

City of Plymouth Plan Commission

Members: Please notify us if you are unable to attend the meeting.

Chairman; Mayor Don Pohlman

Members:

Greg Hildebrand (Vice Chairman)

Jane Meyer

Jeremy Schellin

Ron Nicolaus

John Wyatt

Justin Schmitz

The City of Plymouth Plan Commission will have a meeting on **Thursday June 5, 2025 at 6:00 PM in Room 305**, City Hall, and Plymouth, WI.

The agenda will be as follows:

- 1.) Approval of Minutes from May 1, 2025
- 2.) **Discussion and Possible Recommendation of Extraterritorial Certified Survey Map;** N5806 County Road M, Plymouth, WI 53073 - located in the Town of Sheboygan Falls. Scholler Property Management, LLC (enclosure)
- 3.) **Discussion and Possible Recommendation of Extraterritorial Certified Survey Map;** Parcel numbers 59016215041, 59016215042, and 59016215070 – located on the southwest corner of Woodland Rd and State Highway 57 in the Town of Plymouth. In-n-Out Storage LLC & Louis A. Prange Revocable Living Trust (enclosure)
- 4.) **Public Hearing:** A public hearing to take comment on a conditional use permit application for the following:
 - a. 2600 Kiley Way, ARHC AHPLYW101, LLC (dba Aurora Health Care) regarding a conditional use permit amendment application seeking to install four (4) additional ground mounted solar arrays on their property for a total number of eight (8) ground mounted solar arrays on site in the B-3 Business Highway District as allowed through Conditional Use Permit per PMC 13-1-132(c)(1). White (enclosure)
- 5.) **Site Plan Seeking Approval:** 2600 Kiley Way, ARHC AHPLYW101, LLC (dba Aurora Health Care) seeking to install four (4) additional ground mounted solar arrays on their property for a total number of eight (8) ground mounted solar arrays on site in the B-3 Business Highway District as part of a related conditional use permit application. White (enclosure)
- 6.) **Public Hearing** regarding the proposed creation of Tax Incremental District No. 8, the proposed boundaries of the District, and the proposed Project Plan for the District.
- 7.) **Consideration and possible action** on a “Resolution Establishing the Boundaries of and Approving the Project Plan for Tax Incremental District No. 8.”

8.) Discussion and direction on legal non-conforming structures and lots

9.) Communication – Letters, E-mails, or reports Related to the Plan Commission
(Chairman, Secretary, Plan Commission Members, City of Plymouth Staff/Alderspersons)

It is possible that members of and possibly 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, contact 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 Plan Commission

UNOFFICIAL MINUTES

Mayor Pohlman called the meeting to order at 6:00 PM on May 1, 2025. The following members were present: Jane Meyer, Jeremy Schellin, Ron Nicolaus, John Wyatt, Greg Hildebrand, and Justin Schmitz. Also present: City Administrator/Utilities Manager Tim Blakeslee, Assistant City Administrator/Community Development Director Jack Johnston, and City Clerk/Deputy Treasurer Anna Voigt.

Alderman present but not acting in official capacity: Kevin Sande

- 1.) **Approval of Minutes from April 3, 2025:** Motion was made by Wyatt/Nicolaus to approve the minutes. Upon the call of the roll, all voted aye. Motion carried.
- 2.) **Election of Vice-Chairman of Plan Commission as Required by PMC 2-4-5(e):**
Pohlman opened the floor for nominations for Vice-Chairman. Greg Hildebrand nominated himself for Vice-Chairman. There being no more nominations, motion was made by Wyatt/Schmitz to close nominations and elect Hildebrand as Vice-Chairman.
- 3.) **Site Plan Seeking Approval; 24 S. Highland Avenue, Zurn Properties, LLC (dba Precision Floors & Décor), for the construction of an 8,000 square foot expansion.**
Precision Floors & Décor: Brian Zurn from Precision Flooring explained that they have been needing to expand for 5 or 6 years now. They plan on having space for materials and providing space for training new employed installers. Mayor Pohlman asked staff if there are any future roadway concerns that this expansion would interrupt? Johnston stated that he talked with DPW Director Austin and there are currently no future plans for road expansion of Roberts Pl. Johnston added the applicant did ask during initial discussion about having driveway access to Robert's Pl. and that would not be allowed. Motion was made by Nicolaus/Schmitz to approve the site plan of 24 S. Highland Ave., Zurn Properties, LLC for the construction of an 8,000 square foot expansion. Upon the call of the roll, all voted aye. Motion carried.
- 4.) **Site Plan Seeking Approval; 411 County Road PP, Masters Gallery Foods, Inc. for the expansion of an existing parking lot.** Tim Yeager from Masters Gallery explained they would like to add a parking lot to the south side of the building. Mayor Pohlman asked if they are taking away the hill. Yeager answered no, they will have to dig into it a little bit. A retention pond was built as big as it was in anticipation that they would have to do this at some point. Motion was made was by Nicolaus/Wyatt to approve the site plan for 411 County Rd. PP, Masters Gallery Foods, Inc for the expansion of an existing parking lot.
- 5.) **Discussion and Possible Recommendation of Extraterritorial Certified Survey Map; N5806 County Road M, Plymouth, WI 53073 - located in the Town of Sheboygan Falls:** Item moved to next agenda
- 6.) **Discussion and possible motion; to amend the date and time of the previously scheduled Plan Commission meeting on July 3, 2025:** Motion was made by Nicolaus/Schmitz to move the July meeting date to July 10. Everyone voted aye, Schellin nay. Motion carried.
- 7.) **Communication – Letters, E-mails, or reports Related to the Plan Commission**
Blakeslee and Johnston introduced a future zoning map system staff is working on.

Motion was made by Nicolaus/Wyatt to adjourn the meeting. A unanimous aye vote was cast. Motion carried.



DATE: April 22, 2025

TO: Plan Commission

FROM: Jack Johnston, Assistant City Administrator/Community Development Director

RE: **Discussion and Possible Recommendation of Extraterritorial Certified Survey Map;** N5806 County Road M, Plymouth, WI 53073 - located in the Town of Sheboygan Falls. Scholler Property Management, LLC (enclosure)

Background:

Scholler Property Management, LLC has submitted an application for approval of a certified survey map in the Town of Sheboygan Falls that is located in the City of Plymouth Extraterritorial Review jurisdiction (1.5 miles from City of Plymouth boundaries). The land division has already been approved by the Town of Sheboygan Falls and seeks to divide the current 6.2 acre parcel into three parcels. Town of Sheboygan Falls meeting minutes from March 3, 2025 indicate that Lot 1 (1.435 acres) would be retained with their current business. Vacant Outlot 2 (1.853 acres) and Outlot 3 (3 acres) would be sold.

As a note, the applicants have already received approval from the Town of Sheboygan Falls for this land division. The City's Common Council would be the body to give approval of the CSM. The Plan Commission must first furnish a recommendation to the Council, however. Sheboygan County will also have to approve the CSM.

Public Works/Plymouth Fire Department Review:

Both Public Works Director Austin and Chief Pafford reviewed the proposal and have no concerns.

Staff Recommendation:

The property is located south of STH 23 along CTH M. Due to its distance from the City, future development and annexation into the City is unlikely. The Staff recommends the Plan Commission recommend approval of the extraterritorial CSM for the property. Final approval of the CSM is scheduled to be held at the Common Council meeting on May 13, 2025.

Copies Mailed/Emailed To:

- I. Michael Birenbaum: michael@plymouthlandscapeco.com

Attachments:

- I. Certified Survey Map

LOT 2, C.S.M. V.27 P.50-52, PART OF THE EAST 1/2 OF THE
SOUTHEAST 1/4 OF SECTION 19, T15N, R22E, TOWN OF
SHEBOYGAN FALLS, SHEBOYGAN COUNTY, WISCONSIN.




OWNER AND SUBDIVIDER:
SCHOLLER PROPERTY MANAGEMENT LLC

BEARINGS ARE BASED ON THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 19, T15N, R22E, AS BEING S00°21'39"E PER THE SHEBOYGAN COUNTY COORDINATE SYSTEM.

As no soil tests have been completed on the following lots, they are deemed as outlots. Outlots 2&3 are considered unbuildable by the Snohomish County Planning and Conservation Department. If soil tests are received which depict areas suitable for a private onsite wastewater treatment system then the outlots will be reclassified as lots and considered to be buildable.

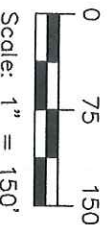
● = Set 3/4"x18" Rebar
min. 1.13 lbs. per foot
○ = Found Iron Pipe

 = Section Corner Monument

$$\textcircled{w} = w_{\text{ell}}$$

⑤ = Sanitary Septic

ρ = Utility Pole



This instrument was drafted by Joshua L. TenDolle.

CERTIFIED SURVEY MAP
LOT 2, C.S.M. V.27 P.50-52, PART OF THE EAST 1/2 OF THE
SOUTHEAST 1/4 OF SECTION 19, T15N, R22E, TOWN OF
SHEBOYGAN FALLS, SHEBOYGAN COUNTY, WISCONSIN.

CORPORATE OWNERS CERTIFICATES

Scholler Property Management LLC does hereby certify that we have caused the lands described herein to be surveyed, divided, and mapped as represented on this map. We also certify that this map is required to be submitted to the Town of Sheboygan Falls, City of Plymouth, and the Sheboygan County Planning Department for approval.

Signature _____ Dated _____, 2025

Signature _____ Dated _____, 2025

TOWN OF SHEBOYGAN FALLS APPROVAL CERTIFICATE

Resolved that the Certified Survey Map in the Town of Sheboygan Falls is hereby approved by the town board of the Town of Sheboygan Falls.

on this 3rd day of March, 2025.

Deanna Shebels
Town Chairman

Janette M Meyer
Town Clerk

CITY OF PLYMOUTH (EXTRATERRITORIAL) APPROVAL CERTIFICATE

Resolved that the Certified Survey Map in the Town of Sheboygan Falls is hereby approved by the City of Plymouth.

on this _____ day of _____, 2025.

Title _____

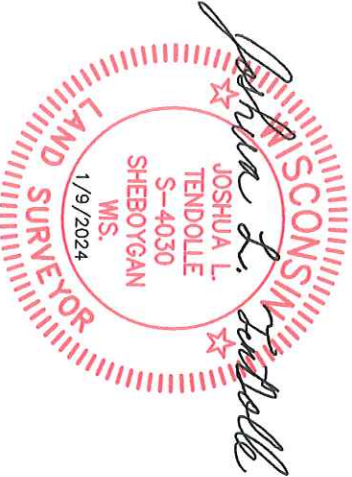
Title _____

COUNTY OF SHEBOYGAN PLANNING DEPARTMENT CERTIFICATE


Resolved that the Certified Survey Map in the Town of Sheboygan Falls is hereby approved by the Sheboygan County Planning Department.

on this _____ day of _____, 2025.

Title _____



This instrument was drafted by Joshua L. Tendolle.



100 South 10th Street
Oostburg, WI 53070
920-547-0599

CEDAR CREEK SURVEYING, LLC
ENGINEERS • SURVEYORS • DRAFTERS
www.cedarcreeksurveying.com

FILE No.: 20241825 DATE: 1/9/2025 PAGE: 3 OF 3

CERTIFIED SURVEY MAP
LOT 2, C.S.M. V.27 P.50-52, PART OF THE EAST 1/2 OF THE
SOUTHEAST 1/4 OF SECTION 19, T15N, R22E, TOWN OF
SHEBOYGAN FALLS, SHEBOYGAN COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE
I, Joshua L. Tendolle, Professional Land Surveyor, hereby certify:

That I have surveyed, divided and mapped Lot 2 of Certified Survey Map recorded in Volume 27, Pages 50-52 of Records, being part of the East 1/2 of the Southeast 1/4 of Section 19, T15N, R22E, Town of Sheboygan Falls, Sheboygan County, Wisconsin bounded and described as follows:

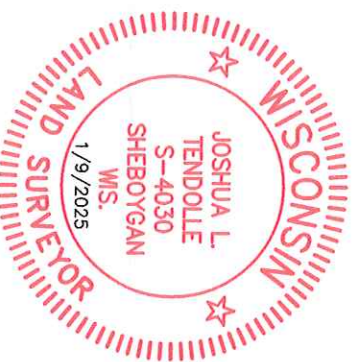
Commencing at the East 1/4 Corner of said Section 19; thence S00°21'39"E 1191.11 feet along the East line of the Southeast 1/4 of said Section 19; thence S89°38'23"W 33.00 feet to the Northeast Corner of Lot 2 C.S.M. V.27, P.50-52 and the POINT OF BEGINNING of this description; thence S00°21'39"E 1004.00 feet along the East line of said Lot 2; thence S89°12'00"W 269.12 feet along the South line of said Lot 2; thence N00°18'39"W 716.59 feet along the West line of said Lot 2; thence S89°38'23"W 12.00 feet along the West line of said Lot 2; thence N00°41'39"W 290.40 feet along the West line of said Lot 2; thence N89°38'23"E 282.17 feet along the North line of said Lot 2 to the Point of Beginning.

This parcel contains 273.902 square feet or 6.288 acres.

That such map is a correct representation of the exterior boundaries of the land surveyed and the division thereof.

That I have fully complied with provisions of Section 236.34 of the Wisconsin Statutes and the subdivision regulation of the Town of Sheboygan Falls in surveying, dividing and mapping the same.

Joshua L. Tendolle Dated this 9th day of January, 2025
Joshua L. Tendolle PLS S-4030





DATE: May 26, 2025

TO: Plan Commission

FROM: Jack Johnston, Assistant City Administrator/Community Development Director

RE: **Discussion and Possible Recommendation of Extraterritorial Certified Survey Map;** Parcel numbers 59016215041, 59016215042, and 59016215070 – located on the southwest corner of Woodland Rd and State Highway 57 in the Town of Plymouth. In-n-Out Storage LLC & Louis A. Prange Revocable Living Trust (enclosure)

Background:

In-n-Out Storage LLC & Louis A. Prange Revocable Living Trust has submitted an application for approval of a certified survey map in the Town of Plymouth that is located in the City of Plymouth Extraterritorial Review jurisdiction (1.5 miles from City of Plymouth boundaries). The land division has already been approved by the Town of Plymouth and seeks to consolidate three existing parcels into two parcels of 29.179 acres and 30.334 acres respectively. Lot 1 contains the existing In-n-Out Storage business, a two-family farm house, and stormwater retention. Lot 2 appears to be used currently for agricultural purposes.

Public Works/Plymouth Fire Department Review:

Both Public Works Director Austin and Chief Pafford reviewed the proposal and have no concerns.

City Approval Process:

The City's Common Council would ultimately be the body to give approval of the CSM from the City of Plymouth. However, the Plan Commission must first furnish a recommendation to the Council.

Staff Recommendation:

The property is not located near adjacent City lands or roadways. As such, staff recommends the Plan Commission recommend approval the extraterritorial CSM for the property as presented. Final approval of the CSM is scheduled to be held at the Common Council meeting later in June.

Copies Mailed/Emailed To:

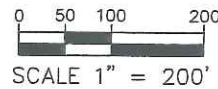
- I. Ted Scharl: tedscharl@gmail.com

Attachments:

- I. Certified Survey Map



NORTH IS REFERENCED TO THE SHEBOYGAN COUNTY COORDINATE SYSTEM. (PER THE COUNTY PUBLISHED SECTION CORNER COORDINATES)



TOTAL AREA
2,592,379 Sq. Ft.
59.513 Acres

LEGEND

- = 3/4"x 18" IRON REBAR SET WEIGHING 1.13 LBS/FT
- △ = MAG NAIL SET
- ▲ = EXISTING MAG/P-K NAIL
- ⊙ = EXISTING 3/4" IRON ROD

THIS INSTRUMENT WAS DRAFTED BY: Jeffrey A. DeZeeuw, PLS of Corner Point

CERTIFIED SURVEY MAP

LOT 1 OF A CERTIFIED SURVEY MAP, RECORDED IN VOLUME 30, PAGE 222-223, DOC. 2122662,
ALONG WITH PART OF THE NE 1/4 AND SE 1/4 OF THE NE 1/4 OF SECTION 14, TOWN 15
NORTH, RANGE 21 EAST, TOWN OF PLYMOUTH, SHEBOYGAN COUNTY, WISCONSIN

S.T.H. "57" (150')

(R/W PER CONVEYANCE REC. IN VOL. 361, PG. 378)

NE CORNER
SEC. 14-15-21
(EXISTING MAG NAIL)
SHEB. CO. COORD.
N: 185959.648
E: 158525.346

WOODLAND ROAD (66')

(R/W BY EASEMENT)

N 1/4 CORNER
SEC. 14-15-21
(EXISTING 1" IRON PIPE)
SHEB. CO. COORD.
N: 185936.625
E: 155916.418

W. LINE, E 1/2, NE 1/4, SEC. 14-15-21

NOTE:

No soil tests have been conducted on Lot 1. Pursuant to Section 71.16(1)(b)2 of the Sheboygan County Subdivision Ordinance. This lot creation is for conveyance purposes only. No on-site sewage disposal system shall be installed on said lot(s) without the express consent of the Sheboygan County Planning and Conservation Department.

SHEET 1 OF 2

DATE: April 7, 2025

JOB No.: S220024

FILE: dwg\sheboygan\prange\2025\S220024



CERTIFIED SURVEY MAP

LOT 1 OF A CERTIFIED SURVEY MAP, RECORDED IN VOLUME 30, PAGE 222-223, DOC. 2122662,
ALONG WITH PART OF THE NE 1/4 AND SE 1/4 OF THE NE 1/4 OF SECTION 14, TOWN 15 NORTH,
RANGE 21 EAST, TOWN OF PLYMOUTH, SHEBOYGAN COUNTY, WISCONSIN

OWNER'S CERTIFICATE

As owners we hereby certify that we caused the land described on this map
to be surveyed, mapped, divided and dedicated as represented on this map.

Dated_____

Louis A. Prange
Louis A Prange Revocable Living Trust
In-N Out Storage, LLC

CERTIFICATE OF PLANNING AGENCY

This certified survey map has been reviewed and approved by the Sheboygan
County Planning & Conservation Department.

Dated_____

County Planning Director

CERTIFICATE OF TOWN BOARD

This certified survey map has been reviewed and approved by the Town of
Plymouth, Town Board. The Town further accepts the dedication of the road as
represented on this map.

Dated_____

Town Chairman

Town Clerk

CITY OF PLYMOUTH CERTIFICATE

This certified survey map has been reviewed and approved by the City of
Plymouth.

Dated_____

Donald Pohlman, Mayor

Anna Voigt, Clerk

SURVEYOR'S CERTIFICATE

I, Jeffrey A. DeZeeuw, Professional Land Surveyor with Corner Point, do hereby
certify that I have surveyed and mapped the following described parcel:

Lot 1 of a Certified Survey Map, recorded in Volume 30, Page 222-223, Doc.
2122662, along with part the NE 1/4 and SE 1/4 of the NE 1/4 of Section 14,
Town 15 North, Range 21 East, Town of Plymouth, Sheboygan County, Wisconsin,
described as follows:

Commencing at the NE Corner of said Section 14, being the point of beginning;
Thence S 89°29'40" W, 1304.51 feet coincident with the north line of said NE 1/4;
Thence S 00°14'03" E, 1976.85 feet coincident with the west line of the E 1/2 of
said NE 1/4; Thence N 89°54'52" E, 1311.89 feet coincident with the south line of
the N 1/2 of said SE 1/4 of the NE 1/4; Thence N 00°26'50" W, 1986.45 feet
coincident with the east line of said NE 1/4 to the point of beginning.

Said parcel contains 2,592,379 Square Feet (59.513 Acres) of land.

I further certify that I have made such survey, land-division and map by the
direction of Louis Prange, owner, of the land and that such drawing is a correct
representation of all the exterior boundaries of the land surveyed and that I have
fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and
the Sheboygan Planning and Conservation Department, Town of Plymouth, Town
Board.

Dated_____

Jeffrey A. DeZeeuw
Professional Land Surveyor, S-2294



DATE: May 19, 2025

TO: Plan Commission

FROM: Jack Johnston, Assistant City Administrator/Community Development Director

RE: **Conditional Use Permit Seeking Approval:** 2600 Kiley Way, ARHC AHPLYW101, LLC (dba Aurora Health Care) regarding a conditional use permit amendment application seeking to install four (4) additional ground mounted solar arrays on their property for a total number of eight (8) ground mounted solar arrays on site in the B-3 Business Highway District as allowed through Conditional Use Permit per PMC 13-1-132(c)(1). White (enclosure)

Site Plan Seeking Approval: 2600 Kiley Way, ARHC AHPLYW101, LLC (dba Aurora Health Care) seeking to install four (4) additional ground mounted solar arrays on their property for a total number of eight (8) ground mounted solar arrays on site in the B-3 Business Highway District as part of a related conditional use permit application. White (enclosure)

Background:

Arch Solar, behalf of property owner ARHC AHPLYW101, LLC (dba Aurora Health Care), has applied for an amendment to their existing conditional use permit (issued in 2022) to expand the existing ground mounted solar array field located directly west of the Aurora building at 2600 Kiley Way in the City of Plymouth. Once completed, there will be four (4) additional ground mounted solar arrays on the property, bringing the total number to eight (8).

A conditional use permit for this activity is specifically required by PMC 13-1-132(c)(1) which reads:

- *Conditional use.* Free-standing solar energy conversion systems may be allowed as a conditional use in any district, except the CB, R-1, R-2, R-3, or R-4 Districts, so long as the principal use of the property is not residential.

Further, their existing CUP from 2022 specifically requires an amendment to the CUP for any additions to the array, which is being requested for at this time.

Comprehensive Plan/Zoning/Setbacks:

The property is zoned B-3 Business Highway and sits on a 31.71 acre piece of land bound by STH 23 to the north and Pleasant View Road to the west. There are two stormwater retention ponds on both the southwest and northeast corners of the property.

Ground mounted (or free-standing) solar energy conversion systems are allowed in the B-3 district so long as the principal use of the property is not residential. As the current facility is used as a healthcare clinic, the ordinance would allow this use to exist on the property.

The City's Comprehensive Plan does not specifically note solar energy, but does note "supporting green infrastructure on public lands and encouraging (and providing education about) green infrastructure on private property."

Both the existing solar array and proposed addition just follow City zoning requirements including setbacks. City staff has provided the zoning matrix below that indicates no issues with the site plan in respect to setbacks in B-3, building heights, lot coverage, and lot width.

ZONING CONSISTENCY MATRIX		
	<i>Required</i>	<i>Provided</i>
Zoning	B-3	B-3
Minimum Frontage	n/a	~490' along Kiley Way ~1,300' along Pleasant View Road & STH 23
Maximum Lot Coverage of All Buildings	50%	~6% including new solar arrays
Minimum Lot Width at Building Line	100'	>450' at most narrow point
Minimum Front Yard Setback	50'	50' for new and existing solar arrays
Minimum Side Yard Setback Principal Use Accessory Use	20' 10'	~650' for clinic ~1,000' for solar arrays
Minimum Rear Yard Setback	40'	n/a (3 front yards)
Maximum Height Principal Structures	35' (up to 50' with CUP); 25' accessory	<35'

Power Generation:

The original solar arrays installed in 2022 (Phase 1) had a capacity of 128 kW DC / 100 kW AC. The new expansion (Phase 2) is expected to produce 201 kW DC / 200 kW AC, nearly doubling the system's size. In terms of energy output, Phase 1 generates about 162,691 kilowatt-hours (kWh) per year, while Phase 2 is projected to produce around 258,113 kWh annually. Phase 2 is expected for installation in August of 2025.

Decommissioning Plan:

PMC 13-1-132(c)(3) requires a Decommissioning Plan be submitted with the conditional use permit application containing the following items:

- Detailed blueprints to return the property to a useful, preconstruction condition at the end of the solar energy conversion system's operational life.
- The estimated cost for decommissioning, including disassembly, removal, disposal, and land restoration, as well as any projected credit for the salvage value of system components.
- Financial assurance in the form of a performance bond, irrevocable letter of credit or other surety acceptable to the city administrator.
- Decommissioning implementation timeline, including when decommissioning will commence after the system's end-of-life and the period for completion.
- The decommissioning plan needs to identify when the solar facility condition renders it unusable and triggers decommissioning.
- Additional materials may be required by the zoning administration or plan commission.

The required Decommissioning Plan has been submitted to the City and reviewed for completeness. As a note, City Administrator Blakeslee is not requiring any financial assurance as the solar array will be used to power the adjacent building.

Lighting/Landscaping Plan:

The applicant is not seeking any landscaping/lighting modifications to what is already on site. An approved landscaping plan was submitted to the City when the original building was constructed in the late 2000s.

Fire Department/Public Works/Plymouth Utilities Review:

The application materials were furnished to Chief Pafford, Public Works Director Austin, and Electric Operation Manager Roehrborn. All three have reviewed the submittal and have no concerns about the project as submitted.

Conditional Use Permit Standards for Approval:

Free-standing solar energy conversion systems may be allowed as a conditional use in the B-3 Business Highway district. In making a motion, any decision to approve or deny a conditional use permit application must be supported by substantial evidence. The Plan Commission shall address the following, as no application for a conditional use shall be granted by the Plan Commission unless the following conditions are present as noted in PMC 13-1-28(f)(1):

- That the establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.
- That the uses, values and enjoyment of other property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by the establishment, maintenance or operation of the conditional use and the proposed use is compatible with the use of adjacent land.
- That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district, and as recommended in the City of Plymouth Comprehensive Plan.
- That adequate utilities, access roads, drainage and other necessary site improvements have been or are being provided.
- That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.
- That the conditional use shall, except for yard requirements, conform to all applicable regulations of the district in which it is located.
- That the proposed use does not violate floodplain regulations governing the site.
- That, when applying the above standards to any new construction of a building or an addition to an existing building, the plan commission and common council shall bear in mind the statement of purpose for the zoning district such that the proposed building or addition at its location does not defeat the purposes and objective of the zoning district.
- That the plan commission and common council shall also evaluate the effect of the proposed use upon:
 1. The maintenance of safe and healthful conditions.
 2. The prevention and control of water pollution including sedimentation.
 3. Existing topographic and drainage features and vegetative cover on the site.
 4. The location of the site with respect to floodplains and floodways of rivers and streams.
 5. The erosion potential of the site based upon degree and direction of slope, soil type and vegetative cover.
 6. The location of the site with respect to existing or future access roads.
 7. The need of the proposed use for a shoreland location.
 8. Its compatibility with uses on adjacent land.
 9. The amount of liquid wastes to be generated and the adequacy of the proposed disposal systems.

Draft Conditions for Permit:

City Staff and City Attorney Fieber have provided eleven (11) conditions to be adhered to within the conditional use permit and have supplied the draft conditions to the applicant for comment. The draft conditions are listed below for Plan Commission review and consideration:

1. **Applicant.** The Conditional Use Permit (CUP) is issued to ARHC AHPLYW101, LLC (dba Aurora Health Care) for the development, use, and location approved by the City of Plymouth Plan Commission on June 5, 2025 for the construction of four (4) additional ground mounted photo voltaic solar arrays to bring the total amount of ground mounted photo voltaic solar arrays to eight (8) located on the property.
2. **Approved Use.** The Applicant is hereby authorized to use the property, which is located in the B3 Highway Business District, for the installation and maintenance of eight (8) ground mounted photo voltaic solar arrays (the "Conditional Use"), pursuant to Sec. 13-1-132, subject to all the general regulations of the Zoning Code and subject to the conditions set forth in this Permit. Any change to or expansion of the Conditional Use requires an amendment to the Permit, which will be subject to the conditional use permit application procedure and zoning codes in place at that time.
3. **Decommissioning.** The Owner shall submit a decommissioning plan to the City, which is subject to City approval as to acceptability, before construction may commence, AND SHALL BE CONSIDERD PART OF THIS Permit.
4. **Approval Transferable.** The Conditional Use has been approved for the Owner of the property. The approval is transferable and assignable.
5. **State Approval.** The Owner has obtained or agrees to obtain any necessary approvals from the State of Wisconsin as a condition of this Conditional Use approval.
6. **City Staff Approval.** The City of Plymouth City Administrator, Community Development Director, City Attorney, and Building Inspector, have reviewed the conditional use permit application for substantial compliance with the City of Plymouth Code of Ordinances.
7. **Other Regulations.** Nothing herein shall constitute a waiver or limitation of the Owner's compliance with all other City of Plymouth ordinances and regulations, including all other requirements of the Zoning Code.
8. **Enforcement.** The conditions imposed herein (including the conditions imposed by any plans or changes submitted hereafter), shall all be enforced as on-going conditions of this Permit. Failure of the Owner to comply with these conditions shall entitle the City to take enforcement action, which may include forfeitures, injunctions, and/or termination of this Permit, which in turn will require the Owner to cease the use of the property authorized herein until a new Conditional Use is approved.
9. **Recording.** A copy of this Permit, or a Memorandum of Permit, without attachments, may be recorded with the Sheboygan County Register of Deeds by either party.
10. **Binding Affect:** This Permit shall be binding upon both parties. Nothing herein shall be construed as limiting the right of the Owner to sell, give, or otherwise convey the premises.
11. **Owner Approval.** This Conditional Use shall not become effective and shall not be recorded until the Owner acknowledges his/her/its acceptance of this

Conditional Use by signing this document in the space provided below. The Owner warrants and represents that the individual signing on behalf of ARHC AHPLYW101 LLC, has full authority to bind the Owner.

Public Notices:

Conditional Use Permit applications require a class 2 notice in the newspaper in consecutive weeks with the last notice published 7 days before the public hearing at the Plan Commission meeting, as well as notification letters sent to all property owners within 100' of the subject property's boundaries and members of the Plan Commission and Common Council. As such, a legal notice was published in the *Plymouth Review* on May 16 and May 23 regarding this application. A mailer was sent to nearby property owners within 100' on May 14. The public hearing required for conditional use permit applications will be held at the Plan Commission meeting on June 5.

Staff Recommendation:

Staff has reviewed the site plan and conditional use permit application and recommend approval of both applications with the listed conditions for the conditional use permit. In the motion for the conditional use permit application, staff requests the Plan Commission's motion includes a note that the standards for approval found in PMC 13-1-28(f)(1) are met and satisfied.

Action Requested:

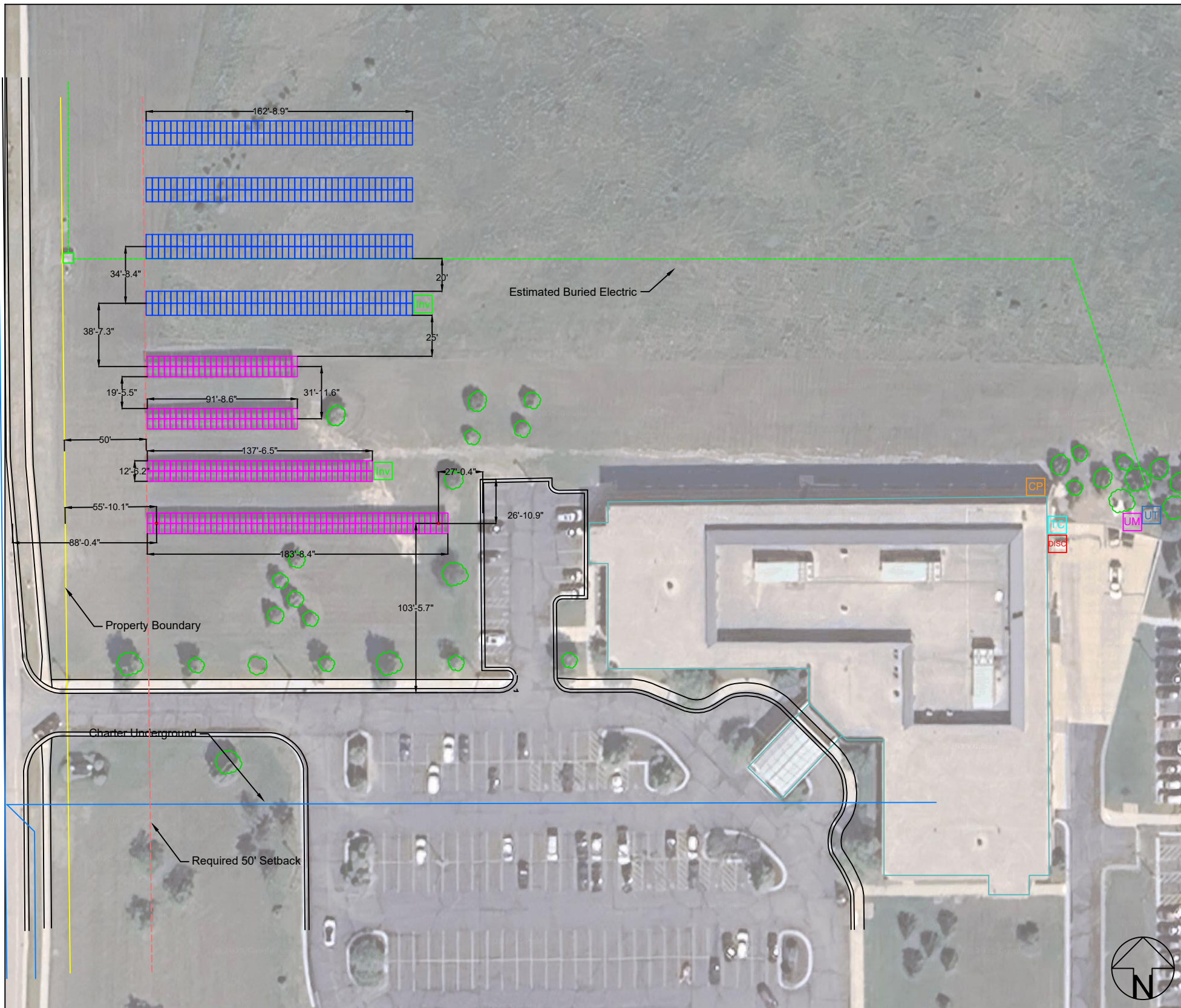
Staff requests the Plan Commission hold a public hearing for the conditional use permit application and consider a motion on both the conditional use permit application and the site plan review as separate motions.

Attachments:

- I. Applicant Materials
- II. CUP

Action	Date	Status
Mail CUP notice to nearby owners; Mail CUP notice to Plan Commissioners and Common Council	5/14/2025; 2/25/2025	Mailed
CUP Public Notice in <i>Plymouth Review</i>	5/16/2025 & 5/23/2025	Published
Plan Commission meeting & Public Hearing For CUP and Site Plan Review	6/5/2025	This Meeting

Pleasant View Rd



ARRAY DETAILS

Array #	Mod Count	Pitch (°)	Azimuth (°)	PV (Sqft)	Array Shade (%)
1	286	25.00	180	6692	1.8
2	344	25.00	180	10324	1.8

Legend

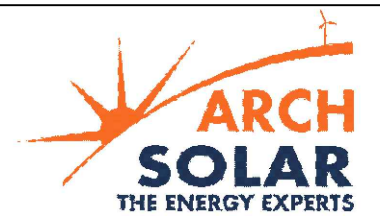
UM	Utility Metering / CT Cabinet
TC	Termination Cabinet (POI)
UT	Utility Transformer
Inv	PV Inverter (Qty: 3)
DISC	PV Disconnect
CP	PV Combiner Panel

Equipment Location:

PV inverters 1-3 to be located at the array. Fused disconnect and PV combiner to be located in place of existing disconnect next to the termination cabinet where we are interconnecting. This is located on the NE side of the building.

Solar system will be located on the ground 25' north of existing array facing south using Sinclair racking. Make sure to avoid underground electrical.

Required 50' setback from west side property line.



1237 Pilgrim Road
Plymouth WI, 53073

Phone: (920) 893-8388
www.archelec.com

Eng Seal:

Aurora Plymouth 329.94kWdc

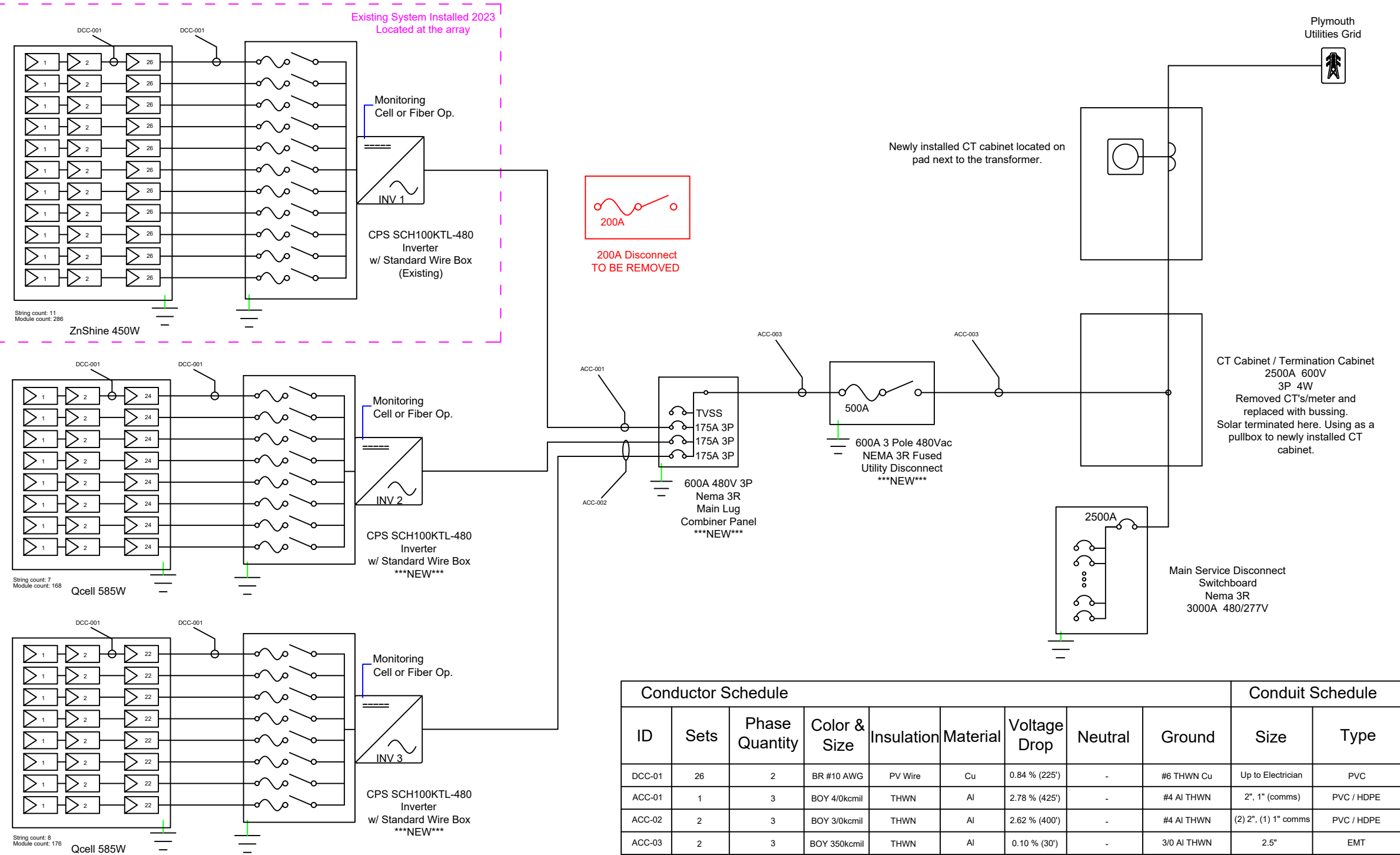
Customer: Aurora Plymouth
Address: 2600 Kiley Way
City: Plymouth
State: WI
Zip Code: 53073
Contact: Paul Roeber
Phone: 920-793-6305
Email: Paul.Roeber@aah.org

Project Number: 25C.008
System Size: 300kWac

Designer: Justin Van Camp
920.838.0487

Site Plan

Revision: 1 Date: 04.04.25





1237 Pilgrim Road
Plymouth WI, 53073

Phone: (920) 893-8388
www.archelec.com

Eng Seal:

Aurora Plymouth

329.94kWdc

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Project Number:	System Size:
25C.008	300kWac
Designer:	920.838.0487

Justin Van Camp

One Line Diagram

Revision: 1	Date: 04.04.25
-------------	----------------

Page A.4

Module Specifications		
ZnShine ZXM6-NHLDD144 450Wbf (Qty: 286) Qcell Q.PeaL Duo XL-G11S 585Wbf (Qty: 344)		
STC Rating	450 W	585 W
Vmp	42.1 V	44.75 V
Imp	10.70 A	13.07 A
Voc	50.5 V	53.57 V
Isc	11.35 A	13.72 A

Array Specifications 329.94 kW DC Total			
Strings of 26 Mods / 24 Mods / 22 Mods			
Max DC Power Rating	11.7 kW	14.04 kW	12.87 kW
Operating DC Voltage Range	750-1450V	750-1450V	750-1450V
MPPT Voltage Range	760-1300V	760-1300V	760-1300V
Max DC System Voltage	1500 V	1500 V	1500 V
Short Circuit Current	11.35 A	13.72 A	13.72 A

Inverter Specifications	
CPS SCH100KTL-480 (Qty: 3)	
Max AC Power Rating	100 kW / 300kW AC Total
Max DC Input Voltage	1500 V
Max DC Input Current	220 A
Nominal AC Operating Voltage	480 V
Max AC Operating Current	126.7 A / 380.1 A Total

AURORA PLYMOUTH
2600 KILEY WAY
PLYMOUTH, WI 53073

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* SEE NOTE 2

BILL OF MATERIALS				
QUANTITY	SDE ITEM	COMPONENT	COMPONENT WEIGHT (LBS)	TOTALS (LBS)
53	9x4 C-CHANNEL-180	POST	116	6148
53	TRUSS-DIRECT TIE	TRUSS (FULL C)	87	4611
53	STRUT-40	ANGLE BRACE	5	265
152	Z-PURLIN-186	PURLIN	54	8208
12	Z-PURLIN-140	PURLIN	41	492
24	Z-PURLIN-52 EAST	PURLIN CANTILEVER	16	384
20	Z-PURLIN-52 WEST	PURLIN CANTILEVER	16	320
53	ASSEMBLY HARDWARE KIT	ASSEMBLY BOLTS / NUTS	NA	-
1376	1/4-20 x 3/4 STAINLESS SERRATED FLANGE BOLT	ATTACHMENT HARDWARE	NA	-
1376	1/4-20 STAINLESS SERRATED FLANGE NUT	ATTACHMENT HARDWARE	NA	-
		WEIGHT DOES NOT INCLUDE HARDWARE OR CLAMPS	TOTAL WEIGHT (LBS)	20428

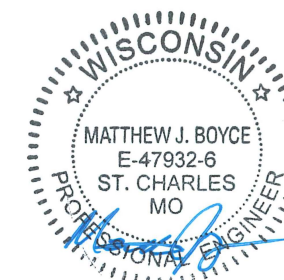
RACKING PLAN VIEW

SCALE: NONE

TOTAL MODULE COUNT: 344

- ## NOTES

1. C/C POST DIMENSION AS SHOWN MAY BE FIELD MODIFIED; HOWEVER, CONSIDERATION SHOULD BE GIVEN TO SHADING
2. DIMENSION AS SHOWN BETWEEN POSTS PROVIDE 1'-0" CLEAR SPACING BETWEEN PANELS, DIMENSION MAY BE FIELD MODIFIED; HOWEVER, CONSIDERATION SHOYULD BE GIVEN TO PURLIN INTERFERENCE
3. U.N.O. INDICATES UNLESS NOTED OTHERWISE
4. DESIGN IS APPROVED AS SHOWN
5. ENGINEER SHALL BE CONSULTED IF DESIGN IS MODIFIED
6. SEE DRAWING S2 FOR ADDITIONAL NOTES AND DESIGN CRITERIA



ELECTRONIC FILE LOCATION: \\Sde-eng\ut\SD\Eng\New Projects\250414-3 Aurora Plymouth (Arch Solar) - Waiting on Customer

DRAWING INDEX
S1 RACKING DETAILS
S2 RACKING DETAILS / SPECIFICATIONS
& NOTES

SPECIFICATIONS
PANELS: Q.PEAK DUO XL-G11S
600 W MODULES; 206.4 kW DC
TILT ANGLE: 25 DEGREES
GROUND CLEARANCE: 48 IN. ± MAX.

THIS CERTIFICATION IS FOR DESIGN OF SDE SOLAR
PANEL RACKING @ 25 DEGREE TILT WITH EMBEDDED
POSTS

GREAT LAKES SOLAR & ENGINEERING IS NOT
RESPONSIBLE FOR SOLAR PANEL DESIGN OR
INSTALLATION

CONTACT GREAT LAKES SOLAR & ENGINEERING IF
ROCK IS ENCOUNTERED DURING POST INSTALLATION

POSTS SHALL BE INSTALLED WITH FLAT FACE TO
THE EAST FOR EVEN ANGLES (20° & 30°) AND WITH
FLAT FACE TO THE WEST FOR ODD ANGLES (25° &
35°) AND SEASON ADJUSTABLE SYSTEMS

WEST FACING POST SHOWN IN RACKING SIDE
ELEVATION VIEW. EAST FACING POST SIMILAR

POSTS MAY BE TRIMMED FROM BOTTOM TO AVOID
EXCESS EMBEDMENT AS NEEDED

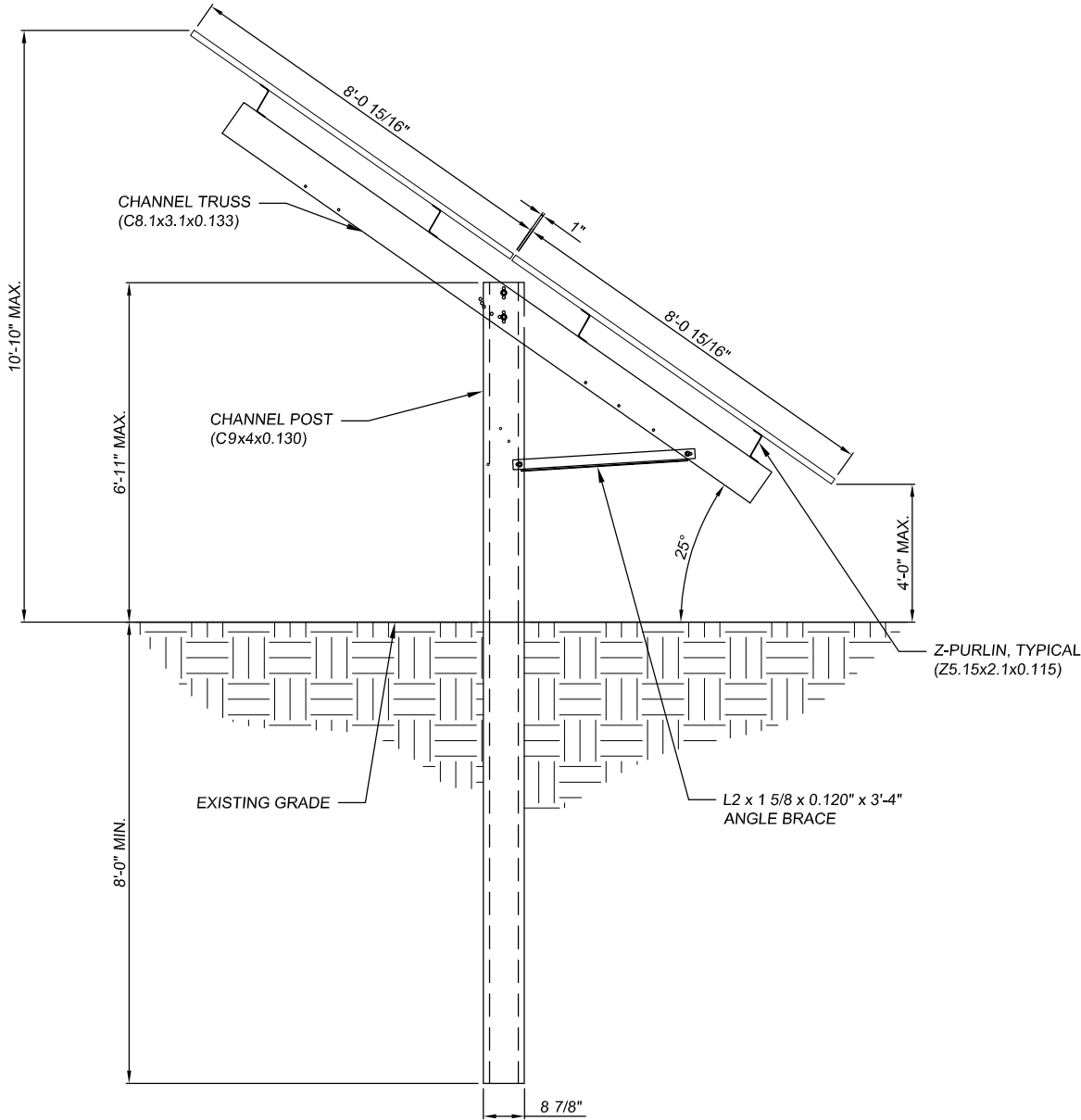
RACKING DESIGN CRITERIA
TOTAL AREA BETWEEN POSTS = 44.65" x 96.93" x 8 PANELS
= 240.44 SQ.FT.
APPLICABLE CODES AND STANDARDS: IBC 2015, ASCE 7-10
RISK CATEGORY: I
FLOOR LIVE LOAD (1603.1.1): NA
ROOF LIVE LOAD (1603.1.2): 20 PSF (REDUCIBLE)
ROOF SNOW LOAD (1603.1.3):
Pg = 35 PSF
Pf = 21.17 PSF
Ce = 0.9
Is = 0.8
Ct = 1.2
WIND LOAD (1603.1.4):
V = 105 MPH
Iw = 1.0
EXPOSURE: C
EARTHQUAKE DESIGN DATA (1603.1.5)
Sds = 0.071
Sd1 = 0.063
SITE CLASS = D
Ie = 1.0
SDC = A
BASE SHEAR V = 33.87 LBS

SOIL IS ASSUMED TO BE STIFF

POSTS SHALL BE EMBEDDED INTO UNDISTURBED SOIL

2 PANEL HIGH (PORTRAIT), 8 PANELS BETWEEN POSTS
GROSS UPLIFT = 2885 LBS (PER POST)
HORIZONTAL = 2830 LBS (PER POST)

- NOTES
- DESIGN IS APPROVED AS SHOWN
 - GREAT LAKES SOLAR & ENGINEERING SHALL BE
CONSULTED IF DESIGN IS MODIFIED
 - UNLESS INDICATED OTHERWISE, SYSTEM HAS BEEN
DESIGNED ASSUMING MODULES FACE 180°
AZIMUTH
 - SYSTEM SHALL BE INSTALLED PER
MANUFACTURER'S INSTALLATION GUIDE AND
SPECIFICATIONS
 - DRAINAGE SHALL BE DIVERTED AWAY FROM POSTS.
POSTS SHALL NOT BE INSTALLED IN SWALES,
DRAINAGE AREAS, OR WHERE WATER MAY BE
ALLOWED TO FLOW OR STAND
 - EXISTING GRADE SHALL BE NOMINALLY FLAT WITH
NO MORE THAN 5° SLOPE. GREAT LAKES SOLAR &
ENGINEERING SHALL BE CONSULTED IF SLOPE IS
GREATER THAN 5°
 - DAMAGED COMPONENTS SHALL BE REJECTED AND
REPLACED
 - SEE SHEETS C1 THROUGH C3 FOR STANDARD
CONNECTION DETAILS AND NOTES



RACKING SIDE ELEVATION VIEW
SCALE: NONE



GREAT LAKES SOLAR &
ENGINEERING, PLLC
1104 INDUSTRIAL BLVD
ALBION, MI 49224

AURORA PLYMOUTH
2600 KILEY WAY
PLYMOUTH, WI 53073

PROJECT INFORMATION:

RACKING DETAILS / SPECIFICATIONS & NOTES
PROJECT No. 250414-3
SHEET No. S2
RELEASE DATE 05/06/25
APPR. INT. LM
SCALE VARIES

TITLE:

BY

DATE

DESCRIPTION

NO

DATE

BY

DESCRIPTION

NO

DATE

BY

DESCRIPTION

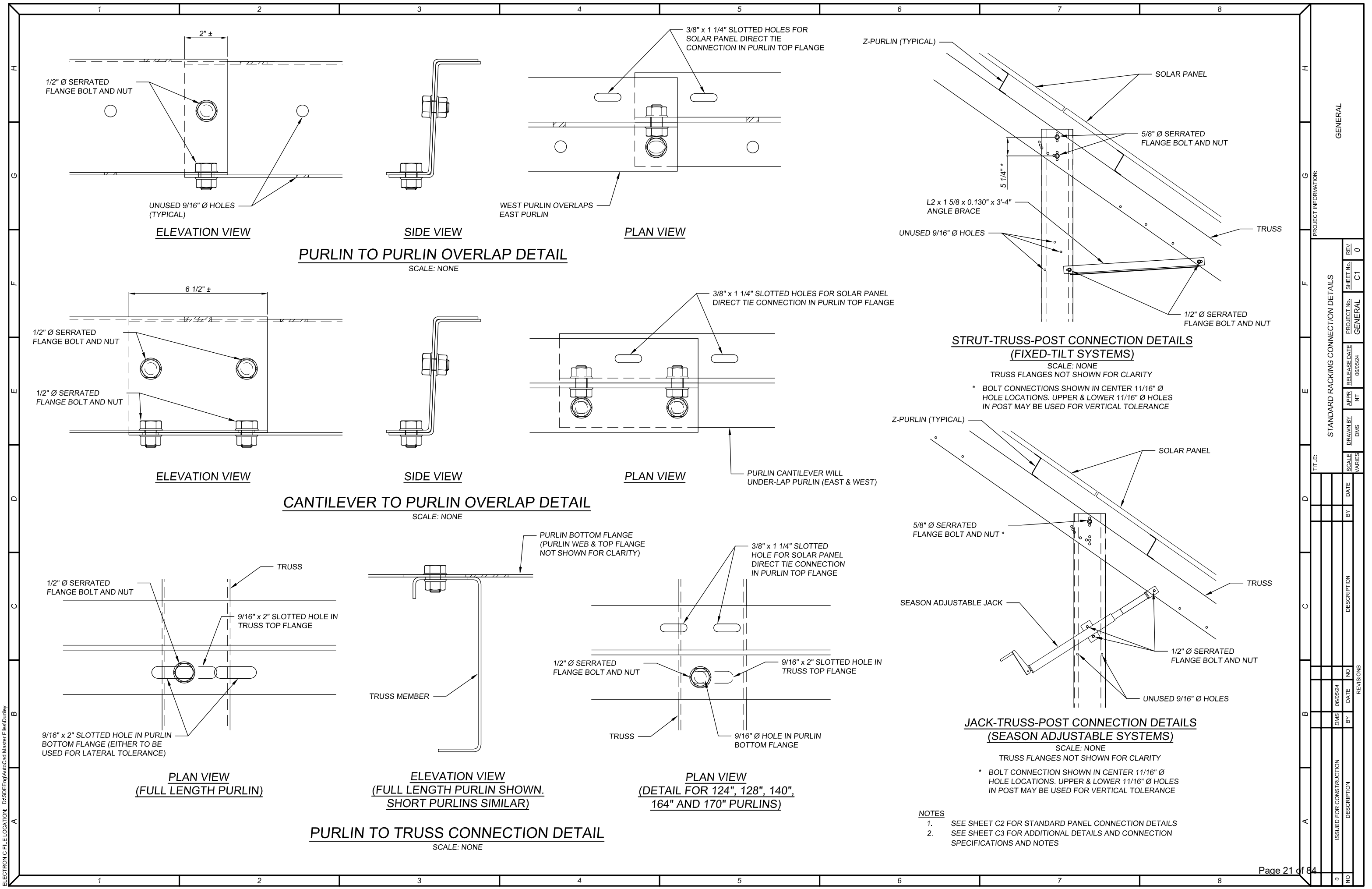
NO

DATE

BY

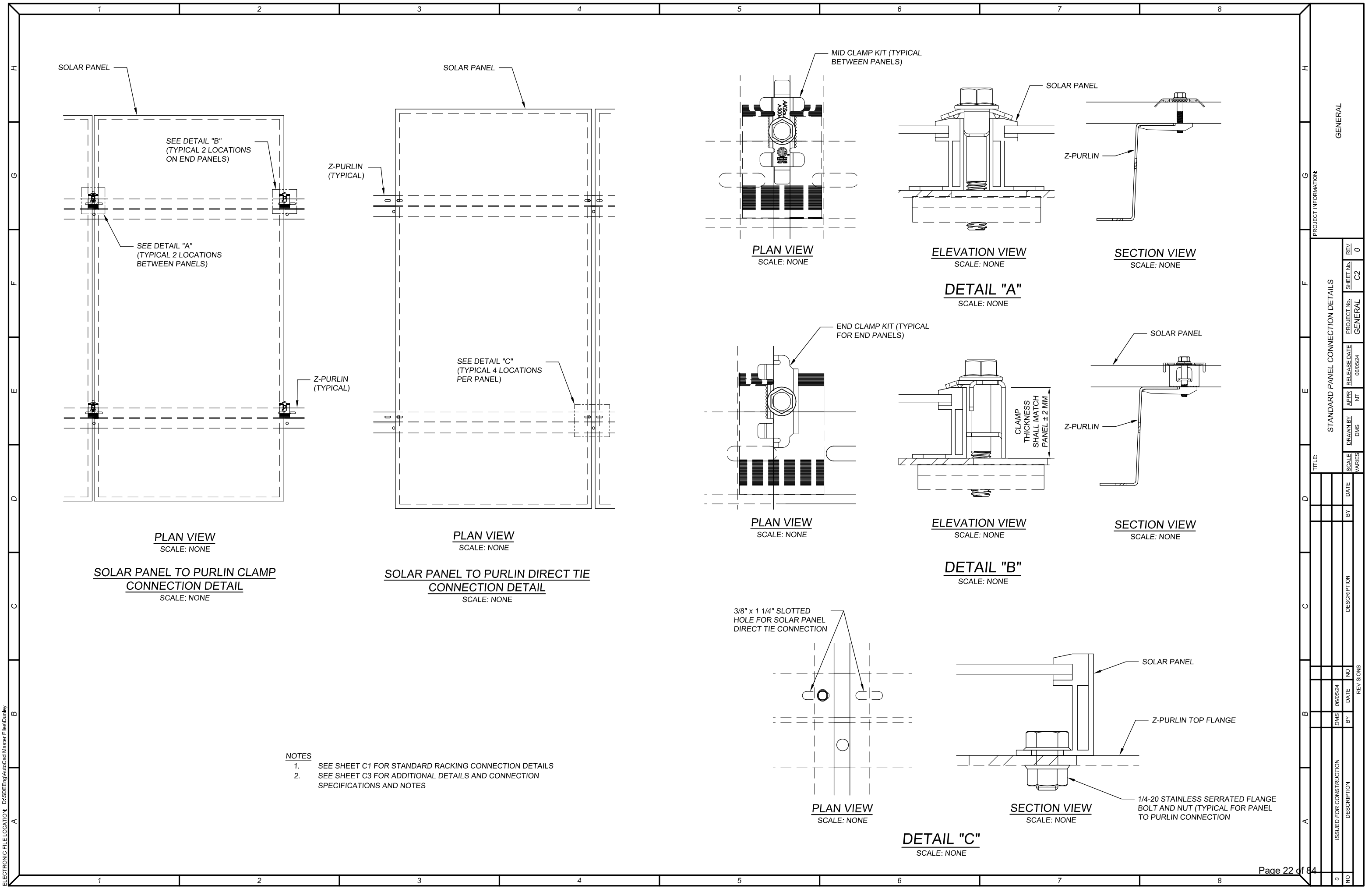
DESCRIPTION

NO



ELECTRONIC FILE LOCATION: D:\SDEEng\AutoCad Master Files\Drawings

PROJECT INFORMATION:									
GENERAL									
STANDARD RACKING CONNECTION DETAILS									
TITLE:									
SCALE: VARS									
DRAWN BY: DMS									
APPR: INT									
RELEASE DATE: 06/05/24									
PROJECT No: GENERAL									
SHEET No: C1									
REV: 0									
REVISIONS									
DESCRIPTION									
BY									
DATE									
NO									
DMS									
06/05/24									
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- NOTES
- SEE SHEET C1 FOR STANDARD RACKING CONNECTION DETAILS
 - SEE SHEET C3 FOR ADDITIONAL DETAILS AND CONNECTION SPECIFICATIONS AND NOTES

PROJECT INFORMATION:										GENERAL	
TITLE:										PROJECT No.	
STANDARD PANEL CONNECTION DETAILS										SHEET No.	
										GENERAL	
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ALTA/ACSM
LAND TITLE SURVEY

REVISIONS:

12/18/2007

SURVEYOR'S CERTIFICATE
ALTA SURVEY

To: Aurora Medical Group, Inc., The Boerke Company, Hammes Company, PNC Bank, National Association, its successors and assigns, Knight-Barry Title, Inc., Lawyers Title Insurance Corporation, Foley & Lardner and NNN Eastern Wisconsin Medical Portfolio, LLC, a Delaware Limited Liability Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005, and includes items 1, 2, 3, 4, 8, 10(a), 13, 16, 17, and 18 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Wisconsin, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

LEGAL DESCRIPTION

The North 1/2 of the Southwest 1/4 of the Northeast 1/4 and the Northwest 1/4 of the Northeast 1/4 except that part lying North of State Highway 23 and except for those lands conveyed for Highway as recorded in Volume 894 of Records, at Pages 155-158, all in Section 23, Township 15 North, Range 21 East, in the City of Plymouth, Sheboygan County, Wisconsin, more particularly described as follows:

That part of Lot 3, CSM in Volume 19, CSMs, at Pages 189-191, Sheboygan County Registry, in the South 1/2 of the Southwest 1/4 of the Northeast 1/4, Section 23, Township 15 North, Range 21 East, in the City of Plymouth, Sheboygan County, Wisconsin, more particularly described as follows:

Commencing at the North 1/4 corner of said Section 23; thence South 00°20'18" East along the West line of said Northeast 1/4 of Section 23, 697.08 feet; thence North 83°59'23" East, 38.81 feet to the East right-of-way line of Pleasant View Road; thence South 00°20'18" East along said East right-of-way line, 1294.82 feet to the North line of said South 1/2 of the Southwest 1/4 of the Northeast 1/4, Section 23, thence North 89°47'39" East along said North line, 17.00 feet to the Northwest corner of said Lot 3, CSM, Volume 19, CSMs, at Pages 189-191 and to the point of beginning; thence continuing North 89°47'39" East along the North line of said Lot 3, also being said North line of said South 1/2 of the Southwest 1/4 of the Northeast 1/4, 490.83 feet; thence South 00°20'18" East, 10.00 feet to the North right-of-way line of Kiley Way; thence South 89°47'39" West along said North right-of-way line, 490.81 feet to the West line of said Lot 3 also being said East right-of-way line of Pleasant View Road; thence North 00°20'18" West along said West line of said Lot 3 also being said East right-of-way line, 10.00 feet to the point of beginning.

Tax Key Numbers: 59271820846 AND 59271820247

Jeffrey S. Butzke, S.E., No. S-2801

Excel Engineering, Inc.
Fond du Lac, Wisconsin 54935
Project Number: 113990

ALTA NOTES:

- Bearings are referenced to the West Line of the Northeast 1/4, Section 23, T. 15 N. R. 21 E., having a rounded bearing of N00°20'18"W.
- Only the improvements that were visible from above ground at time of survey and through a normal search and walk through of the site are shown on the face of this plat. Lawn sprinkler systems, if any, are not shown on the survey.
- Surface indications of utilities on the surveyed parcel have been shown. Offsite observations have not been made to determine the extent of utilities serving or existing on the property. Public and/or private records have not been provided for additional information. Overhead wires are existing and their poles have been shown, however their function and dimensions have not been noted. Controlled underground exploratory effort together with Digger's markings is recommended to determine the full extent of underground service and utility lines. Contact Diggers at 1-800-242-8511.
- This survey may not reflect all utilities, or improvements, if such items are hidden by landscaping, or are covered by such items as dumpsters or trailers, or when the site was covered with snow. There was significant snow cover affecting field procedures at the time of survey.
- The locations of the property lines shown on the face of this plat are based on the description and information furnished by the client, together with the title commitment. The parcel that is defined may not reflect actual ownership, but reflects what was surveyed. For ownership, consult your title company.
- Compare this plat, legal description and all survey monuments before building, and immediately report any discrepancies to the surveyor.
- Based upon a review of the Federal Emergency Management Agency Flood Insurance Rate Map community panel 550421 0075 A with an effective date of July 17, 1978, the property described herein falls within Zone C, areas of minimal flooding (no shading).
- The property described herein contains an area of 31.710 acres (1,381,271 sq. ft.), more or less.
- Knight-Barry Title, Inc., Title Commitment No. 3172855, with an effective date of October 24, 2007 has been reviewed in conjunction with the preparation of this survey. Notes related to the review of this title commitment are as follows:
 - Schedule B Section II, Special Exception Number 12, 13, AND 15 have been depicted on this survey.
 - Schedule B Section II, Special Exception Number 14 is not shown on this plat.

Special Exception # 11, "Essentials, Highway Setback Notes, Access Restrictions and Noise Statements and Notes contained in Certified Survey Map No. 1681991. ITEMS ARE UNABLE TO BE SHOWN ON SURVEY.

HIGHWAY SETBACK NOTE
No improvements or structures are allowed between the right-of-way and the highway setback line. Improvements and structures include, but are not limited to, signs, parking areas, driveways, wells, septic systems, drainage facilities, buildings, and retaining walls. It is expressly intended that the restriction is for the benefit of the public as provided in section 238.293, Wisconsin Statute, and shall be enforced by the Wisconsin Department of Transportation or its assigns. Contact the Wisconsin Department of Transportation for more information. The phone number may be obtained by contacting the County Highway Department.

ACCESS RESTRICTION STATEMENT
All lots and blocks are hereby restricted so that no owner, possessor, user, licensee or other person may have any right or direct vehicular ingress from or egress to any highway lying within the right-of-way of S.H. "23" or S.H. "23" is expressly intended that this restriction constitute a restriction for the benefit of the public as provided in s. 238.293, Stats, and shall be enforceable by the Department or its assigns. Any access shall be allowed only by special exception. Any access allowed by special exception shall be certified by and granted only through the driveway permitting process and all permits are revocable.

NOISE STATEMENT
The lots of the land division may experience noise at levels exceeding the levels in Table 403.04, Table 1. These levels are based on federal standards. The Department of Transportation is not responsible for abating noise from existing state trunk highways or connecting highways, in the absence of any increases by the Department to the highway through-lane capacity.

Special Exception #14 is a Certificate of Compensation. NO ACCESS TO S.H. "23" HAS BEEN SHOWN ON THIS SURVEY. (See Exception #15)
Special Exception # 16 is an Annexation Certification annexing this property to the City of Plymouth. THE ENTIRE PROPERTY BOUNDED BY THIS SURVEY LIES WITHIN THE MUNICIPALITY OF THE CITY OF PLYMOUTH.

- Other commitment items not specified herein may not have been considered relevant to an ALTA/ACSM Land Title Survey, and have not been reviewed in conjunction with preparation of this plat (i.e. Annexation agreements, Leases, Mortgages, covenants, trusts, unspecified or unrecorded rights).
- There are 360 regular parking stalls and 18 handicap accessible parking stalls shown on this survey. Additional parking stalls may exist on this property but the exact number are unknown due to the existing stockpiles of snow on the date this survey was completed.
- Current Zoning: B-3 (HIGHWAY BUSINESS) Building Setbacks: Front: 50'
Side: 25' (Principal Buildings)
Rear: 10' (Accessory Buildings)
Maximum Building Height: 35' (Principal Building)
25' (Accessory Building)
Off-street Parking: One (1) stall per two hundred (200) square feet of floor space.
Current Zoning: Setbacks, Maximum Building Heights and Minimum Parking Requirements obtained from the City of Plymouth Website on December 10, 2007.
- Fieldwork was completed on December 8, 2007.
- Any proposed changes to the street right-of-way lines have not been disclosed by the City of Plymouth, Town of Plymouth or Sheboygan County.
- ALTA/ACSM "TABLE A" Item 18 is limited to evidence that may be casually observed through the normal course of completing a survey without specific training beyond the practice of land surveying.
- Elevations shown on this survey are based upon benchmarks found on previous ALTA / ACSM survey prepared by Kapur & Associates, Inc., dated February 2, 2006.
- Dimensions shown on this survey of any existing buildings have been measured to the outside face of the structure.

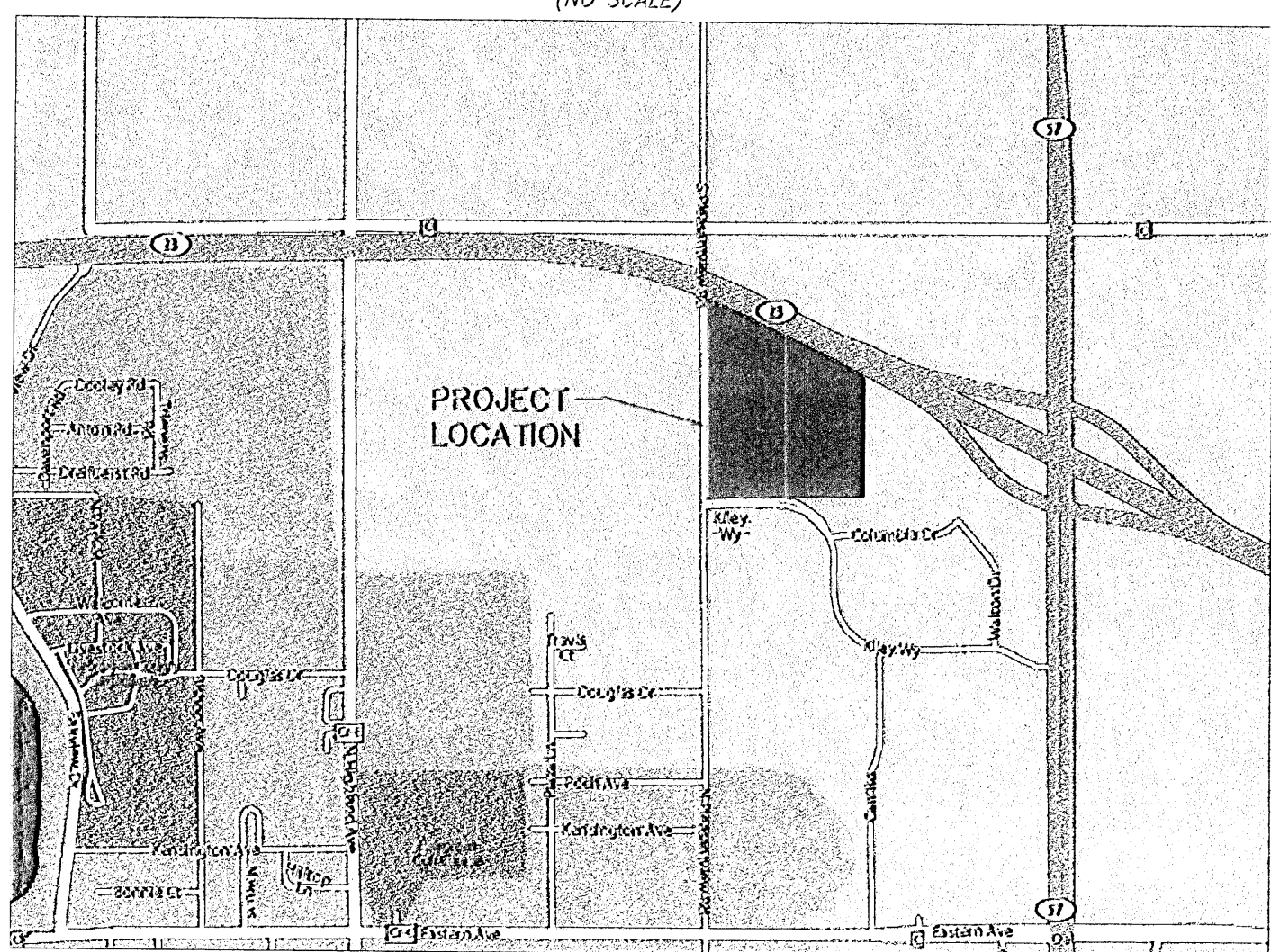
LENDERS CERTIFICATE

For: PNC Bank, National Association, and its successors and assigns;
Lawyers Title Insurance Company;
NNN Eastern Wisconsin Medical Portfolio, LLC, a Delaware Limited Liability Company

This plat certifies that:

- this plat shows the survey (the "Survey") made by the undersigned, a registered professional land surveyor in the state of Wisconsin, was actually made under my supervision by instrument survey upon the ground on December 8, 2007;
- the information, courses and distances shown thereon, including, without limitation, all setback and yard lines, are correct;
- the size, location and type of buildings, structures and visible improvements are as shown and setback from the property lines the distances indicated;
- the buildings, structures and visible improvements constitute all of the visible improvements on said property and all, except as shown on this survey, are within the boundary lines of the property;
- based upon a careful physical inspection of the premises, there are no visible encroachments, visible rights-of-way or visible encroachments by improvements located on adjacent property affecting the subject property, or uses affecting the property or appurtenant easements which are for the benefit of land appurtenant to this property;
- there are no visible encroachments by any of the improvements except as shown on this survey located on said premises onto adjacent property or onto easement areas of others;
- the premises are adjacent to and have access to public roads as indicated on this plat of survey;
- the parcel described herein lies within Zone "C", areas of minimal flooding (no shading) in accordance with the document entitled "Federal Emergency Management Agency Flood Insurance Rate Map for the community panel number 550421 0075 A with an effective date of July 17, 1978."

LOCATION SKETCH
(NO SCALE)



FILED
SEP 16 2008
Plymouth, Wisconsin
Jeffrey S. Butzke, S.E.

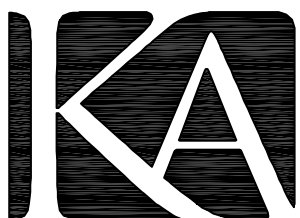
OWNER:
HAMMES COMPANY
18000 W. SARAH LANE
SUITE 250
BROOKFIELD, WI

PROJECT:
ALTA / ACSM
LAND TITLE SURVEY
2600 KILEY WAY
PLYMOUTH, WI

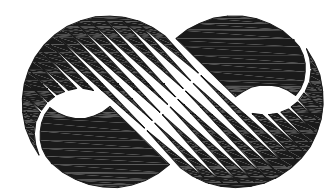
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SHEET
ALTA

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Hammes Company

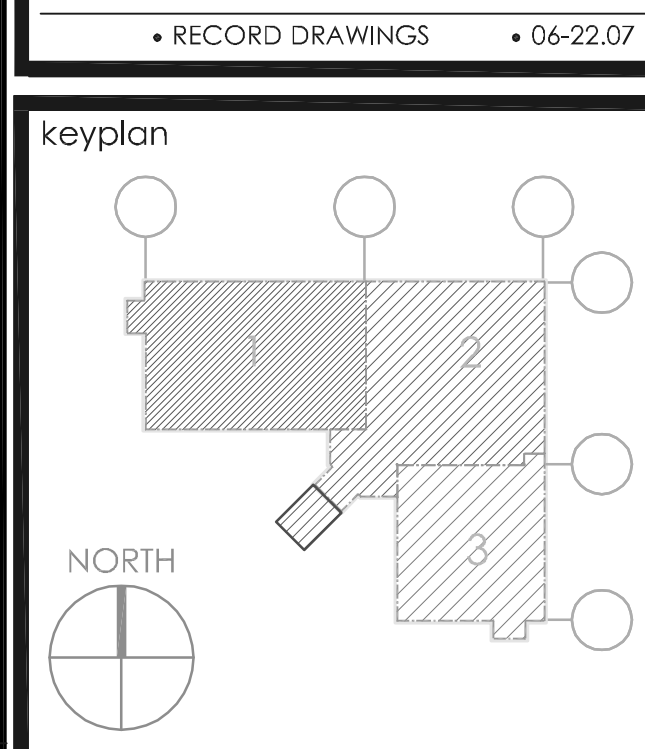
Wagner
EXCAVATING, Inc.
3437 Paine Avenue
Sheboygan, WI 53081
(920) 458-9082
FAX (920) 458-0565

AURORA HEALTH CLINIC
EARTHWORK PROJECT
PLEASANT VIEW ROAD
PLYMOUTH, WISCONSIN

DATE
6/15/07

1

GENL	CONSTRUCTION DOCUMENT	03-19-07
GENL	CONSTRUCTION DOCUMENT	02-28-07
GENL	ISSUE06	08-21-06
GENL	ISSUE05	05-01-06
GENL	ISSUE03	03-17-06
GENL	ISSUE02	03-10-06
GENL	ISSUE01	02-22-06
pkg	issued for	date



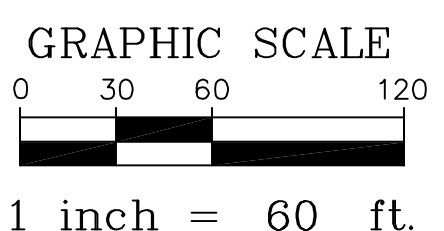
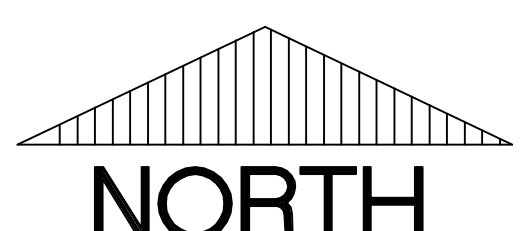
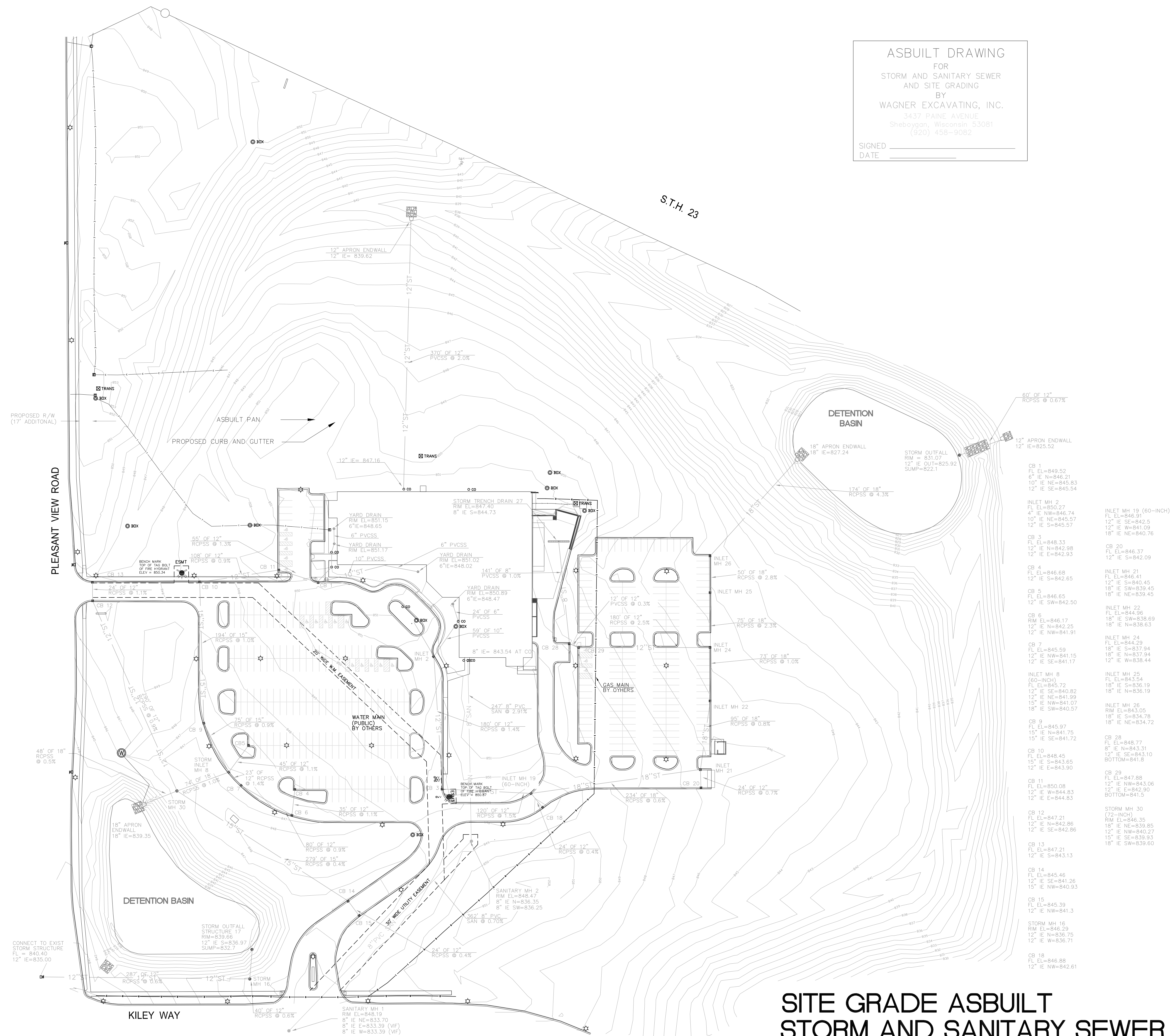
HAMMES COMPANY
AURORA HEALTH CENTER

SITE PLAN
SITE UTILITIES
PLYMOUTH, WISCONSIN

in charge D. ALBRIGHT
designed A. GROH
drawn K. DEW
checked J. VOGT
approved [signature] date 08-21-06
sheet title

job number 2966
sheet number CU-101

ASBUILT DRAWING
FOR
STORM AND SANITARY SEWER
AND SITE GRADING
BY
WAGNER EXCAVATING, INC.
3437 PAINE AVENUE
SHEBOYGAN, WISCONSIN 53081
(920) 458-9082
SIGNED _____
DATE _____



THIS DRAWING HAS BEEN PROVIDED FOR DESIGN, ESTIMATING, AND/OR CONSTRUCTION PURPOSES ONLY. THIS DRAWING AND INFORMATION REMAINS THE PROPERTY OF WAGNER EXCAVATING, INC. AND MAY NOT BE REPRODUCED OR COPIED IN WHOLE OR IN PART WITHOUT PRIOR WRITTEN CONSENT OF WAGNER EXCAVATING, INC.



Decommissioning and Restoration Plan

Ground Mount PV Array

Aurora Urgent Care

Date: 5/5/25

Prepared by: Darius White of Arch Solar C&I

Overview

After the proposed Photovoltaic Facility has reached the end of its operational lifetime, Arch Solar and/or the current owners of the proposed Photovoltaic (PV) facility will be responsible for decommissioning the project. The Project is designed for an operational life of at least 30 years. It is anticipated that advances in technology and efficiency over that timeframe will create an economic advantage in replacing (repowering) the project. Option 1 is to “Repower,” or replace the PV modules and inverter(s). Option 2 is to decommission the PV array.

Decommissioning of a PV facility is the removal of all system components associated with the generating system and restoring the site to as close to pre-construction conditions as possible. Decommissioning procedures are developed to ensure environmental protection, public safety and health, and that the work being performed is in compliance with all applicable regulations.

The Project owner will be responsible for:

- All decommissioning costs
- Obtaining all permits required for the decommissioning, removal, and legal disposal of system components prior to the start of decommissioning activities
- The complete decommissioning of the facility, including the removal and disposal of all equipment and restoration of the site in accordance with applicable permits and in compliance with all applicable rules and regulations in effect governing material disposal
- Any other measures that the City of Plymouth may require in its approval of this Project

1. Estimated Costs

a. Repower

- i. Due to recent market volatility, Arch can not provide a cost estimate for Repowering based on end-of-life projections. The cost to repower in 2025, based on current market and labor value, would be \$111,937-\$159,102.

b. Decommission

- i. The industry generally recognizes that a PV facility is constructed of components that will remain valuable at the time of decommissioning. We expect that the value of the components of the array at the end of the project's useful life in either a salvage or resale scenario will be similar to the expected cost of decommissioning the facility. Arch Solar estimates that 340-370 labor hours will be required to complete the decommissioning. If no materials have a recuperable cost value at the end of life, in 2025's market, the decommissioning cost would be \$61,044-\$67,470. *Labor costs at the time of decommissioning are not guaranteed.

2. Materials

a. PV Modules

- i. PV Modules are constructed of glass, aluminum, plastic, semiconductor rigid silicon cells, internal electrical conductors, silver solder, and a variety of micro materials. Glass typically makes up 80% of the weight of a module.

b. Metals

- i. Steel from pier foundations, racking, conduits, electrical enclosures; aluminum from racking, module frames, electrical wire, and transformers; stainless steel from fasteners, electrical enclosures, and racking; copper from electrical wire, and inverters.

c. Plastics

- i. A limited amount of plastic materials are used in PV systems due to a system's continuous exposure to the elements and long operational lifetime. Plastics are typically found in PV facilities as wire insulation, electrical enclosures, control and monitoring equipment, and inverter components. Plastic laminate films are also used in most PV module assemblies.

3. Performance Evaluation

- a. Date: Year 30 of System operation or 5/1/2055, whichever comes later.
 - i. Based on Q-Cells' 30-Year Power Warranty.
 - 1. Modules measured at 84% of nameplate rating power.
- b. Tasks to be completed for analysis
 - i. Voltage Measurements: A Phase to B Phase, A Phase to C Phase, B Phase to C Phase, A Phase to Neutral, B Phase to Neutral, C Phase to Neutral.
 - ii. Current Measurements: A Phase to B Phase, A Phase to C Phase, B Phase to C Phase, A Phase to Neutral, B Phase to Neutral, C Phase to Neutral.
 - iii. Disconnect Operation: Inverter Disconnect, AC Disconnect, Overcurrent Protection(Circuit Breaker (s)).



- c. Analysis of measurements: if the measurements taken do not calculate to an 84% power rating per panel, Arch will share this information with Aurora, and their team will determine if the cost of the asset is to remain fixed or pursue re-powering.
- d. Condition of measurements: to be taken on a mostly sunny day between 10:00 AM to 2:00 PM, with an ambient temperature no greater than 55°F.

4. Option 1: Repower Plan

a. Preparation & Mobilization

- i. Prior to any work for a Repower, Arch's standard project procedure would be conducted, including: Submittal of revised engineering, interconnection application, permitting, and update to the most recent code requirements. Arch will select a similar or greater module wattage and an inverter to correlate with the rated power output. If upsizing in wire is required, the replacement will be included in the scope of work.

b. Photovoltaic Equipment Upgrades

- i. Existing PV modules, inverters, and potentially wire/conduit to be removed and replaced with technology current at that time.

c. Commissioning

- i. Arch will follow Plymouth Utilities' current interconnection standards and commissioning processes at that time.

5. Option 2: Decommissioning & Restoration Plan

a. Preparation & Mobilization

- i. Prior to decommissioning the system, the owner(Aurora) of the facility and the decommissioning contractor(Arch) will begin the preparation and planning phase of the project. The decommissioning process shall be initiated no later than 120 days following the discontinuation of operations of the facility. The onsite deconstruction and restoration effort may take up to two months to complete. Prior to decommissioning activity taking place, a site assessment will take place to evaluate site conditions and put a protection plan together to protect surrounding natural resources. Upon site mobilization and prior to the start of the removal of any system components, proper erosion and sediment controls will be installed. Debris will be placed in dumpsters on-site until transportation to proper disposal facilities is arranged.

b. Photovoltaic Equipment Removal

- i. The system will be de-energized from the utility power grid. The infrastructure connecting the facility to the utility power grid will be removed unless the landowner determines that the electrical service line will be beneficial for future use of the site, in which case the line may remain after decommissioning.



- ii. All wiring, cables, conduits, panelboards, inverters, and associated equipment will be uninstalled and recycled as applicable.
- iii. PV modules will be uninstalled and recycled as applicable.
- iv. The steel racking system will be disassembled and recycled as applicable. Steel pilings that supported the module racking will be mechanically removed and recycled as applicable.
- v. The demolition debris and removed equipment may be cut or dismantled into smaller pieces that can be safely lifted or carried by the deconstruction equipment being used. Most of the glass, steel, and aluminum will be processed for transportation and delivery to an off-site recycling center. Minimal nonrecyclable materials are anticipated; these will be properly disposed of at a qualified disposal facility. We Recycle Solar to be used for PV equipment recycling. All other equipment is to be recycled locally.

c. Civil Restoration

- 1. Any resulting holes from the removal of the steel piles will be backfilled with locally imported soil to match existing site soil conditions.
- 2. Once all Project equipment has been removed, additional activities will occur to return the property back to conditions similar to pre-construction. Reclamation will restore vegetative cover and hydrological function after the closure of the facility.
- 3. Once landform features and soils are restored, a seed mix will be applied to match the existing onsite ground cover.

d. Health & Safety Concerns


- i. Site decommissioning will entail the use of heavy equipment, the handling of heavy and sharp objects, and limited exposure to potentially live electrical components. A Health and Safety Plan will be created based on the individual characteristics of the site to minimize and eliminate all possible risks and hazards. The Health and Safety Plan will include a Job Hazard Analysis that will analyze each step of construction for hazards, along with any climate conditions or hazardous materials that may be seen or used throughout the duration of the job. The plan will outline steps to take if a hazard is identified and how to proceed with each hazard. Along with this, all workers will have training and personal protective equipment (PPE) in compliance with OSHA standards. A daily toolbox talk will be held where the foreman or supervisor will go over daily hazards and activities to be completed.



6. Contact Information

- a. Aurora Advocate Health – 2600 Kiley Way, Plymouth, WI 53073
 - i. Paul Roeber
 - ii. 262-844-7045
 - iii. Paul.Roeber@aah.org
- b. Arch Solar – 1237 Pilgrim Rd, Plymouth, WI 53073
 - i. Darius White: Arch Solar C&I
 - ii. 920-838-3365
 - iii. dwhite@archsolar.com
- c. We Recycle Solar – 4742 N 24th St, Phoenix, AZ 85016
 - i. Kevin Nelson: Director
 - ii. 833-294-3512
 - iii. Kevin.Nelson@werecyclesolar.com

7. Review and Signatures

- a. **Aurora Advocate Health**
 - i. Paul Roeber: 
 - ii. Date: 5-5-2025
- b. **Arch Solar C&I**
 - i. Darius White: Darius White
 - ii. Date: 5/8/25
- c. **City of Plymouth**
 - i. Tim Blakeslee: _____
 - ii. Date: _____

City of Plymouth

CONDITIONAL USE PERMIT AMENDMENT

(ARHC AHPLYW101, LLC - Existing Solar Array Expansion)

This Conditional Use Permit Amendment (the “Permit”) is granted by the City of Plymouth, a Wisconsin municipal corporation, maintaining its principal office at 128 Smith Street, Plymouth, WI 53073 to ARHC AHPLYW101, LLC, (dba Aurora Health Care) a limited liability company, maintaining its principal office at 200 Dryden Rd E, Dresher, PA 19025-1044 (the “Owner”).

The Permit is granted to the Owner for the property with tax key 59271820846 located at 2600 Kiley Way within the City of Plymouth, Wisconsin, to allow the development and construction of four (4) additional ground mounted photo voltaic solar arrays to the property. This Permit repeals and replaces the Conditional Use Permit granted in 2022 to the Owner. The Permit is granted with the following conditions:

1. **Applicant.** The Conditional Use Permit (CUP) is issued to ARHC AHPLYW101, LLC (dba Aurora Health Care) for the development, use, and location approved by the City of Plymouth Plan Commission on June 5, 2025 for the construction of four (4) additional ground mounted photo voltaic solar arrays to bring the total amount of ground mounted photo voltaic solar arrays to eight (8) located on the property.
2. **Approved Use.** The Applicant is hereby authorized to use the property, which is located in the B3 Highway Business District, for the installation and maintenance of eight (8) ground mounted photo voltaic solar arrays (the “Conditional Use”), pursuant to Sec. 13-1-132, subject to all the general regulations of the Zoning Code and subject to the conditions set forth in this Permit. Any change to or expansion of the Conditional Use requires an amendment to the Permit, which will be subject to the conditional use permit application procedure and zoning codes in place at that time.
3. **Decommissioning.** The Owner shall submit a decommissioning plan to the City, which is subject to City approval as to acceptability, before construction may commence, AND SHALL BE CONSIDERD PART OF THIS Permit.
4. **Approval Transferable.** The Conditional Use has been approved for the Owner of the property. The approval is transferable and assignable.

5. **State Approval.** The Owner has obtained or agrees to obtain any necessary approvals from the State of Wisconsin as a condition of this Conditional Use approval.
6. **City Staff Approval.** The City of Plymouth City Administrator, Community Development Director, City Attorney, and Building Inspector, have reviewed the conditional use permit application for substantial compliance with the City of Plymouth Code of Ordinances.
7. **Other Regulations.** Nothing herein shall constitute a waiver or limitation of the Owner's compliance with all other City of Plymouth ordinances and regulations, including all other requirements of the Zoning Code.
8. **Enforcement.** The conditions imposed herein (including the conditions imposed by any plans or changes submitted hereafter), shall all be enforced as on-going conditions of this Permit. Failure of the Owner to comply with these conditions shall entitle the City to take enforcement action, which may include forfeitures, injunctions, and/or termination of this Permit, which in turn will require the Owner to cease the use of the property authorized herein until a new Conditional Use is approved.
9. **Recording.** A copy of this Permit, or a Memorandum of Permit, without attachments, may be recorded with the Sheboygan County Register of Deeds by either party.
10. **Binding Affect:** This Permit shall be binding upon both parties. Nothing herein shall be construed as limiting the right of the Owner to sell, give, or otherwise convey the premises.
11. **Owner Approval.** This Conditional Use shall not become effective and shall not be recorded until the Owner acknowledges his/her/its acceptance of this Conditional Use by signing this document in the space provided below. The Owner warrants and represents that the individual signing on behalf of ARHC AHPLYW101 LLC, has full authority to bind the Owner.

Introduced and adopted this ____ day of _____, 20 ____.

CITY OF PLYMOUTH PLAN COMMISSION

Approved: _____ **Attest:** _____
Donald Pohlman, Chairman Jack Johnston, Secretary

OWNER APPROVAL

The undersigned Owner hereby acknowledges receipt of this Conditional Use and hereby acknowledges that the development and use of the property shall conform with the terms and conditions of this Permit and the City of Plymouth Zoning Code. The undersigned further represents that he or she has full authority to execute this Conditional Use Permit on behalf of the Owner and to bind the Owner to the terms hereof.

Signature _____ Dated: _____
ARHC AHPLYW101 LLC
[insert person name and title]

This document drafted by:
Jack Johnston
Assistant City Administrator/Community Development Director
P.O. Box 107
128 Smith St
Plymouth, WI 53073



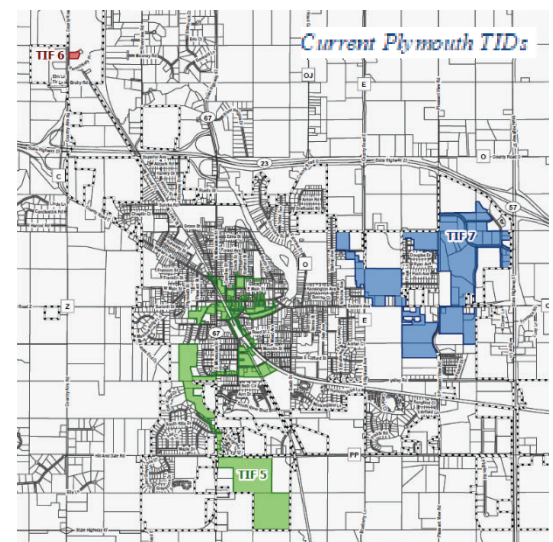
DATE: May 28, 2025

TO: Plan Commission

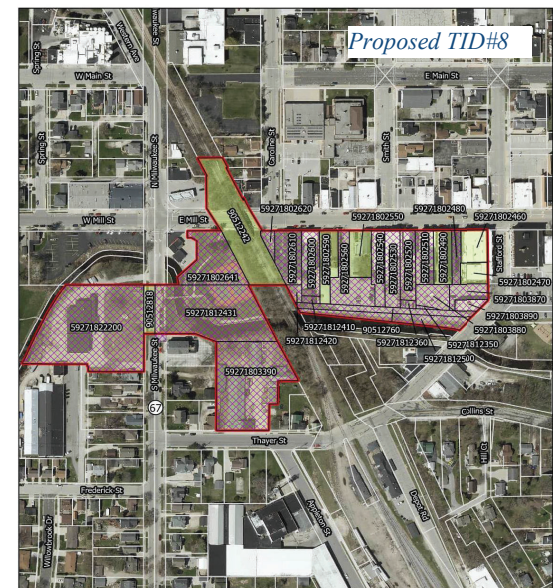
FROM: Tim Blakeslee, City Administrator/Utilities Manager

RE: Consideration of the Creation of Tax Incremental District No. 8 and Review of its Project Plan

Background: Tax Incremental Financing (TIF) is one of the most important tools available to Wisconsin municipalities to promote economic development and redevelopment. Through TIF, a municipality can use the increased property taxes generated within a designated Tax Incremental District (TID) to finance public improvements, property acquisition, and other eligible costs necessary to support development that would not otherwise occur. For a general overview of TIF, visit: <https://www.ehlers-inc.com/wp-content/uploads/2023/02/Wisconsin-TID-101-2023-REV-2023-02-06-.pdf>. Plymouth currently has three districts: TID #5, TID #6, and TID #7, which can be seen pictured to the right.



The City is proposing the creation of TID #8, designated as a Rehabilitation District. This district will encompass the downtown Laack Block redevelopment area and adjacent properties. It is designed to support a mix of public improvements including a redesigned/rebuilt parking lot, infrastructure upgrades, property acquisition, legal and engineering services, financing, and administrative costs. The TID#8 project plan is included as Attachment 1. Ehlers, the City's Financial Advisors, will present the plan and answer questions at the meeting.



Strategic Plan Alignment:

TID #8 advances key goals from the City's 2023–2026 Strategic Plan:

- Outcome: Expanded Economic Development
- Outcome: TIF District Utilization Expanded

Timeline:

The Joint Review Board will meet the morning of June 5 to review the project plan and provide feedback prior to the Plan Commission's formal public hearing and consideration. Staff will provide a summary of the Joint Review Board comments at the Plan Commission meeting. The Common Council is scheduled to consider TID#8 on June 24, 2025. If the district moves forward, the Joint Review Board would be scheduled to reconvene after Council consideration for final approval.

Staff Recommendation: Approve the resolution establishing the boundaries of and approving the project plan for Tax Incremental District No. 8.

Attachments:

- Resolution
- Project Plan
- Parking Lot Draft

RESOLUTION NO. 1-2025-PC

**RESOLUTION ESTABLISHING THE BOUNDARIES OF AND APPROVING THE PROJECT PLAN FOR
TAX INCREMENTAL DISTRICT NO. 8**

WHEREAS, the City of Plymouth (the “City”) has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the City; and

WHEREAS, Tax Incremental District No. 8 (the “District”) is proposed to be created by the City in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the "Tax Increment Law"); and

WHEREAS, a Project Plan for the District has been prepared that includes:

- a. A statement listing of the kind, number and location of all proposed public works or improvements within the District, or to the extent provided in Wisconsin Statutes Sections 66.1105(2)(f)1.k. and 66.1105(2)(f)1.n., outside of the District;
- b. An economic feasibility study;
- c. A detailed list of estimated project costs;
- d. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
- e. A map showing existing uses and conditions of real property in the District;
- f. A map showing proposed improvements and uses in the District;
- g. Proposed changes of zoning ordinances, master plan, map, building codes and City ordinances;
- h. A list of estimated non-project costs;
- i. A statement of the proposed plan for relocation of any persons to be displaced;
- j. A statement indicating how the District promotes the orderly development of the City;
- k. An opinion of the City Attorney or of an attorney retained by the City advising that the plan is complete and complies with Wisconsin Statutes Section 66.1105(4)(f); and

WHEREAS, prior to its publication, a copy of the notice of public hearing was sent to the chief executive officers of Sheboygan County, the Plymouth Joint School District and the Lakeshore Technical College District, and any other entities having the power to levy taxes on property located within the District, in accordance with the procedures specified in the Tax Increment Law; and

WHEREAS, prior to its publication, a copy of the notice of public hearing was also sent to the owners of all property in the proposed District; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on June 5, 2025 held a public hearing concerning the proposed creation of the District, its proposed boundaries and its proposed Project Plan, providing interested parties a reasonable opportunity to express their views thereon.

NOW, THEREFORE, BE IT RESOLVED by the Plan Commission of the City of Plymouth that:

1. It recommends to the Common Council that Tax Incremental District No. 8 be created with boundaries as designated in Exhibit A of this Resolution.

2. It approves and adopts the Project Plan for the District, attached as Exhibit B, and recommends its approval to the Common Council.
3. Creation of the District promotes orderly development in the City.

Adopted this ____ day of _____, 2025.

Plan Commission Chair

Secretary of the Plan Commission

June 5, 2025

PROJECT PLAN

City of Plymouth, Wisconsin

Tax Incremental District No. 8



Prepared by:

Ehlers
N19W24400 Riverwood Drive,
Suite 100
Waukesha, WI 53188

BUILDING COMMUNITIES. IT'S WHAT WE DO.

KEY DATES

Organizational Joint Review Board Meeting Held:	Scheduled for June 5, 2025
Public Hearing Held:	Scheduled for June 5, 2025
Action by Plan Commission:	Scheduled for June 5, 2025
Action by Common Council:	Scheduled for June 24, 2025
Action by the Joint Review Board:	Scheduled for TBD

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SECTION 1:

Executive Summary

DESCRIPTION OF DISTRICT

Tax Incremental District (“TID”) No. 8 (“District”) is a proposed In Need of Rehabilitation or Conservation District comprising approximately 9.84 acres located along E. Mill and Stafford Street. The District will be created to pay the costs of acquisition of property, rights of way or easements, site preparation, installation or rehabilitation of utilities and streets, payment of cash grants as development incentives to owners, lessees, or developers of land located within the District (“Project”) to be developed by LAG Family, LCC (“Developer”).

AUTHORITY

The City is creating the District under the provisions of Wis. Stat. § 66.1105.

ESTIMATED TOTAL PROJECT COST EXPENDITURES

The City anticipates making total expenditures of approximately \$7,155,576 (“Project Costs”) to undertake the projects listed in this Project Plan (“Plan”). Project Costs include an estimated \$3,386,876 for principal and interest on long term debt, \$54,212 in financing costs, \$350,000 for developer improved ROW, \$85,000 in development incentives, \$2,350,000 in public infrastructure costs, \$170,000 in ongoing planning and administration costs, and \$759,488 in reimbursements to the City for advances from other funds.

INCREMENTAL VALUATION

The City projects that new land and improvements value of approximately \$6,500,000 will result from the Project. Creation of this additional value will be made possible by the Project Costs made within the District. A table detailing assumptions as to the development timing and associated values is included in the Economic Feasibility Study located within this Plan.

EXPECTED TERMINATION OF DISTRICT

Based on the Economic Feasibility Study located within Section 9 of this Plan, the City anticipates that the District will generate sufficient tax increment to pay all Project Costs within 27 of its allowable 27 years.

SUMMARY OF FINDINGS

As required by Wis. Stat. § 66.1105, and as documented in this Plan and the exhibits contained and referenced herein, the following findings are made:

1. That “but for” the creation of this District, the development projected to occur as detailed in this Plan: 1) would not occur; or 2) would not occur in

the manner, at the values, or within the timeframe desired by the City. In reaching this determination, the City has considered:

The substantial investment needed to provide the public infrastructure necessary to allow for development within the District. Absent the use of tax incremental financing, the City is unable to fully fund this program of infrastructure improvements.

2. The economic benefits of the District, as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the cost of the improvements. In making this determination, the City has considered the following information:

That the Developer is likely to purchase goods and services from local suppliers in construction of the Project, and induced effects of employee households spending locally for goods and services from retailers, restaurants and service companies.

3. The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions. As required by Wis. Stat. § 66.1105(4)(i)4., a calculation of the share of projected tax increments estimated to be paid by the owners of property in the overlying taxing jurisdictions has been prepared and can be found in this Plan. However, because the Project would not occur without the use of tax incremental financing, these tax increments would not be paid but for creation of the District. Accordingly, the City finds that the benefits expected to be realized as set forth in this Plan outweigh the value of the tax increments to be invested in the Project.
4. Not less than 50% by area of the real property within the District is in need of rehabilitation or conservation work as defined by Wis. Stat. § 66.1337(2m)(a).
5. Based on the foregoing finding, the District is designated as a district in need of rehabilitation or conservation.
6. The Project Costs relate directly to the rehabilitation or conservation of property and improvements in the District, consistent with the purpose for which the District is created.
7. Improvements to be made in the District are likely to significantly enhance the value of substantially all of the other real property in the District.
8. The equalized value of taxable property in the District, plus the incremental value of all existing tax incremental districts within the City does not exceed 12% of the total equalized value of taxable property within the City.

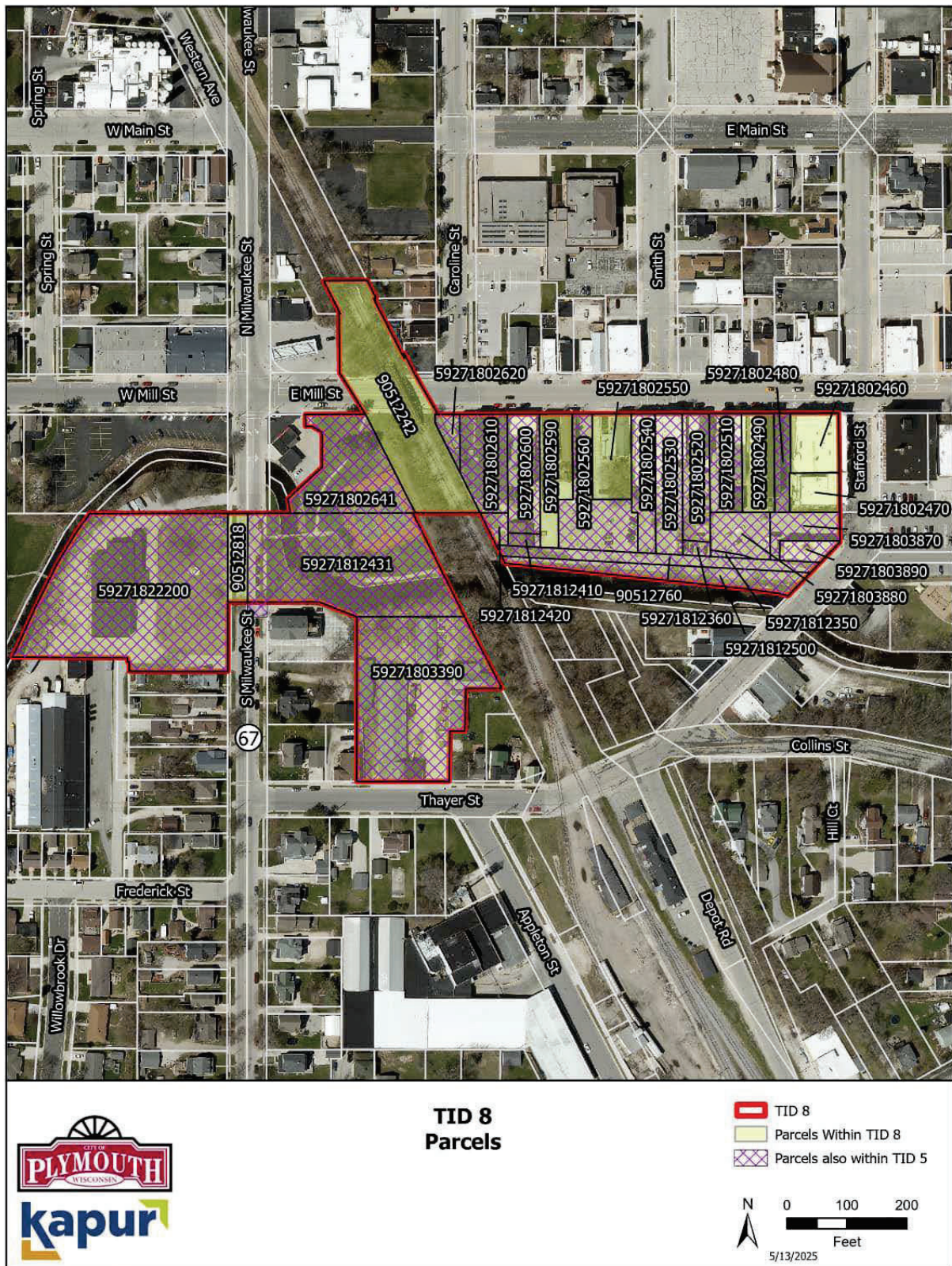
9. The City estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wis. Stat. § 66.1105(5)(b).
10. That there are no parcels to be included within the District that were annexed by the City within the preceding three-year period.
11. The Plan for the District is feasible and is in conformity with the Master Plan of the City.

SECTION 2:

Preliminary Map of Proposed District Boundary

Map Found on Following Page.

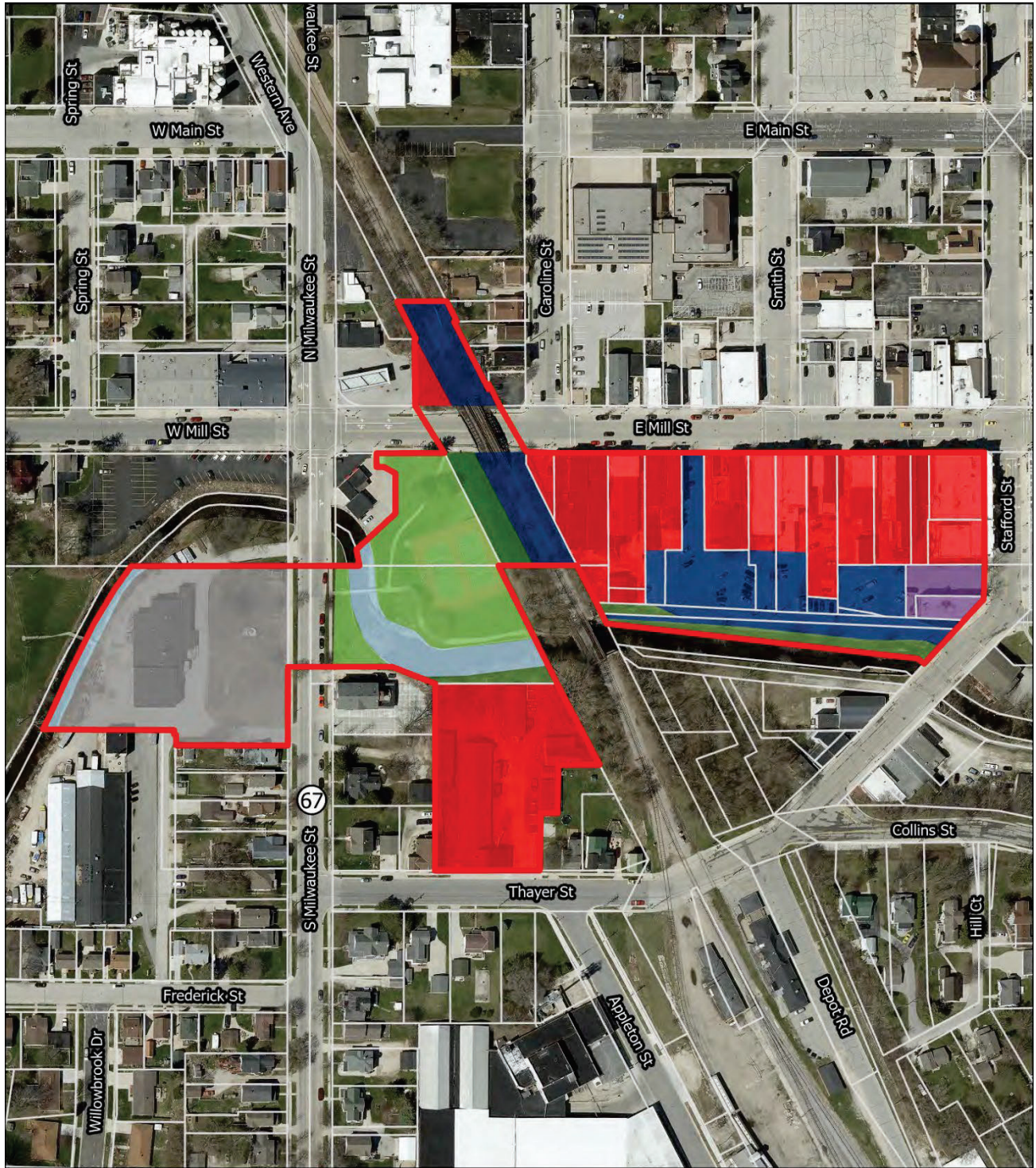
To the extent District boundaries include wetlands identified on a map prepared under Wis. Stat. § 23.32, the wetlands are excluded from the District.



SECTION 3:

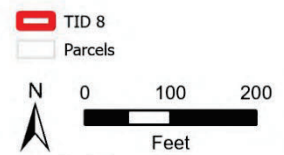
Map Showing Existing Uses and Conditions

Map Found on Following Page.



TID 8 Existing Land Use

- | | |
|--|---|
| ■ Commercial | ■ Parks and Recreation |
| ■ Industrial | ■ Transportation |
| ■ Institutional/Governmental | ■ Water |
| ■ Natural Areas | ■ Woodlands |



2/6/2025

SECTION 4:

Preliminary Parcel List and Analysis

Map Reference Number	Parcel Number	Acres	Designated Acres	Rehab/ Conservation Condition
			Rehab/ Conservation	
Existing TID Area		0.00	0.00	
N/A	ROW Areas	1.15		
1	59271802460	0.18	0.18	Condition 1
2	59271802470	0.13	0.13	Condition 1
3	59271803870	0.13	0.13	Condition 1
4	59271803890	0.06	0.06	Condition 1
5	90512760	0.14	0.18	Condition 1
6	59271812500	0.00	0.36	Condition 1
7	59271812350	0.01	0.01	Condition 1
8	59271803880	0.16	0.16	Condition 1
9	59271802480	0.10	0.10	Condition 1
10	59271802490	0.21	0.21	Condition 1
11	59271802510	0.21	0.21	Condition 1
12	59271802520	0.22	0.22	Condition 1
13	59271812360	0.02	0.02	Condition 1
14	59271802530	0.24	0.09	Condition 1
15	59271802540	0.20	0.20	Condition 1
16	59271802550	0.21	0.21	Condition 1
17	59271802560	0.35	0.35	Condition 1
18	59271802590	0.23	0.23	Condition 1
19	59271802600	0.25	0.25	Condition 1
20	59271812410	0.03	0.03	Condition 1
21	59271812420	0.04	0.04	Condition 1
22	59271802610	0.32	0.32	Condition 1
23	59271802620	0.06	0.06	Condition 1
24	90512242	1.36		
25	59271802641	0.51		
26	59271812431	1.16		
27	59271803390	1.18	1.18	Condition 1
28	59271822200	1.74	1.74	Condition 1
TOTALS		10.59	6.66	

Percentage of TID Area Designated as in Need of Rehabilitation or Conservation (at least 50%)

63%

Percentage of TID Area Not Designated as in Need of Rehabilitation or Conservation

37%

SECTION 5:

Equalized Value Test

The following calculations demonstrate that the City expects to be in compliance with Wis. Stat. § 66.1105(4)(gm)4.c., which requires that the equalized value of the taxable property in the proposed District, plus the value increment of all existing tax incremental districts, does not exceed 12% of the total equalized value of taxable property within the City. The value of those parcels located within Tax Incremental District No. 8 that will be overlapped are not included in the base value of the District as that value is reflected within the total of existing incremental value.

The equalized value of the increment of existing tax incremental districts within the City, plus the base value of the proposed District, totals \$33,402,700. This value is less than the maximum of \$139,405,260 in equalized value that is permitted for the City.

City of Plymouth, Wisconsin		
Tax Increment District No. 8		
Valuation Test Compliance Calculation		
<u>Calculation of City Equalized Value Limit</u>		
City TID IN Equalized Value (Jan. 1, 2024)	\$	1,161,710,500
TID Valuation Limit @ 12% of Above Value	\$	139,405,260
<u>Calculation of Value Subject to Limit</u>		
Estimated Base Value of Territory to be Included in District	\$	4,085,300
Plus: Assumed change for Jan. 1, 2025 assessment	\$	-
Incremental Value of Existing Districts (Jan. 1, 2024)	\$	31,542,600
Less: Value of Parcels Removed from District	\$	-
Less: Value of Underlying TID Parcels	\$	(2,225,200)
Total Value Subject to 12% Valuation Limit	\$	33,402,700
Total Percentage of TID IN Equalized Value		2.88%
Residual Value Capacity of TID IN Equalized Value	\$	106,002,560

SECTION 6:

Statement Listing the Kind, Number and Location of All Proposed Public Works or Improvements Within the District

Project Costs are any expenditure made, estimated to be made, or monetary obligations incurred or estimated to be incurred as outlined in this Plan. Project Costs will be diminished by any income, special assessments or other revenues, including user fees or charges, other than tax increments, received or reasonably expected to be received in connection with the implementation of the Plan. If Project Costs incurred benefit territory outside the District, a proportionate share of the cost is not a Project Cost. Costs identified in this Plan are preliminary estimates made prior to design considerations and are subject to change after planning, design and construction is completed.

With all Project Costs, the costs of engineering, design, survey, inspection, materials, construction, restoring property to its original condition, apparatus necessary for public works, legal and other consultant fees, testing, environmental studies, permits, updating City ordinances and plans, judgments or claims for damages and other expenses are included as Project Costs.

The following is a list of public works and other tax incremental financing eligible Project Costs that the City expects to make, or may need to make, in conjunction with the implementation of the District's Plan. The map found in Section 7 of this Plan along with the Detailed List of Project Costs found in Section 8 provide additional information as to the kind, number and location of potential Project Costs.

Property, Right-of-Way and Easement Acquisition

Property Acquisition for Development

To promote and facilitate development the City may acquire property within the District. The cost of property acquired, and any costs associated with the transaction, are eligible Project Costs. Following acquisition, other Project Costs within the categories detailed in this Section may be incurred to make the property suitable for development. Any revenue received by the City from the sale of property acquired pursuant to the execution of this Plan will be used to reduce the total project costs of the District. If total Project Costs incurred by the City to acquire property and make it suitable for development exceed the revenues or other consideration received from the sale or lease of that property, the net amount shall be considered "real property assembly costs" as

defined in Wis. Stat. § 66.1105(2)(f)1.c., and subject to recovery as an eligible Project Cost.

Property Acquisition for Conservancy

To promote the objectives of this Plan, the City may acquire property within the District that it will designate for conservancy. These conservancy objectives include: preserving historic resources or sensitive natural features; protection of scenic and historic views; maintaining habitat for wildlife; maintaining adequate open space; reduction of erosion and sedimentation by preserving existing vegetation; and providing adequate areas for management of stormwater. The cost of property acquired for conservancy, and any costs associated with the transaction, are eligible Project Costs.

Acquisition of Rights-of-Way

The City may need to acquire property to allow for installation of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the City to identify, negotiate and acquire rights-of-way are eligible Project Costs.

Acquisition of Easements

The City may need to acquire temporary or permanent easements to allow for installation and maintenance of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the City to identify, negotiate and acquire easement rights are eligible Project Costs.

Relocation Costs

If relocation expenses are incurred in conjunction with the acquisition of property, those expenses are eligible Project Costs. These costs may include, but are not limited to: preparation of a relocation plan; allocations of staff time; legal fees; publication of notices; obtaining appraisals; and payment of relocation benefits as required by Wis. Stat. Chapter 32 and Wis. Admin. Code ADM 92.

Site Preparation Activities

Environmental Audits and Remediation

If it becomes necessary to evaluate any land or improvement within the District, any cost incurred by the City related to environmental audits, testing, and remediation are eligible Project Costs.

Demolition

To make sites suitable for development, the City may incur costs related to demolition and removal of structures or other land improvements, to include abandonment of wells or other existing utility services.

Site Grading

Land within the District may require grading to make it suitable for development, to provide access, and to control stormwater runoff. The City may need to remove and dispose of excess material, or bring in fill material to provide for proper site elevations. Expenses incurred by the City for site grading are eligible Project Costs.

Utilities

Sanitary Sewer System Improvements

To allow development to occur, the City may need to construct, alter, rebuild or expand sanitary sewer infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: collection mains; manholes and cleanouts; service laterals; force mains; interceptor sewers; pumping stations; lift stations; wastewater treatment facilities; and all related appurtenances. To the extent sanitary sewer projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand sanitary sewer infrastructure located outside of the District. That portion of the costs of sanitary sewer system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Water System Improvements

To allow development to occur, the City may need to construct, alter, rebuild or expand water system infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: distribution mains; manholes and valves; hydrants; service laterals; pumping stations; wells; water treatment facilities; storage tanks and reservoirs; and all related appurtenances. To the extent water system projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or

expand water system infrastructure located outside of the District. That portion of the costs of water system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Stormwater Management System Improvements

Development within the District will cause stormwater runoff. To manage this stormwater runoff, the City may need to construct, alter, rebuild or expand stormwater management infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: stormwater collection mains; inlets, manholes and valves; service laterals; ditches; culvert pipes; box culverts; bridges; stabilization of stream and river banks; and infiltration, filtration and detention Best Management Practices (BMP's). To the extent stormwater management system projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand stormwater management infrastructure located outside of the District. That portion of the costs of stormwater management system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Electric Service

To create sites suitable for development, the City may incur costs to provide, relocate or upgrade electric services. Relocation may require abandonment and removal of existing poles or towers, installation of new poles or towers, or burying of overhead electric lines. Costs incurred by the City to undertake this work are eligible Project Costs.

Gas Service

To create sites suitable for development, the City may incur costs to provide, relocate or upgrade gas mains and services. Costs incurred by the City to undertake this work are eligible Project Costs.

Communications Infrastructure

To create sites suitable for development, the City may incur costs to provide, relocate or upgrade infrastructure required for voice and data communications,

including, but not limited to: telephone lines, cable lines and fiber optic cable. Costs incurred by the City to undertake this work are eligible Project Costs.

Streets and Streetscape

Street Improvements

To allow development to occur, the City may need to construct or reconstruct streets, highways, alleys, access drives and parking areas. Eligible Project Costs include, but are not limited to: excavation; removal or placement of fill; construction of road base; asphalt or concrete paving or repaving; installation of curb and gutter; installation of sidewalks and bicycle lanes; installation of culverts, box culverts and bridges; rail crossings and signals; utility relocation, to include burying overhead utility lines; street lighting; installation of traffic control signage and traffic signals; pavement marking; right-of-way restoration; installation of retaining walls; and installation of fences, berms, and landscaping.

Streetscaping and Landscaping

To attract development consistent with the objectives of this Plan, the City may install amenities to enhance development sites, rights-of-way and other public spaces. These amenities include, but are not limited to: landscaping; lighting of streets, sidewalks, parking areas and public areas; installation of planters, benches, clocks, tree rings, trash receptacles and similar items; and installation of brick or other decorative walks, terraces and street crossings. These and any other similar amenities installed by the City are eligible Project Costs.

Community Development

Cash Grants (Development Incentives)

The City may enter into agreements with property owners, lessees, or developers of land located within the District for sharing costs to encourage the desired kind of improvements and assure tax base is generated sufficient to recover Project Costs. No cash grants will be provided until the City executes a developer agreement with the recipient of the cash grant. Any payments of cash grants made by the City are eligible Project Costs.

Contribution to Redevelopment Authority (RDA)

As provided for in Wis. Stat. § 66.1105(2)(f)1.h and Wis. Stat. § 66.1333(13), the City may provide funds to its RDA to be used for administration, planning operations, and capital costs, including but not limited to real property acquisition, related to the purposes for which it was established in furtherance of any redevelopment or urban renewal project. Funds provided to the RDA for this purpose are eligible Project Costs.

Revolving Loan/Grant Program (Development Incentives)

To encourage private development consistent with the objectives of this Plan, the City, through its RDA, may provide loans or grants to eligible property owners in the District. Eligible improvements will be those that are likely to improve the value of the property, enhance the visual appearance of the property and surrounding area, correct safety deficiencies, or as otherwise specified by the RDA in the program manual. Any funds returned to the RDA from the repayment of loans made are not considered revenues to the District, and will not be used to offset District Project Costs. Instead, these funds may be placed into a revolving fund and will continue to be used for the program purposes stated above. Any funds provided to the RDA for purposes of implementing this program are considered eligible Project Costs.

Miscellaneous

Rail Spur

To allow for development, the City may incur costs for installation of a rail spur or other railway improvements to serve development sites located within the District.

Projects Outside the Tax Increment District

Pursuant to Wis. Stat. § 66.1105(2)(f)1.n, the City may undertake projects within territory located within one-half mile of the boundary of the District provided that: 1) the project area is located within the City's corporate boundaries; and 2) the projects are approved by the Joint Review Board. The cost of projects completed outside the District pursuant to this section are eligible project costs, and may include any project cost that would otherwise be eligible if undertaken within the District. The City intends to make the following project cost expenditures outside the District:

- Stafford Street Infrastructure - \$50,000
- Stafford Street Bridge - \$250,000

Professional Service and Organizational Costs

The costs of professional services rendered, and other costs incurred, in relation to the creation, administration and termination of the District, and the undertaking of the projects contained within this Plan, are eligible Project Costs. Professional services include but are not limited to: architectural; environmental; planning; engineering; legal; audit; financial; and the costs of informing the public with respect to the creation of the District and the implementation of the Plan.

Administrative Costs

The City may charge to the District as eligible Project Costs reasonable allocations of administrative costs, including, but not limited to, employee salaries. Costs allocated will bear a direct connection to the time spent by City employees relating to the implementation of the Plan.

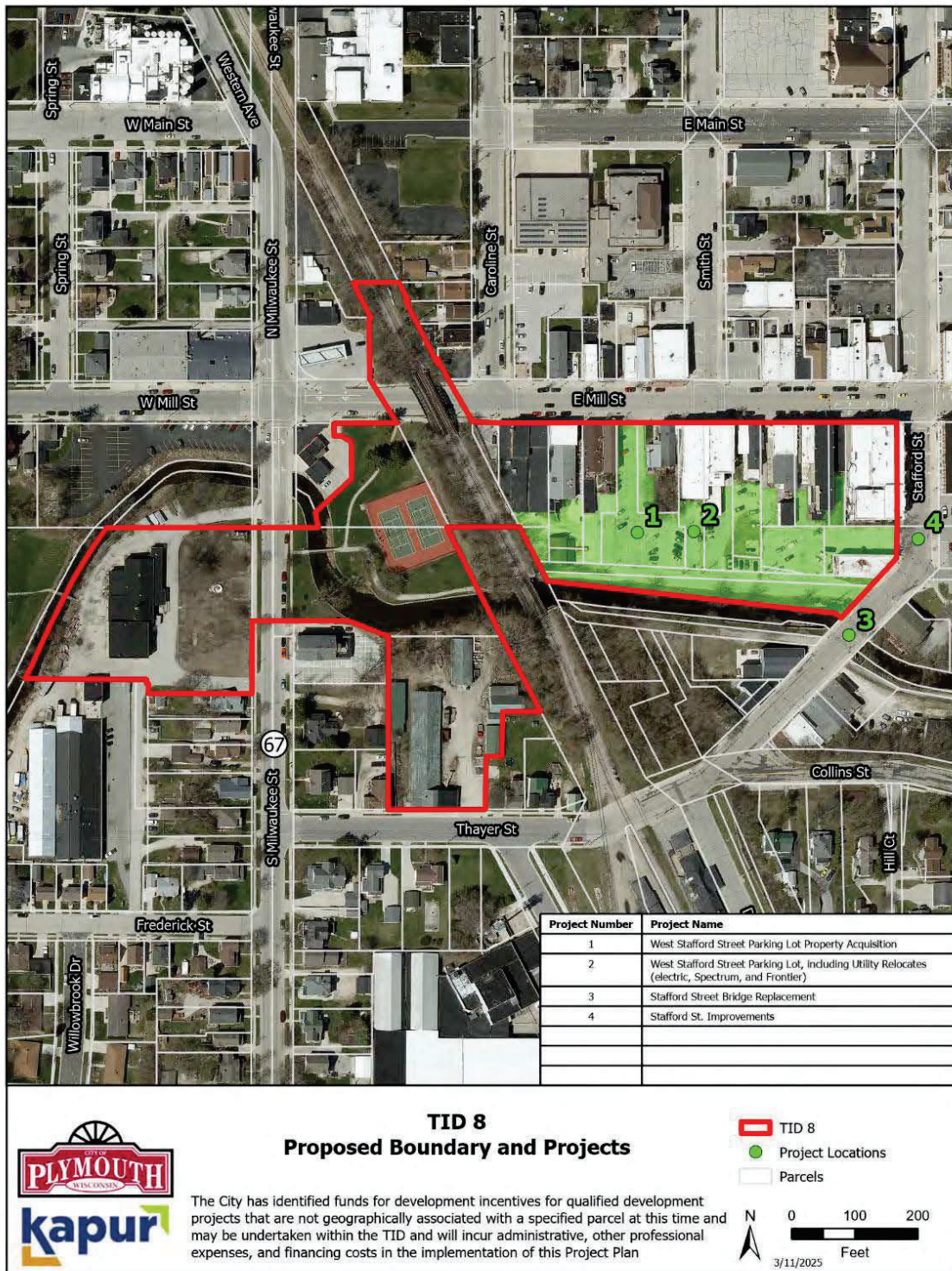
Financing Costs

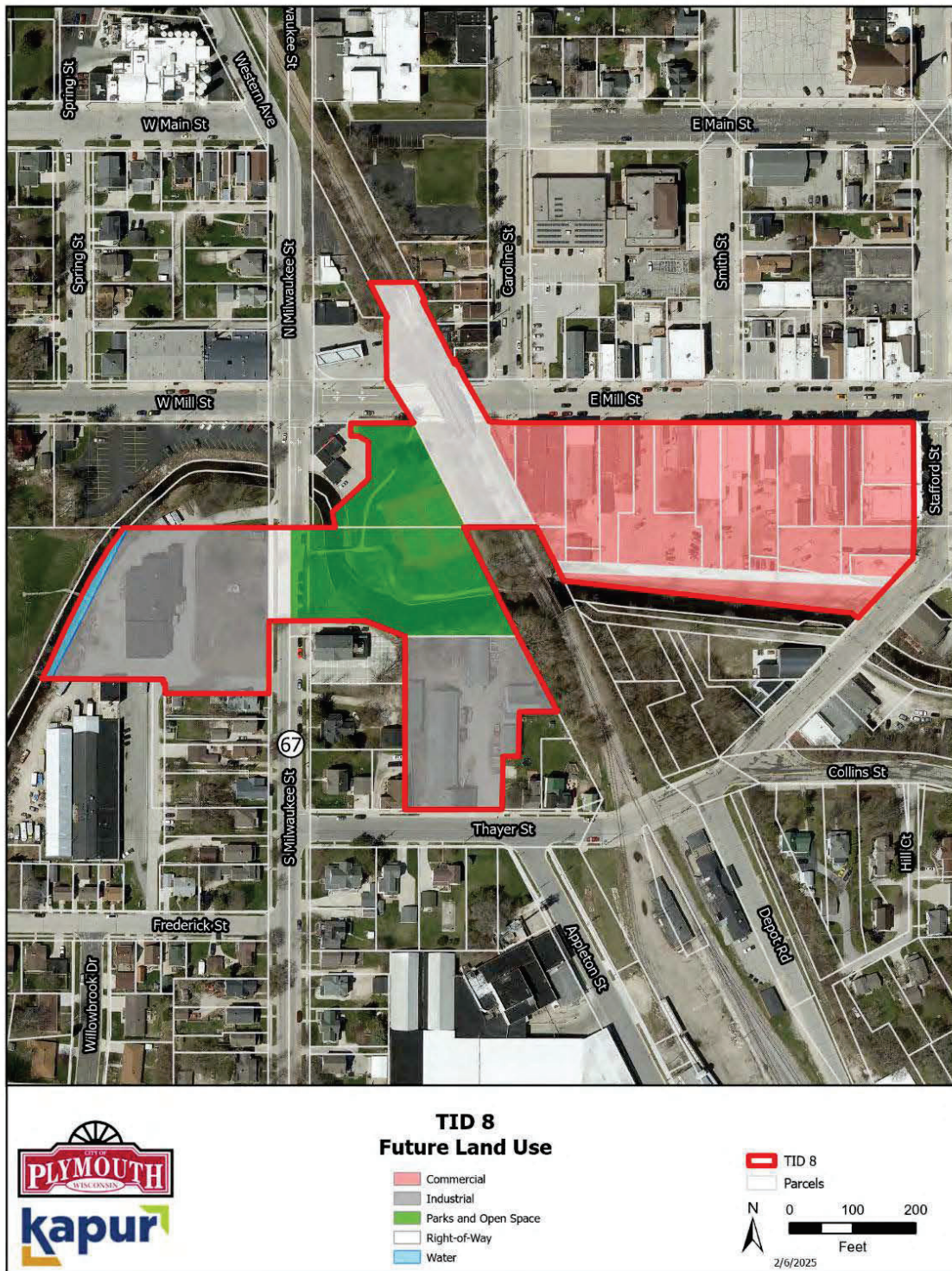
Interest expense, debt issuance expenses, redemption premiums, and any other fees and costs incurred in conjunction with obtaining financing for projects undertaken under this Plan are eligible Project Costs.

SECTION 7:

Map Showing Proposed Improvements and Uses

Map Found on Following Page.





SECTION 8:

Detailed List of Estimated Project Costs

The following list identifies the Project Costs that the City currently expects to incur in implementing the District's Plan. All projects identified and related costs reflect the best estimates available as of the date of preparation of this Plan. All costs are preliminary estimates and may increase or decrease. Certain Project Costs listed may become unnecessary, and other Project Costs not currently identified may need to be made. (Section 6 details the general categories of eligible Project Costs). Changes in Project Cost totals or the types of Project Costs to be incurred will not require that this Plan be amended. This Plan is not meant to be a budget nor an appropriation of funds for specific Project Costs, but a framework within which to manage Project Costs.

City of Plymouth, Wisconsin

Tax Increment District No. 8

Detailed List of Estimated Project Costs

Project Name/Type	Est. Cost			Totals	1/2 Mile
	2026	Future	Ongoing		
Parking Lot Resurfacing	1,250,000			1,250,000	
Property Acquisition	200,000			200,000	
Developer ROW Investment	350,000			350,000	
Stafford Street Infrastructure	50,000			50,000	50,000
Legal and Engineering	450,000			450,000	
Stafford Street Bridge		250,000		250,000	250,000
Interest on Long Term Debt			1,232,896	1,232,896	
Financing Costs	62,907			62,907	
Ongoing Planning & Administrative Costs			170,000	170,000	
Total Projects	<u>2,362,907</u>	<u>250,000</u>	<u>1,402,896</u>	<u>4,015,803</u>	<u>300,000</u>

Notes:

1. Stafford Street Bridge is shows as an eligible project cost, but not included in the cashflow model at this time.

SECTION 9:

Economic Feasibility Study, Description of the Methods of Financing Estimated Project Costs and the Time When Related Costs or Monetary Obligations are to be Incurred

This Section includes a forecast of the valuation increases expected within the District, the associated tax increment collections, a summary of how Project Costs would be financed, and a projected cash flow demonstrating that the District is economically feasible.

Key Assumptions

The Project Costs the City plans to make are expected to create \$6.5 million in incremental value by 2027. Estimated valuations and timing for construction of the Project are included in **Table 1**. Assuming the City's current equalized TID Interim tax rate of \$14.89 per thousand of equalized value, declining -0.50% annually, and economic appreciation of 0.75% annually the Project would generate \$2,529,520 in incremental tax revenue over the 27-year term of the District as shown in **Table 2**.

Table 1 – Development Assumptions

City of Plymouth, Wisconsin					
Tax Increment District No. 8					
Development Assumptions					
Construction Year		Laack Block Hotel	Annual Total	Construction Year	
1	2025		0	2025	1
2	2026	3,500,000	3,500,000	2026	2
3	2027	3,000,000	3,000,000	2027	3
4	2028		0	2028	4
5	2029		0	2029	5
Totals		6,500,000	6,500,000		

Table 2 – Tax Increment Projection Worksheet

City of Plymouth, Wisconsin

Tax Increment District No. 8

Tax Increment Projection Worksheet

Type of District	Rehabilitation	Base Value	4,085,300
District Creation Date	June 24, 2025	Economic Change Factor	0.75%
Valuation Date	Jan 1, 2025	Apply to Base Value	
Max Life (Years)	27	Base Tax Rate	\$14.97
Expenditure Period/Termination	22 6/24/2047	Rate Adjustment Factor	-0.50%
Revenue Periods/Final Year	27 2053		
Extension Eligibility/Years	Yes 3		
Eligible Recipient District	Yes		

Construction		Valuation		Economic		Total		Revenue		Tax Rate ¹	Tax Increment
Year	Value Added	Year		Change	Increment	Year		Year			
1	2025	0	2026	0	0	2027		2027		\$14.89	0
2	2026	3,500,000	2027	0	3,500,000	2028		2028		\$14.82	51,856
3	2027	3,000,000	2028	26,250	6,526,250	2029		2029		\$14.74	96,209
4	2028	0	2029	48,947	6,575,197	2030		2030		\$14.67	96,446
5	2029	0	2030	49,314	6,624,511	2031		2031		\$14.59	96,684
6	2030	0	2031	49,684	6,674,195	2032		2032		\$14.52	96,922
7	2031	0	2032	50,056	6,724,251	2033		2033		\$14.45	97,160
8	2032	0	2033	50,432	6,774,683	2034		2034		\$14.38	97,400
9	2033	0	2034	50,810	6,825,493	2035		2035		\$14.31	97,639
10	2034	0	2035	51,191	6,876,684	2036		2036		\$14.23	97,880
11	2035	0	2036	51,575	6,928,259	2037		2037		\$14.16	98,121
12	2036	0	2037	51,962	6,980,221	2038		2038		\$14.09	98,363
13	2037	0	2038	52,352	7,032,573	2039		2039		\$14.02	98,605
14	2038	0	2039	52,744	7,085,317	2040		2040		\$13.95	98,848
15	2039	0	2040	53,140	7,138,457	2041		2041		\$13.88	99,091
16	2040	0	2041	53,538	7,191,996	2042		2042		\$13.81	99,335
17	2041	0	2042	53,940	7,245,936	2043		2043		\$13.74	99,580
18	2042	0	2043	54,345	7,300,280	2044		2044		\$13.67	99,825
19	2043	0	2044	54,752	7,355,032	2045		2045		\$13.61	100,071
20	2044	0	2045	55,163	7,410,195	2046		2046		\$13.54	100,317
21	2045	0	2046	55,576	7,465,771	2047		2047		\$13.47	100,564
22	2046	0	2047	55,993	7,521,765	2048		2048		\$13.40	100,812
23	2047	0	2048	56,413	7,578,178	2049		2049		\$13.34	101,060
24	2048	0	2049	56,836	7,635,014	2050		2050		\$13.27	101,309
25	2049	0	2050	57,263	7,692,277	2051		2051		\$13.20	101,558
26	2050	0	2051	57,692	7,749,969	2052		2052		\$13.14	101,808
27	2051	0	2052	58,125	7,808,094	2053		2053		\$13.07	102,059
Totals		6,500,000		1,308,094		Future Value of Increment					2,529,520

Notes:

1) Tax rate shown is actual 2024/2025 rate per DOR Form PC-202 (Tax Increment Collection Worksheet).

Financing and Implementation

Major project costs (public infrastructure) will be financed with long term debt. Advances from other funds, property tax support, and room tax fund support may also be used to finance public infrastructure costs. **Table 3.** provides a summary of the District’s financing plan.

Table 3 – Financing Plan

City of Plymouth, Wisconsin Tax Increment District No. 8 Estimated Financing Plan		
		DEBT ISSUE
		G.O. Promissory Note 2025
Projects		
Parking Lot	2,150,000	
Total Project Funds	<u>2,150,000</u>	
Estimated Finance Related Expenses	54,212	
Total Financing Required	2,204,212	
Estimated Interest	4.39%	(23,596)
Assumed spend down (months)	3	
Rounding		(616)
Net Issue Size		2,180,000

Based on the Project Cost expenditures as included within the cash flow exhibit (Table 4), the District is projected to accumulate sufficient funds by the year 2053 to pay off all Project cost liabilities and obligations. The projected closure is based on the various assumptions noted in this Plan and will vary dependent on actual Project Costs incurred and the actual amount of tax increments collected.

Table 4 – Cash Flow

City of Plymouth, Wisconsin

Tax Increment District No. 8

Cash Flow Projection

Year	Projected Revenues					2025 G.O. Promissory Note \$2,180,000 Issue Total	Projected Expenditures					Balances			Total Expenditures	Ongoing Planning & Administratio	Year
	Tax Increments	Advances	Tax Levy Contribution	Debt Proceeds	Transfer from Room Tax Fund		Developer Infrastructure	Development Incentives	Repayment of Advances	Public Infrastructure	Financing Costs	Annual	Cumulative	Liabilities Outstanding			
2025		20,000				0						0	0	0	20,000	20,000	2025
2026		355,000	326,945	2,204,212		126,945	350,000			2,350,000	54,212	0	0	0	2,886,157	5,000	2026
2027	0	5,000	106,442			106,442						0	0	0	111,442	5,000	2027
2028	51,856		59,059		17,000	105,915		17,000				0	0	0	127,915	5,000	2028
2029	96,209		48,541		17,000	139,750		17,000				0	0	0	161,750	5,000	2029
2030	96,446		90,660		17,000	182,107		17,000				(1)	(1)	(1)	204,107	5,000	2030
2031	96,684		91,825		17,000	183,509		17,000				0	0	0	205,509	5,000	2031
2032	96,922		87,852		17,000	179,774		17,000				0	0	0	201,774	5,000	2032
2033	97,160		88,728			180,888						0	0	0	185,888	5,000	2033
2034	97,400		89,332			181,732						(1)	(1)	(1)	186,732	5,000	2034
2035	97,639		89,642			182,282						(1)	(1)	(1)	187,282	5,000	2035
2036	97,880		89,654			182,534						0	0	0	187,534	5,000	2036
2037	98,121		89,371			182,492						0	0	0	187,492	5,000	2037
2038	98,363		88,786			182,149						0	0	0	187,149	5,000	2038
2039	98,605		87,885			181,490						0	0	0	186,490	5,000	2039
2040	98,848		86,638			180,487						(1)	(1)	(1)	185,487	5,000	2040
2041	99,091		85,039			179,130						0	0	0	184,130	5,000	2041
2042	99,335		88,007			182,341						1	0	0	187,341	5,000	2042
2043	99,580		85,555			180,135						(1)	(1)	(1)	185,135	5,000	2043
2044	99,825		87,678			182,503						0	0	0	187,503	5,000	2044
2045	100,071		89,204			184,275						(1)	(1)	(1)	189,275	5,000	2045
2046	100,317					0			95,317			0	0	0	100,317	5,000	2046
2047	100,564					0			95,564			0	0	0	100,564	5,000	2047
2048	100,812					0			95,812			(1)	(1)	(1)	100,812	5,000	2048
2049	101,060					0			96,060			0	0	0	101,060	5,000	2049
2050	101,309					0			96,309			(1)	(1)	(1)	101,309	5,000	2050
2051	101,558					0			96,558			0	0	0	101,558	5,000	2051
2052	101,808					0			96,809			(1)	(1)	(1)	101,809	5,000	2052
2053	102,059					0			87,059			0	0	0	102,059	15,000	2053
Totals	2,529,520	380,000	1,956,843	2,204,212	85,000	3,386,876	350,000	85,000	799,488	2,350,000	54,212	7,155,576			7,155,576	170,000	Totals

Notes:
1. Stafford Street Bridge costs not currently accounted for in proposed cash flow

SECTION 10: Annexed Property

A tax incremental district cannot include annexed territory unless at least three years have elapsed since the annexation, or certain other requirements are met. None of the property within the proposed District boundary was annexed during the past three years.

SECTION 11: Estimate of Property to Be Devoted to Retail Business

Pursuant to Wis. Stat. § 66.1105(5)(b), the City estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period.

SECTION 12: Proposed Changes of Zoning Ordinances, Master Plan, Map, Building Codes and City Ordinances

Zoning Ordinances

The proposed Plan is in general conformance with the City's current zoning ordinances. Individual properties may require rezoning at the time of development.

Master (Comprehensive) Plan and Map

The proposed Plan is in general conformance with the City's Comprehensive Plan identifying the area as appropriate for hotel development.

Building Codes and Ordinances

Development within the District will be required to conform to State Building Codes and will be subject to the City's permitting and inspection procedures. The proposed Plan conforms to all relevant State and local ordinances, plans, and codes. No changes to the existing regulations are proposed or needed.

SECTION 13:

Statement of the Proposed Method for the Relocation of any Persons to be Displaced

Should implementation of this Plan require relocation of individuals or business operations, relocations will be handled in compliance with Wis. Stat. Chapter 32 and Wis. Admin. Code ADM 92.

SECTION 14:

How Creation of the Tax Incremental District Promotes the Orderly Development of the City

Creation of the District and the implementation of the projects in its Plan will promote the orderly development of the City by rehabilitating and conserving property, providing necessary public infrastructure improvements, providing appropriate financial incentives for private development projects. Through use of tax increment financing, the City can attract new investment that results in increased tax base. Development will occur in an orderly fashion in accordance with approved plans so that the Projects will be compatible with adjacent land uses. Development of new uses in the District will add to the tax base and will generate positive secondary impacts in the community such as increased employment opportunities and needed hotel tourism space.

SECTION 15:

List of Estimated Non-Project Costs

Non-project costs are public works projects which only partly benefit the District. Costs incurred that do not benefit the District may not be paid with tax increments. Examples of non-project costs are:

- A public improvement made within the District that also benefits property outside the District. That portion of the total Project Costs allocable to properties outside of the District would be a non-project cost.
- A public improvement made outside the District that only partially benefits property within the District. That portion of the total Project Costs allocable to properties outside of the District would be a non-project cost.
- Projects undertaken within the District as part of the implementation of this Project Plan, the costs of which are paid fully or in part by impact fees, grants, special assessments, or revenues other than tax increments.

No improvements to be made within the District will benefit property outside the District. Furthermore, there will be no improvements made outside the District that will only partially benefit the District.

SECTION 16:
Legal Opinion Advising Whether the Plan is Complete
and Complies with Wis. Stat. § 66.1105(4)(f)

Legal Opinion Found on Following Page.

**NEED WET SIGNATURE & DATED LEGAL OPINION ON ATTORNEY
LETTERHEAD**

SAMPLE

Mayor
City of Plymouth
128 Smith St
Plymouth, Wisconsin 53073

RE: Project Plan for Tax Incremental District No. 8

Dear Mayor:

Wisconsin Statute 66.1105(4)(f) requires that a project plan for a tax incremental financing district include an opinion provided by the City Attorney advising as to whether the plan is complete and complies with Wisconsin Statute 66.1105.

As City Attorney for the City of Plymouth, I have been asked to review the above-referenced project plan for compliance with the applicable statutory requirements. Based upon my review, in my opinion, the Project Plan for the City of Plymouth Tax Incremental District No. 8 is complete and complies with the provisions of Wisconsin Statute 66.1105.

Sincerely,

City Attorney

SECTION 17:

Calculation of the Share of Projected Tax Increments Estimated to be Paid by the Owners of Property in the Overlying Taxing Jurisdictions

The following projection is provided to meet the requirements of Wis. Stat. § 66.1105(4)(i)4.

City of Plymouth, Wisconsin Tax Increment District No. 8 Estimated portion of taxes that owners of taxable property in each taxing jurisdiction overlaying district would pay by jurisdiction.						
Revenue Year	Sheboygan County	City of Plymouth	Plymouth School District	Lakeshore Technical	Total	Revenue Year
2027	0	0	0	0	0	2027
2028	11,944	17,104	20,921	1,887	51,856	2028
2029	22,160	31,733	38,816	3,501	96,209	2029
2030	22,215	31,811	38,911	3,509	96,446	2030
2031	22,269	31,889	39,007	3,518	96,684	2031
2032	22,324	31,968	39,103	3,526	96,922	2032
2033	22,379	32,047	39,199	3,535	97,160	2033
2034	22,434	32,126	39,296	3,544	97,400	2034
2035	22,490	32,205	39,393	3,553	97,639	2035
2036	22,545	32,284	39,490	3,561	97,880	2036
2037	22,600	32,364	39,587	3,570	98,121	2037
2038	22,656	32,443	39,684	3,579	98,363	2038
2039	22,712	32,523	39,782	3,588	98,605	2039
2040	22,768	32,603	39,880	3,597	98,848	2040
2041	22,824	32,684	39,978	3,605	99,091	2041
2042	22,880	32,764	40,077	3,614	99,335	2042
2043	22,936	32,845	40,175	3,623	99,580	2043
2044	22,993	32,926	40,274	3,632	99,825	2044
2045	23,050	33,007	40,373	3,641	100,071	2045
2046	23,106	33,088	40,473	3,650	100,317	2046
2047	23,163	33,169	40,573	3,659	100,564	2047
2048	23,220	33,251	40,672	3,668	100,812	2048
2049	23,277	33,333	40,773	3,677	101,060	2049
2050	23,335	33,415	40,873	3,686	101,309	2050
2051	23,392	33,497	40,974	3,695	101,558	2051
2052	23,450	33,580	41,075	3,704	101,808	2052
2053	23,508	33,663	41,176	3,713	102,059	2053
Totals	582,631	834,320	1,020,533	92,035	2,529,520	

**TAX INCREMENTAL DISTRICT NO. 8
BOUNDARY MAP**

[INCLUDED IN PROJECT PLAN]

PROJECT PLAN

[DISTRIBUTED SEPARATELY]



FILENAME: S:\Sheb_Co\Plymouth\Gov\250215 - Riverfront Parking Improvements\Design\TITLEBLOCK.dwg

DIGGERS HOTLINE
 Dial 811 or (800)242-8511
 www.DiggersHotline.com

KEY INDEX

- PROJECT LIMITS**
- AREAS DISTURBED BY CONSTRUCTION (NOT SPECIFICALLY CALLED OUT ON THE LANDSCAPE PLANS) TO BE RESTORED WITH MINIMUM 4" TOPSOIL, SEED, FERTILIZER, AND MULCH (TYP). SEE SALVAGED TOPSOIL OR IMPORT TOPSOIL IF REQUIRED.
 - NEW ASPHALTIC CONCRETE (PARKING LOT) (C2.11)
 - NEW ASPHALTIC CONCRETE (PATHWAY) (C2.11)
 - NEW CONCRETE SLAB (C2.11)
 - NEW HEAVY DUTY CONCRETE SLAB (C2.11)
 - HIGH-SIDE CONCRETE CURB & GUTTER 18" BARRIER UNLESS OTHERWISE NOTED (C2.11)
 - LOW-SIDE CONCRETE CURB & GUTTER 18" BARRIER UNLESS OTHERWISE NOTED (C2.11)
 - DEPRESSED CONCRETE CURB & GUTTER 18" BARRIER UNLESS OTHERWISE NOTED (C2.11)
 - NEW 24" MOUNTABLE CURB & GUTTER (C2.11)
 - 10" TRANSITION FROM 24" MOUNTABLE CURB & GUTTER TO 18" BARRIER HIGH-SIDE CURB & GUTTER (C2.11)
 - NEW ACCESSIBILITY RAMP WITH TRUNCATED CONE DETACHABLE WARNING FIELDS (C2.11)
 - ACCESSIBLE PARKING STALL MARKING WITH ACCESSIBLE PARKING STALL SYMBOL (TPC) (C2.11)
 - ACCESSIBLE PARKING SIGN STALL SIGN (TPC) (C2.11)
 - NEW FLAGPOLE, VERIFY EXACT LOCATION IN FIELD, REFER TO PROJECT SPECIFICATIONS FOR ADDITIONAL INFORMATION. (C2.11)
 - PROPOSED DUMPSTER LOCATION (C2.11)

kapur
 7711 N. Port Washington Rd.
 Milwaukee, Wisconsin 53217
 kapurinc.com

PROJECT:
**RIVERFRONT
 PARKING
 IMPROVEMENTS**

LOCATION:
**CITY OF
 PLYMOUTH**

CLIENT:



RELEASE:
PRELIMINARY

REVISIONS:

#	DATE	DESCRIPTION



SCALE: 1" = 20'



SEAL:

all in

SHEET:
**SITE LAYOUT PLAN
 ALTERNATE ISLAND
 DESIGN**

PROJECT MANAGER: JS
 PROJECT NUMBER: 250215.01
 DATE: 5/21/2025

SHEET NUMBER:
C102



DATE: May 27, 2025

TO: Plan Commission

FROM: Jack Johnston, Assistant City Administrator/Community Development Director
Clara Yoder, Administrator Intern

RE: Discussion on existing non-conforming structures and lots

Background:

Staff would like to discuss existing non-conforming structures within the City and current ordinance language that prohibits expansions/additions to them. PMC 13-1-221 defines existing non-conforming structures as the following:

- Any such structure conforming in respect to use but not in respect to frontage, width, height, area, yard, parking, loading, or distance requirements shall not be considered a nonconforming use but shall be considered nonconforming with respect to those characteristics.

PMC 13-1-82 restricts expansions/additions to these structures through the following language:

- The lawful nonconforming structure existing at the time of the adoption or amendment of this chapter may be continued although its size or location does not conform with the lot width, lot area, yard, height, parking and loading, and access provisions of this chapter. However, it shall not be extended, enlarged, reconstructed, moved or structurally altered except when required to do so by law or order or so as to comply with the provisions of this chapter.

City staff discussed PMC 13-1-82 with the Committee of the Whole at their meeting on May 13, 2025. The Committee was in favor of updating the ordinance to allow additions to existing non-conforming structures, so long as the proposed addition would not increase the non-conformity nor create a new non-conformity.

As a logical next step, City staff would like to propose the update to the Plan Commission to facilitate discussion and workshop general parameters of what an ordinance update should look like before bringing it to the Common Council for final consideration and adoption.

How a Structure Becomes Non-Conforming:

Each municipality may enact their own zoning regulations that create separate and distinct zoning districts. In Plymouth, there are 17 distinct zoning districts. Each zoning district has regulations related to allowable use. For example, a business zoning district may allow a commercial bakery as a permitted use, but a residential zoning district would not allow that same use. Additionally, each zoning district will also regulate items such as minimum lot size, minimum square footage for principal structure, yard setbacks, lot width, road frontage, etc. Each municipality has the authority to regulate their zoning code how they want and what sort of structures and placement

of those structures are permissible. As an example in Plymouth, the R-2 single family residential zoning district has a side yard setback for homes of 9', where another municipality may require 25' or 5' of side yard setback, or whatever their elected officials think is appropriate.

As municipalities update their zoning code, many properties may become existing non-conforming structures as a bi-product of that. For example, a home built in 1915 at time when the City did not have any setback restrictions and is only 5' from a neighboring lot line would become existing non-conforming when an ordinance is adopted that requires a 9' setback. If that does happen, current code language would only allow the property owner to repair and maintain that home, but it does not allow alterations such as additions or expansions, regardless of whether the proposed addition or expansion would increase the non-conformity of the structure.

State Building Regulations vs. Local Zoning Regulations:

The City contracts with Witkowski Inspection Agency, LLC to provide Building Inspection services in accordance with PMC 2-3-8. Building Inspector Brian Witkowski, owner and operator of aforementioned inspection agency, is responsible for reviewing, approving, and inspecting building, electrical, HVAC, and plumbing projects within City limits to ensure compliance with State Code.

The State Code does not regulate items such as building setbacks from property lines or building height. These regulations are left to each municipality at the local level and are typically governed through local ordinances.

When a building addition proposal comes to the City, the Building Inspector and the City's Community Development Director work together to verify the proposal meets both City and State code regulations. The Building Inspector is responsible for reviewing the proposal and its compliance with the State of Wisconsin's building code requirements. If both the existing structure and proposed addition conform to the City's zoning code and the plans comply with State Code, the City will issue a building permit for the project. However, if the existing building is considered existing non-conforming, the City is unable to approve an addition, extension, reconstruction, or structural alteration to the building pursuant to PMC 13-1-81. This is true for situations where the proposed addition or alteration would not increase the non-conformity and is otherwise allowed by State code.

As a disclaimer, no contemplated update to the existing nonconforming structure ordinance would alleviate State of Wisconsin building code requirements. If the ordinance is updated and additions to existing non-conforming structures becomes allowed in some way, those proposals must still be reviewed by the building inspector and meet State Code.

Non-Conforming Lots:

There is a distinct difference between existing non-conforming structures and existing non-conforming lots. The City of Plymouth has many lots considered non-conforming or substandard due to their size, lot frontage, or lot width. For example, in the R-2 single family residential district, current zoning regulations require lots to have 60' of street frontage and a minimum property width of 80' at the building line. A bulk of both old and new homes within the City are in this zoning district. Much of the older housing stock in and around the downtown area do not have 60' of street frontage. While most of these lots have already been built on, City Code does not have flexibility for building on these lots except for the Board of Appeals process. For example, the Board of Appeals recently granted a variance to build a new home on a vacant lot on Forest Avenue because the lot did not have the adequate street frontage nor could the home be built with a minimum property width of 80' at the building line. While all setbacks, height maximums, etc. were being met with the home proposal, the applicant had no choice but to seek a variance due to the lot, rather than the structure itself.

Block by Block Example:

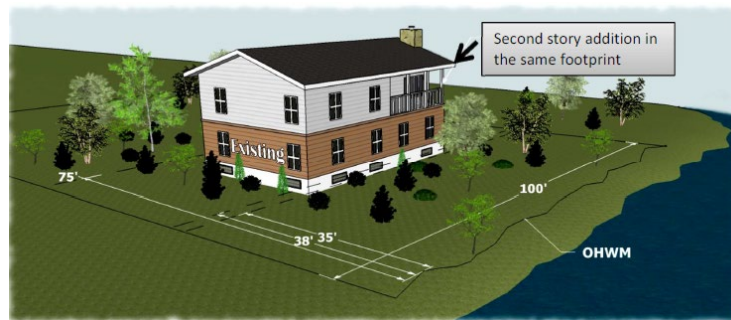
City staff conducted a rough analysis of a few blocks of older housing stock in the City north of City Hall to get an idea of how many homes are considered existing non-conforming. In many

cases, staff did not have access to surveys that showed current setbacks so staff had to rely on measuring using publicly available Sheboygan County GIS data. Staff will provide a map of the studied area at the Plan Commission meeting to help visualize the data, but it was not available at the time of publication of this report.

Discussion Points for Today:

1. Lateral vs. Vertical Additions

- a. Vertical Addition Option 1: Allow vertical additions to exist, but require they follow current zoning setbacks, rather than be built upon the existing footprint of the home.
 - i. Staff has concerns this option may lead to unattractive architectural features and lead to homeowners seeking a variance for any proposed additions.
- b. Vertical Addition Option 2: Allow vertical additions to existing non-conforming structures so long as the addition does not expand the footprint of the nonconforming structure, and stays under the max height limit, and would be otherwise allowed by Code. (Example: Oconto County, Wisconsin)



- i. **Vertical Addition Staff Recommendation:** Option 2, allow vertical additions to existing non-conforming structures so long as the addition does not expand the footprint of the nonconforming structure, and stays under the max height limit, and would be otherwise allowed by Code.
 - a. Lateral Additions Option 1: Allow lateral additions, require that any proposed lateral addition does not further encroach on any existing setback or create new non-conformity. This would allow homeowners to build additions along existing setback line of structure. For example, if the home had an existing 5' side yard setback but should have a 9' setback, the addition could follow that 5' setback but could not come any closer to the lot line.
 - b. Lateral Addition Option 2: Allow lateral additions, but require that any lateral addition follow currently permitted setbacks, regardless of the existing setback of the existing nonconforming structure. For example, if current structure has an existing setback of 5' from the side yard but code requires 9', a lateral addition would only be permitted so long as the addition was at least 9' from the side yard.
 - i. **Lateral Addition Staff Recommendation:** Staff recommends Option 1. Setbacks are typically measured from the closest point of the structure to the lot line.
2. Approval Process for Additions to Existing Non-Conforming Structures:
 - a. Should municipal staff (zoning/building) review and approve additions to legal non-conforming structures administratively, or should Plan Commission review them prior to local permits such as the existing Site Plan Review process for commercial properties?
 - i. **Recommendation:** No recommendation, Plan Commission should discuss.

3. Existing Non-Conforming Lots

- a. Should ordinance language be updated to allow construction on existing non-conforming lots through approval process by the Plan Commission, or should that authority remain with the Board of Appeals?
 - i. **Recommendation:** No recommendation, Plan Commission should discuss.

Other Community Ordinance Examples:

Staff has provided a few examples of ordinances from other communities for the Plan Commission to review. It is included as an attachment.

Staff Request:

Staff would like the Plan Commission to discuss and provide parameters for updated ordinance language. Staff will then prepare a draft ordinance for discussion at a future Plan Commission meeting.

Attachments:

- i. Example Ordinances from other Municipalities



OFFICE OF PLANNING, ZONING & SOLID WASTE

A Division of

Land & Water Resources Department

Oconto County Courthouse, 301 Washington Street, Oconto, WI 54153

920-834-6827 www.co.oconto.wi.us

Shoreland Nonconforming Structures

Chapter 26.1100 Oconto County Shoreland Protection Ordinance

A **Nonconforming structure** is a lawfully placed structure which does not meet the required shoreland setback. The required shoreland setback is 75 feet from the Ordinary High Water Mark (OHWM), unless setback averaging applies to the principal structure. Additions and expansions to a principal structure beyond the 75 ft setback to OHWM are allowed, provided all other ordinance requirements are met.

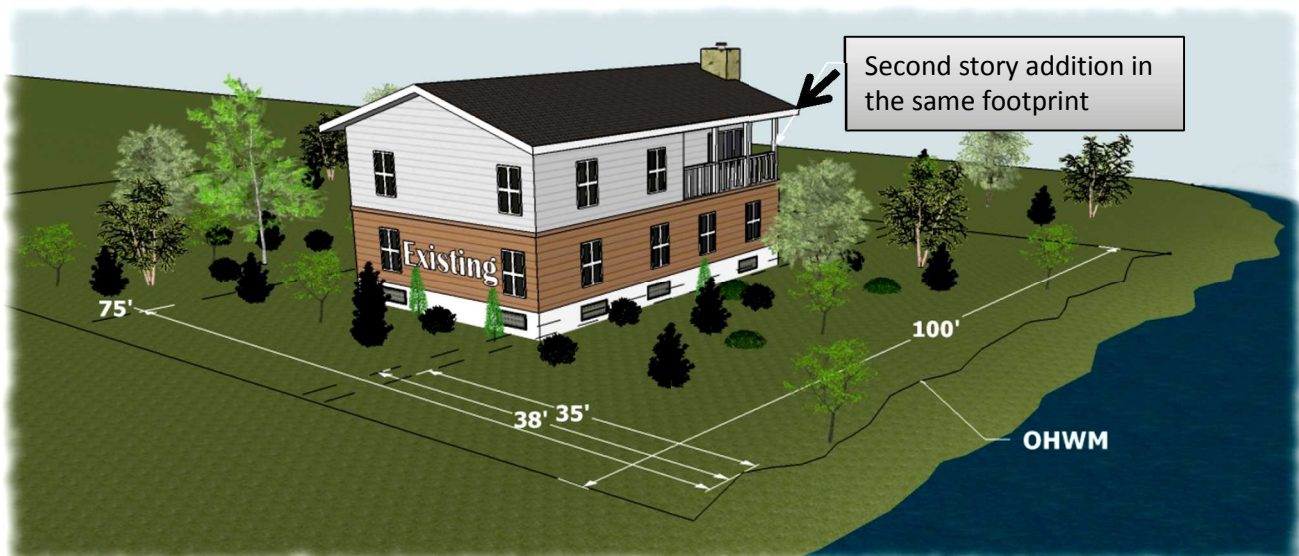


Maintenance, Repair & Replacement

An existing nonconforming principal or accessory structure may be maintained, repaired, replaced, rebuilt or remodeled in the same location. The activity may not expand the footprint of the nonconforming structure, unless the expansion is necessary to comply with other applicable state or federal requirements. (Example- UDC). These activities do not require mitigation. Please contact our office to determine what permits are necessary.

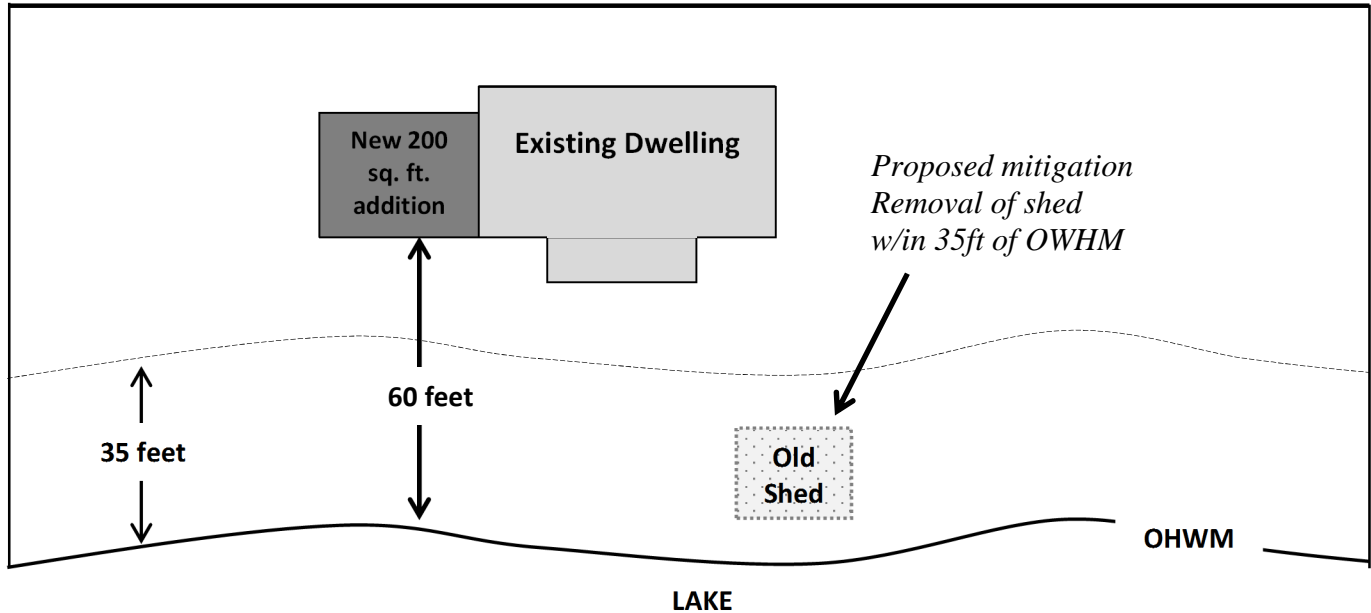
Vertical Expansion

An existing nonconforming principal or accessory structure may be vertically expanded in the same location to a maximum height of 35 feet above grade level. The activity may not expand the footprint of the nonconforming structure, unless necessary to comply with other applicable state or federal requirements. (Example- UDC). Please contact our office to determine what permits are necessary for the vertical expansion of a nonconforming structure.



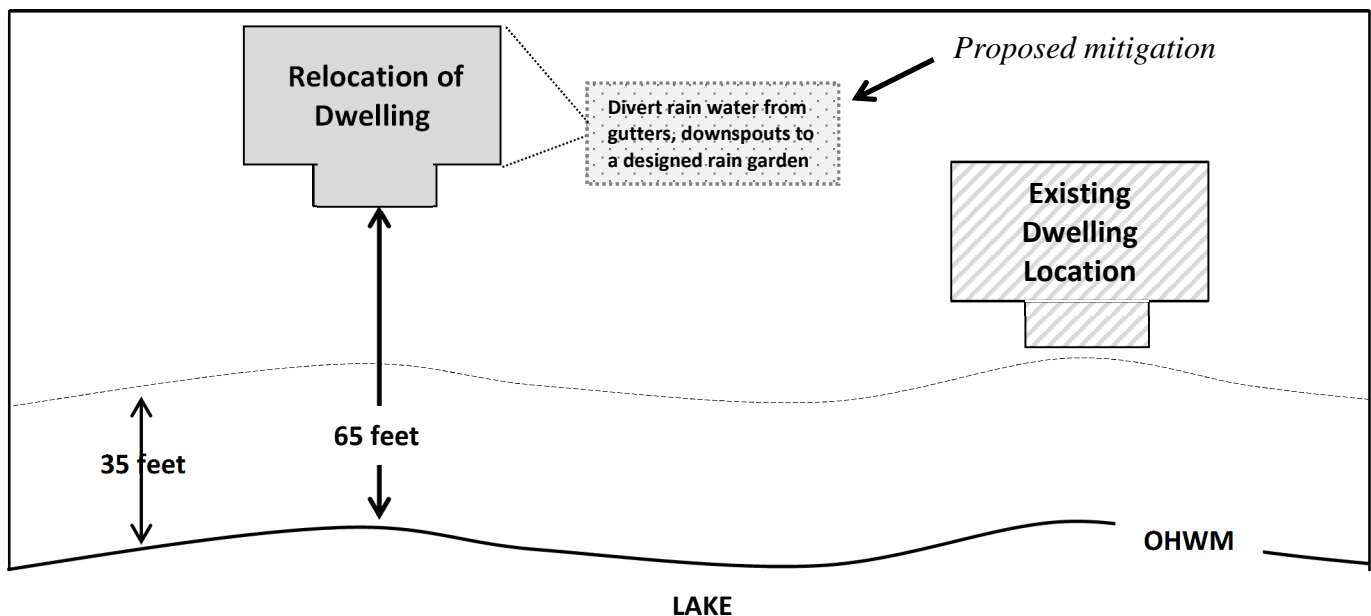
Lateral Expansion of a Principal Structure within the Shoreland Setback

To permit lateral expansion, the existing principal structure must be located at least 35 feet from the OHWM. The structure may be expanded laterally within the required shoreland setback provided the addition does not exceed 200 square feet in size and it is no closer to the waterway than the existing structure. A one-time lateral expansion is allowed over the life of the structure. (3) Mitigation points are required. Mitigation measures are required to offset the impacts from development close to a waterway. Refer to the Oconto County Mitigation Guidebook for more information on how these mitigation points can be earned. All other setbacks and ordinance provisions must be met. See example below.



Relocation of a Principal Structure within the Shoreland Setback

The existing principal structure must be located at least 35 feet from the OHWM. The structure may be relocated on the property as long as no portion is closer to the OHWM than the existing structure and the County determines that no other location is available on the property to build a principal structure of equal size that would conform to setbacks. (1) mitigation point is required for this activity. Mitigation measures are required to offset the impacts from development close to a waterway. Refer to the Oconto County Mitigation Guidebook for more information on how these mitigation points can be earned. All other setbacks and ordinance provisions must be met. See example below.



Town of Cedarburg, WI
Wednesday, May 14, 2025

Chapter 320. Zoning

Article VI. Nonconforming Uses, Structures and Land

§ 320-65. Additions and enlargements.

- A. Additions and enlargements to existing nonconforming structures in the residential zoning districts are permitted when it is determined that the enlargement or addition does not increase the nonconformity of the structure, that is, it does not decrease existing setbacks of the established structure. Additions to existing nonconforming structures must comply with the required setbacks of the zoning district, with the following exceptions:
- (1) An addition to the side of a structure does not come any closer to the right-of-way than the closest part of the current nonconforming structure already does.
 - (2) An addition to the nonconforming side of a structure does not come any closer to the property line than the closest part of the current nonconforming structure.
 - (3) Any additional stories to a structure are located over existing indoor living space and do not exceed the maximum height requirement for the zoning district in which the structure is located.
 - (4) The addition and/or enlargement is required to address any federal, state or local codes.
- B. Town Board approval is required for all additions and/or enlargements to nonconforming structures. Documentation shall be provided to the Town Board by the property owner substantiating the cost of the building addition and/or enlargement. A fee to cover the cost to the Town of Cedarburg and/or consultants for reviewing the plans and specifications shall be paid as set in the Town Fee Schedule.^[1] All appropriate building permits shall be obtained from the Building Inspector prior to commencement of the addition and/or enlargement.

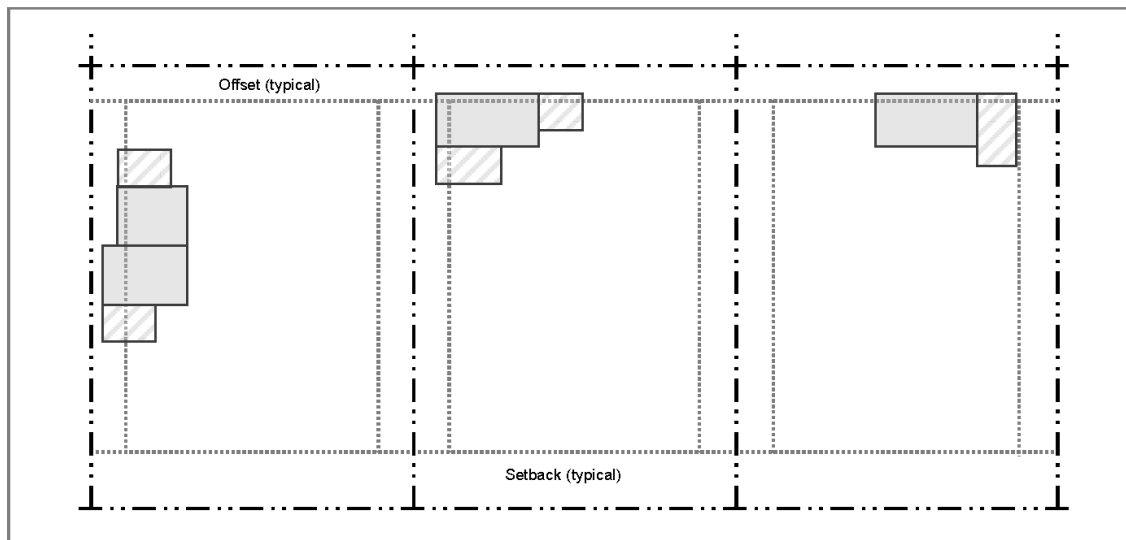
[Amended 3-5-2014 by Ord. No. 2014-1]

[1] *Editor's Note: The Fee Schedule is on file in the Town offices.*

Sec. 36-1504. - Legal nonconforming structures.

- (a) *Generally.* A legal nonconforming structure may be used for any conforming use.
- (b) *Enlargement.* A legal nonconforming structure that is used for a conforming use may be enlarged consistent with the requirements in division 21 of article V provided the expansion complies with all other requirements of this chapter.
- (c) *Building addition within offset.*
 - (1) The plan commission may grant a special exception, pursuant to the procedures outlined in division 11 of article V, authorizing the construction of a building addition within an offset area provided:
 - a. The building to which it is attached is located within an offset area;
 - b. The existing building was legally established;
 - c. The use of the building is legal conforming;
 - d. The addition is in compliance with the height limitations of the zoning district in which it is located, and is not greater in height than the contiguous portion of the existing building;
 - e. The addition does not extend closer to the side or rear lot line than the existing building to which it is attached;
 - f. The addition does not extend into an offset area the building does not currently encroach upon;
 - g. The addition is not within an area of a shore setback or a setback from the C-1 zoning district; and
 - h. The addition complies with all other dimensional standards that may apply.
 - (2) See figure 11-1 for examples of permissible additions. In making its decision, the plan commission should consider the following factors, in addition to those factors listed in subsection 36-424.
 - a. The size and location of the existing legal non-conforming structure.
 - b. The size and location of any other structure on the subject property.
 - c. The size and location of the proposed expansion.
 - d. The necessity of constructing the addition within the offset.
 - e. The proximity of buildings and other structures on adjoining properties.

Figure 11-1. Examples of permissible expansions within an offset area



- (d) *Reconstruction following damage.* A legal nonconforming structure that is damaged by violent wind, vandalism, fire, flood, ice, snow, mold, or infestation on or after March 2, 2006, may be restored to its condition (size, location, and use) prior to the damage, except the structure may be larger when necessary to comply with state or federal requirements.
- (e) *Unsafe conditions, ordinary maintenance, and remodeling.* Nothing in this article shall be deemed to prevent the strengthening or restoring to a safe condition of any structure or part thereof, ordinary repair and maintenance, or remodeling that does not change any exterior physical dimension to the structure provided that the work conforms to the provisions in this chapter.

(Ord. No. 2020-O-48, § 1(Exh. A), 9-16-2020)

State Law reference— Wis. Stats. § 62.23(7)(hc).

Sec. 98-227. - Conforming structures on nonconforming lots.

The conforming use of a conforming structure existing at the time of the adoption or amendment of this chapter may be continued although the lot area or lot width does not conform to the requirements this chapter.

- (1) Additions and enlargements to the structures or reconstruction of the structure is permitted if it conforms with the established building setback lines along streets and the yard, height, parking, loading, and access provisions of this chapter.