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| OFFICE USE ONLY |
| APPLICATION NO.: _____ |
| RECEIPT NO.: _____ |
| FILING FEE: \$200.00 (Payable to City of Sheboygan) |

CITY OF SHEBOYGAN
APPLICATION FOR
AMENDMENT OF OFFICIAL ZONING MAP
(Requirements Per Section 105.996)
Revised January 2024

Completed application is to be filed with the Office of the City Clerk, City Hall, 828 Center Avenue. Application will not be processed if all required attachments and filing fee of \$200 (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: HTT, INC. PHONE NO.: (920) 453-5300

ADDRESS: 1828 OAKLAND AVE E-MAIL: EAUGUSTINE@ACEBUILDINGSERVICE.COM

OWNER OF SITE: HTT, INC. PHONE NO.: (920) 453-5300

2. DESCRIPTION OF THE SUBJECT SITE

ADDRESS OF PROPERTY AFFECTED: 1828 OAKLAND AVENUE, SHEBOYGAN, WI 53081

LEGAL DESCRIPTION: PART OF BLOCKS 4 & 5, INCLUDING VACATED ALLEYS AND
ADJACENT S. 19TH ST, LOCATED IN THE NE 1/4 OF THE NW 1/4 OF SECTION 34, TOWN
15 NORTH, RANGE 23 EAST, CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN

59281425440, 59281425550,
PARCEL NO. 59281425510 MAP NO. _____

EXISTING ZONING DISTRICT CLASSIFICATION: URBAN INDUSTRIAL

PROPOSED ZONING DISTRICT CLASSIFICATION: URBAN INDUSTRIAL WITH PUD OVERLAY

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

EXISTING USE OF THE PROPPROPERTY IS PARKING AND GREENSPACE

BRIEF DESCRIPTION OF THE **PROPOSED** OPERATION OR USE: _____

PROPOSED OPERATION IS TO BE BUILDING FOOTPRINT OF AN EXPANSION FOR HTT, INC.

3. JUSTIFICATION OF THE PROPOSED ZONING MAP AMENDMENT

How does the proposed Official Zoning Map amendment further the purposes of the Zoning Ordinance as outlined in Section 15.005 and, for flood plains or wetlands, the applicable rules and regulations of the Wisconsin Department of Natural Resources and the Federal Emergency Management Agency? _____

THE PROPOSED EXPANSION WILL FOLLOW ALL GOVERNMENT AND REGULATORY

AGENCY POLICY AND PRACTICES.

Which of the following factors has arisen that are not properly addressed on the current Official Zoning Map? (Provide explanation in space provided below.)

- ☐ The designations of the Official Zoning Map should be brought into conformity with the Comprehensive Master Plan.
- ☐ A mistake was made in mapping on the Official Zoning Map. (An area is developing in a manner and purpose different from that for which it is mapped.) *NOTE: If this reason is cited, it must be demonstrated that the discussed inconsistency between actual land use and designated zoning is not intended, as the City may intend to stop an undesirable land use pattern from spreading.*
- ☒ Factors have changed, (such as the availability of new data, the presence of new roads or other infrastructure, additional development, annexation, or other zoning changes), making the subject property more appropriate for a different zoning district.
- ☐ Growth patterns or rates have changed, thereby creating the need for an amendment to the Official Zoning Map.
- ☐ Explain: THE PROPERTY IS QUESTION HAS BEEN PURCHASED BY HTT, INC.

IT IS THE DESIRE OF HTT, INC. TO EXPAND THEIR CURRENT FACILITY TO MEET

BUSINESS NEEDS.

How does the proposed amendment to the Official Zoning Map maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property? THE PROPOSED AMENDMENT WILL ALLOW FOR
AN EXPANSION OF SIMILAR BUILDING FEATURES TO THE WEST OF THE EXISTING
FACILITY. IT WILL ALLOW THE OWNER TO MAINTAIN VITAL GREENSPACE AND
NATURAL FEATURE TO THE EAST, A HIGHER VISIBLE AREA TO THE PUBLIC. THE
OWNER WILL BE ABLE TO INCREASE OPERATIONAL EFFICIENCIES WITH MINIMAL
IMPACT TO NEARBY TRAFFIC PATTERNS.

Indicate reasons why the applicant believes the proposed map amendment is in harmony with the recommendations of the City of Sheboygan Comprehensive Plan.

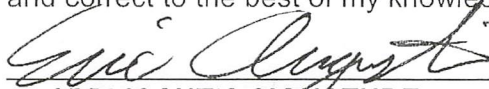
THE PROPOSED ZONING MAP AMENDMENT WILL ALLOW THE FOLLOWING:

-A MORE EFFICIENT SITE DESIGN, UTILIZING THE EXPANSION OF EXISTING INFRASTRUCTURE IN LIEU OF SATELLITE LOCATIONS.

-ENHANCEMENT OF BUILDING IN AN OLDER NEIGHBORHOOD WITH NEW CONSTRUCTION AND LANDSCAPE FEATURES

4. 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.



APPLICANT'S SIGNATURE

2/12/2024

DATE

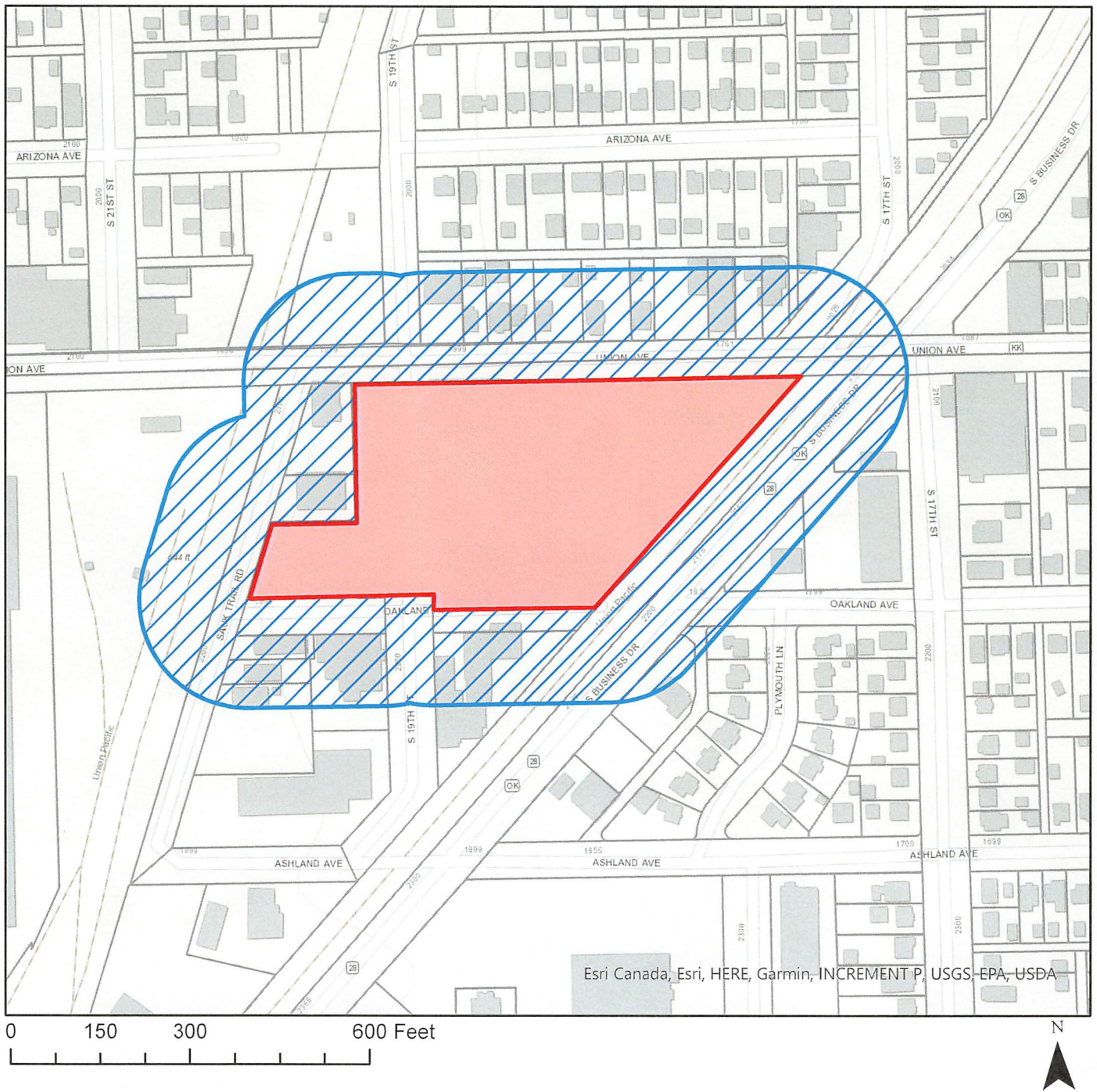
ERIC AUGUSTINE

PRINT ABOVE NAME

APPLICATION SUBMITTAL REQUIREMENTS

A copy of the current zoning map of the subject property and vicinity showing:

- ☐ The property proposed to be rezoned.
- ☐ All lot dimensions of the subject property.
- ☐ All other lands within 100 feet of the subject property.
- ☐ Map size not more than 11" X 17" and map scale not less than 1" = 600'.
- ☐ Graphic scale and north arrow.



Legal Descriptions for HTT Rezone

Beginning at the northwest corner of Block 4, said South Sheboygan Plat; thence S00°04'03"E, 354.71 feet to its intersection of the north line of Oakland Avenue right of way; thence N89°14'39"W, 80.01 feet to the monumented north line of Oakland Avenue right of way and its intersection of the west line of South 19th Street right of way; thence N00°04'03"W, 354.93 feet to the monumented south line of Union Avenue right of way and its intersection of the west line of South 19th Street right of way; thence S89°05' 15"E, 80.01 feet to the point of beginning for a vacation area of 28,385.9 square feet more or less. Parcel 92533418 (p)

Beginning at the southwest corner of Block 4, said South Sheboygan Plat; thence S89°14'39"E, 296.65 feet to its intersection of the west line of Union Pacific Railroad right of way; thence S43°07'04"W, 81.20 feet to the monumented south line of Oakland Avenue right of way and its intersection of the west line of the Union Pacific Railroad right of way; thence N89°14'39"W, 241.07 feet to the monumented south line of Oakland Avenue right of way and its intersection of the east line of South 19th Street right of way; thence N00°04'03"W, 60.01 feet to the point of beginning for a vacation area of 16,132 square feet more or less. Parcel 92533429 (p)

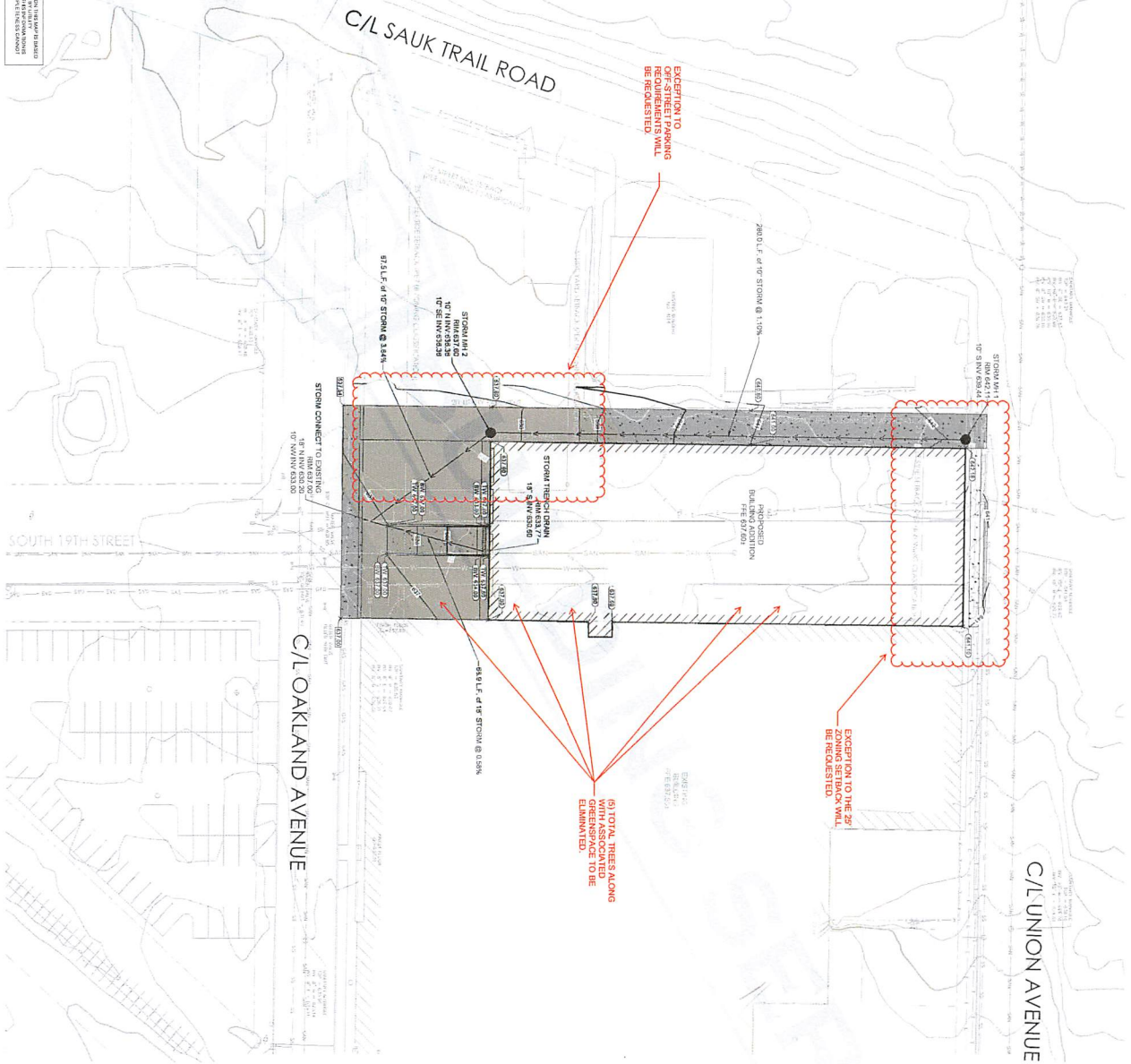
South Sheboygan Lot 16 BLK 3 & all of BLK 4, also vac S 18th Street between BLKS 3 & 4, and between the S line of Union Avenue & the NWLY R/W line of C & NW RY Main Track, also both vacated N-S alleys & the vacated E-W alley of BLK 4. Parcel 59281425440

South Sheboygan the E 45' of Lots 1, 2, 3, 4 & 5 BLK 5 and that part of vacated E/W alley adjacent to Lot 5. Parcel 59281425510

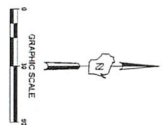
South Sheboygan Lots 6,7,8,9, & 10 BLK 5 and that part of vacated E/W alley adjacent thereto. Parcel 59281425550



THE UNDISCOUNTED UTILITY INFORMATION SHOWN ON THIS MAP IS BASED ON FIELD MEASUREMENTS AND REVISIONS NOT FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THESE INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED.



C/L UNION AVENUE



GRAPHIC SCALE

EXISTING CONTROL

PROPOSED CONTROL





PROPOSED SURFACE

EXISTING SURFACE

PROPOSED TOP OF WALL AT FINISHED GRADE

PROPOSED BOTTOM OF WALL AT FINISHED GRADE

LEGEND:

| | |
|---|-----------------------------|
|  | PROPOSED WATER SHOVEL |
|  | PROPOSED SANITARY SEWER |
|  | PROPOSED STORM SEWER |
|  | PROPOSED DRAIN (UNDERDRAIN) |

GENERAL NOTES

- [illegible]

PROJECT INFORMATION:

HTT WEST EXPANSION

1828 OAKLAND AVE
SHEBOYGAN, WI 53081

ACE BUILDING SERVICE

P.O. BOX 1626 • 3510 SOUTH 26TH STREET • MANITOWOC, WISCONSIN • 54221-1626
PHONE: 920-682-6105 • FAX: 920-682-7700 • WWW.ACEBUILDINGSERVICE.COM

[illegible]

C200

CLK322B

City Of Sheboygan
City Clerk's Office

* General Receipt *

Receipt No: 240051

License No: 0000

Date: 02/13/2024

Received By: MKC

Received From: HTT

Memo: ZONING CHANGE

Method of Payment: \$200.00 Check No. 073393

Total Received: \$200.00

| <u>Fee Description</u> | <u>Fee</u> |
|------------------------|------------|
| Zoning Change | 200.00 |

This document signifies receipt of fees in the amount indicated above.