

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.

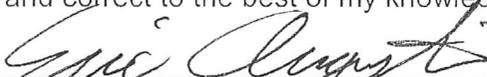
THE PROPOSED ZONING MAP AMENDMENT WILL ALLOW THE FOLLOWING:

-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)

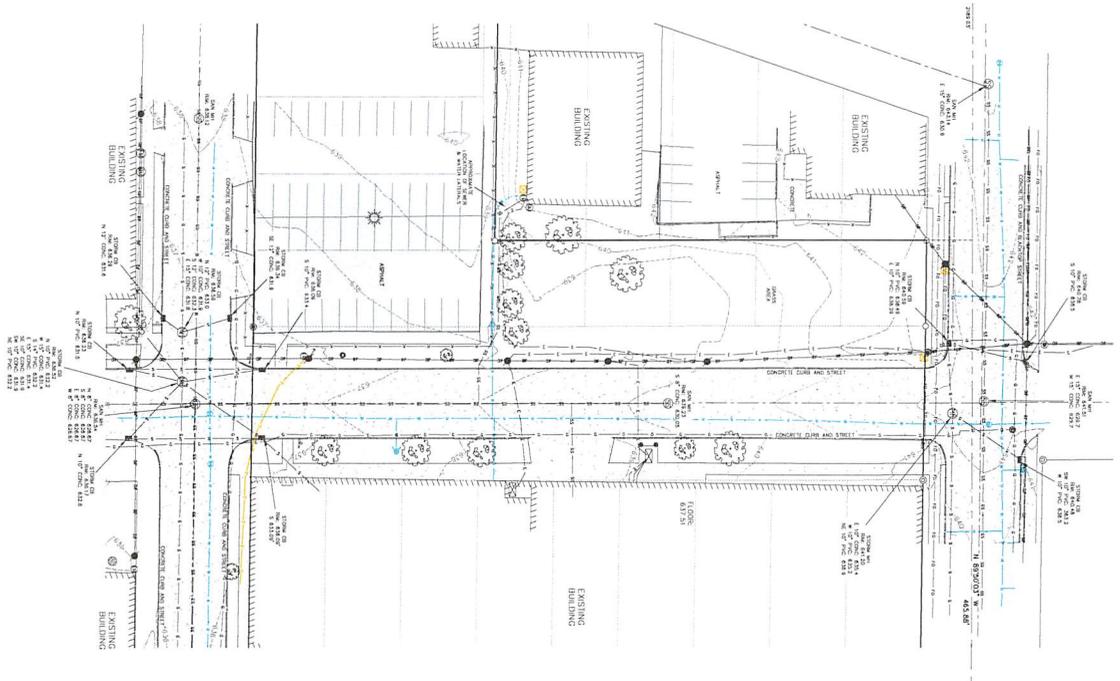
South Sheboygan Lot 16 BLK 3 & all of BLK 4, also vac S 18th Street between BLKS 3 & 4, and between the S line of Union Avenue & the NWLY R/W line of C & NW RY Main Track, also both vacated N-S alleys & the vacated E-W alley of BLK 4. Parcel 59281425440

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

NW CORNER
SEC. 34 - 16-23
(EXISTING MAP, NAD 83)
1" = 200' HORIZ. DIST.
1" = 40' VERT. DIST.

N 1/4 CORNER
SEC. 34 - 16-23
(EXISTING MAP, NAD 83)
1" = 200' HORIZ. DIST.
1" = 40' VERT. DIST.



NOTES:
1. ALL UTILITIES SHOWN ARE BASED ON THE LATEST AVAILABLE RECORD DRAWINGS AND FIELD SURVEY DATA. FIELD SURVEY DATA IS THE BASIS FOR THE DESIGN AND CONSTRUCTION OF THIS PROJECT.
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DESCRIPTION:
This project consists of the installation of a new water main and sewer main along the east side of S. 19th Street, from the intersection of S. 19th Street and S. 19th Street to the intersection of S. 19th Street and S. 19th Street.

LEGEND:
 ○ = 1/4" x 1/4" HIGH REFLECTOR
 --- = EXISTING UTILITY
 --- = EXISTING WATER MAIN
 --- = EXISTING SEWER MAIN
 --- = EXISTING GAS MAIN
 --- = EXISTING LIGHT MAIN
 --- = EXISTING TELEPHONE MAIN
 --- = EXISTING FIBER OPTIC MAIN
 --- = EXISTING POWER MAIN
 --- = EXISTING WATER MAIN
 --- = EXISTING SEWER MAIN
 --- = EXISTING GAS MAIN
 --- = EXISTING LIGHT MAIN
 --- = EXISTING TELEPHONE MAIN
 --- = EXISTING FIBER OPTIC MAIN
 --- = EXISTING POWER MAIN

STATEMENT OF WORK:
The contractor shall be responsible for the design and construction of the water main and sewer main along the east side of S. 19th Street, from the intersection of S. 19th Street and S. 19th Street to the intersection of S. 19th Street and S. 19th Street.

LEGEND

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- = EXISTING WATER MAIN
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- = EXISTING TELEPHONE MAIN
- = EXISTING FIBER OPTIC MAIN
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TOPOGRAPHY SURVEY for HTI, Inc.
PART OF BLOCKS 4 & 5, INCLUDING VACATED ALLEYS AND ADJACENT S. 19th STREET
LOCATED IN THE NE 1/4 OF THE SW 1/4 OF SECTION 34, TOWN 15 NORTH, RANGE 23 EAST,
CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN

FIELD WORK COMPLETION DATE: 1/17/2024 DRAWN BY: JAC CHECKED BY: JAC DATE FILE: DWG-15-SHEBOYGAN-VEGET-15	DISCLAIMER CORNER POINT, LLC IS NOT RESPONSIBLE FOR UNAUTHORIZED CHANGES AND/OR ADDITIONS TO THE FOREGOING MAP/DOCUMENT.	LANDMARK HTI SHEBOYGAN, LLC 5210 VANGUARD DRIVE SHEBOYGAN, WI 53085	REVISION DATA
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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.