



# **CITY PLAN COMMISSION AGENDA**

**April 15, 2025 at 4:00 PM**

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

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

## **OPENING OF MEETING**

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

## **MINUTES**

- [4.](#) Approval of the Plan Commission minutes from April 7, 2025.

## **PUBLIC HEARINGS**

5. Public hearing regarding application for Conditional Use Permit with exceptions by Lakeland University to operate a coffeehouse located at 521 Ontario Ave.
6. Public hearing regarding application for Conditional Use Permit with exceptions by Dave Herbeck to construct a new Gerber Collision located at parcel no. 59281431757.

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

- [7.](#) Application for Conditional Use Permit with exceptions by Lakeland University to operate a coffeehouse located at 521 Ontario Ave.
- [8.](#) Application for Conditional Use Permit with exceptions by Dave Herbeck to construct a new Gerber Collision located at parcel no. 59281431757.

## **NEXT MEETING**

9. April 29, 2025

## **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**  
**Monday, April 07, 2025**

**MEMBERS PRESENT:** Mayor Ryan Sorenson, Kimberly Meller, Braden Schmidt, Kevin Jump, Jerry Jones, Marilyn Montemayor and Alderperson John Belanger

**STAFF/OFFICIALS PRESENT:** Associate Planner Ellise Rose and Building Inspection Specialist Linnae Wierus

**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 of interest

Jerry Jones abstained from agenda items #5 and #7

Braden Schmidt abstained from agenda item #7

**MINUTES**

4. Approval of the Plan Commission minutes from March 25, 2025.

MOTION TO APPROVE THE MINUTES OF THE PREVIOUS MEETING HELD ON MARCH 25, 2025.

Motion made by Alderperson John Belanger, seconded by Jerry Jones

Voting yea: Mayor Ryan Sorenson, Kimberly Meller, Braden Schmidt, Kevin Jump, Jerry Jones, Marilyn Montemayor and Alderperson John Belanger

Motion carried.

**PUBLIC HEARINGS**

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

MOTION TO CLOSE THE PUBLIC HEARING.

Motion made by Alderperson John Belanger, seconded by Marilyn Montemayor

Voting yea: Mayor Ryan Sorenson, Kimberly Meller, Braden Schmidt, Kevin Jump, and Marilyn Montemayor

Abstained: Jerry Jones

Motion carried.

6. Public Hearing regarding the proposed creation of Tax Incremental District No. 25, the proposed boundaries of the District, and the proposed Project Plan for the District.

Lora Hagen, Bryan Kelly, Tracy Brunette, Leah Hibl, and Dennis Schnur spoke

**MOTION TO CLOSE THE PUBLIC HEARING.**

Motion made by Alderperson John Belanger, seconded by Jerry Jones

Voting yea: Mayor Ryan Sorenson, Kimberly Meller, Braden Schmidt, Kevin Jump, Jerry Jones, Marilyn Montemayor and Alderperson John Belanger

Motion carried.

**ITEMS FOR DISCUSSION AND POSSIBLE ACTION**

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

**MOTION TO ADOPT THE RESOLUTION.**

Motion made by Alderperson John Belanger, seconded by Marilyn Montemayor

Voting yea: Mayor Ryan Sorenson, Kimberly Meller, Kevin Jump, Marilyn Montemayor and Alderperson John Belanger

Abstained: Braden Schmidt and Jerry Jones

Motion carried.

8. Consideration and possible action on a "Resolution Establishing the Boundaries of and Approving the Project Plan for Tax Incremental District No. 25."

**MOTION TO ADOPT THE RESOLUTION.**

Motion made by Alderperson John Belanger, seconded by Marilyn Montemayor

Voting yea: Mayor Ryan Sorenson, Kimberly Meller, Braden Schmidt, Kevin Jump, Jerry Jones, Marilyn Montemayor and Alderperson John Belanger

Motion carried.

**NEXT MEETING**

9. April 15, 2025

The next schedule meeting is scheduled for April 15, 2025.

**ADJOURN**

10. Motion to Adjourn

**MOTION TO ADJOURN AT 4:47 PM.**

Motion made by Alderperson John Belanger, seconded by Marilyn Montemayor

Voting yea: Mayor Ryan Sorenson, Kimberly Meller, Braden Schmidt, Kevin Jump, Jerry Jones, Marilyn Montemayor and Alderperson John Belanger

Motion carried.



## CITY OF SHEBOYGAN

## REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

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**ITEM DESCRIPTION:** Application for Conditional Use Permit with exceptions by Lakeland University to operate a coffeehouse located at 521 Ontario Ave. NO Zone.

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**REPORT PREPARED BY:** Ellise Rose, Associate Planner

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**REPORT DATE:** April 1, 2025

**MEETING DATE:** April 15, 2025

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**FISCAL SUMMARY:**

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

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**STATUTORY REFERENCE:**

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

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**BACKGROUND / ANALYSIS:**

Lakeland University is proposing to operate a coffeehouse located at 521 Ontario Ave. The applicant states the following:

- The cafe will be called Shores Coffeehouse.
- Currently the area is used as an event space and small cafe area only open to members. This site was selected because this indoor cafe has been very successful in the past.
- The coffee shop will serve food and drinks.
- The projected number of employees is 8 and the projected number of daily customers is 50.
- No renovations are required, but some furniture, fixtures, and equipment will be added.
- The building is handicap accessible with multiple egresses. We have a small parking lot for 8 vehicles, plus a dozen street parking spots directly in front of the building.
- The soft launch and grand opening is planned for May.
- All neighboring properties are zoned commercial. A cafe is compatible as there are no other cafes in the surrounding area, so the additional of one will be helpful to the neighboring properties which are mostly offices and Airbnbs.
- The hours of operation will be mornings to mid afternoon.
- This cafe has been operational in the past and has previously been granted conditional use as a restaurant pre-covid.
- Residents, neighbors, members have all requested that we bring back the cafe.
- The coffee shop will sustain economic growth and promote small businesses. We will also contribute to local economic development by creating jobs, supporting the local chain (ex. Coffee roasters, food suppliers), and encourage people to spend money within the community

**STAFF COMMENTS:**

The applicant will need to work with the Sheboygan County Health Department and the City Inspections Department regarding required permits and occupancy.

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

Applicant is requesting an exception from the minimum parking requirements.


**ACTION REQUESTED:**

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


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, food, alcohol, etc. An occupancy permit will be granted only at such time as the applicant has met all requirements.
2. Dumpsters and/or grease receptacles shall be screened/enclosed and constructed of like materials and colors of the facility. If using chain link fencing, the applicant shall install Privacy Decorative Slating (PDS) material in order to effectively screen the dumpster. Dumpsters shall be screened and enclosed prior to issuance of an occupancy permit.
3. Outdoor storage of materials, products or equipment shall be prohibited.
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. 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.
6. If there are to be any renovation to the exterior of the facility, the applicant will be required to obtain architectural approval prior to receiving a building permit for such renovation.
7. If there are any amendments to the approved use and/or floor/site plan, the applicant will be required to submit a new conditional use application reflecting those amendments

**ATTACHMENTS:**

Conditional Use Permit Application and Attachments

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

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

<b>SECTION 1: Applicant/ Permittee Information</b>			
Applicant Name (Ind., Org. or Entity) Lakeland University		Authorized Representative Beth Borgen	
Title President			
Mailing Address 529 Ontario Ave		City Sheboygan	State WI
ZIP Code 53081			
Email Address borgenbm@lakeland.edu		Phone Number (incl. area code)	
<b>SECTION 2: Landowner Information (complete these fields when project site owner is different than applicant)</b>			
Applicant Name (Ind., Org. or Entity)		Contact Person	
Title			
Mailing Address		City	State
ZIP Code			
Email Address		Phone Number (incl. area code)	
<b>SECTION 3: Project or Site Location</b>			
Project Address/Description 521 Ontario Ave		Parcel No. 52981105830	
<b>SECTION 4: Proposed Conditional Use</b>			
Name of Proposed/Existing Business:		Jake's (DBA Shores Coffeehouse)	
Existing Zoning:		Commercial - Neighborhood Office	
Present Use of Parcel:		Cafe and coworking open to members only	
Proposed Use of Parcel:		Coffeehouse	
Present Use of Adjacent Properties:		Office use, Airbnb	
<b>SECTION 5: Certification and Permission</b>			
<p><b>Certification:</b> I hereby certify that I am the owner or authorized representative of the owner of the property which is the subject of this Permit Application. I certify that the information contained in this form and attachments is true and accurate. I certify that the project will be in compliance with all permit conditions. I understand that failure to comply with any or all of the provisions of the permit may result in permit revocation and a fine and/or forfeiture under the provisions of applicable laws.</p>			
<p><b>Permission:</b> I hereby give the City permission to enter and inspect the property at reasonable times, to evaluate this notice and application, and to determine compliance with any resulting permit coverage.</p>			
Name of Owner/Authorized Representative (please print) Beth Borgen		Title President, Lakeland U.	Phone Number * see note
Signature of Applicant 		Date Signed 2/27/25	

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.

\* Stephanie Hoskins - main contact  
504-322-5808

### Conditional Use Written Explanation Requirements

A. Name of project/development.

a. Shores Coffeehouse

B. Summary of the Conditional Use and general operation of proposed use:

- Description of existing use
  - Event space and small cafe area only open to members currently.
- Description of proposed use (indoor, outdoor, etc.), why was this site selected?
  - Indoor, cafe,
  - The cafe in the past has been very successful
- All services, products, etc. to be provided
  - Coffee Shop
  - Will serve food and drinks – menu included
- Projected number of residents, employees, and/or daily customers
  - Employees – 8
  - Customers - 50
- Proposed number of dwelling units, floor area, landscape area, and parking area expressed in square feet and acreage to the nearest one-hundredth of an acre
  - N/A: Not residential
- Description of proposed building and all new site improvements (square footage of new and existing structure(s), traffic, ingress/egress, parking, sidewalk, retaining walls, storm drainage, landscaping, lighting, dumpster enclosure, screening of mechanicals, etc.)
  - N/A: Existing building
- A written description of the proposed general orientation, design, arrangement, texture, material and color of the building or structure and how it is compatible with the development and redevelopment in and around the area
  - N/A: Existing building
- An explanation of any interior and/or exterior renovations
  - No renovations, but we will add some furniture, fixtures, and equipment.
- Is access appropriate and is there sufficient customer/resident off-street parking?
  - Building is handicap accessible with multiple egresses. We have a small parking lot for 8 vehicles, plus a dozen street parking spots directly in front of our buildings.
- Proposed signage
  - Sign on Jakes sign out front
  - Sign on the chapel building

- Project timeline and estimated value of project
  - March-April: menu development and testing with members
  - April-May: Conditional Use process and approvals
  - May: Soft launch and grand opening
  - Est. Value: \$10k-\$20k in new equipment, furniture, and fixtures
- Compatibility of the proposed use and design with adjacent and other properties in the area.
  - All neighboring properties are zoned commercial. A cafe is compatible as there are no other cafes in the surrounding area, so the addition of one will be helpful to the neighboring properties which are mostly offices and Airbnbs.
- How will you ensure that the business will not become a nuisance to adjacent properties (i.e. parking, noise, smells, hours of operations, etc).
  - Parking will have lines painted
  - Noise will be to a minimum
  - Hours of operations
    - Mornings To mid afternoon
  - Indoor use only
  - Tasteful and minimum signage
- Other information that would be considered pertinent by the Plan Commission.
  - This cafe has been operational in the past and has previously been granted conditional use as a restaurant (pre-COVID).
  - Residents, neighbors, members have all requested that we bring back the cafe.

C. If applicable, please describe any exceptions/variances that are required for this project (i.e. setbacks, parking, landscaping, etc.)

a. N/A: Existing building

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

- a. 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?
  - a. Economic Development – The coffee shop will sustain economic growth and promote small businesses. We will also contribute to local economic development by creating jobs, supporting the local chain (ex. Coffee

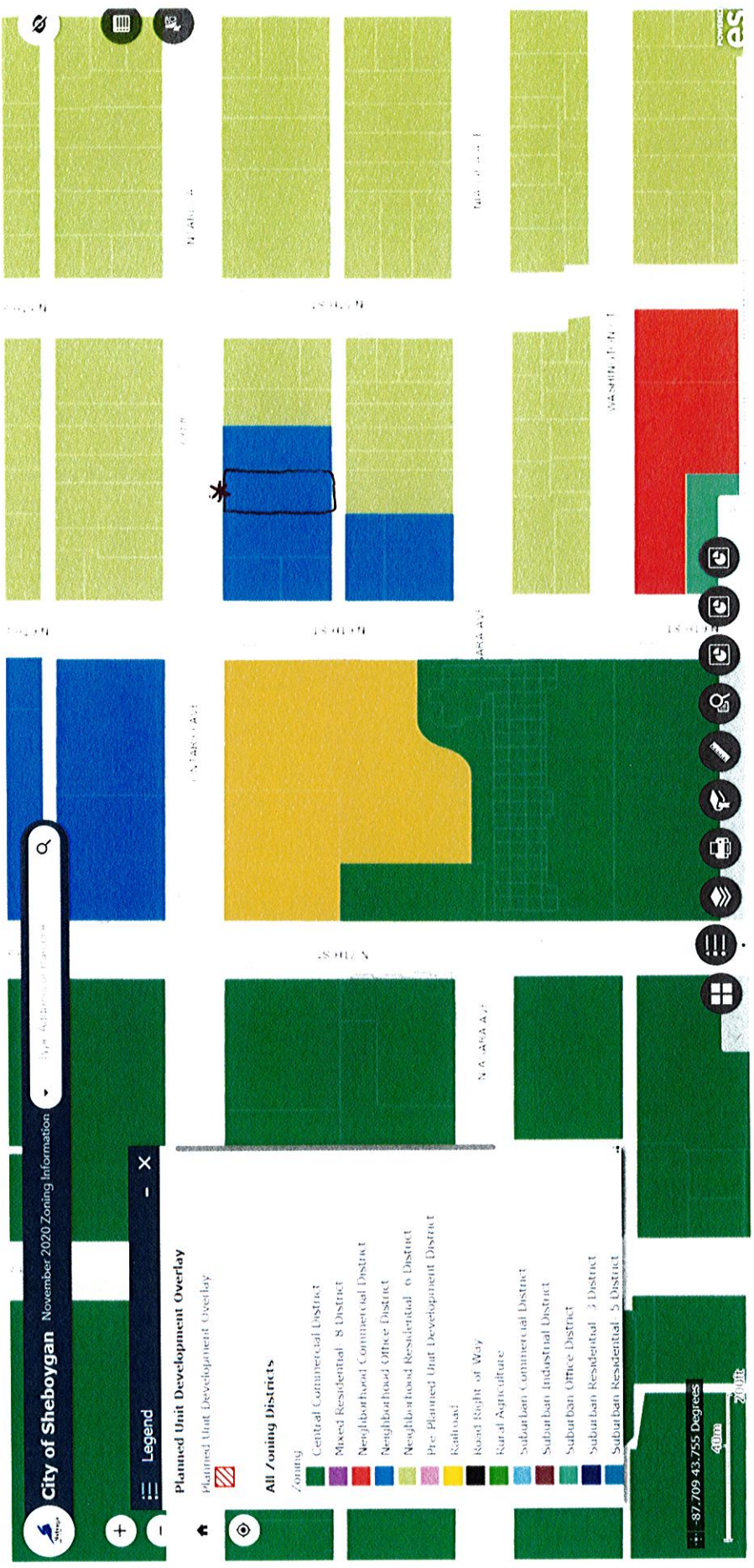
roasters, food suppliers), and encouraging people to spend money within the community.

- b. Enhancing downtown and Business Districts – Since the coffee shop is downtown, it attracts food traffic and possibly encourage additional businesses to open nearby.
  - c. Small Business support – We are creating community interaction and social spaces, creating informal venues for residents to connect.
  - d. Our coffee shop will practice sustainability (ex. Using eco-friendly materials, locally sourced products, or reducing waste), can also support the environmental goals as outlined in the comprehensive plan.
  - e. Mix-Use – Will create traffic from Jakes but will also give more awareness of what Jakes is all about as well. Also, we cater to both residents and businesses, creating an energetic, walkable environment.
- b. 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?
- a. Nothing substantial. There will be a slight increase in parked vehicles and foot traffic.
- c. How does the proposed conditional use maintain the desired consistency of land uses in relation to the setting within which the property is located?
- a. The surrounding properties are all commercial. There are offices, Airbnbs, large apartment complexes, churches, and proximity to 8<sup>th</sup> street and the BID. This aligns with several goals for the downtown Sheboygan area and makes the area more walkable, especially the 8<sup>th</sup> street to the Lake corridor. This will improve quality of life for local residents and the coffee shop will have complimentary hours to existing cafes in the area. The area recently lost Whisk, and Paradigm has very limited hours. There is no coffee shop open in the Ellis historic neighborhood Monday-Wednesday.
- d. 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.
- a. Yes.



Zoning Map

N  
3  
E  
3



Surrounding area is primarily Central Commercial District, with an apartment complex (urban residential), several Neighborhood Office District areas, and Neighborhood commercial.

There are a lot of Neighborhood Residential and they are almost exclusively multi-unit, Airbnbs, and group homes. There are a few single family homes in the surrounding blocks.





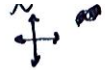
Item 7.



200 Ft. Radius: Zoning

521 ontario  
 524 ontario  
 929 N. 6th St.  
 921 N. 6th St  
 515 ontario  
 509 ontario  
 503 ontario  
 528 ontario  
 524 ontario  
 520 ontario  
 516 ontario  
 504 ontario





Item 7.



100 Ft. Radius of 521 Ontario Ave.  
 529 Ontario : commercial zoning, office use, Lakeland University  
 515 Ontario : Airbnb + art gallery







14215 Rokilio Rd.  
Kiel,  
WI, 53042

Phone: 920-894-3661  
Fax: 920-894-1630  
Email: StatewideCommercial@gmail.com  
File Number: 2110907NC

### REAL ESTATE ASSESSMENT AND TAXES

Tax ID	Land	Improvements	Total	Equalization Ratio	Implied Value	Tax Rate	Taxes
59281105850	\$14,400	\$98,300	\$112,700	81.08%	\$138,999	\$26.83	\$2,959
59281105860	\$12,600	\$132,600	\$145,200	81.08%	\$179,082	\$26.83	\$3,896
59281105840	\$27,000	\$95,200	\$122,200	81.08%	\$150,715	\$26.83	\$3,279
* 59281105830	\$27,000	\$242,600	\$269,600	81.08%	\$332,511	\$26.83	\$7,233
59281845050P	\$0	\$15,540	\$15,540	81.08%	\$19,166	\$26.83	\$417
Totals	\$81,000	\$584,240	\$665,240		\$820,474		\$17,784

The Appraiser notes the taxes are current.

**Legal Description:** Original Plat the North 80 Feet of Lot 6, Block 103, City of Sheboygan, Sheboygan County, Wisconsin. (Parcel Number 59281105850)

Original Plat the South 70 Feet of Lot 6, Block 103, City of Sheboygan, Sheboygan County, Wisconsin (Parcel Number 59281105860)

Original Plat Lot 5, Block 103, City of Sheboygan, Sheboygan County, Wisconsin (Parcel Number 59281105840)

Original Plat Lot 4, Block 103, City of Sheboygan, Sheboygan County, Wisconsin (Parcel Number 59281105830)

Personal Property (Parcel Number 59281845050P)

**Property Type:** Office

**Zoning:** NO - Neighborhood  
Office

**Data Sources:** External data sources included in this appraisal may have included the County Land and Tax records, local assessment offices, Redi-Net, Loop-Net, Wisconsin Department of Revenue, the Wisconsin IPAS System, SDS, and/or a prior appraisal.

## 2021 Property Records for City of Sheboygan, Sheboygan County

November 12, 2020

Tax key number: 59281105830

Property address: 521 Ontario Ave

Traffic water, sanitary, light, city water, sewer

Legal description: ORIGINAL PLAT LOT 14 BLK 130

Summary of Assessment	
Land	\$27,000
Improvements	\$45,000
Total value	\$72,000

Land									
Qty	Land Use	Width	Depth	Square Feet	Acres	Water Frontage	Tax Class	Special Tax Program	Assess Value
1	Commercial	90	150	9,900	0.227	None	Commercial		\$27,000

## Commercial Building (Jake's Cafe)

Section name: Section 1  
 Year built: 1975  
 % complete: 100%  
 Stories: 1.00  
 Perimeter: 224 LF  
 Total area: 2,736 SF (all stories)



Occupancies	Designed Use	Actual Use	Units	Area per Unit	Construction Class		Avg Ht	Quality	CDU
	Church	Office, general	1	2,736	Wood or steel framed exterior w		22.00	C (AV)	Fair
Exterior walls HVAC Mezzanines	Component Description		Count	Stops	Area (sf)	Area (%)	Quality		
	Stud-Walls-Wood Siding				2,736	100.0%	C (AV)		
	Warmed and cooled air				2,736	86.4%	C (AV)		
	Mezzanines open				432	15.6%	C (AV)		
Section 1 basement	Levels	1.00							
	Perimeter	314 LF							
	Total area	4,324 SF (all levels in basement)							
Occupancies	Designed Use	Actual Use	Units	Area per Unit	Basement Type	Construction Class	Avg Ht	Quality	CDU
	Church	Office, general	1	2,736	Office	Masonry bearing walls	2.00	C (AV)	Average
	Church	Office, general	1	1,587	Office	Masonry bearing walls	10.00	C (AV)	Average

521 Ontario Ave, City of Sheboygan

Tax key number: 59281105830

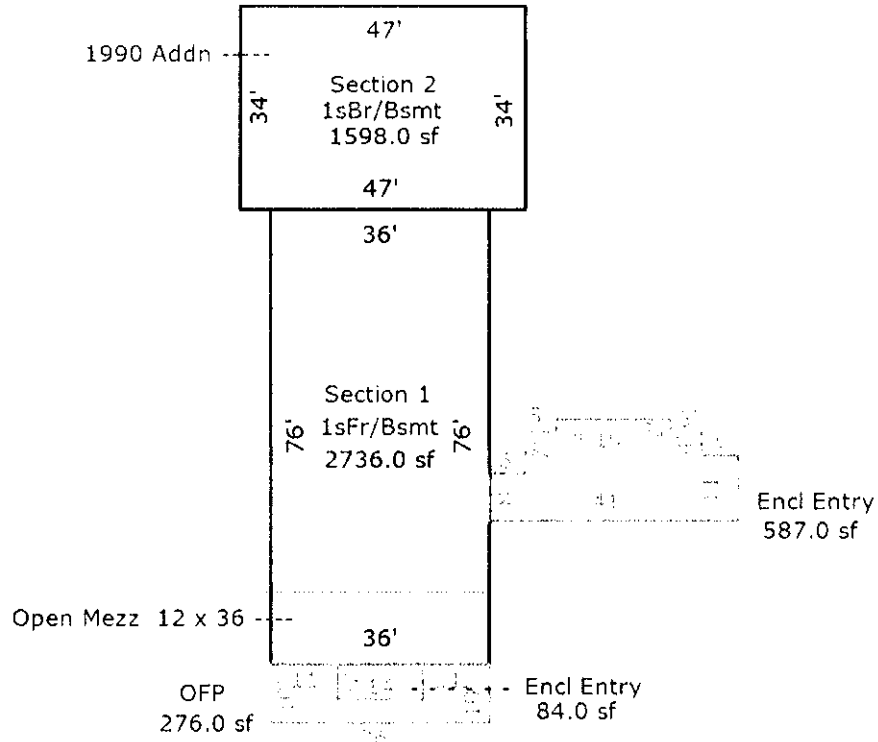
Page 1 of 5

2021 Property Records for City of Sheboygan, Sheboygan County

November 12, 2021

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501 Ontario Ave, City of Sheboygan

Taxkey number: 60231105830

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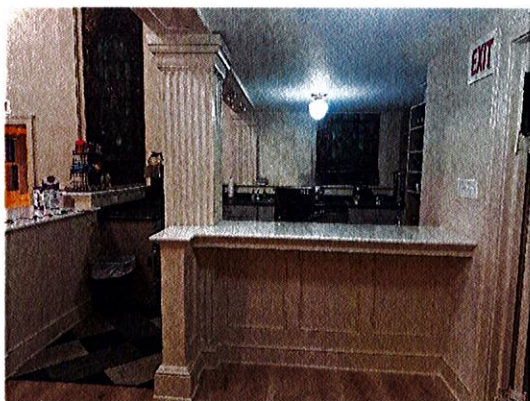


Inside the building:

Small cafe area within the old church:



View from the side: Small cafe area within the old church.



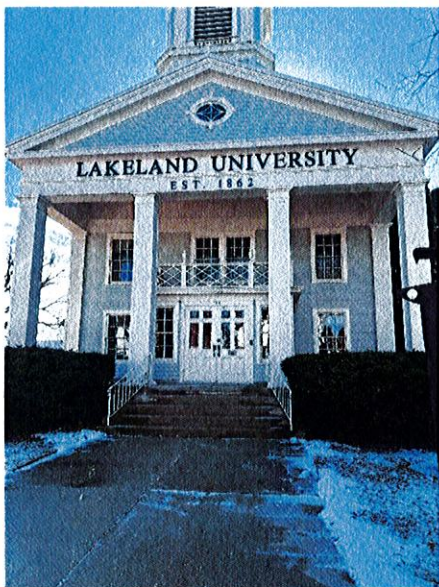
Cafe Seating Area:





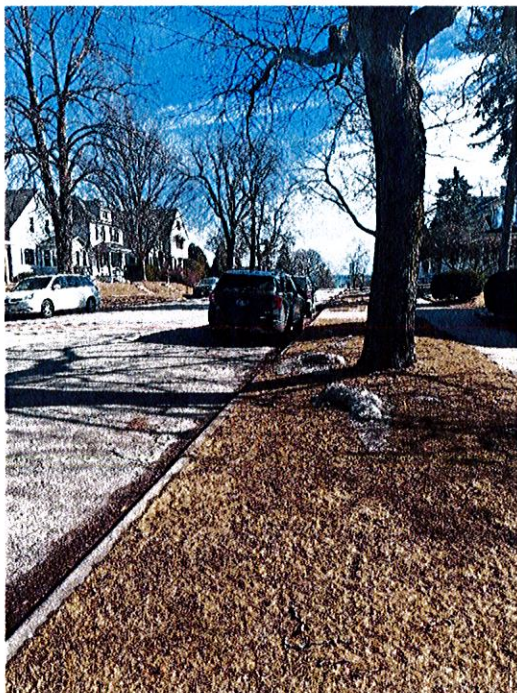
Outside the Building:

Exterior, with landscaping



Parking for customers:





Ontario Street Parking View towards the East (Lake Michigan)



Ontario Street Parking View towards the West (towards 6<sup>th</sup> st)  
And additional street parking along the attached Lakeland buildings on 6<sup>th</sup> street.

There's also additional parking in our parking lot behind the building (8 spots)



Accessible Entrance





## CITY OF SHEBOYGAN

## REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

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**ITEM DESCRIPTION:** Application for Conditional Use Permit with exceptions by Dave Herbeck to construct a new Gerber Collision located at parcel no. 59281431757. SC Zone.

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**REPORT PREPARED BY:** Ellise Rose, Associate Planner

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**REPORT DATE:** April 8, 2025

**MEETING DATE:** April 15, 2025

**FISCAL SUMMARY:****STATUTORY REFERENCE:**

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

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

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**BACKGROUND / ANALYSIS:**

Dave Herbeck is proposing to construct a new Gerber Collision located at parcel no. 59281431757. The applicant states the following:

- The existing parcel is a vacant lot.
- The proposed use will be a new building for Gerber Collision and Glass. The facility will have a small office / customer area on the south end and the remainder of the building will be a repair shop. A customer parking area located at the south end of the parcel will be adjacent to the customer entrance. The repair shop is surrounded by a screened in vehicle staging area. A landscape buffer will soften the screen fencing at the perimeter of the vehicle staging area.
- The facility will offer major and minor auto-body damage, dent and scratch, fenders, bumpers, paint, hail and frame repair. Also includes windshield repair and replacement.
- The facility is proposed to be open from 8am to 5pm on Monday thru Friday with 12 to 15 employee and 5 to 7 customer trip per day.
- The project is proposing a new 11,825 square foot building with 14 parking stalls (5,834 square feet) for customers (outside the screen fence) and 36 parking stalls (15,100 square feet) for vehicle staging and employee parking (inside the screen fence). The proposal included foundation planting at the customer entrance and buffer plantings at the perimeter of the screen fence area. All traffic will enter the south entrance drive off of South Business Dive II. Sidewalks will be provided at the employee entrance. A dumpster enclosure is proposed at the north end of the side inside the screen fence area.
- The customer entrance to the facility faces south to address the main traffic from Washington Avenue. The façade (south) will address the public entering the facility with timeless materials of brick and decorative block using colors and textures similar to adjacent developments. The entrance will be identified with a cantilevered canopy, signage band and storefront glazing to provide transparency to the customer area. The

remainder of the building will be clad with a vertical metal panel that will be softened to the public by the screen fence and buffer landscaping.

- A monument sign is being proposed near the entrance drive and a building mounted wall sign above the customer entrance.
- The project is proposed to start in early June and be completed by late October with an estimated budget of \$1,750,000.
- The use of a screen fence and buffer landscaping is being provided to eliminate the possibility of the public seeing damaged cars.
- The proposed use is in harmony with the purposes, goals, objectives, policies and standards of the city of Sheboygan Comprehensive Master Plan by providing clean orderly service provider to the community.
- The proposed development, though the use of screen fence and buffer landscaping, is in harmony of the neighboring uses. The location of the building also allows for logical and easy access to this location.
- The proposed use is in harmony with the neighboring uses which include a car wash and vehicle repair facility.

#### **STAFF COMMENTS:**

The applicant shows conceptual signage but 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 sign package for the site that utilizes colors and materials similar to the building.

#### **ACTION REQUESTED:**


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

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. 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. The applicant may store outdoors vehicles waiting to be serviced in the screened and enclosed outdoor storage area (vehicles only) and this vehicular outdoor storage area shall be properly maintained in an orderly fashion at all times. This area may not be used to store inoperable or unlicensed vehicles. If any issues arise concerning outdoor storage, this matter may be brought back to the Plan Commission for review.
5. All other outdoor storage of materials, products or equipment shall be prohibited.
6. Any fencing/retaining wall shall be installed per Section 105-945 of the City of Sheboygan Zoning Ordinance.
7. 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.
8. Applicant shall obtain the necessary sign permits prior to installation.

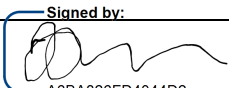
9. Applicant is responsible for working with all private and public utilities in order to adequately service this development proposal (applicant will need to provide the necessary easements and/or relocate utilities as necessary).
10. Any work within City of Sheboygan Public rights-of-way shall be discussed 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.).
11. 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.
12. All vehicles shall be located on the private property and shall not be located on any City streets, public rights-of-way, other private properties, etc. Vehicles may be parked/stored on paved surfaces (not gravel or landscaped areas).
13. If there are any amendments to the approved use and/or floor/site plan, the applicant will be required to submit a new conditional use application reflecting those amendments.

**ATTACHMENTS:**

Conditional Use Permit Application and Attachments

	<b>CITY OF SHEBOYGAN</b>  <b>APPLICATION FOR CONDITIONAL USE</b>	<div style="border: 1px solid black; padding: 2px; float: right;">Item 8.</div> <b>Fee:</b> \$250.00	
		<b>Review Date:</b> _____	
		<b>Zoning:</b> _____	

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

SECTION 1: Applicant/ Permittee Information			
Applicant Name (Ind., Org. or Entity) DSDH GERB, LLC		Authorized Representative Dave Herbeck	
Title Member			
Mailing Address 2601 E Gatewood Dr	City Appleton	State WI	ZIP Code 54915
Email Address dave@herbeckdevelopment.com	Phone Number (incl. area code) 920-428-9028		
SECTION 2: Landowner Information (complete these fields when project site owner is different than applicant)			
Applicant Name (Ind., Org. or Entity) 3036, LLC		Contact Person Thomas Schaefer	
Title Member			
Mailing Address 2551 North Wahl Avenue	City Milwaukee	State WI	ZIP Code 53211-3825
Email Address baysidemgmtllc.com	Phone Number (incl. area code) 414-840-6667		
SECTION 3: Project or Site Location			
Project Address/Description South Business Drive II		Parcel No. 59281431757	
SECTION 4: Proposed Conditional Use			
Name of Proposed/Existing Business:	Vacant Lot		
Existing Zoning:	SC - Suburban Commercial District		
Present Use of Parcel:	Vacant Lot		
Proposed Use of Parcel:	Auto Body Repair Shop		
Present Use of Adjacent Properties:	South - Car Wash - Firestone Auto Care - Culvers QSR East/North - Vacant lots West-Storm water Pond		
SECTION 5: Certification and Permission			
<b>Certification:</b> I hereby certify that I am the owner or authorized representative of the owner of the property which is the subject of this Permit Application. I certify that the information contained in this form and attachments is true and accurate. I certify that the project will be in compliance with all permit conditions. I understand that failure to comply with any or all of the provisions of the permit may result in permit revocation and a fine and/or forfeiture under the provisions of applicable laws.			
<b>Permission:</b> I hereby give the City permission to enter and inspect the property at reasonable times, to evaluate this notice and application, and to determine compliance with any resulting permit coverage.			
Name of Owner/Authorized Representative (please print) Thomas Schaefer		Title Member	Phone Number 414-840-6667
Signature of Applicant 		Date Signed March 21, 2025	

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.

**CONDITIONAL USE WRITTEN EXPLANATION REQUIREMENTS**

Item 8.

A. Name of project/development.

B. Summary of the Conditional Use and general operation of proposed use:

- Description of existing use
- Description of proposed use (indoor, outdoor, etc.), why was this site selected?
- All services, products, etc. to be provided
- Projected number of residents, employees, and/or daily customers
- Proposed number of dwelling units, floor area, landscape area, and parking area expressed in square feet and acreage to the nearest one-hundredth of an acre
- Description of proposed building and all new site improvements (square footage of new and existing structure(s), traffic, ingress/egress, parking, sidewalk, retaining walls, storm drainage, landscaping, lighting, dumpster enclosure, screening of mechanicals, etc.)
- A written description of the proposed general orientation, design, arrangement, texture, material and color of the building or structure and how it is compatible with the development and redevelopment in and around the area
- An explanation of any interior and/or exterior renovations
- Is access appropriate and is there sufficient customers/resident off-street parking?
- Proposed signage
- Project timeline and estimated value of project
- Compatibility of the proposed use and design with adjacent and other properties in the area.
- How will you insure that the business will not become a nuisance to adjacent properties (i.e. parking, noise, smells, hours of operations, etc.)
- Other information that would be considered pertinent by the Plan Commission.

C. If applicable, please describe any exceptions/variances that are required for this project (i.e. setbacks, parking, landscaping, etc.)

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

- a) 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?
- b) 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?
- c) How does the proposed conditional use maintain the desired consistency of land uses in relation to the setting within which the property is located?
- d) 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.



## CONDITIONAL USE APPLICATION SUBMITTAL REQUIREMENTS

### For a home occupation

1. A Site Plan including:
  - ☐ The overall property
  - ☐ The existing location of building(s) on the property
  - ☐ The parking spaces location on the property
2. A Floor Plan including:
  - ☐ The dwelling floor plan showing where the business will take place in the dwelling unit.
  - ☐ All information necessary to understand the proposal

### For all other Conditional Use Permits

1. A certified survey map showing existing property boundaries and improvements.
2. A map providing the following information:
  - ☐ The map and all its parts shall be clearly reproducible with a photocopier at a size of 11" X 17" and map scale not less than 1' = 600' with lot dimensions of the subject property provided and a graphic scale and north arrow.
  - ☐ All lands for which the conditional use is proposed.
  - ☐ All other lands within 100 feet of the boundaries of the subject property.
  - ☐ The current zoning of the subject property and its environs (200 feet),
3. A site plan (conforming to the requirements of Section 15.908(3) of the subject property as proposed for development):
  - ☐ Submit TWO (2) hardcopies of the site plan and ONE (1) 11" X 17" reduction of the site plan.
  - ☐ Submit digital plans and drawings of the project by email, flash drive, etc.
  - ☐ Title block that provides all contact information for the petitioner and/or owner, if different
  - ☐ Full name and contact information of petitioner's engineers/surveyors/architects, or other design professionals used in the plan preparation
  - ☐ The date of the original plan and latest date of revision to the plan
  - ☐ A north arrow and graphic scale. Said scale is not to be smaller than one inch equals 100 feet
  - ☐ All property lines & existing/proposed right-of-way lines with bearings & dimensions clearly labeled
  - ☐ Existing/proposed easement lines and dimensions with an explanation of ownership and purpose.
  - ☐ All required building setback lines
  - ☐ Existing and proposed buildings, structures and paved areas, including building entrances, walks, drives, decks, patios, fences, utility poles, drainage facilities and walls.
  - ☐ Location and dimension of all curb cuts and throat widths of all access points onto public streets or alleys.
  - ☐ The location and dimension of all on-site parking including a summary of the number of parking stalls provided versus the requirements of the ordinance
  - ☐ The location and dimension of all loading and service areas on subject property
  - ☐ The location of all outdoor storage areas and the design of all screening devices
  - ☐ Location of all outdoor storage and refuse disposal areas and the design and materials used for construction and operation
  - ☐ The location, type, height, size and lighting of all signage.
  - ☐ Location, height, design, illumination power and orientation of all exterior lighting on the property including a photometrics plan
  - ☐ Location of all exterior mechanical equipment and utilities and elevations of proposed screening devices where applicable (i.e. visible from a public street or residential use or district). Mechanical equipment includes, but is not limited to; HVAC equipment, electrical transformers and boxes, exhaust flues, plumbing vents, gas regulators, generator
  - ☐ Location of all existing and proposed landscape areas, storm water areas, etc.
4. Building elevations and perspectives.

NOTE: A Traffic Impact Study (TIA) may be required with large development proposals.

## APPLICATION SUBMITTAL

### **STEP 1: Initial Meeting with City Planning Office:**

An initial meeting is to ensure that both the applicant and the city staff have a proper understanding of what is being requested and to explain the approvals necessary. An engineered drawing is not required for this meeting, but an accurate sketch and any applicable background information may be needed. Additional meetings can be arranged by calling the Department of City Development.

### **STEP 2: Official Submission:**

A conditional use permit application may be filed at the City of Sheboygan Planning and Development office located on the 2nd floor of City Hall or may be submitted electronically via email:

Steve.Sokolowski@SheboyganWI.gov

If submitting electronically, please verify application has been accepted and will be placed on the next Plan Commission agenda.

Payment of the application fee must be received prior to the application filing deadline. Payment may be submitted via postal delivery, in person, or by phone using credit card.

**Mailing Address:** Department of City Development  
828 Center Ave. Suite 208  
Sheboygan, WI 53081

**NOTE:** Applications will not be accepted until complete. A complete application includes all items in the respective checklists above. Applications must be complete before they are scheduled for a meeting before the Plan Commission.

## PLAN COMMISSION MEETING

**Meeting Date:** The Plan Commission meets on the 2nd and 4th Tuesdays of the month at 4:00 p.m. in the Council Chambers of City Hall, 828 Center Ave. The project applicant or a representative must attend the Plan Commission meeting to present the conditional use permit request and answer questions regarding the proposal. Public comment will be invited at the Plan Commission meeting.

**Public Notification:** Owners of property in the vicinity of the site affected by the conditional use permit proposal are notified via mail. The public hearing notice explains the proposal and provides information about the Plan Commission meeting.

**Project Review:** The purpose of a conditional use permit is to assure compatibility between land uses. City staff analyzes a proposal and prepares a recommendation for the Plan Commission. The project analysis considers the location of the affected property, surrounding uses, and the operational details of a proposed use.

**Plan Commission:** The Plan Commission is charged with the authority to approve or deny a conditional use permit request. In the event an applicant wishes to contest the decision of the Plan Commission, the applicant may appeal the decision to the Sheboygan County Circuit Court.

**Plan Commission meeting agendas and minutes may be viewed on the City's website:  
[www.SheboyganWI.gov](http://www.SheboyganWI.gov)**

**FOR INFORMATION OR ASSISTANCE CONTACT THE ZONING MANAGER: (920) 459-3382**

Office Use Only

Item 8.

ACTION BY CITY PLAN COMMISSION

DATE OF MEETING: \_\_\_\_\_

APPROVED: \_\_\_\_\_      CONDITIONALLY APPROVED: \_\_\_\_\_      DENIED: \_\_\_\_\_

CONDITIONS

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

SIGNATURE: \_\_\_\_\_  
Chairperson, City Plan Commission or  
Representative Dept. of City Development

DATE: \_\_\_\_\_

NOTES

**Permits are valid** until such time as the business no longer operates from the side. No yearly renewal is required.

**Permit may be revoked** without notice if misrepresentation of any of the above information or attachments is found to exist.

**Permit shall expire** in one (1) year from date of approval unless substantial work has commenced or business has begun operating.

**Permit is null and void** if issued in error. It is understood that any permit issued on this application will not grant any right or privilege to erect any structure or to use any permits for any purpose that is prohibited by the City Zoning Ordinance or any other State or local laws.

**Changes in the plans or specifications** submitted in the original application shall not be made without prior written approval of the City Plan Commission.

## Conditional Use Written Explanation For City of Sheboygan

**A.) Name of project:** Gerber Collision and Glass

**B.) Summary:**

- The existing parcel is a vacant lot
- The proposed use will be a new building for Gerber Collision and Glass. The facility will have a small office / customer area on the south end and the remainder of the building will be a repair shop. A customer parking area located at the south end of the parcel will be adjacent to the customer entrance. The repair shop is surrounded by a screened in vehicle staging area. A landscape buffer will soften the screen fencing at the perimeter of the vehicle staging area.
- The facility will offer major and minor auto-body damage, dent and scratch, fenders, bumpers, paint, hail and frame repair. Also includes windshield repair and replacement.
- The facility is proposed to be open from 8am to 5pm on Monday thru Friday with 12 to 15 employee and 5 to 7 customer trip per day.
- The project is proposing a new 11,825 square foot building with 14 parking stalls (5,834 square feet) for customers (outside the screen fence) and 36 parking stalls (15,100 square feet) for vehicle staging and employee parking (inside the screen fence). The proposal included foundation planting at the customer entrance and buffer plantings at the perimeter of the screen fence area. All traffic will enter the south entrance drive off of South Business Dive II. Sidewalks will be provided at the employee entrance. A dumpster enclosure is proposed at the north end of the side inside the screen fence area.
- The customer entrance to the facility faces south to address the main traffic from Washington Avenue. The façade (south) will address the public entering the facility with timeless materials of brick and decorative block using colors and textures similar to adjacent developments. The entrance will be identified with a cantilevered canopy, signage band and storefront glazing to provide transparency to the customer area. The remainder of the building will be clad with a vertical metal panel that will be softened to the public by the screen fence and buffer landscaping.
- A monument sign is being proposed near the entrance drive and a building mounted wall sign above the customer entrance.
- The project is proposed to start in early June and be completed by late October with an estimated budget of \$1,750,000.
- The use of a screen fence and buffer landscaping is being provided to eliminate the possibility of the public seeing damaged cars.

**C.) Variances**

- No variances or exceptions are being proposed for this project.

**D.) Justification**

- The proposed use is in harmony with the purposes, goals, objectives, policies and standards of the city of Sheboygan Comprehensive Master Plan by providing clean orderly service provider to the community.
- The proposed development, though the use of screen fence and buffer landscaping, is in harmony of the neighboring uses. The location of the building also allows for logical and easy access to this location.
- The proposed use is in harmony with the neighboring uses which include a car wash and vehicle repair facility.
- The proposed site is served by adequate utilities.



**EXCEL**

Always a Better Plan

100 Camelot Drive  
Fond du Lac, WI 54935  
920-926-9800  
excelengineer.com

PROJECT INFORMATION

PROPOSED DEVELOPMENT FOR:  
**DSDH DEVELOPMENT**  
S BUSINESS DR II • SHEBOYGAN, WI 53081

PROFESSIONAL SEAL

PRELIMINARY DATES  
MAR. 20, 2025  
APR. 7, 2025

NOT FOR CONSTRUCTION

JOB NUMBER  
240269200

SHEET NUMBER  
**C1.1**

PROJECT INFORMATION

PROPERTY OWNER:  
3036 LLC  
2551 NORTH WAHL AVENUE  
MILWAUKEE, WI 53211-3825

ENGINEERING CONTACT:  
EXCEL ENGINEERING, INC.  
ATTN: JAY JOHNSON  
100 CAMELOT DRIVE  
FOND DU LAC, WI 54935  
(920) 926-9800

PETITIONER:  
DSDH GERB  
ATTN: DAVE HERBECK  
2601 EAST GATEWOOD DRIVE  
APPLETON, WI 54915


PROJECT DESCRIPTION:  
NEW DEVELOPMENT FOR GERBER COLLISION AND GLASS. MAJOR AND MINOR AUTO BODY DAMAGE REPAIR. DENT & SCRATCH, FENDERS, BUMPERS, PAINT, HAIL, FRAME. WINDSHIELD REPAIR AND REPLACEMENT. OPEN MONDAY THRU FRIDAY 8AM TO 5PM. 12-15 EMPLOYEES AND 5-7 CUSTOMER TRIPS PER DAY.

TOTAL AREA: 85,298 SQ.FT. (1.96 ACRES)

ZONING: SUBURBAN COMMERCIAL DISTRICT

FRONT SETBACK = 25'  
SIDE SETBACK = 10'  
MAX. BUILDING HEIGHT = 50'

10' BUFFER YARD IS A REQUIREMENT  
BETWEEN SELLER AND DEVELOPER



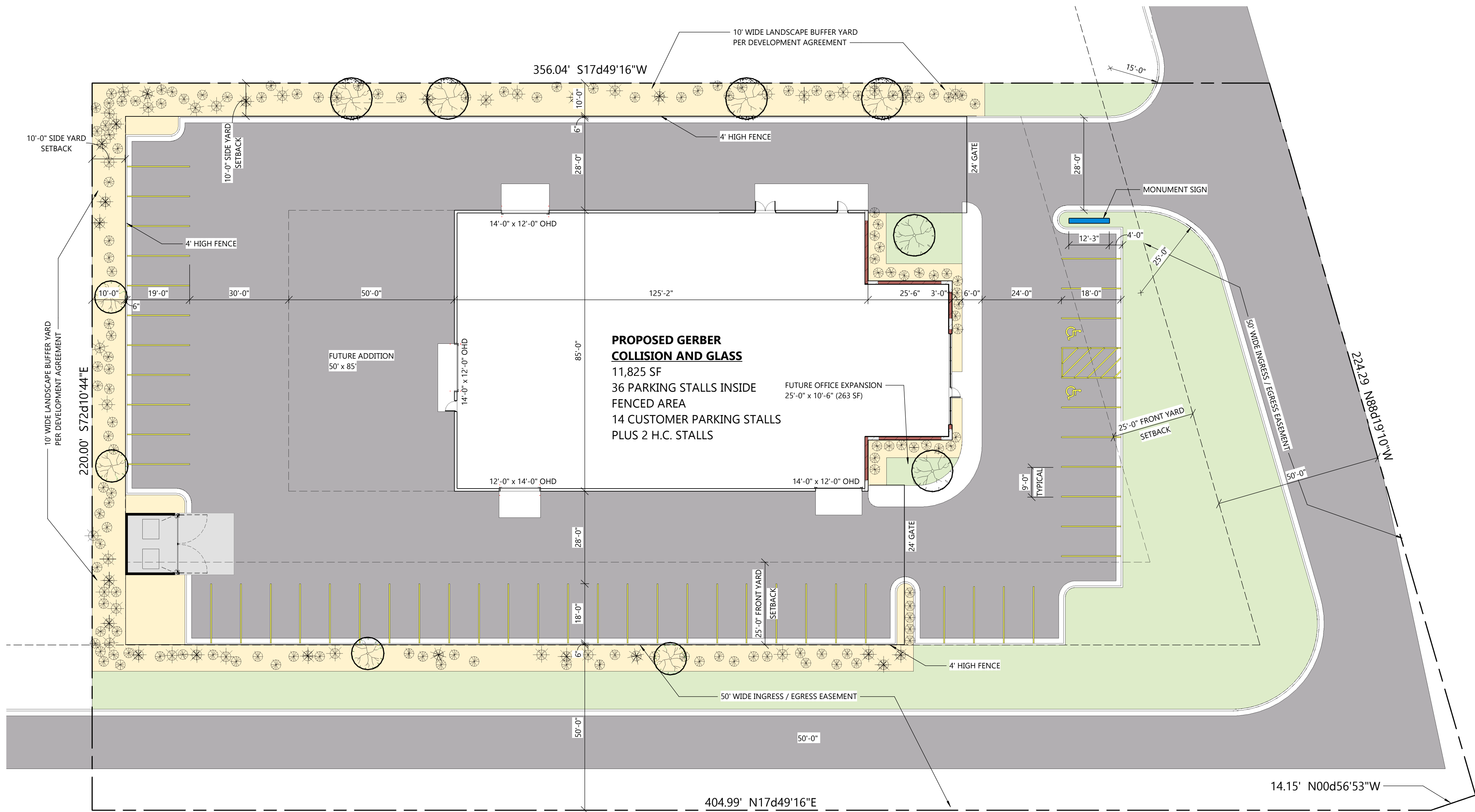
Sign	A	B	C	D	Sq. Ft.
TBG-M50	4'-1"	12'-3"	3'-9"	8'-0"	50

Color	Pantone Matching System (PMS)	3M Vinyl	Paint
Blue	PMS 287	3M 3630-157	Paint to match 3M 3630-157
Red	PMS 1797	3M 3630-33	Paint to match 3M 3630-33
White	Pantone White	3M 7725-10	Paint to match 3M 7725-10
Light Silver	PMS 877C		Light silver metallic paint to match PMS 877C
Grey	PMS 429		Paint to match PMS 429
Dark Grey	PMS 430		Paint to match PMS 430

Interior Brushed Laminate - Brushed Aluminum Sheet

Chemetal #902.025		
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2  
C1.1  
MONUMENT SIGN  
NOT TO SCALE



CONCEPT SITE PLAN





Always a Better Plan

100 Camelot Drive  
Fond du Lac, WI 54935  
920-926-9800  
excelengineer.com

PROJECT INFORMATION

PROPOSED DEVELOPMENT FOR:  
**DSDH DEVELOPMENT**  
S BUSINESS DR II • SHEBOYGAN, WI 53081

PROFESSIONAL SEAL

PRELIMINARY DATES

MAR. 20, 2025

NOT FOR CONSTRUCTION

JOB NUMBER

240269200

SHEET NUMBER

A2.0

EXTERIOR MATERIAL KEY

**CAST STONE SILL**  
COLOR: LIMESTONE

**CONCRETE MASONRY UNITS**  
STYLE: SPLIT FACE  
COLOR: TAN

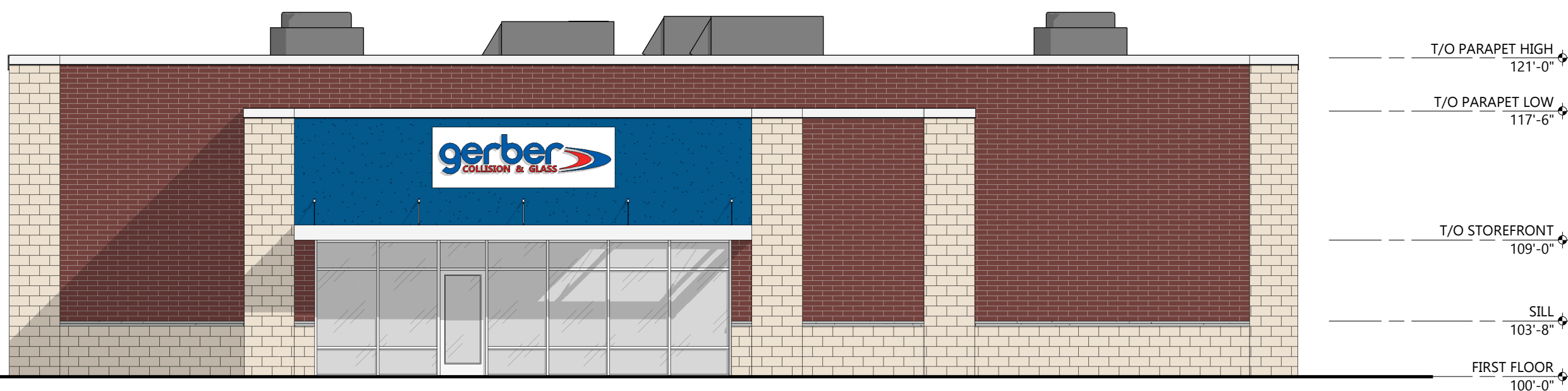
**EFS**  
TEXTURE: SANDBLASTED

**ALUMINUM STOREFRONT**  
LOW-E INSULATED GLAZING  
COLOR: CLEAR ANODIZED

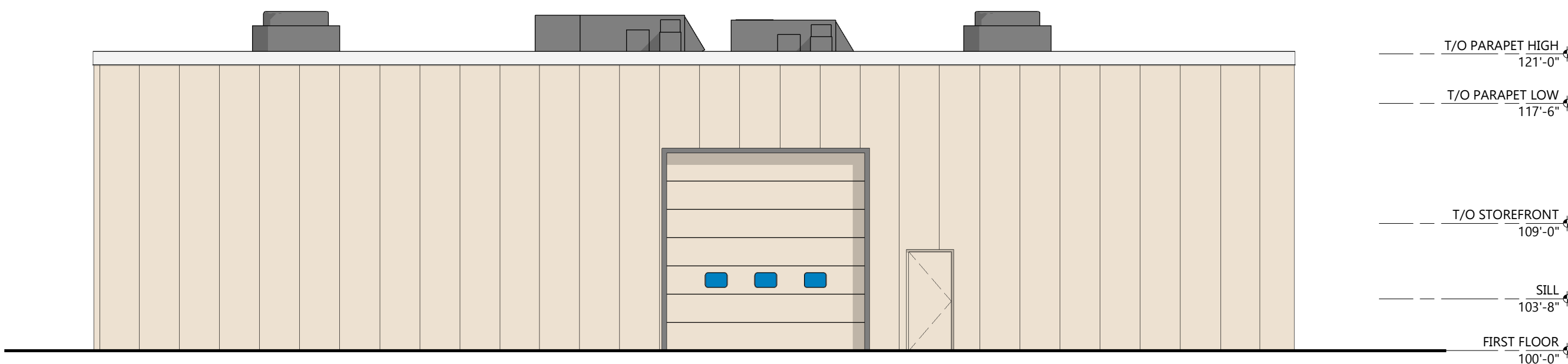
**PREFINISHED METAL COPING**  
COLOR: BONE WHITE

**CONCRETE MASONRY UNITS**  
STYLE: HALF-HEIGHT  
COLOR: RED

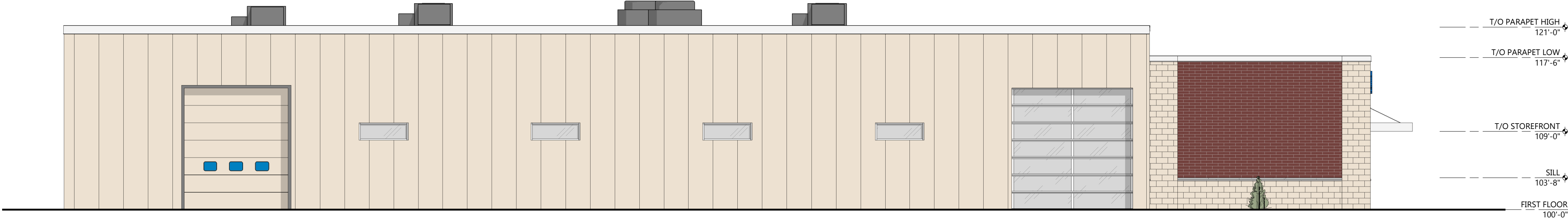
**VERTICAL METAL PANEL**  
34" PANEL WIDTH



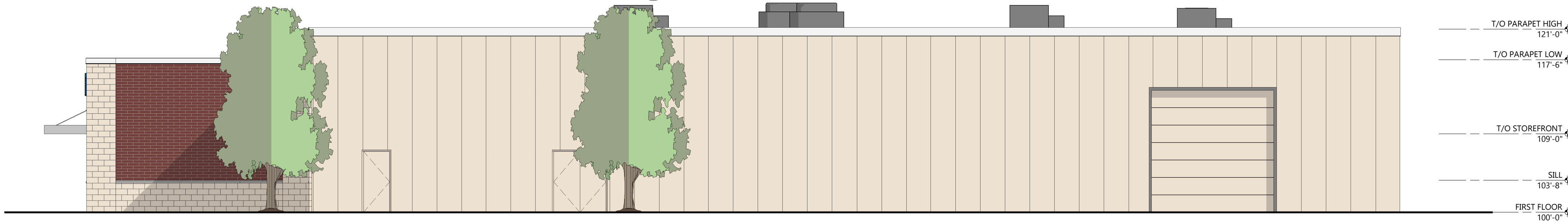
1 SOUTH ELEVATION  
A2.0 SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION  
A2.0 SCALE: 1/8" = 1'-0"



3 WEST ELEVATION  
A2.0 SCALE: 1/8" = 1'-0"



4 EAST ELEVATION  
A2.0 SCALE: 1/8" = 1'-0"

ARCHITECTURAL EXTERIOR ELEVATIONS





Always a Better Plan

100 Camelot Drive  
Fond du Lac, WI 54935  
920-926-9800  
excelengineer.com

PROJECT INFORMATION

PROPOSED DEVELOPMENT FOR:  
**DSDH DEVELOPMENT**  
S BUSINESS DR II • SHEBOYGAN, WI 53081

PROFESSIONAL SEAL

PRELIMINARY DATES

MAR. 25, 2025

NOT FOR CONSTRUCTION

JOB NUMBER

240269200

SHEET NUMBER

A2.1

EXTERIOR MATERIAL KEY

CAST STONE SILL  
COLOR: LIMESTONE

CONCRETE MASONRY UNITS  
STYLE: SPLIT FACE  
COLOR: TAN

EFS  
TEXTURE: SANDBLASTED

ALUMINUM STOREFRONT  
LOW-E INSULATED GLAZING  
COLOR: CLEAR ANODIZED

PREFINISHED METAL COPING  
COLOR: BONE WHITE

CONCRETE MASONRY UNITS  
STYLE: HALF-HEIGHT  
COLOR: RED

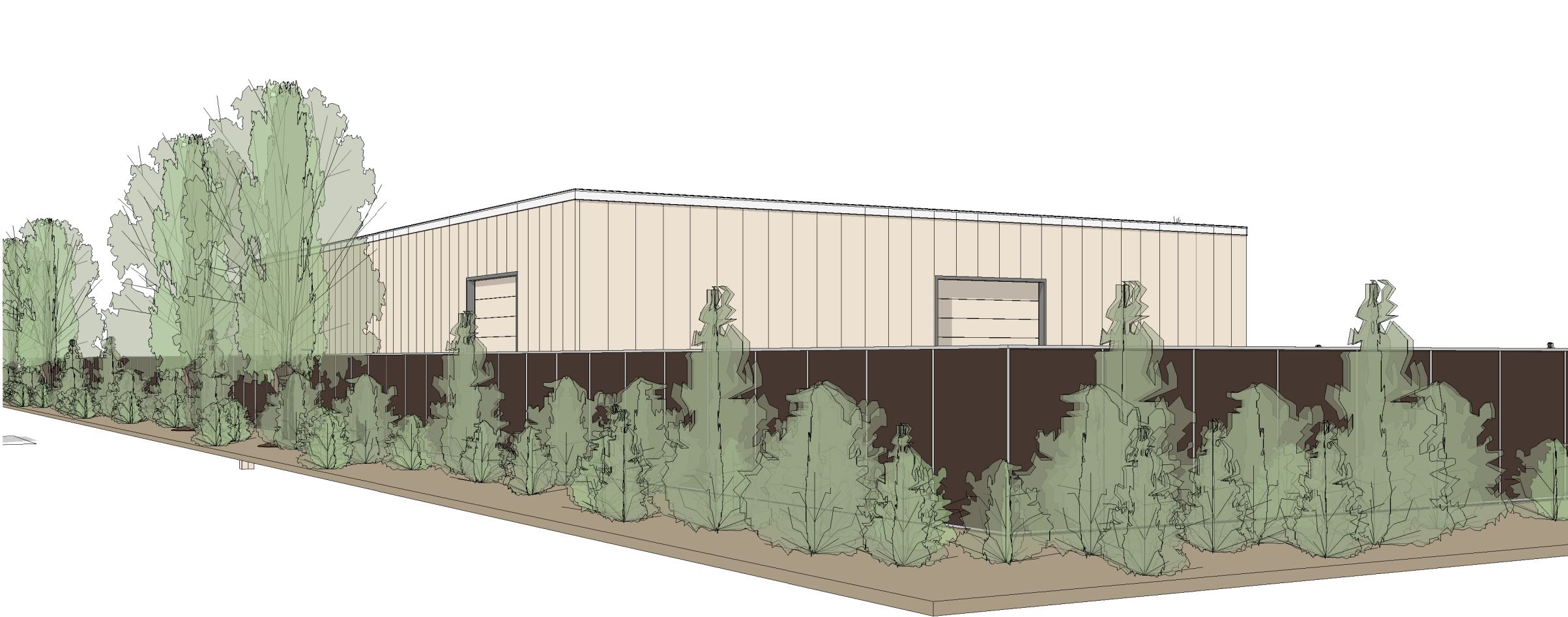
VERTICAL METAL PANEL  
34" PANEL WIDTH



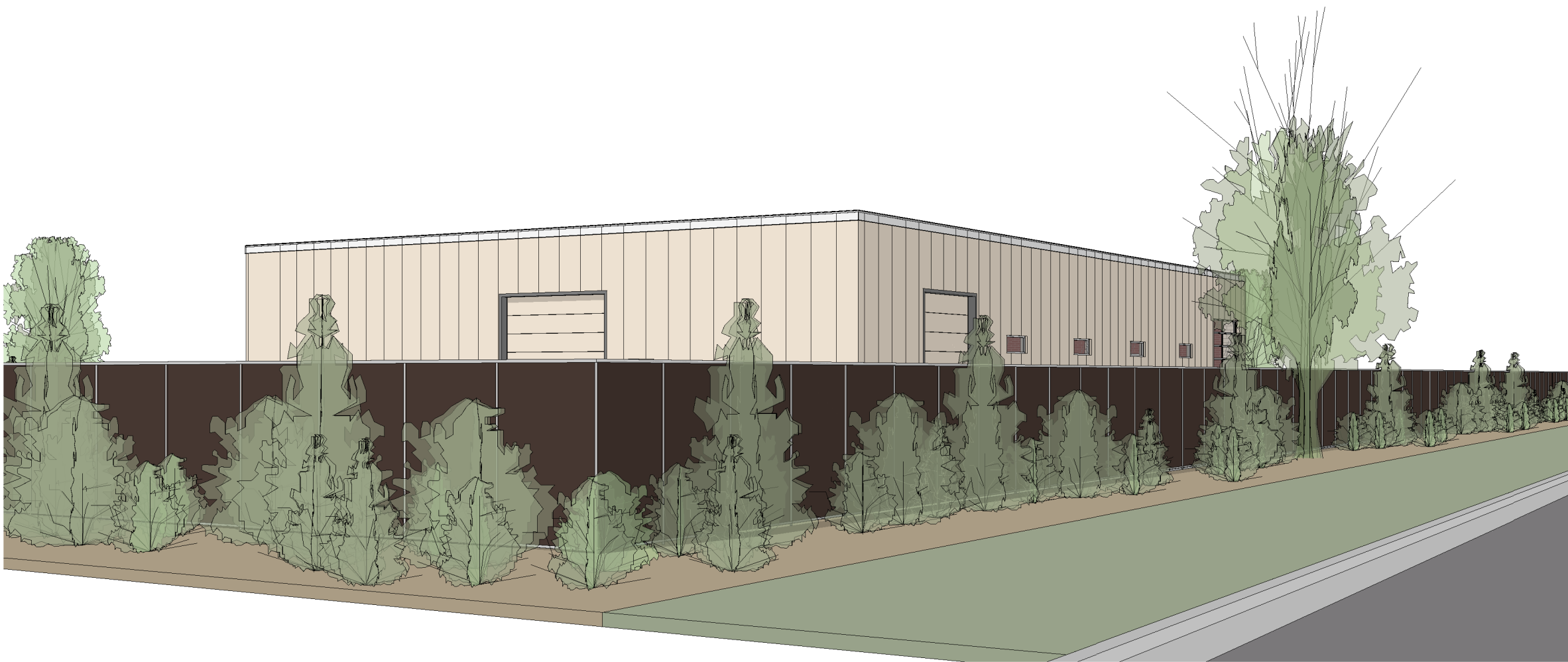
NORTHEAST PERSPECTIVE



NORTHWEST PERSPECTIVE



SOUTHEAST PERSPECTIVE



SOUTHWEST PERSPECTIVE



ZONED: SUBURBAN COMMERCIAL DISTRICT

**LOT 102**

ZONED: SUBURBAN COMMERCIAL DISTRICT

**LOT 103**

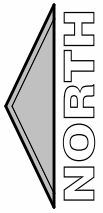
ZONED: SUBURBAN COMMERCIAL DISTRICT

**LOT 104**

ZONED: SUBURBAN COMMERCIAL DISTRICT

**LOT 105**

ZONED: SUBURBAN COMMERCIAL DISTRICT

[illegible]

## PROJECT MAP

SCALE: 1" = 80'-0"

## OVERALL PROJECT MAP

## PROJECT INFO

PROPOSED DEVELOPMENT FOR:  
**DSDH DEVELOPMENT**  
S BUSINESS DR II • SHEBOYGAN, WI 53081

## PRELIMINARY DATES

MAR. 20, 2025

**NOT FOR CONSTRUCTION**

**JOB NUMBER**

240269200

## SHEET NUMBER

# C1.0

37







# WASHINGTON SQUARE

LOCATED IN A PART OF THE SW 1/4 OF THE NW 1/4, AND PART OF THE NW 1/4 OF THE SW 1/4 AND PART OF THE SW 1/4 OF THE SW 1/4, SECTION 34, AND THE PART OF THE NE 1/4 OF THE SE 1/4, AND SE 1/4 OF THE SE 1/4, SECTION 33, T. 15 N.-R. 23 E., CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN.

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 August 31<sup>st</sup>, 2007

Renée L. Doney  
Department of Administration

OWNER & SUBDIVIDER:  
DEVELOPMENT 3000, LLC  
10134 NORTH PORT WASHINGTON RD  
MEQUON, WI 53092

ENGINEER & SURVEYOR:  
EXCEL ENGINEERING, INC.  
100 CAMELOT DRIVE  
FOND DU LAC, WI 54935

TOTAL AREA:  
33,760 acres  
1,470,600 sq. ft.

SURVEY NOTE  
HATCHED AREA INDICATES LANDS  
TO BE DEDICATED FOR PUBLIC  
RIGHT-OF-WAY

EXISTING ZONING:  
SC - SUBURBAN COMMERCIAL DISTRICT  
SETBACKS AND HEIGHT RESTRICTION:  
SC - SUBURBAN COMMERCIAL DISTRICT  
FRONT 25'  
REAR 0'  
SIDE 10'  
MAX. BUILDING HEIGHT 50'

## LEGEND

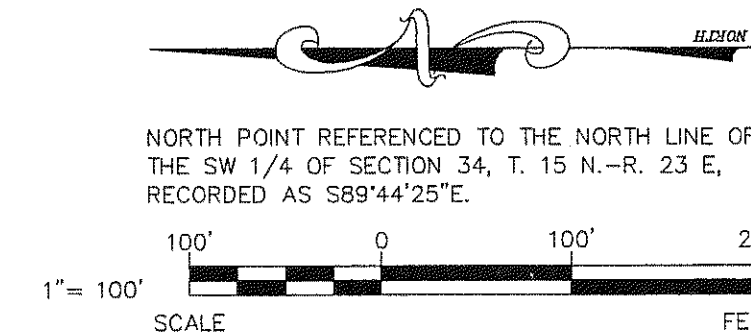
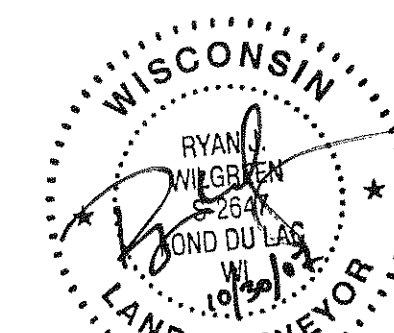
- ▲ - 1" IRON PIPE FOUND IN PLACE.
  - - 3/4" REBAR FOUND IN PLACE.
  - ✕ - CHISELED CROSS FOUND IN PLACE.
  - △ - MAG NAIL FOUND IN PLACE.
  - ✕ - CHISELED CROSS SET.
  - - MAG NAIL SET.
  - - 1-1/4" X 18" RE. BAR SET WEIGHING 4.30 LBS./LINEAL FOOT.
  - - CONCRETE MON. WITH BRASS CAP
- ALL OTHER LOT CORNERS STAKED WITH 3/4" X 18" RE. BAR WEIGHING 1.50 LBS./LINEAL FOOT UNLESS OTHERWISE SPECIFIED.

ALL LINEAR MEASUREMENTS HAVE BEEN MADE TO THE NEAREST ONE HUNDREDTH OF A FOOT. ALL ANGULAR MEASUREMENTS HAVE BEEN MADE TO THE NEAREST SECOND AND COMPUTED TO HALF-SECONDS.

PRIVATE EASEMENTS SHOWN ARE SUBJECT TO RECORDED RESTRICTIVE COVENANTS.

PUBLIC EASEMENTS SHOWN ARE SUBJECT TO RECORDED DEVELOPER'S AGREEMENT BETWEEN THE OWNER AND THE CITY OF SHEBOYGAN.

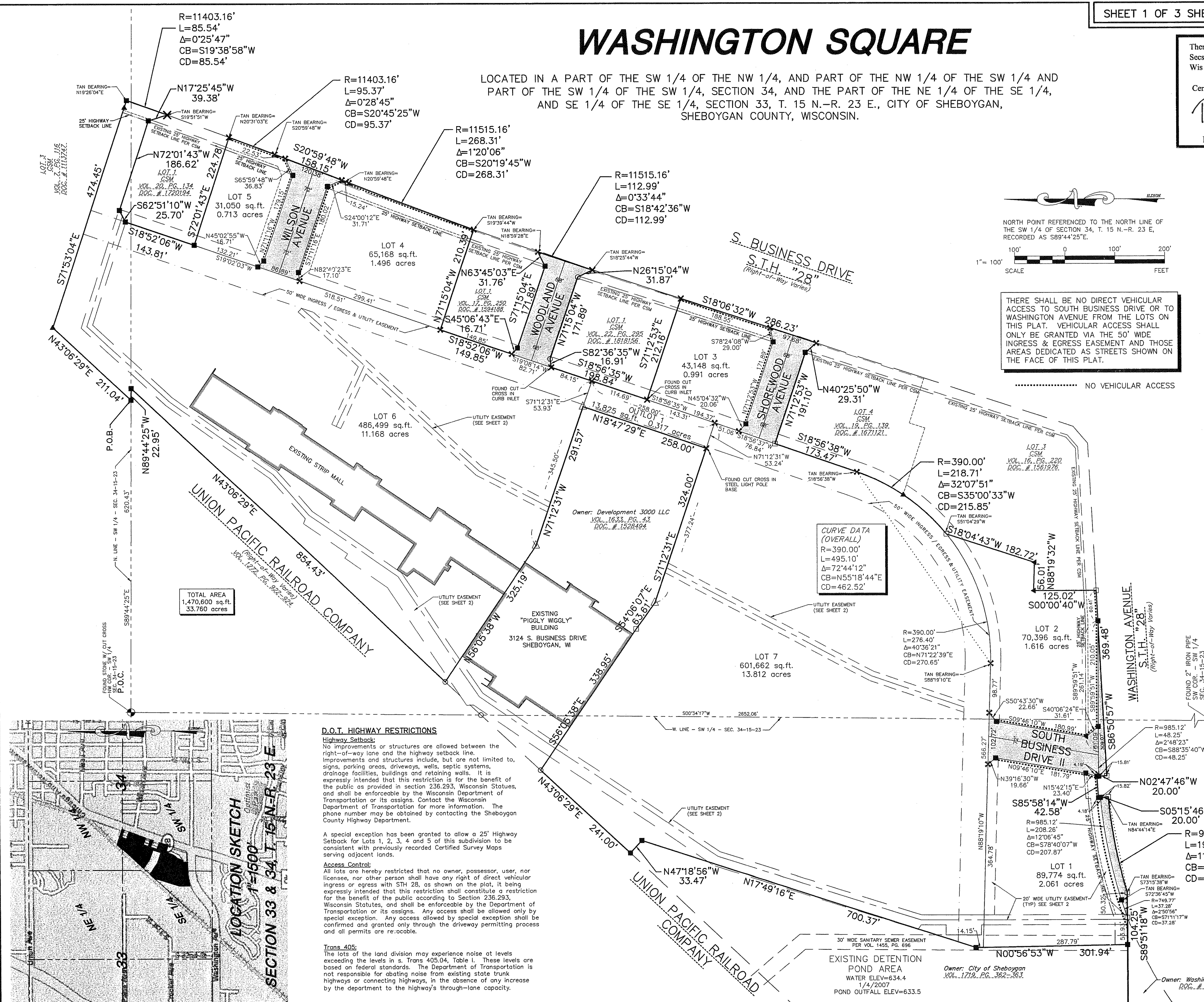
REVISED: 8/13/2007  
REVISED: 8/24/2007



THERE SHALL BE NO DIRECT VEHICULAR ACCESS TO SOUTH BUSINESS DRIVE OR TO WASHINGTON AVENUE FROM THE LOTS ON THIS PLAT. VEHICULAR ACCESS SHALL ONLY BE GRANTED VIA THE 50' WIDE INGRESS & EGRESS EASEMENT AND THOSE AREAS DEDICATED AS STREETS SHOWN ON THE FACE OF THIS PLAT.

NO VEHICULAR ACCESS

CURVE DATA (OVERALL)  
R=390.00'  
L=495.10'  
Δ=72°44'12"  
CB=N55°18'44"E  
CD=462.52'



## D.O.T. HIGHWAY RESTRICTIONS

**Highway Setback:**  
No improvements or structures are allowed between the right-of-way line and the highway setback line. Improvements and structures include, but are not limited to, signs, parking areas, driveways, wells, septic systems, drainage facilities, buildings and retaining walls. It is expressly intended that this restriction is for the benefit of the public as provided in section 236.293, Wisconsin Statutes, and shall be enforceable by the Wisconsin Department of Transportation or its assigns. Contact the Wisconsin Department of Transportation for more information. The phone number may be obtained by contacting the Sheboygan County Highway Department.

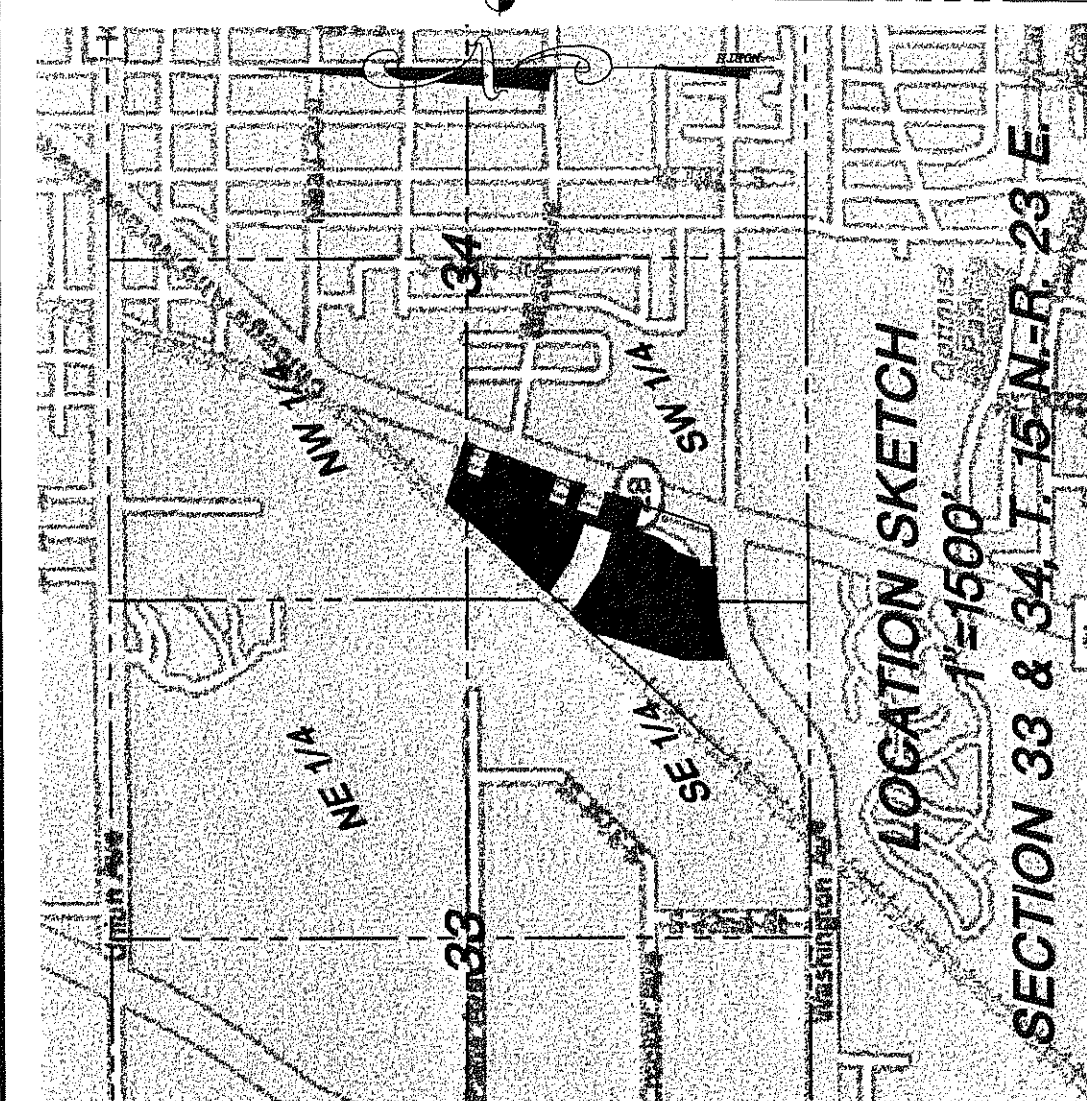
A special exception has been granted to allow a 25' Highway Setback for Lots 1, 2, 3, 4 and 5 of this subdivision to be consistent with previously recorded Certified Survey Maps serving adjacent lands.

## Access Control:

All lots are hereby restricted that no owner, possessor, user, nor licensee, nor other person shall have any right of direct vehicular ingress or egress with STH 28, as shown on the plat, it being expressly intended that this restriction shall constitute a restriction for the benefit of the public according to Section 236.293, Wisconsin Statutes, and shall be enforceable by the Department of Transportation or its assigns. Any access shall be allowed only by special exception. Any access allowed by special exception shall be confirmed and granted only through the driveway permitting process and all permits are revocable.

## Trans 405:

The lots of the land division may experience noise at levels exceeding the levels in s. Trans 405.04, Table I. These levels are based on federal standards. The Department of Transportation is not responsible for abating noise from existing state trunk highways or connecting highways, in the absence of any increase by the department to the highway's through-lane capacity.





# WASHINGTON SQUARE

LOCATED IN A PART OF THE SW 1/4 OF THE NW 1/4, AND PART OF THE NW 1/4 OF THE SW 1/4 AND PART OF THE SW 1/4 OF THE SW 1/4, SECTION 34, AND THE PART OF THE NE 1/4 OF THE SE 1/4, AND SE 1/4 OF THE SE 1/4, SECTION 33, T. 15 N.-R. 23 E., CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN.

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 August 31<sup>st</sup> 2007

*Rene H. Poney*  
Department of Administration

OWNER & SUBDIVIDER:  
DEVELOPMENT 3000, LLC  
10134 NORTH PORT WASHINGTON RD  
MEQUON, WI 53092

ENGINEER & SURVEYOR:  
EXCEL ENGINEERING, INC.  
100 CAMELOT DRIVE  
FOND DU LAC, WI 54935

TOTAL AREA=  
33.760 acres  
1,470,600 sq. ft.

#### SURVEY NOTE

HATCHED AREA INDICATES LANDS TO BE DEDICATED FOR PUBLIC RIGHT-OF-WAY

#### EXISTING ZONING

SC - SUBURBAN COMMERCIAL DISTRICT

#### SETBACKS AND HEIGHT RESTRICTION

SC - SUBURBAN COMMERCIAL DISTRICT  
FRONT 25'  
REAR 0'  
SIDE 10'  
MAX. BUILDING HEIGHT 50'

#### LEGEND

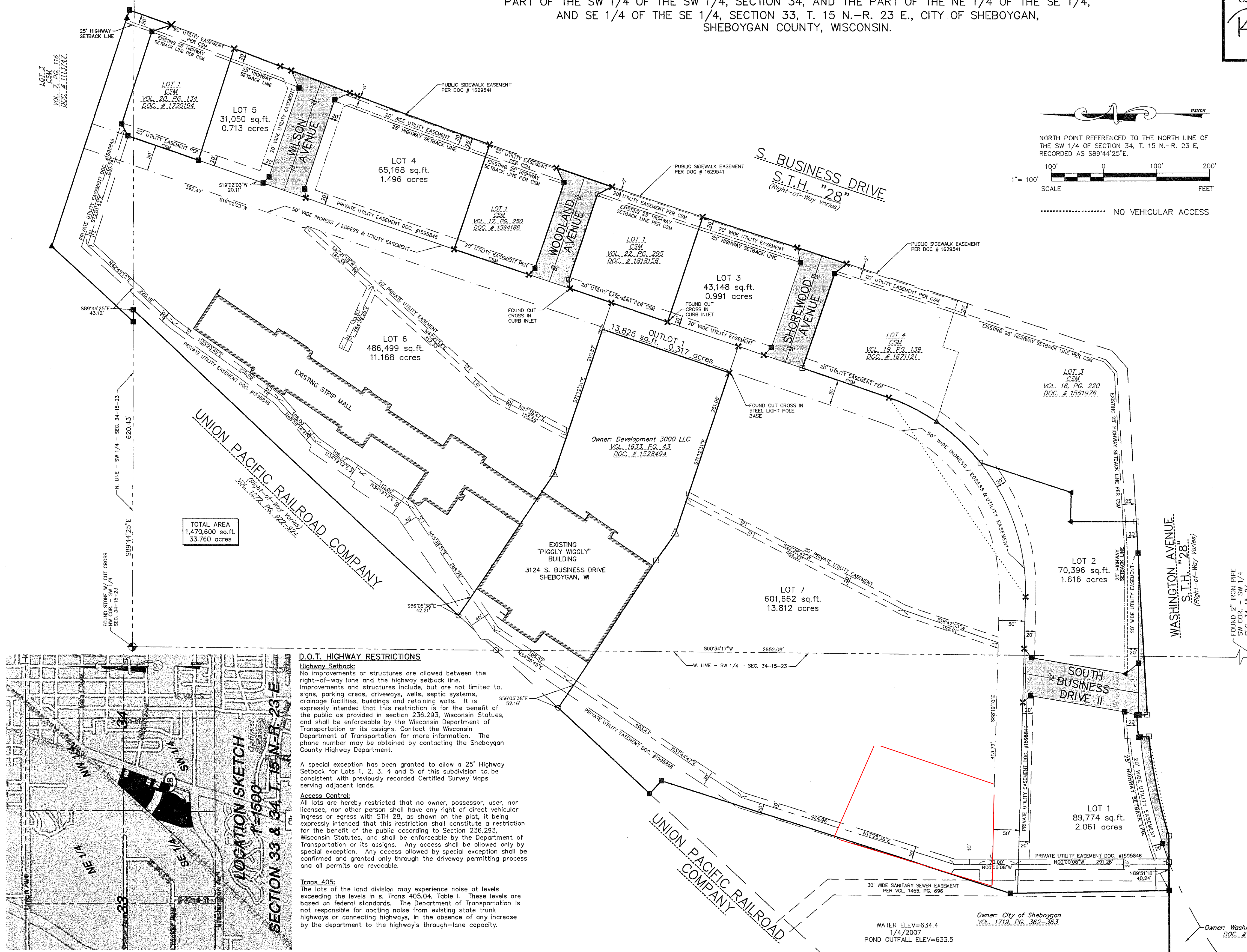
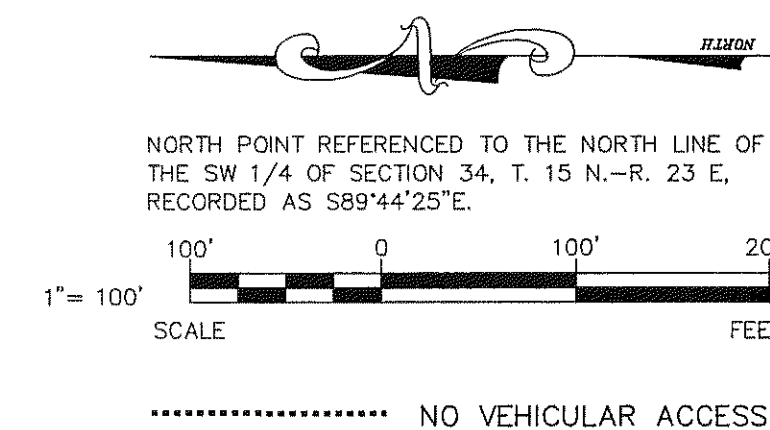
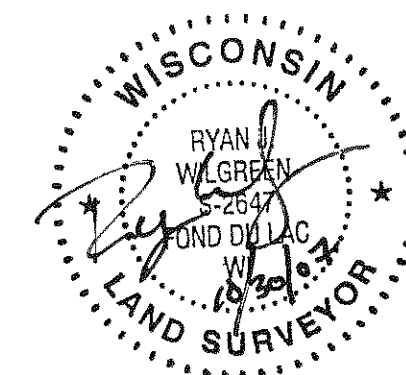
- ▲ - 1" IRON PIPE FOUND IN PLACE.
  - - 3/4" REBAR FOUND IN PLACE.
  - ✕ - CHISELED CROSS FOUND IN PLACE.
  - △ - MAG NAIL FOUND IN PLACE.
  - ✕ - CHISELED CROSS SET.
  - - MAG NAIL SET.
  - - 1-1/4" X 18" RE. BAR SET WEIGHING 4.30 LBS./LINEAL FOOT.
  - ⊕ - CONCRETE MON. WITH BRASS CAP
- ALL OTHER LOT CORNERS STAKED WITH 3/4" X 18" RE. BAR WEIGHING 1.50 LBS./LINEAL FOOT UNLESS OTHERWISE SPECIFIED.

ALL LINEAR MEASUREMENTS HAVE BEEN MADE TO THE NEAREST ONE HUNDREDTH OF A FOOT. ALL ANGULAR MEASUREMENTS HAVE BEEN MADE TO THE NEAREST SECOND AND COMPUTED TO HALF-SECONDS.

PRIVATE EASEMENTS SHOWN ARE SUBJECT TO RECORDED RESTRICTIVE COVENANTS.

PUBLIC EASEMENTS SHOWN ARE SUBJECT TO RECORDED DEVELOPER'S AGREEMENT BETWEEN THE OWNER AND THE CITY OF SHEBOYGAN.

REVISED: 8/13/2007  
REVISED: 8/24/2007



#### D.O.T. HIGHWAY RESTRICTIONS

##### Highway Setback

No improvements or structures are allowed between the right-of-way lane and the highway setback line. Improvements and structures include, but are not limited to, signs, parking areas, driveways, wells, septic systems, drainage facilities, buildings and retaining walls. It is expressly intended that this restriction is for the benefit of the public as provided in section 236.293, Wisconsin Statutes, and shall be enforceable by the Wisconsin Department of Transportation or its assigns. Contact the Wisconsin Department of Transportation for more information. The phone number may be obtained by contacting the Sheboygan County Highway Department.

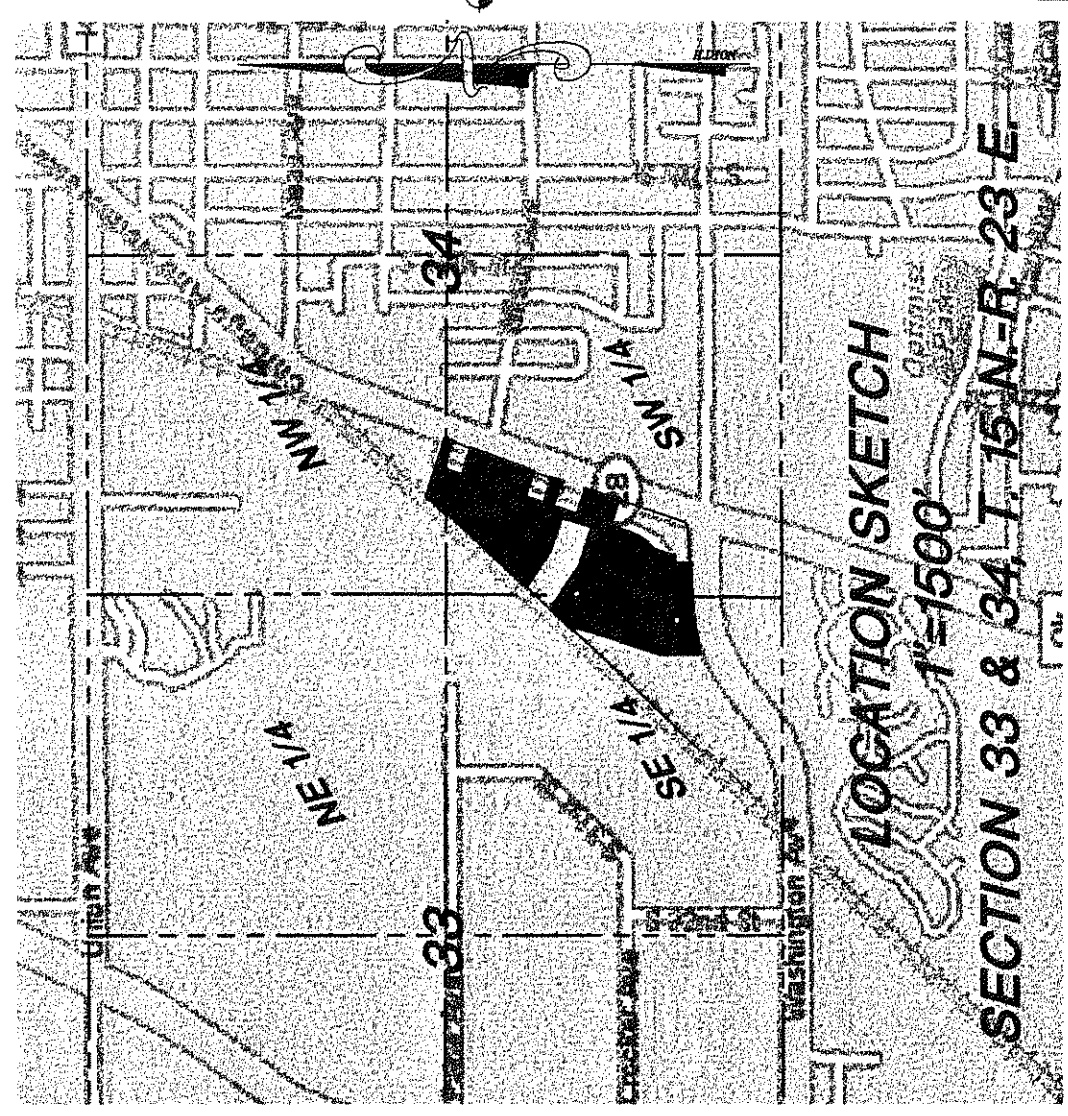
A special exception has been granted to allow a 25' Highway Setback for Lots 1, 2, 3, 4 and 5 of this subdivision to be consistent with previously recorded Certified Survey Maps serving adjacent lands.

##### Access Control

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##### Trans 405

The lots of the land division may experience noise at levels exceeding the levels in s. Trans 405.04, Table I. These levels are based on federal standards. The Department of Transportation is not responsible for abating noise from existing state trunk highways or connecting highways, in the absence of any increase by the department to the highway's through-lane capacity.





I, Ryan Wilgreen, Registered Land Surveyor, hereby certify:

That I have surveyed, divided and mapped WASHINGTON SQUARE, located in a part of the Southwest 1/4 of the Northwest 1/4, a part of the Northwest 1/4 of the Southwest 1/4, and part of the Southwest 1/4 of the Southwest 1/4 of Section 34, and part of the Northeast 1/4 of the Southeast 1/4 and part of the Southeast 1/4 of the Southeast 1/4 of section 33, T.15 N. - R.23 E., City of Sheboygan, Sheboygan County, Wisconsin, and being more particularly described as follows:

Commencing at the Northwest corner of the Southwest 1/4 of said Section 34; thence South 89°-44'-25" East along the North line of the Southwest 1/4 of said Section 34, a distance of 620.43 feet to the Easterly right-of-way line of the Union Pacific Railroad also being the point of beginning; thence North 43°-06'-29" East along said Easterly right-of-way line, a distance of 211.04 feet to the southerly line of Lot 3, Certified Survey Map, Volume 7, Page 116, recorded as Document No. 1113747 in Sheboygan County Register of Deeds Office; thence South 71°-53'-04" East along said southerly line, a distance of 474.45 feet to the Westerly right-of-way line of South Business Drive (S.T.H. 28); thence southwesterly 85.54 feet along the said Westerly right-of-way line on a curve to the right having a radius of 11,403.16 feet, the chord of said curve bears South 19°-38'-58" West, a chord distance of 85.54 feet to the easterly most corner of a parcel of land described as Lot 1, Certified Survey Map, Volume 20, Page 134, recorded as Document No. 1720194 in said Register of Deeds Office; thence North 17°-25'-45" West along the northeasterly line of said Lot 1, a distance of 39.38 feet to the northerly line of said Lot 1; thence North 72°-01'-43" West along said northerly line, a distance of 186.62 feet to the northwesterly line of said Lot 1; thence South 62°-51'-10" West along said northwesterly line, a distance of 25.70 feet to the westerly line of said Lot 1; thence South 18°-52'-06" West along said westerly line, a distance of 143.81 feet to the southwesterly corner of said Lot 1; thence South 72°-01'-43" East along the southwesterly line of said Lot 1, a distance of 224.78 feet to the Westerly right-of-way line of said South Business Drive (S.T.H. 28); thence southwesterly 95.37 feet along the said Westerly right-of-way line on a curve to the right having a radius of 11,403.16 feet, the chord of said curve bears South 20°-45'-25" West, a chord distance of 95.37 feet; thence South 20°-59'-48" West along said Westerly right-of-way line, a distance of 158.15 feet; thence southwesterly 268.31 feet along said Westerly right-of-way line on a curve to the left having a radius of 11,515.16 feet, the chord of said curve bears South 20°-19'-45" West, a chord distance of 268.31 feet to the northeasterly corner of Lot 1, Certified Survey Map, Volume 17, Page 250, recorded as Document No. 1594188 in said Register of Deeds Office; thence North 71°-15'-04" West along the northerly line of said Lot 1, a distance of 210.39 feet to the westerly line of said Lot 1; thence South 18°-52'-06" West along the westerly line of said Lot 1, a distance of 149.85 feet; thence South 45°-06'-43" East along a southerly line of said Lot 1, a distance of 16.71 feet; thence South 71°-15'-04" East along a southerly line of said Lot 1, a distance of 171.89 feet; thence North 63°-45'-03" East along a southeasterly line of said Lot 1, a distance of 31.76 feet to the Westerly right-of-way line of said South Business Drive (S.T.H. 28); thence southwesterly 112.99 feet along said Westerly right-of-way line on a curve to the left having a radius of 11,515.16 feet, the chord of said curve bears South 18°-42'-36" West, a chord distance of 112.99 feet to the easterly most corner of a parcel of land described as Lot 1, Certified Survey Map, Volume 22, Page 295, recorded as Document No. 1818156 in said Register of Deeds Office; thence North 28°-15'-04" West along a northeasterly line of said Lot 1, a distance of 31.87 feet; thence North 71°-15'-04" West along a northerly line of said Lot 1, a distance of 171.88 feet; thence South 82°-36'-35" West along a northerly line of said Lot 1, a distance of 16.91 feet; thence South 18°-56'-35" West along the westerly line of said Lot 1, a distance of 198.84 feet to the southwest corner of said Lot 1; thence South 71°-12'-53" East along the southerly line of said Lot 1, a distance of 212.16 feet to the Westerly right-of-way line of said South Business Drive (S.T.H. 28); thence South 18°-06'-32" west along said Westerly right-of-way line, a distance of 286.23 feet to the easterly most corner of a parcel of land described as Lot 4, Certified Survey Map, Volume 19, Page 139, recorded as Document No. 1671121 in said Register of Deeds Office; thence North 40°-25'-50" West along a northerly line of said Lot 4, a distance of 29.31 feet; thence North 71°-12'-53" West along a northerly line of said Lot 4, a distance of 191.10 feet; thence South 18°-56'-38" West along the westerly line of said Lot 4, a distance of 173.47 feet; thence southwesterly 218.71 feet along the westerly line of said Lot 4 and a westerly line of a parcel of land described as Lot 3, Certified Survey Map, Volume 16, Page 220, recorded as Document No. 1561976 in said Register of Deeds Office on a curve to the right having a radius of 390.00 feet, the chord of said curve bears South 35°-00'-33" West, a chord distance of 215.65 feet; thence South 18°-04'-43" West along a westerly line of said Lot 3, a distance of 182.72 feet; thence North 88°-19'-32" West along a northerly line of said Lot 3, a distance of 58.01 feet; thence South 00°-00'-40" West along a westerly line of said Lot 3, a distance of 125.02 feet to the southwesterly most corner of said Lot 3 and to a point on the Northerly right-of-way line of Washington Avenue (S.T.H. 28); thence South 88°-50'-57" West along said Northerly right-of-way line, a distance of 369.48 feet; thence North 02°-47'-46" West along said Northerly right-of-way line, a distance of 20.00 feet; thence South 85°-58'-14" West along said Northerly right-of-way line, a distance of 42.58 feet; thence South 05°-15'-46" East along said Northerly right-of-way line, a distance of 20.00 feet; thence southwesterly 194.12 feet along said Northerly right-of-way line on a curve to the left having a radius of 969.12 feet, the chord of said curve bears South 78°-59'-58" West, a chord distance of 193.80 feet; thence South 89°-51'-18" West along said Northerly right-of-way line and its extension westerly, also being the northerly line of a parcel of land described and recorded in Document No. 1661735 in said Register of Deeds Office, a distance of 104.25 feet to the southeasterly corner of a parcel of land described and recorded in Volume 1719, Pages 362 - 363 in said Register of Deeds Office; thence North 00°-58'-53" West along an easterly line of lands described in said Volume 1719, Pages 362 - 363, a distance of 301.94 feet; thence North 17°-49'-16" East along an easterly line of lands described in said Volume 1719, Pages 362 - 363, a distance of 700.37 feet to a northeasterly line of said Volume 1719, Pages 362 - 363; thence North 47°-18'-56" West along said northeasterly line, a distance of 33.47 feet to the easterly line of said railroad right-of-way; thence North 43°-06'-29" East along said easterly right-of-way line, a distance of 241.00 feet to the westerly most corner of a parcel of land described in Volume 1633, Page 43, recorded as Document No. 1528494, in said Register of Deeds Office; thence South 56°-05'-38" East along a southerly line of said described parcel, a distance of 338.95 feet; thence South 54°-06'-07" East along a southerly line of said described parcel, a distance of 63.61 feet; thence South 71°-12'-31" East along a southerly line of said described parcel, a distance of 324.00 feet to the easterly line of said described parcel; thence North 18°-47'-29" East along the easterly line of said described parcel, a distance of 258.00 feet to the northerly line of said described parcel; thence North 71°-12'-31" West along a northerly line of said described parcel, a distance of 291.57 feet; thence North 56°-05'-38" West along a northerly line of said described parcel, a distance of 325.19 feet to said Easterly railroad right of way line; thence North 43°-06'-29" East along said Easterly right-of-way line, a distance of 854.43 feet to the North line of the Southwest 1/4 of said Section 34; thence North 89°-44'-25" West along the said North Line, 22.95 feet to the point of beginning and containing 33.760 acres (1,470,600 sq. ft.) of land more or less and being subject to all easements and restrictions of record.

That I have made such Survey, Land-Division, and Plat by the direction of DEVELOPMENT 3000, LLC, owner of said land.

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

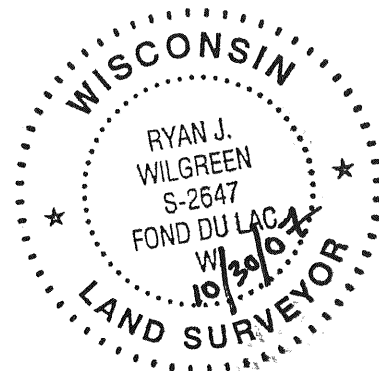
That I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and Appendix "C" Subdivision Code, Section 4, of the City of Sheboygan, City Ordinances in surveying, dividing and mapping the same.

Ryan Wilgreen, R.L.S. No. S-2647

Excel Engineering, Inc.  
Fond du Lac, Wisconsin 54935

Dated this 30<sup>th</sup> day of Oct., 2007

Project Number: 610250



# WASHINGTON SQUARE

LOCATED IN A PART OF THE SW 1/4 OF THE NW 1/4, AND PART OF THE NW 1/4 OF THE SW 1/4 AND PART OF THE SW 1/4 OF THE SW 1/4, SECTION 34, AND THE PART OF THE NE 1/4 OF THE SE 1/4, AND SE 1/4 OF THE SE 1/4, SECTION 33, T. 15 N.-R. 23 E., CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN.

## OWNER'S CERTIFICATE OF DEDICATION

Development 3000, LLC, 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 Company caused the land described on this plat to be surveyed, divided, mapped, and dedicated as represented on this plat.

Development 3000, LLC does further certify that this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

1. Wisconsin Department of Administration
2. City of Sheboygan
3. Wisconsin Department of Transportation

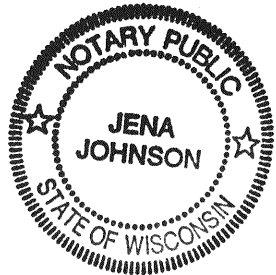
WITNESS the hand and seal of said owners this 13 day of November, 2007.

IN PRESENCE OF:

Witness

STATE OF WISCONSIN )  
Sheboygan COUNTY)ss

Personally came before me this 13 day of November, 2007, the above named Tom Schafer, known to be the person who executed the foregoing instrument and acknowledged the same.



Notary Public, Sheboygan County, WI

My Commission Expires: 12-26-2010

## PUBLIC UTILITY EASEMENT PROVISIONS

An easement for water, sanitary sewer, electric, gas and communications service is hereby granted by

DEVELOPMENT 3000, LLC, Grantor, to

SHEBOYGAN WATER UTILITY, a Municipal Utility, Grantee

ALLIANT ENERGY, d.b.a Wisconsin Power & Light Company, a Wisconsin Corporation, Grantee

WISCONSIN PUBLIC SERVICE, a Wisconsin Corporation, Grantee

AT & T, INC., d.b.a. SBC Communications, Inc., a Texas Corporation, Grantee,

and CHARTER COMMUNICATIONS, a Delaware Corporation, 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 reasonably 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 reasonably 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 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.

## RESTRICTIVE COVENANT

All new electric distribution lines (excluding lines of 15,000 Volts or more), all new telephone lines from which lots are individually served, all new telegraph lines, and all new community antenna television cables and services, installed within this area shall be underground. Associated equipment and facilities which are appurtenant to underground electric and communications systems, such as, but not limited to, substations, pad-mounted transformers, pad-mounted sectionalizing switches and above-grade pedestal-mounted boxes may be located above ground.

Temporary overhead facilities may be installed to serve a construction site or where necessary because of severe weather conditions. In the latter case, within a reasonable time after weather conditions have moderated, such temporary facilities shall be replaced by underground facilities and the temporary facilities removed.

Utility Easements shown on the plat shall be graded to within six inches of final grade by the subdivider prior to the installation of underground electric and/or communications facilities, and construction of any permanent buildings, and earth fill, piles or mounds of dirt or construction material shall not be stored on such easement areas.

After such facilities have been installed, said final grade shall not be altered by more than four inches by the subdivider, his agent, or subsequent owners of the lots on which such utility easements are located, except with written consent of the utility or utilities involved.

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 August 31<sup>st</sup>, 2007

Bernie L. Doney  
Department of Administration



## ~~APPROVAL OF THE SHEBOYGAN COUNTY PLANNING, DEVELOPMENT AND PARKS COMMITTEE~~

~~This plat entitled WASHINGTON SQUARE, located in part of the SW 1/4 of the NW 1/4, NW 1/4 of the SW 1/4 and SW 1/4 of the SW 1/4 of Section 34, and part of the NE 1/4 of the SE 1/4 and the SE 1/4 of the SE 1/4 of Section 33, Town 15 North, Range 23 East, City of Sheboygan, Sheboygan County, Wisconsin, has been approved by the Sheboygan County Planning, Development and Parks Committee. I have prepared it to comply with the provisions of Appendix "C", Subdivision Code, Section 4 of the City of Sheboygan City Ordinances.~~

~~Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2007.~~

\_\_\_\_\_  
Chairperson Secretary

## CERTIFICATE OF COUNTY TREASURER

STATE OF WISCONSIN )  
SHEBOYGAN COUNTY ) ss

I, Laura M. Henning-Lorenz, being the duly <sup>ELECTED</sup> appointed, qualified and acting Treasurer of the County of Sheboygan, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments as of OCTOBER 29, 2007 on any of the land included in the plat of WASHINGTON SQUARE.

10/29/2007  
Date

Laura M. Henning-Lorenz  
Laura M. Henning-Lorenz, County Treasurer

## CITY COUNCIL RESOLUTION

I certify that this plat entitled WASHINGTON SQUARE was approved under resolution file No. 58-07-08 adopted by the City Council of the City of Sheboygan on the 16th day of July, 2007.

Juan Perez  
Juan Perez, Mayor

## CERTIFICATE OF CITY OF SHEBOYGAN CLERK

I certify that the foregoing instrument is a copy for a resolution adopted by the City of Sheboygan on the 16th day of September, 2007.

Susan Richards  
Susan Richards, City Clerk

## CERTIFICATE OF CITY OF SHEBOYGAN FINANCE DIRECTOR / TREASURER

I, Richard Gebhart, being the duly appointed, qualified and acting <sup>Deputy</sup> Finance Director / Treasurer of the City of Sheboygan, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments as of September 25, 2007 on any of the land included in the plat of WASHINGTON SQUARE.

Sept. 25, 2007  
Date

Richard Gebhart  
Richard Gebhart, City Treasurer  
Nancy Buss, Deputy Finance Director / Treasurer

REVISED: 8/13/2007

REVISED: 8/24/2007