

X
Gen. Ord. No. 43 - 21 - 22. By Alderperson Dekker. April 18, 2022.

AN ORDINANCE granting Old World Creamery, LLC, its successors and assigns, the privilege of encroaching upon described portions of St. Clair Avenue right of way in the City of Sheboygan for the purpose of creating a concrete approach.

THE COMMON COUNCIL OF THE CITY OF SHEBOYGAN DO ORDAIN AS FOLLOWS:

Section 1. Subject to the terms and conditions contained herein, Old World Creamery, LLC, its successors and assigns, is hereby granted the privilege of encroaching upon part of Block 84 of the original plat, part of the NE 1/4 of Section 22, T15N, R23E, City of Sheboygan, Sheboygan County, Wisconsin; and further described as follows:

BEGINNING AT THE NE CORNER OF BLOCK 84 OF THE ORIGINAL PLAT;
THENCE THE FOLLOWING BEARINGS AND DISTANCES:
N89°34'51"W 77.96 FEET ALONG THE NORTH LINE OF BLOCK 84;
THENCE N00°25'09"E 1.50 FEET; THENCE N83°57'16"E 81.21 FEET;
THENCE S00°32'20"W 10.64 FEET; THENCE N89°34'51"W 2.71 FEET
TO THE POINT OF BEGINNING AND CONTAINING 490 SF (0.011 ACRES)
OF LAND.

for the purpose of creating a concrete approach in accordance with the sketch attached hereto and made a part hereof.

Section 2. The privilege as granted above is granted only on the condition that by the acceptance of the privilege, the said Old World Creamery, LLC, its successors and assigns:

a. Shall become primarily responsible and liable for all and any damage to persons or property caused by and arising from the grant and exercise of such privilege.

b. Shall remove the encroachment allowed herein within ten (10) days after notice so to remove given by the State of Wisconsin or the City of Sheboygan; in the event of the failure so to remove, the said Old World Creamery, LLC, its successors and assigns: shall pay the costs of removal by the State of Wisconsin or the City of Sheboygan, waiving all claim or claims for damages resulting from such removal, whether the removal is done by the said Old World Creamery, LLC, its successors and assigns, or by the State of Wisconsin or by the City of Sheboygan.

c. Shall pay such compensation to the City of Sheboygan for the grant of this privilege as may be determined by a board consisting of the Mayor, the Director of Public Works and the City Attorney; the compensation shall be paid into the General Fund.

City Plan

d. Shall make such construction and/or alterations and maintain the same subject to the approval of the City Building Inspector and Director of Public Works, and shall waive the right to contest in any manner the validity of this ordinance or the amount of compensation charged.

Section 3. The provisions of §66.045(1)(2) of the Wisconsin Statutes are incorporated herein by reference to all intents and purposes as if set out fully.

Section 4. The City Clerk is authorized and directed to record a certified copy of this ordinance in the office of the Register of Deeds for Sheboygan County, Wisconsin, the costs thereof to be charged to the General Fund.

Section 5. This ordinance shall take effect and be in full force from and after its passage and publication and upon payment of the consideration to be determined hereunder, provided, however, that in the event of failure to exercise the privilege herein granted and the payment of such consideration within six (6) months from the effective date hereof, then and in that event such privilege shall be rendered null and void.

I HEREBY CERTIFY that the foregoing Ordinance was duly passed by the Common Council of the City of Sheboygan, Wisconsin, on the _____ day of _____, 20____.

Dated _____ 20____. _____, City Clerk

Approved _____ 20____. _____, Mayor

II

R. O. No. 146 - 21 - 22. By CITY CLERK. April 18, 2022.

Submitting a communication from Steve Knaus requesting an encroachment for a concrete approach on St. Clair right of way (Old World Creamery, LLC).

City Clerk

CITY CLERK

APR 01 2022



April 1, 2022

Encroachment Request

Transmission: hand deliver

City Clerk
Attn: Meredith DeBruin
City Hall
828 Center Avenue, Suite 103
Sheboygan, Wisconsin 53081

Subject: Encroachment Request
Old World Creamery
1606 Erie Avenue
Sheboygan, Wisconsin


Dear City of Sheboygan Common Council:

Old World Creamery LLC is requesting a concrete encroachment acceptance from the City of Sheboygan Common Council. Old World Creamery is expanding with a building addition. The addition requires that the existing truck scale be relocated. To keep the relocated truck scale within the property boundary, the proposed concrete approach to the truck scale has to be wide enough to allow for the turning radius of the semi tractor and trailer. This creates a concrete encroachment within the St. Clair Avenue right of way, that is shown on the attached exhibit.

We appreciate your consideration and acceptance.

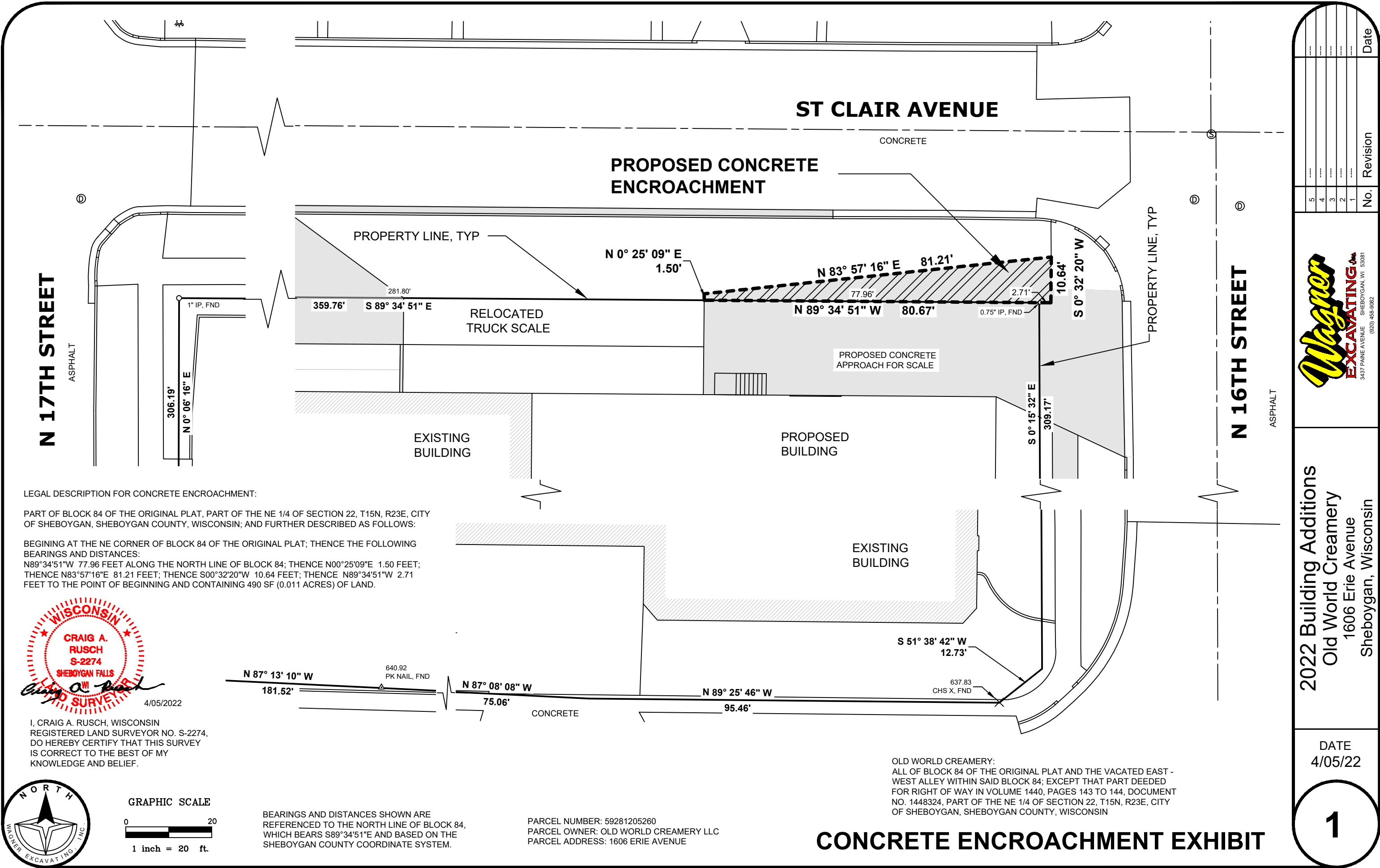
Respectfully Submitted:

Old World Creamery, LLC



Steve Knaus

Attachment: Concrete Encroachment Exhibit, dated 3/31/22



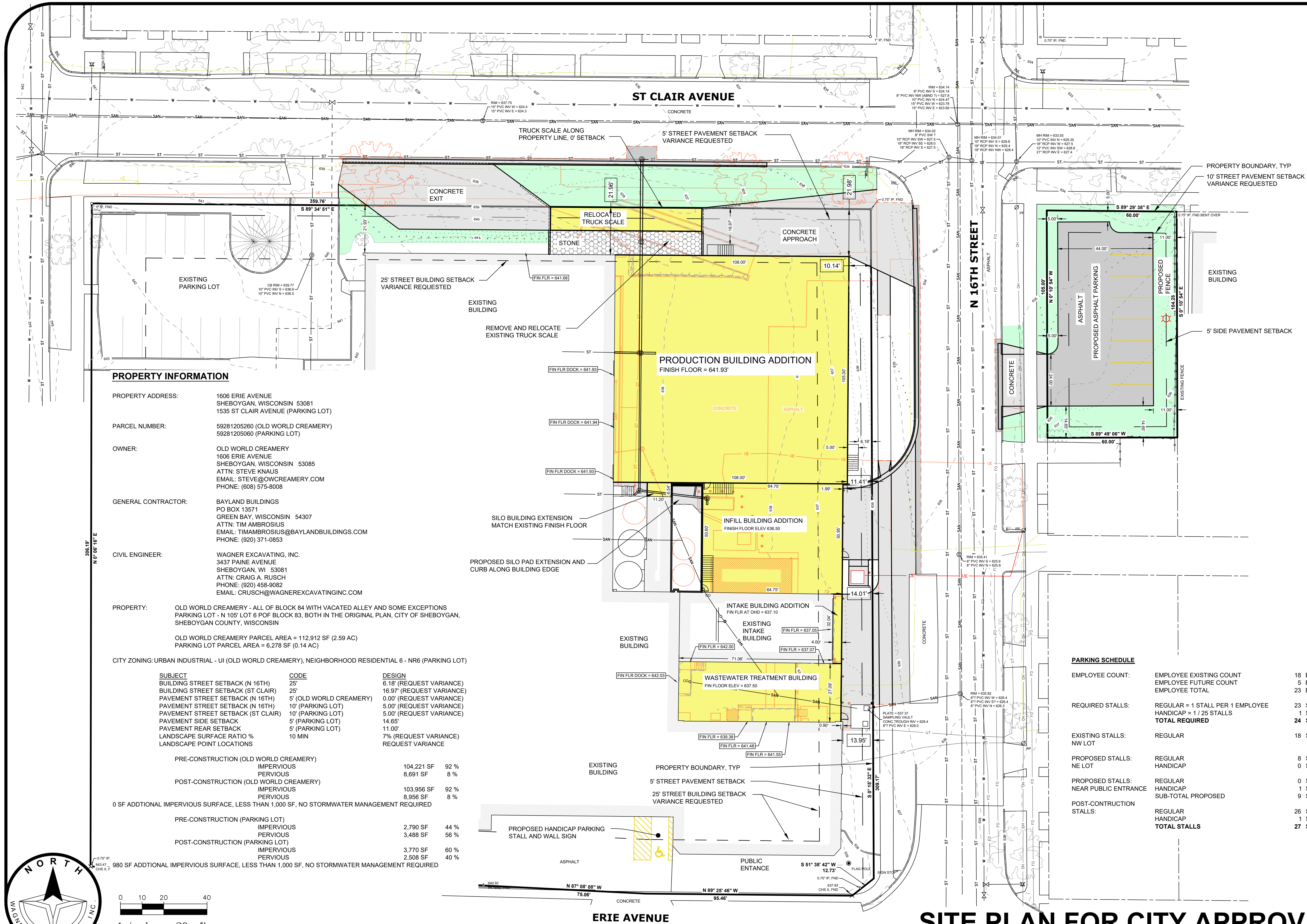
No.	Revision	Date
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4		
3		
2		
1		

Wagner EXCAVATING
3437 PAINE AVENUE SHEBOYGAN, WI 53081
(920) 456-9082

2022 Building Additions
Old World Creamery
1606 Erie Avenue
Sheboygan, Wisconsin

DATE
4/05/22

1



PROPERTY INFORMATION

PROPERTY ADDRESS: 1606 ERIE AVENUE
SHEBOYGAN, WISCONSIN 53081
1535 ST CLAIR AVENUE (PARKING LOT)

PARCEL NUMBER: 59281205260 (OLD WORLD CREAMERY)
59281205060 (PARKING LOT)

OWNER: OLD WORLD CREAMERY
1606 ERIE AVENUE
SHEBOYGAN, WISCONSIN 53085
ATTN: STEVE KNAUS
EMAIL: STEVE@OWCREAMERY.COM
PHONE: (608) 575-8008

GENERAL CONTRACTOR: BAYLAND BUILDINGS
PO BOX 13571
GREEN BAY, WISCONSIN 54307
ATTN: TIM AMBROSIUS
EMAIL: TIMAMBROSIUS@BAYLANDBUILDINGS.COM
PHONE: (920) 371-0853

CIVIL ENGINEER: WAGNER EXCAVATING, INC.
3437 PAINE AVENUE
SHEBOYGAN, WI 53081
ATTN: CRAIG A. RUSCH
PHONE: (920) 458-9082
EMAIL: CRUSCH@WAGNEREXCAVATINGINC.COM

PROPERTY: OLD WORLD CREAMERY - ALL OF BLOCK 84 WITH VACATED ALLEY AND SOME EXCEPTIONS
PARKING LOT - N 105' LOT 6 P OF BLOCK 83, BOTH IN THE ORIGINAL PLAN, CITY OF SHEBOYGAN,
SHEBOYGAN COUNTY, WISCONSIN

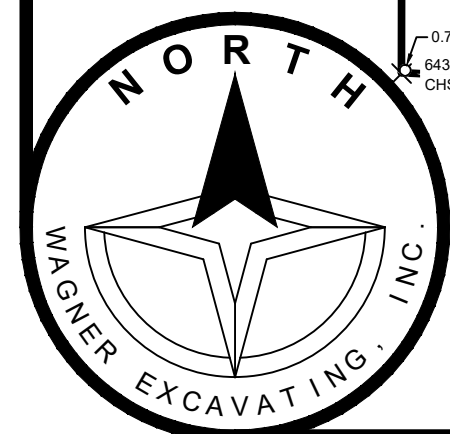
OLD WORLD CREAMERY PARCEL AREA = 112,912 SF (2.59 AC)
PARKING LOT PARCEL AREA = 6,278 SF (0.14 AC)

CITY ZONING: URBAN INDUSTRIAL - UI (OLD WORLD CREAMERY), NEIGHBORHOOD RESIDENTIAL 6 - NR6 (PARKING LOT)

SUBJECT	CODE	DESIGN
BUILDING STREET SETBACK (N 16TH)	25'	6.18' (REQUEST VARIANCE)
BUILDING STREET SETBACK (ST CLAIR)	25'	16.97' (REQUEST VARIANCE)
PAVEMENT STREET SETBACK (N 16TH)	5' (OLD WORLD CREAMERY)	0.00' (REQUEST VARIANCE)
PAVEMENT STREET SETBACK (N 16TH)	10' (PARKING LOT)	5.00' (REQUEST VARIANCE)
PAVEMENT STREET SETBACK (ST CLAIR)	10' (PARKING LOT)	5.00' (REQUEST VARIANCE)
PAVEMENT SIDE SETBACK	5' (PARKING LOT)	14.65'
PAVEMENT REAR SETBACK	5' (PARKING LOT)	11.00'
LANDSCAPE SURFACE RATIO %	10 MIN	7% (REQUEST VARIANCE)
LANDSCAPE POINT LOCATIONS		REQUEST VARIANCE
PRE-CONSTRUCTION (OLD WORLD CREAMERY)		
IMPERVIOUS		104,221 SF 92 %
PERVIOUS		8,691 SF 8 %
POST-CONSTRUCTION (OLD WORLD CREAMERY)		
IMPERVIOUS		103,956 SF 92 %
PERVIOUS		8,956 SF 8 %
0 SF ADDITIONAL IMPERVIOUS SURFACE, LESS THAN 1,000 SF, NO STORMWATER MANAGEMENT REQUIRED		
PRE-CONSTRUCTION (PARKING LOT)		
IMPERVIOUS		2,790 SF 44 %
PERVIOUS		3,488 SF 56 %
POST-CONSTRUCTION (PARKING LOT)		
IMPERVIOUS		3,770 SF 60 %
PERVIOUS		2,508 SF 40 %
980 SF ADDITIONAL IMPERVIOUS SURFACE, LESS THAN 1,000 SF, NO STORMWATER MANAGEMENT REQUIRED		

PARKING SCHEDULE

EMPLOYEE COUNT:	EMPLOYEE EXISTING COUNT	18 EMPLOYEES
	EMPLOYEE FUTURE COUNT	5 EMPLOYEES
	EMPLOYEE TOTAL	23 EMPLOYEES
REQUIRED STALLS:	REGULAR = 1 STALL PER 1 EMPLOYEE	23 STALLS
	HANDICAP = 1 / 25 STALLS	1 STALL
	TOTAL REQUIRED	24 STALLS
EXISTING STALLS:	REGULAR	18 STALLS
PROPOSED STALLS:	REGULAR	8 STALLS
	HANDICAP	0 STALL
PROPOSED STALLS:	REGULAR	0 STALLS
	HANDICAP	1 STALL
POST-CONSTRUCTION	SUB-TOTAL PROPOSED	9 STALLS
STALLS:	REGULAR	26 STALLS
	HANDICAP	1 STALLS
	TOTAL STALLS	27 STALLS



0 10 20 40
1 inch = 20 ft.
FOR 24" X 36" PRINT

THIS DRAWING HAS BEEN PROVIDED FOR DESIGN, ESTIMATING, AND/OR CONSTRUCTION PURPOSES ONLY. THIS DRAWING AND INFORMATION REMAINS THE PROPERTY OF WAGNER EXCAVATING, INC. AND MAY NOT BE REPRODUCED OR COPIED IN WHOLE OR IN PART WITHOUT PRIOR WRITTEN CONSENT OF WAGNER EXCAVATING, INC. THE INTENT OF THE DESIGN IS FOR CONSTRUCTION AND/OR APPROVAL. IT IS THE OWNERS RESPONSIBILITY FOR MAINTENANCE AND SAFETY OF THE CONSTRUCTED ITEMS

No.	Revision	Date
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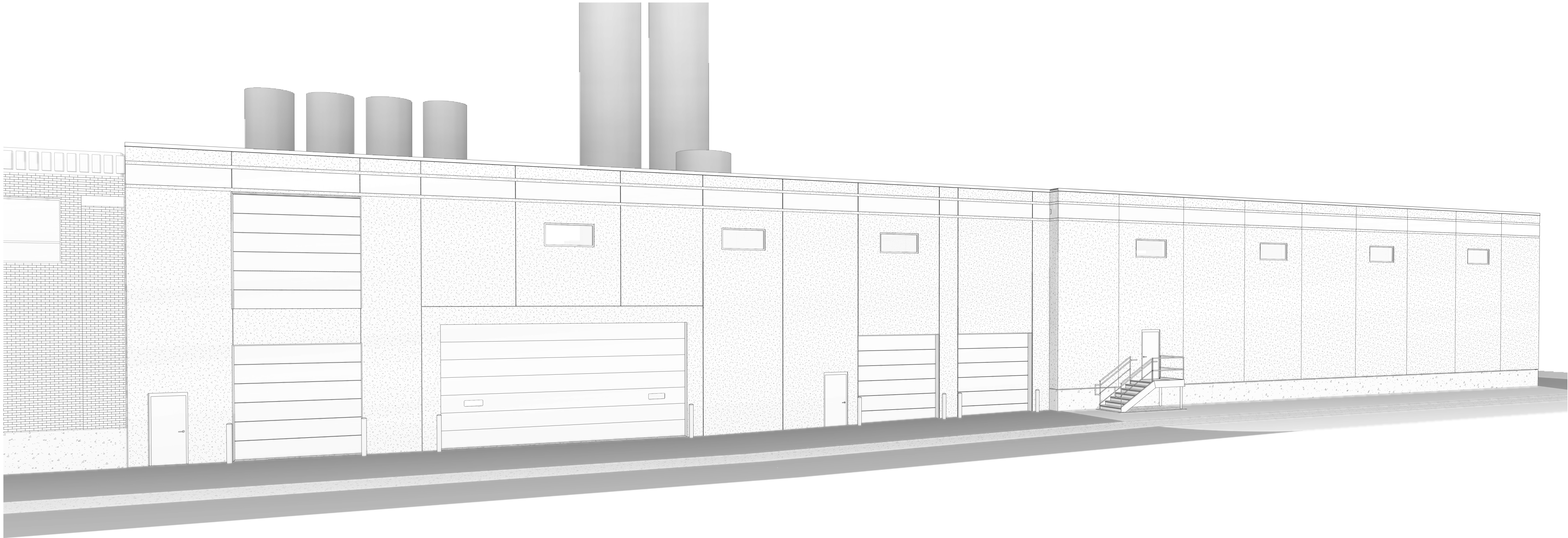
DESIGNED BY:
CRAIG A. RUSCH

Building Addition
Old World Creamery
1606 Erie Avenue
Sheboygan, Wisconsin

DATE
3/22/22

1

SITE PLAN FOR CITY APPROVAL



PERSPECTIVE VIEW ONLY



BAYLAND BUILDINGS

P.O. BOX 13571 GREEN BAY, WI 54307
(920) 498-9300 FAX (920) 498-3033
www.baylandbuildings.com

DESIGN & BUILD GENERAL CONTRACTOR

PROPOSED BUILDING FOR:

OLD WORLD CREAMERY

SHEBOYGAN, WISCONSIN; COUNTY OF: SHEBOYGAN

SCALE VERIFICATION

THIS BAR MEASURES 1" ON ORIGINAL.
ADJUST SCALE ACCORDINGLY

NOTICE OF COPYRIGHT
THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO
COPYRIGHT PROTECTION AS AN "ARCHITECTURAL WORK" UNDER
SEC. 102 OF THE COPYRIGHT ACT, 17 U.S.C. AS AMENDED
DECEMBER 1990 AND KNOWN AS ARCHITECTURAL WORKS
COPYRIGHT PROTECTION ACT OF 1990. THE PROTECTION
INCLUDES BUT IS NOT LIMITED TO THE OVERALL FORM AS WELL
AS THE ARRANGEMENT AND COMPOSITION OF SPACES AND
ELEMENTS OF THE DESIGN. UNDER SUCH PROTECTION
UNAUTHORIZED USE OF THESE PLANS, WORK OR BUILDING
REPRESENTED, CAN LEGALLY RESULT IN THE CESSATION OF
CONSTRUCTION OR BUILDINGS BEING SEIZED AND/OR MONETARY
COMPENSATION TO BAYLAND BUILDINGS, INC.

JOB NUMBER: 22-2438

PROJECT EXECUTIVE: TIM AMBROSIUS
(920) 371-0853

DRAWN BY: LJP

DATE: 03-21-22

REVISIONS:

ISSUED FOR: CHECKED **DATE:**
BY:

- ☐ PRELIMINARY
- ☐ BID SET
- ☒ DESIGN REVIEW
- ☐ CHECKSET
- ☐ CONSTRUCTION

EXTERIOR ELEVATIONS

A2.1





