

# City of Plymouth Plan Commission

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

Chairman; Mayor Don Pohlman

Members:

Jane Meyer  
Jeremy Schellin  
Greg Hildebrand  
Ron Nicolaus  
John Wyatt  
Justin Schmitz

The City of Plymouth Plan Commission will have a meeting on **Thursday May 1, 2025 at 6:00 PM in Room 305**, City Hall, and Plymouth, WI.

The agenda will be as follows:

- 1.) Approval of Minutes from April 3, 2025
- 2.) Election of Vice-Chairman of Plan Commission as Required by PMC 2-4-5(e)
- 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. Zurn (enclosure)
- 4.) **Site Plan Seeking Approval**; 411 County Road PP, Masters Gallery Foods, Inc. for the expansion of an existing parking lot. Masters Gallery Foods (enclosure)
- 5.) **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)
- 6.) **Discussion and possible motion**; to amend the date and time of the previously scheduled Plan Commission meeting on July 3, 2025
- 7.) **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

**April 3, 2025**

Mayor Pohlman called the meeting to order at 6:00 PM on April 3, 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, Police Chief Ken Ruggles, Fire Chief Ryan Pafford, Director of Public Works Cathy Austin, and City Clerk/Deputy Treasurer Anna Voigt.

Alderman present but not acting in official capacity: John Binder and Mike Penkwitz

- 1.) Approval of Minutes from March 6, 2025:** Motion was made by Nicolaus/Schmitz to approve the minutes. Upon the call of the roll, all voted aye. Motion carried.
- 2.) Site Plan Seeking Approval; 3062 Kiley Way, Kensington Management, Inc. (dba Taco Bell) for exterior site plan improvements. Excel Engineering (enclosure):** Johnston explained that Taco Bell plans on doing minor updates, there are no alterations to parking lot or plan. The reason it has to come to Plan Commission is for the façade and painting of the building. There are minor updates to the interior but don't need Plan Commission approval, those are just building permits. Tricia Muellenbach from Excel Engineering explained that Taco Bell plans to do interior and exterior upgrades. This includes fresh paint, landscaping upgrades, fresh artwork, drive-thru upgrades and updated signage. Motion was made by Nicolaus/Schmitz to approve the site plan. Upon the call of the roll, all voted aye. Motion carried.
- 3.) Site Plan Seeking Approval; 127 North Street, South Pier, LLC, for the construction of a 660 square foot detached garage.** Johnston explained that it is a standard project, the reason it has to go to Plan Commission instead a standard building permits because it is in the B-2 zoning district. There are no setbacks restrictions in B-2. The proposed garage appears to be proposed very close to the lot line of the adjacent property line. Motion was made by Wyatt/Nicolaus to approve the site plan from 127 North St., South Pier LLC. for the construction of a 600 sq. ft. detached garage. Wyatt asked if the garage on the lot line will be an issue in the future. Johnston stated that there are no setbacks in that district, but lot lines are confirmed. Wyatt asked why its staying in the district instead of making it residential. Johnston stated that property owners are typically the ones to request a rezone petition. Upon the call of the roll, all voted aye. Motion carried.
- 4.) Site Plan Seeking Approval; 900 County Road PP (Plymouth Utilities), City of Plymouth, for the construction of a 12,000 square foot detached garage.** Blakeslee explained that Plymouth Utilities, owned by the City of Plymouth, has submitted a site plan review application for the construction of a new 12,000 sq. ft. detached garage for the storage of electric utility materials and vehicles. The project also requires Wisconsin Public Service Commission (PSC) approval prior to construction of the garage. Motion was made by Nicolaus/Schellin to approve the site plan for Plymouth Utilities 12,000 sq. ft. detached garage contingent on PSC approval. Schmitz asked if there was access to the new building from the original drive. Blakeslee stated that there is access from the original drive Austin added there will also be access from South St. Wyatt asked if that is included in the

original project cost. Austin stated that it was. Nicolaus asked if there would be a fence around the building. Blakeslee stated that the blue line on the plans is where the fence will be. Nicolaus followed up asking if the fence will be around the pond as well. Blakeslee responded no, the pond will not be enclosed. Pohlman added it will nice to see the shed being built. Upon the call of the roll, all voted aye. Motion carried.

- 5.) Site Plan Seeking Approval; 128 Smith Street (Plymouth Police Department), City of Plymouth, for the construction of a 748 square foot detached garage.** Chief Ruggles explained the main reason for the request for the detached garage is to hold an extra patrol car, crime scene enclosed trailer, electric patrol bicycles and a training vehicle. As crime increased over the years the Police has needed space to process vehicles related to evidence. These vehicles need to be secured and not accessible to the general public. Currently a garage is being shared with DPW where public can see it and its difficult to always have room for a car. Ruggles stated the location of the garage will be located on the southeast corner of the back parking lot on Caroline St. This location is close to the Police Department and can be under surveillance. Motion was made by Hildebrand/Nicolaus to approve the site plan from the Police Department for a 748 sq. ft. detached garage. Blakeslee added the parking lot will be re stripped to allow traffic flow. Hildebrand asked if the garage will be built into the hill. Ruggles stated the DPW reshaped the hill and removed a block wall to allow for drainage. Ruggles added there are a few spots for snow removal from the parking lot. Upon the call of the roll, all voted aye. Motion carried.
- 6.) Property Seeking a Comprehensive Plan Map Amendment Recommendation; from Agricultural to Industrial; Tax Parcel 59271822750 (southeast corner of STH 57 and CTH PP) Sargento Cheese, Inc.** Mayor Pohlman stated item 6 and 7 would be discussed at the same time, but voted on separately. Brett Kraemer explained Sargento purchased two parcels in the area that have been merged into one. At this time, they are just looking for a rezone. Pohlman asked if there are any process in the Comprehensive plan that would prohibit the rezoning? Johnston answered no, before the land can be rezoned the Comprehensive Plan Map has to updated from Agricultural to Industrial. Sargento is planning to rezone the property from A Agricultural to HI Heavy Industrial. There are some adjacent properties also zoned HI. Motion was made by Nicolaus/Schmitz to recommend Council approve the Comprehensive Plan Map change from Agricultural to Industrial. Upon the call, all voted aye. Schellin abstained. Motion carried.
- 7.) Property Seeking Rezoning Recommendation; A petition to rezone ~66.27 acres of land on the existing parcel with tax-key 59271822750 (southeast corner of STH 57 and CTH PP). Property is currently zoned A Agricultural and seeking HI Heavy Industrial zoning district. Sargento Cheese, Inc.** Motion was made by Nicolaus/Schmitz to recommend Council approve a rezone of property 59271822750 from Agricultural to Heavy Industrial. Upon the call of the roll, all voted aye. Schellin abstained. Motion carried.
- 8.) Certified Survey Map Recommendation; Existing parcels with Tax-keys 59271821046 & 9271821047 for a new certified survey map creating 2 parcels of 25.089 acres and 6.875 acres.** Joe Van Ess from Abacus Architects and Dave Biebel from SCEDC were there to speak about the project. Biebel explained that as part of the SCEDC 94 lot residential subdivision project, they are also proposing split off 6.875 acres of land for a separate developer. Duey Stroebel concept map is for the eventual build out

of nine, four-unit senior condominium housing units. The CSM was created to sell off the separate parcel and to be able to rezone it. Johnston added that item 8, 9 and 10 are all related to the same area of land. Mayor Pohlman asked if any of the items need to go to Council. Johnston stated that the petition for rezone is the only thing that needs to go to Council for approval. There is no need for a Comprehensive Plan Map Amendment. Motion was made Schmitz/Nicolaus to approve the Certified Survey Map to create 2 parcels. Upon the call of the roll, all voted aye. Motion carried.

**9.) Property Seeking Rezoning Recommendation; A petition to rezone 6.875 acres of land on the existing parcel with tax-key 9271821047. Property is currently zoned R-5 Traditional Neighborhood and seeking R-4 Multi-Family Residential zoning district.**

Duey Stroebel explained his concept map is to eventually build of nine, four-unit senior condominium housing units. As part of the plan Stroebel is seeking a rezone of the newly created 6.875-acre lot from R-5 traditional neighborhood to R-4 Multi Family Residential. Stroebel added the full parcel was zoned R-4 and this would bring the parcel back to what it was zoned as. Johnston added they will have to come back to Plan Commission in the future for a site plan review. Blakeslee added that the property to the south is Briarwood, which is similar housing development. Motion was made by Wyatt/Nicolaus to recommend Council rezone the 6.875 to R-4 Multi-Family Residential zoning district. Schellin asked if the if lot 2 is wide enough to have its own access or will it have a tie in to lot 1 bump out of road. Blakeslee stated that the preliminary drawings staff has seen it ties in with lot 1 and exits from lot 1. Schellin followed up with asking if there is any concern with creating a land locked pot and not having access. Blakeslee stated that the road will be a public street and the lots will have access. Upon the call of the roll, all voted aye. Motion carried.

**10.) Preliminary Plat Seeking Approval; Tax-key 59271821046 and a portion of tax-key 59271821047(approximately 25.089 acres in total), regarding consideration for a preliminary plat for a 94-lot residential subdivision in the R-5 Traditional Neighborhood District. Sheboygan County Economic Development Corporation.**

Blakeslee gave some background. The Common Council just approved an agreement with SCEDC to develop 94 single family homes. Part of that the Council agreed to use \$2 million of the affordable housing increment to help support that. The increment generated from this project is then going to help re establish the housing increment fund. Hopefully things will get kicked off with some groundwork later this fall. Johnston explained the process of preliminary plat approval. Motion was made by Nicolaus/Schmitz. Upon the call of the roll, all voted aye. Motion carried.

**11.) Communication – Letters, E-mails, or reports Related to the Plan Commission (Chairman, Secretary, Plan Commission Members, City of Plymouth**

**Staff/Alderspersons):** Motion was made by Nicolaus/Schmitz to adjourn the meeting. A unanimous aye vote was cast. Motion carried.

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



Telephone: (920) 893-3745  
Facsimile: (920) 893-0183  
Web Site: [plymouthgov.com](http://plymouthgov.com)

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**DATE:** April 21, 2025  
**TO:** Plan Commission  
**FROM:** Jack Johnston, Assistant City Administrator/Community Development Director  
**RE:** Election of Vice-Chairman of Plan Commission as Required by PMC 2-4-5(e)

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**Background:**

City Code anoints the mayor as the Plan Commission presiding officer (chairman). However, it requires the appointment of a vice-chairman (and officers deemed necessary) yearly to begin serving after May 1<sup>st</sup> to serve a one-year term. The vice-chairman would serve as chairman in the absence of the mayor for Plan Commission meetings. The vice-chairman would not have any other duties or powers outside of a regular Plan Commission member.

City staff has analyzed the needs of the Plan Commission and does not feel it necessary for any other officers to be appointed at this time other than a vice-chairman.

**Staff Recommendation:**

Staff recommends the Plan Commission appoint a Vice-Chairman to serve for a period of one year.



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**DATE:** April 24, 2025

**TO:** Plan Commission

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

**RE:** **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. (enclosure)

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ZONING CONSISTENCY MATRIX		
	<i>Required</i>	<i>Provided</i>
<b>Zoning</b>	B-3	B-3
<b>Maximum Lot Coverage of All Buildings</b>	50%	~36%
<b>Minimum Lot Width at Building Line</b>	100'	~200'
<b>Minimum Front Yard Setback</b>	50'	50'
<b>Minimum Side Yard Setback</b>		
Principal Building	20'	24.06', 46.63'
Accessory Building	10'	n/a
<b>Minimum Rear Yard Setback</b>	40'	n/a (two front yards)
<b>Maximum Height Any Structures</b>	Principal: 35'; up to 50' with CUP Accessory: 25'	~23' for proposed addition

**Background:**

Precision Floors & Décor has submitted a site plan review for an 8,000 square foot warehouse expansion on the southwestern corner of their existing property located at 24 S. Highland Avenue. The property is just over 2 acres in size and also includes the Devour restaurant on site, but that building is separate from the Precision building and will not be impacted by this project. The proposed warehouse will include storage for materials and will also contain a training facility to recruit, train, and retain skilled laborers/installers for Precision. They are also planning on going before the City's Revolving Loan Fund (RLF) Committee later this spring to help finance the addition.

**City Zoning/Comprehensive Plan:**

The property is within the B-3 Business Highway zoning district. The above zoning matrix indicates the property is conforming in terms of setbacks, both for the existing building and the proposed expansion.

The City's Comprehensive Plan, most recently updated in 2022, indicates the property has a future land use designation as commercial. As B-3 zoning allows commercial business operations

like what is currently happening on site, city staff advises the expansion plan is harmonious with the Comprehensive Plan.

**Potential Parking Lot Expansion:**

City staff has had preliminary discussions with Precision about plans to expand the parking lot to the west. City code requires a minimum of 15 feet from street rights-of-way, and a minimum of 15 feet from residentially zoned property lines. Any planned parking lot addition will need to come back to Plan Commission for site plan review and approval.

**Shoreland Zoning/Wetlands/Floodplain:**

The property is not within City shoreland zoning nor an identified or suspected wetland. FEMA flood plain mapping also indicates the property is outside an identified floodplain.

**Public Works/Plymouth Fire Department Review:**

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

**Revolving Loan Fund Application:**

The applicant has also applied for a loan through the City's Revolving Loan Fund (RLF) to help finance the project. The RLF Committee will be reviewing the application later this spring. The RLF provides loans with favorable interest rates to local businesses to support business expansion and other projects in Plymouth. The RLF Committee provides a recommendation regarding loan terms to the Common Council. The Common Council makes the final decision to approve the presented terms. Consideration of an RLF loan for Precision Flooring is subject to Site Plan approval from Plan Commission.

**Plan Commission Consideration(s):**

Sec. 15-1-3(g) of the City Code indicates that the Plan Commission must review and approve any construction, reconstruction, expansion or conversion, except for one and two family residences in residentially zoned districts\* before the issuance of a building permit from the building inspector:

- *Site plan approval.* All applications for building permits for any construction, reconstruction, expansion or conversion, except for one and two family residences in residentially zoned districts shall require site plan approval by the plan commission.

When considering acting on a site plan application, the Plan Commission should consider the following:

- a. The appropriateness of the site plan and buildings in relation to the physical character of the site and the usage of adjoining land areas.
- b. The layout of the site with regard to entrances and exits to public streets; the arrangement and improvement of interior roadways; the location, adequacy and improvement of areas for parking and for loading and unloading; and shall, in this connection, satisfy itself that the traffic pattern generated by the proposed construction or use shall be developed in a manner consistent with the safety of residents and the community, and the applicant shall so design the construction or use as to minimize any traffic hazard created thereby.
- c. The adequacy of the proposed water supply, drainage facilities and sanitation and waste disposal.
- d. The landscape and appearance of the completed site. The plan commission may require that those portions of all front, rear and side yards not used for off-street parking shall be attractively planted with trees, shrubs, plants or grass lawns, and that the site be effectively screened so as not to impair the value of adjacent properties nor impair the intent of purposes of this section.

**Staff Recommendation:**

Staff recommends the Plan Commission approve the 8,000 square foot expansion for Precision Floor & Décor.

**Copies Mailed/Emailed To:**

- I. Tammy Stephany: [tammy@precisionfloordecor.com](mailto:tammy@precisionfloordecor.com)
- II. Ryan Roerdink: [RRoerdink@KSI-Team.com](mailto:RRoerdink@KSI-Team.com)

**Attachments:**

- I. GIS Map
- II. Building Plan Materials



Attachment I



EASTERN AVENUE

PLAT OF SURVEY

FOR: KSI Construction  
Lot 1, Assessment Plat No. 2 Of the City Of Plymouth, Located In the  
NE 1/4 Of the NE 1/4, Section 27, T15N, R21E, City of Plymouth,  
Sheboygan County, Wisconsin.

BENCHMARK  
FLAG BOLT ON  
HYDRANT  
EL. = 879.48

ROBERTS PLACE  
(66' WIDE R.O.W.)

SANITARY SEWER MANHOLE  
TOP = 876.86

S0°26'17"W 203.98'

S89°40'47"W

1" PIPE

EXISTING BUILDING

WOOD RETAINING WALL

CONCRETE

BLACKTOP

EXISTING BUILDING

AC FAN

STORM SEWER  
MANHOLE  
TOP = 876.62

100.00'

PROPOSED NEW  
BUILDING ADDITION

100.00'

CONCRETE

CONCRETE

CONCRETE

CONCRETE RAMP

HVAC FAN

SANITARY SEWER MANHOLE  
TOP = 877.10

BLACKTOP

N88°18'18"E 307.19'

CONCRETE RAMP

CONCRETE PAD

EXISTING SHED

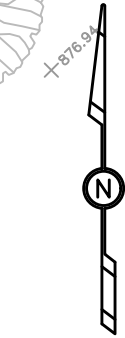
S0°07'32"E

S HIGHLAND AVENUE  
(66' WIDE R.O.W.)

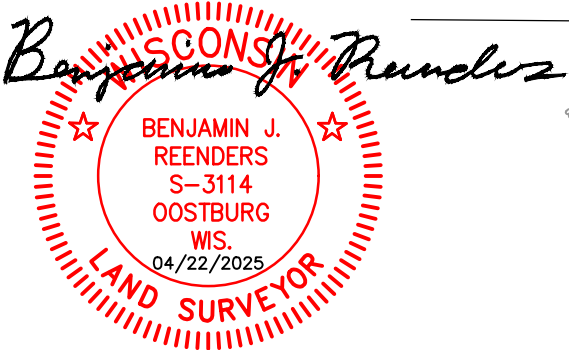
LEGEND

- = Iron Stake Found
- ⊙ = Power Pole
- ⊖ = Sanitary Manhole
- ⊕ = Catch Basin
- ⊙ = Hydrant
- W — = Water Line
- T — = Telecom Line

- NOTES:
- UTILITY STRUCTURES VISIBLE ON THE GROUND SURFACE HAVE BEEN SHOWN PER ACTUAL MEASUREMENTS. UNDERGROUND UTILITY LINES HAVE BEEN SHOWN PER AVAILABLE RECORDS AND MARKINGS BY DIGGERS HOTLINE AND SHOULD NOT BE INTERPRETED AS THE EXACT LOCATION NOR THE ONLY UTILITIES IN THIS AREA.
  - PARCEL MAY BE SUBJECT TO EASEMENTS AND RIGHTS NOT SHOWN THAT A COMPLETE TITLE SEARCH MAY DISCLOSE.
  - COORDINATES ARE BASED ON SHEBOYGAN COUNTY COORDINATE SYSTEM.
  - ELEVATIONS ARE NAVD88(GEOID12B).



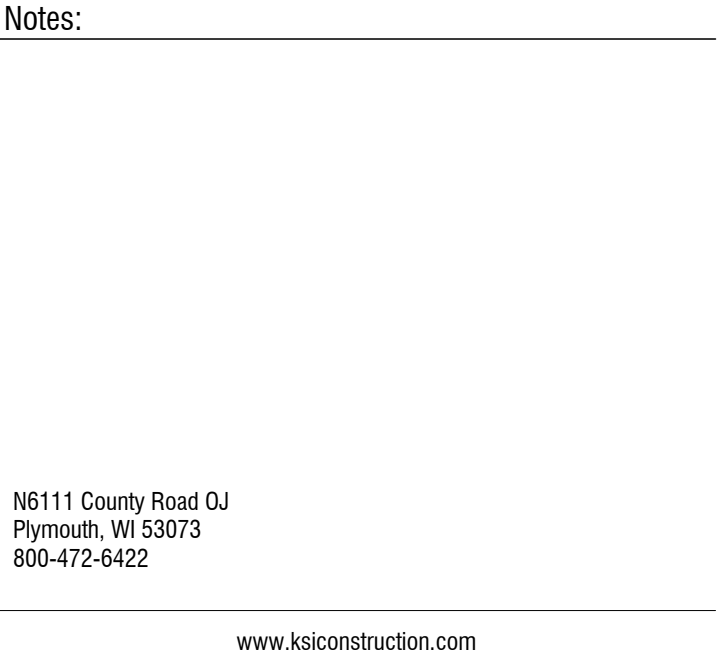
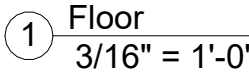
0 15 30  
Scale: 1" = 30'



I Benjamin J. Reenders do hereby certify that  
this survey is correct to the best of my  
knowledge and belief.

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

**CEDAR CREEK SURVEYING, LLC**  
ENGINEERS • SURVEYORS • DRAFTERS  
[www.cedarcreeksurveying.com](http://www.cedarcreeksurveying.com)

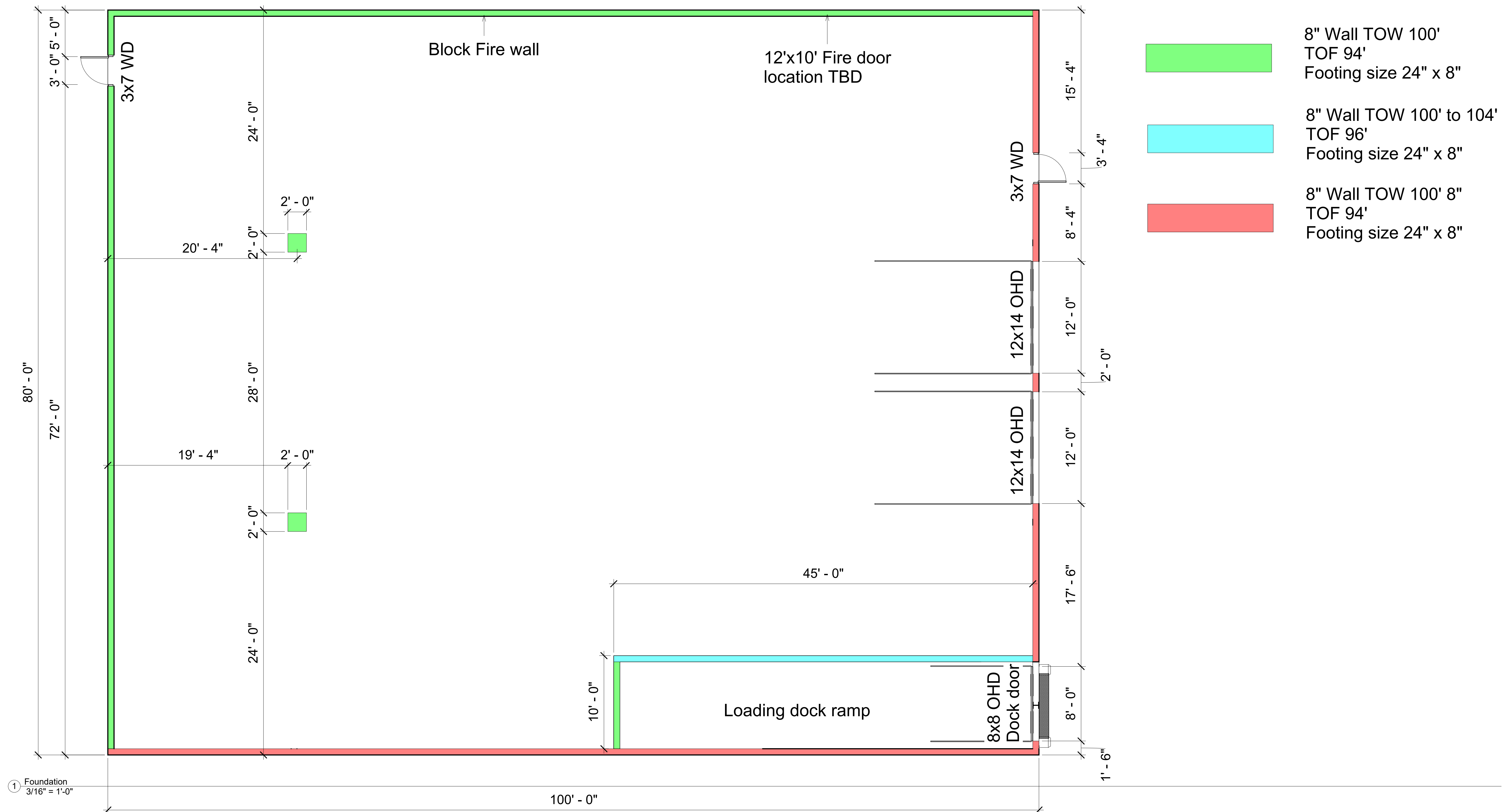


# For Bidding Only

Enter address here

Scale at ANSI Standard D

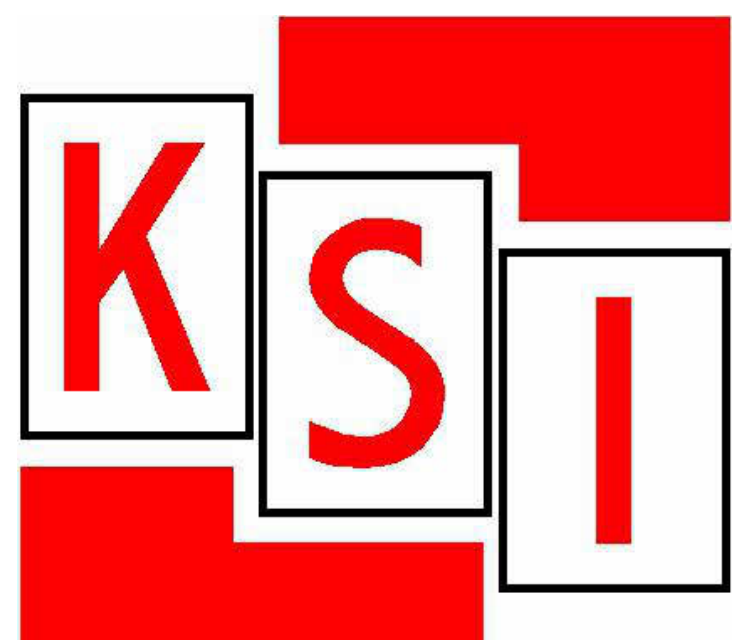
Existing building



8" Wall TOW 100'  
TOF 94'  
Footing size 24" x 8"

8" Wall TOW 100' to 104'  
TOF 96'  
Footing size 24" x 8"

8" Wall TOW 100' 8"  
TOF 94'  
Footing size 24" x 8"



Notes:

N6111 County Road OJ  
Plymouth, WI 53073  
800-472-6422

[www.ksiconstruction.com](http://www.ksiconstruction.com)

[illegible]

# For Bidding Only

**Client:**

## Precision Floors

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**Project Description:**

### Building Addition

Enter address here

**Drawing Description:**

## Foundation

Revision No.

Date \_\_\_\_\_

Drawn By

Drawing No.

# A102

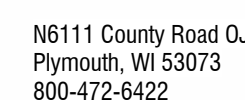
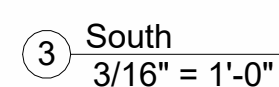
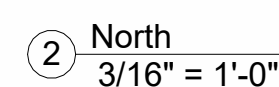
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Page 12 of 24      3/16" = 1'-0"





④ West  
3/16" = 1'-0"

[illegible]

# For Bidding Only

Enter address here

Drawing No.

A103

Scale at ANSI Standard D      Page 13 of 24      3/16" = 1'-0"





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**DATE:** April 21, 2025

**TO:** Plan Commission

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

**RE:** **Site Plan Seeking Approval;** 411 County Road PP, Masters Gallery Foods, Inc. for the expansion of an existing parking lot. Masters Gallery Foods (enclosure)

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ZONING CONSISTENCY MATRIX		
	<i>Required</i>	<i>Provided</i>
<b>Zoning</b>	L_I	L-I
<b>Maximum Lot Coverage of All Buildings</b>	50%	~15%
<b>Minimum Lot Width at Building Line</b>	150'	1,350'
<b>Minimum Front Yard Setback</b>	25'	~170
<b>Minimum Side Yard Setback</b>		
Principal Building	20'	~130'
Accessory Building	10'	
<b>Minimum Rear Yard Setback</b>	40'	~480'

**Background:**

Wagner Excavating, on behalf of Masters Gallery Foods, has submitted a site plan review for a parking lot expansion of their facility located at 411 County Road PP. The project calls for 25,080 square feet of total additional impervious areas – 22,850 square feet being asphalt and 2,230 square feet being concrete. The plan calls for the removal of 19 stalls, but the installation of 61 regular stalls, 2 handicap stalls, and shows 14 additional stalls on the west side of the property as future parking stalls.

**City Zoning/Comprehensive Plan:**

The property is within the L-I Light Industrial Zoning District. The above zoning matrix indicates that the lot is conforming to setbacks as well as lot size.

The City's Comprehensive Plan, most recently updated in 2022, indicates the property has a future land use designation as industrial which is complementary to its current use. Staff views the current use and proposed parking lot expansion is harmonious with the City's Comprehensive Plan.

**Shoreland Zoning/Wetlands/Floodplain:**

County GIS mapping shows wetlands located in the northeast and southeast portion of the property. The proposed parking lot addition will not impact these identified wetlands.

**Public Works/Plymouth Fire Department Review:**

Both Public Works Director Austin and Chief Pafford reviewed the proposal and have no concerns. Director Austin noted that the parking lot was accounted for in the 2012 Stormwater Management Plan and conforms to ordinance.

**Plan Commission Consideration(s):**

Sec. 13-1-92(b) of the City Code indicates that the Plan Commission must review and approve new parking lots and alterations to existing parking lots.

When considering acting on a site plan application, the Plan Commission should consider the following:

- a. The appropriateness of the site plan and buildings in relation to the physical character of the site and the usage of adjoining land areas.
- b. The layout of the site with regard to entrances and exits to public streets; the arrangement and improvement of interior roadways; the location, adequacy and improvement of areas for parking and for loading and unloading; and shall, in this connection, satisfy itself that the traffic pattern generated by the proposed construction or use shall be developed in a manner consistent with the safety of residents and the community, and the applicant shall so design the construction or use as to minimize any traffic hazard created thereby.
- c. The adequacy of the proposed water supply, drainage facilities and sanitation and waste disposal.
- d. The landscape and appearance of the completed site. The plan commission may require that those portions of all front, rear and side yards not used for off-street parking shall be attractively planted with trees, shrubs, plants or grass lawns, and that the site be effectively screened so as not to impair the value of adjacent properties nor impair the intent of purposes of this section.

**Staff Recommendation:**

Staff recommends the Plan Commission approve the parking lot expansion for Masters Gallery Foods, Inc. as presented

**Copies Mailed/Emailed To:**

- I. Greg Wagner: [gwags@digwagner.com](mailto:gwags@digwagner.com)

**Attachments:**

- I. GIS Map
- II. Building Plan

## Attachment I



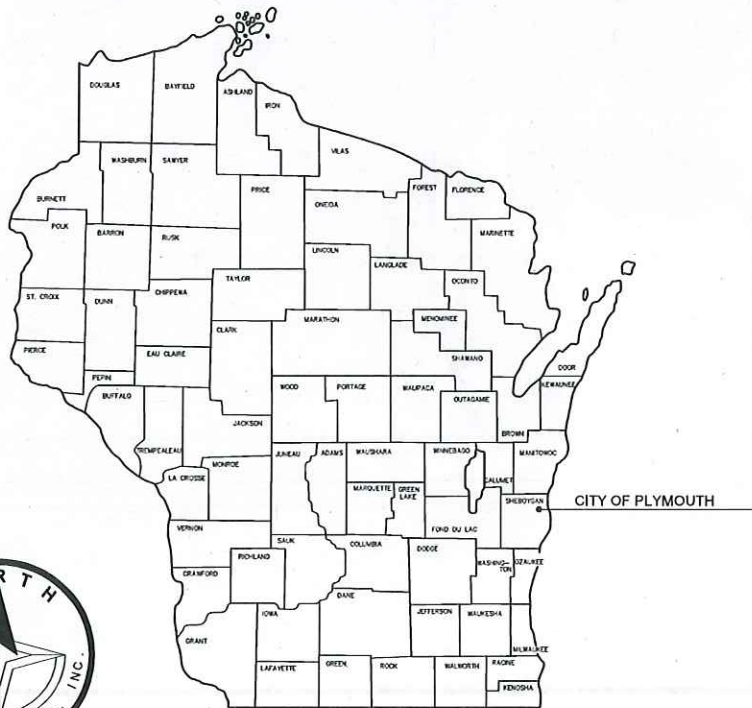


# SOUTH PARKING LOT ADDITION

CITY OF PLYMOUTH, WISCONSIN



SITE LOCATION MAP



FOR 24" X 36" PRINT

SHEET INDEX	
PROJECT TITLE SHEET	1
OVERALL SITE PLAN	2
CONSTRUCTION GRADING AND EROSION CONTROL PLAN	3
STORM SEWER PLAN	4

GRADING NOTES

- ALL GRADES REPRESENT FINISH GRADES, UNLESS NOTED OTHERWISE.
- TOPSOIL SHALL BE STRIPPED AT REQUIRED AREAS, AND PLACED ON A TEMPORARY PILE ON SITE. THE LOCATION OF THE PILE SHALL BE APPROVED BY THE ENGINEER AND OWNER. IF THE TOPSOIL IS NOT REPLACED WITHIN 7 DAYS, THE TEMPORARY TOPSOIL PILE SHALL BE GRASS SEED. PLACE SILT FENCE AROUND TOPSOIL PILE. AT COMPLETION OF GRADING, THE TOPSOIL SHALL BE REPLACED TO GRASS AND LANDSCAPE AREAS TO A 4 INCH MINIMUM THICKNESS. EXCESS TOPSOIL SHALL BE REMOVED FROM SITE, UNLESS DIRECTED BY OWNER.
- THE GRADING CONTRACTOR SHALL CLEAR AND GRUB ALL TREES AND BRUSH THAT MAY INTERFERE WITH THE GRADING AND/OR UTILITY CONSTRUCTION.
- APPROPRIATE FILL MATERIAL SHALL BE COMPACTED IN 8" LIFTS TO AT LEAST A 95% STANDARD PROCTOR AT MAXIMUM DRY DENSITY AT ALL AREAS; EXCEPT LANDSCAPE AREAS SHALL BE COMPACTED TO AT LEAST A 90% STANDARD PROCTOR AT MAXIMUM DRY DENSITY.
- PRIOR TO PLACEMENT OF BASECOURSE, THE SUBGRADE SHALL BE PROOF ROLLED AND APPROVED BY A SOILS ENGINEER (OPTION FOR OWNER).
- GRAVEL BASECOURSE SHALL BE COMPACTED IN LIFTS TO AT LEAST A 95% MODIFIED PROCTOR AT MAXIMUM DRY DENSITY.
- AT THE OWNER'S EXPENSE AND OPTION, COMPACTION TESTS MAY BE TAKEN, AT FILLED SUBGRADE AREAS AND FOR THE PLACEMENT OF THE GRANULAR BASECOURSE.
- IF IMPORTED SITE FILL IS REQUIRED (AS DETERMINED BY THE EARTHWORK CONTRACTOR), THE USABLE EXCESS TRENCH CUT MATERIAL SIDECASTED BY THE UTILITY CONTRACTOR SHALL BE USED BY THE GRADING CONTRACTOR. SOIL EXCAVATED BY THE UTILITY CONTRACTOR THAT IS NOT USABLE (AS DETERMINED BY THE ENGINEER) FOR FILL MATERIAL (POOR COMPACTION) SHALL BE REMOVED FROM THE SITE BY THE UTILITY CONTRACTOR.
- IF THE SITE DOES NOT REQUIRE EXCESS TRENCH CUT MATERIAL SIDECASTED BY THE UTILITY CONTRACTOR, THEN THE UTILITY CONTRACTOR IS RESPONSIBLE TO REMOVE EXCESS SIDECASTED MATERIAL FROM SITE OR AS DIRECTED BY OWNER.
- THE GRADING CONTRACTOR IS RESPONSIBLE FOR THE EARTHWORK SITE BALANCE, IMPORTING REQUIRED USABLE FILL TO THE SITE (APPROVED BY ENGINEER) OR EXPORTING EXCESS MATERIAL FROM THE SITE, UNLESS DIRECTED BY THE OWNER. ON-SITE MATERIAL THAT IS NOT USABLE FOR FILL SHALL BE REMOVED FROM SITE BY THE GRADING CONTRACTOR.
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PREPARING THE PLACED TOPSOIL, SEEDING, MULCHING, AND FERTILIZING ALL TOPSOILED AREAS (EXCEPT TEMPORARY SEEDING OF TOPSOIL PILE BY GRADING CONTRACTOR).

PROPERTY INFORMATION

PROPERTY ADDRESS: MASTERS GALLERY FOODS  
411 CTH PP, P. O. BOX 170  
PLYMOUTH, WISCONSIN 53073

SITE CONTACT: TIM YAEGER  
FACILITY SUPERINTENDENT  
(920)-893-9192  
TYAEGER@MASTERSGALLERYFOODS.COM

GENERAL CONTRACTOR: JOS. SCHMITT CONSTRUCTION  
2104 UNION AVE.  
SHEBOYGAN, WI  
PHONE: (920) 457-4426

EARTHWORK CONTRACTOR: WAGNER EXCAVATING, INC.  
3437 PAINE AVENUE  
SHEBOYGAN, WI 53081  
ATTN: GREGG WAGNER  
PHONE: (920) 458-9082  
EMAIL: GWAGNER@DIGWAGNER.COM

PROPERTY DESCRIPTION:

BEING PART OF THE NW 1/4, OF SECTION 34, T15N, R21E, CITY OF PLYMOUTH, SHEBOYGAN COUNTY, WISCONSIN

ZONING: LIGHT INDUSTRIAL (LI)

AREAS

LAND DISTURBANCE (APPROXIMATE) 53,000 SF (1,216 AC.)

TOTAL ADDITIONAL IMPERVIOUS AREAS 25,080 SF (22,850 ASPHALT, 2,230 CONCRETE)

GENERAL NOTES

- ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED ACCORDING TO THE ORDINANCES AND REQUIREMENTS OF THE CITY OF PLYMOUTH AND DNR REQUIREMENTS.
- THE LOCATION AND SIZE OF THE EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE, AND WERE LOCATED BY FIELD SURVEY, DIGGERS HOTLINE MARKING, AND EXISTING UTILITY RECORDS. THE ENGINEER, DESIGNER, OR SURVEYOR DOES NOT GUARANTEE THEIR SIZE OR LOCATION. EXISTING UTILITIES ON THIS SITE MAY NOT BE SHOWN ON THIS DRAWING. ALL CONTRACTORS, FOR THEIR WORK, MUST NOTIFY DIGGERS HOTLINE (800-242-8511) FOR MARKING THE LOCATION OF EXISTING UNDERGROUND UTILITIES 3 DAYS PRIOR TO BEGINNING WORK. CONTRACTORS SHALL ALSO REQUEST THE PROPERTY OWNER TO LOCATE THEIR PRIVATE UTILITIES.
- ALL CONTRACTORS ARE RESPONSIBLE TO EXAMINE THE SITE PRIOR TO BIDDING AND COMMENCING WORK, TO COMPARE SITE CONDITIONS AND DRAWINGS. ANY APPARENT DISCREPANCIES, ERRORS, OR OMISSIONS SHALL BE REPORTED TO THE ENGINEER AND RESOLVED PRIOR TO STARTING OR CONTINUING WITH CONSTRUCTION.
- ALL CONTRACTORS ARE TO VERIFY UTILITY ELEVATIONS, PRIOR TO COMMENCING WITH THEIR WORK.
- ALL CONTRACTORS SHALL PROPERLY FENCE AND BARRICADE OPEN TRENCHES AND EXCAVATIONS.
- EACH CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY.
- EACH CONTRACTOR IS RESPONSIBLE FOR THEIR TRADES APPLICATIONS, PERMITS, FEES, AND APPROVALS.
- UTILITIES DAMAGED BY A CONTRACTOR SHALL BE REPAIRED TO THE UTILITY OWNER'S SATISFACTION AND AT THAT CONTRACTOR'S EXPENSE.
- REPAIR OF PAVEMENT, UTILITIES, CURB AND GUTTER, SIDEWALKS, TOPSOIL, SEEDING, FERTILIZING, AND MULCHING THAT ARE NOT SHOWN ON THE PLAN, BUT ARE REQUIRED FOR YOUR TRADE OF WORK, ARE CONSIDERED INCIDENTAL AND ARE THE RESPONSIBILITY OF THAT CONTRACTOR.
- ALL GRADES REPRESENT FINISH GRADE, UNLESS NOTED OTHERWISE.
- THE BOUNDARY INFORMATION WAS OBTAINED FROM PREVIOUS PROPERTY SURVEYS AND LOCATION OF EXISTING MONUMENTS.

PROJECT TITLE SHEET

No.	Revision	Date
5		
4		
3		
2		
1		

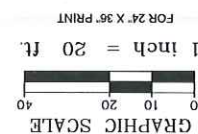


South Parking Addition  
Masters Gallery Foods  
411 CTH "PP"  
Plymouth, WI

DATE  
3-26-25

1





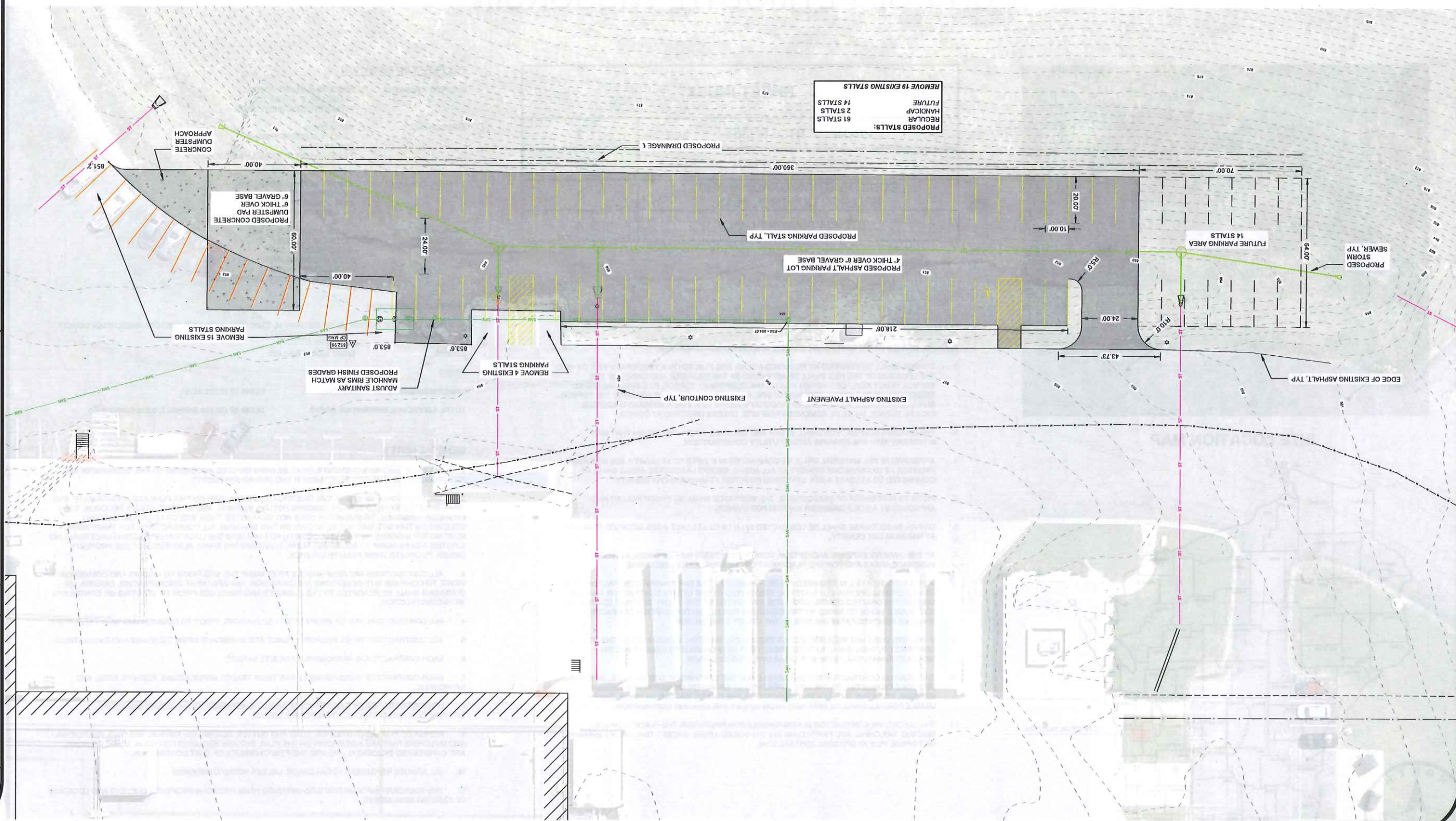
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DATE 3-26-25

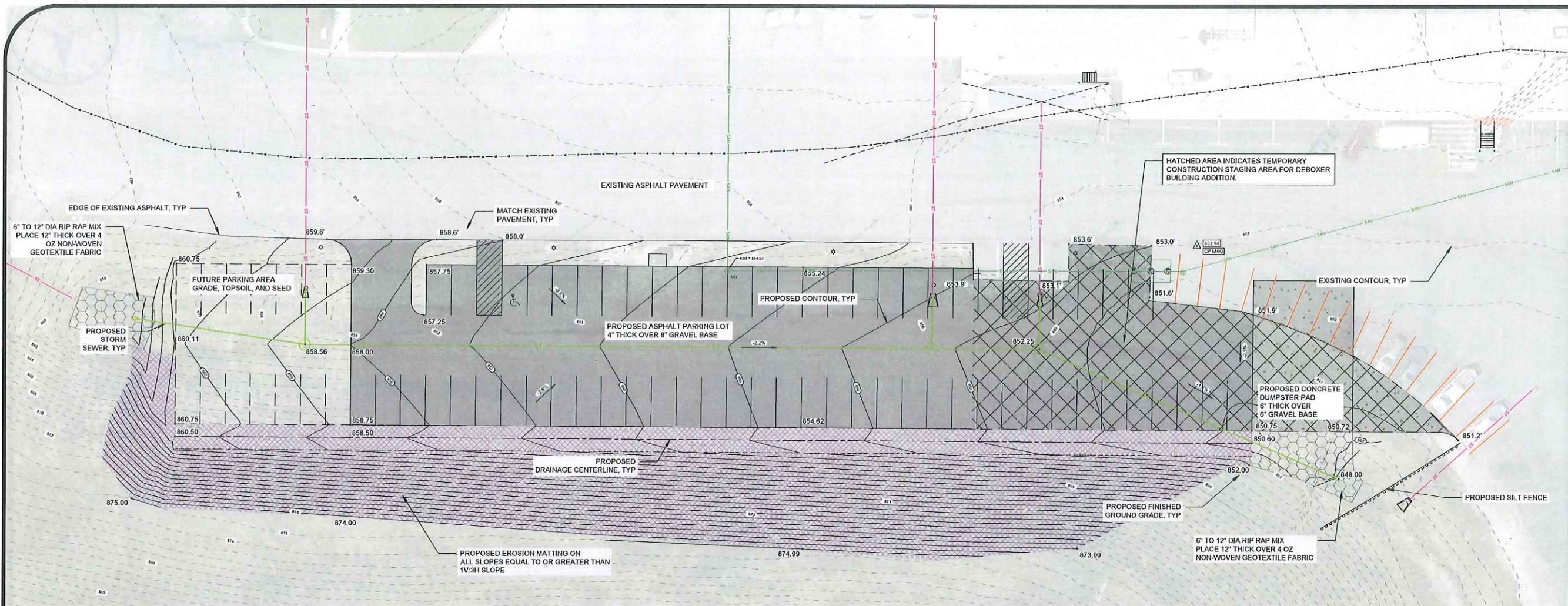
**South Parking Addition**  
**Masters Gallery Foods**  
411 CTH "PP"  
Plymouth, WI

**Wagner**  
EXCAVATING & DRILLING  
3437 PAINE AVENUE SHEBOYGAN, WI 53081  
(920) 458-9052

5	—	—
4	—	—
3	For Construction	—
2	For Approval	3-26-25
1	Preliminary Drawings	3-7-2025
No.	Revision	Date







#### GRADING NOTES

1. ALL GRADES REPRESENT FINISH GRADES, UNLESS NOTED OTHERWISE.
2. TOPSOIL SHALL BE STRIPPED AT REQUIRED AREAS, AND PLACED ON A TEMPORARY PILE ON SITE. THE LOCATION OF THE PILE SHALL BE APPROVED BY THE ENGINEER AND OWNER. IF THE TOPSOIL IS NOT REPLACED WITHIN 7 DAYS, THE TEMPORARY TOPSOIL PILE SHALL BE GRASS SEED, PLACE SILT FENCE AROUND TOPSOIL PILE. AT COMPLETION OF GRADING, THE TOPSOIL SHALL BE REPLACED TO GRASS AND LANDSCAPE AREAS TO A 4 INCH MINIMUM THICKNESS. EXCESS TOPSOIL SHALL BE REMOVED FROM SITE, UNLESS DIRECTED BY OWNER.
3. THE GRADING CONTRACTOR SHALL CLEAR AND GRUB ALL TREES AND BRUSH THAT MAY INTERFERE WITH THE GRADING AND/OR UTILITY CONSTRUCTION.
4. APPROPRIATE FILL MATERIAL SHALL BE COMPACTED IN 8" LIFTS TO AT LEAST A 95% STANDARD PROCTOR AT MAXIMUM DRY DENSITY AT ALL AREAS; EXCEPT LANDSCAPE AREAS SHALL BE COMPACTED TO AT LEAST A 90% STANDARD PROCTOR AT MAXIMUM DRY DENSITY.
5. PRIOR TO PLACEMENT OF BASECOURSE, THE SUBGRADE SHALL BE PROOF ROLLED AND APPROVED BY A SOILS ENGINEER (OPTION FOR OWNER).
6. GRAVEL BASECOURSE SHALL BE COMPACTED IN LIFTS TO AT LEAST A 95% MODIFIED PROCTOR AT MAXIMUM DRY DENSITY.
7. AT THE OWNER'S EXPENSE AND OPTION, COMPACTION TESTS MAY BE TAKEN, AT FILLED SUBGRADE AREAS AND FOR THE PLACEMENT OF THE GRANULAR BASECOURSE.
8. IF IMPORTED SITE FILL IS REQUIRED (AS DETERMINED BY THE EARTHWORK CONTRACTOR), THE USABLE EXCESS TRENCH CUT MATERIAL SIDECASTED BY THE UTILITY CONTRACTOR SHALL BE USED BY THE GRADING CONTRACTOR. SOIL EXCAVATED BY THE UTILITY CONTRACTOR THAT IS NOT USABLE (AS DETERMINED BY THE ENGINEER) FOR FILL MATERIAL (POOR COMPACTION) SHALL BE REMOVED FROM THE SITE BY THE UTILITY CONTRACTOR.
9. IF THE SITE DOES NOT REQUIRE EXCESS TRENCH CUT MATERIAL SIDECASTED BY THE UTILITY CONTRACTOR, THEN THE UTILITY CONTRACTOR IS RESPONSIBLE TO REMOVE EXCESS SIDECASTED MATERIAL FROM SITE OR AS DIRECTED BY OWNER.
10. THE GRADING CONTRACTOR IS RESPONSIBLE FOR THE EARTHWORK SITE BALANCE, IMPORTING REQUIRED USABLE FILL TO THE SITE (APPROVED BY ENGINEER) OR EXPORTING EXCESS MATERIAL FROM THE SITE, UNLESS DIRECTED BY THE OWNER. ON-SITE MATERIAL THAT IS NOT USABLE FOR FILL SHALL BE REMOVED FROM SITE BY THE GRADING CONTRACTOR.
11. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PREPARING THE PLACED TOPSOIL, SEEDING, MULCHING, AND FERTILIZING ALL TOPSOILED AREAS (EXCEPT TEMPORARY SEEDING OF TOPSOIL PILE BY GRADING CONTRACTOR).

#### EROSION CONTROL NOTES

1. THE EARTHWORK CONTRACTOR (FOR THE OWNER) IS RESPONSIBLE FOR ROUTINE SITE INSPECTIONS AT LEAST ONCE EVERY 7 DAYS AND WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR GREATER. KEEP INSPECTION REPORTS ON-SITE AND MAKE THEM AVAILABLE UPON REQUEST.
2. INSPECT AND MAINTAIN ALL SEDIMENT CONTROL PRACTICES UNTIL THE CONTRIBUTING DRAINAGE AREA IS STABILIZED.
3. WHEN POSSIBLE: PRESERVE EXISTING VEGETATION (ESPECIALLY ADJACENT TO SURFACE WATERS), MINIMIZE LAND-DISTURBING CONSTRUCTION ACTIVITY ON SLOPES OF 20% OR MORE, MINIMIZE SOIL COMPACTION, AND PRESERVE TOPSOIL.
4. INSTALL INLET PROTECTION PRIOR TO LAND-DISTURBING ACTIVITIES IN THE CONTRIBUTING DRAINAGE AREA AND/OR IMMEDIATELY UPON INLET INSTALLATION. USE WDNR TECHNICAL STANDARD STORM DRAIN INLET PROTECTION FOR CONSTRUCTION SITES #1060.
5. STAGE GRADING ACTIVITIES TO MINIMIZE THE OPEN EXPOSED AREA. CONDUCT TEMPORARY GRADING FOR EROSION CONTROL PER WDNR TECHNICAL STANDARD TEMPORARY GRADING PRACTICES FOR EROSION CONTROL #1067.
6. NOTIFY OWNER AND ENGINEER IF DEWATERING IS SCHEDULED TO OCCUR IN AREAS OF SOIL OR GROUNDWATER CONTAMINATION. ALSO IF DEWATERING WILL OCCUR FROM A HIGH CAPACITY WELL (70 GPM OR MORE), DEWATER ONLY AFTER THE APPROPRIATE WDNR DEWATERING DISCHARGE PERMIT HAS BEEN OBTAINED.
7. USE THE WDNR TECHNICAL STANDARD DE-WATERING #1061 FOR DEWATERING OF ACCUMULATED SURFACE RUNOFF.
8. INSTALL AND MAINTAIN SILT FENCING PER WDNR TECHNICAL STANDARD SILT FENCE #1056. REMOVE SEDIMENT FROM BEHIND SILT FENCES AND SEDIMENT BARRIERS BEFORE SEDIMENT REACHES A DEPTH THAT IS EQUAL TO ONE-HALF OF THE FENCE AND/OR BARRIER HEIGHT. REPAIR BREAKS AND GAPS IN SILT FENCES AND BARRIERS IMMEDIATELY. REPLACE DECOMPOSING STRAW BALES (TYPICAL EVERY 3 MONTHS), LOCATE, INSTALL, AND MAINTAIN STRAW BALES PER WDNR TECHNICAL STANDARD DITCH CHECKS #1062.
9. IMMEDIATELY STABILIZE ALL DISTURBED AREAS THAT WILL REMAIN INACTIVE FOR 14 DAYS OR LONGER, BETWEEN SEPTEMBER 15 AND OCTOBER 15. STABILIZE WITH MULCH, TACKIFIER, AND A PERENNIAL SEED MIXED WITH WINTER WHEAT, ANNUAL OATS, OR ANNUAL RYE, AS APPROPRIATE FOR REGION AND SOIL TYPE. OCTOBER 15 THROUGH COLD WEATHER: STABILIZE WITH A POLYMER AND DORMANT SEED MIX.
10. STABILIZE AREAS WITHIN 7 DAYS AFTER FINAL GRADING.
11. EARTHWORK OR UTILITY OR GENERAL CONTRACTOR OR SUBCONTRACTORS TO SWEEP/CLEAN UP ALL SEDIMENT/TRASH THAT MOVES OFF-SITE DUE TO CONSTRUCTION ACTIVITY OR STORM EVENTS, BEFORE THE END OF THE SAME WORKDAY OR AS DIRECTED BY THE MUNICIPALITY. SEPARATE SWEEP MATERIALS (SOILS AND TRASH) AND DISPOSE OF APPROPRIATELY.
12. EARTHWORK OR UTILITY OR GENERAL CONTRACTOR OR SUBCONTRACTORS ARE RESPONSIBLE FOR CONTROLLING DUST PER WDNR TECHNICAL STANDARD DUST CONTROL ON CONSTRUCTION SITES # 1058.
13. EARTHWORK OR UTILITY OR GENERAL CONTRACTOR OR SUBCONTRACTORS SHALL PROPERLY DISPOSE OF ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, OR OTHER CONSTRUCTION MATERIALS) AND DO NOT ALLOW THESE MATERIALS TO BE CARRIED BY WATER RUNOFF.



GRAPHIC SCALE  
0 10 20 40  
1 inch = 20 ft.  
FOR 24" X 36" PRINT

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## CONSTRUCTION GRADING PLAN AND EROSION CONTROL PLAN

South Parking Addition  
Masters Gallery Foods  
411 CTH "PP"  
Plymouth, WI

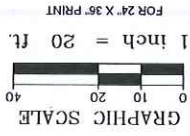
DATE  
3-26-25

3

No.	Revision	Date
5		
4		
3	For Construction	
2	For Approval	3-26-25
1	Preliminary Drawings	3-7-2025

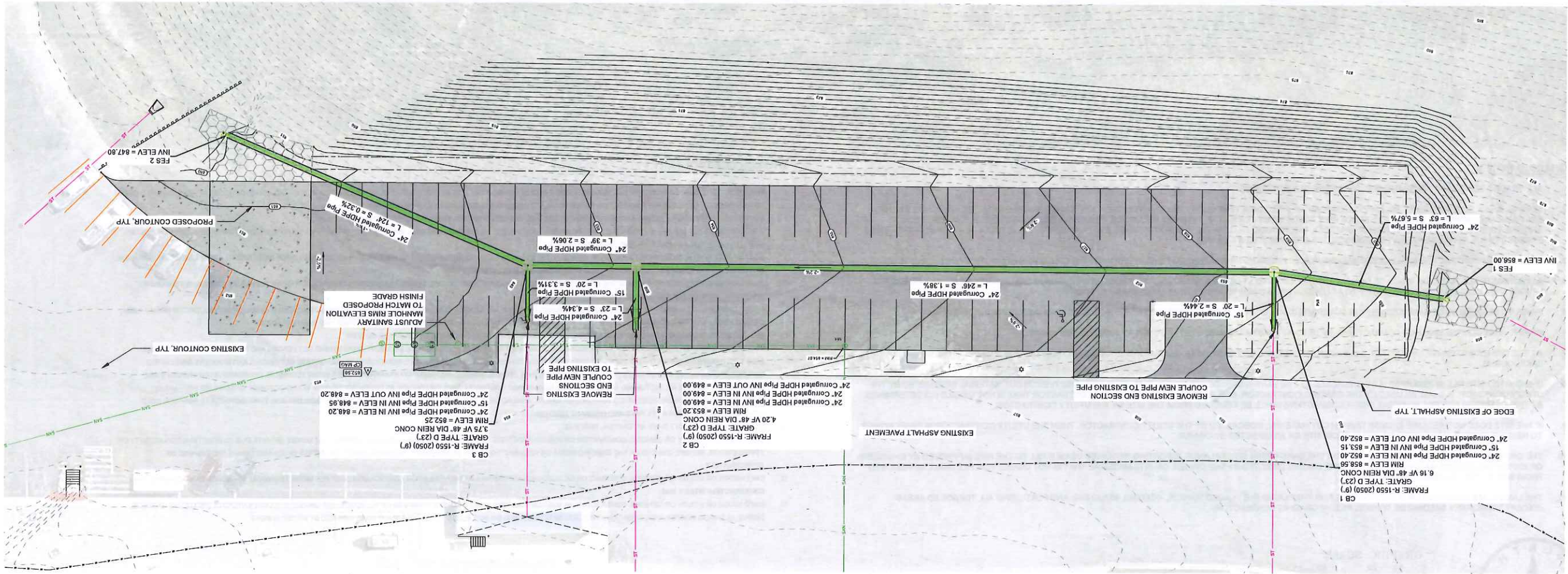
**Wagner**  
**EXCAVATING, Inc.**  
3437 PINE AVENUE SHEBOYGAN, WI 53081  
(920) 458-9882





# STORM SEWER PLAN

1. SEE GENERAL NOTES AND GRADING PLAN FOR ADDITIONAL INFORMATION
2. UTILITIES SHALL BE INSTALLED PER LOCAL AND STATE STANDARDS. UTILITY CONTRACTOR SHALL OBTAIN PERMITS REQUIRED TO INSTALL WATER, SANITARY AND STORM SEWER. INSTALLATION OF SANITARY, WATER AND STORM SHALL BE PER THE "STANDARD SPECIFICATION FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN" BOOK.
3. USABLE EXCESS TRENCH CUT MATERIAL SHALL BE SIDE CAST FOR THE GRADING CONTRACTOR TO USE FOR FILL. EXCESS MATERIAL NOT USABLE FOR FILL SHALL BE REMOVED FROM SITE BY THE UTILITY CONTRACTOR.
4. UTILITY TRENCHES UNDER SIDEWALKS, CURB AND GUTTER, ASPHALT, AND CONCRETE PAVEMENT ARE TO BE BACKFILLED WITH GRANULAR MATERIAL AND COMPACTED PER SPECIFICATIONS. BACKFILL IN ROAD RIGHT-OF-WAY SHALL BE PERFORMED PER THE CITY SPECIFICATIONS.
5. ALL UTILITY CONSTRUCTION, MATERIALS, BEDDING, COVER, BACKFILL, COMPACTION, CLEARANCES, AND COVER SHALL BE PERFORMED PER THE APPLICABLE STATE, COUNTY, AND LOCAL CODES.
6. THE UTILITY CONTRACTOR SHALL COORDINATE WITH THE OWNER, THE REMOVAL AND THE LOCATION AND INSTALLATION OF ALL PROPOSED AND EXISTING PRIVATE AND PUBLIC UNDERGROUND UTILITIES (GAS, TELEPHONE, CABLE, ETC).



## UTILITY NOTES

4

DATE  
3-26-25

South Parking Addition  
Masters Gallery Foods  
411 CTH "PP"  
Plymouth, WI

Wagner  
EXCAVATING, INC.  
3437 PINE AVENUE SHERBOGN, WI 53081  
(262) 458-0952

No.	Revision	Date
5	—	—
4	—	—
3	For Construction	—
2	For Approval	3-26-25
1	Preliminary Drawings	3-7-2025

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**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)

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**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. Staff recommends the Plan Commission recommend approval the extraterritorial CSM for the property. Final approval of the CSM will be scheduled at a future Common Council date.

**Copies Mailed/Emailed To:**

- I. Michael Birenbaum: [michael@plymouthlandscapeco.com](mailto: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 Sheboygan 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
- (X) = Recorded Dimension
- Ⓢ = Well
- Ⓢ = Sanitary Septic
- Ⓢ = Utility Pole

0 75 150  
Scale: 1" = 150'

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](http://www.cedarcreeksurveying.com)

FILE No.: 2024182S DATE: 1/9/2024 Page PAGE 24 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.

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 \_\_\_\_\_

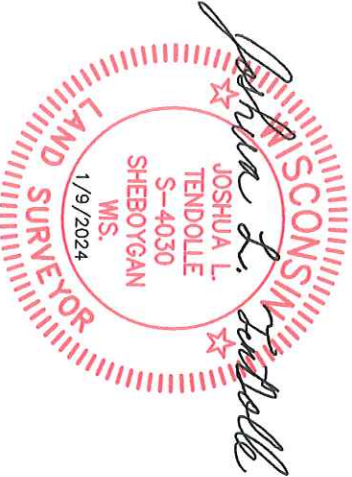
Title \_\_\_\_\_

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  
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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





100 South 10th Street  
Oostburg, WI 53070

920-547-0599

CEDAR CREEK SURVEYING, LLC

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FILE No.: 2024182S DATE: 1/9/2025 PAGE: 2 OF 3

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