



# **\*\* AMENDED\*\* CITY PLAN COMMISSION AGENDA**

**September 26, 2023 at 4:00 PM**

**City Hall, 3rd Floor - Council Chambers, 828 Center Avenue,  
Sheboygan, WI**

Persons with disabilities who need accommodations to attend this meeting should contact the Department of City Development, (920) 459-3377. Persons other than commission, committee, and board members who wish to participate remotely shall provide notice to the City Development Department at 920-459-3377 at least 24 hours before the meeting so that the person may be provided a remote link for that purpose.

## **OPENING OF MEETING**

1. Roll Call
2. Pledge of Allegiance
3. Identify potential conflict of interest

## **MINUTES**

4. Approval of the Plan Commission minutes from August 15, 2023.

## **ITEMS FOR DISCUSSION AND POSSIBLE ACTION**

5. Application for Conditional Use Permit with exceptions by Steve Rau to operate a fitness facility located at 2516 Superior Avenue.
6. Application for Conditional Use Permit with exceptions by Sheboygan Area Pay It Forward Inc. to operate a day center located at 1221 Erie Avenue Unit R1-B.
7. R. O. No. 43-23-24 by City Clerk submitting a Certified Survey Map creating Lot 1A and Outlot 1B in the SouthPointe Enterprise Campus, including dedication of public street right-of-way for a portion of South Taylor Drive north of Horizon Drive, as shown on the attached map. REFER TO CITY PLAN COMMISSION
8. Gen. Ord. No. 18-23-24 by Alderperson Mitchell repealing Gen. Ord. No. 11-04-05 relating to the grant of encroachment privileges to Gurpal Wisconsin Stations, LLC. REFER TO CITY PLAN COMMISSION
9. DIRECT REFERRAL R. O. No. 45-23-24 by Finance Director submitting Capital Improvements Program (CIP) Requests for the years 2024-2028.
10. Discuss Comprehensive Plan Update.

## **NEXT MEETING**

11. October 10, 2023

## **ADJOURN**

12. Motion to Adjourn

***In compliance with Wisconsin's Open Meetings Law, this agenda was posted in the following locations more than 24 hours prior to the time of the meeting:***

*City Hall • Mead Public Library  
Sheboygan County Administration Building • City's website*

**CITY OF SHEBOYGAN**  
**CITY PLAN COMMISSION MINUTES**  
**Tuesday, August 15, 2023**

**MEMBERS PRESENT:** Mayor Ryan Sorenson, Ryan Sazama, Kimberly Meller, Marilyn Montemayor, Jerry Jones, Alderperson Trey Mitchell and Braden Schmidt

**STAFF/OFFICIALS PRESENT:** Community Development Planner Janet Duellman

**OPENING OF MEETING**

1. Roll Call

Mayor Sorenson called the meeting to order.

2. Pledge of Allegiance

The Pledge is recited.

3. Identify potential conflict of interest

No committee member had a conflict.

**MINUTES**

4. Approval of the minutes from the July 25, 2023 meeting.

Motion by Marilyn Montemayor, second by Alderperson Mitchell to approve. Motion carried.

**ITEMS FOR DISCUSSION AND POSSIBLE ACTION**

5. Application for Site Plan Review by Torginol, Inc. to construct a new storage tank at 4617 S. Taylor Drive.

Motion by Marilyn Montemayor, second by Jerry Jones to approve with the following conditions:

1. Applicant shall obtain all necessary permits for the construction of the tank as well as all necessary permits for the storage of hazardous chemicals (applicant shall be in contact with building inspection, fire department, etc.).
2. Submittal/approval of a proposed storm drainage plan, if necessary.
3. The uses shall meet all zoning requirements including but not limited to noise, vibration, hazardous materials, etc.
4. New lighting shall be installed per Section 15.707 of the City of Sheboygan Zoning Ordinance.
5. If there are any amendments to the approved site plan, the applicant will be required to submit a new site plan application reflecting those amendments.

Motion carried

6. Application for Conditional Use Permit with exceptions by St Paul's Lutheran School to install an LED electronic message center in existing monument sign located at 1819 N 13<sup>th</sup> Street.

Motion by Alderperson Mitchell, second by Kimberly Meller to approve with the following conditions:

1. Applicant shall obtain the necessary sign permits prior to installation.

2. The monument sign shall be designed so as to not impede or impair vehicular and pedestrian traffic movement, or exacerbate the potential for pedestrian/vehicular conflicts.
3. The maximum height of the monument sign shall be eight (8) feet tall (top of sign to grade).
4. All new lighting shall be installed per Section 15.707 of the City of Sheboygan Zoning Ordinance. There shall be no spillover light onto adjacent properties or the streets.
5. Applicant shall meet Sections 15.804(a) and (c) of the City of Sheboygan Zoning Ordinance relating to signage and pedestrian/traffic safety and sign timing/cycles. No signs containing flashing, intermittent or moving sections or intermittent or flashing lights shall be permitted.
6. The applicant may only make changes to the reader board and cabinet portion of the monument sign (no changes to the support structure).
7. Any additional signage for this facility shall be individual letters (no flat panel and/or cabinets) and shall obtain all approval and permits required (exception, sign permits, etc.).
8. If there are any amendments to the approved sign or location, the applicant will be required to submit a new conditional use application reflecting those amendments.

Exception granted:

- To modify a legally nonconforming monument sign

Motion carried.

7. Application for Conditional Use Permit with exceptions by Sheboygan BP to construct a new bathroom addition to the Sheboygan BP located at 1030 S. 14th Street.

Motion by Marilyn Montemayor, second by Jerry Jones to approve with the following conditions:

1. Prior to building permit issuance, the applicant shall obtain all licenses and permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, water, sewer, storm drainage, health, alcohol, DNR, etc. An occupancy permit will be granted only at such time as the applicant has met all requirements.
2. Building permits will be issued only at such time as plans for the addition have been reviewed and approved.
3. Applicant shall obtain all necessary permits for the construction, the storage and the handling of hazardous chemicals and/or fuels (applicant shall be in contact with building inspection, fire department, etc.).
4. The uses shall meet all zoning requirements including but not limited to noise, vibration, hazardous materials, etc.
5. Submittal and approval of a storm drainage plan prior to building permit issuance.
6. Submittal and approval of a landscape plan prior to building permit issuance. Landscape plan shall include a legend that shows how the four (4) landscape criteria are being met. Landscaping shall be installed prior to issuance of an occupancy permit.
7. Dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility.
8. All ground level and rooftop mechanicals shall be screened and/or enclosed and constructed of like materials and colors of the facility (HVAC equipment, generators, venting, etc.). This includes the new equipment as well as the existing equipment on the south end of the building on the roof of the existing convenience store (facing both south and west). Kitchen hood shall be concealed (kitchen hood shall not be visible).
9. All new lighting shall be installed per Section 15.707 of the City of Sheboygan Zoning Ordinance (site lighting, building lighting, signage, etc.). There shall be no spillover light onto adjacent properties or the streets.
10. Applicant shall not be able to have string lights, pennants, inflatables, or other various types of temporary signage.



11. All areas used for parking or maneuvering of vehicles shall be paved. Applicant shall meet minimum five (5) foot paving setback to all property lines.
12. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping.
13. Absolutely no portion of the building and/or site improvements shall cross the property line (buildings, parking, retaining walls, signs, landscaping, etc.).
14. It will be the applicant's responsibility to work with all private and public utilities in order to provide easements and/or relocate utilities as necessary.
15. Any work within City of Sheboygan Public rights-of-way shall be discussed with the City Engineering Department and constructed to standard City specifications (including, but not limited to, new and old ingress/egress driveway openings, curb, gutter, sidewalk, pavement, utilities, street trees, etc.).
16. Applicant will provide adequate public access along the streets and the alley and will take all appropriate actions to minimize the time period that these sidewalks/streets will be closed/affected.
17. Applicant shall immediately clean any and all sediments, materials, tracking, etc. that may be spilled off-site on private or public lands and streets.
18. Streets and infrastructure damaged and/or disturbed during construction of all private and/or public improvements shall be promptly repaired by the applicant.
19. Applicant is responsible for working with all private and public utilities in order to adequately service this development (applicant will need to provide the necessary easements and/or relocate utilities as necessary).
20. Prior to building permit issuance, the City of Sheboygan Architectural Review Board shall review/approve the proposed building addition.
21. If there are any amendments to the approved conditional use permit (including but not limited to site plan, architectural design, use, canopy, etc.), the applicant will be required to submit a new conditional use and/or architectural review application reflecting those amendments.

Exception granted:

- From the locational landscaping bufferyard requirements. Landscape Plan still required and required points must be met.

Motion carried.

#### **NEXT MEETING**

8. August 29, 2023

#### **ADJOURN**

9. Motion to Adjourn

Motion by Alderperson Mitchell, second by Jerry Jones to adjourn. Motion carried.

Being no further business, the meeting was adjourned at 4:10 p.m.

## CITY OF SHEBOYGAN

## REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

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**ITEM DESCRIPTION:** Application for Conditional Use Permit with exceptions by Steve Rau to operate a fitness facility located at 2516 Superior Avenue. SR-5 Zone

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**REPORT PREPARED BY:** Ellise Rose, Program Assistant

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**REPORT DATE:** September 21, 2023

**MEETING DATE:** September 26, 2023

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**FISCAL SUMMARY:**

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

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**STATUTORY REFERENCE:**

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

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**BACKGROUND / ANALYSIS:**

Steve Rau is proposing to operate Razor Fitness, a fitness center, located at 2516 Superior Avenue. The applicant states the following about the project:

- The proposed use for the building located at 2516 Superior Avenue is a fitness facility offering several levels of membership.
- The hours of operation for this business will be 24/7 with members having key code access with paid membership.
- Group fitness classes will only be taught three times per day at 5:30am, 9:00am, and 4:15pm.
- In addition to the facility access that members have we also offer a series of nutritional coaching and personal training.
- We have 67 members at our gym.
- The maximum number of members allowed for a class at a time is fourteen.
- Currently our class maximum size is not to capacity and the busiest time at our facility is typically around 4:00pm.
- We do not have employees; this is a small business run by myself and my wife.
- If allowed, we would like to have an illuminated polycarbonate sign made to display our business name, Razor Fitness. The size of the sign will be determined by City guidelines and available space to place this sign.
- To avoid nuisance issues, we will have parking regulations that all members must follow and a noise restriction on music.
- We will not have any waste removal issues as customers are only in our gym for a brief period. Waste is managed personally by us.

Specific site improvements include:

- If the City will allow our business to occupy this building, we would be renovating the interior to include drywall on the ceiling, tuck pointing all concrete block where needed, replacing current windows (to match same size), new overhead garage doors (matching same size), facial steel sheets for aesthetics only, and cosmetic upgrades inside.

### **STAFF COMMENTS:**

2516 Superior Avenue is zoned Suburban Residential (SR-5) which is a single-family zone. The previous furniture outlet use was considered a legal nonconforming use because a retail use is not a permitted or conditionally permitted use in the Suburban Residential (SR-5) zone. The only way to change a legal nonconforming use is to apply for an exception. Therefore, the applicant is requesting an exception to operate a fitness facility at 2516 Superior Avenue.

The applicant is requesting the following exception:

- Applicant is proposing to operate a legal nonconforming fitness facility at 2516 Superior Avenue – A fitness facility is not a permitted use in the SR-5 Zone.

It is staff understanding that 2516 Superior Ave. has always been used commercially.

There are residences directly to the east of this property (share a common property line). The proposed use shall not negatively impact the residences with regards, to noise, garbage, parking, hours of operation, etc.

The Plan Commission may want to ask the applicant about where members will park because there appears to be minimal off-street parking.

### **ACTION REQUESTED:**

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


1. Prior to building permit issuance, the applicant shall obtain all licenses/permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, hazardous materials, health, water, sewer, storm drainage, etc. (Applicant shall be in contact with building inspection, fire, police, etc.). An occupancy permit will be granted only at such time as the applicant has met all requirements.
2. If using dumpsters, the dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility. If using chain link fencing, the applicant shall

install Privacy Decorative Slatting (PDS) material in order to effectively screen and enclose the dumpster.

3. Outdoor storage of materials, products or equipment shall be prohibited.
4. All ground level and rooftop mechanicals shall be screened and/or enclosed and constructed of like materials and colors of the facility (HVAC equipment, etc.).
5. All new lighting shall be installed per Section 15.707 of the City of Sheboygan Zoning Ordinance. There shall be no spillover light onto adjacent properties and/or streets.
6. Applicant shall obtain the necessary sign permits prior to installation. Applicant shall work with staff with regards to constructing a well-designed signage for the site that utilizes colors and materials similar to the building.
7. The maximum sign square footage permitted for a legal nonconforming business is 32sf.
8. Applicant may propose refacing existing cabinet sign.
9. Any other new signage proposed shall be individual letter signs (no flat panel or interior lit cabinet signs). If staff has any concerns pertaining to sign design, staff may bring the proposed sign design back to the Plan Commission for review/approval.
10. Prior to issuance of sign permit, the applicant shall remove all signage referencing the previous business.
11. It will be the applicant's responsibility to work with all private and public utilities in order to provide easements and/or relocate utilities as necessary.
12. If the applicant is remodeling the exterior of the building, the applicant shall obtain City of Sheboygan Architectural Review Board approval prior to remodel construction.
13. If there are any amendments to the approved use/site plan, the applicant will be required to submit a new application reflecting those amendments.

## **ATTACHMENTS:**

Conditional Use and required attachments

	<b>CITY OF SHEBOYGAN</b>	Fee: \$250.00 _____
	<b>APPLICATION FOR CONDITIONAL USE</b>	Review Date: _____
		Zoning: _____

Read all instructions before completing. If additional space is needed, attach additional pages.

SECTION 1: Applicant/ Permittee Information			
Applicant Name (Ind., Org. or Entity) <b>Steve Rau</b>		Authorized Representative	
Mailing Address <b>823 Weilers Way</b>		City <b>Port Washington</b>	State <b>WI</b>
Email Address <b>steverazorrau@yahoo.com</b>		Phone Number (incl. area code) <b>920-254-2420</b>	
SECTION 2: Landowner Information (complete these fields when project site owner is different than applicant)			
Applicant Name (Ind., Org. or Entity)		Contact Person	
Mailing Address		City	State
Email Address		Phone Number (incl. area code)	
SECTION 3: Project or Site Location			
Project Address/Description <b>2516 Superior Ave</b>		Parcel No.	
SECTION 4: Proposed Conditional Use			
Name of Proposed/Existing Business:		<b>Razor Fitness, LLC</b>	
Existing Zoning:			
Present Use of Parcel:		<b><del>Fitness Facility</del> Empty</b>	
Proposed Use of Parcel:		<b>Fitness facility</b>	
Present Use of Adjacent Properties:			
SECTION 5: Certification and Permission			
<p><b>Certification:</b> I hereby certify that I am the owner or authorized representative of the owner of the property which is the subject of this Permit Application. I certify that the information contained in this form and attachments is true and accurate. I certify that the project will be in compliance with all permit conditions. I understand that failure to comply with any or all of the provisions of the permit may result in permit revocation and a fine and/or forfeiture under the provisions of applicable laws.</p>			
<p><b>Permission:</b> I hereby give the City permission to enter and inspect the property at reasonable times, to evaluate this notice and application, and to determine compliance with any resulting permit coverage.</p>			
Name of Owner/Authorized Representative (please print)		Title	Phone Number
Signature of Applicant		Date Signed	

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

August 21 ,2023

To Whom It May Concern,

The proposed use for the building located at 2516 Superior Ave, Sheboygan, WI 53081 is a fitness facility offering several levels of membership. Currently this property is zoned Suburban Residential-5 (SR-5). The hours of operation for this business will be 24/7 with members having key code access with paid membership. Group fitness classes will only be taught three times per day at 5:30am, 9:00am, and 4:15pm. In addition to the facility access that members have; we also offer services of nutritional coaching and personal training. We have 67 members at our gym. The maximum number of members allowed for a class at a time is fourteen. Currently our class maximum size is not to capacity and the busiest time at our facility is typically around 4pm. We do not have any employees; this is a small business run by myself and my wife. If allowed, we would like to have an illuminated polycarbonate sign made to display our business name, Razor Fitness. The size of this sign will be determined by city guidelines and available space to place this sign.

If the city will allow our business to occupy this building, we would be renovating the interior to include drywall on ceiling, tuck pointing all concrete block where needed, replacing current windows (to match same size), new overhead garage doors (matching same size), facial steel sheets for aesthetics only, and cosmetic upgrades inside.

To avoid nuisance issues, we will have parking regulations that all members must follow and a noise restriction on music. We will not have any waste removal issues as customers are only in our gym for a brief period. Waste is managed personally by us.

Respectfully submitted,

Steve Rau







Item 5.





## CITY OF SHEBOYGAN

## REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

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**ITEM DESCRIPTION:** Application for Conditional Use Permit with exceptions by Sheboygan Area Pay It Forward Inc. to operate a day center located at 1221 Erie Avenue Unit R1-B. UC Zone

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**REPORT PREPARED BY:** Ellise Rose, Program Assistant

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**REPORT DATE:** September 6, 2023

**MEETING DATE:** September 26, 2023

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**FISCAL SUMMARY:**

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

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**STATUTORY REFERENCE:**

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

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**BACKGROUND / ANALYSIS:**

Kathleen and Scott LaBonte are proposing to operate Sheboygan Area Pay It Forward located at 1221 Erie Avenue Unit R1-B. The applicant states the following about the project:

- The space will be used as our office and a Day Center for our peers experiencing homelessness and those at high risk of homelessness.
- This site gives our clients easy walkability to The Community Café on 7<sup>th</sup> and Ontario for lunches, The Department of Health and Human Services, The Warming Center, The Open Door, Lighthouse Recovery Community Center, Salvation Army and the Mead Public Library, as well as easy access to public Transportation. It's located within blocks of downtown so it's very accessible for our clientele.
- This also gives us a central location with set office hours so our peers that have recently obtained housing can come and meet with us to determine what furniture, dishes, and other household necessities we are able to help them with. Our storage units will be located in the same building.
- The Sheboygan Area Pay It Forward Inc. provides a non-faith based, warm, safe space for our peers experiencing homelessness to have access to resources and a bathroom. We work consistently with our peers on habitat change, budgeting, goal setting and the steps involved to reach those goals.
- Employment goals including interview help, resumes and finding prospective employers who are willing to work with our peers will also be provided.
- We work closely with other local entities to ensure that all of our peers' needs are being met to ensure positive life changes for them.

- The Center is a calm, sober, family friendly environment for everyone to feel safe.
- We plan to be open seven days per week from 7:00 am to 7:00 pm from November 1<sup>st</sup> through April 30<sup>th</sup> to offset the Warming Center Hours during colder months and 7:00 am to 3:00 pm on Sunday, Monday, Thursday and Friday from May 1<sup>st</sup> through October 31<sup>st</sup>. We will be closed on Wednesday and Saturday during the warmer months.
- Those days/hours may change if the need is higher than anticipated during those months.
- The only other current activities would be our monthly Board meetings after hours and we have someone who would like to host free meditation sessions for our clients/volunteers/public.
- The Community Café provides lunches six days per week and our peers are encouraged to go there for their afternoon meal. We will not have a kitchen in our space but there is an open nook space with a peninsula style counter which will give us ample space to store our snacks and other necessities.
- We will continue to provide an afternoon meal on Sunday's from 12-2 since there is no community meal offered that day. The meal is donated by individuals or businesses and is restricted to our peers only.
- Our Day Center/offices will be a calm, family friendly, sober environment. Disruptive behavior and disrespect of our facility or surrounding businesses will not be tolerated and neither will loitering on the street.
- Our business will be staffed by the Operations Director and/or Executive Director and trained volunteers.
- Once our 501c3 status is complete we will look to add additional paid staff in the future as funding allows.
- Since opening our doors on Michigan Ave on March 8, 2023 we have had 2,904 peers through our doors to utilize our resources.
- The new space allows us to incorporate our storage, Day Center, and offices all within the same building which allows us to be much more efficient with the services provided. It allows us to remain in an accessible area but gives our peers utilizing our Center more privacy.

#### Site details:

- There is a wheelchair ramp and small deck area for our peers to be outside without disturbing any neighbors.
- You enter a foyer which has a receiving window for our visitors/donors before entering our Center which allows more privacy for our peers.
- There is a storage room/office space to the left of the entry where our files can be secured.
- Once entering our Center the floor plan is one main open room which allows us to have a sign in area along with a table/chairs area for working with our clients individually or in groups. They will also be able to sit here to have coffee or snacks, play games or do art work and journal work.
- There will be locker space to the right when entering where peers will be able to secure their items while going to appointments or participating in our Day Center activities.
- One wall in the main area will host a coffee bar/snacks.
- The back section of the main room will have a comfortable seating/tv area for those in need of a safe space to relax and a wall area where jackets can be hung.
- There is a locked doorway in the back of the main room that leads to a storage room that will be used for our daily supplies, storage and emergency necessities for our clients (blankets, hygiene products, backpacks and emergency clothing items).
- There are two bathrooms down a short hallway to the left of the foyer for our peers to use.

- There are also two storage closets within the main space.
- We have a sign with our logo that will be attached to the peak area above our entrance so it is viewable from the street/parking lot and we will add a small sign in the designated Venture Center sign on Erie Ave.
- We will have a sign by the main entrance that displays our hours of operation.
- No renovations to the existing interior or exterior space other than interior paint.

### **STAFF COMMENTS:**

It appears there is no dumpster enclosure at this site. If dumpsters are to be used, the dumpsters and/or grease receptacles shall be screened and enclosed and the applicant will work with staff with regards to the design and location of dumpster.

The applicant mentions possible signage but no formal sign package has been submitted. Applicant shall work with staff with regards to constructing a well-designed sign package. Staff may bring the proposed signage design back to the Plan Commission if there are any concerns.


### **ACTION REQUESTED:**

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

1. Prior to operation/occupancy, the applicant shall obtain all licenses and permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, health, State of Wisconsin, Sheboygan County, etc.
2. If using a dumpster, the dumpster shall be screened/enclosed and constructed of like materials and colors of the facility. If using chain link fencing, the applicant shall install Privacy Decorative Slating (PDS) material in order to effectively screen the dumpster.
3. Outdoor storage of materials, products or equipment shall be prohibited.
4. All ground level and rooftop mechanicals shall be screened/enclosed and constructed of like materials and colors of the facility (HVAC equipment, etc.).
5. All new lighting shall be installed per Section 15.707 of the City of Sheboygan Zoning Ordinance. There shall be no spillover light onto adjacent properties or the streets.
6. Applicant shall obtain the necessary sign permits prior to installation. Applicant shall work with staff with regards to constructing a well-designed signage for the site. Staff may bring the proposed signage design back to the Plan Commission for review/approval.
7. Proposed signage will be individual letter signs (no flat panel or interior lit cabinet signs).
8. If there are to be any renovation to the exterior of the facility, the applicant will be required to obtain approval from the Architectural Review Board prior to receiving a building permit for such renovation.
9. Applicant shall adequately monitor the Sheboygan Area Pay It Forward and in no instance shall the use create a nuisance for neighboring properties (noise, hours of operation, garbage, loitering, etc.). If any issue(s) arises, the Plan Commission may again review the conditional use permit.
10. If there are any amendments to the approved use and/or floor/site plan, the applicant will be required to submit a new conditional use application reflecting those amendments.

### **ATTACHMENTS:**

Conditional Use and required attachments

	<b>CITY OF SHEBOYGAN</b>	Fee: \$250.00
	<b>APPLICATION FOR</b>	Review Date: _____
	<b>CONDITIONAL USE</b>	Zoning: _____

Read all instructions before completing. If additional space is needed, attach additional pages.

<b>SECTION 1: Applicant/ Permittee Information</b>			
Applicant Name (Ind., Org. or Entity) Sheboygan Area Pay It Forward Inc.		Authorized Representative Kathleen Labonte	
Mailing Address 2210 Sunflower Ave		City Sheboygan	
Email Address sheboyganareadif@gmail.com		Phone Number (incl. area code) 920-627-6695	
Title Operations Director		State WI	
ZIP Code 53081			
<b>SECTION 2: Landowner Information (complete these fields when project site owner is different than applicant)</b>			
Applicant Name (Ind., Org. or Entity) Taylor Properties LLC		Contact Person Nathan Taylor	
Mailing Address PO Box 261		City Keshish	
Email Address nathan.taylor@taylorpropertieswi.com		Phone Number (incl. area code) 920 917 5637	
Title OWNER		State WI	
ZIP Code 53044			
<b>SECTION 3: Project or Site Location</b>			
Project Address/Description 1221 Erie Ave Unit R1-B		Parcel No.	
<b>SECTION 4: Proposed Conditional Use</b>			
Name of Proposed/Existing Business: UC		Sheboygan Area Pay It Forward, Inc.	
Existing Zoning: UC			
Present Use of Parcel: It was day training and offices			
Proposed Use of Parcel: office Day Center for peers experiencing homelessness			
Present Use of Adjacent Properties: Dog Day Care Training + Smash room			
<b>SECTION 5: Certification and Permission</b>			
<p><b>Certification:</b> I hereby certify that I am the owner or authorized representative of the owner of the property which is the subject of this Permit Application. I certify that the information contained in this form and attachments is true and accurate. I certify that the project will be in compliance with all permit conditions. I understand that failure to comply with any or all of the provisions of the permit may result in permit revocation and a fine and/or forfeiture under the provisions of applicable laws.</p>			
<p><b>Permission:</b> I hereby give the City permission to enter and inspect the property at reasonable times, to evaluate this notice and application, and to determine compliance with any resulting permit coverage.</p>			
Name of Owner/Authorized Representative (please print) Kathleen Labonte		Title Operations Director	
Signature of Applicant Kathleen Labonte		Phone Number 920-627-6695	
		Date Signed 9/5/2023	

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

## **Sheboygan Area Pay It Forward, Inc Business Proposal**

Sheboygan Area Pay It Forward, Inc proposes to utilize the commercial space at 1221 Erie Ave Unit R1-B, Sheboygan, WI 53081, as our office and a Day Center for our peers experiencing homelessness and those at high risk of homelessness.

The commercial space was formerly a day training space and offices.

This site gives our clients easy walkability to The Community Cafe on 7th and Ontario for lunches, The Department of Health and Human Services, The Warming Center, The Open Door, Lighthouse Recovery Community Center, Salvation Army and the Mead Public Library, as well as easy access to public transportation. It's located within blocks of downtown so it's very accessible for our clientele.

The Sheboygan Area Pay It Forward, Inc provides a non-faith based warm, safe space for our peers experiencing homelessness to have access to resources and a bathroom. We work consistently with our peers on Habit change, budgeting, goal setting and the steps involved to reach those goals. Employment goals including interview help, resumes and finding prospective employers who are willing to work with our peers will also be provided. We work closely with other local entities to ensure that all of our peers' needs are being met to ensure positive life changes for them. The Center is a calm, sober, family friendly environment for everyone to feel safe.

This also gives us a central location with set office hours so our peers that have recently obtained housing can come and meet with us to determine what furniture, dishes and other household necessities we are able to help them with. Our storage units will be located in the same building.

We plan to be open 7 days per week from 7:00 am to 7:00 pm from November 1st through April 30th to offset the Warming Center hours during colder months and 7:00 am to 3:00 pm on Sunday, Monday, Tuesday, Thursday and Friday from May 1st through October 31st. We will be closed on Wednesday and Saturday during the warmer months. Those days/hours may change if the need is higher than anticipated during those months. The only other current activities would be our monthly Board meetings after hours and we have someone who would like to host free meditation sessions for our clients/volunteers/public.

There is a wheelchair ramp and small deck area for our peers to be outside without disturbing any neighbors. You enter a foyer which has a receiving window for our

visitors/donors before entering our Center which allows more privacy for our peers. There is a storage room/office space to the left of the entry where our files can be secured. Once entering our Center the floor plan is one main open room which allows us to have a sign in area along with a table/chairs area for working with our clients individually or in groups. They will also be able to sit here to have coffee or snacks, play games or do art work and journal work. There will be locker space to the right when entering where peers will be able to secure their items while going to appointments or participating in our Day Center activities. One wall in the main area will host a coffee bar/snacks. The back section of the main room will have a comfortable seating/tv area for those in need of a safe space to relax and a wall area where jackets can be hung. There is a locked doorway in the back of the main room that leads to a storage room that will be used for our daily supplies storage and emergency necessities for our clients (blankets, hygiene products, backpacks and emergency clothing items). There are two bathrooms down a short hallway to the left of the foyer for our peers to use. There are also two storage closets within the main space.

The Community Cafe provides lunches 6 days per week and our peers are encouraged to go there for their afternoon meal. We will not have a kitchen in our space but there is an open nook space with a peninsula style counter which will give us ample space to store our snacks and other necessities. We will continue to provide an afternoon meal on Sunday's from 12-2 since there is no community meal offered that day. The meal is donated by individuals or businesses and is restricted to our peers only.

Our Day Center/offices will be a calm, family friendly, sober environment. Disruptive behavior and disrespect of our facility or surrounding businesses will not be tolerated and neither will loitering on the street. Our business will be staffed by the Operations Director and/or Executive Director and trained volunteers. Once our 501c3 status is complete we will look to add additional paid staff in the future as funding allows.

We have a sign with our logo that will be attached to the peak area above our entrance so it is viewable from the street/parking lot and we will add a small sign in the designated Venture Center sign on Erie Ave. We are not doing any renovations to the existing interior or exterior space other than interior paint. We will have a sign by the main entrance that displays our hours of operation.

There is an upper parking lot, lower parking spaces and alley parking spaces readily available at the Venture Center so parking for staff/volunteers and peers is not an issue.

Since opening our doors on Michigan Ave on March 8, 2023 we have had 2904 peers through our doors to utilize our resources. The new space allows us to incorporate our

storage, Day Center and offices all within the same building which allows us to be much more efficient with the services provided. It allows room for future growth without having to move and a long-term lease. The new location allows us to remain in an accessible area but gives our peers utilizing our Center more privacy.

Item 6.

RETAIL / COMMERCIAL  
SPACES AVAILABLE  
918-6282

THE BOWMAN AREA  
PAY IT FORWARD













## CITY OF SHEBOYGAN

## REQUEST FOR PLANNING COMMISSION CONSIDERATION

---

**ITEM DESCRIPTION:** R. O. No. 43-23-24 by City Clerk submitting a Certified Survey Map creating Lot 1A and Outlot 1B in the SouthPointe Enterprise Campus, including dedication of public street right-of-way for a portion of South Taylor Drive north of Horizon Drive, as shown on the attached map.

---

**REPORT PREPARED BY:** Ellise Rose, Program Assistant

---

**REPORT DATE:** September 22, 2023

**MEETING DATE:** September 26, 2023

---

**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:**

The City of Sheboygan has created a CSM for a new parcel to be purchased by a developer. This CSM also dedicates the street right-of-way for a portion of South Taylor Drive north of Horizon Drive.

**STAFF COMMENTS:**

None.

**ACTION REQUESTED:**

Motion to recommend to the Common Council approval of R. O. No. 43-23-24 by City Clerk submitting a Certified Survey Map creating Lot 1A and Outlot 1B in the SouthPointe Enterprise Campus, including dedication of public street right-of-way for a portion of South Taylor Drive north of Horizon Drive.

**ATTACHMENTS:**

Res. No. 43-23-24

**CITY OF SHEBOYGAN  
R. O. 43-23-24**

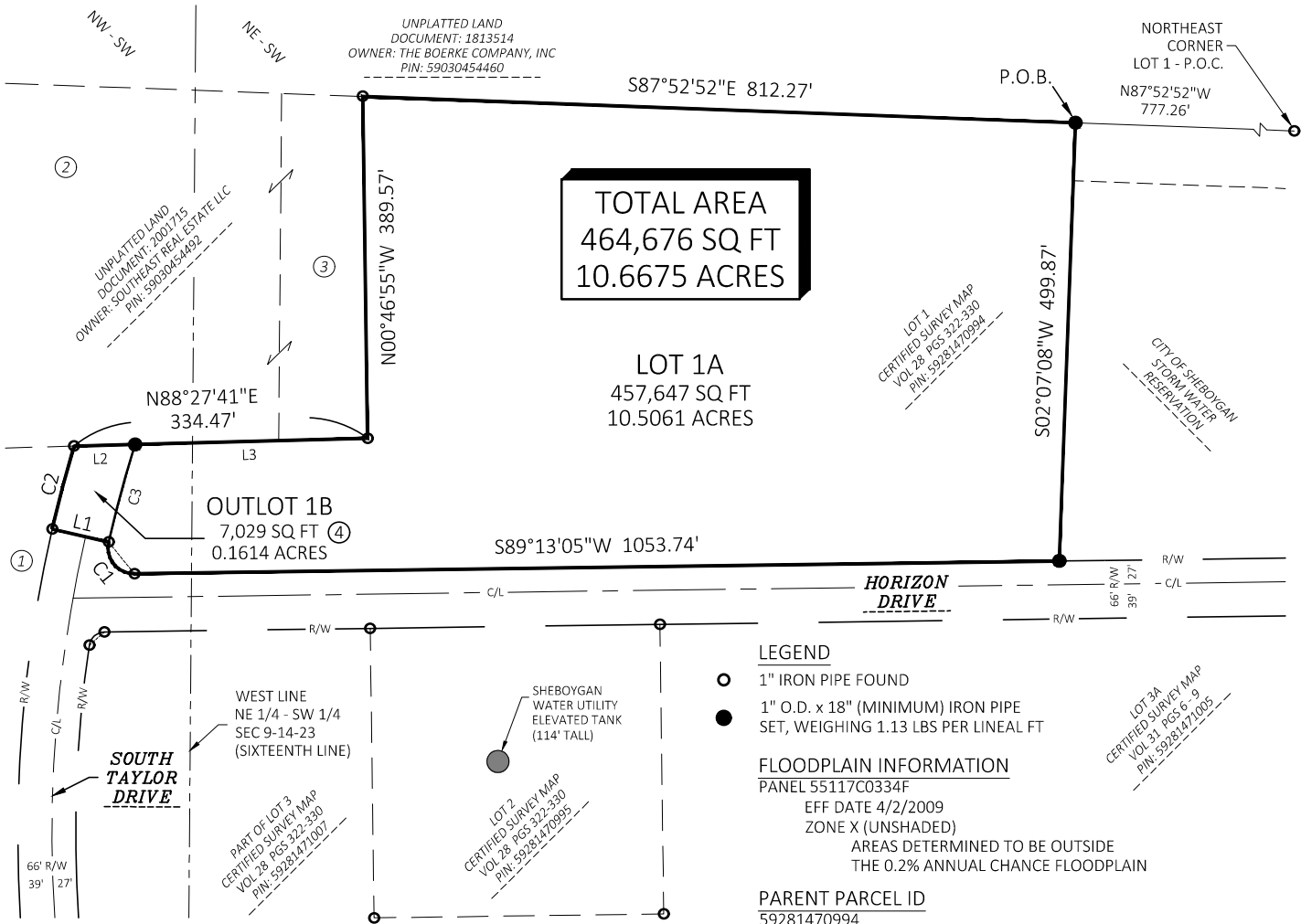
**BY CITY CLERK.**

**SEPTEMBER 18, 2023.**

Submitting a Certified Survey Map creating Lot 1A and Outlot 1B in the SouthPointe Enterprise Campus, including dedication of public street right-of-way for a portion of South Taylor Drive north of Horizon Drive, as shown on the attached map.

CERTIFIED SURVEY MAP

PART OF LOT 1 OF A CERTIFIED SURVEY MAP RECORDED IN  
VOLUME 28 ON PAGES 322 TO 330 AS DOCUMENT 2061658  
BEING LOCATED IN PARTS OF  
THE NW 1/4 OF THE SW 1/4 AND THE NE 1/4 OF THE SW 1/4 OF  
SECTION 9, TOWNSHIP 14 NORTH, RANGE 23 EAST,  
CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN.



LINE TABLE			
LINE #	BEARING	LENGTH	NOTES
L1	N77°04'51"W	66.00'	-
L2	N88°27'41"E	69.59'	(REC AS 334.37')
L3	N88°27'41"E	264.88'	

CURVE TABLE							
CURVE #	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH	TANGENT BEARING IN	TANGENT BEARING OUT
C1	53.39'	29.50'	103°42'04"	N38°55'53"W	46.40'	S89°13'05"W	N12°55'09"E
C2	97.80'	1549.00'	03°37'03"	N14°43'41"E	97.79'	N12°55'09"E	N16°32'12"E
C3	115.23'	1483.00'	04°27'07"	S15°08'43"W	115.20'	S17°22'16"W	S12°55'09"W

BEARINGS ARE REFERENCED TO  
THE NORTH LINE OF LOT 1 OF  
CSM VOL 28 - PGS 322-330 RECORDED  
AS S87°52'52"E (SHEBOYGAN COUNTY  
COORDINATES - NAD83 (1991))



CITY OF SHEBOYGAN  
PUBLIC WORKS

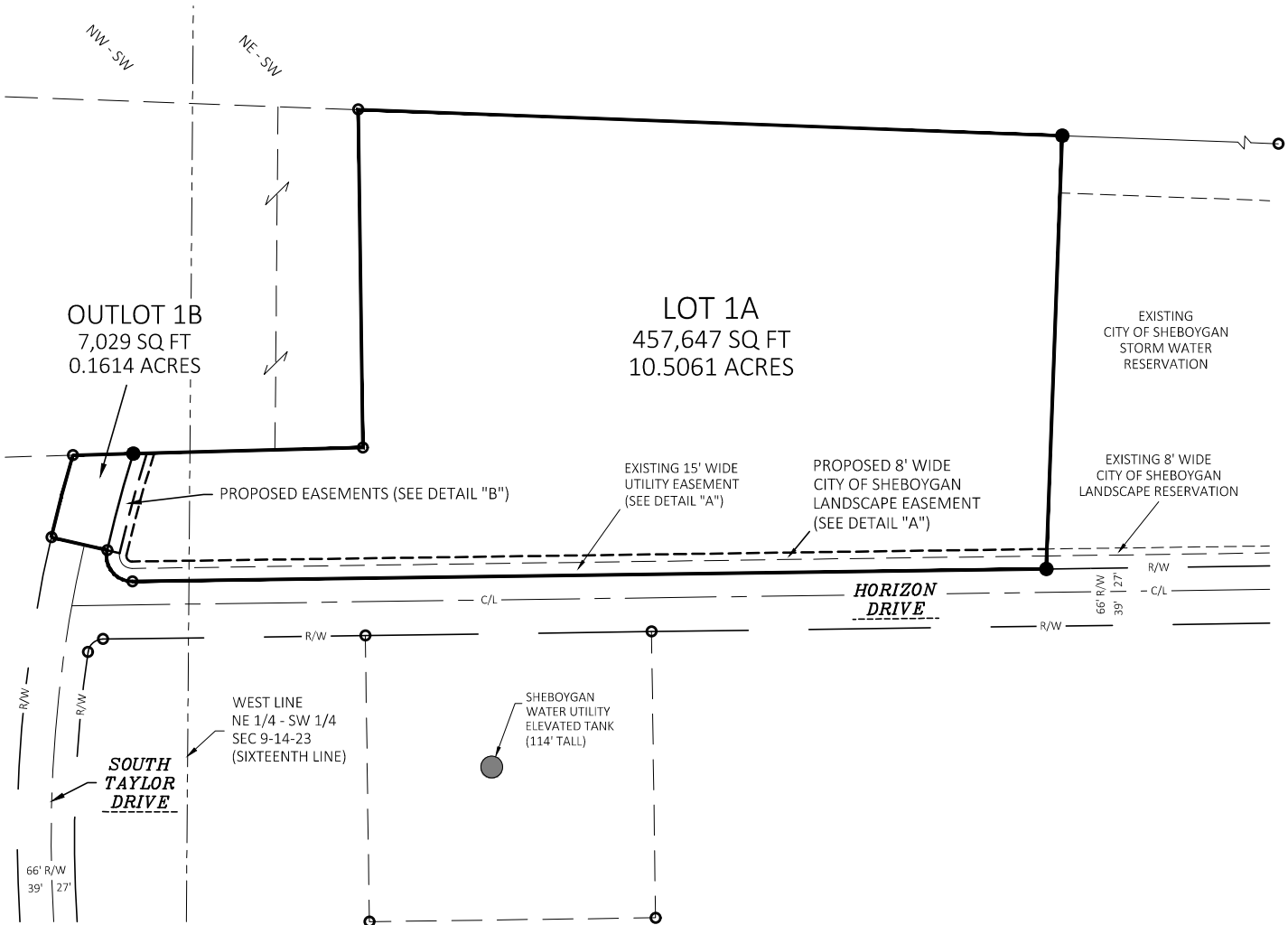
City of Sheboygan  
Department of Public Works  
Engineering Division  
2026 New Jersey Avenue  
Sheboygan, WI 53081

Only if the surveyor's signature or stamp is in **RED** is this an original copy. Anything other than an original copy may contain unauthorized alterations to the original. The surveyor accepts no responsibility for non-original copies of this document.

MICHAEL P. BORN  
WISCONSIN PROFESSIONAL LAND SURVEYOR - S-2984

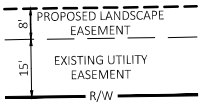
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SECTION 9, TOWNSHIP 14 NORTH, RANGE 23 EAST,  
CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN.



DETAIL "A"

N.T.S.



**HORIZON DRIVE**

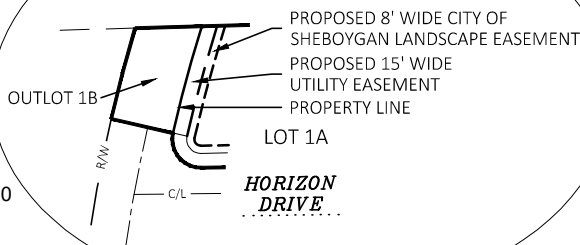
--- C/L ---



SCALE (FEET)

DETAIL "B"

N.T.S.



LOT 1A

**HORIZON DRIVE**

**ZONING & COVENANT NOTE:**

THIS LOT IS ZONED SUBURBAN INDUSTRIAL (SI). THE CITY OF SHEBOYGAN - PLANNING & DEVELOPMENT DEPARTMENT HAS ESTABLISHED, AND HAS ON FILE, THE PROTECTIVE COVENANTS GOVERNING THIS LOT.

**UTILITY EASEMENT NOTE:**

THE EXISTING AND PROPOSED 15 FOOT WIDE UTILITY EASEMENT IS TO BE USED BY THE UTILITY COMPANIES THAT DISTRIBUTE NATURAL GAS, ELECTRICITY, TELEPHONE, CABLE TV, FIBER OPTICS, AND OTHER FORMS OF COMMUNICATION FOR CONSTRUCTION AND MAINTENANCE OF THEIR FACILITIES.

**CITY OF SHEBOYGAN  
PUBLIC WORKS**

City of Sheboygan  
Department of Public Works  
Engineering Division  
2026 New Jersey Avenue  
Sheboygan, WI 53081

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MICHAEL P. BORN  
WISCONSIN PROFESSIONAL LAND SURVEYOR - S-2984



# CERTIFIED SURVEY MAP

PART OF LOT 1 OF A CERTIFIED SURVEY MAP RECORDED IN  
VOLUME 28 ON PAGES 322 TO 330 AS DOCUMENT 2061658  
BEING LOCATED IN PARTS OF  
THE NW 1/4 OF THE SW 1/4 AND THE NE 1/4 OF THE SW 1/4 OF  
SECTION 9, TOWNSHIP 14 NORTH, RANGE 23 EAST,  
CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN.

## SURVEYOR'S CERTIFICATE

I, Michael P. Born, Wisconsin Professional Land Surveyor, hereby certify:

That I have surveyed, divided, and mapped the parcel of land described below.

That I have made such Certified Survey by the direction of David H. Biebel, Director of Public Works, bounded and described as follows:

Part of Lot 1 of a Certified Survey Map recorded in Volume 28 of Certified Survey Maps on Pages 322 to 330 as Document 2061658 in the Sheboygan County Register of Deeds Office being located in parts of the Northwest 1/4 of the Southwest 1/4 and the Northeast 1/4 of the Southwest 1/4 of Section 9, Township 14 North, Range 23 East, City of Sheboygan, Sheboygan County, Wisconsin and being more particularly described as follows:

Commencing at the Northeast corner of said Lot 1 and the Westerly right of way line of South Business Drive / CTH "OK", thence North 87°52'52" West along the North line of said Lot 1, a distance of 777.26 feet to the Point of Beginning for this description; thence South 02°07'08" West, a distance of 499.87 feet to the North right of way line of Horizon Drive; thence South 89°13'05" West along said North right of way line, a distance of 1053.74 feet to a point of curvature; thence Northwesterly a distance of 53.39 feet along said North right of way line and the arc of a curve to the right having a radius of 29.50 feet and chord which bears North 38°55'53" West a distance of 46.40 feet to the terminus of the South Taylor Drive right of way; thence North 77°04'51" West along said terminus, a distance of 66.00 feet to the East line of Outlot 1 of a Certified Survey Map recorded in Volume 29 of Certified Surveys Maps on Pages 49 to 53 as Document 2067130 in the Sheboygan County Register of Deeds Office; thence Northeasterly a distance of 97.80 feet along said East line of Outlot 1 and the arc of a curve to the right having a radius of 1549.00 feet and a chord which bears North 14°43'41"E a distance of 97.79 feet to the North line of said Lot 1; thence North 88°27'41" East along the North line of said Lot 1, a distance of 334.47 feet to the West line of said Lot 1; thence North 00°46'55" West along the West line of said Lot 1, a distance of 389.57 feet to the Northwest corner of said Lot 1; thence South 87°52'52" East along the North line of said Lot 1, a distance of 812.27 feet to the Point of Beginning.

The parcel described above contains 10.6675 Acres (464,676 Square Feet) of land, more or less, and is subject to all easements and restrictions of record, both recorded and unrecorded.

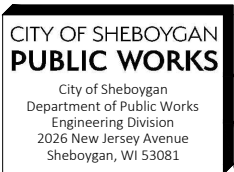
End of description.

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

That I have fully complied with Section 236.34 of the Wisconsin Statutes and Chapter 103 - Subdivisions of the Municipal Code of the City of Sheboygan in surveying, dividing, and mapping the same.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Michael P. Born  
Wisconsin Professional Land Surveyor, S-2984  
City of Sheboygan  
Department of Public Works  
Engineering Division  
2026 New Jersey Avenue  
Sheboygan, WI 53081



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# CERTIFIED SURVEY MAP

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VOLUME 28 ON PAGES 322 TO 330 AS DOCUMENT 2061658  
BEING LOCATED IN PARTS OF  
THE NW 1/4 OF THE SW 1/4 AND THE NE 1/4 OF THE SW 1/4 OF  
SECTION 9, TOWNSHIP 14 NORTH, RANGE 23 EAST,  
CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN.

## MUNICIPAL OWNER'S CERTIFICATE

The City of Sheboygan, a Wisconsin municipal corporation organized and existing under and by virtue of the laws of the State of Wisconsin, as Owner, does hereby certify that said municipal corporation caused the land described on this Certified Survey Map to be surveyed, divided, and mapped as represented hereon.

The City of Sheboygan does further certify that this Certified Survey Map is required by s. 236.10 or s. 236.12 to be submitted to the following for approval or objection:

1. City of Sheboygan - Planning & Development Department

WITNESS the hand and seal of said owner(s) this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

In presence of:

\_\_\_\_\_  
Ryan Sorenson, Mayor

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Meredith DeBruin, City Clerk

\_\_\_\_\_  
Witness

STATE OF WISCONSIN)  
SHEBOYGAN COUNTY) SS

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2023, the above named Ryan Sorenson and Meredith DeBruin of the above named municipality, to me known to be the persons who executed the foregoing instrument, and to me known to be such Mayor and City Clerk of said municipality, and acknowledged that they executed the foregoing instrument as such officers as the deed of said municipality, by its authority.

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

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

## CITY OF SHEBOYGAN - PLANNING & DEVELOPMENT

This Certified Survey Map is approved for recording by the City of Sheboygan - Planning & Development Department.

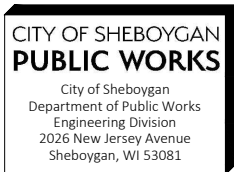
Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2023

\_\_\_\_\_  
Diane McGinnis-Casey, Director of Planning & Development

## UTILITY EASEMENT NOTE

The final grade established by the subdivider on the utility easements shall not be altered by more than six inches by the subdivider, his agent, or by subsequent owners of the lots on which the utility easements are located, except with written consent of the utility or utilities involved.

No utility pole, pedestal or cable shall be placed so as to disturb any survey monument or obstruct vision along any lot or street line. The unauthorized disturbance of a survey monument is a violation of s.236.32 of Wisconsin Statutes.



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MICHAEL P. BORN  
WISCONSIN PROFESSIONAL LAND SURVEYOR - S-2984

## CITY OF SHEBOYGAN

## REQUEST FOR PLANNING COMMISSION CONSIDERATION

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**ITEM DESCRIPTION:** Gen. Ord. No. 18-23-24 by Alderperson Mitchell repealing Gen. Ord. No. 11-04-05, relating to the grant of encroachment privileges to Gurpal Wisconsin Stations, LLC.

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**REPORT PREPARED BY:** Ellise Rose, Program Assistant

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**REPORT DATE:** September 22, 2023

**MEETING DATE:** September 26, 2023

---

**FISCAL SUMMARY:**

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

---

**STATUTORY REFERENCE:**

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

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**BACKGROUND / ANALYSIS:**

On June 21, 2004 Gurpal Wisconsin Stations, LLC, their heirs and assigns, was granted the privilege of encroaching upon described portions of Ontario Ave. located at 1026 North 14th Street in the City of Sheboygan, for the purpose of maintaining a canopy and ice storage building.

The current owners of the property have advised the City that they no longer need to encroach upon City right of way and have requested that the City terminate the encroachment privilege granted.

**STAFF COMMENTS:**

Staff is acceptable to the encroachment repeal request.

**ACTION REQUESTED:**

Motion to recommend the Common Council approve G.O. No. 18-23-24 repealing Gen. Ord. No. 11-04-05 relating to the grant of encroachment privileges.

**ATTACHMENTS:**

G.O. No. 18-23-24

**CITY OF SHEBOYGAN  
GENERAL ORDINANCE 18-23-24**

**BY ALDERPERSON MITCHELL.**

**AUGUST 21, 2023.**

AN ORDINANCE repealing Gen. Ord. No. 11-04-05 relating to the grant of encroachment privileges to Gurpal Wisconsin Stations, LLC.

WHEREAS, the current owners of the property located at 1026 North 14th Street have advised the City that they no longer need to encroach upon City right of way and have requested that the City terminate the encroachment privilege granted by way of Gen. Ord. No. 11-04-05.

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

**SECTION 1:**        **AMENDMENT** Gen. Ord. No. 11-04-05 passed on June 21, 2004 (copy attached), which had granted Gurpal Wisconsin Stations, LLC, their heirs and assigns, the privilege of encroaching upon described portions of Ontario Ave. located at 1026 North 14th Street in the City of Sheboygan, for the purpose of maintaining a canopy and ice storage building, is hereby repealed in its entirety.

**SECTION 2:**        **REGISTER OF DEEDS** The City Clerk is authorized and directed to record a certified copy of this ordinance in the office of the Register of Deeds for Sheboygan County, Wisconsin, the costs thereof to be charged to the General Fund.

**SECTION 3:**        **REPEALER CLAUSE** All ordinances or resolutions or parts thereof in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict.

**SECTION 4:**        **EFFECTIVE DATE** This Ordinance shall be in effect from and after its passage and publication according to law.

PASSED AND ADOPTED BY THE CITY OF SHEBOYGAN COMMON COUNCIL

---

Presiding Officer

Attest

---

Ryan Sorenson, Mayor, City of  
Sheboygan

---

Meredith DeBruin, City Clerk, City of  
Sheboygan



OFFICE OF CITY CLERK  
SHEBOYGAN, WI

*Plt* CITY HALL  
828 Center Ave  
Sheb

I hereby certify that this is a true copy of a document from the Common Council proceedings of the City of Sheboygan.

*Patricia Lohse*  
City Clerk

Gen. Ord. No. // - 04 - 05. By Alderpersons Baumann and Peterson.  
June 7, 2004.

AN ORDINANCE granting Gurpal Wisconsin Stations, LLC, its successors and assigns, the privilege of encroaching upon described portions of Ontario Ave. located at 1028 N. 14th St. in the City of Sheboygan for the purpose of maintaining a canopy and ice storage building.

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

Section 1. Subject to the terms and conditions contained herein, Gurpal Wisconsin Stations, LLC, its successors and assigns, is hereby granted the privilege of encroaching 2.0' south of the north r.o.w. line of Ontario Ave. from 108.0' west of the west r.o.w. line of N. 14th St. to 116.0' west of the west r.o.w. of N. 14th St. containing 16 sq. ft. and a canopy from 15.0' west of the west r.o.w. line of N. 14th St. to 38.0' west of the west r.o.w. line of N. 14th St. and extending SE 15.0' from the north r.o.w. line of Ontario Ave. thence NE 18.0' to the north r.o.w. line of Ontario Ave. containing 135.0 sq. ft., Lots 1 & 2, Blk 89, Original Plat, City of Sheboygan, in accordance with the sketch attached hereto and made a part hereof.

Section 2. The privilege as granted above is granted only on the condition that by the acceptance of the privilege, the said Gurpal Wisconsin Stations, LLC, its successors and assigns:

a. Shall become primarily responsible and liable for all and any damage to persons or property caused by and arising from the grant and exercise of such privilege.

b. Shall remove the encroachment allowed herein within ten (10) days after notice so to remove given by the State of Wisconsin or the City of Sheboygan; in the event of the failure so to remove, the said Gurpal Wisconsin Stations, LLC, its successors and assigns: shall pay the costs of removal by the State of Wisconsin or the City of Sheboygan, waiving all claim or claims for damages resulting from such removal, whether the removal is done by the said Gurpal Wisconsin Stations, LLC, its successors and assigns, or by the State of Wisconsin or by the City of Sheboygan.

1738471

SHEBOYGAN COUNTY, WI  
RECORDED ON

07/01/2004 03:52PM

DARLENE J. NAVIS  
REGISTER OF DEEDS

RECORDING FEE: 13.00  
TRANSFER FEE:

STAFF ID 2  
TRANS # 45749

# OF PAGES: 2

c. Shall pay such compensation to the City of Sheboygan for the grant of this privilege as may be determined by a board consisting of the Mayor, the Director of Public Works and the City Attorney; the compensation shall be paid into the General Fund.

d. Shall make such construction and/or alterations and maintain the same subject to the approval of the City Building Inspector and Director of Public Works, and shall waive the right to contest in any manner the validity of this ordinance or the amount of compensation charged.

Section 3. The provisions of §66.045(1)(2) of the Wisconsin Statutes are incorporated herein by reference to all intents and purposes as if set out fully.

Section 4. The City Clerk is authorized and directed to record a certified copy of this ordinance in the office of the Register of Deeds for Sheboygan County, Wisconsin, the costs thereof to be charged to the General Fund.

Section 5. This ordinance shall take effect and be in full force from and after its passage and publication and upon payment of the consideration to be determined hereunder, provided, however, that in the event of failure to exercise the privilege herein granted and the payment of such consideration within six (6) months from the effective date hereof, then and in that event such privilege shall be rendered null and void.

*Plon Comm  
favorable  
Warner / Stepler  
Ord be passed.*

*[Signature]*  
Robert R. Stepler

I HEREBY CERTIFY that the foregoing Ordinance was duly passed by the Common Council of the City of Sheboygan, Wisconsin, on the 21st day of June, 2004.

Dated June 23 2004, Susan Richards Deputy City Clerk

Approved June 23 2004, James L. Schramm, Mayor

Proceedings Published June 26 2004

Ordinances Published June 26 2004

Certified June 28 2004 to Atty.; Ord. Book; Dir. of City Dev.; Assessor; DPW; Bldg. Insp.; Eng.; Register of Deeds; Gurpal Wisconsin Statitions, LLC

**CITY OF SHEBOYGAN  
DIRECT REFERRAL R. O. 45-23-24**

**BY FINANCE DIRECTOR.**

**SEPTEMBER 26, 2023.**

Submitting Capital Improvements Program (CIP) Requests for the years 2024-2028.



*Item 9.*

37

2024 - 2028 Capital Improvement Program List

Item 9.

			2024		2025		2026		2027		2028		Total
			<u>Executive</u>		<u>Executive</u>		<u>Executive</u>		<u>Executive</u>		<u>Executive</u>		<u>Executive</u>
	<b>Uptown Social</b>												
4	Uptown Social - Gymnasium Construction	3,9	\$850,000		\$0		\$0		\$0		\$0		\$850,000
5	Uptown Social - Phase III Construction		\$0		\$0	11	\$745,000		\$0		\$0		\$745,000
	<b>Total - Uptown Social</b>		\$850,000		\$0		\$745,000		\$0		\$0		\$1,595,000
	<b>Mead Public Library</b>												
6	Exterior Wall Re-Caulking	3	\$150,000		\$0		\$0		\$0		\$0		\$150,000
7	Mead Public Library Roof Replacement		\$0	11,18	\$1,000,000		\$0		\$0		\$0		\$1,000,000
	<b>Total - Mead Public Library</b>		\$150,000		\$1,000,000		\$0		\$0		\$0		\$1,150,000
	<b>Parks &amp; Forestry</b>												
8	Dog Park Fencing	5	\$35,000	7	\$35,000	7	\$35,000		\$0		\$0		\$105,000
9	ADA Infrastructure Improvements - Citywide Program - Parks	11	\$250,000		\$0	11	\$250,000		\$0	11	\$250,000		\$750,000
10	Veterans Park Upgrades	5	\$270,000		\$0		\$0	18	\$300,000		\$0		\$570,000
11	Butzen Sports Complex Development	18	\$100,000	18	\$100,000	18	\$250,000	18	\$100,000	18	\$200,000		\$750,000
12	Urban Forestry Management Plan	5	\$200,000	5	\$150,000	5	\$200,000	5	\$150,000	5	\$200,000		\$900,000
13	Evergreen Park Bike Trails		\$0	9	\$50,000	9	\$50,000		\$0	9	\$50,000		\$150,000
14	Wildwood Softball Reconstruction		\$0	11	\$225,000		\$0		\$0		\$0		\$225,000
15	Park Road Reconstruction		\$0	11	\$250,000	11	\$400,000	11	\$75,000		\$0		\$725,000
16	Stonebrook Crossing Park Development		\$0		\$0		\$0	18	\$50,000		\$0		\$50,000
17	Maywood Environmental Center Building Repairs		\$0		\$0		\$0	5	\$100,000	5	\$50,000		\$150,000
	<b>Total - Parks &amp; Forestry</b>		\$855,000		\$810,000		\$1,185,000		\$775,000		\$750,000		\$4,375,000
	<b>City Buildings</b>												
19	City Buildings - Harbor Centre Marina Master Plan	11	\$200,000	11	\$3,000,000	11	\$3,000,000		\$0		\$0		\$6,200,000
20	City Buildings - Building Maintenance/Improvements	3	\$172,000	11	\$3,700,000	11	\$650,000	11	\$5,582,000	11	\$550,000		\$10,654,000
22	City Buildings - Police Department - Building Maintenance/Improvements	3	\$310,000	11	\$420,000	11	\$300,000	11	\$600,000		\$0		\$1,630,000
24	City Buildings - Placemaking Lighting	3	\$300,000		\$0	18	\$100,000		\$0	11	\$585,000		\$985,000
27	ADA Infrastructure Improvements - Citywide Program - Buildings		\$0	11	\$250,000		\$0	11	\$250,000		\$0		\$500,000
	<b>Total - City Buildings</b>		\$982,000		\$7,370,000		\$4,050,000		\$6,432,000		\$1,135,000		\$19,969,000

2024 - 2028 Capital Improvement Program List														Item 9.
			2024		2025		2026		2027		2028		Total	
			<u>Executive</u>		<u>Executive</u>		<u>Executive</u>		<u>Executive</u>		<u>Executive</u>		<u>Executive</u>	
	City Development													
29	Comprehensive Plan and Zoning (General Government)	3	\$200,000	3,9	\$100,000		\$0		\$0		\$0		\$300,000	
	Total - City Development		\$200,000		\$100,000		\$0		\$0		\$0		\$300,000	
	Police													
31	Marked Vehicles - Sport Utility Vehicles	1,8	\$262,000	1,8	\$73,000	1,8	\$375,000	1,8	\$340,000	1,8	\$375,000		\$1,425,000	
32	Portable Radios	1,8	\$52,000	1,8	\$55,000	1,8	\$58,000	1,8	\$61,000	1,8	\$65,000		\$291,000	
33	Unmarked Vehicles	1,8	\$106,000	1,8	\$145,000	1,8	\$72,000	1,8	\$78,000	1,8	\$120,000		\$521,000	
34	Squad Computers		\$0	1	\$90,000		\$0		\$0		\$0		\$90,000	
35	Impound Area Improvements		\$0		\$0		\$0	11	\$1,000,000		\$0		\$1,000,000	
	Total - Police		\$420,000		\$363,000		\$505,000		\$1,479,000		\$560,000		\$3,327,000	
	Fire & EMS													
36	Ambulance Cot	4	\$25,000		\$0		\$0		\$0		\$0		\$25,000	
37	Ambulance	4	\$263,477	18	\$402,000	8,18	\$430,000		\$0		\$0		\$1,095,477	
38	Quint Engine	8,18	\$1,700,000		\$0		\$0		\$0		\$0		\$1,700,000	
39	Station 3 Construction	11,18	\$6,000,000	11,18	\$6,000,000		\$0		\$0		\$0		\$12,000,000	
40	Turnout Gear Replacement	4	\$40,200	4	\$42,210	4	\$44,321	4	\$46,537	4	\$48,863		\$222,131	
41	Station 2 Remodel		\$0	11	\$2,500,000		\$0		\$0		\$0		\$2,500,000	
42	Cardiac Monitors		\$0		\$0	8,11	\$240,000		\$0		\$0		\$240,000	
43	JSM Secure Entry		\$0		\$0	4	\$49,000		\$0		\$0		\$49,000	
44	Station 4 Remodel		\$0		\$0	11	\$600,000		\$0		\$0		\$600,000	
45	Station Mattress Replacements		\$0		\$0	4	\$5,000	4	\$5,000	4	\$5,000		\$15,000	
46	Command Vehicle		\$0		\$0		\$0	4,8	\$73,158		\$0		\$73,158	
47	Plymovent Magnetic Strip		\$0		\$0		\$0	11	\$40,500		\$0		\$40,500	
48	Rescue Boat		\$0		\$0		\$0	9	\$350,000		\$0		\$350,000	
49	Station 1 Gear Racks		\$0		\$0		\$0	4	\$30,000		\$0		\$30,000	
50	Station 1 Second Floor Remodel		\$0		\$0		\$0	18	\$588,000		\$0		\$588,000	
51	Station 5 Roof and Remodel		\$0		\$0		\$0	11	\$325,000		\$0		\$325,000	
52	Command-Cascade Unit		\$0		\$0		\$0		\$0	11	\$500,000		\$500,000	
53	Portable Radios		\$0		\$0		\$0		\$0	18	\$250,000		\$250,000	
	Total - Fire & EMS		\$8,028,677		\$8,944,210		\$1,368,321		\$1,458,195		\$803,863		\$20,603,266	

2024 - 2028 Capital Improvement Program List													Item 9.
			2024		2025		2026		2027		2028		Total
			<u>Executive</u>		<u>Executive</u>		<u>Executive</u>		<u>Executive</u>		<u>Executive</u>		<u>Executive</u>
	Streets												
55	Engineering Division - Washington Avenue-South Business Drive Signal Upgrades	2,9	\$60,000	2,9	\$572,000		\$0		\$0		\$0		\$632,000
56	Engineering Division - Bridge Maintenance Program	2	\$127,000	11	\$350,000	11	\$1,500,000		\$0		\$0		\$1,977,000
58	Engineering Division - Complete Street Improvements	11,14	\$3,900,000	11,14	\$4,100,000	11,14	\$4,600,000	11,14	\$4,050,000	11,14	\$7,900,000		\$24,550,000
60	Engineering Division - Sidewalk Repair / Replacement Program (Citywide)	14,18	\$200,000	14,18	\$200,000	14,18	\$200,000	14,18	\$200,000	14,18	\$200,000		\$1,000,000
61	Engineering Division - Storm Water Management Plan	11	\$250,000	11	\$250,000	11	\$250,000	11	\$250,000	11	\$250,000		\$1,250,000
62	Engineering Division - Calumet Drive Retaining Wall Repair	11	\$500,000		\$0		\$0		\$0		\$0		\$500,000
63	Engineering Division - Complete Streets Development	2,9	\$250,000		\$0		\$0		\$0		\$0		\$250,000
64	Engineering Division - Geele Pond Improvements	2	\$150,000		\$0		\$0		\$0	11	\$1,000,000		\$1,150,000
65	Engineering Division - North Bluffs Shoreline Stabilization	9	\$2,500,000		\$0		\$0		\$0		\$0		\$2,500,000
66	Engineering Division - South 11th Street Alley Repair	18	\$100,000		\$0		\$0		\$0		\$0		\$100,000
67	Engineering Division - St. Clair Parklet	2,9	\$150,000		\$0		\$0		\$0		\$0		\$150,000
68	Engineering Division - Taylor Drive-Kohler Memorial Drive Signal Updates	9,11	\$936,400		\$0		\$0		\$0		\$0		\$936,400
69	Engineering Division - Benchmark Modernization Program		\$0	18	\$231,000		\$0		\$0		\$0		\$231,000
70	Engineering Division - Taylor Drive-Wilgus Avenue Traffic Signal Upgrades		\$0	9,11	\$1,400,000		\$0		\$0		\$0		\$1,400,000
	Total - Streets		\$9,123,400		\$7,103,000		\$6,550,000		\$4,500,000		\$9,350,000		\$36,626,400
	Traffic Control												
71	Traffic Division - LED Street Lighting Upgrades	3,11	\$630,000	3,11	\$300,000		\$0	3,11	\$550,000		\$0		\$1,480,000
73	Traffic Division - Traffic Control Upgrade - Citywide		\$0	11	\$65,000		\$0		\$0		\$0		\$65,000
	Total - Traffic Control		\$630,000		\$365,000		\$0		\$550,000		\$0		\$1,545,000
	Information Technology												
75	IBMi Retirement - Software Acquisition	18	\$30,000		\$0		\$0		\$0		\$0		\$30,000
76	SINC Redundant Internet Connection		\$0	18	\$125,000		\$0		\$0		\$0		\$125,000
77	Data Center Refresh		\$0	18	\$50,000		\$0	18	\$50,000		\$0		\$100,000
	Total - Information Technology		\$30,000		\$175,000		\$0		\$50,000		\$0		\$255,000
	Motor Vehicle Fund												
79	Motor Vehicle - Vehicle Replacement	18	\$1,866,000	18	\$1,513,000	18	\$1,598,500	18	\$1,550,000	18	\$1,556,000		\$8,083,500
	Total - Motor Vehicle Fund		\$1,866,000		\$1,513,000		\$1,598,500		\$1,550,000		\$1,556,000		\$8,083,500

2024 - 2028 Capital Improvement Program List													Item 9.
			2024		2025		2026		2027		2028		Total
			<u>Executive</u>		<u>Executive</u>		<u>Executive</u>		<u>Executive</u>		<u>Executive</u>		<u>Executive</u>
	Parking Utility												
82	John Deere Pro Gator XUV	8,18	\$50,000		\$0		\$0		\$0		\$0		\$50,000
83	Riverfront Master Site Plan	2	\$60,000		\$0		\$0		\$0		\$0		\$60,000
84	Pickup Truck (Extended Cab)		\$0	8,18	\$50,000		\$0		\$0		\$0		\$50,000
85	Riverfront Parking Lots		\$0		\$0	11	\$750,000		\$0		\$0		\$750,000
86	One-Ton Dump Truck		\$0		\$0		\$0		\$0	8,18	\$100,000		\$100,000
	Total - Parking Utility		\$110,000		\$50,000		\$750,000		\$0		\$100,000		\$1,010,000
	Development Funds												
88	Gartman Farms Land Acquisition (Affordable Housing)	18	\$724,188	18	\$724,188	18	\$724,188		\$0		\$0		\$2,172,564
89	Gartman/Poth Farms Single Family Housing Development (Affordable Housing)		\$0	18	\$2,000,000	18	\$1,500,000		\$0		\$0		\$3,500,000
90	Commerce Street Reconstruction (TID 17)	12	\$3,000,000		\$0		\$0		\$0		\$0		\$3,000,000
90	Pedestrian Bridge Design Services (TID 17)	18	\$250,000	18	\$250,000		\$0		\$0		\$0		\$500,000
90	Indiana Avenue Trail Project (TID 17)		\$0		\$0	12	\$2,250,000		\$0		\$0		\$2,250,000
90	Indiana Avenue Gateway Entrance Signage (TID 17)		\$0		\$0		\$0	12	\$250,000		\$0		\$250,000
90	Pedestrian Bridge Construction (TID 17)		\$0		\$0		\$0	9,12	\$8,000,000		\$0		\$8,000,000
91	Taylor Drive Extension Construction (TID 18)	12	\$3,400,000		\$0		\$0		\$0		\$0		\$3,400,000
91	Stormwater Pond (TID 18)	12	\$1,200,000		\$0		\$0		\$0		\$0		\$1,200,000
91	Engineered Fill and Compaction (TID 18)	12	\$1,200,000		\$0		\$0		\$0		\$0		\$1,200,000
92	Sheboygan River - West Side Boardwalk Construction (TID 19)		\$0		\$0		\$0	12	\$1,000,000		\$0		\$1,000,000
93	Pennsylvania Avenue Streetscape Improvements (TID 20)		\$0		\$0	12	\$1,500,000		\$0		\$0		\$1,500,000
	Total - Development Funds		\$9,774,188		\$2,974,188		\$5,974,188		\$9,250,000		\$0		\$27,972,564
	Transit												
95	Paratransit Buses		\$0	9,11	\$290,000		\$0		\$0		\$0		\$290,000
96	Fixed Route Revenue Buses		\$0		\$0	9,11	\$2,450,000		\$0		\$0		\$2,450,000
	Total - Transit		\$0		\$290,000		\$2,450,000		\$0		\$0		\$2,740,000

2024 - 2028 Capital Improvement Program List

Item 9.

			2024		2025		2026		2027		2028		Total
			<u>Executive</u>		<u>Executive</u>		<u>Executive</u>		<u>Executive</u>		<u>Executive</u>		<u>Executive</u>
	<b>Wastewater Utility</b>												
98	Wastewater Division - Aeration Basin Upgrade	14	\$580,000		\$0		\$0		\$0		\$0		\$580,000
99	Wastewater Division - Administrative Building HVAC Upgrade	14	\$550,000		\$0		\$0		\$0		\$0		\$550,000
100	Wastewater Division - Bleach and Bisulfite Bulk Tank Replacement	14	\$504,800		\$0		\$0		\$0		\$0		\$504,800
101	Wastewater Division - Replace 2002 Chevy Pickup	14	\$50,000		\$0		\$0		\$0		\$0		\$50,000
102	Wastewater Division - Grit Removal System Modifications	14	\$125,000		\$0		\$0		\$0		\$0		\$125,000
103	Wastewater Division - Indiana Ave Pump Station Painting	9,14	\$100,000		\$0		\$0		\$0		\$0		\$100,000
104	Wastewater Division - South Lakeshore Interceptor Sewer Rehabilitation	9,14	\$11,000,000		\$0		\$0		\$0		\$0		\$11,000,000
105	Wastewater Division - Laboratory Upgrade	14	\$75,000	14	\$500,000		\$0		\$0		\$0		\$575,000
106	Wastewater Division - North Avenue Generator Set Replacement	14	\$40,000	14	\$150,000		\$0		\$0		\$0		\$190,000
107	Wastewater Division - Mini Storm Sewer Program	14	\$50,000	14	\$50,000	14	\$50,000	14	\$50,000	14	\$50,000		\$250,000
108	Sewer Line Reconstruction / Relining Program	14	\$1,000,000	14	\$1,000,000	14	\$1,000,000	14	\$1,000,000	14	\$1,000,000		\$5,000,000
109	Engineering Division - Sewer Televising and Manhole Inspection	11	\$250,000	11	\$250,000	11	\$250,000	11	\$250,000	11	\$250,000		\$1,250,000
110	Wastewater Division - Aeration Blower Number Four		\$0	14	\$375,000		\$0		\$0		\$0		\$375,000
111	Wastewater Division - Old Digester Area Revitalization Plan		\$0	14	\$50,000		\$0		\$0		\$0		\$50,000
112	Wastewater Division - Ferric Chloride Tank Replacement		\$0	14	\$150,000		\$0		\$0		\$0		\$150,000
113	Wastewater Division - Fine Screen System--Wet Well		\$0	14	\$50,000		\$0		\$0	14	\$2,000,000		\$2,050,000
114	Wastewater Division - Administrative Building Roof Replacement		\$0		\$0	14	\$550,000		\$0		\$0		\$550,000
115	Wastewater Division - Indiana Avenue Lift Station Wet Well Isolation Wall		\$0		\$0	14	\$75,000	9,14	\$600,000		\$0		\$675,000
116	Kentucky Avenue Lift Station Upgrades		\$0		\$0	9,14	\$400,000	9,14	\$3,000,000		\$0		\$3,400,000
117	Wastewater Division - Southside Interceptor		\$0		\$0	14	\$500,000	14	\$600,000	14	\$25,000,000		\$26,100,000
118	Wastewater Division - Replace Influent Building Roof & HVAC		\$0		\$0		\$0	14	\$850,000		\$0		\$850,000
119	Wastewater Division - VFD Installation - Influent Pumps 2, 3 and 4		\$0		\$0		\$0	14	\$127,500		\$0		\$127,500
	<b>Total - Wastewater Utility</b>		\$14,324,800		\$2,575,000		\$2,825,000		\$6,477,500		\$28,300,000		\$54,502,300