

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

**CITY OF SHEBOYGAN**

**REQUEST FOR CITY PLAN COMMISSION CONSIDERATION**

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**ITEM DESCRIPTION:** Application for Conditional Use and Sign Permit with exceptions by Visit Sheboygan to install a new electronic readerboard monument sign at 826 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:** February 19, 2021

**MEETING DATE:** February 23, 2021

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**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

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**BACKGROUND / ANALYSIS:**

Visit Sheboygan is proposing to install a new electronic readerboard at 826 S. 8<sup>th</sup> Street. The applicant states:

- The primary function of Visit Sheboygan is tourism promotion and development. In mid-2020 Visit Sheboygan opened its new visitor center at 828 S. 8<sup>th</sup> Street. Given the traffic pattern along S. 8<sup>th</sup> Street and Riverfront Drive, as well as pedestrians walking in the area, Visit Sheboygan proposes to construct an electronic readerboard sign at their location to promote local events and activities.
- Visit Sheboygan is proposing a new eight (8) foot tall monument sign with an electronic message center (EMC) on the east side of their parking lot along S. 8<sup>th</sup> Street.
- The sign is proposed to be located along 8<sup>th</sup> Street because it can be easily seen by those traveling north and south on 8<sup>th</sup> Street and will help visitors easily identify the City of Sheboygan Visitor Center.
- The monument sign will have a unique design to enhance the building's already charming features. The sign will incorporate an electronic message center as it attracts attention, adds a stylish appeal and informs visitors of community events.
- The overall size of the proposed monument sign will be approximately 50sf (6.2 x 8) and eight (8) feet tall. This will be an interior lit doubled sided sign with translucent end wings and an electronic message center display on both sides to advertise to both north and south bound traffic on 8<sup>th</sup> Street. The exterior of the sign is brown powder coated aluminum.

- The “Visit Sheboygan” portion of the signs is interior lit letters and is 9sf (2 x 4.5).
- The electronic readerboard portion of the sign is 18sf (3.4 x 5.3).
- In the future, the plan is for Visit Sheboygan to become a Science, Technology, Engineering, Arts and Mathematics (STEAM) environmental center. The proposed signage will also help in promoting the Steam Environmental Center.
- As one of the most important downtown streets, a new attractive and modern sign on S. 8<sup>th</sup> Street will complement this redeveloping area nicely and will provide information locals and visitors seek.

**STAFF COMMENTS:**

The applicant is requesting an exception to have a sign setback of 17 feet from the S. 8<sup>th</sup> Street right-of-way – The minimum setback is 24 feet to the street right-of-way.

The applicant is proposing the sign location because it will catch visitors’ eyes and will lead them directly to the front door of Visit Sheboygan.

**ACTION REQUESTED:**

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

1. Applicant shall obtain the necessary sign permits prior to installation.
2. Applicant shall meet Sections 15.804(a) and (c) of the City of Sheboygan Zoning Ordinance relating to signage and pedestrian/traffic safety and sign timing/cycles. No signs containing flashing, intermittent or moving sections or intermittent or flashing lights shall be permitted.
3. All new lighting shall be installed per Section 15.707 of the City of Sheboygan Zoning Ordinance. There shall be no spillover light onto adjacent properties or the streets.
4. The sign shall meet the minimum 17 foot setback to the street right-of-way. It is the applicant’s responsibility to insure the sign meets the required setbacks.
5. The maximum height of the sign shall be eight (8) feet tall (top of sign to grade).
6. Sign messages and/or location shall not create any pedestrian/vehicular conflicts.
7. Any future wall signage will be individual letter signs (no flat panel or interior lit cabinet signs).
8. If there are any amendments to the approved sign or location, 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 104. To be placed on the agenda of the City Plan Commission, application must be filed two weeks prior to date of meeting. Applications will not be processed if all required attachments and filing fee of \$250 (payable to the City of Sheboygan) is not submitted along with a complete and legible application. Application filing fee is non-refundable.

**1. APPLICANT INFORMATION**

APPLICANT: \_\_\_\_\_ **Sign Me Up of Wisconsin** \_\_\_\_\_

ADDRESS: **311 Forest Ave - Sheboygan Falls WI 53085** \_\_\_\_\_ E-  
MAIL: **bdunton@signmeupofwi.com** \_\_\_\_\_

PHONE: **(920) 550-0009** \_\_\_\_\_

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

NAME OF PROPOSED/EXISTING BUSINESS: **Visit Sheboygan** \_\_\_\_\_

ADDRESS OF PROPERTY AFFECTED: **826 S. 8<sup>th</sup> Street** \_\_\_\_\_

LEGAL DESCRIPTION: **Tourism Museum** \_\_\_\_\_

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BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE: **promotes the City of Sheboygan and it's rich history** \_\_\_\_\_

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

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BRIEF DESCRIPTION OF ALL REQUESTED VARIANCES FROM PROVISIONS OF THE ZONING ORDINANCE, WHICH ARE RELATED TO THE PROPOSED OPERATION OR USE: **Applying for variance for Setback and placement of Monument sign....along with EMC sign panels. Please see enclosed notes.**

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### 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 letter**      

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Does the conditional use, in its proposed location, result in any substantial or undue adverse impact on nearby property the character of the neighborhood, environment, traffic, parking, public improvements, public property or rights-of-way?   **No it does not**      

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

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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**      

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

OWNER OF SITE:       **Visit Sheboygan**      

ADDRESS:   **826 N. 8<sup>th</sup> Street**       E-MAIL:   **amy@visitsheboygan.org**      

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

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

CONTRACTOR:   **Sign Me Up of Wisconsin**      

ADDRESS:   **311 Forest Ave – Sheboygan Falls WI 53085**        
E-MAIL:   **bdunton@signmeupofwi.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.

OFFICE USE ONLY

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

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

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

OFFICE USE ONLY

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

APPROVAL: \_\_\_\_\_  
Steve Sokolowski, City Planner

**CITY OF SHEBOYGAN  
DEPARTMENT OF CITY DEVELOPMENT**

828 Center Avenue Suite 104, Sheboygan, WI 53081  
Phone: (920) 459-3377 Fax: (920) 459-7302  
E-Mail: development@ci.sheboygan.wi.us

**SIGN PERMIT APPLICATION**

(November, 2009)

Completed application and all required attachments are to be filed with the Department of City Development, 828 Center Avenue, Suite 104 for review by the City Planner.

**1. APPLICANT INFORMATION**

APPLICANT: Sign Me Up of Wisconsin  
ADDRESS: 311 Forest Ave – Sheboygan Falls WI 53085  
E-MAIL ADDRESS: bdunton@signmeupofwi.com  
  
PHONE: ( 920 ) 550-0009

**2. OWNER INFORMATION**

OWNER OF SITE: Visit Sheboygan  
ADDRESS: 826 S. 8<sup>th</sup> Street  
PHONE: ( 920 ) 335-0060

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

NAME OF PROPOSED/EXISTING BUSINESS: Visit Sheboygan  
ADDRESS OF PROPERTY AFFECTED: 826 S. 8<sup>th</sup> Street  
USE OF PROPERTY: Tourism Museum  
TYPE OF SIGN: Illuminated monument sign with EMC...2 sided sign

DESCRIPTION OF PROPOSED SIGN: Monument sign to be placed on East side of property along 8<sup>th</sup> Street

**4. CONFIGURATION OF PROPOSED SIGN:**

HEIGHT: 96" X WIDTH: 80" = TOTAL SQUARE FOOTAGE: 53.3

AMOUNT OF PUBLIC STREET FRONTAGE: 180 feet

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

SETBACK: applying for Conditional Use / Variance permit

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

METHOD OF ILLUMINATION: LED's

SIGN MATERIALS: Aluminum, Paint, White Acrylic with Translucent vinyl

TOTAL SQUARE FOOTAGE OF SIGNS ON SUBJECT PROPERTY:

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

## 5. CERTIFICATE

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

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

\_\_\_\_\_  
DATE

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

## 6. APPLICATION SUBMITTAL REQUIREMENTS

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

Visit Sheboygan, Inc.  
826 South 8<sup>th</sup> Street Suite 1 • Sheboygan, WI • 53081  
(920) 335-0060 [visitsheboygan.com](http://visitsheboygan.com)



February 1, 2021

Steve Sokolowski  
Planning and Zoning Administrator  
City of Sheboygan  
828 Center Avenue, Suite 208  
Sheboygan, WI 53081

Dear Mr. Steve Sokolowski:

Visit Sheboygan, Inc. is a 501 c6 formed under Wisconsin Room Tax Statute. Visit Sheboygan, Inc. contracts with the Sheboygan Area Room Tax Commission that is made up of the City of Sheboygan, Town of Sheboygan, and Town of Wilson. The primary function of Visit Sheboygan is tourism promotion and development. In mid-2020, Visit Sheboygan opened a new visitor center at 826 South 8<sup>th</sup> Street. Given the traffic pattern along South 8<sup>th</sup> Street and Riverfront Drive, as well as pedestrians walking in the area during the summer months, Visit Sheboygan desires to construct an electronic reader board sign at the location to promote local events and activities. The proposed location is being selected to give the most visibility for tourists and residents that are heading northbound on South 8<sup>th</sup> Street and turning right at Riverfront Drive.

Given the location of the new visitor center at the south entrance to the downtown and one of the targeted areas linking the downtown to the Riverfront and South Pier Districts, this sign can provide messaging to continue to link these areas. In the future, the plan is for Visit Sheboygan to become a Science, Technology, Engineering, Arts and Mathematics (STEAM) environmental center. This signage will also help in promoting this experience as well.

Sincerely,

A handwritten signature in black ink that reads "Amy L. Wilson". The signature is written in a cursive style with a large initial "A".

Amy L. Wilson

President/CEO

Visit Sheboygan, Inc.

## Visit Sheboygan monument sign

### 1. Measurements:

- A. Edge of sign to the curb = 17'
- B. Edge of curb to the property line = 15'
- C. Edge of sign to the Property line/ROW = 2'  
(the ROW is the inside of the sidewalk at this location)

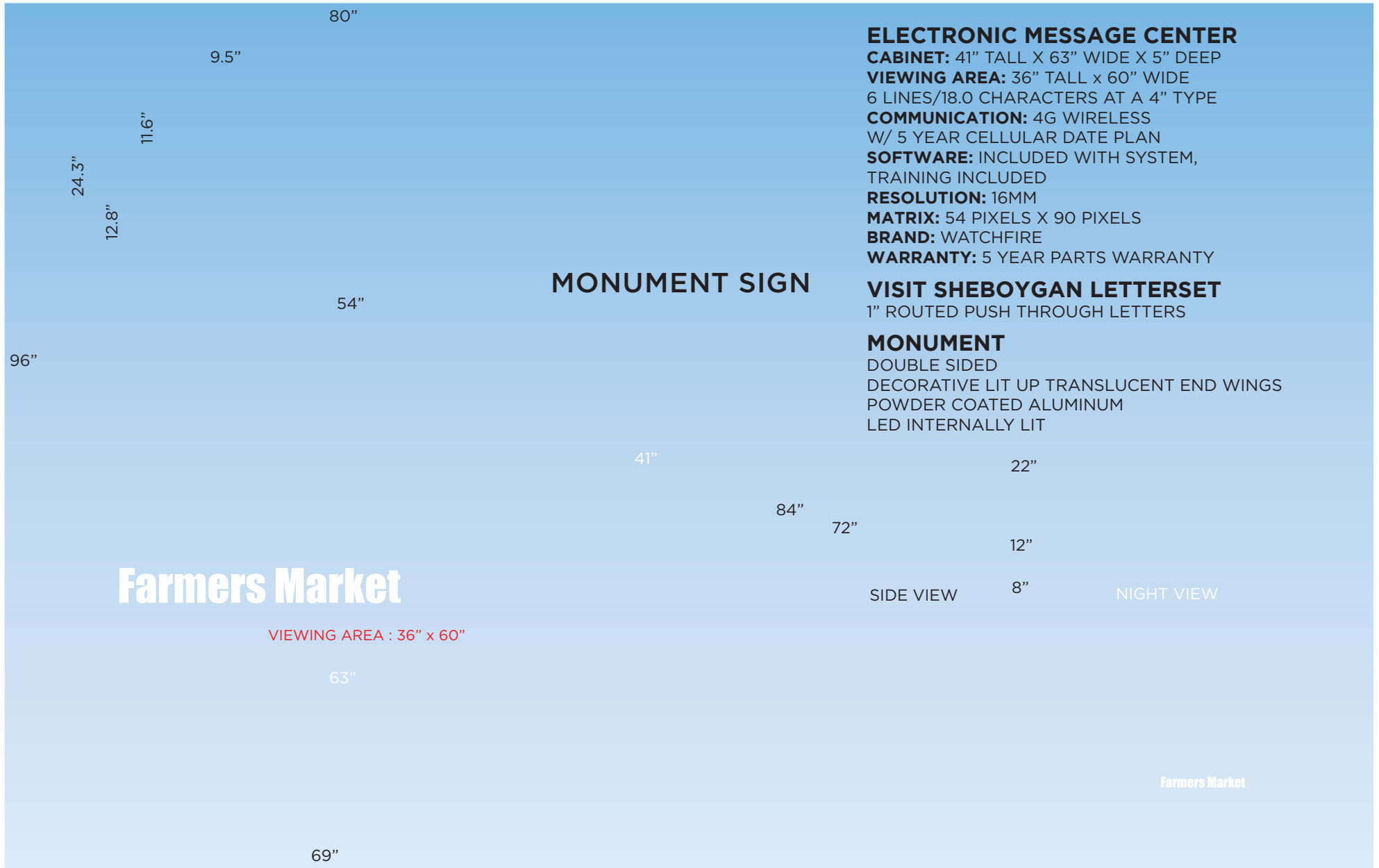
### 2. Variance verbiage:

We are requesting a conditional use and variance for the following two reasons:

A. The sign has a digital/EMC component. All digital/EMC signs must go through the conditional use process.

B. A monument sign at this location needs a variance for spacing to the street curb or Right-of-way. The sign code requires either a 24' distance to the street curb or 12' from the Right-of-way for a monument sign, whichever is shorter. The proposed sign/sign location is 17' from the street curb and 2' from the property line/ROW. The hardships requiring that this sign must be placed in the proposed location are the physical layout of the property and presumed ADA parking requirements necessitate a variance for distance to the curb/ROW. There is no other viable option to place the proposed sign. Any other location on the property would impact the traffic flow and required parking for the Visit Sheboygan Center, thus causing a detriment to the Center.

# VISIT SHEBOYGAN MONUMENT SIGN



311 Forest Ave,  
 Sheboygan Falls  
 (920) 550-0009

This is an original, unpublished drawing by Sign Me Up. It is for your personal use, in conjunction with a project being planned for you by Sign Me Up. It is not to be shown to anyone outside of your organization nor is it to be used, reproduced, copied or exhibited in any fashion. Use of this design or the salient elements of this design in any sign done by another company, without the expressed written permission of Sign Me Up, is forbidden by law and carries a civil forfeiture of up to 25% of the purchase price of the sign. Sign Me Up will endeavor to closely match colors, including PMS, where specified. We cannot guarantee exact matches due to varying compatibility of surface materials and paints used. All sizes and dimensions are illustrated for clients conception of the project and are not to be understood as being exact size or scale.

# VISIT SHEBOYGAN SITE MAP



311 Forest Ave,  
Sheboygan Falls  
(920) 550-0009

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# VISIT SHEBOYGAN MONUMENT SIGN

VIEW NORTH



VIEW SOUTH



311 Forest Ave,  
Sheboygan Falls  
(920) 550-0009

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**CITY OF SHEBOYGAN**

**REQUEST FOR CITY PLAN COMMISSION CONSIDERATION**

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**ITEM DESCRIPTION:** Application for Conditional Use with exceptions by Francisco Lira to operate 2 Amigos Restaurant at 2002 Martin Avenue. UC Zone.

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

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**REPORT DATE:** February 19, 2021

**MEETING DATE:** February 23, 2021

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**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

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**BACKGROUND / ANALYSIS:**

Francisco Lira is proposing to operate 2 Amigos Restaurant from 2002 Martian Avenue. The applicant states:

- The tenant space will be used as a Mexican restaurant.
- The commercial tenant space has been vacant for some time (vacant east tenant space of this two-tenant facility). This building was previously used as a Dominos Take Out Restaurant until the new owner created a multi-tenant facility (Boost Mobile presently operates out of one of the west tenant space in the building).

**STAFF COMMENTS:**

2-Amigos Restaurant will be a nice way of filling this vacant tenant space.

2-Amigos has a very nice individual letter sign on their existing Michigan Avenue location and this sign would look very nice at this location. No formal sign package has been submitted. 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. Staff may bring the proposed signage design back to the Plan Commission if there any concerns.

Appears there is no dumpster enclosure at this site. The dumpsters and/or grease receptacles shall be screened and enclosed and the applicant will work with staff with regards to the design and location of dumpster.

It is staff understanding the much of the original Domino's Pizza kitchen equipment remains. That being said, the applicant will need to work with the Sheboygan County Health Department and the City Inspections Department regarding required permits and occupancy.

The Plan Commission may want to have the applicant address:

- What are the proposed hours of operation?
- Is this mostly a take-out restaurant or will there be restaurant seating available? Will 2-Amigos continue to have their buffet?
- Will you be serving alcohol and/or liquor?
- Will there be any rooftop or ground mechanicals to be installed?
- Have they thought about the location of the dumpster enclosure?

**ACTION REQUESTED:**

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

1. Prior to operation/occupancy, the applicant shall obtain all licenses and occupancy permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, health, food, alcohol, etc. An occupancy permit will be granted only at such time as the applicant has met all requirements.
2. Applicant shall obtain the necessary liquor license in order to serve alcohol. Applicant may serve alcohol if and only if all required liquor licenses are obtained.
3. Dumpsters and/or grease receptacles shall be screened/enclosed and constructed of like materials and colors of the facility. If using chain link fencing, the applicant shall install Privacy Decorative Slating (PDS) material in order to effectively screen the dumpster. Dumpsters shall be screened and enclosed prior to issuance of an occupancy permit.
4. Outdoor storage of materials, products or equipment shall be prohibited.
5. All ground level and rooftop mechanicals shall be screened/enclosed and constructed of like materials and colors of the facility (HVAC equipment, etc.).
6. All kitchen exhaust shall vent through the roof.
7. All new lighting shall be installed per Section 15.707 of the City of Sheboygan Zoning Ordinance. There shall be no spillover light onto adjacent properties or the streets.
8. Applicant shall obtain the necessary sign permits prior to installation. Applicant shall work with staff with regards to constructing a well-designed signage for the site that utilizes colors and materials similar to the building. Staff may bring the proposed signage design back to the Plan Commission for review/approval.
9. Proposed signage will be individual letter signs (no flat panel or interior lit cabinet signs).
10. If there are to be any renovation to the exterior of the facility, the applicant will be required to obtain approval from the Architectural Review Board prior to receiving a building permit for such renovation.
11. If there are any amendments to the approved use and/or floor/site plan, the applicant will be required to submit a new conditional use application reflecting those amendments.

**ATTACHMENTS:**

Conditional Use and required attachments

Application file #

Review Date  
2/23/21

Parcel # 608750

Zoning UC

**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: Francisco Lira

ADDRESS: 1119 Michigan Ave Sheboygan Wi

E-MAIL: Francisco@2amigosrestaurants.com

PHONE: (920) 9736269 FAX NO. ( )

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

NAME OF PROPOSED/EXISTING BUSINESS:

2 Amigos Restaurant

ADDRESS OF PROPERTY AFFECTED:

2002 Martin Ave Sheboygan Wi

LEGAL DESCRIPTION: Mexican

Restaurant

BRIEF DESCRIPTION OF EXISTING OPERATION OR USE:

\_\_\_\_\_

Mexican Restaurant

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

Operating a quick service mexican restaurant

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

The site is currently set up as a commercial kitchen adjacent to a cellphone retail store

• **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 site will not be modified in any way

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? \_\_\_\_\_

It does not result in any substantial or undue adverse impact on nearby property the character of the neighborhood, environment, traffic, parking, public improvements, public property or rights-of-way

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

No structural or any changes will be made to the current set up of the location

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

### MOJARRA FRITA

(Shrimp optional)  
Fried tilapia with rice and beans \$12.00

### MENUDO

Beef tripe soup. A very tasty Mexican Favorite \$8.50

### SOPE DINNER

3 homemade tortillas topped with beans and your choice of meat with lettuce and tomatoes, sour cream and cheese \$1.00

### CALDO DE CAMARON

Try our delicious shrimp soup with Vegetables \$14.00

### POZOLE

Delicious pork and hominy soup (red) \$8.50

### HAMBURGERS

#### 2 AMIGOS JUMBO BURGER

Try our 2 Amigos burger. 12.5 ounce patty smothered in mozzarella and sautéed onions, lettuce, tomato, and avocado drizzled in our honey buffalo sauce! \$10.00

#### CHEESEBURGER

Cheddar cheese, tomatoes, lettuce, pickles, mayonnaise and our signature burger sauce on a toasted bun, regular fries included \$8.00

#### QUESADILLA BURGER

cheddar cheese, tomatoes, lettuce, pickles, mayonnaise and our signature burger sauce on a double Quesadilla regular fries included

### KIDS MENU \$5.00

#### KIDS QUESADILLA PLATTER

A quesadilla with rice, beans and a small drink.

#### KIDS ENCHILADA

one enchilada with rice, beans and a small drink.

#### MINI BURRITO

A flour tortilla stuffed with beans, lettuce, tomatoes and your choice of meat, and a small drink.

#### TACO

One taco with your choice of meat, with rice, beans and a small drink.

### DESSERTS

FRIED ICECREAM \$4.50

FLAN \$4.50

CHEESECAKE 4.50

FRESAS CON CREMA 4.50

ARROZ CON LECHE 4.50

### BEVERAGES

SODA, HORCHATA, TAMARINDO, JARRITOS, MEXICAN COKE, COFFE \$2.00

MILKSHAKES \$3.00

DOMESTIC BEER AND IMPORTED

MICHELADAS

Consumer Advisory: Raw or undercooked meat, poultry, seafood or eggs may increase risk of food borne illness.



Find us on Facebook  
@Zamigosfood



We Deliver

**(920) 395-TACO**  
(8226)

1119 Michigan Ave.

Sheboygan Wi. 53081

### APPETIZERS

First basket of chips & salsa is complimentary

#### GUACAMOLE

Served with chips \$8.00

#### NACHO SUPREME

Tortilla chips, topped with refried beans, choice of meat, melted cheese, lettuce, tomatoes, sour cream, guacamole, and jalapenos. \$8.00

#### CHICKEN OR STEAK QUESADILLA

Served with Pico de Gallo & sour cream \$8.00

#### TOSTADA DE CEVICHE DE CAMARON

Diced shrimp with tomatoes, red onion, and cilantro \$3.50

#### JALAPENO POPPERS

Six Jalapeno peppers filled with cream cheese \$6.00

#### ONION RINGS

Deep fried battered onion rings \$4.00

#### MOZZARELA STICKS

6 pieces of delicious Wisconsin Mozzarella cheese \$6.00

### TRADITIONAL DISHES

#### TACO DINNER

3 tacos, choice of soft corn tortilla or flour tortilla, filled with your choice of meat: Ground beef, Chicken, Pastor, Steak or Lengua \$10.00

#### BURRITO DINNER

One huge flour tortilla perfectly wrapped to hold in layers of goodness which are: beans, lettuce, tomatoes and your choice of meat. \$10.00

### FLAUTA DINNER

3 Flute shape tacos that are filled with chicken or shredded beef and fried to perfection. they are topped with sour cream, lettuce and tomatoes with a side of guacamole. \$10.00

### TOSTADAS DINNER

Three flat crispy tostadas, your choice of meat, served with rice, beans and sour cream. \$10.00

### CHIMICHANGA DINNER

3 flour tortillas, stuffed with cheese and your choice of meat and fried golden crisp. side of sour cream included \$10.00

### TAMALES DINNER

3 homemade steamed corn meal tamales filled with chicken, pork, or rajas con queso ( Cheese with peppers) \$9.00

### TORTA DINNER

Mexican style sandwich filled with your choice of meat, bean, lettuce, tomato, avocado, and mayonnaise, or sour cream \$9.00

### CAMARONES A LA DIABLA

Fresh shrimp simmered in our very own hot sauce \$14.00

### CAMARONES AL MOJO DE AJO

Fresh shrimp sautéed in garlic butter Sauce \$14.00

### COCTEL DE CAMARON

Mexican shrimp cocktail, fresh shrimp, diced tomatoes, red onions, cilantro, sliced avocado and served in our homemade cocktail sauce \$14.00

### BISTEC CON RAJAS Y QUESO

Chopped steak, seasoned with slices of poblano peppers, tomatoes, onions, and topped with melted Chihuahua cheese \$13.00

### BISTEC A LA MEXICANA

(spicy) Chopped steak grilled with jalapeno pepper, tomato, and onion \$13.00

### BISTEC RANCHERO

Finely cut pieces of steak simmered in our rancho sauce \$13.00

### CHILES RELLENOS

2 green poblano peppers stuffed with Oaxaca cheese coated in egg batter and deep fried, served with a special red sauce. \$12.50

### ENCHILADA DINNER

(Red Or Green) 3 rolled corn tortillas stuffed with your choice of meat (Chicken, Beef) or Mozzarella cheese. served with a side of sour cream. \$10.00

### FAJITAS (STEAK OR CHICKEN)

Your choice of steak or Chicken fajitas Broiled and marinated strips of steak, or Chicken with a compliment of sautéed Spanish onions, tomatoes and bell Peppers \$13.00

### SHRIMP FAJITAS

Shrimp fajitas grilled and marinated with a compliment of sautéed Spanish onions, tomatoes and

bell peppers \$14.00

### 2 AMIGOS FAJITAS

A combination of grilled steak and chicken strips with Shrimp Broiled and marinated with a compliment of sautéed Spanish onions, tomatoes and bell peppers. \$15.00

### TACO SALAD

Deep fried tortilla bowl with Your choice of Meat, served with beans, tomato, cheese and Guacamole \$ 8.00



12-Taco Tray  
\$25.99



Heavy Tray  
\$37.99



Deluxe Tray \$34.99











# 2 AMIGOS

MEXICAN RESTAURANT

Storefront display windows and entrance. The left window contains a neon 'OPEN' sign and a beer advertisement. The right window contains a blue sign with a crown logo and a map. The entrance is centrally located between the two windows.



**CITY OF SHEBOYGAN**

**REQUEST FOR CITY PLAN COMMISSION CONSIDERATION**

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**ITEM DESCRIPTION:** Application for Conditional Use with exceptions by Aurora Health Care to remodel and operate Aurora Behavioral Health Center from 1221 N. 26th Street. SC Zone

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

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**REPORT DATE:** February 19, 2021

**MEETING DATE:** February 23, 2021

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**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

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**BACKGROUND / ANALYSIS:**

This project received approval for both conditional use and architectural review board review in the summer of 2019. In early 2020 Advocate Aurora Health put a freeze on funding for construction projects to ensure capital was available for response to the pandemic. The conditional use permit expired in the summer of 2020. Advocate Aurora Health is now ready to move forward with construction and is hereby submitting this project for conditional use.

The domed roof of the facility appears tired and weathered with chipped paint. The City Plan Commission and Architectural Review Board discussed this matter and required the applicant to at a minimum paint the domed roof a matching color. Staff will be including a condition that the roof is painted a matching color of the proposed exterior remodel building materials by July 30, 2021.

The applicant may need to install additional mechanicals for the building. For the previous clinic improvement project, the mechanicals were installed at the rear of the building along N. 26th Street. The applicant has not indicated if new mechanicals will be required but if new mechanicals are required, these mechanicals shall be screened whether on the ground or on the roof. The applicant shall work with staff with regards to constructing well-designed mechanical screening for the site that utilizes colors and materials similar to the building. Staff may bring the proposed mechanical screening design back to the Plan Commission for review/approval if there are any concerns.

The project is virtually the same and staff recommends approval based on the previous conditions of approval below.

## **Previous information and staff report from 2019:**

Aurora Health Care is proposing to convert the remaining south half of the facility used for storage into additional behavioral health clinic space at 1221 N. 26<sup>th</sup> Street. The applicant states:

- In 2016 the Plan Commission approved a conditional use application by Aurora to create new behavioral health space in their warehouse facility at 1221 N. 26<sup>th</sup> Street. The approved conditional use permitted Aurora to convert half of the warehouse facility into behavioral health clinic that offers outpatient-based, intensive mental health and substance abuse programming to residents of the City of Sheboygan and the surrounding communities.
- This building, known as the Ameritech building, is currently used as warehouse on the south side and behavioral health on the north side. The facility is located directly across from the Aurora Sheboygan Clinic located at 2414 Kohler Memorial Drive.
- The building is approximately 16,200sf in size. Aurora previously remodeled 6,300sf on the North side of the building for this clinic. Aurora will now be converting the remaining 9,900sf space from warehouse to clinic so the entire building will now be a behavioral health clinic facility. Aurora currently leases the building from SNH Medical Office Properties Trust and is in the process of obtaining all consents necessary from the landlord to undertake the proposed renovations.
- The expansion project includes the creation of both Partial Hospitalization and Day Treatment services for adolescents aged 12 to 18. These programs provide intensive and structured treatment for adolescents experiencing a wide range of psychiatric symptoms and behavioral difficulties, including depression, anxiety, self-harming behaviors and suicidal ideation, post-traumatic stress disorders and more. These programs will be comprehensive in nature and will address the needs of the whole child and family, including collaboration and consultation with schools. Individual and family therapy will be provided, as well as access to psychological and psychiatric evaluation and management.
- Aurora's proposed renovations will include improvements to the building facade, as well as several internal renovations that will ensure a healing environment for adolescents and families receiving care at the behavioral health center. Internal features include the following:
  - New entrance and separated treatment spaces for adolescent expansion
  - Separated reception area and waiting room
  - Patient dining with kitchenette and space for art therapy
  - Private Consult Rooms for family therapy and school meetings
  - Provider spaces for psychological and psychiatric evaluation, including space for tele- health psychiatry service
  - 4 Conference/Group Therapy Rooms, which may be available for support groups or community education events in the evening
  - Intake spaces to see new patients and families interested in seeking services at the site
  - Low-stimulation room to help adolescent patients learn self-regulation skills when overwhelmed
  - Expansion of provider and exam room space for adult SUD treatment

- The design and materials of the renovated portion of the building, including wood and stone accents, are intended to respond to the residential character of the street bordering the West side of the property as well as the mix of commercial retail, and municipal buildings bordering the other sides of the property. In addition, improvements to the parking area, the green space surrounding the facility, a covered entrance, and minimal lighting at the entrance, are all part of the plan. Signage is planned for the northeast corner of the building as well as in the greenway along 25<sup>th</sup> Street to help direct patients to the new clinic location. Existing lighting in the current parking lot will remain intact.
- To help address this growing demand, Aurora is seeking to make a \$2.2 million investment that will expand the array of adolescent behavioral health services offered in the Sheboygan community as well as improve access to care for individuals residing in Sheboygan and the surrounding communities Aurora is excited to increase these vital services to help our patients and the Sheboygan community as a whole, to live well.

The behavioral health services offered on site will include partial hospitalization and day treatment programming to address mental health issues specifically in our adolescent populations. It should be noted that this site will not offer an inpatient psychiatric or substance abuse services. In particular, behavioral health services offered on site will include:

- Two Partial Hospitalization Programs (PHP), which are structured, intensive and time-limited treatment program that offers psychiatry, psychology, nursing care and active behavioral health treatment to patients for six hours each day, five days per week. The individual groups will serve different age ranges, one providing care to adolescents aged 12-15 and one for older adolescents 16-18. Partial hospitalization treatment is provided by a multidisciplinary treatment team, which includes psychiatry, social work, counseling and nursing. Partial hospitalization is an alternative to inpatient care and offers intensive, coordinated and multidisciplinary clinical services with less disruption to a child's routine than inpatient hospitalization. The purpose of the partial hospitalization service is to stabilize and reduce acute signs and symptoms, increase functioning, and assist individuals with integrating into community life through education, cognitive behavioral therapy, and increasing utilization of skills to cope with and improve serious behavioral and psychiatric issues. PHP also helps young people return more easily to their schools and activities following an acute episode of illness. Social workers and case managers work directly with school personnel to consult and collaborate with the child and family around care. Active family involvement will be encouraged. The Partial Hospitalization Program will operate Monday through Friday from 9 a.m. to 3 p.m. and can serve up to 16 patients a day. Patients are also provided with breakfast lunch, and a daily snack as part of their participation in program. Our adolescent patients will arrive to our service around 8am and will return home at the end of the program day.
- Four (4) adolescent Day Treatment (ADT) groups, which are a structured therapy groups that provide service 3 hours per day, 5 times a week. Group therapy sessions are offered either in the mornings (8am to 1130am) or afternoon (1230pm-4pm) for ages 12-18. This level of treatment allows adolescents to continue participation in school (or return to school after an admission into a higher level of care) while participating in intensive programming to address a psychiatric concern. Programming includes individual, group and family therapy. Adolescent patients will participate in activity therapies, as well as education and skills groups to cope with mental health symptoms. Psychological consultation will be available. Contact and collaboration with schools remains a priority in this program to

address school needs and maintain stability of the adolescent in the community. Two morning groups and 2 afternoon groups will operate per day; each serving up to 8 patients (32 patients in total per day). Adolescents in these groups will be provided at least one meal and one snack per day.

- Given the nature of behavioral health work, patient safety is of the utmost importance. It is not unanticipated that some of our patients may require immediate, crisis intervention to maintain safety and may require transfer to a higher level of care. Our community is fortunate to have access to immediate, 24/7 crisis support services through our mobile crisis unit, who we may utilize in times of child or family crisis. Additionally, as part of the Advocate Aurora Health system, we can facilitate inpatient stabilization for those patients at imminent risk of harm to themselves or others. Protocols are in place to ensure the daily assessment and reassessment of safety for all patients. Consultation with our psychologist and attending psychiatrist will be critical in determining level of care needs and stabilization services.
- The clinic will be open and caregivers will be on site from 7:45am until 4:30pm Monday through Friday. Evening programming may be considered for the future, which could run until 6:30pm.
- Aurora's multidisciplinary treatment team comprised of psychiatrists, social workers, counselors and nurses, will render services at this site. There will be approximately 16 caregivers, including physicians on site. These 16 include:
  - 2 receptionists
  - 4 group therapists, which are master's prepared and/or fully licensed counselors or social workers
  - 2 individual/family therapists, which are master's prepared and/or fully licensed counselors or social workers
  - 3 Registered Nurses
  - 1 activity therapist/occupational therapist
  - 1 psychologist
  - 1-2 adolescent psychiatrists
  - 1 school liaison
  - 1 case manager, intake counselor
- The clinic will have capacity to serve a maximum of 32 patients on site at any given time during the clinic's operating hours; 48 in any given day. We anticipate there will be an average of 12-13 employees on site at any given time.
- The building will be open at 7:30 a.m. when caregivers arrive. Patients may start arriving as early as 8:00 a.m. and will leave by 4:30pm. Caregivers may be in the building longer as needed for work flow.
- Day treatment patients are only present on-site for half-day programming, thus parking lot traffic is likely to increase between 11:30am and 12:30pm as the morning group departs and the afternoon group arrives.
- There is an existing parking lot on this site with approximately 225 total spaces. This lot is currently being used by the employees of the clinic across the street. To accommodate the proposed services, we anticipate needing to designate 50 of the existing spaces in this lot

for the patients and staff of this clinic. According to our own parking study, this will result in the occasional need for a minimal number of staff currently utilizing this lot to park in one of the other lots east of 26<sup>th</sup> Street.

- Aurora is very excited to increase access to behavioral health services for this very vulnerable and underserved population of individuals and families residing in the City of Sheboygan and surrounding communities through the expansion of services at the Aurora Behavioral health Center. Aurora is confident that the new behavioral health clinic will allow us to better address growing demand for child and adolescent behavioral health care in our region, helping to make our community healthier. Additionally, we hope the proposed project will improve our neighborhood and act in harmony with the goals and objectives outlined in the Sheboygan Master Plan.

### **STAFF COMMENTS:**

The applicant may need to install additional mechanicals for the building. For the previous clinic improvement project, the mechanicals were installed at the rear of the building along N. 26<sup>th</sup> Street. The applicant has not indicated if new mechanicals will be required but if new mechanicals are required, these mechanicals shall be screened whether on the ground or on the roof.

The doomed roof of the facility appears tired and weathered with chipped paint. The Plan Commission should have the applicant address what their plan is for the roof – paint? The Plan Commission may want to include a condition that includes painting of the roof by.....?

No formal sign package has been presented. 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. Staff may bring the proposed signage design back to the Plan Commission for review/approval.

### **ACTION REQUESTED:**

Staff recommends approval of the Conditional Use Permit with exceptions subject to the following conditions:

1. Prior to operation/occupancy, the applicant shall obtain all licenses and occupancy permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, water, sewer, storm drainage, health, 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 landscape plan prior to building permit issuance. Landscaping shall be installed prior to issuance of an occupancy permit.
3. Submittal and approval of a proposed storm drainage plan prior to building permit issuance.
4. Dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility.
5. Outdoor storage of materials, products or equipment shall be prohibited.
6. All ground level and rooftop mechanicals shall be screened and/or enclosed and constructed of like materials and colors of the facility (HVAC equipment, etc.). Applicant shall work with staff with regards to constructing well-designed mechanical screening for the site that utilizes colors and materials similar to the building. Staff may bring the proposed mechanical screening design back to the Plan Commission for review/approval.

7. All new lighting shall be installed per Section 15.707 of the City of Sheboygan Zoning Ordinance. There shall be no spillover light onto adjacent properties or the streets.
8. All areas used for parking and maneuvering of vehicles shall be paved.
9. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping.
10. Applicant shall obtain the necessary sign permits prior to installation. Proposed signage will be individual letter signs (no flat panel or interior lit cabinet signs). Applicant shall work with staff with regards to constructing a well-designed signage for the site that utilizes colors and materials similar to the building. Staff may bring the proposed signage design back to the Plan Commission for review/approval.
11. Applicant shall be permitted a freestanding monument sign for the site. Minimum setback of a monument sign is 12 feet. Maximum height of the monument sign is 8 feet.
12. 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.
13. 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/or closed ingress/egress driveway openings, curb, gutter, sidewalk, landscape boulevard, pavement, utilities, retaining walls, street trees, etc.).
14. Applicant will provide adequate public access along streets and sidewalks and will take all appropriate actions to minimize the time period that these sidewalks/streets will be closed/affected.
15. The domed roof structure shall be completely repainted by July 30, 2021.
16. If there are any architectural changes to the plans submitted to the Plan Commission for review, the City of Sheboygan Architectural Review Board shall review/approve the such building design changes.
17. If there are any amendments to the approved use and/or site plan, the applicant will be required to submit a new site plan and/or 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 2012

Completed application is to be filed with the Department of City Development, 828 Center Avenue, Suite 104. To be placed on the agenda of the City Plan Commission, application must be filed two weeks prior to date of meeting. Applications will not be processed if all required attachments and filing fee of \$150 (payable to the City of Sheboygan) is not submitted along with a complete and legible application. Application filing fee is non-refundable.

**1. APPLICANT INFORMATION**

APPLICANT: Jos. Schmitt Construction

ADDRESS: 2104 Union Avenue, Sheboygan, WI 53082

E-MAIL: kisken@jschmitt.cc

PHONE: 920.457.4426 FAX NO. ( )

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

NAME OF PROPOSED/EXISTING BUSINESS: Aurora Sheboygan Behavioral Health Wellness Center

ADDRESS OF PROPERTY AFFECTED: 1221 North 26<sup>th</sup> Street

LEGAL DESCRIPTION: Parcel #59281213310 Steimless Division thr S66.80' of lot 6 of Kohler Memorial Drive frontage road between N 25<sup>th</sup> & N 26<sup>th</sup> Streets

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

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

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

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

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? See attachment

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? See attachment

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

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:** RMR Real Estate Services

ADDRESS: 5440 N. Cumberland Avenue, Suite 3030, Chicago, IL 60656

E-MAIL: ohernandez@rmrgroup.com

**ARCHITECT:** Zimmerman Architectural Studios, Inc.

ADDRESS: 2122 West Mount Vernon Avenue, Milwaukee WI 53233

E-MAIL: ryan.sargent@zastudios.com

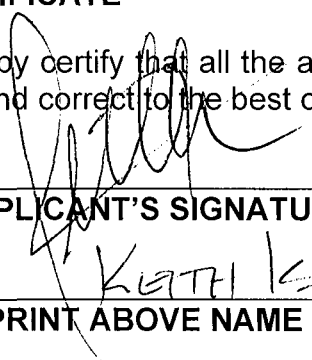
**CONTRACTOR:** Jos. Schmitt Construction

ADDRESS: 2104 Union Avenue, Sheboygan, WI 53082

E-MAIL: kisken@jschmitt.cc

**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**

KATHI ISKEN  
\_\_\_\_\_  
**PRINT ABOVE NAME**

2-2-2021  
\_\_\_\_\_  
**DATE**



**Aurora Health Care Behavioral Health Expansion Project**  
**1221 N. 26<sup>th</sup> Street**  
**Sheboygan, WI 53081**

### **Project Description**

#### **Project Background**

This project received approval for both conditional use and architectural review board review in the summer of 2019. In early 2020 Advocate Aurora Health put a freeze on funding for construction projects to ensure capital was available for response to the pandemic. The conditional use permit expired in the summer of 2020. Advocate Aurora Health is now ready to move forward with construction and is hereby submitting this project for conditional use.

Aurora Health Care has proudly served the Sheboygan community since 1933, and we are dedicated to meeting our community's continuously evolving and diverse health care needs.

For several years, the City of Sheboygan, as well as the state of Wisconsin as a whole, has experienced a growing demand for behavioral health services. Aurora has seen this increase in demand first hand at Aurora Sheboygan Memorial Medical Center and across the Aurora system. In a recent survey of Aurora physicians, 63 percent reported that they see behavioral health issues in their practice every day. A recent study in JAMA found that the number of children and teens presenting to emergency departments for suicidal thoughts and behavior has doubled between 2007 and 2015. Half of children in the United States with mental health issues go untreated, often from difficulties accessing care and lengthy waiting lists. The 2018 retirement of Aurora Sheboygan's adolescent psychiatrist has challenged the organization's ability to treat adolescents within our home community.

To help address this growing demand, Aurora is seeking to make a \$2.2 million investment that will expand the array of adolescent behavioral health services offered in the Sheboygan community as well as improve access to care for individuals residing in Sheboygan and the surrounding communities. Aurora is excited to increase these vital services to help our patients and the Sheboygan community as a whole, to live well.

#### **Project and Service Overview**

Aurora is seeking to expand services offered within the building located at 1221 N. 26<sup>th</sup> Street, Sheboygan, WI, 53081, which was established as the Aurora Behavioral Health Center in 2016. The expansion project includes the creation of both Partial Hospitalization and Day Treatment services for adolescents aged 12 to 18. These programs provide intensive and structured treatment for adolescents experiencing a wide range of psychiatric symptoms and behavioral difficulties, including depression, anxiety, self-harming behaviors and suicidal ideation, post-traumatic stress disorders, and more. These programs will be comprehensive in nature and will address the needs of the whole child and family, including collaboration and consultation with schools. Individual and family therapy will be provided, as well as access to psychological and psychiatric evaluation and management.

The total building is approximately 16,200 square feet in size, of which 6,300 square feet on the North side was developed in 2016 for adult mental health and substance use disorder programming. Aurora currently leases the building from SNH Medical Office Properties Trust and is in the process of obtaining all consents necessary from the landlord to undertake the proposed renovations.

Aurora's proposed renovations will include improvements to the building façade, as well as several internal renovations that will ensure a healing environment for adolescents and families receiving care at the behavioral health center. Internal features include the following:

- New entrance and separated treatment spaces for adolescent expansion
- Separated reception area and waiting room
- Patient dining with kitchenette and space for art therapy
- Private Consult Rooms for family therapy and school meetings
- Provider spaces for psychological and psychiatric evaluation, including space for tele-health psychiatry service
- 4 Conference/Group Therapy Rooms, which may be available for support groups or community education events in the evening
- Intake spaces to see new patients and families interested in seeking services at the site
- Low-stimulation room to help adolescent patients learn self-regulation skills when overwhelmed
- Expansion of provider and exam room space for adult SUD treatment

The design and materials of the renovated portion of the building will match the northern half of the building constructed in 2016. The design includes wood and stone accents, which are intended to respond to the residential character of the street bordering the West side of the property as well as the mix of commercial, retail, and municipal buildings bordering the other sides of the property. The proposed design includes repair of the existing roof to improve both performance and appearance.

### **Behavioral Health Services**

The behavioral health services offered on site will include partial hospitalization and day treatment programming to address mental health issues specifically in our adolescent populations. It should be noted that this site will not offer any *inpatient* psychiatric or substance abuse services. In particular, behavioral health services offered on site will include:

- Two Partial Hospitalization Programs (PHP), which are structured, intensive and time-limited treatment program that offers psychiatry, psychology, nursing care and active behavioral health treatment to patients for six hours each day, five days per week. The individual groups will serve different age ranges, one providing care to adolescents aged 12-15 and one for older adolescents 16-18. Partial hospitalization treatment is provided by a multidisciplinary treatment team, which includes psychiatry, social work, counseling, and nursing. Partial hospitalization is an alternative to inpatient care and offers intensive, coordinated, and multidisciplinary clinical services with less disruption to a child's routine than inpatient hospitalization. The purpose of the partial hospitalization service is to stabilize and reduce acute signs and symptoms, increase functioning, and assist individuals with integrating into community life through education, cognitive behavioral therapy, and increasing utilization of skills to cope with and improve serious behavioral and psychiatric issues. PHP also helps young people return more easily to their schools and activities following an acute episode of illness. Social workers and case managers work directly with school personnel to consult and collaborate with the child and family around care. Active family involvement will be encouraged. The Partial Hospitalization Program will operate Monday through Friday from 9 a.m. to 3 p.m. and can serve up to 16 patients a day. Patients are also provided with breakfast, lunch, and a daily snack as part of their participation in program. Our adolescent patients will arrive to our service around 8am and will return home at the end of the program day.

- Four adolescent Day Treatment (ADT) groups, which are a structured therapy groups that provide service 3 hours per day, 5 times a week. Group therapy sessions are offered either in the mornings (8am to 1130am) or afternoon (1230pm-4pm) for ages 12-18. This level of treatment allows adolescents to continue participation in school (or return to school after an admission into a higher level of care) while participating in intensive programming to address a psychiatric concern. Programming includes individual, group and family therapy. Adolescent patients will participate in activity therapies, as well as education and skills groups to cope with mental health symptoms. Psychological consultation will be available. Contact and collaboration with schools remains a priority in this program to address school needs and maintain stability of the adolescent in the community. Two morning groups and 2 afternoon groups will operate per day; each serving up to 8 patients (32 patients in total per day). Adolescents in these groups will be provided at least one meal and one snack per day.

### **Safety Procedures**

Given the nature of behavioral health work, patient safety is of the utmost importance. It is not unanticipated that some of our patients may require immediate, crisis intervention to maintain safety and may require transfer to a higher level of care. Our community is fortunate to have access to immediate, 24/7 crisis support services through our mobile crisis unit, who we may utilize in times of child or family crisis. Additionally, as part of the AdvocateAurora Health system, we can facilitate inpatient stabilization for those patients at imminent risk of harm to themselves or others. Protocols are in place to ensure the daily assessment and reassessment of safety for all patients. Consultation with our psychologist and attending psychiatrist will be critical in determining level of care needs and stabilization services.

### **Hours of operation**

The clinic will be open and caregivers will be on site from 7:45am until 4:30pm Monday through Friday. Evening programming may be considered for the future, which could run until 6:30pm.

### **Employee and Patient Capacity**

Aurora's multidisciplinary treatment team comprised of psychiatrists, social workers, counselors and nurses, will render services at this site. There will be approximately 16 caregivers, including physicians on site. These 16 include;

- 2 receptionists
- 4 group therapists, which are master's prepared and/or fully licensed counselors or social works
- 2 individual/family therapists, which are master's prepared and/or fully licensed counselors or social works
- 3 Registered Nurses
- 1 activity therapist/occupational therapist
- 1 psychologist
- 1-2 adolescent psychiatrists
- 1 school liaison
- 1 case manager, intake counselor

The clinic will have capacity to serve a maximum of 32 patients on site at any given time during the clinic's operating hours: 48 in any given day. We anticipate there will be an average of 12-13 employees on site at any given time.

### **Traffic**

The building will be open at 730 a.m. when caregivers arrive. Patients may start arriving as early at 8:00 a.m. and will leave by 4:30pm. Caregivers may be in the building longer as needed for work flow.

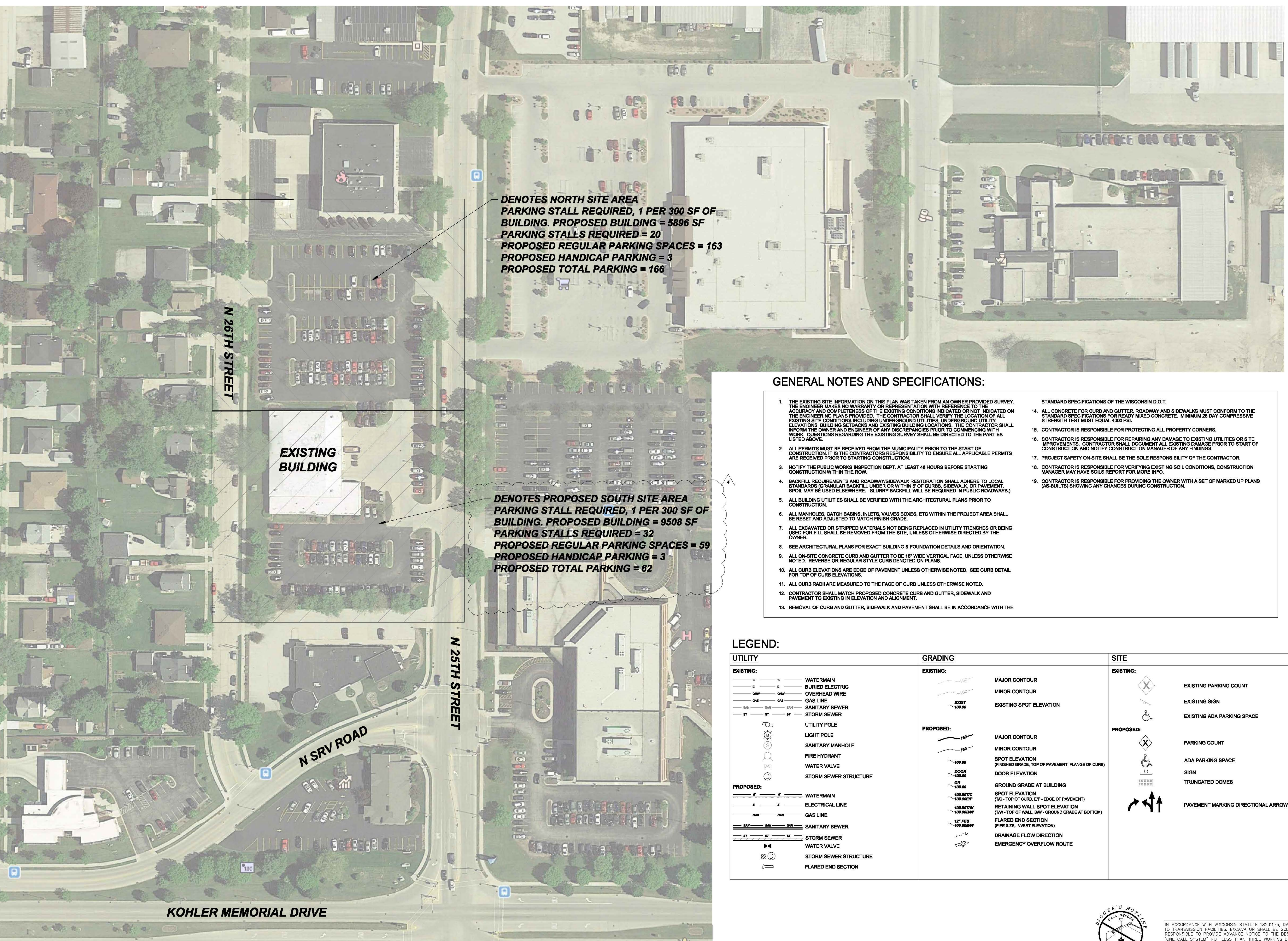
Day treatment patients are only present on-site for half-day programming, thus parking lot traffic is likely to increase between 11:30am and 12:30pm as the morning group departs and the afternoon group arrives.

### **Parking**

There is an existing parking lot on this site with 228 total spaces proposed. This lot is currently being used by the employees of the clinic across the street. To accommodate the proposed services, we anticipate needing to designate 50 of the existing spaces in this lot for the patients and staff of this clinic. According to our own parking study, this will result in the occasional need for a minimal number of staff currently utilizing this lot to park in one of the other lots east of 26<sup>th</sup> Street. Aurora currently leases the building and parking lots from SNH Medical Office Properties Trust and is in the process of obtaining all consents necessary from the landlord to undertake the proposed renovations.

### **Conclusion**

Aurora is very excited to increase access to behavioral health services for this very vulnerable and underserved population of individuals and families residing in the City of Sheboygan and surrounding communities through the expansion of services at the Aurora Behavioral health Center. If approved, Aurora is confident that the new behavioral health clinic will allow us to better address growing demand for child and adolescent behavioral health care in our region, helping to make our community healthier. Additionally, we hope the proposed project will improve our neighborhood and act in harmony with the goals and objectives outlined in the Sheboygan Master Plan. Thank you in advance for your consideration of this application.



**GENERAL NOTES AND SPECIFICATIONS:**

- THE EXISTING SITE INFORMATION ON THIS PLAN WAS TAKEN FROM AN OWNER PROVIDED SURVEY. THE ENGINEER MAKES NO WARRANTY OR REPRESENTATION WITH REFERENCE TO THE ACCURACY AND COMPLETENESS OF THE EXISTING CONDITIONS INDICATED OR NOT INDICATED ON THE ENGINEERING PLANS PROVIDED. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING SITE CONDITIONS INCLUDING UNDERGROUND UTILITIES, UNDERGROUND UTILITY ELEVATIONS, BUILDING SETBACKS AND EXISTING BUILDING LOCATIONS. THE CONTRACTOR SHALL INFORM THE OWNER AND ENGINEER OF ANY DISCREPANCIES PRIOR TO COMMENCING WITH WORK. QUESTIONS REGARDING THE EXISTING SURVEY SHALL BE DIRECTED TO THE PARTIES LISTED ABOVE.
- ALL PERMITS MUST BE RECEIVED FROM THE MUNICIPALITY PRIOR TO THE START OF CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE ALL APPLICABLE PERMITS ARE RECEIVED PRIOR TO STARTING CONSTRUCTION.
- NOTIFY THE PUBLIC WORKS INSPECTION DEPT. AT LEAST 48 HOURS BEFORE STARTING CONSTRUCTION WITHIN THE ROW.
- BACKFILL REQUIREMENTS AND ROADWAY/SIDEWALK RESTORATION SHALL ADHERE TO LOCAL STANDARDS (GRANULAR BACKFILL UNDER OR WITHIN 6" OF CURBS, SIDEWALK OR PAVEMENT SPOIL MAY BE USED ELSEWHERE. SLURRY BACKFILL WILL BE REQUIRED IN PUBLIC ROADWAYS.)
- ALL BUILDING UTILITIES SHALL BE VERIFIED WITH THE ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION.
- ALL MANHOLES, CATCH BASINS, INLETS, VALVES BOXES, ETC WITHIN THE PROJECT AREA SHALL BE RESET AND ADJUSTED TO MATCH FINISH GRADE.
- ALL EXCAVATED OR STRIPPED MATERIALS NOT BEING REPLACED IN UTILITY TRENCHES OR BEING USED FOR FILL SHALL BE REMOVED FROM THE SITE, UNLESS OTHERWISE DIRECTED BY THE OWNER.
- SEE ARCHITECTURAL PLANS FOR EXACT BUILDING & FOUNDATION DETAILS AND ORIENTATION.
- ALL ON-SITE CONCRETE CURB AND GUTTER TO BE 18" WIDE VERTICAL FACE, UNLESS OTHERWISE NOTED. REVERSE OR REGULAR STYLE CURB DENOTED ON PLANS.
- ALL CURB ELEVATIONS ARE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED. SEE CURB DETAIL FOR TOP OF CURB ELEVATIONS.
- ALL CURB RADII ARE MEASURED TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL MATCH PROPOSED CONCRETE CURB AND GUTTER, SIDEWALK AND PAVEMENT TO EXISTING IN ELEVATION AND ALIGNMENT.
- REMOVAL OF CURB AND GUTTER, SIDEWALK AND PAVEMENT SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS OF THE WISCONSIN D.O.T.
- ALL CONCRETE FOR CURBS AND GUTTER, ROADWAY AND SIDEWALKS MUST CONFORM TO THE STANDARD SPECIFICATIONS FOR READY MIXED CONCRETE. MINIMUM 28 DAY COMPRESSIVE STRENGTH TEST MUST EQUAL 4000 PSI.
- CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL PROPERTY CORNERS.
- CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING UTILITIES OR SITE IMPROVEMENTS. CONTRACTOR SHALL DOCUMENT ALL EXISTING DAMAGE PRIOR TO START OF CONSTRUCTION AND NOTIFY CONSTRUCTION MANAGER OF ANY FINDINGS.
- PROJECT SAFETY ON-SITE SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING EXISTING SOIL CONDITIONS, CONSTRUCTION MANAGER MAY HAVE SOILS REPORT FOR MORE INFO.
- CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE OWNER WITH A SET OF MARKED UP PLANS (AS-BUILTS) SHOWING ANY CHANGES DURING CONSTRUCTION.

**LEGEND:**

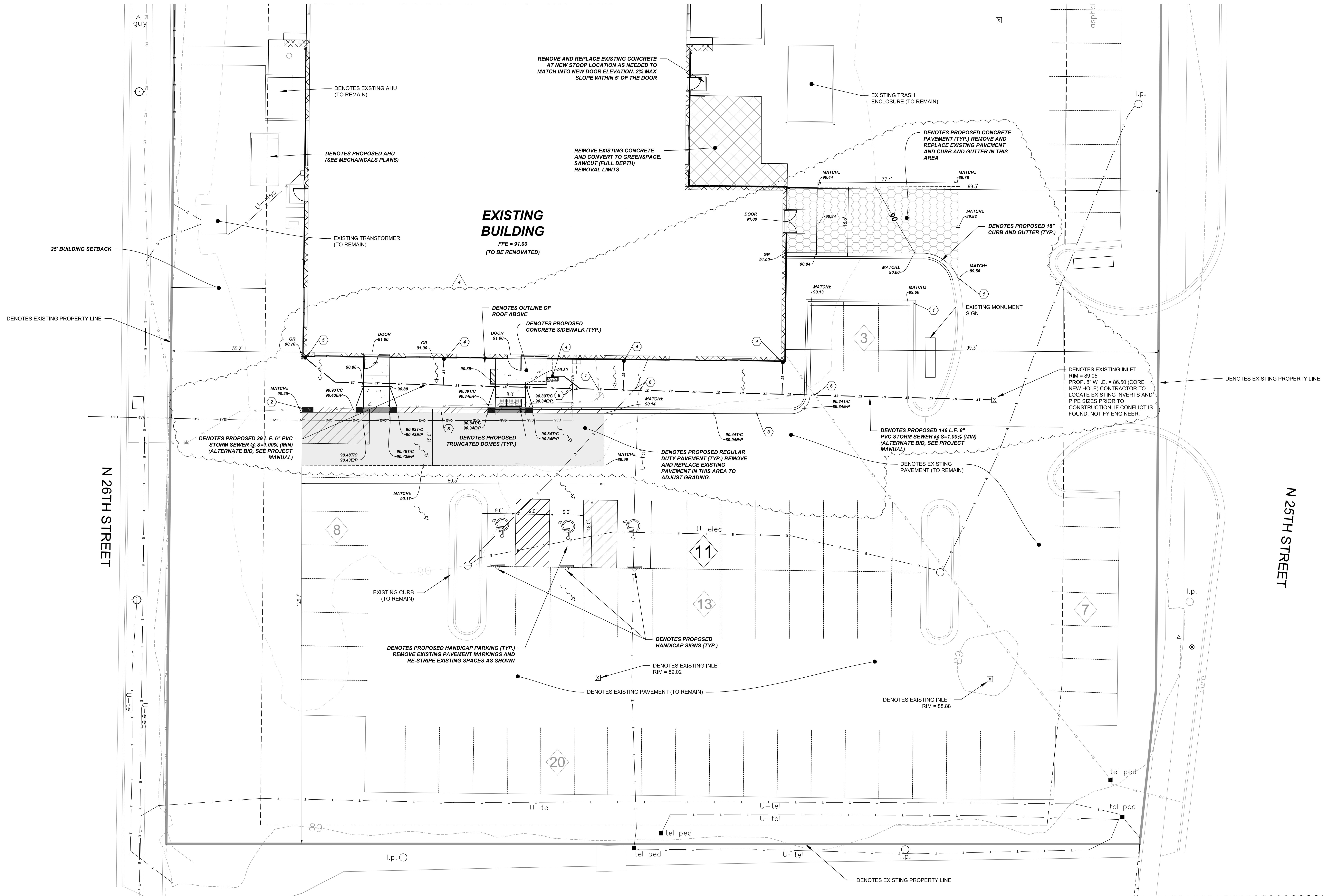
UTILITY	GRADING	SITE
<b>EXISTING:</b>	<b>EXISTING:</b>	<b>EXISTING:</b>
W W W WATERMAIN	MAJOR CONTOUR	EXISTING PARKING COUNT
E E E BURIED ELECTRIC	MINOR CONTOUR	EXISTING SIGN
OHW OHW OVERHEAD WIRE	EXISTING SPOT ELEVATION	EXISTING ADA PARKING SPACE
GAS GAS GAS GAS LINE		
SSW SSW SSW SANITARY SEWER	<b>PROPOSED:</b>	<b>PROPOSED:</b>
ST ST ST STORM SEWER	MAJOR CONTOUR	PARKING COUNT
UTILITY POLE	MINOR CONTOUR	ADA PARKING SPACE
LIGHT POLE	SPOT ELEVATION (FINISHED GRADE, TOP OF PAVEMENT, FLANGE OF CURB)	SIGN
SANITARY MANHOLE	DOOR ELEVATION	TRUNCATED DOMES
FIRE HYDRANT	GROUND GRADE AT BUILDING	PAVEMENT MARKING DIRECTIONAL ARROWS
WATER VALVE	SPOT ELEVATION (TC - TOP OF CURB, SUP - EDGE OF PAVEMENT)	
STORM SEWER STRUCTURE	RETAINING WALL SPOT ELEVATION (TW - TOP OF WALL, BW - GROUND GRADE AT BOTTOM)	
<b>PROPOSED:</b>	FLARED END SECTION (PIPE SIZE, INVERT ELEVATION)	
W W W WATERMAIN	DRAINAGE FLOW DIRECTION	
E E E ELECTRICAL LINE	EMERGENCY OVERFLOW ROUTE	
GAS GAS GAS GAS LINE		
SSW SSW SSW SANITARY SEWER		
ST ST ST STORM SEWER		
WATER VALVE		
STORM SEWER STRUCTURE		
FLARED END SECTION		



IN ACCORDANCE WITH WISCONSIN STATUTE 182.0175, DAMAGE TO TRANSMISSION FACILITIES, EXCAVATOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE ADVANCE NOTICE TO THE DESIGNATED "ONE CALL SYSTEM" NOT LESS THAN THREE WORKING DAYS PRIOR TO COMMENCEMENT OF ANY EXCAVATION REQUIRED TO PERFORM WORK CONTAINED ON THESE DRAWINGS, AND FURTHER, EXCAVATOR SHALL COMPLY WITH ALL OTHER REQUIREMENTS OF THIS STATUTE RELATIVE TO EXCAVATOR'S WORK.

Revisions:

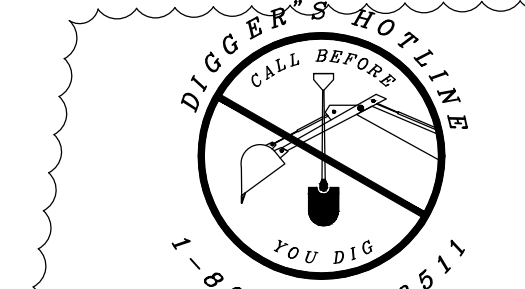
No.	Date	Description
4	02-21-2020	Addendum 04



- NOTES**
- MATCH INTO EXISTING CURB AND GUTTER
  - DENOTES PROPOSED 3" CURB TAPER
  - DENOTES PROPOSED 18" CURB AND GUTTER (TYP.) SAWCUT, REMOVE AND REPLACE PAVEMENT AS REQUIRED TO INSTALL CURB.
  - DENOTES PROPOSED DOWNSPOUT CONNECTION (SEE DETAIL). CONNECT PROPOSED DOWNSPOUTS WITH 6" PVC TO PROPOSED 6" STORM SEWER, MINIMUM SLOPE OF 1.00% REQUIRED. VERIFY ACTUAL DOWNSPOUT LOCATIONS WITH ARCHITECTURAL. (ALTERNATE #3)
  - DENOTES PROPOSED DOWNSPOUT CONNECTION (SEE DETAIL). CONNECT PROPOSED DOWNSPOUTS WITH 6" PVC TO PROPOSED 6" STORM SEWER, MINIMUM SLOPE OF 1.00% REQUIRED. VERIFY ACTUAL DOWNSPOUT LOCATIONS WITH ARCHITECTURAL. (ALTERNATE #3)
  - CAUTION! UTILITIES. VERIFY EXACT LOCATION PRIOR TO STARTING CONSTRUCTION.
  - CAUTION! EXISTING WATER CROSSING. VERIFY EXACT LOCATION PRIOR TO STARTING CONSTRUCTION. MAINTAIN A MINIMUM OF 18" VERTICAL SEPARATION BETWEEN SEWER AND WATERMAIN.
  - DENOTES PROPOSED REVERSE STYLE CURB (TYP.)

**HATCH LEGEND**

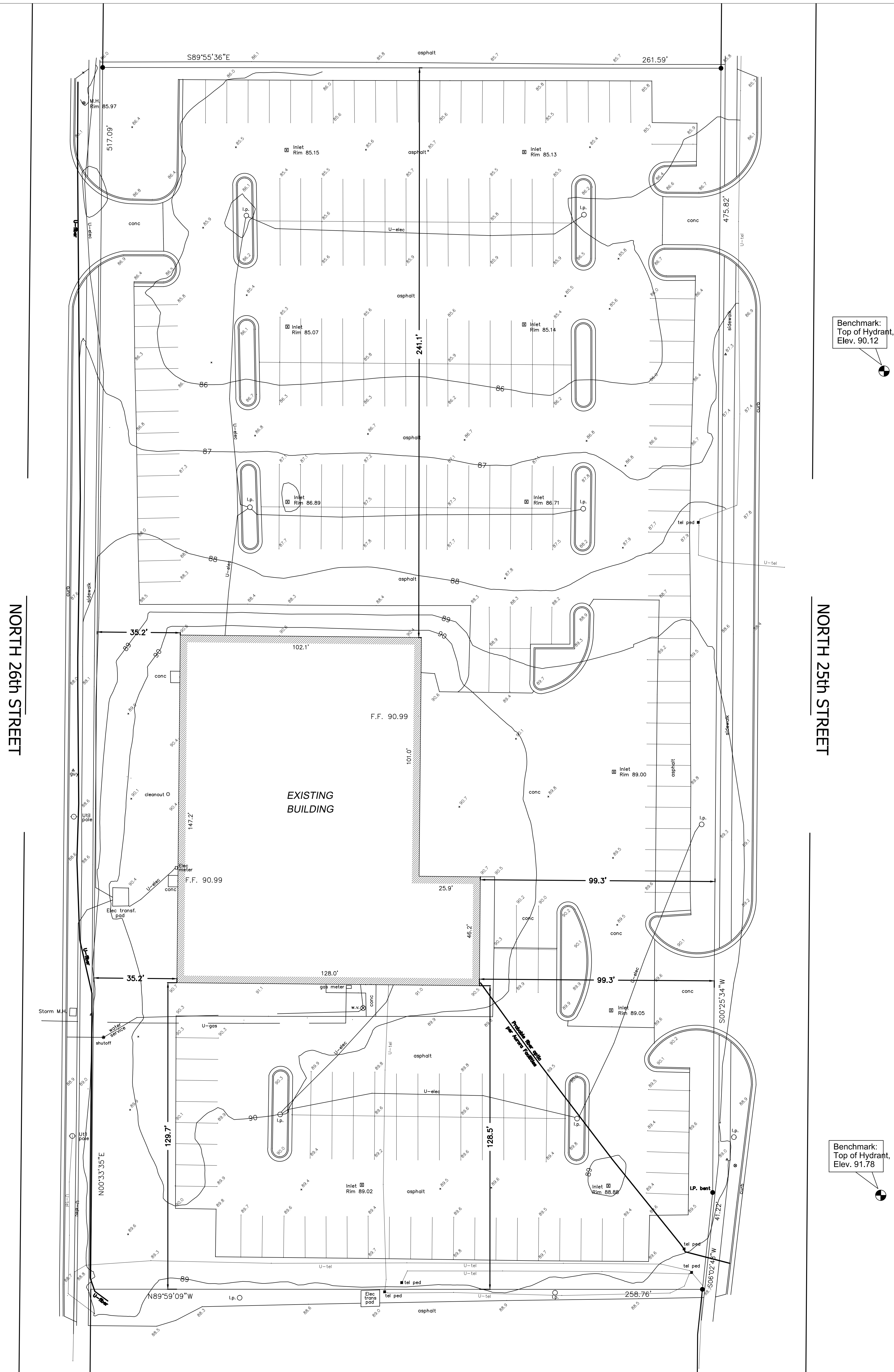
	PROPOSED CONCRETE SIDEWALK
	PROPOSED REGULAR DUTY ASPHALT PAVEMENT
	PROPOSED CONCRETE PAVEMENT
	PROPOSED DEPRESSED CURB
	PROPOSED TAPER CURB
	PROPOSED REVERSE CURB



IN ACCORDANCE WITH WISCONSIN STATUTE 182.0175, DAMAGE TO TRANSMISSION FACILITIES, EXCAVATOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE ADVANCE NOTICE TO THE DESIGNATED "ONE-CALL SYSTEM" NOT LESS THAN THREE WORKING DAYS PRIOR TO COMMENCEMENT OF ANY EXCAVATION REQUIRED TO PERFORM WORK CONTAINED ON THESE DRAWINGS, AND FURTHER, EXCAVATOR SHALL COMPLY WITH ALL OTHER REQUIREMENTS OF THIS STATUTE, RELATIVE TO EXCAVATOR'S WORK.

Revisions:

No.	Date	Description

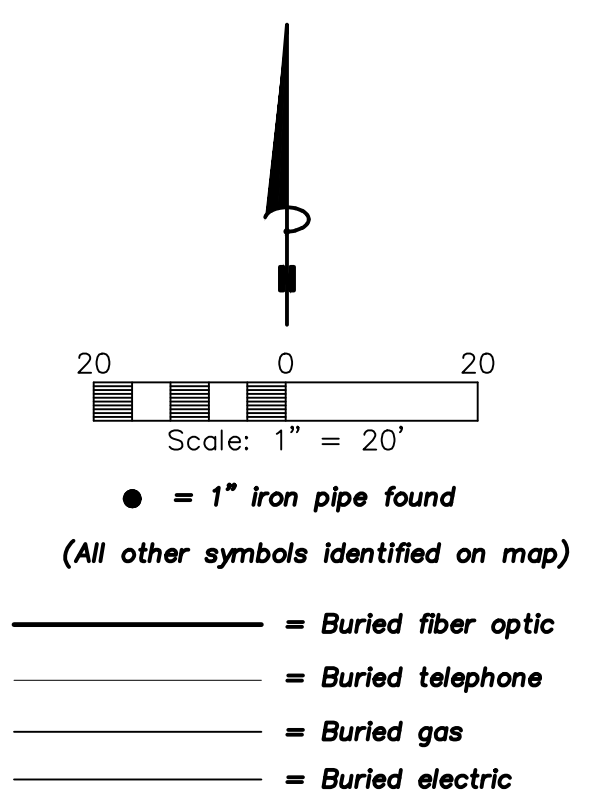


Benchmark:  
Top of Hydrant,  
Elev. 90.12

Benchmark:  
Top of Hydrant,  
Elev. 91.78

## TOPOGRAPHIC SURVEY for AURORA - BEHAVIORAL HEALTH SERVICES

The South 66.80 feet of Lot 6 and all of Lots 7, 8, and 9 and the North 1/2 of Lot 10; Except the East 40 feet of afore-described taken for North 25th Street and Except that part taken for Kohler Memorial Drive Frontage Road, Steimle's Addition, being part of the NE 1/4 of the NE 1/4 of Section 21, T15N-R23E, City of Sheboygan, Sheboygan County, Wisconsin.  
Subject to easements of record.



NOTE: SURVEY WAS AN OWNER PROVIDED SURVEY. THE ENGINEER MAKES NO WARRANTY OR REPRESENTATION WITH REFERENCE TO THE ACCURACY AND COMPLETENESS OF THE EXISTING CONDITIONS INDICATED OR NOT INDICATED ON THE ENGINEERING PLANS PROVIDED.



IN ACCORDANCE WITH WISCONSIN STATUTE 182.0175, DAMAGE TO TRANSMISSION FACILITIES, EXCAVATOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE ADVANCE NOTICE TO THE DESIGNATED "ONE CALL SYSTEM" NOT LESS THAN THREE WORKING DAYS PRIOR TO COMMENCEMENT OF ANY EXCAVATION REQUIRED TO PERFORM WORK CONTAINED ON THESE DRAWINGS, AND FURTHER, EXCAVATOR SHALL COMPLY WITH ALL OTHER REQUIREMENTS OF THIS STATUTE RELATIVE TO EXCAVATOR'S WORK.



PROPOSED VIEW FROM SOUTHEAST

## AURORA - BEHAVIORAL HEALTH CENTER

Sheboygan, WI

**zimmerman**  
ARCHITECTURAL STUDIOS, INC.

2122 W. Mount Vernon Avenue | Milwaukee, WI 53233 | zstudios.com



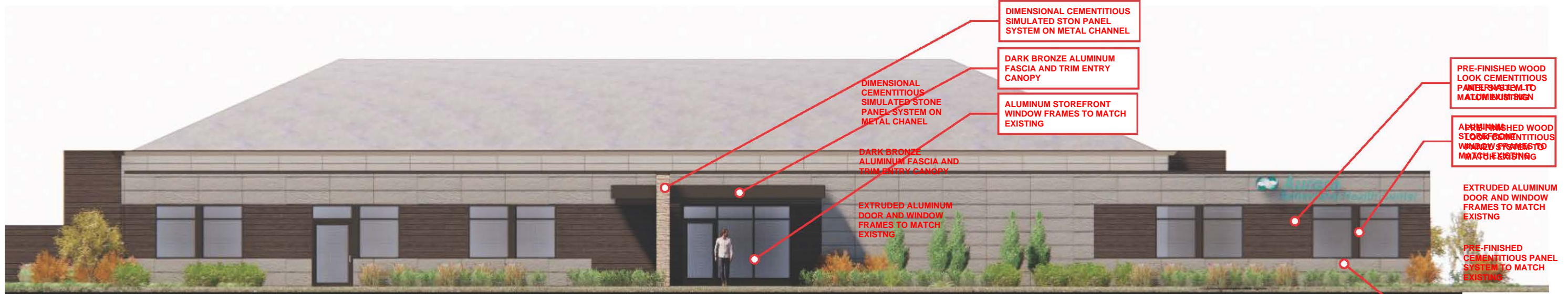
PROPOSED VIEW FROM SOUTHWEST

## AURORA - BEHAVIORAL HEALTH CENTER

Sheboygan, WI

**zimmerman**  
ARCHITECTURAL STUDIOS, INC.

2122 W. Mount Vernon Avenue | Milwaukee, WI 53233 | zstudios.com



**SOUTH ELEVATION**  
3/32" = 1'-0"

DIMENSIONAL CEMENTITIOUS SIMULATED STON PANEL SYSTEM ON METAL CHANNEL

DARK BRONZE ALUMINUM FASCIA AND TRIM ENTRY CANOPY

ALUMINUM STOREFRONT WINDOW FRAMES TO MATCH EXISTING

DIMENSIONAL CEMENTITIOUS SIMULATED STON PANEL SYSTEM ON METAL CHANNEL

DARK BRONZE ALUMINUM FASCIA AND TRIM ENTRY CANOPY

EXTRUDED ALUMINUM DOOR AND WINDOW FRAMES TO MATCH EXISTING

PRE-FINISHED WOOD LOOK CEMENTITIOUS PANEL SYSTEM TO MATCH EXISTING

PRE-FINISHED WOOD STOREFRONT WINDOW FRAMES TO MATCH EXISTING

EXTRUDED ALUMINUM DOOR AND WINDOW FRAMES TO MATCH EXISTING

PRE-FINISHED CEMENTITIOUS PANEL SYSTEM TO MATCH EXISTING

PRE-FINISHED WOOD LOOK CEMENTITIOUS PANEL SYSTEM TO MATCH EXISTING



**WEST ELEVATION**  
3/32" = 1'-0"

REPAIR EXISTING ROOF

DARK BRONZE ALUMINUM TRIM, GUTTERS AND DOWNSPOUTS

EXTRUDED ALUMINUM STOREFRONT WINDOW FRAMES TO MATCH EXISTING

PRE-FINISHED WOOD LOOK CEMENTITIOUS PANEL SYSTEM TO MATCH EXISTING

PRE-FINISHED WOOD LOOK CEMENTITIOUS PANEL SYSTEM TO MATCH EXISTING

PRE-FINISHED CEMENTITIOUS PANEL SYSTEM TO MATCH EXISTING



**EAST ELEVATION**  
3/32" = 1'-0"

DARK BRONZE ALUMINUM FASCIA AND TRIM ENTRY CANOPY

DARK BRONZE ALUMINUM FASCIA AND TRIM ENTRY CANOPY

DIMENSIONAL CEMENTITIOUS SIMULATED STON PANEL SYSTEM ON METAL CHANNEL

DIMENSIONAL CEMENTITIOUS SIMULATED STON PANEL SYSTEM ON METAL CHANNEL

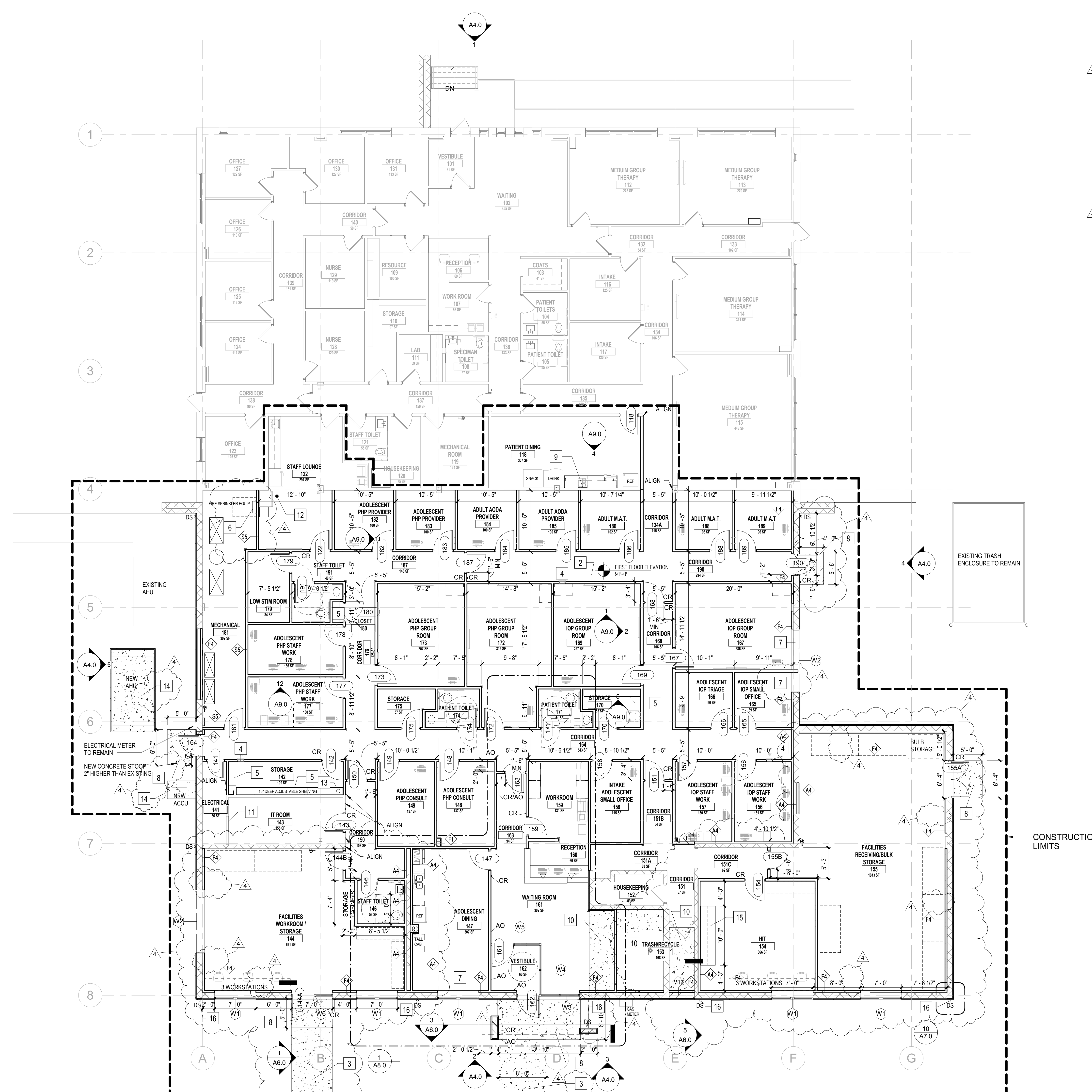
METAL DOOR AND FRAME PAINTED TO MATCH ALUMINUM STOREFRONT WINDOW FRAMES

**AURORA - BEHAVIORAL HEALTH CENTER**

Sheboygan, WI

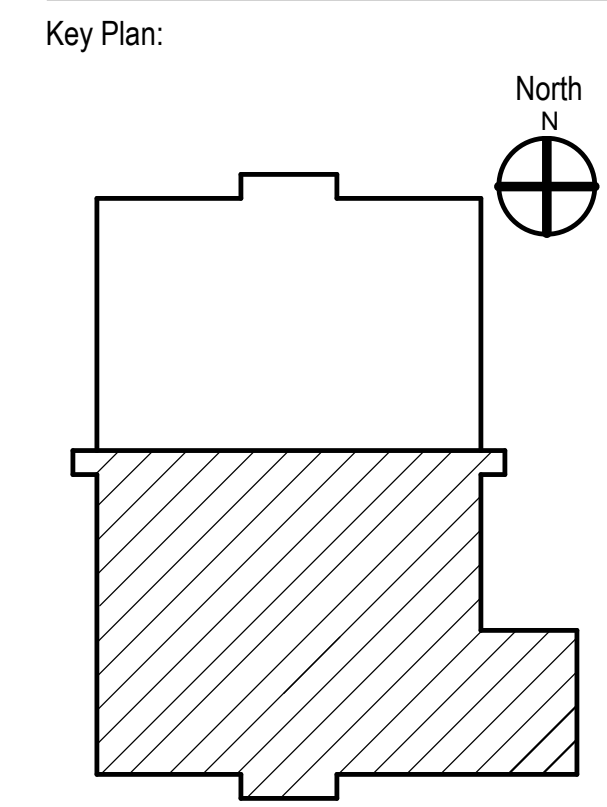


2122 W. Mount Vernon Avenue | Milwaukee, WI 53233 | zstudios.com



- GENERAL CONSTRUCTION NOTES:**
1. PORTION OF BUILDING SHOWN IN A LIGHTER TONE ARE EXISTING BASE BUILDING WHICH ARE TO REMAIN.
  2. ALIGNMENT OF NEW CONSTRUCTION TO EXISTING WALLS & COLUMNS SHALL BE ONE IN A MANNER AS TO VISIBLY ELIMINATE THE POINT OF CONTACT OR JOINT OF NEW AND EXISTING MATERIALS TO PROVIDE SMOOTH AND CONTINUOUS SURFACE. MAINTAIN APPROPRIATE FIRE-RATED CONSTRUCTION AT DISTURBED AREAS.
  3. WALLS ARE TO BE PARALLEL & PERPENDICULAR TO ADJACENT WALLS UNLESS OTHERWISE NOTED. ALIGN WALLS WHERE APPARENT.
  4. ALL NEW INTERIOR WALLS ARE TO BE TYPE "SS" WALLS UNLESS OTHERWISE NOTED.
  5. LOCATE DOORS PER JAMB DETAILS UNLESS OTHERWISE NOTED.
  6. PROVIDE BLOCKING AT ALL WALL HUNG EQUIPMENT AND FURNITURE.
  7. ALL WALLS WITHIN PROJECT SCOPE TO BE PATCHED AS NECESSARY TO COMPLETE "AS-NEW" ENVIRONMENT. THIS INCLUDES AREAS WHERE EQUIPMENT HAS BEEN REMOVED.
  8. ALL FLOORS ARE TO BE LEVEL AND CLEAN PRIOR TO INSTALLATION OF NEW FLOOR COVERINGS. ALL FLOOR SURFACES AND TRANSITIONS BETWEEN SURFACE TYPES SHALL COMPLY WITH ADA GUIDELINES.

KEY	KEYNOTE DESCRIPTION
2	INFILL RECESS IN FLOOR
3	NEW CONCRETE SIDEWALK REFER TO CIVIL DRAWINGS.
4	SEMI RECESSED FIRE EXTINGUISHER CABINETS
5	5 HIGH ADJUSTABLE SHELVING 15" DEEP
6	WALL MOUNTED LADDER TO 1 HOUR RATED CEILING ACCESS HATCH ABOVE.
7	NEW SOLID SURFACE WINDOW SDOOK
8	NEW CONCRETE STOOP TO SLOPE AWAY FROM BUILDING
9	PROVIDE NECESSARY BLOCKING IN WALL FOR WALL HUNG CABINETS.
10	NEW CONCRETE FLOOR INFILL WHERE EXISTING FLOOR WAS REMOVED. TO BE FLUSH WITH FINISHED FLOOR ELEVATION 91'-0"
11	INFILL WALL OPENING WITH SIMILAR MATERIALS OF EXISTING WALL TYPE
12	ALTERNATE BID #2: EXISTING SPRINKLER PIPE TO BE REMOVED AND REINSTALLED AT A HIGHER ELEVATION ABOVE EXISTING DUCTWORK
13	HUB DRAIN
14	CONCRETE PAD BY MECHANICAL CONTRACTOR
15	WORK COUNTER, CABINETS AND UPPER SHELVING RELOCATED FROM 1 <sup>ST</sup> ROOM 143.
16	ALTERNATE BID #3: DOWNSPOUTS TO BE CONNECTED TO STORM SEWER



Scale:  
1/8" = 1'-0"

Revisions:

No.	Date	Description
1	9-17-2019	ADDENDUM 01
4	02-21-2020	ADDENDUM 04

**1** FIRST FLOOR PLAN  
1/8" = 1'-0"





**CITY OF SHEBOYGAN**

**REQUEST FOR CITY PLAN COMMISSION CONSIDERATION**

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**ITEM DESCRIPTION:** Application for Conditional Use Permit with exceptions by Parker Johns to construct new deck addition at 705 Riverfront Drive. CC zone

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

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**REPORT DATE:** February 19, 2021

**MEETING DATE:** February 23, 2021

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**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

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**BACKGROUND / ANALYSIS:**

Parker Johns BBQ Restaurant is proposing to construct a new deck addition and seasonal structure at 705 Riverfront Drive. The applicant states the following about the proposal:

- Parker John's BBQ & Pizza is located at 705 Riverfront Drive on Sheboygan's Riverfront. We are a full service restaurant opened seven days a week for lunch and dinner. In addition to two (2) levels of dining, Parker John's operates a robust patio business during the summer months.
- Over the past few summers we have lost seating on our lower level patio (boardwalk level) due to the higher than normal water level. This water level has caused not only a loss of business but also thousands of dollars in damage to our landscaping and patio pavers. Due to demand for outdoor dining during the summer season, we are proposing an expansion of our "lower" patio area as well as bringing it up to the existing deck level to prevent future closures and damage to our property.
- The patio will be used for food and beverage service during our normal business hours. It will operate from 11am to 9pm Monday through Saturday and 11am to 8pm on Sunday. We will continue to offer free live music on Sunday afternoons and on some holiday weekends throughout the summer months. Our live entertainment always takes place from 1pm to 4pm.
- The expectation would be for the patio to be operational by May 1st and run until weather permits, which is typically sometime in October. The patio will be managed as an extension of our existing business as it has been the past four (4) years. Our

intention is to serve alcohol on the expanded patio area. We are aware we will need to request a modification to our existing liquor license to make that legal. We feel that this will not have an adverse effect on any adjacent properties. We will operate as we have been for years, simply in a large space that is elevated off the boardwalk.

- The proposed development consists of an outdoor raised wood deck to be constructed as an extension of the current wood deck located on the east side of the original building (abutting the current Sheboygan River boardwalk). The proposed wood deck would extend south adjacent to the Sheboygan River boardwalk completely within the confines of Parker John's current Ground Lease and Ground Lease Amendment #1.
- The proposed deck elevation will match the current restaurant floor elevation which has been set 2-feet above the current 100-year flood elevation. This will have the proposed deck set approximately 3-feet higher than the current boardwalk elevation. Because the proposed deck will be constructed as a wood post and beam construction the area below the deck will maintain the current 100-year floodplain and therefore does not impact current flood storage.
- We are proposing an additional seasonal storage structure constructed atop the deck and connected to the northwest corner of the existing building. The building addition will incorporate a shed roof matching the roof slope of the adjacent building. It will be attached to the existing building but will not directly access the current restaurant building.
- The new seasonal structure will serve the following functions: Employee point of sales (POS) station, soda station, hand wash sinks and storage area for carry out boxes, napkins, etc. This area would also keep the bus tubs of dirty dishes, used glassware etc. out of the eye of our guest.
- A single 5-foot wide concrete walk is being proposed along the south wall of the existing building from the existing service entry on the south side to the west side of the proposed outdoor deck. Because the proposed deck and existing restaurant first floor elevation will match, the walk will be 'flat' between the service door and outdoor deck.

Specific site improvements include:

- In 2017 the original development included a new 3,200 square foot, (2) story restaurant building constructed within the location of the original fish shanty buildings.
- Original outdoor raised deck is 492sf
- Proposed outdoor raised deck is 1,447sf.
- Will be removing existing boardwalk decking and asphalt to create new raised deck.
- The patio will be lit using festoon lighting stretching from posts on the patio.
- Garbage will be kept at a minimum as we have staff that keeps up on the stray piece that the wind takes with it from time to time.
- Landscaping is proposed and will join what is currently existing under the upper patio.
- There would be no additional signage requested for the space at this time.

The applicant is requesting the following variances:

- To have a zero (0) foot setback to the rear property line – Minimum nonresidential structure setback is 10 feet to the property line.
- Requesting an exception from the locational landscaping requirements - Applicant shall meet the four (4) locational landscaping and the number of points required.

The applicant wants to maintain the existing look and feel of the deck along the restaurant and Riverwalk. Matching the design, materials and colors of the deck and adding some landscaping helps to maintain the look and feel of the restaurant deck.

#### **STAFF COMMENTS:**

As the Plan Commission is aware, the Sheboygan River has been high the last couple of years. The owners of Parker John's understand that they are located within the floodplain and they are responsible for constructing a deck meeting all Federal, State and local requirements.

Appears that the raised deck can address some of the flooding concerns while providing additional outdoor seating opportunities along the Sheboygan River.

#### **ACTION REQUESTED:**

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

1. Prior to construction and operation, the applicant shall obtain all necessary permits and licenses including but not limited to building, plumbing, electrical, HVAC, fire, health, food, alcohol, occupancy, floodplain, DNR, etc.
2. Applicant shall obtain the necessary liquor license in order to serve alcohol in the new outdoor area (extension of premises). Applicant may serve alcohol in the outdoor patio if and only if all required liquor licenses are obtained/amended.
3. Submittal and approval of a proposed landscape plan prior to building permit issuance.
4. Submittal and approval of a proposed storm drainage plan prior to building permit issuance.
5. Dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility.
6. Outdoor storage of materials, products or equipment shall be prohibited.
7. All ground level and rooftop mechanicals shall be screened and/or enclosed and constructed of like materials and colors of the facility (Cooler, HVAC equipment, satellite dishes, etc.).
8. All new lighting shall be installed per Section 15.707 of the City of Sheboygan Zoning Ordinance. There shall be no spillover light onto adjacent properties or the streets.
9. Applicant shall obtain the necessary conditional use/sign permits prior to installation. Applicant shall work with staff with regards to constructing a well-designed signage for the site that utilizes colors and materials similar to the building. All signs will meet the Sheboygan Riverfront Shanty Area guidelines (wood with carved insert letters).
10. 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.
11. Absolutely no portion of the new building and/or site improvements shall cross the property line (deck, structures, patio, sidewalks, retaining walls, foundations, landscaping, signs, etc.).

12. 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, driveway openings, curb, gutter, sidewalk, pavement, utilities, street trees, Riverwalk, etc.).
13. Applicant will provide adequate public access to the Sheboygan Riverfront Shanty Area (Riverwalk and parking lot facilities) and will take all appropriate actions to minimize the time period that these areas will be closed/affected.
14. Applicant is responsible to ensure that the proposed structure is meeting all Federal, State and Local codes pertaining to the Sheboygan River Floodplain (applicant shall verify that all floodplain issues have been properly addressed and this may require engineering studies, surveys, grades, etc.).
15. The building shall meet the Sheboygan Riverfront Shanty Area Guidelines.
16. Prior to building permit issuance, the City of Sheboygan Architectural Review Board shall review/approve the proposed building design.
17. If there are any amendments to the approved conditional use and/or site plan (including but not limited to site plan, architectural design, use, etc.), the applicant will have to submit a new conditional use and/or site plan application reflecting those amendments back to the Plan Commission for their review and approval.

**ATTACHMENTS:**

Conditional Use 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: Aaron and Jennifer Sloma, Viand Hospitality

ADDRESS: 631 Madison Ave. Howards Grove, Wisconsin E-MAIL aaronandjennifer@viandhospitality.com

PHONE: (920)565-3303 FAX NO. ( )

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

NAME OF PROPOSED/EXISTING BUSINESS: Parker John's BBQ Restaurant

ADDRESS OF PROPERTY AFFECTED: 705 Riverfront Drive, Sheboygan

LEGAL DESCRIPTION:  
Part of Lot 5 and Lot 6, Block 208, Original Plat of the City of Sheboygan

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

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

No changes to the existing use. Proposed project to expand the existing outdoor seating area

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

No variances required for the proposed outdoor seating expansion project

**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 project would allow for an expanded outdoor seating area for maximizing of outdoor seating for visitors/guests/tourist to overlook the Sheboygan River and Blue Harbor.

Does the conditional use, in its proposed location, result in any substantial or undue adverse impact on nearby property the character of the neighborhood, environment, traffic, parking, public improvements, public property or rights-of-way?

There is no adverse impact to environment, traffic, parking or public property. Due to the proximity of the proposed outdoor deck area the owner will be providing additional landscaping along the south wall of the proposed outdoor deck to act as screening for neighboring property.

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 project is simply an expansion of existing operations to maximize restaurant outdoor seating during Spring/Summer/Fall months.

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.

There is NO public utilities required for the proposed outdoor seating area.

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

**OWNER OF SITE:** Aaron and Jennifer Sloma, Viand Hospitality

**ADDRESS:** 631 Madison Ave. Howards Grove, Wisconsin **E-MAIL:** aaronandjennifer@viandhospitality.com

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

**CONTRACTOR:** Quasius Construction, Inc.

**ADDRESS:** 1202A North 8<sup>th</sup> Street **E-MAIL:** rguentner@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

12/9/2020  
\_\_\_\_\_  
DATE

AARON M. SLOMA  
\_\_\_\_\_  
PRINT ABOVE NAME

## SITE NARRATIVE - CONDITIONAL USE APPLICATION

December 22, 2020

### PROJECT NAME AND ADDRESS:

PROPOSED OUTDOOR RAISED WOOD DECK  
Parker John's BBQ and Pizza - Sheboygan  
705 Riverfront Drive  
Sheboygan, Wisconsin 53081

### PARCEL INFORMATION/SITE DATA/LEGAL DESCRIPTION:

- The parcel is defined as tax parcel 59281109920.
- Defined as Part of Lots 5 and 6, Block 206 and vacated Virginia Avenue, in the Original Plat of the City of Sheboygan, Section 23, T. 15 North, Range 23 East, City of Sheboygan, Sheboygan County.
- The entire lot area is 14,986 square feet (0.34 acres per original Ground Lease dated February 23, 2017 and Ground Lease Amendment #1 dated September 17, 2018).

### ZONING CLASSIFICATION/ZONING REQUIREMENTS:

#### CC – Central Commercial

- Minimum Lot Area: NA
- Minimum Lot Width: 0 feet

#### Minimum Setbacks:

- Building to Front or Street Side Lot Line: 0 feet
- Building to Residential Side Lot Line: 0 feet
- Building to Residential Rear Lot Line: 20 feet
- Building to Nonresidential Side Lot Line: 0 feet
- Building to Nonresidential Rear Lot Line: 10 feet
- Maximum Building Height: 20 feet (Can exceed 20 feet w/conditional use permit)

### EXISTING SITE CONDITIONS/LAND USE:

The current 0.34 acre parcel consists of the (2) story Parker John's restaurant building constructed in 2017. The site originally included (2) separate and independent fish shanty buildings. The City of Sheboygan had the southern shanty building demolished and removed in 2010 and the north shanty building was demolished and removed in 2016. Once the site was cleared of above grade components, the site was seeded and restored and left vacant. No changes/modifications were made to the communal parking lot and driveways.

### PROPOSED LAND USE/LOT COVERAGE SITE DATA

- In 2017 the original development included a new 3,200 square foot, (2) story restaurant building constructed within the location of the original fish shanty buildings. The original building footprint matched the (2) fish shanty building roof areas and therefore didn't impact/modify the 100-floodplain elevation associated with the lot.
- The proposed development consists of an OUTDOOR RAISED WOOD DECK to be constructed as an extension of the current wood deck located on the east side of the original building (abutting the current Sheboygan River boardwalk). The proposed wood deck would extend south adjacent to the Sheboygan River boardwalk completely within the confines of Parker John's current Ground Lease and Ground Lease Amendment #1. The proposed deck elevation will match the current restaurant floor elevation which has been set 2-feet above the current 100-year flood elevation. This will have the proposed deck set approximately 3-feet higher than the current boardwalk elevation. Because the proposed deck will be constructed as a wood post and beam construction the area below the deck will maintain the current 100-year floodplain and therefore does not impact current flood storage (no further analysis required).

- There is a seasonal building structure being planned to be constructed atop the deck at the NW corner. The seasonal building structure will allow for wait staff Point of Sale equipment and soda fountain access directly adjacent to the proposed outdoor seating. The building addition will incorporate a shed roof matching the roof slope of the adjacent building. It will be attached to the existing building but will not directly access the current restaurant building.
- A single 5-foot wide concrete walk is being proposed along the south wall of the existing building from the existing service entry on the south side to the west side of the proposed outdoor deck. Because the proposed deck and existing restaurant first floor elevation will match, the walk will be 'flat' between the service door and outdoor deck.

• Original restaurant footprint	3,200 Square foot
• Original outdoor raised deck	492 Square foot
• Original outdoor patio area/ Boardwalk decking (to be removed)	1,036 square feet
• Original asphalt (to be removed)	860 square feet
• Proposed outdoor raised deck addition	1,447 square feet

Total Pre-Developed impervious area 5,588 square feet  
 Total Post developed impervious area 5,139 square feet

#### LANDSCAPE REQUIREMENTS

- Landscape plan to comply with the requirements of Section 15.6 and the subsequent point values defined. Due to the type of proposed development (outdoor restaurant seating) and its separation from the current Public Right of Way, only Building Foundation and Developed Lot criteria were calculated.

#### 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 businesses.

#### SITE LIGHTING:

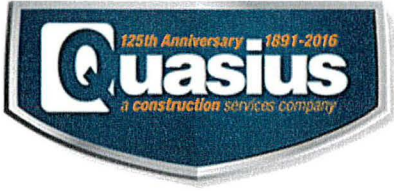
- Site lighting will be limited to perimeter lighting of the outdoor deck during business hours of operation for patrons dining.
- No pole lighting will be provided. The City of Sheboygan lighting along the current Sheboygan River boardwalk will remain in place and operational (SE corner of the proposed outdoor raised deck).

#### ARCHITECTURE:

See attached architectural elevations for both building.

#### VARIANCE REQUEST/VARIANCE DESCRIPTION:

No variances requested or required pursuant to the zoning ordinance.



To whom it may concern:

Parker John's BBQ & Pizza is located at 705 Riverfront Drive on Sheboygan's Riverfront. We are a full service restaurant opened seven days a week for lunch and dinner. In addition to two levels of dining, Parker John's operates a robust patio business during the summer months.

Over the past few summers we have lost seating on our lower level patio (boardwalk level) due to the higher than normal water level. This water level has caused not only a loss of business but also thousands of dollars in damage to our landscaping and patio pavers. Due to demand for outdoor dining during the summer season, we are proposing an expansion of our "lower" patio area as well as bringing it up to the existing deck level to prevent future closures and damage to our property.

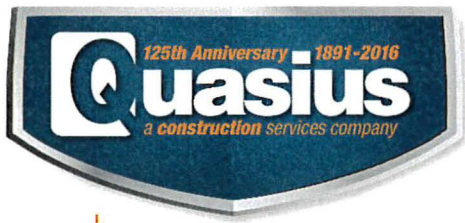
The patio will be used for food and beverage service during our normal business hours. It will operate from 11am to 9pm Monday through Saturday and 11am to 8pm on Sunday. We will continue to offer free live music on Sunday afternoons and on some holiday weekends throughout the summer months. Our live entertainment always takes place from 1pm to 4pm.

The expectation would be for the patio to be operational by May 1st and run until weather permits, which is typically sometime in October. The patio will be managed as an extension of our existing business as it has been the past four years. The patio will be lit using festoon lighting stretching from posts on the patio. Garbage will be kept at a minimum as we have staff that keeps up on the stray piece that the wind takes with it from time to time. Our intention is to serve alcohol on the expanded patio area. We are aware we will need to request a modification to our existing liquor license to make that legal. We feel that this will not have an adverse effect on any adjacent properties. We will operate as we have been for years, simply in a large space that is elevated off the boardwalk. Landscaping is being proposed and it will join what is currently existing under the upper patio.

There would be no additional signage requested for the space at this time. We are proposing an additional "storage" area to be built connected to the existing building to serve the following functions: Employee POS station, soda station, hand wash sink and storage area for carry out boxes, napkins, etc. This area would also keep the bus tubs of dirty dishes, used glassware etc out of the eye of our guest.

Feel free to reach out with any preliminary questions at (920) 286-0906 or via email at [aaronandjennifer@viandhospitality.com](mailto:aaronandjennifer@viandhospitality.com). Thank you.

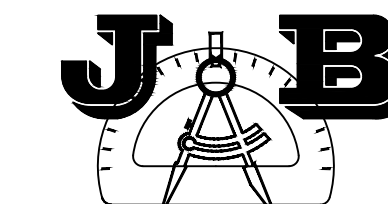
Aaron and Jennifer Sloma  
Owners-Parker John's BBQ & Pizza



Steve,

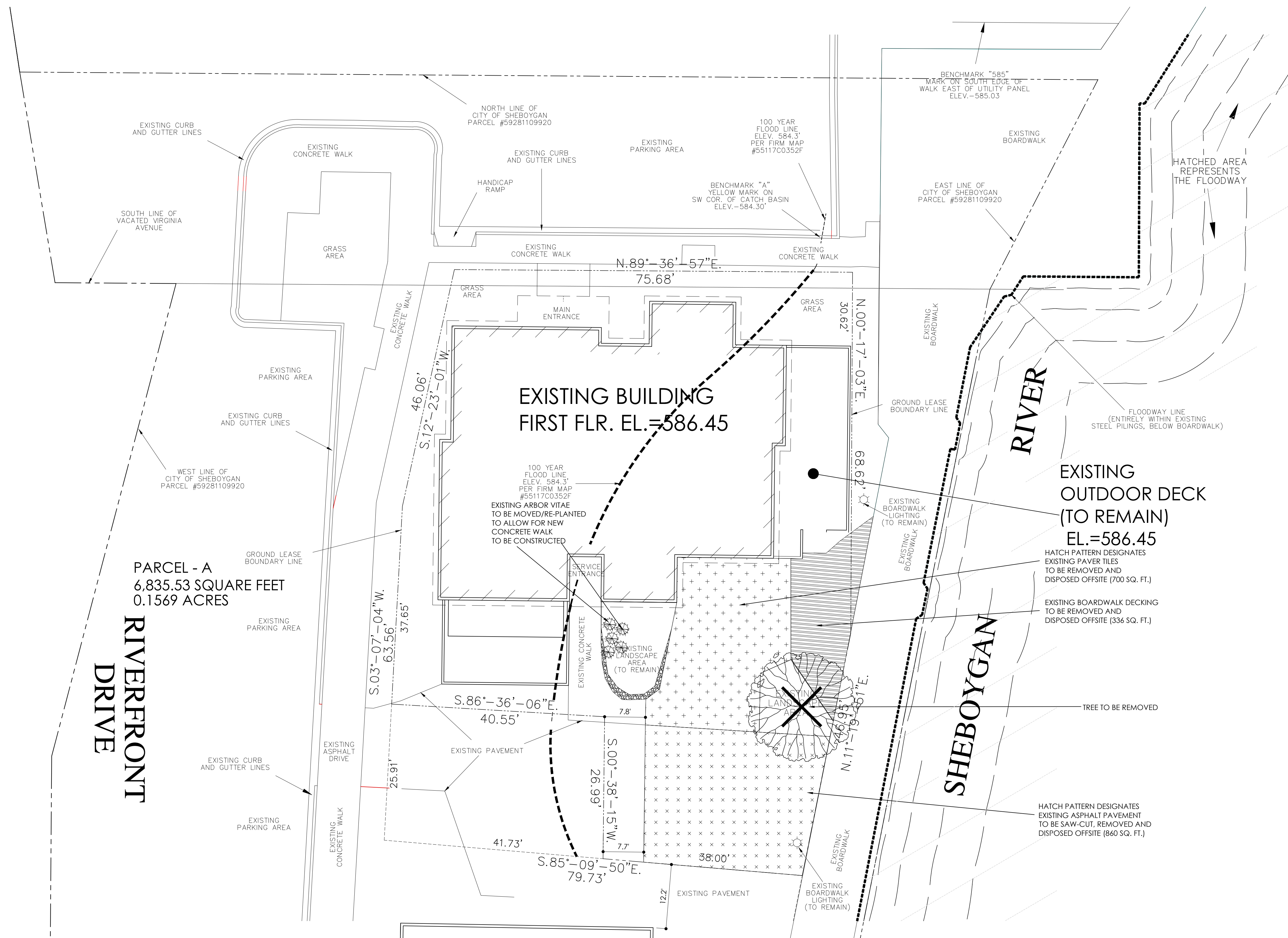
The existing building consists of untreated cedar siding left to fade gray with a 4" lap. The roofing is dimensional Asphalt shingles. The existing decking consists of Cedar Tone treated 2x6 left natural to fade. The existing deck posts are green treated and wrapped with cedar from the deck the top of the railing also left to fade. The top of the railing is a cedar 2x6 which is untreated as well. Below the top rail is black metal railing that sets into the wood posts. Nothing on the existing building and deck has been stained and was left to Fade to a Gray color. The new deck will match with materials and colors which will eventually fade to match in color.

- The seasonal structure is located against the existing building which will extend the existing wall 8' to the east and return back to the north to the building 8'. The storage will be 8'x8'. The framing will be 2x4 treated lumber. The exterior and interior walls will have cedar siding to match the existing building siding. The roofing will also match the dimensional Asphalt shingles in color and shape on the existing building. The roof will be sloped to the deck matching existing roof shape/pitch. Gutters will be continued from the existing gutters. The door will be a sliding barn door wrapped in cedar. Drawing of location attached for reference.
- The new deck foundation will be a 10" thick, 2' wide footing with the top of footing at existing grade at the lowest point in each run. 6" Wide concrete wall will sit on the footing with treated 2x6 anchored to the wall. The 2x12 treated deck joist will sit directly on the 2x6. The deck will not have treated post going into the ground. The decking will be Cedar Tone treated 2x6 left as is to fade. The Lattice will also be Cedar Tone treated made on site with 2x2 material and will simulate standard Lattice but much stronger. The lattice will not be diamond shaped. We will run horizontals and verticals and make squares. The railing below the top rail will be black metal with 1/2"x 1/2" metal spindles to match the existing deck railing. Existing pictures attached for reference. The deck permanent seating will be wrapped with cedar except the back rest and seat. We will use a composite decking gray in color which will match the fading colors once do fade.
- The idea of colors and materials it to match existing which is all left natural to fade to a gray color. All materials will be cedar and Cedar Tone treated except the framing that can't be seen. The metal portion of the railing will be painted black to match the existing metal railing.



SITE DESIGN AND ENGINEERING, LLC

PO BOX 1067  
WOODRUFF, WISCONSIN 54568  
(920) 207-8977  
jbronoski@jbsitedesign.net



NO.	REVISIONS	DATE
1	REVISION TO CHANGE OUTDOOR DECK FROM FOUNDATION WALL TO POST AND BEAM CONSTRUCTION	12/22/2020
2	REVISED SITE WORK DRAWINGS TO INCORPORATE FINAL STRUCTURAL PLAN	01/21/2021

**Issue Dates**

Revision Date

**PROPOSED OUTDOOR DECK FOR PARKER JOHNS**  
705 RIVERFRONT DRIVE  
CITY OF SHEBOYGAN, WISCONSIN

SHEET TITLE  
SITE DEMOLITION PLAN

DRAWN BY  
J.A.B.

CHECKED BY

DATE  
DECEMBER 2, 2020

PROJECT NO.  
2020-34

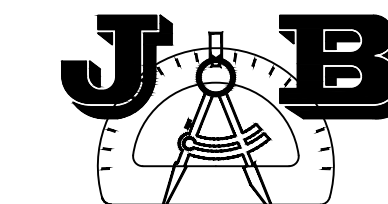
SHEET NO.

**C1**

**SITE DEMOLITION PLAN**

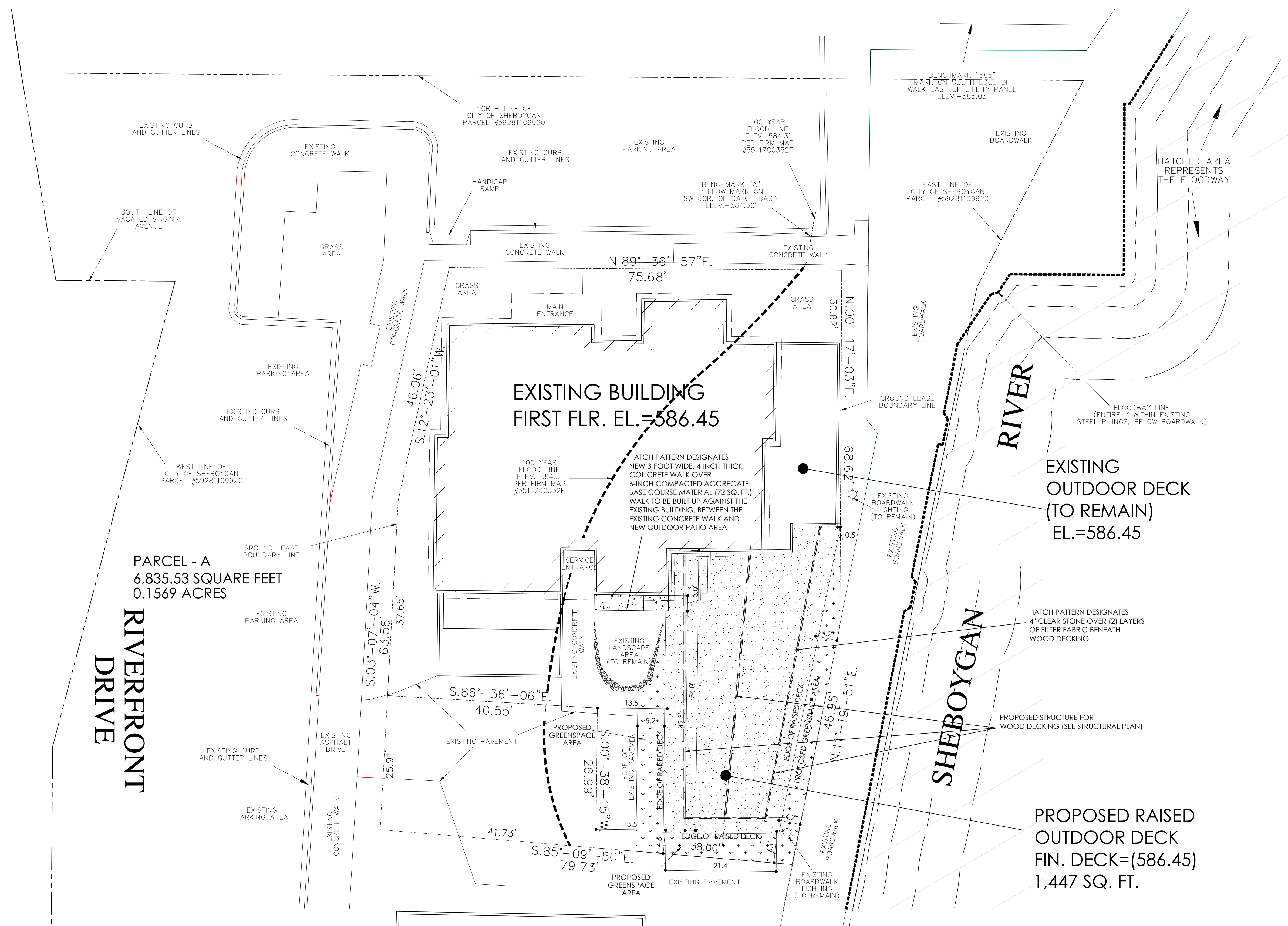
1"=10'





SITE DESIGN AND ENGINEERING, LLC

PO BOX 1067  
WOODRUFF, WISCONSIN 54568  
(920) 207-8977  
jbronoski@jbsitedesign.net



PARCEL - A  
6,835.53 SQUARE FEET  
0.1569 ACRES

RIVERFRONT  
DRIVE

RIVER

SHEBOYGAN

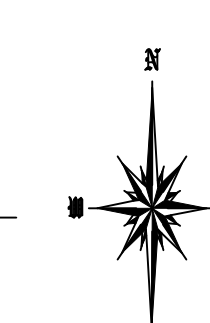
EXISTING BUILDING  
FIRST FLR. EL.=586.45

EXISTING  
OUTDOOR DECK  
(TO REMAIN)  
EL.=586.45

PROPOSED RAISED  
OUTDOOR DECK  
FIN. DECK=(586.45)  
1,447 SQ. FT.

SITE PLAN

1"=10'



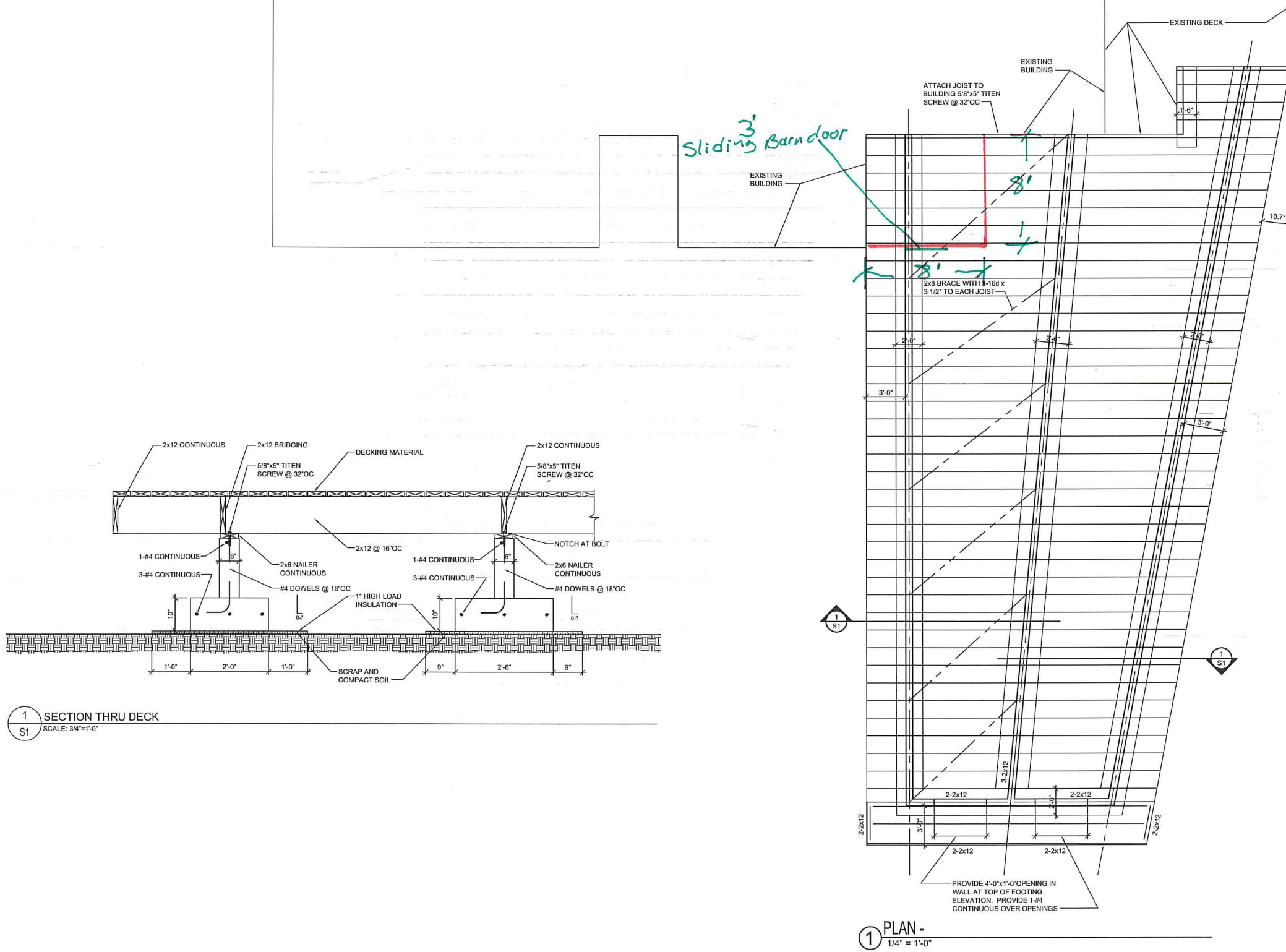
REVISION TO CHANGE OUTDOOR DECK FROM FOUNDATION WALL TO POST AND BEAM CONSTRUCTION	12/22/2020	NO.	REVISIONS	DATE
REVISED SITE WORK DRAWINGS TO INCORPORATE FINAL STRUCTURAL PLAN	01/21/2021	NO.	REVISIONS	DATE
<b>Issue Dates</b>				
Revision	Date			
<b>PROPOSED OUTDOOR DECK FOR PARKER JOHNS</b>				
705 RIVERFRONT DRIVE CITY OF SHEBOYGAN, WISCONSIN				
SHEET TITLE SITE PLAN				
DRAWN BY J.A.B.				
CHECKED BY				
DATE DECEMBER 2, 2020				
PROJECT NO. 2020-34				
SHEET NO. <b>C2</b>				

DESIGN LOADS

DECK LOAD DESIGN DATA:  
 DEAD LOAD \_\_\_\_\_ 15 PSF  
 LIVE \_\_\_\_\_ 100 PSF

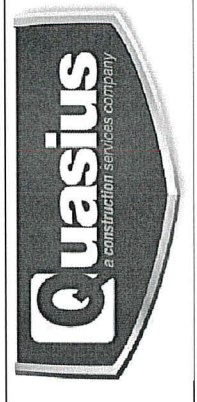
DESIGN STRESSES

CAST IN PLACE CONCRETE (28 DAY COMPRESSIVE STRENGTH)  
 FOOTINGS  $f_c = 3,000$  PSI  
 WALLS AND PIERS  $f_c = 4,000$  PSI  
 ALL CONCRETE TO CONTAIN 6% AIR ENTRAINMENT  
 CONCRETE REINFORCEMENT  
 FIELD BENT BARS  $F_y = 40,000$  PSI  
 ALL OTHER  $F_y = 60,000$  PSI  
 WOOD EXTERIOR USE, PRESSURE TREATED  
 SOUTHERN PINE No. 1 No. 2  
 $F_b = 875$  PSI  $F_{vH} = 135$  PSI  $F_{cH} = 1150$  PSI  $F_{cL} = 425$  PSI  $E = 1,700,000$  PSI  
 TIMBERS (6x5 AND LARGER): SOUTHERN PINE No. 2  
 $F_b = 850$  PSI  $F_{vH} = 165$  PSI  $F_{cH} = 525$  PSI  $F_{cL} = 440$  PSI  $E = 1,200,000$  PSI



1 SECTION THRU DECK  
 S1 SCALE: 3/4" = 1'-0"

1 PLAN -  
 1/4" = 1'-0"



ISSUE NO	REVISIONS	ISSUE DATE

PARKER JOHN'S  
 DECK ADDITION  
 SHEBOYGAN, WI

Project number: XXXX  
 Date: January 15, 2021  
 Drawn by: XX  
 Checked by: XX

S1

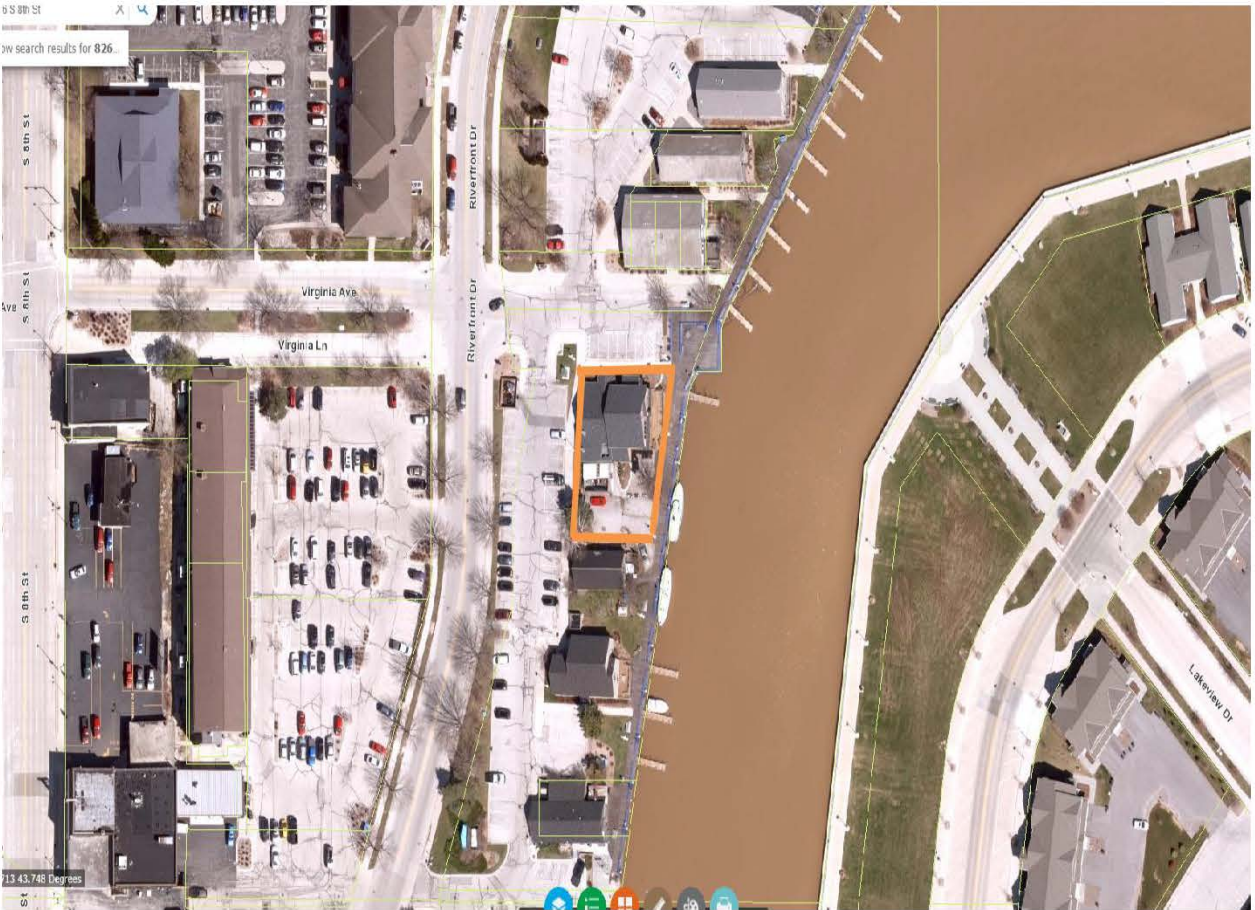












705 F Sheb  
705 Riverfront Dr  
Sheboygan, WI 53081  
43.75°N, 87.71°W  
OUTH PIER









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: Old World Creamery- Steve Knaus

ADDRESS: 1606 Erie Avenue E-MAIL: steve@owcreamery.com

PHONE: ( 920 ) 550-4443 FAX NO. ( 608 ) 837-0763

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

NAME OF PROPOSED/EXISTING BUSINESS: Old World Creamery

ADDRESS OF PROPERTY AFFECTED: 1606 Erie Avenue

LEGAL DESCRIPTION: Parcel No. 59281205260, as described in document no. 202514 as all of block 84 and the vacated alley of the original plat of the City Sheboygan, Sheboygan County, Wisconsin.

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

DETAILED DESCRIPTION OF **PROPOSED** OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: No change to existing use

BRIEF DESCRIPTION OF ALL REQUESTED VARIANCES FROM PROVISIONS OF THE ZONING ORDINANCE, WHICH ARE RELATED TO THE PROPOSED OPERATION OR USE: We are requesting 3 variances. The first request is to the landscape location requirements. We are unable to provide landscaping next to the building due to regulations for delivery of the raw goods used in manufacturing of products made at this facility. The additions will be in areas where there is existing asphalt paving or gravel. The second request is for a variance to the landscape point allocations. We are requesting that points be able to count toward multiple landscape categories due to the size of the project and limited landscape area. The final request is for a variance to the setback requirements on the south side of the building. The zoning ordinance states that front yard setbacks shall be 25 feet. A portion of the existing building is currently within the setback. We request that we be able to place part of the south tank foundation within the setback. The south end of the new tank addition foundation will be in alignment with the south face of the existing building and will not impede into the setback any farther than what exists currently.

**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 is an existing building. There will be no change in use.

Does the conditional use, in its proposed location, result in any substantial or undue adverse impact on nearby property the character of the neighborhood, environment, traffic, parking, public improvements, public property or rights-of-way? \_\_\_\_\_

There will be no change in the existing use of the building.

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

This is an existing building. There will be no change in use.

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, this is an existing building.

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

**OWNER OF SITE:** Old World Creamery

ADDRESS: 1606 Erie Avenue E-MAIL: steve@owcreamery.com

**ARCHITECT:** Distinctive Design Studio – Jason Ahrens

ADDRESS: 215 Pine Street, Sheboygan Falls, WI53085 E-MAIL: jason@distinctivedesignstudio.com

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

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

**5. CERTIFICATE**

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

  
APPLICANT'S SIGNATURE

02/01/2021  
DATE

Jason Ahrens  
PRINT ABOVE NAME



## **NARRATIVE – ARCHITECTURAL REVIEW & CONDITIONAL USE PERMIT APPLICATIONS**

February 16, 2021

### **PROJECT NAME AND ADDRESS:**

Old World Creamery  
1606 Erie Avenue  
Sheboygan WI 53081

### **COMPANY HISTORY AND JUSTIFICATION:**

Old World Creamery is part of a 4<sup>th</sup> generation family-owned cheese, butter, and dairy manufacturing company that got its start in 1912. The company purchased the old Verifine Dairy Products building in Sheboygan in 2016 and began to manufacture butter from cream at this location. The butter products manufactured here include their line of salted and unsalted butter as well as salted and unsalted Irish butter.

The company started manufacturing butter products due to demand and continue to grow this sector of their business. Due to the increased demand of their butter products, they will be adding another butter production line in the room on the southwest side of the building. The corridor and storage tank addition are located adjacent to this production room to minimize unwanted agitation of the cream prior to processing. After delivery, the cream will be pasteurized and held in these tanks to await production into butter. The storage tanks are adjacent to a corridor that provides access to piping used for the transfer of cream as well as access to the tank alcoves located at the bottom of the tanks which allows access to tank pumps, valves, and piping.

The salt storage addition will be used for the storage of salt as well as the location where the salt will be added during the manufacturing their salted butters. Salt is corrosive to metal. Having the salt in a separate, closed-off room will minimize corrosion to production equipment which will result in lower maintenance and repair costs.

The new cream storage tanks and salt storage addition will allow them to meet current and expected demand for the foreseeable future. Other additions and production increases depend upon demand and business growth.

### **PARCEL INFORMATION/ SITE DATA/ LEGAL DESCRIPTION:**

- The parcel is defined as tax parcel 59281205260.
- As described in document no. 202514 as all of block 84 and the vacated alley of the original plat of the city of Sheboygan, Sheboygan County, Wisconsin except that part deeded for right of way in volume 1440, pages 143 and 144, document no. 1448324.
- The entire lot area is 2.59 acres.

### **ZONING CLASSIFICATION/ ZONING REQUIREMENTS:**

URBAN INDUSTRIAL

#### **25-foot front yard setback (Erie Avenue)**

25-foot side yard setback to residential lot (16<sup>th</sup> Street)

5-foot side yard setback to nonresidential lot (17<sup>th</sup> Street)

25-foot rear yard setback to residential lot (St. Clair Avenue)

\* Bold text defines variance to be requested. See Variance Description.



**EXISTING SITE CONDITIONS/ LAND USE:**

- Property was formerly the location of Verifine Dairy Products Corporation. This site has been owned and occupied by Old World Creamery to produce butter products since 2016. The use of the building will not change.

**SITE SELECTION:**

- The property is, and has been, the location of a dairy foods plant for a long time. It was the location of Verifine Dairy Products Corporation until 2016 when Old World Creamery moved in.

**ESTIMATED EMPLOYEES:**

- There are currently 23 employees with an anticipated 5 or 6 employees added in the near future.

**LANDSCAPE REQUIREMENTS:**

- We are requesting variances to the landscape point allocations and locations outlined in requirements of Section 15.6. See below for more information regarding the variance requests.

**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. We do not anticipate any issues as the use of the site and building are not changing.

**SITE LIGHTING:**

- Site lighting will be limited to wall mounted fixtures that match existing.
- No pole lighting will be provided.

**HOURS OF OPERATION:**

Production at Old World Creamery runs 24 hours per day, 5 days per week, with the occasional 6-day work week. Office hours are from 7am to 5pm Monday thru Friday. The hours of operation will not change.

**ESTIMATED EMPLOYEES:**

There are currently 23 employees with an anticipated 5 or 6 employees added in the near future.

**HOURS OF OPERATION:**

Production at Old World Creamery runs 24 hours per day, 5 days per week, with the occasional 6-day work week. Office hours are from 7am to 5pm Monday thru Friday. The hours of operation will not change.

**ACCESS:**

Access to the site is provided from all four sides of the property. We are not changing the location or number of access points.

**PARKING:**

Employees park on the east side of the property. We are not changing the employee parking.

### **DELIVERIES:**

Deliveries are made on the east side of the property between 4 am and 7pm. The location will not change. There are currently 3 deliveries per day, 15 deliveries per week on average. With the new tanks, they anticipate another 2-3 deliveries per day.

There will not be an adverse impact on any nearby properties, and it will not significantly increase traffic, parking, or impact rights-of-way.

### **SIGNAGE:**

Existing signage will remain. No new signage will be installed at this time.

### **ARCHITECTURE:**

- The proposed work consists of two (2) additions which will remain consistent with the look and feel of the existing buildings with cream-colored brick exterior, parapets, and tan copings/ flashings. No mechanicals will be added to the roofs of the buildings, which will not require screening.
  - Addition 1 is a Storage Tank and Corridor Addition located at the southwest corner of the existing building, consisting of a small building addition and up to four (4) 30,000-gallon stainless steel cream storage tanks located adjacent to this addition. The two tanks on the south side of the corridor addition will be installed now along with the foundation for the north tanks. The south tanks will be installed later.
    - 370 square feet building addition(14'-7 1/4" x 25'-4 1/2" x 17'-0" high).
    - 4 tanks, each tank is 10'-6" outside diameter, 54'-7" overall height from base to top of dome.
  - Addition 2 is a Salt Storage Addition located on the south side of the existing buildings, west of the office building and east of the new tank addition. This addition will be used for the storage of salt that is used in the production of salted butter.
    - 473 square feet (54'-3 3/4" x 8'-8 1/2" x 24' - 0" high)
- Impervious coverage of the lot will not increase. The locations of the new additions are currently paved with asphalt or another impermeable surface.

### **VARIANCE REQUEST/ VARIANCE DESCRIPTION:**

- There are a total of three (3) variances being requested:
  1. Landscape location requirements
  2. Landscape point allocation per category
  3. Front yard setback, Erie Avenue

#### **1. LANDSCAPE LOCATION VARIANCE**

The requested variance is to allow the landscaping required by these additions to be located elsewhere on the site and not have to follow the location requirements based on category. We are unable to provide landscaping next to the building due to regulations for delivery of the raw goods used in manufacturing of products made at this facility. The additions will be in areas where there is existing impervious asphalt or gravel paving. We request that plantings be located at the island on the southwest end of the property where the sign is located as well as in the greenspace located on the south east end of the property.

#### **2. LANDSCAPE POINT ALLOCATION AND MINIMUMS PER CATEGORY**

The requested variance is to allow points from plantings to be divided amongst multiple landscape categories and minimize the use of plant classification minimums for each category. We are



requesting this variance due to the small size of the additions and the small amount of greenspace available for landscape. This will allow us to allocate points from larger plants to multiple categories. Minimizing the plant point minimums based on size of plants will also prevent overcrowding of the little landscaping areas that are available that the larger classifications could lead to.

### 3. FRONT YARD SETBACK REQUIREMENTS

The final request is for a variance to the front yard setback requirements. The zoning ordinance states that Urban Industrial zoning shall have a 25-foot front yard setback. A portion of the existing building currently resides within the 25-foot setback requirement. This variance will allow the alignment of the south edge of the south side tank slab foundation as well as the south wall of the salt storage addition to align with the south wall of the existing building. This will allow for better internal production flow into the new space as well as keeping the northern tank foundation slab away from the existing exit door just north of the new addition.

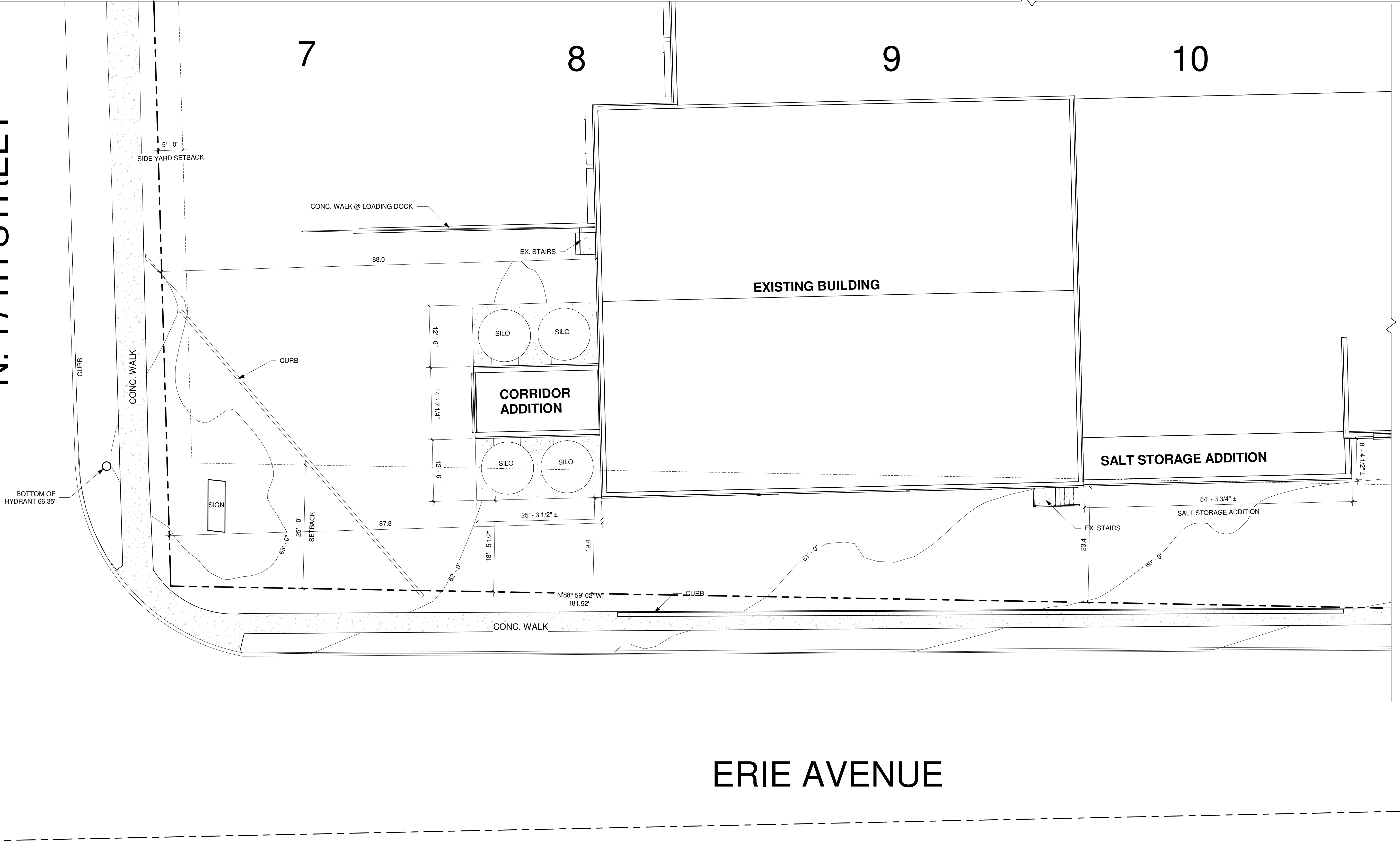
N. 17TH STREET

7

8

9

10



1 SITE PLAN - PARTIAL SITE PLAN  
1" = 10'-0"

THESE DOCUMENTS ARE NOT FOR CONSTRUCTION

#	DATE	CITY SUBMITTALS	DESCRIPTION
1	2/16/2021		

**DISTINCTIVE DESIGN**  
STUDIO

215 Pine Street  
Sheboygan Falls, WI 53085  
Ph: (920)-395-1090  
www.distinctivedesignstudio.com

**OLD WORLD CREAMERY**

SILO TANK ADDITION  
1606 ERIE AVENUE  
SHEBOYGAN, WI 53081

PRELIMINARY PLANS

SITE PLAN

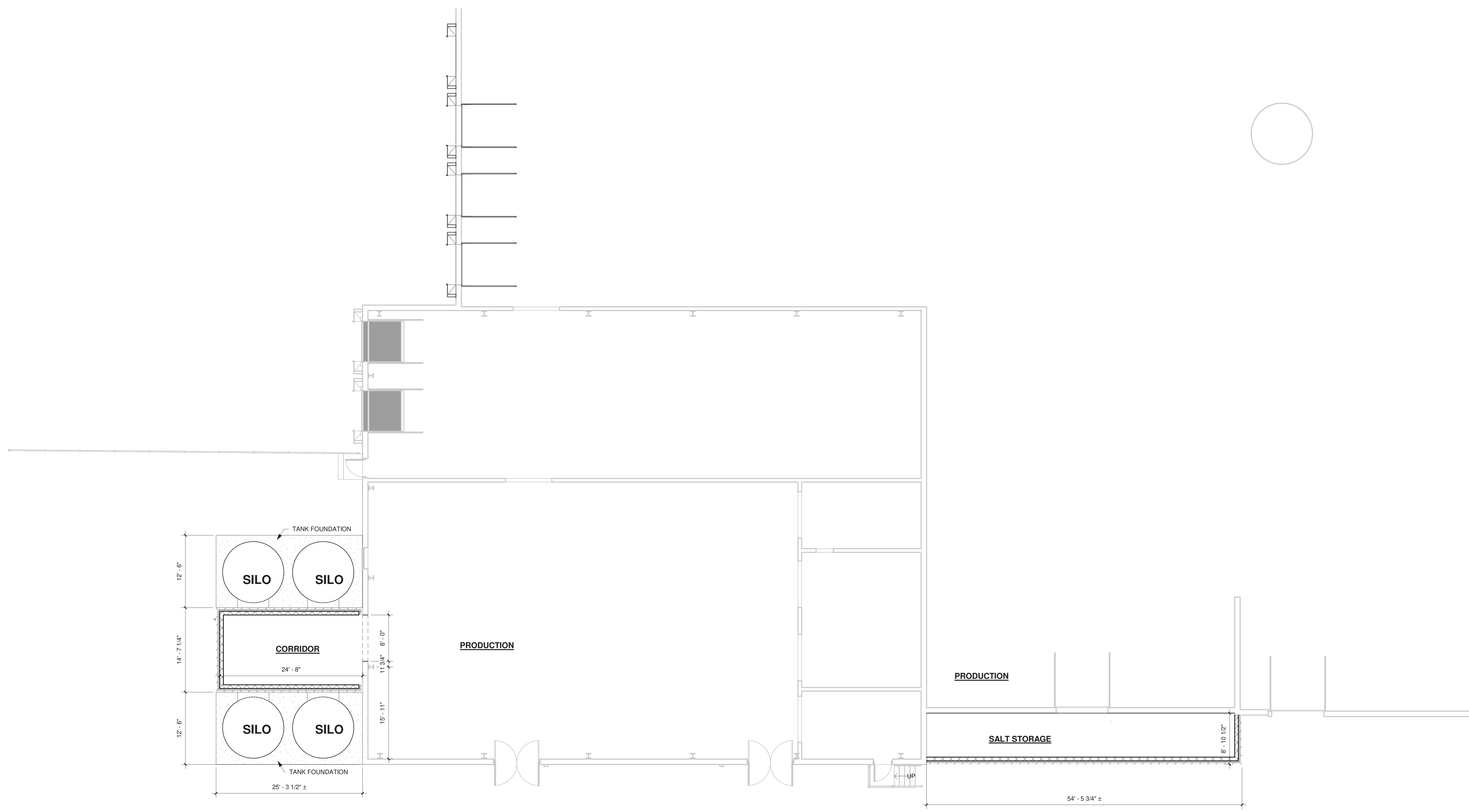
ISSUE DATE: 12/20/2020  
DRAWN BY: JRA  
CHECKED BY: JRA  
PROJECT #: 20-052

**C100**

SCALE: 1" = 10'-0"

NOTE:  
12x18 SETS ARE REDUCED BY 50%  
SCALE DRAWINGS ACCORDINGLY

WRITTEN DIMENSIONS ON THESE DOCUMENTS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. THESE DOCUMENTS ARE NOT TO BE REPRODUCED, CHANGED, COPIED, OR OTHERWISE USED IN ANY MANNER WITHOUT THE EXPRESS WRITTEN PERMISSION AND CONSENT OF DISTINCTIVE DESIGN STUDIO.



**1 FLOOR PLAN - PARTIAL FIRST FLOOR**  
 1/8" = 1'-0"

THESE DOCUMENTS ARE NOT FOR CONSTRUCTION

#	DATE	SD DOCS	DESCRIPTION
1			

**DISTINCTIVE DESIGN**  
 STUDIO

215 Pine Street  
 Sheboygan Falls, WI 53085  
 Ph: (920)-395-1090  
 www.distinctivedesignstudio.com

# OLD WORLD CREAMERY

SILO TANK ADDITION  
 1606 ERIE AVENUE  
 SHEBOYGAN, WI 53081

PRELIMINARY PLANS

FIRST FLOOR PLAN

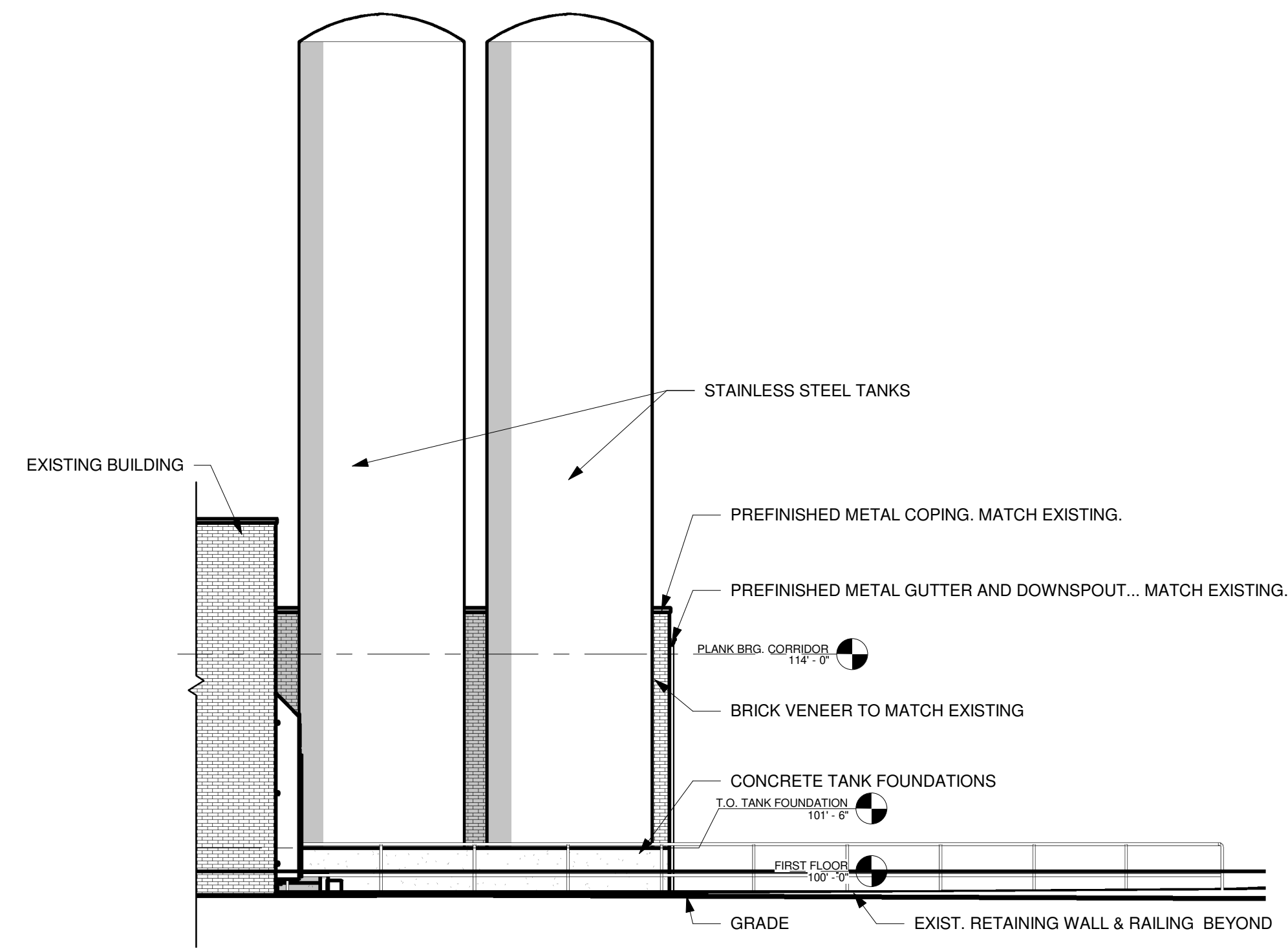
ISSUE DATE: 12/20/2020  
 DRAWN BY: JRA  
 CHECKED BY: JRA  
 PROJECT #: 20-052

**A101**

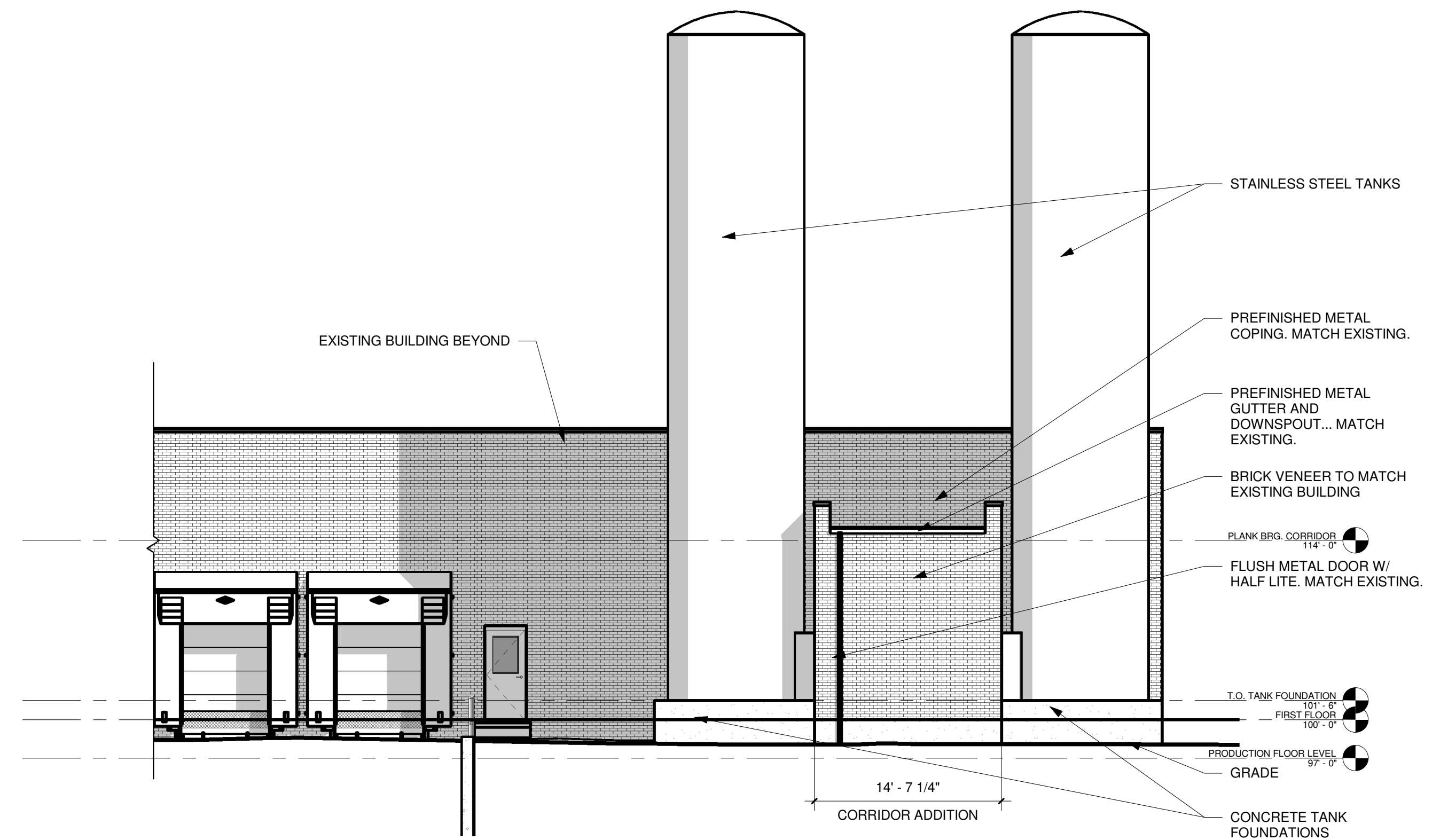
SCALE: 1/8" = 1'-0"

NOTE:  
 12x18 SETS ARE REDUCED BY 50%  
 SCALE DRAWINGS ACCORDINGLY

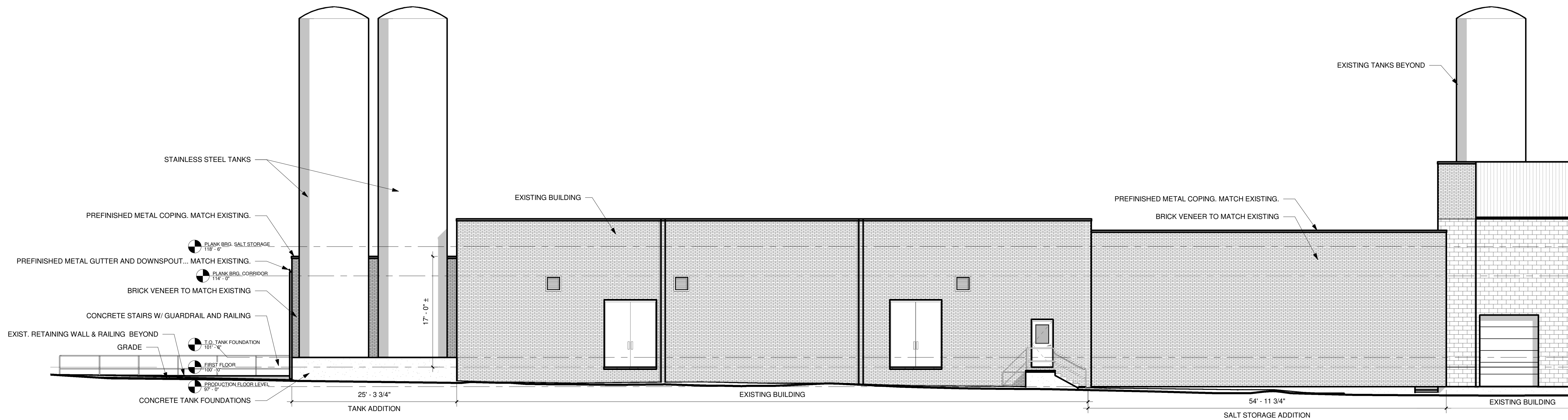
WRITTEN DIMENSIONS ON THESE DOCUMENTS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE WORK.



③ FLOOR PLAN - NORTH ELEVATION  
1/8" = 1'-0"



② EXTERIOR ELEV. - PARTIAL WEST ELEVATION  
1/8" = 1'-0"



① EXTERIOR ELEV. - PARTIAL SOUTH ELEVATION  
1/8" = 1'-0"

REVISIONS	DESCRIPTION
#	DATE

**DISTINCTIVE DESIGN**  
STUDIO  
215 Pine Street  
Sheboygan Falls, WI 53085  
Ph: (920)-395-1090  
www.distinctivedesignstudio.com

# OLD WORLD CREAMERY

SILO TANK ADDITION  
1606 ERIE AVENUE  
SHEBOYGAN, WI 53081

PRELIMINARY PLANS

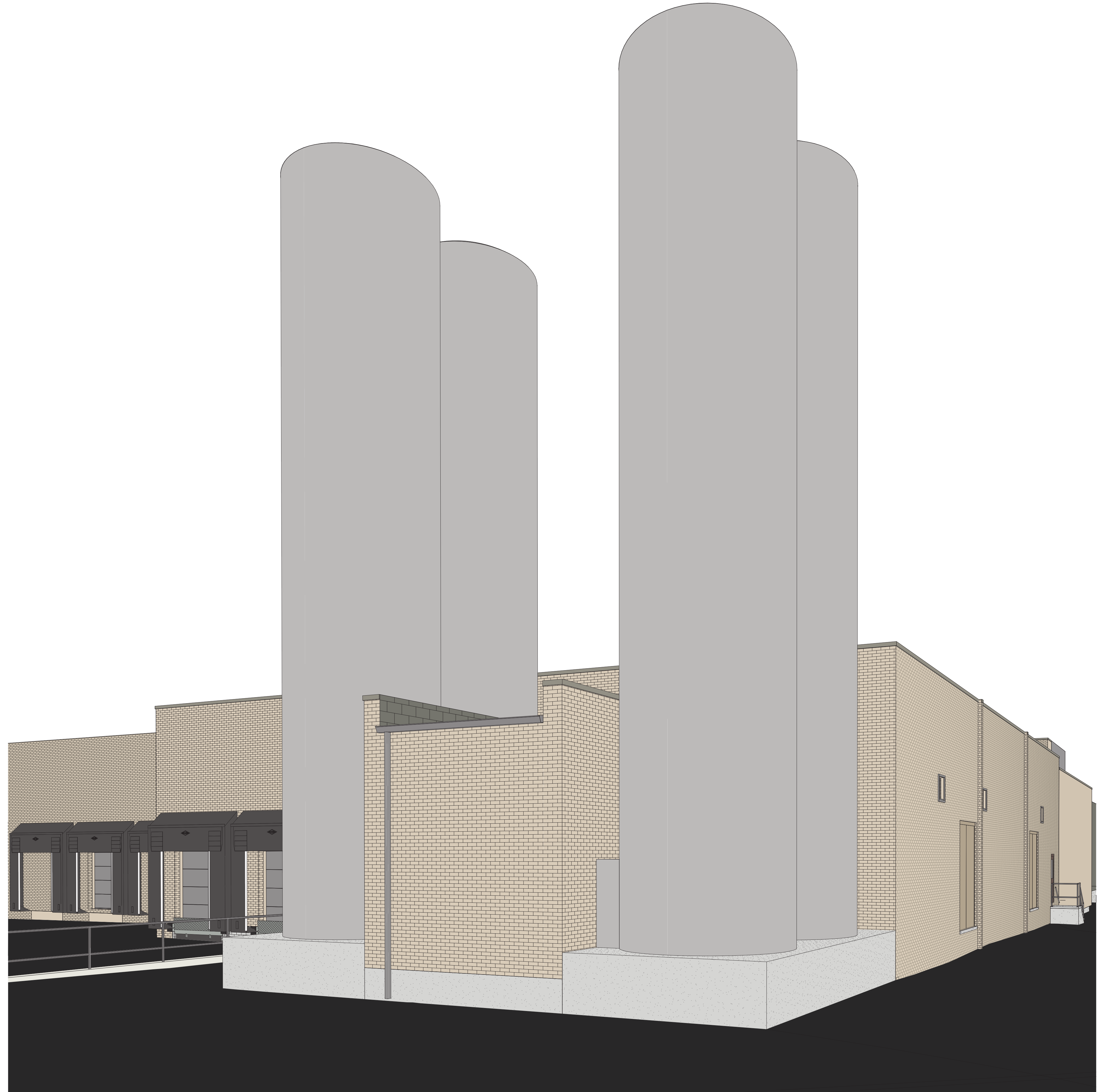
EXTERIOR ELEVATIONS

ISSUE DATE: 12/20/2020  
DRAWN BY: JRA  
CHECKED BY: JRA  
PROJECT #: 20-052

**A201**

SCALE: 1/8" = 1'-0"  
NOTE: 12x18 SETS ARE REDUCED BY 50% SCALE DRAWINGS ACCORDINGLY

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THESE DOCUMENTS ARE NOT FOR CONSTRUCTION

#	DATE	DESCRIPTION

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# OLD WORLD CREAMERY

SILO TANK ADDITION  
1606 ERIE AVENUE  
SHEBOYGAN, WI 53081

PRELIMINARY  
PLANS

PERSPECTIVE

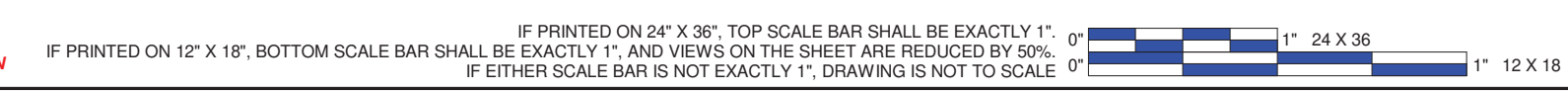
ISSUE DATE: 12/20/2020  
DRAWN BY: JRA  
CHECKED BY: JRA  
PROJECT #: 20-052

**G200**

SCALE:  
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SCALE DRAWINGS ACCORDINGLY

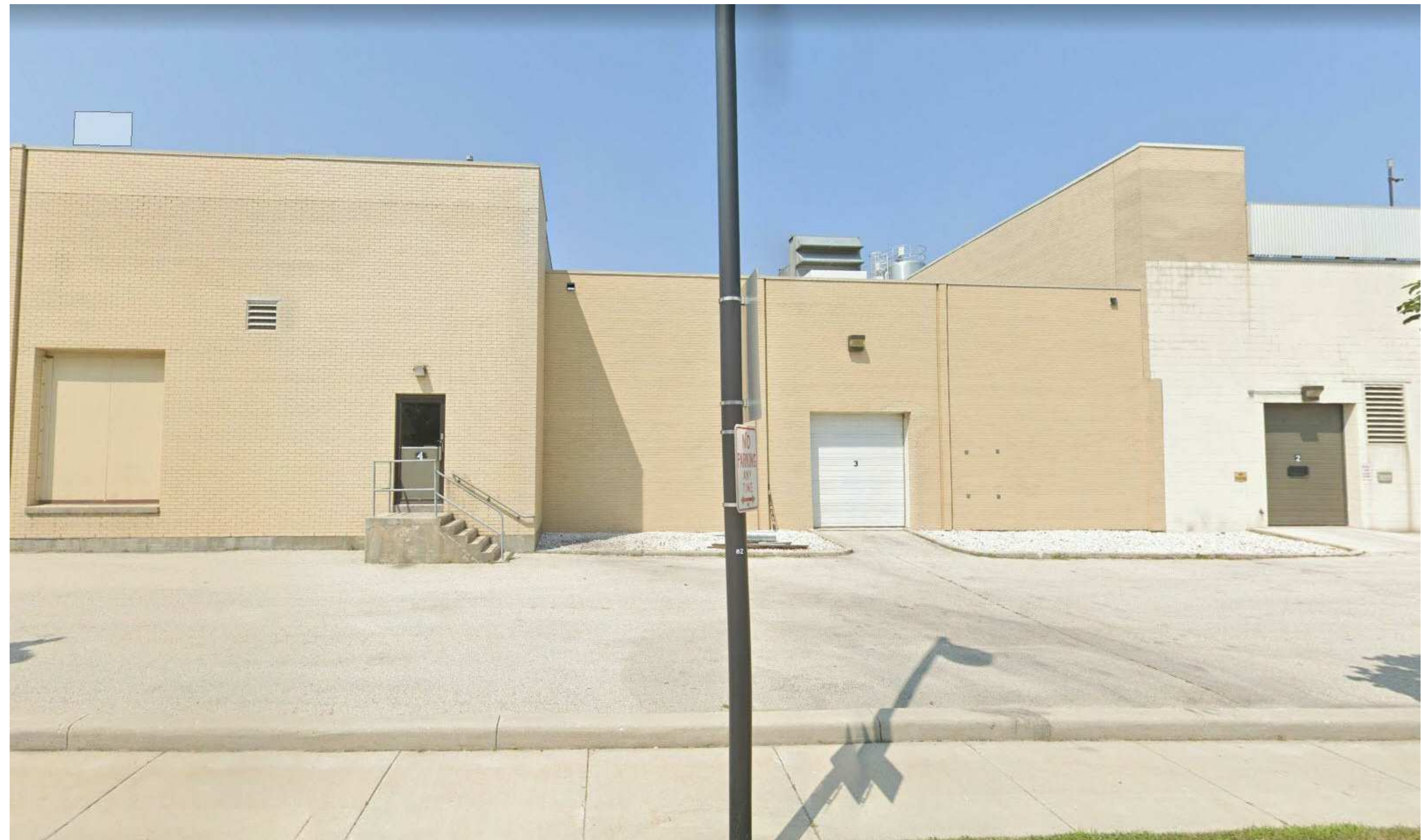
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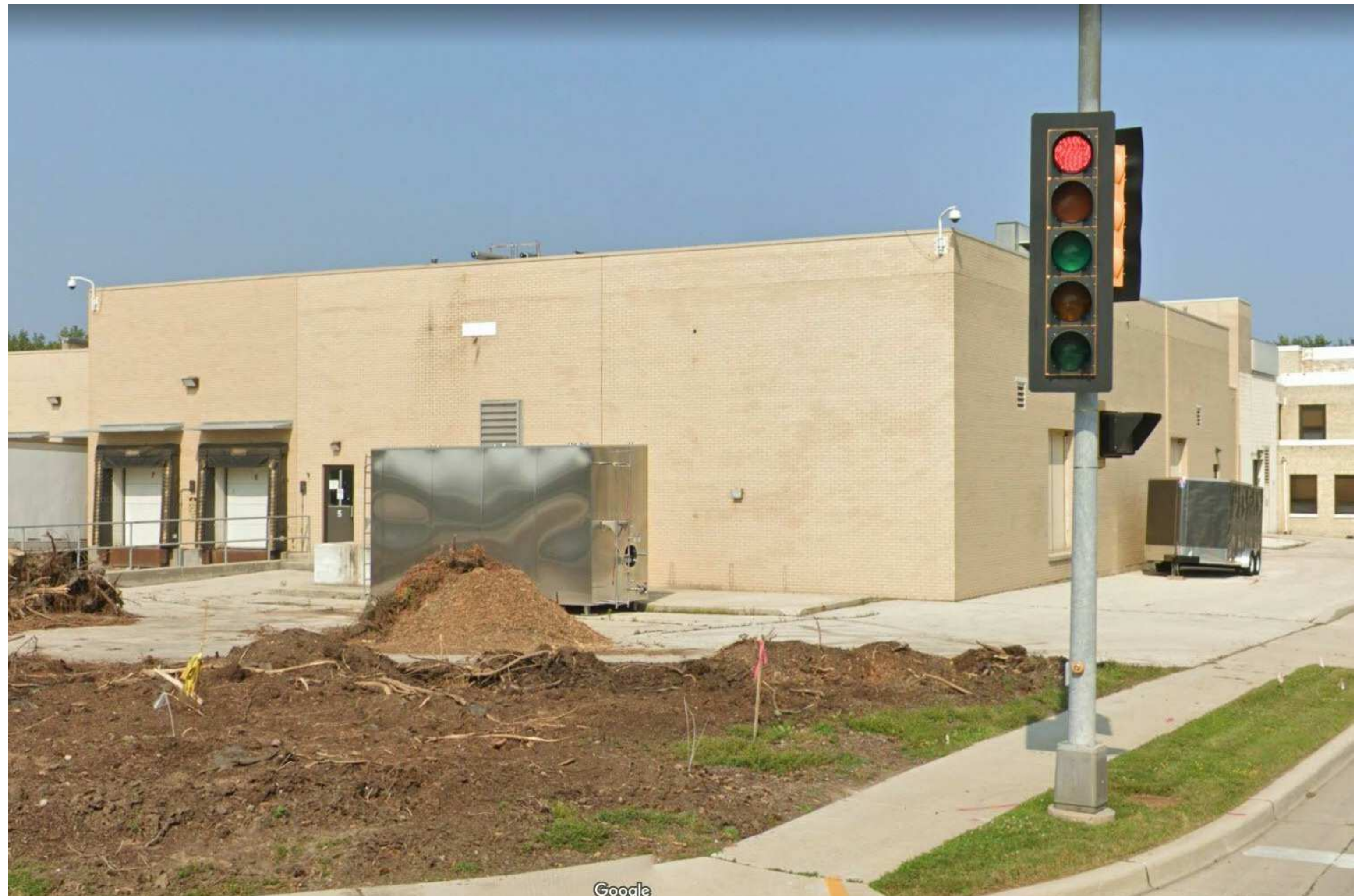




BUILDING WITH TANKS SIMILAR TO PROPOSED PROJECT



EXISTING SOUTH ELEVATION



EXISTING VIEW FROM SOUTHWEST CORNER

#	DATE	CITY SUBMITTALS	DESCRIPTION
1	2/16/2021		

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Sheboygan Falls, WI 53085  
Ph: (920)-395-1090  
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# OLD WORLD CREAMERY

SILO TANK ADDITION  
1606 ERIE AVENUE  
SHEBOYGAN, WI 53081

PRELIMINARY PLANS

PHOTOS

ISSUE DATE:	12/20/2020
DRAWN BY:	JRA
CHECKED BY:	JRA
PROJECT #:	20-052

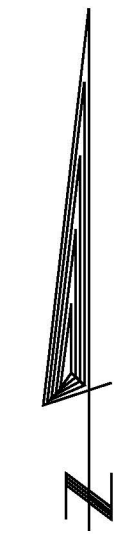
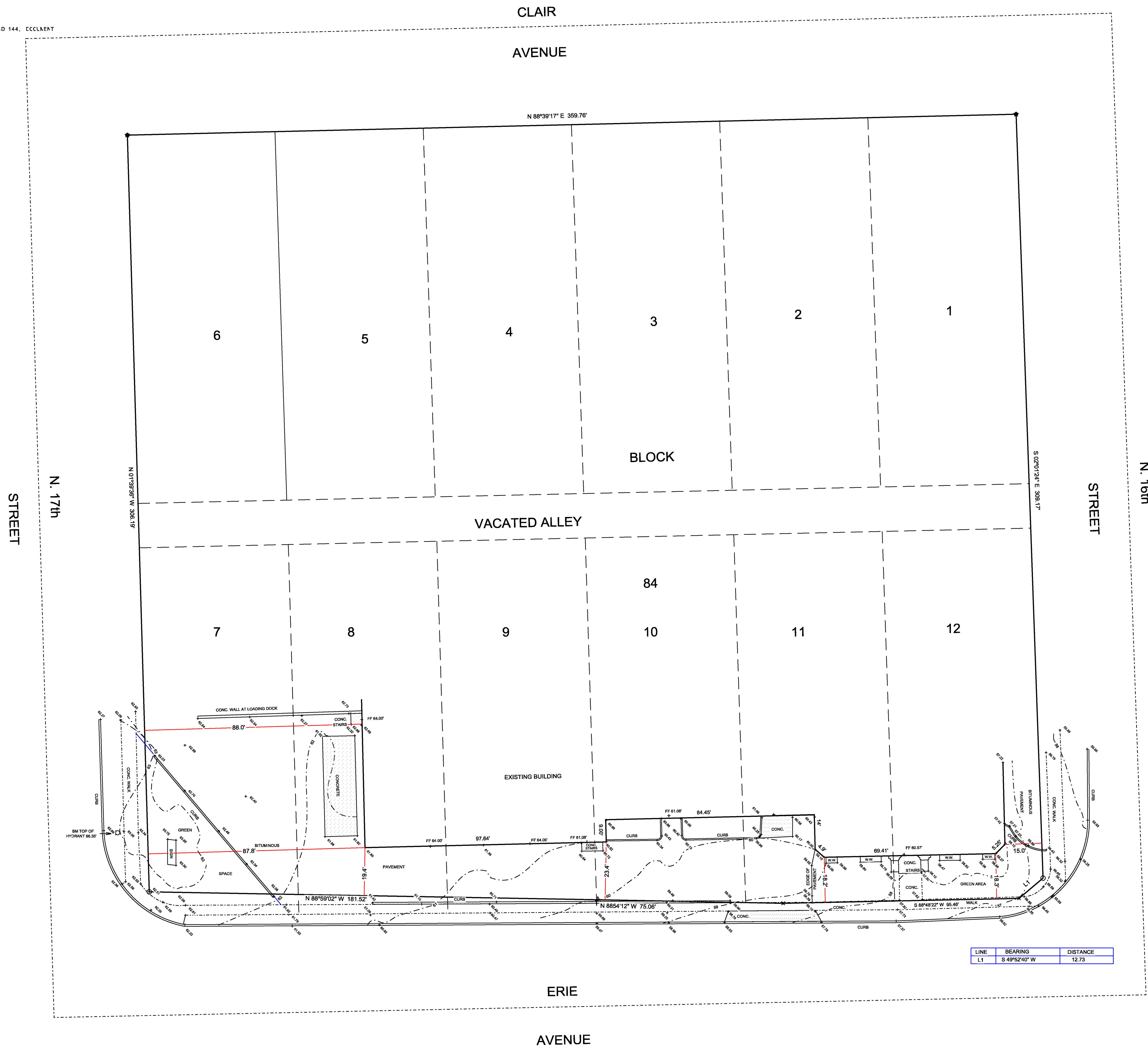
**G300**

SCALE:  
NOTE:  
12X18 SETS ARE REDUCED BY 50%  
SCALE DRAWINGS ACCORDINGLY

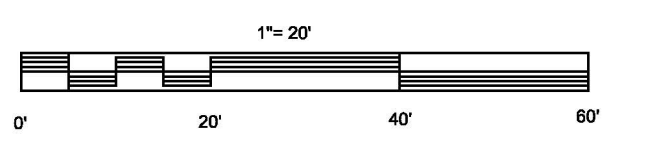
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D & H LAND SURVEYS LLC  
 1628 GEORGIA AVENUE  
 SHEBOYGAN, WISCONSIN

1606 ERIE AVENUE  
 PARCEL NO. 59281205260  
 AS DESCRIBED IN DOCUMENT NO. 202514 AS ALL OF BLOCK 84 AND THE VACATED ALLEY  
 OF THE ORIGINAL PLAT OF THE CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN.  
 EXCEPT THAT FAULT CEDED FOR FIGHT CF VAY IN VCLLAE 1440 PAGES 143 AND 144, ECCLAENT  
 NO. 1448324

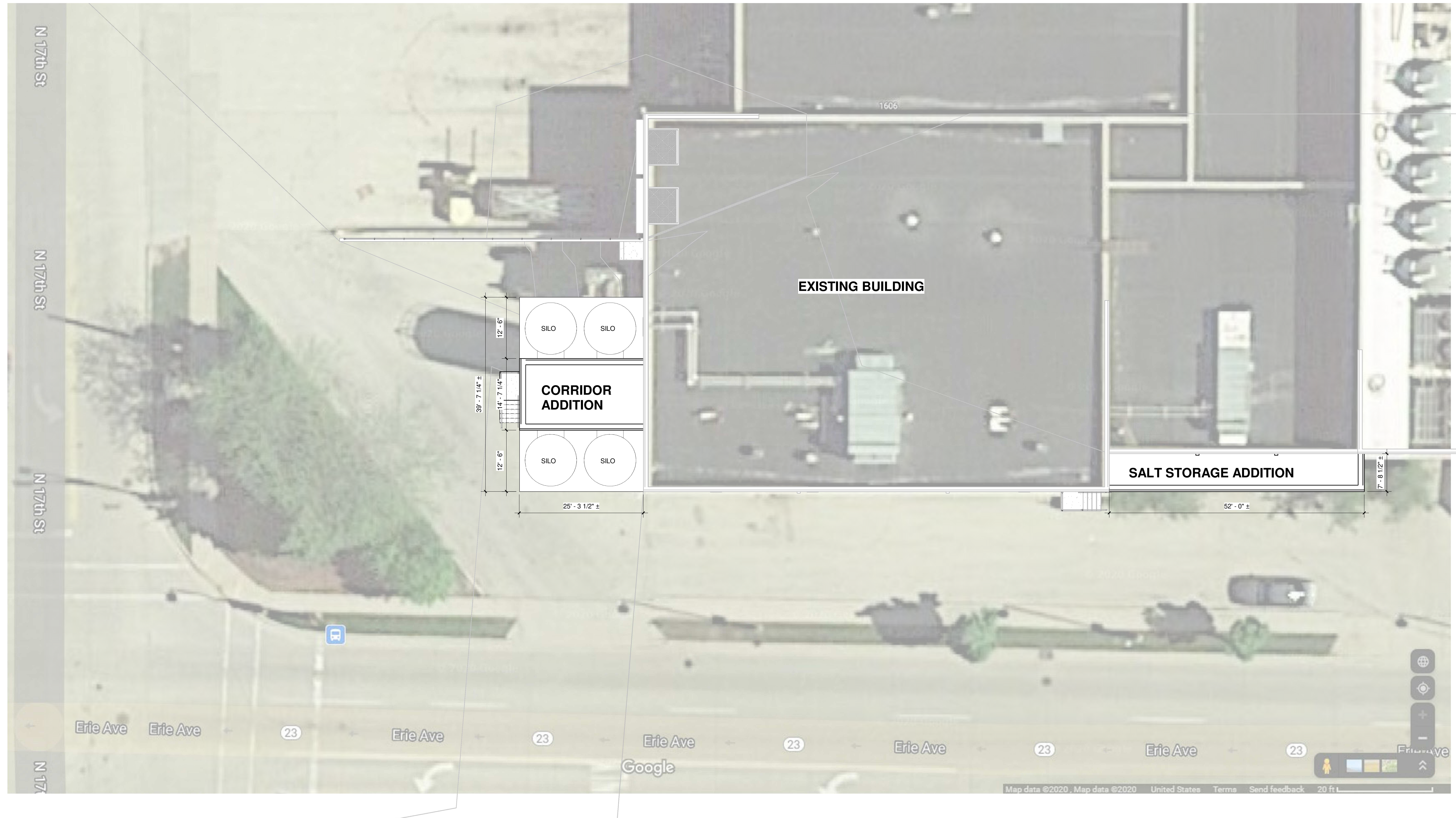


- ★ = 1" IRON PIPE FOUND
- = 1" IRON PIPE SET
- ▲ = PK NAIL SET
- x = CHISELED CROSS SET
- W.W. = WINDOW WELL
- - - = EDGE OF CONCRETE



THIS IS TO CERTIFY THAT THE INFORMATION SHOWN HEREON  
 IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Dennis J. Van Sluys S-1238  
 Dated this 22nd day of January, 2021.



1 FLOOR PLAN - SITE PLAN  
1" = 10'-0"

**DISTINCTIVE DESIGN**  
STUDIO

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Sheboygan Falls, WI 53085  
Ph: (920)-395-1090  
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# OLD WORLD CREAMERY

SILO TANK ADDITION  
1606 ERIE AVENUE  
SHEBOYGAN, WI 53081

PRELIMINARY PLANS

SITE PLAN

ISSUE DATE: 12/20/2020  
DRAWN BY: JRA  
CHECKED BY: JRA  
PROJECT #: 20-052

**C100**

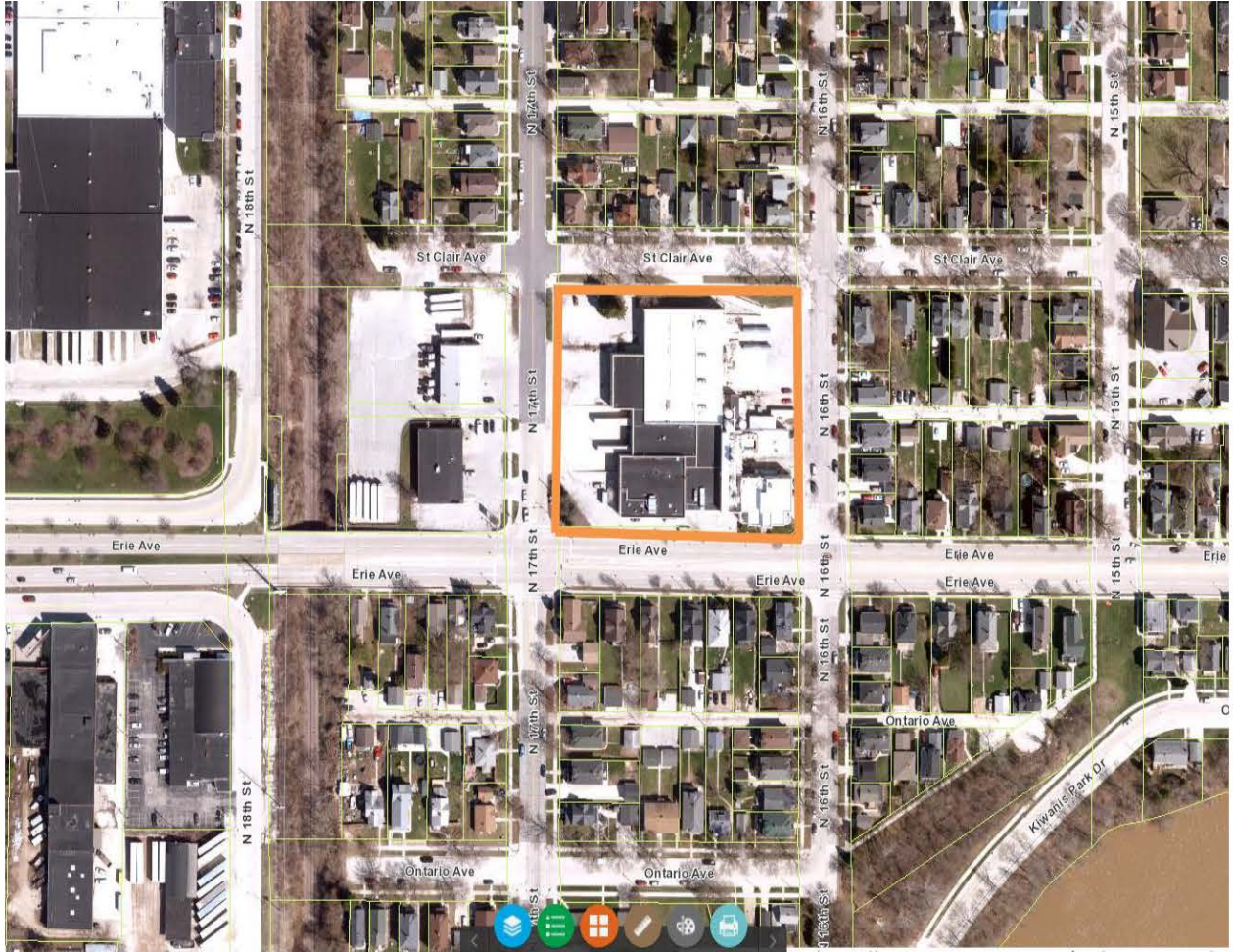
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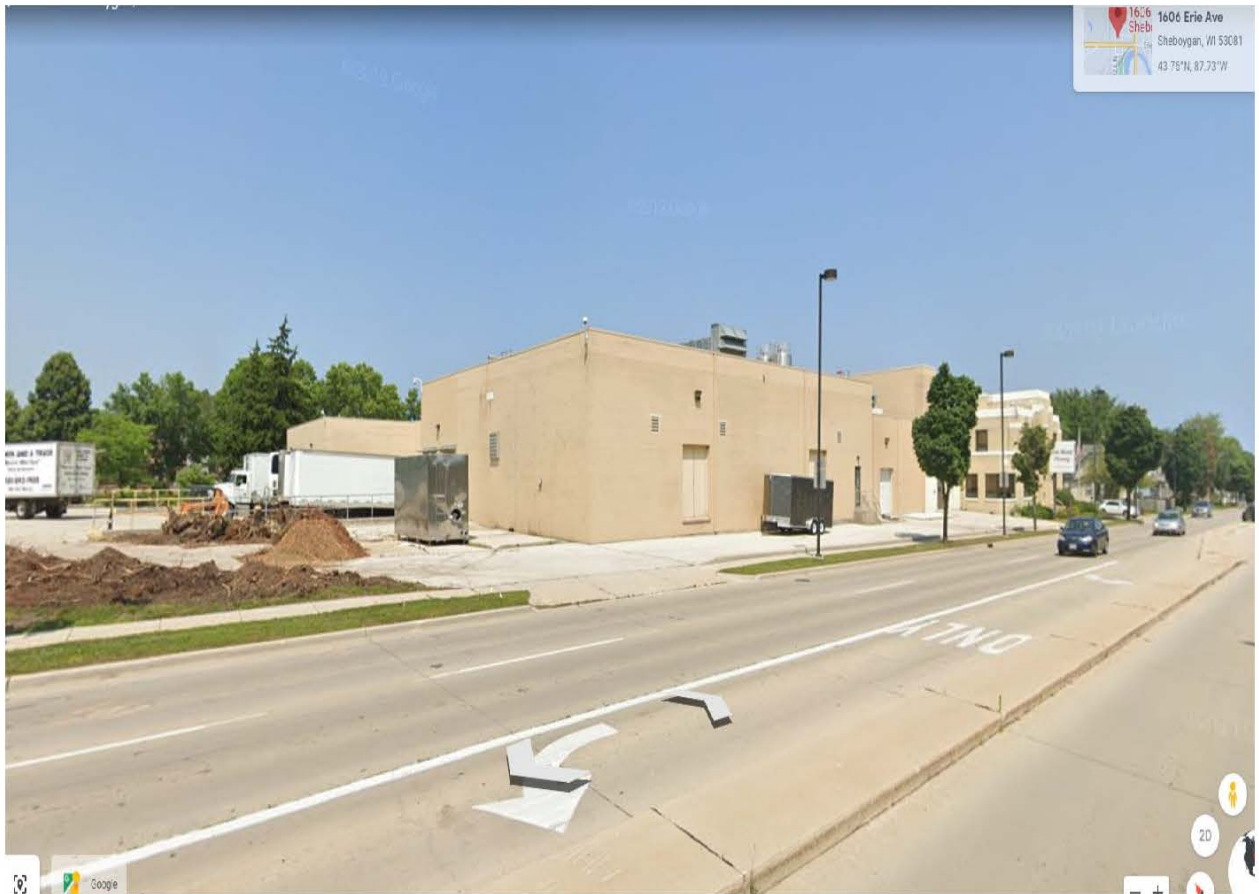
**NOTE:**  
12x18 SETS ARE REDUCED BY 50% SCALE DRAWINGS ACCORDINGLY

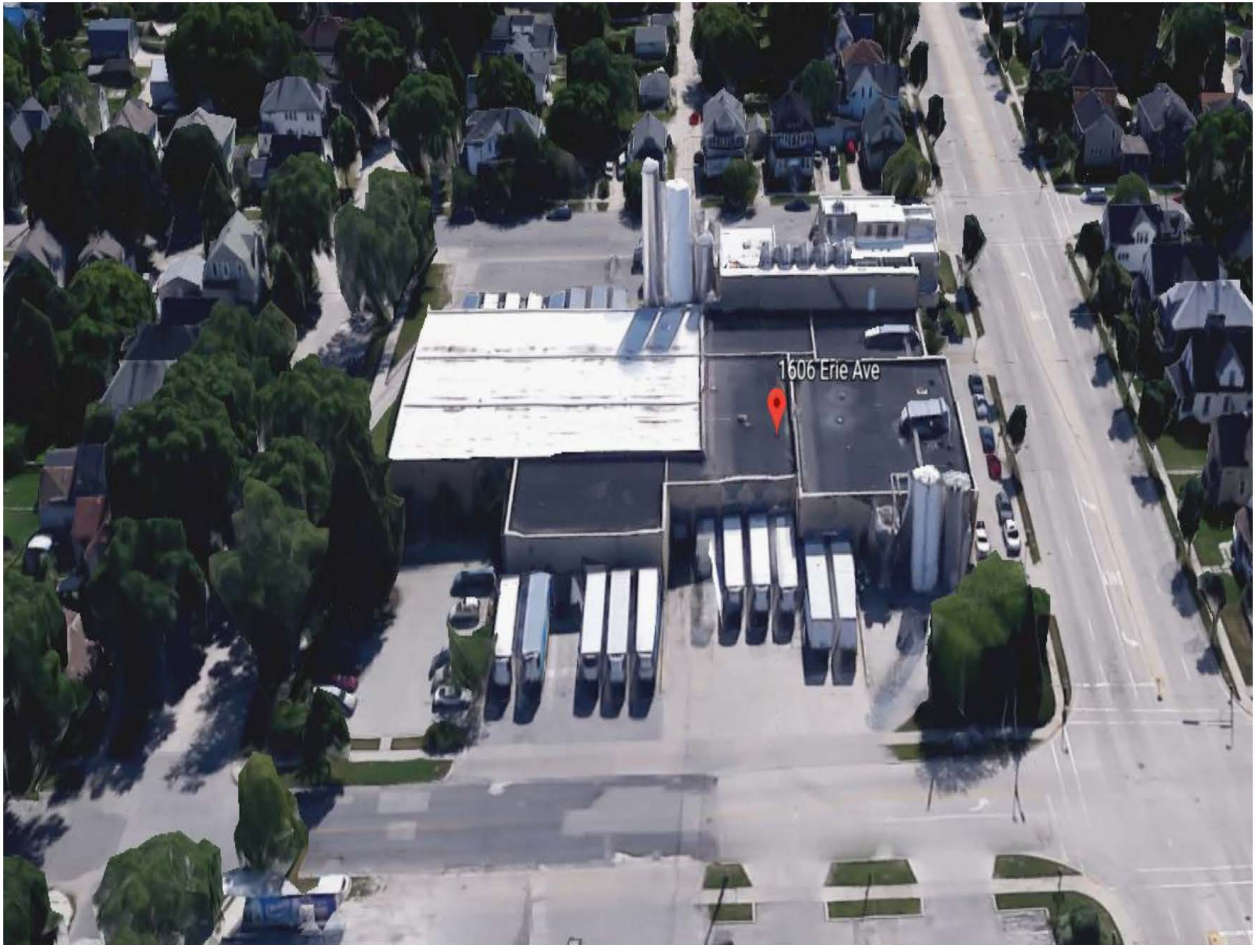
REVISIONS	DATE	DESCRIPTION
#		

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**CITY OF SHEBOYGAN**

**REQUEST FOR CITY PLAN COMMISSION CONSIDERATION**

---

**ITEM DESCRIPTION:** Application for Conditional Use Permit with exceptions by Old World Creamery to construct new building additions and two silos at 1606 Erie Avenue. UI Zone

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

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**REPORT DATE:** February 19, 2021

**MEETING DATE:** February 23, 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:**

Old World Creamery is proposing construct two (2) new building additions and two (2) silos at 1606 Erie Avenue. The applicant states:

- Old World Creamery is part of a 4<sup>th</sup> generation family-owned cheese, butter, and dairy manufacturing company that got its start in 1912. The company purchased the old Verifine Dairy Products building in Sheboygan in 2016 and began to manufacture butter from cream at this location. The butter products manufactured here include their line of salted and unsalted butter as well as salted and unsalted Irish butter.
- Old World Creamery started manufacturing butter products due to demand and continue to grow this sector of their business. Due to the increased demand of their butter products, they will be adding another butter production line in the room on the southwest side of the building. The corridor and storage tank addition are located adjacent to this production room to minimize unwanted agitation of the cream prior to processing.
- After delivery, the cream will be pasteurized and held in these tanks to await production into butter. The storage tanks are adjacent to a corridor that provides access to piping used for the transfer of cream as well as access to the tank alcoves located at the bottom of the tanks which allows access to tank pumps, valves, and piping.
- The salt storage addition will be used for the storage of salt as well as the location where the salt will be added during the manufacturing their salted butters. Salt is corrosive to metal. Having the salt in a separate, closed-off room will minimize corrosion to production equipment which will result in lower maintenance and repair costs.

- The new cream storage tanks and salt storage addition will Old World Creamery to meet current and expected demand for the foreseeable future. Other additions and production increases depend upon demand and business growth.
- There are currently 23 employees with an anticipated 5 or 6 employees added in the near future.

The applicant states the following about the structures to be constructed:

- The new building additions will match the look and feel of the existing buildings.
- The 370sf (14.6 x 25.3) Silo/Tank Corridor Addition on the southwest corner of the west wall will have a cream-colored brick exterior that matches the existing building with tan coping/ flashing and dark bronze doors (17<sup>th</sup> Street side of building).
- Two 54.6 feet high stainless-steel tanks will be installed on the south side of the corridor addition with two tanks on the north side to be installed at a future date. The foundation/slab for the north silos will be installed now for easier tank installation in the future (17<sup>th</sup> Street side of building).
- The 463sf (8.5 x 54.5) Salt Storage Addition in the middle of the south side of the building will also have a cream-colored brick exterior and tan copings/flashings that match the existing building. The south wall of this addition will be in alignment with the south wall of the existing southwest building. Both additions will have flat roofs with parapet walls (Erie Avenue side of building).
- Access to the facility will remain as currently shown. Products will arrive and be shipped via both straight trucks as well as semi- tractor trailers. It is our intent to handle the shipping and receiving during our normal hours of operation. However, due to the nature our products and the sensitivity to heat, there may be times when receiving takes place after normal hours.
- Site lighting will be limited to wall mounted fixtures that match existing.

**STAFF COMMENTS:**

Old World Creamery is somewhat limited in terms of land and appears adding structures where space allows and where the additions function well with their internal production.

The Plan Commission may want to have the applicant address the approximate timeframe when the additional tanks maybe added (north side of the new building addition on the west wall). Does Old World Creamery have plans for other potential structures and/or improvements in the future?

The applicant is requesting the following exceptions:

- To match the existing Erie Avenue building setback – the minimum building setback to a front/street yards is 25 feet.

A portion of the existing building currently resides within the 25-foot setback requirement. This variance will allow the alignment of the south edge of the south side tank slab foundation as well as the south wall of the salt storage addition to align with the south wall of the existing building. This will allow for better internal production flow into the new space as well as keeping the northern tank foundation slab away from the existing exit door just north of the new addition.

- The applicant is requesting an exception to construct two (2) 54.6 foot high tanks – the maximum height permitted is 50 feet.
- Requesting an exception from the locational landscaping requirements and the total number of points required to be installed - Applicant shall meet the four (4) locational landscaping and the number of points required.

The requested variance is to allow the landscaping required by these additions to be located elsewhere on the site and not have to follow the location requirements. We are unable to provide landscaping next to the building due to regulations for delivery of the raw goods used in manufacturing of products made at this facility. The additions will be in areas where there is existing impervious asphalt or gravel paving. We request that plantings be located at the island on the southwest end of the property where the sign is located as well as in the greenspace located on the south east end of the property.

The requested variance is to allow points from plantings to be divided amongst multiple landscape categories and minimize the use of plant classification minimums for each category. We are requesting this variance due to the small size of the additions and the small amount of greenspace available for landscape. This will allow us to allocate points from larger plants to multiple categories. Minimizing the plant point minimums based on size of plants will also prevent overcrowding of the little landscaping areas that are available that the larger classifications could lead to

Staff does not have an issue with the locational landscaping variance request but will recommend denial of the total number of landscaping points to be installed. The amount of landscaping to be installed is very little. Old World Creamery has a significant amount of paved surface around their site. Their property is very visible along Erie Avenue which is the main entrance to the City of Sheboygan. Installing a bit of landscaping at this site is certainly not a burden and has the opportunity to improve the appearance along Erie Avenue.

#### **ACTION REQUESTED:**

Staff recommends denial of the exemption request to reduce the total number of landscaping points to be installed as part of this project.

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

1. Prior to operation/occupancy, the applicant shall obtain all licenses and occupancy permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, water, sewer, health, food, State of Wisconsin, hazardous materials, etc. An occupancy permit will be granted only at such time as the applicant has met all requirements.
2. 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.).
3. The facility will meet all zoning requirements including but not limited to noise, smells, vibration, hazardous materials, 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 issuance of an occupancy permit.
6. If using dumpsters, the dumpster(s) shall be screened/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. There shall be no spillover light onto adjacent properties or the streets.
10. Applicant shall obtain the necessary sign permits prior to installation.
11. Applicant shall install individual letter signs – no cabinet or flat panel signs.
12. All areas used for parking/maneuvering of vehicles shall be paved.
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 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. Absolutely no portion of the new building and/or site improvements shall cross the property line (buildings, parking, retaining walls, signs, landscaping, etc.).
17. It will be the applicant's responsibility to work with all private and public utilities in order to provide easements and/or relocate utilities as necessary.
18. 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.).
19. All Semi-trucks shall use designated truck routes in the City of Sheboygan.
20. Applicant shall be required to obtain the required approval for future tank installations (conditional use permits, building permits, etc.)
21. Prior to building permit issuance, the City of Sheboygan Architectural Review Board shall review/approve the proposed building design.
22. If there are any amendments to the approved use and/or site plan, the applicant will be required to submit a new site plan and/or conditional use application reflecting those amendments.

#### **ATTACHMENTS:**

Conditional Use 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: Johnsonville Sausage, LLC Contacts: Brian Jacoby, Mike Ames  
ADDRESS: P.O. Box 906, Sheboygan Falls, WI E-MAIL: bjacoby@johnsonville.com  
mames@johnsonville.com  
PHONE: ( ) Brian Jacoby 920-453-7755  
Mike Ames 920-453-7403 FAX NO. ( 920 ) 453-2212

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

NAME OF PROPOSED/EXISTING BUSINESS: Johnsonville Sausage, LLC  
ADDRESS OF PROPERTY AFFECTED: 3402 Crocker Ave, Sheboygan, WI, 53081  
LEGAL DESCRIPTION: \_\_\_\_\_  
See attached.

BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE: \_\_\_\_\_  
Manufacturing (previously owned by Wigwam Sock Factory)

DETAILED DESCRIPTION OF **PROPOSED** OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: \_\_\_\_\_  
Manufacturing - Food Production. See narrative for additional information.

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

**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? \_\_\_\_\_

See attached narrative.

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? \_\_\_\_\_

See attached narrative.

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

See attached narrative.

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. \_\_\_\_\_

See attached narrative.

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

**OWNER OF SITE:** Johnsonville Sausage, LLC, Contacts: Brian Jacoby, Mike Ames

bjacoby@johnsonville.com

**ADDRESS:** P.O. Box 906, Sheboygan Falls, WI 53085 **E-MAIL:** mames@johnsonville.com

**ARCHITECT:** Excel Engineering, Inc, Contact: Mike Sampson

**ADDRESS:** 100 Camelot Dr, Fond du Lac, WI 54935 **E-MAIL:** mike.s@excelengineer.com

**CONTRACTOR:** Miron Construction Co, Inc - Eric Grams

**ADDRESS:** P.O. Box 509, Neenah, WI 54957 **E-MAIL:** eric.grams@miron-construction.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**

2/1/21  
\_\_\_\_\_  
**DATE**

Brian Jacoby  
\_\_\_\_\_  
**PRINT ABOVE NAME**

January 29, 2021

## **CUP Project Description**

### **PROJECT NAME AND ADDRESS:**

Johnsonville Sheboygan Remodel  
3402 Crocker Ave  
Sheboygan, Wisconsin 53081

### **PARCEL INFORMATION/ZONING CLASSIFICATION/SITE DATA**

- The parcel is defined as tax parcel 59281423880
- SI – Suburban Industrial
- Lot area is 16.56 acres.

### **EXISTING SITE CONDITIONS/LAND USE:**

- Facility was formerly owned by Wigwam Mills and functioned as an industrial knitting mill corporate headquarters. The building is currently vacant. Existing building to remain and be remodeled with a small building addition to the north side with little change to the exterior layout and appearance of the building.

### **PROPOSED BUILDING USE AND ACTIVITIES TO TAKE PLACE ONSITE**

- The facility will be converted to a meat processing facility. Activities start with meat being received in totes. The meat will then be stuffed into links, cooked, and packaged. Pallets of finished products will then leave the facility for refrigerated storage off site.
- Current plans include increasing the proposed number of lines used to process more volumes of meat into sausages at some point soon, but current project will install one line with a relatively low volume of materials in and out of the facility.
- No outdoor storage is proposed.

### **SITE SELECTION**

- Current location is supported logistically easily from the current Johnsonville Sheboygan Falls facility for both raw meat preparation and storage and distribution of finished product.
- The facility being a current manufacturing facility provides much needed space for continued strategic growth for Johnsonville.
- Demolition work is in progress within the building with construction to full building enclosure to be complete by October 2021 followed by equipment installations into balance of 2021 and first production runs in December 2021.

### **BUILDING SQUARE FOOTAGE**

- Existing –193,749 SF
- Proposed – 1,053 SF Addition
- No other building additions have been identified at this time.

### **BUILDING LAYOUT DESCRIPTION**

- Existing shipping and receiving docks will be reused to receive raw materials and supplies as well as to ship out finished products.
- Existing trash dock shall be reused to provide for waste disposal.

- Existing parking lot to the east will remain in use for primary Member (employee) parking.
- Existing dining and break room facilities in the center of the plant shall be reused.
- New production line will be located on the north end of the existing warehouse.
- Old mechanical dye room on the north east corner of the building will be repurposed to provide a new code compliant ammonia refrigeration room and a new electrical room.
- Existing office and support spaces shall remain intact at this time but may not be fully utilized at this time.
- Existing boiler, maintenance, and air compressor rooms will remain.
- Of the current building area of 193,749 s.f. building less than 38,000 s.f. of area will be actively used in this first phase of work.

#### DESCRIPTION OF NEW BUILDING IMPROVEMENTS AND ALL NEW SITE IMPROVEMENTS

- 1,053 SF proposed building addition is proposed on the north side of the existing building.
- Roof drains/downspouts on the north side of the current building that currently connect to storm pipes which discharge into several swales north of the building will be connected to a proposed storm line which will also collect the newly proposed addition downspouts. The proposed storm line will discharge on the northeast corner of site, which will drain offsite to a stormwater management basin owned by the city of Sheboygan.
- A new process line and grease interceptor is proposed on the north side of the building, connecting into the existing sanitary system east of the existing building.
- A proposed asphalt drive is proposed to access the proposed grease interceptor.
- A proposed 41' evaporator/condenser pad is proposed on the northeast corner of the existing building.
- A stone strip is proposed around the perimeter of the existing building for pest management required by third party food inspections.
- Two rows of evergreen trees are being proposed between Crocker Avenue and the existing parking lot and building. These trees will screen proposed mechanical equipment to be located on the roof of the existing building. This landscaping will screen both roof mounted equipment but also provide screening of existing truck docks and trash docks on the west side of the building.

#### ARCHITECTURAL DESCRIPTION AND ORIENTATION OF ALL PROPOSED BUILDINGS

- Proposed structure is very visible and the current façade on the south, east, and west sides shall remain with the front office brick façade remaining in place and balance of building precast façade also remaining in place. Current windows on old building will remain in place or be replaced with non-vision panels to preserve the current building finishes to the public. Building addition on the north side away from public view is intended to be insulated metal panels as this provides the most cost-effective finish for the temperature-controlled building. The Wigwam facility was an early resident of the business park and it set the standard for current and future development. No significant changes to the building will occur that take away from its current presence as a high-quality manufacturing facility.
- Site signage design, review, and approval by Owner in a separate submittal.

#### MECHANICAL EQUIPMENT

- The new mechanical equipment will be located within the existing building footprint with some required roof mounted piping and food grade air handling units.

## FACILITY ACCESS

- There are no access changes proposed from existing access from Crocker Ave.
- Existing truck docks and loading facilities to remain on the west side of the facility with additional landscaping added along Crocker Avenue to shield both existing truck traffic areas as well as the trash docks.
- Members (employees) will use the east drive to access the site with the current entrance on this east side of the building.

## PARKING

- Number of proposed parking spaces = 360 Existing
- Number of required parking spaces = 1 per employee on largest work shift, which is anticipated to be about 16.

## PARKING AND TRAFFIC IMPACTS

No new proposed parking, so there are no expected traffic impacts.

- Short term the traffic impact will certainly go down on this site, but it is anticipated that as future process expansions occur within the building addition more truck and service traffic will occur.

## SITE LIGHTING

- Existing site lighting will remain. There will be no new pole lights. There will be some building mounted exterior emergency wall packs by the new exit doors to meet current code required egress lighting requirements.

## FENCING / LANDSCAPING

- There is an 8' tall chain link fence being proposed around the evaporator/condenser platform being proposed near the NE corner of the existing building to prevent unauthorized use per OSHA requirements.
- A row of 11 Black Hills Spruce evergreen trees and a row of 11 White Pine evergreen trees are being proposed between Crocker Avenue and the existing parking lot and building. These trees will screen proposed mechanical equipment to be located on the roof of the existing building. Additionally, 5 Emerald Green Arborvitae evergreen shrubs are proposed to screen between Crocker Avenue and an existing sump pit. In total, the proposed landscaping point value is 940.
- 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, Street Frontages, and Paved Area). In total, 61 points are required.
  - Building Foundation
    - 40 points/100LF of foundation
      - $40 \times 120 / 100 = 48$  Points Required
  - Developed Lot
    - 10 points/1,000SF of floor area
      - $10 \times 1,034 / 1,000 = 11$  Points Required
  - Street Frontage
    - No newly proposed street frontage
  - Paved Area
    - 10 points/10,000SF of floor area
      - $10 \times 2,000 / 10,000 = 2$  Points Required

- Locational landscape variance to be requested see Variance Description.

#### VARIANCE REQUEST/VARIANCE DESCRIPTION:

- Locational Landscaping - The requested variance is to allow for flexibility in meeting the (4) required landscape criteria planting locations. It is our intention to provide the total required landscape points associated with each of the (4) landscape criteria. However, given the location of the building addition and need for landscaping between Crocker Avenue and the existing parking lot and building, we request the flexibility to provide the required landscape outside of the building foundation wall area. In addition, we need to follow food safety guidelines that prohibit providing habitat near a building that is manufacturing food product.

#### POTENTIAL NUISANCES

- Current plans will reduce traffic at this site.
- Existing truck and material handling facilities will be used.
- No outdoor storage is needed.
- Lighting will remain in place and will not in any material way change current use.
- Meat products are cooked, and this can emit a nice backyard barbeque smell which is part of the basic product appeal but venting for this process happens through the roof and this normally disperses any smells associated with production.
- The new cooling media will be ammonia and the relief venting and valves for these systems will be located on the roof. During normal operation, no smells will be anticipated. In addition, Johnsonville will maintain a process safety management plan in accordance with OSHA and IIAR Guidelines to inspect and maintain the ammonia system. In the event of an emergency the ammonia smell as we all know generally acts as an early warning sign allowing for prompt emergency response.

January 29, 2021

## **Architectural Review Board Narrative**

### **PROJECT NAME AND ADDRESS:**

Johnsonville Sheboygan Remodel  
3402 Crocker Ave  
Sheboygan, Wisconsin 53081

### **DESCRIPTION OF PROPOSED PROJECT**

- The facility will be converted to a meat processing facility. Activities start with meat being received in totes. The meat will then be stuffed into links, cooked, and packaged. Pallets of finished products will then leave the facility for refrigerated storage off site.
- Current plans include increasing the proposed number of lines used to process more volumes of meat into sausages at some point soon, but current project will install one line with a relatively low volume of materials in and out of the facility.
- No outdoor storage is proposed.

### **DESCRIPTION OF **EXISTING** EXTERIOR DESIGN AND MATERIALS**

- Existing building has a Front office building with a Brick façade that will remain in place and the surrounding industrial building has a pre-cast exterior façade on south, east, and west sides that will remain intact along the entire public façade along Crocker Avenue.

### **DESCRIPTION OF **PROPOSED** EXTERIOR DESIGN AND MATERIALS**

- Proposed structure is very visible and the current façade on the south, east, and west sides shall remain with the front office brick façade remaining in place and balance of building precast façade also remaining in place. Current windows on old building will remain in place or be replaced with non-vision panels to preserve the current building finishes to the public. Building addition on the north side away from public view is intended to be insulated metal panels as this provides the most cost-effective finish for the temperature-controlled building. The Wigwam facility was an early resident of the business park and it set the standard for current and future development. No significant changes to the building will occur take away from its current presence as a high-quality manufacturing facility.

### **MECHANICAL EQUIPMENT**

- The new mechanical equipment will be located within the existing building footprint with some required roof mounted piping and food grade air handling units.

### **FACILITY ACCESS**

- There are no access changes proposed from existing access from Crocker Ave.

### **FENCING / LANDSCAPING**

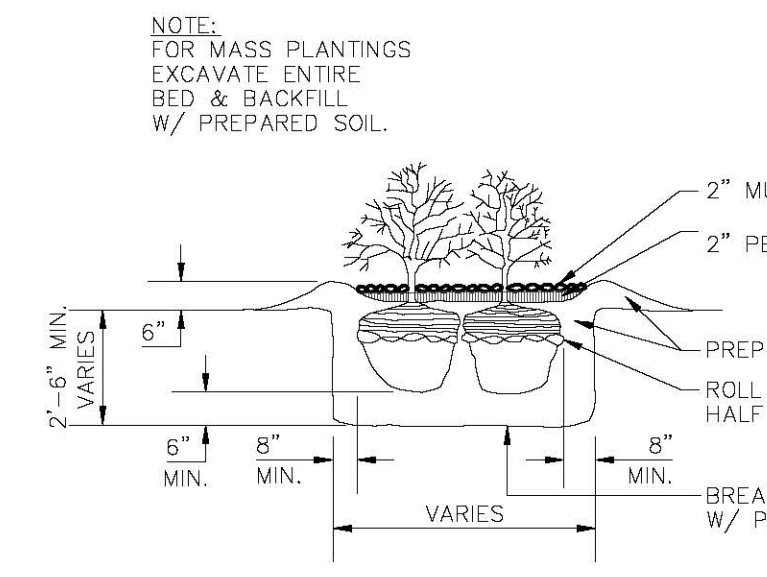
- There is an 8' tall chain link fence being proposed around the evaporator/condenser platform being proposed near the NE corner of the existing building to prevent unauthorized use per OSHA requirements.
- A row of 11 Black Hills Spruce evergreen trees and a row of 11 White Pine evergreen trees are

being proposed between Crocker Avenue and the existing parking lot and building. These trees will screen proposed mechanical equipment to be located on the roof of the existing building. Additionally, 5 Emerald Green Arborvitae evergreen shrubs are proposed to screen between Crocker Avenue and an existing sump pit. In total, the proposed landscaping point value is 940.

- The proposed evergreens on the west side of the site will both screen roof mounted equipment but also provide new screening from the public of the existing truck docks and trash docks.
- 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, Street Frontages, and Paved Area). In total, 61 points are required.

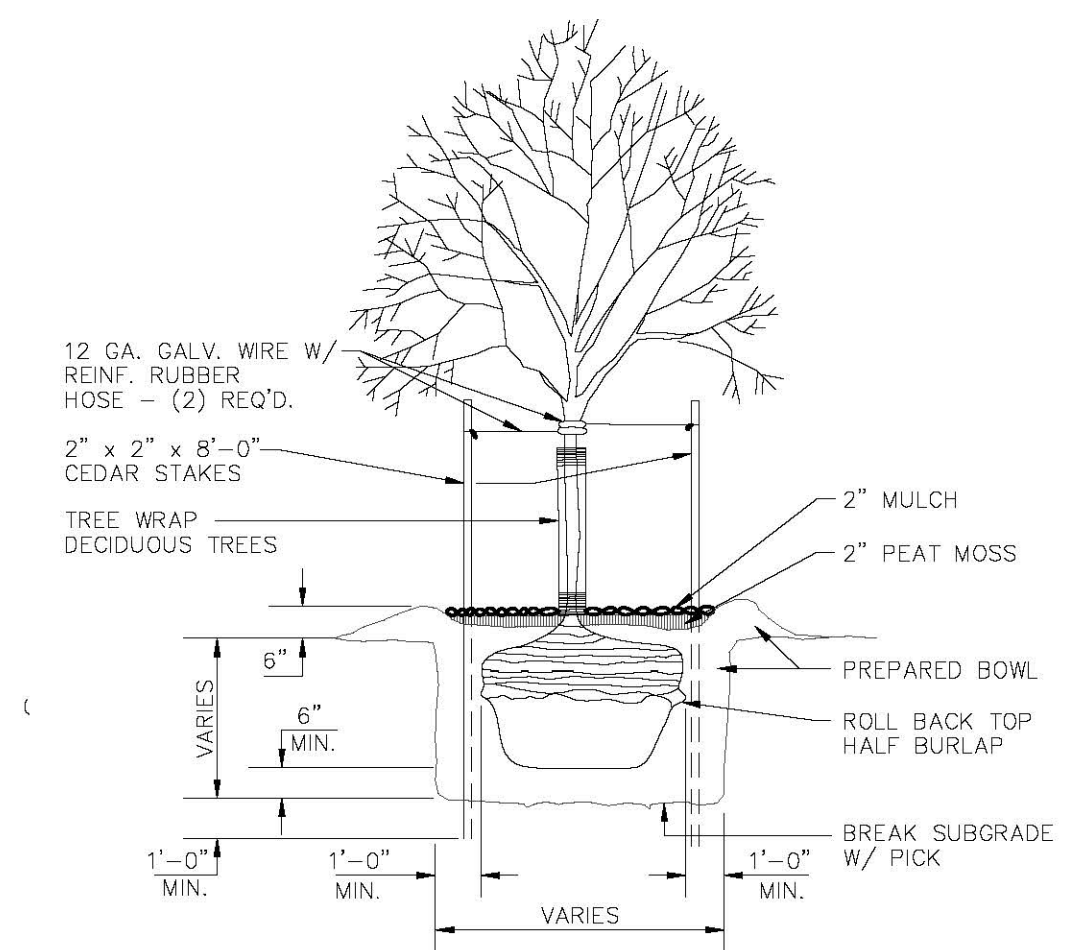
LANDSCAPING CALCULATIONS	
ZONE	REQ. POINTS
BUILDING FOUNDATION	40 POINTS PER 100 LF OF FOUNDATION 40x100=40
GROSS FLOOR AREA	10 POINTS PER 1,000 SF FLOOR AREA 10x1000=10
PAVED AREA	10 POINTS PER 10,000 SF 10x10000=2
TOTAL	61 POINTS REQUIRED

Landscape Planting Schedule					
SYMBOL	COMMON NAME	BOTANICAL NAME	PLANTED SIZE	QUANTITY	POINTS
EVERGREEN TREES					
⊙	Black Hills Spruce	Picea glauca	14"	11	40
⊙	White Pine	Pinus strobus	12"	11	40
EVERGREEN SHRUBS					
⊙	Emerald Green Arborvitae	Thuja occidentalis 'Emerald Green'	2'	5	12
TOTAL POINTS					940

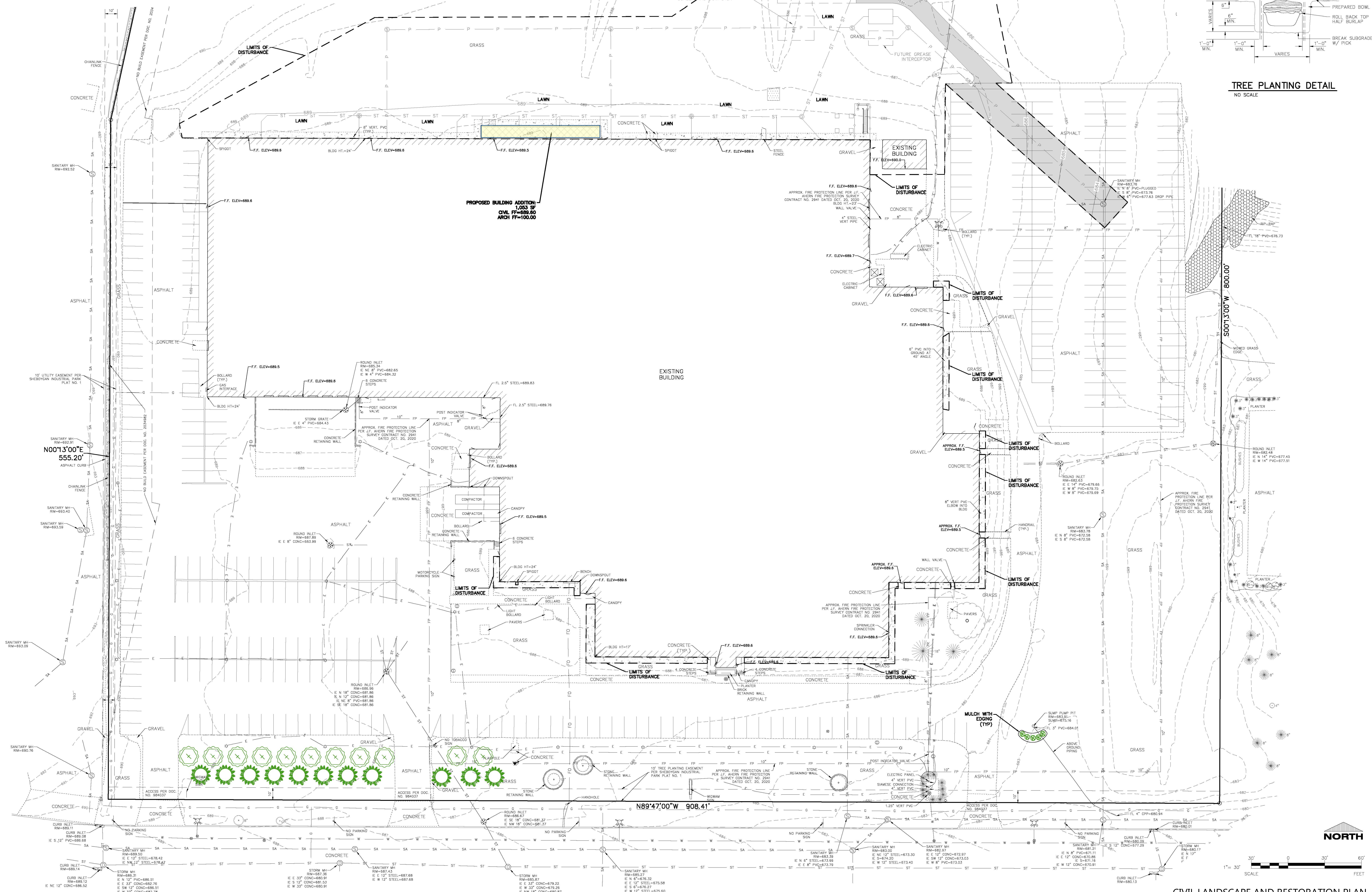


**SHRUB PLANTING DETAIL**  
NO SCALE

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



**TREE PLANTING DETAIL**  
NO SCALE



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COLLABORATION  
**Miron**  
Building Excellence  
Miron Construction Co., Inc.  
1471 McMahon Drive  
Neenah, WI 54956

**PROJECT INFORMATION**

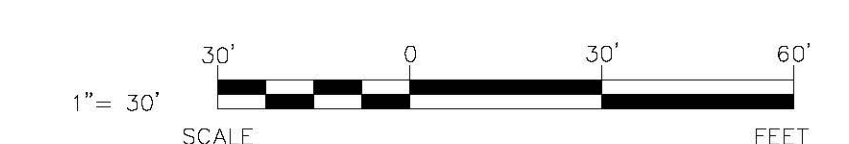
EXPANSION & REMODEL FOR:  
**JOHNSONVILLE - SHEBOYGAN FACILITY PHASE 1**  
3402 CROCKER AVENUE • SHEBOYGAN, WI 53081

PROFESSIONAL SEAL

SHEET DATES	
SHEET ISSUE	JAN. 29, 2021
REVISIONS	

JOB NUMBER  
2046040

SHEET NUMBER  
**C1.4**



CIVIL LANDSCAPE AND RESTORATION PLAN

PROJECT INFORMATION

EXPANSION & REMODEL FOR:  
**JOHNSONVILLE - SHEBOYGAN FACILITY PHASE 1**  
 3402 CROCKER AVE • SHEBOYGAN, WI 53081

PROFESSIONAL SEAL

SHEET DATES

SHEET ISSUE JAN. 29, 2021

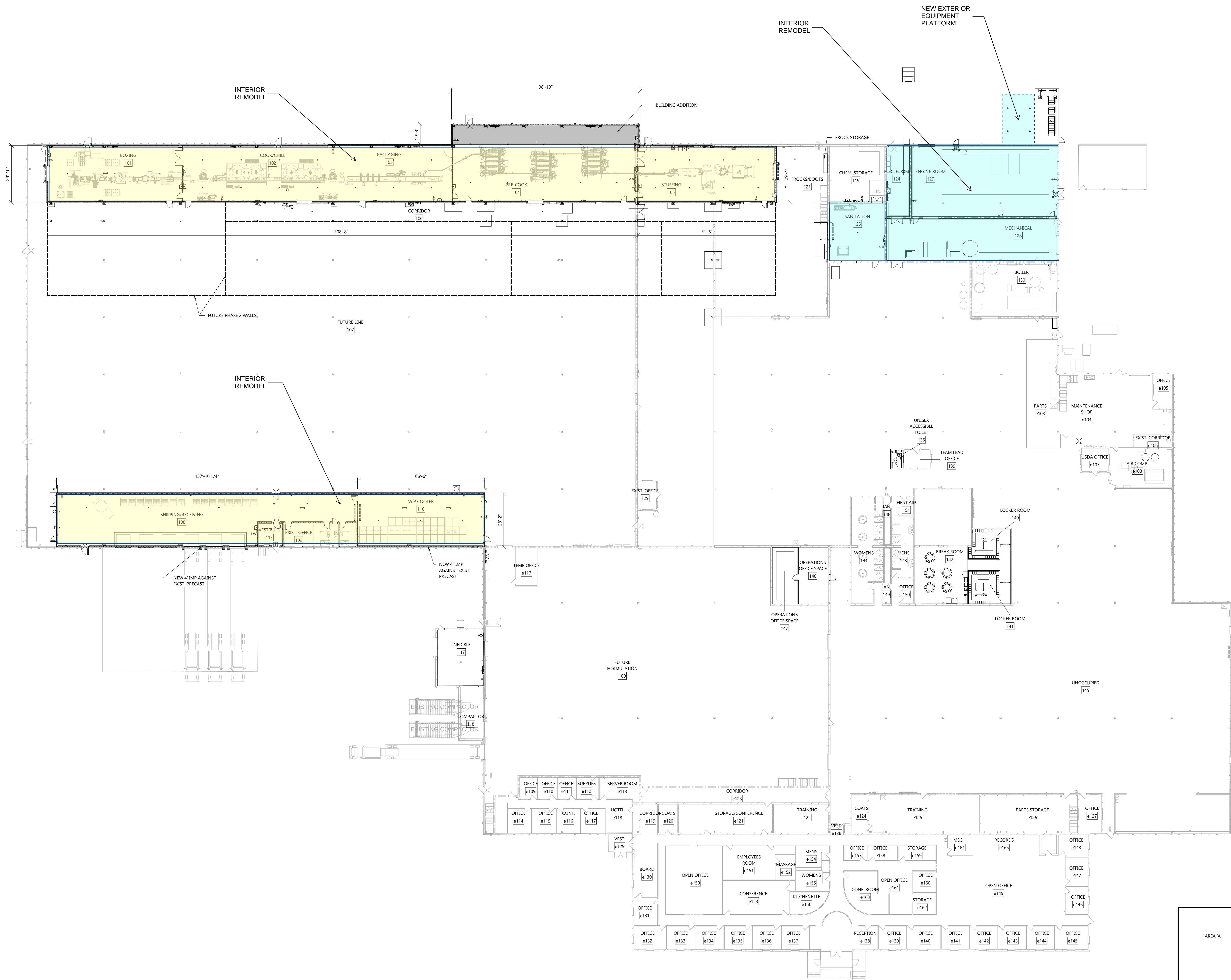
REVISIONS FEB. 17, 2021


JOB NUMBER

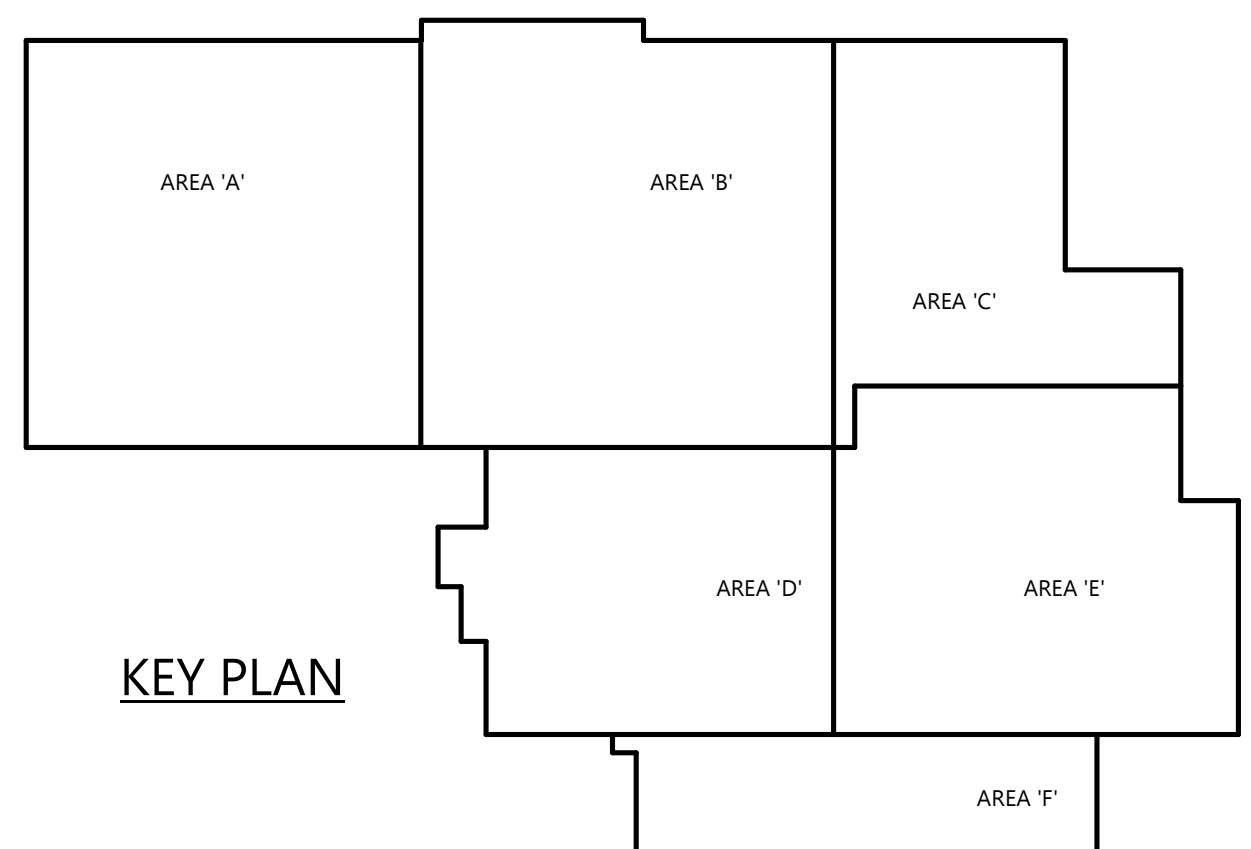
2046040

SHEET NUMBER

**A1.1**



**OVERALL FIRST FLOOR PLAN**  
 SCALE: 1" = 20' 0"  




KEY PLAN

ARCHITECTURAL OVERALL FIRST FLOOR PLAN

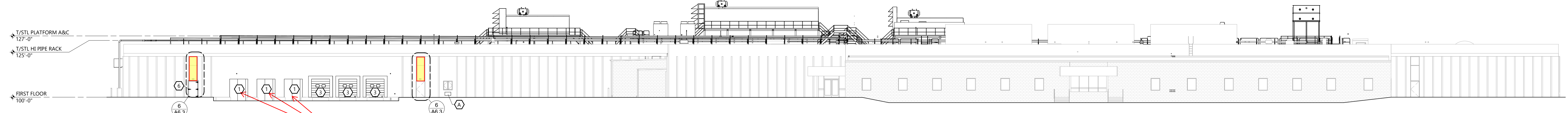
C:\Users\jacob\Documents\JOHNSONVILLE - SHEBOYGAN FACILITY PHASE 1\2021\_01\_29\2021\_01\_29\_10:00:00.dwg  
 2/17/2021 4:08:34 PM

EXTERIOR FINISH KEY

- ① NEW COOLER DOOR
- ② NEW STAINLESS STEEL DOOR
- ③ NEW METAL DOOR
- ④ NEW OH DOOR
- ⑤ DOWNSPOUT & GUTTER
- ⑥ INSULATED METAL WALL PANEL

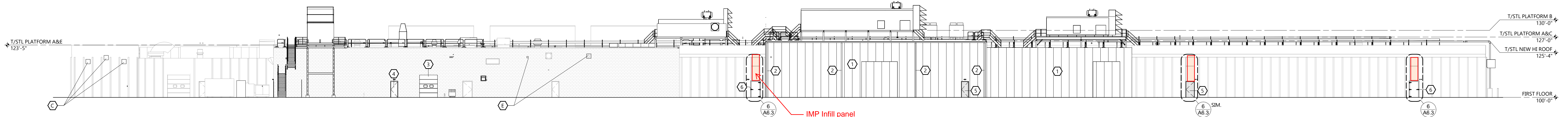
KEYED NOTES

- Ⓐ EXISTING PTAC UNIT REMOVED FROM WALL - INFILL OPENING WITH IMP. PROVIDE SEALANT ALL AROUND PERIMETER OF INFILL TO EXISTING PRECAST PANEL.
- Ⓑ NEW DUCT THROUGH WALL IS SMALLER - INFILL REMAINDER OF OPENING WITH IMP. PROVIDE SEALANT ALL AROUND PERIMETER OF INFILL TO EXISTING PRECAST PANEL. IMP SUPPLIER TO DETERMINE APPROPRIATE PLACEMENT OF TRACK AND DIRECTION OF SPAN. FLASH AND SEAL AS REQUIRED AND DETAILED ON HVAC DRAWINGS.
- Ⓒ INFILL EXISTING OPENINGS IN PRECAST WALL AT ABANDONED DUCTS WITH IMP - CUT TO FIT OPENING. PROVIDE SEALANT ALL AROUND PERIMETER OF INFILL TO EXISTING PRECAST PANEL.
- Ⓓ EXISTING HVAC PENETRATION REMOVED - INFILL REMAINING OPENING WITH TRANSLUCENT PANEL TO MATCH EXISTING. FIELD VERIFY IF OPENING EXTENDS INTO CMU WALL BELOW. IF YES, INFILL CMU WALL WITH CMU TO MATCH EXISTING ADJACENT THICKNESS AND FINISH.
- Ⓔ EXISTING HVAC PENETRATION REMOVED - INFILL REMAINING OPENING WITH CMU TO MATCH EXISTING ADJACENT THICKNESS AND FINISH.



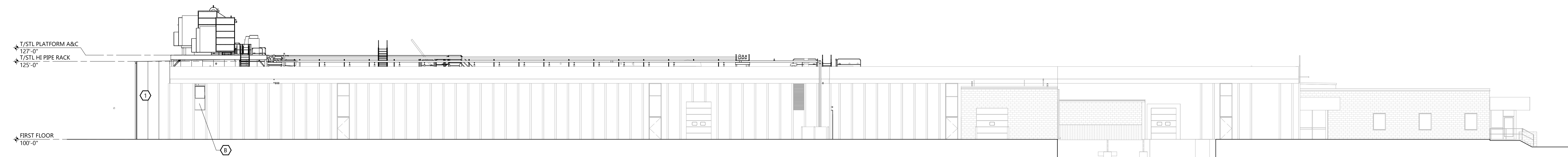
SOUTH BUILDING ELEVATION

SCALE: 1" = 20'-0"



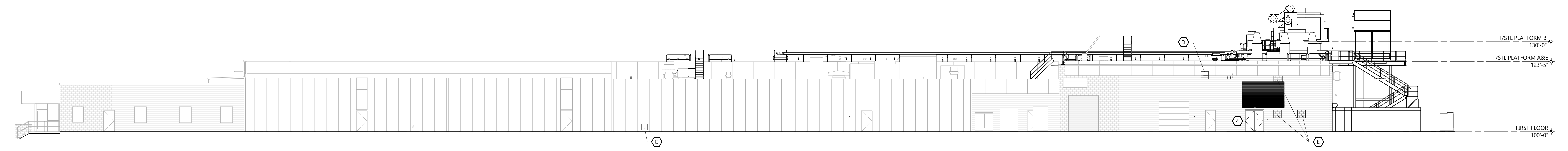
NORTH BUILDING ELEVATION

SCALE: 1" = 20'-0"



WEST BUILDING ELEVATION

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



EAST BUILDING ELEVATION

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

PROFESSIONAL SEAL

SHEET DATES

SHEET ISSUE JAN. 29, 2021

REVISIONS

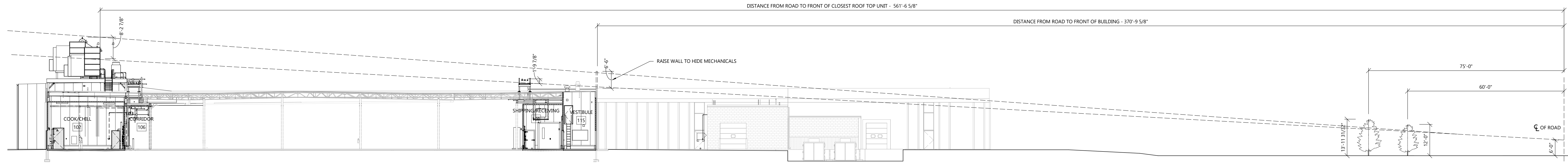
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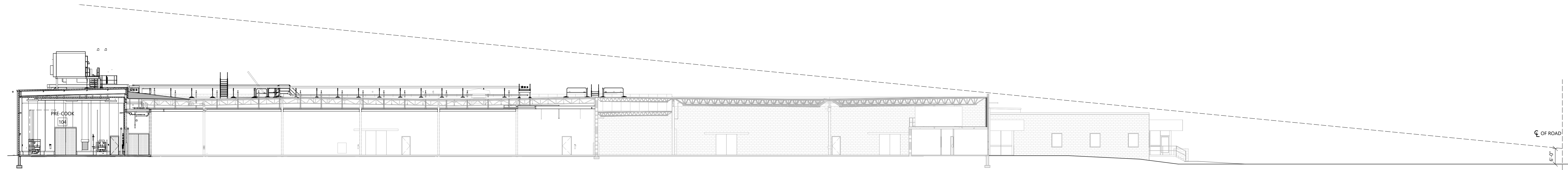
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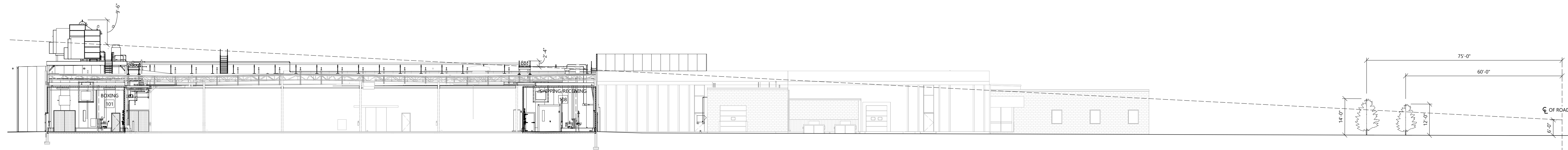
**A2.0**



1 BUILDING SIGHT LINE SECTION  
 A2.0S SCALE: 1/16" = 1'-0"



2 BUILDING SIGHT LINE SECTION  
 A2.0S SCALE: 1/16" = 1'-0"



3 BUILDING SIGHT LINE SECTION  
 A2.0S SCALE: 1/16" = 1'-0"

PROJECT INFORMATION

EXPANSION & REMODEL FOR:  
**JOHNSONVILLE - SHEBOYGAN FACILITY PHASE 1**  
 3402 CROCKER AVE • SHEBOYGAN, WI 53081

PROFESSIONAL SEAL

PRELIMINARY DATES

JAN. 14, 2021  
 JAN. 19, 2021  
 FEB. 17, 2021

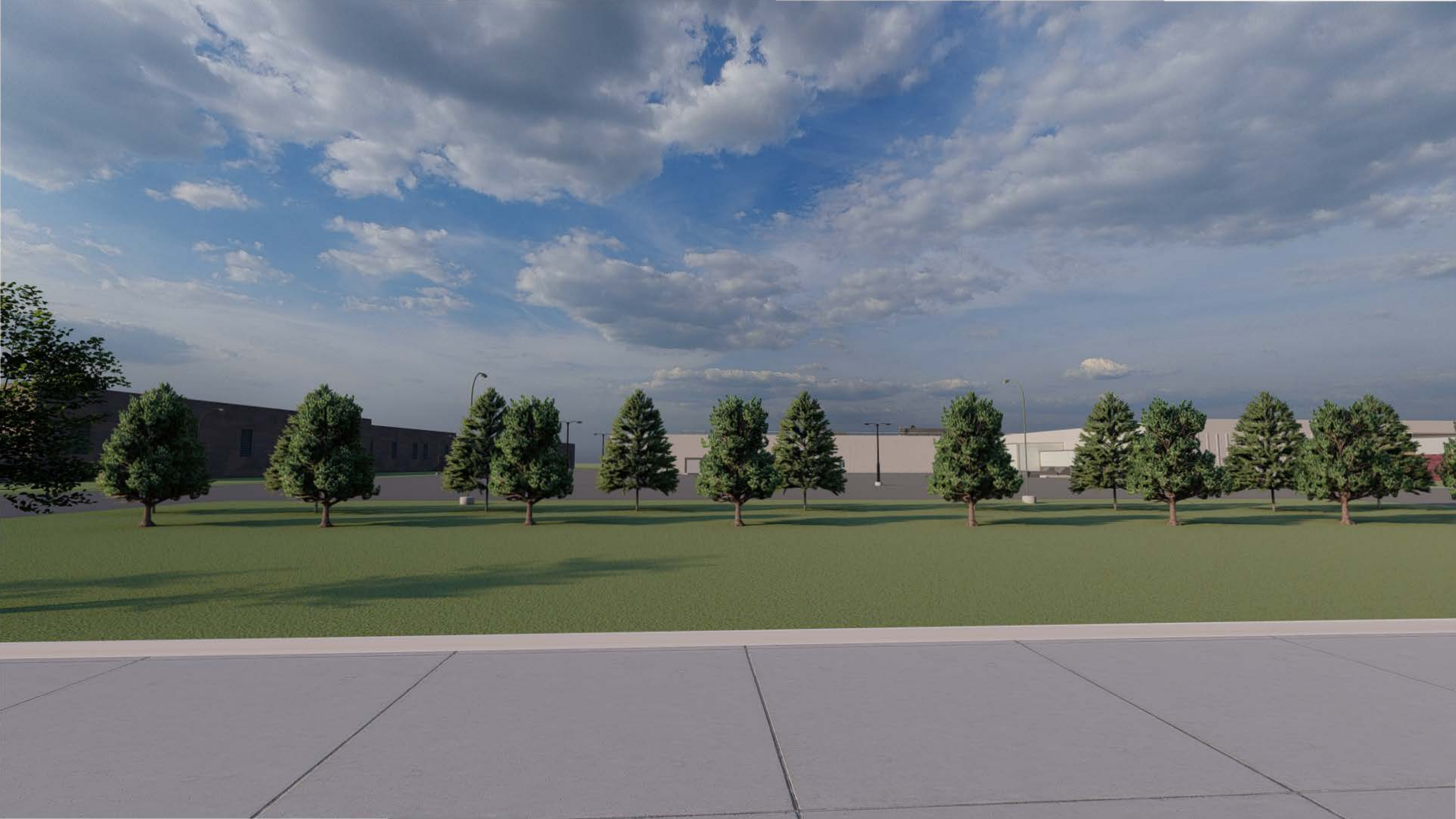
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JOB NUMBER

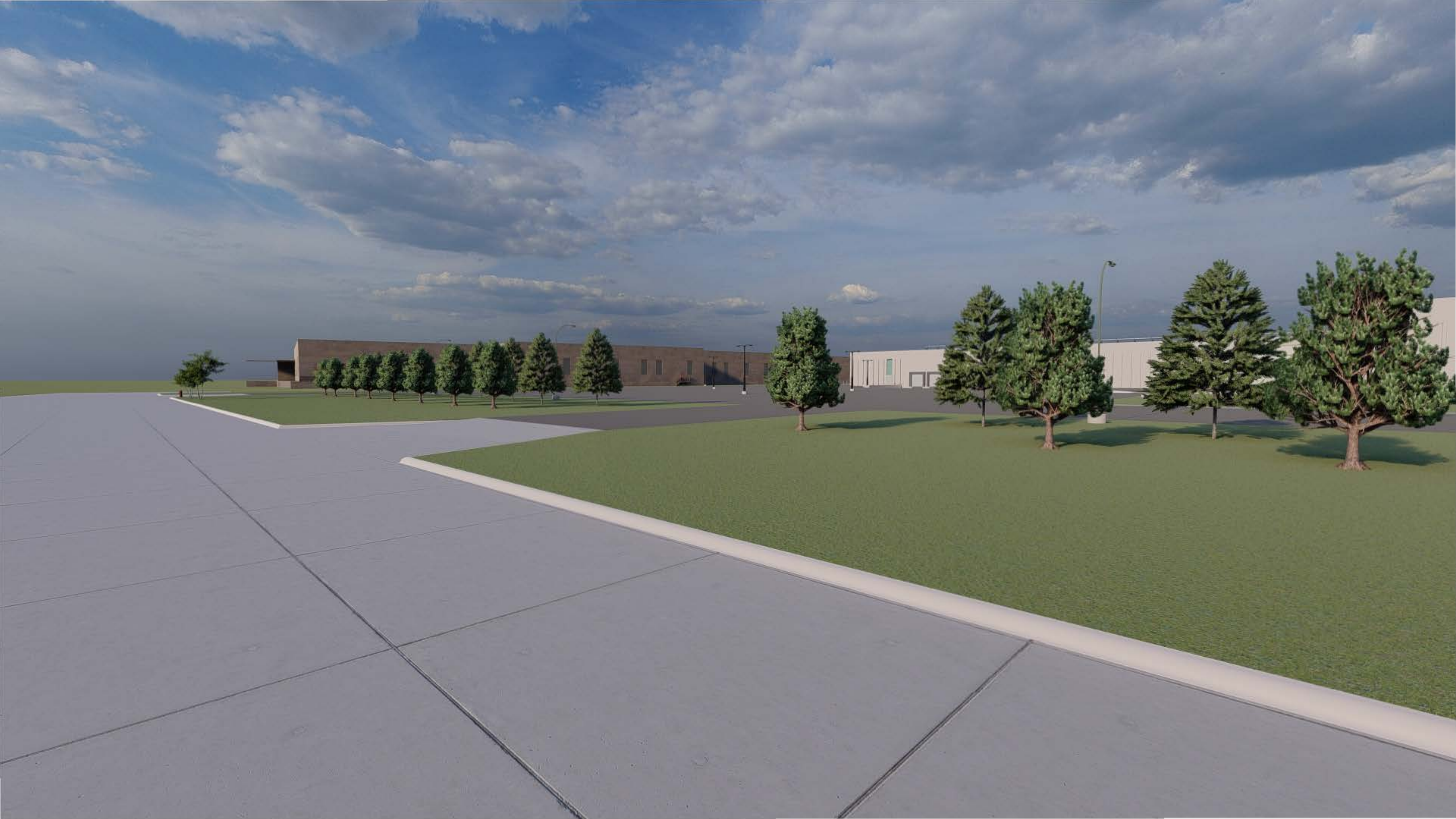
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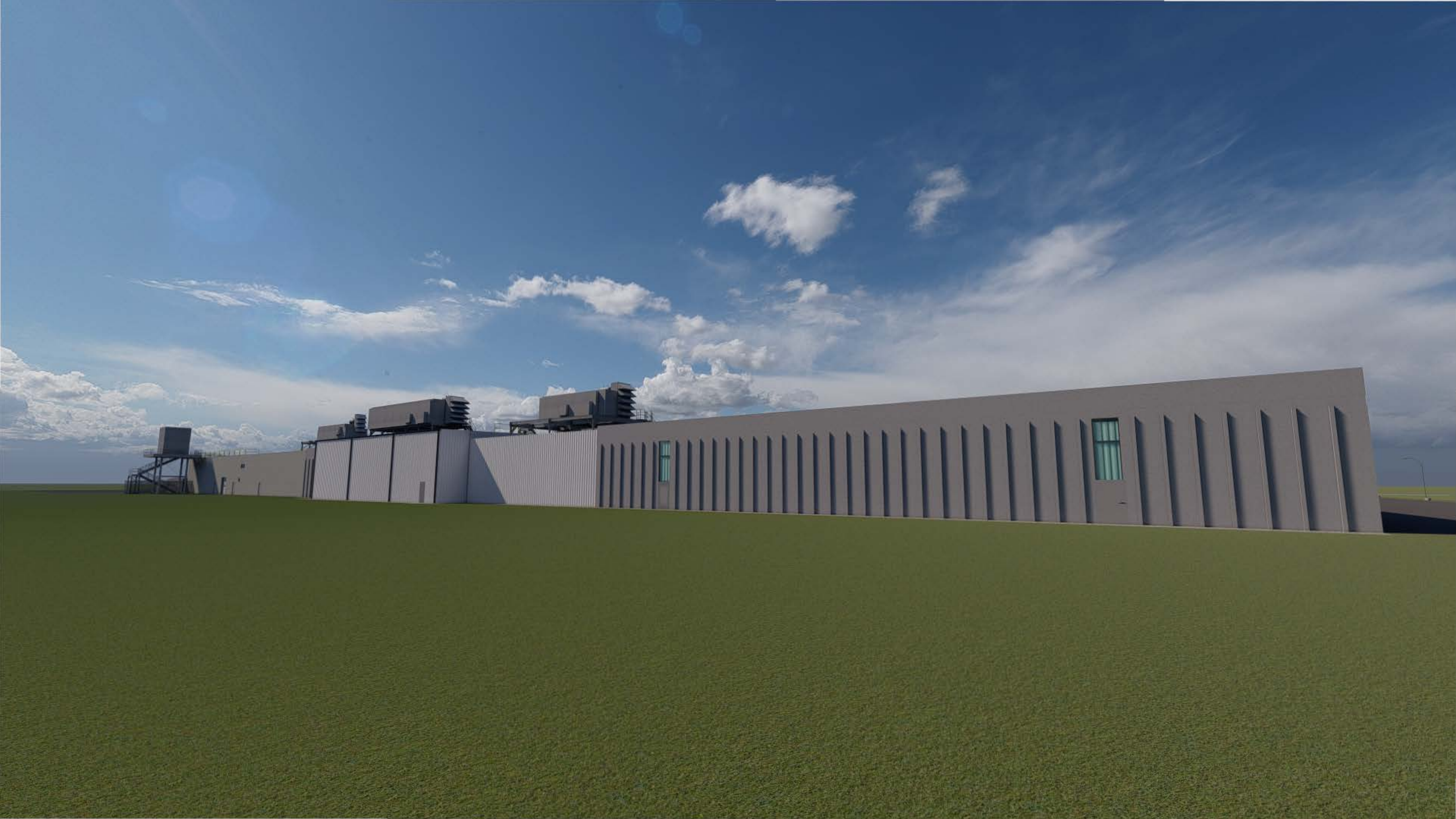
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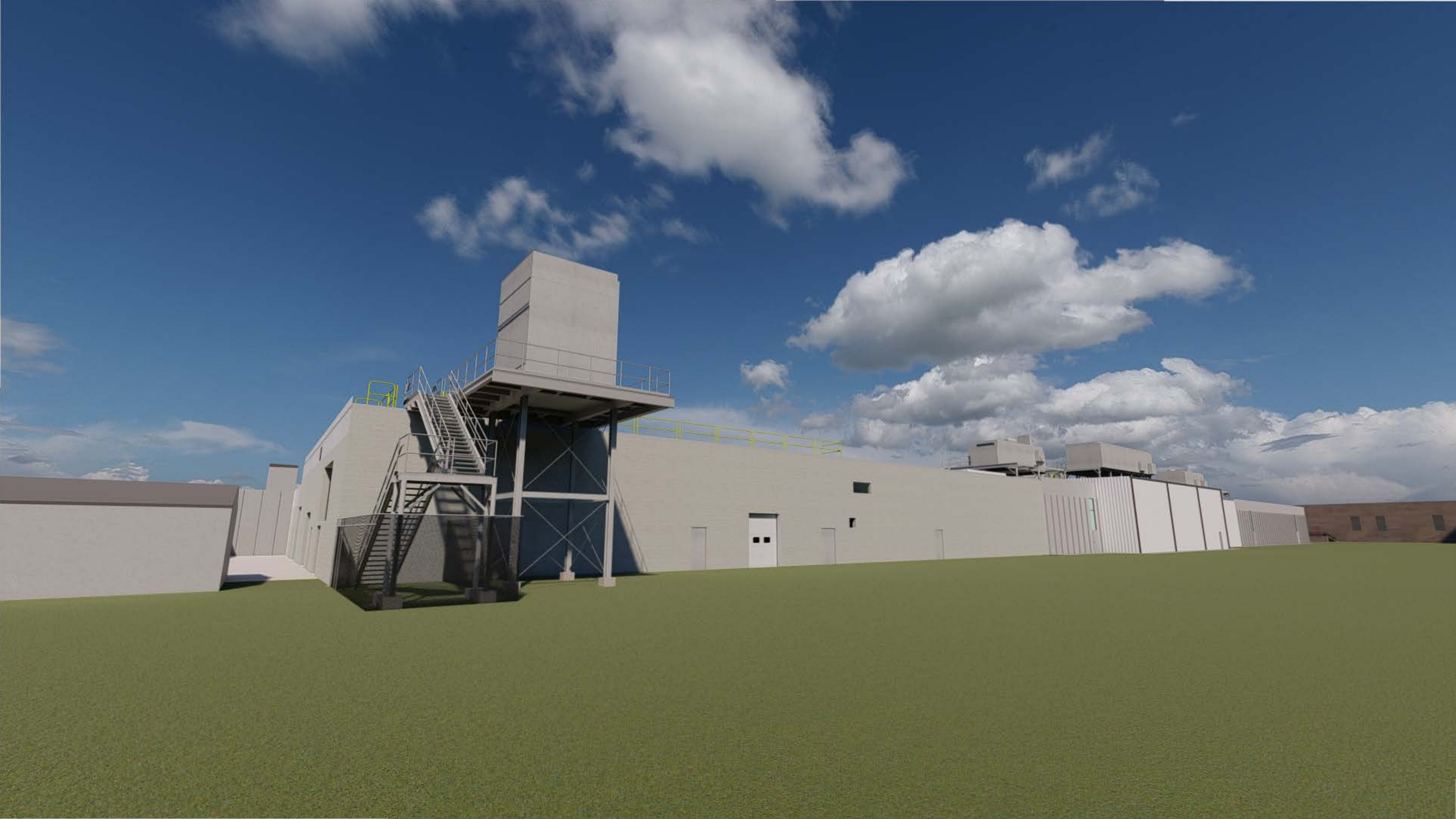
**A2.0S**











PROJECT INFORMATION

EXPANSION & REMODEL FOR:  
**JOHNSONVILLE - SHEBOYGAN FACILITY PHASE 1**  
3402 CROCKER AVENUE • SHEBOYGAN, WI 53081

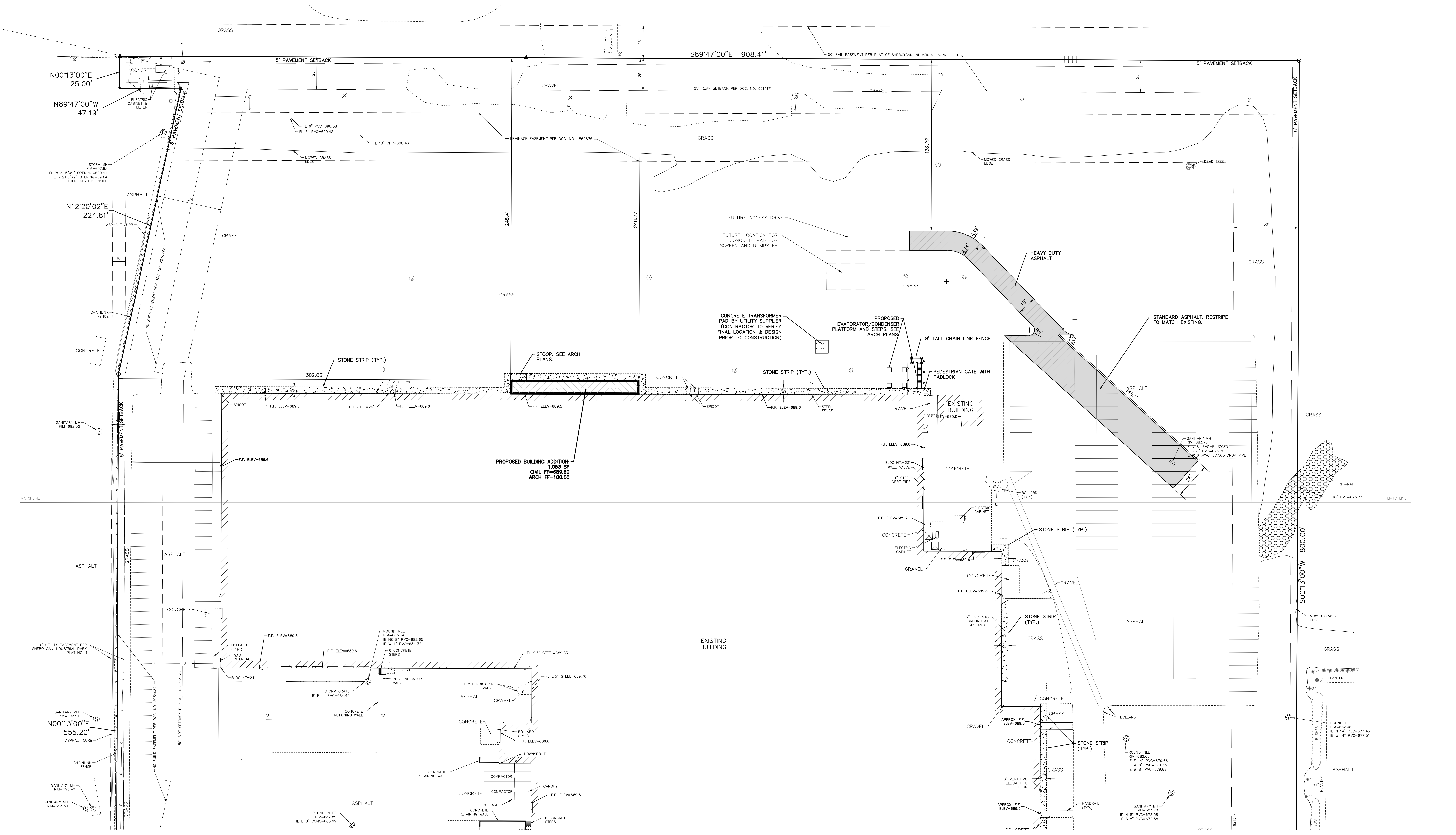
PROFESSIONAL SEAL

SHEET DATES

SHEET ISSUE	JAN. 29, 2021
REVISIONS	

JOB NUMBER  
2046040

SHEET NUMBER  
**C1.1A**



**SITE INFORMATION:**

LEGAL DESCRIPTION: Part of Lot 3, Block 3, According to the Recorded Plat of Sheboygan Industrial Park No. 1, in the City of Sheboygan, Sheboygan County, Wisconsin.

PROPERTY AREA: AREA = 721,542 S.F. (16.56 ACRES).

EXISTING ZONING: SUBURBAN INDUSTRIAL (SI)

PROPOSED ZONING: SUBURBAN INDUSTRIAL (SI)

PROPOSED USE: MANUFACTURING-FOOD (LIGHT INDUSTRIAL)

AREA OF SITE DISTURBANCE: 94,092 S.F. (2.16 ACRES)

SETBACKS: BUILDING: FRONT = 25' (50' PER RESTRICTIVE COVENANT)  
SIDE = 10' (50' PER RESTRICTIVE COVENANT)  
REAR = 25'  
PAVEMENT: FRONT = 10' (50' RESTRICTIVE COVENANT)  
SIDE = 5'  
REAR = 5'

PROPOSED BUILDING HEIGHT: 25'10" (MAX. HEIGHT ALLOWED: 50')  
PROPOSED EVAP PLATFORM HEIGHT: 41' (MAX. HEIGHT ALLOWED: 50')  
LANDSCAPE REQUIREMENTS: MIN. LANDSCAPE SURFACE RATIO: 25%  
SOIL TYPE: LEAN CLAY

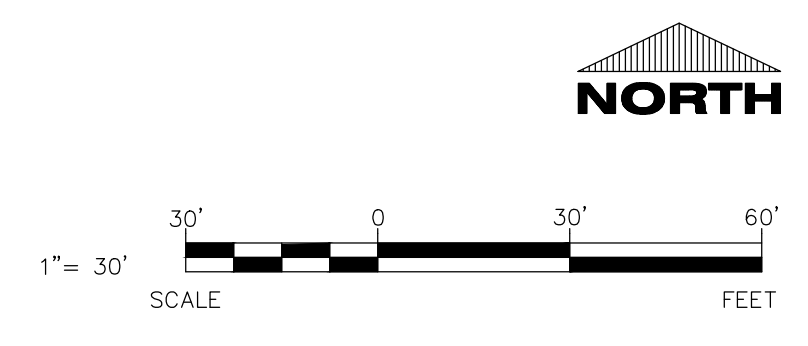
**NOTE:**  
SITE SIGNAGE DESIGN, LOCATION,  
AND APPROVAL BY OTHERS.

**EXISTING SITE DATA**

	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	2.16	94,092	
BUILDING FLOOR AREA	0.02	863	0.9%
PAVEMENT (ASP. & CONC.)	0.11	4,752	5.1%
TOTAL IMPERVIOUS	0.13	5,615	6.0%
LANDSCAPE/ OPEN SPACE	2.03	88,477	94.0%

**PROPOSED SITE DATA**

	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	2.00	87,000	
BUILDING FLOOR AREA	0.02	1,053	1.2%
PAVEMENT (ASP. & CONC.)	0.32	13,972	16.1%
TOTAL IMPERVIOUS	0.34	15,025	17.3%
LANDSCAPE/ OPEN SPACE	1.65	71,975	82.7%



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



PROJECT INFORMATION

EXPANSION & REMODEL FOR:  
**JOHNSONVILLE - SHEBOYGAN FACILITY PHASE 1**  
3402 CROCKER AVENUE • SHEBOYGAN, WI 53081

PROFESSIONAL SEAL

SHEET DATES

SHEET ISSUE JAN. 29, 2021

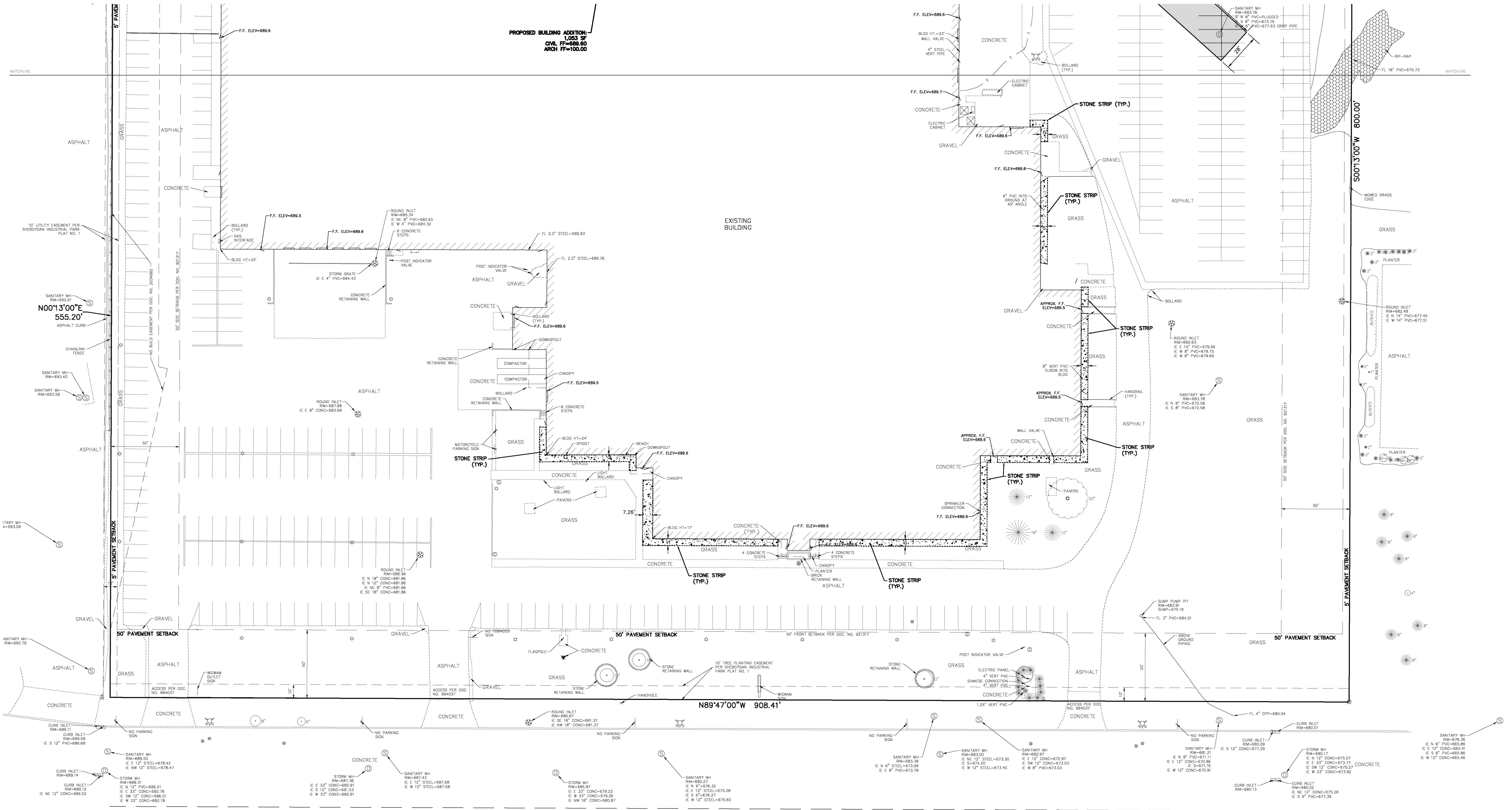
REVISIONS

JOB NUMBER

2046040

SHEET NUMBER

**C1.1B**



PROPOSED BUILDING ADDITION  
1,053 SF  
CIVIL FF=680.60  
ARCH FF=100.00

**SITE INFORMATION:**

LEGAL DESCRIPTION: Part of Lot 3, Block 3, According to the Recorded Plat of Sheboygan Industrial Park No. 1, in the City of Sheboygan, Sheboygan County, Wisconsin.

PROPERTY AREA: AREA = 721,542 S.F. (16.56 ACRES).

EXISTING ZONING: SUBURBAN INDUSTRIAL (SI)

PROPOSED ZONING: SUBURBAN INDUSTRIAL (SI)

PROPOSED USE: MANUFACTURING-FOOD (LIGHT INDUSTRIAL)

AREA OF SITE DISTURBANCE: 94,092 S.F. (2.16 ACRES)

SETBACKS: BUILDING: FRONT = 25' (50' PER RESTRICTIVE COVENANT)  
SIDE = 10' (50' PER RESTRICTIVE COVENANT)  
REAR = 25'

PAVEMENT: FRONT = 10' (50' RESTRICTIVE COVENANT)  
SIDE = 5'  
REAR = 5'

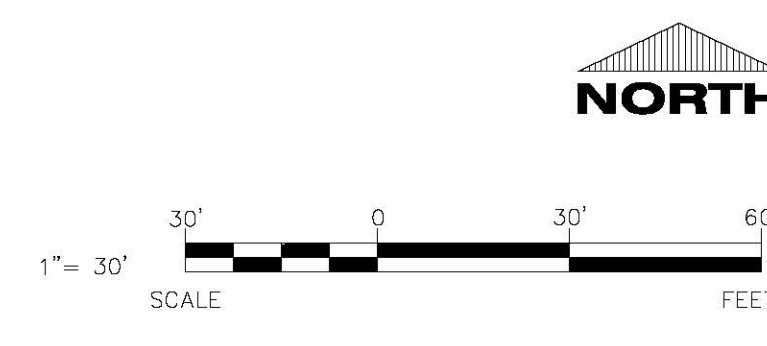
PROPOSED BUILDING HEIGHT: 25'10" (MAX. HEIGHT ALLOWED: 50')

PROPOSED EVAP PLATFORM HEIGHT: 41" (MAX. HEIGHT ALLOWED: 50')

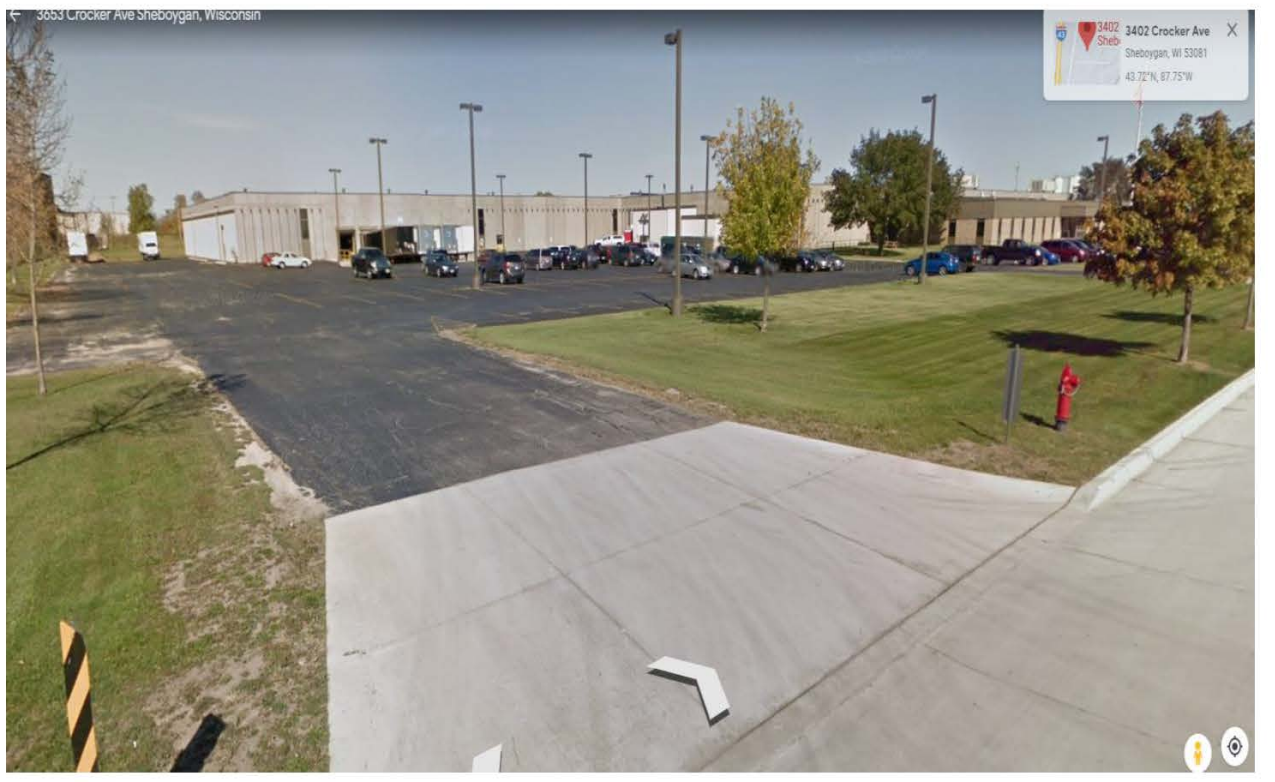
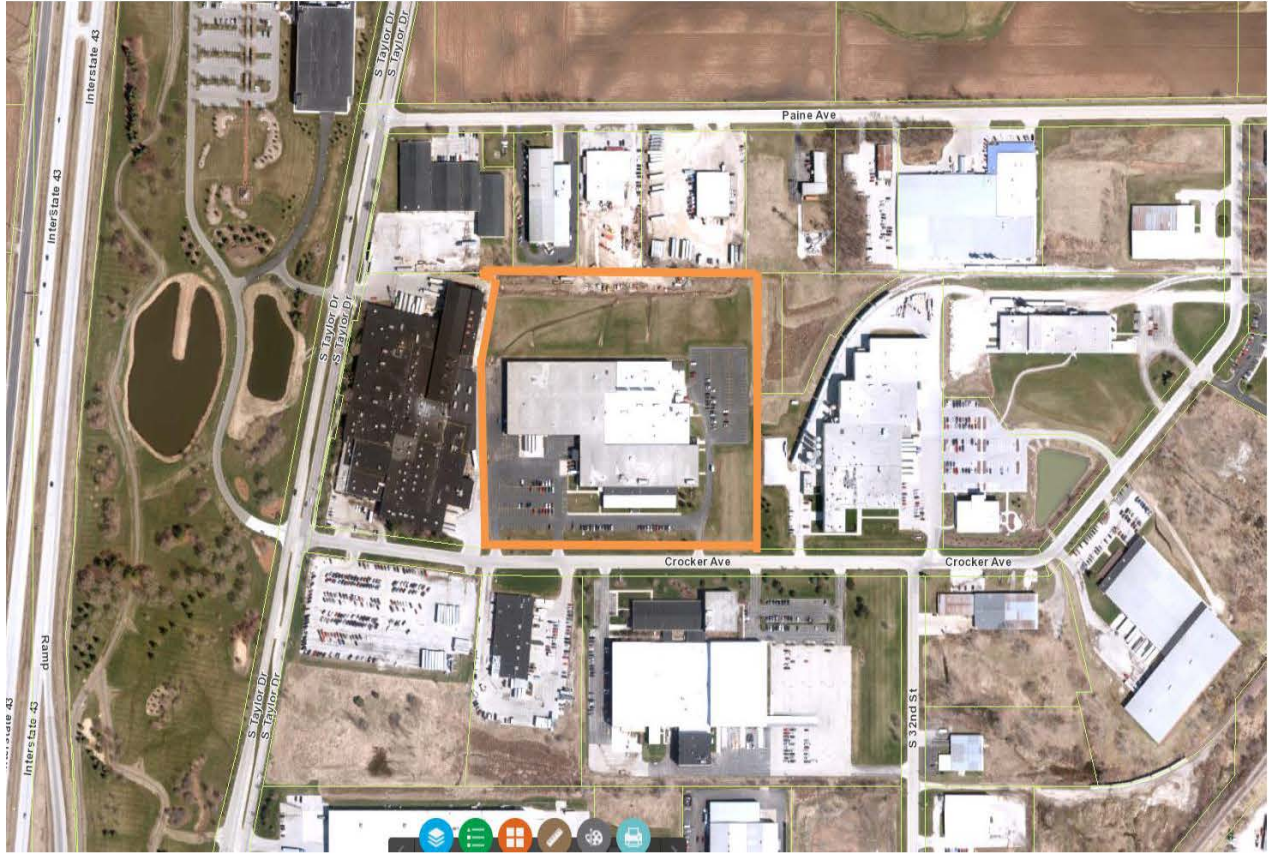
LANDSCAPE REQUIREMENTS: MIN. LANDSCAPE SURFACE RATIO: 25%

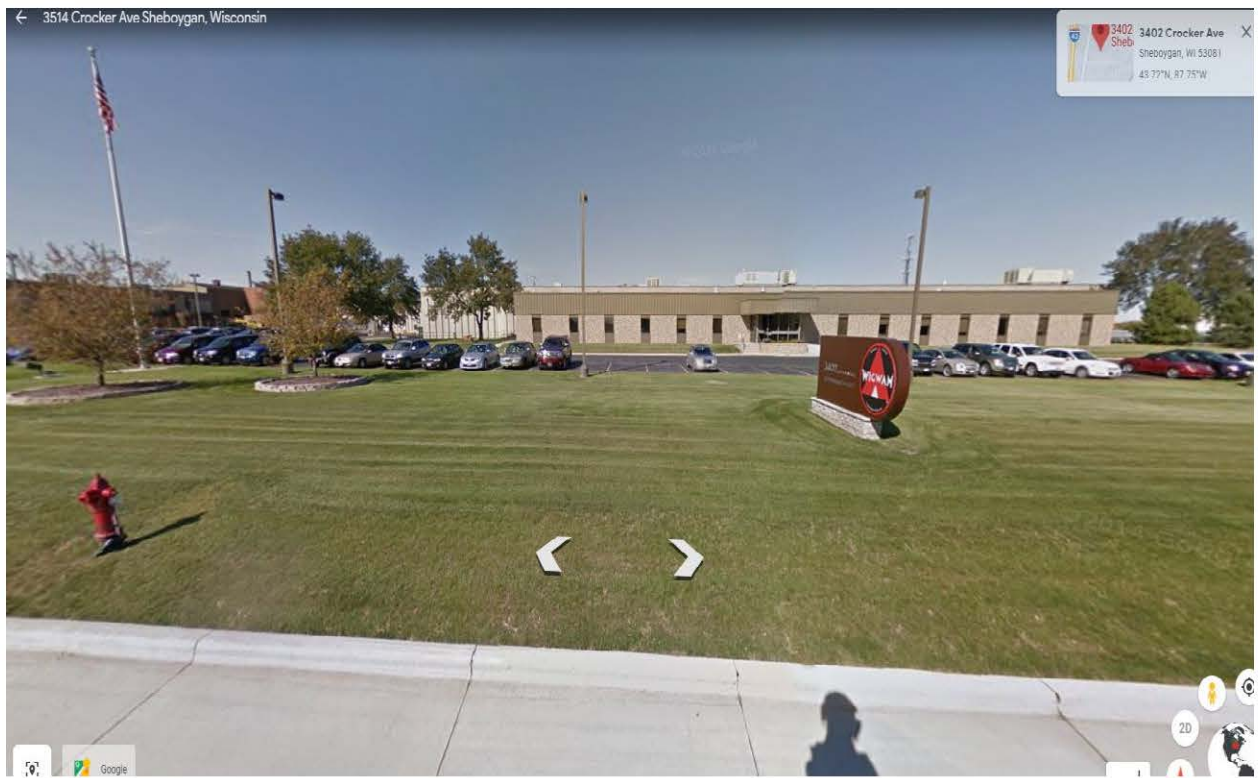
SOIL TYPE: LEAN CLAY

**NOTE:**  
SITE SIGNAGE DESIGN, LOCATION,  
AND APPROVAL BY OTHERS.



CIVIL SITE PLAN SOUTH





← 3422 Crocker Ave Sheboygan, Wisconsin

3402 Crocker Ave  
Sheboygan, WI 53081  
43.72°N, 87.75°W



← 3333 Crocker Ave Sheboygan, Wisconsin

3402 Crocker Ave  
Sheboygan, WI 53081  
43.72°N, 87.75°W





**CITY OF SHEBOYGAN**

**REQUEST FOR CITY PLAN COMMISSION CONSIDERATION**

---

**ITEM DESCRIPTION:** Application for Conditional Use Permit with exceptions by Johnsonville Sausage to construct new building additions at 3402 Crocker Avenue. SI Zone

---

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

---

**REPORT DATE:** February 19, 2021

**MEETING DATE:** February 23, 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:**

Johnsonville Sausage is proposing construct new building additions and rooftop mechanicals at their new facility located at 3402 Crocker Avenue (former Wigwam). The applicant states:

- The existing 193,749sf facility was formerly owned by Wigwam Mills and functioned as an industrial knitting mill corporate headquarters. The building is currently vacant. The existing building is to remain and be remodeled with a small building 1,053sf addition to the north side with little change to the exterior layout and appearance of the building.
- The facility will be converted to a meat processing facility. Activities start with meat being received in totes. The meat will then be stuffed into links, cooked, and packaged. Pallets of finished products will then leave the facility for refrigerated storage off site.
- Current plans include increasing the proposed number of lines used to process more volumes of meat into sausages at some point soon, but current project will install one line with a relatively low volume of materials in and out of the facility.
- No outdoor storage is proposed.
- Current location is supported logistically easily from the current Johnsonville Sheboygan Falls facility for both raw meat preparation and storage and distribution of finished product.
- The facility being a current manufacturing facility provides much needed space for continued strategic growth for Johnsonville.

- Demolition work is in progress within the building with construction to full building enclosure to be complete by October 2021 followed by equipment installations into balance of 2021 and first production runs in December 2021.

#### Building layout description:

- Existing dining and break room facilities in the center of the plant shall be reused.
- New production line will be located on the north end of the existing warehouse.
- Old mechanical dye room on the north east corner of the building will be repurposed to provide a new code compliant ammonia refrigeration room and a new electrical room.
- Existing office and support spaces shall remain intact at this time but may not be fully utilized at this time.
- Existing boiler, maintenance, and air compressor rooms will remain.
- Of the current building area of 193,749sf building less than 38,000sf of area will be actively used in this first phase of work.

#### New building and site improvements include:

- 1,053 SF proposed building addition is proposed on the north side of the existing building.
- Roof drains/downspouts on the north side of the current building that currently connect to storm pipes which discharge into several swales north of the building will be connected to a proposed storm line which will also collect the newly proposed addition downspouts. The proposed storm line will discharge on the northeast corner of site, which will drain offsite to a stormwater management basin owned by the city of Sheboygan.
- A new process line and grease interceptor is proposed on the north side of the building, connecting into the existing sanitary system east of the existing building.
- A proposed asphalt drive is proposed to access the proposed grease interceptor.
- A proposed 41' evaporator/condenser pad is proposed on the northeast corner of the existing building.
- A stone strip is proposed around the perimeter of the existing building for pest management required by third party food inspections.
- There is an eight (8) tall chain link fence being proposed around the evaporator/condenser platform being proposed near the NE corner of the existing building to prevent unauthorized use per OSHA requirements.

#### Parking and Traffic:

- There are no access changes proposed from existing access from Crocker Avenue.

- Existing shipping and receiving docks will be reused to receive raw materials and supplies as well as to ship out finished products. Existing trash dock shall be reused to provide for waste disposal.
- Existing truck docks and loading facilities to remain on the west side of the facility with additional landscaping added along Crocker Avenue to shield both existing truck traffic areas as well as the trash docks.
- Members (employees) will use the east drive to access the site with the current entrance on this east side of the building. Existing parking lot to the east will remain in use for primary member/employee parking.
- There are 360 existing parking spaces on the site (16 parking spaces are required – light industrial parking requirements are one (1) per employee on largest work shift, which is anticipated to be about 16).
- Short term the traffic impact will certainly go down on this site, but it is anticipated that as future process expansions occur within the building addition more truck and service traffic will occur.

#### Building Architecture:

- Existing building has a front office building with a brick façade that will remain in place and the surrounding industrial building has a pre-cast exterior façade on south, east, and west sides that will remain intact along the entire public façade along Crocker Avenue.
- Proposed structure is very visible and the current façade on the south, east, and west sides shall remain with the front office brick façade remaining in place and balance of building precast façade also remaining in place. Current windows on old building will remain in place or be replaced with non-vision panels to preserve the current building finishes to the public.
- Building addition on the north side away from public view is intended to be insulated metal panels as this provides the most cost-effective finish for the temperature-controlled building.
- The Wigwam facility was an early resident of the business park and it set the standard for current and future development. No significant changes to the building will occur that take away from its current presence as a high-quality manufacturing facility.
- The new mechanical equipment will be located within the existing building footprint with some required roof mounted piping and food grade air handling units.
- Site signage design, review, and approval by Owner in a separate submittal.

#### Proposed Landscaping:

- Two rows of evergreen trees - a row of 11 Black Hills Spruce evergreen trees and a row of 11 White Pine are being proposed between Crocker Avenue and the existing parking lot

and building. These trees will screen proposed mechanical equipment to be located on the roof of the existing building. This landscaping will screen both roof mounted equipment but also provide screening of existing truck docks and trash docks on the west side of the building.

- Additionally, five (5) Emerald Green Arborvitae evergreen shrubs are proposed to screen between Crocker Avenue and an existing sump pit. In total, the proposed landscaping point value is 940.

The applicant states the following about present and future rooftop mechanicals:

- Current roof over the precook room raises the roof in an area of approximately 4,000sf on the back side of the building by three (3) feet with new equipment mounted on this area that will be approximately 43' above local grade to top of equipment. Two other units are approximately 39 feet above grade for northwest unit and 37 feet above grade for north east unit. Top of evaporative condenser equipment is approximately 37' eight inches above grade. Note the center line of the Crocker Avenue is down approximately three (3) feet from the local grades and nominal roof height above local grade varies somewhat but in general is 23'-4" above local grade.
- Future work could expand current plans moving new lines from north to south. Significant expansions while possible are currently not defined enough to create a proposed screening system to screen all future potential options. Based on this Excel has been asked to limit our design efforts to this initial phase of work to avoid overbuilding for a future that can't be fully defined at this time and to limit capital expenditures for this initial phase. Current plan to add landscaping to obscure these units with 14 foot trees now will allow this landscaping to grow as future expansions continue.

#### **STAFF COMMENTS:**

Johnsonville Sausage is proposing a significant amount of tall rooftop mechanicals in this initial phase that are to be located on the north/rear side of their building (see sight line drawing). As Johnsonville adds more production lines to the center and south side of the building, these tall mechanical structures will get closer to the south building elevation and much more visible to Crocker Avenue. Staff is making the applicant aware that as these rooftop mechanicals continue towards the south side of the building additional screening will be required, thus, it is important for Johnsonville Sausage to begin considering their rooftop mechanical screening options.

Does Johnsonville have plans for other potential structures and/or improvements in the future?

The applicant is requesting the following exceptions:

- Requesting an exception from the locational landscaping requirements - Applicant shall meet the four (4) locational landscaping and the number of points required.

#### **ACTION REQUESTED:**

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

1. Prior to operation/occupancy, the applicant shall obtain all licenses and occupancy permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, water, sewer, health, food, State of Wisconsin, hazardous materials, etc. An occupancy permit will be granted only at such time as the applicant has met all requirements.
2. 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.).
3. The facility will meet all zoning requirements including but not limited to noise, smells, vibration, hazardous materials, 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 issuance of an occupancy permit.
6. If using dumpsters, the dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility.
7. Outdoor storage of materials, products or equipment shall be prohibited.
8. 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.
9. 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.). If staff has any concerns with such mechanical proposals now or in the future, staff may bring these concerns back to the Plan Commission and/or Architectural Review Board for their consideration and approval.
10. All new lighting shall be installed per Section 15.707 of the City of Sheboygan Zoning Ordinance. There shall be no spillover light onto adjacent properties or the streets.
11. Applicant shall obtain the necessary sign permits prior to installation.
12. 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.
13. Applicant shall install individual letter signs – no cabinet or flat panel signs.
14. Applicant shall be permitted a freestanding monument sign for the site. Minimum setback of a monument sign is 12 feet. Maximum height of the monument sign is 8 feet.
15. All areas used for parking/maneuvering of vehicles shall be paved.
16. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping.
17. Any new ingress/egress driveway openings and any drives to be closed or modified shall be improved to standard City specifications.
18. 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.).
19. Absolutely no portion of the new building and/or site improvements shall cross the property line (buildings, parking, retaining walls, signs, landscaping, etc.).
20. 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.

21. 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.).
22. All Semi-trucks shall use designated truck routes in the City of Sheboygan.
23. Applicant shall be required to obtain the required permits and approvals for future structures including but not limited to buildings, rooftop mechanicals, tanks, etc. (conditional use permits, building and mechanical permits, etc.).
24. Prior to building permit issuance, the City of Sheboygan Architectural Review Board shall review/approve the proposed building design.
25. If there are any amendments to the approved use and/or site plan, the applicant will be required to submit a new site plan and/or 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:** Final Plat Approval for Stonebrook Crossing Addition #2 located south of Fox Meadows Subdivision between S. Business Drive and Moenning Road.

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

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**REPORT DATE:** February 19, 2021

**MEETING DATE:** February 23, 2021

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**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

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**BACKGROUND / ANALYSIS:**

On October 5, 2020 the Common Council approved the final plat for Stonebrook Crossing Addition No. 1 consisting of 78 residential lots (lots 14-91 on the final plat). The Stonebrook Crossing Addition No. 1 plat was recorded with the Register of Deeds on December 14, 2020. Subsequent to this recording, it was determined that the layout of the thirteen lots numbered 79-91 in the Boulder Place cul-de-sac were not optimally designed for the planned homes to be built.

Stonebrook Crossing Addition No. 2 is a replat of the lots on Boulder Place and now consists of twelve lots numbered 79-90. This replat only modifies the previous interior lot lines and does not result in any modified exterior lot line boundaries, as well as any new or modified dedications to the public for roads and right of ways.

Additionally, we are requesting the same sixty-six foot (66') wide rural road cross-section with road side ditches and underground utilities with a variance from the Plan Commission for section 5.2(F)(1)(c) of the Subdivision Code to remove the requirement of an eight foot (8') tree planting easement on each side of the road right of way. This would be the same variance that Stonebrook Crossing Addition No. 1 was granted by the Plan Commission on September 29, 2020.

Stonebrook Crossing Addition #1 is a 64 acre, 132 lot subdivision that will be completed in phases. Phase 1 - Lots 14-91 and outlots1-3. Phase 2 - Lots 92-145

**STAFF COMMENTS:**

The applicant has modified lot lines and this section around the Stonebrook Circle cul-de-sac has changed from 14 lots to 12 lots. Previously there was four (4) lots around the cul-de-sac and now there are two (2) larger lots.

The applicant is requesting the same variance to the required street specification.

Werner Homes will not be constructing a typical street section with curb, gutter and sidewalk. The standard proposed for Stonebrook Crossing Addition #1 will be pavement with a marked on street path with drainage ditch. Only the main streets (Stonebrook Drive and Rim Rock Road) will have the on street four (4) foot wide pedestrian/bike path that will be located on each side of the road.

Staff does not object to the proposed replat.

**ACTION REQUESTED:**

Staff recommends approval of the final plat subject to the following conditions:

1. The applicant shall obtain all subdivision approval from appropriate agencies including but not limited to City, County, State of Wisconsin, DNR, etc.
2. Applicant shall submit final plats that meet the City of Sheboygan Subdivision Ordinance.

**ATTACHMENTS:**

Stonebrook Crossing Addition #2 Final Plat

III

Res. No. 167 - 20 - 21. By Alderperson Bohren. February 15, 2021.

A RESOLUTION approving the final plat of the Stonebrook Crossing Addition No. 2 subdivision.

RESOLVED: That the final plat of the Stonebrook Crossing Addition No. 2 subdivision, which is a re-division of all the Lots 79-91 of Stonebrook Crossing Addition No. 1, being a subdivision in part of the NE ¼ and NW ¼ of the SE ¼ of Section 9, Township 14 North, Range 23 East, City of Sheboygan, Sheboygan County, Wisconsin, is hereby approved.

BE IT FURTHER RESOLVED: That the approval of the aforementioned is conditioned upon compliance with all required state approvals and the recording of the plat with the Register of Deeds for Sheboygan County, and the filing of two (2) true copies with the City Clerk.

City Plan

\_\_\_\_\_

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

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

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

# Stonebrook Crossing Addition No. 2

A re-division of all of lots 79-91 of Stonebrook Crossing Addition No. 1, being a subdivision in part of the NE 1/4 and NW 1/4 of the SE 1/4 of Section 9, Township 14 North, Range 23 East, City of Sheboygan, Sheboygan County, Wisconsin.

### Surveyor' Certificate:

I, David J. Leininger, professional land surveyor, hereby certify that by the direction of Stonebrook Crossing LLC, I have surveyed, divided and mapped this plat entitled Stonebrook Crossing Addition No. 2, a subdivision, being a re-division of all of lots 79-91 of Stonebrook Crossing Addition No. 1, being a subdivision in part of the NE 1/4 and NW 1/4 of the SE 1/4 of Section 9, Township 14 North, Range 23 East, City of Sheboygan, Sheboygan County, Wisconsin, which is bounded and described as follows:

A re-division of all of lots 79-91 of Stonebrook Crossing Addition No. 1, being a subdivision in part of the NE 1/4 and NW 1/4 of the SE 1/4 of Section 9, Township 14 North, Range 23 East, City of Sheboygan, Sheboygan County, Wisconsin.

Containing 245,216 square feet (5.633 acres) more or less.

I further certify that this plat is a correct representation of the exterior boundaries and the subdivisions of the land surveyed and described and that it has fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and the Subdivision Regulations of the City of Sheboygan in surveying, dividing, and mapping said land.

Dated this 21st day of January, 2021.

*David J. Leininger*  
David J. Leininger, S 2253



### Public Utility Easement Provisions

A public utility easement for electric, gas and communication facilities is hereby granted by Stonebrook Crossing LLC, the Grantor, to Wisconsin Power and Light Company, Wisconsin Bell, Inc. d/b/a AT&T Wisconsin, and TSP from this date forward, the Grantees, their respective successors and assigns, to construct, install, operate, repair, maintain and remove from time to time, and facilities and associated appurtenances used in connection with overhead and underground distribution of electricity and electric energy for such purposes as the same in flow it may hereafter be used and for accounts and systems, and with underground distribution of natural gas products and all other by products thereof. All in, over, under, across, along and upon the property shown within those areas on the plat designated as "Public Utility Easement" and the property designated on the plat for streets, whether public or private, together with the right to install, service, construct, repair, maintain, replace, alter and beneath the surface of each lot for sewer improvements thereon, or an easement for the same. The right of access to the easement and the right to trim and cut down trees, brush and vines as may be necessary to ensure the proper operation, maintenance and repair of the easement and the use of all structures from the surface and subsurface as may be reasonable required incident to the rights herein given. The Grantee agrees to restore or cause to be restored, the property, as nearly as is reasonably possible, to the condition existing prior to such entry by the Grantee or their agents. This provision, however, does not apply to the initial installation of the above designated utility facilities or to any lines, trunk or routes which may be required at any time pursuant to the rights herein granted. Buildings, structures, improvements and parking of items shall not be placed within the term marked "Public Utility Easement" without the prior written consent of Grantee. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than six inches without written consent of Grantee. The Grant of easement shall be binding upon and made to the benefit of all heirs, successors and assigns of all parties hereto.

CURVE / POINT	Curve Data									
	CHORD	LENGTH	CHORD	CHORD	CHORD	CHORD	CHORD	CHORD	CHORD	CHORD
1	111.11	111.11	111.11	111.11	111.11	111.11	111.11	111.11	111.11	111.11
2	111.11	111.11	111.11	111.11	111.11	111.11	111.11	111.11	111.11	111.11
3	111.11	111.11	111.11	111.11	111.11	111.11	111.11	111.11	111.11	111.11
4	111.11	111.11	111.11	111.11	111.11	111.11	111.11	111.11	111.11	111.11
5	111.11	111.11	111.11	111.11	111.11	111.11	111.11	111.11	111.11	111.11
6	111.11	111.11	111.11	111.11	111.11	111.11	111.11	111.11	111.11	111.11
7	111.11	111.11	111.11	111.11	111.11	111.11	111.11	111.11	111.11	111.11
8	111.11	111.11	111.11	111.11	111.11	111.11	111.11	111.11	111.11	111.11
9	111.11	111.11	111.11	111.11	111.11	111.11	111.11	111.11	111.11	111.11
10	111.11	111.11	111.11	111.11	111.11	111.11	111.11	111.11	111.11	111.11

Lots 81-90 are planned for Two-Family Dwellings

Mixed Residential - R (DR) (R) Zoning requirements:

Front or Side Setback to House:

Large Lots = 25 feet

Double and Four-House = 20 feet

± 10 more feet for a lot adjacent to a street with an Officially Mapped Right-of-Way equal to or exceeding 100 feet

Front or Street Side Setback to Attached Garage:

Single Family = 25 feet

Double and Four-House = 20 feet

± 10 more feet for a lot adjacent to a street with an Officially Mapped Right-of-Way equal to or exceeding 100 feet

Side Setback to House or Attached Garage:

Four-House or Rear or Rear on lots on the same site

All Other Dwelling Unit Types = 5 feet

Total of Both Sides, Setbacks to House or Attached Garage:

Single Family = 10 feet or 10 feet for a corner lot

Double and Four-House = 10 feet or 10 feet for a corner lot

Rear Setback to House or Attached Garage = 20 feet

Side Setback to Accessory Structure = 5 feet

Area Setback to Accessory Structure = 5 feet

Owner/Subject:

Stonebrook Crossing LLC

4519 S. Taylor St.

Sheboygan, WI 53081

Surveyor:

David J. Leininger

Stonebrook Surveying, LLC

2024 East Hastings Ave.

Seawis, WI 53090

### Location Sketch

Map No. 14-N, R. 23-E

Scale 1" = 200'



There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.  
Certified \_\_\_\_\_, 20\_\_\_\_  
Department of Administration



East Quarter corner Sec. 9 24 23

Major Rail Road 154.141 78

211.617 73

(Sheboygan County Coordinates)

Southwest Corner Sec. 9 24 23

Major Rail Road 154.141 78

153.612 67

211.617 73

(Sheboygan County Coordinates)

Eastline of the SE 1/4 of Sec. 9 24 23

1027.041' W 244.000'

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1027.041' W 244.000'

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### Utility Easement Restriction

Utility easements set forth herein are for the use of public utilities and private public utilities having the right to serve this subdivision.

No utility poles, pedestals or cables shall be placed on or to disturb any survey monument or adjacent vision along any lot or street line. The

or adjacent structures of a survey monument is a violation of s. 236.22 of Wisconsin Statutes.

Public Utility Easement

Other Utility Easement

Other Utility Easement

Other Utility Easement

Other Utility Easement

Other Utility Easement

Other Utility Easement

Other Utility Easement

Other Utility Easement

Other Utility Easement

Other Utility Easement

Other Utility Easement



Scale in feet  
1" = 100'

# Stonebrook Crossing Addition No. 2

A re-division of all of lots 79-91 of Stonebrook Crossing Addition No. 1, being a subdivision in part of the NE 1/4 and NW 1/4 of the SE 1/4 of Section 9, Township 14 North, Range 23 East, City of Sheboygan, Sheboygan County, Wisconsin.

### Owner's Certificate:

Stonebrook Crossing LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said limited liability company caused the land described on this plat to be surveyed, divided, and mapped as represented on the plat.

Stonebrook Crossing LLC, does further certify that this plat is required by s. 236.10 or s. 236.12 to be submitted to the following for approval or objection:

Wisconsin Department of Administration  
Sheboygan County Planning and Resource Department  
City of Sheboygan

Stonebrook Crossing LLC

Robert R. Wense - Manager  
Stonebrook Crossing LLC

STATE OF WISCONSIN  
SHEBOYGAN COUNTY) SS

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2021, Robert R. Wense of the above named limited liability company, to me known to be the same person who executed the foregoing instrument, and to me known to be such Manager of said limited liability company and acknowledged that they executed the foregoing instrument as such officers as the deed of said limited liability company, by its authority.

(Notary Seal) \_\_\_\_\_

Notary Public, \_\_\_\_\_, Wisconsin

My commission expires \_\_\_\_\_.

### City of Sheboygan Common Council Approval Certificate

Resolved, that the plat of Stonebrook Crossing Addition No. 2 in the City of Sheboygan, Stonebrook Crossing LLC, owner, is hereby approved by the Common Council.

All conditions have been met as of the \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Date \_\_\_\_\_ Signed \_\_\_\_\_  
Mike Vandersteem - Mayor

I hereby certify that the foregoing is true and correct copy of a resolution adopted by the Common Council of the City of Sheboygan.

Date \_\_\_\_\_ Signed \_\_\_\_\_  
Meredith DeGruin - City Clerk

### Certificate of City of Sheboygan Treasurer

STATE OF WISCONSIN  
SHEBOYGAN COUNTY) SS

I, \_\_\_\_\_, being the duly appointed qualified and acting Treasurer of the City of Sheboygan, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of \_\_\_\_\_ on any of the land included in the plat of Stonebrook Crossing Addition No. 2.

Date \_\_\_\_\_ Signed \_\_\_\_\_  
Acting City Treasurer  
print name

### Certificate of the County Treasurer

STATE OF WISCONSIN  
SHEBOYGAN COUNTY) SS

I, Laura Henning Lorenz, being the duly elected, qualified and acting Treasurer of the County of Sheboygan, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments as of \_\_\_\_\_ affecting the lands included in the plat of Stonebrook Crossing Addition No. 2.

Date \_\_\_\_\_ Signed \_\_\_\_\_  
Laura Henning Lorenz - Treasurer

### Consent of Mortgagee:

Ontario State Bank, existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, and mapping of the land described on this plat, and does hereby consent to the above certificate of Stonebrook Crossing LLC, owner.

IN WITNESS WHEREOF, the said Ontario State Bank has caused these presents to be signed by Eric Glown, its President, and countersigned by Paul Kupke, its Vice President, at Ontario, Wisconsin, and its corporate seal to be hereunto

affixed this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Ontario State Bank  
in the presence of:

Eric Glown, President \_\_\_\_\_, Witness  
print name

Paul Kupke, Vice President \_\_\_\_\_, Witness  
print name

STATE OF WISCONSIN  
\_\_\_\_\_ COUNTY) SS

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2021, the above named president and vice president to me known to be the persons who executed the foregoing certificate and acknowledge the same.

(Notary Seal) \_\_\_\_\_ Notary Public, \_\_\_\_\_, Wisconsin

My commission expires \_\_\_\_\_.

Dated this 21st day of January, 2021.

David J. Lennigh  
David J. Lennigh, Notary Public



# Stonebrook Crossing Addition No. 1

Part of the NE 1/4 and NW 1/4 of the SE 1/4 of Section 9, Township 14 North, Range 23 East, City of Shelbourn, Shelbourn County, Wisconsin.

Owner/Subdivider  
Stonebrook Crossing LLC  
4539 S Taylor Dr  
Shelbourn, WI 53081

Surveyor  
Daniel J. Leavinger  
Horizontal Surveying, LLC  
2079 Lake Springs Rd  
Lava Ledge, WI 53080

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.  
Certified \_\_\_\_\_ 20\_\_\_\_  
Department of Administration

### Public Utility Easement Provisions

A public utility easement for electric, gas and communication facilities is hereby granted by Stonebrook Crossing LLC, the Grantor, to Wisconsin Power and Light Company, Wisconsin Bell, Inc. d/b/a AT&T Wisconsin, and Sprint Nextel Communications, LLC, the Grantees, their respective successors and assigns, to construct, install, operate, repair, maintain and replace from time to time, lines, lead facilities and associated apparatuses used in connection with overhead and underground distribution of electricity and electric energy for such purposes as the laws now or may hereafter be used and for sounds and signals, and with underground distribution of natural gas products and all other by-products thereof. All in, over, under, across, along and upon the property shown within these areas on the plat designated as "public utility easement" and the property designated on the plat for such purposes, whether public or private, together with the right to install various communication pipes, access, within and beneath the surface of each lot to serve improvements thereon, or on adjacent lots. Also the right of access to the easement, also the right to trim and cut down trees, brush and roots as may be reasonably required incident to the rights herein given, also the right to remove and clear all obstructions from the surface and subsurface as may be reasonably required incident to the rights herein given. The Grantee agrees to restore or cause to have restored, the property, as nearly as is reasonably possible, to the condition existing prior to such entry by the Grantee or their assignee. This restoration, however, does not apply to the total installation of the above designated utility facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Buildings, structures, electric lines and plumbing of trees shall not be placed within the lines marked "public utility easement" without the prior written consent of Grantee. After installation of any such facilities, the grade of the subdivided property shall not be allowed to more than six inches without written consent of Grantee. The grant of easement shall be binding upon and to the benefit of the heirs, successors and assigns of all parties hereto.

### Drainage Easement Provisions

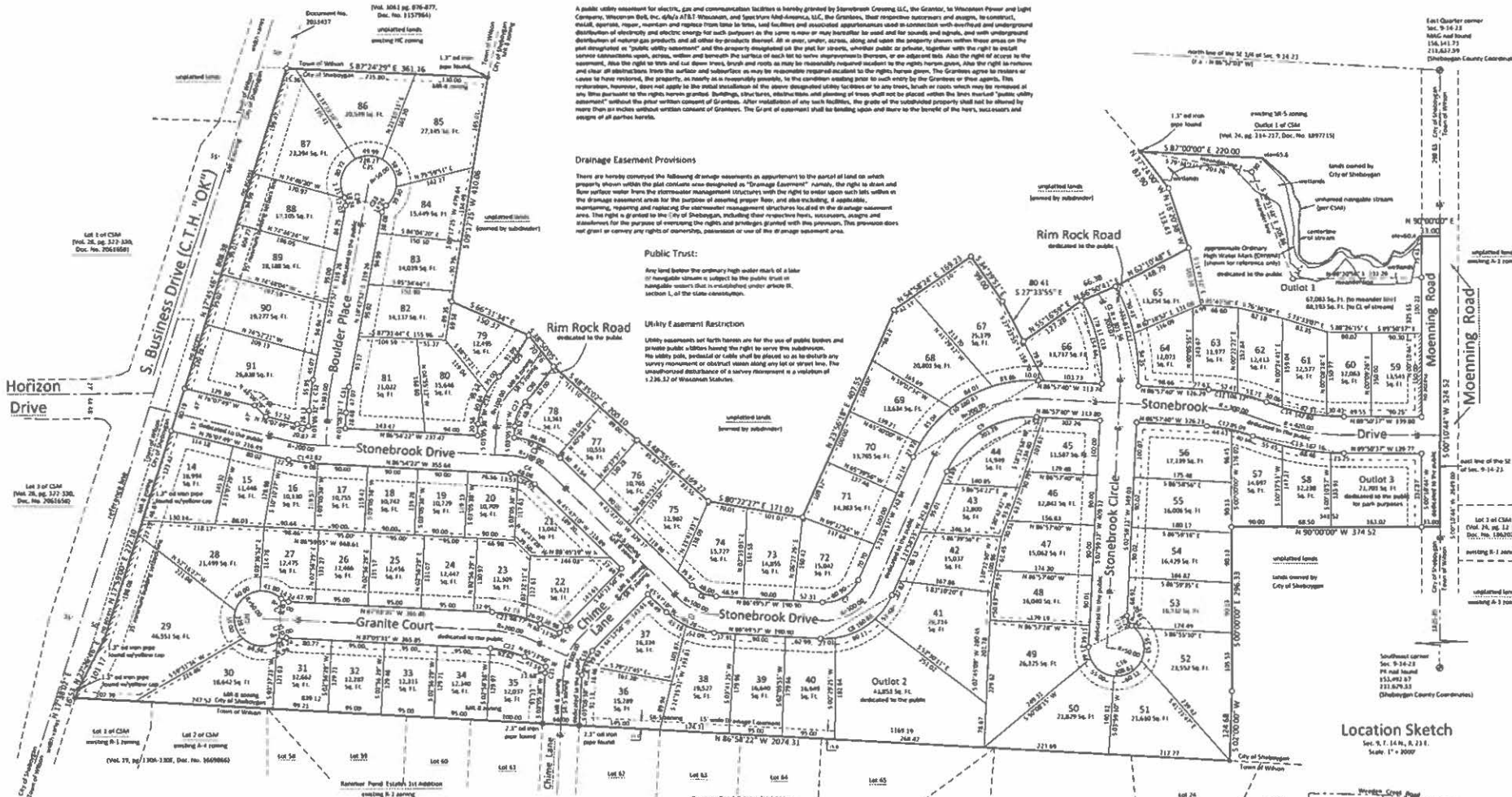
There are hereby conveyed the following drainage easements in appurtenance to the parcel of land on which property shown within the plat contains areas designated as "Drainage Easement" namely, the right to drain and flow surface water from the stormwater management structures with the right to enter upon such lots within the drainage easement areas for the purpose of installing proper flow, and also installing, if applicable, maintaining, repairing and replacing the stormwater management structures located in the drainage easement areas. This right is granted to the City of Shelbourn, including their respective heirs, successors, assigns and assigns for the purpose of exercising the rights and privileges granted with this provision. This provision does not grant or convey any rights of ownership, possession or use of the drainage easement area.

### Public Trust:

Any land below the ordinary high water mark of a lake or navigable stream is subject to the public trust in navigable waters that is established under article II, section 1, of the Wisconsin Constitution.

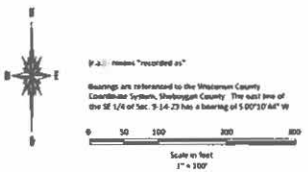
### Utility Easement Restriction

Utility easements set forth herein are for the use of public utilities and private public utilities having the right to serve this subdivision. Any utility poles, pedestals or cables shall be placed so as to disturb any survey monument or obstruct vision along any lot or street line. The minimum clearance of a survey monument is a minimum of 1.236.12 of Wisconsin Statutes.



### Location Sketch

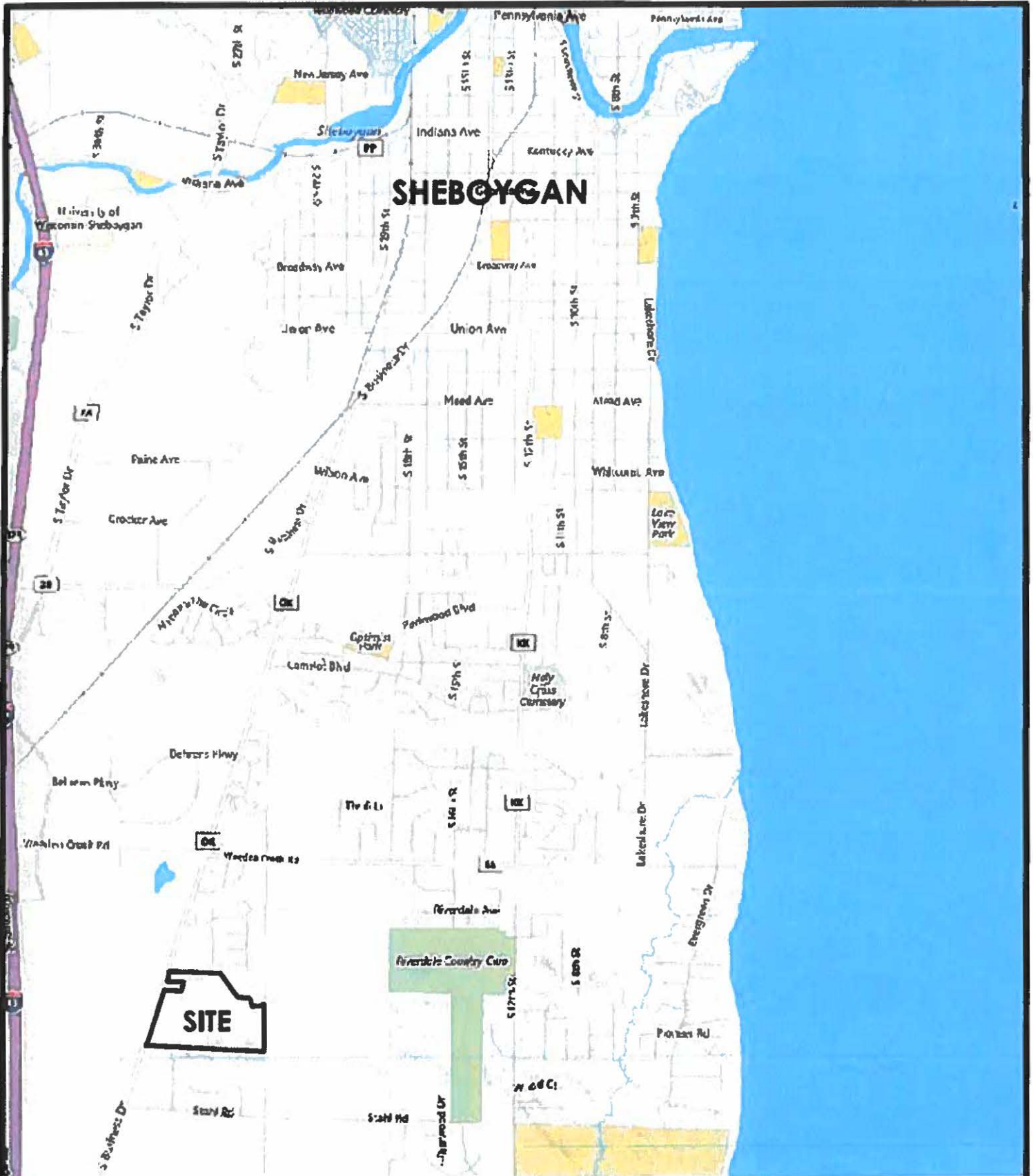
Sec. 9, T. 14N, R. 23E  
Scale: 1" = 200'



- Indicators ± 1.27" dia. x 18" rear weighing 4.20 lbs./ft. int.
- Indicators ± 1.37" dia iron pipe found unless otherwise noted.
- All other lot corners are 0.75" dia. x 18" rear weighing 1.50 lbs./ft. int.
- All lengths shown on curves are curve distances.



Notes:  
5' minimum building setback from front lot line (shown)  
5' minimum building side yard, total of both not less than 15'  
20' minimum building rear yard  
5' minimum building setback from front lot line (shown) (business otherwise noted)  
5' minimum building side yard, total of both not less than 15'  
20' minimum building rear yard



January 13, 2020

# Location Map

Sheboygan, WI



SCALE: 1" = 2,640'

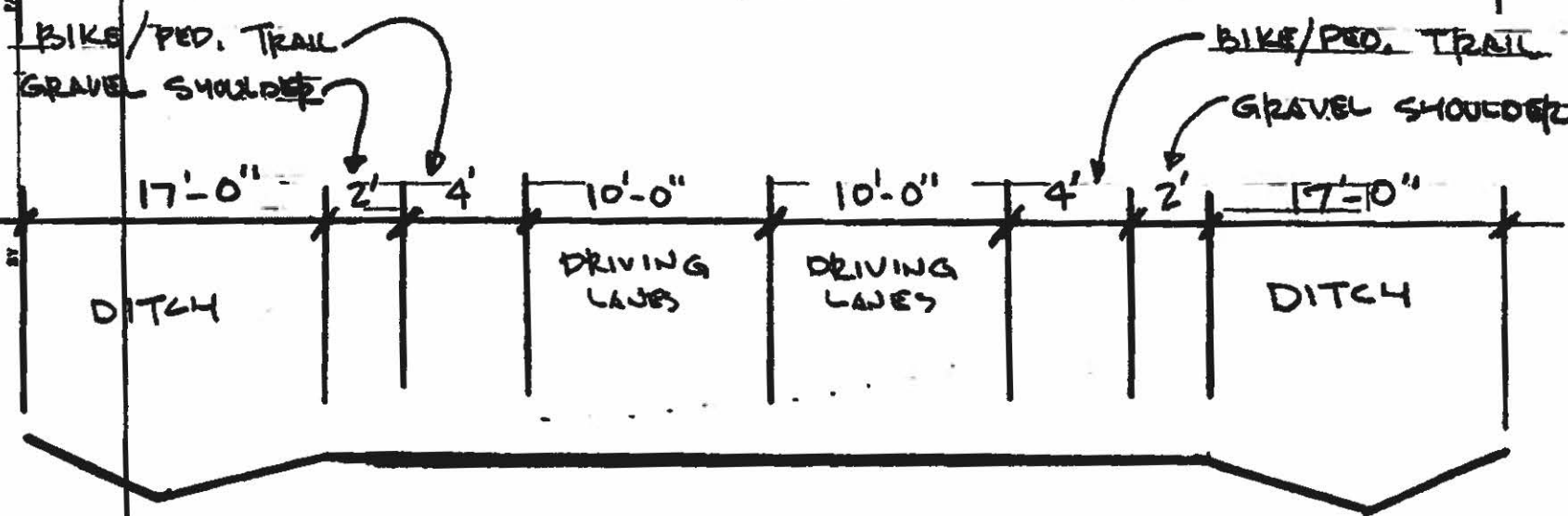
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DATE \_\_\_\_\_  
 CLIENT \_\_\_\_\_  
 PROJECT \_\_\_\_\_  
 PROJECT NO \_\_\_\_\_  
 BY \_\_\_\_\_

REMO  
 SETTING  
 PHONE MARKS

2020



66'-0" R.O.W.

STONBROOK DRIVE & RIM ROCK ROAD

- (2) 10'-0" DRIVING LANES ASPHALT
- (2) 4'-0" BIKE/PED TRAILS ASPHALT
- (2) 2'-0" GRAVEL SHOULDERS
- (2) 17'-0" WIDE DITCHES



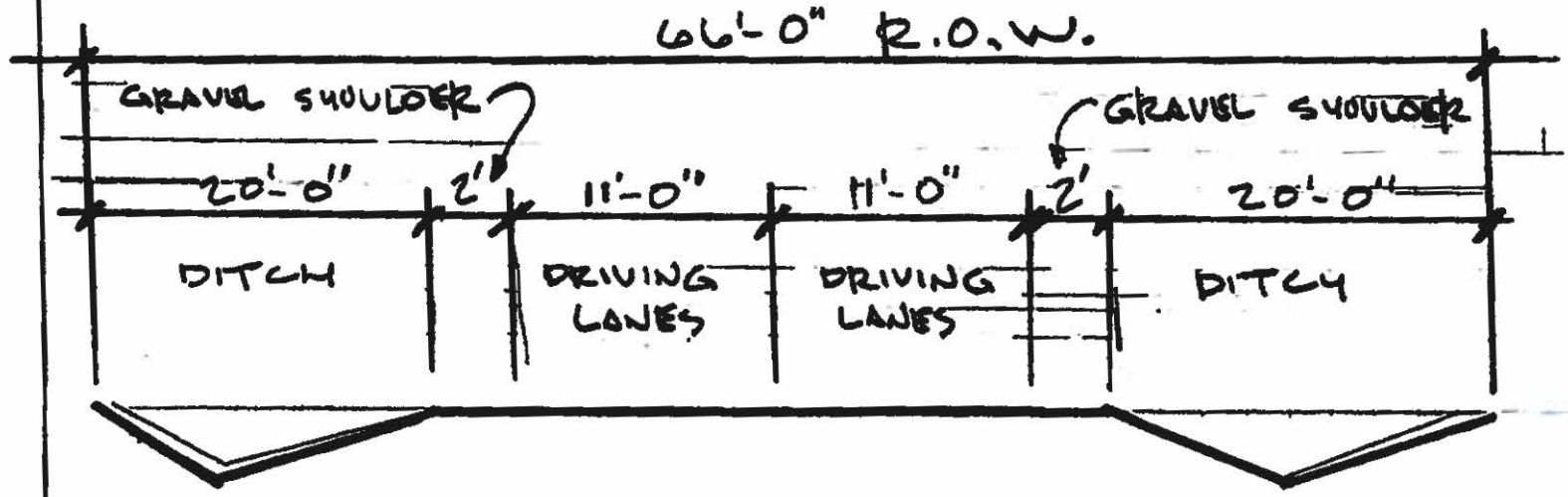
Department of Public Works  
 Engineering Division  
 2026 New Jersey Avenue  
 Sheboygan, WI 53081-4714  
 Phone (920) 458-3094  
 www.ci.sheboygan.wi.us

DATE \_\_\_\_\_ CLIENT \_\_\_\_\_ PROJECT \_\_\_\_\_  
 BY \_\_\_\_\_ PAGE \_\_\_\_\_ OF \_\_\_\_\_

MEMO  
 MEETING  
 PHONE MEMO

2020

Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
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31	31	31	31	31	31	31	31	31	31	31	31



MISCELLANEOUS ROAD CROSS SECTION THROUGHOUT SUBD.

- (2) 11'-0" ASPHALT DRIVING LANES
- (2) 2'-0" GRAVEL SHOULDERS
- (2) 20'-0" DITCHES



Department of Public Works  
 Engineering Division  
 2025 New Jersey Avenue  
 Sheboygan, WI 53081-4714  
 Phone: (920) 459-3394  
 www.cityofsheboygan.wi.us

II

3.2

R. O. No. 138 - 20 - 21. By CITY CLERK. February 15, 2021.

Submitting a communication from Robert J. Werner of Stonebrook Crossing LLC submitting a final plat for Stonebrook Crossing Addition No. 2 to replat the previous interior lot lines in the Boulder Place cul-de-sac.

*City Plat*

---

CITY CLERK



4539 South Taylor Drive  
Sheboygan, Wisconsin 53081

---

February 9, 2021

Mrs. Meredith DeBruin  
Clerk of City of Sheboygan  
828 Center Avenue  
Sheboygan, WI 53081

Dear Mrs. Debruin,

**SUBJECT: Final Plat – Stonebrook Crossing Addition No. 2**

As part of the proposed land development for the Stonebrook Crossing Addition No. 2 subdivision, we respectfully make application for review and approval of the final plat.

On October 5, 2020 the Common Council approved the final plat for Stonebrook Crossing Addition No. 1 consisting of seventy-eight residential lots that were numbered 14-91 on the final plat. The Stonebrook Crossing Addition No. 1 plat was recorded with the Register of Deeds on December 14, 2020. Subsequent to this recording, it was determined that the layout of the thirteen lots numbered 79-91 in the Boulder Place cul-de-sac were not optimally designed for the planned homes to be built.

Stonebrook Crossing Addition No. 2 is a replat of the lots on Boulder Place and now consists of twelve lots numbered 79-90. This replat only modifies the previous interior lot lines and does not result in any modified exterior lot line boundaries, as well as any new or modified dedications to the public for roads and right of ways.

Additionally, we are requesting the same sixty-six foot (66') wide rural road cross-section with road side ditches and underground utilities with a variance from the Plan Commission for section 5.2(F)(1)(c) of the Subdivision Code to remove the requirement of an eight foot (8') tree planting easement on each side of the road right of way. This would be the same variance that Stonebrook Crossing Addition No. 1 was granted by the Plan Commission on September 29, 2020.

We appreciate the City's consideration of this final plat to allow for the planned development.

Sincerely,

*Robert Ross Werner*

Vice-President – Stonebrook Crossing LLC

# Stonebrook Crossing Addition No. 2

A re-division of all of lots 79-91 of Stonebrook Crossing Addition No. 1, being a subdivision of Section 14 North, Range 23 East, City of Sheboygan, Sheboygan County, Wisconsin.

## Surveyor Certificate:

I, David J. Leininger, professional land surveyor, hereby certify that by the direction of Stonebrook Crossing LLC, I have surveyed, divided and mapped this plat entitled Stonebrook Crossing Addition No. 2, a subdivision of Section 14 North, Range 23 East, City of Sheboygan, Sheboygan County, Wisconsin, which is bounded and described as follows:

A re-division of all of lots 79-91 of Stonebrook Crossing Addition No. 1, being a subdivision in part of the NE 1/4 and NW 1/4 of the SE 1/4 of Section 9, Township 14 North, Range 23 East, City of Sheboygan, Sheboygan County, Wisconsin. Containing 265,366 square feet (6.031 acres) more or less.

Further certify that this plat is a correct representation of the exterior boundaries and the subdivisions of the land shown thereon, and that the same conform to the laws and regulations of the City of Sheboygan in surveying, dividing, and mapping said land.

Dated this 26th day of January, 2021.

David J. Leininger, Surveyor



## Public Utility Easement Provisions

A public utility easement for electric, gas and communication facilities is hereby granted by Stonebrook Crossing LLC, the Grantor, to Wisconsin Power and Light Company, Wisconsin Bell, Inc. d/b/a BLS, Wisconsin, and Spectrum Hold America, LLC, the Grantees, their respective successors and assigns, to construct, install, maintain, operate, use, repair, replace, improve, upgrade, relocate, and otherwise use the easement for the transmission, distribution and delivery of electric, gas and communication services. The easement shall be subject to the terms and conditions set forth in the attached public utility easement agreement, which is incorporated herein by reference. The easement shall be subject to the terms and conditions set forth in the attached public utility easement agreement, which is incorporated herein by reference. The easement shall be subject to the terms and conditions set forth in the attached public utility easement agreement, which is incorporated herein by reference.

Table with 10 columns: CURVE DATA, BEARING, DISTANCE, AREA, PERCENTAGE, etc. It lists detailed survey data for various lots and boundaries.

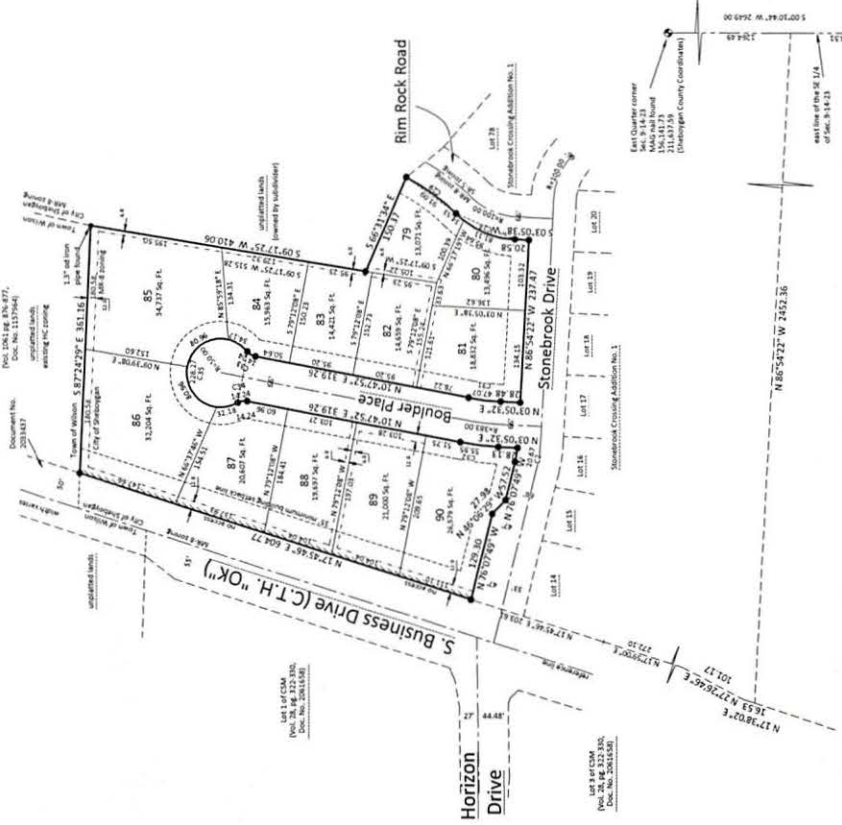
- Lot 81 - 90 are planned for Two-Family Duplex's
Minimum Residential - 8 (8) ft. B1 Zoning requirements
Front or Street Side Lot Line to House:
Single Family - 25 feet
Duplex and Two-Family - 20 feet
Rear Lot Line to House or Attached Garage - 20 feet
Side Lot Line to House or Attached Garage - 10 feet
Total of Both Sides, Lot Lines to House or Attached Garage - 20 feet
Front or Street Side Lot Line to Attached Garage - 10 feet
Side Lot Line to House or Attached Garage - 10 feet
Rear Lot Line to House or Attached Garage - 20 feet
Side Lot Line to Accessory Structure - 3 feet

## Location Sketch

Sec. 9, T. 14 N., R. 23 E.  
Scale: 1" = 2000'



Department of Administration  
Certified \_\_\_\_\_ 20\_\_\_\_  
There are no objections to this plat with respect to:  
Sec. 17, 20, 18, 24, 26, 27, 28, 29, 30, 31 and 32,  
Wis. Stats., as provided by s. 246.12, Wis. Stats.



- indicates a 1.27" dia., 1/8" radii weighing 4.35 lbs. ft. found.
○ indicates a 1.27" dia., 1/8" radii weighing 4.35 lbs. ft. found.
● indicates a 1.27" dia. iron pipe found unless otherwise noted.
All other lot corners are 0.375" dia. 1/8" radii weighing 1.65 lbs. ft.
All bearings above the corner are curve distances.
(1/8") means "recircled 4"



UTILITY EASEMENT RESTRICTION  
Primary easement for electric, gas and communication facilities. No utility pole, pedestal or crane shall be placed in or on this plat without the written consent of the City of Sheboygan. This instrument is a violation of s. 236.12 of Wisconsin Statutes.

# Stonebrook Crossing Addition No. 2

A re-division of all of Lots 79-91 of Stonebrook Crossing Addition No. 1, being a portion of the land described in the plat of Stonebrook Crossing Addition No. 1, Township 44 North, Range 23 East, City of Sheboygan, Sheboygan County, Wisconsin.

### Owner's Certificate:

Stonebrook Crossing LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, is the owner of the land described on this plat to be surveyed, divided, and mapped as represented on the plat.

Stonebrook Crossing LLC, does further certify that this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

Wisconsin Department of Administration  
Sheboygan County Planning and Resource Department  
City of Sheboygan

Stonebrook Crossing LLC

Robert R. Werner - Manager  
Stonebrook Crossing LLC

STATE OF WISCONSIN  
SHEBOYGAN COUNTY SS

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2021, Robert R. Werner of the above named limited liability company, to me known to be the same person who executed the foregoing instrument and who acknowledged to me as the duly authorized officer of said company and acknowledged that he executed the foregoing instrument as such officer as the agent of said limited liability company by his authority.

(Notary Seal)

Notary Public, \_\_\_\_\_, Wisconsin

My commission expires \_\_\_\_\_.

### City of Sheboygan Common Council Approval Certificate

Resolved, that the plat of Stonebrook Crossing Addition No. 2 in the City of Sheboygan, Stonebrook Crossing LLC, owner, is hereby approved by the Common Council.

All conditions have been met as of the \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Date \_\_\_\_\_ Signed \_\_\_\_\_ Mike Vandierstee - Mayor

I hereby certify that the foregoing is true and correct copy of a resolution adopted by the Common Council of the City of Sheboygan.

Date \_\_\_\_\_ Signed \_\_\_\_\_ Meredith DeBruin - City Clerk

### Certificate of City of Sheboygan Treasurer

STATE OF WISCONSIN  
SHEBOYGAN COUNTY SS

I, \_\_\_\_\_, being the duly appointed, qualified and acting Treasurer of the City of Sheboygan, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of \_\_\_\_\_ on any of the land included in the plat of Stonebrook Crossing Addition No. 2.

Date \_\_\_\_\_ Acting City Treasurer  
PRINT NAME

### Certificate of the County Treasurer

STATE OF WISCONSIN  
SHEBOYGAN COUNTY SS

I, Laura Henning Lorenz, being the duly elected, qualified and acting Treasurer of the County of Sheboygan, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments as of \_\_\_\_\_ affecting the lands included in the plat of Stonebrook Crossing Addition No. 2.

Date \_\_\_\_\_ Laura Henning Lorenz - Treasurer

### Consent of Mortgagee:

Ontario State Bank, existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, and mapping of the land described on this plat, and does hereby consent to the above certificate of Stonebrook Crossing LLC, owner.

IN WITNESS WHEREOF, the said Ontario State Bank has caused these presents to be signed by Eric Glowen, its President, and countersigned by Paul Kujala, its Vice President, at Oostburg, Wisconsin, and its corporate seal to be hereunto affixed this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Oostburg State Bank  
in the presence of:

Eric Glowen, President \_\_\_\_\_, Witness  
print name

Paul Kujala, Vice President \_\_\_\_\_, Witness  
print name

STATE OF WISCONSIN  
\_\_\_\_\_ COUNTY) SS

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2021, the above named president and vice president & to me known to be the persons who executed the foregoing certificate and acknowledge the same.

(Notary Seal) \_\_\_\_\_ Notary Public, \_\_\_\_\_, Wisconsin

My commission expires \_\_\_\_\_.

Dated this 26th day of January, 2021.

David J. Leininger, Notary Public  
David J. Leininger, 5228



III

4.3

Res. No. 166 - 20 - 21. By Alderperson Bohren. February 15, 2021.

A RESOLUTION pursuant to the extraterritorial plat approval jurisdiction of the City of Sheboygan approving the final plat of Koppelman Estates subdivision in the Town of Sheboygan, the preliminary plat being approved by the City Plan Commission on December 15, 2020.

RESOLVED: That pursuant to the extraterritorial plat approval jurisdiction of the City of Sheboygan, the final plat of Koppelman Estates subdivision, located in part of the Northwest ¼ and Southwest ¼ both of the Northwest ¼ of Section 17, Township 15 North, Range 23 East, Town of Sheboygan, Sheboygan County, Wisconsin, is hereby approved.

City Plan

\_\_\_\_\_

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

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

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

**Koppelman Estates LLC  
4539 South Taylor Drive  
Sheboygan, Wisconsin 53081**

---

February 9, 2021

Mrs. Meredith DeBruin  
Clerk of City of Sheboygan  
828 Center Avenue  
Sheboygan, WI 53081

Dear Mrs. DeBruin,

**SUBJECT: Final Plat – Koppelman Estates**

As part of the proposed land development for the Koppelman Estates subdivision in the Town of Sheboygan, we respectfully make application for extraterritorial review and approval of the final plat.

On December 15, 2020 the City Plan Commission approved the preliminary plat for Koppelman Estates.

We appreciate the City's consideration of this final plat to allow for the planned development.

Sincerely,

*Robert Ross Werner*

**Vice-President – Koppelman Estates LLC**

# KOPPELMANN ESTATES

PART OF THE NW 1/4 AND SW 1/4,  
BOTH OF THE NW 1/4 ALL IN SECTION 17, T15N, R23E,  
TOWN OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN

## SURVEYOR'S CERTIFICATE

I, CRAIG RUSCH, REGISTERED LAND SURVEYOR, HEREBY CERTIFY:  
THAT IN FULL COMPLIANCE WITH THE PROVISIONS OF CHAPTER 236, WISCONSIN STATUTES, THE SUBDIVISION REGULATIONS OF SHEBOYGAN COUNTY, AND UNDER THE DIRECTION OF OWNER, KOPPELMANN ESTATES LLC, I HAVE SURVEYED, DIVIDED, AND MAPPED KOPPELMANN ESTATES SUBDIVISION THAT SUCH PLAT CORRECTLY REPRESENTS ALL EXTERIOR BOUNDARIES. THE SUBDIVISION OF THE LAND SURVEYED IS PART OF THE NORTHWEST 1/4 AND SOUTHWEST 1/4 BOTH OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 15 NORTH, RANGE 23 EAST, TOWN OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 17;  
THENCE N0°11'26"W (NORTH DEED) (7°N01°52'20"E) ALONG THE WEST LINE OF THE NW1/4 OF SAID SECTION 17, 1109.95 FEET;  
THENCE N89°47'19"E (EAST DEED) (S89°07'40"W), 60.00 (60 DEED) FEET TO A POINT ON THE EASTERLY LINE OF COUNTY ROAD "Y" AND THE POINT OF BEGINNING;  
THENCE FROM SAID POINT OF BEGINNING N11°26"W (S01°52'20"E) ALONG EASTERLY LINE OF COUNTY ROAD "Y", 56.05 FEET;  
THENCE N5°54'05"W (S07°34'59"E) ALONG SAID EASTERLY LINE, 100.50 FEET;  
THENCE N0°11'26"W (S01°52'20"E) ALONG SAID EASTERLY LINE, 189.45 FEET;  
THENCE N43°11'22"E (S44°11'15"W) ALONG SAID EASTERLY LINE, 24.69 (23.42) FEET TO THE SOUTHERLY LINE OF GROTE ROAD;  
THENCE S87°44'26"E (N87°33'W DEED) ALONG SAID SOUTHERLY LINE, 405.87 FEET;  
THENCE N88°42'34"E (S88°54'W DEED) ALONG SAID SOUTHERLY LINE, 414.75 FEET;  
THENCE S0°42'55"W (N03°45'E PER REC. DEED), 73.25 FEET;  
THENCE S3°43'31"E (N04°19'W DEED), 281.04 (281.1' DEED) FEET;  
THENCE S89°47'19"W (EAST DEED), 843.30 FEET TO THE POINT OF BEGINNING, CONTAINING 295,916 SQUARE FEET (6.793 ACRES) OF LAND

DATED THIS 25TH DAY OF JANUARY, 2021

SIGNED: *Craig Rusch*  
CRAIG A. RUSCH, PROFESSIONAL SURVEYOR S-2274

## NOTES

- BUILDING SETBACKS WILL MEET THE MINIMUM REQUIREMENTS OF R-1 ZONING WHICH IS 5' REAR YARD AND 10' SIDE YARD.
- STREET SETBACKS WILL BE A MINIMUM OF 30' EXCEPT ALONG C.T.H. Y, WHICH WILL BE A 42' SETBACK.
- 1" IRON PIPES TO BE PLACED ALONG ALL REMAINING UNMARKED LOT CORNERS UPON COMPLETION OF CONSTRUCTION AND GRADING WORK.
- THERE WILL BE NO DIRECT VEHICULAR ACCESS TO COUNTY TRUCK HIGHWAY "Y" FROM ANY OF THE LOTS IN THIS SUBDIVISION.
- PRIVATE EASEMENTS FOR PUBLIC UTILITIES ONLY. PRIVATE EASEMENTS FOR PUBLIC UTILITIES SHALL NOT BE DEEMED TO BE DEDICATED TO THE PUBLIC, BUT SHALL BE PRIVATE EASEMENT FOR PUBLIC UTILITIES, TO BE USED EQUALLY BY SUCH UTILITIES.
- (\*) DENOTES BEARINGS & DISTANCES OF THOSE LANDS CONVEYED FOR ROAD PURPOSES BY A WARRANTY DEED AS RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR SHEBOYGAN COUNTY, WISCONSIN ON DECEMBER 13, 1994, IN VOLUME 1372, PAGE 963, AS DOCUMENT NO. 1417721

## UTILITY EASEMENT RESTRICTIONS

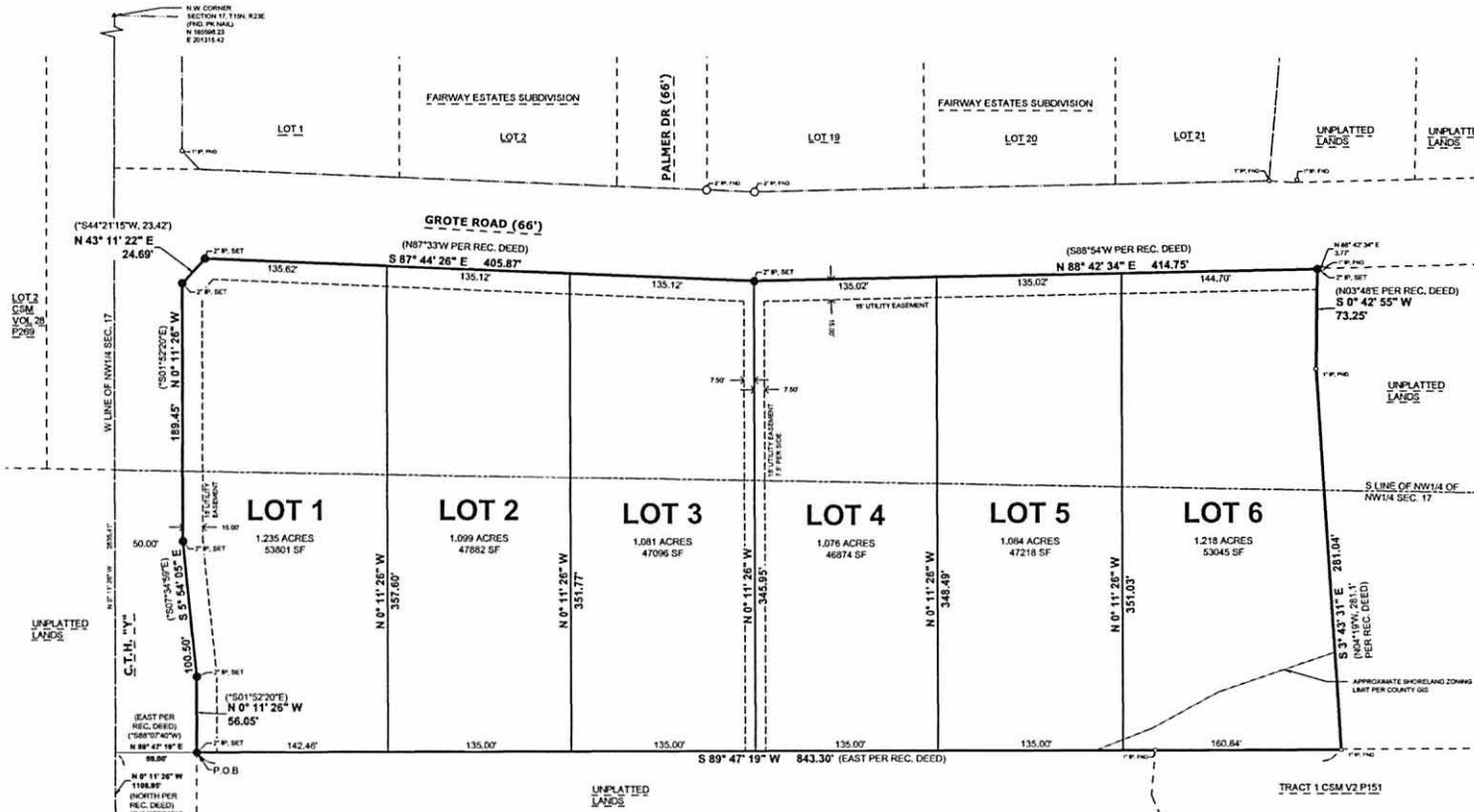
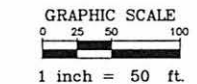
ALL ELECTRIC DISTRIBUTION LINES, TELEPHONE LINES, TELEVISION CABLES, AND COMMUNICATION LINES FROM WHICH LOTS ARE INDIVIDUALLY SERVED, SHALL BE APPURTENANT TO UNDERGROUND ELECTRIC AND COMMUNICATION SYSTEMS, SUCH AS, BUT NOT LIMITED TO SUBSTATIONS, PAD MOUNTED TRANSFORMERS, POLES, SWITCHES, AND ABOVE GRADE PEDESTAL MOUNTED TERMINATION BOXES, MAY BE LOCATED ABOVE GROUND LEVEL. SUCH FACILITIES SHALL BE LOCATED WITHIN EASEMENTS HEREIN SPECIFIED, AND GRADE LEVEL OF SUCH EASEMENTS AFTER THE INSTALLATION OF UNDERGROUND LINES SHALL NOT BE ALTERED MORE THAN SIX INCHES BY THE SUBDIVIDER, THEIR AGENT, OR BY THE SUBSEQUENT OWNERS OF THE LOTS ON WHICH SUCH UTILITY EASEMENTS ARE LOCATED, EXCEPT WITH WRITTEN CONSENT OF THE UTILITY OR UTILITIES INVOLVED.

SURVEY LEGEND	
○ 0.75" OR 1" O.D. IRON PIPE FOUND	
○ 2.375" O.D. IRON PIPE FOUND	
△ PK NAIL FOUND	
● 2.375" O.D. X 24" IRON PIPE 3.05 LBS/LF, SET	
● ALL OTHER LOT AND OUTLOT CORNERS 1.315" O.D. X 24" IRON PIPE 1.26 LBS/LF, SET	

JANUARY 28, 2021

## PLAT LOCATION MAP

SECTION 17, T15N, R23E  
SHEBOYGAN COUNTY  
SCALE 1"=1000'



**OWNER'S CERTIFICATE**  
KOPPELMANN ESTATES LLC, A LIMITED LIABILITY COMPANY DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN; AS OWNER DO HEREBY CERTIFY THAT SAID LIMITED LIABILITY COMPANY CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, AND MAPPED ON THIS PLAT. KOPPELMANN ESTATES LLC ALSO CERTIFY THAT THIS PLAT IS REQUIRED BY S. 236.10 OR 236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION:

DEPARTMENT OF ADMINISTRATION, SHEBOYGAN COUNTY PLANNING AND CONSERVATION DEPARTMENT, CITY OF SHEBOYGAN AND TOWN OF SHEBOYGAN

STATE OF WISCONSIN, COUNTY OF SHEBOYGAN

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

ROBERT R. WERNER, MANAGER

(NOTARY SEAL)  
PERSONALLY CAME BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2021, THE ABOVE NAMED MANAGER IS TO ME KNOWN TO BE THE SAME PERSONS WHO EXECUTED THE FOREGOING CERTIFICATE AND ACKNOWLEDGED THE SAME.

\_\_\_\_\_, NOTARY PUBLIC

MY COMMISSION EXPIRES \_\_\_\_\_

**TOWN TREASURER'S CERTIFICATE**  
IN ACCORDANCE WITH THE RECORDS IN THE OFFICE OF THE TOWN OF SHEBOYGAN TREASURER; THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS ON ANY OF THE LANDS INCLUDED IN THIS PLAT.

DARLA FREE, TOWN TREASURER \_\_\_\_\_ DATE \_\_\_\_\_

**COUNTY TREASURER'S CERTIFICATE**  
IN ACCORDANCE WITH THE RECORDS IN THE OFFICE OF THE SHEBOYGAN COUNTY TREASURER; THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS ON ANY OF THE LANDS INCLUDED IN THIS PLAT.

LAURA HENNING-LORENZ, COUNTY TREASURER \_\_\_\_\_ DATE \_\_\_\_\_

**COUNTY PLANNING CERTIFICATE**  
REVIEWED AND APPROVED BY THE SHEBOYGAN COUNTY PLANNING AND CONSERVATION DEPARTMENT

TYLER BETRY, DEPUTY DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

**CITY OF SHEBOYGAN COMMON COUNCIL RESOLUTION**  
RESOLVED, THAT THE PLAT OF KOPPELMANN ESTATES IN THE TOWN OF SHEBOYGAN, KOPPELMANN ESTATES LLC, OWNER, IS HEREBY APPROVED BY THE COMMON COUNCIL.

MIKE VANDERSTEEN, MAYOR \_\_\_\_\_ DATE \_\_\_\_\_

I HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF A RESOLUTION ADOPTED BY THE COMMON COUNCIL OF THE CITY OF SHEBOYGAN.

MEREDITH DEBRUIN, CITY CLERK \_\_\_\_\_ DATE \_\_\_\_\_

**TOWN BOARD RESOLUTION**  
RESOLVED, THAT THE PLAT OF KOPPELMANN ESTATES, A SUBDIVISION IN THE TOWN OF SHEBOYGAN, KOPPELMANN ESTATES LLC, OWNER, IS HEREBY APPROVED BY THE TOWN BOARD.

DANIEL HEIN, CHAIRPERSON \_\_\_\_\_ DATE \_\_\_\_\_

I HEREBY CERTIFY THAT THE FOREGOING IS A COPY OF A RESOLUTION ADOPTED BY THE TOWN BOARD OF THE TOWN OF SHEBOYGAN AND THAT ALL CONDITIONS FOR APPROVAL HAVE BEEN MET.

PEGGY FISCHER, TOWN CLERK \_\_\_\_\_

BEARINGS ARE REFERENCED TO THE WEST LINE OF THE NW 1/4 OF SECTION 17, T15N, R23E THAT BEARS N0°11'26"W, BASED ON THE SHEBOYGAN COUNTY COORDINATE SYSTEM

CURRENT ZONING: R-1 RESIDENCE DISTRICT & C-1 CONSERVANCY DISTRICT (SE CORNER, DELINEATED BY SHORELAND LIMIT LINE)



MEET 1/4 CORNER SECTION 17, T15N, R23E (PER REC. DEED) N 88°17'19"E E 2639.94

**OWNER**  
KOPPELMANN ESTATES LLC  
4538 SOUTH TAYLOR DRIVE  
SHEBOYGAN, WISCONSIN, 53081

**DEVELOPER**  
KOPPELMANN ESTATES LLC  
4538 SOUTH TAYLOR DRIVE  
SHEBOYGAN, WISCONSIN, 53081

**SURVEYOR**  
CRAIG A. RUSCH, NO. S-2274  
WAGNER EXCAVATING, INC.  
3437 PAINE AVENUE  
SHEBOYGAN, WISCONSIN 53081

- UTILITY COMPANIES**
- WISCONSIN BELL, INC. D/B/A AT&T
  - WISCONSIN - TELEPHONE AND DATA
  - SPECTRUM MID-AMERICA, LLC - TELEVISION AND DATA
  - WISCONSIN POWER AND LIGHT COMPANY - ELECTRIC
  - WISCONSIN PUBLIC SERVICE - NATURAL GAS

**CITY OF SHEBOYGAN**

**REQUEST FOR CITY PLAN COMMISSION CONSIDERATION**

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**ITEM DESCRIPTION:** Final Plat Approval for Koppelman Estates in the Town of Sheboygan.  
Extra-Territorial Plat Review

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

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**REPORT DATE:** February 19, 2021

**MEETING DATE:** February 23, 2021

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**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

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**BACKGROUND / ANALYSIS:**

Ross Werner of Werner Homes has submitted the final plat for Koppelman Estates located in the Town of Sheboygan. The applicant states:

- This is a six (6) lot subdivision with lots varying in size from 1.07 to 1.2 acres.
- Koppelman Estates is located at the southwest intersection of C.T.H. Y and Grote Road

**STAFF COMMENTS:**

The City has extra-territorial platting for subdivisions within three (3) miles of City limits.

**ACTION REQUESTED:**

Staff recommends approval of the final plat.

**ATTACHMENTS:**

Koppelman Estates Plat

II

3.3

R. O. No. 139 - 20 - 21. By CITY CLERK. February 15, 2021.

Submitting an application from the City of Sheboygan Redevelopment Authority for an amendment of the official zoning map of the City of Sheboygan for property located on the Northwest corner of South 10<sup>th</sup> Street and Illinois Avenue (Formerly 935 Illinois Avenue - Parcel #59281505800) from Class Urban Industrial (UI) to Class Central Commercial (CC) Classification.

*City Plan*

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CITY CLERK

~~X~~

6.1

Gen. Ord. No. 32 - 20 - 21. By Alderperson Donohue. February 15, 2021.

AN ORDINANCE amending the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification of property located on the Northwest corner of South 10<sup>th</sup> Street and Illinois Avenue (Formerly 935 Illinois Avenue - Parcel #59281505800) from Class Urban Industrial (UI) to Class Central Commercial (CC) 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 Industrial (UI) to Class Central Commercial (CC) Classification:

Property located on the Northwest corner of South 10<sup>th</sup> Street and Illinois Avenue (Formerly 935 Illinois Avenue - Parcel #59281505800):

Section 26, Township 15 North, Range 23 East.  
Original Plat N 1/2 of W 45' of Lot 4 Blk 243.

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.

*Tracy Lynne Donohue*

*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

OFFICE USE ONLY
APPLICATION NO.: _____
RECEIPT NO.: _____
FILING FEE: <b>\$200.00</b> (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**  
*City of Sheboygan Redevelopment Authority (CRA)*

APPLICANT: City of Sheboygan Redevelopment Authority (CRA) PHONE NO.: (920) 459-3383  
 ADDRESS: 828 Center Avenue E-MAIL: chad.pelisek@sheboyganwi.gov  
 OWNER OF SITE: City of Sheboygan PHONE NO.: (920) 459-3383

**2. DESCRIPTION OF THE SUBJECT SITE**

ADDRESS OF PROPERTY AFFECTED: Formerly 935 Illinois Ave  
 LEGAL DESCRIPTION: See attached Map

PARCEL NO. 59281505800 MAP NO. \_\_\_\_\_

EXISTING ZONING DISTRICT CLASSIFICATION: Urban Industrial (UI)

PROPOSED ZONING DISTRICT CLASSIFICATION: Central Commercial (CC)

BRIEF DESCRIPTION OF THE EXISTING OPERATION OR USE: \_\_\_\_\_  
Vacant, undeveloped

BRIEF DESCRIPTION OF THE PROPOSED OPERATION OR USE: \_\_\_\_\_  
Fresh Tech Innovation District

**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? \_\_\_\_\_

*See attached*

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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: \_\_\_\_\_  
*See attached*

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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? \_\_\_\_\_

*See attached*

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

See attached

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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.

Chad Pelishek  
APPLICANT'S SIGNATURE

1/25/21  
DATE

Chad Pelishek  
PRINT ABOVE NAME

**APPLICATION SUBMITTAL REQUIREMENTS**

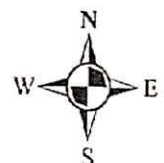
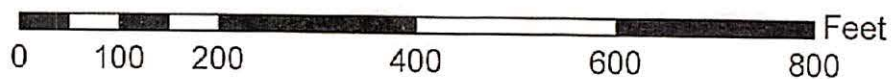
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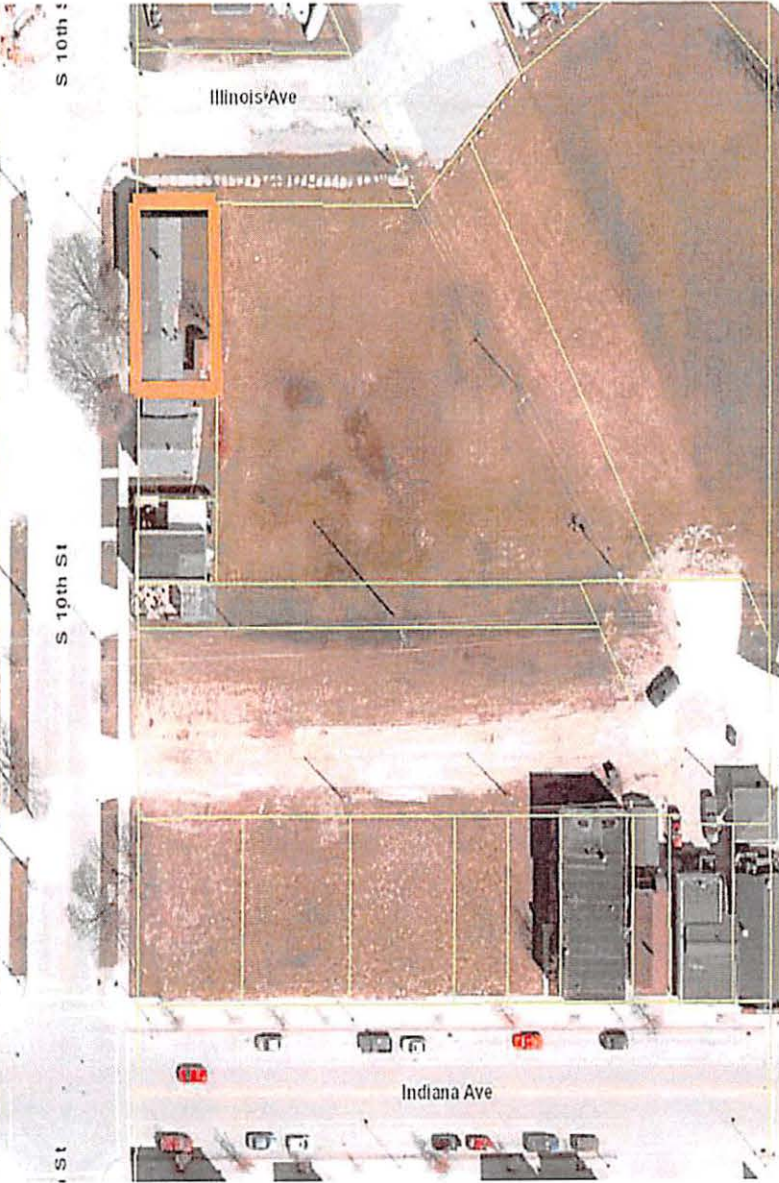
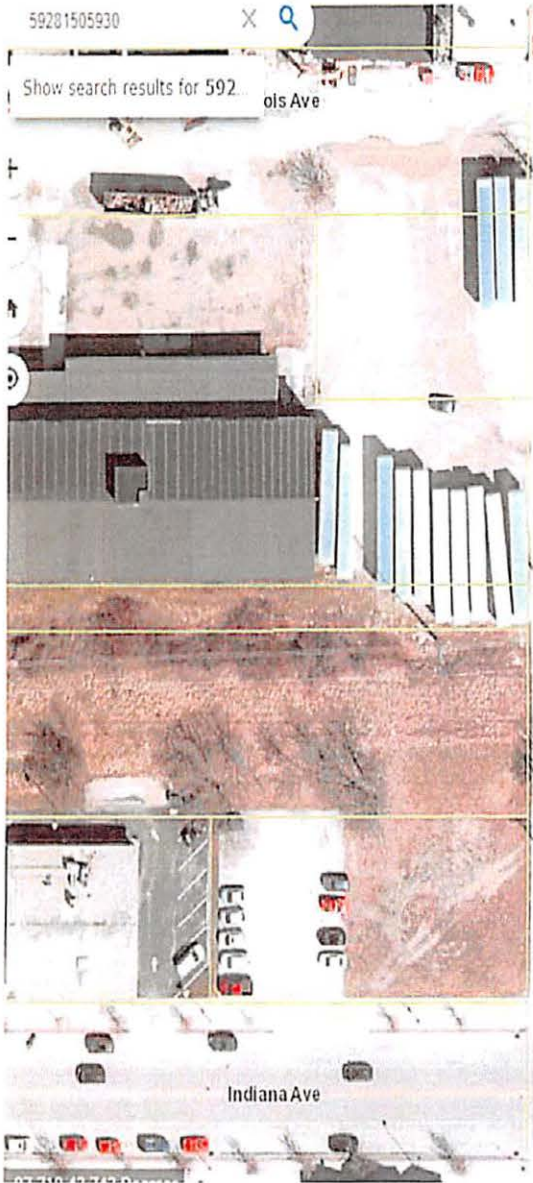
- The property proposed to be rezoned.
- All lot dimensions of the subject property.
- All other lands within 200 feet of the subject property.
- Map size not more than 11" X 17" and map scale not less than 1" = 600'.
- Graphic scale and north arrow.

# PROPOSED REZONE FROM URBAN INDUSTRIAL (UI) TO CENTRAL COMMERCIAL (CC)

SECTION 26, TOWNSHIP 15 NORTH, RANGE 23 EAST

ORIGINAL PLAT N 1/2 OF W 45' OF LOT 4 BLK 243





The City of Sheboygan and the City of Sheboygan Redevelopment Authority (RDA) own several parcels of property north of Indiana Avenue and east of S. 10<sup>th</sup> Street. The properties were previously used as single-family residences, a bar, etc. As the Plan Commission and Common Council are aware, this area has been referred to as Fresh Tech Innovation District and continues to be planned for future redevelopment.

These parcels are zoned Urban Industrial (UI). In order to achieve the redevelopment the City seeks for this area, the parcels will need to be rezoned to Central Commercial (CC). The areas along Indiana Avenue and the new Badger State Lofts are zoned Central Commercial (CC). The former tannery facility was recently rezoned from UI to CC so the facility could be converted into the Badger State Lofts which is a significant improvement to this previously underutilized industrial building and to the Indiana Avenue corridor.

The idea is to rezone these parcels today so that when the site is ready to be redeveloped, the zoning will be in place which will permit a developer to apply for the conditional use and architectural review approvals. Rezoning these properties today reduces the timing of the future development by approximately two (2) months.

This area had been used industrially in the past but today it makes more sense to zone these properties commercial in order to permit mixed use type developments that can take advantage of this attractive location similar to what the City has successfully accomplished in other riverfront downtown locations.

In addition, the zoning designation of the land is to be consistent with the City's Future Land Use map of the City of Sheboygan Comprehensive Plan. Presently, the Urban Industrial (UI) Zoning Designation is inconsistent with the Central Mixed Use Comprehensive Plan Designation. Therefore, rezoning these properties to Central Commercial (CC) will make these properties consistent with their Central Mixed Use Comprehensive Plan Designation.

The proposal does appear to meet several goals and objectives of the Sheboygan Comprehensive Plan:

- Promote catalytic new mixed use developments at key infill and redevelopment sites.
- Actively promote infill development and redevelopment of aging or previously passed-over sites for productive, compatible uses, engaging in public/private partnerships as a way to encourage investment in the City.
- Promoting infill development and redevelopment to grow efficiently, strengthen existing business districts and neighborhoods, and leverage existing infrastructure and connectivity.

- 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.
- Support and advance the cleanup of brownfield sites for economic reuse.
- Accommodate a mix of uses within a finite amount of land, including housing, quality commercial development, and employment-generating professional offices and light industrial development.
- 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.
- Capitalizing on an improved river corridor to attract new businesses and the reuse or redevelopment of riverfront properties.
- Improving the community's image through a concerted marketing strategy focused on improving the "Sheboygan" brand, attracting new corporate or professional employers to the City, and improving residents' perception of their City.
- Enhancing the lakefront and riverfront to attract new development, appeal to residents, and facilitate a healthy community.
- Advance and promote the City as a dynamic place with a diversified, prosperous economy that is welcoming and supportive to established businesses as well as entrepreneurs and new opportunities.
- Create a vibrant working and living environment in the community in which all residents can pursue economic and personal success.
- Leverage the City's richly and diversely skilled workforce, its regional location, its urban downtown environment, and its many quality of life amenities to more effectively market the region and attract new business and quality employment growth.
- Leverage the talent and energy of young professionals in the community to make the City a more attractive place to live, work, and do business.
- Pursue the City's long-term vision while addressing unique opportunities and market trends as they emerge. Continue to build from the successes of the Harbor Centre urban revitalization over the past two decades.

- Re-brand and market the Indiana Avenue Corridor (from I-43 to Lake Michigan) as Fresh Tech Sheboygan, appealing to new high-technology companies and start-ups.

**CITY OF SHEBOYGAN**

**REQUEST FOR CITY PLAN COMMISSION CONSIDERATION**

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**ITEM DESCRIPTION:** R.O. 139-20-21 G.O. 32-20-21 by Alderperson Donohue amending the City of Sheboygan Official Zoning Map of the City of Sheboygan Zoning Ordinance to change the Use Classification of property located on the Northwest corner of South 10th Street and Illinois Avenue (Formerly 935 Illinois Avenue - Parcel #59281505800) from Class Urban Industrial (UI) to Class Central Commercial (CC) Classification.

R. O. 140-20-21 and G.O. 33-20-21 by Alderperson Donohue amending the City of Sheboygan Official Zoning Map of the City of Sheboygan Zoning Ordinance to change the Use Classification of property located off of South 10th Street (Formerly 1011 South 10th Street - Parcel #59281505810) from Class Urban Industrial (UI) to Class Central Commercial (CC) Classification.

R.O. 141-20-21 and G.O. 34-20-21 by Alderperson Donohue amending the City of Sheboygan Official Zoning Map of the City of Sheboygan Zoning Ordinance to change the Use Classification of property located off of South 10th Street (Formerly 1015 South 10th Street - Parcel #59281505820) from Class Urban Industrial (UI) to Class Central Commercial (CC) Classification.

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

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**REPORT DATE:** February 19, 2021

**MEETING DATE:** February 23, 2021

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**FISCAL SUMMARY:**

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

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**STATUTORY REFERENCE:**

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

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**BACKGROUND / ANALYSIS:**

The City of Sheboygan Redevelopment Authority (RDA) is proposing to:

- Rezone the property located on the Northwest corner of South 10th Street and Illinois Avenue from Urban Industrial (UI) to Central Commercial (CC).
- Rezone the property located off of South 10th Street (Formerly 1011 South 10th Street - Parcel #59281505810) from Urban Industrial (UI) to Central Commercial (CC).
- Rezone the property located off of South 10th Street (Formerly 1015 South 10th Street - Parcel #59281505820).

The applicant states the following:

- The City of Sheboygan Redevelopment Authority (RDA) own several parcels of property north of Indiana Avenue and east of S. 10<sup>th</sup> Street. The properties were previously used as single-family residences, a bar, etc. As the Plan Commission and Common Council are aware, this area has been referred to as Fresh Tech Innovation District and continues to be planned for future redevelopment.
- These parcels are zoned Urban Industrial (UI). In order to achieve the redevelopment the City seeks for this area, the parcels will need to be rezoned to Central Commercial (CC). The areas along Indiana Avenue and the new Badger State Lofts are zoned Central Commercial (CC). The former tannery facility was recently rezoned from UI to CC so the facility could be converted into the Badger State Lofts which is a significant improvement to this previously underutilized industrial building and to the Indiana Avenue corridor.
- The idea is to rezone these parcels today so that when the site is ready to be redeveloped, the zoning will be in place which will permit a developer to apply for the conditional use and architectural review approvals. Rezoning these properties today reduces the timing of the future development by approximately two (2) months.
- This area had been used industrially in the past but today it makes more sense to zone these properties commercial in order to permit mixed use type developments that can take advantage of this attractive location similar to what the City has successfully accomplished in other riverfront downtown locations.
- In addition, the zoning designation of the land is to be consistent with the City's Future Land Use map of the City of Sheboygan Comprehensive Plan. Presently, the Urban Industrial (UI) Zoning Designation is inconsistent with the Central Mixed Use Comprehensive Plan Designation. Therefore, rezoning these properties to Central Commercial (CC) will make these properties consistent with their Central Mixed Use Comprehensive Plan Designation.

#### **STAFF COMMENTS:**

The surrounding neighborhood zoning is:

- Properties to the north are zoned Urban Industrial (UI).
- Properties to the south and east are zoned Central Commercial (CC).
- Properties to the west are zoned Central Commercial (CC) and Urban Industrial (UI).

It is important for the Plan Commission to understand that if the property zoning designation is changed from UI to CC, an applicant could apply to use the property for any use that is permitted and/or conditionally permitted in the CC 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 development.

The proposal does appear to meet several goals and objectives of the Sheboygan Comprehensive Plan:

- Promote catalytic new mixed use developments at key infill and redevelopment sites.
- Actively promote infill development and redevelopment of aging or previously passed-over sites for productive, compatible uses, engaging in public/private partnerships as a way to encourage investment in the City.
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- Pursue the City's long-term vision while addressing unique opportunities and market trends as they emerge. Continue to build from the successes of the Harbor Centre urban revitalization over the past two decades.
- Re-brand and market the Indiana Avenue Corridor (from I-43 to Lake Michigan) as Fresh Tech Sheboygan, appealing to new high-technology companies and start-ups.

**ACTION REQUESTED:**

Motion to recommend the Common Council approve the proposed rezones to the City of Sheboygan Zoning Map from Urban Industrial (UI) to Central Commercial (CC) for these properties.

**ATTACHMENTS:**

Rezone Application and required attachments.

II

3.4

R. O. No. 140 - 20 - 21. By CITY CLERK. February 15, 2021.

Submitting an application from the City of Sheboygan Redevelopment Authority for an amendment of the official zoning map of the City of Sheboygan for property located off of South 10<sup>th</sup> Street (Formerly 1011 South 10<sup>th</sup> Street - Parcel #59281505810) from Class Urban Industrial (UI) to Class Central Commercial (CC) Classification.

*City Plan*

\_\_\_\_\_  
CITY CLERK

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6.2

Gen. Ord. No. 33 - 20 - 21. By Alderperson Donohue. February 15, 2021.

AN ORDINANCE amending the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification of property located off of South 10<sup>th</sup> Street (Formerly 1011 South 10th Street - Parcel #59281505810) from Class Urban Industrial (UI) to Class Central Commercial (CC) 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 Industrial (UI) to Class Central Commercial (CC) Classification:

Property located off of South 10<sup>th</sup> Street (Formerly 1011 South 10th Street - Parcel #59281505810):

Section 26, Township 15 North, Range 23 East.  
Original Plat N 42' of S 1/2 of W 45' of Lot 4 Block 243.

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.

*City Plan*

*By Lynne Donohue*

\_\_\_\_\_

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

OFFICE USE ONLY
APPLICATION NO.: _____
RECEIPT NO.: _____
FILING FEE: <b>\$200.00</b> (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**

*City of Sheboygan Redevelopment Authority (CRA)*  
 APPLICANT: City of Sheboygan Redevelopment Authority (CRA) PHONE NO.: (920) 459-3383  
 ADDRESS: 828 Center Avenue E-MAIL: Chad.Pelisek@sheboyganwi.gov  
 OWNER OF SITE: City of Sheboygan PHONE NO.: (920) 459-3383

**2. DESCRIPTION OF THE SUBJECT SITE**

ADDRESS OF PROPERTY AFFECTED: Formerly 1011 S. 10th St  
 LEGAL DESCRIPTION: See attached Map

PARCEL NO. 59281505810 MAP NO. \_\_\_\_\_

EXISTING ZONING DISTRICT CLASSIFICATION: Urban Industrial (UI)

PROPOSED ZONING DISTRICT CLASSIFICATION: Central Commercial (CC)

BRIEF DESCRIPTION OF THE **EXISTING** OPERATION OR USE: \_\_\_\_\_  
Vacant, undeveloped

BRIEF DESCRIPTION OF THE **PROPOSED** OPERATION OR USE: \_\_\_\_\_  
Fresh Tech Innovation District

**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? \_\_\_\_\_

*See attached*

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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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Explain: \_\_\_\_\_  
*See attached*

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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? \_\_\_\_\_

*See attached*

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

See attached

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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.

Chad Pelishek  
APPLICANT'S SIGNATURE

1/25/2021  
DATE

Chad Pelishek  
PRINT ABOVE NAME

#### APPLICATION SUBMITTAL REQUIREMENTS

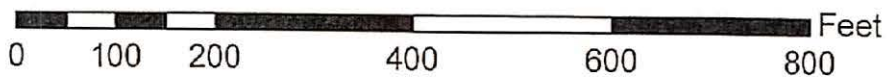
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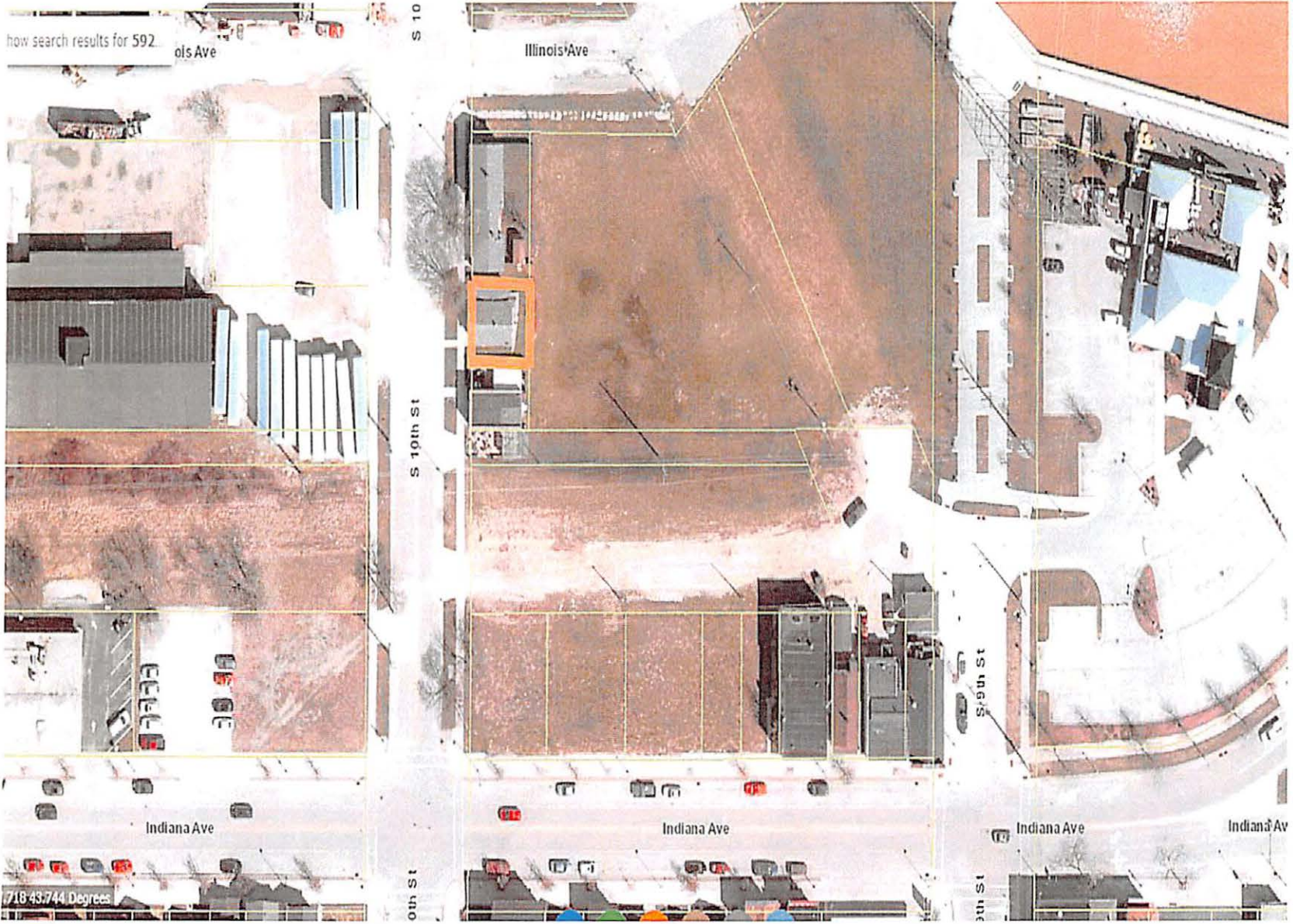
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- Graphic scale and north arrow.

# PROPOSED REZONE FROM URBAN INDUSTRIAL (UI) TO CENTRAL COMMERCIAL (CC)

SECTION 26, TOWNSHIP 15 NORTH, RANGE 23 EAST

ORIGINAL PLAT N 42' OF S 1/2 OF W 45' OF LOT 4 BLOCK 243





The City of Sheboygan and the City of Sheboygan Redevelopment Authority (RDA) own several parcels of property north of Indiana Avenue and east of S. 10<sup>th</sup> Street. The properties were previously used as single-family residences, a bar, etc. As the Plan Commission and Common Council are aware, this area has been referred to as Fresh Tech Innovation District and continues to be planned for future redevelopment.

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- Re-brand and market the Indiana Avenue Corridor (from I-43 to Lake Michigan) as Fresh Tech Sheboygan, appealing to new high-technology companies and start-ups.

**CITY OF SHEBOYGAN**

**REQUEST FOR CITY PLAN COMMISSION CONSIDERATION**

---

**ITEM DESCRIPTION:** R.O. 139-20-21 G.O. 32-20-21 by Alderperson Donohue amending the City of Sheboygan Official Zoning Map of the City of Sheboygan Zoning Ordinance to change the Use Classification of property located on the Northwest corner of South 10th Street and Illinois Avenue (Formerly 935 Illinois Avenue - Parcel #59281505800) from Class Urban Industrial (UI) to Class Central Commercial (CC) Classification.

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

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**REPORT DATE:** February 19, 2021

**MEETING DATE:** February 23, 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:**

The City of Sheboygan Redevelopment Authority (RDA) is proposing to:

- Rezone the property located on the Northwest corner of South 10th Street and Illinois Avenue from Urban Industrial (UI) to Central Commercial (CC).
- Rezone the property located off of South 10th Street (Formerly 1011 South 10th Street - Parcel #59281505810) from Urban Industrial (UI) to Central Commercial (CC).
- Rezone the property located off of South 10th Street (Formerly 1015 South 10th Street - Parcel #59281505820).

The applicant states the following:

- The City of Sheboygan Redevelopment Authority (RDA) own several parcels of property north of Indiana Avenue and east of S. 10<sup>th</sup> Street. The properties were previously used as single-family residences, a bar, etc. As the Plan Commission and Common Council are aware, this area has been referred to as Fresh Tech Innovation District and continues to be planned for future redevelopment.
- These parcels are zoned Urban Industrial (UI). In order to achieve the redevelopment the City seeks for this area, the parcels will need to be rezoned to Central Commercial (CC). The areas along Indiana Avenue and the new Badger State Lofts are zoned Central Commercial (CC). The former tannery facility was recently rezoned from UI to CC so the facility could be converted into the Badger State Lofts which is a significant improvement to this previously underutilized industrial building and to the Indiana Avenue corridor.
- The idea is to rezone these parcels today so that when the site is ready to be redeveloped, the zoning will be in place which will permit a developer to apply for the conditional use and architectural review approvals. Rezoning these properties today reduces the timing of the future development by approximately two (2) months.
- This area had been used industrially in the past but today it makes more sense to zone these properties commercial in order to permit mixed use type developments that can take advantage of this attractive location similar to what the City has successfully accomplished in other riverfront downtown locations.
- In addition, the zoning designation of the land is to be consistent with the City's Future Land Use map of the City of Sheboygan Comprehensive Plan. Presently, the Urban Industrial (UI) Zoning Designation is inconsistent with the Central Mixed Use Comprehensive Plan Designation. Therefore, rezoning these properties to Central Commercial (CC) will make these properties consistent with their Central Mixed Use Comprehensive Plan Designation.

#### **STAFF COMMENTS:**

The surrounding neighborhood zoning is:

- Properties to the north are zoned Urban Industrial (UI).
- Properties to the south and east are zoned Central Commercial (CC).
- Properties to the west are zoned Central Commercial (CC) and Urban Industrial (UI).

It is important for the Plan Commission to understand that if the property zoning designation is changed from UI to CC, an applicant could apply to use the property for any use that is permitted and/or conditionally permitted in the CC 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 development.

The proposal does appear to meet several goals and objectives of the Sheboygan Comprehensive Plan:

- Promote catalytic new mixed use developments at key infill and redevelopment sites.
- Actively promote infill development and redevelopment of aging or previously passed-over sites for productive, compatible uses, engaging in public/private partnerships as a way to encourage investment in the City.
- Promoting infill development and redevelopment to grow efficiently, strengthen existing business districts and neighborhoods, and leverage existing infrastructure and connectivity.
- 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.
- Support and advance the cleanup of brownfield sites for economic reuse.
- Accommodate a mix of uses within a finite amount of land, including housing, quality commercial development, and employment-generating professional offices and light industrial development.
- 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.
- Capitalizing on an improved river corridor to attract new businesses and the reuse or redevelopment of riverfront properties.
- Improving the community's image through a concerted marketing strategy focused on improving the "Sheboygan" brand, attracting new corporate or professional employers to the City, and improving residents' perception of their City.
- Enhancing the lakefront and riverfront to attract new development, appeal to residents, and facilitate a healthy community.
- Advance and promote the City as a dynamic place with a diversified, prosperous economy that is welcoming and supportive to established businesses as well as entrepreneurs and new opportunities.
- Create a vibrant working and living environment in the community in which all residents can pursue economic and personal success.
- Leverage the City's richly and diversely skilled workforce, its regional location, its urban downtown environment, and its many quality of life amenities to more effectively market the region and attract new business and quality employment growth.

- Leverage the talent and energy of young professionals in the community to make the City a more attractive place to live, work, and do business.
- Pursue the City's long-term vision while addressing unique opportunities and market trends as they emerge. Continue to build from the successes of the Harbor Centre urban revitalization over the past two decades.
- Re-brand and market the Indiana Avenue Corridor (from I-43 to Lake Michigan) as Fresh Tech Sheboygan, appealing to new high-technology companies and start-ups.

**ACTION REQUESTED:**

Motion to recommend the Common Council approve the proposed rezones to the City of Sheboygan Zoning Map from Urban Industrial (UI) to Central Commercial (CC) for these properties.

**ATTACHMENTS:**

Rezone Application and required attachments.

**CITY OF SHEBOYGAN**

**REQUEST FOR CITY PLAN COMMISSION CONSIDERATION**

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**ITEM DESCRIPTION:** R.O. 139-20-21 G.O. 32-20-21 by Alderperson Donohue amending the City of Sheboygan Official Zoning Map of the City of Sheboygan Zoning Ordinance to change the Use Classification of property located on the Northwest corner of South 10th Street and Illinois Avenue (Formerly 935 Illinois Avenue - Parcel #59281505800) from Class Urban Industrial (UI) to Class Central Commercial (CC) Classification.

R. O. 140-20-21 and G.O. 33-20-21 by Alderperson Donohue amending the City of Sheboygan Official Zoning Map of the City of Sheboygan Zoning Ordinance to change the Use Classification of property located off of South 10th Street (Formerly 1011 South 10th Street - Parcel #59281505810) from Class Urban Industrial (UI) to Class Central Commercial (CC) Classification.

R.O. 141-20-21 and G.O. 34-20-21 by Alderperson Donohue amending the City of Sheboygan Official Zoning Map of the City of Sheboygan Zoning Ordinance to change the Use Classification of property located off of South 10th Street (Formerly 1015 South 10th Street - Parcel #59281505820) from Class Urban Industrial (UI) to Class Central Commercial (CC) Classification.

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

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**REPORT DATE:** February 19, 2021

**MEETING DATE:** February 23, 2021

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**FISCAL SUMMARY:**

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

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**STATUTORY REFERENCE:**

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

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**BACKGROUND / ANALYSIS:**

The City of Sheboygan Redevelopment Authority (RDA) is proposing to:

- Rezone the property located on the Northwest corner of South 10th Street and Illinois Avenue from Urban Industrial (UI) to Central Commercial (CC).
- Rezone the property located off of South 10th Street (Formerly 1011 South 10th Street - Parcel #59281505810) from Urban Industrial (UI) to Central Commercial (CC).
- Rezone the property located off of South 10th Street (Formerly 1015 South 10th Street - Parcel #59281505820).

The applicant states the following:

- The City of Sheboygan Redevelopment Authority (RDA) own several parcels of property north of Indiana Avenue and east of S. 10<sup>th</sup> Street. The properties were previously used as single-family residences, a bar, etc. As the Plan Commission and Common Council are aware, this area has been referred to as Fresh Tech Innovation District and continues to be planned for future redevelopment.
- These parcels are zoned Urban Industrial (UI). In order to achieve the redevelopment the City seeks for this area, the parcels will need to be rezoned to Central Commercial (CC). The areas along Indiana Avenue and the new Badger State Lofts are zoned Central Commercial (CC). The former tannery facility was recently rezoned from UI to CC so the facility could be converted into the Badger State Lofts which is a significant improvement to this previously underutilized industrial building and to the Indiana Avenue corridor.
- The idea is to rezone these parcels today so that when the site is ready to be redeveloped, the zoning will be in place which will permit a developer to apply for the conditional use and architectural review approvals. Rezoning these properties today reduces the timing of the future development by approximately two (2) months.
- This area had been used industrially in the past but today it makes more sense to zone these properties commercial in order to permit mixed use type developments that can take advantage of this attractive location similar to what the City has successfully accomplished in other riverfront downtown locations.
- In addition, the zoning designation of the land is to be consistent with the City's Future Land Use map of the City of Sheboygan Comprehensive Plan. Presently, the Urban Industrial (UI) Zoning Designation is inconsistent with the Central Mixed Use Comprehensive Plan Designation. Therefore, rezoning these properties to Central Commercial (CC) will make these properties consistent with their Central Mixed Use Comprehensive Plan Designation.

#### **STAFF COMMENTS:**

The surrounding neighborhood zoning is:

- Properties to the north are zoned Urban Industrial (UI).
- Properties to the south and east are zoned Central Commercial (CC).
- Properties to the west are zoned Central Commercial (CC) and Urban Industrial (UI).

It is important for the Plan Commission to understand that if the property zoning designation is changed from UI to CC, an applicant could apply to use the property for any use that is permitted and/or conditionally permitted in the CC 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 development.

The proposal does appear to meet several goals and objectives of the Sheboygan Comprehensive Plan:

- Promote catalytic new mixed use developments at key infill and redevelopment sites.
- Actively promote infill development and redevelopment of aging or previously passed-over sites for productive, compatible uses, engaging in public/private partnerships as a way to encourage investment in the City.
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- Support and advance the cleanup of brownfield sites for economic reuse.
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- Re-brand and market the Indiana Avenue Corridor (from I-43 to Lake Michigan) as Fresh Tech Sheboygan, appealing to new high-technology companies and start-ups.

**ACTION REQUESTED:**

Motion to recommend the Common Council approve the proposed rezones to the City of Sheboygan Zoning Map from Urban Industrial (UI) to Central Commercial (CC) for these properties.

**ATTACHMENTS:**

Rezone Application and required attachments.

II

3.5

R. O. No. 141 - 20 - 21. By CITY CLERK. February 15, 2021.

Submitting an application from the City of Sheboygan Redevelopment Authority for an amendment of the official zoning map of the City of Sheboygan for property located off of South 10<sup>th</sup> Street (Formerly 1015 South 10<sup>th</sup> Street - Parcel #59281505820) from Class Urban Industrial (UI) to Class Central Commercial (CC) Classification.

*City Plan*

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CITY CLERK

X

6.3

Gen. Ord. No. 34 - 20 - 21. By Alderperson Donohue. February 15, 2021.

AN ORDINANCE amending the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification of property located off of South 10<sup>th</sup> Street (Formerly 1015 South 10th Street - Parcel #59281505820) from Class Urban Industrial (UI) to Class Central Commercial (CC) 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 Industrial (UI) to Class Central Commercial (CC) Classification:

Property located off of South 10<sup>th</sup> Street (Formerly 1015 South 10th Street - Parcel #59281505820):

Section 26, Township 15 North, Range 23 East.  
Original Plat S 33' of S 1/2 of W 45' of Lot 4 Block 243.

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.

*City Plan*

*By Lynne Donohue*

\_\_\_\_\_

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

OFFICE USE ONLY
APPLICATION NO.: _____
RECEIPT NO.: _____
FILING FEE: <b>\$200.00</b> (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**

*City of Sheboygan Redevelopment Authority (CRA)*  
 APPLICANT: City of Sheboygan Redevelopment Authority (CRA) PHONE NO.: (920) 459-3383  
 ADDRESS: 828 Center Avenue E-MAIL: Chad.Pelisek@sheboyganwi.gov  
 OWNER OF SITE: City of Sheboygan PHONE NO.: (920) 459-3383

**2. DESCRIPTION OF THE SUBJECT SITE**

ADDRESS OF PROPERTY AFFECTED: Formerly 1015 S. 10th St  
 LEGAL DESCRIPTION: see attached map

PARCEL NO. 59281505820 MAP NO. \_\_\_\_\_

EXISTING ZONING DISTRICT CLASSIFICATION: Urban Industrial (UI)

PROPOSED ZONING DISTRICT CLASSIFICATION: Central Commercial (CC)

BRIEF DESCRIPTION OF THE EXISTING OPERATION OR USE: \_\_\_\_\_  
Vacant, undeveloped

BRIEF DESCRIPTION OF THE PROPOSED OPERATION OR USE: \_\_\_\_\_  
Fresh Tech Innovation District

### 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? \_\_\_\_\_

See attached

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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: \_\_\_\_\_  
See attached

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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? \_\_\_\_\_

See attached

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

See attached

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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.

Chad Pelishek  
APPLICANT'S SIGNATURE

1/25/21  
DATE

Chad Pelishek  
PRINT ABOVE NAME

**APPLICATION SUBMITTAL REQUIREMENTS**

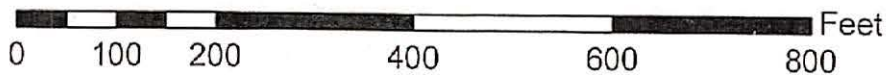
A copy of the current zoning map of the subject property and vicinity showing:

- 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.

# PROPOSED REZONE FROM URBAN INDUSTRIAL (UI) TO CENTRAL COMMERCIAL (CC)

SECTION 26, TOWNSHIP 15 NORTH, RANGE 23 EAST

ORIGINAL PLAT S 33' OF S 1/2 OF W 45' OF LOT 4 BLOCK 243



15930

X Q

arch results for 592...

ols Ave

S 10th St

Illinois Ave

S 10th St

S 9th St

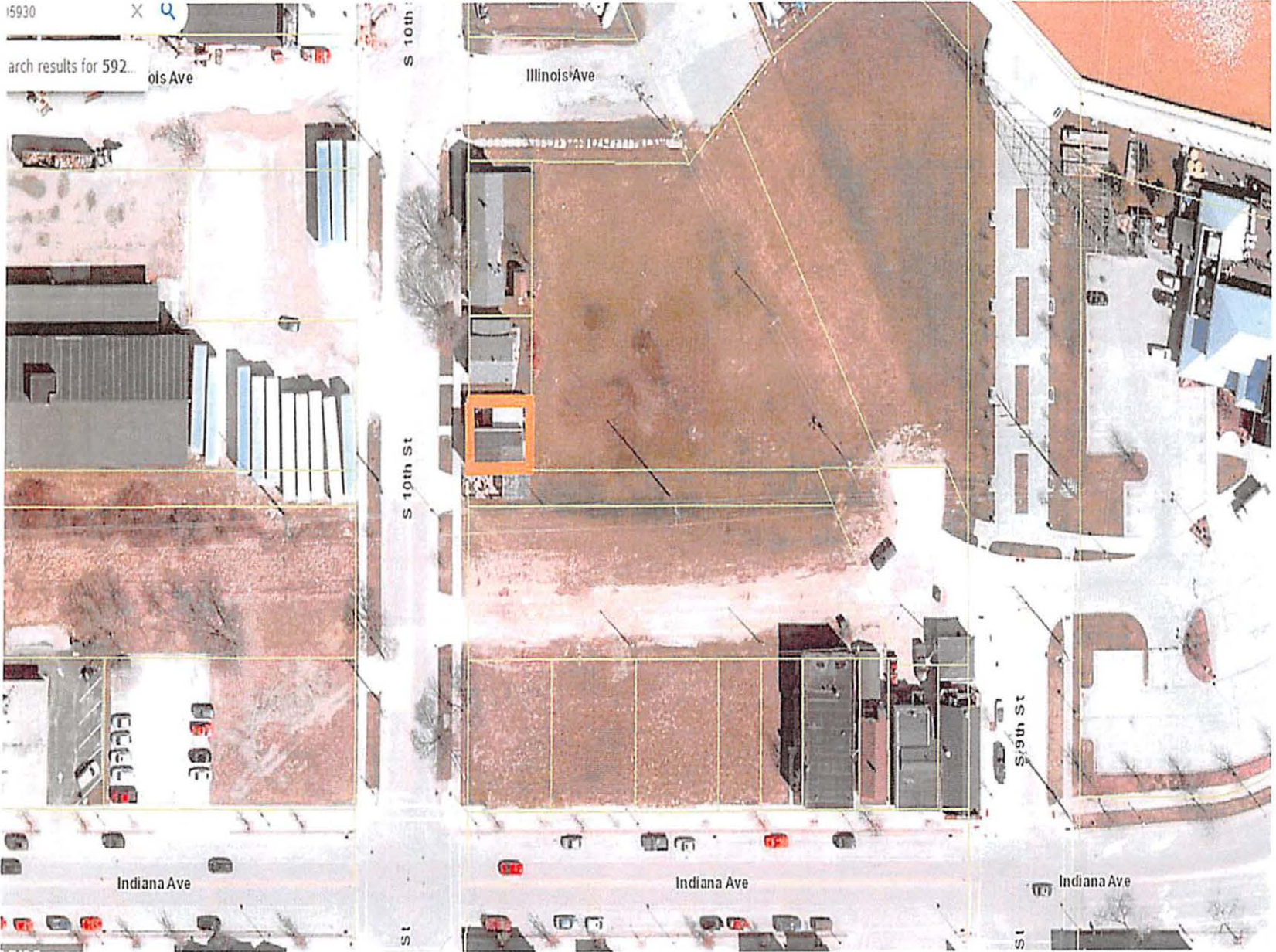
Indiana Ave

Indiana Ave

Indiana Ave

St

St



The City of Sheboygan and the City of Sheboygan Redevelopment Authority (RDA) own several parcels of property north of Indiana Avenue and east of S. 10<sup>th</sup> Street. The properties were previously used as single-family residences, a bar, etc. As the Plan Commission and Common Council are aware, this area has been referred to as Fresh Tech Innovation District and continues to be planned for future redevelopment.

These parcels are zoned Urban Industrial (UI). In order to achieve the redevelopment the City seeks for this area, the parcels will need to be rezoned to Central Commercial (CC). The areas along Indiana Avenue and the new Badger State Lofts are zoned Central Commercial (CC). The former tannery facility was recently rezoned from UI to CC so the facility could be converted into the Badger State Lofts which is a significant improvement to this previously underutilized industrial building and to the Indiana Avenue corridor.

The idea is to rezone these parcels today so that when the site is ready to be redeveloped, the zoning will be in place which will permit a developer to apply for the conditional use and architectural review approvals. Rezoning these properties today reduces the timing of the future development by approximately two (2) months.

This area had been used industrially in the past but today it makes more sense to zone these properties commercial in order to permit mixed use type developments that can take advantage of this attractive location similar to what the City has successfully accomplished in other riverfront downtown locations.

In addition, the zoning designation of the land is to be consistent with the City's Future Land Use map of the City of Sheboygan Comprehensive Plan. Presently, the Urban Industrial (UI) Zoning Designation is inconsistent with the Central Mixed Use Comprehensive Plan Designation. Therefore, rezoning these properties to Central Commercial (CC) will make these properties consistent with their Central Mixed Use Comprehensive Plan Designation.

The proposal does appear to meet several goals and objectives of the Sheboygan Comprehensive Plan:

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- 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.
- Support and advance the cleanup of brownfield sites for economic reuse.
- Accommodate a mix of uses within a finite amount of land, including housing, quality commercial development, and employment-generating professional offices and light industrial development.
- 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.
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- Re-brand and market the Indiana Avenue Corridor (from I-43 to Lake Michigan) as Fresh Tech Sheboygan, appealing to new high-technology companies and start-ups.

**CITY OF SHEBOYGAN**

**REQUEST FOR CITY PLAN COMMISSION CONSIDERATION**

---

**ITEM DESCRIPTION:** R.O. 142-20-21 G.O. 35-20-21 by Alderperson Donohue amending the City of Sheboygan Official Zoning Map of the City of Sheboygan Zoning Ordinance to change the Use Classification of property located off of South 10th Street (Parcel #59281505930) from Class Urban Industrial (UI) to Class Central Commercial (CC) Classification.

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

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**REPORT DATE:** February 19, 2021

**MEETING DATE:** February 23, 2021

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**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

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**BACKGROUND / ANALYSIS:**

The City of Sheboygan is proposing to:

- Rezone the property located off of South 10th Street (Parcel #59281505930) from Urban Industrial (UI) to Central Commercial (CC).

The applicant states the following:

- The City of Sheboygan owns a parcel of property north of Indiana Avenue and east of S. 10<sup>th</sup> Street. The property is vacant and undeveloped. As the Plan Commission and Common Council are aware, this area has been referred to as Fresh Tech Innovation District and continues to be planned for future redevelopment.
- This parcel is zoned Urban Industrial (UI). In order to achieve the redevelopment the City seeks for this area, the parcel will need to be rezoned to Central Commercial (CC). The areas along Indiana Avenue and the new Badger State Lofts are zoned Central Commercial (CC). The former tannery facility was recently rezoned from UI to CC so the facility could be converted into the Badger State Lofts which is a significant improvement to this previously underutilized industrial building and to the Indiana Avenue corridor.
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- This area had been used industrially in the past but today it makes more sense to zone the property commercial in order to permit mixed use type developments that can take advantage of this attractive location similar to what the City has successfully accomplished in other riverfront downtown locations.
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**STAFF COMMENTS:**

The surrounding neighborhood zoning is:

- Properties to the north, south and east are zoned Central Commercial (CC).
- Properties to the west are zoned Central Commercial (CC) and Urban Industrial (UI).

It is important for the Plan Commission to understand that if the property zoning designation is changed from UI to CC, an applicant could apply to use the property for any use that is permitted and/or conditionally permitted in the CC 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 development.

The proposal does appear to meet several goals and objectives of the Sheboygan Comprehensive Plan:

- Promote catalytic new mixed use developments at key infill and redevelopment sites.
- Actively promote infill development and redevelopment of aging or previously passed-over sites for productive, compatible uses, engaging in public/private partnerships as a way to encourage investment in the City.
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- 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.
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- Re-brand and market the Indiana Avenue Corridor (from I-43 to Lake Michigan) as Fresh Tech Sheboygan, appealing to new high-technology companies and start-ups.

**ACTION REQUESTED:**

Motion to recommend the Common Council approve the proposed rezone to the City of Sheboygan Zoning Map from Urban Industrial (UI) to Central Commercial (CC) for this property.

**ATTACHMENTS:**

Rezone Application and required attachments.

II

3.6

R. O. No. 142 - 20 - 21. By CITY CLERK. February 15, 2021.

Submitting an application from the City of Sheboygan for an amendment of the official zoning map of the City of Sheboygan for property located off of South 10<sup>th</sup> Street (Parcel #59281505930) from Class Urban Industrial (UI) to Class Central Commercial (CC) Classification.

*City Plan*

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CITY CLERK

~~IX~~

6.4

Gen. Ord. No. 35 - 20 - 21. By Alderperson Donohue. February 15, 2021.

AN ORDINANCE amending the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification of property located off of South 10<sup>th</sup> Street (Parcel #59281505930) from Class Urban Industrial (UI) to Class Central Commercial (CC) 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 Industrial (UI) to Class Central Commercial (CC) Classification:

Property located off of South 10<sup>th</sup> Street (Parcel #59281505930):

Section 26, Township 15 North, Range 23 East.  
Original Plat N 1/2 of Lots 7, 8, 9, 10, 11 & 12 Blk 243.

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.

*Copy Plan*

*By Lynne Donohue*

\_\_\_\_\_

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

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: City of Sheboygan PHONE NO.: (920) 459-3382  
ADDRESS: 828 Center Ave E-MAIL: Steve.Spokolowski@sheboygan.wi.gov  
OWNER OF SITE: City of Sheboygan PHONE NO.: (920) 459-3382

**2. DESCRIPTION OF THE SUBJECT SITE**

ADDRESS OF PROPERTY AFFECTED: Parcel # 59281505930  
LEGAL DESCRIPTION: See attached map

PARCEL NO. 59281505930 MAP NO. \_\_\_\_\_

EXISTING ZONING DISTRICT CLASSIFICATION: Urban Industrial (UI)

PROPOSED ZONING DISTRICT CLASSIFICATION: Central Commercial (CC)

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

Vacant, undeveloped

BRIEF DESCRIPTION OF THE **PROPOSED** OPERATION OR USE: \_\_\_\_\_

Fresh Tech Innovation District Redevelopment

### 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? \_\_\_\_\_

see attached

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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: see attached

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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? \_\_\_\_\_

see attached

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

see attached

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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

11/25/21  
DATE

Steve Sokolowski  
PRINT ABOVE NAME

#### APPLICATION SUBMITTAL REQUIREMENTS

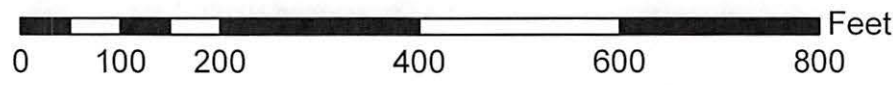
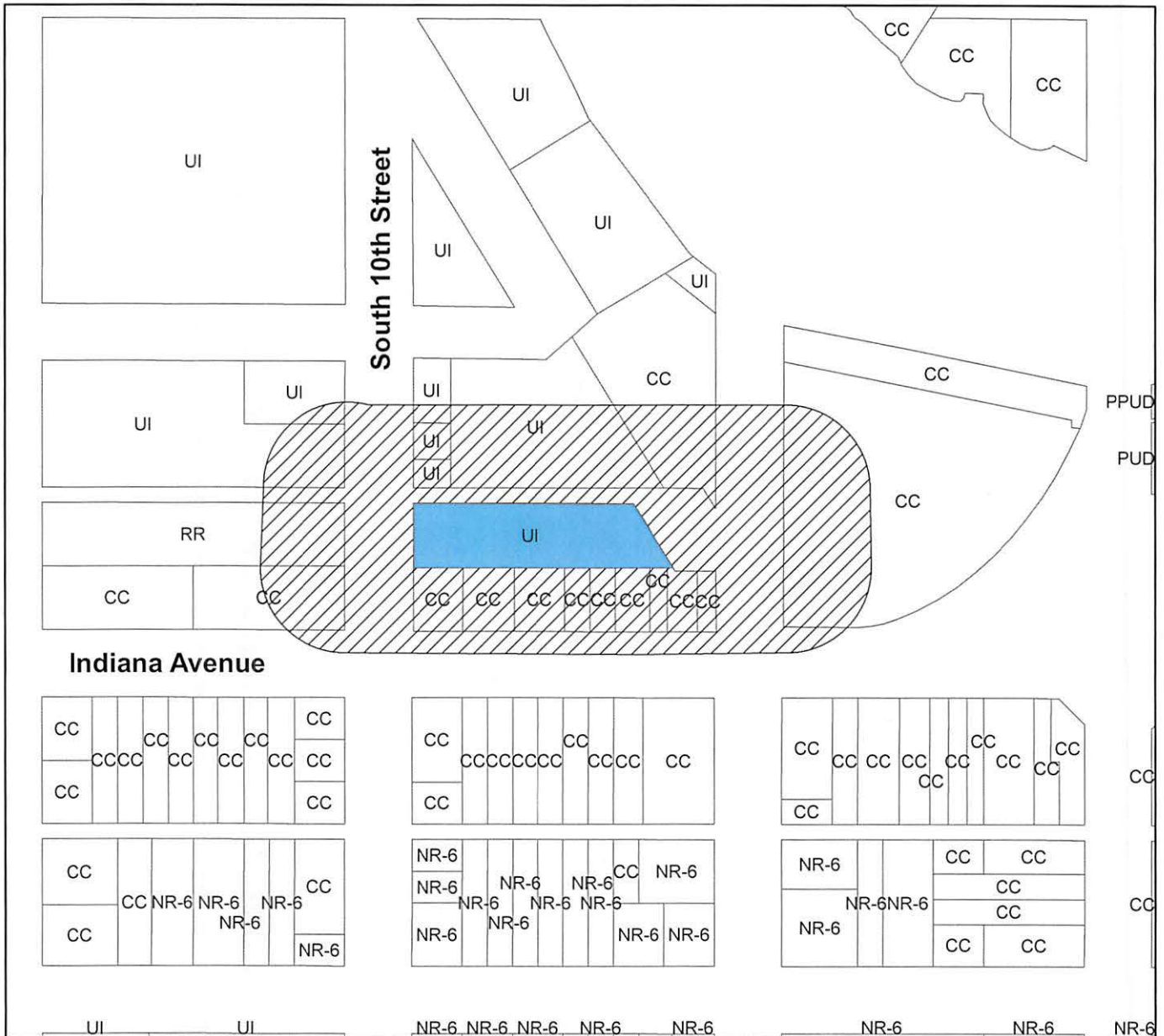
A copy of the current zoning map of the subject property and vicinity showing:

- 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.

# PROPOSED REZONE FROM URBAN INDUSTRIAL (UI) TO CENTRAL COMMERCIAL (CC)

SECTION 26, TOWNSHIP 15 NORTH, RANGE 23 EAST

ORIGINAL PLAT N1/2 OF LOTS 7,8,9,10,11 & 12 BLK 243



59281505930



ILLINOIS AVE

Show search results for 592...



Illinois Ave

S 10th St

S 9th St

S 8th St

S 7th St

Indiana Ave

Indiana Ave

Indiana Ave

Indiana Ave

37.717 43.743 Degrees



The City of Sheboygan and the City of Sheboygan Redevelopment Authority (RDA) own several parcels of property north of Indiana Avenue and east of S. 10<sup>th</sup> Street. The properties were previously used as single-family residences, a bar, etc. As the Plan Commission and Common Council are aware, this area has been referred to as Fresh Tech Innovation District and continues to be planned for future redevelopment.

These parcels are zoned Urban Industrial (UI). In order to achieve the redevelopment the City seeks for this area, the parcels will need to be rezoned to Central Commercial (CC). The areas along Indiana Avenue and the new Badger State Lofts are zoned Central Commercial (CC). The former tannery facility was recently rezoned from UI to CC so the facility could be converted into the Badger State Lofts which is a significant improvement to this previously underutilized industrial building and to the Indiana Avenue corridor.

The idea is to rezone these parcels today so that when the site is ready to be redeveloped, the zoning will be in place which will permit a developer to apply for the conditional use and architectural review approvals. Rezoning these properties today reduces the timing of the future development by approximately two (2) months.

This area had been used industrially in the past but today it makes more sense to zone these properties commercial in order to permit mixed use type developments that can take advantage of this attractive location similar to what the City has successfully accomplished in other riverfront downtown locations.

In addition, the zoning designation of the land is to be consistent with the City's Future Land Use map of the City of Sheboygan Comprehensive Plan. Presently, the Urban Industrial (UI) Zoning Designation is inconsistent with the Central Mixed Use Comprehensive Plan Designation. Therefore, rezoning these properties to Central Commercial (CC) will make these properties consistent with their Central Mixed Use Comprehensive Plan Designation.

The proposal does appear to meet several goals and objectives of the Sheboygan Comprehensive Plan:

- Promote catalytic new mixed use developments at key infill and redevelopment sites.
- Actively promote infill development and redevelopment of aging or previously passed-over sites for productive, compatible uses, engaging in public/private partnerships as a way to encourage investment in the City.
- Promoting infill development and redevelopment to grow efficiently, strengthen existing business districts and neighborhoods, and leverage existing infrastructure and connectivity.

- 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.
- Support and advance the cleanup of brownfield sites for economic reuse.
- Accommodate a mix of uses within a finite amount of land, including housing, quality commercial development, and employment-generating professional offices and light industrial development.
- 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.
- Capitalizing on an improved river corridor to attract new businesses and the reuse or redevelopment of riverfront properties.
- Improving the community's image through a concerted marketing strategy focused on improving the "Sheboygan" brand, attracting new corporate or professional employers to the City, and improving residents' perception of their City.
- Enhancing the lakefront and riverfront to attract new development, appeal to residents, and facilitate a healthy community.
- Advance and promote the City as a dynamic place with a diversified, prosperous economy that is welcoming and supportive to established businesses as well as entrepreneurs and new opportunities.
- Create a vibrant working and living environment in the community in which all residents can pursue economic and personal success.
- Leverage the City's richly and diversely skilled workforce, its regional location, its urban downtown environment, and its many quality of life amenities to more effectively market the region and attract new business and quality employment growth.
- Leverage the talent and energy of young professionals in the community to make the City a more attractive place to live, work, and do business.
- Pursue the City's long-term vision while addressing unique opportunities and market trends as they emerge. Continue to build from the successes of the Harbor Centre urban revitalization over the past two decades.

- Re-brand and market the Indiana Avenue Corridor (from I-43 to Lake Michigan) as Fresh Tech Sheboygan, appealing to new high-technology companies and start-ups.