



CITY PLAN COMMISSION AGENDA

July 26, 2022 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. Pledge of Allegiance
2. Identify potential conflict of interest

MINUTES

3. Approval of the Plan Commission minutes from July 12, 2022.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

4. Application for Conditional Use with exceptions by Seneca Capital Partners to create new mobile home lots in the Indian Meadows Mobile Home Park located at 3636 S. Business Drive.
5. Application for Conditional Use and Sign Permit with exceptions by Blair Image to install new Ross Dress for Less wall signage at 518 S. Taylor Drive (former Shopko).
6. Application for Conditional Use and Sign Permit with exceptions by Creative Sign to install a new multi-tenant pylon sign for Corta Development located at 518 S. Taylor Drive (former Shopko).
7. Application for Conditional Use Permit with exceptions by Guggenheim Development Services, LLC, to construct and operate a new Jiffy Lube on a newly created parcel directly south of Applebee's in the former Shopko parking lot (Parcel # 59281215106).

NEXT MEETING

8. August 9, 2022

ADJOURN

9. 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, July 12, 2022

OPENING OF MEETING

MEMBERS PRESENT: Mayor Sorenson, Jerry Jones, Marilyn Montemayor, Ryan Sazama, and David Hoffman

MEMBERS EXCUSED: Alderperson Mitchell and John Motiska

STAFF/OFFICIALS PRESENT: Planning & Development Director Chad Pelishek and Manager of Planning & Zoning Steve Sokolowski

OPENING OF MEETING

1. Roll Call

Chair Mayor Sorenson called the meeting to order.

2. Pledge of Allegiance

The Pledge of Allegiance is recited.

3. Introduction of committee members and staff

Introductions were made.

4. Identify potential conflict of interest

No committee member had a conflict of interest.

MINUTES

5. Approval of the Plan Commission minutes from June 28, 2022.

Motion by Dave Hoffman, second by Jerry Jones to approve. Motion carried.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

6. Application for Conditional Use and Sign Permit with exceptions by Marshall Sign to install new signage for George D. Warriner Schools located at 830 Virginia Avenue.

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

1. Applicant shall obtain the necessary sign permits prior to installation.
2. 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.
3. Any additional signage for this facility will be individual letters (no flat panel and/or cabinets) and shall obtain all approval and permits required (exception, sign permits, etc.).

Exceptions granted:

- To have a 41sf wall sign (120sf panel)

- To have more wall signage than what is permitted.

Motion carried.

7. Application for Conditional Use and Sign Permit with exceptions by Sign Me Up of Wisconsin, LLC to install new signage for Third Coast Vascular located at 1441 N. Taylor Drive.

Motion by Jerry Jones, second by Dave Hoffman to approve with the following conditions:

1. Applicant shall obtain the necessary sign permits prior to installation.
2. Raceway for individual letter signs shall match the color of the building (white/cream).
3. All new lighting shall be installed per Section 15.707 of the City of Sheboygan Zoning Ordinance. There shall be no spillover light onto adjacent properties or the streets.
4. Any additional signage for this facility will be individual letters (no flat panel and/or cabinets) and shall obtain all approval and permits required (exception, sign permits, etc.).
5. Applicant may change panel faces in the existing monuments signs only (may not change location or base structure of the signs).
6. Maximum height of each monument sign is eight (8) feet tall.
7. Proposed directional sign will be located on the private property (not in the public right-of-way).
8. Prior to sign permit issuance, the owner and/or applicant will work with staff to submit a landscape plan that will screen the new generator in the parking lot from Superior Avenue. If staff has any concerns with the screening proposal, this matter may be brought back to the Plan Commission for their consideration. Landscaping to screen this generator shall be installed by September 16, 2022. No permits for any other projects shall be issued until this generator has been appropriately screened from Superior Avenue.

Exceptions granted:

- To have four (4) wall signs

Motion carried.

8. Application for Conditional Use Permit with exceptions by Boston, Inc. to operate Ashley HomeStore at 2625 S. Business Drive (former Pick N Save).

Motion by Jerry Jones, second by Marilyn Montemayor 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, 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. Dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility and shall be completed prior to issuance of an occupancy permit.
3. Outdoor storage of materials, products or equipment shall be prohibited.
4. Any unused mechanical boxes, equipment, etc. shall be removed from the site.
5. 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.).
6. 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.
7. Any fencing/retaining wall shall be installed per Section 15.720(3)(c) of the City of Sheboygan Zoning Ordinance. Applicant shall work with staff with regards to constructing appropriate and well-designed fence/retaining wall and shall obtain the necessary permits prior to installation. If staff has

any concerns with proposed design, the matter may be brought back to the Plan Commission for their consideration.

8. Applicant shall work with staff with regards to appropriate signage. Only at such time as the sign package has been reviewed and approved may the applicant obtain sign permits to install the proposed signage. If staff has any concerns with proposed signage design, the matter may be brought back to the Plan Commission for their consideration.
9. Applicant shall install individual letter signs – no cabinet or flat panel signs.
10. Backdrop panel for individual letter signs shall match the color of the brick (cream/tan but not white).
11. Any future signage to be installed on the pylon sign will have a uniform look from a panel perspective – the individual business may have their names and logos but the individual tenant panels should be uniform in size, dimensions, etc.
12. All areas used for parking/maneuvering of vehicles shall be paved.
13. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping.
14. There shall be no access to Humboldt Avenue.
15. Applicant shall replace four (4) dead arbor vitae with four (4) new arbor vitae to buffer the facility from the residences to the east (northeast area of common east property line) as was required as part of the original development.
16. Any new ingress/egress driveway openings shall be improved to standard City specifications. All existing access drives that are no longer used shall be removed and all unused driveways shall be closed and improved to standard City specifications.
17. Absolutely no portion of the new building and/or site improvements shall cross the property lines including but not limited to buildings, balconies, decks, foundations, walls, gutters, eaves, roof, parking, fencing/retaining walls, signs, landscaping, etc.
18. Any work within City of Sheboygan Public rights-of-way shall be discussed with the City Engineering Department and constructed to standard City specifications (including, but not limited to, new and old ingress/egress driveway openings, curb, gutter, sidewalk, pavement, utilities, street trees, grading, etc.).
19. Applicant will provide adequate public access along all streets and sidewalks and will take all appropriate actions to minimize the time period that adjacent properties and streets/sidewalks are impacted by the development (utilities, streets, etc.).
20. City Development staff will issue a building permit only if the applicant has adequately satisfied all concerns related to the Sheboygan Fire Department, including but not limited to fire lane access at the site, sprinkler systems, hydrants, water pressures, etc.
21. Applicant is responsible for working with all private and public utilities in order to adequately service this development proposal (applicant will need to provide the necessary easements and/or relocate utilities as necessary).
22. The applicant is responsible for all shared agreements/easements between this structure/property and the adjoining properties including but not limited to parking, ingress/egress, shared access, stormwater facilities, utilities, etc.
23. On each side of the main entrance under the signage (Mattress and Furniture), the existing brick and EIFS is to be painted grey.
24. Any future exterior remodeling projects may require City of Sheboygan Architectural Review Board review/approval of the proposed building design.
25. If there are any amendments to the approved conditional use permit (including but not limited to site plan, architectural design, use, etc.), the applicant will be required to submit a new conditional use and/or architectural review application reflecting those amendments.
26. No trucks/vehicles shall be permitted to run and/or idle in any portion of the parking lot overnight.

Exceptions granted:

- To have five (5) wall signs

Motion carried.

9. Bookworm Gardens time extension request to a previously approved conditional use permit to construct a new Nature School Yurt and restroom facility at 1415 Campus Drive.

Motion by Marilyn Montemayor, second by Ryan Sazama to grant the September 1, 2023 time extension request and 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, DNR, etc. (Applicant shall be in contact with building inspection, fire, police, etc.). An occupancy permit will be granted only at such time as the applicant has met all requirements.
2. It is the applicant responsibility to insure all construction takes place outside of the areas designated wetlands. Applicant may only impact areas designated as wetlands if and only if they have written documentation (license, permit, etc.) from the DNR permitting them to do so.
3. Submittal/approval of a proposed storm drainage plan prior to building permit issuance.
4. Submittal and approval of a landscape plan prior to building permit issuance. Landscape plan shall provide a legend that shows how the four (4) landscape criteria are being met (create a legend along with the landscape plan site plan). Landscaping shall be installed prior to issuance of an occupancy permit.
5. If dumpsters are to be used, the dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility. Dumpster enclosure shall be completed prior to issuance of an occupancy permit for the first apartment building to be occupied.
6. Outdoor storage of materials, products or equipment shall be prohibited.
7. All ground level and rooftop mechanicals shall be screened and/or enclosed and constructed of like materials and colors of the facility (HVAC equipment, etc.).
8. All new lighting shall be installed per Section 15.707 of the City of Sheboygan Zoning Ordinance. There shall be no spillover light onto adjacent properties or the streets.
9. Applicant shall work with staff with regards to appropriate signage. Only at such time as the sign package has been reviewed and approved may the applicant obtain sign permits to install the proposed signage. If staff has any concerns with proposed signage design, the matter may be brought back to the Plan Commission for their consideration.
10. Applicant shall install individual letter signs – no cabinet or flat panel signs.
11. Applicant shall be permitted a freestanding monument sign for the site. Minimum setback of a monument sign is 12 feet. Maximum height of the monument sign is 8 feet. Sign shall be located outside of the 15 foot vision triangle.
12. All areas used for parking/maneuvering of vehicles shall be paved.
13. All areas that are not required to be paved shall be grass and/or approved landscaping.
14. Any work within City of Sheboygan Public rights-of-way shall be discussed with the City Engineering Department and constructed to standard City specifications (including, but not limited to, new and old ingress/egress driveway openings, curb, gutter, sidewalk, pavement, utilities, street trees, grading, etc.).
15. Applicant will provide adequate public access along all streets and sidewalks and will take all appropriate actions to minimize the time period that adjacent properties and streets/sidewalks are impacted by the development (utilities, streets, etc.).
16. Applicant shall immediately clean any and all sediments, materials, tracking, etc. that may be spilled off-site on private or public lands and streets.
17. Streets and infrastructure damaged and/or disturbed during construction of all private and/or public improvements shall be promptly repaired by the applicant.
18. Applicant is responsible for working with all private and public utilities in order to adequately service this apartment complex development proposal (applicant will need to provide the necessary easements and/or relocate utilities as necessary).

19. Prior to building permit issuance, the City of Sheboygan Architectural Review Board shall review/approve the proposed building design.
20. If there are any amendments to the approved conditional use permit (including but not limited to site plan, architectural design, use, etc.), the applicant will be required to submit a new conditional use application reflecting those amendments.

Motion carried.

NEXT MEETING

10. July 26, 2022

ADJOURN

10. Motion to Adjourn

Motion by Jerry Jones, second by Dave Hoffman to adjourn. Motion carried.

Being no further business, the meeting was adjourned at 4:25 p.m.

CITY OF SHEBOYGAN

REQUEST FOR PLANNING COMMISSION CONSIDERATION

ITEM DESCRIPTION: Application for Conditional Use with exceptions by Seneca Capital Partners to create new mobile home lots in the Indian Meadows Mobile Home Park located at 3636 S. Business Drive. MR-8 Zone

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

REPORT DATE: July 19, 2022

MEETING DATE: July 26, 2022

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:

Seneca Capital Partners is proposing to create new mobile home lots in the Indian Meadows Mobile Home Park located at 3636 S. Business Drive. The applicant states:

- This is a 70 acre mobile home park that presently has 292 residential sites.
- Phase 5 is proposing to add 24 residential sites on the west side of existing private road North Hiawatha Circle. The new lots will back up to a drainage ditch and railroad right-of-way on the west of the site.
- The site is currently served by private sanitary sewer and water main. Sanitary sewer and water main will need to be extended in Phase 5 to serve the 24 new homes. There is capacity in existing piping and the watermain will have more than the required flows for fire protection.
- Fisherman's Creek flows through the existing developed portion of the mobile home park. It flows from the north west to the south east. There is a mapped floodplain and floodway associated with the creek. This development is not located in the floodway or floodplain. Lot 5-24 is the closest to the 100-year floodplain at approximately 276' away. Lot 5-24 is approximately 570' away from the floodway, and approximately 630' away from the center of the creek.
- A new stormwater detention facility will be constructed with Phase-5 and will be located outside of the floodway and floodplain. It will not be directly connected to the creek.

- There is no new community lighting associated with this project. Only new coach lights on the individual proposed homes will be added. (Anticipated near the porches and possibly near driveways.) These will be standard residential light fixtures.
- There will not be any new permanent signage, dumpster enclosures, or outdoor storage required for or as a result of this proposed Phase 5.
- Each home site will have its own off street driveway/parking area. Driveways are shown on the plans as 19' wide. The shortest drive will be approximately 23' for lot 5-2. Many driveways will have driveways of 30' or longer.
- Access to the park will not change and is currently located on South Business Drive.
- No fencing or landscaping is being proposed with this Phase 5.
- Home sizes are expected to be either 16'x 76' or 24' x 48' depending on the lot layout.
- The Management intends to install 3-5 spec homes which will either be sold for new residents to occupy or used to order homes for new residents that want upgraded features on a different lot than where the spec homes are located. Management will control placement of homes to ensure same colors and same elevations do not end up next to each other.

STAFF COMMENTS:

There are a couple of very large top soil piles that are located in the areas where the 24 new homes are proposed to be installed. The applicant indicates that this top soil will either be used as part of the project and/or removed. Once these lots are created this top soil pile will be removed from the site and these areas shall be appropriately graded and permanently stabilized with grass.

The Plan Commission may want to have the applicant explain:

- Expected timeframes as to when development is to occur (initial site improvements, 1st phase, future phases, etc.).
- The home design, sizes, features, estimated costs for these homes, etc.
- There is a guardrail that is damaged and in need of repair on the south side of the interior street that crosses Fisherman's Creek. When is the applicant intending to fixing this guardrail?

ACTION REQUESTED:

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

1. Prior to building permit issuance, the applicant shall obtain all licenses and permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, water, sewer, health, storm drainage, DNR, floodplain, etc. (Applicant shall be in contact with building inspection, fire, police, etc.). An occupancy permit will be granted only at such time as the applicant has met all requirements.
2. Submittal/approval of a proposed storm drainage plan prior to building permit issuance.
3. Absolutely no portion of the new building and/or site improvements shall cross the property lines including but not limited to buildings, balconies, decks, foundations, walls, gutters, eaves, roof, parking, fencing/retaining walls, signs, landscaping, etc.).
4. 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, retaining walls, street trees, etc.).
5. Applicant is responsible for working with all private and public utilities in order to adequately service this apartment complex development proposal (applicant will need to provide the necessary easements and/or relocate utilities as necessary).
6. City Development staff will issue a building permit only if the applicant has adequately satisfied all concerns related to the Sheboygan Water Utility.
7. City Development staff will issue a building permit only if the applicant has adequately satisfied all concerns related to the Sheboygan Fire Department, including but not limited to fire lane access at the site, sprinkler systems, hydrants, water pressures, etc.
8. The large topsoil pile shall be used and/or removed from the site and these areas shall be permanently stabilized with grass.
9. Prior to building permit issuance for installation of any new mobile home, the owner shall fix the guardrail on the south side of the street that crosses Fisherman's Creek.
10. If there are any amendments to the approved conditional use permit (including but not limited to site plan, architectural design, use, etc.), the applicant will be required to submit a new conditional use application reflecting those amendments.

ATTACHMENTS:

Conditional Use Permit Application and required attachments.

PARCEL NO. 59281430830

MAP NO. _____

ZONING CLASSIFICATION: MR-8

Office Use Only

Item 4.

APPLICATION/FILE NO. _____

REVIEW DATE: _____

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

CITY OF SHEBOYGAN APPLICATION FOR CONDITIONAL USE PERMIT

Requirements Per Section 15.905

Revised May 2018

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

1. APPLICANT INFORMATION

APPLICANT: Seneca Capital Partners
Larry Nelson, CPA/CFF/CFE, Director of Asset Management

ADDRESS: 2717 East Louisiana Avenue, Denver CO 80210

E-MAIL: lnelson@senecacp.com

PHONE: (720) 231-3301

FAX NO. ()

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Indian Meadows Mobil Home Park

ADDRESS OF PROPERTY AFFECTED: 3636 S. Business Drive

LEGAL DESCRIPTION: SEC 03 & SEC 04 T14N R23E PRT OF NW SEC 3 & PRT OF N 1/2 SEC 4 T.14 R.23: COM S 00 DEG 14' E 1042.29' OF N 1/4 POST SD SEC 4; TH CONT S 00 DEG 14' E ALG SD NS 1/4 LINE, BEING E R/W LINE OF WIS. ELEC. POWER CO., 24.64' TH S 41 DEG 52' 57" W ALG SD R/W 367.

BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE: Mobil Home Park consisting of 292 existing housing units.

DETAILED DESCRIPTION OF **PROPOSED** OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: Proposed addition of 24 residential units bringing the total to 316 residential units. The project is labeled "Indian Meadows – Phase 5 on the plans.

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

Mobil Home Residential Units – Addition to Existing

3. JUSTIFICATION OF THE PROPOSED CONDITIONAL USE

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

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

Adds affordable housing and increases City tax base.

Does the conditional use, in its proposed location, result in any substantial or undue adverse impact on nearby property the character of the neighborhood, environment, traffic, parking, public improvements, public property or rights-of-way? The addition of the 24 residential units does not result in any substantial adverse impact on nearby property.

How does the proposed conditional use maintain the desired consistency of land uses in relation to the setting within which the property is located? This addition would be an extension of the existing use and would be consistent with adjacent residential units. The addition backs up to existing railroad right of way on the west side of the development. This addition would complete the remainder of developable sites on the parcel.

Is the proposed conditional use located in an area that will be adequately served by utilities, or services provided by public agencies? If not, please explain. The addition would be adequately served by City Utilities. An internal sanitary sewer and water main extension would be constructed as part of this addition. A new storm water detention facility would be installed as part of this addition.

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

OWNER OF SITE: Seneca Capital Partners –
Larry Nelson, CPA/CFF/CFE, Director of Asset Management

ADDRESS: 2717 East Louisiana Avenue, Denver CO 80210

E-MAIL: LNelson@senecacp.com

ENGINEER: Cedar Corporation
Matthew J. Stephan, P.E. 920-960-9852

ADDRESS: W61 N497 Washington Ave., Cedarburg WI 53012

E-MAIL: Matt.Stephan@Cedarcorp.com

CONTRACTOR: Unknown

ADDRESS: _____ E-MAIL: _____

CONDITIONAL USE PERMIT INFORMATION**Page 1****6/15/2022****Indian Meadows – Phase 5****Submitted by:**

Cedar Corporation on behalf of Seneca Capital Partners

Matthew J. Stephan

920-960-9852

Matt.stephan@cedarcorp.com

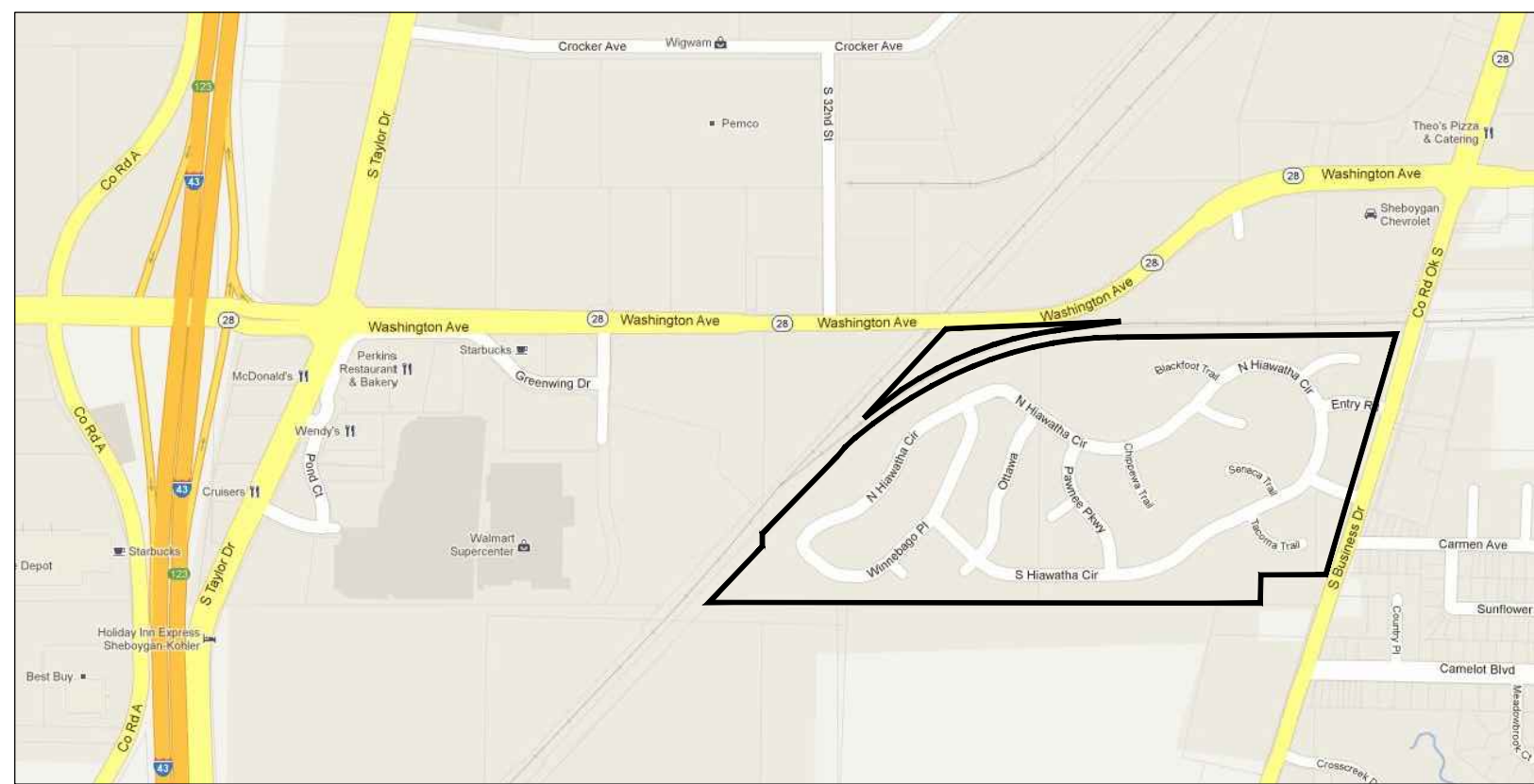
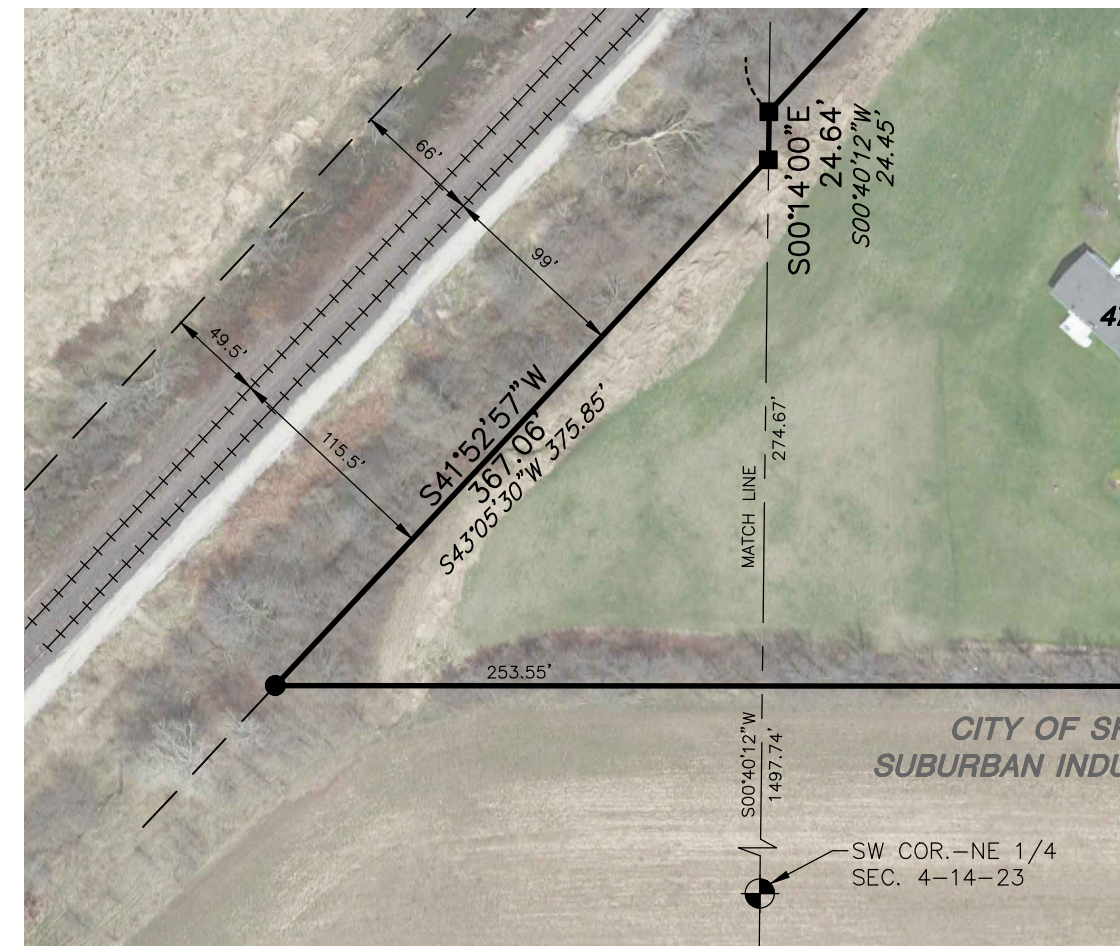
Indian Meadows Mobile Home Park located at 3636 S. Business Drive is zoned Mixed Residential (MR-8). A mobile home park is a conditionally permitted uses in the MR-8 zone. Therefore, we are applying for a conditional use permit to construct a new phase of the mobile home park. **“Indian Meadows – Phase 5”**.

Answers to commonly asked questions are below for your use in reviewing our Conditional Use Permit Application.

1. Fill out conditional use permit application and submit required fee of \$250.00 fee. DONE
2. Existing Use – Currently there are 292 residential sites. Phase 5 would add 24 residential sites on the west side of existing private road North Hiawatha Circle.
3. The site is currently served by private sanitary sewer and water main. Sanitary sewer and water main will need to be extended in Phase 5 to serve the 24 new homes. There is capacity in existing piping and watermain will have more than the required flows for fire protection.
4. There is green space / common area across the private road mid way through the new addition of approximately 0.5 acres, along with various other locations throughout the mobile home park. Green space adjacent to the creek is approximately 6.71 acres.
5. The new lots will back up to a drainage ditch and railroad right-of -way on the west of the site.
6. Fisherman’s Creek flows through the existing developed portion of the mobile home park. It flows from the north west to the south east. There is a mapped floodplain and floodway associated with the creek. This development is not located in the floodway or floodplain. Lot 5-24 is the closest to the 100-year floodplain at approximately 276’ away. Lot 5-24 is approximately 570’ away from the floodway, and approximately 630’ away from the center of the creek.

Indian Meadows – Phase 5

7. A new stormwater detention facility will be constructed with Phase-5 and will be located outside of the floodway, and floodplain. It will not be directly connected to the creek. A summary of existing and proposed storm water flows is on sheet 14 of the plan set, and in the stormwater management report.
8. There is no new community lighting associated with this project. Only new coach lights on the individual proposed homes will be added. (Anticipated near the porches and possibly near driveways.) These will be standard residential light fixtures.
9. There will not be any new permanent signage, dumpster enclosures, or outdoor storage required for or as a result of this proposed Phase 5.
10. The Management intends to spec 3-5 homes which will either be sold for new residents to occupy or used to order homes for new residents that want upgraded features on a different lot than where the spec homes are located. Management will control placement of homes to ensure same colors and same elevations do not end up next to each other.
11. Each home site will have it's own off street driveway / parking area. Driveways are shown on the plans as 19' wide. The shortest drive will be approximately 23' for lot 5-2. Many driveways will have driveways of 30' or longer.
12. Access to the park will not change and is currently located on South Business Drive.
13. No fencing or landscaping is being proposed with this Phase 5.
14. Home sizes are expected to be either 16'x 76' or 24' x 48' depending on the lot layout.



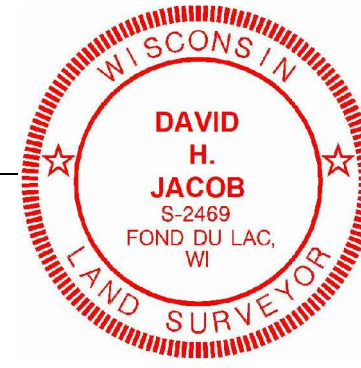
LOCATION MAP
NOT TO SCALE

SEE SHEET 2 OF 2 FOR LEGAL DESCRIPTION AND WEST SIDE OF SITE

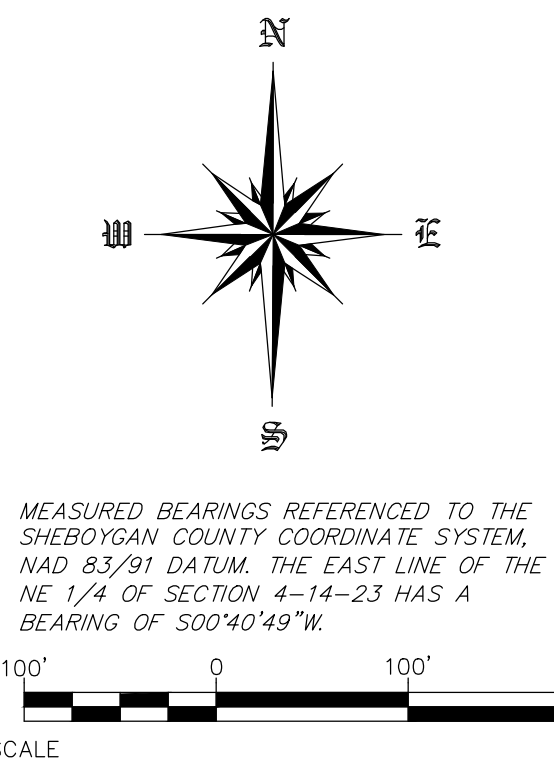
Date of Plat or Map: June 13th, 2019.

David H. Jacob, PLS No. S-2469

Jacob Land Surveying, LLC



- LEGEND:**
- 3/4" REBAR FOUND
 - 1" IRON ROD FOUND
 - ▲ 1" IRON PIPE FOUND
 - ⊙ 2" IRON PIPE FOUND
 - △ NAIL FOUND
 - ⊙ SECTION CORNER FROM COUNTY COORDINATES
 - DEED DISTANCE AND BEARING
 - MEASURED DISTANCE AND BEARING
 - ✕ "X" INDICATES MOBILE HOMES SHOWN ON LATEST AERIAL PHOTO BUT NO LONGER ON PARCEL



REVISIONS:

8/12/2019	per survey and title comments dated 6/13/2019
8/19/19	added commas to borrowing entity names
8/20/19	removed chord lines at curves in lot lines

OWNER:

INDIAN MEADOWS, LLC

PROJECT:

ALTA/NSPS LAND TITLE SURVEY
CITY OF SHEBOYGAN, WI

DATE:
6/13/2019

PROJECT NO.:
191077

SHEET

1 / 2

Jacob Land Surveying, LLC

18057 Randallwood Lane
Fond du Lac, WI 54637

phone: 920-922-2908

File No.: 402603-5
Indian Meadows

Parcel 1

Part of the Northwest Quarter (NW 1/4) of Section Three (3) and part of the North One-Half (N 1/2) of the Northeast Quarter (NE 1/4) of Section Four (4), in Township Fourteen (14) North of Range Twenty-three (23) East, City of Sheboygan, Sheboygan County, Wisconsin, described as follows:
Commencing at the North Quarter (N 1/4) corner of said Section Four (4) in Township Fourteen (14) North of Range Twenty-Three (23) East; thence on an assumed bearing of South 00 degrees 14 minutes 00 seconds East, along the North-South Quarter (NS 1/4) line of Section Four (4), Township Fourteen (14) North of Range Twenty-Three (23) East, a distance of 1,042.29 feet to the Southeast right-of-way of the Chicago & Northwestern Railroad (main track), being the point of beginning; thence from said point of beginning, continuing South 00 degrees 14 minutes 00 seconds East, along the North-South Quarter (NS 1/4) line of Section Four (4), Township Fourteen (14) North of Range Twenty-Three (23) East and the East right-of-way of said Chicago & Northwestern Railroad, a distance of 24.64 feet; thence South 41 degrees 52 minutes 57 seconds West, along the Southeast right-of-way line of said Chicago & Northwestern Railroad, a distance of 367.06 feet; thence North 88 degrees 50 minutes 00 seconds East, a distance of 2,630.44 feet; thence North 02 degrees 18 minutes 48 seconds West, a distance of 132.03 feet; thence North 88 degrees 50 minutes 00 seconds East, a distance of 317.76 feet to the West right-of-way line of South Business Drive; thence North 16 degrees 32 minutes 37 seconds East, along the West right-of-way line of South Business Drive, a distance of 1,221.51 feet to the South right-of-way line of the Chicago & Northwestern Railroad (spur track); thence along the Southerly right-of-way line of said Chicago & Northwestern Railroad spur track South 87 degrees 21 minutes 42 seconds West, a distance of 1,391.49 feet to a point of curvature; thence, coincident with the aforementioned Chicago & Northwestern Railroad right-of-way line, along a 3 degree curve to the left, a distance of 1,200.37 feet, said 1,874.86 foot radius curve having a main chord which bears South 69 degrees 01 minute 12 seconds West, a distance of 1,179.97 feet, to a point of tangency; thence South 50 degrees 40 minutes 42 seconds West, a distance of 168.68 feet to the intersection of the aforementioned Southerly most right-of-way line of the Chicago & Northwestern spur track to its intersection with the Southeast right-of-way line of the Chicago & Northwestern Railroad (main track); thence South 41 degrees 52 minutes 57 seconds West, along said Chicago & Northwestern Railroad right-of-way (main track), a distance of 633.42 feet to the point of beginning;

EXCEPTING THEREFROM: Part of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of Section Three (3), Township Fourteen (14) North of Range Twenty-Three (23) East, lying within the following described traverse: Beginning at a point on the South Business Drive reference line 819.81 feet South of and 232.38 feet East of the Northwest corner of said Section Three (3); thence North 73 degrees 51 minutes 36 seconds West 33.00 feet, to a point on the West line of said South Business Drive; thence North 06 degrees 29 minutes 31 seconds East 101.44 feet; thence North 16 degrees 08 minutes 24 seconds East, 150.00 to a point hereinafter referred to as Point "A"; thence North 16 degrees 08 minutes 24 seconds East 150.00 feet; thence North 13 degrees 16 minutes 39 seconds East 300.38 feet; thence North 16 degrees 08 minutes 24 seconds East 166.81 feet to a point on the South line of S.T.H. "28"; thence along said South line North 86 degrees 53 minutes 24 seconds East 68.85 feet to a point on said South Business Drive reference line; thence along said reference line South 16 degrees 08 minutes 24 seconds West 889.51 feet to the point of beginning.

Tax No: 59281430830

Parcel 2

Part of the North One-half (N1/2) of the North One-half (N1/2) of Section Four (4), in Township Fourteen (14) North of Range Twenty-three (23) East, City of Sheboygan, Sheboygan County, Wisconsin, described as follows:

Commencing North 88 degrees 49 minutes 53 seconds East 860.58 feet and South 01 degree 10 minutes 07 seconds East 30.30 feet of the North Quarter (N 1/4) post of said Section Four (4), being the intersection of the Easterly right-of-way line of the Chicago & Northwestern Railway main track of the Southerly line of C.T.H. "PP" (also known as Washington Avenue); thence South 41 degrees 52 minutes 57 seconds West along the Easterly right-of-way line of said Railroad right-of-way 658.73 feet to the Northwestern right-of-way line of the Wisconsin Electric Power Company spur track (which is the former Chicago & Northwestern Railroad spur track); thence North 50 degrees 40 minutes 42 seconds East along the Northerly right-of-way line of said spur track 130.48 feet to a curve in said right-of-way line convex Northeasterly; thence Northeasterly along said arc of curve of 1,930.86 foot radius, 1,236.22 feet having a long chord bearing North 69 degrees 01 minute 12 seconds East 1,215.22 feet, to a point of tangency with the Southerly right-of-way line of said C.T.H. "PP"; thence South 88 degrees 25 minutes 07 seconds West 635.98 feet along said Southerly highway right-of-way line; thence South 86 degrees 29 minutes 42 seconds West 160.39 feet along said Southerly highway right-of-way line to the point of beginning.

Tax No: 59281430855

EXCEPTIONS REPORTED IN COMMITMENT TO AFFECT PARCEL

- Easement granted to Wisconsin Power and Light Company, as more fully set forth in the document recorded June 22, 1937, as Document No. 351656.
(Blanket easement for utility poles near north line of Section 4)
- Terms and conditions of Agreement dated February 24, 1988, filed March 2, 1988, as Document No. 1165542.
(Waiver of water assessment. Not a matter of survey)
- Easement granted to City of Sheboygan, as more fully set forth in the document recorded May 18, 1971, as Document No. 934755.
(Shown on survey)
- Easement granted to Wisconsin Power and Light Company, as more fully set forth in the document recorded August 2, 1971, as Document No. 937481.
(10 ft wide electric easements throughout Parcel. Not plottable on survey)
- Terms and conditions of Grant of Easement dated November 1, 2011, filed December 15, 2011, as Document No. 1935740.
(Blanket easement to Charter Cable)
- Driveway Restoration Agreement recorded on August 1, 1985 in Volume 987 on Page 904 as Document No. 1118184.
(Affects triangle parcel NW of main track, no owned by Indian Meadows, LLC)
- Rights of riparian owners in and to Fishermans Creek and title to filled in or submerged lands.

ADDITIONAL NOTES

- There are 296 pad sites on this parcel. All pad sites appear to have parking areas. There are no painted parking spaces designated with paint marks.
- There is no observable evidence of cemeteries or burial sites on this parcel.

ZONING INFORMATION (per report by Zoning Info, Inc, dated 6/17/2019)

- Currently zoned "MR-8" Mixed Residential-8 District
- Minimum Lot Area: 5 acres
- Minimum of 2 parking spaces required per home

SEE ZONING REPORT FORM MORE INFORMATION

To: Berkadia Commercial Mortgage LLC and Federal Home Loan Mortgage Corporation, their successors and assigns, Indian Meadows I, LLC, Indian Meadows II, LLC, and Indian Meadows III, LLC and Stewart Title Guaranty Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 6(b), 7(a - permanent buildings), 9, 10(a), 13, 15 and 19 of Table A thereof. The fieldwork was completed on June 11th, 2019.

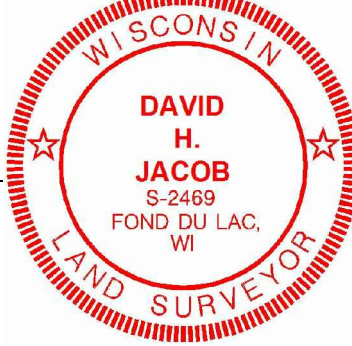
This survey is based on information in contained in Title Commitment No. 402603-5, dated June 13th, 2019, provided by Stewart Title Guaranty Company.

Client has agreed to use the Sheboygan County 2015 orthophotos in lieu of measuring homes, garages, driveway and other features (other than permanent structures and new homes not shown on photo). Any encroachments of these features shall be measured.

Date of Plat or Map: June 13th, 2019.

David H. Jacob
David H. Jacob, PLS No. S-2469

Jacob Land Surveying, LLC

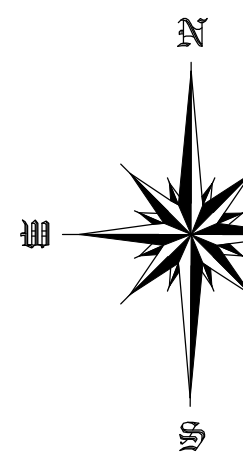


LOCATION MAP
NOT TO SCALE

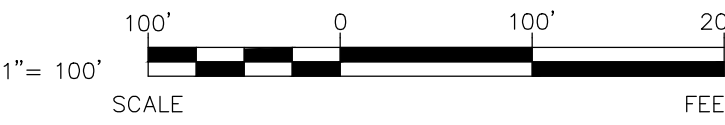


- LEGEND:**
- 3/4" REBAR FOUND
 - 1" IRON ROD FOUND
 - 1" IRON PIPE FOUND
 - 2" IRON PIPE FOUND
 - NAIL FOUND
 - SECTION CORNER FROM COUNTY COORDINATES
 - WEST 300.50'
 - N89°02'12"W 301.58'
 - DEED DISTANCE AND BEARING
 - MEASURED DISTANCE AND BEARING
 - "X" INDICATES MOBILE HOMES SHOWN ON LATEST AERIAL PHOTO BUT NO LONGER ON PARCEL

FLOODPLAIN BOUNDARIES TAKEN FROM CURRENT FEMA FLOOD INSURANCE RATE MAP #651700333F, WITH AN EFFECTIVE DATE OF APRIL 2, 2009.



MEASURED BEARINGS REFERENCED TO THE SHEBOYGAN COUNTY COORDINATE SYSTEM, NAD 83/91 DATUM. THE EAST LINE OF THE NE 1/4 OF SECTION 4-14-23 HAS A BEARING OF S00°40'49"W.



REVISIONS:

Item 4.
8/12/2019 per survey and title comments dated 6/13/2019 8/19/19 added commas to borrowing entity names 8/20/19 removed chord lines at curves in lot lines

W8057 Randallwood Lane
Fond du Lac, WI 54637



OWNER:
INDIAN MEADOWS, LLC

PROJECT:
ALTA/NSPS LAND TITLE SURVEY
CITY OF SHEBOYGAN, WI

DATE:
6/13/2019
PROJECT NO.:
191077

SHEET

2 / 2

2019 © JACOB LAND SURVEYING, LLC



CONTINUED ON SHEET ES2

SURVEY NOTES:

ELEVATIONS ARE BASED ON NAVD 88 DATUM. ORIGINATING BENCHMARK IS WISDOT HEIGHT MODERNIZATION PROGRAM MONUMENT DE7592 NEAR THE CORNER OF WEEDEN CREEK ROAD AND S. 18TH ST., WITH A RECORDED ELEVATION OF 616.59.

BENCHMARK #1: BURY TAG ON HYDRANT AT INTERSECTION OF N. HIAWATHA CIRCLE AND WINNEBAGO PLACE NEAR HOME #20 WINNEBAGO PLACE. ELEV.=642.74

BENCHMARK #2: BURY TAG ON HYDRANT NEAR HOME #81 N. HIAWATHA CIRCLE. ELEV.=647.68

BENCHMARK #3: BURY TAG ON HYDRANT NEAR HOME #93 N. HIAWATHA CIRCLE. ELEV.=653.18

ORTHOPHOTO IS FROM SPRING OF 2019.

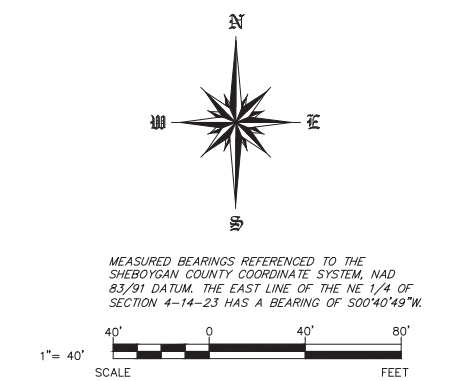
100 YEAR FLOODPLAIN BOUNDARIES TAKEN FROM CURRENT FEMA FLOOD INSURANCE RATE MAP #5517C0353F, WITH AN EFFECTIVE DATE OF APRIL 2, 2009.

EXISTING UTILITIES SHOWN ARE INDICATED IN ACCORDANCE WITH AVAILABLE RECORDS AND FIELD MEASUREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING EXACT LOCATIONS AND ELEVATIONS OF ALL UTILITIES, INCLUDING SEWER AND WATER, FROM THE OWNERS OF THE RESPECTIVE UTILITIES. ALL UTILITY OWNERS SHALL BE NOTIFIED BY THE CONTRACTOR 72 HOURS PRIOR TO EXCAVATION.

ONLY THE GAS MAIN ALONG THE WESTERLY EDGE OF NORTH HIAWATHA CIRCLE WAS MARKED BY DIGGER'S HOTLINE. GIS DATA OBTAINED FROM WISCONSIN PUBLIC SERVICE SHOW GAS SERVICES CROSSING THIS STREET TO SERVICE HOMES TO THE EAST. THE GIS DATA DOES NOT CORRESPOND WITH TWO SERVICE LOCATIONS THAT WERE PREVIOUSLY MARKED, THEREFOR NO "PLAN LOCATION" OF GAS SERVICE LINES HAVE BEEN SHOWN ON THIS SURVEY.

WATER LINES WERE NOT MARKED IN THE FIELD BY DIGGER'S HOTLINE. ANY UNDERGROUND WATER LINES SHOWN ON THE SURVEY ARE PER PREVIOUS PLANS.

- LEGEND:**
- 3/4" REBAR FOUND
 - 1" IRON ROD FOUND
 - ⊕ SECTION CORNER MONUMENT
 - + 643.52 EXISTING SPOT ELEVATIONS
 - ⊗ WATER VALVE IN BOX
 - ⊗ EXISTING ROUND CATCH BASIN
 - ⊕ TELEPHONE PEDESTAL
 - ⊕ ELECTRIC PEDESTAL
 - ⊕ ELECTRIC BOX
 - ⊕ CABLE TV PEDESTAL
 - ⊕ EXISTING STORM SEWER AND MANHOLE
 - ⊕ EXISTING SANITARY SEWER AND MANHOLE
 - ⊕ EXISTING WATER LINE AND HYDRANT
 - ⊕ EXISTING UNDERGROUND TELEPHONE CABLE
 - ⊕ EXISTING UNDERGROUND GAS LINE
 - ⊕ EXISTING GROUND CONTOUR
 - ⊕ PROPERTY LINE



PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

PRELIMINARY PLAN DATE:

Item 4.

W8057 Randallwood Lane
Fond du Lac, WI 54937

phone: 920-922-2908
email: info@jlsurveying.com

Jacob Land Surveying, LLC

OWNER:
INDIAN MEADOWS I, LLC

PROJECT:
EXISTING SITE CONDITIONS
INDIAN MEADOWS PHASE 5
CITY OF SHEBOYGAN
SHEBOYGAN COUNTY, WI

DATE:
12/23/2020
PROJECT NO.:
201103

SHEET

ES 16



CONTINUED ON SHEET ES3

CONTINUED ON SHEET ES3

SURVEY NOTES:

ELEVATIONS ARE BASED ON NAVD 88 DATUM. ORIGINATING BENCHMARK IS WISDOT HEIGHT MODERNIZATION PROGRAM MONUMENT DE7592 NEAR THE CORNER OF WEEDEN CREEK ROAD AND S. 18TH ST., WITH A RECORDED ELEVATION OF 616.59.

BENCHMARK #1: BURY TAG ON HYDRANT AT INTERSECTION OF N. HIAWATHA CIRCLE AND WINNEBAGO PLACE NEAR HOME #20 WINNEBAGO PLACE. ELEV.=642.74

BENCHMARK #2: BURY TAG ON HYDRANT NEAR HOME #81 N. HIAWATHA CIRCLE. ELEV.=647.68

BENCHMARK #3: BURY TAG ON HYDRANT NEAR HOME #93 N. HIAWATHA CIRCLE. ELEV.=653.18

ORTHOPHOTO IS FROM SPRING OF 2019.

100 YEAR FLOODPLAIN BOUNDARIES TAKEN FROM CURRENT FEMA FLOOD INSURANCE RATE MAP #55117C0353F, WITH AN EFFECTIVE DATE OF APRIL 2, 2009.

EXISTING UTILITIES SHOWN ARE INDICATED IN ACCORDANCE WITH AVAILABLE RECORDS AND FIELD MEASUREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING EXACT LOCATIONS AND ELEVATIONS OF ALL UTILITIES, INCLUDING SEWER AND WATER, FROM THE OWNERS OF THE RESPECTIVE UTILITIES. ALL UTILITY OWNERS SHALL BE NOTIFIED BY THE CONTRACTOR 72 HOURS PRIOR TO EXCAVATION.

ONLY THE GAS MAIN ALONG THE WESTERLY EDGE OF NORTH HIAWATHA CIRCLE WAS MARKED BY DIGGER'S HOTLINE. GIS DATA OBTAINED FROM WISCONSIN PUBLIC SERVICE SHOW GAS SERVICES CROSSING THIS STREET TO SERVICE HOMES TO THE EAST. THE GIS DATA DOES NOT CORRESPOND WITH TWO SERVICE LOCATIONS THAT WERE PREVIOUSLY MARKED, THEREFOR NO "PLAN LOCATION" OF GAS SERVICE LINES HAVE BEEN SHOWN ON THIS SURVEY.

WATER LINES WERE NOT MARKED IN THE FIELD BY DIGGER'S HOTLINE. ANY UNDERGROUND WATER LINES SHOWN ON THE SURVEY ARE PER PREVIOUS PLANS.

LEGEND:

- 3/4" REBAR FOUND
- 1" IRON ROD FOUND
- SECTION CORNER MONUMENT
- EXISTING SPOT ELEVATIONS
- WATER VALVE IN BOX
- EXISTING ROUND CATCH BASIN
- TELEPHONE PEDESTAL
- ELECTRIC PEDESTAL
- ELECTRIC BOX
- CABLE TV PEDESTAL
- EXISTING STORM SEWER AND MANHOLE
- EXISTING SANITARY SEWER AND MANHOLE
- EXISTING WATER LINE AND HYDRANT
- EXISTING UNDERGROUND TELEPHONE CABLE
- EXISTING UNDERGROUND GAS LINE
- EXISTING GROUND CONTOUR
- PROPERTY LINE

Scale: 1" = 40'

North Arrow: N

MEASURED BEARINGS REFERENCED TO THE SHEBOYGAN COUNTY COORDINATE SYSTEM, NAD 83/01 DATUM, THE EAST LINE OF THE NE 1/4 OF SECTION 4-14-23 HAS A BEARING OF S00°40'49"W.

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

PRELIMINARY PLAN DATE:

OWNER: INDIAN MEADOWS I, LLC

PROJECT: EXISTING SITE CONDITIONS INDIAN MEADOWS PHASE 5 CITY OF SHEBOYGAN SHEBOYGAN COUNTY, WI

DATE: 12/23/2020
PROJECT NO.: 201103

SHEET

ES 17

Item 4.

W8057 Randallwood Lane
Fond du Lac, WI 54937

phone: 920-922-2908
email: info@jlsurveying.com

Jacob Land Surveying, LLC

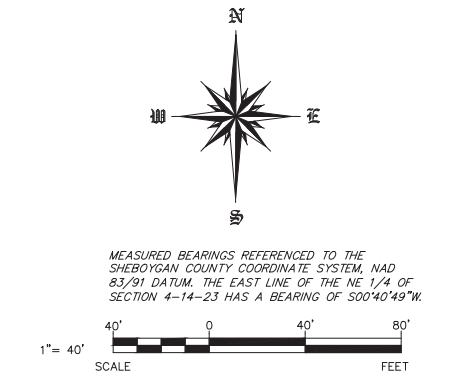
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SURVEY NOTES:
ELEVATIONS ARE BASED ON NAVD 88 DATUM. ORIGINATING BENCHMARK IS WISDOT HEIGHT MODERNIZATION PROGRAM MONUMENT DE7592 NEAR THE CORNER OF WEEDEN CREEK ROAD AND S. 18TH ST., WITH A RECORDED ELEVATION OF 616.59.
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BENCHMARK #2: BURY TAG ON HYDRANT NEAR HOME #81 N. HIAWATHA CIRCLE. ELEV.=647.68
BENCHMARK #3: BURY TAG ON HYDRANT NEAR HOME #93 N. HIAWATHA CIRCLE. ELEV.=653.18

ORTHOPHOTO IS FROM SPRING OF 2019.
100 YEAR FLOODPLAIN BOUNDARIES TAKEN FROM CURRENT FEMA FLOOD INSURANCE RATE MAP #511700353F, WITH AN EFFECTIVE DATE OF APRIL 2, 2009.
EXISTING UTILITIES SHOWN ARE INDICATED IN ACCORDANCE WITH AVAILABLE RECORDS AND FIELD MEASUREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING EXACT LOCATIONS AND ELEVATIONS OF ALL UTILITIES, INCLUDING SEWER AND WATER, FROM THE OWNERS OF THE RESPECTIVE UTILITIES. ALL UTILITY OWNERS SHALL BE NOTIFIED BY THE CONTRACTOR 72 HOURS PRIOR TO EXCAVATION.
ONLY THE GAS MAIN ALONG THE WESTERLY EDGE OF NORTH HIAWATHA CIRCLE WAS MARKED BY DIGGER'S HOTLINE. GIS DATA OBTAINED FROM WISCONSIN PUBLIC SERVICE SHOW GAS SERVICES CROSSING THIS STREET TO SERVICE HOMES TO THE EAST. THE GIS DATA DOES NOT CORRESPOND WITH TWO SERVICE LOCATIONS THAT WERE PREVIOUSLY MARKED, THEREFOR NO "PLAN LOCATION" OF GAS SERVICE LINES HAVE BEEN SHOWN ON THIS SURVEY.
WATER LINES WERE NOT MARKED IN THE FIELD BY DIGGER'S HOTLINE. ANY UNDERGROUND WATER LINES SHOWN ON THE SURVEY ARE PER PREVIOUS PLANS.

- LEGEND:**
- 3/4" REBAR FOUND
 - 1" IRON ROD FOUND
 - SECTION CORNER MONUMENT
 - EXISTING SPOT ELEVATIONS
 - WATER VALVE IN BOX
 - EXISTING ROUND CATCH BASIN
 - TELEPHONE PEDESTAL
 - ELECTRIC PEDESTAL
 - ELECTRIC BOX
 - CABLE TV PEDESTAL
 - EXISTING STORM SEWER AND MANHOLE
 - EXISTING SANITARY SEWER AND MANHOLE
 - EXISTING WATER LINE AND HYDRANT
 - EXISTING UNDERGROUND TELEPHONE CABLE
 - EXISTING UNDERGROUND GAS LINE
 - EXISTING GROUND CONTOUR
 - PROPERTY LINE



PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

PRELIMINARY PLAN DATE:

Item 4.

OWNER:

INDIAN MEADOWS I, LLC

PROJECT:

EXISTING SITE CONDITIONS
INDIAN MEADOWS PHASE 5
CITY OF SHEBOYGAN
SHEBOYGAN COUNTY, WI

DATE:

12/23/2020

PROJECT NO.:

201103

SHEET

ES 18

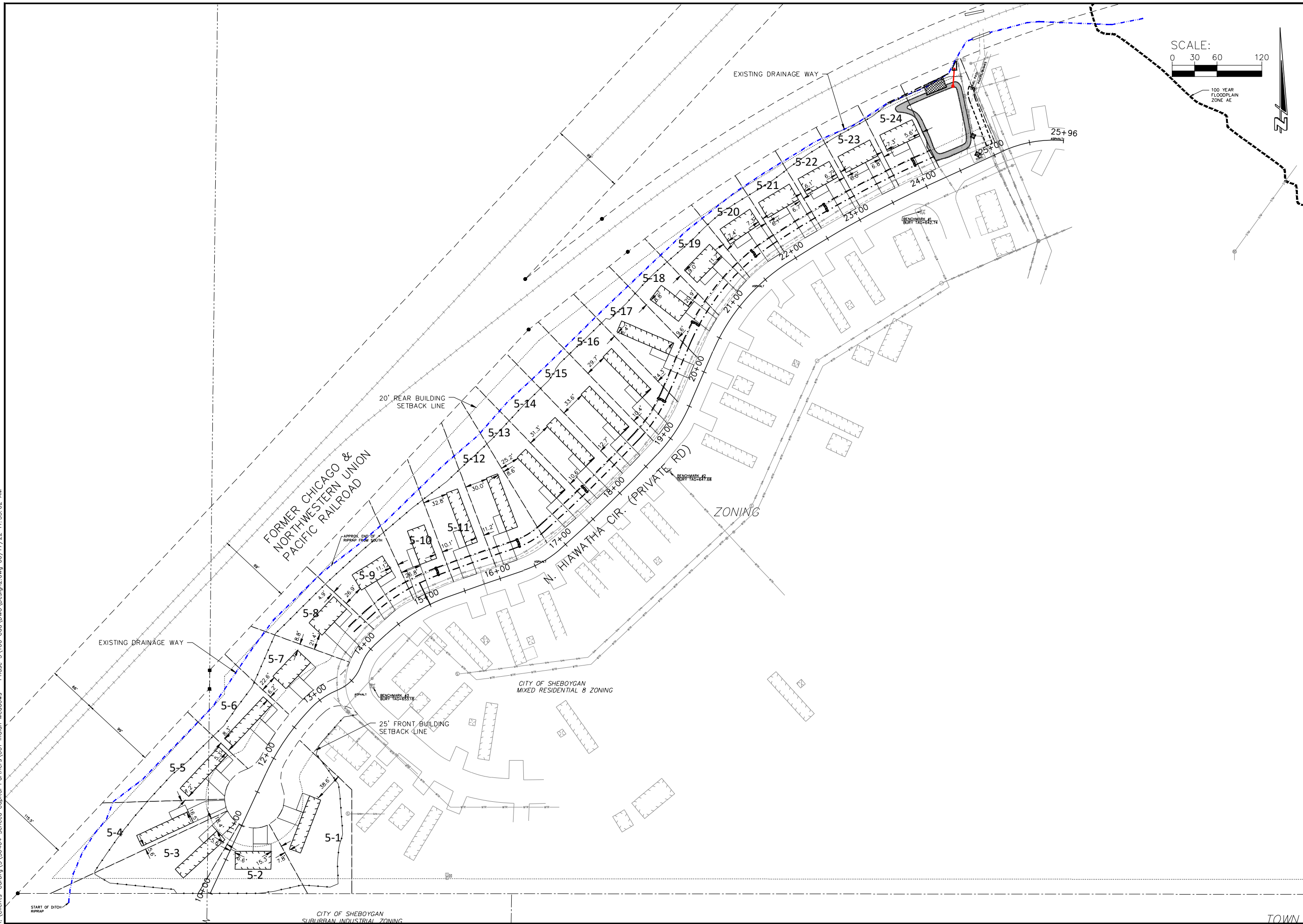
W8057 Randallwood Lane
Fond du Lac, WI 54937

phone: 920-922-2908
email: info@jlsurveying.com

Jacob Land Surveying, LLC

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BOOK NO.	
DRAWN BY	BJG
CHECKED BY	MJS
DATE	June 17, 2022
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REFERENCE FILE	
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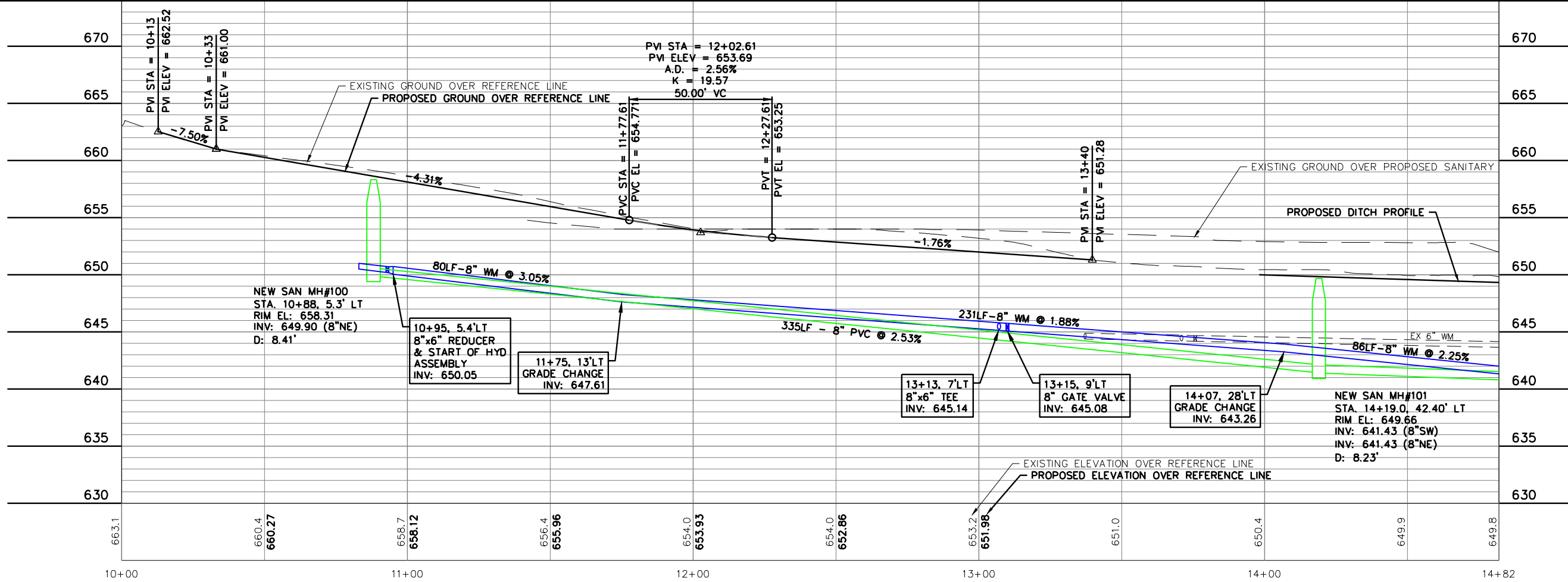
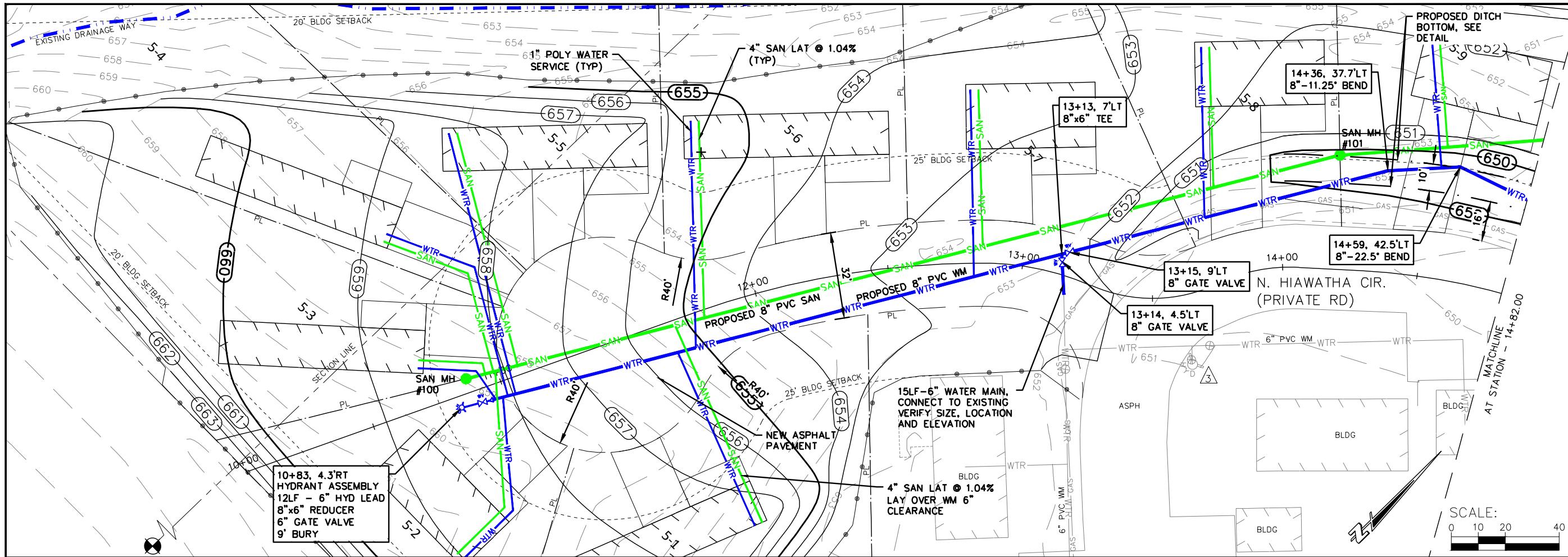
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corporation

1655 Bellevue Street
Sheboygan, WI 53081
920-491-9081
FAX 920-491-9020

2820 Walton Commons W.
Suite 142 W 53718
Northbrook, IL 60062
608-554-0037
FAX 608-219-5824

SENECA CAPITAL PARTNERS
INDIAN MEADOWS - PHASE 5
SHEBOYGAN COUNTY, WISCONSIN
OVERALL PLAN

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JOB NO.	Item 4.
BOOK NO.	06464-
DRAWN BY	BJG
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DATE	June 17, 2022
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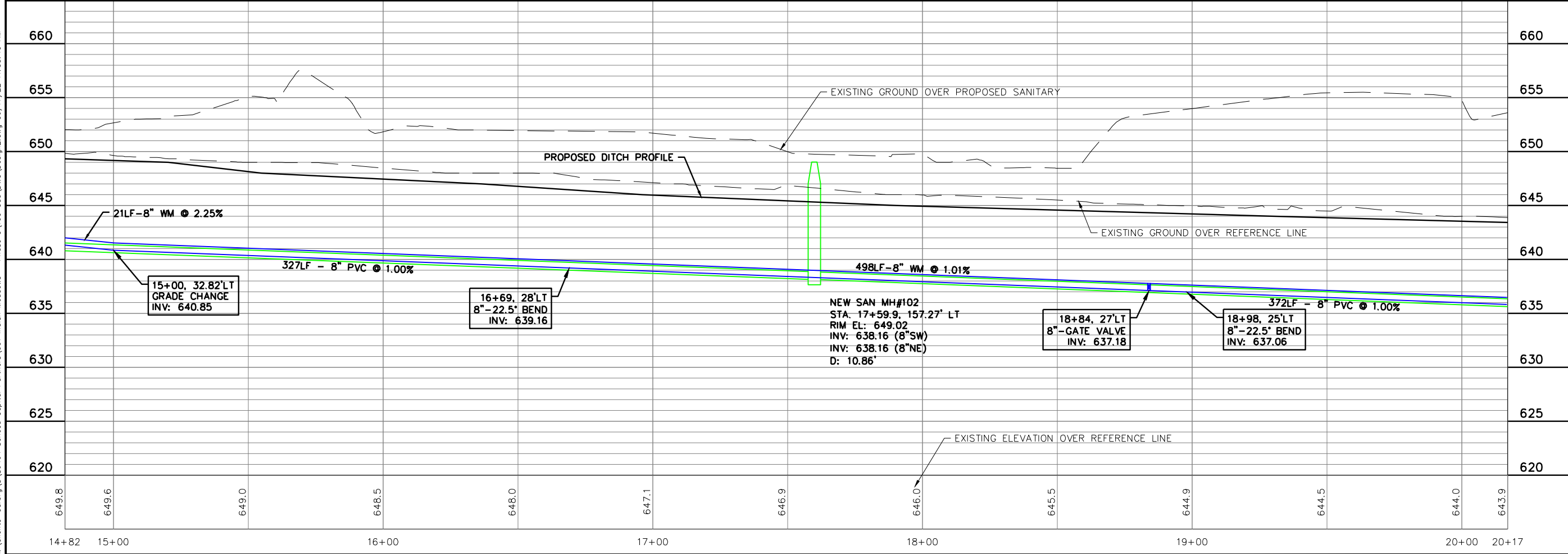
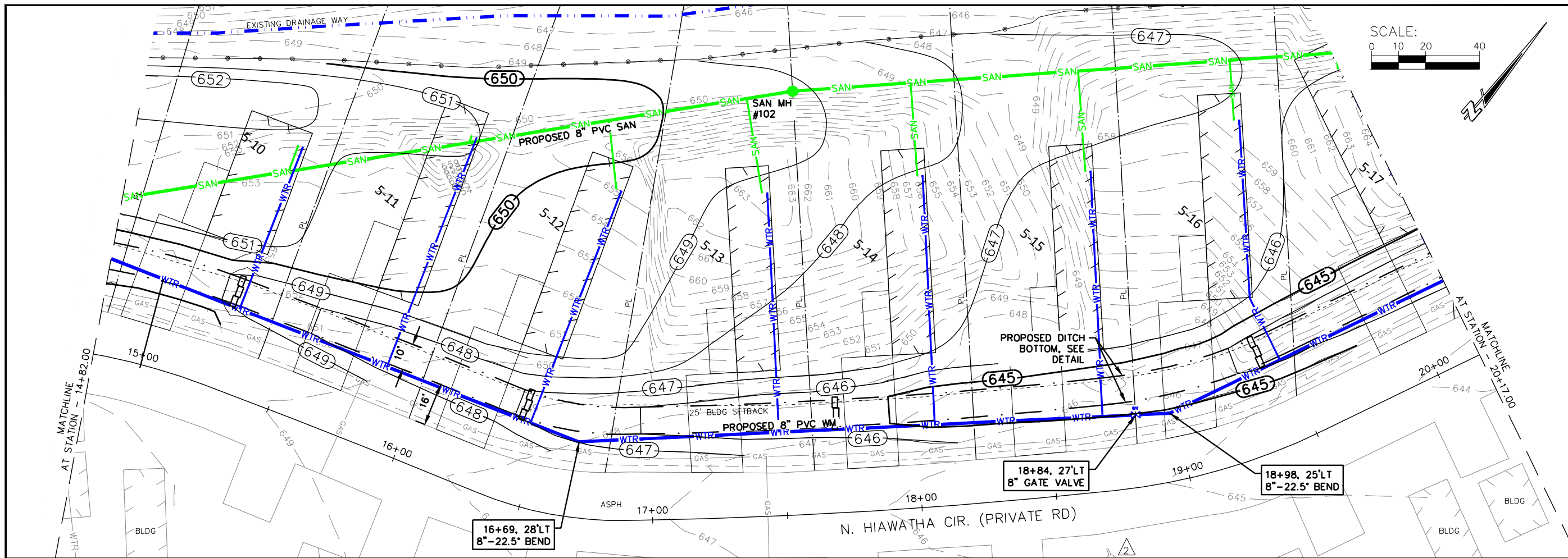
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1655 Bellevue Street
Cedar Rapids, IA 52401
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SENECA CAPITAL PARTNERS
INDIAN MEADOWS - PHASE 5
SHEBOYGAN COUNTY, WISCONSIN
PLAN AND PROFILE

SHEET NO.	7 OF 17
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JOB NO.	Item 4.
BOOK NO.	06464-
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CHECKED BY	MJS
DATE	June 17, 2022
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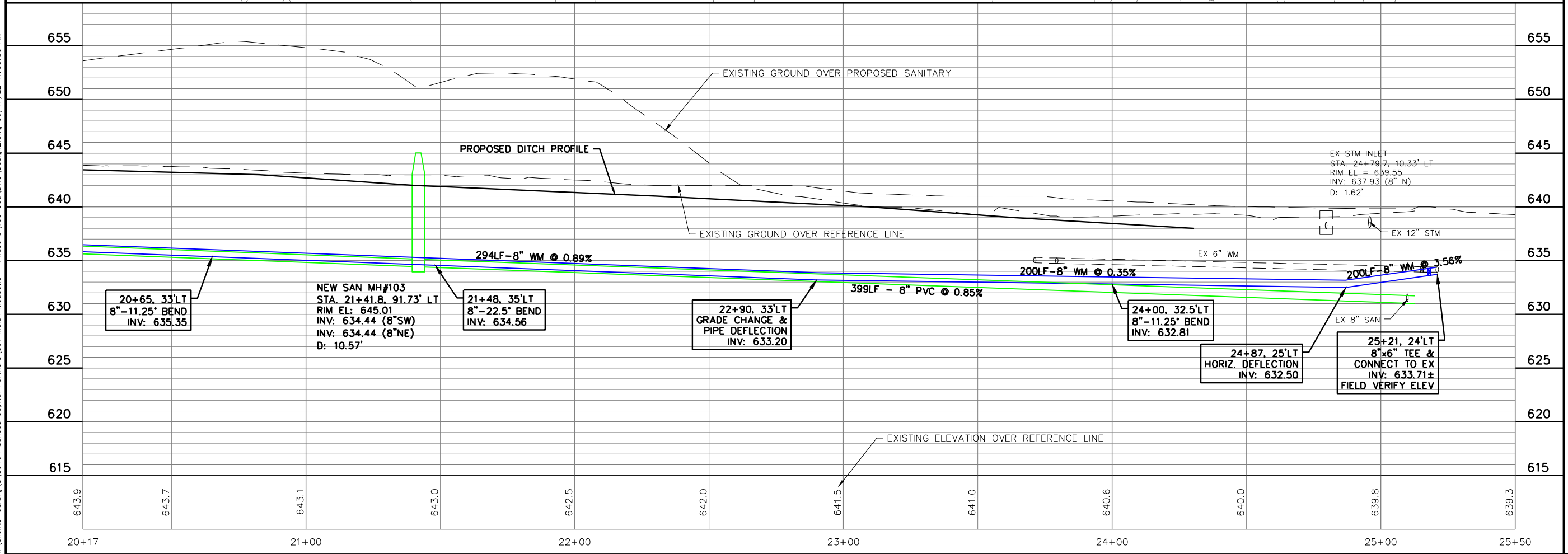
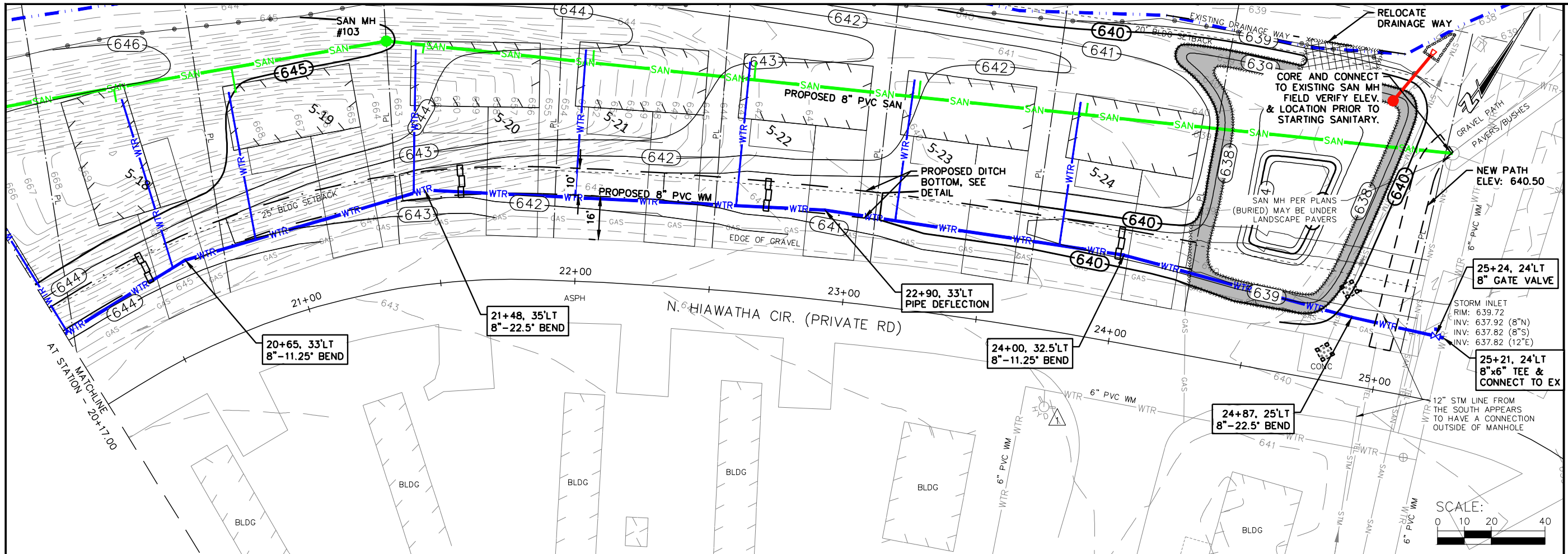
2820 Walton Commons W.
Suite 142 W 53718
Northbrook, WI 53062
608-554-0037
262-204-2360
FAX 262-375-2688

1635 Bellevue Street
Suite 200 W 54311
Menomonee Falls, WI 53051
920-491-9081
FAX 920-491-9020

SENECA CAPITAL PARTNERS
INDIAN MEADOWS - PHASE 5
SHEBOYGAN COUNTY, WISCONSIN
PLAN AND PROFILE

SHEET NO.	8 OF 17
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JOB NO.	Item 4.
BOOK NO.	06464-
DRAWN BY	BJG
CHECKED BY	MJS
DATE	June 17, 2022
REVISIONS	
REFERENCE FILE	
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land surveys • landscape architects • interior designers

Cedar
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Cedar Rapids, IA 52401
563-354-3031
262-204-2360
FAX 563-354-3081

2820 Walton Commons W.
Suite 142 W 53718
North Mankato, MN 56001
507-335-0037
FAX 507-335-2727

SENECA CAPITAL PARTNERS
INDIAN MEADOWS - PHASE 5
SHEBOYGAN COUNTY, WISCONSIN
PLAN AND PROFILE

SHEET NO.	9 OF 17
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I:\Clients-Corbing\5\36464 Senecca Capital Partners\001 Indian Meadows - Phase 5\100 Cad\DWG\Design2.dwg 06/17/22 11:54:17 AM

SCALE:
0 20 40 80



FORMER CHICAGO & NORTHWESTERN UNION PACIFIC RAILROAD

SPUR TRACK

CONTRACTOR TO HAUL
AWAY SOIL STOCKPILE
AND GRADE TO
PROPOSED GRADE

DITCH CHECK
(TYP)

SILT FENCE
(TYP)

TRACKING PAD
20'x50'

ASPH

ZONING

CITY OF SHEBOYGAN
MIXED RESIDENTIAL 8 ZONING

NOTE:
- CONTRACTOR TO PROVIDE CLEARING &
GRUBBING AS NECESSARY.

NOTES:

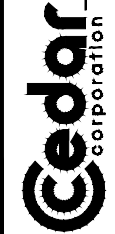
- ANY SOIL STOCKPILED THAT REMAINS FOR MORE THAN 30 DAYS SHALL BE COVERED OR TREATED WITH STABILIZATION PRACTICES SUCH AS TEMPORARY OR PERMANENT SEEDING AND MULCHING.
- A MINIMUM OF 4 INCHES OF TOPSOIL MUST BE APPLIED TO ALL AREAS TO BE SEED OR SODDED.
- ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, WASTEWATER, TOXIC MATERIALS, OR HAZARDOUS MATERIALS) SHALL BE PROPERLY DISPOSED OF AND NOT ALLOWED TO BE CARRIED OFF-SITE BY RUNOFF OR WIND.
- ALL OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION WORK OR A STORM EVENT SHALL BE CLEANED UP BY END OF EACH DAY. **FLUSHING SHALL NOT BE ALLOWED.**
- ALL DISTURBED AREAS SHALL BE TREATED WITH STABILIZATION MEASURES AS SPECIFIED WITHIN 3 WORKING DAYS OF FINAL GRADING.
- ANY SOIL EROSION THAT OCCURS AFTER FINAL GRADING AND/OR THE APPLICATION OF STABILIZATION MEASURES MUST BE REPAIRED AND THE STABILIZATION WORK REDONE.
- FOR ANY DISTURBED AREA THAT REMAIN INACTIVE FOR GREATER THAN 7 WORKING DAYS, OR WHERE GRADING WORK EXTENDS BEYOND THE PERMANENT SEEDING DEADLINES, THE SITE MUST BE TREATED WITH TEMPORARY STABILIZATION MEASURES SUCH AS SOIL TREATMENT, TEMPORARY SEEDING AND/OR MULCHING.
- WHEN THE DISTURBED AREA HAS BEEN STABILIZED BY PERMANENT VEGETATIVE OR OTHER MEANS, TEMPORARY BEST MANAGEMENT PRACTICES SUCH AS SILT FENCES, STRAW BALES, AND SEDIMENT TRAPS SHALL BE REMOVED AND THESE AREAS STABILIZED.
- ALL TEMPORARY BEST MANAGEMENT PRACTICES SHALL BE MAINTAINED UNTIL THE SITE IS STABILIZED.
- WIND EROSION SHALL BE KEPT TO A MINIMUM DURING CONSTRUCTION. WATERING, MULCH OR TACKING AGENT MAY NEED TO BE UTILIZED TO PROTECT NEARBY RESIDENCES/WATER RESOURCES.

SENECA CAPITAL PARTNERS
INDIAN MEADOWS - PHASE 5
SHEBOYGAN COUNTY, WISCONSIN
GRADING & EROSION CONTROL PLAN

SHEET NO.

10 OF 17

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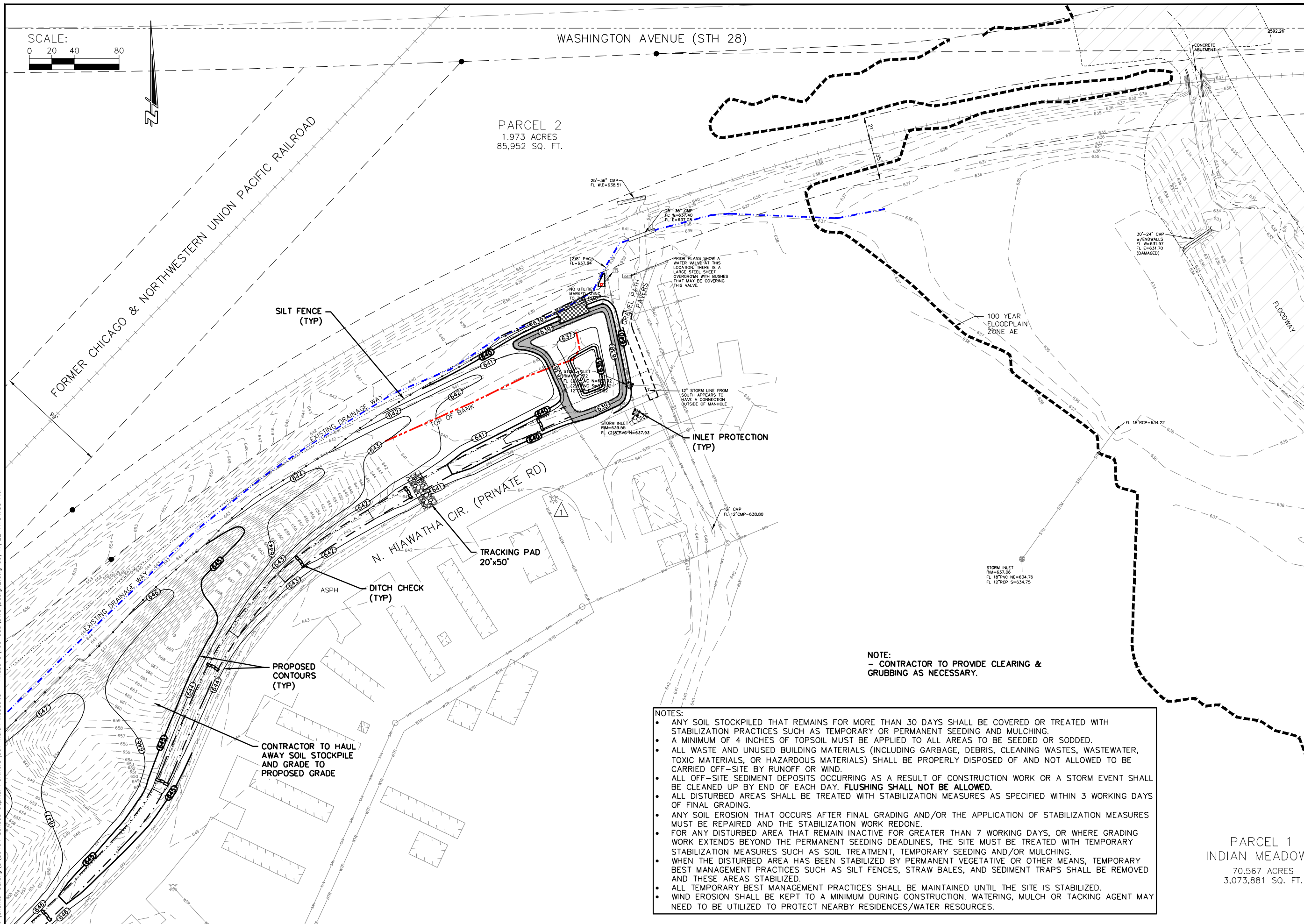


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JOB NO. 06464-
BOOK NO.
DRAWN BY BJG
CHECKED BY MJS
DATE June 17, 2022
REVISIONS
REFERENCE FILE
DRAWING FILE

Item 4.

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- NOTES:
- ANY SOIL STOCKPILED THAT REMAINS FOR MORE THAN 30 DAYS SHALL BE COVERED OR TREATED WITH STABILIZATION PRACTICES SUCH AS TEMPORARY OR PERMANENT SEEDING AND MULCHING.
 - A MINIMUM OF 4 INCHES OF TOPSOIL MUST BE APPLIED TO ALL AREAS TO BE SEED OR SODDED.
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 - WIND EROSION SHALL BE KEPT TO A MINIMUM DURING CONSTRUCTION. WATERING, MULCH OR TACKING AGENT MAY NEED TO BE UTILIZED TO PROTECT NEARBY RESIDENCES/WATER RESOURCES.

JOB NO.	06464-
BOOK NO.	
DRAWN BY	BJG
CHECKED BY	MJS
DATE	June 17, 2022
REVISIONS	
REFERENCE FILE	
DRAWING FILE	

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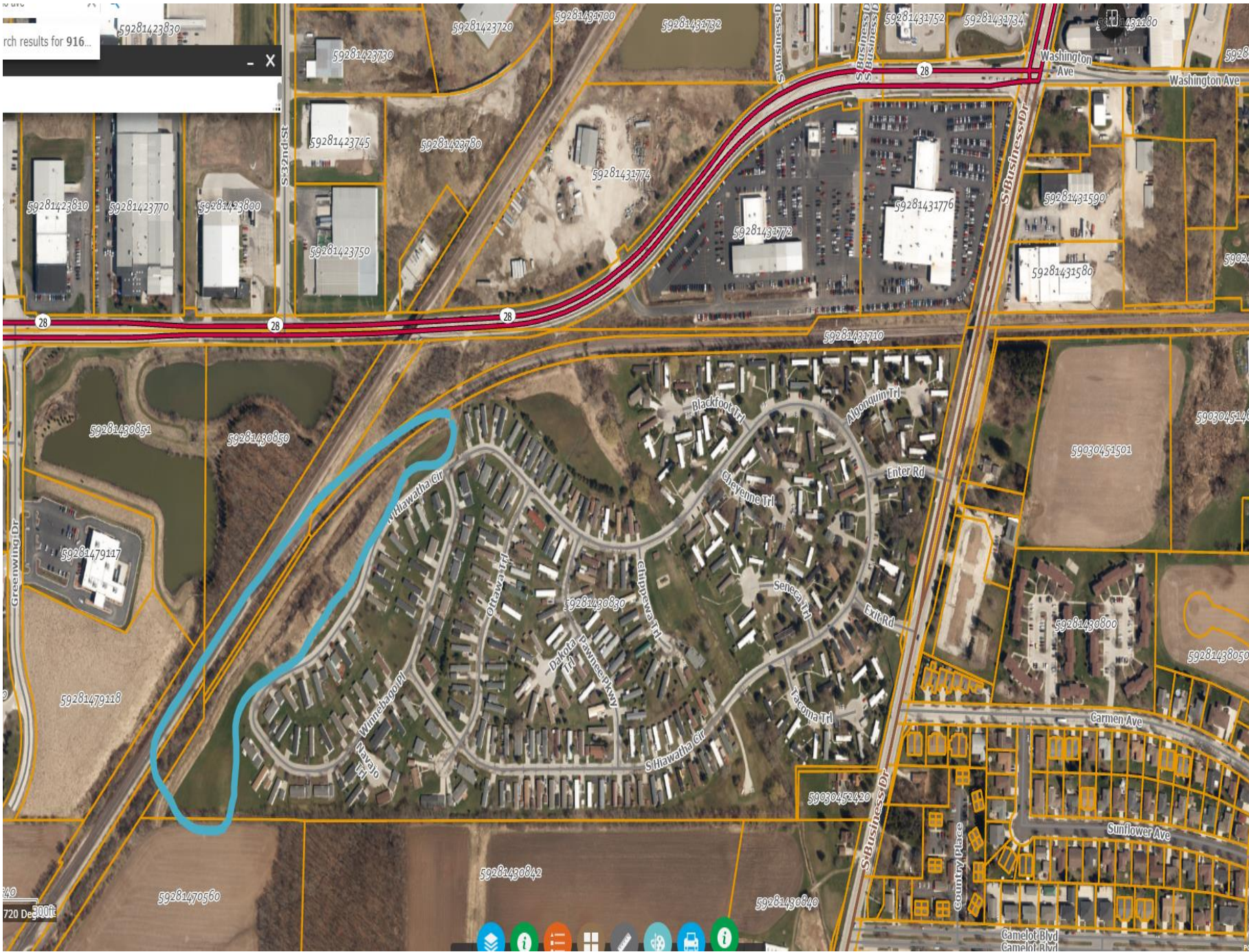
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SENECA CAPITAL PARTNERS
INDIAN MEADOWS - PHASE 5
SHEBOYGAN COUNTY, WISCONSIN
GRADING & EROSION CONTROL PLAN

SHEET NO.	11 OF 17
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CITY OF SHEBOYGAN

REQUEST FOR PLANNING COMMISSION CONSIDERATION

ITEM DESCRIPTION: Application for Conditional Use and Sign Permit with exceptions by Blair Image to install new Ross Dress for Less wall signage at 518 S. Taylor Drive (former Shopko). SC Zone

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

REPORT DATE: July 19, 2022

MEETING DATE: July 26, 2022

FISCAL SUMMARY:

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

STATUTORY REFERENCE:

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

BACKGROUND / ANALYSIS:

Blair Image is proposing to install new wall signage for Ross Dress for Less located at 514 S. Taylor Drive (new tenant space address). The applicant states:

- Ross Dress for Less would like the ability to install new signage on their new tenant space in order to better advertise their location. This is a 291sf wall sign advertising "Ross Dress for Less":
 - The "Ross" is 144sf (6 x 24)
 - The "Dress for Less" is 147sf (3.5 x 42)
 - This is an interior lit individual letter sign.
- Ross Dress for Less will be requesting a variance because the maximum square footage for a wall sign in the Suburban Commercial (SC) zone is 1.5sf of signage for each lineal foot of tenant wall space. The tenant wall space is 123 feet.

$$1.5\text{sf} \times 123 \text{ feet} = 185\text{sf}$$

185sf is the maximum amount of wall sign square footage permitted and 291sf of signage is proposed.

Thus, Ross Dress for Less is requesting 106sf more than what is permitted.

- The conversion from the former Shopko building into the newly remodeled Ross Stores will be an aesthetic and economic benefit to the area, bring economic vitality and attracting shoppers to the area.

STAFF COMMENTS:

Applicant is requesting the following exceptions:

- To install a 291sf wall sign - Maximum wall sign square footage permitted is 291sf.

Ross Dress for Less believes the proposed variance request allows for an additional 106 square feet to achieve aesthetic and effective sized lettering along a major thoroughfare in the City of Sheboygan.

The sign appears to fit well with the new front entrance remodel to the Ross Dress for Less tenant space.

If Ross Dress for Less considers additional wall signage in the future it is likely that additional exceptions will be required because the maximum number of wall signs for a facility in the Suburban Commercial (SC) zone is four (4). Ross Dress for Less and Hobby Lobby may propose more than a total of four (4) signs.

ACTION REQUESTED:

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

1. Applicant shall obtain the necessary sign permits prior to installation.
2. 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.
3. Any additional signage for this facility/building will be individual letters (no flat panel and/or cabinets) and shall obtain all approval and permits required (exception, sign permits, etc.).

ATTACHMENTS:

Conditional Use Permit Application and required attachments.

PARCEL NO. _____

MAP NO. _____

ZONING CLASSIFICATION: _____

Office Use Only

Item 5.

APPLICATION/FILE NO. _____

REVIEW DATE: _____

X

Dawnelle Mills
Project Manager

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

CITY OF SHEBOYGAN APPLICATION FOR CONDITIONAL USE PERMIT

Requirements Per Section 15.905
Revised May 2018

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

1. APPLICANT INFORMATION

APPLICANT: Blair Image

ADDRESS: 5107 Kissell Avenue, Altoona, PA 16601

E-MAIL: _____

PHONE: (814-283-2082) _____

FAX NO. () _____

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Ross Stores/Formal Shopko Building

ADDRESS OF PROPERTY AFFECTED: SWC South Taylor Drive & Erie Avenue

LEGAL DESCRIPTION: _____

BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE: Zoned/Suburban Commercial (SC)

DETAILED DESCRIPTION OF **PROPOSED** OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: The former Shopko store will be remodeled for a future Ross Store.

BRIEF DESCRIPTION OF ALL REQUESTED VARIANCES FROM PROVISIONS OF THE ZONING ORDINANCE, WHICH ARE RELATED TO THE PROPOSED OPERATION OR USE: Sign Ordinance: Allowable Area
Based on the 123' tenant space the permissible area is 185 square feet of wall sign area, the applicant requests a Development Standard Variance for a total of 241 square feet:

Ross Lettering: 122.4 square feet
Dress for Less: 119.07 square feet

3. JUSTIFICATION OF THE PROPOSED CONDITIONAL USE (Please) See Attachment

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

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

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

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

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

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

OWNER OF SITE: _Corta Development -Cory Presnick_

ADDRESS: 16232 SW 92 Avenue; Miami, FL 33157 **E-MAIL:** cpresnick@cortadev.com

3. JUSTIFICATION OF THE PROPOSED CONDITIONAL USE

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

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

The proposed Development Standard Variance request the allowance of an additional 56 square feet to achieve aesthetic and effective sized lettering along a major throughfare in the City of Sheboygan, the allowance of the requested Variance would uphold the following goals and objective of the City of Sheboygan Comprehensive Master Plan:

City of Sheboygan Comprehensive Master Plan/ Page 55

Proactively promote reuse and redevelopment of sites along the corridor based on the Master Plan recommendations. Areas include Memorial Mall, Memorial Plaza, the Taylor Heights Shopping Center, and the Schuchardt Farm property

Encourage limited, high-quality signage to enhance this corridor.

The allowance of the requested Development Standard Variance achieves the above-mentioned goals of high quality signage being utilized in the reuse of pre-existing commercial structures.

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

The allowance of a wall sign variance/conditional use poses no threat to the existing character of the neighborhood and the allowance of the requested variance will not impair nor impede the ability of the neighborhood to operate in the future.

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

The conversion from the former Shopko building into the newly remodeled Ross Stores will be an aesthetic and economic benefit to the area, bring economic vitality and attracting shoppers to the area. The reuse of this building will uphold the original intention of the commercial zoning designation of Suburban Commercial (SC).

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

Yes, all infrastructure is in place for the reuse of the existing building.

OFFICE USE ONLY

PARCEL NO.: _____

MAP NO.: _____

ZONING CLASSIFICATION: _____

OFFICE USE ONLY

Item 5.

REVIEW DATE: _____

APPROVAL: _____
Steve Sokolowski, City Planner

**CITY OF SHEBOYGAN
DEPARTMENT OF CITY DEVELOPMENT**

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

SIGN PERMIT APPLICATION

(November, 2009)

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

1. APPLICANT INFORMATION

APPLICANT: Ross Stores Blair Image

ADDRESS: 5130 Hacienda Drive; Dublin, CA 94568 5107 Kissell Avenue, Altoona, PA 16601

E-MAIL ADDRESS: dmills@blairimage.com

PHONE: (800) 335-1115 FAX NO: (n/a)
814-283-2082 - Blair

2. OWNER INFORMATION

OWNER OF SITE: Corta Development -Cory Presnick

ADDRESS: 16232 SW 92 Avenue; Miami, FL 33157

PHONE: () FAX NO: ()

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

NAME OF PROPOSED/EXISTING BUSINESS: Ross Stores/ Former Shopko Property

ADDRESS OF PROPERTY AFFECTED: SWC South Taylor Drive & Erie Avenue

USE OF PROPERTY: Commercial Retail

TYPE OF SIGN: Wall Sign

DESCRIPTION OF PROPOSED SIGN: East Facade Wall Sign-Applicant seeks ability to construct a Wall Sign comprised of a Total area of 241 square feet with the sign lettering Ross Dress for Less.

4. CONFIGURATION OF PROPOSED SIGN:

HEIGHT: see specs X WIDTH: see specs = TOTAL SQUARE FOOTAGE: 241 square feet

AMOUNT OF PUBLIC STREET FRONTAGE: Allowable Area Based on 123' tenant space is 185 sq feet

AMOUNT OF EXPOSED EXTERIOR WALL LENGTH: 123 feet

SETBACK: Pre-existing Skopko Building adhering to front setback

METHOD OF ATTACHMENT: Bolting system

METHOD OF ILLUMINATION: Internal Illuminated LED Lighting

SIGN MATERIALS: Pan Channel Letter

TOTAL SQUARE FOOTAGE OF SIGNS ON SUBJECT PROPERTY:

BEFORE PROPOSED SIGN: 241 AFTER PROPOSED SIGN: 241

5. CERTIFICATE

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

Dawnelle Mills

APPLICANT'S SIGNATURE

July 7, 2022

DATE

Dawnelle Mills

PRINT ABOVE NAME

6. APPLICATION SUBMITTAL REQUIREMENTS

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

- NOTES:
- LANDLORD TO PROVIDE:
- ADEQUATE ACCESS BEHIND LOGO LETTER AND CABINET FOR INSTALLATION AND MAINTENANCE, PER ARTICLE 600 OF THE N.E.C.
 - ONE (1) 20 AMP 120V ISOLATED SIGN CIRCUIT AND JUNCTION BOXES TO AREA BEHIND SIGN LETTERS CONNECTED TO THE ENERGY MANAGEMENT SYSTEM.
 - AT LEAST 1/2" THICK PLYWOOD BACKING BEHIND ALL E.I.F.S. WALL SYSTEM FOR SIGN AND BANNER SUPPORT.

SIGN FASCIA TO BE FREE OF JOINTS & REVEALS, AND OF A LIGHT COLOR (MINIMUM 80% L.R.V.) TO PROVIDE HIGH CONTRAST AND VISIBILITY FOR THE SIGN.

ALL COLORS ARE SUBJECT TO ROSS STORES, INC. REVIEW AND APPROVAL. COLOR APPEARANCE MAY BE ALTERED BY PRINTING, SEE APPROVED FINAL CONSTRUCTION DRAWINGS FOR COLOR SPECIFICATIONS.

IF ANY SIGNAGE PROPOSED IN THIS EXHIBIT IS ALTERED BY LOCAL GOVERNMENT AUTHORITIES, ROSS STORES INC. RESERVES THE RIGHT TO, AT NO COST, ADJUST ARCHITECTURAL FEATURES TO BEST ACCOMMODATE THE ALTERED SIGNAGE.

- (A) 72"H INDIVIDUAL "ROSS" PAN CHANNEL LETTER-LOK LOGO LETTERS:
FACES: .177 PLASKOLITE OPTIX LD (LIGHT DIFFUSING) 2406 WHITE WITH 3M 3730-167L BLUE VINYL FILM OVERLAY
RETURNS: 8"D ALUM. W/ WHITE FINISH
TRIM CAP: 2" WHITE JEWELITE
LETTER BACKS: ALUMINUM
LEDS: PRINCIPAL M-SFW3-90 STREETFIGHTER HEAVYWEIGHT MODULES
MOUNTING: 1/4"-20 GALV. THRU BOLTS
PEG OFF: 1/2" SPACERS
- (B) 42"H INDIVIDUAL "DFL" LOGO LETTERS:
ALL CALLOUTS SAME AS "ROSS" EXCEPT:
RETURNS: 5"D ALUM. W/ WHITE FINISH
TRIM CAP: 1" WHITE JEWELITE

- (C) 23"H X 46"W X 10"D DOUBLE-FACE INTERNALLY ILLUMINATED UNDER-CANOPY SIGN, SEE SHEET UCH FOR DETAILS.

- 1 SIGN FASCIA BY LANDLORD, SEE NOTES.
- 2 CLEAR ANODIZED ALUMINUM STOREFRONT & DOORS BY LANDLORD.
- 3 FROSTED FILM BY LANDLORD.
- 4 (2) SETS OF FIVE (5) EYE-BOLTS FOR BANNER ATTACHMENT BY LANDLORD.
- 5 STORE HOURS; INCLUDES STORE HOURS, OPERATIONAL DECAL, EBT, GUARD & RESERVE LTR. 55 & OVER AND EXIT/ENTER DECALS. SEE SHEET SH FOR DETAILS.

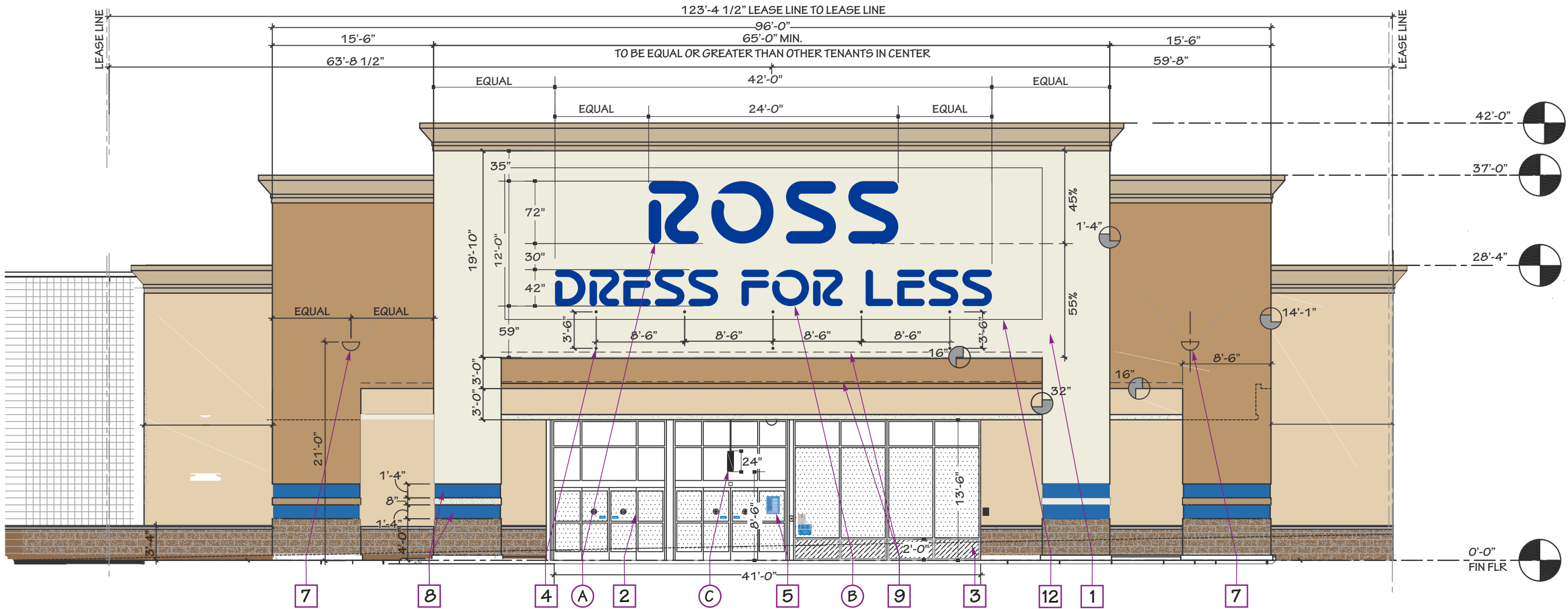
- 7 TYPICAL ARCHITECTURAL LIG
BY LANDLORD.
- 8 TYPICAL ROSS BLUE IDENTITY BANDS BY LANDLORD.
- 9 RECESSED ILLUMINATED NICHE BY LANDLORD.
- 12 LANDLORD TO ADD 1 1/4" V-GROOVE REVEAL, SIGN BORDER AROUND THE SIGN ONLY IF SMALLER THAN PROTOTYPE SIGN IS APPROVED. FINAL DIMENSIONS ARE TO BE DETERMINED.

"ROSS" - 144 sf

"DRESS FOR LESS" - 147 sf

TOTAL AREA= 291 sf

allowable area based on 123' tenant space is 185 sf wall sign area.



1 STOREFRONT • EAST • TAYLOR DRIVE • ELEVATION

SCALE: 3/32" = 1'- 0"
TK-E



ROSS
DRESS FOR LESS

BOX EACH LETTER

for 72"/42", area is 241.47 sq. ft.

ROSS letters: = 122.4 sq. ft.

DRESS FOR LESS letters: = 119.07

TOTAL $122.4 + 119.07 = 241.47$ sq. ft.

- NOTES:
- LANDLORD TO PROVIDE:
- ADEQUATE ACCESS BEHIND LOGO LETTER AND CABINET FOR INSTALLATION AND MAINTENANCE, PER ARTICLE 600 OF THE N.E.C.
 - ONE (1) 20 AMP 120V ISOLATED SIGN CIRCUIT AND JUNCTION BOXES TO AREA BEHIND SIGN LETTERS CONNECTED TO THE ENERGY MANAGEMENT SYSTEM.
 - AT LEAST 1/2" THICK PLYWOOD BACKING BEHIND ALL E.I.F.S. WALL SYSTEM FOR SIGN AND BANNER SUPPORT.

SIGN FASCIA TO BE FREE OF JOINTS & REVEALS, AND OF A LIGHT COLOR (MINIMUM 80% L.R.V.) TO PROVIDE HIGH CONTRAST AND VISIBILITY FOR THE SIGN.

ALL COLORS ARE SUBJECT TO ROSS STORES, INC. REVIEW AND APPROVAL. COLOR APPEARANCE MAY BE ALTERED BY PRINTING. SEE APPROVED FINAL CONSTRUCTION DRAWINGS FOR COLOR SPECIFICATIONS.

IF ANY SIGNAGE PROPOSED IN THIS EXHIBIT IS ALTERED BY LOCAL GOVERNMENT AUTHORITIES, ROSS STORES INC. RESERVES THE RIGHT TO, AT NO COST, ADJUST ARCHITECTURAL FEATURES TO BEST ACCOMMODATE THE ALTERED SIGNAGE.

(A) 54"H INDIVIDUAL "ROSS" PAN CHANNEL LETTER-LOK LOGO LETTERS:
FACES: .177 PLASKOLITE OPTIX LD (LIGHT DIFFUSING) 2406 WHITE WITH 3M 3730-167L BLUE VINYL FILM OVERLAY
RETURNS: 8"D ALUM. W/ WHITE FINISH
TRIM CAP: 2" WHITE JEWELITE
LETTER BACKS: ALUMINUM
LEDS: PRINCIPAL M-SFWH3-90 STREETFIGHTER HEAVYWEIGHT MODULES
MOUNTING: 1/4"-20 GALV. THRU BOLTS
PEG OFF: 1/2" SPACERS

(B) 22"H INDIVIDUAL "DFL" LOGO LETTERS:
ALL CALLOUTS SAME AS "ROSS" EXCEPT:
RETURNS: 5"D ALUM. W/ WHITE FINISH
TRIM CAP: 1" WHITE JEWELITE

(C) 23"H X 46"W X 10"D DOUBLE-FACE INTERNALLY ILLUMINATED UNDER-CANOPY SIGN, SEE SHEET UCH FOR DETAILS.

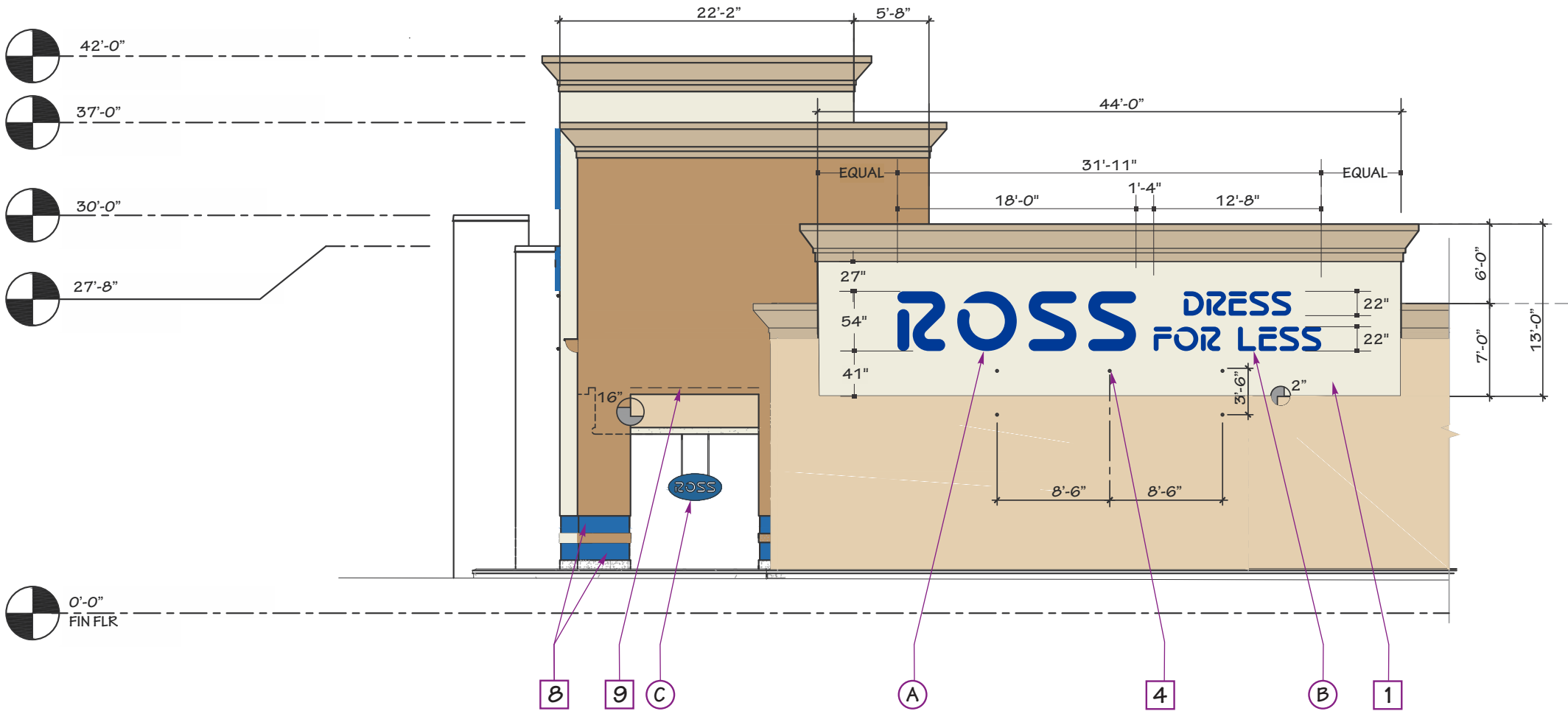
1 SIGN FASCIA BY LANDLORD, SEE NOTES.

4 (1) SET OF FIVE (5) EYE-BOLTS FOR BANNER ATTACHMENT BY LANDLORD.

8 TYPICAL ROSS BLUE IDENTIFICATION BANDS BY LANDLORD.

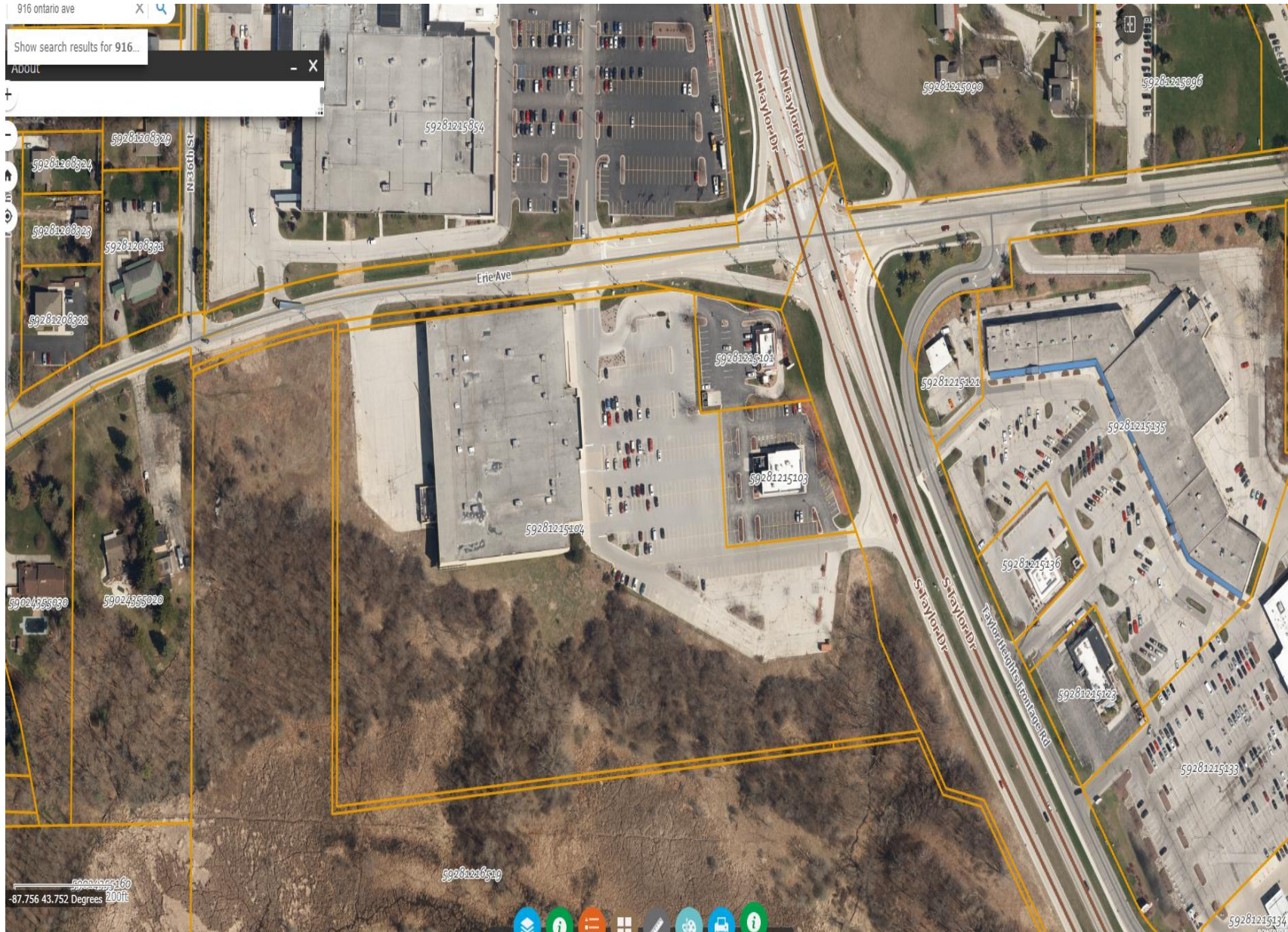
9 RECESSED ILLUMINATED NICHE BY LANDLORD.

Item 5.



1 SIDE • NORTH • ERIE AVENUE • ELEVATION

SCALE: 3/32" = 1'- 0"
TK-E







CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Application for Conditional Use and Sign Permit with exceptions by Creative Sign to install a new multi-tenant pylon sign for Corta Development located at 518 S. Taylor Drive (former Shopko). SC Zone

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

REPORT DATE: July 19, 2022

MEETING DATE: July 26, 2022

FISCAL SUMMARY:

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

STATUTORY REFERENCE:

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

BACKGROUND / ANALYSIS:

Creative Sign is proposing to install a new multi-tenant pylon sign for Corta Development located at 518 S. Taylor Drive (former Shopko). The applicant states:

- Corta Development is very excited to be deep into the re-imagining and re-invention of the former Shopko building from a single retail use to a multi-tenant retail use with multiple storefronts and new and various retail options for the Sheboygan community. The investment into revamping the building and retail box will far exceed \$5 Million and bring a fresh and clean look to the property.
- Signage and overall visibility to customers is a critical aspect to the success of any retail shopping center and as part of this redevelopment revitalizing and re-working the existing pylon sign is a critical component to the redevelopment.
- The current sign is a low elevation and wide and skinny logo for the former Shopko and splitting the sign design into a two (2) user sign will lead to a forced look and no longer match the aesthetic or best in class level of shopping center that we are redeveloping.
- The proposed pylon sign modernizes the signage to match the redeveloped building in terms of colors, materials, etc. but to better match the other signage on Taylor Drive.
- This design meets code maximum of 20 feet tall and gives this redevelopment the presence and the community an aesthetically pleasing sign harmonious to the retail corridor.

- The sign provides ample visibility for the two (2) new tenants – Hobby Lobby and Ross Dress for Less – so that customers recognize their location and can attract customers to their stores.
- Further, the Taco Bell parcel owner will have a new and improved sign panel to enhance its visibility to go along with their recent investment in their restaurant look and feel.
- Finally, the sign allows for a fourth sign panel for additional investment in the community on the newly formed outparcel on S. Taylor Drive. The combination of all of these things are all of strong benefit to the success of the redevelopment and of significant benefit to the Sheboygan community.
- Please note that an amendment to the existing Reciprocal Easement Agreement that is signed by the Taco Bell owner providing for approval and consent/permission to redevelop the new sign on their parcel. The location of the sign has been in this location since the inception of this development given the Taco Bell parcel is located at the busy intersection of Taylor Drive and Erie Ave and is most logically placed here for maximum visibility and impact. The location of the sign will be the same location as the current sign which is 20 feet from the property line which meets code setback requirements. We are seeking permission to simply retain the off-site sign location accepted in the original development and to enhance the sign in its current location to modernize and improve the aesthetic of the sign for the benefit of the community and all business operators within the development.

STAFF COMMENTS:

The Plan Commission approved the Corta Development conditional use permit in November of 2021 to redevelop the vacant Shopko building into a multi-tenant retail facility that would have Hobby Lobby and Ross Dress for Less as tenants. Corta Development had conceptually talked about a new pylon sign at that time.

One of the main concerns with such tall pylon signs is their design especially on one of the most visible and highly travelled commercial corridors in the city. The applicant is proposing a design that relates to some of the new design, materials and colors that are being used in the exterior façade remodeling that is to take place for the new Hobby Lobby and Ross Dress for Less main front entrances to the building. There is a decorative sign cap at the top and there is some split face block on the bottom of the sign's columns.

In addition this sign is designed not only for Hobby Lobby and Ross Dress for Less but also for Taco Bell, Applebee's and the new proposed Jiffy Lube. Thus, instead of each of these businesses having their own free standing sign, this pylon sign at the most visible intersection will provide advertising for all of the business in this shopping center.

The applicant is requesting the following exception:

To locate the new pylon sign on the Taco Bell property (exception for an off-premise sign) – Signs must be located on the owner's private property.

The applicant states that an amendment to the existing Reciprocal Easement Agreement that is signed by the Taco Bell owner providing for approval and consent/permission to redevelop the new sign on their parcel. The location of the sign has been in this location since the inception of this development given the Taco Bell parcel is located at the busy intersection of Taylor Drive and Erie Ave and is most logically placed here for maximum visibility and impact. The location of the sign will be the same location as the current sign which is 20 feet from the property line which meets code setback requirements. We are seeking permission to simply retain the off-site sign location accepted in the original development and to enhance the sign in its current location to modernize and improve the aesthetic of the sign for the benefit of the community and all business operators within the development.

ACTION REQUESTED:

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

1. Applicant shall obtain the necessary sign permits prior to installation.
2. 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.
3. The sign shall meet the minimum 12 foot setback to all property lines. It is the applicant's responsibility to insure the sign meets the required setbacks.
4. The maximum height of the sign shall be 20 feet (highest point of sign to grade). It is the applicant's responsibility to insure the sign meets this height requirement.
5. Any future wall signage for shall be individual letter signs (no flat panel or interior lit cabinet signs).
6. Applicant shall remove all signage on the site/building referencing previous Shopko use.
7. Prior to sign permit issuance, the applicant will provide formal documentation that all required sign easements, agreements, etc. between the property owners have been officially recorded by Sheboygan County.
8. If there are any amendments to the approved sign or location, the applicant will be required to submit a new conditional use application reflecting those amendments.

ATTACHMENTS:

Conditional Use Permit Application and required attachments.

PARCEL NO. _____

MAP NO. _____

ZONING CLASSIFICATION: _____

Office Use Only

Item 6.

APPLICATION/FILE NO. _____

REVIEW DATE: _____

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

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

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

1. APPLICANT INFORMATION

APPLICANT: Kelsy-Ann Hayes

ADDRESS: 505 Lawrence Drive DePere, WI 54115

E-MAIL: ____kelsy@creativesigncompany.com

PHONE: __(_920)_495-0485__ FAX NO. __(_)__

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: ____Corta Development ____

ADDRESS OF PROPERTY AFFECTED: 518 Taylor Drive Sheboygan, WI 53081

LEGAL DESCRIPTION: ____Multi-tenant retail use property

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

Former Shopko building (single retail use).__

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

Multi-tenant retail with multiple store fronts.

-

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

Corta Development & Creative Sign Company would like to request a variance to replace the existing freestanding monument sign located on Taco Bell's parcel to be replaced with a new freestanding monument sign as proposed in document D18833_CortaDevelopment_p2-3_062122.

JUSTIFICATION OF THE PROPOSED CONDITIONAL USE

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

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

As noted in the monument sign narrative, this sign is of high quality design, which will be an attractive addition to the S. Taylor Street and Erie intersection. The sign is comprised of materials that match the building and surrounding community. It is limited to a maximum height of 20' tall, meets the setbacks, and limits the square footage to an adequate allotment.

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

As noted in the monument sign narrative, this sign will bring a fresh and clean look to the property. The previous monument sign appears misplaced in the newly developed district. It's currently all aluminum with no features that match the building. The new sign will match the other redeveloped buildings and signage on Taylor Drive. Taco Bell will also gain a new and improved sign panel to enhance its visibility to go along with their recent investment in their restaurant. The added tenant panel will allow additional investments in the community.

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

The existing sign will be removed and an equal footprint will be used for the new sign.

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

The sign will be able to be accessed in an emergency or service situation.

4. NAMES AND ADDRESS (Indicate N/A for “Not Applicable” items)**OWNER OF SITE:** Corta Development, Cory PresnickADDRESS: 518 Taylor Drive Sheboygan, WI 53081E-MAIL: cpresnick@cortadev.com**ARCHITECT:** _____

ADDRESS: _____ E-MAIL: _____

CONTRACTOR: Creative Sign Company, Kelsy-Ann HayesADDRESS: 505 Lawrence Drive DePere, WI 54115E-MAIL: kelsy@creativesigncompany.com**5. CERTIFICATE**

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

Kelsy-Ann Hayes
APPLICANT'S SIGNATURE

DATE 6/29/22

Kelsy-Ann Hayes
PRINT ABOVE NAME

CONDITIONAL USE APPLICATION SUBMITTAL REQUIREMENTS

1. A certified survey map showing existing property boundaries and improvements.
2. A map providing the following information:
 - ☐ The map and all its parts shall be clearly reproducible with a photocopier at a size of 11" X 17" and map scale not less than 1' = 600' with lot dimensions of the subject property provided and a graphic scale and north arrow.
 - ☐ All lands for which the conditional use is proposed.
 - ☐ All other lands within 100 feet of the boundaries of the subject property.
 - ☐ The current zoning of the subject property and its environs (200 feet),
3. A site plan (conforming to the requirements of Section 15.908(3) of the subject property as proposed for development or if the proposed conditional use is a cluster development (per Section 15.206(1)(b) or a group development (per Section 15.208). A proposed preliminary plat or conceptual plat may be substituted for the final site plan, provided that the preliminary plat contains all information required on a site plan.
 - ☐ Submit TWO (2) copies of the site plan.
 - ☐ Submit .pdf file of all drawings either by email or CD



**FORMER SHOPKO REDEVELOPMENT
MONUMENT SIGN REVITALIZATION
518 S Taylor Drive, Sheboygan, WI**

Date: June 27, 2022

To: Steve Sokolowski – Manager of Planning & Zoning

From: CORTA Sheboygan, LLC
Attn: Cory Presnick
cpresnick@cortadev.com
404-625-5119

RE: Monument Sign Redevelopment – Integrated with Former Shopko Redevelopment for Hobby Lobby and Ross Dress for Less at 518 S Taylor Drive

Dear Steve, please accept this letter regarding our redevelopment of the former Shopko retail store at 518 S Taylor Drive as a narrative outlining the justification and strong business need for the requested sign variance.

We are very excited to be deep into the re-imagining and re-invention of the former Shopko building from a single retail use to a multi-tenant retail use with multiple storefronts and new and various options for the Sheboygan community. The investment into revamping the building and retail box will far exceed \$5 Million and bring a fresh and clean look to the property. Signage and overall visibility to customers is a critical aspect to the success of any retail shopping center and as part of this redevelopment revitalizing and re-working the existing monument sign is a critical component to the redevelopment. The current sign is a low elevation and wide and skinny logo for the former Shopko and splitting the sign design into a two user sign will lead to a forced look and no longer match the aesthetic or best in class level of shopping center that we are redeveloping. Please view the rendering below of the proposed new monument sign that modernizes the sign plan to match not only the redeveloped building in terms of colors, materials, etc. but to better match the other signage on Taylor Drive. This design meets code maximum of 20' and gives this redevelopment the presence and the community an aesthetically pleasing sign harmonious to the retail corridor. The sign provides ample visibility for the two new tenants – Hobby Lobby and Ross Dress for Less – so that customers recognize their location and can attract customers to their stores. Further, the Taco Bell parcel owner will have a new and improved sign panel to enhance its visibility to go along with their recent investment in their restaurant look and feel. Finally, the sign allows for a fourth sign panel for additional investment in the community on the newly formed outparcel on S. Taylor Drive. The combination of all of these things are all of strong benefit to the success of the redevelopment and of significant benefit to the Sheboygan community.

Please note that an amendment to the existing Reciprocal Easement Agreement that is signed by the Taco Bell owner providing for approval and consent/permission to redevelop the new monument sign on their parcel. The location of the sign has been in this location since the inception of this development given the Taco Bell parcel is located at the busy intersection of Taylor Drive and Erie Ave and is most logically placed here for maximum visibility and impact. The location of the sign will be the same location as the current sign which is 20' from the property line which meets code setback requirements. We are seeking permission to simply retain the off-site sign location accepted in the original development and to enhance the sign in its current location to modernize and improve the aesthetic of the sign for the benefit of the community and all business operators within the development.



Summary of Request:

- One (1) monument sign to replace existing one (1) monument sign
- Multi-tenant monument sign to advertise four (4) different businesses that are all part of a cohesive commercial retail and food and beverage redevelopment
- 20' high monument sign with stone-wrapped bases and other colors and materials that match the elevation colors and materials of the re-development and surrounding community
- Best in class design to maximize exposure for success of retail redevelopment

If you have any questions, please feel free to contact Cory Presnick at the contact information above.

Thank You.

LANDLORD/DEVELOPER:

CORTA SHEBOYGAN, LLC
a Florida limited liability company

By: 

Title: Cory Presnick, Manager

OFFICE USE ONLY

PARCEL NO.: _____

MAP NO.: _____

ZONING CLASSIFICATION: _____

OFFICE USE ONLY

Item 6.

REVIEW DATE: _____

APPROVAL: _____
Steve Sokolowski, City Planner

**CITY OF SHEBOYGAN
DEPARTMENT OF CITY DEVELOPMENT**

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

SIGN PERMIT APPLICATION

(November, 2009)

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

1. APPLICANT INFORMATION

APPLICANT: _____Kelsy-Ann Hayes_____

ADDRESS: _____505 Lawrence Drive DePere, WI 54115_____

E-MAIL ADDRESS: _____kelsy@creativesigncompany.com_____

PHONE: (920) 495-0485 FAX NO: ____ () _____

2. OWNER INFORMATION

OWNER OF SITE: _____Corta Development_____

ADDRESS: _____518 Taylor Drive Sheboygan, WI 53081_____

PHONE: ____ (404) -625-5119

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

NAME OF PROPOSED/EXISTING BUSINESS: _____Corta Development multi-tenant building. Tenants include: Hobby Lobby & Ross Dress for Less_____

ADDRESS OF PROPERTY AFFECTED: _____518 Taylor Drive Sheboygan, WI_____

USE OF PROPERTY: _____Commercial multi-tenant_____

TYPE OF SIGN: _____Freestanding_____

DESCRIPTION OF PROPOSED SIGN: _____Sign has Faux stone at bottom of poles, two pole structure with aluminum pole covers, LED illuminated aluminum cabinet with multi-tenant faces. Sign is double sided and has aluminum caps._____

4. CONFIGURATION OF PROPOSED SIGN:

HEIGHT: 20' X WIDTH: 12' = TOTAL SQUARE FOOTAGE: 96 sign area

AMOUNT OF PUBLIC STREET FRONTAGE: Erie: 632.88' & S. Taylor 312.79'
& S. Taylor Taco Bell frontage approx. 110'

AMOUNT OF EXPOSED EXTERIOR WALL LENGTH: _____

SETBACK: _____ 20' _____

METHOD OF ATTACHMENT: Direct embed poles into concrete footing,
welded angle brackets to hold pole covers and cabinet.

METHOD OF ILLUMINATION: LED internal illumination

SIGN MATERIALS: Fabricated aluminum cabinet with LEDs, aluminum caps,
aluminum pole covers, square tube metal poles, concrete foundation, texture plus
faux stone masonry.

TOTAL SQUARE FOOTAGE OF SIGNS ON SUBJECT PROPERTY: Remove
existing freestanding sign

BEFORE PROPOSED SIGN: 197.8 AFTER PROPOSED SIGN: 96

5. CERTIFICATE

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

Kelsy-Ann Hayes 6/29/22
APPLICANT'S SIGNATURE DATE

Kelsy-Ann Hayes
PRINT ABOVE NAME

6. APPLICATION SUBMITTAL REQUIREMENTS

- a. For new development, the approved site plan for the subject property, showing the location and dimensions of all buildings, structures, signs on the subject property, property boundaries and dimensions; and the location of the proposed sign.
- b. For existing development, a site plan approved by the City Planner & Zoning Manager, showing the location and dimensions of all buildings, structures, signs on the subject property, property boundaries and dimensions; and the location of the proposed sign.

creative Sign
company inc
505 LAWRENCE DR, DE PERE, WI 54115
920.338.8900 CREATIVESIGNCOMPANY.COM

CLIENT: QORTA DEVELOPMENT
LOCATION: 518 TAYLOR DR. SHEBOYGAN WI 53081
DRAWN BY: AMANDA S
SALESPERSON: KELSY H
DATE: 3/22/22
DESIGN #: D18833
PAGE: 2

REVISION LOG:	INTL	DATE	DESCRIPTION
	AS	6/3/22	BLANK PANELS
	AS	6/21/22	FACE SIZES

PYLON

QUANTITY: 1 Q/FILLUMPYLON SIGN

LIGHTING: LED WHITE
CABINET: FABRICATED ALUM (20"D)
RETAINER: 2" (P-1)
FACES: LEXAN (C-4)
GRAPHICS: NONE

TOPPER: FABRICATED ALUM (28"D)
POLE COVERS: FABRICATED ALUM (12"D)
BASE: FAUX SPLIT FACE BLOCK
(CUSTOM PAINTED P-3)
CAP: ALUMINUM (2")
MOUNTING: DIRECT EMBEDMENT

PHOTO EYE/TIMER: BY ELECTRICIAN

INSTRUCTION: REMOVE AND DISPOSE OF EXISTING SIGN. PRODUCE AND INSTALL NEW SIGN AS SHOWN.

SQ FT: 96 SQ FT

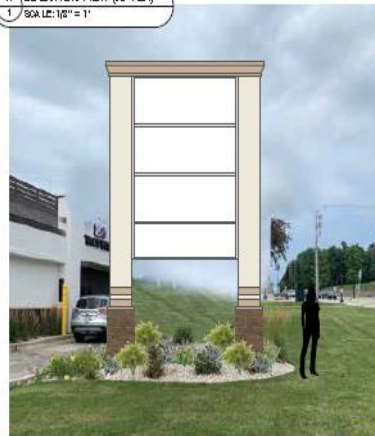
COLORS:

☐ P-1 PAINT TO MATCH SW 6335 DOWER WHITE
☐ P-2 PAINT TO MATCH SW 107 NOMADIC DESERT
☐ P-3 PAINT TO MATCH SW 6125 CRAFT PAPER
☐ C-4 WHITE

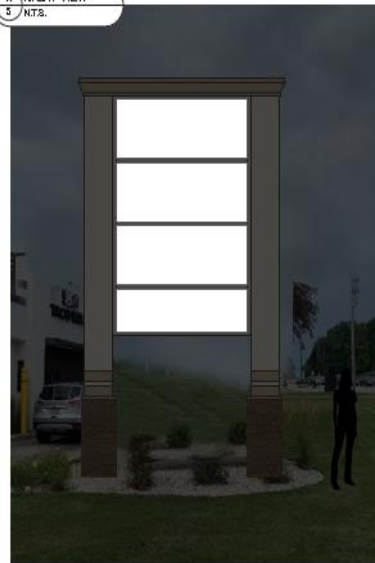
CUSTOMER SIGNATURE FOR DESIGN APPROVAL:

X SIGNATURE DATE

1 LOCATION VIEW (AFTER)
1/8" SCALE: 1/8" = 1"



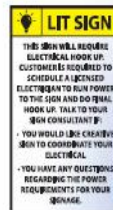
5 NIGHT VIEW
5/8" SCALE: 1/8" = 1"



2 EXISTING VIEW
2/8" SCALE: 1/8" = 1"

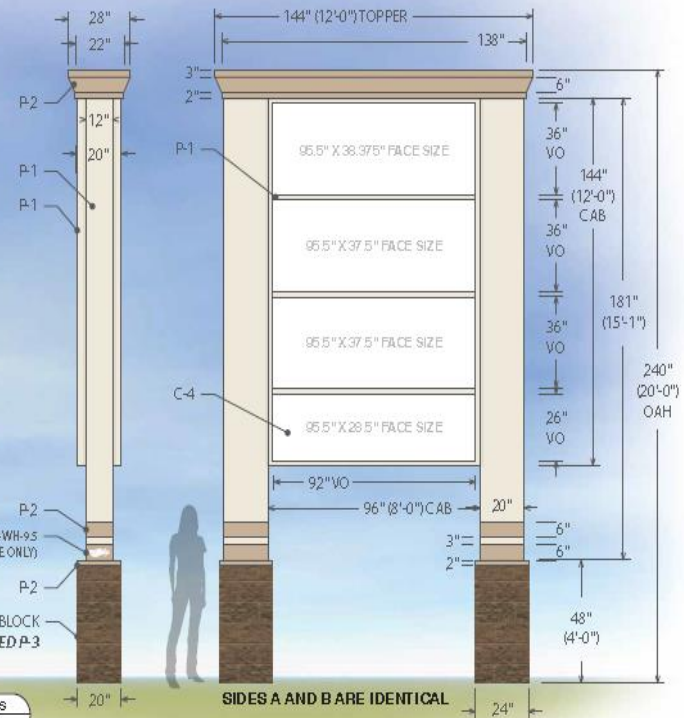


REMOVE AND DISPOSE OF EXISTING SIGN



TEXTURE PLUS FAUX SPLIT FACE BLOCK
INTERLOCK CUSTOMER PAINTED P-3

4 DETAIL VIEWS
4/8" SCALE: 1/8" = 1"



PYL-1: LOC-1
OPTION B

P-3 BUILDING - NTS

THIS DRAWING IS THE PROPERTY OF CREATIVE SIGN CO., INC.

This is an original, unpublished drawing by Creative Sign Co., Inc. It is for your personal use, in conjunction with a project being planned for you by Creative Sign Co., Inc. It is not to be shown to anyone outside of your organization nor is it to be used, reproduced, copied or exhibited in any fashion. Use of this design or the client elements of this design in any sign done by any other company, without the expressed written permission of Creative Sign Co., Inc., is to be held by law and carries a civil forfeiture of up to 25% of the purchase price of the sign.

CONTACT YOUR SIGN CONSULTANT TO PURCHASE THE RIGHT TO THIS DESIGN.

CONCEPTUAL DRAWING ONLY

All sizes and dimensions are illustrated for client conception of the project and are not to be understood as being exact size or exact color. Renderings, including lighting effects, uplighting, and coloration, are an approximation.

CUSTOMER RESPONSIBILITIES

Please review all drawing details closely, as Creative Sign will produce signs as approved drawing indicates. Some changes may occur based on production needs. While Creative Sign will make all efforts to correct any obvious spelling or grammatical errors, the customer is responsible for confirming the above copy, including names and titles, appears correct. Creative Sign will make every effort to closely match colors, including PMS, where specified. We cannot guarantee exact matches due to varying compatibility of substrate materials and pigments used.

creative Sign
company inc

505 LAWRENCE DR, DE PERE, WI 54115
920.338.8900 C.REATIVESIGNCOMPANY.COM

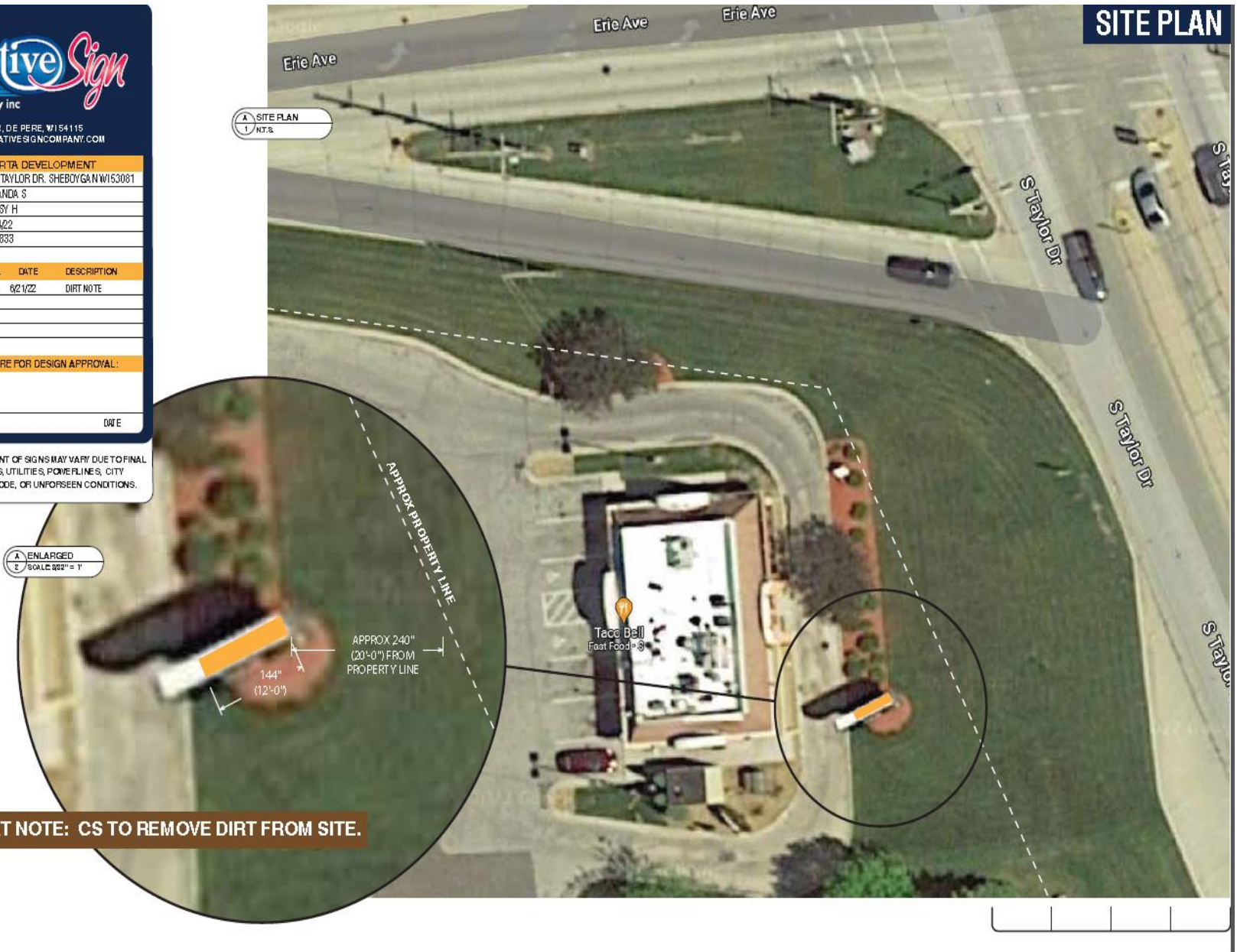
CLIENT: CORTA DEVELOPMENT
LOCATION: 518 TAYLOR DR. SHEBOYGAN WI 53081
DRAWN BY: AMANDA S
SALESPERSON: KELSY H
DATE: 3/24/22
DESIGN #: D18833
PAGE: 3

REVISION LOG:	INTL	DATE	DESCRIPTION
AS	6/21/22		DIRT NOTE

CUSTOMER SIGNATURE FOR DESIGN APPROVAL:

X SIGNATURE DATE

EXACT FINAL PLACEMENT OF SIGNS MAY VARY DUE TO FINAL CONSTRUCTION, TREES, UTILITIES, POWERLINES, CITY ORDINANCES & SIGN CODE, OR UNFORSEEN CONDITIONS.



PROJECT INFORMATION

ALTA/NSPS LAND TITLE SURVEY

518 S. TAYLOR DRIVE • SHEBOYGAN, WI 53081

PROFESSIONAL SEAL

SHEET DATES

ISSUE DATE NOV. 24, 2021

REVISIONS

JOB NUMBER

2160720

SHEET NUMBER

AL

ALTA / NSPS LAND TITLE SURVEY

ALTA NOTES:

- Bearings are referenced to the Wisconsin County Coordinate System, Sheboygan County. The North line of the Southwest 1/4 of Section 21-15-23 has a bearing of North 89°-21'-53" East.
- Only the improvements that were visible from above ground at time of survey and through a normal search and walk through of the site are shown on the face of this plat. Lawn sprinkler systems, if any, are not shown on this survey.
- Surface indications of utilities along with Digger's Hotline markings on the surveyed parcel have been shown. Offsite observations have not been made to determine the extent of utilities serving or existing on the property. Public records have not been provided for additional information. Controlled underground exploratory effort together with Digger's Hotline markings is recommended to determine the full extent of underground service and utility lines. Contact Digger's Hotline at 1-800-242-8511.
- This survey may not reflect all utilities, or improvements, if such items are hidden by landscaping, or areas covered by such items as dumpsters or trailers.
- The locations of the property lines shown on the face of this plat are based on the description and information furnished by the client, together with the title commitment. The parcel that is defined may not reflect actual ownership, but reflects what was surveyed. For ownership, consult your title company.
- Based upon a review of the Federal Emergency Management Agency Flood Insurance Rate Map No. 55117C0219F and 55117C0238F with an effective date of April 2, 2009, the property falls within Zone "X" (Unshaded-areas determined to be outside the 0.2% annual chance flood hazard).
- The property described hereon contains 14.043 acres (611,732 sq. ft.) of land, more or less.
- Chicago Title Insurance Company, Commitment No. CO-11963, with a commitment date of November 4, 2021 has been reviewed in conjunction with the preparation of this survey. Notes related to the review of this title policy, Schedule B-II Exceptions are as follows:**
 - Recitals as shown on that certain map/plat recorded on November 5, 1992, as Document No. 1355558. **Unrestricted Access Easement is depicted on this survey. The approximate location of a portion of the Unrestricted Access Easement and the approximate location of a gas easement have been depicted on this survey.**
 - Recitals as shown on that certain map/plat recorded on January 16, 1997, as Document No. 1468765. **Restricted access note is depicted on this survey.**
 - Easement(s) for the purpose(s) and rights incidental thereto, as granted in a document recorded on November 12, 1949, as Document No. 533313. **This document affects the subject property by location but does not contain any specific width or location to depict on this survey.**
 - Award of Damages by State of Wisconsin recorded October 30, 1984 as Document No. 1108258. **This document falls within the right-of-way of Taylor Drive and Erie Avenue.**
 - Easement(s) for the purpose(s) and rights incidental thereto, as granted in a document recorded on July 23, 1991, as Document No. 1222980. **Easement is depicted on this survey.**
 - Cross-Easement and Declaration of Restrictive Covenants recorded December 7, 1992 as Document No. 1359227. **This document affects the subject property and contains general easements for pedestrian traffic, vehicular traffic, common components, utilities, access, construction, parking, lighting, self-help, signs and surface water drainage. No specific width or location of easements to depict on this survey.**

Modification of Cross-Easement and Declaration of Restrictive Covenants recorded January 17, 1997 as Document No. 1468835
 - Easement(s) for the purpose(s) and rights incidental thereto as reserved in a document recorded on December 8, 1993, as Document No. 1391668. **This document allows an access point to Taylor Drive. Access point has been noted and depicted on this survey.**
 - Other commitment items not specified hereon may not have been considered relevant to an ALTA/NSPS Land Title Survey, and have not been reviewed in conjunction with preparation of this plat (i.e. Annotation agreements, Leases, Mortgages, Liens, special assessments, covenants, trusts, unspecified or unrecorded rights).
 - In regards to ALTA/NSPS "Table A", Item No. 9, the subject property contains 396 regular striped parking stalls and 10 handicap accessible striped parking stalls for a total of 406 striped parking stalls. There are portions of an additional 2 regular striped parking stalls on the subject property.
 - In regards to ALTA/NSPS "Table A", Item No. 13, adjacent owner information was taken from the Sheboygan County GIS Website on the sheet issue date of this survey.
 - In regards to ALTA/NSPS "Table A", Item No. 14, the intersection of Erie Avenue and S. Taylor Drive is approximately 230 feet east of the subject property.
 - In regards to ALTA/NSPS "Table A", Item No. 16, at the time of this survey there was no visible sign of earth moving work, building construction, or building additions.
 - In regards to ALTA/NSPS "Table A", Item No. 17, no proposed changes to the street right-of-way lines have been disclosed by the City of Sheboygan or the current Title Commitment. There was no visible evidence of recent street or sidewalk construction or repairs at the time of the survey fieldwork.
 - In regards to ALTA/NSPS "Table A", Item No. 18, all plottable offsite easements or servitudes benefiting the subject property as disclosed in record documents provided to Excel Engineering, Inc. have been depicted on this survey.
 - In regards to ALTA/NSPS "Table A", Item No. 19, Excel Engineering, Inc. carries a \$2,000,000 Professional Liability Insurance Policy. Certificate of Insurance will be provided upon request.

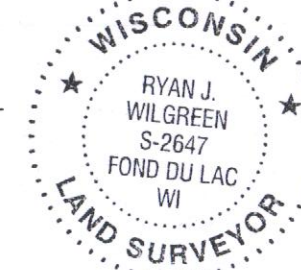
SURVEYOR'S CERTIFICATE
ALTA / NSPS Land Title Survey

To:

- Chicago Title Insurance Company
- Corta Sheboygan, LLC
- 518 S. Taylor Drive LLC, a Delaware limited liability company
- NS Retail Holdings, LLC
- Corta, LLC

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 13, 14, 16, 17, 18 & 19 of Table A thereof. The field work was completed on November 19, 2021.

[Signature]
Ryan J. Wilgreen, P.L.S. No. S-2647
ryan.wilgreen@excelsurvey.com
Excel Engineering, Inc.
Fond Du Lac, Wisconsin 54935
Project Number: 2160720



Date of Plat or Map: 12/2/21

LANDS DESCRIBED IN COMMITMENT NO. CO-11963, PREPARED BY CHICAGO TITLE INSURANCE COMPANY WITH A COMMITMENT DATE OF NOVEMBER 4, 2021:

Parcel 1:

Lot 2 of Certified Survey Map recorded in Volume 13 on pages 258 and 259, being part of Lot 1 of the Certified Survey Map recorded in Volume 10 on page 234, being located in a part of the Northeast 1/4 of the Southwest 1/4, the Southeast 1/4 of the Southwest 1/4 and the Northwest 1/4 of the Southeast 1/4 all in Section 21, Township 15 North, Range 23 East, in the City of Sheboygan, County of Sheboygan, State of Wisconsin.

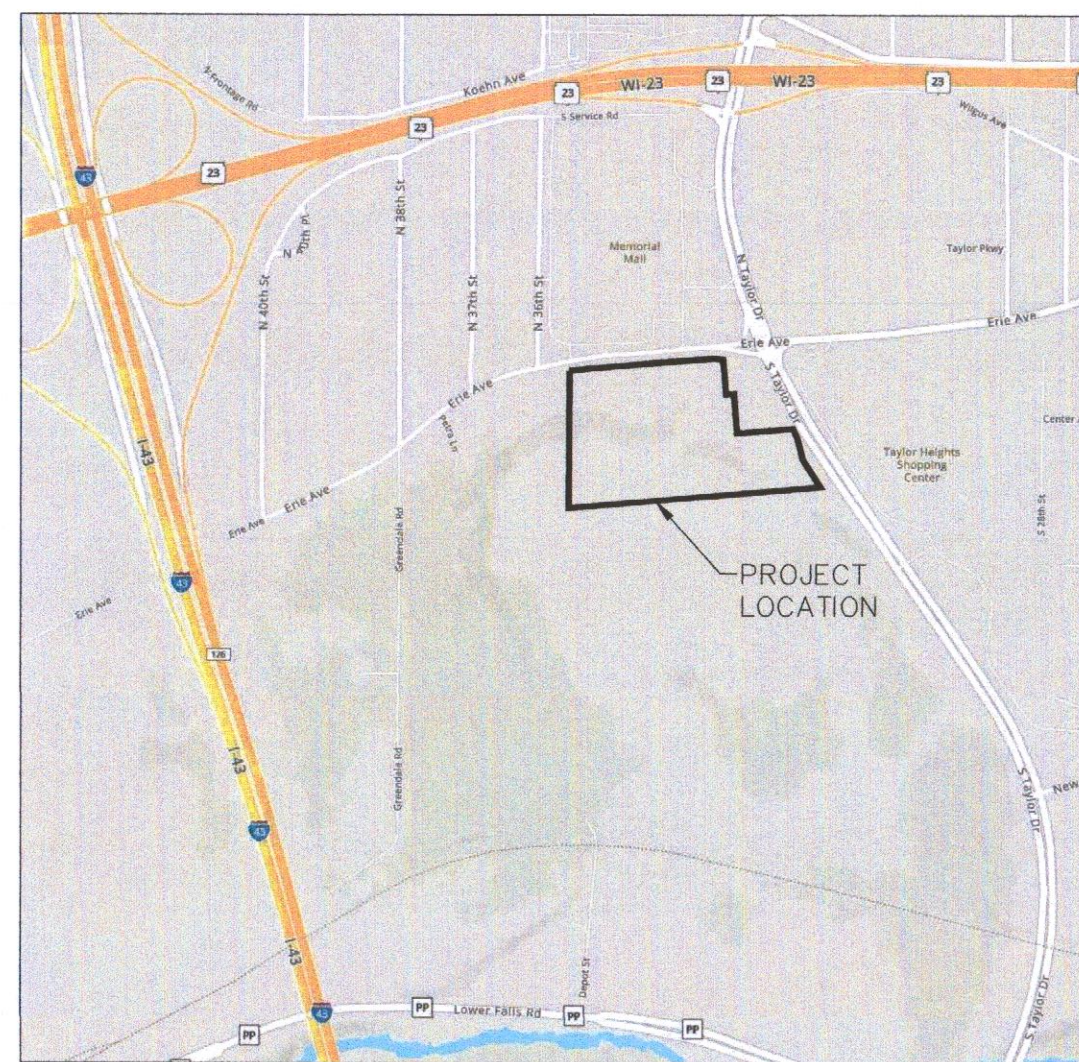
Parcel 2:

Non-exclusive easement for the benefit of Parcel A created by an instrument dated November 3, 1992 and recorded December 7, 1992 as Document No. 1359227, and amended by instrument recorded as Document No. 1468835, for ingress and egress as provided for therein.

Parcel 3:

Together with the right of access to Taylor Drive granted in Quit Claim Deed recorded in Volume 1317, Page 690 as Document No. 1391668.

Tax Key No. 59281215104
Address: 518 S. Taylor Drive

VICINITY MAP
NOT TO SCALE

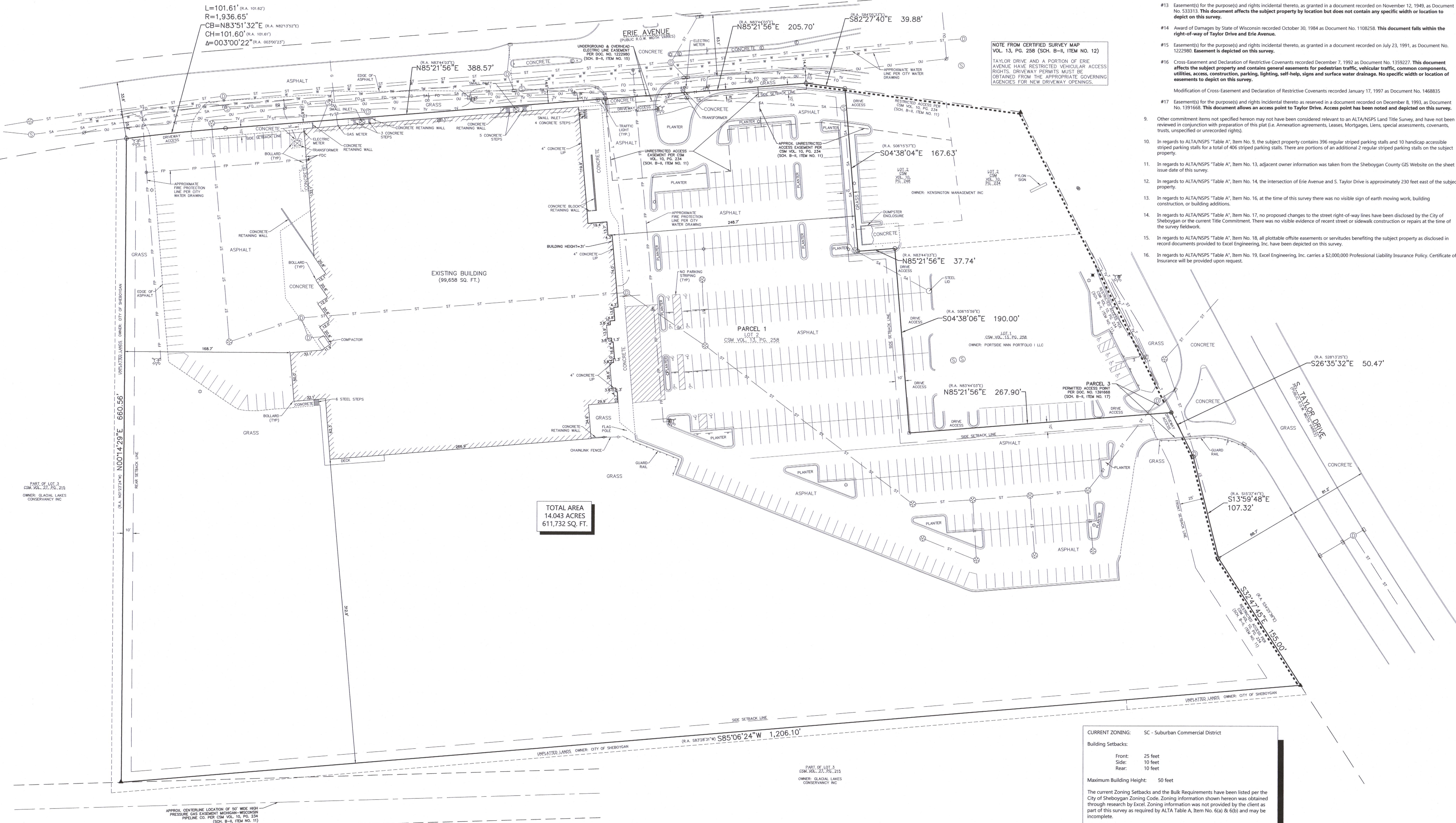
LEGEND:

✕	WATER SERVICE VALVE	— ST —	EXISTING STORM SEWER AND MANHOLE
⊙	WATER VALVE IN BOX	— SA —	EXISTING SANITARY SEWER AND MANHOLE
⊖	ELECTRIC MANHOLE	— W —	EXISTING WATER LINE AND HYDRANT
⊕	EXISTING ROUND CATCH BASIN	— FP —	EXISTING FIRE PROTECTION LINE
⊞	EXISTING CURB INLET	— OU —	EXISTING OVERHEAD UTILITY LINE
⊞→	UTILITY POLE WITH GUY WIRE	— FO —	EXISTING UNDERGROUND FIBER OPTIC LINE
⊞	TELEPHONE PEDESTAL	— E —	EXISTING UNDERGROUND ELECTRIC CABLE
⊞	CABLE TV PEDESTAL	— T —	EXISTING UNDERGROUND TELEPHONE CABLE
⊞	ELECTRIC TRANSFORMER	— G —	EXISTING UNDERGROUND GAS LINE
✧	EXISTING LIGHT POLE	— TV —	EXISTING UNDERGROUND TELEVISION CABLE
✧	EXISTING SIGN	— — — — —	EXISTING CHAINLINK FENCE
✧	HANDICAP PARKING STALL	— — — — —	EXISTING GUARD RAIL
○	3/4" REBAR FOUND	— — — — —	EXISTING CURB AND GUTTER
○	DRILL HOLE FOUND	— — — — —	PROPERTY LINE
▲	1" IRON PIPE FOUND	— — — — —	RIGHT-OF-WAY LINE
□	MAG NAIL FOUND	— — — — —	ADJACENT PROPERTY LINE
		— — — — —	INTERNAL LOT LINE
		— — — — —	RESTRICTED ACCESS LINE

1" = 40'
SCALE
40' 0 40' 80'
FEET

NOTE:

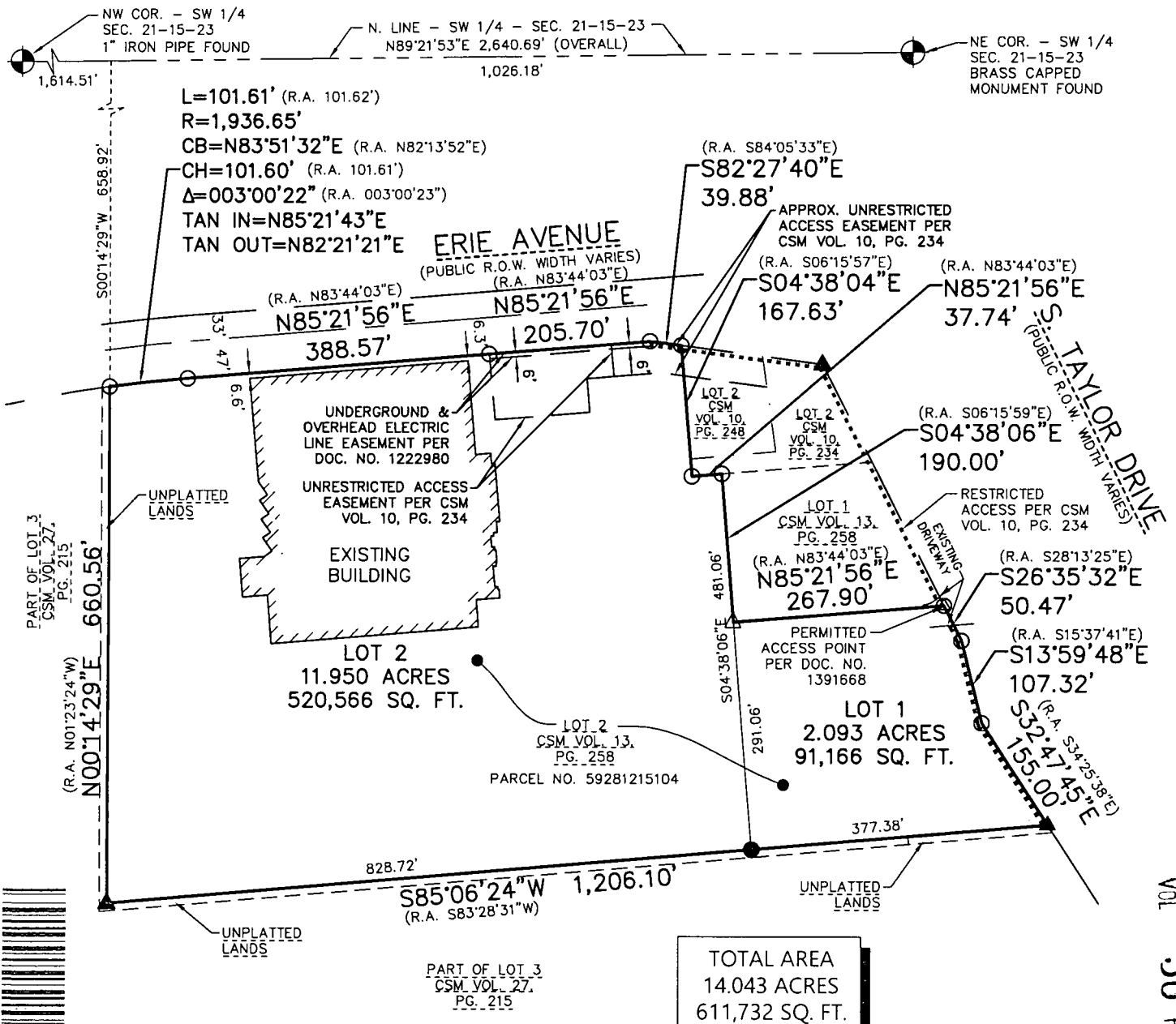
SURFACE INDICATIONS OF UTILITIES ALONG WITH DIGGER'S HOTLINE MARKINGS ON THE SURVEYED PARCEL HAVE BEEN SHOWN. SIZES AND ELEVATION OF UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON FIELD MEASUREMENTS OF VISIBLE STRUCTURES IN COMBINATION WITH AVAILABLE DATA PROVIDED TO EXCEL ENGINEERING, EXCEL ENGINEERING MAKES NO GUARANTEE THAT ALL THE EXISTING UTILITIES IN THE SURVEYED AREA HAVE BEEN SHOWN NOR THAT THEY ARE IN THE EXACT LOCATION INDICATED. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES CRITICAL TO CONSTRUCTION.



CERTIFIED SURVEY MAPFOR
NS RETAIL HOLDINGS, LLC

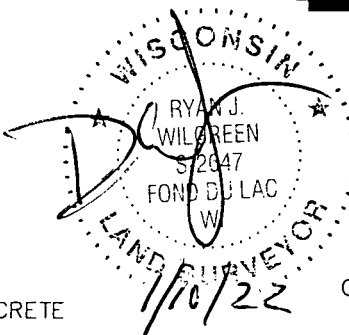
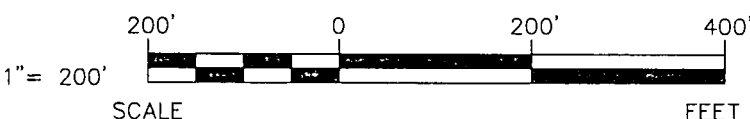
LOT 2, CSM VOL. 13, PG. 258, BEING PART OF THE
NORTHEAST 1/4 AND SOUTHEAST OF THE SOUTHWEST 1/4
AND PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4,
SECTION 21, TOWNSHIP 15 NORTH, RANGE 23 EAST,
CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN.

2131209
SHEBOYGAN COUNTY, WI
RECORDED ON
02/09/2022 02:55 PM
ELLEN R. SCHLEICHER
REGISTER OF DEEDS
RECORDING FEE: 30.00
TRANSFER FEE:
EXEMPTION #
Cashier ID: 3
PAGES: 3

**LEGEND**

- - 3/4" x 18" REBAR SET WEIGHING 1.50 LBS/FT.
- ▲ - 1" IRON PIPE FOUND
- - 3/4" REBAR FOUND
- △ - MAG NAIL FOUND
- ⊙ - DRILL HOLE FOUND IN CONCRETE
- ⊙ - SECTION CORNER MONUMENT FOUND
- - - - RESTRICTED ACCESS

NORTH POINT REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, SHEBOYGAN COUNTY. THE NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 21 HAS A BEARING OF NORTH 89°-21'-53" EAST.



OWNER:
NS RETAIL HOLDINGS, LLC
5910 N CENTRAL EXPRESSWAY, STE 1600
DALLAS, TX 75206

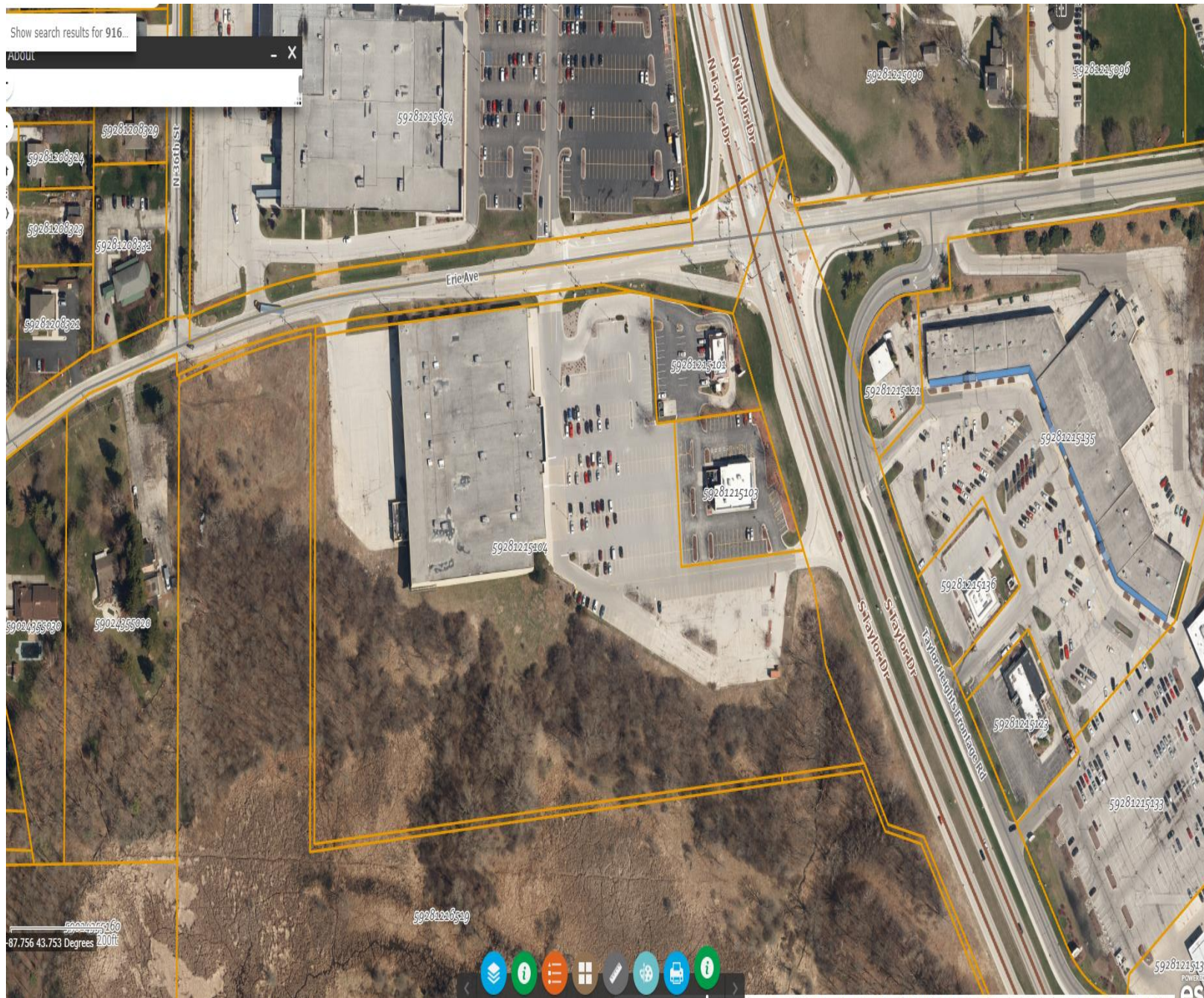
SHEET 1 OF 3 SHEETS

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100 Camelot Drive
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www.EXCELENGINEER.com

JOB NO. 2160720

VOL
30 PAGE 285









Schedule A

WHEN RECORDED RETURN TO:
 Winston & Strawn, LLP
 35 West Wacker Drive
 Chicago, IL 60601
 Attn: Andrew T. White

(Space Above for Recorder's Use Only)

**SECOND MODIFICATION TO CROSS-EASEMENT AND DECLARATION OF
 RESTRICTIVE COVENANTS**

THIS SECOND MODIFICATION TO CROSS-EASEMENT AND DECLARATION OF RESTRICTIVE COVENANTS (the "**Modification**") is made and entered into as of this ____ day of _____, 2022 by and between **NS RETAIL HOLDINGS, LLC**, a Delaware limited liability company, as successor of **SHOPKO STORES, INC.** a former Minnesota corporation ("**Shopping Center Owner**"), and **SUNDANCE INC.**, a Michigan corporation ("**Taco Bell Owner**"), as successor to **KENSINGTON MANAGEMENT, INC.**, a Michigan corporation, as successor of **TACO BELL CORP.**, a California corporation.

W I T N E S S E T H:

WHEREAS, **SHOPKO STORES, INC.** a former Minnesota corporation, and **Taco Bell Corp.**, a California corporation, entered into that certain Cross-Easement and Declaration of Restrictive Covenants dated November 3, 1992 recorded in Volume 1250 at Page 485 in the Register's Office of Sheboygan County, WI same being document number 1359227, and that certain Modification to Cross-Easement and Declaration of Restrictive Covenants effective date of January 14, 1997 recorded in Volume 1486 at Page 150 in the Register's Office of Sheboygan County, WI, collectively (the "**Declaration**"), providing for certain cross-easements within the shopping center and a declaration of restrictive covenants; and

WHEREAS, the former Shopko retail store has been closed for business due to the bankruptcy of **SHOPKO STORES, Inc.**;

WHEREAS, the Shopping Center Owner desires, and the Taco Bell Owner has agreed, to modify certain Articles and Sections as well as the Site Plan of the Declaration in order to facilitate the redevelopment of the now vacant former Shopko retail store building and property.

NOW, THEREFORE, the Shopping Center Owner and Taco Bell Owner do hereby covenant and agree to modify the Declaration as follows:

1. **Article 2 Section 2.01.7 & Article 6 Section 6.03** in the original Declaration each required a parking ratio of not less than 5.0 spaces per 1,000 square feet of Net Building Floor Area



for both the Shopping Center and Taco Bell sites. The Modification to Cross-Easement and Declaration of Restrictive Covenants, effective as of January 14, 1997, reduced the required parking ratio to 4.5 spaces per 1,000 square feet of Net Building Floor Area. By this Modification, the parties agree to reduce the required parking ratio to be the minimum required by the local municipality or 3.75 spaces per 1,000 square feet of Net Building Floor Area, whichever is greater.

2. **Article 2 Section 2.01.10** is modified to provide that a new monument sign shall be constructed by the Shopping Center Owner, at its sole cost and expense, substantially similar in size and design as shown in Exhibit A to this Modification and in accordance with the Declaration. Exhibit "4" from the original Declaration is hereby stricken and replaced with Exhibit A, attached hereto and incorporated herein. The Shopping Center Owner shall have rights to the top two panels and the bottom panel and the Taco Bell Owner shall have rights to the third panel as shown in Exhibit A.

3. **Article 6 Section 6.01** is modified to provide that the Site Plan in Exhibit "3" to the original Declaration as modified by the Site Plan in Exhibit A from the modification to the Declaration is hereby stricken and replaced with the Site Plan attached hereto as Exhibit B to this Modification, attached hereto and incorporated herein. The updated Exhibit B attached hereto, among other items, amends the site plan by:
 - i. Showing Shopping Center Owner's plan to split the existing single user retail box into a two retail user box with a new storefront added to provide a second customer entrance to the building and new facades and canopies for each new retailer
 - ii. Converting existing landscaping island near the new storefront of one of the new retailers into new parking adding five (5) new parking spaces in this area
 - iii. Adding an outparcel area to develop or sell a third outparcel on the southern frontage on S Taylor Drive subject to all restrictions of the Declaration the ("***CORTA Outlot***")
 - iv. Upgrading the public access point at S Taylor Drive to add a "left-in" access which modifies the current "pork-chop" curb to allow the left turn in from S Taylor Drive
 - v. Updated location of the new monument sign noted above

4. **Article 6 Section 6.02.2** this section of the Declaration shall be deleted in its entirety which removes the restriction on the Taco Bell parcel such that it can be used as a pharmacy or optical store without restriction.

5. **Article 6 Section 6.02.3** this section of the Declaration shall be modified to remove the restriction of the sale of "cheeseburgers, hamburger or french fries" by both the Shopping Center Owner and Taco Bell Owner.



6. **Article 6 Section 6.04** the access point on S Taylor Drive is to be modified to allow for a new left turn in from the public right of way which will require the Shopping Center Owner, at its sole cost and expense, to modify the existing island/curbing to allow for the safe left turn in from S Taylor Drive, subject to local laws and approvals. Both the Shopping Center Owner and the Taco Bell Owner expressly approve the modification of this island/curbing modification to allow for left turn in access from S Taylor Drive.
7. **Article 6 Section 6.06** in addition to the Future Outlot identified in the Declaration, including the modification thereof, it is expressly noted that per the Site Plan updated in Exhibit B attached hereto that the parties agree that the Shopping Center Owner shall have the right to develop or sell the CORTA Outlot noted and more particularly described in Exhibit C hereto.
8. **Article 18 Section 18.01** notice addresses within this section shall be modified to reflect the current ownership as follows:

a. Shopping Center Owner:

NS Retail Holdings, LLC
 Attn: Kirk Klatt
 5910 N Central Expwy, Suite 1600
 Dallas, TX 75206

b. Taco Bell Owner:

Sundance, Inc.
 Attn: Peter Lyders-Petersen
 7915 Kensington Court
 Brighton, Michigan 48116

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Application for Conditional Use Permit with exceptions by Guggenheim Development Services, LLC, to construct and operate a new Jiffy Lube on a newly created parcel directly south of Applebee's in the former Shopko parking lot (Parcel # 59281215106). SC Zone

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

REPORT DATE: July 19, 2022

MEETING DATE: July 26, 2022

FISCAL SUMMARY:

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

STATUTORY REFERENCE:

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

BACKGROUND / ANALYSIS:

Guggenheim Development Services, LLC, is proposing to construct and operate a new Jiffy Lube on a newly created parcel directly south of Applebee's in the former Shopko parking lot (Parcel # 59281215106). The applicant states the following about the project:

- Guggenheim Development Services, LLC is requesting conditional use approval for construction of a new Jiffy Lube on parcel #59281215106 (south of the Applebee's located at 526 S. Taylor Drive).
- The lot was recently created by Corta Development who is redeveloping the old Shopko facility into a Hobby Lobby and a Ross Dress for Less. The new parcel is approximately 2 acres and is presently part of the parking lot and also some of the landscape area to the south that leads to the Glacial Lakes Conservancy property down the hill to the south (proposed development site is 39% impervious and the remainder is a wooded slope).
- This will be a 3,045sf single-story automotive service center building which will provide preventive maintenance to automobiles including, oil change, battery, brakes, engine, filters, fluids, suspension, inspections, tires, etc.
- Location was selected due to S. Taylor Drive being a heavily traveled commercial corridor through the City with excellent visibility and access.
- Store hours are normally 8:00 a.m. to 7:00 p.m. Monday – Friday, 9 a.m. to 5 p.m. Saturday and Sunday from 10:00 a.m. to 4:00 p.m.

- Each store employs a total of one (1) manager, one to two (1-2) assistant managers, and six to eight (6-8) additional employees.
- There will be one (1) oil product delivery each week during regular business hours.
- All new bulk oil is contained in tanks that exceed EPA requirements, all waste oil is recycled and shipped by a carrier that has been registered with the EPA and has an EPA identification number.
- The proposed development timeline is a March/April 2023 start with an anticipated completion date of September 2023.

The applicant states the following about the architecture:

- The proposed Jiffy Lube development will include a single-story building with a 3,045 gross square foot footprint, a detached waste enclosure and on-site parking.
- The architectural style of the building will fit in and compliment surrounding commercial developments.
- Exterior finishes will be made of a mixture of full brick, as well as EIFS.
- The roof will have parapet wall heights that screen any rooftop equipment.

Site improvements include:

- New building with parking, landscaping, signage, and associated utilities (stormwater management, sanitary sewer, water distribution system, etc.).
- Access to the development will be via access agreement (this was completed as part of the Certified Survey Map process to create this new lot.). Internal parking and access drives will connect to all properties in this area.
- New utility lines will be brought into the site from existing utilities that serve the overall development.
- Stormwater from the site will be directed towards proposed inlets and will outfall at the existing ditch in the ROW.
- Landscaping will be provided in accordance with the City ordinance, in an approach which ensures species resiliency and complimentary aesthetics.
- Site lighting will comply with the City ordinance in a fashion that provides appropriate light intensity for safety with cut-off fixtures for minimal light trespass.
- Waste enclosure to be located to the west of the building (southwest corner of parking lot).
- Total Parking Provided: 13 spaces provided; including one (1) accessible space.

- A ground mounted pylon sign is proposed to the east of the proposed building (south of entrance drive in the northeast corner of the proposed parcel). Additionally, building signage will be included on the east, north, and west elevations as shown in the colored elevations.

STAFF COMMENTS:

The applicant indicates there will be building signage and a pylon sign to be installed. The applicant has not provided a sign package at this time. Thus, applicant shall work with staff with regards to appropriate signage. If staff has any concerns with proposed signage design, the matter may be brought back to the Plan Commission for their consideration.

Staff will be recommending a monument style sign because Corta Development is proposing to replace the old pylon sign with a new pylon sign and this sign will have a tenant space for this new lot. Thus, Jiffy Lube will have the ability to have their signage on this new pylon sign.

The maximum number of wall signs is four (4).

The applicant is requesting the following land use exceptions:

- Applicant is proposing a side yard paving setback 0 feet - The minimum paving setback is 5 feet.

Applicant is requesting a zero foot paved surface setback along the north side of the site in order to create a shared access with the rest of the development. This variance is required in order to create the new shared parking and access driveway that customers from all facilities will use to enter and exit from these properties. The shared access reduces the number of potential traffic conflicts on S. Taylor Dr. and is consistent with the approved Applebee's development immediately north of the proposed Jiffy Lube development.

The shared access agreement will need to be officially documented prior to building permit issuance.

- Applicant is proposing to exceed .5 footcandles at the property line – Maximum .5 footcandles permitted at the property line.

It is important to provide adequate lighting for safety purposes for customers and employees as they share the main common access drive at their common property line. The proposed lighting will provide better light distribution throughout the parking lot, travel lanes and properties and will not adversely impact adjoining properties.

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

The Plan Commission may want to have the applicant address the following:

- Does the applicant have all of the shared access and utility agreements/easements between the properties?

ACTION REQUESTED:

Item 7.

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

1. Prior to building permit issuance, the applicant shall obtain all licenses and permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, water, sewer, health, storm drainage, DNR, etc. (Applicant shall be in contact with building inspection, fire, police, etc.). An occupancy permit will be granted only at such time as the applicant has met all requirements.
2. Submittal/approval of a proposed storm drainage plan prior to building permit issuance.
3. Submittal and approval of a landscape plan prior to building permit issuance. Landscape plan shall provide a legend that shows how the four (4) landscape criteria are being met (create a legend along with the landscape plan site plan).
4. Dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility. Dumpster enclosure shall be completed prior to issuance of an occupancy permit.
5. Outdoor storage of materials, products or equipment shall be prohibited.
6. All ground level and rooftop mechanicals shall be screened and/or enclosed and constructed of like materials and colors of the facility (HVAC equipment, etc.).
7. Any unused mechanical boxes, equipment, etc. shall be removed from the site.
8. 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 (except for common property line/shared access drive area granted an exception).
9. Applicant shall work with staff with regards to appropriate signage. If staff has any concerns with proposed signage design, the matter may be brought back to the Plan Commission for their consideration.
10. Applicant shall to install individual letter signs – no cabinet or flat panel signs.
11. Applicant shall be permitted a freestanding monument sign for the site. Minimum setback of a monument sign is 12 feet. Maximum height of the monument sign is eight (8) feet.
12. All areas used for parking/maneuvering of vehicles shall be paved.
13. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping.
14. Any new ingress/egress driveway openings and any drives to be closed or modified shall be improved to standard City specifications.
15. The parking lot and drives shall be designed so as to not impede or impair vehicular and pedestrian traffic movement, or exacerbate the potential for pedestrian/vehicular conflicts. The site shall be curbed.
16. Absolutely no portion of the new building and/or site improvements shall cross the property lines including but not limited to buildings, balconies, decks, foundations, walls, gutters, eaves, roof, parking, fencing/retaining walls, signs, landscaping, etc.).
17. Any work within City of Sheboygan Public rights-of-way shall be discussed with the City Engineering Department and constructed to standard City specifications (including, but not limited to, new and old ingress/egress driveway openings, drop off lane, curb, gutter, sidewalk, pavement, utilities, street trees, etc.).
18. Applicant will provide adequate public access along all streets and sidewalks and will take all appropriate actions to minimize the time period that adjacent properties and streets/sidewalks are impacted by the development (utilities, streets, etc.).
19. Applicant shall immediately clean any and all sediments, materials, tracking, etc. that may be spilled off-site on private or public lands and streets.

20. Streets and infrastructure damaged and/or disturbed during construction of all private and/or public improvements shall be promptly repaired by the applicant.
21. Applicant is responsible for working with all private and public utilities in order to adequately service this development proposal (applicant will need to provide the necessary easements and/or relocate utilities as necessary).
22. City Development staff will issue a building permit only if the applicant has adequately satisfied all concerns related to the Sheboygan Water Utility.
23. City Development staff will issue a building permit only if the applicant has adequately satisfied all concerns related to the Sheboygan Fire Department, including but not limited to fire lane access at the site, sprinkler systems, hydrants, water pressures, etc.
24. Prior to building permit issuance, the applicant will provide formal documentation that all required easements, agreements, etc. between the property owners have been officially recorded by Sheboygan County. Easements/agreements including but not limited to shared parking, access, utilities, storm drainage etc.
25. Prior to building permit issuance, the City of Sheboygan Architectural Review Board shall review/approve the proposed building plans.
26. If there are any amendments to the approved conditional use permit (including but not limited to site plan, architectural design, use, etc.), the applicant will be required to submit a new conditional use application reflecting those amendments.

ATTACHMENTS:

Conditional Use and required attachments

PARCEL NO. 215106
 MAP NO. _____
 ZONING CLASSIFICATION: SC

Office Use Only

APPLICATION/FILE NO. _____
 REVIEW DATE: 7/26/22

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

**CITY OF SHEBOYGAN
 APPLICATION FOR
 CONDITIONAL USE PERMIT**

Requirements Per Section 15.905
 Revised May 2018

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

1. APPLICANT INFORMATION

APPLICANT: Guggenheim Development Services, LLC
3000 Internet Blvd, Suite 570
 ADDRESS: Frisco, TX 75034 E-MAIL: Kurt.Overmyer@guggenheimpartners.com
 PHONE: (214)872-4092 FAX NO. ()

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Proposed: Jiffy Lube
Existing: Vacant Parking Lot

ADDRESS OF PROPERTY AFFECTED: No site address assigned yet

LEGAL DESCRIPTION: Lot 1 of CSM Recorded in Volume 30 as pages 285-287
as document no. 2131209.

BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE: _____
Vacant Parking Lot

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

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

3. JUSTIFICATION OF THE PROPOSED CONDITIONAL USE

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

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

See attached narrative

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

See attached narrative

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

See attached narrative

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

See attached narrative

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

OWNER OF SITE: CORTA Sheboygan, LLC Attn: Tad Templeton / Cory Presnick
tad@cortadev.com

ADDRESS: 12632 SW 92nd Ave., Miami, FL. 33157 **E-MAIL:** cpresnick@cortadev.com

ARCHITECT: EXCEL ENGINEERING INC

100 CAMELOT DR,
ADDRESS: FOND DU LAC, WI 54935 **E-MAIL:** JASON.DAYE@EXCELENGINEER.COM

CONTRACTOR: TBD

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

5. CERTIFICATE

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

Kurt Overmyer

APPLICANT'S SIGNATURE

06/30/2022

DATE

Kurt Overmyer, VP of Development Services

PRINT ABOVE NAME

July 1, 2022

CUP & Architectural Review Project Description

PROJECT NAME AND EXISTING SITE ADDRESS:

Jiffy Lube
518 S. Taylor Dr. - Lot 1 of CSM recorded as Doc. 2131209
Sheboygan, WI 53081

PARCEL INFORMATION/ZONING CLASSIFICATION/SITE DATA

- Part of 59281215104
- SC-Suburban Commercial District
- Total overall area of current parcel is 2.09 acres

EXISTING SITE CONDITIONS/LAND USE:

- The property is a proposed lot to be created via CSM in the parking lot of the former Shopko store; the proposed lot is south of the existing Applebee's.
- The existing conditions of the proposed development site is 39% impervious and the remainder is a wooded slope.

PROPOSED USE:

- The new proposed development is a Jiffy Lube automotive service center.

SITE SELECTION:

- Location was selected due to S. Taylor Dr. being a heavily traveled commercial corridor through the City with excellent visibility and access.

EXPLANATION BUSINESS ACTIVITIES:

- Store hours are normally 8:00 a.m. to 7:00 p.m. Monday – Friday, 9 a.m. to 5 p.m. Saturday and Sunday from 10:00 a.m. to 4:00 p.m.
- Each store employs a total of one (1) manager, one to two (1-2) assistant managers, and six to eight (6-8) additional employees.
- There will be one (1) oil product delivery each week during regular business hours.
- All new bulk oil is contained in tanks that exceed EPA requirements, all waste oil is recycled and shipped by a carrier that has been registered with the EPA and has an EPA identification number.

DESCRIPTION OF SITE IMPROVEMENTS:

- A 3,045 square foot single-story building is proposed.
- Site disturbance will total 0.80 acres.
- Access to the development will be via access agreement.
- New utility lines will be brought into the site from existing utilities that serve the overall development.
- The project is a redevelopment site with no increase in exposed parking or roads and is therefore exempt from stormwater requirements. Stormwater from the site will be directed towards proposed inlets and will outfall at the existing ditch in the ROW.
- Landscaping will be provided in accordance with the City ordinance, in an approach which

- ensures species resiliency and complimentary aesthetics.
- Site lighting will comply with the City ordinance in a fashion that provides appropriate light intensity for safety with cut-off fixtures for minimal light trespass.
- Waste enclosure to be located to the west of the building.
- All required building setback requirements are met.

PARKING REQUIREMENTS:

- Minimum Number of Off-Street Parking Spaces Required: Indoor Maintenance Service – One (1) space per 300 square feet of floor area; ten (10) spaces are required.
- Total Parking Provided: 13 spaces provided; including one (1) accessible space.

HOW WILL SITE BE SERVICED WITH STREETS AND UTILITIES:

- A two-inch (2") water service line is proposed to be extended to the Jiffy Lube site by the current owner of the overall development.
- A six-inch (6") sanitary sewer service line is proposed to be extended to the Jiffy Lube site by the current owner of the overall development.
- Driveway access is provided off S. Taylor Dr., consistent with the existing uses.

PROPOSED TRAFFIC IMPACTS TO ADJOINING STREETS IN THE NEIGHBORHOOD BASED ON THIS DEVELOPMENT:

- As a commercial corridor, S. Taylor Dr. is designed for a high volume of traffic. There are no adjoining streets to the development and no negative traffic impacts to the neighborhood are anticipated.

PROPOSED SIGNAGE:

- A ground mounted pylon sign is proposed to the east of the proposed building (south of the entrance drive in the northeast corner of the proposed parcel). Additionally, building signage will be included on the east, north, and west elevations as shown in the colored elevations.

DESCRIPTION OF THE PROPOSED ARCHITECTURAL STYLE:

- The proposed Jiffy Lube development will include a single-story building with a 3,045 gross square foot footprint, a detached waste enclosure, and on-site parking. Exterior finishes will be made of a mixture of full brick, as well as EIFS. The roof will have parapet wall heights that screen any rooftop equipment. A site line drawing is included for reference.

POTENTIAL NUISANCES TO ADJOINING PROPERTY OWNERS:

- As a commercial corridor, S. Taylor Dr. is designed for a high volume of traffic. The proposed development will have no negative impacts to the neighborhood.
- No outside storage is proposed.
- All waste will be stored in waste enclosure.
- Site lighting will meet City light intensity requirements and cut-off fixtures will be used for minimal light trespass.
- The architectural style of the building will fit in and compliment surrounding commercial developments.
- The property will be professionally managed.

ESTIMATED VALUE OF PROJECT:

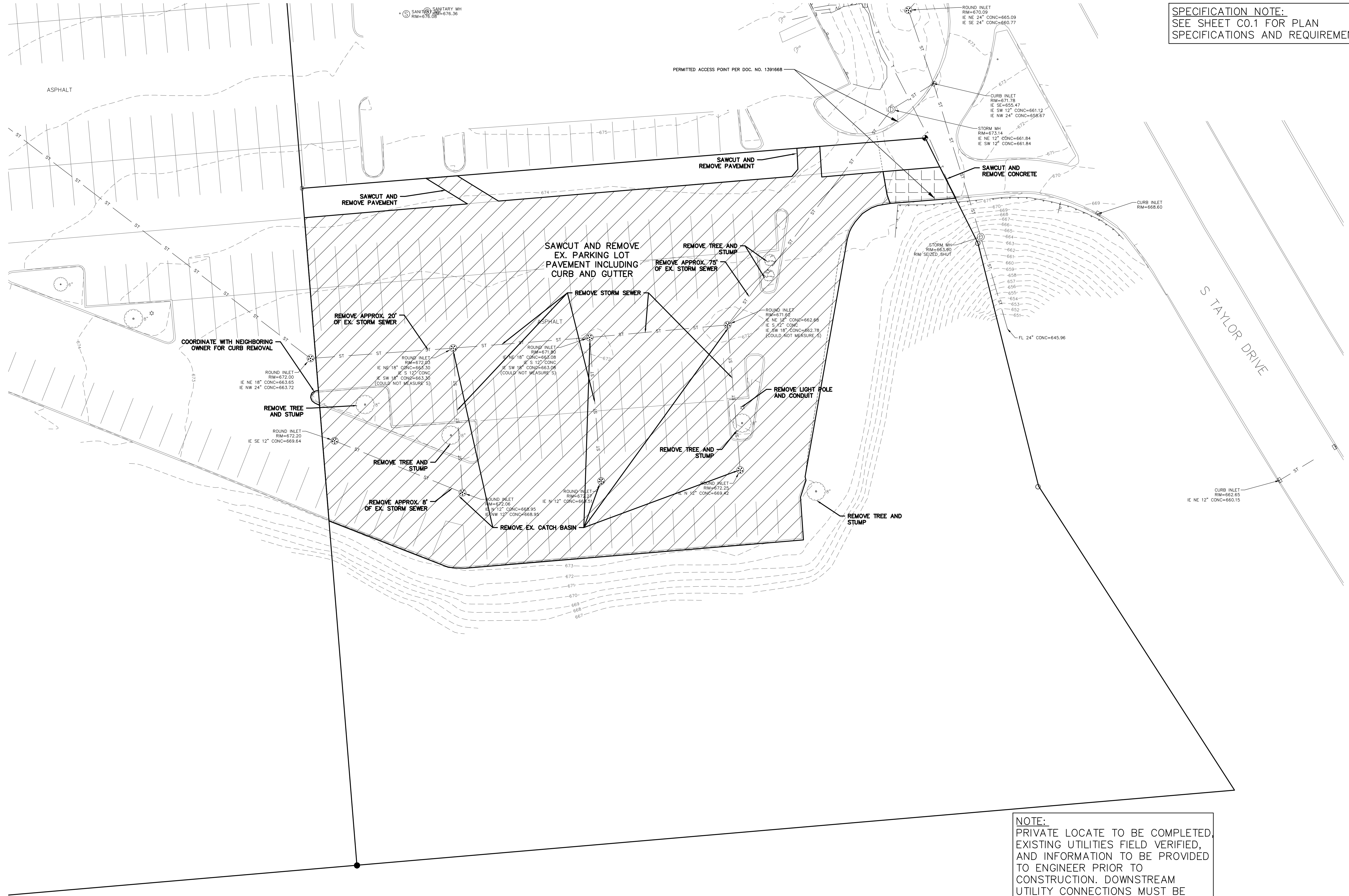
- Approximately \$1.4M not including the land.

CONSTRUCTION TIMELINE:

- The proposed development timeline is a March/April 2023 start with an anticipated completion date of September 2023.

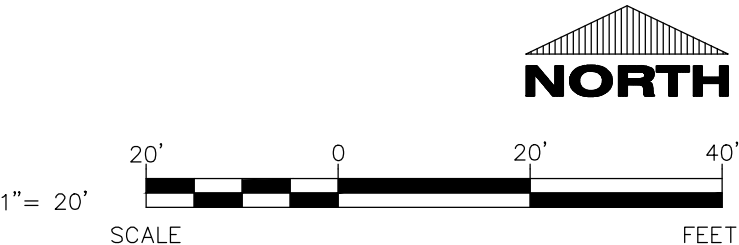
VARIANCE REQUESTS

- The following variances are being requested:
- Pavement Setback
 - 0' pavement setback is being requested for the proposed shared access drive. The shared access reduces the number of potential traffic conflicts on S. Taylor Dr. and is consistent with the approved Applebee's development immediately north of the proposed Jiffy Lube development.



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

NOTE:
PRIVATE LOCATE TO BE COMPLETED,
EXISTING UTILITIES FIELD VERIFIED,
AND INFORMATION TO BE PROVIDED
TO ENGINEER PRIOR TO
CONSTRUCTION. DOWNSTREAM
UTILITY CONNECTIONS MUST BE
VERIFIED PRIOR TO CONSTRUCTION
AND PROVIDED TO ENGINEER.



EXISTING SITE AND DEMOLITION PLAN

Item 7.

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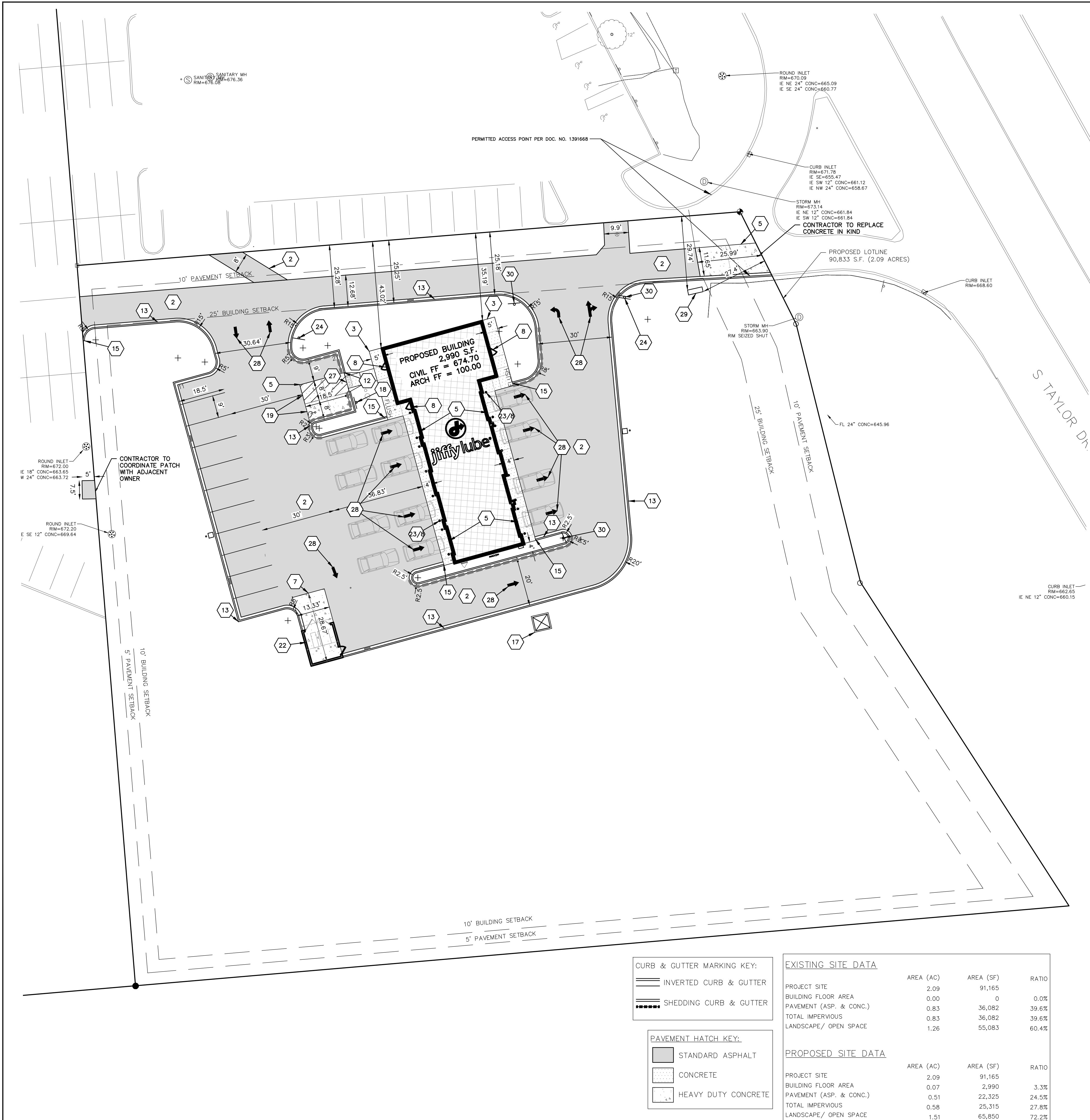
jiffylube®
MULTI-CARE SERVICES
CRITERIA V2020.10-1X4
SHEBOYGAN, WI
518 S TAYLOR DRIVE

REVISIONS	
OWNER REVIEW	5-19-2022
City Submittal	7-5-2022

JASON DAVE, PE
PROFESSIONAL OF RECORD

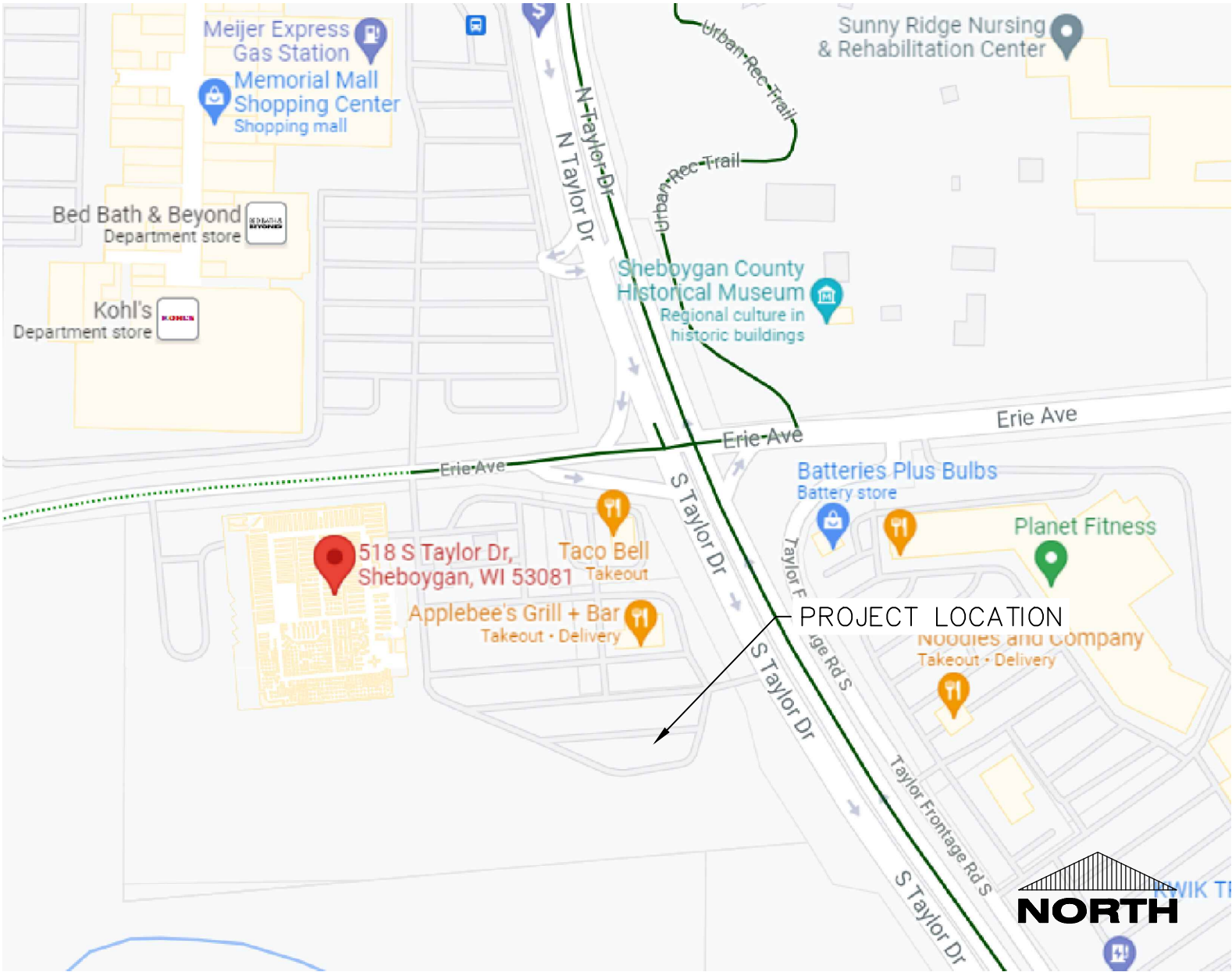
Drawn /Checked By:	BMM
Project Number	2230960
Owner Date	
Permit Date	
Bid Date	

C1.0



SITE PLAN KEYNOTES

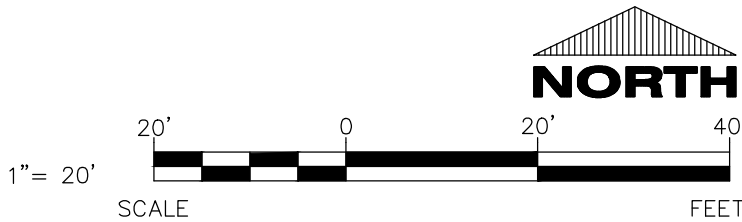
2	STANDARD DUTY ASPHALT SECTION (TYP.)
3	CONCRETE SIDEWALK (TYP.)
5	HEAVY DUTY CONCRETE (TYP)
7	DUMPSTER PAD/APRON CONCRETE (TYP)
8	CONCRETE STOOP (TYP.) SEE ARCH. PLANS FOR DETAILS.
12	ADA CURB RAMP (SEE DETAIL)
13	18" CURB & GUTTER (TYP.)
15	CURB TAPER (TYP.)
17	CONCRETE TRANSFORMER PAD BY UTILITY SUPPLIER (CONTRACTOR TO VERIFY FINAL LOCATION & DESIGN PRIOR TO CONSTRUCTION)
18	HANDICAP SIGN (TYP.)
19	HANDICAP STALL & STRIPING PER STATE CODES.
22	DUMPSTER ENCLOSURE (SEE ARCH PLANS FOR DETAILS)
23	6" CONCRETE BOLLARDS (SEE DETAIL ON ARCH. PLAN)
24	STOP SIGN (TYP.)
27	DETECTABLE WARNING PLATE
28	TRAFFIC FLOW ARROWS. COLOR TO MATCH PARKING STALL STRIPING.
29	PYLON SIGN. FINAL DESIGN AND APPROVAL BY OTHERS
30	"DO NOT ENTER" SIGN



PROJECT LOCATION MAP

SITE INFORMATION:

PROPERTY AREA:	AREA = 2.09 ACRES
EXISTING ZONING:	SC – SUBURBAN COMMERCIAL
PROPOSED ZONING:	SC – SUBURBAN COMMERCIAL
PROPOSED USE:	JIFFY LUBE AUTOMOTIVE SERVICE CENTER
AREA OF SITE DISTURBANCE:	37,000 SF
SETBACKS:	BUILDING: FRONT = 25' SIDE = 10' REAR = 10' PAVEMENT: 10' LANDSCAPE BUFFER
PARKING REQUIRED:	1 SPACE PER 300 SQ FT FLOOR AREA (10 REQ.)
PARKING PROVIDED:	13 SPACES PROVIDED (1 HC ACCESIBLE)
HANDICAP STALLS REQUIRED:	1 REQUIRED, 1 PROVIDED



CIVIL SITE PLAN

Item 7.

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CRITERIA V2020.10-1X4

SHEBOYGAN, WI
518 S TAYLOR DRIVE

REVISIONS

OWNER REVIEW	5-19-2022
City Submittal	7-5-2022

JASON DAVE, PE
PROFESSIONAL OF RECORD

Drawn /Checked By: BMM
Project Number 2230960
Owner Date
Permit Date
Bid Date

C1.1

75

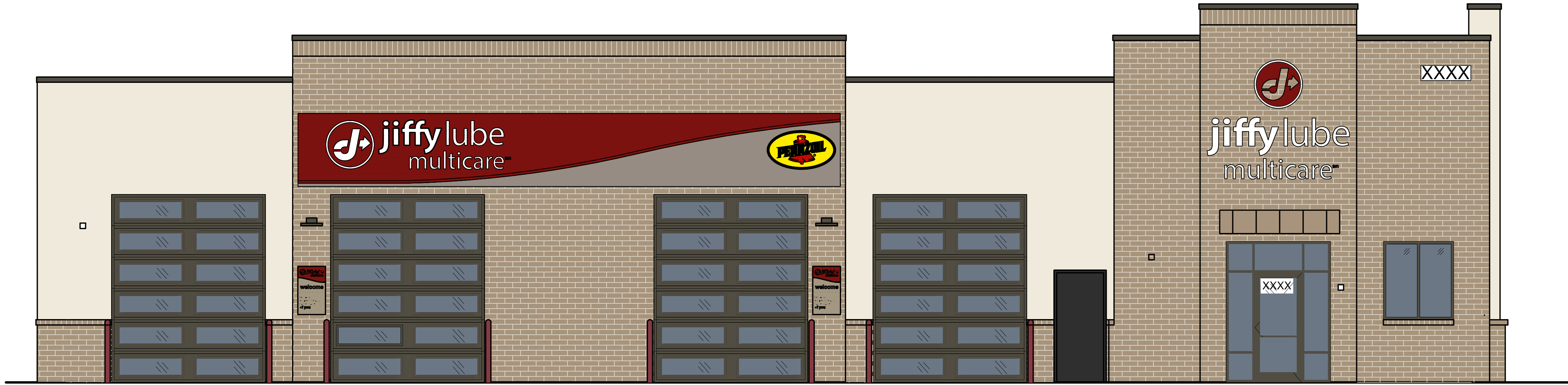


SHEET DATES	
PRELIMINARY	MAY 5, 20:
REVISIONS	JUNE 16, 20:
REVISIONS	JUNE 24, 20:

PROFESSIONAL SEAL

1X4 COLORED ELEVATIONS

EXTERIOR ELEVATIONS

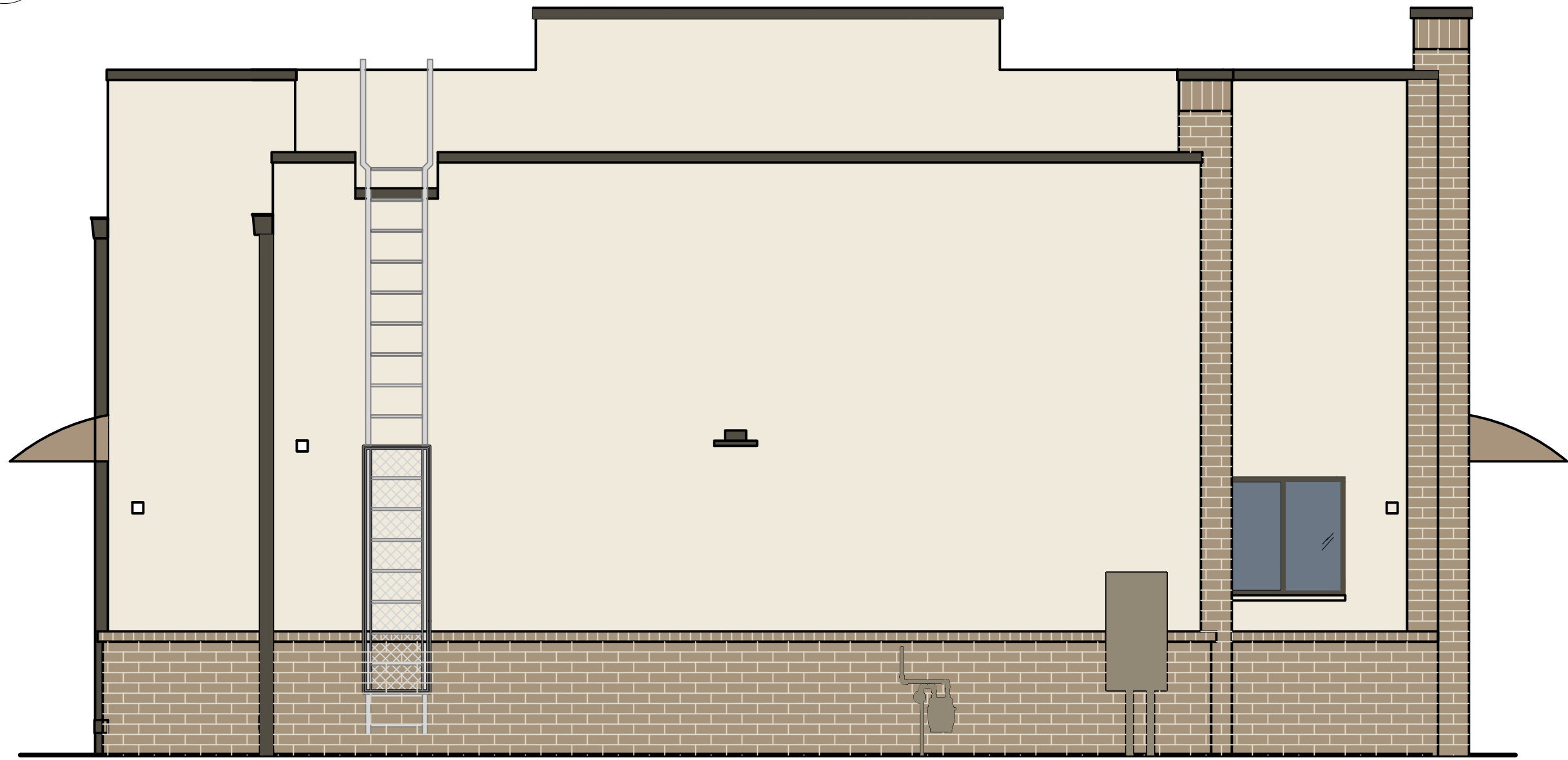


1

A-4

EAST ELEVATION

SCALE: 1/4" = 1'-0"

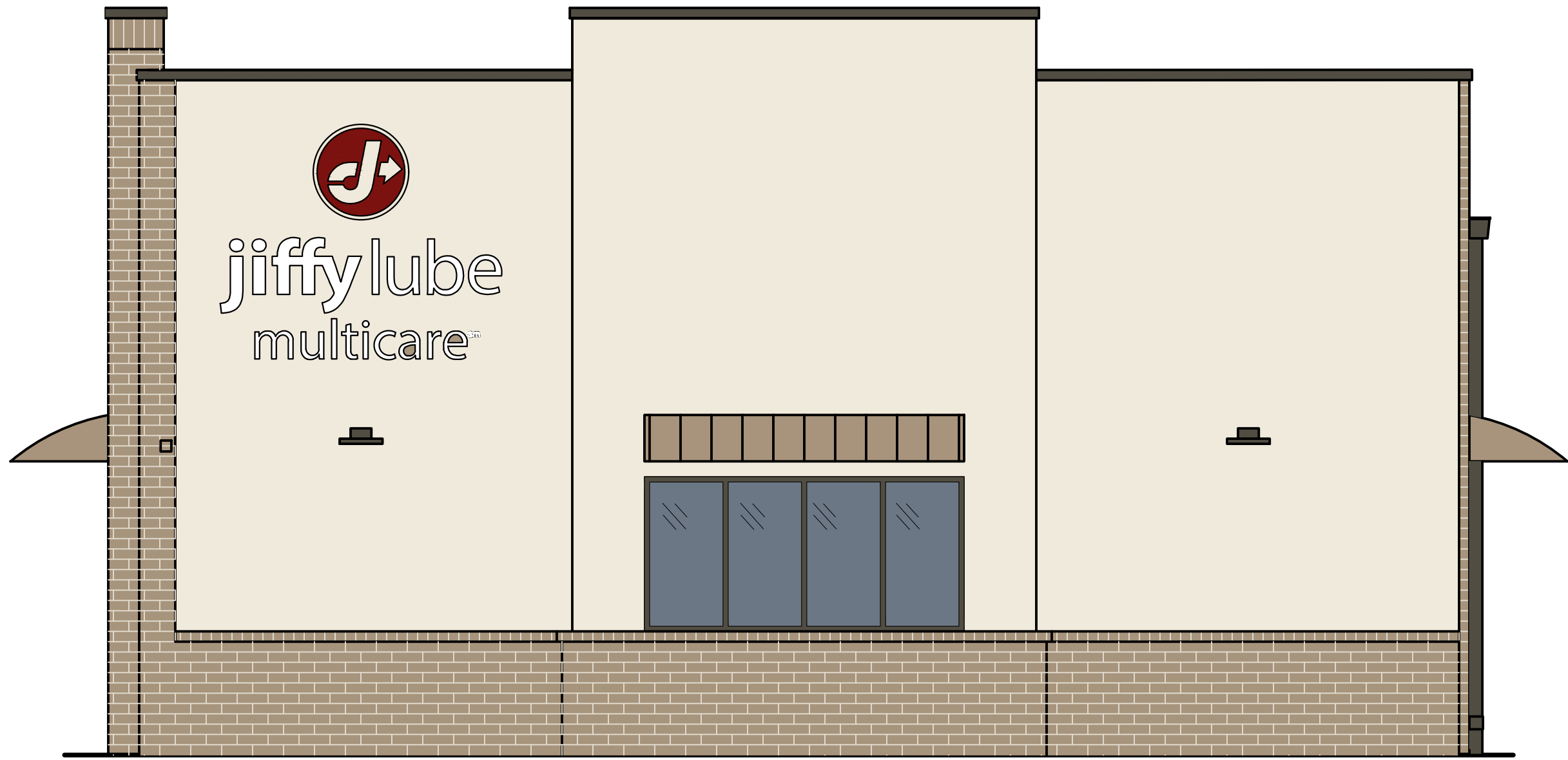


2

A-4

SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



3

A-4

NORTH ELEVATION

SCALE: 1/4" = 1'-0"



4

A-4

WEST ELEVATION

SCALE: 1/4" = 1'-0"

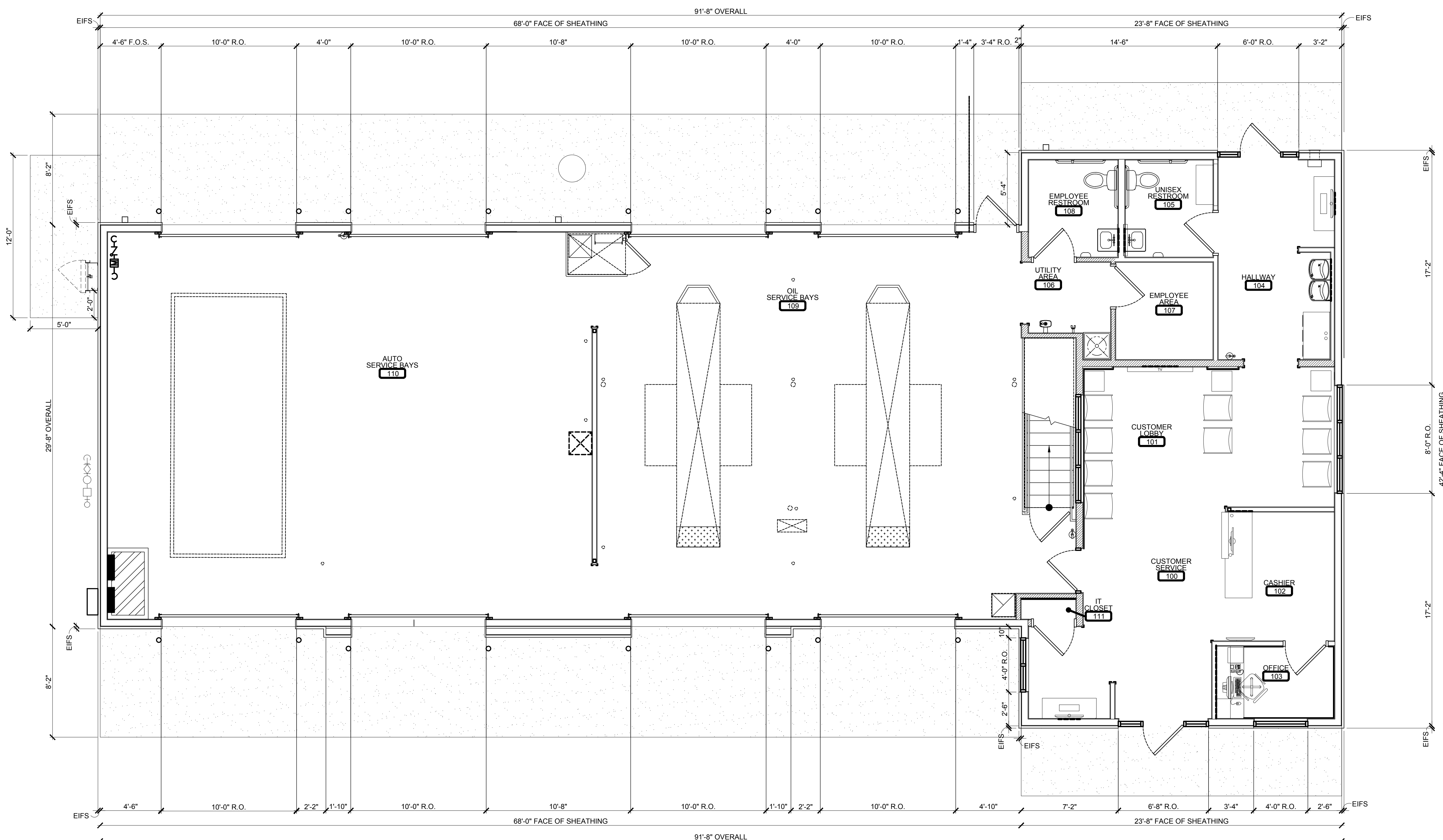
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XXXXXX, XX
XXXXXX

ISSUE DATE	XXX. X, XXXX
REVISIONS	

1X4 COLORED
ELEVATIONS

FLOOR PLAN -
UPPER BAY



SCALE: 1/4" = 1'-0"

PLAN NORTH
TRUE NORTH

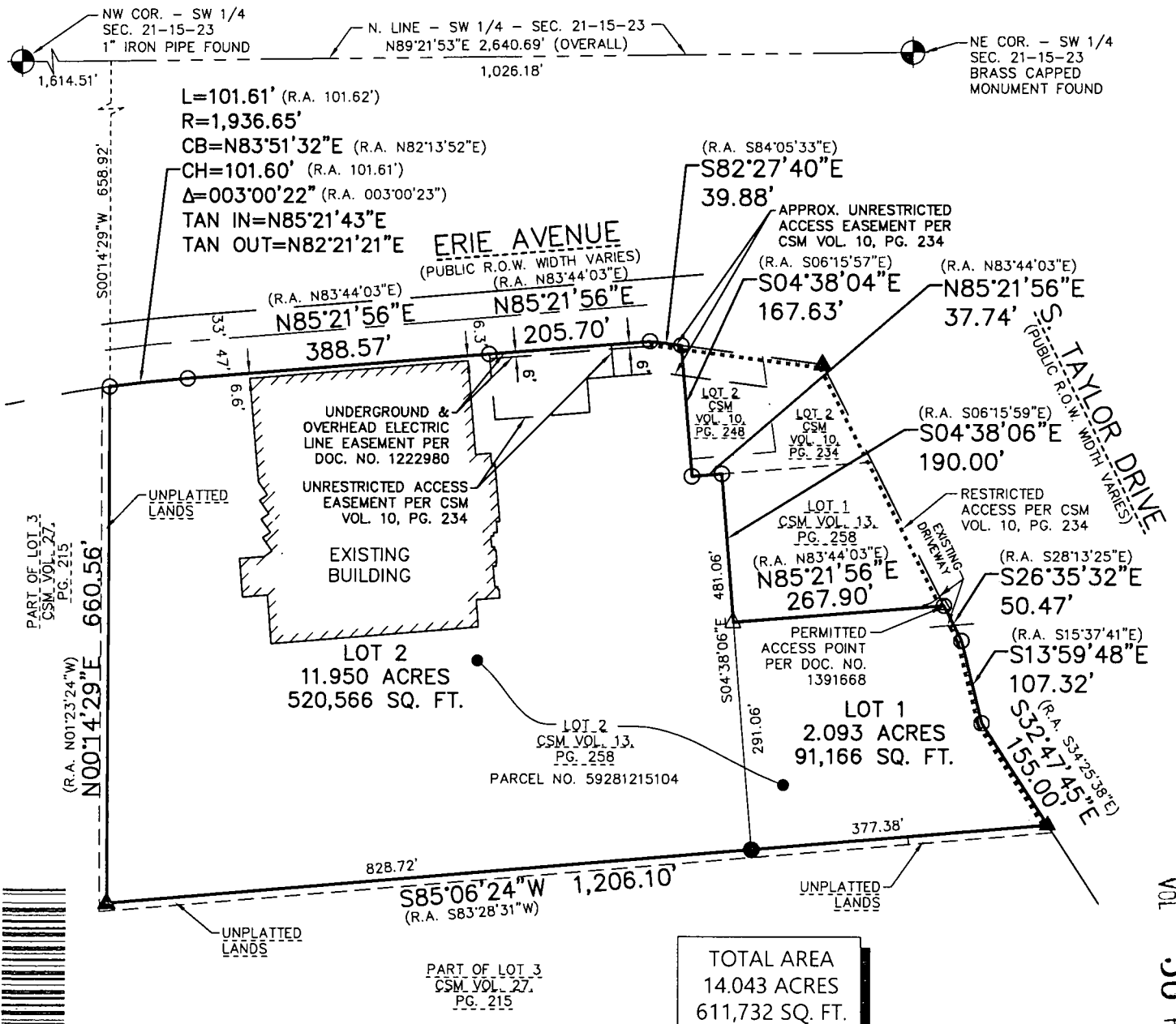
CERTIFIED SURVEY MAP

FOR

NS RETAIL HOLDINGS, LLC

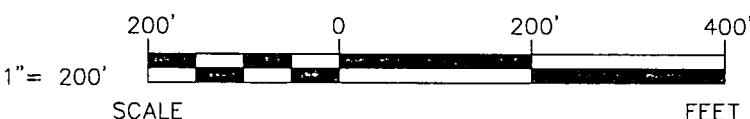
LOT 2, CSM VOL. 13, PG. 258, BEING PART OF THE
NORTHEAST 1/4 AND SOUTHEAST OF THE SOUTHWEST 1/4
AND PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4,
SECTION 21, TOWNSHIP 15 NORTH, RANGE 23 EAST,
CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN.

2131209
SHEBOYGAN COUNTY, WI
RECORDED ON
02/09/2022 02:55 PM
ELLEN R. SCHLEICHER
REGISTER OF DEEDS
RECORDING FEE: 30.00
TRANSFER FEE:
EXEMPTION #
Cashier ID: 3
PAGES: 3

**LEGEND**

- - 3/4" x 18" REBAR SET WEIGHING 1.50 LBS/FT.
- ▲ - 1" IRON PIPE FOUND
- - 3/4" REBAR FOUND
- △ - MAG NAIL FOUND
- ⊙ - DRILL HOLE FOUND IN CONCRETE
- ⊙ - SECTION CORNER MONUMENT FOUND
- - - - RESTRICTED ACCESS

NORTH POINT REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, SHEBOYGAN COUNTY. THE NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 21 HAS A BEARING OF NORTH 89°-21'-53" EAST.



OWNER:
NS RETAIL HOLDINGS, LLC
5910 N CENTRAL EXPRESSWAY, STE 1600
DALLAS, TX 75206

SHEET 1 OF 3 SHEETS

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