

PARCEL NO. _____

MAP NO. _____

ZONING CLASSIFICATION: _____

Office Use Only

APPLICATION/FILE NO. _____

REVIEW DATE: _____

FILING FEE: \$250.00 (Payable to City of Sheboygan)

**CITY OF SHEBOYGAN
APPLICATION FOR
CONDITIONAL USE PERMIT**

Requirements Per Section 15.905
Revised May 2018

Completed 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 two 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) is not submitted along with a complete and legible application. Application filing fee is non-refundable.

1. APPLICANT INFORMATION

APPLICANT: Kelsy-Ann Hayes

ADDRESS: 505 Lawrence Drive DePere, WI 54115

E-MAIL: ____kelsy@creativesigncompany.com

PHONE: __ (920) 495-0485__ FAX NO. __ (_____) _____

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: ____Corta Development ____

ADDRESS OF PROPERTY AFFECTED: 518 Taylor Drive Sheboygan, WI 53081

LEGAL DESCRIPTION: ____Multi-tenant retail use property

BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE:

Former Shopko building (single retail use).__

DETAILED DESCRIPTION OF **PROPOSED** OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE:

Multi-tenant retail with multiple store fronts.

BRIEF DESCRIPTION OF ALL REQUESTED VARIANCES FROM PROVISIONS OF THE ZONING ORDINANCE, WHICH ARE RELATED TO THE PROPOSED OPERATION OR USE:

Corta Development & Creative Sign Company would like to request a variance to replace the existing freestanding monument sign located on Taco Bell's parcel to be replaced with a new freestanding monument sign as proposed in document D18833_CortaDevelopment_p2-3_062122.

JUSTIFICATION OF THE PROPOSED CONDITIONAL USE

Written justification for the proposed conditional use, indicating reasons why the applicant believes the proposed conditional use is appropriate.

How is the proposed conditional use (independent of its location) in harmony with the purposes, goals, objectives, policies and standards of the City of Sheboygan Comprehensive Master Plan?

As noted in the monument sign narrative, this sign is of high quality design, which will be an attractive addition to the S. Taylor Street and Erie intersection. The sign is comprised of materials that match the building and surrounding community. It is limited to a maximum height of 20' tall, meets the setbacks, and limits the square footage to an adequate allotment.

Does the conditional use, in its proposed location, result in any substantial or undue adverse impact on nearby property the character of the neighborhood, environment, traffic, parking, public improvements, public property or rights-of-way?

As noted in the monument sign narrative, this sign will bring a fresh and clean look to the property. The previous monument sign appears misplaced in the newly developed district. It's currently all aluminum with no features that match the building. The new sign will match the other redeveloped buildings and signage on Taylor Drive. Taco Bell will also gain a new and improved sign panel to enhance its visibility to go along with their recent investment in their restaurant. The added tenant panel will allow additional investments in the community.

How does the proposed conditional use maintain the desired consistency of land uses in relation to the setting within which the property is located?

The existing sign will be removed and an equal footprint will be used for the new sign.

Is the proposed conditional use located in an area that will be adequately served by utilities, or services provided by public agencies? If not, please explain.

The sign will be able to be accessed in an emergency or service situation.

4. NAMES AND ADDRESS (Indicate N/A for “Not Applicable” items)

OWNER OF SITE: Corta Development, Cory Presnick

ADDRESS: 518 Taylor Drive Sheboygan, WI 53081

E-MAIL: cpresnick@cortadev.com

ARCHITECT: _____

ADDRESS: _____ **E-MAIL:** _____

CONTRACTOR: Creative Sign Company, Kelsy-Ann Hayes

ADDRESS: 505 Lawrence Drive DePere, WI 54115

E-MAIL: kelsy@creativesigncompany.com

5. CERTIFICATE

I hereby certify that all the above statements and attachments submitted hereto are true and correct to the best of my knowledge and belief.

Kelsy-Ann Hayes
APPLICANT'S SIGNATURE

DATE 6/29/22

Kelsy-Ann Hayes
PRINT ABOVE NAME

CONDITIONAL USE APPLICATION SUBMITTAL REQUIREMENTS

1. A certified survey map showing existing property boundaries and improvements.
2. A map providing the following information:
 - The map and all its parts shall be clearly reproducible with a photocopier at a size of 11" X 17" and map scale not less than 1' = 600' with lot dimensions of the subject property provided and a graphic scale and north arrow.
 - All lands for which the conditional use is proposed.
 - All other lands within 100 feet of the boundaries of the subject property.
 - The current zoning of the subject property and its environs (200 feet),
3. A site plan (conforming to the requirements of Section 15.908(3) of the subject property as proposed for development or if the proposed conditional use is a cluster development (per Section 15.206(1)(b) or a group development (per Section 15.208). A proposed preliminary plat or conceptual plat may be substituted for the final site plan, provided that the preliminary plat contains all information required on a site plan.
 - Submit TWO (2) copies of the site plan.
 - Submit .pdf file of all drawings either by email or CD



**FORMER SHOPKO REDEVELOPMENT
MONUMENT SIGN REVITALIZATION
518 S Taylor Drive, Sheboygan, WI**

Date: June 27, 2022

To: Steve Sokolowski – Manager of Planning & Zoning

From: CORTA Sheboygan, LLC
Attn: Cory Presnick
cpresnick@cortadev.com
404-625-5119

RE: Monument Sign Redevelopment – Integrated with Former Shopko Redevelopment for Hobby Lobby and Ross Dress for Less at 518 S Taylor Drive

Dear Steve, please accept this letter regarding our redevelopment of the former Shopko retail store at 518 S Taylor Drive as a narrative outlining the justification and strong business need for the requested sign variance.

We are very excited to be deep into the re-imagining and re-invention of the former Shopko building from a single retail use to a multi-tenant retail use with multiple storefronts and new and various options for the Sheboygan community. The investment into revamping the building and retail box will far exceed \$5 Million and bring a fresh and clean look to the property. Signage and overall visibility to customers is a critical aspect to the success of any retail shopping center and as part of this redevelopment revitalizing and re-working the existing monument sign is a critical component to the redevelopment. The current sign is a low elevation and wide and skinny logo for the former Shopko and splitting the sign design into a two user sign will lead to a forced look and no longer match the aesthetic or best in class level of shopping center that we are redeveloping. Please view the rendering below of the proposed new monument sign that modernizes the sign plan to match not only the redeveloped building in terms of colors, materials, etc. but to better match the other signage on Taylor Drive. This design meets code maximum of 20' and gives this redevelopment the presence and the community an aesthetically pleasing sign harmonious to the retail corridor. The sign provides ample visibility for the two new tenants – Hobby Lobby and Ross Dress for Less – so that customers recognize their location and can attract customers to their stores. Further, the Taco Bell parcel owner will have a new and improved sign panel to enhance its visibility to go along with their recent investment in their restaurant look and feel. Finally, the sign allows for a fourth sign panel for additional investment in the community on the newly formed outparcel on S. Taylor Drive. The combination of all of these things are all of strong benefit to the success of the redevelopment and of significant benefit to the Sheboygan community.

Please note that an amendment to the existing Reciprocal Easement Agreement that is signed by the Taco Bell owner providing for approval and consent/permission to redevelop the new monument sign on their parcel. The location of the sign has been in this location since the inception of this development given the Taco Bell parcel is located at the busy intersection of Taylor Drive and Erie Ave and is most logically placed here for maximum visibility and impact. The location of the sign will be the same location as the current sign which is 20' from the property line which meets code setback requirements. We are seeking permission to simply retain the off-site sign location accepted in the original development and to enhance the sign in its current location to modernize and improve the aesthetic of the sign for the benefit of the community and all business operators within the development.



Summary of Request:

- One (1) monument sign to replace existing one (1) monument sign
- Multi-tenant monument sign to advertise four (4) different businesses that are all part of a cohesive commercial retail and food and beverage redevelopment
- 20' high monument sign with stone-wrapped bases and other colors and materials that match the elevation colors and materials of the re-development and surrounding community
- Best in class design to maximize exposure for success of retail redevelopment

If you have any questions, please feel free to contact Cory Presnick at the contact information above.

Thank You.

LANDLORD/DEVELOPER:

CORTA SHEBOYGAN, LLC
a Florida limited liability company

By: _____

Title: Cory Presnick, Manager

OFFICE USE ONLY

PARCEL NO.: _____

MAP NO.: _____

ZONING CLASSIFICATION: _____

OFFICE USE ONLY

REVIEW DATE: _____

APPROVAL: _____
Steve Sokolowski, City Planner

**CITY OF SHEBOYGAN
DEPARTMENT OF CITY DEVELOPMENT**

828 Center Avenue Suite 104, Sheboygan, WI 53081
Phone: (920) 459-3377 Fax: (920) 459-7302
E-Mail: development@ci.sheboygan.wi.us

SIGN PERMIT APPLICATION

(November, 2009)

Completed application and all required attachments are to be filed with the Department of City Development, 828 Center Avenue, Suite 104 for review by the City Planner.

1. APPLICANT INFORMATION

APPLICANT: Kelsy-Ann Hayes

ADDRESS: 505 Lawrence Drive DePere, WI 54115

E-MAIL ADDRESS: kelsy@creativesigncompany.com

PHONE: (920) 495-0485 FAX NO: ()

2. OWNER INFORMATION

OWNER OF SITE: Corta Development

ADDRESS: 518 Taylor Drive Sheboygan, WI 53081

PHONE: (404) -625-5119

3. DESCRIPTION OF THE PROPOSED SIGN AND USE OF THE SUBJECT SITE

NAME OF PROPOSED/EXISTING BUSINESS: Corta Development multi-tenant building. Tenants include: Hobby Lobby & Ross Dress for Less

ADDRESS OF PROPERTY AFFECTED: 518 Taylor Drive Sheboygan, WI

USE OF PROPERTY: Commercial multi-tenant

TYPE OF SIGN: Freestanding

DESCRIPTION OF PROPOSED SIGN: Sign has Faux stone at bottom of poles, two pole structure with aluminum pole covers, LED illuminated aluminum cabinet with multi-tenant faces. Sign is double sided and has aluminum caps.

4. CONFIGURATION OF PROPOSED SIGN:

HEIGHT: 20' X WIDTH: 12' = TOTAL SQUARE FOOTAGE: 96 sign area

AMOUNT OF PUBLIC STREET FRONTAGE: Erie: 632.88' & S. Taylor 312.79'
& S. Taylor Taco Bell frontage approx. 110'

AMOUNT OF EXPOSED EXTERIOR WALL LENGTH: _____

SETBACK: _____ 20' _____

METHOD OF ATTACHMENT: Direct embed poles into concrete footing,
welded angle brackets to hold pole covers and cabinet.

METHOD OF ILLUMINATION: LED internal illumination

SIGN MATERIALS: Fabricated aluminum cabinet with LEDs, aluminum caps,
aluminum pole covers, square tube metal poles, concrete foundation, texture plus
faux stone masonry.

TOTAL SQUARE FOOTAGE OF SIGNS ON SUBJECT PROPERTY: Remove
existing freestanding sign

BEFORE PROPOSED SIGN: 197.8 AFTER PROPOSED SIGN: 96

5. CERTIFICATE

**I hereby certify that all of the above statements and attachments submitted hereto
are true and correct to the best of my knowledge and belief.**

Kelsy-Ann Hayes 6/29/22
APPLICANT'S SIGNATURE **DATE**

Kelsy-Ann Hayes
PRINT ABOVE NAME

6. APPLICATION SUBMITTAL REQUIREMENTS

- a. For new development, the approved site plan for the subject property, showing the location and dimensions of all buildings, structures, signs on the subject property, property boundaries and dimensions; and the location of the proposed sign.
- b. For existing development, a site plan approved by the City Planner & Zoning Manager, showing the location and dimensions of all buildings, structures, signs on the subject property, property boundaries and dimensions; and the location of the proposed sign.



505 LAWRENCE DR, DE PERE, WI 54115
920.338.8900 CREATIVESIGNCOMPANY.COM

CLIENT: QORTA DEVELOPMENT
LOCATION: 518 TAYLOR DR, SHEBOYGAN WI 53081
DRAWN BY: AMANDA S
SALESPERSON: KELSY H
DATE: 3/22/22
DESIGN #: D18833
PAGE: 2

REVISION LOG:	INTL	DATE	DESCRIPTION
	AS	6/3/22	BLANK PANELS
	AS	6/21/22	FACE SIZES

PYLON

QUANTITY: 1 D/FILLUMPYLON SIGN

LIGHTING: LED WHITE
CABINET: FABRICATED ALUM (20"D)
RETAINER: 2" (P-1)
FACES: LEXAN (C-4)
GRAPHICS: NONE

TOPPER: FABRICATED ALUM (28"D)
POLE COVERS: FABRICATED ALUM (12"D)
BASE: FAUX SPLIT FACE BLOCK
(CUSTOM PAINTED P-3)
CAP: ALUMINUM (2")
MOUNTING: DIRECT EMBEDMENT

PHOTO ETCHER: BY ELECTRICIAN

INSTRUCTION: REMOVE AND DISPOSE OF EXISTING SIGN. PRODUCE AND INSTALL NEW SIGN AS SHOWN.

SQ. FT: 96 SQ. FT

COLORS:

- P-1 PAINT TO MATCH SW 6385 DOVER WHITE
- P-2 PAINT TO MATCH SW 107 NOMADIC DESERT
- P-3 PAINT TO MATCH SW 6125 CRAFT PAPER
- C-4 WHITE

CUSTOMER SIGNATURE FOR DESIGN APPROVAL:

X

SIGNATURE

DWE

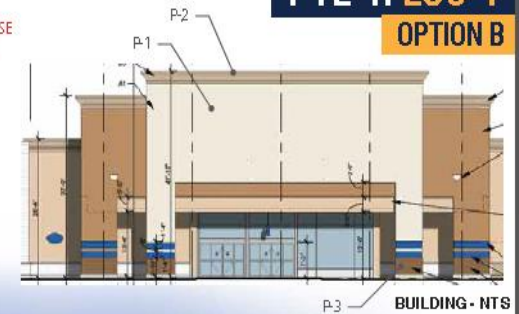
1 LOCATION VIEW (AFTER)
SCALE: 1/8" = 1'



2 EXISTING VIEW
SCALE: N.T.S.

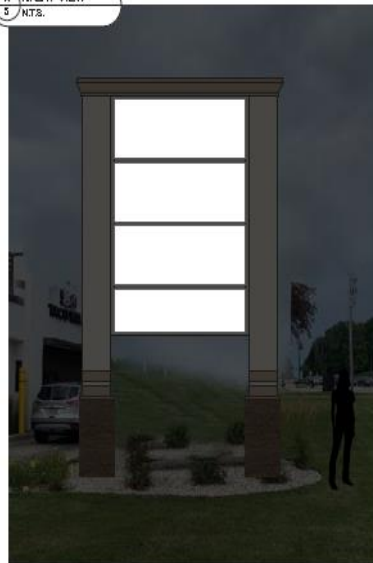


REMOVE AND DISPOSE OF EXISTING SIGN



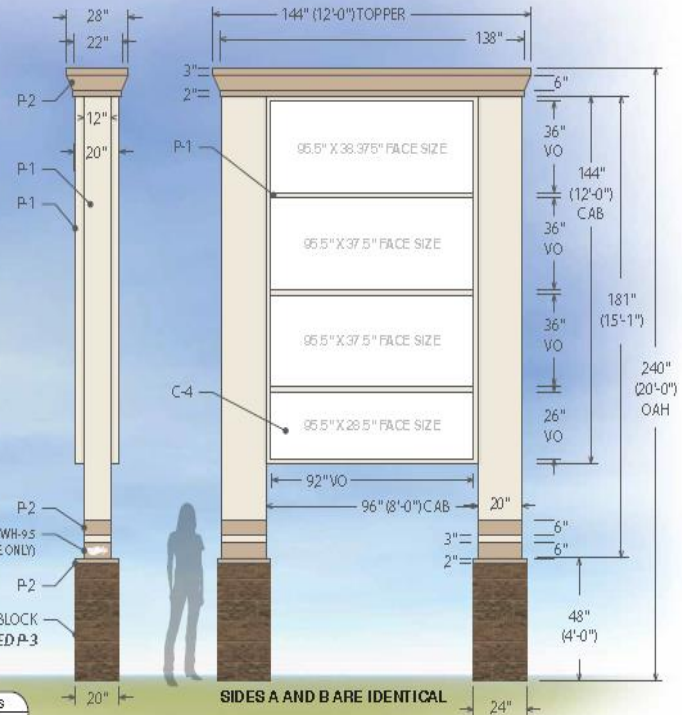
PYL-1: LOC-1
OPTION B

3 NIGHT VIEW
SCALE: N.T.S.



LIT SIGN
THIS SIGN WILL REQUIRE ELECTRICAL WIRING. CUSTOMER IS REQUIRED TO HIRE A LICENSED ELECTRICIAN TO RUN POWER TO THE SIGN AND DO FINAL WIRING. TALK TO YOUR SIGN CONSULTANT IF YOU WOULD LIKE CREATIVE SIGN TO COORDINATE YOUR ELECTRICAL. YOU HAVE ANY QUESTIONS REGARDING THE POWER REQUIREMENTS FOR YOUR SIGNAGE.

4 DETAIL VIEWS
SCALE: 1/4" = 1'



SIDES A AND B ARE IDENTICAL

THIS DRAWING IS THE PROPERTY OF CREATIVE SIGN CO, INC.

This is an original, unpublished drawing by Creative Sign Co, Inc. It is for your personal use, in conjunction with a project being performed for you by Creative Sign Co, Inc. It is not to be shown to anyone outside of your organization nor is it to be used, reproduced, copied or exhibited in any fashion. Use of this design or the salient elements of this design in any sign done by any other company, without the expressed written permission of Creative Sign Co, Inc., is forbidden by law and carries a civil forfeiture of up to 25% of the purchase price of the sign. CONTACT YOUR SIGN CONSULTANT TO PURCHASE THE RIGHT TO THIS DESIGN.

CONCEPTUAL DRAWING ONLY

All sizes and dimensions are illustrated for client comprehension and are not to be understood as being exact size or color. Renderings, including lighting effects, opacities, and coloration, are an approximation.

CUSTOMER RESPONSIBILITIES

Please review all drawing details closely, as Creative Sign will produce signs as approved drawing indicates. Some changes may occur based on production needs. While Creative Sign will make a effort to correct any obvious spelling or grammatical errors, the customer is responsible for confirming the above copy, including names and titles, appears accurate. Creative Sign will make every effort to closely match colors, including PMS, where specified. We cannot guarantee exact matches due to varying compatibility of substrate materials and pigments used.



505 LAWRENCE DR, DE PERE, WI 54115
920.338.8900 CREATIVESIGNCOMPANY.COM

CLIENT: CORTA DEVELOPMENT

LOCATION: 518 TAYLOR DR. SHEBOYGAN WI 53081

DRAWN BY: AMANDA S

SALESPERSON: KELSY H

DATE: 3/24/22

DESIGN #: D18833

PAGE: 3

REVISION LOG:

INTL	DATE	DESCRIPTION
AS	02/1/22	DIRT NOTE

CUSTOMER SIGNATURE FOR DESIGN APPROVAL:

X

SIGNATURE

DATE

EXACT FINAL PLACEMENT OF SIGNS MAY VARY DUE TO FINAL CONSTRUCTION, TREES, UTILITIES, POWER LINES, CITY ORDINANCES & SIGN CODE, OR UNFORSEEN CONDITIONS.

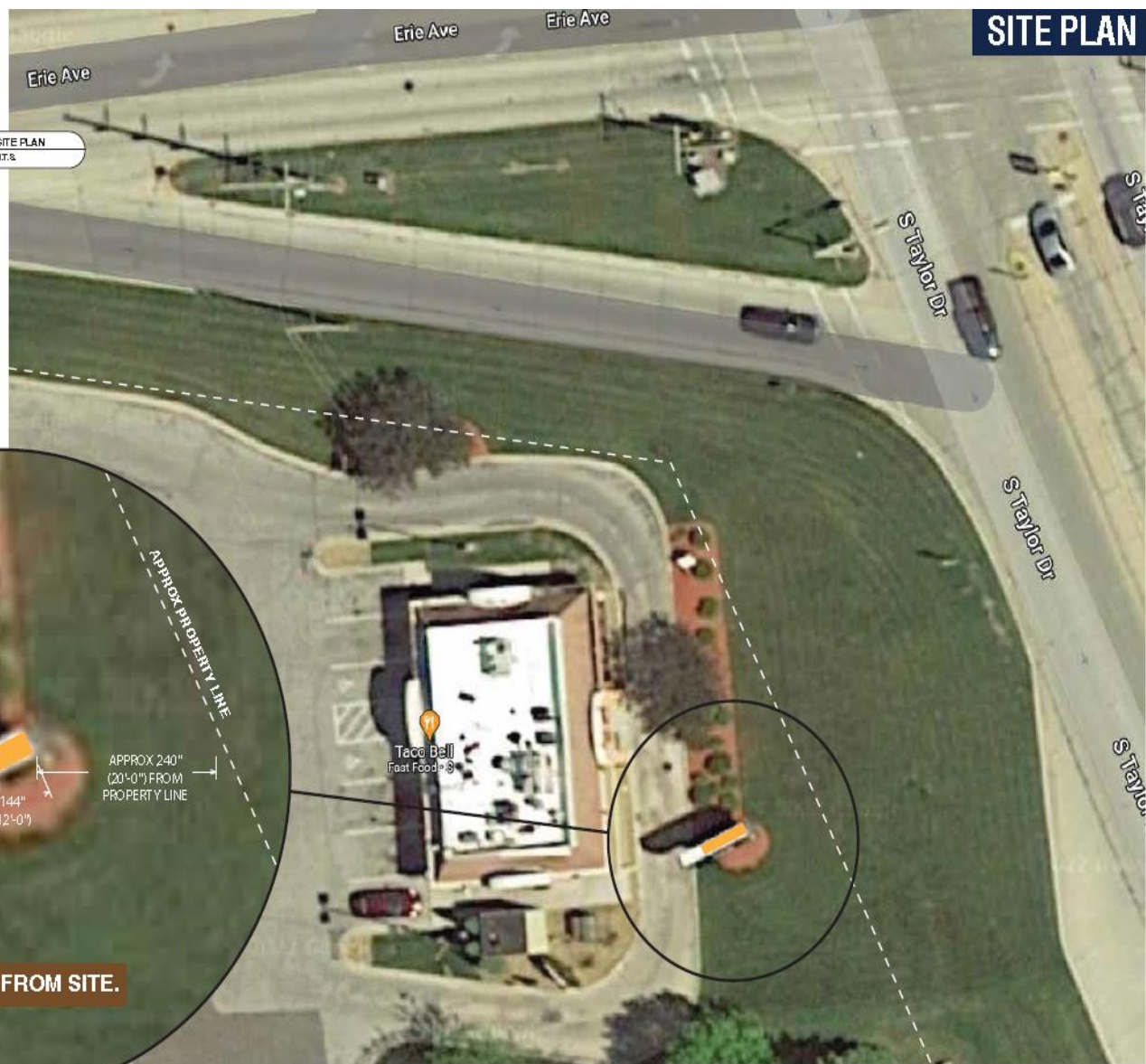
SITE PLAN

A SITE PLAN
1 N.T.S.

A ENLARGED
2 SCALE 3/32" = 1'



DIRT NOTE: CS TO REMOVE DIRT FROM SITE.



Taco Bell
Fast Food® S



ALTA / NSPS LAND TITLE SURVEY

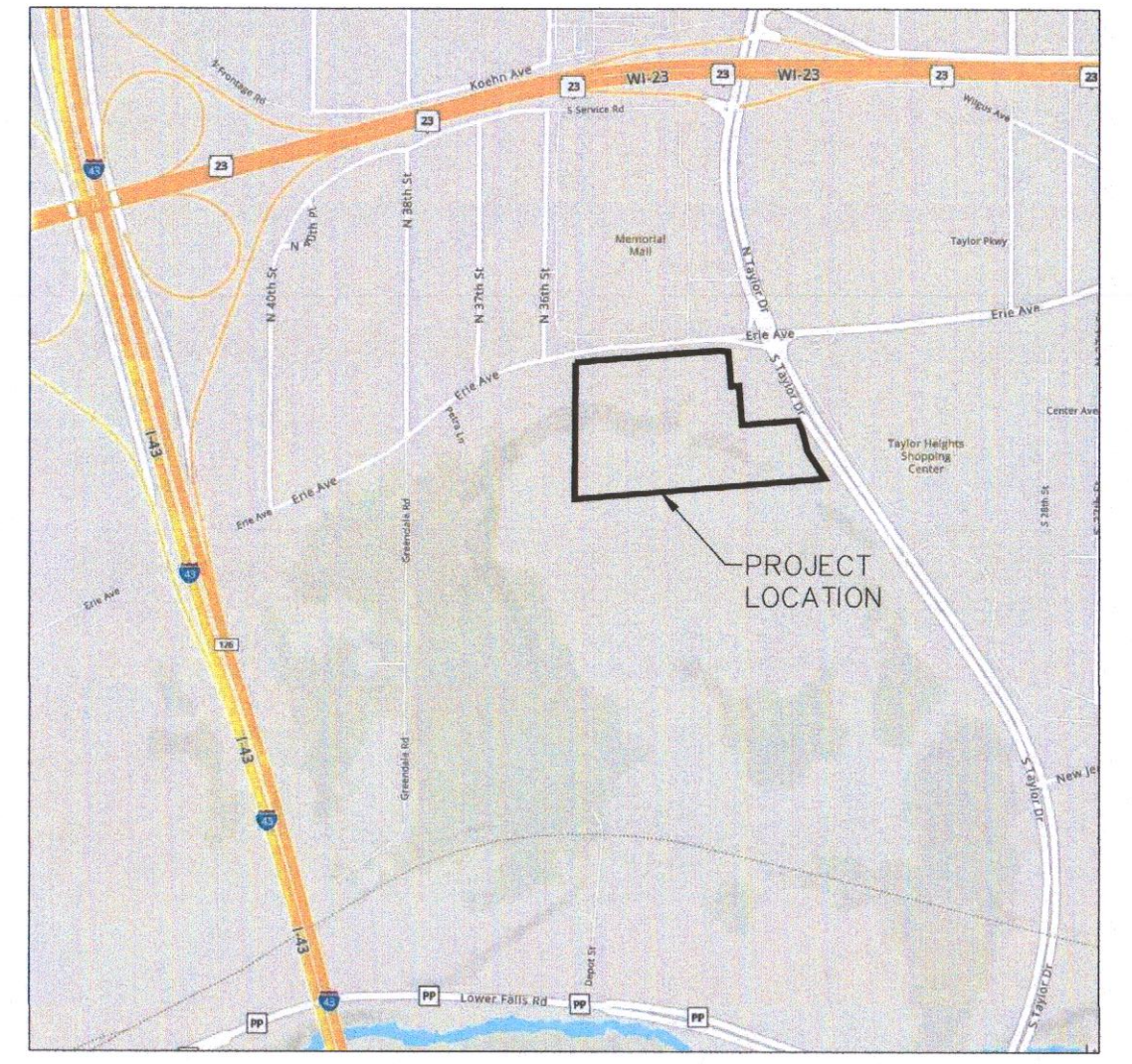
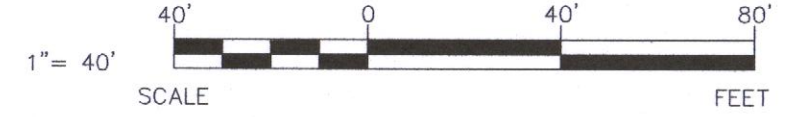


PROJECT INFORMATION

ALTA/NSPS LAND TITLE SURVEY
518 S. TAYLOR DRIVE • SHEBOYGAN, WI 53081

LEGEND:

✕	WATER SERVICE VALVE	— ST —	EXISTING STORM SEWER AND MANHOLE
⊙	WATER VALVE IN BOX	— SA —	EXISTING SANITARY SEWER AND MANHOLE
⊙	ELECTRIC MANHOLE	— W —	EXISTING WATER LINE AND HYDRANT
⊙	EXISTING ROUND CATCH BASIN	— FP —	EXISTING FIRE PROTECTION LINE
⊙	EXISTING CURB INLET	— OU —	EXISTING OVERHEAD UTILITY LINE
⊙	UTILITY POLE WITH QUI WIRE	— FO —	EXISTING UNDERGROUND FIBER OPTIC LINE
⊙	TELEPHONE PEDESTAL	— E —	EXISTING UNDERGROUND ELECTRIC CABLE
⊙	CABLE TV PEDESTAL	— T —	EXISTING UNDERGROUND TELEPHONE CABLE
⊙	ELECTRIC TRANSFORMER	— G —	EXISTING UNDERGROUND GAS LINE
⊙	EXISTING LIGHT POLE	— TV —	EXISTING UNDERGROUND TELEVISION CABLE
⊙	EXISTING SIGN	— CH —	EXISTING CHAINLINK FENCE
⊙	HANDICAP PARKING STALL	— GR —	EXISTING GUARD RAIL
⊙	3/4" REBAR FOUND	— PR —	PROPERTY LINE
⊙	DRILL HOLE FOUND	— RW —	RIGHT-OF-WAY LINE
▲	1" IRON PIPE FOUND	— AD —	ADJACENT PROPERTY LINE
□	MAG NAIL FOUND	— IL —	INTERNAL LOT LINE
		— RA —	RESTRICTED ACCESS LINE



SURVEYOR'S CERTIFICATE
ALTA / NSPS Land Title Survey

To:
1. Chicago Title Insurance Company
2. Cora Sheboygan, LLC
3. 518 S. Taylor Drive LLC, a Delaware limited liability company
4. NS Retail Holdings, LLC
5. Cora, LLC

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 13, 14, 16, 17, 18 & 19 of Table A thereof. The field work was completed on November 19, 2021.

[Signature]
Ryan W. Green, P.L.S. No. S-2647
5-2647
FOID ID: LAG
WI
Excel Engineering, Inc.
Fond Du Lac, Wisconsin 54935
Project Number: 2160720

Date of Plat or Map: 12/2/21

LANDS DESCRIBED IN COMMITMENT NO. CO-11963, PREPARED BY CHICAGO TITLE INSURANCE COMPANY WITH A COMMITMENT DATE OF NOVEMBER 4, 2021:

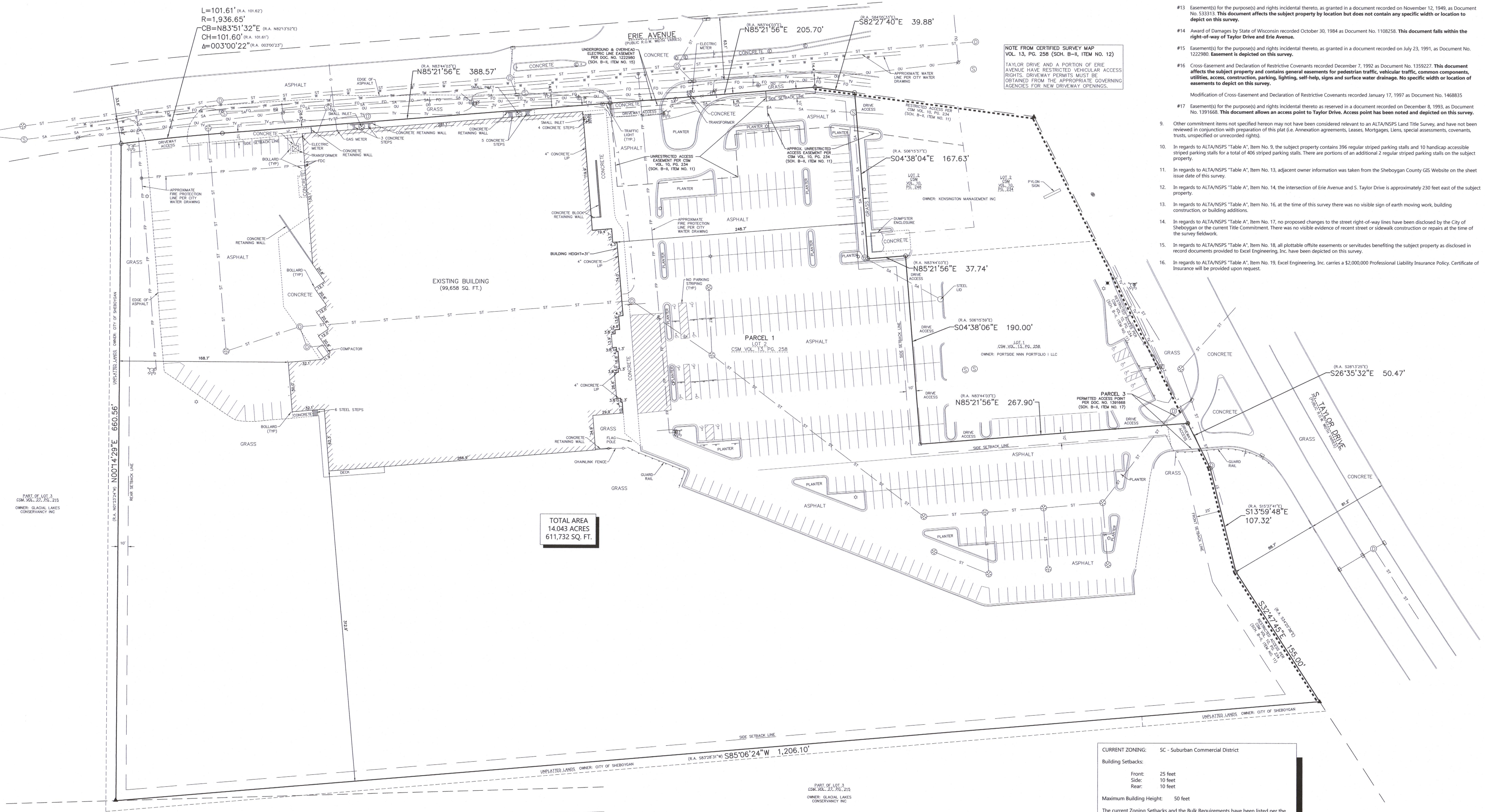
Parcel 1:
Lot 2 of Certified Survey Map recorded in Volume 13 on pages 258 and 259, being part of Lot 1 of the Certified Survey Map recorded in Volume 10 on page 234, being located in a part of the Northeast 1/4 of the Southwest 1/4, the Southeast 1/4 of the Southwest 1/4 and the Northwest 1/4 of the Southeast 1/4 all in Section 21, Township 15 North, Range 23 East, in the City of Sheboygan, County of Sheboygan, State of Wisconsin.

Parcel 2:
Non-exclusive easement for the benefit of Parcel A created by an instrument dated November 3, 1992 and recorded December 7, 1992 as Document No. 1359227, and amended by instrument recorded as Document No. 1468835, for ingress and egress as provided for therein.

Parcel 3:
Together with the right of access to Taylor Drive granted in Quit Claim Deed recorded in Volume 1317, Page 690 as Document No. 1391668.

Tax Key No. 59281215104
Address: 518 S. Taylor Drive

- ALTA NOTES:**
- Bearings are referenced to the Wisconsin County Coordinate System, Sheboygan County. The North line of the Southwest 1/4 of Section 21-15-23 has a bearing of North 89°-21'-53" East.
 - Only the improvements that were visible from above ground at time of survey and through a normal search and walk through of the site are shown on the face of this plat. Lawn sprinkler systems, if any, are not shown on this survey.
 - Surface indications of utilities along with Digger's Hotline markings on the surveyed parcel have been shown. Offsite observations have not been made to determine the extent of utilities serving or existing on the property. Public records have not been provided for additional information. Controlled underground exploratory effort together with Digger's Hotline markings is recommended to determine the full extent of underground service and utility lines. Contact Digger's Hotline at 1-800-242-8511.
 - This survey may not reflect all utilities, or improvements, if such items are hidden by landscaping, or areas covered by such items as dumpsters or trailers.
 - The locations of the property lines shown on the face of this plat are based on the description and information furnished by the client, together with the title commitment. The parcel that is defined may not reflect actual ownership, but reflects what was surveyed. For ownership, consult your title company.
 - Based upon a review of the Federal Emergency Management Agency Flood Insurance Rate Map No. 55117C0219F and 55117C0238F with an effective date of April 2, 2009, the property falls within Zone "X" (Unshaded-areas determined to be outside the 0.2% annual chance flood hazard).
 - The property described hereon contains 14.043 acres (611,732 sq. ft.) of land, more or less.
 - Chicago Title Insurance Company, Commitment No. CO-11963, with a commitment date of November 4, 2021 has been reviewed in conjunction with the preparation of this survey. Notes related to this title policy, Schedule B-B Exemptions are as follows:**
 - Recitals as shown on that certain map/plat recorded on November 5, 1992, as Document No. 1355558. **Unrestricted Access Easement is depicted on this survey. The approximate location of a portion of the Unrestricted Access Easement and the approximate location of a gas easement have been depicted on this survey.**
 - Recitals as shown on that certain map/plat recorded on January 16, 1997, as Document No. 1468765. **Restricted access note is depicted on this survey.**
 - Easement(s) for the purpose(s) and rights incidental thereto, as granted in a document recorded on November 12, 1949, as Document No. 533313. **This document affects the subject property by location but does not contain any specific width or location to depict on this survey.**
 - Award of Damages by State of Wisconsin recorded October 30, 1984 as Document No. 1106250. **This document falls within the right-of-way of Taylor Drive and Erie Avenue.**
 - Easement(s) for the purpose(s) and rights incidental thereto, as granted in a document recorded on July 23, 1991, as Document No. 1222980. **Easement is depicted on this survey.**
 - Cross-Easement and Declaration of Restrictive Covenants recorded December 7, 1992 as Document No. 1359227. **This document affects the subject property and contains general easements for pedestrian traffic, vehicular traffic, common components, utilities, access, construction, parking, lighting, self-help, signs and surface water drainage. No specific width or location of easements to depict on this survey.**
Modification of Cross-Easement and Declaration of Restrictive Covenants recorded January 17, 1997 as Document No. 1468835
 - Easement(s) for the purpose(s) and rights incidental thereto as reserved in a document recorded on December 8, 1993, as Document No. 1391668. **This document allows an access point to Taylor Drive. Access point has been noted and depicted on this survey.**
 - Other commitment items not specified hereon may not have been considered relevant to an ALTA/NSPS Land Title Survey, and have not been reviewed in conjunction with preparation of this plat (i.e. Annotation agreements, Leases, Mortgages, Liens, special assessments, covenants, trusts, unspecified or unrecorded rights).
 - In regards to ALTA/NSPS "Table A", Item No. 9: the subject property contains 396 regular striped parking stalls and 10 handicap accessible striped parking stalls for a total of 406 striped parking stalls. There are portions of an additional 2 regular striped parking stalls on the subject property.
 - In regards to ALTA/NSPS "Table A", Item No. 13, adjacent owner information was taken from the Sheboygan County GIS Website on the sheet issue date of this survey.
 - In regards to ALTA/NSPS "Table A", Item No. 14, the intersection of Erie Avenue and S. Taylor Drive is approximately 230 feet east of the subject property.
 - In regards to ALTA/NSPS "Table A", Item No. 16, at the time of this survey there was no visible sign of earth moving work, building construction, or building additions.
 - In regards to ALTA/NSPS "Table A", Item No. 17, no proposed changes to the street right-of-way lines have been disclosed by the City of Sheboygan or the current Title Commitment. There was no visible evidence of recent street or sidewalk construction or repairs at the time of the survey fieldwork.
 - In regards to ALTA/NSPS "Table A", Item No. 18, all plottable offsite easements or servitudes benefiting the subject property as disclosed in record documents provided to Excel Engineering, Inc. have been depicted on this survey.
 - In regards to ALTA/NSPS "Table A", Item No. 19, Excel Engineering, Inc. carries a \$2,000,000 Professional Liability Insurance Policy. Certificate of Insurance will be provided upon request.



CURRENT ZONING: SC - Suburban Commercial District

Building Setbacks:

Front:	25 feet
Side:	10 feet
Rear:	10 feet

Maximum Building Height: 50 feet

The current Zoning Setbacks and the Bulk Requirements have been listed per the City of Sheboygan Zoning Code. Zoning information shown hereon was obtained through research by Excel. Zoning information was not provided by the client as part of this survey as required by ALTA Table A, Item No. 6(a) & (b) and may be incomplete.

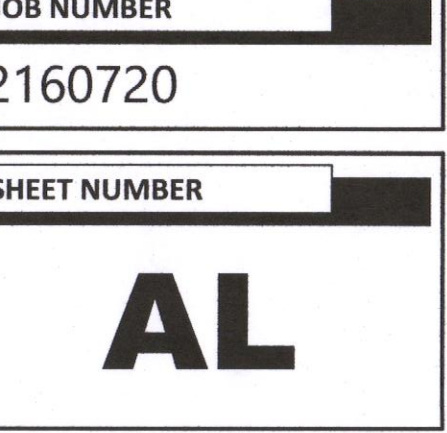
PROFESSIONAL SEAL

SHEET DATES
ISSUE DATE: NOV. 24, 2021

REVISIONS

JOB NUMBER
2160720

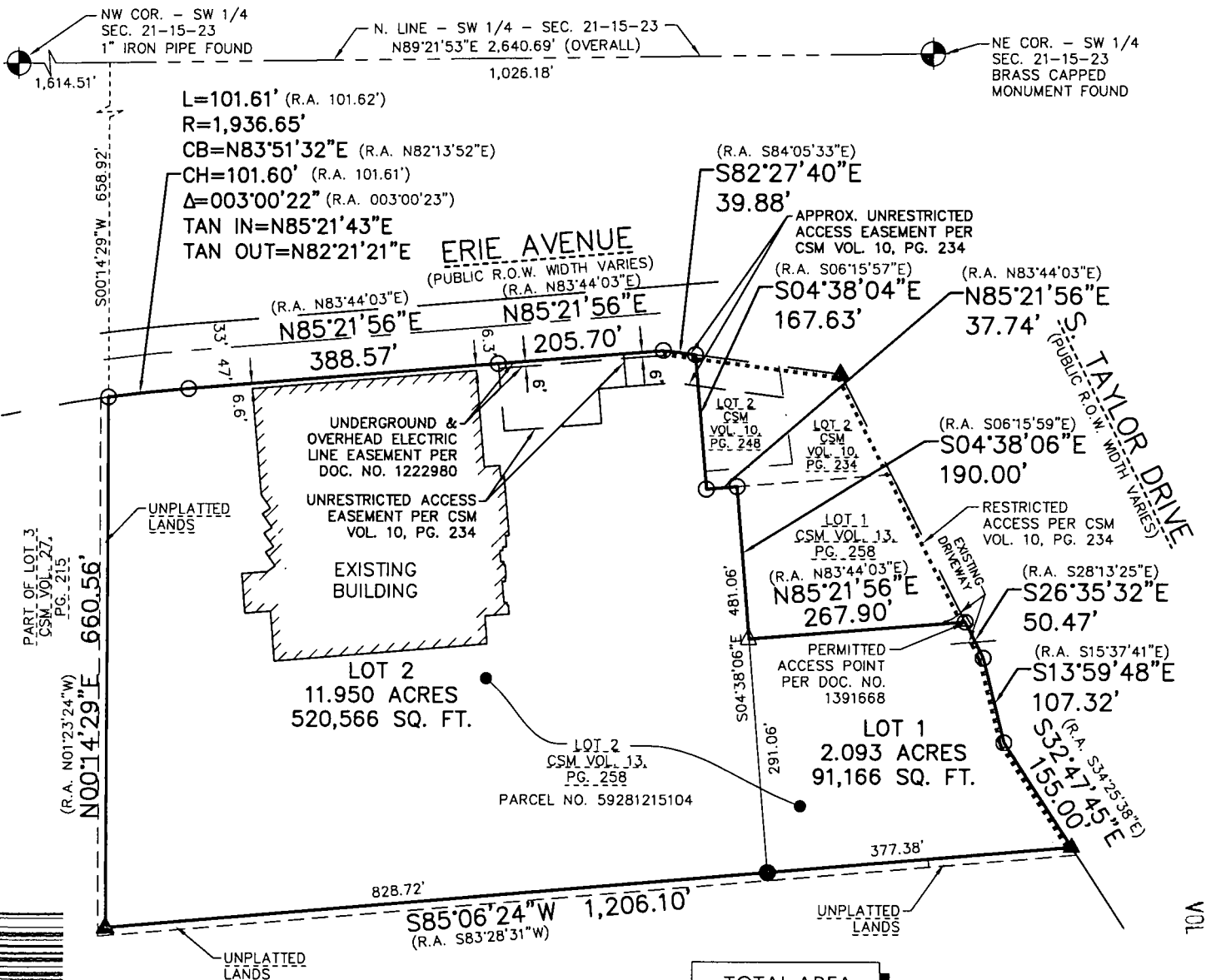
SHEET NUMBER



2131209
 SHEBOYGAN COUNTY, WI
 RECORDED ON
 02/09/2022 02:55 PM
 ELLEN R. SCHLEICHER
 REGISTER OF DEEDS
 RECORDING FEE: 30.00
 TRANSFER FEE:
 EXEMPTION #
 Cashier ID: 3
 PAGES: 3

CERTIFIED SURVEY MAP

FOR
 NS RETAIL HOLDINGS, LLC
 LOT 2, CSM VOL. 13, PG. 258, BEING PART OF THE
 NORTHEAST 1/4 AND SOUTHWEST OF THE SOUTHWEST 1/4
 AND PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4,
 SECTION 21, TOWNSHIP 15 NORTH, RANGE 23 EAST,
 CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN.



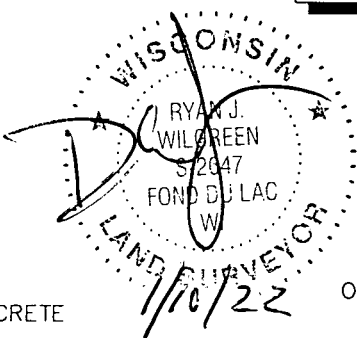
PART OF LOT 3
 CSM VOL. 27,
 PG. 215
 N00°14'29"W 660.56'

TOTAL AREA
 14.043 ACRES
 611,732 SQ. FT.

VOL
 30 PAGE 285

LEGEND

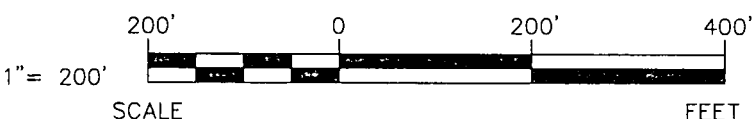
- - 3/4" x 18" REBAR SET WEIGHING 1.50 LBS/FT.
- ▲ - 1" IRON PIPE FOUND
- - 3/4" REBAR FOUND
- △ - MAG NAIL FOUND
- ⊙ - DRILL HOLE FOUND IN CONCRETE
- ⊕ - SECTION CORNER MONUMENT FOUND
- - - - RESTRICTED ACCESS



OWNER:
 NS RETAIL HOLDINGS, LLC
 5910 N CENTRAL EXPRESSWAY, STE 1600
 DALLAS, TX 75206

SHEET 1 OF 3 SHEETS

NORTH POINT REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, SHEBOYGAN COUNTY. THE NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 21 HAS A BEARING OF NORTH 89°-21'-53" EAST.

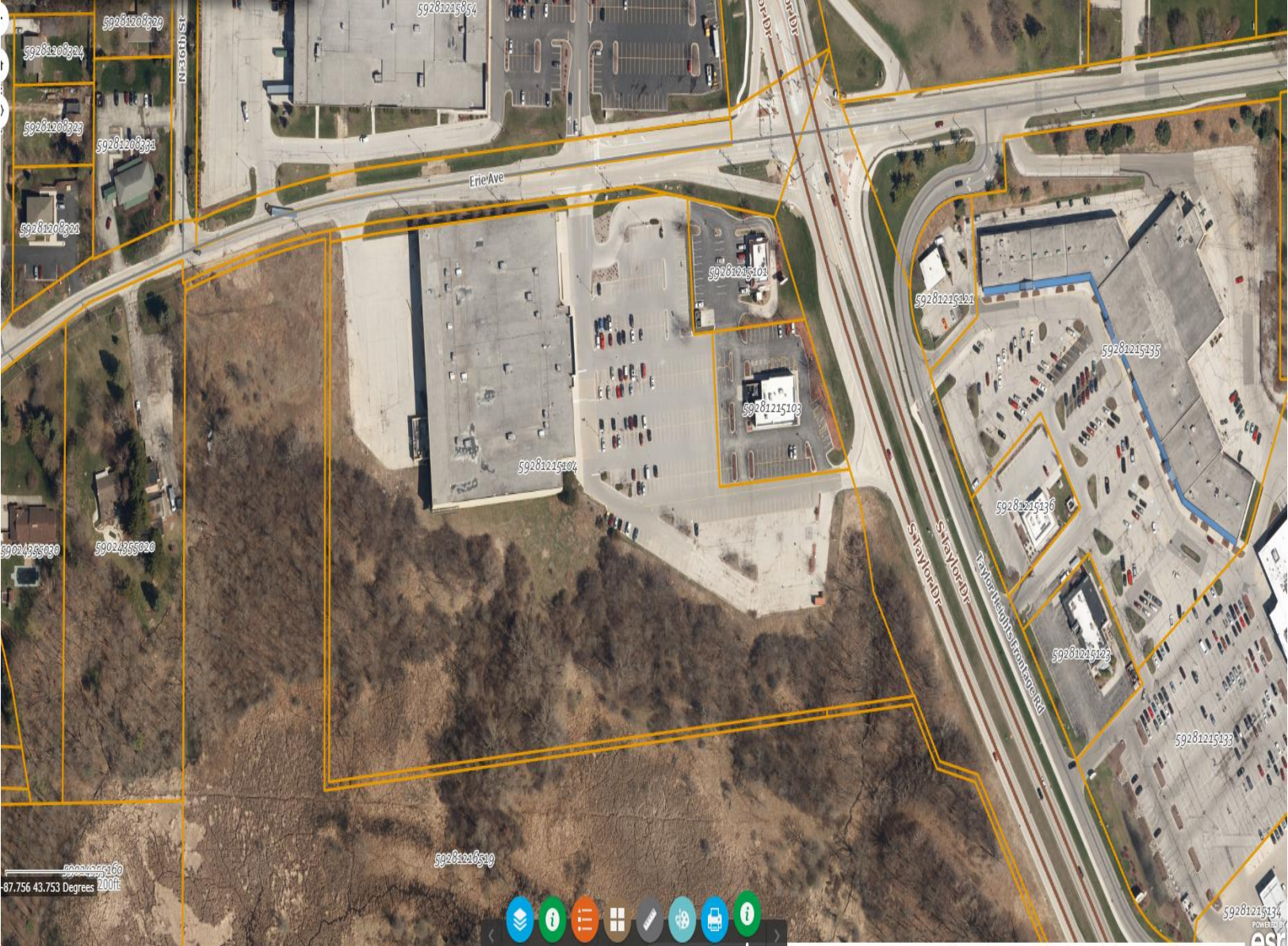


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Show search results for 916...

AJUUU

- X



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Schedule A

WHEN RECORDED RETURN TO:
Winston & Strawn, LLP
35 West Wacker Drive
Chicago, IL 60601
Attn: Andrew T. White

(Space Above for Recorder's Use Only)

SECOND MODIFICATION TO CROSS-EASEMENT AND DECLARATION OF RESTRICTIVE COVENANTS

THIS SECOND MODIFICATION TO CROSS-EASEMENT AND DECLARATION OF RESTRICTIVE COVENANTS (the "*Modification*") is made and entered into as of this ____ day of _____, 2022 by and between NS RETAIL HOLDINGS, LLC, a Delaware limited liability company, as successor of SHOPKO STORES, INC. a former Minnesota corporation ("*Shopping Center Owner*"), and SUNDANCE INC., a Michigan corporation ("*Taco Bell Owner*"), as successor to KENSINGTON MANAGEMENT, INC, a Michigan corporation, as successor of TACO BELL CORP, a California corporation.

W I T N E S S E T H:

WHEREAS, SHOPKO STORES, INC. a former Minnesota corporation, and Taco Bell Corp, a California corporation, entered into that certain Cross-Easement and Declaration of Restrictive Covenants dated November 3, 1992 recorded in Volume 1250 at Page 485 in the Register's Office of Sheboygan County, WI same being document number 1359227, and that certain Modification to Cross-Easement and Declaration of Restrictive Covenants effective date of January 14, 1997 recorded in Volume 1486 at Page 150 in the Register's Office of Sheboygan County, WI, collectively (the "*Declaration*"), providing for certain cross-easements within the shopping center and a declaration of restrictive covenants; and

WHEREAS, the former Shopko retail store has been closed for business due to the bankruptcy of SHOPKO STORES, Inc.;

WHEREAS, the Shopping Center Owner desires, and the Taco Bell Owner has agreed, to modify certain Articles and Sections as well as the Site Plan of the Declaration in order to facilitate the redevelopment of the now vacant former Shopko retail store building and property.

NOW, THEREFORE, the Shopping Center Owner and Taco Bell Owner do hereby covenant and agree to modify the Declaration as follows:

1. **Article 2 Section 2.01.7 & Article 6 Section 6.03** in the original Declaration each required a parking ratio of not less than 5.0 spaces per 1,000 square feet of Net Building Floor Area



for both the Shopping Center and Taco Bell sites. The Modification to Cross-Easement and Declaration of Restrictive Covenants, effective as of January 14, 1997, reduced the required parking ratio to 4.5 spaces per 1,000 square feet of Net Building Floor Area. By this Modification, the parties agree to reduce the required parking ratio to be the minimum required by the local municipality or 3.75 spaces per 1,000 square feet of Net Building Floor Area, whichever is greater.

2. **Article 2 Section 2.01.10** is modified to provide that a new monument sign shall be constructed by the Shopping Center Owner, at its sole cost and expense, substantially similar in size and design as shown in Exhibit A to this Modification and in accordance with the Declaration. Exhibit "4" from the original Declaration is hereby stricken and replaced with Exhibit A, attached hereto and incorporated herein. The Shopping Center Owner shall have rights to the top two panels and the bottom panel and the Taco Bell Owner shall have rights to the third panel as shown in Exhibit A.
3. **Article 6 Section 6.01** is modified to provide that the Site Plan in Exhibit "3" to the original Declaration as modified by the Site Plan in Exhibit A from the modification to the Declaration is hereby stricken and replaced with the Site Plan attached hereto as Exhibit B to this Modification, attached hereto and incorporated herein. The updated Exhibit B attached hereto, among other items, amends the site plan by:
 - i. Showing Shopping Center Owner's plan to split the existing single user retail box into a two retail user box with a new storefront added to provide a second customer entrance to the building and new facades and canopies for each new retailer
 - ii. Converting existing landscaping island near the new storefront of one of the new retailers into new parking adding five (5) new parking spaces in this area
 - iii. Adding an outparcel area to develop or sell a third outparcel on the southern frontage on S Taylor Drive subject to all restrictions of the Declaration the ("**CORTA Outlot**")
 - iv. Upgrading the public access point at S Taylor Drive to add a "left-in" access which modifies the current "pork-chop" curb to allow the left turn in from S Taylor Drive
 - v. Updated location of the new monument sign noted above
4. **Article 6 Section 6.02.2** this section of the Declaration shall be deleted in its entirety which removes the restriction on the Taco Bell parcel such that it can be used as a pharmacy or optical store without restriction.
5. **Article 6 Section 6.02.3** this section of the Declaration shall be modified to remove the restriction of the sale of "cheeseburgers, hamburger or french fries" by both the Shopping Center Owner and Taco Bell Owner.



6. **Article 6 Section 6.04** the access point on S Taylor Drive is to be modified to allow for a new left turn in from the public right of way which will require the Shopping Center Owner, at its sole cost and expense, to modify the existing island/curbing to allow for the safe left turn in from S Taylor Drive, subject to local laws and approvals. Both the Shopping Center Owner and the Taco Bell Owner expressly approve the modification of this island/curbing modification to allow for left turn in access from S Taylor Drive.
7. **Article 6 Section 6.06** in addition to the Future Outlot identified in the Declaration, including the modification thereof, it is expressly noted that per the Site Plan updated in Exhibit B attached hereto that the parties agree that the Shopping Center Owner shall have the right to develop or sell the CORTA Outlot noted and more particularly described in Exhibit C hereto.
8. **Article 18 Section 18.01** notice addresses within this section shall be modified to reflect the current ownership as follows:

a. Shopping Center Owner:

NS Retail Holdings, LLC
Attn: Kirk Klatt
5910 N Central Expwy, Suite 1600
Dallas, TX 75206

b. Taco Bell Owner:

Sundance, Inc.
Attn: Peter Lyders-Petersen
7915 Kensington Court
Brighton, Michigan 48116