

**CITY OF PLYMOUTH, WISCONSIN
TUESDAY, APRIL 30, 2024 COMMITTEE OF THE WHOLE MEETING
6:00 PM, COUNCIL CHAMBERS
CITY HALL, 128 SMITH STREET**

AGENDA

- 1. Call to Order and Roll Call**
- 2. Approve the Minutes from February 27, 2024**
- 3. Discussion and Recommendation to Plan Commission regarding 13-1-140 Accessory Structure Size**
- 4. Project Status Update from Cheese Capital Winter Park, LLC**
- 5. Adjourn**

It is likely a quorum of members of other governmental bodies of the municipality may be in attendance at the above stated meeting to gather information. No action will be taken by any governmental body at the above stated meeting other than the governmental body specifically referred to above in this notice.

Please note that, upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service, please contact the City of Plymouth ADA Coordinator Leah Federwisch, located in the Plymouth Utilities office at 900 County Road PP, Plymouth, WI or call 920-893-3853.

CITY OF PLYMOUTH, WISCONSIN
TUESDAY, FEBRUARY 27, 2024 COMMITTEE OF THE WHOLE MEETING
CITY HALL, 128 SMITH STREET

UNOFFICIAL MINUTES

1. **Call to Order and Roll Call:** Mayor Pohlman called the meeting to order at 6:30 PM. On the call of the roll the following were present: Jeff Tauscheck, Angie Matzdorf, Diane Gilson, Mike Penkwitz and John Nelson. Also present were: City Administrator/Utilities Manager Tim Blakeslee, HR Specialist Leah Federwisch, Deputy Police Chief Matt Starker, and City Clerk Anna Voigt.
2. **Approve the Minutes from December 12, 2023:** Motion was made by Gilson/Tauscheck to approve the minutes from December 12, 2023. A unanimous aye vote was cast. Motion carried.
3. **Discussion and Recommendation of Changes to Municipal Code Sec. 2-1-9 – Residence of Employees:** City Administrator/Utilities Manager Blakeslee explained the current residence of employees states a distance not greater than 15 miles from the nearest corporate boundary of the city. Given the recruitment market for new employees, it is more difficult to find quality candidates with these boundaries. Providing a waiver will allow staff the opportunity to make limited exceptions if needed. Tauscheck stated he didn't have a problem with the idea, but prefers increasing the radius vs the waiver. With the waiver it depends if you're going to have a set amount. He gave an example of what if someone was 40 miles and the next person is 42. Blakeslee explained they thought of that also. The reason they went with the waiver route is because some employees need to be in a close radius. They are trying not to give different standards for different departments. Nelson is concerned with the possibility of favoritism. He stated he almost rather have no requirement. Blakeslee stated some of the employees need requirement like DPW should be in a 15-mile radius, and Electrical operation staff really needs a 30-minute response. Tauscheck, suggested starting with the waiver and to come back if it needs to be changed.
4. **Discussion on Creation of an R6 Zoning District in Chapter 13:** City Administrator/Utilities Manager Blakeslee explained the development of a Comprehensive Housing Strategy was one of the key initiatives as part of 2023 Strategic Plan. In addition, the 2022-2042 Comprehensive Plan noted that over 1,000 new housing units will be needed in the City in the next twenty years. Mayor Pohlman asked how this is in comparison to other communities. Blakeslee answered that this would make us pretty comparable to surrounding communities. Nelson stated this would help draw developers to the City. Consensus from the committee was to recommend staff prepare an R6 Zoning Code amendment for Plan Commission and Common Council.
5. **Adjourn:** Motion was made by Tauscheck/Matzdorf to adjourn the meeting. A unanimous aye vote was called. Motion carried.



DATE: April 25, 2024

TO: Committee of the Whole

FROM: Tim Blakeslee, City Administrator/Utilities Manager

RE: Discission and potential referral to Plan Commission of modifications of Sec. 13-1-140 regarding accessory structures.

Background:

Section 13-1-140 of the zoning code defines permitted accessory structures for residential properties. Feedback received from the Building Inspector/Zoning Administrator from a number residents is that Sec. 13-1-140 has not been amended in Plymouth as vehicle size has increased over the years, more residents have recreational items (such as boats, snowmobiles, snowblowers, etc.), and residents want to continue to make improvements to their homes with additions such pavilions, greenhouses, and sheds. The goal of accessory structures code is to balance resident need/want with overcrowding of structures on a property.

The Building Inspector/Zoning Administrator has reviewed peer communities and made several recommendations to modify Sec. 13-1-140. The full outline of proposed changes is included in Attachment 1, but highlights are included below. If the proposed changes are referred to Plan Commission for a recommendation, Staff will work with the City Attorney to make formal changes to the code.

Current Code	Proposed Change
For Single Family Homes with an Attached Garage: Garage size limited to 1,200 sq ft or first floor dwelling unit area whichever is smaller.	For Single Family Homes with an Attached Garage: Garage size limited to not more than the home finished area footprint.
For Two Family Homes with an Attached Garage: Garage size limited to 750 sq ft or first floor dwelling unit area whichever is smaller.	For Two Family Homes with an Attached Garage: Garage size limited to 750 sq ft or the total finished area of each unit, whichever is smaller.
For Residences with attached Garages: One (1) detached accessory structure per dwelling unit shall be permitted, provided the combined area of the attached residential garage and accessory structure does not exceed the maximum limits set forth.	Within Single Family residential zones: Two (2) detached accessory structures; (1) detached garage, (1) shed, (1) Pavilion, or (1) Greenhouse. Within Two Family Zones: one additional detached accessory structure is allowed per dwelling unit, which does not exceed the maximum limits set forth.
For Single Family Homes with a Detached Garage: Garage size limited to the smaller of 1,200 square feet, the first-floor dwelling unit.	For Single Family Homes with a Detached Garage: Garage size limited to the footprint of the total finished area in square feet or no more than 30 percent of the rear yard.

area of the principal structure, or 35 percent of the rear yard.	
For Two Family Homes with a Detached Garage: Garage size limited to the smaller of 750 square feet per dwelling unit or the first-floor dwelling unit area.	For Two Family Homes with a Detached Garage: Garage size limited to the smaller of 750 square feet per dwelling unit, or no more than 30 percent of the rear yard.
All residences: Maximum size for accessory structures cannot combine total more than 1,200 sq. ft. (single family) or 750 sq. ft. Also subject to lot coverage/setback requirements.	All residences: Maximum size for accessory structures other a than garage is 200 sq. ft. for each. Also subject to lot coverage/setback requirements.
N/A	All residences: Detached Structures in Residential Zones shall be complementary to the Dwelling in construction and appearance.
N/A	All residences: Pole agricultural type constructed buildings, and metal pole barn type siding are not allowed

Recommendation:

Move to refer modifications of Sec. 13-1-140 regarding accessory structures to Plan Commission for review.

Attachment:

1. Proposed Changes

Sec. 13-1-140 - Accessory uses or structures.

modified

[SHARE LINK TO SECTION](#)[PRINT SECTION](#)[DOWNLOAD \(DOCX\) OF SECTION](#)[EMAIL SECTION](#)[COMPARE VERSIONS](#)

Add Definitions:

1. **Garage:** An attached or detached accessory use building or structure, or part thereof, used, or designed to be used, for the parking and storage of motor driven vehicles.
2. **Pavilion:** A detached accessory structure having 4 open sides, with a roof system impervious to the elements, that is used for recreation or shelter.
3. **Greenhouse:** An accessory structure built for growing plants. Greenhouses are usually made of transparent (clear) materials that allow sunlight to pass through.

(a)

Principal use to be present. An accessory use or structure in any zoning district shall not be established prior to the principal use or structure being present or under construction. Any accessory use or structure shall conform to the applicable regulations of the district in which it is located, except as specifically otherwise provided.

(b)

Placement restrictions - residential districts. Accessory structures in single-family or duplex residential districts are subject to the following regulations:

(1)

~~Residences with Attached~~ garages:

a.

One attached residential garage per dwelling unit shall be permitted.

1.

The maximum square feet of floor area shall be limited to the [not more than the footprint of the total finished area of a single family dwelling.](#) ~~smaller of 1,200 square feet or the first floor dwelling unit area in the case of a single family residence.~~

2.

The maximum square feet of floor area shall be limited to the smaller of 750 square feet per [unit or the total finished area of each](#) dwelling unit, ~~or the first floor dwelling unit area~~ in the case of a [two family duplex](#) dwelling.

3.

Minimum yards ~~for both Single and Two Family Dwellings~~ shall be the same as that required for the principal structure.

b.

Within Single Family residential zones, additionally there may also be 2 detached accessory structures; (1) detached garage, (1) shed, (1) Pavilion, or (1) Greenhouse. The maximum size of the additional structure is 200 sq. ft. for each.

~~Within Two Family Zones One detached accessory structure per dwelling unit one additional detached accessory structure is allowed per dwelling unit, shall be permitted, provided the combined area of the attached residential garage and accessory structure which~~ does not exceed the maximum limits set forth in ~~subsection a. hereinabove in this section,~~ and complies with the location and height regulations for detached garages as provided in section 13-1-140(b)(2) herein below.

(2)

~~Residences with Detached garages:~~

a.

One detached residential garage per lot shall be permitted.

1.

The maximum square feet of floor area shall be limited to ~~the smaller of 1,200~~ the footprint of the total finished area in square feet, ~~the first floor for a single family dwelling unit area of the principal structure,~~ or no more than 30 ~~35~~ percent of the rear yard.

2.

The maximum square feet of floor area shall be limited to the smaller of 750 square feet per dwelling unit, or no more than 30 percent of the rear yard ~~or the first floor dwelling unit area in the case of a duplex for a two family dwelling.~~ For calculating the Two Family Dwelling rear yards, the rear yard per side will divided at the common wall line and divide the areas in common for the purposes of this calculation.

3.

When located to the rear of the principal dwelling unit, ~~the accessory structures~~ shall be a minimum of three feet from the rear and side lot lines; if the detached structure exceeds 600 square feet, the structure shall follow the same side setback requirements as the dwelling for that zone. ~~if~~ if located in a side yard, the structure shall follow the same setback requirements for a dwelling in that zone. ~~be a minimum of nine feet from the side property line.~~ In either event, the structure shall be a minimum ~~of ten feet from the dwelling unit,~~ of not less than 5 feet from the

dwelling unit. If closer than 10 feet for parallel walls, the construction shall follow the requirements of SPS 321.08. ~~and~~ These detached accessory structures shall not be located in a required front yard or street side yard for a corner lot and shall not be located in front of the principal dwelling unit building face.

4.

A detached residential garage shall have a maximum height of 15 feet or 60 percent of the principal dwelling unit height, whichever is greater.

b.

For the Single Family Residential Zone ~~without an attached garage~~, there may be 2 more accessory structures along with a detached garage, (1) shed, (1) Pavilion, or (1) Greenhouse. ~~One additional accessory structure per dwelling unit shall be permitted provided the combined floor area of the two~~ The maximum size of the additional structure is 200 sq. ft. for each. ~~d~~ Detached structures total square footage shall not exceed the area permitted for a detached residential garage-accessory uses as set forth in this subsection, and complies with all applicable height and location requirements for detached garages.

(3)

The detached structures shall be complementary to the dwelling in construction and appearance. Pole type construction buildings and metal pole barn type siding are not allowed.

Any detached accessory structure equal to or exceeding 160 square feet must comply with the garage foundations and footing requirement of section 15-1-12(d) of the City of Plymouth Code of Ordinances.

(c)

Use restrictions—Residential district. Accessory uses or structures in residential districts shall not involve the conduct of any business, trade, or industry and shall not be occupied as a dwelling unit.

(d)

Reversed corner lots. When an accessory structure is located on the rear of a reversed corner lot, it shall not be located beyond the front yard required on the adjacent interior lot to the rear, nor nearer than three feet to the property line of the adjacent structure.

(e)

Landscaping and decorative uses. Accessory structures and vegetation used for landscaping and decorating may be placed in any required yard area not regulated by vision clearance regulations.

Permitted structures and vegetation include flag poles, ornamental light standards, lawn furniture, sun dials, bird baths, trees, shrubs, flowers, and gardens.

(f)

Temporary uses. Temporary accessory uses such as real estate sale field offices or shelters for materials and equipment being used in the construction of the permanent structure may be permitted by the zoning administrator.

(g)

Temporary special exception and temporary special land use permits.

(1)

The zoning administrator shall have the power to grant permits authorizing temporary special exceptions for:

a.

Outdoor tent, sidewalk, or flower/plant sales, and seasonal sales of produce, firewood, or Christmas trees in the B-1, business or professional offices and the B-3 highway business districts.

(h)

Prefabricated storage enclosures.

(1)

A prefabricated storage enclosure does not allow the use of shipping containers or containers used for moving or storage of personal belongings.

(2)

A prefabricated storage enclosure is used to store personal property for residential use.

(3)

Prefabricated storage enclosures, are not designed and manufactured to conform to all the requirements of the Wisconsin Uniform Building Code Chapter III, Garages and Accessory Structures.

City of Plymouth
128 Smith St. - P.O. Box 107
Plymouth, WI 53073-0107



Telephone: (920) 893-3745
Facsimile: (920) 893-0183
Web Site: plymouthgov.com

DATE: April 25, 2024
TO: Committee of the Whole
FROM: Tim Blakeslee, City Administrator/Utilities Manager
RE: Nutt Ski Hill Presentation

Background:

Nutt Ski Hill has not been utilized for organized winter recreation since February of 2014. Over the past two years, a small group of Plymouth Community members created a non-profit called Cheese Capital Winter Park LLC (CCWP) to investigate the reestablishment of the Nutt Ski Hill in Plymouth for winter activity. In July 2023, the CCWP presented the concept of Ski Hill Rehabilitation to the Committee of the Whole. At the time, the CCWP wanted to receive feedback from the Committee of the Whole before putting continued logistics and fundraising effort into the project. The consensus of the Committee of Whole at that time was for the group to finalize the ski hill design and return with a more finalized concept design and request.

At the meeting tonight, CCWP will present their updated concept for a revitalized Nutt Ski Hill to the Committee of the Whole. The presentation is intended to be both a status update and to provide information prior to the advisory referendum discussion that will occur at the Common Council meeting. The Committee of the Whole is encouraged to provide feedback regarding the design, timelines, and other topics. Discussion at the Committee of the Whole meeting does not constitute formal approval of the project, but is intended to provide direction to the CCWP and Staff regarding the project

Regardless of a decision on an advisory referendum, Staff would anticipate the following additional public meetings (at a minimum) related to the project:

- Parks Committee (Project Feedback and Recommendation)
- Public Open House Event(s) (Organized by CCWP to solicit public feedback)
- Plan Commission (Public Property Lease Discussion and Recommendation)
- Common Council (Project and Lease Approval)

Recommendation: No action required, review and discuss Nutt Ski Hill presentation

Attachment:

- Presentation and Associated Materials



Nutt Hill Meeting of the Whole 4/30/24

Agenda:

- Community Members
- Vision
- Survey results
- What have we been working on?
- Timeline
- Discussion and feedback
- Next steps

The below have contributed to shaping our vision and would like to see Nutt Hill operational again

John Mueller

Dan Schmitz

Ryan Stubbs

Gerry Krebsbach

Lee Gentine

Brad Marcouiller

Ellie Giebler

Tony Resimius

Nathan Volkomener

Michelle Birschbach

Terry Schram

Jason Bemis

Joe Van Derven



Our vision for bringing consistent winter recreational activities to our community

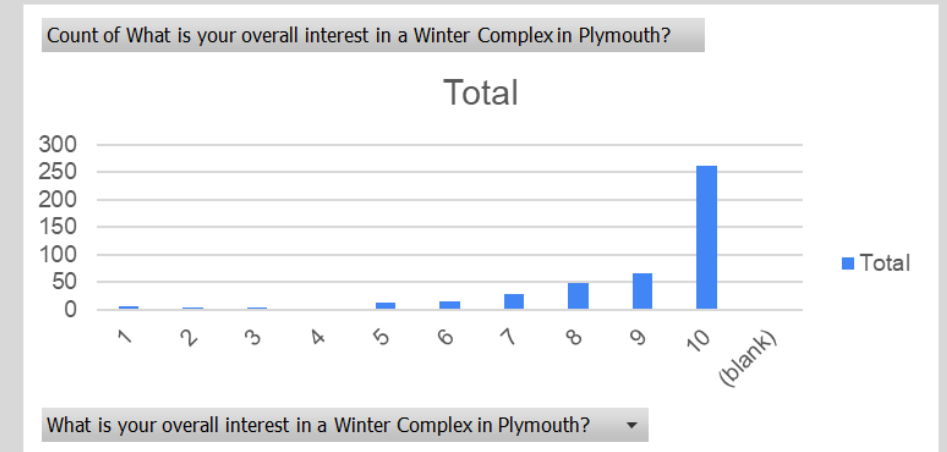
Provide affordable, winter recreational activities that facilitate skill development, healthy lifestyle, and improve life experiences for present and future generations of residents throughout East Central Wisconsin.

We would like to operate Nutt Hill as a non-profit organization and make significant improvements to the infrastructure, facilities, and property to support tubing, skiing, snowboarding, and ice skating. We plan to raise capital funds to support snowmaking, grooming, building improvements, land modifications, and install a magic carpet.



Are Plymouth residents interested in having a winter sports complex?

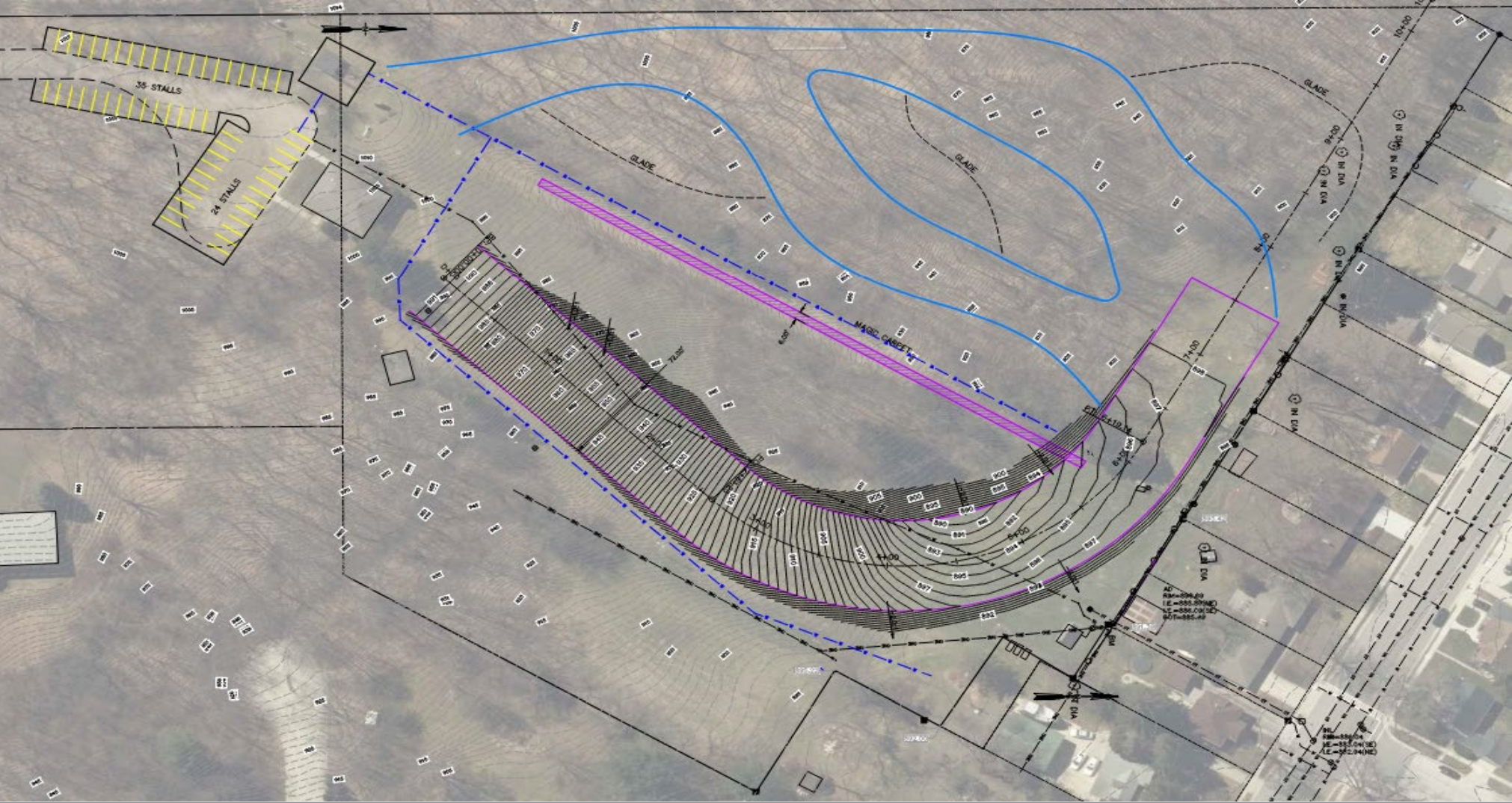
- In April of 2022, we partnered with the Plymouth School District, St. John the Baptist, and St. John Lutheran to conduct a survey to gauge Plymouth residents' interest and potential usage.
- Over 450 families responded to the survey.
- 84%+ of respondents indicated they are interested in having an outdoor winter sports option in Plymouth. (score 8+)
 - 58% rated the initiative a 10, the highest score possible.
- Of the potential winter activities, tubing/sledding was the most popular, followed by skiing.



What have we done since we last met on July 11, 2023?

1. Finalized the hill layout after several iterations. This has allowed us to move forward with engineering drawings.
2. Challenged capital investment numbers.
3. Continued to raise funds.
4. Modified plans to incorporate community feedback.

Finalized the hill layout

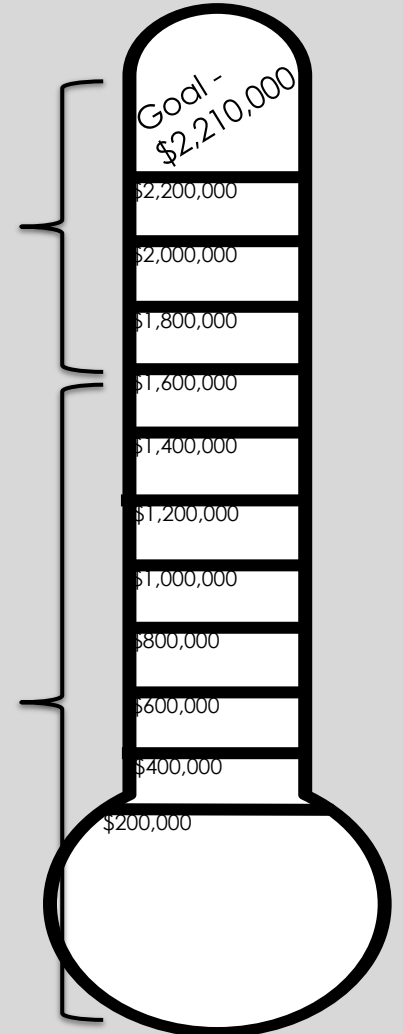


Challenged capital investment numbers

	Original	Current
Snowmaking equipment and install	\$725,000	\$420,000
Electrical upgrades & Lighting	\$105,000	\$105,000
Groomer	\$315,000	\$225,000
Magic Carpet	\$390,000	\$390,000
Hill modifications (Ski/tube area, parking lot)	\$500,000	\$500,000
Building - pump house & maintenance building 60x60	\$700,000	\$300,000
Retrofit existing shelter	\$50,000	\$50,000
Maintenance parts, tools, and supplies	\$120,000	\$120,000
Freight and mobilization	\$100,000	\$100,000
Campaign Clerical	\$50,000	\$0
Interest	\$125,000	\$0
Total capital investment	\$3,175,000	\$2,210,000

Needed
for goal:
\$640,000

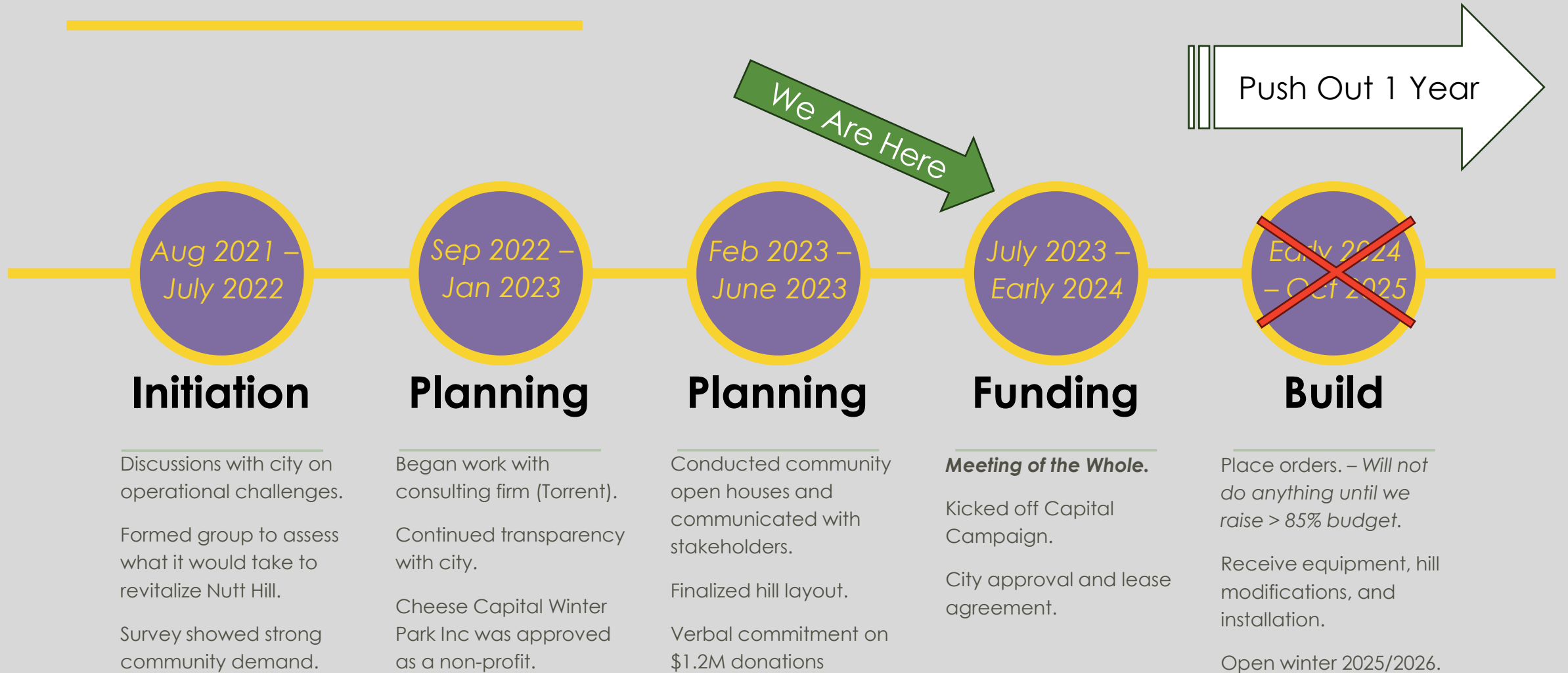
Raised to
date:
\$1,570,000



We are incorporating community feedback into our plan

Community concerns	Actions we will take
Lighting	We will use directional lighting that improves visibility, enhances safety, limits light pollution, and limits impact on neighboring properties.
Noise from Equipment	Operational equipment specifications are rated to run under 106 decibels(dB(A)). Gas-powered lawn mowers are between 90 - 106decibels (dB(A)).
Water Diversion	We will grade the tubing lanes to naturally collect water on the inside of the corner.
Magic Carpet Location	Moved from the middle of the hill to where the existing tow rope is located.

Timeline



Discussion points about how we can partner with the city to achieve our vision

- Lease land for \$1; Initial term for 20 years with option to extend 10 years at the end of the initial lease (12-month lease)
- We raise capital funds for infrastructure, snowmaking, grooming, maintenance shed, magic carpet, and new shelter.
- We take on operational expenses.
- We have marketing, merchandise, naming, and signage rights.
- We retain all revenue (building rental, special events, ticket sales) duration of lease.
- We retain all donations to the hill and non-profit organization.
- We determine hours of operations within city ordinances.
- We can upgrade equipment if financially viable.
- We can make modification to existing buildings including removal of structures and equipment.
- We can modify the property with city oversight. (Examples: tree removal, installation of infrastructure, excavating and soil movement).

Next Steps

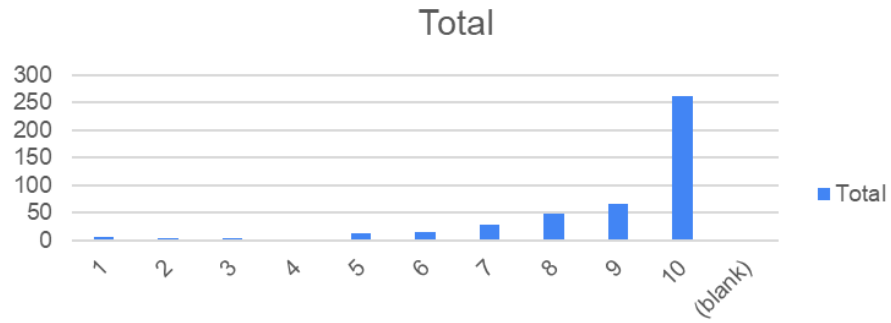
- Finalize engineering drawings with JE Arthur and produce site renderings.
- Continue our capital campaign.
- Present our plan to the Parks Committee.
- Work with the city on drafting a lease. The lease must be completed before presenting to the Planning Commission.
- Present to Planning Commission.
- Seek approval from the Common Council.
- Place orders, start hill preparation, and begin the installation of infrastructure.
- Open the winter of 2025/2026.

Appendix

Survey results

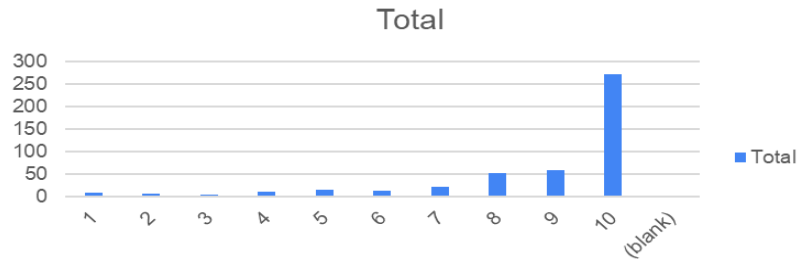
(1=Low interest – 10=High interest)

Count of What is your overall interest in a Winter Complex in Plymouth?



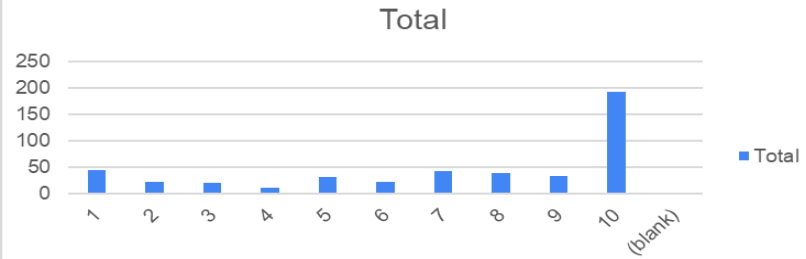
What is your overall interest in a Winter Complex in Plymouth?

Count of How likely would you be to use a hill with tubing/sledding (rope tow return to top)?



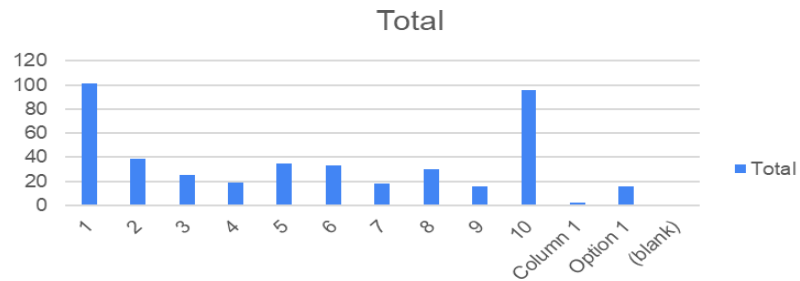
How likely would you be to use a hill with tubing/sledding (rope tow return to top)?

Count of How likely would you be to use the ski hill with a rope tow?



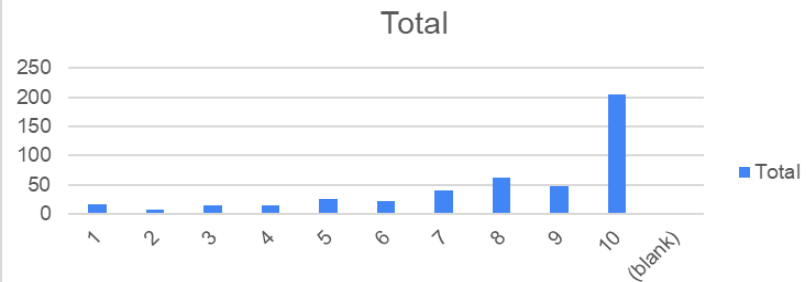
How likely would you be to use the ski hill with a rope tow?

Count of How likely would you be to use a location for snowboarding?



How likely would you be to use a location for snowboarding?

Count of How likely would you be to use a skating rink?



How likely would you be to use a skating rink?

Nutt Hill has a rich history and a special place in many long time Plymouth resident's hearts

"Nutt Hill was such a welcome winter park and was utilized for many years. It provided local winter recreation where families could enjoy a day on the hill skiing, sledding, or snowboarding."

"Reopening the hill would bring back wonderful memories for so many in the area and give a place for the next generation to gain a love of winter sports."

"Nutt Hill was great, we had somewhere to go when we were young. We spent a lot of time there with our friends."

- Established in 1962, Nutt Hill was named in honor of the late Dr. and Mrs. C. R. Nutt.
- Dr. and Mrs. Nutt acquired the property Nutt Hill sits upon in 1946. Upon their death the couple willed the property to Mrs. Fred Stienecker who then donated the property to the city of Plymouth.
- A number of Plymouth residents worked together to lobby council members to get the park up and running for winter sports enthusiasts to enjoy.
- Lights were installed on Nutt Hill allowing night skiing. Tow ropes were also installed to attract patrons to the hill. Originally the tow rope was run using a tractor that was modified to pull skiers up Nutt Hill. However, safety concerns were raised and the city of Plymouth installed an appropriate tow rope system designed to stop immediately should a skier get caught in the rope.
- In 1969 snow making equipment was purchased by the City of Plymouth to help keep the hill in operation at times when not enough natural snow had fallen.
- A snowmobile was also purchased so that the snow could be flattened and groomed. A groomed hill would have been a huge amenity for folks on the hill.

Why this is good for our community

- Plymouth, with its Nutt Hill, is in a unique position to attract thousands of visitors within a 30–45-mile range. We have the topography that isn't available anywhere else. As a community, Plymouth's major businesses are continuously trying to attract young talent (typically with families), to choose our city for their permanent home. The winter complex offers another point of differentiation and compliments the myriad of summer recreation venues throughout the city and county.
- According to the Gronk Group, a recreation consultant, 30% of golfers are also cross country and downhill skiers, as well as, tubers.
- Winter sports provide a wide variety of health and social benefits including; a positive impact on physical and mental health, stress relief, increased vitamin D, boosting the immune system, and increased self-esteem to name a few.

Operational Projections

Projections - 3 Month Season

		Low	Medium	High
Year 1	Outflow	\$ 346,181	\$ 364,401	\$ 382,621
	Inflow	\$ 294,638	\$ 327,375	\$ 392,850
	Net Inflow/(outflow)	(51,543)	(37,026)	\$ 10,229
Year 2	Outflow	\$ 363,490	\$ 382,621	\$ 401,752
	Inflow	\$ 338,833	\$ 376,481	\$ 451,778
	Net Inflow/(outflow)	(24,657)	(6,140)	\$ 50,025
Year 3	Outflow	\$ 380,799	\$ 400,841	\$ 420,883
	Inflow	\$ 383,029	\$ 425,588	\$ 510,705
	Net Inflow/(outflow)	2,230	\$ 24,746	\$ 89,822

Projections - 2 Month Season

		Low	Medium	High
Year 1	Outflow	\$ 319,866	\$ 336,701	\$ 353,536
	Inflow	\$ 196,875	\$ 218,750	\$ 262,500
	Net Inflow/(outflow)	(122,991)	(117,951)	(91,036)
Year 2	Outflow	\$ 335,859	\$ 353,536	\$ 371,213
	Inflow	\$ 226,406	\$ 251,563	\$ 301,875
	Net Inflow/(outflow)	(109,453)	(101,974)	(69,338)
Year 3	Outflow	\$ 351,853	\$ 370,371	\$ 388,890
	Inflow	\$ 255,938	\$ 284,375	\$ 341,250
	Net Inflow/(outflow)	(95,915)	(85,996)	(47,640)

Notes:

- Year 2 assumes 15% increase in Revenue 5% increase in Expenses
- Year 3 assumes 30% increase in Revenue 10% increase in Expenses
- Low side assumes 10% decline in Revenue 5% decline in Expenses
- High side assumes 20% increase in Revenue 5% increase in Expenses
- Includes interest expenses

Equipment – Magic Carpet, Snowmakers, Groomer



Snowmaking Days and Mechanical Statistics

*Gas-powered lawn mowers are between 90 – 106 decibels (dB(A))

Water Use and Operating Hours

<u>Coverage</u>	<u>Total Days</u>	<u>Start / End</u>	<u>Proposed Snowmaking Hours</u>	<u>Water Pumped MG</u>	<u>System Flowrate (Avg.) GPM</u>
Open 100%	10-15	Nov / Dec	96.7	2.32	400
Refresh	5-10	Dec / Jan	48.8	1.17	400
Season	15-25	Nov / Jan	145.5	3.49	400

Groomer

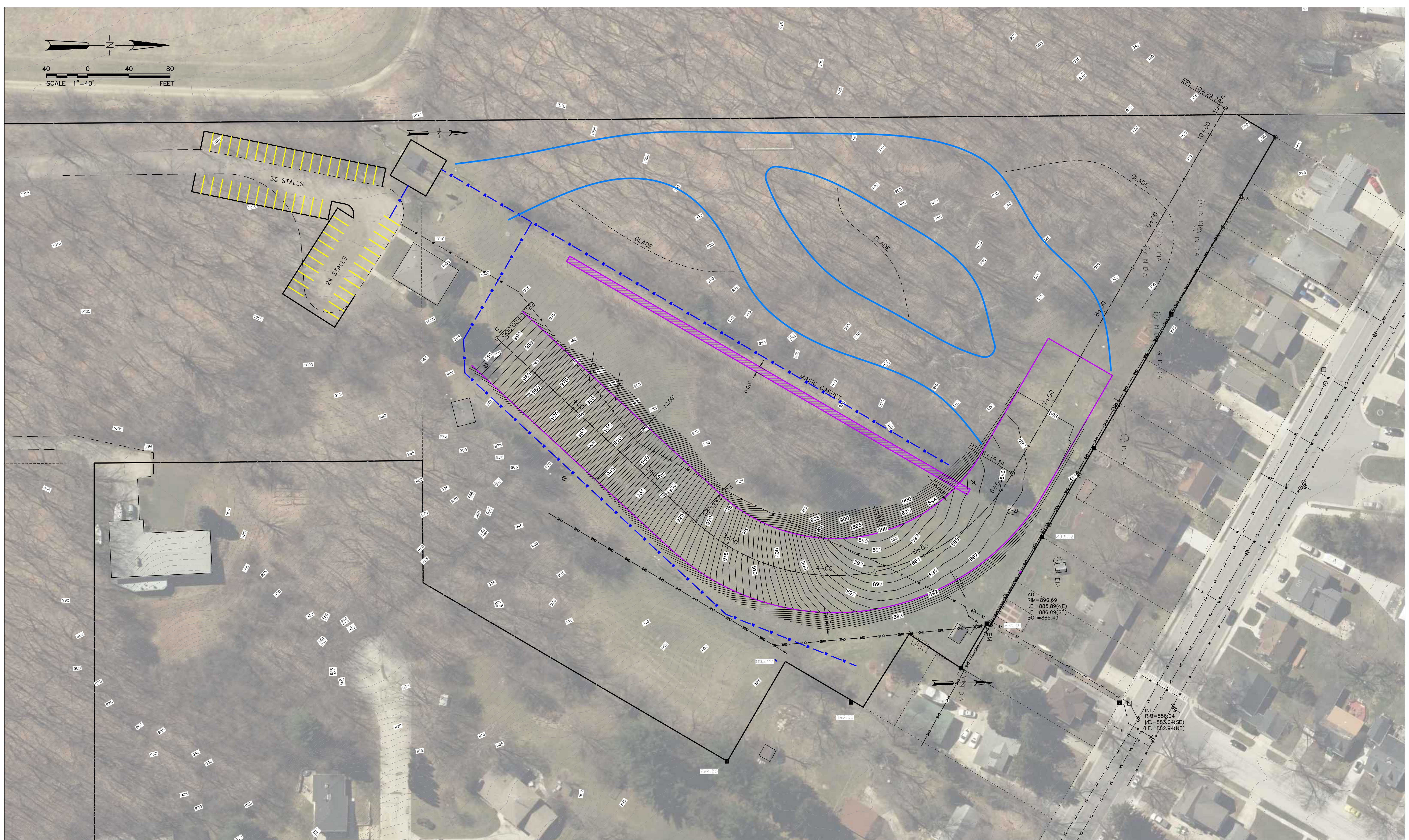
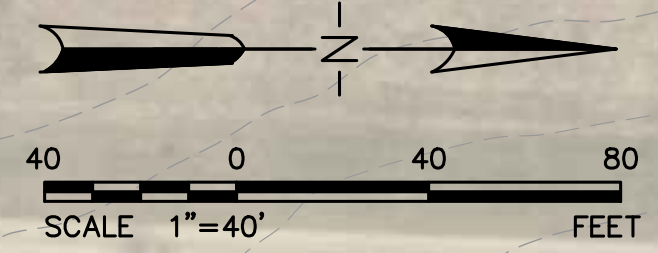
Radiated sound power level 105.0 dB(A)

Measured during grooming
(vector sum)

Snowmakers

NOISE LEVELS

Sound Level, dB(A)	10 meters	20 meters	50 meters
Front	71	62	54
Back	68	63	53
Side	66	60	51



DRAWN BY MLA
 CHECKED BY ERO
 APPROVED BY ERO

SCALES
 HORIZONTAL 1"=40'
 VERTICAL NA

PROJECT NO. 883.001
 DATE 3/20/2024

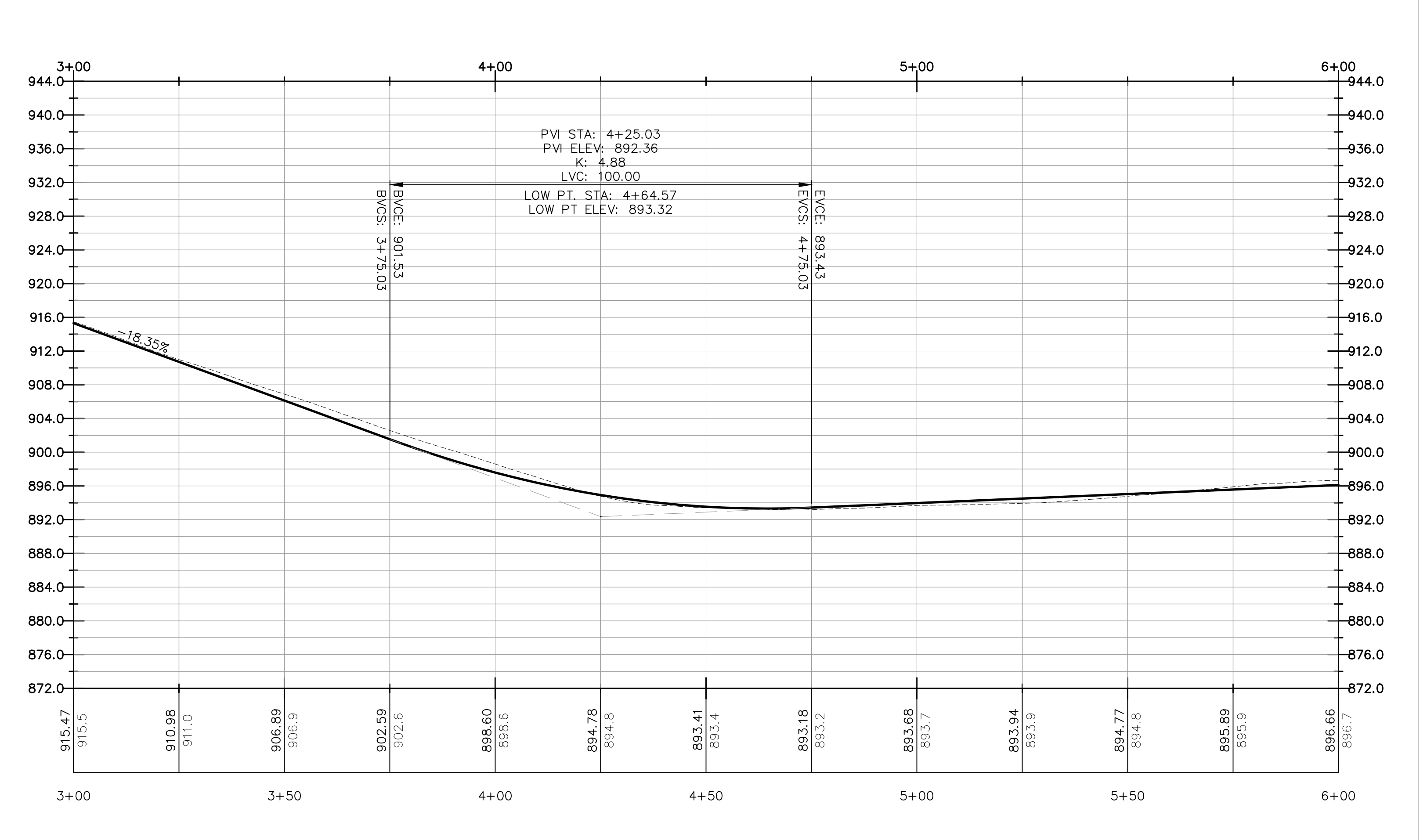
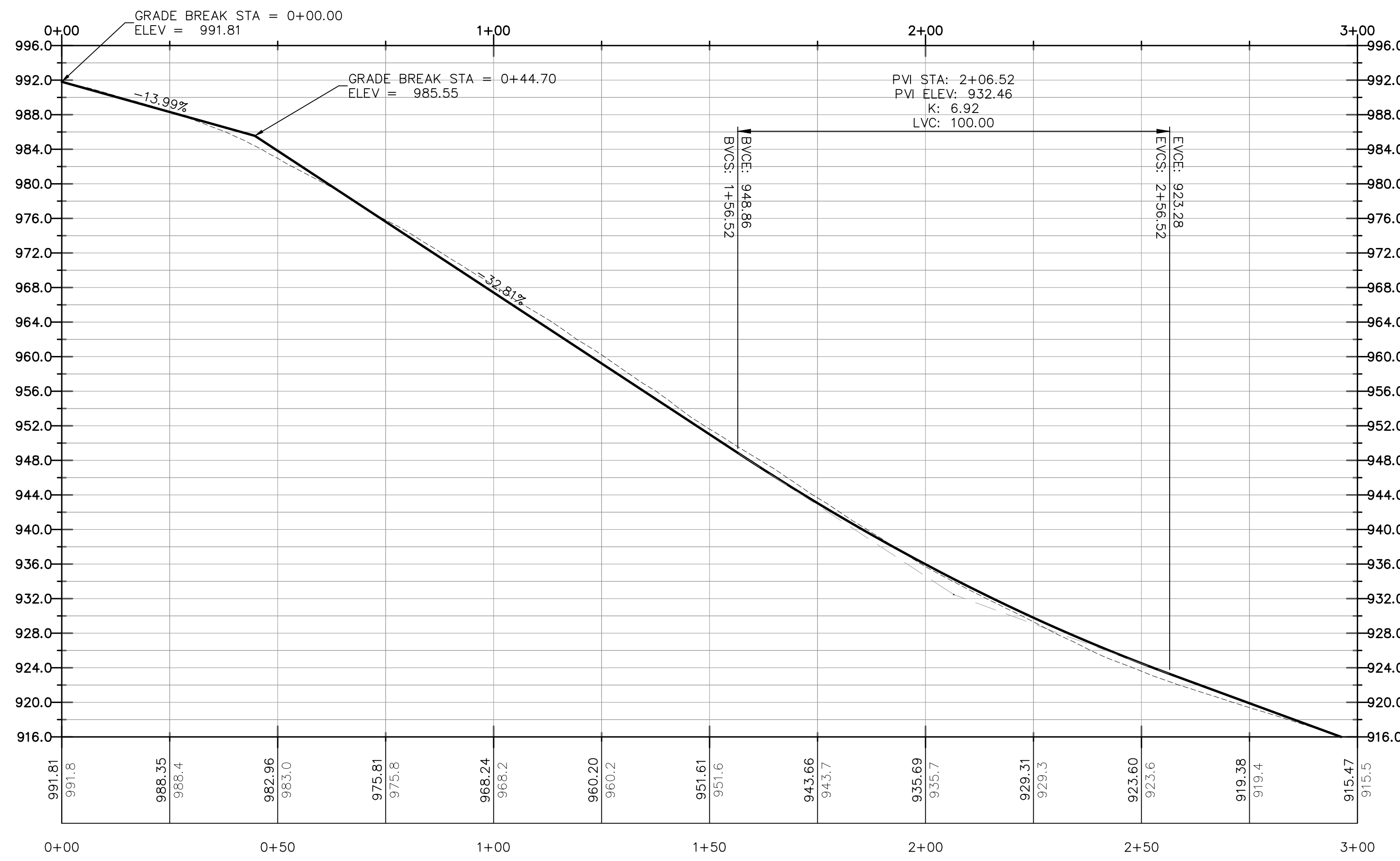
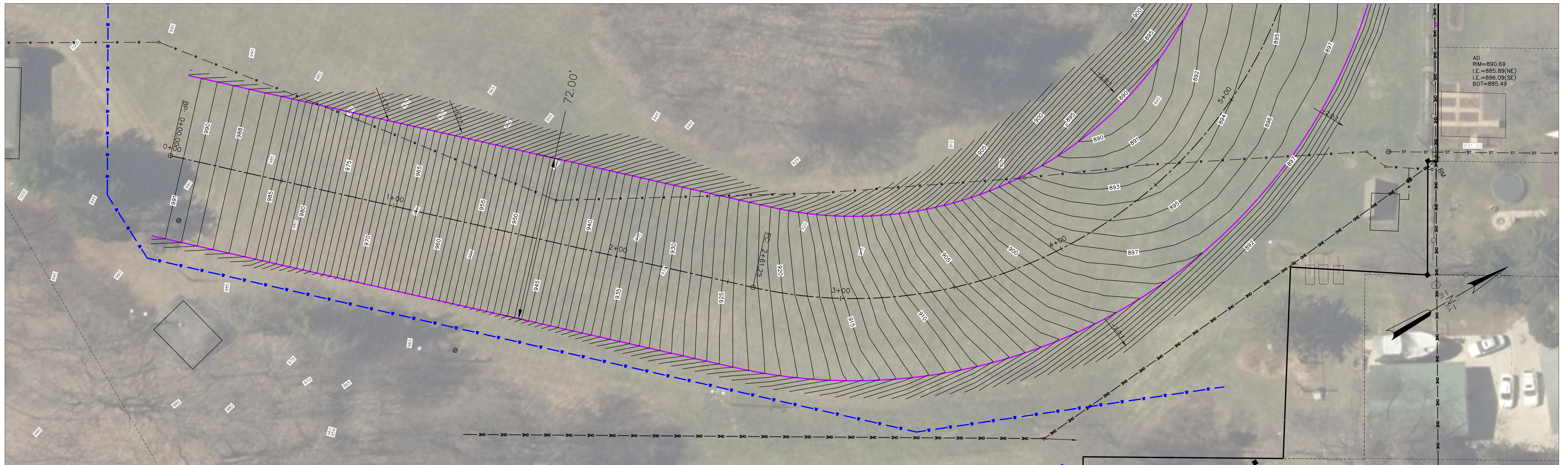
REVISIONS

BENCH
 MARK

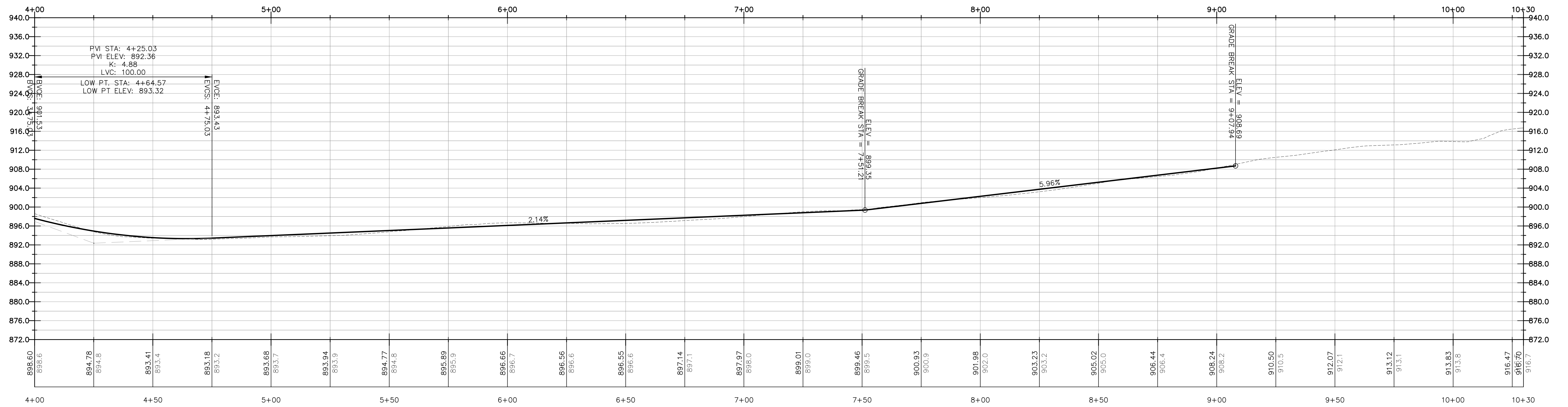
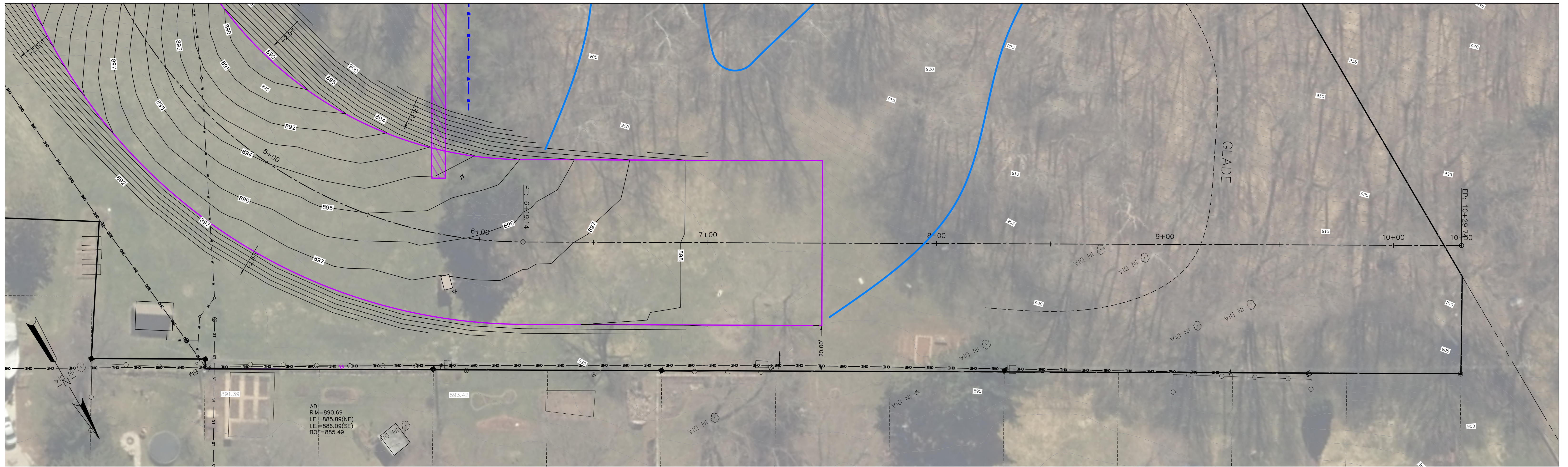
DATUM
 NAVD '88
 ASSUMED
 CITY
 PROJECT

SITE PLAN
 NUTT HILL
 CHEESE CAPITAL WINTER PARK, INC
 CITY OF PLYMOUTH, SHEBOYGAN COUNTY, WISCONSIN

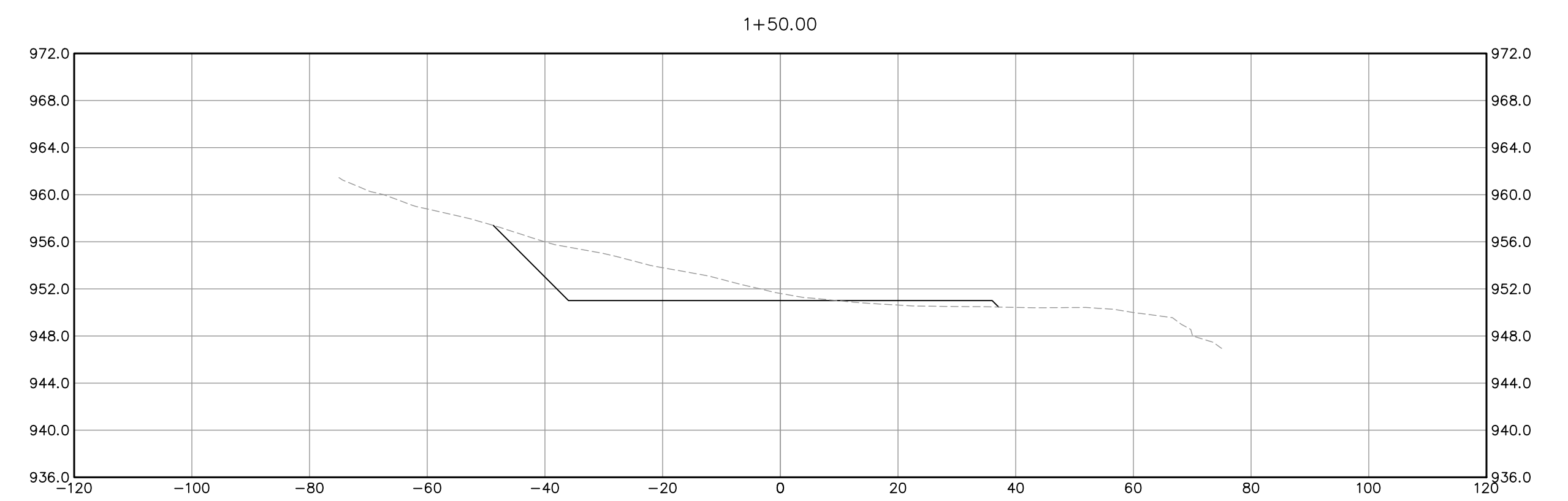
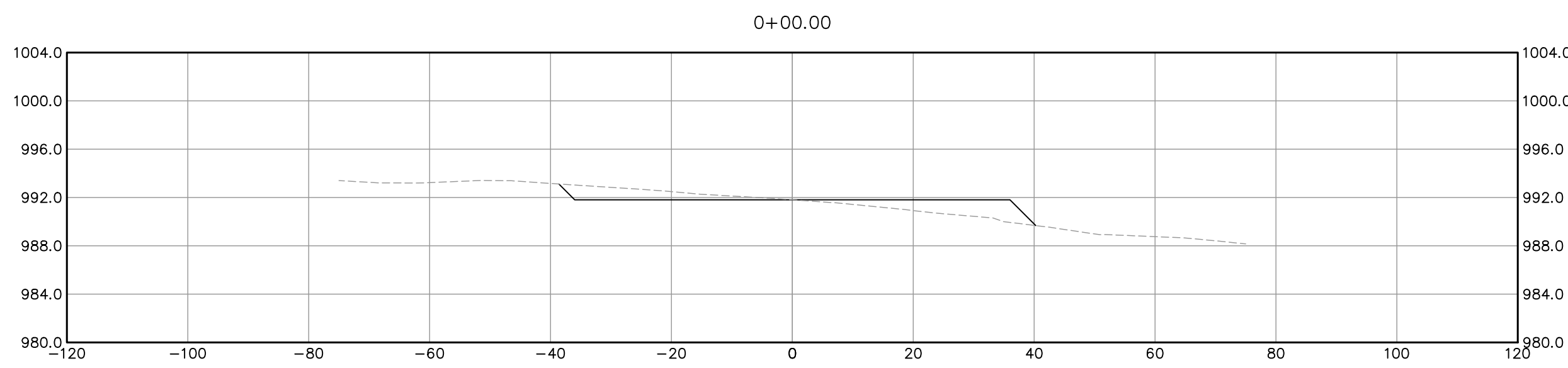
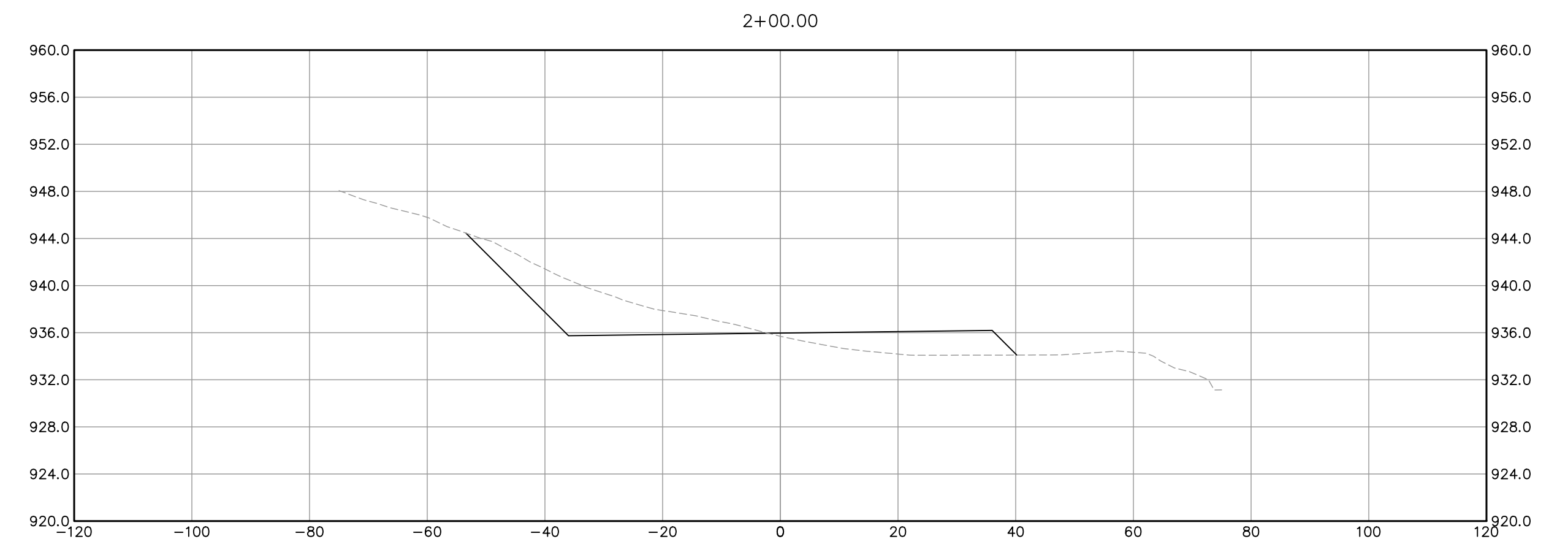
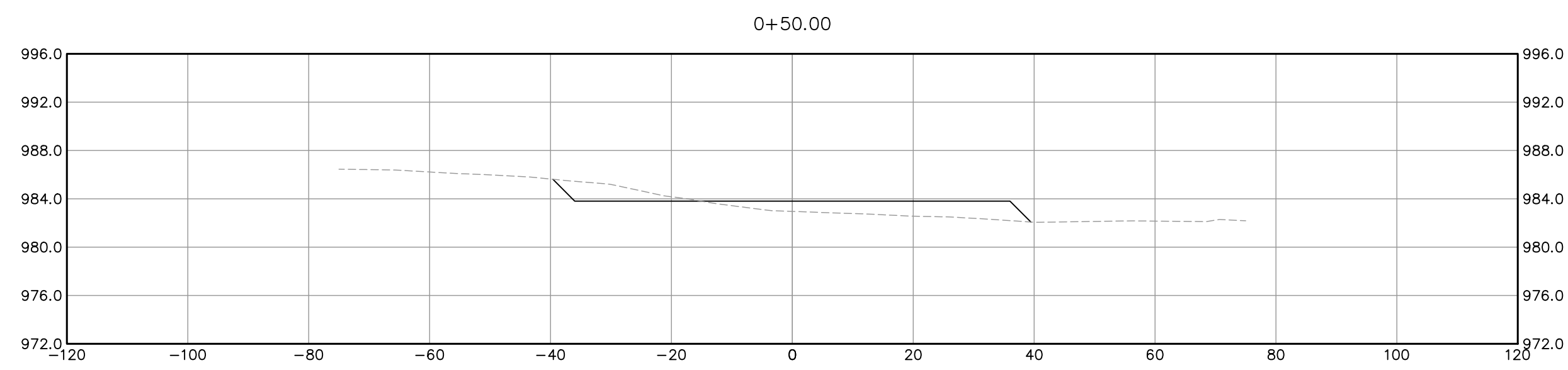
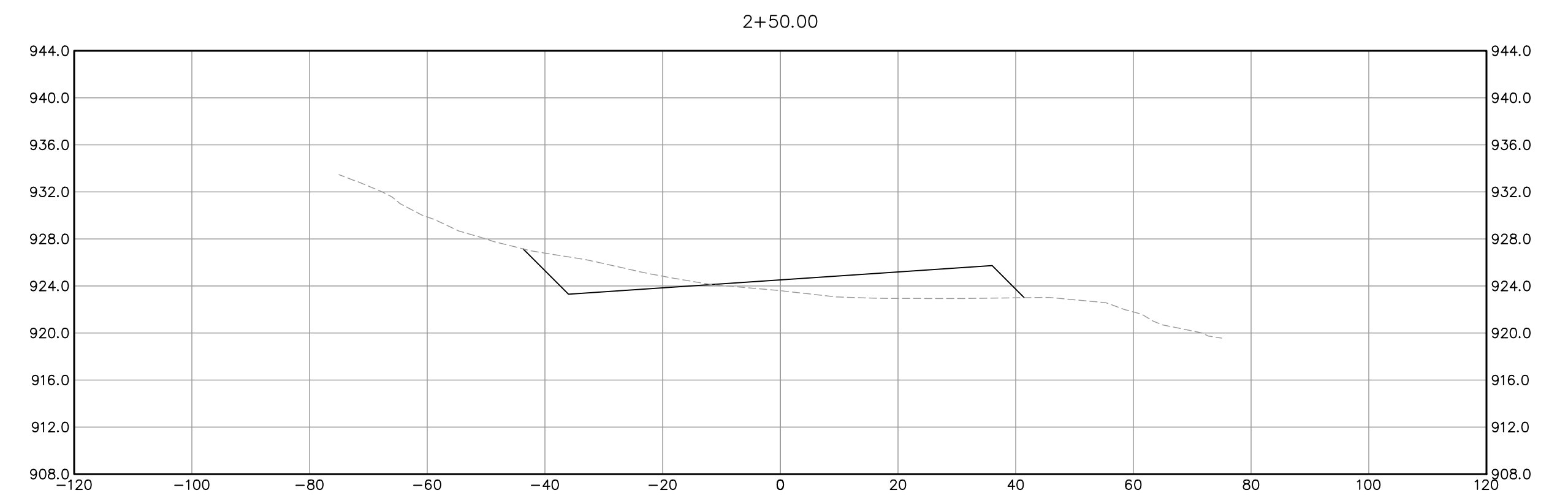
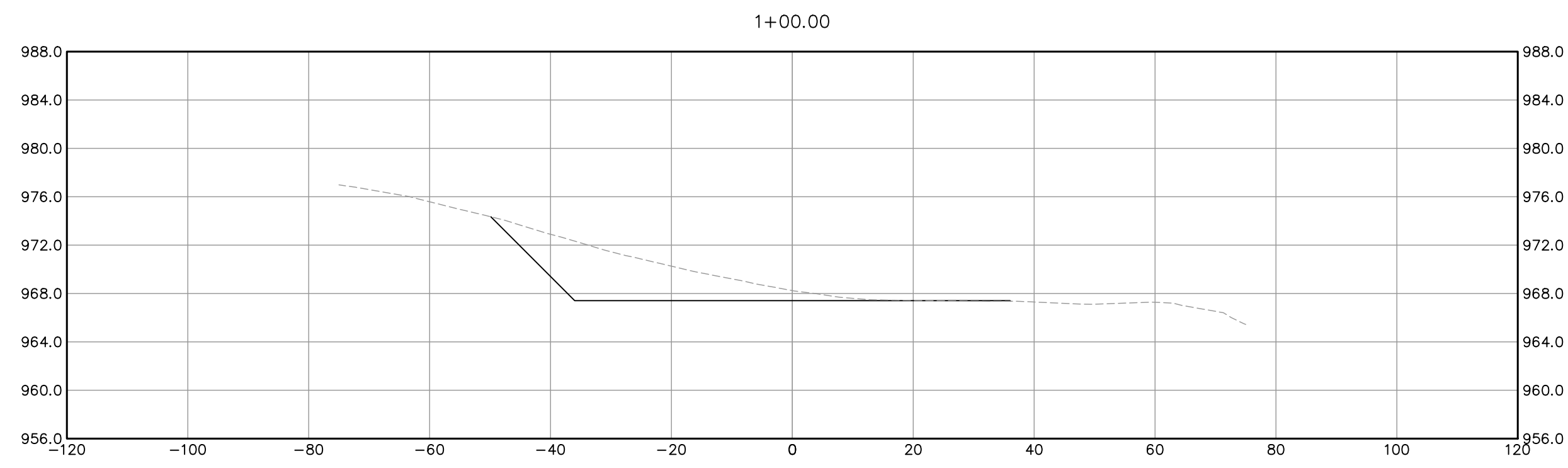
A.J.E. ARTHUR AND ASSOCIATES, INC.
 ENGINEERS SURVEYORS
 548 PRAIRIE ROAD FOND DU LAC, WISCONSIN 54935 PHONE: 920.922.5703



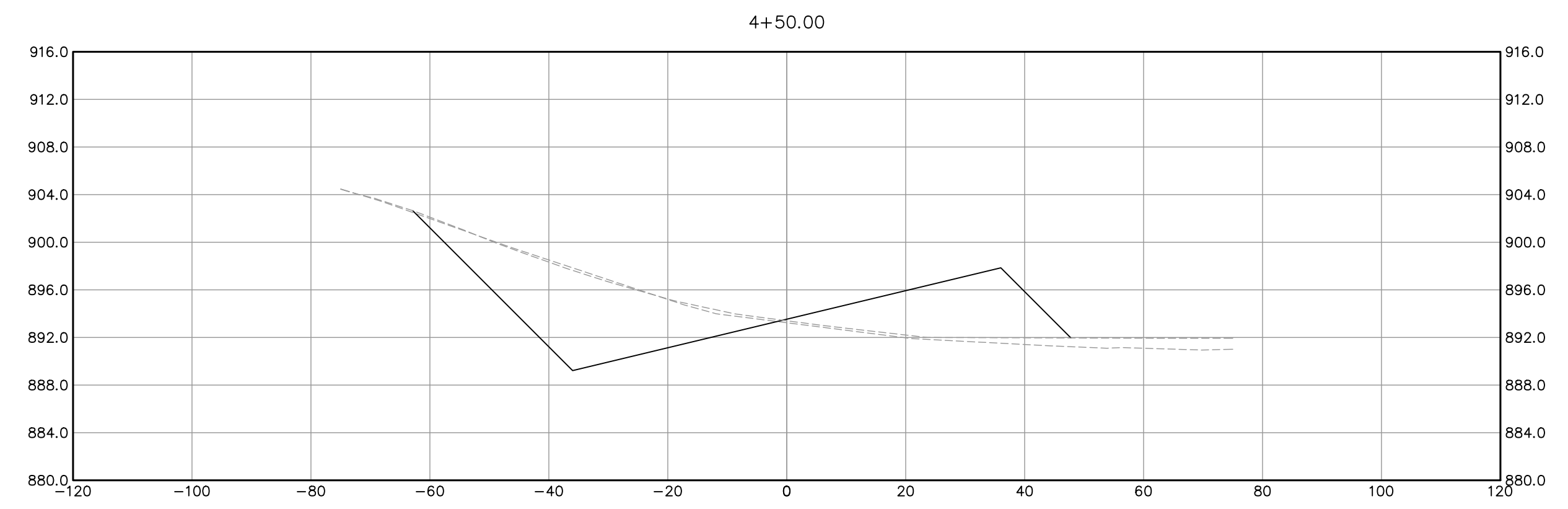
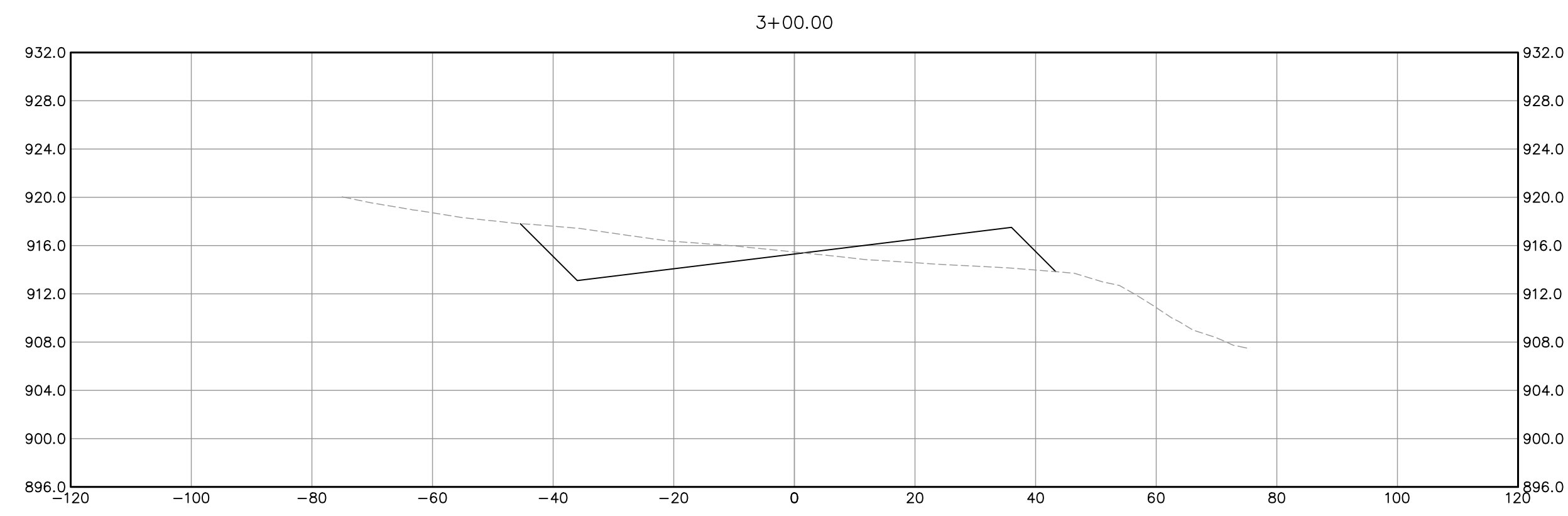
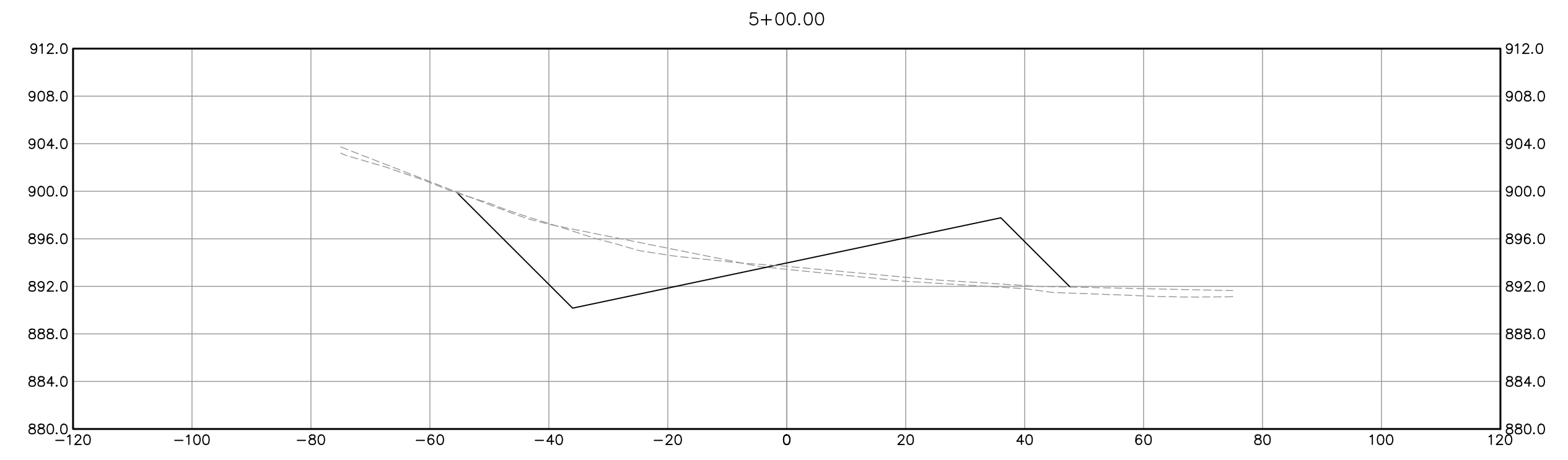
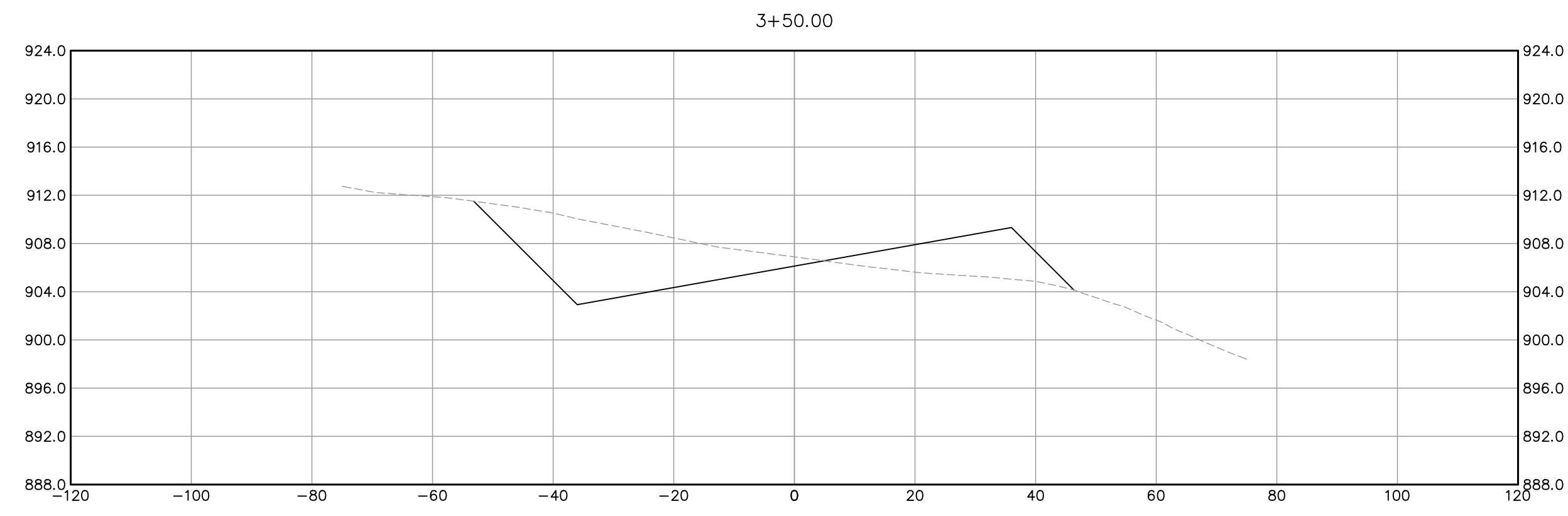
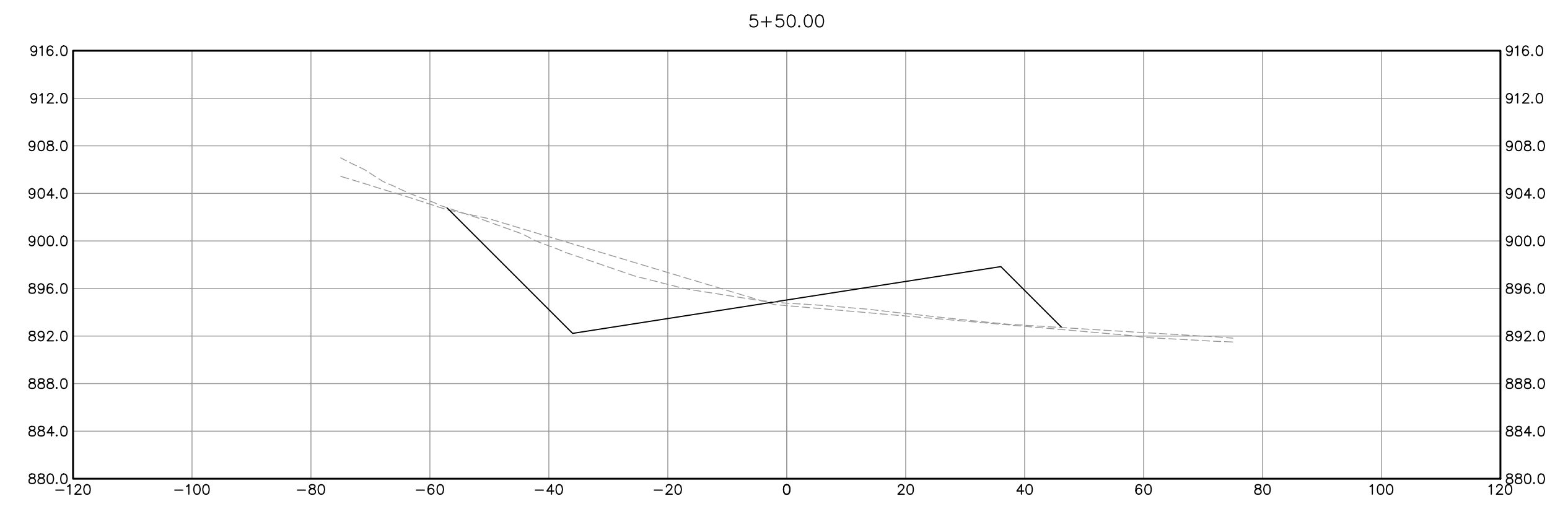
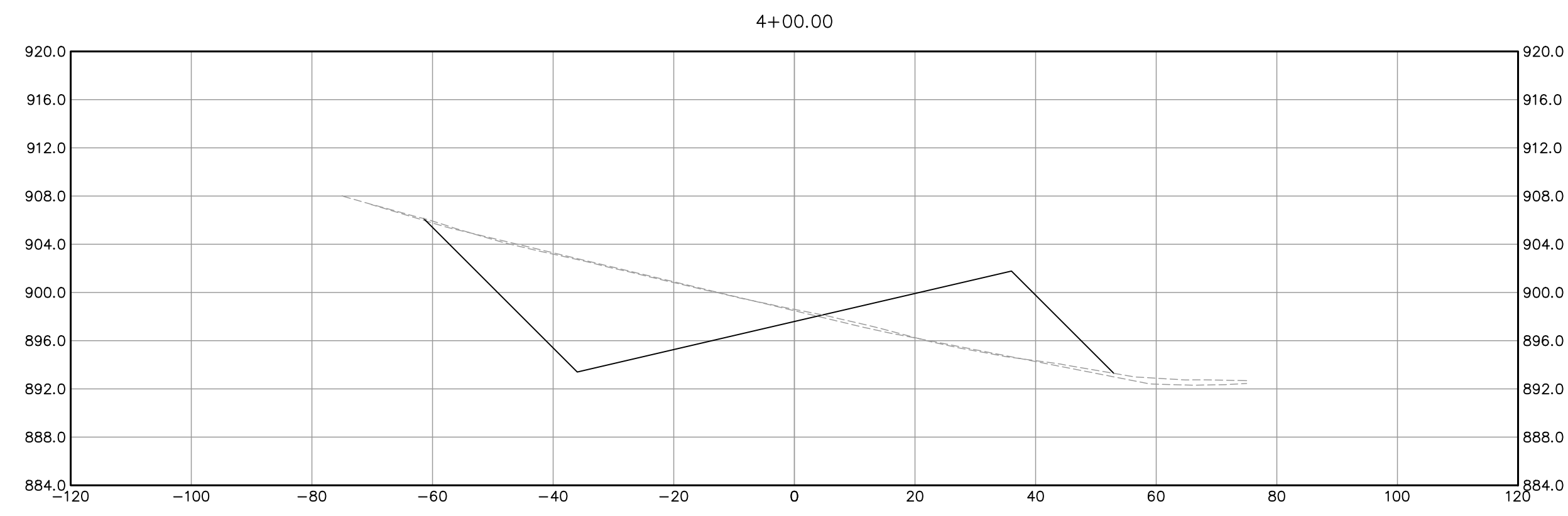
DRAWN BY <u>MLA</u>	SCALES HORIZONTAL 1"=20' VERTICAL 1"=10'	PROJECT NO. <u>883.001</u>	REVISIONS _____ _____ _____	BENCH MARK _____	DATUM NAVD '88 <input checked="" type="checkbox"/> ASSUMED <input type="checkbox"/> CITY <input type="checkbox"/> PROJECT <input type="checkbox"/>	WEST TUBING RUN NUTT HILL CHEESE CAPITAL WINTER PARK, INC CITY OF PLYMOUTH, SHEBOYGAN COUNTY, WISCONSIN	A.J.E. ARTHUR AND ASSOCIATES, INC. ENGINEERS SURVEYORS <small>548 PRAIRIE ROAD FOND DU LAC, WISCONSIN 54935 PHONE: 920.922.5703</small>
CHECKED BY <u>ERO</u>	DATE <u>2/22/2024</u>					SHEET 4 OF --- SHEETS	FILE NO. 883-11-23004
APPROVED BY <u>ERO</u>							



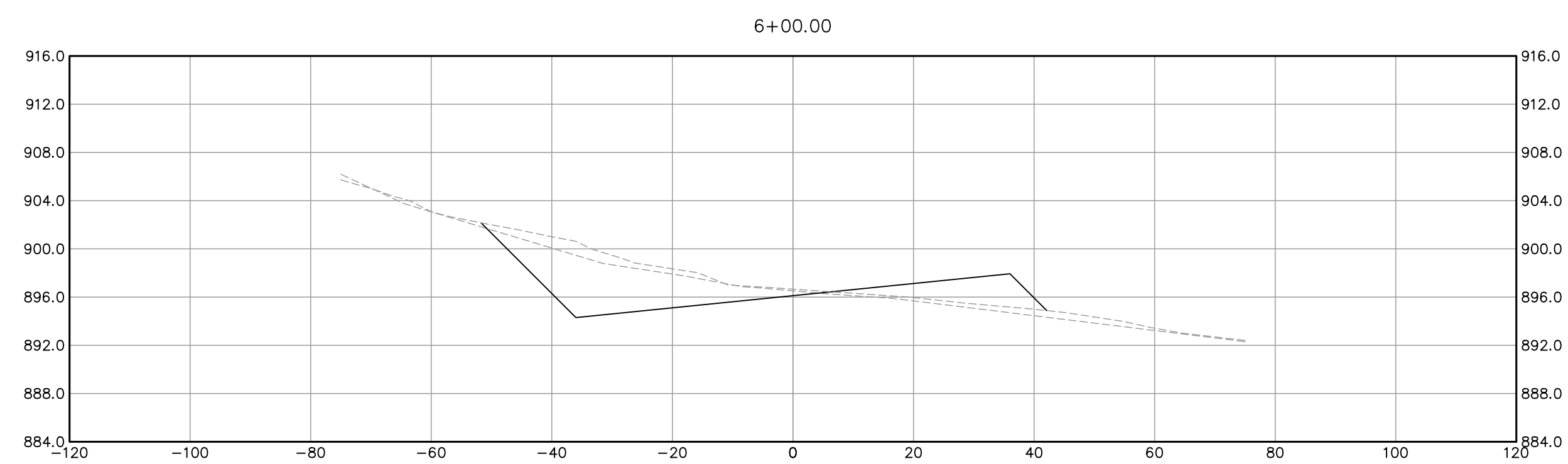
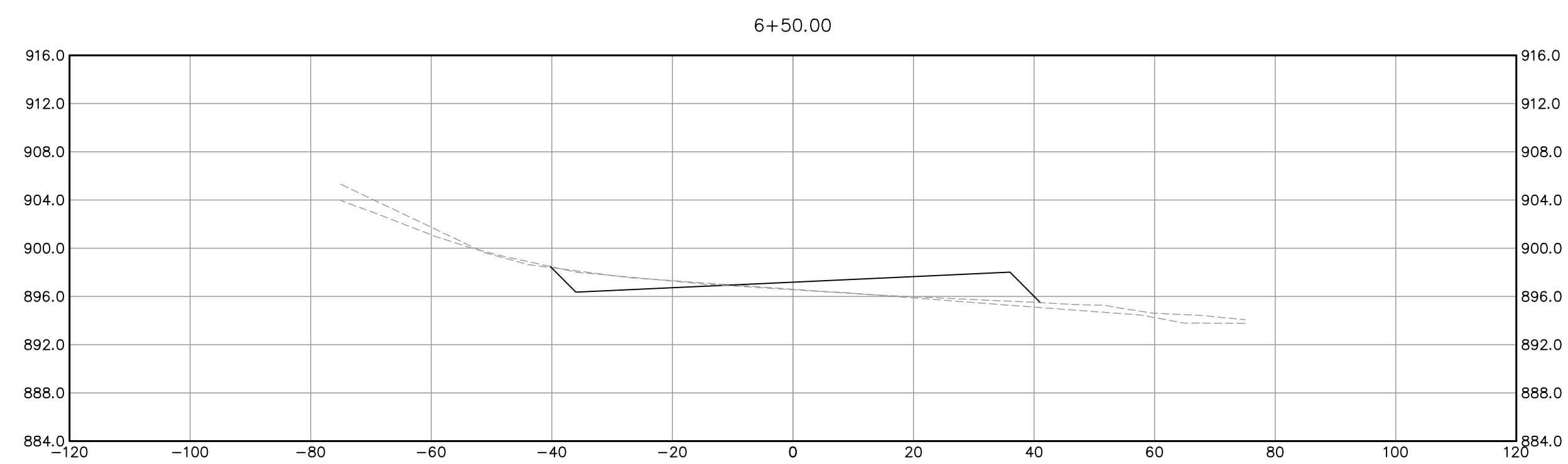
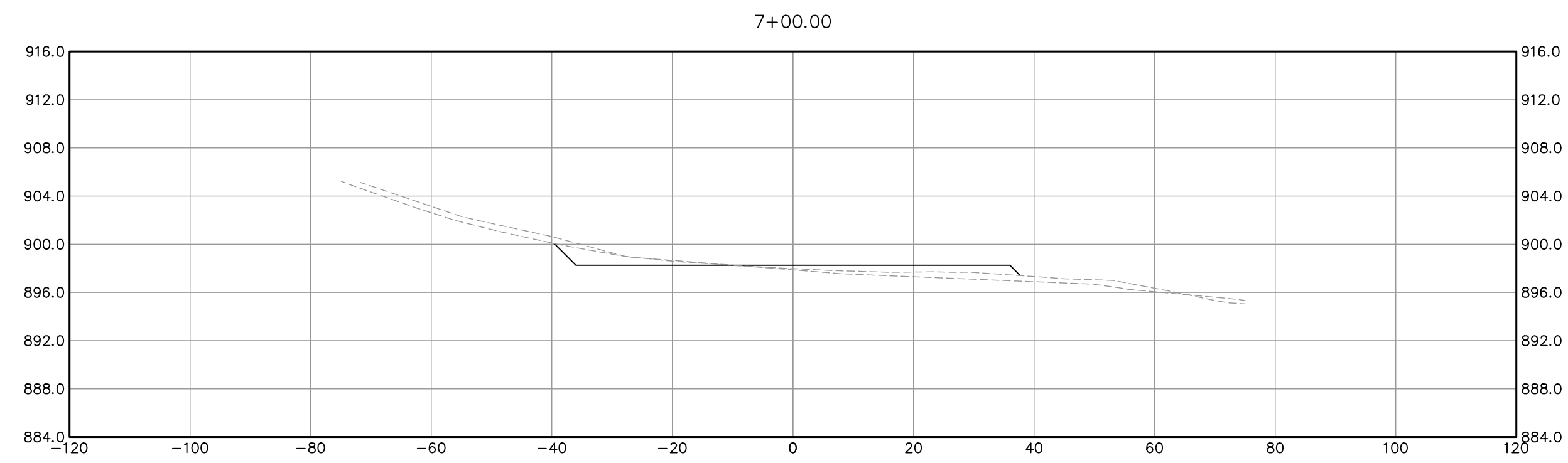
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	SHEET 5 OF --- SHEETS FILE NO. 883-11-23005							



DRAWN BY <u>MLA</u> CHECKED BY <u>ERO</u> APPROVED BY <u>ERO</u>	SCALES HORIZONTAL <u>1"=20'</u> VERTICAL <u>1"=10'</u>	PROJECT NO. <u>883.001</u> DATE <u>2/22/2024</u>	REVISIONS <table style="width:100%; border-collapse: collapse;"> <tr><td style="border-bottom: 1px solid black; width: 80%;"></td><td style="border-bottom: 1px solid black; width: 20%;"></td></tr> <tr><td style="border-bottom: 1px solid black;"></td><td style="border-bottom: 1px solid black;"></td></tr> <tr><td style="border-bottom: 1px solid black;"></td><td style="border-bottom: 1px solid black;"></td></tr> <tr><td style="border-bottom: 1px solid black;"></td><td style="border-bottom: 1px solid black;"></td></tr> </table>									BENCH MARK		DATUM NAVD '88 <input checked="" type="checkbox"/> ASSUMED <input type="checkbox"/> CITY <input type="checkbox"/> PROJECT <input type="checkbox"/>	WEST TUBING RUN NUTT HILL CHEESE CAPITAL WINTER PARK, INC CITY OF PLYMOUTH, SHEBOYGAN COUNTY, WISCONSIN	A.J.E. ARTHUR AND ASSOCIATES, INC. ENGINEERS SURVEYORS <small>548 PRAIRIE ROAD FOND DU LAC, WISCONSIN 54935 PHONE: 920.922.5703</small>	SHEET 6X OF --- SHEETS FILE NO. 883-11-23006X



DRAWN BY <u>MLA</u> CHECKED BY <u>ERO</u> APPROVED BY <u>ERO</u>	SCALES HORIZONTAL <u>1"=20'</u> VERTICAL <u>1"=10'</u>	PROJECT NO. <u>883.001</u> DATE <u>2/22/2024</u>	REVISIONS <table style="width:100%; border-collapse: collapse;"> <tr><td style="border-bottom: 1px solid black; width: 80%;"></td><td style="border-bottom: 1px solid black; width: 20%;"></td></tr> <tr><td style="border-bottom: 1px solid black;"></td><td style="border-bottom: 1px solid black;"></td></tr> <tr><td style="border-bottom: 1px solid black;"></td><td style="border-bottom: 1px solid black;"></td></tr> <tr><td style="border-bottom: 1px solid black;"></td><td style="border-bottom: 1px solid black;"></td></tr> </table>									BENCH MARK ----	DATUM NAVD '88 <input checked="" type="checkbox"/> ASSUMED <input type="checkbox"/> CITY <input type="checkbox"/> PROJECT <input type="checkbox"/>	WEST TUBING RUN NUTT HILL CHEESE CAPITAL WINTER PARK, INC CITY OF PLYMOUTH, SHEBOYGAN COUNTY, WISCONSIN	A.J.E. ARTHUR AND ASSOCIATES, INC. ENGINEERS SURVEYORS <small>548 PRAIRIE ROAD FOND DU LAC, WISCONSIN 54935 PHONE: 920.922.5703</small>
SHEET 7 OF --- SHEETS FILE NO. 883-11-23007															



DRAWN BY MLA
 CHECKED BY ERO
 APPROVED BY ERO

SCALES
 HORIZONTAL 1"=20'
 VERTICAL 1"=10'

PROJECT NO. 883.001
 DATE 2/22/2024

REVISIONS

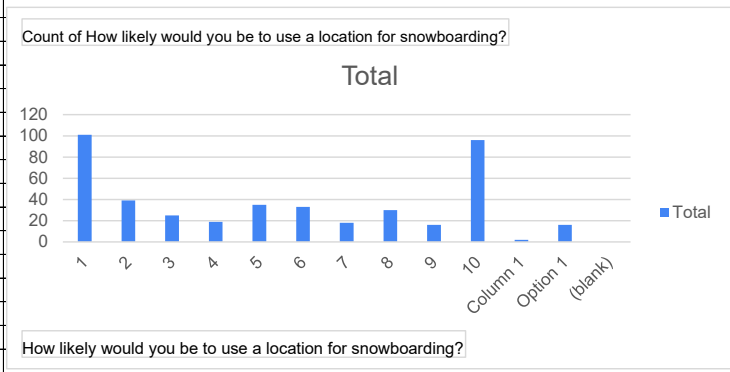
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DATUM
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 CITY
 PROJECT

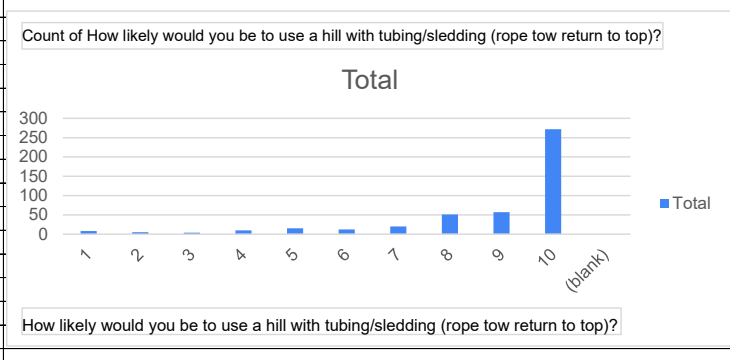
WEST TUBING RUN
 NUTT HILL
 CHEESE CAPITAL WINTER PARK, INC
 CITY OF PLYMOUTH, SHEBOYGAN COUNTY, WISCONSIN

A J.E. ARTHUR AND ASSOCIATES, INC.
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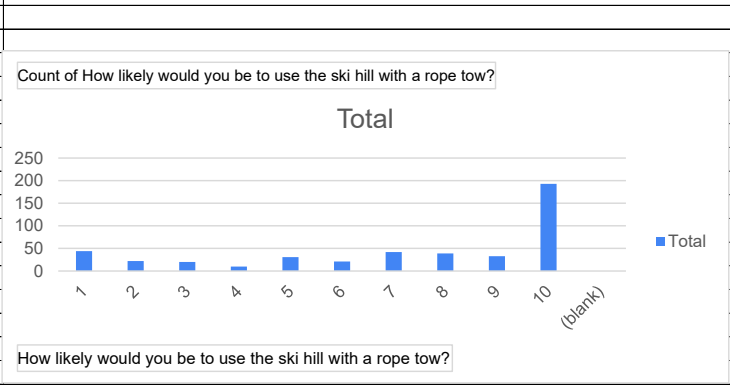
Count of How likely would you be to use a location for snowboarding?		Total
How likely would you be to use a location for snowboarding?		
1	101	
2	39	
3	25	
4	19	
5	35	
6	33	
7	18	
8	30	
9	16	
10	96	
Column 1		2
Option 1		16
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Grand Total		430



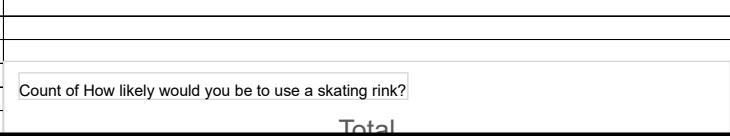
Count of How likely would you be to use a hill with tubing/sledding (rope tow return to top)?		Total
How likely would you be to use a hill with tubing/sledding (rope tow return to top)?		
1	8	
2	5	
3	4	
4	10	
5	15	
6	12	
7	20	
8	51	
9	57	
10	272	
(blank)		
Grand Total		454



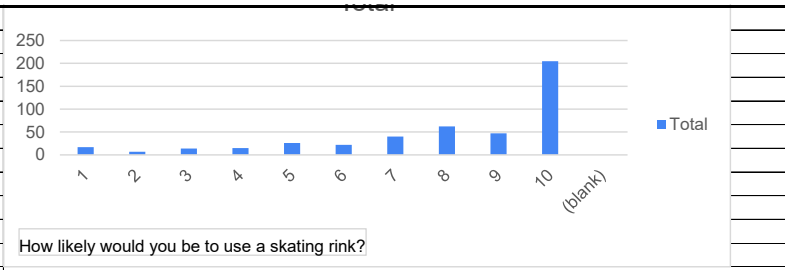
Count of How likely would you be to use the ski hill with a rope tow?		Total
How likely would you be to use the ski hill with a rope tow?		
1	44	
2	22	
3	20	
4	10	
5	31	
6	21	
7	42	
8	39	
9	33	
10	193	
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Grand Total		455



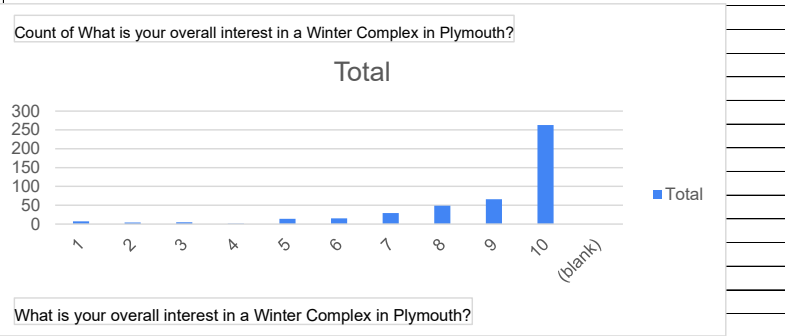
Count of How likely would you be to use a skating rink?		Total
How likely would you be to use a skating rink?		
1	17	



	2	7
	3	14
	4	15
	5	26
	6	22
	7	40
	8	62
	9	47
	10	205
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Grand Total		455



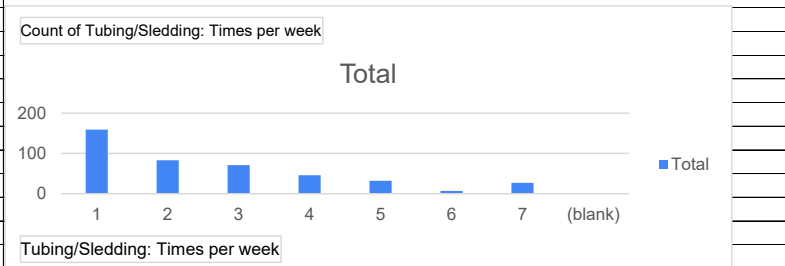
Count of What is your overall interest in a Winter Complex in Plymouth?		
What is your overall interest in a Winter Complex in Plymouth?		
	Total	
	1	7
	2	4
	3	5
	4	1
	5	14
	6	15
	7	29
	8	49
	9	66
	10	263
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Grand Total		453



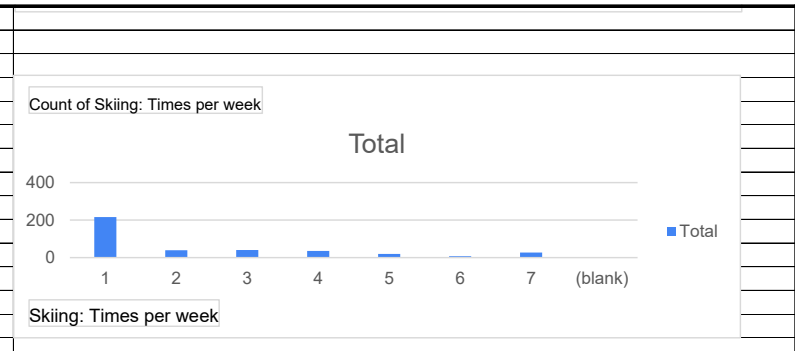
Count of Snowboarding: Times per week		
Snowboarding: Times per week		
	Total	
	1	213
	2	38
	3	33
	4	26
	5	19
	6	6
	7	27
(blank)		
Grand Total		362



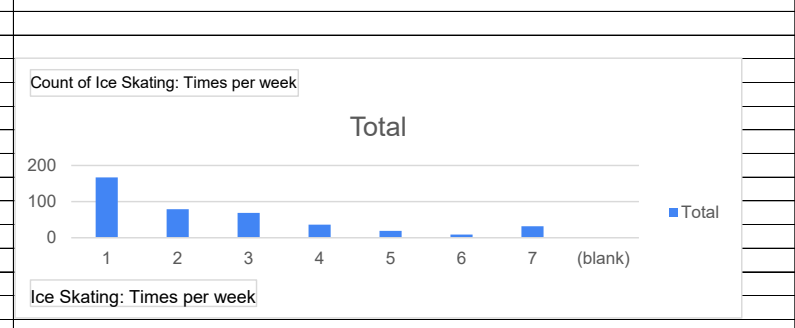
Count of Tubing/Sledding: Times per week		
Tubing/Sledding: Times per week		
	Total	
	1	159
	2	83
	3	71
	4	46
	5	32
	6	7
	7	27
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Grand Total		425



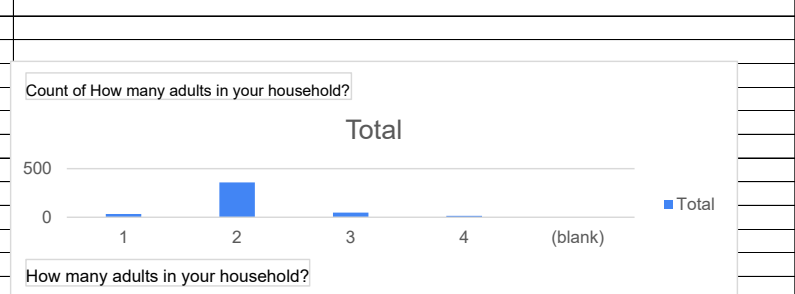
Count of Skiing: Times per week		Total
Skiing: Times per week		
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2	39	
3	40	
4	36	
5	20	
6	7	
7	27	
(blank)		
Grand Total	385	



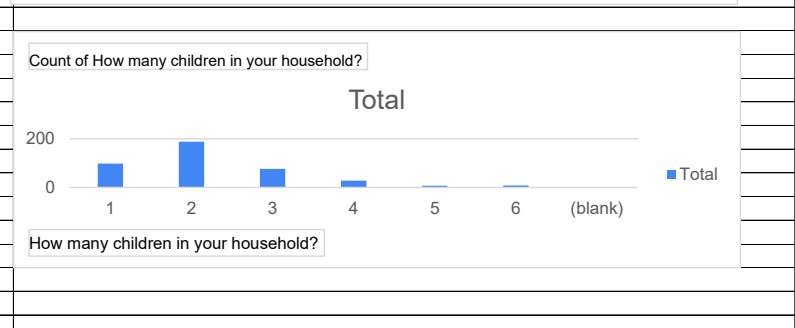
Count of Ice Skating: Times per week		Total
Ice Skating: Times per week		
1	167	
2	79	
3	69	
4	36	
5	19	
6	9	
7	32	
(blank)		
Grand Total	411	



Count of How many adults in your household?		Total
How many adults in your household?		
1	33	
2	358	
3	49	
4	14	
(blank)		
Grand Total	454	



Count of How many children in your household?		Total
How many children in your household?		
1	98	
2	188	
3	76	
4	28	
5	7	
6	8	
(blank)		
Grand Total	405	



Count of How many adults in your family would be willing to commit to volunteering at the complex?



How many adults in your family would be willing to commit to volunteering at the complex?	Total
0	261
1	160
2	29
4	1
(blank)	
Grand Total	451

