

NOTICE OF MEETING

SHEBOYGAN COUNTY PLANNING, RESOURCES,
AGRICULTURE AND EXTENSION COMMITTEE

May 9, 2023

3:00 PM

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

Remote Access:

(312) 626-6799

Meeting ID: 956 6404 0989

Passcode: 856197

<https://zoom.us/j/95664040989?pwd=dGJrYlZ5Tmx2RVcvRDFsdU5Ld0lXZz09>

*** AMENDED AGENDA ***

Call Meeting to Order

Certification of Compliance with Open Meeting Law

Approval of April 11, 2023 Minutes

Correspondence

Public Hearing

To consider an application for a Conditional Use Permit to allow for the construction of eight (8) independent storage buildings on property that is partially within the Shoreland District of an unnamed navigable creek. Property located W2505 Woodland Road in part of the NE ¼, NE ¼, Section 14, Town of Sheboygan Falls, pursuant to Section 72.10(4)(n) of the Sheboygan County Shoreland Ordinance.

Close Public Hearing

Consideration of an application from Genke Real Estate LLC for a conditional use permit to allow for the construction of eight storage buildings within the Shoreland District.

Planning & Conservation-

Consideration of 1st Quarter Variance

Discussion on Recreation Fees per Chapter 24 of County Code

Update on Gerber Lake Prairie Maintenance

Other Department Project and Program Management Updates- *This report is a summary of key activities in the Department. No action will be taken resulting from the report unless it is a specific item on the agenda.*

Consideration and Approval of Attendance at Other Meetings/Functions

Travel Report and Report of Meetings and Functions Attended by Committee Members
Review and Approve Vouchers
Adjournment

Next scheduled meetings - May 23, 2023 at 3:00 PM (UW-Extension Focus)
- June 13, 2023 at 3:00 PM (Planning & Conservation Focus)

Prepared by:
Megan Nasgovitz, Recording Secretary
(920) 459-1370

Approved by:
Keith Abler, Chairperson
(920) 207-9351

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 920/459-1370 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
and
Remote

April 11, 2023

Called to Order: 3:02 PM

Adjourned: 4:03 PM

MEMBERS PRESENT: Chairman Keith Abler, Supervisor John Nelson, Supervisor Rebecca Clarke, Supervisor Paul Gruber, Supervisor Henry Nelson, Ag Community Member Stan Lammers

MEMBERS ABSENT:

OTHERS PRESENT: Aaron Brault, Kevin Struck

Chairperson Abler called the meeting to order at 3:02 PM and verified the meeting notice had been posted on April 6, 2023 at 12:00 PM and the meeting complied with the Wisconsin Open Meeting Law.

Supervisor Henry Nelson motioned to approve the minutes from the March 14, 2023 committee meeting. Motion seconded by Supervisor Gruber. Motion passed with no opposition.

Correspondence: Mr. Brault shared a poem he received, written in 1937, about the Sheboygan Marsh.

Planning & Conservation-

Consideration of Referred Clark County Resolution. Supervisor Henry Nelson motioned to file for information. Supervisor John Nelson seconded. Motion carried with no opposition.

Consideration of Referred Columbia County Resolution. Supervisor John Nelson motioned to file for information. Supervisor Clarke seconded. Motion carried with no opposition.

Update on HHW Program. Mr. Brault gave a presentation on the HHW program.

Other Department Project and Program Management Updates. Mr. Brault shared that the Gerber Lake burn is being prepped for and if weather conditions cooperate, should be completed later this week. He also provided an update on the Marsh dam project and a few budget items.

Consideration and Approval of Attendance at Other Meetings/Functions. None.

Travel Report and Report of Meetings and Functions Attended. None.

Review and Approve Vouchers – None.

Mr. Lammers motioned to adjourn the meeting. Supervisor Gruber seconded the motion. Motion carried with no opposition. Meeting adjourned at 4:03 PM.

Next meeting (Extension Focus) is scheduled for April 25, 2023 at 3:00 PM.

Next meeting (Planning & Conservation Focus) is scheduled for May 9, 2023 at 3:00 PM.

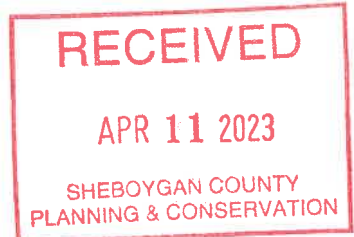
Aaron Brault
Recording Secretary

John Nelson
Committee Secretary

**VARIANCE REPORT FOR DEPARTMENT -- COUNTY PLANNING & RESOURCES
FOR THE QUARTER ENDING 03/31/2023**

TIMING	G/L CATEGORY	VARIANCE FROM BUDGET	EXPLANATION OF VARIANCE
	Intergovernmental Revenues		
x	Federal Grants	(135,954.66)	Timing of payments for Sustain Our Great Lakes/Natural Resource Damage Assessment grant expenses.
x	State Grants	(36,449.52)	Timing of payments related to DATCP cost share program and snowmobile program. Revenues and expenses are budget neutral.
	Licenses & Permits		
	Other Permits and Fees	10,488.25	More revenue received from sanitary and shoreland permits.
	Public Charges for Services		
	Conservation and Development	(50,146.26)	Less revenue from tree sale, offset by less expense.
	Interest and Other Revenue		
	Other Misc. Revenue	7,260.44	ATC Old Plank Road Trail easement reimbursement
	Interdepartmental Revenue		
	Other Interdept'l Revenue	(2,295.00)	Less fees for non-metalic mining accrued from Highway department
	Personnel Related Expenditure		
	Wages	34,048.15	Less expense due to full-time employee reduced hours and retirement
	Benefits	4,896.03	Less expense due to full-time employee reduced hours and retirement
	Operating Expenses		
x	Purchased Services	34,281.04	Timing of consulting and land and water client service expenses
x	Repairs and Maintenance	(10,044.49)	Timing of payments of snowmobile 2022-23 season grant and snowmobile bridge grant
	General Operating	44,094.47	Less expense for tree sale advertising and nursery saplings.
	Interdepartmental Charges		

Employee Related Insurance	7,010.57	Less expense due to full-time employee reduced hours.
Repairs & Maintenance Charges	(2,435.86)	More expense from highway department for Marsh projects and snowmobile trailhead snow removal.
Capital Outlay	(6,877.22)	Gator reimbursement not as much as expected.
Variances Less Than Justification Threshold	12,623.62	
TOTAL	(89,500.44)	Negative



COUNTY PERMIT NUMBER CU-
DNR PERMIT NUMBER _____
Sanitary Permit Number _____
Previous Shoreland Permit Number _____

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): GENKE REAL ESTATE Applicant (if different): _____
Mailing Address: W2505 WOODLAND ROAD Mailing Address: _____
City/State/Zip: SHEBOYGAN WAUS, WI City/State/Zip: _____
Daytime Phone: _____ Daytime Phone: _____

LOCATION

Project Address (if applicable): W2505 WOODLAND ROAD
Tax Key Number 59026384161
NE ¼, NE ¼ of Section 14, Town of SHEBOYGAN WAUS
Subdivision _____ Block _____ Lot _____

Proposed Use

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

Lot Size

____ Feet x ____ Feet
____ Square Feet
or 3.668 acres

Zoning District

- Shoreland
- Flood Fringe
- Shoreland-Wetland
- Floodway
- General Floodplain

DEPARTMENT USE
Date Fee Paid 4/11/23 CK # 203810 \$ 655
Resources Committee Approval on _____
Inspected by: _____
Pre-Approval _____ on _____

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

CURRENT PROPERTY CONTAINS (4) METAL BUILDINGS WITH GRAVEL DRIVES/
MANUEVERING AREA LOCATED AT THE N.E. CORNER OF THE PARCEL.

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

SUBDIVISION OF THE PARCEL INTO (2) SEPARATE LOTS (COMPLETED BY CSM).
CREATED PARCEL ALONG THE NAVIGABLE WATERWAY TO INCLUDE (8) NEW
INDEPENDENT LEASIBLE STORAGE SPACES. GRADING WILL BE COMPLETED
TO ENSURE ALL BUILDINGS & GRAVEL DRIVES WILL BE CAPTURED WITHIN
ONE OF THE THREE BASINS PROVIDED.

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>.**

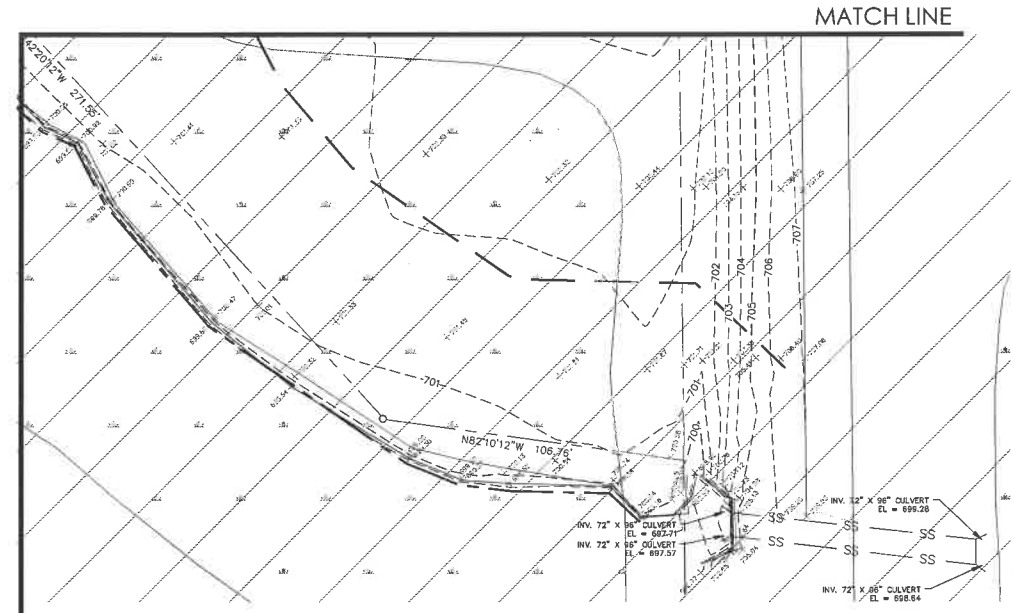
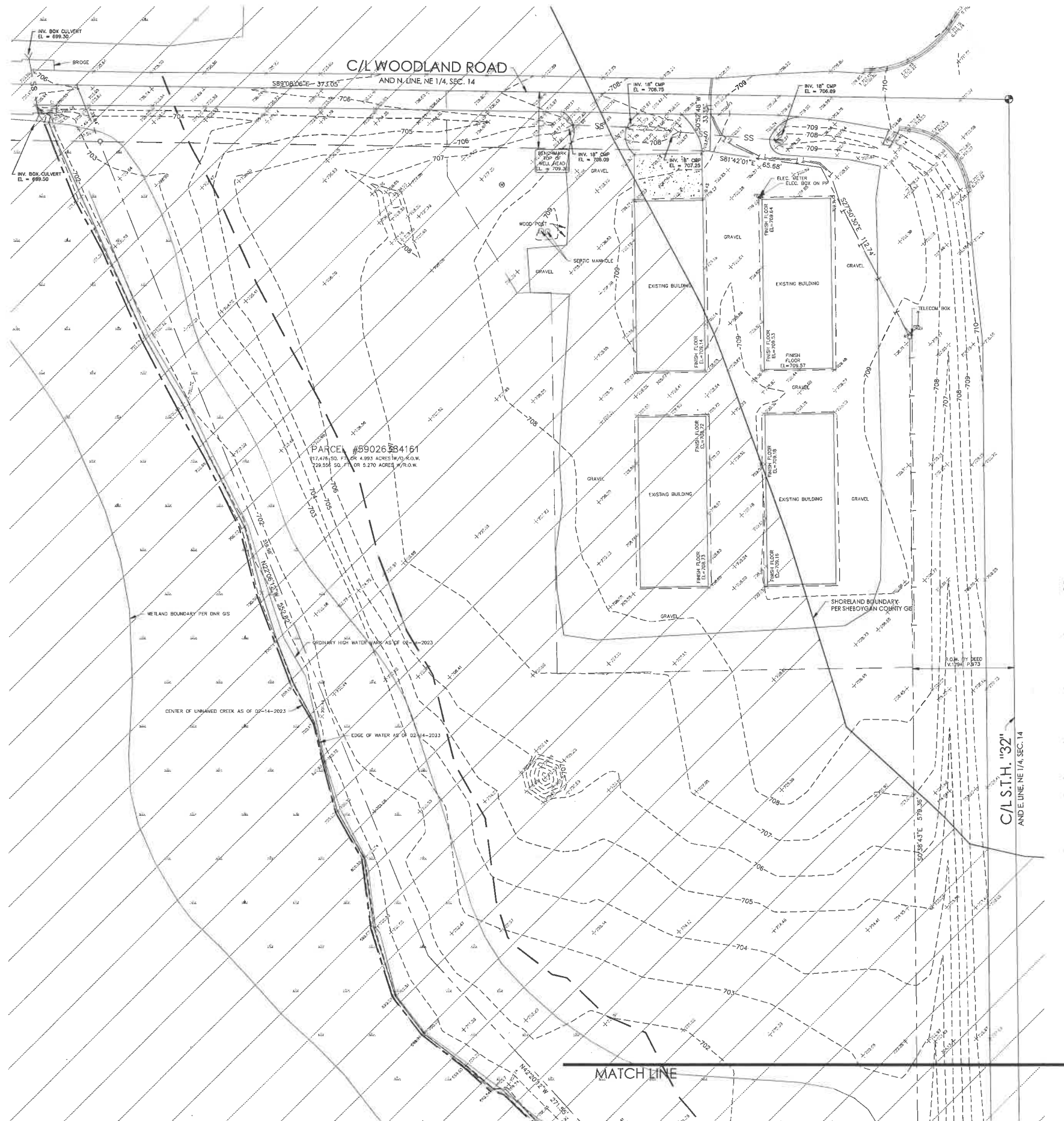
****By signing this permit application, you acknowledge you have read the above statement concerning construction around wetlands.**

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.

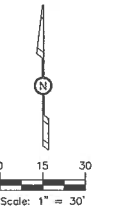
PROPERTY OWNERS, BUILDERS & CONTRACTORS ARE RESPONSIBLE FOR CODE COMPLIANCE AND REASONABLE CARE IN CONSTRUCTION.

Signature(s) of all Owner(s) Douglas Herke Date 4-10-23
Date _____



NOTES:
 1. UTILITY STRUCTURES VISIBLE ON THE GROUND SURFACE HAVE BEEN SHOWN PER ACTUAL MEASUREMENTS. UNDERGROUND UTILITY LINES HAVE BEEN SHOWN PER AVAILABLE RECORDS AND MARKINGS BY DIGGERS HOTLINE AND SHOULD NOT BE INTERPRETED AS THE EXACT LOCATION NOR THE ONLY UTILITIES IN THIS AREA.
 2. PARCEL MAY BE SUBJECT TO EASEMENTS AND RIGHTS NOT SHOWN THAT A COMPLETE TITLE SEARCH MAY DISCLOSE.
 3. COORDINATES ARE BASED ON SHEBOYGAN COUNTY COORDINATE SYSTEM.
 4. ELEVATIONS ARE NAVD88(GEOD12B).

LEGEND
 ● = County Monument
 ○ = Iron Stake Found
 ○ = Iron Stake Set
 ○ = Power Pole
 ○ = Guy Wire
 ○ = Well
 ○ = Telecom Line
 ○ = Top of Curb Elevation
 ○ = Gutter Elevation



TOPOGRAPHIC SURVEY

PART OF THE NE 1/4 OF THE NE 1/4, SECTION 14, T15N, R22E, TOWN OF SHEBOYGAN FALLS, SHEBOYGAN COUNTY, WISCONSIN

Revisions:

NO.	REVISIONS	DATE



Issue Dates

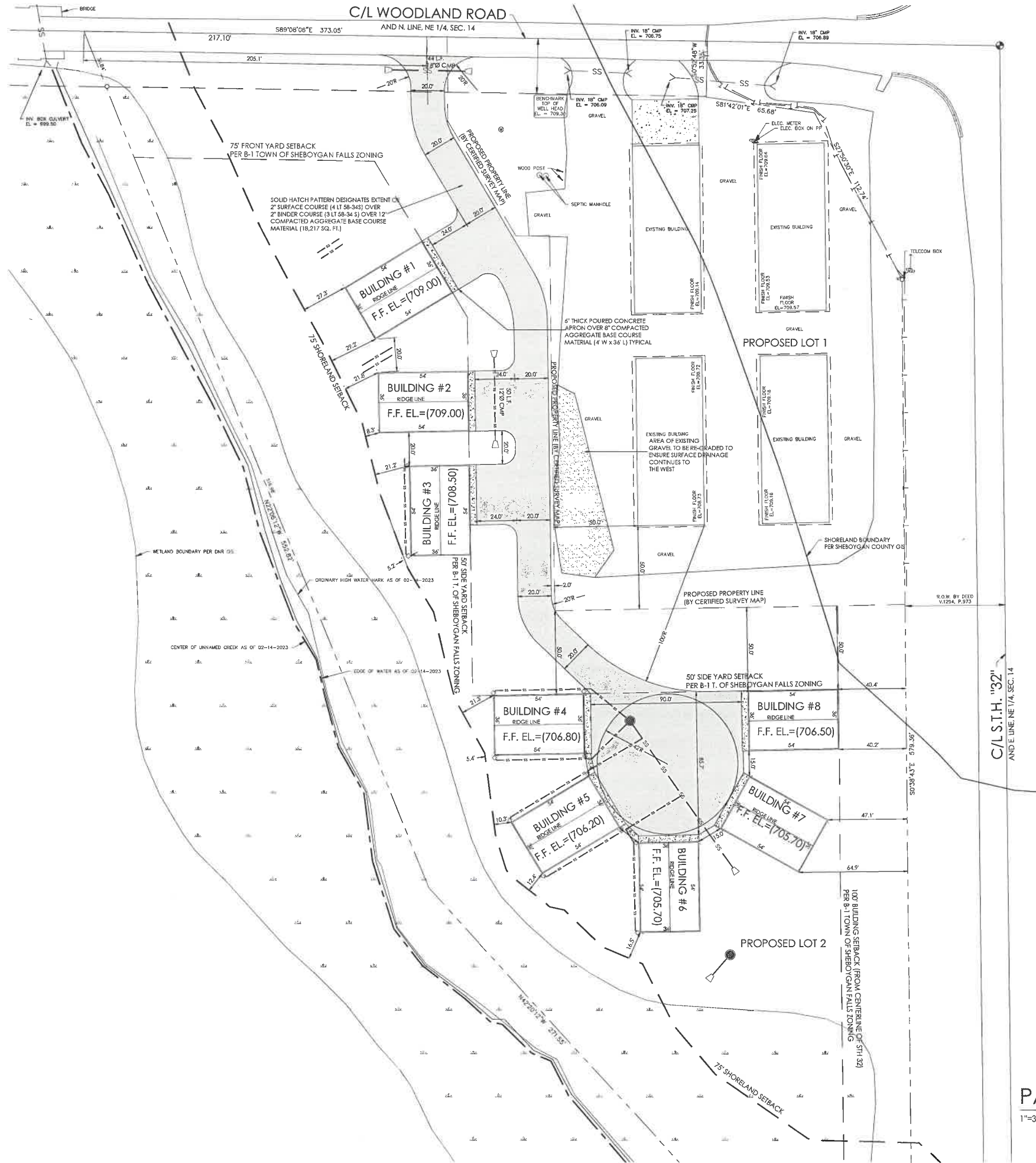
Revision Date

PROPOSED INDOOR STORAGE BUILDINGS
STATE HIGHWAY '32' AND WOODLAND ROAD
TOWN OF SHEBOYGAN FALLS, WISCONSIN

SHEET TITLE
 TOPOGRAPHIC SURVEY

DATE	04/03/2023
PROJECT NO.	2022-06
SHEET NO.	C 1

Issue Dates



SITE DATA

CURRENT PROPERTY:

LOT 1, CERTIFIED SURVEY MAP VOLUME 9, PAGE 55,
THE NE 1/4 OF THE NE 1/4 OF SECTION 14, T15N, R22E,
TOWN OF SHEBOYGAN FALLS, SHEBOYGAN COUNTY, WISCONSIN.

This parcel contains 229,556 square feet or 5.270 acres.

PROPOSED CERTIFIED SURVEY MAP TO CREATE LOT 1 AND LOT 2:

PROPOSED LOT 1

69,789 SQUARE FEET OR 1.602 ACRES WITH WOODLAND ROAD RIGHT OF WAY,
64,660 SQUARE FEET OR 1.482 ACRES WITHOUT WOODLAND ROAD RIGHT OF WAY

PROPOSED LOT 2 LEGAL DESCRIPTION

Part of Lot 1, CERTIFIED SURVEY MAP Volume 9, Page 55, located in the
Northeast 1/4 of the Northeast 1/4 of Section 14, T15N, R22E,
Town of Sheboygan Falls, Sheboygan County, Wisconsin, described as:
Commencing at the Northeast Corner of said Section 14; thence S0°39'12"E 333.39 feet
along the East line of the Northeast 1/4 of said Section 14; thence S89°20'48"W 59.83 feet
to the West right-of-way line of S.T.H. "32" and the POINT OF BEGINNING of this description;
thence S0°38'43"E 385.15 feet along said West right-of-way line; thence N82°10'12"W 106.76 feet
thence N42°20'12"W 271.55 feet; thence N22°06'12"W 552.82 to the North line
of the Northeast 1/4 of said Section 14 and the Centerline of Woodland Road;
thence S89°08'06"E 217.10 feet along said North line and said Centerline;
thence S01°01'25"E 50.37 feet; thence S31°01'25"E 80.00 feet;
thence N88°58'35"E 20.00 feet; thence S01°01'25"E 224.44 feet;
thence N88°55'38"E 209.15 feet to the point of beginning.
LOT 2 CONTAINS 159,767 SQUARE FEET, OR 3.668 ACRES.

LOT COVERAGE WITHIN PROPOSED LOT 2

PROPOSED PAVEMENT = 18,217 SQ. FT.
PROPOSED BUILDING ROOF = 1,944 SQ. FT. x (8) BUILDINGS 15,552 SQ. FT.
PROPOSED CONCRETE APRON= 144 SQ. FT. x (8) BUILDINGS 1,152 SQ. FT.

TOTAL PROPOSED IMPERVIOUS 34,921 SQ. FT. (21.85 PERCENT)



KEY PLAN



PARTIAL SITE PLAN

1"=30'



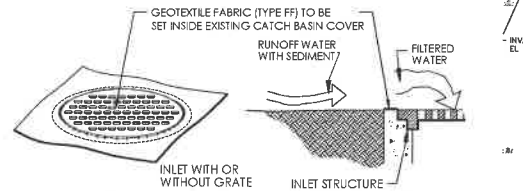
NO.	REVISIONS	DATE

Issue Dates	Revision	Date
PROPOSED INDOOR STORAGE BUILDINGS STATE HIGHWAY '32' AND WOODLAND ROAD TOWN OF SHEBOYGAN FALLS, WISCONSIN		

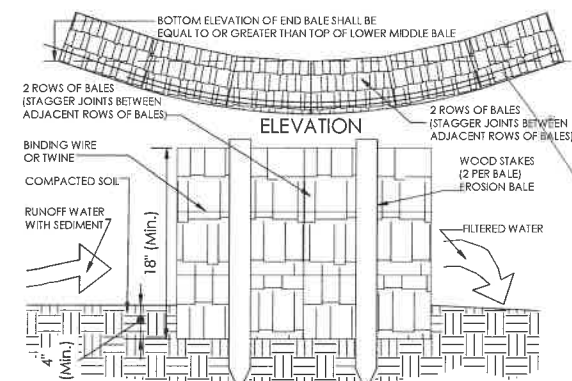
SHEET TITLE PARTIAL SITE PLAN
DATE 04/03/2023
PROJECT NO. 2022-06
SHEET NO. C 2

JEB
SITE DESIGN AND ENGINEERING, LLC
WOODRUFF, WISCONSIN 54588
(920) 237-8977
jebdesign@jebmae.com

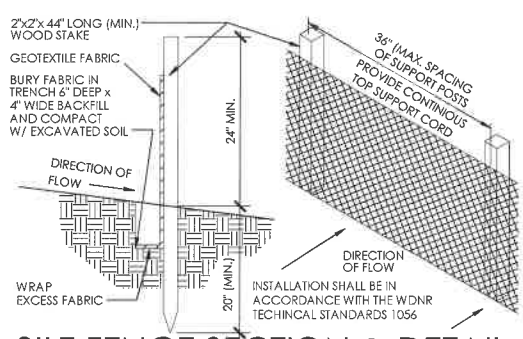
FABRIC SHALL BE REPLACED AT THE ENGINEER'S DISCRETION.
 WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET, ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.



INLET PROTECTION DETAIL



HAY BALE DITCH CHECK SECTION



SILT FENCE SECTION & DETAIL

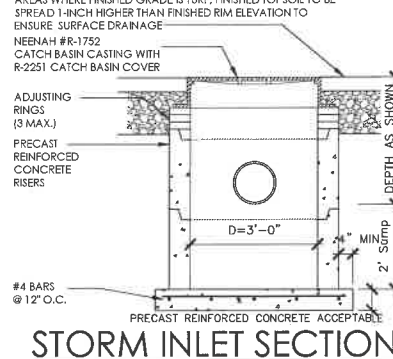
SITE DEVELOPMENT AND EROSION CONTROL NOTES:

- 1. POST WDNR CERTIFICATE OF PERMIT COVERAGE ON SITE AND MAINTAIN UNTIL CONSTRUCTION ACTIVITIES HAVE CEASED. THE SITE IS STABILIZED AND A NOTICE OF TERMINATION IS FILED WITH THE WDNR.
- 2. KEEP A COPY OF THE CURRENT AND APPROVED EROSION CONTROL PLAN ON SITE THROUGHOUT THE DURATION OF THE PROJECT.
- 3. THE OWNER'S REPRESENTATIVE, IS RESPONSIBLE FOR THE ROUTINE SITE INSPECTION AT LEAST ONCE EVERY 7 DAYS AND WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.6 INCHES OR GREATER. KEEP INSPECTION REPORTS ON SITE AND MAKE THEM AVAILABLE UPON REQUEST.
- 4. THE SELECTED EARTHWORK CONTRACTOR, UNDER THE DIRECTION OF THE OWNER'S REPRESENTATIVE, SHALL INSPECT AND MAINTAIN ALL INSTALLED EROSION CONTROL PRACTICES UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.
- 5. WHEN POSSIBLE, PRESERVE EXISTING VEGETATION.
- 6. PROTECT EXISTING WETLAND AREA AND ENSURE NO LAND DISTURBANCE TAKES PLACE WITHIN THE DEFINED WETLAND BOUNDARY. INSTALL AND MAINTAIN SILT FENCING ALONG THE ENTIRE PERIMETER OF THE WETLAND BOUNDARY AS DEFINED AND MAINTAIN THE PERIMETER WETLAND FOR THE DURATION OF LAND DISTURBANCE ACTIVITIES AND UNTIL 90% PERCENT STABILIZATION OF DISTURBED AREAS.
- 7. INSTALL PERIMETER EROSION CONTROLS AND STONE TRACKING PAD ENTRANCE PRIOR TO ANY LAND DISTURBANCE ACTIVITIES AND/OR SITE CLEARING/TOPSOIL STRIPPING. USE WDNR TECHNICAL STANDARD #1057 FOR STONE TRACKING PADS.
- 8. STAGE CONSTRUCTION GRADING ACTIVITIES TO MINIMIZE THE CUMMULATIVE EXPOSED AREAS (BARE GROUND). FOLLOW STEPS DEFINED WITHIN WDNR TECHNICAL STANDARD #1067.
- 9. INSTALL AND MAINTAIN SILT FENCING PER WDNR TECHNICAL STANDARD #1066 FOR SILT FENCING. REMOVE SEDIMENT FROM BEHIND SILT FENCING AND SEDIMENT BARRIERS BEFORE SEDIMENT REACHES A DEPTH THAT IS EQUAL TO ONE-HALF OF THE FENCE AND/OR BARRIER HEIGHT. PERIMETER SILT FENCING WILL BE INSTALLED UPON ISSUANCE OF THE NOTICE OF INTENT.
- 10. SELECTED EARTHWORK CONTRACTOR IS RESPONSIBLE TO REPAIR ALL BREAKS AND/OR GAPS IN THE SILT FENCE IMMEDIATELY.
- 11. UPON COMPLETION OF TOPSOIL STRIPPING AND STABILIZATION, IT IS THE CONTRACTOR'S ANTICIPATION TO EXCAVATE AND CONSTRUCT FOR FOOTING AND FOUNDATION AS WELL AS COMPACT THE EXISTING SUB GRADE MATERIAL WITHIN THE PROPOSED PARKING LOT AREA. ONCE THE FOOTING AND FOUNDATION IS COMPLETE AND THE PARKING LOT SUB GRADE HAS BEEN ESTABLISHED AND HAS BEEN APPROVED TOPSOIL WILL BE REPLACED WITHIN AREAS OF BARE GROUND AND STABILIZE WITH A POLYMER AND DORMANT SEED MIX AS APPROPRIATE FOR THE REGION AND SOIL TYPE.
- 12. SELECTED EARTHWORK CONTRACTOR IS RESPONSIBLE TO STABILIZE THE TEMPORARY STOCKPILES AND AREAS SURROUNDING THE STOCKPILES IMMEDIATELY. DUE TO THE PROPOSED CONSTRUCTION SCHEDULE STOCKPILES LEFT INACTIVE OVER THE WINTER MUST BE STABILIZED WHILE WEATHER CONDITIONS ALLOW (PRIOR TO FROST CONDITIONS).
- 13. EARTHWORK CONTRACTOR TO STABILIZE ALL DISTURBED AREAS THAT WILL REMAIN INACTIVE FOR MORE THAN 14 DAYS. AFTER OCTOBER 15 STABILIZE WITH A POLYMER AND DORMANT SEED MIX AS APPROPRIATE FOR THE REGION AND SOIL TYPE.
- 14. SELECTED EARTHWORK CONTRACTOR WILL BE RESPONSIBLE TO INSTALL ANY/ALL ADDITIONAL EROSION CONTROL AND SEDIMENT CONTROL MEASURES DEEMED NECESSARY BY SHEBOYGAN COUNTY AND/OR THE OWNER'S REPRESENTATIVE.

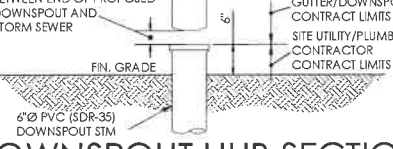
- NOTES:**
1. ALL DISTURBED AREAS SHALL BE TOPSOILED (4" MIN.), FERTILIZED, SEEDED AND MULCHED WITHIN 14 DAYS OF LAND DISTURBANCE ACTIVITIES.
 2. THE SEED MIXTURE SHALL BE WIS DOT MIXTURE #10 APPLIED AT A RATE OF 3 POUNDS PER THOUSAND SQUARE FEET.
 3. ALL SLOPES EXCEEDING 4:1 SHALL BE EROSION MATTED PER DETAIL SHOWN.
 4. ALL EROSION CONTROL DEVICES SHOWN HEREIN WILL BE MAINTAINED UNTIL AT LEAST 80% OF THE DISTURBED AREA OF THE SITE HAS BEEN STABILIZED. ANY DISTURBED AREAS AND STOCKPILES LEFT INACTIVE FOR SEVEN DAYS SHALL BE TEMPORARILY SEEDED AND MULCHED.
 5. THE GRADING CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTING, INSPECTION AND MAINTENANCE OF ALL EROSION CONTROL DEVICES PURSUANT TO WISCONSIN ADMINISTRATIVE CODE CHAPTER NR 216. AT A MINIMUM, ALL DEVICES SHALL BE INSPECTED AND REPAIRED (IF NECESSARY) WITHIN 24 HOURS OF ANY 1/2 INCH RAINFALL EVENT OR WEEKLY IF NO RAINFALL OCCURS.
 6. ALL CONSTRUCTION TRAFFIC WILL BE LIMITED TO ACCESS THE SITE OVER THE TRACKING PAD PROVIDED.
 7. ALL END SECTIONS SHALL INCLUDE PREFABRICATED GRATES. PIPE INLETS SHALL HAVE GRATING PLACES VERTICALLY AND PIPE OUTLETS SHALL HAVE GRATING PLACED HORIZONTALLY.
 8. GRADING CONTRACTOR SHALL BE RESPONSIBLE TO CONTRACT LANDSCAPE CONTRACTOR TO RESTORE ALL AREAS OF CONSTRUCTION SITE.



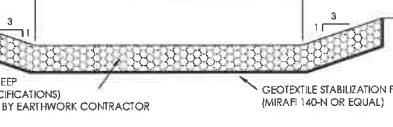
SECTION DEPICTS STORM INLET CONDITION WITHIN PAVED AREAS. FINISHED SURFACE COURSE OF BITUMINOUS PAVEMENT TO BE FLUSH WITH DEFINED RIM ELEVATION. AREAS WHERE FINISHED GRADE IS TURF, FINISHED TOPSOIL TO BE SPREAD 1 INCH HIGHER THAN FINISHED RIM ELEVATION TO ENSURE SURFACE DRAINAGE.



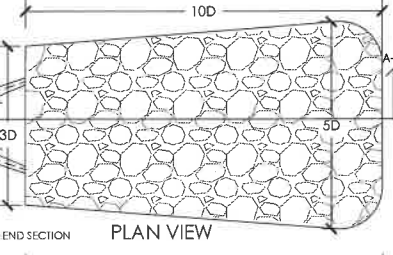
STORM INLET SECTION



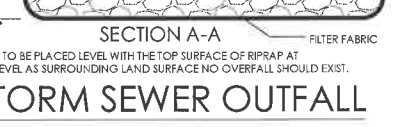
DOWNSPOUT HUB SECTION



EMERGENCY SPILLWAY SECTION



STORM SEWER OUTFALL



EROSION MATTING DETAIL

USE CLASS I TYPE A NORTH AMERICAN GREEN DS 75 OR EQUAL EROSION MAT FOR ALL SLOPES 3:1 AND STEEPER PURSUANT TO WISDOT STANDARDS. PRODUCT ACCEPTABILITY LISTS (PAL) JULY 2012 AND OVERLAPPING NOTE: IN THE EVENT EROSION MAT IS INSTALLED AFTER SEPTEMBER 1, SUBSTITUTE CLASS I TYPE A NORTH AMERICAN GREEN SC 150 EROSION MATTING MATERIAL.

EROSION MAT ANCHORED WITH STAKES OR STAPLES 4'-6" LONG. ANCHORS WILL BE PLACED EVERY 12' ALONG THE PERIMETER AND 36" (MAX) WITHIN THE CENTER.

EROSION MATTING DETAIL
 (FOR SIDE SLOPES ONLY - NOT FOR CHANNELIZED FLOW)
 EROSION MATTING TO BE COMPLIANT WITH WDNR TECHNICAL STANDARD 1052

PARTIAL SITE GRADING AND EROSION CONTROL PLAN

1"=30'

NO.	REVISIONS	DATE

J&B
 SITE DESIGN AND ENGINEERING, LLC
 WOODRUFF, WISCONSIN 54588
 (920) 207-8977
 jbase@jandb.com

Issue Dates

Revision	Date

PROPOSED INDOOR STORAGE BUILDINGS
 STATE HIGHWAY '32' AND WOODLAND ROAD
 TOWN OF SHEBOYGAN FALLS, WISCONSIN

SHEET TITLE
 PARTIAL SITE GRADING AND EROSION CONTROL PLAN

DATE	PROJECT NO.	SHEET NO.
04/03/2023	2022-06	C 3



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: May 1, 2023

TO: Chairman Keith Abler and Members of the Planning, Resources, Agriculture, & Extension Committee

C: Genke Real Estate LLC
JB Site Design and Engineering LLC
Quasius Construction
Aaron Brault, County Planning and Conservation Director
Dale Rezabek, WDNR Regional Shoreland Specialist
Town of Sheboygan Falls

FROM: Kathryn Fabian, Zoning Administrator *KF*

RE: April 10, 2023 Sheboygan County Conditional Use Permit application by Genke Real Estate to allow for the construction of eight (8) independent storage buildings on property that is partially within the Shoreland District of an unnamed navigable creek.

A. Background

Current Property Owner: Genke Real Estate LLC

Property Location: W2505 Woodland Road, NE ¼, NE ¼, Section 14, Town of Sheboygan Falls

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 Genke Real Estate LLC site is currently occupied by four (4) storage buildings. The owner is proposing to split the existing buildings off from the remainder of the land by Certified Survey Map and create eight (8) new 36' by 54' storage buildings.

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 "B-1" or Local Business or Industrial District by the Town of Sheboygan Falls.
- The adjacent properties have a mix of agricultural and residential zoning. Properties in the area are used as agricultural land or for residences.
- The entire property contains 229,556 square feet or 5.27 acres. The proposed lot with the existing buildings would be 69,789 square feet or 1.6 acres and the other proposed lot would be 159,767 square feet or 3.67 acres.
- An unnamed tributary stream to Grandma's Creek runs along the western lot line of the existing property. The majority 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 proposed development will result in 34,921 square feet of new impervious surfaces on the currently vacant property. As this is 21.85% of the total lot area, mitigation is required and will be achieved through the construction of stormwater basins to collect all of the runoff from the proposed rooftops and driveways.
- Pursuant to Section 72.15 of the Shoreland Ordinance, the minimum structure setback from the OHWM is 75 feet. The proposed buildings will be located 80 feet or more from the creek. This setback is measured from the roof overhang and should be verified prior to construction.

- 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. The applicant is aware of the need for these plans and as land disturbance will be over one (1) acre, stormwater and erosion control permits are required.
- The proposed development does not include the disturbance of any mapped wetlands.
- There is no mapped floodplain on the property.
- Two 1,000 gallon holding tanks currently serve the existing northwest storage building. The new buildings will also be served by holding tanks.

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. A Sanitary Permit is required for the installation of the new holding tank(s).
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.