NOTICE OF MEETING

SHEBOYGAN COUNTY PLANNING, RESOURCES,
AGRICULTURE AND EXTENSION COMMITTEE

September 10, 2019 4:00 PM

UW Extension Office
UW Sheboygan Campus
5 University Drive
Sheboygan, WI
Room 5024

AGENDA

Call Meeting to Order
Certification of Compliance with Open Meeting Law
Approval of Minutes
- PRAE Committee - Regular Meeting – August 13, 2019

Public Input and Comments on Agenda Items/Non-Agenda Items
Correspondence

Public Hearing

To consider an application from MVP Storage LLC for a Conditional Use Permit to allow a warehouse for storage on property that is partially within the Shoreland District of Weeden Creek. Property located 5504 County Road V in part of the SE ¼ SE ¼, Section 18, Town of Wilson, pursuant to Section 72.10(4)(n) of the *Sheboygan County Shoreland Ordinance*.

Planning & Conservation

Consideration Board of Adjustments Policies and Procedures 76.05

Consideration of Contract Renewals

Consideration of Easement

Consideration of Farmland Preservation Plan Amendment

Consideration of Repair Estimates

Other Department Project and Program Management Updates
Consideration and Approval of Attendance at Other Meetings/Functions
Travel Report and Report of Meetings and Functions Attended
Review and Approve Vouchers
Adjournment
Next scheduled meetings
- September 24, 2019 at 4:00 PM (UW Extension Focus)

- October 8, 2019 at 4:00 PM (Planning & Conservation Focus)

Prepared by:
Karsen Gosh, Recording Secretary
(920) 459-1370

Approved by:
Fran Damp, Chairperson
(920) 698-2110

NOTE: The Committee welcomes all visitors to listen & observe, but only Committee members & those invited to speak will be permitted to do so, except for the Public Hearing portion of this meeting where any interested person can speak. Person with disabilities needing assistance to attend or participate should contact the County Planning & Conservation Department at 920/459-3060 prior to the meeting so that accommodations may be arranged.

NOTE: A majority of the members of the County Board of Supervisors or any of its committees may be present at this meeting to listen, observe and participate. If a majority of any such body is present, their presence constitutes a "meeting" under the Open Meeting Law as interpreted in *State ex rel. Badke v. Greendale Village Board,* Wis. 2d 553 (1993), even though the visiting body will take no action at this meeting.

SHEBOYGAN COUNTY PLANNING, RESOURCES, AGRICULTURE, & EXTENSION COMMITTEE MINUTES

Sheboygan County UW-Extension Office
5 University Drive
Sheboygan, WI
Room 5024

August 13, 2019 **Called to Order: 4:02 PM** **Adjourned: 5:06 PM**

MEMBERS PRESENT: Supervisor Fran Damp, Supervisor Keith Abler, Supervisor Jim Baumgart, Supervisor Paul Gruber, and FSA Member Stanley Lammers

MEMBERS ABSENT: Supervisor Henry Nelson

OTHERS PRESENT: Aaron Brault, Karsen Gosh, Ellen Schleicher, Cindy Sarkady, Evan Grossen

Chairperson Damp called the meeting to order at 4:02 PM and verified the meeting notice had been posted on August 9, 2019 at 11:45 AM and that the meeting was in compliance with the Wisconsin Open Meeting Law.

Supervisor Abler made a motion to approve the July 9, 2019 Planning, Resources, Agriculture and Extension Committee minutes. Supervisor Gruber seconded the motion. Motion carried unanimously.

Miss Sarkady presented the proposed 2020 budget for UW Extension. Supervisor Abler made a motion to approve the proposed budget and Supervisor Gruber seconded the motion. Motion carried unanimously. It will now go to the Finance Committee for approval.

Mrs. Schleicher arrived at 4:06 PM.

Chairperson Damp explained the consent resolution of the Members of Associated County Extension Committee, Inc. to the Committee. The resolution was passed in July but requires the Committee members' signatures. No action is required.

Mrs. Schleicher presented the proposed 2020 budget for the Register of Deeds Department and answered questions from the Committee. Supervisor Abler made a motion to approve the proposed budget and Supervisor Baumgart seconded the motion. Motion carried unanimously. It will now go to the Finance Committee for approval.

Mrs. Schleicher led the discussion on the resolution regarding changes to the Department Table of Organization (TO). She explained that, due to software updates and lack of need, the Register of Deeds Department will be eliminating a position that has been vacant since 2012. Supervisor Abler made a motion to approve the proposed changes to the Department's TO. Supervisor Baumgart seconded the motion. Motion carried.

Mrs. Schleicher discussed the Second Quarter Variance Report for the Register of Deeds Department and answered questions from the Committee. Supervisor Gruber made a motion to approve the Variance Report and Mr. Lammers seconded the motion. Motion carried unanimously.

Mr. Brault presented the proposed 2020 budget for the Planning & Conservation Department and answered questions from the Committee. Supervisor Abler made a motion to approve the proposed budget and Supervisor Gruber seconded the motion. Motion carried unanimously. It will now go to the Finance Committee for approval.

Mr. Brault discussed the Second Quarter Variance Report for the Planning & Conservation Department. Mr. Lammers made a motion to approve the Variance Report and Supervisor Gruber seconded the motion. Motion carried unanimously.

Mr. Brault gave a brief departmental update including the Rocky Knoll Mountain Bike Trail and asked for the Committee's advice on the FEMA Community Acknowledgement Form that was recently presented by a property owner. Mr. Brault sought consensus from the Committee on the Department's policy henceforth concerning the potential liability that could arise from signing the form. Consensus from the Committee was that the Department should not sign the form unless Corporation Counsel found means to limit the County's liability.

Supervisor Gruber made a motion to approve the vouchers. Mr. Lammers seconded the motion and the motion carried unanimously.

Supervisor Gruber moved and Supervisor Gruber seconded to adjourn. Motion carried unanimously with adjournment at 5:06 PM.

Next meeting (UW-Extension focus) is scheduled for Tuesday, August 27, 2019. Next meeting (Planning & Conservation and Register of Deeds focus) is scheduled for Tuesday, September 10, 2019.

Prepared by:
Karsen Gosh
Recording Secretary

Approved by:
Fran Damp, Chairperson
(920) 698-2110

HEARING NOTICE

SHEBOYGAN COUNTY PLANNING, RESOURCES,
AGRICUTURE & EXTENSION COMMITTEE

Tuesday, September 10, 2019 4:00 P.M.

UW Extension Office, UW Sheboygan Campus
5 University Drive, Sheboygan
Room 5024

Please Take Notice: That the Sheboygan County Planning, Resources, Agriculture & Extension Committee of the Sheboygan County Board will hold a public hearing pursuant to Wis. Stat. § 59.69 and 59.694 and Section 72.25 of the Sheboygan County Shoreland Ordinance at the time, date and location set forth above for the following purposes:

(1) To consider an application from MVP Storage LLC for a Conditional Use Permit to allow a warehouse for storage on property that is partially within the Shoreland District of Weeden Creek. Property located 5504 County Road V in part of the SE ¼ SE ¼, Section 18, Town of Wilson, pursuant to Section 72.10(4)(n) of the *Sheboygan County Shoreland Ordinance*.

SHEBOYGAN COUNTY PLANNING, RESOURCES,
AGRICULTURE & EXTENSION COMMITTEE

_____

Henry Nelson, Secretary

HN/kg

Dated at Sheboygan, Wisconsin, this 16th day of August, 2019

NOTE: The Committee welcomes all visitors to listen & observe, but only Committee members & those invited to speak will be permitted to do so, except for the Public Hearing portion of this meeting where any interested person can speak. Person with disabilities needing assistance to attend or participate should contact the County Planning & Conservation Department at 920/459-3060 prior to the meeting so that accommodations may be arranged.

NOTE: A majority of the members of the County Board of Supervisors or any of its committees may be present at this meeting to listen, observe and participate. If a majority of any such body is present, their presence constitutes a "meeting" under the Open Meeting Law as interpreted in *State ex rel. Badke v. Greendale Village Board,* Wis. 2d 553 (1993), even though the visiting body will take no action at this meeting.

COUNTY PERMIT NUMBER CU- 04-19
DNR PERMIT NUMBER -
Sanitary Permit Number 3482
Previous Shoreland Permit Number 110-05

CONDITIONAL USE PERMIT

Sheboygan County Planning & Conservation Department
Administration Building, 3rd Floor
508 New York Avenue, Sheboygan, WI 53081-4126 (920) 459-3060

Application is hereby made by the undersigned for a permit to use the land as described below and in attachments hereto at the location indicated.

This application is for the land use only, the undersigned understands a Sheboygan County Shoreland/Floodplain Zoning Permit is required prior to the start of any construction.

OWNER / APPLICANT

Owner(s): MVP Storage
Diane and Jerry Fletcher
Mailing Address: 3434 Mill Road #17
City/State/Zip: Sheboygan, WI 53083
Daytime Phone: Diane: 920-946-4630
Jerry: 920-980-3044

Applicant (if different): _____
Mailing Address: _____
City/State/Zip: _____
Daytime Phone: _____

LOCATION

Project Address (if applicable): 5504 County Road "V"
Tax Key Number 59030459910
SE ¼, SE ¼ of Section 18, Town of Wilson
Subdivision N/A Block N/A Lot N/A

Proposed Use

- [ ] Residential
- [ ] Garage/Barn/Shed
- [x] Commercial
- [ ] Conservation/Open Space
- [ ] Recreation
- [ ] Other

Lot Size

400 Feet x 583 Feet
229,815 Square Feet
or 5.3 acres

Zoning District

- [x] Shoreland
- [ ] Shoreland-Wetland
- [ ] Flood Fringe
- [ ] Floodway
- [ ] General Floodplain

DEPARTMENT USE

Date Fee Paid $650 pd 8/14/19
Resources Committee Approval on _____
Inspected by:
Pre-Approval _____ on _____

PRESENT USE OF PROPERTY: (attach separate sheet if necessary)

The former pallet factory has been abandoned after a fire years ago. One building remains but is currently not in use, while the rest of the site is unused concrete pads or graveled area.

DESCRIPTION OF PROPOSED PROJECT AND USE: (attach separate sheet if necessary)

MVP Storage plans to construct a new 214' x 56' heated storage building on site. The building will be constructed over the existing concrete pad of the former pallet building that burned down years ago. There will be minor site grading (importing of gravel fill) and installation of storm sewer drains to allow for adequate drainage. The development will be under 1 acre of construction and will not impact any wetlands. The development will not increase the impervious surface within the shoreland zone of the parcel.

AN ACCURATE SITE PLAN OR PLAT OF SURVEY, DRAWN TO SCALE OR THOROUGHLY DIMENSIONED, MUST BE SUBMITTED WITH THIS APPLICATION. The map should show (1) location and dimensions of lot, (2) location and dimensions of all existing/proposed buildings on lot, (3) location and centerline of all abutting streets, (4) Ordinary High Water Mark (OHWM) of any water body which lot abuts, (5) location of existing/proposed wells and septic systems on lot, (6) floor elevation of proposed new buildings, (7) location of soil borings for new buildings. **SOIL TESTS, BUILDING PLANS AND A GRADING PLAN MAY ALSO BE REQUIRED.** APPROVAL OF THE SEPTIC SYSTEM BY THIS DEPARTMENT IS REQUIRED PRIOR TO ISSUANCE OF THE ZONING PERMIT. AN INCOMPLETE APPLICATION FORM OR MISSING INFORMATION WILL CAUSE DELAY IN THE ISSUANCE OF THE PERMIT, AND THE APPLICATION MAY BE RETURNED FOR ADDITIONAL INFORMATION. Submittal, and subsequent review, of this application may include a site inspection.

**You are responsible for complying with the state and federal laws concerning construction near or on wetlands, lakes, and streams. Wetlands that are not associated with open water can be difficult to identify. Failure to comply may result in removal or modification of construction that violates the law, or other penalties or costs. For more information, visit the Wisconsin Department of Natural Resources wetlands identification page or contact a DNR Service Center. The webpage is: http://dnr.wi.gov/topic/Wetlands/.

****By signing this permit application, you acknowledge you have read the above statement concerning construction around wetlands.**

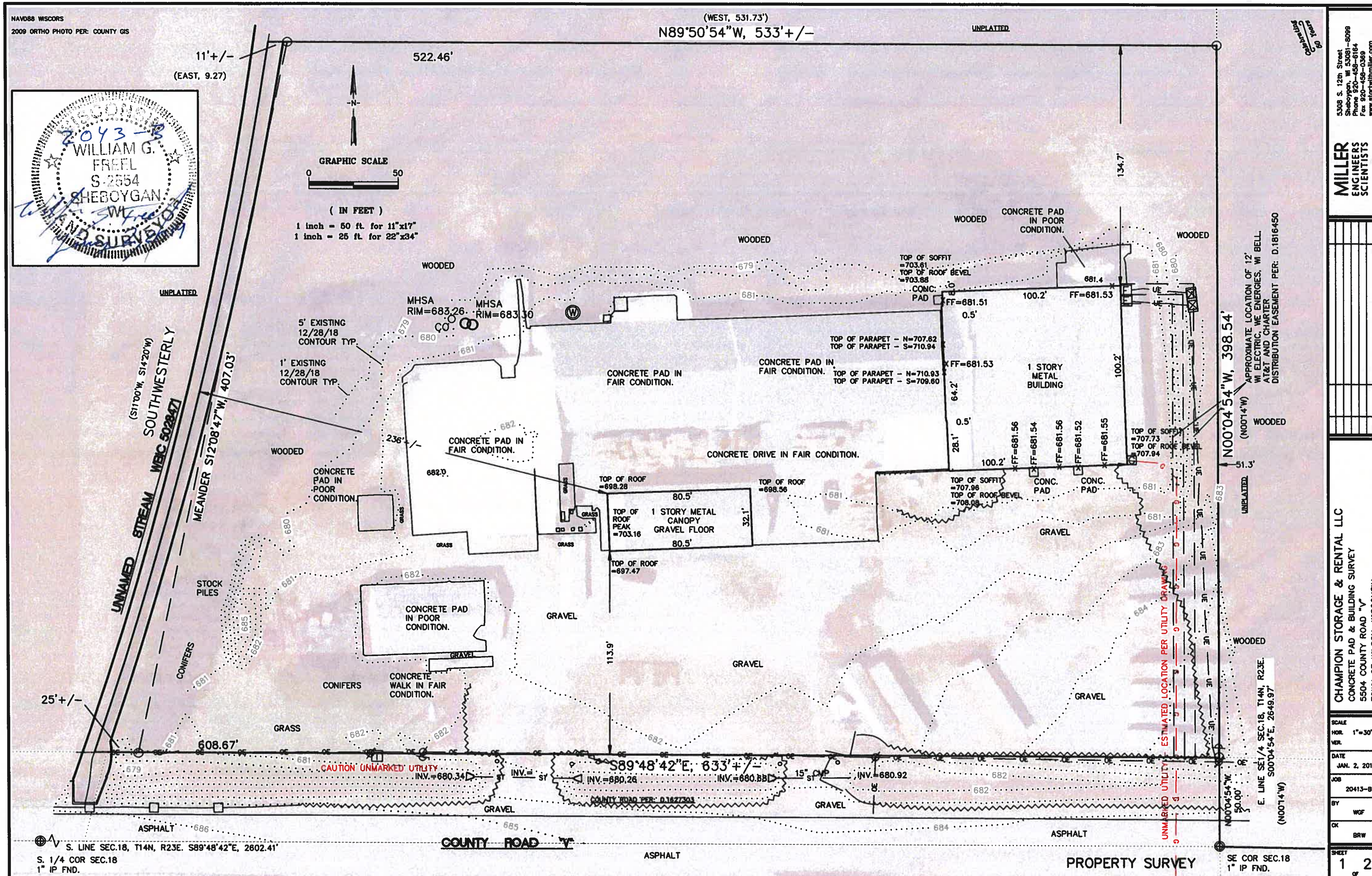
The undersigned states that the foregoing information is true and accurate to the best of his/her knowledge; it is hereby agreed that for and in consideration of the issuance of a permit that the foregoing work will be carried out as defined in this application; that all applicable ordinances or codes of the state, county, and town will be complied with in carrying out the proposed work stated in the application; and that work will not commence before a building permit has been obtained from the town building inspector. If any changes or deviations are made from the original application, a new permit or written request for a permit revision and subsequent approval is required. Failure to comply with the permit as issued will result in the revocation of the permit or other penalties.

The attached specification sheet sets conditions of this Permit approval and is made a part hereof.

PROPERTY OWNERS, BUILDERS & CONTRACTORS ARE RESPONSIBLE FOR CODE COMPLIANCE AND REASONABLE CARE IN CONSTRUCTION.

Signature(s) of all Owner(s) Jerry Fletcher Date 8-13-19

Diane Fletcher Date 8-13-19


NAVD88 WISCORS
2009 ORTHO PHOTO PER: COUNTY GIS
(WEST, 531.73')
N89°50'54"W, 533'+/-
UNPLATTED
11'+/-
(EAST, 9.27)
522.46'
WISCONSIN
2043-B
WILLIAM G. FREEL
S-2554
SHEBOYGAN, WI
LAND SURVEYOR
GRAPHIC SCALE
0
50
(IN FEET)
1 inch = 50 ft. for 11"x17"
1 inch = 25 ft. for 22"x34"
WOODED
UNPLATTED
MHSA RIM=683.26
MHSA RIM=683.30
CO
5' EXISTING 12/28/18 CONTOUR TYP.
1' EXISTING 12/28/18 CONTOUR TYP.
(S11'00"W, S14'20"W)
SOUTHWESTERLY
WEIC 502847
UNNAMED STREAM
MEANDER S12°08'47"W, 407.03'
236'+/-
CONCRETE PAD IN FAIR CONDITION.
CONCRETE PAD IN POOR CONDITION.
CONCRETE PAD IN FAIR CONDITION.
CONCRETE DRIVE IN FAIR CONDITION.
TOP OF PARAPET - N=707.62
TOP OF PARAPET - S=710.94
TOP OF PARAPET - N=710.93
TOP OF PARAPET - S=709.60
TOP OF SOFFIT =703.61
TOP OF ROOF BEVEL =703.88
CONC. PAD
FF=681.51
FF=681.53
100.2'
1 STORY METAL BUILDING
CONCRETE PAD IN POOR CONDITION.
134.7'
TOP OF ROOF =698.28
80.5'
TOP OF ROOF PEAK =703.16
1 STORY METAL CANOPY GRAVEL FLOOR
32.1'
TOP OF ROOF =698.56
TOP OF ROOF =697.47
TOP OF SOFFIT =707.96
TOP OF ROOF BEVEL =708.08
TOP OF SOFFIT =707.73
TOP OF ROOF BEVEL =707.94
FF=681.56
FF=681.54
FF=681.56
FF=681.52
FF=681.55
CONC. PAD
GRAVEL
STOCK PILES
CONIFERS
CONCRETE PAD IN POOR CONDITION.
CONCRETE WALK IN FAIR CONDITION.
113.9'
GRASS
APPROXIMATE LOCATION OF 12' WI ELECTRIC, WE ENERGIES, WI BELL, AT&T AND CHARTER DISTRIBUTION EASEMENT PER: D.1816450
N00°04'54"W, 398.54'
(N00'14'W)
51.3'
ESTIMATED LOCATION PER UTILITY DRAWING
UNMARKED UTILITY
25'+/-
608.67'
CAUTION UNMARKED UTILITY
S89°48'42"E, 633'+/-
INV.=680.34
INV.=680.26
INV.=680.88
15" CMP
INV.=680.92
COUNTY ROAD PER: D.1627303
E. LINE SE1/4 SEC.18, T14N, R23E. S00°04'54"E, 2649.97'
N00°04'54"W 50.00'
ASPHALT
S. LINE SEC.18, T14N, R23E. S89°48'42"E, 2602.41'
S. 1/4 COR SEC.18 1" IP FND.
COUNTY ROAD "V"
SE COR SEC.18 1" IP FND.
PROPERTY SURVEY
MILLER ENGINEERS SCIENTISTS
5308 S. 12th Street Sheboygan, WI 53081-8099 Phone 920-458-6164 Fax 920-458-0369 www.startwithmiller.com
CHAMPION STORAGE & RENTAL LLC
CONCRETE PAD & BUILDING SURVEY
5504 COUNTY ROAD "V"
TOWN OF WILSON, WISCONSIN
SCALE HOR. 1"=30'
DATE JAN. 2, 2019
JOB 20413-B
BY WGF
CK BRW
SHEET 1 OF 2

(s. A–E 7.03)

RETRACEMENT PROPERTY SURVEY OF RECORD TITLE BOUNDARY

(s. A–E 7.04) Description:
(1) Metes and bounds description:

THAT PART OF THE SE1/4 OF THE SE1/4 SEC.18, T14N, R23E, TOWN OF WILSON, SHEBOYGAN COUNTY WISCONSIN;

MORE PARTICULARLY DESCRIBED AS;

COMMENCING AT THE SE CORNER SAID SEC.18;
THENCE N00°04'54"W (N00°14'W) ALONG THE EAST LINE OF SAID SE1/4, 50.00 FEET TO THE NORTHERLY LINE OF COUNTY ROAD "V" AND THE POINT OF BEGINNING;

THENCE FROM SAID POINT OF BEGINNING CONTINUING N00°04'54"W (N00°14'W) ALONG SAID EAST LINE, 398.54 FEET;
THENCE N89°50'54"W (WEST), 522.46 TO AN OPENING MEANDER CORNER OF AN UNNAMED STREAM;
THENCE CONTINUING N89°50'54"W (EAST), 11 (9.27) FEET MORE OR LESS TO THE MIDDLE OF SAID UNNAMED STREAM;
THENCE SOUTHWESTERLY (S11°00'W, S14°20'W) ALONG SAID MIDDLE TO SAID NORTHERLY LINE;
THENCE S89°48'42"E ALONG SAID NORTHERLY LINE, 25 FEET MORE OR LESS TO A CLOSING MEANDER CORNER BEING S12°08'47"W, 407.03 FEET FROM SAID OPENING CORNER;
THENCE CONTINUING S89°48'42"E ALONG SAID NORTHERLY LINE, 608.67 FEET TO THE POINT OF BEGINNING;
CONTAINING 229,815 S.F. (5.276 AC.) MORE OR LESS OF LAND;
THEREIN BEING 225,297 S.F. (5.172 S.F.) EAST OF THE MEANDER LINE.

(s. A–E 7.05)
(1) Commonly accepted map scale: 1"=50'
(2) Bearings shown hereon referenced to:
THE S. LINE SEC.18, T14N, R23E. RECORDED BY THE COUNTY SURVEYORS OFFICE TO BEAR S89°48'42"E
(3) (____) indicates "recorded as (showing recorded bearing, length or location)" where varies from record.
(4) Monuments
Found: SEE LEGEND
Set: SEE LEGEND
(5) Observed evidence of possession or use by others:
POSSIBLE UTILITY ENCROACHMENTS OUTSIDE OF EASEMENT ALONG EASTERLY PARCEL BOUNDARY. APPARENT POSSIBLE PRESCRIPTIVE RIGHTS FOR CONTINUED USE.
(7) Person or entity for whom the survey was made: CHAMPION STORAGE & RENTAL LLC
Completion Date of field work: DECEMBER 28, 2018
(8) SURVEYORS STATEMENT:
I hereby certify that:
This survey complies with A–E 7 and is correct to the best of the professional land surveyor's knowledge and belief.
Dated this 2'nd day of January, 2019

Signed: _____
(7) William G. Freel, Professional Land Surveyor S–2554
Miller Engineers Scientists
5308 S. 12th St. Sheboygan, WI 53081

(9) To be filed with SHEBOYGAN County Surveyor within 60 days.

Not valid without the original stamp and signature of the surveyor.

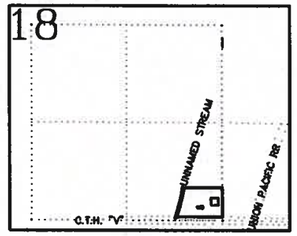
Prov. 22:28, 23:10, Deut, 27:17, 19:14

The surveyor has not been made aware of any claims of encroachments or adverse possession by the client.

PUBLIC UTILITY NOTE:
(s. 893.28 (2))
Continuous use of rights in real estate of another for at least 10 years by a domestic corporation organized to furnish telegraph or telecommunications service or transmit heat, power or electric current to the public or for public purposes, by a cooperative association organized under ch. 185 or 193 to furnish telegraph or telecommunications service, or by a cooperative organized under ch. 185 to transmit heat, power or electric current to its members, establishes the prescriptive right to continue the use, except as provided by s. 893.29. A person who has established a prescriptive right under this subsection may commence an action to establish prescriptive rights under ch. 843.

This survey does not constitute a title search by the Surveyor.

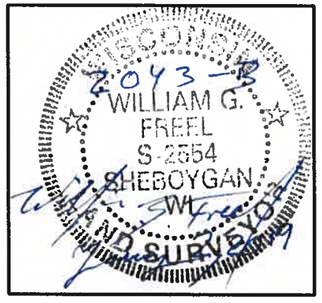
For easements, building setbacks, and other restrictions not shown on property survey, refer to property abstract, deed, contract, title policy, and local building regulations.



SITE LOCATION MAP
SE1/4 SEC.18, T14N, R23E

-N-

GRAPHIC SCALE
0 2000
(IN FEET)
1 inch = 2000 ft. for 11"x17"
1 inch = 1000 ft. for 22"x34"



MEMBER
DIGGERS HOTLINE
ONE CALL SYSTEMS INTERNATIONAL

TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE
TELEFAX (414) 259-0947
TDD (FOR HEARING IMPAIRED) 1-800-542-2289
WIS. STATUE 182.0175 (1974)
REQUIRES MIN. OF 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE.

ALL UNDERGROUND UTILITY LOCATIONS SHOWN HEREON ARE BASED UPON; FIELD SURVEY OF VISIBLE ABOVE GROUND STRUCTURES, RECORD MAPS OR DIGGERS HOT LINE MARKINGS. THE SURVEYOR HAS NOT LOCATED THE ACTUAL UNDERGROUND UTILITY. THE EXACT LOCATION OF ALL UTILITIES MUST BE FIELD LOCATED AND MARKED PRIOR TO BEGINNING ANY CONSTRUCTION.

TICKET NO. 20185102717
MEMBERS NOTIFIED BY TICKET:
ALLIANT ENERGY (AE001) (AE001)
WE ENERGIES – WS6WG (WS6WG)
AT&T DISTRIBUTION SBC01 (SBC01)
WISCONSIN PUBLIC SERVICE CORP (WPS50)
TOWN OF WILSON SAN DIST #1 & # (WIL01)

"Any land below the ordinary high water mark of a lake or a navigable stream is subject to the public trust in navigable waters that is established under article IX, section 1 of the state constitution."

Streams & rivers:

Public may use land along bank for water related recreation; IE portaging, but not fishing from the bank.

Riparian ownership goes under the bed; trappers fixing traps to stream beds would be trespassing.

LEGEND

EXISTING		UTILITIES
ST	ST	STORM SEWER
MH		MANHOLE
CO		CLEANOUT
		END SECTION
G	G	GAS MAIN
		GAS METER
OE	OE	OVERHEAD ELECTRIC
UE	UE	UNDERGROUND ELECTRIC
		LIGHT POLE
		GUY WIRE
		POWER POLE
		ELECTRIC PEDESTAL
		ELECTRIC TRANSFORMER
UT	UT	UNDERGROUND TELEPHONE
		TELEPHONE PEDESTAL

MISCELLANEOUS
TREES
SIGN
GUARD RAIL
CONTOURS
CONTOURS – HIGH
ROAD GRAVEL
PAVEMENT

ENVIRONMENTAL
WELL

SURVEY
PROPERTY LINE
SECTION LINE
EASEMENT

MONUMENTATION LEGEND

⊕ – GOVERNMENT CORNER FOUND.
O – 1" IRON PIPE FOUND
(_) – INDICATES "RECORDED AS (SHOWING RECORDED BEARING, LENGTH OR LOCATION)" WHERE VARIES FROM RECORD.

PROPERTY SURVEY

MILLER ENGINEERS SCIENTISTS
5308 S. 12th Street
Sheboygan, WI 53081-8099
Phone 920-458-6164
Fax 920-458-0369
www.startwithmiller.com

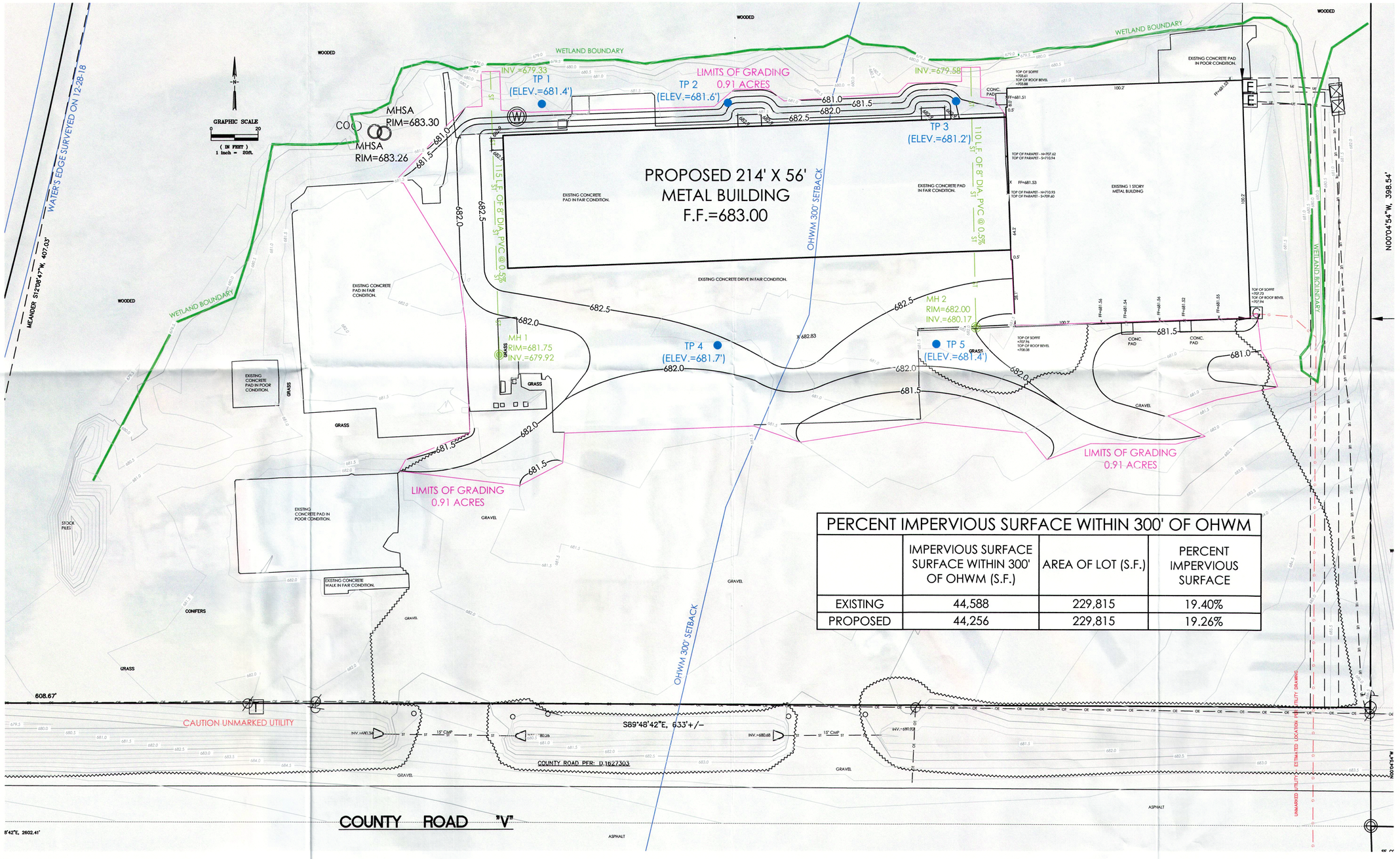
CHAMPION STORAGE & RENTAL LLC
CONCRETE PAD & BUILDING SURVEY
5504 COUNTY ROAD "V"
TOWN OF WILSON, WISCONSIN

NO.	DATE	BY	DESCRIPTION

SCALE
HOR. 1"=30'
VER.
DATE
JAN. 2, 2019
JOB
20413-B
BY
WGF
CK
BRW
SHEET
2 2
OF

MVP STORAGE: COUNTY ROAD V

5504 COUNTRY ROAD V
TOWN OF WILSON, SHEBOYGAN COUNTY, WI



PERCENT IMPERVIOUS SURFACE WITHIN 300' OF OHWM			
	IMPERVIOUS SURFACE SURFACE WITHIN 300' OF OHWM (S.F.)	AREA OF LOT (S.F.)	PERCENT IMPERVIOUS SURFACE
EXISTING	44,588	229,815	19.40%
PROPOSED	44,256	229,815	19.26%

PRELIMINARY

SITE GRADING PLAN

MILLER ENGINEERS SCIENTISTS
Designing to Minimize Impact on the Environment
5308 S. 12th Street
Sheboygan, WI 53081-8099
Phone: (920) 458-6164
Fax: (920) 458-0349
www.starkwithmiller.com

NO.	DATE	DESCRIPTION	BY

MVP STORAGE: COUNTY ROAD V
MVP STORAGE
5504 COUNTY ROAD V
TOWN OF WILSON, SHEBOYGAN COUNTY, WI

SCALE
HOR. 1"=20'
VER. N/A

DATE
8-14-19

JOB
20413-E

BY
BRW

CK
RGM

SHEET
1 OF 1

I:\DATA\20400\20413 - MVP Storage County V Site\CAD\20413-E-PP.dwg 8/14/2019 11:51 AM

Sheboygan County
Planning & Conservation Department
Administration Building | 508 New York Avenue | Sheboygan, WI 53081-4126
P: (920) 459-3060 | P: (920) 459-1370 | F: (920) 459-1371
E: plancon@sheboygancounty.com
Director
Aaron C. Brault

Staff Report

DATE: September 3, 2019

TO: Chairwoman Fran Damp and Members of the Planning, Resources, Agriculture, & Extension Committee

C: MVP Storage LLC
Aaron Brault, County Planning and Conservation Director
Dale Rezabek, WDNR Regional Shoreland Specialist
Town of Wilson

FROM: Kathryn Fabian, Zoning Administrator KF

RE: August 13, 2019 Sheboygan County Conditional Use Permit application by Diane and Jerry Fletcher, MVP Storage LLC, to allow a warehouse on a property located partially within the Shoreland District of Weeden Creek.

A. Background

Current Property Owner: MVP Storage LLC

Property Location: 5504 County Road V, SE ¼, SE ¼, Section 18, Town of Wilson

Sheboygan County's Shoreland and Floodplain zoning jurisdiction applies to the unincorporated areas of the County that are within one thousand feet (1,000') of the ordinary high water mark (OHWM) of navigable lakes, ponds, and flowages, within three hundred feet (300') of the OHWM of navigable rivers, streams, and intermittent streams, or to the landward edge of the floodplain (whichever is greater). Prior to the issuance of a Sheboygan County Shoreland/Floodplain Zoning Permit authorizing construction of the proposed development, a Sheboygan County Conditional Use Permit is required; the Conditional Use Permit authorizes the land use, not the actual development.

When considering an application for a Conditional Use Permit, Section 72.25(2) of the *Sheboygan County Shoreland Ordinance* (hereinafter referred to as "Shoreland Ordinance") requires the Committee to evaluate the effect of the proposed use on the following:

1. Maintenance of safe and healthful conditions.
2. Prevention and control of water pollution, including erosion and sedimentation.
3. Existing topography, drainage, and vegetative cover.
4. Location to floodways and floodplains.
5. Erosion potential based on percent slope, soil type, and vegetative cover.
6. Existing and future access roads.
7. Existing and future traffic and parking needs.
8. Degree of site disturbance and its impact upon adjoining natural resource areas (e.g., wetlands, archaeological features, preserves, wildlife habitat).
9. Compatibility with adjacent uses.

10. Suitability for waste disposal and potable water supply.
11. Natural scenic beauty.
12. Conformance with other applicable codes and ordinances.

B. Analysis

Pursuant to Section 72.10 (4)(n) of the Shoreland Ordinance, warehouses are conditional uses in the Shoreland District provided that, in addition to any other conditions established by the Committee, the following conditions apply:

1. Stormwater management and erosion control plans (prepared in accordance with Wis. Admin. Code Chs. NR 151 and NR 152 or Chapter 78 of the Sheboygan County Code of Ordinances regardless of whether a permit might otherwise be required, whichever is more restrictive) shall be submitted for developments in which parking lots, support and accessory facilities, and other impervious surfaces, in the aggregate, exceed ten thousand (10,000) square feet in area. Such plans shall discourage direct stormwater discharge to navigable waters, or shall provide for adequate detention/retention or pretreatment.

2. The storage, processing, or manufacture of any materials hazardous, explosive, or otherwise injurious to humans, animals, vegetation, ground, and surface waters shall be prohibited.

3. Motor vehicle service and repair facilities shall be prohibited.

The MVP Storage property was the former home to a pallet company which burned down a number of years ago. Most portions of the old building were removed after the fire, but the concrete pad remains in place. MVP Storage is looking to construct a new 56' by 214' building over the existing pad. The building will be used for contractor storage.

Based upon information gathered from the County database, Department files, a Department staff onsite of the subject property, and information contained in the applicant's submittal, please note the following:

- The property is currently zoned "I-1" or Light Industrial District by the Town of Wilson.

- The adjacent properties have a mix of agricultural and industrial zoning, but all of the surrounding properties are owned by Aldrich Chemical Company Inc. The Millapore Sigma Company is located directly across the road from the subject property.

- The property contains 229,815 square feet or 5.27 acres.

- Weeden Creek runs along the western lot line. Approximately half of the property falls within the County's Shoreland Zoning jurisdiction, which is three hundred feet (300') from the ordinary high water mark (OHWM) of navigable rivers and streams.

- Section 72.18 of the Shoreland Ordinance explains that up to fifteen percent (15%) of the portion of the lot or parcel that is within three hundred feet (300') of the ordinary high water mark (OHWM) of navigable waters may be comprised of impervious surfaces. More than fifteen percent (15%) but not more than thirty percent (30%) of a lot or parcel that is within three hundred feet (300') of the OHWM may be comprised of impervious surfaces, but for that portion of the development that exceeds fifteen percent (15%) impervious surface, a mitigation plan that meets the standards found in Section 72.21, *Sheboygan County Shoreland Ordinance,* is required. The existing development covers 44,588 square feet or 19.40% of the property with impervious surfaces. When the proposed project is complete, 44.256 square feet or 19.26% of the property will be covered by impervious surfaces. Because of the reduction in the amount of impervious surfaces on the property, mitigation is not required.

- Pursuant to Section 72.15 of the Shoreland Ordinance, the minimum structure setback from the OHWM is 75 feet. The proposed building will be located approximately 185 feet from the creek.

- A pre-requisite of the conditional use process is that stormwater management and erosion control plans be submitted for developments in which parking lots, support and accessory facilities, and other impervious

surfaces, in the aggregate, exceed ten thousand (10,000) square feet in area. As all of the new development will be occurring over existing impervious surfaces, this requirement is not applicable.

- A wetland delineation was completed on the property and no wetlands will be impacted by the proposed development.

- There is no mapped floodplain on the property.

- Two 1,000 gallon holding tanks are currently located on the site to the west of the proposed building. If plumbing in the new building is to be connected to these tanks, a County Sanitary Permit is required.

C. Conclusion

Should the Committee determine it is appropriate to approve the requested Conditional Use Permit, Department staff recommends that the Committee incorporate the following conditions into the approval (along with any additional conditions that the Committee deems necessary):

1. The storage, processing, or manufacture of any materials hazardous, explosive, or otherwise injurious to humans, animals, vegetation, ground, and surface waters shall be prohibited.

2. Motor vehicle service and repair facilities shall be prohibited in the new building.

3. No unlicensed or inoperable vehicles may be stored outdoors at the property.

4. Exterior light fixtures shall be downcast or "cut-off" in design and function to lower the amount of light "spill over" onto the adjacent properties.

5. A Sheboygan County Shoreland/Floodplain Zoning Permit shall be obtained prior to the start of development associated with the project.

6. All conditions of approval attached to the Sheboygan County Shoreland/Floodplain Zoning Permit must be strictly adhered to.

7. If plumbing is to be connected to the holding tanks, a County Sanitary Permit is required.

8. The applicant must obtain all other federal, state, and local approvals and permits that may be required for the proposed development on the subject property.

SHEBOYGAN COUNTY BOARD OF ADJUSTMENTS

POLICIES AND PROCEDURES

Which Supplement and Elaborate on Those Adopted
by the County Board for the Board of Adjustments

Approved October 15, 2014 without revisions

(initially adopted by the Board of Adjustments on June 27, 2007)
In Accordance with Wis. Stat. § 59.694

SHEBOYGAN COUNTY BOARD OF ADJUSTMENTS

POLICIES AND PROCEDURES

The Sheboygan County Board of Adjustments (the BOARD) is not an advisory body but rather a quasi-judicial body. The BOARD's function is not to advise people on what they can do within the Ordinances on which the BOARD hears appeals or applications. Under the variance procedures of the Ordinances, the BOARD can only grant a variance if a hardship is created by the particular Ordinance for a unique property and if the proposed use is within the spirit and intent of the Ordinance. [adopted 8/22/01]

The BOARD shall have the following powers: [adopted 10/27/10]

(a) To hear and decide appeals where it is alleged there is error in any order, requirement, decision, or determination made by the County Planning & Conservation Department or the Airport Department in the enforcement of Chapters 63, 70, 71, 72, 73, 75 and 78.

(b) To authorize upon appeal in specific cases such variance from the terms of Chapters 63, 72, 73 and 75 of this Code as will not be contrary to the public interest, where, owing to special conditions, a literal enforcement of the provisions of said Chapters will result in unnecessary hardship and so that the spirit of said Chapters shall be observed, public safety and welfare secured, and substantial justice done.

(c) To allow alternate reclamation requirements to operators of nonmetallic mining sites pursuant to Section 78.18 of this Code.

I. MEETINGS

A. The BOARD normally holds three types of meetings: 1) Meetings at which hearings are held; 2) on-site inspections; and 3) discussion meetings. [adopted 8/15/12]

B. In addition to the meeting times listed below, the Chair or two members of the BOARD may call other meetings of the BOARD. [adopted 10/25/89]

C. Time and Place of Meetings:

1. <u>Meetings at Which Hearings are Held</u>

a. Normally, the BOARD will meet on the third Wednesday of the month beginning at 1:00 PM the Sheboygan County Administration Building to hold hearing(s) on any petitions that have been filed in sufficient time to allow the publication of a

Class 2 notice and to conduct its normal business. [adopted 8/15/12]

b. Each year in August the BOARD will adopt a schedule for such meetings. The schedule will contain a list of the meeting dates and petition filing dates for the upcoming calendar year. [adopted 10/25/89]

2. On-Site Inspections

The BOARD will conduct on-site inspection meetings, beginning at 9:00 AM on the Saturday before the third Wednesday of the month. The BOARD will hold these meetings at the site(s) that are the subject of any new petitions that the BOARD will hear at the upcoming hearing meeting. [adopted 8/15/12]

3. Discussion Meetings

The BOARD may meet at the call of the Chair or two members to discuss such matters as may come before the BOARD. The BOARD will use these meetings for general policy reviews, discussion of Ordinance provisions, meetings with staff or technical experts, or similar. The time and place of these meetings will be established when called. [adopted 8/22/01]

II. NORMAL ORDER OF AGENDA

A. Meetings at Which Hearings are Held [adopted 1/24/07]

1. Call to Order (1:00 PM)
2. Roll Call
3. Seating of Alternates, if needed
4. Certification of Compliance with Open Meeting Law
5. Approval of Minutes of Previous Meeting(s)
6. Public Comment on Items Not on the Agenda
7. Hearings as Listed in Published Class 2 Notice (beginning immediately thereafter)
8. Closed Session (optional)
9. Other Matters as May Come Before the BOARD
10. Adjournment

B. Discussion Meetings [adopted 1/24/07]

1. Call to Order (1:00 PM)
2. Roll Call
3. Seating of Alternates, if needed
4. Certification of Compliance with Open Meeting Law
5. Approval of Minutes of Previous Meeting(s)
6. Public Comment on Items Not on the Agenda
7. Items or Issues for Discussion

8. Closed Session (if appropriate)
9. Adjournment

III. COMMENTS TO AND CORRESPONDENCE WITH THE BOARD

A. The BOARD will accept and review any letters or other correspondence received regarding its decisions. [adopted 10/25/89]

1. The BOARD will not take official action, nor provide comments on Ordinance provisions outside of the context of the public hearing where a valid petition has been filed. [adopted 8/22/01]

2. The BOARD will not take action, provide comments on Ordinance provisions, nor advise persons on whether proposed or already taken actions are consistent with the Ordinance or are likely to be granted a variance. [adopted 10/25/89]

B. The procedures and standards to be used at hearings are found in Section V, PROCEDURES AND STANDARDS AT HEARINGS. [adopted 10/25/89]

C. If a discussion meeting has been called, the BOARD will provide a time at which members of the audience may address the BOARD. When such audiences are held, they should not be viewed as providing for a question and answer session. The BOARD may establish a reasonable, maximum time limit for each such audience. [adopted 10/25/89]

D. During On-Site Inspection meetings, the BOARD will hear from any interested person at the meeting. The BOARD will refrain from expressing opinions or engaging in a debate regarding Ordinance provisions or the petition before the BOARD. [adopted 10/25/89]

IV. VALID PETITIONS

A. For a petition to be valid it must be on the appeal/application notice forms developed by the BOARD, include all information required by Ordinance or BOARD policy (see C & D below), and must be accompanied by the required filing fee. [adopted 10/25/89]

B. The original and 9 copies of the petition along with 10 copies of any other information required by Ordinance or the adopted policies of the BOARD (see C & D below) shall be submitted to the Planning & Conservation Department in Room 335 of the Sheboygan Administration Building. [adopted 10/27/10]

C. Petitioners should submit the following information along with the appeal/application notice and fee: [adopted 10/27/04]

1. Full size copies of a line drawing showing the project drawn to scale with the scale and all dimensions identified. The drawing should include the project's relationship to neighboring lots, roads, lakes, rivers, septic systems, wells, etc.
2. Detailed floodplain boundaries, if applicable.

D. The BOARD would find the following information helpful if it can be provided: [adopted 2/15/89]

1. Topographic map or slope determination, if applicable.
2. Land elevations in relation to some permanent benchmark.

V. PROCEDURES AND STANDARDS AT HEARINGS

Petitioners have sometimes appeared at hearings unprepared to present their cases properly. The purpose of this Section is to explain the hearing process and the way the BOARD reaches its decision on petitioner. If you are considering filing a petition, the BOARD urges you to prepare thoroughly. [adopted 10/25/89]

A. Procedures. The order of each hearing will be as follows: [adopted 8/22/01]

1. Reading of the petition.
2. Reading of any letters or other correspondence and documents the BOARD has received regarding the petition.
3. BOARD member summaries of observations at site visit(s).
4. BOARD will ask Petitioners to the table to provide an overview and testimony regarding the petition.
5. BOARD will ask staff for additional comments, with opportunity for BOARD member questions.
6. ~~4~~Staff report and questions of staff by BOARD members.
7. ~~5~~Petitioners provide any additional information they may have, followed by BOARD members questioning of the petitioners.
8. ~~6~~The BOARD will ask for anyone else who wishes to comment on the petition to do so, with BOARD members having a chance to question those commenting.
8. ~~Others asked for any additional comments, followed by BOARD member questions.~~

~~7~~9. Petitioners asked for any additional comments followed by BOARD member questions.

~~9~~10. Closing of the hearing.

11. Petitioners return to seats.

~~10~~12. The Chair will ask BOARD members to indicate whether they desire a closed session regarding the petition. If a closed session is not desired, immediately after the close of the hearing the BOARD will discuss the petition and may make a decision on the petition. If a closed session is desired, the BOARD will hold it after all hearings are completed. Following the closed session, the BOARD will reconvene in open session for the motion and vote on the petition(s) discussed in closed session.

13. Corporation Counsel outlines legal standards for variance.

14. BOARD deliberates and votes.

B. Control of Testimony. The Chair of the BOARD has a role similar to the presiding Judge at a court hearing. To control decorum and to promote efficiency, the Chair may rule comments or questions out of order and may terminate testimony of a witness if the testimony becomes unduly repetitive or irrelevant. The rules of evidence in Circuit Court proceedings will not be strictly followed, but they are guides to presenting a persuasive case in an efficient manner. [adopted 10/25/89]

C. Closing of Hearings. Once the hearing is closed, the BOARD will not accept additional comments or questions from the floor unless the BOARD reopens the hearing. Once the BOARD has reached a decision, the BOARD speaks as a single entity. [adopted 8/22/01]

D. Legal Standards for Variances. The BOARD can grant variances only in accordance with State statutes as interpreted by the Wisconsin Appellate Courts. These laws state that the BOARD can grant a variance for a particular property only if the following four things are proven to the satisfaction of the BOARD:

1. Owing to special conditions, a literal enforcement of the Ordinance will result in unnecessary hardship. The hardship must be based on conditions unusual to the property, not personal to the property owner, and the hardship cannot be self-created. A reduction in the value of the property if a variance is not granted does not constitute an unnecessary hardship.

With respect to applications for AREA variances, to show unnecessary hardship, the applicant must show that without the variance, the applicant would be unreasonably prevented from using the property for a permitted purpose or would render conformity with the restrictions unnecessarily burdensome.

With respect to applications for USE variances, to show unnecessary hardship, the applicant must show that without the variance, the owner has no reasonable use of the property. If there is any reasonable use of the property, the variance must be denied.

2. The variance must observe the spirit of the Ordinance.

3. Substantial justice must be done by granting the variance.

4. The variance will not be contrary to the public interest.

The BOARD must be able to find all four conditions in order to grant a variance. If the BOARD is unable to find any one of the conditions, the variance cannot be granted by the BOARD.

E. Where the BOARD is reviewing an appeal application where it is alleged there is error in an order, requirement, decision or determination made by the County Airport Department or County Planning & Conservation Department in the administration of the County Code, the function of the BOARD is to correct any error in the decision or appeal. It is not to re-decide the matter or substitute its thoughts or opinions for those of the Committee or administrator who issued the decision brought on appeal.

F. In the event that there is a conflict between these policies and procedures and the policies and procedures required under Wis. Stat. § 59.694, or in the event that there is a conflict between these policies and any subsequent judicial interpretation of those policies or the applicable law to be applied by the Board using these policies, Wis. Stat. § 59.694 and the most current judicial interpretation shall control.

VI. ELECTION OF OFFICERS

A. The BOARD will elect its officers each year at its August meeting. [adopted 8/22/01]

B. Nominations for each office will be taken in turn from the members present. A member need not be present to be nominated. [adopted 10/25/89]

C. A simple majority vote of those members present will be sufficient for the election of an officer. A member need not be present to be elected. [adopted 10/25/89]

VII. NOTIFICATION OF BOARD DECISIONS

A. Notice to Administrative Official

1. The BOARD will notify the administrative official by letter of its order to issue or deny a permit or to table a petition, as appropriate. [adopted 12/20/89]

2. The letter of decision will be dated within 10 days of the close of the hearing at which the BOARD makes its decision. [adopted 12/20/89]

3. The letter of decision will note: [adopted 8/22/01]
   a. The basis on which the BOARD approved, denied, or tabled the appeal or application;
   b. Any conditions or stipulations which the BOARD attached to the approval or tabling;
   c. State that the decision of the BOARD to grant or deny can be appealed to the circuit court by the administrative official, petitioner, or other parties in interest, if they are aggrieved by the BOARD's decision within 30 days of the date of the letter;
   d. Inform all parties that because the decision can be appealed to the Circuit Court within 30 days after the decision, any work completed on the project during that time frame is at the owner's risk.

B. Notice to the Parties in Interest

1. The BOARD will notify the parties in interest within 10 days of the close of the hearing at which the BOARD had made a decision to grant, deny, or table a petition. [adopted 12/20/89]

2. Parties in interest are the: [adopted 12/20/89]
   a. Petitioner;
   b. Town Clerk of the Town where the property which is the subject of the petition is located;
   c. Department of Natural Resources (DNR), where required by State law;
   d. Owners of property within 200 feet of the property which is the subject of the petition.

3. The BOARD will notify the petitioner, Town Clerk, and DNR by sending them a copy of the letter to the administrative official including any attachments to that letter. [adopted 12/20/89]

4. The BOARD will notify the owners of property by a dated notice that: [adopted 12/20/89]
   a. Bears the same date as the letter to the administrative official;
   b. Identifies the decision by petitioner's name, property location, hearing date, petitioner's request, and case number;
   c. Indicates that the BOARD has reached a decision to grant, deny, or table the petition, as appropriate;
   d. States that the BOARD's written decision can be reviewed at the BOARD's office;
   e. States that if the property owners are aggrieved by the BOARD's decision to grant or deny, they can appeal to the Circuit Court, but that the appeal must be made within 30 days from the date of the notice.

VIII. Per Diem Payments

A. Meetings at Which Hearings are Held [adopted 1/24/07]
Alternates shall be paid a per diem if they are present at a hearing/meeting for roll call whether or not they are seated. The per diem would be limited to a "1" if the alternate is not seated.

B. Discussion Meetings [adopted 1/24/07]
Alternates shall be paid a per diem if they are present at a hearing/meeting for roll call whether or not they are seated. The per diem would be limited to a "1" if the alternate is not seated.

C. On-Site Inspections [adopted 1/24/07]
The entire set of on-site visits conducted in a day shall be considered to be one meeting and the per diem shall be calculated from when the member/alternate leaves home until he/she returns home.

I-43

R/W

WILLOW CREEK

76+00

PROPOSED 30' WIDE PERMANENT SANITARY SEWER EASE,EMT

PROPOSED 50' WIDE TEMPORARY CONSTRUCTION EASEMENT

50'

30'

PL

SANITARY SEWER EASEMENT TO THE TOWN OF SHEBOYGAN SANITARY DISTRICT DOC. No.1651907

76+93

SAN

SAN

SAN

30'

10,644 SQ. FT
0.244 ACRES

PL

PROPOSED 30' WIDE TEMPORARY ACCESS EASEMENT

MH 18 (6'-0" DIA.)
STA 76+93.44, 0.02'R
RIM 641.19

PROPOSED 30' WIDE TEMPORARY ACCESS EASEMENT

SANITARY SEWER EASEMENT TO THE TOWN OF SHEBOYGAN SANITARY DISTRICT DOC. No.1651907

4,192 SQ. FT
0.096 ACRES

30'

1,418 SQ. FT
0.033 ACRES

EX. MH 5A
21"IE SE, NW 629.55

PL

OWNER:
GASSNER LIVING TRUST OF 2017

OWNER:
RICHARD E. BUTZEN II

OWNER:
BRIAN & DEBRA TITEL

EX. MH 4
18"IE S, NW 634.42

SANITARY SEWER EASEMENT TO THE TOWN OF SHEBOYGAN SANITARY DISTRICT DOC. No.1651906

OWNER:
SHEBOYGAN COUNTY

EX. MH 3
18"IE SE, N 637.67

30'

6,929 SQ. FT
0.159 ACRES

PROPOSED 30' WIDE TEMPORARY ACCESS EASEMENT

EX. FLOW METERING MH 2
18"IE S, N 639.32

EX. MH 1
18"IE S, NE 640.02

ERIE AVENUE

77'

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KAPUR & ASSOCIATES, INC.
CONSULTING ENGINEERS
7711 N. PORT WASHINGTON ROAD
MILWAUKEE, WISCONSIN 53217
Phone: 414.351.6668 Fax: 414.351.4117
www.kapurengineers.com

PROJECT:
NORTHERN INTERCEPTOR SEWER

LOCATION:
VILLAGE OF KOHLER

CLIENT:
Village of Kohler
A Garden Community

RELEASE:
PRELIMINARY

REVISIONS:

#	DATE	DESCRIPTION

NORTH ARROW:

SCALE: 1" = 30'

SEAL:

we listen. we innovate.
we turn your vision into reality.

SHEET:
EASEMENT EXHIBIT (GENERAL)

PROJECT MANAGER:	DPA
PROJECT NUMBER:	18.0438.01
DATE:	

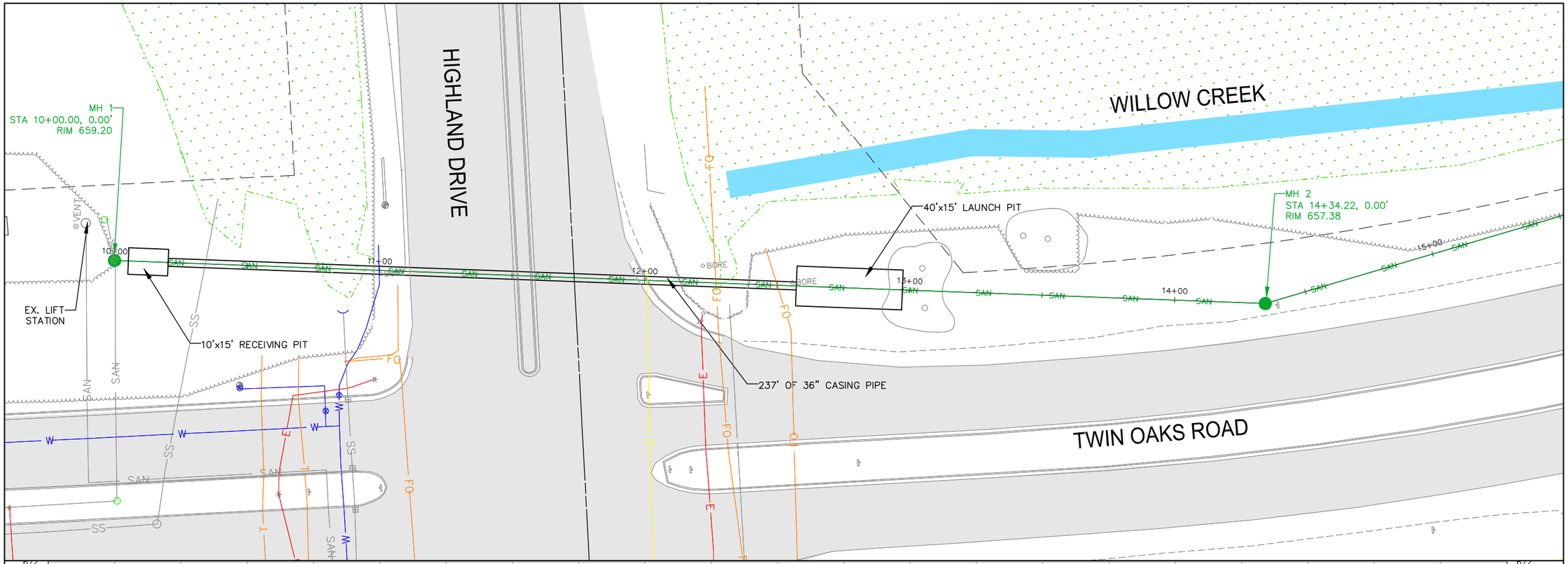
SHEET NUMBER:
X

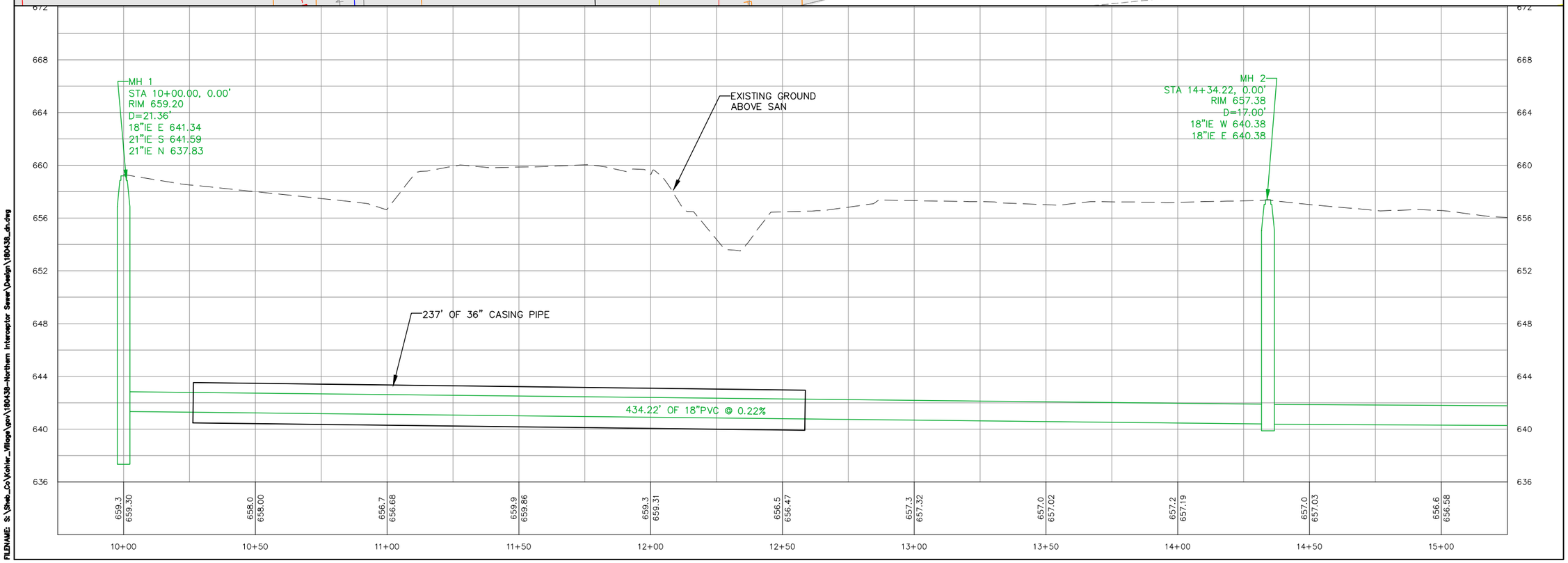
Sheboygan County, Wisconsin

Sanitary Sewer Easement Exhibit
Town of Sheboygan

0 55 110 '

8/6/2019
Source: Sheboygan County Planning & Conservation Department
G:\Departments\Planning\Mapdocs\Aaron's Projects \TSheboyganSewerEasement





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CLIENT:
Village of Kohler
A Garden Community

RELEASE:
PRELIMINARY

REVISIONS:

#	DATE	DESCRIPTION

NORTH ARROW:

SCALE: 1" = 20'

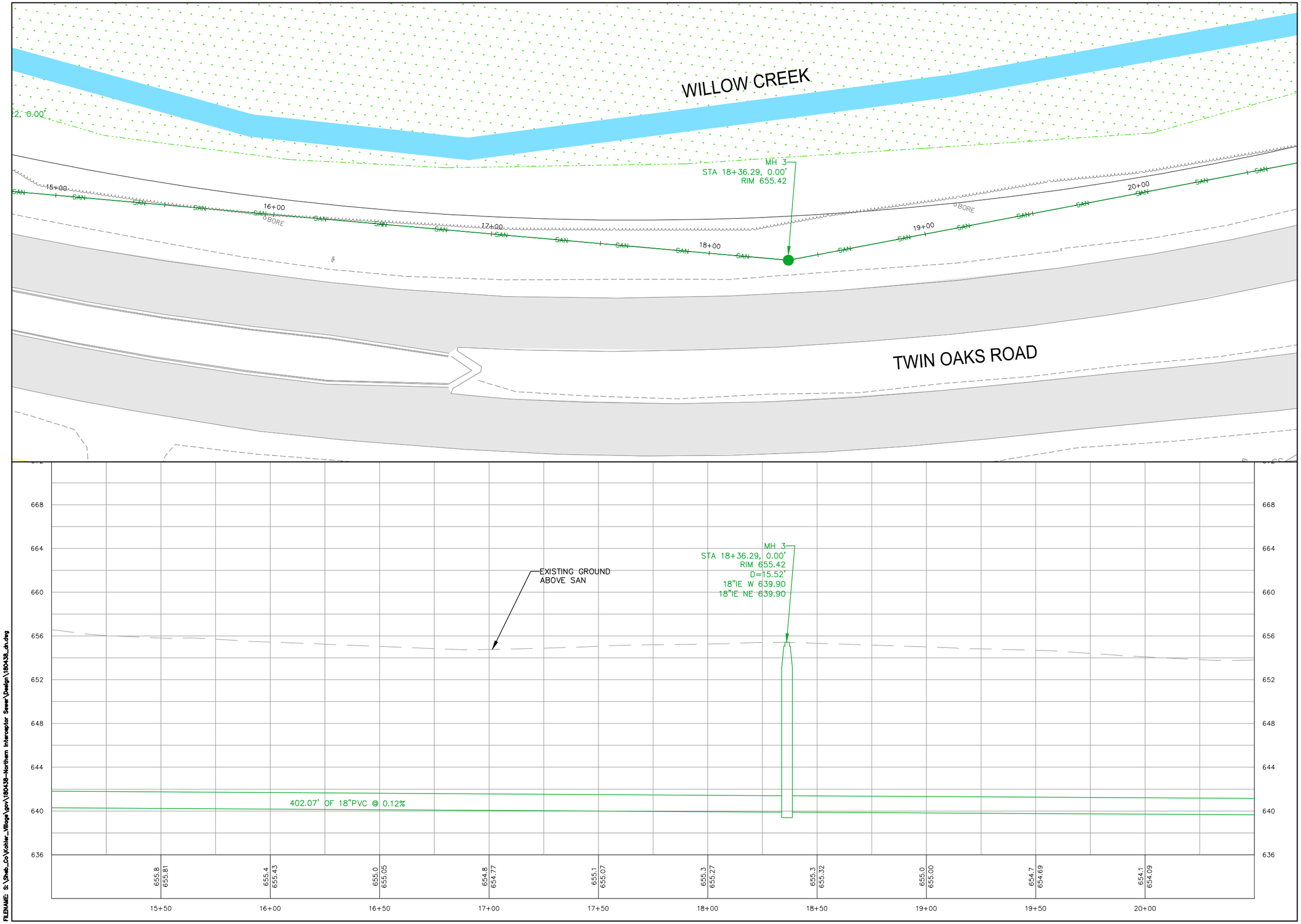
SEAL:

we foster. we innovate.
we turn your vision into reality.

SHEET:
SANITARY SEWER

PROJECT MANAGER:	DPA
PROJECT NUMBER:	18.0438.01
DATE:	

SHEET NUMBER:
6



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SANITARY SEWER

PROJECT MANAGER:	DPA
PROJECT NUMBER:	18,0438,01
DATE:	

SHEET NUMBER:
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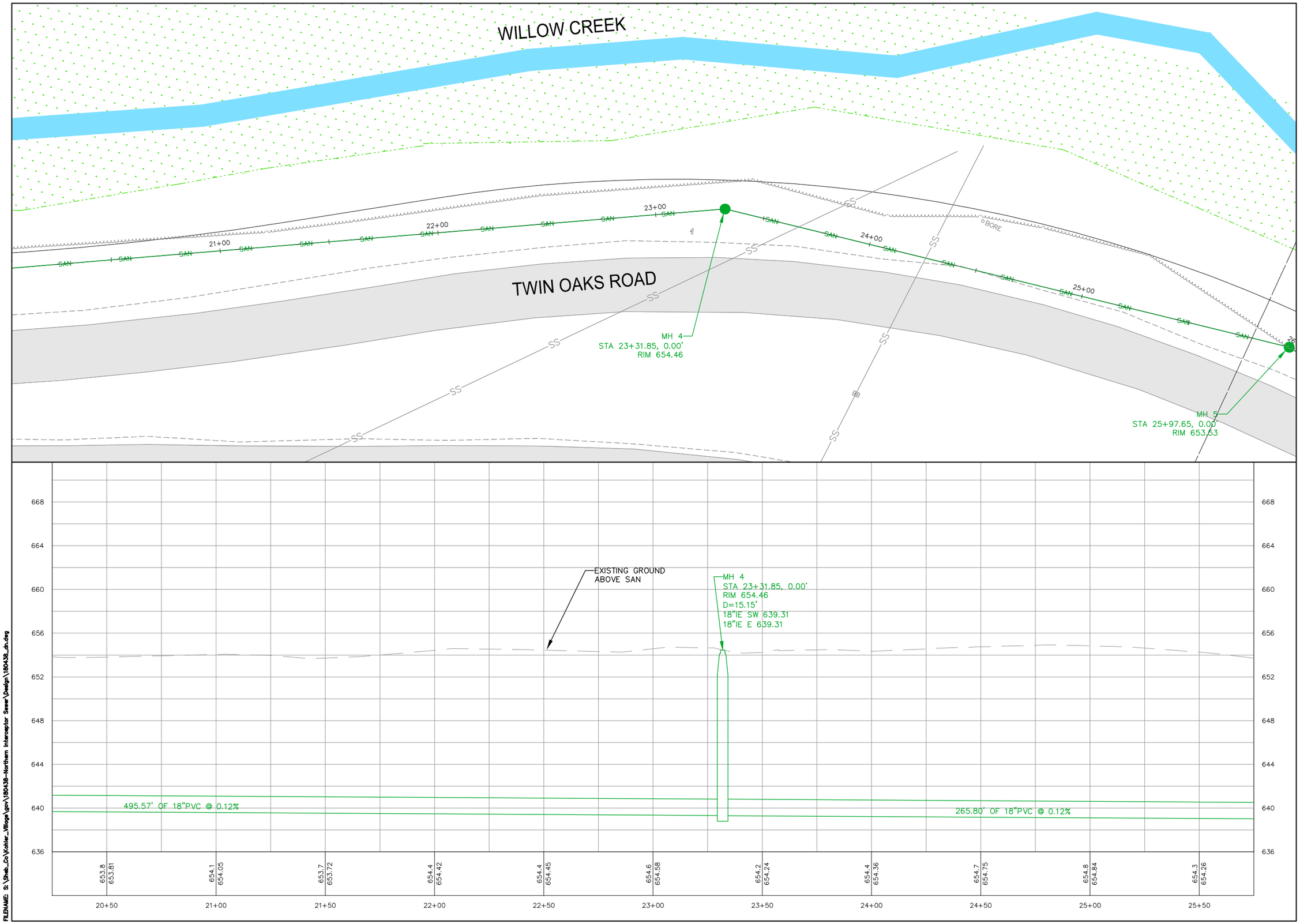

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SEAL:

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SHEET:
SANITARY SEWER

PROJECT MANAGER:	DPA
PROJECT NUMBER:	18.0438.01
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SHEET NUMBER:
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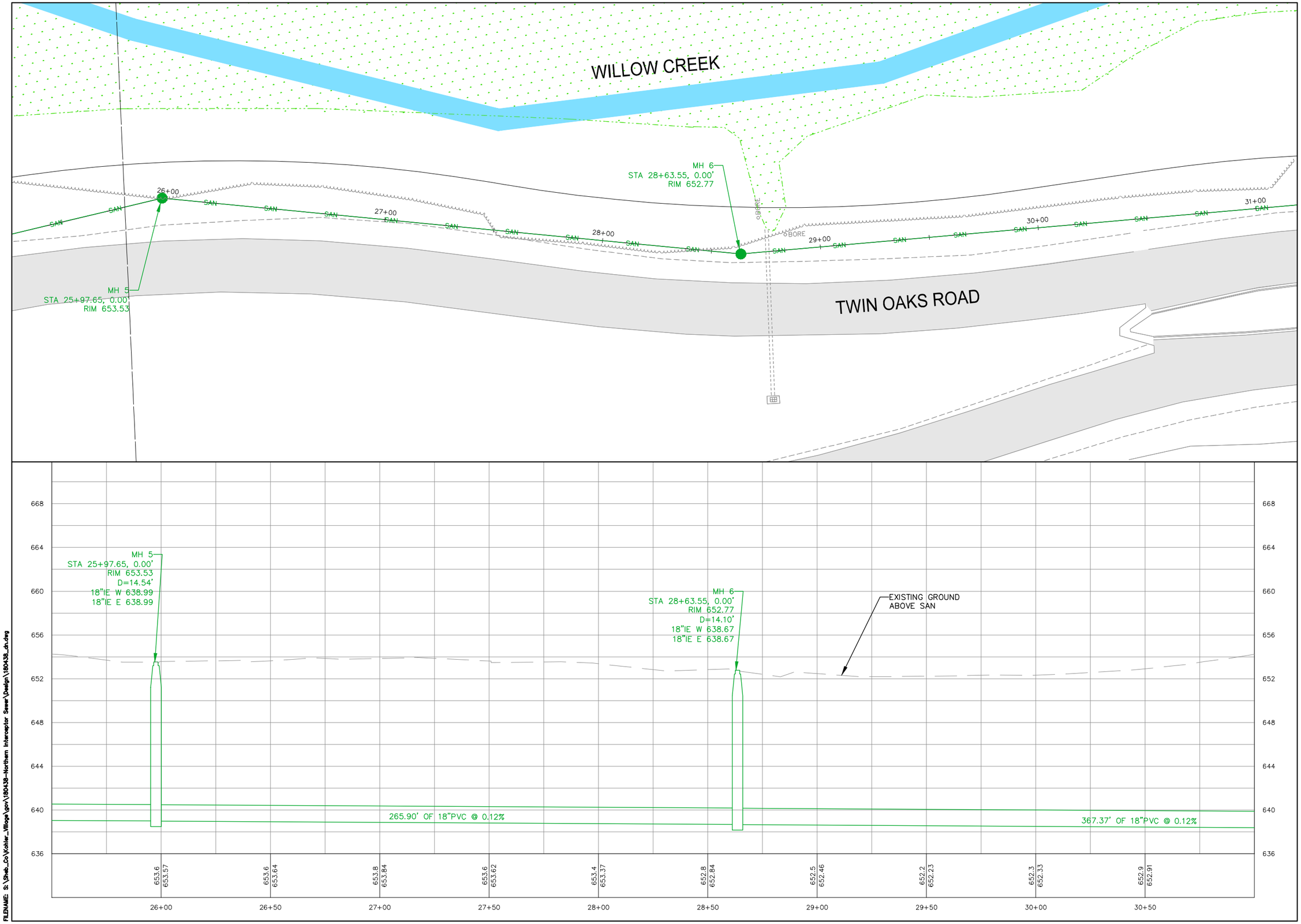

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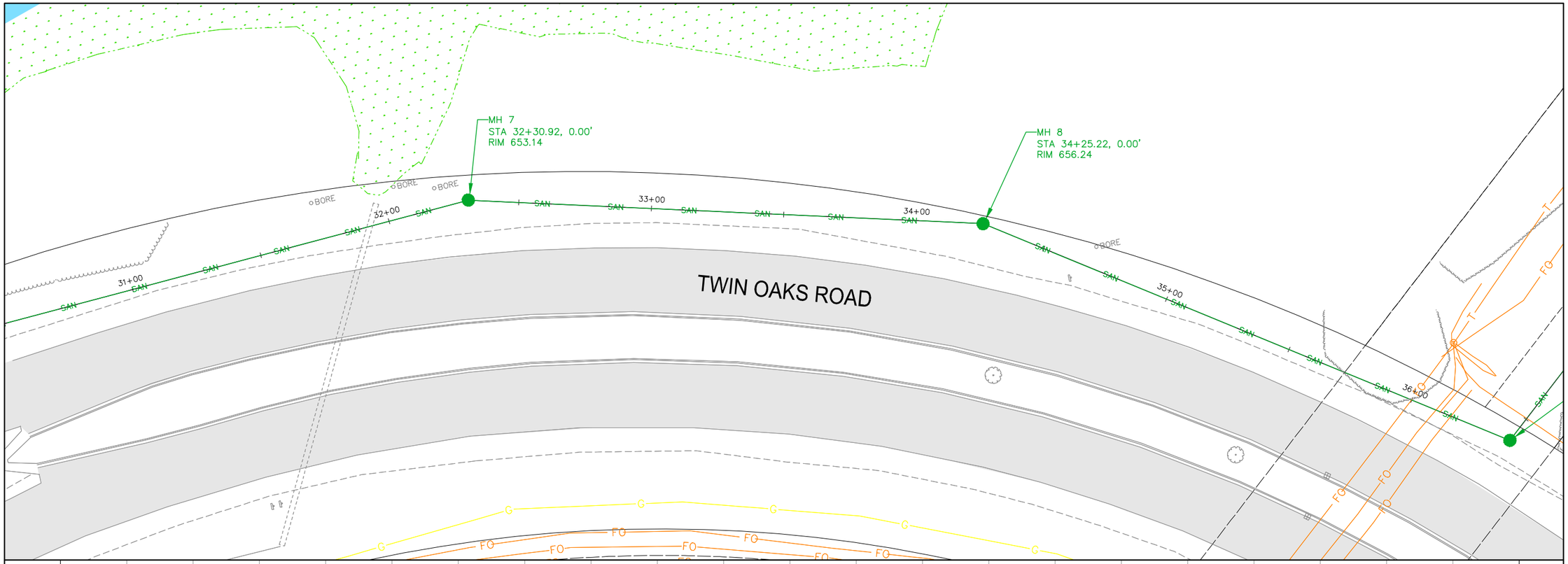
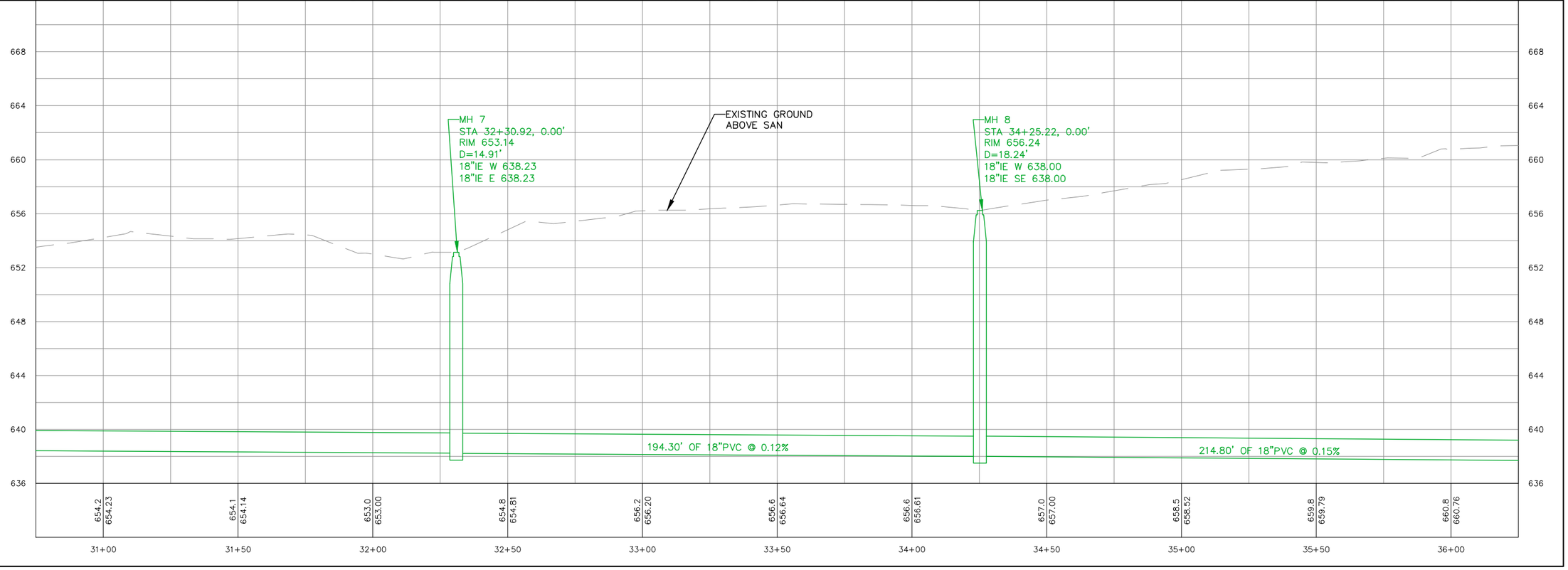
PROJECT NUMBER:	18,0438,01
DATE:	

SHEET NUMBER:
9





KAPUR & ASSOCIATES, INC.
CONSULTING ENGINEERS
7711 N. PORT WASHINGTON ROAD
MILWAUKEE, WISCONSIN 53217
Phone: 414.351.6668 Fax: 414.351.4117
www.kapurengineers.com

PROJECT:
NORTHERN INTERCEPTOR SEWER

LOCATION:
VILLAGE OF KOHLER

CLIENT:
Village of Kohler
A Garden Community

RELEASE:
PRELIMINARY

REVISIONS:

#	DATE	DESCRIPTION

NORTH ARROW:

SCALE: 1" = 20'

SEAL:

we listen. we innovate.
we turn your vision into reality.

SHEET:
SANITARY SEWER

PROJECT MANAGER:	DPA
PROJECT NUMBER:	18.0438.01
DATE:	

SHEET NUMBER:
10

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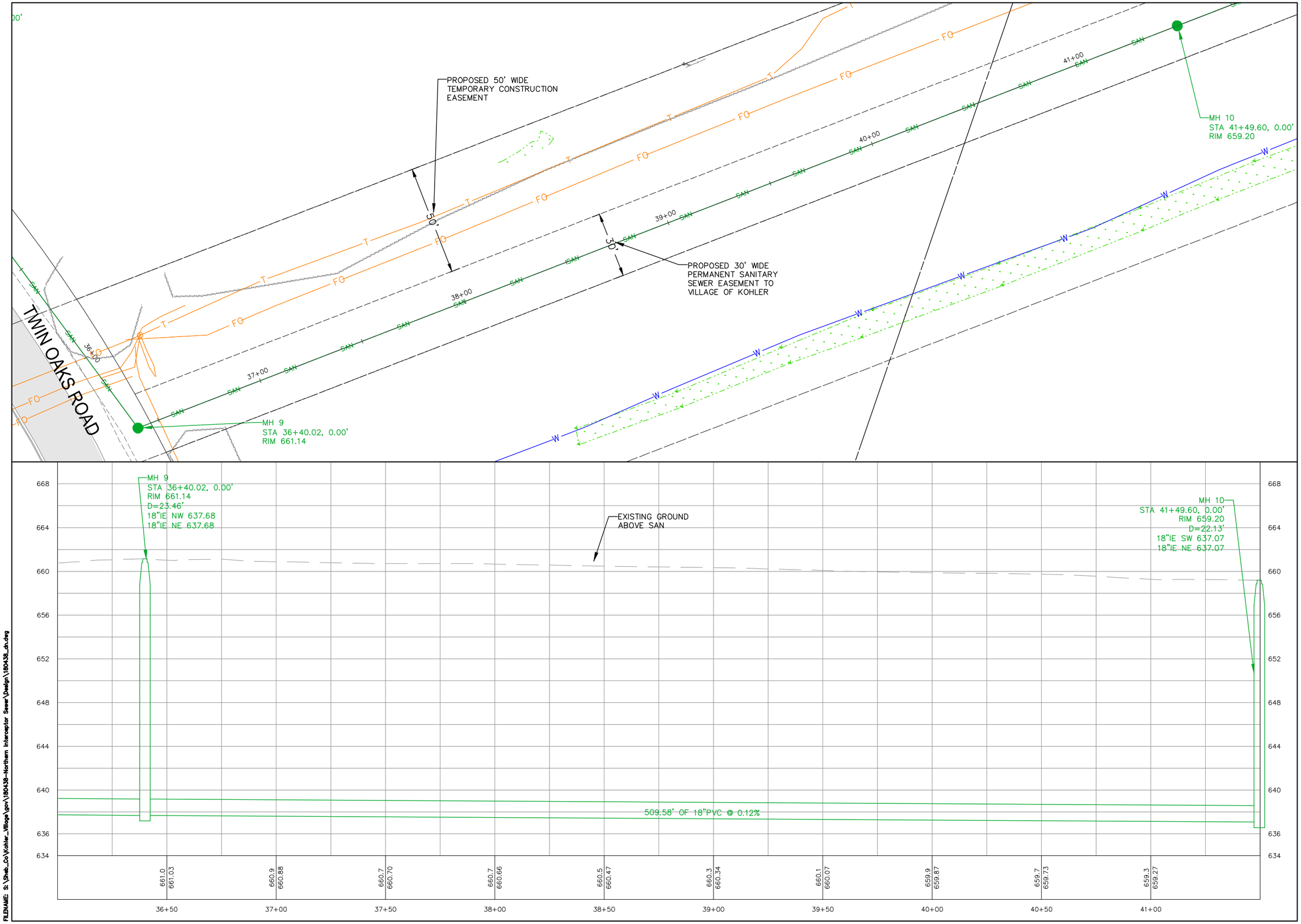

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SANITARY SEWER

PROJECT MANAGER:	DPA
PROJECT NUMBER:	18.0438.01
DATE:	

SHEET NUMBER:
11

PROPOSED 50' WIDE
TEMPORARY CONSTRUCTION
EASEMENT

PROPOSED 30' WIDE
PERMANENT SANITARY
SEWER EASEMENT TO
VILLAGE OF KOHLER

50'

30'

T FO SAN W

42+00 43+00 44+00 45+00 46+00

MH 10
STA 41+49.60, 0.00'
RIM 659.20

MH 11
STA 46+50.96, 0.00'
RIM 656.80

EXISTING GROUND
ABOVE SAN

MH 10
STA 41+49.60, 0.00'
RIM 659.20
D=22.13'
18"IE SW 637.07
18"IE NE 637.07

MH 11
STA 46+50.96, 0.00'
RIM 656.80
D=20.33'
18"IE SW 636.47
18"IE NE 636.47

501.36' OF 18"PVC @ 0.12%

664 660 656 652 648 644 640 636 632

659.2 659.19 | 659.0 658.96 | 658.7 658.74 | 658.5 658.52 | 658.2 658.21 | 657.8 657.77 | 657.8 657.78 | 657.3 657.32 | 657.2 657.18 | 657.0 657.03 | 656.8 656.81

41+50 42+00 42+50 43+00 43+50 44+00 44+50 45+00 45+50 46+00 46+50

FILENAME: S:\Shab_Co\Kohler_Village\gov\180438-Northern Interceptor Sewer\Design\180438_dn.dwg

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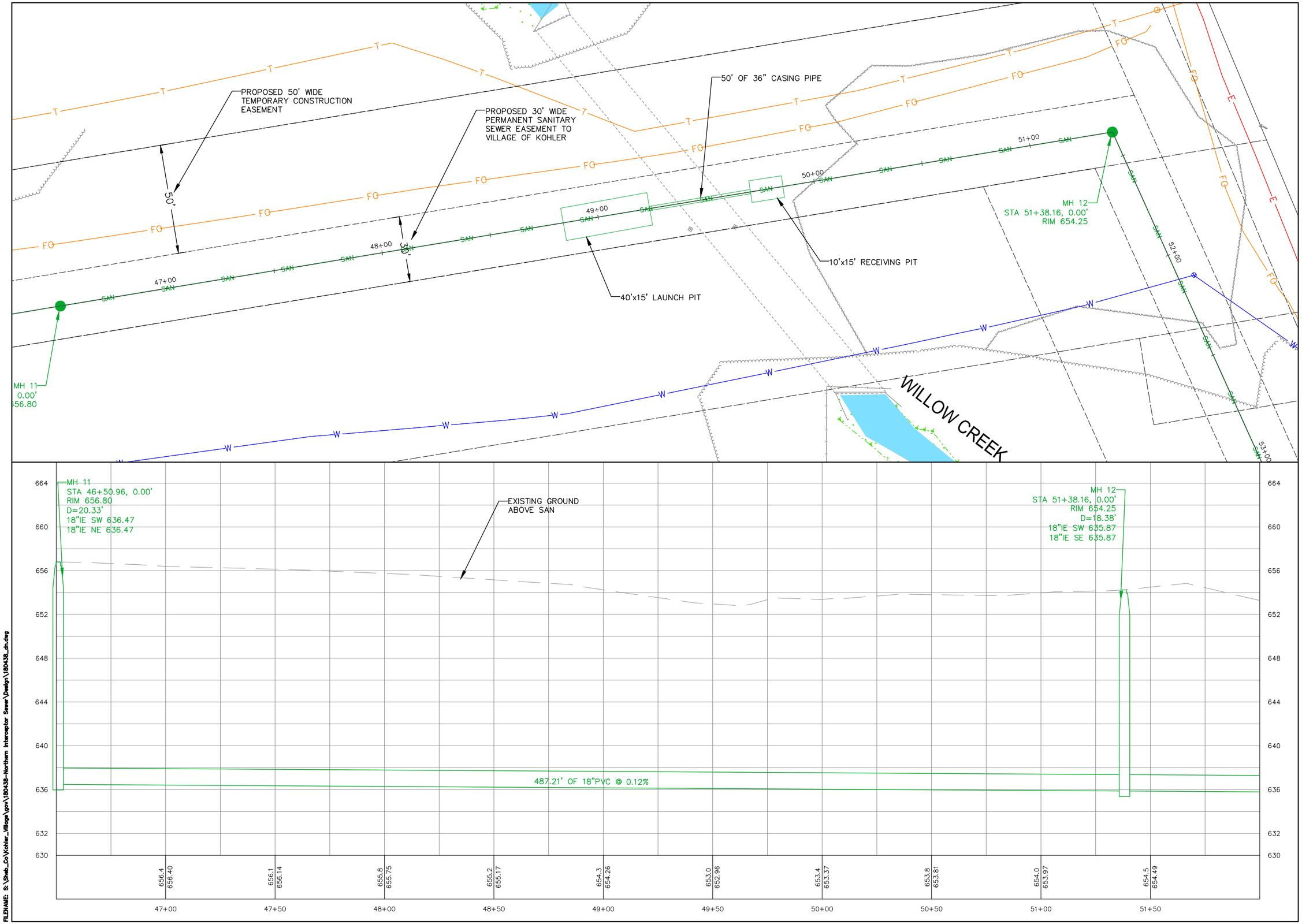
12



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PROJECT NUMBER: 18,0438,01
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SHEET NUMBER:
13

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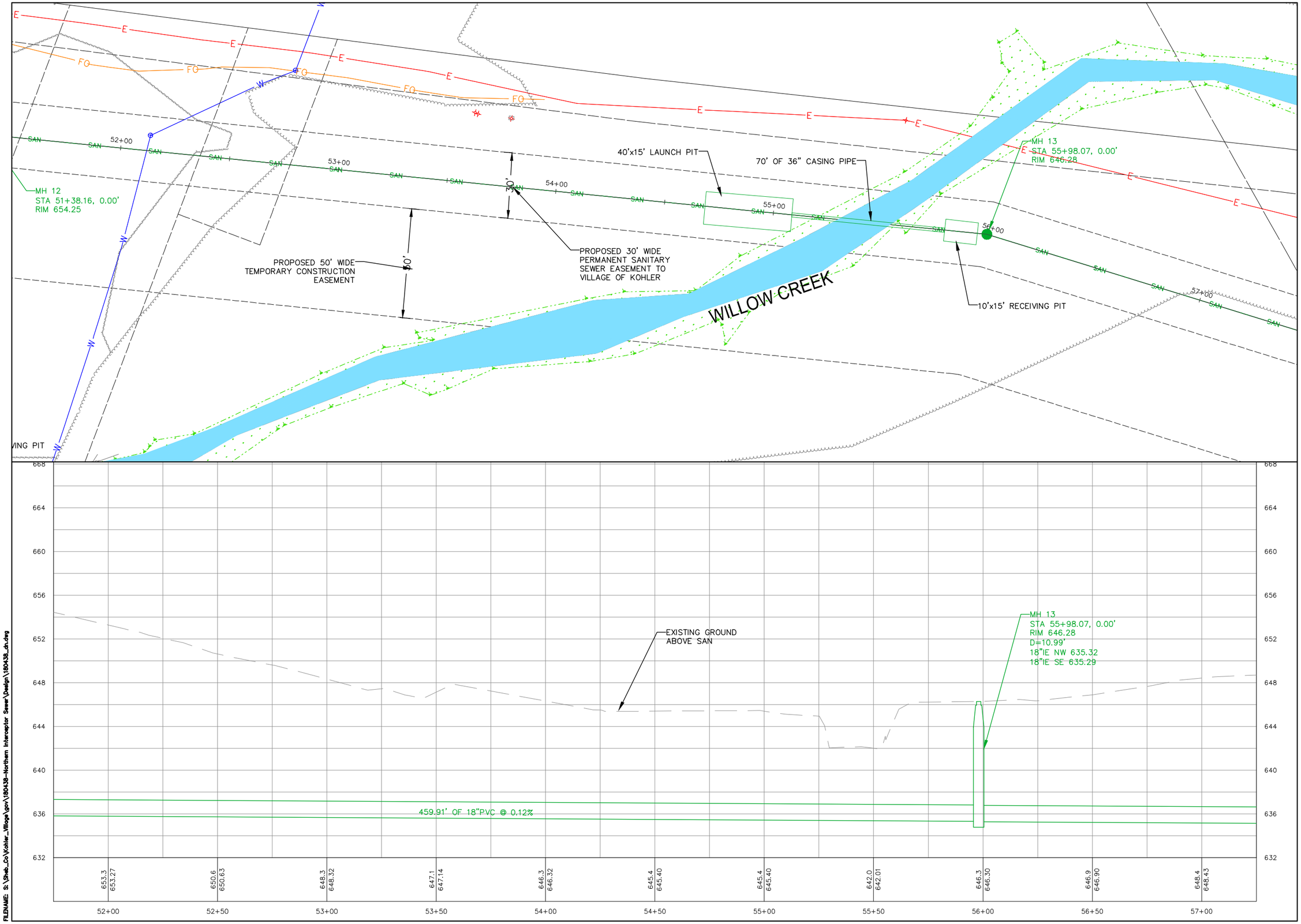

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SHEET NUMBER:
14

FILENAME: S:\Shab_Co\Kohler_Village\gov\180438-Northern Interceptor Sewer\Design\180438_dn.dwg

WILLOW CREEK

PROPOSED 30' WIDE
PERMANENT SANITARY
SEWER EASEMENT TO
VILLAGE OF KOHLER

30'

50'

PROPOSED 50' WIDE
TEMPORARY CONSTRUCTION
EASEMENT

MH 14
STA 60+38.51, 0.00'
RIM 647.26

57+00 58+00 59+00 60+00 61+00 62+00

EXISTING GROUND
ABOVE SAN

MH 14
STA 60+38.51, 0.00'
RIM 647.26
D=12.60'
18"IE NW 634.76
18"IE S 634.66

440.44' OF 18"PVC @ 0.12%

318.58' OF 18"PVC @ 0.12%

664 660 656 652 648 644 640 636 632 630

649.0 648.96 | 649.8 649.84 | 649.5 649.50 | 649.4 649.42 | 648.7 648.71 | 647.8 647.80 | 647.3 647.27 | 646.8 646.84 | 646.6 646.60 | 646.3 646.29

57+50 58+00 58+50 59+00 59+50 60+00 60+50 61+00 61+50 62+00

FILENAME: S:\Shab_Co\Kohler_Village\gov\180438-Northern Interceptor Sewer\Design\180438_dn.dwg

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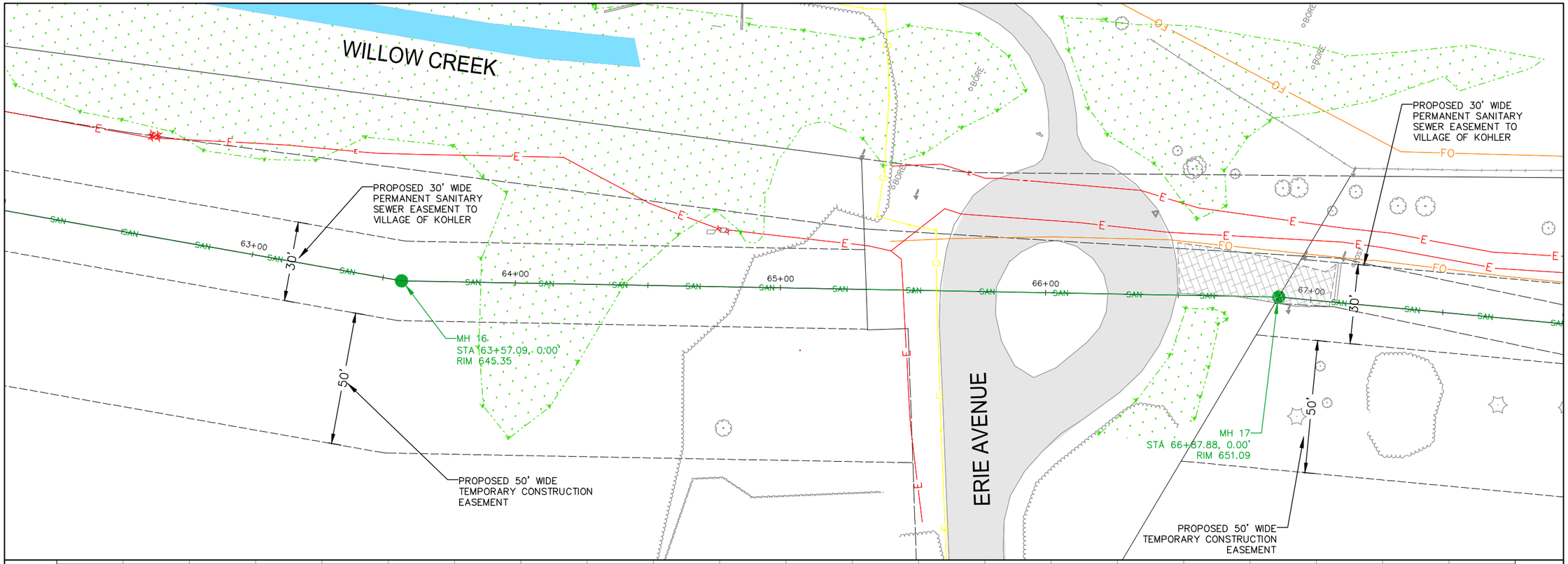
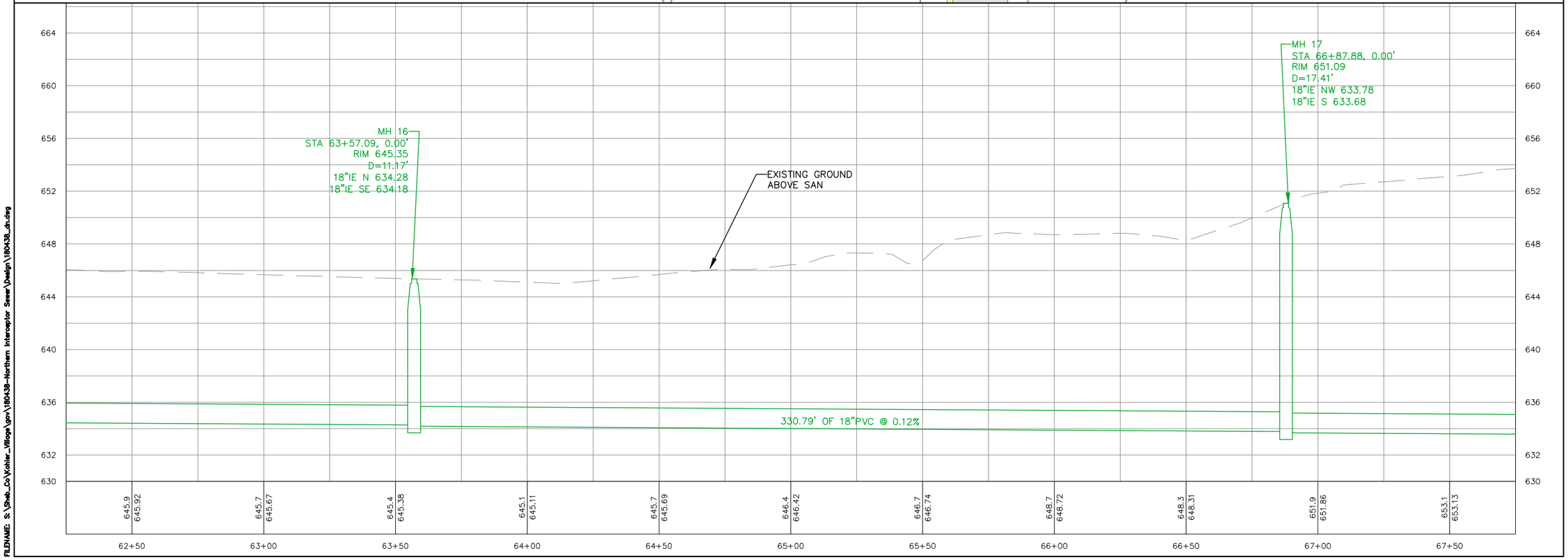
15





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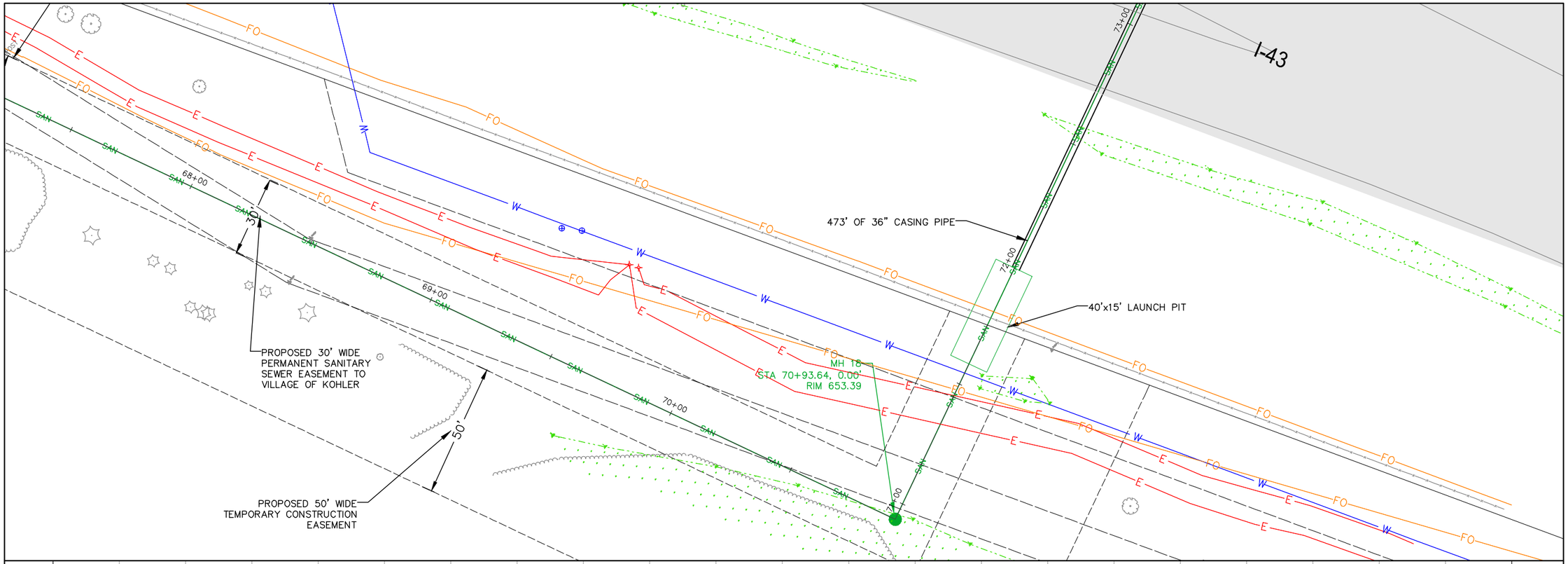

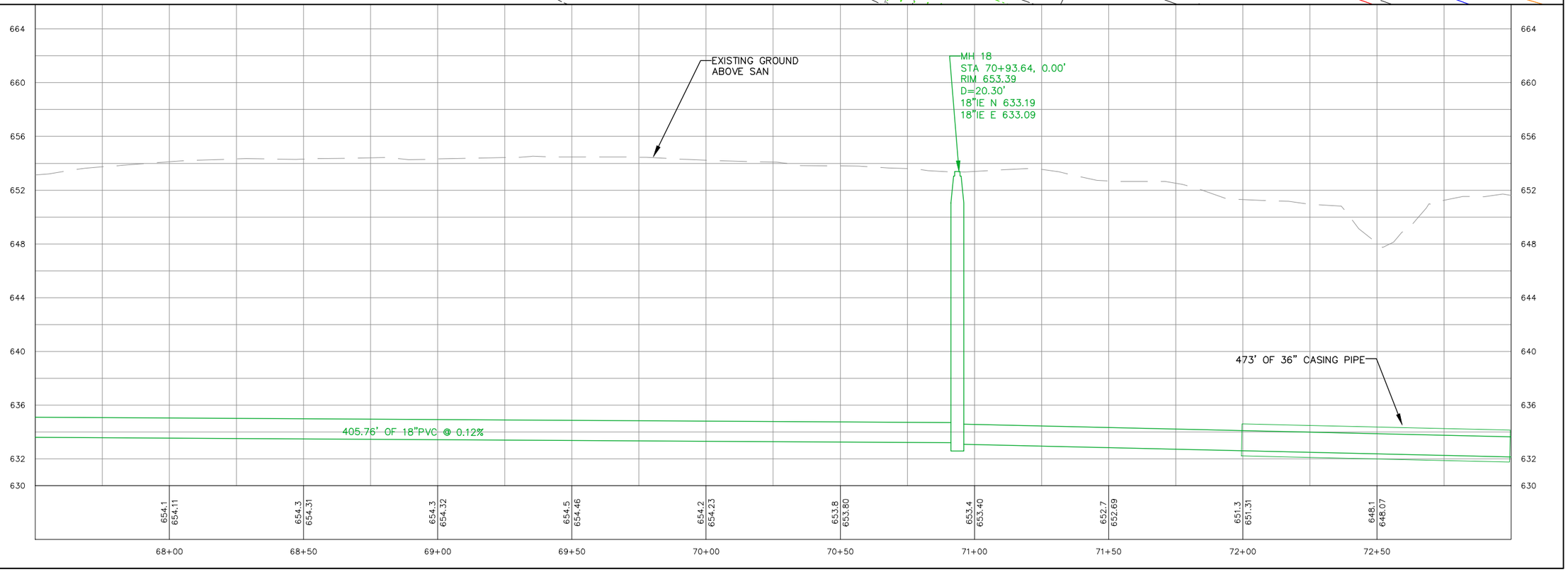

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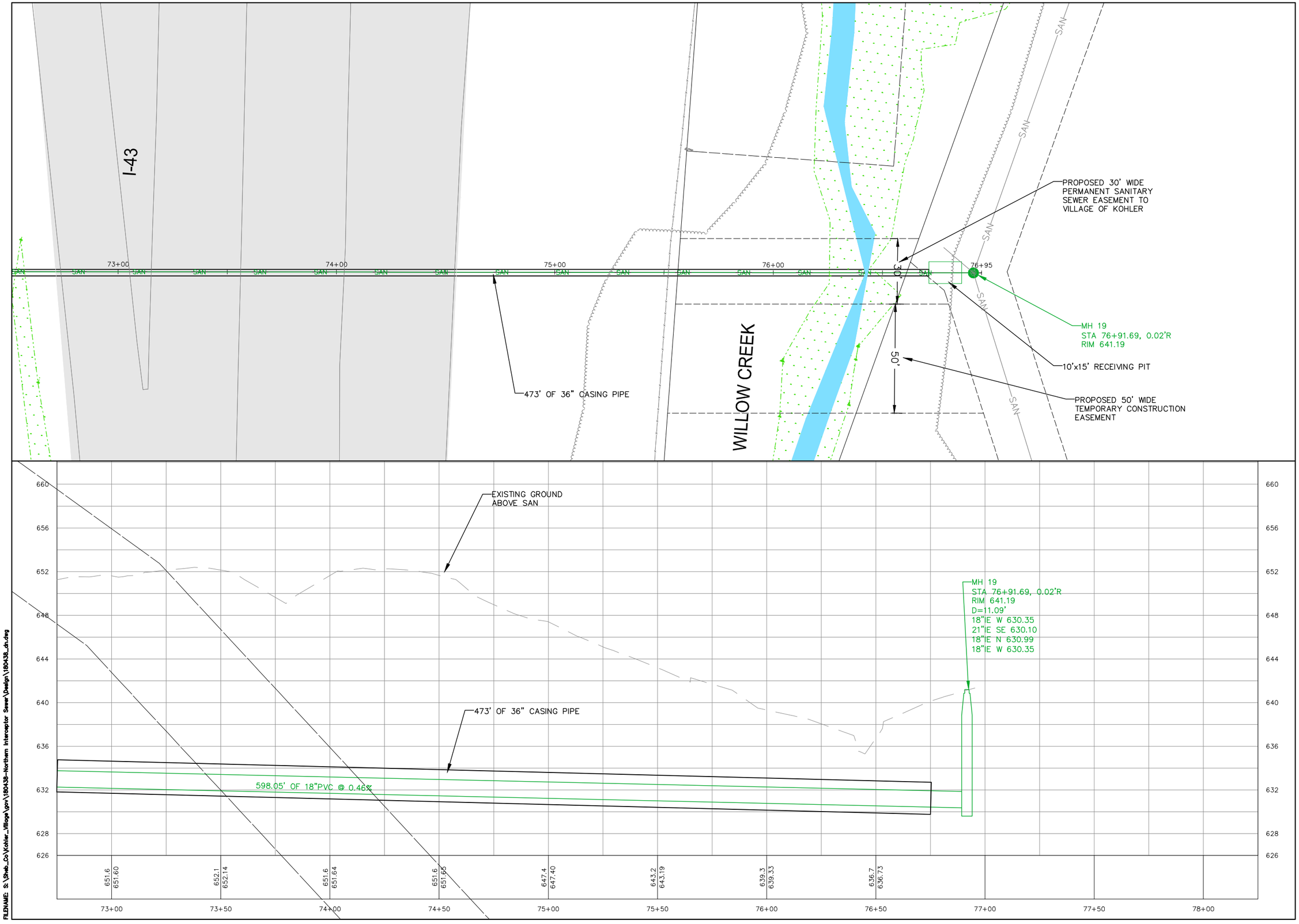

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SANITARY SEWER

PROJECT MANAGER: DPA
PROJECT NUMBER: 18.0438.01
DATE:

SHEET NUMBER:
18

SANITARY SEWER EASEMENT EXHIBIT

Being a part of the part of the SE1/4 of the SE1/4 of Section 20, Township 15 North, Range 23 East, situated in the Town of Sheboygan, Sheboygan County, Wisconsin.

PERMANENT SANITARY SEWER EASEMENT:

That part of the SE1/4 of the SE1/4 of Section 20, Township 15 North, Range 23 East, situated in the Town of Sheboygan, Sheboygan County, Wisconsin, bounded and described as follows:

Commencing at the Southeast corner of said Section 20; thence North 89°10'26" West, along the south line of said SE1/4, 230.55 feet to the easterly right-of-way line of Interstate 43; thence North 14°59'42" West, along said easterly right-of-way line, 406.15 feet to the Point of Beginning; thence continuing North 14°59'42" West, along said easterly right-of-way line, 30.08 feet; thence North 70°48'53" East, 107.37 feet to the easterly property line of the owner; thence South 00°34'45" West, along said easterly property line, 31.88 feet; thence South 70°48'53" West, 98.79 feet to said easterly right-of-way line of Interstate 43, and the Point of Beginning.

Containing 3,092 square feet / 0.071 acres of land, more or less.

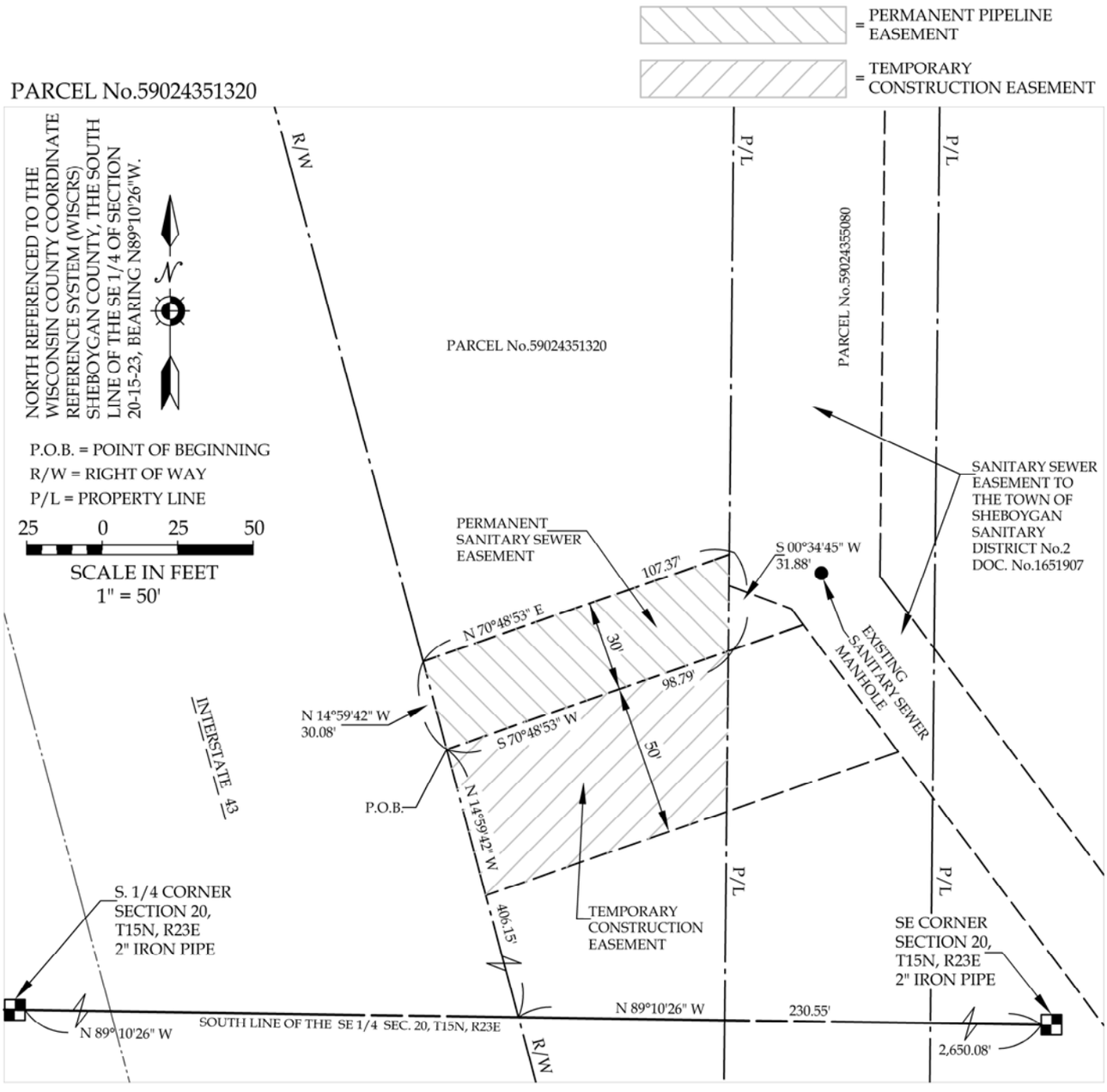
ALSO:

TEMPORARY CONSTRUCTION EASEMENT:

That part of the SE1/4 of the SE1/4 of Section 20, Township 15 North, Range 23 East, situated in the Town of Sheboygan, Sheboygan County, Wisconsin, bounded and described as follows:

A 50' wide strip of land over the land of the owner described as the southerly 50 feet adjacent to and parallel with the southerly line of the above described permanent sanitary sewer easement.

Containing 4,582 square feet / 0.105 acres of land, more or less.



OWNER:
SHEBOYGAN COUNTY PLANNING DEPT
508 NEW YORK AVE RM 335
SHEBOYGAN WI 53081-4126

SURVEYOR:
KAPUR & ASSOCIATES, INC.
7711 N. PORT WASHINGTON ROAD
MILWAUKEE, WI 53217
414.351.6668

KAPUR & ASSOCIATES, INC.
CONSULTING ENGINEERS
MILWAUKEE, WISCONSIN
414.351.6668

THIS INSTRUMENT DRAFTED BY ERIK A. GUSTAFSON, KAPUR AND ASSOCIATES, INC.

SAVE DATE: 8/13/2019 2:40 PM PLOT DATE: 8/13/2019 2:41 PM
S:\Sheb_Co\Kohler_Village\gov\180438--Northern Interceptor Sewer\Survey\DWG\180438_SR.dwg

SHEBOYGAN COUNTY RESOLUTION NO. _____ (2019/20)

Re: **Approving Easement for Village of Kohler Sewer Interceptor at the Erie Avenue Old Plank Road Trail Trailhead**

WHEREAS, the Village of Kohler has requested a 0.072-acre permanent easement from Sheboygan County to install a sanitary sewer interceptor on property that is part of the Erie Avenue Old Plank Road Trail Trailhead, and

WHEREAS, the Village of Kohler has requested two temporary construction easements totaling 0.264 acres from Sheboygan County to install a sanitary sewer interceptor on property that is part of the Erie Avenue Old Plank Road Trail Trailhead, and

WHEREAS, the Planning, Resources, Agriculture & Extension Committee has reviewed the proposed easement and does not believe there would be any adverse consequences to the trailhead property and it would be beneficial to the County as a whole to allow the easement to be granted;

NOW, THEREFORE, BE IT RESOLVED that the County Board approves the granting of utility easements to the Village of Kohler at and near the Erie Avenue Old Plank Road Trailhead at the locations shown on the map on file with the County Clerk on an easement document as approved by the Corporation Counsel.

BE IT FURTHER RESOLVED that the County Board Chairperson and the County Clerk are authorized and directed to sign said easement on behalf of Sheboygan County.

Respectfully submitted this 17th day of September, 2019.

PLANNING, RESOURCES, AGRICULTURE & EXTENSION COMMITTEE

_____	_____
Fran Damp, Chairperson	Keith Abler, Vice-Chairperson
_____	_____
Henry Nelson, Secretary	James Baumgart
	_____
	Paul Gruber

Opposed to Introduction:

_____	_____

SHEBOYGAN COUNTY RESOLUTION NO. _____ (2019/20)

Re: **Approving Revisions to Farmland Preservation Plan**

WHEREAS, a County Farmland Preservation Agreement is a component part of the County's development plan under Wis. Stat. § 59.69(3), and

WHEREAS, one of the requirements necessary to enable farmland owners to enter into farmland preservation agreements is that the County adopt a Farmland Preservation Plan which is certified by the State as being compliant with Chapter 91 of the Wisconsin Statutes, and

WHEREAS, the Sheboygan County Planning & Conservation Department has developed a Farmland Preservation Plan for Sheboygan County which was adopted by the Sheboygan County Board of Supervisors on November 1, 2005, as Resolution No. 25 (2005/06) and was revised by Resolutions No. 23 (2013/14), No. 19 (2014/15), No. 15 (2015/16), No. 21 (2016/17), No. 26 (2016/17), and No. XX (2017/2018) which Plan and its revisions was certified by the Wisconsin Department of Agriculture, and

WHEREAS, the Planning, Resources, Agriculture, and Extension Committee (PRAECom) has determined that the Plan requires revision of certain provisions in light of changes that are proposed by the Towns of Greenbush and Sheboygan Falls in order to remain consistent with the County's development plan and remain eligible for state certification;

NOW, THEREFORE, BE IT RESOLVED that the Sheboygan County Board hereby approves the revisions to the Sheboygan County Farmland Preservation Plan in the manner reflected in the copy on file in the County Clerk's Office and made a part hereof by reference hereto and makes it a part of Sheboygan County's Development Plan.

BE IT FURTHER RESOLVED that the Planning & Conservation Director and Corporation Counsel be directed to undertake such further action as necessary to confirm the certification of the Plan.
Respectfully submitted this 16th day of January, 2018.

SHEBOYGAN COUNTY RESOLUTION NO. _____ (2019/20)

Re: **Approving Revisions to Farmland Preservation Plan**

WHEREAS, a County Farmland Preservation Agreement is a component part of the County's development plan under Wis. Stat. § 59.69(3), and

WHEREAS, one of the requirements necessary to enable farmland owners to enter into farmland preservation agreements is that the County adopt a Farmland Preservation Plan which is certified by the State as being compliant with Chapter 91 of the Wisconsin Statutes, and

WHEREAS, the Sheboygan County Planning & Conservation Department has developed a Farmland Preservation Plan for Sheboygan County which was adopted by the Sheboygan County Board of Supervisors on November 1, 2005, as Resolution No. 25 (2005/06) and was revised by Resolutions No. 23 (2013/14), No. 19 (2014/15), No. 15 (2015/16), No. 21 (2016/17), No. 26 (2016/17), and No. 24 (2017/18), which Plan and its revisions was certified by the Wisconsin Department of Agriculture, and

WHEREAS, the Planning, Resources, Agriculture & Extension Committee (PRAECom) has determined that the Plan requires revision of certain provisions in light of changes that are proposed by the Towns of Greenbush and Sheboygan Falls in order to remain consistent with the County's development plan and remain eligible for state certification;

NOW, THEREFORE, BE IT RESOLVED that the Sheboygan County Board hereby approves the revisions to the Sheboygan County Farmland Preservation Plan in the manner reflected in the copy on file in the County Clerk's Office and made a part hereof by reference hereto and makes it a part of Sheboygan County's Development Plan.

BE IT FURTHER RESOLVED that the Planning & Conservation Director and Corporation Counsel be directed to undertake such further action as necessary to confirm the certification of the Plan.

Respectfully submitted this 17th day of September, 2019.

PLANNING, RESOURCES, AGRICULTURE, AND EXTENSION COMMITTEE*

_____ _____

Fran Damp, Chairperson Keith Abler, Vice-Chairperson

_____ _____

Henry Nelson, Secretary James Baumgart

_____

Paul A. Gruber

Opposed to Introduction:

_____ _____

*County Board members signing only