

**CITY OF PLYMOUTH, WISCONSIN  
TUESDAY, JUNE 25, 2024 COMMON COUNCIL MEETING  
7:00 PM COUNCIL CHAMBERS, ROOM 302  
128 SMITH ST. PLYMOUTH, WI 53073**

**AGENDA**

- 1. Call to order and roll call:**
- 2. Pledge of Allegiance.**
- 3. Approval of the Consent Agenda (Alderspersons may request removal of item(s), or part thereof without debate or vote):**
  - A. Approve minutes of the meeting held Tuesday, June 11, 2024**
  - B. Approve City and Utility Reports:**
    - I. Electric, Water and Sewer Sales Report – May 2024**
    - II. Utility Related Write Offs for May / June - \$3,220.56**
  - C. Minutes acknowledged for filing - Library Board: May 6 – Board of Review: June 4**
  - D. Approve list of July 1, 2024 to June 30, 2024 Alcohol Beverage License and Cigarette Applications: Approved by Police Department and Clerk’s Office**
  - E. Approve Application for Fireworks Permit from Wolverine Fireworks – Request to waive fee**
- 4. Audience Comments: Citizens comments must be recognized by the mayor or presiding officer and are limited to three minutes per person from those signed in on the registration sheet located at the back of the Council Chambers prior to the start of the meeting.**
- 5. Items removed from Consent Agenda:**
- 6. Public Hearing followed by Discussion and Action:**
  - A. No. 8 An Ordinance Amending Section 13-1-21, Zoning Map, and the City of Plymouth, Wisconsin Comprehensive Plan Existing Land Use Map and Future Land Use Plan Map by Changing Property from Commercial to Residential – Tim Blakeslee, City Administrator / Utilities Manager**
- 7. New Business:**
  - A. Approve of CSM: A division of Lot 3 of Certified Survey Map recorded in Volume 25 Pages 135-138 as Document No. 1941216, being located in a part of the Northwest 1/4 of the Southeast 1/4, and a part of the Southwest 1/4 of the Southeast 1/4 of Section 23, Township 15 North, Range 21 East, City of Plymouth, Sheboygan County, Wisconsin.– Tim Blakeslee, City Administrator / Utilities Manager**
  - B. Acceptance of ROOTS Grant for Collaborative Acquisition of a Mobile Irrigation System – Cathy Austin, Director of Public Works**
  - C. Approval of Substation Agreement Amendment related to Landscaping at Substation No. 5 with ANR Pipeline Company. – Tim Blakeslee, City Administrator / Utilities Manager**

- 8. Entertain a motion to go into closed session for the following:**  
pursuant to Wis. Stat. 19-85 (1) (e) Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session regarding Mill Pond Dam
- 9. Entertain a motion to go into open session**
- 10. Discussion and possible action on closed session item/s**
- 11. Adjourn to 7:00 PM on Tuesday, July 9, 2024**

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, JUNE 11, 2024 COMMON COUNCIL MEETING  
128 SMITH ST. PLYMOUTH, WI 53073**

**UNOFFICIAL MINUTES**

1. **Call to order and roll call:** Mayor Donald Pohlman called the meeting to order at 7:00 PM. On the call of the roll the following Alderpersons were present: Angie Matzdorf, Diane Gilson, Mike Penkwitz, Jeff Tauscheck, John Nelson, John Binder, Greg Hildebrand and Dave Herrmann. Also present were: City Administrator/Utilities Manager Tim Blakeslee, Attorney Crystal Fieber, Police Chief Ken Ruggles, Director of Public Works Cathy Austin, and City Clerk Anna Voigt.
2. **Pledge of Allegiance**
3. **Approval of the Consent Agenda (Alderpersons may request removal of item(s), or part thereof without debate or vote):** Clerk Voigt mentioned that item 3g had a typo. The Brown Bottle, City Club, Cozy Bar, Plymouth Tap, and Wild Shots Pub should say Class “B” Beer / “Class B” Liquor. Mayor Pohlman also noted the Council Meeting date for August as August 14 due to the 2024 Partisan Primary. Motion was made by Binder/Tauscheck to approve the consent agenda. Upon the call of the roll, all voted aye. Motion carried.
  - A. **Approve minutes of the meeting held Tuesday, May 28, 2024**
  - B. **Approve City and Utility Reports:**
    - I. **List of City & Utility Vouchers dated 05/01/2024 – 05/31/2024**
  - C. **Minutes acknowledged for filing – Committee of the Whole: May 28 – Redevelopment Authority: May 30**
  - D. **Building Report for May 2024 – 50 permits at \$1,488,246.00**
  - E. **Approve Application for Event: Dire Dyes Open 4 / Disc Golf Tournament / Meyers Park – August 10 from 9 AM – 3 PM**
  - F. **Approve Request to Sell Police Department and Department of Public Works Surplus Equipment**
  - G. **Approve list July 1, 2024 to June 30, 2024 Alcohol Beverage License Application: Approved by Police Department and Clerk’s Office**
  - H. **Approve Sidewalk Café Permit for Cheese Counter and Dairy Heritage Center, 133 E Mill St.**
  - I. **Approve Temporary Class “B” Alcohol License for Plymouth Municipal Band – German Night in City Park, to be held at City Park 203 Suhrke Rd. On July 25 from 4 PM – 11 PM. Underage persons are requested to be on the premise.**
  - J. **Approve Council Meeting for August 13 to be moved to August 14 due to the 2024 Partisan Primary**
4. **Audience Comments: Citizens comments must be recognized by the mayor or presiding officer and are limited to three minutes per person from those signed in on the registration sheet located at the back of the Council Chambers prior to the start of the meeting:** Lynn Elmer spoke in public comment about their interest in Plymouth allowing ATVs and UTVs. She would like to see the City of Plymouth allow them on City roads. She thinks it would be profitable for the city.
5. **Items removed from Consent Agenda: None**
6. **Public Hearing followed by Council Discussion and Action:**

**A. Ordinance No. 6 – An Ordinance Amending 13-1-21, Zoning Map, and the City of Plymouth, Wisconsin Comprehensive Plan Existing Land Use Map and Future Land Use Plan Map by Changing Property from Heavy Industrial to General Business:** Mayor Pohlman opened the public hearing at 7:07 PM. City Administrator / Utilities Manager explained Sargento’s primary manufacturing facility is located at One Persnickety Place. This parcel also includes the legal non-confirming office building known as the LAG Building. The LAG building is a legal non-confirming structure because it encroaches on the setback requirement in the HI district on the north and west. In order to allow an addition to the LAG building, it must be brought into conforming zoning status. A Comp Plan Amendment and Rezoning must take place to allow the current structure to meet zoning code requirements and allow a potential future addition to the LAG building. There being no public comment the Mayor called the Public Hearing closed. Motion was made by Hildebrand/Matzdorf to approve Ordinance No. 6. Upon the call of the roll, all voted aye. Motion carried.

**7. Ordinance:**

**A. No. 7 – Amending Section 2-4-7 of the City of Plymouth Code of General Ordinances Regarding the Parks Committee –** City Administrator / Utilities Manager Blakeslee explained that in November 2023, the Common Council approved Ordinance No. 10 that moved the Parks Committee to meet on an as-needed basis. The Park Committee currently has 7 volunteer positions with currently 2 vacancies. Due to the more potentially sporadic meeting schedule, staff recommends reducing the number of committee members from 7 to 5. Motion was made by Nelson/Tauscheck to approve Ordinance No. 7. Upon the call of the roll, all voted aye. Motion carried.

**8. Resolution:**

**A. No. 8 Approving the Compliance Maintenance Resolution to the Wisconsin Department of Natural Resources (CMAR) –** Director of Public Works Austin reviewed the yearly CMAR required by the DNR. The purpose of CMAR is to evaluate the wastewater treatment system for problems or deficiencies. The overall grade for the treatment plant is an “A”. Motion was made by Penkwitz/Herrmann to approve Resolution No. 8. Upon the call of the roll, all voted aye. Motion carried.

**9. New Business:**

**A. Approval of Housing Study and Action Plan Proposal -** City Administrator / Utilities Manager Blakeslee explained over the past year the Ad-Hoc Affordable Housing Committee collected information regarding the needs, opportunities, and challenges of housing in Plymouth. The first recommendation from the committee was the adoption of an R6 high-density zoning district. The second recommendation was to engage a consultant to facilitate the successful implementation of the community housing study and action plan. On June 5 the committee moved to recommend the proposal submitted by Redevelopment Resources. Motion was made by Nelson/Hildebrand to approve the housing study and action plan proposal from Redevelopment Resources. Upon the call of the roll, all voted aye. Motion carried.

**B. Approval of Plymouth Substation #5 Structure and Materials Bid –**City Administrator / Utilities Manager Blakeslee explained now that the final order for the CA has been issued for the substation staff is moving forward with

bidding the various components of the substation project. Bids for Plymouth Substation #5 Structure and Materials were opened May 31, 2024. The low bid was Border States totaling \$430,233.10. Motion was made by Tauscheck/Matzdorf to approve Substation #5 Structure and Materials Bid from Boarder States Electric for \$420,233.10 subject to attorney/staff review and approval of the terms and conditions. Upon the call of the roll, all voted aye. Motion carried.

**C. Approval of Utilities Battery Backup Purchase** – City Administrator / Utilities Manager Blakeslee explained the Plymouth Utilities Building now approximately 12 years old, is beginning to show signs of aging, with components needing repair or replacement. The battery backup system and charger unit have deteriorated over time and are in need of replacement. Motion was made by Tauscheck/Hildebrand to approve the replacement 8-hour backup system in the amount of \$114,673.28. Upon the call of the roll, all voted aye. Motion carried.

**D. Approval of Library AC Repair** - City Administrator / Utilities Manager Blakeslee explained that the library is served by several air conditioner units. One of the AC units that supports the 1<sup>st</sup> floor is no longer operational and is in need of replacement this year. Staff recommends using the capital fund balance to fund the repair this year. This would typically be a capital request but staff does not recommend waiting to replace this unit as it will put stress on the other AC units. Motion was made by Nelson/Tauscheck to approve the replacement of the Library AC repair for \$11,202. Upon the call of the roll, all voted aye. Motion carried.

**10. Adjourn to 7:00 PM on Tuesday, June 25, 2024:** Motion was made by Hildebrand/Binder to adjourn the meeting. A unanimous aye vote was cast. Motion carried.

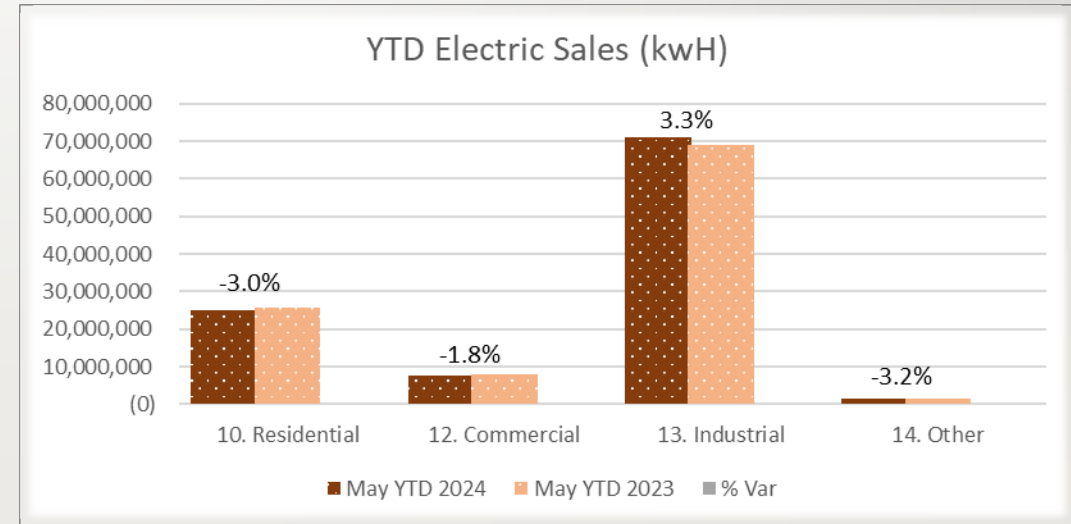
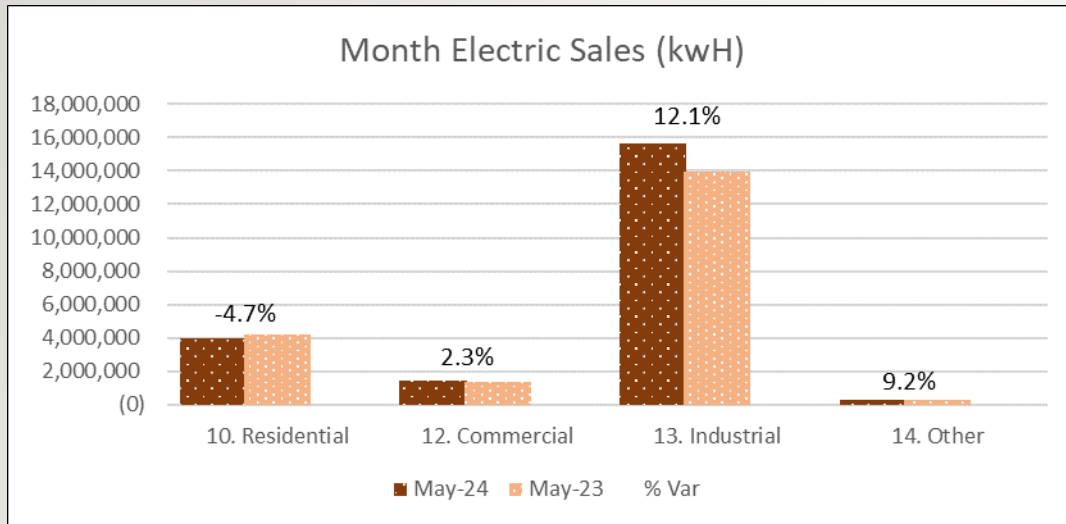


# Plymouth Utilities

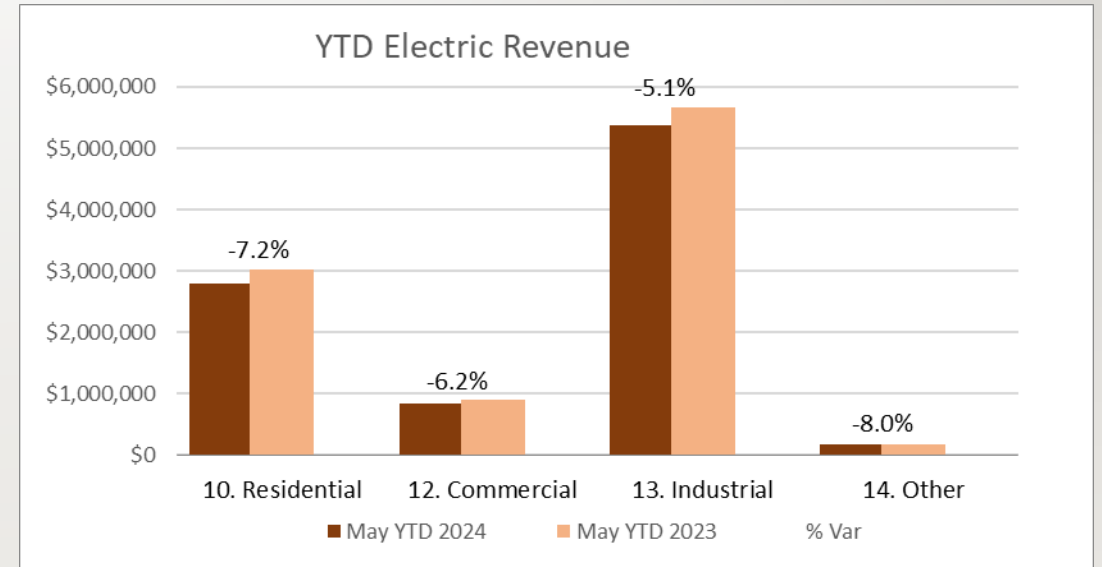
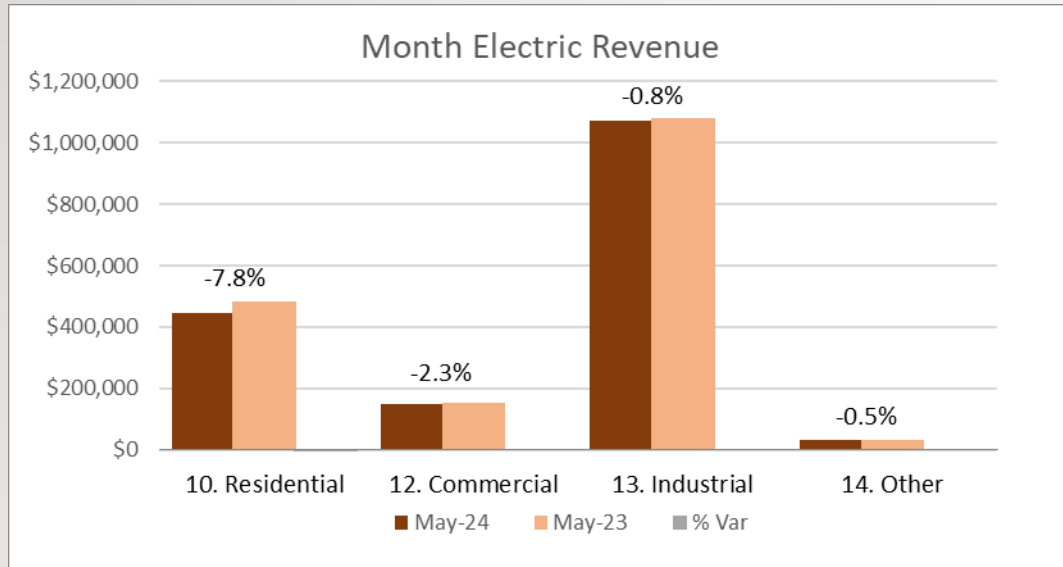
MAY 2024

SALES & REVENUE

# May 2024 Electric Sales



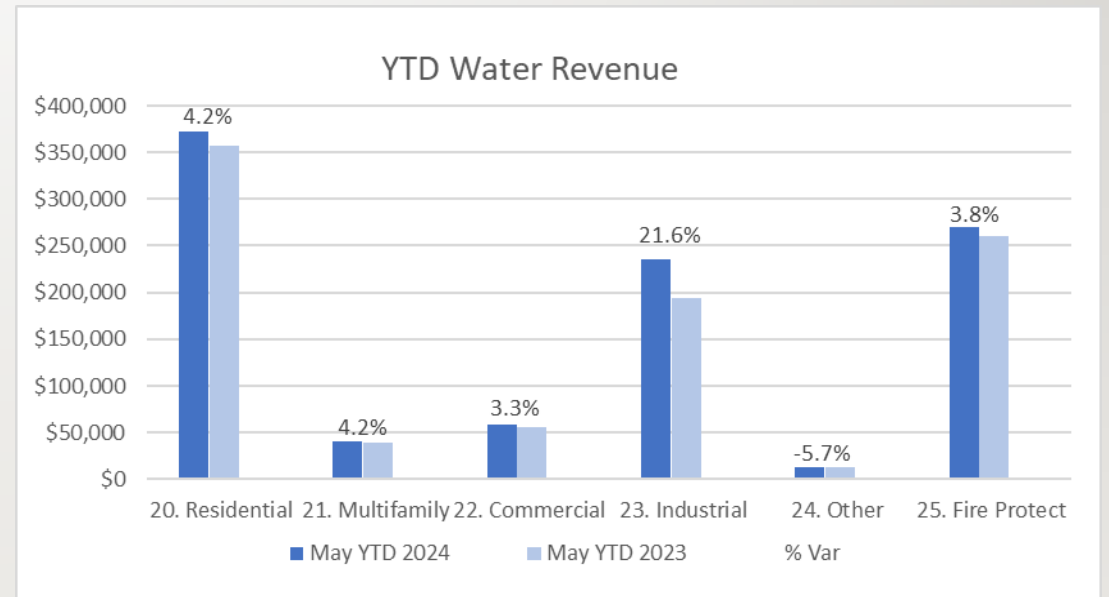
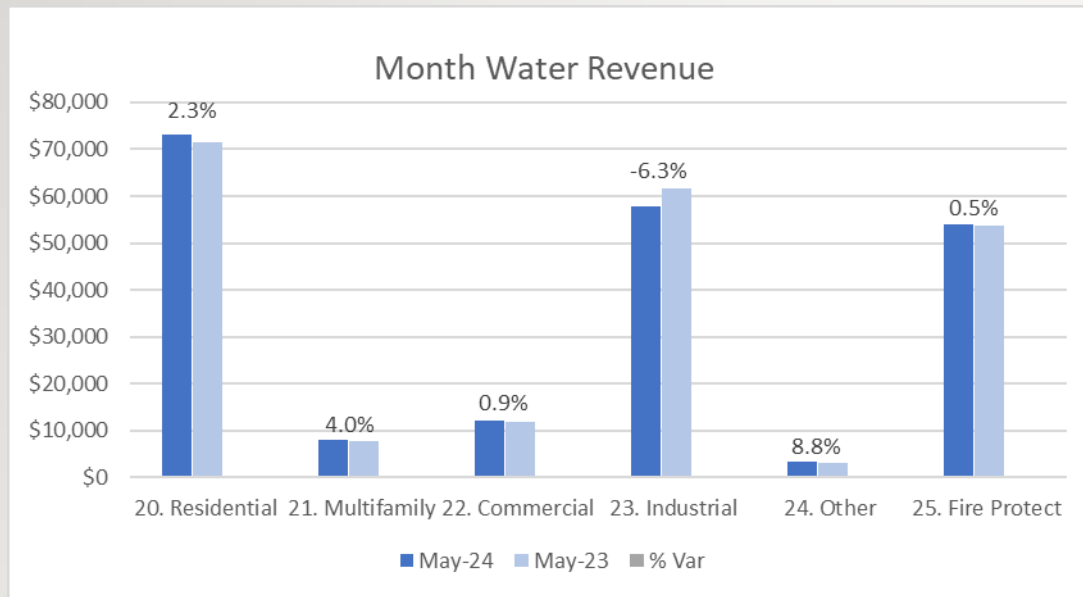
# May 2024 Electric Revenue



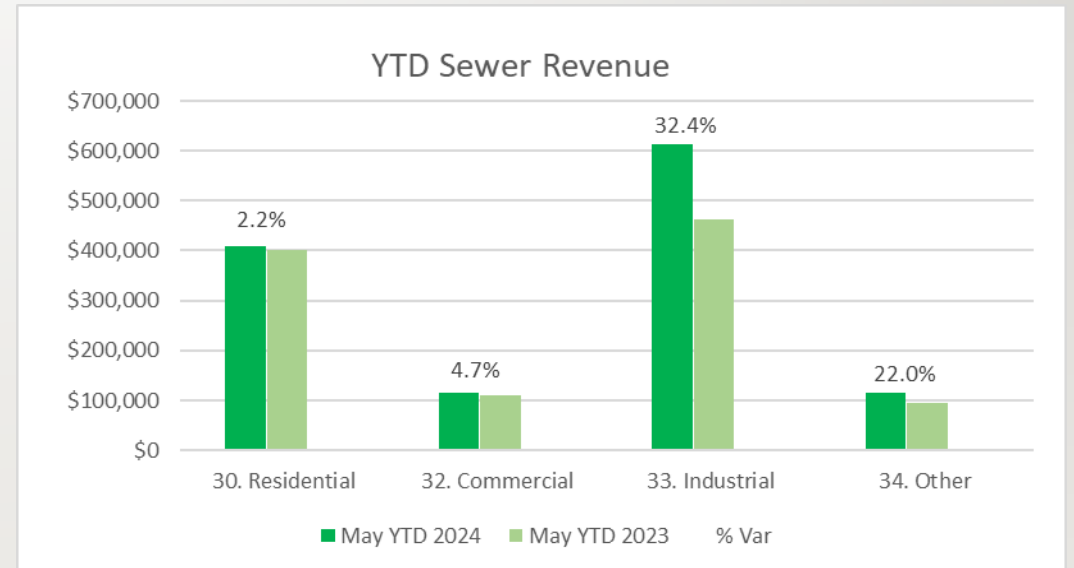
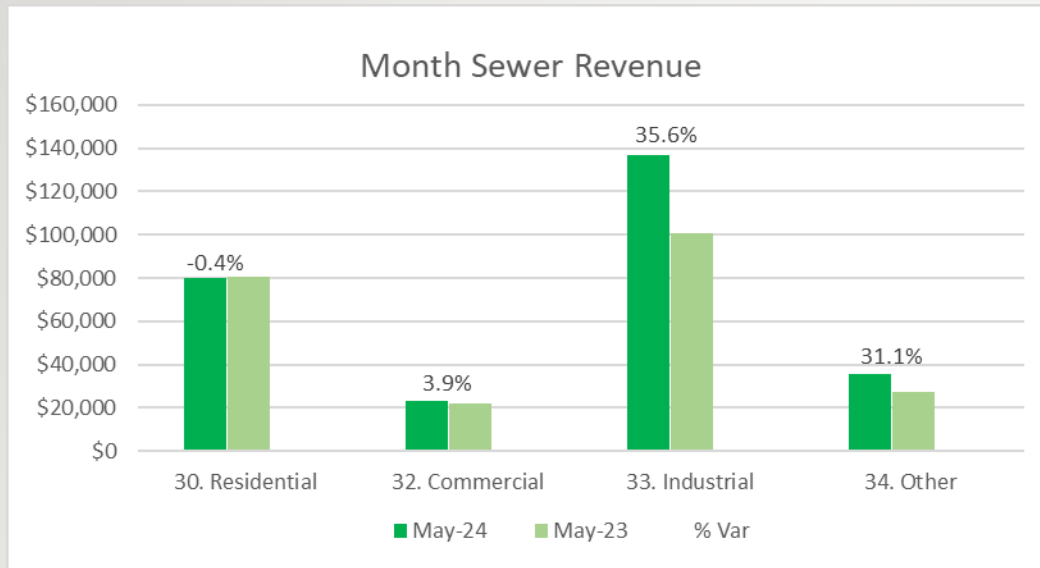
Overall revenue is down from 2023 as a result of reduced PCAC rates. In turn, Purchase Power expense is down.

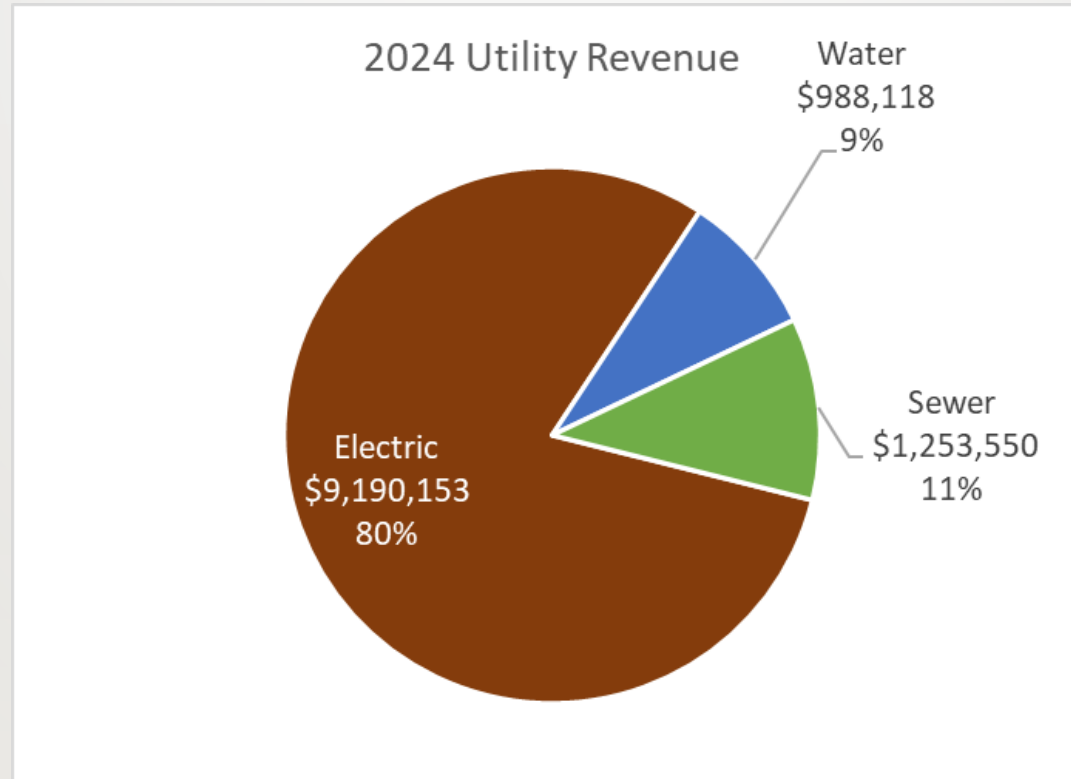


# May 2024 Water Revenue



# May 2024 Sewer Revenue

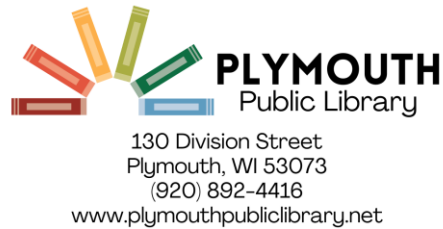




Report Criteria:

Selected types: Write Off

Name	Customer Number	Type	Reference Number	Description	Source ID	Check Number	Amount	Msg	Service
<b>Write Off</b>									
<b>05/31/2024</b>									
HINTERSTOCKER, NICOL	10.87.38534.24	Write	1	WRITE-OFF SDC			449.44-	M	Multiple
HINTERSTOCKER, NICOL	10.87.38842.12	Write	2	WRITE-OFF SDC			289.26-	M	Multiple
Total 05/31/2024:							<u>738.70-</u>		
<b>06/17/2024</b>									
COTTONWOOD FINANCIA	5.88.61550.02	Write	1	BANKRUPTCY			348.11-	M	Multiple
HARNEY, BRIAN	6.88.80171.16	Write	2	IN-HOUSE WRITE-OFF			39.35-	M	Multiple
HUENINK, CHRISTOPHER	6.88.70600.21	Write	3	SDC WRITE-OFF			193.63-	M	Multiple
LOVE, SANDRA	13.87.26431.16	Write	4	SDC WRITE-OFF			957.32-	M	Multiple
LYTER, DYLAN	14.88.27512.05	Write	5	SDC WRITE-OFF			434.15-	M	Multiple
MEYER, BRANDYN	6.88.70580.25	Write	6	SDC WRITE-OFF			163.80-	M	Multiple
SCHUH, RICHARD	3.88.11502.05	Write	7	SDC WRITE-OFF			83.84-	M	Multiple
SIZEMORE, TRISHA	3.88.39154.09	Write	8	SDC WRITE-OFF			261.66-	M	Multiple
Total 06/17/2024:							<u>2,481.86-</u>		
Total Write Off:							<u>3,220.56-</u>		
Grand Totals:							<u>3,220.56-</u>		



PLYMOUTH PUBLIC LIBRARY BOARD OF TRUSTEES  
MEETING MINUTES  
May 6, 2024

Meeting was called to order by K. Murray at 6:30 pm. Present were: S. Britt, S. Gloede, A. Matzdorf, B. McKnight, K. Murray, M. Kaczkowski, and M. Hummitzsch. Absent were: P. Norlander. Also present: Library Director L. Jochman

Motion by A. Matzdorf, second by S. Gloede to approve the minutes of the April 1, 2024 meeting. Motion passed unanimously.

Motion by B. McKnight, second by M. Hummitzsch to approve the financial report for April 2024. Motion passed unanimously.

Director L. Jochman reviewed some highlighted items on her monthly report. This included a new seed library, the soft launch of the new Monarch online catalog, and a patron complaint.

#### Old Business

Director L. Jochman and President K. Murray updated the Board on the Space Needs Analysis. It included updates from the April meetings, information on LEED certification, information on a State of Wisconsin Flexible Facilities grant opportunity.

Director L. Jochman and President K. Murray updated the Board on the special meeting of the Foundation. It included the passing of the rewritten By-laws and discussion of the Memorandum of Understanding.

#### New Business

Director L. Jochman called for nominations for officer positions. B. McKnight nominated K. Murray for President, second by S. Gloede. Motion

passed unanimously. S. Gloede nominated B. McKnight for Vice President, second by M. Kaczkowski. Motion passed unanimously.

President K. Murray presented the restated Foundation By-Laws. Motion by S. Gloede to approve the By-laws as written, second by M. Hummitzsch. Motion passed unanimously.

President K. Murray asked for nominations to the Foundation Board. S. Gloede moved to nominate S. Britt, second by B. McKnight. Motion passed unanimously.

Director L. Jochman presented an update to the Adult Services Librarian Position Description. Motion by M. Hummitzsch to approve the revised position description, second by M. Kaczkowski. Motion approved unanimously.

#### Announcements

S. Britt brought up the landscaping project from last year. She will work with S. Gloede to place some divided plants from their yards into the flower bed in front of the children's area window.

Motion by S. Gloede, second by A. Matzdorf to adjourn. Motion passed. Meeting was adjourned at 7:28 pm.

Submitted by, Leslie Jochman  
Library Board Secretary

**CITY OF PLYMOUTH**  
**City Hall, 128 Smith Street**  
**Board of Review Meeting – June 4, 2024**

**MINUTES**

1. **Call to order and roll call:** Mayor Pohlman called the meeting to order at 1:00 PM. On call of the roll the following regular members were present: Mayor Don Pohlman, Alderperson John Nelson, Private Member Gary Kramer, Alternate Carole O'Malley and City Clerk Anna Voigt. Assessor Tom Okrie from Associated Appraisal Consultants, Inc., Administrator Tim Blakeslee, and Attorney Crystal Fieber.
2. **Select Chair and Vice-Chair:** Mayor Pohlman called for nomination for Chair. Motion was made by O'Malley and seconded by Voigt to nominate Gary Kramer as Chair with unanimous vote to close nominations and approve the selection. Motion was made by Kramer and seconded by Nelson to nominate Mayor Pohlman as Vice-Chair with a unanimous vote to close nominations and approve the selection. Motion carried.
3. **Verify that Interim Clerk filed the required training affidavit (Done May 31, 2024):** The City Clerk verified that the training affidavit indication John Nelson as qualified trainee was electronically filed with the State on May 31, 2024.
4. **Confirm:** The assessor and/or City Cler each verified the information as stated below.
  - a. **Assessment notices were mailed on May 13, 2024:**
  - b. **Open Book dates were May 24, 2024, 9:00 AM to 11:00 PM, Assessor Tom Okrie was present. Publication was in the Plymouth Review on May 3, 2024. Postings were placed at City Hall lobby, Plymouth Utilities, and Plymouth Library on May 3, 2024. 2024 Guides for Property Owners were available at the Clerk's Office as well as from the Assessor.**
  - c. **The Board of Review publication was done on May 3, 2024 in the Plymouth Review. Postings were placed in the City Hall lobby, Plymouth Utilities, and Plymouth Public Library on May 3, 2024.**
5. **Examine Assessment Roll to confirm Assessor's Affidavit and signature are attached and confirm what level assessment is at:** City Clerk verified the Affidavit and Signatures. Assessor Okrie stated that the level of assessment for the City is going to be about 83% and indicated this will be the 2<sup>nd</sup> year out of compliance.
6. **Certify all corrections of error under state law, if any:** Assessor Tom Okrie indicated that there were no corrections
7. **Consider any of the following:** City Clerk Voigt stated that there was nothing scheduled for items A-C.
  - a. **Waivers of the required 48-hour notice of intent to file an objection.**
  - b. **Waivers of the BOR hearing allowing the property owner to appeal directly to circuit court.**
  - c. **Requests to testify by telephone or submit sworn written statement.**
8. **Schedule hearings for written objections, if any requests for removal of a board member and/or alternates:** City Clerk Voigt indicated there were no scheduled cases to be heard.

Motion was made by Voigt and seconded by Pohlman to recess the meeting until 2:55 PM or until such time a citizen may appear. The recorder was shut off at 1:11 PM.

**9. Conduct Board of Review Hearings:** None heard.

**10. Adjournment:** Motion was made by Pohlman and seconded by O'Malley to reconvene the meeting. The recorder was turned back on at 2:58 PM. On the call of the roll the following regular members were present: Mayor Don Pohlman, Alderperson John Nelson, Private Member Gary Kramer, Alternate Carole O'Malley, and City Clerk Anna Voigt. Assessor Tom Okrie from Associated Appraisal Consultants, Inc. were also present. Motion was made by Nelson and seconded by O'Malley to adjourn. On the call of the roll, all voted aye. The meeting adjourned at 3:00 PM.



I hereby certify that the following establishments have applied to the City of Plymouth, WI for Alcohol Licenses for the period ending June 30, 2025.

Anna Voigt, City Clerk

<b>Business Name / Trade Name</b>	<b>Applicant Address</b>	<b>Location of Premises</b>	<b>Agent</b>	<b>License</b>
Walgreens Co / Walgreens #01497	PO Box 901 Deerfield, IL 60015	2455 Eastern Ave Plymouth, WI 53073	Aidaelys Campos	Class "A" Beer
Hariomkrishna Petroleum Inc. / Plymouth BP	1312 Eastern Ave Plymouth, WI 53073	1312 Eastern Ave Plymouth, WI 53073	Dhaval Patel	Class "A" Beer / "Class A" Liquor
Hollandtown Minimart LLC / Plymouth Shell	1403 Eastern Ave., Plymouth, WI 53073	1403 Eastern Ave. Plymouth, WI 53073	Durga Tiwari	Class "A" Beer / "Class A" Liquor
Weber Family Stations LLC / Weber's of Plymouth	PO Box 174 Kiel, WI 53042	3250 Highway PP Plymouth, WI 53073	Dennis Weber	Class "A" Beer / "Class A" Liquor
Plymouth Softball Association Inc./ Plymouth Softball Association	PO Box 524 Plymouth, WI 53073	1555 Riverview Rd Plymouth, WI 53073	Terri Schumacher	Class "B" Beer
Sheboygan Cnty Agricultural Assoc./ Sheboygan County Fair Association	229 Fairview Dr. Plymouth, WI 53073	229 Fairview Dr. Plymouth, WI 53073	David Mohs	Class "B" Beer
Hariomkrishna Petroleum Inc / Plymouth Restaurant and Bar	1312 Eastern Ave. Plymouth, WI 53073	1312 Eastern Ave. Plymouth, WI 53073	Dhavalkumar Patel	Class "B" Beer / "Class C" Wine
Devour WI / Devour	1611 Eastern Ave. Plymouth, WI 53073	1611 Eastern Ave. Plymouth, WI 53073	Dennis Erdly	Class "B" Beer / "Class C" Wine
Uncle Dinos Pizza, LLC / Dinos Pizza	19 S Milwaukee St. Plymouth, WI 53073	19 S Milwaukee St. Plymouth, WI 53073	Travis Lambrecht	Class "B" Beer / "Class C" Wine
Triona LLC / Antoinette's, Antonios, Amore	18 W Mill St. Plymouth, WI 53073	18 W Mill St. Plymouth, WI 53073	Shaun Thome	Class "B" Beer / "Class B" Liquor

In the Bag LLC / Turner Hall Bar & Grill	202 Elizabeth St. Plymouth, WI 53073	202 Elizabeth St. Plymouth, WI 53073	Andra Humphrey	Class "B" Beer / "Class B" Liquor
Frank's Pizza / DeO's Pizzeria & Pub	417 E Mill St. Plymouth, WI 53073	417 E Mill St. Plymouth, WI 53073	Sarah Frank	Class "B" Beer / "Class B" Liquor
LAG Family LLC / LAG Family LLC	1 Persnickety Pl. Plymouth, WI 53073	52 Stafford St. Plymouth, WI 53073	Lee Gentine	Class "B" Beer / "Class B" Liquor
JACEM INC / PJ Campbell	114 Depot Rd. Plymouth, WI 53073	114 Depot Rd. Plymouth, WI 53073	Patrick Campbell	Class "B" Beer / "Class B" Liquor
Big Billy's Family, LLC / Big Billy's	437 E Mill St. Plymouth, WI 53073	437 E Mill St. Plymouth, WI 53073	Marta Sayatovic	Class "B" Beer / "Class B" Liquor
Plymouth Art Foundation Inc. / Plymouth Art Center	520 E Mill St. Plymouth, WI 53073	520 E Mill St. Plymouth, WI 53073	Donna Hahn	Class "B" Beer / "Class B" Liquor
Panko Enterprises LLC / Sweet Basil	645 Walton Dr. Plymouth, WI 53073	645 Walton Dr. Plymouth, WI 53073	Sara Immel	Class "B" Beer / "Class B" Liquor
Pacific Grill 2 LLC / Pacifico Bar and Grill	506 E Mill St. Plymouth, WI 53073	506 E Mill St. Plymouth, WI 53073	Jose Guzman	Class "B" Beer / "Class B" Liquor
Las Brisas II LLC / Las Brisas II LLC	1414 Eastern Ave. Plymouth, WI 53073	1414 Eastern Ave. Plymouth, WI 53073	Sandra Bocardo	Class "B" Beer / "Class B" Liquor
The Fig and The Pheasant, LLC / Moxie	PO Box 384 Plymouth, WI 53073	301 E Mill St. Plymouth, WI 53073	Patrick O'Toole	Class "B" Beer / "Class B" Liquor

I hereby certify that the following establishments have applied to the City of Plymouth, WI for Cigarette Licenses for the period ending June 30, 2025.

Anna Voigt, City Clerk

<b>Business Name / Trade Name</b>	<b>Location of Premises</b>	<b>Agent</b>	<b>License</b>
Kwik Trip / Kwik Trip 470	2480 Eastern Ave. Plymouth, WI 53073	Kristal Sullivan	Cigarette
Hariomkrishna Patroleum Inc. / Plymouth BP	1312 Eastern Ave. Plymouth, WI 53073	Dhaval Patel	Cigarette
Plymouth Cut Rate Inc. / Cut Rate Liquor	1516 Eastern Ave. Plymouth, WI 53073	Navneil Gill	Cigarette
GPM Southeast, LLC / Rstore #4519	103 N. Milwaukee St. Plymouth, WI 53073	Rhonda Urlaub	Cigarette
ONEGUIDE / Piggly Wiggly #336	1411 Eastern Ave. Plymouth, WI 53073	Mark Tietz	Cigarette
Walgreens Co / Walgreens #01497	2455 Eastern Ave Plymouth, WI 53073	Aidaelys Campos	Cigarette
Wal-Mart Stores East, LP / Walmart #3497	428 Walton Dr. Plymouth, WI 53073	Denton Helms	Cigarette
Weber Family Stations LLC / Weber's of Plymouth	3250 Highway PP Plymouth, WI 53073	Dennis Weber	Cigarette
Ultimate Mart, LLC / Pick 'n Save	2643 Eastern Ave. Plymouth, WI 53073	Shaun Priesgen	Cigarette
Hollandtown Minimart LLC / Plymouth Shell	1403 Eastern Ave. Plymouth, WI 53073	Durga Tiwari	Cigarette
Plymouth Retail LLC / Green House	105 E Mill St. Plymouth, WI 53073	Hugo Nguyen	Cigarette
Waldo Hemp Works / Waldo Hemp Works	2621 Eastern Ave. Plymouth, WI 53073	Tamara Barrow	Cigarette
Smoke Town LLC / Smoke Town LLC	538 Walton Dr. Plymouth, WI 53073	Ahmed Dawadeh	Cigarette

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:** June 19, 2024

**TO:** Mayor and Common Council

**FROM:** Tim Blakeslee, City Administrator/Utilities Manager

**RE:** 6A. Approval of Ordinance No. 8 Amending Section 13-1-21, Zoning Map, and the City of Plymouth, Wisconsin Comprehensive Plan Existing Land Use Map and Future Land Use Plan Map by Changing Property from Commercial to Residential.

7A. Approval of CSM - A division of Lot 3 of Certified Survey Map recorded in Volume 25 Pages 135-138 as Document No. 1941216, being located in a part of the Northwest 1/4 of the Southeast 1/4, and a part of the Southwest 1/4 of the Southeast 1/4 of Section 23, Township 15 North, Range 21 East, City of Plymouth, Sheboygan County, Wisconsin.

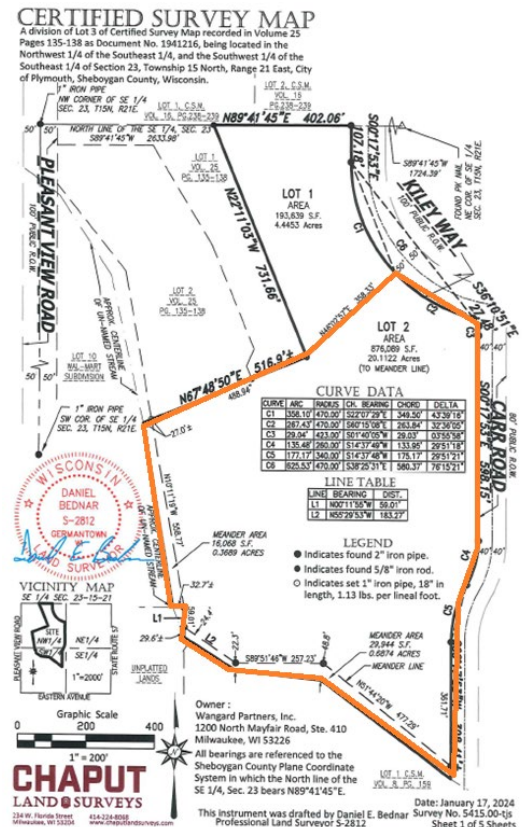
**Background:**

Parcel No. 59271827945 is located directly to the west of Walmart in Plymouth. Wangard is requesting a Certified Survey Map (CSM), a Comprehensive Plan Amendment, and Rezoning for a proposed multi-family development project. A draft site plan is included in the packet and will be discussed in more detail at an upcoming plan commission meeting.

**CSM:** Wangard is requesting that a portion of Parcel No. 59271827945 (outlined in orange) be split from the original parcel for the proposed development. This will create a new parcel of approximately 20.1 acres and a smaller parcel of approximately 4.4 acres. The ~4.4-acre parcel will retain its current zoning and comprehensive plan designation. The full CSM is included in the application materials. Staff supports this request.

**Comp Plan Amendment:** The comprehensive plan future land use map lists Parcel No. 59271827945 as Commercial & Environmental Corridors. Note: The Environmental Corridor refers to the areas adjacent to the unnamed tributary on the west and south of the property. The Environmental Corridor is not changing as part of this proposal.

Wangard is requesting approval of a Comprehensive Plan Amendment that would designate the portion of Parcel No. 59271827945 (outlined in orange) as Residential & Environmental Corridors. The addition of a new multi-family development in this area will support the commercial businesses and have limited impact on neighboring residential properties. Staff supports this request. The Comp Plan Amendment is included in Ordinance No. 8.



**Rezoning:** Parcel No. 59271827945 is currently zoned B-3, Highway Business. Wangard is requesting that the portion of Parcel No. 59271827945 (outlined in orange) be rezoned to R-6, High Density Multi-Family Residential, for the proposed multi-family development.

The properties to the north are vacant or multi-family. The property to the east is the Walmart development. The properties to the south are a variety of businesses along Eastern Avenue. The property to the west is vacant. There are no directly abutting single family homes. Given the adjacent property uses, Staff supports this request to use the R-6 district. The Rezoning Amendment is included in Ordinance No. 8.

**Plan Commission Recommendation:**

At the Meeting on June 6, 2023 the Plan Commission unanimously recommended the CSM and Ordinance No. 8 as presented.

**Recommendation:**

Approve the recommended the CSM and Ordinance No. 8 as presented.

**Attachments:**

- Ordinance No. 8
- CSM

**CITY OF PLYMOUTH, WISCONSIN**  
**Ordinance No. \_\_\_\_\_ of 2024**

**AN ORDINANCE AMENDING SECTION 13-1-21, ZONING MAP, AND THE CITY OF PLYMOUTH, WISCONSIN COMPREHENSIVE PLAN EXISTING LAND USE MAP AND FUTURE LAND USE PLAN MAP BY CHANGING PROPERTY FROM BUSINESS TO MULTI-FAMILY RESIDENTIAL**

**WHEREAS**, Wangard Property Acquisitions LLC, has requested an amendment to the City of Plymouth Zoning Map from B-3, Highway Business District, to R-6, High Density Multi-Family Residential District, and has further requested a Comprehensive Plan amendment from Commercial & Environmental Corridors to Residential & Environmental Corridors for real property lying west of Carr Road and being a portion of Parcel No. 59271-827945 comprising 20.1124 acres as shown on the Zoning Exhibit map, Comprehensive Plan Map Amendment Exhibit, and described on the Legal Description, all attached hereto, (the "Property"); and

**WHEREAS**, the City of Plymouth Comprehensive Plan Existing Land Use Map and Planned Land Use Map adopted October 25, 2022, designates the described Property as Commercial & Environmental Corridors, which is inconsistent with the proposed zoning; and

**WHEREAS**, Wis. Stat. § 66.1001 requires that any amendment to a City zoning ordinance or map be consistent with the City's Comprehensive Plan and that best management practices are to ensure zoning and land use designations are consistent; and

**WHEREAS**, on June 6, 2024, the City of Plymouth Plan Commission recommended that the Common Council amend the Comprehensive Plan to re-designate the Property as Residential and Environmental on the Comprehensive Plan Existing Land Use Map and Future Land Use Plan Map and rezone the Property to R-6, High Density Multi-Family Residential District; and

**WHEREAS**, a public hearing was held before the Common Council on June 25, 2024, after duly publishing notice of such hearing, pursuant to Wis. Stat. §§ 66.1001(4) and 62.23(7)(d); and

**WHEREAS**, the Common Council has determined that amendments to the Comprehensive Plan and the Zoning Map will promote the orderly development of land in the City of Plymouth.

**NOW, THEREFORE**, the Common Council of the City of Plymouth, Wisconsin, does hereby ordain as follows:

**Section 1. Amending Code.** Section 13-1-21, Zoning Map, of the City of Plymouth Zoning Code is hereby amended so that the map entitled "Zoning Map, Plymouth, Wisconsin" designates the classification of the Property, as more specifically described on the Zoning Exhibit, R-6, High Density Multi-Family Residential District.

**Section 2. Amending Comprehensive Plan.** The City of Plymouth Comprehensive Plan Existing Land Use Map and Future Land Use Plan Map are hereby amended to

re-designate the Property, as more specifically described and shown on the attached Comprehensive Plan Map Amendment Exhibit, to Residential and Environmental.

**Section 3. Severability.** Should any portion of this Ordinance or the affected Municipal Code Section be declared unconstitutional or invalid by a court of competent jurisdiction, the remainder shall not be affected.

**Section 4. Effective Date.** This Ordinance shall take effect the day after publication.

Enacted on \_\_\_\_\_, 2024.

**CITY OF PLYMOUTH**

By: \_\_\_\_\_  
**DONALD O. POHLMAN, Mayor**

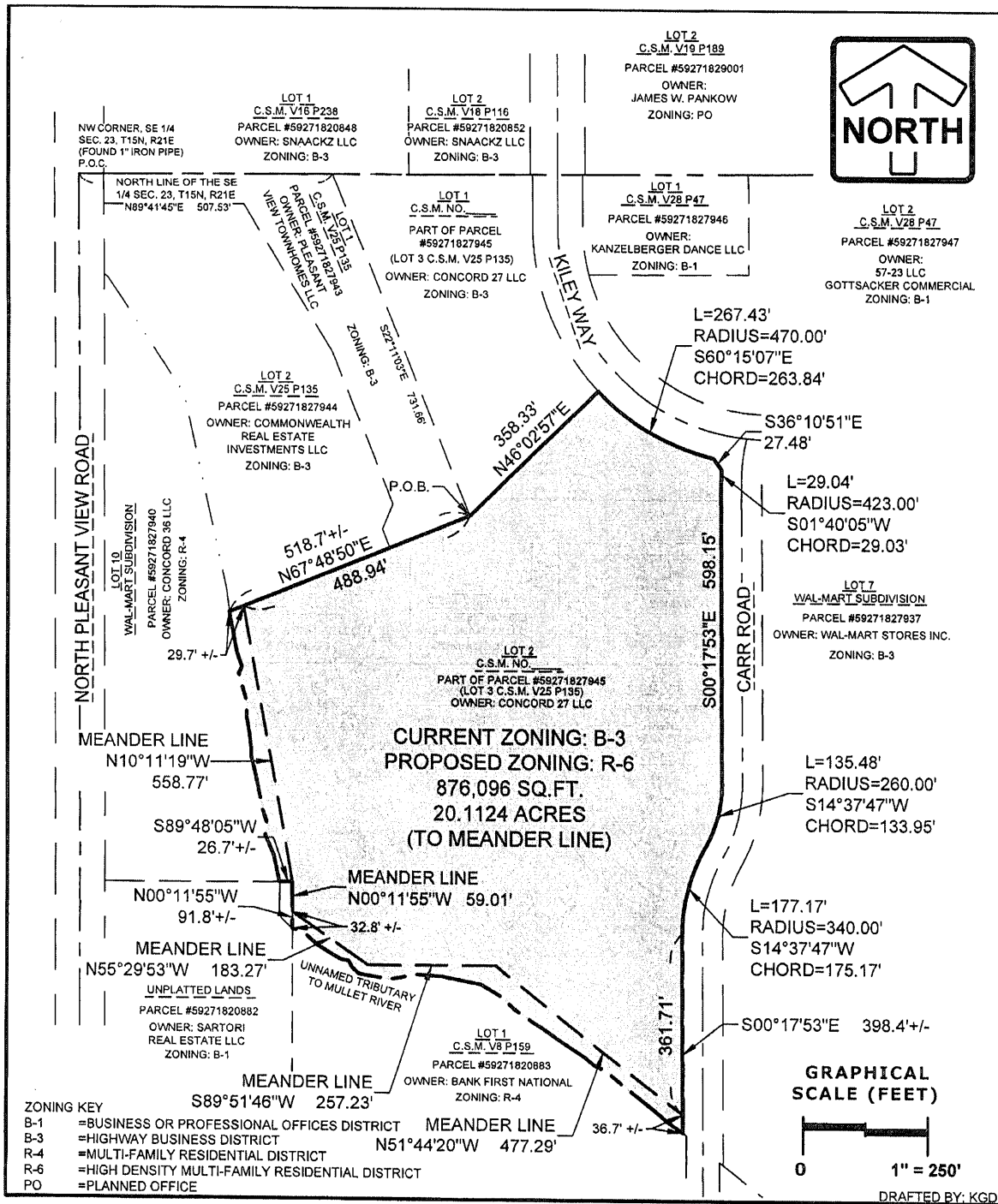
Date: \_\_\_\_\_, 2024

**CLERK'S CERTIFICATE OF ENACTMENT**

I hereby certify that the foregoing Ordinance was duly enacted by the City of Plymouth Common Council and approved by the Mayor on the dates indicated above.

Dated: \_\_\_\_\_, 2024

\_\_\_\_\_  
**ANNA VOIGT, Clerk**



# ZONING EXHIBIT

**PINNACLE ENGINEERING GROUP**  
20725 WATERTOWN ROAD | SUITE 100 | BROOKFIELD, WI 53186

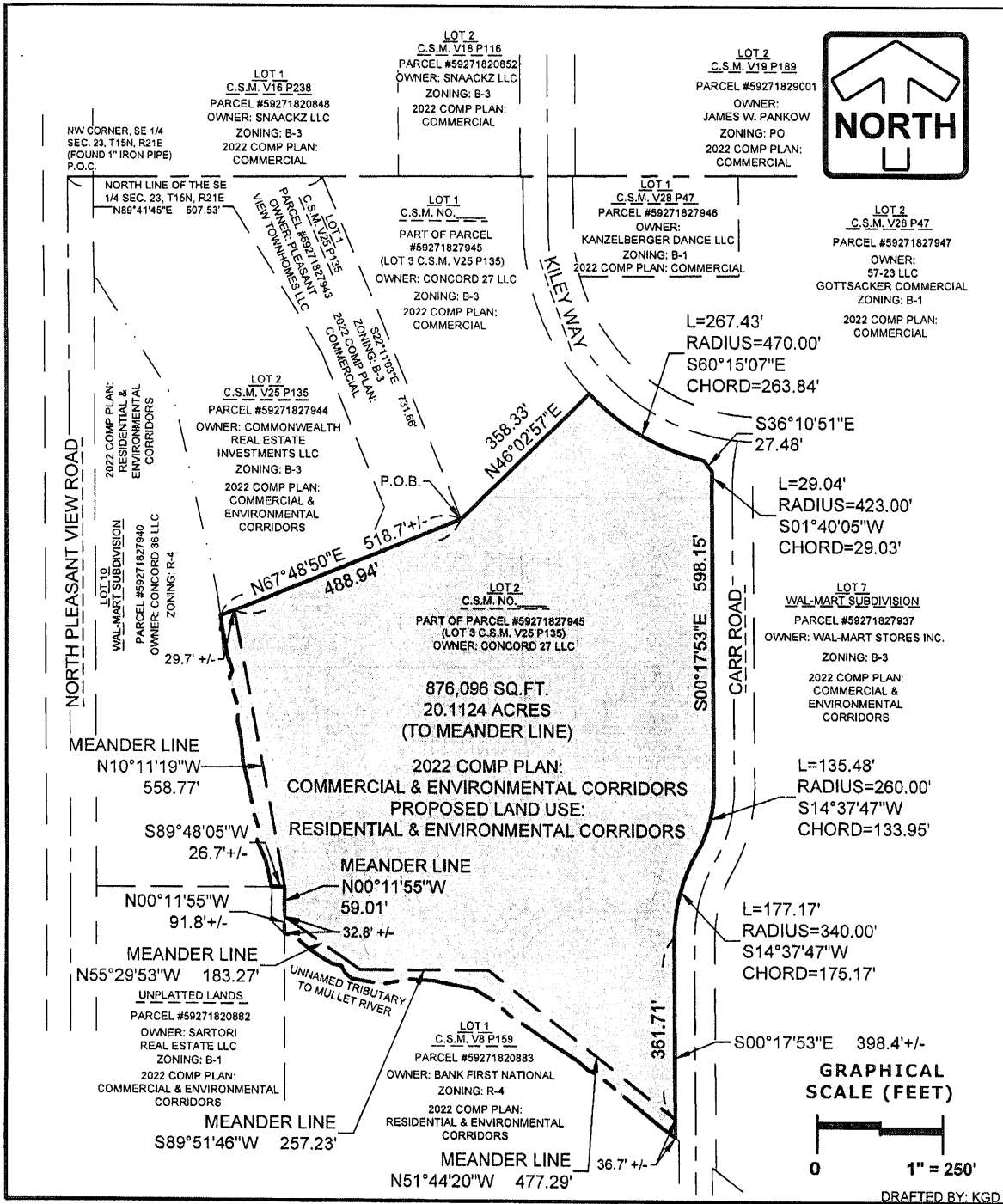
WWW.PINNACLE-ENGR.COM

04/29/2024

PLAN | DESIGN | DELIVER

PEG JOB #5379.00





**COMPREHENSIVE PLAN MAP AMENDMENT EXHIBIT**

04/29/2024

**PINNACLE ENGINEERING GROUP**

**PLAN | DESIGN | DELIVER**

20725 WATERTOWN ROAD | SUITE 100 | BROOKFIELD, WI 53186

WWW.PINNACLE-ENGR.COM

PEG JOB #5379.00

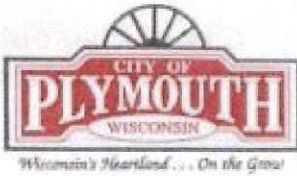
Legal Description of the Property to be Rezoned and for Comprehensive Plan Map Amendment:

Part of Lot 3 of Certified Survey Map recorded on March 19, 2012 in Volume 25 of Certified Survey Maps, Pages 135-138, as Document No. 1941216, Sheboygan County Register of Deeds, being part of the Northwest 1/4 and Southwest 1/4 of the Southeast 1/4 of Section 23, Township 15 North, Range 21 East, in the City of Plymouth, County of Sheboygan, State of Wisconsin, described as follows:

Commencing at the northwest corner of said Southeast 1/4; thence North 89°41'45" East along the north line of said Southeast 1/4, 507.53 feet to the west line of said Lot 3; thence South 22°11'03" East along said west line, 731.66 feet to the Point of Beginning; thence North 46°02'57" East, 358.33 feet to a point on the west right-of-way line of Kiley Way and a point on a curve; thence Southeasterly 267.43 feet along said west right-of-way line and the arc of said curve to the left, whose radius is 470.00 feet and whose chord bears South 60°15'07" East, 263.84 feet; thence South 36°10'51" East along said west right-of-way line, 27.48 feet to the west right-of-way line of Carr Road and a point on a curve; thence Southwesterly 29.04 feet along said west right-of-way line and the arc of said curve to the left, whose radius is 423.00 feet and whose chord bears South 01°40'05" West, 29.03 feet; thence South 00°17'53" East along said west right-of-way line, 598.15 feet to a point of curvature; thence Southwesterly 135.48 feet along said west right-of-way line and the arc of said curve to the right, whose radius is 260.00 feet and whose chord bears South 14°37'47" West, 133.95 feet to a point of reverse curve; thence Southwesterly 177.17 feet along said west right-of-way line and the arc of said curve to the left, whose radius is 340.00 feet and whose chord bears South 14°37'47" West, 175.17 feet; thence South 00°17'53" East along said west right-of-way line, 361.71 feet to a meander line along an unnamed tributary to the Mullet River; thence North 51°44'20" West along said meander line, 477.29 feet; thence South 89°51'46" West along said meander line, 257.23 feet; thence North 55°29'53" West along said meander line, 183.27 feet; thence North 00°11'55" West along said meander line, 59.01 feet; thence North 10°11'19" West along said meander line, 558.77 feet to the west line of said Lot 3; thence North 67°48'50" East along said west line, 488.94 feet to the Point of Beginning.

Including all the land lying between the above described meander line and the ordinary high water mark of an unnamed tributary to the Mullet River.

Containing 876,096 square feet (20.1124 acres) of land to the meander line of an unnamed tributary to the Mullet River and 920,757 +/- square feet (21.14 +/- acres) of land to the water's edge.



**City of Plymouth**

128 Smith Street  
P.O. Box 107  
Plymouth, WI 53073  
(920) 893-1271  
fax (920) 893-9590

**PROPERTY REZONING APPLICATION**

Application Fee: \$325.00 (Non-refundable)

Completed application must be filed with the City Clerk-Treasurer. To be placed on the agenda of the City Plan Commission, application must be filed two weeks prior to date of meeting. City Plan Commission meets the first Thursday of the month. Applications that are not complete or that are not legible will not be accepted.

**SUBJECT PROPERTY:**

Name of Proposed / Existing Business: Wangard Property Acquisitions LLC

Property Address / Lot Number: Parcel # 59271827945

Legal Description: \_\_\_\_\_

WAL-MART SUBD - LOT 3 CSM V25 P135-138 #1941216 BEING A DIVISION OF LOT 9 SD SUBD.

Existing Zoning: B-3 Proposed Zoning: R-6

Lot Size (acres or ft<sup>2</sup>) 20.1122 Acres Dimensions \_\_\_\_\_x\_\_\_\_\_ Irregular Shaped Lot

**ADJACENT PROPERTY:**

List any real estate owned by petitioner adjacent to subject property: N/A

List adjacent land uses within three hundred (300) feet of subject property border, their principal uses, names, and addresses of owners:

North: Multifamily PLEASANT VIEW TOWNHOMES LLC, Environmental Corridor, Vacant

South: Environmental Corridor, Vacant

East: Walmart, Vacant

West: Environmental Corridor, Vacant

---

**DECLARATION OF ACCURACY:**

---

I am making this application for the rezoning of the above-described Subject Property and request a public hearing. I certify that I am a proper party to make this application under City Code § 13-1-191. I further certify that the information stated above and on any attachments is true and correct to the best of my knowledge and belief.

Applicant's Signature: Mark Lake Date: 04/26/2024

Print Name Above: Mark C. Lake

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**REQUIRED ATTACHMENTS:**

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1. Application fee of \$300.00. Please make check or money order payable to "City of Plymouth".
2. Twelve (12) copies of a Plat of Survey prepared by a Registered Land Surveyor showing the property to be zoned, location of all existing and proposed structures, property lines within 300' of the subject property boundaries, existing and proposed landscaping, and all existing and proposed paved areas. The survey 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' = 100' with lot dimensions of the subject property provided, a graphic scale, and north arrow.

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**ADDITIONAL REQUIREMENTS/INFORMATION:**

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- Return this completed form and the required fee to the *City Clerk-Treasurer*.
- The applicant may present any additional information which it feels necessary.
- Additional information may be required by the *City Zoning Administrator*, Plan Commission or other Boards, Commissions or Officers of the City of Plymouth.
- A public hearing will be held before the Plymouth City Common Council or the Planning Commission on the Property Rezoning Application. Notice of the public hearing will be sent to the Applicant, *City Zoning Administrator*, Members of the Common Council, Plan Commission, and all Owners of record located within three hundred (300) feet of the affected property at least seven (7) days prior to the hearing date.
- Should you have questions about this form or the information requested, contact the *Zoning Administrator* at (920) 893-1271, ext. 320.

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Office Use Only:

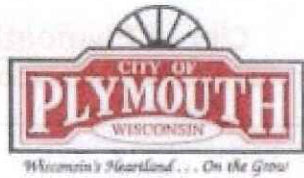
Date Received \_\_\_\_\_ Fee paid (Check # \_\_\_\_\_; Receipt # \_\_\_\_\_)

Date of Hearing \_\_\_\_\_ Date Published \_\_\_\_\_

Date Notice Mailed \_\_\_\_\_

Hearing Held on \_\_\_\_\_ Disposition \_\_\_\_\_





**City of Plymouth**

Zoning Administrator  
128 Smith Street  
P.O. Box 107  
Plymouth, WI 53073  
(920) 893-1271  
fax (920) 893-9590

[inspectorpete@plymouthgov.com](mailto:inspectorpete@plymouthgov.com)

### COMPREHENSIVE PLAN MAP AMENDMENT APPLICATION

Application Fee: (Non-refundable) \$ 450.00 Regular Meeting/ \$800.00 Special Meeting

Completed application must be filed with the City Zoning Administrator. To be placed on the agenda of the City Plan Commission, application must be filed four weeks prior to date of meeting. City Plan Commission meets the first Thursday of the month. Applications that are not complete or that are not legible will not be accepted. Please use attachments as necessary

**SUBJECT PROPERTY:**

Name of Proposed / Existing Business: Wangard Property Acquisitions LLC

Property Address / Lot Number: Parcel # 59271827945

Legal Description: WAL-MART SUBD - LOT 3 CSM V25 P135-138 #1941216 BEING A DIVISION OF LOT 9 SD SUBD.

Existing Zoning: B-3 Proposed Zoning (if applicable): R-6

Land use as shown in the City of Plymouth Comprehensive Plan: Commercial

Lot Size (acres or ft<sup>2</sup>) 20.1122 Acres Dimensions \_\_\_\_\_x\_\_\_\_\_ Irregular Shaped Lot X

**Existing** Structures and Principal Use of Subject Property: \_\_\_\_\_

**Proposed** Structures and Principal Use of Subject Property (if applicable): \_\_\_\_\_

**ADJACENT PROPERTY:**

List adjacent land uses within three hundred (300) feet of subject property border, their principal uses, names, and addresses of owners:

North: Multifamily PLEASANT VIEW TOWNHOMES LLC, Environmental Corridor, Vacant

South: Environmental Corridor, Vacant

---

**DECLARATION OF ACCURACY:**

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I am making this application for the Change to the Comprehensive Plan Map of the above-described Subject Property and request a public hearing. I further certify that the information stated above and on any attachments is true and correct to the best of my knowledge and belief.

Applicant's Signature: Mark Lake Date: 2024.04.30

Print Name Above: Mark C. Lake

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**REQUIRED ATTACHMENTS:**

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1. Application fee of \$400.00. Please make check or money order payable to "City of Plymouth".
2. Fourteen (14) copies of a map showing the subject property and all property within 300' feet of the subject property on 8.5" x11" or 11"x17" paper

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**ADDITIONAL REQUIREMENTS/INFORMATION:**

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- Return this completed form and the required fee to the *City Zoning Administrator*.
- The applicant may present any additional information which it feels necessary.
- Additional information may be required by the *City Zoning Administrator*, Plan Commission or other Boards, Commissions or Officers of the City of Plymouth.
- A public hearing will be held before the Common Council or Plan Commission on the Comprehensive Plan Map Amendment Application. Notice of the public hearing will be sent to the Applicant, *City Zoning Administrator*, Members of the Common Council and Plan Commission.
- Should you have questions about this form or the information requested, contact the *Zoning Administrator* at (920) 893-1271, ext. 320.

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Office Use Only:

Date Received \_\_\_\_\_ Fee paid (Check # \_\_\_\_\_; Receipt # \_\_\_\_\_)

Date of Hearing \_\_\_\_\_ Date Published \_\_\_\_\_

Date Notice Mailed \_\_\_\_\_

Hearing Held on \_\_\_\_\_ Disposition \_\_\_\_\_

Applicant Notified on \_\_\_\_\_ by \_\_\_\_\_

FEE: \$ \_\_\_\_\_ PAID: \_\_\_\_\_  
MAP NO.: \_\_\_\_\_  
ZONING CLASSIFICATION: \_\_\_\_\_

Office Use Only  
DATE SUBMITTED: \_\_\_\_\_  
REVIEW DATE: \_\_\_\_\_

**CITY OF PLYMOUTH**  
**PLAN COMMISSION SUBMITTAL APPLICATION**  
Revised September 2013

Completed application must be filed with the Zoning Administrator's Office, 107 Smith Street, RM 206. To be placed on the agenda of the Planning Commission, Application must be filed \_\_\_\_ days prior to date of meeting. Applications that are not complete or that are not legible will not be accepted.

**1. APPLICANT INFORMATION**

APPLICANT: Wangard Business Development, LLC, Mark C. Lake, Agent  
ADDRESS: 1200 N Mayfair Road, Suite 410, Milwaukee, WI 53226  
E-MAIL ADDRESS: mlake@wangard.com  
PHONE: ( 262 ) 366.3627 FAX NO.: ( )

**2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT**  
(use of attachments is acceptable)

NAME OF PROPOSED/EXISTING BUSINESS: Wangard Property Acquisitions LLC  
ADDRESS OF SITE AFFECTED: Parcel # 59271827945  
NEW BUILDING: X ADDITION: \_\_\_\_\_ REMODELING: \_\_\_\_\_  
DESCRIPTION OF PROPOSED PROJECT: CSM to divide off Commercial Parcel from MF Residential Parcel.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
DESCRIPTION OF EXISTING EXTERIOR DESIGN AND MATERIALS: \_\_\_\_\_  
\_\_\_\_\_



D. A written description of the proposed general design, arrangement, texture, material and color of the building or structure. Describe the relationship of such factors to similar features of buildings located within the same block or located along the frontage or any block across the street from the proposed building or structure for which architectural approval is sought.

**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.

Mark Lake  
APPLICANT'S SIGNATURE

2024.04.30  
DATE

Mark C. Lake  
PRINT ABOVE NAME

OFFICE USE ONLY

**ACTION BY CITY OF PLYMOUTH PLAN COMMISSION**

DATE OF MEETING: \_\_\_\_\_

APPROVED: \_\_\_\_\_      CONDITIONALLY APPROVED: \_\_\_\_\_

DENIED: \_\_\_\_\_

**CONDITIONS**

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SIGNATURE: \_\_\_\_\_  
Zoning Administrator

DATE: \_\_\_\_\_



## The “Hub” Apartments – Project Narrative

5/2/2024

Wangard Property Acquisitions LLC is proposing to bring a 180+/- unit Multifamily Community to the northeast side of Plymouth. The Wangard project will seek to enhance the existing commercial area and attract new commercial development by contributing a necessary multifamily component to allow for the area to develop into a more productive mixed-use area. Development is anticipated to be in two (2) phases with the first phase bringing one (1) 8-Unit Townhome and four (4) 26-unit Two-Story Walk-up Apartments. Phase II will bring in an additional 68+/- multifamily units with two (2) additional 26-unit buildings and two (2) 8-unit townhomes.

The exterior of the buildings will be similar to our highly successful “[The Locklyn](#)” project in Oconomowoc, WI as well as our Tivoli Green Phase II project in Mt. Pleasant, WI. Each building in Phase I will include engineered siding, architectural roofing. The two-story walk-ups (stacked flats) will be slab on grade wood frame structures with studio, 1Br, 2Br, and 3Br configurations and 9 units will include a one-car garage. The townhomes will be two-stories and will have 2Br & 3Br configurations with a two-car garage within each unit.

We will incorporate Studios, 1Br, 2Br, and 3Br units to meet the requirements of the current and future workforce (and their families) that wish to live in and or work in Plymouth and surrounding communities. As the future apartment consumer changes, we will strive to adapt and adjust our programming in future phases as necessary.

Existing residential (Townhome multifamily) views are to the north, commercial (Walmart) to the east, residential (single-family attached duplexes) views are to the west with a natural area and wetland, and commercial, a pond and a farm field to the south and west.

Financing will be provided through a conventional bank construction loan. Wangard Development LLC has strong banking relationships that will allow financing to readily be obtained for the project. Bank references are available upon request.



# SITE PLAN

## Plymouth, WI



Phase II



SCALE IN FEET



2024-05-02

Wangard Partners, Inc.

SHEET 1 OF 1



# SITE PLAN

## Plymouth, WI







LOT 2  
C.S.M. V19 P189  
PARCEL #59271829001  
OWNER:  
JAMES W. PANKOW  
ZONING: PO

LOT 1  
C.S.M. V16 P238  
PARCEL #59271820848  
OWNER: SNAACKZ LLC  
ZONING: B-3

LOT 2  
C.S.M. V18 P116  
PARCEL #59271820852  
OWNER: SNAACKZ LLC  
ZONING: B-3

NW CORNER, SE 1/4  
SEC. 23, T15N, R21E  
(FOUND 1" IRON PIPE)  
P.O.C.

NORTH LINE OF THE SE  
1/4 SEC. 23, T15N, R21E  
N89°41'45"E 507.53'

LOT 1  
C.S.M. V25 P135  
PARCEL #59271827945  
OWNER: PLEASANT  
VIEW TOWNHOMES LLC  
ZONING: B-3

LOT 1  
C.S.M. NO. \_\_\_\_\_  
PART OF PARCEL  
#59271827945  
(LOT 3 C.S.M. V25 P135)  
OWNER: CONCORD 27 LLC  
ZONING: B-3

LOT 1  
C.S.M. V28 P47  
PARCEL #59271827946  
OWNER:  
KANZELBERGER DANCE LLC  
ZONING: B-1

LOT 2  
C.S.M. V28 P47  
PARCEL #59271827947  
OWNER:  
57-23 LLC  
GOTTSACKER COMMERCIAL  
ZONING: B-1

LOT 2  
C.S.M. V25 P135  
PARCEL #59271827944  
OWNER: COMMONWEALTH  
REAL ESTATE  
INVESTMENTS LLC  
ZONING: B-3

LOT 10  
WAL-MART SUBDIVISION  
PARCEL #59271827940  
OWNER: CONCORD 36 LLC  
ZONING: R-4

518.7' +/-  
N67°48'50"E  
488.94'

LOT 2  
C.S.M. NO. \_\_\_\_\_  
PART OF PARCEL #59271827945  
(LOT 3 C.S.M. V25 P135)  
OWNER: CONCORD 27 LLC

CURRENT ZONING: B-3  
PROPOSED ZONING: R-6  
876,096 SQ.FT.  
20.1124 ACRES  
(TO MEANDER LINE)

L=29.04'  
RADIUS=423.00'  
S01°40'05"W  
CHORD=29.03'

LOT 7  
WAL-MART SUBDIVISION  
PARCEL #59271827937  
OWNER: WAL-MART STORES INC.  
ZONING: B-3

L=135.48'  
RADIUS=260.00'  
S14°37'47"W  
CHORD=133.95'

L=177.17'  
RADIUS=340.00'  
S14°37'47"W  
CHORD=175.17'

S00°17'53"E 398.4' +/-

GRAPHICAL  
SCALE (FEET)



DRAFTED BY: KGD

NORTH PLEASANT VIEW ROAD

KILEY WAY

CARR ROAD

UNNAMED TRIBUTARY  
TO MULLET RIVER

- ZONING KEY
- B-1 =BUSINESS OR PROFESSIONAL OFFICES DISTRICT
  - B-3 =HIGHWAY BUSINESS DISTRICT
  - R-4 =MULTI-FAMILY RESIDENTIAL DISTRICT
  - R-6 =HIGH DENSITY MULTI-FAMILY RESIDENTIAL DISTRICT
  - PO =PLANNED OFFICE

MEANDER LINE  
S89°51'46"W 257.23'

MEANDER LINE  
N51°44'20"W 477.29'

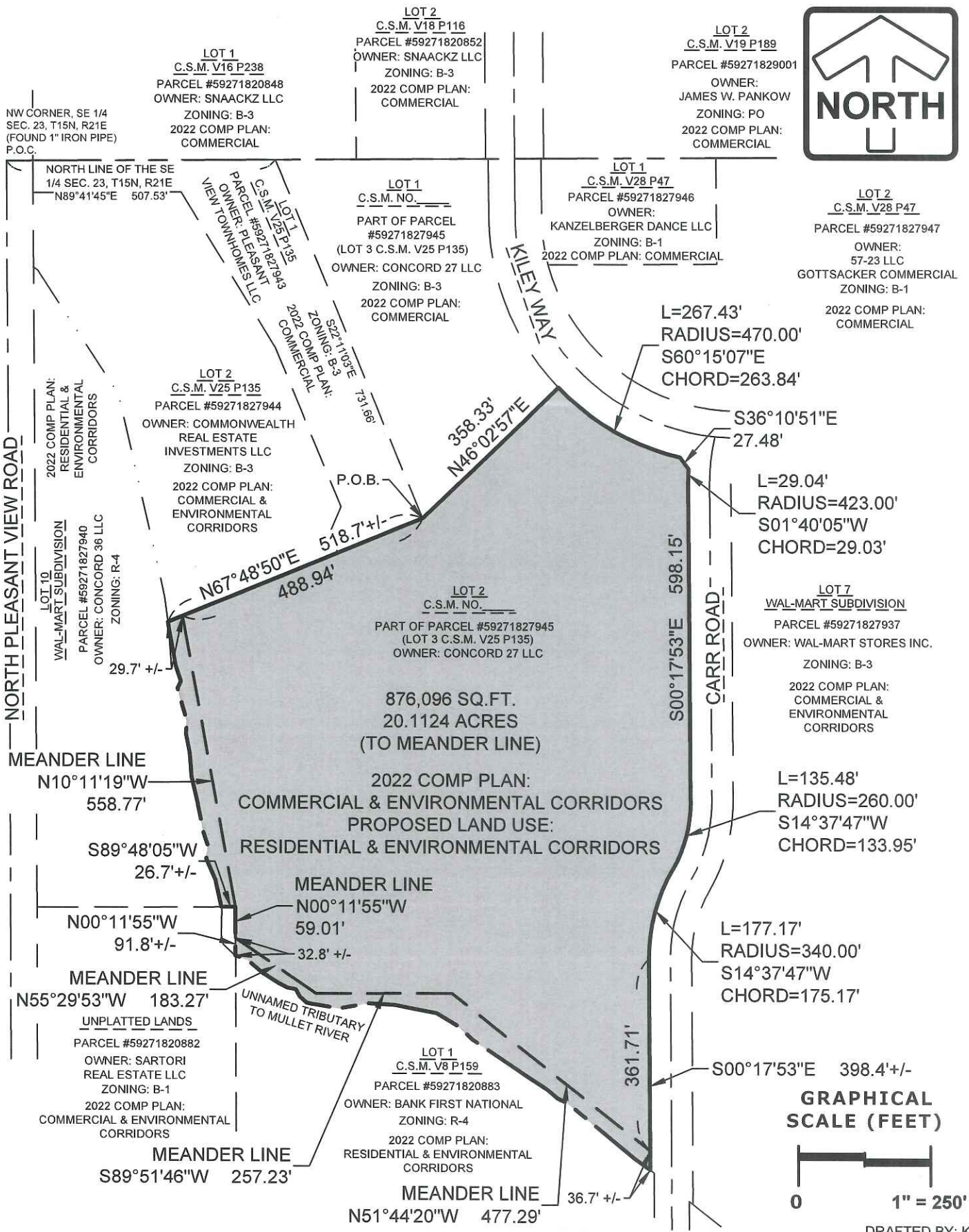
MEANDER LINE  
S89°48'05"W 26.7' +/-

MEANDER LINE  
N00°11'55"W 59.01'

MEANDER LINE  
N55°29'53"W 183.27'

UNPLATTED LANDS  
PARCEL #59271820882  
OWNER: SARTORI  
REAL ESTATE LLC  
ZONING: B-1

LOT 1  
C.S.M. V8 P159  
PARCEL #59271820883  
OWNER: BANK FIRST NATIONAL  
ZONING: R-4



GRAPHICAL SCALE (FEET)



DRAFTED BY: KGD

# COMPREHENSIVE PLAN MAP AMENDMENT EXHIBIT

04/29/2024

**PINNACLE ENGINEERING GROUP**

**PLAN | DESIGN | DELIVER**

20725 WATERTOWN ROAD | SUITE 100 | BROOKFIELD, WI 53186

WWW.PINNACLE-ENGR.COM

PEG JOB#5379.00



Legal Description of the Property to be Rezoned and for Comprehensive Plan Map Amendment:

Part of Lot 3 of Certified Survey Map recorded on March 19, 2012 in Volume 25 of Certified Survey Maps, Pages 135-138, as Document No. 1941216, Sheboygan County Register of Deeds, being part of the Northwest 1/4 and Southwest 1/4 of the Southeast 1/4 of Section 23, Township 15 North, Range 21 East, in the City of Plymouth, County of Sheboygan, State of Wisconsin, described as follows:

Commencing at the northwest corner of said Southeast 1/4; thence North 89°41'45" East along the north line of said Southeast 1/4, 507.53 feet to the west line of said Lot 3; thence South 22°11'03" East along said west line, 731.66 feet to the Point of Beginning; thence North 46°02'57" East, 358.33 feet to a point on the west right-of-way line of Kiley Way and a point on a curve; thence Southeasterly 267.43 feet along said west right-of-way line and the arc of said curve to the left, whose radius is 470.00 feet and whose chord bears South 60°15'07" East, 263.84 feet; thence South 36°10'51" East along said west right-of-way line, 27.48 feet to the west right-of-way line of Carr Road and a point on a curve; thence Southwesterly 29.04 feet along said west right-of-way line and the arc of said curve to the left, whose radius is 423.00 feet and whose chord bears South 01°40'05" West, 29.03 feet; thence South 00°17'53" East along said west right-of-way line, 598.15 feet to a point of curvature; thence Southwesterly 135.48 feet along said west right-of-way line and the arc of said curve to the right, whose radius is 260.00 feet and whose chord bears South 14°37'47" West, 133.95 feet to a point of reverse curve; thence Southwesterly 177.17 feet along said west right-of-way line and the arc of said curve to the left, whose radius is 340.00 feet and whose chord bears South 14°37'47" West, 175.17 feet; thence South 00°17'53" East along said west right-of-way line, 361.71 feet to a meander line along an unnamed tributary to the Mullet River; thence North 51°44'20" West along said meander line, 477.29 feet; thence South 89°51'46" West along said meander line, 257.23 feet; thence North 55°29'53" West along said meander line, 183.27 feet; thence North 00°11'55" West along said meander line, 59.01 feet; thence North 10°11'19" West along said meander line, 558.77 feet to the west line of said Lot 3; thence North 67°48'50" East along said west line, 488.94 feet to the Point of Beginning.

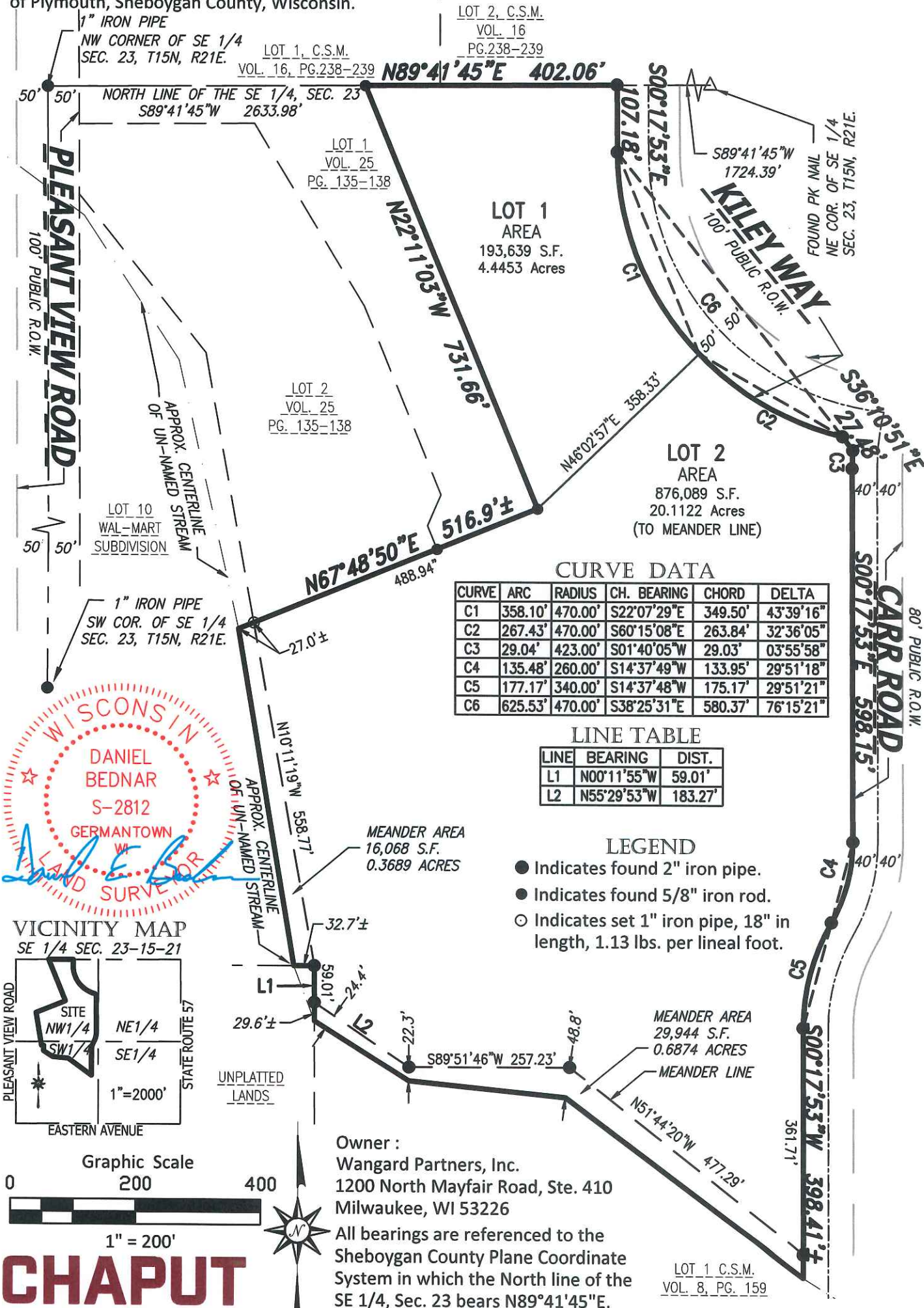
Including all the land lying between the above described meander line and the ordinary high water mark of an unnamed tributary to the Mullet River.

Containing 876,096 square feet (20.1124 acres) of land to the meander line of an unnamed tributary to the Mullet River and 920,757 +/- square feet (21.14 +/- acres) of land to the water's edge.

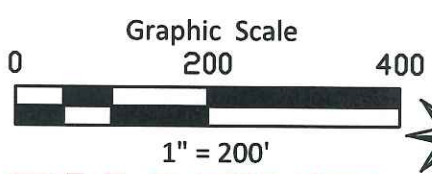
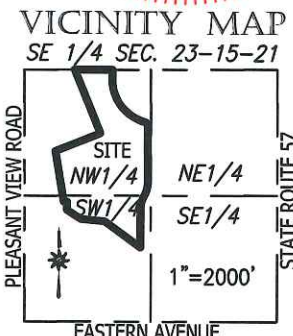


# CERTIFIED SURVEY MAP

A division of Lot 3 of Certified Survey Map recorded in Volume 25 Pages 135-138 as Document No. 1941216, being located in the Northwest 1/4 of the Southeast 1/4, and the Southwest 1/4 of the Southeast 1/4 of Section 23, Township 15 North, Range 21 East, City of Plymouth, Sheboygan County, Wisconsin.



WISCONSIN  
 DANIEL BEDNAR  
 S-2812  
 GERMANTOWN, WI  
 LAND SURVEYOR



**CHAPUT LAND SURVEYS**

234 W. Florida Street  
 Milwaukee, WI 53204  
 414-224-8068  
 www.chaputlandsurveys.com

**Owner :**  
 Wangard Partners, Inc.  
 1200 North Mayfair Road, Ste. 410  
 Milwaukee, WI 53226

All bearings are referenced to the Sheboygan County Plane Coordinate System in which the North line of the SE 1/4, Sec. 23 bears N89°41'45"E.

LOT 1 C.S.M.  
 VOL. 8, PG. 159

Date: January 17, 2024  
 Survey No. 5415.00-tjs  
 Sheet 1 of 5 Sheets

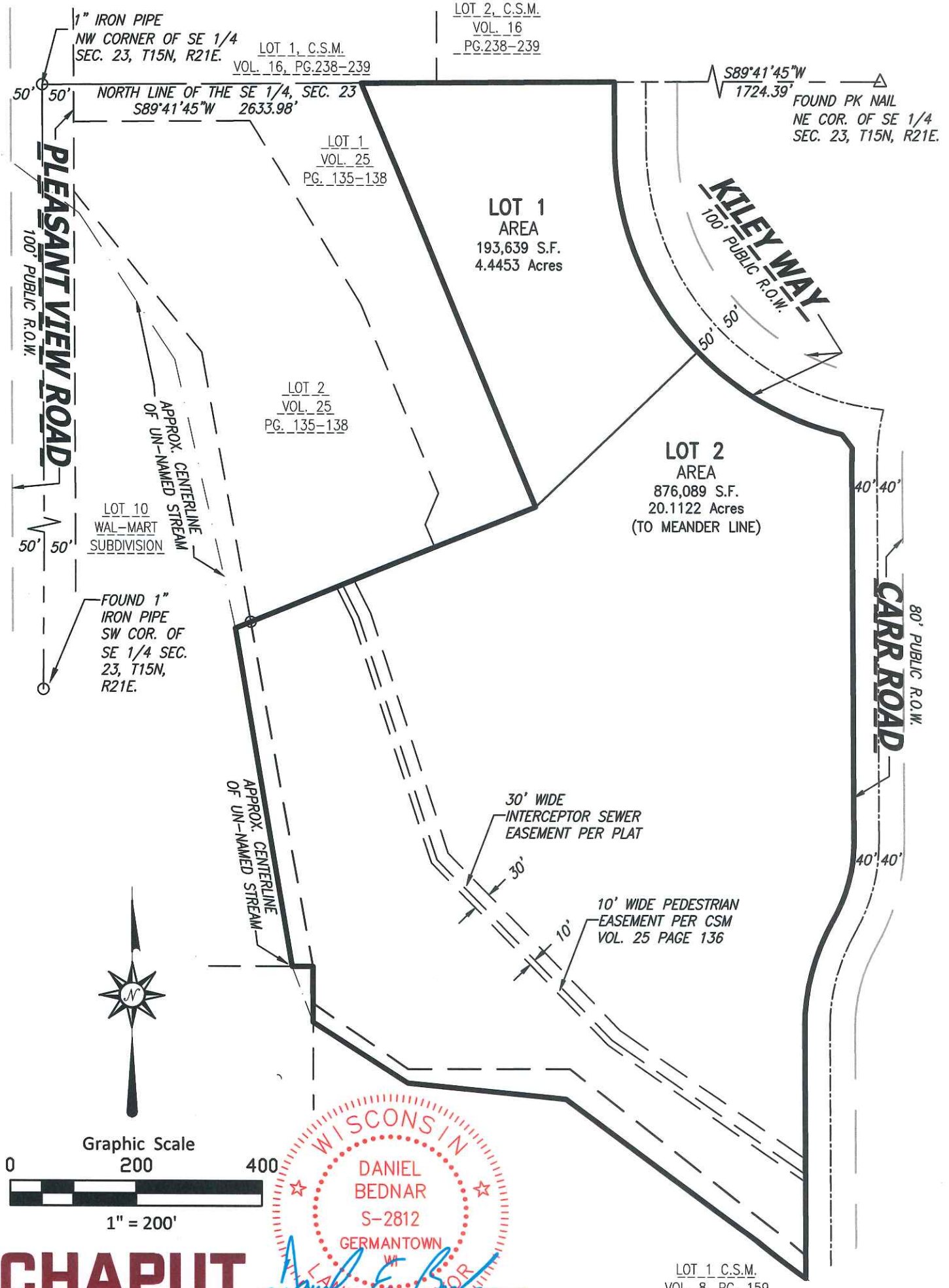
This instrument was drafted by Daniel E. Bednar  
 Professional Land Surveyor S-2812



# CERTIFIED SURVEY MAP

A division of Lot 3 of Certified Survey Map recorded in Volume 25 Pages 135-138 as Document No. 1941216, being located in a part of the Northwest 1/4 of the Southeast 1/4, and a part of the Southwest 1/4 of the Southeast 1/4 of Section 23, Township 15 North, Range 21 East, City of Plymouth, Sheboygan County, Wisconsin.

EASEMENTS OF RECORD ARE SHOWN FOR REFERENCE ONLY



**CHAPUT**  
**LAND SURVEYS**

234 W. Florida Street  
Milwaukee, WI 53204

414-224-8068  
www.chaputlandsurveys.com

This instrument was drafted by Daniel E. Bednar  
Professional Land Surveyor S-2812

Date: January 17, 2024  
Survey No. 5415.00-tjs  
Sheet 2 of 5 Sheets



# CERTIFIED SURVEY MAP

A division of Lot 3 of Certified Survey Map recorded in Volume 25 Pages 135-138 as Document No. 1941216, being located in a part of the Northwest 1/4 of the Southeast 1/4, and a part of the Southwest 1/4 of the Southeast 1/4 of Section 23, Township 15 North, Range 21 East, City of Plymouth, Sheboygan County, Wisconsin.

## SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN}  
:SS  
MILWAUKEE COUNTY}

I, DANIEL E. BEDNAR, a professional land surveyor, certify:

THAT I have surveyed, divided and mapped that part of the Northwest 1/4 of the Southeast 1/4 and the Southwest 1/4 of the Southeast 1/4 of Section 23, Township 15 North, Range 21 East, in the City of Plymouth, Sheboygan County, Wisconsin, bounded and described as follows:

COMMENCING at the Northeast corner of the Southeast 1/4 of said Section 23, thence South 89°41'45" West along the North line of said 1/4 Section 1724.39 feet to the point of beginning of the lands to be hereinafter described; thence South 00°17'53" East along the West line of Kiley Way 107.18 feet to a point; thence Southeasterly along said West line and the arc of a curve 625.52 feet whose radius is 470.00 feet, whose center lies to the Northeast and whose chord bears South 38°25'31" East 580.37 feet to a point; thence South 36°10'51" East continuing along said West line 27.48 feet to a point on the West line of Carr Road; thence southerly along said West line and the arc of a curve whose radius is 423.00 whose center lies to the East and whose chord bears South 01°40'05" West 29.03 feet to a point; thence South 00°17'53" East continuing along said West line 598.15 feet to a point; thence southwesterly 135.48 feet along said West line and the arc of a curve whose radius is 260.00 feet, whose center lies to the Northwest and whose chord bears South 14°37'49" West 133.95 feet to a point of reverse curvature; thence southwesterly 177.17 feet along said West line and the arc of a curve whose radius is 340.00 feet, whose center lies to the Southeast and whose chord bears South 14°37'48" West 175.17 feet to a point; thence South 00°17'53" East continuing along said West line 361.71 feet to a meander corner; thence North 51°44'20" West along a meander line 477.29 feet; thence South 89°51'46" West continuing along said meander line 257.23 feet to a meander corner; thence North 55°29'53" West continuing along said meander line 183.27 feet to the West line of Lot 3, Certified Survey Map Volume 25, Pages 135-138 as Document No. 1941216; thence North 00°11'55" West along said West line 59.01 feet to a meander corner; thence North 10°11'19" West along said meander line 558.77 feet to the South corner of Lot 2 of said Certified Survey Map; thence North 67°48'50" East along the Southerly line of Lots 1 and 2 of said Certified Survey Map 488.94 feet to a point; thence North 22°11'03" West along the East line of Lot 1 of said Certified Survey Map 731.66 feet to a point on the North line of the said Southeast 1/4; thence North 89°41'45" East along said North line 402.06 feet to the point of beginning.

Said lands as described contains 1,069,736 square feet or 24.5577 acres.

ALSO: Those lands lying between the aforementioned Meander line and the centerline of an un-named stream.

THAT I have made the survey, land division and map by the direction of WANGARD PARTNERS, INC., owner.

THAT the map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

THAT I have fully complied with Chapter 236 of the Wisconsin Statutes and the Subdivision Ordinance of the City of Plymouth and Sheboygan County in surveying, dividing and mapping the same.

Date: January 17, 2024



Daniel E. Bednar  
Professional Land Surveyor S-2812



**CHAPUT**  
LAND SURVEYS

234 W. Florida Street  
Milwaukee, WI 53204

414-224-8068  
www.chaputlandsurveys.com

This instrument was drafted by Daniel E. Bednar  
Professional Land Surveyor S-2812

Date: January 17, 2024  
Survey No. 5415.00-tjs  
Sheet 3 of 5 Sheets

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

A division of Lot 3 of Certified Survey Map recorded in Volume 25 Pages 135-138 as Document No. 1941216, being located in a part of the Northwest 1/4 of the Southeast 1/4, and a part of the Southwest 1/4 of the Southeast 1/4 of Section 23, Township 15 North, Range 21 East, City of Plymouth, Sheboygan County, Wisconsin.

## CORPORATE OWNER'S CERTIFICATE

STATE OF WISCONSIN}
:SS
\_\_\_\_\_ COUNTY}

WANGARD PARTNERS, INC. a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, certifies that said corporation caused the land described on this Certified Survey Map to be surveyed, divided and mapped as represented on this map or plat in accordance with the subdivision regulations of the City of Plymouth and Chapter 236 of the Wisconsin Statutes.

WANGARD PARTNERS, INC. does further certify that this map is required by S.236.10 or 236.12 to be submitted to the following for approval or objection: City of Plymouth.

IN WITNESS WHEREOF, the WANGARD PARTNERS, INC. has caused these presents to be signed by the hand of \_\_\_\_\_, on this \_\_\_\_\_, day of \_\_\_\_\_, 2024

WANGARD PARTNERS, INC.

By: \_\_\_\_\_

Its: \_\_\_\_\_

STATE OF WISCONSIN}
:SS
\_\_\_\_\_ COUNTY}

Personally came before me this \_\_\_ day of \_\_\_\_\_, 2024, \_\_\_\_\_, the \_\_\_\_\_ of the above named corporation, to me known as the person who executed the foregoing instrument and acknowledged that he/she executed the foregoing instrument as such officer on behalf of entity, by its authority.

Notary Signature: \_\_\_\_\_
Notary Name: \_\_\_\_\_
Notary Public, State of \_\_\_\_\_ My commission expires: \_\_\_\_\_
(Notary Seal)



This instrument was drafted by Daniel E. Bednar
Professional Land Surveyor S-2812

Date: January 17, 2024
Survey No. 5415.00-tjs
Sheet 4 of 5 Sheets



# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

A division of Lot 3 of Certified Survey Map recorded in Volume 25 Pages 135-138 as Document No. 1941216, being located in a part of the Northwest 1/4 of the Southeast 1/4, and a part of the Southwest 1/4 of the Southeast 1/4 of Section 23, Township 15 North, Range 21 East, City of Plymouth, Sheboygan County, Wisconsin.

## CONSENT OF ENTITY MORTGAGEE

\_\_\_\_\_, a corporation duly organized and existing by virtue of the laws of the State of \_\_\_\_\_, as mortgagee of the above described land, consents to the surveying, dividing, and mapping of the land described on this map and in the surveyor's certificate and to the certificate of the owner of said land.

Date: \_\_\_\_\_

Entity Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Type or Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

STATE OF \_\_\_\_\_ }  
  :SS  
\_\_\_\_\_ COUNTY }

Personally came before me this \_\_\_\_ day of \_\_\_\_\_, 2024, \_\_\_\_\_ of the above named entity, to me known to be the persons who executed the foregoing instrument, and acknowledged that he/she executed the foregoing instrument as such officer on behalf of the entity, by its authority.

Notary Signature: \_\_\_\_\_

Print Notary Name: \_\_\_\_\_

Notary Public, State of \_\_\_\_\_. My commission expires: \_\_\_\_\_

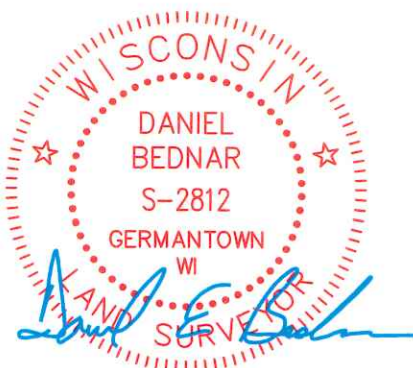
(Notary Seal)

## COMMON COUNCIL APPROVAL

Approved by the Common Council of the City of Plymouth on the \_\_\_\_ day of \_\_\_\_\_, 2024

\_\_\_\_\_  
JEFFRY WOSJE, MAYOR

\_\_\_\_\_  
JODI GALLUP, CITY CLERK



This instrument was drafted by Daniel E. Bednar  
Professional Land Surveyor S-2812

Date: January 17, 2024  
Survey No. 5415.00-tjs  
Sheet 5 of 5 Sheets

**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](http://plymouthgov.com)

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**DATE:** June 18, 2024  
**TO:** Mayor and Common Council  
**FROM:** Cathy Austin, Director of Public Works  
**RE:** **Acceptance of ROOTS Grant for Collaborative Acquisition of a Mobile Irrigation System**

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In 2018 the Common Council passed Resolution 27, which was a resolution supporting the Rotary Club of Sheboygan and the Lakeshore Natural Resource Partnership, Inc. Restoration of our Trees Sheboygan (ROOTS) Program to mitigate the effects of the emerald ash borer (EAB) in Sheboygan County, Wisconsin.

Since the start of this program in 2018, the City has been successful in 2020, 2022 and 2023 in obtaining grant dollars from this program.

The City received a letter from ROOTS on June 13, 2024, indicating they have approved \$4,145.00 for the purchases of a mobile irrigation system. See attached award letter.

The Public Works Department is requesting the Common Council accept the grant dollars.

Public Works appreciates the partnership over the years with ROOTS and the Rotary Club.

---

**Recommendation**

To accept the ROOTS grant funding for 2024 Collaborative Acquisition of the Mobile Irrigation System.



# ROOTS

RESTORATION OF OUR TREES SHEBOYGAN

A collaborative effort between Sheboygan Rotary Club and Lakeshore Natural Resources Partnership

June 13, 2024

Mr. Matt Magle  
Street Superintendent  
Department of Public Works  
128 Smith Street  
P.O. Box 107  
Plymouth, WI 54073

**Subject: Approval of City of Plymouth Application to ROOTS for Grant Funding for 2024 Collaborative Acquisition of Mobile Irrigation System Project**

Dear Superintendent Magle:

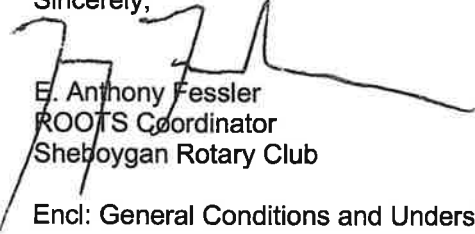
On behalf of Restoration Of Our Trees Sheboygan (ROOTS) and the Plymouth Rotary Club, I am pleased to confirm that your recent application to the Sheboygan County Rotary Foundation (SCRF) for funding in the amount of \$4,145.00 for the acquisition of a mobile irrigation system has been approved in its entirety. Congratulations to you, Director Cathy Austin and the entire Plymouth municipal team on an excellent project and proposal.

As explained in past years applications, the ROOTS grant for this project is awarded consistent with our standard guidelines as outlined in the application form and supporting guidelines. With the understanding that the ROOTS CIF is substantially funding the acquisition of equipment for the City Public Works Department's ongoing reforestation and public grounds support, we ask you provide invoice(s) or statements of final equipment acquisition cost when available.

Attached to this award letter are a limited set of General Conditions and Understandings subject to which this CIF grant is awarded. I ask that you or the authorized representative of the City please sign acceptance of these conditions and understandings and return them to the undersigned within 30 days of receipt of this letter. These terms and conditions have been considerably simplified from those used in earlier years in hopes expediting the processing. Based on our prior high confidence in the City's participation in our collaborative programs, we are releasing funding prior to receiving receipt of the conditions and understandings. We wish to accelerate your acquisition of this important equipment.

Again, our congratulations on this award. ROOTS and the Plymouth Rotary Club as a partner in this project are pleased to pursue this collaborative private/non-profit and public sector initiative for the benefit of the Plymouth community. If you have any questions or concerns, please continue to communicate with me at 920-946-6770 (cell) or at [fessler.e.anthony@gmail.com](mailto:fessler.e.anthony@gmail.com).

Sincerely,



E. Anthony Fessler  
ROOTS Coordinator  
Sheboygan Rotary Club

Encl: General Conditions and Understandings

Cc: Sheboygan County Rotary Foundation  
Mayor of the City of Plymouth



---

**DATE:** June 19, 2024

**TO:** Mayor and Common Council

**FROM:** Tim Blakeslee, City Administrator/Utilities Manager

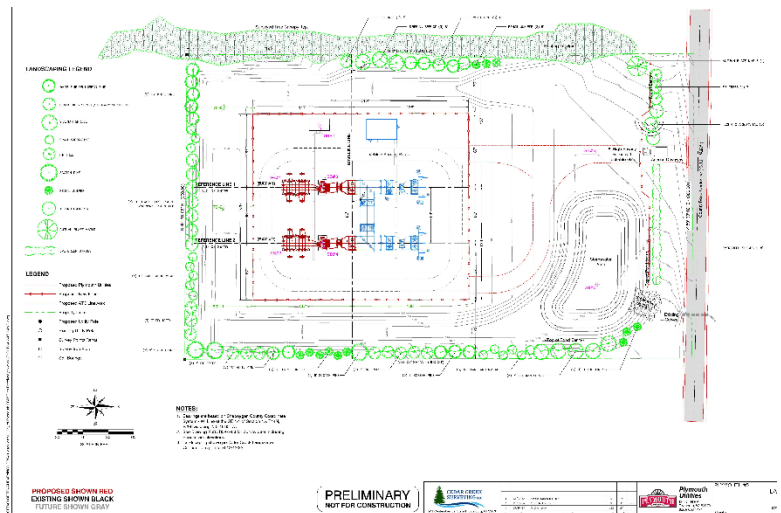
**RE:** Approve the Substation Agreement Amendment related to Landscaping at Substation No. 5 with ANR Pipeline Company

---

**Background:**

Plymouth Utilities is responsible for the construction and maintenance of electric distribution lines to local homes and businesses. The electric distribution equipment in the southwestern portion of the Plymouth service territory has reached near capacity in recent years. The Public Service Commission (PSC) approved the Certificate of Authority (CA) to construct a new substation in the Town of Mitchell at their open meeting on February 1, 2024 and issued their final order on March 4, 2024.

As part of the conditional use permit approved by the Town of Mitchell, the City of Plymouth is required to include screening and vegetation for the substation. The approved landscaping plan is included as a picture to the right. As part of the attached agreement, ANR Pipeline has agreed to provide funding for landscaping in accordance with parameters of the substation agreement (8/11 of the costs) for the initial planting and screening of the project. This was not included in the original substation agreement.



**Recommendation:**

Approve the Substation Agreement Amendment related to Landscaping at Substation No. 5 with ANR Pipeline Company.

**Attachments:**

1. Substation Agreement Amendment

**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](http://plymouthgov.com)

---

Jeff Bickar  
Project Manager  
US Gas Growth Projects  
[Jeff\\_Bickar@tcenergy.com](mailto:Jeff_Bickar@tcenergy.com)

June 29, 2024

Via email only

Dear Jeff:

This letter is intended to memorialize our discussions with regard to ANR Pipeline Company ("ANR") assistance for the commitments Plymouth Utilities has made to the Town of Mitchell in securing a conditional use permit ("Mitchell CUP") for the construction of Plymouth Sub #5. According to the Mitchell CUP, Plymouth Utilities must develop a landscaping plan with a number of specific features. The plan, which is attached to this letter, is estimated to cost between \$100,000 and \$120,000. The landscaping would be implemented, of course, only after a certificate of authority (CA) for the substation is granted by the Wisconsin Public Service Commission.

In addition, Plymouth Utilities made a commitment to the Town Board to provide additional support to certain neighbors impacted by the substation development. This support would take the form of tree or bush landscaping coverage and would be made available on request of the impacted neighbors by a date certain after the substation construction is complete. We have not quantified the amount of this support, but we anticipate that could be approximately \$20,000.

As we have discussed, these commitments have been made by Plymouth Utilities as part of the process of securing the local permits we need from the Town of Mitchell. As such, they were not included in the \$6.754 million Contribution in Aid of Construction (CIAC) provided by ANR in accordance with the Substation Agreement, dated December 27, 2022, between ANR and Plymouth Utilities. Instead, these landscaping costs would be included as part of the final CIAC charge once the substation is constructed. Again, as indicated above, Plymouth Utilities does not anticipate incurring these costs unless, and until, the CA is granted.

Please contact me if you have any questions. Otherwise, please indicate by signature below that the Substation Agreement shall be amended by including such landscaping costs as part of the CIAC pursuant to the Substation Agreement, and that ANR shall pay such CIAC in accordance with the terms of the Substation Agreement if and when the costs are incurred. Plymouth Utilities will advise ANR of any anticipated landscaping costs that might exceed the amounts described above.

This letter is an amendment to the Substation Agreement. This letter may be executed in one or more counterparts, each of which shall constitute an original and all of which when taken together shall constitute one binding agreement. Except as expressly set forth in this letter, the terms and conditions set forth in the Substation Agreement shall remain in full force and effect, and from and after the date of this letter all references to the Agreement shall be deemed to be references to the Agreement as amended hereby. This letter, together with the Substation Agreement, contains the entire agreement between the parties with respect to the subject matter hereof

and supersedes any and all prior and contemporaneous negotiations, representations, understandings and agreements, whether written or oral.

With regards,

Tim Blakeslee, City Administrator  
City of Plymouth

Acknowledged and agreed:

A handwritten signature in black ink, appearing to read 'JB', is positioned above a horizontal line.

---

Jeff Bickar, Project Manager