



CITY PLAN COMMISSION AGENDA

July 14, 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 June 23, 2026.

PUBLIC HEARING

5. Public hearing regarding application for Conditional Use Permit by Logan Pulley to install a radio antenna on their home located at 2820 S 7th St.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

- [6.](#) Application for Conditional Use Permit by Logan Pulley to install a radio antenna on their home located at 2820 S 7th St.
- [7.](#) Res. No. 48-26-27 by Alderperson Close pursuant to the extraterritorial plat approval jurisdiction of the City of Sheboygan approving the final plat of Northtown Subdivision in the Town of Sheboygan.

PUBLIC HEARING

8. Public hearing regarding an ordinance creating Section 105-8 of the Municipal Code establishing a temporary moratorium on the issuance of zoning and building permit approvals for data centers with greater than 10,000 square feet of floor area.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

9. Gen. Ord. No. 1-26-27 by Alderpersons Boorse, Close, Grawien, and Perrella creating Section 105-8 of the Municipal Code establishing a temporary moratorium on the issuance of zoning and building permit approvals for data centers with greater than 10,000 square feet of floor area. REFER TO CITY PLAN COMMISSION

TENTATIVE DATE OF NEXT REGULAR MEETING

10. Tentative next meeting date: July 28, 2026 at 4:00 PM

ADJOURN

11. 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, June 23, 2026

MEMBERS PRESENT: Mayor Ryan Sorenson (remote), Alderperson Michael Close, Jerry Jones, Kevin Jump, Kimberly Meller (remote), and Joe Clarke

EXCUSED: Braden Schmidt

STAFF/OFFICIALS PRESENT: City Administrator Casey Bradley, Director of Planning and Development Taylor Zeinert, City Planner Jeff Witte, Zoning Administrator Ellise Rose, and Administrative Coordinator Linnae Wierus

OPENING OF MEETING

1. Roll Call

Vice Chair Jerry Jones called the meeting to order.

2. Pledge of Allegiance

The Pledge of Allegiance is recited.

3. Identify Potential Conflict(s) of Interest

Joe Clarke abstained from agenda item #13.

MINUTES

4. Approval of the Plan Commission minutes from June 9, 2026.

MOTION TO APPROVE THE MINUTES OF THE PREVIOUS MEETING HELD ON JUNE 9, 2026.

Motion made by Alderperson Michael Close, seconded by Joe Clarke

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

Motion carried.

PUBLIC HEARINGS

5. Public hearing regarding application for Conditional Use Permit with exceptions by Lisa Blahnik to operate a dog grooming home occupation located at 1332 Logan Avenue.

MOTION TO CLOSE THE PUBLIC HEARING.

Motion made by Joe Clarke, seconded by Kevin Jump

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

Motion carried.

6. Public hearing regarding application for Conditional Use Permit with exceptions by Little Rainbows, Inc. to operate an in-home childcare center with up to 12 children located at 2406 N 28th St.

MOTION TO CLOSE THE PUBLIC HEARING.

Motion made by Joe Clarke, seconded by Kevin Jump
 Voting yea: Mayor Ryan Sorenson, Alderperson Michael Close, Jerry Jones, Kevin Jump, Kimberly Meller, and Joe Clarke

Motion carried.

7. Public hearing regarding application for Conditional Use Permit with exceptions by Watershed Cove LLC to operate Iris Wine Bar located at 1125 N 8th St.

MOTION TO CLOSE THE PUBLIC HEARING.

Motion made by Joe Clarke, seconded by Kevin Jump
 Voting yea: Mayor Ryan Sorenson, Alderperson Michael Close, Jerry Jones, Kevin Jump, Kimberly Meller, and Joe Clarke

Motion carried.

8. Public hearing regarding application for Conditional Use Permit with exceptions by Lee Vang to operate a cafe located at 2719 Calumet Dr.

MOTION TO CLOSE THE PUBLIC HEARING.

Motion made by Joe Clarke, seconded by Kevin Jump
 Voting yea: Mayor Ryan Sorenson, Alderperson Michael Close, Jerry Jones, Kevin Jump, Kimberly Meller, and Joe Clarke

Motion carried.

9. Public hearing regarding application for Conditional Use Permit with exceptions by PSCO Kieffer Inc. to install a monument sign located at 1012 S 22nd St.

MOTION TO CLOSE THE PUBLIC HEARING.

Motion made by Joe Clarke, seconded by Kevin Jump
 Voting yea: Mayor Ryan Sorenson, Alderperson Michael Close, Jerry Jones, Kevin Jump, Kimberly Meller, and Joe Clarke

Motion carried.

10. Public hearing regarding Gen. Ord. 3-26-27 by Alderpersons Dekker and Kelly creating Article 48-VI: Pedestrian Malls.

MOTION TO CLOSE THE PUBLIC HEARING.

Motion made by Joe Clarke, seconded by Kevin Jump
 Voting yea: Mayor Ryan Sorenson, Alderperson Michael Close, Jerry Jones, Kevin Jump, Kimberly Meller, and Joe Clarke

Motion carried.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

11. Application for Conditional Use Permit with exceptions by Lisa Blahnik to operate a dog grooming home occupation located at 1332 Logan Avenue.

MOTION TO APPROVE WITH THE FOLLOWING CONDITIONS.

Motion made by Joe Clarke, seconded by Kevin Jump
 Voting yea: Mayor Ryan Sorenson, Alderperson Michael Close, Jerry Jones, Kevin Jump, Kimberly Meller, and Joe Clarke

1. Applicant will meet all home occupation criteria listed in Section 105-722(s).
2. Prior to construction, the applicant shall obtain all necessary permits and licenses including but not limited to building, plumbing, electrical, HVAC, health, etc.
3. The home occupation may only utilize 25 percent of the living area of the dwelling.
4. The use of the dwelling unit for a home occupation shall in no way be incompatible with the character of nearby residential areas and in no instance shall a home occupation create a nuisance for neighboring properties.
5. Not more than one sign, not to exceed two square feet, non-illuminated and flush wall mounted only, will be used to advertise the home occupation. Applicant is required to obtain a sign permit. No temporary signage is permitted for home occupations.
6. The City of Sheboygan has the right of entry during the stated hours of operation to ensure compliance per City of Sheboygan Ordinances and with this approval.
7. If any issues arise from the business, the City may again review the conditional use permit.
8. If the applicant moves from the present location the conditional use permit will discontinue immediately.
9. If there are any amendments to the approved conditional use permit and/or site plan, the applicant will be required to submit a new conditional use application reflecting those amendments

Motion carried.

12. Application for Conditional Use Permit with exceptions by Little Rainbows, Inc. to operate an in-home childcare center with up to 12 children located at 2406 N 28th St.

MOTION TO APPROVE WITH THE FOLLOWING CONDITIONS.

Motion made by Joe Clarke, seconded by Kevin Jump

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

1. Prior to operation, the applicant shall obtain all necessary permits and licenses including but not limited to building, plumbing, electrical, HVAC, fire, health, etc.
2. If the applicant moves from the present location the conditional use permit will not move with the applicant.
3. If there are any amendments to the approved conditional use permit and/or site plan, the applicant will be required to submit a new conditional use application reflecting those amendments.

Motion carried.

13. Application for Conditional Use Permit with exceptions by Watershed Cove LLC to operate Iris Wine Bar located at 1125 N 8th St.

MOTION TO APPROVE WITH THE FOLLOWING CONDITIONS.

Motion made by Alderperson Michael Close, seconded by Kevin Jump

Voting yea: Mayor Ryan Sorenson, Alderperson Michael Close, Jerry Jones, Kevin Jump and Kimberly Meller

Abstained: Joe Clarke

1. 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, state, federal, etc. An occupancy permit will 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 using dumpsters, dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility. If using chain link fencing, the applicant shall install Privacy Decorative Slating (PDS) material in order to effectively screen and enclose the dumpster.
4. All outdoor storage of materials, products or equipment shall be prohibited.
5. All new 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. 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).
7. 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.).
8. If there are any amendments to the approved use and/or site plan, the applicant may be required to submit a new conditional use application reflecting those amendments.

Motion carried.

14. Application for Conditional Use Permit with exceptions by Lee Vang to operate a cafe located at 2719 Calumet Dr.

MOTION TO APPROVE WITH THE FOLLOWING CONDITIONS.

Motion made by Alderperson Michael Close, seconded by Joe Clarke

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

1. 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, state, federal, etc. An occupancy permit will 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 using dumpsters, dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility. If using chain link fencing, the applicant shall install Privacy Decorative Slating (PDS) material in order to effectively screen and enclose the dumpster.
4. All outdoor storage of materials, products or equipment shall be prohibited.
5. All new 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. 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).
7. 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.).
8. If there are any amendments to the approved use and/or site plan, the applicant may be required to submit a new conditional use application reflecting those amendments

Motion carried.

15. Application for Conditional Use Permit with exceptions by PSCO Kieffer Inc. to install a monument sign located at 1012 S 22nd St.

MOTION TO APPROVE WITH THE FOLLOWING CONDITIONS.

Motion made by Joe Clarke, seconded by Kevin Jump

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

1. Applicant shall obtain the necessary sign permits prior to installation.
2. The monument sign shall meet the required 10-foot vision triangle.
3. The free-standing sign shall be designed so as not to impede or impair vehicular and pedestrian traffic movement or exacerbate the potential for pedestrian/vehicular conflicts.
4. All new 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.
5. If there are any amendments to the approved sign or location, the applicant may be required to submit a new conditional use application reflecting those amendments.

Exception granted:

- To have a sign height of 16ft

Motion carried.

16. Gen. Ord. No. 3-26-27 by Alderperson Close creating article 48-VI: Pedestrian Malls. REFER TO CITY PLAN COMMISSION

MOTION TO RECOMMEND APPROVAL TO THE COMMON COUNCIL.

Motion made by Alderperson Michael Close, seconded by Joe Clarke

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

Motion carried.

TENTATIVE DATE OF NEXT REGULAR MEETING

17. Tentative next meeting: July 14, 2026 at 4:00 PM

ADJOURN

18. Motion to Adjourn

MOTION TO RECOMMEND APPROVAL TO THE COMMON COUNCIL.

Motion made by Joe Clarke, seconded by Kimberly Meller

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

Motion carried.

Meeting is adjourned at 4:25 pm.

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Application for Conditional Use Permit by Logan Pulley to install a radio antenna on their home located at 2820 S 7th St. SR-5 Zone.

REPORT PREPARED BY: Ellise Rose, Zoning Administrator

REPORT DATE: June 24, 2026

MEETING DATE: July 14, 2026

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:

Logan Pulley is proposing to install a radio antenna on their home located at 2820 S 7th St. The applicant states the following:

- The conditional use will consist of a small rooftop tower supporting an amateur radio antenna system.
- The station will be operated in accordance with the Code of Federal Regulations Title 47 Part 97, which defines the amateur radio service in the United States. As the name implies, amateur radio is strictly non-commercial; it is an international practice of radio communication among licensed individuals and clubs for purposes of education, recreation, experimentation, and emergency response.
- Both freestanding towers and rooftop towers can already be commonly found in the neighborhood around this property, including next door at 2816 S 7th St and across the street at 2825 S 7th St. Most of them hold broadcast TV antennas.
- This system will be installed near the center of the property with the goal of maximizing distance from adjacent properties.
- The tower will be about 8 feet tall and will be mounted at the peak of the roof, which is 25 feet tall, putting the top of the tower at an elevation of about 33 feet.
- The mast that extends from the top of the tower will be mechanically rotatable such that the horizontal orientation of the system can be controlled by the operator. The rate of rotation will be slow; it will not exceed 10 degrees per second (i.e. 36 seconds per revolution).
- The mast and any antennas on it will be installed such that, should the tower fail and fall directly toward the nearest property line, no part of the system would reach the property line.

- The tower, mast, and each antenna in the system will be bonded to the earth via one or more ground rods to provide the safest possible path to ground in the unlikely event of a lightning strike in the vicinity.
- Inspections and maintenance of the system will be routinely performed to ensure its integrity.
- Attached are some illustrative mockups to put the described scale and position of the system in context

STAFF COMMENTS:

Exterior communication devices are a permitted use in the Suburban Residential 5 zoning district with a conditional use permit.

ACTION REQUESTED:

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

1. Prior to construction, the applicant shall obtain all necessary permits and licenses including but not limited to building, plumbing, electrical, HVAC, health, etc.
2. All reasonable mechanisms must be used to mitigate safety hazards and the visual inputs of the device.
3. If there are any amendments to the approved conditional use permit and/or site plan, the applicant will be required to submit a new conditional use application reflecting those amendments.

ATTACHMENTS:

Conditional Use Permit Application and Attachments

	CITY OF SHEBOYGAN APPLICATION FOR CONDITIONAL USE	Item 6.	
		Fee: \$250.00	
		Review Date: _____ Zoning: _____	

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

SECTION 1: Applicant/ Permittee Information			
Applicant Name (Ind., Org. or Entity) Logan Pulley	Authorized Representative	Title	
Mailing Address 2820 S 7th St	City Sheboygan	State WI	ZIP Code 53081
Email Address [REDACTED]	Phone Number (incl. area code) [REDACTED]		
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)		
SECTION 3: Project or Site Location			
Project Address/Description 2820 S 7th St		Parcel No. 59281312220	
SECTION 4: Proposed Conditional Use			
Name of Proposed/Existing Business:			
Existing Zoning:	Suburban Residential-5		
Present Use of Parcel:	Single family home		
Proposed Use of Parcel:	Single family home with radio antenna		
Present Use of Adjacent Properties:	Residential		
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) Logan Pulley	Title	Phone Number [REDACTED]	
Signature of Applicant 		Date Signed June 16 2026	

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.

The conditional use will consist of a small rooftop tower supporting an amateur radio antenna system. The station will be operated in accordance with the Code of Federal Regulations Title 47 Part 97, which defines the amateur radio service in the United States. As the name implies, amateur radio is strictly non-commercial; it is an international practice of radio communication among licensed individuals and clubs for purposes of education, recreation, experimentation, and emergency response.

Both freestanding towers and rooftop towers can already be commonly found in the neighborhood around this property, including next door at 2816 S 7th St and across the street at 2825 S 7th St. Most of them hold broadcast TV antennas.

This system will be installed near the center of the property with the goal of maximizing distance from adjacent properties. The tower will be about 8 feet tall and will be mounted at the peak of the roof, which is 25 feet tall, putting the top of the tower at an elevation of about 33 feet.

The mast that extends from the top of the tower will be mechanically rotatable such that the horizontal orientation of the system can be controlled by the operator. The rate of rotation will be slow; it will not exceed 10 degrees per second (i.e. 36 seconds per revolution).

The mast and any antennas on it will be installed such that, should the tower fail and fall directly toward the nearest property line, no part of the system would reach the property line.

The tower, mast, and each antenna in the system will be bonded to the earth via one or more ground rods to provide the safest possible path to ground in the unlikely event of a lightning strike in the vicinity.

Inspections and maintenance of the system will be routinely performed to ensure its integrity.

Attached are some illustrative mockups to put the described scale and position of the system in context.

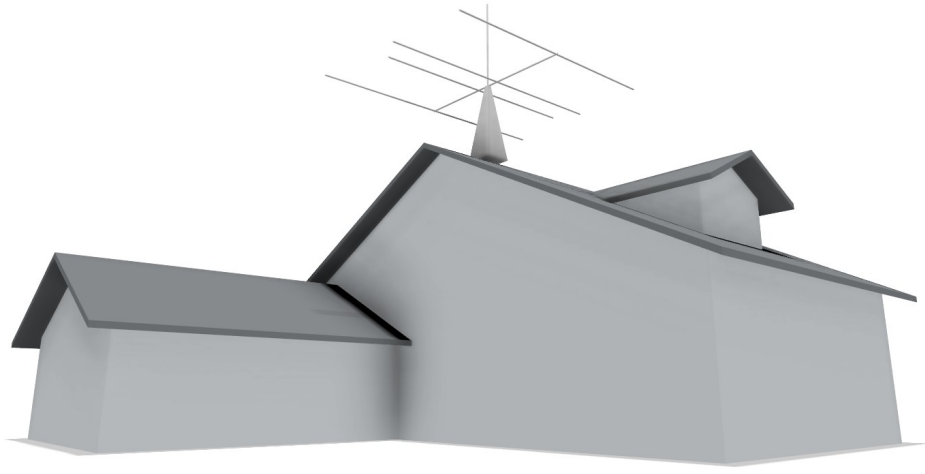


Figure 1a: illustrative mockup in street-level perspective view



Figure 1b: illustrative mockup in street-level perspective view overlaid on a photo of the property



Figure 2: illustrative mockup in top-down orthographic view

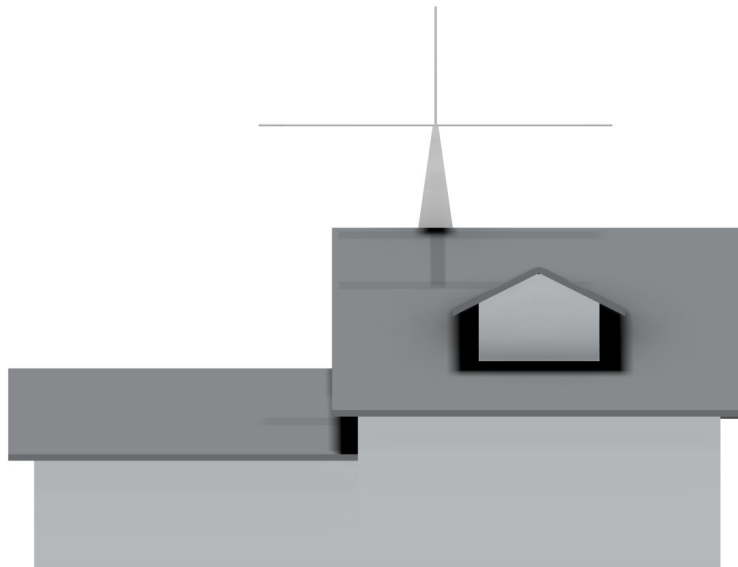


Figure 3: illustrative mockup in front-facing orthographic view

**CITY OF SHEBOYGAN
RESOLUTION 48-26-27**

BY ALDERPERSON CLOSE.

JULY 14, 2026.

A RESOLUTION pursuant to the extraterritorial plat approval jurisdiction of the City of Sheboygan approving the final plat of Northtown Subdivision in the Town of Sheboygan.

RESOLVED: That pursuant to the extraterritorial plat approval jurisdiction of the City of Sheboygan, the final plat of Northtown subdivision, located in part of the Northeast ¼ and Southeast ¼ of the Southwest ¼ of Section 4, Township 15 North, Range 23 East, Town of Sheboygan, Sheboygan County, Wisconsin is hereby approved.

PASSED AND ADOPTED BY THE CITY OF SHEBOYGAN COMMON COUNCIL

_____.

Presiding Officer

Attest

Ryan Sorenson, Mayor, City of
Sheboygan

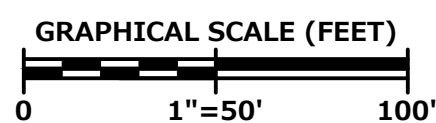
Meredith DeBruin, City Clerk, City of
Sheboygan

ENTERPRISE ESTATES

Lot 4 of North Town County Plat in the Northeast 1/4 and Southeast 1/4 of the Southwest 1/4 of Section 4,
Township 15 North, Range 23 East, Town of Sheboygan, Sheboygan County, Wisconsin.



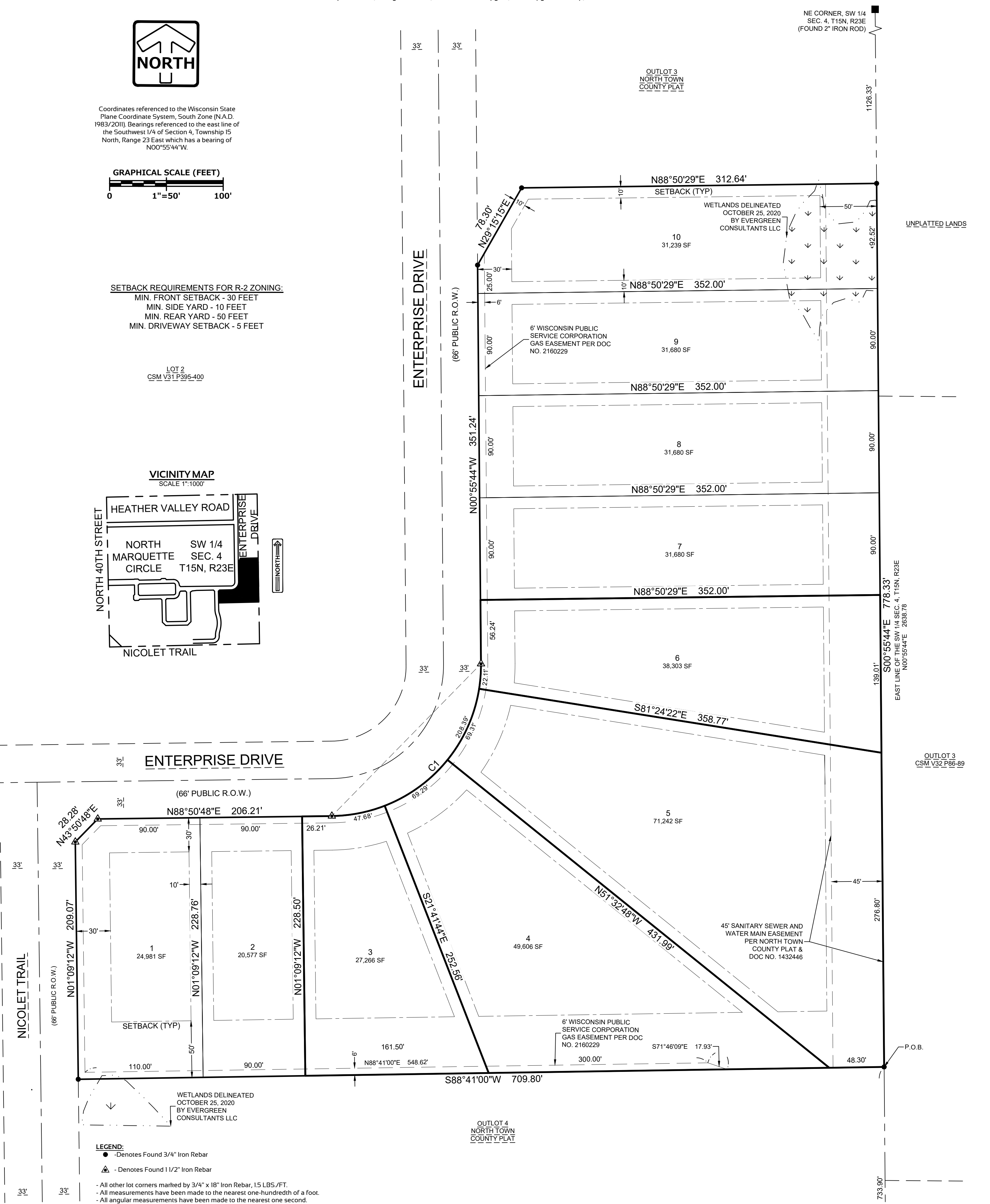
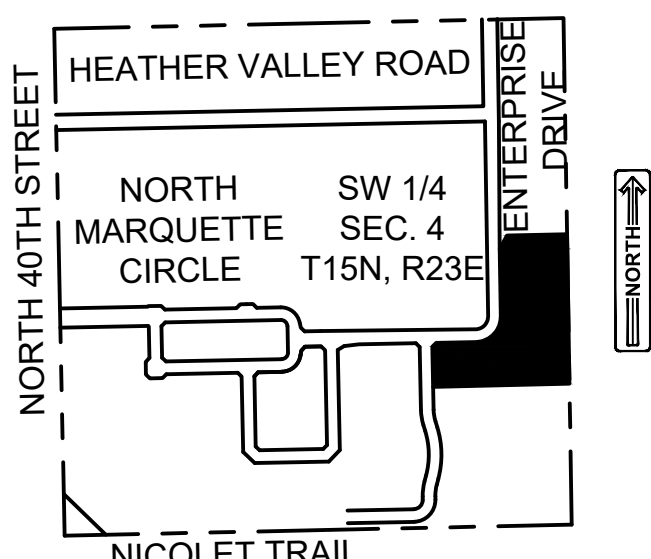
Coordinates referenced to the Wisconsin State
Plane Coordinate System, South Zone (N.A.D.
1983/2011). Bearings referenced to the east line of
the Southwest 1/4 of Section 4, Township 15
North, Range 23 East which has a bearing of
N00°55'44"W.



SETBACK REQUIREMENTS FOR R-2 ZONING:
MIN. FRONT SETBACK - 30 FEET
MIN. SIDE YARD - 10 FEET
MIN. REAR YARD - 50 FEET
MIN. DRIVEWAY SETBACK - 5 FEET

LOT 2
CSM V31 P395-400

VICINITY MAP
SCALE 1"=1000'



LEGEND:

- - Denotes Found 3/4" Iron Rebar
- ▲ - Denotes Found 1 1/2" Iron Rebar
- All other lot corners marked by 3/4" x 18" Iron Rebar, 1.5 LBS./FT.
- All measurements have been made to the nearest one-hundredth of a foot.
- All angular measurements have been made to the nearest one second.

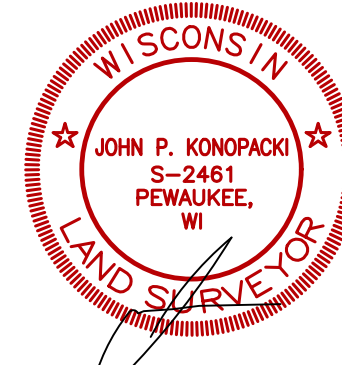
CURVE TABLE

CURVE NO.	LOT	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	TANGENT IN	TANGENT OUT
C1	BOUNDARY	208.39'	133.00'	089°46'32"	N43°57'32"E	187.72'	N88°50'48"E	N00°55'44"W
	LOT 3	47.68'	133.00'	020°32'32"	N78°34'32"E	47.43'	N88°50'48"E	N68°18'17"E
	LOT 4	69.29'	133.00'	029°51'04"	N53°22'44"E	68.51'	N68°18'17"E	N38°27'12"E
	LOT 5	69.31'	133.00'	029°51'34"	N23°31'25"E	68.53'	N38°27'12"E	N08°35'38"E
	LOT 6	22.11'	133.00'	009°31'22"	N3°39'57"E	22.08'	N08°35'38"E	N00°55'44"W

There are no objections to this plat with respect to
Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2),
Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration



June 04, 2026

Prepared for:
North Town Landco, LLC &
Charles E. Van Horn
PO BOX 847
Sheboygan, WI 53092-0847

Prepared by:
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD 1 SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888
REVIEWING AGENCIES:
-Town of Sheboygan
-City of Sheboygan
-County of Sheboygan
-Department of Administration

This instrument was drafted by John P. Konopacki, PLS-License No. S-2461

PINNACLE ENGINEERING GROUP

DRAFTED BY: SEM

JOB # 2486.80
SHEET 1 OF 2

ENTERPRISE ESTATES

Lot 4 of North Town County Plat in the Northeast 1/4 and Southeast 1/4 of the Southwest 1/4 of Section 4, Township 15 North, Range 23 East, Town of Sheboygan, Sheboygan County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
WAUKESHA COUNTY) SS

I, John P. Konopacki, Professional Land Surveyor, do hereby certify:

That I have surveyed, mapped and divided Lot 4 of North Town County Plat, as recorded in the Register of Deeds office for Sheboygan County as Document No. 2139422 in Volume 15, Page 311 of records, being a part of the Northeast 1/4 and Southeast 1/4 of the Southwest 1/4 of Section 4, Township 15 North, Range 23 East, Town of Sheboygan, Sheboygan County, Wisconsin.

Containing 358,254 square feet (8.2244 acres) of land.

That I have made such survey, land division and map by the direction of North Town Landco, LLC. and Charles E. Van Horn, owners of said land.

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

That I have fully complied with the requirements of Chapter 236 of the Wisconsin State Statutes and Chapter 337 of the Town of Sheboygan statutes in surveying, mapping and dividing the land within the subdivision.

John P. Konopacki
Professional Land Surveyor S-2461
Date: June 04, 2026



OWNER'S CERTIFICATE

North Town Landco, LLC, a Limited Liability Corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said Limited Liability Corporation caused the land described on this plat to be surveyed, divided, mapped, and dedicated as represented on this plat.

AND

Charles E Van Horn, as owner, does hereby certify that said owner caused the land described on this plat to be surveyed, divided, mapped, and dedicated as represented on this plat.

North Town Landco and Charles E Van Horn, as owners, do further certify that this plat is required by s.236.10 or s.236.12 of the Wisconsin State Statutes to be submitted to the following for approval:

1. Town of Sheboygan
2. City of Sheboygan
3. Sheboygan County Planning & Resources Department
4. Department of Administration

IN WITNESS WHEREOF, the said North Town Landco has caused these presents to be signed by _____, (name - print) _____, (title) _____, at (city) _____, _____ County, Wisconsin, on this _____ day of _____, 2026.

In the presence of:

Name (signature) - Title _____

Date _____ Charles E Van Horn _____

STATE OF WISCONSIN)
_____ COUNTY) SS

Personally came before me this _____ day of _____, 2026, (name) _____, (title) _____, of the above named North Town Landco LLC, to me known to be the persons who executed the foregoing instrument, and to me known to be such _____ (title) of said North Town Landco LLC, and acknowledged that they executed the foregoing instrument as such officer as the deed of said North Town Landco LLC, by its authority.

Notary Public
Name: _____
State of Wisconsin
My Commission Expires: _____

STATE OF WISCONSIN)
_____ COUNTY) SS

Personally came before me this _____ day of _____, 2026, Charles E Van Horn, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public
Name: _____
State of Wisconsin
My Commission Expires: _____

CONSENT OF CORPORATE MORTGAGEE - NORTH TOWN LANDCO

_____, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described in the forgoing affidavit of John P. Konopacki, surveyor, and does hereby consent to the above certification of owners.

IN WITNESS WHEREOF, the said North Town Landco, has caused these presents to be signed by _____, its _____, and its corporate seal to be hereunto affixed this _____ day of _____, 2026.

Date _____ Name - Title _____

STATE OF WISCONSIN)
_____ COUNTY) SS

Personally came before me this _____ day of _____, 2026, _____, to me known to be the person who executed the foregoing instrument and to me known to be such officer of said corporation and acknowledged the same.

Notary Public
Name: _____
State of Wisconsin
My Commission Expires: _____

CONSENT OF CORPORATE MORTGAGEE - CHARLES E. VAN HORN

_____, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described in the forgoing affidavit of John P. Konopacki, surveyor, and does hereby consent to the above certification of owners.

IN WITNESS WHEREOF, the said Charles E. Van Horn, has caused these presents to be signed by _____, its _____, and its corporate seal to be hereunto affixed this _____ day of _____, 2026.

Date _____ Name - Title _____

STATE OF WISCONSIN)
_____ COUNTY) SS

Personally came before me this _____ day of _____, 2026, _____, to me known to be the person who executed the foregoing instrument and to me known to be such officer of said corporation and acknowledged the same.

Notary Public
Name: _____
State of Wisconsin
My Commission Expires: _____

PLAN COMMISSION APPROVAL

Approved by the Plan Commission of the Town of Sheboygan on this _____ day of _____, 2026.

Date _____ Dan Hein, Chairperson, _____

Date _____ Peggy Fischer, Clerk _____

TOWN BOARD APPROVAL

Approved by the Town Board of the Town of Sheboygan on this _____ day of _____, 2026.

Date _____ Dan Hein, Chairman _____

Date _____ Peggy Fischer, Clerk _____

COMMON COUNCIL APPROVAL

Approved by the Common Council of the City of Sheboygan, Wisconsin, on this _____ day of _____, 2026.

Date _____ Ryan Sorenson, Mayor _____

Date _____ Meredith DeBruin, City Clerk _____

TOWN OF SHEBOYGAN CERTIFICATE OF TREASURER

I, Peggy Fischer, being the duly elected, qualified, and acting Town of Sheboygan Clerk, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of this _____ day of _____, 2026, on any of the land included on this map.

Date _____ Peggy Fischer - City Clerk _____

TREASURER'S CERTIFICATE

STATE OF WISCONSIN)
SHEBOYGAN COUNTY) SS

I, Laura Henning-Lorenz, being duly elected, qualified and acting Treasurer of the County of Sheboygan, do hereby certify in accordance with the records in my office, there are no unpaid taxes or special assessments as of _____ day of _____, 2026 on any of the lands in the Certified Survey Map.

Date _____ Laura Henning-Lorenz, County Treasurer _____

There are no objections to this plat with respect to
Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2),
Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20 _____



Department of Administration

UTILITY EASEMENT PROVISIONS

An easement for electric and communications service is hereby granted by

North Town Landco, LLC, and Charles E. Van Horn, Grantors, to

WISCONSIN ELECTRIC POWER COMPANY, a Wisconsin Corporation doing business as WE Energies, Grantee

WISCONSIN BELL, INC., d/b/a AT&T WISCONSIN, a Wisconsin Corporation, Grantee

and **TIME WARNER ENTERTAINMENT COMPANY, L.P., Grantee,**

their respective successors and assigns, to construct, install, operate, repair, maintain and replace from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and electric energy, gas, telephone and cable TV facilities for such purposes as the same is now or may hereafter be used, all in, over, under, across, along and upon the property shown within those areas on the plat designated as "Utility Easement Areas" and the property designated on the plat for streets and alleys, whether public or private, together with the right to install service connections upon, across within and beneath the surface of each lot to serve improvements, thereon, or on adjacent lots; also the right to trim or cut down trees, brush and roots as may be reasonable required incident to the rights herein given, and the right to enter upon the subdivided property of all such purposes. The Grantees agree to restore or cause to have restored, the property, as nearly as is reasonable possible, to the condition existing prior to such entry by the Grantees or their agents. This restoration, however, does not apply to the initial installation of said underground and/or above ground electric facilities or communication facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Buildings shall not be placed over Grantees' facilities or in, upon or over the property within the lines marked "Utility Easement Areas" without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than four inches without the written consent of grantees.

The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

**CITY OF SHEBOYGAN
ORDINANCE 1-26-27**

BY ALDERPERSONS BOORSE, CLOSE, GRAWIEN, AND PERRELLA.

MAY 4, 2026.

AN ORDINANCE creating Section 105-8 of the Municipal Code establishing a temporary moratorium on the issuance of zoning and building permit approvals for data centers with greater than 10,000 square feet of floor area.

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

SECTION 1: **ADOPTION** “Sec 105-8 Temporary Data Center Development Moratorium” of the Sheboygan Municipal Code is hereby *added* as follows:

ADOPTION

Sec 105-8 Temporary Data Center Development Moratorium(*Added*)

- (a) Purpose and authority. The purpose of this moratorium is to provide the city with adequate time to create reasonable regulations and to respond by regulation amendments reflecting anticipated changes to state law for the development of data centers. The moratorium is necessary to protect the health, safety, and general welfare of the city and is made pursuant to the authority granted by Wis. Stat. § 62.23(7)(am) and other applicable laws.
- (b) Declaration. A temporary zoning moratorium is hereby declared with respect to the issuance of permits and approvals for data centers as a principal and primary use, when such data centers contain at least 10,000 square feet of floor area within a single building or collection of buildings on a single parcel.
 - (1) Exceptions. This temporary moratorium shall not apply to data centers serving another principal use allowed on a parcel; to data centers already existing or to those with property entitlement applications filed prior to the effective date of this ordinance; to routine maintenance or repairs of existing data centers that do not increase operational capacity; or to public safety or emergency facilities operated by a government entity.
- (c) Duration. This moratorium shall be in effect until 11:59 p.m. on the 365th day following its effective date or until data center zoning regulations are adopted by the city and take effect, whichever is later.
- (d) Definitions. The following words, terms and phrases, when used in this section, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Data center means a facility used for the storage, management, processing, and distribution of digital data, which may include the housing of computer and/or network equipment, systems, servers, appliances, and other associated equipment related to digital data operations. Supporting equipment may include back-up batteries and power generators, air handlers, water cooling and storage facilities, utility substations, and other associated utility infrastructure to support operations.

- (e) Direction to develop data centers ordinance. The city attorney's office and the department of planning and development are authorized to draft an ordinance providing appropriate regulations of data centers to protect the public health, safety, and general welfare of the city and to present such ordinance to the common council for discussion and action and to present amendments thereafter in response to changes in state law governing data centers.
- (f) Severability. If any portion of this ordinance is determined to be invalid or unlawful by court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions.

SECTION 2: REPEALER CLAUSE All ordinances or resolutions or parts thereof in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict.

SECTION 3: EFFECTIVE DATE This Ordinance shall be in effect from and after its passage and publication according to law.

PASSED AND ADOPTED BY THE CITY OF SHEBOYGAN COMMON COUNCIL

Presiding Officer

Attest

Ryan Sorenson, Mayor, City of
Sheboygan

Meredith DeBruin, City Clerk, City of
Sheboygan