



CITY PLAN COMMISSION AGENDA

October 24, 2023 at 4:00 PM

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

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

OPENING OF MEETING

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

MINUTES

4. Approval of the Plan Commission minutes from October 10, 2023.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

5. Application for Conditional Use Permit with exceptions by Ramirez and Sons Auto Sales to operate an auto sales, towing and repair shop located at 2044 Calumet Drive
6. Application for Conditional Use with exceptions by Partners for Community Development to construct an apartment building located at parcels 59281204550, 5928104560, 5928104570, 5928104580.
7. Application for Site Plan Review by Wisconsin Power and Light Company to construct, own, and operate a 99 MW alternating current, 4-hour battery energy storage system at the site of WPL's Edgewater Generating Station (Parcels 59281321485, 59281321460, 59281321170, and 59281321160).
8. Res. No. 85-23-24 by Alderpersons Mitchell and Perrella vacation the east-west alley east of North 9th Street, located in Block 127 of the Original Plat. REFER TO CITY PLAN COMMISSION

NEXT MEETING

9. November 14, 2023

ADJOURN

10. Motion to Adjourn

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

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

CITY OF SHEBOYGAN
CITY PLAN COMMISSION MINUTES

Tuesday, October 10, 2023

MEMBERS PRESENT: Mayor Ryan Sorenson, Ryan Sazama, Marilyn Montemayor, Alderperson Trey Mitchell, Jerry Jones and Kimberly Meller

EXCUSED: Braden Schmidt

STAFF/OFFICIALS PRESENT: Program Assistant Ellise Rose

OPENING OF MEETING

1. Roll Call

Mayor Sorenson called the meeting to order.

2. Pledge of Allegiance

The Pledge is recited.

3. Identify potential conflict of interest

No committee member had a conflict.

MINUTES

4. Approval of the Plan Commission minutes from September 26, 2023.

Motion by Marilyn Montemayor, second by Jerry Jones to approve. Motion carried.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

5. Application for Conditional Use with exceptions by Sheboygan Paint Company to provide Company provided, on-site recreation at Sheboygan Paint Company located at 1439 N 25th Street.

Motion by Marilyn Montemayor, second by Ryan Sazama to approve with the following conditions:

1. Prior to construction and operation, the applicant shall obtain all necessary permits and licenses including but not limited to building, plumbing, electrical, HVAC, fire, health, liquor, occupancy, etc.
2. Outdoor storage of materials, products or equipment shall be prohibited.
3. All new lighting shall be installed per Section 15.707 of the City of Sheboygan Zoning Ordinance. There shall be no spillover light onto adjacent properties or the streets.
4. Fencing shall be installed per Section 15.720(3)(c) of the City of Sheboygan Zoning Ordinance. Applicant shall work with staff with regards to constructing appropriate and well-designed fence.
5. Applicant shall insure that all outdoor patio related structures (patio sets, landscaping, fencing, etc.) will all be located on the Sheboygan Paint Company property and shall not cross a property line (nothing located on the N 25th Street public right-of-way).
6. No temporary signage is permitted in the outdoor patio area (banners, pennants, etc.).
7. Applicant may only install items related to the outdoor patio - No other structures are permitted. If staff has any concerns with proposed outdoor patio, the matter may be brought back to the Plan Commission for their consideration.

8. Applicant shall adequately monitor/regulate and maintain the outdoor patio. In no instance shall patio create a nuisance for neighboring properties (noise, hours of operation, garbage, etc.). If any issue(s) arises, the Plan Commission may again review the conditional use permit.
9. If there are any amendments to the approved site plan, the applicant will be required to submit a new conditional use application reflecting those amendments.
10. A landscape plan will need to be submitted before a permit will be issued.

Exceptions granted:

- From the locational landscaping buffer yard requirements. Landscape Plan still required and required point must be met.
- To located an accessory use between a principal building and a street frontage on the same lot
- To located an accessory use within a required front yard or street side

Motion carried.

6. Gen. Ord. No. 24-23-24 by Alderperson Mitchell annexing territory from the Town of Wilson to the City of Sheboygan, Wisconsin. REFER TO CITY PLAN COMMISSION

Motion by Alderperson Mitchell, second by Jerry Jones to recommend approval. Motion carried.

7. R. O. No. 48-23-24 by City Clerk submitting a Petition for Direct Annexation by Unanimous Approval regarding certain lands within the Town of Wilson that are to be annexed to the City of Sheboygan (Tax Parcel Nos: 59030454421, 59030454462, 59030454450, and 59030454460). REFER TO CITY PLAN COMMISSION

Motion by Jerry Jones, second by Ryan Sazama to recommend approval. Motion carried.

NEXT MEETING

8. October 24, 2023

ADJOURN

9. Motion to Adjourn

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

Being no further business, the meeting was adjourned at 4:03 p.m.

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Application for Conditional Use Permit with exceptions by Ramirez and Sons Auto Sales to operate an auto sales, towing and repair shop located at 2044 Calumet Drive. UC Zone

REPORT PREPARED BY: Ellise Rose, Program Assistant

REPORT DATE: October 19, 2023

MEETING DATE: October 23, 2023

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:

Ramirez and Sons Auto Repair and Towing is proposing to operate an auto repair and sales shop at 2044 Calumet Drive which is the former Mike's Expert Auto Repair Services facility/site. The applicant states:

- The site is currently used as an auto repair facility.
- The proposed use is auto repair in one building and auto sales in the other.
- The current business also rents U-Haul trucks, and our auto sales business is not much different. We have quality vehicles and offer financing in house to those who normally would not qualify, getting older, less fuel-efficient vehicles off the road.
- Our proposed business is not much different than that which is already in the location, just have more services available to assist our customers and the community.
- Our hours of operation will be 8am-5pm M-F, but will occasionally stay open later to finish a customer's vehicle.
- We plan on having the sales vehicles under the awning, and any outdoor storage of vehicles that are waiting for repairs will be stored inside the fenced in area. That area will also house our dumpsters.

STAFF COMMENTS:

The commission may want to ask:

- How many vehicles will be on site at a time? How many for sale and how many to be repaired?

- Where will clients and employees park?
- How many employees will you have and how will the site/grounds be managed?
- Do clients have scheduled appointments with minimal walk-in traffic?
- Explain number of vehicles, trailers, miscellaneous equipment used for your business and where those vehicles and equipment are stored on the site.

ACTION REQUESTED:

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

1. Prior to building permit issuance, the applicant shall obtain all licenses and permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, water, sewer, health, etc. An occupancy permit will be granted only at such time as the applicant has met all requirements.
2. Outdoor storage of materials, products or equipment shall be prohibited.
3. All ground level and rooftop mechanicals shall be screened and/or enclosed and constructed of like materials and colors of the facility (HVAC equipment, etc.).
4. All new lighting shall be installed per Section 15.707 of the City of Sheboygan Zoning Ordinance (site lighting, building lighting, signage, etc.). There shall be no spillover light onto adjacent properties or the streets.
5. Applicant shall work with staff with regards to appropriate signage. Only at such time as the sign package has been reviewed and approved may the applicant obtain sign permits to install the proposed signage. If staff has any concerns with proposed signage design, the matter may be brought back to the Plan Commission for their consideration.
6. Applicant shall remove all unused signs and all signage referring to previous businesses.
7. It will be the applicant's responsibility to work with all private and public utilities in order to provide easements and/or relocate utilities as necessary.
8. If there are to be any remodel/renovations to the exterior of the facility, the applicant will be required to obtain approval from the Architectural Review Board prior to receiving a building permit for such remodel/renovation.
9. If there are any amendments to the approved conditional use permit (including but not limited to site plan, architectural design, use, etc.), the applicant will be required to submit a new conditional use and/or architectural review applications reflecting those amendments.
10. Applicant shall meet all zoning requirements including but not limited to noise, vibration, hazardous materials, etc.
11. Dumpster(s) shall be screened and 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 dumpsters. Dumpster enclosure will be completed prior to issuance of an occupancy permit.
12. The applicant may not store any inoperable vehicles on the property
13. Vehicle location shall not cause any type of pedestrian/vehicle conflict or safety issues.
14. In no instance shall the auto repair create a nuisance for neighboring properties (noise, hours of operation, garbage, etc.). If any issue(s) arises, the Plan Commission may again review the conditional use permit.

ATTACHMENTS:

Item 5.

Conditional Use and required attachments

PARCEL NO. _____

MAP NO. _____

ZONING CLASSIFICATION: _____

Office Use Only

Item 5.

APPLICATION/FILE NO. _____

REVIEW DATE: _____

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

CITY OF SHEBOYGAN APPLICATION FOR CONDITIONAL USE PERMIT

Requirements Per Section 15.905
Revised May 2018

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

1. APPLICANT INFORMATION

APPLICANT: RAMIREZ AND SONS AUTO REPAIR AND TOWING LLC,
dba RAMIREZ AND SONS AUTO SALES _____

ADDRESS 2044 CALUMET DR, SHEBOYGAN WI 53081

E-MAIL: RANDSONSAUTOSALES@GMAIL.COM

PHONE: (920) 390-1226 _____

FAX NO. () _____

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: RAMIREZ AND SONS AUTO REPAIR AND
TOWING LLC dba RAMIREZ AND SONS AUTO SALES _____

ADDRESS OF PROPERTY AFFECTED: 2044 CALUMET DR, SHEBOYGAN, WI 53081

LEGAL DESCRIPTION: _____

BRIEF DESCRIPTION OF EXISTING OPERATION OR USE: CURRENTLY USED AS AUTO
REPAIR FACILITY

DETAILED DESCRIPTION OF PROPOSED OPERATION OR USE INCLUDING ANY
CHANGES TO THE EXISTING USE: PROPOSED USE IS AS AUTO REPAIR IN ONE BUILDING,
AND AUTO SALES IN THE OTHER

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

OPERATION OR USE: CURRENTLY ZONED FOR AUTO REPAIR BUT NOT FOR AUTO SALES. WE REQUEST THAT WE BE GRANTED CONDITIONAL USE TO SELL QUALITY USED VEHICLES

3. JUSTIFICATION OF THE PROPOSED CONDITIONAL USE

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

How is the proposed conditional use (independent of its location) in harmony with the purposes, goals, objectives, policies and standards of the City of Sheboygan Comprehensive Master Plan? THE CURRENT BUSINESS ALSO RENTS UHAUL TRUCKS, AND OUR AUTO SALES BUSINESS IS NOT MUCH DIFFERENT. WE HAVE QUALITY VEHICLES AND OFFER FINANCING IN HOUSE TO THOSE WHO NORMALLY WOULD NOT QUALIFY, GETTING OLDER LESS FUEL EFFICIENT VEHICLES OFF THE ROAD.

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? OUR PROPOSED BUSINESS IS NOT MUCH DIFFERENT THAT THAT WHICH IS ALREADY IN THE LOCATION, JUST HAVE MORE SERVICES AVAILABLE TO ASSIST OUR CUSTOMERS AND THE COMMUNITY

How does the proposed conditional use maintain the desired consistency of land uses in relation to the setting within which the property is located? WE ARE VIRTUALLY THE SAME TYPE OF BUSINESS AS THE PREVIOUS OWNER, THE ONLY DIFFERENCE I THAT WE WILL BE SELLING CARS, NOT RENTING BOX TRUCKS

Is the proposed conditional use located in an area that will be adequately served by utilities, or services provided by public agencies? If not, please explain. YES, IT IS ALREADY SET UP AS A REPAIR SHOP, AND HAS BEEN IN OPERATION FOR YEARS

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

OWNER OF SITE: GUILLERMO RAMIREZ BALBUENA **ADDRESS:** 7214 SEIDL RD, MANITOWOC, WI 54220 **E-MAIL:** remirezautorepair@att.net

ARCHITECT: n/a

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

CONTRACTOR: n/a

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

5. CERTIFICATE

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


APPLICANT'S


SIGNATURES

08/28/2023
DATE

GUILLERMO RAMIREZ BALBUENA

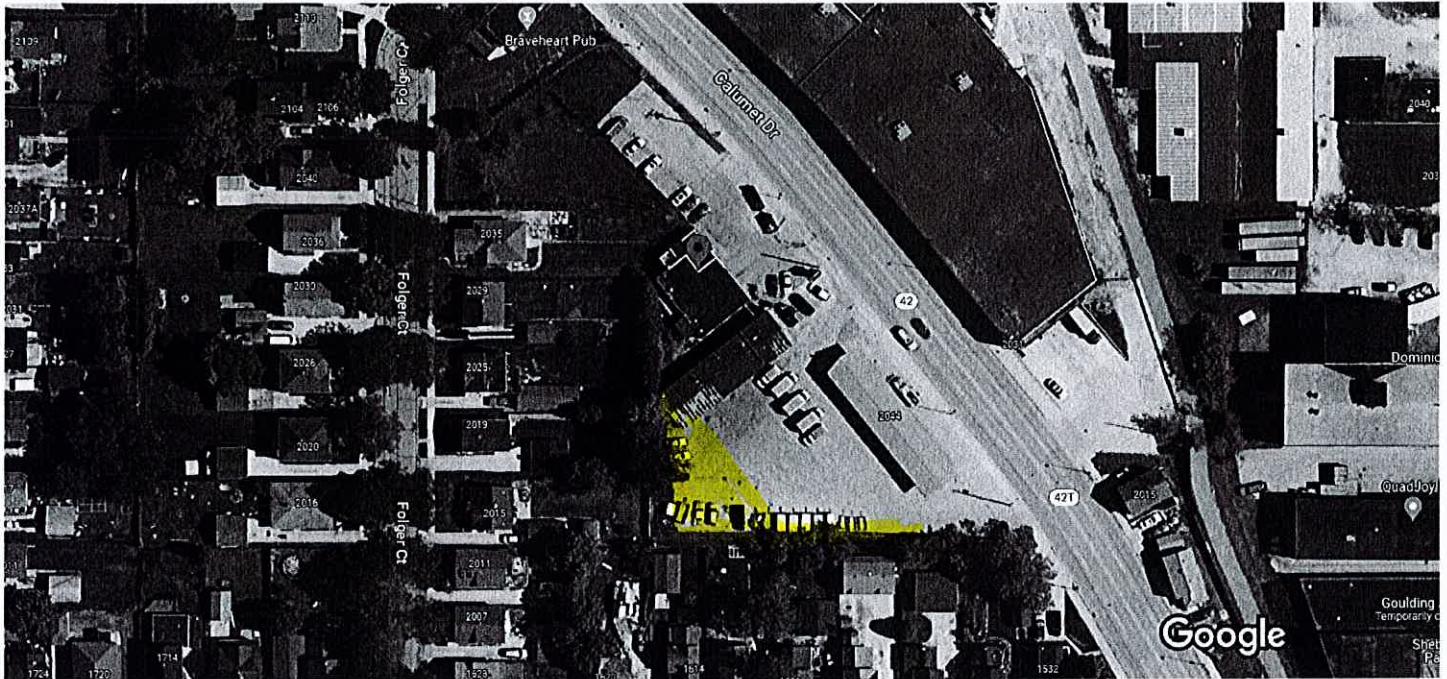
GUILLERMO RAMIREZ ENRIQUEZ

PRINT ABOVE NAME

CONDITIONAL USE APPLICATION SUBMITTAL REQUIREMENTS

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

Google Maps 2044 Calumet Dr



Imagery ©2023 Maxar Technologies, Map data ©2023 Google 50 ft



2044 Calumet Dr

Building



Directions



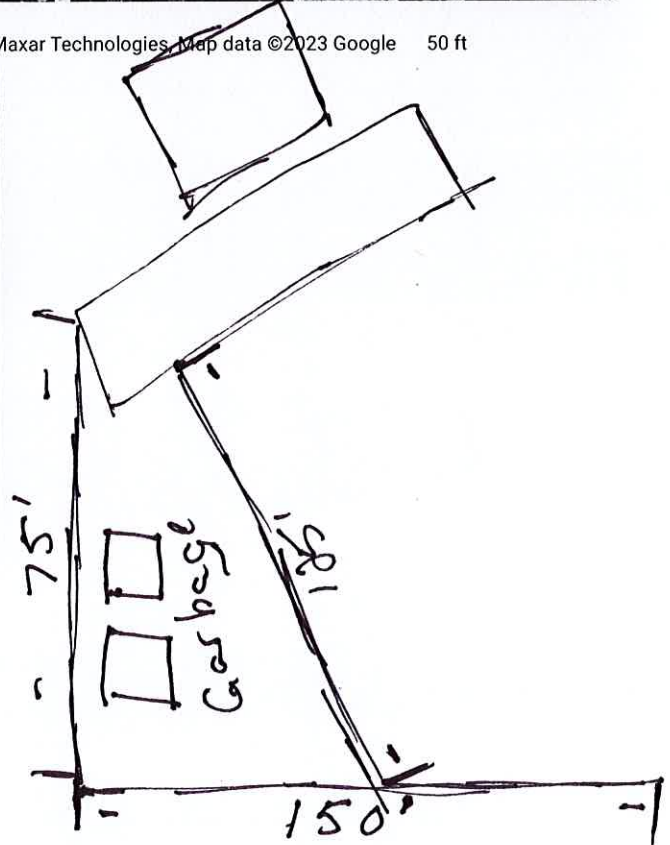
Save



Nearby

Send to
phone

Share



2044 Calumet Dr, Sheboygan, WI 53081

Photos

PAMIREZ AUTO REPAIR & TOWING
BOYGAN LOCATION (OLD MIKES EXPERT AUTO)

Item 5.

NORTH/SOUT

12



SOUTH FACE



NORTH FACE

DESC. 8' x 5.5' pan faces in current sign, will need new poly faces, digitally printed, with UV lamination, 1 OF EACH DESIGN



311 Forest Ave,
Sheboygan Falls
(920) 550-0009

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Rose, Ellise

From: Guillermo Ramirez <ramirezautorepair@att.net>
Sent: Thursday, October 12, 2023 1:15 PM
To: Rose, Ellise
Subject: Re: Conditional Use Questions

Good afternoon. Sorry I took so long to answer. Our hours of operation will be 8am-5pm M-F, but will occasionally stay open later to finish a customer's vehicle. We plan on having the sales vehicles under the awning, and any outdoor storage of vehicles that are waiting for repairs will be stored inside the fenced in area. Please see the hand sketch of the fence outline. That area will also house our dumpsters. Any questions, feel free to give me a call.

Jim Surrells
 Ramirez Auto Repair & Towing LLC
 Office: (920) 682-2561
 Cell: (920) 905-0351

On Wednesday, October 11, 2023 at 02:09:30 PM CDT, Rose, Ellise <ellise.rose@sheboyganwi.gov> wrote:

Good Afternoon,

Per our phone conversation, I am include some questions that will be helpful for the board to get a better understanding of the project and the impacts it may have on the neighborhood.

- An explanation of the proposed use and all business activities to take place onsite (you will specifically need to describe areas of the building and property utilized for your business including detailing/repair area, office, indoor and/or outdoor storage, parking, business materials, etc.).
- Please be very specific on the auto repair aspect of your business.
- Where are vehicles kept....are they inside the building?
- Where do employees and clients park?
- How many employees will you have and how will the site/grounds be managed?
- Do clients have scheduled appointments with minimal walk-in traffic?
- How will you insure that the proposal will not become a nuisance to adjoining property owners/businesses (i.e. clientele, loitering, noise, garbage, etc.)?
- Explain number of vehicles, trailers, miscellaneous equipment used for your business and where those vehicles and equipment are stored on the site.
- What type of equipment do you use?
- What types of things will you need to add to the building from an interior buildout perspective (building, electrical, plumbing, HVAC, venting, etc.).

- What are the hours of operation?
- Where will the for sale vehicles be?
- Will there be vehicles stored outside?
- Will there be/Where will there be fencing?

Please include any other information that may be useful to the board in approving this conditional use.

Thanks,

Ellise Rose

Program Assistant

City of Sheboygan

(920)459-3379

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CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Application for Conditional Use with exceptions by Partners for Community Development to construct an apartment building located at parcels 59281204550, 5928104560, 5928104570, 5928104580. UR Zone

REPORT PREPARED BY: Ellise Rose, Program Assistant

REPORT DATE: October 11, 2023

MEETING DATE: October 24, 2023

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:

Partners for Community Development is proposing to construct the Gateway Apartments at the northeast corner of the N. 13th Street and Erie Avenue intersection. The applicant states:

- The existing land is vacant. Four residential homes were demolished a few years back.
- The proposed Use will be a 44-unit apartment building.

Dwelling Units: 44 (1 Bed=35 units, 2 Bed=4 units, 3 Bed= 5 units)

- Lower Level (Underground Parking) = 14,486s.f.
 - 1st Floor = 14,486s.f.
 - 2nd Floor = 14,077s.f.
 - 3rd Floor = 14,077s.f.
 - Total = 57,126s.f.
- This site was selected after discussion with the City and agreement that this will be a great building/location for a "Gateway" entrance into the City downtown and Gateway neighborhood.
- The exact number of residents is currently unknown. It is expected that there will be an apartment manager onsite at times.
- There will be 32 parking stalls located on the lower level and 13 additional spaces outside at grade. The entrance to the lower level parking will be off of N. 13th Street, close to the alley. The entrance into the exterior parking will be off of the alley.

- The exterior will be professionally landscaped and proper lighting will be provided city/state codes. There will be a retaining wall located on the North Elevation along the alley.
- Most mechanicals will be located on the roof (out of sight). Any mechanicals that will need to be located at grade (Electric etc.) will be screened with landscaping. The dumpsters will be located in the lower level parking area.
- The look, feel, orientation, and neighborhood compatibility were very important to the developer of this project. Our team and the City agreed that the mixture of brick, LP Smartsiding and Metal Clad Panel Siding with prefinished aluminum coping in the colors shown fit the location very well.
- Based on discussions with City Staff we believe that the access to the site is sufficient and that there will be sufficient parking for the residents of the facility and guests.
- The proposed signage can be seen in the renderings. The sign will be located on the West and South Elevation and will be backlight.
- The estimated timeline is to start the project as soon as possible, hopefully sometime in November. The construction is expected to last 12-14 months. The current construction budget is approximately \$9,850,000.
- Partners for Community Development will be managing the property and will help ensure that there will be no nuisances to adjacent properties.
- The developer believes that the project will be a great addition to the neighborhood and will not provide any adverse effects to the neighboring properties.

STAFF COMMENTS:

Exceptions:

- Parking: Code requires two spaces for each unit with two or more bedrooms, 1 1/2 spaces for each unit with one bedroom or less. Code would require 71 spaces for this project. This project provides for 45 parking stalls, just over 1.0 parking stalls per apartment. The developer is seeking an exception to allow for 45 parking stalls. The developer believes that 45 parking stalls is sufficient for this development.
- Building Height: The code allows for 35' building height, with additional through conditional Use permit. Because the site is located on a hill the lower level parking will be fully exposed on the west side of the site. The maximum height along the west elevation is 50'6". The developer is seeking an exception to allow for 50'6" building height.
- Building Setbacks:
 - Code states the following: Side=10' Street=20' Rear=25'
 - Exception requested for Street Setback: Varies from 3.4' to 6.9'.
 - Exception requested for Side Yard Setback: Varies from 7.0' to 8.7'.
 - No variance requested for Rear Yard
- Landscaping: Developer is requesting an exception from the locational and buffer yard landscape requirements

The applicant shows conceptual signage (wall) and no other sign information. 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. Staff may bring the proposed signage design back to the Plan Commission if there any concerns.

The existing property is made up of four parcels and will be creating a Certified Survey Map (CSM) to create one (1) new lots.

The City has been seeking to improve this section of Erie Avenue for some time and the Gateway Apartments present a great opportunity to achieve this vision. The proposed project will:

- Provide revitalization to an area of the city that has been underutilized in a manner that compliments and positively will impact the mixed use neighborhood.
- Provide needed housing opportunities for individuals and families with varying income requirements.
- Increase the City's tax base on this vacant and undeveloped property.

ACTION REQUESTED:


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

1. Prior to building permit issuance, the applicant shall obtain all licenses and permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, water, sewer, storm drainage, health, DNR, State of Wisconsin, etc. (Applicant shall be in contact with building inspection, fire, police, etc.). An occupancy permit will be granted only at such time as the applicant has met all requirements.
2. Submittal/approval of a proposed storm drainage plan prior to building permit issuance.
3. Submittal and approval of a landscape plan prior to building permit issuance. Landscape plan shall provide a legend that shows how the four (4) landscape criteria are being met (create a legend along with the landscape plan site plan). Landscaping shall be installed prior to issuance of an occupancy permit.
4. Outdoor storage of materials, products or equipment shall be prohibited.
5. All ground level and rooftop mechanicals shall be screened and/or enclosed and constructed of like materials and colors of the facility (HVAC equipment, etc.).
6. All new lighting shall be installed per Section 15.707 of the City of Sheboygan Zoning Ordinance (site lighting, building lighting, signage, etc.). There shall be no spillover light onto adjacent properties or the streets.
7. Applicant shall work with staff with regards to appropriate signage. Only at such time as the sign package has been reviewed and approved may the applicant obtain sign permits to install the proposed signage. If staff has any concerns with proposed signage design, the matter may be brought back to the Plan Commission for their consideration.
8. Applicant shall install individual letter signs – no cabinet or flat panel signs.
9. All areas used for parking/maneuvering of vehicles shall be paved.
10. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping.
11. Any new ingress/egress driveway openings shall be improved to standard City specifications. All existing access drives that are no longer used shall be removed and improved to standard City specifications.


12. 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.
13. 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, relocation of street lights, grading, etc.).
14. Applicant will provide adequate public access along all streets and sidewalks and will take all appropriate actions to minimize the time period that adjacent properties and streets/sidewalks are impacted by the development (utilities, streets, etc.).
15. Applicant shall immediately clean any and all sediments, materials, tracking, etc. that may be spilled off-site on private or public lands and streets.
16. Streets and infrastructure damaged and/or disturbed during construction of all private and/or public improvements shall be promptly repaired by the applicant.
17. Applicant is responsible for working with all private and public utilities in order to adequately service this apartment complex development proposal (applicant will need to provide the necessary easements and/or relocate utilities as necessary).
18. City Development staff will issue a building permit only if the applicant has adequately satisfied all concerns related to the Sheboygan Fire Department, including but not limited to fire lane access at the site, sprinkler systems, hydrants, water pressures, etc.
19. If applicant leases space to additional tenants, the tenants shall obtain all necessary land use and building approvals/permits prior to occupancy (future tenants, if any)
20. Building permits will only be issued at such time as the applicant can provide documentation from Sheboygan County that the CSM has been officially recorded.
21. Prior to building permit issuance, the City of Sheboygan Architectural Review Board shall review/approve the proposed building design.
22. If the applicant does not proceed, the applicant shall grade and landscape/grass all private and public lands/property, temporary roads, temporary access drives, etc. 60 days after the City is notified that the applicant is not proceeding. Within this same 60 day period, the applicant shall also be required to remove any permanent/temporary off-premise signage, structures, etc. from this parcel.
23. If there are any amendments to the approved conditional use permit (including but not limited to site plan, architectural design, use, etc.), the applicant will be required to submit a new conditional use and/or architectural review application reflecting those amendments.

ATTACHMENTS:

Conditional Use and required attachments

	CITY OF SHEBOYGAN	Fee: \$250.00
	APPLICATION FOR CONDITIONAL USE	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) Partners for Community Development		Authorized Representative Joel Van Ess (Abacus Architects, Inc)	
Title Principal			
Mailing Address 1135A Michigan Ave	City Sheboygan	State WI	ZIP Code 53081
Email Address jvaness@abacusarchitects.net		Phone Number (incl. area code) 920-452-4444	
SECTION 2: Landowner Information (complete these fields when project site owner is different than applicant)			
Applicant Name (Ind., Org. or Entity) Urban Gateway, LLC		Contact Person Jeffery Henning	
Title Owner			
Mailing Address 3820 N. 13th Street	City Sheboygan	State WI	ZIP Code 53083
Email Address jefferyhenning@aol.com		Phone Number (incl. area code) 920-540-1234	
SECTION 3: Project or Site Location			
Project Address/Description Michigan Ave - NE Corner of Erie Ave and N. 13th Street		Parcel No. 59281204550, 04560, 04570, 04580	
SECTION 4: Proposed Conditional Use			
Name of Proposed/Existing Business:	Vacant Land. Residential Homes were demoloshied a few years back.		
Existing Zoning:	Urban Residential		
Present Use of Parcel:	Vacant Land. Used to be four residential homes that were demolished.		
Proposed Use of Parcel:	44 Unit Apartment Building w/ Underground Parking		
Present Use of Adjacent Properties:	Residential, Daycare, Burger King		
SECTION 5: Certification and Permission			
<p>Certification: I hereby certify that I am the owner or authorized representative of the owner of the property which is the subject of this Permit Application. I certify that the information contained in this form and attachments is true and accurate. I certify that the project will be in compliance with all permit conditions. I understand that failure to comply with any or all of the provisions of the permit may result in permit revocation and a fine and/or forfeiture under the provisions of applicable laws.</p>			
<p>Permission: I hereby give the City permission to enter and inspect the property at reasonable times, to evaluate this notice and application, and to determine compliance with any resulting permit coverage.</p>			
Name of Owner/Authorized Representative (please print) Joel Van Ess		Title Principal	Phone Number 920-452-4444
Signature of Applicant 		Date Signed 10-03-2023	

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.

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.

October 3, 2023

Conditional Use Written Explanation

Gateway Apartments
 Sheboygan, Wisconsin

Project No. 2020-125

A. Name of Project/Development

Gateway Apartments

B. Summary of the Conditional Use and General Operation of Proposed Use

-Description of Existing Use:

The existing land is vacant. Four residential homes were demolished a few years back.

-Description of Proposed Use, why was this site selected?

The proposed Use will be a 44 unit apartment building. This site was selected after discussion with the City and agreement that this will be a great building/location for a "Gateway" entrance into the City downtown and Gateway neighborhood.

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

As stated above the project will include a 44 unit apartment building. The exact number of residents is currently unknown. It is expected that there will be an apartment manager onsite at times.

-Proposed Number of Dwelling Units, Floor Area, Landscape Area, and parking area expressed in square feet and acreage:

Dwelling Units: 44 (1 Bed=35 units, 2 Bed=4 units, 3 Bed= 5 units)

Lower Level (Underground Parking)	= 14,486s.f.
1 st Floor	= 14,486s.f.
2 nd Floor	= 14,077s.f.
3 rd Floor	= 14,077s.f.
Total	= 57,126s.f.

Building Footprint:	= 14,486 s.f. (0.3326 Ac)
Parking (Ashphalt):	= 4,077 s.f. (0.0936 Ac)
Concrete Sidewalks:	= 1,659 s.f. (0.0381 Ac)
Permeable Pavers:	= 639 s.f. (0.0147 Ac)
Grass/Landscape:	= 6,240 s.f. (0.1433 Ac)
Total Site Area:	= 27,101 s.f (0.6222 Ac)



-Description of Proposed Building and all new site improvements:

The proposed building as can be seen in the included renderings will be a very nice apartment building. There will be 32 parking stalls located on the lower level and 13 additional spaces outside at grade. The exterior will be professionally landscaped and proper lighting will be provided per city/state codes. There will be a retaining wall located on the North Elevation along the alley. The entrance to the lower level parking will be off of N. 13th Street, close to the alley. The entrance into the exterior parking will be off of the alley. Most mechanicals will be located on the roof (out of sight). Any mechanicals that will need to be located at grade (Electric etc.) will be screened with landscaping. The dumpsters will be located in the lower level parking area.

-A written description of the proposed general orientation, design, arrangement, texture, material, and color of the building and how it is compatible with the development and redevelopment in and around the area:

The look, feel, orientation, and neighborhood compatibility were very important to the developer of this project. After many meetings with City Staff the included plans were developed. Our team and the City agreed that the mixture of brick, LP Smartsiding and Metal Clad Panel Siding with prefinished aluminum coping in the colors shown fit the location very well. The City wanted a prominent project as you entered the downtown area and everyone agreed this was the perfect site/project to provide that.

-An explanation of the interior and/or exterior renovations:

There are no renovations. This is a new building. Please see above for explanation.

-Is access appropriate and is there sufficient customer/resident of-street parking?

Based on discussions with City Staff we believe that the access to the site is sufficient and that there will be sufficient parking for the residents of the facility and guests.

-Proposed Signage

The proposed signage can be seen in the renderings. The sign will be located on the West and South Elevation and will be backlight.

-Project timeline and estimated value of Project

The estimated timeline is to start the project as soon as possible, hopefully sometime in November. The construction is expected to last 12-14 months. The current construction budget is approximately \$9,850,000.



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

As discussed many meetings were held to create a look and feel to this project that provides a prominent entrance into the downtown area. This building has commercial/restaurant on three sides (North, South, West) and residential to the east.

-How will you insure that the business will not become a nuisance to adjacent properties:

The building is a residential apartment project. Partners for Community Development will be managing the property and will help ensure that there will be no nuisances to adjacent properties.

C. If Applicable, please describe any exceptions/variances that are required for this project:

-Parking: The code currently requires 1.5 parking stalls per apartment. This project provides for 45 parking stalls, just over 1.0 parking stalls per apartment. The developer is seeking an exception/variance to allow for 45 parking stalls. The developer believes that 45 parking stalls is sufficient for this development.

-Building Height: The code allows for 35' building height, with additional through conditional Use permit. Because the site is located on a hill the lower level parking will be fully exposed on the west side of the site. The maximum height along the west elevation is 50'6".

The developer is seeking an exception/variance to allow for 50'6" building height.

-Building Setbacks:

Code states the following:

Side=10' Street=20' Rear=25'

Variance requested for Street Setback: Varies from 3.4' to 6.9'.

Variance requested for Side Yard Setback: Varies from 7.0' to 8.7'.

No variance requested for Rear Yard

-Landscaping:

Developer is requesting an exception from the locational and buffer yard landscape requirements



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 standard of the City of Sheboygan Comprehensive Master Plan?*

The developer and design team have met with City Staff to ensure this development will meet the expectations of the site and the City Master Plan. Many iterations were completed to get to a plan the City staff thought met the desired goals of the site.

- 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.*

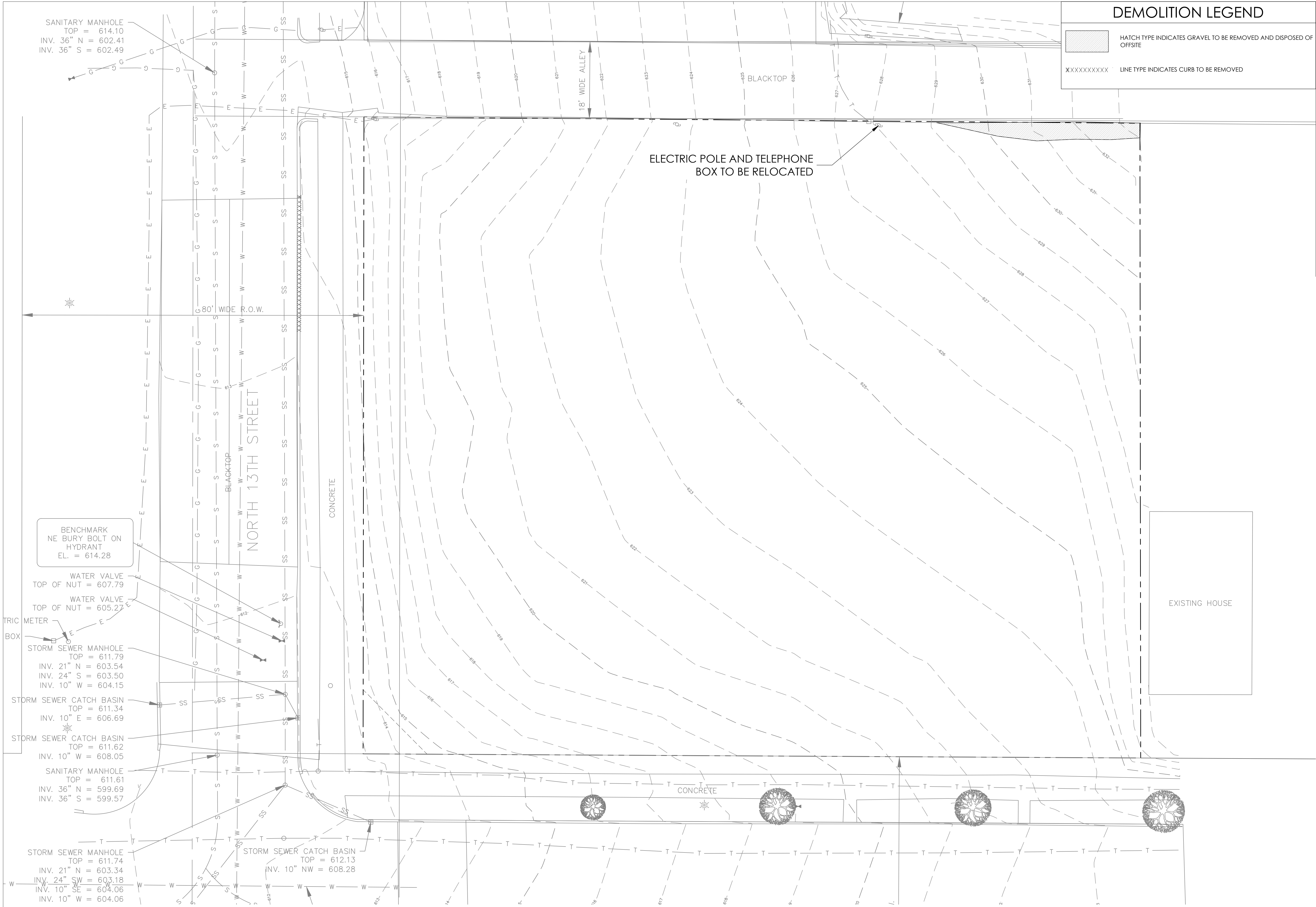
The developer believes that the project will be a great addition to the neighborhood and will not provide any adverse effects to the neighboring properties.

- 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?*

As discussed throughout this application the developer has met with City Staff numerous times to come up with a plan that maintains the desired consistency of land use to the setting within which the property is located. This project will be a great "Gateway" into this portion of the City of Sheboygan.

- d. *Is the proposed conditional use located in an area that will be adequately served by utilities, or services provided by public agencies?*

Yes this site is adequately served by all utilities needed for this development.





SITE PROPERTIES
TOTAL NON-ROOF IMPERVIOUS AREA: 5,172 SQFT (0.12 AC)



REVISIONS:

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

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September 29, 2023

NEW CONSTRUCTION

GATEWAY APARTMENTS

NORTH 13TH STREET, SHEBOYGAN, WI 53083

1135A MICHIGAN AVE. SHEBOYGAN, WI 53081 (920) 452-4444 | 640 N. VEL R. PHILLIPS AVE. SUITE 210 MILWAUKEE WI 53202 (414) 837-6450

DRAWN BY: JMN

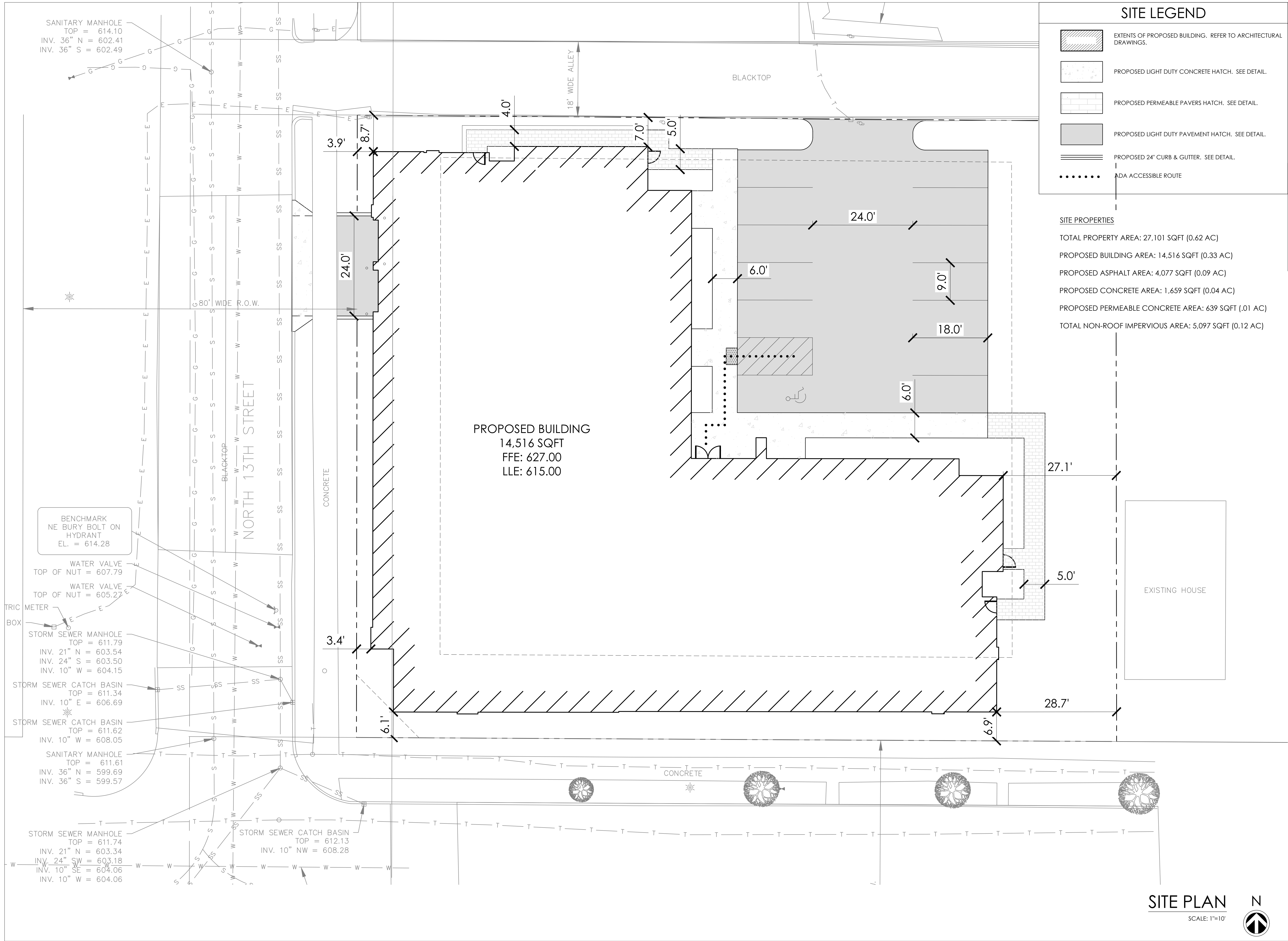
CHECKED BY: JRV

A
202

PROJ. NO. 2020-125

SITE PLAN
SCALE: 1"=10'





SITE LEGEND

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

SITE PROPERTIES

TOTAL PROPERTY AREA: 27,101 SQFT (0.62 AC)
PROPOSED BUILDING AREA: 14,516 SQFT (0.33 AC)
PROPOSED ASPHALT AREA: 4,077 SQFT (0.09 AC)
PROPOSED CONCRETE AREA: 1,659 SQFT (0.04 AC)
PROPOSED PERMEABLE CONCRETE AREA: 639 SQFT (.01 AC)
TOTAL NON-ROOF IMPERVIOUS AREA: 5,097 SQFT (0.12 AC)



REVISIONS:

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DRAWN BY: JMN

CHECKED BY: JRV

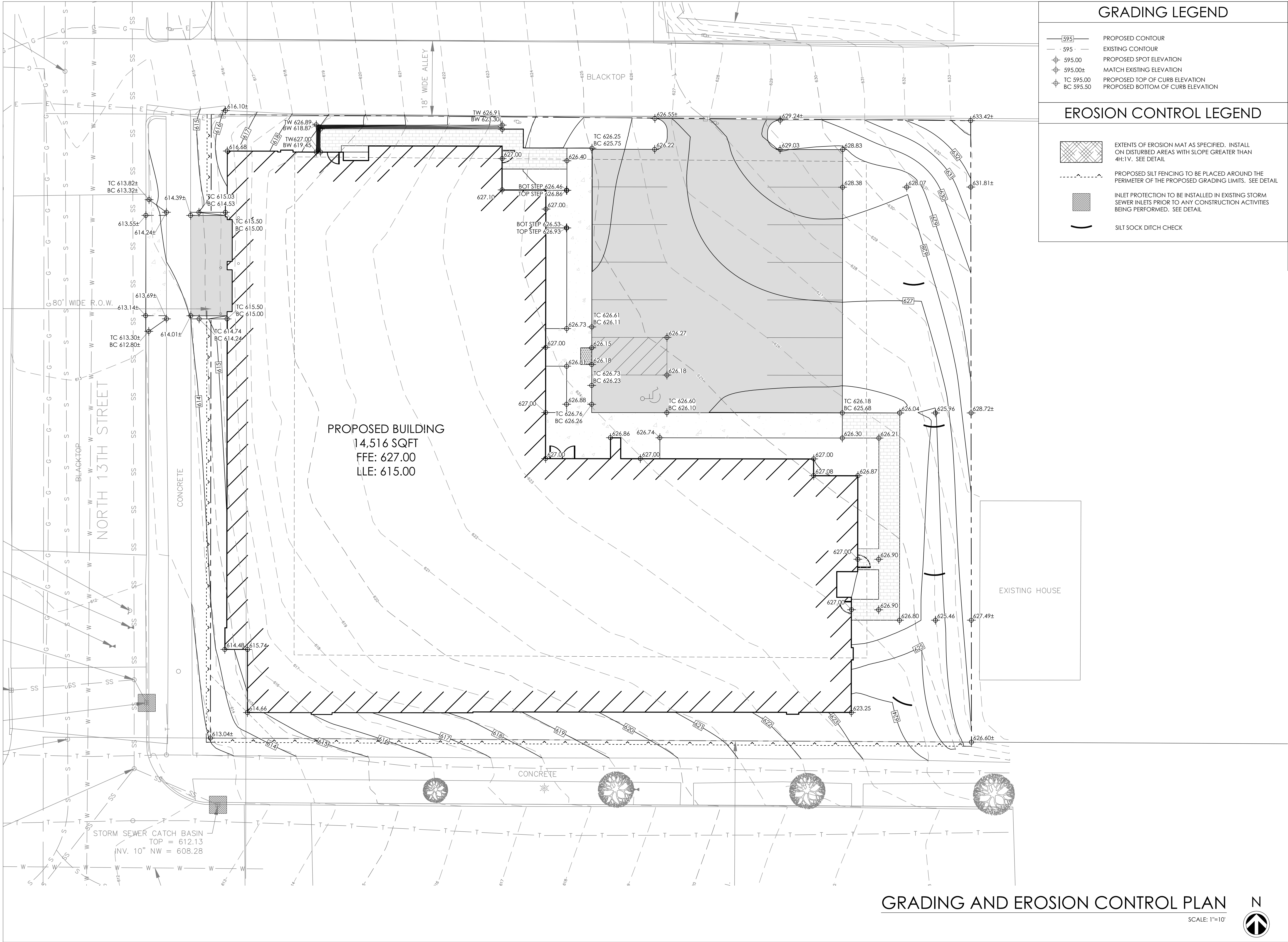
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202

PROJ. NO. 2020-125

SITE PLAN

SCALE: 1"=10'





GRADING LEGEND

- PROPOSED CONTOUR
- EXISTING CONTOUR
- PROPOSED SPOT ELEVATION
- MATCH EXISTING ELEVATION
- PROPOSED TOP OF CURB ELEVATION
- PROPOSED BOTTOM OF CURB ELEVATION

EROSION CONTROL LEGEND

- EXTENTS OF EROSION MAT AS SPECIFIED. INSTALL ON DISTURBED AREAS WITH SLOPE GREATER THAN 4H:1V. SEE DETAIL
- PROPOSED SILT FENCING TO BE PLACED AROUND THE PERIMETER OF THE PROPOSED GRADING LIMITS. SEE DETAIL
- INLET PROTECTION TO BE INSTALLED IN EXISTING STORM SEWER INLETS PRIOR TO ANY CONSTRUCTION ACTIVITIES BEING PERFORMED. SEE DETAIL
- SILT SOCK DITCH CHECK



REVISIONS:

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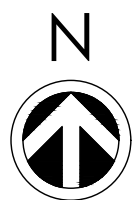
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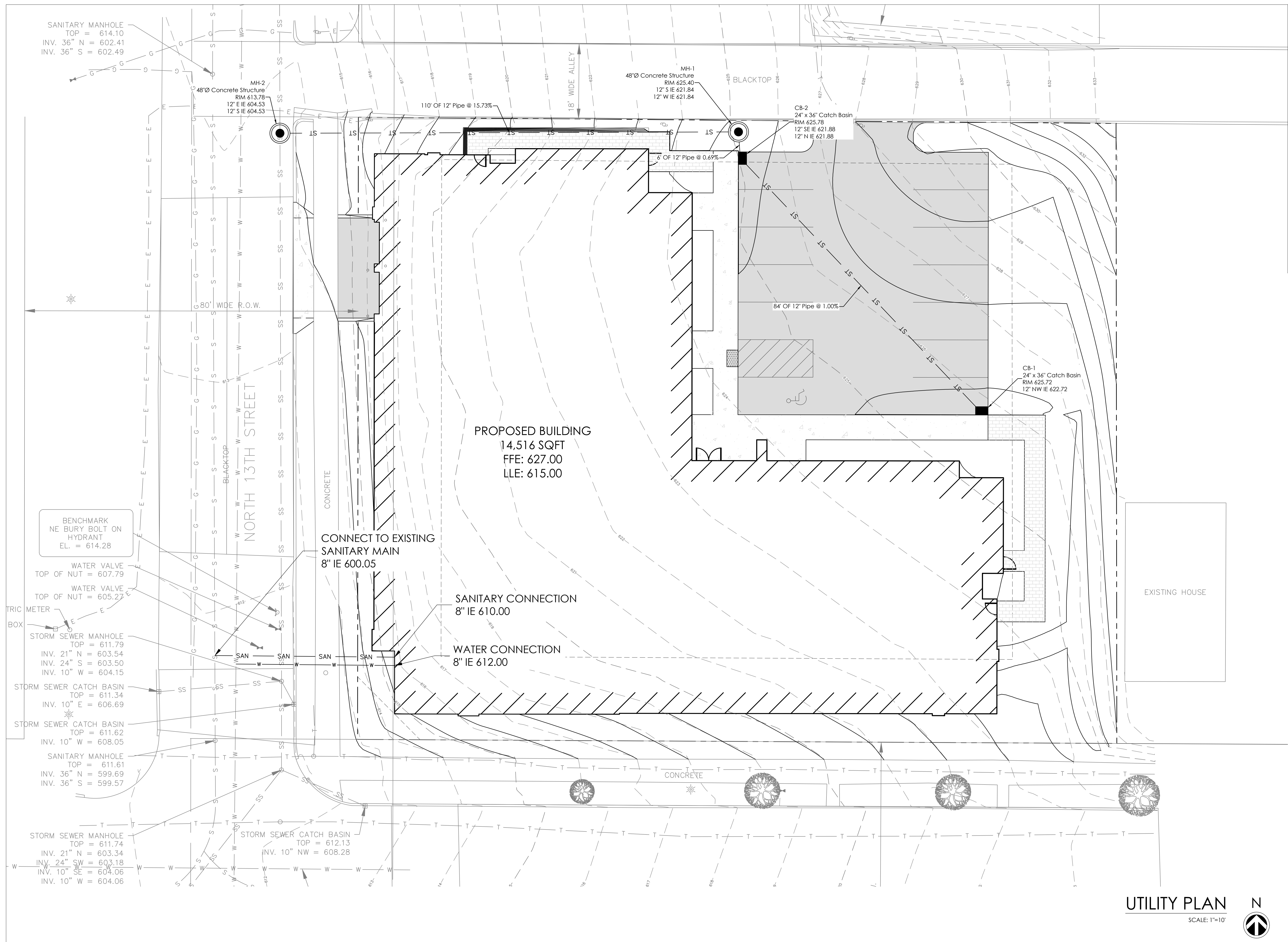
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203

PROJ. NO. 2020-125

GRADING AND EROSION CONTROL PLAN

SCALE: 1"=10'





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September 29, 2023

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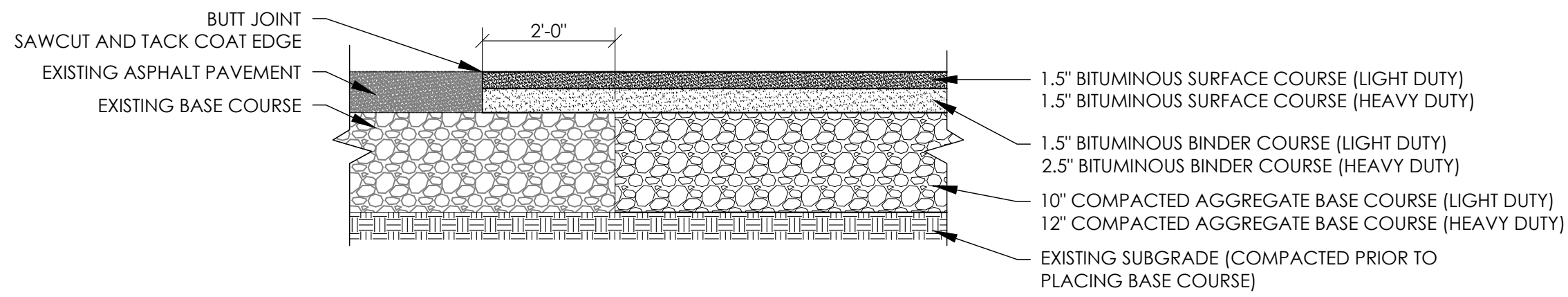
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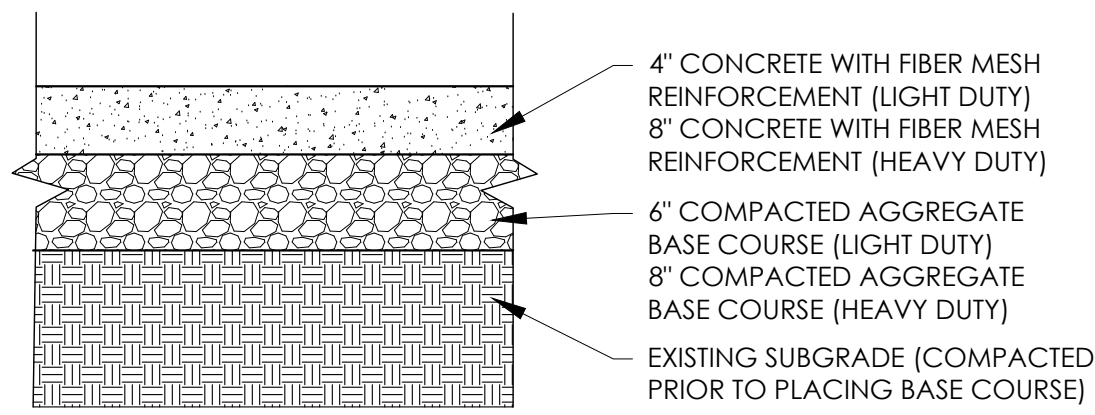
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204

PROJ. NO. 2020-125

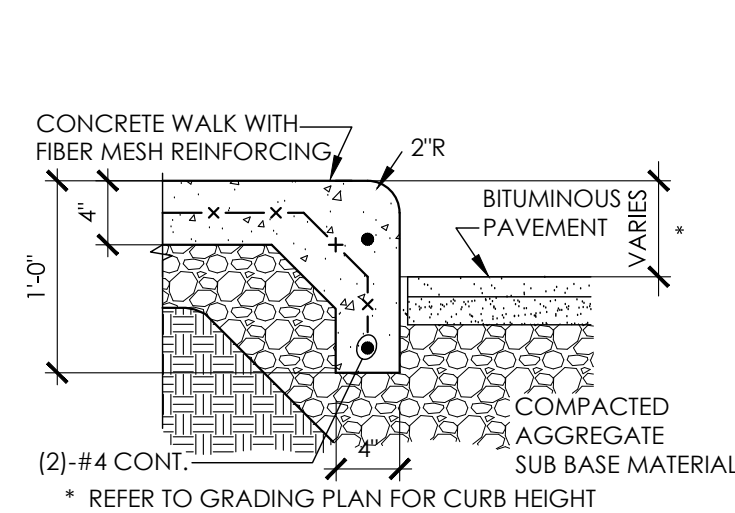




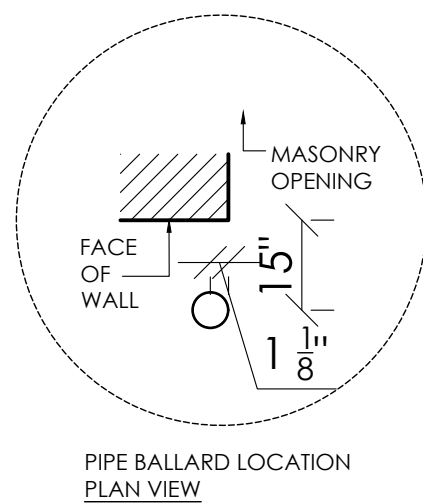
ASPHALT PAVEMENT CROSS SECTION



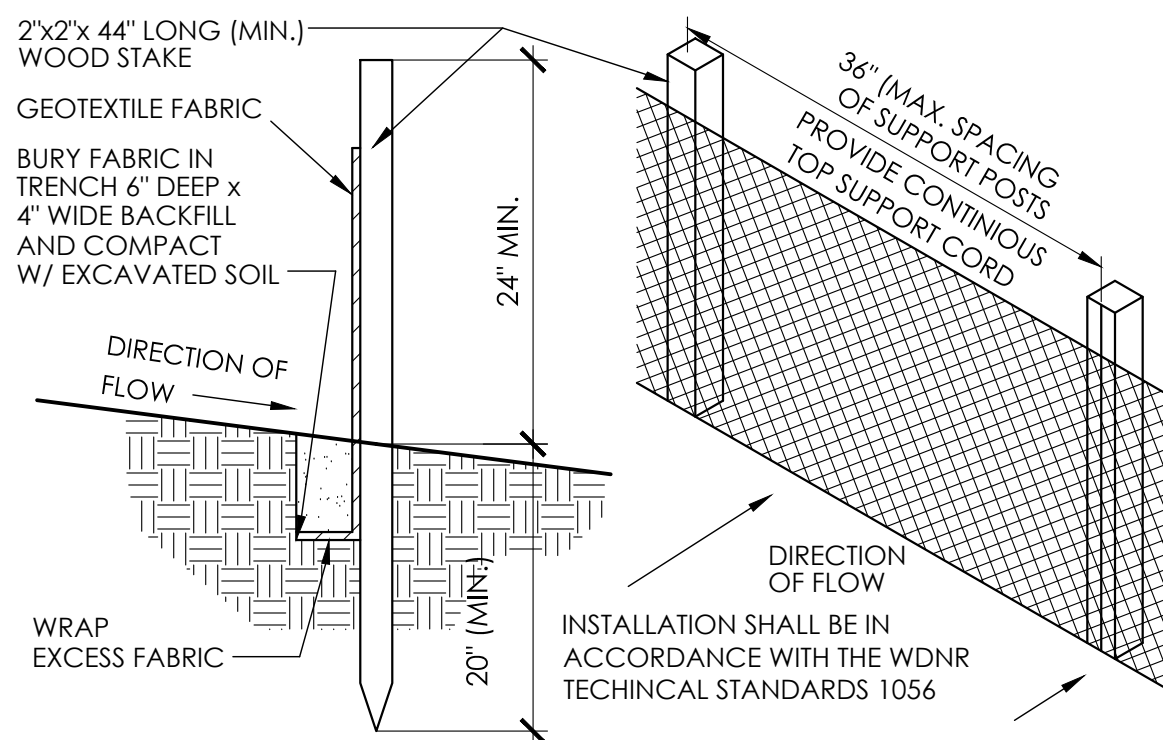
CONCRETE PAVEMENT CROSS SECTION



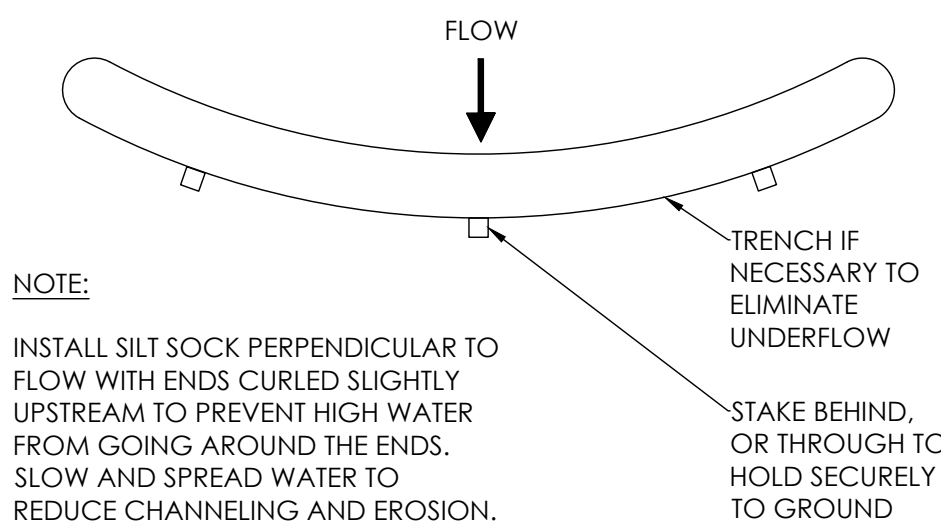
CONCRETE CURB & SIDEWALK SECTION



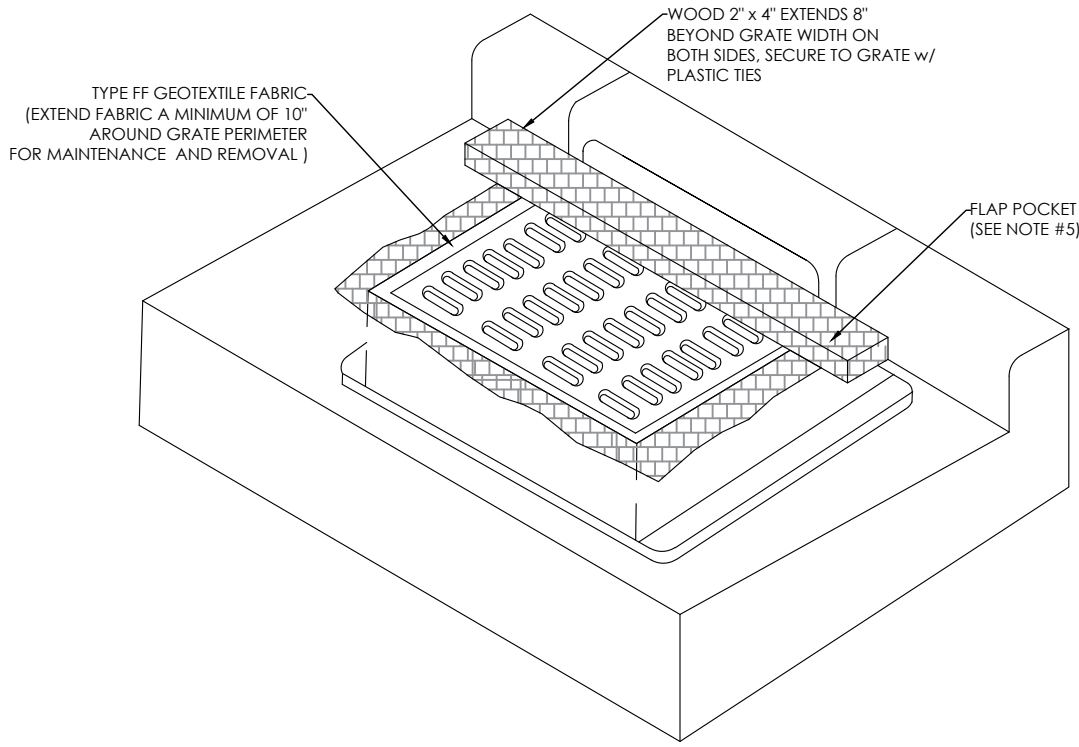
PIPE BOLLARD DETAIL



SILT FENCE SECTION & DETAIL

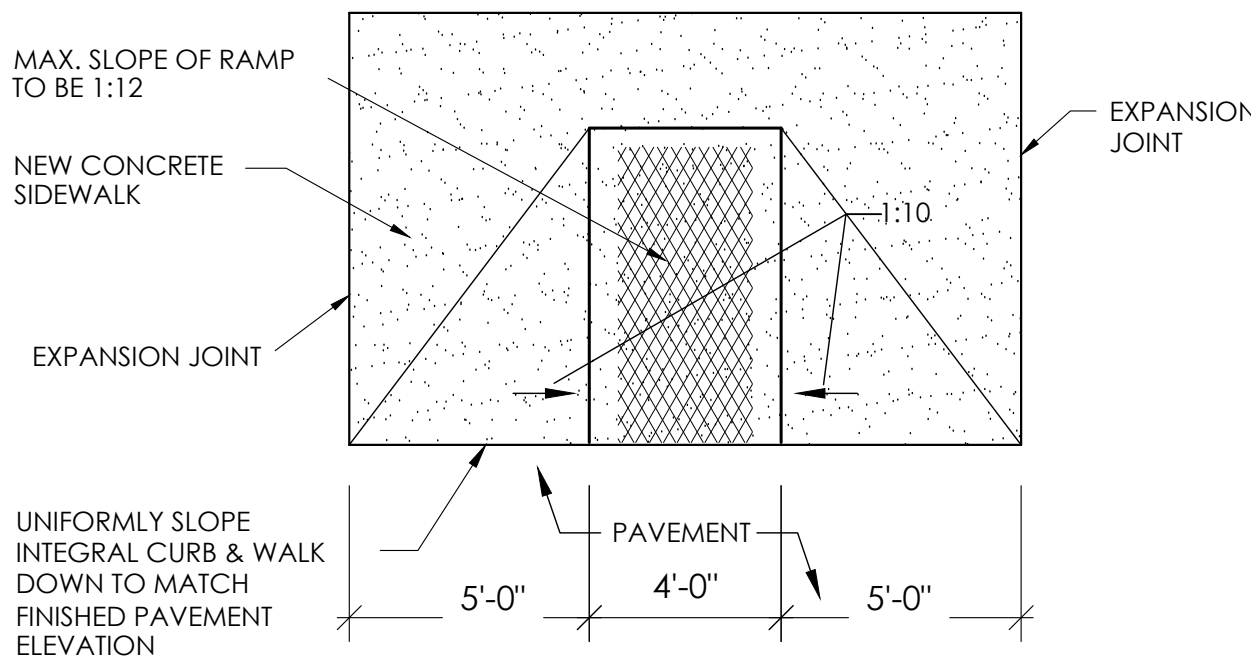


SILT SOCK DITCH CHECK

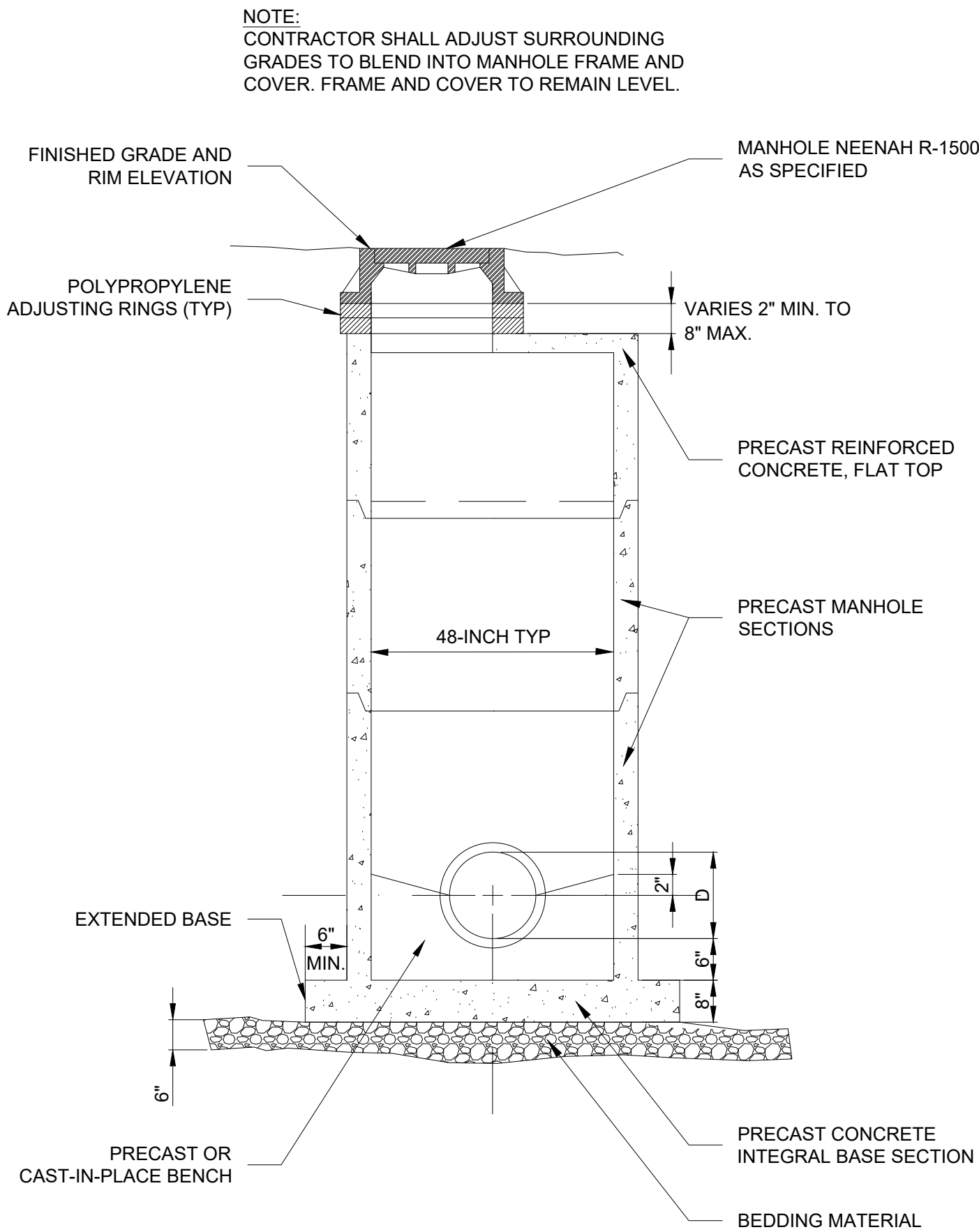


INLET PROTECTION TYPE "C"

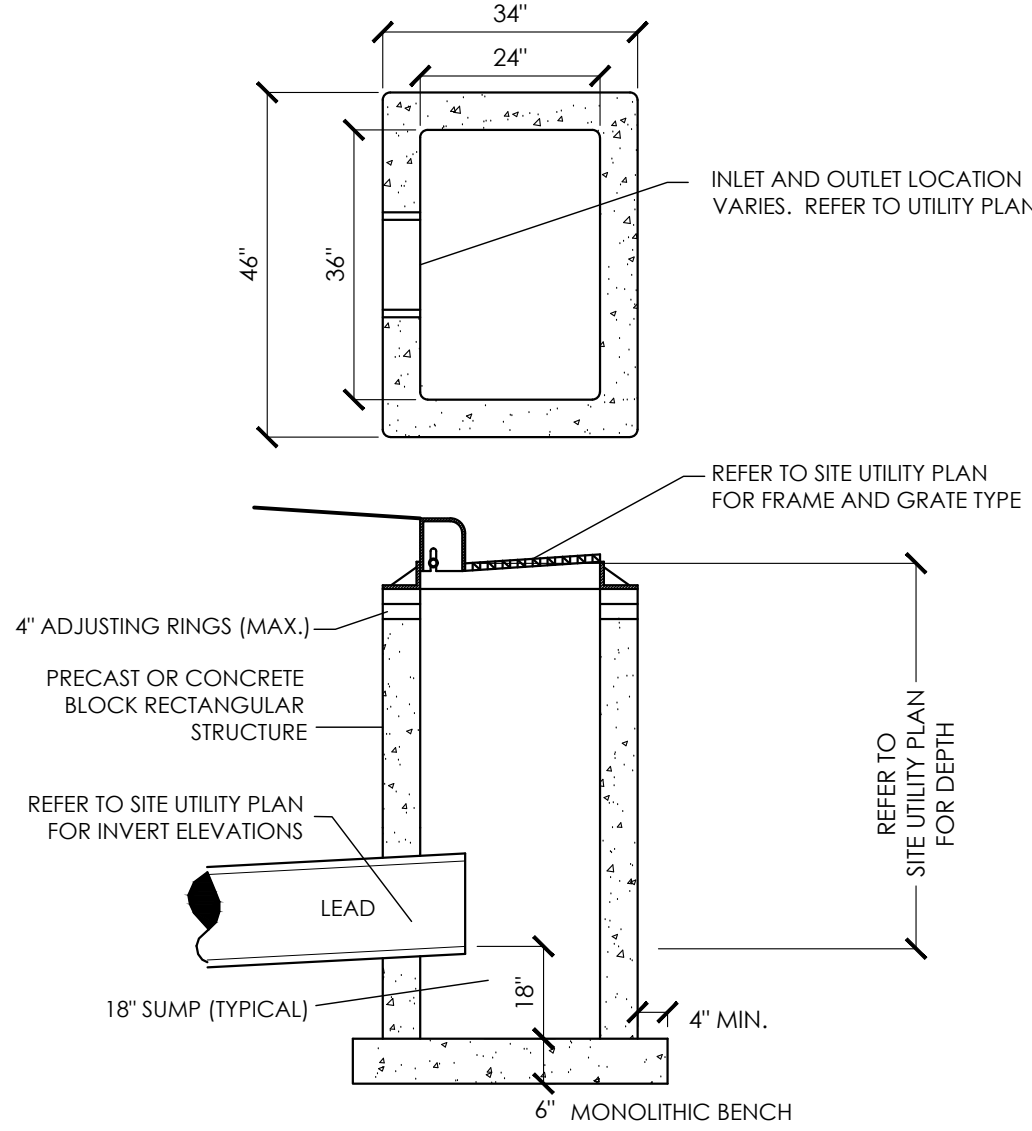
MAINTENANCE NOTES:
1. WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED IN THE FABRIC DOES NOT FALL INTO THE STRUCTURE. MATERIAL THAT HAS FALLEN INTO THE INLET SHALL BE IMMEDIATELY REMOVED.



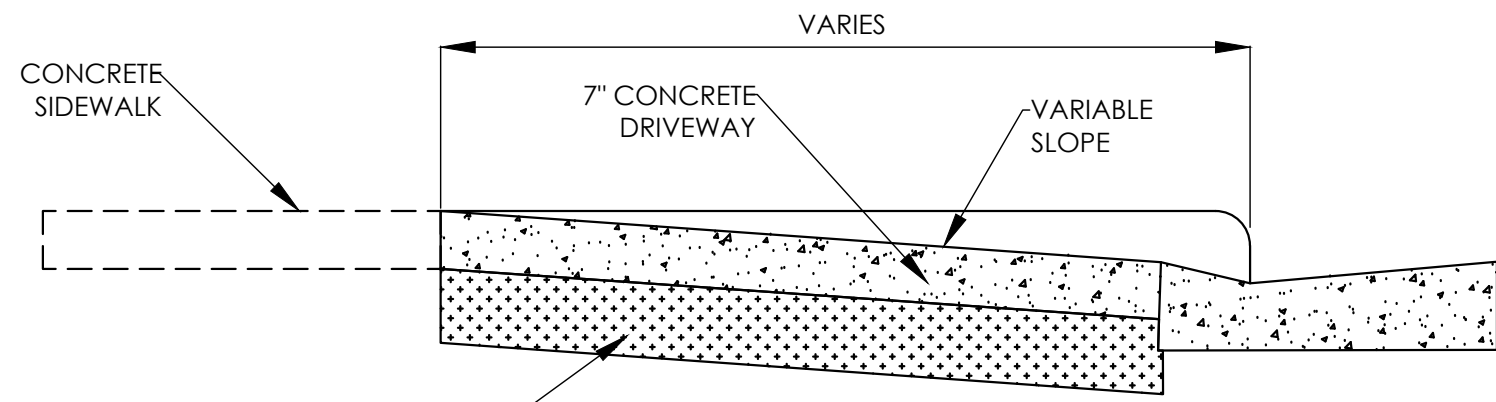
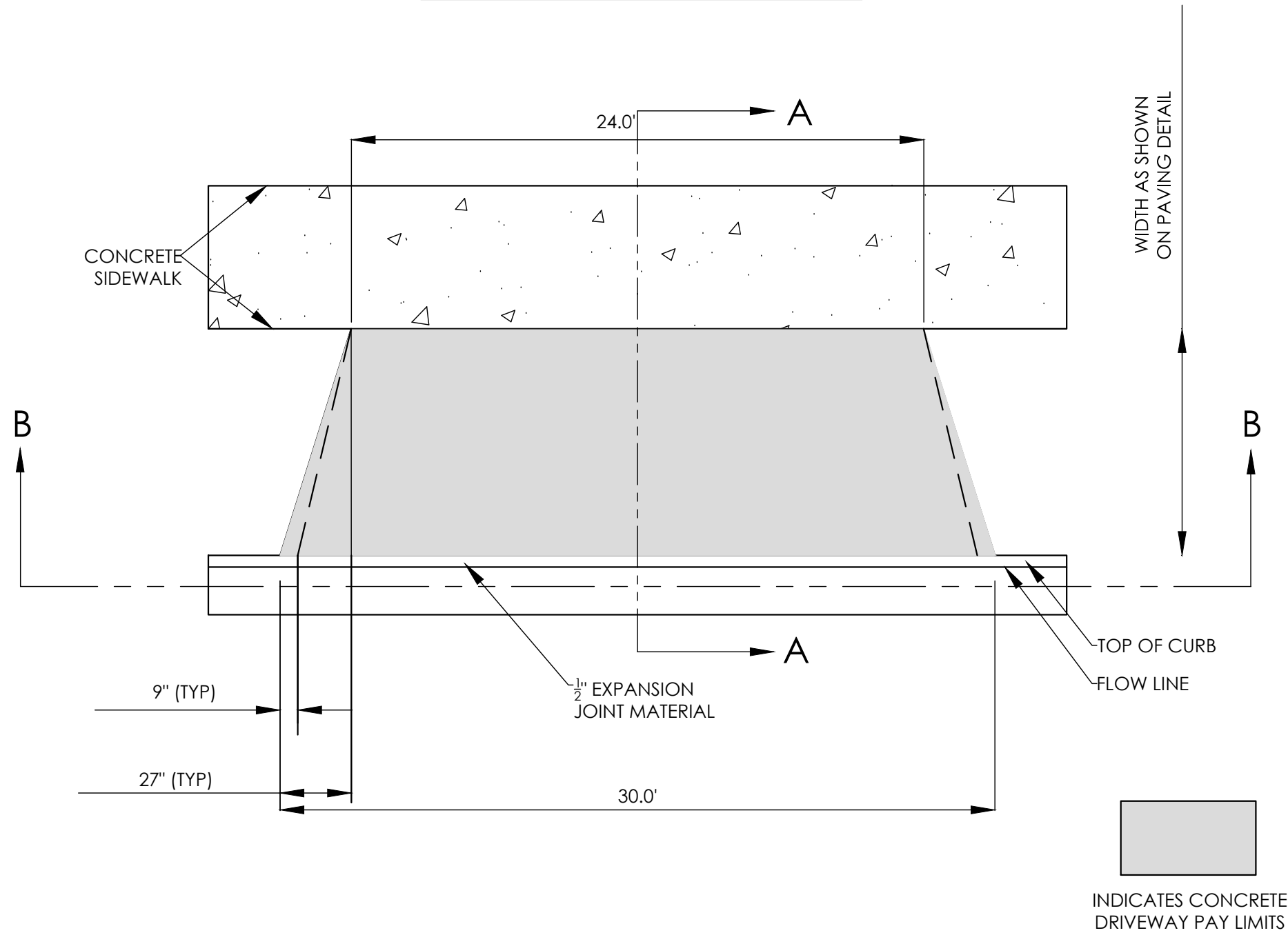
HANDICAP RAMP DETAIL



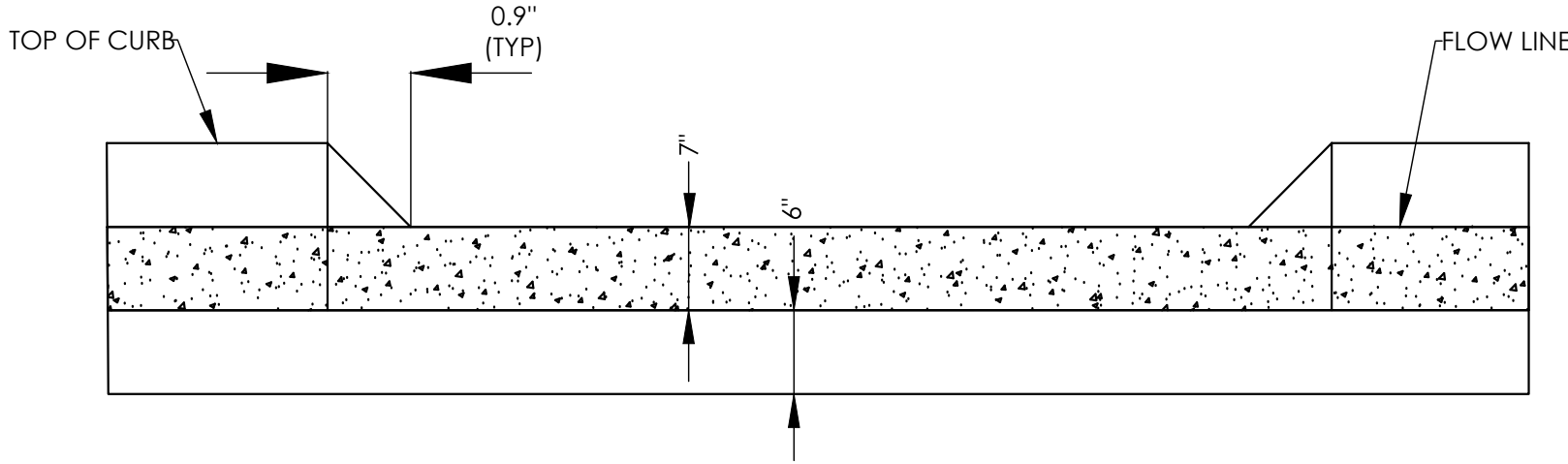
STORM MANHOLE DETAIL



PRECAST REINFORCED CONCRETE ACCEPTABLE CURB INLET SECTION



SECTION A-A



SECTION B-B

DETAILS

SCALE: 1"=10'



REVISIONS:

NOTICE TO BIDDERS
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September 29, 2023

NEW CONSTRUCTION

GATEWAY APARTMENTS

NORTH 13TH STREET, SHEBOYGAN, WI 53083

1135A MICHIGAN AVE. SHEBOYGAN, WI 53081 | (920) 452-4444 | 640 N. VEL R. PHILLIPS AVE. SUITE 210 MILWAUKEE WI 53202 | (414) 837-6450

DRAWN BY: JMN

CHECKED BY: JRV

A
205

PROJ. NO. 2020-125

October 2, 2023

P:\2020-CONTRACTS\2020-125 PACD Apartments\Phase - 2\Construction Documents\3.3 Site\2020-125 - Base.dwg



REVISIONS:

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October 3, 2023

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DRAWN BY: JMN

CHECKED BY: JRV

A
202

PROJ. NO. 2020-125

ADJACENT PROPERTIES WITHIN 100' OF SITE

SCALE: 1"=20'






SOUTH ELEVATION 2
SCALE: 1/8" = 1'-0" R 501



WEST ELEVATION 1
SCALE: 1/8" = 1'-0" R 501

ELEVATION KEYNOTES	
NO.	DESCRIPTION
1	STRAND SUBSTRATE LAP SIDING - LP SMARTSIDE (CLAY)
2	METAL SIDING - COLOR KNOTTY REDWOOD
3	ADHERED MASONRY VENEER - COUNTY MATERIALS (MANGANESE)
4	PRE-FINISHED METAL ROOF EDGE FLASHING - DARK BRONZE
5	PRE-FINISHED METAL COPING - DARK BRONZE
6	PRE-FINISHED METAL FASCIA WRAP - DARK BRONZE
7	VENTED METAL SOFFIT - DARK BRONZE
8	1" x 7 1/4" STRAND SUBSTRATE TRIM - LP SMARTSIDE (COFFEE)
9	CULTURED STONE WATERTABLE
10	SWINGING PATIO DOOR ASSEMBLY
11	ALUMINUM STOREFRONT ENTRANCE DOOR & FRAME
12	INSULATED HOLLOW METAL DOOR & FRAME
13	OVERHEAD SECTIONAL DOOR
14	6" DIA. CONCRETE FILLED STEEL BOLLARDS
15	PRE-FABRICATED ALUMINUM GUARDRAIL SYSTEM (TYP. AT ALL LOCATIONS) - DARK BRONZE
16	PRE-FABRICATED BALCONY ASSEMBLY
17	24" BACKLIT ANODIZED ALUMINUM LETTERS - DARK BRONZE
18	FOUNDATION & FOOTING - SEE STRUCTURAL DRAWINGS



ABACUS ARCHITECTS

REVISIONS:
DATE ISSUE

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ISSUE DATE: MONTH/DAY/YEAR
NEW CONSTRUCTION
GATEWAY APARTMENTS
STREET ADDRESS, CITY, STATE, ZIP
1135A MICHIGAN AVE., SHREVEPORT, LA 70508 | (504) 422-4444 | 440 VIELLE PHILIPS AVE., SUITE 210, MILWAUKEE, WI 53203

DRAWN BY: DG / SL
CHECKED BY: PM
EXTERIOR ELEVATIONS
R
501
PROJ. NO. 2021-94

PRELIMINARY - NOT FOR CONSTRUCTION




EAST ELEVATION 2
SCALE: 1/8" = 1'-0" R 502



NORTH ELEVATION 1
SCALE: 1/8" = 1'-0" R 502

ELEVATION KEYNOTES	
NO.	DESCRIPTION
1	STRAND SUBSTRATE LAP SIDING - LP SMARTSIDE (CLAY)
2	METAL SIDING - COLOR KNOTTY REDWOOD
3	ADHERED MASONRY VENEER - COUNTY MATERIALS (MANGANESE)
4	PRE-FINISHED METAL ROOF EDGE FLASHING - DARK BRONZE
5	PRE-FINISHED METAL COPING - DARK BRONZE
6	PRE-FINISHED METAL FASCIA WRAP - DARK BRONZE
7	VENTED METAL SOFFIT - DARK BRONZE
8	1" x 7 1/4" STRAND SUBSTRATE TRIM - LP SMARTSIDE (COFFEE)
9	CULTURED STONE WATERTABLE
10	SWINGING PATIO DOOR ASSEMBLY
11	ALUMINUM STOREFRONT ENTRANCE DOOR & FRAME
12	INSULATED HOLLOW METAL DOOR & FRAME
13	OVERHEAD SECTIONAL DOOR
14	4" DIA. CONCRETE FILLED STEEL BOLLARDS
15	PRE-FABRICATED ALUMINUM GUARDRAIL SYSTEM (TYP. AT ALL LOCATIONS) - DARK BRONZE
16	PRE-FABRICATED BALCONY ASSEMBLY
17	24" BACKLIT ANODIZED ALUMINUM LETTERS - DARK BRONZE
18	FOUNDATION & FOOTING - SEE STRUCTURAL DRAWINGS



ABACUS ARCHITECTS

REVISIONS:
A
DATE
ISSUE


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ISSUE DATE: MONTH/DAY/YEAR
NEW CONSTRUCTION
GATEWAY APARTMENTS
STREET ADDRESS, CITY, STATE, ZIP
1135A MICHIGAN AVE., SHREBOY GARDEN, WISCONSIN 53081 | 440 VETERAN AVE., SUITE 210, MILWAUKEE, WI 53203

DRAWN BY: DG / SL
CHECKED BY: PM
EXTERIOR ELEVATIONS
R
502
PROJ. NO. 2021-94

PRELIMINARY - NOT FOR CONSTRUCTION





ABACUS
ARCHITECTS

REVISIONS:

Δ	DATE	ISSUE
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ISSUE DATE: MONTH/YEAR
NEW CONSTRUCTION
GATEWAY APARTMENTS
STREET ADDRESS, CITY, STATE, ZIP
1135A MICHIGAN AVE, SHEBOYGAN, WI 53081 | (920) 432-4444 | 440 VIEL & PHILLIPS AVE, SUITE 210, MILWAUKEE, WI 53203

PRELIMINARY - NOT FOR CONSTRUCTION

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CHECKED BY: PM

RENDERINGS

R
503

PROJ. NO. 2021-94



REVISIONS:

Δ	DATE	ISSUE
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PRELIMINARY - NOT FOR CONSTRUCTION

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CHECKED BY: PM

RENDERINGS

R
504

PROJ. NO. 2021-94





ABACUS
ARCHITECTS

REVISIONS:

Δ

DATE

ISSUE

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STREET ADDRESS, CITY, STATE, ZIP
1135A MICHIGAN AVE, SHEBOYGAN, WI 53081 | (920) 432-4444 | 440 VIEL & PHILLIPS AVE, SUITE 210, MILWAUKEE, WI 53203

DRAWN BY: DG / SL
CHECKED BY: PM

RENDERINGS
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PROJ. NO. 2021-94

PRELIMINARY - NOT FOR CONSTRUCTION

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Application for Site Plan by Wisconsin Power and Light Company to construct, own, and operate a 99 MW alternating current, 4-hour battery energy storage system at the site of WPL's Edgewater Generating Station (Parcels 59281321485, 59281321460, 59281321170, and 59281321160). UI Zone

REPORT PREPARED BY: Ellise Rose, Program Assistant

REPORT DATE: September 28, 2023

MEETING DATE: October 10, 2023

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:

Wisconsin Power and Light Company is proposing to construct, own, and operate a 99 MW alternating current, 4-hour battery energy storage system at the site of WPL's Edgewater Generating Station (Parcels 59281321485, 59281321460, 59281321170, and 59281321160). The applicant states the following about the project:

Description of existing use:

- The entirety of the 9.4-acre BESS Project Area is currently developed or was previously graded, graveled, and used for material storage and laydown yards for the adjacent Edgewater Generating Station. The BESS Project Area contains 7.3 acres of naturalized grassy fields dominated by smooth brome and reed canary grass, approximately 0.4 acres of upland forest, 0.1 acre of non-forested wetland, 0.1 acre of open water, and 1.5 acres of developed non-residential land.
- Despite some of the soils being classified as Prime Farmland if drained within the BESS Project Area, existing and previous land uses will not result in loss of prime farmland.
- A macro-corridor is shown in this application which represents the area where a collector line will be placed to connect the proposed BESS system with the existing Edgewater Substation. The macro-corridor is comprised of 13.3 acres of developed land associated with the Edgewater Generating Station. There is no grassland or upland forest present within the macro-corridor, however, based on aerial imagery, there appears to be two non-forested wetland areas, totaling 0.5 acres associated with stormwater/surface water run-off from the surrounding industrially developed land.

- Because the Edgewater Generating Station has already developed much of the Project Area, the BESS Project will not significantly alter the land cover impacts from the development of the Edgewater Generating Station.

Description of proposed use:

- The BESS Project will consist of battery cabinets connected to pad-mounted inverter/transformer skids, which would then connect to switchgear, next to a common bus, which will finally connect with the existing Edgewater Generating Station substation located to the east of the Project Area.
- Additions to the existing substation will be needed to enable the connection of the 34.5kV battery to the 345kV substation.
- In addition to these physical components, the BESS Project will use intelligent battery software and computerized control systems to help determine when to store energy to provide reserves or to release it to the grid.
- Edgewater BESS will provide solar power generation, battery storage, and connect to the existing Edgewater Generating Station.
- There will be no permanent, on-site employees once construction and installation has been completed. Alliant Energy employees will then visit approximately two times per month.
- Construction will require managers, heavy equipment operators, licensed journeymen electricians, and laborers, and WPL expects to use in-state union labor to the extent possible to construct and install the BESS Project.
- WPL estimates that, during peak construction periods, approximately 20 to 40 workers will be needed to construct the BESS Project

Site selection:

- The BESS Project is planned in coordination with the Edgewater Generation Plant retirement. Situating Edgewater BESS at WPL's existing generation facilities allows WPL to accelerate the addition of resources by taking advantage of available land and substation infrastructure.
- WPL has designed Edgewater BESS to allow it to be charged and discharged directly to and from the grid. This provides WPL the flexibility to operate Edgewater BESS to maximize capacity accreditation, particularly in the forthcoming winter seasons, while providing energy arbitrage and ancillary service market opportunities when the BESS Project is not needed for capacity accreditation.
- In addition, WPL chose the Edgewater Generating Station site to minimize costs by maximizing economies of scale and by taking advantage of enhanced customer benefits available in the recently enacted Inflation Reduction Act ("IRA" or "the Act"). Under the IRA, WPL's customers will be able to receive investment tax credits ("ITCs") for Edgewater BESS including a ten-percentage point ITC "add-on" due to that project being in an "energy community" as defined by the Act.

Site improvements:

- The BESS Project takes advantage of the existing parking area at the adjacent substation, and the Project Area will include roughly 4.3 acres of impervious surfaces. This additional impervious surface will require the construction of two stormwater management ponds located adjacent to the BESS Project and will be approximately 0.5 acres (21,800 ft²) in total size and contain both an inlet and outlet at set elevations.

- Stormwater run-off from impervious surfaces will flow to a pond via swales and grading.
- A proposed stormwater pond has been preliminarily sized to cumulatively store approximately two acre-feet of water. The stormwater pond will be designed to mitigate adverse impacts of the BESS Project in terms of water quality and peak run-off rate.
- Additional landscaping will consist of revegetation of grasses.
- The size of the energy storage enclosures (or cabinets) used for preliminary engineering are 4.9 feet wide, 7.6 feet tall, and 4.5 feet deep.
- The inverters, which are part of the power conversion system, are 21.3 feet wide, 7.2 feet tall, and 6.6 feet deep.
- The enclosure that houses the battery components and auxiliary systems are not designed for personnel entry.
- The power conversion system consists of an inverter with an integral medium voltage transformer. The transformers would connect to switchgear, then to a common bus, which will finally connect directly to the Edgewater Generating Station collector substation. Equipment and structures would be mounted on concrete slab or pier foundations.
- To identify the site, a sign with the address will be installed.

Additional Information:

- Site work could begin as early as the second quarter of 2024, but the start date will be contingent on receipt of regulatory approvals and local permitting approvals.
- The BESS Project is expected to operate for approximately twenty years based on current forecasts for available equipment. At the end of the BESS Project's useful life, WPL will assess whether to cease operations and decommission the project or to augment/replace equipment to extend the life of the project, and continue the beneficial use of the existing GIA, substation equipment, roads, and siting studies, which will have already been paid for.

STAFF COMMENTS:

The Plan Commission may want to have the applicant address:

- Any future construction?
- What does construction entail – grading, construction, structures, etc.
- What types of other permits and review are required – environmental, public service, State of Wisconsin, federal, etc.
- What concerns are there with the proposed solar farm in terms of wildlife, maintenance of the property, electrical interference, etc.?

ACTION REQUESTED:


Staff recommends approval of the project subject to the following conditions:

1. Prior to building permit issuance, the applicant shall obtain all licenses and permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, water, sewer, storm drainage, health, Local, State, Federal, etc.
2. Applicant shall meet all zoning requirements including but not limited to noise, vibration, hazardous materials, etc.
3. Submittal/approval of a proposed storm drainage plan prior to building permit issuance.

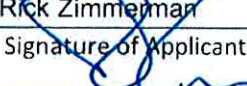
4. Outdoor storage of materials, products or equipment shall be prohibited.
5. Fencing shall be installed per Section 15.720(3)(c) of the City of Sheboygan Zoning Ordinance. Applicant shall work with staff with regards to constructing appropriate and well-designed fence/retaining wall and shall obtain the necessary permits prior to installation. If staff has any concerns with proposed fence design, the matter may be brought back to the Plan Commission for their consideration.
6. All new lighting shall be installed per Section 15.707 of the City of Sheboygan Zoning Ordinance (site lighting, building lighting, signage, etc.). There shall be no spillover light onto adjacent properties or the streets that will cause nuisances or traffic hazards.
7. Applicant shall appropriately maintain the landscaping on this site.
8. Applicant shall work with staff with regards to appropriate signage. Only at such time as the sign package has been reviewed and approved may the applicant obtain sign permits to install signage. If staff has any concerns with proposed signage design, the matter may be brought back to the Plan Commission for their consideration.
9. Any work within City of Sheboygan Public rights-of-way shall be discussed with the City Engineering Department and constructed to standard City specifications (including, but not limited to, new and old ingress/egress driveway openings, curb, gutter, sidewalk, pavement, utilities, street trees, grading, etc.).
10. 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).
11. Applicant shall immediately clean any and all sediments, materials, tracking, etc. that may be spilled off-site on private or public lands and streets.
12. Streets and infrastructure damaged and/or disturbed during construction of all private and/or public improvements shall be promptly repaired by the applicant.
13. All vehicles, equipment, materials, products, etc. shall be located on the applicant's property (no storage on public rights-of-way).
14. If there are any amendments to the approved use permit (including but not limited to site plan, use, etc.), the applicant will be required to submit a new conditional use application reflecting those amendments.

ATTACHMENTS:

Site Plan Application and required attachments

	CITY OF SHEBOYGAN SPECIAL USE AND SITE PLAN REVIEW APPLICATION	Fee: \$100
		Review Date:

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

SECTION 1: Applicant/ Permittee Information			
Name (Ind., Org. or Entity) Wisconsin Power and Light Company	Authorized Representative Rick Zimmerman - Alliant Energy	Title Manager - Resource Development	
Mailing Address 4902 N. Biltmore Ln	City Madison	State WI	ZIP Code 53718
Email Address richardzimmerman@alliantenergy.com	Phone Number (incl. area code) (608) 458-3226		
SECTION 2: Landowner Information (complete these fields when project site owner is different than applicant)			
Name (Ind., Org. or Entity) NA	Contact Person	Title	
Mailing Address	City	State	ZIP Code
Email Address	Phone Number (incl. area code)		
SECTION 3: Architect Information			
Name NA			
Mailing Address	City	State	Zip
Email Address	Phone Number (incl. area code)		
SECTION 4: Contractor Information			
Name NA			
Mailing Address	City	State	Zip
Email Address	Phone Number (incl. area code)		
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 Site Plan Review Application. I certify that the information contained in this form and attachments are true and accurate. I certify that the project will be in compliance with all 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) Rick Zimmerman	Title Mgr - Resource Development	Phone Number 608-458-3226	
Signature of Applicant 		Date Signed 9/6/2023	

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 \$100 (payable to the City of Sheboygan) are not submitted along with a complete and legible application. Application filing fee is non-refundable.

SECTION 6: Description of the Subject Site/Proposed Project

Parcel No. 59281321485, 59281321460, 59281321170, 59281321160 Zoning Classification UI - Urban Industrial

Name of Proposed/Existing Business: Edgewater BESS

Address of Property Affected: near 739 Washington Ave, Sheboygan WI 53081

New Building: ☐Addition: ☐Remodeling: ☐**SECTION 7: Brief Description of Type of Structure**

(See attached narrative)

SECTION 8: Description of EXISTING Operation or Use

(See attached narrative)

SECTION 9: Description of the PROPOSED Operation or Use

(See attached narrative)

Office Use Only

ACTION BY CITY PLAN COMMISSION

DATE OF MEETING: _____

APPROVED: _____ CONDITIONALLY APPROVED: _____ DENIED: _____

CONDITIONS

[illegible]

SIGNATURE: _____

Director or Representative
Department of City Development

DATE: _____

NOTES

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

Permit shall expire within six (6) months from date of approval unless substantial work has commenced.

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.

Check sidewalk grades from City Engineering Department with finished site grade.

A. Name of project/development

Wisconsin Power and Light Company (WPL) plans to construct, own, and operate a 99 MW_{ac} alternating current ("AC"), 4-hour battery energy storage system ("BESS") at the site of WPL's Edgewater Generating Station ("Edgewater BESS" or the "BESS Project") in the City of Sheboygan, Sheboygan County, Wisconsin. Appendix A includes several figures representing the BESS Project area and existing land use:

- **Figure 4.1.1 General Project Area**Figure E-1. Conceptual BESS Layout
- **Figure 4.1.3. Topographic Map**
- **Figure 8.3.2. Wetland and Waterway Crossings**
- **Figure 4.1.7.4. Land Cover**
- **Figure 4.1.7.5. Flood Insurance Rate Map**
- **Figure 4.1.8.1. Zoning Map**

B. Summary of general operation and proposed use:

- Description of existing use

The entirety of the 9.4-acre BESS Project Area is currently developed or was previously graded, graveled, and used for material storage and laydown yards for the adjacent Edgewater Generating Station. The BESS Project Area contains 7.3 acres of naturalized grassy fields dominated by smooth brome and reed canary grass, approximately 0.4 acres of upland forest, 0.1 acre of non-forested wetland, 0.1 acre of open water, and 1.5 acres of developed non-residential land. Despite some of the soils being classified as Prime Farmland if drained within the BESS Project Area, existing and previous land uses will not result in loss of prime farmland.

A macro-corridor is shown in this application which represents the area where a collector line will be placed to connect the proposed BESS system with the existing Edgewater Substation. The macro-corridor is comprised of 13.3 acres of developed land associated with the Edgewater Generating Station. There is no grassland or upland forest present within the macro-corridor, however, based on aerial imagery, there appears to be two non-forested wetland areas, totaling 0.5 acres associated with stormwater/surface water run-off from the surrounding industrially developed land.

Because the Edgewater Generating Station has already developed much of the Project Area, the BESS Project will not significantly alter the land cover impacts from the development of the Edgewater Generating Station.

- Description of proposed use (indoor, outdoor, etc.), why was this site selected?
 - Description of proposed use:

The BESS Project will consist of battery cabinets connected to pad-mount inverter/transformer skids, which would then connect to switchgear, next to a common bus, which will finally connect with the existing Edgewater Generating Station substation located to the east of the Project Area. Additions to the existing substation will be needed to enable the connection of the 34.5kV battery to the 345kV substation. In addition to these physical components, the BESS Project will use intelligent battery software and computerized control systems to help determine when to store energy to provide reserves or to release it to the grid.

- Why was this site selected?

This BESS Project is planned in coordination with the Edgewater Generation Plant retirement. Siting Edgewater BESS at WPL's existing generation facilities allows WPL to accelerate the addition of resources by taking advantage of available land and substation infrastructure. WPL has designed Edgewater BESS to allow it to be charged and discharged directly to and from the grid. This provides WPL the flexibility to operate Edgewater BESS to maximize capacity accreditation, particularly in the forthcoming winter seasons, while providing energy arbitrage and ancillary service market opportunities when the BESS Project is not needed for capacity accreditation.

In addition, WPL chose the Edgewater Generating Station site to minimize costs by maximizing economies of scale and by taking advantage of enhanced customer benefits available in the recently enacted Inflation Reduction Act ("IRA" or "the Act"). Under the IRA, WPL's customers will be able to receive investment tax credits ("ITCs") for Edgewater BESS including a ten-percentage point ITC "add-on" due to that project being in an "energy community" as defined by the Act.

- All services, products, etc. to be provided

Edgewater BESS will provide solar power generation, battery storage, and connect to the existing Edgewater Generating Station,

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

There will be no permanent, on-site employees once construction and installation has been completed. Alliant Energy employees will then visit approximately two times per month. Construction will require managers, heavy equipment operators, licensed journeymen electricians, and laborers, and WPL expects to use in-state union labor to the extent possible to construct and install the BESS Project. WPL estimates that, during peak construction periods, approximately 20 to 40 workers will be needed to construct the BESS Project. Laborers that install battery containers and power conversion systems will constitute most of the personnel required to construct the BESS Project. Another large group of workers will be electricians installing underground conduits and installing and terminating cables. The BESS will be monitored remotely, and staff will be dispatched for scheduled and unscheduled maintenance.

- 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

The BESS Project Area is located on approximately 23.3 acres. This acreage includes a macro corridor located on the east side of Lakeshore Drive to be used for a collector line which connects the BESS to the Edgewater Generating Station substation. The BESS Project Area is comprised of a northern battery placement and southern battery placement separated by a railway corridor, which WPL may connect with an access road.

- 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.)

The BESS Project takes advantage of the existing parking area at the adjacent substation, and the Project Area will include roughly 4.3 acres of impervious surface. This additional impervious surface will require the construction of two stormwater management ponds located adjacent to the BESS Project and will be approximately 0.5 acres (21,800 ft²) in total size and contain both an inlet and outlet at set elevations. Stormwater run-off from the impervious surfaces will flow to a pond via swales and grading. A proposed stormwater pond has been preliminarily sized to cumulatively store approximately two acre-feet of water. The stormwater pond will be designed to mitigate adverse impacts of the BESS Project in terms of water quality and peak run-off rate. Further details on stormwater management, including but not limited to the type of stormwater management pond employed for the BESS Project (wet versus dry detention, infiltration basin, etc.) will be completed during the detailed civil engineering design process. Additional landscaping will consist of re-vegetation of grasses. Existing berms partially block views of the facility and project lighting at night is not anticipated.

- 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

WPL examined available BESS technologies and determined that its needs could be met through the following equipment:

- SYL/Risen Golden Sigma 340 kWh rated modular Lithium-Iron Phosphate energy storage in a compact outdoor-rated enclosure; and
- Power Electronics Freemaq PCSM power conversion systems ("PCS").

BESS technology is continually advancing in both manufacturing and efficiency. Accordingly, WPL will determine the exact make and model of the BESS at the time of ordering. For purposes of this application, WPL conducted its preliminary engineering using the equipment identified above.

The SYL/Risen Golden Sigma energy storage enclosure includes a preinstalled thermal management solution, battery modules, and fire suppression system. The BESS will require approximately eight utility scale medium voltage PCS.

The size of the energy storage enclosures (or cabinets) used for preliminary engineering are 4.9 feet wide, 7.6 feet tall, and 4.5 feet deep. The inverters, which are part of the PCS, are 21.3 feet wide, 7.2 feet tall, and 6.6 feet deep. The enclosures that house the battery components and auxiliary systems are not designed for personnel entry.

The PCS consists of an inverter with an integral medium voltage transformer. The transformers would connect to switchgear, then to a common bus, which will finally connect directly to the Edgewater Generating Station collector substation. Equipment and structures would be mounted on concrete slab or pier foundations.

All of the BESS equipment is built to withstand typical weather events such as high winds, hail, and snow that is common to the Project Area. The selected equipment is designed with a minimum operating ambient temperature range of minus 30 to 55°C (minus 22 to 133°F) and thus is rated for the Project Area environment. The BESS Project is bordered by the existing Edgewater Generating Station to the east, the Sheboygan Regional Wastewater Treatment Facility to the northeast, VPI Corporation and Watry Industries, LLC to the north, and residential homes to the west. The generating station, treatment facility, and industrial businesses have a long-standing presence in this community; therefore, the BESS Project will be compatible with surrounding infrastructure.

An explanation of any interior and/or exterior renovations

Interior and/or exterior renovations are not a component of this project.

- Is access appropriate and is there sufficient customers/resident off-street parking?

Access to the Project Area is appropriate, and customer/resident off-street parking is not necessary. Driveway permits will be applied to gain access to the Project Area from both Washington Avenue and CTH EE.

- Proposed signage

To identify the site, a sign with the address will be installed.

- Project timeline and estimated value of project

Site work could begin as early as the second quarter of 2024, but the start date will be contingent on receipt of regulatory approvals and local permitting approvals. An estimated construction schedule is provided in Table 1 below; however, a more refined schedule will be prepared as the permitting and engineering processes proceed.

Table 1: Estimated Project Construction Schedule

Activity	Start	End
Start of Construction	Q3 2024	
Site Preparation (Erosion Control and Tracking Pads)	Q3 2024	Q4 2024
Vegetation Removal	Q3 2024	Q3 2024
Access Roads	Q3 2024	Q4 2024

Install BESS Foundation	Q3 2024	Q4 2024
Install Battery Containers and Power Conversion System	Q1 2025	Q1 2025
BESS Electrical	Q1 2025	Q2 2025
Commissioning	Q1 2025	Q3 2025
In-Service Date		Q3 2025

The BESS Project is expected to operate for approximately twenty years based on current forecasts for available equipment. At the end of the BESS Project's useful life, WPL will assess whether to cease operations and decommission the project or to augment/replace equipment to extend the life of the project, and continue the beneficial use of the existing GIA, substation equipment, roads, and siting studies, which will have already been paid for.

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

The BESS Project Area is located within the City of Sheboygan and are zoned as Urban Industrial ("UI"). The UI District promotes both large and small scale industrial and office development. The primary feature of this district is that it is geared to indoor industrial activities that are not typically associated with high levels of noise, soot, odors, or other potential nuisances to adjoining properties. All areas adjacent to the Project Area are also zoned as UI. Additionally, no development within the district shall have direct access to a local residential street or residential collector street to minimize disruption to residential areas.

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

The BESS Project will not significantly alter the visual impacts of the Edgewater Generating Station. The BESS Project Area is located approximately 500 feet from the nearest residences or public-access areas, and setbacks and tree screen buffers, combined with the generally industrial landscape of the Project Area, will reduce the visual impacts of the BESS Project. The BESS Project will be configured as a collection of steel shipping containers or other modular battery enclosures, which will be located adjacent to Lakeshore Drive. Visual simulations of the BESS area (Figures 1.1, 1.2, 2.1, 2.2, 2.3, 3.1, 3.2, 4.1, 4.2) are provided with this application.

- Noise:

WPL completed a pre-construction ambient sound survey and operational predictive assessment for the BESS Project. Predictive modeling analyses were completed to assess the sound expected from operation of the BESS Project. The sound signatures of the equipment were based on information for equipment similar to what is expected to be installed for the BESS Project.

As currently proposed, the BESS Project includes 64 blocks of BESS units with integrated HVAC equipment. The nearest residence (SR-151) to the BESS facility is approximately 577 feet west of

the current project design. The analyses demonstrate that the maximum expected daytime sound from project operation is 44.0 dBA at nearby residences. Nighttime noise is anticipated to be consistent with daytime noise levels due to the BESS operating during both daytime and nighttime hours.

The noise limit criteria for a wind energy system (adopted for this analysis) are outlined in Wisconsin Administrative Code chapter PSC 128. Under this regulation, the energy system must be operated in a manner that does not exceed 50 dBA during daytime hours and 45 dBA during seasonal nighttime hours (April 1 through September 30). A sound study was completed for the BESS Project which demonstrates that the sound expected at nearby residences, due to operation of the BESS facility, complies with this state standard, and will not exceed the 50 dBA daytime or 45 dBA nighttime limits as described in PSC128.

- Electromagnetic Field:

WPL did not conduct a study of the magnetic field strength of the underground collection lines for the BESS Project because of the project's proximity to the Edgewater Generating Station and the existing substation within this facility. However, the proposed underground collector system for the project is designed to be rated at 34.5 kV and will have a maximum of three feeders routed in parallel trenches, each 36 inches apart. The shielding by the metallic screen on the underground cables cancels out any electric field intensity that would be generated. Therefore, the addition of the three underground collection lines for the BESS Project are not expected to contribute to or increase the existing conditions within the area or result in adverse human effects. If it is determined during final engineering that overhead collector circuits will be required for the BESS Project, WPL will provide the locations for these facilities to the City of Sheboygan.

C. Submit TWO (2) copies of a property site plan drawing, which includes:

- A certified survey map showing existing property boundaries and improvements
- 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)
- 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.

Maps/figures can be found in Attachment A.

D. Building elevations and perspectives.

Site elevation is approximately 605 to 615 feet above sea level. Battery cabinets will be 7.6 feet tall, and inverters will be 7.2 feet tall.

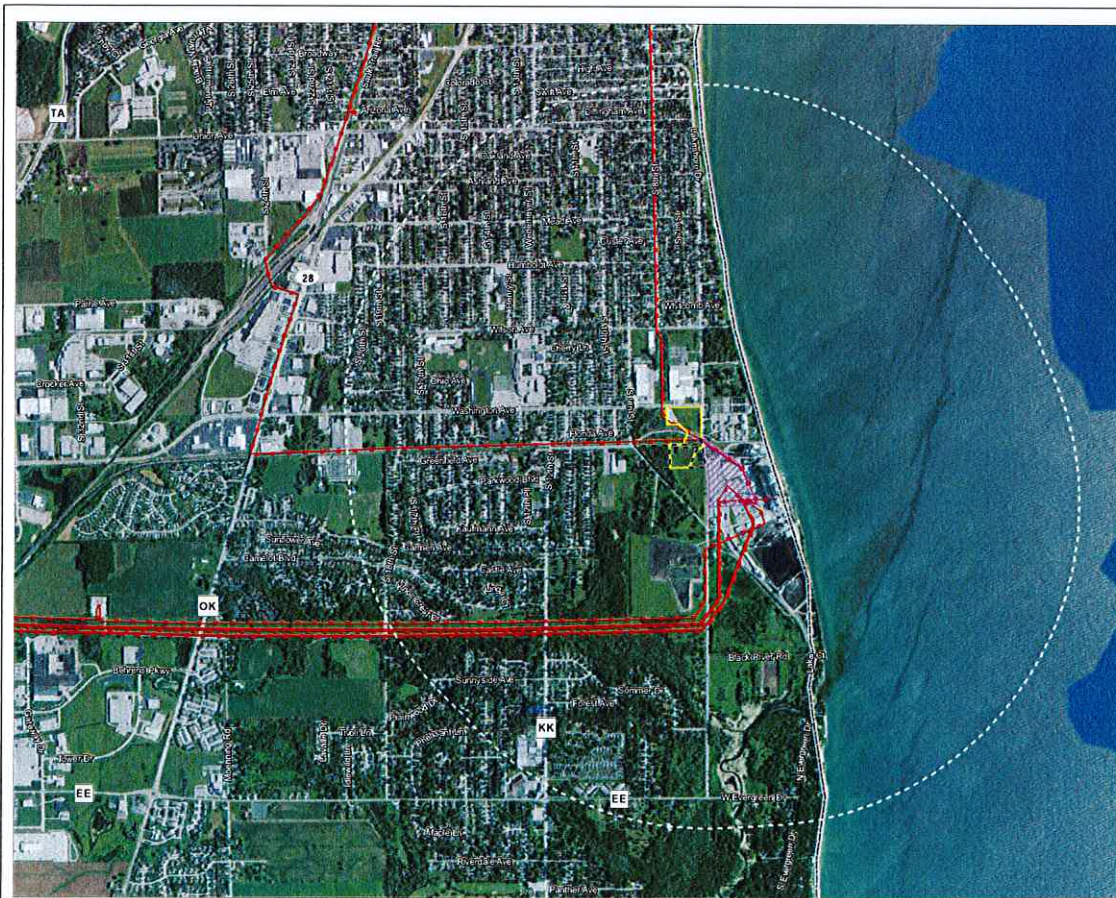


Figure No. 4.1.1
 Title: General Project Area

Client/Project: Wisconsin Power and Light Company
 Edgewater BESS Project

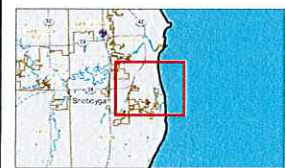
Project Location: 21st St. & Milwaukee Ave. (Original Source: Map of the City of Milwaukee, WI)

Thematic: CA or 2022-10-11
 Date: 2022-10-11
 Revision: 2022-10-11

North Arrow
 Scale: 0 750 1500 Feet
 (All original documents are at 1:18,000)

Legend:

- Proposed BESS Project Area
- Alternate BESS Project Area
- Macro Corridor for Collector Line Connection (Common to Proposed and Alternate)
- Proposed BESS Project Area 1 Mile Buffer
- Electric Transmission Line



Notes:

- 1. Coordinate System: NAD 1983-NA83 Wisconsin TN
- 2. Data Sources: Survey, Aerial, Esri, USGS, NOAA, etc.
- 3. Background: 2020 NAD

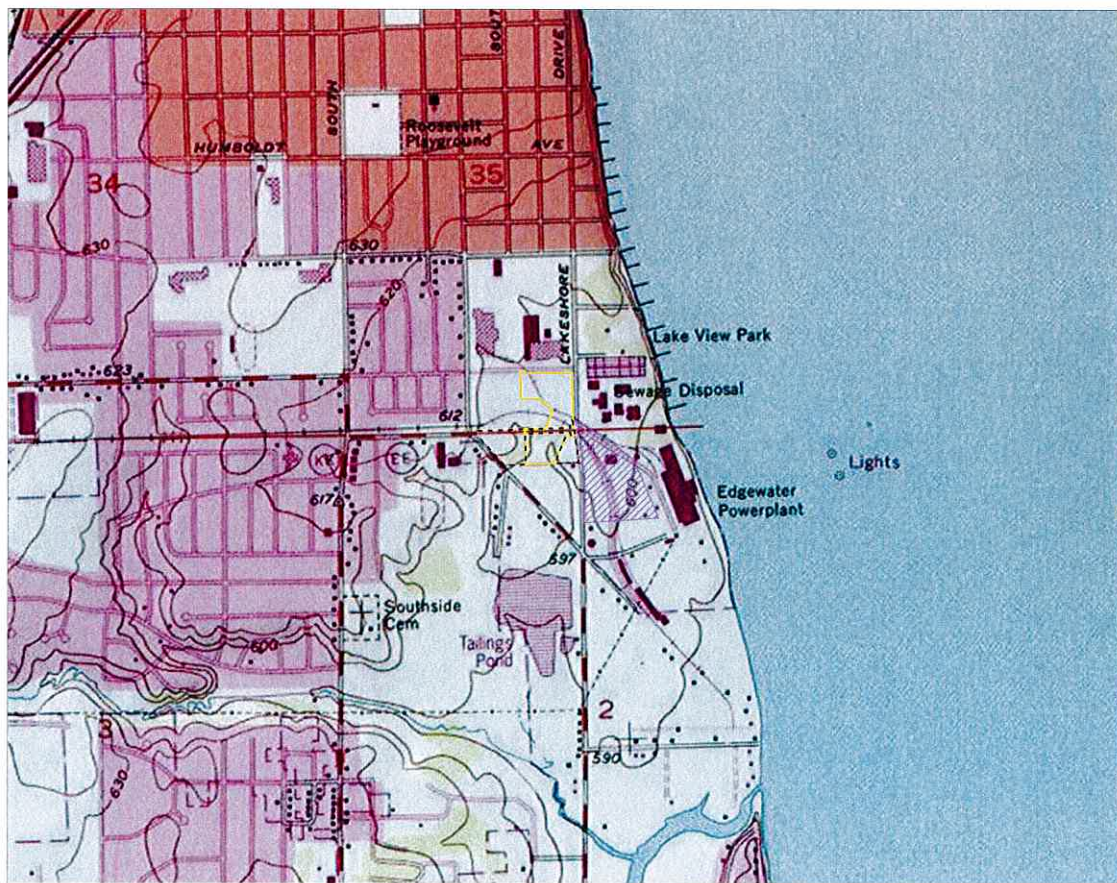


Figure No.

4.1.3

Title

Topographic Map

Client/Project

Wisconsin Power and Light Company
Edgewater BESS Project

Project Location

Edgewater
Winnebago County, WI

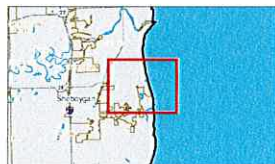
Prepared by G.A.M. 12/2/11
10/15/12
Revised by G.A.M. 12/2/11
10/15/12
Revised by G.A.M. 12/2/11
10/15/12



0 500 1000
Feet
(Original document scale of 1"=143')
1:12,000

Legend

- Proposed BESS Project Area
- Alternate BESS Project Area
- Macro Corridor for Collector Line Connection (Common to Proposed and Alternate)



Notes

1. Contours by spot heights where shown.
2. Data by spot heights where shown.
3. Background by spot heights where shown.



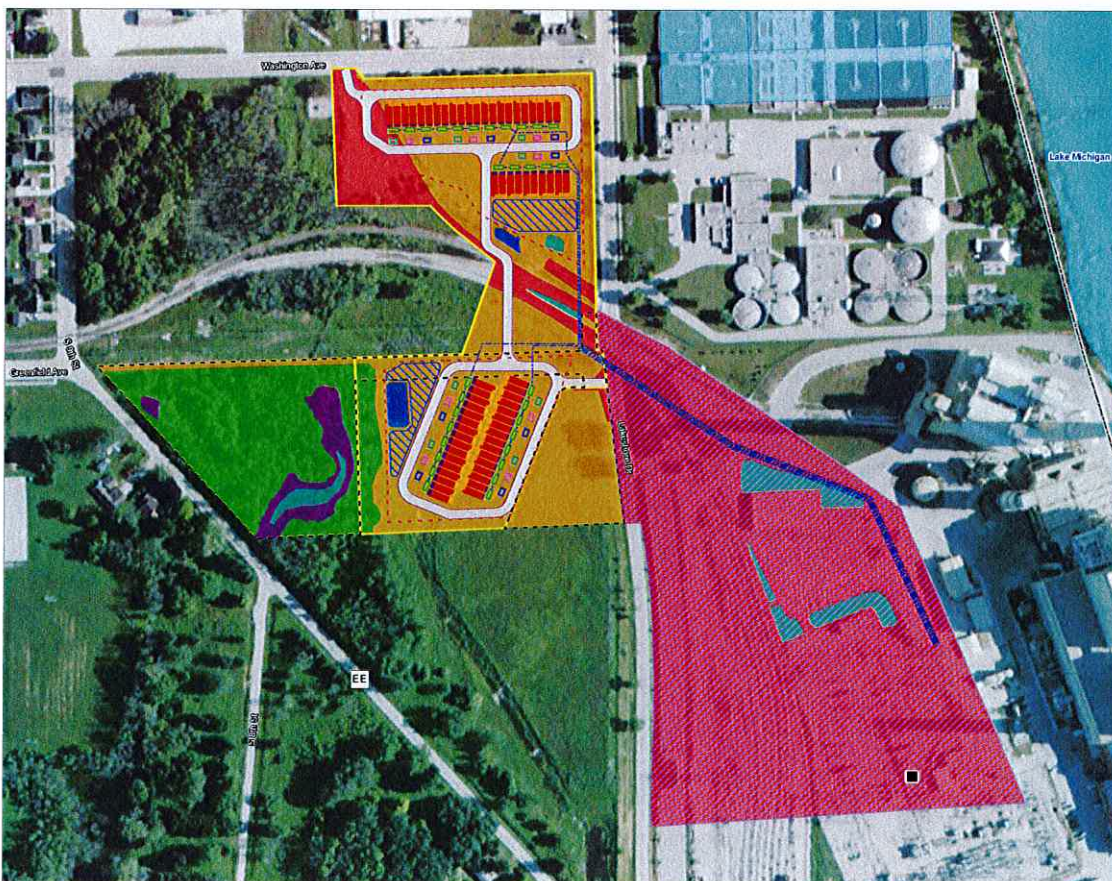


Figure No.

4.1.7.4

Title

Land Cover

Client/Project
Wisconsin Power and Light Company
Edgewater BESS Project

Project Location
Edgewater, WI
Drawing No. 4.1.7.4

Prepared by: C. B. 10/11/11
Reviewed by: M. J. 10/11/11
Approved by: M. J. 10/11/11



0 100 200 Feet
(At original document size of 11x17)
1:2,400

Legend

- | | |
|--|--|
| <ul style="list-style-type: none"> Proposed BESS Project Area Alternate BESS Project Area Macro Corridor for Collector Line Connection (Common to Proposed and Alternate) VV BESS Collection Feeder Run** BESS Access Road** BESS Boundary Fence Augmentation Battery Container Auxiliary Power Station Battery Container Battery Control Panel Foreign Hybrid OS Medium Voltage Switchgear, Relay and Meters PCS and Transformer Skid BESS Stormwater Basin Existing Substation | <ul style="list-style-type: none"> Land Cover Grassland Upland Woodland Forested Wetland Non-Forested Wetland Open Water Developed (Non-Residential) DNR 24x Hydrography Perennial Stream* Intermittent Stream* Wetland |
|--|--|

*No features within data frame

**As grounds for collection feeder runs and access roads are developed on this map are preliminary in nature



Notes
1. Coordinates System: NAD 1983 - NAD 1983 Wisconsin 1M
2. Data Source: Wisconsin DNR, Wisconsin DNR
3. Background: 10/11/11

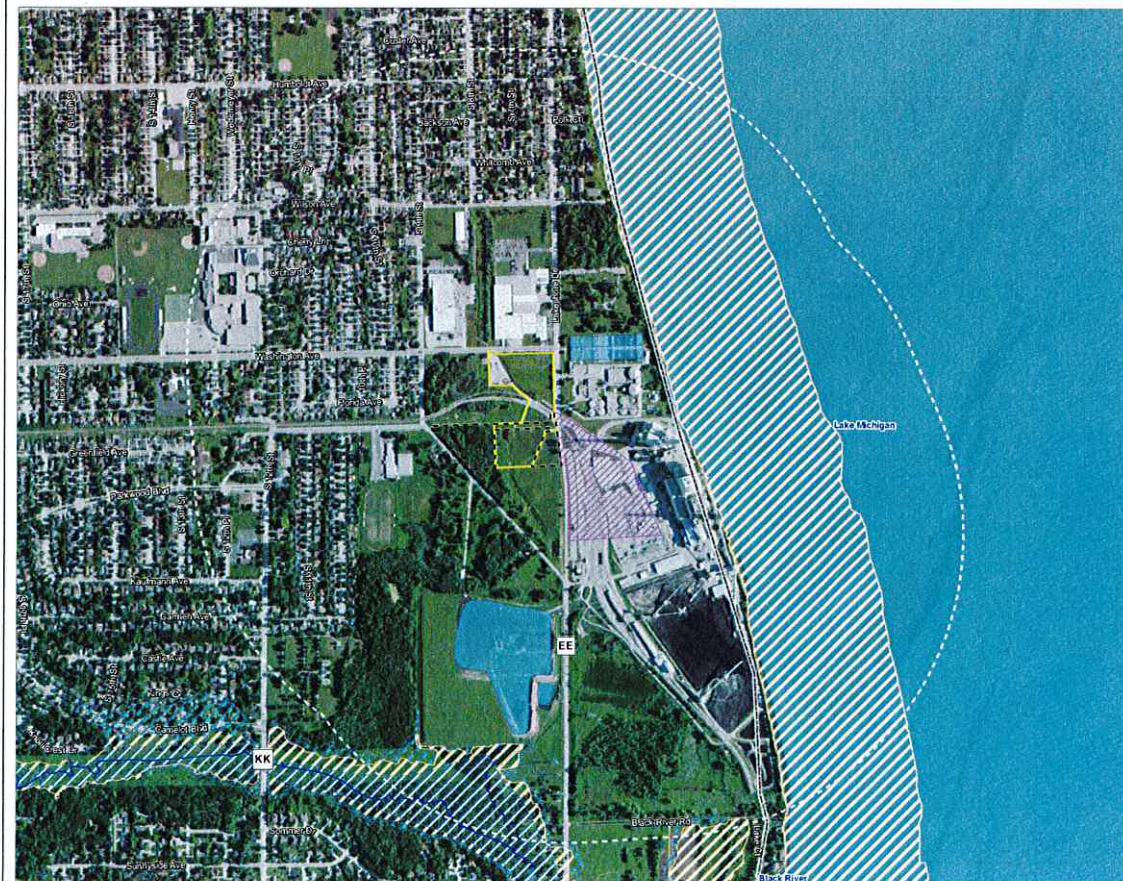


Figure No
4.1.7.5

Flood Insurance Rate Map


Client/Project:
Wisconsin Power and Light Company
Edgewater BESS Project

Project Location	Prepared by CA# 2022-12-1
City of Snohomish	1814 V2 or 2022-12-2
Snohomish County, WA	1814 V2 or 2022-12-2



0 400 800 Feet
(All original documents sum of 11x17)
15-600

Legend

-  Proposed BESS Project Area
 Alternate BESS Project Area
 Macro Corridor for Collector Line Connection (Common to Proposed and Alternate)

Proposed BESS Project Area 0.5 Mile Buffer

FEMA Special Flood Hazard Area

100 Year Floodplain

 500 Year Foodprint

☒ 500 (all 1,000)

 Floodway
DMR 28x Hydrographic

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1. **Identify the main components of the system.**



Notes:

1. Condensate System: NAD 1502-HARN Vaporizer TM
2. Gas Source: Serial: WPL TEVA WISDOT WOPR Exp
3. Background: 2020 NAD



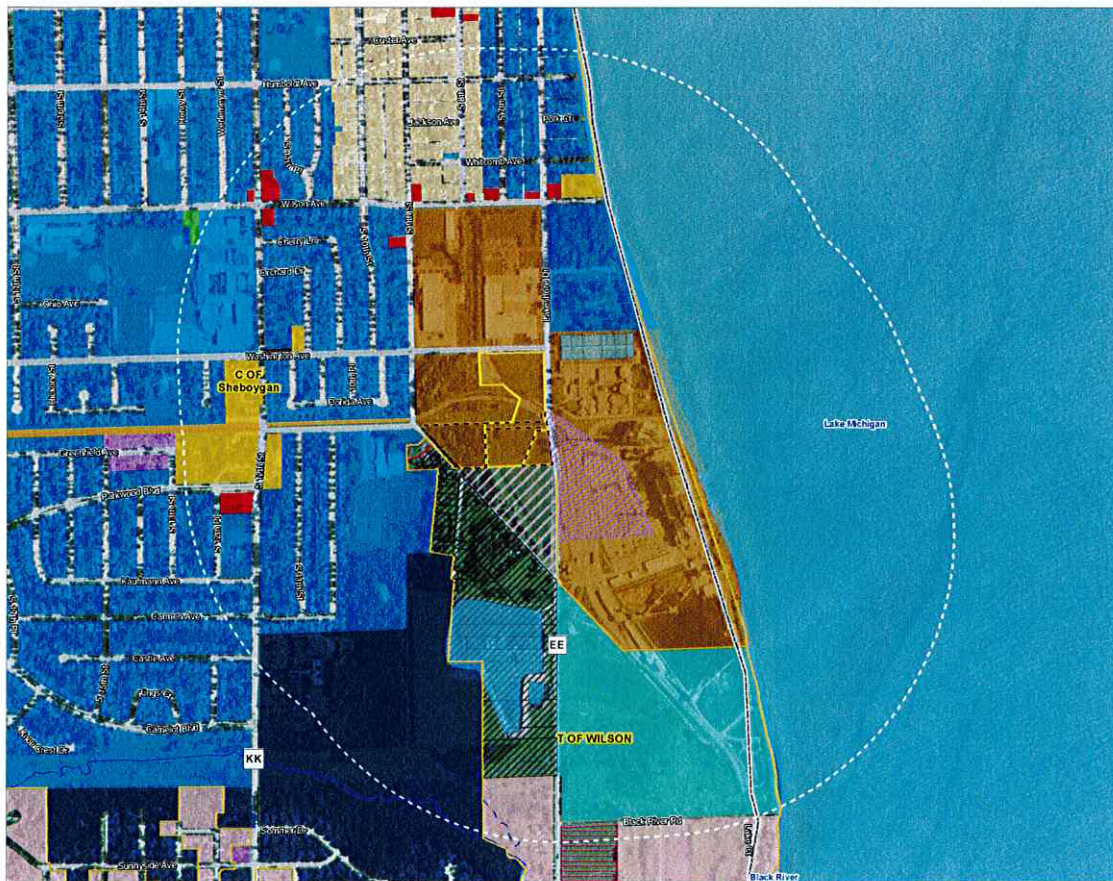


Figure No.
4.1.8.1

The Zoning Map

Client/Project
Wisconsin Power and Light Company
Edgewater BESS Project

Project Location
W. Sheboygan
Sheboygan, WI 53081

Prepared by CAE on 03/17/17
by MJP on 03/17/17
by MJP on 03/17/17



0 400 800 Feet
1:9,600
(Along the horizontal line of 11x17)

Legend

- | | |
|--|---------------------------------------|
| Proposed BESS Project Area | 1:2 |
| Adjacent BESS Project Area | Mixed Residential - 8 District |
| Macro Corridor for Collector Line Connection (Common to Proposed and Adjacent) | Neighborhood Commercial District |
| Proposed BESS Project Area 0.5 Mile Buffer | Neighborhood Office District |
| DNR 24x Hydrography | Neighborhood Residential - 6 District |
| Potential Stream | R-1 |
| Intermittent Stream | R-1M |
| Waterbody | Suburban Office District |
| Zoning District | Suburban Residential - 3 District |
| A-2 | Suburban Residential - 5 District |
| A-3 | Urban Industrial District |
| C-1 | Urban Residential - 12 District |
| U-1 | No Information Available |



Notes:
1. Coordinate system: NAD 1983 UTM Zone 16N
2. Data Source: Stantec, WPL, Sheboygan Co., Racine Co., Kenosha Co., WI
3. Map Date: 03/17/17





Figure 1.1: View to the west from KOP 1, along Lakeshore Drive



Figure 1.2: View to the west from KOP 1 with the Project simulated.



Figure 2.1: View to the south-southwest from KOP 2 along Lakeshore Drive.



Figure 2.2: View to the south-southwest from KOP 2 with the Project simulated.



Figure 2.3: View to the south-southwest from KOP 2 with the Project simulated. This simulation highlights proposed Project components obscured by the existing earth berm.



Figure 3.1: View to the southeast along Washington Avenue from KOP 3.



Figure 3.2: View to the southeast from KOP 3 with the Project simulated.



Figure 4.1: View to the east along South 9th Street from KOP 4.



Figure 4.2: View to the east from KOP 4 with the Project simulated.

**CITY OF SHEBOYGAN
RESOLUTION 85-23-24**

BY ALDERPERSONS MITCHELL AND PERRELLA.

OCTOBER 16, 2023.

A RESOLUTION vacating the east-west alley east of North 9th Street, located in Block 127 of the Original Plat.

RESOLVED: That by and through the passage of this Resolution it is the declared judgment and finding of the Common Council of the City of Sheboygan that the public interest requires the vacation of the hereinafter described alley, with a legal description as attached hereto and incorporated by reference.

BE IT FURTHER RESOLVED: That prior to passage of this resolution, a hearing on the passage of this resolution will have been held by the common council on a date not less than 40 days after the date on which this resolution was introduced; notice of said hearing will have been given as provided in Wis. Stat. § 66.1003(8)(b); and notice of the hearing will have been served on the owners of all of the frontage of the lots and lands abutting upon the alley in a manner provided for the service of summons in circuit court at least 30 days before the hearing.

BE IT FURTHER RESOLVED: That the portion of roadway in the City and County of Sheboygan, State of Wisconsin, described as:

The east-west alley east of North 9th Street, located in Block 127 of the Original Plat

be and it is hereby vacated and discontinued under the provisions of Wis. Stat. § 66.1003(4).

BE IT FURTHER RESOLVED: That the City Clerk is hereby authorized and directed to cause the recording of a certified copy hereof together with a map of such vacated alley in the office of the Register of Deeds for Sheboygan County, Wisconsin

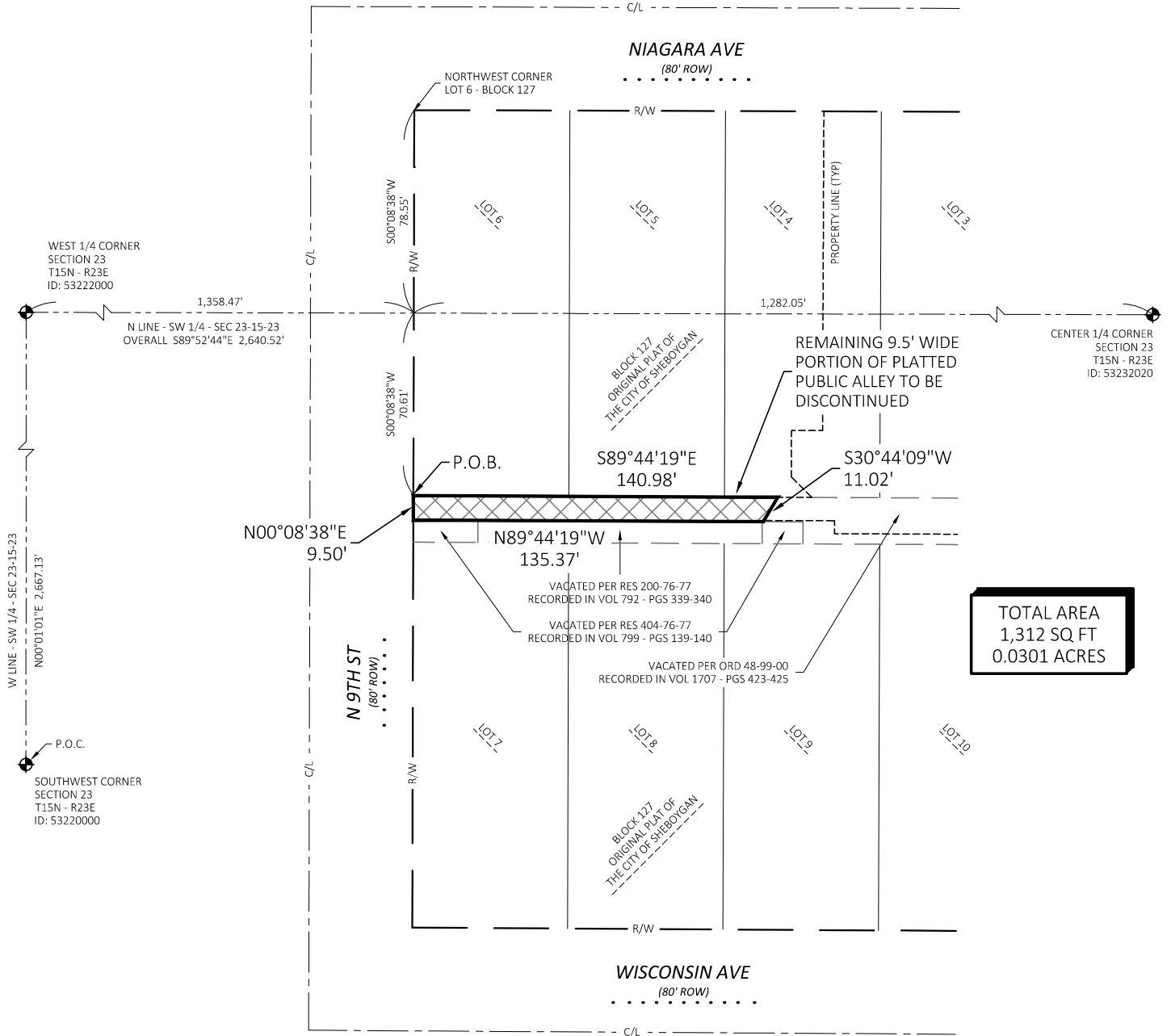
PASSED AND ADOPTED BY THE CITY OF SHEBOYGAN COMMON COUNCIL

Presiding Officer

Attest

Ryan Sorenson, Mayor, City of
Sheboygan

Meredith DeBruin, City Clerk, City of
Sheboygan



GENERAL NOTE

ALLEY LOCATION BASED OFF
FEHR GRAHAM PLAT OF SURVEY
PROJECT NO: 22-674 - DATED: 7/19/2022
BY: NICHOLAS A. GRINDLEY (S-2998)

LEGEND

RECORDED SHEBOYGAN
COUNTY MONUMENT



BEARINGS ARE REFERENCED TO THE NORTH LINE OF
THE SOUTHWEST 1/4 OF SECTION 23-15-23
RECORDED AS S89°52'44"E
(SHEBOYGAN COUNTY COORDINATES - NAD83 (1991))

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

DATED: 10/10/2023
REV: N/A

CITY OF SHEBOYGAN PUBLIC WORKS

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

EXHIBIT A - PROPOSED ALLEY DISCONTINUANCE

PART OF BLOCK 127 OF THE ORIGINAL PLAT OF THE CITY OF SHEBOYGAN LOCATED
IN THE NE 1/4 OF THE SW 1/4 OF SECTION 23, TOWN 15 NORTH, RANGE 23 EAST
CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN

Designed By	N/A
Drawn By	MPB
Checked By	TDH
Plot Date	10/10/2023
Project Date	09/20/2023
Sheet No.	1 OF 2

PROPOSED ALLEY DISCONTINUANCE LEGAL DESCRIPTION

PART OF BLOCK 127 OF THE ORIGINAL PLAT OF THE CITY OF SHEBOYGAN LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 23, TOWN 15 NORTH - RANGE 23 EAST, CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN

The remaining 9.5 foot wide portion of an 18 foot wide platted public alley being part of Block 127 of the Original Plat of the City of Sheboygan located in the Northeast 1/4 of the Southwest 1/4 of Section 23, Town 15 North - Range 23 East, City of Sheboygan, Sheboygan County, Wisconsin and being more particularly described as follows:

Commencing at the Southwest corner of said Section 23, thence North 00°01'01" East along the West line of said Southwest 1/4, a distance of 2,667.13 feet to the West 1/4 corner of said Section 23;
thence South 89°52'44" East along the North line of said Southwest 1/4, a distance of 1,358.47 feet to the East right of way line of North 9th Street and West line of Lot 6 of said Block 127;
thence South 00°08'38" West along said East right of way line of North 9th Street and said West line of Lot 6, a distance of 70.61 feet to the Southwest corner of said Lot 6, the North right of way line of said alley, and the Point of Beginning for this description;
thence South 89°44'19" East along said North right of way line and the South lines of Lots 6, 5, and 4 of said Block 127, a distance of 140.98 feet to the Northwest corner of the previously vacated portion of said alley as recorded in Volume 1707 of Records on Pages 423 to 425 as document 1559350 in the Sheboygan County Register of Deeds Office;
thence South 30°44'09" West along the West line of said vacated portion of said alley, a distance of 11.02 feet to a line 9.5 feet South of said North right of way line and the North line of the previously vacated portion of said alley as recorded in Volume 799 of Records on Pages 139 to 140 as document 1008417 in said Register of Deeds Office;
thence North 89°44'19" West along a line 9.5 feet South of and parallel to said North right of way line, said North line of the vacation recorded in Volume 799 on Pages 139 to 140, and the North line of the previously vacated portion of said alley as recorded in Volume 792 of Records on Pages 339 to 340 as document 1004405 in said Register of Deeds Office, a distance of 135.37 feet to the Northwest corner of said vacation recorded in Volume 799 on Pages 139 to 140 and said East right of way line of North 9th Street;
thence North 00°08'38" East along said East right of way line of North 9th Street, a distance of 9.50 feet to said Southwest corner of Lot 6, said North right of way line, and the Point of Beginning.

The land described above contains 0.0301 acres (1,312 square feet) of land, more or less.

End of description.

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

DATED: 10/10/2023
REV: N/A

CITY OF SHEBOYGAN PUBLIC WORKS

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

EXHIBIT B - PROPOSED ALLEY DISCONTINUANCE

PART OF BLOCK 127 OF THE ORIGINAL PLAT OF THE CITY OF SHEBOYGAN LOCATED
IN THE NE 1/4 OF THE SW 1/4 OF SECTION 23, TOWN 15 NORTH, RANGE 23 EAST
CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN

Designed By	N/A
Drawn By	MPB
Checked By	TDH
Plot Date	10/10/2023
Project Date	OC
Sheet No.	2 OF 2