

City of Plymouth Plan Commission

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

Chairman; Mayor Don Pohlman

Members:

Carole O'Malley
Jeremy Schellin
Greg Hildebrand
Ron Nicolaus

**Justin Schmitz
John Wyatt**

The City of Plymouth Plan Commission will have a meeting on Thursday, **May 2, 2024 at 6:00 PM** in **Room 305**, City Hall, and Plymouth, WI.

The agenda will be as follows:

- 1.) Approval of Minutes from March 7, 2024.
- 2.) **Ordinance Seeking Recommendation to City Council for Approval:** AN ORDINANCE AMENDING SECTION 13-1-28 OF THE CITY OF PLYMOUTH, WISCONSIN ZONING CODE REGARDING; R6, HIGH DENSITY MULTI-FAMILY RESIDENTIAL DISTRICT. Blakeslee (enclosure)
- 3.) **Certified Survey Map, CSM seeking approval:** LOT 1, CSM VOL. 24, PG.313, LOT 1 CSM VOL. 26, PG. 18 AND PART OF THE SW ¼ OF THE NW 1/4 , BEING LOCATED IN THE SW ¼ AND SW/1/4 OF THE NW ¼, SECTION 16, TOWNSHIP 15, NORTH, RANGE 21 EAST, CITY OF PLYMOUTH, SHEBOYGAN COUNTY, WISCONSIN. Excel Engineering/Blakeslee (enclosure)
- 4.) **Parcel seeking recommendation to City Council for rezoning:** Part of Parcel # 59271818473 and Parcel #59271818503, aka: One and Two persnickety Place, Plymouth, WI currently Zoned as HI, Heavy Industrial. Seeking B2 General Business Zoning. Excel Engineering/Blakeslee (enclosure)
- 5.) **Parcel seeking recommendation to City Council for Comprehensive Plan Map Amendment:** Part of Parcel # 59271818473 and Parcel #59271818503, aka One and Two Persnickety Place, Plymouth, WI from an existing land use designation of INDUSTRIAL to the designation of COMMERCIAL. Excel Engineering/Blakeslee (enclosure)
- 6.) **Certified Survey Map, CSM seeking approval:** BEING A REDIVISION OF LOTS 2,3 AND OUTLOT 1, CSM V.26 P.263-265, THE SE ¼ OF THE SE ¼ AND THE SW ¼ OF THE SE ¼ OF SECTION 25, T15N, R21E, CITY OF PLYMOUTH WISCONSIN, SHEBOYGAN COUNTY, WISCONSIN. Blakeslee (enclosure)
- 7.) **Communication – Letters, E-mails, or reports Related to the Plan Commission**
(Chairman, Secretary, Plan Commission Members, City of Plymouth Staff/Alderpersons)

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
128 Smith St. – PO Box 107
Plymouth, WI 53073-0107



Telephone: (920) 893-3741
Facsimile: (920) 893-9590
e-mail: inspectorpete@plymouthgov.com

March 7, 2024

Members present: Chairman Don Pohlman, Carole O'Malley, Jeremy Schellin, Greg Hildebrand, Randy Schwoerer, Ron Nicolaus .

Absent: None

Staff Present; Administrator Tim Blakeslee, Fire Chief Ryan Pafford

The Plan Commission meeting was called to order by Chairman Pohlman at 6:00.

- 1.) Approval of Minutes from February 1, 2024. Motion to approve the minutes was made by Nicolaus, and seconded by Schellin. On the roll all voted aye to approve.
- 2.) **Site Plan Seeking approval:** 125 S. Highland Ave aka Plymouth High School. 10-foot x 18-foot baseball scoring booth. Christen Volbrecht from the Plymouth School District was present. He explained that this was for the P.A. Announcer and scoring folks to have their own place during the game. Historically the scoring was performed within the Home Team's dugout. Member Nicolaus inquired as to is this location high enough to see, without fill or elevation? Volbrecht replied yes it was as there's a mound present at the site. Schellin inquired as to if this would provide streaming video? Volbrecht explained yes, and currently they prop a cell phone and utilize that. Motion to approve made by Schwoerer, and seconded by Hildebrand. On the roll all voted yes to approve.
- 3.) **Extraterritorial Survey Map** seeking approval: PART OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 29, T15N-R21E, TOWN OF PLYMOUTH, SHEBOYGAN COUNTY WISCONSIN. Aka: N5583 Oak Road. Steve Laehn was present to answer questions. The plan is to parcel off the barn and the house, and then eventually build a house on lot #2. Pohlman inquired about if the 66 foot road frontage was plausible with the Town. Laehn replied yes, they were. Motion to approve was made by Hildebrand, and seconded by Nicolaus. On the roll all voted yes to approve.
- 4.) **Extraterritorial Survey Map** seeking approval: PART OF THE NW1/4 OF THE NW1/4 OF SECTION 25, T.15N., R.21E., TOWN OF PLYMOUTH, SHEBOYGAN COUNTY, WISCONSIN. Aka: W4785 County Road C. Joy Kohlman, co-owner was present to answer questions. As a partners, they are looking to sell half of the land co-owned. The Town has yet to approve this. Pohlman stated the motion to approve should include a contingency that the City will sign off only after the Town has made their approval. Motion to approve with contingency by Nicolaus, and seconded by Schwoerer. On the roll all voted yes to approve.
- 5.) **Ordinance Seeking Recommendation to City Council for approval:** An Ordinance Creating Sec 13-1-28 of the City of Plymouth, Wisconsin Zoning Code regarding creation of R-6 high density multi-family residential district. Administrator Blakeslee addressed the commission regarding the ordinance proposal. Projected needs for the City of Plymouth is to have 1,000 more housing units within the next 20 years. The Ad Hoc committee has looked at the ordinance, and made comparisons to peer communities. Member Hildebrand

inquired as to if currently the Salem Green complex was too large? No one was aware of what the ordinance was at the time of construction. Are there any others, and it's not apparent. O'Malley inquired as to why the requirement for 1.5 parking spaces per unit? Blakeslee responded that there are apparently less drivers for multifamily dwelling. Currently the R4 requires 2 per unit. Pohlman inquired as to if our City Attorney has worked on this draft ordinance, and Blakeslee confirmed yes. This will create a zone for an opportunity for more development. Pohlman inquired with Chief Pafford as to apparatus accessibility. Pafford stated he has reviewed this ordinance and felt that it would NOT create something the Fire Dept couldn't handle. Motion to recommend for approval to council made by Schellin, and seconded by Nicolaus. On the roll all voted yes to approve.

6.) Communication – Letters, E-mails, or reports Related to the Plan Commission.

Secretary Scheuerman announced due to the lack of any submittals for the April meeting, there will be no Plan Commission meeting for next month.

Motion to adjourn made by Nicolaus, and seconded by Hildebrand.

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



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

DATE: April 24, 2024
TO: Plan Commission
FROM: Tim Blakeslee, City Administrator/Utilities Manager
RE: Recommendation of Ordinance #4 to the Common Council creating Section 13-1-28 creating a High Density R6-Multi-Family Residential District

Background: In March and April 2024, the Common Council, upon recommendation of the Plan Commission, adopted a new R6 zoning district to allow for the construction of larger multi-family units in Plymouth if a property were to become zoned R6. As with any new code, minor tweaks are often needed to adjust and meet the proposed intentions of the district.

As previously approved, the new R6 district created a lower minimum number of units per building of 13. Upon further review, Staff realized that this could limit a development that would want to incorporate diverse sizes of multi-family buildings. For example, a hypothetical development that has several large 28-unit buildings, several 16-unit buildings, and several smaller 8-unit townhomes would not be permitted because the 8-unit townhomes are too small in the new R6 district. It was not the intention to limit this type of development when the code was developed. Staff proposes to remove the specific reference that a building must have a minimum size of 13 units in the new R6 district.

In Chapter 13, a multi-family building is defined by having at least 3 units. By removing the specific reference to 13 units in the newly created R6 district, the proposed change would result in multi-family buildings between 3-units and 28-units being permitted in the district. This would mimic the R4 multi-family district which uses the 3-unit definition to define multi-family (but has a capped unit size at 12). This change does not permit single family homes or duplexes in the district. Staff believes that this adjustment will allow for a broader range and style of potential developments in the district and will be important for future developers/development. There are several other minor language changes also proposed by the City Attorney on a second review, but those do not change the important aspects of the code such as density, height, setback requirements, maximum number of units, etc.

Staff Recommendation: Recommend Ordinance #5 to the Common Council amending Section 13-1-28 regarding the High Density R6-Multi-Family Residential District

Attachment:

- Draft Ordinance No. 5 - R6 Zoning Code Amendment

CITY OF PLYMOUTH
Ordinance No. _____ of 2024

**AN ORDINANCE AMENDING SECTION 13-1-28 OF
THE CITY OF PLYMOUTH, WISCONSIN ZONING CODE REGARDING
HIGH DENSITY MULTI-FAMILY RESIDENTIAL DISTRICT**

WHEREAS, on March 26, 2024, the Common Council adopted Ordinance No. 4 of 2024 creating Section 13-1-28 of the Zoning Code, High Density Multi-Family Residential District (R-6); and

WHEREAS, on _____, 2024 the Plan Commission reviewed the herein ordinance amending the conditional uses and lot size requirements of the R-6 District and has made its recommendation to the Council; and

WHEREAS, on _____, 2024 the Common Council held a public hearing on the proposed ordinance after a Class 2 notice of public hearing pursuant to Wis. Stat. § 62.23 was published in the Plymouth Review; and

WHEREAS, the proposed amendment is consistent with the City of Plymouth 2022-2042 Comprehensive Plan adopted October 25, 2022; and

WHEREAS, pursuant to Wis. Stat. § 62.23(7) the Common Council has determined that amending the high density multi-family residential district regulations will promote the health, safety, and general welfare of the community.

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

Section 1. Amending Code. Section 13-1-28 of the City of Plymouth Zoning Code, is hereby amended as follows (deletions indicated by ~~strikethrough~~; insertions by underline):

“SEC.13-1-28 **R-6 HIGH DENSITY MULTI-FAMILY RESIDENTIAL DISTRICT.**

(Master Plan Reference: Mixed Residential)

(c) Conditional Uses.

The following uses are conditional uses pursuant to Article E:

- (1) Assisted living facilities.
- (2) Nursing homes.
- (3) Multiple-family dwellings exceeding ~~unit of~~ the lot density or height maximums outlined below.
- (4) Multiple-family dwellings with 29 to 56 dwelling units per building.

(d) **Yard Requirements for Permitted Principal and Conditional Uses within the R-6 District.**

High Density Multi-Family Residential (R-6)	
Lot Size:	
<ul style="list-style-type: none"> Minimum lot area (square feet) for multi-family dwellings: 31,200 square feet. for Multi-family dwellings. <u>Minimum lot area for assisted living and nursing home facilities: 26,000 square feet.</u> for Assisted living and nursing home facilities 	
<ul style="list-style-type: none"> Minimum lot area per dwelling unit (square feet for multi-family dwellings): 2,400 <u>square feet.</u> Minimum lot area per dwelling unit for Aassisted living and nursing home facilities (square feet): 2,000 <u>square feet.</u> 	
<ul style="list-style-type: none"> Multi-family residential dwellings permitted maximum is 28 dwelling units for each building structure located upon a lot or parcel. Multi-family residential dwellings permitted minimum is 13 dwelling units for each building structure located upon a lot or parcel. Multi-family residential dwellings with a conditional use permit maximum is 29 to 56 dwelling units located upon a lot or parcel. 	
<ul style="list-style-type: none"> Multi-family residential maximum 56 dwelling units for each building structure. 	
Lot frontage (1)	60 feet
Minimum lot width at building line	100 feet
Maximum lot coverage of all buildings	50%
Yard Setbacks:	
Minimum front yard (3):	30 feet
Minimum rear (5):	25 feet
Rear yards adjoining or adjacent to R-1, R-2 or R-3 Districts	40 feet minimum
Minimum side	
Principal use (4):	10 feet
Side yards adjoining or adjacent to R-1, R-2 or R-3 Districts	15 feet minimum
Accessory use	5 feet
Accessory adjoining or adjacent to R-1, R-2 or R-3 Districts	10 feet minimum
Structure Height:	
Maximum Principal:	56 feet (buildings over 3 stories require conditional use, 4 story maximum)
Maximum Accessory	20 feet

Section 2. Severability. Should any portion of this Ordinance or the affected Municipal Code Section be declared unconstitutional or invalid by a court of competent jurisdiction, the remainder shall not be affected.

Section 3. Effective Date. This Ordinance shall take effect the day after publication.

Enacted on April _____, 2024.

CITY OF PLYMOUTH

DONALD O. POHLMAN, Mayor

Date: _____

CLERK'S CERTIFICATE OF ENACTMENT

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

Dated: _____, 2024

ANNA VOIGT, City Clerk

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



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

DATE: April 25, 2024
TO: Plan Commission
FROM: Tim Blakeslee, City Administrator/Utilities Manager
RE: CSM - LOT 1, CSM VOL. 24, PG.313, LOT 1 CSM VOL. 26, PG. 18 AND PART OF THE SW ¼ OF THE NW ¼ , BEING LOCATED IN THE SW ¼ AND SW/¼ OF THE NW ¼, SECTION 16, TOWNSHIP 15, NORTH, RANGE 21 EAST, CITY OF PLYMOUTH, SHEBOYGAN COUNTY, WISCONSIN.

Comp Plan Amendment - Parcel # 59271818473 and Parcel #59271818503, aka One and Two Persnickety Place, Plymouth, WI from an existing land use designation of INDUSTRIAL to the designation of COMMERCIAL

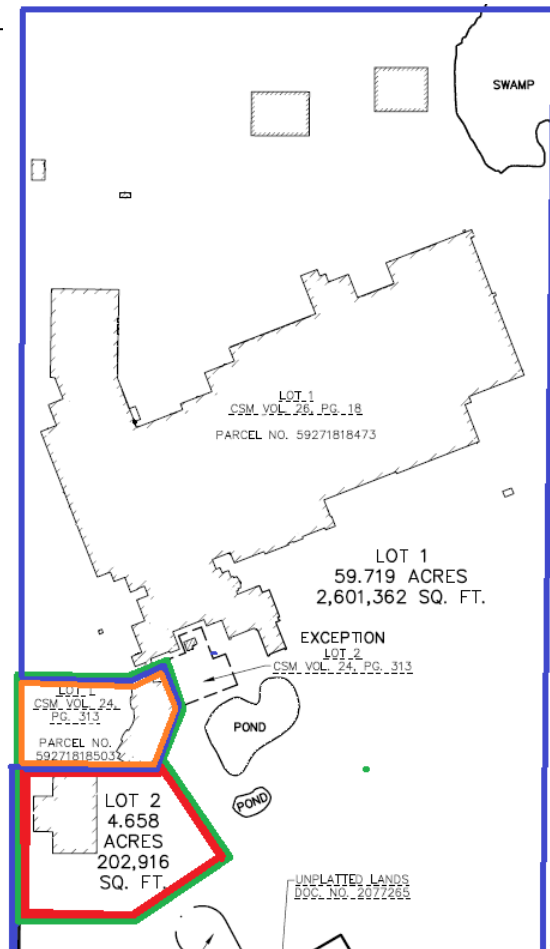
Rezoning - Part of Parcel #59271818473 and Parcel #59271818503, aka: One and Two persnickety Place, Plymouth, WI currently Zoned as HI, Heavy Industrial. Seeking B2 General Business Zoning

Background:

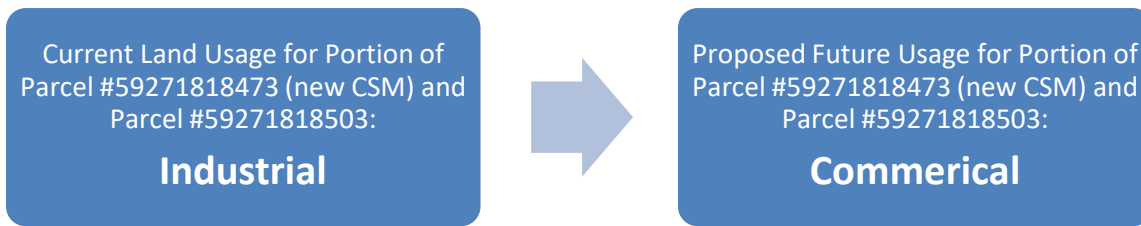
The Sargento Headquarters Building is located at Parcel #59271818503 (aka Two Persnickety Place - this property is outlined in Orange to the right). Sargento's primary manufacturing facility is located on Parcel #59271818473 (aka One Persnickety Place - this property is outlined in Purple to the right). One Persnickety Place also includes a legal non-confirming office building known as the LAG Building in the southwest corner of the property (outlined in red to the right). The LAG building is a legal non-confirming structure because encroaches on the setback requirements in the Heavy Industrial (HI) district on the north and west. In order to allow an addition to the LAG building, it must be brought into conforming zoning status. The headquarters building is also legal non conforming because it encroaches on the setbacks in the Heavy Industrial (HI) to the north, east, and south. Sargento would also like to make adjustments to the headquarters building at Two Persnickety Place also conform to the zoning code.

The following must take place to allow these structures to meet zoning code requirements and allow a potential future addition to the LAG building:

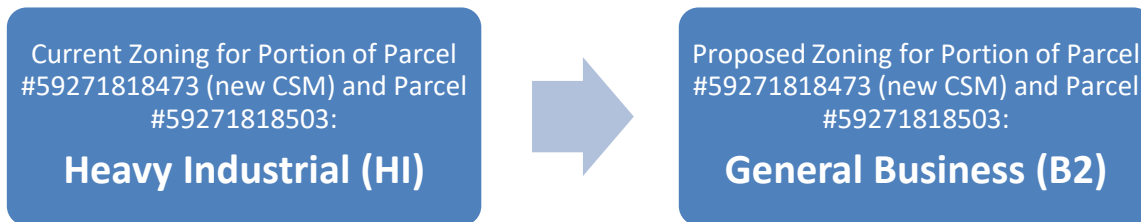
CSM: The portion of Parcel #59271818473 that contains the LAG building (outlined in red) must be split from the rest of Parcel #59271818473 (outlined in Purple) to become a standalone parcel. The proposed CSM is included in the application materials.



Comp Plan Amendment: The comprehensive plan lists the entire Sargento campus as Industrial. Staff recommends the approval of a Comp Plan Amendment that would designate the portion of Parcel #59271818473 (new CSM as presented above) that contains the LAG building and the Sargento Headquarters Building located at Parcel #59271818503 (outlined in Green) as Commercial to better match the usage of the property as office space.



Rezoning: The portion of Parcel #59271818473 (new CSM as presented above) that contains the LAG building and the Sargento Headquarters Building located at Parcel #59271818503 should be rezoned to meet current usage (outlined in Green). These areas are currently zoned Heavy Industrial (HI). Staff believes the appropriate zoning designation for these office buildings is General Business (B2). This would also alleviate the setback issues for both buildings and allow them to conform to the zoning code. This would also allow an addition to the LAG building that will be proposed at an upcoming meeting.



Recommendation:

Recommend the CSM as presented to the Common Council for approval.
Recommend the Comp Plan Amendment as presented to the Common Council for approval.
Recommend the Rezoning Request as presented to the Common Council for approval.

Attachments:

- Sargento Application Materials and Narrative

April 2, 2024



Project Narrative – Comprehensive Plan Amendment, Rezone, and CSM Submittal

Project: Sargento Cheese, Inc. – LAG Office Addition
1 & 2 Persnickety Place
Plymouth, WI 53073

Sargento Cheese, Inc. is requesting a Comprehensive Plan amendment and rezone review and approval for their existing property at 2 Persnickety Place (parcel 59271818503) and part of their existing property at 1 Persnickety Place (parcel 59271818473). The properties involved with the proposed request are currently zoned HI – Heavy Industrial; B2 –General Business District zoning is proposed. The Future Land Use Map component of the City’s Comprehensive Plan has the properties designated as Industrial and an amendment to Commercial is requested for parcel 59271818503 and a portion of parcel 59271818473 as illustrated/described on the attached exhibit and corresponding legal description. The comprehensive plan amendment will allow the subject property to be rezoned (see attached exhibit) to B2-General Business; this is a more appropriate zoning classification for the Sargento Cheese, Inc. corporate offices that are located on the subject property.

In addition to the Comprehensive Plan amendment and rezoning, a Certified Survey Map (CSM) of the Sargento Cheese, Inc. property is also proposed. The CSM will result in two (2) parcels (see attached). The parcel proposed for B2 zoning will contain the Sargento Cheese, Inc. corporate offices and the other parcel (zoning to remain HI) will contain the food manufacturing campus.

SUPPORT FOR COMP PLAN AMENDMENT:

List the changes, if any, that have occurred in the area of the proposed amendment since the comprehensive plan’s adoption: There have been no changes to the Comprehensive Plan or the Future Land Use Map component of the plan in the area of this proposed amendment since the Plan’s adoption in October of 2022.

How will the proposed amendment benefit the community:

The proposed amendment will allow expansion of the existing corporate offices thereby providing opportunities for employment and an increased tax base.

SUPPORT FOR REZONE REQUEST:

Reciting of facts indicating that the proposed Zoning change will not be detrimental to the general public interest and the purposes of the Zoning Code for the City of Plymouth:

The corporate office use is an existing use on the subject property. The requested rezone is not detrimental to the public interest and is in conformance with the purposes of the City of Plymouth Zoning Code which generally include the promotion of “the comfort, health, safety, morals, prosperity, aesthetics, and general welfare of the people of the City of Plymouth, Wisconsin.” Rezoning the subject parcel to B2 is more appropriate for the existing corporate office use.

Confirmation that the proposed Zoning change will conform to the City of Plymouth Comprehensive Plan:

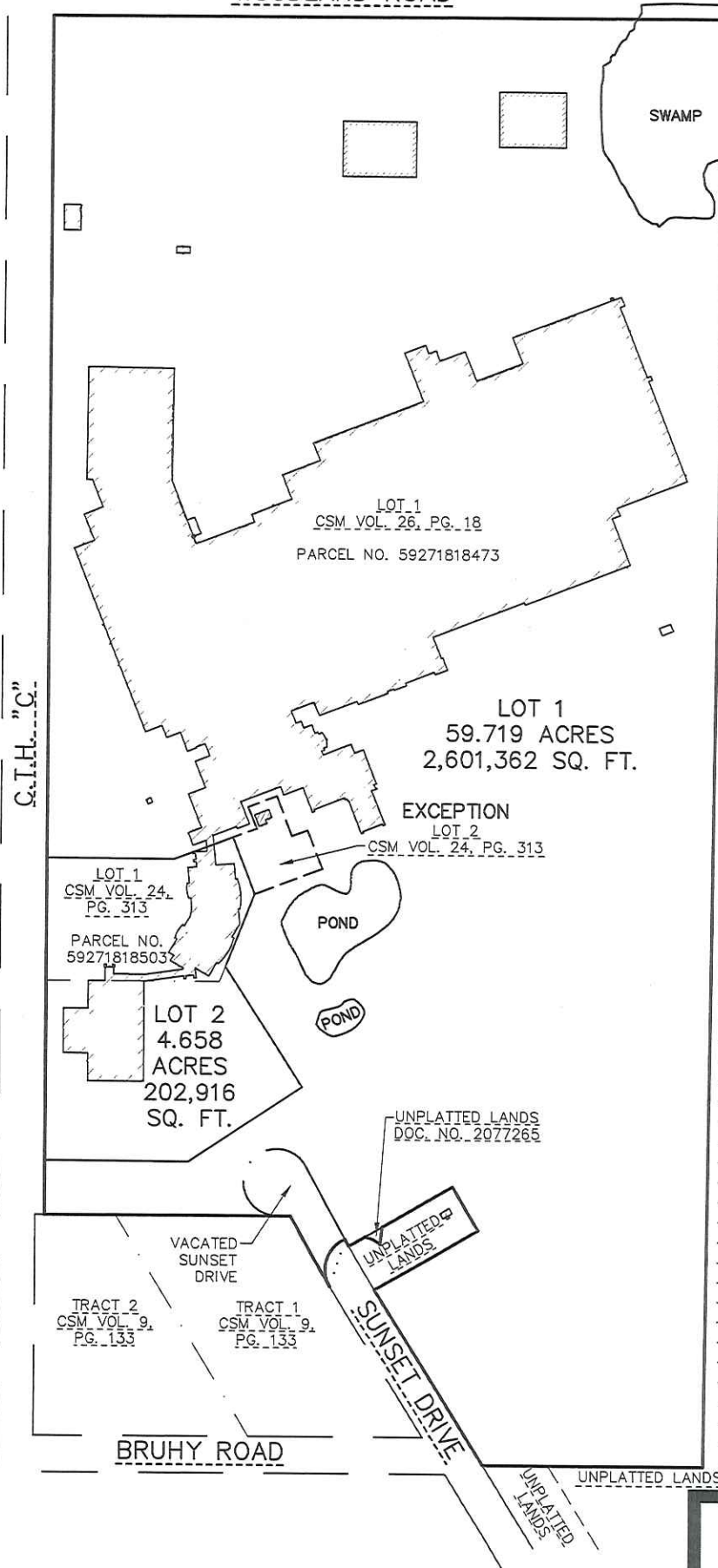
The requested zoning change will conform to the City of Plymouth Comprehensive Plan as amended pursuant to the request submitted with this request to rezone.

CERTIFIED SURVEY MAP

FOR
SARGENTO CHEESE INC.

LOT 1, CSM VOL. 24, PG. 313, LOT 1 CSM VOL. 26, PG. 18 AND PART OF THE SW 1/4 OF THE NW 1/4, BEING LOCATED IN THE NW 1/4 AND SW 1/4 OF THE NW 1/4, SECTION 16, TOWNSHIP 15 NORTH, RANGE 21 EAST, CITY OF PLYMOUTH, SHEBOYGAN COUNTY, WISCONSIN.

WOODLAND ROAD



TOTAL AREA
64.377 ACRES
2,804,278 SQ. FT.

OVERALL MAP

NOTE:
SEE SHEETS 2 AND 3
FOR LOT DIMENSIONS.
SEE SHEETS 4, 5 AND
6 FOR EASEMENTS.

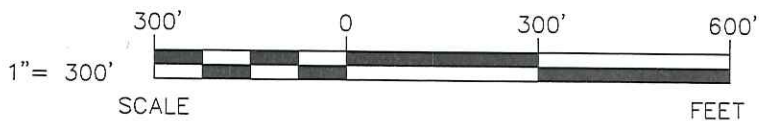
LEGEND

- - 3/4" x 18" REBAR SET WEIGHING 1.50 LBS/FT.
- X - CUT "X" SET
- ▲ - 1" IRON PIPE FOUND
- - 3/4" REBAR FOUND
- ⊙ - SECTION CORNER MONUMENT FOUND

NORTH POINT REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, SHEBOYGAN COUNTY. THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 16 HAS A BEARING OF NORTH 89°-52'-07" EAST.

OWNER:
SARGENTO CHEESE INC.
1 PERSNICKETY PLACE
PLYMOUTH, WI 53073

SHEET 1 OF 8 SHEETS



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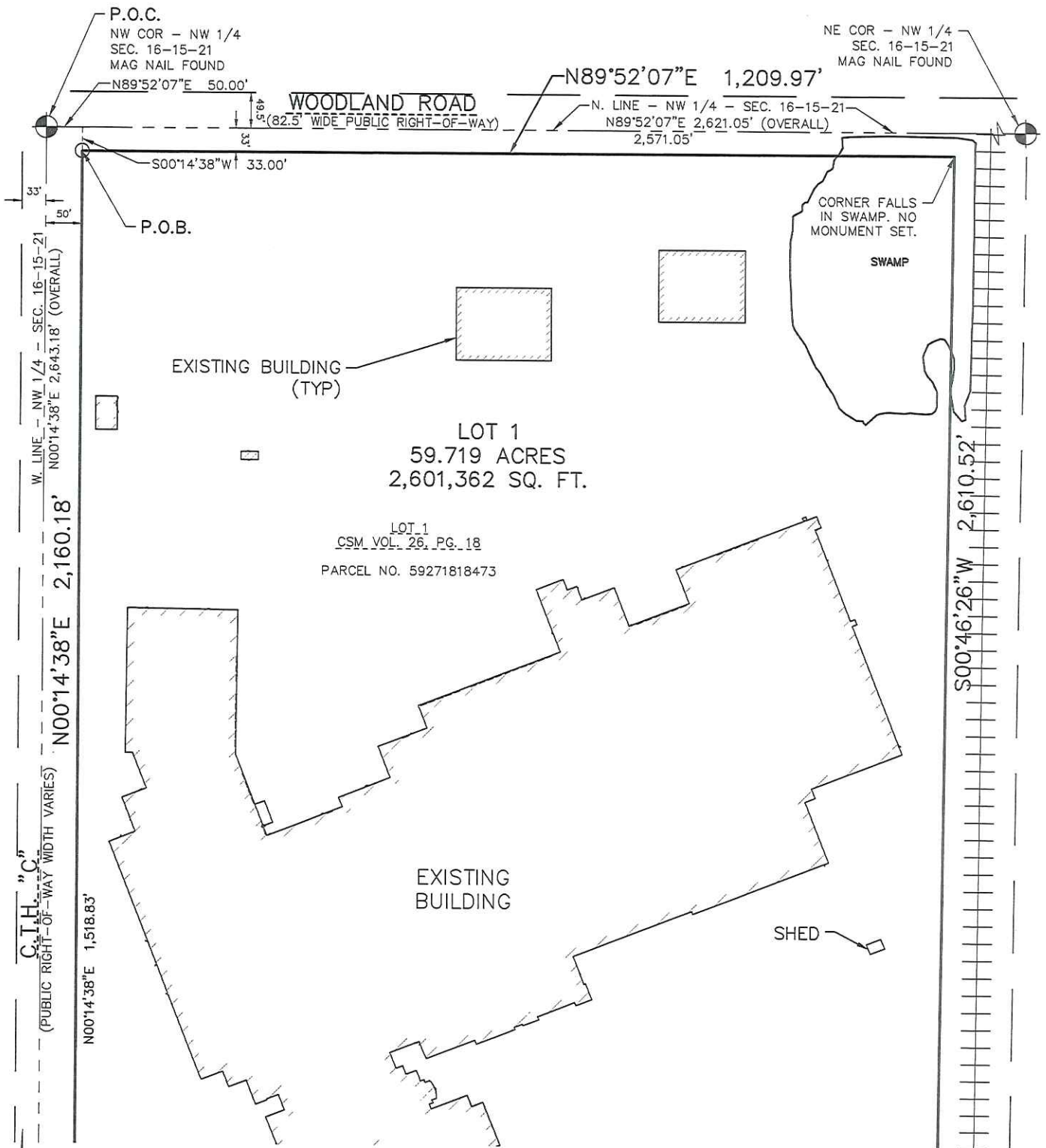
100 Camelot Drive
Fond Du Lac, WI 54935
Phone: (920) 926-9800
www.EXCELENGINEER.com
JOB NO. 230487900



CERTIFIED SURVEY MAP

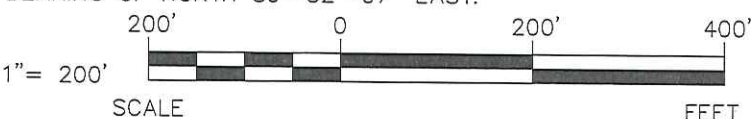
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LOT 1, CSM VOL. 24, PG. 313, LOT 1 CSM VOL. 26, PG. 18 AND PART OF THE SW 1/4 OF THE NW 1/4, BEING LOCATED IN THE NW 1/4 AND SW 1/4 OF THE NW 1/4, SECTION 16, TOWNSHIP 15 NORTH, RANGE 21 EAST, CITY OF PLYMOUTH, SHEBOYGAN COUNTY, WISCONSIN.



SHEET 2 OF 8 SHEETS

NORTH POINT REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, SHEBOYGAN COUNTY. THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 16 HAS A BEARING OF NORTH $89^{\circ}-52'-07''$ EAST.





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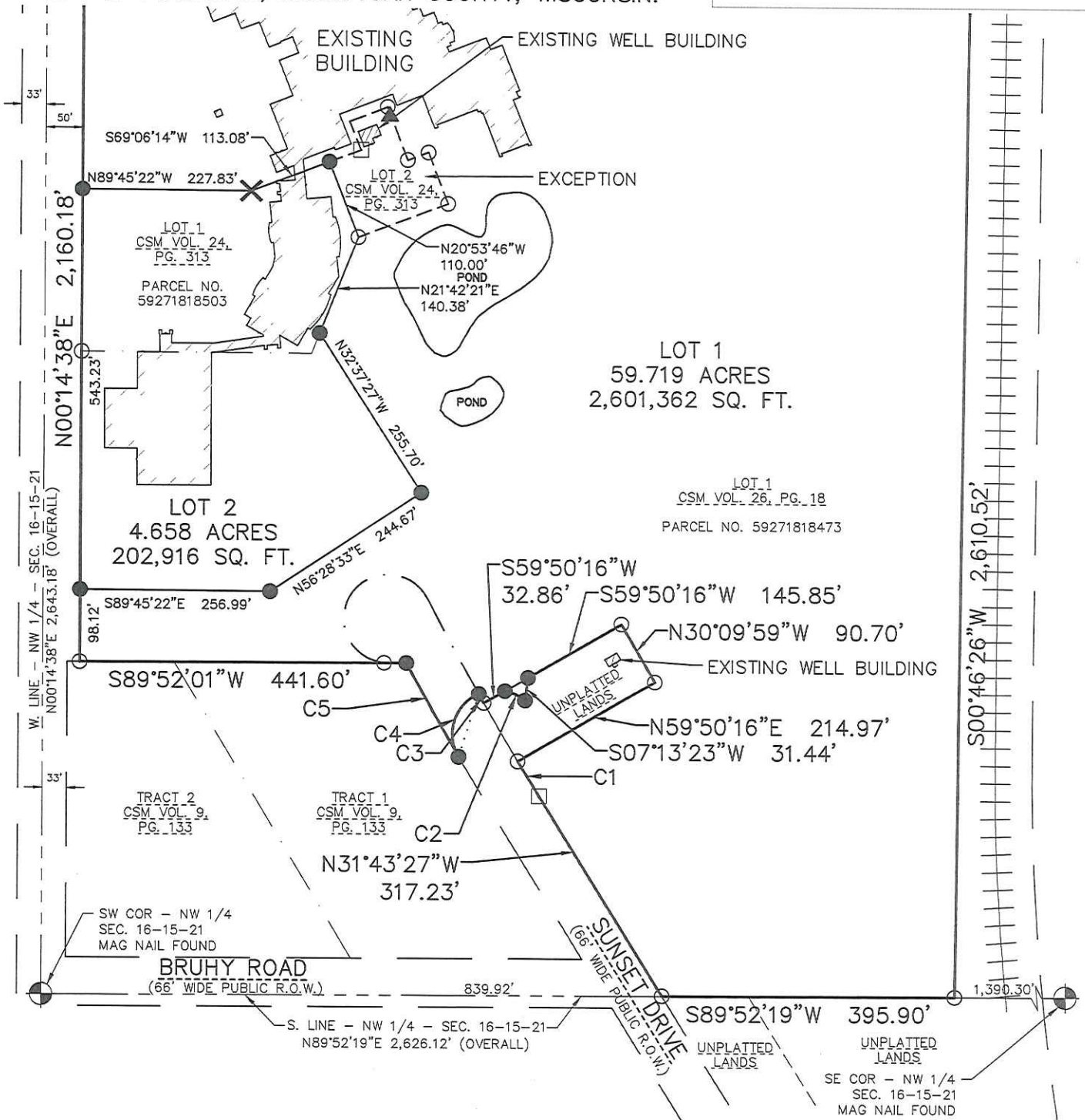
100 Camelot Drive
Fond Du Lac, WI 54935
Phone: (920) 926-9800
www.EXCELENGINEER.com

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CERTIFIED SURVEY MAP

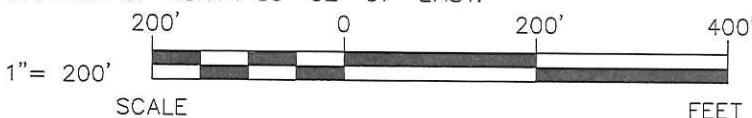
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Curve Table							
Curve	Length	Radius	Chord Bearing	Chord Length	Delta	Tangent	Tangent
C1	55.46'	3,941.25'	N31°19'47"W	55.46'	000°48'22"	N30°55'36"W	N31°43'58"W
C2	30.74'	60.00'	N64°53'44"W	30.40'	029°21'06"	N50°13'11"W	N79°34'17"W
C3	14.10'	3,941.25'	N29°30'20"W	14.10'	000°12'18"	N29°24'11"W	N29°36'29"W
C4	100.71'	60.00'	S17°48'58"W	89.30'	096°10'21"	S65°54'09"W	S30°16'13"E
C5	144.93'	4,007.25'	N29°14'03"W	144.92'	002°04'20"	N28°11'53"W	N30°16'13"W

NORTH POINT REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, SHEBOYGAN COUNTY. THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 16 HAS A BEARING OF NORTH 89°-52'-07" EAST.



SHEET 3 OF 8 SHEETS



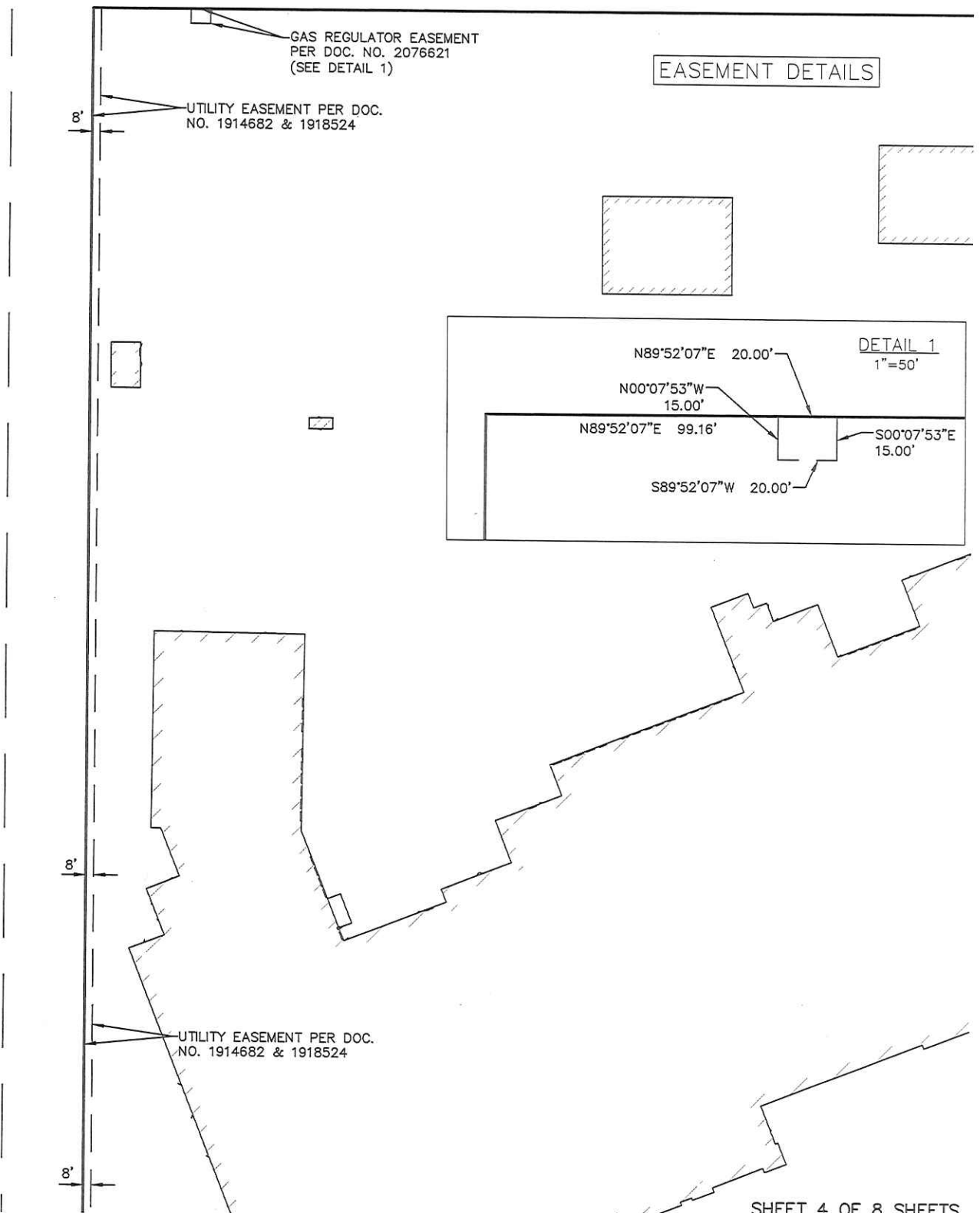
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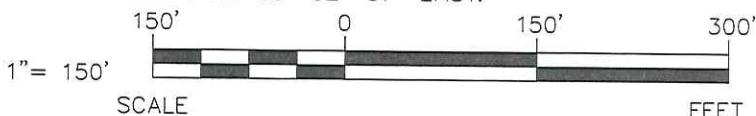
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NORTH POINT REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, SHEBOYGAN COUNTY. THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 16 HAS A BEARING OF NORTH 89°-52'-07" EAST.



SHEET 4 OF 8 SHEETS

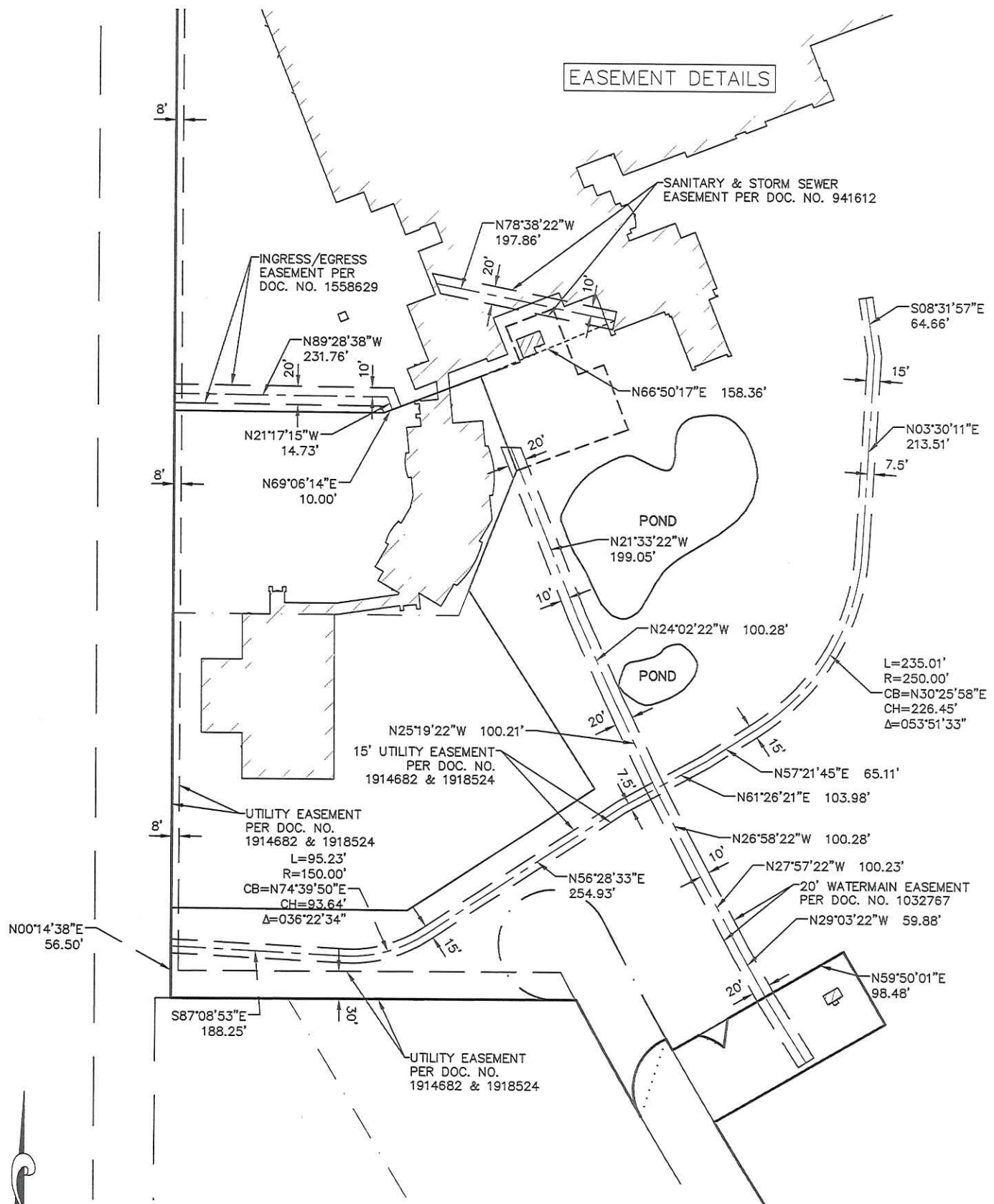
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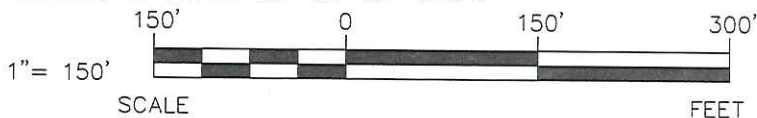
CERTIFIED SURVEY MAP

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NORTH POINT REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, SHEBOYGAN COUNTY. THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 16 HAS A BEARING OF NORTH 89°-52'-07\"/>



SHEET 5 OF 8 SHEETS



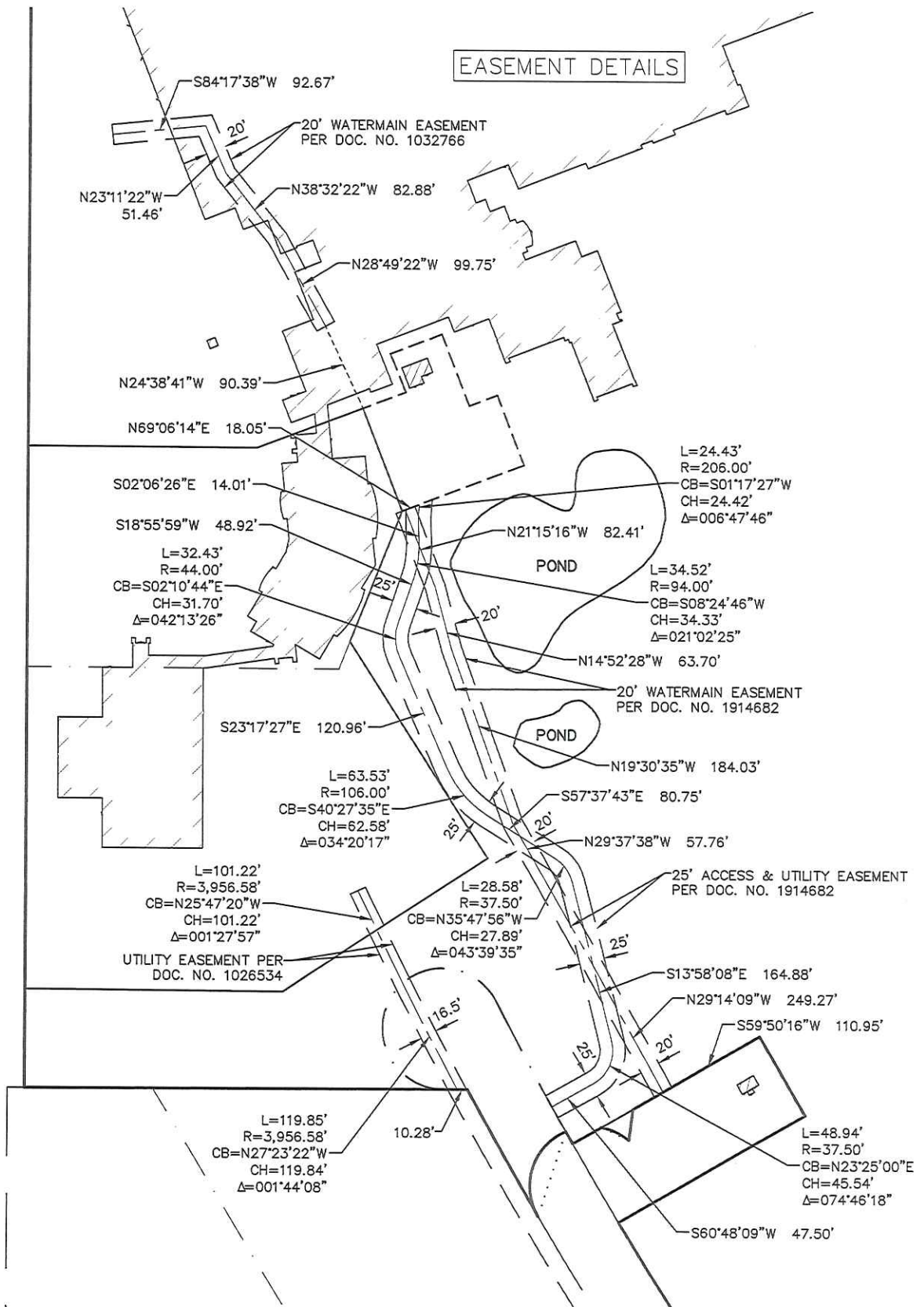
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CERTIFIED SURVEY MAP

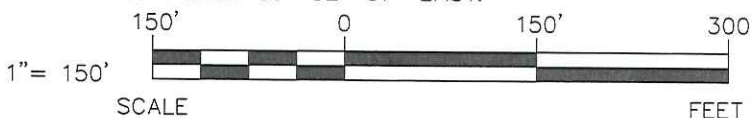
FOR
SARGENTO CHEESE INC.

LOT 1, CSM VOL. 24, PG. 313, LOT 1 CSM VOL. 26, PG. 18 AND PART OF THE SW 1/4 OF THE NW 1/4, BEING LOCATED IN THE NW 1/4 AND SW 1/4 OF THE NW 1/4, SECTION 16, TOWNSHIP 15 NORTH, RANGE 21 EAST, CITY OF PLYMOUTH, SHEBOYGAN COUNTY, WISCONSIN.



SHEET 6 OF 8 SHEETS

NORTH POINT REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, SHEBOYGAN COUNTY. THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 16 HAS A BEARING OF NORTH 89°-52'-07" EAST.





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Always a Better Plan **JOB NO. 230487900**

CERTIFIED SURVEY MAP

LOT 1, CSM VOL. 24, PG. 313, LOT 1 CSM VOL. 26, PG. 18 AND PART OF THE SW 1/4 OF THE NW 1/4,
BEING LOCATED IN THE NW 1/4 AND SW 1/4 OF THE NW 1/4, SECTION 16, TOWNSHIP 15 NORTH,
RANGE 21 EAST, CITY OF PLYMOUTH, SHEBOYGAN COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, Ryan Wilgreen, Professional Land Surveyor, hereby certify:

That I have surveyed, divided and mapped a parcel of land described below.

That I have made such Certified Survey under the direction of Sargento Cheese Inc. bounded and described as follows:

Lot 1 of Certified Survey Map recorded in the Office of the Register of Deeds for Sheboygan County, Wisconsin, on October 18, 2010, in Volume 24 of Certified Survey Maps, at Page 313-316, as Document No. 1911621, Lot 1 of Certified Survey Map recorded in the Office of the Register of Deeds for Sheboygan County, Wisconsin, on September 12, 2013, in Volume 26 of Certified Survey Maps, at Page 18-21, as Document No. 1975837 and part of the Southwest 1/4 of the Northwest 1/4, all located in part of the Northwest 1/4 and the Southwest 1/4 of the Northwest 1/4, Section 16, Township 15 North, Range 21 East, City of Plymouth, Sheboygan County, Wisconsin and being more particularly described as follows:

Commencing at the Northwest corner of the Northwest 1/4 of said Section 16; thence North 89°-52'-07" East along the North line of said Northwest 1/4, a distance of 50.00 feet; thence South 00°-14'-38" West, a distance of 33.00 feet to a point on the Southerly right-of-way line of Woodland Road, said point being the point of beginning; thence North 89°-52'-07" East along said Southerly right-of-way line, a distance of 1,209.97 feet to the Westerly right-of-way line of the Wisconsin and Southern Railroad; thence South 00°-46'-26" West along said Westerly right-of-way line, a distance of 2,610.52 feet to the South line of said Northwest 1/4; thence South 89°-52'-19" West along said South line, a distance of 395.90 feet to the Northeasterly right-of-way line of Sunset Drive; thence North 31°-43'-27" West along said Northeasterly right-of-way line, a distance of 317.23 feet; thence Northwesterly 55.46 feet along said Northeasterly right-of-way line on a curve to the right having a radius of 3,941.25 feet, the chord of said curve bears North 31°-19'-47" West, a chord distance of 55.46 feet; thence North 59°-50'-16" East, a distance of 214.97 feet; thence North 30°-09'-59" West, a distance of 90.70 feet; thence South 59°-50'-16" West, a distance of 145.85 feet to the Easterly corner of lands described per Document No. 2077265; thence South 07°-13'-23" West along the Easterly line of said lands, a distance of 31.44 feet; thence Northwesterly 30.74 feet along the Southerly line of said lands on a curve to the left having a radius of 60.00 feet, the chord of said curve bears North 64°-53'-44" West, a chord distance of 30.40 feet; thence South 59°-50'-16" West, a distance of 32.86 feet to the Northeasterly right-of-way line of Sunset Drive; thence Northwesterly 14.10 feet along said Northeasterly right-of-way line on a curve to the right having a radius of 3,941.25 feet, the chord of said curve bears North 29°-30'-20" West, a chord distance of 14.10 feet; thence Southwesterly 100.71 feet along the Northwesterly right-of-way line of Sunset Drive on a curve to the left having a radius of 60.00 feet, the chord of said curve bears South 17°-48'-58" West, a chord distance of 89.30 feet to the Easterly line of a Certified Survey Map recorded in the Office of the Register of Deeds for Sheboygan County in Volume 9 of Certified Survey Maps on Page 133; thence Northwesterly 144.93 feet along said Easterly line on a curve to the right having a radius of 4,007.25 feet, the chord of said curve bears North 29°-14'-03" West, a chord distance of 144.92 feet to the North line of said Certified Survey Map recorded in Volume 9 on Page 133; thence South 89°-52'-01" West along the Northerly line of said Certified Survey Map, a distance of 441.60 feet to the Easterly right-of-way line of C.T.H. "C;" thence North 00°-14'-38" East along said Easterly right-of-way line, a distance of 2,160.18 feet to the point of beginning and containing 64.377 acres (2,804,278 sq. ft.) of land more or less.

EXCEPTING THEREFROM Lot 2 of Certified Survey Map recorded in the Office of the Register of Deeds for Sheboygan County, Wisconsin, on October 18, 2010, in Volume 24 of Certified Survey Maps, at Page 313-316, as Document No. 1911621.

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

That I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes and the Subdivision Ordinance of the City of Plymouth in surveying, dividing and mapping the same.

Ryan Wilgreen, P.L.S. No. S-2647
ryan.w@excelengineer.com
Excel Engineering, Inc.
Fond du Lac, Wisconsin 54935
Project Number: 230487900

CERTIFIED SURVEY MAP

LOT 1, CSM VOL. 24, PG. 313, LOT 1 CSM VOL. 26, PG. 18 AND PART OF THE SW 1/4 OF THE NW 1/4,
BEING LOCATED IN THE NW 1/4 AND SW 1/4 OF THE NW 1/4, SECTION 16, TOWNSHIP 15 NORTH,
RANGE 21 EAST, CITY OF PLYMOUTH, SHEBOYGAN COUNTY, WISCONSIN.

OWNER'S CERTIFICATE

Sargento Cheese Inc., a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as Owner, does hereby certify that said corporation caused the land described on this certified survey map to be surveyed, divided and mapped as represented on this map.

Sargento Cheese Inc. does further certify that this certified survey map is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

- 1. City of Plymouth

WITNESS the hand and seal of said owner this _____ day of _____, _____.

Sargento Cheese Inc.

_____,
(Print) (Title)

STATE OF WISCONSIN)
_____ COUNTY)SS

Personally came before me this _____ day of _____, 20_____, the above named _____, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, _____ County, WI
My Commission Expires: _____

CITY OF PLYMOUTH PLAN COMMISSION APPROVAL

This Certified Survey Map has been reviewed and approved by the City of Plymouth Plan Commission, Sheboygan County, Wisconsin.

_____,
(Print) (Title)

CITY OF PLYMOUTH COMMON COUNCIL APPROVAL

This Certified Survey Map has been reviewed and approved by the City of Plymouth Common Council, Sheboygan County, Wisconsin.

Dated: _____, _____, Mayor

Dated: _____, _____, Secretary

CITY OF PLYMOUTH, WISCONSIN
Ordinance No. _____ of 2024

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

WHEREAS, Sargento Cheese, Inc., has requested an amendment to the City of Plymouth Zoning Map from H-1, Heavy Industrial, to B-2, General Business District, and has further requested a Comprehensive Plan amendment for real property lying east of County Highway C in the Sargento campus and being a portion of Parcel No. 59271-818473 (1 Persnickety Place) and all of Parcel No. 59271-818503 (2 Persnickety Place) comprising 4.658 acres as shown on the Zoning Exhibit map and described on the Zoning Legal Description, both attached hereto, (the "Property"); and

WHEREAS, the City of Plymouth Comprehensive Plan Existing Land Use Map and Planned Land Use Map adopted October 25, 2022, designate the described Property as Industrial, which is inconsistent with the proposed zoning; and

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

WHEREAS, on May 2, 2024, the City of Plymouth Plan Commission recommended that the Common Council amend the Comprehensive Plan to re-designate the Property as Commercial on the Comprehensive Plan Existing Land Use Map and Future Land Use Plan Map and rezone the Property to B-2, General Business District; and

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

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

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

Section 1. Amending Code. Section 13-1-21, Zoning Map, of the City of Plymouth Zoning Code is hereby amended so that the map entitled "Zoning Map, Plymouth, Wisconsin" designates the classification of the Property, as more specifically described on the Zoning Exhibit, B-2, General Business District.

Section 2. Amending Comprehensive Plan. The City of Plymouth Comprehensive Plan Existing Land Use Map and Future Land Use Plan Map are hereby amended to re-designate the Property, as more specifically described and shown on the attached Zoning Exhibit, to Commercial.

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

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

Enacted on _____, 2024.

CITY OF PLYMOUTH

By: _____
DONALD O. POHLMAN, Mayor

Date: _____, 2024

CLERK'S CERTIFICATE OF ENACTMENT

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

Dated: _____, 2024

ANNA VOIGT, Clerk

Zoning Legal Description

Lot 1 of Certified Survey Map recorded in the Office of the Register of Deeds for Sheboygan County, Wisconsin, on October 18, 2010, in Volume 24 of Certified Survey Maps, at Page 313-316, as Document No. 1911621 and part of Lot 1 of Certified Survey Map recorded in the Office of the Register of Deeds for Sheboygan County, Wisconsin, on September 12, 2013, in Volume 26 of Certified Survey Maps, at Page 18-21, as Document No. 1975837, being located in part of the Southwest 1/4 of the Northwest 1/4 of Section 16, Township 15 North, Range 21 East, City of Plymouth, Sheboygan County, Wisconsin being more particularly described as follows:

Commencing at the Southwest corner of the Northwest 1/4 of said Section 16; thence North $00^{\circ}-14'-38''$ East along the West line of said Northwest 1/4, a distance of 548.45 feet; thence South $89^{\circ}-45'-22''$ East, a distance of 50.00 feet to the East right-of-way line of County Trunk Highway "C", said point being the point of beginning; thence continuing South $89^{\circ}-45'-22''$ East, a distance of 256.99 feet; thence North $56^{\circ}-28'-33''$ East, a distance of 244.67 feet; thence North $32^{\circ}-37'-27''$ West, a distance of 255.70 feet to an Easterly line of Lot 1 of said Certified Survey Map recorded in Volume 24, Page 313; thence North $21^{\circ}-42'-21''$ East along said Easterly line, a distance of 140.38 feet; thence North $20^{\circ}-53'-46''$ West along an Easterly line of said Lot 1, a distance of 110.00 feet; thence South $69^{\circ}-06'-14''$ West along a Northerly line of said Lot 1, a distance of 113.08 feet; thence North $89^{\circ}-45'-22''$ West along a Northerly line of said Lot 1, a distance of 227.83 feet to the East right-of-way line of County Trunk Highway "C"; thence South $00^{\circ}-14'-38''$ West along said East line, a distance of 543.23 feet to the point of beginning and containing 4.658 acres (202,916 sq. ft.) of land more or less.

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

Office Use Only
DATE SUBMITTED: _____
REVIEW DATE: _____

CITY OF PLYMOUTH
PLAN COMMISSION SUBMITTAL APPLICATION

Revised September 2013

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

1. APPLICANT INFORMATION

APPLICANT: Sargento Cheese Inc.

ADDRESS: One Persnickety Place, Plymouth, WI 53073

E-MAIL ADDRESS: brett.kraemer@sargento.com

PHONE: () MOBILE: (507) 440-9801

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

(use of attachments is acceptable)

NAME OF PROPOSED/EXISTING BUSINESS: Sargento Cheese, Inc.

ADDRESS OF SITE AFFECTED: One and Two Persnickety Place

NEW BUILDING: N/A ADDITION: N/A REMODELING: N/A

DESCRIPTION OF PROPOSED PROJECT: _____

Amendment of City's Comp Plan/Future Land Use Map from Industrial to Commercial to
allow for rezoning of a portion of the Sargento Cheese Inc. campus from Heavy Industrial
to General Business (B2); that part of the site that is the subject of these requests contains the
Sargento Cheese, Inc. corporate offices. In addition to the Comp Plan Amendment
and rezone, a Certified Survey Map is proposed as included with this submittal.

DESCRIPTION OF **EXISTING** EXTERIOR DESIGN AND MATERIALS: _____

No buildings/additions proposed with this submittal.

DESCRIPTION OF THE **PROPOSED** EXTERIOR DESIGN AND MATERIALS:

No buildings/additions proposed with this submittal.

3. NAMES AND ADDRESSES

OWNER OF SITE: Sargento Cheese Inc.

ADDRESS: One Persnickety Place, Plymouth, WI 53073

PHONE: (920) 893-8484 **FAX NO.:** ()

ARCHITECT: Excel Engineering, Inc.

ADDRESS: 100 Camelot Drive, Fond du Lac, WI 54935

E-MAIL ADDRESS: grant.duchac@excelengineer.com

PHONE: (920) 926-9800 **FAX NO.:** ()

CONTRACTOR: _____

ADDRESS: _____

PHONE: () **FAX NO.:** ()

4. APPLICATION SUBMITTAL REQUIREMENTS

- A. A scale drawing of all exterior elevations showing the design, colors and appearance of the proposed building or structure.
- B. Provide 14 copies of 11 X 17 colored renderings of the proposed building elevations and list materials utilized for exterior finish.**
- C. A scale drawing of the site plan showing the relationship of the building to the site boundaries and adjacent properties.

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

5. CERTIFICATE

I hereby certify that all the above statements and attachments submitted hereto are true and correct to the best of my knowledge and belief.

Diane L Davis

Apr 2, 2024

APPLICANT'S SIGNATURE

DATE

Diane L Davis

PRINT ABOVE NAME

OFFICE USE ONLY

ACTION BY CITY OF PLYMOUTH PLAN COMMISSION

DATE OF MEETING: _____

APPROVED: _____

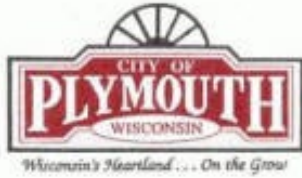
CONDITIONALLY APPROVED: _____

DENIED: _____

CONDITIONS

SIGNATURE: _____
Zoning Administrator

DATE: _____



PROPERTY REZONING APPLICATION

Application Fee: \$325.00 (Non-refundable)

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

SUBJECT PROPERTY:

Name of Proposed / Existing Business: Sargento Cheese Inc.

Parcel 59271818503 and 59271818473
Property Address / Lot Number: One and Two Persnickety Place, Plymouth, WI 53073

Legal Description: See attached

Existing Zoning: HI - Heavy Industrial Proposed Zoning: B2 - General Business

Lot Size (acres or ft²) 4.66 Dimensions x Irregular Shaped Lot X

ADJACENT PROPERTY:

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

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

North: Industrial - Sargento Cheese Inc., 1 Persnickety Pl., Plymouth WI 53073

South: Industrial - Glacier Transit & Storage Inc., 404 Schwartz St., Plymouth WI 53073

East: Industrial - Sargento Cheese, Inc.

West: Residential/mobile home community - Schmidt Properties, LLC, PO Box 537, Plymouth WI 53073

PROJECT DESCRIPTION:

Existing Structures and Principal Use of Subject Property: Food Manufacturing / Offices

Proposed Structures and Principal Use of Subject Property: The corporate offices
associated with the food manufacturing facility are located on the property proposed for rezoning to B2.

Reciting of facts indicating that the proposed Zoning change will not be detrimental to the general public interest and the purposes of the Zoning Code for the City of Plymouth:

See attached narrative

Confirmation that the proposed Zoning change will conform to the City of Plymouth Comprehensive Plan:

See attached narrative

CONTACT INFORMATION:

Applicant(s) Sargento Cheese Inc. - Brett Kraemer Applicant is owner

Mailing Address One Persnickety Place, Plymouth, WI 53073

Phone (day) 920-876-3891 (evening) _____ Fax _____

Cellular 507-440-9801 Email brett.kraemer@sargento.com

Owner(s) (if different than applicant) _____


Mailing Address _____

Phone (day) _____ (evening) _____ Fax _____

Cellular _____ Email _____

DECLARATION OF ACCURACY:

I am making this application for the rezoning of the above-described Subject Property and request a public hearing. I certify that I am a proper party to make this application under City Code 13-1-192. I further certify that the information stated above and on any attachments is true and correct to the best of my knowledge and belief.

Applicant's Signature:  Date: Apr 2, 2024

Print Name Above: Diane L Davis

REQUIRED ATTACHMENTS:

1. Application fee of \$325.00. Please make check or money order payable to "City of Plymouth".
2. Twelve (12) copies of site plan showing the property to be zoned, location of all existing and proposed structures, property owners within 300' of the subject property boundaries, existing and proposed landscaping, and all existing and proposed paved areas. The site plan and all its parts shall be clearly reproducible with a photocopier at a size of 11" x 17" and map scale not less than 1' = 100' with lot dimensions of the subject property provided, a graphic scale, and north arrow.

ADDITIONAL REQUIREMENTS/INFORMATION:

- Return this completed form and the required fee to the *City Clerk-Treasurer*.
- The applicant may present any additional information which it feels necessary.
- Additional information may be required by the *City Zoning Administrator*, Plan Commission or other Boards, Commissions or Officers of the City of Plymouth.
- A public hearing will be held before the Plymouth City Common Council the Property Rezoning Application. Notice of the public hearing will be sent to the Applicant, *City Zoning Administrator*, Members of the Common Council, Plan Commission, and all Owners of record located within three hundred (300) feet of the affected property at least seven (7) days prior to the hearing date.
- Should you have questions about this form or the information requested, contact the *Zoning Administrator* at (920) 893-3762.

Office Use Only:
Date Received _____ Fee paid (Check # _____; Receipt # _____)
Date of Hearing _____ Date Published _____
Date Notice Mailed _____
Hearing Held on _____ Disposition _____
Applicant Notified on _____ by _____



City of Plymouth

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

inspectorpete@plymouthgov.com

**COMPREHENSIVE PLAN MAP AMENDMENT
APPLICATION**

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

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

SUBJECT PROPERTY:

Name of Proposed / Existing Business: Sargento Cheese Inc.

Parcel 59271818503 and 59271818473
Property Address / Lot Number: One and Two Persnickety Place, Plymouth, WI 53073

Legal Description: See attached

Existing Zoning: HI - Heavy Industrial Proposed Zoning (if applicable): B2 - General Business

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

Lot Size (acres or ft²) 4.66 Dimensions x Irregular Shaped Lot X

Existing Structures and Principal Use of Subject Property: Food Manufacturing / Offices

Proposed Structures and Principal Use of Subject Property (if applicable): The corporate
offices associated with the food manufacturing facility are located on the property proposed for rezoning to B2.

ADJACENT PROPERTY:

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

North: Industrial - Sargento Cheese Inc., 1 Persnickety Pl., Plymouth WI 53073

South: Industrial - Glacier Transit & Storage Inc., 404 Schwartz St., Plymouth WI 53073

East: Industrial - Sargento Cheese, Inc.

West: Residential/mobile home community - Schmidt Properties, LLC, PO Box 537, Plymouth WI 53073

What is the surrounding future land use according to the Planned Land Use Maps: Residential to the west; Industrial to the north; Industrial and Environmental Corridors to the south and east.

SUPPORT FOR AMENDMENT:

List the changes, if any, that have occurred in the area of the proposed amendment since the comprehensive plan's adoption:

See attached

How will the proposed amendment benefit the community:

See attached

CONTACT INFORMATION:

Applicant(s) Sargento Cheese Inc. - Brett Kraemer Applicant is owner

Mailing Address One Persnickety Place, Plymouth, WI 53073

Phone (day) 920-876-3891 (evening) _____ Fax _____

Cellular 507-440-9801 Email brett.kraemer@sargento.com

Owner(s) (if different than applicant) _____

Mailing Address _____

Phone (day) _____ (evening) _____ Fax _____

Cellular _____ Email _____

DECLARATION OF ACCURACY:

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

Applicant's Signature:  Date: Apr 2, 2024

Print Name Above: Diane L Davis

REQUIRED ATTACHMENTS:

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

ADDITIONAL REQUIREMENTS/INFORMATION:

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

Office Use Only:

Date Received _____ Fee paid (Check # _____; Receipt # _____)

Date of Hearing _____ Date Published _____

Date Notice Mailed _____

Hearing Held on _____ Disposition _____

Applicant Notified on _____ by _____

ZONING EXHIBIT

ZONING KEY

- H-1 - HEAVY INDUSTRIAL DISTRICT
- B-2 - BUSINESS GENERAL DISTRICT
- R-MH - MOBILE HOME DISTRICT

NW COR. - NW 1/4
SEC. 16-15-21

LOT 1
CSM VOL. 26, PG. 18

PARCEL NO. 59271818473
OWNER: SARGENTO CHEESE INC.
ZONING: H-1

LOT 2
CSM VOL. 24,
PG. 313

OWNER: CITY
OF PLYMOUTH
ZONING: H-1

S69°06'14"W 113.08'
N89°45'22"W 227.83'

N20°53'46"W
110.00'

LOT 1
CSM VOL. 24, PG. 313

PARCEL NO. 59271818503

N21°42'21"E 140.38'

LOT 1
CSM VOL. 26, PG. 18

PARCEL NO. 59271818473
OWNER: SARGENTO CHEESE INC.
ZONING: H-1

CURRENT ZONING: H-1
PROPOSED ZONING: B-2

202,916 SQ. FT.
4.658 ACRES

N32°37'27"W 255.70'

LOT 1
CSM VOL. 26, PG. 18

PARCEL NO. 59271818473

N56°28'33"E 244.67'

UNPLATTED LANDS

OWNER: SCHMIDT
PROPERTIES LLC
ZONING: R-MH

C.T.H. "C"

W. LINE - NW 1/4 - SEC. 16-15-21
N00°14'38"E 2,643.18' (OVERALL)
2,094.73'

S00°14'38"W 543.23'

S89°45'22"E 50.00'

P.O.B.

S89°45'22"E 256.99'

PERSNICKETY PLACE

N00°14'38"E 548.45'

OWNER: GLACIER TRANSIT & STORAGE INC
ZONING: H-1

TRACT 2
CSM VOL. 9, PG. 133

TRACT 1
CSM VOL. 9, PG. 133

P.O.C.
SW COR. - NW 1/4
SEC. 16-15-21

SUNSET DRIVE
UNPLATTED LANDS
OWNER: CITY
OF PLYMOUTH
ZONING: H-1



1" = 120'

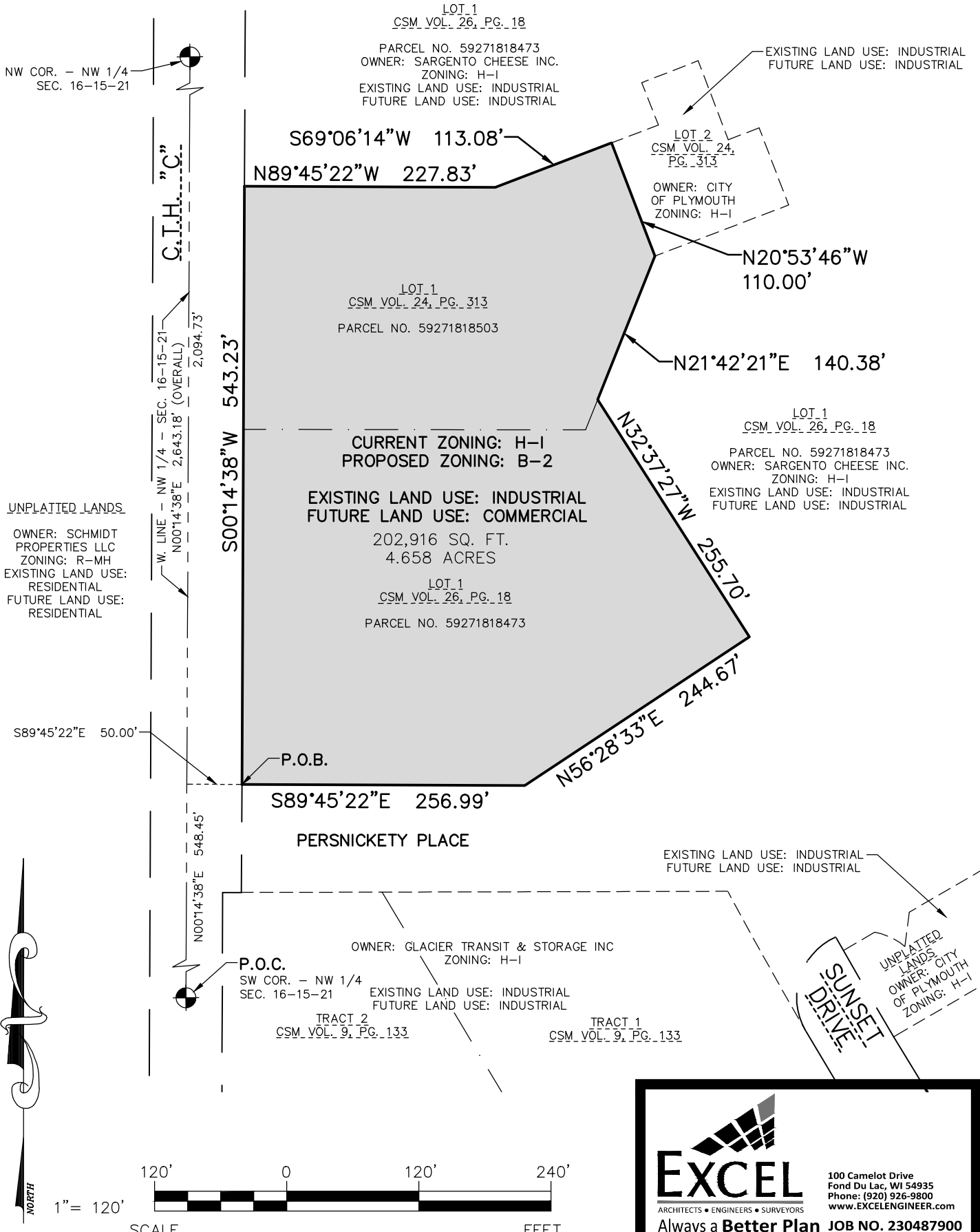
120' 0 120' 240'

SCALE

FEET

EXCEL
ARCHITECTS • ENGINEERS • SURVEYORS
100 Camelot Drive
Fond Du Lac, WI 54935
Phone: (920) 926-9800
www.EXCELENGINEER.com
Always a Better Plan JOB NO. 230487900

COMPREHENSIVE PLAN MAP AMENDMENT EXHIBIT



EXCEL
 ARCHITECTS • ENGINEERS • SURVEYORS
 Always a **Better Plan** JOB NO. 230487900

100 Camelot Drive
 Fond Du Lac, WI 54935
 Phone: (920) 926-9800
 www.EXCELENGINEER.com



DATE: April 24, 2024

TO: Plan Commission

FROM: Tim Blakeslee, City Administrator/Utilities Manager

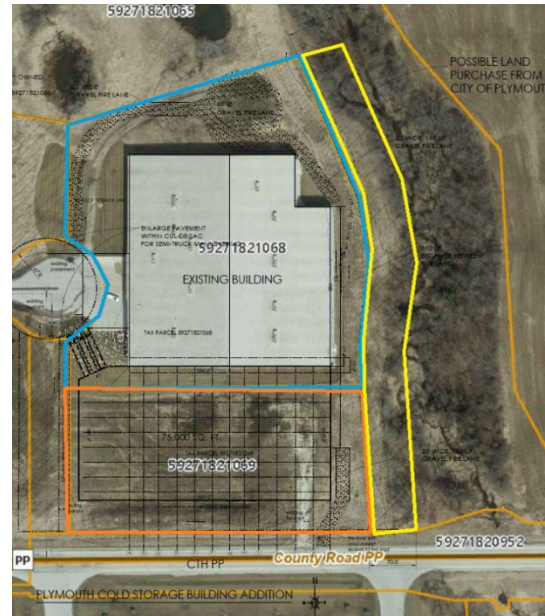
RE: CSM - A Redivision of Lots 2,3 and Outlot 1, CSM V.26 P.263-265, The SE ¼ Of The SE ¼ And The SW ¼ Of The SE ¼ Of Section 25, T15N, R21E, City of Plymouth Wisconsin, Sheboygan County, Wisconsin

Background:

This City of Plymouth owns parcel 59271821065 which was created via CSM in 2014. This parcel consists primarily of unbuildable wetland and drainage ponds for the Blanke Ct. properties. Plymouth Cold Storage (outlined in Blue to the right) is looking to construct a building expansion on the property to the south (outlined in Orange to the right). The proposed expansion exceeds the 50% lot coverage requirement in the zoning code.

In order to meet the zoning code lot coverage requirement, Plymouth Cold Storage is interested in purchasing a swath of 70 ft. to the east of their property on City parcel 59271821065 (outlined in yellow).

Per the direction of the Common Council, the City has entered into an agreement with Plymouth Cold Storage for the sale of the property outlined in yellow. Approval of the CSM as attached is one of the terms of the sale. The final CSM combines the blue, orange, and yellow areas into one parcel (attachment 1).



Recommendation: Recommend the CSM as presented to the Common Council for approval.

Attachments:

- Draft CSM

CERTIFIED SURVEY MAP

BEING A REDIVISION OF LOTS 2, 3, AND OUTLOT 1, C.S.M. V.26 P.263-265, THE SE 1/4 OF THE SE 1/4 AND THE SW 1/4 OF THE SE 1/4 OF SECTION 25, T15N, R21E, CITY OF PLYMOUTH, SHEBOYGAN COUNTY, WISCONSIN.

LEGEND

- = Set 3/4"x18" Rebar min. 1.13 lbs. per foot
- = Found Iron Pipe
- ⊕ = Section Corner Monument



0 100 200

Scale: 1" = 200'



S 1/4 COR.
SEC. 25
T15N, R21E
PK NAIL

SE COR.
SEC. 25
T15N, R21E
PK NAIL



NOTES:

OWNER AND SUBDIVIDER:
PLYMOUTH COLD STORAGE LLC
AND CITY OF PLYMOUTH

BEARINGS ARE BASED ON THE SOUTH LINE OF THE SE 1/4 OF SECTION 25, T15N, R21E, AS BEING N89°41'04"E PER THE SHEBOYGAN COUNTY COORDINATE SYSTEM.



941 Center Avenue, Suite 1
Oostburg, WI 53070
920-547-0599

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FILE No.: 2024069 DATE: 4/16/2024 PAGE: 1 OF 3

This instrument was drafted by Benjamin J. Reenders.