



CITY PLAN COMMISSION AGENDA

November 29, 2022 at 4:00 PM

**City Hall, 3rd Floor - Council Chambers, 828 Center Avenue,
Sheboygan, WI**

Persons with disabilities who need accommodations to attend this meeting should contact the Department of City Development, (920) 459-3377.

OPENING OF MEETING

1. Roll Call
2. Pledge of Allegiance
3. Introduction of committee members and staff
4. Identify potential conflict of interest

MINUTES

- [5.](#) Approval of the Plan Commission minutes from November 15, 2022.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

- [6.](#) Application for Conditional Use with exceptions by Breakwater Church to operate a church at 733 Broadway Avenue (former Boys and Girls Club).

NEXT MEETING

7. December 13, 2022

ADJOURN

8. Motion to Adjourn

In compliance with Wisconsin's Open Meetings Law, this agenda was posted in the following locations more than 24 hours prior to the time of the meeting:

*City Hall • Mead Public Library
Sheboygan County Administration Building • City's website*

CITY OF SHEBOYGAN
CITY PLAN COMMISSION MINUTES
Tuesday, November 15, 2022

OPENING OF MEETING

MEMBERS PRESENT: Mayor Sorenson, Jerry Jones, Ryan Sazama, Alderperson Mitchell, Kimberly Meller, Marilyn Montemayor and David Hoffman

STAFF/OFFICIALS PRESENT: Planning & Development Director Chad Pelishek and Manager of Planning & Zoning Steve Sokolowski

OPENING OF MEETING

1. Roll Call

Mayor Sorenson called the meeting to order.

2. Pledge of Allegiance

The Pledge of Allegiance is recited.

3. Identify potential conflict of interest

No committee member had a conflict of interest.

MINUTES

4. Approval of the Plan Commission minutes from October 11, 2022

Motion by Dave Hoffmann, second by Jerry Jones to approve. Motion carried.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

5. Application for Conditional Use and Sign Permit with exceptions by Marshall Sign to install new signage at the Above & Beyond Children's Museum located at 902 N. 8th Street.

Motion by Jerry Jones, second by Dave Hoffman to approve with the following conditions:

1. Applicant shall obtain the necessary sign permits prior to installation.
2. All new lighting shall be installed per Section 15.707 of the City of Sheboygan Zoning Ordinance. There shall be no spillover light onto adjacent properties or the streets.
3. It is the applicant's responsibility to insure the sign is on the private property and is setback 1.7 feet (20 inches) from the sidewalk.
4. Any additional signage for this facility shall be individual letters (no flat panel and/or cabinets) and shall obtain all approval and permits required (exception, sign permits, etc.).
5. If there are any amendments to the approved sign or location, the applicant will be required to submit a new conditional use application reflecting those amendments

Exceptions granted:

- To locate the sign 1.7 feet (20 inches) behind the N. 8th Street sidewalk.

Motion carried.

6. Application for Conditional Use and Sign Permit with exceptions by Marshall Sign to install new Hobby Lobby signage at 518 S. Taylor Drive (former Shopko). Item 5.

Motion by Marilyn Montemayor, second by Ryan Sazama to approve with the following conditions:

1. Applicant shall obtain the necessary sign permits prior to installation.
2. All new lighting shall be installed per Section 15.707 of the City of Sheboygan Zoning Ordinance. There shall be no spillover light onto adjacent properties or the streets.
3. Any additional signage for this facility/building will be individual letters (no flat panel and/or cabinets) and shall obtain all approval and permits required (exception, sign permits, etc.).
4. Applicant shall remove all signage on the site/building referencing previous Shopko use.
5. Temporary sign(s) shall be removed 30 days after receiving an "Occupancy Permit."

Exceptions granted:

- To install five (5) wall signs.

Motion carried.

NEXT MEETING

7. November 29, 2022

ADJOURN

8. Motion to Adjourn

Motion by Jerry Jones, second by Kimberly Meller to adjourn. Motion carried.

Being no further business, the meeting was adjourned at 4:07 p.m.

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Application for Conditional Use with exceptions by Breakwater Church to operate at 733 Broadway Avenue. NC Zone

REPORT PREPARED BY: Steve Sokolowski, Manager of Planning and Zoning

REPORT DATE: November 23, 2022

MEETING DATE: November 29, 2022

FISCAL SUMMARY:

Budget Line Item:	N/A
Budget Summary:	N/A
Budgeted Expenditure:	N/A
Budgeted Revenue:	N/A

STATUTORY REFERENCE:

Wisconsin	N/A
Statutes:	
Municipal Code:	N/A

BACKGROUND / ANALYSIS:

Breakwater Church is proposing to purchase and operate at 733 Broadway Avenue (presently vacant but was previously the Boys and Girls Club). The applicant states the following:

- The proposed land use would be for a public worship gathering of the congregation of Breakwater Church.
- Breakwater currently holds one (1) worship gathering at 10:00 AM on Sunday mornings, which averages 40-55 attendees consisting of 12 families. The worship gathering will be handled in the multi-purpose space.
- There is a single employee who would be occupying the building during officer hours throughout the week.
- Additional program offerings could be offered in the same space and would run on Wednesday evenings or Saturday mornings.
- The site was selected due to its location to neighborhoods which are seeking to establish a cohesiveness. This is a point of emphasis for our organization.
- Additionally, our organization aims to provide a positive environment for youth and families. This location makes it a key site for a "facility for youth" identified in the Community Development Block Grant 2020-2024--Consolidated Plan. Our interactions with neighbors have anecdotally confirmed that there is a desire for such an organization.

- The purpose of the organization is to partner with neighbors to achieve positive outcomes in the community. This fits with a building that is situated in neighborhoods. We also intend to provide a space for young people in the community to enjoy recreation and instruction.
- The previous occupant did significant work to preserve the structure of the building. The proposed renovations, apart from replacing broken ceiling tiles and a fresh coat of paint, are designed to bring the building into compliance with modern accessibility standards. The updates include the following:
 - EXTERIOR - Install an entrance walk on the southeastern corner of the building and install a wheel-chair accessible entry way there. This walk will be connected to the off-street unloading area to provide safe access off a busy street.
 - INTERIOR - Installation of a ramp to the stage to provide access for individuals who are otherwise abled. Installation of a two-stall, two sink women's restroom and renovation of a single occupant men's restroom located off the multi-purpose space
- There are currently 10 off-street parking spaces which provide a safe loading area for members. Upon completion of the renovations, there will be ADA-compliant access to the building via a walk from the off-street parking.
- Existing signage will be left intact and repurposed to include the logos and information concerning Breakwater Church.
- We anticipate that our renovation project will be completed in the months of January or February. We estimate that the renovation project will cost \$100,000 in addition to the agreed purchase price of \$325,000.
- Breakwater Church has "our city" as a stated core value. Our goal is to see the city flourish and to see our neighborhoods flourish. Those big ideas only come to fruition when we take simple steps to be good neighbors. We will avoid causing any disruptions, as far as it remains with us. We have already spoken with the business to the immediate south and have offered to continue their use of the parking lot during our off-hour times. This illustrates the cooperative spirit we intend to make the hallmark of our neighborhood interactions.
- The proposed usage of the building is in significant alignment with its previous use. Our goal is to provide a positive place for kids, but also to create positivity in the community beyond our own walls. This makes our organization a good fit for the key initiatives named in the City of Sheboygan's Comprehensive Plan. We intend for our presence to strengthen the existing community and to foster connectivity within the neighborhood. We do not foresee our presence to cause any adverse impact on the neighborhood, traffic, or environment. Our proposed use will be adequately served by the existing utilities and public services.

STAFF COMMENTS:

The applicant intends on constructing a new handicap ramp and new entrance to the building on the east side of the building next to the parking area (southeast corner of the building). That ramp and door should be constructed to match design, materials, and colors to be consistent with the look of the existing facility.

The applicant states they may repurpose some of the existing signage, however, no package has been submitted at this time just some general concepts. Applicant shall work with staff with regards to constructing a well-designed sign package for the site that utilizes colors and materials similar to the building. Staff may bring the proposed signage design back to the Plan Commission if there any concerns.

The Plan Commission should have the applicant address the following:

- What is the proposed timeframe for occupancy/use of the facility?
- When the facility is at full capacity how many employees, children, adults, etc. will be at the site?
- Explain the construction and design of the new entrance, the handicap ramp and the sidewalk proposed on the east side of the property.
- Where will the screened and enclosed dumpsters be located on the property?

The applicant is requesting the following exceptions:

- Requesting a variance from the minimum parking requirements to maintain the existing parking at the site (10 spaces) – The minimum number of onsite parking for a church is one (1) space per five (5) seats at maximum capacity.

The congregation currently averages Sunday attendance of 40-55 congregants, with approximately 10 families. The current parking lot, which consists of 10 parking spaces, would hold the entirety of our congregation as it presently stands.

Prior land use involved more weekly hours of traffic (75 hours of traffic) than will be anticipated by current land use (3 hours of traffic). Weekly service times will run Sundays from 9 AM-12 noon, with possible addition of Wednesday evening programming.

ACTION REQUESTED:


Staff recommends approval of the conditional use permit and exceptions subject to the following conditions:

1. Prior to building permit issuance, the applicant shall obtain all licenses and permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, water, sewer, health, etc. An occupancy permit will be granted only at such time as the applicant has met all requirements.
2. Dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility and shall be completed prior to issuance of an occupancy permit. Applicant shall work with staff with regards to appropriate location and design of enclosure.
3. Outdoor storage of materials, products or equipment shall be prohibited.
4. Any fencing shall be installed per Section 15.720(3)(c) of the City of Sheboygan Zoning Ordinance. Applicant shall work with staff with regards to constructing appropriate and well-designed fence/retaining wall and shall obtain the necessary permits prior to installation. If staff has any concerns with proposed signage design, the matter may be brought back to the Plan Commission for their consideration.


5. All ground level and rooftop mechanicals shall be screened and/or enclosed constructed of like materials and colors of the facility (HVAC equipment, etc.).
6. All new lighting shall be installed per Section 15.707 of the City of Sheboygan Zoning Ordinance (site lighting, building lighting, signage, etc.). There shall be no spillover light onto adjacent properties or the streets.
7. Applicant shall work with staff with regards to appropriate signage. Only at such time as the sign package has been reviewed and approved may the applicant obtain sign permits to install the proposed signage. If staff has any concerns with proposed signage design, the matter may be brought back to the Plan Commission for their consideration.
8. Proposed and future signage at this property/facility shall be individual letter signs (no flat panel or interior lit cabinet signs).
9. Applicant shall be permitted a freestanding monument sign for the site. Minimum setback of a monument sign is 12 feet. Maximum height of the monument sign is 8 feet. Sign shall be located outside of the 15 foot vision triangle.
10. Applicant shall remove all unused signs and all signage referring to previous businesses.
11. All areas used for parking/maneuvering of vehicles shall be paved.
12. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping.
13. Any new ingress/egress driveway openings shall be improved to standard City specifications. All existing access drives that are no longer used shall be removed and all unused driveways shall be closed and improved to standard City specifications.
14. Absolutely no portion of the new building and/or site improvements shall cross the property lines including but not limited to buildings, balconies, decks, foundations, walls, gutters, eaves, roof, parking, fencing/retaining walls, signs, landscaping, etc.
15. Any work within City of Sheboygan Public rights-of-way shall be discussed with the City Engineering Department and constructed to standard City specifications (including, but not limited to, new street improvements, new and/or closed ingress/egress driveway openings, curb, gutter, sidewalk, pavement, utilities, retaining walls, street trees, etc.).
16. It will be the applicant's responsibility to work with all private and public utilities in order to provide easements and/or relocate utilities as necessary.
17. The applicant shall construct a new entrance and handicap ramp with decorative rails that match the colors of the structure. If staff has any concerns with the design, the matter may be brought back to the Plan Commission for their consideration.
18. If there are to be any remodel/renovations to the exterior of the facility, the applicant will be required to obtain approval from the Architectural Review Board prior to receiving a building permit for such remodel/renovation.
19. Building permits shall be issued only at such time as the applicant can provide documentation that they own the parcel.
20. Any future/additional uses of the facility/property (such as multi-tenant facility), additions, site improvements, etc. may require conditional use permit and architectural review.
21. If there are any amendments to the approved conditional use permit (including but not limited to site plan, architectural design, use, etc.), the applicant will be required to submit a new conditional use and/or architectural review applications reflecting those amendments.

ATTACHMENTS:

Conditional Use and required attachments

	CITY OF SHEBOYGAN APPLICATION FOR CONDITIONAL USE	<div style="text-align: right;">Item 6.</div> Fee: \$250.00	
		Review Date: _____	

Read all instructions before completing. If additional space is needed, attach additional pages.

SECTION 1: Applicant/ Permittee Information			
Applicant Name (Ind., Org. or Entity) Breakwater Church		Authorized Representative Nathan Strom	
Title Pastor			
Mailing Address 707 N 8th St Suite 211	City Sheboygan	State WI	ZIP Code 53070
Email Address pastor@breakwateropc.com	Phone Number (incl. area code) 920-889-9716	Fax Number (incl. area code)	
SECTION 2: Landowner Information (complete these fields when project site owner is different than applicant)			
Applicant Name (Ind., Org. or Entity) Boy's & Girls Club of Sheb. Cnty		Contact Person Christina Singh	
Title Executive Director			
Mailing Address 107 Cedar Street	City Sheboygan Falls	State WI	ZIP Code 53085
Email Address bgcsc@thepositiveplace.com	Phone Number (incl. area code) 920-467-9733	Fax Number (incl. area code)	
SECTION 3: Project or Site Location			
Project Address/Description 733 Broadway Ave Sheboygan, WI 53070		Parcel No. 316520	
SECTION 4: Proposed Conditional Use			
Name of Proposed/Existing Business:	Breakwater Church		
Existing Zoning:	Neighborhood Commercial--NC		
Present Use of Parcel:	Vacant Building, previously Indoor institutional--community center		
Proposed Use of Parcel:	Indoor Institutional--church/community center		
Present Use of Adjacent Properties:	Residences, Office Space, Car Lot & Repair Shop		
SECTION 5: Certification and Permission			
<p>Certification: I hereby certify that I am the owner or authorized representative of the owner of the property which is the subject of this Permit Application. I certify that the information contained in this form and attachments is true and accurate. I certify that the project will be in compliance with all permit conditions. I understand that failure to comply with any or all of the provisions of the permit may result in permit revocation and a fine and/or forfeiture under the provisions of applicable laws.</p>			
<p>Permission: I hereby give the City permission to enter and inspect the property at reasonable times, to evaluate this notice and application, and to determine compliance with any resulting permit coverage.</p>			
Name of Owner/Authorized Representative (please print) Nathan Strom		Title Pastor	Phone Number 920-889-9716
Signature of Applicant 		Date Signed 11-1-2022	

Complete application is to be filed with the Department of City Development, 828 Center Avenue, Suite 208. To be placed on the agenda of the City Plan Commission, application must be filed three weeks prior to date of meeting – check with City Development on application submittal deadline date. Applications will not be processed if all required attachments and filing fee of \$250 (payable to the City of Sheboygan) are not submitted along with a complete and legible application. Application filing fee is non-refundable.

SITE NARRATIVE - CONDITIONAL USE APPLICATION

November 1, 2022

PROJECT NAME AND ADDRESS:

Breakwater Church & Community Center
733 Broadway Avenue
Sheboygan, WI 53081

PARCEL INFORMATION & LEGAL DESCRIPTION:

- Parcel is defined as tax parcel 316520 [Property is Tax Exempt]
- Legal description is:
 - OTTEN & SAEMANNS ADDN LOTS 5 & 6 BLOCK 7
 - OR**
 - Part of the E 1/2 of SW ¼, Section 26, T15N, R23E, City of Sheboygan, Sheboygan County, Wisconsin
- The entire lot area is 0.427 acres.

ZONING CLASSIFICATION & REQUIREMENTS

NC-Neighborhood Commercial

Zoning Requirements (per City of Sheboygan Zoning Ordinance [henceforth CSZO] Section 15)

- Building Size: 4,106 square feet (MBS: 5,000)
- Setbacks (per Table 15.403 in CSZO):
 - 0-foot front setback (Broadway Avenue)
 - 5-foot side yard set back (South 8th Street)
 - 10-foot rear side yard set-back
 - 25-foot side yard setback (adjoining to 719 Broadway Ave)
- Parking: ***One space per five seats at the maximum capacity (Per CSZO Section 15.206(3)(c)4.)**
- Developed Landscaping: 135 ft² of developed (per Table 15.605 in CSZO)

EXISTING SITE CONDITIONS & LAND USE

This building and grounds were formerly used for the programming offerings of the Boys & Girls Club of Sheboygan County, Inc.. The building is currently vacant with no functioning programming, primarily used for storage.

PROPOSED LAND USE & LOT COVERAGE SITE DATA

- The proposed land use would be for a public worship gathering of the congregation of Bethel Church d/b/a Breakwater Church (henceforth Breakwater Church).
 - The worship gathering will be handled in the multi-purpose space indicated on Attachment A.
 - Breakwater currently holds one worship gathering at 10:00 AM on Sunday mornings, which averages 40-55 attendees consisting of 12 families.
 - There is a single employee who would be occupying the building during officer hours throughout the week.
 - Additional program offerings could be offered in the same space and would run on Wednesday evenings or Saturday mornings.
- | | |
|--------------------------|--|
| ○ Existing Building | 4,106 square foot (22-percent of total) |
| ○ Current pavement area | 2,596 square foot (14-percent of total) |
| ○ Proposed concrete area | 821 square foot (4-percent of total) |
| ○ Current greenspace | 10,788 square foot (58-percent of total) |
| ○ Landscaped space | 395 square foot (2-percent) |

SITE SELECTION

- The site was selected due to its location within the NR-6 district which is designed to contain single- and two-family units.
- It was also selected due to its proximity to neighborhoods which are seeking to establish a cohesiveness. This is a point of emphasis for our organization.
- Additionally, our organization aims to provide a positive environment for youth and families. This location makes it a key site for a “facility for youth” identified in the Community Development Block Grant 2020-2024--Consolidated Plan. Our interactions with neighbors have anecdotally confirmed that there is a desire for such an organization.

LANDSCAPE REQUIREMENTS

- Landscape plan to comply with the requirements of Section 15.6.

PERFORMANCE STANDARDS

- All performance standards to comply with City of Sheboygan Zoning Ordinance, Section 15-7 to ensure this development will not become a nuisance to neighboring residential property owners. ‘

SITE LIGHTING

- Site lighting consists of wall-mounted fixtures near each entry point.
- Parking lighting consists of wall-mounted lights aimed to illuminate the parking lot.

ARCHITECTURE

The building was designed by Edward A. Kuul, who also designed the Sheboygan Press building. The exterior architecture incorporates classical elements with modern building materials—brickwork and modern finishes on the windows combined with pillar impressions on front entrance. The exterior architecture will be preserved as much as possible due to the visible connection to the Sheboygan Press building, a historic fixture in the city.

PROPOSED RENOVATIONS

The previous occupant did significant work to preserve the structure of the building. The proposed renovations, apart from replacing broken ceiling tiles and a fresh coat of paint, are designed to bring the building into compliance with modern accessibility standards. The updates include the following:

EXTERIOR

- install an entrance walk on the southeastern corner of the building and install a wheel-chair accessible entry way there. This walk will be connect to the off-street unloading area to provide safe access off a busy street.

INTERIOR

- Installation of a ramp to the stage to provide access for individuals who are otherwise abled.
- Installation of a two-stall, two sink women’s restroom and renovation of a single occupant men’s restroom located off the multi-purpose space.

Abacus Architects were consulted for their expertise with renovations. They may be contacted at 1135A Michigan Ave, Sheboygan Wisconsin 53081 or 920.452.4444. Please reference *project number 2022-97* in discussing any matters related to this project.

ACCESSIBILITY & PARKING

- There are currently 10-off street parking spaces which provide a safe loading area for members.
- Upon completion of the renovations, there will be ADA-compliant access to the building via a walk from the off-street parking.

PROPOSED SIGNAGE

Existing signage will be left intact and repurposed to include the logos and information concerning to Breakwater Church.

PROJECT TIMELINE & COST

We anticipate that our renovation project will be completed in the months of January or February. We would humbly request temporary occupancy until the work is completed. We estimate that the renovation project will cost \$100,000 in addition to the agreed purchase price of \$325,000.

COMPATIBILITY

The purpose of the organization is to partner with neighbors to achieve positive outcomes in the community. This fits with a building that is situated in neighborhoods. We also intend to provide a space for young people in the community to enjoy recreation and instruction.

NEIGHBORHOOD PEACEKEEPING

Breakwater Church has “our city” as a stated core value. Our goal is to see the city flourish and to see our neighborhoods flourish. Those big ideas only come to fruition when we take simple steps to be good neighbors. We will avoid causing any disruptions, as far as it remains with us. We have already spoken with the business to the immediate south and have offered to continue their use of the parking lot during our off-hour times. This illustrates the cooperative spirit we intend to make the hallmark of our neighborhood interactions.

VARIANCE REQUEST/VARIANCE DESCRIPTION

1 Total Variance to be Requested

1. Rationale for Variance Request:

- a. ***The current parking will hold our existing congregation.*** The congregation currently averages Sunday attendance of 40-55 congregants, with approximately 10 families. The current parking lot, which consists of 10 parking spaces, would hold the entirety of our congregation as it presently stands.
 - b. ***The existing lot provides for an off-street loading area per CSZO Section 15.206(3)(c)2.b.***
 - c. ***The addition of necessary parking would make it difficult, if not impossible, to comply with necessary setbacks and the lower maximum Floor Area Ratios and Landscape Surface Area Ratio requirements.*** Installing the necessary parking would create other suitability issues since it would drastically reduce the possibility for screening, would potentially interfere with setbacks, and overall would undermine the desired community character of a N.C. property.
 - d. ***40 landscaping points per 100 ft of building foundation permitter.***
 - e. ***Should adjoining on-street parking be included, we would have enough spaces for 112 seated persons.*** Although we do not suspect it will be needed immediately, there are approximately 16 on-street parking spaces immediately adjoining the parcel. This would permit congregant parking while avoiding nuisance for neighbors.
 - f. ***New parking needs will not exceed previous parking impact and will occur less often.*** The specified land use with NC will continue to be indoor institutional (Community or Recreation Center → Church). Prior land use involved more weekly hours of traffic (75 hours of traffic) than will be anticipated by current land use (3 hours of traffic). Weekly service times will run Sundays from 9 AM-12 noon, with possible addition of Wednesday evening programming.
2. Variance Request: We humbly request to operate within the existing parking spaces until our regular Sunday attendance exceeds 100.

JUSTIFICATION OF PROPOSED USE

The proposed usage of the building is in significant alignment with its previous use. Our goal is to provide a positive place for kids, but also to create positivity in the community beyond our own walls. This makes our organization a good fit for the key initiatives named in the City of

Site narrative

pastor@breakwateropc.com

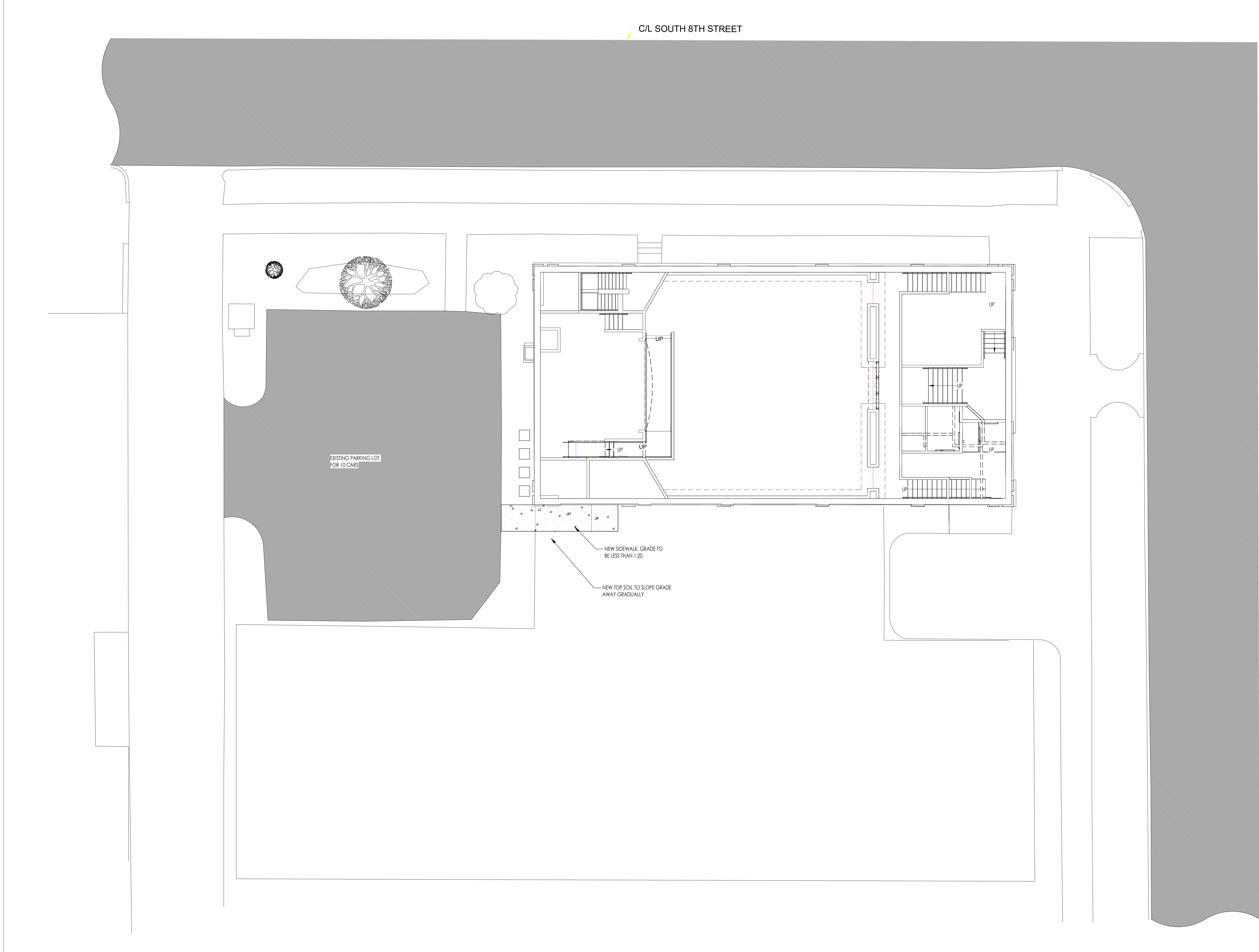
920-889-9716

Started: October 21, 2022

Finalized: Nov 1, 2022

Sheboygan's Comprehensive Plan. We intend for our presence to strengthen the existing community and to foster connectivity within the neighborhood.

We do not foresee our presence to cause any adverse impact on the neighborhood, traffic, or environment. Our proposed use will be adequately served by the existing utilities and public services.



REVISIONS:

DATE	ISSUE

NOTICE TO BIDDERS
BIDDERS SHALL REVIEW ALL DRAWINGS AND SPECIFICATION SECTIONS TO DETERMINE THE IMPACT OF OTHER SECTIONS OF WORK ON THEIR OWN WORK

© 2021 ABACUS ARCHITECTS, INC.

ISSUE DATE: OCTOBER 26th, 2022
BUILDING RENOVATION FOR:

BREAKWATER CHURCH

733 BROADWAY AVE, SHEBOYGAN, WI 53081

1135A MICHIGAN AVE, SHEBOYGAN, WI 53081 | (920) 452-4444 | 313 N. PLANKINTON AVE SUITE 208, MILWAUKEE, WI 53203

DRAWN BY: Author

CHECKED BY: Checker

SITE PLAN

A
201

PROJ. NO. 2022-97

DEMOLITION PLAN KEYNOTES	
NO.	DESCRIPTION
1	REMOVE EXISTING WALL IN ITS ENTIRETY. THIS INCLUDES ALL ELECTRICAL, PLUMBING AND HVAC WORK.
2	REMOVE EXISTING STAIRS.
3	REMOVE EXISTING FRAMING & GLAZING IN ITS ENTIRETY. PREP ADJACENT SURFACES AS REQUIRED FOR NEW CONSTRUCTION.
4	CUT OPENING IN EXISTING PARTITION FOR NEW CONSTRUCTION. PREP ADJACENT SURFACES AS REQUIRED FOR NEW CONSTRUCTION.
5	REMOVE EXISTING DOOR & FRAME ENTIRETY.
6	REMOVE EXISTING PLATFORM.
7	REMOVE EXISTING CEILING ASSEMBLY & LIGHT FIXTURES.
8	REMOVE FLOOR FINISH & BASE IF REQUIRED TO ACCOMMODATE NEW CONSTRUCTION.
9	REMOVE WOODEN BENCH, WALL, PLEXIGLASS & FRAMING. PATCH & REPAIR ADJACENT SURFACES.
10	CUT & REMOVE CURVED PORTION OF STAGE. TO BE FLUSH WITH FRONT FACE OF ADJACENT WALL. PREP SURFACES FOR NEW CONSTRUCTION.
11	CUT & REMOVE STAGE AS SHOWN. PREP SURFACES FOR NEW CONSTRUCTION.
12	RELOCATE ELECTRICAL BOX & WIRING
14	REMOVE EXISTING CONCRETE PAD AS NEEDED FOR NEW STOOP & RAMP

GENERAL DEMOLITION NOTES	
• GENERAL CONTRACTOR TO VERIFY ALL FIELD CONDITIONS AND DIMENSIONS.	
• PRIOR TO DEMOLITION PHASE, OWNER SHALL REMOVE ALL MOVABLE FURNISHINGS AND EQUIPMENT WHICH IS NOT MECHANICALLY FASTENED TO EXISTING. GENERAL CONTRACTOR SHALL COORDINATE WITH OWNER.	
• WHERE ITEMS ARE TO BE REMOVED, PATCH & REPAIR ADJACENT SURFACES AS NECESSARY TO RECEIVE NEW FINISHES.	
• GENERAL CONTRACTOR TO CONFIRM EXTENT OF DEMOLITION/RENOVATION PRIOR TO BIDDING.	

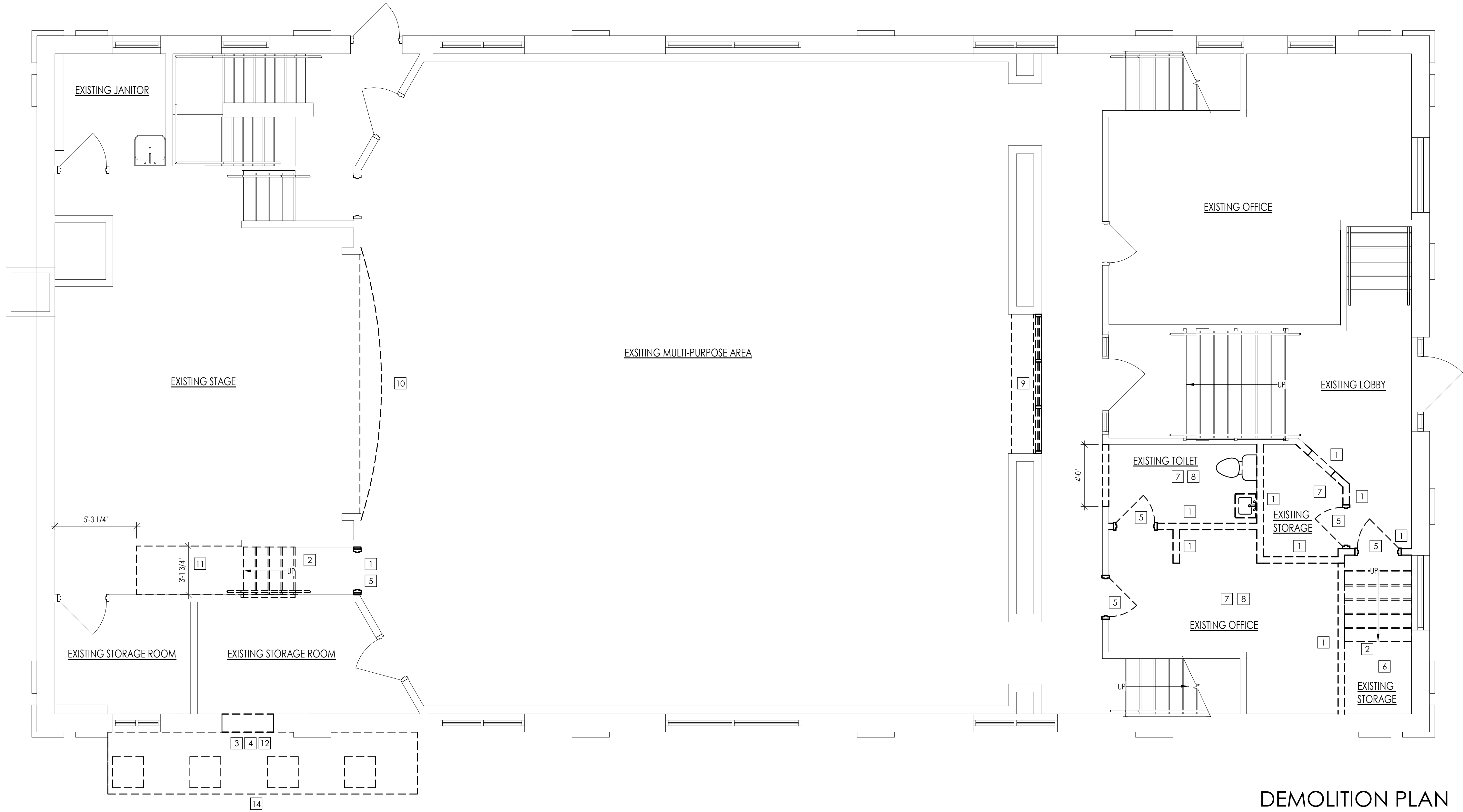


REVISIONS:

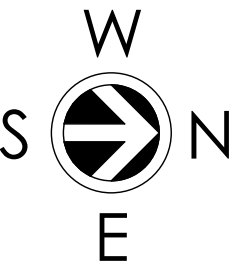
△ DATE ISSUE

NOTICE TO BIDDERS
BIDDERS SHALL REVIEW ALL DRAWINGS AND SPECIFICATION SECTIONS TO DETERMINE THE IMPACT OF OTHER SECTIONS OF WORK ON THEIR OWN WORK

© 2021 ABACUS ARCHITECTS, INC.



DEMOLITION PLAN
SCALE: 1/4" = 1'-0"



ISSUE DATE: OCTOBER 26th, 2022
BUILDING RENOVATION FOR:

BREAKWATER CHURCH

733 BROADWAY AVE, SHEBOYGAN, WI 53081

1135A MICHIGAN AVE, SHEBOYGAN, WI 53081 | (920) 452-4444 | 313 N PLANKINTON AVE SUITE 208, MILWAUKEE, WI 53203

DRAWN BY: AJK

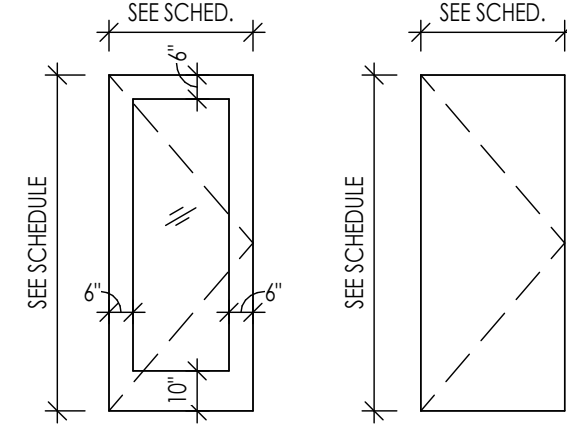
CHECKED BY: PGM

DEMOLITION PLAN

A
301

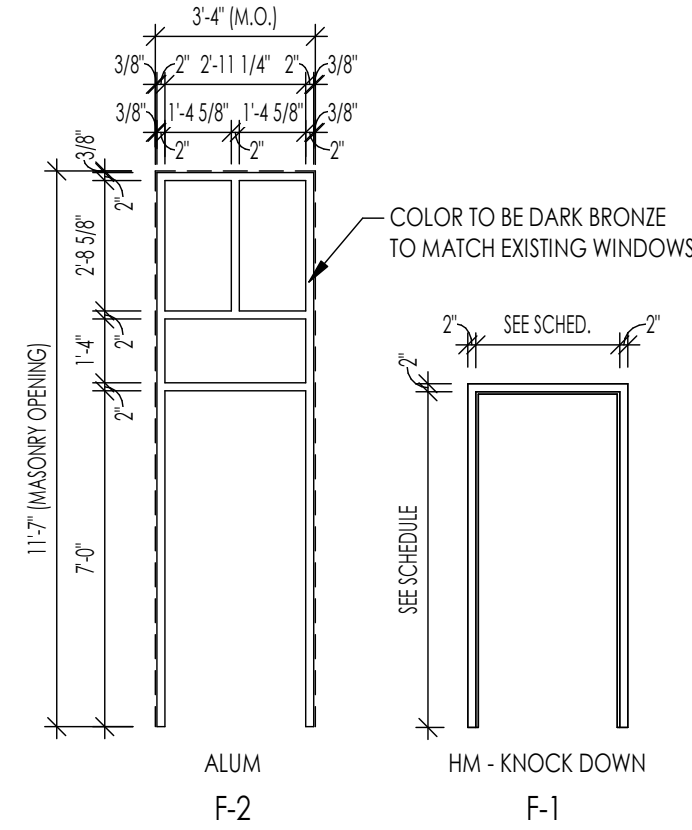
PROJ. NO. 2022-97

ROOM FINISH LEGEND	
KEY	DESCRIPTION
ACT-1	ACOUSTIC CEILING TILE - 24" x 24"
ACT-2	VINYL FACED GYPSUM BOARD - 24" x 24"
CMU	CONCRETE MASONRY UNIT
CONC.	CONCRETE
CPT	CARPET
ES	EXPOSED STRUCTURE
EX	EXISTING FINISH
GYP	GYPSUM BOARD
HM	HOLLOW METAL
P-	PAINT FINISH
PT	PORCELAIN TILE
PTB	PORCELAIN TILE BASE
SC	SEALED CONCRETE
VB	VINYL BASE
VCT	VINYL COMPOSITION TILE
WD	WOOD



DOOR TYPES

SCALE: 1/4" = 1'-0"



FRAME TYPES

SCALE: 1/4" = 1'-0"

GENERAL PLAN NOTES

- INTERIOR DIMENSIONS TAKEN FROM FACE OF STUD TO FACE OF STUD.

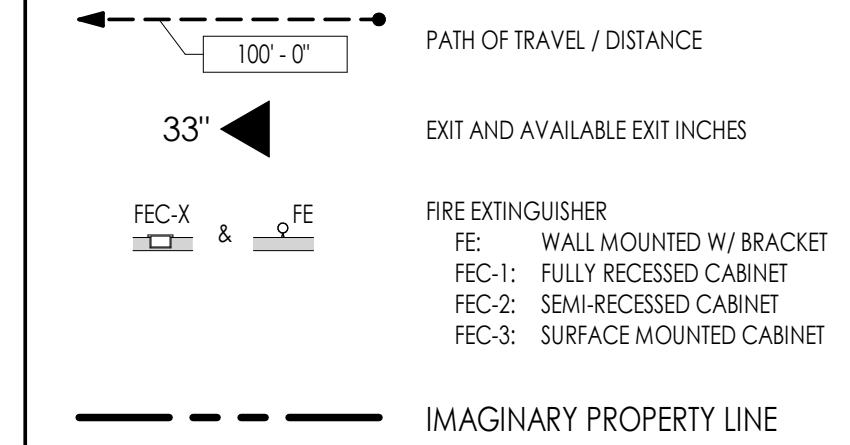
GLASS TYPES

- | | |
|---|-----------------------------------|
| 1 | 1" TEMPERED INSULATED LOW-E GLASS |
|---|-----------------------------------|

FLOOR PLAN KEYNOTES

NO.	DESCRIPTION
1	36" GRAB BAR
2	42" GRAB BAR
3	18" VERTICAL GRAB BAR
4	TOILET TISSUE DISPENSER
5	24" x 36" WALL MOUNTED MIRROR WITH STAINLESS STEEL CHANNEL TRIM
6	SOAP DISPENSER (N.I.C.)
7	PAPER TOWEL DISPENSER (N.I.C.)
8	NEW CONCRETE RAMP (1:20) TO EXTENT TO EXISTING PARKING LOT. EXTERIOR GRADE ADJUSTED TO ACCOMMODATE.

LIFE SAFETY PLAN LEGEND

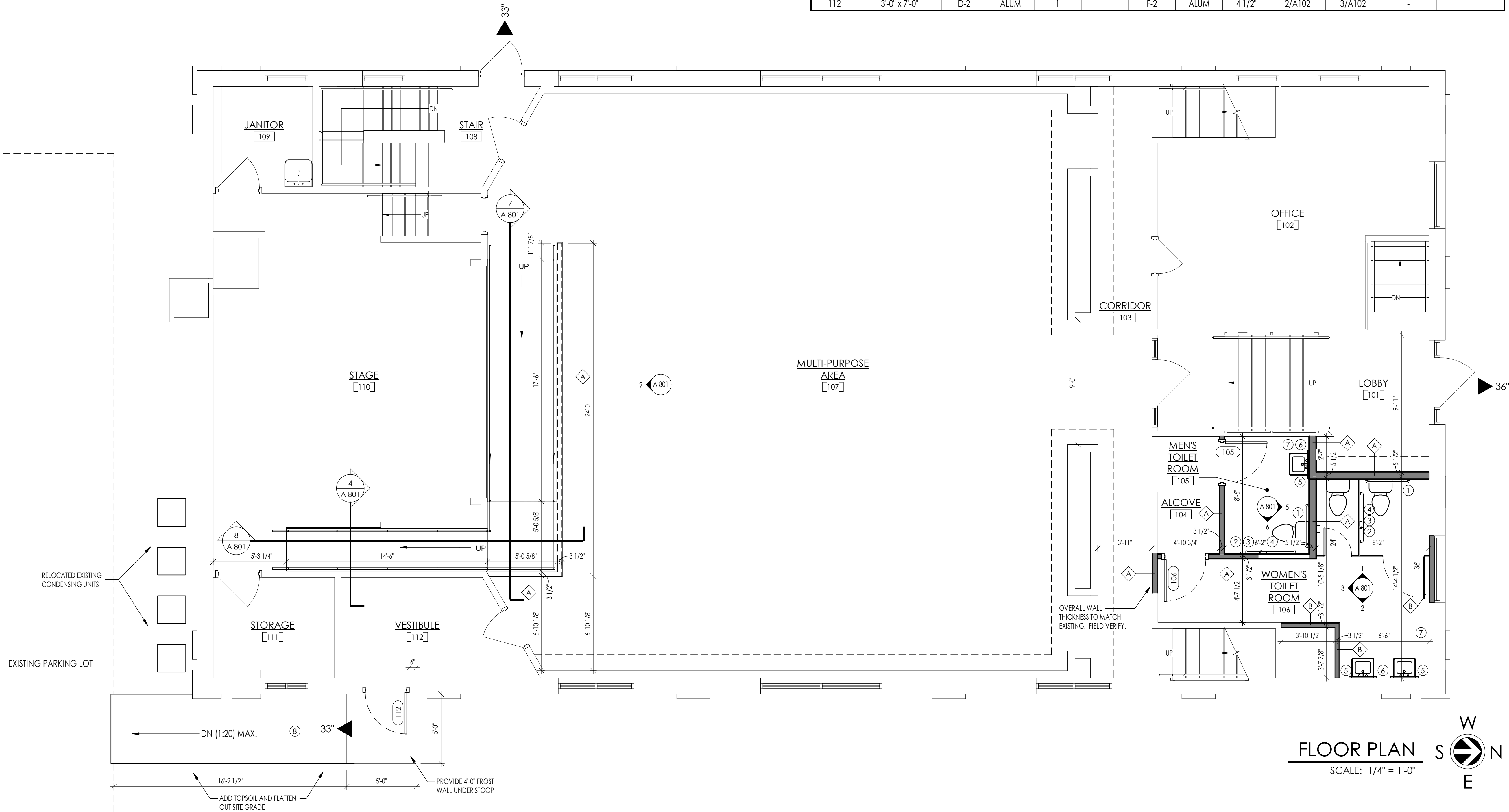


ROOM FINISH SCHEDULE

NO.	NAME	FLOOR	BASE	WALL FINISH / MATERIAL				CEILING	CEILING HEIGHT	FERROUS METALS	WOOD TRIM	REMARKS
				NORTH	EAST	SOUTH	WEST					
105	MEN'S TOILET ROOM	PT	PTB	GYP/PAINT	GYP/PAINT	GYP/PAINT	GYP/PAINT	GYP/PAINT	MATCH EXIST.	-	-	
106	WOMEN'S TOILET ROOM	PT	PTB	GYP/PAINT	GYP/PAINT	GYP/PAINT	GYP/PAINT	GYP/PAINT	MATCH EXIST.	-	-	

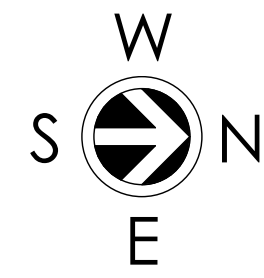
DOOR SCHEDULE

DOOR NO.	DOOR				HARDWARE SET NO.	ELEV.	MAT'L	FRAME			FIRE RATING	REMARKS
	DOOR SIZE	ELEV.	MAT'L	GLASS TYPE				FRAME DEPTH	JAMB DETAIL	HEAD DETAIL		
105	3'-0" x 7'-0"	D-1	HM	-		F-1	HM	5 3/4"	1/A102	1/A102	-	
106	3'-0" x 7'-0"	D-1	HM	-		F-1	HM	5 3/4"	1/A102	1/A102	-	
112	3'-0" x 7'-0"	D-2	ALUM	1		F-2	ALUM	4 1/2"	2/A102	3/A102	-	



FLOOR PLAN

SCALE: 1/4" = 1'-0"



ISSUE DATE: OCTOBER 26th, 2022

BUILDING RENOVATION FOR:

BREAKWATER CHURCH

733 BROADWAY AVE, SHEBOYGAN, WI 53081

1135A MICHIGAN AVE, SHEBOYGAN, WI 53081 | 920) 452-4444 | 313 N PLANKINTON AVE SUITE 208, MILWAUKEE, WI 53203

DRAWN BY: AJK

CHECKED BY: PGM

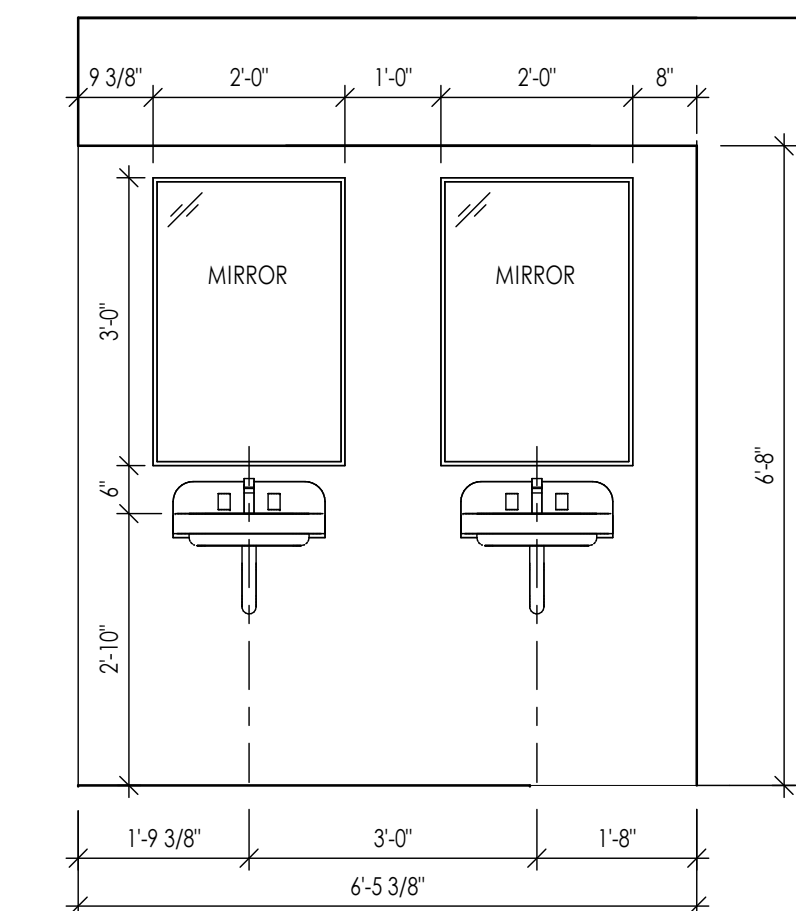
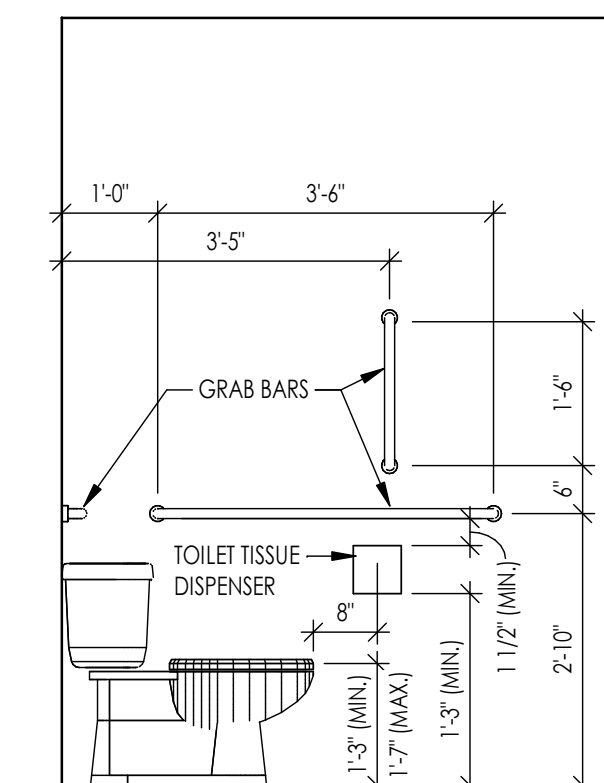
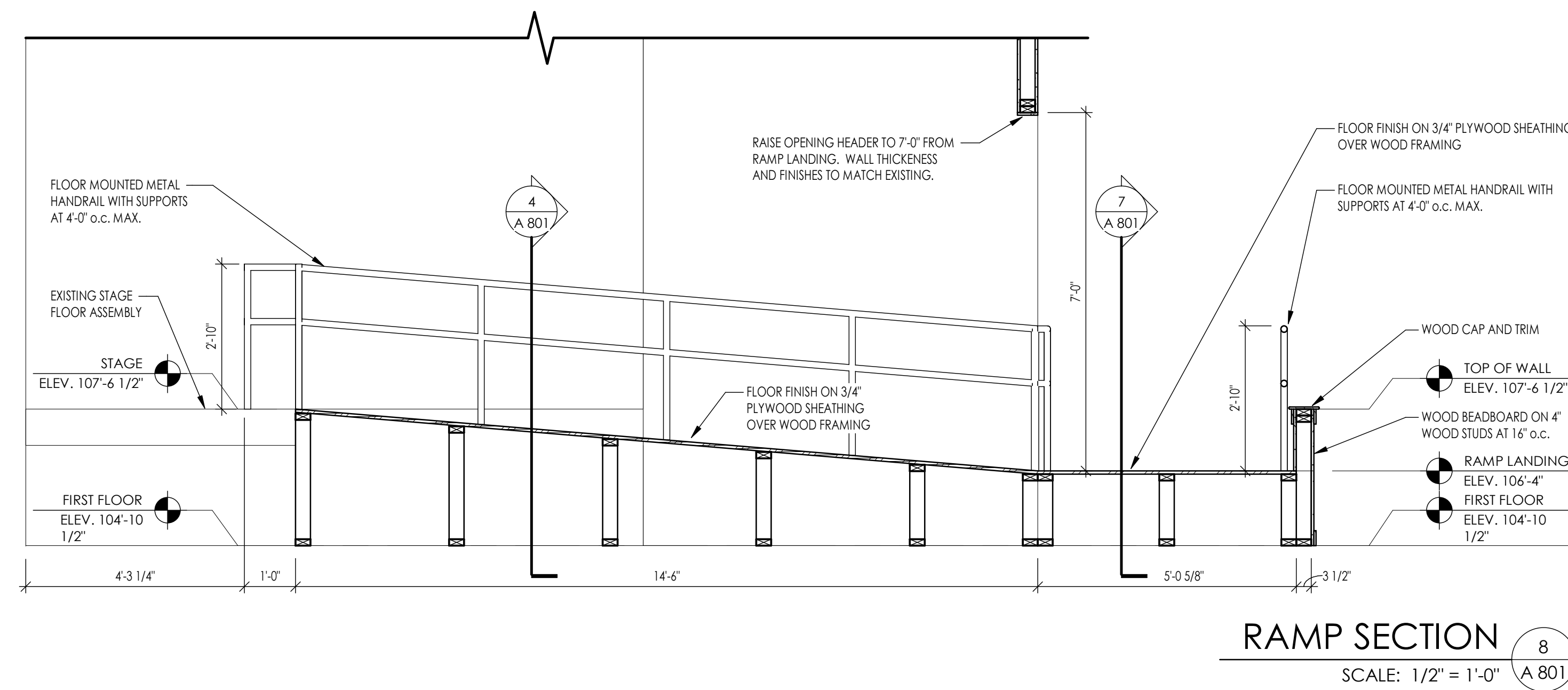
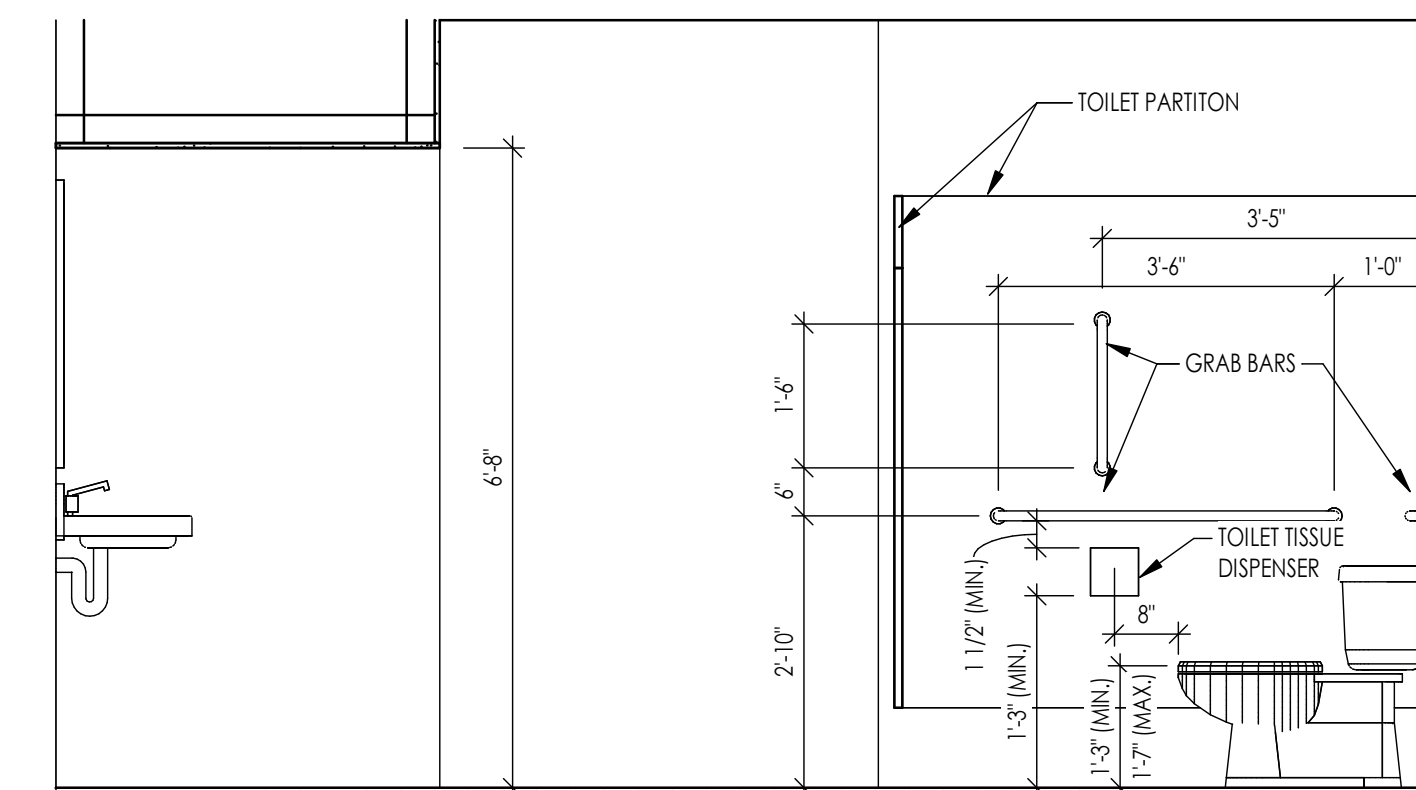
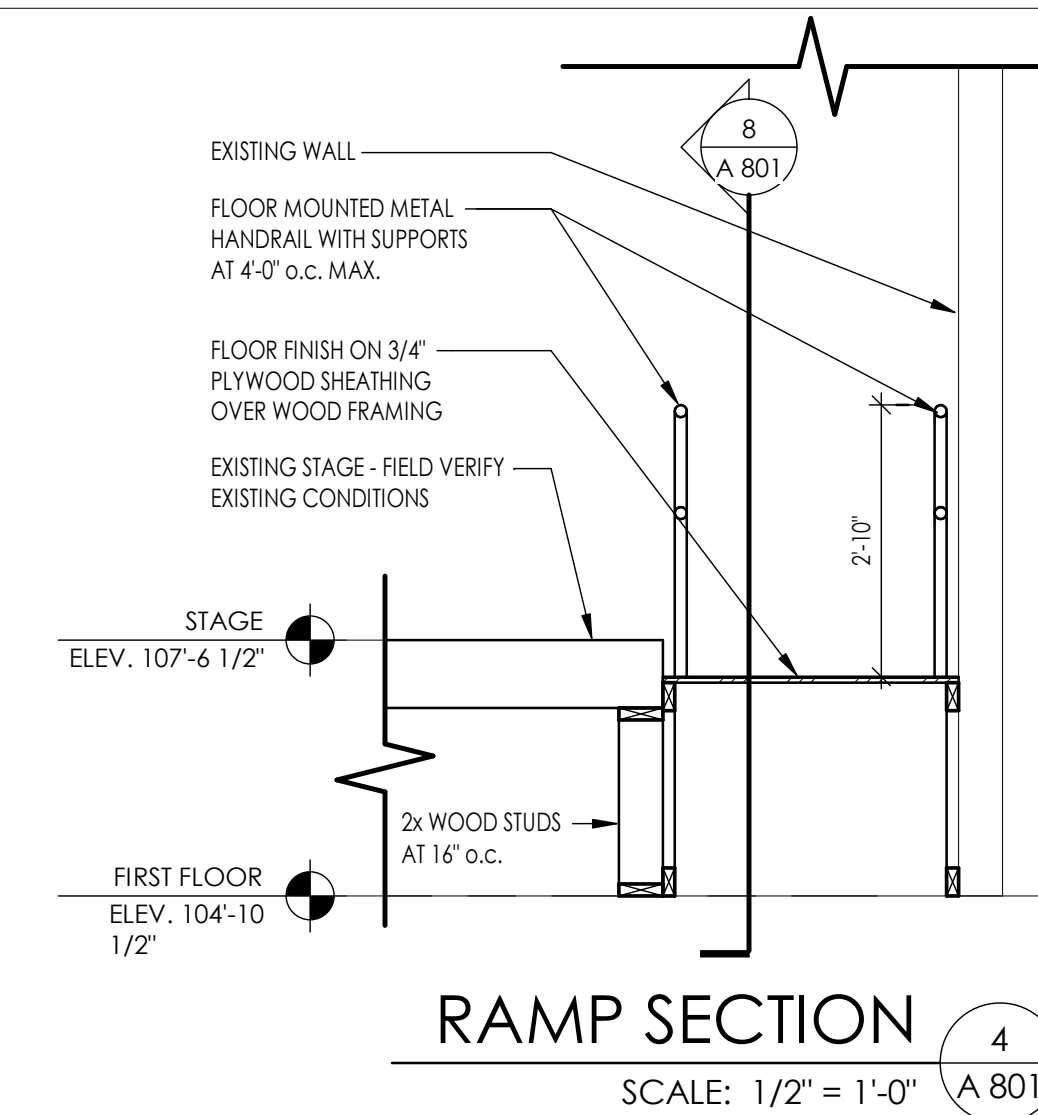
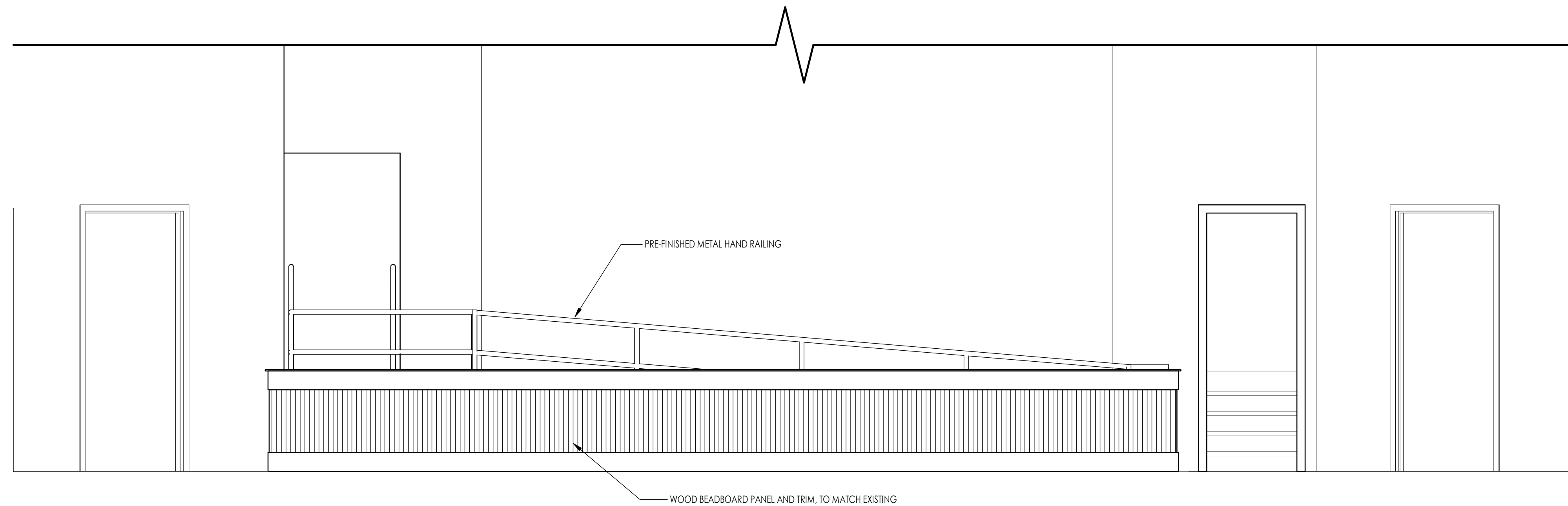
FLOOR PLAN

A
302

PROJ. NO. 2022-97

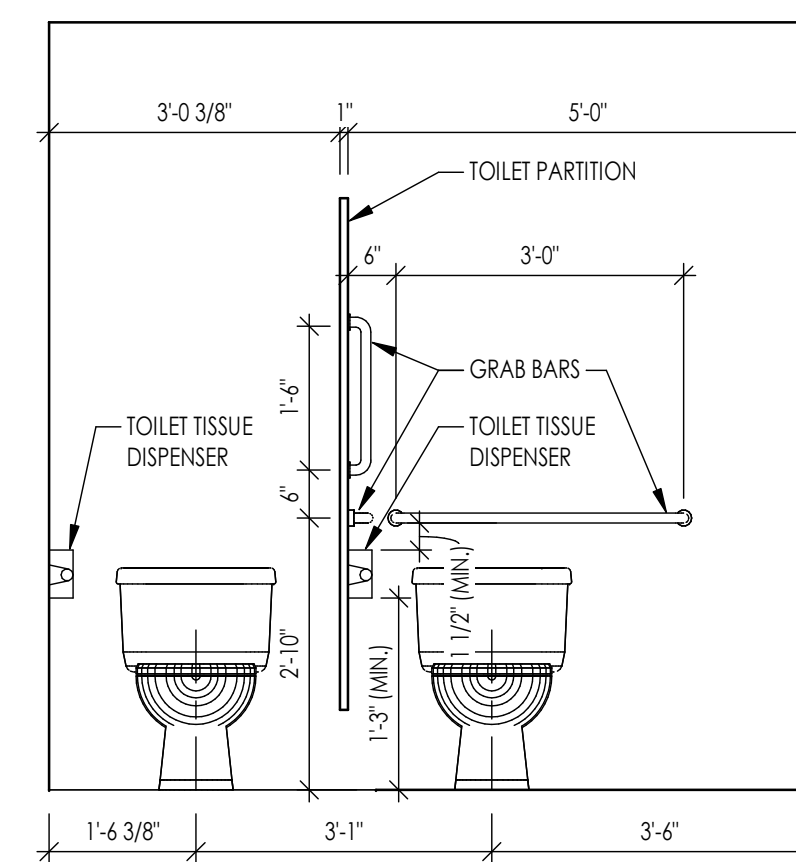
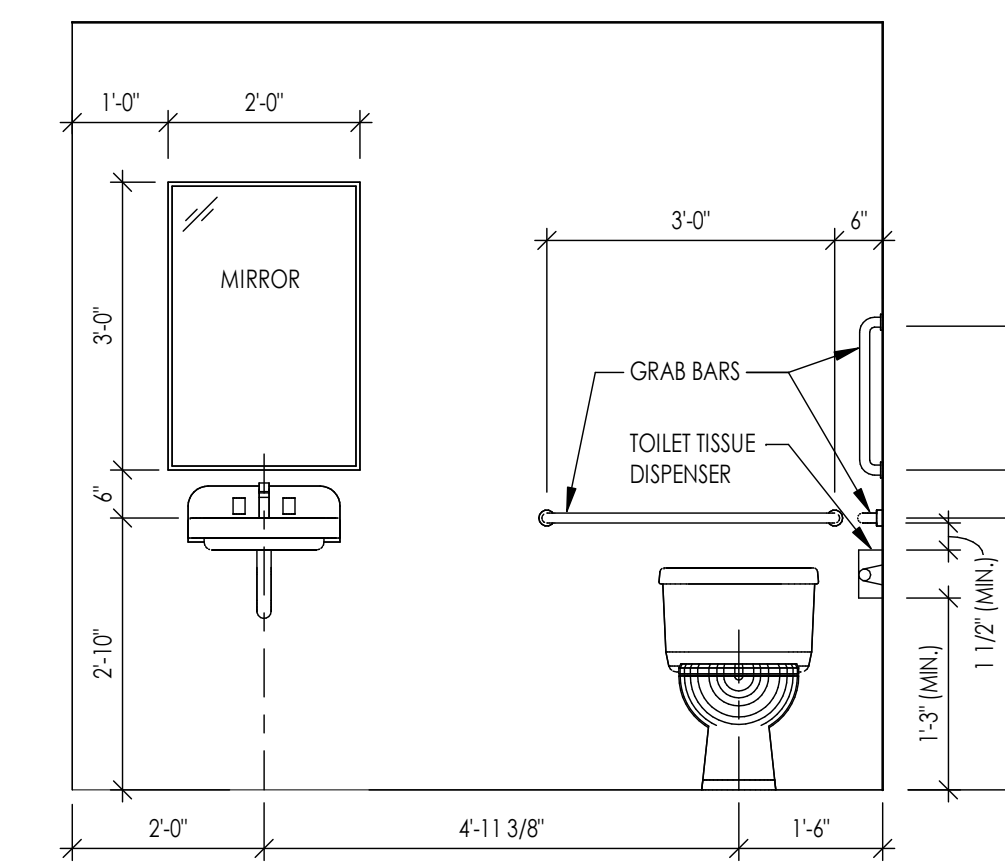
NOTICE TO BIDDERS
BIDDERS SHALL REVIEW ALL DRAWINGS AND SPECIFICATION SECTIONS TO DETERMINE THE IMPACT OF OTHER SECTIONS OF WORK ON THEIR OWN WORK

© 2021 ABACUS ARCHITECTS, INC.



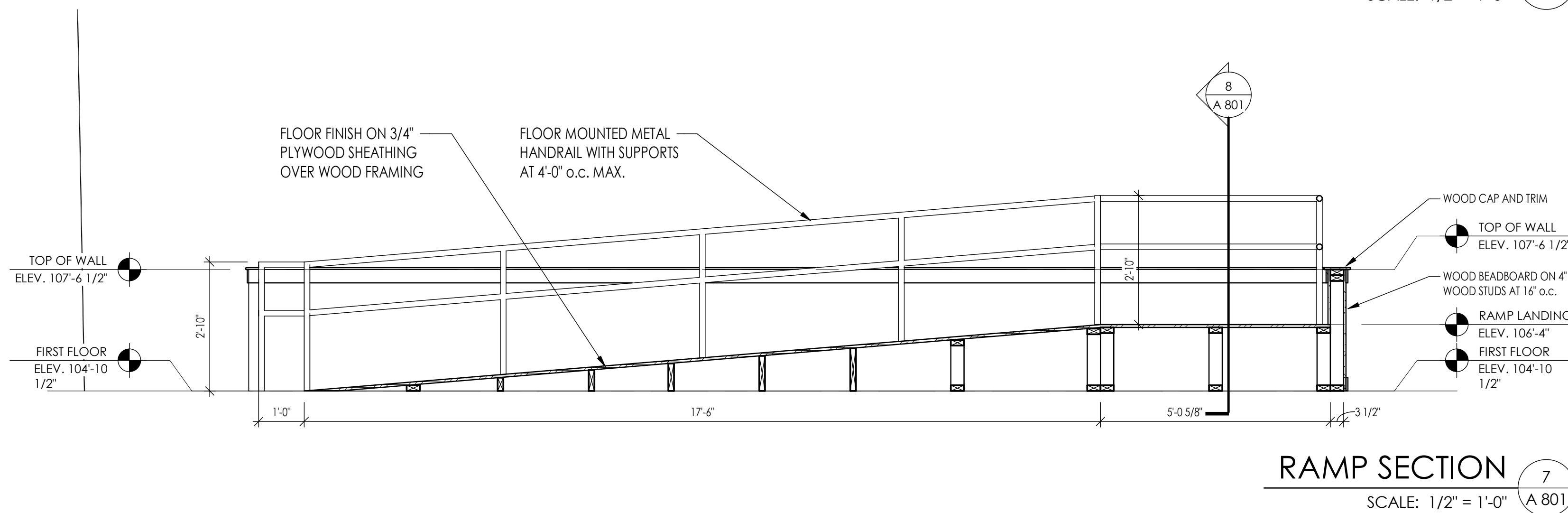
MEN'S TOILET ROOM - EAST 6
SCALE: 1/2" = 1'-0" A 801

WOMEN'S TOILET ROOM - EAST 2
SCALE: 1/2" = 1'-0" A 801



MEN'S TOILET ROOM - NORTH 5
SCALE: 1/2" = 1'-0" A 801

WOMEN'S TOILET ROOM - WEST 1
SCALE: 1/2" = 1'-0" A 801



REVISIONS:

DATE ISSUE

NOTICE TO BIDDERS
BIDDERS SHALL REVIEW ALL DRAWINGS AND SPECIFICATION SECTIONS TO DETERMINE THE IMPACT OF OTHER SECTIONS OF WORK ON THEIR OWN WORK
© 2021 ABACUS ARCHITECTS, INC.

ISSUE DATE: OCTOBER 26th, 2022
BUILDING RENOVATION FOR:

BREAKWATER CHURCH

733 BROADWAY AVE, SHEBOYGAN, WI 53081

1135A MICHIGAN AVE, SHEBOYGAN, WI 53081 (920) 452-4444 | 313 N PLANKINTON AVE SUITE 208, MILWAUKEE, WI 53203

DRAWN BY: AJK

CHECKED BY: PGM

INTERIOR ELEVATIONS
& SECTIONS

A
801

PROJ. NO. 2022-97

