



FIFTEENTH REGULAR COMMON COUNCIL MEETING AGENDA

November 03, 2025 at 6:00 PM

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

Notice of the 15th Regular Meeting of the 2025-2026 Common Council.

This meeting may be viewed LIVE on:

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

Persons with disabilities who need accommodations to attend the meeting should contact Meredith DeBruin at the City Clerk's Office, 828 Center Avenue, (920) 459-3361. Members of the public who wish to participate in public forum remotely shall provide notice to the City Clerk at (920) 459-3361 by 12:00 p.m. on meeting day to be called upon during the meeting. All Alderpersons may attend the meeting remotely.

To view the meeting:

Microsoft Teams

Meeting ID:262 486 333 348 2

Passcode:s9A2ft7u

OPENING OF MEETING

1. Call to order

2. Roll Call

3. Pledge of Allegiance

4. Approval of Minutes

Fourteenth Regular Council Meeting held on October 20, 2025

5. Mayoral Appointments

Aldersperson John Belanger to be considered for appointment to the Finance & Personnel Committee

Aldersperson Susie Boorse to be considered for appointment as the Vice Chair of the Licensing, Hearings, and Public Safety Committee

Aldersperson Dean Dekker to be considered for appointment to the Redevelopment Authority

Mitchell Tenpas to be considered for appointment to the Mayor's International Committee

6. Confirmation of Mayoral Appointment

Elizabeth Majerus appointment to the position of City Attorney

7. Public Forum

Limit of five people having five minutes each with comments limited to items on this agenda.

8. Mayor's Announcements

Upcoming Community Events, Proclamations, Employee Recognitions

9. Election

Election to be held this evening to fill the unexpired term of Alderperson - District 4. (Alanza Grawien, Kris Johnson, Nicholas LaPoint, Timm McDonald)

10. Swearing In

District 4 Alderperson

CONSENT

- 11.** Report 27-25-26 by Board of Water Commissioners submitting the Board of Water Commissioners' Report on the Water Utility for the third quarter of 2025.

- 12.** Res. No. 116-25-26 by Alderpersons Mitchell and Perrella expressing the intent of the Common Council of the City of Sheboygan to exercise its police powers in levying a special assessment for the 2025 cost of operating and maintaining the off-street parking facilities within the Parking Assessment District No. 1.

Voted 5-0 by Finance and Personnel Committee to recommend adoption

- 13.** Res. No. 117-25-26 by Alderpersons Mitchell and Perrella expressing the intent of the Common Council of the City of Sheboygan to exercise its police powers in levying a special assessment for the 2025 cost of operating and maintaining the off-street parking facilities within the Parking Assessment District No. 2.

Voted 5-0 by Finance and Personnel Committee to recommend adoption

- 14.** Res. No. 118-25-26 by Alderpersons Mitchell and Perrella expressing the intent of the Common Council of the City of Sheboygan to exercise its police powers in levying a special assessment for the 2025 cost of operating and maintaining the off-street parking facilities within the Parking Assessment District No. 4.

Voted 5-0 by Finance and Personnel Committee to recommend adoption

- 15.** Res. No. 119-25-26 by Alderpersons Mitchell and Perrella expressing the intent of the Common Council of the City of Sheboygan to exercise its police powers in levying a special assessment for the 2025 cost of operating and maintaining the off-street parking facilities within the Parking Assessment District No. 5.

Voted 5-0 by Finance and Personnel Committee to recommend adoption

- 16.** Report 24-25-26 by Deputy City Attorney Liz Majerus submitting the exit interview summary for the City of Sheboygan for Quarter 3 of 2025.

Voted 5-0 by Finance and Personnel Committee to recommend filing

- 17.** Report 26-25-26 by Sheboygan Police Department pursuant to section 30-50 of the Sheboygan Municipal Code, submitting the quarterly report showing the Benchmark Measurements for the police department for the period commencing July 1, 2025 and ending September 30, 2025.

Voted 5-0 by Licensing, Hearings, and Public Safety Committee to recommend filing

- 18.** Report 25-25-26 by Fire Chief Eric Montellano pursuant to section 24-459 of the Municipal Code, submitting the quarterly report showing the Benchmark Measurements for the Fire Department, for the period commencing July 1, 2025 and ending September 30, 2025.

Voted 5-0 by Licensing, Hearings, and Public Safety Committee to recommend filing

- [19.](#) Res. No. 121-25-26 by Alderpersons Rust and La Fave authorizing acceptance of the FY 2025 Office of Community Oriented Policing Services (COPS) Hiring Program Grant.

Voted 5-0 by Licensing, Hearings, and Public Safety Committee to recommend adoption

- [20.](#) Res. No. 114-25-26 by Alderpersons Dekker and Rust authorizing the Purchasing Agent to issue a purchase order for a Volvo DD25B Tandem Vibratory Compactor for the Motor Vehicle Division of the Department of Public Works.

Voted 5-0 by Public Works Committee to recommend adoption

- [21.](#) Res. No. 113-25-26 by Alderpersons Dekker and Rust authorizing the Purchasing Agent to issue a purchase order for a Caterpillar 275 Compact Tracked Loader for the Motor Vehicle Division of the Department of Public Works.

Voted 5-0 by Public Works Committee to recommend adoption

RESOLUTIONS

- [22.](#) Res. No. 120-25-26 by Alderpersons Mitchell and Perrella authorizing the appropriate City staff to adjust the Fleet Mechanic position within the City's compensation table.

Voted 5-0 by Finance and Personnel Committee to recommend adoption

- [23.](#) Res. No. 112-25-26 by Alderpersons Dekker and Rust authorizing the appropriate City officials to sign necessary documents to effectuate a land transfer with Sheboygan County.

Voted 5-0 by Public Works Committee to recommend adoption

- [24.](#) Res. No. 115-25-26 by Alderpersons Dekker and Rust accepting a donation from The Optimist Club of Sheboygan to support the installation of new playground equipment and sidewalk border at Optimist Park and authorizing the Finance Director to amend the 2025 budget for associated expenses.

Voted 5-0 by Public Works Committee to recommend adoption

- [25.](#) Res. No. 111-25-26 by Alderpersons Dekker and Rust authorizing the appropriate City officials to execute an underground Electric and Communication Easement to Alliant Energy at Parcel Nos. 59281206682 and 59281206683 located south of the Police Station.

Voted 5-0 by Public Works Committee to recommend adoption

- [26.](#) Res. No. 123-25-26 by Alderperson Close approving the amended General Development Plan and amended Specific Implementation Plan submitted by Quasius Construction Inc to expand EB Flow Coffeehouse located at 342 S Pier Drive within a Planned Unit Development (PUD) zone. LAYS OVER

Voted 7-0 by City Plan Commission to recommend adoption

- [27.](#) Res. No. 122-25-26 by Alderpersons Dekker and Rust vacating a 1034.86 square foot portion of right-of-way on the south side of North Franklin Street adjacent to Parcel No. 59281111200 located in part of Lots 15, 16, and 17, Block 313 of Original Plat, City of Sheboygan, Sheboygan County, Wisconsin. REFER TO PUBLIC WORKS COMMITTEE

GENERAL ORDINANCES

- 28.** Gen. Ord. No. 21-25-26 by Alderpersons Dekker and Rust creating two (2) no parking zones on North Commerce Street.

Voted 5-0 by Public Works Committee to recommend adoption

- 29.** Gen. Ord. No. 22-25-26 by Alderpersons Dekker and Rust creating two (2) no parking zones on Pennsylvania Avenue.

Voted 5-0 by Public Works Committee to recommend adoption

- 30.** Gen. Ord. No. 23-25-26 by Alderpersons Dekker and Rust placing stop signs related to the relocation of North Commerce Street.

Voted 5-0 by Public Works Committee to recommend adoption

- 31.** Gen. Ord. No. 26-25-26 by Alderpersons Dekker and Rust amending Section 48-96 of the Sheboygan Municipal Code regarding temporary obstructions.

Voted 5-0 by Public Works Committee to recommend adoption

- 32.** Gen. Ord. No. 28-25-26 by Alderpersons Rust and La Fave amending various sections of the Sheboygan Municipal Code so as to increase fees charged by the police department.

Voted 5-0 by Licensing, Hearings, and Public Safety Committee to recommend adoption

- 33.** Gen. Ord. No. 27-25-26 by Alderpersons Rust and La Fave amending various sections within Chapter 12 of the Sheboygan Municipal Code.

Voted 5-0 by Licensing, Hearings, and Public Safety Committee to recommend adoption

- 34.** Gen. Ord. No. 25-25-26 by Alderpersons Rust and La Fave amending Section 40-55 of the Sheboygan Municipal Code so as to allow alcohol at Wildwood Athletic Complex.

Voted 5-0 by Licensing, Hearings, and Public Safety Committee to recommend adoption

- 35.** Gen. Ord. No. 24-25-26 by Alderperson Close amending section 103-50 of the Sheboygan Municipal Code regarding certified survey map approval timing. LAYS OVER

Voted 7-0 by City Plan Commission to recommend adoption

MATTERS LAID OVER

- 36.** Res. No. 110-25-26 by Alderpersons Rust and Dekker establishing the 2026 Budget appropriations and the 2025 Tax Levy for use during the calendar year.

Voted 10-0 by Committee of the Whole to recommend adoption

OTHER MATTERS AUTHORIZED BY LAW

TENTATIVE DATE OF NEXT REGULAR MEETING

- 37.** Next Regular Meeting Date: November 17, 2025

ADJOURN MEETING

38. 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**FOURTEENTH REGULAR COMMON COUNCIL MEETING
MINUTES****Monday, October 20, 2025****OPENING OF MEETING****1. Call to order**

The meeting was called to order at 6:00 p.m.

2. Roll Call

Alderpersons present: Belanger, Boorse (remote), Close, Dekker, Heidemann, La Fave, Menzer, Mitchell, Perrella, Rust – 10.

3. Pledge of Allegiance**4. Approval of Minutes**

Thirteenth Regular Council Meeting held on October 6, 2025

MOTION TO APPROVE THE MINUTES

Motion made by Dekker, Seconded by Perrella.

Voting Yea: Belanger, Boorse, Close, Dekker, Heidemann, La Fave, Menzer, Mitchell, Perrella, Rust – 10.

5. Mayoral Appointment

Elizabeth Majerus appointment to the position of City Attorney. Lays over.

6. Confirmation of Mayoral Appointment

Ron Ranieri to the Board of Review

MOTION TO CONFIRM

Motion made by Dekker, Seconded by Perrella.

Voting Yea: Belanger, Boorse, Close, Dekker, Heidemann, La Fave, Menzer, Mitchell, Perrella, Rust – 10.

7. Resignation

Darrell Hofland from Redevelopment Authority effective immediately

MOTION TO ACCEPT AND FILE

Motion made by Dekker, Seconded by Perrella.

Voting Yea: Belanger, Boorse, Close, Dekker, Heidemann, La Fave, Menzer, Mitchell, Perrella, Rust – 10.

8. Resignation

Alderpersn Robert La Fave as District 4 Alderpersn for the City of Sheboygan effective October 31, 2025

MOTION TO ACCEPT AND FILE

Motion made by Dekker, Seconded by Perrella.

Voting Yea: Belanger, Boorse, Close, Dekker, Heidemann, La Fave, Menzer, Mitchell, Perrella, Rust – 10.

9. Announcement

On November 3, 2025 the Common Council will vote to appoint an Alderperson to complete the term for District 4. All interested parties from District 4 should submit a letter of interest to the Mayor and City Clerk by Thursday, October 30th by 4:30 p.m.

10. Public Forum

Limit of five people having five minutes each with comments limited to items on this agenda. Lisa Salgado spoke.

11. Mayor's Announcements

Upcoming Community Events, Proclamations, Employee Recognitions

CONSENT

12. Report 21-25-26 by City Attorney Department submitting the quarterly claims report.

MOTION TO ACCEPT AND FILE

Motion made by Dekker, Seconded by Perrella.

Voting Yea: Belanger, Boorse, Close, Dekker, Heidemann, La Fave, Menzer, Mitchell, Perrella, Rust – 10.

13. Report 22-25-26 by City Clerk submitting various license applications.

MOTION TO ACCEPT AND GRANT APPLICATIONS

Motion made by Dekker, Seconded by Perrella.

Voting Yea: Belanger, Boorse, Close, Dekker, Heidemann, La Fave, Menzer, Mitchell, Perrella, Rust – 10.

14. R. C. No. 281-24-25 referred R. O. No. 120-24-25 by City Clerk submitting a Summons and Complaint in the matter of Roger Miller, Erik Thelen, Belle Ragins, John Ehmann, Kenneth Lisberg, Deborah Lisberg, Gregory Hopkins, Toni Destefano vs. City of Sheboygan Plan Commission and City of Sheboygan Zoning Board of Appeals; recommends filing the document.

MOTION TO ACCEPT AND FILE

Motion made by Dekker, Seconded by Perrella.

Voting Yea: Belanger, Boorse, Close, Dekker, Heidemann, La Fave, Menzer, Mitchell, Perrella, Rust – 10.

15. Report 23-25-26 by Board of License Examiners submitting applications for Building Contractor Licenses already granted.

MOTION TO ACCEPT AND FILE

Motion made by Dekker, Seconded by Perrella.

Voting Yea: Belanger, Boorse, Close, Dekker, Heidemann, La Fave, Menzer, Mitchell, Perrella, Rust – 10.

16. Res. No. 100-25-26 by Alderpersons Mitchell and Perrella adopting certain changes to the City's Medical Benefit Plan and Dental Benefit Plan effective for calendar year 2026 coverage and establishing the monthly premium equivalent rates effective for January 2026 coverage and thereafter.

MOTION TO ADOPT THE RESOLUTION

Motion made by Dekker, Seconded by Perrella.

Voting Yea: Belanger, Boorse, Close, Dekker, Heidemann, La Fave, Menzer, Mitchell, Perrella, Rust – 10.

17. Res. No. 104-25-26 by Alderpersons Mitchell and Perrella authorizing the appropriate City officials to execute an engagement letter with Quarles & Brady LLP to serve as bond counsel with regard to Water System Revenue Bonds.

MOTION TO ADOPT THE RESOLUTION

Motion made by Dekker, Seconded by Perrella.

Voting Yea: Belanger, Boorse, Close, Dekker, Heidemann, La Fave, Menzer, Mitchell, Perrella, Rust – 10.

18. Res. No. 105-25-26 by Alderpersons Mitchell and Perrella authorizing the appropriate City officials to execute an engagement letter with Quarles & Brady LLP to serve as bond counsel with regard to Taxable Private LSL Replacement Loan Program Revenue Bonds (2026A).

MOTION TO ADOPT THE RESOLUTION

Motion made by Dekker, Seconded by Perrella.

Voting Yea: Belanger, Boorse, Close, Dekker, Heidemann, La Fave, Menzer, Mitchell, Perrella, Rust – 10.

19. Res. No. 106-25-26 by Alderpersons Mitchell and Perrella authorizing the appropriate City officials to execute an engagement letter with Quarles & Brady LLP to serve as bond counsel with regard to Taxable Private LSL Replacement Loan Program Revenue Bonds (2026B).

MOTION TO ADOPT THE RESOLUTION

Motion made by Dekker, Seconded by Perrella.

Voting Yea: Belanger, Boorse, Close, Dekker, Heidemann, La Fave, Menzer, Mitchell, Perrella, Rust – 10.

20. Res. No. 107-25-26 by Alderpersons Rust and La Fave authorizing the appropriate City officials to execute the Joint Powers Agreement for Sheboygan County and City of Sheboygan 911 Emergency Systems.

MOTION TO ADOPT THE RESOLUTION

Motion made by Dekker, Seconded by Perrella.

Voting Yea: Belanger, Boorse, Close, Dekker, Heidemann, La Fave, Menzer, Mitchell, Perrella, Rust – 10.

RESOLUTIONS

21. Res. No. 101-25-26 by Alderpersons Rust and La Fave authorizing the Purchasing Agent to issue a purchase order for patrol vehicles for the Sheboygan Police Department.

MOTION TO ADOPT THE RESOLUTION

Motion made by Rust, Seconded by La Fave.

Voting Yea: Belanger, Boorse, Close, Dekker, Heidemann, La Fave, Menzer, Mitchell, Perrella, Rust – 10.

22. Res. No. 102-25-26 by Alderpersons Mitchell and Perrella authorizing City staff to file a claim in the *CAPP, Inc. et al. v. Discover Financial Services et al.*, Case No. 1:23-cv-4676, *Lemmo's Pizzeria, LLC v. Discover Financial Services et al.*, Case No. 2:23-cv-6651, and *Support Animal Holdings, LLC et al. v. Discover Financial Services et al.*, Case No. 2:23-cv-7131, lawsuits.

MOTION TO ADOPT THE RESOLUTION

Motion made by Mitchell, Seconded by Perrella.

Voting Yea: Belanger, Boorse, Close, Dekker, Heidemann, La Fave, Menzer, Mitchell, Perrella, Rust – 10.

23. Res. No. 103-25-26 by Alderpersons Mitchell and Perrella authorizing the purchase of vacant land in the Town of Wilson, identified as Parcel Numbers 59030459152, 59030459310, and 59030459282, from Deborah Gagin.

MOTION TO ADOPT THE SUBSTITUTE RESOLUTION TO INCLUDE THE FOLLOWING LANGUAGE, “*BE IT FURTHER RESOLVED: That the Finance Director be authorized to amend the 2025 budget to reflect the use of fund balance to purchase the three vacant land parcels from Deborah Gagin as follows: INCREASE: Capital Fund - Development - Land \$1,071,686.00 (Acct. No. 400400-621100) Capital Fund - Fund Equity Applied \$1,071,686.00 (Acct. No. 400-493000)*”

Motion made by Mitchell, Seconded by Perrella.

Voting Yea: Belanger, Boorse, Close, Dekker, Heidemann, La Fave, Menzer, Mitchell, Perrella, Rust – 10.

24. Res. No. 108-25-26 by Alderpersons Dekker and Rust authorizing the appropriate City officials to enter into a contract for the demolition and associated site restoration of the City-owned property located at 428 Wisconsin Avenue to clear the land for future development.

MOTION TO ADOPT THE RESOLUTION

Motion made by Dekker, Seconded by Rust.

Voting Yea: Belanger, Boorse, Close, Dekker, Heidemann, La Fave, Menzer, Mitchell, Perrella, Rust – 10.

25. Res. No. 109-25-26 by Alderpersons Dekker and Rust authorizing the appropriate City officials to enter into a contract for architectural design, engineering, and construction administration services regarding Harbor Centre Marina and associated facilities at 821 Broughton Drive.

Mayor recommended the document be referred to the Committee of the Whole. No objection from any council member.

26. Res. No. 110-25-26 by Alderpersons Rust and Dekker establishing the 2026 Budget appropriations and the 2025 Tax Levy for use during the calendar year. LAYS OVER

GENERAL ORDINANCES

27. Gen. Ord. No. 18-25-26 by Alderpersons Rust and La Fave amending section 2-3(a)(4) of the Sheboygan Municipal Code so as to add an additional ADA Coordinator.

MOTION TO ADOPT THE ORDINANCE

Motion made by Rust, Seconded by La Fave.

Voting Yea: Belanger, Boorse, Close, Dekker, Heidemann, La Fave, Menzer, Mitchell, Perrella, Rust – 10.

28. Gen. Ord. No. 19-25-26 by Alderpersons Rust and La Fave amending section 54-338 of the Sheboygan Municipal Code with regard to the insurance requirement for disposal of hauled wastewater.

MOTION TO ADOPT THE ORDINANCE

Motion made by Rust, Seconded by La Fave.

Voting Yea: Belanger, Boorse, Close, Dekker, Heidemann, La Fave, Menzer, Mitchell, Perrella, Rust – 10.

29. Gen. Ord. No. 20-25-26 by Alderpersons Rust and La Fave amending section 2-839 of the Sheboygan Municipal Code so as to reflect current procedures and to allow the issuance of permits to support lead service lateral replacement projects.

MOTION TO ADOPT THE ORDINANCE

Motion made by Rust, Seconded by La Fave.

Voting Yea: Belanger, Boorse, Close, Dekker, Heidemann, La Fave, Menzer, Mitchell, Perrella, Rust – 10.

MATTERS LAID OVER

30. Res. No. 99-25-26 by Alderpersons Dekker and Perrella combining the End Park and North Railway Neighborhood Associations.

MOTION TO ADOPT THE RESOLUTION

Motion made by Dekker, Seconded by Perrella.

Voting Yea: Belanger, Boorse, Close, Dekker, Heidemann, La Fave, Menzer, Mitchell, Perrella, Rust – 10.

OTHER MATTERS AUTHORIZED BY LAW – None.

CLOSED SESSION

31. Motion to convene in closed session pursuant to Wis. Stat. § 19.85(1)(a), (b), and (g) to deliberate with respect to charges filed against Lieutenant William Adams and to confer with legal counsel regarding options following the circuit court's oral ruling on October 10, 2025 *and* pursuant to Wis. Stat. § 19.85(1)(g) to confer with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is involved, to wit: 2:25-cv-00338; Belle Ragins v. Ryan Sorenson et. al.

MOTION MADE AT 6:26 PM

Motion made by Dekker, Seconded by Perrella.

Voting Yea: Belanger, Boorse, Close, Dekker, Heidemann, La Fave, Menzer, Mitchell, Perrella, Rust – 10.

*Aldersperson Boorse left during closed session.

OPEN SESSION

32. Motion to reconvene in open session for possible action relating to the matters discussed in closed session.

MOTION MADE AT 7:15 PM

Motion made by Dekker, Seconded by Perrella.

Voting Yea: Belanger, Close, Dekker, Heidemann, La Fave, Menzer, Mitchell, Perrella, Rust – 9.

MOTION TO DIRECT STAFF TO PROCEED AS DIRECTED IN CLOSED SESSION

Motion made by Dekker, Seconded by Perrella.

Voting Yea: Belanger, Close, Dekker, Heidemann, La Fave, Menzer, Mitchell, Perrella, Rust – 9.

TENTATIVE DATE OF NEXT REGULAR MEETING

33. Next Regular Meeting Date: November 3, 2025

ADJOURN MEETING

34. Motion to Adjourn

MOTION TO ADJOURN AT 7:17 PM

Motion made by La Fave, Seconded by Rust.

Voting Yea: Belanger, Close, Dekker, Heidemann, La Fave, Menzer, Mitchell, Perrella, Rust – 9.

Mitchell Tenpas – North High Social Studies Teacher, and Forensics Coach. Fmr Maywood Advisory Board Member



October 30th 2025

TO THE MEMBERS OF THE COMMON COUNCIL:

I hereby submit the following appointments for your confirmation:

- Alder John Belanger to be considered for appointment to the Finance & Personnel Committee
- Alder Susie Boorse to be considered for appointment as the Vice Chair of the Licensing, Hearings, and Public Safety Committee
- Alder Dean Dekker to be considered for appointment to the Redevelopment Authority
- Mitchell Tenpas to be considered for appointment to the Mayor's International Committee

A handwritten signature in black ink, appearing to read "Ryan Sorenson".

Ryan Sorenson
Mayor
City of Sheboygan

Office of the Mayor

CITY HALL
828 CENTER AVE.
SHEBOYGAN, WI 53081

920-459-3317
www.sheboyganwi.gov



October 15th 2025

TO THE MEMBERS OF THE COMMON COUNCIL

Pursuant to Section 2-347 of the Sheboygan Municipal Code relating to the position of the City Attorney, the City Administrator and I hereby recommend that Attorney Elizabeth Majerus be appointed as the City Attorney effective immediately. This recommendation is notable because it is the first time this position will be filled by appointment rather than general election and she will be the City's first female City Attorney.

Sincerely,

Ryan Sorenson
Mayor

Casey Bradley
City Administrator

Office of the Mayor

CITY HALL
828 CENTER AVE.
SHEBOYGAN, WI 53081

920-459-3317
www.sheboyganwi.gov



Alanza Grawien

1710 N 13th Street
Sheboygan, WI 53081

EXPERIENCE

Vollrath Company LLC, Sheboygan — Warehouse

September 1996 - PRESENT

General laborer-6 months.

Steel Room Utility (Set-up machine/run) 12 years

Warehouser/Industrial Truck driver 15 years-current

UAW Local 1472, Sheboygan — Education Committee Chair

April 2015 - PRESENT

Review and award scholarships for dependent children of union members yearly.

Share important information about union education opportunities through UAW International programs with the membership.

UAW Region 4 Northcentral Women's Council, Central/North Wisconsin — Council Chair

4th 3 Year Term 2012-PRESENT

Head of the executive board of the council. Report to Region 4 Women's Department about the activities of 5 different Local Women's Committees. Schedule quarterly meetings, organize charity fundraisers, etc.

The council strives to address challenges facing women in our union.

UAW Local 1472, Sheboygan — Women's Committee Chair

April 2010 - 2016

Fundraising for local charities with a focus on charities that serve women and families. Advocating for women's empowerment and equality.

UAW Local 1472, Sheboygan — Shop Steward

Approximately 5 years (One full 3-year term and interim Steward twice)

Problem-solving, advocating, and representing my fellow union brothers and sisters.

SKILLS

Fulfilled leadership roles.

Advocating for workers, women, equity, and diversity.

Involved in my community.

Problem-solving.

EDUCATION

DeVry, Remote — Associate's Degree

2009 - 2011

Associate's degree in health information technology (medical coding).

**Kris Johnson
1710 North 11th Street, Sheboygan WI 53081**

10/26/2025

ATTN: Mayor Ryan Sorenson, City Clerk Meredith DeBruin, and other interested individuals.

To whom it may concern,

I am writing to express my interest in serving as Alder for District 4 in Sheboygan. Although this would be my first formal role in local government, I have a deep appreciation for our community and a strong desire to be part of shaping its future.

As a resident of Sheboygan for the past 34 years, I've seen the city grow in many ways. With the past collective decisions bringing us some notable improvements such as our south pier area, my goal would be to continue listening and learning to not only my district but every concerned citizen of the city that has a voice. Presently there are plenty of things that are continuing the proud Sheboygan tradition of prosperity that I'm glad to see happening. The boat races we have annually now, and even some simpler things like the food trucks at Vollrath Park. I would love to be a part in the future improvements of Sheboygan and have a voice that would echo the constituents of my district.

Professionally, I've been a carpenter for a little over 26 years. Currently a construction business owner as of April 2025. I feel that being self employed I will have the flexibility to take on the responsibilities of Alderman properly and effectively. I believe can help bring a practical perspective to the council with my almost three decades of construction experience. I have a very good working relationship with both building inspectors and am well respected.

I would be honored to contribute to the city's continued progress and to learn from those who have served before me. Thank you for considering my interest in the Alderman position. I welcome the opportunity to discuss how I can best serve our community.

Sincerely,

Kris Johnson

October 29th, 2025

Mayor Ryan Sorenson and Members of the Common Council,

My name is Nicholas LaPoint, and I reside at 1336 Lenz Court, Sheboygan, WI 53083. I was born and raised in Sheboygan, and I am writing to formally express my interest in serving as the Alderman for District 4.

I proudly served eight years in the United States Marine Corps from 1998 to 2006 and was honorably discharged. I am also a member of American Legion Post 555. Over the past six years, I have been active in community theater throughout Sheboygan County, contributing to local arts and civic engagement.

I am a graduate of Howards Grove High School and hold an Associate Degree in Paralegal Studies. I am currently pursuing my license in Accident, Health, and Life Insurance. Prior to entering the insurance field, I worked at Vollrath Company for 13 years.

I am eager to bring my dedication, leadership experience, and commitment to the Sheboygan community to the role of District 4 Alderman.

Respectfully,
Nicholas LaPoint
1336 Lenz Ct
Sheboygan, WI 53083

Per email request,

Intent to run for unexpired term of District 4 Alderperson:

Timm McDonald
1415 Mehrrens Ave.
Sheboygan Wi., 53083

**CITY OF SHEBOYGAN
REPORT 27-25-26**

BY BOARD OF WATER COMMISSIONERS.

NOVEMBER 3, 2025.

We, hereby, submit the Board of Water Commissioners' Report on the Water Utility for the third quarter of 2025.

The water pumpage decreased 3.39% from the same period in 2024. 1,141,529,000 gallons were pumped in the third quarter 2025, compared to 1,181,589,000 in 2024.

Year to date Operating Revenue at the end of the third quarter 2025 increased by \$1,097,106 compared to year to date 2024. The net income for the Utility, as of the end of September, 2025 is \$3,205,549. Details are shown on the attached Income Statement and Balance Sheet.

Construction-Maintenance:

Construction-maintenance work by the Water Utility during the third quarter of 2025:

Number of feet of 4 inch water main installed	0.0
Number of feet of 6 inch hydrant lead installed	148.0
Number of feet of 6 inch water main installed	89.1
Number of feet of 8 inch water main installed	320.0
Number of feet of 10 inch water main installed	0.0
Number of feet of 12 inch water main installed	1510.0
Number of feet of 16 inch water main installed	0.0
Number of feet of 20 inch water main installed	0.0
Number of feet of 24 inch water main installed	0.0
Number of feet of water main abandoned or removed....	1632.6
Number of water main breaks repaired	4
Number of fire hydrants installed, replaced, relocated, removed, flushed, or major repairs made.....	19
Number of water main valves installed, repaired, removed, or replaced	263
Number of water service connections installed	3

Details are shown on the attached reports.

Other Utility Business:

Water main replacement work was completed on N. 25th Street between Cleveland and Superior Ave.

The Utility received notification of Safe Drinking Water loan funding for its filter 7/8/9 construction project.

Utility employees participated in the annual Wisconsin Water Association conference.

Bids were received on the Sheboygan River crossing project.

Attachments - Distribution System Quarterly Report
 Plant Operations Quarterly Report
 Balance Sheet
 Income Statement



Distribution System -- 3rd Quarter - July, August, and September 2025

Street Valves and Hydrant Valves Installed (including water main projects and others)

Location	Date Installed	Size ("), Jt	Installed By	Type
N. 7th St. ~85' N of Bell Ave.	7/2/2025	6	SWU	Gate
N. 24th St. at Saemann Ave. (S)	8/5/2025	6	SWU	Gate
28' N of Bell Ave. (W)	8/13/2025	8	SWU	Gate
N. 13th St. ~60' N of Wisconsin Ave.	8/19/2025	12		Gate
Wisconsin Ave. @ N. 13th St. (W)	8/19/2025	12		Gate
Commerce Ave. @ Wisconsin Ave. (N)	8/21/2025	12		Gate
N. Commerce St. ~60' S of Wisconsin Ave.	8/21/2025	6	Vinton	Gate
New York Ave. @ N. Commerce Ave. (W)	8/21/2025	6	Vinton	Gate
N. Commerce St. ~23' S of New York Ave.	8/21/2025	6	Vinton	Gate
N. Commerce St. ~30' S of New York Ave.	8/21/2025	12	Vinton	Gate
N. Commerce St. @ Center Ave. (N)	8/21/2025	12	Vinton	Gate
Center Ave. @ N. Commerce St. (W)	8/21/2025	6	Vinton	Gate
N. Commerce St. ~45' S of Center Ave.	8/25/2025	6	Vinton	Gate
N. Commerce St. ~70' N of Pennsylvania Ave.	8/25/2025	6	Vinton	Gate
N. Commerce St. @ Pennsylvania Ave. (N)	8/25/2025	12	Vinton	Gate
Wilgus Ave. ~150' W of N. Taylor Dr. (S)	9/17/2025	6	SWU	Gate

Total Valves Installed = 16

Street Valves and Hydrant Valves Removed

Location	Installed	Removed	Type
N. 24th St. at Saemann Ave. (S)		8/5/2025	Gate
N. 7th St. at Bell Ave. (N)	6/29/1926	8/13/2025	Unknown
N. Commerce St. at Center Ave. (N)	9/29/2019	9/2/2025	Gate
N. Commerce St. at Wisconsin Ave. (S)		9/2/2025	Unknown
New York Ave. at N. Commerce St. (W)		9/2/2025	Gate
Wisconsin Ave. at N. 13th St. (E)	4/17/2006	9/2/2025	Butterfly
N. Commerce St. at Wisconsin Ave. (SE)	4/22/1987	9/2/2025	Gate
N. Commerce St. at Pennsylvania Ave.	11/1/1996	9/2/2025	Gate

Total Valves Removed = 8

Street Valves and Hydrant Valves Abandoned

Location	Installed	Abandoned
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Total Valves Abandoned = 0

Street Valves and Hydrant Valves Maintained

Location	Maintained	Size	By
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Total Valves Maintained = 0

**Hydrants Installed** (including water main projects and others)

Location	Installed	Tr Size	Valve	By
Greenfield Ave. 215' E. of cl S. 10th St. (S)	8/12/2025	7'	Yes	SWU
N Commerce St. ~60' S of Wisconsin Ave. (W)	8/18/2025		Yes	Vinton
N. Commerce St. @ New York Ave. (E)	8/21/2025		Yes	Vinton
N. Commerce St. @ Pennsylvania Ave. (N)	8/25/2025		Yes	Vinton
N Commerce St. ~45' S of Center Ave. (E)	8/25/2025		Yes	Vinton
Wilgus Ave. ~150' W of N. Taylor Dr. (S)	9/17/2025		Yes	SWU

Total Hydrants Installed = 6

Hydrants Removed (including water main projects and others)

Location	Installed	Removed	Hyd Valve?
Greenfield Ave. 462' W. of cl S. 9th St. (S)	4/14/1989	8/12/2025	Yes
N. 7th St. at Bell Ave. (NW)	7/19/2007	7/17/2025	No
N. Commerce St. ~100' N of Pennsylvania Ave. (E)	11/2/1996	9/8/2025	Yes
N. Commerce St. ~300' N. of Pennsylvania Ave. (E)	12/18/1958	9/8/2025	No
N. Commerce St. 150' N. of New York Ave. (E)	4/1/1939	9/8/2025	No
N. Commerce St. 200' N. of Center Ave. (E)	3/1/1937	9/8/2025	No
N. Commerce St. at Center Ave. (SE)	2/1/1939	9/8/2025	No
N. Commerce St. at Wisconsin Ave. (E)	4/23/1987	9/8/2025	Yes
Wilgus Ave. 130' W. of N. Taylor Dr. (S)	8/1/1966	9/17/2025	No

Total Hydrants Removed = 9

Hydrants Abandoned (including water main projects and others)

Location	Installed	Abandoned	Tr Size	Hyd Valve?
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Total Hydrants Abandoned = 0

Hydrants Maintained/Moved (including water main projects and others)

Location	Installed	Maintained
Weeden Creek Rd. at S. 18th St. (NW)	10/19/1989	7/15/2025
Weeden Creek Rd. 290' W. of S. 12th St. (N)	10/3/1989	7/16/2025
Weeden Creek Rd. 317' W. of cl of Idlewild Ln. (N)	10/24/1989	7/22/2025
Weeden Creek Rd. 654' W. of cl of Idlewild Ln. (N)	10/25/1989	7/22/2025

Total Hydrants Maintained/Moved = 4

**Water Main Breaks**

Location	Date	Size
2217 S. Memorial Dr.	7/22/2025	6"
1514 Humboldt Ave.	8/9/2025	6"
Geele Ave & N 13th St.	8/25/2025	6"
Georgia Ave & S. 23rd St.	9/8/2025	6"

Number of Water Main Breaks=4

SUMMARY

Number of feet of 4 inch water main installed	0.0	water main
Number of feet of 6 inch hydrant lead installed	148.0	
Number of feet of 6 inch water main installed	89.1	
Number of feet of 8 inch water main installed	320.0	
Number of feet of 12 inch water main installed	1510.0	
Number of feet of 16 inch water main installed	0.0	
Number of feet of 20 inch water main installed	0.0	
Number of feet of 24 inch water main installed	0.0	
Number of feet of water main abandoned or removed	1,632.6	
Number of water main breaks repaired	4	hydrants
Number of hydrants installed	6	
Number of hydrants removed or abandoned	9	
Number of hydrants maintained or moved	4	
Number of street valves installed	16	valves
Number of hydrant valves installed	6	
Number of street valves removed or abandoned	8	
Number of hydrant valves removed or abandoned	3	
Number of valves maintained	230	
Number of water connections installed	3	



WATER MAIN AND APPURTENANCES INSTALLATION -- 3rd Quarter -July, August, & September 2025

Water Main Projects (including installation or abandonment of more than 3' of pipe by utility or contractors)

Location: 6" Water Main	Installed	New Valves	New Hyd.	New Hyd Valves	Aband. Valves	Aband. Hyd.	Remove Hyd.	Size "	Feet	Hyd	Size	Feet.	Feet.	By
New York Ave (W of Commerce)	Aug-25	1	0	0	1	0	0	6	25.3	0	6	73.6	0	Vinton
Center Ave (W of Commerce)	Aug-25	1	0	0	0	0	0	6	39.6	0.0		0	0	Vinton
Georgia Ave (near S 23rd St)	Sep-25	0	0	0	0	0	0	6	24.2	0	6	26.2	0	SWU
Totals:		2	0	0	1	0	0		89.1	0		99.8		

Location: 8" Water Main	Installed	New Valves	New Hyd.	New Hyd Valves	Aband. Valves	Aband. Hyd.	Remove Hyd.	Size "	Feet	Hyd	Size	Feet.	Feet.	By
N 7th St (between North Ave and Bell Ave)	Jul-25	1	1	1	1	0	1	8"	320	19	6	4.6	0	SWU
Totals:		1	1	1	1	0	1		320	19		4.6		

Location: 12" Water Main	Installed	New Valves	New Hyd.	New Hyd Valves	Aband. Valves	Aband. Hyd.	Remove Hyd.	Size "	Feet	Hyd	Size	Feet.	Feet.	By
Commerce Ave (S of Wisconsin Ave)	Aug-25	5	4	4	4	0	6	12	1282	129	10, 12	1349.7	0	Vinton
N 13th Street (N of Wisconsin Ave)	Aug-25	2	0	0	0	0	0	12	63	0.0	16	62.5	0	Vinton
Wisconsin Ave (E of N 13th)	Aug-25	0	0	0	1	0	0	12	165	0	12	116	0	Vinton
Totals:		7	4	4	5	0	6		1510	129		1528.2		

HIGH LIFT DELIVERY QUARTERLY REPORT 2025				
I. FIRST QUARTER		Jan - Feb - Mar		
		GALLONS	COST \$	\$/MG
	2024	995,348,000	\$277,403.58	\$278.70
	2025	975,288,000	\$258,915.95	\$265.48
	Percent Difference	-2.02%	-6.66%	-4.74%
II. SECOND QUARTER		Apr - May - Jun		
		GALLONS	COST \$	\$/MG
	2024	1,056,461,000	\$255,333.07	\$241.69
	2025	1,038,004,000	\$258,193.25	\$248.74
	Percent Difference	-1.75%	1.12%	2.92%
III. THIRD QUARTER		Jul - Aug - Sep		
		GALLONS	COST \$	\$/MG
	2024	1,181,589,000	\$298,727.24	\$252.82
	2025	1,141,529,000	\$300,209.29	\$262.99
	Percent Difference	-3.39%	0.50%	4.02%
IV. FOURTH QUARTER		Oct - Nov - Dec		
		GALLONS	COST \$	\$/MG
	2024	1,021,123,000	\$241,257.98	\$236.27
	2025	0	\$0.00	#DIV/0!
	Percent Difference	-100.00%	-100.00%	#DIV/0!
YEAR TO DATE : 2025				
		GALLONS	COST \$	\$/MG
ELECTRICITY CHEMICALS NATURAL GAS	2024	4,254,521,000	\$1,072,721.87	\$252.14
	2025	3,154,821,000	\$817,318.49	\$259.07
	Percent Difference	-25.85%	-23.81%	2.75%
YEAR TO DATE : 2025				
SLUDGE DISPOSAL to WWTP		GALLONS	COST \$	
	2024	3,076,074	\$27,281.90	
	2025	2,544,646	\$16,195.29	
STORM WATER CHARGES	Percent Difference	-17.28%	-40.64%	
	2025	NA	\$0.00	
HIGH LIFT SYSTEM DELIVERY :				
	Maximum Pumpage Day	15,317,000	July 18, 2025	
	Minimum Pumpage Day	8,295,000	January 1, 2025	

	MG	\$	\$/MG
2024	4,254,521,000	\$1,072,721.87	\$252.14
2025	3,154,821,000	\$817,318.49	\$259.07

NOTE: Monthly sludge disposal costs do not reflect the current actual monthly sludge discharge total to date.
Filtrate discharges from Spring/Fall sludge disposal operations are included in 2024 treatment plant sludge disposal costs.
Spring/Fall basin sludge/residual solids volumes and disposal costs are contract work.
Sludge disposal costs are not included in \$/MG.



Sheboygan Water Utility
Quarterly Financial Statement - September 30, 2025
Balance Sheet Including Net Income

<u>Account #</u>	<u>Debit Balance</u>	<u>Credit Balance</u>
Utility Plant in Service	126,650,641	
107 Construction Work in Progress	2,295,753	
111 Accumulated Provision for Depreciation of Utility Plant		33,991,528
125 Bond Redemption Fund	534,909	
129 Appropriated Funds Invested for Plant Expansion & Payables		
130 Other Special Funds - Deferred Outflow Pension	2,388,326	
135 Working Funds	750	
136 Temporary Cash Investments	10,200,251	
142 Customer Accounts Receivable	2,100,759	
143 Grant Receivable & Other Accounts Receivable	715,827	
145 Receivables from Municipality	220,115	
154 Materials and Supplies	389,277	
165 Prepayments	38,189	
200 Capital Paid in by Municipality		1,640,701
216 Unappropriated Earned Surplus		61,710,077
221 Long Term Debt Bonds		40,494,311
223 Advances from Municipality		49,982
235 Customer Deposits		(309)
236 Taxes Accrued		872,703
237 Interest Payable on Bonds		418,459
242 Misc. Current & Accrued Liab		82,557
251 Bond Premium		80,907
252 Unearned Revenue		0
265 Accrued Employee Benefits		749,029
280 Net Pension Liability		652,443
285 Deferred Inflow - Pension		1,586,860
Utility Net Income		3,205,549
	<u>145,534,796</u>	<u>145,534,796</u>



Sheboygan Water Utility
Sheboygan, Wisconsin
Income Statement - September 30, 2025

<u>Account #</u>	<u>Utility Operating Income</u>	1-Jan-25 to 30-Sep-25	1-Jan-24 to 30-Sep-24	Increase or (Decrease)
400	Sales Revenue	9,263,152	8,176,118	1,087,034
474	Other Water Revenue	43,468	33,396	10,072
	Total Operating Revenue	9,306,620	8,209,514	1,097,106
401	Operating Expenses	3,397,684	3,411,813	(14,129)
402	Maintenance Expenses	831,823	774,064	57,759
403	Depreciation Expenses	2,071,746	1,143,814	927,931
402	Taxes	919,333	823,788	95,545
	Total Operating Expenses	7,220,586	6,153,478	1,067,108
	Utility Operating Income	2,086,034	2,056,036	29,998
	<u>Other Income & Expense</u>			
415	Non-operating Grant Revenue	1,925,516	-	1,925,516
416	Non-operating Grant Expense	(207,268)	-	(207,268)
419	Interest Earned on Investments	100,351	127,300	(26,949)
421	Contributions	-	68,107	(68,107)
425	Misc Amortization	-	-	0
427	Bond Interest Expense	(718,675)	(513,106)	(205,569)
428	Other Expense	-	-	0
429	Bond Premium	19,591	24,654	(5,063)
	Net Income	3,205,549	1,762,990	1,442,559

**CITY OF SHEBOYGAN
RESOLUTION 116-25-26**

BY ALDERPERSONS MITCHELL AND PERRELLA.

OCTOBER 27, 2025.

A RESOLUTION expressing the intent of the Common Council of the City of Sheboygan to exercise its police powers in levying a special assessment for the 2025 cost of operating and maintaining the off-street parking facilities within the Parking Assessment District No. 1.

RESOLVED: That the 2025 cost of operating and maintaining the off-street parking facilities within the Parking Assessment District No. 1 is hereby proposed to be assessed against all benefited property within the Parking Assessment District No. 1, which is that area of the City generally bounded by N. 7th St. on the east, N. 9th St. on the west, Ontario Ave. on the north, and Center Ave. on the south, and more particularly described as Blocks 105, 106, 127, 129, 130, 152 and the north one-half of Block 151, all in the Original Plat of the City of Sheboygan.

BE IT FURTHER RESOLVED: That all special assessments levied hereunder shall be collected and paid on or before May 1, 2026. Any payments received after May 1, 2026, shall be charged interest at the rate of one percent (1%) per month or fraction thereof.

BE IT FURTHER RESOLVED: That the Finance Department shall prepare a report in accordance with Wis. Stat. § 66.0703(4) and (5), and that such report shall contain the following information:

- a. Preliminary or final plans and specifications
- b. An estimate of the entire cost of the proposed work or improvement
- c. A schedule of the proposed assessments
- d. A statement that the work or improvement constitutes an exercise of the municipality's police powers
- e. A statement that the property against which the assessments are proposed is benefited.

BE IT FURTHER RESOLVED: That the Finance Department prepare the schedule of the proposed assessments governing this matter under the provisions of Sheboygan Municipal Code § 50-95, and after completion of the schedule, submit copies to the City Clerk for the purpose of public hearing and public notice.

BE IT FURTHER RESOLVED: That the report described above need not be prepared by December 31, 2025, as is set forth in Sheboygan Municipal Code § 50-95.

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

**CITY OF SHEBOYGAN
RESOLUTION 117-25-26**

BY ALDERPERSONS MITCHELL AND PERRELLA.

OCTOBER 27, 2025.

A RESOLUTION expressing the intent of the Common Council of the City of Sheboygan to exercise its police powers in levying a special assessment for the 2025 cost of operating and maintaining the off-street parking facilities within the Parking Assessment District No. 2.

RESOLVED: That the 2025 cost of operating and maintaining the off-street parking facilities within the Parking Assessment District No. 2 is hereby proposed to be assessed against all benefited property within the Parking Assessment District No. 2, which is that area of the City generally bounded by a line described as commencing at the SW corner of Virginia Ave. and Riverfront Dr., also described as the NE corner of Lot 1, Blk. 205 of the Original Plat of the City of Sheboygan, thence W. 240' along the S.L. of Virginia Ave. to the NW corner of Lot 4, Blk. 205, original Plat (O.P.), thence S. 273' along the W. lot line of Lots 4 and 9, Blk. 205, O.P., thence E. 50' at a right angle to the W. lot line of Lot 9, Blk. 205, O.P., thence S. 125' parallel with said lot line to the S.L. of New Jersey Ave., thence W. 50' along said S.L. to the W. lot line of Lot 4, Blk. 211, O.P., thence S. 90' along said lot line, thence E. 103.12; at a right angle to said lot line to the Wly line of Riverfront Dr., thence SWly 246.89' along said Wly line to an intersection with the W. lot line of Lot 9, Blk. 211. O.P., and the N.L. of Maryland Ave., as originally platted, thence 60' S. to the S.L. of Maryland Ave., thence 60" E. along the said S.L. to the W. lot line of Lot 3, Blk. 234, O.P., thence S. 145', more or less, along said lot line to the NWly shore of the Sheboygan River, thence NEly downstream along said shore to the N.L. of Virginia Ave., thence W. 245', more or less, along said N.L. to the E.L. of Riverfront Dr., thence 80' S. along extension of said E.L. to the S.L. of Virginia Ave., thence 66' W. along said S.L. to the point of beginning, being a part of the NE ¼ of the NW1/4 of Sec. 26, T15N, R23E.

BE IT FURTHER RESOLVED: That all special assessments levied hereunder shall be collected and paid on or before May 1, 2026. Any payments received after May 1, 2026, shall be charged interest at the rate of one percent (1%) per month or fraction thereof.

BE IT FURTHER RESOLVED: That the Finance Department shall prepare a report in accordance with Wis. Stat. § 66.0703(4) and (5), and that such report shall contain the following information:

- a. Preliminary or final plans and specifications
- b. An estimate of the entire cost of the proposed work or improvement
- c. A schedule of the proposed assessments
- d. A statement that the work or improvement constitutes an exercise of the municipality's police powers
- e. A statement that the property against which the assessments are proposed is benefited.

BE IT FURTHER RESOLVED: That the Finance Department prepare the schedule of the proposed assessments governing this matter under the provisions of Sheboygan Municipal Code § 50-131, and after completion of the schedule, submit copies to the City Clerk for the purpose of public hearing and public notice.

BE IT FURTHER RESOLVED: That the report described above need not be prepared by December 31, 2025, as is set forth in Sheboygan Municipal Code § 50-131.

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

**CITY OF SHEBOYGAN
RESOLUTION 118-25-26**

BY ALDERPERSONS MITCHELL AND PERRELLA.

OCTOBER 27, 2025.

A RESOLUTION expressing the intent of the Common Council of the City of Sheboygan to exercise its police powers in levying a special assessment for the 2025 cost of operating and maintaining the off-street parking facilities within the Parking Assessment District No. 4.

RESOLVED: That the 2025 cost of operating and maintaining the off-street parking facilities within the Parking Assessment District No. 4 is hereby proposed to be assessed against all benefited property within the Parking Assessment District No. 4, which is that area of the City bounded by a line described as commencing at the intersection of the centerline of S. 12th St. with the S. r.o.w. of Clara Ave, thence W. to the NW corner of Lot 1, Blk. 6, Assessment Subd. No. 19, thence S. to the SW corner of Lot 48, Blk. 6, Assessment Subd. No. 19, thence E. to the SE. corner of Lot 46, Blk. 6, Assessment Subd. No. 19, thence W. to the SE corner of said Lot 46, thence S. to the SW corner of Lot 43, Blk. 6, Assessment Subd. No. 19, thence W. to the NW corner of Lot 40, Blk. 6, Assessment Subd. No. 19, thence S. to the SW corner of said lot, thence E. to the NE corner of Lot 39, Blk. 6, Assessment Subd. No. 19, thence S. to the SE corner of Lot 35, Blk. 6, Assessment Subd. No. 19, thence E. to the SE corner of Lot 2, Blk. 7, Assessment Subd. No. 19, thence N. to the NE corner of said Lot 2, thence E. to the NE corner of Lot 1, Blk. 7, Assessment Subd. No. 19 thence S. along the E.L. of said Lot 1 to a point in said E.L. opposite the Wly extension of the S.L. of Lot 17, Blk. 8, Assessment Subd. No. 19, thence E. to the SE corner of said Lot 17, thence N. to the NE corner of Lot 15, Blk. 8, Assessment Subd. No. 19, thence N. along said centerline to point of beginning.

BE IT FURTHER RESOLVED: That all special assessments levied hereunder shall be collected and paid on or before May 1, 2026. Any payments received after May 1, 2026, shall be charged interest at the rate of one percent (1%) per month or fraction thereof.

BE IT FURTHER RESOLVED: That the Finance Department shall prepare a report in accordance with Wis. Stat. § 66.0703(4) and (5), and that such report shall contain the following information:

- a. Preliminary or final plans and specifications
- b. An estimate of the entire cost of the proposed work or improvement
- c. A schedule of the proposed assessments
- d. A statement that the work or improvement constitutes an exercise of the municipality's police powers
- e. A statement that the property against which the assessments are proposed is benefited.

BE IT FURTHER RESOLVED: That the Finance Department prepare the schedule of the proposed assessments governing this matter under the provisions of Sheboygan Municipal Code § 50-188, and after completion of the schedule, submit copies to the City Clerk for the purpose of public hearing and public notice.

BE IT FURTHER RESOLVED: That the report described above need not be prepared by December 31, 2025, as is set forth in Sheboygan Municipal Code § 50-188.

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

**CITY OF SHEBOYGAN
RESOLUTION 119-25-26**

BY ALDERPERSONS MITCHELL AND PERRELLA.

OCTOBER 27, 2025.

A RESOLUTION expressing the intent of the Common Council of the City of Sheboygan to exercise its police powers in levying a special assessment for the 2025 cost of operating and maintaining the off-street parking facilities within the Parking Assessment District No. 5.

RESOLVED: That the 2025 cost of operating and maintaining the off-street parking facilities within the Parking Assessment District No. 5 is hereby proposed to be assessed against all benefited property within the Parking Assessment District No. 5, which is that area of Lots 1 through 9 and Lot 11, South Pier Subdivision, of the City of Sheboygan.

BE IT FURTHER RESOLVED: That all special assessments levied hereunder shall be collected and paid on or before May 1, 2026. Any payments received after May 1, 2026, shall be charged interest at the rate of one percent (1%) per month or fraction thereof.

BE IT FURTHER RESOLVED: That the Finance Department shall prepare a report in accordance with Wis. Stat. § 66.0703(4) and (5), and that such report shall contain the following information:

- a. Preliminary or final plans and specifications
- b. An estimate of the entire cost of the proposed work or improvement
- c. A schedule of the proposed assessments
- d. A statement that the work or improvement constitutes an exercise of the municipality's police powers
- e. A statement that the property against which the assessments are proposed is benefited.

BE IT FURTHER RESOLVED: That the Finance Department prepare the schedule of the proposed assessments governing this matter under the provisions of Sheboygan Municipal Code § 50-223, and after completion of the schedule, submit copies to the City Clerk for the purpose of public hearing and public notice.

BE IT FURTHER RESOLVED: That the report described above need not be prepared by December 31, 2025, as is set forth in Sheboygan Municipal Code § 50-223.

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

**CITY OF SHEBOYGAN
REPORT 24-25-26**

BY DEPUTY CITY ATTORNEY LIZ MAJERUS.

OCTOBER 27, 2025.

Submitting the exit interview summary for the City of Sheboygan for Quarter 3 of 2025.

Exit Interview Summary

Quarter 3, 2025

City of Sheboygan – Human Resources



Termination Information

Full-time and part-time position only (excludes, Interns, LTEs, Temps, Seasonals):

	Q1 Terms	Q2 Terms	Q3 Terms	YTD # of Terms
Retirements	8	4	4	16
Resignations	7	11	10	28
Involuntary Terms	2	3	2	7
TOTAL	17	18	16	51

Q3 Termination Information

Full-time and part-time positions only (excludes, Interns, LTEs, Temps, Seasonals):

Termination Type	Number of Terms
Retirements	4
Resignations	10
Involuntary Terminations	2
TOTAL	16

For Quarter 3 we see a couple less terminations than Quarter 2. Consistent with previous quarters, resignations are the primary reason for terminations, then retirements, and then involuntary terms are the lowest number of terminations.

Turnover Information

Turnover Period	Turn Over Rate
2025 Q1 Turnover	3.02%
2025 Q2 Turnover	4.03%
2025 Q3 Turnover	4.03%
2025 YTD Turnover	11.08%
2024 Q1 Turnover	2.87%
2024 Q2 Turnover	4.69%
2024 Q3 Turnover	2.34%
2024 Q4 Turnover	1.82%
2024 Total Turnover	11.72%

Full time turnover data excludes Part-time, Interns, LTEs, Temps, Elected Officials, and Seasonal employees.

(2025 based on 397 full time positions) (2024 based on 384 full time positions)

Turnover in Q3 2025 is at the same rate as Q2 2025. We do however see an increase in turnover in Q3 2025 compared to Q3 2024. This could be due to a large number of factors. It will be important to keep an eye on the Q4 2025 rates to see if this is the start of a trend or just an anomaly.

Exit Interview Information

For Quarter 3 (7/1/2025 - 9/30/2025) there were four exit interviews conducted. Interviewees included 3 Non-Represented Employees and 1 Represented Employee.

Statement	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree
I believe I was fairly compensated for the work I performed.	2		1	1	
Overall, I am pleased with the City of Sheboygan's benefit plans and offerings.	1	3			
My job duties were what I thought they would be when I was hired by the City.	2			2	
There were no obstacles, policies, or procedures that made my job difficult to perform.	1		1	2	
My supervisor is knowledgeable and well versed in their content area.	1	1	1	1	
My supervisor supports and empowers the people they supervise.	1	1	1	1	
I felt connected to the City as a City of Sheboygan employee; my department did not feel separate from the rest of the City.	1	2	1		

Reasons for leaving:

- Retirement
- Better compensation
- Type of work
- Going back to school
- Family Circumstances
- Lack of Recognition
- Quality of Supervision (2)
- Working Conditions

Negative Experiences to Note:

- "Confronted supervisors on issues and was told they don't want to deal with it"
- "Onboarding was messy due to starting shortly after the ransomware attack"
- "Many Lead roles were eliminated"

Positive Experiences to Note:

- “Really everything to do with AC Teunissen”
- “Tremendous amount of support from everyone at DPW while dealing with personal issues”
- “Employee picnic”
- “After a devastating windstorm, all of DPW dropped everything to help”

HR Feedback:

Exit questionnaire responses for the “Strongly Agree” to “Strongly Disagree” questions were spread a lot more across the spectrum than we’ve seen in previous quarters. This does appear concerning.

With Q3, we see that job duties were either very clearly defined or poorly defined. With our job description audit still underway, we hope to make job descriptions more accurate city wide. Efforts are already being made. When a position becomes vacant, HR is conducting a review with the supervisor, department head, and with City Administration prior to posting the role to ensure complete and detailed job descriptions.

This quarter the data also shows staff feel there are obstacles to performing their positions. This year, departments city wide were tasked with creating Standard Operating Procedures (SOPs) for all positions. Part of this process is to identify best practices for the functions of positions. These SOPs are to be reviewed by department supervision which would present the opportunity for staff to communicate any obstacles they are encountering. Additionally, in preparation of 2026, the Employee Handbook is currently under review and updates to ensure our policies and procedures are in line with operations. Leadership is approaching this project with a collaborative mindset and is seeking feedback and contribution from department heads.

Looking further at the responses, we see that Employees have very differing opinions regarding their supervisor’s knowledge and leadership style. Clarity of position roles and operating policies and procedures for employees will help them better understand the function and purpose of their role thus improving their confidence. With employees more confident and productive in their position we hope to see a reduction in corrective interactions by supervisors which in turn should improve trust and autonomy for staff and improve working relationship.

For what it’s worth, the Human Resources department values all feedback provided by staff whether expressed in frustration or with appreciation as it helps us grow, improve, and better serve our employees. We will continue to keep this feedback at the forefront of our minds as we progress.

Exit Interviews YTD at a Glance

Year to date, 20 exit interviews were conducted. Interviewees included 15 Non-Represented Employees and 5 Represented Employees.

Statement	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree
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I believe I was fairly compensated for the work I performed.	8	9	1	2	
Overall, I am pleased with the City of Sheboygan's benefit plans and offerings.	7	11	2		
My job duties were what I thought they would be when I was hired by the City.	8	6		6	
There were no obstacles, policies, or procedures that made my job difficult to perform.	4	9	2	5	
My supervisor is knowledgeable and well versed in their content area.	8	7	3.5	1.5	
My supervisor supports and empowers the people they supervise.	9	8	2		1
I felt connected to the City as a City of Sheboygan employee; my department did not feel separate from the rest of the City.	4	8	4	3	1

Reasons for leaving:

- Retirement (9)
- Career advancement opportunities (4)
- Paid training for skill development
- Better compensation (3)
- Relocation
- Type of work/work that aligns better with what I want to do (4)
- Social services aspect of the job became overwhelming
- Better flexibility
- Personal
- Going back to school
- Family Circumstances
- Lack of Recognition
- Quality of Supervision (2)
- Working Conditions

**CITY OF SHEBOYGAN
REPORT 26-25-26**

BY POLICE CHIEF KURT ZEMPEL.

OCTOBER 27, 2025.

Pursuant to section 30-50 of the Municipal Code, I herewith submit my quarterly report showing the Benchmark Measurements for my department for the period commencing July 1, 2025 and ending September 30, 2025.

	<u>YTD</u> <u>2025</u>	<u>YTD</u> <u>2024</u>	<u>5 Yr YTD</u> <u>Avg ('20</u> <u>to '24)</u>	<u>2024</u> <u>Actual</u>	<u>2025</u> <u>Benchmarks</u>
<u>Patrol and Investigations</u>					
Murder & Non-Negligent Manslaughter	0	2	1	2	0
Manslaughter by Negligence	0	0	0	0	0
Sex Offenses - Forcible	29	50	50	62	60
Sex Offenses - Non-Forcible	15	19	13	22	15
Aggravated Assault	107	120	90	152	100
Select Crimes Against Persons Total	151	191	154	238	200
Robbery	8	3	6	3	10
Burglary	19	30	54	42	100
Theft/Larceny	421	406	458	568	800
Motor Vehicle Theft	17	13	22	19	30
Arson	1	2	5	2	10
Select Crimes Against Property Total	466	454	546	634	950
Percent of Offenses Cleared	69%	71%	58%	70%	70%
Accident Investigations	985	1,056	1,037	1,433	1,500
Traffic Stops	4,491	4,379	3,733	5,335	5,000
Traffic Arrests	2,896	3,154	2,637	3,842	No Goal
Other Arrests	2,238	2,307	2,196	2,986	No Goal
Speed Device Deployments	15	13	12	15	20
HVEE Deployments	490	371	121	416	350
Parking Tickets Issued	3,154	8,352	5,943	9,174	10,000
Neighborhood Foot Patrol	91	84	53	88	90
Hot Spot Crime Patrols	482	23	137	24	36
Field Interviews	112	46	104	51	120
Involuntary Commitments	50	40	82	51	No Goal
<u>Administration and Outreach</u>					
Open Records Requests	5,678	4,595	5,019	5,855	4,000
Nixle Messages Sent	33	40	63	48	250
Press Releases	8	12	15	16	50
Facebook Posts	150	147	234	177	No Goal
Facebook Followers	23,779	19,993		22,107	23,000

**CITY OF SHEBOYGAN
REPORT 25-25-26**

BY FIRE CHIEF ERIC MONTELLANO.

OCTOBER 27, 2025.

Pursuant to section 24-459 of the Municipal Code, I herewith submit my quarterly report showing the Benchmark Measurements for my department, for the period commencing July 1, 2025 and ending September 30, 2025.

2025 THIRD QUARTER REPORT

	2023 EOY	2024 EOY	2024 YTD	2025 YTD
<u>Incident Types</u>				
Fires	87	80	67	61
Rescue & EMS	5,147	5,533	4,117	4,357
Non-Fires	1,409	1,465	1,110	1,197
TOTAL	6,643	7,078	5,294	5,615
<u>Incident Count Per Station</u>				
Station 1	2,032	2,161	1,638	1,751
Station 2	1,169	1,209	919	936
Station 3	1,652	1,824	1,315	1,377
Station 4	1,086	1,000	762	879
Station 5	556	640	492	506
Mutual Aid Given	85	76	58	55
Mutual Aid Received	56	22	18	8
Overlapping Calls (Percent)	63%	70%	70%	84%
Overlapping Calls (Count)	4,215	4,938	3,711	4,740
<u>Fire Loss</u>				
Incidents	60	67	61	49
Pre Incident Value	\$ 59,645,278	\$ 71,492,085	\$ 63,470,285	\$ 142,906,875
Property Loss	\$ 745,460	\$ 322,395	\$ 312,995	\$ 615,025
Content Loss	\$ 205,730	\$ 87,070	\$ 89,920	\$ 496,700
Total Loss	\$ 951,190	\$ 409,465	\$ 402,915	\$ 1,111,725
Average Loss	\$ 15,853	\$ 6,111	\$ 6,605	\$ 22,688
Property Saved	\$ 58,694,088	\$ 71,082,620	\$ 63,067,370	\$ 142,291,850
<u>Workload</u>				
Inspections	2,556	2,358	1,373	2,282
School Safety Programs (Students)	3,118	3,090	1,962	1,877
Public Events	105	112	56	58
Station Tours	16	42	21	9
Installed Smoke Alarms	79	96	62	31
Fire Training Hours	17,060	17,548	11,501	14,176
EMS Training Hours	2,333	2,724	2,241	2,105.5
Investigations	78	75	61	48
<u>Effectiveness</u>				
ISO Rating	2	2	2	2

**CITY OF SHEBOYGAN
RESOLUTION 121-25-26**

BY ALDERPERSONS RUST AND LA FAVE.

OCTOBER 27, 2025.

A RESOLUTION authorizing acceptance of the FY 2025 Office of Community Oriented Policing Services (COPS) Hiring Program Grant.

WHEREAS, the US Department of Justice Office of Community Oriented Policing Services recently accepted grant applications for the FY 2025 COPS Hiring Program Grant, which is designed to advance public safety through community policing by addressing the full-time sworn officer needs of local law enforcement agencies; and

WHEREAS, FY 2025 grant awards will provide up to 75 percent of the salary and fringe benefits for each approved position, with the maximum federal share per officer of \$125,000 total over the three-year grant period, requiring a minimum 25 percent local match and that the positions awarded be retained for a minimum of 12 months following the three-year grant period; and

WHEREAS, the Sheboygan Police Department was recently selected to receive \$375,000 under the FY 2025 COPS Hiring Program to hire three additional patrol officers to enhance neighborhood policing, nuisance abatement, and quality of life efforts; and

WHEREAS, the local match requirement has been included in the proposed 2026 budget.

NOW, THEREFORE, BE IT RESOLVED: That the Common Council hereby authorizes the Chief of Police to submit all of the information necessary to accept the grant, sign all documents, and administer the funds, including making any necessary budget transfers.

BE IT FURTHER RESOLVED: That the City Administrator is directed to include the funding for the three positions associated with this grant in budget years 2026, 2027 and 2028.

PASSED AND ADOPTED BY THE CITY OF SHEBOYGAN COMMON COUNCIL

Presiding Officer

Attest

Ryan Sorenson, Mayor, City of
Sheboygan

Meredith DeBruin, City Clerk, City of
Sheboygan

**CITY OF SHEBOYGAN
RESOLUTION 114-25-26**

BY ALDERPERSONS DEKKER AND RUST.

OCTOBER 27, 2025.

A RESOLUTION authorizing the Purchasing Agent to issue a purchase order for a Volvo DD25B Tandem Vibratory Compactor for the Motor Vehicle Division of the Department of Public Works.

WHEREAS, the City of Sheboygan has received multiple quotes from various vendors utilizing cooperative purchasing contracts (Sourcewell) to supply a Volvo DD25B Tandem Vibratory Compactor; and

WHEREAS, the lowest competitive quote received was from Aring Equipment Company, Inc. for \$49,848.00; and

WHEREAS, State law and the City's procurement Policy allow the City to join with other units of government in cooperative purchasing plans when the best interest of the City would be served; and

WHEREAS, Sourcewell is a cooperative purchasing consortium offering contracts to its members based upon competitive bids and, as a member, the City of Sheboygan may take advantage of competitive, pre-negotiated prices; and

WHEREAS, the purchase of vehicles and vehicle equipment is not subject to Wisconsin's public construction laws such that utilization of the Sourcewell contract is viable for the City of Sheboygan; and

WHEREAS, the City's Purchasing Agent has reviewed the quotes and determined that the low quote meets City specifications and standards; and

WHEREAS, the City of Sheboygan's Department of Public Works intends to utilize this equipment for asphalt paving activities, such as street resurfacing projects and pavement repairs. The new Volvo Tandem Vibratory Compactor will replace a currently in-use 24-year-old unit; and

WHEREAS, once the equipment has been received, the to-be replaced equipment will be put to public auction.

NOW, THEREFORE, BE IT RESOLVED: That the Purchasing Agent is authorized to issue a Purchase Order to Aring Equipment Company, Inc. for the purchase of one Volvo DD25B Tandem Vibratory Compactor at a total cost of \$49,848.00.

BE IT FURTHER RESOLVED: That the Finance Director is authorized and directed to draw funds in the amount of \$49,848.00 from Account 730399-651200 (Motor Vehicle Fund – Machinery / Equipment) to purchase the said equipment.

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

See Front Page of Quote for Total Purchase Price

**CITY OF SHEBOYGAN
RESOLUTION 113-25-26**

BY ALDERPERSONS DEKKER AND RUST.

OCTOBER 27, 2025.

A RESOLUTION authorizing the Purchasing Agent to issue a purchase order for a Caterpillar 275 Compact Tracked Loader for the Motor Vehicle Division of the Department of Public Works.

WHEREAS, the City of Sheboygan has received multiple quotes from various vendors utilizing cooperative purchasing contracts (Sourcewell) to supply a Caterpillar 275 Compact Tracked Loader; and

WHEREAS, the lowest competitive quote received was from FABICK CAT for \$100,500.00; and

WHEREAS, State law and the City's procurement Policy allow the City to join with other units of government in cooperative purchasing plans when the best interest of the City would be served; and

WHEREAS, Sourcewell is a cooperative purchasing consortium offering contracts to its members based upon competitive bids and, as a member, the City of Sheboygan may take advantage of Sourcewell's competitive, pre-negotiated prices; and

WHEREAS, the purchase of vehicles and vehicle equipment is not subject to Wisconsin's public construction laws such that utilization of the Sourcewell contract is viable for the City of Sheboygan; and

WHEREAS, the City's Purchasing Agent has reviewed the quotes and determined that the low quote meets City specifications and standards; and

WHEREAS, the City of Sheboygan's Department of Public Works intends to utilize this equipment for street maintenance activities, winter operations, and various other tasks within the Department. The new Caterpillar Compact Tracked Loader will replace a currently in-use 19-year-old unit; and

WHEREAS, once the equipment has been received, the to-be replaced equipment will be put to public auction.

NOW, THEREFORE, BE IT RESOLVED: That the Purchasing Agent is authorized to issue a Purchase Order to FABICK CAT for the purchase of one (1) Caterpillar Compact Tracked Loader at a total cost of \$100,500.00

BE IT FURTHER RESOLVED: That the Finance Director is authorized and directed to draw funds in the amount of \$100,500.00 from Account No. 730399-651200 (Motor Vehicle Fund – Machinery / Equipment) to purchase the said equipment.

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

August 18, 2025

City of Sheboygan

We are pleased to quote the following for your consideration:

(1) New Caterpillar 275 High Flow Compact Track Loader

The following factory and dealer options are included:

- * Operating Weight: 12,800 lbs.
- * Cat C3.6 Turbo 111 H.P. Engine
- * Operating Capacity: 5,800 lbs. @ 50% Tip
- * High Flow Hydraulics 32 GPM
- * Level 1 Guarding Package
- * 2 Speed Travel
- * 17.7 In. Bar Tracks
- * Triple Flange Idlers
- * 120V Block Heater
- * Lights, LED, Front, Rear, Side
- * Enclosed Cab with Heat and A/C
- * Advanced Display with Rear Camera and Side Cameras
- * T5 Technology Package
- * Fan, Cooling, Demand, Reversing
- * Hydraulic Quick Coupler
- * Air Suspension Heated Seat and Vented Seat
- * Door, Cab, Polycarbonate
- * Radio, Am/Fm, Bluetooth
- * 86" Cat BOCE Bucket
- * External Counterweights
- * Warranty: 84 Months/4,000 Hours, Powertrain, Hydraulics Plus Tech Warranty

Machine List Price: \$151,000.00
Less 21% Sourcewell: \$31,710.00
Less Fabick Loyalty: \$22,290.00

Machine Sale Price: \$97,000.00

Optional Water Kit: \$3,500.00
Price installed

We believe the equipment as quoted will exceed your expectations. On behalf of Fabick Cat, thank you for the opportunity to quote Caterpillar machinery.

Sincerely,
Alex Egelhoff
Territory Manager
Cell: 262-422-4586
alex.egelhoff@fabickcat.com

Milwaukee
11200 West Silver Spring Rd.
Milwaukee, WI 53225-3118
414/461-9100 Tel
414/461-8899 Fax

Power Systems
11200 West Silver Spring Rd.
Milwaukee, WI 53225-3118
414/461-9100 Tel
414/615-2101 Fax

Madison
1111 Applegate Rd.
PO Box 259040
Madison WI 53725-9040
608/271-6200 Tel
608/271-1410 Fax

Eau Claire
7860 Partridge Rd.
PO Box 1088
Eau Claire, WI 54702-1088
715/874-5100 Tel
715/874-5182 Fax

Power Systems
7877 Partridge Rd. (Cty EE)
PO Box 1088
Eau Claire, WI 54702-1088
715/874-5100 Tel
715/874-5151 Fax

LaCrosse
1620 Carol Court
La Crosse, WI 54601-3056
608/783-4891 Tel
608/781-3222 fax

Superior
111 Moccasin Mike Rd.
Superior, WI 54880-4358
715/398-9696 Tel
715/398-9695 Fax

Green Bay
600 Hansen Rd.
PO Box 19976
Green Bay, WI 54307-9176
920/498-8000 Tel
920/499-4844 Fax

Power Systems
2700 South Broadway
PO Box 19976
Green Bay, WI 54307-9176
920/498-8000 Tel
920/499-0890 Fax

Wausau
9601 Christie Ln.
PO Box 350
Schofield, WI 54476-0350
715/359-6220 Tel
715/359-5550 Fax

Marquette
US Highway 41 West
PO Box 638
Marquette, MI 49855-0638
906/475-4191 Tel
906/475-4054 Fax

**CITY OF SHEBOYGAN
RESOLUTION 120-25-26**

BY ALDERPERSONS MITCHELL AND PERRELLA.

OCTOBER 27, 2025.

A RESOLUTION authorizing the appropriate City staff to adjust the Fleet Mechanic position within the City's compensation table.

WHEREAS, the Employee Policy Handbook authorizes a position reclassification when substantial (at least 51%) changes to duties occur, upon approval of the department head, human resources director, and city administrator, and in consultation with the City's compensation and classification consultant; and

WHEREAS, most reclassifications are implemented within an annual budget except that reclassifications triggered by position vacancy may be implemented throughout the year; and

WHEREAS, the Police Department conducted a comprehensive review of the Fleet Mechanic Uplifter position, which included a comparative review of Fleet Mechanic positions from other City divisions; and

WHEREAS, based on that review, the Police Chief submitted a request to the human resources director to reclassify the Fleet Mechanic Uplifter position from grade 11 to grade 12; and

WHEREAS, the former human resources director reviewed and agreed with the Police Chief's recommendations and approved reclassification effective August 17, 2025; and

WHEREAS, given the deviation from policy, the budgetary impact of such a reclassification, and that this reclassification is not implemented as part of annual budget approval process, City staff believes it is appropriate to secure Common Council approval.

NOW, THEREFORE, BE IT RESOLVED: That the Fleet Mechanic Uplifter position is reclassified from grade 11 to grade 12 effective August 17, 2025.

BE IT FURTHER RESOLVED: That the Finance Director is authorized, on a non-precedent setting basis, to utilize salary vacancy savings from the Police Department budget to cover the cost associated with this change.

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

**CITY OF SHEBOYGAN
RESOLUTION 112-25-26**

BY ALDERPERSONS DEKKER AND RUST.

OCTOBER 27, 2025.

A RESOLUTION authorizing the appropriate City officials to sign necessary documents to effectuate a land transfer with Sheboygan County.

WHEREAS, the Shoreland 400 trail is a 1.67 mile multi-use trail that runs on the old Union Pacific rail corridor and is owned by Sheboygan County; and

WHEREAS, the City of Sheboygan approached Sheboygan County to provide an in-kind land swap to move a portion of the trail slightly to the west; and

WHEREAS, the City of Sheboygan proposes to provide to the County the land labeled “Parcel 1-Proposed County Bike Trail Property” on the attached County Land Transfer Exhibit in exchange for the parcel labeled “Shoreland 400 Rail Trail” to facilitate the redevelopment of the former Mayline manufacturing site, ultimately providing for a stronger tax base and much-needed housing; and

WHEREAS, the City of Sheboygan will replace the Section of the Shoreland 400 Rail Trail; and

WHEREAS, Sheboygan County has already agreed to the in-kind land swap as part of Sheboygan County Resolution No. 1 (2025/26).

NOW, THEREFORE, BE IT RESOLVED: That the Mayor and City Clerk are hereby authorized to sign necessary documents to effectuate the aforementioned land transfer with Sheboygan County.

PASSED AND ADOPTED BY THE CITY OF SHEBOYGAN COMMON COUNCIL

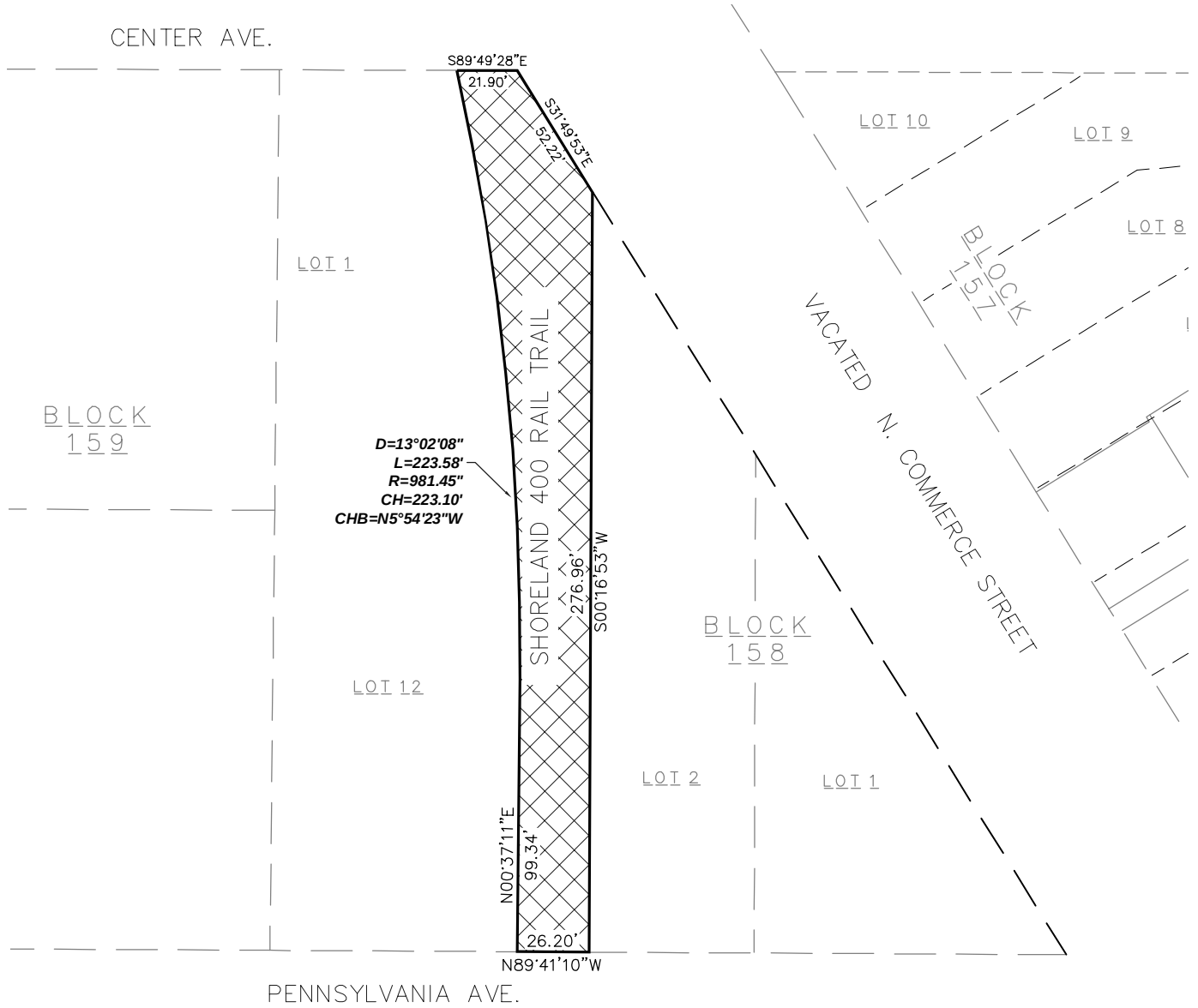
Presiding Officer

Attest

Ryan Sorenson, Mayor, City of
Sheboygan

Meredith DeBruin, City Clerk, City of
Sheboygan

EXHIBIT



BEARINGS ARE REFERENCED TO
WISCONSIN COUNTY SYSTEMS:
SHEBOYGAN COUNTY. VERTICAL DATUM
HAS BEEN ADJUSTED TO NAVD 88.

LEGEND

-  = PROPOSED LAND TRANSFER
-  = VACATION BOUNDARY
-  = EXISTING RIGHT OF WAY
-  = PARCEL BOUNDARY



788 N. JEFFERSON ST. #900
MILWAUKEE, WI 53202
kapurinc.com

PROPOSED LAND TRANSFER

N. COMMERCE ST., SHEBOYGAN, WI 53081

REVISIONS:		DATE: 12/02/2024
1	12/02/24	SCALE: 1" = 60'
		SHEET NUMBER:
		1 of 2

DRAWN: BS

EXHIBIT

LEGAL DESCRIPTION

LEGAL DESCRIPTION:

BEING A PART OF THE VACATED ALLEY BETWEEN SAID LOT 2 OF BLOCK 158 AND LOT 12 OF BLOCK 159, OF THE ORIGINAL PLAT OF THE CITY OF SHEBOYGAN, SITUATED IN THE CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 2 , ALSO BEING A POINT ON THE NORTH RIGHT OF WAY LINE FOR PENNSYLVANIA AVENUE; THENCE N89°41'10"W, ALONG SAID NORTH RIGHT OF WAY LINE 26.20 FEET; THENCE N00°37'11E, 99.34 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY, CONTINUING ALONG SAID CURVE TO THE LEFT 223.10 FEET, SAID CURVE HAVING A RADIUS OF 981.45 FEET, AND A CHORD BEARING AND A CHORD DISTANCE OF N5°54'23"W, 223.10 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE FOR CENTER AVENUE; THENCE S89°49'28"E ALONG SAID SOUTH LINE, 21.90 FEET TO THE INTERSECTION WITH THE SOUTHWESTERLY RIGHT OF WAY LINE OF VACATED NORTH COMMERCE STREET; THENCE S31°49'53"E ALONG SAID SOUTHWESTERLY LINE, 52.22 FEET TO THE EAST LINE OF SAID LOT 2 BLOCK 158; THENCE S00°16'53W ALONG THE WEST LINE OF SAID LOT 2, 276.96 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 9,364 SQUARE FEET OR 0.215 ACRES OF LAND, MORE OR LESS



788 N. JEFFERSON ST. #900
MILWAUKEE, WI 53202
kapurinc.com

PROPOSED LAND TRANSFER

N. COMMERCE ST., SHEBOYGAN, WI 53081

REVISIONS:		DATE: 12/02/2024
1	12/02/24	SCALE:
		SHEET NUMBER:
		2 of 2

DRAWN: BS

HORIZONTAL DATUM IS REFERENCED TO THE SHEBOYGAN COUNTY COORDINATE SYSTEM NAD 83 (2011), AND THE EAST LINE OF THE SE 1/4 OF SECTION 22-15-23, ASSUMED TO BEAR N00°01'11"E.

EXHIBIT

LEGEND

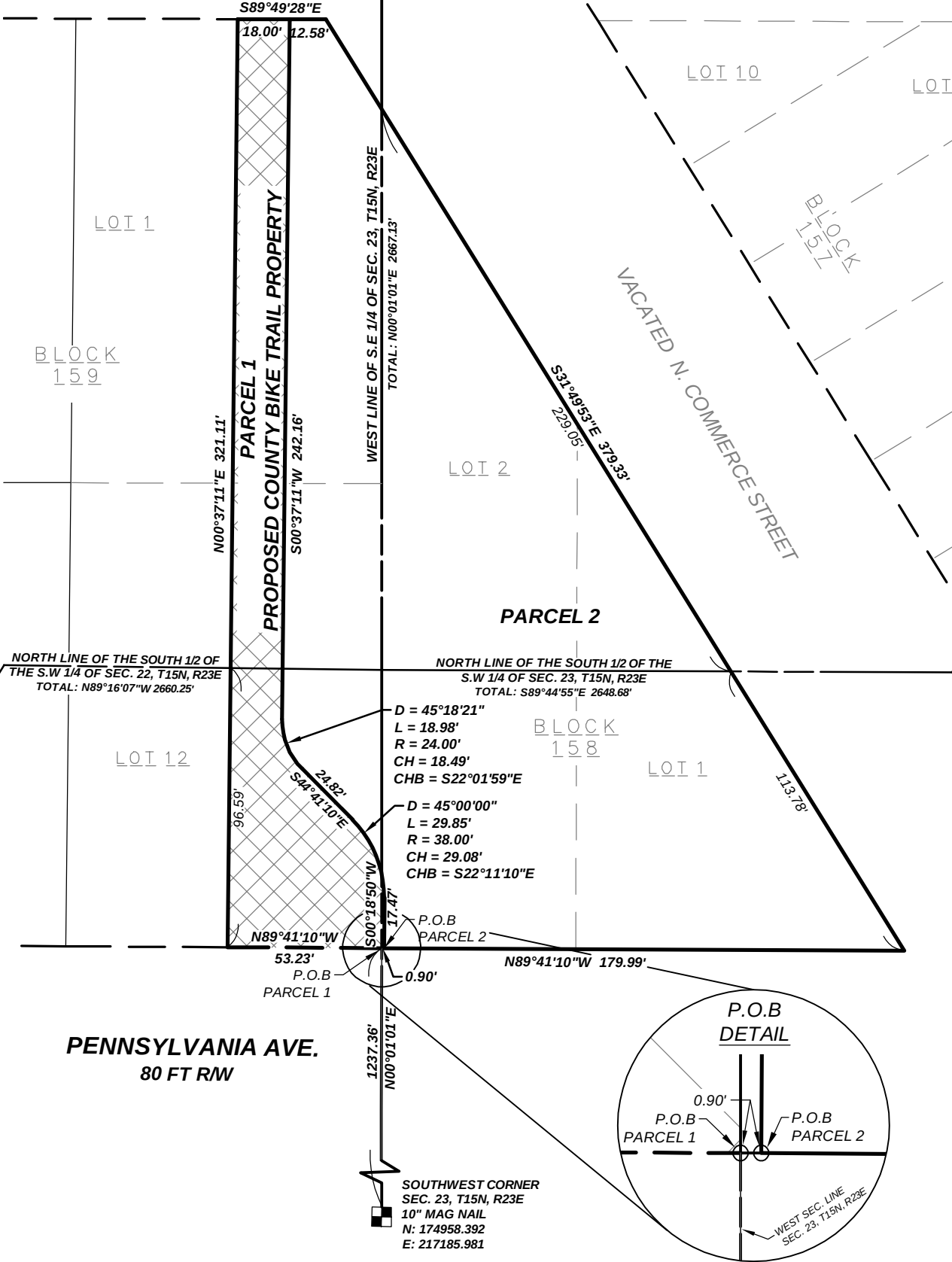
= RIGHT OF WAY

= PARCEL BOUNDARY

WEST 1/4 CORNER
SEC. 23, T15N, R23E
PK NAIL WITNESS CORNER
N: 177625.454
E: 217186.777

CENTER AVE.
80 FT RW

VACATED CENTER AVE.



REVISIONS:	DATE: 02/25/2025
	SCALE: 1" = 50'
	SHEET NUMBER:
	1 of 2

EXHIBIT

Parcel 1

Part of Lot 11 and 12 in Block 159, part of Lot 2 in Block 158, vacated N. 12th Street in Block 159, all in the Original Plat for the City of Sheboygan, located in SE ¼ and NE ¼ of the SE ¼ of Section 22 and the SW ¼ and the NW ¼ of the SW ¼ of Section 23, Township 15 North, Range 23 East, in the City of Sheboygan, Sheboygan County, Wisconsin, being more particularly described as:

Commencing at the Southwest corner of said Section 23; thence N0°01'01"E along the west line of the southeast 1/4 of said Section 23, 1237.36 feet to a point on the north right of way line of Pennsylvania Avenue, and the point of beginning; thence N89°41'10"W along said north right of way line, 53.23 feet to a point on the south line of Lot 12 Block 159, original Plat of the City of Sheboygan; thence N00°37'11"E, 321.11 feet to a point on the south line of Center Avenue; thence S89°49'28"E, along said south line 18.00 feet; thence S00°37'11"W, 242.16 feet to a point of curve to the left having a chord bearing and distance of S22°01'59"E, 18.49 feet and a radius of 24.00 feet; thence 18.98 feet along the arc of said curve to a point; thence S44°41'10"E, 24.82 feet to a point of curve to the right having a chord bearing and distance of S22°11'10"E, 29.08 feet and a radius of 38.00 feet; thence along the arc of said curve 29.85 feet; thence S00°18'50"W, 17.47 feet to a point on the north line of Pennsylvania Avenue; thence N89°49'10"W along said north line 0.90 feet to the point of beginning.

Parcel 2

Part of Lot 2 and all of Lot 1 in Block 158, part of vacated N. 12TH Street in Block 159, all in the Original Plat for the City of Sheboygan, located in SE ¼ and NE ¼ of the SE ¼ of Section 22 and the SW ¼ and the NW ¼ of the SW ¼ of Section 23, Township 15 North, Range 23 East, in the City of Sheboygan, Sheboygan County, Wisconsin, being more particularly described as:

Commencing at the Southwest corner of said Section 23; thence N0°01'01"E along the west line of the southeast 1/4 of said Section 23, 1237.36 feet to a point on the north right of way line of Pennsylvania Avenue; thence S89°41'10"E along said north right of way line, 0.90 feet to the point of beginning; thence N00°18'50"E, 17.47 feet to a point of curve to the left having a chord bearing and distance of N22°11'10"W, 29.08 feet and a radius of 38.00 feet; thence along the arc of said curve 29.85 feet to a point; thence N44°41'10"W, 24.82 feet to a point of curve to the right having a chord bearing and distance of N22°01'59"W, 18.49 feet and a radius of 24.00 feet; thence along the arc of said curve 18.98 feet; thence N00°37'11"E, 242.16 feet to a point on the south line of Center Avenue; thence S89°49'28"E along said south line 12.58 feet to the intersection of the south line of Center Avenue and the west line of North Commerce Street, thence S31°49'53"E along the west Line of said North Commerce Street, also being the northeasterly line of Lots 1 and 2 of said Block 158, 379.33 feet to the intersection of the southwesterly line of said North Commerce Street and the north line of Pennsylvania Avenue and the southeast corner of Lot 1 of said Block 158; thence N89°41'10"W, along said north line 179.99 feet to the point of beginning.

**CITY OF SHEBOYGAN
RESOLUTION 115-25-26**

BY ALDERPERSONS DEKKER AND RUST.

OCTOBER 27, 2025.

A RESOLUTION accepting a donation from The Optimist Club of Sheboygan to support the installation of new playground equipment and sidewalk border at Optimist Park and authorizing the Finance Director to amend the 2025 budget for associated expenses.

WHEREAS, significant improvements were made to the Optimist Park playground area in 2025; and

WHEREAS, during construction, staff learned that extensive earthwork was necessary to make the project successful; and

WHEREAS, The Optimist Club of Sheboygan has committed \$25,000 to support the improvements at Optimist Park.

NOW, THEREFORE, BE IT RESOLVED: That the City accepts the donation from The Optimist Club of Sheboygan and directs the Public Works Department to utilize the donation for the Optimist Park playground area improvements project.

BE IT FURTHER RESOLVED: That the Finance Director is hereby authorized to amend the 2025 budget via the following adjustments to pay for the project expenses at Optimist Park:

INCREASE:

Capital Fund - Contributions/Donations (Acct. No. 400-485000)	\$25,000.00
Capital Fund - Recreation - Improvements Other than Buildings (Acct. No. 400500-641100)	\$25,000.00

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

**CITY OF SHEBOYGAN
RESOLUTION 111-25-26**

BY ALDERPERSONS DEKKER AND RUST.

OCTOBER 27, 2025.

A RESOLUTION authorizing the appropriate City officials to execute an underground Electric and Communication Easement to Alliant Energy at Parcel Nos. 59281206682 and 59281206683 located south of the Police Station.

RESOLVED: That the Mayor and City Clerk are hereby authorized to execute and deliver an Underground Electric and Communication Easement, a copy of which is attached hereto, to Alliant Energy at Parcel Nos. 59281206682 and 59281206683 located south of the Police Station.

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

Document No.

EASEMENT UNDERGROUND ELECTRIC AND COMMUNICATION

The undersigned **Grantor(s) City of Sheboygan, a Wisconsin municipal corporation (hereinafter called the "Grantor")**, in consideration of the sum of one dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, does hereby grant, convey and warrant unto **Wisconsin Power and Light Company, a Wisconsin corporation (hereinafter called the "Grantee")**, the Grantee's successors and assigns, the perpetual right and easement to construct, install, maintain, operate, repair, inspect, replace, add, relocate and remove the Designated Facilities, as indicated below, upon, in, over, through and across lands owned by the Grantor **in the City of Sheboygan, County of Sheboygan, State of Wisconsin**, said Easement Area to be **10** feet in width and described as follows:

See EXHIBIT "A" attached hereto and made a part hereof.

Record this document with the Register of Deeds

This Easement is subject to the following conditions:

1. **Designated Facilities:** This easement is for underground electric line facilities, including but not limited to conduit, cables, riser equipment and other appurtenant equipment associated with underground electric line facilities.
2. **Access:** The Grantee and its agents shall have the right of reasonable ingress and egress to, over and across the Grantor's land adjacent to the Easement Area.
3. **Buildings and Structures:** The Grantor agrees within the Easement Area not to construct or place buildings, structures, or other improvements with the exception of any sidewalks and driveways; all without the express written consent of the Grantee.
4. **Landscaping and Vegetation:** No plantings and landscaping are allowed within the Easement Area that will interfere with the easement rights herein granted. The Grantee has the right to trim or remove trees, bushes and brush within the Easement Area without replacement or compensation hereinafter. The Grantee may treat the stumps of any trees, bushes or brush to prevent re-growth and apply herbicides in accordance with applicable laws, rules and regulations, for tree and brush control.
5. **Elevation:** After the installation of the facilities and final grading of the Easement Area, the Grantor agrees not to alter the elevation of the existing ground surface by more than six (6) inches or place rocks or boulders more than eight (8) inches in diameter, within the Easement Area, without the express written consent of the Grantee.
6. **Restoration and Damages:** The Grantee shall at its option, restore, cause to have restored or pay a reasonable sum for all damages to property, crops, fences, livestock, lawns, roads, fields and field tile (other than trees trimmed or cut down and removed), caused by the construction, maintenance or removal of said facilities.
7. **Rights not granted to the Grantee:** The Grantee shall not have the right to construct or place fences, buildings, or any other facilities other than the above Designated Facilities with the exception of sidewalks and driveways.
8. **Reservation of use by the Grantor:** The right is hereby expressly reserved to the Grantor, the heirs, successors and assigns, of every use and enjoyment of said land within the Easement Area consistent with rights herein granted.
9. **Binding Effect:** This agreement is binding upon the heirs, successors and assigns of the parties hereto, and shall run with the lands described herein. If the Grantor decides at any time to dedicate the easement along North 23rd Street as R/W, this easement will be void and existing buried utilities will be permitted to stay within the R/W and be subject to laws and ordinances in place and in the future. There will be no compensation to the Grantee if the easement is vacated for the previous reason.
10. **Easement Brochure:** As provided by PSC 113, the Grantor shall have a minimum period of five days to examine materials approved or provided by the Public Service Commission of Wisconsin describing the Grantor's rights and options in the easement negotiating process. The Grantor hereby voluntarily waives the five day review period or acknowledges that they have had at least five days to review such materials.

Name and Return Address:

Alliant Energy
Attn: Real Estate Department
4902 North Biltmore Lane
Madison, WI 53718

Parcel Identification Number(s)

59281206682
59281206683

WITNESS the signature(s) of the Grantor this _____ day of _____, 20_____.

CITY OF SHEBOYGAN

_____(SEAL)
Signature

_____(SEAL)
Signature

Printed Name and Title

Printed Name and Title

ACKNOWLEDGEMENT

STATE OF _____ }
COUNTY OF _____ } SS

Personally came before me this _____ day of _____, 20_____, the above named _____
the _____ of City of Sheboygan to me known to be the person(s)
who executed the foregoing instrument and acknowledged the same.

Signature of Notary

Printed Name of Notary

Notary Public, State of Wisconsin

My Commission Expires (is) _____

This instrument drafted by
Lana Exline-Byrd – JCG Land Services, Inc.

Checked by
Haley Long – JCG Land Services, Inc.

October 6, 2025

Project Title: 20th Street

ERP Activity ID: 1036569

Tract No.:

Rerow No.:

Exhibit "A"**Lands owned by Grantor:**

Located in the North Half of the Northwest Quarter (N½ NW¼) of Section 22, Township 15 North, Range 23 East, City of Sheboygan, Sheboygan County, Wisconsin.

Lot 2 of the Certified Survey Map recorded in Volume 12 of Certified Survey Maps, Pages 32/34 of Sheboygan County Certified Survey Maps, located in the NW¼, Section 22, Township 15 North, Range 23 East, City of Sheboygan, Sheboygan County, Wisconsin.

AND

Lot 1 of a Certified Survey Map recorded in Volume 12 of Certified Survey Maps, on Pages 32/34, as Document No. 1420182 of Sheboygan County Certified Survey Maps, being a part of Lot 6 and all of Lot 7 of Ellen M. Bates Subdivision and part of the NE¼ of the NW¼ of Section 22, Township 15 North, Range 23 East, City of Sheboygan, County of Sheboygan, State of Wisconsin.

Grantor's deeds being recorded on May 30, 2018, as Document Number 2057245 AND being recorded on May 13, 2024, as Document Number 2163682 in the office of the Register of Deeds for Sheboygan County, Wisconsin.

Easement area:

The easement area being the West Ten (10) feet, lying parallel with the West property line, AND the South Ten (10) feet lying parallel with the South property line, of the above-described real estate.

**CITY OF SHEBOYGAN
RESOLUTION 123-25-26**

BY ALDERPERSON CLOSE.

NOVEMBER 3, 2025.

A RESOLUTION approving the amended General Development Plan and amended Specific Implementation Plan submitted by Quasius Construction Inc to expand EB Flow Coffeehouse located at 342 S Pier Drive within a Planned Unit Development (PUD) zone.

WHEREAS, Quasius Construction submitted an amended Planned Unit Development General Development Plan (GDP) for the expansion of EB Flow Coffeehouse located at 342 S Pier Drive, a copy of which is attached; and

WHEREAS, the amended GDP application included the required application fee and all items required pursuant to Sheboygan Municipal Code § 105-1005(e)(4); and

WHEREAS, the Common Council has carefully considered the Plan Commission's recommendations; and

WHEREAS, in addition to the amended GDP, Quasius submitted to the plan commission an application for a proposed amended Specific Implementation Plan (SIP), a copy of which is attached; and

WHEREAS, the amended SIP application included the required application fee and all items required pursuant to Sheboygan Municipal Code § 105-1005(e)(4); and

WHEREAS, the Plan Commission voted to recommend to the Common Council that the amended SIP be approved subject to the following conditions:

1. Prior to building permit issuance, the applicant shall obtain all licenses/permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, water, sewer, storm drainage, health, 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 and approval of a proposed storm drainage plan prior to building permit issuance.

3. Outdoor storage of materials, products or equipment shall be prohibited.

4. 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.).

5. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping.

6. Any work within City of Sheboygan Public rights-of-way shall be discussed with the City Engineering Department and constructed to standard City specifications (including,

but not limited to, new and old ingress/egress driveway openings, curb, gutter, sidewalk, pavement, utilities, street trees, etc.).

7. 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.).

8. Applicant shall immediately clean any and all sediments, materials, tracking, etc. that may be spilled off-site on private or public lands and streets.

9. Streets and infrastructure damaged and/or disturbed during construction of all private and/or public improvements shall be promptly repaired by the applicant.

10. 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, art, etc.

11. Applicant is responsible for working with all private and public utilities in order to adequately service this development (applicant will need to provide the necessary easements and/or relocate utilities as necessary).

12. 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.

NOW, THEREFORE, BE IT RESOLVED: That the Common Council hereby approves the amended GDP submitted by Quasius Construction Inc for the expansion of EB Flow Coffeehouse located at 342 S Pier Drive within a Planned Unit Development (PUD) zone and directs that the PUD boundaries be shown on the city's zoning map.

BE IT FURTHER RESOLVED: That the Common Council hereby approves the amended SIP submitted by Quasius Construction Inc for the same property subject to the conditions imposed by the plan commission, noting that, pursuant to Code, all portions of an approved SIP not fully developed within five years of final common council approval shall expire, and no additional PUD-based development shall be permitted unless the common council extends the five-year period by up to five additional years via a majority vote following a public hearing.

BE IT FURTHER RESOLVED: That Common Council approval is made contingent upon the conditions and restrictions contained in Sheboygan Municipal Code § 105-1005(f)(3).

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

www.graef-usa.com

CLIENT:



PROJECT TITLE:

EB FLO COFFEEHOUSE - ADDITION

340 SOUTH PIER DRIVE
SHEBOYGAN, WI 53081

ISSUE:

PROJECT INFORMATION:

PROJECT NUMBER: 2025-0141.00

DATE: 10/01/2025

DRAWN BY: RMG

CHECKED BY: EJ

APPROVED BY: EJ

AS NOTED

SHEET TITLE:

TITLE SHEET

SHEET NUMBER:

0001

G-001

QUASIOUS CONSTRUCTION

EB FLO COFFEEHOUSE - ADDITION

340 SOUTH PIER DRIVE
SHEBOYGAN, WI 53081

SHEET INDEX

TITLE SHEET

G-001 TITLE SHEET

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C-200	DEMOLITION AND EROSION CONTROL PLAN
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C-900	CONSTRUCTION NOTES AND DETAILS

STRUCTURAL

S-001	GENERAL NOTES
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S-601	WOOD WALL AND LATERAL, AND PREFABRICATED TRUSS SCHEDULES AND DETAILS
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EXISTING PROJECT CONDITIONS

INFORMATION PERTAINING TO EXISTING PROJECT CONDITIONS, SUCH AS LOCATIONS OF ARCHITECTURAL AND STRUCTURAL BUILDING COMPONENTS, MECHANICAL AND ELECTRICAL EQUIPMENT, PIPING, DUCTWORK, ROUGH-INS AND OTHER MISCELLANEOUS CONSTRUCTION, APPEARS ON PROJECT DRAWINGS. THIS INFORMATION IS BASED ON AVAILABLE RECORDS AS WELL AS INFORMATION COLLECTED WITH REASONABLE CARE AT THE PROJECT SITE. CONTRACTORS SHALL BE SOLELY RESPONSIBLE FOR VERIFYING DIMENSIONS AND RELATED INFORMATION AT THE PROJECT SITE PRIOR TO PROCURING ANY MATERIALS, PRODUCTS OR EQUIPMENT TO PERFORM THEIR WORK.

CIVIL

STRUCTURAL

ARCHITECTURAL

CONSULTANTS:

PROJECT TITLE:

EB FLO COFFEE HOUSE

340 S PIER DRIVE
SHEBOYGAN, WI 53081

ISSUE:

NO. DATE REVISIONS BY

2025-10-01 - REVIEW SET - NOT FOR CONSTRUCTION

PROJECT INFORMATION:

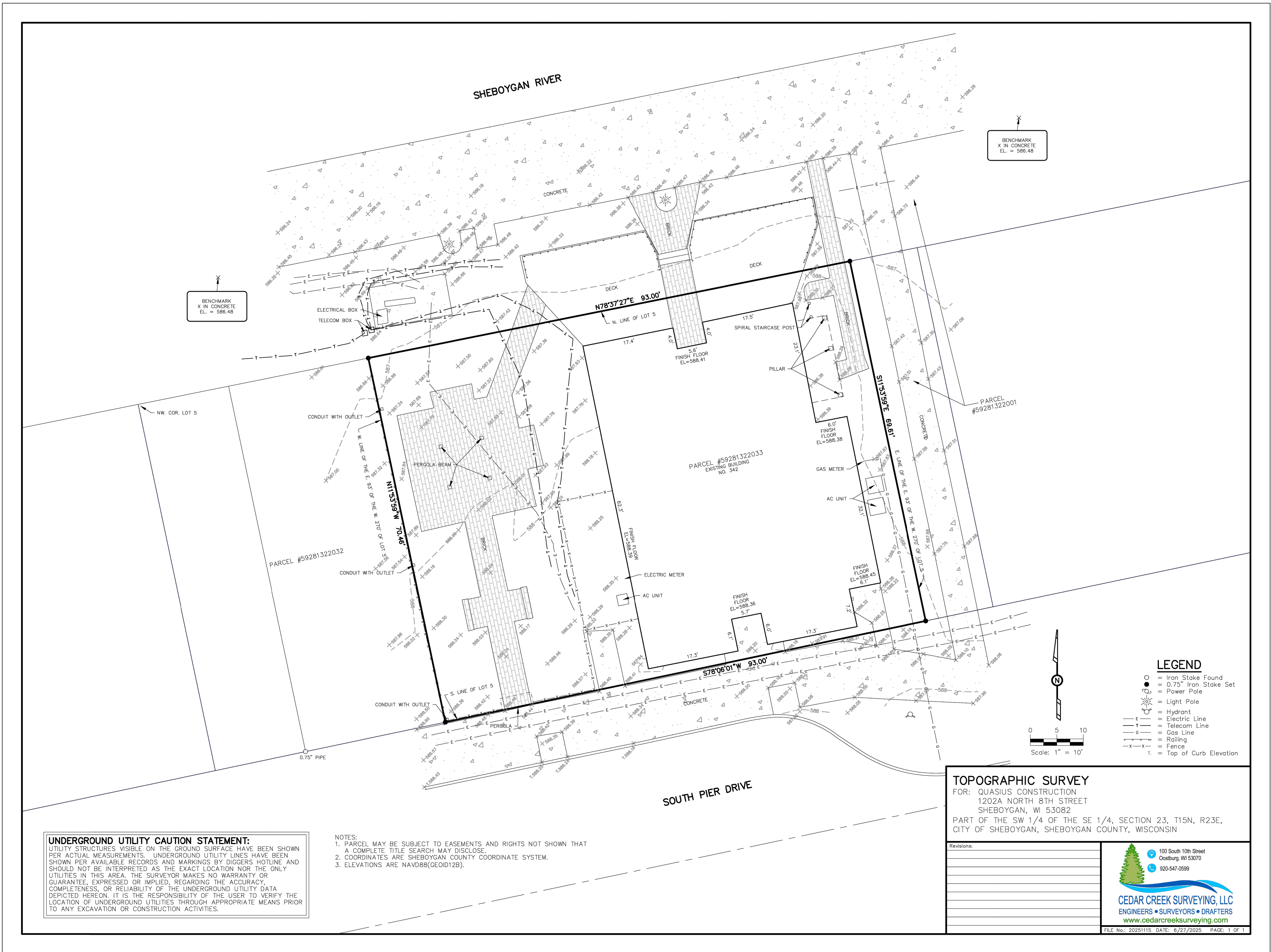
PROJECT NUMBER: 2025-0141
DATE: 10/01/2025
DRAWN BY: BWK
CHECKED BY: PMC
APPROVED BY: SJF
SCALE: AS SHOWN

SHEET TITLE:

EXISTING CONDITIONS

SHEET NUMBER:

C-100



NOTICE:
In accordance with Wisconsin statute 182.0175, damage to transmission facilities, excavator shall be solely responsible to provide advance notice to the designated "ONE CALL SYSTEM" not less than three working days prior to commencement of any excavation required to perform work contained on this drawing, and further, excavator shall comply with all other requirements of this statute relative to excavator's work.

DISCLAIMER:
The underground utilities shown have been located from field survey information and existing drawings. GRAEF makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. GRAEF further does not warrant that the underground utilities shown are in the exact location indicated. GRAEF has not physically located the underground utilities.

PROJECT TITLE
EB FLO COFFEE HOUSE

340 S PIER DRIVE
SHEBOYGAN, WI 53081

NO.		DATE	REVISIONS	ISSUE BY
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PROJECT INFORMATION

PROJECT NUMBER: 2025-0141
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CHECKED BY: PMC
APPROVED BY: SJF
SCALE: AS SHOWN

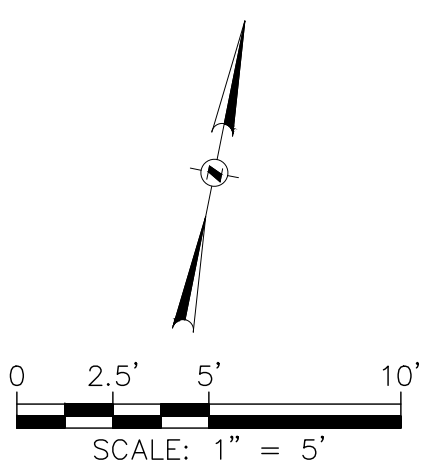
SHEET TITLE

DEMOLITION AND EROSION
CONTROL PLAN

SHEET NUMBER

C-200

- CONSTRUCTION SITE EROSION CONTROL AND SEDIMENTATION CONTROL SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY OF SHEBOYGAN, AND SHALL EMPLOY EROSION CONTROL METHODS AS SET FORTH IN THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR) "CONSTRUCTION SITE EROSION AND SEDIMENT CONTROL TECHNICAL STANDARDS".
2. ALL EROSION CONTROL MEASURES SHALL BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND SHALL BE INSTALLED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON THE SITE.
3. ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE CHECKED FOR STABILITY AND OPERATION AFTER A RAINFALL OF 0.5 INCHES OR MORE, BUT NO LESS THAN ONCE EVERY WEEK. MAINTENANCE OF EROSION CONTROL STRUCTURES SHALL BE PROVIDED TO INSURE INTENDED PURPOSE IS ACCOMPLISHED. REPAIRS AND MAINTENANCE SHALL BE COMPLETED WITHIN 24 HOURS OF INSPECTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANUP AND REMOVAL OF ALL SEDIMENT WHEN LEAVING PROPERTY. EROSION CONTROL MEASURES MUST BE IN WORKING CONDITION AT END OF EACH WORK DAY.
4. SILT FENCE SHALL BE INSTALLED IN THE LOCATIONS SHOWN ON THE CONSTRUCTION PLANS. SEDIMENT DEPOSITS WILL BE REMOVED FROM BEHIND THE SILT FENCE WHEN DEPOSITS REACH A DEPTH OF 6 INCHES. IN THE WEDGE BEHIND THE FENCE, IT SHALL BE REPLACED AS NECESSARY TO MAINTAIN A BARRIER.
5. EROSION CONTROL MEASURES SHALL BE MAINTAINED ON A CONTINUING BASIS UNTIL SITE IS FULLY STABILIZED.
6. PERIODIC STREET SWEEPING SHALL BE COMPLETED TO MAINTAIN THE PUBLIC STREET FREE OF DUST AND DIRT.
7. SILT FENCE SHALL BE INSTALLED IN HORSESHOE FASHION AROUND ALL TOPSOIL AND FILL STOCKPILES. NOTIFY CITY OF SHEBOYGAN OF ANY NEW STOCKPILE LOCATIONS.
8. CONSTRUCTION SEQUENCE FOR EROSION CONTROL INCLUDES:
 1. STRIP TOPSOIL FROM SITE.
 2. STRIP TOPSOIL FROM SITE.
 3. PERFORM DEMOLITION AND EXCAVATION WORK FOR SITE & EXISTING BUILDING.
 4. INSTALL SLOPE PROTECTIVES.
 5. CONSTRUCT BUILDING IMPROVEMENTS.
 6. PERFORM SITE WORK PER PLAN.
 7. INSTALL LANDSCAPING ON COMPLETED SITE WITHIN 7 DAYS OF COMPLETION OF CONSTRUCTION.
 8. REMOVE EROSION CONTROL MEASURES ONLY WHEN SITE IS FULLY STABILIZED.
9. SITE DETAHERING, WATER PUMPED FROM THE SITE SHALL BE TREATED BY SEDIMENT BASINS OR OTHER APPROPRIATE BEST MANAGEMENT PRACTICES SPECIFIED IN THE WDNR "CONSTRUCTION SITE EROSION AND SEDIMENT CONTROL TECHNICAL STANDARDS". WATER SHALL NOT BE DISCHARGED IN A MANNER THAT CAUSES EROSION OF THE SITE, ADJACENT SITES, OR RECEIVING CHANNELS.
10. WASTE AND MATERIAL DISPOSAL. ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, WASTEWATER, TOXIC MATERIALS, OR HAZARDOUS MATERIALS) SHALL BE PROPERLY DISPOSED AND NOT ALLOWED TO BE CARRIED OFF-SITE BY RUNOFF OR WIND.
11. TRACKING, PREVENT SEDIMENT FROM BEING TRACKED ONTO PUBLIC OR PRIVATE ROADWAYS. ANY SEDIMENT REACHING A PUBLIC OR PRIVATE ROADWAY SHALL BE REMOVED BY STREET CLEANING, TO THE SATISFACTION OF THE CITY, BEFORE THE END OF EACH WORKDAY. FLUSHING MAY NOT BE USED UNLESS SEDIMENT WILL BE CONTROLLED BY A SEDIMENT BASIN OR OTHER APPROPRIATE BEST MANAGEMENT PRACTICES SPECIFIED IN THE WDNR "CONSTRUCTION SITE EROSION AND SEDIMENT CONTROL TECHNICAL STANDARDS".
12. SEDIMENT CLEANUP. ALL OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF A STORM EVENT SHALL BE CLEANED UP BY THE END OF THE NEXT WORK DAY. ALL OTHER OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION ACTIVITIES SHALL BE CLEANED UP BY THE END OF THE WORK DAY.
13. ALL DISTURBED GROUND LEFT INACTIVE FOR SEVEN OR MORE DAYS SHALL BE STABILIZED BY TEMPORARY OR PERMANENT SEEDING, AND MULCHING SODDING, COVERING WITH TARPS, OR EQUIVALENT BEST MANAGEMENT PRACTICES. IF TEMPORARY SEEDING IS USED, A PERMANENT COVER SHALL ALSO BE REQUIRED AS PART OF THE FINAL SITE STABILIZATION. SEEDING OR SODDING SHALL BE REQUIRED AS PART OF THE FINAL SITE STABILIZATION.
14. PERMANENT SEEDING SHALL BE ESTABLISHED NO LATER THAN SEPTEMBER 15TH. IF PERMANENT SEEDING IS NOT ESTABLISHED, TEMPORARY SEEDING SHALL BE ESTABLISHED NO LATER THAN OCTOBER 15TH. ALL SEEDED AREAS MUST BE MULCHED AT A RATE OF 1.5 TO 2 TONS PER ACRE AND ANCHORED BY EITHER CRIMPING OR BY APPLYING A TACKIFIER.
15. PERMANENT SEED MIX SHALL BE WISDOT SEED MIX NO. 40 AT 7 POUNDS PER 1000 SQUARE FEET.
16. USE ANNUAL RYE SEED MIX AT 100 POUNDS PER ACRE AS A TEMPORARY SEED MIX. PERMANENT SEEDING SHALL FOLLOW WITHIN ONE YEAR. IF TEMPORARY SEEDING IS NOT ESTABLISHED BY OCTOBER 15TH, USE CLASS I TYPE B MATTING ON ALL SLOPES 4:1 OR STEEPER.
17. SOIL OR DIRT STORAGE PILES SHALL BE LOCATED A MINIMUM OF 10 FEET FROM ANY DOWNSLOPE ROAD, LAKE, STREAM, WETLAND, OR DRAINAGE CHANNEL. STRAW BALE OR FILTER FABRIC BARRIERS SHALL BE PLACED ON THE DOWN SLOPE SIDE OF THE PILE. IF REMAINING FOR MORE THAN THIRTY DAYS, PILES SHALL BE STABILIZED BY MULCHING, VEGETATIVE COVER, TARPS, OR OTHER MEANS.
18. WHEN THE DISTURBED AREA HAS BEEN STABILIZED BY PERMANENT VEGETATION OR OTHER MEANS, TEMPORARY BEST MANAGEMENT PRACTICES SUCH AS FILTER FABRIC FENCES, STRAW BALES, SEDIMENT AND SEDIMENT TRAPS SHALL BE REMOVED.
19. NOTIFY THE CITY WITHIN TWO WORKING DAYS OF COMMENCING ANY LAND DEVELOPMENT OR LAND DISTURBING ACTIVITY.
20. NOTIFY THE CITY OF COMPLETION OF ANY BEST MANAGEMENT PRACTICES WITHIN THE NEXT WORKING DAY AFTER THEIR INSTALLATION.
21. OBTAIN PERMISSION IN WRITING FROM THE CITY OF SHEBOYGAN ENGINEERING DEPARTMENT PRIOR TO MODIFYING THE EROSION CONTROL PLAN.
22. REPAIR ANY SILTATION OR EROSION DAMAGE TO ADJOINING SURFACES AND DRAINAGE WAYS RESULTING FROM LAND DEVELOPMENT OR LAND DISTURBING ACTIVITIES.
23. KEEP A COPY OF THE EROSION CONTROL PLAN ON SITE.



 -BRICK PAVER REMOVAL
 -CONCRETE REMOVAL
X X X X X X X X -SAWCUT
 -FENCE REMOVAL
 -WALL REMOVAL
 -SILT FENCE
 -SEDIMENT CONTROL LOG
 -TREE PROTECTION

1. THE BASE SURVEY WAS PREPARED BY CEDAR CREEK SURVEYING, LLC IN 2025. ALL UNDERGROUND UTILITIES AND STRUCTURES HAVE BEEN SHOWN TO A REASONABLE DEGREE OF ACCURACY AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THEIR EXACT LOCATION AND TO AVOID DAMAGE THERETO.
2. REFER TO SHEET C100 FOR BENCHMARKS, DATUM, AND TOPOGRAPHIC ELEMENTS.
3. THE ACCURACY OF THE BENCHMARKS SHOWN ON THIS PLAN SHALL BE VERIFIED BEFORE BEING UTILIZED. GRAEF DOES NOT WARRANT THE ACCURACY OF THESE BENCHMARKS.
4. CONTRACTOR SHALL VERIFY LOCATION OF WORK AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO COMMENCING WORK.
5. BEFORE EXCAVATION, THE APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED, FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS HOTLINE.
6. THE CITY OF SHEBOYGAN AND GRAEF SHALL BE NOTIFIED 48 HOURS IN ADVANCE OF PERFORMING ANY CONSTRUCTION.
7. GRAEF SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY BE REQUIRED BY ANY REGULATORY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.

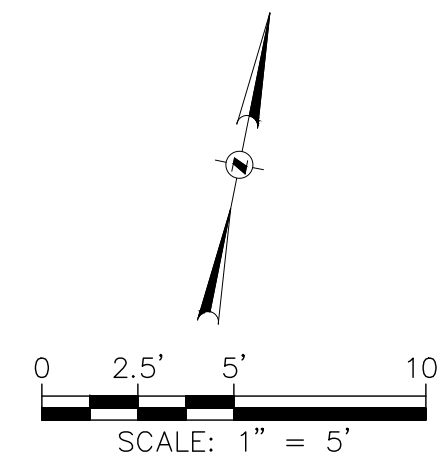
1. EXISTING CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR AND DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER PRIOR TO COMMENCING WORK.
2. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITY LINES NOTED FOR ABANDONMENT OR REMOVAL. EXISTING UTILITIES THAT ARE TO BE ABANDONED OR REMOVED SHALL BE REPORTED TO THE ENGINEER PRIOR TO THE LOCATIONS INDICATED ON THIS PLAN. ALL UTILITY STRUCTURES LOCATED ALONG REMOVED UTILITY LINES SHALL BE REMOVED IN THEIR ENTIRETY.
3. BRICK PAVERS NOTED FOR REMOVAL SHALL BE REMOVED AT THE NEAREST JOINT.
4. ITEMS SCHEDULED FOR REMOVAL AND EXCESS EXCAVATED MATERIALS SHALL BE DISPOSED OF OFF-SITE IN ACCORDANCE WITH ANY APPLICABLE REGULATIONS.
5. CONTRACTOR IS RESPONSIBLE FOR SECURING THE JOB SITE TO PROTECT THE PUBLIC.
6. CONTRACTOR SHALL COORDINATE WITH ELECTRICAL, GAS, CATV, AND COMMUNICATION UTILITY OWNERS PRIOR TO REMOVAL AND/OR ABANDONMENT OF THEIR RESPECTIVE SERVICES. REMOVAL OF TELECOMMUNICATIONS AND ELECTRICAL SERVICES SHALL BE COORDINATED WITH THE ELECTRICAL AND LOW VOLTAGE ENGINEER'S DOCUMENTS.
7. CONTRACTOR SHALL COMPLY WITH LOCAL, STATE, AND FEDERAL CODES, RULES AND REGULATIONS APPLICABLE TO DEMOLITION WORK INCLUDING BUT NOT LIMITED TO EROSION CONTROL, AIR POLLUTION, NOISE POLLUTION, AND WASTE DISPOSAL.
8. CONTRACTOR SHALL REPLACE PAVEMENT, CURB AND GUTTER, TREES, LAWN AREA, ANY ABOVE GROUND STRUCTURES, OR ANY OTHER ITEM THAT WAS DAMAGED AS A RESULT OF CONSTRUCTION RELATED ACTIVITIES AS DEEMED BY OWNER'S REPRESENTATIVE THAT WAS NOT CALLED OUT FOR REMOVAL OR ABANDONMENT. CONTRACTOR SHALL REPAIR/DAMAGED ITEM TO THE SATISFACTION OF OWNER'S REPRESENTATIVE AT NO ADDITIONAL COST TO THE OWNER.
9. TREE PROTECTION FENCING LOCATIONS SHOWN ARE APPROXIMATE. ALL EXISTING TREES OUTSIDE OF GRADING LIMITS ARE INTENDED TO REMAIN. FINAL TREE PROTECTION FENCING LOCATIONS TO BE SHOWN IN THE FIELD AND AS IDENTIFIED ON CONSTRUCTION DETAILS. ADDITIONAL FENCING MAY BE REQUIRED. COORDINATE WITH OWNER'S REPRESENTATIVE. TREE PROTECTION FENCING SHALL REMAIN IN PLACE THROUGHOUT CONSTRUCTION.

NOTICE:
In accordance with Wisconsin statute 182.0175, damage to transmission facilities, excavator shall be solely responsible to provide advance notice to the designated "ONE CALL SYSTEM" not less than three working days prior to commencement of any excavation required to perform work contained on this drawing, and further, excavator shall comply with all other requirements of this statute relative to excavator's work.

DISCLAIMER:
The underground utilities shown have been located from field survey information and existing drawings. GRAEF makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. GRAEF further does not warrant that the underground utilities shown are in the exact location indicated. GRAEF has not physically located the underground utilities.

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72



LAYOUT LEGEND

 -BRICK PAVERS, MATCH EXISTING
TYPE, CROSS-SECTION, AND ORIENTATION

GRADING LEGEND

-----100----- -EXISTING CONTOUR
-----100----- -PROPOSED CONTOUR

GENERAL NOTES

1. THE BASE SURVEY WAS PREPARED BY CEDAR CREEK SURVEYING, LLC IN 2025. ALL UNDERGROUND UTILITIES AND STRUCTURES HAVE BEEN SHOWN TO A REASONABLE DEGREE OF ACCURACY AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THEIR EXACT LOCATION AND TO AVOID DAMAGE THEREOF.
2. REFER TO SHEET C100 FOR BENCHMARKS, DATUM, AND TOPOGRAPHIC ELEMENTS.
3. THE ACCURACY OF THE BENCHMARKS SHOWN ON THIS PLAN SHALL BE VERIFIED BEFORE BEING UTILIZED. GRAEF DOES NOT WARRANT THE ACCURACY OF THESE BENCHMARKS.
4. CONTRACTOR SHALL VERIFY LOCATION OF WORK AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO COMMENCING WORK.
5. BEFORE EXCAVATION, THE APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED. FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS HOTLINE.
6. THE CITY OF SHEBOYGAN AND GRAEF SHALL BE NOTIFIED 48 HOURS IN ADVANCE OF PERFORMING ANY CONSTRUCTION.
7. GRAEF SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DAMAGE BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.

LAYOUT NOTES

1. THE BUILDING OUTLINES SHOWN ARE FOR REFERENCE PURPOSES ONLY AND SHALL NOT BE USED FOR STAKING PURPOSES. THE CONTRACTOR SHALL COORDINATE WITH THE ARCHITECT AND STRUCTURAL ENGINEER ON THE STAKING OF THE BUILDING.
2. ALL DIMENSIONS SHOWN ARE TO THE EDGE OF PAVEMENT OR FACE OF CURB WHERE CONCRETE CURB IS SHOWN.
3. COORDINATE WITH OWNER FOR SITE RESTORATION INFORMATION AND DETAILS.
4. SOME FIELD ADJUSTMENTS MAY BE NECESSARY AT POINTS WHERE PROPOSED IMPROVEMENTS MEET EXISTING PAVEMENT, CURB, AND SIDEWALKS. REVIEW ANY REQUIRED CHANGES WITH THE ENGINEER PRIOR TO CONSTRUCTION OF WORK.

GRADING NOTES

1. ADA REGULATIONS FOR A NON-RAMP ACCESSIBLE ROUTE REQUIRE A MAXIMUM SLOPE OF 1:20 (5%) ALONG THE LENGTH OF THE ROUTE AND A MAXIMUM CROSS SLOPE OF 1:48 (2.08%) ACROSS THE WIDTH OF THE ROUTE.
2. ADA REGULATIONS FOR ACCESSIBLE PARKING, ACCESS AISLES, AND PASSENGER LOADING ZONES REQUIRES A MAXIMUM SLOPE OF 1:48 (2.08%) ALONG THE LENGTH OF ACCESSIBLE ZONE AND 1:48 (2.08%) ACROSS THE WIDTH OF THE ACCESSIBLE ZONE.
3. ACCESSIBLE AREAS DESCRIBED ABOVE SHALL BE MEASURED IN ACCORDANCE WITH THE US ACCESS BOARD REPORT "DIMENSIONAL TOLERANCES IN CONSTRUCTION AND FOR SURFACE ACCESSIBILITY" PART II, SECTION 4, 1.1 MEASUREMENT PROTOCOLS.
4. PROPOSED SPOT ELEVATIONS PROVIDED REPRESENT THE ELEVATION OF THE FINAL FINISHED SURFACE IN ORDER TO CONVEY SURFACE DRAINAGE. DISCREPANCIES SHALL BE REPORTED TO GRAEF PRIOR TO COMMENCEMENT OF FINAL SURFACE INSTALLATION ACTIVITIES.
5. ADJUSTMENTS TO PROPOSED ELEVATIONS AT GRADING LIMITS MAY BE REQUIRED TO ACCOMMODATE EXISTING CONDITIONS IF THE EXISTING CONDITIONS DIFFER FROM THE TOPOGRAPHIC SURVEY. DISCREPANCIES SHALL BE REPORTED TO GRAEF PRIOR TO COMMENCEMENT OF FINAL GRADING ACTIVITIES.
6. DETAILED SPOT ELEVATIONS AND CONTOURS ARE PROVIDED FOR DESIGN DIRECTION. IN AREAS THAT CONTAIN SPOT ELEVATIONS, ELEVATIONS SUPERCEDE CONTOURS FOR DESIGN DIRECTION. AREAS WITHOUT SPOT ELEVATIONS SHALL BE GRADED IN ACCORDANCE WITH THE PROVIDED CONTOURS.
7. CONTRACTOR SHALL CONTACT "DIG SAFE" AND/OR HIRE A PRIVATE LOCATING COMPANY FOR LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES AND SHALL BE RESPONSIBLE FOR PROTECTING SAID UTILITIES TO REMAIN FROM ANY DAMAGE DURING CONSTRUCTION.
8. CONTRACTOR SHALL PROVIDE NOTICE TO THE MUNICIPALITY IN ADVANCE OF ANY SOIL DISTURBING ACTIVITIES, IN ACCORDANCE WITH MUNICIPAL REQUIREMENTS.
9. ALL SLOPES 20% OR GREATER SHALL BE TEMPORARY SEEDED, MULCHED, OR OTHER MEANS OF COVER PLACED ON THEM WITHIN 2 WEEKS OF DISTURBANCE.
10. ALL EXPOSED SOIL AREAS THAT WILL NOT BE BROUGHT TO FINAL GRADE OR ON WHICH LAND DISTURBING ACTIVITIES WILL NOT BE PERFORMED FOR A PERIOD GREATER THAN 14 DAYS AN REQUIRE VEGETATIVE COVER FOR LESS THAN 1 YEAR, REQUIRE TEMPORARY SEEDING FOR EROSION CONTROL. SEEDING FOR EROSION CONTROL SHALL BE IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1059.

UTILITY NOTES

1. CONTRACTOR SHALL VERIFY ELEVATION OF EXISTING INVERTS PRIOR TO INSTALLATION OF PROPOSED UTILITIES.
2. GENERAL CONTRACTOR SHALL COORDINATE WITH LOCAL GAS, TELEPHONE, AND ELECTRICAL UTILITIES FOR EXACT LOCATION, SIZE AND DEPTH OF NEW SERVICE.
3. CRUSHED STONE BACKFILL SHALL BE USED UNDER AND WITHIN 5' OF ALL PAVED AREAS.

CONSULTANTS:

PROJECT TITLE:

EB FLO COFFEE HOUSE

340 S PIER DRIVE
SHEBOYGAN, WI 53081

ISSUE:

NO.	DATE	REVISIONS	BY
-----	------	-----------	----

2025-10-01 - REVIEW SET - NOT FOR CONSTRUCTION

PROJECT INFORMATION:

PROJECT NUMBER: 2025-0141

DATE: 10/01/2025

DRAWN BY: BWK

CHECKED BY: PMC

APPROVED BY: SJF

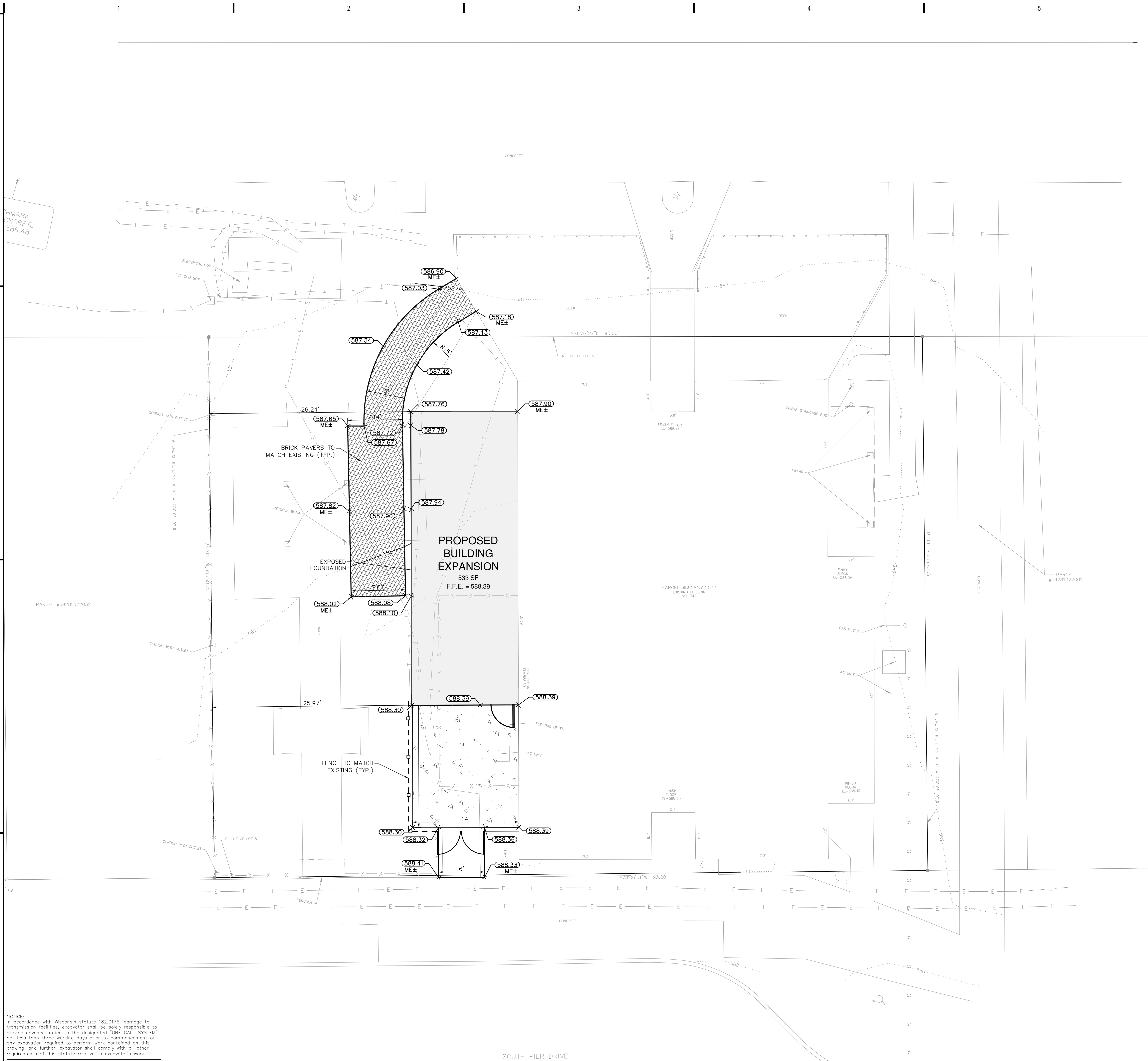
SCALE: AS SHOWN

SHEET TITLE:

SITE DEVELOPMENT PLAN

SHEET NUMBER:

C-300



NOTICE:
In accordance with Wisconsin statute 182.0175, damage to transmission facilities, excavator shall be solely responsible to provide advance notice to the designated "ONE CALL SYSTEM" not less than three working days prior to commencement of any excavation required to perform work contained on this drawing, and further, excavator shall comply with all other requirements of this statute relative to excavator's work.

DISCLAIMER:
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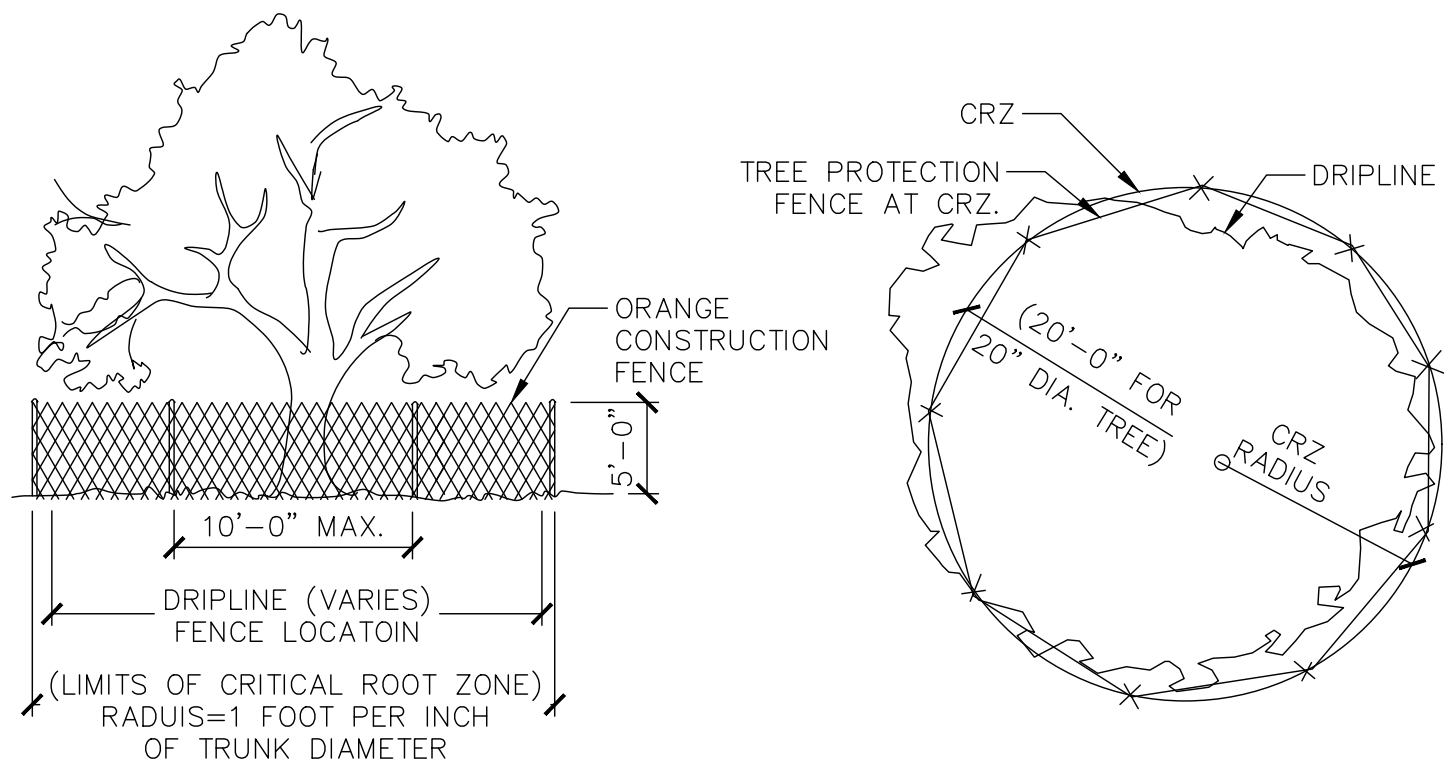
NOTICE:
In accordance with Wisconsin statute 182.0175, damage to transmission facilities, excavator shall be solely responsible to provide advance notice to the designated "ONE CALL SYSTEM" not less than three working days prior to commencement of any excavation required to perform work contained on this drawing, and further, excavator shall comply with all other requirements of this statute relative to excavator's work.

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02 TREE PROTECTION DETAIL

SCALE

N.T.S.



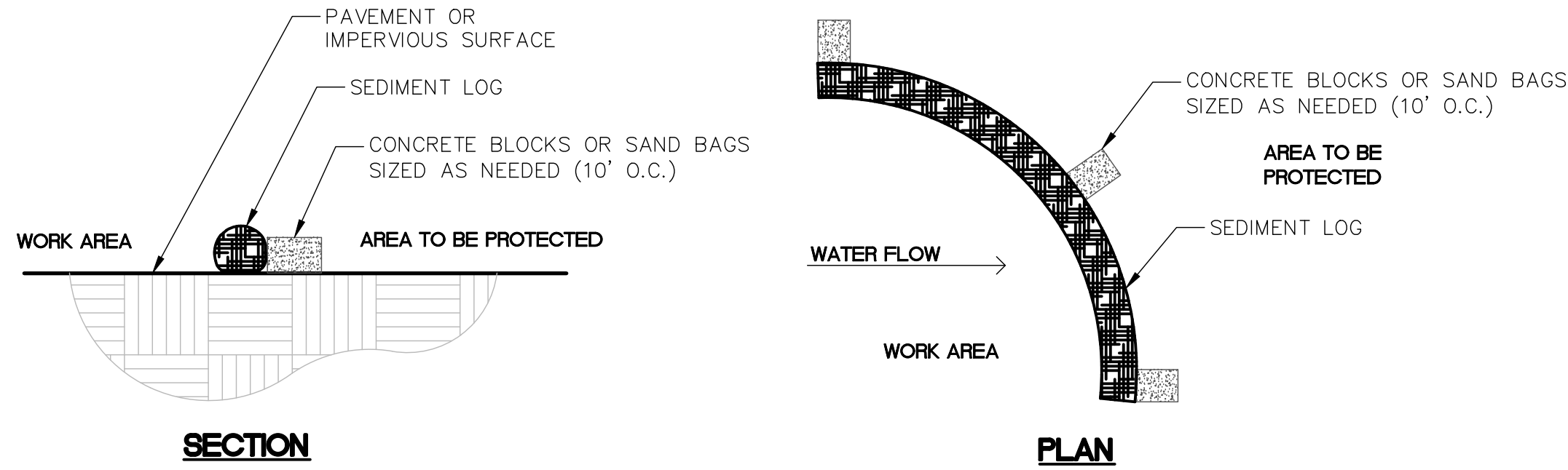
TREE PROTECTION FENCE — ORANGE CONSTRUCTION FENCE

- ALL TREES SHOWN TO BE RETAINED WITHIN THE LIMITS OF CONSTRUCTION ON THE PLANS, SHALL BE PROTECTED DURING CONSTRUCTION WITH FENCING.
- TREE PROTECTION FENCES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY SITE PREPARATION WORK (CLEARING, GRUBBING, OR GRADING).
- EROSION AND SEDIMENTATION CONTROL BARRIERS SHALL BE INSTALLED OR MAINTAINED IN A MANNER WHICH DOES NOT RESULT IN SOIL BUILD-UP WITHIN TREE DRIPLINES.
- FENCES SHALL COMPLETELY SURROUND THE TREE OR CLUSTERS OF TREES, LOCATED AT THE OUTERMOST LIMITS OF THE TREE BRANCHES (DRIPLINE) OR CRITICAL ROOT ZONE (CRZ), WHICHEVER IS GREATER, AND SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROJECT.
- ANY ROOTS EXPOSED BY CONSTRUCTION ACTIVITY SHALL BE PRUNED FLUSH WITH THE SOIL AND BACKFILLED WITH GOOD QUALITY TOP SOIL WITHIN TWO DAYS. IF EXPOSED ROOT AREAS CANNOT BE BACKFILLED WITHIN 2 DAYS, AN ORGANIC MATERIAL WHICH REDUCES SOIL TEMPERATURE AND MINIMIZES WATER LOSS DUE TO EVAPORATION SHALL BE PLACED TO COVER THE ROOTS UNTIL BACKFILL CAN OCCUR.
- PRIOR TO EXCAVATION OR GRADE CUTTING WITHIN TREE DRIPLINES, A CLEAN CUT SHALL BE MADE WITH A ROCK SAW OR SIMILAR EQUIPMENT, TO MINIMIZE DAMAGE TO REMAINING ROOTS.
- NO LANDSCAPE TOPSOIL DRESSING GREATER THAN FOUR (4) INCHES SHALL BE PERMITTED WITHIN THE DRIPLINE OR CRZ OF TREES, WHICHEVER IS GREATER. NO TOPSOIL IS PERMITTED ON ROOT FLARES OF ANY TREE.
- PRUNING TO PROVIDE CLEARANCE FOR STRUCTURES, VEHICULAR TRAFFIC, AND CONSTRUCTION EQUIPMENT SHALL TAKE PLACE BEFORE CONSTRUCTION BEGINS. ALL PRUNING MUST BE DONE AS OUTLINED IN LITERATURE PROVIDED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA PRUNING TECHNIQUES).

03 SEDIMENT LOG FOR SEDIMENT CONTROL ON PAVEMENT

SCALE

N.T.S.



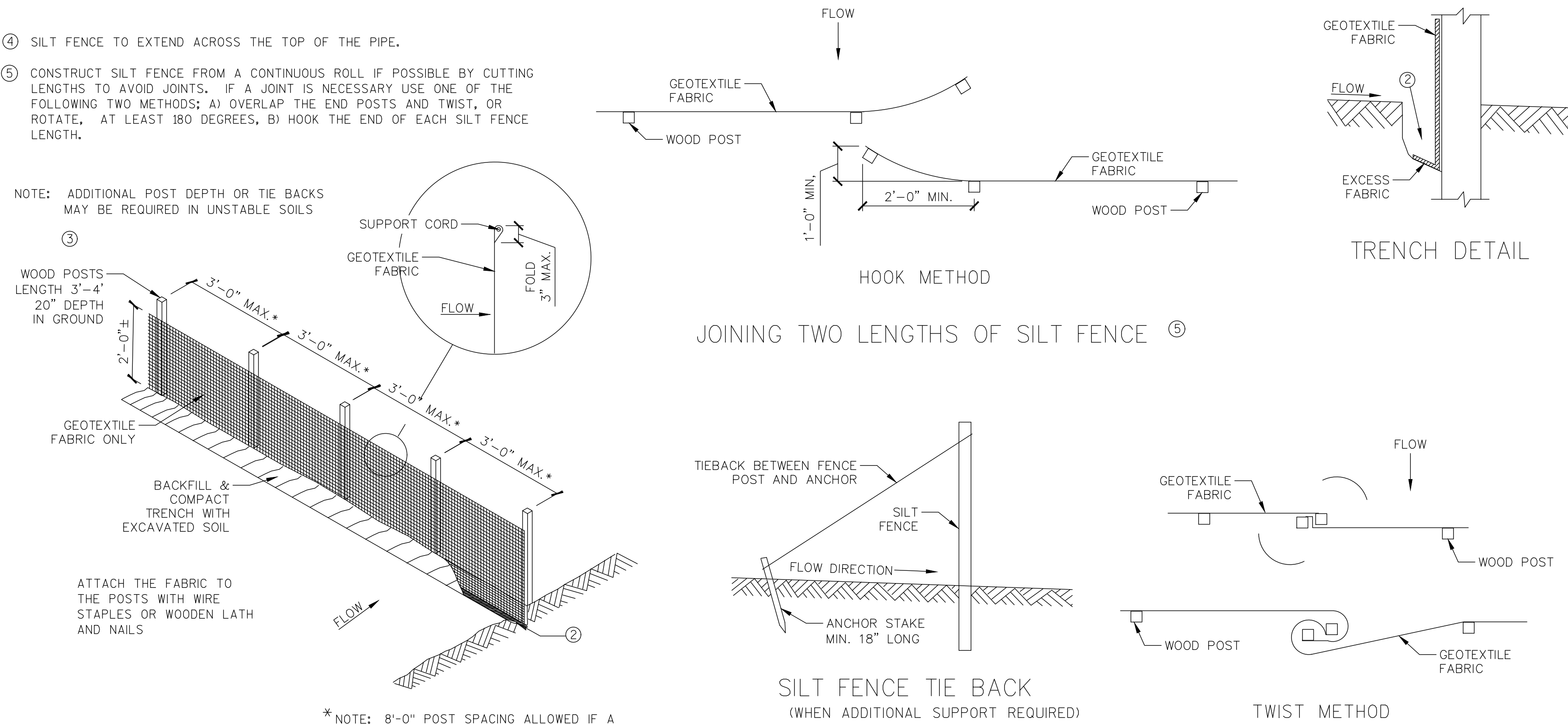
NOTES:

- SEDIMENT LOGS SHALL BE FABRICATED FROM COMPACTED GEOTEXTILES, WOOD EXCELSIOR, COCONUT FIBERS, HARDWOOD MULCH, OR A MIXTURE OF THESE MATERIALS WITHIN FLEXIBLE TUBULAR NETTING.

01 SILT FENCE

SCALE

N.T.S.



1 SILT FENCE

SPECIFICATION NOTES

- PERFORM WORK IN ACCORDANCE WITH WISCONSIN DEPARTMENT OF TRANSPORTATION (WISDOT) STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, MOST CURRENT EDITION, HEREIN REFERRED TO AS THE "STATE SPECIFICATIONS".
- PERFORM WORK IN ACCORDANCE WITH "STATE SPECIFICATIONS", SECTION 628 FOR EROSION CONTROL STANDARDS.
- ALL EROSION CONTROL PRODUCTS FURNISHED AND INSTALLED SHALL BE AS SPECIFIED AND IN COMPLIANCE WITH THE MOST CURRENT EDITION OF THE WISDOT EROSION CONTROL PRODUCT ACCEPTABILITY LIST.
- PERFORM WORK IN ACCORDANCE WITH THE "STATE SPECIFICATIONS", SECTION 211 FOR PREPARING SUBGRADE AND BASE COURSE LEVELS.
- PERFORM WORK IN ACCORDANCE WITH THE "STATE SPECIFICATIONS", SECTIONS 301, 305, AND ALL SUPPLEMENTAL SECTIONS FOR SITE AGGREGATES. AGGREGATE SHALL MEET WISDOT 3/4" GRADATION STANDARDS FOR ALL SITE PAVEMENTS.
- PERFORM WORK IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS FOR INSTALLATION OF BRICK PAVERS.

275 West Wisconsin Avenue
Suite 300
Milwaukee, WI 53203-3318
414 / 259 1500

CONSULTANTS:

PROJECT TITLE:

EB FLO COFFEE HOUSE

340 S PIER DRIVE
SHEBOYGAN, WI 53081

ISSUE:
NO. DATE REVISIONS BY

2025-10-01 - REVIEW SET - NOT FOR CONSTRUCTION

PROJECT INFORMATION:

PROJECT NUMBER: 2025-0141
DATE: 10/01/2025
DRAWN BY: BWK
CHECKED BY: PMC
APPROVED BY: SJF
SCALE: AS SHOWN

SHEET TITLE:

CONSTRUCTION NOTES AND
DETAILS

SHEET NUMBER:

C-900

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6

Item 25

Gräef

275 West Wisconsin Avenue,
Suite 300
Milwaukee, WI 53203
414 / 259 1500

www.graef-usa.com

CLIENT:

QUASIUS
CONSTRUCTION CO.
SHEBOYGAN, WI

PROJECT TITLE:

EB FLO COFFEEHOUSE - ADDITION

ISSUE:

340 SOUTH PIER DRIVE
SHEBOYGAN, WI 53081

2025-10-01 - REVIEW SET - NOT FOR CONSTRUCTION

SYMBOL LEGEND

LINE	MATERIAL	REFERENCE
— BEYOND	ALUMINUM	N NORTH INDICATOR
- - - CENTER, GRID	BRICK	A1 S-201 B1 C1 ELEVATION VIEW INDICATOR
- - - - - DEMOLITION	CONCRETE	A6 S-501 SECTION VIEW INDICATOR
— EXISTING (HALF-TONE)	CONCRETE MASONRY BLOCK	A6 S-501 VIEW CALLOUT
- - - - - HIDDEN	EARTH	A6/S-501 VIEW INDICATOR
- · - · - MATCHLINE	GRAVEL	1 GRID INDICATOR
— NEW (CUT)	GROUT	1 EXISTING GRID INDICATOR
— NEW (PROJECTION)	WOOD STRUCTURAL PANEL	
- - - OVERHEAD	STEEL	
		BREAK LINE
		SPAN DIRECTION INDICATOR
		SLOPE INDICATOR
		STEP INDICATOR
		OPENING (FLOOR, ROOF OR WALL)
		ELEVATION INDICATOR
		KEYNOTE INDICATOR
		REVISION CLOUD
		REVISION INDICATOR

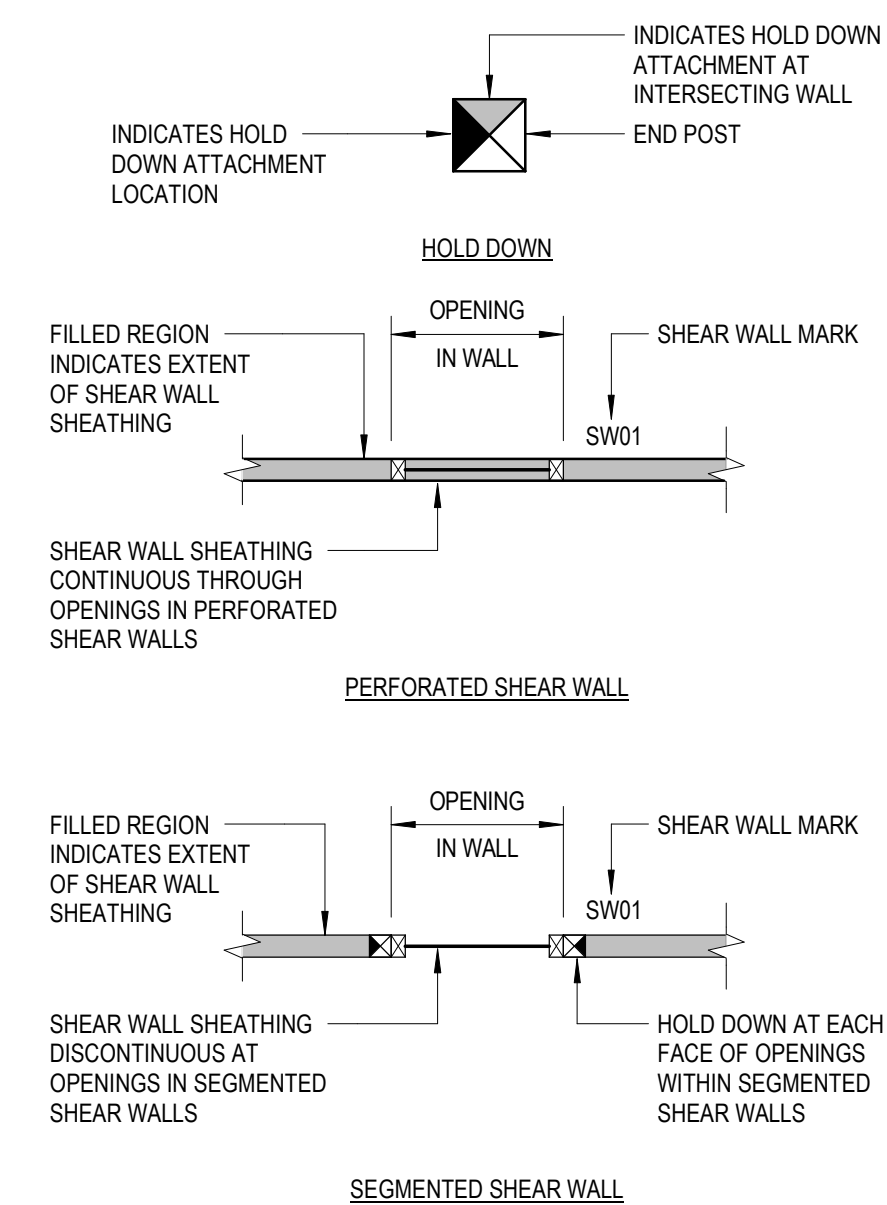
VIEW LOCATION LEGEND

D1	D2	D3	D4	D5	D6
C1	C2	C3	C4	C5	C6
B1	B2	B3	B4	B5	B6
A1	A2	A3	A4	A5	A6

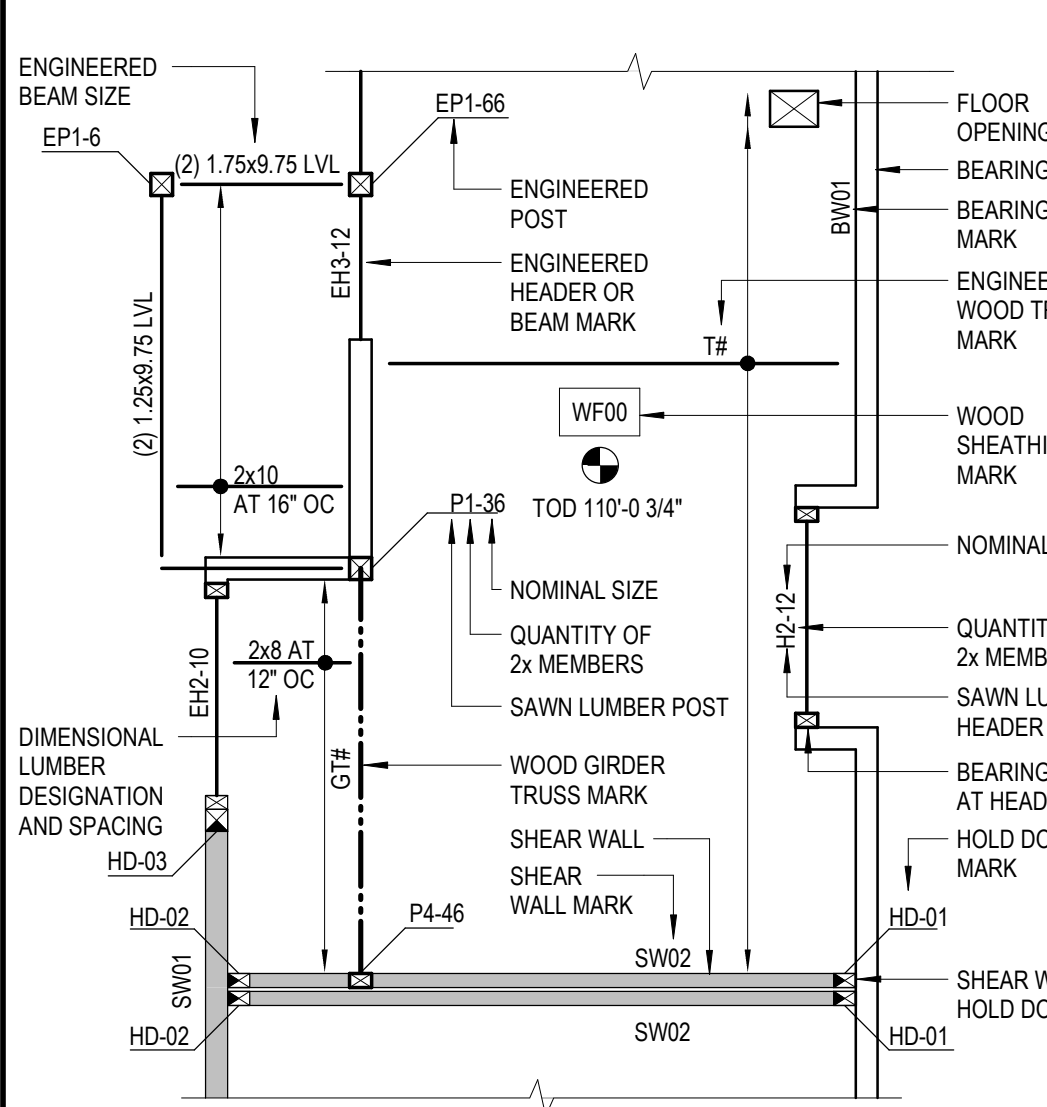
LIST OF SHEETS

S-001	GENERAL NOTES
S-002	GENERAL INFORMATION
S-003	GENERAL FOUNDATION DETAILS
S-004	GENERAL WOOD FRAMING DETAILS
S-101	PLANS
S-501	STRUCTURAL DETAILS
S-601	WOOD WALL AND LATERAL AND PREFABRICATED TRUSS SCHEDULES AND DETAILS
S-602	SHEAR WALL HOLD DOWN AND LATERAL SCHEDULES
S-603	GENERAL WOOD FRAMING SCHEDULES

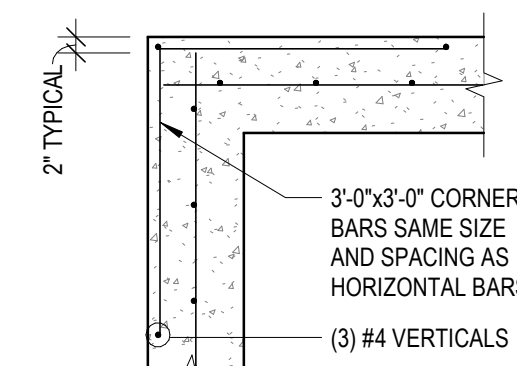
WOOD SHEAR WALL LEGEND



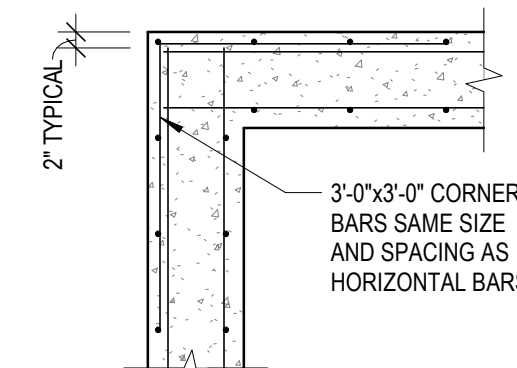
WOOD FRAMING PLAN LEGEND



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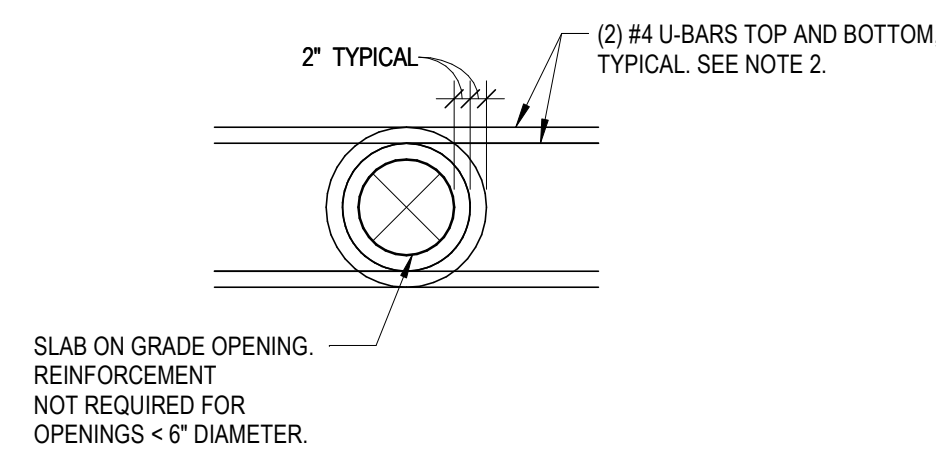


ONE LAYER OF REINFORCEMENT



TWO LAYERS OF REINFORCEMENT

D6 WALL CORNER
1/2" = 1'-0"

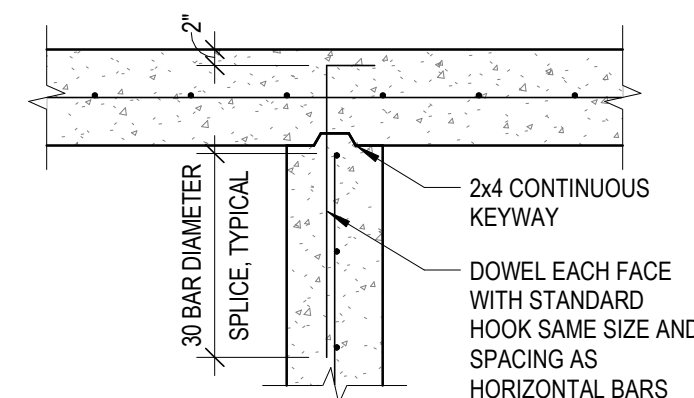


SLAB ON GRADE OPENING.
REINFORCEMENT
NOT REQUIRED FOR
OPENINGS < 6" DIAMETER.

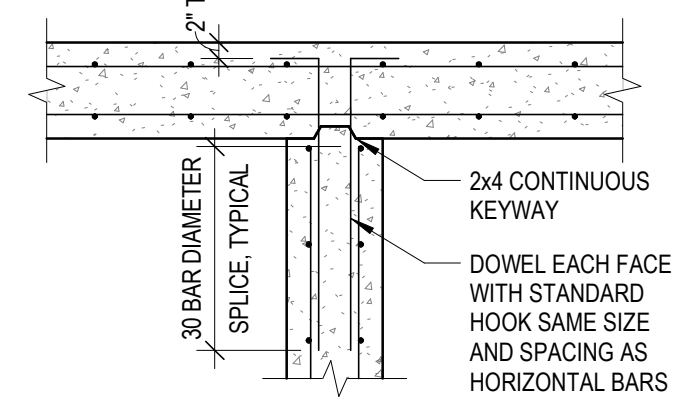
NOTES:

1. TYPICAL OF ALL OPENINGS IN CONCRETE SLABS ON GRADE
UNLESS NOTED OTHERWISE ON PLAN.
2. DO NOT WELD REINFORCEMENT TO PIPES SLEEVES OR INSERTS.
3. COVER FOR TOP BARS = 1". COVER FOR BOTTOM BARS = 2".
4. OMIT BOTTOM BARS WHEN SLAB ON GRADE IS LESS THAN 6" THICK.

C5 SLAB ON GRADE OPENING
1/2" = 1'-0"

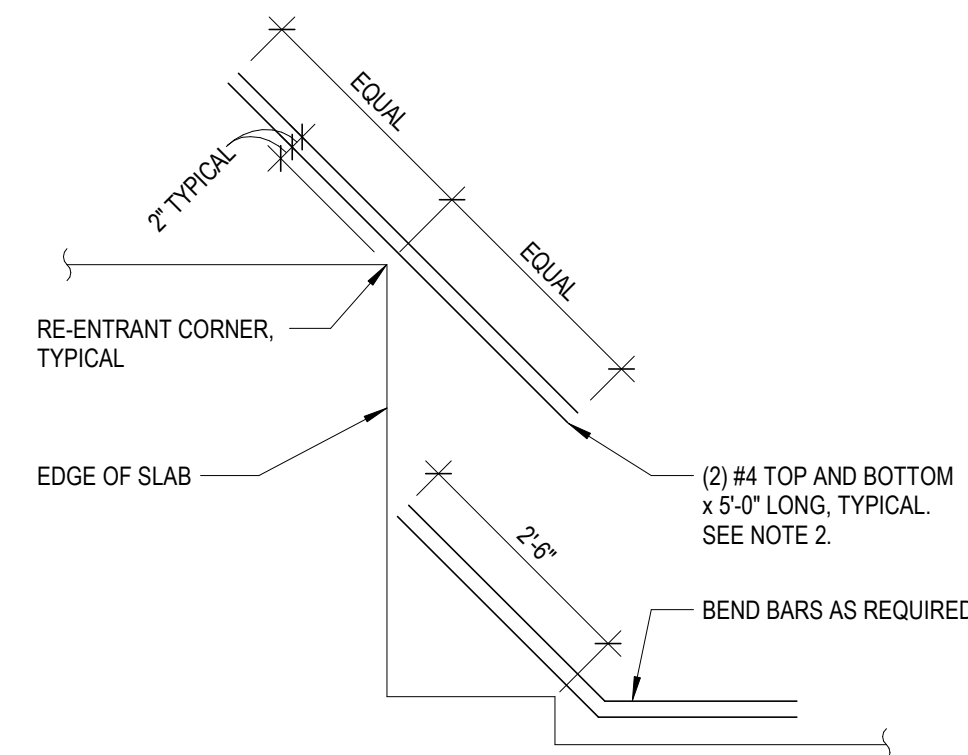


ONE LAYER OF REINFORCEMENT



TWO LAYERS OF REINFORCEMENT

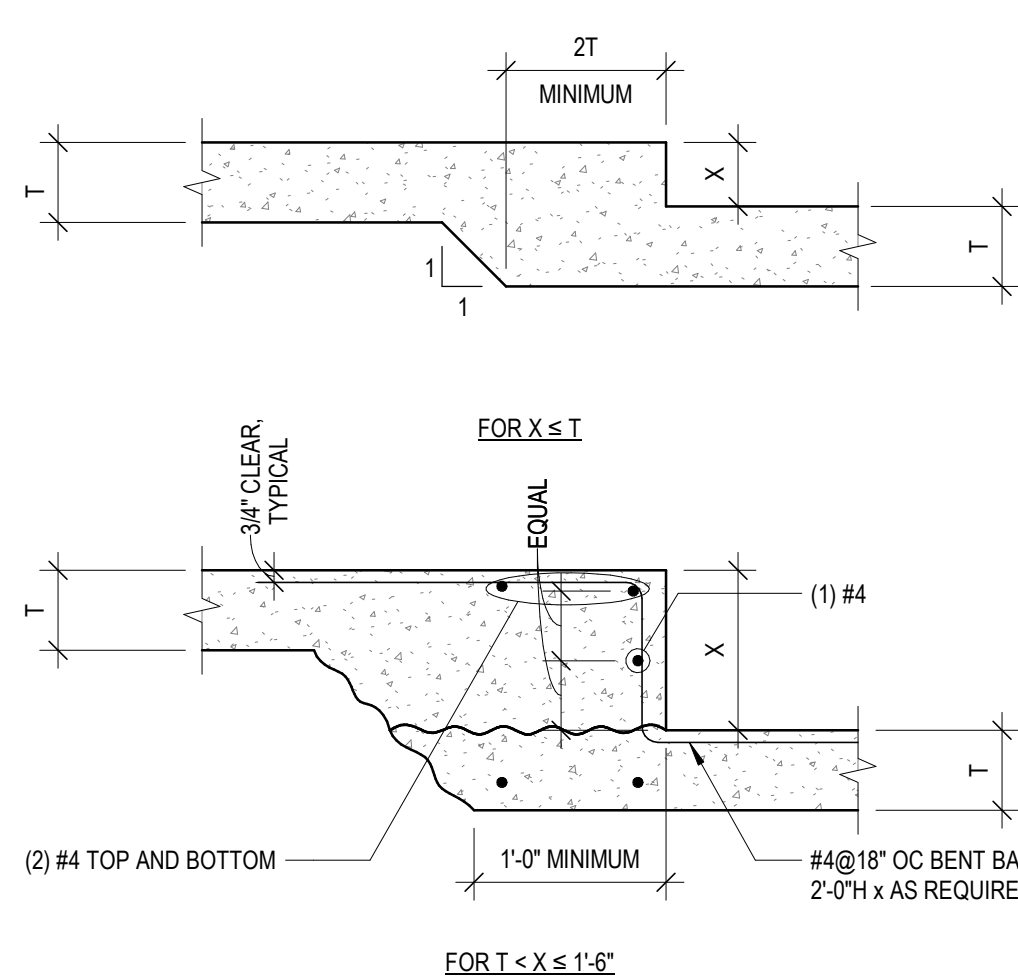
C6 WALL INTERSECTION
1/2" = 1'-0"



NOTES:

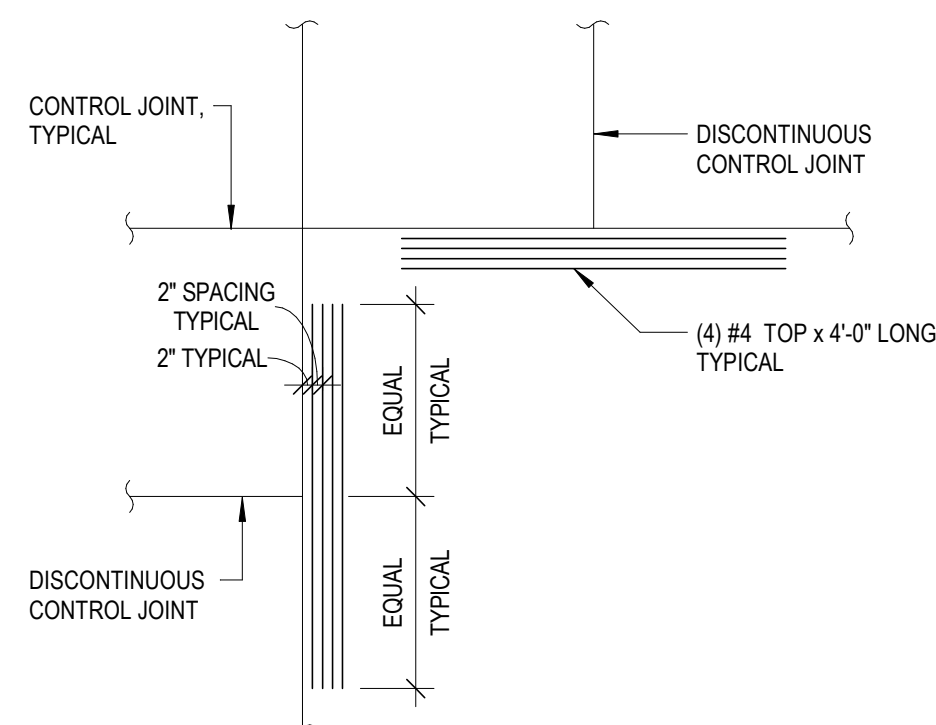
1. COVER FOR TOP BARS = 1". COVER FOR BOTTOM BARS = 2".
2. OMIT BOTTOM BARS WHEN SLAB ON GRADE IS LESS THAN 6" THICK.

B5 SLAB ON GRADE RE-ENTRANT CORNER
1/2" = 1'-0"



FOR T < X ≤ 1'-6"

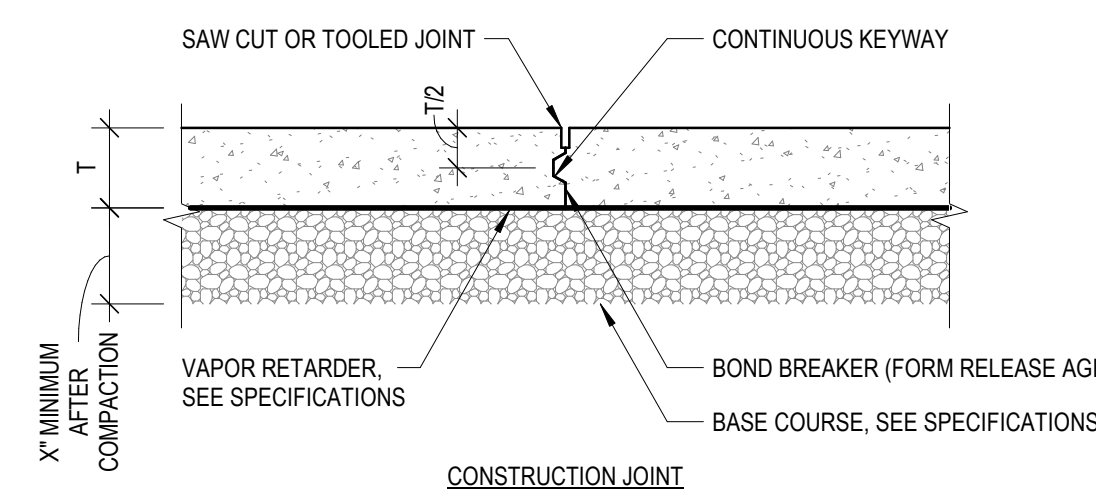
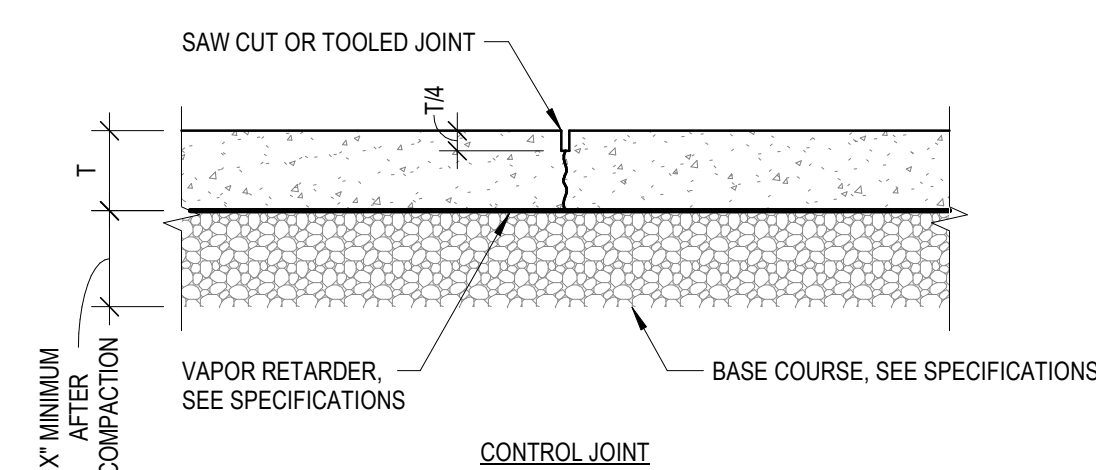
B6 SLAB ON GRADE DEPRESSION
1" = 1'-0"



NOTES:

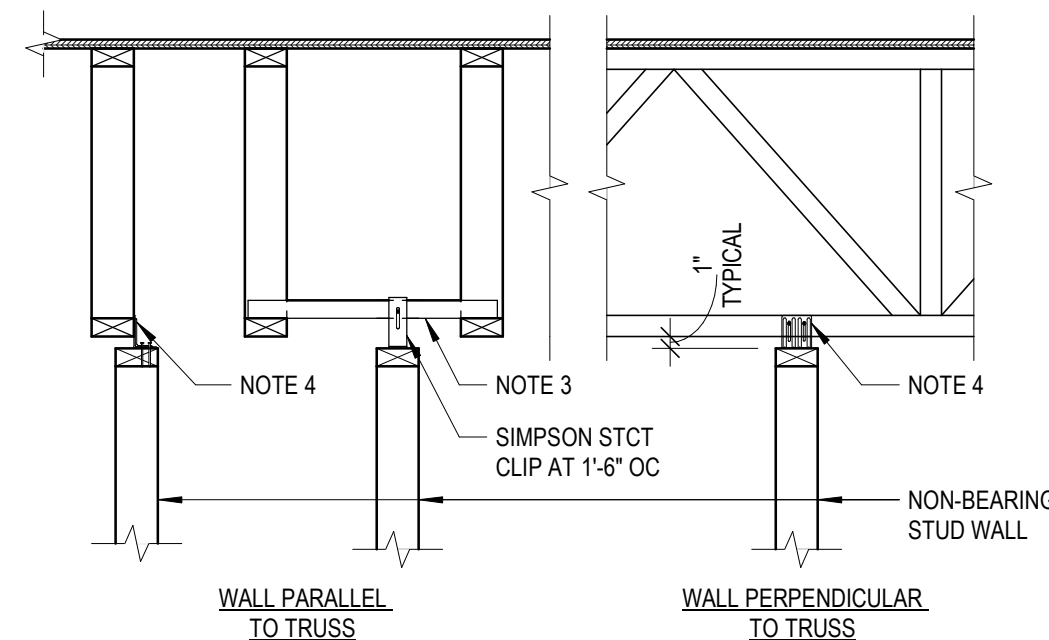
1. COVER FOR TOP BARS = 1".

A5 SLAB ON GRADE DISCONTINUOUS CONTROL JOINT
1/2" = 1'-0"



A6 SLAB ON GRADE CONTROL AND CONSTRUCTION JOINT
1" = 1'-0"

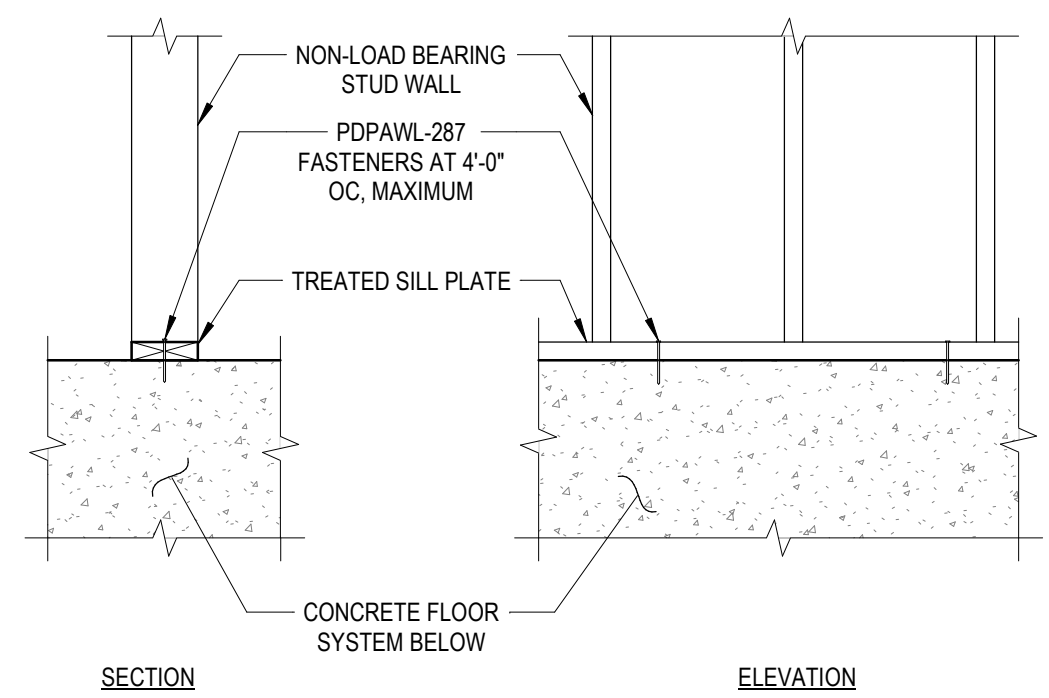
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- NOTES:
1. MAXIMUM CLIP SPACING IS BASED ON A MAXIMUM WALL HEIGHT OF 9'-2".
 2. REFER TO TRUSS SUPPLIER DRAWINGS FOR BOTTOM CHORD BRACING REQUIREMENTS.
 3. 2x BLOCKING MEMBER LOCATED AT TRUSS BRACING POINTS. ATTACH TO TRUSS BOTTOM CHORD WITH (4) 8d NAILS.
 4. SIMPSON DTC CLIP AT 2'-0" OC FOR LENGTH OF WALL. AT GC OPTION, PROVIDE SIMPSON SDPW DEFLECTOR SCREWS TO TRUSS BOTTOM CHORD.

SUPPORT AT TOP OF INTERIOR NON-BEARING PARTITION WALL

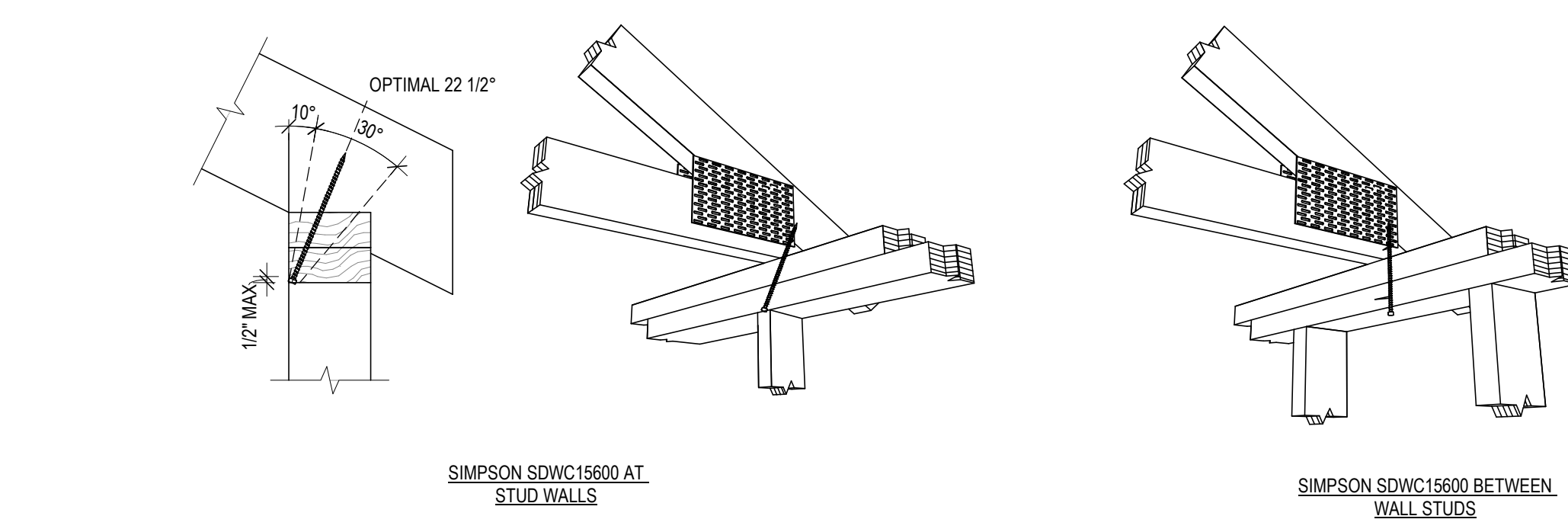
D6
3/4" = 1'-0"



- NOTES:
1. FASTENER SPACING IS BASED ON A MAXIMUM WALL HEIGHT OF 9'-2".
 2. DO NOT DAMAGE CONCRETE REINFORCEMENT WHEN INSTALLING SILL FASTENERS.

NON-LOAD BEARING BOTTOM PLATE ATTACHMENT

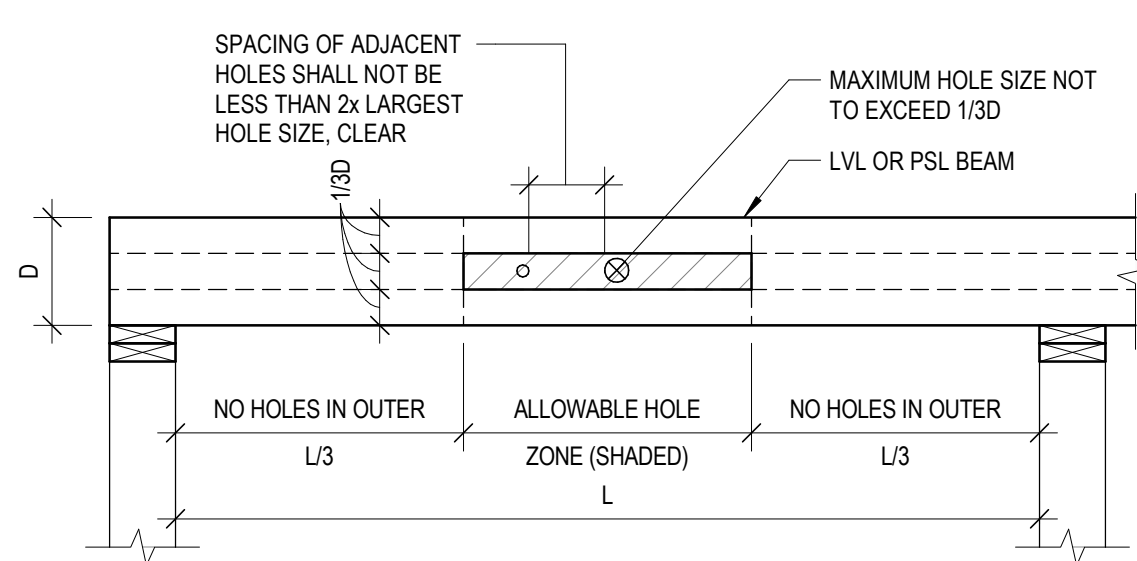
C6
3/4" = 1'-0"



- NOTES:
1. ANCHORS SHALL BE PROVIDED AT EVERY ROOF MEMBER AT EACH BEARING LOCATION.
 2. PROVIDE 1/2" MINIMUM EDGE DISTANCE TO SIDE OR ROOF MEMBERS.
 3. UPPER AND LOWER PLATES SHALL NOT BE SPLICED AT THE SAME LOCATION. PROVIDE 1/4" MINIMUM EDGE DISTANCE TO END OF A PLATE.
 4. SIMPSON H2.5A TIES MAY BE USED AS AN ALTERNATE TO TRUSS SCREWS.

ROOF TRUSS AND JOIST ANCHORAGE

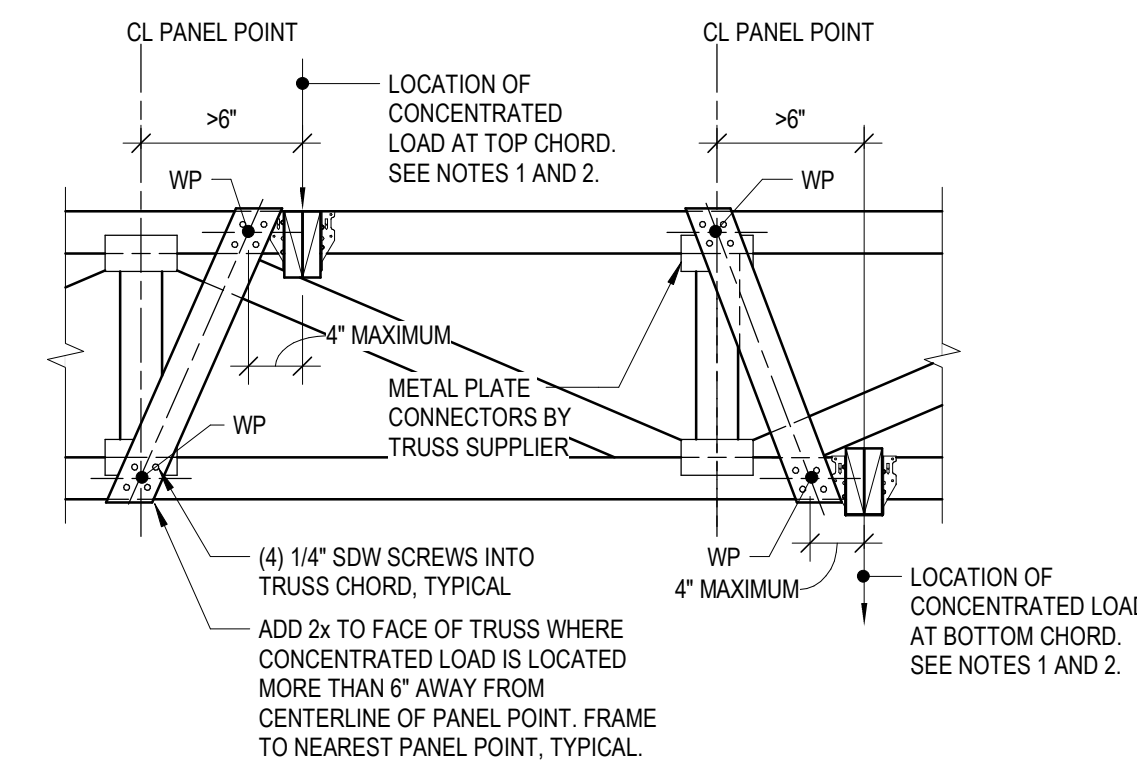
C4
NTS



- NOTES:
1. ALLOWABLE HOLE ZONE SHOWN IS ONLY FOR UNIFORMLY LOADED BEAMS.
 2. RECTANGULAR HOLES ARE NOT ALLOWED.
 3. DO NOT PLACE HOLES IN CANTILEVER BEAMS WITHOUT STRUCTURAL ENGINEER'S APPROVAL.
 4. PRIOR TO ANY HOLES BEING ADDED, STRUCTURAL ENGINEER SHALL BE NOTIFIED IF PROPOSED HOLES DO NOT MEET THE SCHEMATIC CRITERIA.

ALLOWABLE HOLES IN LVL/PSL BEAMS

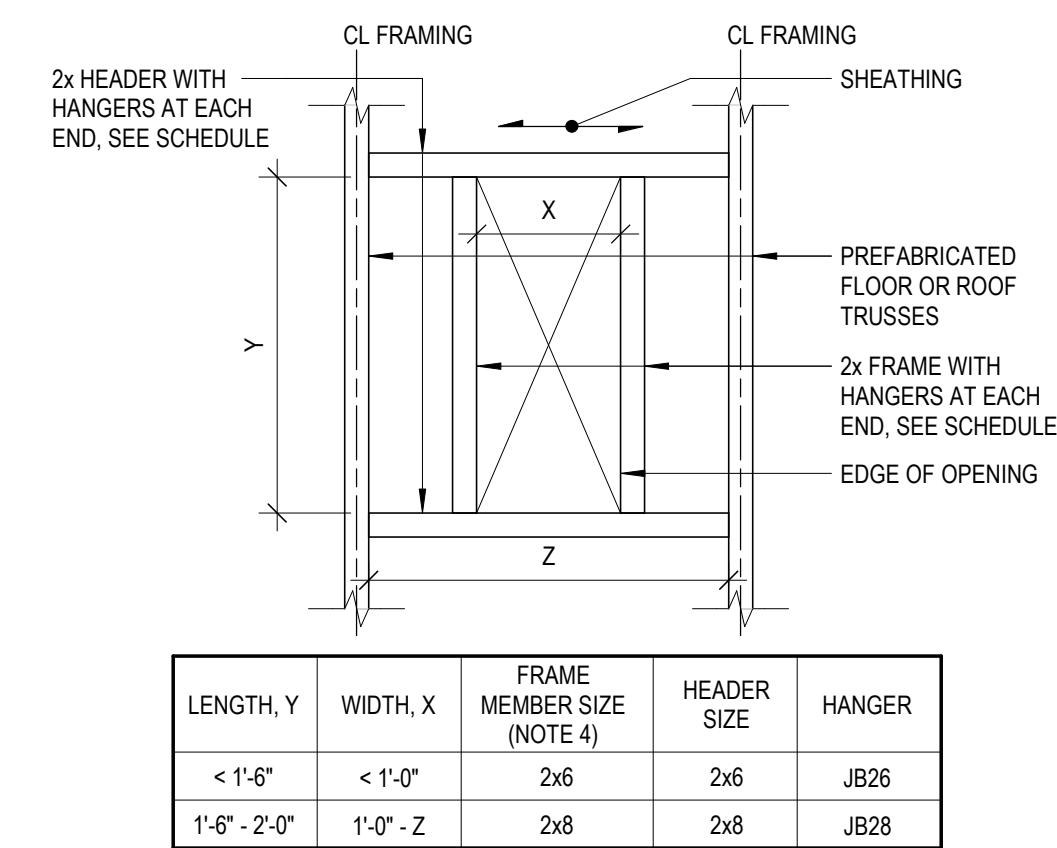
B4
3/4" = 1'-0"



- NOTES:
1. FIELD FRAMED CONDITIONS ARE APPLICABLE ONLY FOR LOADING NOT SPECIFICALLY DESIGNED FOR BY TRUSS SUPPLIER OR LABELED ON LOADING PLANS. MAXIMUM LOAD THAT MAY BE PLACED DIRECTLY ABOVE OR BELOW JOIST SHALL BE X LBS NOT TO EXCEED UNIFORM DESIGN LIVE LOAD AT TRUSS TOP CHORD.
 2. BEAMS FRAMING INTO TRUSSES ARE TO BE ATTACHED WITH TOP-CHORD HANGERS.
 3. ROOF SHEATHING NOT SHOWN FOR CLARITY.

VERTICAL CONCENTRATED LOAD ON ROOF TRUSS

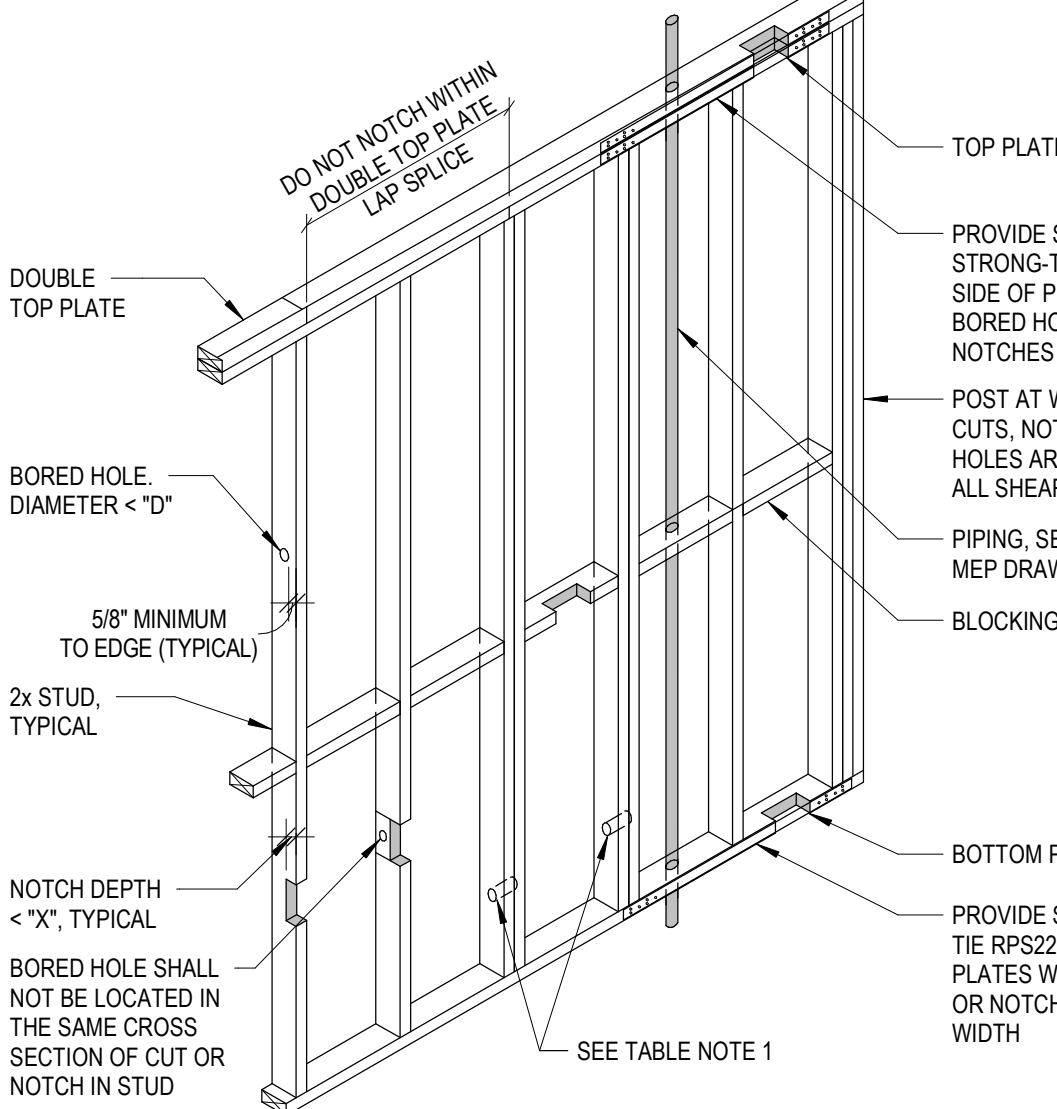
A4
3/4" = 1'-0"



- NOTES:
1. X, Y = DIMENSION BY MECHANICAL, ELECTRICAL, OR PLUMBING CONTRACTOR.
 2. PROVIDE DIAPHRAGM EDGE NAILING AT EACH SIDE OF OPENING.
 3. CONTRACTOR SHALL COORDINATE SIZES AND LOCATIONS WITH MECHANICAL AND ELECTRICAL CONTRACTORS AND ARCHITECTURAL DRAWINGS.
 4. IF X IS GREATER THAN OR EQUAL TO 2'-0" THEN FRAME MEMBERS ARE NOT REQUIRED.

FRAMED OPENINGS IN SHEATHING

B5
1" = 1'-0"



- NOTES:
1. REFER TO ARCHITECTURAL ASSEMBLIES FOR ADDITIONAL FRAMING REQUIREMENTS AT WALLS.
 2. REEFER TO WOOD WALL SCHEDULE (S) FOR STRUCTURAL WALL FRAMING AND SHEATHING ATTACHMENT.

STUD WALL INTERSECTIONS

B6
1" = 1'-0"

STUD SIZE	BORE HOLE AND NOTCH LIMITATIONS IN STUD WALLS			
	EXTERIOR / BEARING WALLS	INTERIOR / NON-BEARING WALLS	WALL TOP AND BOTTOM PLATES	
	BORE HOLE DIAMETER "D"	NOTCH DEPTH "X"	BORE HOLE DIAMETER "D"	NOTCH DEPTH "X"
2x4	1 7/16"	7/8"	2 1/8"	1 7/16"
2x6	2 3/16"	1 3/8"	3 5/16"	2 3/16"
2x8	4 15/16"	1 13/16"	4 3/8"	4 15/16"

- BORE HOLE AND NOTCH LIMITATION NOTES:
1. IN LOAD BEARING AND EXTERIOR WALLS, PROVIDE TWO STUDS WHERE HOLE DIAMETERS ARE LARGER THAN 40% OF THE STUD DEPTH. NO MORE THAN TWO SUCCESSIVE STUDS ARE TO BE DOUBLED AND SO BORED.
 2. BORE HOLE DIAMETERS SHALL NOT EXCEED 60% OF STUD DEPTHS IN ANY LOCATION.
 3. CONTACT EOR IF REQUIRED HOLES/NOTCHES ARE LARGER THAN ALLOWABLE.

NOTCHING AND BORED HOLE LIMITATIONS FOR STUD WALLS

A5
1/2" = 1'-0"

PROJECT INFORMATION:

PROJECT NUMBER: 2025-0141.00
DATE: 10/1/2025
DRAWN BY: MTD
CHECKED BY: TAC
APPROVED BY:
SCALE: AS NOTED

SHEET TITLE:

GENERAL WOOD FRAMING DETAILS

SHEET NUMBER:

S-004

www.graef-usa.com



QUASIUS
CONSTRUCTION CO.
SHEBOYGAN, WI

340 SOUTH PIER DRIVE
SHEBOYGAN, WI 53081

ISSUE:

PROJECT INFORMATION:

PROJECT NUMBER: 2025-0141.00

DATE: 10/1/2025

DRAWN BY: MTD

CHECKED BY: TAC

APPROVED BY

SCALE: AS NOTED

SHEET TITLE:

PLANS

SHEET NUMBER:

S-101

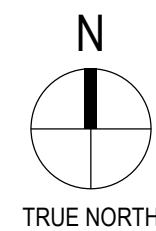
GENERAL SHEET NOTES

1. TOP OF CONCRETE SLAB ELEVATION = 100'-0" UNLESS NOTED OTHERWISE ON PLAN.
2. SGO1 = 5" CONCRETE SLAB ON GRADE REINFORCED WITH 4.0 LB/CY SYNTHETIC MACRO FIBERS.
3. SEE "GENERAL FOUNDATION DETAILS" SHEET FOR THE FOLLOWING DETAILS:
 - A. SLAB ON GRADE CONTROL AND CONSTRUCTION JOINT
 - B. SLAB ON GRADE DEPRESSION
 - C. SLAB ON GRADE DISCONTINUOUS CONTROL JOINT
 - D. SLAB ON GRADE OPENING
 - E. SLAB ON GRADE RE-ENTRANT CORNER
 - F. WALL CORNER
 - G. WALL INTERSECTION
4. HIGH WOOD ROOF TRUSS BEARING ELEVATION = 115'-0".
5. LOW WOOD ROOF TRUSS BEARING ELEVATION = 109'-0".
6. VERIFY AND COORDINATE ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS PRIOR TO FABRICATION AND ERECTION OF PREFABRICATED WOOD ELEMENTS.
7. REFER TO "GENERAL WOOD FRAMING SCHEDULES" FOR MINIMUM NAILING REQUIREMENTS AT WOOD FRAMING.
8. ALL WOOD POSTS SHALL BE VERTICALLY ALIGNED DOWN TO FOUNDATION ELEMENTS.
9. CONTRACTOR TO COORDINATE WALL AND FREE-STANDING POST LOCATIONS WITH WALL PANEL SUPPLIER AND TRUSS SUPPLIER PRIOR TO ERECTION.
10. LOAD BEARING WALL CONSTRUCTION VARIES. REFER TO WOOD STUD AND SHEAR WALL SCHEDULE FOR STRUCTURAL WALL FRAMING REQUIREMENTS.
11. REFER TO "WOOD TRUSS" SCHEDULE AND NOTES FOR ADDITIONAL DESIGN LOADING AND PERMANENT BRACING REQUIREMENTS AT WOOD TRUSSES.
12. PROVIDE SUBFRAME FOR ALL DUCT AND DRAN PENETRATIONS THROUGH ROOF. COORDINATE SIZE AND LOCATION WITH MECHANICAL AND PLUMBING CONTRACTOR.
13. CONTRACTOR TO COORDINATE ALL MECHANICAL AND PLUMBING PENETRATIONS THROUGH ROOF WITH WOOD TRUSS AND WALL PANEL SUPPLIER.
14. PROVIDE FULL LENGTH BEARING AT ALL CONDITIONS FOR STRUCTURAL ELEMENTS UNLESS OTHERWISE NOTED. PROVIDE FULL LAP WHERE ALL CONDITIONS FOR STRUCTURAL BEARING SUPPORT FRAMING FROM EACH FACE. PROVIDE CONTINUOUS BLOCKING BETWEEN BEARING POINTS.
15. SEE "GENERAL WOOD FRAMING DETAILS" SHEET FOR THE FOLLOWING DETAILS:
 - A. ALLOWABLE HOLES IN LVL/SIPS BEAMS
 - B. FRAMED OPENINGS IN SHEATHING
 - C. NON-LOAD-BEARING BOTTOM PLATE ATTACHMENT
 - D. NOTHING AND BORED HOLE LIMITATIONS FOR STUD WALLS
 - E. ROOF TRUSS AND JOIST ANCHORAGE
 - F. STUD WALL INTERSECTIONS
 - G. SUPPORT AT TOP OF INTERIOR NON-BEARING PARTITION WALL
 - H. VERTICAL CONCENTRATED LOAD ON ROOF TRUSS
16. REFER TO ARCHITECTURAL DRAWINGS FOR ASSEMBLY RATING REQUIREMENTS.
17. EXISTING TRASH ENCLOSURE SLAB AND ANY CORRESPONDING FOUNDATIONS TO BE REMOVED.
18. ROOF SHEATHING TO BE WFO1. REFER TO "WOOD ROOF SHEATHING SCHEDULE" FOR SPECIFIC

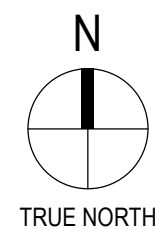
SHEET KEYNOTES

- [illegible]

A2 ROOF PLAN

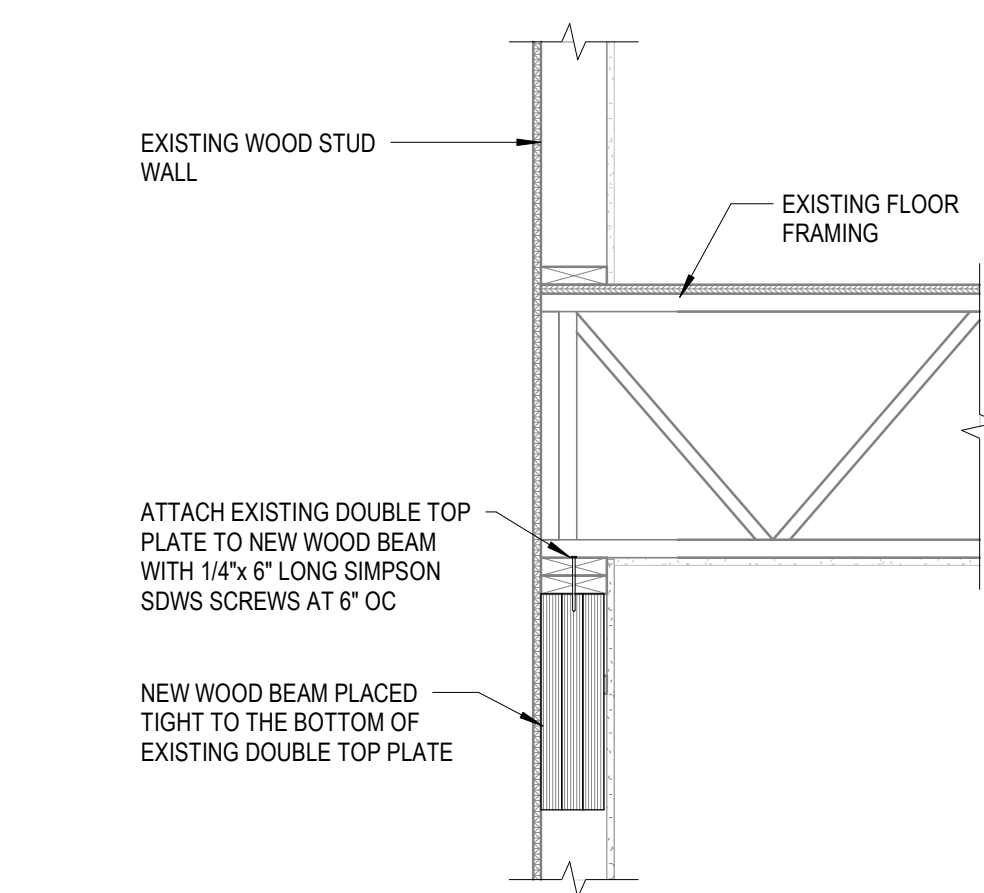
$$1/4" = 1'-0"$$


FOUNDATION PLAN

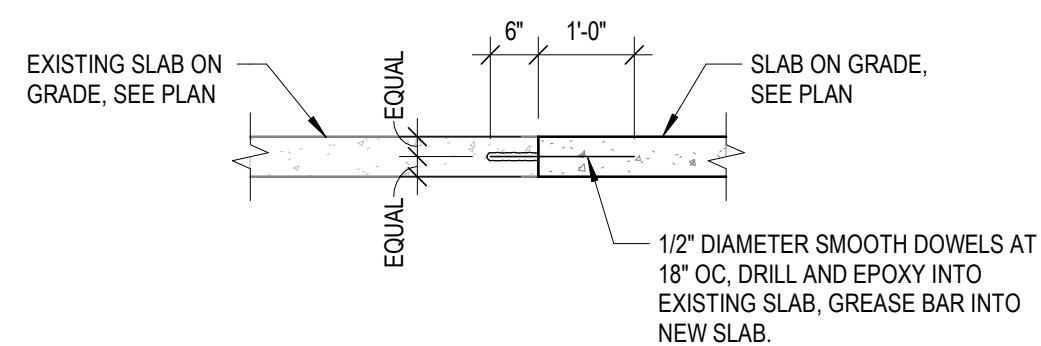
$$1/4'' = 1'-0''$$


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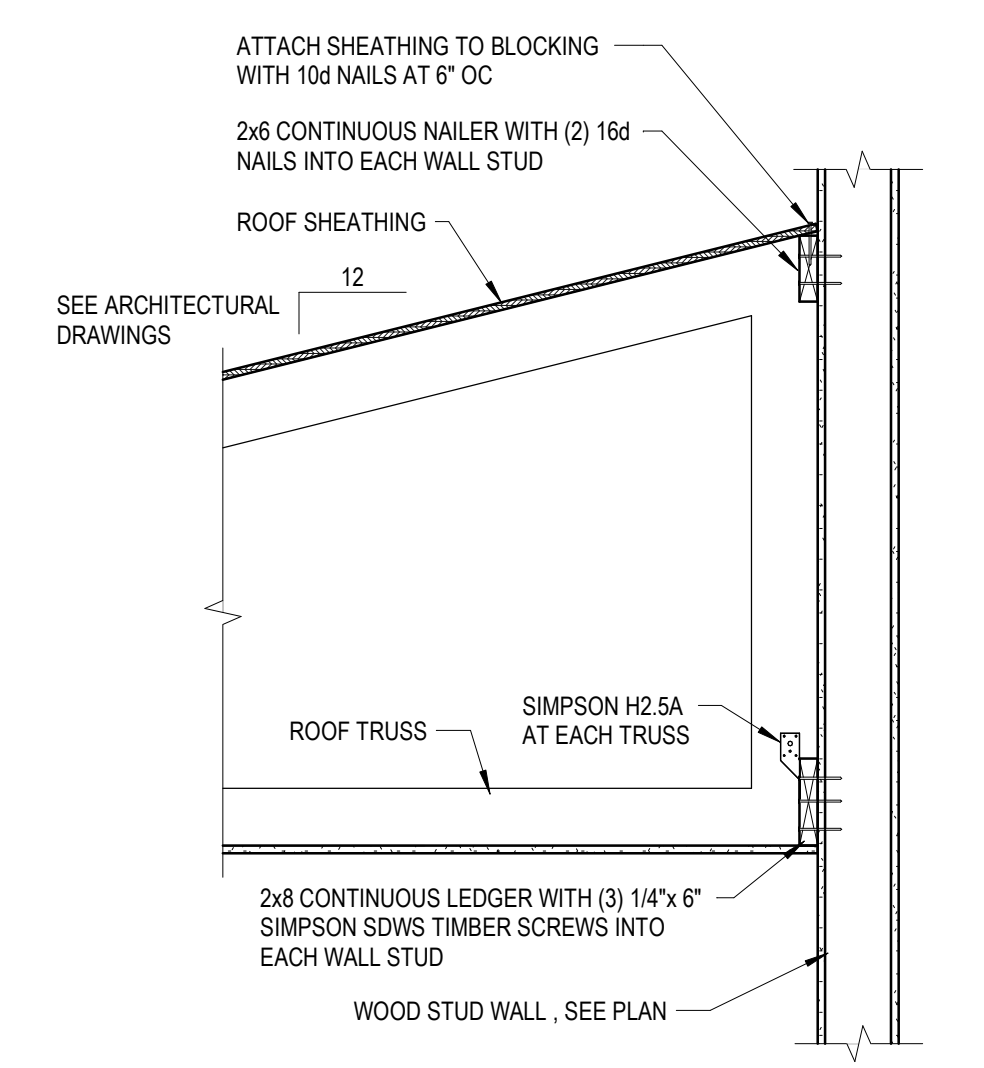
2025-10-01 - REVIEW SET - NOT FOR CONSTRUCTION



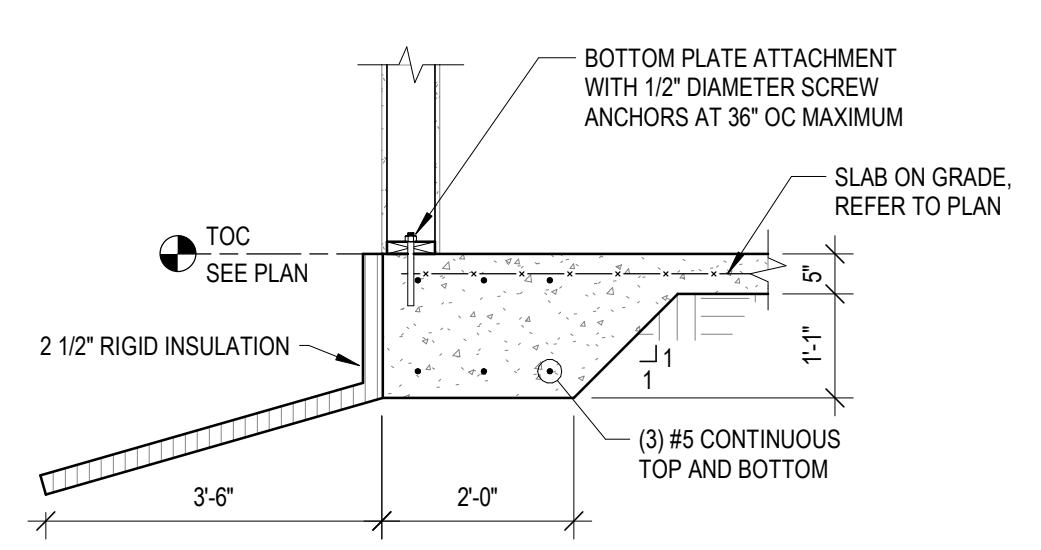
D5 DETAIL
3/4" = 1'-0"



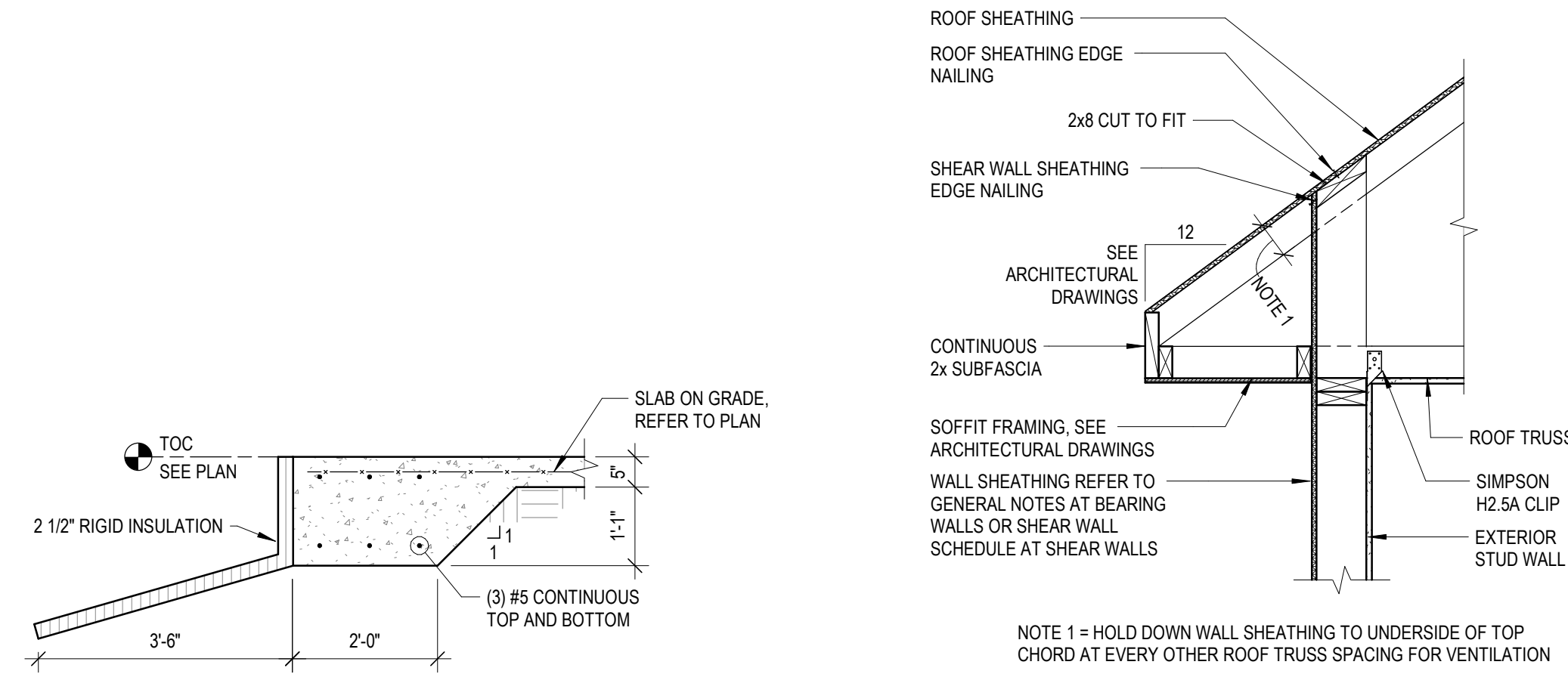
D6 DETAIL
1/2" = 1'-0"



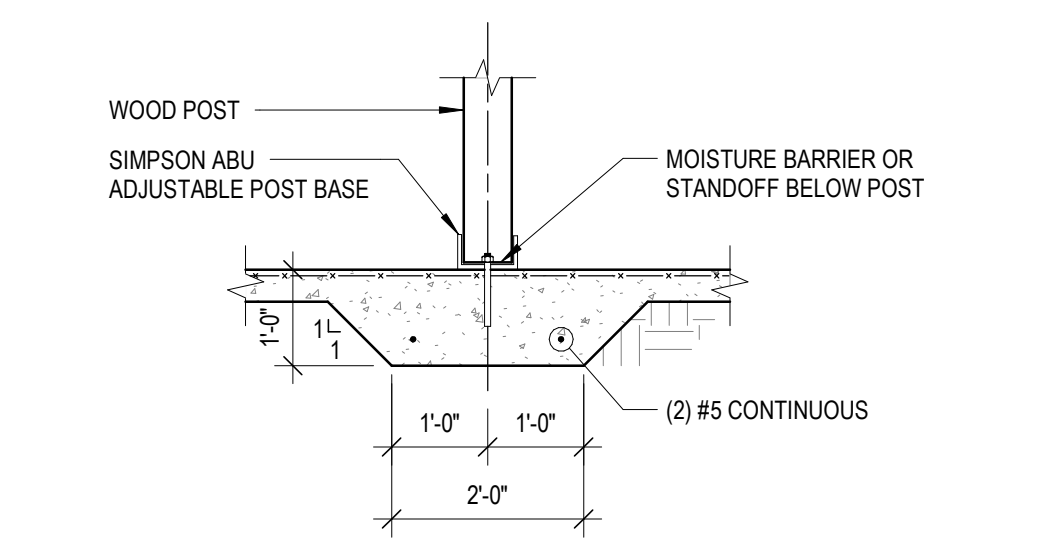
C5 DETAIL
3/4" = 1'-0"



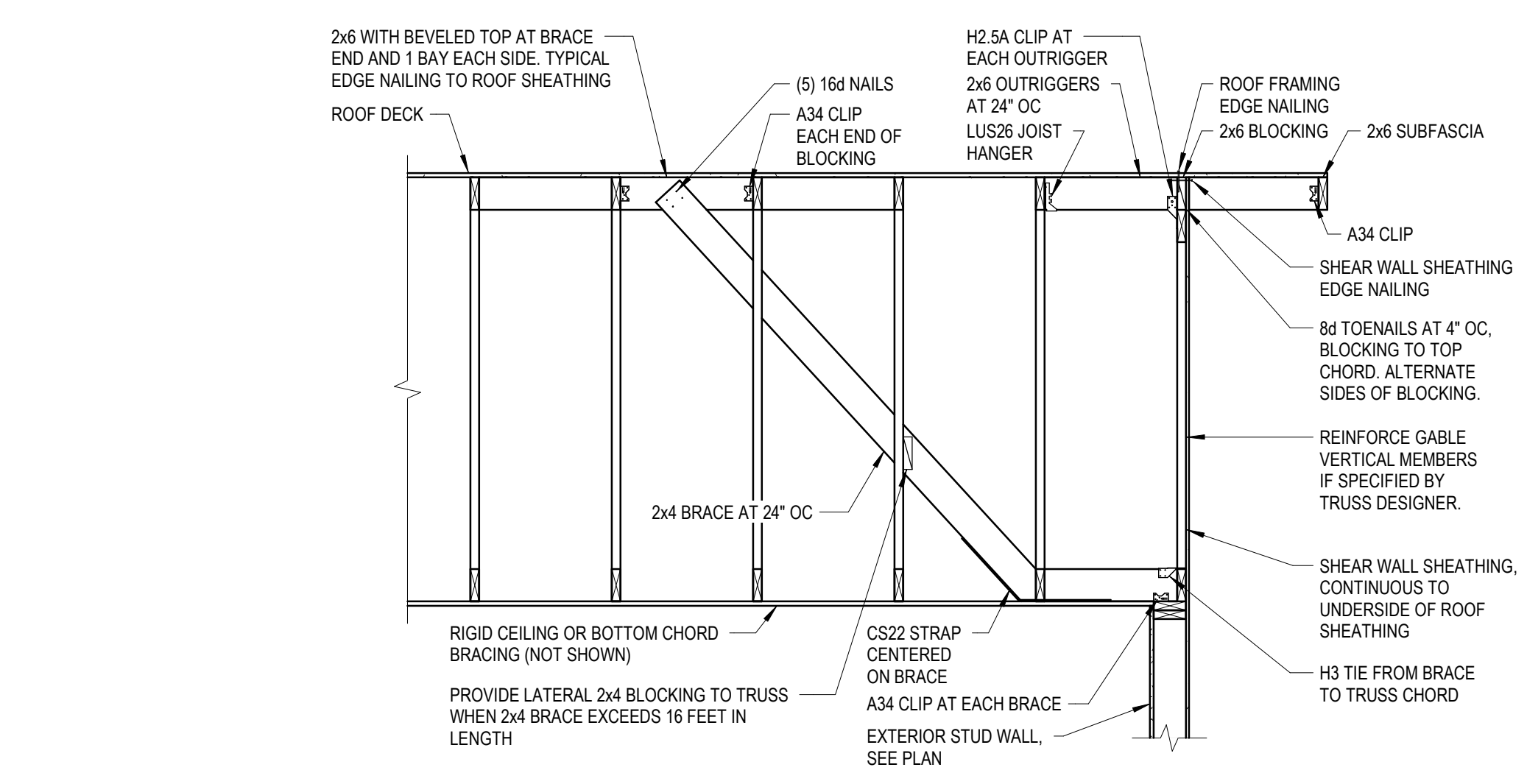
C6 DETAIL
1/2" = 1'-0"



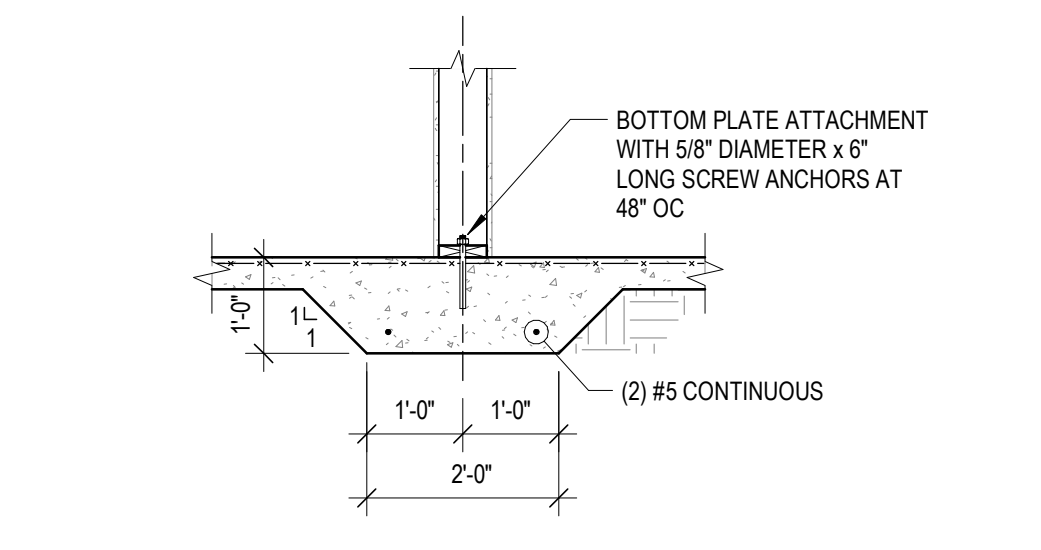
B4 DETAIL
1/2" = 1'-0"



B6 DETAIL
1/2" = 1'-0"



A4 DETAIL
1/2" = 1'-0"



A6 DETAIL
1/2" = 1'-0"



275 West Wisconsin Avenue,
Suite 300
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414 / 259 1500

www.graef-usa.com

CLIENT:



PROJECT TITLE:

EB FLO COFFEEHOUSE - ADDITION

340 SOUTH PIER DRIVE
SHEBOYGAN, WI 53081

ISSUE:

2025-10-01 - REVIEW SET - NOT FOR CONSTRUCTION

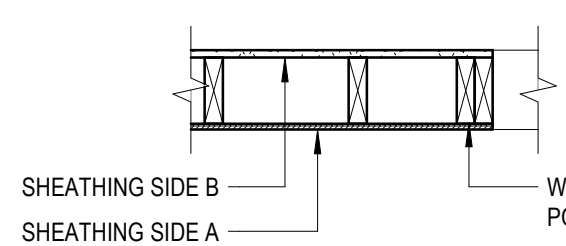
WOOD STUD AND SHEAR WALL SCHEDULE

MARK ²	STUDS ^{1,4}	TOP PLATE MATERIAL	BOTTOM PLATE MATERIAL	SHEAR WALL SHEATHING AND FASTENING (APPLICABLE TO "SW" WALLS ONLY) ⁶										REMARKS
				SHEATHING (TYPE, QUANTITY) ⁵		BLOCKING ^{1,5}	SHEATHING FASTENERS ^{8,9}		FASTENER SPACING	BOTTOM PLATE ANCHORAGE ⁷	HOLD DOWN ANCHORAGE ¹¹			
				SIDE A	SIDE B		SIDE A	SIDE B						
BW01	2x6 AT 12"	SPF No. 1/2	SPF No. 1/2	-	-	-	-	-	-	-	-			
BW02	2x6 AT 16"	SPF No. 1/2	SPF No. 1/2	-	-	-	-	-	-	-	-			
SW01	2x6 AT 12"	SPF No. 1/2	SPF No. 1/2	OSB, 1	-	UNBLOCKED	8d	-	4"	12"	5/8"x 6" TITEN HD	HD01		

WOOD STUD AND SHEAR WALL SCHEDULE NOTES:

- REFER TO "TYPICAL SHEAR WALL ELEVATIONS" FOR SHEAR WALL CONSTRUCTION INFORMATION. WALL ELEVATION IS A SCHEMATIC REPRESENTATION OF VARIOUS FRAMING CONDITIONS THAT MAY EXIST AND DOES NOT NECESSARILY REPRESENT SPECIFIC PROJECT CONDITIONS.
- BW (BEARING) AND SW (SHEAR) WALLS WITH THE SAME MARK NUMBER (#) HAVE THE SAME STUD CONFIGURATIONS. SHEATHING AND HOLDDOWN INFORMATION IS ONLY APPLICABLE TO SW WALLS:
A. WALLS MARKED "BW##" ON PLAN ARE USED AS GRAVITY-LOAD **BEARING WALLS ONLY**.
B. WALLS MARKED "SW##" ON PLAN ARE USED AS GRAVITY-LOAD **BEARING WALLS AND SHEAR WALLS**.
- SHEATHING IN SCHEDULE IS FOR SW (SHEAR) WALLS ONLY. ADDITIONAL MATERIAL AND SHEATHING MAY BE REQUIRED. REFER TO ARCHITECTURAL WALL ASSEMBLIES AND "TYPICAL SHEATHING PLACEMENT DIAGRAMS", THIS SHEET.
A. "OSB" SHEATHING TYPE TO BE 15/32" THICK MINIMUM OSB OR PLYWOOD APA RATED STRUCTURAL-1 SHEATHING. SHEATHING MUST BE MARKED WITH MANUFACTURER'S STAMP INDICATING THE STRUCTURAL 1 RATING.
B. "GYP" SHEATHING TYPE TO BE 5/8" THICK MINIMUM GYPSUM WALL BOARD.
- ALL WALLS INDICATED AS "BLOCKED" SHALL HAVE STUD BLOCKING (2" NOMINAL OR WIDER) AT HORIZONTAL SHEATHING BUTT JOINTS, AND ALL SHEATHING EDGE LOCATIONS.
- PROVIDE BLOCKING MATCHING SPECIES AND GRADE OF WALL STUDS BETWEEN STUDS AT MID-HEIGHT OF ALL WALLS UNLESS NOTED OTHERWISE.
- FASTENERS SHALL NOT BE OVER-DRIVEN INTO SHEATHING. STAPLES SHALL NOT BE USED IN ANY CASE.
A. 8d NAILS TO HAVE 1 3/8" (MINIMUM) PENETRATION.
B. 10d NAILS TO HAVE 1 1/2" (MINIMUM) PENETRATION.
- FASTENERS FOR GYPSUM WALL BOARD SHEATHED WALLS:
A. 6d - COOLER OR WALL BOARD NAILS OR 1 1/4" TYPE W OR S DRYWALL SCREWS. [0.0915" X 1 7/8" LONG WALLBOARD OR 0.120" X 1 3/4" LONG NAIL MAY BE SUBSTITUTED FOR 6d COOLER NAIL.]
B. 8d - COOLER OR WALL BOARD NAILS
- PROVIDE A MINIMUM OF 2 ANCHORS PER WALL PLATE. ANCHORS ARE TO BE LOCATED NO MORE THAN 12" AND NO LESS THAN 4" FROM END OF BOTTOM PLATES. TYPICAL.
- SHEAR WALLS ARE DESIGNED FOR OPENINGS SHOWN ON PLANS ONLY. NO OTHER OPENINGS SHALL BE PERMITTED WITHOUT THE APPROVAL OF THE ENGINEER. PENETRATIONS THROUGH SHEAR WALL SHEATHING GREATER THAN ARE NOT PERMITTED.
- SHEAR WALLS ARE DESIGNED TO BE CONTINUOUS FOR ENTIRE LENGTH SHOWN ON PLAN. REFER TO "TYPICAL PREFABRICATED WALL PANEL SPLICE DETAILS", THIS SHEET, FOR CONNECTIONS BETWEEN SHOP-FABRICATED WALL PANELS AT CONTINUOUS (VERTICALLY ALIGNED AND HORIZONTAL) SHEAR WALLS.
- SHEAR WALL HOLD DOWNS SHALL BE PROVIDED AT LOCATIONS AS INDICATED ON FRAMING PLANS. REFER TO SHEAR WALL HOLD DOWN SCHEDULE FOR HOLD DOWN CONNECTION INFORMATION.
- REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL REQUIREMENTS RELATED TO:
A. FIRE RESISTANCE RATING
B. UL ASSEMBLIES
C. NON-COMBUSTIBLE CONSTRUCTION
D. FIRE-BLOCKING
E. ACOUSTIC PERFORMANCE
F. DRAFT STOPPING
- STUD SIZES SHOWN IN SCHEDULE ARE MINIMUM REQUIRED. WHERE STRUCTURAL OR ARCHITECTURAL PLANS DIFFER, THE LARGER SIZE SHALL BE INSTALLED.
- REFER TO "GENERAL WOOD FRAMING DETAILS" SHEET FOR REQUIREMENTS AT WALL PENETRATIONS THROUGH WALL PLATES AND STUDS. PENETRATIONS SHALL NOT BE PLACED IN SHEAR WALL END POSTS.

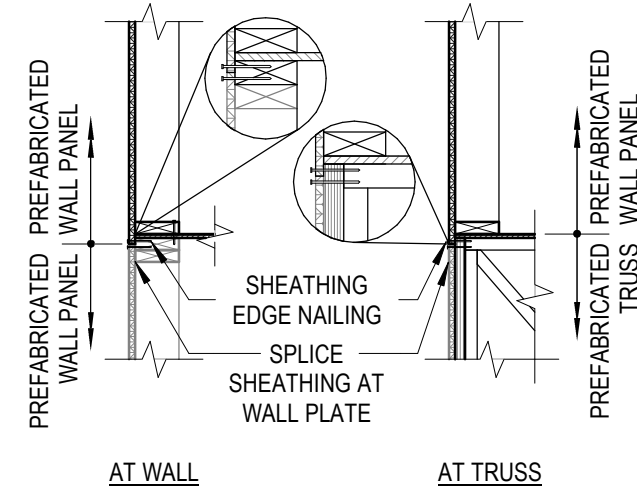
INTERIOR



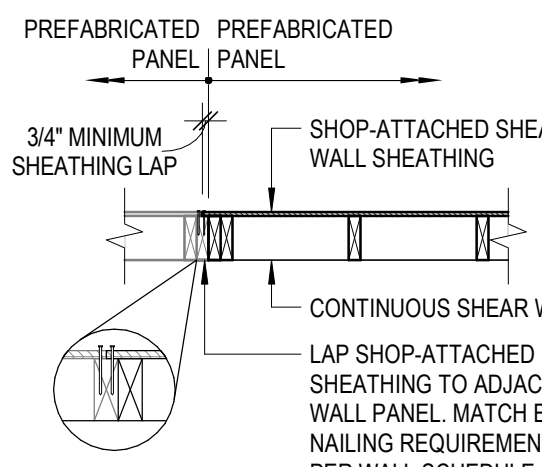
EXTERIOR

EXTERIOR WALL

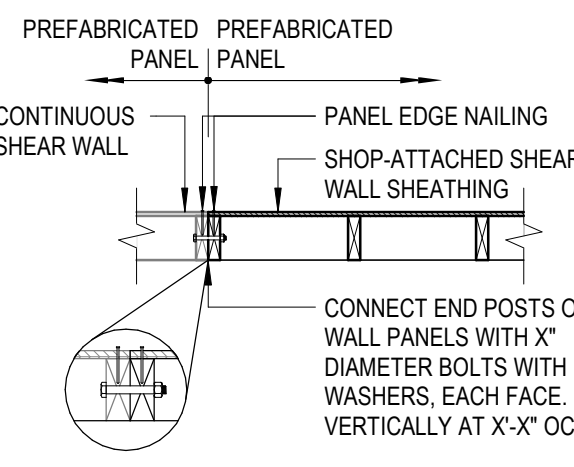
TYPICAL SHEATHING PLACEMENT



VERTICAL EXTERIOR WALL PANEL SPLICE



HORIZONTAL WALL PANEL SPLICE - OPTION A



HORIZONTAL WALL PANEL SPLICE - OPTION B

TYPICAL PREFABRICATED WALL PANEL SPLICE DETAILS

WOOD TRUSS SCHEDULE

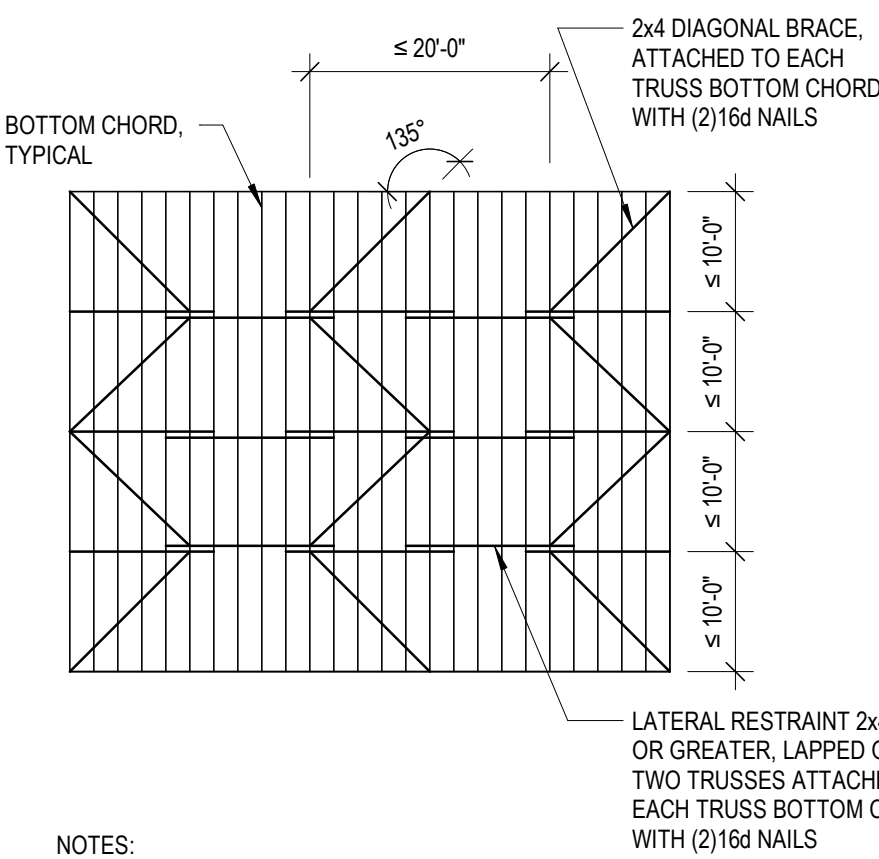
MARK	TYPE	DEPTH	SPACING	TOP CHORD LOADING ²		BOTTOM CHORD LOADING ³		REMARKS
				DEAD (PSF)	SNOW (PSF)	DEAD (PSF)	MISC. (PSF)	
				10	25	10	10	
T1	I		24"	10	25	10	10	
T2	II		24"	10	25	10	10	

ROOF TRUSS SCHEDULE NOTES:

- BEARING CONDITIONS VARY. SEE ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR ALL DIMENSIONS INCLUDING SPAN WIDTH, LENGTH OF OVERHANG AND SLOPED TOP CHORD PITCH.
- LOADS IN SCHEDULE ARE UNIFORM LOADS ON PROJECTED SURFACE.
A. TOP CHORD DEAD IS SUPERIMPOSED AND INCLUDES DECK AND 1/2 MEP.
B. BOTTOM CHORD DEAD IS SUPERIMPOSED AND INCLUDES INSULATION, CEILING AND 1/2 MEP.
- REFER TO "WOOD FRAMING DEFLECTION LIMITS" FOR WOOD FRAMING FOR DEFLECTION LIMITS AT TRUSS MEMBERS.
- REFER TO COMPONENTS AND CLADDING DESIGN WIND PRESSURES TABLE FOR WIND PRESSURES APPLIED AT ROOF TRUSSES.
- REFER TO SNOW DRIFT TABLE FOR DRIFTING SNOW LOADING AND LOCATIONS. SNOW DRIFT LOAD IS IN ADDITION TO FLAT ROOF SNOW LOAD.
- OTHER MECHANICAL ROOFTOP UNIT VERIFY AND COORDINATE ALL DIMENSIONS AND LOADS WITH MECHANICAL EQUIPMENT SUPPLIER.
- TRUSS WEB MEMBER LAYOUT IS TO BE BY SUPPLIER AS REQUIRED BY DESIGN. LAYOUT MUST BE COORDINATED WITH DUCTWORK REQUIREMENTS.
- TRUSSES MAY BE FABRICATED IN MULTIPLE PARTS AND ASSEMBLED IN THE FIELD AS DESIGN WILL ALLOW.
- DESIGN OF ROOF TRUSSES MUST ACCOUNT FOR CONCENTRATED LOADING FROM OVERBUILD CONSTRUCTION.
- AREAS INDICATED AS OVERBUILD ON PLAN MAY BE FABRICATED AS PART OF THE TRUSSES AT THE CONTRACTOR'S OPTION.
- HEADER OR GIRDER TRUSS PROFILES ARE ASSUMED TO BE (2) WIDE AS A NUMBER OF 2x PLYS.
- SOME TRUSSES MAY REQUIRE HANGERS AT ENDS WHERE SUPPORTED BY GIRDER TRUSSES. HANGERS AND TRUSS WEB AND/OR CHORD MEMBER SIZES ARE TO BE DESIGNED BY TRUSS SUPPLIER. WIDTH MUST BE ADEQUATE TO FULLY SUPPORT TRUSS HANGERS.
- REFER TO "GENERAL WOOD FRAMING SCHEDULES" FOR MINIMUM NAILING REQUIREMENTS AT WOOD FRAMING.
- REFER TO "WOOD STUD AND SHEAR WALL" SCHEDULE FOR BLOCKING REQUIREMENTS AT BEARING.
- REFER TO "WOOD TRUSS" SCHEDULE(S) AND NOTES FOR ADDITIONAL DESIGN CRITERIA.
- WOOD TRUSS DESIGNER TO REVIEW ARCHITECTURAL DRAWINGS FOR ADA ACCESSIBLE SHOWER LOCATIONS AND PROVIDE DEPRESSED TOP CHORD AS REQUIRED.
- PLAN MAY INDICATE PROPOSED CONNECTORS IN SOME CASES BASED ON ASSUMED TRUSS CONFIGURATIONS. TRUSS SUPPLIER SHALL PROVIDE ALL CONNECTION HARDWARE AS REQUIRED WHERE TRUSSES ARE SUPPORTED BY HEADER TRUSSES BASED UPON ACTUAL TRUSS REACTIONS.

TYPE I

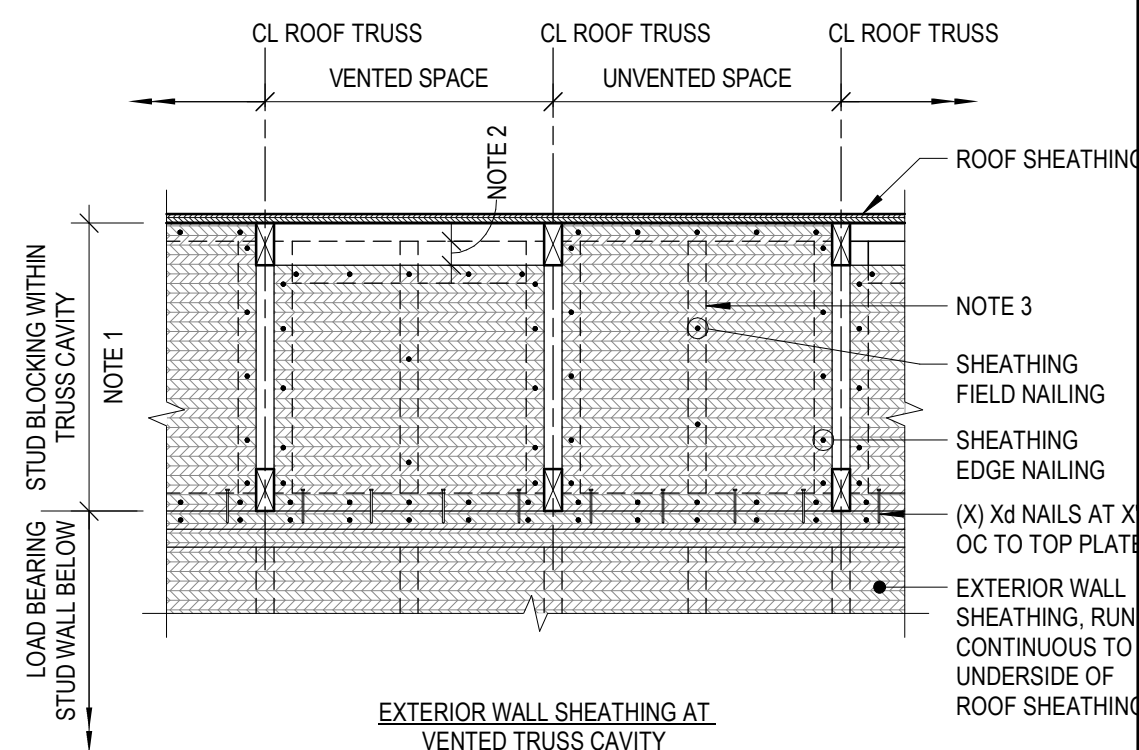
TYPE II



NOTES:

- IF CONTINUOUS LATERAL RESTRAINT IS PROVIDED FOR WEB MEMBERS OR IF SWAY BRACING IS PROVIDED, LOCATE BOTTOM CHORD BRACING AT EACH LINE OF SUCH BRACING AND SPACED NO MORE THAN 10 FEET ON CENTER.

TYPICAL TRUSS BRACING LAYOUT



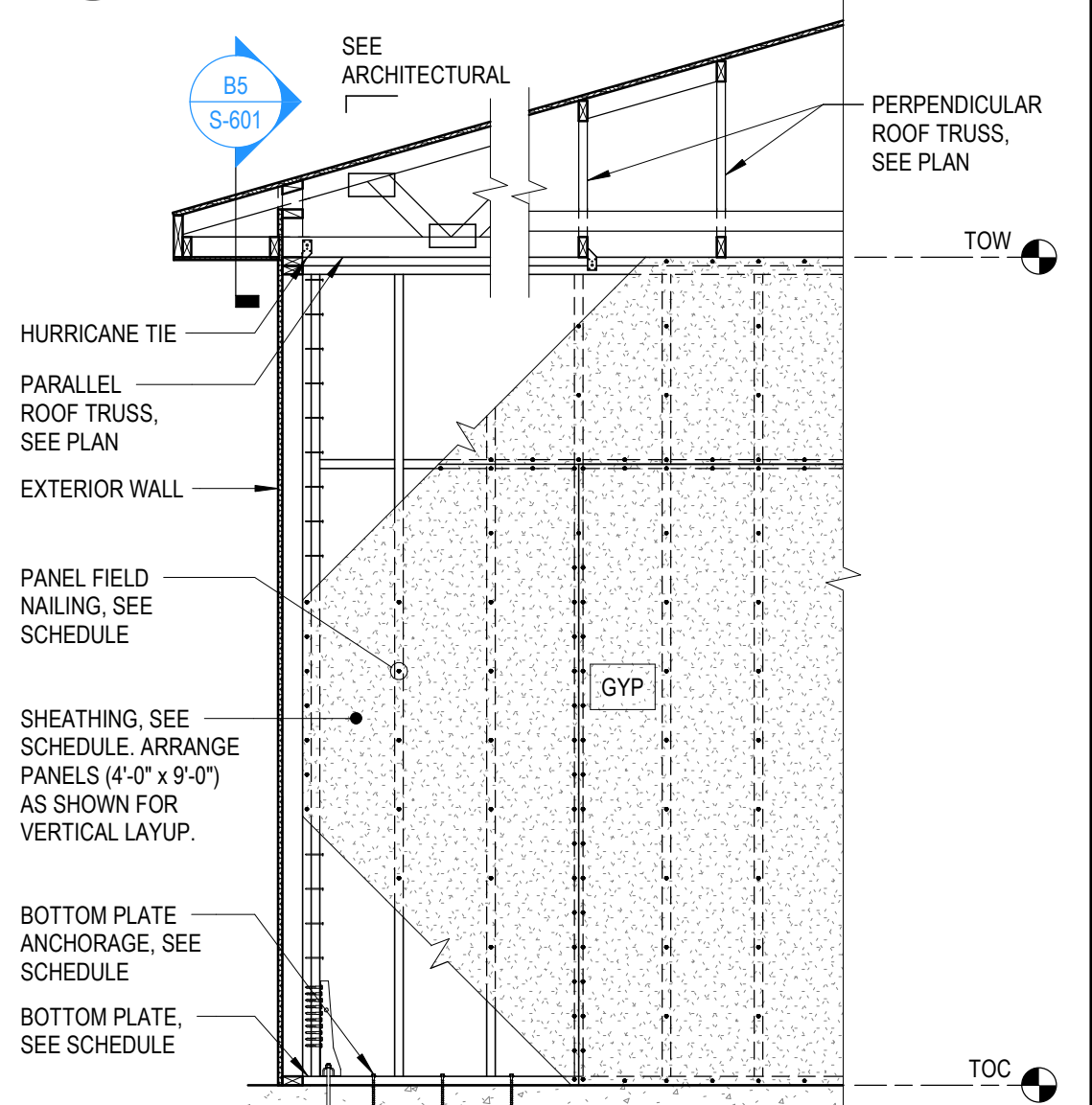
NOTES:

- PROVIDE STUD BLOCKING AT EVERY PANEL EDGE AND BETWEEN TRUSS TOP AND BOTTOM CHORDS. COORDINATE TRUSS BEARING DEPTH AT ENDS WITH ARCHITECTURAL DETAILS.
- PROVIDE GAP AS REQUIRED TO MEET OPEN-AIR REQUIREMENTS. COORDINATE WITH ARCHITECTURAL DRAWINGS.
- MAXIMUM UNSUPPORTED SHEATHING SPAN IS X'-X". PROVIDE INTERMEDIATE SQUASH BLOCKING BETWEEN TRUSSES WHEN TRUSS SPACING IS GREATER THAN X'-X" OC.

B5

PITCHED ROOF TRUSS BEARING

3/4" = 1'-0"



TYPICAL SINGLE-STORY BEARING
AND SHEAR WALL ELEVATION

PROJECT INFORMATION:

PROJECT NUMBER: 2025-0141.00

DATE: 10/1/2025

DRAWN BY: MTD

CHECKED BY: TAC

APPROVED BY:

SCALE: AS NOTED

SHEET TITLE:

WOOD WALL AND LATERAL, AND
PREFABRICATED TRUSS
SCHEDULES AND DETAILS

SHEET NUMBER:

S-601

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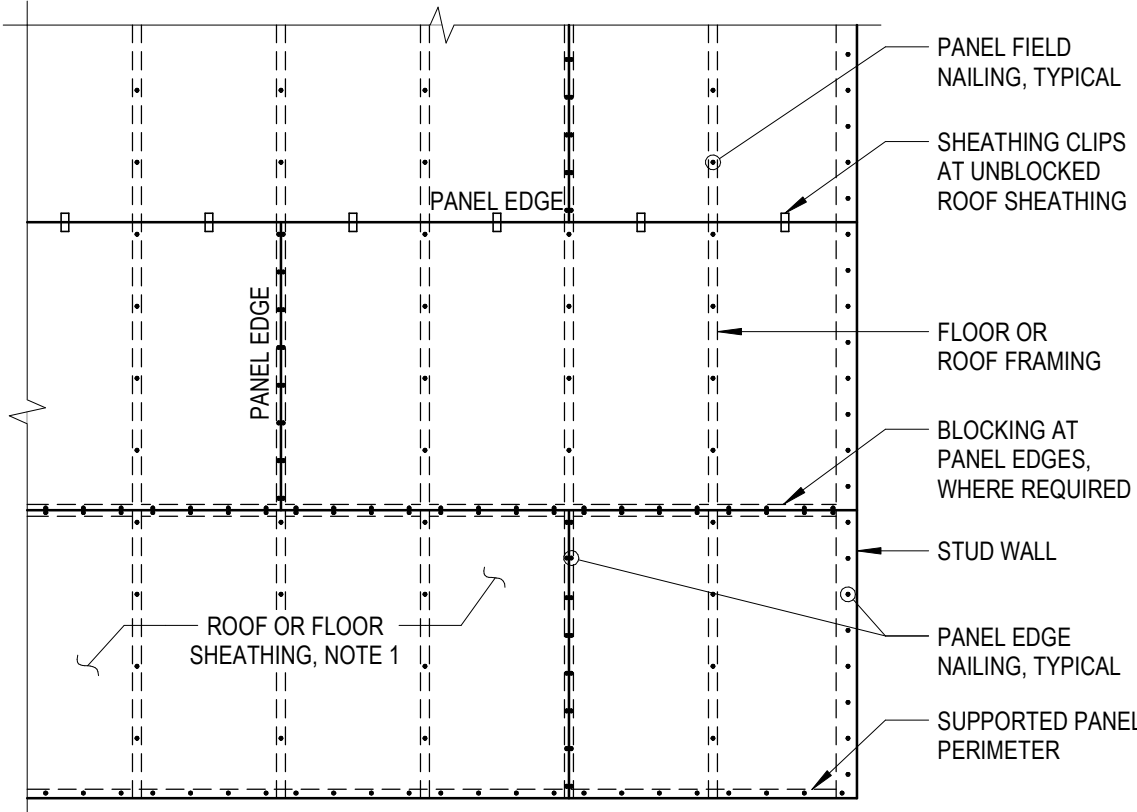
B

A

WOOD ROOF SHEATHING SCHEDULE

MARK	SHEATHING TYPE (THICKNESS)	SHEATHING FASTENERS	FASTENER SPACING		BLOCKED	REMARKS
			EDGE*	FIELD		

WF01	OSB OR PLYWOOD (19/32")	10d	8" OC	12" OC	NO	
WOOD FLOOR / SHEATHING SCHEDULE NOTES: 1. REFER TO "TYPICAL FLOOR / ROOF SHEATHING PLAN" FOR CONSTRUCTION INFORMATION. 2. REFER TO "GENERAL WOOD FRAMING DETAILS" FOR FRAMING AROUND FLOOR AND ROOF OPENINGS. 3. SHEATHING IS DESIGNED BASED ON FRAMING SPACING OF 24" OC (MAXIMUM). 4. SHEATHING TO BE APA RATED OSB OR PLYWOOD. STRUCTURAL 1 RATED SHEATHING MUST BE MARKED WITH MANUFACTURER'S STAMP INDICATING RATING. 5. SHEATHING INDICATED AS "BLOCKED" SHALL HAVE WOOD BLOCKING (2" NOMINAL OR WIDER) AT HORIZONTAL SHEATHING BUTT JOINTS. ALL SHEATHING EDGE LOCATIONS. 6. FASTENERS SHALL NOT BE OVER-DRIVEN INTO SHEATHING. STAPLES SHALL NOT BE USED IN ANY CASE. 7. FASTENERS FOR OSB / PLYWOOD SHEATHING SHALL BE COMMON OR BOX NAILS: A. 8d NAILS TO HAVE 1 3/8" (MINIMUM) PENETRATION. B. 10d NAILS TO HAVE 1 1/2" (MINIMUM) PENETRATION. 8. FASTENING TO BE PROVIDED AT PANEL EDGES, SUPPORTS, PERIMETER, AND BLOCKING. 9. FASTENERS AND ANCHORS IN CONTACT WITH PRESERVATIVE-TREATED WOOD, OR EXPOSED TO WEATHER SHALL BE HOT-DIPPED GALVANIZED. 10. REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL REQUIREMENTS RELATED TO: A. FIRE RESISTANCE RATING B. UL ASSEMBLIES C. NON-COMBUSTIBLE CONSTRUCTION D. ACOUSTIC PERFORMANCE						

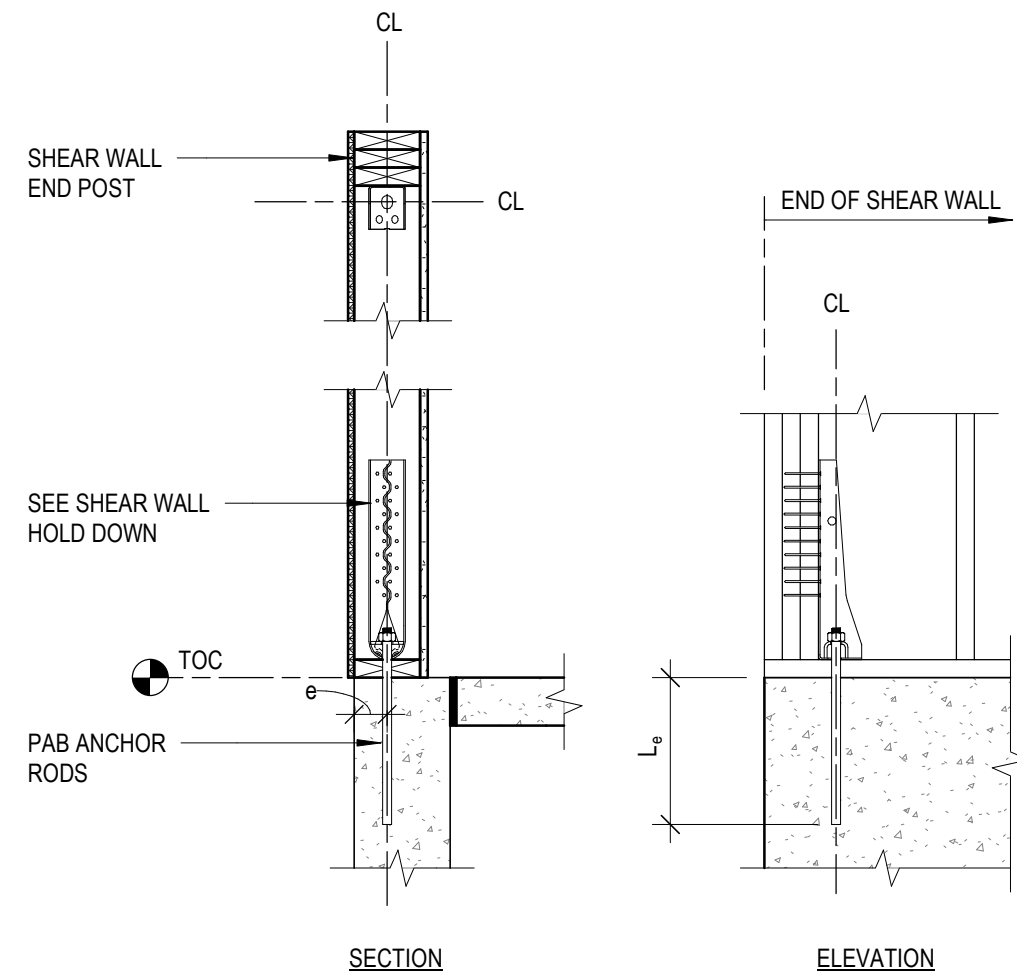


TYPICAL FLOOR / ROOF
SHEATHING PLAN

WOOD SHEAR WALL HOLD DOWN SCHEDULE

MARK	TYPE	WOOD WALL HOLD DOWN		ADHESIVE ANCHOR OR BOLTS				REMARKS
		MODEL NUMBER*	MINIMUM END POST SIZE*	WOOD FASTENERS	DIAMETER D	EMBEDMENT L _a	EDGE DISTANCE e	GRADE OR TYPE*

HD01	-	HDU2	P2-26	(8) 1/4 x 2 1/2 SDS SCREWS	5/8"	9"	2 3/4"	-	
WOOD SHEAR WALL HOLD DOWN SCHEDULE NOTES: 1. HOLD DOWNS ARE TO BE PROVIDED AT LOCATIONS INDICATED ON STRUCTURAL FRAMING PLANS. WHERE WALLS ARE INTERRUPTED BY INTERSECTING WALL ELEMENTS, STRUCTURAL SHEATHING SHOULD REMAIN CONTINUOUS. 2. SPECIFIC LOCATION OF HOLD DOWN MAY ADJUST AS REQUIRED BASED ON FIELD CONDITIONS OR AS GENERAL CONTRACTOR'S OPTION. REFER TO "TYPICAL SHEAR WALL INTERSECTIONS" FOR ADDITIONAL GUIDANCE ON HOLD DOWN PLACEMENT AND ORIENTATION. 3. HOLD DOWNS SHOWN ON PLANS ARE AT THE BASE OF WOOD FRAMED WALLS AND PROVIDE ANCHORAGE TO STRUCTURAL FRAMING BELOW. 4. INSTALL HOLD DOWNS PER MANUFACTURER'S INSTRUCTIONS. HOLD DOWN MODELS ARE AS MANUFACTURED BY SIMPSON STRONG-TIE. HOLD DOWNS ARE BASED ON WOOD CONSTRUCTION CONNECTORS, C-C-2024. 5. ANCHOR BOLTS ARE TO BE PAB TYPE, ASTM F1554 GRADE 36, AS MANUFACTURED BY SIMPSON STRONG-TIE, UNLESS OTHERWISE NOTED IN DETAILS. 6. USE FASTENERS SHOWN IN LATEST MANUFACTURER'S CATALOG FOR ALL HOLD DOWNS. EMBEDMENT "L_a" AS FOLLOWS UNLESS OTHERWISE SHOWN IN DETAILS: A. 5/8" DIAMETER ANCHOR BOLT = 8" EMBED, 3" COVER B. 7/8" DIAMETER ANCHOR BOLT = 7" EMBED, 4" COVER 7. EACH STUD IN END POSTS COMPRISED OF MULTIPLE MEMBERS TO BE FASTENED TOGETHER PER BUILT-UP POST SCHEDULE. 8. GENERAL CONTRACTOR SHALL COORDINATE WITH WALL PANEL SUPPLIER AND MAKE ALLOWANCE FOR FIELD INSTALLATION OF HOLD-DOWN ANCHORS PRIOR TO SHEATHING INSTALLATION. 9. STUD SIZES SHOWN IN SCHEDULE ARE MINIMUM REQUIRED. WHERE STRUCTURAL OR ARCHITECTURAL PLANS DIFFER, THE LARGER SIZE SHALL BE INSTALLED. 10. DO NOT DAMAGE CONCRETE REINFORCEMENT FOR ANCHOR INSTALLATION. COORDINATE WITH CONCRETE CONTRACTOR.									



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CLIENT:



PROJECT TITLE:

EB FLO COFFEEHOUSE - ADDITION

340 SOUTH PIER DRIVE
SHEBOYGAN, WI 53081

ISSUE:

PROJECT INFORMATION:

PROJECT NUMBER: 2025-0141.00

DATE: 10/1/2025

DRAWN BY: MTD

CHECKED BY: TAC

APPROVED BY:

SCALE: AS NOTED

SHEET TITLE:

SHEAR WALL HOLD DOWN AND
LATERAL SCHEDULES

SHEET NUMBER:

S-602

2025-10-01 - REVIEW SET - NOT FOR CONSTRUCTION

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REFLECTED CEILING PLAN SYMBOLS KEY		SYMBOL LEGEND		VIEW LOCATION LEGEND		LIST OF SHEETS																																					
2'x2' CEILING GRID WITH ACOUSTICAL TILE 2'x4' LAY-IN LIGHT FIXTURE 2'x4' CEILING GRID WITH ACOUSTICAL TILE 1'x4' LAY-IN LIGHT FIXTURE 2'x2' CEILING GRID WITH VINYL FACE GYPSUM BOARD TILE 2'x2' LAY-IN LIGHT FIXTURE 2'x4' CEILING GRID WITH VINYL FACE GYPSUM BOARD TILE 2'x4' SURFACE MOUNTED LIGHT FIXTURE GYPSUM BOARD CEILING 2'x4' SURFACE MOUNTED LIGHT FIXTURE MOISTURE RESISTANT GYPSUM BOARD CEILING 1'x4' SURFACE MOUNTED LIGHT FIXTURE GYPSUM BOARD SOFFIT/HEADER WITH HEIGHT 2'x2' SURFACE MOUNTED LIGHT FIXTURE WALL MOUNTED EXIT SIGN CEILING MOUNTED EXIT SIGN HVAC SUPPLY AIR GRILLE HVAC RETURN AIR GRILLE HVAC TRANSFER AIR GRILLE HVAC EXHAUST AIR GRILLE HVAC LINEAR SLOT DIFFUSER RECESSED DOWN LIGHT FIXTURE SURFACE MOUNTED TRACK LIGHTING CEILING ACCESS PANEL SPEAKER SPRINKLER HEAD NOTE: SEE ELECTRICAL DRAWINGS FOR SPECIFIC LIGHT FIXTURE INFORMATION AND CIRCUITING. SEE MECHANICAL DRAWINGS FOR LOUVER AND GRILLE SIZES.		LINE BEYOND CENTER GRID DEMOLITION EXISTING (HALFTONE) HIDDEN MATCHLINE NEW (CUT) NEW (PROJECTION) OVERHEAD MATERIAL ALUMINUM BRICK CONCRETE CONCRETE MASONRY UNIT EARTH GRAVEL GYPSUM BOARD, MORTAR, GROUT, BLOWN INSULATION WOOD STEEL RIGID INSULATION, SPRAY APPLIED FOAM ACOUSTIC TILE (SECTION CUT) ACOUSTIC TILE (SECTION CUT) REFERENCE NORTH INDICATOR DETAIL VIEW INDICATOR ELEVATION VIEW INDICATOR SECTION VIEW INDICATOR VIEW INDICATOR GRID INDICATOR EXISTING GRID INDICATOR BREAK LINE SPAN DIRECTION INDICATOR OPENING (FLOOR, ROOF OR WALL) ELEVATION INDICATOR KEYED NOTE INDICATOR (DEMOLITION WORK) KEYED NOTE INDICATOR (NEW OR PROPOSED WORK) WALL TYPE INDICATOR REVISION CLOUD REVISION INDICATOR		<table><tr><td>D1</td><td>D2</td><td>D3</td><td>D4</td><td>D5</td><td>D6</td></tr><tr><td>C1</td><td>C2</td><td>C3</td><td>C4</td><td>C5</td><td>C6</td></tr><tr><td>B1</td><td>B2</td><td>B3</td><td>B4</td><td>B5</td><td>B6</td></tr><tr><td>A1</td><td>A2</td><td>A3</td><td>A4</td><td>A5</td><td>A6</td></tr></table>		D1	D2	D3	D4	D5	D6	C1	C2	C3	C4	C5	C6	B1	B2	B3	B4	B5	B6	A1	A2	A3	A4	A5	A6	<table><tr><td>A-201</td><td>GENERAL INFORMATION</td></tr><tr><td>A-002</td><td>GENERAL INFORMATION</td></tr><tr><td>A-003</td><td>LIFE SAFETY PLAN</td></tr><tr><td>A-101</td><td>PLANS</td></tr><tr><td>A-201</td><td>EXTERIOR ELEVATIONS AND CROSS-SECTIONS</td></tr><tr><td>A-301</td><td>INTERIOR ELEVATIONS, SCHEDULES, DOOR/WINDOW TYPES, AND DETAILS</td></tr></table>		A-201	GENERAL INFORMATION	A-002	GENERAL INFORMATION	A-003	LIFE SAFETY PLAN	A-101	PLANS	A-201	EXTERIOR ELEVATIONS AND CROSS-SECTIONS	A-301	INTERIOR ELEVATIONS, SCHEDULES, DOOR/WINDOW TYPES, AND DETAILS
D1	D2	D3	D4	D5	D6																																						
C1	C2	C3	C4	C5	C6																																						
B1	B2	B3	B4	B5	B6																																						
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A-301	INTERIOR ELEVATIONS, SCHEDULES, DOOR/WINDOW TYPES, AND DETAILS																																										
ADA FLOOR TRANSITIONS		LIMITS OF PROTRUDING OBJECTS		SINGLE OCCUPANT RESTROOM		TYPICAL ADA MANEUVERING CLEARANCES AT DOORS AND DOORWAYS		ABBREVIATIONS																																			
14" MAXIMUM 12" MAXIMUM 14" - 1/2" 12" MAXIMUM BEVELED CHANGES IN LEVEL FLOOR SURFACES (CARPET ON FLOOR SURFACES)		4" MAXIMUM 4" MAX																																									

Item 25

GRAEF

275 West Wisconsin Avenue,
Suite 300
Milwaukee, WI 53203
414 / 259 1500

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CLIENT:

QUASIUS

CONSTRUCTION CO.

SHEBOYGAN, WI

PROJECT TITLE:

EB FLO COFFEEHOUSE - ADDITION

ISSUE:

340 SOUTH PIER DRIVE
SHEBOYGAN, WI 53081

2025-10-01 - REVIEW SET - NOT FOR CONSTRUCTION

PROJECT INFORMATION:

PROJECT NUMBER: 2025-0141.00

DATE:

DRAWN BY: RMG

CHECKED BY: EJ

APPROVED BY: EJ

SCALE: AS NOTED

SHEET TITLE:

GENERAL INFORMATION

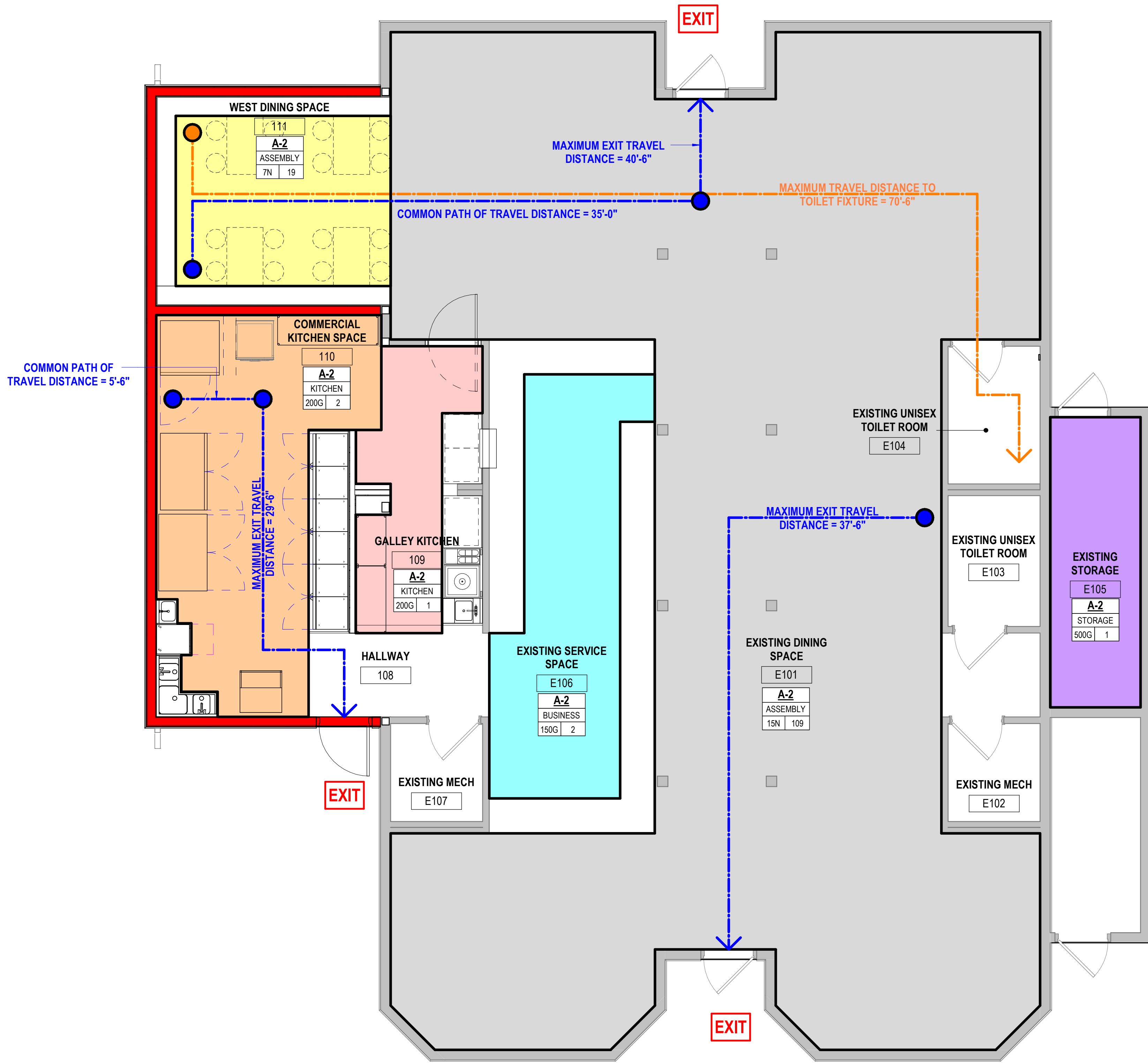
SHEET NUMBER:

A-002

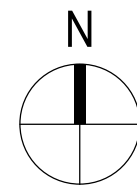
85

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BUILDING CODE DATA	
APPLICABLE CODE RESOURCE: WISCONSIN COMMERCIAL BUILDING CODE (BASED ON 2021 IBC) WISCONSIN FIRE CODE (BASED ON 2021 IFC)	
PRIMARY OCCUPANCY: IBC chapter 3 GROUP: A-2	OCCUPANT LOAD: IBC section 1004
MIX USE OCCUPANCY: IBC chapter 3 GROUP: R-3	SQUARE FOOTAGE BASED ON FUNCTION OF SPACE
CLASSIFICATION OF CONSTRUCTION: IBC chapter 6 V-A	OCCUPANCY A-2 (SPACE E101) 1,633 SF 15/SF 108.9 A-2 (ROOM E109) 94 SF 500/SF 0.19 A-2 (SPACE E106) 172 SF 150/SF 1.2 A-2 (ROOM 109) 87 SF 200/SF 0.44 A-2 (ROOM 110) 234 SF 200/SF 1.17 A-2 (ROOM 111) 131 SF 7/SF 18.7 R-3 (EXISTING RESIDENCE) 2,462 SF 200/SF 12.31 TOTAL 142.91 PERSONS 143 PERSONS
FIRE RESISTIVE RATINGS: IBC section 601 TYPE V-A PRIMARY STRUCTURE: 1 HOUR EXTERIOR BEARING WALLS: 1 HOUR INTERIOR BEARING WALLS: 1 HOUR EXTERIOR NON-BEARING WALLS: 1 HOUR INTERIOR NON-BEARING WALLS: 0 HOUR FLOOR CONSTRUCTION: 1 HOUR ROOF CONSTRUCTION: 1 HOUR	TOILET FACILITY TRAVEL DISTANCE ALLOWED: IBC Section 2902.1.2 500' - 0" TOILET FACILITY TRAVEL DISTANCE PROVIDED: 70' - 6"
SEPARATION OF OCCUPANCIES REQUIRED: IBC section 508.4 ☐ NO ☒ YES	PLUMBING FIXTURES REQUIRED: IBC Section 2902.1 PER OCCUPANCY OCCUPANT LOAD A-2 OCCUPANCY CLASSIFICATION 131 OCCUPANT LOAD MALE (66) 38 (1) 33 (1) FEMALE (66) 33 (1) 33 (1)
FIRE WALL SEPARATION PROVIDED TO CREATE SEPARATE BUILDINGS: ☐ NO ☐ YES 0 HOUR	COMMON PATH OF EGRESS: IBC section 1006.2.1 GROUP A-2 75'-0"
FIRE WALL(S) REQUIRED: IBC section 716 ☐ NO ☐ YES 0 HOUR	EXISTING R-3 OCCUPANCY CLASSIFICATION 13 OCCUPANT LOAD TOTAL FOR R-3 (13) (UNCHANGED)
FIRE BARRIER(S) REQUIRED: IBC section 707 ☐ NO ☒ YES 1 HOUR	PLUMBING FIXTURES PROVIDED: A-2 OCCUPANCY CLASSIFICATION PROVIDED MALE 4 1 FEMALE 1 1
SHAFT ENCLOSURE(S) REQUIRED: IBC section 713 ☐ NO ☐ YES 0 HOUR	WATERCLOSETS 1 1 LAVATORIES 1 1 BATHTUB/SHOWER 1 1
SPRINKLER SYSTEM: NO ☐ PARTIALLY NFPA 13	DRINKING FOUNTAINS 13 13
NUMBER OF STREETS: 1	SERVICE SINKS 14
AREA INCREASE DUE TO: IBC section 506 SPRINKLER SYSTEM AND/OR FRONTAGE ☐ NO ☐ YES	EXISTING R-3 OCCUPANCY PROVIDED TOTAL FOR R-3
ALLOWABLE BUILDING AREA PER STORY: IBC section 508 11,500 SF	MINIMUM EXITS REQUIRED: 24
ACTUAL BUILDING AREA PER STORY: EXISTING 5,088 SF FIRST FLOOR: 2,618 SF SECOND FLOOR: 2,237 SF LOFT (MEZZANINE): 225 SF ADDITION 535 SF FIRST FLOOR: 535 SF SECOND FLOOR: N/A LOFT (MEZZANINE): N/A TOTAL BUILDING AREA: 5,615 SF	EXITS PROVIDED: 3 (ON FIRST FLOOR)
ALLOWABLE NUMBER OF STORIES: IBC section 504 2	NOTES: 1. FIRE SEPARATION OF OCCUPANCIES REQUIRED BETWEEN THE ASSEMBLY AND RESIDENTIAL USES. MINIMUM 2-HOUR REQUIRED BETWEEN THE SPACES. 2. MINIMUM OF 2 DOORS IS INDICATED AS BEING REQUIRED ON THE FIRST FLOOR DUE TO TABLE 1006.2.1 OF THE 2021 IBC AND EXCEEDING THE NUMBER OCCUPANTS FOR AN ASSEMBLY USE TO MAINTAIN 1 EXIT. 3. DRINKING FOUNTAIN SUBSTITUTED VIA BOTTLE FILLERS IN THE CAFE. 4. UTILITY SINK PROVIDED IN KITCHEN TO SERVE AS A SERVICE SINK FOR THE ASSEMBLY SPACE.
ACTUAL NUMBER OF STORIES: 2	
ALLOWABLE BUILDING HEIGHT: IBC section 504 50'-0"	
ACTUAL BUILDING HEIGHT: 38'-2"	



A4 FIRST FLOOR PLAN
1/4" = 1'-0"



Item 26:
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275 West Wisconsin Avenue,
Suite 300
Milwaukee, WI 53203
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QUASIUS
CONSTRUCTION CO.
SHEBOYGAN, WI

PROJECT TITLE:
EB FLO COFFEEHOUSE - ADDITION

340 SOUTH PIER DRIVE
SHEBOYGAN, WI 53081
ISSUE:

PROJECT INFORMATION:
PROJECT NUMBER: 2025-0141.00
DATE:
DRAWN BY: RMG
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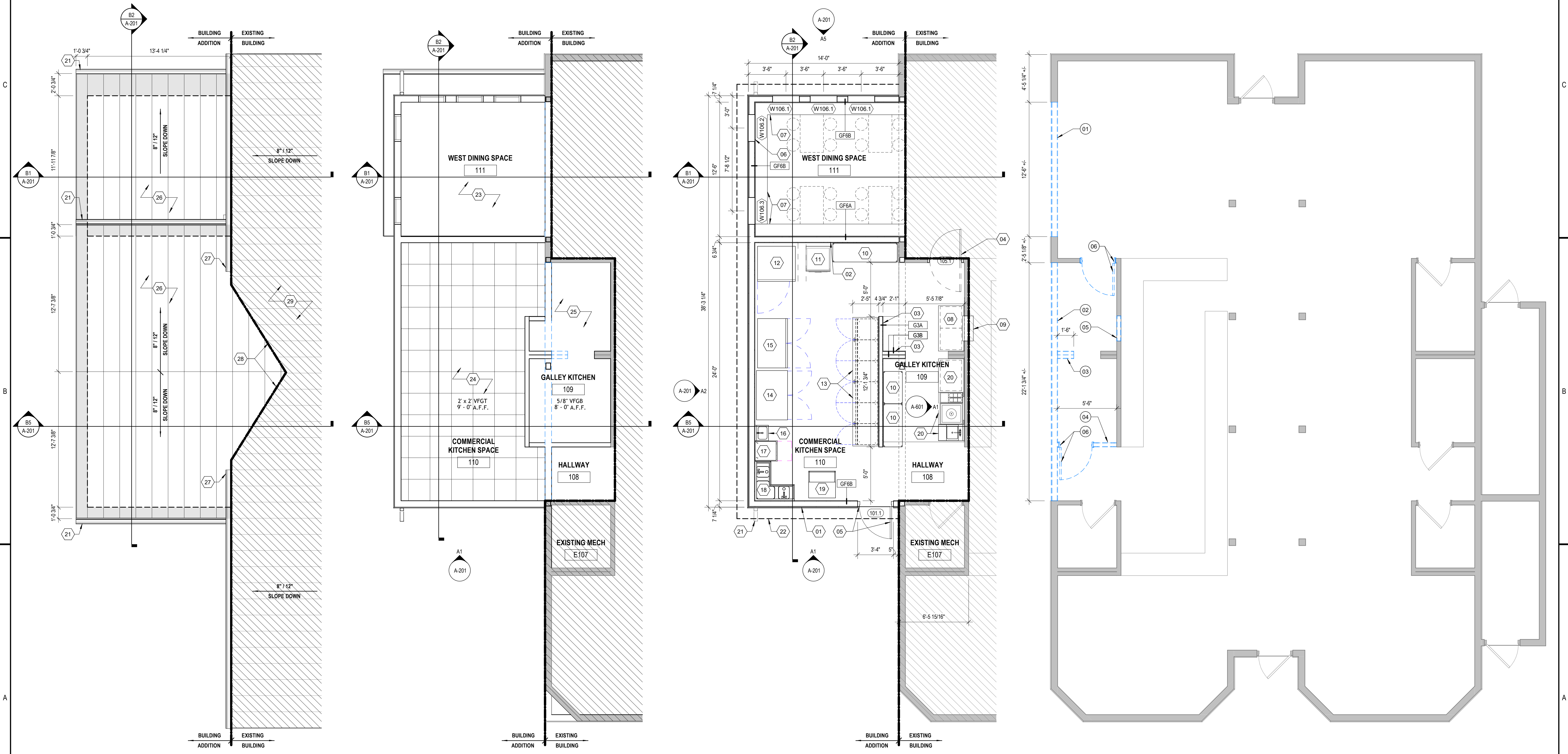
SHEET TITLE:
LIFE SAFETY PLAN

SHEET NUMBER:

A-003

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	1 NON-RATED PARTITION: (2) SIDES 5/8" GYPSUM BOARD PARTIAL HEIGHT					2 NON-RATED PARTITION: (1) SIDE 5/8" GYPSUM BOARD PARTIAL HEIGHT					3 1-HOUR FIRE RATED ASSEMBLY INTERIOR LOAD BEARING					4 1-HOUR FIRE RATED ASSEMBLY INTERIOR LOAD BEARING					5 ○ DEMO SHEET KEYNOTES					6 ⬡ SHEET KEYNOTES				
																					01 DEMO EXISTING EXTERIOR WALL UP TO UNDERSIDE OF NEW PROPOSED ROOF DECK. SEE SECTION B2/A-201 FOR SECTION THROUGH THE SPACE. PROVIDE HEADER AT OPENING. 02 DEMO EXISTING EXTERIOR WALL UP TO UNDERSIDE OF NEW PROPOSED CEILING. SEE SECTION B2/A-201 FOR SECTION THROUGH THE SPACE. PROVIDE HEADER AT OPENING. 03 DEMO EXISTING STUD WALL UP TO PROPOSED NEW CEILING HEIGHT. VERIFY EXISTING CROSS BRACING WITH STRUCTURAL. 04 DEMO EXISTING STUD WALL UP TO PROPOSED NEW CEILING HEIGHT. PROVIDE HEADER AT OPENING. 05 DEMO OPENING IN EXISTING WALL TO REMAIN. PROVIDE HEADER FOR OPENING. OPENING DIMENSIONS 28" WIDE X 29 1/2" HIGH. OPENING TO BE SET 46 1/2" ABOVE FINISH FLOOR ELEVATION. 06 DEMO EXISTING DOOR, FRAME, AND HARDWARE					01 NEW EXTERIOR 6" WOOD LOAD BEARING STUD WALL. 1-HR RATED PER CONSTRUCTION TYPE V-A. UL U356. 02 NEW INTERIOR 6" WOOD LOAD BEARING STUD WALL. 1-HR RATED PER CONSTRUCTION TYPE V-A. UL U356. EXTERIOR WALL TYPE GF6B AT EXTERIOR EXPOSED FACE ABOVE. 03 NEW INTERIOR NON-LOAD BEARING WALL. 04 NEW ELASON DOUBLE ACTING DOOR. DOOR, DOOR FRAME, AND HARDWARE BY MANUFACTURER. 05 NEW EXTERIOR INSULATED HOLLOW METAL DOOR, DOOR FRAME, AND HARDWARE. 06 NEW DOUBLE HUNG WOOD CLAD WINDOW, TYPICAL. 07 NEW 42" HIGH x 14" DEEP BAR HEIGHT COUNTER TOP. 08 28" DEEP COUNTER WITH 1" INTERGRAL BACKSPLASH FOR STAGING WITH OPEN SHELVES BELOW. SEE ELEVATION ON A-401. 09 28" x 28" PASS THRU OPENING WITH 1 1/2" THICK BY 12" DEEP PASS THRU COUNTER. 10 SHELVING UNITS, BY OTHERS. 11 STACKED WASHER AND DRYER UNIT, BY OTHERS. 12 DOUBLE STACK CONVECTION OVEN, BY OTHERS. 13 28" DEEP COUNTER WITH 1" INTERGRAL BACKSPLASH AND UNDERCOUNTER REFRIGERATION, TYPICAL, BY OTHERS. 14 COMMERCIAL ROLL-IN REFRIGERATOR, BY OTHERS. 15 COMMERCIAL ROLL-IN FREEZER, BY OTHERS. 16 HANDWASH SINK, BY OTHERS. 17 EXISTING UNDERCOUNTER DISHWASHER. 18 CORNER STYLE THREE BASIN SINK, BY OTHERS. 19 EXISTING RELOCATED ICE MAKER. 20 28" DEEP COUNTER WITH 1" INTEGRAL BACKSPLASH, UNDERCOUNTER STORAGE, BLENDED DRINK STATION, DROP IN ICE BIN, SINK AND GLASS RISE STATION, BY OTHERS. 21 PREFINISHED ALUMINUM GUTTER AND DOWNSPOUT TO MATCH EXISTING FINISH COLOR, TYPICAL. ROOF OVERHANG ABOVE, TYPICAL. 22 EXPOSED STRUCTURAL TRUSSES ABOVE. 24 NEW LAY-IN VINYL FACED GYPSUM TILE CEILING. 25 NEW VINYL FACED GYPSUM BOARD CEILING WITH WOOD JOISTS. 26 NEW STANDING SEAM ROOF. 27 CUT EXISTING GUTTER AND PROVIDE NEW DOWNSPOUTS AT NEW ROOF DORMER. 28 TIE IN NEW ROOF TO EXISTING ROOF. PROVIDE NEW FLASHING AND TRIM AT STANDING SEAM RIDGE LINE. 29 EXISTING STANDING SEAM ROOF TO REMAIN				
	PARTITION #	DESCRIPTION	WIDTH	REF TEST	STC	PARTITION #	DESCRIPTION	WIDTH	REF TEST	STC	PARTITION #	DESCRIPTION	WIDTH	REF TEST	STC	PARTITION #	DESCRIPTION	WIDTH	REF TEST	STC	PARTITION #	DESCRIPTION	WIDTH	REF TEST	STC	PARTITION #	DESCRIPTION	WIDTH	REF TEST	STC
	G3A	3 1/2" WOOD STUDS	4 3/4"			G3B	3 1/2" WOOD STUD	4 1/8"			GF6A	5 1/2" WOOD STUDS	6 3/4"	UL U305		GF6B	5 1/2" WOOD STUDS	6 3/4"	UL U356											
	NOTE: 1. "AFTER THE PARTITION # INDICATES WALL WITHOUT INSULATION. 2. STC RATING BASED ON WALLS WITH INSULATION AND 20 GA / 25 GA METAL STUDS					NOTE: 1. "AFTER THE PARTITION # INDICATES WALL WITHOUT INSULATION.					NOTE: 1. "AFTER THE PARTITION # INDICATES WALL WITHOUT INSULATION.					NOTE: 1. "AFTER THE PARTITION # INDICATES WALL WITHOUT INSULATION.														



A1 PARTIAL ROOF PLAN 1/4" = 1'-0"	A2 PARTIAL REFLECTED CEILING PLAN 1/4" = 1'-0"	A3 FIRST FLOOR PLAN 1/4" = 1'-0"	A5 EXISTING/DEMOLITION FLOOR PLAN 1/4" = 1'-0"
---	--	--	--

275 West Wisconsin Avenue,
Suite 300
Milwaukee, WI 53203
414 / 259 1500

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CLIENT:

340 SOUTH PIER DRIVE
SHEBOYGAN, WI 53081

ISSUE:

PROJECT TITLE:

EB FLO COFFEEHOUSE - ADDITION

PROJECT INFORMATION:

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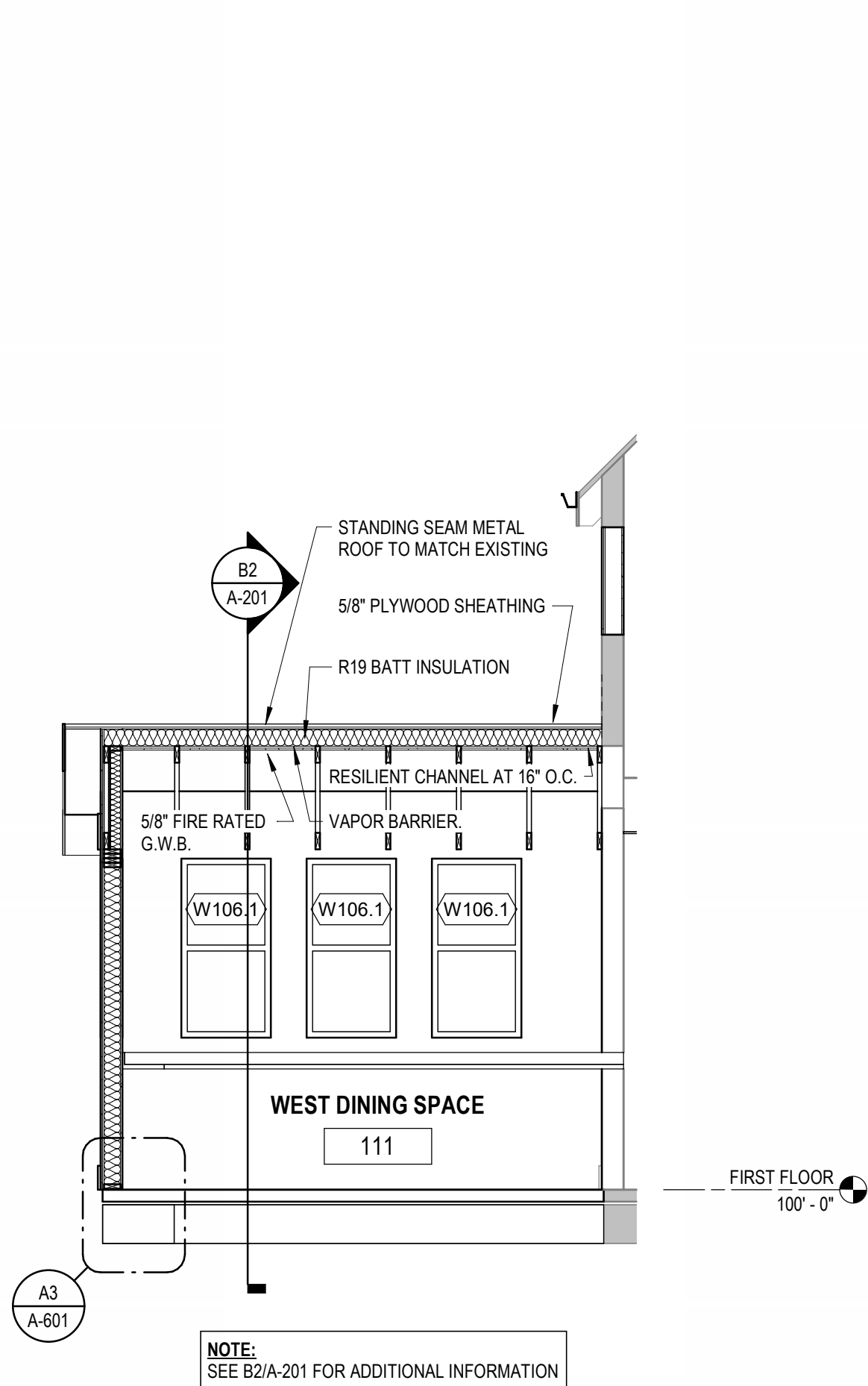
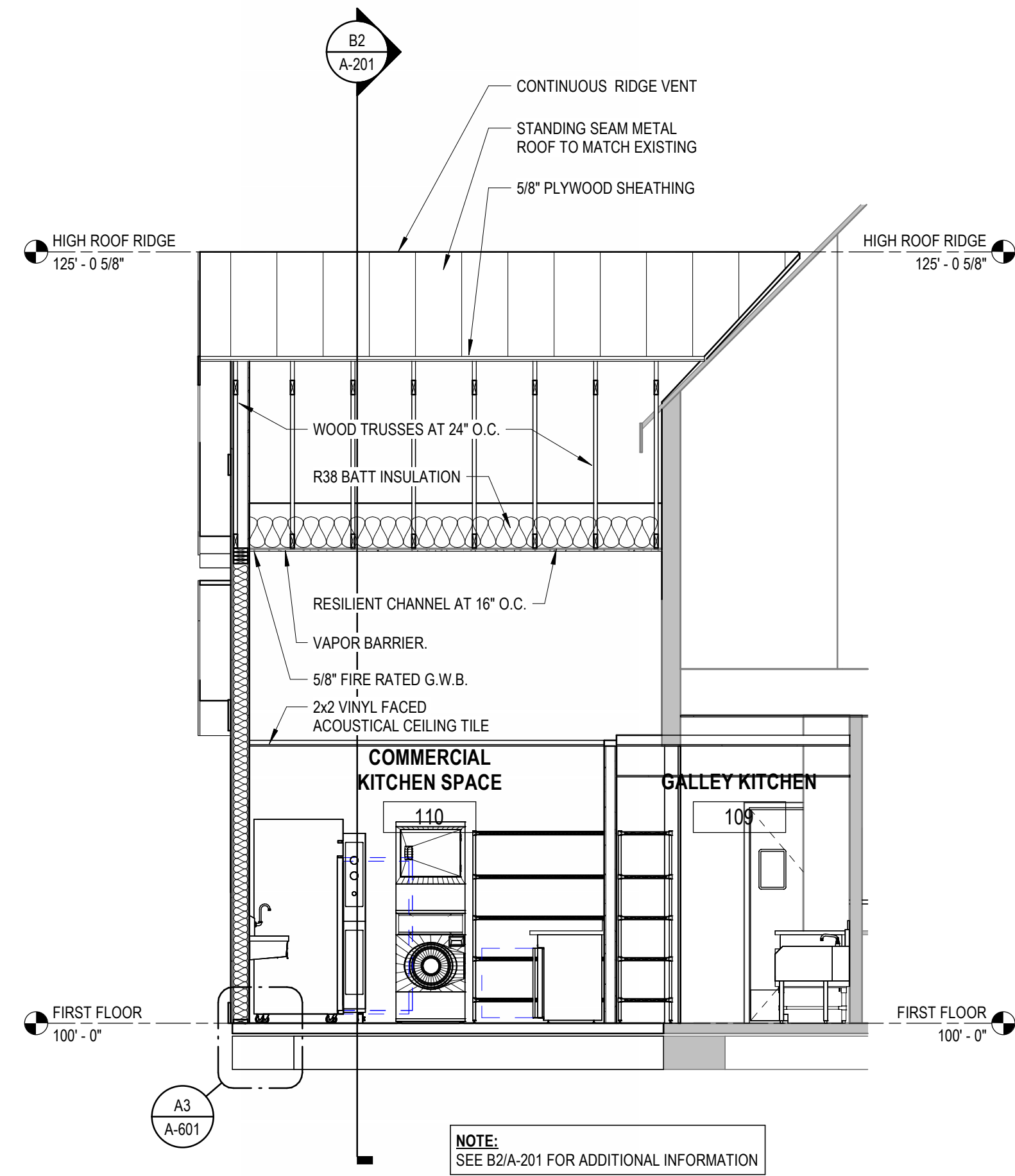
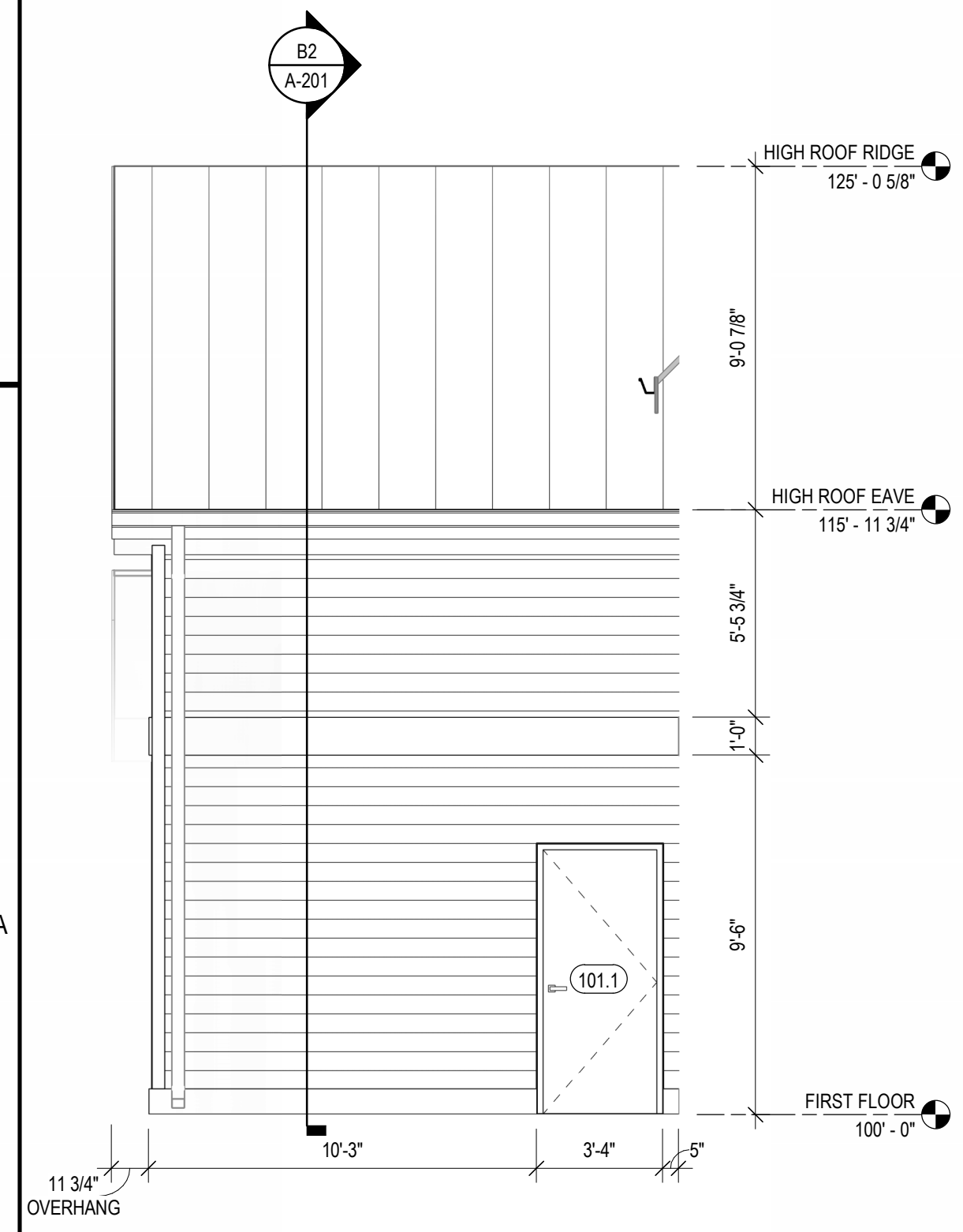
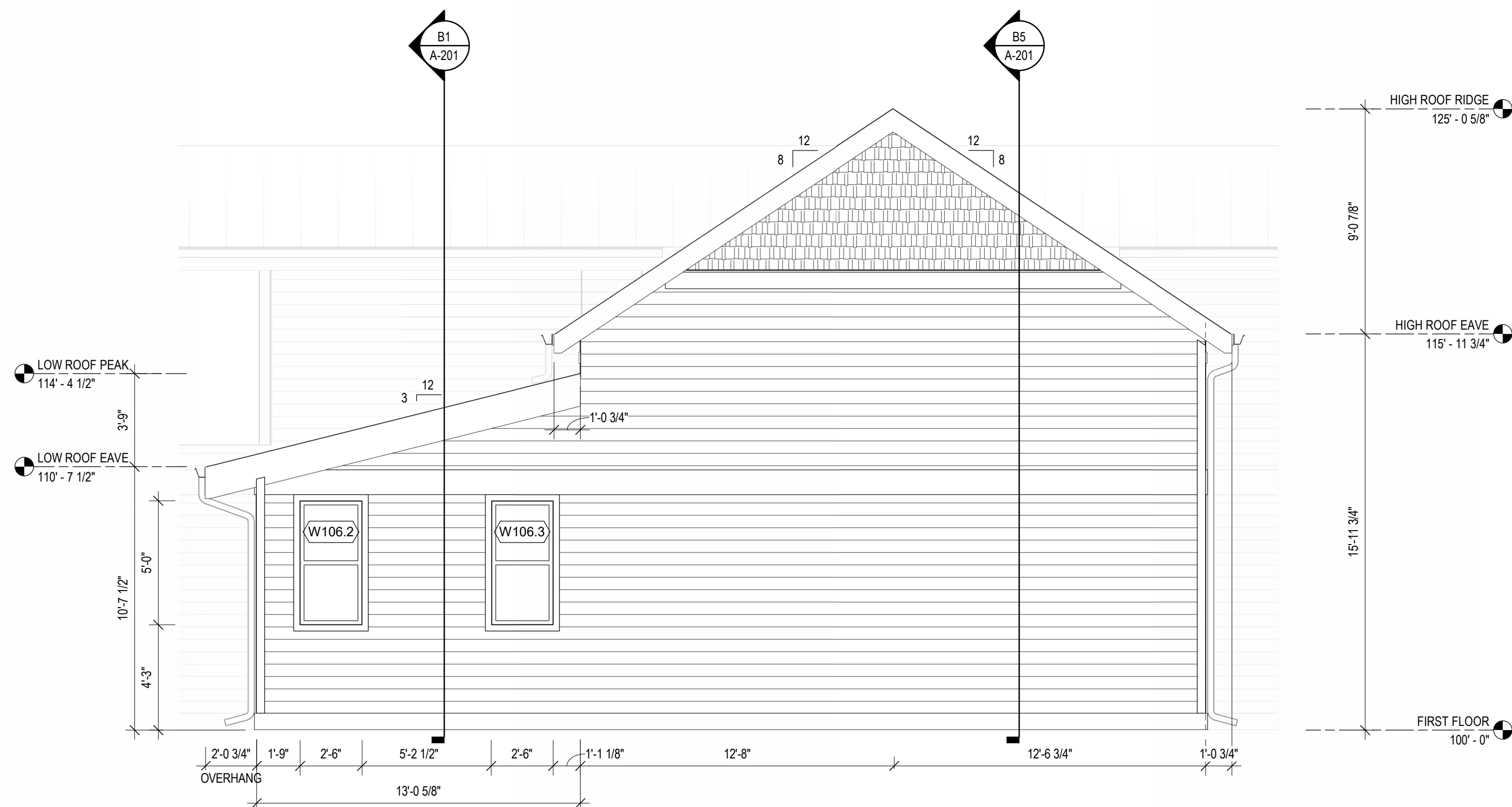
APPROVED BY: EJ

SCALE: AS NOTED

SHEET TITLE:

PLANS

SHEET NUMBER:

B1 SECTION LOOKING NORTH
1/4" = 1'-0"B2 SECTION LOOKING EAST
1/4" = 1'-0"B5 SECTION LOOKING NORTH
1/4" = 1'-0"A1 SOUTH ELEVATION
1/4" = 1'-0"A2 WEST ELEVATION
1/4" = 1'-0"A5 NORTH ELEVATION
1/4" = 1'-0"

PROJECT INFORMATION:
PROJECT NUMBER: 2025-0141.00
DATE:
DRAWN BY: RMG
CHECKED BY: EJ
APPROVED BY: EJ
SCALE: AS NOTED

SHEET TITLE:
EXTERIOR ELEVATIONS AND
CROSS-SECTIONS

SHEET NUMBER:

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10/1/2025 9:00:47 PM

DOOR, FRAME, AND HARDWARE SCHEDULE

DOOR NO	ASSOCIATED ROOM	DOOR												FRAME						FIRE RATING LABEL	HARDWARE																	REMARKS
		PANEL DIMENSIONS				SPECIFICATION				SPECIFICATION				DETAIL		BOLTS					PLATES				MISCELLANEOUS													
		PRIMARY	SECONDARY	HEIGHT	THICKNESS	TYPE	GLAZING	MATERIAL	FINISH	TYPE	MATERIAL	FINISH	HEAD	JAMB	SILL	AUTOMATIC	FOOT	HEAD	ARMOR		LOCK	PULL	FINISH	ACOUSTIC SEAL	ASTRAGAL	RAIN Drip	SHOCK SEAL	SWEEP	THRESHOLD	WEATHER STRIP								
101.1	HALLWAY	3'-0"	3'-0"	7'-0"	1 3/4"	F	DA	HM	PT	01	WD	PT				LS1	H1	CL1	-	-	-	-	-	-	-	-	-	-	X	-	X	-	SW1	T1	S1W	ELIASON DOOR. DOOR FRAME AND HARDWARE BY MANUFACTURER.		
105.1	EXISTING DINING SPACE	3'-0"	3'-0"	7'-0"	1 1/2"	F	DA	HM	PT	01	WD	PT																										

SCHEDULE ABBREVIATIONS

CWD = CLAD WOOD
EPOXY = FLUID APPLIED EPOXY FLOOR COVERING
ES = EXPOSED STRUCTURE ABOVE
ETR = EXISTING TO REMAIN
FRP = FIBER GLASS REINFORCED PANEL
GWB = GYPSUM WALL BOARD
HM = HOLLOW METAL
(HOLLOW METAL EXTERIOR DOORS ARE INSULATED WITH POLYISOCYANURATE CORE)
IG = INSULATED GLASS
PF = PREFINISHED
PT = PAINT
SC = SEALED CONCRETE
TEMP = TEMPERED GLASS
VC = VINYL COVED BASE
VFBG = VINYL FACED GYPSUM BOARD
VFGT = VINYL FACED GYPSUM TILE
WD = WOOD

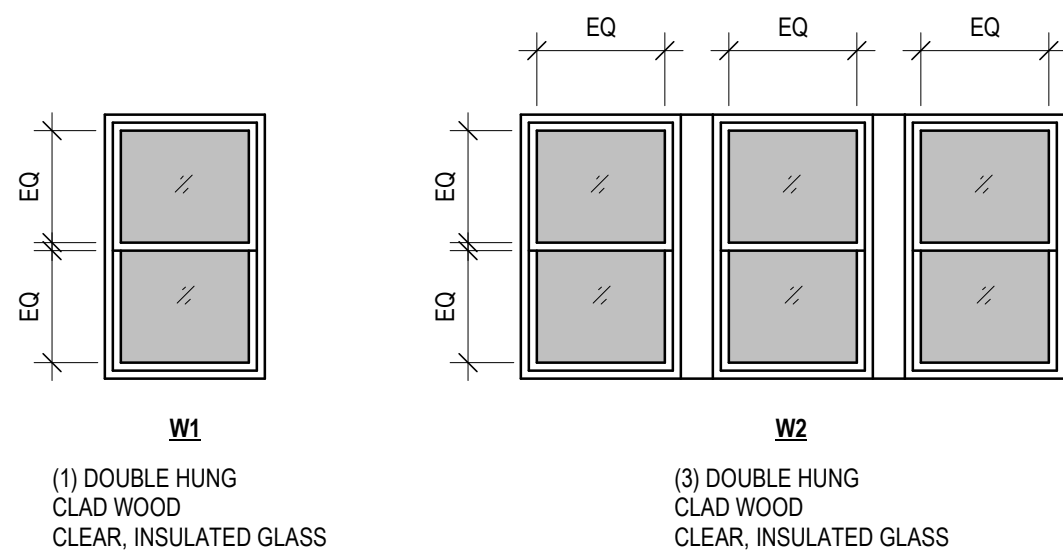
ROOM FINISH SCHEDULE

ROOM NO	ROOM NAME	FLOOR	BASE	WALLS								CEILING		NOTES
				NORTH	EAST	SOUTH	WEST	MATL	FINISH	MATL	FINISH	MATL	HEIGHT	
108	HALLWAY	ETR	4" VC	-	-	-	-	-	-	ETR / GWB	PT	-	-	VFBG
109	GALLEY KITCHEN	EPOXY	4" VC	-	-	-	-	-	-	-	-	-	-	VFBG
110	COMMERCIAL KITCHEN SPACE	EPOXY	4" VC	FRP	PF	FRP	PF	FRP	PF	FRP	PF	PF	PF	VFGT
111	WEST DINING SPACE	SC	4" VC	GWB	PT	-	-	GWB	PT	GWB	PT	ES	ES	ES
E101	EXISTING DINING SPACE	ETR	ETR	ETR	ETR	ETR	ETR	ETR	ETR	ETR	ETR	ETR	ETR	ETR
E102	EXISTING MECH	ETR	ETR	ETR	ETR	ETR	ETR	ETR	ETR	ETR	ETR	ETR	ETR	ETR
E103	EXISTING UNSEX TOILET ROOM	ETR	ETR	ETR	ETR	ETR	ETR	ETR	ETR	ETR	ETR	ETR	ETR	ETR
E104	EXISTING UNSEX TOILET ROOM	ETR	ETR	ETR	ETR	ETR	ETR	ETR	ETR	ETR	ETR	ETR	ETR	ETR
E105	EXISTING STORAGE	ETR	ETR	ETR	ETR	ETR	ETR	ETR	ETR	ETR	ETR	ETR	ETR	ETR
E106	EXISTING SERVICE SPACE	ETR	ETR	ETR	ETR	ETR	ETR	ETR	ETR	ETR	ETR	ETR	ETR	ETR
E107	EXISTING MECH	ETR	ETR	ETR	ETR	ETR	ETR	ETR	ETR	ETR	ETR	ETR	ETR	ETR

WINDOW SCHEDULE

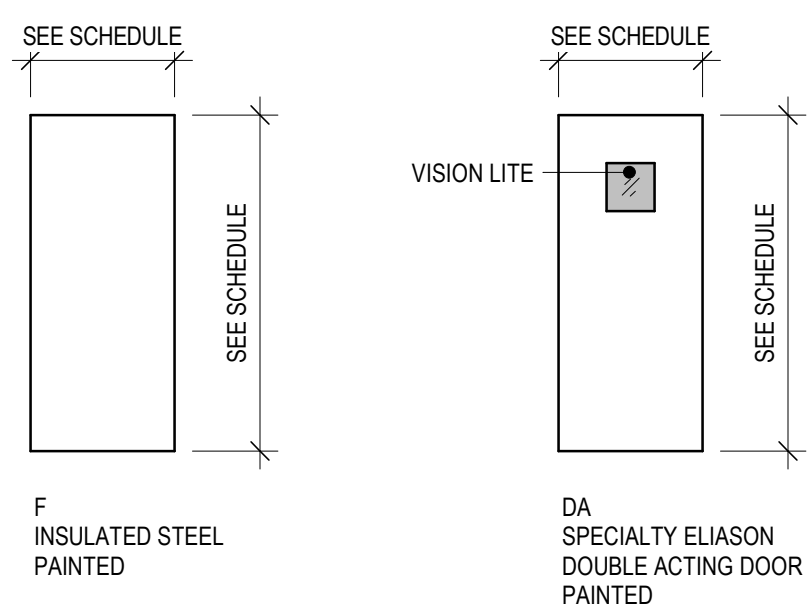
WINDOW NO	WINDOW				FRAME					ASSOCIATED LEVEL	HEAD HEIGHT ABOVE LEVEL	NOTES
	ROUGH OPENING	SPECIFICATIONS	SPECIFICATION		DETAIL							
			MATL	FINISH	HEAD	JAMB	SILL					
W106.1	2'-6"	5'-0"	W1	IG	CWD	PT	AS/A-601	-	AS/A-601	FIRST FLOOR	9'-3"	(3) DOUBLE HUNG CLAD WOOD.
W106.2	2'-6"	5'-0"	W2	IG	CWD	PT	AS/A-601	-	AS/A-601	FIRST FLOOR	9'-3"	(1) DOUBLE HUNG CLAD WOOD.
W106.3	2'-6"	5'-0"	W2	IG	CWD	PT	AS/A-601	-	AS/A-601	FIRST FLOOR	9'-3"	(1) DOUBLE HUNG CLAD WOOD.

WINDOW TYPES



- NOTES:
- WINDOW BASIS FOR DESIGN IS KOLBE WINDOWS ULTRA SERIES.
 - WINDOW CASING: 5/4x4 CEDAR CASING, EXTERIOR TRIM, 3" RED OAK CASING, INTERIOR TRIM.
 - CLEAR INSULATED GLASS EXTERIOR WINDOWS.

DOOR TYPES



GENERAL DOOR NOTES:

* TO MEET ICC A117.1-2009 ACCESSIBLE DOOR VISION LITE REQUIREMENTS, 43" (3'-7") IS THE MAXIMUM HEIGHT TO THE BOTTOM OF THE VISION LITE FROM ABOVE THE FINISH FLOOR. DIMENSIONS SHOWN ON DOOR TYPES ARE FROM FINISH FLOOR.

***WHERE THE DOOR PANEL FOR A REQUIRED FIRE RATED DOOR IS TALLER THAN 7'-0", TO MAINTAIN THE MAXIMUM 100 SQUARE INCH ALLOWED FOR FIRE PROTECTIVE RATED GLAZING, THE RAIL DIMENSION OF 8" IS ALLOWED TO ADJUST TO ACHIEVE THE MAXIMUM VISION LITE AREA.

ACCESSIBLE DOOR NOTES: ICC A117.1-2009

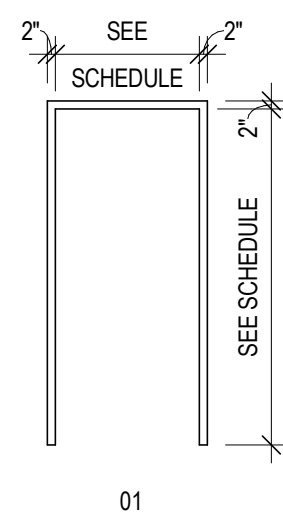
404.2.9 DOOR SURFACE
DOOR SURFACES WITHIN 10" OF THE FLOOR, MEASURED VERTICALLY, SHALL BE A SMOOTH SURFACE ON THE PUSH SIDE EXTENDING THE FULL WIDTH OF THE DOOR.

* 404.2.10 VISION LITES
DOORS AND SILL LITES ADJACENT TO DOORS CONTAINING ONE OR MORE GLAZING PANELS THAT PERMIT VIEWING THROUGH THE PANELS SHALL HAVE THE BOTTOM OF AT LEAST ONE PANEL ON EITHER THE DOOR OR ADJACENT SIDE LITE 43" (3'-7") MAXIMUM ABOVE THE FLOOR.

** EXCEPTION: VISION LITES WITH THE LOWEST PART MORE THAN 66" (5'-6") ABOVE THE FLOOR SHALL NOT BE REQUIRED TO COMPLY.

FOR ADDITIONAL INFORMATION SEE THE "ACCESSIBLE DOOR COMPLIANCE" GUIDE ON SHEET A-002.

FRAME TYPES



DOOR HARDWARE KEY

HINGES			
DESCRIPTION / FINISH	HAGER	MCKINNEY	STANLEY
H1 HEAVY (630)	B81189	T443386	F88189
LOCKS			
DESCRIPTION / FINISH	BEST 9K SERIES	SARGENT 10 LINE	SCHLAGE ND SERIES (RHO)
LS1 ENTRANCE (626)	(AB) F109	10G05	ND3PD
CLOSERS			
DESCRIPTION / FINISH	LCN	NORTON	SARGENT
CL1 PUSH SIDE w/ STOP (689)	4111 CUSH PA	CLP7801	381 PS
KICKPLATES			
DESCRIPTION / FINISH	HAGER	IVES	ROCKWOOD
KP1 ARMOR PLATE 36"x34" (630)	220S	8400	K125
WEATHERSTRIP, SWEEPS, AND THRESHOLDS			
DESCRIPTION	NATIONAL GUARD	PEMKO	REESE
T1 THRESHOLD	8424	2524 FG	S282A
SW1 SWEEP	200NA	319N	772
WS1 WEATHERSTRIP	180VA	294AV	DS106C

ANSI/BHMA CODE	DESCRIPTION	BASE MATERIAL
605	BRIGHT BRASS, CLEAR COATED	BRASS
606	SATIN BRASS, CLEAR COATED	BRASS
611	BRIGHT BRONZE, CLEAR COATED	BRONZE
612	SATIN BRONZE, CLEAR COATED	BRONZE
618	BRIGHT NICKEL PLATED, CLEAR COATED	BRASS, BRONZE
619	SATIN NICKEL PLATED, CLEAR COATED	BRASS, BRONZE
625	BRIGHT CHROMIUM PLATED	BRASS, BRONZE
626	SATIN CHROMIUM PLATED	BRASS, BRONZE
627	SATIN ALUMINUM, CLEAR COATED	ALUMINUM
628	SATIN ALUMINUM, CLEAR ANODIZED	ALUMINUM
629	BRIGHT STAINLESS STEEL	STAINLESS STEEL 300 SERIES
630	SATIN STAINLESS STEEL	STAINLESS STEEL 300 SERIES
632	BRIGHT BRASS PLATED, CLEAR COATED	STEEL
633	SATIN BRASS PLATED, CLEAR COATED	STEEL
637	BRIGHT BRONZE PLATED, CLEAR COATED	STEEL
639	SATIN BRONZE PLATED, CLEAR COATED	STEEL
645	BRIGHT NICKEL PLATED, CLEAR COATED	STEEL
646	SATIN NICKEL PLATED, CLEAR COATED	STEEL
651	BRIGHT CHROMIUM PLATED	STEEL
652	SATIN CHROMIUM PLATED	STEEL
653	BRIGHT STAINLESS STEEL	STAINLESS STEEL 400 SERIES
654	SATIN STAINLESS STEEL	STAINLESS STEEL 400 SERIES
663	ZINC PLATED WITH CLEAR CHROMATE SEAL	STEEL
673	ALUMINUM CLEAR COATED	ALUMINUM
686	BLACK CHROME, BRIGHT	STEEL
687	BLACK CHROME, SATIN	STEEL

GRAEF

275 West Wisconsin Avenue,
Suite 300
Milwaukee, WI 53203
414 / 259 1500

www.graef-usa.com

CLIENT:

QUASIIUS
CONSTRUCTION CO.
SHEBOYGAN, WI

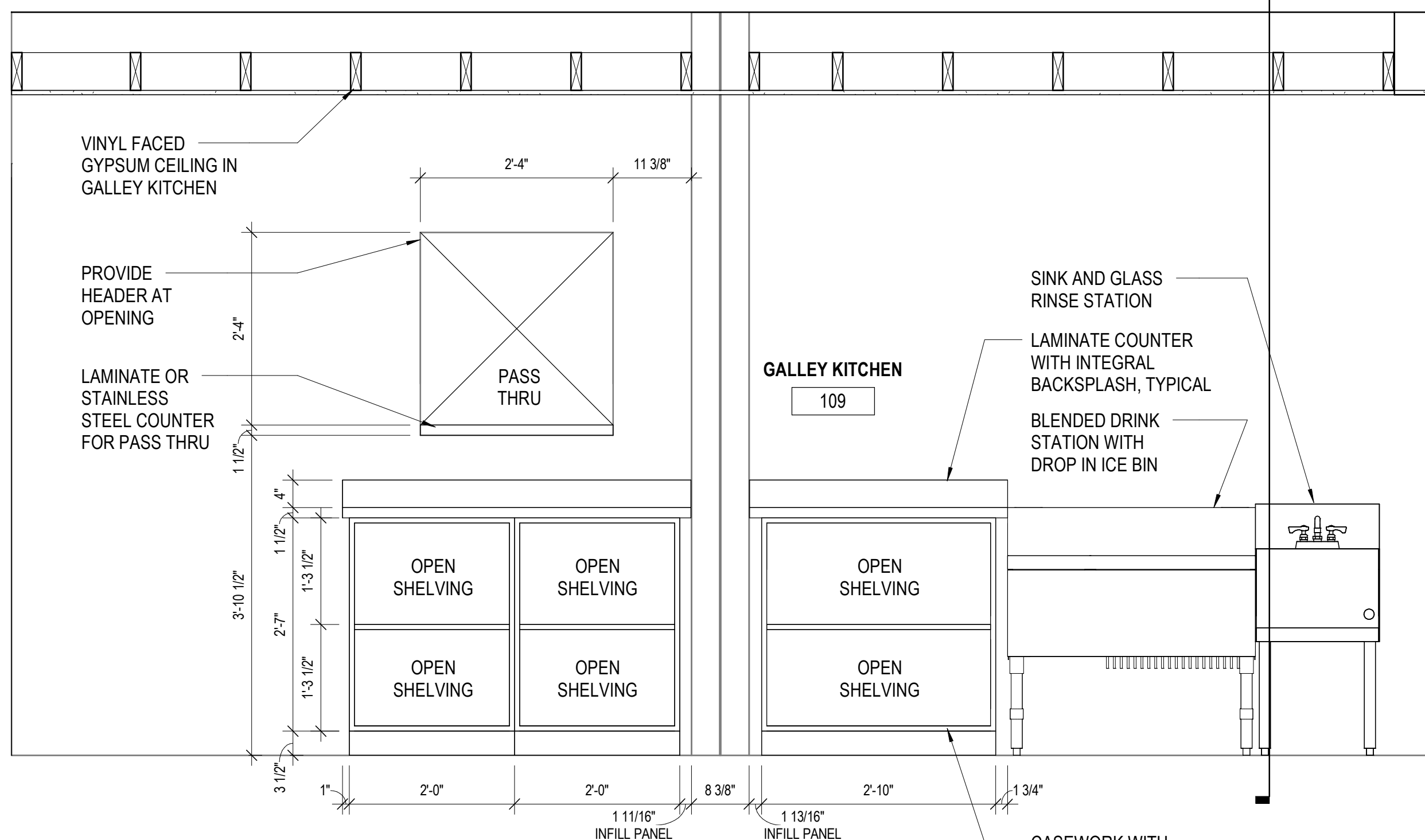
PROJECT TITLE:

EB FLO COFFEEHOUSE - ADDITION

340 SOUTH PIER DRIVE
SHEBOYGAN, WI 53081

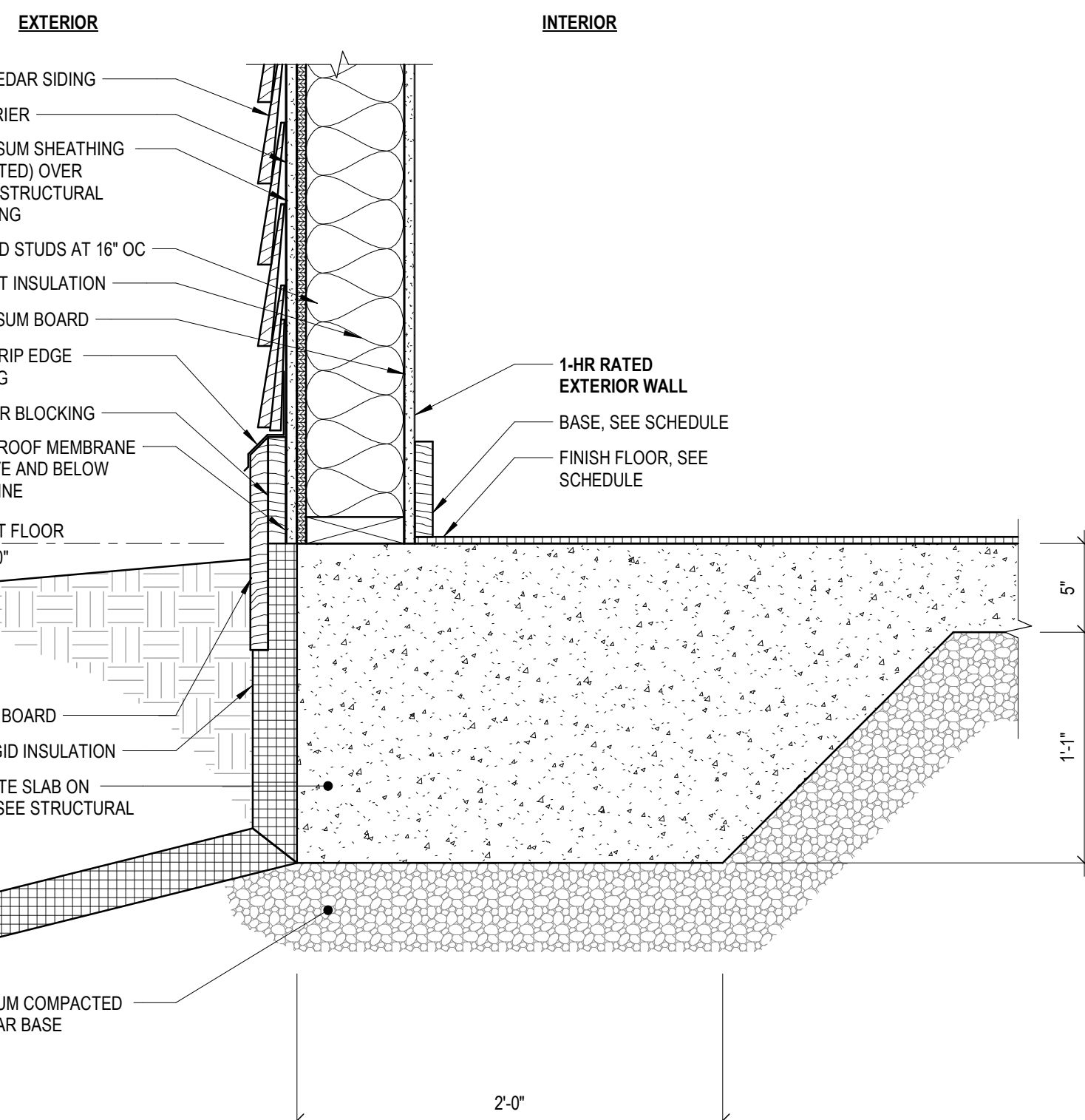
ISSUE:

2025-10-01 - REVIEW SET - NOT FOR CONSTRUCTION



INTERIOR ELEVATION AT GALLEY KITCHEN

3/4" = 1'-0"



BASE OF WALL DETAIL

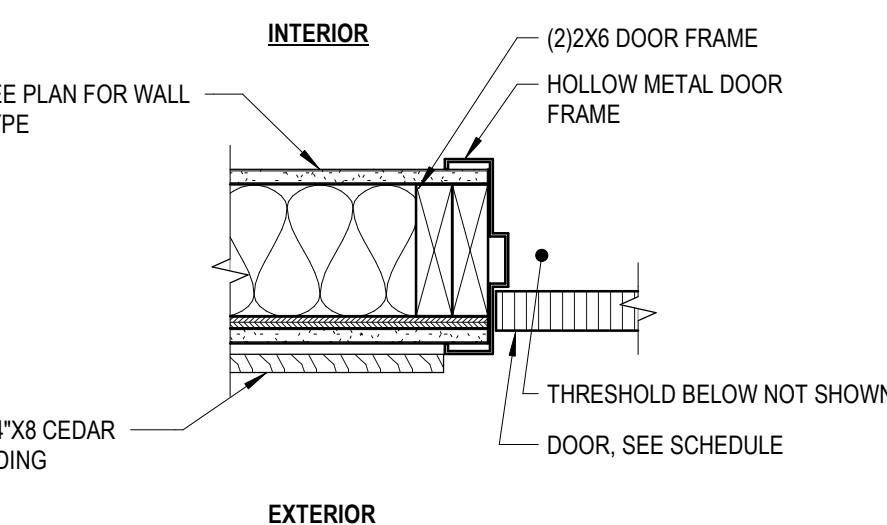
NTS

EXTERIOR CLAD WOOD WINDOW HEAD AND SILL DETAIL

1 1/2" = 1'-0"

EXTERIOR HOLLOW METAL DOOR HEAD DETAIL

1 1/2" = 1'-0"



EXTERIOR HOLLOW METAL DOOR JAMB DETAIL

1 1/2" = 1'-0"

PROJECT INFORMATION:

PROJECT NUMBER: 2025-0141.00

DATE:

DRAWN BY: RMG

CHECKED BY: EJ

APPROVED BY: EJ

SCALE: AS NOTED

SHEET TITLE:

INTERIOR ELEVATIONS,
SCHEDULES, DOOR/WINDOW
TYPES, AND DETAILS

SHEET NUMBER:

A-601



CITY OF SHEBOYGAN

**APPLICATION FOR
PLANNED UNIT DEVELOPMENT**

Fee: \$250.00

Review Date: _____

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

SECTION 1: Applicant/ Permittee Information

Applicant Name (Ind., Org. or Entity) QUASISUS CONSTRUCTION, INC.	Authorized Representative SAM LEWIS	Title PROJECT MANAGER	
Mailing Address PO BOX 727	City SHEBOYGAN	State WI	ZIP Code 53082
Email Address SLWIS@QUASISUS.COM	Phone Number (incl. area code) 920-627-8056	Fax Number (incl. area code) N/A	

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

Applicant Name (Ind., Org. or Entity) CAREFUL PROPERTIES, LLC	Contact Person JASON LABOUE	Title OWNER	
Mailing Address 342 S. PIER DRIVE	City SHEBOYGAN	State WI	ZIP Code 53081
Email Address JASON@LABOUE.NET	Phone Number (incl. area code) 920-912-8787	Fax Number (incl. area code) N/A	

SECTION 3: Project or Site Location

Project Address/Description 342 S PIER DRIVE	Parcel No. 59281322033
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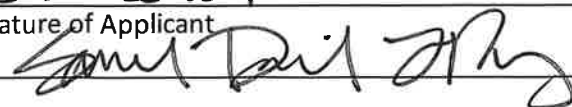
SECTION 4: Proposed Planned Unit Development

Name of Proposed/Existing Business:	EB FLO COFFEEHOUSE
Existing Zoning:	P.U.D.
Present Use of Parcel:	COFFEEHOUSE + CONDO
Proposed Use of Parcel:	SAME AS EXISTING
Present Use of Adjacent Properties:	VACANT TO THE WEST, MINI GOLF COURSE TO EAST

SECTION 5: Certification and Permission

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

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

Name of Owner/Authorized Representative (please print) SAM LEWIS	Title PROJECT MANAGER	Phone Number 920-627-8056
Signature of Applicant 		Date Signed 10/6/2025

Complete application is to be filed with the Department of City Development, 828 Center Avenue, Suite 208. To be placed on the agenda of the City Plan Commission, application must be filed three weeks prior to date of meeting. 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.

GDP/SIP Description:

1. The proposed project is an addition to the existing building that currently houses Eb Flo Coffeehouse on the first floor and a private residence on the second floor. The addition will house an improved and expanded kitchen and dining area to serve the patrons of the coffee shop. The design intent of the new addition is to make it blend seamlessly with the existing building using like materials inside and to make it look like it has been in place since the original construction of the building. The existing public use areas that surround the building will be maintained post construction with small modifications to support the new addition.
2. The mix of dwelling unit times and land use will remain unchanged.
3. The general treatment of natural features will be similar to existing. There is quite a bit of landscaping on the property presently and it is the intent of the project to mimic that feature going forward.
4. The relationship of the building with nearby properties and streets will remain unchanged.
5. The project intent fits within the comprehensive master plan.
6. The property is currently zone PUD.
7. All zoning standards will be met.
8. No modifications to the requirements of the zoning district are being requested.
9. Signage on the building will remain unchanged. 1 light will be relocated from above the existing exit that is being eliminated and installed over the new exist from the new kitchen.
10. We are proposing keeping the building zoned as PUD because the overall use of the site is not changing, and the only reason for renovation is to support the growing demand and popularity of the coffee shop.
11. The SIP will strictly conform to the approved GDP.

**CITY OF SHEBOYGAN
RESOLUTION 122-25-26**

BY ALDERPERSONS DEKKER AND RUST.

NOVEMBER 3, 2025.

A RESOLUTION vacating a 1034.86 square foot portion of right-of-way on the south side of North Franklin Street adjacent to Parcel 59281111200 located in part of Lots 15, 16, and 17, Block 313 of Original Plat, City of Sheboygan, Sheboygan County, Wisconsin.

WHEREAS, pursuant to Wis. Stat. § 66.1003(4), the Common Council of the City of Sheboygan (the “Common Council”) declares that the public interest requires vacation of a portion of right-of-way north of Parcel 59281111200 as set forth in the attached and incorporated Exhibit A; and

WHEREAS, the area to be vacated is described on page 2 of Exhibit A and is hereinafter referred to as (the “Discontinued Property”); and

WHEREAS, the vacation and discontinuance of the Discontinued Property will not result in a landlocked parcel of property; and

WHEREAS, this Resolution was first introduced before the Common Council on November 3, 2025 (the “Resolution Introduction Date”); and

WHEREAS, the hearing on the passage of this Resolution is not less than forty (40) days after the Resolution Introduction Date; and

WHEREAS, a Notice of Hearing was duly published in *The Sheboygan Press* on November 21, November 28, and December 5, 2025, a copy of said Notice was served more than thirty (30) days prior to the hearing on the passage of this Resolution in the manner prescribed by law on the owners of all of the frontage of the lots and lands abutting upon the Discontinued Property or a waiver of notice thereof was received; and

WHEREAS, a public hearing was held before the Common Council on December 15, 2025 at 6:00 p.m. in the Sheboygan City Hall Council Chambers, 828 Center Avenue, Sheboygan, Wisconsin; and

WHEREAS, no written objection to said discontinuance and vacation as set forth in Wis. Stat. § 66.1003(4)(c) has been filed with the City Clerk / a written objection to said discontinuance and vacation was filed with the City Clerk as set forth in Wis. Stat. § 66.1003(4)(c), but at least two thirds (2/3) of the members of the Common Council have voted in favor of said discontinuance and vacation.

NOW, THEREFORE, BE IT RESOLVED: That the portion of roadway in the City and County of Sheboygan, State of Wisconsin, described on the attached and incorporated Exhibit A

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

BE IT FURTHER RESOLVED: That the Discontinued Property herein described shall merge with the property adjacent to it and shall thereafter be considered as one. (Detach from 92532361 and attach to 59281111200)

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 right of way 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

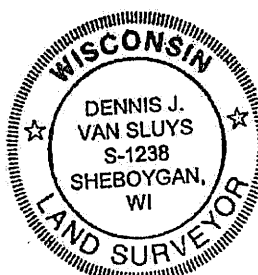
Ryan Sorenson, Mayor, City of
Sheboygan

Meredith DeBruin, City Clerk, City of
Sheboygan

D & H LAND SURVEYS LLC
1628 GEORGIA AVENUE
SHEBOYGAN, WISCONSIN
SHEET 1 OF 2
434 PENNSYLVANIA AVE
PACEL NO. 59281111200
PART OF LOTS 15, 16 AND 17 BLOCK 313
OF ORIGINAL PLAT AND VACATED NORTH FRANKLIN ST.
CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN.

SEE SHEET 2 FOR COMPLETE LEGAL DESCRIPTION

LINE	BEARING	DISTANCE
L1	S 88° 45'30" W	15.24
L2	N 02° 52'15" W	13.00
L3	S 35° 18'35" W	7.47
L4	S 01° 14'30" E	7.00



THIS IS AN ORIGINAL PRINT ON L1
THIS IS TO BE KEPT IN THE RECORDS OF THE SURVEYOR
IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

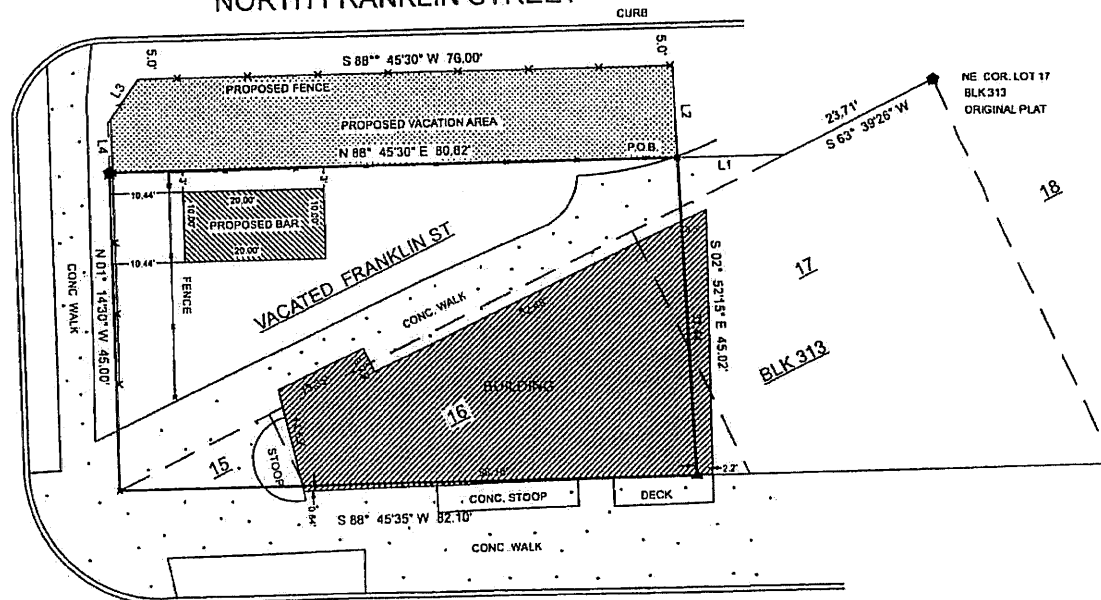
Dennis J. Van Sluys
Dennis J. Van Sluys S-1238

Dated this 13th day of April, 2022. REVISED 9/15/25

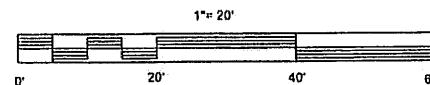
VACATION EXHIBIT

NORTH FRANKLIN STREET

N. 5th STREET



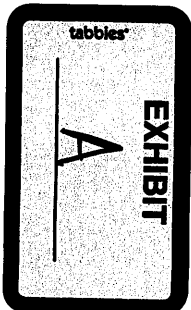
PENNSYLVANIA AVE.



- ★ = IRON PIPE FOUND
- ▲ = SURVEY MARKER FD
- x = CHISELED CROSS

1" = 20'

DATA/CSHEB/HARBOR L-22079



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

SHEET 2 OF 2

LEGAL DESCRIPTION OF LOT

434 PENNSYLVANIA AVE.

PARCEL 5928111120

A PART OF LOTS 15, 16 AND 17 OF BLOCK 313 OF THE ORIGINAL PLAT
OF THE CITY OF SHEBOYGAN, SHEBOYGAN, COUNTY, WISCONSIN
AND PART OF VACATED NORTH FRANKLIN STREET DESCRIBED AS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 17;

THENCE S 63° 39'28" W., 23.71 FEET ALONG THE NORTH LINE OF SAID LOT 1;

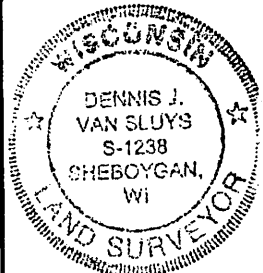
THENCE S 88° 45'30" W., 15.24 FEET TO THE POINT OF BEGINNING;

THENCE S 02° 52'15" E., 45.02 FEET;

THENCE S 88° 45'35" W., 82.10 FEET ALONG THE NORTH LINE OF PENNSYLVANIA AVE.;

THENCE N 01° 14'30" W., 45.00 FEET ALONG THE EAST LINE OF N. 5TH STREET;

THENCE N 88° 45'30" E., 80.82 FEET TO THE POINT OF BEGINNING.



THIS IS AN ORIGINAL PRINT ONLY

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

Dennis J. Van Sluys

Dennis J. Van Sluys S-1238

Dated this 13th day of April, 2022. REVISED 9/15/25

VACATION EXHIBIT

LEGAL DESCRIPTION OF VACATION AREA

AT 434 PENNSYLVANIA AVE.

PARCEL 5928111120

A PART OF NORTH FRANKLIN STREET ADJACENT TO NORTH LINE OF LOT
IN THE CITY OF SHEBOYGAN, SHEBOYGAN, COUNTY, WISCONSIN

DESCRIBED AS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 17;

THENCE S 63° 39'28" W., 23.71 FEET ALONG THE NORTH LINE OF SAID LOT 1;

THENCE S 88° 45'30" W., 15.24 FEET TO THE POINT OF BEGINNING;

THENCE N 02° 52'15" W., 13.00 FEET;

THENCE S 88° 45'30" W., 76.00 FEET;

THENCE S 35° 19'35" W., 7.47 FEET;

THENCE S 01° 14'30" E., 7.00 FEET ALONG THE EAST LINE OF N. 5TH STREET;

THENCE N 88° 45'30" E., 80.82 FEET ALONG THE NORTH LINE OF NORTH FRANKLIN STREET
TO THE POINT OF BEGINNING.

**CITY OF SHEBOYGAN
GENERAL ORDINANCE 21-25-26**

BY ALDERPERSONS DEKKER AND RUST.

OCTOBER 27, 2025.

AN ORDINANCE creating two (2) no parking zones on North Commerce Street.

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

SECTION 1: **AMENDMENT** Pursuant to Section 52-108 of the Sheboygan Municipal Code entitled “Prohibitions And Restrictions Authorized,” the east side of North Commerce Street from 20 feet south of the south curb line of Center Avenue to the south curb line of Wisconsin Avenue is hereby added to the list of locations where parking is not permitted.

SECTION 2: **AMENDMENT** Pursuant to Section 52-108 of the Sheboygan Municipal Code entitled “Prohibitions And Restrictions Authorized,” the west side of North Commerce Street from the south curb line of Wisconsin Avenue to 20 feet south of the south curb line of Center Avenue is hereby added to the list of locations where parking is not permitted.

SECTION 3: **AUTHORIZATION TO INSTALL SIGNAGE** The Department of Public Works and/or the Police Department are hereby authorized and directed to install the signs to give notification of the aforementioned parking restrictions.

SECTION 4: **REPEALER CLAUSE** All ordinances or resolutions or parts thereof in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict.

SECTION 5: **EFFECTIVE DATE** This Ordinance shall be in effect from and after its passage and publication according to law.

PASSED AND ADOPTED BY THE CITY OF SHEBOYGAN COMMON COUNCIL

Presiding Officer

Attest

Ryan Sorenson, Mayor, City of
Sheboygan

Meredith DeBruin, City Clerk, City of
Sheboygan

**CITY OF SHEBOYGAN
GENERAL ORDINANCE 22-25-26**

BY ALDERPERSONS DEKKER AND RUST.

OCTOBER 27, 2025.

AN ORDINANCE creating two (2) no parking zones on Pennsylvania Avenue.

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

SECTION 1: **AMENDMENT** Pursuant to Section 52-108 of the Sheboygan Municipal Code entitled “Prohibitions And Restrictions Authorized,” the north side of Pennsylvania Avenue from 365 feet east of the east curb line of North Commerce Street to 54 feet west of the west curb line of North Commerce Street is hereby added to the list of locations where parking is not permitted.

SECTION 2: **AMENDMENT** Pursuant to Section 52-108 of the Sheboygan Municipal Code entitled “Prohibitions And Restrictions Authorized,” the south side of Pennsylvania Avenue from 55 feet west of the west curb line of North Commerce Street to the west curb line of Depot Street is hereby added to the list of locations where parking is not permitted.

SECTION 3: **AUTHORIZATION TO INSTALL SIGNAGE** The Department of Public Works and/or the Police Department are hereby authorized and directed to install the signs to give notification of the aforementioned parking restrictions.

SECTION 4: **REPEALER CLAUSE** All ordinances or resolutions or parts thereof in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict.

SECTION 5: **EFFECTIVE DATE** This Ordinance shall be in effect from and after its passage and publication according to law.

PASSED AND ADOPTED BY THE CITY OF SHEBOYGAN COMMON COUNCIL

_____.

Presiding Officer

Attest

Ryan Sorenson, Mayor, City of
Sheboygan

Meredith DeBruin, City Clerk, City of
Sheboygan

**CITY OF SHEBOYGAN
GENERAL ORDINANCE 23-25-26**

BY ALDERPERSONS DEKKER AND RUST.

OCTOBER 27, 2025.

AN ORDINANCE placing stop signs related to the relocation of North Commerce Street.

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

SECTION 1: **AMENDMENT** Pursuant to Section 52-49 of the Sheboygan Municipal Code entitled “Erection Of Official Signs,” stop signs shall be added as follows:

- (a) North Commerce Street. Northbound traffic on North Commerce Street shall stop before entering Wisconsin Avenue.
- (b) North 13th Street. Northbound traffic on North 13th Street shall stop before entering Wisconsin Avenue.
- (c) New York Avenue. Eastbound traffic on New York Avenue shall stop before entering North Commerce Street.
- (d) Center Avenue. Eastbound traffic on Center Avenue shall stop before entering North Commerce Street.

SECTION 2: **AUTHORIZATION TO INSTALL SIGNAGE** The Department of Public Works and the Police Department are hereby authorized and directed to add the signs to give notification of the aforementioned changes.

SECTION 3: **REPEALER CLAUSE** All ordinances or resolutions or parts thereof in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict.

SECTION 4: **EFFECTIVE DATE** This Ordinance shall be in effect from and after its passage and publication according to law.

PASSED AND ADOPTED BY THE CITY OF SHEBOYGAN COMMON COUNCIL

_____.

Presiding Officer

Attest

Ryan Sorenson, Mayor, City of
Sheboygan

Meredith DeBruin, City Clerk, City of
Sheboygan

**CITY OF SHEBOYGAN
ORDINANCE 26-25-26**

BY ALDERPERSONS DEKKER AND RUST.

OCTOBER 27, 2025.

AN ORDINANCE amending Section 48-96 of the Sheboygan Municipal Code regarding temporary obstructions.

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

SECTION 1: **AMENDMENT** “Sec 48-96 Temporary Occupancy Permit Required” of the Sheboygan Municipal Code is hereby *amended* as follows:

A M E N D M E N T

Sec 48-96 Temporary Occupancy Permit Required

- (a) For any obstruction in place for less than 90 days, the director of public works or their designee may grant a temporary occupancy permit upon application submission and payment of a fee according to the fee schedule. The director or director’s designee may grant the permit if the applicant assumes primary liability for damages to person(s) or property by reason of the granting of the permit; agrees to remove the obstruction upon ten days’ notice by the state or the city; waives the right to contest in any manner the validity of the amount of compensation charged; and complies with any other conditions placed upon the permit by the city engineer. ~~Such permit shall expire after fifteen calendar days after which a new permit and fee shall be required. Consecutive permits shall be limited to a period of up to 90 days. No permit issued pursuant to this section may authorize the obstructing of more than one-third of the traveled portion of the street opposite the lot on which the work is performed.~~ The obstructed area shall not exceed the area permitted to be obstructed as indicated on the permit. The common council or the department of public works may revoke a permit if deemed necessary for the interest of public welfare or safety, in the director’s or director’s designee’s sole discretion. Pursuant to Wis. Stat. § 66.0425(6), telecommunications carriers, telecommunications utilities, alternative telecommunications utilities, public service corporations, cooperatives organized under Wis. Stat. ch. 185 to render or furnish gas, light, heat, or power, and cooperatives organized under Wis. Stat. ch. 185 or 193 to render or furnish telecommunications service shall secure a permit under this subsection for temporary obstructions in a highway and are liable for all injuries to person or property caused by the obstructions or excavations.
- (b) For any obstruction in place for 90 or more days, the common council may grant a privilege pursuant to Wis. Stat. § 66.0425 upon application submission and payment of

a fee according to the fee schedule. Any person interested in obtaining a temporary obstruction permit pursuant to this section shall file an application with the department of public works. The application shall include:

- (1) A layout, drawn to scale on 8½-inch by 11-inch paper suitable for reproduction, which accurately depicts the dimensions and measurements of the existing area, including all adjacent streets, avenues, and adjacent private property and the proposed location and size of all proposed obstruction(s);
- (2) Proof of insurance illustrating that applicant has in force adequate liability insurance with minimum limits of \$1,000,000 per occurrence for bodily injury and property damage, identifying the city of Sheboygan as additional insured and providing the city with 30 days written notice upon cancellation, non-renewal, or material change to the policy;
- (3) An indication of whether the applicant intends to serve alcoholic beverages; those indicating such an intention shall submit proof that they have the required alcohol beverage license and that the site of the temporary obstruction is part of the licensed premises;
- (4) By submitting an application, applicant agrees to:
 - a. Indemnify, defend, and hold the city, its employees and agents harmless against all claims, liability, lawsuits, loss, damage, causes of action, or expense incurred by the city as a result of any injury to or death of any person or damage to property caused by or resulting from the activities for which the permit is granted;
 - b. Be primarily responsible and liable for any damage to persons or property caused by and arising from the grant and exercise of the privilege to encroach upon city right-of-way;
 - c. Remove the encroachment allowed by the permit within ten calendar days after notice to remove is given by the state or the city and to pay the cost of removal incurred by the state or city should the applicant not timely remove the encroachment;
 - d. Waive all claims for damages resulting from removal of the encroachment, whether such removal is performed by applicant, the applicant's heirs or assigns, the state, or the city;
 - e. Make such construction or alterations and maintain the same subject to the approval of the city building inspector or director of public works or director's designee and shall waive the right to contest in any manner the validity of the encroachment agreement;
 - f. Where alcohol service within the permitted area is requested through a licensed premise extension application, applicant further agrees to:
 1. Not allow the consumption of alcohol beverages unless the person consuming the alcohol is seated at a table within the permitted area;
 2. Be responsible for policing the permitted area to ensure that customers are of legal drinking age, that all laws related to the presence of underage persons on premises are being strictly followed, and that alcohol beverages are not removed from

- the permitted area;
3. Cease operation of alcohol or food service during closing hours as set forth in sections 4-74 and 4-113. No patron shall remain or be permitted to remain within the permitted area during closing hours regardless of whether the permittee has permanent facilities;
 4. Ensure the obstructions do not interfere with the free use of the sidewalks by pedestrians or that reduce the travelable width of the sidewalk to less than five feet pursuant to the federal Americans with Disabilities Act.
- g. Permittees may exclude persons who are not customers from using the tables, chairs, and other materials that are part of the permitted area but shall not impede, prevent or exclude any person from any legal use of the public sidewalk.
- (c) The common council grants a privilege with no application, fee, or bond to the following obstructions:
- (1) A United States Post Office mailbox or newspaper consumer receptacle installed in a manner consistent with the guidelines and requirements set forth by the postmaster general.
 - (2) Any obstruction that minimally extends beyond a lot line, does not present any hazard to the public, and will not interfere with the normal public use of the right-of-way, as solely determined by the director of public works or their designee.

(Code 1975, § 36-104; Code 1997, § 110-102; Ord. No. 35-96-97, § 1, 9-16-1996)

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

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

PASSED AND ADOPTED BY THE CITY OF SHEBOYGAN COMMON COUNCIL

Presiding Officer

Attest

Ryan Sorenson, Mayor, City of
Sheboygan

Meredith DeBruin, City Clerk, City of
Sheboygan

**CITY OF SHEBOYGAN
ORDINANCE 28-25-26**

BY ALDERPERSONS RUST AND LA FAVE.

OCTOBER 27, 2025.

AN ORDINANCE amending various sections of the Sheboygan Municipal Code so as to increase fees charged by the police department.

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

SECTION 1: **AMENDMENT** “Sec 30-1 Special Service Charges” of the Sheboygan Municipal Code is hereby *amended* as follows:

AMENDMENT

Sec 30-1 Special Service Charges

- ~~(a) The police department may, upon the request of a duly constituted law enforcement agency, conduct polygraph examinations at a fee of \$150.00 per test. If a polygraph examination is cancelled, a minimum service fee of \$30.00 shall be charged for service rendered.~~
- ~~(b)~~ The police department may, upon request, provide fingerprint service to those individuals, institutions and businesses requesting special service in accordance with the following fee schedule:
 - (1) Fingerprint cards submitted to and processed by the Federal Bureau of Investigation: \$23.00.
 - (2) Other fingerprint cards: ~~\$10.00~~ \$20.00.
- ~~(c) The police department outdoor pistol range may be rented at a fee of \$10.00 per hour. The rental will be limited to technical schools involved in the training of peace officers.~~

(Code 1975, § 32-5; Code 1997, § 54-2)

SECTION 2: **AMENDMENT** “Sec 52-204 Fees; Disposition” of the Sheboygan Municipal Code is hereby *amended* as follows:

AMENDMENT

Sec 52-204 Fees; Disposition

- (a) A permit fee of \$~~10.00~~^{10.00} per year shall be charged for the first permit, and \$~~10.00~~^{10.00} for each additional permit. The charge for a duplicate permit shall be \$~~5.00~~^{5.00}.
- (b) All monies received from such permit fees shall be placed in the residential permit parking fund to cover the costs of administering this permit program. All costs for the printing of application forms and permits, stationery, postage, office supplies, the engineering studies, notices and signing costs to implement this system shall be paid for out of this fund.

(Code 1975, § 38-77; Code 1997, § 118-219)

SECTION 3: REPEALER CLAUSE All ordinances or resolutions or parts thereof in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict.

SECTION 4: EFFECTIVE DATE This ordinance shall be in effect from and after its passage and publication according to law.

PASSED AND ADOPTED BY THE CITY OF SHEBOYGAN COMMON COUNCIL

Presiding Officer

Attest

Ryan Sorenson, Mayor, City of
Sheboygan

Meredith DeBruin, City Clerk, City of
Sheboygan

**CITY OF SHEBOYGAN
ORDINANCE 27-25-26**

BY ALDERPERSONS RUST AND LA FAVE.

OCTOBER 27, 2025.

AN ORDINANCE amending various sections within Chapter 12 of the Sheboygan Municipal Code.

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

SECTION 1: **AMENDMENT** “Sec 12-21 Building Codes Adopted” of the Sheboygan Municipal Code is hereby *amended* as follows:

A M E N D M E N T

Sec 12-21 Building Codes Adopted

- (a) *In General.* The city adopts by reference, as though fully set forth in this chapter, the state codes and all amendments thereto applicable to those classes of building to which such code applies. The adopted code is comprised of the following state statutes and administrative rules:
- (1) Wis. Stat. § 145, Plumbing and Fire Protection Systems and Swimming Pool Plan Review.
 - (2) Wis. Admin. Code ch SPS 305, Licenses, Certifications and Registrations.
 - (3) Wis. Admin. Code ch. SPS ~~306~~316, Electrical.
 - (4) Wis. Admin. Code ch. SPS 360, Erosion Control, Sediment Control and Stormwater Management.
 - (5) Wis. Admin Code ch. SPS 381, Definitions and Standards.
 - (6) Wis. Admin. Code ch. SPS 382, Design, Construction, Installation, Supervisions. Maintenance and Inspection of Plumbing.
 - (7) Wis. Admin. Code ch. SPS 383, Private Onsite Wastewater Treatment Systems.
 - (8) Wis. Admin. Code ch. SPS 384, Plumbing Products.
 - (9) Wis. Admin. Code ch. SPS 385, Soil and Site Evaluations.
 - (10) Wis. Admin. Code ch. SPS 386, Boat and On-Shore Sewage Facilities.
 - (11) Wis. Admin. Code ch. SPS 387, Private Onsite Wastewater Treatment System Replacement or Rehabilitation Financial Assistance Program.
- (b) *Uniform dwelling code.* The city adopts by reference, as though fully set forth in this chapter, the state uniform dwelling code and all amendments thereto applicable to all new and existing one- and two-family dwelling including alterations and additions thereto. The adopted code is comprised of the following state administrative rules:

- (1) Wis. Admin. Code ch. SPS 320, Administration and Enforcement.
 - (2) Wis. Admin. Code ch. SPS 321, Construction Standards.
 - (3) Wis. Admin. Code ch. SPS 322, Energy Conservation.
 - (4) Wis. Admin. Code ch. SPS 323, Heating, Ventilating and Air Conditioning.
 - (5) Wis. Admin. Code ch. SPS 324, Electrical Standards.
 - (6) Wis. Admin. Code ch. SPS 325, Plumbing.
- (c) *Commercial building code.* The city adopts by reference, as though fully set forth in this chapter, the state commercial building code and all amendments thereto applicable to those classes of building to which such code applies. The adopted code is comprised of the following state administrative rules:
- (1) Wis. Admin. Code ch. SPS 361, Administration and Enforcement.
 - (2) Wis. Admin. Code ch. SPS 362, Buildings and Structures.
 - (3) Wis. Admin. Code ch. SPS 363, Energy Conservation.
 - (4) Wis. Admin. Code ch. SPS 364, Heating, Ventilating and Air Conditioning.
 - (5) Wis. Admin. Code ch. SPS 365, Fuel Gas Appliances.
 - (6) Wis. Admin. Code ch. SPS 366, Existing Buildings.
- (d) *State uniform building code.* The Wisconsin Uniform Building Code prepared by the Building Inspectors' Association of Southeastern Wisconsin, as amended from time to time, is hereby adopted by reference as the city's building code with the exception sections 30.20(3) of chapter 3; section 30.06(2) and (3) of chapter 2; and section 30.40 of chapter 5.
- (e) *International building code.* The International Building Code, chapters 1—35, as amended from time to time, are adopted by reference, a copy of which is on file in the city's building inspection department.

(Code 1997, §§ 9-1, 26-36, 26-37; Ord. No. 99-97-98, § 2, 2-2-1998; Ord. No. 17-09-10, § 1, 9-21-2009; Ord. No. 58-10-11, § 1, 4-6-2011; Ord. No. 17-11-12, § 1, 7-5-2011)

SECTION 2: AMENDMENT “Sec 12-44 Renewal” of the Sheboygan Municipal Code is hereby *amended* as follows:

AMENDMENT

Sec 12-44 Renewal

A construction contractor's license or certification may be renewed for the next succeeding calendar year by filing a renewal application with the building inspection division and the payment of the renewal fee on or before the last business day of each calendar year. Unless a license or certification is renewed prior to its expiration, the applicant shall be required to file a new application and pay a new application fee. Re-examination shall be required of all applicants for a license or renewal, that requires examination, who have not held an equivalent license or registration in the city for two years or more. An appeal for a waiver from this re-examination requirement may be made to the board of license examiners.

(Code 1997, § 26-157; Ord. No. 44-97-98, § 1, 7-21-1997; Ord. No. 57-10-11, § 6, 4-6-2011)

SECTION 3: AMENDMENT “Sec 12-55 Occupancy Permit” of the Sheboygan Municipal Code is hereby *amended* as follows:

AMENDMENT

Sec 12-55 Occupancy Permit

- (a) It shall be unlawful to use or permit the use of any commercial building or premises, or part thereof hereafter erected, altered or converted wholly or partly in its use from previous occupancy or where the premises or any portion thereof have become vacant for more than one year, until an occupancy permit has been obtained from the building inspection division.
- (b) Occupancy permits are not required if the building:
 - (1) Use remains the same (example: office to office would not require a permit, whereas office to store would); or
 - (2) Is a legal home occupation.
- (c) Application for an occupancy permit shall be made on a form provided by the building inspection ~~department~~division and shall set forth the applicant's name, address, position or capacity for the intended building use, and an inspection fee shall be paid as per section 12-~~53~~52.
- (d) No permit shall be issued to any person for any business operation which would violate the zoning, fire, health or other ordinances of the city or which would violate any state law.
- (e) After an application has been received and an occupancy inspection completed by the building inspection division, an occupancy letter will be sent to the applicant listing all violations. An occupancy permit will be issued when all violations have been corrected.
- (f) Such occupancy permits shall be nontransferable and shall be kept posted in a conspicuous place in the building, structure or premises; and shall be valid only for the building, structure or premises named therein.
- (g) A conditional occupancy permit can be requested by the prospective occupant if no life-safety violations exist as determined by the building inspection division.
- (h) The cost of the conditional occupancy permit shall be as set forth in section 12-~~53~~52.
- (i) If the conditional occupancy permit is issued the applicant agrees to have all violations corrected within 45 days. A reinspection will be scheduled after 45 days to check for compliance. If any violations still exist, the violator shall be subject to a forfeiture, as set forth in section 12-1, for each day of violation until all violations are corrected.
- (j) The building inspection division may revoke any permit of approval issued if any violation of this article is found upon inspection or in the case there has been any false statement in the application or plans on which the permit or approval was based.

(Code 1975, § 9-7; Code 1997, § 26-42; Ord. No. 101-05-06, §§ 11, 12, 3-20-2006; Ord. No. 42-10-11, § 2, 11-15-2010)

SECTION 4: **AMENDMENT** “Sec 12-225 Exemptions” of the Sheboygan Municipal Code is hereby *amended* as follows:

AMENDMENT

Sec 12-225 Exemptions

- (a) No permit shall be required by the provisions of this article for:
 - (1) The usual operations of the local electric utility company.
 - (2) The manufacturing, assembling, repairing, installation or testing of electrical equipment, for which no license is required under section 12-~~159~~158.
 - (3) Minor repair work such as repairing cords, switches, replacing fuses or changing lamp sockets.
 - (4) Repairs made necessary for the proper maintenance of an existing installation.
 - (5) Low voltage installations in one- and two-family dwellings.
 - (6) Reconnection of existing power supplies to replacement heating plants, water heaters, and other appliances.
 - (7) The repair, removal, disturbance, or disconnection of any existing electrical equipment or the renewal or replacement of any existing branch lighting circuit switches, sockets, or receptacles.
- (b) All work performed under the exceptions provided in subsections (a)(1) through (7) of this section shall be performed in full compliance with this article.

(Code 1997, § 26-259)

SECTION 5: **AMENDMENT** “Sec 12-230 Payment Of Fees” of the Sheboygan Municipal Code is hereby *amended* as follows:

AMENDMENT

Sec 12-230 Payment Of Fees

All permit fees shall be paid to the building inspection ~~department~~division and credited to the general fund, and no permit shall be issued or held valid unless approved by the electrical inspector and fee paid to the building inspection ~~department~~division in the amount required for such permit.

(Code 1997, § 26-264)

SECTION 6: AMENDMENT “Sec 12-281 Owners Of Dwellings Performing Work Governed By Article” of the Sheboygan Municipal Code is hereby *amended* as follows:

AMENDMENT

Sec 12-281 Owners Of Dwellings Performing Work Governed By Article

Notwithstanding the provisions of section 12-280, the owner of a dwelling housing not more than two families may, with the assistance of any member of the family and household, personally carry on in such house any work governed by this article without such license; provided, however, that the owner shall obtain a permit for such work and shall call for inspection as provided in division ~~4~~ 12-V-3 of this article.

(Code 1975, § 20-15; Code 1997, § 26-443)

SECTION 7: AMENDMENT “Sec 12-301 HVAC Qualifier Certification Requirement” of the Sheboygan Municipal Code is hereby *amended* as follows:

AMENDMENT

Sec 12-301 HVAC Qualifier Certification Requirement

Any HVAC contractor commencing any type of HVAC work within the city must either:

- (a) ~~either~~ possess an HVAC qualifier certification from the state or be employed by a company that holds a contractor credential from the state and that employs a person possessing an HVAC qualifier certification from the state. ~~a person holding such a certification, and~~
- (b) ~~either possess an HVAC contractor credential from the state or~~ have continuously held a city heating contractor's license since on or before the effective date of the ordinance from which this section is derived.

(Code 1997, § 26-515; Ord. No. 89-98-99, § 1, 11-2-1998)

SECTION 8: AMENDMENT “Sec 12-321 Permit Or Registration--Application” of the Sheboygan Municipal Code is hereby *amended* as follows:

AMENDMENT

Sec 12-321 Permit Or Registration--Application

No person shall construct or install any HVAC equipment or appurtenances subject to the provisions of the heating and ventilating code in or for any building or alter any existing HVAC equipment or appurtenances subject to the provisions of this article, without the holder of a license or state ~~credentials~~credentials or the owner-occupant of a dwelling house not more than two families first making written application and securing a permit therefor. The application shall set forth the nature of the work to be performed.

(Code 1975, § 20-52; Code 1997, § 26-552)

SECTION 9: AMENDMENT “Sec 12-680 Application For Permit” of the Sheboygan Municipal Code is hereby *amended* as follows:

AMENDMENT

Sec 12-680 Application For Permit

Application for a plumbing permit on forms provided by the building inspection ~~department~~division shall be filed with the plumbing inspector before beginning active work.

(Code 1997, § 26-962; Ord. No. 92-96-97, § 1, 12-16-1996)

SECTION 10: REPEALER CLAUSE All ordinances or resolutions or parts thereof in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict.

SECTION 11: EFFECTIVE DATE This ordinance shall be in effect from and after its passage and publication according to law.

PASSED AND ADOPTED BY THE CITY OF SHEBOYGAN COMMON COUNCIL

Presiding Officer

Attest

Ryan Sorenson, Mayor, City of
Sheboygan

Meredith DeBruin, City Clerk, City of
Sheboygan

**CITY OF SHEBOYGAN
ORDINANCE 25-25-26**

BY ALDERPERSONS RUST AND LA FAVE.

OCTOBER 27, 2025.

AN ORDINANCE amending Section 40-55 of the Sheboygan Municipal Code so as to allow alcohol at Wildwood Athletic Complex.

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

SECTION 1: AMENDMENT “Sec 40-55 Alcohol Possession/Consumption” of the Sheboygan Municipal Code is hereby *amended* as follows:

A M E N D M E N T

Sec 40-55 Alcohol Possession/Consumption

- (a) The possession or consumption of fermented malt beverages or intoxicating liquors is prohibited in all city parks except the following:
 - (1) Cleveland Park, End Park, Evergreen Park, King Park, Kiwanis Park, Lakeview Park, and Veterans Park.
 - (2) Vollrath Park, except alcohol is prohibited between the hours of 12:00 noon to 6:00 p.m. on the day commencement exercises are held in such park each year for the area school district public high schools.
 - (3) The grandstand and concession areas within Wildwood Athletic Complex during sports events when on-premise sales are offered.
- (b) The possession or consumption of fermented malt beverages or intoxicating liquors is prohibited on all beach areas within the city.
- (c) The possession and consumption of fermented malt beverages or intoxicating liquors is permitted in Deland Park on the day of the city's Fourth of July celebration or whenever the city grants the use of the park or selected picnic areas to groups or organizations for the purpose of annual celebration or special events pursuant to section 40-45. However, possession and consumption of such beverages, when permitted, is restricted to that portion of the park which lies south of the North Pier.
- (d) A person who rents a park shelter or a picnic area may possess and consume alcohol in and around the shelter or picnic area.
- (e) A group or organization that has a temporary Class "B" or a temporary "Class B" alcohol picnic license may also serve and permit the consumption of fermented malt beverages and of wine in any city park, subject to the terms of the license, and subject to subsection (f) of this section.
- (f) If any group or organization serves fermented malt beverages or wine at any event

pursuant to a permit issued under section 40-45, no person shall, during the course of the event, carry into the park plastic containers, glass bottles or metallic cans containing alcoholic beverages, except the sponsor of the event, who may transport kegs, barrels, bottles, or cans into the park for the purpose of serving fermented malt beverages and/or wine.

- (g) No person shall drink or carry any open cup, can, glass, bottle or similar drinking vessel containing alcohol or fermented malt beverages in any city park between the hours of 11:00 p.m. and 4:00 a.m., except by approval of the director of engineering and public works for other organized functions.

(Code 1975, § 27-37; Code 1997, § 74-56; Ord. No. 101-96-97, §§ 3—5, 12-16-1996; Ord. No. 137-96-97, § 1, 3-17-1997; Ord. No. 27-97-98, § 1, 7-7-1997; Ord. No. 86-97-98, § 1, 11-17-1997; Ord. No. 82-98-99, § 1, 9-21-1998; Ord. No. 111-99-00, § 1, 4-17-2000; Ord. No. 89-01-02, § 1, 3-4-2002; Ord. No. 91A-06-07, § 1, 3-19-2007)

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

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

PASSED AND ADOPTED BY THE CITY OF SHEBOYGAN COMMON COUNCIL

Presiding Officer

Attest

Ryan Sorenson, Mayor, City of
Sheboygan

Meredith DeBruin, City Clerk, City of
Sheboygan

**CITY OF SHEBOYGAN
ORDINANCE 24-25-26**

BY ALDERPERSON CLOSE.

OCTOBER 28, 2025.

AN ORDINANCE amending section 103-50 of the Sheboygan Municipal Code regarding certified survey map approval timing.

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

SECTION 1: **AMENDMENT** “Sec 103-50 Certified Survey For Division Of Lands Other Than By Subdivision” of the Sheboygan Municipal Code is hereby *amended* as follows:

A M E N D M E N T

Sec 103-50 Certified Survey For Division Of Lands Other Than By Subdivision

- (a) Except for the divisions exempted by this section, any division of land other than a subdivision, within the city or its extraterritorial plat approval jurisdiction, shall be surveyed, and a certified survey map of such division approved by the director of city development or the director's designee and recorded as provided by Wis. Stats. ch. 236 and as described herein.
- (b) A certified survey map shall be prepared in compliance with the requirements of Wis. Stats. § 236.34, which is adopted by reference and incorporated herein as though fully set out. A copy of the certified survey map shall be submitted to each affected utility by the subdivider or subdivider's agent at the time of submission of two copies to the director of city development or director's designee. Each utility shall notify the director's designee in writing of any objections to the certified survey map within 20 days of such receipt.
- (c) ~~Upon submission of two copies of the proposed certified survey map, the director's designee shall, within ten days, approve, approve conditionally or reject the map.~~ Within 30 days of certified survey map submission, the director of city development or the director's designee shall approve, conditionally approve, or reject the map and shall thereafter notify the subdivider in writing of their decision noting ~~The subdivider shall be notified in writing of~~ any conditions of approval or the reasons for rejection.
- (d) The map shall include the affidavit of the surveyor who surveyed and mapped the parcel as required by Wis. Stats. § 236.34 and shall be signed by the property owner.
- (e) The certificate of approval of the plan commission shall be typed, lettered or reproduced legibly on the face of the map.

- (f) Any party aggrieved by a decision of the director of city development with respect to approval, conditional approval, or rejection of a certified survey map may appeal the decision of the director of city development to the city plan commission. The city plan commission shall affirm, modify, or reverse the decision of the director of city development.

(Ord. No. 63-74-75, § 1(4.6); Ord. No. 119-77-78, § 13, 12-5-1977; Ord. No. 123-86-87, § 1, 12-1-1986)

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

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

PASSED AND ADOPTED BY THE CITY OF SHEBOYGAN COMMON COUNCIL

Presiding Officer

Attest

Ryan Sorenson, Mayor, City of
Sheboygan

Meredith DeBruin, City Clerk, City of
Sheboygan

**CITY OF SHEBOYGAN
RESOLUTION 110-25-26**

BY ALDERPERSONS RUST AND DEKKER.

OCTOBER 14, 2025.

A RESOLUTION establishing the 2026 Budget appropriations and the 2025 Tax Levy for use during the calendar year.

WHEREAS, Section 2-867 of the Municipal Code of the City of Sheboygan requires an annual budget appropriating monies to finance activities of the City for the ensuing fiscal year; and

WHEREAS, the Common Council committees have duly considered and discussed a budget for 2025 as proposed by the City Administrator; and

WHEREAS, a public hearing on the budget will be held on October 14, 2025 as required; and

WHEREAS, the 2026 budget requires a tax levy to partially finance the appropriations.

NOW, THEREFORE, BE IT RESOLVED: That the following are hereby adopted as set forth in the attachment and established in the budget document by the Common Council of the City of Sheboygan:

Budgeted revenue estimates and expenditure appropriations for the year 2026 for the City's General Fund; Special Revenue - MEG Unit, Tourism, Senior Services, Library, Community Development Block Grant, Affordable Housing, Redevelopment Authority, Special Assessment; Debt Service – G.O. Debt Service; Capital Improvement Funds – Capital Fund, Industrial Park Fund, TID 16, TID 17, TID 18, TID 19, TID 20, TID 21, TID 22, TID 23, TID 24, TID 25; Proprietary Funds – Wastewater, Refuse, Marina/Boat Facilities, Parking Utility, Transit; Internal Service Funds - Health Insurance, Liability Insurance, Workers Compensation Insurance, Information Technology, Motor Vehicle; and Fiduciary Fund – Cemetery Perpetual Care

BE IT FURTHER RESOLVED: That the property tax levy required to finance the 2026 Budget is \$30,129,824.

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

2026 PROPOSED BUDGET SUMMARY (UPDATED 10-29-2025)

	General	Special	Debt	Capital	Fiduciary	Proprietary	2026	2025	2024	2023	
	Fund	Revenue	Service	Improvement	Funds	Funds*	Proposed*	Estimated*	Actual*	Actual*	
Revenue											Revenue
Taxes and Special Assessments	\$19,303,794	\$5,696,662	\$5,796,558	\$5,476,110	\$0	\$984,633	\$37,257,757	\$37,335,569	\$33,435,765	\$32,794,239	Taxes
Intergovernmental Revenue	\$18,311,645	\$1,544,049	\$0	\$1,353,062	\$21,350	\$3,297,699	\$24,527,805	\$27,658,200	\$26,526,399	\$27,448,472	Intergovernmental Revenue
Licenses and Permits	\$1,420,024	\$0	\$0	\$0	\$0	\$700	\$1,420,724	\$1,424,554	\$1,091,982	\$1,108,562	Licenses and Permits
Fines and Forfeitures	\$1,075,500	\$7,000	\$0	\$0	\$0	\$2,500	\$1,085,000	\$899,702	\$1,148,788	\$941,034	Fines and Forfeitures
Public Charges for Services	\$3,476,426	\$213,600	\$0	\$26,524	\$15,000	\$15,518,948	\$19,250,498	\$17,292,525	\$16,550,080	\$16,696,108	Charges for Services
Intergovernmental Charges for Services	\$701,541	\$0	\$0	\$0	\$12,844,295	\$24,000	\$13,569,836	\$12,586,956	\$11,926,613	\$11,665,331	Intergovernmental Charges for Services
Miscellaneous Revenue	\$584,597	\$636,050	\$26,827	\$35,080	\$185,917	\$431,985	\$1,900,456	\$4,590,385	\$6,273,395	\$5,717,086	Miscellaneous Revenue
Other Financing Sources	\$6,942,666	\$5,000	\$0	\$49,177,671	\$2,086,034	\$28,004,311	\$86,215,682	\$23,682,797	\$30,165,065	\$10,831,075	Other Financing Sources
Total Revenue	\$51,816,193	\$8,102,361	\$5,823,385	\$56,068,447	\$15,152,596	\$48,264,776	\$185,227,758	\$125,470,688	\$127,118,087	\$107,201,907	Total Revenue
Expenditures											Expenditures
General Government	\$7,277,488	\$200,000	\$0	\$0	\$10,875,796	\$0	\$18,353,284	\$21,128,418	\$22,263,523	\$21,082,367	General Government
Public Safety	\$27,786,464	\$54,463	\$0	\$25,527,372	\$0	\$0	\$53,368,299	\$29,469,409	\$27,577,139	\$23,523,682	Public Safety
Public Works	\$7,545,369	\$0	\$0	\$10,792,816	\$4,361,300	\$48,914,776	\$71,614,261	\$43,914,784	\$27,898,183	\$30,022,153	Public Works
Health and Human Services	\$303,107	\$0	\$0	\$0	\$0	\$0	\$303,107	\$263,240	\$234,267	\$252,303	Health and Human Services
Culture and Recreation	\$2,458,470	\$7,169,460	\$0	\$735,800	\$0	\$0	\$10,363,730	\$10,367,838	\$10,580,248	\$9,444,063	Culture and Recreation
Conservation and Development	\$1,001,073	\$1,553,736	\$0	\$19,377,150	\$0	\$0	\$21,931,959	\$21,692,459	\$11,296,404	\$9,764,656	Conservation and Development
Transfers and other expenses	\$5,957,222	\$0	\$5,823,385	\$2,086,034	\$15,500	\$0	\$13,882,141	\$5,355,160	\$4,949,718	\$4,624,797	Transfers and other expenses
Total Expenditures	\$52,329,193	\$8,977,659	\$5,823,385	\$58,519,172	\$15,252,596	\$48,914,776	\$189,816,781	\$132,191,308	\$104,799,482	\$98,714,021	Total Expenditures
Excess of revenues over (under) expenditures	-\$513,000	-\$875,298	\$0	-\$2,450,725	-\$100,000	-\$650,000	-\$4,589,023	-\$6,720,620	\$22,318,605	\$8,487,886	Excess of revenues over (under) expenditures
Net Property Tax Required	\$17,850,086	\$3,469,772	\$5,796,558	\$2,028,775	\$0	\$984,633	\$30,129,824	\$29,381,887	\$27,128,455	\$26,496,702	Net Property Tax Required
Assessed Valuation							\$4,824,493,036	\$4,436,606,525	\$3,973,505,063	\$3,316,368,035	Assessed Valuation (Excluding TID)
ASSESSED TAX RATE							6.2452	6.6226	6.8273	7.9897	ESTIMATED ASSESSED TAX RATE
Equalized Valuation*							\$4,971,814,900	\$4,564,705,800	\$4,089,066,700	\$3,578,184,300	Equalized Valuation (Excluding TID)
EQUALIZED TAX RATE							6.060	6.437	6.634	7.405	EQUALIZED TAX RATE

2026 PROPOSED BUDGET SUMMARY (UPDATED 10-13-2025)

	General Fund	Special Revenue	Debt Service	Capital Improvement	Fiduciary Funds	Proprietary Funds*	2026 Proposed*	2025 Estimated*	2024 Actual*	2023 Actual	
Revenue											Revenue
Taxes and Special Assessments	\$19,303,794	\$5,696,662	\$5,796,558	\$4,786,110	\$690,000	\$984,633	\$37,257,757	\$37,335,569	\$33,435,765	\$32,794,239	Taxes
Intergovernmental Revenue	\$18,311,645	\$1,544,049	\$0	\$838,262	\$21,350	\$12,634,803	\$33,350,109	\$36,395,054	\$26,526,399	\$27,448,472	Intergovernmental Revenue
Licenses and Permits	\$1,420,024	\$0	\$0	\$0	\$0	\$700	\$1,420,724	\$1,424,554	\$1,091,982	\$1,108,562	Licenses and Permits
Fines and Forfeitures	\$1,075,500	\$7,000	\$0	\$0	\$0	\$2,500	\$1,085,000	\$899,702	\$1,148,788	\$941,034	Fines and Forfeitures
Public Charges for Services	\$3,476,426	\$213,600	\$0	\$26,524	\$15,000	\$13,492,213	\$17,223,763	\$16,119,365	\$16,550,080	\$16,696,108	Charges for Services
Intergovernmental Charges for Services	\$701,541	\$0	\$0	\$0	\$12,844,295	\$24,000	\$13,569,836	\$12,586,956	\$11,926,613	\$11,665,331	Intergovernmental Charges for Services
Miscellaneous Revenue	\$584,597	\$636,050	\$26,827	\$35,080	\$185,917	\$263,104	\$1,731,575	\$4,590,385	\$6,273,395	\$5,717,086	Miscellaneous Revenue
Other Financing Sources	\$7,200,173	\$5,000	\$0	\$53,073,830	\$1,396,034	\$28,004,311	\$89,679,348	\$43,538,746	\$30,165,065	\$10,831,075	Other Financing Sources
Total Revenue	\$52,073,700	\$8,102,361	\$5,823,385	\$58,759,806	\$15,152,596	\$55,406,264	\$195,318,112	\$152,890,331	\$127,118,087	\$107,201,907	Total Revenue
Expenditures											Expenditures
General Government	\$7,277,488	\$200,000	\$0	\$1,396,034	\$10,875,796	\$0	\$19,749,318	\$25,112,397	\$22,263,523	\$21,082,367	General Government
Public Safety	\$27,786,464	\$54,463	\$0	\$29,715,272	\$0	\$0	\$57,556,199	\$29,469,409	\$27,577,139	\$23,523,682	Public Safety
Public Works	\$7,545,369	\$0	\$0	\$9,070,816	\$4,361,300	\$63,058,374	\$84,035,859	\$44,309,596	\$27,898,183	\$30,022,153	Public Works
Health and Human Services	\$303,107	\$0	\$0	\$0	\$0	\$0	\$303,107	\$263,240	\$234,267	\$252,303	Health and Human Services
Culture and Recreation	\$2,458,470	\$7,169,460	\$0	\$735,800	\$0	\$0	\$10,363,730	\$10,369,038	\$10,580,248	\$9,444,063	Culture and Recreation
Conservation and Development	\$1,001,073	\$1,553,736	\$0	\$19,377,150	\$0	\$0	\$21,931,959	\$21,692,459	\$11,296,404	\$9,764,656	Conservation and Development
Transfers and other expenses	\$6,214,729	\$0	\$5,823,385	\$0	\$15,500	\$0	\$12,053,614	\$5,355,160	\$4,949,718	\$4,624,797	Transfers and other expenses
Total Expenditures	\$52,586,700	\$8,977,659	\$5,823,385	\$60,295,072	\$15,252,596	\$63,058,374	\$205,993,786	\$136,571,299	\$104,799,482	\$98,714,021	Total Expenditures
Excess of revenues over (under) expenditures	-\$513,000	-\$875,298	\$0	-\$1,535,266	-\$100,000	-\$7,652,110	-\$10,675,674	\$16,319,032	\$22,318,605	\$8,487,886	Excess of revenues over (under) expenditures
Net Property Tax Required	\$17,850,086	\$3,469,772	\$5,796,558	\$2,028,775	\$0	\$984,633	\$30,129,824	\$29,381,887	\$27,128,455	\$26,496,702	Net Property Tax Required
Assessed Valuation							\$4,820,232,964	\$4,436,606,525	\$3,973,505,063	\$3,316,368,035	Assessed Valuation (Excluding TID)
ASSESSED TAX RATE							6.2507	6.6226	6.8273	7.9897	ESTIMATED ASSESSED TAX RATE
Equalized Valuation*							\$4,971,814,900	\$4,564,705,800	\$4,089,066,700	\$3,578,184,300	Equalized Valuation (Excluding TID)
EQUALIZED TAX RATE							6.060	6.437	6.634	7.405	EQUALIZED TAX RATE

To: Common Council

From: Administrator Casey Bradley and Finance Director Kaitlyn Krueger

RE: 2026 Proposed Budget (Update 10/13/2025)

As previously discussed during the first Committee of the Whole meeting on September 15th, there were quite a few items still outstanding for budget compilation. The following list details the major items that have been adjusted from the preliminary budget to the proposed budget.

Health/Dental Insurance Rates

The insurance rates have been finalized based on guidance from the City's insurance broker, USI, for 2026. The final 2026 rate increase for health insurance is 9.20% and dental insurance is 13.87%. All budgets with health insurance or dental insurance lines have been adjusted accordingly.

General Fund

Property Tax Levy **Budget Impact: \$42,493**

Account #: 101-411100

The tax levy that was previously allocated to the Transit Fund in place of CDBG grant funding has been reallocated to the General Fund budget for balancing purposes.

Interfund Transfers In **Budget Impact: \$25,000**

Account #: 101-492000

The Wastewater Utility is charged an internal transfer fee for the support that is received from the General Fund on an annual basis. This amount has remained the same since 2010. This adjustment matches the facility cost that is currently being charged to the Motor Vehicle Department of \$125,000 in consideration for the overhead amounts for staffing and vehicle storage.

Department of Transportation – Highway/Road Aids **Budget Impact: -\$345,410**

Account #: 101-435310 & 101-435360

The notices from the Department of Transportation were received shortly after the preliminary budget was published. There was a decrease in the anticipated amount of Connecting Highway and State Transportation Aids.

CVMIC Grant**Budget Impact: -\$3,000**

Account #: 101-437005

Due to population fluctuating below 50,000 residents, the City has been changed from a large municipality to medium-sized municipality at CVMIC. This results in a decrease in the safety grant from \$10,000 to \$7,000.

Parks – Utilities**Budget Impact: -\$26,425**

Account #: 101520-555100

Adjustment made due to the historical trends that have been recognized of the actual usage of utilities within the Parks facilities.

Streets Maintenance – Street Maintenance & Repair**Budget Impact: - \$194,000**

Account #: 101331-553100

To better account for projects meeting the capital asset definition, the costs associated with resurfacing projects meeting the capitalization threshold have been moved to the Capital Fund. This had resulted in a duplicate amount in the General Fund. These projects remain budgeted within the Capital plan and are anticipated to be completed during 2026.

During the September Committee of the Whole meeting, the list of projects was discussed. For clarity, the following projects are anticipated to be completed in-house during next year's road program:

- Mehrtens Avenue (N 15th to End)
- Prospect Avenue (N 2nd to N 3rd)
- Lake Court (2nd to Barrett)
- North Point Drive / North Point Court
- 15 various pavement repair projects

Public Works Staffing Adjustment**Budget Impact: Dept Specific**

Various Salary/Benefit Lines (Org Codes 101310, 101331, 101520 & 101695)

Adjustments to positions primarily based on Bold Path study.

Ambulance Revenue**Budget Impact: \$82,474**

Account #: 101-462300

The City will be receiving an annual amount from the Federal government to offset some of the costs associated with Medicare trips. This is an estimate of the additional revenue that will be recognized, not previously accounted for in the budget.

Transit Fund

Move Revenue from Tax Levy to CDBG Grant **Budget Impact: \$0**

Account #: 651-411100 & 651-433300

This is a net neutral change on the expense side of the Transit Fund. When the budget was originally being prepared, there was a cut to the Federal CBDG spending. This change decreased the Property Tax Levy line and increased the HUD Subsidy line by the same amount of \$42,493. The available property tax levy was reallocated to the General Fund for balancing.

TID Funds

TID Tax Increment **Budget Impact: TID Specific**

Account #: Object Code 411200

All TID funds were updated to reflect the anticipated increment collected with the estimated assessed tax rate and assessment valuations.

Removal of Land Purchase (TID 18) **Budget Impact: \$4,000,000**

Account #: 418660-621100

The City does not anticipate the need for the land purchase in TID 18 in 2026. The expense and associated debt proceeds have been removed.

Removal of Site Clean-Up Costs (TID 21) **Budget Impact: \$2,500,000**

Account # 421660-531100

The City anticipates finishing the Mayline site clean-up during 2025 and the line item was previously carried forward to 2026 budget.

Outstanding Budget Items

The following items are still outstanding as of the finalization of this memo:

- 1) Finalization of Wastewater User Fees and budget
- 2) State– Department of Revenue release of Manufacturing assessed values

Estimated Tax Rate

The tax levy for 2026 increases by \$747,937 or 2.55% compared to 2025. The estimated tax rate is expected to decrease by 5.62% to \$6.2507 per \$1,000 of value. Of this amount, the net new construction attributes to 1.07% of the allowable increase ([DOR 2025 Net New Construction](#)).

2026 PROPOSED BUDGET SUMMARY (UPDATED 10-10-2025)

	General	Special	Debt	Capital	Fiduciary	Proprietary	2026	2025	2024	2023	
	Fund	Revenue	Service	Improvement	Funds	Funds*	Proposed*	Estimated*	Actual*	Actual	
Revenue											Revenue
Taxes and Special Assessments	\$19,261,301	\$5,696,662	\$5,796,558	\$4,786,110	\$690,000	\$1,027,126	\$37,257,757	\$37,335,569	\$33,435,765	\$32,794,239	Taxes
Intergovernmental Revenue	\$18,161,645	\$1,544,049	\$0	\$838,262	\$12,865,645	\$12,592,310	\$46,001,911	\$36,395,054	\$26,526,399	\$27,448,472	Intergovernmental Revenue
Licenses and Permits	\$1,420,024	\$0	\$0	\$0	\$0	\$700	\$1,420,724	\$1,424,554	\$1,091,982	\$1,108,562	Licenses and Permits
Fines and Forfeitures	\$1,075,500	\$7,000	\$0	\$0	\$0	\$2,500	\$1,085,000	\$899,702	\$1,148,788	\$941,034	Fines and Forfeitures
Public Charges for Services	\$3,393,952	\$213,600	\$0	\$26,524	\$15,000	\$13,492,213	\$17,141,289	\$16,119,365	\$16,550,080	\$16,696,108	Charges for Services
Intergovernmental Charges for Services	\$701,541	\$0	\$0	\$0	\$0	\$24,000	\$725,541	\$12,586,956	\$11,926,613	\$11,665,331	Intergovernmental Charges for Services
Miscellaneous Revenue	\$584,597	\$636,050	\$26,827	\$35,080	\$185,917	\$263,104	\$1,731,575	\$4,590,385	\$6,273,395	\$5,717,086	Miscellaneous Revenue
Other Financing Sources	\$7,175,173	\$5,000	\$0	\$53,073,830	\$1,396,034	\$28,004,311	\$89,654,348	\$43,538,746	\$30,165,065	\$10,831,075	Other Financing Sources
Total Revenue	\$51,773,733	\$8,102,361	\$5,823,385	\$58,759,806	\$15,152,596	\$55,406,264	\$195,018,145	\$152,890,331	\$127,118,087	\$107,201,907	Total Revenue
Expenditures											Expenditures
General Government	\$7,277,488	\$200,000	\$0	\$1,396,034	\$10,875,796	\$0	\$19,749,318	\$25,112,397	\$22,263,523	\$21,082,367	General Government
Public Safety	\$27,486,497	\$54,463	\$0	\$29,715,272	\$0	\$0	\$57,256,232	\$29,469,409	\$27,577,139	\$23,523,682	Public Safety
Public Works	\$7,545,369	\$0	\$0	\$9,070,816	\$4,361,300	\$63,064,370	\$84,041,855	\$44,309,596	\$27,898,183	\$30,022,153	Public Works
Health and Human Services	\$303,107	\$7,169,460	\$0	\$0	\$0	\$0	\$7,472,567	\$263,240	\$234,267	\$252,303	Health and Human Services
Culture and Recreation	\$2,458,470	\$0	\$0	\$735,800	\$0	\$0	\$3,194,270	\$10,369,038	\$10,580,248	\$9,444,063	Culture and Recreation
Conservation and Development	\$1,001,073	\$1,553,736	\$0	\$19,304,161	\$0	\$0	\$21,858,970	\$21,692,459	\$11,296,404	\$9,764,656	Conservation and Development
Transfers and other expenses	\$6,214,729	\$0	\$5,823,385	\$0	\$15,500	\$0	\$12,053,614	\$5,355,160	\$4,949,718	\$4,624,797	Transfers and other expenses
Total Expenditures	\$52,286,733	\$8,977,659	\$5,823,385	\$60,222,083	\$15,252,596	\$63,064,370	\$205,626,826	\$136,571,299	\$104,799,482	\$98,714,021	Total Expenditures
Excess of revenues over (under) expenditures	-\$513,000	-\$875,298	\$0	-\$1,462,277	-\$100,000	-\$7,658,106	-\$10,608,681	\$16,319,032	\$22,318,605	\$8,487,886	Excess of revenues over (under) expenditures
Net Property Tax Required	\$17,807,593	\$3,469,772	\$5,796,558	\$2,028,775	\$0	\$1,027,126	\$30,129,824	\$29,381,887	\$27,128,455	\$26,496,702	Net Property Tax Required
Assessed Valuation							\$4,820,232,964	\$4,436,606,525	\$3,973,505,063	\$3,316,368,035	Assessed Valuation (Excluding TID)
ASSESSED TAX RATE							6.2507	6.6226	6.8273	7.9897	ESTIMATED ASSESSED TAX RATE
Equalized Valuation*							\$4,971,814,900	\$4,564,705,800	\$4,089,066,700	\$3,578,184,300	Equalized Valuation (Excluding TID)
EQUALIZED TAX RATE							6.060	6.437	6.634	7.405	EQUALIZED TAX RATE