

*****ATTACHMENTS*****

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Conditional Use and variance application by Spirit Halloween to temporarily operate at 518 S. Taylor Drive (former Shopko facility). SC Zone

REPORT PREPARED BY: Steve Sokolowski

REPORT DATE: August 21, 2020

MEETING DATE: August 25, 2020

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:

Jason Burke is proposing to locate and operate Spirit Halloween from the former Shopko facility located at 518 S. Taylor Drive. The applicant states:

- Spirit Halloween is proposing to occupy the Shopko facility from August 26 to November 3. Operating hours will be Monday-Saturday 10am to 9pm and Sunday 11am to 7pm. All retail activity is indoors – there will be no outside activity and/or sales.
- Spirit stores open in late August through early November each year, stocked with everything you can imagine for Halloween including costumes, masks, wigs, indoor and outdoor décor items, animatronics, makeup, collectibles, props and in-depth accessories. With its “So Much Fun It’s Scary” mission statement, Spirit provides an entertaining and interactive in-store experience for all.
- Founded in 1983, Spirit was already a Halloween force in malls when Spencer’s acquired the then 63-store chain in 1999. Through Spirit, the company pioneered the rollout of a national, seasonal Halloween operation that has grown to over 1,400 locations in strip centers, malls and free-standing locations across the United States and Canada, and online 24/7 all year long.
- At the heart of Spirit Halloween is Spirit of Children. Established in 2006, Spirit of Children raises money in-store and online and through vendor donations to support the Child Life department at hospitals across the United States and Canada. Its mission is to make hospitals less scary for kids and their families, the program has raised over raised \$65 million to provide Child Life funding for art, music, aquatic

and pet therapy programs as well as the purchase of educational items and toys used for distraction during medical procedures, and much more.

- 100% of every dollar collected is donated to Spirit of Children's partner hospitals to purchase educational and entertainment items such as laptop computers, flat screen TV's, distraction toys and toys designed specifically for children with physical challenges, as well as art, music and pet therapy programs. In addition, Spirit of Children funds have enabled some hospitals to increase Child Life hours, staff, and even helped fund an outdoor playground at one hospital. In all, there are 144 partner hospitals across the United States and Canada.

STAFF COMMENTS:

Applicant is requesting the following variances:

- To operate the temporary Spirit Halloween for approximately 70 days from the site – temporary uses are permitted to operate 12 days a year.
- To install a 32sf temporary banner for approximately 70 days from the site - temporary banners are permitted for 30 days a year.

Staff does not object to the proposed temporary use of the facility.

ACTION REQUESTED:

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

1. Prior to occupancy permit issuance, applicant shall meet all codes requirements and shall obtain all permits/licenses, etc. to operate including but not limited to building, mechanical, fire, health, vendors, etc.
2. No temporary signage and/or fluttering, undulating, swinging, rotting, or otherwise moving signs, pennants, banners or other decorations shall be permitted on the building and/or the site (except for the temporary banner that is approved).
3. No portion of the operation shall take place upon the City of Sheboygan public right-of-way or on adjacent properties – operation shall remain on the private property.
4. This conditional use permit is for Spirit Halloween only. No other temporary use may operate from this facility/site. This use permit is not transferable and any future proposal would be required to obtain a conditional use permit to operate from this property.
5. Applicant shall adequately monitor/regulate and maintain this property.
6. In no instance shall the use create a nuisance for neighboring properties (noise, hours of operation, garbage, etc.).
7. Applicant shall be completely removed from site by Friday, November 13, 2020 (interior/exterior use, signage, etc.).
8. If there are any amendments to the approved plans, the applicant will be required to submit a new conditional use application reflecting those amendments.

ATTACHMENTS:

Conditional Use Permit Application and required attachments.

SPIRIT HEALTH AND SAFETY P&P

SECTION:
STORE SETUP

PROCEDURE #:
STP-110

REVISION DATE:
2020

FACE COVERING USE & MAINTENANCE PROTOCOLS

Overview

- Associates are required to wear a face covering which covers the entire nose and mouth while working, with no exceptions.
- Each associate will be provided (1) pack of (2) reusable Spirit masks to take home nightly. These masks are to be alternated in use.
- Associates are also **permitted and encouraged** to use **their own** disposable or reusable masks. **Personal masks must be work appropriate and not contain any offensive language or designs.**
 - Disposable masks should:
 - Fit snugly but comfortably against the side of the face
 - Be secured with ties or ear loops
 - Reusable masks should:
 - Fit snugly but comfortably against the side of the face
 - Be secured with ties or ear loops
 - Include multiple layers of fabric
 - Allow for breathing without restriction
 - Be able to be laundered and machine dried without damage or change to shape
- Under no circumstances is any merchandise (costumes, masks, etc.) to be worn as a face covering.
- The Home Office will determine the number of masks allotted to each store.
- **Any unopened packages of masks must be kept in the store safe at all times.**



SPIRIT MASK CARE INSTRUCTIONS:

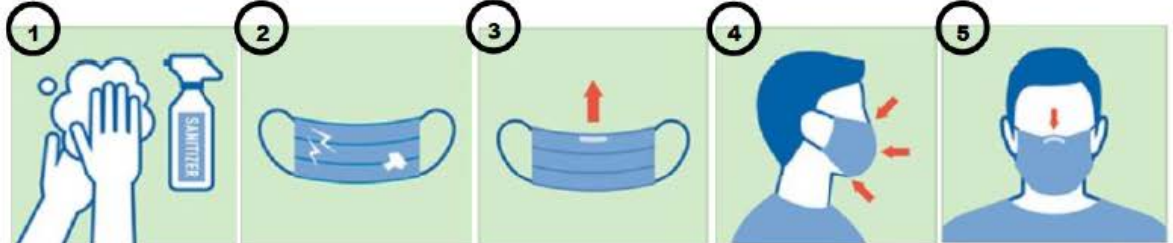
Hand wash warm. Do not bleach.
Tumble dry low or lay flat to dry. Do not iron. Do not dry clean.

Guest Face Coverings

- Guests are only required to wear a mask upon entering the store if state/local/province ordinance mandates such a requirement. If a Guest is not wearing a face covering upon entering a store in a location where it is required, the MOD should *gently* ask the Guest if they can put on a mask while shopping.
- If there is no local ordinance mandating face coverings, Guests are not required to wear one.

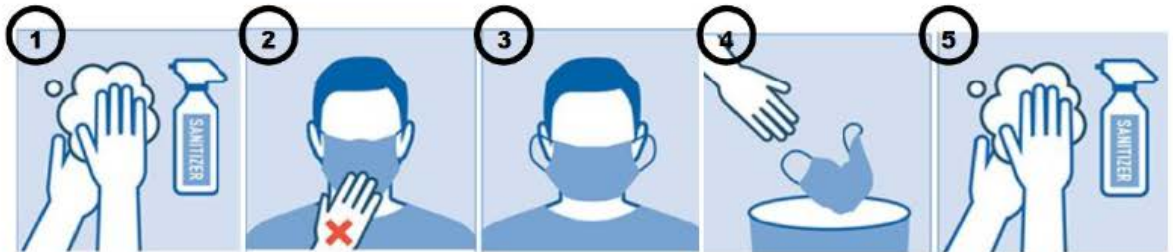
Putting on Face Coverings

1. Wash your hands with soap and water or hand sanitizer before removing the mask.
2. Check the mask to ensure there are no obvious holes or tears.
3. Hold the mask so the stiff portion which fits over the nose is on top, and the contoured side is facing outwards.
4. Ensure the mask is covering your nose and mouth.
5. Pinch the nose strip so it is molded to your nose.



Removing Face Coverings

1. Wash your hands with soap and water or hand sanitizer before removing the mask
2. Avoid touching the front as it is contaminated
3. Lift and remove mask holding both ear loops
4. If disposable, dispose of mask in the trash. If reusable, immediately place into a secure container, such as a plastic bag.
5. Wash hands immediately after removing with soap and water or hand sanitizer



Face Covering Breaks

- Spirit Associates are permitted mask breaks when needed. Mask breaks are 2-3 minute breaks from wearing the mask.
- These breaks are allowed to be taken periodically without clocking out. Breaks are to be taken in the stockroom.
- Be sure to notify your manager when stepping off the sales floor for this break.

Reordering Mask Packs

- If additional masks are needed, please contact Marc Walsh at marc.walsh@spirithalloween.com

SPIRIT HEALTH AND SAFETY POLICY AND PROCEDURE

SECTION:
STORE SETUP

PROCEDURE #:
STP-110

REVISION DATE:
2020

HAND SANITIZER USE & MAINTENANCE PROTOCOLS

Hand Sanitizing Stations

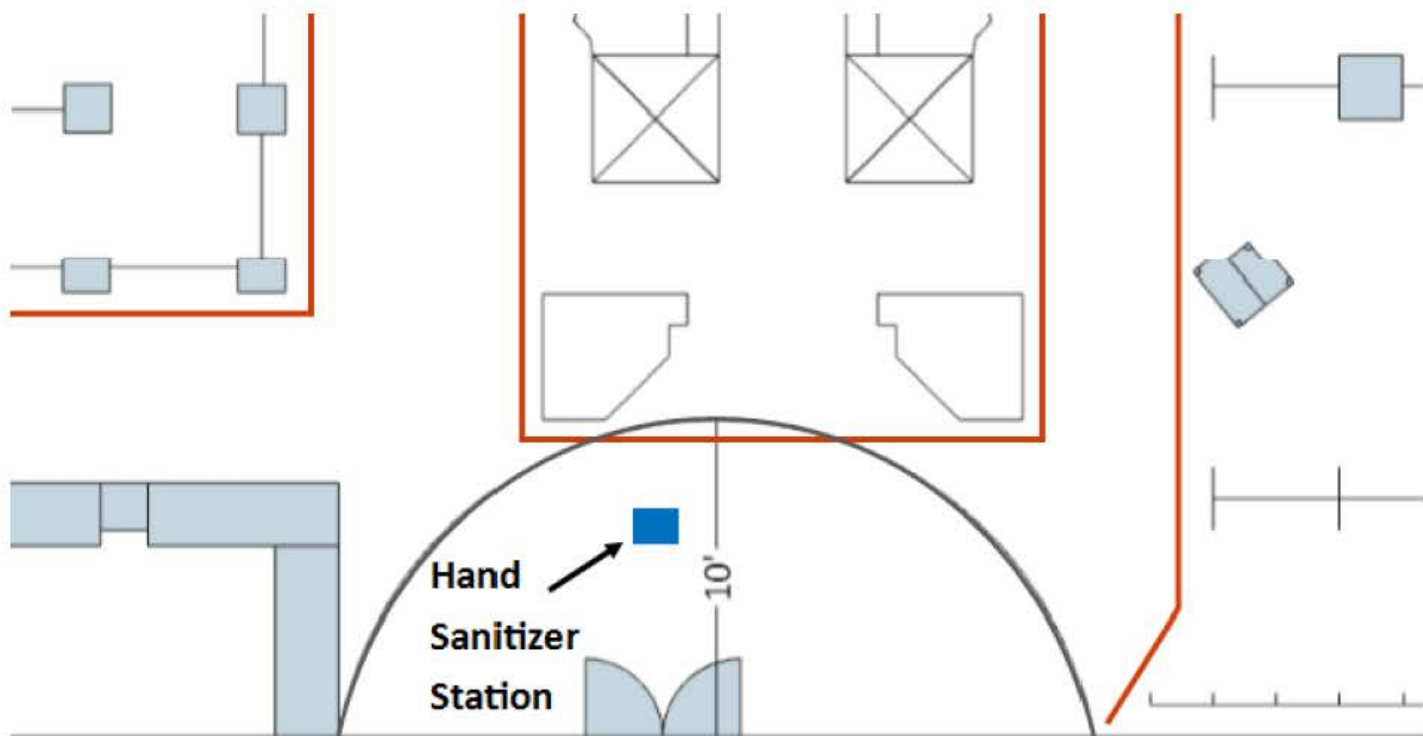
Each store will receive the following hand sanitizer station items:

- 1 hand sanitizer station to place within the first 10 ft. of the store entrance, with the following components:
 - Hand sanitizer dispenser
 - 4 refill cartridges
 - Sign to be affixed above the dispenser
- **Note: The dispenser runs on (4) C batteries which will need to be purchased locally** Spirit Operations may determine that some stores will receive a 2nd hand sanitizer station. Zone Managers will be informed of such stores at a later date.

See the Hand Sanitizer Stand setup instructions on the following page for further detail.

Hand Sanitizer Station Location

- The Hand Sanitizer station should be placed within the first 10 ft. of the store entryway.



Hand Sanitizer Bottles

- A minimum of (8) 16 Oz. hand sanitizer bottles will be provided and are to be kept in the following areas:
 - (1) bottle on the counter at each register station
 - **Note: even if the register is closed, hand sanitizer is to be kept at that station**
 - (1) bottle at the Fitting Room counter
 - (1) bottle in the Backroom break area

Guest Requests for Hand Sanitizer

- If a Guest asks to use our hand sanitizer, direct them to the Hand Sanitizer station.
- If at the Cash-n-Wrap or Fitting room, offer to put some in their hand.

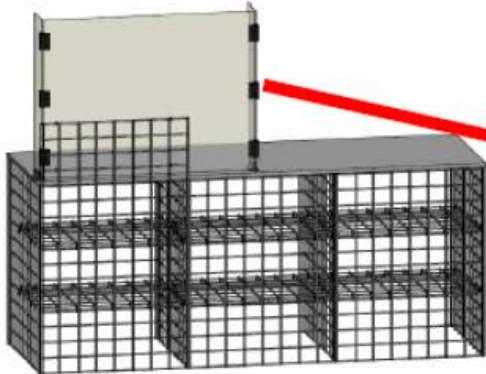
Reordering Hand Sanitizer Supplies

If additional Hand Sanitizer Station refill cartridges or hand sanitizer bottles are needed, please contact Marc Walsh at marc.walsh@spirithalloween.com

USE AND MAINTENANCE OF SNEEZE GUARDS

SNEEZE GUARDS

- Sneeze guards are large plexiglass shields which are to be adhered to the counter in front of the register to create a barrier between the Associate and Guest.
- **As part of the supplemental kit, each store will receive one sneeze guard per register station for stores with a traditional cash n' wrap.**
 - For example, if a store has 3 registers, it will receive 3 sneeze guards.
 - In most cases, the installation instructions can be adapted to any other Cash n' Wrap—such as Toys R' Us locations, etc.
- They are to be installed on the first day of business and stay up through the end of the season.
- Refer to the *Sneeze Guard Setup Instructions* on the following page for detailed setup instructions.

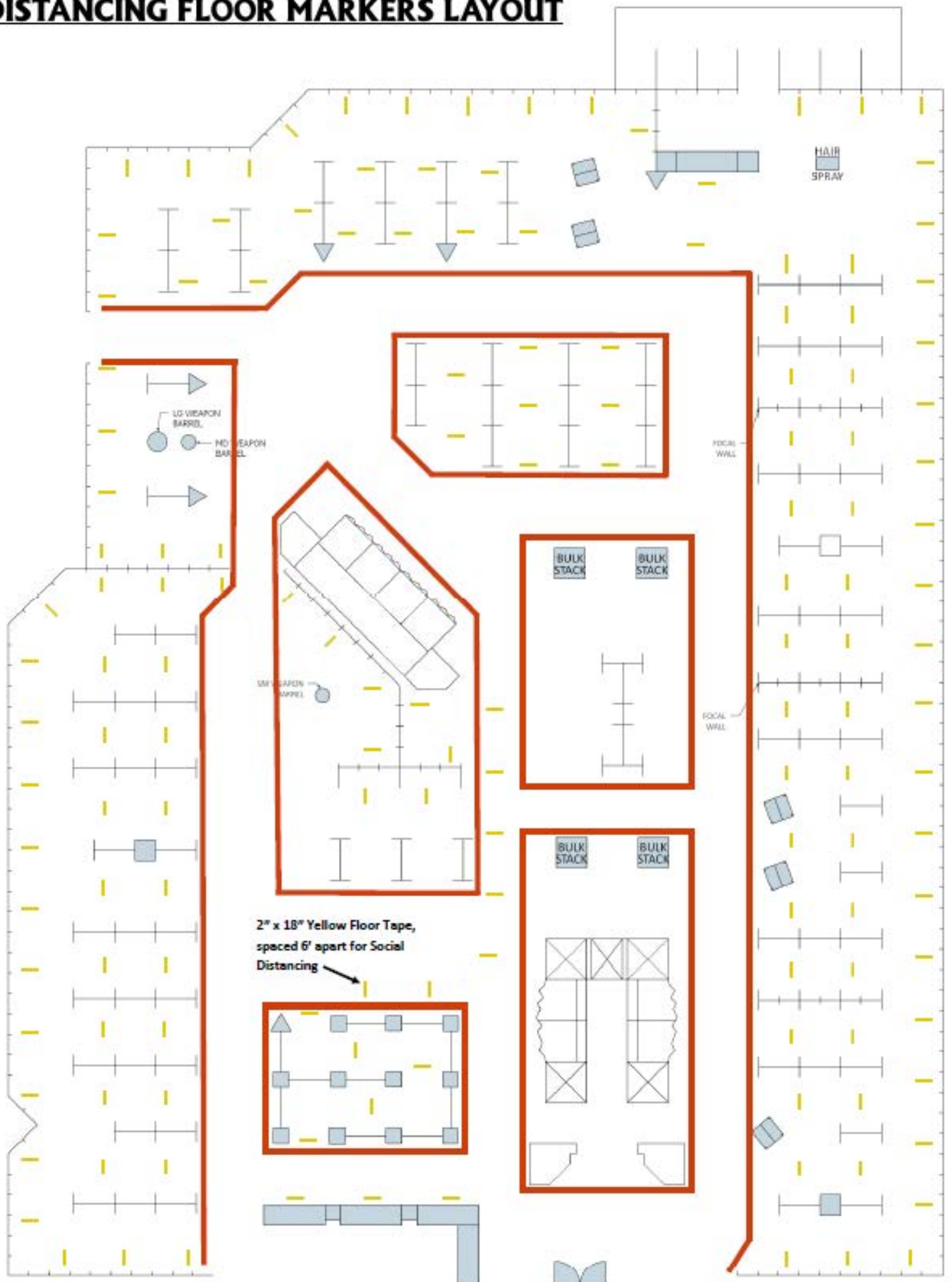


Daily Disinfecting Checklist

A Daily Disinfecting Checklist is to be completed for all required disinfecting tasks. A copy of the checklist will be available on Trovato. **All checklists are to be kept in the front of the Season planner for review by DSMs, Zone Managers, and Directors. during store visits.**

DAILY DISINFECTING CHECKLIST																					
DATE	MONDAY			TUESDAY			WEDNESDAY			THURSDAY			FRIDAY			SATURDAY			SUNDAY		
	Initials			Initials			Initials			Initials			Initials			Initials			Initials		
TASK	OPEN	3PM	CLOSE	OPEN	3PM	CLOSE	OPEN	3PM	CLOSE	OPEN	3PM	CLOSE	OPEN	3PM	CLOSE	OPEN	3PM	CLOSE	OPEN	3PM	CLOSE
Bathrooms																					
Bathroom Door (incl. handle)																					
Bathroom Sink and Faucet																					
Bathroom Toilet Handle																					
Hand Soap Fully Stocked																					
Lighting is working																					
High Contact Areas																					
Light switches																					
Stock Room Door Handle/Knobs																					
Loading Dock Door Handle/Knobs																					
Entrances/Exits Door Handle/Knobs																					
ADDITIONAL DISINFECTING TASKS																					
Cash n' Wrap	<i>Anytime there is an Associate Register Change</i>																				
Register Stations	Initials			Initials			Initials			Initials			Initials			Initials			Initials		
Register, Keyboard, Mouse																					
Credit Card Swiper																					
Store Phone																					
Breakroom	<i>Store Opening and Store Closing</i>																				
Breakroom door (incl. handle)	Initials									Initials											
Tables and Chairs (if applicable)																					
Manager's Office	<i>Store Opening and Store Closing</i>																				
Manager Desk/Door																					
Safe																					
Retail floors disinfected with Dust Mop	<i>Store Closing</i>																				
Bathroom floors disinfected with Damp Mop	<i>Store Closing As Needed / 2-3X Per Week at Minimum</i>																				
Disinfecting Supplies kept in Manager's Office											<i>Store Closing</i>										
											X MANAGER ON DUTY										

DISTANCING FLOOR MARKERS LAYOUT



PARCEL NO. 215104
MAP NO. _____
ZONING CLASSIFICATION: SC

Office Use Only

APPLICATION/FILE NO. _____
REVIEW DATE: 8/25/20

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

Handwritten initials

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: Jason Burke
ADDRESS: 2718 Fieldstone ct, Kaukauna, WI *@4345430*
E-MAIL: spdist20500@spirithalloween.com
PHONE: (920) 850 1745

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Spirit Halloween
ADDRESS OF PROPERTY AFFECTED: 518 Taylor dr, Sheboygan, WI *518 S. Taylor Drive*
LEGAL DESCRIPTION: Temporary Halloween Store
BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE: Retail
DETAILED DESCRIPTION OF **PROPOSED** OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: Retail
BRIEF DESCRIPTION OF ALL REQUESTED VARIANCES FROM PROVISIONS OF THE ZONING ORDINANCE, WHICH ARE RELATED TO THE PROPOSED OPERATION OR USE: N/A

Spirit Halloween 2020

An explanation of all existing business activities taking place on the site (building and/or property).

Halloween retail and commerce

An explanation of all proposed business activities taking place on the site (building and/or property). Why it is needed, where it is to be located, etc.).

Halloween retail and commerce, located entirely within the building premises (former Shopko).

What types of goods will be sold and where?

Halloween retail items including costumes, wigs, decorations, make up and accessories

Anything activities and/or sales taking place outside the facility?

No outside activity or sales

How will manage the property and building?

Management staff? Provide name and contact information?

Specific time of year the sales will begin and time of year when the sales will end for the year.

August 26, 2020 – November 3, 2020

Specific days and hours of operation.

Monday – Saturday 10am – 9pm
Sunday 11am – 7pm

How will you insure that the proposed sales use will not become a nuisance to adjoining property owners (i.e. signage, outdoor storage of materials, vehicles, equipment, lighting, noise, garbage, etc.)?

All activity and use will be within the building and be usual and customary for the purpose of commerce and retail, as zoned and used by Shopko, the previous tenant.

Any other information that will be useful for the Plan Commission to understand your proposed business.

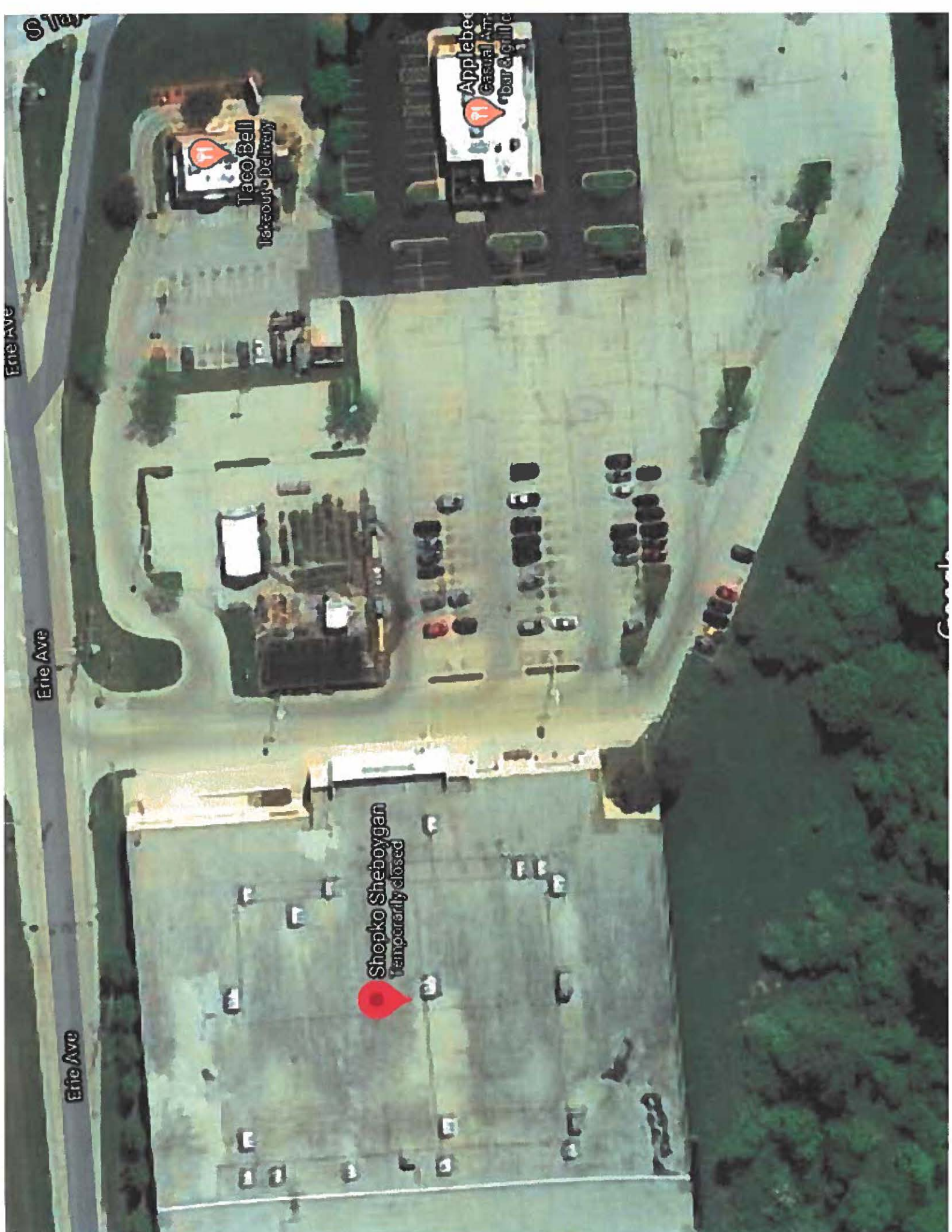
Spirit Halloween and Spirit of Children

Founded in 1983, Spirit was already a Halloween force in malls when Spencer's acquired the then 63-store chain in 1999. Through Spirit, the company pioneered the rollout of a national, seasonal Halloween operation that has grown to over 1,400 locations in strip centers, malls and free-standing locations across the United States and Canada, and online 24/7 all year long.

Spirit stores open in late August through early November each year, stocked with everything you can imagine for Halloween including costumes, masks, wigs, indoor and outdoor décor items, animatronics, makeup, collectibles, props and in-depth accessories. With its "So Much Fun It's Scary" mission statement, Spirit provides an entertaining and interactive in-store experience for all.

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100% of every dollar collected is donated to Spirit of Children's partner hospitals to purchase educational and entertainment items such as laptop computers, flat screen TV's, distraction toys and toys designed specifically for children with physical challenges, as well as art, music and pet therapy programs. In addition, Spirit of Children funds have enabled some hospitals to increase Child Life hours, staff, and even helped fund an outdoor playground at one hospital. In all, there are 144 partner hospitals across the United States and Canada.



Shopko Sheboygan
temporarily closed

Taco Bell
Takeout Delivery

Applebee's
Casual Dining
Bar & Grill

Erie Ave

Erie Ave

Erie Ave

S Taylor

518 S TAYLOR DRIVE LLC



518 S Taylor Drive / Sheboygan, WI 53081 / Sheboygan County



97,910 sf / 14.040 ac

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: Jason Burke

ADDRESS: 2718 Fieldstone ct, Kaukauna, WI

E-MAIL ADDRESS: spdist20500@spirithalloween.com

PHONE: (920) 850 1745

OWNER INFORMATION

OWNER OF SITE: Raider Hill

ADDRESS: 518 s Taylor dr, Sheboygan, WI

PHONE: (920) 452 2731

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

NAME OF PROPOSED/EXISTING BUSINESS: Spirit Halloween

ADDRESS OF PROPERTY AFFECTED: 518 S Taylor, Sheboygan, WI

USE OF PROPERTY: Retail

TYPE OF SIGN: Vinyl

DESCRIPTION OF PROPOSED SIGN: "Spirit Halloween" Orange sign - 32SQFT
- 4ft x 8ft



4 FT

8 FT



SPIRIT HALLOWEEN





JOB SPECIFICATIONS



Material:	Vinyl sign	Back. Color	Warm Red and Yellow
Size:	4' x 8'	Letter Color	Yellow PMS 108 & Black
Text:	Spirit 18", Halloween 10"	Border Color	N/A
Mounting:	Flush To Wall	Illumination	None
Designer:	JWT	Project:	Spirit Halloween





CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Conditional Use and variance application by Caesar Crump to operate U-Haul from Community Auto Sales lot located at 1648 Calumet Drive. UC Zone

REPORT PREPARED BY: Steve Sokolowski

REPORT DATE: August 21, 2020

MEETING DATE: August 25, 2020

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:

Caesar Crump is proposing to permit outdoor display of U-Haul moving equipment in the parking lot adjacent to their existing Community Auto Sales display lot at 1648 Calumet Drive. The applicant states the following about the proposal:

- U-Haul has been a part of the Sheboygan Community for a number of years. One of U-Hauls senior locations, Mike Expert Auto located at 2044 Calumet Drive, recently shut down but the demand for a U-Haul dealership in this area is still great. Community Auto Sales has a location a few blocks to the south that is more than sufficient enough to meet this demand.
- For U-Haul, the neighborhood dealership is a means for our family customer to be able to quickly and economically locate our rental trucks, trailers and U-Box containers close to customers, thereby effectively reducing moving costs for customers and allowing U-Haul to keep costs and expenses to a minimum. The neighborhood dealer allows us to meet the ever growing demand of U-Haul customers while also meeting our primary service objective to provide a better and better product and service to more and more people at a lower and lower cost. Community Auto Sales signed a contract with U-Haul and was trained through U-Haul University. Our job description consists of dispatching, receiving U-Haul equipment and completing rental transactions as well as maintaining all equipment in a neat and orderly fashion.
- As a U-Haul dealer, we're expected to make some extra money and serve more customers because U-Haul customers will become customers of our primary auto business because of the increase in foot traffic. Community Auto Sales has a location

that can park 60 to 70 cars at once but on an average we keep up to 15 cars at a time giving us more than enough space to conveniently store U-Haul Equipment.

- At any given day we expect to possibly to have an inventory of eight (8) moving trucks of various sizes and eight (8) trailers of various sizes.

STAFF COMMENTS:

Staff is concerned with the total amount of vehicles and U-Haul trucks/trailers/equipment that will be displayed on site. The site is large and very visible along Calumet Drive so it will be up to the applicant to properly maintain the overall look of the display area. The applicant indicated they will likely have of eight (8) moving trucks of various sizes and eight (8) trailers of various sizes. The Plan Commission could limit the total number of U-Haul trucks/trailers/equipment to 16-20 pieces of equipment.

The Plan Commission could limit the overall number of display vehicles and equipment a specific number such as 50. Could discuss with applicant to see what number makes the most sense. See proposed condition #17.

The display of vehicles and/or U-Haul equipment shall not impact visibility of customer traffic entering or exiting the property. Calumet Drive is a very busy and curvy four (4) lane arterial street and the last thing the City or applicant wants is impacts to pedestrian or vehicular safety due to the fact that people cannot adequately see traffic when entering and/or exiting the property.

ACTION REQUESTED:

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

1. Prior to building permit issuance, the applicant shall obtain all licenses/permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, hazardous materials, health, water, sewer, storm drainage, etc.
2. If using dumpsters, the dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility.
3. Outdoor storage of materials, products or equipment shall be prohibited.
4. 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.).
5. 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 and/or streets.
6. 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.
7. Applicant shall install individual letter signs – no cabinet or flat panel signs.
8. Applicant shall not be able to have string lights, pennants, inflatables, or other various types of temporary signage.
9. Applicant shall adequately monitor/regulate and maintain the outdoor display area. In no instance shall the outdoor display areas create a nuisance for neighboring businesses (parking, garbage, sidewalk etc.). If any issue(s) arises, the Plan Commission may again review the conditional use permit.

10. Display of materials, products and/or equipment shall not interfere in any manner with either on-site or off-site traffic visibility, including potential traffic/traffic and traffic/pedestrian conflicts.
11. Inoperative vehicles or equipment, or other items typically stored or displayed in a junkyard or salvage yard, shall not be displayed for this land use.
12. The applicant may not store any unlicensed or inoperable vehicles on the property and may not do any type of auto repair outside the building.
13. The proposal shall not negatively impact the overall parking requirements for the Community Auto Sales or U-Haul use. There will be parking enough parking onsite for all customers and employees.
14. All areas used for parking/maneuvering of vehicles shall be paved.
15. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping.
16. All Community Auto Sales and U-Haul rentals shall be located on the private property (paved parking lot) and shall not be located on any City streets, public right-of-ways, landscape areas, etc.
17. Total number of Community Auto Sales and U-Haul vehicles and equipment permitted on site is 50.
18. If the applicant is remodeling the exterior of the building, the applicant shall obtain City of Sheboygan Architectural Review Board approval prior to remodel construction.
19. If there are any amendments to the approved conditional use/site plan, the applicant will be required to submit a new conditional use application reflecting those amendments.

ATTACHMENTS:

Conditional Use Permit Application and required attachments.

PARCEL NO. 600990
MAP NO. _____
ZONING CLASSIFICATION: UC

Office Use Only
APPLICATION/FILE NO. _____
REVIEW DATE: 8/25/20

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

pd

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: Caesar Crump
ADDRESS: 919 S. 14th St Sheboygan WI 53081 E-MAIL: crumpc759@gmail.com
PHONE: (920) 331-0416 FAX NO. ()

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: UHAUL/Community Auto Sales LLC
ADDRESS OF PROPERTY AFFECTED: 1648 Calumet Dr. Sheboygan WI 53081

N/A LEGAL DESCRIPTION: _____

BRIEF DESCRIPTION OF EXISTING OPERATION OR USE: Used auto dealership

DETAILED DESCRIPTION OF PROPOSED OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: _____
See attached letter

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

City of Sheboygan

Proposed Project

U-Haul

Good evening City of Sheboygan,

My name is Caesar Crump and I'm 51% owner of "Community Auto Sales LLC", which is a used car dealership located at 1648 Calumet Dr Sheboygan WI 53081 and I'm requesting a "Conditional Use Permit" to also operate as an "U-Haul Dealership" at this same location. This property location is zoned for (UC) Urban Commercial. The City of Sheboygan Zoning Ordinance defines a proposed U-Haul use as an Outdoor Display and an Outdoor Display is a conditionally permitted use in the UC zone. So, I'm asking that the City of Sheboygan Plan Commission will consider my request. Community Auto Sales LLC is already operating out of this location under the same UC zoning ordinance, in which our used car dealership also operates as an Outdoor Display.

For U-Haul, the neighborhood dealership is a means of expansion for our family customer to be able to quickly and economically locate our rental trucks, trailers and U-Box containers close to customers, thereby effectively reducing moving costs for customers and allowing U-Haul to keep costs and expenses to a minimum. The neighbor dealer allows us to meet the ever-growing demand of U-Haul customers while also meeting our Primary Service Objective; To provide a better and better product and service to more and more people at a lower and lower cost. Community Auto Sales LLC signed a contract with U-Haul and was trained through U-Haul University. Our job description consists of dispatching, receiving U-Haul equipment and completing rental transactions. Maintaining all equipment neat and orderly.

U-Haul has been a part of the Sheboygan Community for a great number of years and one of our senior locations in a very accommodating area has recently shut down, but the demand for a U-Haul dealership in this area is still great and Community Auto Sales LLC has a location that is more than sufficient enough to meet that demand. We are expected at any given day to possibly have for inventory 8 moving trucks of various sizes, 8 trailers of various sizes

We are asking to be approved of this proposal as soon as possible, because right now the need for this service extremely high and our location is in the center of Sheboygan and on one of the most accessible streets in town, giving our neighbor convenience and comfort and our

environment a break from all the pollution and with every U-Haul truck rental there's an environmental fee to aid in this cause.

As a U-Haul dealer, we're expected to make some extra money and serve more customers because U-Haul customers will become customers of our primary business because of the increase in foot traffic. Community Auto Sales LLC has a location that can park up to 60 or 70 cars at once but on an average, we keep up to 15 cars at a time giving us more than enough space to conveniently store U-Haul Equipment.

Signage for U-Haul is not a major issue because U-Haul equipment markets itself.

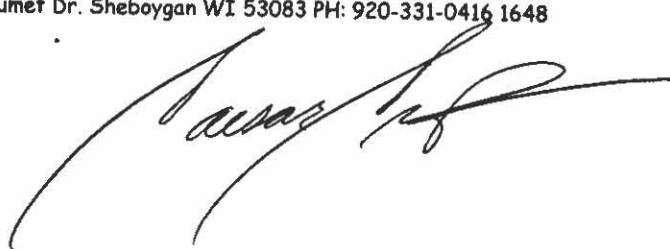
U-Haul Hours of Operations

Sun	Mon	Tue	Wed	Thu	Fri	Sat
9am	8:30am	8:30am	8:30am	8:30am	8:30am	8:30am
5pm	6pm	6pm	6pm	6pm	6pm	6pm

Thank you in Advance, Caesar Crump

Caesar Crump/Community Auto Sales, LLC

Calumet Dr. Sheboygan WI 53083 PH: 920-331-0416 1648



8/11/2020





WICHITAS
HOMELAND OF MOVING ADVENTURE

America's Moving Adventure

U-HAUL

MAKES MOVING EASIER

RT 2676 A

5' x 5'

U-HAUL

AO 1973 L

22
LIMIT
PER
TRAILER



DC 2674 F

U-HAUL

ONE-WAY & IN-TOWN MOVES

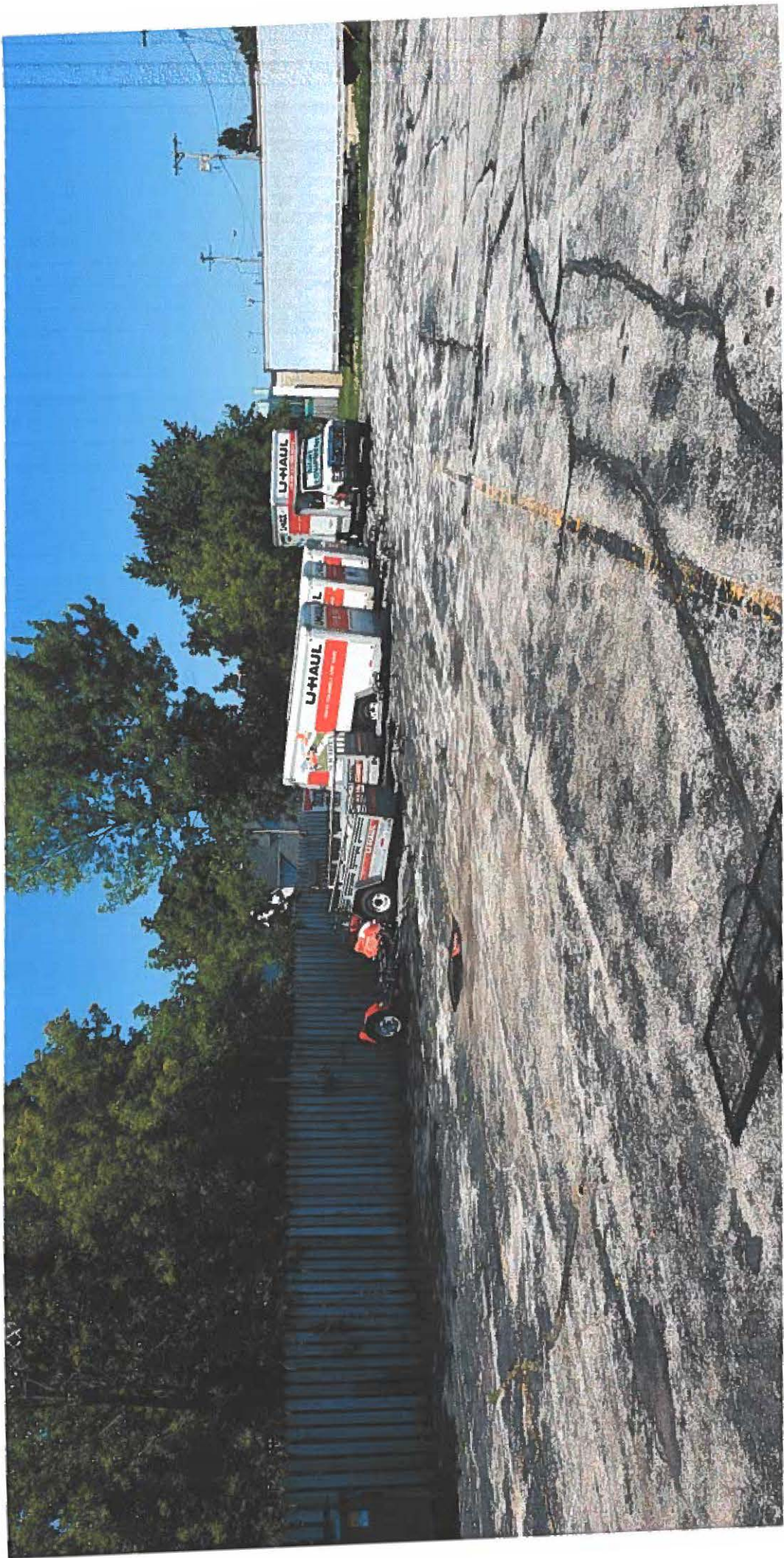
**RIGHT
EQUIPMENT**

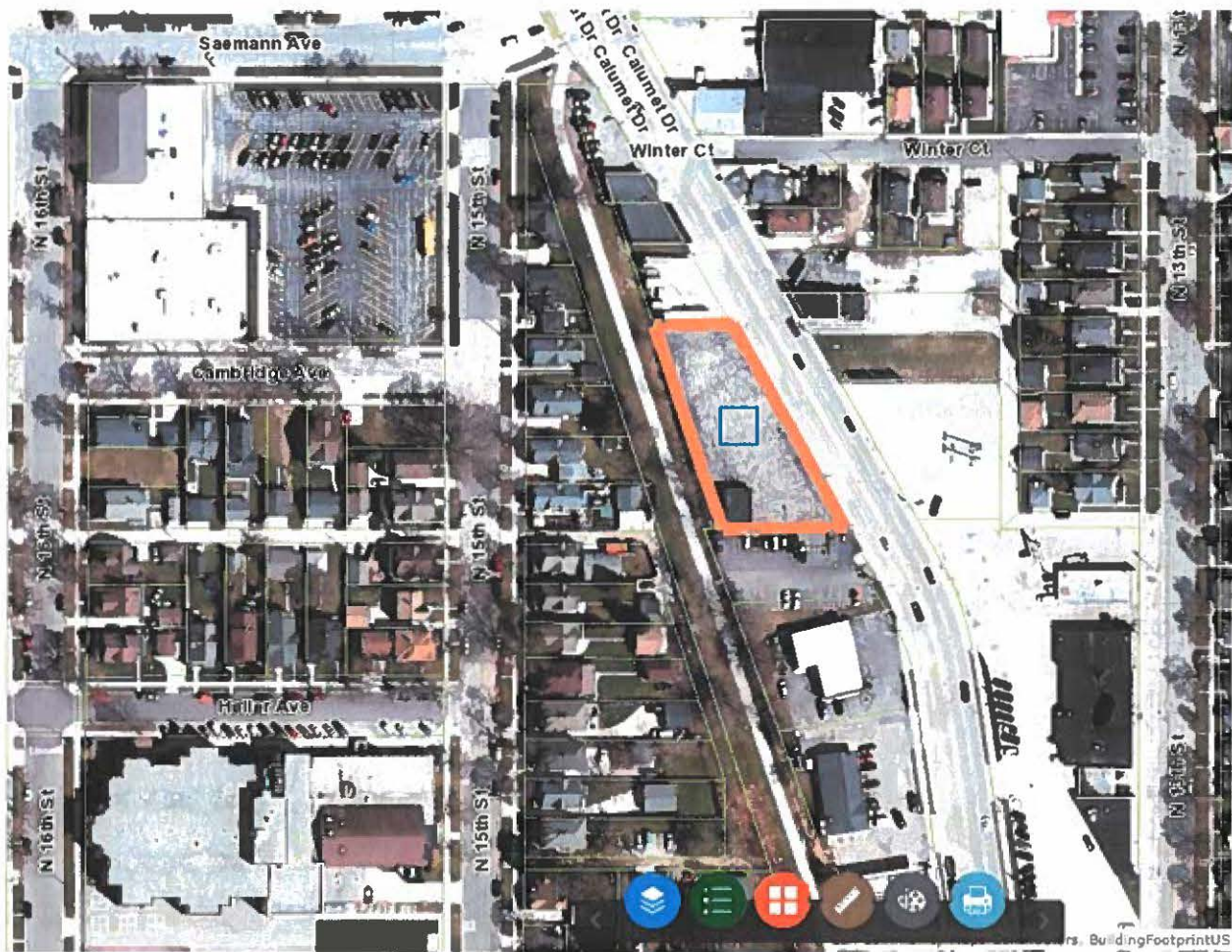


3













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

Office Use Only

APPLICATION/FILE NO. _____
REVIEW DATE: _____

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

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

Completed application is to be filed with the Department of City Development, 828 Center Avenue, Suite 208. To be placed on the agenda of the City Plan Commission, application must be filed two weeks prior to date of meeting. Applications will not be processed if all required attachments and filing fee of \$250 (payable to the City of Sheboygan) is not submitted along with a complete and legible application. Application filing fee is non-refundable.

1. APPLICANT INFORMATION

APPLICANT: A.C.E. Building Service, Inc. – Contact: Chris Herzog

ADDRESS: 3510 S. 26th Street, Manitowoc WI

E-MAIL ADDRESS: cherzog@acebuildingservice.com

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

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: the Rightway Club

ADDRESS OF PROPERTY AFFECTED: 4627 S. 12th Street, Sheboygan WI

LEGAL DESCRIPTION:

SEC 11 T14N R23E PRT OF THE NW OF THE NW NW OF SEC 11 DESC AS:
COM 33' E & 144' N OF THE SW CORN OF SD NW NW NW BEING A POINT IN
THE E LINE OF S 12TH ST, TH E 297', TH N 240', TH W 297' TO THE E LINE OF
S 12TH ST, TH S 240' ALG SD E LINE TO BEG

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

The Rightway Club is a nonprofit organization whose main objective is to provide meeting rooms for 12-step recovery groups and to facilitate a social atmosphere that is safe, healthy and interactive in the aid of the recovery process which involves family, friends and community. We currently have 18 weekly 12-step meetings held

at Rightway Club. These include Alcoholics Anonymous, Alanon, Crystal Meth Anonymous, Overeaters Anonymous and Heroin Anonymous.

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

There will be no changes to the operation or use of the facility other than to enhance the organizations reach into the community by offering updated amenities, barrier-free entry and facilities, and the ability to offer a more flexible meeting schedule within the same designated club hours.

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

The Rightway Club is in the final stages of acquiring the southern 10' of the northern "L" section of the adjacent property currently owned by Sheboygan County. See **Attachment A** The acquisition of this property will allow the expansion to comply with the International Building Code with regard to non-rated exterior wall construction. We will request a side yard setback variance as the minimum building setback as described in section 15.105 part E is 25 feet. As of 7/28/2020, the existing side yard setback is approximately 8.1 feet. The additional 10' of property along their north property line would provide an approximate 18' building setback. Due to timing and the indifference of the property acquisition in relation to the need for a variance, the Rightway Club requests a setback variance for the existing 8.1' condition. The existing and proposed structure and all other structures on the site will remain in compliance with all other setback requirements as described in 15.105. It should be noted that the adjacent property to the north is owned by Sheboygan County and is currently undeveloped. Due to the presence of wetlands nearby, it is unlikely to be developed in the future.

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 Rightway Club is a needed asset in our community. With the increase in addiction and the near-crises level of opiate addiction in Sheboygan County, we provide a needed resource to aid in the recovery of addicted individuals. Alcoholics Anonymous is proven to be effective in the treatment of alcoholism and many courts and treatment programs require identified individuals to attend meetings. All of the services that we provide are at no cost to the individual in need of assistance. We strongly encourage responsibility to community and giving back in the form of service from our members. It is one of the tenets of recovery. The Building Expansion provides space for activities focused around recovery from addiction and enhances our ability to service that sector of our community. With social distancing as new normal the requirement of larger areas and more rooms is a must have.

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

The Rightway Club has been operating at the current location for 50 years. The facility and grounds are well kept, and it is the belief that the building expansion will be an attractive enhancement to the property and the neighborhood. The property itself is large and tree-lined on the north, east, and south sides which create a noise and vision screen from property owners to the north, east, and south. The use of alcohol and non-prescription drugs is prohibited on Rightway property. Currently the club may have an infrequent occurrence where guests or club members choose to park on 12th Street in lieu of the off-street parking lot. The club's intent is to arrange meeting times such that the parking lot is not beyond capacity. The proposed use schedule is 20 occupants in the large meeting room and 10 occupants in the small meeting room at one time with one meeting per month on a Saturday evening of approximately 50 people. Per section 15.206, part 3, subpart (c), item 4 (Parking regulations) require one space per three expected patrons at maximum capacity. [50/3 = 16.67 parking stalls required] Additional specific requirements in item 4 call for (if considered a community or recreation center) one space per 250 square feet of gross floor area. [1,600 existing + 2,080 proposed = 3,680 sf] [3,680 sf / 250 square feet = 14.72 parking stalls required]. There will be (19) standard and (3) accessible parking spaces as a result of the expansion, able to support an occupancy of (57) ambulatory occupants. Proposed parking exceeds requirements

established in 15.206. Special events, which are held less than a few times per year for fundraising activities will be the only time where there would be notable on-street parking. The property is bordered by Sheboygan County owned property to the north and east, a single family residence to the south which is screened with a mature tree line, and a single family residence and convenience store to the west on the opposite side of S. 12th street. There is an existing storm sewer easement bisecting Rightway Club property which will be avoided with the proposed improvements. The Rightway Club is aware that there are wetlands present near the proposed expansion, however the project limits will not encroach the wetland areas.

It is the Rightway Club's belief that their ongoing operation and expansion plans will not result in any substantial or undue adverse impact on nearby property the character of the neighborhood, environment, traffic, parking, public improvements, public property or rights-of-way. For further information, please see **Attachment B** as completed by the Rightway Club for additional information about their mission and project.

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

The proposed conditional use maintains the desired consistency of land use per zoning code section 15.105, part 2, subpart c, Indoor Institutional. See section 15.206, part 3, subpart c for indoor institutional definition. The Rightway Club appears to meet the defined uses: "Indoor institutional land uses include all indoor public and not for profit recreational facilities such as gyms, swimming pools, libraries, museums, and community centers, schools, churches, nonprofit clubs, nonprofit fraternal organizations, convention centers, hospitals, jails, prisons, and similar land uses."

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

Yes, the existing building is currently served by utilities and services provided by public agencies. This will not change with the proposed project.

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

OWNER OF SITE: The Rightway Club – Contact: Terence Doyle

ADDRESS: 4627 S. 12th Street, Sheboygan WI E-MAIL:
rightwayclubinc@gmail.com

ARCHITECT: A.C.E. Building Service, Inc. – Contact: Chris Herzog

ADDRESS: 3510 S. 26th Street, Manitowoc WI

E-MAIL: cherzog@acebuildingservice.com

CIVIL ENGINEERING/DESIGN: Abacus Architects - Contact: Matthew Weiss

ADDRESS: 1135A Michigan Ave, Sheboygan WI

E-MAIL: MWeiss@abacusarchitects.net

CONTRACTOR: A.C.E. Building Service, Inc. – Contact: Chris Herzog

ADDRESS: 3510 S. 26th Street, Manitowoc WI

E-MAIL: cherzog@acebuildingservice.com

5. CERTIFICATE

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

APPLICANT'S SIGNATURE

DATE

PRINT ABOVE NAME

CONDITIONAL USE APPLICATION SUBMITTAL REQUIREMENTS

1. A certified survey map showing existing property boundaries and improvements.
2. A map providing the following information:
 - The map and all its parts shall be clearly reproducible with a photocopier at a size of 11" X 17" and map scale not less than 1' = 600' with lot dimensions of the subject property provided and a graphic scale and north arrow.
 - All lands for which the conditional use is proposed.
 - All other lands within 100 feet of the boundaries of the subject property.
 - The current zoning of the subject property and its environs (200 feet),



OPTION A



CLUB EXPANSION
PRELIMINARY RENDERING - v3

OPTION B









From: [Terence Doyle](#)
To: [Chris Herzog](#)
Subject: County 10 ft
Date: Tuesday, July 28, 2020 1:26:14 PM

Jul 28 at 1:15 PM
PrintRaw message

Emily Stewart <emily.stewart@sheboygancounty.com>
To: Terence Doyle <toead58@yahoo.com>
Cc: Greg Schnell <greg.schnell@sheboygancounty.com>
Hi Terence,

The County Board Chairman and County Clerk will sign the deed, which we can just send over to Register of Deeds. I'm not aware of any other closing documents, but Greg may correct me on this in case there's something he's used in the past.

Please be sure that your surveyor creates a legal description of just the 10' strip so it can go with the deed.

Thank you.

Emily Stewart
Program Manager
Sheboygan County Transportation Department
W5741 CTH J
Plymouth, WI 53073
920-459-3829

On Tue, Jul 28, 2020 at 11:50 AM Terence Doyle <toead58@yahoo.com> wrote:
Good Morning Greg,

We will have Corner Point send the stamped documents to you and Emily.

After county approval do we need to sign closing papers then Rightway Club to take Deed and supporting documents to county clerk to file?

Is there anything else Rightway will need to do?

Thank You
Terence

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Conditional Use and variance application by the Rightway Club to construct a new building addition and remodel the existing facility at 4627 S. 12th Street. SR-3 Zone

REPORT PREPARED BY: Steve Sokolowski

REPORT DATE: August 21, 2020

MEETING DATE: August 25, 2020

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:

The Rightway Club is proposing to construct a new building addition and remodel the existing facility at their property located at 4627 S. 12th Street. The applicant states the following about the Rightway Club:

- The Rightway Club is a nonprofit organization whose main objective is to provide meeting rooms for 12-step recovery groups and to facilitate a social atmosphere that is safe, healthy and interactive in the aid of the recovery process which involves family, friends and community. We currently have 18 weekly 12-step meetings held at the Rightway Club. These include Alcoholics Anonymous, Alanon, Crystal Meth Anonymous, Overeaters Anonymous and Heroin Anonymous.
- The Rightway Club is a needed asset in our community. With the increase in addiction and the near-crises level of opiate addiction in Sheboygan County, we provide a needed resource to aid in the recovery of addicted individuals. Alcoholics Anonymous is proven to be effective in the treatment of alcoholism and many courts and treatment programs require individuals to attend meetings. All the services we provide are at no cost to the individual in need of assistance. We strongly encourage responsibility to community and giving back in the form of service from our members. It is one of the tenets of recovery. The building expansion provides space for activities focused around recovery from addiction and enhances our ability to serve our community. With social distancing the new normal the requirement of larger areas and more rooms is a must have.

The applicant states the following about the project:

- The Rightway Club, Inc. is proposing to construct a 2,080sf addition to the south and west sides of the existing facility. The expansion is designed to blend in with the existing structural framework of the building. However, the addition as well as the existing exterior finishes will be upgraded from a design perspective. A fresh new look.
- The ridge of the existing roof will extend south and meet up with the new ridge of the gable roof design of the expansion to create an “L” shaped structure. Both the expansion and existing building will receive new dimensional asphalt shingles.
- There will be no changes to the operation/use of the other than to enhance the organizations reach into the community by offering updated amenities, barrier free entry and facilities, and the ability to offer a more flexible meeting schedule within the same designated club hours.
- The Rightway Club has been operating at the current location for 50 years. The facility and grounds are well kept, and it is the belief that the building expansion will be an attractive enhancement to the property and the neighborhood. The property itself is large and tree-lined on the north, east, and south sides which create a noise and vision screen from property owners to the north, east, and south.
- Parking regulations require one space per three expected patrons at maximum capacity. [50/3 = 16.67 parking stalls required] There will be (19) standard and (3) accessible parking spaces as a result of the expansion, able to support an occupancy of (57) ambulatory occupants.
- Currently the club may have an infrequent occurrence where guests or club members choose to park on S. 12th Street in lieu of the off-street parking lot. The club’s intent is to arrange meeting times such that the parking lot is not beyond capacity. The proposed use schedule is 20 occupants in the large meeting room and 10 occupants in the small meeting room at one time with one meeting per month on a Saturday evening of approximately 50 people. Special events, which are held less than a few times per year for fundraising activities will be the only time where there would be notable on-street parking.
- The property is bordered by Sheboygan County owned property to the north and east, a single family residence to the south which is screened with a mature tree line, and a single family residence and convenience store to the west on the opposite side of S. 12th street. There is an existing storm sewer easement bisecting Rightway Club property which will be avoided with the proposed improvements. The Rightway Club is aware that there are wetlands present near the proposed expansion, however the project limits will not encroach the wetland areas.
- It is the Rightway Club’s belief that their ongoing operation and expansion plans will not result in any substantial or undue adverse impact on nearby property the character of the neighborhood, environment, traffic, parking, public improvements, public property or rights-of-way.

STAFF COMMENTS:

The Rightway Club property does have designated wetlands on the property and all structures shall be located outside of the wetlands.

The Rightway Club does have a large storm sewer running through their property and you can see on the site plan where the storm sewer is located and how it impacts development of this property. It appears that the existing garage and deck encroach into this stormwater easement. These structures will be demolished as part of the proposed addition and will no longer encroach into this easement eliminating this concern.

In 2019, the Rightway Club received approval from the Plan Commission (2019) to construct a 960sf (24 x 40) pavilion structure, which will remain. The pavilion structure is used to conduct our annual fund raising Brat Fry event and outdoor social events for the recovery community and their families. This includes things like picnics, additional fundraising events and outdoor recovery meetings. The pavilion provides an attractive, comfortable place to relax and conduct small group discussions with recovering persons out of doors while providing shelter from the elements.

The applicant may not enclose the pavilion with walls – this is an open air structure with a roof (no walls).

Applicant is requesting the following variances:

- To have a building side yard building setback of 9.1 feet – Minimum sideyard setback is 50 feet.

Sheboygan County owns the vacant, undeveloped property to the north. The applicant is working with the County to acquire an additional 10 feet of property along this north property line. The applicant has not acquired this additional 10 feet at this time. Thus, the variance is for a 9.1 foot sideyard setback but once the property is acquired will be a 19.1 foot side yard setback.

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

ACTION REQUESTED:

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

1. Prior to building permit issuance, the applicant shall obtain all licenses and permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, water, sewer, storm drainage, health, DNR, etc. (Applicant shall be in contact with building inspection, fire, police, etc.). An occupancy permit will be granted only at such time as the applicant has met all requirements.
2. It is the applicant responsibility to insure all construction takes place outside of the areas designated wetlands. Applicant may only impact areas designated as wetlands if and only if they have written documentation (license, permit, etc.) from the DNR permitting them to do so.
3. Applicant shall obtain all necessary razing permits for all structures to be demolished. Once structures have been demolished, the applicant will maintain the site(s) in a clean and dust free condition.
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. Landscape plan shall provide a legend that shows how the four (4) landscape criteria are being met (create a legend along with the landscape plan site plan). Landscaping shall be installed prior to issuance of an occupancy permit.
6. If dumpsters are to be used, the dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility. Dumpster enclosure shall be completed prior to issuance of an occupancy permit for the first apartment building to be occupied.
7. Outdoor storage of materials, products or equipment shall be prohibited. The pavilion may not be used as a storage structure.
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. The applicant may not enclose the pavilion with walls – this is an open air structure with a roof (no walls).
11. 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.
12. Applicant shall to install individual letter signs – no cabinet or flat panel signs.
13. Applicant shall be permitted a freestanding monument sign for the site. Minimum setback of a monument sign is 12 feet. Maximum height of the monument sign is 8 feet. Sign shall be located outside of the 15 foot vision triangle.
14. All areas used for parking/maneuvering of vehicles shall be paved.
15. All areas that are not required to be paved shall be grass and/or approved landscaping.
16. Any new ingress/egress driveway openings shall be improved to standard City specifications. All existing access drives that are no longer used shall be removed and all unused driveways shall be closed and improved to standard City specifications.
17. Any work within City of Sheboygan Public rights-of-way shall be discussed with the City Engineering Department and constructed to standard City specifications (including, but not limited to, new and old ingress/egress driveway openings, curb, gutter, sidewalk, pavement, utilities, street trees, grading, etc.).
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. Applicant shall immediately clean any and all sediments, materials, tracking, etc. that may be spilled off-site on private or public lands and streets.
20. Streets and infrastructure damaged and/or disturbed during construction of all private and/or public improvements shall be promptly repaired by the applicant.
21. Applicant is responsible for working with all private and public utilities in order to adequately service this apartment complex development proposal (applicant will need to provide the necessary easements and/or relocate utilities as necessary).
22. Prior to building permit issuance, the City of Sheboygan Architectural Review Board shall review/approve the proposed building design.
23. If there are any amendments to the approved conditional use permit (including but not limited to site plan, architectural design, use, etc.), the applicant will be required to submit a new conditional use application reflecting those amendments.
24. If the applicant obtains additional property from Sheboygan County as discussed, such property will be incorporated into the main Rightway Club parcel (shall be one parcel).

ATTACHMENTS:

Conditional Use Permit Application and required attachments.

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: R.O. 53-20-21 G.O. 16-20-21 by Alderperson Sorenson amending the City's Future Land Use Map of the Sheboygan Comprehensive Plan to change the Land Use Classification of property located on the Northwest corner of Broadway and S. Business Drive (portion of Parcel #59281513391) from Class Multi-Family Residential to Class Community Mixed Use Classification.

R. O. 53-20-21 and G.O. 17-20-21 by Alderperson Sorenson 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 Broadway and S. Business Drive (portion of Parcel #59281513391) from Class Urban Residential (UR-12) to Class Urban Commercial (UC) Classification.

REPORT PREPARED BY: Steve Sokolowski

REPORT DATE: August 21, 2020

MEETING DATE: August 25, 2020

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

BACKGROUND / ANALYSIS:

Kwik Trip is proposing to:

- Amend the City of Sheboygan Future Land Use Map of the Sheboygan Comprehensive Plan for the former VanDerVart property located at 1436 S. 15th Street from Multi-Family Residential to Community Mixed Use.
- Rezone the VanDerVart property located at 1436 S. 15th Street from Urban Residential (UR-12) to Urban Commercial (UC).
- As the Plan Commission is aware, this property is now owned by Green Street Development who is developing the Oscar Apartments projects. This land was shown on the Oscar Development site plan as an area for future commercial development. A certified Survey Map (CSM) was recently recorded creating the three (3) parcels and this property is referred to as Lot 2 and is located at the southeast corner of the former VanDerVart property (Northwest intersection of Broadway Ave. and S. Business Dr.).

The applicant states the following:

- The site has been used by VanDerVart Concrete Products for concrete related activities since 1888. The property was recently purchased and rezoned from Urban Industrial (UI) to Urban Residential (UR-12) by Green Street Development in order to develop the Oscar Apartment complex. Green Street development has recently subdivided the former VanDerVart parcel into three (3) lots. Lot 1 is the Oscar Apartments lot.
- Lot 2 is located at the northwest intersection of Broadway and S. Business Drive and has been planned for commercial development. Kwik Trip is now proposing to rezone this property in order to purchase and develop a new Kwik Trip on Lot 2.
- Kwik Trip will be proposing construction of an 11,000sf retail convenience store with an attached 1-bay carwash and separate fueling canopies; 4800sf gas fueling canopy with 10 pumps; and 1200sf diesel fueling canopy with two (2) fuel lanes.
- The current site was selected based on the overall master redevelopment plan of Green Street Development who has been working with the city over the last two years and this site has been discussed as a future commercial development site.

STAFF COMMENTS:

The surrounding neighborhood zoning is:

- Properties to the north are zoned Urban Residential (UR-12).
- Properties to the south are zoned Urban Commercial (UC).
- Properties to the west are zoned Urban Residential (UR-12) and Urban Industrial (UI).
- The properties to the east are zoned Neighborhood Residential (NR-6).

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

If the Common Council approves the rezone, the applicant needs to be aware that a conditional use will need to be submitted to and reviewed by the City of Sheboygan Plan Commission prior to construction of a new Kwik Trip development.

In addition, the applicant is proposing to amend the Future Land Use Map of the City of Sheboygan Comprehensive Plan from Multi-Family Residential to Community Mixed Use Classification. The property's comprehensive plan designation needs to be consistent with the property's zoning designation. The Community Mixed Use comprehensive plan designation is consistent with the Urban Commercial zoning designation.

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

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

- 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.
- 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.
- Focus neighborhood-oriented business uses in areas that will conveniently serve residential areas, enhance Sheboygan's traditional character, and provide viable reuse opportunities for older commercial structures nestled in neighborhoods.
- 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.
- Opportunities for enhancement and reinvestment of South Business Drive. Over the long term, maximize opportunities for area redevelopment, including the VanDerVart site.

ACTION REQUESTED:

Motion to recommend the Common Council approve the proposed amendment to the City of Sheboygan Comprehensive Plan Future Land Use Maps from Multi-Family Residential to Community Mixed Use for this property.

Motion to recommend the Common Council approve the proposed rezone to the City of Sheboygan Zoning Map from Urban Residential (UR-12) to Urban Commercial (UC) for this property.

ATTACHMENTS:

Rezone Application and required attachments.

X

6.1

Gen. Ord. No. 16 - 20 - 21. By Alderperson Sorenson. August 17, 2020.

AN ORDINANCE amending the City's Future Land Use Map of the Sheboygan Comprehensive Plan to change the Land Use Classification of property located on the Northwest corner of Broadway and S. Business Drive (portion of Parcel #59281513391) from Class Multi-Family Residential to Class Community Mixed Use Classification.

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

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

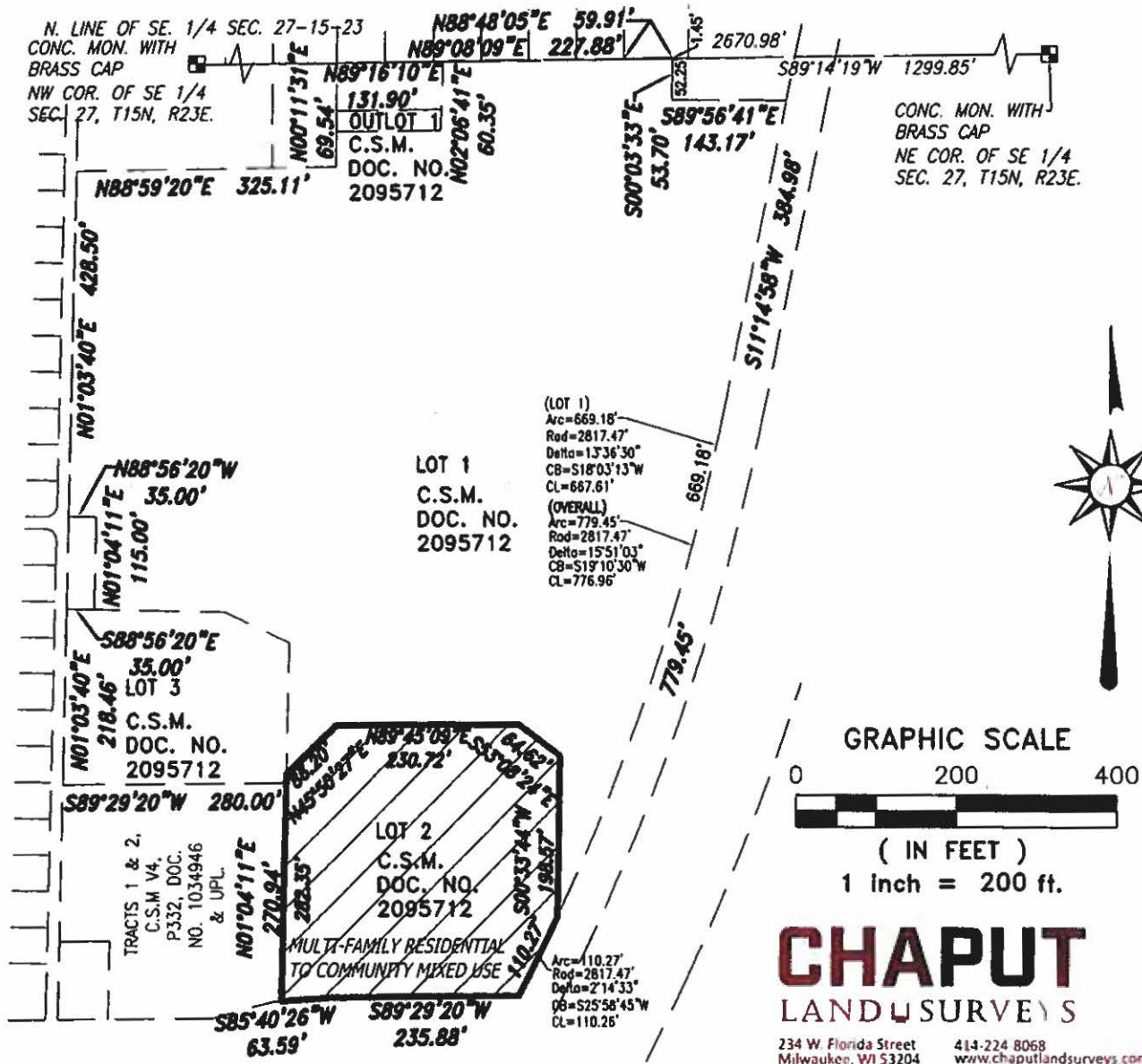
Property located on the Northwest corner of Broadway and S. Business Drive (portion of Parcel #59281513391):

All of Lot 2 Certified Survey Map recorded as Document Number 2095712, being a part of the Northwest 1/4 and the Northeast 1/4 of the Southeast 1/4 of Section 27, Township 15 North, Range 23 East, in the City of Sheboygan, Sheboygan County, Wisconsin, which is bounded and described as follows: Commencing at the Northeast 1/4 of said 1/4 Section; thence South 89°14'19" West along the North line of said 1/4 Section 1299.85 feet to a point on the West line of Lot 1, Certified Survey Map described in Document No. 1199254; thence South 00°03'33" East along said West line 52.25 feet to a point on the South line of said Lot 1; thence South 89°56'41" East along said South line 143.17 feet to a point on the West line of South Business Drive; thence South 11°14'58" West along said West line 384.98 feet to a point of curvature; thence Southerly 669.18 feet along said West line and the arc of a curve whose center lies to the Northwest, whose radius is 2817.47 feet and whose chord bears South 18°03'13" West 667.61 feet to the point of beginning of lands hereinafter described; thence Southerly 110.27 feet along said West line and the arc of a curve whose center lies to the Northwest, whose radius is 2817.47 feet and whose chord bears South 25°58'45" West 110.26 feet to a point on the North line of Broadway Avenue; thence South 89°29'20" West along said North line 235.88 feet to a point; thence South 85°40'26" West along said North line 63.59 feet to a point on the East line of Tracts 1 and 2, Certified Survey Map in Volume 4, Page 332, described in Document No. 1034946; thence North 01°04'11" East said East line 282.35 feet to a point; thence North 45°50'27" East 86.20 feet to a point; thence North 89°45'09" East 230.72 feet to a point; thence South 53°08'24" East 64.62 feet to a point; thence South 00°33'44" West 198.57 feet

City Plan

PROPOSED COMPREHENSIVE PLAN AMENDMENT FROM MULTI-FAMILY RESIDENTIAL TO COMMUNITY MIXED USE

All of Lot 2 Certified Survey Map recorded as Document Number 2095712, being a part of the Northwest 1/4 and the Northeast 1/4 of the Southeast 1/4 of Section 27, Township 15 North, Range 23 East, in the City of Sheboygan, Sheboygan County, Wisconsin, which is bounded and described as follows: Commencing at the Northeast 1/4 of said 1/4 Section; thence South 89°14'19" West along the North line of said 1/4 Section 1299.85 feet to a point on the West line of Lot 1, Certified Survey Map described in Document No. 1199254; thence South 00°03'33" East along said West line 52.25 feet to a point on the South line of said Lot 1; thence South 89°56'41" East along said South line 143.17 feet to a point on the West line of South Business Drive; thence South 11°14'58" West along said West line 384.98 feet to a point of curvature; thence Southerly 669.18 feet along said West line and the arc of a curve whose center lies to the Northwest, whose radius is 2817.47 feet and whose chord bears South 18°03'13" West 667.61 feet to the point of beginning of lands hereinafter described; thence Southerly 110.27 feet along said West line and the arc of a curve whose center lies to the Northwest, whose radius is 2817.47 feet and whose chord bears South 25°58'45" West 110.26 feet to a point on the North line of Broadway Avenue, thence South 89°29'20" West along said North line 235.88 feet to a point; thence South 85°40'26" West along said North line 63.59 feet to a point on the East line of Tracts 1 and 2, Certified Survey Map in Volume 4, Page 332, described in Document No. 1034946; thence North 01°04'11" East said East line 282.35 feet to a point; thence North 45°50'27" East 86.20 feet to a point; thence North 89°45'09" East 230.72 feet to a point; thence South 53°08'24" East 64.62 feet to a point; thence South 00°33'44" West 198.57 feet to a point on the West line of South Business Drive and the point of beginning.



Date: August 12, 2020
Drawing No. 3290-deb

~~X~~

62

Gen. Ord. No. 17 - 20 - 21. By Alderperson Sorenson. August 17, 2020.

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 Broadway and S. Business Drive (Portion of Parcel #59281513391) from Class Urban Residential (UR-12) to Class Urban Commercial (UC) Classification.

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

Section 1. Appendix A, Chapter 15 of the Sheboygan Zoning Ordinance establishing zoning districts and prescribing zoning standards and regulations is hereby amended by changing the Official Zoning Map thereof and Use District Classification of the following described lands from Class Urban Residential (UR-12) to Class Urban Commercial (UC) Classification:

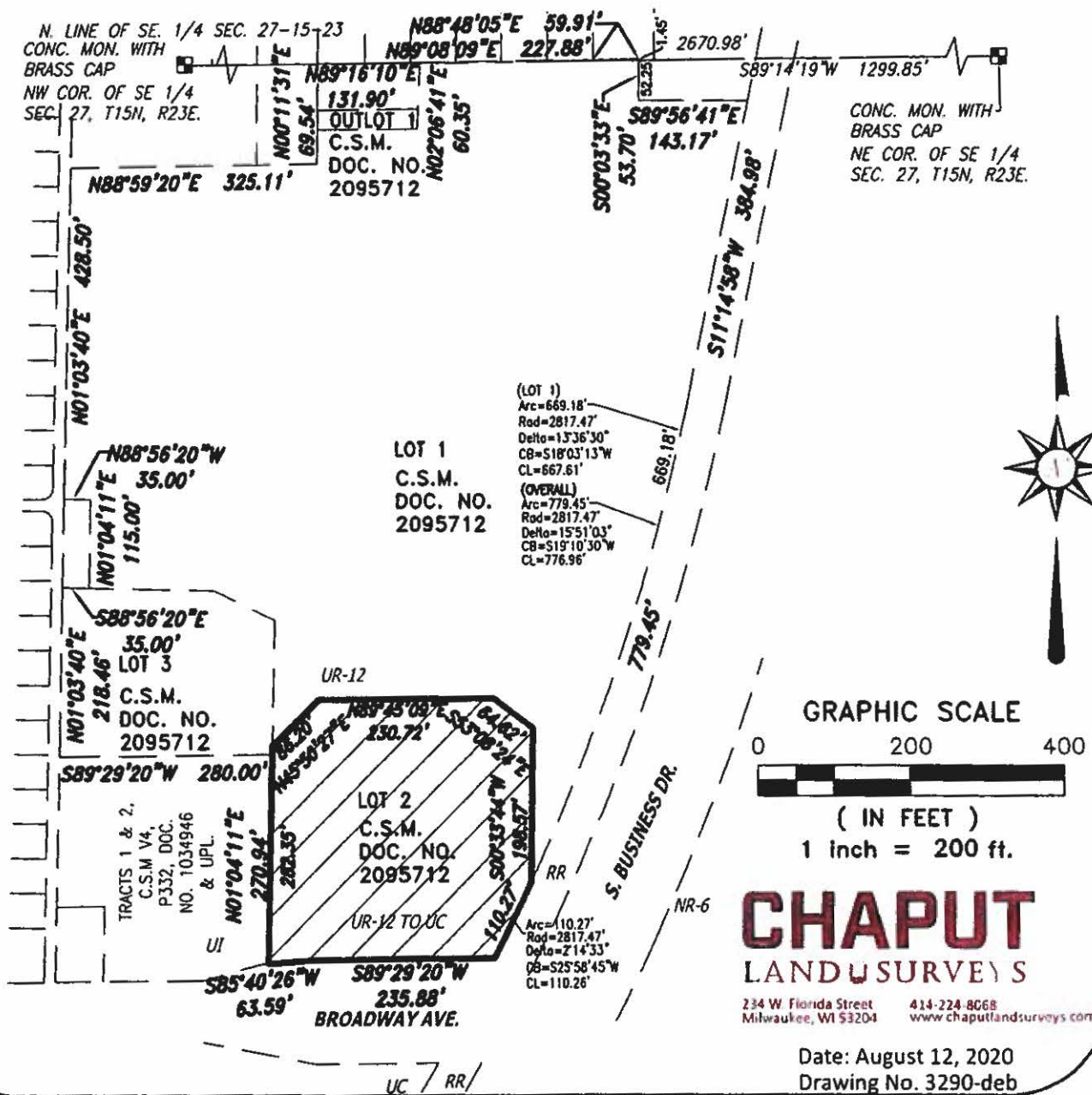
Property located on the Northwest corner of Broadway and S. Business Drive (portion of Parcel #59281513391):

All of Lot 2 Certified Survey Map recorded as Document Number 2095712, being a part of the Northwest 1/4 and the Northeast 1/4 of the Southeast 1/4 of Section 27, Township 15 North, Range 23 East, in the City of Sheboygan, Sheboygan County, Wisconsin, which is bounded and described as follows: Commencing at the Northeast 1/4 of said 1/4 Section; thence South 89°14'19" West along the North line of said 1/4 Section 1299.85 feet to a point on the West line of Lot 1, Certified Survey Map described in Document No. 1199254; thence South 00°03'33" East along said West line 52.25 feet to a point on the South line of said Lot 1; thence South 89°56'41" East along said South line 143.17 feet to a point on the West line of South Business Drive; thence South 11°14'58" West along said West line 384.98 feet to a point of curvature; thence Southerly 669.18 feet along said West line and the arc of a curve whose center lies to the Northwest, whose radius is 2817.47 feet and whose chord bears South 18°03'13" West 667.61 feet to the point of beginning of lands hereinafter described; thence Southerly 110.27 feet along said West line and the arc of a curve whose center lies to the Northwest, whose radius is 2817.47 feet and whose chord bears South 25°58'45" West 110.26 feet to a point on the North line of Broadway Avenue; thence South 89°29'20" West along said North line 235.88 feet to a point; thence South 85°40'26" West along said North line 63.59 feet to a point on the East line of Tracts 1 and 2, Certified Survey Map in Volume 4, Page 332, described in Document No. 1034946; thence North 01°04'11" East said East line 282.35 feet to a point; thence North 45°50'27" East 86.20 feet to a point; thence North 89°45'09" East 230.72 feet to a point; thence South 53°08'24" East 64.62 feet to a point; thence South 00°33'44" West 198.57 feet

City Plan

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

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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: Kwik Trip Inc – Jeff Osgood PHONE NO.: (608) 793-5547
ADDRESS: 1626 Oak St La Crosse, WI 54602 E-MAIL: josgood@kwiktrip.com

OWNER OF SITE: Green Street Development PHONE NO.: (314) 495-9884

2. DESCRIPTION OF THE SUBJECT SITE

ADDRESS OF PROPERTY AFFECTED: TBD

LEGAL DESCRIPTION: All of Lot 2 Certified Survey Map recorded as Document Number 2095712, being a part of the Northwest 1/4 of the Southeast 1/4 of Section 27, Township 15 North, Range 23 East, in the City of Sheboygan, Sheboygan County, Wisconsin, which is bounded and described as follows: Commencing at the Northeast 1/4 of said 1/4 Section; thence South 89°14'19" West along the North line of said 1/4 Section 1299.85 feet to a point on the West line of Lot 1, Certified Survey Map described in Document No. 1199254; thence South 00°03'33" East along said West line 52.25 feet to a point on the South line of said Lot 1; thence South 89°56'41" East along said South line 143.17 feet to a point on the West line of South Business Drive; thence South 11°14'58" West along said West line 384.98 feet to a point of curvature; thence Southerly 669.18 feet along said West line and the arc of a curve whose center lies to the Northwest, whose radius is 2817.47 feet and whose chord bears South 18°03'13" West 667.61 feet to the point of beginning of lands hereinafter described; thence Southerly 110.27 feet along said West line and the arc of a curve whose center lies to the Northwest, whose radius is 2817.47 feet and whose chord bears South 25°58'45" West 110.26 feet to a point on the North line of Broadway Avenue; thence South 89°29'20" West along said North line 235.88 feet to a point; thence South 85°40'26" West along said North line 63.59 feet to a point on the East line of Tracts 1 and 2, Certified Survey Map in Volume 4, Page 332, described in Document No. 1034946; thence North 01°04'11" East said East line 282.35 feet to a point; thence North 45°50'27" East 86.20 feet to a point; thence North 89°45'09" East 230.72 feet to a point; thence South 53°08'24" East 64.62 feet to a point; thence South 00°33'44" West 198.57 feet to a point on the West line of South Business Drive and the point of beginning.

PARCEL NO. Portion of Parcel #59281513391 MAP NO. _____

EXISTING ZONING DISTRICT CLASSIFICATION: Urban Residential (UR-12)

PROPOSED ZONING DISTRICT CLASSIFICATION: Urban Commercial (UC)

BRIEF DESCRIPTION OF THE EXISTING OPERATION OR USE: Former
Concrete materials plant

BRIEF DESCRIPTION OF THE PROPOSED OPERATION OR USE: We are proposing
a new retail convenience store w/ attached 1-Bay Carwash & Fuel Canopies

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? All requirements of all applicable agencies and zoning requirements will be met with this proposed development

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: This area was previously industrial use. This area has been rezoned to Urban Residential to align with the comp plan for this area. We are proposing to rezone the hard corner of this development to Urban Commercial to be in line with the direction Green Street Development was given for this hard corner of the development.



Store Engineering

FAX 608-793-6237

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

www.kwiktrip.com

Site Narrative – Rezone Application

08/11/2020

Project Name and Address

Kwik Trip 1138
Northwest Corner of Broadway Ave & S. Business Drive
Sheboygan, WI 53081

Parcel Information/Site Data/Legal Description

- Portion of Tax Parcel #59281513391
- Lot is described as: All of Lot 2 Certified Survey Map recorded as Document Number 2095712, being a part of the Northwest 1/4 of the Southeast 1/4 of Section 27, Township 15 North, Range 23 East, in the City of Sheboygan, Sheboygan County, Wisconsin
- The entire lot area is 111,290 S.F. (2.5549 Acres)

Zoning Classification

- Currently zoned as: Urban Residential (UR-12)
- Requesting Rezone to: Urban Commercial (UC)

Existing Site Conditions/Land Use:

- Previously was Van Der Vart Concrete Products and all buildings to be demolished by developer on this site

Proposed Land Use/Lot Coverage Site Data

- We are proposing the construction of an 11,000 SF Retail Convenience Store w/ an attached 1-Bay Carwash and separate fueling canopies
- 4800 S.F. Gas Fueling Canopy with 10 Pumps
- 1200 S.F. Diesel Fueling Canopy with 2 fuel lanes
- Underground storage tanks (Quantity 7)

OUR MISSION

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

- Vacuum Pad Location
- Picnic Area for customer

Site Selection

- The current site was selected based on the overall Master Redevelopment plan of Greenstreet Development that they have been working with the city over the last two years and this site was determined to be retail/commercial space based on the city's overall master plan for this area.

Landscape Requirements

- Landscape plan to comply with the requirements of Section 15.6 of the zoning ordinance. We will meet the requirements of all the point values outlined in this ordinance
 - *Locational landscape variance to be requested, see Variance Description below.

Performance Standards/Potential Nuisances

- All performance standards to comply with the city of Sheboygan Zoning Ordinance, Section 15-7 to ensure this development will not become a nuisance to the surrounding neighbors.

Site Lighting

- Site lighting will consist of the following:
 - Building perimeter will have recessed soffit lights with no direct vision to any lens or bulb
 - Canopy Lighting - fully recessed downlighting
 - Lot Lights – fully recessed downlighting fixtures
 - Building Signage per signage plan
- We do try and provide 0.1 foot candles or less at all property lines to be in line with the LEED Standards. This exceeds the requirement of the zoning ordinance.
- We will meet all requirements at a minimum per the zoning ordinance.

Architecture

- Our building will consist of an all maintenance free exterior consisting of a full brick façade with aluminum fascia and metal roofing. We have aluminum storefront windows and doors as well as fiberglass service doors which match the brick color of the building
- The carwash is attached and consists of the same materials above.
- The dumpster enclosure is integrated in the building footprint to provide easy access to employees and to provide a clean look that matches the rest of the building
- Our fueling canopies consist of metal fascia façade that matches the fascia colors on the building. All canopy columns are wrapped in aluminum to complement the rest of the canopy construction.
- The site will be completely concrete paving and consist of no asphalt paving.

Variance Request/Variance Description

- Locational Landscaping



- *Landscape variance may be required as discussions with the city and the developer at our Pre-App meeting that it may be tough to meet all the landscape points due to limited green space both around the site and around our building perimeter. With our operations it is not feasible to provide foundation plantings as these usually will not survive due to the winter conditions and salt around the perimeter sidewalk.
- We discussed the option to place additional plantings on the adjacent property to the north in greenspace to help screen our property from the apartments.



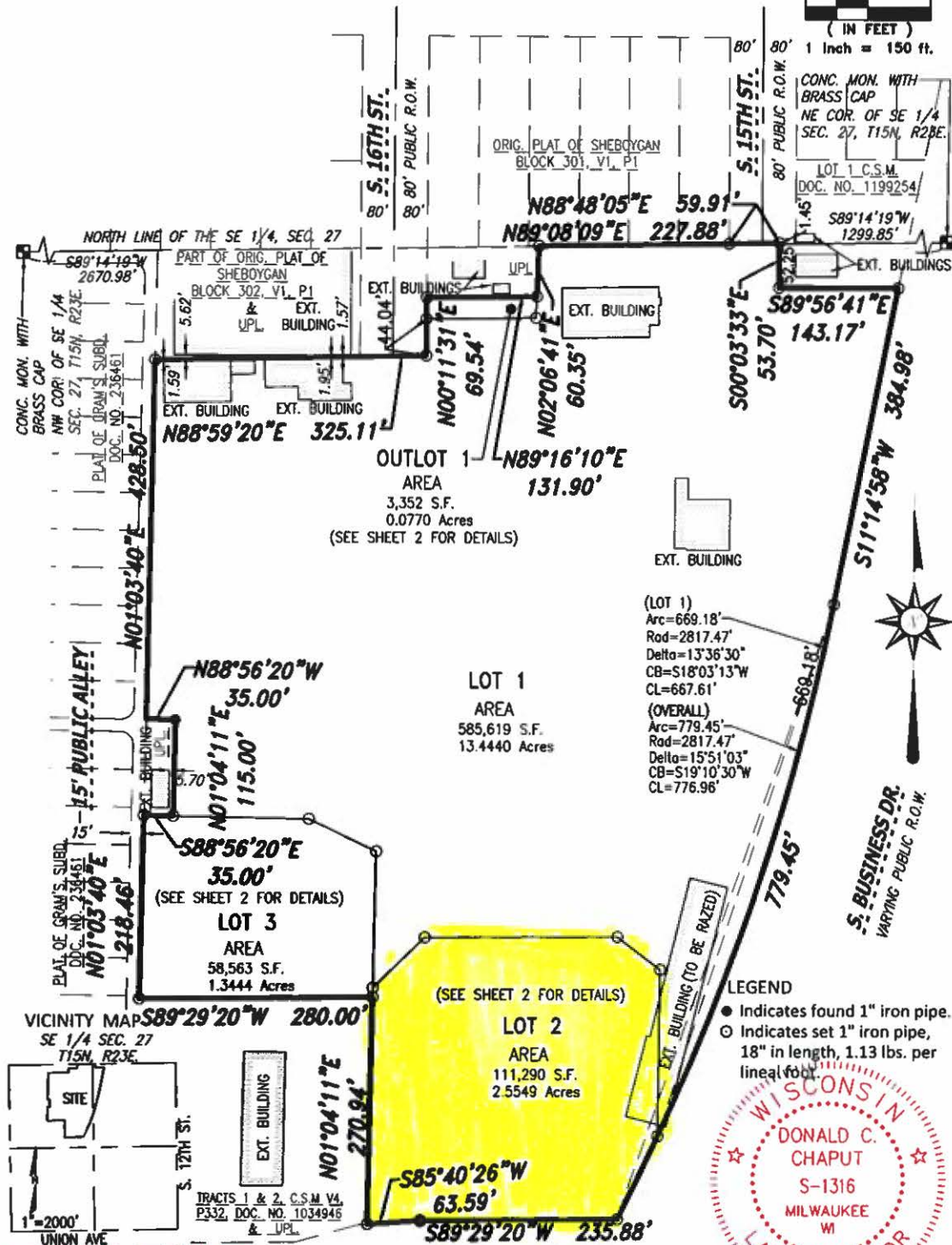
CERTIFIED SURVEY MAP NO. _____

Part of the Northwest 1/4 and the Northeast 1/4 of the Southeast 1/4 of Section 27, Township 15 North, Range 23 East, in the City of Sheboygan, Sheboygan County, Wisconsin.

Bearings are referenced to Sheboygan County Datum, North line of the Southeast 1/4 of Section 27-15-23, which bears S89°14'19"W.

GRAPHIC SCALE
0 75 150

(IN FEET)
1 Inch = 150 ft.



CHAPUT
LAND SURVEYS

234 W. Florida Street
Milwaukee, WI 53204
414-224-8068
www.chaputlandsurveys.com

Owner: Oscar GS GP LLC, a Missouri limited liability company
BROADWAY AVE.
VARYING PUBLIC R.O.W.
This instrument was drafted by Donald C. Chaput
Professional Land Surveyor S-1316

April 22, 2020
Drawing No. 3290-dmb
SHEET 1 OF 5 SHEETS

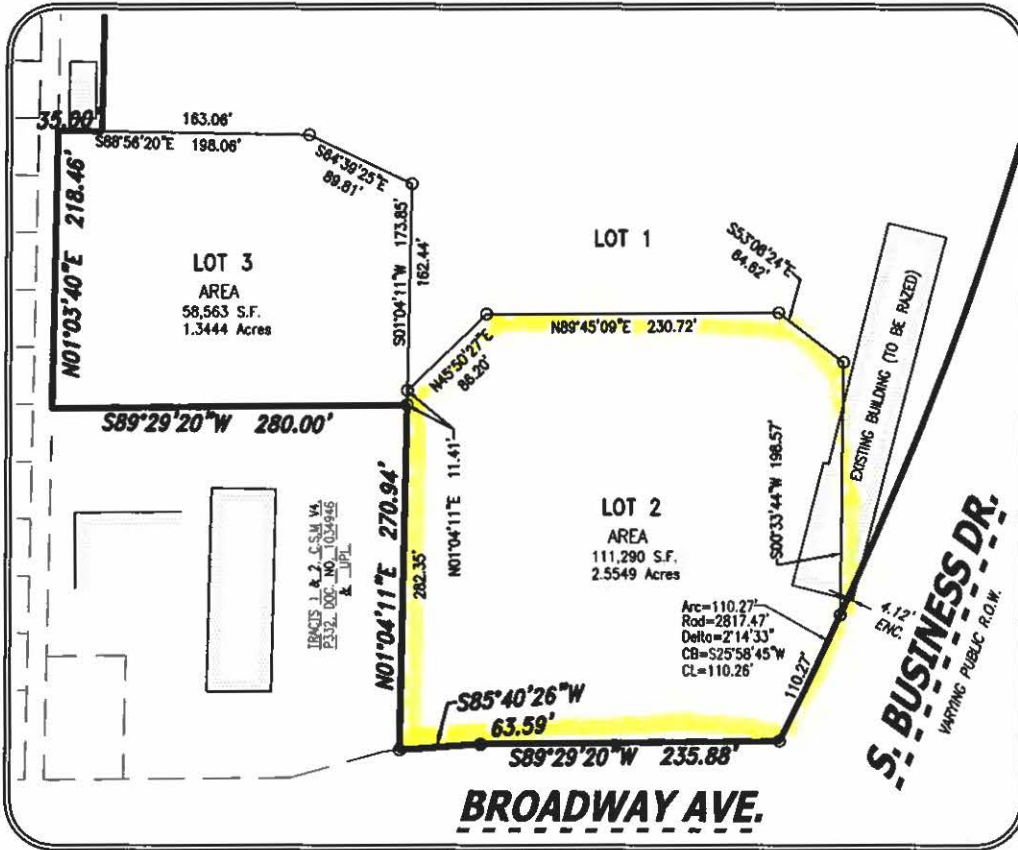
CERTIFIED SURVEY MAP NO. _____

Part of the Northwest 1/4 and the Northeast 1/4 of the Southeast 1/4 of Section 27, Township 15 North, Range 23 East, in the City of Sheboygan, Sheboygan County, Wisconsin.

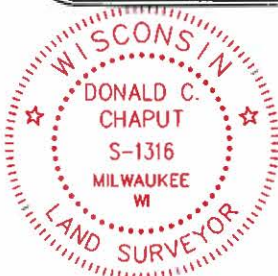
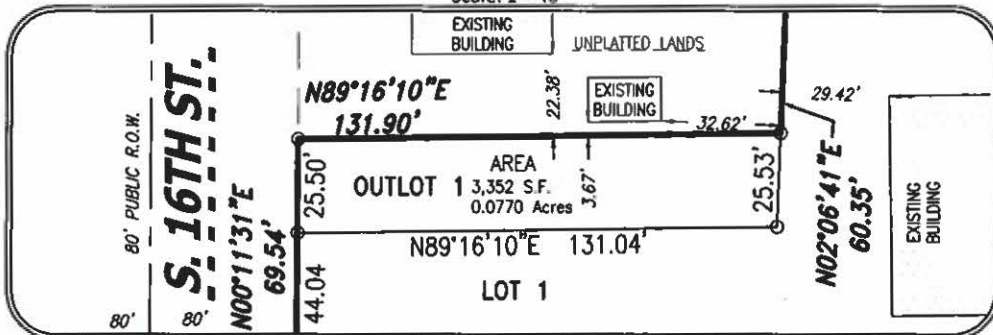
LEGEND

- Indicates found 1" iron pipe.
- Indicates set 1" iron pipe, 18" in length, 1.13 lbs. per lineal foot.

LOT 2 DETAIL
N.T.S.



OUTLOT 1 DETAIL
Scale: 1"=40'



This instrument was drafted by Donald C. Chaput
Professional Land Surveyor S-1316

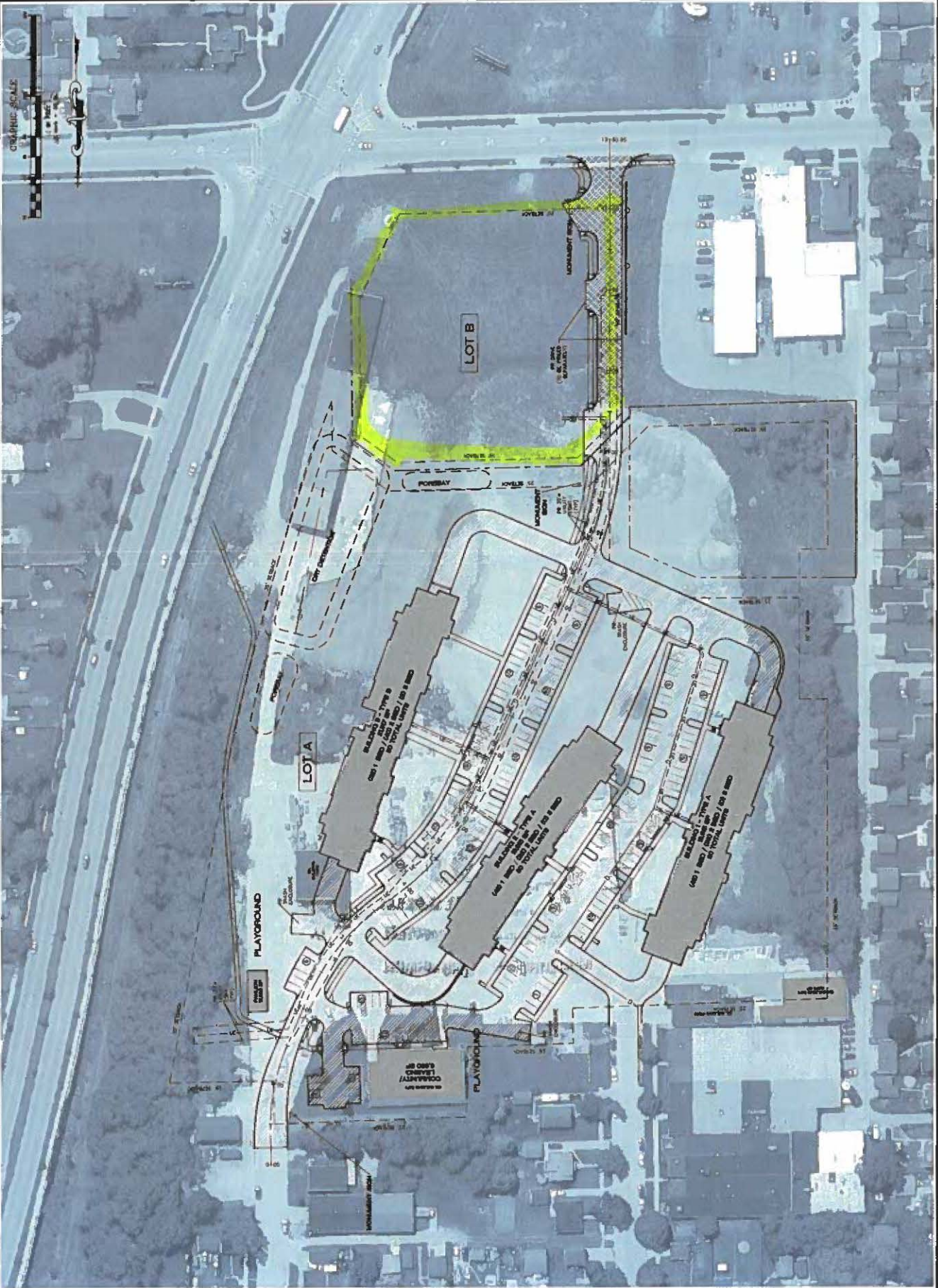
April 22, 2020
Drawing No. 3290-dmb
SHEET 2 OF 5 SHEETS



REVISIONS:

NO.	DATE	DESCRIPTION
1	03/20/20	CONCEPT
2	04/01/20	PLAN SUBMITTAL
3	05/07/20	REVISION

PROJECT NO. 2019-001
 SHEET NO. 3.1







CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: R.O. 53-20-21 G.O. 16-20-21 by Alderperson Sorenson amending the City's Future Land Use Map of the Sheboygan Comprehensive Plan to change the Land Use Classification of property located on the Northwest corner of Broadway and S. Business Drive (portion of Parcel #59281513391) from Class Multi-Family Residential to Class Community Mixed Use Classification.

R. O. 53-20-21 and G.O. 17-20-21 by Alderperson Sorenson 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 Broadway and S. Business Drive (portion of Parcel #59281513391) from Class Urban Residential (UR-12) to Class Urban Commercial (UC) Classification.

REPORT PREPARED BY: Steve Sokolowski

REPORT DATE: August 21, 2020

MEETING DATE: August 25, 2020

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

BACKGROUND / ANALYSIS:

Kwik Trip is proposing to:

- Amend the City of Sheboygan Future Land Use Map of the Sheboygan Comprehensive Plan for the former VanDerVart property located at 1436 S. 15th Street from Multi-Family Residential to Community Mixed Use.
- Rezone the VanDerVart property located at 1436 S. 15th Street from Urban Residential (UR-12) to Urban Commercial (UC).
- As the Plan Commission is aware, this property is now owned by Green Street Development who is developing the Oscar Apartments projects. This land was shown on the Oscar Development site plan as an area for future commercial development. A certified Survey Map (CSM) was recently recorded creating the three (3) parcels and this property is referred to as Lot 2 and is located at the southeast corner of the former VanDerVart property (Northwest intersection of Broadway Ave. and S. Business Dr.).

The applicant states the following:

- The site has been used by VanDerVart Concrete Products for concrete related activities since 1888. The property was recently purchased and rezoned from Urban Industrial (UI) to Urban Residential (UR-12) by Green Street Development in order to develop the Oscar Apartment complex. Green Street development has recently subdivided the former VanDerVart parcel into three (3) lots. Lot 1 is the Oscar Apartments lot.
- Lot 2 is located at the northwest intersection of Broadway and S. Business Drive and has been planned for commercial development. Kwik Trip is now proposing to rezone this property in order to purchase and develop a new Kwik Trip on Lot 2.
- Kwik Trip will be proposing construction of an 11,000sf retail convenience store with an attached 1-bay carwash and separate fueling canopies; 4800sf gas fueling canopy with 10 pumps; and 1200sf diesel fueling canopy with two (2) fuel lanes.
- The current site was selected based on the overall master redevelopment plan of Green Street Development who has been working with the city over the last two years and this site has been discussed as a future commercial development site.

STAFF COMMENTS:

The surrounding neighborhood zoning is:

- Properties to the north are zoned Urban Residential (UR-12).
- Properties to the south are zoned Urban Commercial (UC).
- Properties to the west are zoned Urban Residential (UR-12) and Urban Industrial (UI).
- The properties to the east are zoned Neighborhood Residential (NR-6).

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

If the Common Council approves the rezone, the applicant needs to be aware that a conditional use will need to be submitted to and reviewed by the City of Sheboygan Plan Commission prior to construction of a new Kwik Trip development.

In addition, the applicant is proposing to amend the Future Land Use Map of the City of Sheboygan Comprehensive Plan from Multi-Family Residential to Community Mixed Use Classification. The property's comprehensive plan designation needs to be consistent with the property's zoning designation. The Community Mixed Use comprehensive plan designation is consistent with the Urban Commercial zoning designation.

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

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

- 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.
- 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.
- Focus neighborhood-oriented business uses in areas that will conveniently serve residential areas, enhance Sheboygan's traditional character, and provide viable reuse opportunities for older commercial structures nestled in neighborhoods.
- 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.
- Opportunities for enhancement and reinvestment of South Business Drive. Over the long term, maximize opportunities for area redevelopment, including the VanDerVart site.

ACTION REQUESTED:

Motion to recommend the Common Council approve the proposed amendment to the City of Sheboygan Comprehensive Plan Future Land Use Maps from Multi-Family Residential to Community Mixed Use for this property.

Motion to recommend the Common Council approve the proposed rezone to the City of Sheboygan Zoning Map from Urban Residential (UR-12) to Urban Commercial (UC) for this property.

ATTACHMENTS:

Rezone Application and required attachments.

X

6.1

Gen. Ord. No. 16 - 20 - 21. By Alderperson Sorenson. August 17, 2020.

AN ORDINANCE amending the City's Future Land Use Map of the Sheboygan Comprehensive Plan to change the Land Use Classification of property located on the Northwest corner of Broadway and S. Business Drive (portion of Parcel #59281513391) from Class Multi-Family Residential to Class Community Mixed Use Classification.

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

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

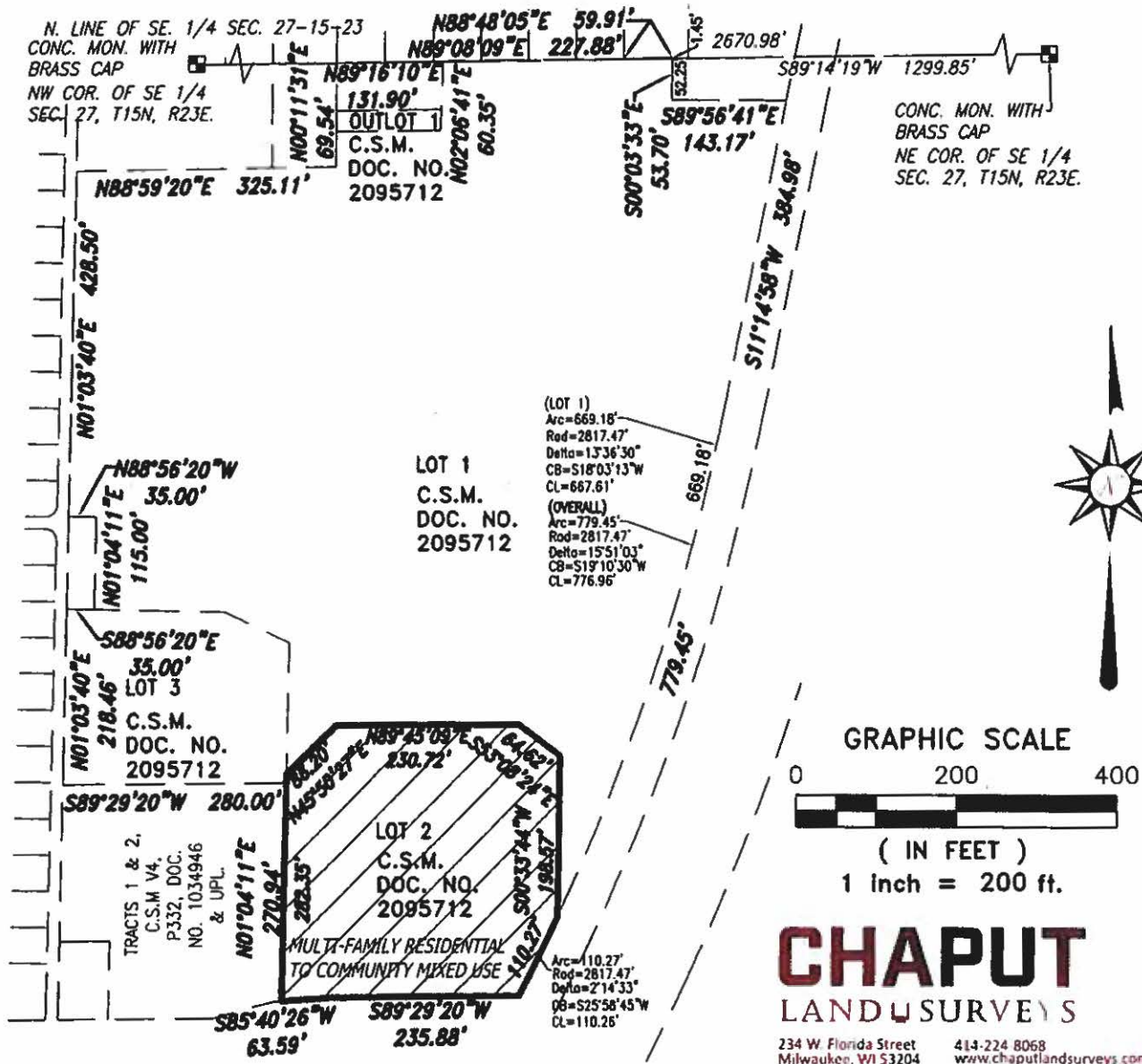
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City Plan

PROPOSED COMPREHENSIVE PLAN AMENDMENT FROM MULTI-FAMILY RESIDENTIAL TO COMMUNITY MIXED USE

All of Lot 2 Certified Survey Map recorded as Document Number 2095712, being a part of the Northwest 1/4 and the Northeast 1/4 of the Southeast 1/4 of Section 27, Township 15 North, Range 23 East, in the City of Sheboygan, Sheboygan County, Wisconsin, which is bounded and described as follows: Commencing at the Northeast 1/4 of said 1/4 Section; thence South 89°14'19" West along the North line of said 1/4 Section 1299.85 feet to a point on the West line of Lot 1, Certified Survey Map described in Document No. 1199254; thence South 00°03'33" East along said West line 52.25 feet to a point on the South line of said Lot 1; thence South 89°56'41" East along said South line 143.17 feet to a point on the West line of South Business Drive; thence South 11°14'58" West along said West line 384.98 feet to a point of curvature; thence Southerly 669.18 feet along said West line and the arc of a curve whose center lies to the Northwest, whose radius is 2817.47 feet and whose chord bears South 18°03'13" West 667.61 feet to the point of beginning of lands hereinafter described; thence Southerly 110.27 feet along said West line and the arc of a curve whose center lies to the Northwest, whose radius is 2817.47 feet and whose chord bears South 25°58'45" West 110.26 feet to a point on the North line of Broadway Avenue, thence South 89°29'20" West along said North line 235.88 feet to a point; thence South 85°40'26" West along said North line 63.59 feet to a point on the East line of Tracts 1 and 2, Certified Survey Map in Volume 4, Page 332, described in Document No. 1034946; thence North 01°04'11" East said East line 282.35 feet to a point; thence North 45°50'27" East 86.20 feet to a point; thence North 89°45'09" East 230.72 feet to a point; thence South 53°08'24" East 64.62 feet to a point; thence South 00°33'44" West 198.57 feet to a point on the West line of South Business Drive and the point of beginning.



Date: August 12, 2020
Drawing No. 3290-deb

~~X~~

62

Gen. Ord. No. 17 - 20 - 21. By Alderperson Sorenson. August 17, 2020.

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 Broadway and S. Business Drive (Portion of Parcel #59281513391) from Class Urban Residential (UR-12) to Class Urban Commercial (UC) Classification.

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

Section 1. Appendix A, Chapter 15 of the Sheboygan Zoning Ordinance establishing zoning districts and prescribing zoning standards and regulations is hereby amended by changing the Official Zoning Map thereof and Use District Classification of the following described lands from Class Urban Residential (UR-12) to Class Urban Commercial (UC) Classification:

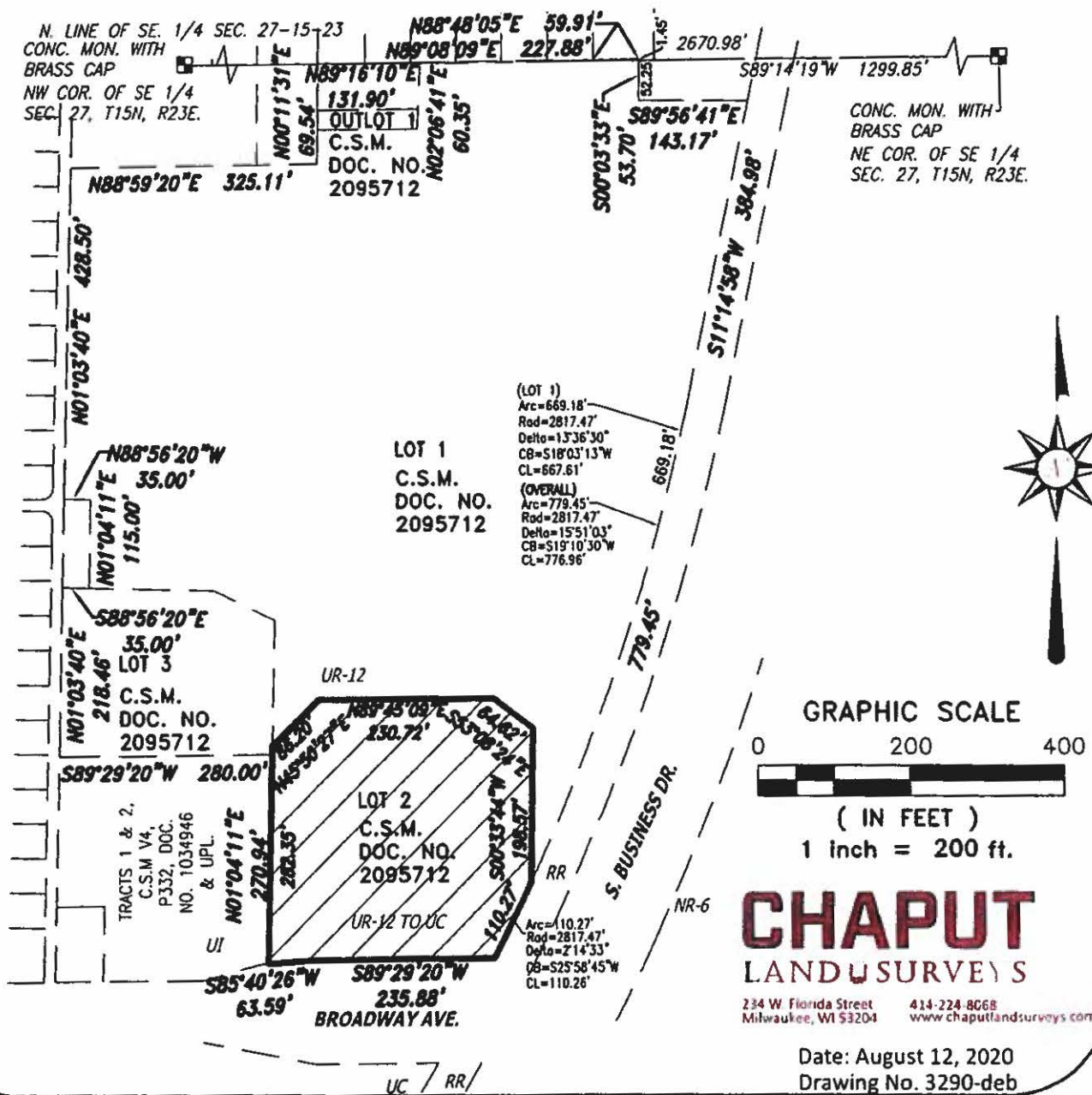
Property located on the Northwest corner of Broadway and S. Business Drive (portion of Parcel #59281513391):

All of Lot 2 Certified Survey Map recorded as Document Number 2095712, being a part of the Northwest 1/4 and the Northeast 1/4 of the Southeast 1/4 of Section 27, Township 15 North, Range 23 East, in the City of Sheboygan, Sheboygan County, Wisconsin, which is bounded and described as follows: Commencing at the Northeast 1/4 of said 1/4 Section; thence South 89°14'19" West along the North line of said 1/4 Section 1299.85 feet to a point on the West line of Lot 1, Certified Survey Map described in Document No. 1199254; thence South 00°03'33" East along said West line 52.25 feet to a point on the South line of said Lot 1; thence South 89°56'41" East along said South line 143.17 feet to a point on the West line of South Business Drive; thence South 11°14'58" West along said West line 384.98 feet to a point of curvature; thence Southerly 669.18 feet along said West line and the arc of a curve whose center lies to the Northwest, whose radius is 2817.47 feet and whose chord bears South 18°03'13" West 667.61 feet to the point of beginning of lands hereinafter described; thence Southerly 110.27 feet along said West line and the arc of a curve whose center lies to the Northwest, whose radius is 2817.47 feet and whose chord bears South 25°58'45" West 110.26 feet to a point on the North line of Broadway Avenue; thence South 89°29'20" West along said North line 235.88 feet to a point; thence South 85°40'26" West along said North line 63.59 feet to a point on the East line of Tracts 1 and 2, Certified Survey Map in Volume 4, Page 332, described in Document No. 1034946; thence North 01°04'11" East said East line 282.35 feet to a point; thence North 45°50'27" East 86.20 feet to a point; thence North 89°45'09" East 230.72 feet to a point; thence South 53°08'24" East 64.62 feet to a point; thence South 00°33'44" West 198.57 feet

City Plan

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

All of Lot 2 Certified Survey Map recorded as Document Number 2095712, being a part of the Northwest 1/4 and the Northeast 1/4 of the Southeast 1/4 of Section 27, Township 15 North, Range 23 East, in the City of Sheboygan, Sheboygan County, Wisconsin, which is bounded and described as follows: Commencing at the Northeast 1/4 of said 1/4 Section; thence South 89°14'19" West along the North line of said 1/4 Section 1299.85 feet to a point on the West line of Lot 1, Certified Survey Map described in Document No. 1199254; thence South 00°03'33" East along said West line 52.25 feet to a point on the South line of said Lot 1; thence South 89°56'41" East along said South line 143.17 feet to a point on the West line of South Business Drive; thence South 11°14'58" West along said West line 384.98 feet to a point of curvature, thence Southerly 669.18 feet along said West line and the arc of a curve whose center lies to the Northwest, whose radius is 2817.47 feet and whose chord bears South 18°03'13" West 667.61 feet to the point of beginning of lands hereinafter described; thence Southerly 110.27 feet along said West line and the arc of a curve whose center lies to the Northwest, whose radius is 2817.47 feet and whose chord bears South 25°58'45" West 110.26 feet to a point on the North line of Broadway Avenue; thence South 89°29'20" West along said North line 235.88 feet to a point; thence South 85°40'26" West along said North line 63.59 feet to a point on the East line of Tracts 1 and 2, Certified Survey Map in Volume 4, Page 332, described in Document No. 1034946; thence North 01°04'11" East said East line 282.35 feet to a point; thence North 45°50'27" East 86.20 feet to a point; thence North 89°45'09" East 230.72 feet to a point; thence South 53°08'24" East 64.62 feet to a point; thence South 00°33'44" West 198.57 feet to a point on the West line of South Business Drive and the point of beginning.



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: Kwik Trip Inc – Jeff Osgood PHONE NO.: (608) 793-5547
ADDRESS: 1626 Oak St La Crosse, WI 54602 E-MAIL: josgood@kwiktrip.com

OWNER OF SITE: Green Street Development PHONE NO.: (314) 495-9884

2. DESCRIPTION OF THE SUBJECT SITE

ADDRESS OF PROPERTY AFFECTED: TBD

LEGAL DESCRIPTION: All of Lot 2 Certified Survey Map recorded as Document Number 2095712, being a part of the Northwest 1/4 of the Southeast 1/4 of Section 27, Township 15 North, Range 23 East, in the City of Sheboygan, Sheboygan County, Wisconsin, which is bounded and described as follows: Commencing at the Northeast 1/4 of said 1/4 Section; thence South 89°14'19" West along the North line of said 1/4 Section 1299.85 feet to a point on the West line of Lot 1, Certified Survey Map described in Document No. 1199254; thence South 00°03'33" East along said West line 52.25 feet to a point on the South line of said Lot 1; thence South 89°56'41" East along said South line 143.17 feet to a point on the West line of South Business Drive; thence South 11°14'58" West along said West line 384.98 feet to a point of curvature; thence Southerly 669.18 feet along said West line and the arc of a curve whose center lies to the Northwest, whose radius is 2817.47 feet and whose chord bears South 18°03'13" West 667.61 feet to the point of beginning of lands hereinafter described; thence Southerly 110.27 feet along said West line and the arc of a curve whose center lies to the Northwest, whose radius is 2817.47 feet and whose chord bears South 25°58'45" West 110.26 feet to a point on the North line of Broadway Avenue; thence South 89°29'20" West along said North line 235.88 feet to a point; thence South 85°40'26" West along said North line 63.59 feet to a point on the East line of Tracts 1 and 2, Certified Survey Map in Volume 4, Page 332, described in Document No. 1034946; thence North 01°04'11" East said East line 282.35 feet to a point; thence North 45°50'27" East 86.20 feet to a point; thence North 89°45'09" East 230.72 feet to a point; thence South 53°08'24" East 64.62 feet to a point; thence South 00°33'44" West 198.57 feet to a point on the West line of South Business Drive and the point of beginning.

PARCEL NO. Portion of Parcel #59281513391 MAP NO. _____

EXISTING ZONING DISTRICT CLASSIFICATION: Urban Residential (UR-12)

PROPOSED ZONING DISTRICT CLASSIFICATION: Urban Commercial (UC)

BRIEF DESCRIPTION OF THE EXISTING OPERATION OR USE: Former
Concrete materials plant

BRIEF DESCRIPTION OF THE PROPOSED OPERATION OR USE: We are proposing
a new retail convenience store w/ attached 1-Bay Carwash & Fuel Canopies

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? All requirements of all applicable agencies and zoning requirements will be met with this proposed development

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: This area was previously industrial use. This area has been rezoned to Urban Residential to align with the comp plan for this area. We are proposing to rezone the hard corner of this development to Urban Commercial to be in line with the direction Green Street Development was given for this hard corner of the development.



Store Engineering

FAX 608-793-6237

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

www.kwiktrip.com

Site Narrative – Rezone Application

08/11/2020

Project Name and Address

Kwik Trip 1138
Northwest Corner of Broadway Ave & S. Business Drive
Sheboygan, WI 53081

Parcel Information/Site Data/Legal Description

- Portion of Tax Parcel #59281513391
- Lot is described as: All of Lot 2 Certified Survey Map recorded as Document Number 2095712, being a part of the Northwest 1/4 of the Southeast 1/4 of Section 27, Township 15 North, Range 23 East, in the City of Sheboygan, Sheboygan County, Wisconsin
- The entire lot area is 111,290 S.F. (2.5549 Acres)

Zoning Classification

- Currently zoned as: Urban Residential (UR-12)
- Requesting Rezone to: Urban Commercial (UC)

Existing Site Conditions/Land Use:

- Previously was Van Der Vart Concrete Products and all buildings to be demolished by developer on this site

Proposed Land Use/Lot Coverage Site Data

- We are proposing the construction of an 11,000 SF Retail Convenience Store w/ an attached 1-Bay Carwash and separate fueling canopies
- 4800 S.F. Gas Fueling Canopy with 10 Pumps
- 1200 S.F. Diesel Fueling Canopy with 2 fuel lanes
- Underground storage tanks (Quantity 7)

OUR MISSION

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



- Vacuum Pad Location
- Picnic Area for customer

Site Selection

- The current site was selected based on the overall Master Redevelopment plan of Greenstreet Development that they have been working with the city over the last two years and this site was determined to be retail/commercial space based on the city's overall master plan for this area.

Landscape Requirements

- Landscape plan to comply with the requirements of Section 15.6 of the zoning ordinance. We will meet the requirements of all the point values outlined in this ordinance
 - *Locational landscape variance to be requested, see Variance Description below.

Performance Standards/Potential Nuisances

- All performance standards to comply with the city of Sheboygan Zoning Ordinance, Section 15-7 to ensure this development will not become a nuisance to the surrounding neighbors.

Site Lighting

- Site lighting will consist of the following:
 - Building perimeter will have recessed soffit lights with no direct vision to any lens or bulb
 - Canopy Lighting - fully recessed downlighting
 - Lot Lights – fully recessed downlighting fixtures
 - Building Signage per signage plan
- We do try and provide 0.1 foot candles or less at all property lines to be in line with the LEED Standards. This exceeds the requirement of the zoning ordinance.
- We will meet all requirements at a minimum per the zoning ordinance.

Architecture

- Our building will consist of an all maintenance free exterior consisting of a full brick façade with aluminum fascia and metal roofing. We have aluminum storefront windows and doors as well as fiberglass service doors which match the brick color of the building
- The carwash is attached and consists of the same materials above.
- The dumpster enclosure is integrated in the building footprint to provide easy access to employees and to provide a clean look that matches the rest of the building
- Our fueling canopies consist of metal fascia façade that matches the fascia colors on the building. All canopy columns are wrapped in aluminum to complement the rest of the canopy construction.
- The site will be completely concrete paving and consist of no asphalt paving.

Variance Request/Variance Description

- Locational Landscaping



- *Landscape variance may be required as discussions with the city and the developer at our Pre-App meeting that it may be tough to meet all the landscape points due to limited green space both around the site and around our building perimeter. With our operations it is not feasible to provide foundation plantings as these usually will not survive due to the winter conditions and salt around the perimeter sidewalk.
- We discussed the option to place additional plantings on the adjacent property to the north in greenspace to help screen our property from the apartments.



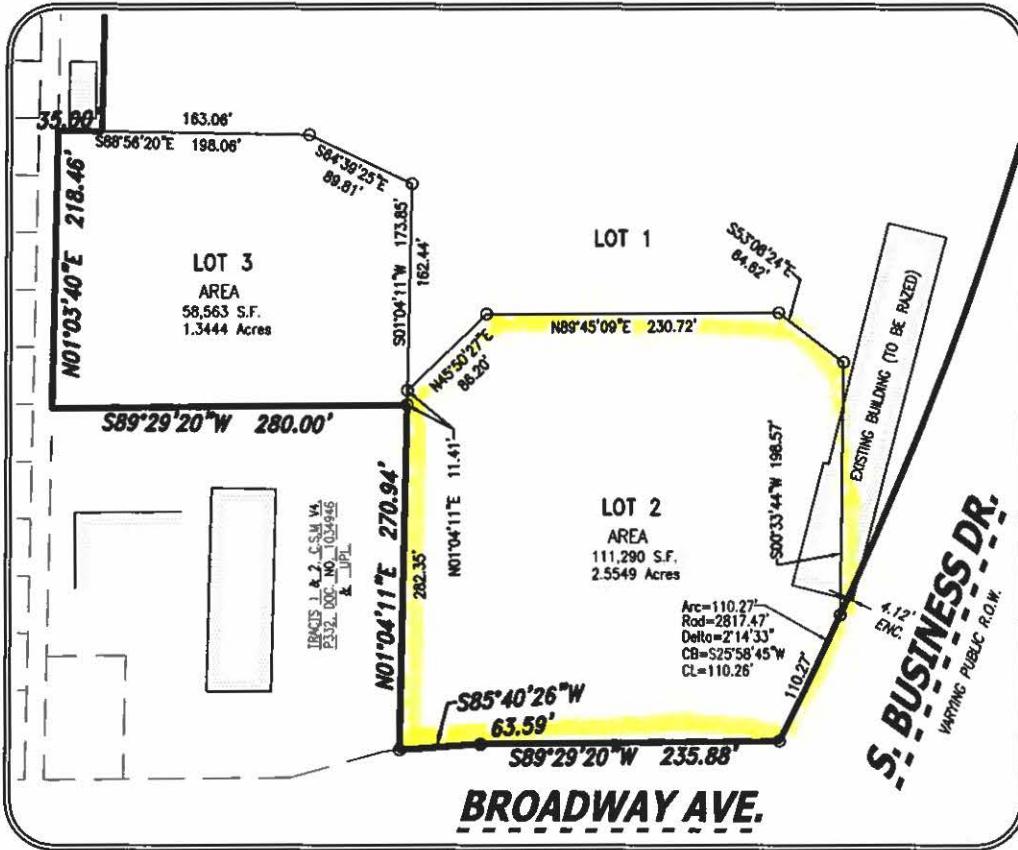
CERTIFIED SURVEY MAP NO. _____

Part of the Northwest 1/4 and the Northeast 1/4 of the Southeast 1/4 of Section 27, Township 15 North, Range 23 East, in the City of Sheboygan, Sheboygan County, Wisconsin.

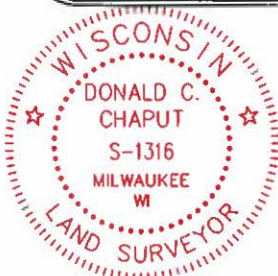
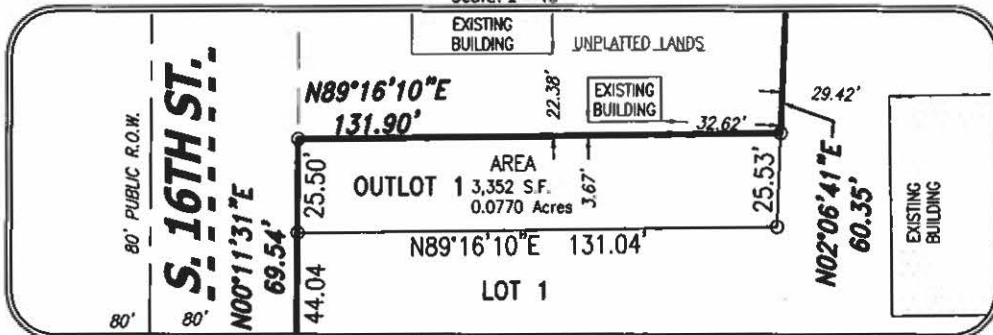
LEGEND

- Indicates found 1" iron pipe.
- Indicates set 1" iron pipe, 18" in length, 1.13 lbs. per lineal foot.

LOT 2 DETAIL
N.T.S.



OUTLOT 1 DETAIL
Scale: 1"=40'



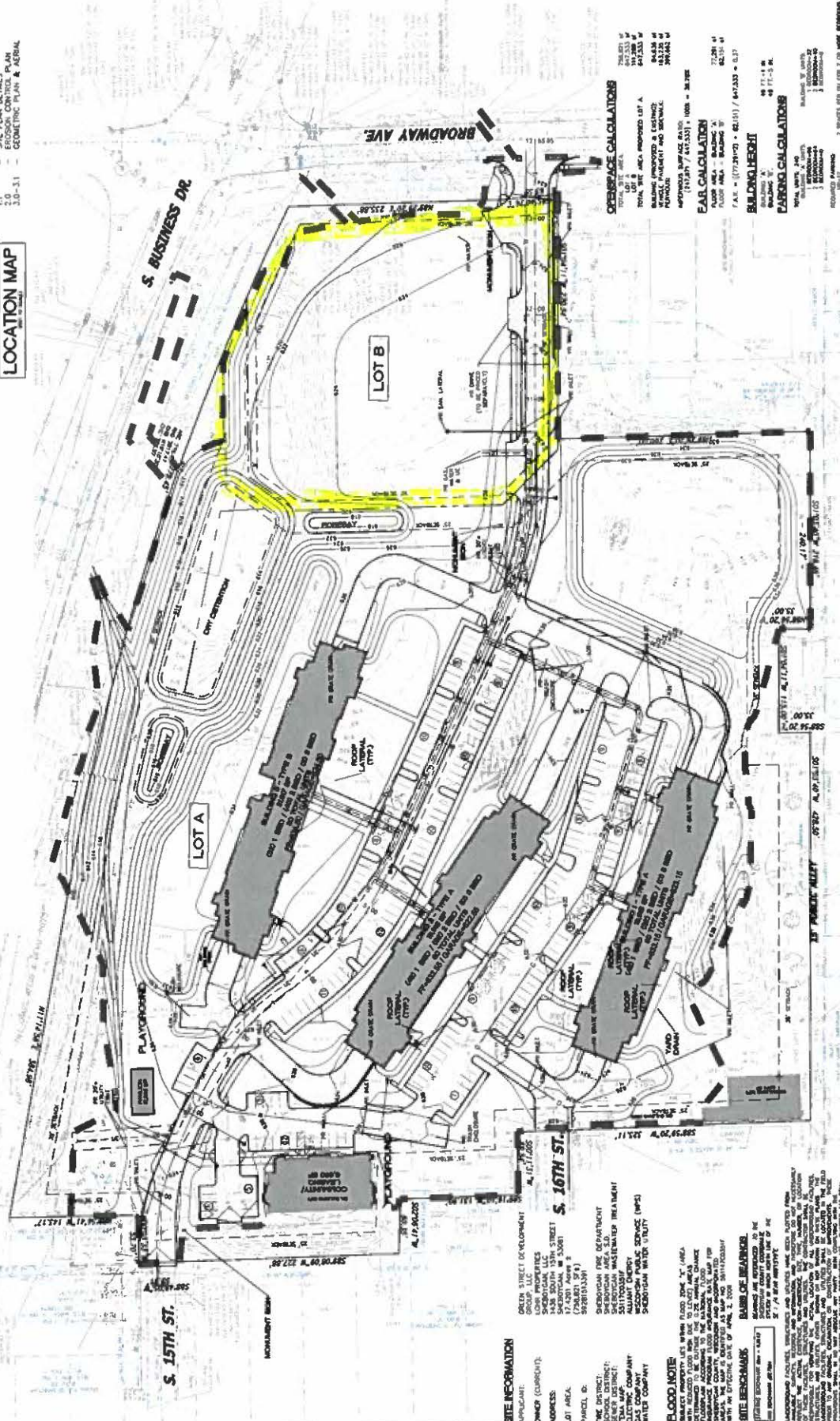
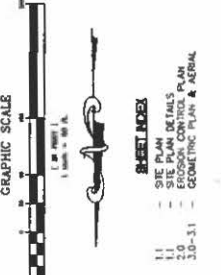
This instrument was drafted by Donald C. Chaput
Professional Land Surveyor S-1316

April 22, 2020
Drawing No. 3290-dmb
SHEET 2 OF 5 SHEETS

SITE PLAN

SEC 27 T5N R22E PRT OF THE E 1/2 DESC AS COM AT THE INTERSECTION
OF THE S LINE OF ORIGINAL PLAT BLK 300 AND THE E LINE OF
S 15TH ST. THE S-88-DEG-25'-00"-W 20' ALG THE S LINE OF THE
ORIGINAL PLAT TO THE POB, TH CONT S-88-DEG-25'-00"-W 299.56'
ALG SD 8 LI
CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN

- GENERAL NOTES**
1. ROAD EXISTENCE DIMENSIONS AND DETAILS FOR REVIEW BY OWNER.
 2. ALL DIMENSIONS UNLESS OTHERWISE SPECIFIED SHALL BE IN ACCORDANCE WITH STANDARD PRACTICES.
 3. DIMENSIONS SHALL BE CHECKED BY CITY OF SHEBOYGAN ENGINEERS.
 4. ALL DIMENSIONS AND ANGLES SHALL BE IN ACCORDANCE TO CITY OF SHEBOYGAN STANDARDS.
 5. PLANS SUBJECT TO CHANGE PENDING AGENCY REVIEW AND FINAL ENGINEERING.



SCENESPACE CALCULATIONS

TOTAL SITE AREA	293,251 sq ft
TOTAL AREA IMPROVED LOT A	14,500 sq ft
TOTAL AREA IMPROVED LOT B	14,500 sq ft
TOTAL IMPROVED AREA	29,000 sq ft
PERCENT IMPROVED	9.9%

FAR CALCULATION

FLOOR AREA - Building A	77,281 sq ft
FLOOR AREA - Building B	62,128 sq ft
FLOOR AREA - Building C	62,128 sq ft
FLOOR AREA - Building D	62,128 sq ft
FLOOR AREA - Building E	62,128 sq ft
FLOOR AREA - Building F	62,128 sq ft
FLOOR AREA - Building G	62,128 sq ft
FLOOR AREA - Building H	62,128 sq ft
FLOOR AREA - Building I	62,128 sq ft
FLOOR AREA - Building J	62,128 sq ft
FLOOR AREA - Building K	62,128 sq ft
FLOOR AREA - Building L	62,128 sq ft
FLOOR AREA - Building M	62,128 sq ft
FLOOR AREA - Building N	62,128 sq ft
FLOOR AREA - Building O	62,128 sq ft
FLOOR AREA - Building P	62,128 sq ft
FLOOR AREA - Building Q	62,128 sq ft
FLOOR AREA - Building R	62,128 sq ft
FLOOR AREA - Building S	62,128 sq ft
FLOOR AREA - Building T	62,128 sq ft
FLOOR AREA - Building U	62,128 sq ft
FLOOR AREA - Building V	62,128 sq ft
FLOOR AREA - Building W	62,128 sq ft
FLOOR AREA - Building X	62,128 sq ft
FLOOR AREA - Building Y	62,128 sq ft
FLOOR AREA - Building Z	62,128 sq ft

BUILDING HEIGHT

Building A	48 FT - 0 IN
Building B	48 FT - 0 IN
Building C	48 FT - 0 IN
Building D	48 FT - 0 IN
Building E	48 FT - 0 IN
Building F	48 FT - 0 IN
Building G	48 FT - 0 IN
Building H	48 FT - 0 IN
Building I	48 FT - 0 IN
Building J	48 FT - 0 IN
Building K	48 FT - 0 IN
Building L	48 FT - 0 IN
Building M	48 FT - 0 IN
Building N	48 FT - 0 IN
Building O	48 FT - 0 IN
Building P	48 FT - 0 IN
Building Q	48 FT - 0 IN
Building R	48 FT - 0 IN
Building S	48 FT - 0 IN
Building T	48 FT - 0 IN
Building U	48 FT - 0 IN
Building V	48 FT - 0 IN
Building W	48 FT - 0 IN
Building X	48 FT - 0 IN
Building Y	48 FT - 0 IN
Building Z	48 FT - 0 IN

PARKING CALCULATIONS

Building A	100
Building B	100
Building C	100
Building D	100
Building E	100
Building F	100
Building G	100
Building H	100
Building I	100
Building J	100
Building K	100
Building L	100
Building M	100
Building N	100
Building O	100
Building P	100
Building Q	100
Building R	100
Building S	100
Building T	100
Building U	100
Building V	100
Building W	100
Building X	100
Building Y	100
Building Z	100

PREPARED FOR
GREEN STREET DEVELOPMENT GROUP, LLC
8451 MARYLAND, ST. LOUIS, MO 63105
PHONE: (314) 495-8884

DATE
05/09/20

BY
[Signature]

PROJECT
THE OSCAR

1436 SOUTH 15TH STREET
CITY OF SHEBOYGAN
WISCONSIN

CONSULTING ENGINEERS, INC.
257 Chestnut Street, Sheboygan, WI 53081
920.833.1111
www.consultingengineers.com

STOCK & ASSOCIATES
257 Chestnut Street, Sheboygan, WI 53081
920.833.1111
www.stockandassociates.com

REVISIONS

NO.	DATE	DESCRIPTION
1	05/09/20	ISSUE FOR PERMIT
2	05/09/20	ISSUE FOR PERMIT
3	05/09/20	ISSUE FOR PERMIT

SCALE
AS SHOWN

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05/09/20

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[Signature]

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1	05/09/20	ISSUE FOR PERMIT
2	05/09/20	ISSUE FOR PERMIT
3	05/09/20	ISSUE FOR PERMIT

SCALE
AS SHOWN

DATE
05/09/20

BY
[Signature]

PROJECT
THE OSCAR

1436 SOUTH 15TH STREET
CITY OF SHEBOYGAN
WISCONSIN

CONSULTING ENGINEERS, INC.
257 Chestnut Street, Sheboygan, WI 53081
920.833.1111
www.consultingengineers.com

STOCK & ASSOCIATES
257 Chestnut Street, Sheboygan, WI 53081
920.833.1111
www.stockandassociates.com

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PROJECT
THE OSCAR

1436 SOUTH 15TH STREET
CITY OF SHEBOYGAN
WISCONSIN





VisitSHEBOYGAN STEAM

NEW SHEBOYGAN
VISITOR CENTER
OPENING IN 2020

826 S 8th St - suite 2
Sheboygan WI 53081



VISIT SHEBOYGAN STEAM, Inc.:

Visit Sheboygan STEAM Inc. is a new 501c(3) non-profit organization promoting ecological and environmental education and hands-on experiences to the local community and visitors to the area. A sister organization to Visit Sheboygan Inc., Visit Sheboygan STEAM focuses on science, technology, engineering, arts and mathematics programs in a dynamic setting that allows the public to engage with the natural environment of the Lake Michigan lakeshore. On-the-water, land, laboratory and classroom experiences provide the opportunity for participants to learn about the relationship between lakeshore life and environmental-ecological impact with respect to habitat husbandry and conservancy, fresh water health and wildlife sustainability.

PROBLEM:

The Great Lakes Basin continues to face invasive species, climate change, and pollutants.

Currently, there is a significant STEAM skills knowledge gap for industry professionals.

SOLUTION:

Closing the skills gap by providing experiences and education that integrate STEAM concepts at an early age.

This will translate into interest and skills in the environmental, freshwater, and clean energy fields.

VisitSHEBOYGAN STEAM

BUSINESS SUMMARY:

Science in the Sky: Elevated structure cantilevered over the Sheboygan River, featuring a hydroponic greenhouse, off-the-grid clean energy, and a freshwater lab.

Learning on Land: An outdoor garden featuring green infrastructure and 200 linear feet of riverfront recreational picnic space. Green infrastructure improvements to include rain gardens, no mulch demonstration garden, birch grove, and butterfly demonstration.

Science on a Sphere®: A six-foot diameter animated globe developed by NOAA. It is a captivating and intuitive educational tool, upon which animated images of atmospheric storms, climate change, and ocean temperature can be demonstrated, as well as over 400 other dataset programs including environment, space exploration, and ecological education. Science on a Sphere is located in the new Visitor Center.

Inside the Visitor Center: Main Gallery houses a mural installation of Lake Michigan Wind Speed & Direction as related to navigation on fresh water, including a map and stories depicting shipwreck locations. There will be various smaller exhibition areas and a workshop room for classes and events.

PRODUCTS & SERVICES:

- Provide Clean Energy, eco-tourism, urban ecology, and water-related recreation exhibits.
- Provide engaging activities and learning opportunities through STEAM centered programs and curricula.

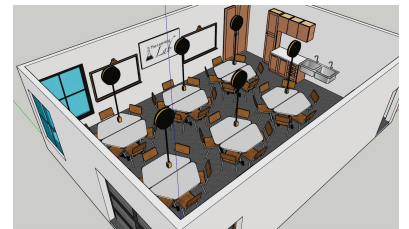
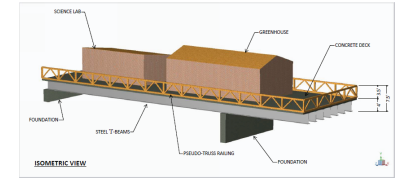
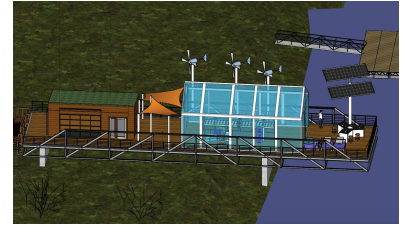
AUDIENCE: The Visitor Center and STEAM Education Center will attract an anticipated attendance of over 20,000 diverse visitors. The Center is specifically suited for school and tour groups, adults, families, corporate groups, and the community at large.

SUPPORT TEAM: Chad Pelishek, City of Sheboygan Director of Planning & Development; Mike Vandersteen, City of Sheboygan Mayor; Leslie Kohler, Chairman of Windway Capital Corp. and the Sailing Education Association of Sheboygan (SEAS); Dr. Amy Wilson, President/CEO Visit Sheboygan.

DIRECTORS OF STEAM: Chad Pelishek, Chairman of the Board; Dr. Amy Wilson, President; Mike Froh, Vice President; Valerie Johnson, Secretary/Treasurer.

FUNDING GOALS: Total of \$1.5 million.

- | | |
|--|-------------|
| • Science in the Sky | \$1,000,000 |
| • Learning on Land | \$250,000 |
| • Start-Up/First Year Operating Losses | \$150,000 |



III

4.2

Res. No. 12 - 20 - 21. By Alderperson Bohren. August 17, 2020.

A RESOLUTION authorizing the appropriate City officials to execute a Public Access Easement Agreement between Wild Leisle Real Estate Holdings, LLC, Visit Sheboygan, Inc., and the City of Sheboygan, regarding public and pedestrian access across property located near 826 South 8th Street, Sheboygan, Wisconsin.

RESOLVED: That the Mayor and City Clerk are hereby authorized to execute said Public Access Easement Agreement, a copy of which is attached.

Plan Commission

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

PUBLIC ACCESS EASEMENT AGREEMENT

THIS PUBLIC ACCESS EASEMENT AGREEMENT ("Easement") is entered into as of the ____ day of _____, 2020, by and among Wild Leisle Real Estate Holdings, LLC, a Wisconsin limited liability company ("WLL"), Visit Sheboygan, Inc., a Wisconsin non-stock, nonprofit corporation ("VSI") and the City of Sheboygan, a Wisconsin municipal corporation (the "City").

RECITALS

- A. WLL is the owner of the real property located in the City of Sheboygan, Sheboygan County, Wisconsin, legally described on attached Exhibit A.**
- B. VSI is the Lessee of the real property located in the City of Sheboygan, Sheboygan County, Wisconsin, legally described on attached Exhibit A.**
- C. The parties wish to grant to the City a non-exclusive easement for public and pedestrian access across certain areas of the real property referenced in Exhibit A, with such easement legally described on attached Exhibit B ("Easement Area").**

PROVISIONS

IN CONSIDERATION of the mutual covenants of the parties and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

- D. Grant of Easement for STEAM Educational Purposes. WLL hereby declares and grants, and VSI, hereby agrees and consents to for the benefit of the City, a revocable, non-exclusive easement over, across, and upon the Easement Area for public access to STEAM educational programming and exhibits that will be located within the Easement Area. WLL and VSI reserve all rights to use the Easement Area in any matter that does not materially interfere with such easement grant to the City. The Grant of this Easement shall run currently with VSI's lease term, but in the event the Easement Area is not used for STEAM educational programming for a period of two (2) consecutive years, WLL shall have the right to revoke the public access easement granted herein.**

**Attn: Amy Wilson, President
826 South Eighth St., Suite 1
Sheboygan, Wisconsin 53081**

**If to the City: City of Sheboygan
828 Center Avenue
Sheboygan, WI 53081
Attn: Chad Pelishek, City Planner**

Any party may file written notice of change of address with the other parties.

IN WITNESS TO THIS EASEMENT, the parties have caused this Public Access Easement to be executed as of the day and year first above written, subject to all of the terms and conditions herein set forth.

/Signature pages follow/

SIGNATURE PAGE TO PUBLIC ACCESS EASEMENT

VISIT SHEBOYGAN, INC.

**Visit Sheboygan, Inc., a
Wisconsin non-profit
corporation**

By _____

Its _____

STATE OF WISCONSIN)
) ss.
COUNTY OF SHEBOYGAN)

This instrument was acknowledged before me as of this ___ day of _____, 2020, by
_____ the _____, of Visit Sheboygan, Inc., a
Wisconsin non-profit corporation, on behalf of the corporation.

Notary Public

SIGNATURE PAGE TO PUBLIC ACCESS EASEMENT

CITY OF SHEBOYGAN

**City of Sheboygan,
a Wisconsin municipal corporation**

By _____

Its _____

STATE OF WISCONSIN)
) ss.
COUNTY OF SHEBOYGAN)

The foregoing instrument as acknowledged before me this ____ day of _____, 2020, by _____, the _____ of Sheboygan, a municipal corporation under the laws of Wisconsin, on behalf of the municipal corporation.

Notary Public

This instrument was drafted by:
Zufelt Law Offices, LLC
Eric S. Zufelt, Esq.
826 South Eighth Street, Suite 3
Sheboygan, WI 53081

EXHIBIT A

**Legal Description of 826 South Eight Street
Parcel Id# 59281110032**

Lot 2 of a Certified Survey Map Recorded on July 8, 2011, in Volume 25 of Certified Survey Maps, at Pages 55/56, as Document No. 1926888, being a part of all of Block 212, Lots 1-8 of Block 213, and part of Lot 4, Block 233, Sheboygan Original Plat, including portions of vacated North Water Street, vacated Maryland Avenue and the vacated alley in Block 212, according to the Plat thereof, in the City of Sheboygan, Sheboygan County, Wisconsin

EXHIBIT B

**LEGAL DESCRIPTION OF EASEMENT AREA
Parcel Id# 59281110032**

Part of Lot 2 of the Certified Survey Map recorded in Volume 25 Pages 55 and 56 of Sheboygan County Certified Survey Maps, including part of vacated Maryland Avenue (NKA Riverfront Drive), part of vacated North Water Street, Lot 4 Block 233 of the Original Plat of the City of Sheboygan, and part of Lots 1, 2, and 3 Block 213 of the Original Plat of the City of Sheboygan, all in the un-numbered Government Lot known as the north fraction of Section 26, T15N, R23E, City of Sheboygan, Sheboygan County, Wisconsin.

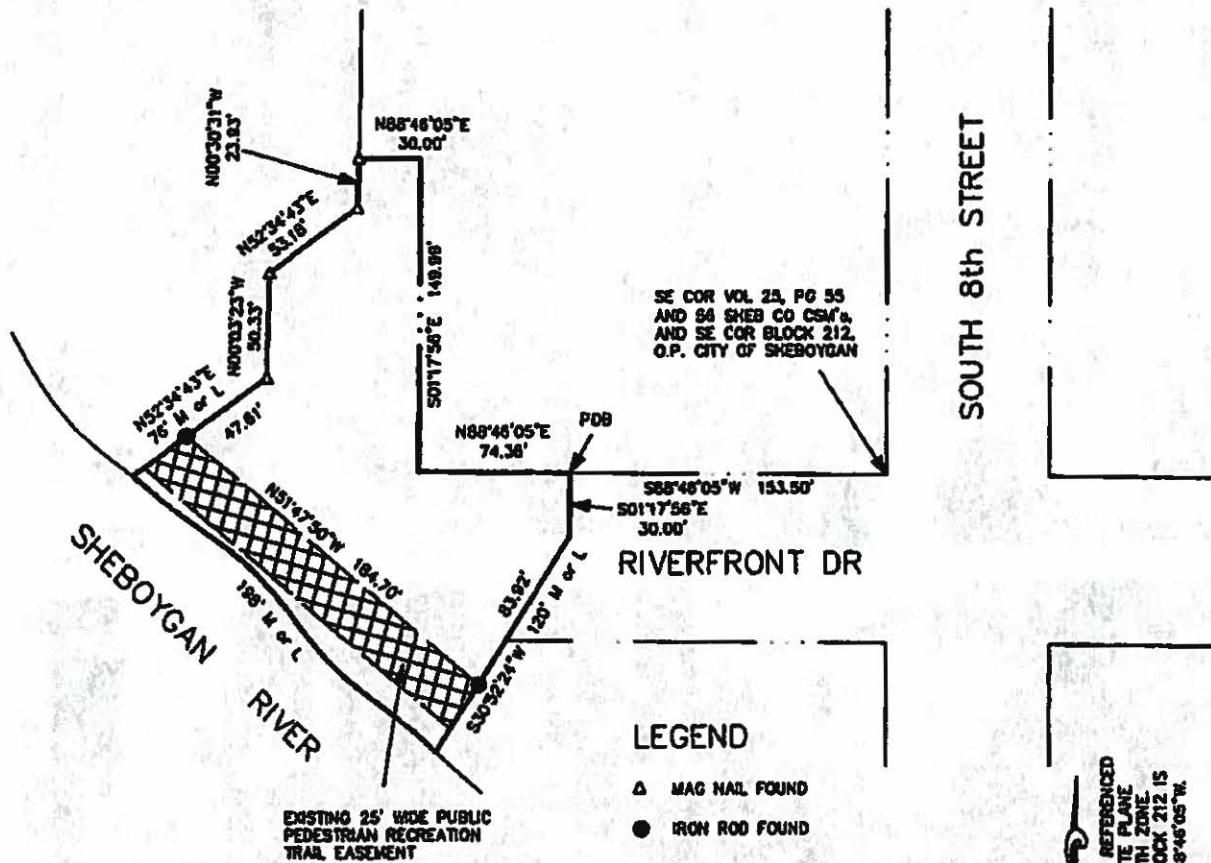
Commencing at the southeast corner of the Certified Survey Map recorded in Volume 25 Page 55 and 56 of Sheboygan County Certified Survey Maps, said point also being the southeast corner of Block 212 of the Original Plat of the City of Sheboygan; thence S88°46'05"W, along the south line of said Certified Survey Map, and the north line Riverfront Drive, 153.50 feet to the point of beginning of the parcel herein described:

Thence S01°17'56"E 30.00 feet; thence S30°52'24"W 83.92 feet to a meander corner; thence N51°47'50"W, along a meander line, 184.70 feet; thence N52°34'43"E 47.61 feet; thence N00°03'23"W 50.33 feet; thence N52°34'43"E 53.18 feet; thence N00°30'31"W 23.93 feet to the south line of a 24 foot wide ingress and egress easement; thence N88°46'05"E, along said south line, 30.00 feet; thence S01°17'56"E 150.01 feet to the north line of vacated Maryland Avenue (NKA Riverfront Drive); thence N88°46'05"E, along said north line, 76.37 feet to the point of beginning, and containing 24490 square feet (0.56 acres) of land, more or less, including those lands lying between the herein described meander line and the waters edge of the Sheboygan River, and between true southwesterly extensions of the second and fourth courses of the parcel described above.

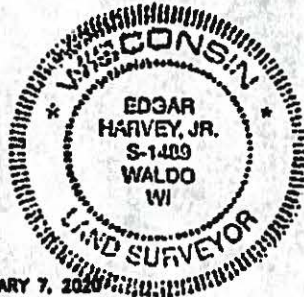
MAP OF EASEMENT AREA

PUBLIC ACCESS EASEMENT

PART OF LOT 2 OF THE CERTIFIED SURVEY MAP RECORDED IN VOLUME 25, PAGES 55 AND 56 OF SHEBOYGAN COUNTY CERTIFIED SURVEY MAPS, INCLUDING PART OF VACATED MARYLAND AVENUE (NKA RIVERFRONT DRIVE), PART OF VACATED NORTH WATER STREET, PART OF LOT 4, BLOCK 233 OF THE ORIGINAL PLAT OF THE CITY OF SHEBOYGAN, AND PARTS OF LOTS 1, 2, 3, AND 4 BLOCK 213 OF THE ORIGINAL PLAT OF THE CITY OF SHEBOYGAN, ALL IN THE UN-NUMBERED GOVERNMENT LOT KNOWN AS THE NORTH FRACTION OF SECTION 28, T15N, R23E, CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN



ED HARVEY'S LAND OFFICE, LLC.
N3635 TIMBERVIEW ROAD
WALDO, WI 53093
920-528-7071



BEARINGS HEREON ARE REFERENCED
 TO THE WISCONSIN STATE PLANE
 COORDINATE GRID, SOUTH ZONE.
 THE SOUTH LINE OF BLOCK 212 IS
 RECORDED TO BEAR S88°46'05"W.

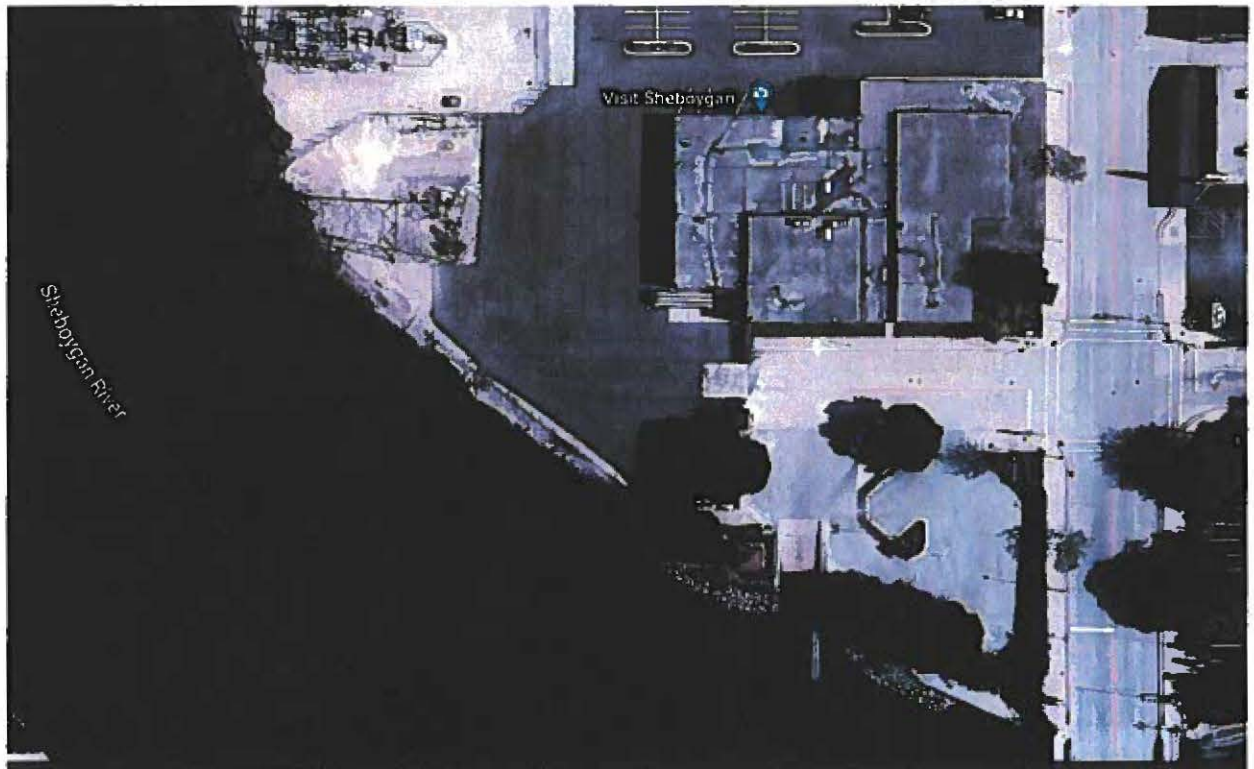
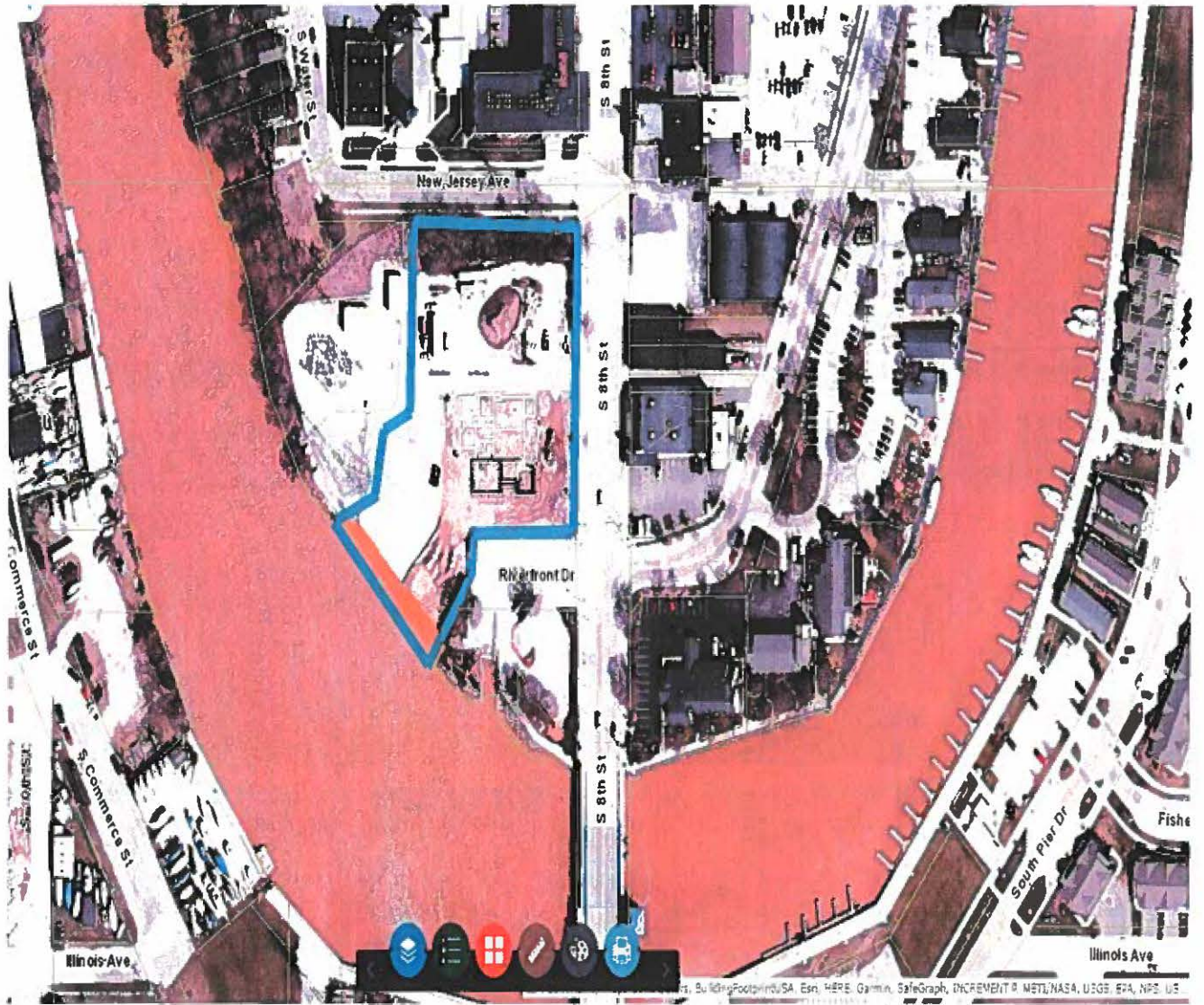
SCALE: 1" = 80'

I HEREBY CERTIFY THAT THIS SURVEY IS CORRECT
 TO THE BEST OF MY KNOWLEDGE AND BELIEF

Edgar Harvey, Jr.

 EDGAR HARVEY, JR., M REGISTERED LAND SURVEYOR NO S-1489

FEBRUARY 7, 2020



CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION COMMITTEE CONSIDERATION

ITEM DESCRIPTION: Res. No. 72-20-21 by Alderperson Bohren authorizing the appropriate City officials to execute a Public Access Easement Agreement between Wild Leisle Real Estate Holdings, LLC, Visit Sheboygan, Inc. and the City of Sheboygan, regarding public and private access across property located near 826 South 8th Street, Sheboygan, Wisconsin.

REPORT PREPARED BY: Chad Pelishek, Director of Planning and Development

REPORT DATE: August 20, 2020 **MEETING DATE:** August 25, 2020

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

BACKGROUND / ANALYSIS:

Visit Sheboygan has created a new 501c3 known as Visit Sheboygan STEAM (Science, Technology, Engineering, Arts and Mathematics) that is designing and raising funding for a STEAM education center. Visit Sheboygan STEAM will be promoting ecological and environmental education and hands-on experiences to the local community and visitors to the area. In order to apply for certain grants, the projects need to be open to the public. One way of the accomplishing this is through this easement.

STAFF COMMENTS:

The proposed plan includes four parts:

- Science in the Sky: An elevated structure cantilevered over the Sheboygan River featuring a hydroponic greenhouse, off-the-grid clean energy, and a freshwater lab.
- Learning on Land: an outdoor garden featuring green infrastructure, butterfly gardens, no mulch demonstration garden, and a birch/apple orchard.
- Science on the Sphere: is housed inside the visitor center, a six-foot diameter animated globe.
- Inside the Visitor Center: wind speed and direction demonstrations with maps and stores depicting shipwreck locations.

ACTION REQUESTED:

Motion to recommend the Common Council adopt Res. No. 72-20-21 authorizing the appropriate City officials to execute a Public Access Easement Agreement between Wild Leisle Real Estate Holdings, LLC, Visit Sheboygan, Inc. and the City of Sheboygan, regarding public and private access across property located near 826 South 8th Street, Sheboygan, Wisconsin.

ATTACHMENTS:

- I. Res. No. 72-20-21