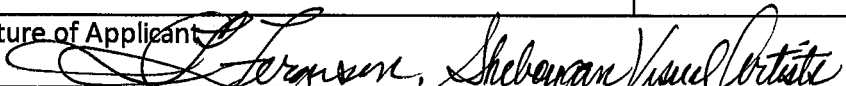
	CITY OF SHEBOYGAN	Fee: <u>\$250.00</u>
	APPLICATION FOR PLANNED UNIT DEVELOPMENT	Review Date: _____

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

SECTION 1: Applicant/ Permittee Information			
Applicant Name (Ind., Org. or Entity) <u>SHEBOYGAN VISUAL ARTISTS</u>	Authorized Representative <u>THOMAS FERGUSON</u>	Title <u>PRESIDENT</u>	
Mailing Address <u>565 SIR HOWARD CT</u>	City <u>KOHLER</u>	State <u>WI</u>	ZIP Code <u>53044</u>
Email Address	Phone Number (incl. area code)	Fax Number (incl. area code)	
SECTION 2: Landowner Information (complete these fields when project site owner is different than applicant)			
Applicant Name (Ind., Org. or Entity)	Contact Person	Title	
Mailing Address	City	State	ZIP Code
Email Address	Phone Number (incl. area code)	Fax Number (incl. area code)	
SECTION 3: Project or Site Location			
Project Address/Description <u>534 SOUTH PIER DR SHEBOYGAN, WI</u>		Parcel No.	
SECTION 4: Proposed Planned Unit Development			
Name of Proposed/Existing Business:	<u>SHEBOYGAN VISUAL ARTISTS GALLERY</u>		
Existing Zoning:			
Present Use of Parcel:	<u>RETAIL SHOP (VACANT)</u>		
Proposed Use of Parcel:	<u>RETAIL ART GALLERY & STUDIOS</u>		
Present Use of Adjacent Properties:	<u>RETAIL BOOK STORE RETAIL ROCK + GEM STORE</u>		
SECTION 5: Certification and Permission			
Certification: I hereby certify that I am the owner or authorized representative of the owner of the property which is the subject of this Permit Application. I certify that the information contained in this form and attachments is true and accurate. I certify that the project will be in compliance with all permit conditions. I understand that failure to comply with any or all of the provisions of the permit may result in permit revocation and a fine and/or forfeiture under the provisions of applicable laws.			
Permission: I hereby give the City permission to enter and inspect the property at reasonable times, to evaluate this notice and application, and to determine compliance with any resulting permit coverage.			
Name of Owner/Authorized Representative (please print)	Title	Phone Number	
Signature of Applicant 		Date Signed <u>7/21/25</u>	

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

PUD Process Application – Sheboygan Visual Artists Intent to Lease 534B South Pier Dr

1. Preapplication Conference – met with Ellise Rose on 7-14-25
2. Concept Plan – already in place – building is constructed. SVA intends to rent 534B South Pier Dr.
3. General Development Plan – already in place – building is constructed. SVA intends to rent 534B South Pier Dr.

4. SIP – Specific Implementation Plan for 534B South Pier Dr., Sheboygan as submitted by Sheboygan Visual Artists

1. Aerial Map of 534B Attached – Sheboygan Visual Artists intends to rent this unit
2. Not Applicable
3. Written Description: SVA intends to use the unit as an art gallery and artist studio space. It will be open to public for retail sales of art. Floor plan included in packet.
4. Not Applicable
5. Landscaping already in place.
- 6-7. Not Applicable
8. Signage – SVA intends to place a tasteful wooden sign (In keeping with adjacent unit signage) over front window of unit 534B that indicates that unit is an art gallery and studio space
- 9-15. Not Applicable

EXHIBIT A
LEGAL DESCRIPTION

SOUTH PIER PRT OF LOT 4 OF SOUTH PIER PARCEL 2 DESC AS FOLLOWS:
COMM AT NW COR OF LOT 4, TH N 78°42'04" E 73.53' TO THE POB, TH N
78°42'04" E 96.01', TH S 11°53'59" E 77.62' TO THE N LN OF SOUTH
PIER DR, TH S 78°06'01" W 4.77' TO THE PT OF A CURVE TO THE LEFT
HAVING A RADIUS OF 243' AND A CHORD BEARING N 68°13'56" E 83.29',
TH ALG THE ARC OF SAID CURVE 83.71', TH N 29°50'40" W 29.75', TH
N 11°53'59" W 64.60' TO THE POB.

EXHIBIT B

SITE PLAN

See attached.

