



# CITY PLAN COMMISSION AGENDA

October 15, 2024 at 4:00 PM

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

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

## OPENING OF MEETING

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

## MINUTES

4. Approval of the Plan Commission minutes from September 24, 2024.

## PUBLIC HEARINGS

5. Public hearing regarding application for Conditional Use with exceptions by Sara Wolske to construct a new apartment at 1211 Superior Avenue. UC zone
6. Public Hearing regarding application for Conditional Use with exceptions by Jeff Rittenhouse to construct new 2nd floor apartments at 1226 N. 8th Street. CC zone

## ITEMS FOR DISCUSSION AND POSSIBLE ACTION

7. Application for Conditional Use with exceptions by Sara Wolske to construct a new apartment at 1211 Superior Avenue. UC zone
8. Application for Conditional Use with exceptions by Jeff Rittenhouse to construct new 2nd floor apartments at 1226 N. 8th Street. CC zone
9. R. O. No. 66-24-25 by City Administrator Casey Bradley submitting Capital Improvements Program (CIP) Requests for the years 2025-2029. REFER TO CITY PLAN COMMISSION

## NEXT MEETING

10. October 29, 2024

## ADJOURN

11. Motion to Adjourn

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

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

**CITY OF SHEBOYGAN**

**CITY PLAN COMMISSION MINUTES**

**Tuesday, September 24, 2024**

**MEMBERS PRESENT:** Mayor Ryan Sorenson, Alderperson John Belanger, Marilyn Montemayor, Public Works Director Travis Peterson, Jerry Jones, Braden Schmidt and Kimberly Meller

**STAFF/OFFICIALS PRESENT:** Director of Planning & Development Diane McGinnis Casey, Associate Planner Ellise Rose and Building Inspection Specialist Linnae Wierus

**OPENING OF MEETING**

1. Roll Call

Mayor Sorenson called the meeting to order at 4pm.

2. Pledge of Allegiance

The Pledge of Allegiance was recited.

3. Identify potential conflict of interest

No committee member had a conflict.

**MINUTES**

4. Approval of the Plan Commission minutes from September 10, 2024.

MOTION TO APPROVE THE MINUTES OF THE PREVIOUS MEETING HELD ON SEPTEMBER 10, 2024.

Motion made by Jerry Jones, seconded by Braden Schmidt

Voting yea: Mayor Ryan Sorenson, Alderperson John Belanger, Marilyn Montemayor, Public Works Director Travis Peterson, Jerry Jones, Braden Schmidt and Kimberly Meller

**PUBLIC HEARINGS**

5. Application for Conditional Use with exceptions by Mee Y. Lee to operate Hmong Delights Bakeshop at 827 Michigan Avenue.

No public comment.

6. Application for Conditional Use Permit with exceptions by Joel Pipkorn to construct a five-unit townhome building on the east side of S. Business Drive (parcel # 59281430782).

No public comment.

7. General Development Plan amendment by Malibu Apartments, LLC to construct the Malibu Apartments on parcel 59281318390. PUD Planned Unit Development Zone.

Andrew Bauman spoke about the access for the kites, traffic/parking and control city infrastructure to keep the beach as nature as possible.

MOTION TO CLOSE THE PUBLIC HEARING.

Motion made by Alderperson John Belanger, seconded by Jerry Jones

Voting yea: Mayor Ryan Sorenson, Alderperson John Belanger, Marilyn Montemayor, Public Works Director Travis Peterson, Jerry Jones, Braden Schmidt and Kimberly Meller

Motion carried.

**ITEMS FOR DISCUSSION AND POSSIBLE ACTION**

- 8. Res. No. 77-24-25 by Alderpersons Belanger and Ramey approving the final plat of the 29<sup>th</sup> Street Subdivision located east of St. Nicholas Hospital on North 29<sup>th</sup> Street between Superior Avenue and Saemann Avenue. REFER TO CITY PLAN COMMISSION

MOTION TO RECOMMEND APPROVAL TO THE COMMON COUNCIL ADOPT THE ORDINANCE.

Motion made by Alderperson John Belanger, seconded by Jerry Jones

Voting yea: Mayor Ryan Sorenson, Alderperson John Belanger, Marilyn Montemayor, Public Works Director Travis Peterson, Jerry Jones, Braden Schmidt and Kimberly Meller

Motion carried.

- 9. Application for Conditional Use with exceptions by Mee Y. Lee to operate Hmong Delights Bakeshop at 827 Michigan Avenue.

MOTION TO APPROVE WITH THE FOLLOWING CONDITONS

Motion made by Alderperson John Belanger, seconded by Kimberly Meller

Voting yea: Mayor Ryan Sorenson, Alderperson John Belanger, Marilyn Montemayor, Public Works Director Travis Peterson, Jerry Jones, Braden Schmidt and Kimberly Meller

- 1. Prior to operation/occupancy, the applicant shall obtain all licenses and occupancy permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, health, food, alcohol, etc. An occupancy permit will be granted only at such time as the applicant has met all requirements.
- 2. Dumpsters and/or grease receptacles shall be screened/enclosed and constructed of like materials and colors of the facility. If using chain link fencing, the applicant shall install Privacy Decorative Slating (PDS) material in order to effectively screen the dumpster. Dumpsters shall be screened and enclosed prior to issuance of an occupancy permit.
- 3. Outdoor storage of materials, products or equipment shall be prohibited.
- 4. Any new lighting shall be installed per Section 105-932 of the City of Sheboygan Zoning Ordinance. There shall be no spillover light onto adjacent properties or the streets.
- 5. Applicant shall obtain the necessary sign permits prior to installation. Applicant shall work with staff with regards to constructing a well-designed signage for the site that utilizes colors and materials similar to the building. Staff may bring the proposed signage design back to the Plan Commission for review/approval.
- 6. No outdoor seating is permitted in the Michigan Avenue sidewalk area without obtaining the required Sidewalk Café permit.
- 7. If there are to be any renovation to the exterior of the facility, the applicant will be required to obtain approval from the Architectural Review Board prior to receiving a building permit for such renovation.
- 8. If there are any amendments to the approved use and/or floor/site plan, the applicant will be required to submit a new conditional use application reflecting those amendments.

Motion carried.

- 10. Application for Conditional Use Permit with exceptions by Joel Pipkorn to construct a five-unit townhome building on the east side of S. Business Drive (parcel # 59281430782).

## MOTION TO APPROVE WITH THE FOLLOWING CONDITONS

Motion made by Alderperson John Belanger, seconded by Jerry Jones

Voting yea: Mayor Ryan Sorenson, Alderperson John Belanger, Marilyn Montemayor, Public Works Director Travis Peterson, Jerry Jones, Braden Schmidt and Kimberly Meller

1. Prior to building permit issuance, the applicant shall obtain all licenses and permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, water, sewer, storm drainage, health, DNR, State of Wisconsin, etc. (Applicant shall be in contact with building inspection, fire, police, etc.). An occupancy permit will be granted only at such time as the applicant has met all requirements.
2. Applicant is responsible to ensure that the proposed buildings are meeting all Federal, State and Local codes pertaining to hazardous materials and contamination.
3. Submittal/approval of a proposed storm drainage plan prior to building permit issuance.
4. Submittal and approval of a landscape plan prior to building permit issuance. Landscape plan shall provide a legend that shows how the four (4) landscape criteria are being met (create a legend along with the landscape plan site plan). Landscaping shall be installed prior to issuance of an occupancy permit.
5. In addition to the landscape plan, applicant will work with staff with regards to installation of street trees along the property's street frontages (number, type, location, etc.). The street trees will be provided on the landscape plan and are in addition to the required development landscape plan points (not counted as landscape plan points). If any street trees are removed for the project, the applicant will be required to reinstall those street trees.
6. Concrete and gravel surfaces that are not being improved, including, but not limited to, the existing drive and concrete pool/deck, are to be removed and landscaped with grass and/or approved landscaping.
7. Outdoor storage of materials, products or equipment shall be prohibited.
8. Any fencing/retaining wall shall be installed per Section 105-945 of the City of Sheboygan Zoning Ordinance.
9. All new lighting shall be installed per Section 105-932 of the City of Sheboygan Zoning Ordinance (site lighting, building lighting, signage, etc.). There shall be no spillover light onto adjacent properties or the streets.
10. All areas used for parking/maneuvering of vehicles shall be paved.
11. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping.
12. Any new ingress/egress driveway openings shall be improved to standard City specifications. All existing access drives that are no longer used shall be removed and improved to standard City specifications.
13. Absolutely no portion of the new building shall cross the property lines including but not limited to buildings, balconies, decks, foundations, walls, gutters, eaves, roof, parking, fencing/retaining walls, signs, etc.
14. Any work within City of Sheboygan Public rights-of-way shall be discussed with the City Engineering Department and constructed to standard City specifications (including, but not limited to, new and old ingress/egress driveway openings, curb, gutter, sidewalk, pavement, utilities, street trees, relocation of street lights, grading, etc.).
15. 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.).
16. Applicant shall immediately clean any and all sediments, materials, tracking, etc. that may be spilled off-site on private or public lands and streets.
17. Streets and infrastructure damaged and/or disturbed during construction of all private and/or public improvements shall be promptly repaired by the applicant.

18. Applicant is responsible for working with all private and public utilities in order to adequately serve this apartment complex development proposal (applicant will need to provide the necessary easements and/or relocate utilities as necessary).
19. City Development staff will issue a building permit only if the applicant has adequately satisfied all concerns related to the Sheboygan Water Utility.
20. 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.
21. Prior to building permit issuance, the City of Sheboygan Architectural Review Board shall review/approve the proposed building design.
22. If the applicant does not proceed with either phase, the applicant shall grade and landscape/grass all private and public lands/property, temporary roads, temporary access drives, etc. 60 days after the City is notified that the applicant is not proceeding. Within this same 60 day period, the applicant shall also be required to remove any permanent/temporary off-premise signage, structures, etc. from this parcel.
23. If there are any amendments to the approved conditional use permit (including but not limited to site plan, architectural design, use, etc.), the applicant will be required to submit a new conditional use and/or architectural review application reflecting those amendments.

Exceptions granted:

- From the street yard setback requirements
- To the landscape points required and to the required location of said plantings. Landscape Plan still required and required points must be met.

Motion carried.

11. General Development Plan amendment by Malibu Apartments, LLC to construct the Malibu Apartments on parcel 59281318390. PUD Planned Unit Development Zone.

MOTION TO APPROVE WITH THE FOLLOWING CONDITIONS.

Motion made by Alderperson John Belanger, seconded by Kimberly Meller

Voting yea: Mayor Ryan Sorenson, Alderperson John Belanger, Marilyn Montemayor, Public Works Director Travis Peterson, Jerry Jones, Braden Schmidt and Kimberly Meller

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. Dumpster enclosure shall be completed prior to issuance of an occupancy permit for the apartment building to be occupied.
4. Outdoor storage of materials, products or equipment shall be prohibited.
5. All ground level and rooftop mechanicals shall be screened and/or enclosed and constructed of like materials and colors of the facility (HVAC equipment, etc.).
6. All areas used for parking/maneuvering of vehicles shall be paved.
7. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping.
8. Any new ingress/egress driveway openings and any drives to be closed or modified shall be improved to standard City specifications.

9. Any work within City of Sheboygan Public rights-of-way shall be discussed with the City Engineer 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.).
10. 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.).
11. Applicant shall immediately clean any and all sediments, materials, tracking, etc. that may be spilled off-site on private or public lands and streets.
12. Streets and infrastructure damaged and/or disturbed during construction of all private and/or public improvements shall be promptly repaired by the applicant.
13. 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.
14. 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).
15. 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.
16. Owner/Developer and City understand that the landscape plan is to be installed in phases.
17. Owner/Developer is responsible for installation of the entire approved landscape plan. If the owner/developer elects to amend the landscape plan in any fashion, the owner/developer shall resubmit an amended plan to Department of City Planning & Development for approval.
18. Plantings located around all ingress/egress of the site shall be maintained to not interfere with vehicular/pedestrian traffic.
19. Plantings located around the Fire Department Connection must be maintained to make sure that it is accessible at all times.
20. Plantings located by light poles should be maintained to keep areas well lit.
21. The Department of Planning & Development must inspect the landscaping. Failure to comply with any of the above conditions may require the removal and replanting of plants.
22. All plantings will need to be maintained per Section 105-894(b) Maintenance.

If there are any amendments to the approved GDP the applicant will have to submit an amended GDP for review that accurately reflects any and all proposed changes.

Motion carried.

12. Specific Implementation Plan amendment by Malibu Apartments, LLC to construct the Malibu Apartments on parcel 59281318390. PUD Planned Unit Development Zone.

**MOTION TO APPROVE WITH THE FOLLOWING CONDITIONS.**

Motion made by Alderperson John Belanger, seconded by Jerry Jones

Voting yea: Mayor Ryan Sorenson, Alderperson John Belanger, Marilyn Montemayor, Public Works Director Travis Peterson, Jerry Jones, Braden Schmidt and Kimberly Meller

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. Dumpster enclosure shall be completed prior to issuance of an occupancy permit for the apartment building to be occupied.

4. Outdoor storage of materials, products or equipment shall be prohibited.
5. All ground level and rooftop mechanicals shall be screened and/or enclosed and constructed of like materials and colors of the facility (HVAC equipment, etc.).
6. All areas used for parking/maneuvering of vehicles shall be paved.
7. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping.
8. Any new ingress/egress driveway openings and any drives to be closed or modified shall be improved to standard City specifications.
9. Any work within City of Sheboygan Public rights-of-way shall be discussed with the City Engineering Department and constructed to standard City specifications (including, but not limited to, new and old ingress/egress driveway openings, curb, gutter, sidewalk, pavement, utilities, street trees, etc.).
10. 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.).
11. Applicant shall immediately clean any and all sediments, materials, tracking, etc. that may be spilled off-site on private or public lands and streets.
12. Streets and infrastructure damaged and/or disturbed during construction of all private and/or public improvements shall be promptly repaired by the applicant.
13. 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.
14. 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).
15. 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.
16. Owner/Developer and City understand that the landscape plan is to be installed in phases.
17. Owner/Developer is responsible for installation of the entire approved landscape plan. If the owner/developer elects to amend the landscape plan in any fashion, the owner/developer shall resubmit an amended plan to Department of City Planning & Development for approval.
18. Plantings located around all ingress/egress of the site shall be maintained to not interfere with vehicular/pedestrian traffic.
19. Plantings located around the Fire Department Connection must be maintained to make sure that it is accessible at all times.
20. Plantings located by light poles should be maintained to keep areas well lite.
21. The Department of Planning & Development must inspect the landscaping. Failure to comply with any of the above conditions may require the removal and replanting of plants.
22. All plantings will need to be maintained per Section 105-894(b) Maintenance.

If there are any amendments to the approved SIP the applicant will have to submit an amended SIP for review that accurately reflects any and all proposed changes.

Motion carried.

#### **NEXT MEETING**

13. October 15, 2024

The next meeting is scheduled to be held on October 15, 2024.

#### **ADJOURN**



14. Motion to Adjourn

MOTION TO ADJOURN AT 4:18 PM

Motion made by Jerry Jones, seconded by Alderperson John Belanger

Voting yea: Mayor Ryan Sorenson, Alderperson John Belanger, Marilyn Montemayor, Public Works Director Travis Peterson, Jerry Jones, Braden Schmidt and Kimberly Meller

**CITY OF SHEBOYGAN**

**REQUEST FOR CITY PLAN COMMISSION CONSIDERATION**

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**ITEM DESCRIPTION:** Application for Conditional Use with exceptions by Sara Wolske to construct a new apartment at 1211 Superior Avenue. UC zone

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

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**REPORT DATE:** October 7, 2024

**MEETING DATE:** October 15, 2024

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**FISCAL SUMMARY:**

**STATUTORY REFERENCE:**

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

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Wisconsin Statutes:  
Municipal Code: N/A

**BACKGROUND / ANALYSIS:**

Sara Wolske is proposing to construct a new 1211 Superior Avenue. The applicant states the following about the project:

- I would like to remodel 1211 Superior Ave to a residential dwelling space.
- The space was used as a dentist office occupied by David Coulter. Dr. Coulter retired and now the space is vacant and without interest in renting for a commercial space.
- There is some interest in using it as a residential dwelling space.
- The projected number of residents is 2.
- The proposed number of dwelling units is one with approximately 1,000 square feet.
- Parking for approximately 10 vehicles is available behind the building.
- There is a sidewalk in the front of the building and a dumpster is available in the alley behind the building.
- This is a pre-existing building and is a well-constructed one-story property with a basement.
- The renovation will consist of removing some of the interior walls to open up the space to make it more usable. It is currently very compartmentalized.
- No exterior renovations will be done.
- Off street parking will be designated in the parking lot behind the building.
- No signage is necessary.

- Project time line depending on when buildout quotes and contractor walk through to make sure everything is up to code would potentially be completed by December 2024.
- The exact cost of the project is not yet known. Estimate is \$30,000.
- This dwelling would be compatible with the adjacent properties as there are both residential and commercial properties in the area.
- The proposed conditional use is in harmony with the policies and standards of the City of Sheboygan in that the location is both commercial and residential. Also, there is a better chance of utilizing and occupying the property as residential at this time.
- There are too many vacant commercial properties in Sheboygan and many of them continue to be vacant and potentially not cared for in the same manner when there is a tenant.
- It will not result in any substantial or undue adverse impact on nearby property, the character of the neighborhood, environment, traffic, parking, public improvements, public property or rights of way.
- I believe this development will enhance the area and property.

#### **STAFF COMMENTS:**

The applicant will need to work with the building inspection department regarding the conversion of the vacant space into an apartment. Occupancy shall be granted only at such time as all permits and codes have been met.

#### **ACTION REQUESTED:**

Staff recommends approval of the conditional use permit 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, etc. An occupancy permit will be granted only at such time as the applicant has met all requirements.
2. If using dumpsters, dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility. If using chain link fencing, the applicant shall install Privacy Decorative Slatting (PDS) material in order to effectively screen the dumpster.
3. Outdoor storage of materials, products or equipment shall be prohibited.
4. All lighting shall be installed per Section 105-932 of the City of Sheboygan Zoning Ordinance. There shall be no spillover light onto adjacent properties or the streets.
5. Applicant will provide adequate public access along streets and the parking lot/alley and will take all appropriate actions to minimize the time period that the street will be closed/affected.
6. It will be the applicant's responsibility to work with all private and public utilities in order to provide easements and/or relocate utilities as necessary.
7. Absolutely no portion of the building and/or site improvements shall cross the property lines including but not limited to buildings, balconies, decks, foundations, walls, gutters, eaves,

roof, parking, fencing/retaining walls, signs, landscaping, etc. unless an encroachment is obtained permitting use of public right-of-way.

8. Any work within City of Sheboygan Public rights-of-way shall be discussed with the City Engineering Department and constructed to standard City specifications (including, but not limited to, driveway openings, curb, gutter, sidewalk, pavement, utilities, street trees, etc.).
9. If there are to be any exterior renovations to the facility, the applicant will be required to obtain Architectural Review Board approval prior to receiving a building permit for such renovation.
10. If operating as a short-term rental, the applicant will be required to file the proper room tax paper work with the City of Sheboygan.
11. If there are any amendments to the conditional use, the applicant will be required to submit a new conditional use application reflecting those amendments.

**ATTACHMENTS:**

Conditional Use Permit Application and required attachments.

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

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

| SECTION 1: Applicant/ Permittee Information   |   |                                       |                          |
|---|---|---------------------------------------|--------------------------|
| Applicant Name (Ind., Org. or Entity)<br><i>Sara M. Wolske dba Tangerine Salon</i>  | Authorized Representative<br><i>Gerald Sara Wolske Wolske</i> | Title<br><i>owners</i>                |                          |
| Mailing Address<br><i>1819 Cardinal Pkwy</i>  | City<br><i>Sheboygan</i>                                      | State<br><i>WI</i>                    | ZIP Code<br><i>53083</i> |
| Email Address<br><i>Saramae316@gmail.com</i>  | Phone Number (incl. area code)<br><i>(920) 287-1179</i>       |                                       |                          |
| SECTION 2: Landowner Information (complete these fields when project site owner is different than applicant)  |   |                                       |                          |
| Applicant Name (Ind., Org. or Entity)   | Contact Person  | Title                                 |                          |
| Mailing Address   | City  | State                                 | ZIP Code                 |
| Email Address   | Phone Number (incl. area code)                                |                                       |                          |
| SECTION 3: Project or Site Location   |   |                                       |                          |
| Project Address/Description<br><i>1211 Superior Avenue (1213 Superior Ave)</i>  |   | Parcel No.                            |                          |
| SECTION 4: Proposed Conditional Use   |   |                                       |                          |
| Name of Proposed/Existing Business:   | <i>Tangerine Salon 1213 Dr. Coster PDS previously 1211</i>    |                                       |                          |
| Existing Zoning:  | <i>Urban Commercial</i>                                       |                                       |                          |
| Present Use of Parcel:  | <i>Office Space</i>   |                                       |                          |
| Proposed Use of Parcel:   | <i>Residential Apartment</i>                                  |                                       |                          |
| Present Use of Adjacent Properties:   | <i>Vacant family - Dentist office</i>                         |                                       |                          |
| SECTION 5: Certification and Permission   |   |                                       |                          |
| <p><b>Certification:</b> I hereby certify that I am the owner or authorized representative of the owner of the property which is the subject of this Permit Application. I certify that the information contained in this form and attachments is true and accurate. I certify that the project will be in compliance with all permit conditions. I understand that failure to comply with any or all of the provisions of the permit may result in permit revocation and a fine and/or forfeiture under the provisions of applicable laws.</p> <p><b>Permission:</b> I hereby give the City permission to enter and inspect the property at reasonable times, to evaluate this notice and application, and to determine compliance with any resulting permit coverage.</p> |   |                                       |                          |
| Name of Owner/Authorized Representative (please print)<br><i>Sara M. Wolske Wolske</i>  | Title<br><i>Owner</i>   | Phone Number<br><i>(920) 287-1179</i> |                          |
| Signature of Applicant<br><i>Sara M. Wolske</i>   | Date Signed<br><i>6/26/24</i>                                 |                                       |                          |

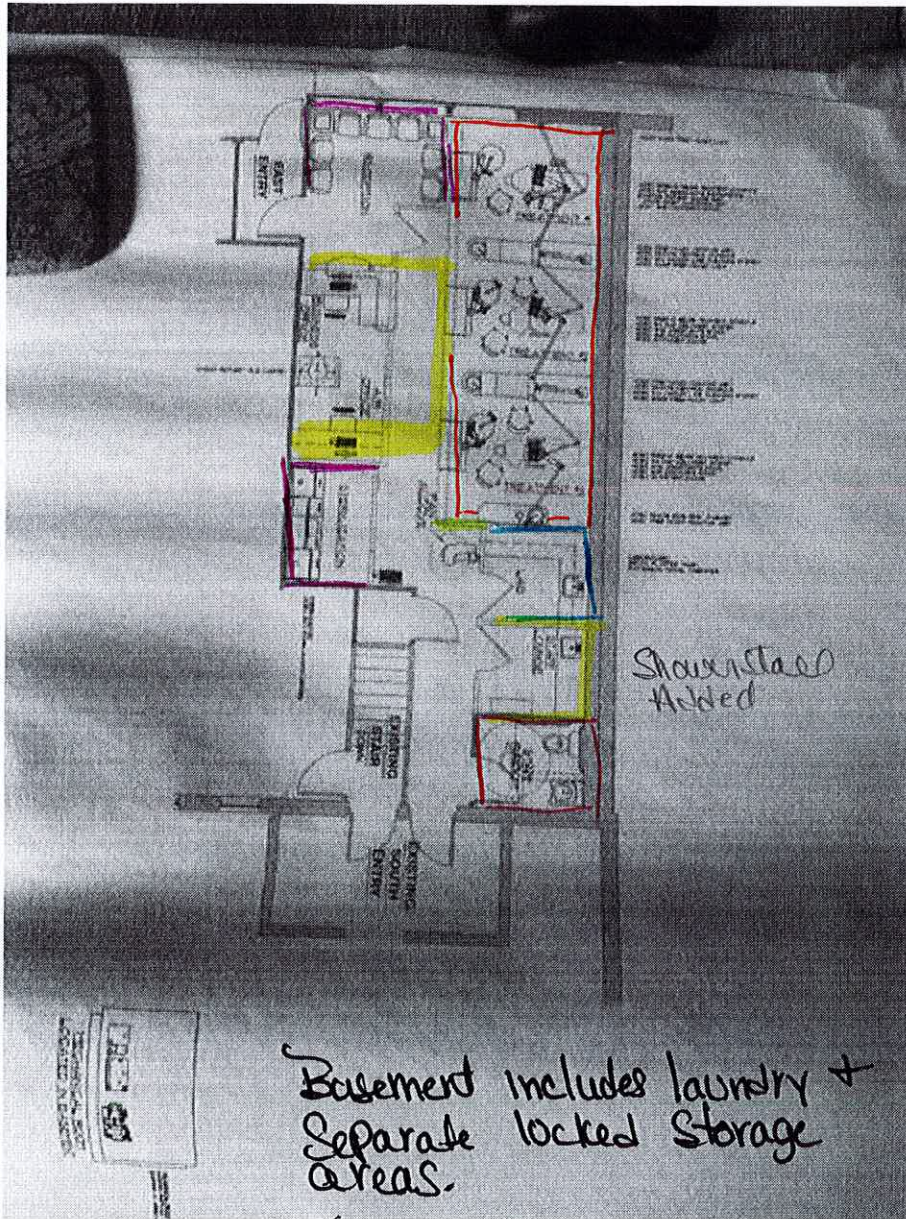
Complete application is to be filed with the Department of City Development, 828 Center Avenue, Suite 208. To be placed on the agenda of the City Plan Commission, application must be filed three weeks prior to date of meeting – check with City Development on application submittal deadline date. Applications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

## Conditional Use Written Explanation Requirements

- A. Saramaewolske LLC /Tangerine Salon LLC to rezone 1211 Superior Avenue, Sheboygan, WI 53081 to a residential dwelling space.
- B. Remodel above mentioned property for a residential dwelling space.  
The space was used as a dentist office Occupied by David Coulter-office space. Dr. Coulter retired and now the space is vacant and without interest in renting for a commercial space. There is some interest in using it as a residential dwelling space. The projected number of residents is 2. The proposed number of dwelling units is one with approximately 1000 square feet. There is limited landscape. The existing landscape is taken care of by Tangerine Salon LLC. Parking for approximately 10 vehicles is available behind the building. There is a sidewalk in the front of the building and a dumpster is available in the alley behind the building. This is a pre existing building and is a well constructed one story property with a basement. The renovation will consist of removing some of the interior walls to open up the space to make it more usable. It is currently very compartmentalized. No exterior renovations will be done. Off street parking will be designated in the parking lot behind the building. No signage is necessary. Project time line depending on when build out quotes and contractor walk through to make sure everything is up to code would potentially be completed by December 2024. The exact cost of the project is not yet known. If I had to put a number on it, \$30,000. This dwelling would be compatible with the adjacent properties as there are both residential and commercial properties in the area.
- D. The proposed conditional use is in harmony with the policies and standards of the City of Sheboygan in that the location is both commercial and residential. Also, there is a better chance of utilizing and occupying the property as residential at this time. There are way to many vacant commercial properties in Sheboygan and many of them continue to be vacant and potentially not cared for in the same manner when there is a tenant. It will not result in any substantial or undue adverse impact on nearby property, the character of the neighborhood, environment, traffic, parking, public improvements, public property or rights of way. In fact, I believe it will enhance the area and property. The property already has utilities in place as it is an existing property in use.

# Front Superior Ave.

Item 5.



Red Current Bathroom

Add Shower

Yellow:

- Add Shower stall / vent
- bump out drywall for Approx 8x10 Bedroom
- Remove small part of drywall to open up hallway

Blue Pantry

Orange Open Concept Kitchen / Living area

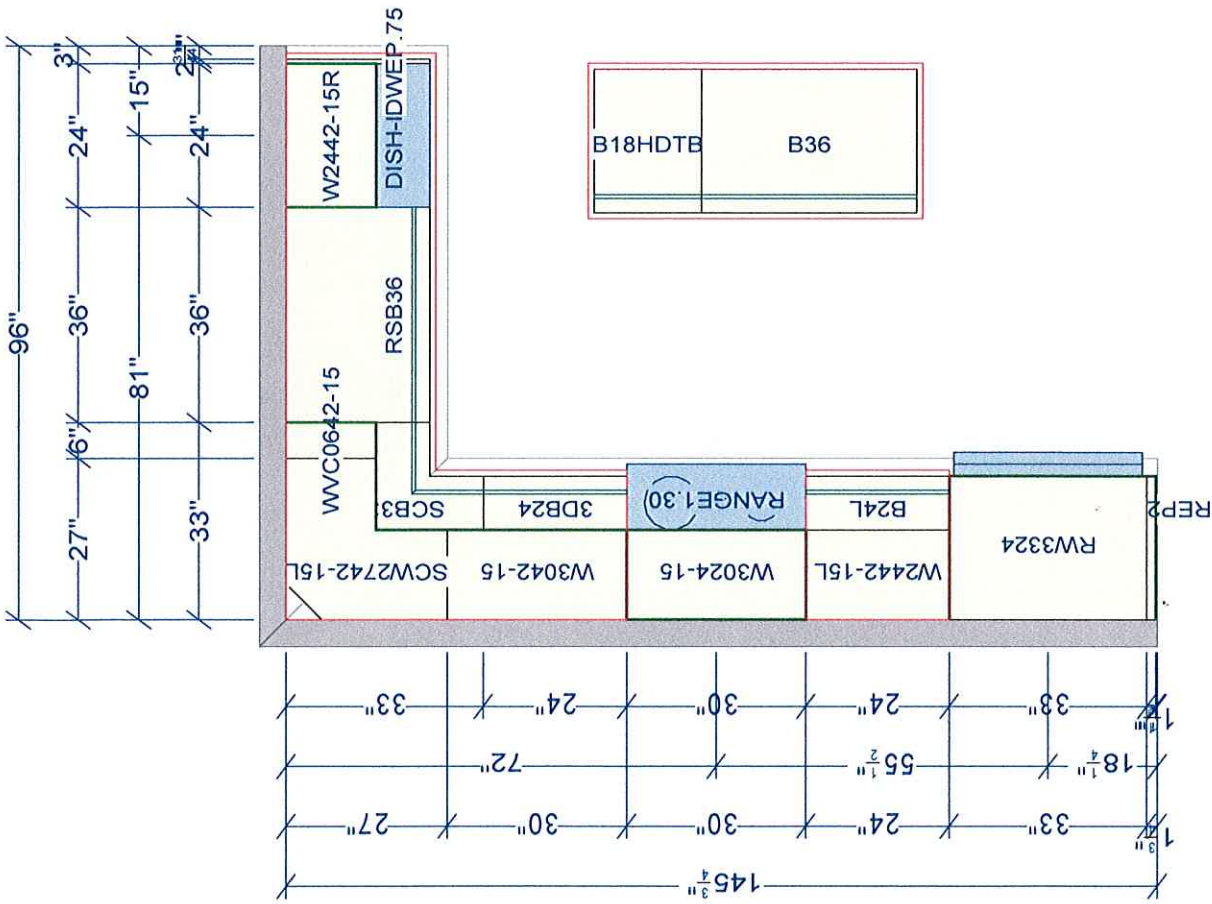
Pink - Office + lounge or bonus area

Basement includes laundry + Separate locked Storage areas.

Back Parking lot / Alley

1211

Superior Ave. Sheboygan 53081



Designed: 8/16/2024  
 Printed: 8/30/2024

This is an original design and must not be released or copied unless applicable fee has been paid or job order placed.



All dimensions & size designations given are subject to verification on job site and adjustment to fit job conditions.

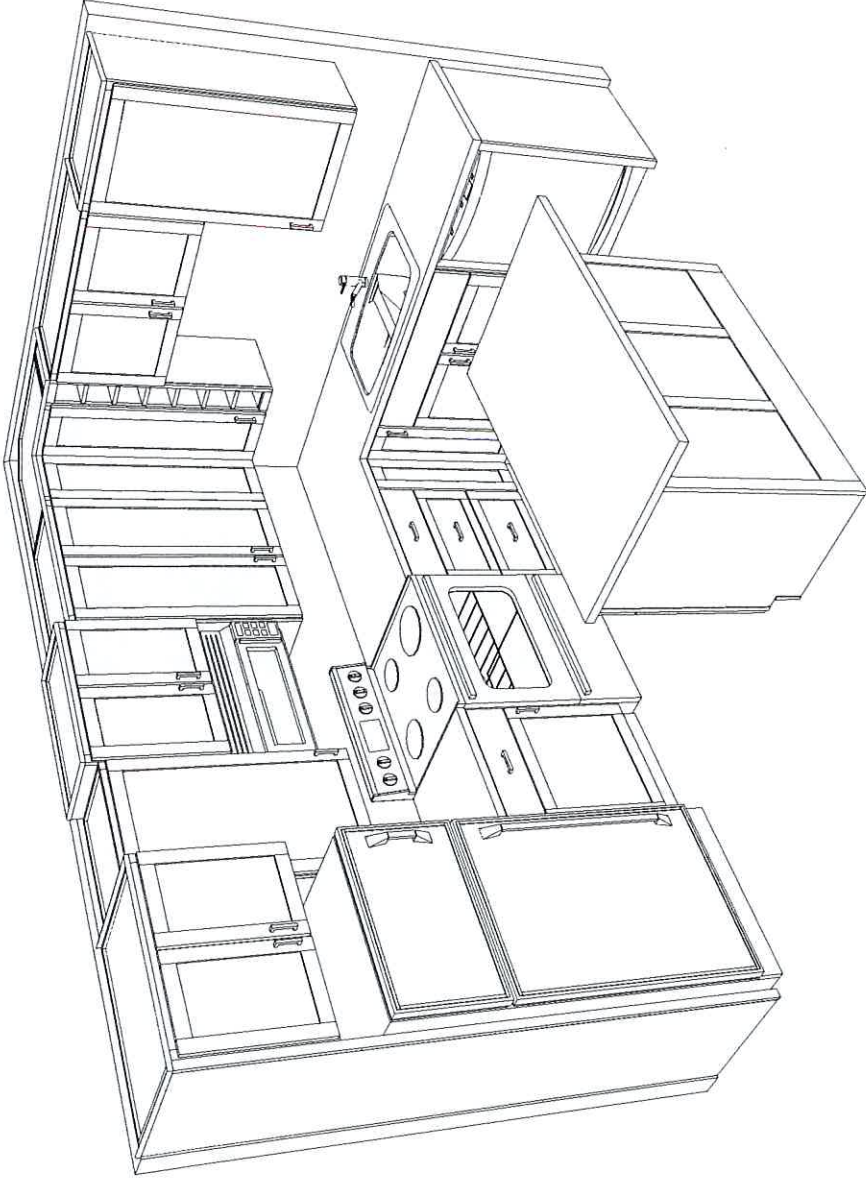
Item 5.

Drawing #: 1 | No 5

All

V24-052 Wolske Tangerine Salon





Designed: 8/16/2024  
Printed: 9/6/2024



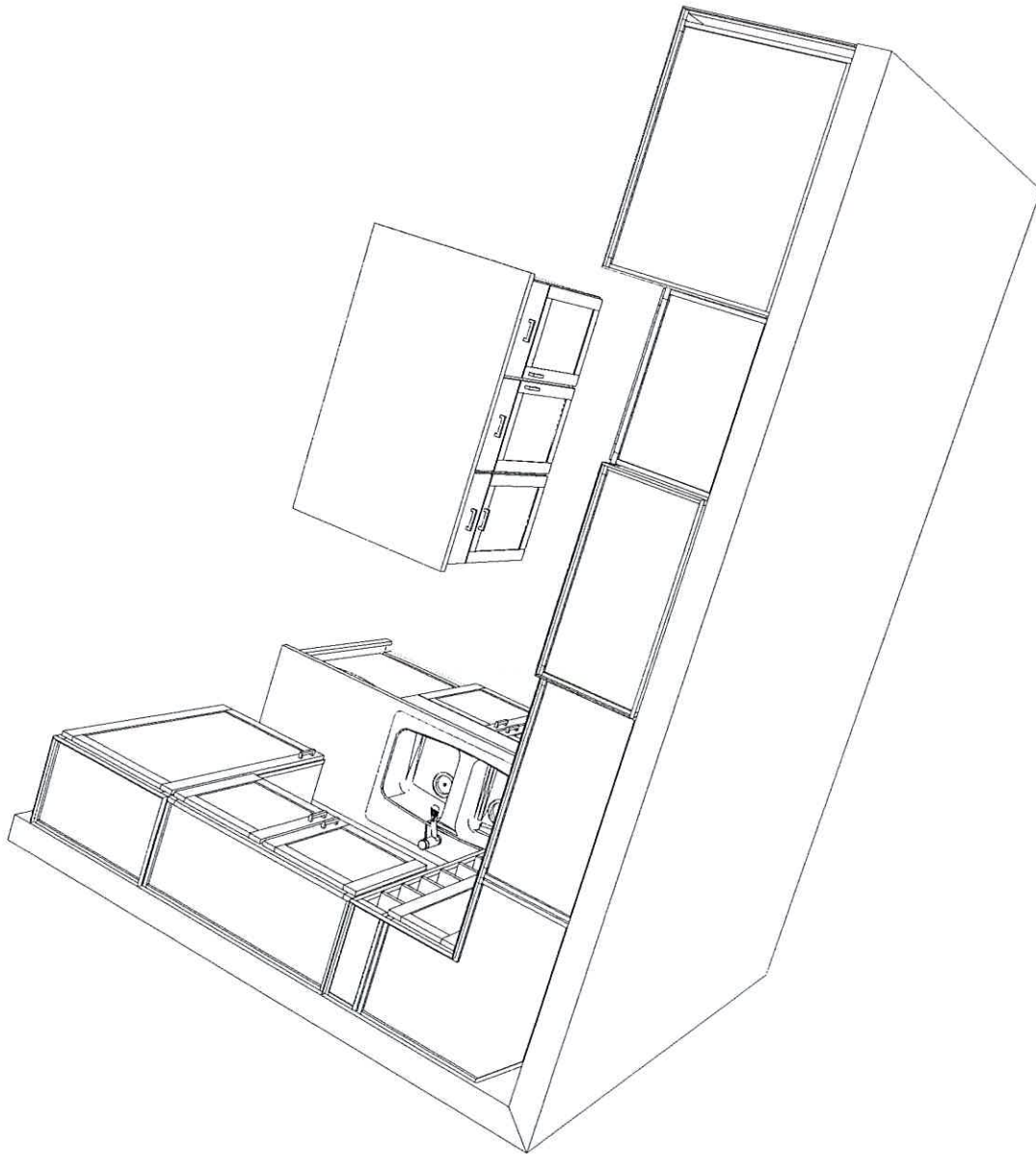
Note: This drawing is an artistic interpretation of the general appearance of the design. It is not meant to be an exact rendition.

Item 5.

Drawing

All

V24-052 Wolske Tangerine Salon



Note: This drawing is an artistic interpretation of the general appearance of the design. It is not meant to be an exact rendition.

2020

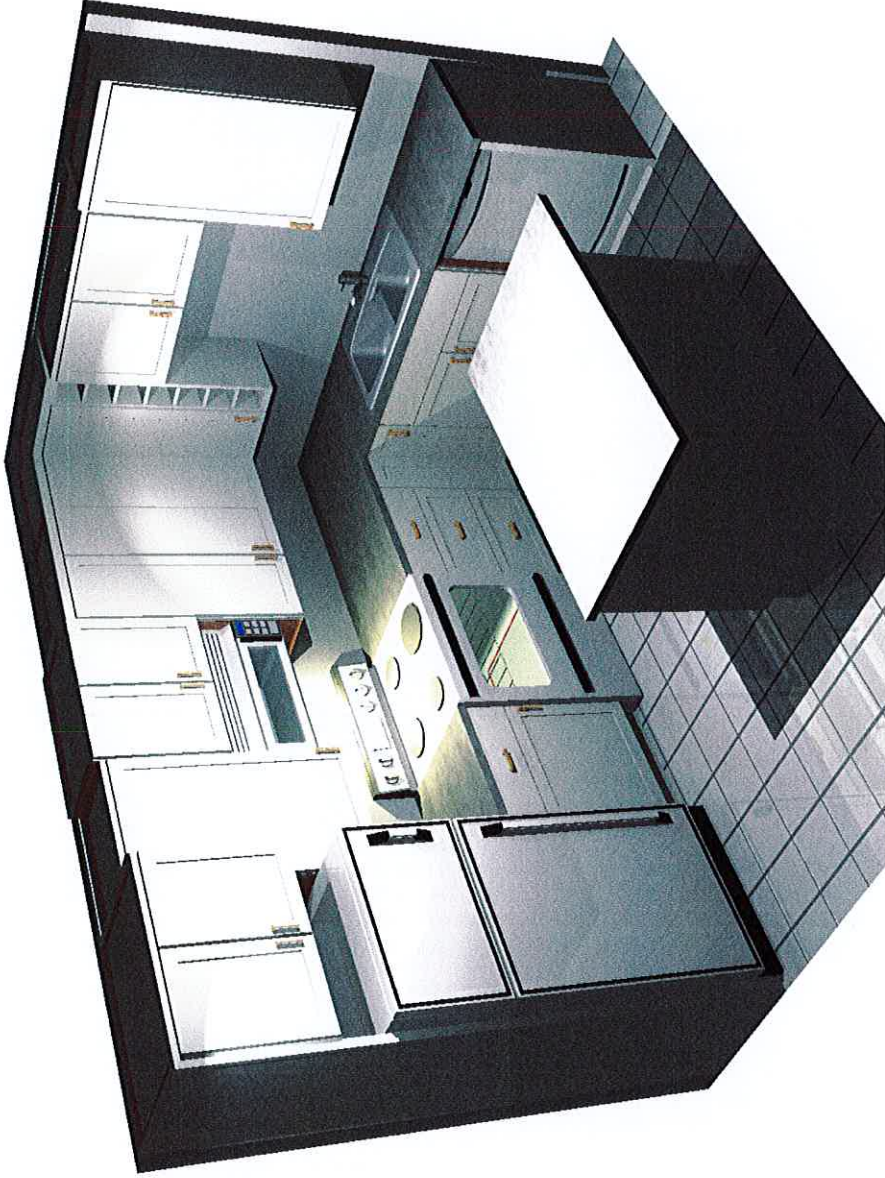
Designed: 8/16/2024  
Printed: 9/6/2024

Item 5.

Drawing

All

V24-052 Wolske Tangerine Salon



Designed: 8/16/2024  
Printed: 9/6/2024



Note: This drawing is an artistic interpretation of the general appearance of the design. It is not meant to be an exact rendition.

V24-052 Wolske Tangerine Salon

All

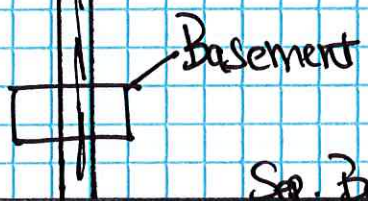
Drawing

Item 5.

1213 Superior Ave  
Tangerine Salon Sep. Ent -  
Approx 1500 Sq. Ft.

1211 Superior Ave  
Sep. Ent Proposed Res. Apt. Site  
Approx 1000 Sq. Ft.

FIRE WALL



Sep back door  
Space/hallway

Back Door  
Back Door

Sep. Back door  
Space/hallway

PARKING

Alley

Back of Bldg.

PARKING

10-12 vehicle  
Capacity

Alley

**CITY OF SHEBOYGAN**

**REQUEST FOR CITY PLAN COMMISSION CONSIDERATION**

---

**ITEM DESCRIPTION:** Application for Conditional Use with exceptions by Jeff Rittenhouse to construct new 2nd floor apartments at 1226 N. 8th Street (parcel # 59281102680). CC zone

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

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**REPORT DATE:** October 4, 2024

**MEETING DATE:** October 15, 2024

---

**FISCAL SUMMARY:**

**STATUTORY REFERENCE:**

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

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Wisconsin Statutes:  
Municipal Code: N/A

**BACKGROUND / ANALYSIS:**

Jeff Rittenhouse is proposing to construct new 2nd floor apartments at 1226 N. 8th Street. The applicant states the following about the project:

- I would like to add 1-6 (1-2) bedroom apartments on the top of an existing building located at 1226 N. 8th. This would include the vacant existing portion of the building and build out over the top of the existing building lower level, essentially building on top of the lower levels roof.
- I am bringing this before the board before I spend a lot of time and money on Architects, engineers, and contractors to ensure that the city is on board with my idea and believe in my idea. If the board approves I will meet with architects and come up with a plan that will be within the 1-6 units desired, and present that to the architectural review board for their approval.
- The lower level contains retail and beauty shops.
- This site was selected because housing is needed in Sheboygan and the upper level of this building is vacant at this time.
- 1-6 dwelling units are being proposed, that will be based upon the architect and engineers, as plumbing, electrical and loading will have to be considered.
- I would like large windows and a balcony for all units if possible.
- Units will be middle to higher end units.
- Existing exterior will be removed in favor of a more modern look.
- There is ample parking space for at least 2 spots per unit.

- Signage will likely be on the exterior upper units, determined by the architect.
- Projected time line would likely be 6-12 months and looking at a budget of \$400,000-\$500,000, based upon number of units.
- I chose residential units over commercial units because I believe there is an actual need within the city, and not so much for commercial units.
- I believe these units will serve the community well as bring more people living downtown and lead to higher traffic to restaurants and retail shops around the property.

### **STAFF COMMENTS:**

The applicant will need to work with the building inspection department regarding the conversion of the 2<sup>nd</sup> floor space into apartments. Occupancy shall be granted only at such time as all permits and codes have been met.

### **ACTION REQUESTED:**

Staff recommends approval of the conditional use permit 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, etc. An occupancy permit will be granted only at such time as the applicant has met all requirements.
2. If using dumpsters, dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility. If using chain link fencing, the applicant shall install Privacy Decorative Slatting (PDS) material in order to effectively screen the dumpster.
3. Outdoor storage of materials, products or equipment shall be prohibited.
4. All lighting shall be installed per Section 105-932 of the City of Sheboygan Zoning Ordinance. There shall be no spillover light onto adjacent properties or the streets.
5. Applicant will provide adequate public access along streets and the parking lot/alley and will take all appropriate actions to minimize the time period that the street will be closed/affected.
6. It will be the applicant's responsibility to work with all private and public utilities in order to provide easements and/or relocate utilities as necessary.
7. Absolutely no portion of the new building and/or site improvements shall cross the property lines including but not limited to buildings, balconies, decks, foundations, walls, gutters, eaves, roof, parking, fencing/retaining walls, signs, landscaping, etc. unless an encroachment is obtained permitting use of public right-of-way.
8. Any work within City of Sheboygan Public rights-of-way shall be discussed with the City Engineering Department and constructed to standard City specifications (including, but not limited to, driveway openings, curb, gutter, sidewalk, pavement, utilities, street trees, etc.).
9. Applicant shall obtain the necessary sign permits prior to installation. Proposed signage shall meet the 8<sup>th</sup> Street design guidelines.

10. If there are to be any exterior renovations to the facility, the applicant will be required to obtain Architectural Review Board approval prior to receiving a building permit for such renovation.
11. If operating as a short-term rental, the applicant will be required to file the proper room tax paper work with the City of Sheboygan.
12. If there are any amendments to the conditional use, the applicant will be required to submit a new conditional use application reflecting those amendments.


**ATTACHMENTS:**

Conditional Use Permit Application and required attachments.



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

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

| SECTION 1: Applicant/ Permittee Information   |   |  |                              |
|---|---|--|------------------------------|
| Applicant Name (Ind., Org. or Entity)<br>Capital Investment Properties llc  |   | Authorized Representative<br>Jeff Rittenhouse  |                              |
| Title<br>Owner  |   |  |                              |
| Mailing Address<br>1607 Sandstone lane  |   | City<br>Howards Grove                          | State<br>WI                  |
| ZIP Code<br>53083   |   |  |                              |
| Email Address<br>rhousellc@aol.com  |   | Phone Number (incl. area code)<br>920-207-6970 |                              |
| SECTION 2: Landowner Information (complete these fields when project site owner is different than applicant)  |   |  |                              |
| Applicant Name (Ind., Org. or Entity)   |   | Contact Person                                 |                              |
| Title   |   |  |                              |
| Mailing Address   |   | City   | State                        |
| ZIP Code  |   |  |                              |
| Email Address   |   | Phone Number (incl. area code)                 |                              |
| SECTION 3: Project or Site Location   |   |  |                              |
| Project Address/Description<br>1218-1228 N. 8th Sheboygan, WI 53081   |   |  | Parcel No.                   |
| SECTION 4: Proposed Conditional Use   |   |  |                              |
| Name of Proposed/Existing Business:   | Add Residential units above commercial units    |  |                              |
| Existing Zoning:  |   |  |                              |
| Present Use of Parcel:  | vacant offices                                  |  |                              |
| Proposed Use of Parcel:   | Add residential units to the upstairs 3-5 units |  |                              |
| Present Use of Adjacent Properties:   | Soccer store, and beauty salon, and nail shop   |  |                              |
| SECTION 5: Certification and Permission   |   |  |                              |
| <p><b>Certification:</b> I hereby certify that I am the owner or authorized representative of the owner of the property which is the subject of this Permit Application. I certify that the information contained in this form and attachments is true and accurate. I certify that the project will be in compliance with all permit conditions. I understand that failure to comply with any or all of the provisions of the permit may result in permit revocation and a fine and/or forfeiture under the provisions of applicable laws.</p> |   |  |                              |
| <p><b>Permission:</b> I hereby give the City permission to enter and inspect the property at reasonable times, to evaluate this notice and application, and to determine compliance with any resulting permit coverage.</p>   |   |  |                              |
| Name of Owner/Authorized Representative (please print)<br>Jeff Rittenhouse  |   | Title<br>Owner                                 | Phone Number<br>920-207-6970 |
| Signature of Applicant<br>   |   | Date Signed                                    | 9/9/24                       |

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

- A. Apartments on 8<sup>th</sup> & Michigan
- B. I would like to add 1-6 (1-2) bedroom apartments on the top of an existing building located at 1226 N. 8<sup>th</sup>. This would include the vacant existing portion of the building and building out over the top of the existing building lower level, essentially building on top of the lower levels roof. I am bringing this before the board before I spend a lot of time and money on Architects, engineers, contractors to ensure that the city is on board with my idea and believe in my idea. If the board approves I will meet with architects and come up with a plan that will be within the 1-6 units desired, and present that to the architectural review board for their approval.
- C. Existing use: The lower level contains retail and beauty shops.
- D. This site was selected because I believe housing is needed in Sheboygan and the upper level of this building is vacant at the time.
- E. I purpose 1-6 dwelling units, that will be based upon the architect and engineers, as plumbing, electrical and loading will have to be considered.
- F. I would like large windows and a balcony for all units if possible. Units will be middle to higher end units. Existing exterior will be removed in favor of a more modern look, again a lot of this hinges on approval and the architect.
- G. There is ample parking spaces for at least 2 spots per unit.
- H. Signage will likely be on the exterior upper units again determined by the architect.
- I. Projected time line would likely be 6-12 months and looking at a budget of \$400,000-\$500,000 again based upon number of units.
- J. I choose residential units over commercial units because I believe there is an actual need within the city, and not so much for commercial units.
- K. I believe these units will serve the community well as it will bring more people living downtown and lead to higher traffic to restaurants and retail shops around the property.



Item 6.

Michigan Ave

N 8th St

St Clair Ave

1102240

59281102240

59281102240

59281102270

59281102310

59281102310

59281102310

59281102750

59281102745

59281102680

59281102930

59281102940

59281102950

59281102960

59281102970

102775

59281102830

59281102850

59281102800

59281102810

59281102820

59281102780

59281102790

59281102805

59281102810

59281102810

ADDITIONS.

ADDITION

STOP





**CITY OF SHEBOYGAN**

**REQUEST FOR CITY PLAN COMMISSION CONSIDERATION**

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**ITEM DESCRIPTION:** Application for Conditional Use with exceptions by Sara Wolske to construct a new apartment at 1211 Superior Avenue. UC zone

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

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**REPORT DATE:** October 7, 2024

**MEETING DATE:** October 15, 2024

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**FISCAL SUMMARY:**

**STATUTORY REFERENCE:**

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

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Wisconsin Statutes:  
Municipal Code: N/A

**BACKGROUND / ANALYSIS:**

Sara Wolske is proposing to construct a new 1211 Superior Avenue. The applicant states the following about the project:

- I would like to remodel 1211 Superior Ave to a residential dwelling space.
- The space was used as a dentist office occupied by David Coulter. Dr. Coulter retired and now the space is vacant and without interest in renting for a commercial space.
- There is some interest in using it as a residential dwelling space.
- The projected number of residents is 2.
- The proposed number of dwelling units is one with approximately 1,000 square feet.
- Parking for approximately 10 vehicles is available behind the building.
- There is a sidewalk in the front of the building and a dumpster is available in the alley behind the building.
- This is a pre-existing building and is a well-constructed one-story property with a basement.
- The renovation will consist of removing some of the interior walls to open up the space to make it more usable. It is currently very compartmentalized.
- No exterior renovations will be done.
- Off street parking will be designated in the parking lot behind the building.
- No signage is necessary.

- Project time line depending on when buildout quotes and contractor walk through to make sure everything is up to code would potentially be completed by December 2024.
- The exact cost of the project is not yet known. Estimate is \$30,000.
- This dwelling would be compatible with the adjacent properties as there are both residential and commercial properties in the area.
- The proposed conditional use is in harmony with the policies and standards of the City of Sheboygan in that the location is both commercial and residential. Also, there is a better chance of utilizing and occupying the property as residential at this time.
- There are too many vacant commercial properties in Sheboygan and many of them continue to be vacant and potentially not cared for in the same manner when there is a tenant.
- It will not result in any substantial or undue adverse impact on nearby property, the character of the neighborhood, environment, traffic, parking, public improvements, public property or rights of way.
- I believe this development will enhance the area and property.

#### **STAFF COMMENTS:**

The applicant will need to work with the building inspection department regarding the conversion of the vacant space into an apartment. Occupancy shall be granted only at such time as all permits and codes have been met.

#### **ACTION REQUESTED:**

Staff recommends approval of the conditional use permit 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, etc. An occupancy permit will be granted only at such time as the applicant has met all requirements.
2. If using dumpsters, dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility. If using chain link fencing, the applicant shall install Privacy Decorative Slatting (PDS) material in order to effectively screen the dumpster.
3. Outdoor storage of materials, products or equipment shall be prohibited.
4. All lighting shall be installed per Section 105-932 of the City of Sheboygan Zoning Ordinance. There shall be no spillover light onto adjacent properties or the streets.
5. Applicant will provide adequate public access along streets and the parking lot/alley and will take all appropriate actions to minimize the time period that the street will be closed/affected.
6. It will be the applicant's responsibility to work with all private and public utilities in order to provide easements and/or relocate utilities as necessary.
7. Absolutely no portion of the building and/or site improvements shall cross the property lines including but not limited to buildings, balconies, decks, foundations, walls, gutters, eaves,




roof, parking, fencing/retaining walls, signs, landscaping, etc. unless an encroachment is obtained permitting use of public right-of-way.

8. Any work within City of Sheboygan Public rights-of-way shall be discussed with the City Engineering Department and constructed to standard City specifications (including, but not limited to, driveway openings, curb, gutter, sidewalk, pavement, utilities, street trees, etc.).
9. If there are to be any exterior renovations to the facility, the applicant will be required to obtain Architectural Review Board approval prior to receiving a building permit for such renovation.
10. If operating as a short-term rental, the applicant will be required to file the proper room tax paper work with the City of Sheboygan.
11. If there are any amendments to the conditional use, the applicant will be required to submit a new conditional use application reflecting those amendments.

**ATTACHMENTS:**

Conditional Use Permit Application and required attachments.

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

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

| SECTION 1: Applicant/ Permittee Information   |  |                                       |                          |
|---|--|---------------------------------------|--------------------------|
| Applicant Name (Ind., Org. or Entity)<br><i>Sara M. Wolske dba Tangerine Salon</i>  | Authorized Representative <i>Gerald</i><br><i>Sara Wolske Wolske</i> | Title<br><i>owners</i>                |                          |
| Mailing Address<br><i>1819 Cardinal Pkwy</i>  | City<br><i>Sheboygan</i>   | State<br><i>WI</i>                    | ZIP Code<br><i>53083</i> |
| Email Address<br><i>Saramae316@gmail.com</i>  | Phone Number (incl. area code)<br><i>(920) 287-1179</i>              |                                       |                          |
| SECTION 2: Landowner Information (complete these fields when project site owner is different than applicant)  |  |                                       |                          |
| Applicant Name (Ind., Org. or Entity)   | Contact Person   | Title                                 |                          |
| Mailing Address   | City   | State                                 | ZIP Code                 |
| Email Address   | Phone Number (incl. area code)                                       |                                       |                          |
| SECTION 3: Project or Site Location   |  |                                       |                          |
| Project Address/Description<br><i>1211 Superior Avenue (1213 Superior Ave)</i>  |  | Parcel No.                            |                          |
| SECTION 4: Proposed Conditional Use   |  |                                       |                          |
| Name of Proposed/Existing Business:   | <i>Tangerine Salon 1213 Dr. Coster PDS previously 1211</i>           |                                       |                          |
| Existing Zoning:  | <i>Urban Commercial</i>  |                                       |                          |
| Present Use of Parcel:  | <i>Office Space</i>  |                                       |                          |
| Proposed Use of Parcel:   | <i>Residential Apartment</i>   |                                       |                          |
| Present Use of Adjacent Properties:   | <i>Vacant family - Dentist office</i>                                |                                       |                          |
| SECTION 5: Certification and Permission   |  |                                       |                          |
| <p><b>Certification:</b> I hereby certify that I am the owner or authorized representative of the owner of the property which is the subject of this Permit Application. I certify that the information contained in this form and attachments is true and accurate. I certify that the project will be in compliance with all permit conditions. I understand that failure to comply with any or all of the provisions of the permit may result in permit revocation and a fine and/or forfeiture under the provisions of applicable laws.</p> <p><b>Permission:</b> I hereby give the City permission to enter and inspect the property at reasonable times, to evaluate this notice and application, and to determine compliance with any resulting permit coverage.</p> |  |                                       |                          |
| Name of Owner/Authorized Representative (please print)<br><i>Sara M. Wolske Wolske</i>  | Title<br><i>Owner</i>  | Phone Number<br><i>(920) 287-1179</i> |                          |
| Signature of Applicant<br><i>Sara M. Wolske</i>   | Date Signed<br><i>6/26/24</i>  |                                       |                          |

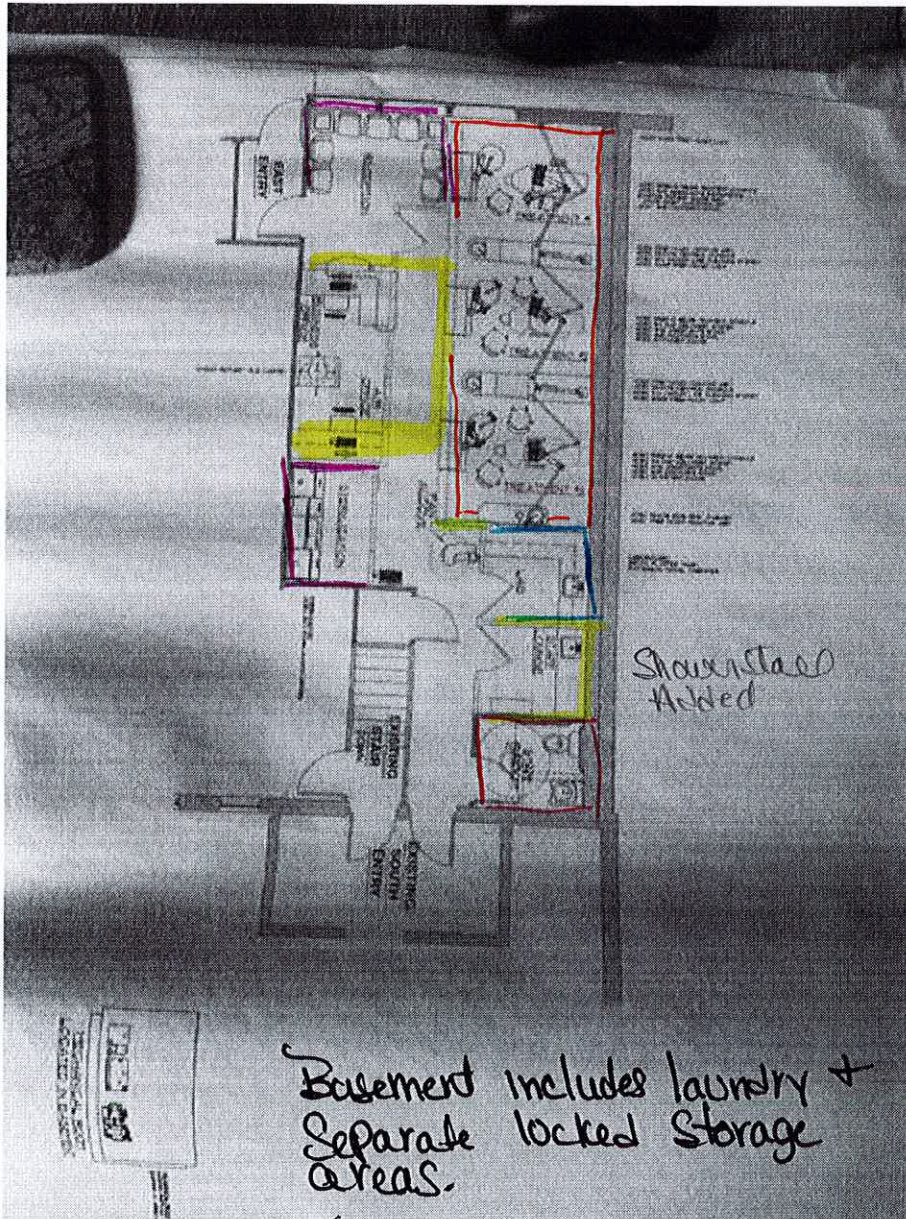
Complete application is to be filed with the Department of City Development, 828 Center Avenue, Suite 208. To be placed on the agenda of the City Plan Commission, application must be filed three weeks prior to date of meeting – check with City Development on application submittal deadline date. Applications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

### Conditional Use Written Explanation Requirements

- A. Saramaewolske LLC /Tangerine Salon LLC to rezone 1211 Superior Avenue, Sheboygan, WI 53081 to a residential dwelling space.
- B. Remodel above mentioned property for a residential dwelling space.  
The space was used as a dentist office Occupied by David Coulter-office space. Dr. Coulter retired and now the space is vacant and without interest in renting for a commercial space. There is some interest in using it as a residential dwelling space. The projected number of residents is 2. The proposed number of dwelling units is one with approximately 1000 square feet. There is limited landscape. The existing landscape is taken care of by Tangerine Salon LLC. Parking for approximately 10 vehicles is available behind the building. There is a sidewalk in the front of the building and a dumpster is available in the alley behind the building. This is a pre existing building and is a well constructed one story property with a basement. The renovation will consist of removing some of the interior walls to open up the space to make it more usable. It is currently very compartmentalized. No exterior renovations will be done. Off street parking will be designated in the parking lot behind the building. No signage is necessary. Project time line depending on when build out quotes and contractor walk through to make sure everything is up to code would potentially be completed by December 2024. The exact cost of the project is not yet known. If I had to put a number on it, \$30,000. This dwelling would be compatible with the adjacent properties as there are both residential and commercial properties in the area.
- D. The proposed conditional use is in harmony with the policies and standards of the City of Sheboygan in that the location is both commercial and residential. Also, there is a better chance of utilizing and occupying the property as residential at this time. There are way to many vacant commercial properties in Sheboygan and many of them continue to be vacant and potentially not cared for in the same manner when there is a tenant. It will not result in any substantial or undue adverse impact on nearby property, the character of the neighborhood, environment, traffic, parking, public improvements, public property or rights of way. In fact, I believe it will enhance the area and property. The property already has utilities in place as it is an existing property in use.

# Front Superior Ave.

Item 7.



Red Current Bathroom

Add Shower

Yellow:

- Add Shower stall / vent
- bump out drywall for Approx 8' x 10' Bathroom
- Remove small part of drywall to open up hallway

Blue Pantry

Orange Open Concept Kitchen / Living area

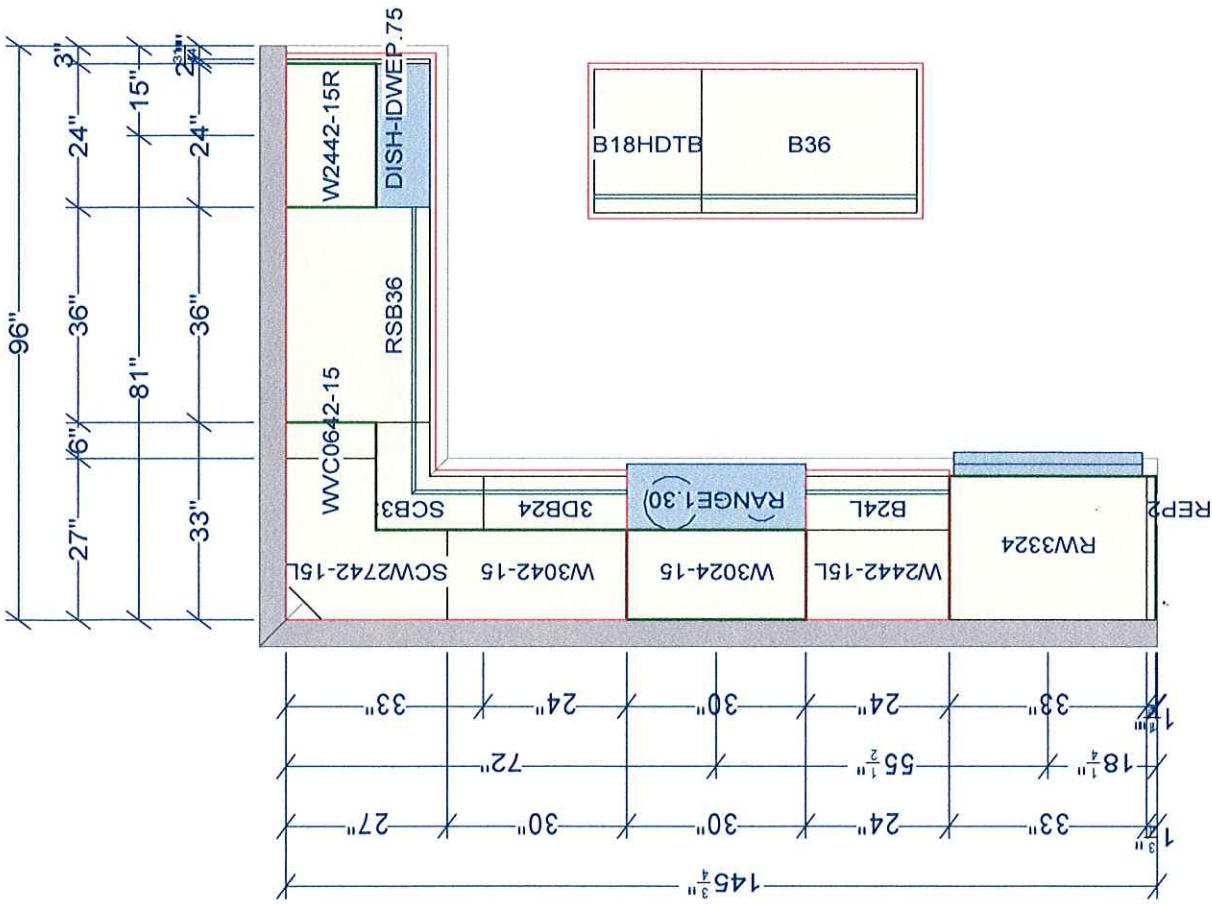
Pink - office + lounge or bonus area

Basement includes laundry + Separate locked Storage areas.

Back Parking lot / Alley

1211

Superior Ave. Sheboygan 53081



Designed: 8/16/2024  
 Printed: 8/30/2024

This is an original design and must not be released or copied unless applicable fee has been paid or job order placed.



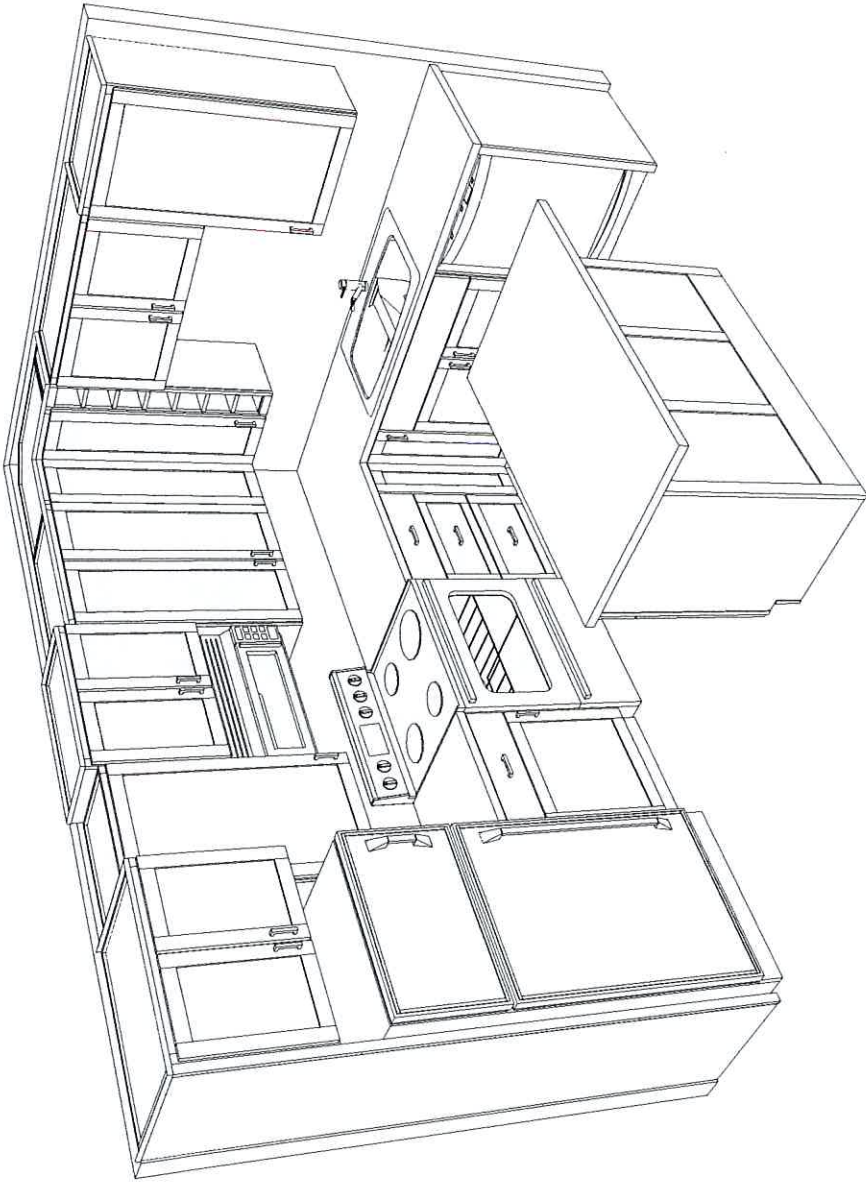
All dimensions, size designations given are subject to verification on job site and adjustment to fit job conditions.

Item 7.

Drawing #: 1 | No 9

All

V24-052 Wolske Tangerine Salon



Note: This drawing is an artistic interpretation of the general appearance of the design. It is not meant to be an exact rendition.

2020

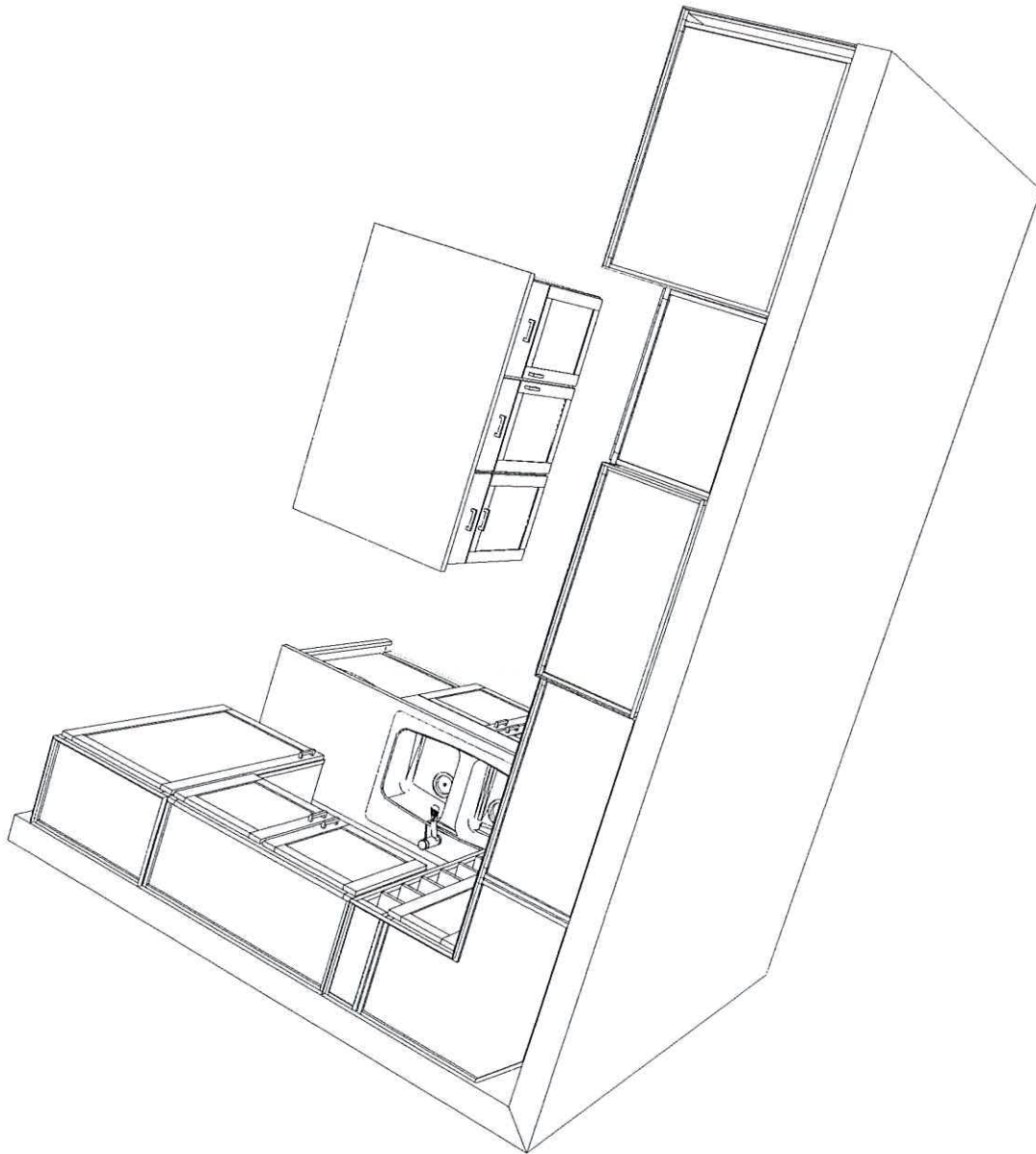
Designed: 8/16/2024  
Printed: 9/6/2024

Item 7.

All

Drawing

V24-052 Wolske Tangerine Salon



Note: This drawing is an artistic interpretation of the general appearance of the design. It is not meant to be an exact rendition.

2020

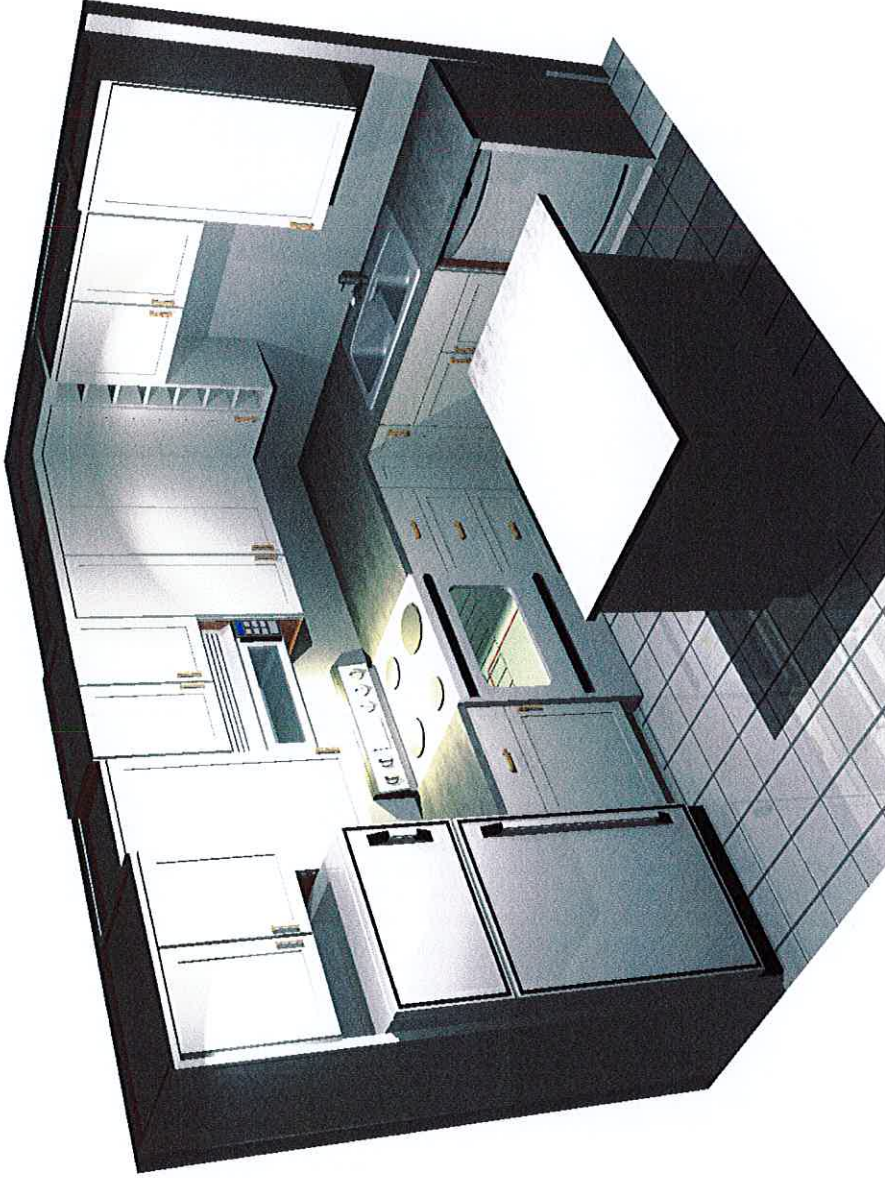
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Item 7.

Drawing

All

V24-052 Wolske Tangerine Salon



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2020

Designed: 8/16/2024  
Printed: 9/6/2024

Item 7.

Drawing

All

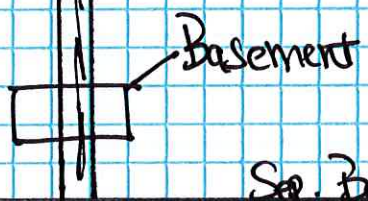
V24-052 Wolske Tangerine Salon



1213 Superior Ave  
Tangerine Salon Sep. Ent -  
Approx 1500 Sq. Ft.

1211 Superior Ave  
Sep. Ent Proposed Res. Apt. Site  
Approx 1000 Sq. Ft.

FIRE WALL



Sep back door  
Space/hallway

Back Door  
Back Door

Sep. Back door  
Space/hallway

PARKING

Alley

Back of Bldg.

PARKING

10-12 vehicle  
Capacity

Alley

**CITY OF SHEBOYGAN**

**REQUEST FOR CITY PLAN COMMISSION CONSIDERATION**

---

**ITEM DESCRIPTION:** Application for Conditional Use with exceptions by Jeff Rittenhouse to construct new 2nd floor apartments at 1226 N. 8th Street (parcel # 59281102680). CC zone

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

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**REPORT DATE:** October 4, 2024

**MEETING DATE:** October 15, 2024

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**FISCAL SUMMARY:**

**STATUTORY REFERENCE:**

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

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

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**BACKGROUND / ANALYSIS:**

Jeff Rittenhouse is proposing to construct new 2nd floor apartments at 1226 N. 8th Street. The applicant states the following about the project:

- I would like to add 1-6 (1-2) bedroom apartments on the top of an existing building located at 1226 N. 8th. This would include the vacant existing portion of the building and build out over the top of the existing building lower level, essentially building on top of the lower levels roof.
- I am bringing this before the board before I spend a lot of time and money on Architects, engineers, and contractors to ensure that the city is on board with my idea and believe in my idea. If the board approves I will meet with architects and come up with a plan that will be within the 1-6 units desired, and present that to the architectural review board for their approval.
- The lower level contains retail and beauty shops.
- This site was selected because housing is needed in Sheboygan and the upper level of this building is vacant at this time.
- 1-6 dwelling units are being proposed, that will be based upon the architect and engineers, as plumbing, electrical and loading will have to be considered.
- I would like large windows and a balcony for all units if possible.
- Units will be middle to higher end units.
- Existing exterior will be removed in favor of a more modern look.
- There is ample parking space for at least 2 spots per unit.

- Signage will likely be on the exterior upper units, determined by the architect.
- Projected time line would likely be 6-12 months and looking at a budget of \$400,000-\$500,000, based upon number of units.
- I chose residential units over commercial units because I believe there is an actual need within the city, and not so much for commercial units.
- I believe these units will serve the community well as bring more people living downtown and lead to higher traffic to restaurants and retail shops around the property.

### **STAFF COMMENTS:**

The applicant will need to work with the building inspection department regarding the conversion of the 2<sup>nd</sup> floor space into apartments. Occupancy shall be granted only at such time as all permits and codes have been met.

### **ACTION REQUESTED:**


Staff recommends approval of the conditional use permit 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, etc. An occupancy permit will be granted only at such time as the applicant has met all requirements.
2. If using dumpsters, dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility. If using chain link fencing, the applicant shall install Privacy Decorative Slatting (PDS) material in order to effectively screen the dumpster.
3. Outdoor storage of materials, products or equipment shall be prohibited.
4. All lighting shall be installed per Section 105-932 of the City of Sheboygan Zoning Ordinance. There shall be no spillover light onto adjacent properties or the streets.
5. Applicant will provide adequate public access along streets and the parking lot/alley and will take all appropriate actions to minimize the time period that the street will be closed/affected.
6. It will be the applicant's responsibility to work with all private and public utilities in order to provide easements and/or relocate utilities as necessary.
7. Absolutely no portion of the new building and/or site improvements shall cross the property lines including but not limited to buildings, balconies, decks, foundations, walls, gutters, eaves, roof, parking, fencing/retaining walls, signs, landscaping, etc. unless an encroachment is obtained permitting use of public right-of-way.
8. Any work within City of Sheboygan Public rights-of-way shall be discussed with the City Engineering Department and constructed to standard City specifications (including, but not limited to, driveway openings, curb, gutter, sidewalk, pavement, utilities, street trees, etc.).
9. Applicant shall obtain the necessary sign permits prior to installation. Proposed signage shall meet the 8<sup>th</sup> Street design guidelines.


10. If there are to be any exterior renovations to the facility, the applicant will be required to obtain Architectural Review Board approval prior to receiving a building permit for such renovation.
11. If operating as a short-term rental, the applicant will be required to file the proper room tax paper work with the City of Sheboygan.
12. If there are any amendments to the conditional use, the applicant will be required to submit a new conditional use application reflecting those amendments.

**ATTACHMENTS:**

Conditional Use Permit Application and required attachments.

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

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

| SECTION 1: Applicant/ Permittee Information   |   |                              |                   |
|---|---|------------------------------|-------------------|
| Applicant Name (Ind., Org. or Entity)<br>Capital Investment Properties llc  | Authorized Representative<br>Jeff Rittenhouse   | Title<br>Owner               |                   |
| Mailing Address<br>1607 Sandstone lane  | City<br>Howards Grove                           | State<br>WI                  | ZIP Code<br>53083 |
| Email Address<br>rhousellc@aol.com  | Phone Number (incl. area code)<br>920-207-6970  |                              |                   |
| SECTION 2: Landowner Information (complete these fields when project site owner is different than applicant)  |   |                              |                   |
| Applicant Name (Ind., Org. or Entity)   | Contact Person                                  | Title                        |                   |
| Mailing Address   | City  | State                        | ZIP Code          |
| Email Address   | Phone Number (incl. area code)                  |                              |                   |
| SECTION 3: Project or Site Location   |   |                              |                   |
| Project Address/Description<br>1218-1228 N. 8th Sheboygan, WI 53081   |   | Parcel No.                   |                   |
| SECTION 4: Proposed Conditional Use   |   |                              |                   |
| Name of Proposed/Existing Business:   | Add Residential units above commercial units    |                              |                   |
| Existing Zoning:  |   |                              |                   |
| Present Use of Parcel:  | vacant offices                                  |                              |                   |
| Proposed Use of Parcel:   | Add residential units to the upstairs 3-5 units |                              |                   |
| Present Use of Adjacent Properties:   | Soccer store, and beauty salon, and nail shop   |                              |                   |
| SECTION 5: Certification and Permission   |   |                              |                   |
| <p><b>Certification:</b> I hereby certify that I am the owner or authorized representative of the owner of the property which is the subject of this Permit Application. I certify that the information contained in this form and attachments is true and accurate. I certify that the project will be in compliance with all permit conditions. I understand that failure to comply with any or all of the provisions of the permit may result in permit revocation and a fine and/or forfeiture under the provisions of applicable laws.</p> |   |                              |                   |
| <p><b>Permission:</b> I hereby give the City permission to enter and inspect the property at reasonable times, to evaluate this notice and application, and to determine compliance with any resulting permit coverage.</p>   |   |                              |                   |
| Name of Owner/Authorized Representative (please print)<br>Jeff Rittenhouse  | Title<br>Owner                                  | Phone Number<br>920-207-6970 |                   |
| Signature of Applicant<br>   | Date Signed                                     |                              | 9/9/24            |

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

- A. Apartments on 8<sup>th</sup> & Michigan
- B. I would like to add 1-6 (1-2) bedroom apartments on the top of an existing building located at 1226 N. 8<sup>th</sup>. This would include the vacant existing portion of the building and building out over the top of the existing building lower level, essentially building on top of the lower levels roof. I am bringing this before the board before I spend a lot of time and money on Architects, engineers, contractors to ensure that the city is on board with my idea and believe in my idea. If the board approves I will meet with architects and come up with a plan that will be within the 1-6 units desired, and present that to the architectural review board for their approval.
- C. Existing use: The lower level contains retail and beauty shops.
- D. This site was selected because I believe housing is needed in Sheboygan and the upper level of this building is vacant at the time.
- E. I purpose 1-6 dwelling units, that will be based upon the architect and engineers, as plumbing, electrical and loading will have to be considered.
- F. I would like large windows and a balcony for all units if possible. Units will be middle to higher end units. Existing exterior will be removed in favor of a more modern look, again a lot of this hinges on approval and the architect.
- G. There is ample parking spaces for at least 2 spots per unit.
- H. Signage will likely be on the exterior upper units again determined by the architect.
- I. Projected time line would likely be 6-12 months and looking at a budget of \$400,000-\$500,000 again based upon number of units.
- J. I choose residential units over commercial units because I believe there is an actual need within the city, and not so much for commercial units.
- K. I believe these units will serve the community well as it will bring more people living downtown and lead to higher traffic to restaurants and retail shops around the property.



Item 8.

Michigan Ave

N 8th St

St Clair Ave



ADDITIONS.

ADDITION

STOP





**CITY OF SHEBOYGAN  
R. O. 66-24-25**

**BY CITY ADMINISTRATOR CASEY BRADLEY.**

**OCTOBER 7, 2024.**

Submitting Capital Improvements Program (CIP) Requests for the years 2025-2029.

2025 - 2029 Capital Improvement Program List

|   |    |    | 2025             | 2026             | 2027             | 2028             | 2029             | Total            |
|---|----|----|------------------|------------------|------------------|------------------|------------------|------------------|
|   |    |    | <u>Executive</u> | <u>Executive</u> | <u>Executive</u> | <u>Executive</u> | <u>Executive</u> | <u>Executive</u> |
| <b>REVENUES</b>                                     |    |    |                  |                  |                  |                  |                  |                  |
| Property Tax Levy                                   |    |    |                  |                  |                  |                  |                  |                  |
| Police  | 1  | \$ | 225,500          | \$ 545,000       | \$ 431,500       | \$ 510,000       | \$ 195,000       | \$ 1,907,000     |
| Street Improvement and Sidewalks                    | 2  | \$ | 57,200           | \$ -             | \$ -             | \$ -             | \$ -             | \$ 57,200        |
| General Government Projects                         | 3  | \$ | 60,000           | \$ -             | \$ 60,000        | \$ -             | \$ -             | \$ 120,000       |
| Fire  | 4  | \$ | 84,321           | \$ 152,537       | \$ 210,606       | \$ 109,352       | \$ 108,508       | \$ 665,324       |
| Park, Forest and Open Space Fund                    | 5  | \$ | 35,000           | \$ 35,000        | \$ 100,000       | \$ 50,000        | \$ -             | \$ 220,000       |
| Park Impact Fee Fund                                | 7  | \$ | -                | \$ -             | \$ -             | \$ -             | \$ -             | \$ -             |
| Vehicle / Land Sales                                | 8  | \$ | 43,500           | \$ 62,000        | \$ 54,500        | \$ 65,000        | \$ 25,000        | \$ 250,000       |
| County / State / Federal Grants                     | 9  | \$ | 12,186,404       | \$ 275,000       | \$ 2,180,000     | \$ 50,000        | \$ -             | \$ 14,691,404    |
| Other Municipality Contributions (County Sales Tax) | 10 | \$ | 669,880          | \$ 703,375       | \$ 738,545       | \$ 775,472       | \$ 790,000       | \$ 3,677,272     |
| G. O. Borrowed Funds                                | 11 | \$ | 18,359,798       | \$ 23,837,225    | \$ 17,455,173    | \$ 11,160,747    | \$ 8,022,510     | \$ 78,835,453    |
| Other Borrowed Funds                                | 12 | \$ | 39,346,000       | \$ 28,334,000    | \$ 13,750,000    | \$ -             | \$ 8,000,000     | \$ 89,430,000    |
| Donations   | 13 | \$ | -                | \$ -             | \$ -             | \$ 745,000       | \$ -             | \$ 745,000       |
| User Fees   | 14 | \$ | 6,839,430        | \$ 8,171,000     | \$ 3,122,500     | \$ 8,300,000     | \$ 5,000,000     | \$ 31,432,930    |
| Special Assessment                                  | 15 | \$ | 100,000          | \$ 100,000       | \$ 100,000       | \$ 100,000       | \$ 100,000       | \$ 500,000       |
| Vehicle Registration Fee                            | 16 | \$ | -                | \$ -             | \$ -             | \$ -             | \$ -             | \$ -             |
| Other/CDBG  | 17 | \$ | -                | \$ -             | \$ -             | \$ -             | \$ -             | \$ -             |
| Fund Balance  | 18 | \$ | 3,998,871        | \$ 2,323,355     | \$ 2,326,000     | \$ 1,741,000     | \$ 100,000       | \$ 10,489,226    |
| <b>TOTAL REVENUE</b>                                |    | \$ | 82,005,904       | \$ 64,538,492    | \$ 40,528,824    | \$ 23,606,571    | \$ 22,341,018    | \$ 233,020,809   |

2025 - 2029 Capital Improvement Program List

|                             |  |         | 2025             | 2026             | 2027             | 2028             | 2029             | Total            |
|-----------------------------|--|---------|------------------|------------------|------------------|------------------|------------------|------------------|
|                             |  |         | <u>Executive</u> | <u>Executive</u> | <u>Executive</u> | <u>Executive</u> | <u>Executive</u> | <u>Executive</u> |
| <b>EXPENDITURES</b>         |  |         |                  |                  |                  |                  |                  |                  |
| <b>Cable TV</b>             |  |         |                  |                  |                  |                  |                  |                  |
| 1                           | TriCaster Replacement - Council Chamber                        | 8,18    | \$ 30,000        | \$ -             | \$ -             | \$ -             | \$ -             | \$ 30,000        |
| 2                           | Outside Broadcast (OB) Truck Replacement                       |         | \$ -             | 8,18 \$ 50,000   | \$ -             | \$ -             | \$ -             | \$ 50,000        |
|                             | <b>Total - Cable TV</b>  |         | \$ 30,000        | \$ 50,000        | \$ -             | \$ -             | \$ -             | \$ 80,000        |
| <b>Parks &amp; Forestry</b> |  |         |                  |                  |                  |                  |                  |                  |
| 3                           | Dog Park Fencing   | 18      | \$ 35,000        | 18 \$ 35,000     | \$ -             | \$ -             | \$ -             | \$ 70,000        |
| 4                           | Park Road Reconstruction                                       |         | \$ -             | 11 \$ 400,000    | \$ -             | \$ -             | \$ -             | \$ 400,000       |
| 5                           | Veterans Park Upgrades   |         | \$ -             | \$ -             | 18 \$ 300,000    | \$ -             | \$ -             | \$ 300,000       |
| 6                           | Evergreen Park Bike Trails                                     | 9       | \$ 50,000        | 9 \$ 50,000      | \$ -             | 9 \$ 50,000      | \$ -             | \$ 150,000       |
| 7                           | ADA Infrastructure Improvements – Citywide Parks Program       |         | \$ -             | 11 \$ 250,000    | \$ -             | 11 \$ 250,000    | \$ -             | \$ 500,000       |
| 8                           | Stonebrook Crossing Park Development                           |         | \$ -             | \$ -             | 18 \$ 50,000     | \$ -             | \$ -             | \$ 50,000        |
| 9                           | Maywood Environmental Center Building Repairs                  |         | \$ -             | \$ -             | 5 \$ 100,000     | 5 \$ 50,000      | \$ -             | \$ 150,000       |
|                             | <b>Total - Parks &amp; Forestry</b>                            |         | \$ 85,000        | \$ 735,000       | \$ 450,000       | \$ 350,000       | \$ -             | \$ 1,620,000     |
| <b>City Buildings</b>       |  |         |                  |                  |                  |                  |                  |                  |
| 10                          | ADA Infrastructure Improvements - Citywide Program - Buildings | 11      | \$ 250,000       | \$ -             | 11 \$ 250,000    | \$ -             | \$ -             | \$ 500,000       |
| 11                          | Building Maintenance/Improvements – Municipal Service Building | 11      | \$ 2,500,000     | 11 \$ 650,000    | 11 \$ 5,582,000  | 11 \$ 550,000    | \$ -             | \$ 9,282,000     |
| 12                          | Building Maintenance/Improvements – Police Department          | 11      | \$ 220,000       | 11 \$ 300,000    | 11 \$ 600,000    | \$ -             | \$ -             | \$ 1,120,000     |
| 13                          | Placemaking Lighting   |         | \$ -             | 12 \$ 100,000    | \$ -             | 11 \$ 585,000    | \$ -             | \$ 685,000       |
| 14                          | Public Safety Campus Construction                              | 9,11,18 | \$ 12,800,000    | 11 \$ 12,000,000 | \$ -             | \$ -             | \$ -             | \$ 24,800,000    |
| 15                          | Station 1 Second Floor Remodel                                 |         | \$ -             | \$ -             | \$ -             | 11 \$ 588,000    | \$ -             | \$ 588,000       |
| 16                          | Station 2 Remodel  | 11      | \$ 400,000       | 11 \$ 3,000,000  | 11 \$ 3,000,000  | \$ -             | \$ -             | \$ 6,400,000     |
| 17                          | Station 4 Remodel  |         | \$ -             | \$ -             | 11 \$ 600,000    | \$ -             | \$ -             | \$ 600,000       |
| 18                          | Station 5 Roof and Remodel                                     |         | \$ -             | \$ -             | \$ -             | 11 \$ 325,000    | \$ -             | \$ 325,000       |
| 19                          | Uptown Social - Phase III Construction                         |         | \$ -             | \$ -             | \$ -             | 13 \$ 745,000    | \$ -             | \$ 745,000       |
|                             | <b>Total - City Buildings</b>                                  |         | \$ 16,170,000    | \$ 16,050,000    | \$ 10,032,000    | \$ 2,793,000     | \$ -             | \$ 45,045,000    |

2025 - 2029 Capital Improvement Program List

|                                 |  |      | 2025             |     | 2026             |     | 2027             |     | 2028             |     | 2029             |  | Total            |
|---------------------------------|--|------|------------------|-----|------------------|-----|------------------|-----|------------------|-----|------------------|--|------------------|
|                                 |  |      | <u>Executive</u> |     | <u>Executive</u> |     | <u>Executive</u> |     | <u>Executive</u> |     | <u>Executive</u> |  | <u>Executive</u> |
| <b>City Development</b>         |  |      |                  |     |                  |     |                  |     |                  |     |                  |  |                  |
| 20                              | TID 17 Projects                          |      | \$ -             | 12  | \$ 2,250,000     | 12  | \$ 250,000       |     | \$ -             |     | \$ -             |  | \$ 2,500,000     |
| 21                              | TID 18 Projects                          | 12   | \$ 6,200,000     |     | \$ -             |     | \$ -             |     | \$ -             |     | \$ -             |  | \$ 6,200,000     |
| 22                              | TID 19 Projects                          |      | \$ -             |     | \$ -             | 12  | \$ 1,000,000     |     | \$ -             |     | \$ -             |  | \$ 1,000,000     |
| 23                              | TID 20 Projects                          |      | \$ -             | 12  | \$ 1,500,000     |     | \$ -             |     | \$ -             |     | \$ -             |  | \$ 1,500,000     |
| 24                              | TID 21 Projects                          | 12   | \$ 15,500,000    | 12  | \$ 3,300,000     | 12  | \$ 3,000,000     |     | \$ -             |     | \$ -             |  | \$ 21,800,000    |
| 25                              | TID 22 Projects                          | 9,12 | \$ 1,400,000     |     | \$ -             | 12  | \$ 1,500,000     |     | \$ -             |     | \$ -             |  | \$ 2,900,000     |
| 26                              | TID 23 Projects                          | 12   | \$ 12,000,000    |     | \$ -             | 12  | \$ 8,000,000     |     | \$ -             | 12  | \$ 8,000,000     |  | \$ 28,000,000    |
| <b>Total - City Development</b> |  |      | \$ 35,100,000    |     | \$ 7,050,000     |     | \$ 13,750,000    |     | \$ -             |     | \$ 8,000,000     |  | \$ 63,900,000    |
| <b>Police</b>                   |  |      |                  |     |                  |     |                  |     |                  |     |                  |  |                  |
| 27                              | Impound Area Improvements                |      | \$ -             |     | \$ -             | 11  | \$ 1,000,000     |     | \$ -             |     | \$ -             |  | \$ 1,000,000     |
| 28                              | Marked Vehicles - Sport Utility Vehicles | 1,8  | \$ 65,000        | 1,8 | \$ 375,000       | 1,8 | \$ 340,000       | 1,8 | \$ 375,000       | 1,8 | \$ 150,000       |  | \$ 1,305,000     |
| 29                              | Portable Radios                          | 1,8  | \$ 55,000        | 1,8 | \$ 58,000        | 1,8 | \$ 61,000        | 1,8 | \$ 65,000        | 1,8 | \$ 70,000        |  | \$ 309,000       |
| 30                              | Squad Computers                          |      | \$ -             | 1   | \$ 95,000        |     | \$ -             |     | \$ -             |     | \$ -             |  | \$ 95,000        |
| 31                              | Unmarked Vehicles                        | 1,8  | \$ 148,000       | 1,8 | \$ 72,000        | 1,8 | \$ 78,000        | 1,8 | \$ 120,000       |     | \$ -             |  | \$ 418,000       |
| <b>Total - Police</b>           |  |      | \$ 268,000       |     | \$ 600,000       |     | \$ 1,479,000     |     | \$ 560,000       |     | \$ 220,000       |  | \$ 3,127,000     |

2025 - 2029 Capital Improvement Program List

|                       |   |       | 2025             |       | 2026             |       | 2027             |       | 2028             |       | 2029             | Total            |
|-----------------------|---|-------|------------------|-------|------------------|-------|------------------|-------|------------------|-------|------------------|------------------|
|                       |   |       | <u>Executive</u> |       | <u>Executive</u> |       | <u>Executive</u> |       | <u>Executive</u> |       | <u>Executive</u> | <u>Executive</u> |
| <b>Fire &amp; EMS</b> |   |       |                  |       |                  |       |                  |       |                  |       |                  |                  |
| 32                    | Ambulance   | 18    | \$ 443,549       | 8,18  | \$ 456,855       |       | \$ -             |       | \$ -             |       | \$ -             | \$ 900,404       |
| 33                    | Command Vehicle   |       | \$ -             |       | \$ -             | 4,8   | \$ 76,343        |       | \$ -             |       | \$ -             | \$ 76,343        |
| 34                    | Command-Cascade Unit  |       | \$ -             |       | \$ -             |       | \$ -             | 11    | \$ 546,364       |       | \$ -             | \$ 546,364       |
| 35                    | JSM Secure Entry  |       | \$ -             | 4     | \$ 51,000        |       | \$ -             |       | \$ -             |       | \$ -             | \$ 51,000        |
| 36                    | Plymovent Magnetic Strip  |       | \$ -             |       | \$ -             | 11    | \$ 40,500        |       | \$ -             |       | \$ -             | \$ 40,500        |
| 37                    | Station 1 Gear Racks  |       | \$ -             |       | \$ -             | 4     | \$ 30,900        |       | \$ -             |       | \$ -             | \$ 30,900        |
| 38                    | Station Mattress Replacements                                   |       | \$ -             | 4     | \$ 5,000         | 4     | \$ 5,000         | 4     | \$ 5,000         |       | \$ -             | \$ 15,000        |
| 39                    | Turnout Gear Replacement  | 4     | \$ 44,321        | 4     | \$ 46,537        | 4     | \$ 48,863        | 4     | \$ 51,307        | 4     | \$ 53,872        | \$ 244,900       |
| 40                    | Fitness Equipment   | 4     | \$ 20,000        | 11    | \$ 20,600        | 11    | \$ 21,218        | 11    | \$ 21,855        | 11    | \$ 22,510        | \$ 106,183       |
| 41                    | Dive Equipment  | 4     | \$ 20,000        | 11    | \$ 20,000        | 11    | \$ 20,000        | 11    | \$ 20,000        |       | \$ -             | \$ 80,000        |
| 42                    | Gas Meter   |       | \$ -             |       | \$ -             | 11    | \$ 15,000        |       | \$ -             |       | \$ -             | \$ 15,000        |
| 43                    | Mini Pumper   |       | \$ -             |       | \$ -             |       | \$ -             |       | \$ -             | 11    | \$ 550,000       | \$ 550,000       |
| 44                    | IV Pumps  |       | \$ -             |       | \$ -             |       | \$ -             |       | \$ -             | 11    | \$ 30,000        | \$ 30,000        |
| 45                    | Thermal Imaging Camera  |       | \$ -             |       | \$ -             |       | \$ -             |       | \$ -             | 11    | \$ 60,000        | \$ 60,000        |
| 46                    | Portable Radios   |       | \$ -             |       | \$ 50,000        |       | \$ 51,500        |       | \$ 53,045        |       | \$ 54,636        | \$ 209,181       |
|                       | <b>Total - Fire &amp; EMS</b>                                   |       | \$ 527,870       |       | \$ 649,992       |       | \$ 309,324       |       | \$ 697,571       |       | \$ 771,018       | \$ 2,955,775     |
| <b>Streets</b>        |   |       |                  |       |                  |       |                  |       |                  |       |                  |                  |
| 47                    | Bridge Maintenance & Construction                               | 11    | \$ 350,000       |       | \$ -             | 11    | \$ -             |       | \$ -             |       | \$ -             | \$ 350,000       |
| 48                    | Street Improvements   | 10,11 | \$ 4,500,000     | 10,11 | \$ 6,600,000     | 10,11 | \$ 5,800,000     | 10,11 | \$ 7,800,000     | 10,11 | \$ 7,900,000     | \$ 32,600,000    |
| 49                    | Geele Pond Improvements   |       | \$ -             |       | \$ -             |       | \$ -             | 11    | \$ 1,000,000     |       | \$ -             | \$ 1,000,000     |
| 50                    | Sidewalk Repair/Replacement Program - Citywide                  | 15,18 | \$ 200,000       | 15,18 | \$ 200,000       | 15,18 | \$ 200,000       | 15,18 | \$ 200,000       | 15,18 | \$ 200,000       | \$ 1,000,000     |
| 51                    | Storm Water Management Plan                                     | 11    | \$ 250,000       | 11    | \$ 250,000       | 11    | \$ 250,000       | 11    | \$ 250,000       | 11    | \$ 250,000       | \$ 1,250,000     |
| 52                    | Washington Avenue & South Business Drive Traffic Signal Updates | 2,9   | \$ 572,000       |       | \$ -             |       | \$ -             |       | \$ -             |       | \$ -             | \$ 572,000       |
| 53                    | Benchmark Modernization Program                                 |       | \$ -             |       | \$ -             | 18    | \$ 231,000       |       | \$ -             |       | \$ -             | \$ 231,000       |
|                       | <b>Total - Streets</b>  |       | \$ 5,872,000     |       | \$ 7,050,000     |       | \$ 6,481,000     |       | \$ 9,250,000     |       | \$ 8,350,000     | \$ 37,003,000    |



2025 - 2029 Capital Improvement Program List

|                                       |   |      | 2025             |      | 2026             |      | 2027             |      | 2028             |  | 2029             |  | Total            |
|---------------------------------------|---|------|------------------|------|------------------|------|------------------|------|------------------|--|------------------|--|------------------|
|                                       |   |      | <u>Executive</u> |      | <u>Executive</u> |      | <u>Executive</u> |      | <u>Executive</u> |  | <u>Executive</u> |  | <u>Executive</u> |
| <b>Traffic Control</b>                |   |      |                  |      |                  |      |                  |      |                  |  |                  |  |                  |
| 54                                    | LED Street Lighting Upgrades - Citywide | 3,11 | \$ 400,000       | 11   | \$ 300,000       | 3,11 | \$ 550,000       |      | \$ -             |  | \$ -             |  | \$ 1,250,000     |
| <b>Total - Traffic Control</b>        |   |      | \$ 400,000       |      | \$ 300,000       |      | \$ 550,000       |      | \$ -             |  | \$ -             |  | \$ 1,250,000     |
| <b>Information Technology</b>         |   |      |                  |      |                  |      |                  |      |                  |  |                  |  |                  |
| 55                                    | Data Center Refresh                     | 18   | \$ 50,000        |      | \$ -             | 18   | \$ 50,000        |      | \$ -             |  | \$ -             |  | \$ 100,000       |
| 56                                    | SINC Redundant Internet Connection      |      | \$ -             | 18   | \$ 125,000       |      | \$ -             |      | \$ -             |  | \$ -             |  | \$ 125,000       |
| <b>Total - Information Technology</b> |   |      | \$ 50,000        |      | \$ 125,000       |      | \$ 50,000        |      | \$ -             |  | \$ -             |  | \$ 225,000       |
| <b>Motor Vehicle Fund</b>             |   |      |                  |      |                  |      |                  |      |                  |  |                  |  |                  |
| 57                                    | Motor Vehicle - Vehicle Replacement     | 18   | \$ 1,713,000     | 18   | \$ 1,598,500     | 18   | \$ 1,550,000     | 18   | \$ 1,556,000     |  | \$ -             |  | \$ 6,417,500     |
| 58                                    | 4-Person Side-by-Side Utility Vehicle   | 18   | \$ 25,000        |      | \$ -             |      | \$ -             |      | \$ -             |  | \$ -             |  | \$ 25,000        |
| <b>Total - Motor Vehicle Fund</b>     |   |      | \$ 1,738,000     |      | \$ 1,598,500     |      | \$ 1,550,000     |      | \$ 1,556,000     |  | \$ -             |  | \$ 6,442,500     |
| <b>Parking Utility</b>                |   |      |                  |      |                  |      |                  |      |                  |  |                  |  |                  |
| 59                                    | Pickup Truck (Extended Cab)             |      | \$ -             |      | \$ -             | 8,18 | \$ 50,000        |      | \$ -             |  | \$ -             |  | \$ 50,000        |
| 60                                    | Riverfront Parking Lots                 |      | \$ -             | 11   | \$ 750,000       |      | \$ -             |      | \$ -             |  | \$ -             |  | \$ 750,000       |
| 61                                    | One-Ton Dump Truck                      |      | \$ -             |      | \$ -             |      | \$ -             | 8,18 | \$ 100,000       |  | \$ -             |  | \$ 100,000       |
| <b>Total - Parking Utility</b>        |   |      | \$ -             |      | \$ 750,000       |      | \$ 50,000        |      | \$ 100,000       |  | \$ -             |  | \$ 900,000       |
| <b>Transit</b>                        |   |      |                  |      |                  |      |                  |      |                  |  |                  |  |                  |
| 62                                    | Paratransit Buses                       |      | \$ 290,000       | 9,11 | \$ -             |      | \$ -             |      | \$ -             |  | \$ -             |  | \$ 290,000       |
| 63                                    | Fixed Route Revenue Buses               |      | \$ -             |      | \$ -             | 9,11 | \$ 2,625,000     |      | \$ -             |  | \$ -             |  | \$ 2,625,000     |
| <b>Total - Transit</b>                |   |      | \$ 290,000       |      | \$ -             |      | \$ 2,625,000     |      | \$ -             |  | \$ -             |  | \$ 2,915,000     |

2025 - 2029 Capital Improvement Program List

|                                   |   |       | 2025             |       | 2026             |      | 2027             |    | 2028             |    | 2029             |  | Total            |
|-----------------------------------|---|-------|------------------|-------|------------------|------|------------------|----|------------------|----|------------------|--|------------------|
|                                   |   |       | <u>Executive</u> |       | <u>Executive</u> |      | <u>Executive</u> |    | <u>Executive</u> |    | <u>Executive</u> |  | <u>Executive</u> |
| <b>Wastewater Utility</b>         |   |       |                  |       |                  |      |                  |    |                  |    |                  |  |                  |
| 64                                | Wastewater Division - Aeration Blower Number Four                         | 14    | \$ 375,000       |       | \$ -             |      | \$ -             |    | \$ -             |    | \$ -             |  | \$ 375,000       |
| 65                                | Wastewater Division - Old Digester Area Revitalization Plan               | 14    | \$ 50,000        |       | \$ -             |      | \$ -             |    | \$ -             | 14 | \$ 5,000,000     |  | \$ 5,050,000     |
| 66                                | Wastewater Division - Ferric Chloride Tank Replacement                    | 14    | \$ 150,000       |       | \$ -             |      | \$ -             |    | \$ -             |    | \$ -             |  | \$ 150,000       |
| 67                                | Wastewater Division - Laboratory Upgrade                                  | 14    | \$ 500,000       |       | \$ -             |      | \$ -             |    | \$ -             |    | \$ -             |  | \$ 500,000       |
| 68                                | Wastewater Division - North Avenue Pump Station Upgrade                   | 14    | \$ 150,000       |       | \$ -             |      | \$ -             |    | \$ -             |    | \$ -             |  | \$ 150,000       |
| 69                                | Wastewater Division - Plant Expansion Study                               | 14    | \$ 50,000        |       | \$ -             |      | \$ -             |    | \$ -             |    | \$ -             |  | \$ 50,000        |
| 70                                | Wastewater Division - Shoreline Interceptor                               | 9,14  | \$ 12,000,034    |       | \$ -             |      | \$ -             |    | \$ -             |    | \$ -             |  | \$ 12,000,034    |
| 71                                | Kentucky Avenue Lift Station Upgrades                                     | 9,14  | \$ 200,000       | 9,14  | \$ 1,500,000     |      | \$ -             |    | \$ -             |    | \$ -             |  | \$ 1,700,000     |
| 72                                | Wastewater Division - Southside Interceptor                               | 12,14 | \$ 6,620,000     | 12,14 | \$ 26,480,000    |      | \$ -             |    | \$ -             |    | \$ -             |  | \$ 33,100,000    |
| 73                                | Wastewater Division - UV Disinfection                                     | 14    | \$ 30,000        |       | \$ -             |      | \$ -             | 14 | \$ 5,000,000     |    | \$ -             |  | \$ 5,030,000     |
| 74                                | Wastewater Division - Fine Screen System - Wet Well                       | 14    | \$ 50,000        |       | \$ -             |      | \$ -             | 14 | \$ 2,000,000     |    | \$ -             |  | \$ 2,050,000     |
| 75                                | Wastewater Division - Mini Storm Sewer Program                            | 14    | \$ 50,000        | 14    | \$ 50,000        | 14   | \$ 50,000        | 14 | \$ 50,000        |    | \$ -             |  | \$ 200,000       |
| 76                                | Sewer Line Reconstruction / Relining Program                              | 14    | \$ 1,000,000     | 14    | \$ 1,000,000     | 14   | \$ 1,000,000     | 14 | \$ 1,000,000     |    | \$ -             |  | \$ 4,000,000     |
| 77                                | Engineering Division - Sewer Televising and Manhole Inspection            | 14    | \$ 250,000       | 14    | \$ 250,000       | 14   | \$ 250,000       | 14 | \$ 250,000       |    | \$ -             |  | \$ 1,000,000     |
| 78                                | Wastewater Division - Administrative Building Roof Replacement            |       | \$ -             | 14    | \$ 75,000        | 14   | \$ 475,000       |    | \$ -             |    | \$ -             |  | \$ 550,000       |
| 79                                | Wastewater Division - Indiana Avenue Lift Station Wet Well Isolation Wall |       | \$ -             | 14    | \$ 75,000        | 9,14 | \$ 600,000       |    | \$ -             |    | \$ -             |  | \$ 675,000       |
| 80                                | Wastewater Division - Replace Influent Building Roof & HVAC               |       | \$ -             | 14    | \$ 150,000       | 14   | \$ 700,000       |    | \$ -             |    | \$ -             |  | \$ 850,000       |
| 81                                | Wastewater Division - VFD Installation - Influent Pumps 2, 3 and 4        |       | \$ -             |       | \$ -             | 14   | \$ 127,500       |    | \$ -             |    | \$ -             |  | \$ 127,500       |
| <b>Total - Wastewater Utility</b> |   |       | \$ 21,475,034    |       | \$ 29,580,000    |      | \$ 3,202,500     |    | \$ 8,300,000     |    | \$ 5,000,000     |  | \$ 67,557,534    |