

*****ATTACHMENTS*****

Richards, Susan

From: Alderperson Jim Bohren
Sent: Tuesday, October 24, 2017 7:46 AM
To: Richards, Susan
Cc: Biebel, David; Sazama, Ryan; Domagalski, Christopher; Alderperson Todd Wolf; Alderperson Ryan Sorenson; djm1974@yahoo.com
Subject: FW: Cherry lane parking
Attachments: 20171023_170312_resizedJpg; 20171023_170419_resizedJpg; 20171023_170353_resizedJpg

Sheboygan City Clerk Sue Richards - Sue

Please include the attached email and the attached petition from Mr. David Mihm of 1144 Cherry Lane Sheboygan requesting that the parking restrictions on Cherry lane be changed as a document for the 11/6/17 Council meeting. Please refer to the Public Works Committee. Please include Alderman Sorenson's name on the document. Mr. Mihm can be reached at 920-207-2959. Thank you.

Alderman Jim Bohren

Serving on the Sheboygan Common Council Since April, 2006.

8th District - Wards 24, 25 & 26
City of Sheboygan, Wisconsin
920.452.1777
jim.bohren@ci.sheboygan.wi.us

2017 - 2018 Committee Assignments
Finance & Personnel Committee - Vice Chairman

From: djm1974 [djm1974@yahoo.com]
Sent: Monday, October 23, 2017 5:22PM
To: Alderperson Ryan Sorenson
Cc: Alderperson Jim Bohren
Subject: Cherry lane parking

To whom it may concern,

I am writing you today to please address the parking situation on Cherry Lane in Sheboygan. Right now we are under a parking restriction of no parking during school days 7 a.m. to 4 p.m. When these parking restrictions were put into place, one of the main entrances was on 12th Street for South High School. Now this entrance is only open before and after school. The main office has been relocated to the southwest corner of the school along with the main entrance to the commons. I have attached the petition that I have taken of the residents of Cherry lane. That I have been able to contact.

Thank you for your time,

DAVIDMIHM

Sent from my U.S. Cellular® Smartptone

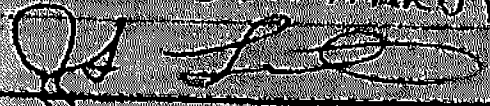


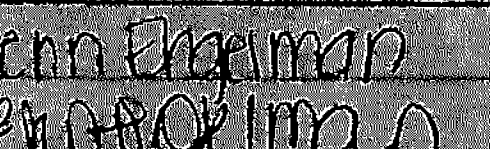





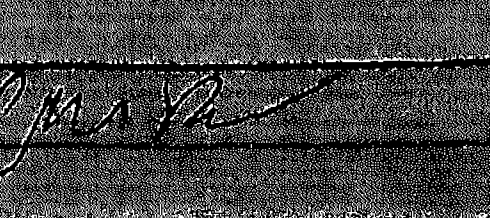
We the residents of Cherry Lane would like to see the parking rules changed. Right now we are under a No Parking during School Days 7am-4pm, we would like to see these rules be changed to Resident Parking Only or abolished all together. When these rules were put into affect one of the main entrances for South High was on South 12th Street. Now this entrance is only open before and after school. The main entrance to South High is now located at the Southwest corner of the school in the Commons.

Name - Print / Sign	Address	Phone #
Tammy Mihm Tammy Mihm	1144 Cherry Ln	(920) 257-9295
David Mihm J.M.	1144 Cherry Lane	(920) 257-2459
Annette Basler Annette Basler	1150 Cherry Lane	920-457-0603
CLARA THEODOROFF Clara Theodoroff	7153 Cherry Lane	453-7004
Jan Kerr Jan Kerr	1149 Cherry Lane	(920) 627-4400
Kim Theodoroff K.T.	1153 Cherry Dr	920-257-4527
Alex Kerr Alex Kerr	1149 Cherry Lane	(920) 627-4400
Roy Uhl Roy Uhl	1125 Chapman	920-809-1000
David Bender David Bender	1107 Cherry	920-257-4400
Mary Leubrecht Mary Leubrecht	1106 Cherry	920-257-4400

We the residents of Cherry Lane would like to see the parking rules changed. Right now we are under a No Parking during School Days 7am-4pm. We would like to see these rules be changed to Resident Parking Only, or abolished all together. When these rules were put into effect one of the main entrances for South High was on South 12th Street. Now this entrance is only open before and after school. The main entrance to South High is now located at the Southwest corner of the school in the Commons.

Name	Address	Phone
Sarah J. Bunch	1137 Cherry Ln	920-627-3447
Linda Jean	Savage Dr 5300	
Mary Forkner	123 Cherry Ln	920-267-6644
Mary Forkner		
Susan M. Mott	1137 Cherry Ln	
Susan Mott	Savage Dr 5300	920-458-1848
Vicki Venti	1137 Cherry Ln	
Vicki Venti	Savage Dr 5300	920-627-4000
Vicki Venti		

We the residents of Cherry Lane would like to see the parking rules changed. Right now we are under a No Parking during School Days 7am-4pm, we would like to see these rules be changed to Resident Parking Only or abolished all together. When these rules were put into affect one of the main entrances for South High was on South 12th Street. Now this entrance is only open before and after school. The main entrance to South High is now located at the Southwest corner of the school in the Commons.

Name - Print/Sign	Address	Phone #
JOAN LEONHART 	1106 CHERRY LN	452 6027
Xe Yang 	1113 Cherry Ln	889-6477
YMS Her Yang 	1131 Cherry Lane	980-3800
Jenn Engelman 	1120 Cherry Ln	918 7790
KIMBERLY 	1126 Cherry Ln	920 912 2283
Cindy Bryan 	1126 Cherry Ln	980-980-5529
David Desautel 	1119 Cherry Ln	920-452-3286
Jackie Wasson 	1119 Cherry Ln	920-452-3786
Jesse Smith 	1132 Cherry Ln	920-254-9204
Chris Pa 	1132 Cherry Ln	920-254-9204

CITY OF SHEBOYGAN

REQUEST FOR PUBLIC WORKS COMMITTEE CONSIDERATION

ITEM DESCRIPTION: A communication and petition from David Mihm of 1144 Cherry Lane requesting that the parking restriction on Cherry Lane be changed.

REPORT PREPARED BY: Ryan Sazama, City Engineer

REPORT DATE: November 9, 2017

MEETING DATE: November 14, 2017

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: An ordinance was passed in November 1994 restricting parking on Cherry Lane between South 11th Street and South 12th Street on school days from 7:00 a.m. to 4:00 p.m. The residents requested the restriction due to commuters from South High utilizing Cherry Lane for parking.

STAFF COMMENTS: Since this ordinance was passed in 1994 several vehicular traffic patterns have changed in relation to the traffic flow for this neighborhood. The Sheboygan School District not only expanded their parking lot to give students, faculty and commuters adequate onsite parking, but also moved their main driveway access to the commons area for the school from South 12th Street to Washington Avenue. The expansion of the parking lot and the relocation of the main driveway have lowered the need for commuters to use on-street parking.

From the submitted communication there is support from the home owners to eliminate the current parking restrictions based on attached petition. At the committee meeting the City Engineer will discuss the ramifications of the proposed request for parking restriction changes.

ACTION REQUESTED: Motion to approve Com. No. 3-17-18 Submitting a communication and petition from David Mihm of 1144 Cherry Lane requesting that the parking restrictions on Cherry Lane be changed and the appropriate changes to the ordinance be drafted.

ATTACHMENTS:

- I. Com. No. 3-17-18

~~X~~

8.2

Gen. Ord. No. 23 - 17 - 18. By Alderperson Wolf. November 6, 2017.

AN ORDINANCE placing a stop sign at the southeast corner of South Water Street and Virginia Avenue.

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

Section 1. Pursuant to Section 118-51 of the Municipal Code entitled "Erection of Official Signs," a stop sign shall be added requiring northbound traffic on South Water Street to stop at the intersection of South Water Street and Virginia Avenue.

Section 2. The Department of Public Works and the Police Department are hereby authorized and directed to add the sign(s) to give notification of the aforementioned change.

Section 3. All ordinances or parts thereof in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict, and this ordinance shall be in effect from and after its passage and publication.

Public Works

John By

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

Dated _____ 20____. _____, City Clerk

Approved _____ 20____. _____, Mayor

CITY OF SHEBOYGAN

REQUEST FOR PUBLIC WORKS COMMITTEE CONSIDERATION

ITEM DESCRIPTION: Placing a stop sign at the southeast corner of South Water Street and Virginia Avenue.

REPORT PREPARED BY: Ryan Sazama, City Engineer

REPORT DATE: November 9, 2017

MEETING DATE: November 14, 2017

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: Recently, South Water Street between New Jersey Avenue and Virginia Avenue was changed from a one way street northbound to a two way street north and south bound. To complete this change a stop sign must be installed at the southeast corner of Virginia Avenue and South Water Street so northbound traffic on South Water Street must stop at this intersection.

STAFF COMMENTS: This traffic control change is being implemented due to the development at the intersection of South 8th Street and Virginia Avenue/New Jersey Avenue.

ACTION REQUESTED: Motion to approve Gen. Ord. No. 23-17-18 AN ORDINANCE placing a stop sign at the southeast corner of South Water and Virginia Avenue.

ATTACHMENTS:

- I. Gen Ord. No. 23-17-18

X

Gen. Ord. No. 24 - 17 - 18. By Alderperson Wolf. November 6, 2017.

AN ORDINANCE creating a no parking, stopping, or standing zone on the south side of New Jersey Avenue between South 8th Street and South Water Street.

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

Section 1. Pursuant to Section 118-126 of the Municipal Code entitled "Prohibitions and Restrictions Authorized," the south side of New Jersey Avenue between South 8th Street and South Water Street is hereby added to the list of locations where no parking, stopping, or standing is permitted.

Section 2. The Department of Public Works and the Police Department are hereby authorized and directed to install the signs to give notification of the aforementioned parking restriction.

Section 3. All ordinances or parts thereof in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict, and this ordinance shall be in effect from and after its passage and publication.

Public Works

John Berg

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

Dated _____ 20____. _____, City Clerk

Approved _____ 20____. _____, Mayor

CITY OF SHEBOYGAN

REQUEST FOR PUBLIC WORKS COMMITTEE CONSIDERATION

ITEM DESCRIPTION: Creating a no parking, stopping, or standing zone on the south side of New Jersey Avenue between South 8th Street and South Water Street.

REPORT PREPARED BY: Ryan Sazama, City Engineer

REPORT DATE: November 9, 2017

MEETING DATE: November 14, 2017

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: Recently South Water Street between New Jersey Avenue and Virginia Avenue was changed from a one way street northbound to a two way street north and south bound. To complete this change a no parking, stopping or standing zone must be implemented on the south side of this section of New Jersey Avenue due to the fact this street is not wide enough to support parking on both sides of the street. There are no businesses or housing on the south side of this section of New Jersey.

STAFF COMMENTS: This parking zone change is change is being implemented due to the development at the intersection of South 8th Street and Virginia Avenue /New Jersey Avenue.

ACTION REQUESTED: Motion to approve Gen. Ord. No. 24-17-18 AN ORDINANCE creating a no parking, stopping, or standing zone on the south side of New Jersey Avenue between South 8th Street and South Water Street.

ATTACHMENTS:

- I. Gen Ord. No. 24-17-18

City of Sheboygan Snow Emergency Summary and Analysis

Overview

Due to the lack of declaring snow emergencies, Mayor Vandersteen has asked the Department of Public Works to consider the formation of a Sheboygan Snow Emergency Ordinance Review Task Group. The Mayor believes that if the current ordinance is not needed then it should be eliminated. The current alternate side of the street parking ordinance lacks the ability to tow improperly parked vehicles to enforce. In addition, the alternate side of the street parking ordinance does not allow an option to suspend winter parking restrictions when a period of unseasonably warm weather is experienced in Sheboygan, as was the case in 2016.

Mayor Vandersteen further suggests that the Snow Emergency Ordinance Review Task Group consider establishing two zones in Sheboygan for winter parking restrictions. One zone located to the North, West, and South of the central City core where properties have garages and driveways to accommodate off-street overnight parking. In this zone, a No Overnight Parking restriction would be in effect during the winter season. The zone in the central City would continue to use the alternate side of the street parking. This structure would allow more flexibility for the plowing crews to stage their snow plowing operations during winter snow storms.

The mission of the task group will be to:

- Study current snow plowing operations
- Investigate the practices of other municipalities
- Formulate a report with the recommendations on the necessary changes to the City's Snow Emergency Ordinance

Current Snow Plowing Operations

The City of Sheboygan has the ability to declare a snow emergency when weather conditions warrant. The Department of Public Works (DPW) has not called a snow emergency since December of 2008. A variety of factors that have influenced the DPW's decision not to utilize the current snow emergency rules include:

- Reductions in personnel
- Decrease in equipment
- Efficiencies made with existing equipment
- Improved snow emergency routing
- Resistance to ticketing and towing
- The introduction of winter parking rules
- Winter weather conditions

As defined by Merriam-Webster an Emergency is:

1. An unforeseen combination of circumstances or the resulting state that calls for immediate action

2. An urgent need for assistance or relief

The current rules of the snow emergency ordinance do not support the need for immediate action as defined. This is especially true by not requiring residents to move their vehicles during the hours of 12:00 midnight and 7:00 a.m. The current City of Sheboygan Snow Emergency Ordinance is written as a convenience for the residents and not for the benefit of the Department of Public Works or the entire needs of the community.

Snow emergencies are declared by the Office of the Mayor in conjunction with the Director of Public Works and coordinated with the Sheboygan Police Department. Public Notice is given via local radio, DPW phones and is posted through Charter Communications on the “local on the 8’s” portion of the Weather Channel’s broadcasts.

Typically, snow emergencies have been declared when snowfall totals reach eight inches or during long protracted snow events.

The current City ordinance prohibits parking of vehicles on designated snow emergency routes, boulevards, cul-de-sacs and dead-end streets until the snow emergency has been canceled. On all other City streets, parking is permitted on the even sides of the street, (North & West sides), when the snow emergency is declared to start on an even-numbered day. When a snow emergency is declared on an odd-numbered day, parking shall be permitted on the odd sides of the street (South & East sides).

After one side of the street has been plowed, vehicles shall be moved within one-hour after such plowing so that the other side may be properly plowed.

No vehicles that are legally parked in accordance with this ordinance shall have to be moved between the hours 12:00 midnight and 7:00 a.m.



The City also has winter parking rules that are in effect from December 1 through April 1 between the hours of 2:00 a.m. and 6:00 a.m. Vehicles must alternate sides for overnight parking. On odd-numbered days, between the hours of 2:00 a.m. and 6:00 a.m. vehicles shall only be parked on that side of the street having odd-numbered street addresses (East and South sides). On even-numbered days, between the hours of 2:00 a.m. and 6:00 a.m. vehicles shall only be parked on that side of the street having even-numbered street addresses (North and West sides). Streets posted with ‘No Parking’ restrictions shall remain in effect and therefore are NOT under alternate side parking rules.

Existing Snow Emergency Operations

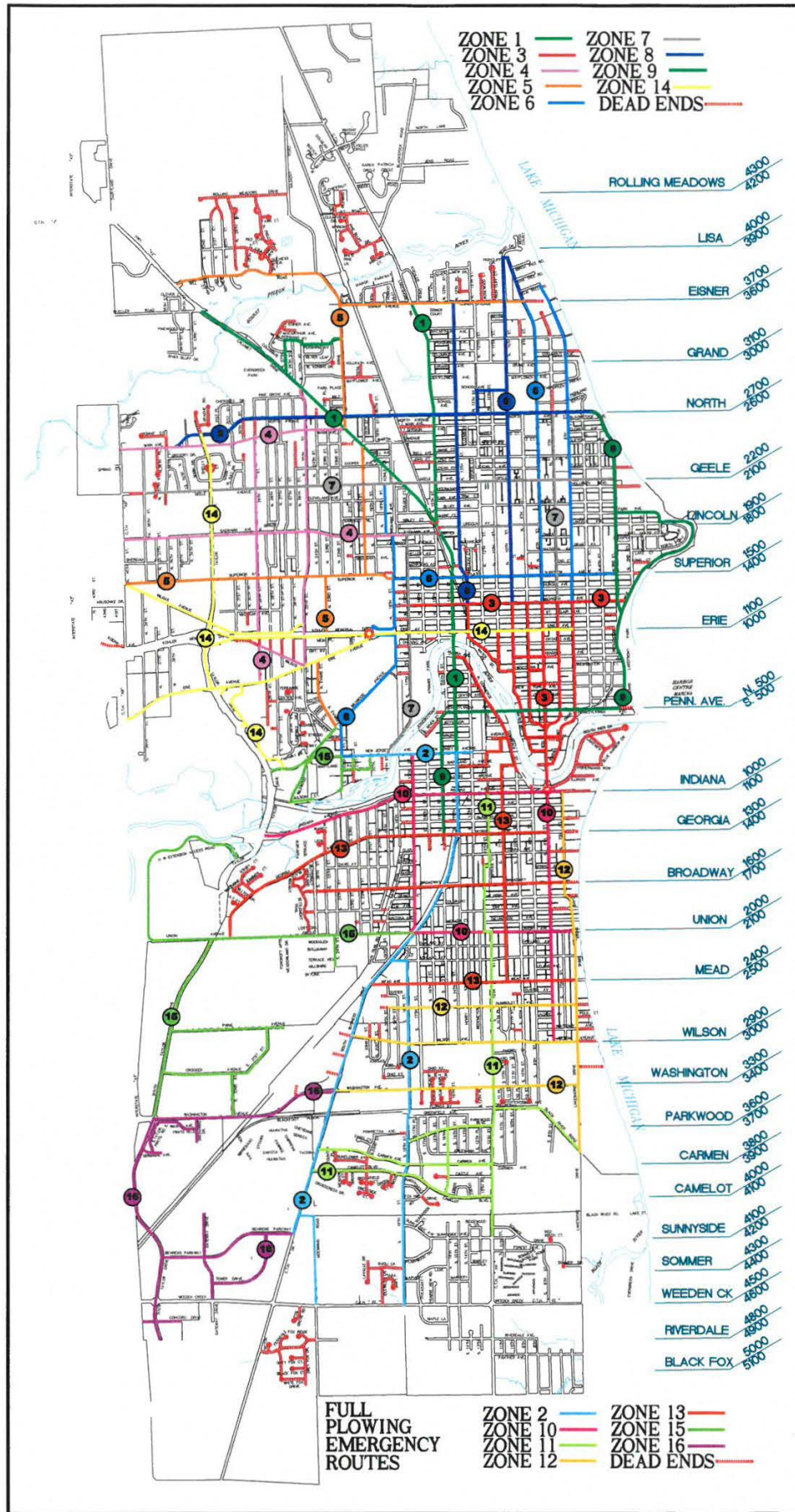
Whenever a snow emergency is declared the DPW will dispatch two plow trucks to each of the 16 emergency zones for a total of 32 plow trucks. These zones consist of main thoroughfares and roads that service local hospitals, fire stations, and the police station. (See Attachment 1)

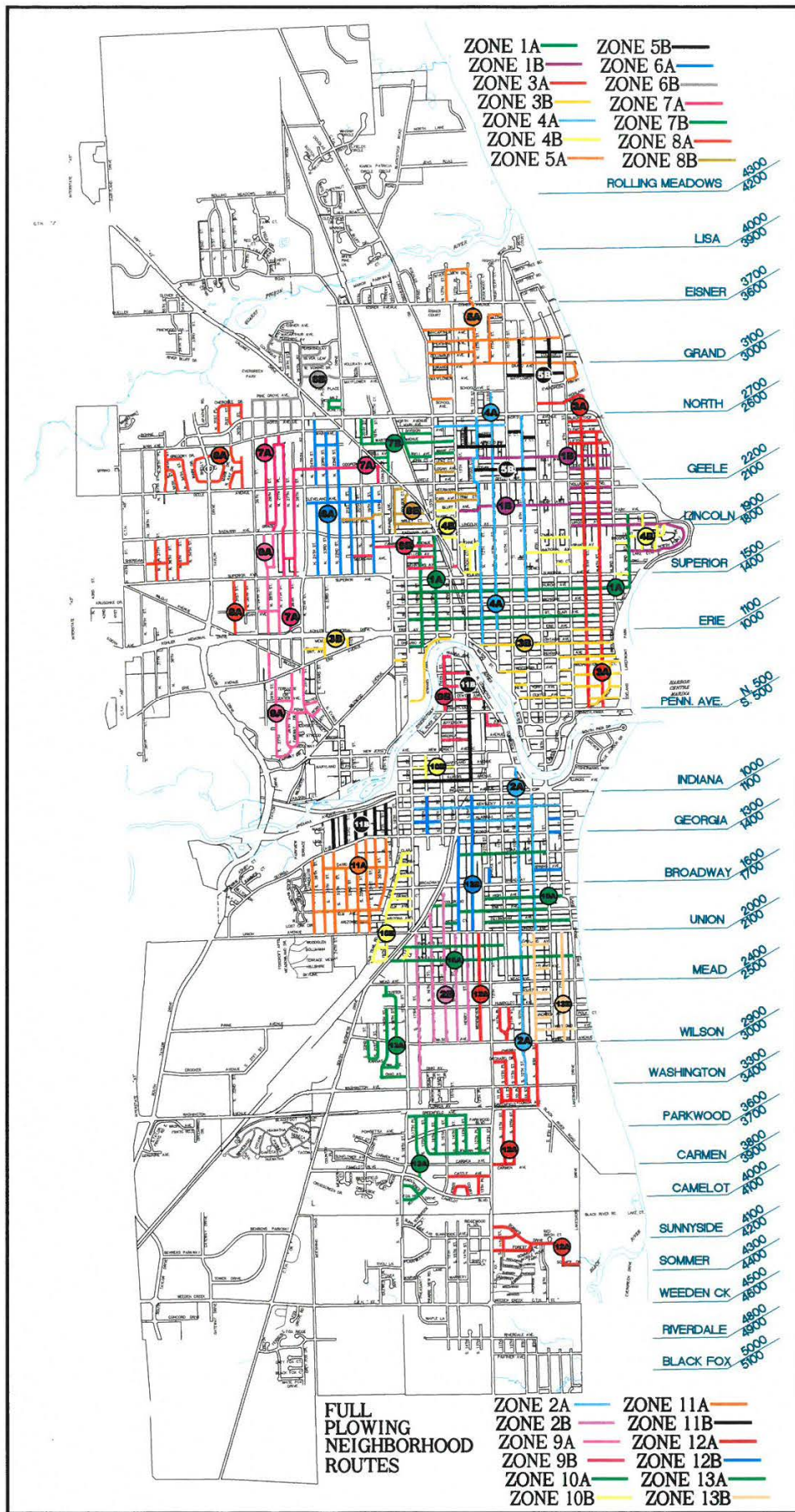
After the 16 emergency routes are plowed, the trucks are dispatched to the 26 neighborhood zones. In addition, there are four end loader tractor routes or “dead-ends” and two one-ton plow trucks that are dispatched to plow the dead ends and cul-de-sacs. The neighborhood zones are then plowed continually, alternating sides in accordance with the snow emergency rules until such time as the event was cleaned up. (See Attachment 2)

Challenges and Limitations Implementing a Snow Emergency Operation

Equipment Summary Comparison		
	2008	2017
Number of Drivers	60	36
Number of Tractor Operators	6	4
Number of Plow Salt Trucks	17	16
Number of Plow Trucks	13	0
Number of Tractors	7	4
Number of Pickup/One-Ton Trucks	8	8

The DPW’s current call list has 36 viable drivers, compared to the 2008-2009 call lists which had 60 viable drivers. In order to staff the snow emergency there are 32 employees required to which means all of the department’s available drivers would be working the same shift. As a result, the department would then need all the drivers to work the entire duration of the snow emergency. Often times these events last between 24 and 36 hours. For safety reasons, the DPW limits drivers to a 16-hour shift. The combination of these factors would make it difficult to staff a snow emergency.





Salt and plow trucks have been installed with additional plows to help make up for the reduction in equipment. Four tri-axle trucks have been outfitted with double wing plows. This allows for one truck to cover the same amount of ground as two trucks with one wing plow. Wing plow trucks do have some limitations. Double wings are harder to maneuver in traffic and around parked cars. On narrow streets, the wing is often lifted so that the truck can safely make its way through the road.

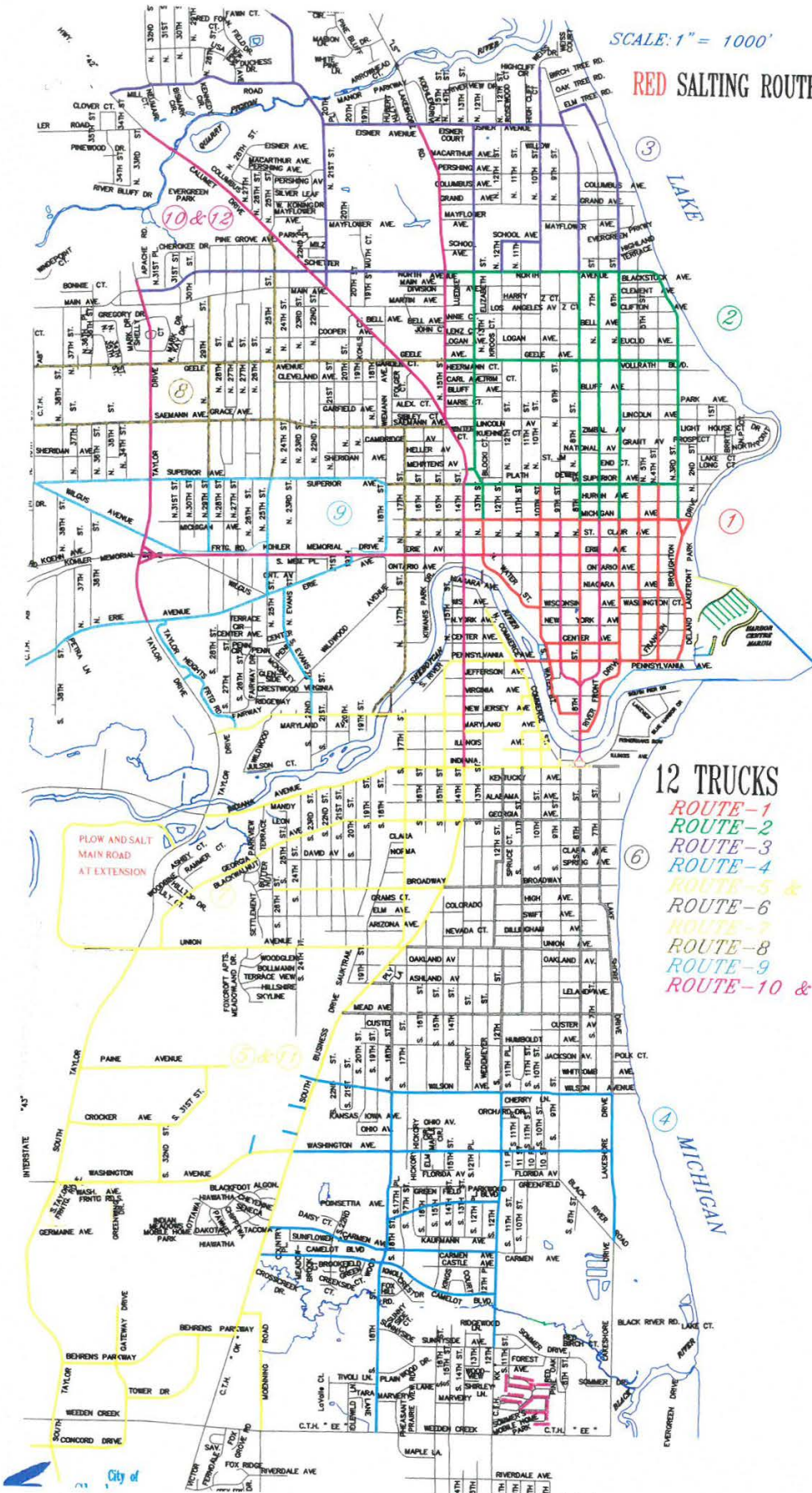


In order to complete the department's mission of clearing the roadways of snow, the DPW currently uses 12 routes to plow the entire city. The current routes are also divided into priority routes and neighborhood routes. (See Attachment 4 and 5) The 16 emergency routes and 26 neighborhood routes were combined to establish the current 12 truck plow routes. The current routes are three times larger than the routes used for snow emergencies.

For example, there is a seven and a half mile difference between the snow emergency neighborhood route 11A (See Attachment 6) with the current snow plow route seven's neighborhood streets. (See Attachment 7) The increase in mileage along with the current snow emergency rules would make it difficult for the citizens of Sheboygan and the DPW. Current rules require citizens to park on the odd or even side of the road based on the day. Citizens are then given an hour to move their vehicle. In the past, a plow truck driver could return relatively soon to clear the opposite side of the street. With the increased sizing of the routes, it could be hours before the driver returned to clear the other side of the street. Timing would also be very important when calling a snow emergency using the current rules.

SCALE: 1" = 1000'

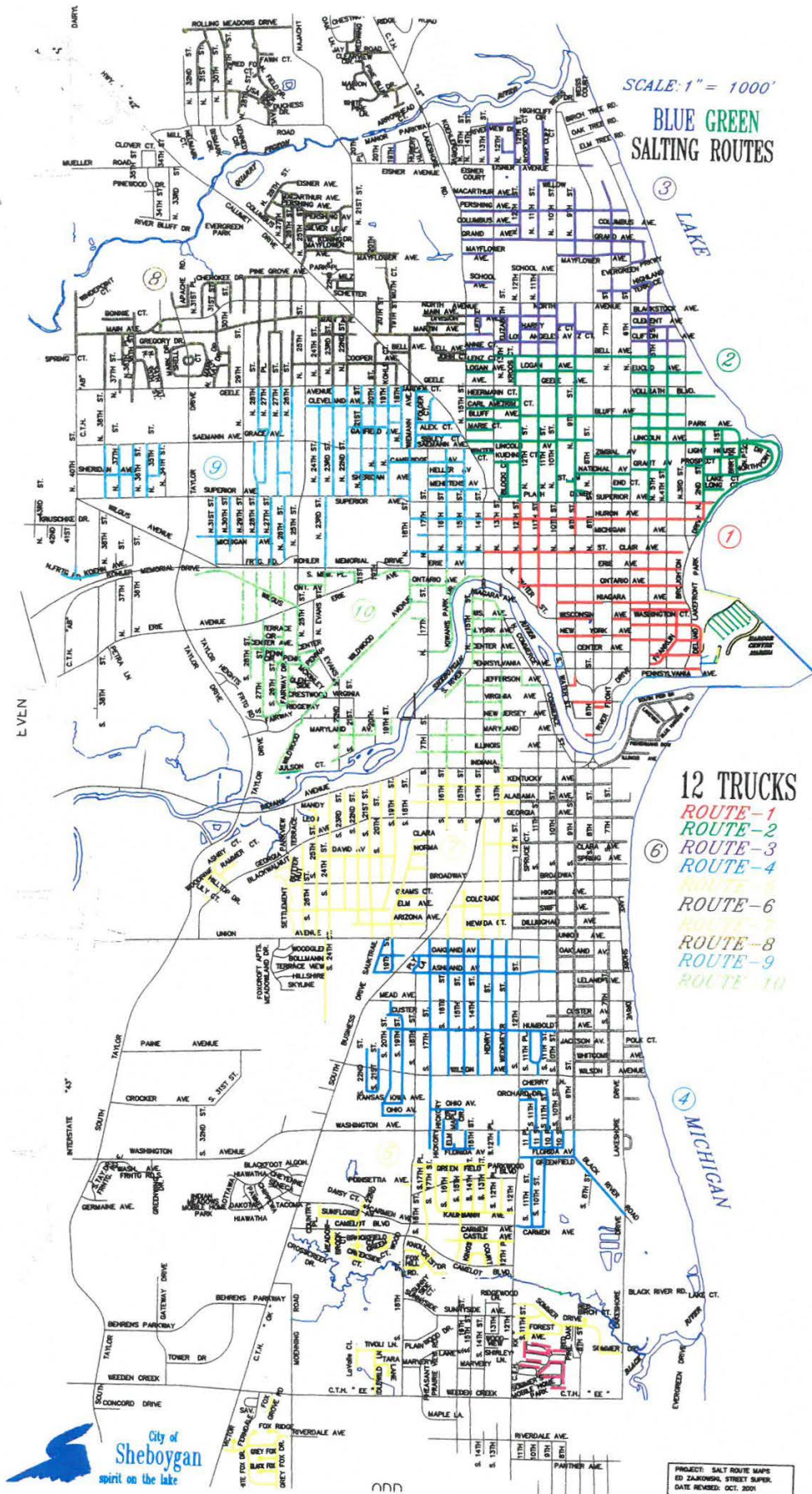
RED SALTING ROUTES



12 TRUCKS

- ROUTE-1
- ROUTE-2
- ROUTE-3
- ROUTE-4
- ROUTE-5 & 11
- ROUTE-6
- ROUTE-7
- ROUTE-8
- ROUTE-9
- ROUTE-10 & 12

ODD

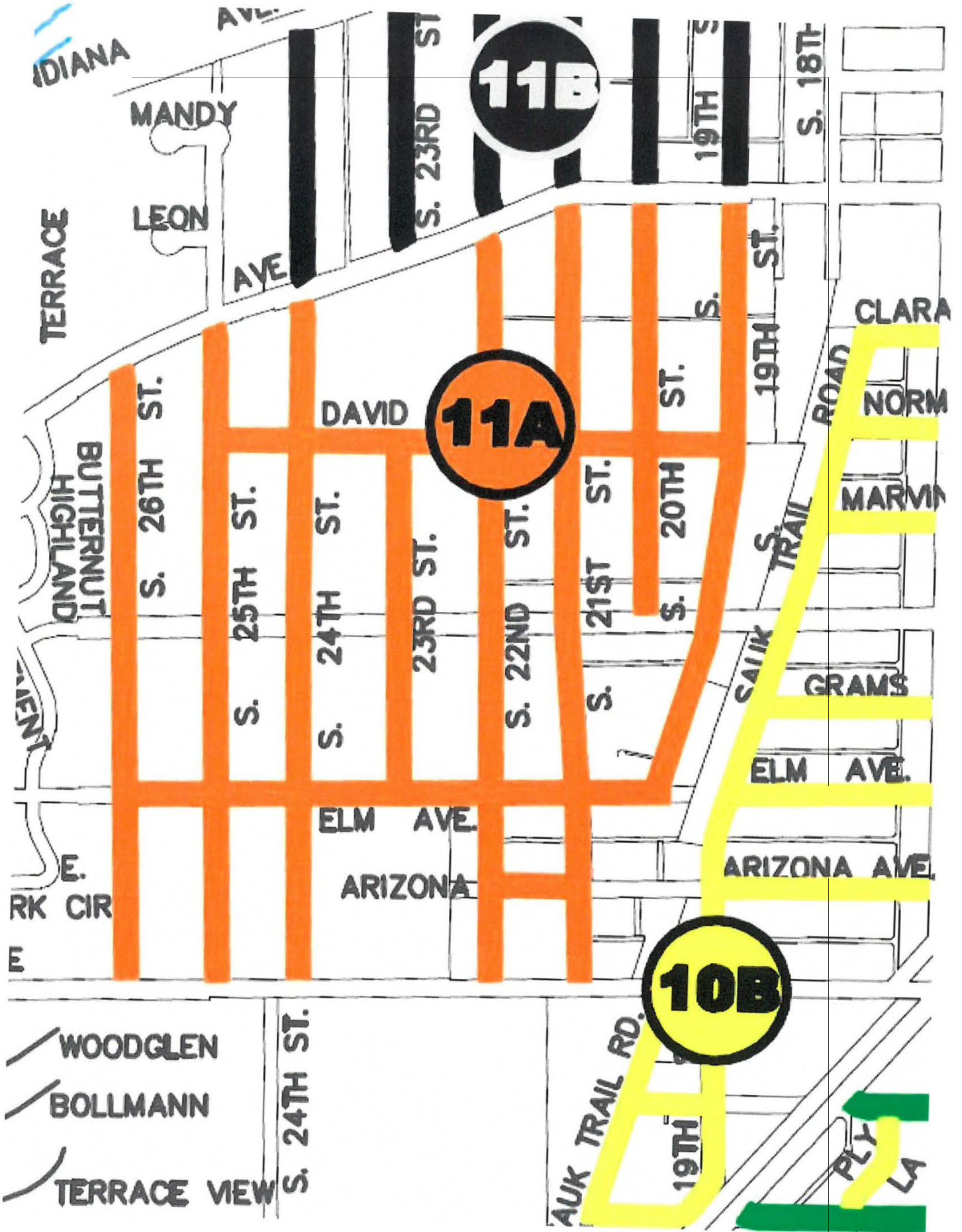


SCALE: 1" = 1000'
BLUE GREEN
 SALTING ROUTES

- 12 TRUCKS**
- ROUTE-1
 - ROUTE-2
 - ROUTE-3
 - ROUTE-4
 - ROUTE-5
 - ROUTE-6
 - ROUTE-7
 - ROUTE-8
 - ROUTE-9
 - ROUTE-10



PROJECT: SALT ROUTE MAPS
 BY ZAKOWSKI, STREET SUPER.
 DATE REMISED: OCT. 2001



Route Comparison

	2008 Neighborhood Route 11A	2017 Plow & Salt Route 7 Neighborhood Route
Number of Miles	4.08	11.57

Current snow emergency rules do not require citizens to move their vehicles that are legally parked during the hours of 12:00 midnight and 7:00 a.m. This rule would make it difficult to declare a snow emergency anytime after 4:00 p.m. When the department had access to more personal and equipment trucks would be able to operate continuously through the neighborhoods.

At current staffing levels, the department would have to wait until the end of the storm and clean up the neighborhoods once. It is the department's belief that the citizens and elected officials would not be satisfied waiting for their neighborhood street to be cleared of snow. Again, the current writing of this ordinance does not convey the true need of an emergency.

Another unpleasant reality of declaring a snow emergency is a requirement to ticket and tow vehicles that are illegally parked. The DPW would request the Sheboygan Police Department to dedicate personnel to ticket and tow illegally parked vehicles. Clearing the emergency routes, dead ends and cul-de-sacs of illegally parked cars would not be too difficult. Ticketing and towing cars in the neighborhoods that have not moved within the time frame between the hours between 7:00 a.m. and 12:00 midnight would require coordination and dedicated police personnel to work with the DPW. Ticketing and towing illegally parked cars will require the support of elected officials.



Previous Declared Snow Emergencies and the Introduction of Winter Parking Rules

The last snow emergency that was declared by the City of Sheboygan was in December of 2008. Listed below is the number of declared snow events dating back to the 1996 -1997 snow season.

Declared Snow Events			
Snow Season	Number of Snow Emergencies	Salting Operations	Total Snowfall Inches
96-97	8	23	68.0
97-98	5	19	39.0
98-99	3	18	55.0
99-00	4	21	36.5
00-01	5	24	66.5
01-02	2	14	37.5
02-03	0	29	29.8
03-04	2	19	46.5
04-05	2	19	51.0
05-06	1	21	37.8
06-07	2	16	46.0
07-08	3	30	91.0
08-09	2	27	82.0

In 2000, the City of Sheboygan introduced winter parking rules. Citizens were required to abide by alternate side parking. The DPW cited the following advantages to implementing winter parking rules:

- Alternate side parking prevents hard pack snow that eventually turns to ice versus one side parking.
- Winter parking rules allow for both sides of the street to be cleared of snow without calling a snow emergency.
- Assists in identifying abandoned cars.

As evident from the chart above the number of declared snow emergencies has decreased since the winter parking rules were introduced in 2000. The winter parking rules have met its original goal of reducing the number of declared snow emergencies. For example, in the 1996 – 1997 snow season there were eight declared snow emergencies for a total of 68 inches of snow. In comparison to the 2007 – 2008 season had three declared snow emergencies for a total of 91 inches of snow. It is also important to note that cars that are park in accordance with alternate side parking may have snow plowed towards their car.

In 2004, the DPW proposed two changes to the winter parking rules. The first proposed rule change requested that the start time for winter parking begin at 12:00 midnight instead of 2:00 a.m. The second rule change proposed that beginning November 1 through May 1 that there shall be no parking permitted on any city street during the hours of 12:00 midnight and 6:00 a.m. Both proposed rule changes were rejected by the Common Council.

The DPW again would request that the winter parking begin at 12:00 midnight. This change will allow for an additional two hours for departmental drives remove snow from one side of the street. During a typical snow operation there is a scheduled shift change at 11:30 pm. This would allow for the drives to head to their routes and to clean the streets. Currently, drivers often have to double back to the beginning of their route to clean up areas that they previously plowed prior to 2:00 am.

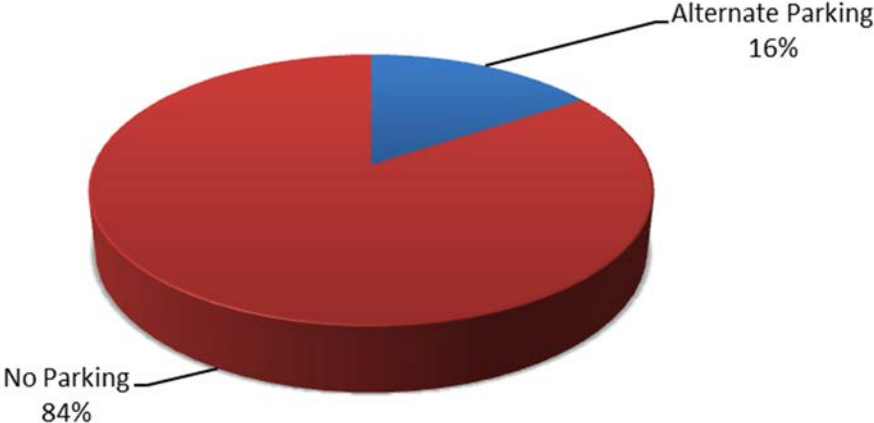
Comparable Municipalities Winter Parking and Snow Emergency Rules

The DPW staff researched the winter parking and snow emergency rules for the 20 most populated cities within the state of Wisconsin, excluding the City of Milwaukee. Staff found that 84 percent of the surveyed communities prohibited parking on city streets and 16 percent required alternate side parking during a snow emergency. The majority of the surveyed municipalities have some type of year-round parking regulations.

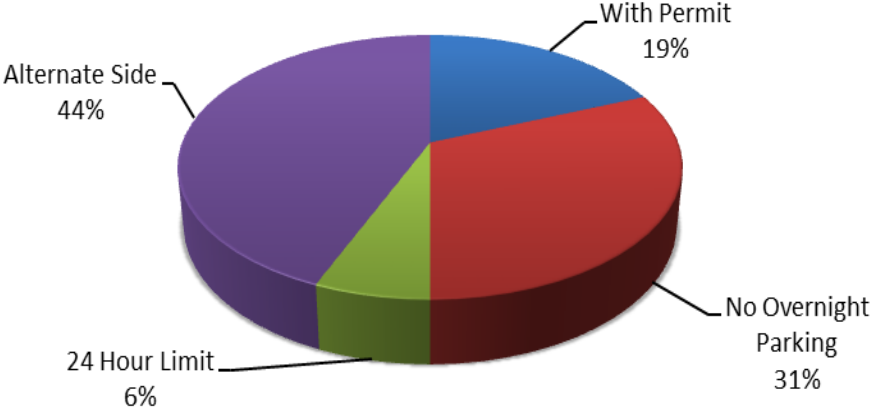
- During a declared snow emergency 84 percent of surveyed communities prohibit parking and 16 percent require alternate side parking
- 30 percent of surveyed communities have winter parking restrictions: alternate side parking (25 percent) and no parking (5 percent)
- 70 percent of surveyed communities have yearlong parking restrictions: alternate side parking (44 percent), no overnight parking (31 percent), permit required parking (19 percent) and 24 hour limit parking (6 percent).



Snow Emergency Parking



Year Round Parking



As evident from the data listed above, most peer municipalities prohibit parking on city streets during a snow emergency. The most common rationale cited for the parking restriction is to enable the Department of Public Works to safely and effectively remove snow from the roadways.

Department of Public Works Findings and Recommendations

The DPW believes that current rules governing a declared snow emergency are outdated based on current staffing and equipment. The DPW recommends these alternatives to the current snow emergency ordinance:

1. The Director Public Works is authorized to declare a Snow Emergency prohibiting parking on any City street during a snow emergency.
2. The Director of Public Works is authorized to declare a Snow Emergency prohibiting parking of vehicles on designated snow emergency routes, boulevards, cul-de-sacs and dead-end streets until the snow emergency has been canceled. Residents living within an established no parking zone (located to the North, West, and South of the Central City) shall be prohibited to parking on city streets during the duration of the called snow emergency. All other residents shall abide the winter parking rules. Failure to follow the alternate side parking rules can result in ticketing and towing of illegally parked vehicles.
3. The Director of Public Works is authorized to declare a Snow Emergency prohibiting parking of vehicles on designated snow emergency routes, boulevards, cul-de-sacs and dead-end streets until the snow emergency has been canceled. All other residents shall abide the winter parking rules. Failure to follow the alternate side parking rules can result in ticketing and towing of illegally parked vehicles.



Summary

The DPW agrees with Mayor Vandersteen and there does need to be a change to the snow emergency ordinance. It is DPW's opinion the current version of the ordinance does not meet the definition of an emergency. In a true emergency situation, there will be some inconveniences for the citizens. It is evident in the research, that City of Sheboygan's peer municipalities put an emphasis on public safety versus resident convenience by prohibiting parking on city streets during a snow emergency. Therefore, it is the Department of Public Works belief that our snow emergency ordinance should be consistent with top 20 cities within the State of Wisconsin and prohibit parking on all city streets during a declared snow emergency.

The Department of Public Works also believes that establishing a no parking zone located to the North, West, and South of the Central City along with prohibiting parking on designated snow emergency routes, boulevards, cul-de-sacs and dead-end streets is an improvement over the current snow emergency ordinance. However, it is the department's belief that the zoned parking restrictions would be ineffective if ticketing and towing is not added to the alternate side parking rules.

Lastly, at a minimum, the current snow emergency ordinance should eliminate the provision requiring citizens to move their vehicle within an hour of the plow clearing the opposite of the street and should be replaced with the winter parking rules. The DPW does see a benefit of keeping the restricted parking on designated snow emergency routes, boulevards, cul-de-sacs and dead-end streets as it is currently written in the ordinance.



Snow Emergency Task Force Report

Community	Population	Year Round Parking	Winter Parking	Snow Emergency	Snow Emergency Parking	Authorizing Official	Violations	Exceptions
Manitowoc	33736	Non restricted	No parking on State or Federal Highways, County Trunk Highways, City bus routes or designated streets during the months of December, January, February and March	Yes	No parking on city streets during a snow emergency	Mayor	Yes/ towing	
Menomonee Falls	35626	Alternate overnight parking all year with permit	Year round rules apply	Yes	No parking on city streets during a snow emergency	City Officials	Yes/ towing	
Greenfield	36720	Alternate side parking enforced all year with permit	Year round rules apply	Yes	No parking on designated thoroughfares during a snow emergency. Alternate side parking is extended until noon during snow emergency.	City Officials	Yes/ towing	
Beloit	36757	Alternate parking enforced all year 12:01 am to 7:00am	Year round rules apply	Yes	No parking on city streets during a snow emergency	Public Works Director	Yes/towing	City provides a list of parking locations during a snow emergency
Brookfield	37920	No overnight parking all year. Some except with written consent from Police	Year round rules apply	Yes	No parking on city streets during a snow emergency	City Officials	Yes/towing	

Snow Emergency Task Force Report

Community	Population	Year Round Parking	Winter Parking	Snow Emergency	Snow Emergency Parking	Authorizing Official	Violations	Exceptions
Wausau	39106	Alternate parking enforced all year 2:30 am to 6:00am	Year round rules apply	Yes	No parking on city streets during a snow emergency	Public Works Director/Police Chief	Yes/towing	
New Berlin	39220	Overnight parking allowed with permit	Year round rules apply	Yes	No parking on city streets during a snow emergency	City Officials	Yes/towing	
Fond Du Lac	43021	Non restricted	Alternate parking enforced Nov. 15th-Mar. 15th	Yes	No parking on city streets during a snow emergency	Public Works Director or Police Chief	Yes/towing	
Wauwatosa	47945	No overnight parking year round. Exceptions granted for guest, stalled vehicles and construction projects. Limit to 15 nights per vehicle, per year	Year round rules apply	Yes	No overnight Parking permission, all existing overnight parking permissions are null and void during a snow emergency	City Officials	Yes/ towing	

Snow Emergency Task Force Report

Community	Population	Year Round Parking	Winter Parking	Snow Emergency	Snow Emergency Parking	Authorizing Official	Violations	Exceptions
La Crosse	52109	Non restricted	Alternate parking enforced Nov.1s t-Apr.1st from 12:01 am to 7:00 am	Yes	The Director of Public Works may designate a snow disposal period for the duration of 48 hours. Alternate side parking violations increase during the 48 hour snow disposal period	Public Works Director	Yes/ towing	Yes/ listed in ordinance
West Allis	60471	Alternate side parking enforced all year with permit	Year round rules apply	Yes	During a snow emergency all parking is prohibited on all major emergency thoroughfares	Mayor	Yes/ towing	
Janesville	64159	24 hour limit parking	Year round rules apply	Yes	No parking on city streets during a snow emergency	City Officials	Yes/ towing	City provides parking stalls located in downtown area available during snow emergency

Snow Emergency Task Force Report

Community	Population	Year Round Parking	Winter Parking	Snow Emergency	Snow Emergency Parking	Authorizing Official	Violations	Exceptions
Oshkosh	66579	No parking enforced all year from 2:30 am to 5:00am. Exceptions granted for overnight guests and temporary construction limited to 3 nights	Year round rules apply	Yes	Alternate side parking is enforced from Noon to Noon for 48 hours after a snow emergency is declared	City Officials	Yes/ towing	Yes/ Alternate parking only after snow emergency is declared
Eau Claire	68339	Non restricted	Non restricted	Yes	Alternate side parking is required for 72 hours after a snow emergency is called	City Officials	Yes/ towing	
Waukesha	70718	Alternate parking enforced all year, night parking with permit. Vehicles must be parked with 100 feet of residence	Year round rules apply	Yes	No parking on city streets during a snow emergency	City Officials	Yes/ towing	
Appleton	74370	No overnight parking. Temporary exceptions are limited to 7 times per month	Year round rules apply	Yes	No parking on city streets during a snow emergency	City Officials	Yes/ towing	Temporary expectations to night parking will not be granted during annual leaf collection and weather events
Racine	78860	Alternate side parking enforced Monday - Friday from April 1 to November 30.	Alternate parking enforced Monday - Sunday Dec.1st - Apr.1st	Yes	No parking on arterial and collector streets during a snow emergency	Public Works Commissioner	Yes/ towing	Yes/ No alternate parking enforced on Thanksgiving Day and Dec.25th to Jan. 1st.

Snow Emergency Task Force Report

Community	Population	Year Round Parking	Winter Parking	Snow Emergency	Snow Emergency Parking	Authorizing Official	Violations	Exceptions
Kenosha	99218	Non restricted	Alternate parking enforced Dec. 15st - Mar. 31st from 1:00 am to 6:00 am	Yes	No parking on city streets during a snow emergency	City Officials	Yes/ towing	
Green Bay	105139	No overnight parking year round	Year round rules apply	Yes	No parking on city streets during a snow emergency	City Officials	Yes/ towing	
Madison	233209	Non restricted	Alternate parking enforced Nov. 15th- Mar. 15th from 12:01 am to 7:00 am	Yes	Alternate Side parking is in effect for 48 hours in areas that are normally exempt	City Officials	Yes/ \$60 ticket, \$65 towing	Yes/ 48 hr. parking in designated areas during snow emergency

X

B.B

Gen. Ord. No. 25 - 17 - 18. By Alderperson Wolf. November 6, 2017.

AN ORDINANCE amending the City's Snow Emergency and Winter Parking rules to provide for improved clearing of snow during snow emergencies and to improve efficiency in clearing streets all winter, given reductions in personnel and changes in procedures.

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

Section 1. Section 42-104 of the Municipal Code entitled "Emergency powers; parking restrictions during snow emergency" is hereby repealed and recreated in subsection (b) thereof so as to read as follows:

"Sec. 42-104. *Emergency powers; parking restrictions during snow emergency.*

. . .

(b) Whenever the powers conferred in this article are exercised because of a heavy snowstorm or blizzard, parking of vehicles on all city streets is completely prohibited during the period of the snow emergency."

Section 2. Section 118-242 of the Municipal Code entitled "No parking areas; exceptions for snow emergencies" is hereby repealed and recreated in subsection (a) thereof so as to read as follows:

"Sec. 118-242. *No parking areas; exceptions for snow emergencies.*

(a) During the winter season, between the hours of 12:00 midnight and 6:00 a.m., no owner or operator of any vehicle shall park or permit the vehicle to be parked:

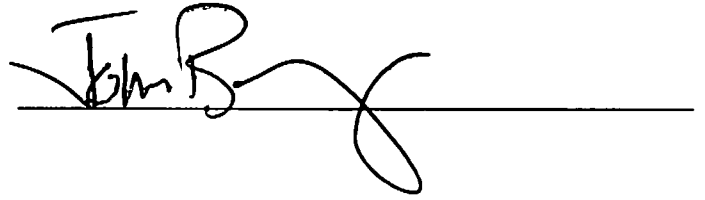
(1) On the even-numbered sides of the street (west and north sides) on odd-numbered days of the month, except that parking shall be permitted on the even-numbered side when the odd-numbered side is posted no parking.

(2) On the odd-numbered sides of the street (east and south sides) on even-numbered days of the month, except that parking shall be permitted on the odd-numbered side when the even-numbered is posted no parking.

. . ."

Public Works

Section 3. All ordinances or parts thereof in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict, and this ordinance shall be in effect from and after its passage and publication.



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

Dated _____ 20____. _____, City Clerk

Approved _____ 20____. _____, Mayor

CITY OF SHEBOYGAN

REQUEST FOR PUBLIC WORKS COMMITTEE CONSIDERATION

ITEM DESCRIPTION: Amend the City’s Snow Emergency and Winter Parking rules to provide for improved clearing of snow during snow emergencies and improve efficiency in clearing streets all winter, given a reduction in personnel and changes in procedures.

REPORT PREPARED BY: Jason Blasiola, Superintendent of Streets and Sanitation

REPORT DATE: November 8, 2017

MEETING DATE: November 14, 2017

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: Due to the lack of declaring snow emergencies, Mayor Vandersteen has asked the Department of Public Works to review the current Snow Emergency Ordinance. The Mayor believes that if the current ordinance is not needed then it should be updated or eliminated. The Department of Public Works completed an analysis of the current Snow Emergency Ordinance that examined the current snow plowing operations, past snow plowing operations, and practices of peer municipalities.

STAFF COMMENTS: The Department of Public Works agrees with Mayor Vandersteen and there does need to be a change to the Snow Emergency Ordinance. It is Department of Public Works’ opinion the current version of the ordinance does not meet the definition of an emergency. In a true emergency situation, there will be some inconveniences for the citizens.

It is evident in the research, that City of Sheboygan’s peer municipalities put an emphasis on public safety versus resident convenience by prohibiting parking on city streets during a snow emergency. Therefore, it is the Department of Public Works belief that our Snow Emergency Ordinance should be consistent with the top 20 cities within the State of Wisconsin and prohibit parking on all city streets during a declared snow emergency.

ACTION REQUESTED: Motion to hold G.O. No. 25-17-18 AN ORDINANCE amending the City’s Snow Emergency and Winter Parking rules to provide for improved clearing of snow during snow emergencies and to improve efficiency in clearing streets all winter, given reductions in personnel and changes in procedures, in efforts to conduct Public Forums to citizens to provide information regarding the proposed ordinance changes.

ATTACHMENTS:

- I. G.O. No. 25-17-18
- II. Snow Emergency Summary and Analysis Booklet

X

Gen. Ord. No. 26 - 17 - 18. By Alderperson Wolf. November 6, 2017.

AN ORDINANCE amending Sections 122-403, 122-404 and 122-405 and 122-552 of the Municipal Code relating to sewers and sewerage disposal.

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

Section 1. Section 122-403 of the Municipal Code entitled, "Categories of Users; Amounts; Reassignment - City of Sheboygan", is hereby amended to read as follows:

"Sec. 122-403. Categories of Users; Amounts; Reassignment - City of Sheboygan

(a) Category A. Category A users of the City Wastewater treatment system Shall be subject to the following:

(1) Definition: The term "category A" is defined as normal domestic strength wastewater, that is, wastewater having concentrations of biochemical oxygen demand (BOD) no greater than 133 mg/l, suspended solids no greater than 255 mg/l, and total phosphorus no greater than 4.4 mg/l.

(2) Amount: The sewer service charge for category A wastewater is as follows:

- a. Fixed charge, \$34.87 per quarter.
- b. Volume charge, \$2.14 total charge per 100 cubic feet.

(b) Category B. Category B users of the City Wastewater treatment system Shall be subject to the following:

(1) Definition: The term "category B" is defined as wastewater having concentrations of biochemical oxygen demand greater than 133 mg/l, suspended solids greater than 255 mg/l, and phosphorous greater than 4.4 mg/l.

Users whose wastewater exceeds the concentrations for any one of these parameters shall be in category B. The minimum category B charge will be based on a concentration of not less than 133 mg/l for BOD, 255 mg/l for suspended solids, and 4.4 mg/l for phosphorous.

(2) Amount: The sewer service charge for category B wastewater is as Follows:

- a. Fixed Charge - \$34.87 per quarter;
- b. If billing is on a monthly basis, \$11.62 per month.
- c. Volume Charge, \$2.14 per 100 cubic feet
- d. Surcharge, total (per pound):
 - 1. BOD greater than 133 mg/L, \$0.2691.
 - 2. Suspended Solids greater than 255/mg/L, \$0.1607.
 - 3. Phosphorus greater than 4.4 mg/L, \$4.8855.

(3) Computation. The category B sewer service charges for volume, BOD, suspended solids and phosphorus shall be computed in accordance with the following formula:

$$C = F + (V \times C^V) + .00624V[(B - B^R \times C^B) + (S - S^R \times C^S) + (P - P^R \times C^P)]$$

Where:

Table 1

C	=	Charge to sewer user for collection and treatment of wastewater
F	=	Fixed charge per billing period
B	=	Concentration of BOD in mg/l in the wastewater
B ^R	=	Concentration of BOD in mg/l as defined for Category A users
S	=	Concentration of suspended solids in mg/l in the wastewater
S ^R	=	Concentration of suspended solids in mg/l as defined for Category A users
P	=	Concentration of phosphorus in mg/l in the wastewater
P ^R	=	Concentration of phosphorus in mg/l as defined for Category A users
V	=	Wastewater volume (per 100 cubic feet for Category B users; per 1000 gallons for Category C users)
C ^V	=	Cost per volume of wastewater (per 100 cubic feet for Category B users; per 1000 gallons for Category C

Public Works

	users)
C ^B	= Cost per pound of BOD
C ^S	= Cost per pound of suspended solids
C ^P	= Cost per pound of phosphorus
.00624	= Conversion factor

- (c) *Reassignment of users.* The city approving authority will reassign sewer users into appropriate sewer service charge categories if wastewater sampling programs and other related information indicate a change of categories is necessary
- (d) *Sampling requirement.* Sampling frequency for category B users to determine concentrations of BOD, suspended solids, total phosphorus and pH shall be determined by the wastewater discharge loading by the industry. Results of all analyses shall be submitted to the wastewater treatment plant superintendent. Sampling shall be conducted as follows:
- (1) Samples collected shall be flow-proportional 24-hour composite samples.
 - (2) Sampling periods shall be two consecutive days during normal operation.
 - (3) Flow-weighted average may be used if data is presented.
 - (4) Samples shall be analyzed for BOD, suspended solids, and total phosphorus.
 - (5) Sampling frequency shall be quarterly or more frequently as determined by the superintendent of the wastewater treatment plant. The quarterly sampling periods shall be during the months of January through March, April through June, July through September, and October through December.
 - (6) All data shall be submitted to the superintendent of the wastewater treatment plant."

Section 8. Section 122-404 of the Sheboygan Municipal Code entitled "Categories of users; amounts; reassignment for other municipalities" is hereby amended to read as follows:

"Sec. 122-404. Categories of users; amounts; reassignment for other municipalities.

Other municipal users shall be charged pursuant to the guidelines established under this section.

Table 2

	Village of Kohler	City of Sheboygan Falls	Town of Sheboygan Sanitary District No. 2	Town of Wilson Sanitary District	
				No. 1	No. 2
Fixed Charge	None	None	None	None	None
Volume Charge:					
Volume	\$0.2667	\$0.2667	\$0.2667	\$0.2667	\$0.2667
Debt retirement	<u>0.1590</u>	<u>0.1590</u>	<u>0.1590</u>	<u>0.1590</u>	<u>0.1590</u>
Total volume charge, per 1,000 gallons:	0.4256	0.4256	0.4256	0.4256	0.4256
Surcharges:					
BOD	0.2691	0.2691	0.2691	0.2691	0.2691
Suspended Solids	0.1607	0.1607	0.1607	0.1607	0.1607
Phosphorus	4.8855	4.8855	4.8855	4.8855	4.8855 "

Section 9. Section 122-405 of the Sheboygan Municipal Code entitled "Charges for disposal of septic tank sludge, holding tank sewerage, or hauled wastewater" is hereby amended to read as follows:

"Sec. 122-405. Charges for disposal of septic tank sludge, holding tank sewerage, or hauled wastewater.

Category C. Category C users are persons with a permit for disposing of hauled wastewater into the wastewater collection and treatment facilities and shall be subject to the following charges and requirements:

- (1) Septic tank sludge, \$48.00 per 1,000 gallons.
- (2) Holding tank sewage, \$10.00 per 1,000 gallons.
- (3) "Other" hauled wastewater:
 - a. Hauled wastewater shall be sampled and characterized on the basis of suspended solids, BOD, total phosphorous, and pH. Frequency of sampling shall be based on experience and under the direction of the superintendent of the wastewater treatment plant.
 - b. **Amount:** The sewer service charge for "Other" hauled wastewater is as follows:
 1. Volume Charge, \$0.4256 per 1000 gallons.
 2. Surcharge, total (per pound):
 1. \$0.2691 per pound of BOD
 2. \$0.1607 per pound of suspended solids
 3. \$4.8855 per pound of phosphorus
 - c. **Computation.** The "Other" hauled wastewater service charges for volume, BOD, suspended solids, and phosphorus shall be computed in accordance with the following formula and sections 1 and 2 of this subsection or in accordance with section 3 of this subsection.
$$C = (V \times C^V) + (B \times C^B) + (S \times C^S) + (P \times C^P)$$

See Table 1 Section 122-403(b)(3) for definitions.

 1. "Other" hauled wastewater analysis data shall be applied to the formula set forth above.
 2. The discharge fee per 1,000 gallons shall be determined on the result of subsection (3)c.1 of this section, multiplied by 1.25.
 3. Charges for high strength waste will be determined by the superintendent of the wastewater treatment plant based on the frequency of the hauled wastewater and the needs of the wastewater treatment plant."

Section 10. All ordinances or parts thereof in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict, and this ordinance shall be in effect from and after its passage and publication.

Sec. 122-552. Charges and fees

- (a) The POTW shall charge all SIUs an annual permit fee of \$3,500.00 per calendar year. The user shall receive a credit of \$1,500.00 if no pretreatment violations occurred during the previous calendar year or the user shall receive a credit of \$1,000.00 if such user was not in significant noncompliance at any time during the previous calendar year.
- (b) In addition to the permit fee, the user shall be charged for all sample collection and analyses, including administrative fees, of the user's wastewater. The sample collection and analysis charge shall be determined by the commercial laboratory retained by the POTW.
- (c) Additional costs shall be charged to industrial users on a case-by-case basis as the POTW may deem necessary to carry out the requirements contained in this article and article VI of this chapter.

Section 11. All ordinances or parts thereof in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict, and this ordinance shall be in effect from and after its passage and publication.

James A. Bohrer

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

Dated _____ 20____. _____, City Clerk

Approved _____ 20____. _____, Mayor

CITY OF SHEBOYGAN

REQUEST FOR PUBLIC WORKS COMMITTEE CONSIDERATION

ITEM DESCRIPTION: An ordinance amending Sections 122-403, 122-204, 122-405 and 122-552 of the Municipal Code relating to sewers and sewerage disposal.

REPORT PREPARED BY: David H. Biebel, Director of Public Works

REPORT DATE: November 9, 2017

MEETING DATE: November 14, 2017

FISCAL SUMMARY:

Budget Line Item:	N/A	Wisconsin Statutes:	N/A
Budget Summary:	N/A	Municipal Code:	122-403,122-404,122-405,122-552
Budgeted Expenditure:	N/A		
Budgeted Revenue:	N/A		

STATUTORY REFERENCE:

BACKGROUND / ANALYSIS: The referenced ordinance amendments include the 2018 User Charge Rates for users of the City of Sheboygan’s sanitary sewers and wastewater treatment plant. The amended sections also define the concentration of normal domestic strength wastewater. Included in the recently adopted 2018 budget, the proposed 2018 User Charge Rates include a total rate increase of approximately \$15 per quarter/ \$60.00 annually. For the average residential customer in the City of Sheboygan the annual cost for 2017 is \$292.00 and will increase to \$352.00 for 2018.

STAFF COMMENTS: The main reason for this increase is to cover the increased cost of sanitary sewer repairs. As a result of increased street repairs as well as increased capital improvements at the Wastewater Treatment Plant.

ACTION REQUESTED: Motion to approve Gen. Ord. No. 26-17-18 AN ORDINANCE amending Sections 122-403, 122-404, 122-405 and 122-552 of the Municipal Code relating to sewers and sewerage disposal.

ATTACHMENTS:

- I. Gen. Ord. No. 26-17-18

CITY OF SHEBOYGAN

REQUEST FOR PUBLIC WORKS COMMITTEE CONSIDERATION

ITEM DESCRIPTION: Submitting a communication from Dane Schaefer proposing that the Armory property be turned into Armory Park; a green space that will utilize some of the building's façade as an architectural feature and provide paved public parking.

REPORT PREPARED BY: David Biebel, Director of Public Works

REPORT DATE: October 19, 2017

MEETING DATE: November 14, 2017

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:

This communication is proposing that the Armory property be turned into a park with green space but preserving some of the façade as an architectural feature. The proposal requests the Armory site be used as a public gathering space with many outdoor activities.

STAFF COMMENTS:

The Armory site has been discussed, reused and planned for redevelopment for the last 15 years. The City over this time has worked with many entrepreneurs to remodel, reuse, or redevelop this property. The City has issued multiple requests for proposals over this time span.

The consistent theme with the proposals the City received is the site would be more conducive to development if the site was cleared and ready to build; there is too much uncertainty with the razing of the existing Armory for developers to consider. However, the City has received interest in a ready-to-build site at the Armory location.

This proposal is a concept. It does not complete the necessary requirements of the formal Request for Proposals. The Request for Proposal of the Sheboygan Municipal Auditorium and Armory Site that was issued on September 21, 2017 is due on November 10, 2017.

Furthermore, a community park in this location would become redundant, as many of the proposed features are already being served within the immediate area. For example, parks such as Deland, Rotary Riverview Park, and the newly created City Green space at the former Boston Store site are all within this area.

At a minimum, this request will need to follow the City's Request for Proposals requirements and documentation to even be considered.

ACTION REQUESTED: Motion to file R.C. No. 158-17-18 Your Committee to whom was referred R.O. No. 200-17-18 by City Clerk submitting a communication from Dane Schaefer proposing that the Armory property be turned into Armory Park, a green space that will utilize some of the building's façade as an architectural feature and provide paved public parking; recommends to accept and file.

ATTACHMENTS:

- I. R.O. No. 200-17-18
- II. Request for Proposals – Development of Sheboygan Municipal Auditorium and Armory Site
- III. R.C. No. 158-17-18

CITY OF SHEBOYGAN REQUEST FOR PROPOSALS



DEVELOPMENT OF THE SHEBOYGAN MUNICIPAL AUDITORIUM AND ARMORY SITE



Issued: September 21, 2017
Due Date: November 10, 2017

REQUEST FOR PROPOSALS
Development of the Former Sheboygan Armory Site
RFP # 1928-17

INTENT

The City of Sheboygan invites qualified developers and development teams to submit proposals for the redevelopment of the former Armory site located at 516 Broughton Drive., Sheboygan, Wisconsin. Through the development of the former Armory site, the city seeks to:

- Develop the 106,500 square foot (2.44 Acres) irregularly shaped site in such a manner as to link the future of Sheboygan's downtown, lakefront, and riverfront with its rich historic past and current water-related activities.

- Develop Harbor Centre waterfront areas for public and private uses that will stimulate reinvestment in Sheboygan's central business district while maximizing public access to Lake Michigan and the Sheboygan River.

- Establish Harbor Centre as a multi-use activity center for the community and the region, including recreational, residential, retail, office, service, cultural, and educational.

- Leverage the close proximity of the site to Lake Michigan, Sheboygan's Downtown, and The South Pier District to maximize the absolute best use of the property.

BACKGROUND

The Sheboygan Municipal Auditorium and Armory was constructed in 1941 as a Works Progress Administration project (WPA) on the site of the former Freyberg Lumber Company.

In its 76 year history it has served as an Armory and Auditorium, a venue for semi-professional and High School basketball as well as housing an aerospace museum.

In 2014, the City of Sheboygan undertook an effort to attempt to locate a developer having an interest in adaptive re-use and rehabilitation of the structure without success.

In 2017, the Sheboygan Common Council directed that the City of Sheboygan seek proposals for both the clearing of the site as well as redevelopment of the vacant real estate.

The Structure occupies the eastern half of the site with the west half being used as a parking lot. The city is offering the entire site for development.

The basement areas under the current structure will be backfilled by the demolition contractor and tested by a third party to assure that proper compaction ratings are being achieved. This will assure that future development of the sub-surface areas can be readily accomplished.

The Armory contains limited basement area below grade; the majority of the structure is built at grade level.

The Site at was at one time the natural outlet of the Sheboygan River into Lake Michigan. The mouth was relocated to its current location to the south at some point in Sheboygan's history.

Additional Opportunities in the immediate area

Due to the unique proximity of the site to both the Sheboygan River as well as Lake Michigan, the city wishes to convey interest in hearing from potential developers their ideas about possible expansion of the project scope beyond the physical boundaries of the current site. Should there be interest by potential developers to alternatively propose such an expansion beyond the current geographic boundaries, the city is interested in learning more.

Working with the City of Sheboygan

The City of Sheboygan has a long track record of successful public-private partnerships for development with over \$200,000,000 in investment in the Downtown over the past decade.

As of this writing, there are three separate multi-family residential development projects underway in or near the Downtown. All together these three projects represent the addition of 261 market rate units. An additional 60 unit development is slated to break ground in 2018.

The City of Sheboygan and the Sheboygan County Economic Development Corporation recently completed a Condominium Market Study. Information from that study can be found at: <http://www.sheboyganwi.gov/wp-content/uploads/2017/06/2017.05-Strategy-Planning-Analysis-Sheboygan-WI.pdf>

Figure 3.0: Infographic

At a Glance: HARBOR CENTRE

DOWNTOWN/RIVERFRONT/SOUTH PIER | SHEBOYGAN

Home to **2,698**
Guys & Gals



27 Blocks of
FUN



A Popular **DESTINATION**

45,500
Event Attendees

183,000
Overnight Guests

635,000
Visitors

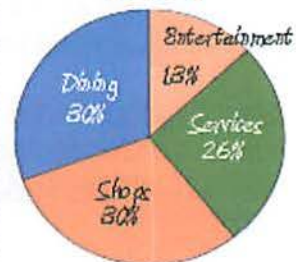
A Place to Grow Your
BUSINESS



A Place to **INVEST**



A Diverse Business
MIX



Who Chooses **HARBOR CENTRE?**

Daytime Workforce: **4,857**



THE SITE

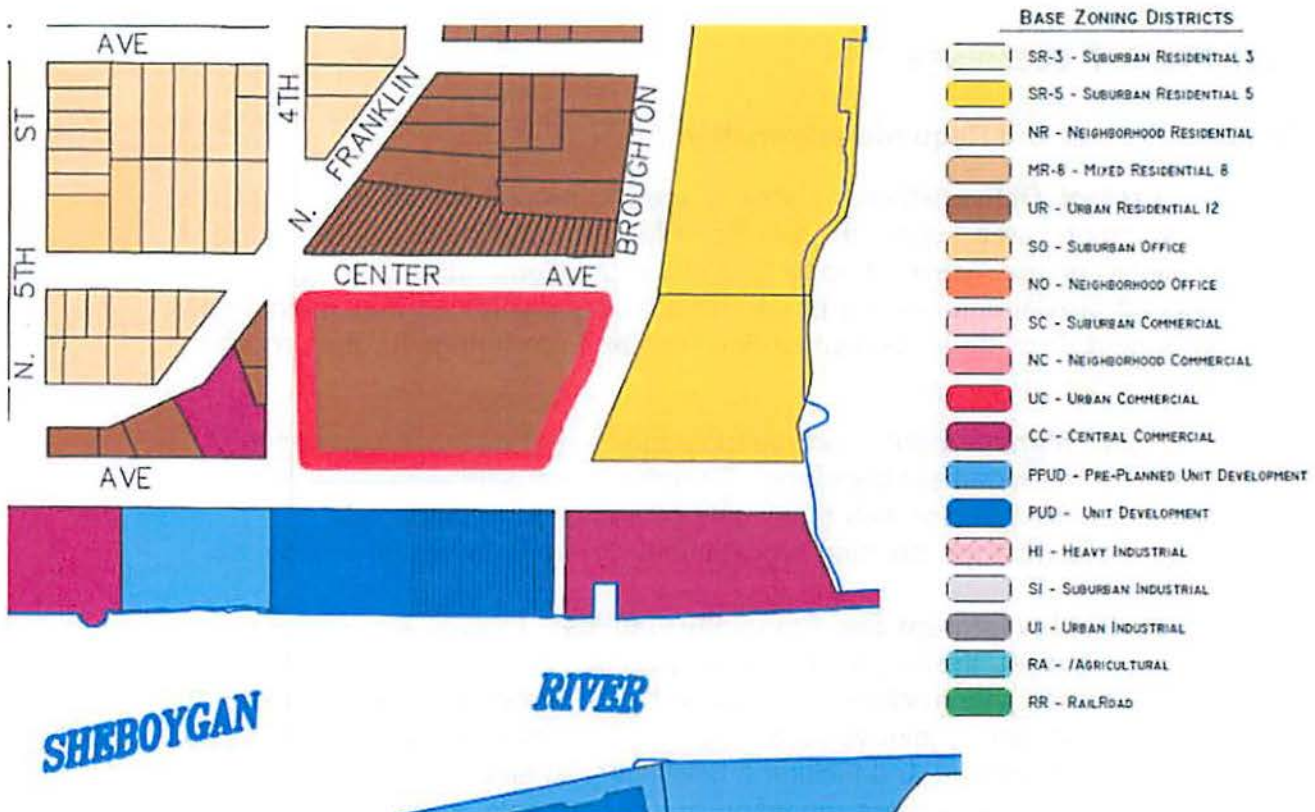
The Armory site is a 2.44 acre parcel that is surrounded by commercial and residential uses. To the east is the Sheboygan Yacht Club, the north and south is a condo/apartment complex, the west are commercial/residential uses. It is in visual proximity to both the Sheboygan Lakefront and the South Pier development.

Proposals should include consideration and acknowledgement several site issues:

Zoning: The Armory property is currently zoned Urban Residential (UR). This district is intended to permit development, which has a high density, urban community character. The land use standards for the district permit single-family attached development permitted by right, and multi-family development permitted as a conditional use, as well as a variety of related institutional land uses. City will consider zoning changes for potential development opportunities.

Setbacks: Setbacks vary depending on proposed use. Parcel does have street frontage on all sides of parcel.

Zoning Map:



The city has completed both a Phase 1 and Phase 2 Environmental Site Assessments on the property. Copies of such assessments are available upon request from the Department of City Development by emailing: development@sheboyganwi.gov

The City's Goals

Proposals for development of the site should fully complement the City of Sheboygan's apartment recruitment efforts and complement its downtown/Harbor Centre/South Pier districts.

Proposals should maximize the utilization of the land with an urban density which results in the maximization of property tax value.

Proposed development shall feature unique architectural elements that meet the city's guidelines and commingle well with other development in the area.

Proposals shall meet the following criteria:

1. Proposals shall be prepared on standard 8 1/2" X 11" letter-size format;
2. Ten copies of each proposal;
3. Email digital copy of proposal bernard.rammer@sheboyganwi.gov

ESSENTIAL RFP ELEMENTS

Proposal Format and Required Information

1. **Project Deliverables:** Detail a specific project for all or part of the redevelopment area with a specific offer to purchase price, include descriptions of the types of reports and assumptions utilized to justify the project and provide information on predicted vulnerabilities as they might apply to the project. Provide a conceptual Site Plan and renderings for the proposed development.

2. **Project Management:** Include biographies and relevant experience of key staff and management personnel. Describe the qualifications and relevant experience of the types of staff that would be assigned to this project. Describe the company's bonding process and coverage levels of employees.

3. **Level of Investment and Financial Viability:** Include a project construction budget, the status of their organization (whether a corporation, a non-profit or charitable institution, a partnership, a limited liability corporation, a business association, joint venture, or other) indicating under which laws it is organized and operating and include a brief financial history. The developer shall also provide a statement regarding any debarments, suspensions, bankruptcies and/or loan defaults.

- A. The Developer shall provide a Pro-Forma and sources and uses as it relates to the proposed development.

- B. The Developer will be required to provide documentation that external financing can be obtained, should the proposed project be awarded.

4. **Successful Examples:** Include detailed descriptions and photos of other redevelopment projects completed by your firm and/or partners.

5. **Organizational Overview:** Provide the following information about your Company:

- Official registered name (Corporate, D.B.A., Partnership, etc.), address, main telephone number, toll-free numbers, and facsimile numbers.
- Person authorized to contractually bind the organization for any proposal against this RFP.
- Brief history, including year established and number of years your development team has taken on similar projects.

6. **Scope/Phasing:** Propose a project implementation timeline and performance standards for the construction work to be completed.

Developer's proposal in response to this RFP will be incorporated into the final Development Agreement between the City of Sheboygan and the developer and the selected vendor(s) of the developer.

Costs of Proposal

Any costs incurred in the development of the response to this Request for Proposals are borne by the developer. The City of Sheboygan is not responsible for any costs incurred by the developer in formulating a response, or any other costs incurred such as mailing expenses.

Evaluation Criteria

Weighting of criteria is used by the city as a tool in selecting the best proposal. The city may change criteria and criteria weights at any time. Evaluation scores or ranks do not create any right in or expectation of a contract award. Proposals will be evaluated on the accuracy and responsiveness of the developer. Background checks and references will also be considered.

Evaluation of proposals will be based upon the quality of response, the proposed developer's background and proposed investment.

The following elements will be the primary considerations in evaluating all submitted proposals and in the selection of a developer (out of a total of 100):

- *Proposal includes a use or variety of uses which complements Downtown Sheboygan (30 Points)*
- *Proposal maximizes taxable value to the city. (30 Points)*

- *Proposal offers a reasonable purchase price/lease rate to the city. (20 Points)*
- *Proposer offers financial strength and can implement/construct quickly. (10 Points)*
- *Availability of high-quality design personnel and contractors to complete the project. (10 Points)*

The response that is deemed to be the most advantageous for the city and region shall be termed the best project. Consideration will be given to cost, level of investment, functionality, use, and other factors. A selection committee at the City of Sheboygan may be composed of members from the community, Common Council, Finance, Attorney, Planning and Public Works Departments.

To be selected, a developer must be able to comply with the general requirements outlined in this document and with any other applicable laws and requirements.

Questions And Proposal Submission location:

Please submit proposals **no later than 1:00 p.m. on Friday November 10, 2017** and all questions regarding this Request to

Bernie Rammer, Purchasing Agent
c/o Purchasing Division
City of Sheboygan
828 Center Avenue, Suite 205
Sheboygan WI 53081
Bernard.rammer@sheboyganwi.gov

The City of Sheboygan will review all proposals and evaluate the proposals based on the information received. Short-listed firms may be asked to meet with the city to further discuss their proposals. Any such meetings will be on an appointment basis with appropriate advance notice.

TERMS AND CONDITIONS

- A. The plans, specifications, and documents provided to the City of Sheboygan by the interested party in the form of a proposal shall become the sole property of the City of Sheboygan. The city reserves the right to use these documents for whatever purposes thought to be within the best interest of the city.
- B. The City of Sheboygan reserves the right to reject any or all offers and discontinue this RFP process without obligation or liability to any potential developer.
- C. The City of Sheboygan reserves the right to award a contract on the basis of initial offers received, without discussions or requests for best and final offers and award more than one right to develop.

- D. The city reserves the right to negotiate the final scope and nature of the project prior to final Common Council approvals.
- E. No reimbursement will be made by the City of Sheboygan for costs incurred in preparing responses to this request for proposals. In addition, any costs associated with professional opinions, inspections or testing shall be the sole responsibility of the proposing party.
- F. The Sheboygan Common Council reserves the right to reject any or all proposals, cancel this solicitation, and waive any informality associated with the proposal process.
- G. The Sheboygan Common Council, upon recommendation from the Finance and Personnel Committee, reserves the right to award the project deemed most beneficial to the City of Sheboygan.
- H. Proposals submitted must contain at a minimum of the elements listed herein. Incomplete proposals may not be considered. With the long timeline associated with this Request for Proposals, the city believes it is allowing sufficient time to assemble a comprehensive proposal document.
- I. The City of Sheboygan does not warrant the property free from defect or guarantee fitness for use for any proposed use of the property.
- J. The City of Sheboygan is subject to the Wisconsin Open Records Laws. As such all proposals received become a "public record" under these statutes.
- K. If the proposals submitted contain information that is regarded as a "trade secret" or proprietary/private these sections of information must be **clearly identified** as such. The City of Sheboygan will attempt to withhold such information from any public records or open records requests in order to protect the information.
- L. Should the withholding of information identified as a "Trade Secret" be challenged within a court of law, the owner of the information and not the City of Sheboygan, shall be singularly responsible for all costs associated with the court action. Please note that cost information in and of itself, is not considered to be a trade secret.
- M. The City of Sheboygan cannot be held responsible for divulgence of information contained in the proposals that is proprietary/personal or considered a "trade secret" if said information is not **clearly** denoted or identified as such.
- N. All proposals received shall remain in effect for not less than 90 days following the due date. Proposals received may only be withdrawn with the express consent of the City of Sheboygan.

- O. In order to assure an orderly proposal process, the City of Sheboygan requests that all communications, questions or information related to this request be submitted in **WRITING** to the Purchasing Agent. If properly registered, all interested parties will receive the information via email as it becomes available. This will assure that all parties receive consistent information.

- P. Verbal discussions or dialogue between potential proposers and City of Sheboygan staff, representatives or officials is not to be considered as **official** information. The City of Sheboygan will distribute all **official** information, in written format, through the Purchasing Agent.

- Q. Any potential conveyance of title of this real property as a direct or indirect result of this solicitation shall transfer the property to the recipient is an as-is condition with the recipient assuming any and all future liability.



The Armory
City of Sheboygan

6

Armory Site -Aerial View

5.11

II

R. O. No. 200 - 17 - 18. By CITY CLERK. October 16, 2017.

Submitting a communication from Dane Schaefer proposing that the Armory property be turned into Armory Park, a green space that will utilize some of the building's façade as an architectural feature and provide paved public parking.

Public Works

City Clerk

An Open Letter To Mayor Vandersteen and The City Of Sheboygan Common Council

10/10/2017

Dear Mayor Vandersteen and members of The City of Sheboygan Common Council,

The Armory may feel like a tired subject, but I believe it is due for some fresh thinking. We must take an extremely careful approach when making a permanent decision, such as razing the structure and selling the property to private parties. I understand that the building is beyond repair, short of a financial miracle. I know many before me have tried to "save" the Armory, however I don't believe anyone has presented a financially viable project, or use case. To my knowledge, there also isn't a private entity lined up with a plan and the finances for the site. Please don't let the fact that we have yet to find a great solution blind you from seeing that one may exist. Razing the building and hoping that a private company steps in only guarantees that the Armory will be gone forever. I have come up with a plan that can greatly benefit our community, add another beautiful and useful feature to our waterfront and will not have costs exorbitantly higher than what it will cost for us to raze the building and clear the land. With this plan, The City of Sheboygan will still be able to attract potential developers to ideal sites to develop condo properties and fulfill the area's housing needs. Additionally, you, our elected officials, will earn a great deal of political capital with your constituents.

My proposal is to turn the lot into Armory Park, a green space that will utilize some of the building's facade as an architectural feature and provide paved public parking. Great examples of similar projects would be The Savannah Children's Museum and what the John Michael Kohler Art Center did with the former MEAD Public Library building. The site of the Armory is probably one of Sheboygan's most beautiful lots and has been a great gathering place for many years in our community's history. The building itself is a historical piece of Works Progress Administration architecture and a Sheboygan landmark. Through this plan we can maintain some semblance of that architecture, history, and community spirit while being sensitive to the fact that there is not a viable use case for the building and repair costs would be unreasonable. This would retain the space as a public gathering place and alleviate some of the parking issues along Broughton Drive, especially during events and holidays. The Armory Park would be an excellent place for our amazing farmer's market with more convenient parking and safer walking for pedestrians. I have received input from some food truck owners that think Armory Park would be a perfect place for them to host events and they would be open to paying the city to reserve spots. There is great potential for the space depending on what would best suit the community and as budget dictates. You could have an outdoor ice rink in winters, an outdoor basketball court, a seasonal beer garden, a performance stage, or pickle-ball courts, and it could be made available for rental by food trucks and event use. I think that this offers a solution that the preservationists can live with, many in the general public will love, and adds one more feature to the heart of Sheboygan for tourists to appreciate.

The plan to clear and sell the land to be developed is a hasty attempt to close the books on what has become a sore spot in the city, when a great deal of the costs associated with the Armory's repair will be lead and asbestos abatement which will be necessary whether we clear the land, refurbish the building, or follow my proposal. A recent report completed for the Sheboygan County Economic Development Corporation indicated that there are enough available properties to satisfy the need for more condo developments without using the Armory site. In the report done by Tracy Cross & Associates, they conclude that there is limited need for housing developments and only "adequate potential to introduce up to two developments (of a modest scale) at any given time over the next several years if positioned properly relative to product forms, unit offerings, price and location." The same report listed eight sites in total that the city could try to have developed. They listed three, one of which was the Armory site, that "represent ideal candidates for the introduction of the two suggested product forms near term." There are 7 potential sites, two of which are considered ideal, to fulfill Sheboygan's "need" for further condo developments, that are not the site of the Armory. The city can sell two sites, which are already clear lots, that have no strong community attachment, or historical relevance, for development and generate the same amount of income from property taxes. This will fulfill the limited condo needs of the city, it will increase our income as much as possible without over saturating the housing market, and it would salvage a piece of property that has a lot of history in the community.

What I am proposing is not a matter of politics, but rather a practical solution that makes the most sense for our community. If I have properly shared the facts and my vision with you, I believe it will be an easy decision to champion this proposal. This type of project is something the community, your constituents, will recognize and appreciate. Saving this property and making an amazing green space is both fantastic for your reputation in future elections and legacy building. If we are able to see this plan to fruition it is unlikely the remaining facade and park would be removed for many years and it will be enjoyed by your friends, neighbors, and relatives for generations, because of you. If, on the other hand, we spend a great amount of money to clear the property and then sell the land, probably at a loss, to a private entity, I can assure you the likelihood of this amazing property being enjoyed by our community in any of our lifetimes is infinitesimal. Furthermore, we would still have undeveloped land elsewhere, without the same significance to the community, but the demand for such developments would be exhausted. With all of this considered I can not see why we wouldn't want this unique feature for our waterfront.

I plan to speak at the Sheboygan Historical Preservation Commission's public forum at the Stefanie H Weill Center on Oct 12th to share my plan, but I wanted to reach out to you in hopes that you might share in my vision and help me create this beautiful green space for our great city. Thank you very much for your time and consideration.

Sincerely,

Dane Schaefer

VI

3.10

R. C. No. 158- 17 - 18. By PUBLIC WORKS COMMITTEE. November 6, 2017.

Your Committee to whom was referred R. O. No. 200-17-18 by City Clerk submitting a communication from Dane Schaefer proposing that the Armory property be turned into Armory Park, a green space that will utilize some of the building's façade as an architectural feature and provide paved public parking; recommends to accept and file.

*Consent
Public Works*

John B...
[Signature]
[Signature]

_____ Committee

I HEREBY CERTIFY that the foregoing Committee Report was duly accepted and adopted by the Common Council of the City of Sheboygan, Wisconsin, on the _____ day of _____, 20____.

Dated _____ 20____, _____, City Clerk

Approved _____ 20____, _____, Mayor

II

R. O. No. 200 - 17 - 18. By CITY CLERK. October 16, 2017.

Submitting a communication from Dane Schaefer proposing that the Armory property be turned into Armory Park, a green space that will utilize some of the building's façade as an architectural feature and provide paved public parking.

*Public Works
accept + file*

City Clerk

An Open Letter To Mayor Vandersteen and The City Of Sheboygan Common Council

10/10/2017

Dear Mayor Vandersteen and members of The City of Sheboygan Common Council,

The Armory may feel like a tired subject, but I believe it is due for some fresh thinking. We must take an extremely careful approach when making a permanent decision, such as razing the structure and selling the property to private parties. I understand that the building is beyond repair, short of a financial miracle. I know many before me have tried to "save" the Armory, however I don't believe anyone has presented a financially viable project, or use case. To my knowledge, there also isn't a private entity lined up with a plan and the finances for the site. Please don't let the fact that we have yet to find a great solution blind you from seeing that one may exist. Razing the building and hoping that a private company steps in only guarantees that the Armory will be gone forever. I have come up with a plan that can greatly benefit our community, add another beautiful and useful feature to our waterfront and will not have costs exorbitantly higher than what it will cost for us to raze the building and clear the land. With this plan, The City of Sheboygan will still be able to attract potential developers to ideal sites to develop condo properties and fulfill the area's housing needs. Additionally, you, our elected officials, will earn a great deal of political capital with your constituents.

My proposal is to turn the lot into Armory Park, a green space that will utilize some of the building's facade as an architectural feature and provide paved public parking. Great examples of similar projects would be The Savannah Children's Museum and what the John Michael Kohler Art Center did with the former MEAD Public Library building. The site of the Armory is probably one of Sheboygan's most beautiful lots and has been a great gathering place for many years in our community's history. The building itself is a historical piece of Works Progress Administration architecture and a Sheboygan landmark. Through this plan we can maintain some semblance of that architecture, history, and community spirit while being sensitive to the fact that there is not a viable use case for the building and repair costs would be unreasonable. This would retain the space as a public gathering place and alleviate some of the parking issues along Broughton Drive, especially during events and holidays. The Armory Park would be an excellent place for our amazing farmer's market with more convenient parking and safer walking for pedestrians. I have received input from some food truck owners that think Armory Park would be a perfect place for them to host events and they would be open to paying the city to reserve spots. There is great potential for the space depending on what would best suit the community and as budget dictates. You could have an outdoor ice rink in winters, an outdoor basketball court, a seasonal beer garden, a performance stage, or pickle-ball courts, and it could be made available for rental by food trucks and event use. I think that this offers a solution that the preservationists can live with, many in the general public will love, and adds one more feature to the heart of Sheboygan for tourists to appreciate.

The plan to clear and sell the land to be developed is a hasty attempt to close the books on what has become a sore spot in the city, when a great deal of the costs associated with the Armory's repair will be lead and asbestos abatement which will be necessary whether we clear the land, refurbish the building, or follow my proposal. A recent report completed for the Sheboygan County Economic Development Corporation indicated that there are enough available properties to satisfy the need for more condo developments without using the Armory site. In the report done by Tracy Cross & Associates, they conclude that there is limited need for housing developments and only "adequate potential to introduce up to two developments (of a modest scale) at any given time over the next several years if positioned properly relative to product forms, unit offerings, price and location." The same report listed eight sites in total that the city could try to have developed. They listed three, one of which was the Armory site, that "represent ideal candidates for the introduction of the two suggested product forms near term." There are 7 potential sites, two of which are considered ideal, to fulfill Sheboygan's "need" for further condo developments, that are not the site of the Armory. The city can sell two sites, which are already clear lots, that have no strong community attachment, or historical relevance, for development and generate the same amount of income from property taxes. This will fulfill the limited condo needs of the city, it will increase our income as much as possible without over saturating the housing market, and it would salvage a piece of property that has a lot of history in the community.

What I am proposing is not a matter of politics, but rather a practical solution that makes the most sense for our community. If I have properly shared the facts and my vision with you, I believe it will be an easy decision to champion this proposal. This type of project is something the community, your constituents, will recognize and appreciate. Saving this property and making an amazing green space is both fantastic for your reputation in future elections and legacy building. If we are able to see this plan to fruition it is unlikely the remaining facade and park would be removed for many years and it will be enjoyed by your friends, neighbors, and relatives for generations, because of you. If, on the other hand, we spend a great amount of money to clear the property and then sell the land, probably at a loss, to a private entity, I can assure you the likelihood of this amazing property being enjoyed by our community in any of our lifetimes is infinitesimal. Furthermore, we would still have undeveloped land elsewhere, without the same significance to the community, but the demand for such developments would be exhausted. With all of this considered I can not see why we wouldn't want this unique feature for our waterfront.

I plan to speak at the Sheboygan Historical Preservation Commission's public forum at the Stefanie H Weill Center on Oct 12th to share my plan, but I wanted to reach out to you in hopes that you might share in my vision and help me create this beautiful green space for our great city. Thank you very much for your time and consideration.

Sincerely,

Dane Schaefer

CITY OF SHEBOYGAN

REQUEST FOR PUBLIC WORKS COMMITTEE CONSIDERATION

ITEM DESCRIPTION: Authorize the appropriate City Officials to execute a Drainage/Storm Sewer Easement between Pavilion FS - Sheboygan, LLC and the City of Sheboygan regarding the property located at 2606 Washington Avenue, Sheboygan, Wisconsin.

REPORT PREPARED BY: Ryan Sazama, City Engineer

REPORT DATE: November 9, 2017

MEETING DATE: November 14, 2017

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: In 2017 the company Pavilion FS started the construction of the new Firestone Auto Center located at 2606 Washington Avenue. As part of this design and construction the City is requiring a drainage easement for this property from the owner.

STAFF COMMENTS: This drainage easement will re-establish the drainage condition prior to this construction.

ACTION REQUESTED: Motion to approve Res. No. 92-17-18 A RESOLUTION authorizing the appropriate City Officials to execute a Drainage/Storm Sewer Easement between Pavilion FS - Sheboygan, LLC and the City of Sheboygan regarding the property located at 2606 Washington Avenue, Sheboygan, Wisconsin.

ATTACHMENTS:

- I. Res. No. 92-17-18
- II. Drainage/Storm Sewer Easement

III

Other Matters

10.1

Res. No. 92 - 17 - 18. By Alderperson Wolf. November 6, 2017.

A RESOLUTION authorizing the appropriate City officials to execute a Drainage/Storm Sewer Easement between Pavilion FS - Sheboygan, LLC and the City of Sheboygan regarding the property located at 2606 Washington Avenue, Sheboygan, Wisconsin.

RESOLVED: That the Mayor and City Clerk are hereby authorized to execute said Drainage/Storm Sewer Easement in form substantially similar to the attached.

James A. Bohne

Pub. Wks.

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

Document Number	Document Title
-----------------	----------------

DRAINAGE / STORM SEWER EASEMENT

THIS INDENTURE, made this ___ day of November, 2017, by Pavilion FS—Sheboygan, LLC, "GRANTOR", and the City of Sheboygan, a Municipal Corporation of the State of Wisconsin, "GRANTEE";

Name and Return Address
City of Sheboygan
City Attorney's Office
828 Center Ave, Suite 304
Sheboygan, WI 53081-1442

59281431739
Parcel Identification Number (PIN)

WITNESSETH:

KNOW ALL MEN BY THESE PRESENTS, that the said GRANTOR, in consideration of the sum of one (\$1.00) dollar and other valuable consideration in hand paid by said GRANTEE, receipt whereof is hereby confessed and acknowledged, and the covenants hereinafter contained agree as follows:

1. GRANTOR does hereby give and grant to said GRANTEE, its successors and assigns, a permanent non-exclusive easement to construct, operate, use, maintain, and repair a storm sewer in, under, and along the following described property, to-wit:

Being part of Lot 2 of Certified Survey Map recorded in the office of the Register of Deeds for Sheboygan County, Wisconsin, on July 21, 2014, as Volume 26, Pages 165-167, as Document No. 1989204, being a redivision of Lot 1 of the Washington Square Subdivision Plat, being a part of the Southeast 1/4 of the Southeast 1/4 of Section 33, Township 15 North, Range 23 East, in the City of Sheboygan, County of Sheboygan, State of Wisconsin being more particularly described as follows:

Commencing at the Southeast corner of said Lot 2, thence South 85°-58'-14" West along the South line of said Lot 2, a distance of 17.78 feet to the point of beginning;
thence continuing South 85°-58'-14" West along said South line, a distance of 20.00 feet;
thence North 04°-01'-46" West, a distance of 10.00 feet;
thence North 85°-58'-14" East, a distance of 20.00 feet;
thence South 04°-01'-46" East, a distance of 10.00 feet to the point of beginning.

Containing 0.004591 Acres (200.0 Square Feet) of land. See attached easement exhibit.

Physical Site Address:

2606 Washington Avenue
Sheboygan, WI 53081

2. Said storm sewer facilities shall be maintained and kept in good order and condition by GRANTEE.
3. That in, and during, whatever construction, reconstruction, or repair work it is, or becomes, necessary in constructing and/or maintaining said facilities, so much of the surface or subsurface of the property as may be disturbed will, at the expense of GRANTEE, be replaced in substantially the same condition as it was prior to such disturbances. GRANTEE shall save harmless GRANTOR from any loss, damage, injury or liability resulting from negligence on the part of GRANTEE in connection with said work involved in constructing and/or maintaining of said facilities provided that if loss, damage, injury, or liability results from joint negligence of the parties hereto, then the liability therefore, shall be borne by them in proportion to their respective degree of negligence; provided further, however, that these provisions are subject to the legal defenses which under law GRANTEE is entitled to raise.

4. **GRANTOR** agrees not to construct, install, and/or erect structures, buildings, fences, pools, landscaping, etc. that would impede, restrict, prohibit, and/or limit ingress and egress over, across, through, and upon said easement.
5. That in connection with the construction by **GRANTOR** of any structure or building abutting said permanent easement defined limits, **GRANTOR** will assume all liability for any damage to the facilities in the above described easement. **GRANTOR** will indemnify and hold **GRANTEE** harmless from any claims for personal injuries or property damage caused by any negligence of **GRANTOR** arising out of the construction by **GRANTOR** of any structure or building abutting the said permanent utility easement defined limits.
6. Both parties mutually agree that this easement and covenants herein shall run with the land.

IN WITNESS THEREOF, the **GRANTOR**, has caused this instrument to be signed and sealed this

_____ day of _____, 2017.

IN PRESENCE OF:

OWNER:

STATE OF _____)
) SS
 COUNTY OF _____)

Personally came before me this ____ day of _____, 2017, the above named
 _____ and _____
 to me known to be the persons who executed the foregoing instrument and to me known to be the
 _____ of the owner of said land and acknowledged that they executed the foregoing instrument
 as such by its authority.

 Notary Public

My Commission expires _____

Accepted By: **CITY OF SHEBOYGAN**

Michael Vandersteen
City of Sheboygan - Mayor

Susan Richards
City of Sheboygan - City Clerk

STATE OF WISCONSIN)
) SS
COUNTY OF SHEBOYGAN)

Personally came before me this ____ day of _____, 2017, the above named Michael Vandersteen and Susan Richards to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public

My Commission expires _____

Acceptance is authorized by and in accordance with Resolution Number _____

This Instrument Drafted By:
Charles C. Adams
Wisconsin State Bar No. 01021454

DRAINAGE EASEMENT EXHIBIT

