



CITY PLAN COMMISSION AGENDA

September 13, 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.

OPENING OF MEETING

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

MINUTES

4. Approval of the Plan Commission minutes from August 23, 2022.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

5. Application for Conditional Use Permit with exceptions by Sheboygan Christian School to install new bleachers and press box at 929 Greenfield Avenue.
6. Application for Conditional Use Permit with exceptions by HR Construction Company to construct and operate a new car wash, quick lube and emission testing facility at the Sheboygan Auto Group property located at 2701 Washington Avenue (the Sheboygan Chrysler Center).
7. Application for Conditional Use Permit with exceptions by McGoeys Dermatology to construct an addition, to construct site improvements and to operate a dermatology clinic at 832 Michigan Avenue.
8. Gen. Ord. No. 10-22-23 by Alderperson Heidemann annexing territory owned by the City to the City of Sheboygan, Wisconsin.

NEXT MEETING

9. September 27, 2022

ADJOURN

10. Motion to Adjourn

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

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

CITY OF SHEBOYGAN
CITY PLAN COMMISSION MINUTES
Tuesday, August 23, 2022

OPENING OF MEETING

MEMBERS PRESENT: Mayor Sorenson, Alderperson Mitchell, Jerry Jones, Ryan Sazama, and David Hoffman

MEMBERS EXCUSED: Marilyn Montemayor

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. Identify potential conflict of interest

No committee member has a conflict of interest.

MINUTES

4. Approval of the Plan Commission minutes from August 9, 2022.

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

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

5. Application for Conditional Use with exceptions by Trinity Lutheran Church and School to install a new fence and new playground at 824 Wisconsin Avenue.

Motion by Jerry Jones, second by Alderperson Mitchell to approve with the following conditions:

1. The applicant shall obtain all licenses/permits as well as meet all required codes.
2. Fence shall be installed per Section 15.720(3)(c) of the City Zoning Ordinance.
3. The fence to be installed will be black in color (chain link, posts and screening materials).
4. The maximum height of the fence will be eight (8) feet tall (top of fence to grade).
5. The applicant shall install and maintain the privacy decorative slatting and/or mesh material as designed. If there are any issues with the screening material of the fence being damaged and/or in disrepair, the applicant will have 30 days to address/fix the issue.
6. Absolutely no portion of the site improvements shall cross the property line.
7. Applicant will provide adequate access along the streets and private properties and will take all appropriate actions to minimize the time period that these areas are closed/affected.
8. The existing access drive on Wisconsin Avenue that will no longer be used shall be removed and the former driveway shall be closed and improved to standard City specifications (replace with curb, gutter, etc.).

9. Any work within City of Sheboygan Public rights-of-way shall be discussed with the City Engineer Department and constructed to standard City specifications (including, but not limited to, new street improvements, new and/or closed ingress/egress driveway openings, curb, gutter, sidewalk, pavement, utilities, retaining walls, street trees, etc.).
10. If there are any amendments to the approved site plan, the applicant will be required to submit a new conditional use application reflecting those amendments.

Exception granted:

- To install an 8-foot-tall fence

Motion carried.

6. Application for Conditional Use Permit with exceptions by Consolidated Construction Company to construct and operate a new multi-tenant industrial warehouse at the southwest corner of Horizon Drive and S. Business Drive in the SouthPointe Enterprise Campus.

Motion by Jerry Jones, second by Ryan Sazama to approve with the following conditions:

1. Prior to building permit issuance, the applicant shall obtain all licenses/permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, water, sewer, storm drainage, health, hazardous materials, State of Wisconsin 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. Applicant shall obtain all necessary permits for the construction, the storage and the handling of hazardous chemicals and/or fuels (applicant shall be in contact with building inspection, fire department, etc.).
3. The facility will meet all zoning requirements including but not limited to noise, smells, vibration, hazardous materials, etc. If any issues arise, this matter may be brought back to the Plan Commission for review.
4. Submittal/approval of a proposed storm drainage plan prior to building permit issuance.
5. Submittal/approval of a proposed landscape plan prior to building permit issuance. Applicant will submit a landscape plan that addresses all four (4) landscaping requirements (except for approved landscape locational variance). Landscaping shall be installed prior to issuance of an occupancy permit.
6. If proposing fencing/retaining walls, fencing/retaining walls shall be installed per Section 15.720(3)(c) of the City Zoning Ordinance. Applicant shall submit proposed fence to staff for review. If staff has any concerns with proposed signage design, the matter may be brought back to the Plan Commission for their consideration. Applicant shall obtain the necessary permits prior to installation.
7. 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.
8. Outdoor storage of materials, products or equipment shall be prohibited.
9. All ground level and rooftop mechanicals shall be screened and/or enclosed and constructed of like materials and colors of the facility (HVAC equipment, generators, etc.).
10. All new lighting shall be installed per Section 15.707 of the City of Sheboygan Zoning Ordinance. There shall be no spill-over of light and glare on operators of motor vehicles, pedestrians, and land uses in the vicinity.
11. Applicant shall obtain the necessary sign permits prior to installation. Applicant shall work with staff with regards to constructing a well-designed signage for the site that utilizes colors and materials similar to the building. Staff may bring the proposed signage design back to the Plan Commission for review/approval.

12. The proposed signage shall meet the City of Sheboygan Zoning Ordinance and the SouthPointe Enterprise Campus Protective Covenants. All signage must be submitted to and reviewed/approved by the City of Sheboygan Architectural Review Board.
13. Applicant shall be permitted to install individual letter signs – no cabinet or panel signs.
14. Applicant shall be permitted a freestanding monument sign for the site. Minimum setback of a monument sign is 12 feet. Maximum height of the monument sign is 8 feet. Sign shall be located outside of the 15-foot vision triangle.
15. All areas used for parking/maneuvering of vehicles and any outdoor storage areas shall be paved (no gravel permitted). Applicant shall meet the minimum required paving setback of 50 feet to front/street and 25 feet to side and rear for all new areas to be paved.
16. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping.
17. Any new ingress/egress driveway openings 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.
18. 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.
19. 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.
20. Any work within City of Sheboygan Public rights-of-way, stormwater easements, etc. shall be discussed with the City Engineering Department and constructed to standard City specifications (including, but not limited to, new street improvements, new and/or closed ingress/egress driveway openings, curb, gutter, sidewalk, pavement, utilities, retaining walls, street trees, etc.).
21. Applicant will provide adequate public access along all streets and sidewalks and will take all appropriate actions to minimize the time period that adjacent properties and streets/sidewalks are impacted by the development (utilities, streets, etc.).
22. Applicant shall immediately clean any and all sediments, materials, tracking, etc. that may be spilled off-site on private or public lands and streets.
23. Streets and infrastructure damaged and/or disturbed during construction of all private and/or public improvements shall be promptly repaired by the applicant.
24. All vehicles, equipment, materials, products, etc. shall be located on the applicant's property (no storage on public rights-of-way).
25. It will be the applicant's responsibility to work with all private and public utilities in order to provide easements and/or relocate utilities as necessary.
26. City Development staff will issue a building permit only if the applicant has adequately satisfied all concerns related to the Sheboygan Water Utility.
27. 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.
28. If applicant leases space to tenants, the tenants shall obtain all necessary land use (conditional use, etc.) and building approvals/permits prior to occupancy for these initial and future Phase 2 tenant spaces (multi-tenant industrial facility).
29. Prior to building permit issuance, the City of Sheboygan Architectural Review Board shall review/approve the proposed building design.
30. Applicant shall meet all of the SouthPointe Enterprise Campus Protective Covenants.

31. Building permits shall be issued only at such time as the applicant can provide documentation that they own the parcel.
32. 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.

Exceptions granted:

- To have 68 parking stalls
- From the locational landscaping requirements. Landscape Plan still required and required point must be met.

Motion carried.

NEXT MEETING

7. September 13, 2022

ADJOURN

8. Motion to Adjourn

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

Being no further business, the meeting was adjourned at 4:26 p.m.

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Application for Conditional Use Permit with exceptions by Sheboygan Christian School to install new bleachers and press box at 929 Greenfield Avenue. SR-5 Zone

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

REPORT DATE: September 2, 2022

MEETING DATE: September 13, 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:

Sheboygan Christian School (SCS) is proposing to install new bleachers and press box at 929 Greenfield Avenue. The applicant states the following about the proposal:

- SCS has a strong history of a successful soccer program – Five (5) state championships in program history and are regularly competitive in the Big East conference. Our western-most varsity soccer field currently has bleachers installed. This proposal seeks to replace the existing two (2) sets of bleachers with three (3) sets of bleachers and a press box.
- Most of the fans attending games currently either stand on the sidelines or bring their own lawn chairs. This proposal seeks to provide more seating for home and visiting fans at SCS soccer games.
- SCS has been the recipient of a donation of a press box and three sets of bleachers from a sister school in Elmhurst, IL. SCS volunteers moved these items from IL to the SCS parking lot where they currently sit. We seek to install them at the same location of the existing bleachers.
- SCS hosts approximately 12-15 home soccer games annually. This field enhancement wouldn't increase the number of home game events. SCS would continue to have the same number of students, parents, visiting fans, etc. that we regularly serve every year since the inception of our soccer program decades ago.
- This field enhancement seeks to improve the fan experience through better, more accessible facilities. SCS believes the aluminum bleachers and vinyl siding press box are attractive and will improve the fan experience for home games.

- The orientation is on the west side of the soccer field sitting on the existing footprint of the currently installed bleachers (no closer/no further away from the soccer field).
- Because of the orientation/size of the new bleachers and the press box, which sits elevated on a steel substructure behind the middle set of bleachers, the encroachment on the property line increases in order to install them in the right place.
- SCS has no current plans for installation/use of permanent field lights.
- We would like to have the bleachers and press box installed for the fall soccer season. We are the defending state champions and we would like to reward the student athlete success with a better home game atmosphere.

SCS serves more than 300 students from over 35 different area churches to achieve its mission working in partnership with the Christian community, using a biblical perspective to integrate academic excellence with Christ-centered learning to prepare students hearts and minds for service in God's world.

STAFF COMMENTS:

The applicant is requesting the following exception:

- To have a side yard setback of 27 feet to a residential side yard – Minimum side yard setback for a school structure (the bleachers and press box) is 50 feet to a residential side yard.

SCS is seek to install the bleachers and press box on the west side of the soccer field as this is considered best practice. Soccer games are played in the fall after school and, since the sun sets in the west, fans need to be oriented on the west side of the soccer field so that they can see the action (not stare into a setting sun).

The orientation is on the west side of the soccer field sitting on the existing footprint of the currently installed bleachers. Shown in the diagram, the elongated rectangles are the existing bleacher concrete pads. You can see the proposed bleachers sit on the same line (no closer/no further away from the soccer field) and their size and scale as compared to what currently exists.

Because of the orientation/size of the new bleachers and the press box which sits elevated on a steel substructure behind the middle set of bleachers, the encroachment on the property line increases in order to install them in the right place.

There is landscaping and trees both on the SCS property and some of the adjacent residential properties along the shared property line west of the soccer field.

ACTION REQUESTED:

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

1. Prior to building permit issuance, the applicant shall obtain all licenses/permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, health, water, sewer, storm drainage, wetlands/DNR, etc.
2. Submittal/approval of a proposed storm drainage plan prior to building permit issuance.
3. Dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility.
4. Outdoor storage of materials, products or equipment shall be prohibited.
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. No permanent field lights permitted. Any other new lighting shall be installed per Section 15.707 of the City of Sheboygan Zoning Ordinance. There shall be no spillover light onto adjacent streets and/or properties.
7. 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.
8. Applicant shall install individual letter signs – no cabinet or flat panel signs.
9. It will be the applicant's responsibility to work with all private and public utilities in order to provide easements and/or relocate utilities as necessary.
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.



CITY OF SHEBOYGAN

APPLICATION FOR
CONDITIONAL USE

Fee: \$250.00

Review Date: 9/13/22

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

SECTION 1: Applicant/ Permittee Information

| | | | |
|----------------------------------------------------------------------------|-------------------------------------------------------|----------------------------------------|--------------------------|
| Applicant Name (Ind., Org. or Entity) <i>Sheboygan Christian School</i> | Authorized Representative <i>Greg Ingelse</i> | Title <i>Director of Facilities</i> | |
| Mailing Address <i>929 Greenfield Ave.</i> | City <i>Sheboygan</i> | State <i>WI</i> | ZIP Code <i>53081</i> |
| Email Address <i>Greg.Ingelse@sheboyganchristian.com</i> | Phone Number (incl. area code) <i>920-458-9981</i> | Fax Number (incl. area code) | |

SECTION 2: Landowner Information (complete these fields when project site owner is different than applicant)

| | | | |
|---------------------------------------|--------------------------------|------------------------------|----------|
| Applicant Name (Ind., Org. or Entity) | Contact Person | Title | |
| Mailing Address | City | State | ZIP Code |
| Email Address | Phone Number (incl. area code) | Fax Number (incl. area code) | |

SECTION 3: Project or Site Location

| | |
|---------------------------------------------------------------------------------------------------|------------|
| Project Address/Description <i>929 Greenfield Ave / Soccer stadium bleachers and press box</i> | Parcel No. |
|---------------------------------------------------------------------------------------------------|------------|

SECTION 4: Proposed Conditional Use

| | |
|-------------------------------------|-----------------------------------|
| Name of Proposed/Existing Business: | <i>Sheboygan Christian School</i> |
| Existing Zoning: | <i>SR-4</i> |
| Present Use of Parcel: | <i>School K-12</i> |
| Proposed Use of Parcel: | <i>- Same -</i> |
| Present Use of Adjacent Properties: | <i>Single family Res.</i> |

SECTION 5: Certification and Permission

Certification: I hereby certify that I am the owner or authorized representative of the owner of the property which is the subject of this Permit Application. I certify that the information contained in this form and attachments is true and accurate. I certify that the project will be in compliance with all permit conditions. I understand that failure to comply with any or all of the provisions of the permit may result in permit revocation and a fine and/or forfeiture under the provisions of applicable laws.

Permission: I hereby give the City permission to enter and inspect the property at reasonable times, to evaluate this notice and application, and to determine compliance with any resulting permit coverage.

| | | |
|------------------------------------------------------------------------------------------------------------|----------------------------------------|-------------------------------------|
| Name of Owner/Authorized Representative (please print) <i>Sheboygan Christian School / Greg Ingelse</i> | Title <i>Director of Facilities</i> | Phone Number <i>920-946-7640</i> |
| Signature of Applicant <i>[Signature]</i> | | Date Signed <i>8/15/22</i> |

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



City of Sheboygan Conditional Use Committee,

This letter is to explain Sheboygan Christian School's (SCS) request for a variance of the 50 foot setback code for use on our outdoor athletic facilities, namely our varsity soccer field and the installation of bleachers and a press box.

We seek to install these items on the west side of the soccer field as this is considered best practice. Soccer games are played in the fall after school and, since the sun sets in the west, fans need to be oriented on the west side of the soccer field so that they can see the action (not stare into a setting sun).

Existing use

SCS has a strong history of a successful soccer program. We have 5 state championships in program history and are regularly competitive in the Big East conference. Our western-most varsity soccer field currently has bleachers installed. This proposal seeks to replace the existing two sets of bleachers with three sets of bleachers and a press box.

Most of the fans attending games currently either stand on the sidelines or bring their own lawn chairs. This proposal seeks to provide more seating for home and visiting fans at SCS soccer games.

Proposed use

SCS has been the recipient of a donation of a press box and three sets of bleachers from a sister school in Elmhurst, IL. SCS volunteers moved these items from IL to the SCS parking lot where they currently sit. We seek to install them at the same location of the existing bleachers.

Photo of bleachers/press box as they were installed at the previous school:

**Services/Products to be provided**

SCS hosts approximately 12-15 home soccer games annually. This field enhancement wouldn't increase the number of home game events.

Projected number of residents/employees, and/or daily customers

The same number of students, parents, visiting fans, etc. that we regularly serve every year since the inception of our soccer program decades ago.

Proposed number of dwellings, floor area, landscape area, and parking area expressed in square feet and acreage to the nearest one-hundredth of an acre

No change from current.

Description of proposed building and all new site improvements

This field enhancement seeks to improve the fan experience through better, more accessible facilities. As shown in the photo, the aluminum bleachers and vinyl siding press box would beautify the site and improve the fan experience for home games.



Written description of proposed general orientation, design, arrangement, texture, material and color of the building or structure and how it is compatible with the development and redevelopment around the area

As specified above, the orientation is on the west side of the soccer field sitting on the existing footprint of the currently installed bleachers. Shown in the diagram below, the elongated rectangles are the existing bleacher concrete pads. You can see the proposed bleachers sit on the same line (no closer/no further away from the soccer field) and their size and scale as compared to what currently exists.

Because of the orientation/size of the new bleachers and the press box which sits elevated on a steel substructure behind the middle set of bleachers, the encroachment on the property line increases in order to install them in the right place.



Explanation of any interior and/or exterior renovations

The current walk up to these bleachers is on an old limestone track that surrounds the field. This has been overgrown with weeds. We are also planning to till up the walk-up to the bleachers so that it is back to its original limestone walk-way. This is part of the beautification plan for the site.



Sufficient off-street parking

No change from current.

Proposed signage

No change from current.

Project timeline and estimated value of project

Timeline would be ASAP- we would like to have this installed for the fall soccer season. We are the defending state champions and we would like to reward the student athlete success with a better home game atmosphere.

Value- bleachers and press box, concrete, etc. is valued at approximately \$150,000

Compatibility of the proposed use and design with adjacent and other properties in the area

SCS shares a property line with a series of residential properties to our west. The school predates any home construction to our west and families that purchased these homes know that they border a school. Families in homes in this particular area know that their homes border a soccer field. We would suggest that the replacement of bleachers with newer, better looking bleachers, and the installation of a press box can be considered reasonable for a varsity athletics facility. For instance, both North and South High Schools have similar (though much larger) west-side-of-field setups comparable to what we are proposing.

The proposed use doesn't change what is already being done at home game events, it merely enhances the home game events.

How will you ensure that the business will not become a nuisance to adjacent properties (i.e. parking, noise, smells, hours of operations, etc.)

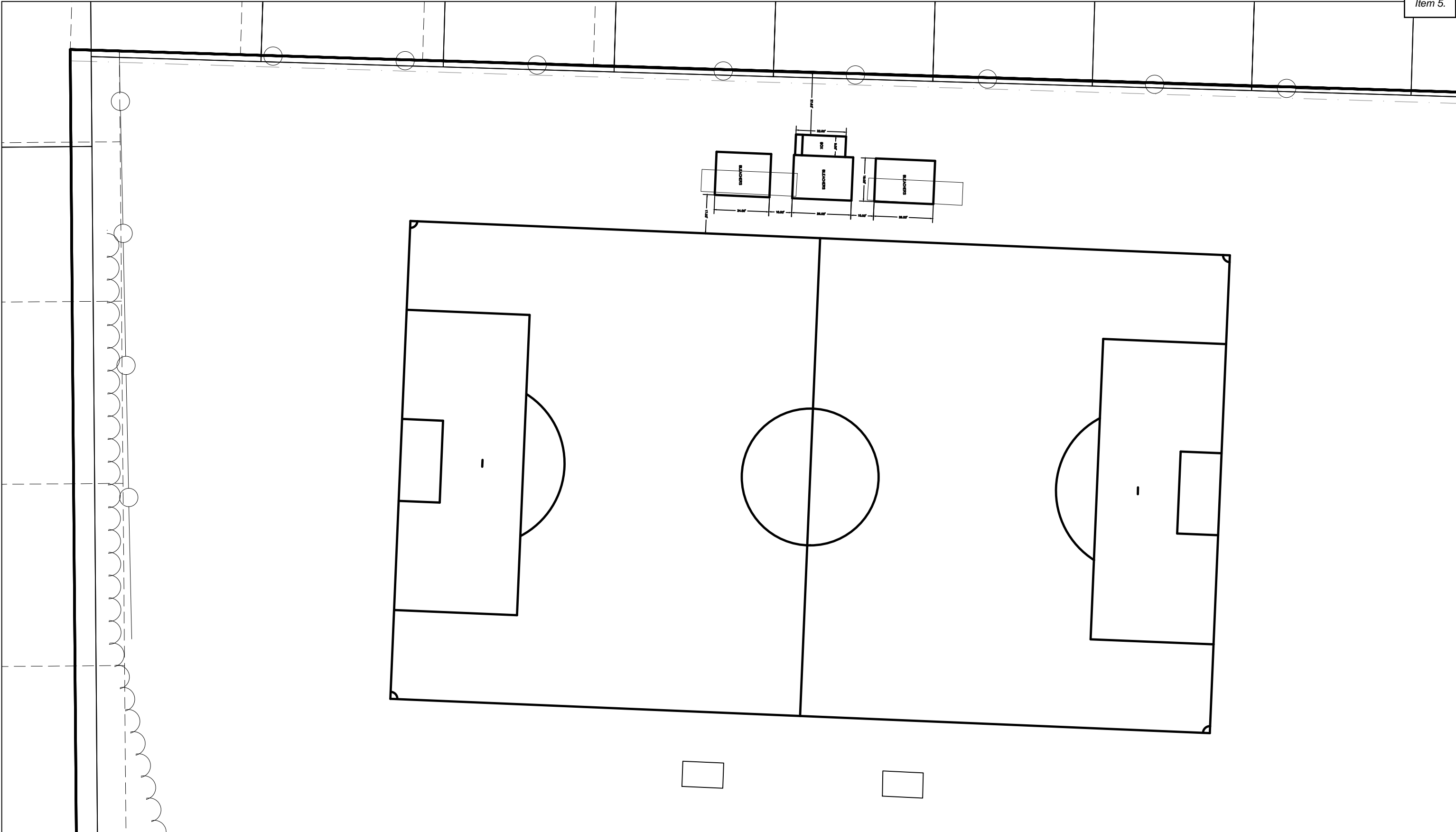
No different parking, noise, smells, or hours of operation than what we currently do. The press box will have speakers, but we will ensure that the sound doesn't negatively impact the area behind the press box area.

Other information that would be considered pertinent by the Plan Commission

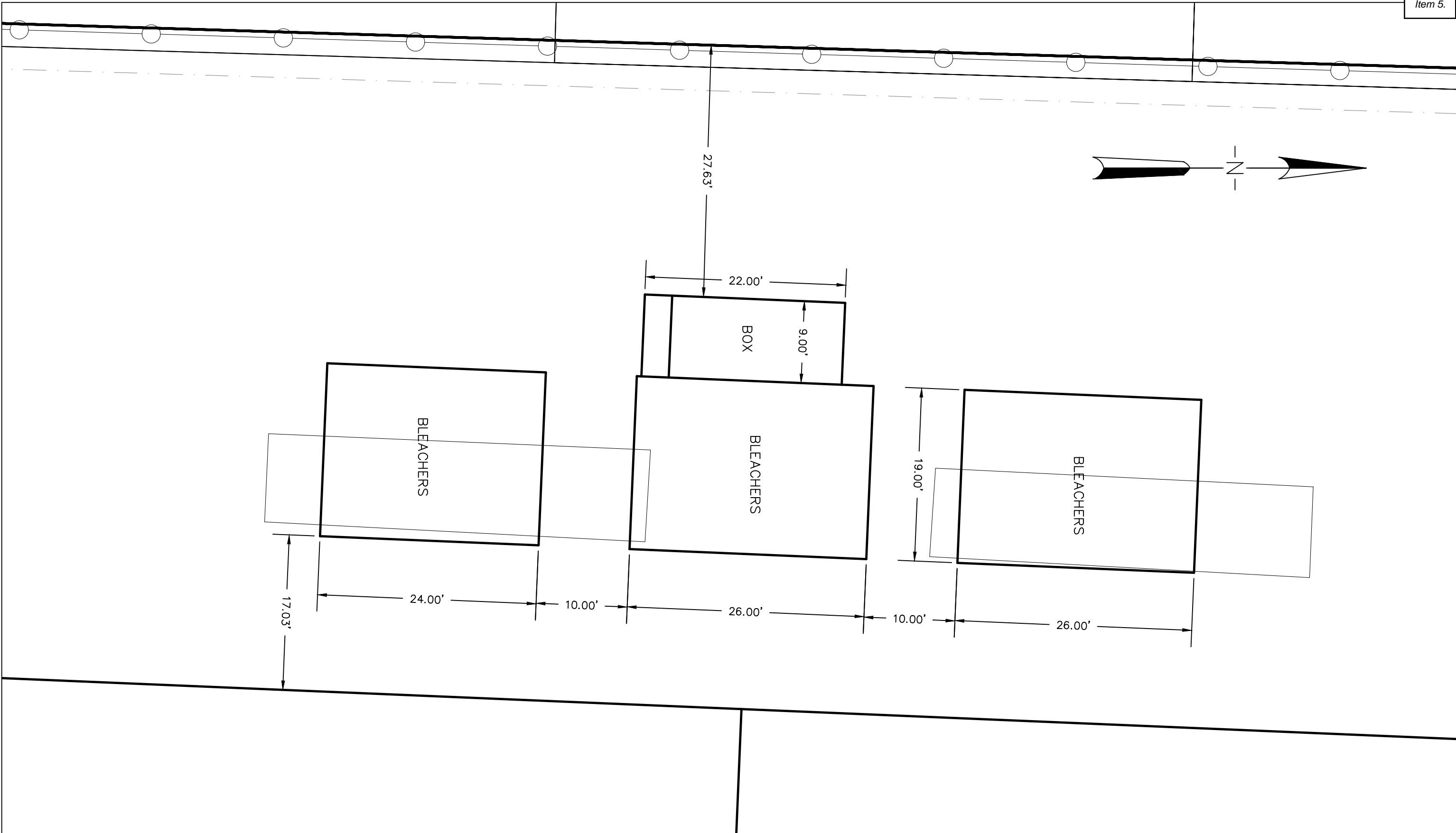
A likely question involves use of field lights. We have no current plans for installation/use of permanent field lights.







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|------------------------|--|----------------------------|--|----------------------------|--|-----------|--|------------|--|----------------------------------------------|--|---------------------------------------------------------------------------------------------|--|--------------------------------------------------------------------------------------------------------------------------|--|
| DRAWN BY <u>INL</u> | | SCALES | | PROJECT NO. <u>XXX.XXX</u> | | REVISIONS | | BENCH MARK | | DATUM | | DRAINAGE/GRADING PLAN PROJECT NAME LOCATION TOWN OF, FOND DU LAC COUNTY, WISCONSIN | | J.E. ARTHUR AND ASSOCIATES, INC. ENGINEERS SURVEYORS PLANNERS FOND DU LAC, WISCONSIN 54835 PHONE (920) 922-5703 | |
| CHECKED BY <u>ERO</u> | | HORIZONTAL <u>1" = 40'</u> | | DATE <u>XX/XX/XX</u> | | | | | | NAVD '88 <input checked="" type="checkbox"/> | | | | | |
| APPROVED BY <u>ERO</u> | | VERTICAL <u>N/A</u> | | | | | | | | ASSUMED <input type="checkbox"/> | | | | | |
| | | | | | | | | | | CITY <input type="checkbox"/> | | | | | |
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DRAWN BY INL
CHECKED BY ERO
APPROVED BY ERO

SCALES
HORIZONTAL 1" = 10'
VERTICAL N/A

PROJECT NO. XXX.XXX
DATE XX/XX/XX

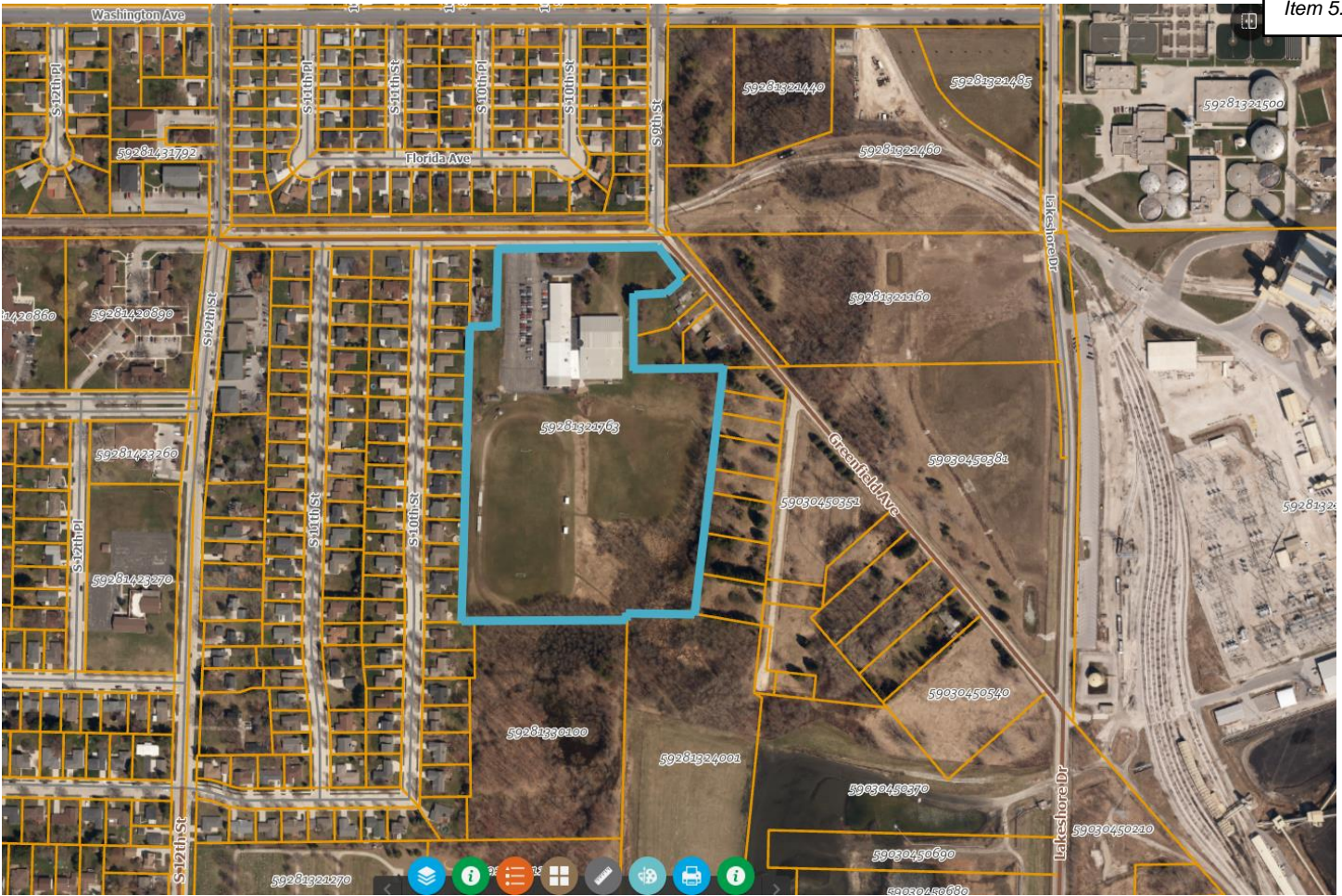
REVISIONS

BENCH
MARK

DATUM
NAVD '88 ☒
ASSUMED ☐
CITY ☐
PROJECT ☐

DRAINAGE/GRADING PLAN
PROJECT NAME
LOCATION
TOWN OF, FOND DU LAC COUNTY, WISCONSIN

J.E. ARTHUR AND ASSOCIATES, INC.
ENGINEERS SURVEYORS PLANNERS
FOND DU LAC, WISCONSIN 54835
PHONE (920) 922-5703





















Good Morning-

My name is Travis Gahagan, my parents house is 3735 South 10th Street here in Sheboygan. They built this house and have lived in the house the past 29 years. We are the West side neighbors to Sheboygan Christian School's soccer field. The proposed permit request for "used" bleachers and "used" Press Box will sit directly squared up with my parents backyard, please see attached current view of my parents yard and the "used" Press Box proposed to go in that view. I would like this email to be a part of the meeting notes and strike against the request.

I was born and raised in Sheboygan and still live today with my own family in Sheboygan on the South side. When my parents received a letter dated 9/6 and a school Rep from Christian High stopped over 9/12 we were a bit taken off guard here. The meeting is today 9/13/22 at 4:00. How is that enough time to get any information or do some research on this issue and have our voice heard? The school never informed the West side neighbors of this request until a couple days before the meeting. That does not seem right but lets move past that.

I would like to outline a couple points:

1. Compatibility of the proposed use and design with adjacent and other properties in the area. While the school and soccer field may predate the adjacent residential properties, the request for an encroachment of the side yard setback does not! This request Christian has for the Press Box place will eliminate over half of the side yard setback requirements of a non-residential building to residential side lot line. I do also believe there are height requirements as well in the residential code for non-residential buildings. The Rep from Christian told my parents on 9/12 they will be building 25 feet from the fence line, which is not correct as it should be a min. of 50 feet. Looking at the Press Box the height will be 20 to 25 feet off the ground, please confirm what is the height restriction for non-residential buildings? I did go out and measure everything last night and I am sure the school and city did as well, correct? My measurements with the 50 foot setback requirement in place on the WEST side (should stay-because its a residential code) only give the School 24 feet to put the "used" bleachers & "used" Press Box. Looking over the plans they need 28 feet to 30 feet to place these items in. I am sure the WIAA (or whatever league Christian plays in) has another requirement for structures so close to a soccer sideline so the kids don't get hurt or injured running into something. So based on math and measurements Christian School does not have enough room to place the "used" bleachers & "used" Press Box with the current location of the field. When I went to the EAST side of the field there was plenty of room. There are no DNR restrictions based on Sheboygan County GIS mapping application. I measured 50 feet on the EAST side of the field from the soccer sideline to the cut grass and that is before the hill comes into play on that side. There is plenty of room on the EAST side for these structures to be placed.

2. Application states "We seek to install these items on the WEST side of the soccer field as this is considered best practice. Soccer games are played in the fall after school and, since the sun sets in the West, fans need to be oriented on the WEST side of the soccer field so that they can see the action, not stare into a setting sun." Lets break this down. Best practice for whom and no consideration for the WEST side neighborhood. While it is understandable that the fan experience would be better not having to face the sun while watching the games, it would not be unprecedented to have everything on the EAST side of the field. The EAST side would allow for the installation without the need to encroach on the 50 ft side yard setback. I have 3 kids that play Club Soccer here in Sheboygan and we go to a lot of North & South Soccer games at Horce Mann. Yes this is a brand new turf field that was put in place and

is beautiful to play on. I am sure there is some Code here too right? The bleachers at the Public High School Soccer Field (North & South) are located on the EAST side at Horce Mann Field. So yes we play games in the setting sun as well and deal with the sun set in parents eyes similar to what Christian High is claiming best practice to place the Bleachers on the WEST side. We wear hats, sunglasses and deal with this every time club soccer plays, North High School plays and South High School plays. So my argument here is this is not a best practice for everyone involved as Christain High is stating they are only going to have 12 to 15 home games a year. Let me restate this 12 to 15 home games a year out of 365 days in a year that my parents will have a huge eye sore and depreciation of property value my parents and the WEST side neighbors will live with every day.

3.Application states "The current walk up to these bleachers is on an old limestone track that surrounds the field. This has been overgrown with weeds. We are also planning to till up the walk-up to the bleachers so that it is back to its original limestone walk-way. This is part of the beautification plan for the site." Lets talk about this statement. Being a good neighbor to Christain High for 29 years the field has been an eye sore with the statements made above. We are concerned with this fact the applicant has failed to maintain the field either by choice funding decisions. What will happen to the bleachers and press box overtime? The applicant states these are new in fact they are "used" bleachers and "used" press box that the school received from an IL sister school. So lets be clear here they are not new items, they are "old" items. What assurance to maintenance of the field and accessory structures would be in place as a condition of any approval. It's my understanding Lutheran High and Christain High share fields at some points so that 12 to 15 games gets stretched out to 15 to 20 games. What is the upkeep cost and will it be done as it has not in the past 29 years until the past couple. If site "beautification" is actually part of the plan, a more in depth landscape architect plan should be submitted with consideration to the residential neighborhood to the west. Simply planting a handful of baby trees does not constitute screening for the residential properties.

4. Based on the current state of the field and walkways to the field, was any consideration given to changing the orientation of the field? What phase are we in here with the development of the Christian High fields behind the school. We need to see more of a detailed laid out plan giving more direction and future growth here not just approve a permit to put something down with NO design thought but just because they received something as a gift more planning needs to be in place and the WEST side neighbors more involved in this process. With adjustments of the field and placements of the "used" bleachers and "used press box, maybe having the bleachers and press box on the North or South side make more sense with an adjustment of the field location. Are there more plans for bathrooms, concession stands and I heard a tennis court is coming in the future is that listed here. What phase are we in with this expansion plan for Christian High? A more 5 or 10 year plan needs to be submitted to the City.

The overall plan here is to enhance the fan experience, then a phased development plan for the soccer field should be considered that includes the experiences of the neighborhood. When North and South High upgraded their facilities, it was done in a manner that enhanced the whole neighborhood rather than a single user. Christian High could do this through a more thoughtful and deliberate plan with the field orientation. For my parents this is a direct affect on them to their home they lived in for 29 years. For them their home is one of the largest assets they have currently. Putting a "used" bleachers and "used" press box right in their view will decrease the property value and odds of them ever trying to sell the house in the future. Residential Codes are put in for reasons and should be followed at all cost. This protects the residents of the WEST side against non-residents like Christian High trying to over step the law that is in place. Plenty of room on the EAST side, better location for everyone 365 days a

year and being a better Christian neighbor to the WEST side residents. Please take this message as a strike against the permit of giving up the Residential Code of 50 feet. Both North & South High School Soccer is played at Horce Mann with the issue of the sun set in parents' eyes in the evenings everytime a game is played. My parents and I have watched many Christian soccer games from their deck in the backyard. We are not against the soccer games but the permit request and location for the "used" bleachers and "used" press box.

I will be attending this meeting today at 4:00 but look for a call back before to talk this over with Steve & Joe. Questions please let me know but I hope my points are clear and the Code is the law of the land here to protect residents against things like this. How would any of you feel if this happens to your property? Again thanks for your time.

Travis Gahagan
cell: 414-530-1999



CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Application for Conditional Use Permit with exceptions by HR Construction Company to construct and operate a new car wash, quick lube and emission testing facility at the Sheboygan Auto Group property located at 2701 Washington Avenue (the Sheboygan Chrysler Center). SC Zone

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

REPORT DATE: September 2, 2022

MEETING DATE: September 13, 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:

HR Construction Company is proposing to construct and operate a new car wash, quick lube and emission testing facility at the Sheboygan Auto Group property located at 2701 Washington Avenue (the Sheboygan Chrysler Center). The applicant states the following:

- Presently there is the Sheboygan Chrysler Center 2-bay carwash facility and the Sheboygan Quick Lube Plus 4-bay quick lube facility located at 2701 Washington Avenue (in addition to the auto sales/repair facilities). These are two (2) separate facilities.
- Sheboygan Auto Group is proposing to demolish the existing two (2) buildings in order to construct one (1) new facility. The new facility would incorporate these services into one (1) new building (car wash, quick lube and emission testing services).
- The new building will be 8,338sf (64 x 129) and is proposed to be constructed in approximately the same general location of the demolished buildings.
- The car wash/quick lube facility will be open Monday-Friday, 7 AM – 5:30 PM. Saturday, 7:30 AM – 12:00 PM.
- The current number of employees at the facility is 15-20. No new additional employees are proposed as part of the project.
- The new facility will be available for use by the general public via drive-through service for

emissions, instant oil change and instant car wash.

- Projected number of daily customers: +/-100
- No new access changes are proposed. The existing ingress/egress drives will remain as currently constructed and will continue to provide adequate service to the site.
- No new parking changes are proposed. The site will be serviced by the existing onsite parking; the new building will not create any additional parking demand.
- No new waste enclosure is needed and no outside storage is proposed.
- Site lighting will meet City light intensity requirements and cut-off fixtures will be used for minimal light trespass.
- Building signage will be included on the north elevation. This building mounted signage will be permitted separately by the chosen sign vendor.
- The location on Washington Avenue is a heavily traveled commercial corridor through the City with excellent visibility and access.
- The estimated value of the project is approximately \$2.8 million.
- The proposed development timeline is a March 2023 start with an anticipated completion date of September 2023.

The applicant states the following about the architecture:

- The proposed development will include a single-story building with an 8,338sf footprint, and vehicle queue lanes for entering/exiting the service/carwash facility.
- Exterior finishes will be made of a mixture of EIFS, Aluminum Composite Material (ACM) panels (colors of champagne, black and light bronze) and aluminum with clear glazing.
- There will be a seven (7) foot high parapet around the entire building elevation. All mechanical units will be lower than the parapet and will be screened
- The architectural style of the building will fit in and compliment surrounding commercial developments.

STAFF COMMENTS:

The Plan Commission should be aware that the new buildings functional front is the south side of the building facing the interior of the lot and the functional rear is the north side of the building facing Washington Avenue. Thus, it will be important that the rear/north elevation and east and west side elevations are well designed because these are the views of the building you will see from Washington Avenue.

The applicant states that there is no need for a dumpster enclosure but currently there is a dumpster by a vacuum as you exit the wash facility. So is there the need for a dumpster and if so, where is the dumpster proposed to be located?

Also, what is happening with the vacuum? Is there a new vacuum(s) to be installed? If so, where? Would prefer the dumpster and/or vacuums be located interior to the facility parking lot (south of building) instead of along the Washington Avenue frontage.

The applicant states there will be no changes to parking and/or access, however, it appears that the area previously used for the building will now be paved, striped and used for parking and/or vehicle display.

The applicant indicates there will be building signage 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.

The maximum number of wall signs is four (4) for the entire property so the applicant will eventually have to apply for sign exceptions/variances for this facility because the Sheboygan Chevy facility already has more than four (4) wall signs.

The applicant is requesting the following land use exceptions:

- Requesting an exception to have four (4) more wall signs than what is permitted – Maximum permitted number of wall signs permitted is four (4) for all facilities on the property.
- Requesting an exception from the locational landscaping requirements - Applicant shall meet the four (4) locational landscaping requirements.
- Requesting an exception to the landscape ratio of 25% - Minimum landscape ratio required is 25%

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

- Where are the oil tanks and how is all waste oil addressed? Are the oil tanks and oil store inside or outside of the facility?
- Appears there will be a large transformer on the west side of the building. Will the transformer be properly screened with the proposed landscaping?
- What is the applicant's intention for signage?

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, DNR, hazardous materials, etc. (Applicant shall be in contact

- with building inspection, fire, police, etc.). An occupancy permit will be granted only such time as the applicant has met all requirements.
2. Applicant shall obtain all necessary razing permits for all structures to be demolished. Once structures have been demolished, the applicant will maintain the site in a clean and dust free condition. If the applicant demolishes the building and removes the concrete from the site but does not move forward with the project, the applicant shall be required to landscape the property with grass in a timely fashion (property will not be left in a disturbed state).
 3. Applicant shall obtain all necessary permits for the construction, the storage and the handling of hazardous chemicals and/or fuels (applicant shall be in contact with building inspection, fire department, etc.).
 4. The facility will meet all zoning requirements including but not limited to noise, smells, vibration, hazardous materials, etc.
 5. Submittal/approval of a proposed storm drainage plan prior to building permit issuance.
 6. 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).
 7. If using dumpsters, 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. Applicant shall work with staff with regards to appropriate dumpster enclosure design, location, etc. If staff has any concerns with proposed dumpster enclosure, the matter may be brought back to the Plan Commission for their consideration.
 8. Applicant shall work with staff with regards to and proposed vacuum(s) to be installed (number, location, etc.). If staff has any concerns with proposed vacuums, the matter may be brought back to the Plan Commission for their consideration.
 9. Outdoor storage of materials, products or equipment shall be prohibited.
 10. All ground level and rooftop mechanicals shall be screened and/or enclosed and constructed of like materials and colors of the facility (HVAC equipment, generators, transformers, etc.).
 11. Any unused mechanical boxes, equipment, vacuums, etc. shall be removed from the site.
 12. 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.
 13. 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.
 14. Applicant shall to install individual letter signs – no cabinet or flat panel signs.
 15. All areas used for parking/maneuvering of vehicles shall be paved.
 16. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping.
 17. Any new ingress/egress driveway openings and any drives to be closed or modified shall be improved to standard City specifications.
 18. 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.
 19. 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.).
 20. 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.).
21. Applicant will provide adequate public access along all streets and sidewalks and will take all appropriate actions to minimize the time period that adjacent properties and streets/sidewalks are impacted by the development (utilities, streets, etc.).
 22. Applicant shall immediately clean any and all sediments, materials, tracking, etc. that may be spilled off-site on private or public lands and streets.
 23. Streets and infrastructure damaged and/or disturbed during construction of all private and/or public improvements shall be promptly repaired by the applicant.
 24. 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).
 25. City Development staff will issue a building permit only if the applicant has adequately satisfied all concerns related to the Sheboygan Water Utility.
 26. 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.
 27. Applicant is responsible for all required easements, agreements, etc. between the property owners including but not limited to shared parking, access, utilities, storm drainage, etc.
 28. Prior to building permit issuance, the City of Sheboygan Architectural Review Board shall review/approve the proposed building plans.
 29. 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

| | | | |
|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|-------------------------------------------------------|--|
|  | <p align="center">CITY OF SHEBOYGAN</p> <p align="center">APPLICATION FOR CONDITIONAL USE</p> | <p align="right">Item 6.</p> | |
| | | <p>Fee: <u>\$250.00</u></p> <p>Review Date: _____</p> | |

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

| SECTION 1: Applicant/ Permittee Information | | | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|------------------------------------------|------------------------------|
| Applicant Name (Ind., Org. or Entity) H&R Construction Co | | Authorized Representative Nate Herbst | |
| Title President | | | |
| Mailing Address 307 E 39th St | City South Sioux City | State NE | ZIP Code 68776 |
| Email Address nherbst@hnrco.com | Phone Number (incl. area code) 402-412-3550 | Fax Number (incl. area code) | |
| SECTION 2: Landowner Information (complete these fields when project site owner is different than applicant) | | | |
| Applicant Name (Ind., Org. or Entity) The Rydell Management Company | | Contact Person Randy Nehring | |
| Title | | | |
| Mailing Address 2701 Washington Ave | City Sheboygan | State WI | ZIP Code 53081 |
| Email Address randy@therydellcompany.com | Phone Number (incl. area code) 605-361-0361 | Fax Number (incl. area code) | |
| SECTION 3: Project or Site Location | | | |
| Project Address/Description 2701 Washington Ave | | Parcel No. 5928141772 | |
| SECTION 4: Proposed Conditional Use | | | |
| Name of Proposed/Existing Business: | | Sheboygan Auto Group | |
| Existing Zoning: | | Suburban Commercial District (SC) | |
| Present Use of Parcel: | | Auto dealer, repair center, car wash | |
| Proposed Use of Parcel: | | Same as present use | |
| Present Use of Adjacent Properties: | | Commercial, Railroad, S Business Dr | |
| SECTION 5: Certification and Permission | | | |
| <p>Certification: I hereby certify that I am the owner or authorized representative of the owner of the property which is the subject of this Permit Application. I certify that the information contained in this form and attachments is true and accurate. I certify that the project will be in compliance with all permit conditions. I understand that failure to comply with any or all of the provisions of the permit may result in permit revocation and a fine and/or forfeiture under the provisions of applicable laws.</p> | | | |
| <p>Permission: I hereby give the City permission to enter and inspect the property at reasonable times, to evaluate this notice and application, and to determine compliance with any resulting permit coverage.</p> | | | |
| Name of Owner/Authorized Representative (please print) Nate Herbst | | Title Owner's Representative | Phone Number 402-412-3550 |
| Signature of Applicant  | | Date Signed 8/12/2022 | |

Digitally signed by Nate Herbst
DN: cn=US, E=nherbst@hnrco.com, O=H
R Construction Co., CN=Nate Herbst
Date: 2022.08.12 11:07:33 -0500

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

September 6, 2022

CUP & Architectural Review Project Description

PROJECT NAME AND EXISTING SITE ADDRESS:

Sheboygan Auto Group
2701 Washington Ave
Sheboygan, WI 53081

PARCEL INFORMATION/ZONING CLASSIFICATION/SITE DATA

Parcel - 59281431772
SC-Suburban Commercial District
Total area of parcel is 10.4 acres

EXISTING SITE CONDITIONS/LAND USE:

- Site is existing Sheboygan Auto Group dealership, repair center, quick lube plus, and car wash.

PROPOSED USE:

- No change in use is proposed.

SITE SELECTION

- Sheboygan Auto Group is already in operation at this parcel.

DESCRIPTION OF SITE IMPROVEMENTS:

- Two (2) existing buildings containing existing car wash facility and quick lube facility to be demolished.
- New building 8,338 SF building proposed in the same general location of the demolished buildings. The new building will contain one (1) location for a car wash, quick lube & emission testing facility.
- No access changes are proposed. However, there will be new paving and parking proposed where the existing service building is, and the entire lot is planned to restriped. The delta between existing and proposed is within a few percent. The proposed parking configuration will gain some spaces where the existing service building is, but ultimately will lose spaces for the extended queue length.
- Site disturbance will total 0.70 acres.
- New utility connections will be made onsite to the existing utility services.
- 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 in the ROW. The project will be less than one (1) acre of disturbance, not requiring an NOI with Wisconsin DNR.
- Landscaping will be provided in accordance with the City ordinance, in an approach which ensures species resiliency and complimentary aesthetics. Consistent with the existing landscaping variance for the site, bufferyards will not be provided due to the existing paving extents onsite. New landscaping will be provided within the islands adjacent to the building.
- 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 – no new enclosure is needed.
- All required building setback requirements are met.
- Rooftop mechanicals will be screened with a building parapet and the exterior transformer will be screened with plantings.

EXPLANATION BUSINESS ACTIVITIES:

- The car wash/quick lube facility will be open Monday-Friday, 7 AM – 5:30 PM. Saturday, 7:30 AM – 12:00 PM.
- The current number of employees at the facility is 15-20. No new additional employees are proposed as part of the project.
- The new facility will be available for use by the general public via drive- through service for instant oil change and instant car wash.
- Projected number of daily customers: +/-100
- Bulk Oil will be stored in a containment area in the basement of the new facility. Waste oil will also be stored in this manner. All fluids stored in bulk will be filled or removed (bulk oil) about once every two months based on current and projected demand.

PARKING REQUIREMENTS:

- Total Parking Provided: site will be serviced by the existing onsite parking; the new building will not create any additional parking demand.

HOW WILL SITE BE SERVICED WITH STREETS AND UTILITIES:

- The existing ingress/egress drives will remain as currently constructed and will continue to provide adequate service to the site.
- A three-quarter inch (3/4") water service line exists to the existing buildings and is proposed to be tied into for the proposed building.
- A six-inch (6") sanitary sewer service line exists for the existing car wash/quick lube and will be connected to with the proposed building.

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

- No negative traffic impacts to the neighborhood are anticipated as no change in use is proposed.

PROPOSED SIGNAGE:

- No new ground signage is proposed with this project.
- Building signage will be included on the northern and southern elevations. This building mounted signage will be permitted separately by the chosen sign vendor.

DESCRIPTION OF THE GENERAL ORIENTATATION, DESIGN, ARRANGEMENT, TEXTURE, MATERIAL AND COLOR OF THE BUILDING OR STRUCTURE AND HOW IIT IS COMPATIBLE WITH THE DEVELOPMENT IN AND AROUND THE AREA:

- The proposed development will include a single-story building with an 8,338 square foot footprint, and vehicle queue lanes for entering and exiting the service/carwash facility. Exterior finishes will be made of a mixture of pre-finished metal wall panels, as well as aluminum with clear glazing. The roof will have parapet wall heights that screen any rooftop equipment.

- The shape of the building is designed to illustrate hierarchy and separation between the three elements of the facility (Lobby, Service, Car Wash) rather than portray as a singular overbearing mass so close to the street. Variations in color and depth of the envelope system, while also attributing to breaking up the larger mass into smaller pieces, uses similar materials and colors as the adjacent dealerships on the site. The addition of a tertiary accent color relates to each dealership having their own accent colors, but different enough as the new facility is agnostic of a specific automotive brand. The use of large glass overhead doors aligned on the north and south facades allow light and line-of-sight to travel through the façade, further softening the visual impact of an otherwise solid mass.

POTENTIAL NUISANCES TO ADJOINING PROPERTY OWNERS:

- The proposed development will have no negative impacts to the neighborhood.
- No outside storage is proposed.
- 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.

ESTIMATED VALUE OF PROJECT:

- Approximately \$2.8M

CONSTRUCTION TIMELINE:

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

VARIANCE REQUESTS

- Exception to the landscape bufferyard requirements is requested; these were previously approved via a landscape variance granted in 2018.
- Exception to the internal landscape/greenspace percentage of 25% is being requested for this portion of the site. This also was approved as a variance with the 2018 plans. The project will slightly decrease impervious area onsite and increase greenspace from the existing amount within the project area.
- Exception to the maximum number of signs for this site is also being requested. Within the Suburban Commercial (SC) Zoning District, a maximum of four (4) on-building signs are allowed for each fronting business for all walls not directly abutting a residentially zoned property. The existing Chrysler, Dodge, Jeep, RAM dealership building currently already exceeds this standard. The proposed additional service and carwash building proposes to add four (4) additional on-building signs for the purpose of identification, direction, and advertising necessary to alert business patrons of location, services, and products provided at this specific site.

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 City of Sheboygan Comprehensive Plan Future Land Use Map designates this property as “Community Mixed-Use”. The existing and proposed use is consistent with the Plan, provides needed services to the public, and is therefore consistent with the purposes, goals, objectives, policies, and standards of the 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?

- No negative impacts to neighboring properties, environment, traffic, or the public are anticipated from the proposed project. The project will combine the current uses with an additional needed service in one efficient and attractive facility. The proposed demolition of existing 2 buildings and the areas to be regraded for new paving, parking spaces, and queuing lanes for the service facility will offer improvement to current issues on the existing site. Currently the queue for service gets quite backed up which causes traffic issues on the property. The new facility features a significantly longer queue depth and brings that traffic farther away from the main street.

HOW DOES THE PROPOSED CONDITIONAL USE MAINTAIN THE DESIRED CONSISTENCY OF LAND USES IN RELATION TO THE SETTING WITHIN WHICH THE PROPERTY IS LOCATED?

- The proposed project is not requesting a change in use and the use will be consistent with the existing Sheboygan Automotive use.

IS THE PROPOSED CONDITIONAL USE LOCATED IN AN AREA THAT WILL BE ADEQUATELY SERVED BY UTILITIES, OR SERVICES PROVIDED BY PUBLIC AGENCIES? IF NOT, PLEASE EXPLAIN.

- Yes, existing utility services are in place and will be utilized for the new building.



Architecture | Planning | Interiors

434 5th Street, Suite 1
Brookings, SD 57006 | P: 605.692.4008

2301 W. Russell St, Ste. 1
Sioux Falls, SD 57104 | P: 605.692.4008

STAMP:

PRELIMINARY
PLANS

NOT FOR
CONSTRUCTION

DATE:

REVISIONS:
NO. DESCRIPTION:

SHEET NAME:
ARCHITECTURAL SITE
PLAN

FULL SCALE: 24x36
HALF SCALE: 12x18
DRAWING MAY NOT BE PRINTED TO SCALE

PROJECT NO.

DA22_041

DEALERSHIP,
QUICK-LUBE & CAR
WASH

SHEBOYGAN, WI

PROJECT MANAGER:
KYLE JAMISON

DATE:
08.15.2022

SHEET:

AC1.1

BUILDING SUMMARY

BUILDING AREA

CDJ = 30,653 SQ. FT.
CBG = 66,399 SQ. FT.
QLC = 8,475 SQ. FT.
TOTAL = 105,527 SQ. FT.

PARKING COUNT

EXISTING STALLS: 0
STALLS LOST IN DEMO: 0
NEW STALLS PROVIDED: 0
NET TOTAL STALLS PROVIDED: 0
ACCESSIBLE STALLS (19'-0"): 0
ACCESSIBLE STALLS (19'-0"): 0
LOADING SPACES PROVIDED: 0

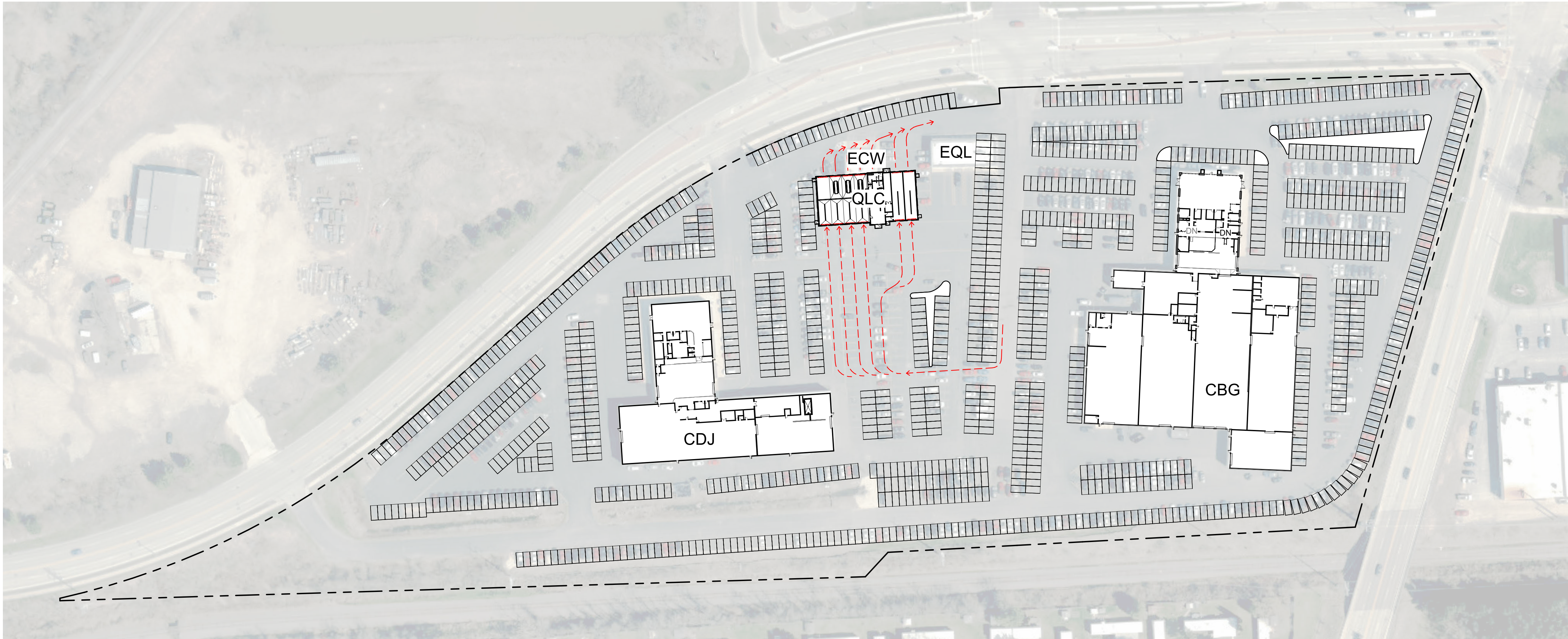
REVISE PARKING
COUNT

GENERAL NOTES - ARCH. SITE PLAN

- A. IMPORTANT: ARCHITECTURAL SITE PLAN SHOWN FOR REFERENCE AND DESIGN INTENT ONLY, AND NOT TO BE USED FOR CONSTRUCTION. REFER TO CIVIL FOR ALL DIMENSIONING, SLOPING & GRADING, SPOT ELEVATIONS & ADDITIONAL REQUIREMENTS.
- B. CONTRACTOR TO VERIFY ALL EXISTING SITE CONDITIONS PRIOR TO SITE PREP. REPORT ANY DISCREPANCIES TO ARCHITECT AND CIVIL ENGINEER IMMEDIATELY.
- C. CONTRACTOR TO VERIFY ANY CRITICAL DIMENSIONS WITH REGARDS TO EXISTING CONSTRUCTION, IF ANY.
- D. SEE ELECTRICAL FOR PROPOSED NEW SITE LIGHTING @ QUICKLUBE

KEYNOTES - ARCH. SITE PLAN

1. BOLLARD, SEE TYPICAL DETAIL THIS SHEET..
2. GAS METER (SEE MECH.).
3. ELEC. METER (SEE ELEC.).
4. WATER RISER ROOM.
5. DESIGNATED TRANSFORMER LOCATION (SEE ELEC.).
6. PHASE 1: DEMOLISH EXISTING CAR WASH (ECW) BUILDING. DEMOLISH INTERIORS OF DEALERSHIP.
7. PHASE 2: REMODEL INTERIORS OF DEALERSHIPS. NEW CONSTRUCTION OF QUICK-LUBE & CAR WASH.
8. PHASE 3: (UPON COMPLETION OF QUICK-LUBE & CAR WASH) RELOCATE EQUIPMENT FROM EXISTING QUICK-LUBE TO NEW CONSTRUCTION. DEMOLISH EXISTING QUICK-LUBE.



1 ARCHITECTURAL SITE PLAN

1" = 80'-0"

CBG - CHEVROLET | BUICK | GMC
CDJ - CHRYSLER | DODGE | JEEP | RAM
QLC - QUICK-LUBE | CAR WASH
EQL - EXISTING QUICK-LUBE
ECW - EXISTING CAR WASH



PRELIMINARY PLANS - NOT
FOR CONSTRUCTION

DEALERSHIP, QUICK-LUBE & CAR WASH
3400 S BUSINESS DR • SHEBOYGAN, WI 53081

3400 S BUSINESS DR • SHEBOYGAN, WI 53081

PROFESSIONAL SEAL

PRELIMINARY DATES

AUG 15 2022

SEPT. 6, 2022

NOT FOR CONSTRUCTION

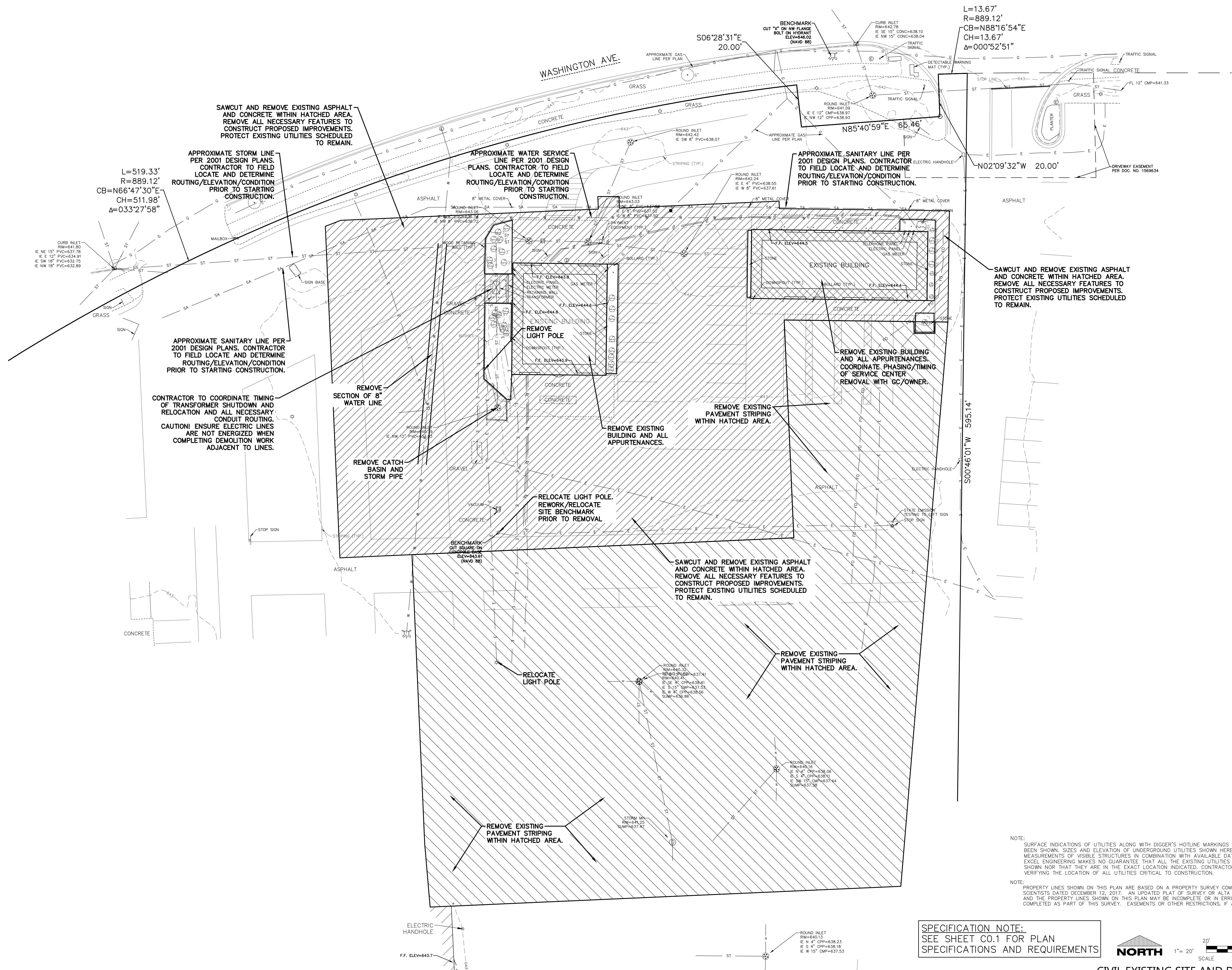
JOB NUMBER

2251400

SHEET NUMBER

C1.0

2021 © EXCEL ENGINEERING



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



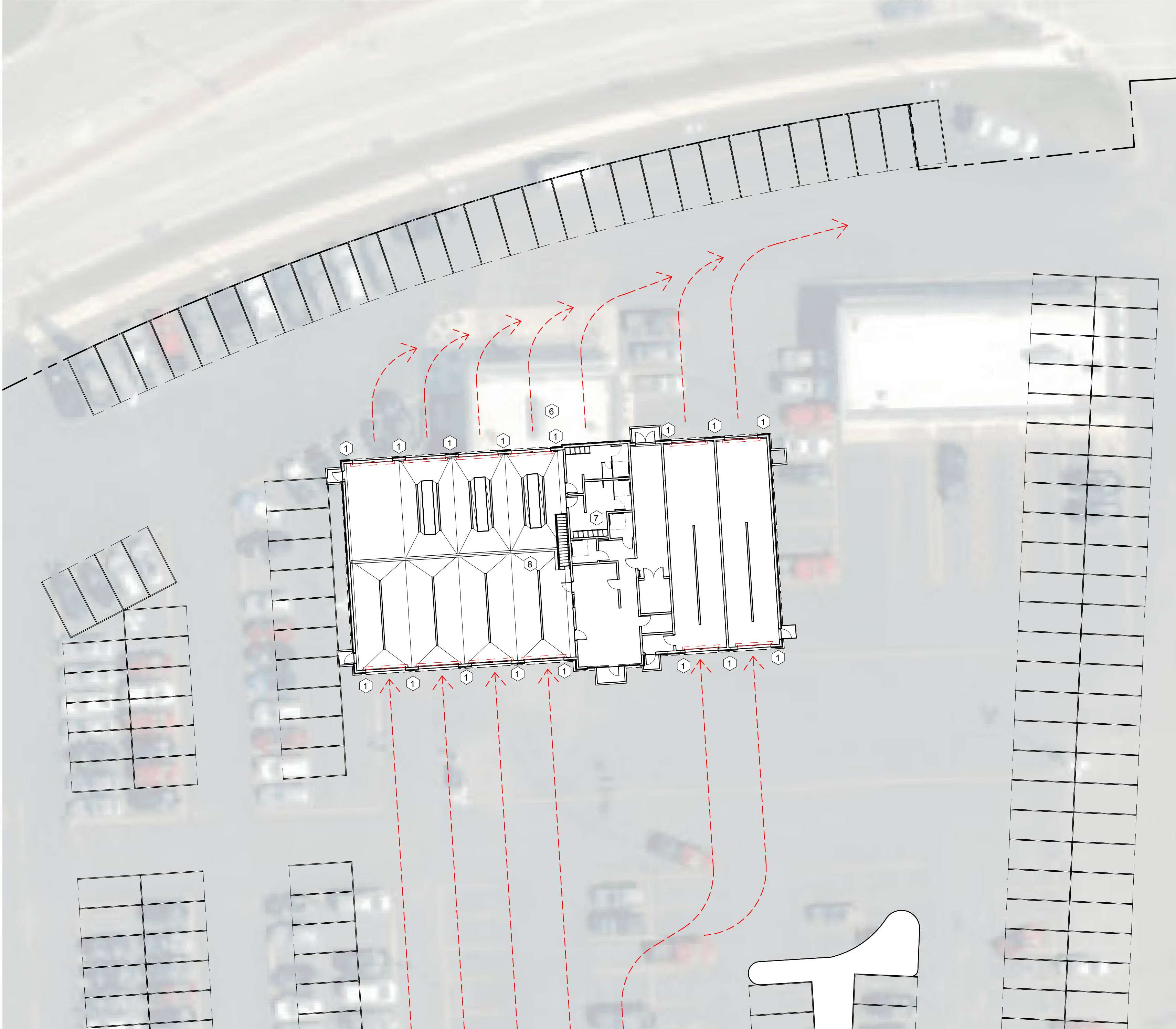
NORTH

1" = 20'

20' 0 20' 40'

SCALE FEET

CIVIL EXISTING SITE AND DEMOLITION PLAN



BUILDING SUMMARY

BUILDING AREA

CDJ = 30,653 SQ. FT.
CBG = 66,399 SQ. FT.
QLC = 8,475 SQ. FT.
TOTAL = 105,527 SQ. FT.

PARKING COUNT

EXISTING STALLS: 0
STALLS LOST IN DEMO: 0
NEW STALLS PROVIDED: 0
NET TOTAL STALLS PROVIDED: 0
ACCESSIBLE STALLS (8'x19'-0"): 0
ACCESSIBLE STALLS (5'x19'-0"): 0
LOADING SPACES PROVIDED: 0

REVISE PARKING COUNT

GENERAL NOTES - ARCH. SITE PLAN

- A. IMPORTANT: ARCHITECTURAL SITE PLAN SHOWN FOR REFERENCE AND DESIGN INTENT ONLY, AND NOT TO BE USED FOR CONSTRUCTION. REFER TO CIVIL FOR ALL DIMENSIONING, SLOPING & GRADING, SPOT ELEVATIONS & ADDITIONAL REQUIREMENTS.
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KEYNOTES - ARCH. SITE PLAN

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Architecture | Planning | Interiors

434 5th Street, Suite 1
Brookings, SD 57006 | P: 605.692.4008

2301 W. Russell St, Ste. 1
Sioux Falls, SD 57104 | P: 605.692.4008

STAMP:

PRELIMINARY
PLANS

NOT FOR
CONSTRUCTION

DATE:

REVISIONS:
NO. DESCRIPTION:

SHEET NAME:
ARCHITECTURAL SITE
PLAN

PROJECT NO.
DA22_041

DEALERSHIP,
QUICK-LUBE & CAR
WASH

PROJECT MANAGER:
KYLE JAMISON

DATE:
08.15.2022

SHEET:

AC1.2

PRELIMINARY PLANS - NOT
FOR CONSTRUCTION

FULL SCALE: 24x36
HALF SCALE: 12x18
DRAWING MAY NOT BE PRINTED TO SCALE

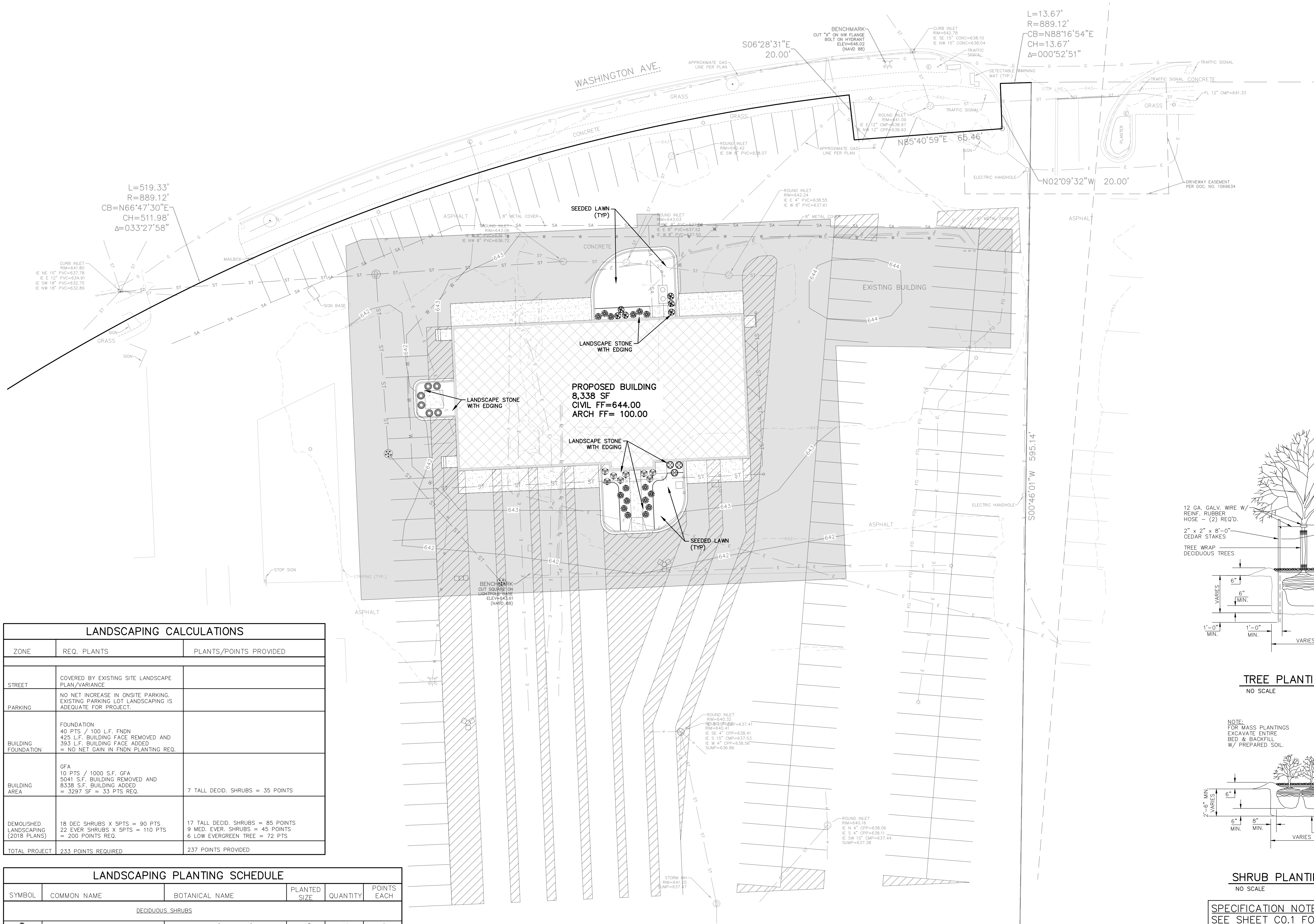
DEALERSHIP, QUICK-LUBE & CAR WASH
3400 S BUSINESS DR • SHEBOYGAN, WI 53081

JULY 25, 2022
AUG. 10, 2022
AUG. 15, 2022

2251400

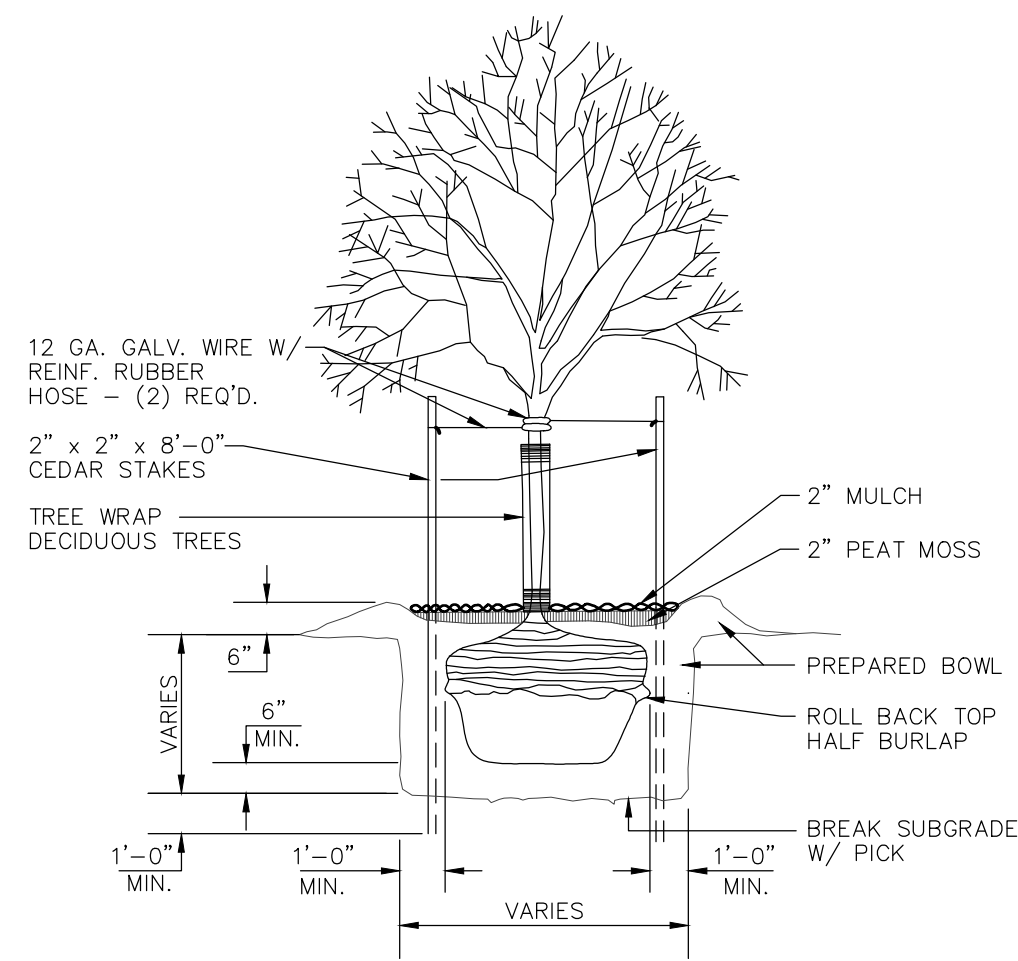
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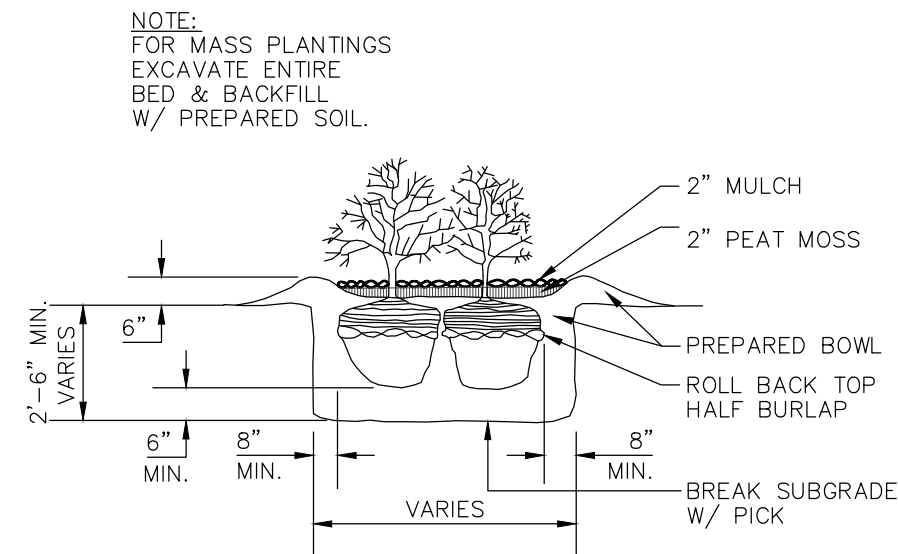


| LANDSCAPING CALCULATIONS | | |
|-------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|
| ZONE | REQ. PLANTS | PLANTS/POINTS PROVIDED |
| STREET | COVERED BY EXISTING SITE LANDSCAPE PLAN/VARIANCE | |
| PARKING | NO NET INCREASE IN ONSITE PARKING. EXISTING PARKING LOT LANDSCAPING IS ADEQUATE FOR PROJECT. | |
| BUILDING FOUNDATION | FOUNDATION 40 PTS / 100 L.F. FNDN 425 L.F. BUILDING FACE REMOVED AND 393 L.F. BUILDING FACE ADDED = NO NET GAIN IN FNDN PLANTING REQ. | |
| BUILDING AREA | GFA 10 PTS / 1000 S.F. GFA 5041 S.F. BUILDING REMOVED AND 8338 S.F. BUILDING ADDED = 3297 SF = 33 PTS REQ. | 7 TALL DECID. SHRUBS = 35 POINTS |
| DEMOLISHED LANDSCAPING (2018 PLANS) | 18 DEC SHRUBS X 5PTS = 90 PTS 22 EVER SHRUBS X 5PTS = 110 PTS = 200 POINTS REQ. | 17 TALL DECID. SHRUBS = 85 POINTS 9 MED. EVER. SHRUBS = 45 POINTS 6 LOW EVERGREEN TREE = 72 PTS |
| TOTAL PROJECT | 233 POINTS REQUIRED | 237 POINTS PROVIDED |

| LANDSCAPING PLANTING SCHEDULE | | | | | |
|-------------------------------|---------------------|-----------------------------|--------------|----------|-------------|
| SYMBOL | COMMON NAME | BOTANICAL NAME | PLANTED SIZE | QUANTITY | POINTS EACH |
| DECIDUOUS SHRUBS | | | | | |
| | Burning Bush | Evonymus alatus 'Compactus' | 36" | 16 | 5 |
| | Red Twigged Dogwood | Cornus baileyi | 36" | 8 | 5 |
| EVERGREEN SHRUBS | | | | | |
| | GLOBE SPRUCE | PICEA PUNGENS 'GLOBOSA' | 18" | 6 | 5 |
| | DWARF JAPANESE YEW | TAXUS CUSPIDATA 'NANA' | 18" | 3 | 5 |
| EVERGREEN TREES | | | | | |
| | Techy Arborvitae | Thuja occidentalis | 42"-48" | 6 | 12 |



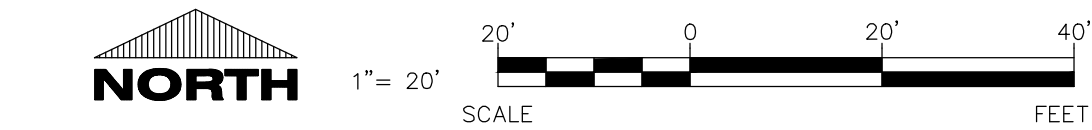
TREE PLANTING DETAIL
NO SCALE



SHRUB PLANTING DETAIL
NO SCALE

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

EROSION MATTING LOCATION



CIVIL LANDSCAPE AND RESTORATION PLAN

PROJECT INFORMATION

DEALERSHIP, QUICK-LUBE & CAR WASH
3400 S BUSINESS DR • SHEBOYGAN, WI 53081

PROFESSIONAL SEAL

PRELIMINARY DATES

AUG. 15, 2022
SEPT. 6, 2022

JOB NUMBER

2251400

SHEET NUMBER

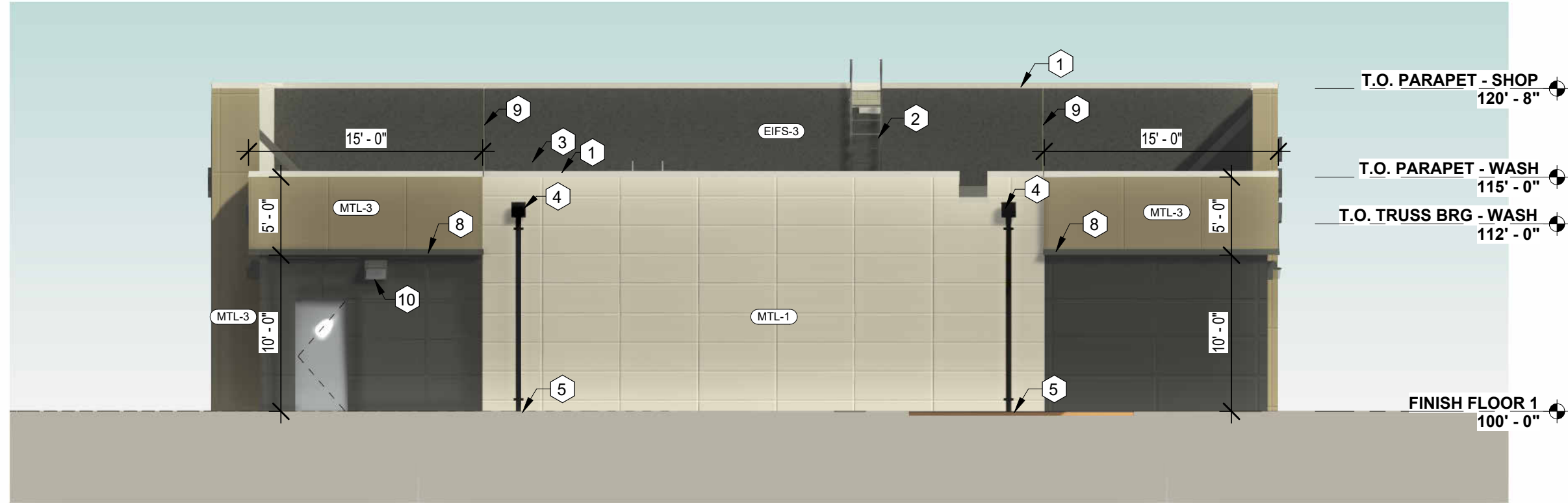
C1.4



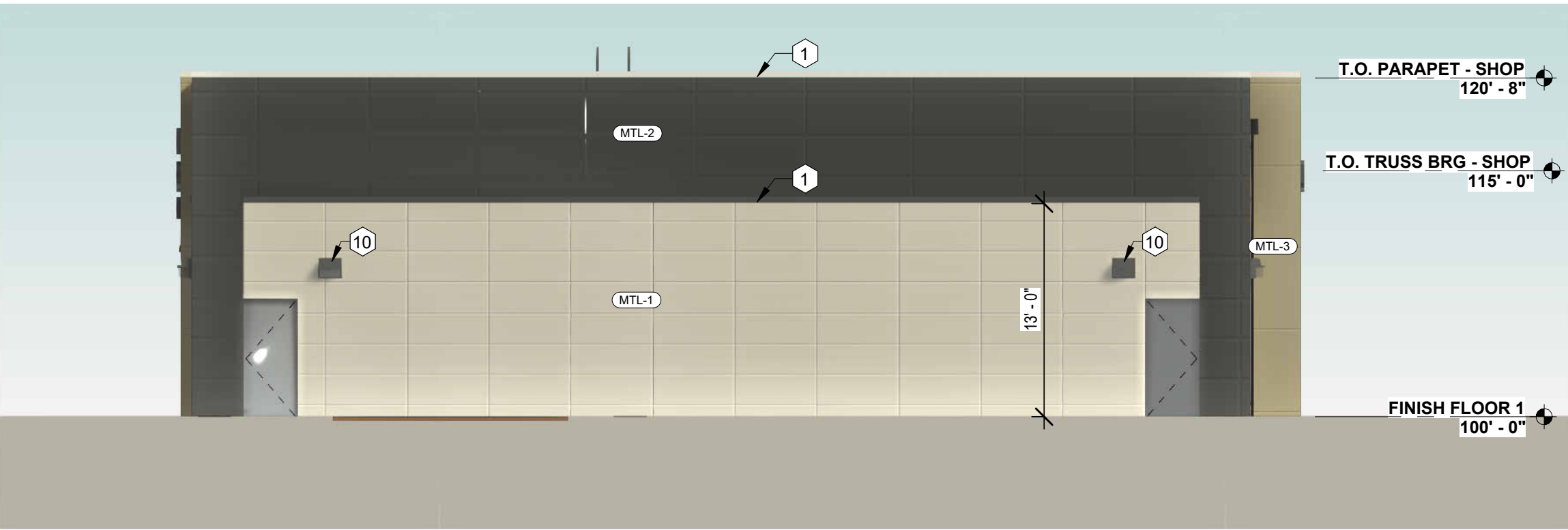
1 BUILDING ELEVATION - North
1/8" = 1'-0"



2 BUILDING ELEVATION - South
1/8" = 1'-0"



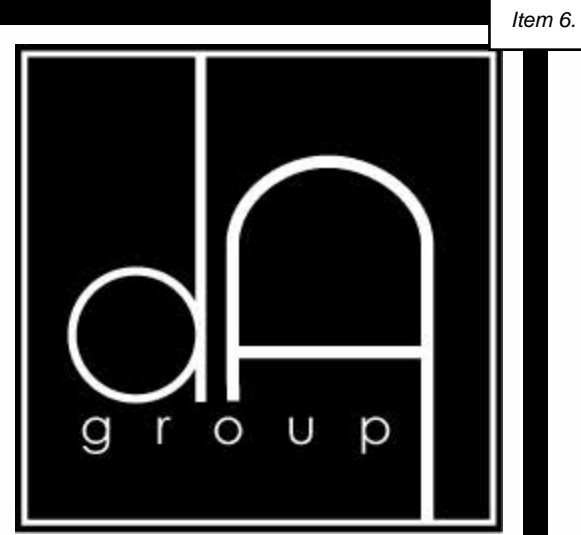
3 BUILDING ELEVATION - East
1/8" = 1'-0"



4 BUILDING ELEVATION - West
1/8" = 1'-0"

| EXTERIOR MATERIALS LEGEND | | |
|---------------------------|------------------------------------------------------------------|--------------------------|
| MATERIAL MARK | MATERIAL DESCRIPTION | COMMENTS |
| EIFS-3 | EIFS Finish over 1-1/2" insulation, STO 800 Series, fine texture | MATCH MRL-2 FINISH COLOR |
| MTL-1 | Concealed Fastener ACM panel, 3" x 9" | CMX CHAMPAGNE METALLIC |
| MTL-2 | Concealed Fastener ACM Panel, 2" x 6" | SBR DARK BRONZE |
| MTL-3 | Concealed Fastener ACM Panel, 5" x 5" | METALLIC BRONZE |

PRELIMINARY PLANS - NOT
FOR CONSTRUCTION



Architecture | Planning | Interiors

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STAMP:

PRELIMINARY
PLANS

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CONSTRUCTION

DATE:

REVISIONS:
NO. DESCRIPTION:

SHEET NAME:
BUILDING ELEVATIONS

PROJECT NO.

DA22_041

DEALERSHIP,
QUICK-LUBE & CAR
WASH

SHEBOYGAN, WI

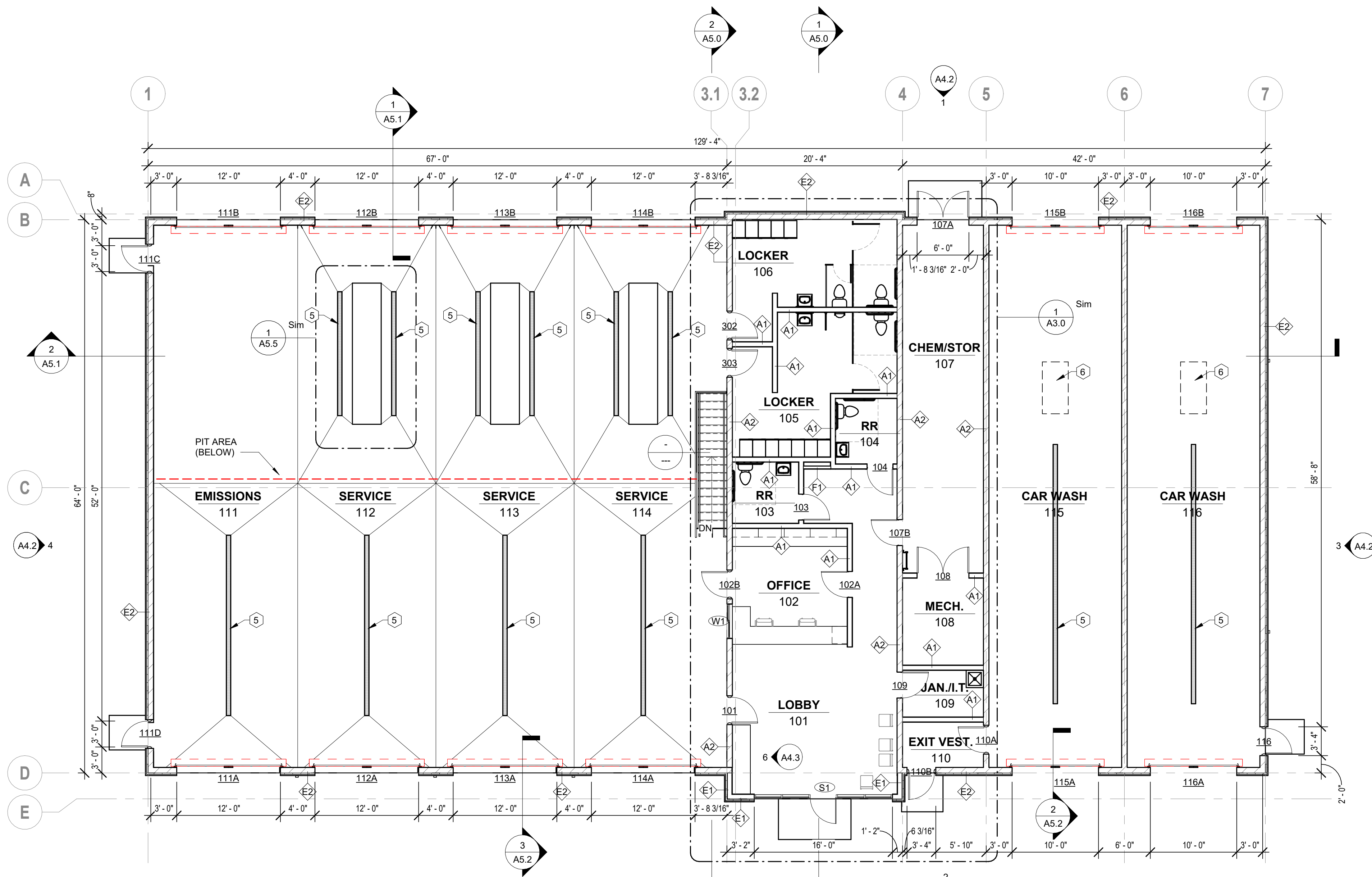
PROJECT MANAGER:
KYLE JAMISON

DATE:
08.15.2022

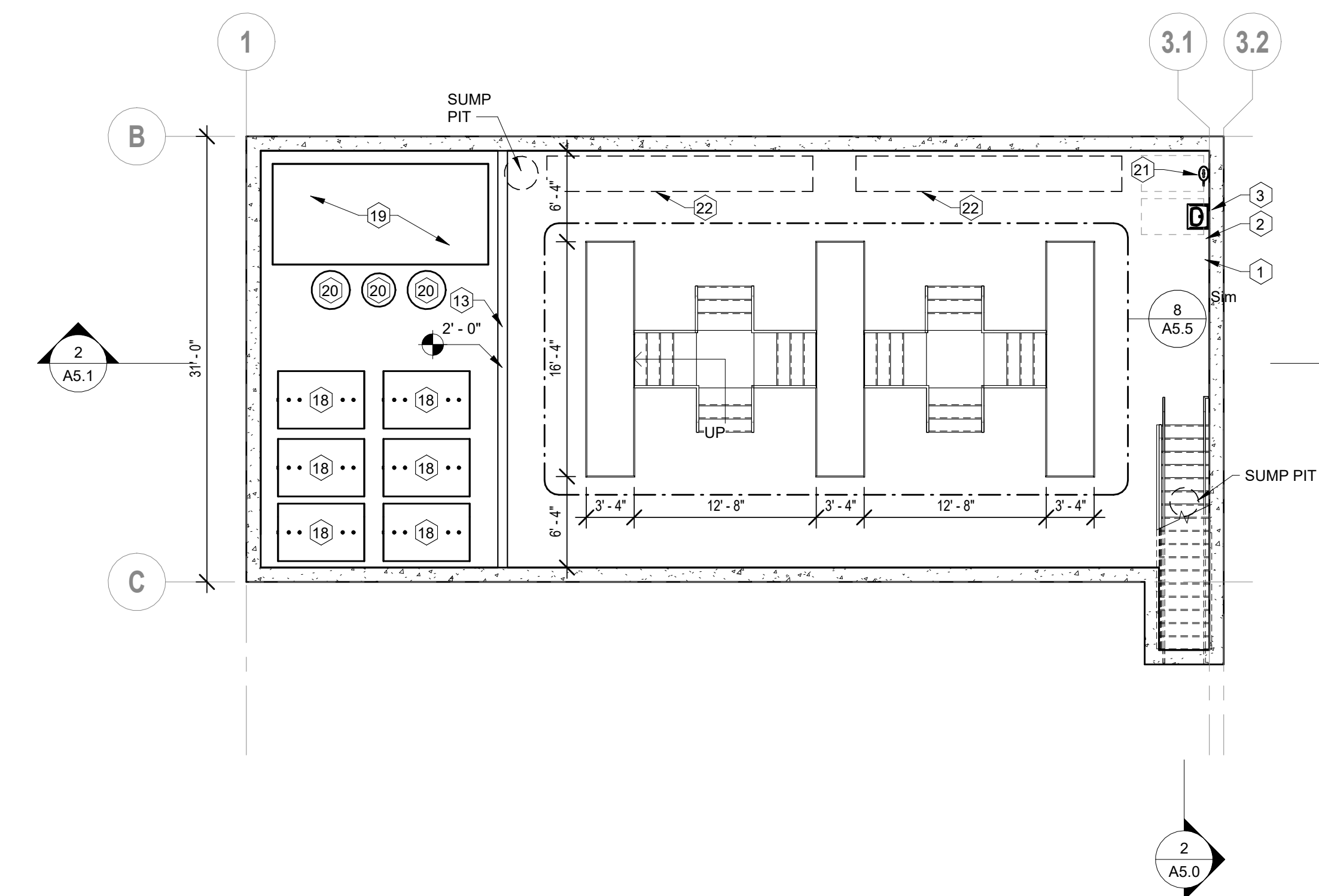
SHEET:

A4.2

FULL SCALE: 24x36
HALF SCALE: 12x18
DRAWING MAY NOT BE PRINTED TO SCALE



1 FIRST FLOOR PLAN - QUICK-LUBE
1/8" = 1'-0"



2 PIT LEVEL FLOOR PLAN - QUICK-LUBE
1/8" = 1'-0"

GENERAL NOTES - FLOOR PLANS

- ALL DIMENSIONS FROM FACE OF STUD UNLESS CLEARLY NOTED OTHERWISE.
- ALL INTERIOR WALL TYPES TO BE WALL TYPE 'A1' UNLESS OTHERWISE NOTED. WALL TYPES LISTED ON SHEET T1.3.
- FLOOR FINISH TRANSITIONS TO BE 1/4" MAX. BETWEEN FINISH HEIGHTS.
- VERIFY ALL APPLIANCE DIMENSIONS PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO ARCHITECT IMMEDIATELY.
- PROVIDE WATER-RESISTANT GYP. BD. AT ALL BATHROOM WALL SURFACES UNLESS CLEARLY NOTED OTHERWISE. MAINTAIN FIRE-RESISTANCE RATING, WHERE REQ'D.
- CAULK PERIMETER OF ALL BACKSPLASHES. CAULK JOINT TO BE CLEAR OR MATCH COLOR OF ADJ. WALL FINISH.
- SEE SHEET A7.1 FOR DOOR/WINDOW/FRAME ELEVATIONS, DOOR SCHEDULE AND WINDOW SCHEDULE.
- SEE ROOM FINISH SCHEDULE ON SHEET A7.1 FOR ALL INTERIOR FINISHES TO BE PROVIDED.
- MOVABLE FURNITURE SHOWN AS REFERENCE ONLY (NOT IN CONTRACT).
- PROVIDE CORNER GUARDS AT ALL INTERIOR OUTSIDE-CORNER APPLICATIONS EQUAL TO OR GREATER THAN 90 DEGREES.

KEYNOTES - FLOOR PLANS

- PAPER TOWEL / ELECTRIC HAND DRYER LOCATION. SEE ADA REQUIREMENTS FOR MOUNTING HEIGHTS REQUIRED.
- WALL-MOUNTED SOAP DISPENSER LOCATION. SEE ADA REQUIREMENTS FOR MOUNTING HEIGHTS REQUIRED.
- 24" x 36" MIRROR. SEE ADA REQUIREMENTS FOR MOUNTING HEIGHTS REQUIRED.
- ACCESSIBLE GRAB BARS. SEE ADA REQUIREMENTS FOR MOUNTING HEIGHTS REQUIRED.
- TRENCH DRAIN (SEE MECH).
- OIL/SAND SEPARATOR (SEE MECH).
- LOCKERS PROVIDED BY OWNER. INSTALLED BY G.C.
- STEEL TRASH RING / TABLE GROMMET.
- DESIGNATED BUILDING FIRE SPRINKLER RISER LOCATION (SEE MECH).
- ELECTRICAL PANEL LOCATION (SEE ELEC).
- FACP (SEE ELEC).
- 24" x 24" MOP SINK (SEE MECH).
- PARTIAL HEIGHT WALL.
- WATER HEATER LOCATION (SEE MECH).
- ROOF HATCH AND LADDER LOCATION.
- WALL-MOUNTED FLAT SCREEN TV MONITOR BY OWNER. MOUNT @ 6'-0" A.F.F.
- 42" H GUARDRAIL.
- METAL FRESH-PRODUCT STORAGE TANKS, TO BE PLACED PRIOR TO INSTALLATION OF CORE-FLOOR ABOVE. PROVIDED AND INSTALLED BY G.C.
- METAL WASTE-OIL STORAGE TANK, TO BE PLACED PRIOR TO INSTALLATION OF CORE-FLOOR ABOVE, PROVIDED AND INSTALLED BY G.C.
- POLY STORAGE TANKS FOR WASHER FLUID, DEF. & ANTIFREEZE, PROVIDED AND INSTALLED BY G.C.
- EYE-WASH STATION (SEE MECH).
- SHELVING, PROVIDED AND INSTALLED BY G.C.

FLOOR PLAN LEGEND:

| | |
|--|--------------------------------------------------|
| | INDICATES ACCESSIBLE ROOM |
| | INDICATES HEARING IMPAIRED ROOM. SEE ELECTRICAL. |
| | WALL TYPE, SEE SHEET T1.3. |
| | WINDOW / STOREFRONT TYPE, SEE SHEET A7.1. |
| | DOOR #, SEE SHEET A7.1. |
| | DOOR APPROACH FOR ADA CLEARANCES |
| | SHEAR WALL, SEE STRUCT. |
| | FD FLOOR DRAIN, SEE MECH. |
| | FS FLOOR SINK, SEE MECH. |
| | DS DOWNSPOUT |

NOTE: NOT ALL DESIGNATIONS WILL APPEAR.



PRELIMINARY PLANS - NOT FOR CONSTRUCTION

Architecture | Planning | Interiors

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STAMP:

PRELIMINARY PLANS

NOT FOR CONSTRUCTION

DATE:

NO. / DESCRIPTION:

SHEET NAME:

FLOOR PLANS

PROJECT NO.

DA22_041

DEALERSHIP,
QUICK-LUBE & CAR
WASH

SHEBOYGAN, WI

PROJECT MANAGER:

KYLE JAMISON

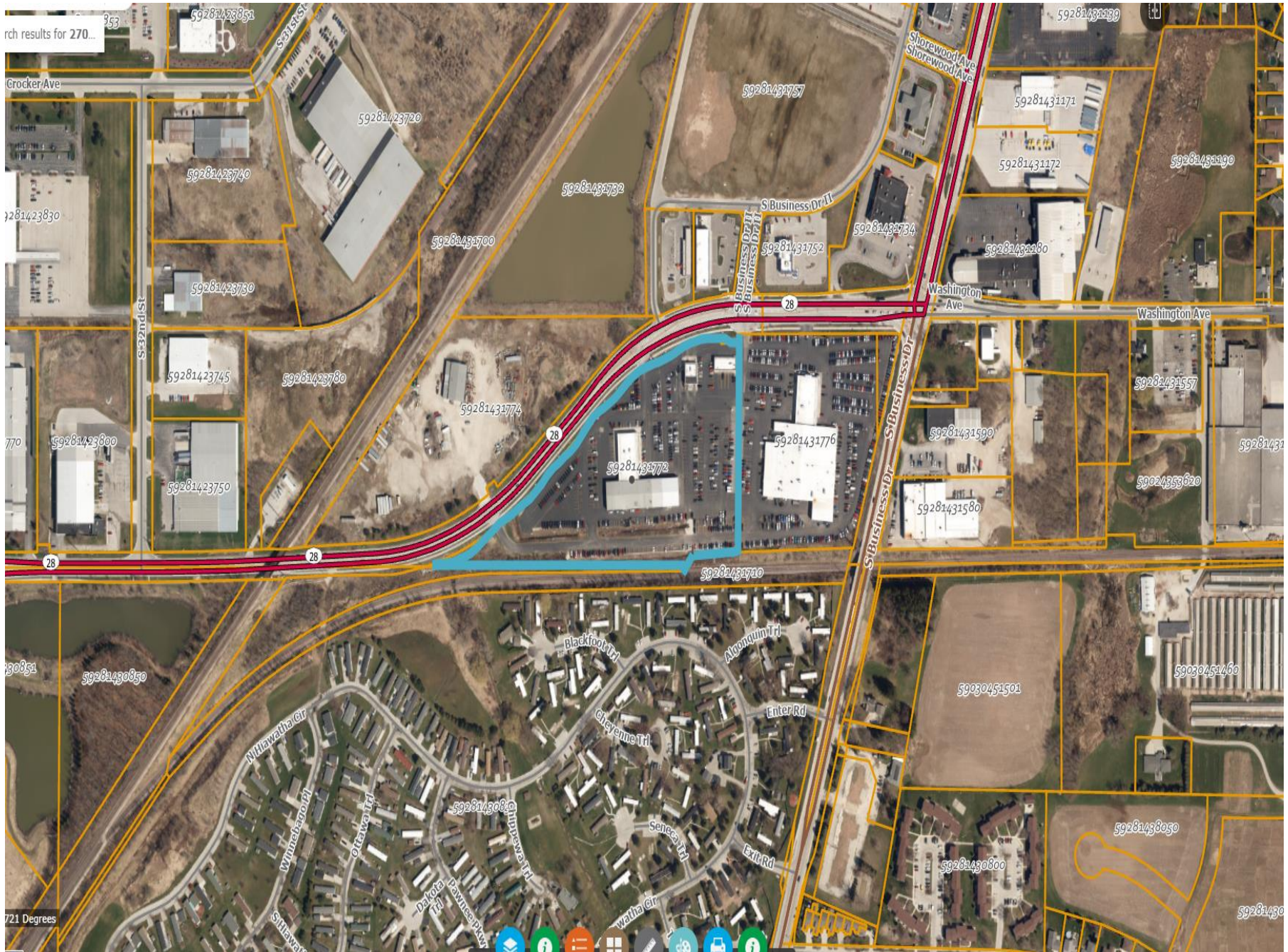
DATE:

08.15.2022

SHEET:

A1.1

FULL SCALE: 24x36
HALF SCALE: 12x18
DRAWING MAY NOT BE PRINTED TO SCALE



2537 WI-28
Sheboygan, Wisconsin
Google
Street View - Sep 2021





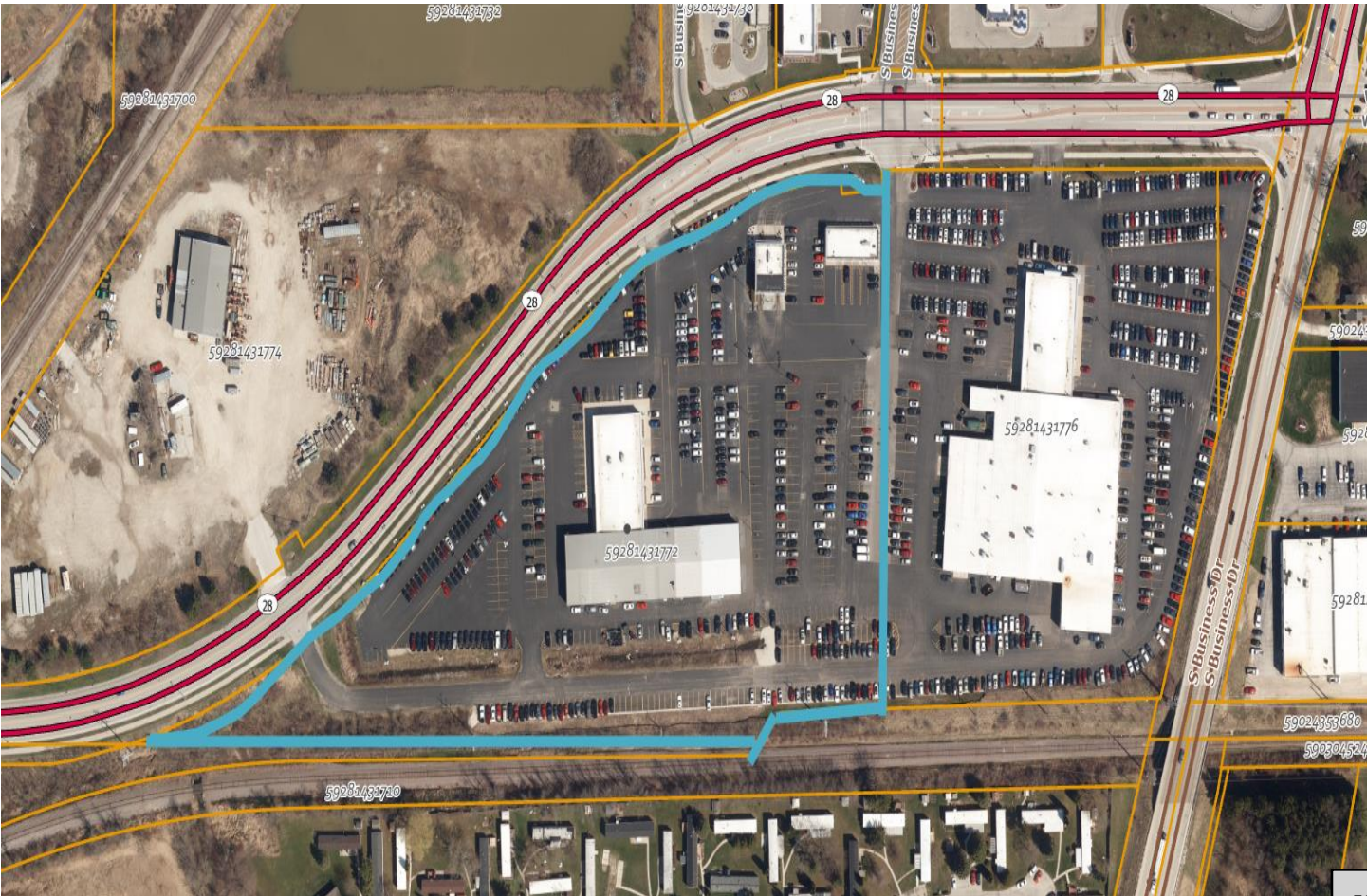














CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Application for Conditional Use Permit with exceptions by McGoey Dermatology to construct an addition, to construct site improvements and to operate a dermatology clinic at 832 Michigan Avenue. CC Zone

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

REPORT DATE: September 2, 2022 **MEETING DATE:** September 13, 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:

The Plan Commission approved a conditional use permit in March of 2022 permitting Suzanne McGoey and Martin Lambert to operate a dermatology clinic at 832 Michigan Avenue. This was to permit the clinic to begin operations in the existing facility with future building and site improvements to come back at a later date.

The applicant is now proposing to construct an addition, to construct site improvements and to operate a dermatology clinic at 832 Michigan Avenue. The applicant states the following about the project:

- The original intent was to submit this application in two (2) phases. This first phase was to identify the acceptability of this property's use as a medical outpatient office. Based on approval of the conditional use permit, it was the intent to proceed with purchase of the property, hire an architect, and then at a later date present a more detailed conditional use request including a plan for exterior renovations and site improvements for the 2nd phase.
- The site is currently unoccupied and has been since at least January 2020. Prior uses include a bill collection agency as well as a gas station. The exterior of the building has become a bit dilapidated and has an outdated style. The landscaping is currently overgrown and does not fit with the downtown aesthetic nor does it allow for visualization of the business from the street. The parking area is currently gravel.
- We are proposing to redevelop the site into McGoey Dermatology which will be an outpatient clinic that specializes in skin treatment for patients of all ages. Various conditions

treated by a Dermatologist include skin checks to look for abnormal moles, eczema, warts, acne, psoriasis, cosmetic services, etc.

- This will be a newly established professional business and we intend to hire and create new jobs for 4-6 employees and have approximately 20 patients per day access the site.
- As an outpatient medical practice, services are offered during normal business operating hours, Monday through Friday. No emergency medical services are offered so there will be no noise such as ambulances or other noise nuisances present.
- We aim to revitalize the interior/exterior of the building and the property all while respecting the existing neighborhood residents and commercial businesses.
- Interior changes include a few structural changes as well as aesthetic upgrades.
- The parking site is of an adequate size for the expected patronage. However, we intend to pave and mark the parking in order to improve the aesthetics consistent with a professional practice. All gravel and current cracked concrete will be paved or landscaped.
- All intended upgrades of the building and landscaping intend to create an environment more consistent with a professional practice located in the central commercial zone. As Dermatology aims to improve physical well-being and appearance, it is very important to have a building and property that reflect these priorities. The existing landscaping will be removed and we would like more greenery present on the property, a tidier landscaping aesthetic, and more visibility of the improved building.
- The site was selected due to its location on Michigan Avenue and its proximity to other shops, businesses, and residential locations within walking distance and ease of access from the downtown area. We aim to continue to develop the central commercial zone and look forward to the opportunity to contribute to redevelopment of this area by creating a successful, professional, well run business of appropriate aesthetic to this area.
- Construction cost is estimated at \$750,000 to \$800,000 and the owner would like to start construction this fall with occupancy in January 2023.
- We believe that this proposed conditional use is in harmony with the purposes, goals, objectives, policies and standards of the City of Sheboygan Comprehensive Master Plan in that it aims to provide a professional service in the central commercial district while making appropriate renovations and upgrades to the building and lot. This project will leverage existing infrastructure in order to strengthen the existing business district and surrounding residential neighborhoods while also creating new employment opportunities. Establishing a medical practice in this corridor will help broaden business types while providing high quality services that will bring patients from neighboring communities to the central business district. Thus the redevelopment of this currently unoccupied building is in line with the aims of the City of Sheboygan Comprehensive Plan.

Specific site improvements include:

- The building will now be a total of 2,960sf (the existing building is 1,940sf, the new enclosed canopy is 510sf and the new addition is 510sf).

- There will be a new building addition, patio, fencing and greenspace/landscaping at northeast corner of the property (remove broken up concrete in this area and make).
- Overgrown landscaping at the southwest corner of the site will be replaced and/or appropriately trimmed to freshen up the look at the intersection of N. 9th and Michigan Ave.
- The gravel parking lot will be paved.
- There will be 16 striped parking spaces on the north and west sides of the building.
- There will be one (1) driveway connection to N. 9th Street. This is presently a very long driveway cut which will now be approximately 24 feet and the rest of the area will be constructed back to city standards (curb, gutter, green space, sidewalk, etc.).
- You may ingress/egress the property from N. 9th Street (west) and the alley (north).
- There will be a dumpster enclosure at the northeast corner of the property along the alley. Trash enclosure to be CMU walls with DAFS finish to match building and metal chain link fence gates.
- Landscaping, lighting and storm water will be provided in accordance with the City ordinance.

The applicant states the following about the structure and architecture:

- The goal of the McGoey Dermatology is to be a clean, modern, identifiable location along Michigan Avenue that stands out against the other buildings while also honoring the scale and timelessness of the neighboring architectural designs. This development will bring life to a currently unused building and lot space, and will define the street corner of 9th and Michigan while providing a professional service to the community.
- The current design is a Spanish style building with clay roof tiles, bell towers, and exterior colors of dark red, green, and yellow - which will not be appropriate for this clinic. The exterior walls are finished with a textured stucco. Some existing windows are cmu block and are broken. Some of the roof clay tiles have been previously removed and replaced with asphalt shingles. Current landscaping is overgrown obscuring view of the building.
- Materials on the project are inspired by clean, modern lines and traditional materials such as stone siding and precast sill wainscot, light gray stucco, exposed wood beams, and a standing seam metal roof. These materials were selected to create the sophisticated, modern atmosphere for a new clinic. The new light color exterior with dark bronze standing seam mansard roofs will be a nice compliment to the High Road Craft Ice Cream building, just 3 doors to the east at 816 Michigan Avenue.
- We are proposing to update the existing conditions of the former accounting firm into a clean, quiet, modern Dermatology Clinic by:
 - Adjusting the existing offices into exam rooms and doctors' offices.
 - Enclosing the existing porte cochere into a main entrance, lobby and waiting room.
 - Adding a small addition of exam rooms on the east end of the building.
 - A patio will be constructed on the south side of the site between the additions with fencing, a gate and landscaping facing Michigan Avenue.

- These improvements will allow this clinic to stay at this location for the long term as opposed to being a temporary location.

The applicant is requesting approval of the following architectural design options that they need to still research to determine if feasible:

Alternate #1 – Arched Window at Waiting Room

- Base: Arched storefront window located in the new waiting area.
- Alternate: Infill opening with a new wall and square storefront window assembly.

Option to be determined upon availability of frame and lead time.

Alternate #2 – Exterior Stucco/Plaster Finish

- Base: Skim coat existing exterior stucco/plaster for a smooth finish with light gray paint.
- Alternate: No skim coat, maintain exterior texture and repaint with light gray finish.

Option to be determined with subcontractor if existing finish can receive a new finish coat without adhesion problems.

Alternate #3 – New stair to basement

- Base: Provide new stair to basement, remove existing and infill floor opening.
- Alternate: Existing stair to remain, no new stair.

Alternate #4 – Fencing

- Base: Variance requested for 4'-6" tall fence with style as depicted in renderings
- Alternate: Lower fence with/without top bar

STAFF COMMENTS:

The applicant is proposing a couple alternatives pertaining to the building and fencing. Staff does not object to these alternative proposals, however, the applicant will need to submit a final set of plans specifically detailing exactly which alternative options they are proceeding with prior to building permit issuance.

When the Plan Commission originally approved the conditional use permit, one of the conditions of approval was to complete the paving by June 2, 2023. Staff will again be proposing a paving completion date of June 2, 2023.

The applicant shall meet with staff to discuss the parking lot plans and shall obtain all required storm water, landscaping, lighting approvals prior to issuance of a building permit for constructing the new parking lot.

The applicant mentions that they are considering installing a monument sign at the southwest corner of the property at the intersection of N. 9th and Michigan Avenue and they may not have any building signage. The applicant has not submitted a specific sign package for the site at

this time. Applicant shall work with staff with regards to constructing a well-designed package for the site that utilizes colors and materials similar to the building. Staff may bring the proposed signage design back to the Plan Commission if there are any concerns.

The applicant is requesting the following land use exceptions:

- Requesting to have a 4.5 foot fence in the front/street yard – The maximum height of a fence in the street yard is 4 feet high in the front/street yard.
- Requesting an exception from the locational landscaping requirements - Applicant shall meet the four (4) locational landscaping requirements.

The Plan Commission may want to have the applicant address:

- What is the expected timeframe for the paving, landscaping and interior/exterior remodeling to occur?
- When is the applicant hoping to begin operations?

This facility/property has been tired and weathered for a significant period of time. The proposed improvements (exterior remodeling, paving, landscaping, etc.) will significantly improve the aesthetics of the building and property which will also have an extremely positive impact on this section of Michigan Avenue.

ACTION REQUESTED:


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

1. Applicant shall submit final plans (site plans, building elevations, fencing, etc.) indicating exactly which options they are proposing to construct. Applicant shall work with staff with regards to the plans. If the applicant submits new drawings that deviate from the options they proposed which were approved by the Plan Commission, the applicant will need to submit new plans back to the Plan Commission for review.
2. Prior to operation/occupancy, the applicant shall obtain all licenses and occupancy permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, health, etc. An occupancy permit will be granted only at such time as the applicant has met all requirements.
3. Submittal/approval of a proposed storm drainage plan prior to building permit issuance.
4. Submittal/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. Dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility.
6. Outdoor storage of materials, products or equipment shall be prohibited.
7. Patio fencing shall be installed per the approved plans (design, color, materials, etc.). Any fencing shall be installed per Section 15.720(3)(c) of the City of Sheboygan Zoning Ordinance. Applicant shall obtain the required fence permit.
8. All ground level and rooftop mechanicals shall be screened/enclosed and constructed of like materials and colors of the facility (HVAC equipment, generators, etc.).

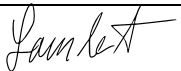
9. All new lighting shall be installed per Section 15.707 of the City of Sheboygan Zoning Ordinance. There shall be no spillover light onto adjacent properties or the streets.
10. All areas used for parking/maneuvering of vehicles shall be paved. Applicant shall pave and landscape the all gravel areas on property by June 2, 2023. Applicant will obtain all required approvals including but not limited to site plan, storm water, landscaping, etc.
11. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping.
12. 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.
13. Applicant shall obtain the necessary sign permits prior to installation. Applicant shall work with staff with regards to constructing a well-designed signage for the site that utilizes colors and materials similar to the building. Staff may bring the proposed signage design back to the Plan Commission for review/approval.
14. Proposed and future signage at this property/facility shall be individual letter signs (no flat panel or interior lit cabinet signs).
15. 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.
16. Applicant shall remove all unused signage and all signage referring to previous businesses.
17. 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).
18. Any work within City of Sheboygan Public rights-of-way shall be discussed with the City Engineering Department and constructed to standard City specifications (including, but not limited to, new and old ingress/egress driveway openings, curb, gutter, sidewalk, pavement, utilities, street trees, etc.).
19. Applicant will provide adequate public access along all streets, sidewalks and alley 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. Applicant shall immediately clean any and all sediments, materials, tracking, etc. that may be spilled off-site on private or public lands and streets.
21. Streets and infrastructure damaged and/or disturbed during construction of all private and/or public improvements shall be promptly repaired by the applicant.
22. All vehicles, equipment, materials, products, etc. shall be located on the applicant's property (no storage on public rights-of-way).
23. 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.
24. Prior to building permit issuance, the City of Sheboygan Architectural Review Board shall review/approve the proposed building design.
25. If there are any amendments to the approved 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 applications reflecting those amendments.

ATTACHMENTS:

Conditional Use Permit Application and required attachments.

| | | |
|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------|
|  | <p align="center">CITY OF SHEBOYGAN</p> <p align="center">APPLICATION FOR CONDITIONAL USE</p> | <p align="right">Item 7.</p> |
| | | <p>Fee: <u>\$250.00</u></p> <p>Review Date: _____</p> |

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

| SECTION 1: Applicant/ Permittee Information | | | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|------------------------------|-------------------|
| Applicant Name (Ind., Org. or Entity) McGoey Dermatology S.C. | Authorized Representative Suzanne McGoey | Title Owner | |
| Mailing Address 832 Michigan Ave | City Sheboygan | State WI | ZIP Code 53081 |
| Email Address mcgoeydermatology@gmail.com | Phone Number (incl. area code) 920-457-9634 | Fax Number (incl. area code) | |
| SECTION 2: Landowner Information (complete these fields when project site owner is different than applicant) | | | |
| Applicant Name (Ind., Org. or Entity) Orkney LLC | Contact Person Martin Lambert | Title Owner | |
| Mailing Address 832 Michigan Ave | City Sheboygan | State WI | ZIP Code 53081 |
| Email Address mart.lambert@gmail.com | Phone Number (incl. area code) 920-457-9634 | Fax Number (incl. area code) | |
| SECTION 3: Project or Site Location | | | |
| Project Address/Description 832 Michigan Ave, Sheboygan WI 53081 | | Parcel No. 59281102240 | |
| SECTION 4: Proposed Conditional Use | | | |
| Name of Proposed/Existing Business: | McGoey Dermatology, S.C. | | |
| Existing Zoning: | Central Commercial District | | |
| Present Use of Parcel: | Unoccupied - (Previous Business Use) | | |
| Proposed Use of Parcel: | Professional Business Use - Medical Office Building | | |
| Present Use of Adjacent Properties: | Central Commercial - Professional Services, Sales | | |
| SECTION 5: Certification and Permission | | | |
| <p>Certification: I hereby certify that I am the owner or authorized representative of the owner of the property which is the subject of this Permit Application. I certify that the information contained in this form and attachments is true and accurate. I certify that the project will be in compliance with all permit conditions. I understand that failure to comply with any or all of the provisions of the permit may result in permit revocation and a fine and/or forfeiture under the provisions of applicable laws.</p> | | | |
| <p>Permission: I hereby give the City permission to enter and inspect the property at reasonable times, to evaluate this notice and application, and to determine compliance with any resulting permit coverage.</p> | | | |
| Name of Owner/Authorized Representative (please print) Martin Lambert | Title Owner | Phone Number 920-457-9634 | |
| Signature of Applicant  | | Date Signed 8/23/22 | |

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

SITE NARRATIVE - CONDITIONAL USE APPLICATION

August 31, 2022

PROJECT NAME AND ADDRESS

McGoey Dermatology
832 Michigan Avenue
Sheboygan, Wisconsin 53081

PARCEL INFORMATION/SITE DATA/LEGAL DESCRIPTION

- The parcel is defined as tax parcel 59281102240.
- It is defined as the West half of Lot 8 and all of Lot 7 – Block 44, Original Plat of the City of Sheboygan.
- The entire lot area is 0.31 acres.

ZONING CLASSIFICATION/ZONING REQUIREMENTS

CC- Central Commercial District

0-foot side lot line
0-foot front yard setback (Michigan Avenue)
0-foot street side lot line
20-foot rear setback to residential rear lot line
(10) off-street parking spaces – one space per customer station plus employee on the largest work shift, or one space per 300 s.f. of gross floor area, whichever is greater – (16) Spaces provided including 1 handicapped parking space (1 per 25 spaces).
Maximum building height 20-feet

EXISTING SITE CONDITIONS/LAND USE

Prior uses include a bill collection agency as well as a gas station but has been unoccupied since at least January of 2020. The exterior of the building has become a bit dilapidated and has an outdated style. The landscaping is currently overgrown and does not fit with the downtown aesthetic nor does it allow for visualization of the business from the street. The parking area is currently gravel.

PROPOSED DEVELOPMENT OF EXISTING SITE/BUILDING

- The existing site and building are proposed to be redeveloped as a Dermatology Clinic. This medical practice is outpatient and specializes in skin treatment for patients of all ages.
- The clinic intends to hire 4-6 employees and see approximately 20 patients per day.
- The proposed development is an alteration of the existing interior space, new addition on southeast and southwest locations of the building.
- The lot will be paved and marked with new parking spaces for customers and employees on the west and north locations of the building. The parking is of adequate size for the expected patronage and will be aesthetically consistent with a professional practice.
- The existing landscape and foliage will be removed. We will install a tidier landscaping aesthetic with more visibility of the improved building, along with adding new landscape islands along the sidewalk (9th Street).
- The south addition includes an enclosure of the existing porte cochere into a main entrance, lobby and waiting area.

- The east addition will include a new stair to the lower level providing an accessible route to storage from the first floor level and will include two exam rooms, with a maximum height of 12'-0" above grade. If stair is not structurally feasible, the existing stair will remain and the proposed stair will be storage on the first floor.
- A patio will be constructed on the south side between the two additions with fencing and gate, along with landscaping between fence and city sidewalk.
- The site will include regrading towards the new entrance to meet the existing floor level and new patio.
- Interior renovation is planned to convert some existing offices into examination rooms. New reception, waiting room and entry vestibule to be constructed in southwest addition in existing porte cochere.
- Existing building is adequately serviced by utilities for power, water, and sanitary. No new connections are proposed.
- Existing roof top mechanical unit to be replaced with a new unit to accommodate the (2) expansion areas. RTU will be located in the same place as the old unit and will utilize the existing roof openings. No additional roof screening proposed as this existing mansard/parapet provides screening from 9th street.

PROPOSED LAND USE/LOT COVERAGE SITE DATA

- Land use to remain as zoned CC, for professional office space.
- Site properties

| | |
|------------------------|-----------------------|
| Total property area: | 13,701 S.F. (0.31 AC) |
| Proposed building area | 3,254 S.F. (0.07 AC) |
| Proposed asphalt area | 6,811 S.F. (0.16 AC) |
| Proposed concrete area | 1,214 S.F. (0.03 AC) |
| Proposed green space | 2,422 S.F. (0.06 AC) |
- Parking

(16) On-site surface spaces, (15) standard stalls and (1) accessible stall.
No planned street parking.
- Building Area

| | |
|----------------------------------------------|-------------------|
| Existing building – Basement | 1,360 S.F. |
| Existing building – First floor | 1,873 S.F. |
| Existing building – First floor with canopy: | 2,235 S.F. |
| Basement addition – stairwell: | 55 S.F. |
| East addition – Exam Rooms: | 466 S.F. |
| South addition & Enclosure of the canopy: | <u>502 S.F.</u> |
| Total Finished Basement: | 1,415 S.F. |
| Total Finished First Floor: | 2,841 S.F. |

SITE SELECTION

- We appreciate the aim to continue to develop the central commercial zone and look forward to the opportunity to contribute to redevelopment of this area by creating a professional, well run business of appropriate aesthetic to this area.
- The current site was selected due to the adjacency to the main street of Michigan Avenue and its proximity to other shops, businesses, and residential locations within walking distance and ease of access from the downtown area.

LANDSCAPE REQUIREMENTS

- Landscape plan to comply with the requirements of Section 15.6 and the subsequent point values defined for all four landscape point criteria (Building Foundation, Developed Lot, Lot Frontage and Pavement).
- Possibility of greenery to be added where noted as green space on A201. This may include some shrubbery.

PERFORMANCE STANDARDS/POTENTIAL NUISANCES

- All performance standards to comply with City of Sheboygan Zoning Ordinance, Section 15-7 to ensure this development will not become a nuisance to neighboring residential property owners.
- New clinic will not have any emergency services, so no noise from ambulances
- Hours of operations are Monday through Friday, normal business hours.

SITE

- Building mounted lighting will be provided at egress doors.
- Trash enclosure to be CMU walls with DAFS finish to match building and metal chain link fence gates.
- Large existing street approach to the parking lot to be reduce to a single two-way traffic entrance with remainder as green space.

SIGNAGE

- Ground monument signs to be located in landscape area at southwest corner of site. Signage company to submit design and locate for permitting.

ARCHITECTURE

- The goal of McGoey Dermatology is to be a clean, modern, identifiable location along the main street of Michigan Avenue that stands out against the other buildings while also honoring the scale and timelessness of the neighboring architectural designs.
- This development will bring life to a currently unused building and lot space, and will define the street corner of 9th and Michigan while providing a professional service to the community.
- Materials on the project are inspired by clean, modern lines and traditional materials such as stone siding and precast sill wainscot, light gray stucco, exposed wood beams, and a standing seam metal roof. These materials were selected to create the sophisticated, modern atmosphere for a new clinic. The new light color exterior with dark bronze standing seam mansard roofs will be a nice compliment to a similar building, just 3 doors to the east.

VARIANCE REQUEST/VARIANCE DESCRIPTION:

(1) Total variance to be requested:

1. Fence to be 4'-6" in height surrounding the patio.

The requested variance is to allow a taller fence surrounding the patio area on the south elevation of the building facing Michigan Avenue. This will allow for more visual privacy between the street and sidewalk facing the building.

ALTERNATE DESIGNS

- Alternate #1 – Arched Window at Waiting Room
 - Base: Arched storefront window located in the new waiting area.
 - Alternate: Infill opening with a new wall and square storefront window assembly. Option to be determined upon availability of frame and lead time.
- Alternate #2 – Exterior Stucco/Plaster Finish
 - Base: Skim coat existing exterior stucco/plaster for a smooth finish with light gray paint.
 - Alternate: No skim coat, maintain exterior texture and repaint with light gray finish. Option to be determined with subcontractor if existing finish can receive a new finish coat without adhesion problems.
- Alternate #3 – New stair to basement
 - Base: Provide new stair to basement, remove existing and infill floor opening.
 - Alternate: Existing stair to remain, no new stair.

Option to be determined by structural feasibility. If not feasible to provide, existing stair will remain, no new stair to basement and space will be a storage closet.

- Alternate #4 – Fencing
 - Base: Variance requested for 4'-6" tall fence with style as depicted in renderings
 - Alternate: Lower fence with/without top bar

CONSTRUCTION

Owner would like to start construction this fall with occupancy in January 2023.
Construction cost is estimated at \$750,000 to \$800,000

SUMMARY

We believe that this proposed conditional use is in harmony with the purposes, goals, objectives, policies and standards of the City of Sheboygan Comprehensive Master Plan in that it aims to provide a professional service in the central commercial district while making appropriate renovations and upgrades to the building and lot. This project will leverage existing infrastructure in order to strengthen the existing business district and surrounding residential neighborhoods. Establishing a medical practice in this corridor will help broaden business types while providing high quality services that will bring patients from neighboring communities to the central business district. Thus the redevelopment of this currently unoccupied building is in line with the aims of the City of Sheboygan Comprehensive Plan.

NARRATIVE – ARCHITECTURAL REVIEW

August 31, 2022

PROJECT NAME AND ADDRESS

McGoey Dermatology
832 Michigan Avenue
Sheboygan, Wisconsin 53081

ARCHITECTURE

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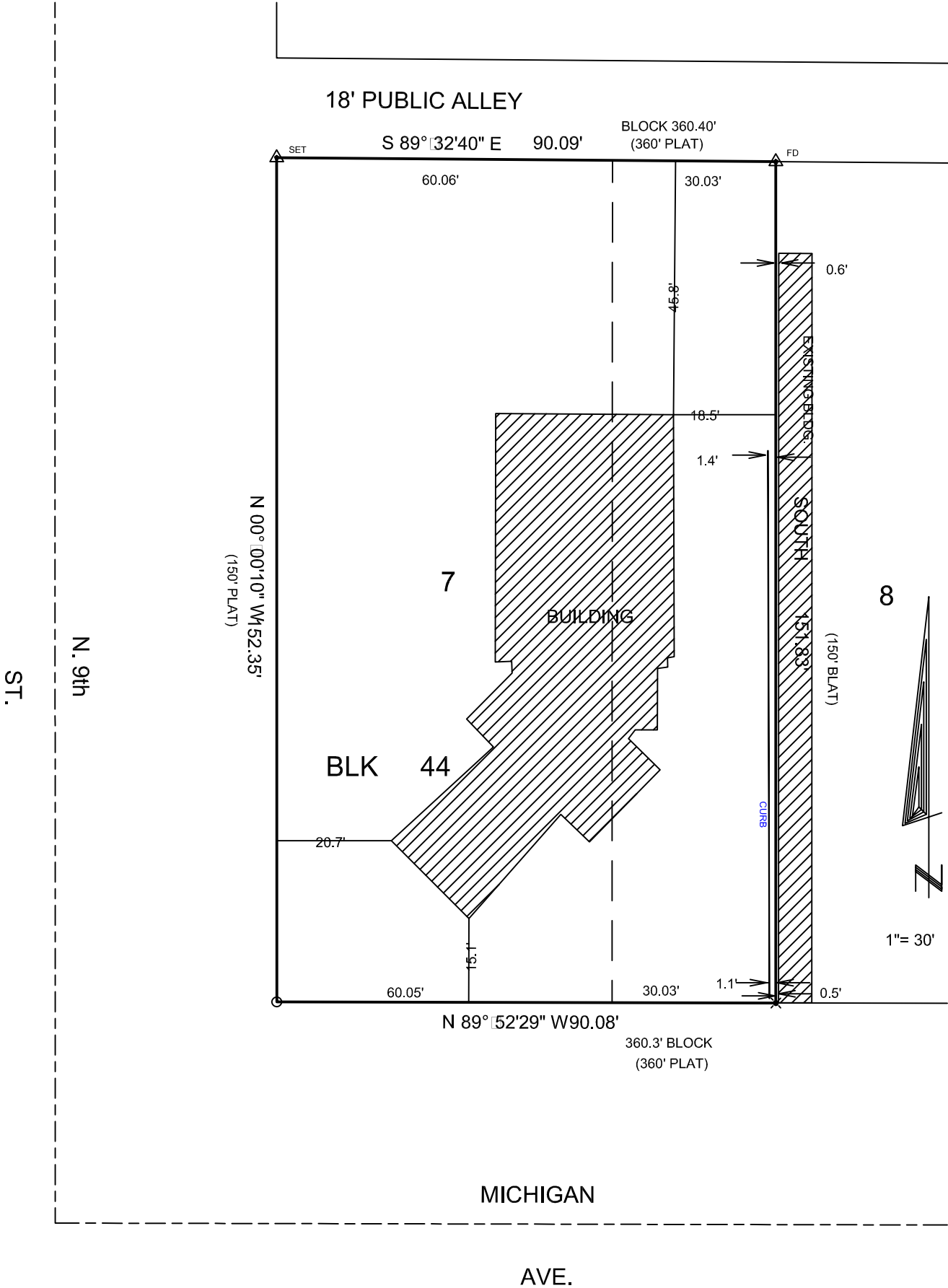
SIGNAGE

- Ground monument signs to be located in landscaped area at southwest corner of site. Signage company to submit design and locate for permitting.

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

832 MICHIGAN AAVENUE
PARCEL 59281102240
BEING ALL OF LOT 7 AND THE WEST HALF OF LOT 8
OF BLOCK 44 OF THE ORIGINAL PLAT OF THE
CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN.

Item 7.



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

Dennis J. Van Sluys S-1238

Dated this 15th day of February ,2022.

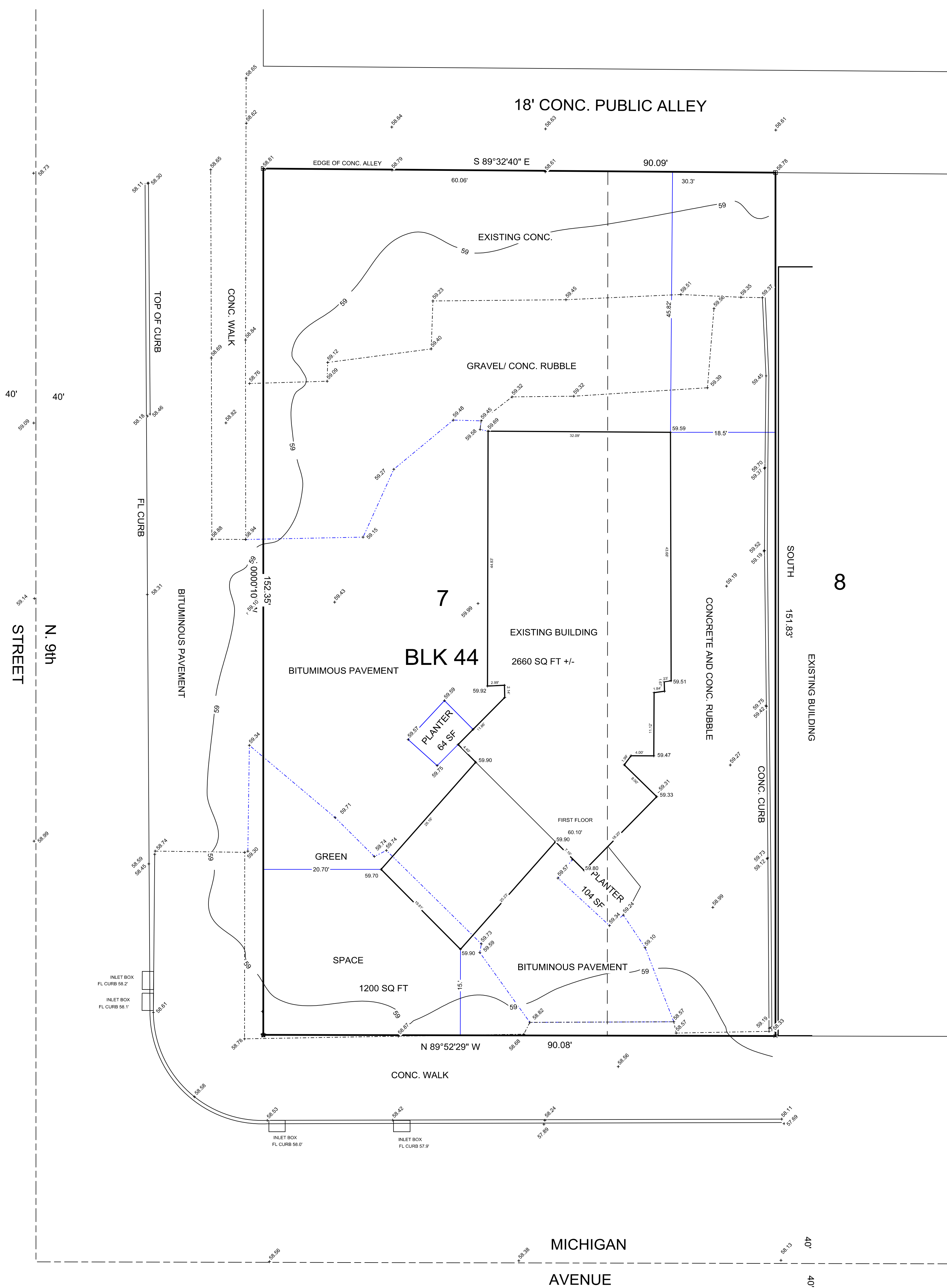
- ▲ = MAG NAIL
- ✕ = CHISELED CROSS FOUND
- = 80d NAIL WITH FLAG SET

832 MICHIGAN AAVENUE
PARCEL 59281102240
BEING ALL OF LOT 7 AND THE WEST HALF OF LOT 8
OF BLOCK 44 OF THE ORIGINAL PLAT OF THE
CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN.

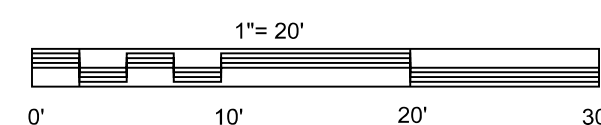
THIS IS TO CERTIFY THAT THE INFORMATION SHOWN HEREON
IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.





Dennis J. Van Sluys S-1238

Dated this 12th day of August, 2022.

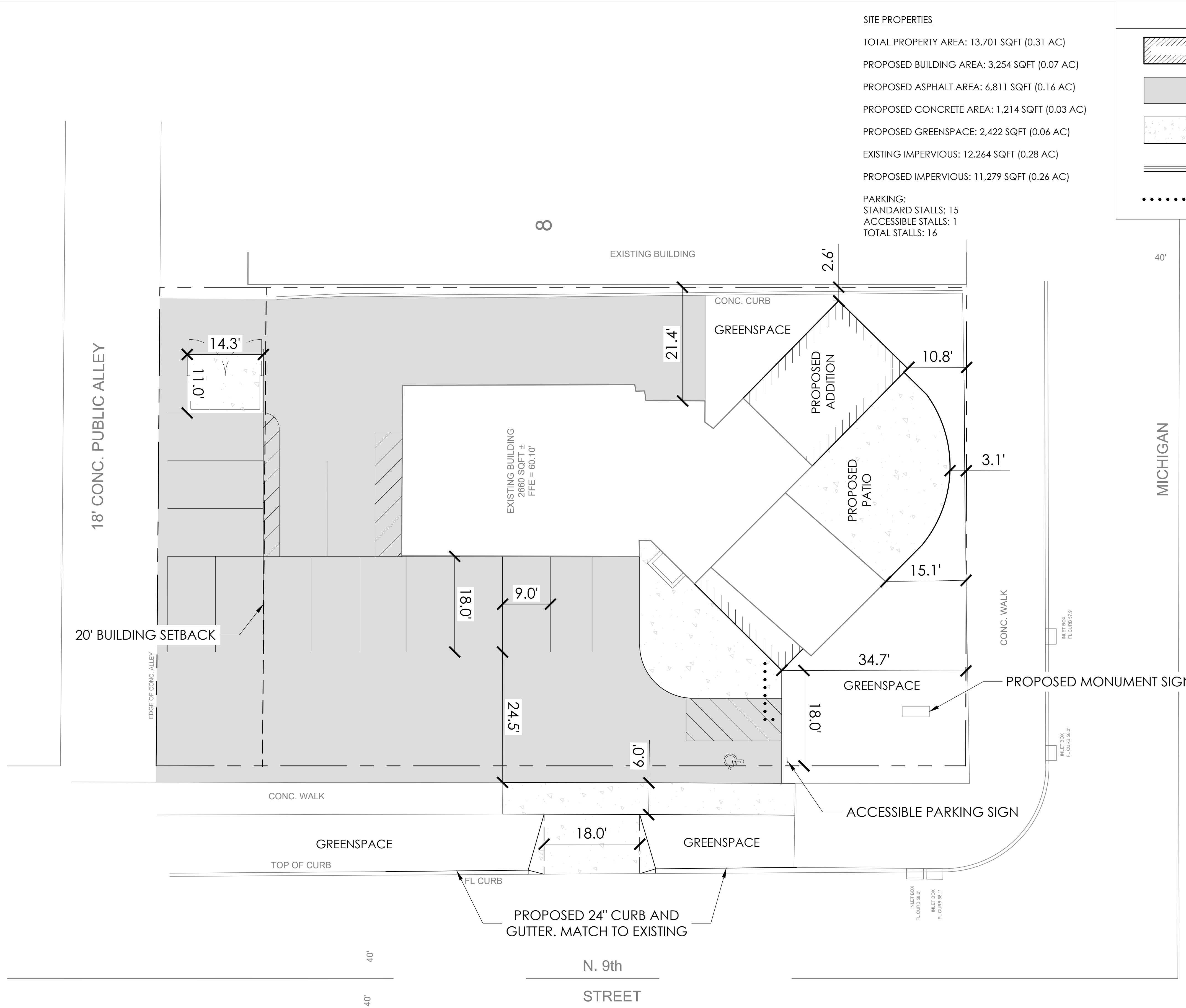


BENCH MARK
TOP OF HYDRANT AT SW COR.
OF 9TH & MICHIGAM 61.56'



-  = PK NAIL FOUND
 = IRON PIPE FOUND
 = CHISLED CROSS FOUND
 = EXISTING GRADE CITY DATUM

DATA/CHSEB22/832MICH H-826



SITE PROPERTIES

TOTAL PROPERTY AREA: 13,701 SQFT (0.31 AC)
PROPOSED BUILDING AREA: 3,254 SQFT (0.07 AC)
PROPOSED ASPHALT AREA: 6,811 SQFT (0.16 AC)
PROPOSED CONCRETE AREA: 1,214 SQFT (0.03 AC)
PROPOSED GREENSPACE: 2,422 SQFT (0.06 AC)
EXISTING IMPERVIOUS: 12,264 SQFT (0.28 AC)
PROPOSED IMPERVIOUS: 11,279 SQFT (0.26 AC)

PARKING:
STANDARD STALLS: 15
ACCESSIBLE STALLS: 1
TOTAL STALLS: 16

SITE LEGEND

- EXTENTS OF PROPOSED BUILDING. REFER TO ARCHITECTURAL DRAWINGS.
- PROPOSED LIGHT DUTY PAVEMENT HATCH. SEE DETAIL.
- PROPOSED LIGHT DUTY CONCRETE HATCH. SEE DETAIL.
- PROPOSED 24" CURB & GUTTER. SEE DETAIL.
- ADA ACCESSIBLE ROUTE



REVISIONS:

| DATE | ISSUE |
|----------|-----------------------------------------|
| 08/31/22 | CITY OF SHEBOYGAN ARCH. REVIEW & CUP |

NOTICE TO BIDDERS
BIDDERS SHALL REVIEW ALL DRAWINGS AND SPECIFICATION SECTIONS TO DETERMINE THE IMPACT OF OTHER SECTIONS OF WORK ON THEIR OWN WORK.

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ISSUE DATE: AUGUST 31, 2022
ADDITIONS AND ALTERATIONS

MCGOEY DERMATOLOGY CLINIC

832 MICHIGAN AVENUE, SHEBOYGAN, WI 53081
1135A MICHIGAN AVE. SHEBOYGAN, WI 53081 | (920) 452-4444 | 640 N. VEL R. PHILLIPS AVE. SUITE 310 MILWAUKEE, WI 53202 | (414) 837-6450

PRELIMINARY - NOT FOR CONSTRUCTION

DRAWN BY: JMN

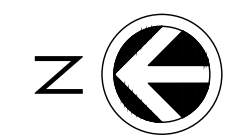
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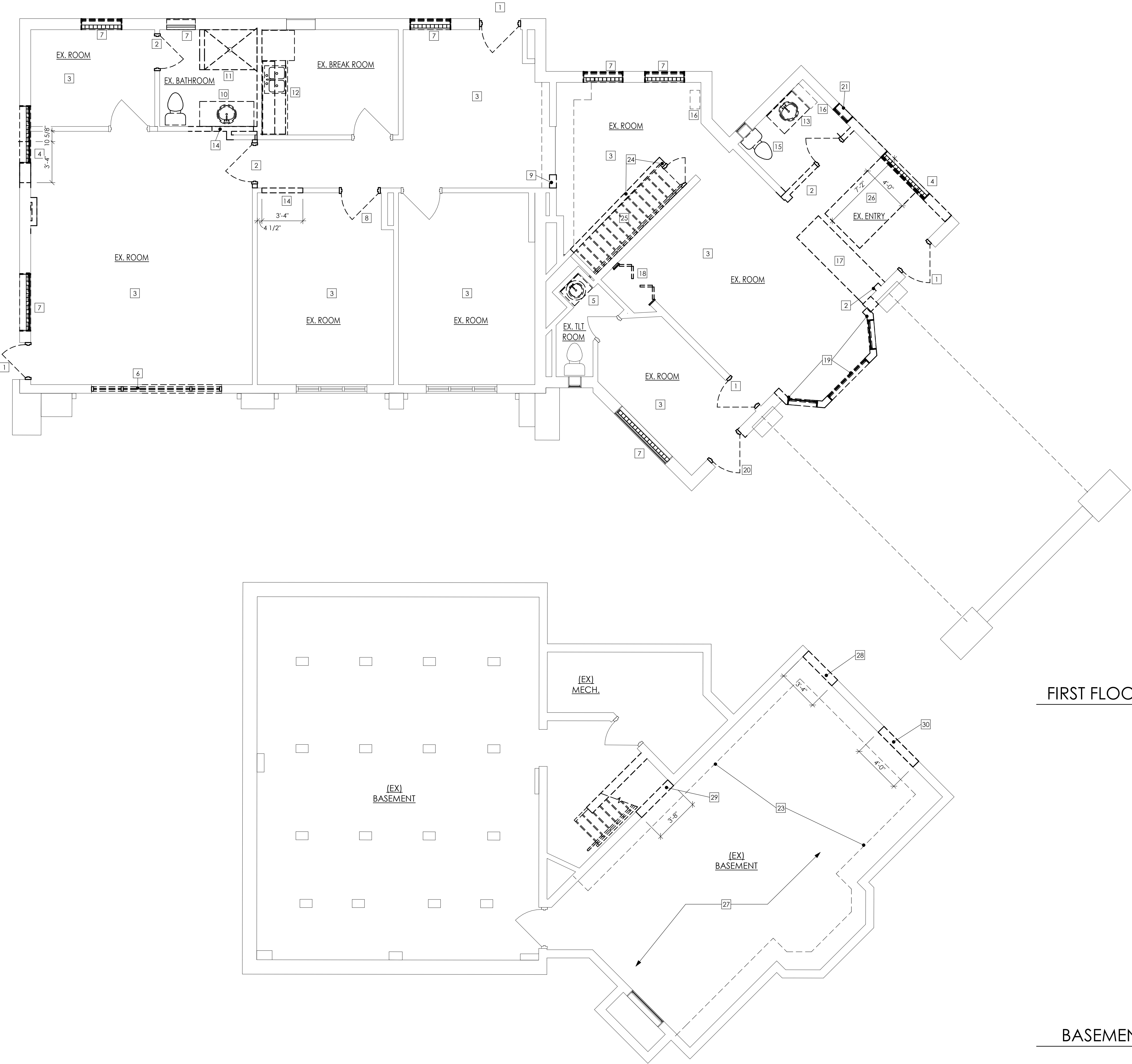
SITE PLAN

**A
201**

PROJ. NO. 2022-44

SITE PLAN
SCALE: 1"=10'



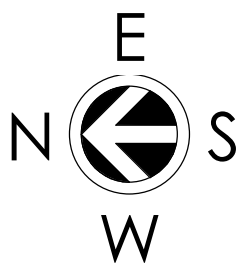


| DEMOLITION PLAN KEYNOTES | |
|--------------------------|-----------------------------------------------------------------------------------------------------------|
| NO. | DESCRIPTION |
| 1 | REMOVE EXISTING DOOR AND INFILL WALL TO MATCH EXISTING |
| 2 | REMOVE EXISTING DOOR AND PORTION OF WALL - PATCH AND REPAIR WALL TO MATCH EXISTING |
| 3 | REMOVE CARPET THROUGHOUT FIRST FLOOR |
| 4 | REMOVE EXISTING CMU WINDOW, PREPARE OPENING FOR NEW LINTEL AND DOOR ASSEMBLY |
| 5 | REMOVE EXISTING SINK AND VANITY - PREPARE FOR NEW VANITY PROVIDED BY OTHERS |
| 6 | REMOVE EXISTING WINDOW AND REPLACE WITH NEW WINDOW AND WALL ASSEMBLY - SEE PLANS AND ELEVATIONS FOR SIZES |
| 7 | REMOVE EXISTING CMU WINDOW, PREPARE OPENING FOR NEW WINDOW ASSEMBLY |
| 8 | REMOVE EXISTING DOOR AND INFILL WALL TO MATCH EXISTING. PRESERVE DOOR ASSEMBLY FOR NEW LOCATION |
| 9 | REMOVE PORTION OF EXISTING WALL FOR NEW OPENING - PATCH WALL TO MATCH EXISTING |
| 10 | REMOVE EXISTING SINK AND VANITY - CAP AND TERMINATE PLUMBING |
| 11 | REMOVE EXISTING SHOWER AND BASIN - PREPARE PLUMBING LINES FOR NEW SINK AND VANITY ASSEMBLY |
| 12 | REMOVE EXISTING SINK, CASEWORK, AND COUNTERTOP |
| 13 | REMOVE EXISTING SINK AND VANITY - PREPARE FOR NEW ACCESSIBLE SINK AND VANITY ASSEMBLY |
| 14 | REMOVE PORTION OF WALL FOR NEW DOOR ASSEMBLY |
| 15 | REMOVE EXISTING TOILET - PREPARE PLUMBING FOR NEW TOILET LOCATION. SEE PLAN |
| 16 | REMOVE EXISTING RADIANT HEATING UNIT |
| 17 | REMOVE EXISTING CASEWORK |
| 18 | REMOVE EXISTING BI-FOLD DOOR - OPENING TO REMAIN. PATCH WALL AS NECESSARY |
| 19 | REMOVE EXISTING WALLS |
| 20 | REMOVE EXISTING EXTERIOR DOOR AND TRANSOM - PREP OPENING FOR NEW INTERIOR DOOR |
| 21 | REMOVE EXISTING WINDOW - INFILL WALL TO MATCH EXISTING |
| 23 | REMOVE PERIMETER SHELVEING |
| 24 | REMOVE EXISTING WALL - PATCH AND REPAIR FLOOR TO MATCH EXISTING |
| 25 | REMOVE EXISTING STAIR - INFILL FLOOR TO MATCH EXISTING |
| 26 | REMOVE PORTION OF EXISTING FLOOR FOR NEW STAIR ASSEMBLY |
| 27 | PAINT WALLS AND EXPOSED STRUCTURE |
| 28 | REMOVE PORTION OF EXISTING WALL FOR NEW DOOR ASSEMBLY |
| 29 | REMOVE PORTION OF EXISTING WALL FOR NEW OPENING |
| 30 | REMOVE PORTION OF EXISTING WALL FOR NEW STAIR ASSEMBLY |

FIRST FLOOR DEMO PLAN

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

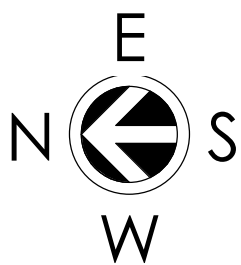
2
A 301



BASEMENT DEMO PLAN

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

1
A 301



REVISIONS:

| DATE | ISSUE |
|----------|-----------------------------------------|
| 08/31/22 | CITY OF SHEBOYGAN ARCH. REVIEW & CUP |

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© 2022 ABACUS ARCHITECTS, INC.

ISSUE DATE: AUGUST 31, 2022
ADDITIONS AND ALTERATIONS

McGOEY DERMATOLOGY CLINIC

832 MICHIGAN AVE, SHEBOYGAN, WI 53081

1135A MICHIGAN AVE. SHEBOYGAN, WI 53081 | (920) 452-4444 | 640 N. VEL R. PHILLIPS AVE. SUITE 310, MILWAUKEE, WI 53203

PRELIMINARY - NOT FOR CONSTRUCTION

DRAWN BY: SG

CHECKED BY: KS

DEMOLITION FLOOR PLANS

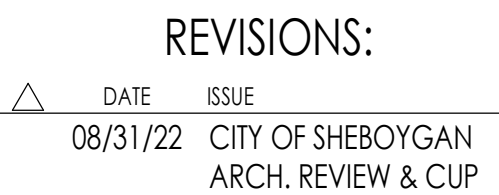
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301

PROJ. NO. 2022-44



OCCUPANT LOAD / PLUMBING FIXTURES

| OCCUPANT LOAD | PLUMBING FIXTURES |
|--------------------|--------------------------------------|
| BASEMENT 9 | WATER CLOSETS |
| FIRST FLOOR 36 | 1 PER 25 OCC., FOR THE FIRST 50 OCC. |
| TOTAL 45 OCCUPANTS | (2) REQUIRED, (3) PROVIDED |
| | LAVATORIES |
| | 1 PER 40 OCC., FOR THE FIRST 80 OCC. |
| | (2) REQUIRED, (3) PROVIDED |
| | DRINKING FOUNTAINS |
| | 1 PER 100 OCC. |
| | SPS 362.2902 (1)(g)2 |
| | OWNER TO PROVIDE ALTERNATE MEANS |
| | SERVICE SINK |
| | (1) REQUIRED |



NOTICE TO BIDDERS
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ISSUE DATE: AUGUST 31, 2022

ADDITIONS AND ALTERATIONS

MCGOEY DERMATOLOGY CLINIC

832 MICHIGAN AVE, SHEBOYGAN, WI 53081

1135A MICHIGAN AVE. SHEBOYGAN, WI 53081 | (920) 452-4444 | 640 N. VEL R. PHILLIPS AVE. SUITE 310. MILWAUKEE, WI 53203

PRELIMINARY - NOT FOR CONSTRUCTION

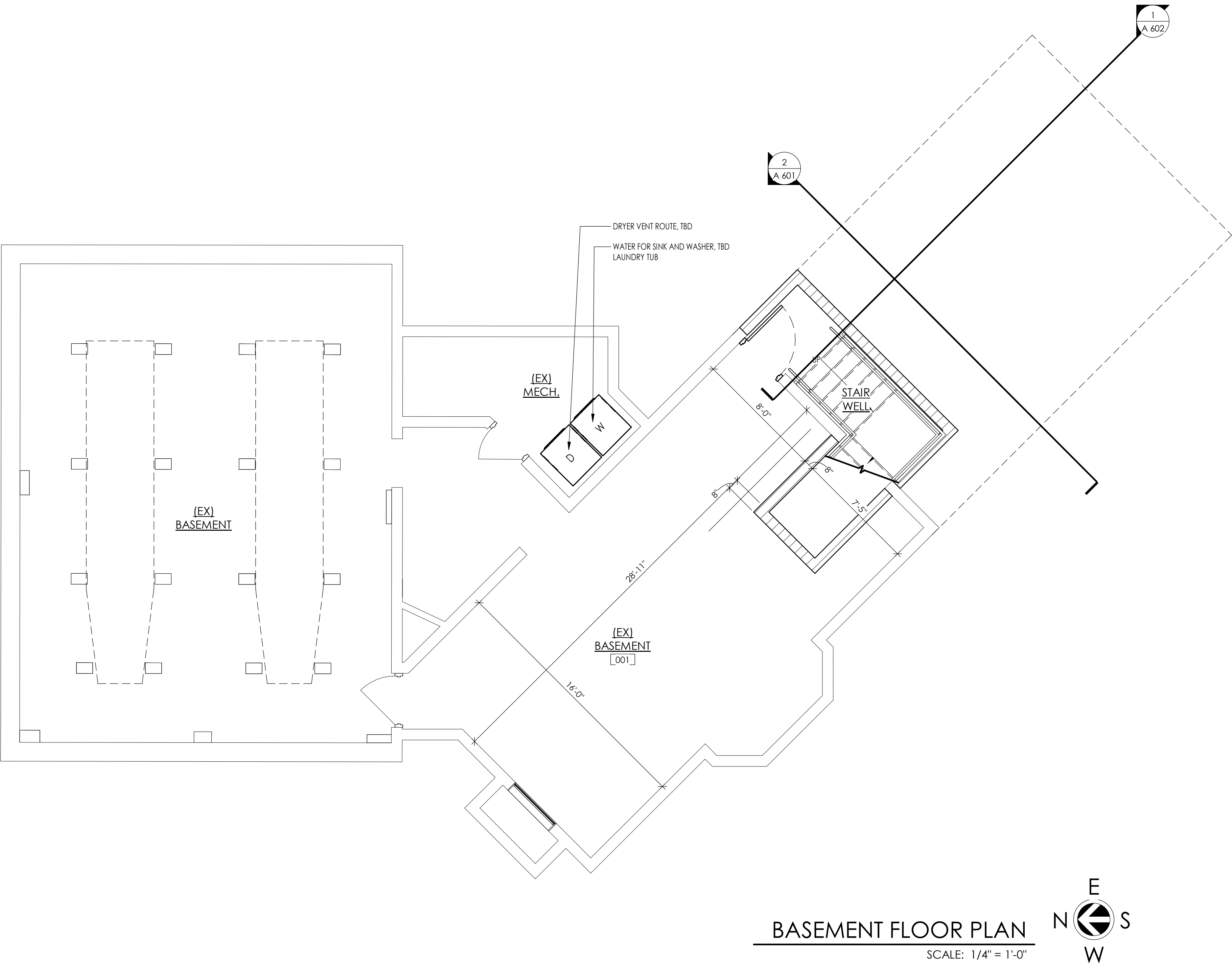
DRAWN BY: SG

CHECKED BY: KS

LIFE SAFETY FLOOR PLANS

A
302

PROJ. NO. 2022-44



GENERAL PLAN NOTES

- ALL LOOSE FURNISHINGS SHOWN ON PLANS ARE NOT IN CONTRACT AND ARE SHOWN FOR REFERENCE PURPOSES ONLY. ANY DEVICES OR EQUIPMENT TO BE LOCATED BASED UPON LOCATION OR CONFIGURATION OF LOOSE FURNISHINGS SHALL BE VERIFIED WITH THE OWNER PRIOR TO INSTALLATION.
- INTERIOR DIMENSIONS TAKEN FROM FACE OF STUD TO FACE OF STUD.

FLOOR PLAN KEYNOTES

| NO. | DESCRIPTION |
|-----|-------------|
|-----|-------------|



REVISIONS:

| DATE | ISSUE |
|----------|-----------------------------------------|
| 08/31/22 | CITY OF SHEBOYGAN ARCH. REVIEW & CUP |

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ISSUE DATE: AUGUST 31, 2022

ADDITIONS AND ALTERATIONS

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PRELIMINARY - NOT FOR CONSTRUCTION

DRAWN BY: SG

CHECKED BY: KS

BASEMENT FLOOR PLAN

A
303

PROJ. NO. 2022-44

*NOTE:
- NEW LVT FLOORING IN LAUNDRY AND STORAGE ROOMS
[EXCLUDE EX. BASEMENT AREA AND EX. MECH. ROOM]

PARTIAL FLOOR PLAN - ALTERNATE DESIGN #3

DESIGN ALTERNATE #3
ALT: SPACE TO BE A STORAGE
CLOSET WITH ADDED STORAGE
CABINETS ALONG TOILET ROOM.

GENERAL PLAN NOTES

- ALL LOOSE FURNISHINGS SHOWN ON PLANS ARE NOT IN CONTRACT AND ARE SHOWN FOR REFERENCE PURPOSES ONLY. ANY DEVICES OR EQUIPMENT TO BE LOCATED BASED UPON LOCATION OR CONFIGURATION OF LOOSE FURNISHINGS SHALL BE VERIFIED WITH THE OWNER PRIOR TO INSTALLATION.
- INTERIOR DIMENSIONS TAKEN FROM FACE OF STUD TO FACE OF STUD.

FLOOR PLAN KEYNOTES

| NO. | DESCRIPTION |
|-----|-------------|
|-----|-------------|



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McGOEY DERMATOLOGY CLINIC

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PRELIMINARY - NOT FOR CONSTRUCTION

ISSUE DATE: AUGUST 31, 2022

ADDITIONS AND ALTERATIONS

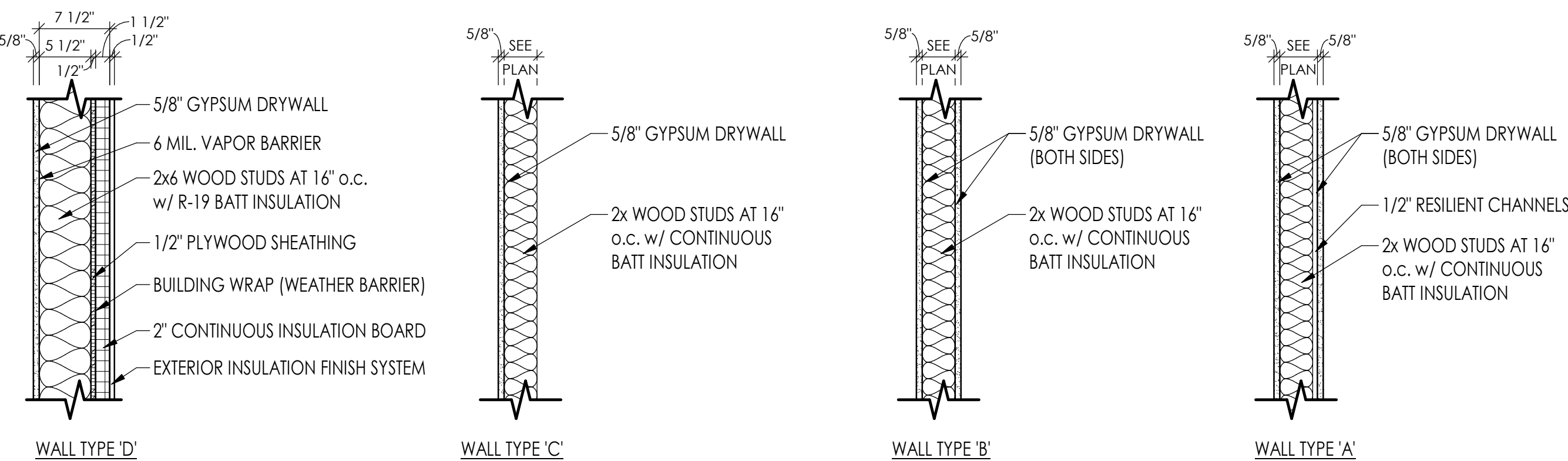
DRAWN BY: SG

CHECKED BY: KS

FLOOR PLAN AND
WALL TYPES

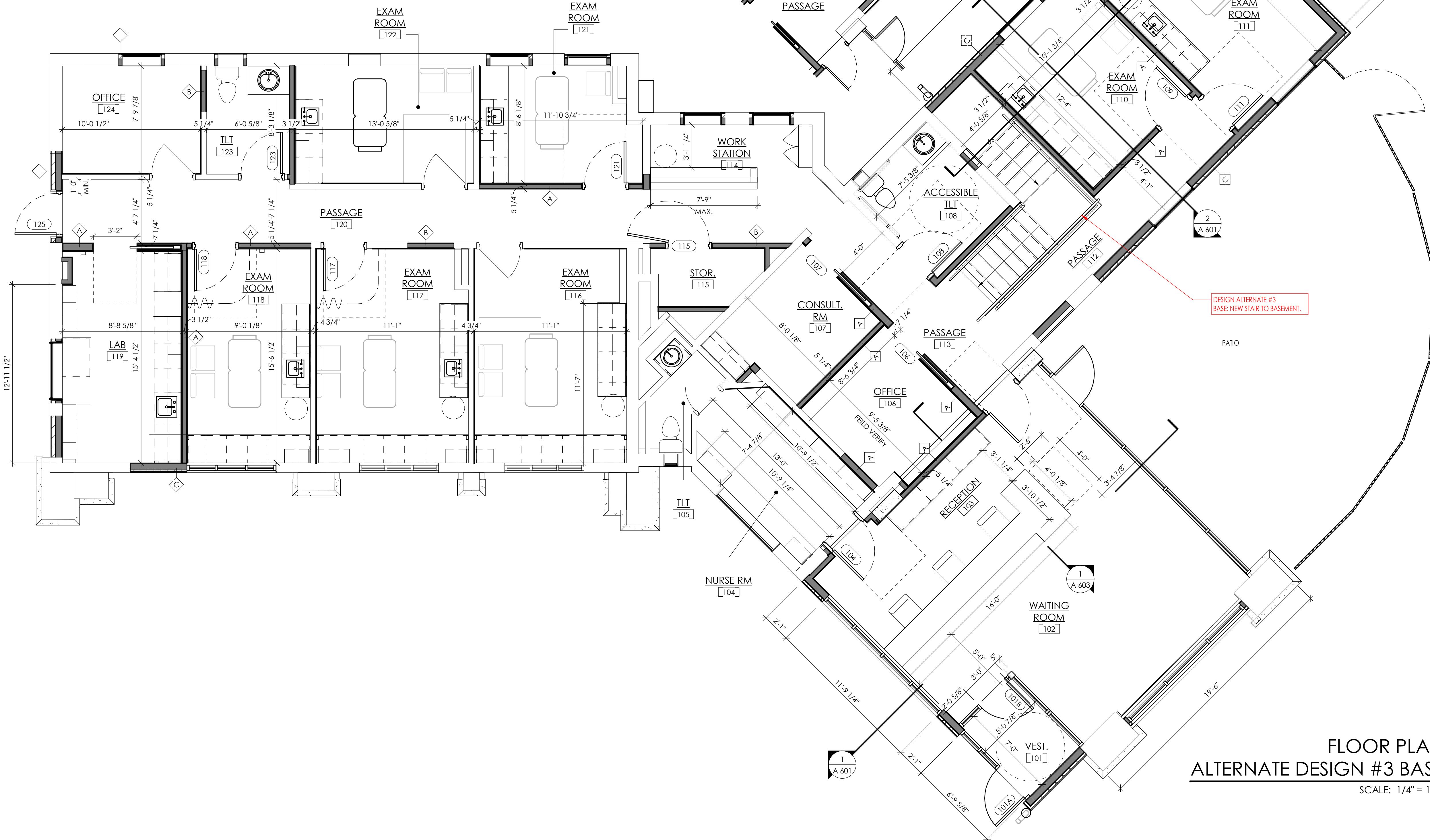
A
304

PROJ. NO. 2022-44

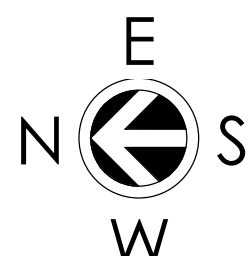


WALL TYPES

SCALE: 1" = 1'-0"



FLOOR PLAN
ALTERNATE DESIGN #3 BASE
SCALE: 1/4" = 1'-0"





SOUTH ELEVATION - SQUARED WINDOW

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

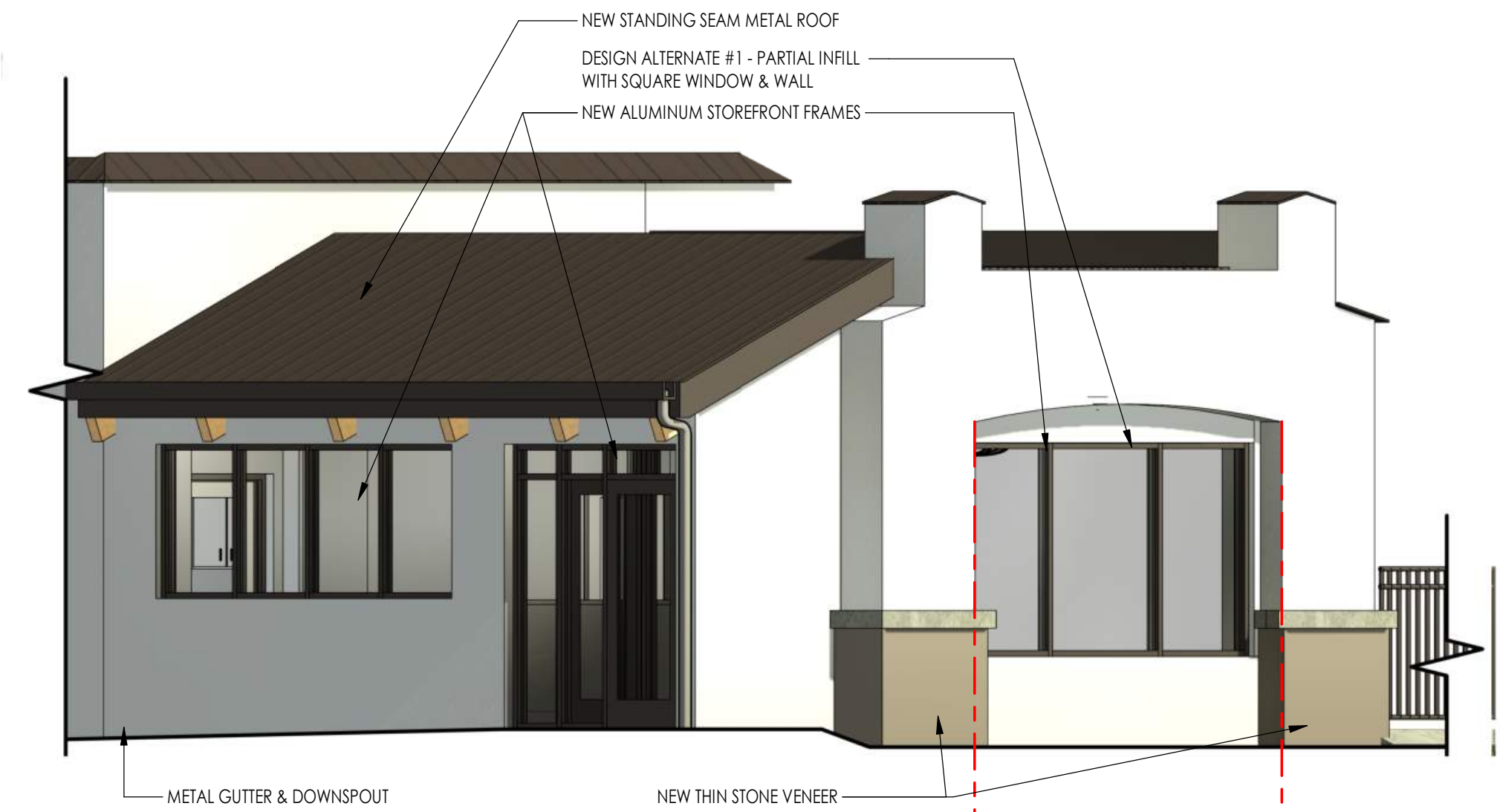
4
A 501



SOUTH ELEVATION - ARCHED WINDOW

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

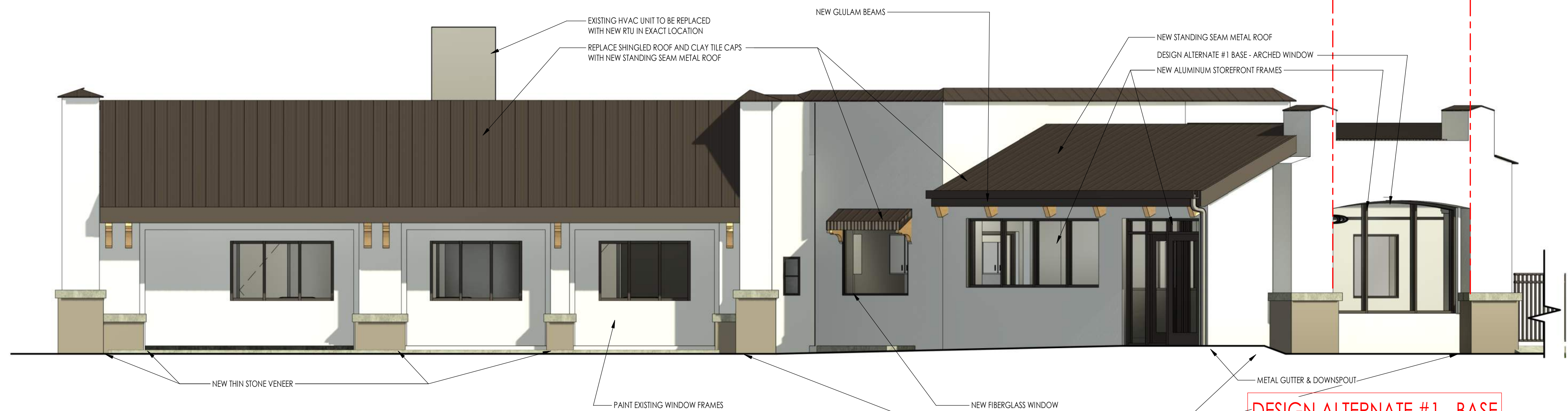
3
A 501



WEST ELEVATION - SQUARED WINDOW

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

2
A 501



WEST ELEVATION - ARCHED WINDOW

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

1
A 501

| ELEVATION KEYNOTES | |
|--------------------|-------------|
| NO. | DESCRIPTION |
| | |

| GENERAL EXTERIOR ELEVATION NOTES | |
|----------------------------------|--|
| | |
| | |
| | |



REVISIONS:

| DATE | ISSUE |
|----------|--------------------------------------|
| 08/31/22 | CITY OF SHEBOYGAN ARCH. REVIEW & CUP |

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ISSUE DATE: AUGUST 31, 2022
ADDITIONS AND ALTERATIONS

McGOEY DERMATOLOGY CLINIC

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PRELIMINARY - NOT FOR CONSTRUCTION

DRAWN BY: SG

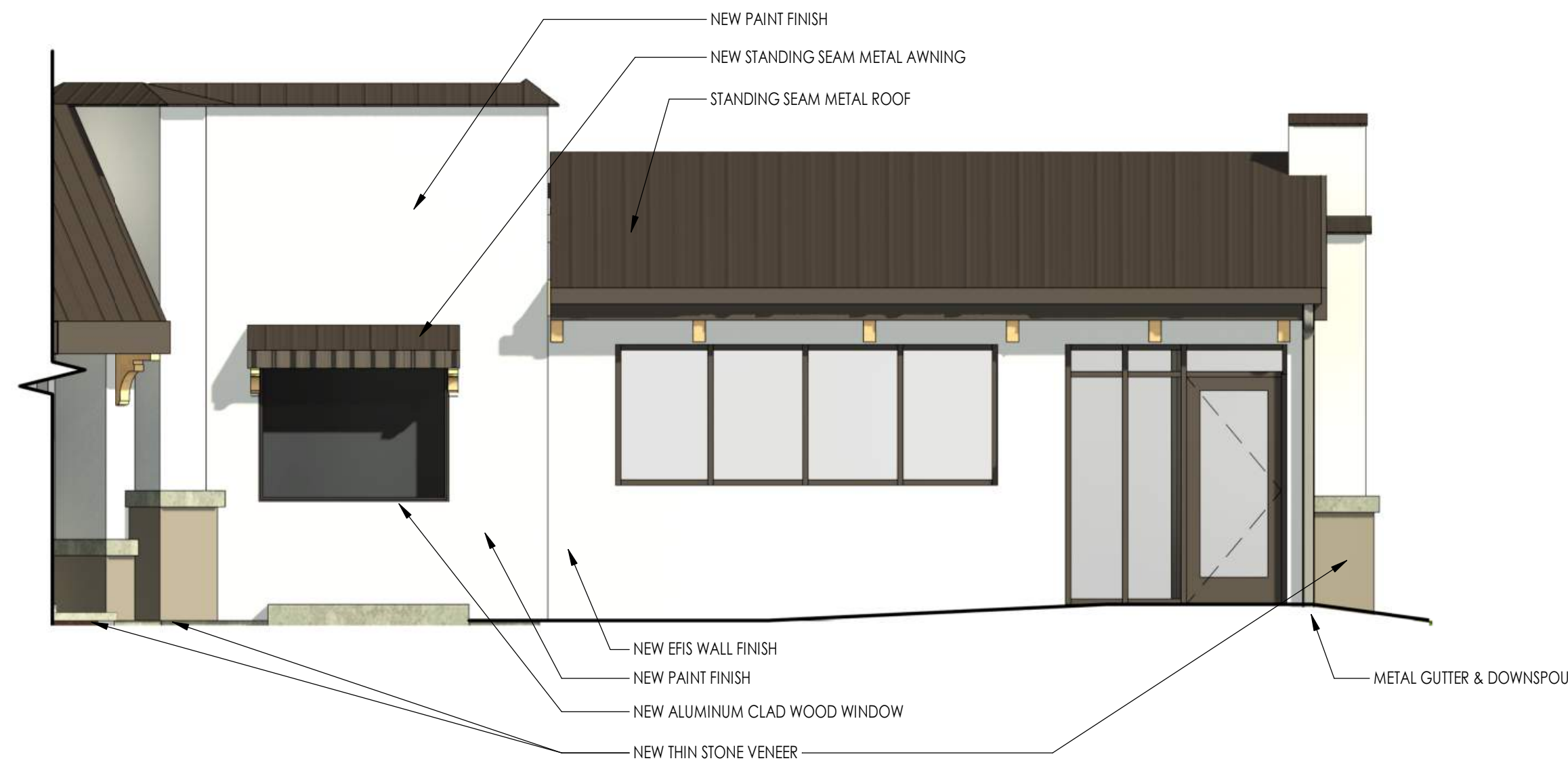
CHECKED BY: KS

EXTERIOR ELEVATIONS

A
501

PROJ. NO. 2022-44

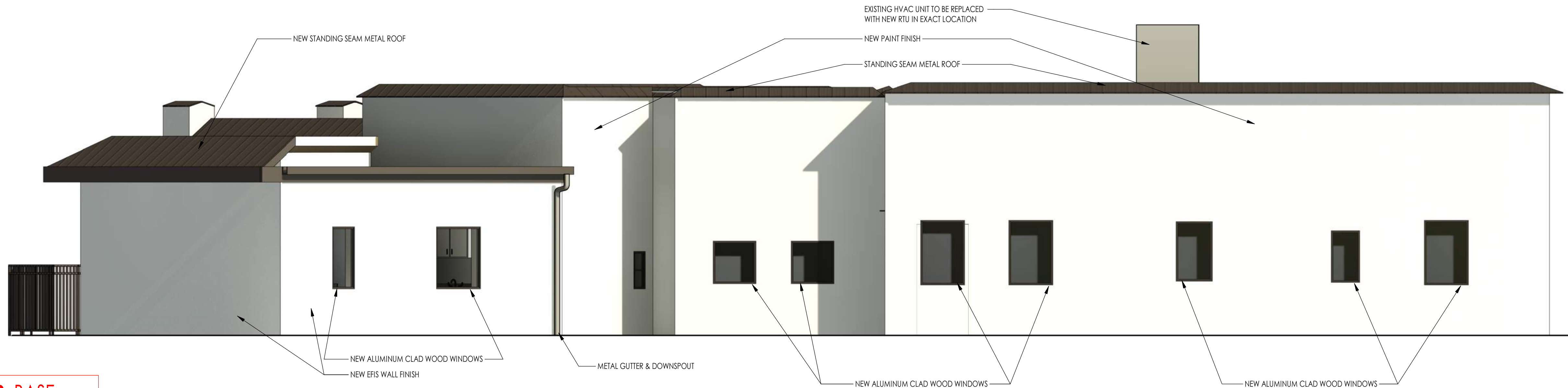
DESIGN ALTERNATE #2: BASE:
SKIM COAT ALL EXTERIOR STUCCO FOR A FLAT SAND TETURE FINISH, THEN PAINT
ALTERNATE: EXTERIOR TEXTURE TO REMAIN, AND REPAINT



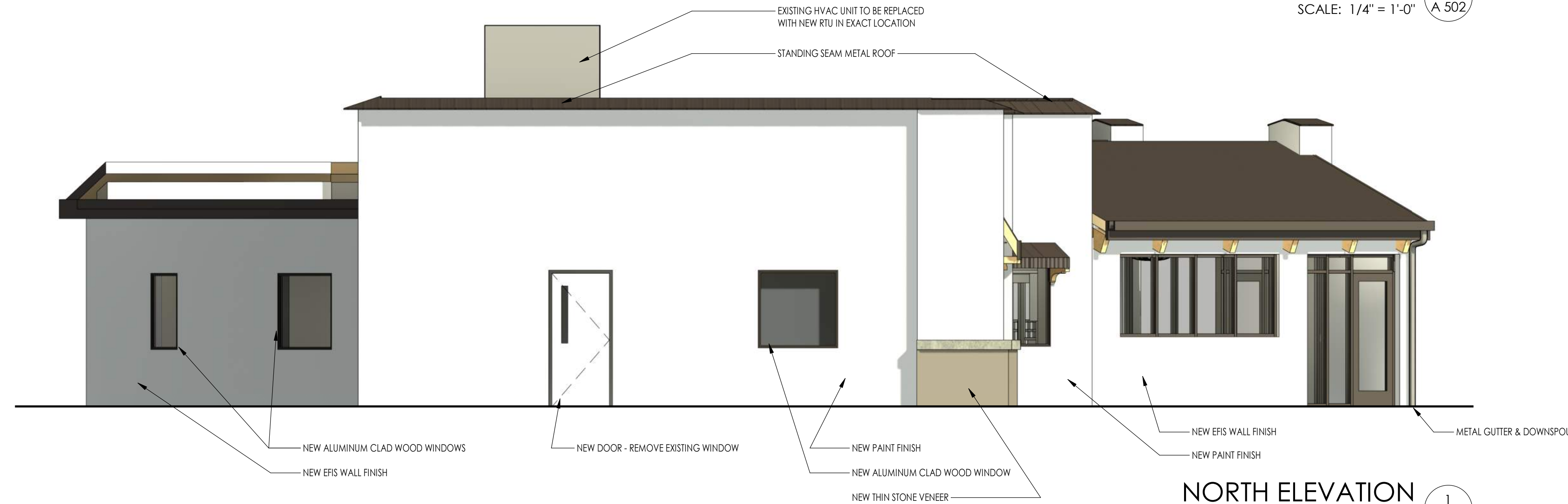
- GENERAL EXTERIOR ELEVATION NOTES**
- ALL EXPOSED MISC. EXTERIOR STEEL SHALL BE PAINTED WITH PAINT FINISH E-1.
 - MASONRY COURSING SHOWN FOR MATERIAL REPRESENTATION ONLY, ACTUAL COURSING MAY VARY.
 - MASONRY CONTROL JOINTS SHALL BE LOCATED AT ALL MASONRY HEIGHT CHANGES, WINDOW OPENINGS, DOOR OPENINGS, 5' MAX. FROM BUILDING CORNERS, AND 25' MAX. AT CONTINUOUS WALL LOCATIONS.

| ELEVATION KEYNOTES | |
|--------------------|-------------|
| NO. | DESCRIPTION |
| | |

NEW ENTRANCE ELEVATION 3
SCALE: 1/4" = 1'-0" A 502



EAST ELEVATION 2
SCALE: 1/4" = 1'-0" A 502



NORTH ELEVATION 1
SCALE: 1/4" = 1'-0" A 502

DESIGN ALTERNATE #2: BASE:
SKIM COAT ALL EXTERIOR
STUCCO FOR A FLAT SAND
TETURE FINISH, THEN PAINT
ALTERNATE: EXTERIOR TEXTURE
TO REMAIN, AND REPAINT



REVISIONS:

| NO. | DATE | ISSUE |
|-----|----------|-----------------------------------------|
| | 08/31/22 | CITY OF SHEBOYGAN ARCH. REVIEW & CUP |

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ISSUE DATE: AUGUST 31, 2022
ADDITIONS AND ALTERATIONS
McGOEY DERMATOLOGY CLINIC
832 MICHIGAN AVE, SHEBOYGAN, WI 53081
1135A MICHIGAN AVE. SHEBOYGAN, WI 53081 | (920) 452-4444 | 640 N. VEL R. PHILLIPS AVE. SUITE 310, MILWAUKEE, WI 53203

DRAWN BY: SG
CHECKED BY: KS

EXTERIOR ELEVATIONS

**A
502**

PROJ. NO. 2022-44

PRELIMINARY - NOT FOR CONSTRUCTION



AUGUST 31, 2022

ADDITIONS AND ALTERATIONS

McGOEY DERMATOLOGY CLINIC

832 MICHIGAN AVE, SHEBOYGAN, WI 53081

PROJ. NO. 2022-44

*ALTERNATES

- SKIM COAT EXISTING EXTERIOR AND INTERIOR WALLS
- BASE: ARCHED STOREFRONT WINDOW IN NEW WAITING ROOM. ALTERNATE: PARTIAL INFILL WITH WALL AND SQUARED STOREFRONT WINDOW IN NEW WAITING AREA BASED ON MATERIAL WAITLIST AND TIMELINE.
- FENCE - BASE: 4'-6" FENCE HEIGHT ALT: 3'-6" FENCE HEIGHT

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DESIGN ALTERNATE #1
BASE: ARCHED WINDOW

AUGUST 31, 2022

ADDITIONS AND ALTERATIONS

McGOEY DERMATOLOGY CLINIC

832 MICHIGAN AVE, SHEBOYGAN, WI 53081

PROJ. NO. 2022-44

***ALTERNATES**

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AUGUST 31, 2022

ADDITIONS AND ALTERATIONS

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DESIGN ALTERNATE #1
BASE: ARCHED WINDOW

AUGUST 31, 2022

ADDITIONS AND ALTERATIONS

McGOEY DERMATOLOGY CLINIC

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PROJ. NO. 2022-44

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- FENCE - BASE: 4'-6" FENCE HEIGHT ALT: 3'-6" FENCE HEIGHT

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DESIGN ALTERNATE #1
ALTERNATE: SQUARE TOP

AUGUST 31, 2022

ADDITIONS AND ALTERATIONS

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832 MICHIGAN AVE, SHEBOYGAN, WI 53081

PROJ. NO. 2022-44

*ALTERNATES

- SKIM COAT EXISTING EXTERIOR AND INTERIOR WALLS
- BASE: ARCHED STOREFRONT WINDOW IN NEW WAITING ROOM. ALTERNATE: PARTIAL INFILL WITH WALL AND SQUARED STOREFRONT WINDOW IN NEW WAITING AREA BASED ON MATERIAL WAITLIST AND TIMELINE.
- FENCE - BASE: 4'-6" FENCE HEIGHT ALT: 3'-6" FENCE HEIGHT

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AUGUST 31, 2022

ADDITIONS AND ALTERATIONS

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PROJ. NO. 2022-44

*ALTERNATES

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- BASE: ARCHED STOREFRONT WINDOW IN NEW WAITING ROOM. ALTERNATE: PARTIAL INFILL WITH WALL AND SQUARED STOREFRONT WINDOW IN NEW WAITING AREA BASED ON MATERIAL WAITLIST AND TIMELINE.
- FENCE - BASE: 4'-6" FENCE HEIGHT ALT: 3'-6" FENCE HEIGHT

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DESIGN ALTERNATE #4
ALTERNATE: LOWER FENCE, NO BAR

AUGUST 31, 2022

ADDITIONS AND ALTERATIONS

McGOEY DERMATOLOGY CLINIC

832 MICHIGAN AVE, SHEBOYGAN, WI 53081

PROJ. NO. 2022-44

*ALTERNATES

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- FENCE - BASE: 4'-6" FENCE HEIGHT ALT: 3'-6" FENCE HEIGHT

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Google Maps Street View (south side of building)



Google Maps Street View (west side of building)



Southeast Corner



Southwest Corner



North side of building



East side of building



Main entrance (south side)



Entry hall



Lobby



Lobby



Conference Room



Kitchen



Bathroom



Bathroom



Office



Office



Reception



Exam Room













CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Gen. Ord. No. 10-22-23 by Alderperson Heidemann annexing territory owned by the City to the City of Sheboygan, Wisconsin.

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

REPORT DATE: September 7, 2022

MEETING DATE: September 13, 2022

FISCAL SUMMARY:

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

STATUTORY REFERENCE:

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

BACKGROUND / ANALYSIS:

In April 2022, the City closed on the purchase the Gartman Farm, 197 acres of the city's far southside. The land was purchased for the development of subdivisions to meet a number of single family residential and multi-unit townhomes/duplexes housing needs for the future. The goal once annexation is completed is to develop a phased plan to add affordable, starter type single family, mid-range single family, and 4- 12 plexes that are either owned or rented. The first step is annex the property to the City of Sheboygan. This general ordinance annexes the 197 acres to the City of Sheboygan from the Town of Wilson.

The City will be paying off the purchase over the next five years from a variety of funding sources.

STAFF COMMENTS:

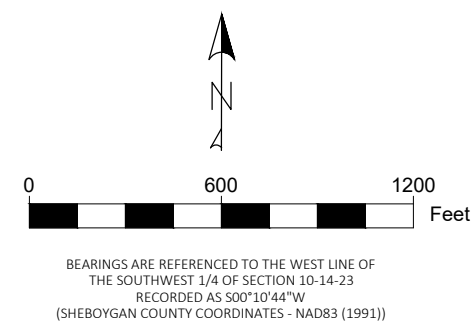
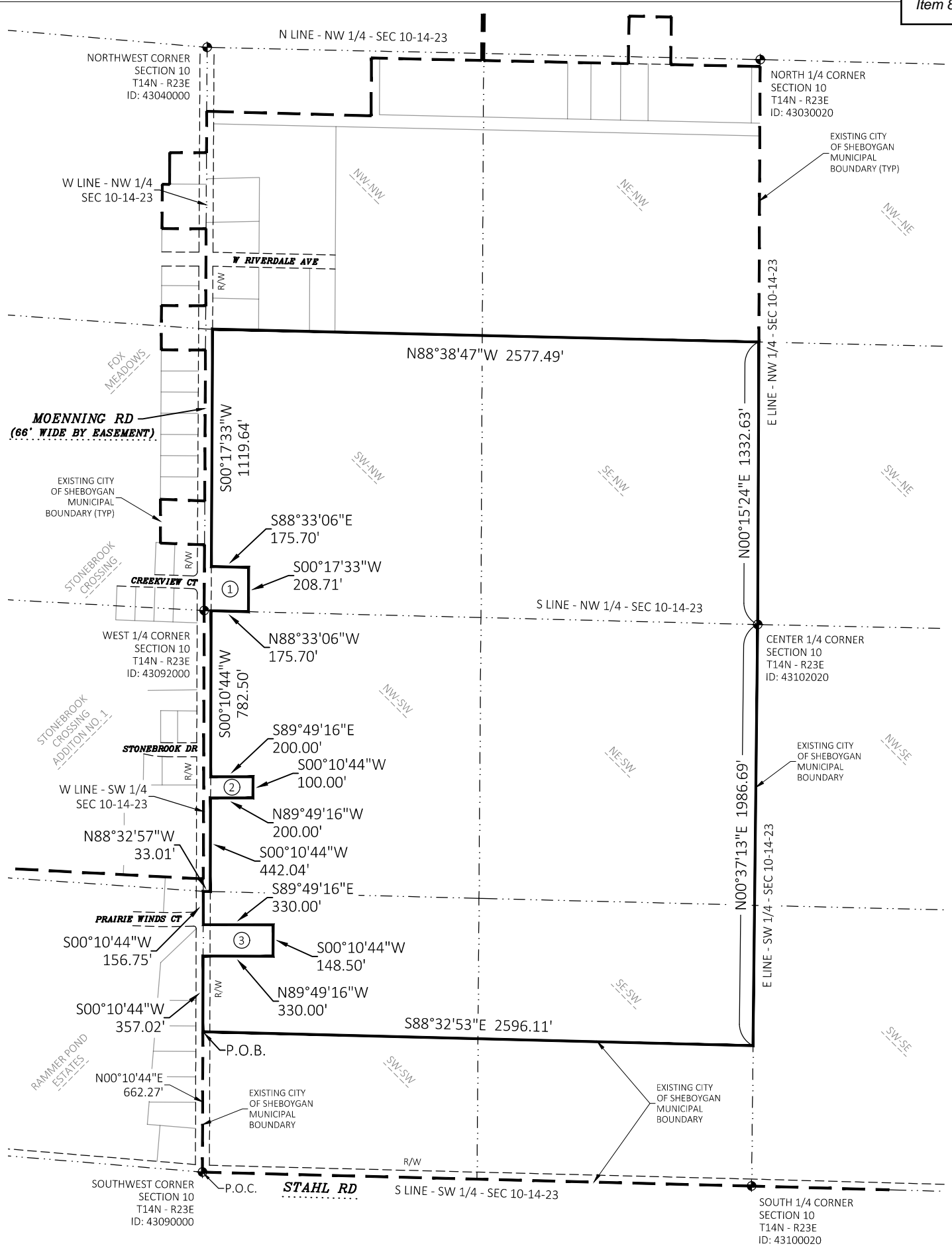
None

ACTION REQUESTED:

Motion to recommend Common Council to approve Gen. Ord. No. 10-22-23 annexing territory owned by the City to the City of Sheboygan, Wisconsin.

ATTACHMENTS:

- I. Gen. Ord. No. 10-22-23



ANNEXATION LANDS DESCRIBED IN WARRANTY DEED -
DOCUMENT 2133904 RECORDED ON 04/01/0222 IN THE
SHEBOYGAN COUNTY REGISTER OF DEEDS OFFICE.

PARCELS INCLUDED IN ANNEXATION:
59030454900 59030454910
59030454911 59030454920
59030454921 59030454922
59030454950 59030454870
59030454881

PARCELS NOT INCLUDED IN ANNEXATION:
1 - 59030454880 (DOCUMENT 2066076) - 5227 MOENNING RD
2 - 59030454912 (CSM VOL 24 PGS 12-13) - 5445 MOENNING RD
3 - 59030454930 (DOCUMENT 1980005) - 5617 MOENNING RD

TOTAL AREA
8,451,984 SQ FT
194.0309 ACRES

MAP PREPARED BY: MICHAEL P. BORN, PLS
MAP CHECKED BY: TYLER D. HILL, CST

**CITY OF SHEBOYGAN
PUBLIC WORKS**
City of Sheboygan
Department of Public Works
Engineering Division
2026 New Jersey Avenue
Sheboygan, WI 53081

GARTMAN FARM ANNEXATION

LOCATED IN PART OF THE WEST 1/2 OF SECTION 10,
TOWN 14 NORTH - RANGE 23 EAST,
TOWN OF WILSON, SHEBOYGAN COUNTY, WISCONSIN

| | |
|--------------|---------------|
| Designed By | N/A |
| Drawn By | MPB |
| Checked By | TDH |
| Plot Date | 8/1/2022 |
| Project Date | 8/1/2022 |
| Sheet No. | 1 of 2 Sheets |

GARTMAN FARM ANNEXATION LEGAL DESCRIPTION

PART OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, ALL OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, ALL OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, AND ALL OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, ALL LOCATED IN THE WEST 1/2 OF SECTION 10, TOWN 14 NORTH - RANGE 23 EAST, TOWN OF WILSON, SHEBOYGAN COUNTY, WISCONSIN

Part of the North 1/2 of the Southwest 1/4 of the Southwest 1/4, part of the Northwest 1/4 of the Southwest 1/4, part of the Southwest 1/4 of the Northwest 1/4, all of the North 1/2 of the Southeast 1/4 of the Southwest 1/4, all of the Northeast 1/4 of the Southwest 1/4, and all of the Southeast 1/4 of the Northwest 1/4, all located in the West 1/2 of Section 10, Town 14 North - Range 23 East, Town of Wilson, Sheboygan County, Wisconsin and being more particularly described as follows:

Commencing at the Southwest corner of said Section 10, thence North 00°10'44" East, along the West line of said Southwest 1/4 of said Section 10, the centerline of Moenning Road, and the municipal boundary of the City of Sheboygan, a distance of 662.27 feet to the Southwest corner of said North 1/2 of the Southwest 1/4 of the Southwest 1/4, the Southwest corner of lands described in a Warranty Deed recorded as document 2133904 in the Sheboygan County Register of Deeds Office, and the Point of Beginning for this description; thence South 88°32'53" East along the South lines of said North 1/2 of the Southwest 1/4 of the Southwest 1/4 and said North 1/2 of the Southeast 1/4 of the Southwest 1/4, and said municipal boundary, a distance of 2,596.11 feet to the Southeast corner of said North 1/2 of the Southeast 1/4 of the Southwest 1/4 and the Southeast corner of said lands described in document 2133904; thence North 00°37'13" East along the East line of said Southwest 1/4 of said Section 10 and said municipal boundary, a distance of 1,986.69 feet to the Center 1/4 corner of said Section 10; thence North 00°15'24" East along the East line of said Northwest 1/4 of said Section 10 and said municipal boundary, a distance of 1,332.63 feet to the Northeast corner of said Southeast 1/4 of the Northwest 1/4 and the Northeast corner of said lands described in document 2133904; thence North 88°38'47" West along the North lines of said Southeast 1/4 of the Northwest 1/4 and said Southwest 1/4 of the Northwest 1/4, a distance of 2,577.49 feet to the East right of way line of said Moenning Road; thence South 00°17'33" West along said East right of way line, a distance of 1,119.64 feet to the North line of parcel number 59030454880 and described in a Warranty Deed recorded as document 2066076 in the Sheboygan County Register of Deeds Office; thence South 88°33'06" East along said North line of parcel number 59030454880, a distance of 175.70 feet to the Northeast corner of said parcel number 59030454880; thence South 00°17'33" West along the East line of said parcel number 59030454880, a distance of 208.71 feet to the Southeast corner of said parcel number 59030454880 and the South line of said Northwest 1/4; thence North 88°33'06" West along the South line of said parcel number 59030454880 and said South line of the Northwest 1/4, a distance of 175.70 feet to said East right of way line; thence South 00°10'44" West along said East right of way line, a distance of 782.50 feet to the North line of parcel number 59030454912 and the Northwest corner of Lot 1 of a Certified Survey Map recorded in Volume 24 of Certified Surveys on Pages 12 - 13 as document 1862020 in the Sheboygan County Register of Deeds Office; thence South 89°49'16" East along the North line of said parcel number 59030454912, a distance of 200.00 feet to the Northeast corner of said parcel number 59030454912; thence South 00°10'44" West along the East line of said parcel number 59030454912, a distance of 100.00 feet to the Southeast corner of said parcel number 59030454912; thence North 89°49'16" West along the South line of said parcel number 59030454912, a distance of 200.00 feet to said East right of way line; thence South 00°10'44" West along said East right of way, a distance of 442.04 feet to the North line of said Southwest 1/4 of the Southwest 1/4; thence North 88°32'57" West along said North line of the Southwest 1/4 of the Southwest 1/4, a distance of 33.01 feet to said West line of the Southwest 1/4 and said centerline of Moenning Road; thence South 00°10'44" West along said West line of the Southwest 1/4 and said centerline of Moenning Road, a distance of 156.75 feet to the Northwest corner of parcel number 59030454930 and described in a Warranty Deed recorded as document 1980005 in the Sheboygan County Register of Deeds Office; thence South 89°49'16" East along the North line of said parcel number 59030454930, a distance of 330.00 feet to the Northeast corner of said parcel number 59030454930; thence South 00°10'44" West along the East line of said parcel number 59030454930, a distance of 148.50 feet to the Southeast corner of said parcel number 59030454930; thence North 89°49'16" West along the South line of said parcel number 59030454930, a distance of 330.00 feet to the Southwest corner of said parcel number 59030454930, said West line of the Southwest 1/4, and said centerline of Moenning Road; thence South 00°10'44" West along said West line of the Southwest 1/4 and said centerline of Moenning Road, a distance of 357.02 feet to said Southwest corner of the North 1/2 of the Southwest 1/4 of the Southwest 1/4, said Southwest corner of lands described in document 2133904, said municipal boundary, and the Point of Beginning.

The land described above contains 194.0309 acres (8,451,984 square feet) of land, more or less.

End of description.

LEGAL DESCRIPTION PREPARED BY: MICHAEL P. BORN, PLS
LEGAL DESCRIPTION CHECKED BY: TYLER D. HILL, CST

CITY OF SHEBOYGAN
PUBLIC WORKS

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

GARTMAN FARM ANNEXATION

LOCATED IN PART OF THE WEST 1/2 OF SECTION 10,
TOWN 14 NORTH - RANGE 23 EAST,
TOWN OF WILSON, SHEBOYGAN COUNTY, WISCONSIN

| | |
|--------------|---------------|
| Designed By | N/A |
| Drawn By | MPB |
| Checked By | TDH |
| Plot Date | 8/1/2022 |
| Project Date | 8/1/2022 |
| Sheet No. | 2 of 2 Sheets |

Gen. Ord. No. 10 - 22 - 23. By Alderperson Heidemann. September 6, 2022.

AN ORDINANCE annexing territory owned by the City to the City of Sheboygan, Wisconsin.

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

Section 1. **Territory Annexed.** In accordance with sec. 66.0223 of the Wisconsin Statutes, the following described territory in the Town of Wilson, Sheboygan County, Wisconsin, owned by the City of Sheboygan and lying contiguous to the City, is hereby annexed to the City of Sheboygan, Wisconsin:

Part of the North 1/2 of the Southwest 1/4 of the Southwest 1/4, part of the Northwest 1/4 of the Southwest 1/4, part of the Southwest 1/4 of the Northwest 1/4, all of the North 1/2 of the Southeast 1/4 of the Southwest 1/4, all of the Northeast 1/4 of the Southwest 1/4, and all of the Southeast 1/4 of the Northwest 1/4, all located in the West 1/2 of Section 10, Town 14 North - Range 23 East, Town of Wilson, Sheboygan County, Wisconsin and being more particularly described as follows:

Commencing at the Southwest corner of said Section 10, thence North 00°10'44" East, along the West line of said Southwest 1/4 of said Section 10, the centerline of Moenning Road, and the municipal boundary of the City of Sheboygan, a distance of 662.27 feet to the Southwest corner of said North 1/2 of the Southwest 1/4 of the Southwest 1/4, the Southwest corner of lands described in a Warranty Deed recorded as document 2133904 in the Sheboygan County Register of Deeds Office, and the Point of Beginning for this description; thence South 88°32'53" East along the South lines of said North 1/2 of the Southwest 1/4 of the Southwest 1/4 and said North 1/2 of the Southeast 1/4 of the Southwest 1/4, and said municipal boundary, a distance of 2,596.11 feet to the Southeast corner of said North 1/2 of the Southeast 1/4 of the Southwest 1/4 and the Southeast corner of said lands described in document 2133904; thence North 00°37'13" East along the East line of said Southwest 1/4 of said Section 10 and said municipal boundary, a distance of 1,986.69 feet to the Center 1/4 corner of said Section 10; thence North 00°15'24" East along the East line of said Northwest 1/4 of said Section 10 and said municipal boundary, a distance of 1,332.63 feet to the Northeast corner of said Southeast 1/4 of the Northwest 1/4 and the Northeast corner of said lands described in document 2133904; thence North 88°38'47" West along the North lines of said Southeast 1/4 of the Northwest 1/4 and said Southwest 1/4 of the Northwest 1/4, a distance of 2,577.49 feet to the East right of way line of said Moenning Road; thence

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South 00°17'33" West along said East right of way line, a distance of 1,119.64 feet to the North line of parcel number 59030454880 and described in a Warranty Deed recorded as document 2066076 in the Sheboygan County Register of Deeds Office; thence South 88°33'06" East along said North line of parcel number 59030454880, a distance of 175.70 feet to the Northeast corner of said parcel number 59030454880; thence South 00°17'33" West along the East line of said parcel number 59030454880, a distance of 208.71 feet to the Southeast corner of said parcel number 59030454880 and the South line of said Northwest 1/4; thence North 88°33'06" West along the South line of said parcel number 59030454880 and said South line of the Northwest 1/4, a distance of 208.71 feet to the Southwest corner of said parcel number 59030454880, the West 1/4 corner of said Section 10, and the centerline of Moenning Road; thence South 00°10'44" West along said Moenning Road centerline and the West line of the Southwest 1/4 of said Section 10, a distance of 783.23 feet to the Northwest corner of parcel number 59030454912 and the Northwest corner of a Certified Survey Map recorded in Volume 24 of Certified Surveys on Pages 12 - 13 as document 1862020 in the Sheboygan County Register of Deeds Office; thence South 89°49'16" East along the North line of said parcel number 59030454912, a distance of 33.00 feet to the Northwest corner of Lot 1 of said Certified Survey Map and said East right of way line of Moenning Road; thence continuing South 89°49'16" East along the North line of said parcel number 59030454912, a distance of 200.00 feet to the Northeast corner of said parcel number 59030454912; thence South 00°10'44" West along the East line of said parcel number 59030454912, a distance of 100.00 feet to the Southeast corner of said parcel number 59030454912; thence North 89°49'16" West along the South line of said parcel number 59030454912, a distance of 200.00 feet to said East right of way line; thence South 00°10'44" West along said East right of way, a distance of 442.04 feet to the North line of said Southwest 1/4 of the Southwest 1/4; thence North 88°32'57" West along said North line of the Southwest 1/4 of the Southwest 1/4, a distance of 33.01 feet to said West line of the Southwest 1/4 and said centerline of Moenning Road; thence South 00°10'44" West along said West line of the Southwest 1/4 and said centerline of Moenning Road, a distance of 156.75 feet to the Northwest corner of parcel number 59030454930 and described in a Warranty Deed recorded as document 1980005 in the Sheboygan County Register of Deeds Office; thence South 89°49'16" East along the North line of said parcel number 59030454930, a distance of 330.00 feet to the Northeast corner of said parcel number 59030454930; thence South 00°10'44" West along the East line of said parcel number 59030454930, a distance of 148.50 feet to the Southeast corner of said parcel number 59030454930; thence North 89°49'16" West along the South line of

said parcel number 59030454930, a distance of 330.00 feet to the Southwest corner of said parcel number 59030454930, said West line of the Southwest 1/4, and said centerline of Moenning Road; thence South 00°10'44" West along said West line of the Southwest 1/4 and said centerline of Moenning Road, a distance of 357.02 feet to said Southwest corner of the North 1/2 of the Southwest 1/4 of the Southwest 1/4, said Southwest corner of lands described in document 2133904, said municipal boundary, and the Point of Beginning.

The land described above contains 194.6239 acres (8,477,819 square feet) of land, more or less.

Section 2. Effect of Annexation. This ordinance shall take effect upon passage and publication, and upon the filing of seven (7) certified copies of this ordinance in the office of the secretary of state of the State of Wisconsin, together with seven (7) copies of a plat showing the boundaries of the territory attached to the City. From and after the effective date of this ordinance, the territory described in Section 1 shall be a part of the City of Sheboygan for any and all purposes provided by law and all persons coming or residing within such territory shall be subject to all ordinances, rules and regulations governing the City of Sheboygan.

Section 3. Ward Designation. The territory described in Section 1 of this ordinance is hereby made a part of the 20th Ward, 10th Aldermanic District, 10th Supervisory District, 26th Assembly District and the 9th Senatorial District, subject to the ordinances, statutes, rules and regulations governing wards and districts.

Section 4. Severability. If any provision of this ordinance is invalid or unconstitutional, or if the application of this ordinance to any person or circumstances is invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the other provisions or applications of this ordinance which can be given effect without the invalid or unconstitutional provision or application.

Section 5. **Zoning.** Upon recommendation of the Plan Commission, the territory annexed to the City by this ordinance is temporarily zoned as Suburban Residential 5 (SR-5), a designation that is consistent with the City of Sheboygan Comprehensive Plan for that area.

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

Dated _____ 20____. _____, City Clerk

Approved _____ 20____. _____, Mayor