



CITY PLAN COMMISSION AGENDA

September 15, 2026 at 4:00 PM

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

This meeting may be viewed LIVE on:

**Charter Spectrum Channel 990, AT&T U-Verse Channel 99 and:
www.wcsssheboygan.com/vod.**

It is possible that a quorum (or a reverse quorum) of the Sheboygan Common Council or any other City committees/boards/commissions may be in attendance, thus requiring a notice pursuant to State ex rel. Badke v. Greendale Village Board, 173 Wis. 2d 553, 494 N.W.2d 408 (1993).

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

OPENING OF MEETING

1. Roll Call
2. Pledge of Allegiance
3. Identify Potential Conflict(s) of Interest

MINUTES

- [4.](#) Approval of the Plan Commission minutes from August 26, 2026.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

- [5.](#) Gen. Ord. No. 13-26-27 by Alderperson Close granting CD Smith, on behalf of the Sheboygan Area School District, its successors and assigns, the privilege of encroaching upon the described portions of South 10th Street, Ashland Avenue, and South 11th Street right-of-way in the City of Sheboygan for the purpose of protecting the public, construction personnel, and project stakeholders from construction-related hazards, including equipment movement, material handling, site logistics, staging, and other active building construction operations.

TENTATIVE DATE OF NEXT REGULAR MEETING

6. Next scheduled meeting: September 29, 2026 at 4:00 PM

ADJOURN

7. 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

Wednesday, August 26, 2026

MEMBERS PRESENT: Mayor Ryan Sorenson, Kevin Jump, Kimberly Meller, Braden Schmidt, Joe Clarke, and Alderperson Michael Close

EXCUSED: Jerry Jones

STAFF/OFFICIALS PRESENT: City Administrator Casey Bradley, Director of Planning and Development Taylor Zeinert, Assistant to City Administrator Marie Foss, Finance Director Kaitlyn Krueger, City Planner Jeff Witte and Zoning Administrator Ellise Rose

OPENING OF MEETING

1. Roll Call

Mayor Ryan Sorenson called the meeting to order.

2. Pledge of Allegiance

The Pledge of Allegiance is recited.

3. Identify Potential Conflict(s) of Interest

Braden Schmidt abstained from agenda items #10 and #11.

MINUTES

4. Approval of the Plan Commission minutes from August 11, 2026.

MOTION TO APPROVE THE MINUTES OF THE PREVIOUS MEETING HELD ON AUGUST 11, 2026.

Motion made by Joe Clarke, seconded by Kimberly Meller

Voting yea: Mayor Ryan Sorenson, Kevin Jump, Kimberly Meller, Braden Schmidt, Joe Clarke, and Alderperson Michael Close

Motion carried.

PUBLIC HEARINGS

5. Public Hearing regarding proposed amendment of the boundaries and Project Plan of Tax Incremental District No. 21.

Lisa Salgado spoke.

MOTION TO CLOSE THE PUBLIC HEARING

Motion made by Braden Schmidt, seconded by Alderperson Michael Close

Voting yea: Mayor Ryan Sorenson, Kevin Jump, Kimberly Meller, Braden Schmidt, Joe Clarke, and Alderperson Michael Close

Motion carried.

6. Public Hearing regarding the proposed creation of Tax Incremental District No. 27, the proposed boundaries of the District, and the proposed Project Plan for the District.

Lisa Salgado spoke.

MOTION TO CLOSE THE PUBLIC HEARING

Motion made by Alderperson Michael Close, seconded by Braden Schmidt

Voting yea: Mayor Ryan Sorenson, Kevin Jump, Kimberly Meller, Braden Schmidt, Joe Clarke, and Alderperson Michael Close

Motion carried.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

7. Architectural Review of exterior remodel at Paper Box & Specialty Co. located at 1505 Sibley Ct.

MOTION TO APPROVE AS PRESENTED.

Motion made by Joe Clarke, seconded by Alderperson Michael Close

Voting yea: Mayor Ryan Sorenson, Kevin Jump, Kimberly Meller, Braden Schmidt, Joe Clarke, and Alderperson Michael Close

Motion carried.

8. Application for Special Use Permit and Site Plan Review by The Mighty Three Stripes, LLC to construct a 72,105 square-foot industrial building located at the Northeast corner of Weeden Creek Road and C.T.H. "A".

MOTION TO APPROVE WITH THE FOLLOWING CONDITIONS.

Motion made by Kevin Jump, seconded by Braden Schmidt

Voting yea: Mayor Ryan Sorenson, Kevin Jump, Kimberly Meller, Braden Schmidt, Joe Clarke, and Alderperson Michael Close

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, State of Wisconsin, etc. An occupancy permit shall be granted only at such time as the applicant has met all requirements.
2. 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.
3. If dumpsters are used, dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility. Applicant will provide plans that show the location of any dumpsters and will provide plans that show how the dumpster is to be screened and enclosed (design, materials, colors, location, etc.).
4. Outdoor storage of materials or equipment shall be prohibited.
5. All lighting shall be installed per Section 105-932 of the City of Sheboygan Zoning Ordinance. There shall be no spillover light onto adjacent properties or the streets.

6. Any fencing/retaining wall shall be installed per Section 105-945 of the City of Sheboygan Zoning Ordinance.
7. 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).
8. 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.).
9. 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.).
10. Applicant shall immediately clean any and all sediments, materials, tracking, etc. that may be spilled off-site on private or public lands and streets.
11. Streets and infrastructure damaged and/or disturbed during construction of all private and/or public improvements shall be promptly repaired by the applicant.
12. 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.
13. If there are any amendments to the approved special use permit and/or site plan, the applicant will be required to submit a new application reflecting those amendments.

Motion carried.

9. Architectural Review of new construction located at the Northeast corner of Weeden Creek Road and C.T.H. "A"

MOTION TO APPROVE AS PRESENTED.

Motion made by Kevin Jump, seconded by Braden Schmidt

Voting yea: Mayor Ryan Sorenson, Kevin Jump, Kimberly Meller, Braden Schmidt, Joe Clarke, and Alderperson Michael Close

Motion carried.

10. Determination if the amendment to the 120 Vollrath Boulevard SIP is a minor or substantial change.

MOTION TO CONSIDER AMENDMENT TO THE 120 VOLLRATH BOULEVARD SIP AS A SUBSTANTIAL CHANGE.

Motion made by Joe Clarke, seconded by Alderperson Michael Close

Voting yea: Mayor Ryan Sorenson, Kevin Jump, Kimberly Meller, Joe Clarke, and Alderperson Michael Close

Braden Schmidt abstained.

Motion carried.

11. Specific Implementation Plan amendment by Rachel Kohler to construct three new single-family homes, a family hall building, a pool and gym building, and a garage with a family apartment above located at 120 Vollrath Boulevard.

Agenda item tabled.

12. Consideration and possible action of a “Resolution Approving an Amendment to the Project Plan and Boundaries of Tax Incremental District No. 21.”

MOTION TO APPROVE THE RESOLUTION.

Motion made by Kevin Jump, seconded by Alderperson Michael Close

Voting yea: Mayor Ryan Sorenson, Kevin Jump, Kimberly Meller, Braden Schmidt, Joe Clarke, and Alderperson Michael Close

Motion carried.

13. Consideration and possible action on a “Resolution Establishing the Boundaries of and Approving the Project Plan for Tax Incremental District No. 27.”

MOTION TO APPROVE THE RESOLUTION.

Motion made by Braden Schmidt, seconded by Kevin Jump

Voting yea: Mayor Ryan Sorenson, Kevin Jump, Kimberly Meller, Braden Schmidt, Joe Clarke, and Alderperson Michael Close

Motion carried.

14. Discussion on the proposed City of Sheboygan Comprehensive Plan.

Discussion was held.

TENTATIVE DATE OF NEXT REGULAR MEETING

15. Next scheduled meeting: September 15, 2026 at 4:00 PM

ADJOURN

16. Motion to Adjourn

MOTION TO ADJOURN THE MEETING.

Motion made by Alderperson Michael Close, seconded by Braden Schmidt

Voting yea: Mayor Ryan Sorenson, Kevin Jump, Kimberly Meller, Braden Schmidt, Joe Clarke, and Alderperson Michael Close

Motion carried.

Meeting is adjourned at 5:07 pm.

**CITY OF SHEBOYGAN
ORDINANCE 13-26-27**

BY ALDERPERSON CLOSE.

SEPTEMBER 15, 2026.

AN ORDINANCE granting CD Smith, on behalf of the Sheboygan Area School District, its successors and assigns, the privilege of encroaching upon the described portions of South 10th Street, Ashland Avenue, and South 11th Street right-of-way in the City of Sheboygan for the purpose of protecting the public, construction personnel, and project stakeholders from construction-related hazards, including equipment movement, material handling, site logistics, staging, and other active building construction operations.

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

Section 1: Subject to the terms and conditions contained herein, CD Smith, on behalf of the Sheboygan Area School District, its successors and assigns, is hereby granted the privilege of encroaching upon portions of South 10th Street, Ashland Avenue, and South 11th Street right-of-way as follows:

Part of the northwest 1/4 of the northwest 1/4(NW 1/4 - NW 1/4) of Section 35, Township 15 North, Range 23 East, in the city of Sheboygan, county of Sheboygan, state of Wisconsin, described as follows:

Commencing at the Northwest corner of said Section 35, thence S 00°24'29" W, along the West line of the Northwest Quarter, 41.05 feet; thence S 87°59'56" E, 497.07 feet to the Point of Beginning (POB) of a Sidewalk Encroachment Area, more fully described as:

Thence continuing S 87°59'56" E, 19.55 feet to the Southeast corner of Union Ave. and S. 11th St; thence S 00°12'02" W along the East line of S. 11th St, 262.44 feet; thence N 88°50'12" E, 19.57 feet; thence N 00°12'24" E, 262.73 feet to the Point of Beginning (POB).

ALSO:

Commencing at the Northwest corner of said Section 35, thence S 00°24'29" W, along the West line of the Northwest Quarter, 41.05 feet; thence S 87°59'56" E, 876.83 feet to the Southwest corner of Union Ave. and S. 10th St. and the Point of Beginning (POB) of a Sidewalk Encroachment Area, more fully described as:

Thence S 00°12'21" W along said west line, 675.97 feet to the North line of Ashland Avenue; thence S 89°57'24" W along said North line, 360.04 feet to the East line of South 11th Street; thence N 00°12'02" E along said East line, 278.31 feet; thence N 89°54'56" W, 19.59 feet; thence S 00°12'24" W, 279.58 feet to the beginning of a curve to the left; thence

Southeasterly, 20.83 feet along the arc of a curve whose radius is 13.24 feet and whose chord bears S 44°51'51" E, 18.74 feet; thence S 89°56'05" E, 54.16 feet; thence N 89°54'49" E, 316.47 feet to the beginning of a curve to the left; thence Northeasterly, 23.89 feet along the arc of a curve whose radius is 15.26 feet and whose chord bears N 45°03'29" E, 21.52 feet; thence N 00°12'09" E, 674.48 feet; thence N 87°59'56" W, 19.39 feet to the Point of Beginning (POB).

Said Sidewalk Encroachment Area contains 29,408 sq. ft. or 0.6751 acres for the purpose of protecting the public, construction personnel, and project stakeholders from construction-related hazards, including equipment movement, material handling, site logistics, staging, and other active building construction operations.

Section 2: The privilege as granted above is granted only on the condition that by the acceptance of the privilege, the said CD Smith, on behalf of the Sheboygan Area School District, its successors and assigns:

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

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

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

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

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

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

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

Section 6: This ordinance shall expire on August 31, 2028.

PASSED AND ADOPTED BY THE CITY OF SHEBOYGAN COMMON COUNCIL

_____.

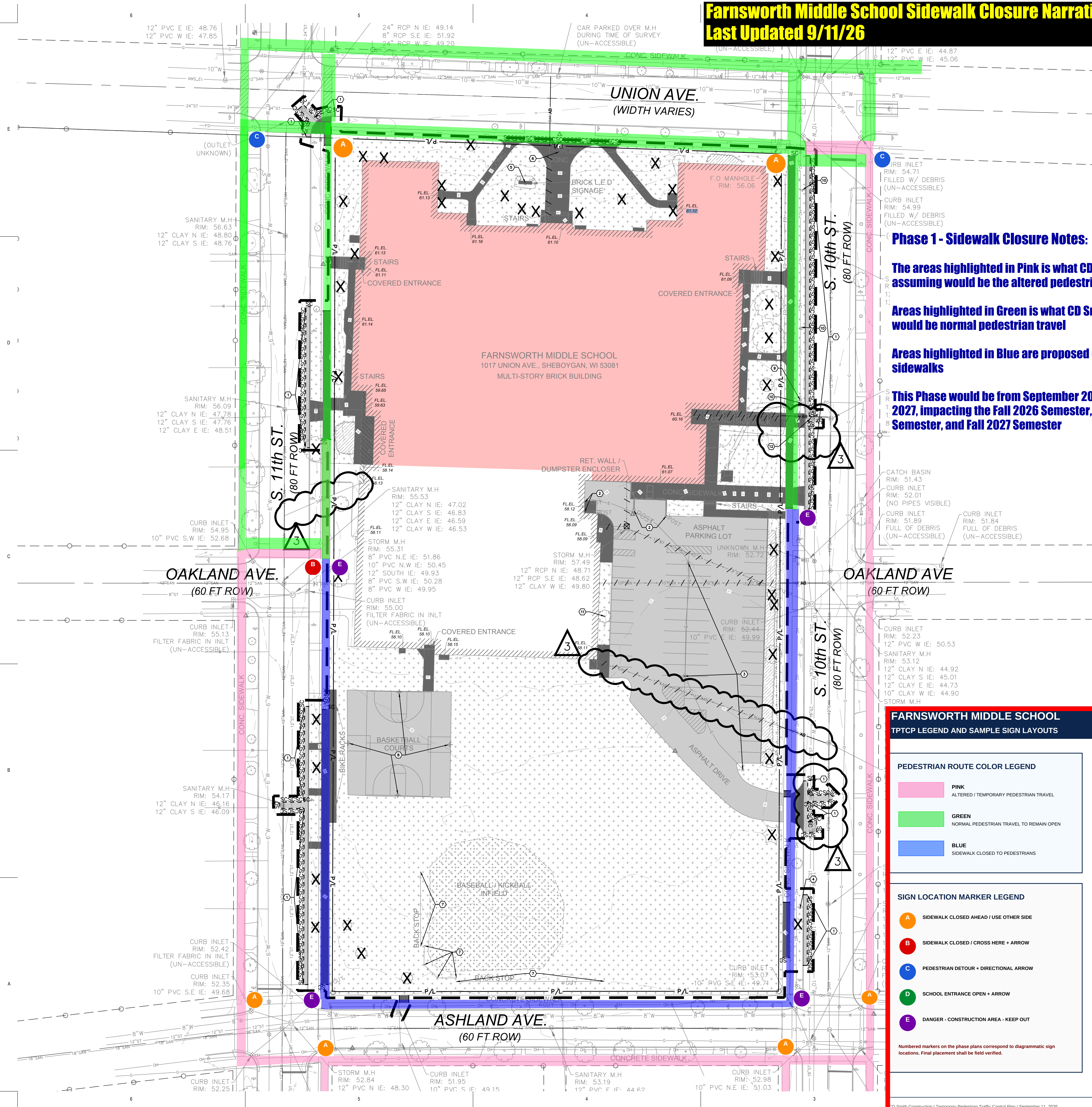
Presiding Officer

Attest

Ryan Sorenson, Mayor, City of
Sheboygan

Meredith DeBruin, City Clerk, City of
Sheboygan

Farnsworth Middle School Sidewalk Closure Narrative. Prepared by CD Smith
Last Updated 9/11/26



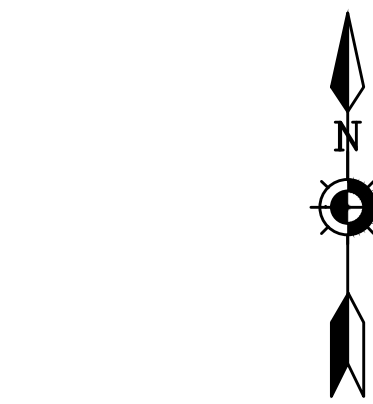
Phase 1 - Sidewalk Closure Notes:

The areas highlighted in Pink is what CD Smith is assuming would be the altered pedestrian travel

Areas highlighted in Green is what CD Smith is assuming would be normal pedestrian travel

Areas highlighted in Blue are proposed closed sidewalks

This Phase would be from September 2026 - November 2027, impacting the Fall 2026 Semester, Spring 2027 Semester, and Fall 2027 Semester



Scale: 0 15 30 60
Scale: 1" = 30'

DIGGERSHOTLINE

Dial 811 or (800)242-8511

www.DiggersHotline.com

DEMOLITION NOTES

1. CONSULT WITH OWNER TO DETERMINE A SAFE STORAGE LOCATION OF ITEMS SPECIFICALLY CALLED OUT TO BE SALVAGED FOR OWNER REUSE. EXERCISE CARE DURING REMOVAL AND TRANSPORT TO PREVENT DAMAGE.
2. THE UNDERGROUND AND OVERHEAD UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES, LOCAL MUNICIPALITY, PROPERTY OWNER, AND DIGGERS HOTLINE. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.
3. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS SHALL APPLY FOR AND OBTAIN ALL THEIR REQUIRED PERMITS AND APPROVALS PRIOR TO THE START OF THEIR WORK. CONSULT WITH AND OBTAIN FROM ENGINEER COPIES OF ENGINEERING DESIGN APPROVAL PERMITS, INCLUDING BUT NOT LIMITED TO WORK, STATE OR LOCAL PLUMBING, WDO, COUNTY, AND STORM WATER MANAGEMENT.
4. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS SHALL CONTACT DIGGER'S HOTLINE TO ALLOW THEM SUFFICIENT TIME TO LOCATE EXISTING UTILITIES PRIOR TO COMMENCEMENT OF WORK.
5. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR COORDINATING THEIR WORK WITH ALL OTHER CONTRACTORS.
6. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR VERIFYING OWNERSHIP OF AND COORDINATING THE DEMOLITION AND / OR RELOCATION / ELEVATION ADJUSTMENT OF ALL EXISTING PUBLIC OR PRIVATE UTILITIES WITHIN THE PROJECT LIMITS THAT MAY BE AFFECTED BY TOPOGRAPHICAL CHANGES, UTILITIES, OR OTHER PROPOSED CONSTRUCTION ON THE PROJECT, INCLUDING BUT NOT LIMITED TO ELECTRICAL / FIBER OPTIC / TELEPHONE / CABLE / GAS / WATER / SANITARY / STORM. DEMOLITION / RELOCATION OF THIS UTILITY WORK MUST BE IN ACCORDANCE WITH ALL STATE, FEDERAL, LOCAL, AND UTILITY OWNER REGULATIONS.
7. FOR ALL WORK, GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR REVIEWING BID DOCUMENTS, VERIFYING THE VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES WITHIN THE PROJECT LIMITS, AND INCLUDE IN THEIR CONTRACT THE RELOCATION OF SAID UTILITIES (NOTED OR NOT ON THE BID DOCUMENTS) AS NECESSARY TO PROVIDE PROPER DEPTH/CLEARANCE PER UTILITY OWNER'S REQUIREMENTS.

KEY INDEX

- PROJECT LIMITS
- VEGETATION TO BE REMOVED & DISPOSED OF OFFSITE, IF SUITABLE FOR REUSE, TOPSOIL TO BE STOCKPILED, UNUSED & UNSUITABLE TOPSOIL TO BE REMOVED OFFSITE. TOPSOIL THICKNESS MAY VARY. REFER TO GEOTECHNICAL REPORT.
- ASPHALT PAVEMENT & BASE MATERIAL TO BE REMOVED TO SUB-BASE & DISPOSED OF OFFSITE. PAVEMENT & BASE THICKNESS MAY VARY. REFER TO GEOTECHNICAL REPORT.

FARNSWORTH MIDDLE SCHOOL

TPTCP LEGEND AND SAMPLE SIGN LAYOUTS

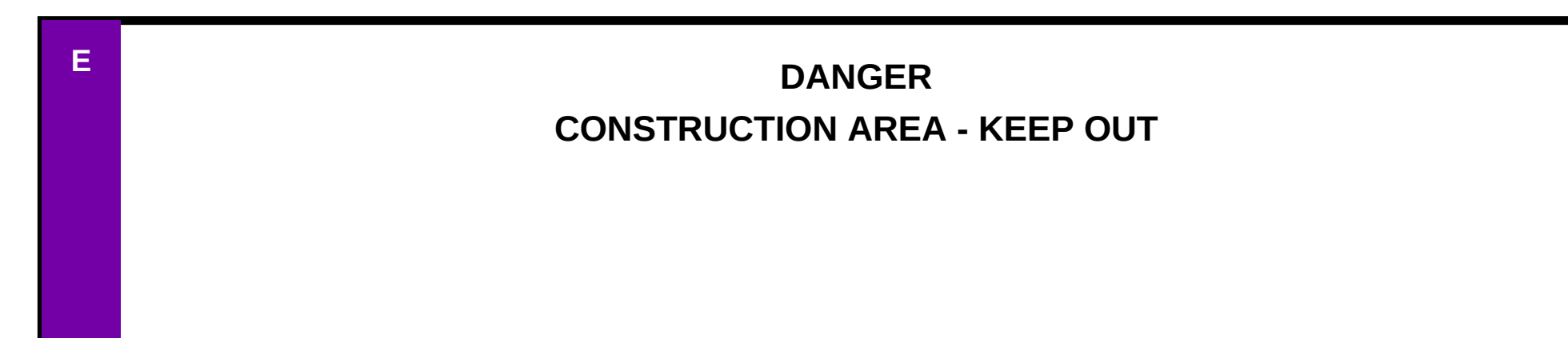
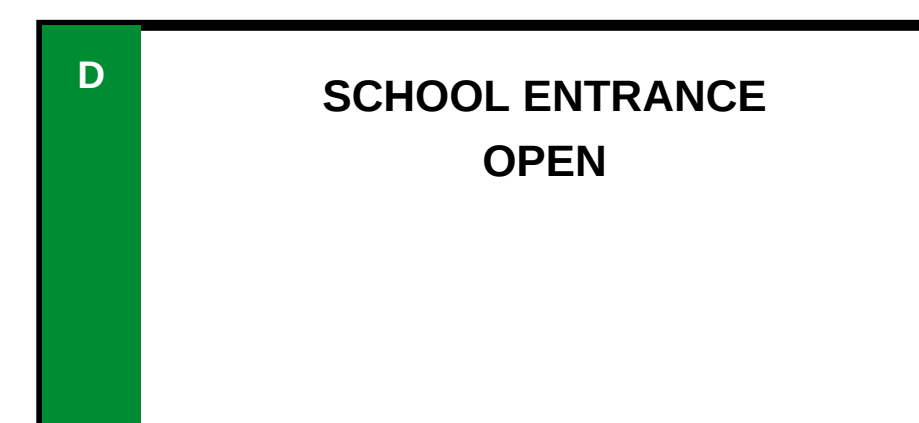
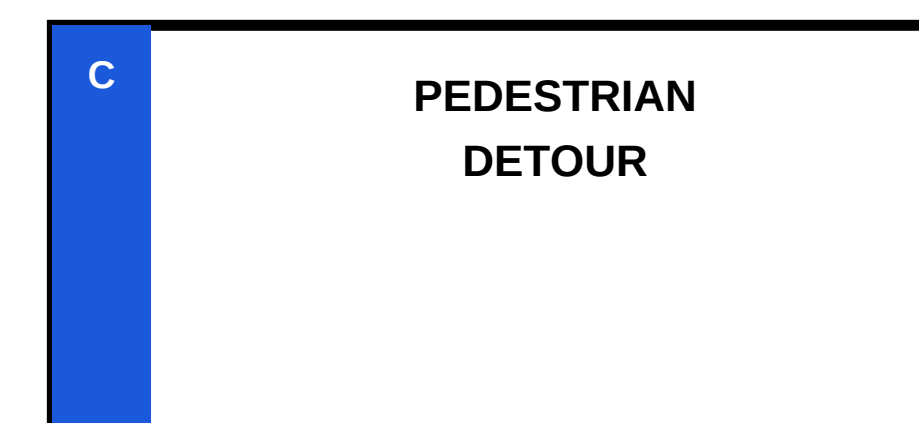
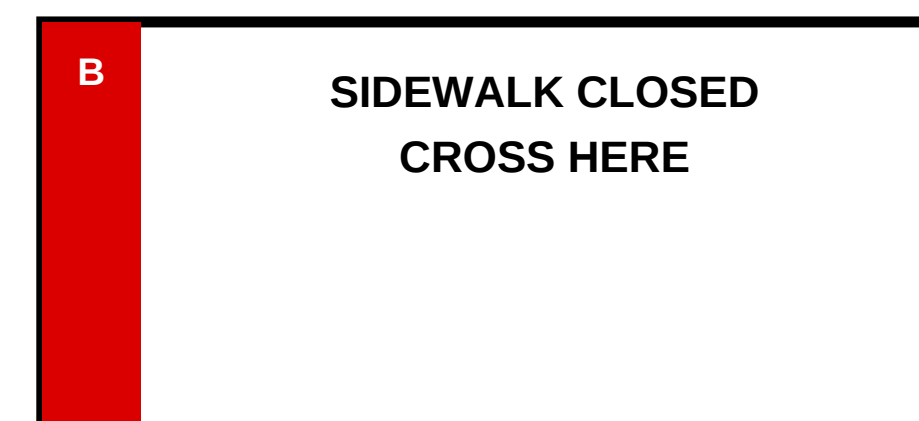
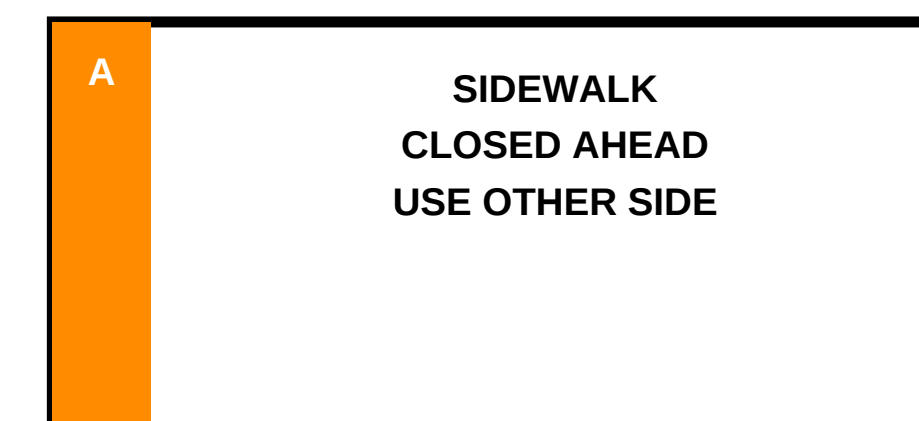
PEDESTRIAN ROUTE COLOR LEGEND

- PINK
ALTERED / TEMPORARY PEDESTRIAN TRAVEL
- GREEN
NORMAL PEDESTRIAN TRAVEL TO REMAIN OPEN
- BLUE
SIDEWALK CLOSED TO PEDESTRIANS

SIGN LOCATION MARKER LEGEND

- A SIDEWALK CLOSED AHEAD / USE OTHER SIDE
- B SIDEWALK CLOSED / CROSS HERE + ARROW
- C PEDESTRIAN DETOUR + DIRECTIONAL ARROW
- D SCHOOL ENTRANCE OPEN + ARROW
- E DANGER - CONSTRUCTION AREA - KEEP OUT

Numbered markers on the phase plans correspond to diagrammatic sign locations. Final placement shall be field verified.



SAMPLE LAYOUT NOTE: Sign faces shown are diagrammatic examples for message hierarchy and field identification. Contractor shall provide approved sign size, color, reflectivity, mounting, arrows, supports, and wording required by the authority having jurisdiction and the approved TPTCP.

Milwaukee
629 South 1st Street
Milwaukee, Wisconsin 53204
T: 414.226.0200

Sheboygan • Davenport
Saint Paul

www.brayarch.com

kapur

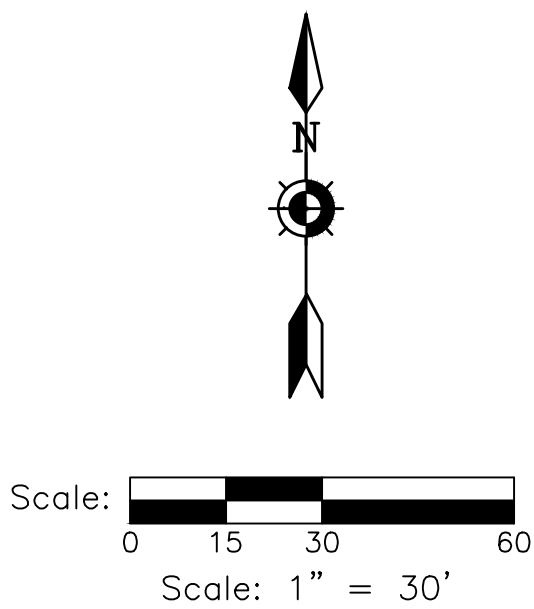
Project Title:
Addition & Renovation to:
FARNSWORTH MIDDLE SCHOOL
SHEBOYGAN SCHOOL DISTRICT
1017 UNION AVE.
SHEBOYGAN, WI 53081

REVISIONS:

DATE	DESCRIPTION
05/29/2026	PROJECT SUPPLEMENT #1
07/10/2026	PROJECT SUPPLEMENT #2

TCP-3

REVISIONS:	
DATE	DESCRIPTION
03/05/2026	ADDENDUM 1
05/29/2026	PROJECT SUPPLEMENT #1
07/10/2026	PROJECT SUPPLEMENT #2



Phase 2 - Sidewalk Closure Notes:

The areas highlighted in Pink is what CD Smith is assuming would be the altered pedestrian travel

Areas highlighted in Green is what CD Smith is assuming would be normal pedestrian travel

Areas highlighted in Blue are proposed closed sidewalks

This Phase would be from January 2028 - August 2028, impacting the Spring 2028 Spring Semester

FARNSWORTH MIDDLE SCHOOL
TPTCP LEGEND AND SAMPLE SIGN LAYOUTS

TCP-3

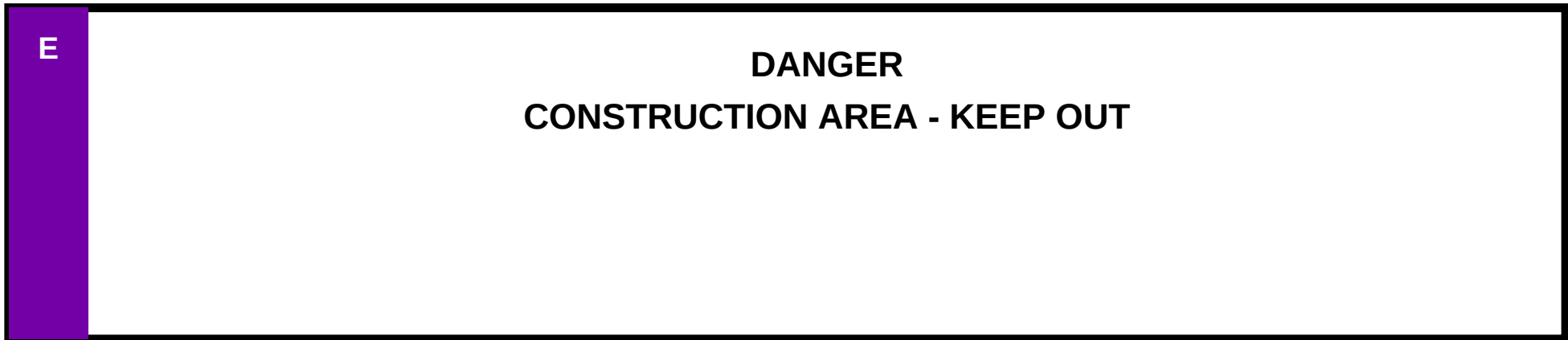
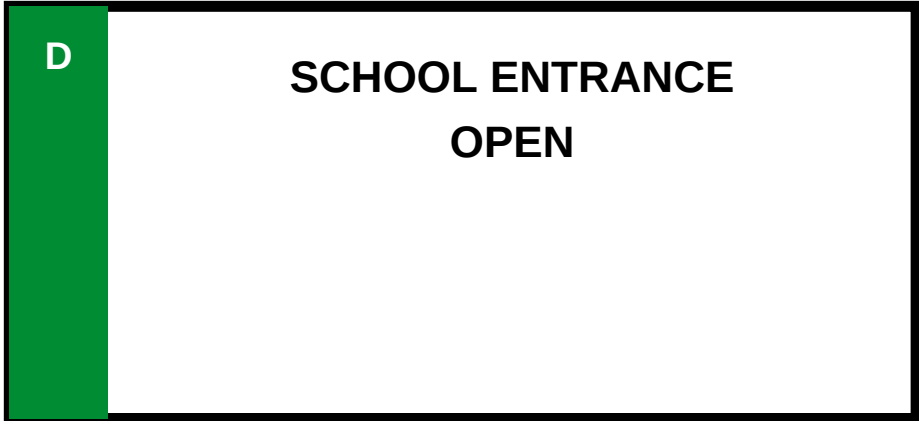
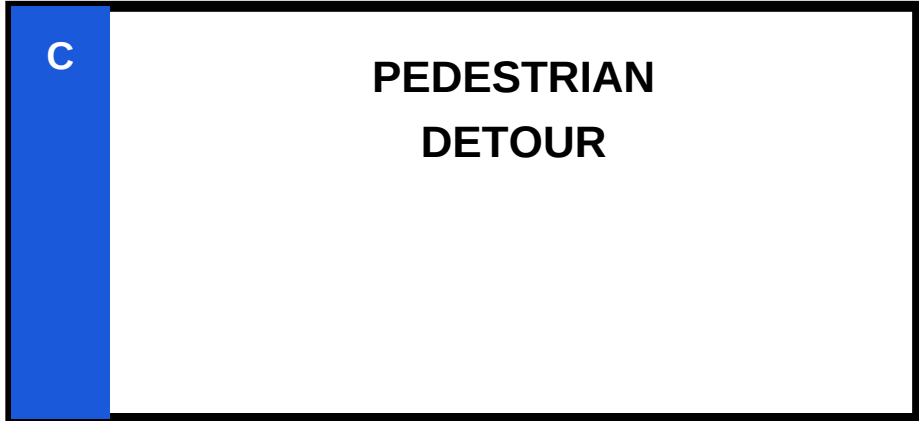
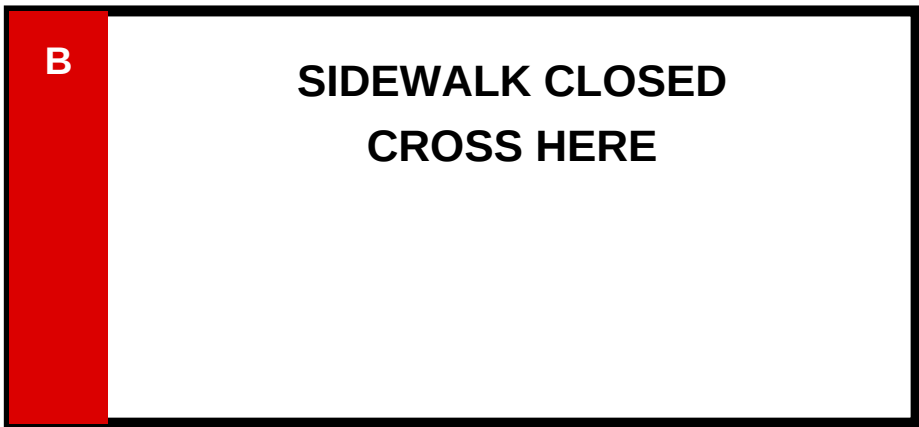
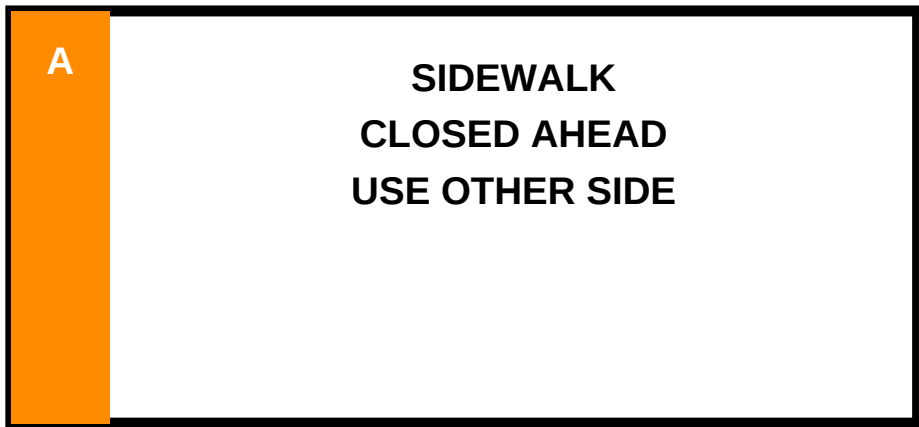
PEDESTRIAN ROUTE COLOR LEGEND

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SIDEWALK CLOSED TO PEDESTRIANS

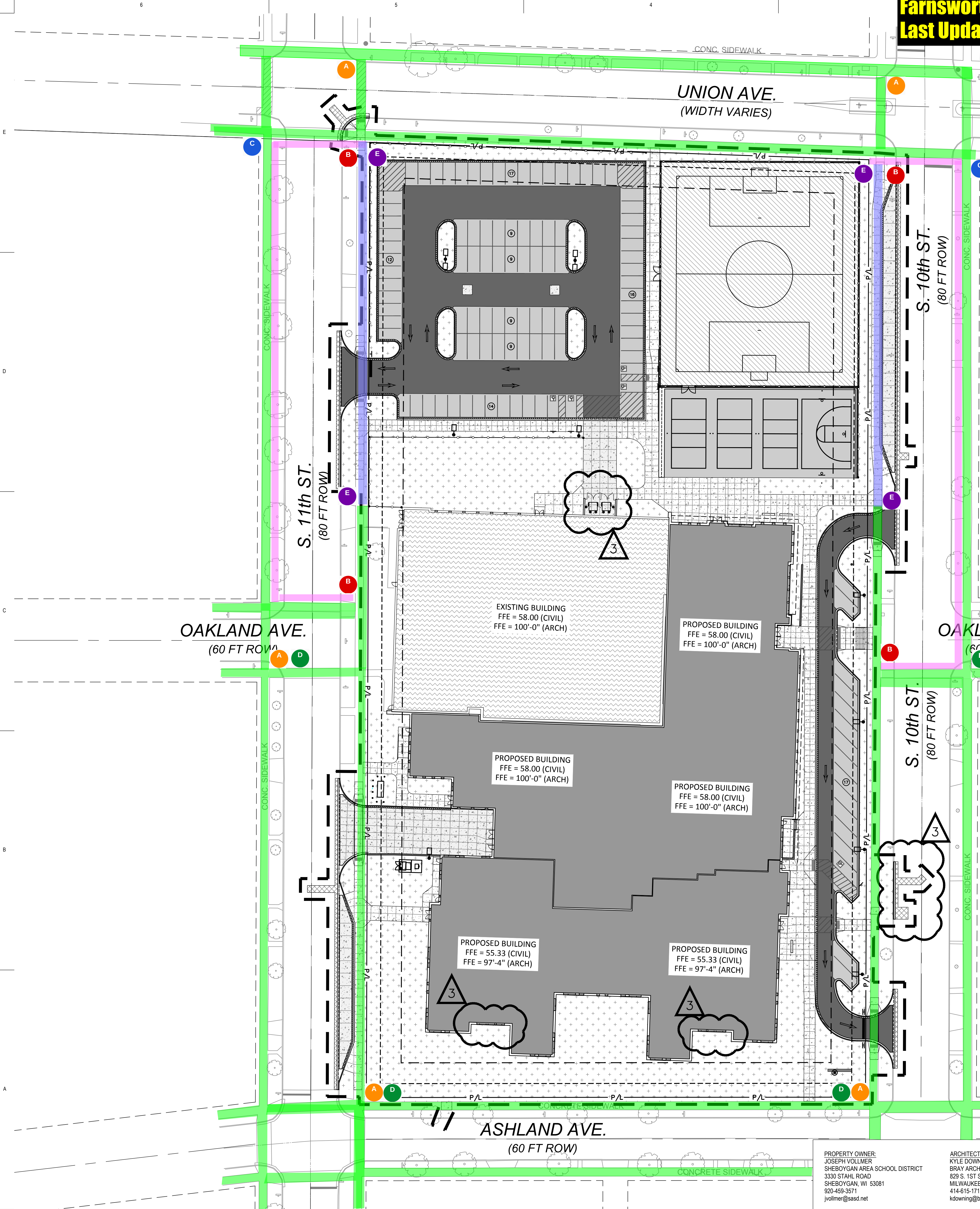
SIGN LOCATION MARKER LEGEND

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Numbered markers on the phase plans correspond to diagrammatic sign locations. Final placement shall be field verified.



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PROPERTY OWNER:
JOSEPH VOLLMER
SHEBOYGAN AREA SCHOOL DISTRICT
3330 STAHL ROAD
SHEBOYGAN, WI 53081
920-459-3571
jvollmer@sasd.net

ARCHITECT:
KYLE DOWNING
BRAY ARCHITECTS
829 S. 1ST ST
MILWAUKEE, WI 53204
414-615-1717
kdowning@brayarch.com



TEMPORARY PEDESTRIAN TRAFFIC CONTROL PLAN

Sidewalk Closure and Pedestrian Detour Plan

FARNSWORTH MIDDLE SCHOOL

Addition & Renovation

1017 Union Avenue | Sheboygan, Wisconsin 53081

Owner Sheboygan Area School District

Construction Manager CD Smith Construction

Architect Bray Associates Architects, Inc.

Civil Engineer Kapur & Associates, Inc.

Plan Date September 11, 2026

Plan Status For Municipal Review

DOCUMENT CONTROL AND APPROVALS

Rev.	Date	Description	Prepared By
0	09/11/2026	Initial formal TPTCP based on Phase 1 and Phase 2 sidewalk closure narrative.	CD Smith

Approval Block

Organization	Representative / Signature	Title	Date
City of Sheboygan - Engineering			

1. PURPOSE, SCOPE, AND ROUTE PRINCIPLES

This Temporary Pedestrian Traffic Control Plan (TPTCP) establishes the minimum controls required to protect students, staff, visitors, neighbors, and the public while sidewalks adjacent to the Farnsworth Middle School construction site are temporarily closed or altered.

Objectives

- Maintain a continuous, understandable, and accessible pedestrian route around the work area.
- Keep pedestrians separated from construction vehicles, equipment, excavations, materials, and active operations.
- Provide advance notice before pedestrians reach a closure or decision point.
- Maintain access to designated school entrances, public crossings, emergency egress, and adjacent properties.
- Coordinate route changes with school arrival, dismissal, events, deliveries, and emergency operations.

Route Legend for Attached Exhibits

Color	Meaning	Contractor Interpretation
Pink	Altered pedestrian travel	Temporary or redirected pedestrian route requiring field controls.
Green	Normal pedestrian travel	Existing pedestrian route intended to remain open.
Blue	Closed sidewalk	No pedestrian access; install barricade and closure signs.

2. PHASING

Phase 1: September 2026 through November 2027

Phase 1 affects the Fall 2026, Spring 2027, and Fall 2027 school semesters. Install closures and altered routes as shown on Exhibit A. Existing routes highlighted in green are intended to remain available unless field conditions require an approved revision.

Phase 2: January 2028 through August 2028

Phase 2 affects the Spring 2028 school semester and summer operations. Install closures and altered routes as shown on Exhibit B. Verify final building access, restored pavement, and construction limits before changing from Phase 1 to Phase 2. **Union Ave Sidewalk to remain open during this phase**

3. SIGNAGE SCHEDULE AND PLACEMENT

Signs shall remain visible and stable, and be oriented toward the approaching pedestrian path. Exact field placement shall preserve the accessible clear width and shall not obstruct curb ramps, crossings, building egress, driveways, or sight lines.

ID	Sign Message	Purpose	Minimum Location
A	SIDEWALK CLOSED AHEAD / USE OTHER SIDE	Advance warning before a pedestrian commits to the closed block face.	On each approach to the closure, at the nearest practical upstream decision point or intersection.
B	SIDEWALK CLOSED / CROSS HERE + arrow	Closes the sidewalk and directs pedestrians to the designated crossing.	At each end of a closed sidewalk segment, immediately before the crossing or alternate route.
C	PEDESTRIAN DETOUR + arrow	Provides turn-by-turn route guidance.	At every detour turn, intersection, route transition, and location where the route is not obvious.
D	SCHOOL ENTRANCE OPEN + arrow	Confirms access to an entrance remaining in service.	At the approach to each designated public or student entrance affected by construction routing.
E	DANGER - CONSTRUCTION AREA - KEEP OUT	Prevents entry into the work zone.	On construction fencing and gates along pedestrian-facing limits; repeat as needed for continuous notice.

Location-Specific Sign Notes

- Union Avenue: Provide advance warning on each affected approach; install closure barricades at the closure limits; use directional detour signs at every route transition.
- South 10th Street: Provide advance warning north and south of the closure; install closure signs and barricades at each closure limit; confirm the continuation of the detour at intersections.
- Oakland Avenue: Provide confirmation signs where the alternate route reaches or reconnects with existing sidewalks.
- School entrances: Provide entrance-open signs and directional arrows wherever normal approach routes are changed.

4. BARRICADES, FENCING, AND ACCESSIBLE ROUTE

Temporary Pedestrian Route

- Provide an unobstructed walking surface.
- Maintain a preferred clear width of 5 feet.
- Maintain drainage so water, ice, mud, or construction runoff does not collect on the route.

Street Crossings

- Use existing marked crossings and accessible curb ramps wherever practical.
- Do not direct pedestrians into an uncontrolled midblock crossing unless specifically approved and supported by the required traffic controls.
- Maintain clear sight distance between pedestrians and approaching motorists. Relocate signs, fencing, equipment, and parked vehicles that obstruct visibility.
- When construction vehicles cross an active pedestrian route, use a trained spotter or temporary closure procedure. Pedestrians shall have positive protection from moving equipment.

5. CONTRACTOR IMPLEMENTATION NOTES

1. Install the complete detour route, including advance signs, directional signs, barricades, fencing, ramps, and lighting, before closing any existing sidewalk.
2. Do not implement major route changes during student arrival, dismissal, events, or other peak pedestrian periods unless coordinated with the School District.
3. Provide at least 72 hours advance notice to the School District before a planned route change. Provide additional notice when required by permit or municipal direction.
4. Maintain emergency egress and emergency response access at all times. Do not block fire department connections, hydrants, gates, or designated emergency routes.
5. Keep pedestrian routes free of construction materials, cords, hoses, equipment, snow, ice, mud, and debris. Correct unsafe conditions immediately.
6. Maintain access to adjacent properties and coordinate temporary impacts with affected occupants.
7. Cover, remove, or relocate existing signs that conflict with the temporary route. Remove temporary devices promptly when they no longer apply.
8. Use trained personnel to control construction vehicle movements across pedestrian routes. Stop equipment when pedestrians are present.
9. If field conditions differ from the exhibit or make the planned route impractical, stop the affected work and establish a safe interim condition. Obtain approval before implementing a revised route.

6. INSPECTION, MAINTENANCE, AND RESPONSE

Inspection Frequency

- Inspect before the route is opened to the public.
- Reinspect after storms, high winds, snow or ice events, significant construction activity, deliveries, fence relocation, or a reported concern.

Minimum Inspection Checklist

Check	Condition to Verify
☐	Signs are present, legible, correctly oriented, and consistent with the active phase.
☐	Barricades and fencing are continuous, stable, and free of openings into the work zone.
☐	Temporary route is unobstructed and has adequate continuous clear width.
☐	Walking surface is firm, stable, slip-resistant, drained, and free of abrupt hazards.
☐	Temporary ramps, edge protection, and detectable features are secure and functioning.
☐	Crossings and sight lines are clear.
☐	School entrances, emergency egress, and adjacent property access remain available.
☐	Lighting, housekeeping, and snow/ice control are adequate.

Incident and Emergency Response

- Immediately correct or isolate any condition presenting an imminent hazard to pedestrians.
- Notify the project superintendent and School District representative of route failures, incidents, near misses, public complaints, or emergency changes.
- For an emergency requiring closure of the approved route, provide attended control and a safe temporary alternative until the approved route is restored or revised.
- Call 911 for emergencies. Preserve access for emergency responders.

7. CONTACTS

Role / Organization	Name	Phone	Email
CD Smith Project Manager	Jim Peterson	920-957-1762	jpeterson@cdsmith.com
CD Smith Superintendent	Dan Loehr	920-960-0339	dloehr@cdsmith.com
School District Representative	Todd Debruin	920-459-3655	tdebruin@sasd.net
City / Municipal Contact	Kevin Jump, P.E.	920-459-3367	Kevin.jump@sheboyganwi.gov

EMERGENCY: 911

EXHIBITS

The following source plan exhibits are incorporated into this TPTCP for phase-specific pedestrian routing. Contractor shall use the narrative requirements in this document together with the marked exhibits and approved field sign placement.

Exhibit A - Phase 1 Sidewalk Closure Plan

September 2026 through November 2027. Based on Overall Site Demolition Plan C1.10 and CD Smith pedestrian-route markup.

Exhibit B - Phase 2 Sidewalk Closure Plan

January 2028 through August 2028. Based on Overall Site Layout Plan C1.20 and CD Smith pedestrian-route markup.

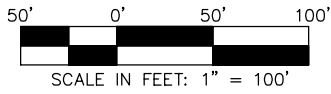
Field Verification Note

The attached exhibits provide overall routing intent. Final sign stationing, barricade limits, temporary ramp locations, and exact accessible route geometry shall be field-verified and adjusted to actual conditions before opening the route. Adjustments shall not shorten required advance notice, direct pedestrians into an unsafe crossing, or reduce accessibility.

EXHIBIT "A"

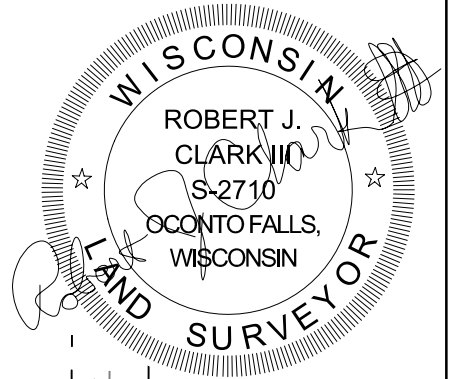
TEMPORARY SIDEWALK ENCROACHMENT AREA

BEARINGS ARE REFERENCED TO WISCONSIN
COUNTY SYSTEMS: SHEBOYGAN COUNTY.



LEGEND:

- ENCROACHMENT AREA BOUNDARY
- SIDEWALK ENCROACHMENT HATCH
- PROPERTY BOUNDARY
- RIGHT OF WAY
- SECTION CORNER MON.



N.W. CORNER
SEC. 35, T15N, R23E
MAG NAIL

UNION AVE.
(WIDTH VARIES)

OAKLAND AVE

OAKLAND AVE

S. 10th ST.

S. 11th ST.

ALLEY

WEST LINE OF THE N.W. 1/4 OF SEC. 35, T15N, R23E
TOTAL: S00°24'29"W 2617.93'

2576.22'

WEST 1/4 CORNER
SEC. 35, T15N, R23E
SAW CUT "X"

S87°59'56"E 19.55'
P.O.B.

N87°59'56"W 19.39'
P.O.B.

N88°50'12"W 19.57'

N89°54'56"W 19.59'

S00°12'24"W 279.58'

S89°56'05"E 54.16'

N89°54'49"E 316.47'

D=89°42'41"
L=23.89'
R=15.26'
CH=21.52'
CHB=N45°03'29"E

D=90°08'29"
L=20.83'
R=13.24'
CH=18.74'
CHB=S44°51'51"E

N00°12'02"E 688.82'

S00°12'21"W 675.97'

N00°12'09"E 674.48'

S87°59'56"E 360.27'

S89°57'24"W 360.04'

EXISTING BUILDING
FFE = 58.00 (CIVIL)
FFE = 100'-0" (ARCH)

PROPOSED BUILDING
FFE = 58.00 (CIVIL)
FFE = 100'-0" (ARCH)

PROPOSED BUILDING
FFE = 58.00 (CIVIL)
FFE = 100'-0" (ARCH)

PROPOSED BUILDING
FFE = 58.00 (CIVIL)
FFE = 100'-0" (ARCH)

PROPOSED BUILDING
FFE = 55.33 (CIVIL)
FFE = 97'-4" (ARCH)

PROPOSED BUILDING
FFE = 55.33 (CIVIL)
FFE = 97'-4" (ARCH)

EXHIBIT "A"
TEMPORARY SIDEWALK ENCROACHMENT AREA

EXHIBIT "A" DESCRIPTION

PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4(NW ¼ - NW ¼) OF SECTION 35,
TOWNSHIP 15 NORTH, RANGE 23 EAST, IN THE CITY OF SHEBOYGAN, COUNTY OF SHEBOYGAN,
STATE OF WISCONSIN.

A Sidewalk Encroachment Area, described as follows:

Commencing at the Northwest corner of said Section 35, thence S 00°24'29" W, along the West line of the Northwest Quarter, 41.05 feet; thence S 87°59'56" E, 497.07 feet to the Point of Beginning (POB) of a Sidewalk Encroachment Area, more fully described as:

Thence continuing S 87°59'56" E, 19.55 feet to the Southeast corner of Union Ave. and S. 11th St; thence S 00°12'02" W along the East line of S. 11th St, 262.44 feet; thence N 88°50'12" E, 19.57 feet; thence N 00°12'24" E, 262.73 feet to the Point of Beginning (POB).

ALSO;

Commencing at the Northwest corner of said Section 35, thence S 00°24'29" W, along the West line of the Northwest Quarter, 41.05 feet; thence S 87°59'56" E, 876.83 feet to the Southwest corner of Union Ave. and S. 10th St. and the Point of Beginning (POB) of a Sidewalk Encroachment Area, more fully described as:

Thence S 00°12'21" W along said west line, 675.97 feet to the North line of Ashland Avenue; thence S 89°57'24" W along said North line, 360.04 feet to the East line of South 11th Street; thence N 00°12'02" E along said East line, 278.31 feet; thence N 89°54'56" W, 19.59 feet; thence S 00°12'24" W, 279.58 feet to the beginning of a curve to the left; thence Southeasterly, 20.83 feet along the arc of a curve whose radius is 13.24 feet and whose chord bears S 44°51'51" E, 18.74 feet; thence S 89°56'05" E, 54.16 feet; thence N 89°54'49" E, 316.47 feet to the beginning of a curve to the left; thence Northeasterly, 23.89 feet along the arc of a curve whose radius is 15.26 feet and whose chord bears N 45°03'29" E, 21.52 feet; thence N 00°12'09" E, 674.48 feet; thence N 87°59'56" W, 19.39 feet to the Point of Beginning (POB).

Said Sidewalk Encroachment Area contains 29,408 sq.ft. or 0.6751 Acres.

