



CITY PLAN COMMISSION AGENDA

August 12, 2025 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. Persons other than commission, committee, and board members who wish to participate remotely shall provide notice to the City Development Department at 920-459-3377 at least 24 hours before the meeting so that the person may be provided a remote link for that purpose.

OPENING OF MEETING

1. Roll Call
2. Pledge of Allegiance
3. Identify potential conflict of interest

MINUTES

4. Approval of the Plan Commission minutes from July 29, 2025.

PUBLIC HEARINGS

5. Public hearing regarding Conditional Use with exceptions by Scott Meyers to create shared office space and self-storage at Storage 43 located at 1234 Kentucky Avenue.
6. Public hearing regarding application for Conditional Use with exceptions by Genesis Fernandez to operate Punto Grill located at 1503 N 8th Street.
7. Public hearing regarding application for Conditional Use with exceptions by Chappa Construction to install a fourth access point at Old Wisconsin Sausage located at 3402 Crocker Avenue.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

8. Application for Conditional Use with exceptions by Scott Meyers to create shared office space and self-storage at Storage 43 located at 1234 Kentucky Avenue.
9. Application for Conditional Use with exceptions by Genesis Fernandez to operate Punto Grill located at 1503 N 8th Street.
10. Application for Conditional Use with exceptions by Chappa Construction to install a fourth access point at Old Wisconsin Sausage located at 3402 Crocker Avenue.
11. Discussion regarding the City of Sheboygan zoning chapter rewrite.

NEXT MEETING

12. August 26, 2025

ADJOURN

13. 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, July 29, 2025

MEMBERS PRESENT: Mayor Ryan Sorenson, Braden Schmidt, Kevin Jump, Kimberly Meller, Joe Clarke and Jerry Jones

EXCUSED: Alderperson Michael Close

STAFF/OFFICIALS PRESENT: Associate Planner Ellise Rose and Building Inspection Specialist Linnae Wierus

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 conflicts were identified.

MINUTES

4. Approval of the Plan Commission minutes from July 15, 2025.

MOTION TO APPROVE THE MINUTES OF THE PREVIOUS MEETING HELD ON JULY 15, 2025.

Motion made by Joe Clarke seconded by Kimberly Meller

Voting yea: Mayor Ryan Sorenson, Braden Schmidt, Kevin Jump, Kimberly Meller, Joe Clarke and Jerry Jones

Motion carried.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

5. Application for Conditional Use Permit with exceptions by Joseph Voelkner to install a gravel parking lot and driveway on the Butzen Sports Complex located at parcels 59281430842 and 59281430840.

MOTION TO APPROVE WITH THE FOLLOWING CONDITIONS.

Motion made by Kevin Jump, seconded by Jerry Jones

Voting yea: Mayor Ryan Sorenson, Braden Schmidt, Kevin Jump, Kimberly Meller, Joe Clarke and Jerry Jones

1. Dumpsters and/or grease receptacles shall be screened/enclosed and constructed of like materials and colors of the facility. If using chain link fencing, the applicant shall install Privacy Decorative Slating (PDS) material in order to effectively screen the dumpster.
2. Outdoor storage of materials, products or equipment shall be prohibited.
3. All new lighting shall be installed per Section 105-932 of the City of Sheboygan Zoning Ordinance. There shall be no spillover light onto adjacent properties or the streets.

4. Applicant shall obtain the necessary sign permits prior to installation. Applicant shall work with staff with regards to constructing a well-designed signage for the site that utilizes colors and materials similar to the building. Staff may bring the proposed signage design back to the Plan Commission for review/approval.
5. The proposed parking lot and driveway is permitted to be gravel until such time as the sports complex is built out. The applicant shall pave their parking lot and driveway not more than 6 months after complex is completed.
6. If there are any amendments to the approved use and/or floor/site plan, the applicant will be required to submit a new conditional use application reflecting those amendments

Exceptions granted:

- To install a temporary gravel driveway and parking lot

Motion carried.

6. Architectural review of exterior renovations at an office building located at 2722 N 21st Street.

MOTION TO APPROVE AS PRESENTED.

Motion made by Jerry Jones, seconded by Joe Clarke

Voting yea: Mayor Ryan Sorenson, Braden Schmidt, Kevin Jump, Kimberly Meller, Joe Clarke and Jerry Jones

Motion carried.

NEXT MEETING

7. August 12, 2025

The next scheduled meeting is on August 12, 2025.

ADJOURN

8. Motion to Adjourn

MOTION TO ADJOURN AT 4:04 PM

Motion made by Braden Schmidt, seconded by Jerry Jones

Voting yea: Mayor Ryan Sorenson, Braden Schmidt, Kevin Jump, Kimberly Meller, Joe Clarke and Jerry Jones

Motion carried.

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Application for Conditional Use with exceptions by Scott Meyers to create shared office space and self-storage at Storage 43 located at 1234 Kentucky Avenue. UC Zone.

REPORT PREPARED BY: Ellise Rose, Associate Planner

REPORT DATE: July 29, 2025

MEETING DATE: August 12, 2025

FISCAL SUMMARY:**STATUTORY REFERENCE:**

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

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

BACKGROUND / ANALYSIS:

Scott Meyers is proposing to create shared office space and self-storage at Storage 43 located at 1234 Kentucky Avenue. The applicant states the following:

- Description of existing use: Currently a Self Storage Facility on 2 floors with 2 vacant floors for Office/Maker Space
- Description of proposed use: To be granted permission to build out the current office area as shared space plus the construction of both larger, commercial storage units for small Business use and more Self-Storage on the remaining 2 vacant floors due to the lack of demand for office/maker space.
- All Services, products, etc. to be provided: Self-Storage, Pro-Storage (Commercial), and Shared office space.
- Projected number of residents, employees, and/or daily customers: 1 employee, and approximately 5-10 Client visits per day.
- No additional construction on the parcel - only the addition of Walls and doors on the interior of the building on 2 floors, and a remodeled office area.
- All Exterior structure and landscaping to remain the same. The Current Square footage of the existing Structure is 64,224 sf, and the proposed additional buildout of additional storage units will only slightly increase traffic to the site, since it is primarily Storage. The ingress/Egress is at street level on Kentucky Avenue (Office) and the main storage area is accessed by the alley which runs between 12th and 13th St. Parking is located both on street and in the designated parking lot that was constructed in Phase 1, completed in 2023 – NO CHANGES.
- The building was completely restored/rehabbed in 2023 by Quasius construction with all new roofing, windows, steel cladding, framed in Aluminum coloring with Orange accents

(suggested by the previous mayoral administration and economic development staff). additional changes to the exterior of the building are being requested.

- Is access appropriate and is their sufficient customers/resident off-street parking? Yes, nothing else needed - Storage is a quiet neighbor that consumes very few resources or utilities.
- Proposed signage: 2 X 5 foot branding signs on the 2nd level between the floors with Windows (see attached) Not to exceed height limit or total square footage of 500 sf and no higher than 20 ft. per zoning requirements. We may apply later for a Monument Sign.
- Construction to commence in October 2025 with a 9-10 month completion date and C of O around June 2026. Estimated cost of improvements is approx.. \$950,000 - \$1,000,000
- This is an Existing building, and is widely considered THE NICEST looking building within 3 – 4 blocks in any direction.
- We have multiple security cameras, enhanced with AI monitoring and alarms on site. As for parking, there are few clients ever on site, and Storage does not create any noise or smells.
- We have marketed the 2 vacant floors for office/maker space for over 3 years now, with virtually Zero interest, even at the lowest rate per sf in the market. We are unable to breakeven given the extensive rehab, and at a 50% vacancy rate without the ability to invest even more in the building to convert the remaining 2 floors to Storage and lease out at the current market rate.

STAFF COMMENTS:

In April of 2021 the Plan Commission voted to approve self-storage in the basement and 2nd floor with offices and coworking space on the 1st and 3rd floors. The hope was that the remaining two floors would be redeveloped in such a manner as to generate employment, dwelling units, or other various types if mixed uses that better reflect the Indiana Avenue Commercial corridor. The building owners have been unsuccessful in securing tenants for this redevelopment for the remaining two floors since that time.

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/permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, water, sewer, storm drainage, health, hazardous materials, State of Wisconsin, etc. An occupancy permit will be granted only at such time as the applicant has met all requirements (applicant shall be in contact with building inspection, fire/police departments, etc.).
2. Applicant shall meet all zoning requirements including but not limited to noise, vibration, hazardous materials, etc.
3. Dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility.
4. Outdoor storage of materials, products or equipment shall be prohibited.
5. Applicant shall obtain the necessary sign permits prior to installation. If staff has any concerns with any proposed sign design, the matter may be brought back to the Plan Commission for their consideration

6. All areas used for parking or maneuvering of vehicles shall be paved.
7. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping (no gravel on the site).
8. Any new or modified ingress/egress driveway openings and any existing driveways to be closed shall be improved to standard City specifications.
9. Applicant will provide adequate public access along the street and alley and will take all appropriate actions to minimize the time period that these streets will be closed/affected.
10. Applicant shall immediately clean any and all sediments, materials, tracking, etc. that may be spilled off-site on private or public lands and streets.
11. Streets and infrastructure damaged and/or disturbed during construction of all private and/or public improvements shall be promptly repaired by the applicant.
12. All vehicles, equipment, materials, products, etc. shall be located on the applicant's property (no storage on public rights-of-way).
13. City Development staff will issue a building permit only if the applicant has adequately satisfied all concerns related to the Sheboygan Fire Department, including but not limited to fire lane access at the site, sprinkler systems, hydrants, water pressures, etc.

ATTACHMENTS:

Conditional Use Permit Application and Attachments



CITY OF SHEBOYGAN

APPLICATION FOR
CONDITIONAL USE

Fee: \$250.00

Review Date: _____

Zoning: _____

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

SECTION 1: Applicant/ Permittee Information

Applicant Name (Ind., Org. or Entity) Sheboygan Self Storage LLC	Authorized Representative: Scott Meyers	Title: Principal/Founder	
Mailing Address: 15546 Stony Creek Way	City: Noblesville	State: IN	ZIP Code: 46060
Email Address: Scott@scottmeyers.com		Phone Number (incl. area code) (317) 506-4900	

SECTION 2: Landowner Information (complete these fields when project site owner is different than applicant)

Applicant Name (Ind., Org. or Entity) Sheboygan Self Storage LLC	Contact Person: Scott Meyers	Title: Manager	
Mailing Address: 15546 Stony Creek Way	City: Noblesville	State: IN	ZIP Code: 46060
Email Address: Scott@ScottMeyers.com		Phone Number (incl. area code) (317) 506-4900	

SECTION 3: Project or Site Location

Project Address/Description: 1234 Kentucky Avenue, Sheboygan, WI 53081	Parcel No. 59281507730
Name of Business: Storage 43	

SECTION 4: Proposed Conditional Use

Name of Proposed/Existing Business:	Storage 43 – Self-Storage on 2 floors, + 2 vacant floors for Maker/Space (permitted use)
Existing Zoning:	UC
Present Use of Parcel:	Self Storage on Ground level and 2 nd floor. 2 floors vacant, permitted use: Maker Space
Proposed Use of Parcel:	Shared Office Space with Larger Storage spaces for Small Businesses / Self-Storage on the 2 vacant floors, which is not currently a permitted use on those 2 floors.
Present Use of Adjacent Properties:	Residential to South & West, Restaurant & Laundromat to North, greenspace to East

SECTION 5: Certification and Permission

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.

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.

Name of Owner/Authorized Representative (please print) Scott Meyers	Title: Manager/Owner	Phone Number: 317-506-4900
Signature of Applicant: 		Date Signed: July 21, 2025

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.

CONDITIONAL USE WRITTEN EXPLANATION REQUIREMENTS

A. Name of Project/development: **Parcel # 59281507730, Storage 43 at 1234 Kentucky Avenue, Sheboygan, WI 53081**

B. Summary of the Conditional Use and general operation of proposed use:

- Description of existing use: **Currently a Self Storage Facility on 2 floors with 2 vacant floors for Office/Maker Space**
- Description of proposed use: **To be granted permission to build out the current office area as shared space plus the construction of both larger, commercial storage units for small Business use and more Self-Storage on the remaining 2 vacant floors due to the lack of demand for office/maker space.**
- All Services, products, etc. to be provided: **Self-Storage, Pro-Storage (Commercial), and Shared office space.**
- Projected number of residents, employees, and/or daily customers: **1 employee, and approximately 5-10 Client visits per day.**
- Proposed number of dwelling units, floor area, landscape area, and parking area expressed in square feet and acreage to the nearest one-hundredth of an acre. **No additional construction on the parcel - only the addition of Walls and doors on the interior of the building on 2 floors, and a remodeled office area.**
- Description of proposed building and all new site improvements (square footage of new and existing structure(s), traffic, ingress/egress, parking, sidewalk, retaining walls, storm drainage, landscaping, lighting, dumpster enclosure, screening of mechanicals, etc.) **All Exterior structure and landscaping to remain the same. The Current Square footage of the existing Structure is 64,224 sf, and the proposed additional buildout of additional storage units will only slightly increase traffic to the site, since it is primarily Storage. The ingress/Egress is at street level on Kentucky Avenue (Office) and the main storage area is accessed by the alley which runs between 12th and 13th St. Parking is located both on street and in the designated parking lot that was constructed in Phase 1, completed in 2023 – NO CHANGES.**
- A written description of the proposed general orientation, design, arrangement, texture, material and color of the building or structure and how it is compatible with the development and redevelopment in and around the area. **The building was completely restored/rehabbed in 2023 by Quasius construction with all new roofing, windows, steel cladding, framed in Aluminum coloring with Orange accents (suggested by the previous mayoral administration and economic development staff). No additional changes to the exterior of the building are being requested.**
- An explanation of any interior and/or exterior renovations: **This Conditional use request is specifically for permission to build out the 2 remaining unused floors With larger Storage Units designed for small business owners, with a shared office/conference room on the Northwest corner of the building at Kentucky and 13th.**
- Is access appropriate and is their sufficient customers/resident off-street parking? **Yes, nothing else needed - Storage is a quiet neighbor that consumes very few resources or utilities.**
- Proposed signage: **2 X 5 foot branding signs on the 2nd level between the floors with Windows (see attached) Not to exceed height limit or total square footage of 500 sf and no higher than 20 ft. per zoning requirements. We may apply later for a Monument Sign.**
- Project timeline and estimated value of project: **Construction to commence in October 2025 with a 9-10 month completion date and C of O around June 2026. Estimated cost of improvements is approx.. \$950,000 - \$1,000,000**
- Compatibility of the proposed use and design with adjacent and other properties in the area. **This is an Existing building, and is widely considered THE NICEST looking building within 3 – 4 blocks in any direction.**
- How will you insure that the business will not become a nuisance to adjacent properties (i.e. parking, noise,

smells, hours of operations, etc. **We have multiple security cameras, enhanced with AI monitoring and alarms on site. As for parking, there are few clients ever on site, and Storage does not create any noise or smells.**

- Other information that would be considered pertinent by the Plan Commission. **We have marketed the 2 vacant floors for office/maker space for over 3 years now, with virtually Zero interest, even at the lowest rate per sf in the market. We are unable to breakeven given the extensive rehab, and at a 50% vacancy rate without the ability to invest even more in the building to convert the remaining 2 floors to Storage and lease out at the current market rate.**

C. If applicable, please describe any exceptions/variances that are required for this project (i.e. setbacks, parking, landscaping, etc.) **None – No additional changes to the exterior**

D. Written justification for the proposed conditional use, indicating reasons why the applicant believes the proposed conditional use is appropriate:

How is the proposed conditional use (independent of its location) in harmony with the purposes, goals, objectives, policies and standards of the City of Sheboygan:

The proposed conditional use aligns strongly with the City of Sheboygan's adopted goals and policies for economic revitalization, adaptive reuse, and mixed-use innovation—particularly within urban commercial (UC) zones. Our request is rooted in market realities and supports the city's desire for vibrant, sustainable commercial development that serves residents and businesses alike.

Since acquiring and renovating the building, we have invested over \$3 million to transform the property into one of the most attractive and functional buildings in Sheboygan. Our work has revitalized a formerly underutilized structure, preserving its historic character while introducing new economic life into the area.

In 2022, the City supported our vision by granting a conditional use permit to allow self-storage on two floors. Since then, our self-storage component has reached 85% occupancy, demonstrating a strong and sustained demand in the local market. However, despite extensive marketing efforts over the past three years, the remaining office and maker space floors remain vacant, underscoring a gap between the city's original intent for diversified uses and current economic demand.

We can no longer afford to leave those two floors vacant— and the reason we propose converting them to a mix of larger-format business storage units tailored to local entrepreneurs and contractors, along with a shared office/conference room suite that supports collaboration and light office usage by tenants. This hybrid model encourages small business incubation, leverages existing infrastructure, and ensures full activation of the space in a way that serves the public good.

Our proposal furthers the city's goals by:

- **Maximizing economic productivity of a downtown asset**
- **Supporting small business growth and flexible commercial needs**
- **Reducing blight and vacancy in a key urban corridor**
- **Promoting mixed-use functionality in a way that adapts to the real market demand**
- **Enhancing property tax revenue and neighborhood vitality**

This application represents a thoughtful, data-driven evolution of our project—not a departure from the city's vision. It also underscores our deep commitment to Sheboygan's future and our desire to complete this project in a way that brings lasting benefit to the city, our tenants, and the community at large. Once stabilized, we hope to find more tired, old buildings like the ones at 1336 Kentucky and 1234 Kentucky that we have identified for future adaptive re-use projects.

CONDITIONAL USE APPLICATION SUBMITTAL REQUIREMENTS

Item 8.

For a home occupation

1. A Site Plan including:
 - ❑ The overall property
 - ❑ The existing location of building(s) on the property
 - ❑ The parking spaces location on the property
2. A Floor Plan including:
 - ❑ The dwelling floor plan showing where the business will take place in the dwelling unit.
 - ❑ All information necessary to understand the proposal

For all other Conditional Use Permits

1. A certified survey map showing existing property boundaries and improvements.
2. A map providing the following information:
 - ❑ The map 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' = 600' with lot dimensions of the subject property provided and a graphic scale and north arrow.
 - ❑ All lands for which the conditional use is proposed.
 - ❑ All other lands within 100 feet of the boundaries of the subject property.
 - ❑ The current zoning of the subject property and its environs (200 feet),
3. A site plan (conforming to the requirements of Section 15.908(3) of the subject property as proposed for development):
 - ❑ Submit TWO (2) hardcopies of the site plan and ONE (1) 11" X 17" reduction of the site plan.
 - ❑ Submit digital plans and drawings of the project by email, flash drive, etc.
 - ❑ Title block that provides all contact information for the petitioner and/or owner, if different
 - ❑ Full name and contact information of petitioner's engineers/surveyors/architects, or other design professionals used in the plan preparation
 - ❑ The date of the original plan and latest date of revision to the plan
 - ❑ A north arrow and graphic scale. Said scale is not to be smaller than one inch equals 100 feet
 - ❑ All property lines & existing/proposed right-of-way lines with bearings & dimensions clearly labeled
 - ❑ Existing/proposed easement lines and dimensions with an explanation of ownership and purpose.
 - ❑ All required building setback lines
 - ❑ Existing and proposed buildings, structures and paved areas, including building entrances, walks, drives, decks, patios, fences, utility poles, drainage facilities and walls.
 - ❑ Location and dimension of all curb cuts and throat widths of all access points onto public streets or alleys.
 - ❑ The location and dimension of all on-site parking including a summary of the number of parking stalls provided versus the requirements of the ordinance
 - ❑ The location and dimension of all loading and service areas on subject property
 - ❑ The location of all outdoor storage areas and the design of all screening devices
 - ❑ Location of all outdoor storage and refuse disposal areas and the design and materials used for construction and operation
 - ❑ The location, type, height, size and lighting of all signage.
 - ❑ Location, height, design, illumination power and orientation of all exterior lighting on the property including a photometrics plan
 - ❑ Location of all exterior mechanical equipment and utilities and elevations of proposed screening devices where applicable (i.e. visible from a public street or residential use or district). Mechanical equipment includes, but is not limited to; HVAC equipment, electrical transformers and boxes, exhaust flues, plumbing vents, gas regulators, generator
 - ❑ Location of all existing and proposed landscape areas, storm water areas, etc.
4. Building elevations and perspectives.

NOTE: A Traffic Impact Study (TIA) may be required with large development proposals.

STEP 1: Initial Meeting with City Planning Office:

An initial meeting is to ensure that both the applicant and the city staff have a proper understanding of what is being requested and to explain the approvals necessary. An engineered drawing is not required for this meeting, but an accurate sketch and any applicable background information may be needed. Additional meetings can be arranged by calling the Department of City Development.

STEP 2: Official Submission:

A conditional use permit application may be filed at the City of Sheboygan Planning and Development office located on the 2nd floor of City Hall or may be submitted electronically via email: Steve.Sokolowski@SheboyganWI.gov

If submitting electronically, please verify application has been accepted and will be placed on the next Plan Commission agenda.

Payment of the application fee must be received prior to the application filing deadline. Payment may be submitted via postal delivery, in person, or by phone using credit card.

Mailing Address: Department of City Development
828 Center Ave. Suite 208
Sheboygan, WI 53081

NOTE: Applications will not be accepted until complete. A complete application includes all items in the respective checklists above. Applications must be complete before they are scheduled for a meeting before the Plan Commission.

PLAN COMMISSION MEETING

Meeting Date: The Plan Commission meets on the 2nd and 4th Tuesdays of the month at 4:00 p.m. in the Council Chambers of City Hall, 828 Center Ave. The project applicant or a representative must attend the Plan Commission meeting to present the conditional use permit request and answer questions regarding the proposal. Public comment will be invited at the Plan Commission meeting.

Public Notification: Owners of property in the vicinity of the site affected by the conditional use permit proposal are notified via mail. The public hearing notice explains the proposal and provides information about the Plan Commission meeting.

Project Review: The purpose of a conditional use permit is to assure compatibility between land uses. City staff analyzes a proposal and prepares a recommendation for the Plan Commission. The project analysis considers the location of the affected property, surrounding uses, and the operational details of a proposed use.

Plan Commission: The Plan Commission is charged with the authority to approve or deny a conditional use permit request. In the event an applicant wishes to contest the decision of the Plan Commission, the applicant may appeal the decision to the Sheboygan County Circuit Court.

Plan Commission meeting agendas and minutes may be viewed on the City's website:
www.SheboyganWI.gov

FOR INFORMATION OR ASSISTANCE CONTACT THE ZONING MANAGER: (920) 459-3382

ACTION BY CITY PLAN COMMISSION

DATE OF MEETING: _____

APPROVED: _____

CONDITIONALLY APPROVED: _____

DENIED: _____

CONDITIONS

SIGNATURE: _____
Chairperson, City Plan Commission or
Representative Dept. of City Development

DATE: _____

NOTES

Permits are valid until such time as the business no longer operates from the site. No yearly renewal is required.

Permit may be revoked without notice if misrepresentation of any of the above information or attachments is found to exist.

Permit shall expire in one (1) year from date of approval unless substantial work has commenced or business has begun operating.

Permit is null and void if issued in error. It is understood that any permit issued on this application will not grant any right or privilege to erect any structure or to use any permits for any purpose that is prohibited by the City Zoning Ordinance or any other State or local laws.

Changes in the plans or specifications submitted in the original application shall not be made without prior written approval of the City Plan Commission.



Notes & Revisions

Sheboygan Self
Storage
1234 Kentucky Ave.

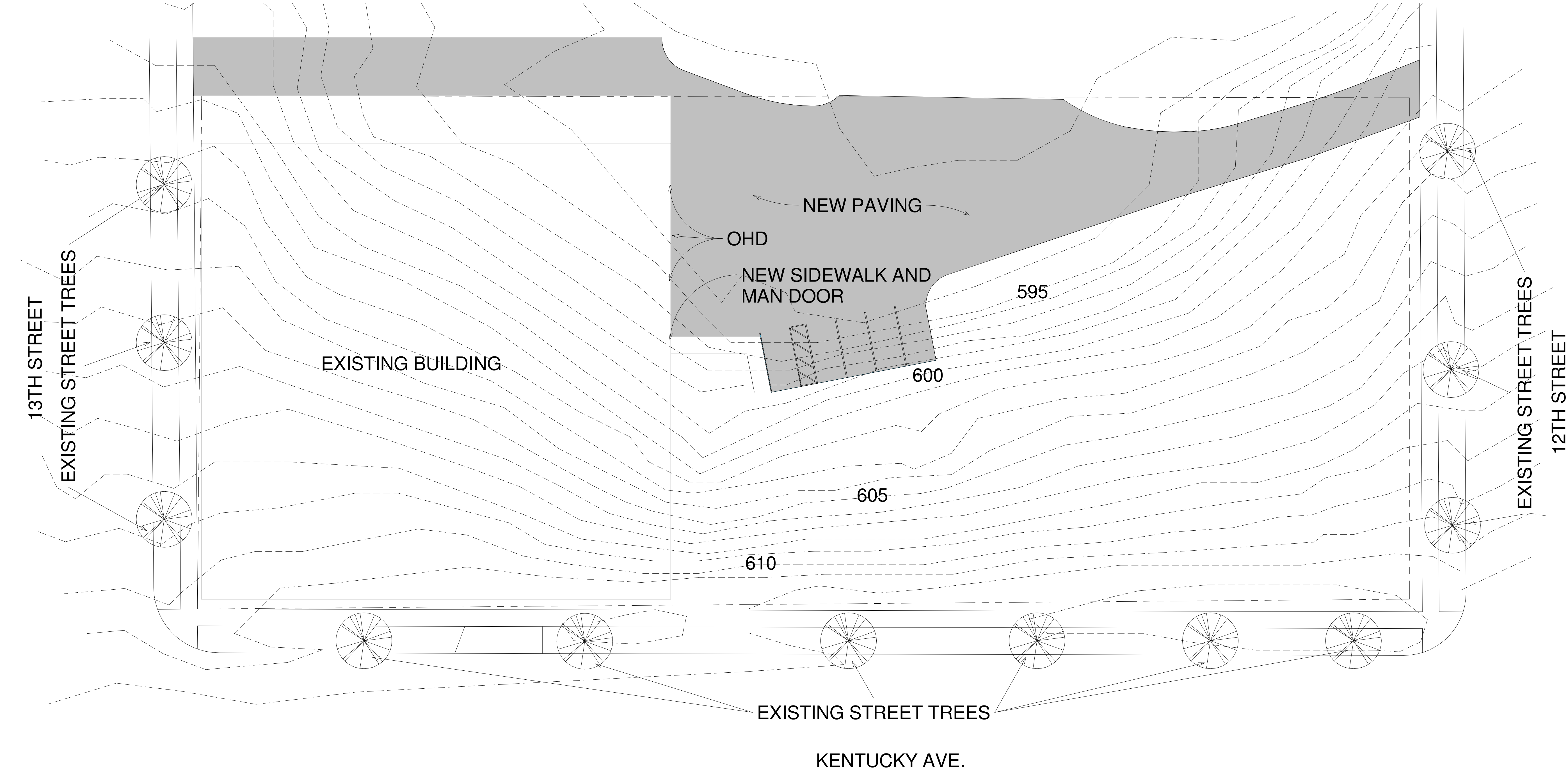
Concept Site Plan

Project number
Date
Drawn by
Checked by

4/5/2021
SDL
SDL

C1

Scale 1/16" = 1'-0"

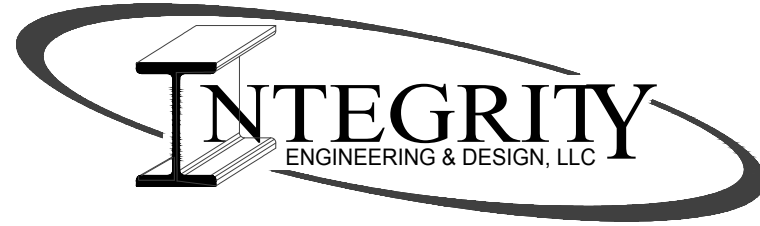


1 Site
1/16" = 1'-0"



PROPOSED ALTERATION FOR: SHEBOYGAN SELF STORAGE

SHEBOYGAN, WI



2637 Tulip Lane, Green Bay, WI 54313
Phone: (920) 469-9288 Fax: (920) 469-6809
E-mail: Info@IntegrityEngineering.biz

INTEGRITY MISSION STATEMENT

WE PROVIDE HIGH QUALITY ARCHITECTURAL DESIGN AND STRUCTURAL ENGINEERING. OUR PLANS MOVE SMOOTHLY THROUGH THE STATE REVIEW PROCESS AND MAKE BUILDING CONSTRUCTION MORE ENJOYABLE. OUR SERVICE IS UNMATCHED AND OUR INTEGRITY IS IMPECCABLE.

IF YOU HAVE ANY QUESTIONS OR COMMENTS ABOUT THE CONTENT OR PRESENTATION OF MATERIAL ON THIS PLAN, PLEASE CALL (920) 469-9288

GENERAL CONDITIONS:

THESE PLANS ARE PRESENTED TO LEAD A HIGH QUALITY DESIGN/BUILD TEAM. EACH CONTRACTOR AND SUBCONTRACTOR IS RESPONSIBLE TO PROVIDE EXCELLENT DESIGN, BUILDING MATERIALS, AND CRAFTSMANSHIP WHICH WE CAN ALL BE PROUD OF. WE ENCOURAGE YOU TO PROVIDE EXPERTISE IN YOUR CHOSEN FIELD AND TO BRING IDEAS AND CONCERNS TO THE ATTENTION OF THE GENERAL CONTRACTOR.

THESE DRAWINGS COVER STRUCTURAL AND GENERAL CONSTRUCTION ONLY. ALL WORK SHALL CONFORM TO STANDARD PRACTICES AND APPLICABLE LAWS, WHETHER THEY ARE SPECIFICALLY STATED IN THESE PLANS OR NOT.

EACH CONTRACTOR SHALL:

- VISIT THE SITE TO VERIFY EXISTING CONDITIONS, ACCESS, ETC. PRIOR TO BIDDING
- MAINTAIN A CLEAN JOB SITE AT ALL TIMES.
- OBTAIN AND PAY FOR PERMITS, LICENSES, FEES, ETC. AS MAY BE REQUIRED FOR COMPLETION OF HIS OWN PORTION OF THE PROJECT.
- FIELD VERIFY DIMENSIONS.
- REPORT ANY DISCREPANCY NOTED BETWEEN THESE PLANS AND APPLICABLE CODES TO THE GENERAL CONTRACTOR.
- PROVIDE ALL BARRIERS, FENCES, SAFETY EQUIPMENT AND PRECAUTIONS REQUIRED BY APPLICABLE LAWS AND STANDARD PRACTICES.

ALL MATERIALS SHALL BE INSTALLED PER MANUFACTURERS REQUIREMENTS AND RECOMMENDATIONS.

ANY HAZARDOUS MATERIALS ENCOUNTERED DURING DEMOLITION, REMODELING, OR EXCAVATION SHALL BE REMOVED AND/OR CONTAINED IN ACCORDANCE WITH GOVERNING LOCAL, STATE, AND FEDERAL REGULATIONS.

THIS DESIGN, THESE DRAWING, AND INCLUDED DETAILS ARE THE COPYRIGHTED PROPERTY OF INTEGRITY ENGINEERING & DESIGN, LLC. NO PART SHALL BE COPIED, DISTRIBUTED, OR MADE AVAILABLE TO ANYONE WITHOUT THE EXPRESS WRITTEN CONSENT OF INTEGRITY ENGINEERING & DESIGN, LLC.

QUICK SPEC

TO MAKE THIS PLAN MORE CONTRACTOR FRIENDLY, WE HAVE PREPARED IT WITH OUR QUICK SPEC SYSTEM.

THE WRITTEN SPEC IS GENERAL AND DOES NOT GO INTO DEPTH TO REITERATE STANDARD PRACTICES OR APPLICABLE LAWS. IT IS WRITTEN IN AN EASY TO READ FORMAT. THE SPECIFICATION IS SPLIT INTO APPROPRIATE SECTIONS AND LISTED ON THE PLAN WHERE IT IS NEEDED. YOU WILL FIND THESE SECTIONS QUICKLY BY THE SHADOW BOX AROUND IT (SIMILAR TO THIS ONE).

SPECIFIC CASES THAT CANNOT BE DESCRIBED IN A GENERAL SPEC ARE NOTED ON THE PLANS. IF THERE IS A DISCREPANCY BETWEEN THE PLAN AND THE GENERAL SPEC, THE PLAN NOTES WILL SUPERSEDE THE GENERAL SPEC.

KEY TO SYMBOLS AND MATERIALS

SYMBOLS

XXXX
ELEV: XXX'-XX" ELEVATION
 ROOM NAME
XXX
 (XXX) DOOR NUMBER
 (X) COLUMN LINE
 (X) EXISTING COLUMN LINE
 FE FIRE EXTINGUISHER
 (X) NOTE
 109 WINDOW IDENTIFICATION
 (X) WALL TYPE
 NEW MASONRY WALL
 NEW STUD WALL
 EXISTING WALL TO BE REMOVED
 EXISTING WALL TO REMAIN
 NEW STUD WALL IN REMODELED SPACE

MATERIALS

LUMBER
 BRICK
 CONCRETE MASONRY UNIT (CMU)
 COMPACTED FILL
 RIGID INSULATION
 BATT INSULATION
 PLYWOOD
 CONCRETE

DETAIL

SCALE: 1" = 1'-0"

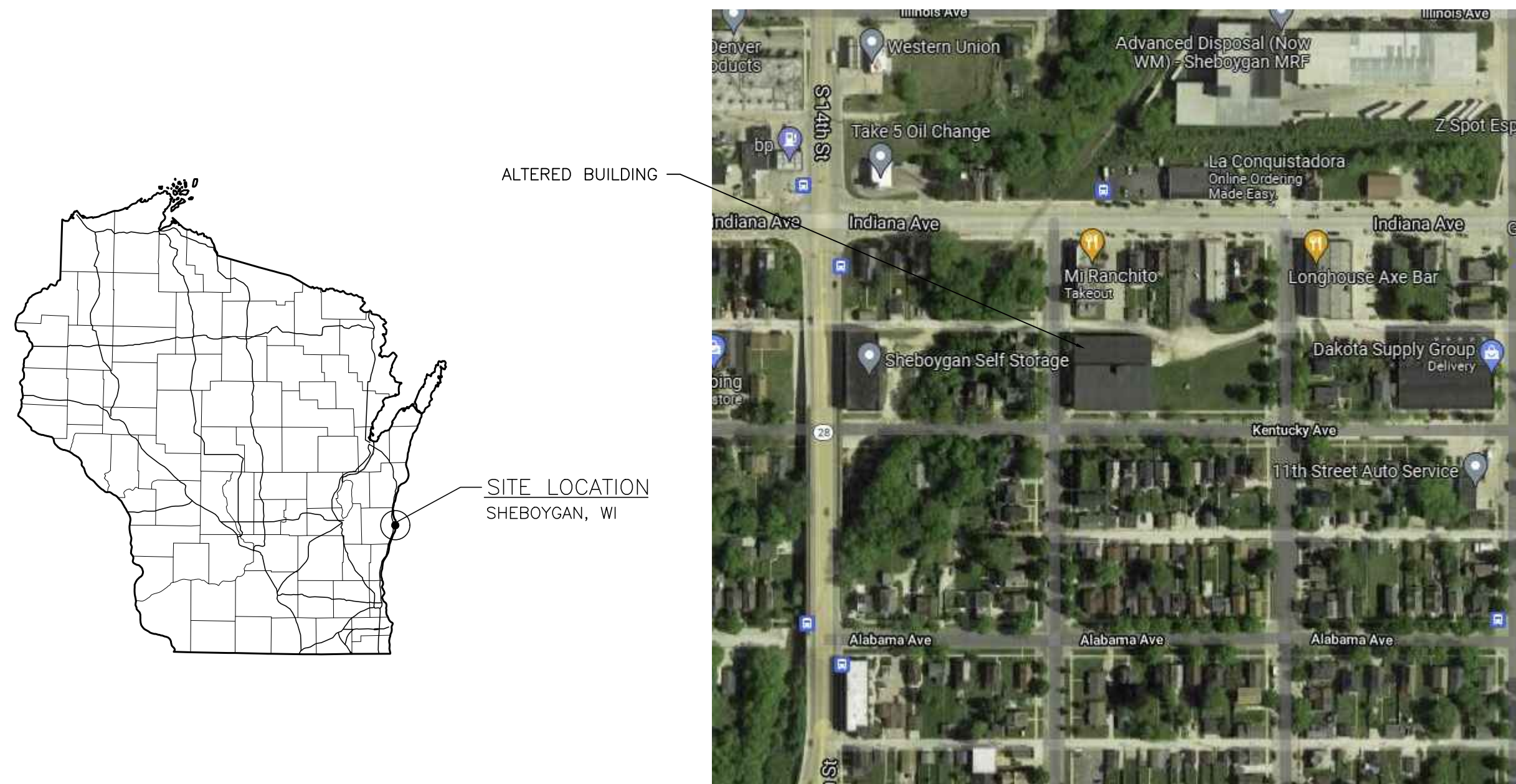
XXX DETAIL NUMBER
 XXX DETAIL IDENTIFICATION
 XXX SHEET NUMBER
 XXX DETAIL NUMBER
 XXX SHEET NUMBER ON WHICH DETAIL WILL BE FOUND
 XXX PLAN DETAIL REFERENCE
 AREA INCLUDED IN DETAIL

CALL 3 WORK DAYS BEFORE YOU DIG

DIGGERS HOTLINE

(800) 242-8511
FAX (800) 388-3860
WEBSITE: www.diggershotline.com

SITE LOCATION MAP



BUILDING DATA

BUILDING CODE: IBC 2015

BUILDING SIZE:

FIRST FLOOR AREA (SQ. FT.):	19,040
SECOND FLOOR AREA (SQ. FT.):	19,040
THIRD FLOOR AREA (SQ. FT.):	19,040
FOURTH FLOOR AREA (SQ. FT.):	11,428
ALLOWABLE AREA PER FLOOR (SQ. FT.):	EXISTING, PER IBC 1012.5.2
NUMBER OF STORIES:	4 STORIES, PER IBC 1012.5.2

CONSTRUCTION CLASSIFICATION:

EXISTING - TYPE VB
NEW - TYPE VB

OCCUPANCY:

S-1, B, M

DESIGN LOADS: PER IBC 2015, CHAPTER 16

Pg =	35 PSF
ULTIMATE DESIGN WIND SPEED =	115 MPH
WIND EXPOSURE =	B
SEISMIC CATEGORY =	A
SOIL BEARING PRESSURE =	2000 PSF PRESUMED

FIRE PROTECTION SYSTEMS

AUTOMATIC FIRE SPRINKLER SYSTEM - REQUIRED
 STANDPIPE SYSTEMS - NOT REQUIRED SEE IBC 804.3
 FIRE ALARM SYSTEM - NOT REQUIRED SEE IBC 907
 SMOKE DETECTORS - INSTALL PER APPLICABLE CODES
 EXIT SIGNS - PROVIDE EXIT SIGNS PER IBC SECTION 1013
 FIRE EXTINGUISHERS - INSTALL PER NFPA 1 AND APPLICABLE LOCAL CODES
 MEANS OF EGRESS ILLUMINATION - INSTALL PER IBC 1008

DRAWING INDEX

T1.0	TITLE SHEET
T1.1	CODE REQUIREMENTS
C1.0	SITE PLAN
D1.0	FIRST FLOOR DEMO PLAN
D2.0	SECOND FLOOR DEMO PLAN
D3.0	THIRD FLOOR DEMO PLAN
D4.0	FOURTH FLOOR DEMO PLAN
S1.0	FOUNDATION PLAN
S2.0	FOUNDATION DETAILS
A1.0	FIRST FLOOR PLAN
A1.1	SECOND FLOOR PLAN
A1.2	THIRD FLOOR PLAN
A1.3	FOURTH FLOOR PLAN
A2.0	ELEVATIONS
A3.0	SECTIONS
A3.1	SECTIONS AND DETAILS
A3.2	SECTIONS AND DETAILS
A4.0	SCHEDULES AND DETAILS

NOTE:

THE STAMP OF INTEGRITY ENGINEERING'S SUPERVISING PROFESSIONAL ON THIS SET OF DRAWINGS IS IN NO WAY ATTESTING TO THE ACCURACY AND COMPLETENESS OF THE DRAWINGS PREPARED BY SUB-CONSULTANTS INCLUDED HEREIN. THE RESPONSIBILITY FOR THE DRAWINGS BY SUB-CONSULTANTS LIES WITH THE RESPECTIVE SUB-CONSULTANTS (CIVIL, MEPPF, ETC.). THEY ARE INCLUDED HERE FOR CONVENIENCE AND INFORMATIONAL PURPOSES ONLY.

PROPOSED ALTERATIONS FOR:
SHEBOYGAN SELF STORAGE
 SH1234 KENTUCKY AVE.
 SHEBOYGAN, WI. 53081

21071
 OCTOBER 28, 2021
 T. BAUMGARTNER
 C. DUESCHER

Project number
 Date
 Drawn by
 Checked by

T1.0

ISSUED FOR CONSTRUCTION



ISSUE NO	REVISIONS	ISSUE DATE
	MISCELLANEOUS REVISIONS	12-29-2021
2	MISCELLANEOUS REVISIONS	02-03-2022
3	MISCELLANEOUS REVISIONS	03-07-2022
4	MISC. ELEV. REVISIONS	03-21-2022
5	MISCELLANEOUS REVISIONS	04-07-2022

PROPOSED ALTERATIONS FOR:
SHEBOYGAN SELF STORAGE
SH1234 KENTUCKY AVE.
SHEBOYGAN, WI. 53081

21071
OCTOBER 28, 2021
T. BAUMGARTNER
C. DUESCHER

Project number
Date
Drawn by
Checked by

T1.1



IntegrityEngineering.biz

2637 Tulip Lane

Green Bay, WI 54313

920-469-9288

PROJECT

Kentucky Ave

CLIENT

PROJECT NUMBER

21071

SHEET NUMBER

CALCULATED BY

DATE

→ Was a F-1/S-1 Building For use as a Furniture factory

→ Switch to B,M,F-1,S-1

1) Hazard increase for means of egress per IBC Table 1012.4

→ Follow Chpt 10 of IBC

2) No Hazard increase for Height/Area per Table 1012.5

→ Per 1012.5.2 building is acceptable

3) No Hazard increase for Ext. Walls per Table 1012.6

→ No wall/opening rating per 1012.6.2 & 1012.6.3 Exception 4

→ Per 1012.7.2, existing stairwells do not need to be enclosed per exception 1

→ Per 1012.7.3, existing elevator does not need to be enclosed since building is sprinkled; Exception 2

→ Entire building is sprinkled and must meet req's of Chpt 9 of IBC for occupancies per 1012.1.1.1. Fire alarm/detection req'd per 1012.2.2 which states to follow Chpt 9 of IBC

→ Per 1012.8.2, 1) one accessible building entrance req'd

2) one accessible route required in building

3) Signage for accessibility

4) Accessible parking

→ Per IBC 904.3, standpipes are not required

→ Fire alarm and detection systems not required per IBC 904.2 & IBC 907

→ Work Areas:

No Work	- Roof
	- 4th Floor : No work, unoccupied
	- 2nd Floor : S-1 unoccupied storage
No Work	- 2nd Floor : No work, unoccupied
	- 1st Floor : S-1 unoccupied storage

→ Floors 1 & 3 are only part of this submittal.

→ Rated stairwells and elevators are provided for accessibility and means of egress to all floor levels. Floors 2 & 4 are not part of this submittal and will be addressed as future submittals in the event these areas are to be utilized.

OCCUPANCY BY FLOOR

1ST FLOOR: S-1, UNOCCUPIED STORAGE
2ND FLOOR: FUTURE SUBMITTAL (UNOCCUPIED)
3RD FLOOR: S-1, UNOCCUPIED STORAGE
4TH FLOOR: FUTURE SUBMITTAL (UNOCCUPIED)

MAXIMUM EXIT TRAVEL DISTANCE

1ST FLOOR: 250 FEET
2ND FLOOR: FUTURE SUBMITTAL (UNOCCUPIED)
3RD FLOOR: 250 FEET
4TH FLOOR: FUTURE SUBMITTAL (UNOCCUPIED)

COMMON PATH OF TRAVEL DISTANCE

1ST FLOOR: 100 FEET
2ND FLOOR: FUTURE SUBMITTAL (UNOCCUPIED)
3RD FLOOR: 100 FEET
4TH FLOOR: FUTURE SUBMITTAL (UNOCCUPIED)

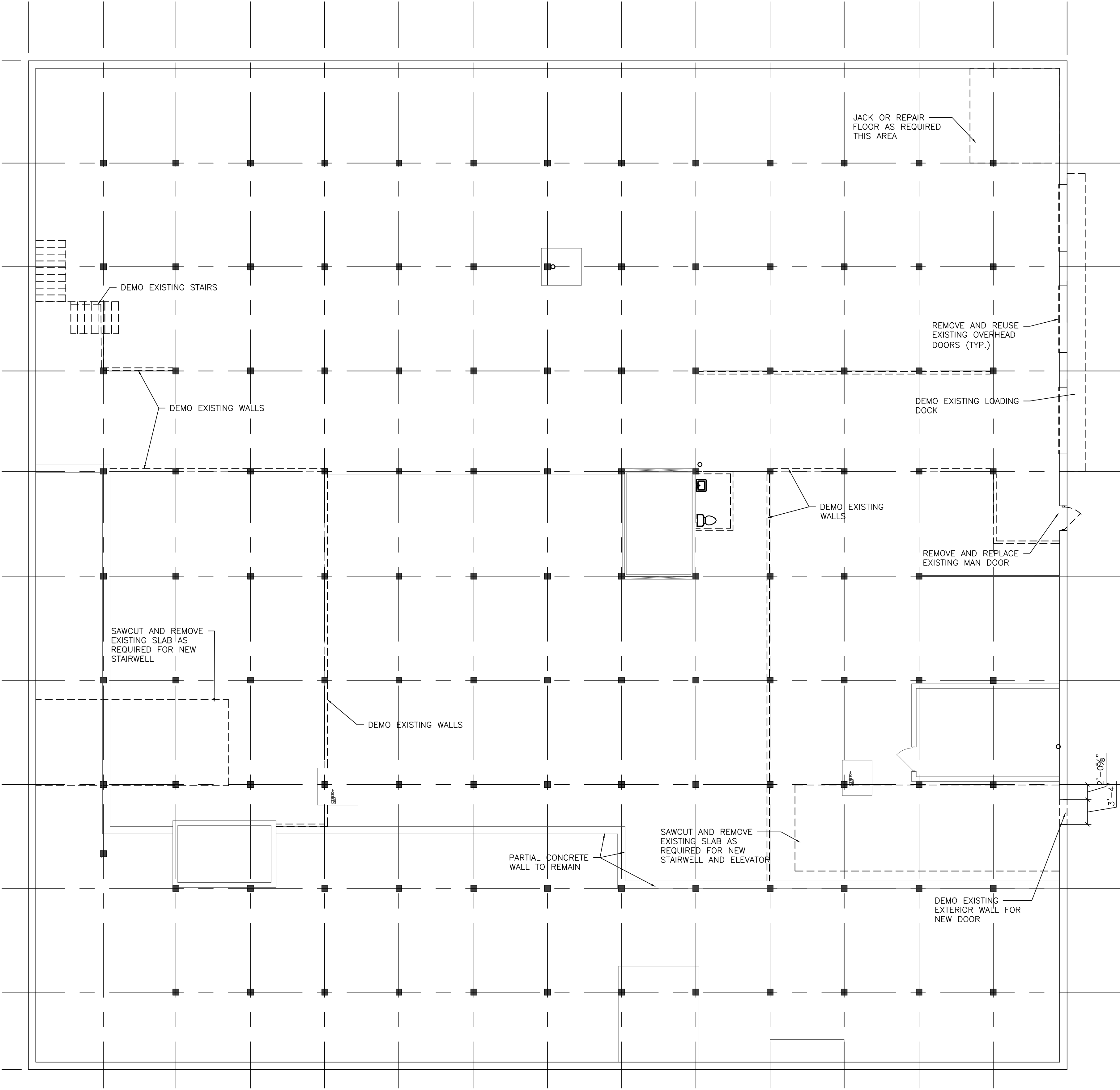


ISSUE NO	REVISIONS	ISSUE DATE
	MISCELLANEOUS REVISIONS	12-29-2021
2	MISCELLANEOUS REVISIONS	02-03-2022
3	MISCELLANEOUS REVISIONS	03-07-2022
4	MISC. ELEV. REVISIONS	03-21-2022
5	MISCELLANEOUS REVISIONS	04-07-2022

PROPOSED ALTERATIONS FOR:
SHEBOYGAN SELF STORAGE
SH1234 KENTUCKY AVE.
SHEBOYGAN, WI. 53081

Project number 21071
Date OCTOBER 28, 2021
Drawn by T. BAUMGARTNER
Checked by C. DUESCHER

D1.0



FIRST FLOOR DEMO PLAN

SCALE: 1/8"=1'-0"



ISSUED FOR CONSTRUCTION



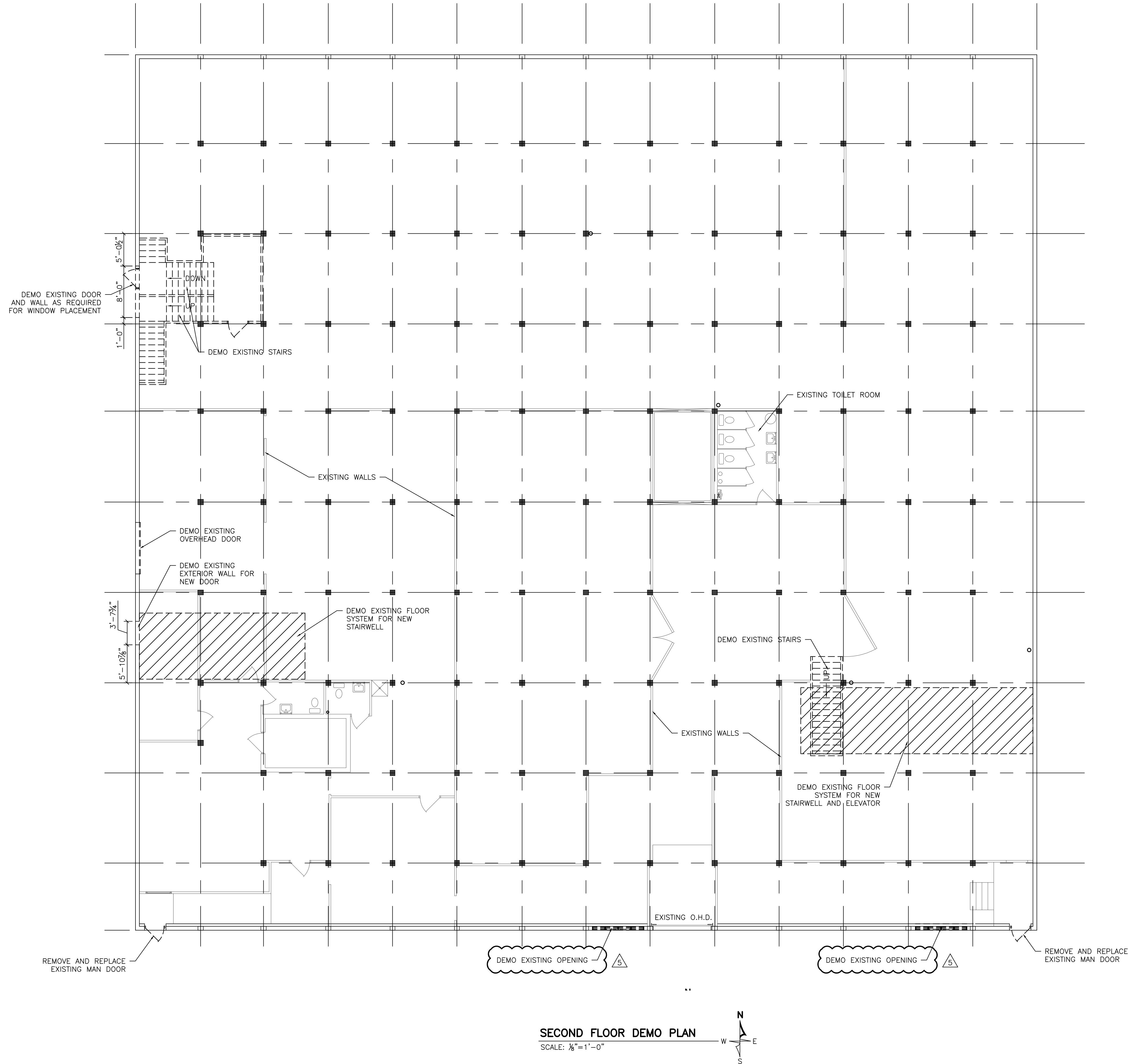
ISSUE NO	REVISIONS	ISSUE DATE
	MISCELLANEOUS REVISIONS	12-29-2021
2	MISCELLANEOUS REVISIONS	02-03-2022
3	MISCELLANEOUS REVISIONS	03-07-2022
4	MISC. ELEV. REVISIONS	03-21-2022
5	MISCELLANEOUS REVISIONS	04-07-2022

PROPOSED ALTERATIONS FOR:
SHEBOYGAN SELF STORAGE
SH1234 KENTUCKY AVE.
SHEBOYGAN, WI. 53081

21071
OCTOBER 28, 2021
T. BAUMGARTNER
C. DUESCHER

Project number
Date
Drawn by
Checked by

D1.1



ISSUED FOR CONSTRUCTION



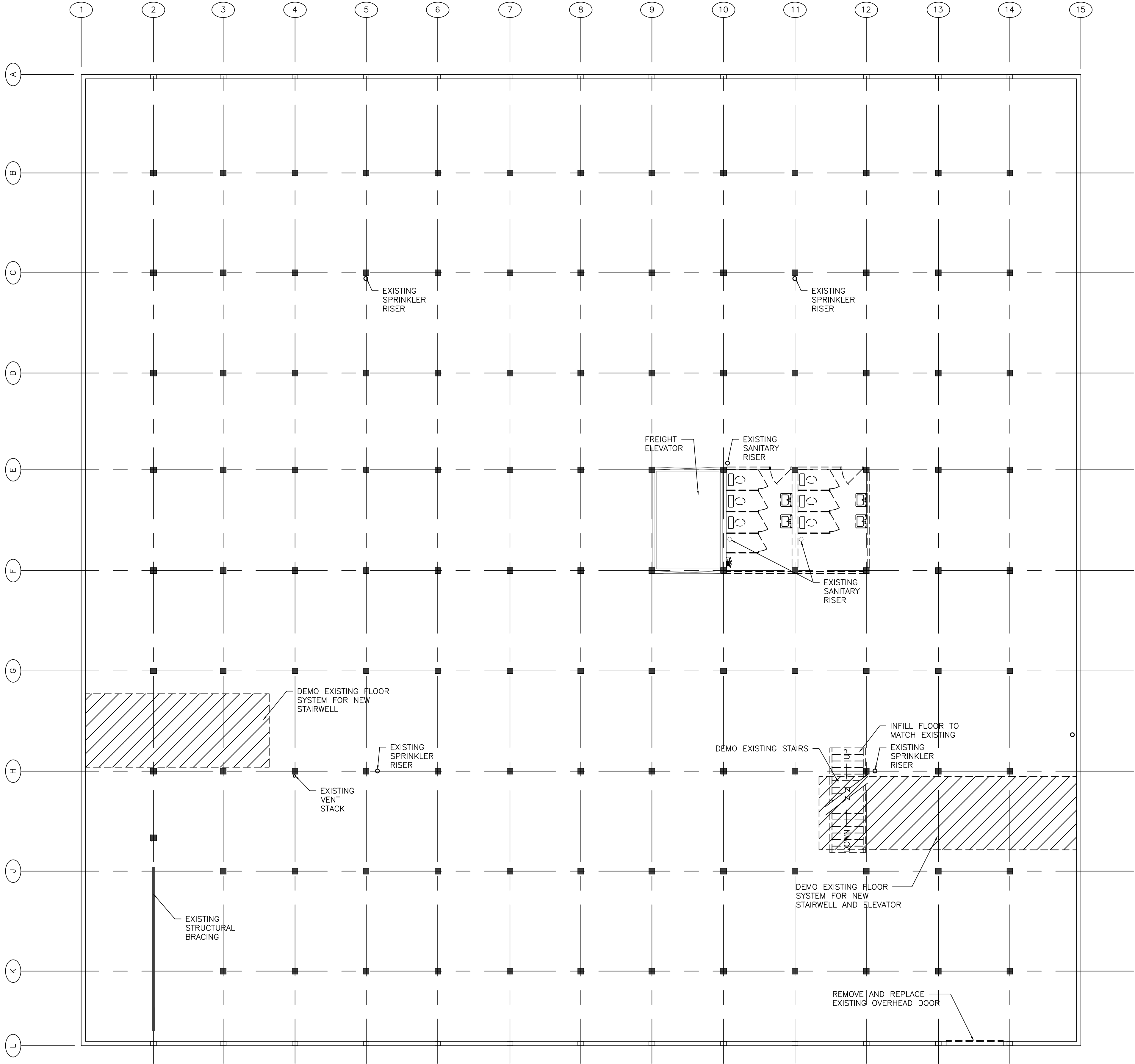
ISSUE NO	REVISIONS	ISSUE DATE
1	MISCELLANEOUS REVISIONS	12-29-2021
2	MISCELLANEOUS REVISIONS	02-03-2022
3	MISCELLANEOUS REVISIONS	03-07-2022
4	MISC. ELEV. REVISIONS	03-21-2022
5	MISCELLANEOUS REVISIONS	04-07-2022

PROPOSED ALTERATIONS FOR:
SHEBOYGAN SELF STORAGE
SH1234 KENTUCKY AVE.
SHEBOYGAN, WI. 53081

21071
OCTOBER 28, 2021
T. BAUMGARTNER
C. DUESCHER

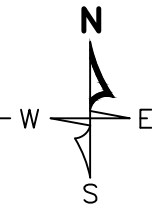
Project number
Date
Drawn by
Checked by

D1.2



THIRD FLOOR DEMO PLAN

SCALE: 1/8"=1'-0"



ISSUED FOR CONSTRUCTION

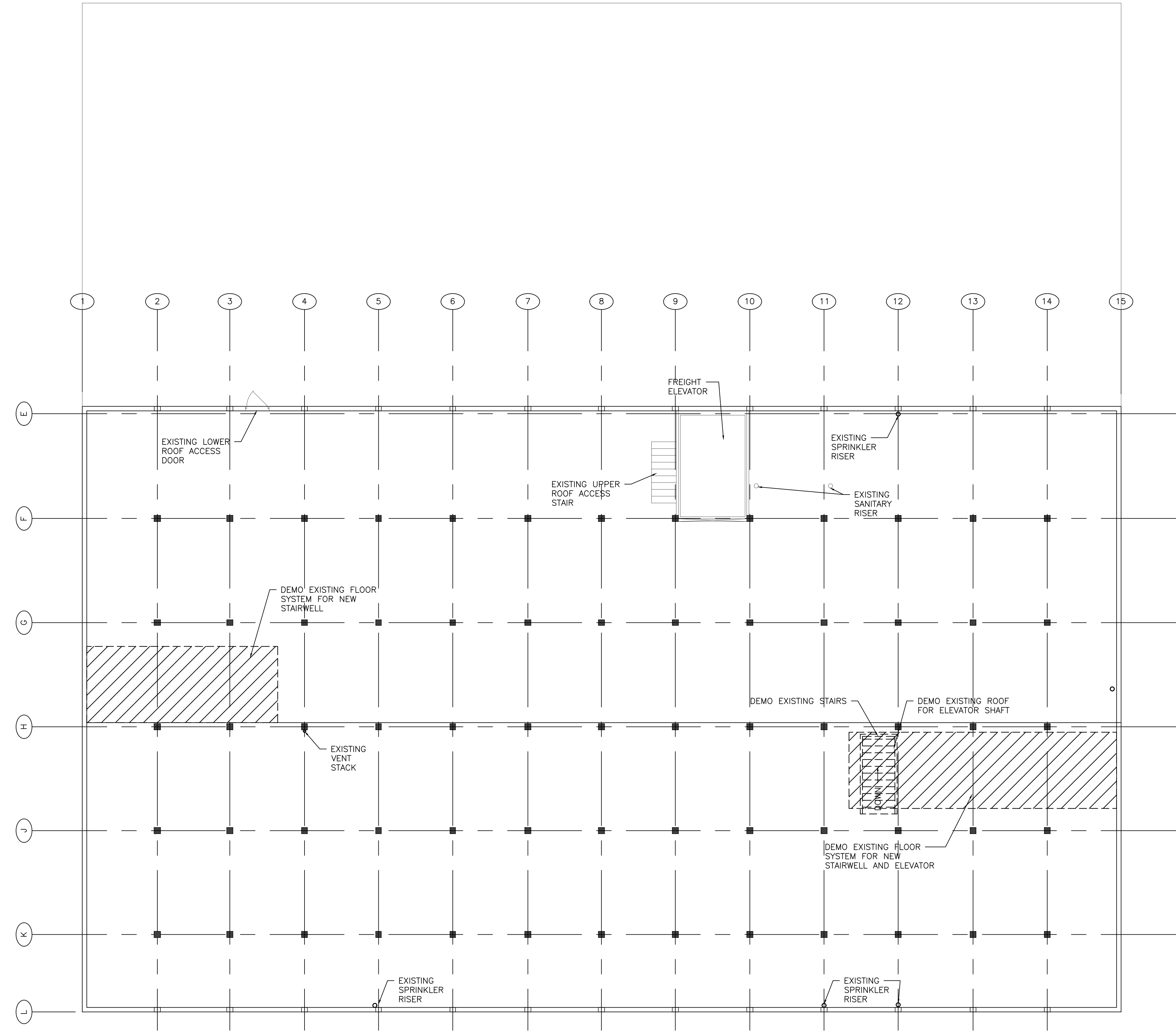


ISSUE NO	REVISIONS	ISSUE DATE
	MISCELLANEOUS REVISIONS	12-29-2021
2	MISCELLANEOUS REVISIONS	02-03-2022
3	MISCELLANEOUS REVISIONS	03-07-2022
4	MISC. ELEV. REVISIONS	03-21-2022
5	MISCELLANEOUS REVISIONS	04-07-2022

PROPOSED ALTERATIONS FOR:
SHEBOYGAN SELF STORAGE
SH1234 KENTUCKY AVE.
SHEBOYGAN, WI. 53081

Project number	21071
Date	OCTOBER 28, 2021
Drawn by	T. BAUMGARTNER
Checked by	C. DUESCHER

D1.3



FOURTH FLOOR DEMO PLAN
SCALE: 1/8"=1'-0"

ISSUED FOR CONSTRUCTION

ISSUE NO	REVISIONS	ISSUE DATE
1	MISCELLANEOUS REVISIONS	12-29-2021
2	MISCELLANEOUS REVISIONS	02-03-2022
3	MISCELLANEOUS REVISIONS	03-07-2022
4	MISC. ELEV. REVISIONS	03-21-2022
5	MISCELLANEOUS REVISIONS	04-07-2022

PROPOSED ALTERATIONS FOR:
SHEBOYGAN SELF STORAGE
 SH1234 KENTUCKY AVE.
 SHEBOYGAN, WI. 53081

21071
 OCTOBER 28, 2021
 T. BAUMGARTNER
 C. DUESCHER

Project number
 Date
 Drawn by
 Checked by

S1.0

CONCRETE

CONCRETE CONTRACTOR SHALL VERIFY SOIL CONDITIONS BEFORE PLACING FOUNDATIONS AND SLABS. NOTIFY THE GENERAL CONTRACTOR IF ANY SOIL CONDITIONS APPEAR OUT OF THE ORDINARY.

FOOTINGS SHALL BEAR ON UNDISTURBED SOIL OR STRUCTURAL FILL. DO NOT PLACE FOOTINGS ON FROZEN GROUND.

DESIGN MIXES SHALL BE IN ACCORDANCE WITH ASTM C94.

- 1) FOOTINGS AND WALLS SHALL HAVE STRENGTH EQUAL TO 3,000 PSI AT 28 DAYS.
- 2) SLABS ON GRADE SHALL HAVE STRENGTH EQUAL TO 4,000 PSI AT 28 DAYS.
- 3) EXTERIOR CONCRETE SHALL HAVE STRENGTH EQUAL TO 4,000 PSI AT 28 DAYS.
- 4) COLUMNS, BEAMS AND STRUCTURAL SLABS SHALL HAVE STRENGTH EQUAL TO 4,000 PSI AT 28 DAYS.
- 5) PRE-CAST TOPPING SHALL HAVE STRENGTH EQUAL TO 4000 PSI AT 28 DAYS.
- 6) SLUMP SHALL NOT EXCEED 41".
- 7) ALL CONCRETE EXPOSED TO WEATHER SHALL BE AIR-ENTRAINED WITH 4-7% AIR CONTENT. NO OTHER ADMIXTURES SHALL BE USED WITHOUT THE APPROVAL OF THE GENERAL CONTRACTOR. CALCIUM CHLORIDE SHALL NOT BE USED.
- 8) MAXIMUM AGGREGATE SIZE FOR FOOTING TO BE 1 1/2" AND MAXIMUM AGGREGATE SIZE FOR ALL OTHER WORK TO BE 3/4".

PLACE FLOOR SLABS WITH CONSTRUCTION JOINTS OR SAW JOINTS NOT EXCEEDING A MAXIMUM OF 150 SQUARE FEET OR AS INDICATED ON THE PLANS. SAW CUTTING TO BE DONE AS SOON AS POSSIBLE, BUT NO LATER THAN 24 HOURS AFTER CONCRETE IS PLACED.

INTERIOR SLABS TO HAVE A TROWEL FINISH AND EXTERIOR SLABS TO HAVE A LIGHT BROOM FINISH. MAINTAIN FLOOR LEVEL AT WALLS AND PITCH SURFACES UNIFORMLY TO DRAINS. CONCRETE TO BE SEALED OR WET CURED FOR 7 DAYS. FLOORS TO RECEIVE TILE OR EPOXY TO BE WET CURED ONLY. EXTERIOR SLABS SHALL BE SEPARATED FROM BUILDINGS WITH CONTINUOUS 1/2" FIBER EXPANSION JOINT.

DESIGN AND CONSTRUCTION OF CAST-IN-PLACE CONCRETE SHALL CONFORM TO ACI 318 AND CRSI STANDARDS.

ANCHOR BOLTS AND THREADED RODS TO BE ASTM F554, MINIMUM GRADE A36.

REINFORCING STEEL

REINFORCING STEEL TO CONFORM TO ASTM-A615, GRADE 60. WELDED WIRE FABRIC SHALL CONFORM TO ASTM-A185. LAP ALL HORIZONTAL REINFORCING AT SPICES AND AROUND CORNERS. 30 BAR DIAMETERS. WELDED WIRE FABRIC IS TO BE LAPPED 6" AND PLACED IN THE CENTER OF THE SLAB UNLESS INDICATED OTHERWISE. REINFORCING SHALL BE PLACED IN CONFORMANCE WITH CRSI "RECOMMENDED PRACTICES FOR PLACING BARS" AND ACI 318. THE REINFORCEMENT SHALL NOT BE PAINTED AND MUST BE FREE OF GREASE, DIRT OR DEEP RUST WHEN PLACED. PROVIDE CONCRETE PROTECTION FOR REBARS PER ACI 318 SECTION 7.7.

SITE WORK

THE SITE WORK CONTRACTOR IS REQUIRED TO CONTACT DIGGER'S HOTLINE. ALL UTILITIES SHALL BE LOCATED PRIOR TO STARTING EXCAVATION.

ALL EXCAVATION AND BACK FILL FOR MECHANICALS ARE THE RESPONSIBILITY OF THE RESPECTIVE MECHANICAL CONTRACTOR. THESE TRENCHES ARE TO BE FILLED IN 8" LIFTS AND COMPACTED TO 95% OF THE MODIFIED PROCTOR VALUE. ENSURE TRENCH ROUTE IS CLEAR OF UTILITIES AND OTHER OBSTRUCTIONS PRIOR TO DIGGING.

THE EXCAVATION CONTRACTOR SHALL ADVISE THE GENERAL CONTRACTOR OF ANY SOIL CONDITIONS WHICH APPEAR OUT OF THE ORDINARY. THE SOIL BEARING CAPACITY IS LISTED ON THE COVER SHEET.

ALL ORGANIC TOPSOIL INSIDE THE BUILDING AREA, UNDER PAVED AREAS AND AT SITE FILL AREAS SHALL BE REMOVED. CONTRACTOR SHALL VERIFY TOPSOIL DEPTHS PRIOR TO CONSTRUCTION.

ALL SUB GRADE FILL UNDER PAVED AREAS AND BUILDING AREAS SHALL BE CLEAN GRANULAR FILL CONFORMING TO GRADE 1 OR 2 OF SECTION 209 MOIST STANDARD. PLACE IN 8" MAXIMUM LIFTS AND COMPACT TO 95% OF THE MODIFIED PROCTOR VALUE. GRAVEL BASE BENEATH FLOOR SLABS SHALL BE 6 INCHES OF #4 CRUSHED STONE OR SAND COMPACTED TO THE ABOVE STANDARD. GRAVEL BASE BENEATH DRIVES, PARKING AREAS, AND APRONS SHALL BE 12" OF COMPACTED CRUSHED STONE. TYPAR SHALL BE INSTALLED WHENEVER THIS 12" BASE RESTS ON CLAY OR LOOSE SOILS. FILL SHALL NOT BE PLACED ON FROZEN GROUND AND NO FROZEN MATERIALS MAY BE USED FOR BACKFILL.

FOUNDATION TRENCHES MUST BE BACK FILLED UNIFORMLY ON EACH SIDE WITH SAND. PLACE FILL IN 8" LIFTS AND COMPACT TO 95% OF THE MODIFIED PROCTOR VALUE. THE EXTERIOR SIDE MAY BE FILLED WITH COMPACTED NON-STRUCTURAL FILL IF THERE WILL NEVER BE A PARKING LOT OR ADDITION ON THAT SIDE. WHEN IN DOUBT, BACK FILL WITH SAND.

THE BUILDING SITE SHALL BE GRADED TO PROVIDE DRAINAGE AWAY FROM THE BUILDING AT A MINIMUM OF 2% SLOPE FOR 20'-0" AWAY FROM THE BUILDING, STARTING AT 5" BELOW THE FLOOR LINE OR AS INDICATED ON THE PLANS. PROVIDE 6" OF TOPSOIL AT ALL GRASS AND LANDSCAPED AREAS AND GRADE TO +/- 0.10 FEET.

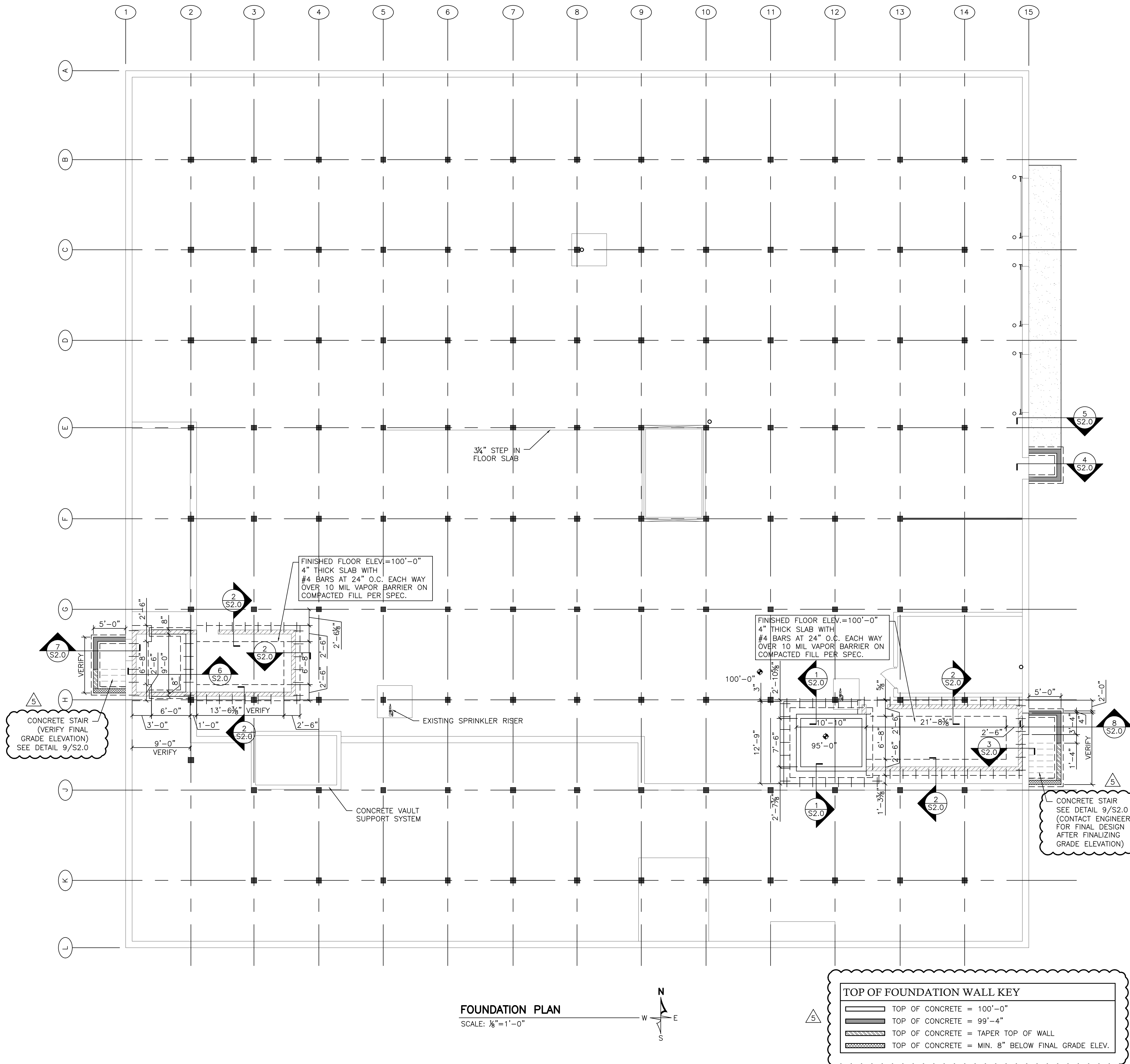
SPLASH BLOCKS ARE TO BE PLACED AT ALL DOWN SPOUTS WHICH DISCHARGE AT GRADE AND AT SPRINKLER DRAIN VALVES.

IF A CURRENT GEOTECHNICAL REPORT OR PLANS BY A CIVIL CONSULTANT ARE AVAILABLE, ALL REQUIREMENTS OF THAT REPORT AND PLANS MUST BE FOLLOWED. WHEN THE STRUCTURAL/ARCHITECTURAL PLANS OR THE INFORMATION ABOVE CONFLICT WITH THE GEOTECHNICAL REPORT OR THE CIVIL PLANS, THE INFORMATION IN THE GEOTECHNICAL REPORT AND CIVIL PLANS SUPERSEDES.

SITE UTILITIES

ALL UTILITIES SHALL BE INSTALLED PER INDUSTRY STANDARDS. WATER, SANITARY AND STORM SEWER SHALL BE INSTALLED PER "STANDARD SPECIFICATION FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN". THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING, APPLYING FOR, SCHEDULING AND COORDINATING THE INSTALLATION OF GAS, ELECTRIC, AND COMMUNICATION SERVICES.

LOCATIONS OF SITE UTILITIES ON THIS PLAN ARE PRELIMINARY AND MUST BE VERIFIED BY THE SITE UTILITY CONTRACTOR.



ISSUED FOR CONSTRUCTION



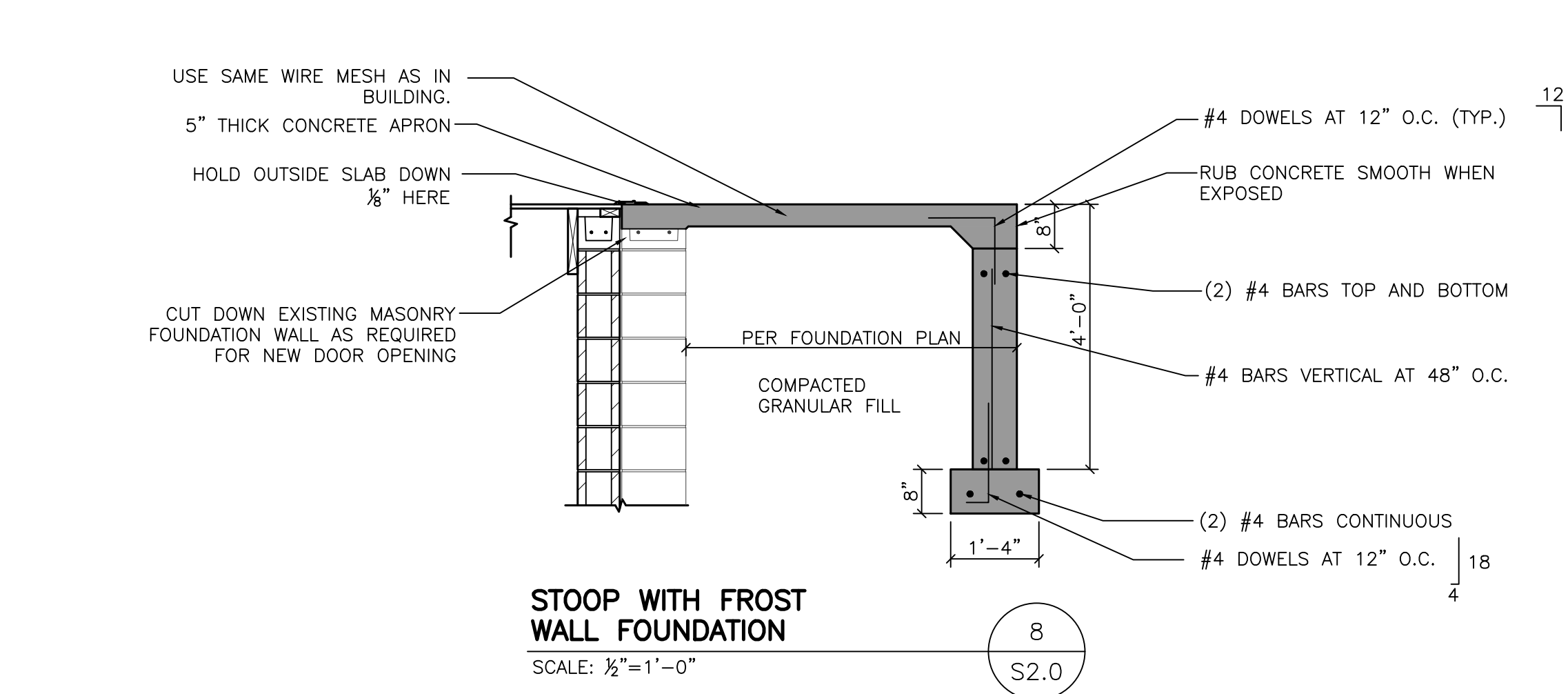
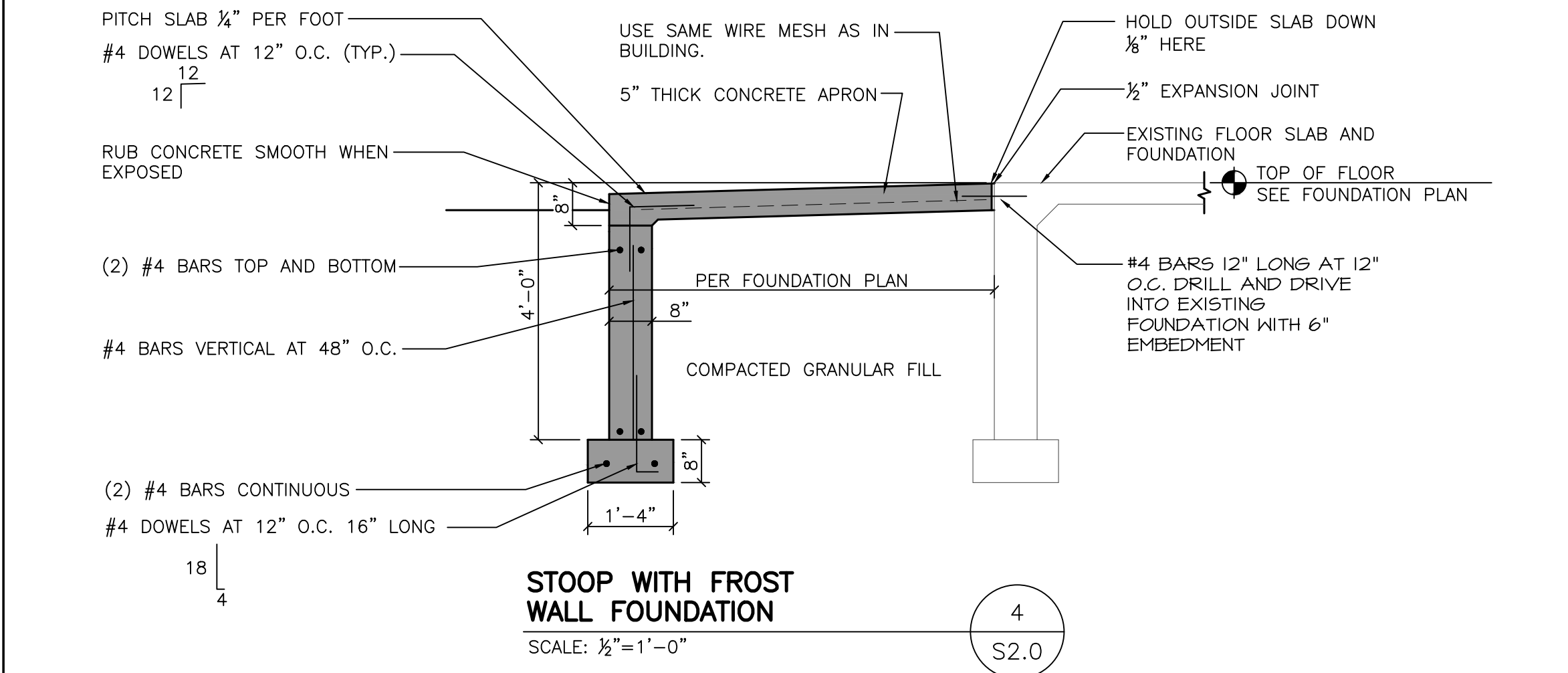
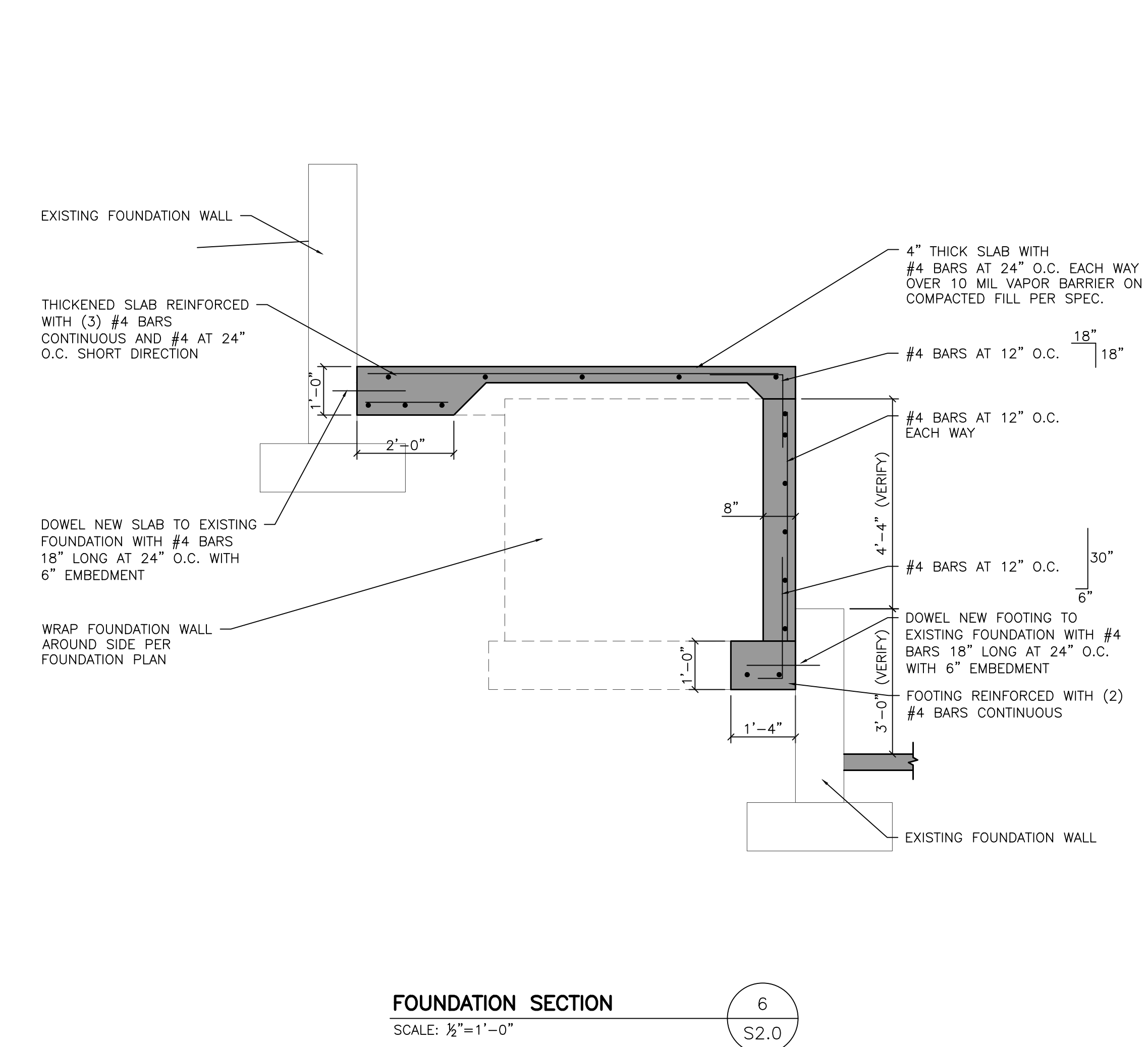
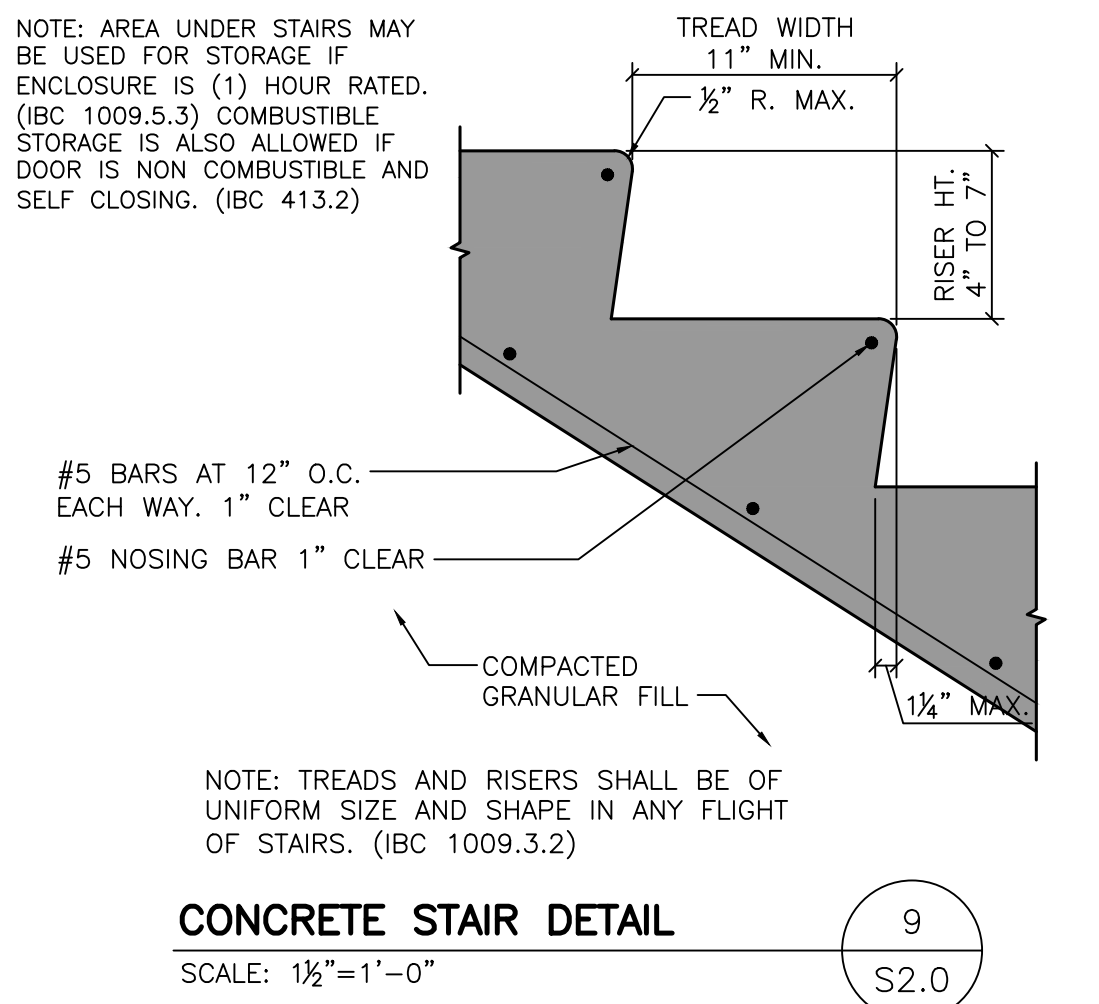
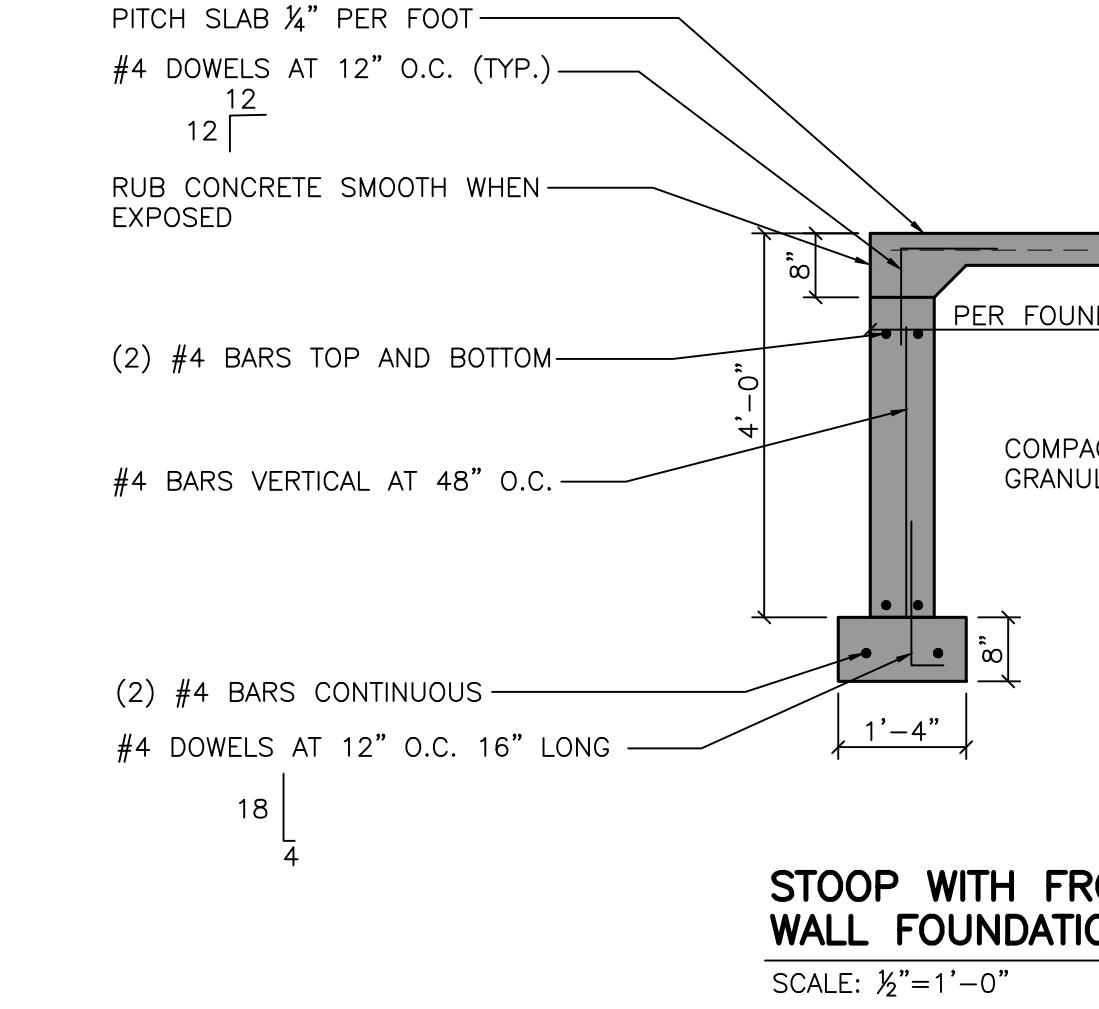
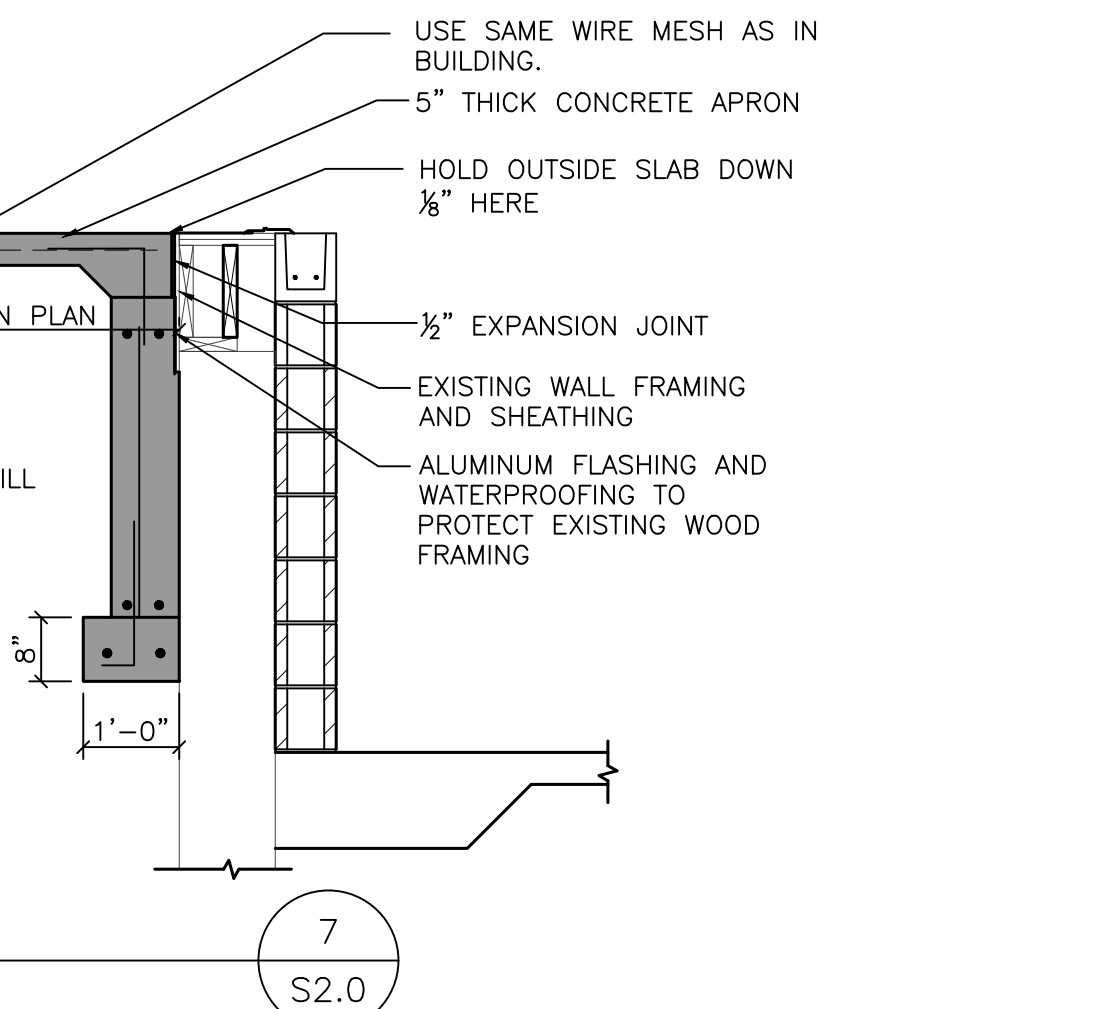
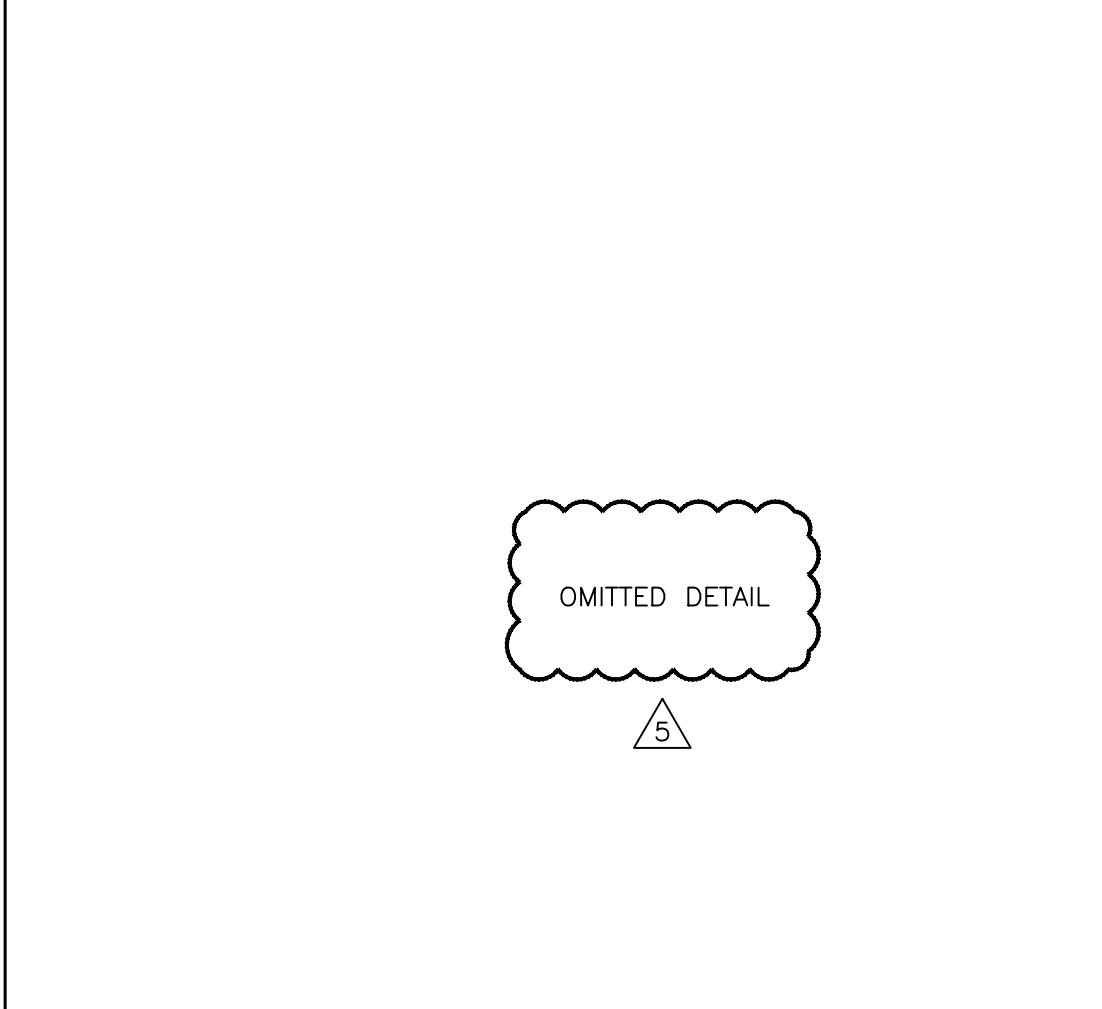
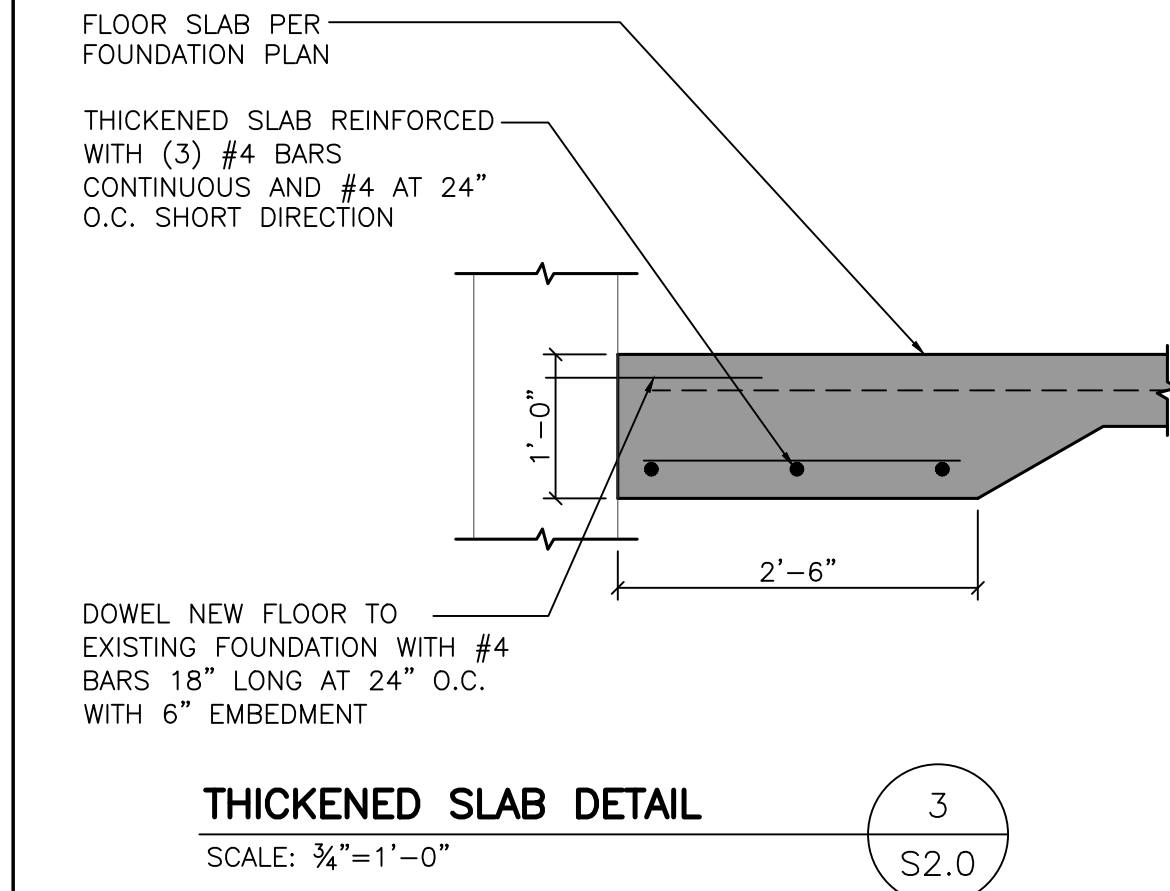
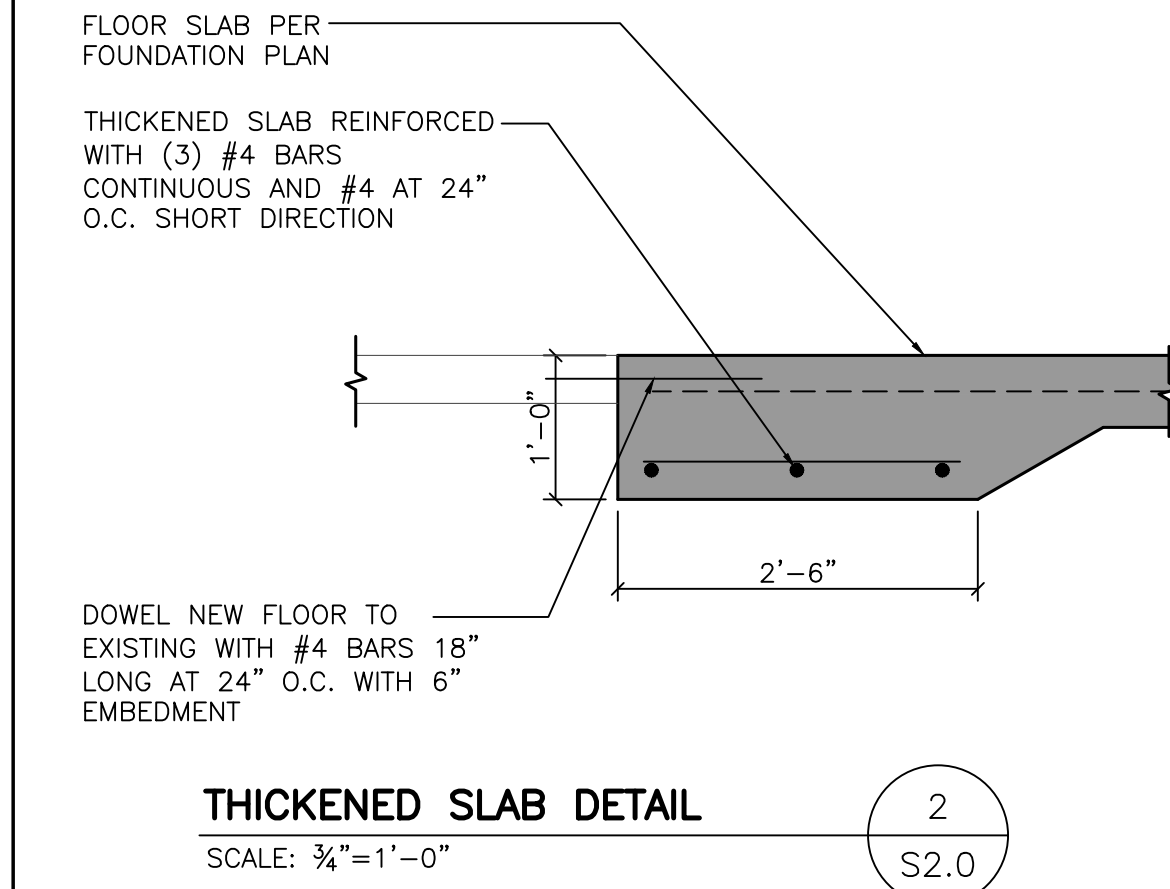
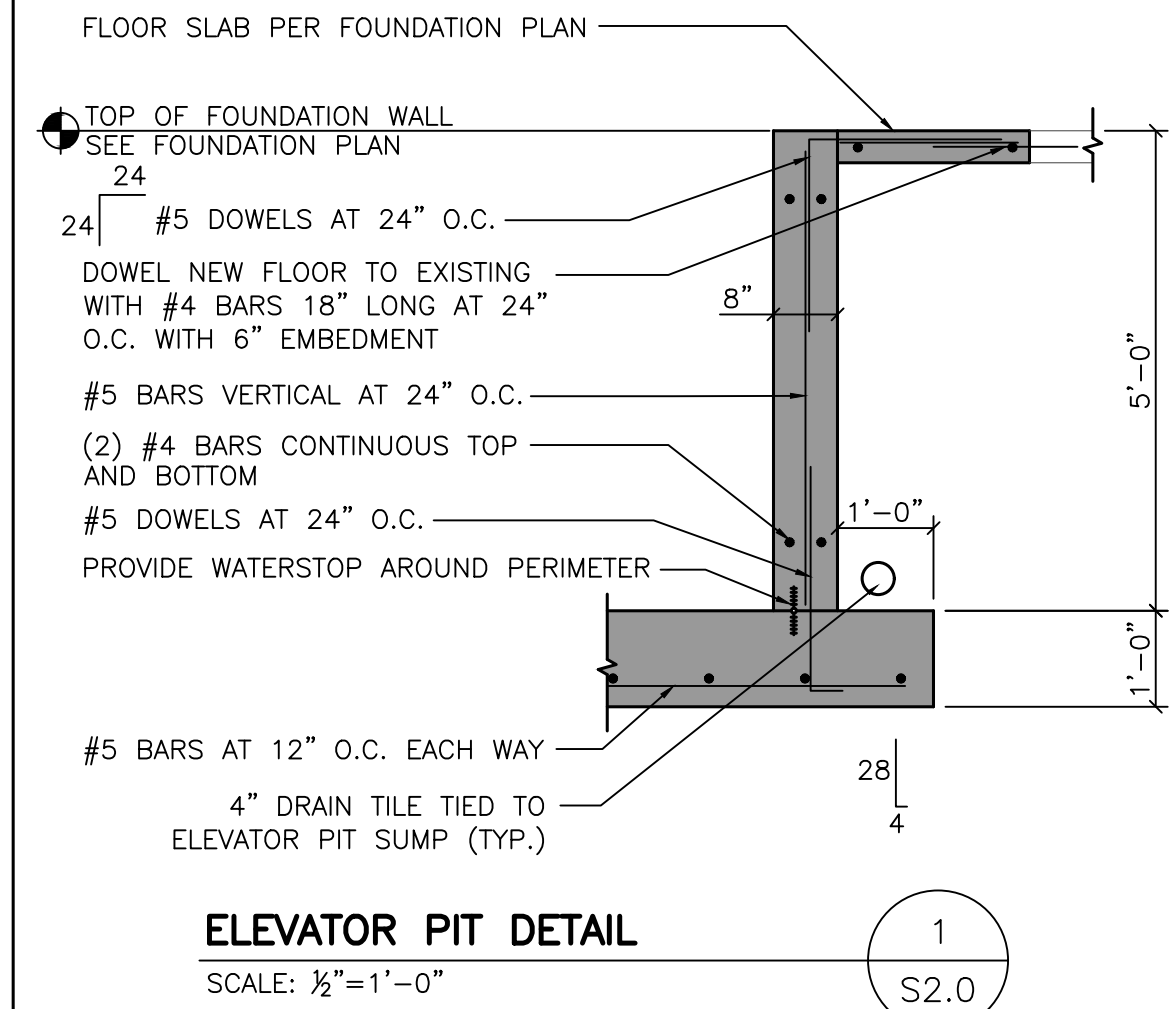
ISSUE NO	REVISIONS	ISSUE DATE
1	MISCELLANEOUS REVISIONS	12-29-2021
2	MISCELLANEOUS REVISIONS	02-03-2022
3	MISCELLANEOUS REVISIONS	03-07-2022
4	MISC. ELEV. REVISIONS	03-21-2022
5	MISCELLANEOUS REVISIONS	04-07-2022

PROPOSED ALTERATIONS FOR:
SHEBOYGAN SELF STORAGE
SH1234 KENTUCKY AVE.
SHEBOYGAN, WI. 53081

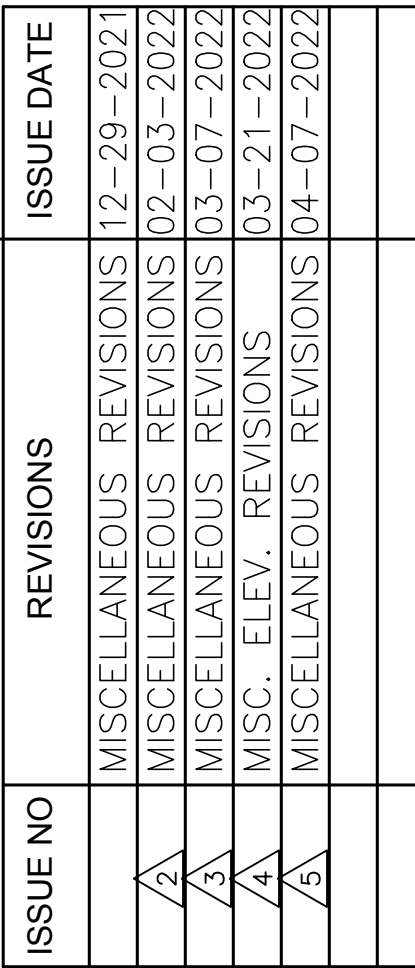
21071
OCTOBER 28, 2021
T. BAUMGARTNER
C. DUESCHER

Project number
Date
Drawn by
Checked by

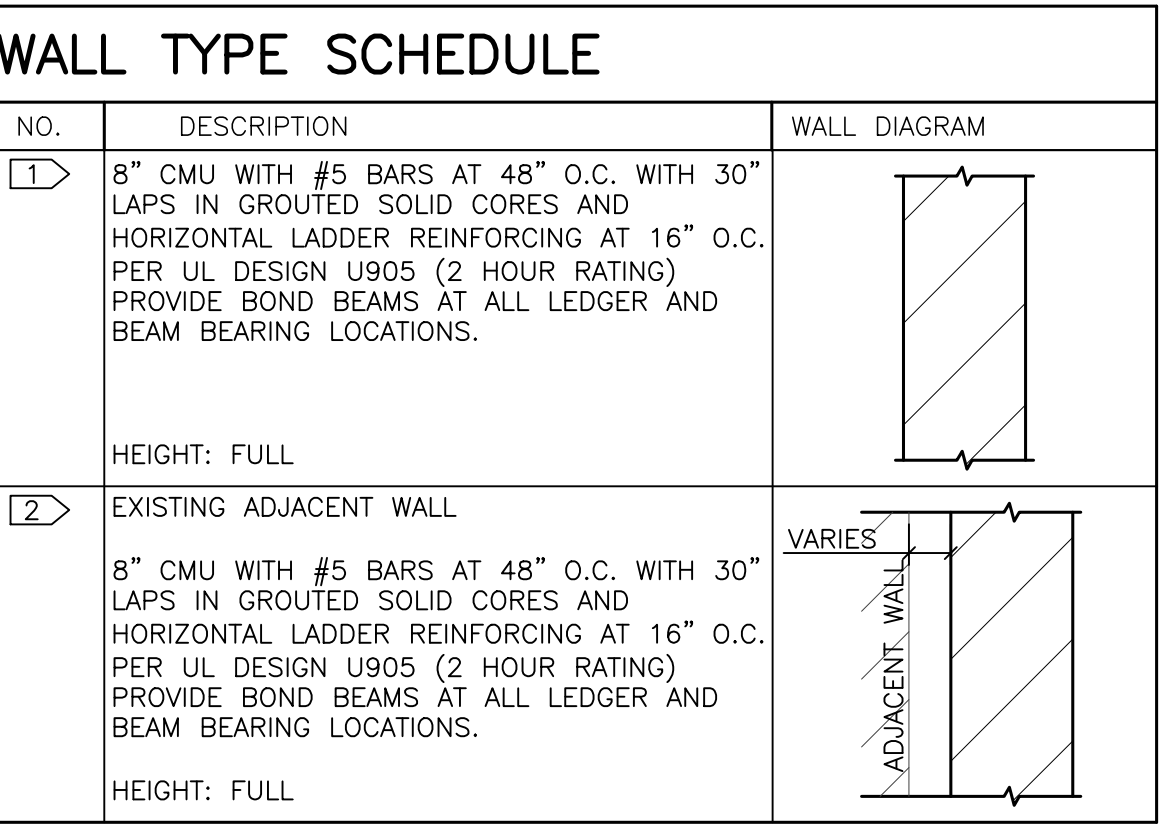
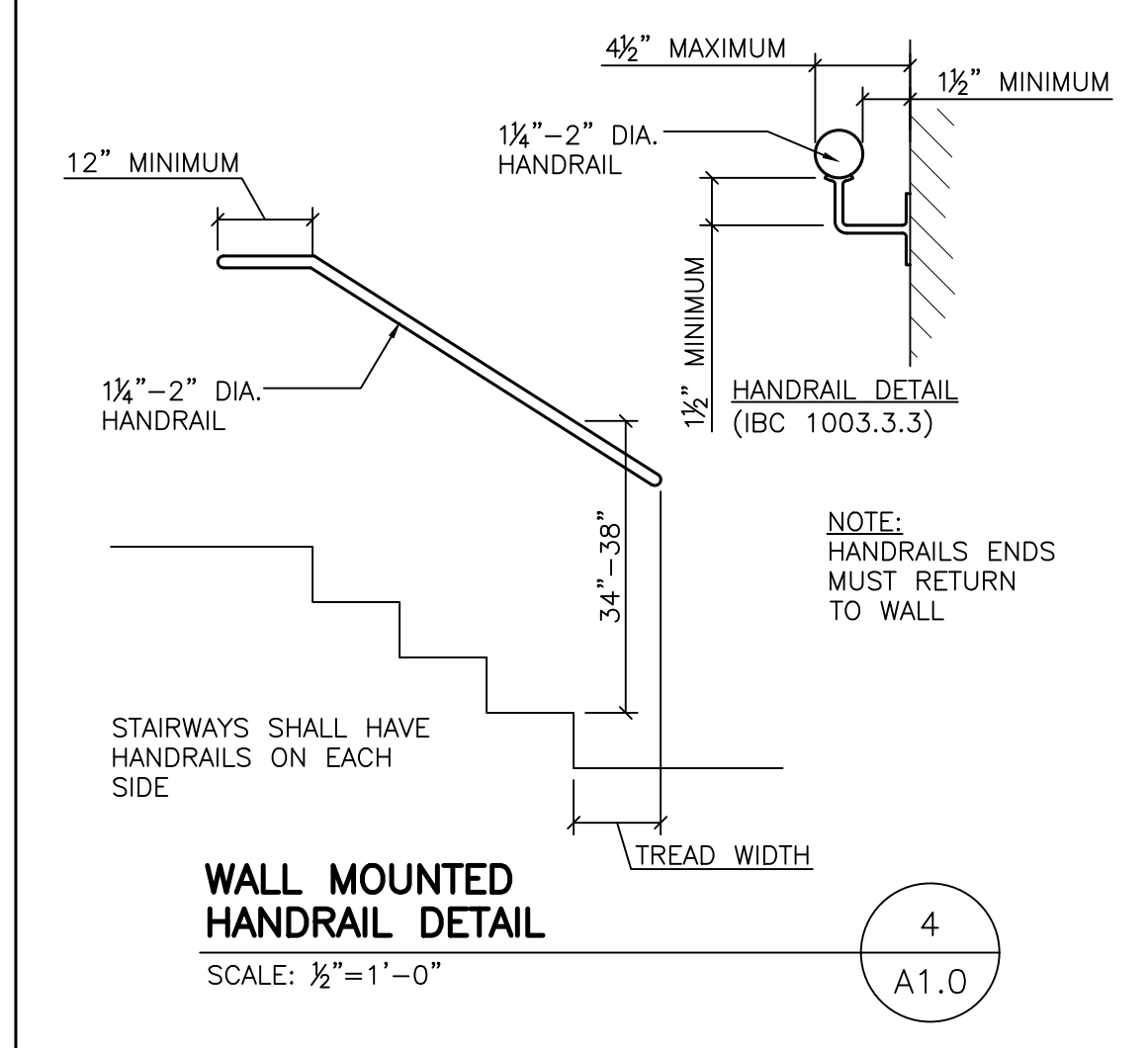
S2.0



ISSUED FOR CONSTRUCTION



Project number	21071
Date	OCTOBER 28, 2021
Drawn by	T. BAUMGARTNER
Checked by	C. DUESCHER



INTERIOR PARTITION WALLS

INTERIOR PARTITION WALLS ARE DIMENSIONED FROM FACE OF STUD TO FACE OF STUD.

INTERIOR PARTITIONS ARE $\frac{3}{4}$ " STUD FOR 6" AND $\frac{3}{8}$ " FOR METAL STUDS. PLUMBING WALLS ARE $\frac{5}{8}$ " FOR WOOD STUDS OR 6" FOR METAL STUDS.

STUDS ARE SPACED AT 16" ON CENTER UNLESS NOTED OTHERWISE. USE MINIMUM $\frac{1}{4}$ " CYSPUR BOARD OVER INTERIOR PARTITIONS. PROVIDE EXPANSION JOINTS AT 30'-0" O.C. FOR LONG CYPUR BOARD WALLS.

PARTITION WALLS WHICH ARE NOT FULL HEIGHT MUST BE BRACED TO CROSS WALLS OR TO THE STRUCTURE ABOVE TO PROVIDE ADEQUATE STABILITY.

DRAWING

DRAWING SHALL BE INSTALLED PER THE LATEST EDITIONS OF "RECOMMENDED SPECIFICATIONS FOR APPLICATION AND FINISHING OF CYSPUR BOARD" (A-216) AS PUBLISHED BY THE CYSPUR ASSOCIATION AND THE "CYSPUR CONSTRUCTION HANDBOOK" AS PUBLISHED BY UNITED STATES CYSPUR COMPANY. PROVIDE CONTROL JOINTS AS REQUIRED.

WOOD FRAMING

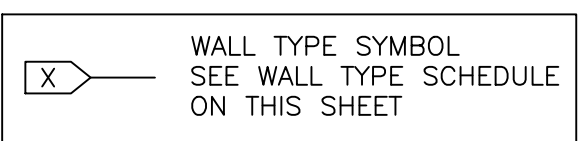
WOOD FRAMING SPECIES SHALL BE SPRUCE/PINE/FIR NO. 2, CONSTRUCTION GRADE OR EQUAL UNLESS NOTED OTHERWISE. WOOD CONSTRUCTION AND ITS FASTENERS SHALL CONFORM TO APPLICABLE REQUIREMENTS OF IBC CHAPTER 23. ROOF DECKING SHALL BE 5/8" O.S.B. UNLESS NOTED OTHERWISE. ALL WOOD BASE PLATES IN CONTACT WITH MASONRY, CONCRETE, OR GROUND EXPOSED TO THE WEATHER MUST BE PRESERVATIVE TREATED LUMBER.

WOOD FRAME CONNECTIONS MUST MEET MINIMUM REQUIREMENTS SET FORTH IN IBC TABLE L304.10.1

LAMINATED VENER LUMBER (LVL) SHALL HAVE A MINIMUM BENDING STRESS OF 2,600 PSI.

FIRE BLOCKING IS REQUIRED IN ALL CONCEALED VOYS WITHIN STUD WALLS AT 10'-0" O.C. MAX AND AT EACH FLOOR OF MULTI STORY STRUCTURES.

PROVIDE TEMPORARY BRACING OF ALL WALLS TO PROVIDE SUPPORT UNTIL PERMANENT BRACKIN SYSTEMS ARE IN PLACE.



ISSUED FOR CONSTRUCTION

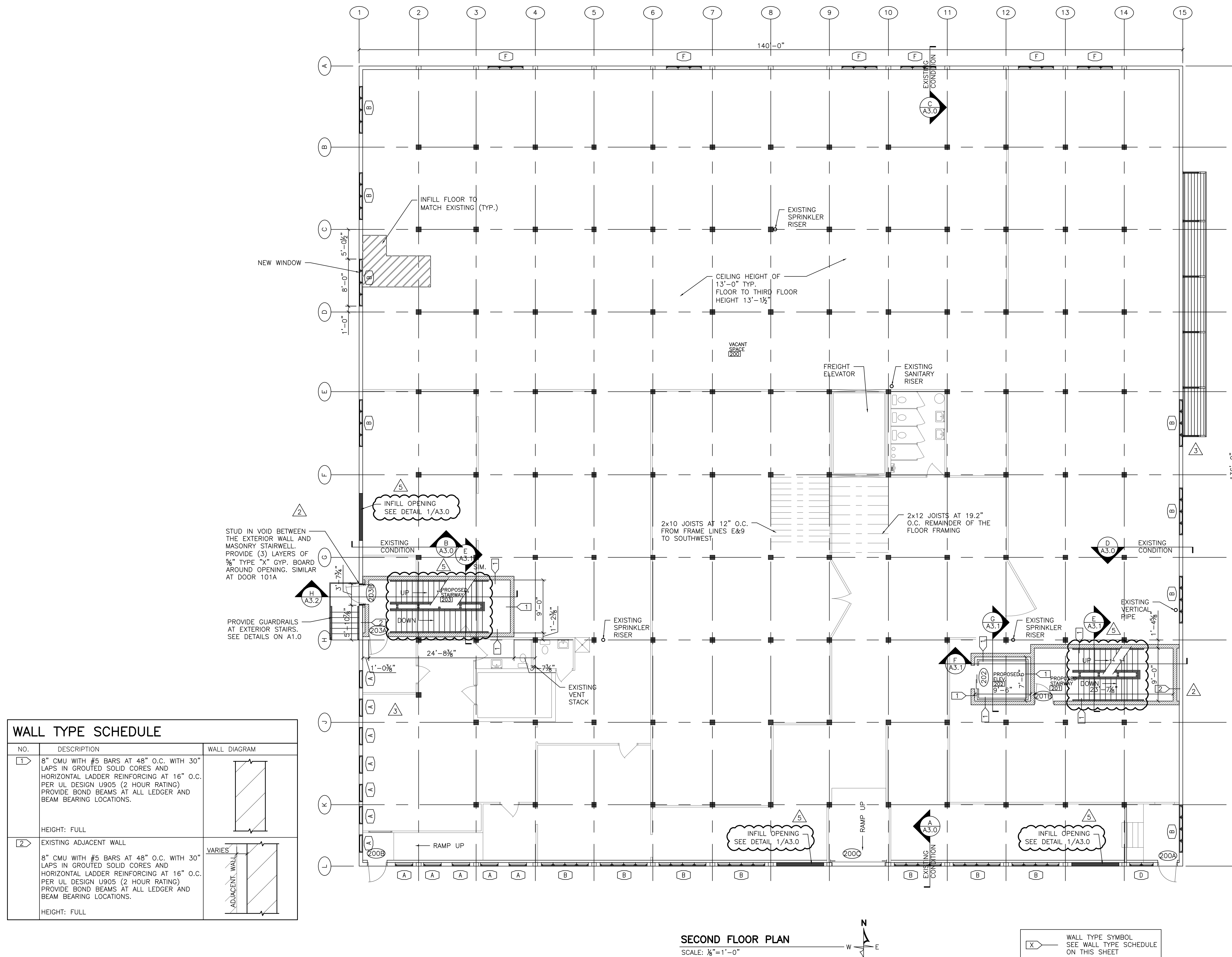
ISSUE NO	REVISIONS	ISSUE DATE
1	MISCELLANEOUS REVISIONS	12-29-2021
2	MISCELLANEOUS REVISIONS	02-03-2022
3	MISCELLANEOUS REVISIONS	03-07-2022
4	MISC. ELEV. REVISIONS	03-21-2022
5	MISCELLANEOUS REVISIONS	04-07-2022

PROPOSED ALTERATIONS FOR:
SHEBOYGAN SELF STORAGE
 SH1234 KENTUCKY AVE.
 SHEBOYGAN, WI. 53081

21071
 OCTOBER 28, 2021
 T. BAUMGARTNER
 C. DUESCHER

Project number
 Date
 Drawn by
 Checked by

A1.1



ISSUED FOR CONSTRUCTION



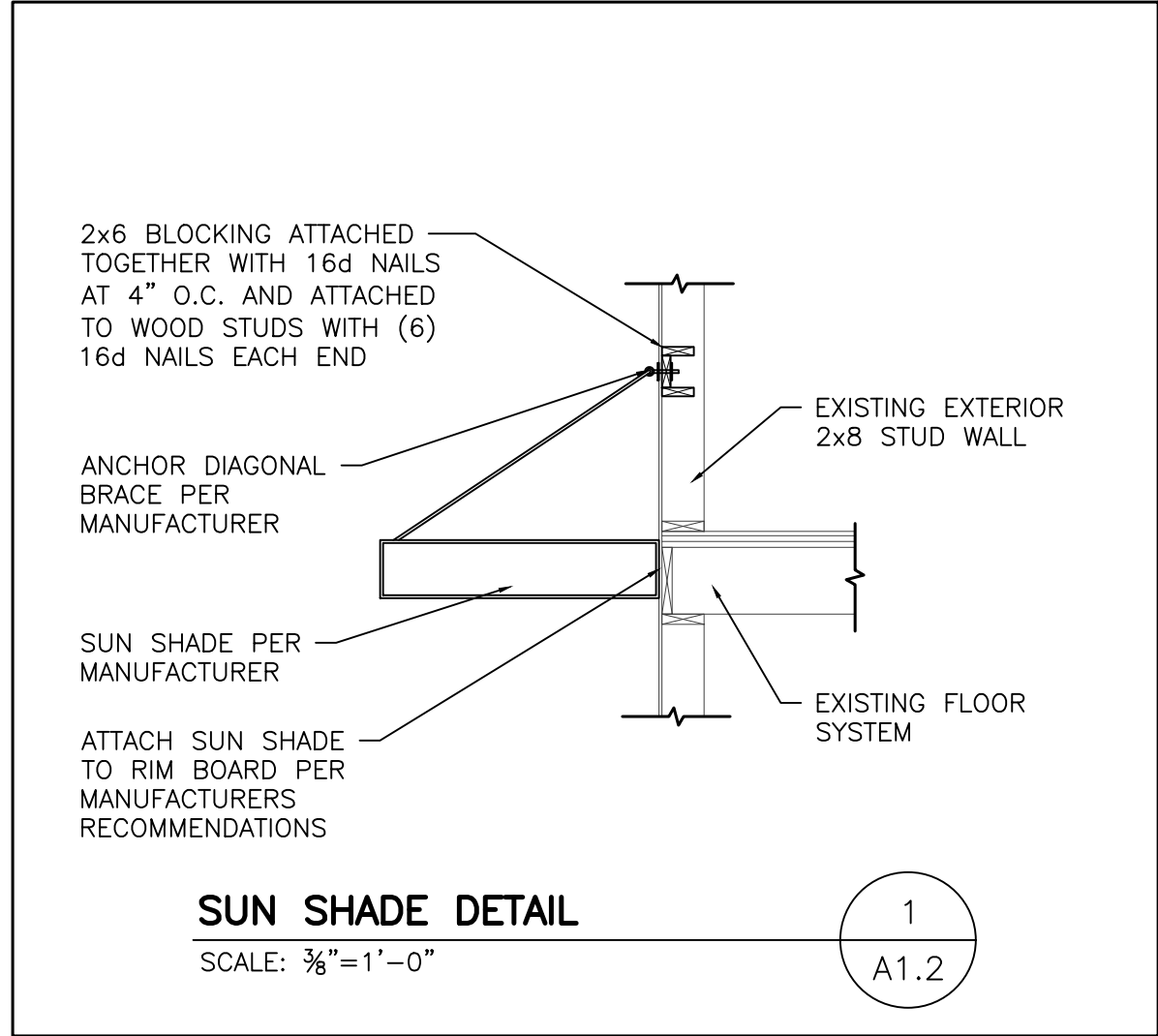
ISSUE NO	REVISIONS	ISSUE DATE
1	MISCELLANEOUS REVISIONS	12-29-2021
2	MISCELLANEOUS REVISIONS	02-03-2022
3	MISCELLANEOUS REVISIONS	03-07-2022
4	MISC. ELEV. REVISIONS	03-21-2022
5	MISCELLANEOUS REVISIONS	04-07-2022

PROPOSED ALTERATIONS FOR:
SHEBOYGAN SELF STORAGE
SH1234 KENTUCKY AVE.
SHEBOYGAN, WI. 53081

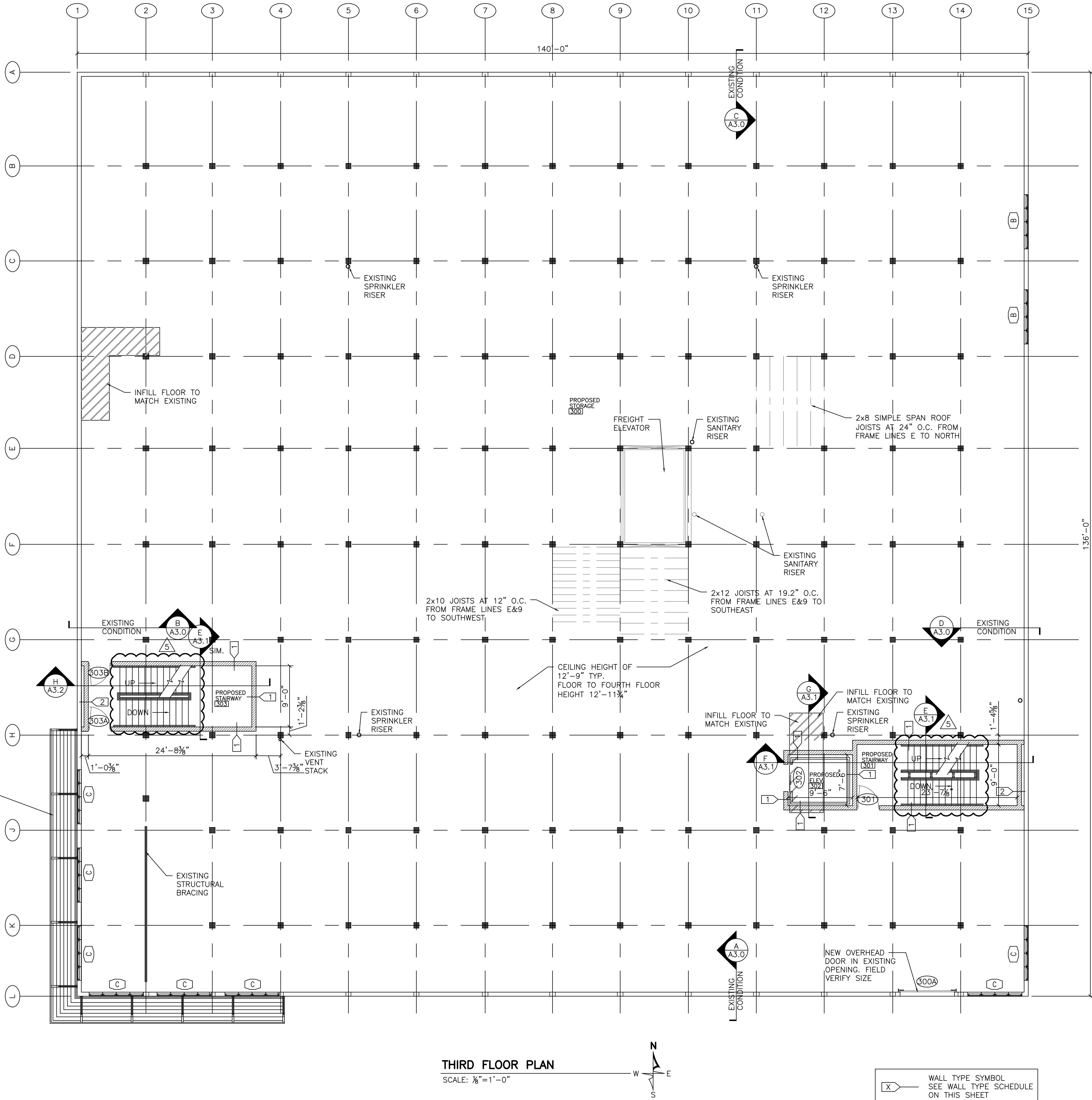
Project number
Date
Drawn by
Checked by

21071
OCTOBER 28, 2021
T. BAUMGARTNER
C. DUESCHER

A1.2



WALL TYPE SCHEDULE		
NO.	DESCRIPTION	WALL DIAGRAM
1	8" CMU WITH #5 BARS AT 48" O.C. WITH 30" LAPS IN GROUTED SOLID CORES AND HORIZONTAL LADDER REINFORCING AT 16" O.C. PER UL DESIGN U905 (2 HOUR RATING) PROVIDE BOND BEAMS AT ALL LEDGER AND BEAM BEARING LOCATIONS. HEIGHT: FULL	
2	EXISTING ADJACENT WALL 8" CMU WITH #5 BARS AT 48" O.C. WITH 30" LAPS IN GROUTED SOLID CORES AND HORIZONTAL LADDER REINFORCING AT 16" O.C. PER UL DESIGN U905 (2 HOUR RATING) PROVIDE BOND BEAMS AT ALL LEDGER AND BEAM BEARING LOCATIONS. HEIGHT: FULL	



ISSUED FOR CONSTRUCTION



ISSUE NO	REVISIONS	ISSUE DATE
1	MISCELLANEOUS REVISIONS	12-29-2021
2	MISCELLANEOUS REVISIONS	02-03-2022
3	MISCELLANEOUS REVISIONS	03-07-2022
4	MISC. ELEV. REVISIONS	03-21-2022
5	MISCELLANEOUS REVISIONS	04-07-2022

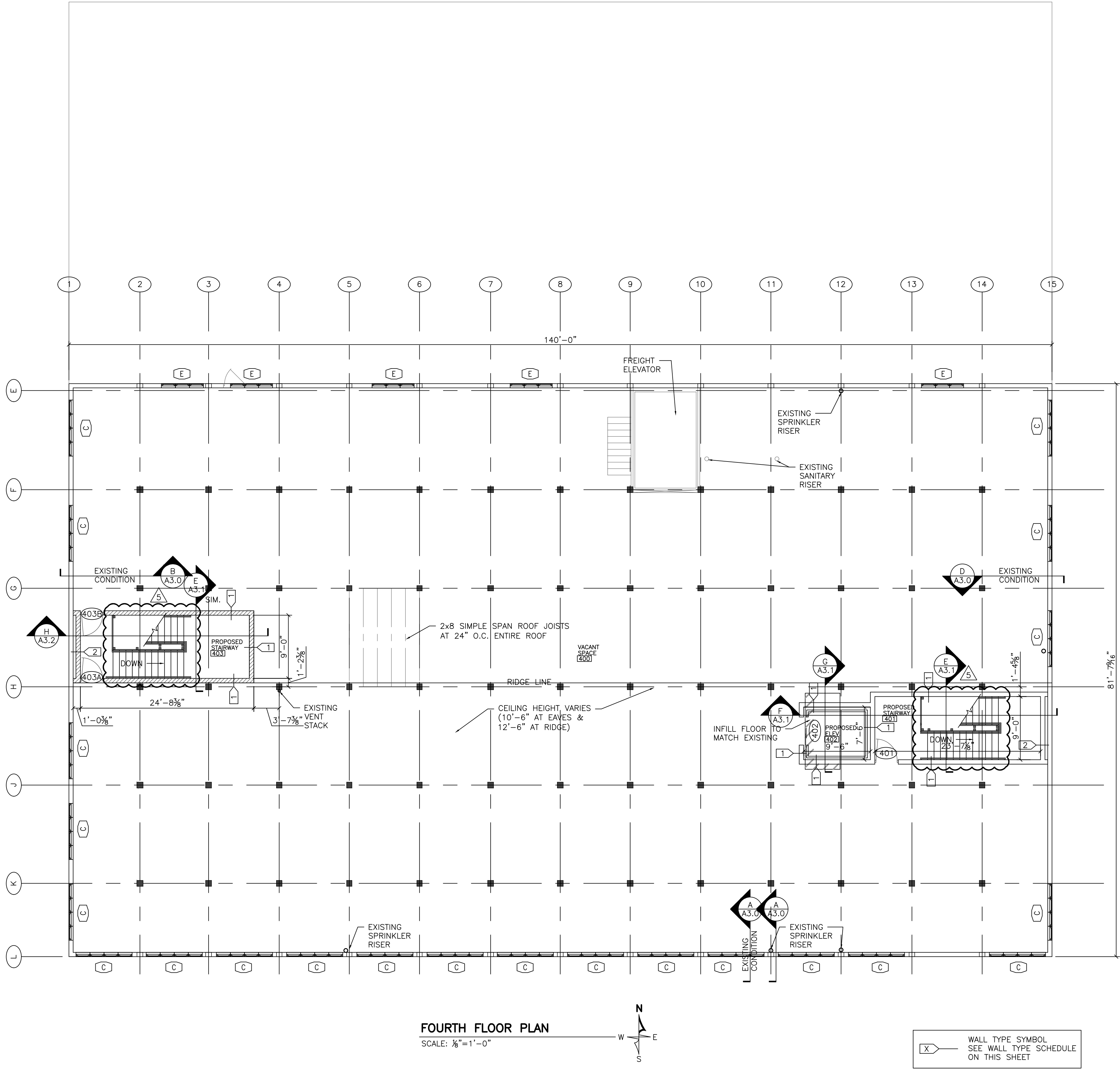
PROPOSED ALTERATIONS FOR:
SHEBOYGAN SELF STORAGE
SH1234 KENTUCKY AVE.
SHEBOYGAN, WI. 53081

21071
OCTOBER 28, 2021
T. BAUMGARTNER
C. DUESCHER

Project number
Date
Drawn by
Checked by

A1.3

WALL TYPE SCHEDULE		
NO.	DESCRIPTION	WALL DIAGRAM
1	8" CMU WITH #5 BARS AT 48" O.C. WITH 30" LAPS IN GROUTED SOLID CORES AND HORIZONTAL LADDER REINFORCING AT 16" O.C. PER UL DESIGN U905 (2 HOUR RATING) PROVIDE BOND BEAMS AT ALL LEDGER AND BEAM BEARING LOCATIONS. HEIGHT: FULL	
2	EXISTING ADJACENT WALL 8" CMU WITH #5 BARS AT 48" O.C. WITH 30" LAPS IN GROUTED SOLID CORES AND HORIZONTAL LADDER REINFORCING AT 16" O.C. PER UL DESIGN U905 (2 HOUR RATING) PROVIDE BOND BEAMS AT ALL LEDGER AND BEAM BEARING LOCATIONS. HEIGHT: FULL	



WALL TYPE SYMBOL
SEE WALL TYPE SCHEDULE
ON THIS SHEET

ISSUED FOR CONSTRUCTION



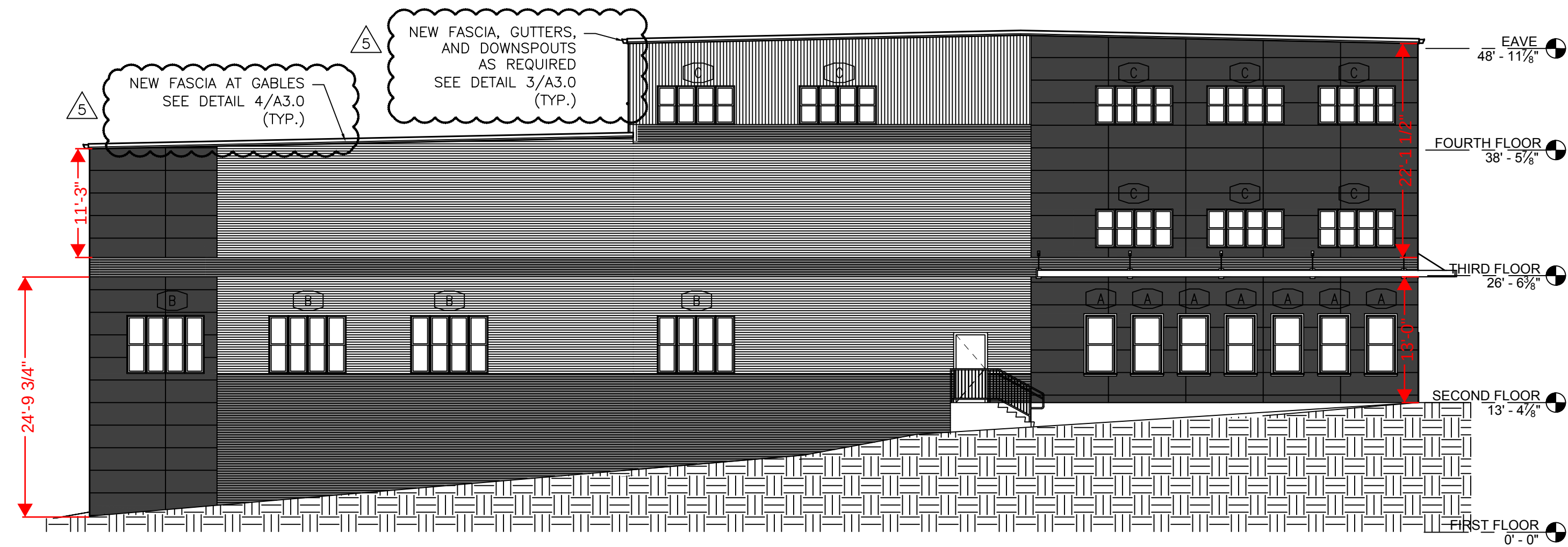
ISSUE NO	REVISIONS	ISSUE DATE
1	MISCELLANEOUS REVISIONS	12-29-2021
2	MISCELLANEOUS REVISIONS	02-03-2022
3	MISCELLANEOUS REVISIONS	03-07-2022
4	MISC. ELEV. REVISIONS	03-21-2022
5	MISCELLANEOUS REVISIONS	04-07-2022

PROPOSED ALTERATIONS FOR:
SHEBOYGAN SELF STORAGE
SH1234 KENTUCKY AVE.
SHEBOYGAN, WI. 53081

21071
OCTOBER 28, 2021
T. BAUMGARTNER
C. DUESCHER

Project number
Date
Drawn by
Checked by

A2.0



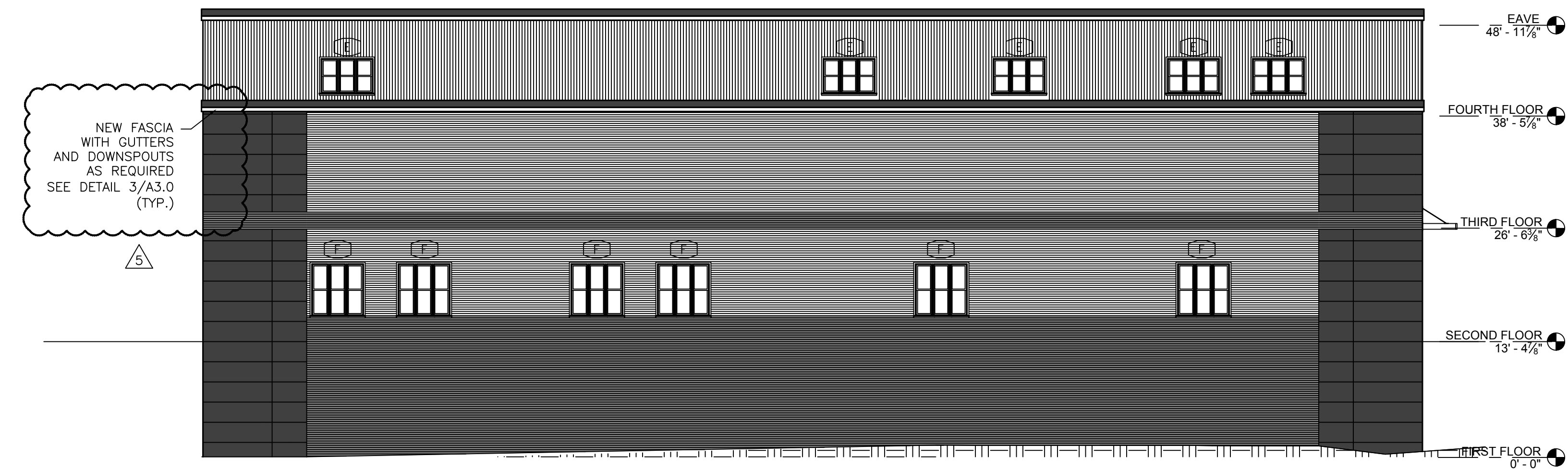
WEST ELEVATION
SCALE: 3/32"=1'-0"



EAST ELEVATION
SCALE: 3/32"=1'-0"

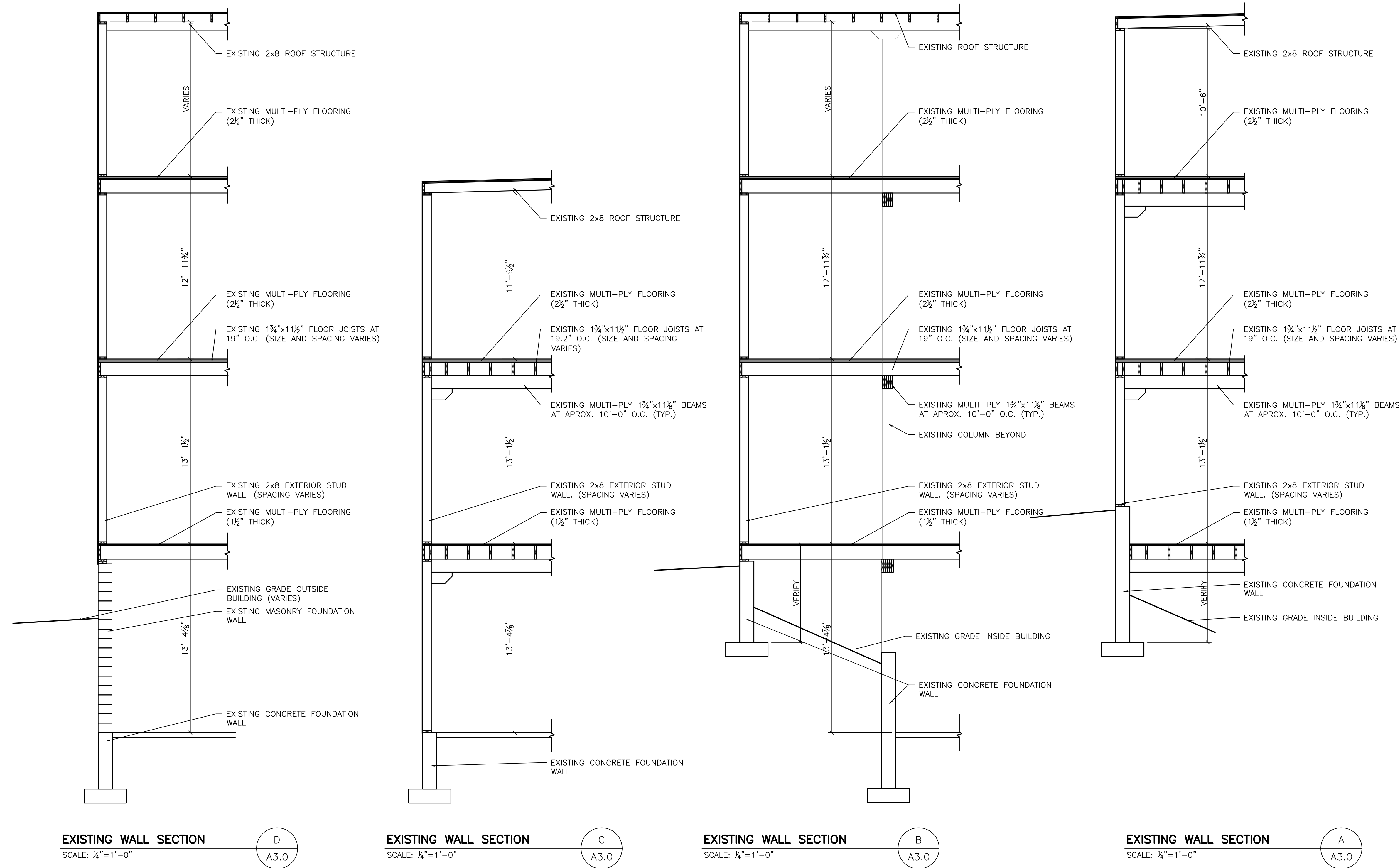
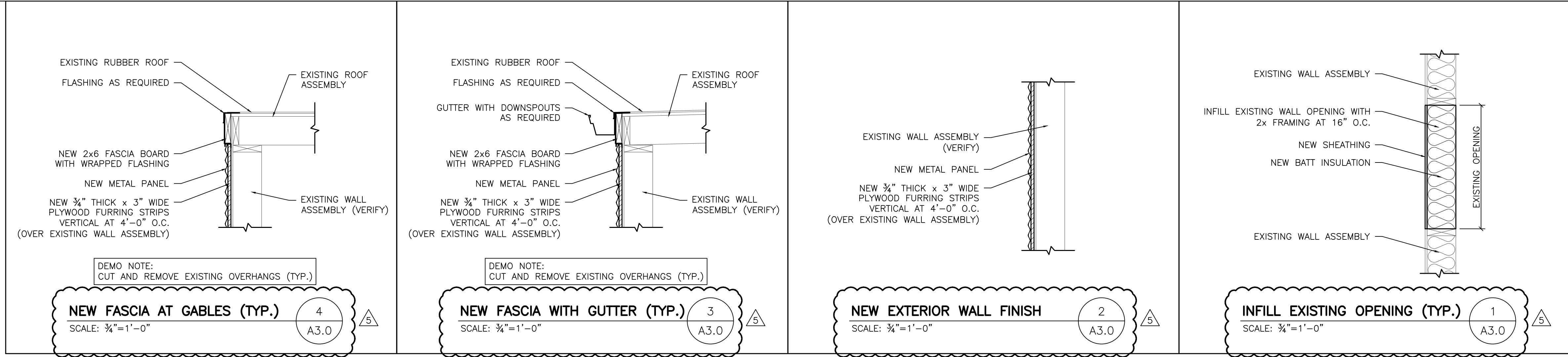


SOUTH ELEVATION
SCALE: 3/32"=1'-0"



NORTH ELEVATION
SCALE: 3/32"=1'-0"

ISSUED FOR CONSTRUCTION



ISSUE NO	REVISIONS	ISSUE DATE
1	MISCELLANEOUS REVISIONS	12-29-2021
2	MISCELLANEOUS REVISIONS	02-03-2022
3	MISCELLANEOUS REVISIONS	03-07-2022
4	MISC. ELEV. REVISIONS	03-21-2022
5	MISCELLANEOUS REVISIONS	04-07-2022

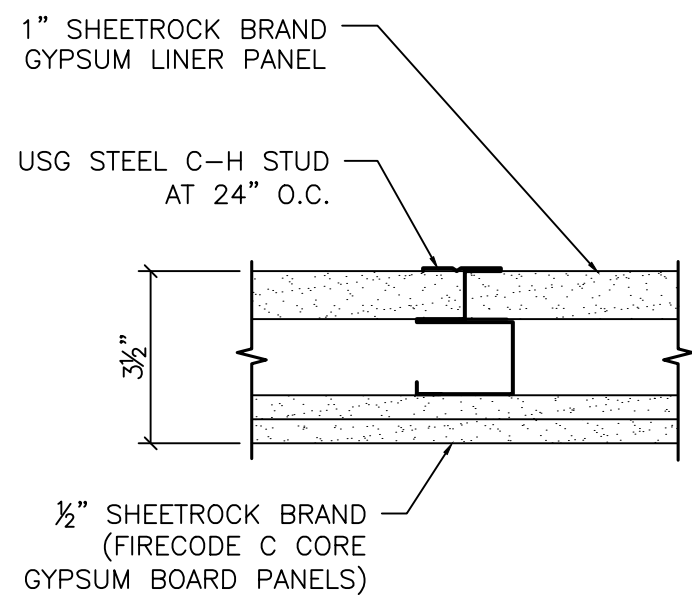
PROPOSED ALTERATIONS FOR:
SHEBOYGAN SELF STORAGE
SH1234 KENTUCKY AVE.
SHEBOYGAN, WI. 53081

Project number
Date
Drawn by
Checked by

21071
OCTOBER 28, 2021
T. BAUMGARTNER
C. DUESCHER

A3.0

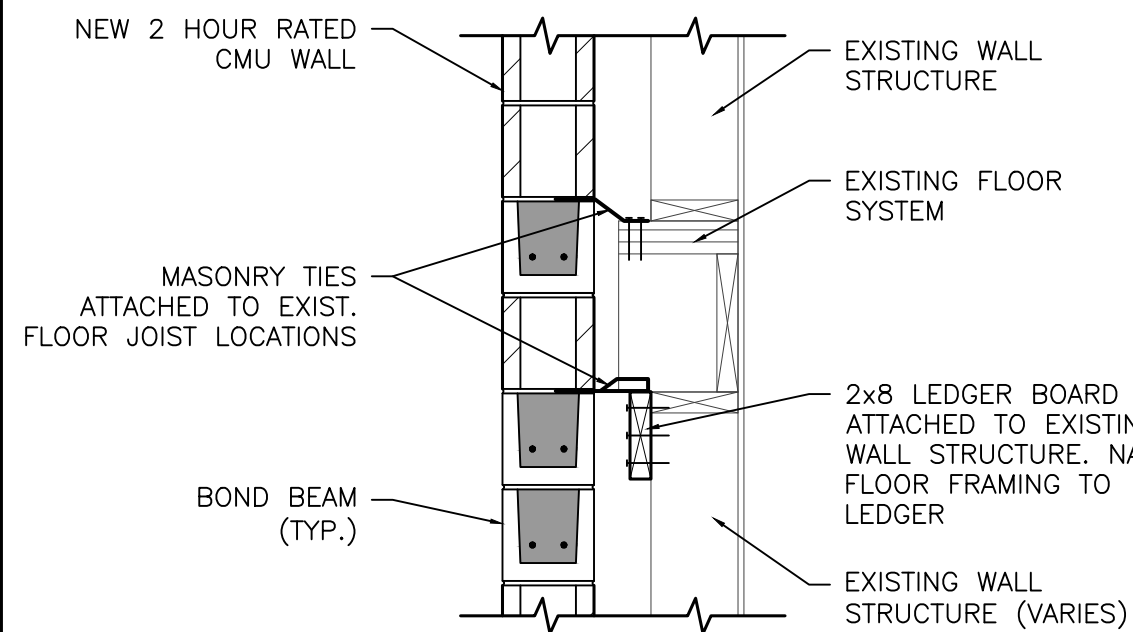
ISSUED FOR CONSTRUCTION



SHAFT CEILING DETAIL
(NER-258)

SCALE: 3/4"=1'-0"

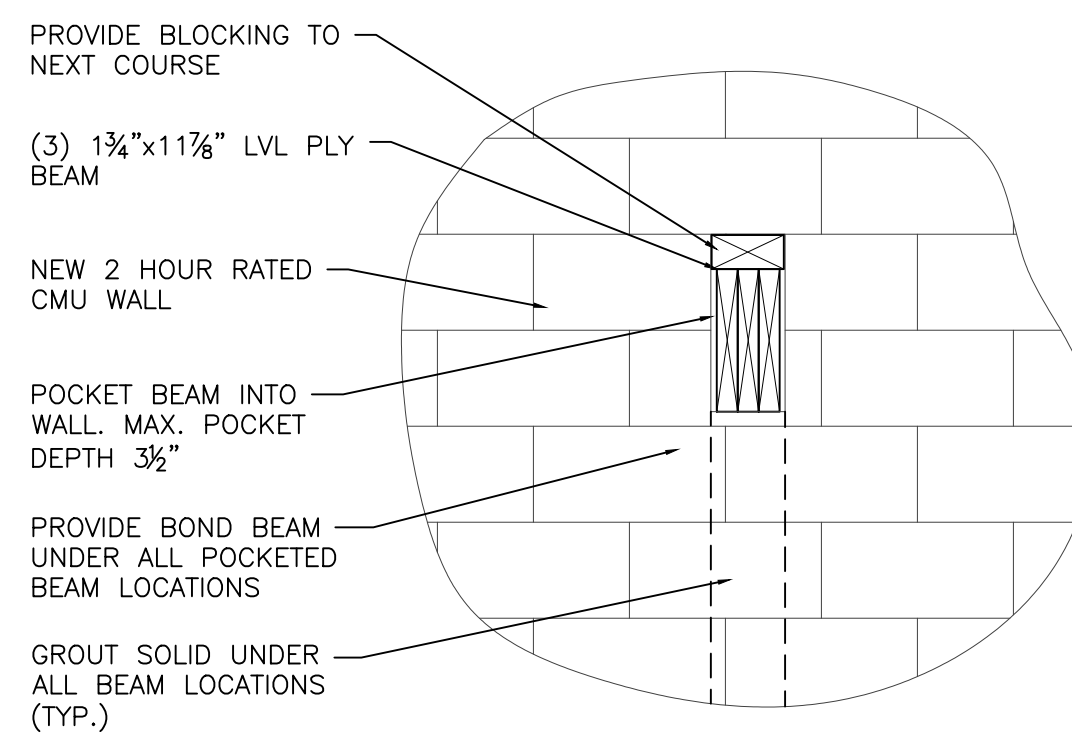
5
A3.1



CMU TIED TO EXIST. FLOOR JOIST

SCALE: 3/4"=1'-0"

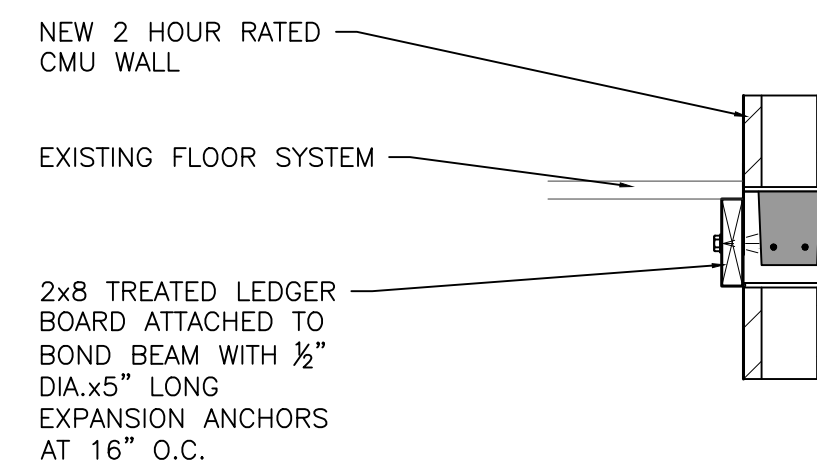
4
A3.1



POCKETED BEAM DETAIL (TYP.)

SCALE: 3/4"=1'-0"

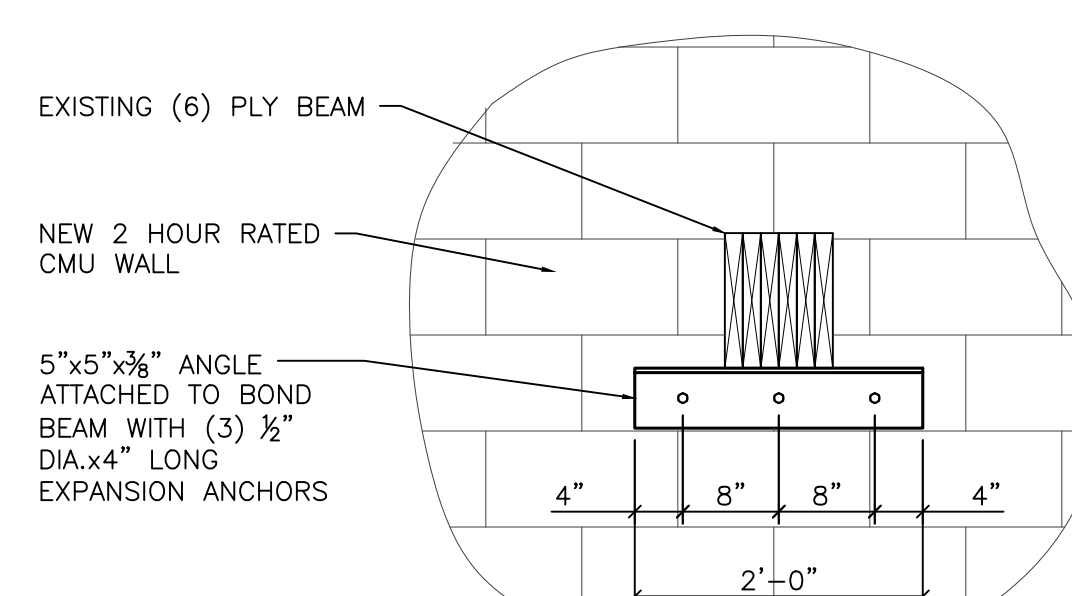
3
A3.1



LEDGER BOARD DETAIL (TYP.)

SCALE: 3/4"=1'-0"

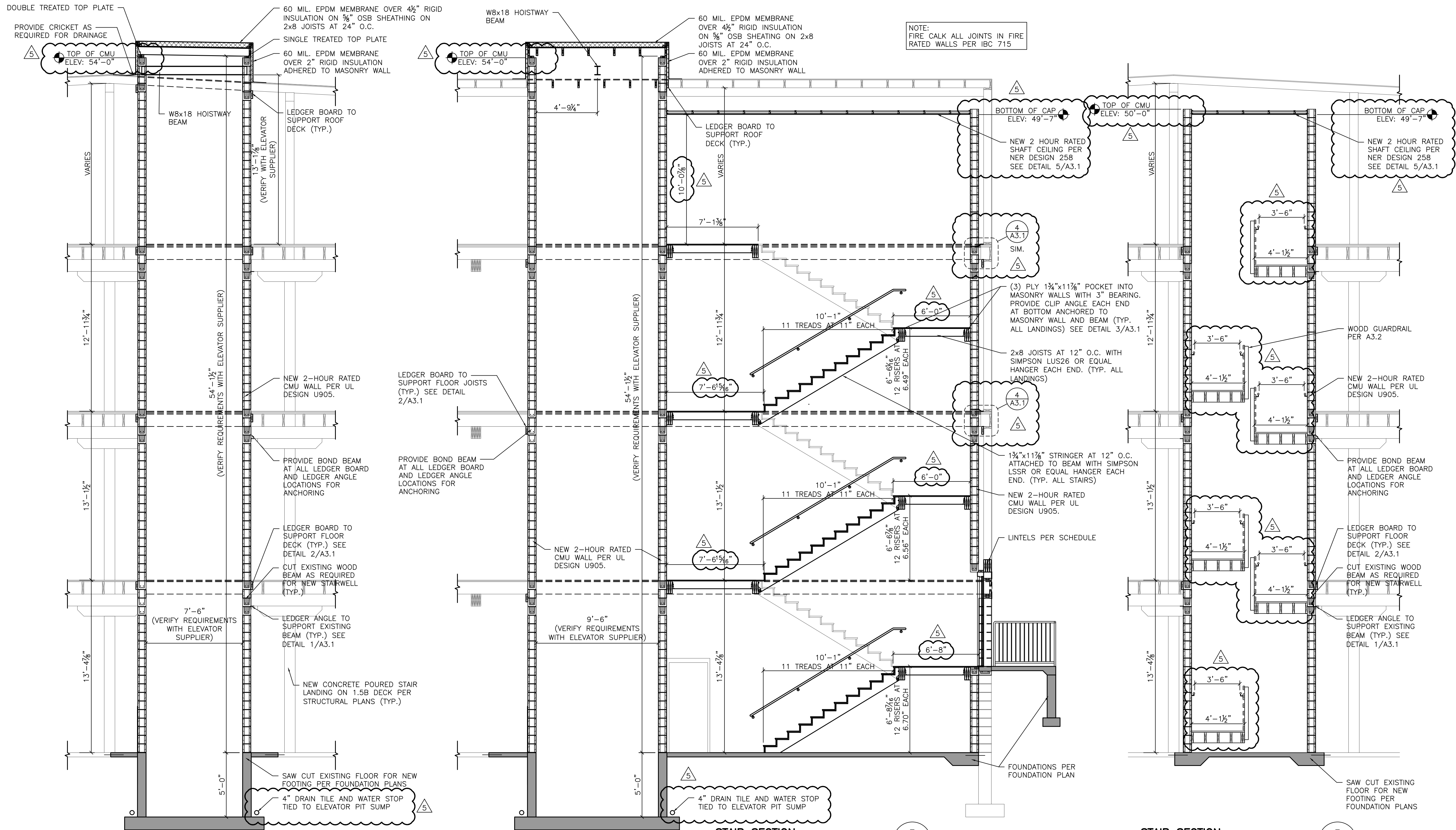
2
A3.1



BEAM SUPPORT DETAIL (TYP.)

SCALE: 3/4"=1'-0"

1
A3.1



ELEVATOR SHAFT SECTION

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

G
A3.1

STAIR SECTION

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

F
A3.1

STAIR SECTION

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

E
A3.1

ISSUED FOR CONSTRUCTION

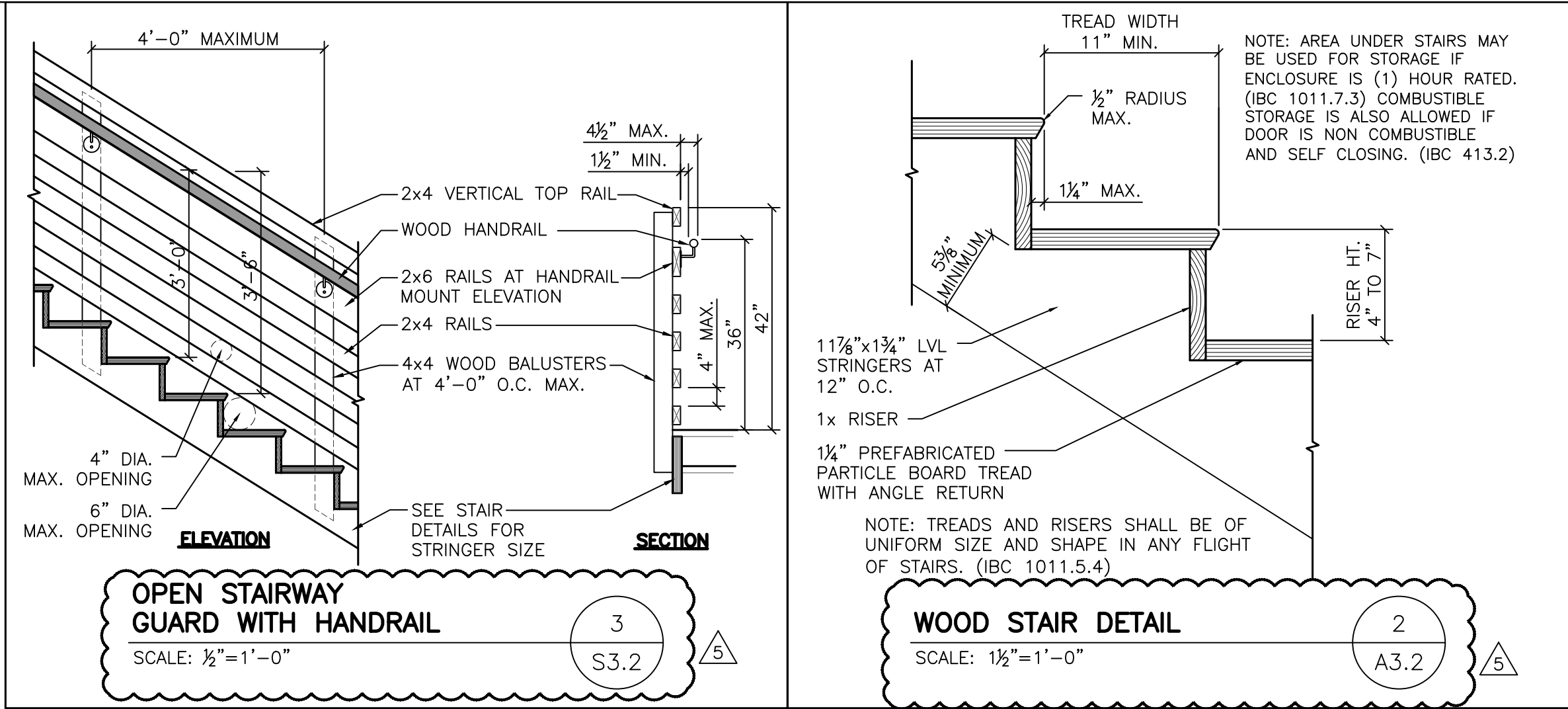
ISSUE NO	REVISIONS	ISSUE DATE
1	MISCELLANEOUS REVISIONS	12-29-2021
2	MISCELLANEOUS REVISIONS	02-03-2022
3	MISCELLANEOUS REVISIONS	03-07-2022
4	MISC. ELEV. REVISIONS	03-21-2022
5	MISCELLANEOUS REVISIONS	04-07-2022

PROPOSED ALTERATIONS FOR:
SHEBOYGAN SELF STORAGE
SH1234 KENTUCKY AVE.
SHEBOYGAN, WI. 53081

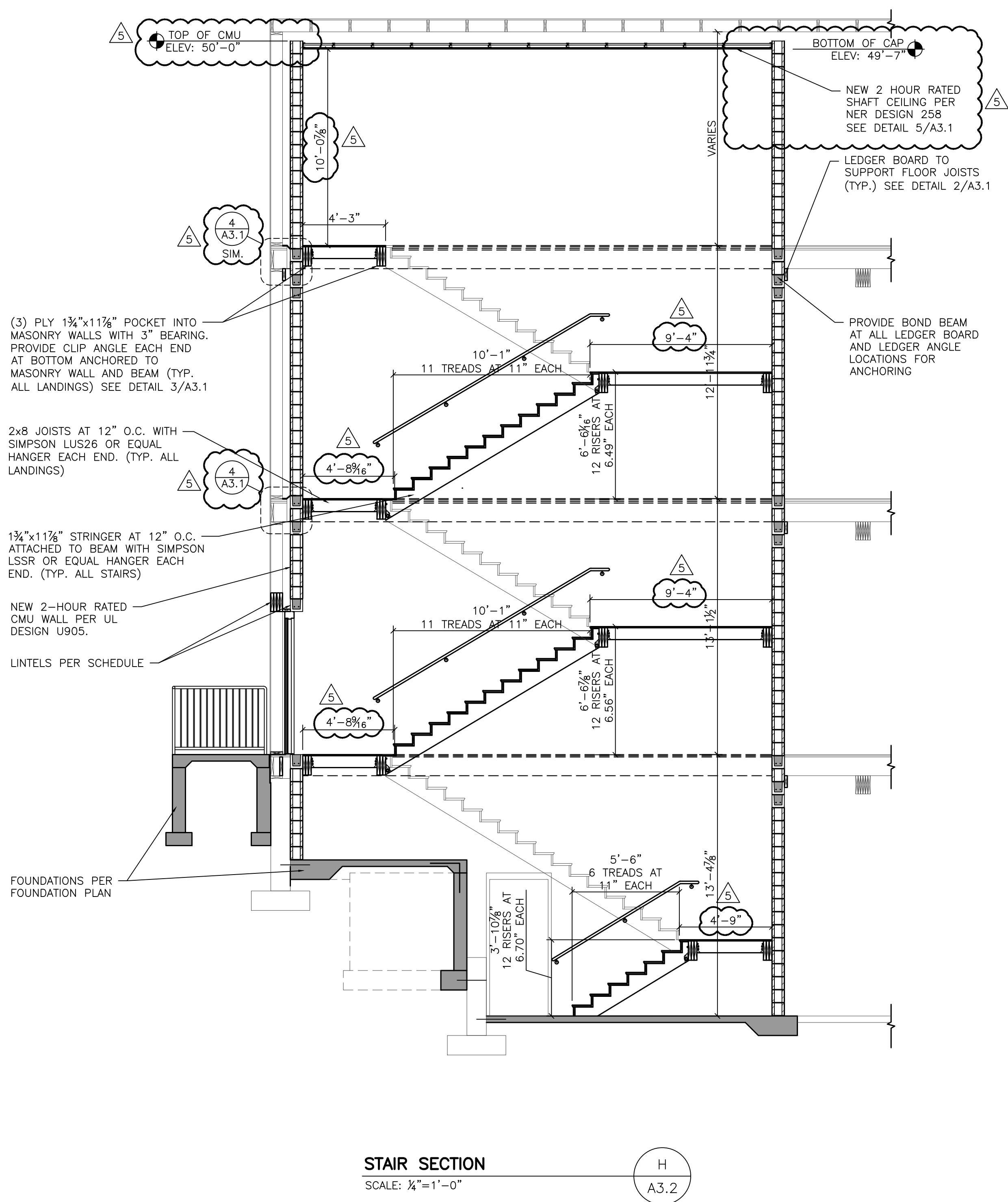
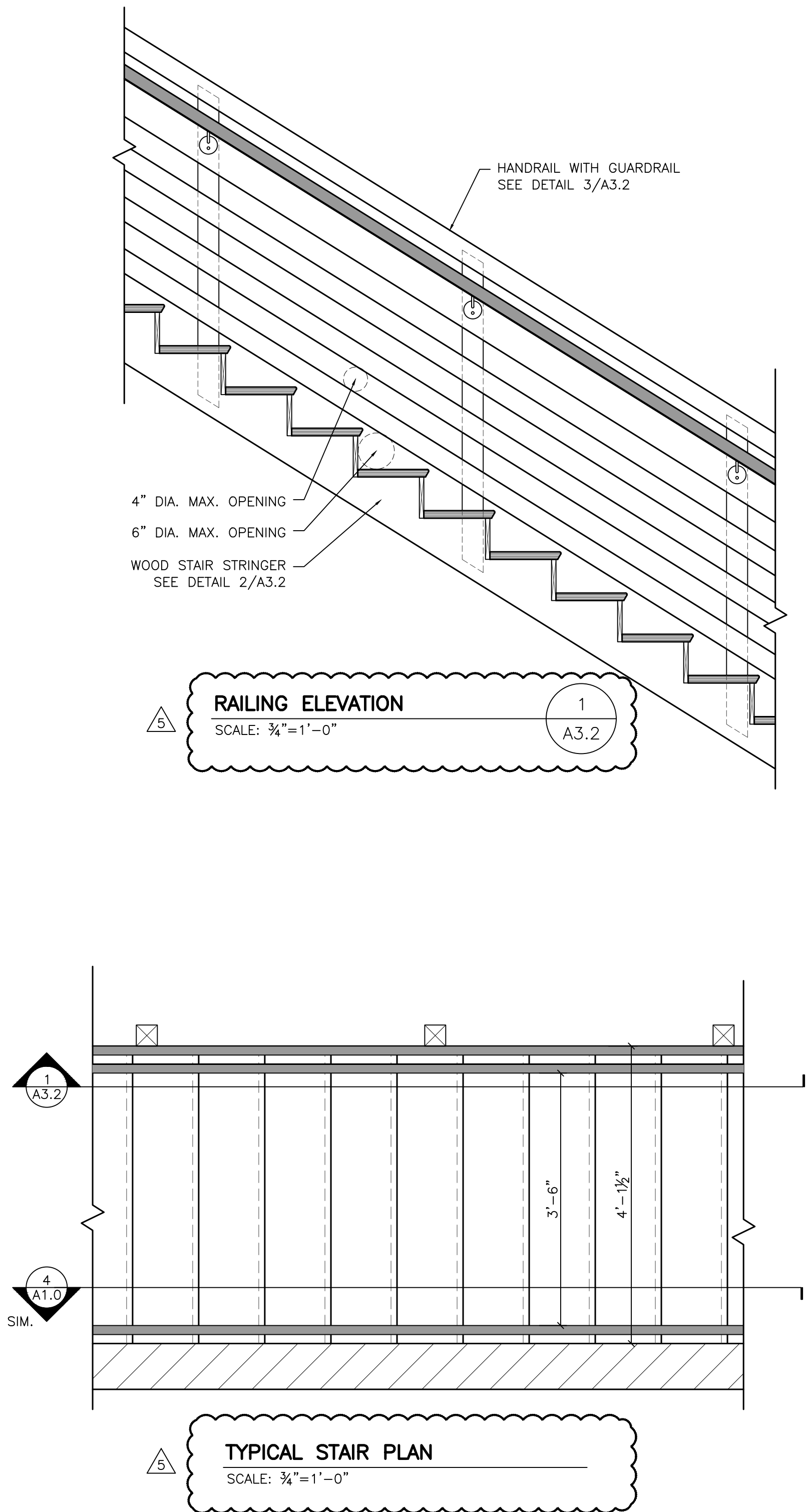
21071
OCTOBER 28, 2021
T. BAUMGARTNER
C. DUESCHER

Project number
Date
Drawn by
Checked by

A3.1



NOTE:
ALL INTERIOR STAIR GUARDRAILS AND HANDRAILS TO BE WOOD CONSTRUCTION



ISSUE NO	REVISIONS	ISSUE DATE
1	MISCELLANEOUS REVISIONS	12-29-2021
2	MISCELLANEOUS REVISIONS	02-03-2022
3	MISCELLANEOUS REVISIONS	03-07-2022
4	MISC. ELEV. REVISIONS	03-21-2022
5	MISCELLANEOUS REVISIONS	04-07-2022

PROPOSED ALTERATIONS FOR:
SHEBOYGAN SELF STORAGE
SH1234 KENTUCKY AVE.
SHEBOYGAN, WI. 53081

Project number
Date
Drawn by
Checked by

21071
OCTOBER 28, 2021
T. BAUMGARTNER
C. DUESCHER

A3.2

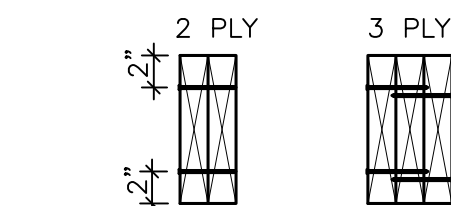
ISSUED FOR CONSTRUCTION

LINTEL SCHEDULE

MARK	LINTEL	BEARING (EACH SIDE)	BEARING HEIGHT	REMARKS
102	8"x16" MASONRY LINTEL	8"	7'-8"	(1) CORE ON EACH SIDE OF OPENING TO GET A #5 BAR VERTICAL (CONTINUOUS TO TOP OF WALL) AND SOLID GROUT.
201A	(3) PLY 2x10	3"	7'-2"	KING STUDS REQUIRED ON EACH SIDE.
202	8"x16" MASONRY LINTEL	8"	7'-8"	(1) CORE ON EACH SIDE OF OPENING TO GET A #5 BAR VERTICAL (CONTINUOUS TO TOP OF WALL) AND SOLID GROUT.
203B	(3) PLY 2x10	3"	7'-2"	KING STUDS REQUIRED ON EACH SIDE.
302	8"x16" MASONRY LINTEL	8"	7'-8"	(1) CORE ON EACH SIDE OF OPENING TO GET A #5 BAR VERTICAL (CONTINUOUS TO TOP OF WALL) AND SOLID GROUT.
402	8"x16" MASONRY LINTEL	8"	7'-8"	(1) CORE ON EACH SIDE OF OPENING TO GET A #5 BAR VERTICAL (CONTINUOUS TO TOP OF WALL) AND SOLID GROUT.

NOTE: 1. PROVIDE A BOND BEAM WITH (2) #5 BARS AT ALL MASONRY OPENINGS NOT LISTED IN THIS SCHEDULE. USE 8" OF BEARING.
 2. PROVIDE (1) #5 BAR IN GROUTED SOLID CORE AT EACH SIDE OF ALL MASONRY OPENINGS UNLESS NOTED OTHERWISE IN THE REMARKS ABOVE. VERTICAL BARS TO BE CONTINUOUS THROUGH LINTEL TO TOP OF WALL.
 3. ANY NEW EXTERIOR WALL OPENINGS LESS THAN 8'-0" IN WIDTH TO HAVE (3) PLY 9¼" LVL LINTELS WITH 3" OF BEARING AND (2) KING STUDS EACH SIDE.
 4. NO BEARING COLUMNS IN EXTERIOR WALLS TO BE CUT.

CONNECTION OF MULTIPLE PIECES OF TOP LOADED BEAMS

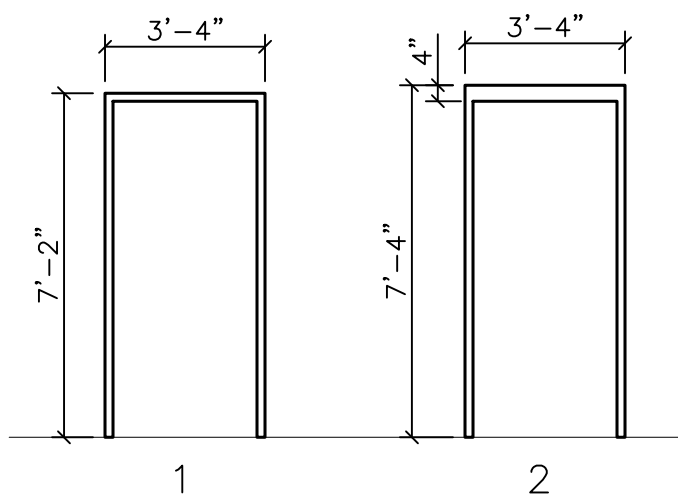


NOTES:
 MINIMUM OF 2 ROWS 16d (3/8") NAILS AT 12" O.C.

MINIMUM OF 3 ROWS 16d (3/8") NAILS AT 12" O.C. FOR 14", 16" AND 18" BEAMS

WOOD LINTELS

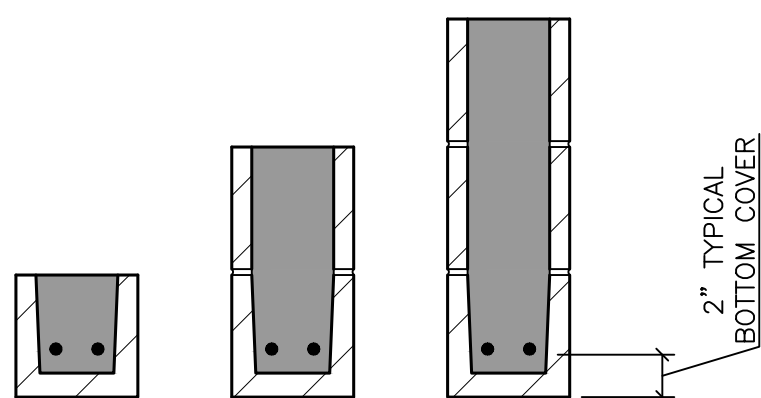
SCALE: 1" = 1'-0"



FRAME DIAGRAMS

NOT TO SCALE

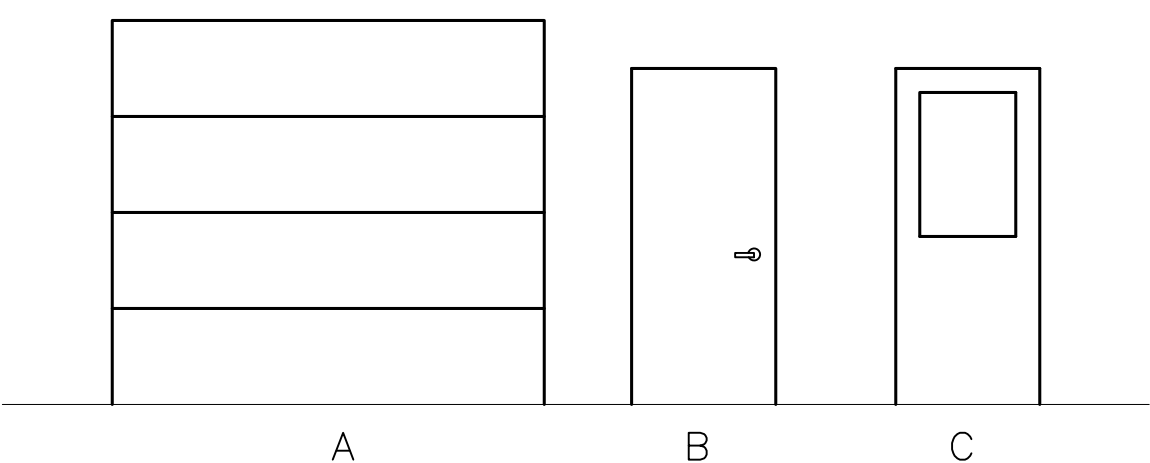
NOTE:
 • ALL OVERALL DIMENSIONS INDICATE FRAME SIZE.
 • ALL METAL FRAMES AND MULLIONS ARE DRAWN AS 2" UNLESS DIMENSIONED OTHERWISE.



FILL LINTELS WITH 3000 PSI CONCRETE REINFORCING: (2) #5 BARS CONTINUOUS

MASONRY LINTELS

SCALE: 1" = 1'-0"



DOOR DIAGRAMS

NOT TO SCALE

ROOM FINISH SCHEDULE

NO.	DESCRIPTION	FLOOR	BASE	WALLS	CEILING	CLG. HT.	REMARKS
		WOOD VINYL COMPOSITION TILE CERAMIC TILE CONCRETE OTHER	VINYL WOOD NONE	PAINTED CMU EXPOSED OTHER	DRYWALL 2x2 ACOUSTICAL TILE 2x2 VINYL COATED DRYWALL EXPOSED STRUCTURE		
100	PROPOSED STORAGE					EXISTING	VERIFY ROOM FINISHES WITH OWNER
101	PROPOSED STAIRWAY					-	VERIFY ROOM FINISHES WITH OWNER
102	PROPOSED ELEVATOR					-	VERIFY ROOM FINISHES WITH OWNER
103	PROPOSED STAIRWAY					-	VERIFY ROOM FINISHES WITH OWNER
200	VACANT SPACE					EXISTING	VERIFY ROOM FINISHES WITH OWNER
201	PROPOSED STAIRWAY					-	VERIFY ROOM FINISHES WITH OWNER
202	PROPOSED ELEVATOR					-	VERIFY ROOM FINISHES WITH OWNER
203	PROPOSED STAIRWAY					-	VERIFY ROOM FINISHES WITH OWNER
300	PROPOSED STORAGE					EXISTING	VERIFY ROOM FINISHES WITH OWNER
301	PROPOSED STAIRWAY					-	VERIFY ROOM FINISHES WITH OWNER
302	PROPOSED ELEVATOR					-	VERIFY ROOM FINISHES WITH OWNER
303	PROPOSED STAIRWAY					-	VERIFY ROOM FINISHES WITH OWNER
400	VACANT SPACE					EXISTING	VERIFY ROOM FINISHES WITH OWNER
401	PROPOSED STAIRWAY					-	VERIFY ROOM FINISHES WITH OWNER
402	PROPOSED ELEVATOR					-	VERIFY ROOM FINISHES WITH OWNER
403	PROPOSED STAIRWAY					-	VERIFY ROOM FINISHES WITH OWNER

DOOR SCHEDULE

NO.	DOOR DESCRIPTION			FRAME			HARDWARE			REMARKS
	SIZE (WxH)	DIAGRAM	MATERIAL	DIAGRAM	MATERIAL	DETAIL	FUNCTION	PANIC	CLOSER	
100A	EXISTING	A	MTL.	-	-	-	-	-	-	REUSE EXISTING DOOR
100B	EXISTING	A	MTL.	-	-	-	-	-	-	REUSE EXISTING DOOR
100C	EXISTING	A	MTL.	-	-	-	-	-	-	REUSE EXISTING DOOR
100D	3'-0"x7'-0"	C	MTL.	2	MTL.	-	ENTRANCE	YES	YES	-
101A	3'-0"x7'-0"	C	MTL.	2	MTL.	-	ENTRANCE	YES	YES	-
101B	3'-0"x7'-0"	B	MTL.	2	MTL.	-	PASSAGE	YES	YES	90 MIN. RATED
102	-	-	-	-	-	-	-	-	-	90 MIN. RATED, BY OTHERS
103	3'-0"x7'-0"	B	MTL.	2	MTL.	-	PASSAGE	YES	YES	90 MIN. RATED
200A	3'-0"x7'-0"	C	MTL.	2	MTL.	-	ENTRANCE	YES	YES	-
200B	3'-0"x7'-0"	C	MTL.	2	MTL.	-	ENTRANCE	YES	YES	-
200C	EXISTING	A	MTL.	-	-	-	-	-	-	EXISTING DOOR
201A	OMITTED									
201B	3'-0"x7'-0"	B	MTL.	2	MTL.	-	PASSAGE	YES	YES	90 MIN. RATED
202	-	-	-	-	-	-	-	-	-	90 MIN. RATED, BY OTHERS
203A	3'-0"x7'-0"	B	MTL.	2	MTL.	-	PASSAGE	YES	YES	90 MIN. RATED
203B	3'-0"x7'-0"	C	MTL.	2	MTL.	-	ENTRANCE	YES	YES	-
300A	FIELD VERIFY	A	MTL.	-	-	-	-	-	-	EXISTING OPENING FIELD VERIFY SIZE
301	3'-0"x7'-0"	B	MTL.	2	MTL.	-	PASSAGE	YES	YES	90 MIN. RATED
302	-	-	-	-	-	-	-	-	-	90 MIN. RATED, BY OTHERS
303A	3'-0"x7'-0"	B	MTL.	2	MTL.	-	PASSAGE	YES	YES	90 MIN. RATED
303B	3'-0"x7'-0"	B	MTL.	2	MTL.	-	PASSAGE	YES	YES	90 MIN. RATED
401	3'-0"x7'-0"	B	MTL.	2	MTL.	-	PASSAGE	YES	YES	90 MIN. RATED
402	-	-	-	-	-	-	-	-	-	90 MIN. RATED, BY OTHERS
403A	3'-0"x7'-0"	B	MTL.	2	MTL.	-	PASSAGE	YES	YES	90 MIN. RATED
403B	3'-0"x7'-0"	B	MTL.	2	MTL.	-	PASSAGE	YES	YES	90 MIN. RATED

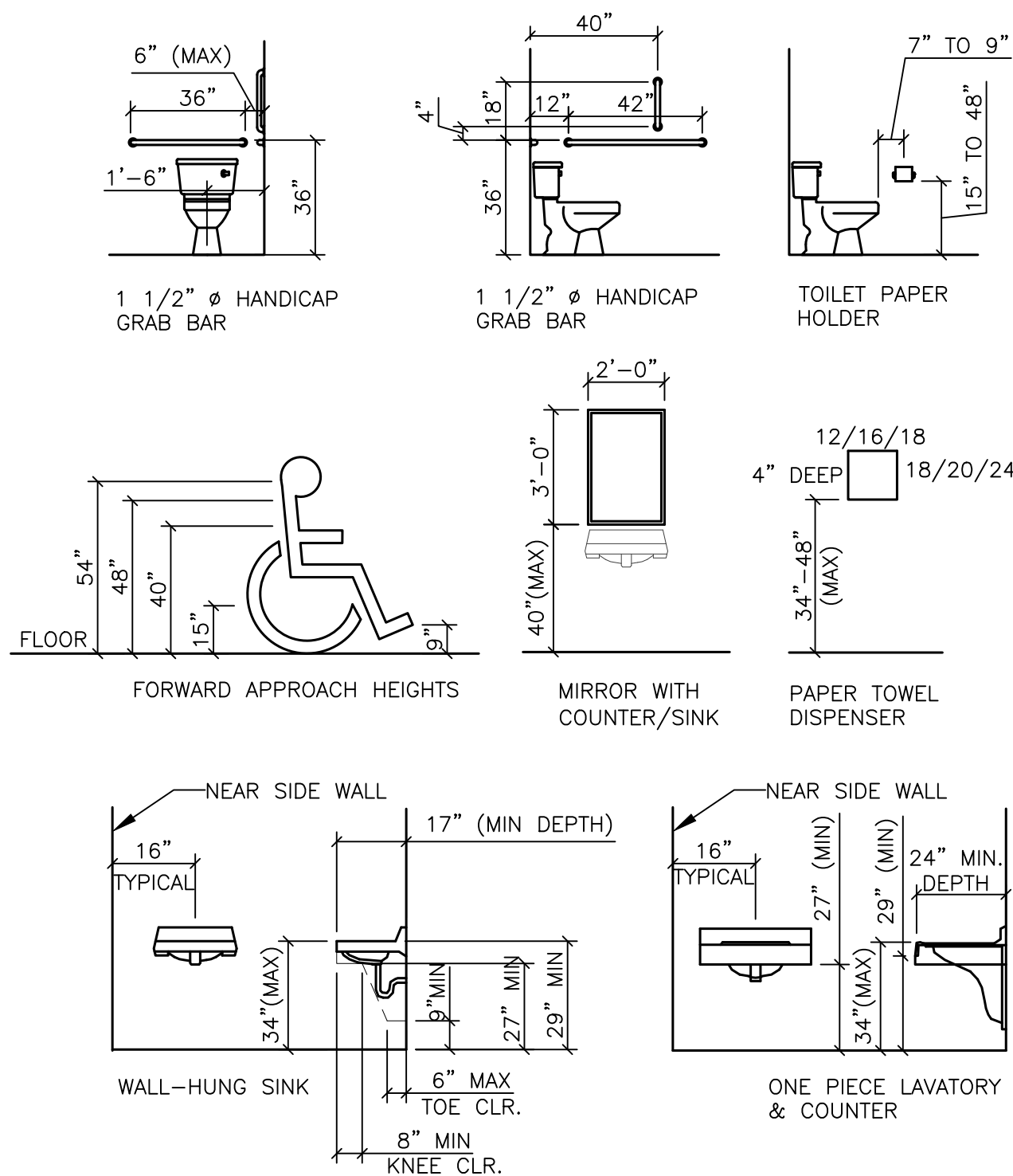
NOTES: 1. ALL EXTERIOR DOORS TO BE INSULATED AND HAVE WEATHER-STRIPPING AND A THRESHOLD.
 2. THE GLAZING CONTRACTOR IS REQUIRED TO PROVIDE TEMPERED GLASS WHERE REQUIRED BY CODE.
 3. COLOR OF DOOR, FRAME AND HARDWARE TO BE DETERMINED BY OWNER.
 4. DOOR PROVIDER MUST MEET ALL APPLICABLE CODES.

WINDOW SCHEDULE

NO.	QTY.	WINDOW		FRAME			GLAZING			REMARKS
		SIZE (WxH)	HEAD HEIGHT	MATERIAL	DIAGRAM	DETAIL	THICKNESS	TINT	LOW-E	
A	10	3'-0"x6'-0"	EXISTING	VINYL	A	-	1"	-	YES	-
B	18	8'-0"x6'-0"	EXISTING	VINYL	B	-	1"	-	YES	-
C	28	8'-0"x4'-0"	EXISTING	VINYL	C	-	1"	-	YES	-
D	1	4'-0"x6'-0"	EXISTING	VINYL	D	-	1"	-	YES	-
E	5	6'-0"x4'-0"	EXISTING	VINYL	E	-	1"	-	YES	-
F	6	8'-0"x6'-0"	EXISTING	VINYL	F	-	1"	-	YES	-

NOTES: 1. THE GLAZING CONTRACTOR IS REQUIRED TO PROVIDE TEMPERED GLASS WHERE REQUIRED BY CODE.
 2. THE GLAZING CONTRACTOR SHALL PROVIDE ALL FLASHING AND CAULK AS REQUIRED FOR A COMPLETE JOB.
 3. THE COLOR OF THE FRAME IS TO BE DETERMINED BY THE OWNER.

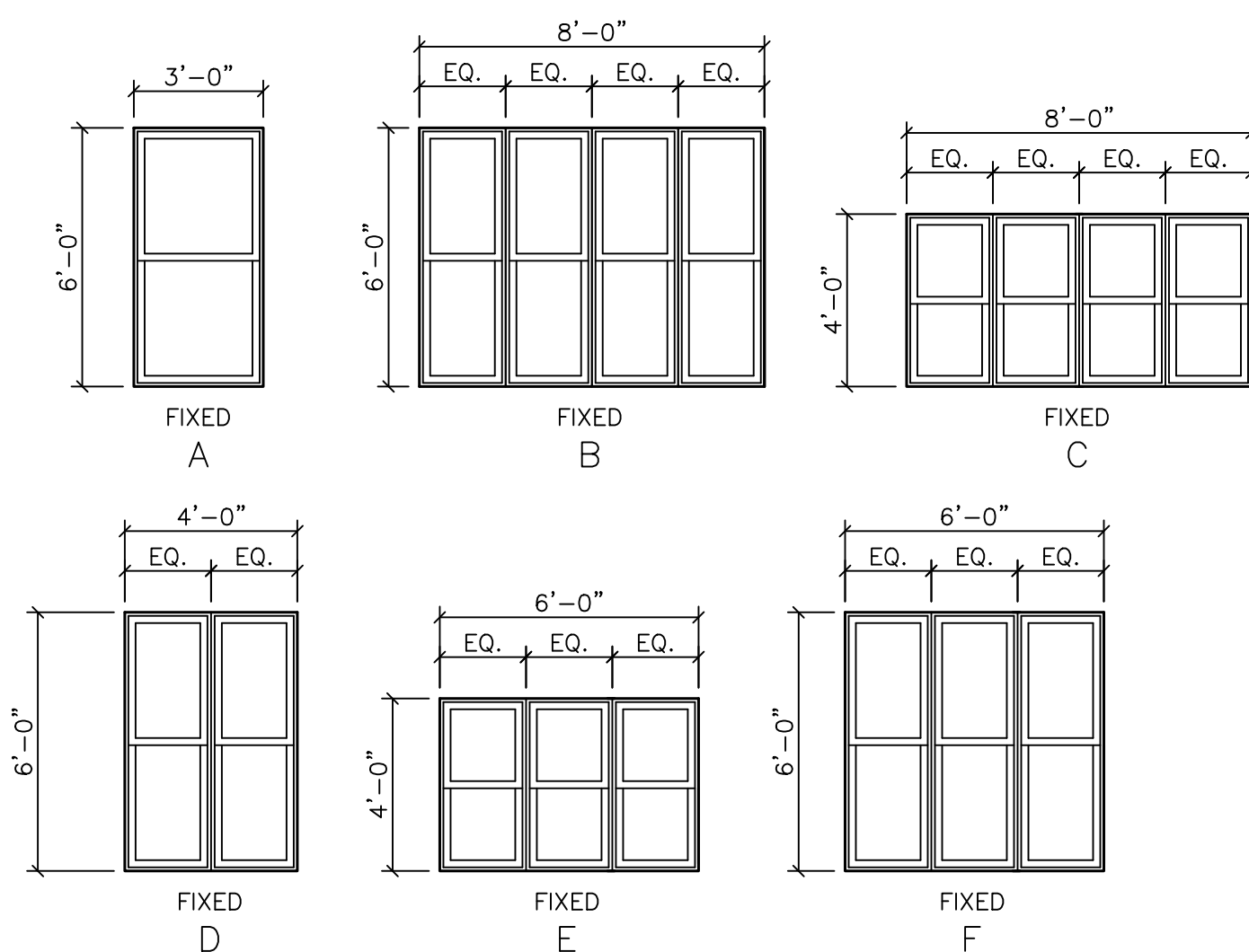
NOTE:
 ALL WINDOWS TO BE LOCATED IN EXISTING OPENINGS.
 FRAME IN OPENINGS AS REQUIRED FOR NEW WINDOW SIZES.



NOTE: STANDARDS SHOWN ARE PER ANSI A117.1

TYP. TOILET ROOM ACCESSORIES

SCALE: ¼"=1'-0"



WINDOW DIAGRAMS

NOT TO SCALE

PROPOSED ALTERATIONS FOR:

SHEBOYGAN SELF STORAGE

SH1234 KENTUCKY AVE.

SHEBOYGAN, WI. 53081

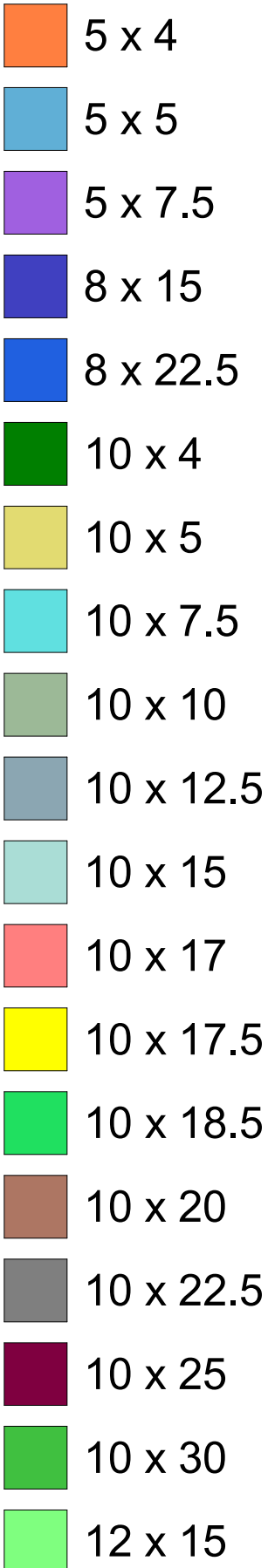
21071
 OCTOBER 28, 2021
 T. BAUMGARTNER
 C. DUESCHER

Project number
 Date
 Drawn by
 Checked by

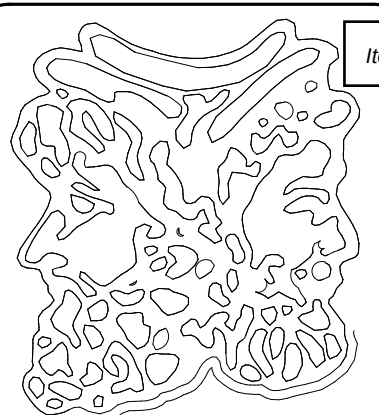
A4.0

ISSUED FOR CONSTRUCTION





Lower Unit Mix Schedule			
Count	Name	Rent As	%
4	5 x 5	100	6%
1	8 x 15	120	1%
1	8 x 22.5	180	1%
17	10 x 5	850	25%
1	10 x 10	100	1%
1	10 x 12.5	125	1%
17	10 x 15	2550	25%
11	10 x 20	2200	16%
4	10 x 22.5	900	6%
11	10 x 25	2750	16%
1	10 x 30	300	1%
69		10175	100%



JANUS
INTERNATIONAL

134 East Luke Road
Tempe, Georgia 30179
(866) 562-2580 Toll-Free
(770) 567-0686
www.janusintl.com

NOTE TO CLIENT, CUSTOMER or OWNER
THIS PRELIMINARY UNIT MIX LAYOUT MAY NOT MEET SOME LOCAL OR NATIONAL BUILDING CODES. IT IS THE CUSTOMER'S RESPONSIBILITY TO HAVE THE LAYOUT CHECKED BY A LICENSED ARCHITECT/ENGINEER TO VERIFY THAT IT MEETS ALL LOCAL CODES INCLUDING EGRESS. UNIT SIZES ARE NOMINAL AND ACTUAL DIMENSIONS MAY VARY DEPENDING ON BUILDING DIMENSIONS AND OBSTRUCTIONS.

Sheboygan, WI
Proposed Self
Storage-Option

Drawn For Titan Investments

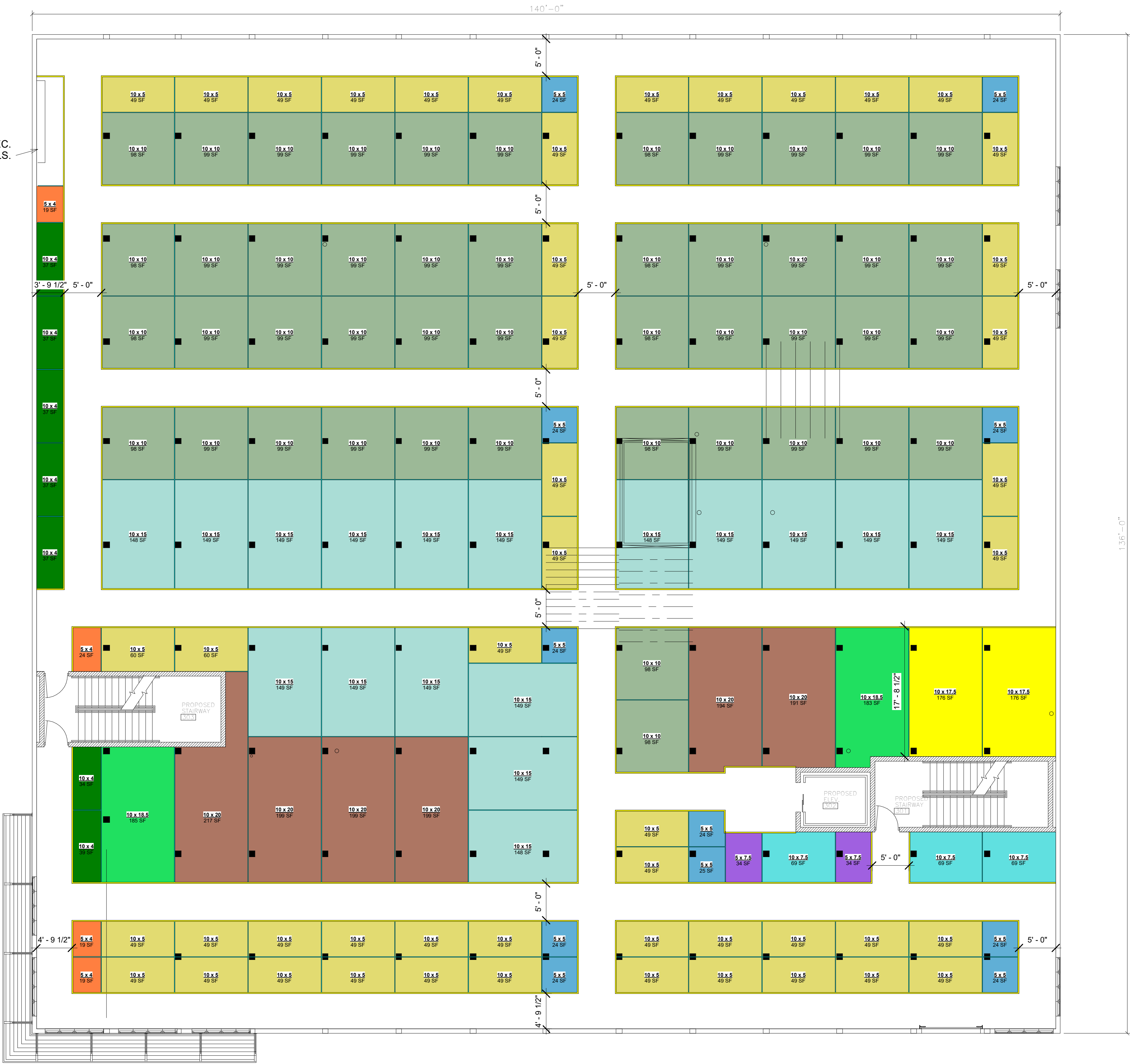
Project #	
08608	
Rev #	Date
1	11.01.18
2	05.03.19
3 CRD	05.04.21
4 CRD	07.27.21
5 CRD	01.26.22

Drawn On 11-21-16
Drawn By C. Dollar
Checked By M. Williams

J102
Second Floor

Second Unit Mix Schedule			
Count	Name	Rent As	%
4	5 x 4	80	3%
11	5 x 5	275	7%
2	5 x 7.5	75	1%
7	10 x 4	280	5%
48	10 x 5	2400	32%
3	10 x 7.5	225	2%
46	10 x 10	4600	31%
17	10 x 15	2550	11%
2	10 x 17.5	350	1%
2	10 x 18.5	370	1%
6	10 x 20	1200	4%
148		12405	100%

- 5 x 4
- 5 x 5
- 5 x 7.5
- 8 x 15
- 8 x 22.5
- 10 x 4
- 10 x 5
- 10 x 7.5
- 10 x 10
- 10 x 12.5
- 10 x 15
- 10 x 17
- 10 x 17.5
- 10 x 18.5
- 10 x 20
- 10 x 22.5
- 10 x 25
- 10 x 30
- 12 x 15





CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Application for Conditional Use with exceptions by Genesis Fernandez to operate Punto Grill located at 1503 N 8th Street. NO Zone.

REPORT PREPARED BY: Ellise Rose, Associate Planner

REPORT DATE: July 30, 2025

MEETING DATE: August 12, 2025

FISCAL SUMMARY:**STATUTORY REFERENCE:**

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

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

BACKGROUND / ANALYSIS:

Genesis Fernandez is proposing to operate Punto Grill located at 1503 N 8th Street. The applicant states the following:

- We are requesting approval to operate a small, non-alcoholic beverage bar located at 1503 N 8th Street, Sheboygan, WI, under the legal ownership of Punto Grill.
- The business will serve smoothies, wellness teas, nutritional drinks, and other healthy beverages.
- All licenses, permits, and operations will remain legally under Punto Grill, and a separate DBA may be used strictly for marketing purposes.
- The commercial unit is approximately 576 square feet (36ft x 16ft).
- The space will be used largely as-is, with no structural renovations.
- Some minor improvements have been made to prepare the space for beverage services, including the installation of a small service counter and a handwashing sink. These were minimal and fully compliant with general health and safety guidelines.
- We anticipate 10-30 customers per day, with 2 employees.
- The space includes off-street parking and is accessible to both vehicles and pedestrians.
- We are requesting business hours of 6:00am to 2:00pm, seven days a week.
- The environment will be clean, quiet, and wellness-oriented, with no alcohol or high-impact activity.
- The proposed beverage bar supports the City's goals of promoting small business growth, improving access to wellness-related services, and encouraging revitalization of neighborhood commercial spaces.
- It contributes to the walkability, health, and convenience of the community while maintaining the low-impact, service-oriented nature of the Neighborhood Office District zoning.

- The use will not create undue noise, smells, parking issues, or safety concerns. It is a quiet, non-disruptive operation with a low daily customer volume and no alcohol or late-night entertainment. It respects the neighborhood's existing character and complements surrounding service and retail uses.
- The beverage bar use fits well within the surrounding environment, which includes beauty studios, retail, small offices, and public spaces like a school and a church. It maintains the intended mixed-use feel of the district and adds to the diversity of services available to nearby residents and businesses.
- The property is already connected to all necessary public utilities and city services, including water, sewer, electrical, and waste management. No additional service infrastructure is required.
- No variances are requested at this time. The project complies with existing setback, parking, and landscaping requirements applicable to the site's zoning classification.

STAFF COMMENTS:

No formal sign package has been submitted. Applicant shall work with staff with regards to constructing a well-designed sign package for the site. Staff may bring the proposed signage design back to the Plan Commission if there any concerns.

ACTION REQUESTED:

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

1. Prior to operation/occupancy, the applicant shall obtain all licenses and occupancy permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, health, food, alcohol, etc.
2. Dumpsters and/or grease receptacles shall be screened/enclosed and constructed of like materials and colors of the facility. If using chain link fencing, the applicant shall install Privacy Decorative Slating (PDS) material in order to effectively screen the dumpster.
3. Outdoor storage of materials, products or equipment shall be prohibited.
4. All new lighting shall be installed per Section 105-932 of the City of Sheboygan Zoning Ordinance. There shall be no spillover light onto adjacent properties or the streets.
5. Applicant shall obtain the necessary sign permits prior to installation. Applicant shall work with staff with regards to constructing a well-designed signage for the site that utilizes colors and materials similar to the building. Staff may bring the proposed signage design back to the Plan Commission for review/approval.
6. If there are to be any renovation to the exterior of the facility, the applicant will be required to obtain architectural approval prior to receiving a building permit for such renovation.
7. If there are any amendments to the approved use the applicant may be required to submit a new conditional use application reflecting those amendments

ATTACHMENTS:

Conditional Use Permit Application and Attachments



CITY OF SHEBOYGAN

APPLICATION FOR
CONDITIONAL USE

Fee: \$250.00

Review Date: _____

Zoning: _____

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

SECTION 1: Applicant/ Permittee Information

Applicant Name (Ind., Org. or Entity) <i>Punto Grill</i>	Authorized Representative <i>Genesis Fernandez</i>	Title <i>Owner</i>	
Mailing Address <i>1503 N 8th St</i>	City <i>Sheboygan</i>	State <i>WI</i>	ZIP Code <i>53081</i>
Email Address <i>genesis-fernandez@hotmail.com</i>	Phone Number (incl. area code) <i>(920) 917-3001</i>		

SECTION 2: Landowner Information (complete these fields when project site owner is different than applicant)

Applicant Name (Ind., Org. or Entity) <i>Toby Watson</i>	Contact Person	Title <i>Owner</i>	
Mailing Address <i>6155 8th St Ste 240c</i>	City <i>Sheboygan</i>	State <i>WI</i>	ZIP Code <i>53081</i>
Email Address <i>DrTobyWatson@DrTobyWatson.com</i>	Phone Number (incl. area code) <i>(920) 918-7377</i>		

SECTION 3: Project or Site Location

Project Address/Description <i>1503 N 8th St, Nutrition focused Juice Bar</i>	Parcel No.
--	------------

SECTION 4: Proposed Conditional Use

Name of Proposed/Existing Business:	<i>Punto Grill</i>
Existing Zoning:	<i>Neighborhood Business</i>
Present Use of Parcel:	<i>Retail Shop</i>
Proposed Use of Parcel:	<i>Juice and nutritional Beverage bar</i>
Present Use of Adjacent Properties:	<i>Beauty studio, retail shop, school, church nearby</i>

SECTION 5: Certification and Permission

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.

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.

Name of Owner/Authorized Representative (please print) <i>Genesis Fernandez</i>	Title <i>Owner</i>	Phone Number <i>(920) 917-3001</i>
Signature of Applicant 		Date Signed <i>07/17/2025</i>

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.

Project Summary

We are requesting approval to operate a small, non-alcoholic beverage bar located at 1503 N 8th Street, Sheboygan, WI, under the legal ownership of Punto Grill. The business will serve smoothies, wellness teas, nutritional drinks, and other healthy beverages. All licenses, permits, and operations will remain legally under Punto Grill, and a separate DBA may be used strictly for marketing purposes.

The commercial unit is approximately 576 square feet (36 ft x 16 ft). The space will be used largely as-is, with no structural renovations. Some minor interior improvements have been made to prepare the space for beverage service, including the installation of a small service counter and a handwashing sink. These were minimal and fully compliant with general health and safety guidelines.

We anticipate 10 to 30 customers per day, with 2 employees. The space includes off-street parking and is accessible to both vehicles and pedestrians. We are requesting business hours of 6:00 AM to 2:00 AM, seven days a week. The environment will be clean, quiet, and wellness-oriented, with no alcohol or high-impact activity.

Use Compatibility and Justification

The proposed beverage bar supports the City's goals of promoting small business growth, improving access to wellness-related services, and encouraging revitalization of neighborhood commercial spaces. It contributes to the walkability, health, and convenience of the community while maintaining the low-impact, service-oriented nature of the Neighborhood Office District zoning.

The use will not create undue noise, smells, parking issues, or safety concerns. It is a quiet, non-disruptive operation with a low daily customer volume and no alcohol or late-night

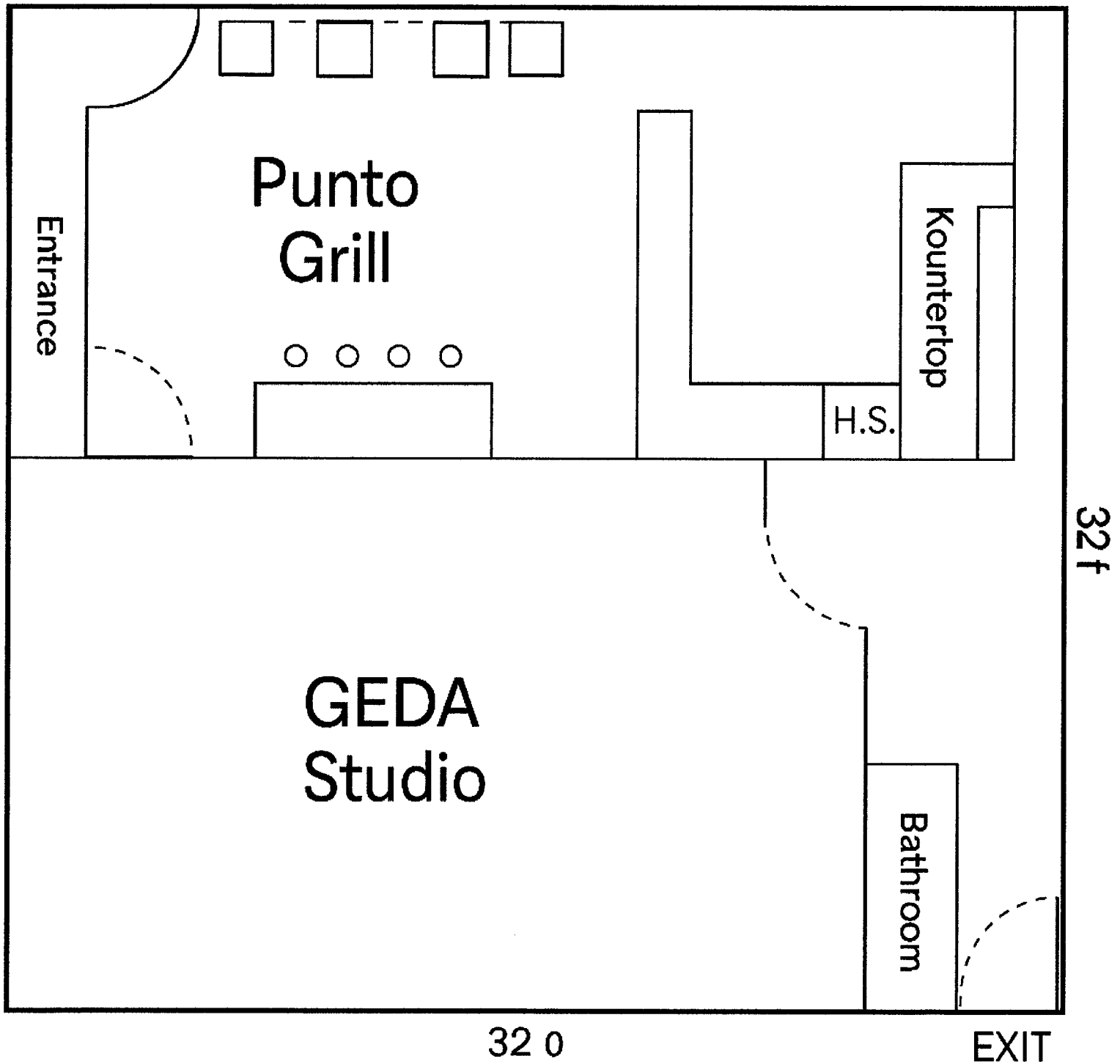
entertainment. It respects the neighborhood's existing character and complements surrounding service and retail uses.

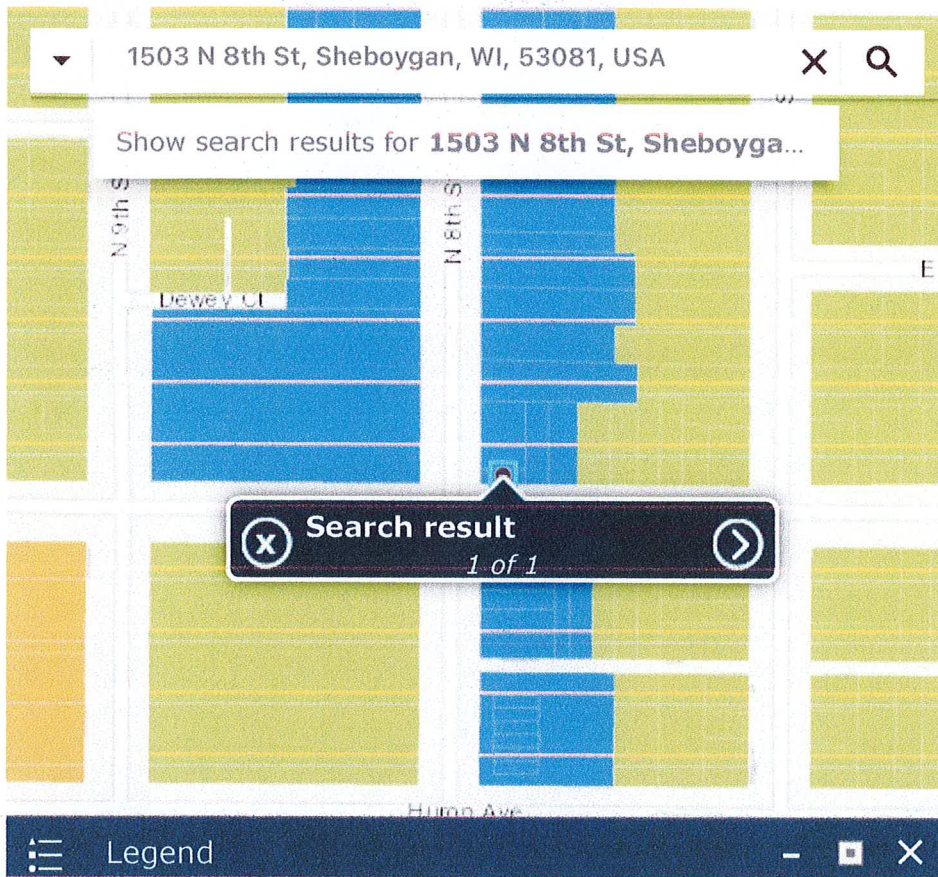
The beverage bar use fits well within the surrounding environment, which includes beauty studios, retail, small offices, and public spaces like a school and a church. It maintains the intended mixed-use feel of the district and adds to the diversity of services available to nearby residents and businesses.

The property is already connected to all necessary public utilities and city services, including water, sewer, electrical, and waste management. No additional service infrastructure is required.

Requested Variances

None are requested at this time. The project complies with existing setback, parking, and landscaping requirements applicable to the site's zoning classification.





Planned Unit Development Overlay

Planned Unit Development Overlay



All Zoning Districts

Zoning

-  Central Commercial District
-  Mixed Residential- 8 District
-  Neighborhood Commercial District
-  Neighborhood Office District
-  Neighborhood Residential- 6 District
-  Pre-Planned Unit Development District
-  Railroad
-  Road Right-of-Way
-  Rural Agriculture

100m
300ft



CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Application for Conditional Use with exceptions by Chappa Construction to install a fourth access point at Old Wisconsin Sausage located at 3402 Crocker Avenue. SI Zone.

REPORT PREPARED BY: Ellise Rose, Associate Planner

REPORT DATE: July 29, 2025

MEETING DATE: August 12, 2025

FISCAL SUMMARY:**STATUTORY REFERENCE:**

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

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

BACKGROUND / ANALYSIS:

Chappa Construction is proposing to install a fourth access point at Old Wisconsin Sausage located at 3402 Crocker Avenue. The applicant states the following:

- 3402 Crocker Ave. in Sheboygan WI. is an existing facility with "F1" factory occupancy and subsequent occupancies within of type "B" business and "S1" storage.
- Old Wisconsin Sausage has purchased the property and is modifying the interior space to suit their production requirements. The project includes the following departments: formulation, stuffing, oven, coolers, blast freezers, employee lockers/restrooms, lunchroom, existing modified dock area at the west end of the building and new docks on the east end. Three new electrical mezzanines will be added above new department offices within the factory space. Existing office space to have minor changes. This work is part of phase 1 and there will be subsequent phases to follow that are submitted separately.
- New interior factory walls and ceilings to be non-combustible IMP panels. Concrete factory floors to be removed and replaced with new plumbing and electrical below floor and 6 inch concrete slab with a thickened slab at specialty equipment.
- Architectural and structural exterior work on the building is limited to revised dock area to add (3) new docks/compactor areas at the existing dock at the southwest end of the facility, and (6) new docks/compactors at the southeast end of the facility.
- Civil work to include new access points from Crocker Ave, parking, dock areas and accessible path of travel upgrades as required to accessible parking.
- A 4th access point from Crocker Ave. has been added because of the need to keep the (raw) formulation / stuffing/oven employees and their welfare areas i.e., (Restrooms, lockers & frocking) on the west side separate per USDA and food manufacturing

requirements from the (RTE) or “ready to eat” employees and their new dock on the side.

STAFF COMMENTS:

- The applicant is requesting a 4th access point which is permitted with the issuance of a conditional use permit.

ACTION REQUESTED:

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

1. 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 and old ingress/egress driveway openings, drop off lane, curb, gutter, sidewalk, pavement, utilities, street trees, etc.).
2. All areas used for parking/maneuvering of vehicles shall be paved.
3. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping
4. Outdoor storage of materials, products or equipment shall be prohibited.
5. All new lighting shall be installed per Section 105-932 of the City of Sheboygan Zoning Ordinance. There shall be no spillover light onto adjacent properties or the streets.
6. Applicant shall obtain the necessary sign permits prior to installation. Applicant shall work with staff with regards to constructing a well-designed signage for the site that utilizes colors and materials similar to the building. Staff may bring the proposed signage design back to the Plan Commission for review/approval.
7. Applicant will provide adequate public access along all streets and sidewalks and will take all appropriate actions to minimize the time period that adjacent properties and streets/sidewalks are impacted by the development (utilities, streets, etc.).
8. Applicant shall immediately clean any and all sediments, materials, tracking, etc. that may be spilled off-site on private or public lands and streets
9. Streets and infrastructure damaged and/or disturbed during construction of all private and/or public improvements shall be promptly repaired by the applicant.
10. If there are any amendments to the approved use and/or floor/site plan, the applicant will be required to submit a new conditional use application reflecting those amendments

ATTACHMENTS:

Conditional Use Permit Application and Attachments



CITY OF SHEBOYGAN

APPLICATION FOR
CONDITIONAL USE

Fee: \$250.00

Review Date: _____

Zoning: _____

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

SECTION 1: Applicant/ Permittee Information

Applicant Name (Ind., Org. or Entity) Chappa Construction	Authorized Representative Jerod Voskuil	Title Project Manager	
Mailing Address 443 N. Main Street	City Sheboygan Falls	State WI	ZIP Code 53085
Email Address	Phone 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) Old WI Sausage	Contact Person Kyle Meyer	Title Maintenance Manager	
Mailing Address 3402 Crocker Ave.	City Sheboygan	State WI	ZIP Code 53081
Email Address kmeyer@oldwisconsin.com	Phone Number (incl. area code) 920-627-1366		

SECTION 3: Project or Site Location

Project Address/Description 3402 Crocker Ave. Sheboygan WI 53081	Parcel No.
--	------------

SECTION 4: Proposed Conditional Use

Name of Proposed/Existing Business:	Old Wisconsin Sausage/Johnsonville Sausage
Existing Zoning:	
Present Use of Parcel:	Sausage factory
Proposed Use of Parcel:	Sausage factory
Present Use of Adjacent Properties:	Industrial

SECTION 5: Certification and Permission

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.

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.

Name of Owner/Authorized Representative (please print) Jerod Voskuil	Title Project Manager	Phone Number (920)207-0292
Signature of Applicant <i>Jerod Voskuil</i>		Date Signed 7-22-25

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.

CONDITIONAL USE WRITTEN EXPLANATION REQUIREMENTS

Item 10.

A. Name of project/development.

B. Summary of the Conditional Use and general operation of proposed use:

- Description of existing use
- Description of proposed use (indoor, outdoor, etc.), why was this site selected?
- All services, products, etc. to be provided
- Projected number of residents, employees, and/or daily customers
- Proposed number of dwelling units, floor area, landscape area, and parking area expressed in square feet and acreage to the nearest one-hundredth of an acre
- Description of proposed building and all new site improvements (square footage of new and existing structure(s), traffic, ingress/egress, parking, sidewalk, retaining walls, storm drainage, landscaping, lighting, dumpster enclosure, screening of mechanicals, etc.)
- A written description of the proposed general orientation, design, arrangement, texture, material and color of the building or structure and how it is compatible with the development and redevelopment in and around the area
- An explanation of any interior and/or exterior renovations
- Is access appropriate and is their sufficient customers/resident off-street parking?
- Proposed signage
- Project timeline and estimated value of project
- Compatibility of the proposed use and design with adjacent and other properties in the area.
- How will you insure that the business will not become a nuisance to adjacent properties (i.e. parking, noise, smells, hours of operations, etc.
- Other information that would be considered pertinent by the Plan Commission.

C. If applicable, please describe any exceptions/variances that are required for this project (i.e. setbacks, parking, landscaping, etc.)

D. Written justification for the proposed conditional use, indicating reasons why the applicant believes the proposed conditional use is appropriate:

- a) How is the proposed conditional use (independent of its location) in harmony with the purposes, goals, objectives, policies and standards of the City of Sheboygan Comprehensive Master Plan?
- b) Does the conditional use, in its proposed location, result in any substantial or undue adverse impact on nearby property the character of the neighborhood, environment, traffic, parking, public improvements, public property or rights-of-way?
- c) How does the proposed conditional use maintain the desired consistency of land uses in relation to the setting within which the property is located?
- d) Is the proposed conditional use located in an area that will be adequately served by utilities, or services provided by public agencies? If not, please explain.

CONDITIONAL USE APPLICATION SUBMITTAL REQUIREMENTS

Item 10.

For a home occupation

1. A Site Plan including:
 - ❑ The overall property
 - ❑ The existing location of building(s) on the property
 - ❑ The parking spaces location on the property
2. A Floor Plan including:
 - ❑ The dwelling floor plan showing where the business will take place in the dwelling unit.
 - ❑ All information necessary to understand the proposal

For all other Conditional Use Permits

1. A certified survey map showing existing property boundaries and improvements.
2. A map providing the following information:
 - ❑ The map 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' = 600' with lot dimensions of the subject property provided and a graphic scale and north arrow.
 - ❑ All lands for which the conditional use is proposed.
 - ❑ All other lands within 100 feet of the boundaries of the subject property.
 - ❑ The current zoning of the subject property and its environs (200 feet),
3. A site plan (conforming to the requirements of Section 15.908(3) of the subject property as proposed for development):
 - ❑ Submit TWO (2) hardcopies of the site plan and ONE (1) 11" X 17" reduction of the site plan.
 - ❑ Submit digital plans and drawings of the project by email, flash drive, etc.
 - ❑ Title block that provides all contact information for the petitioner and/or owner, if different
 - ❑ Full name and contact information of petitioner's engineers/surveyors/architects, or other design professionals used in the plan preparation
 - ❑ The date of the original plan and latest date of revision to the plan
 - ❑ A north arrow and graphic scale. Said scale is not to be smaller than one inch equals 100 feet
 - ❑ All property lines & existing/proposed right-of-way lines with bearings & dimensions clearly labeled
 - ❑ Existing/proposed easement lines and dimensions with an explanation of ownership and purpose.
 - ❑ All required building setback lines
 - ❑ Existing and proposed buildings, structures and paved areas, including building entrances, walks, drives, decks, patios, fences, utility poles, drainage facilities and walls.
 - ❑ Location and dimension of all curb cuts and throat widths of all access points onto public streets or alleys.
 - ❑ The location and dimension of all on-site parking including a summary of the number of parking stalls provided versus the requirements of the ordinance
 - ❑ The location and dimension of all loading and service areas on subject property
 - ❑ The location of all outdoor storage areas and the design of all screening devices
 - ❑ Location of all outdoor storage and refuse disposal areas and the design and materials used for construction and operation
 - ❑ The location, type, height, size and lighting of all signage.
 - ❑ Location, height, design, illumination power and orientation of all exterior lighting on the property including a photometrics plan
 - ❑ Location of all exterior mechanical equipment and utilities and elevations of proposed screening devices where applicable (i.e. visible from a public street or residential use or district). Mechanical equipment includes, but is not limited to; HVAC equipment, electrical transformers and boxes, exhaust flues, plumbing vents, gas regulators, generator
 - ❑ Location of all existing and proposed landscape areas, storm water areas, etc.
4. Building elevations and perspectives.

NOTE: A Traffic Impact Study (TIA) may be required with large development proposals.

STEP 1: Initial Meeting with City Planning Office:

An initial meeting is to ensure that both the applicant and the city staff have a proper understanding of what is being requested and to explain the approvals necessary. An engineered drawing is not required for this meeting, but an accurate sketch and any applicable background information may be needed. Additional meetings can be arranged by calling the Department of City Development.

STEP 2: Official Submission:

A conditional use permit application may be filed at the City of Sheboygan Planning and Development office located on the 2nd floor of City Hall or may be submitted electronically via email:

Steve.Sokolowski@SheboyganWI.gov

If submitting electronically, please verify application has been accepted and will be placed on the next Plan Commission agenda.

Payment of the application fee must be received prior to the application filing deadline. Payment may be submitted via postal delivery, in person, or by phone using credit card.

Mailing Address: Department of City Development
828 Center Ave. Suite 208
Sheboygan, WI 53081

NOTE: Applications will not be accepted until complete. A complete application includes all items in the respective checklists above. Applications must be complete before they are scheduled for a meeting before the Plan Commission.

PLAN COMMISSION MEETING

Meeting Date: The Plan Commission meets on the 2nd and 4th Tuesdays of the month at 4:00 p.m. in the Council Chambers of City Hall, 828 Center Ave. The project applicant or a representative must attend the Plan Commission meeting to present the conditional use permit request and answer questions regarding the proposal. Public comment will be invited at the Plan Commission meeting.

Public Notification: Owners of property in the vicinity of the site affected by the conditional use permit proposal are notified via mail. The public hearing notice explains the proposal and provides information about the Plan Commission meeting.

Project Review: The purpose of a conditional use permit is to assure compatibility between land uses. City staff analyzes a proposal and prepares a recommendation for the Plan Commission. The project analysis considers the location of the affected property, surrounding uses, and the operational details of a proposed use.

Plan Commission: The Plan Commission is charged with the authority to approve or deny a conditional use permit request. In the event an applicant wishes to contest the decision of the Plan Commission, the applicant may appeal the decision to the Sheboygan County Circuit Court.

**Plan Commission meeting agendas and minutes may be viewed on the City's website:
www.SheboyganWI.gov**

FOR INFORMATION OR ASSISTANCE CONTACT THE ZONING MANAGER: (920) 459-3382

ACTION BY CITY PLAN COMMISSION

DATE OF MEETING: _____

APPROVED: _____

CONDITIONALLY APPROVED: _____

DENIED: _____

CONDITIONS

SIGNATURE: _____
Chairperson, City Plan Commission or
Representative Dept. of City Development

DATE: _____

NOTES

Permits are valid until such time as the business no longer operates from the side. No yearly renewal is required.

Permit may be revoked without notice if misrepresentation of any of the above information or attachments is found to exist.

Permit shall expire in one (1) year from date of approval unless substantial work has commenced or business has begun operating.

Permit is null and void if issued in error. It is understood that any permit issued on this application will not grant any right or privilege to erect any structure or to use any permits for any purpose that is prohibited by the City Zoning Ordinance or any other State or local laws.

Changes in the plans or specifications submitted in the original application shall not be made without prior written approval of the City Plan Commission.

Project Description:

3402 CROCKER AVE. IN SHEBOYGAN WI. IS AN EXISTING FACILITY WITH "F1" FACTORY OCCUPANCY AND SUBSEQUENT OCCUPANCIES WITHIN OF TYPE "B" BUSINESS AND "S1" STORAGE. OLD WISCONSIN SAUSAGE HAS PURCHASED THE PROPERTY AND IS MODIFYING THE INTERIOR SPACE TO SUIT THEIR PRODUCTION REQUIREMENTS. THE PROJECT INCLUDES THE FOLLOWING DEPARTMENTS: FORMULATION, STUFFING, OVEN, COOLERS, BLAST FREEZERS, EMPLOYEE LOCKERS/RESTROOMS, LUNCHROOM, EXISTING MODIFIED DOCK AREA AT THE WEST END OF THE BUILDING AND NEW DOCKS ON THE EAST END. THREE NEW ELECTRICAL MEZZANINES WILL BE ADDED ABOVE NEW DEPARTMENT OFFICES WITHIN THE FACTORY SPACE. EXISTING OFFICE SPACE TO HAVE MINOR CHANGES. THIS WORK IS PART OF **PHASE 1** AND THERE WILL BE SUBSEQUENT PHASES TO FOLLOW THAT ARE SUBMITTED SEPARATELY.

NEW INTERIOR FACTORY WALLS AND CEILINGS TO BE NON-COMBUSTIBLE IMP PANELS. CONCRETE FACTORY FLOORS TO BE REMOVED AND REPLACED WITH NEW PLUMBING AND ELECTRICAL BELOW FLOOR AND 6 INCH CONCRETE SLAB WITH A THICKENED SLAB AT SPECIALTY EQUIPMENT.

ARCHITECTURAL AND STRUCTURAL EXTERIOR WORK ON THE BUILDING IS LIMITED TO REVISED DOCK AREA TO ADD (3) NEW DOCKS/COMPACTOR AREAS AT THE EXISTING DOCK AT THE SOUTHWEST END OF THE FACILITY, AND (6) NEW DOCKS/COMPACTORS AT THE SOUTHEAST END OF THE FACILITY.

CIVIL WORK TO INCLUDE NEW ACCESS POINTS FROM CROCKER AVE, PARKING, DOCK AREAS AND ACCESSIBLE PATH OF TRAVEL UPGRADES AS REQUIRED TO ACCESSIBLE PARKING.

A 4th ACCESS POINT FROM CROCKER AVE. HAS BEEN ADDED BECAUSE OF THE NEED TO KEEP THE (RAW) FORMULATION / STUFFING/OVEN EMPLOYEES AND THEIR WELFARE AREAS I.E., (RESTROOMS, LOCKERS & FROCKING) ON THE WEST SIDE SEPARATE PER USDA AND FOOD MANUFACTURING REQUIREMENTS FROM THE (RTE) OR "READY TO EAT" EMPLOYEES AND THEIR NEW DOCK ON THE EAST SIDE.

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.

© 2025 ABACUS ARCHITECTS, INC.

ISSUE DATE: 4/14/2025

IMPROVEMENTS TO EXISTING BUILDING
OLD WISCONSIN PLANT - PHASE 1

3402 CROCKER AVENUE, SHEBOYGAN, WI 53081

1135A MICHIGAN AVE. SHEBOYGAN, WI 53081 | 920.452-4444 | 540 VEELE PHILLIPS AVE SUITE 210, MILWAUKEE, WI 53203

ISSUED FOR PERMIT

IMPROVEMENTS TO EXISTING BUILDING

OLD WISCONSIN PLANT - PHASE 1

3402 CROCKER AVENUE, SHEBOYGAN, WI 53081

PROJECT LOCATION MAP



ARCHITECTURAL	CIVIL	STRUCTURAL
ABACUS ARCHITECTS, INC. 1135A MICHIGAN AVENUE SHEBOYGAN, WISCONSIN 53081 P: 920-452-4444	WAGNER EXCAVATING 3437 PAINE AVENUE SHEBOYGAN, WISCONSIN 53081 PHONE: (414) 975-6608	MTB STRUCTURAL, LLC 1366 E. SUMNER ST., #1020 HARTFORD, WI 53027 PHONE: (414) 975-6608
A 101 TITLE SHEET A 102 WALL TYPES, ABBREVIATIONS, AND SYMBOLS A 301 OVERALL FLOOR PLAN - LIFE SAFETY PLAN A 302 DEMOLITION PLAN AREA "A" A 303 DEMOLITION PLAN AREA "B" A 304 DEMOLITION PLAN AREA "C" A 305 DEMOLITION PLAN AREA "D" A 306 DEMOLITION PLAN AREA "E" A 307 FLOOR PLAN AREA "A" A 308 FLOOR PLAN AREA "B" A 309 FLOOR PLAN AREA "C" A 310 FLOOR PLAN AREA "D" A 311 FLOOR PLAN AREA "E" A 312 EQUIPMENT FLOOR PLAN A 313 REFLECTED CEILING PLAN A 401 DOOR SCHEDULE A 402 ROOM SCHEDULE, DOOR DETAILS, AND BORROWED LITE A 401 EXTERIOR ELEVATIONS A 401 EXTERIOR ELEVATIONS AND WALL SECTIONS A 402 WALL SECTIONS A 603 DETAILS A 701 ROOF PLAN A 801 INTERIOR ELEVATIONS	C 001 EXISTING SITE & DEMOLITION PLAN C 002 OVERALL SITE PLAN	S 001 STRUCTURAL COVER SHEET S 002 GENERAL NOTES S 100 OVERALL FOUNDATION PLAN S 130 OVERALL ROOF FRAMING PLAN S 201 PARTIAL FOUNDATION PLAN - AREA "A" S 202 PARTIAL FOUNDATION PLAN - AREA "B" S 203 PARTIAL FOUNDATION PLAN - AREA "C" S 204 PARTIAL FOUNDATION PLAN - AREA "D" S 205 PARTIAL FOUNDATION PLAN - AREA "E" S 211 PARTIAL SLAB ON GRADE AND WALL PLAN - AREA "A" S 212 PARTIAL SLAB ON GRADE AND WALL PLAN - AREA "B" S 213 PARTIAL SLAB ON GRADE AND WALL PLAN - AREA "C" S 214 PARTIAL SLAB ON GRADE AND WALL PLAN - AREA "D" S 215 PARTIAL SLAB ON GRADE AND WALL PLAN - AREA "E" S 231 PARTIAL MEZ AND INTER. FRAMING PLAN - AREA "A" S 232 PARTIAL MEZ, INTER. & LOW ROOF FRAMING PLAN - AREA "B" S 233 PARTIAL MEZ AND LOW ROOF FRAMING PLAN - AREA "C" S 234 PARTIAL MEZ AND LOW ROOF FRAMING PLAN - AREA "D" S 235 PARTIAL LOW ROOF FRAMING PLAN - AREA "E" S 241 PARTIAL MAIN ROOF FRAMING PLAN - AREA "A" S 242 PARTIAL MAIN ROOF FRAMING PLAN - AREA "B" S 243 PARTIAL MAIN ROOF FRAMING PLAN - AREA "C" S 244 PARTIAL MAIN ROOF FRAMING PLAN - AREA "D" S 245 PARTIAL MAIN ROOF FRAMING PLAN - AREA "E" S 251 PARTIAL HIGH ROOF FRAMING PLAN - AREA "A" S 252 PARTIAL HIGH ROOF FRAMING PLAN - AREA "B" S 253 PARTIAL HIGH ROOF FRAMING PLAN - AREA "C" S 301 FRAMING ELEVATIONS S 401 FOUNDATION SECTIONS S 402 FOUNDATION SECTIONS S 421 MEZZANINE FRAMING SECTIONS S 431 ROOF FRAMING SECTIONS S 432 ROOF FRAMING SECTIONS S 531 TYPICAL CONCRETE SCHEDULES AND DETAILS S 532 TYPICAL CONCRETE DETAILS S 533 TYPICAL CONCRETE DETAILS S 541 TYPICAL MASONRY SCHEDULES AND DETAILS S 551 TYPICAL STEEL SCHEDULES AND DETAILS S 552 TYPICAL STEEL DETAILS S 553 TYPICAL STEEL DETAILS S 554 TYPICAL STEEL DETAILS S 555 TYPICAL STEEL DETAILS

PROJECT NOTES

ALL MECHANICAL,
ELECTRICAL, PLUMBING, FIRE
PROTECTION, AND SECURITY
IS DESIGN BUILD, DEFERRED
SUBMITTAL BY OTHERS.

EXTENT OF WORK

THE INTENT OF THE CONTRACT DOCUMENTS IS TO INCLUDE ALL ITEMS NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK BY THE CONTRACTOR. PERFORMANCE BY THE CONTRACTOR SHALL BE REQUIRED TO THE EXTENT CONSISTENT WITH THE CONTRACT DOCUMENTS AND REASONABLY INFERABLE FROM THEM AS BEING NECESSARY TO PRODUCE THE INTENDED RESULTS.

SITE VISIT

THE CONTRACTOR SHALL VISIT THE SITE, BECOME FAMILIAR WITH LOCAL CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED AND CORRELATE PERSONAL OBSERVATIONS WITH REQUIREMENTS OF THE CONTRACT DOCUMENTS.

NOTICE TO BIDDERS

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

COPYRIGHT

ABACUS ARCHITECTS, INC. HOLDS ALL RIGHTS OF COPYRIGHT IN AND TO THESE PRINTS, DRAWINGS, AND DOCUMENTS. NO REPRODUCTION, COPYING, ALTERATION, MODIFICATION, USAGE, INCORPORATION INTO OTHER DOCUMENTS, OR ASSIGNMENT OF THE SAME MAY OCCUR WITHOUT THE PRIOR WRITTEN PERMISSION OF ABACUS ARCHITECTS, INC.

© 2025 ABACUS ARCHITECTS, INC.

PROJECT INFORMATION

APPLICABLE BUILDING CODES

2018 WISCONSIN COMMERCIAL BUILDING CODE (2018 IBC)
2015 INTERNATIONAL EXISTING BUILDING CODE - LEVEL 3

BUILDING SCOPE AND SPECIAL NOTES

3402 CROCKER AVE. IN SHEBOYGAN, WI, IS AN EXISTING FACILITY WITH "F" FACTORY OCCUPANCY AND SUBSEQUENT OCCUPANCIES WITHIN OF TYPE "F" BUSINESS AND "S" STORAGE. OLD WISCONSIN SAUSAGE HAS PURCHASED THE PROPERTY AND IS MODIFYING THE INTERIOR SPACE TO SUIT THEIR PRODUCTION REQUIREMENTS. THE PROJECT INCLUDES THE FOLLOWING DEPARTMENTS: FORMULATION, STUFFING, OVEN, COOLERS, BLAST FREEZERS, EMPLOYEE LOCKERS/BUSTROOKS, LUNCHROOM. EXISTING MODIFIED DOCK AREA AT THE WEST END OF THE BUILDING AND NEW DOCKS ON THE EAST END. THREE NEW ELECTRICAL MEZZANINES WILL BE ADDED ABOVE NEW DEPARTMENT OFFICES WITHIN THE FACTORY SPACE. EXISTING OFFICE SPACE TO HAVE MINOR CHANGES. THIS WORK IS PART OF **PHASE 1** AND THERE WILL BE SUBSEQUENT PHASES TO FOLLOW AND SUBMITTED SEPARATELY.

NEW INTERIOR FACTORY WALLS AND CEILINGS TO BE NON-COMBUSTIBLE JWP PANELS. CONCRETE FACTORY FLOORS TO BE REMOVED AND REPLACED WITH NEW PLUMBING AND ELECTRICAL BELOW FLOOR AND 4 INCH CONCRETE SLAB WITH A THICKENED SLAB AT SPECIALTY EQUIPMENT.

ARCHITECTURAL AND STRUCTURAL EXTERIOR WORK ON THE BUILDING IS LIMITED TO REVISED DOCK AREA TO ADD (3) NEW DOCKS/COMPACTOR AREAS AT THE EXISTING DOCK AT THE SOUTHWEST END OF THE FACILITY, AND (6) NEW DOCKS/COMPACTORS AT THE SOUTHEAST END OF THE FACILITY.

CIVIL WORK TO INCLUDE NEW ACCESS POINTS FROM CROCKER AVE. PARKING, DOCK AREAS AND ACCESSIBLE PATH OF TRAVEL UPGRADES AS REQUIRED TO ACCESSIBLE PARKING.

OCCUPANCY CLASSIFICATION

NON-SEPARATED OCCUPANCIES (W.C.B.C. SECTION 508.3)
BUILDING IS DESIGNED FOR F-1 OCCUPANCY (MOST RESTRICTIVE)

USE GROUPS PRESENT IN THE BUILDING INCLUDE:

BUSINESS GROUP B
(W.C.B.C. SECTION 304.1)**FACTORY INDUSTRIAL GROUP F-1**
MODERATE HAZARD (W.C.B.C. SECTION 306.2)**STORAGE GROUP S-1**
MODERATE HAZARD (SECTION 311.2)

INCIDENTAL USE AREAS

(W.C.B.C. TABLE 509)

THE FOLLOWING INCIDENTAL USE AREAS EXIST IN THE BUILDING AND CUMULATIVELY OCCUPY LESS THAN 10% OF THE FIRST FLOOR. THE SEPARATION AND/OR PROTECTION IS INDICATED.

CHEMICAL STORAGE 201: FULLY SPRINKLERED AND 3HR FIRE BARRIER SEPARATION
ENGINE ROOM 205: FULLY SPRINKLERED AND 1HR FIRE BARRIER SEPARATION
BOILER ROOM 209: FULLY SPRINKLERED AND 3HR FIRE BARRIER SEPARATION
ELECTRICAL ROOM 202: UNSPRINKLERED 2HR FIRE BARRIER SEPARATION PER 2015 NFPA 91.5.1.1

CONSTRUCTION CLASSIFICATION

TYPE VB CONSTRUCTION (W.C.B.C. SECTION 602.5)

TYPE VB CONSTRUCTION (W.C.B.C. SECTION 602.5)

TYPE VB CONSTRUCTION (W.C.B.C. SECTION 602.5)

TYPE VB CONSTRUCTION (W.C.B.C. SECTION 602.5)

TYPE VB CONSTRUCTION (W.C.B.C. SECTION 602.5)

TYPE VB CONSTRUCTION (W.C.B.C. SECTION 602.5)

TYPE VB CONSTRUCTION (W.C.B.C. SECTION 602.5)

TYPE VB CONSTRUCTION (W.C.B.C. SECTION 602.5)

TYPE VB CONSTRUCTION (W.C.B.C. SECTION 602.5)

TYPE VB CONSTRUCTION (W.C.B.C. SECTION 602.5)

TYPE VB CONSTRUCTION (W.C.B.C. SECTION 602.5)

TYPE VB CONSTRUCTION (W.C.B.C. SECTION 602.5)

TYPE VB CONSTRUCTION (W.C.B.C. SECTION 602.5)

TYPE VB CONSTRUCTION (W.C.B.C. SECTION 602.5)

TYPE VB CONSTRUCTION (W.C.B.C. SECTION 602.5)

TYPE VB CONSTRUCTION (W.C.B.C. SECTION 602.5)

TYPE VB CONSTRUCTION (W.C.B.C. SECTION 602.5)

TYPE VB CONSTRUCTION (W.C.B.C. SECTION 602.5)

TYPE VB CONSTRUCTION (W.C.B.C. SECTION 602.5)

TYPE VB CONSTRUCTION (W.C.B.C. SECTION 602.5)

TYPE VB CONSTRUCTION (W.C.B.C. SECTION 602.5)

TYPE VB CONSTRUCTION (W.C.B.C. SECTION 602.5)

TYPE VB CONSTRUCTION (W.C.B.C. SECTION 602.5)

TYPE VB CONSTRUCTION (W.C.B.C. SECTION 602.5)

TYPE VB CONSTRUCTION (W.C.B.C. SECTION 602.5)

TYPE VB CONSTRUCTION (W.C.B.C. SECTION 602.5)

TYPE VB CONSTRUCTION (W.C.B.C. SECTION 602.5)

TYPE VB CONSTRUCTION (W.C.B.C. SECTION 602.5)

TYPE VB CONSTRUCTION (W.C.B.C. SECTION 602.5)

TYPE VB CONSTRUCTION (W.C.B.C. SECTION 602.5)

TYPE VB CONSTRUCTION (W.C.B.C. SECTION 602.5)

TYPE VB CONSTRUCTION (W.C.B.C. SECTION 602.5)

TYPE VB CONSTRUCTION (W.C.B.C. SECTION 602.5)

TYPE VB CONSTRUCTION (W.C.B.C. SECTION 602.5)

TYPE VB CONSTRUCTION (W.C.B.C. SECTION 602.5)

TYPE VB CONSTRUCTION (W.C.B.C. SECTION 602.5)

TYPE VB CONSTRUCTION (W.C.B.C. SECTION 602.5)

TYPE VB CONSTRUCTION (W.C.B.C. SECTION 602.5)

TYPE VB CONSTRUCTION (W.C.B.C. SECTION 602.5)

TYPE VB CONSTRUCTION (W.C.B.C. SECTION 602.5)

TYPE VB CONSTRUCTION (W.C.B.C. SECTION 602.5)

TYPE VB CONSTRUCTION (W.C.B.C. SECTION 602.5)

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.

© 2025 ABACUS ARCHITECTS, INC.

ISSUE DATE: 6/16/2025
IMPROVEMENTS TO EXISTING BUILDING

OLD WISCONSIN PLANT - PHASE 1

3402 CROCKER AVENUE, SHEBOYGAN, WI 53081

1135A MICHIGAN AVE. SHEBOYGAN, WI 53081 | P: 920.452.4444 | 640 VEELE PHILLIPS AVE. SUITE 210, MILWAUKEE, WI 53203

ISSUED FOR PERMIT

DRAWN BY: DB

CHECKED BY: KS

EXTERIOR ELEVATIONS

A
501

PROJ. NO. 2025-009.4

GENERAL EXTERIOR
ELEVATION NOTES

- ALL EXPOSED MISC. EXTERIOR STEEL SHALL BE PAINTED WITH PAINT FINISH E-1.

ELEVATION KEYNOTES

NO.	DESCRIPTION
1	INSULATED METAL OVERHEAD DOCK DOOR
2	DOCK DOOR SEAL/SHELTER
3	EXISTING PRECAST WALL PANEL
4	IMP INFILL. COLOR AND TEXTURE TO MATCH EXISTING PRECAST WALL PANEL.
5	EXISTING FOUNDATION WALL
6	EXTENDED FOUNDATION WALL - SEE STRUCTURAL DRAWINGS
7	CONCRETE RETAINING WALL AND FOUNDATION - SEE STRUCTURAL DRAWINGS
8	VERTICAL STORING DOCK LEVELER
9	DOCK LEVELER
10	EXISTING ALUMINUM WRAP TO REMAIN
11	PAINTED 42" HIGH PIPE GUARDRAIL. EXTEND OUT FROM BUILDING TO 30" GRADE DROP (MIN.)

EXISTING DOCK EXTERIOR ELEVATION

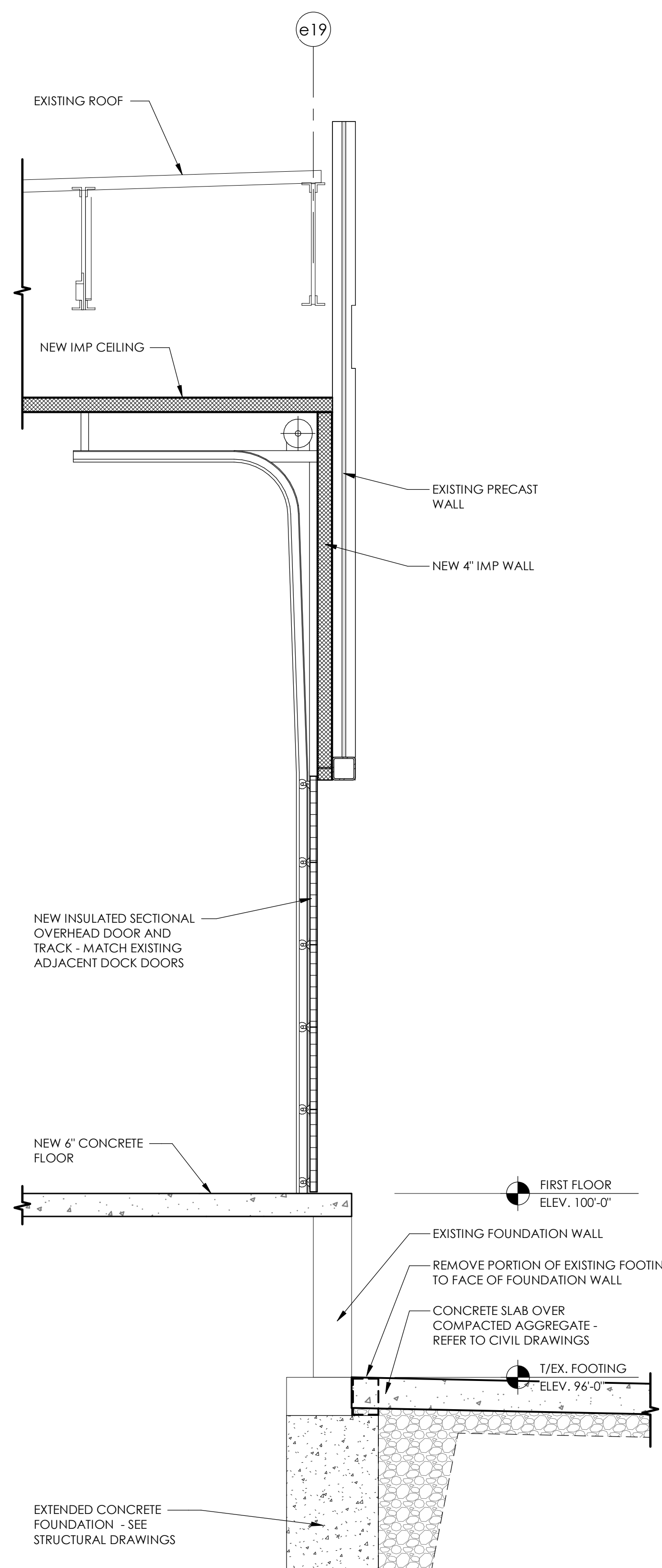
SCALE: 1/4" = 1'-0" A 501

EAST DOCK ELEVATION

SCALE: 1/4" = 1'-0" A 501

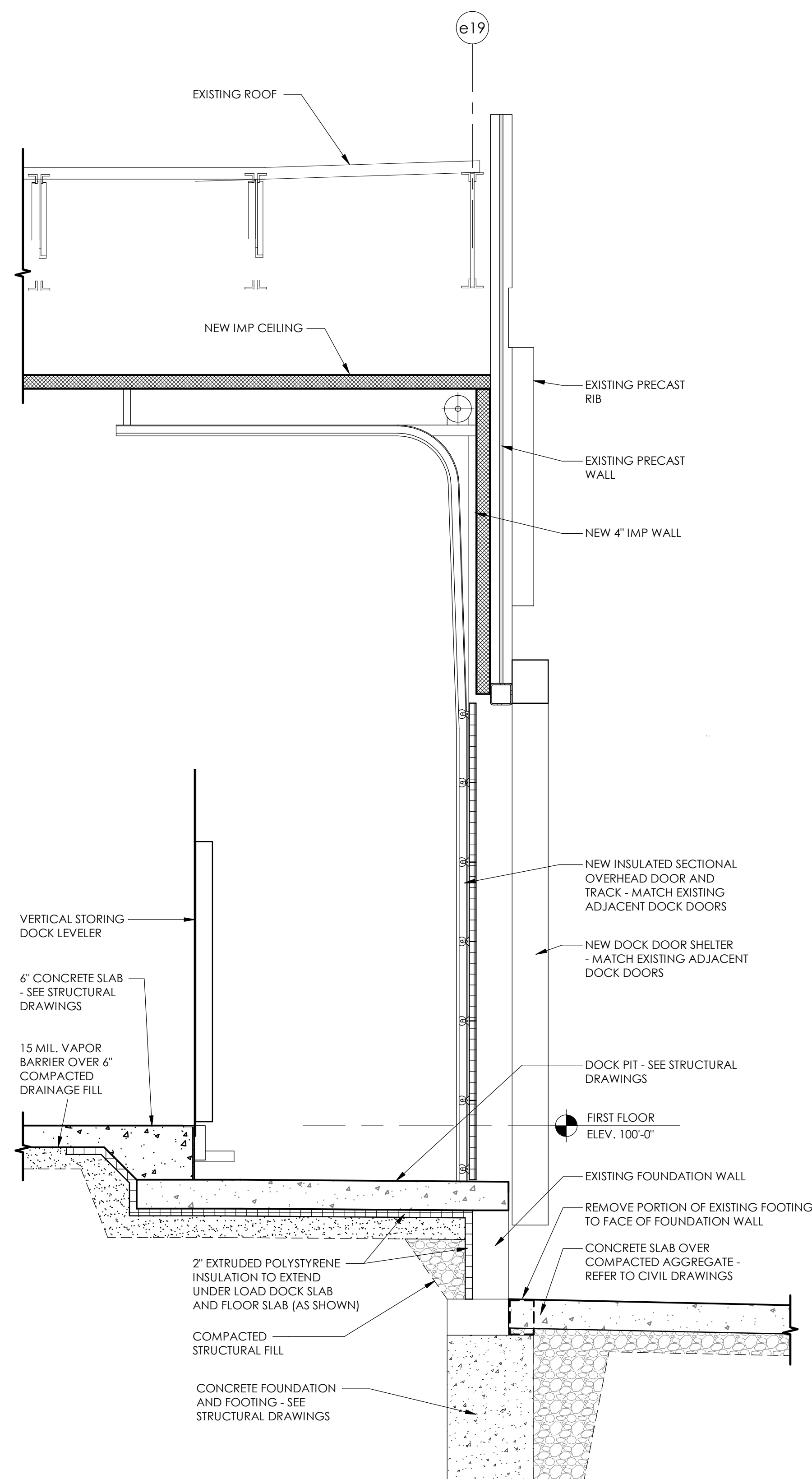
WEST EXTERIOR ELEVATION

SCALE: 1/4" = 1'-0" A 501



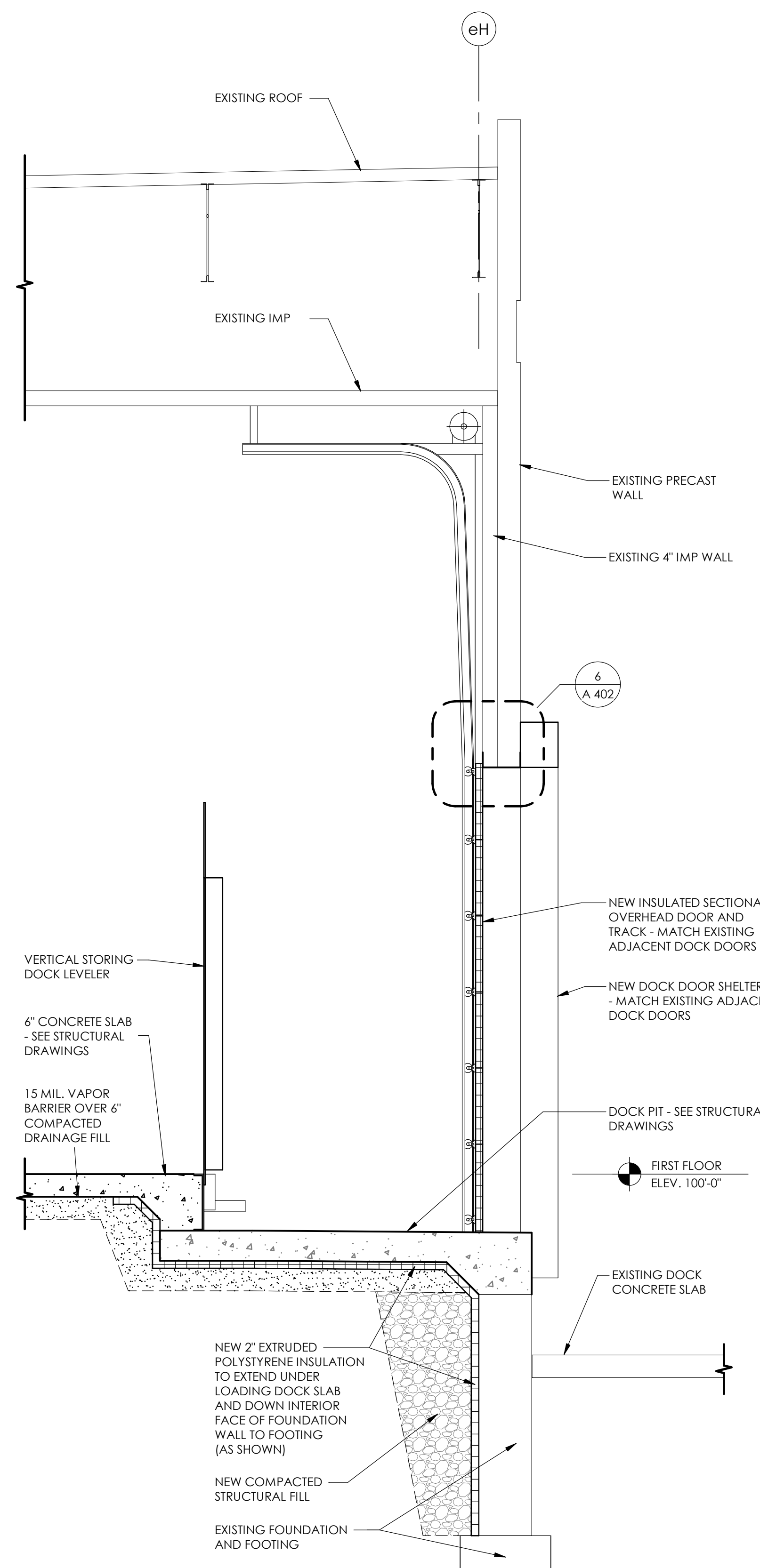
NEW DOCK SECTION

SCALE: 1/2" = 1'-0" A 601



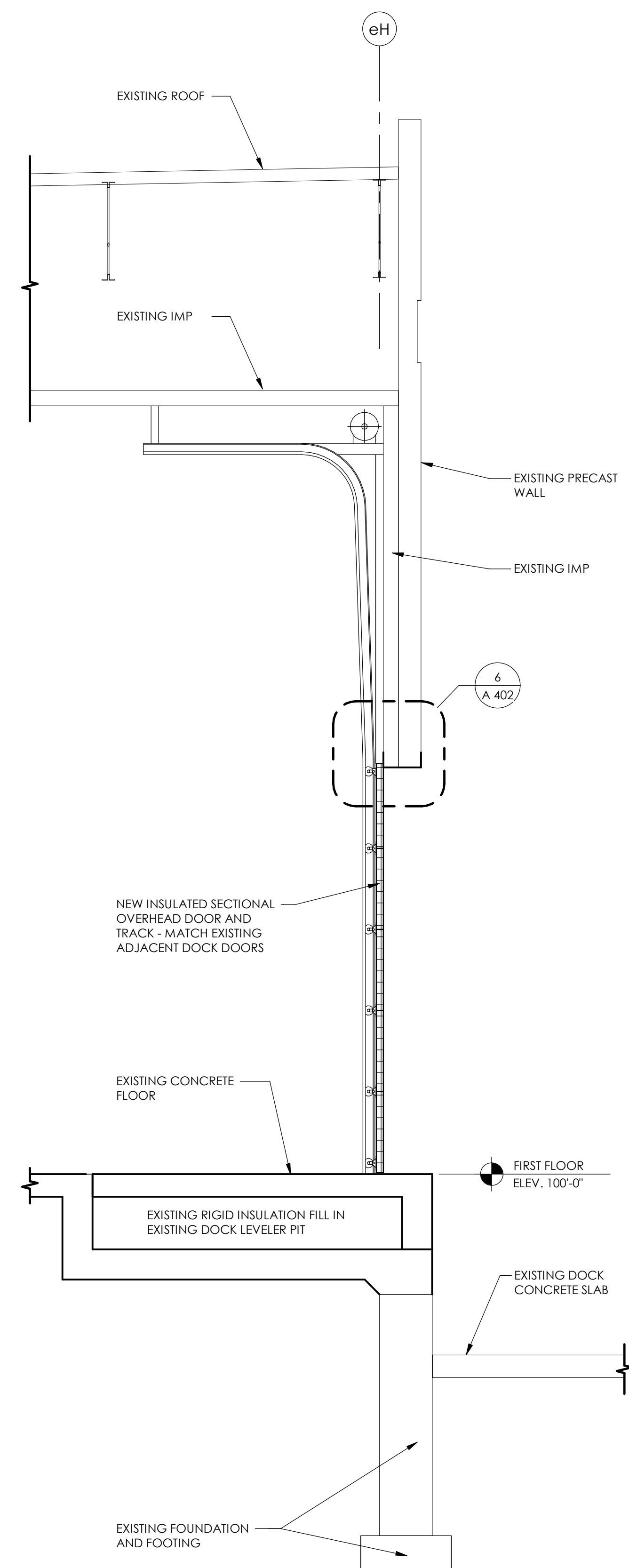
NEW DOCK SECTION

SCALE: 1/2" = 1'-0" A 601



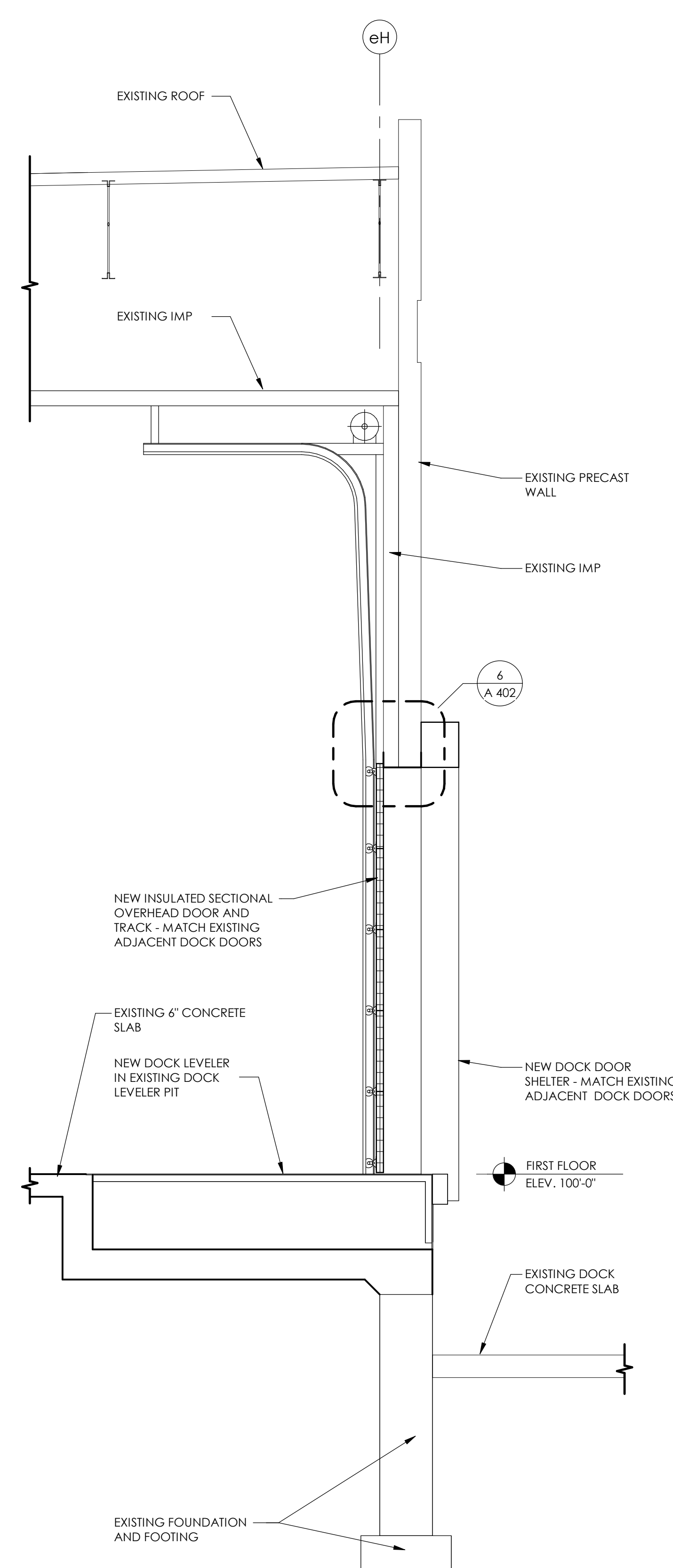
EXISTING DOCK SECTION

SCALE: 1/2" = 1'-0" A 601



EXISTING DOCK SECTION

SCALE: 1/2" = 1'-0" A 601



EXISTING DOCK SECTION

SCALE: 1/2" = 1'-0" A 601

REVISIONS:

DATE ISSUE

NOTICE TO BIDDERS
BIDDERS SHALL REVIEW ALL DRAWINGS AND
SPECIFICATION SECTIONS TO DETERMINE THE IMPACT OF
OTHER ACTIONS OR WORK ON THEIR OWN WORK
© 2025 ABACUS ARCHITECTS, INC.

ISSUE DATE: JUNE 16, 2025
IMPROVEMENTS TO EXISTING BUILDING

OLD WISCONSIN PLANT - PHASE 1

3402 CROCKER AVENUE, SHEBOYGAN, WI 53081

1135A MICHIGAN AVE. SHEBOYGAN, WI 53081 | 760.452.4444 | 640 VEEK PHILIPS AVE. SUITE 210, MILWAUKEE, WI 53203

PRELIMINARY - NOT FOR CONSTRUCTION

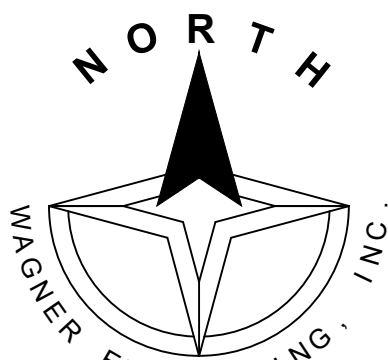
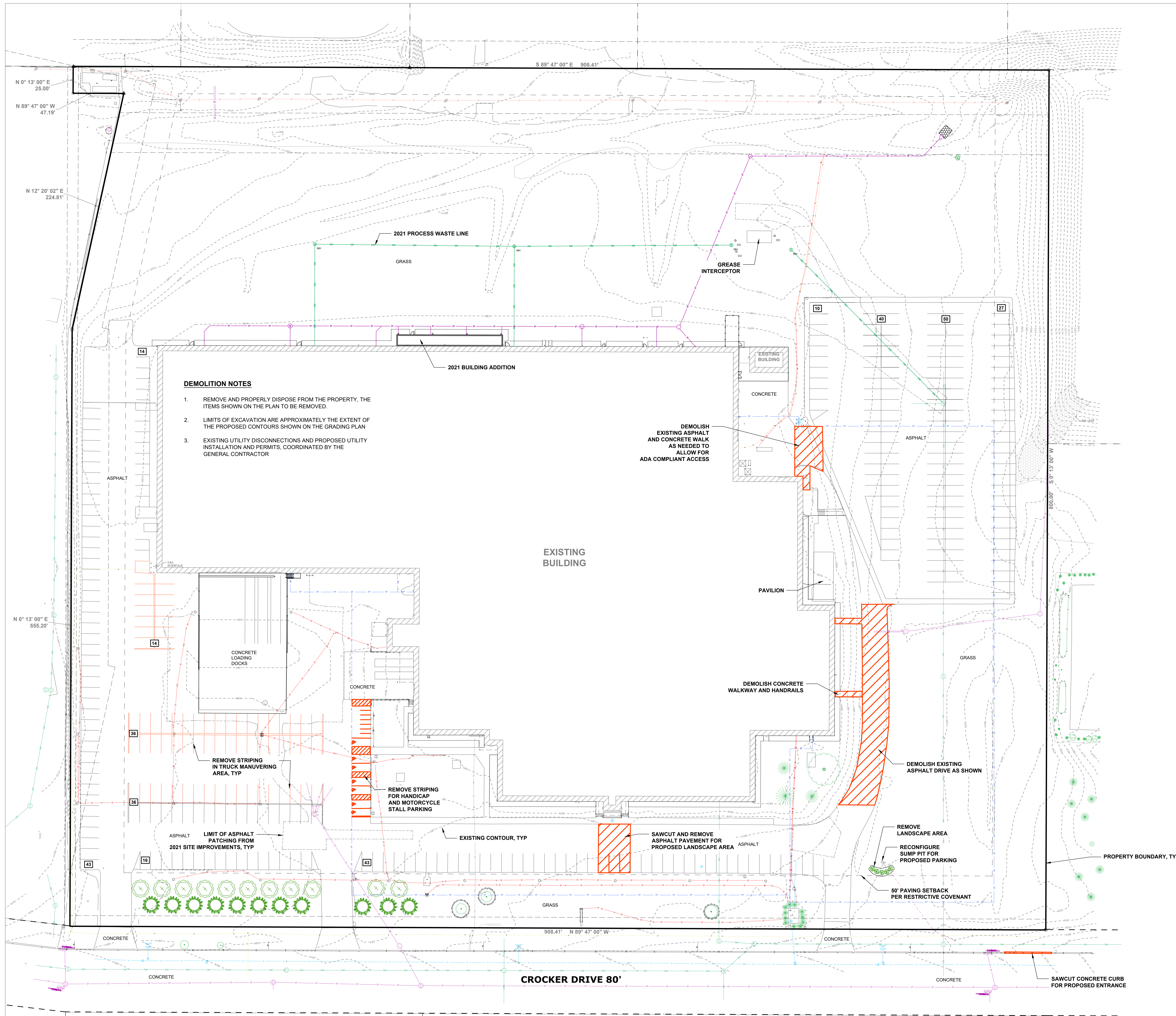
DRAWN BY: JS

CHECKED BY:

EXISTING SITE &
DEMOLITION PLAN

C
001

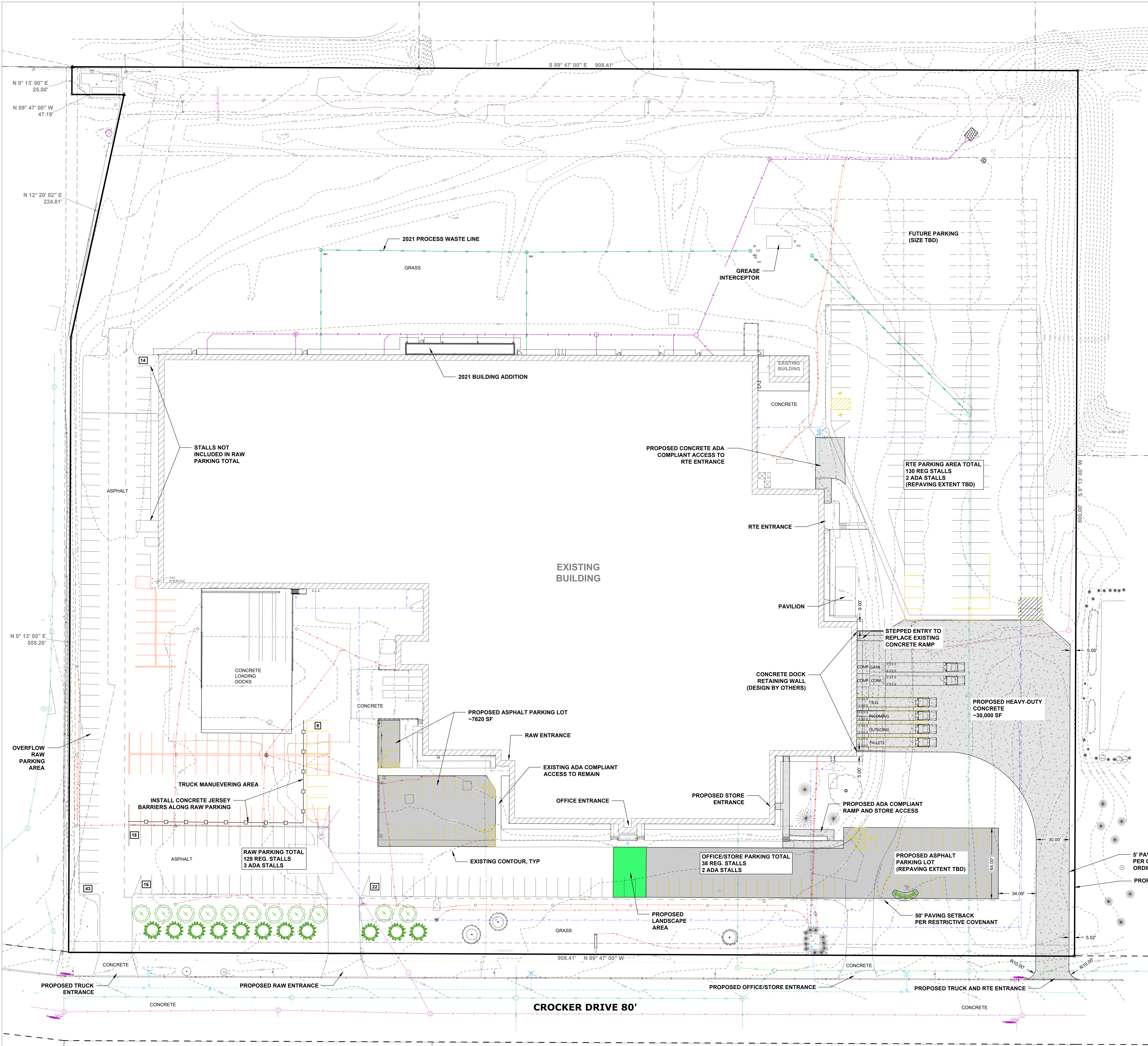
PROJ. NO. 2025-009.4



GRAPHIC SCALE
0 15 30 60
1 IN = 30 FT
FOR 36" X 48" PRINT

Wagner
EXCAVATING, INC.
3437 PAINE AVENUE SHEBOYGAN, WI 53081
(920) 458-9082

EXISTING SITE & DEMOLITION PLAN



REVISIONS:

DATE	ISSUE
------	-------

NOTICE TO BIDDERS
BIDDERS SHALL REVIEW ALL DRAWINGS AND
SPECIFICATION SECTIONS TO DETERMINE THE IMPACT OF
OTHER ACTIONS OR WORK ON THEIR OWN WORK.
© 2025 ABACUS ARCHITECTS, INC.

IMPROVEMENTS TO EXISTING BUILDING
OLD WISCONSIN PLANT - PHASE 1

3402 CROCKER AVENUE, SHEBOYGAN, WI 53081
1135A MICHIGAN AVE., SHEBOYGAN, WI 53081 | 920.452.4444 | 840 VEH. PHILIPS AVE. SUITE 210, MILWAUKEE, WI 53203

PRELIMINARY - NOT FOR CONSTRUCTION

DRAWN BY: JS

CHECKED BY:

OVERALL SITE PLAN

C
002

PROJ. NO. 2025-009.4



GRAPHIC SCALE
0 15 30 60
1 IN = 30 FT
FOR 36" X 48" PRINT



OVERALL SITE PLAN

CITY OF SHEBOYGAN ZONING CHAPTER REWRITE

Project Team: von Briesen & Roper, s.c. and
the City of Sheboygan Staff

WHAT IS ZONING?

- Police power – delegated by the state to cities
- Regulate two things!
 - Uses (what can you do on a property)
 - Form (how can structures on that property look)
- Health, safety, general welfare
- Presumption of property rights – rational nexus

PROJECT GOALS

- Streamline administration and development procedures
 - Staff review for by-right decisions
 - Reduced legal uncertainty
 - Flexible standards for complex infill and redevelopment projects
- Acknowledge levy limit considerations, only way to maintain current level of service is to grow
- Allow sensitive infill growth matching neighborhood environment (suburban, urban, industrial, downtown, etc.)
- Add objective site design standards
 - Landscaping and screening
 - Outdoor lighting
 - Parking and access
 - Etc.
- Incorporate modern zoning practices and policies (aligned with updates to state law)
- Create framework for easier updates over time as city and market conditions change

RECENT LEGAL CONTEXT

2017 WI ACT 67

- All special zoning approvals are considered conditional uses
- All conditional use decisions must be based on substantive evidence (opinion, hearsay, etc., are not reasons to deny)
- Takeaway: greatly reduce subjective approval processes - objective zoning standards are easiest to defend

2023 WI ACT 16

- Municipalities must grant applications for residential housing development if the permit is complete when submitted and meets all existing requirements at the time the application is filed
- Limits standing to challenge denial, but court may order residential approval directly
- Takeaway: set objective standards for residential development, less leeway to add site-specific conditions

OVERALL ORGANIZATION

- Article I: Procedures and Administration
- Article II: Districts
- Article III: Uses
- Article IV: City-Wide Site Design Regulations
- Article V: Appendices

UNIVERSAL, OBJECTIVE SITE DESIGN STANDARDS

Article IV

SECTIONS

- Utility Service Regulations
- Intersection Visibility Regulations
- Sign Regulations
- Architectural Regulations
- Historic Preservation Regulations
- Parking and Access Regulations
- Landscaping and Screening Regulations
- Outdoor Lighting Regulations
- Public Art Regulations
- Alternative Compliance Regulations

SECTIONS 4.01 AND 4.02

UTILITY SERVICE REGULATIONS

- Require all development served by public utilities

INTERSECTION VISIBILITY REGULATIONS

- Requires 10-foot visibility triangles at most intersections

SECTIONS 4.03 AND 4.04

SIGN REGULATIONS

- Content neutrality (time, size, location)
- Construction and maintenance standards
- Some signs don't need permits
- Size and location requirements
- Prohibited signs
- How to measure signs

ARCHITECTURAL REGULATIONS

- Horizontal emphasis
- Material requirements
- Accessory building matching
- Urban district regulations (downtown buildings)
- Alternative compliance

SECTIONS 4.05 AND 4.06

HISTORIC PRESERVATION REGULATIONS

- (mostly same from existing code, just simplified)

PARKING AND ACCESS REGULATIONS

- Bicycle parking
- Sidewalks and internal pedestrian circulation
- Parking area standards (count and design)
- Heavy parking limitations
- Stacking and drive-through requirements
- Traffic impact analyses requirements
- Alternative compliance

SECTIONS 4.07 AND 4.08

LANDSCAPING AND SCREENING REGULATIONS

- Landscaping
 - Vehicular use areas
 - Outdoor storage and work areas
 - Interior parking lots
 - Trash, recycling, and mechanical equipment areas
 - Installation and maintenance requirements
 - Alternative compliance
- Screening
 - Location and height requirements
 - Material allowances
 - Alternative compliance

OUTDOOR LIGHTING REGULATIONS

- Exempted lights
- Prohibited lights
- General requirements (CCT, lumen output, property line limitations)
- Sports lighting
- Illuminated signage
- Plan requirements

SECTIONS 4.09 AND 4.10

PUBLIC ART REGULATIONS

- Permit requirements
- Review criteria

ALTERNATIVE COMPLIANCE REGULATIONS

- Conditions when alternative compliance is warranted
- Elements alternative compliance plans must include

NEXT STEPS

- October: Articles II and III (Districts and Uses)
- Fall – Winter 2025: GIS Testing
- December: Articles I and V (Procedures and Administration and Appendices)
- Early 2026: Draft ready for adoption
- Spring 2026 and beyond: Revisions, assistance, updates, as necessary

POST-ADOPTION

- Post-adoption citizen explainers
- Post-adoption developer infographics
- Send updated ordinance for online hosting
- Update internal application forms and procedures
- Continue long-term update cadence (LIVING DOCUMENT)
 - E.g., updates to state law, common variances, etc.

END!

ARTICLE IV. CITY-WIDE SITE DESIGN REGULATIONS

SECTION 4.01 UTILITY SERVICE REGULATIONS

The city requires municipal utility service connections for development on any parcel.

SECTION 4.02 INTERSECTION VISIBILITY REGULATIONS

(A) APPLICABILITY

This section's intersection visibility regulations apply to all districts except U-CO and U-DT. They do not apply to structures permitted within the right-of-way by the government, such as traffic signs or utility structures.

(B) VISIBILITY TRIANGLES ESTABLISHED

The city establishes an imaginary visibility triangle at all streets' intersections. No property owner may erect, place, plant, or allow anything to grow taller than 4.0 feet above the elevation of the center point of the street intersection within the defined visibility triangle.

(C) VISIBILITY TRIANGLES DEFINED

The city forms intersection visibility triangles by creating two lines that begin at the point of intersection of the subject lot's street lot lines. These lines extend 10 feet along each street lot line away from the point of intersection. A third connecting line completes the triangle.

SECTION 4.03 SIGN REGULATIONS

(A) PURPOSE AND INTENT

This section provides sign regulations that preserve the right of free speech and expression; avoid excessive levels of visual clutter or distraction that are potentially harmful to traffic and pedestrian safety, property values, business opportunities, and community appearance; and ensure that signs are well-constructed, maintained, and expressive of the identity of individual activities and the community.

(B) COMPLIANCE

No person shall locate, erect, move, reconstruct, extend, enlarge, convert, or structurally alter any sign without conforming to the provisions of this Section and a sign permit, unless exempted from sign permit requirements under (C) or (G).

(C) EXEMPTIONS

The city exempts the following signs from the regulations contained in this Ordinance.

- (1) A sign posted by a governmental agency.
- (2) A sign integrated into or on an automatic teller machine, coin-operated machine, or vending machine.
- (3) Fuel price signs on lots occupied by fueling stations, as required by *WIS. STATS. § 100.18(8)*.
- (4) Street addresses and numbers.
- (5) Murals and other works of art not related by logo, pictorial depiction, or other means to the advertisement of any product or service or the identification of any business. See *SECTION 4.09*.
- (6) Holiday lights and decorations containing no commercial message and displayed during the appropriate time of year.
- (7) Flags, up to a maximum of three per parcel. The length of the hoist side of any flag shall not exceed 20% of the vertical height of the pole. Property owners must fly U.S. flags under protocol established by the U.S. Congress. The City considers any flag that does not meet these requirements a sign subject to the requirements of this Ordinance.

(D) ABANDONED SIGNS

Property owners shall remove all signs, sign messages, and supporting structures, as applicable, when the related use concludes or it is dilapidated beyond repair under the provisions of *WIS. STATS. § 66.0413*.

(E) CONSTRUCTION AND MAINTENANCE

(I) WIND PRESSURE AND DEAD LOAD REQUIREMENTS

Property owners shall design and construct all signs and supporting structures to withstand wind pressure of not less than 40 pounds per square foot of area [1,916.74 Pa] and to receive dead loads as required in the Building Code.

(II) PROTECTION OF THE PUBLIC.

The City permits temporary occupancy of a sidewalk, street, or other public property during the construction, removal, repair, alteration, or maintenance of a sign, provided the applicant ropes off or isolates the temporarily occupied space.

(III) MAINTENANCE

The owner of any sign shall keep the sign and supporting structure in good maintenance and repair, which includes restoring, repainting, or replacing worn or damaged legally existing signage to its original permitted condition. Property owners shall maintain clean, sanitary, and inoffensive conditions, free and clear of all obnoxious substances, rubbish, and weeds.

(IV) CONSTRUCTION

Property owners shall construct all sign elements in materials resistant to rust, rot, or other degradation. They shall also attach all sign elements to support structures or adjacent buildings using methods approved by the Building Inspector.

(V) PROHIBITED ATTACHMENT AREAS

No property owner may attach, fasten, or anchor any sign element to any fire escape, ladder, or standpipe. No sign element may hinder or prevent ingress or egress through any door, window, or fire escape, or hinder or prevent the Fire Department from raising or placing ladders against a building.

(VI) ELECTRICAL PERMITS

Signs with electrical wiring require a separate electrical permit from the Building Inspector. No property owner may serve any sign with electricity via overhead electrical wiring.

(VII) UNMOVABLE BASE

If the Community Development Director approves a sign with external illumination, the property owner shall mount the illumination fixture on a permanent, unmovable base to prevent the fixture from tampering redirection from its permitted configuration.

(F) GENERAL PROVISIONS

(I) SIGNS RESEMBLING OTHER SIGNS

No sign shall resemble, imitate, or approximate the shape, size, form, or color of railroad or traffic signs, signals, or devices, and shall not obstruct or interfere with the effectiveness of railroad or traffic signs, signals, or devices.

(II) OBSTRUCTING SIGNS

No property owner shall locate a sign that obstructs or interferes with traffic visibility, nor illuminate it in a way that causes glare or impairs driver visibility upon public ways.

(III) ILLUMINATED SIGNS

Property owners may illuminate signs provided they, other than public traffic control signs, have no elements that flash, blink, rotate, or pulsate. All illuminated signage must meet [SECTION 5.08](#). The City shall not consider signs that include changeable copy reader boards and Electronic Message Boards (EMBs) flashing or pulsating signs, provided they comply with all other applicable ordinances.

(G) SIGNS PERMITTED WITHOUT A PERMIT

The City permits the following signs without a permit.

(I) SALE, LEASE, OR RENT SIGNAGE

The City permits temporary freestanding or wall signs on properties or buildings for sale, lease, or rent not exceeding 24 square feet in area and nine feet in height. Such signs shall meet the minimum accessory structure setbacks or nine

feet, whichever is less. No person shall place a temporary sign in a public right-of-way. The property owner shall remove all sale, lease, or rent signage within 10 days after selling, leasing, or renting the property.

(II) CONSTRUCTION SIGNAGE

When it is subject to an active building permit, each property may contain up to 32 square feet of temporary signage. Building permit placards and other government-ordered signage do not count towards this allowance.

(III) UNIVERSAL TEMPORARY SIGNAGE

The City permits one temporary freestanding sign, not exceeding six square feet for R-3 uses or 32 square feet for all other uses, provided that no such signs exceed four feet in height or lie within a public right-of-way. The City limits universal temporary signage to no more than 30 days, three times in any calendar year. Common examples of temporary signage include yard sales, congratulatory postings, or notices of gatherings. The City regulates commercial sandwich boards within ~~(H)~~ (IV).

(IV) SMALL PERMANENT WALL SIGNAGE

The City permits small permanent wall signage that is mounted flush against a building and does not exceed two square feet in area.

(V) INTERIOR AND WINDOW SIGNAGE

The City permits interior and inside-window signs for viewing from inside or outside the building, provided that such signs cover or obscure no more than 40% of the window's area.

(VI) RECOGNITION OF HISTORIC STRUCTURES, SITES, AND DISTRICTS

When a historic structure, site, or district has been properly designated, the commission, in cooperation with the property owner, may prepare and erect, at city expense, a suitable plaque declaring that such property is a historic structure, site, or district.

(VII) ELECTION CAMPAIGN SIGNS

As provided in *WIS. STATS. § 12.04*, the City permits election campaign signs subject to the following requirements:

- (1) No person may erect an election campaign sign before the first day of the election campaign period as defined in the Wisconsin Statutes. The property owner shall remove any election campaign sign within 10 days following the election.
- (2) Election campaign signs shall not exceed 11 square feet in area unless the person affixes the sign to a permanent structure, does not extend beyond the perimeter of the structure, and does not obstruct a window, door, fire escape, ventilation shaft, or other area required by the City to remain unobstructed.

- (3) No person shall place any election campaign sign within a public right-of-way nor so close to a pedestrian way as to hinder or endanger safe passage.

(H) SIGNS PERMITTED WITH A PERMIT

Table IV-1 Sign Regulations

Sign Type	Number Allowed	Sign Area (Maximum)	Sign Height (Maximum, feet)	Where Allowed
Ground	1 per street yard	1 square foot per linear foot of lot frontage	10	Street yard
Wall	No maximum so long as the total square feet of signage per façade does not exceed 1 square foot per linear foot of building façade		N/A	Street-facing building façade
Projecting	1 per business	12 square feet	N/A	Within 6 feet of entrance
Wayfinding	No limit	6 square feet	5	No limit
Sandwich Board	1 per building, business, or tenant space as applicable	12 square feet	4	Street yard or public sidewalk within 10 feet of business entrance

(I) GROUND SIGNS

1) SETBACKS

Property owners must set ground signs back from the right-of-way a distance equal to their height.

2) GROUPING OF USES

Property owners may group multiple uses within a single property on a single sign.

(II) WALL SIGNS

1) PROJECTIONS ABOVE THE ROOF LINE

Wall signs may not project above the roof line or eaves.

2) PARKING AREA

A façade that faces a customer parking area counts as a street-facing building façade.

(III) PROJECTING SIGNS

1) EXTENSION DISTANCE

Projecting signs may project no more than six feet into the public right-of-way or beyond the face of the street curb, whichever is less.

2) VERTICAL CLEARANCE

Projecting signs must have a minimum vertical clearance of at least eight feet above the ground surface.

(IV) SANDWICH BOARD SIGNS

Property owners must remove sandwich board signs from any sidewalk by 2:30 AM.

(I) SIGNS PROHIBITED IN ANY DISTRICT

The City prohibits the following signs.

- (1) Abandoned Signs
- (2) A vehicle or trailer used exclusively as a sign or advertising device. No person shall park any such vehicle or trailer on a public right-of-way, public property, or private property to be visible from a public right-of-way. This provision does not prohibit vehicle signs customarily attached, lettered, or painted on a vehicle or trailer to identify the ownership or function of the vehicle.
- (3) Signs whose content violates any laws or regulations, including but not limited to the obscenity provisions of Chapter 944 of the Wisconsin Statutes.
- (4) Signs painted, attached, or affixed to trees or other living vegetation.
- (5) Permanent corrugated plastic signs and other materials intended for interior use.

(J) SIGN MEASUREMENTS

(I) SIGNABLE AREA

The city designates a building's signable area as the facade area up to the roof line, free of windows and doors or major architectural details on which people may display signs. In computing the signable area, a person may utilize any facade that faces or abuts a public right-of-way. Calculations may include parapet walls, but shall exclude door and window openings.

(II) MEASURING SIGN FACE

1) AREA OF COPY

In calculating the area of a sign to determine whether it meets the requirement of this Ordinance, the Community Development Director shall include the sign copy and any border or frame surrounding that copy, but shall exclude supporting posts or foundations from the area calculation.

2) IRREGULAR SHAPES

The Community Development Director shall determine the area of irregularly shaped signs or signs containing two or more detached elements by measuring the area of the smallest regular polygon that will encompass all elements of the sign.

3) MULTI-SIDED SIGNS

The Community Development Director shall use the area of only one side of a multi-sided sign if the sides are less than or equal to 30° from parallel to each other. If the sides are greater than 30° from parallel, the Community Development Director shall count all sign faces towards the total sign area.

(III) MEASURING SIGN HEIGHT

The Community Development Director shall calculate sign height by measuring the vertical distance from the normal grade at the base to the highest point of the sign structure. The Community Development Director shall set the normal grade as the lowest of:

- (1) The existing grade before construction;
- (2) The newly established grade after construction, excluding any filling, berms, mounds, or excavating solely for locating the sign;
- (3) The average elevation of the property within 100 feet of the sign location; and
- (4) The average between the sign elevation and the centerline elevation of an adjacent public right-of-way within 100 feet of the sign location.

SECTION 4.04 ARCHITECTURAL REGULATIONS

(A) PURPOSE AND SCOPE

The city intends for this section to implement the urban design recommendations of the comprehensive plan by preserving and enhancing the historical and visual aesthetic qualities of the city, and by achieving a consistent, visually pleasing image for various portions of the city. This section governs the site design and appearance of development within the city, ensuring consistency with sound land use, urban design, and economic development principles. These regulations apply to all uses except R-3 uses.

(B) BUILDING FAÇADES

(I) HORIZONTAL EMPHASIS

Architects may combine building wall materials on each façade only horizontally, with the heavier materials placed below the lighter ones. Architects may apply materials vertically to delineate corners, differentiate tenants, monument entrances, or other similar limited applications if the total square feet of the vertical material on upper stories does not exceed the total linear feet of building façade.

(II) REQUIRED MATERIALS

Architects must utilize the following materials to finish an exterior façade: brick masonry; stone or cast stone; concrete; cementitious siding; wood siding; vinyl siding, in Suburban districts only; glass, not including spandrel or covered glass products which prohibit all light from entering the building; architectural metal panels; or stucco, not including EIFS or other faux stucco products.

(III) ACCESSORY BUILDING MATCHING

Accessory buildings visible from a public right-of-way must match the architectural style and major building materials of the principal building.

(IV) URBAN DISTRICT DESIGN REGULATIONS

Architects shall design buildings in urban districts to match the historical and aesthetic design of urban buildings by incorporating features such as recessed door openings, first-floor glass storefronts with knee walls, dimensional fenestrations and finishes, cornices, transom areas, and proportional upper-story windows.

(C) ALTERNATIVE COMPLIANCE

Architects may apply for alternative compliance from the regulations of this section per [SECTION 4.09](#).

SECTION 4.05 HISTORIC PRESERVATION REGULATIONS

(A) PURPOSE AND INTENT

The city declares that the protection, enhancement, perpetuation, and use of improvements or sites of special character, architectural interest, historic interest, or value is a public necessity. The city requires it in the interest of the people's health, prosperity, safety, and welfare. This section's purpose includes the protection, enhancement, and preservation of such improvements, sites, and districts which represent or reflect elements of the city's cultural, social, economic, political, and architectural history; safeguarding the city's historic, prehistoric, and cultural heritage, as embodied and reflected in such historic structures, sites, and districts; stabilizing and improving property values; enhancing the visual and aesthetic character of the city; and protecting and enhancing the city's attractions to residents, tourists, and visitors, and serve as a support and stimulus to business industry.

(B) HISTORIC STRUCTURE, HISTORIC SITE, AND HISTORIC DISTRICT DESIGNATION CRITERIA

The city may designate a historic structure, historic site, or historic district on any site, natural or improved, including any building, improvement, or structure located thereon, or any area of particular historic architectural, archeological, or cultural significance to the city, such as historic structures, sites, or districts that exemplify or reflect the broad cultural, political, economic or social history of the nation, state or community; are identified with historic

personages or with important events in national, state or local history; embody the distinguishing characteristics of an architectural type or specimen inherently valuable for a study of a period, style, method of construction, or of indigenous materials or craftsmanship; represent the notable work of a master builder, designer, or architect who influenced their age; or yielded, or may be likely to yield, information important to prehistory or history.

(C) CERTIFICATE OF APPROPRIATENESS REQUIRED

No person shall reconstruct, alter, demolish, or improve any exterior part of a historic structure, site, or district unless the Historic Preservation Commission grants a Certificate of Appropriateness for that work. The building inspector shall not permit such work without a Certificate of Appropriateness.

(D) ORDINARY MAINTENANCE AND REPAIRS

People may undertake ordinary maintenance and repairs without a Certificate of Appropriateness provided that the work repairs existing features of a historic structure or site or replaces elements of a structure with pieces identical in appearance, does not change the exterior appearance of the structure or site, and does not require the issuance of a building permit.

SECTION 4.06 PARKING AND ACCESS REGULATIONS

(A) PURPOSE

The regulations of this section help protect the public health, safety, and general welfare by promoting economically viable and beneficial land use and providing flexible methods of responding to the transportation and access demands of various land uses in different areas of the City.

(B) APPLICABILITY

The regulations of this section apply to all zoning districts and uses, including new uses and development, changes of use, and building enlargements or enhancements.

(C) BICYCLE PARKING

(I) GENERAL DESIGN

1) LOCATION

Property owners must locate bicycle parking spaces in areas readily visible by the public or building users, except for long-term spaces in secure areas accessible only to employees, staff, or residents.

2) ACCESSIBILITY

Property owners must locate bicycle parking spaces in areas accessible without climbing stairs, going up or down a slope of more than 12%, and via a route on the property designed to minimize conflicts with motor vehicles and pedestrians.

3) CLEARANCE

Property owners must locate bicycle parking spaces in areas with at least two feet of clearance surrounding the spaces.

4) SIZE

Property owners must provide bicycle parking spaces with a minimum dimensioned area of two feet wide by six feet long, with at least seven feet of overhead clearance.

(II) SHORT-TERM BICYCLE PARKING

1) AMOUNT

All uses that employ or house more than 100 people on the same parcel shall provide two short-term bicycle parking spaces plus one additional space for every 20,000 square feet of building floor area.

2) PUBLIC PARKING CREDIT

Property owners shall count existing publicly accessible bicycle parking spaces within 500 feet of the property towards the mandatory parking ratios.

3) LOCATION

Property owners must locate short-term bicycle parking spaces on private property within 75 feet of a building entrance accessible to the public. The Community Development Director may approve locations within the public right-of-way.

(D) SIDEWALKS

Property owners must provide pedestrian accommodations, such as sidewalks or multi-use pathways, along all sides abutting a public street unless specifically prohibited, in writing, by the Wisconsin Department of Transportation or Sheboygan County on roadways under their jurisdiction.

(E) INTERNAL PEDESTRIAN CIRCULATION

Property owners must provide an internal circulation system for pedestrian and nonmotorized travel on all lots except those solely occupied by R-3 uses.

(I) CONNECTION TO PUBLIC SIDEWALKS

The internal pedestrian circulation system must connect the main building entrance to all sidewalks along street frontages abutting the site. Required connections must follow a direct route and not involve significant out-of-direction travel.

(II) INTERNAL CONNECTIONS

The internal pedestrian circulation system must connect all primary buildings on the site and provide connections to other areas used by pedestrians and nonmotorized travel, such as parking areas, bicycle parking, usable open spaces, recreation areas, and similar amenity features.

(III) DESIGN

1) ADA-COMPLIANCE

The internal pedestrian circulation system must comply with The Americans with Disabilities Act.

2) DRIVE-AISLE CROSSINGS

Property owners must clearly differentiate when the internal pedestrian circulation system crosses drive aisles by elevation changes, different paving material, or other equally effective methods of safely accommodating nonmotorized travel, as approved by the Community Development Director. Striping alone does not meet this requirement.

3) PARALLEL DESIGN

Property owners must raise the internal pedestrian circulation system at least six inches above the vehicle travel lane surface when it is parallel and adjacent to a motor vehicle travel lane. Alternatively, property owners may separate the system from the vehicle travel lane by a raised curb, bollards, landscaping, or another physical barrier.

(F) ACCESSIBLE PARKING

Property owners must provide accessible parking facilities for persons with disabilities per all applicable state and federal regulations.

(G) USE OF MOTOR VEHICLE PARKING AREAS

Property owners may only park licensed, operable motor vehicles in outdoor off-street motor vehicle parking spaces. They may not work on any motor in any outdoor motor vehicle parking space. They may not use any motor vehicle parking spaces for storing, displaying, or selling any goods or materials unless specifically approved by the Community Development Director.

(H) PARKING AREA RATIOS

(I) AMOUNT

Property owners shall provide motor vehicle parking spaces in accordance with the following ratios.

Table IV-2 Minimum Vehicle Parking Spaces Required

Uses	Minimum Parking Spaces Required
------	---------------------------------

R Uses	1.0 per unit
B, E, F, H, I, S Uses	1.0 per 1,000 square feet of building area
A, M Uses	2.0 per 1,000 square feet of building area
H0, 0, U Uses	No minimum

(II) PARKING CALCULATIONS

1) ON-STREET PARKING CREDIT

Property owners shall count abutting on-street parking spaces towards the mandatory parking ratios.

2) LONG-TERM BICYCLE PARKING CREDIT

Property owners shall count each six long-term bicycle parking spaces as one motor vehicle parking space towards the mandatory parking ratios.

3) PUBLIC PARKING CREDIT

Property owners shall subtract one mandatory parking space per every four spaces provided in a public parking lot or garage within 1,000 feet of the subject property.

4) OFF-SITE PARKING

Property owners may count private off-site parking spaces owned or rented by the property owner towards the mandatory parking requirements so long as the private parking lies within 1,000 feet of the subject property, is in a zone that permits 0-3 uses, and provides the Community Development Director legal proof authorizing use of the off-site parking spaces.

5) SHARED PARKING

On parcels of land with multiple uses, the property owner shall divide the sum of the total for each use required in (i) by the following ratio to calculate the minimum number of required parking spaces.

Table IV-3 Shared Parking Ratios

	R Uses	B, E, F, H, I, S Uses	A, M Uses	H0, 0, U Uses
R Uses	1.0	1.6	1.4	1.0
B, E, F, H, I, S Uses	1.6	1.0	1.4	1.0
A, M Uses	1.4	1.4	1.0	1.0
H0, 0, U Uses	1.0	1.0	1.0	1.0

(I) PARKING AREA LAYOUT AND DESIGN

Property owners shall design and lay out all off-street motor vehicle parking areas and drive aisles per this subsection.

(I) LOCATION

Property owners shall place all off-street motor vehicle parking areas behind buildings where possible. The City prohibits parking lots larger than 12 spaces between buildings and the street. Where alley access is impossible, property owners may place parking lots to the side of the primary structure.

(II) INGRESS AND EGRESS

Property owners must design all areas serving all uses, except R-3 uses on a local street, to allow vehicles to enter and exit streets and cross public sidewalks in a forward motion.

(III) ALLEY ACCESS

Property owners shall access all parking areas from an alley if the lot has legal access to an alley. Where alley access is impossible, property owners shall prioritize vehicular access to sites from local streets.

(IV) PARKING DIMENSIONS

Property owners shall design all parking spaces to the following dimensions.

Table IV-4: Parking Stall Dimensions

Stall Type	Width (ft)	Length (ft)	Aisle Width (ft)
Standard 90°	9	18	20 (one-way) 24 (two-way)
Angled 45°, 60°	9	18	16 (one-way)
Compact	7.5	15	See Standard or Angled
Accessible (Standard)	8 + 5 side aisle	18	See Standard or Angled
Accessible (Van)	11 + 5 side aisle	18	See Standard or Angled
Parallel	8 measured from curb edge	22	10 (one-way) 20 (two-way)
Oversized	12	30	See Standard or Angled

(V) OVERSIZED AND COMPACT SPACES

Property owners may provide oversized or compact spaces with modified sizes as approved by the Community Development Director, so long as the total number of spaces is not greater than 50% of the total number of off-street motor vehicle parking spaces.

(VI) DRIVEWAY WIDTH

The maximum width of driveways at the point of connection to the street is 24 feet for two-way travel and 12 feet for one-way travel.

(VII) NUMBER OF ACCESS POINTS

The City restricts each property to one vehicular access point except where, in the written opinion of a licensed traffic engineer or the Fire Chief, life safety requires separate ingress and egress or when the use meets the threshold to require a traffic impact analysis per **SECTION 4.06(L)**.

(VIII) VERTICAL CLEARANCE

Property owners shall provide at least seven feet of vertical clearance above all parking spaces.

(IX) SURFACING

Property owners shall surface all areas with asphalt, concrete, or other hard, dust-free surfaces approved by the Community Development Director.

(X) TANDEM AND STACKED PARKING

Property owners may utilize tandem or stacked parking areas when they assign those spaces to the same dwelling unit.

(XI) CURBS AND BARRIERS

Property owners must provide six-inch curbs and gutters, wheel stops, or other physical barriers for all areas abutting setbacks, landscaped areas, and adjoining property lines. They shall locate all barriers parallel to the protected area and perpendicular to the parking angle at least two feet from the edge of the protected area.

(J) R USE HEAVY VEHICLE PARKING LIMITATIONS

Property owners may only park vehicles over 14,000 pounds gross vehicle weight rating on lots occupied by R uses in a completely enclosed building.

(K) STACKING SPACES

(I) NUMBER REQUIRED

For uses including drive-throughs, property owners must provide at least five stacking spaces before the first service window, one stacking space at each service window and two stacking spaces after the last window.

(II) DIMENSIONS

Stacking spaces must meet the Parallel dimensions of **(I)(IV)**.

(III) BYPASS LANE

Drive-throughs must include a minimum nine-foot-wide bypass lane to allow vehicles to circumvent or leave the stacking lane without waiting for other queued vehicles to exit.

(IV) LOCATION

Property owners must enclose all stacking spaces completely within the subject property. They may not locate them within areas that interfere with access to parking areas, areas that provide ingress and egress to the street, or between the principal building and the street.

(V) PEDESTRIAN ACCESS

Property owners shall design stacking lanes to not obstruct any sidewalk or internal pedestrian circulation system.

(L) TRAFFIC IMPACT ANALYSES

Property owners must provide a traffic impact analysis prepared by a licensed traffic engineer for any proposed development that includes a drive-through lane or would result in more than 100 trips during peak traffic hours (PHT). The City shall base these counts on the latest Institute of Transportation Engineers (ITE) Trip Generation Manual version.

(M) LOADING AREAS

Property owners must locate all loading areas designed to receive deliveries, materials, or merchandise on private property unless approved by the Community Development Director.

(I) ALTERNATIVE COMPLIANCE

Property owners may apply for alternative compliance from the regulations of this section per [SECTION 4.10](#).

SECTION 4.07 LANDSCAPING AND SCREENING REGULATIONS

(A) LANDSCAPING

(I) PURPOSE

The City intends the landscaping and screening sections of this section to maintain and enhance the City's appearance; mitigate adverse impacts of different abutting uses; reduce noise and glare; improve air quality; reduce the negative impacts of stormwater runoff; moderate heat; encourage the preservation of existing landscaping elements; and reestablish plant species native to the City.

(II) APPLICABILITY

These regulations apply to all zones when a property owner adds a new, expands and existing, or reconstructs an existing vehicular use area, outdoor storage area, work area, or trash, recycling, and mechanical equipment area. Reconstruction expressly includes repaving activities that remove and replace; apply an additional surface course; or pulverize and stabilize asphalt paved areas.

(III) EXEMPT USES

The City exempts landscaping areas related to lots occupied by only R-3 uses from these landscaping requirements.

(IV) VEHICULAR USE AREAS

1) STREET FRONTAGE SCREENING

Property owners must screen street frontages using one of the options in [TABLE IV-5](#) from vehicular use areas located outside of a public right-of-way and within 50 feet [15.2 m] of any publicly accessible right-of-way, trail, or pedestrian walkway. The requirements do not apply if there are buildings or other site features that effectively block views of such vehicular use areas.

Table IV-5: Vehicular Use Area Street Frontage Screening Options

Regulation	Option A	Option B	Option C
Minimum width of landscaped area (ft)	10	5	-
Minimum number of Trees and Shrubs per 50 ft	2	2	1
Flowers and Grasses	Remaining landscaped area		
Screening required	-	Ornamental metal fence	Masonry wall
Screening height	Must install and maintain maximum allowed per (b)(ii)1		

2) SIDE AND REAR SCREENING

Property owners must screen side and rear property lines using one of the options of [TABLE IV-6](#) from vehicular use areas located within 25 feet of the side or rear of an adjacent property line. The requirements do not apply if there are buildings or other site features that effectively block views of such vehicular use areas.

Table IV-6: Vehicular Use Area Side and Rear Screening Options

Regulation	Option A	Option B	Option C
Minimum width of landscaped area (ft)	10	5	-
Minimum number of Trees and Shrubs per 50 feet	10	5	-
Flowers and Grasses	Remaining landscaped area		
Screening required	-	Opaque fence or wall	Masonry wall
Screening height	Must install and maintain maximum allowed per (b)(ii)1		

(V) OUTDOOR STORAGE AND WORK AREAS

Property owners must screen outdoor storage and work areas using one of the options of **TABLE IV-7** when such areas are visible from any publicly accessible right-of-way, trail, pedestrian walkway, or adjacent property. The requirements do not apply if there are buildings or other site features that effectively block views of such outdoor storage and work areas.

Table IV-7: Outdoor Storage and Work Area Screening Options

Regulation	Option A	Option B	Option C
Minimum width of landscaped area (ft)	20	10	5
Minimum number of Trees and Shrubs per 50 feet	10	5	0
Flowers and Grasses	Remaining landscaped area		
Screening required	-	Opaque fence or wall	Masonry wall
Screening height (ft)	Must install and maintain maximum allowed per (b)(ii)1		

(VI) TRASH, RECYCLING, AND MECHANICAL EQUIPMENT AREAS

A) WHEN REQUIRED

Property owners must screen trash, recycling, and mechanical equipment areas using one of the options of **TABLE IV-8** that are visible from any publicly accessible right-of-way, trail, pedestrian walkway, or adjacent property. The requirements do not apply if there are buildings or other site features that effectively block views of such trash, recycling, or mechanical equipment areas.

Table IV-8: Trash, Recycling, and Mechanical Equipment Area Screening Options

Regulation	Option A	Option B	Option C
Minimum width of landscaped area (ft)	10	5	-
Minimum number of Trees and Shrubs per 50 linear feet	10	5	-
Flowers and Grasses	Remaining landscaped area		
Screening required	-	Opaque fence or wall	Masonry wall
Screening height (ft)	Must install and maintain maximum allowed per (b)(ii)1		

(VII) INTERIOR PARKING LOT LANDSCAPING

1) TREES AND LANDSCAPE AREAS REQUIRED

Property owners must install at least one canopy tree and 100 ft² of landscape area for every four motor vehicle parking spaces or fraction thereof. Trees and

landscaped areas used to meet the screening requirements of this section count towards the interior parking lot landscaping requirements.

2) LOCATION AND DISTRIBUTION

Property owners must locate all trees, landscaped areas, and green infrastructure used to meet the requirements of this section within 50 ft of the subject parking area. No portion of a parking area may lie more than 100 ft from a landscaped area or tree.

(VIII) LANDSCAPE AND SCREENING ELEMENTS

1) LANDSCAPED AREAS

Property owners must plant landscaped areas only with the plants listed under [13\)](#).

2) MULCH AND ROCK

Property owners may not fill landscaped areas with more than 25% mulch or decorative rock.

3) LAWNS

No mandatory landscaped area may contain non-native lawn grasses.

4) SEED MIXES

Property owners may utilize seed mixes containing species listed under [13\)](#); however, those mixes may not contain species not listed.

5) NATIVE HYBRIDS

The Community Development Director may approve hybrids of listed native species; but may not approve hybrids of native and non-native species except in circumstances of hybrids to provide disease resistance and only with documentation from a licensed landscape architect or arborist.

6) MANDATORY TREES

The trees listed as mandatory were the predominant species within the City under pre-settlement conditions. Property owners must utilize the species listed as mandatory under [13\)](#) for at least 50% of all trees and shrubs required by this section.

7) PLANTING DIVERSITY

No single species may comprise more than 30% of the plantings used to meet the requirements of this section.

8) PLANTING SOIL

Landscaped areas must have healthy noncompact planting soil at least 1.5 ft deep.

9) BERMS

Property owners may use berms in addition to the landscaping and screening elements required by this section, but may not use them in place of any of the required elements.

10) LOCATION WITH FENCES AND WALLS

Property owners must place any fence or wall in the interior-most area of the required landscaping area so that the adjacent property or public views landscaping and then fencing.

11) LOCATION WITH STRUCTURES

Property owners may not place any landscaping elements within five feet of any structure unless otherwise specifically required by this section.

12) PLANT SIZE AT TIME OF PLANTING

Plant type	Minimum Container Size at Time of Planting (gal)	Minimum Height at Time of Planting (ft)	Minimum Caliper Size at Time of Planting (in)
Flowers and grasses	1	1	-
Low shrubs	3	1.5	-
Tall shrubs	3	4	-
Deciduous trees	-	6	2.5
Coniferous trees	-	6	-

13) NATIVE SPECIES LIST

See [Section 5.01](#).

(IX) INSTALLATION AND MAINTENANCE

1) INSTALLATION

Property owners must install all landscaping and screening elements in accordance with an approved landscaping plan and sound nursery practices.

2) PROTECTION FROM VEHICLES

Property owners must protect all landscaped areas perpendicular to vehicular use areas with curbs or wheel stops.

3) ENCROACHMENT INTO RIGHT-OF-WAY

No property owner may place landscaping elements within any public right-of-way or public property without the express permission from the Common Council.

4) MAINTENANCE

Property owners must continuously maintain all landscape areas including necessary watering; weeding; pruning; pest control; litter and debris cleanup; and replacement of dead, diseased, or damaged plant material.

(X) LANDSCAPE PLANS

Property owners shall submit any change to a property's landscaping triggered by this section within a landscaping plan stamped by a landscape architect licensed to practice in the State of Wisconsin. The plan shall describe each individual landscape area and the calculations used for each area to meet the requirements of this section. The plan shall also include a species list, installation instructions, and maintenance standards prescribed by the landscape architect of record.

(XI) ALTERNATIVE COMPLIANCE

Landscape architects may apply for alternative compliance from the regulations of this section per [SECTION 4.09](#).

(B) SCREENING

These regulations apply to all fences, walls, and similar structures intended to screen property or limit access.

(I) PROHIBITED LOCATIONS

Property owners may build screening structures up to the property line, but they may not encroach upon public property or rights-of-way.

(II) GENERAL REGULATIONS

1) MAXIMUM HEIGHT

Yard			Maximum height (ft)	
Zone	[Insert final residentially-focused zones]		[Insert final commercial and industrial zones]	
Street	4		4	
Side and Rear	6		9	

2) SIDES

Property owners shall erect fences so the more aesthetically pleasing side faces the adjacent neighbor, public right-of-way, or City-approved private drive.

(III) MATERIALS

1) REQUIRED MATERIALS

Property owners may construct screening structures of masonry, stone, metal, wood, vinyl, composite material, chain link, or gabions filled with stone material. The Community Development Director may approve the use of alternative

materials provided that the materials are equivalent in suitability, strength, and durability.

A) MASONRY

Property owners must construct masonry walls of attractive, high-quality, durable-finish materials such as brick, cast stone, decorative block, or stucco over standard concrete masonry blocks. The color, texture, and type of materials used on masonry walls must match or complement the materials used on the principal building on the subject lot.

B) ORNAMENTAL METAL FENCE

Ornamental metal fences must have decorative metal pickets at least 0.75 in wide spaced no farther apart than an average six in on center. Ornamental metal fences may include masonry, stone, or wood piers.

C) OPAQUE FENCES

Opaque fences shall completely obscure the view of the screened area. Property owners may construct an opaque fence of masonry, stone, metal, wood, vinyl or composite material, gabions filled with stone material, chain link with privacy slats, or a combination of such materials.

2) HAZARDOUS MATERIALS

No property owner may install any electrified, barbed wire, razor wire, or any other type of material designed to cause bodily harm except in an [insert final industrial zone designations] zone.

3) BATTERY-POWERED, ALARMED ELECTRIC SECURITY FENCES

Property owners may install battery-powered, alarmed electric security fences per *WIS. STATS. § 66.0440*.

(IV) HEIGHT MEASUREMENT

The City measures the height of screening structures as the vertical distance from the average finished grade on the inside of the fence to the top of the fence or wall. The City measures fences atop walls or landscape features from the average finished grade at the base of the wall or landscape feature. Fence posts, supporting structures, and ornamentation may extend up to 1.0 ft above the maximum fence height limits.

(V) ALTERNATIVE COMPLIANCE

Architects may apply for alternative compliance from the regulations of this section per *SECTION 4.10*.

SECTION 4.08 OUTDOOR LIGHTING REGULATIONS

(A) PREFACE

(I) PURPOSE

The City adopted these outdoor lighting regulations to protect the health and welfare of all residents within the City, enhance its character and quality of life, prevent inappropriate and poorly installed outdoor lighting, reduce lighting conflicts between property owners, prevent the increase of potentially harmful sky glow, and preserve the naturally dark sky for the benefit of residents, visitors, wildlife, and the environment.

(II) APPLICABILITY

This section applies to all sources of outdoor lighting installed or replaced within the City after this ordinance's enactment date. This includes, newly permitted development and construction projects involving homes, dwellings, roadways, public right-of-way, signage, billboards, buildings, facilities, properties, landscape, parking lots, hardscape, non-habitable structures, and monuments.

Existing outdoor lighting lawfully installed prior to this ordinance's enactment date not meeting its requirements are legal and repairable but non-conforming. Property owners may continue to use and maintain all non-conforming Luminaires until one of the following occurs:

- (1) A determination by the Community Development Director that an outdoor light source constitutes a hazard to public safety or constitutes a nuisance;
- (2) The property is vacant with no continuous underlying use for more than one year;
- (3) The property owner voluntarily replaces the luminaires; or
- (4) The property owner modifies the underlying site or structure beyond normal maintenance activities.

(III) EXEMPTIONS

1) LAWFUL

Lighting requirements mandated by a legal jurisdiction with broader authority (e.g., federal or state) than the City, including but not limited to:

- (1) Navigational lighting systems regulated by the Federal Aviation Administration and the US Coast Guard.
- (2) Any contradictory building code or Department of Transportation illumination requirements.
- (3) Lighting for worker safety as mandated by the Occupational Safety and Health Administration.

2) SAFETY

Luminaires installed for the benefit of public safety, including but not limited to:

- (1) Security Lighting as determined by the Community Development Director.

- (2) Temporary lighting used by authorized first responders during emergency procedures.

3) HISTORIC

Luminaires replicating historical character and lighting effect protected by historical registration, or otherwise permitted by an authority having jurisdiction.

4) PERMITTED

Temporary and semi-permanent lighting approved by municipal permit for special events, festivals, and community benefit, provided the permitted lighting still meets light trespass requirements and does not add further disruption to ecological migration or habitat.

(IV) PROHIBITIONS

- (1) The City prohibits any lighting that distracts or disables the vision of a motor vehicle operator (e.g., excessively bright, or rapid blinking, flashing, and/or motion video) or contributes to traffic control confusion (e.g., sources resembling or imitating traffic or railroad signals).
- (2) Beacons and searchlights, except for emergency use by authorized first responders.

(B) OUTDOOR LIGHTING REQUIREMENTS

(I) GENERAL

1) DISTRIBUTION

Unless otherwise specified in this ordinance, property owners shall fully shield all luminaires emitting more than 1,000 lumens. Those luminaires shall emit no more than 5% of their total lumen output above 80 degrees from nadir. Exceptions are:

- (1) Festoon string lighting where no individual lamp emits more than 50 lumens, and the lumen density of the string is no greater than 25 lumens per foot.

2) TRESPASS

Unless otherwise specified in this ordinance, light trespass shall meet the following:

- (1) Luminaire light sources shall not be visible from federal or state designated wilderness, natural area, habitat, or reserves, and light trespass shall measure no greater than 0.1 lux.
- (2) Light trespass onto waters of the United States or the State of Wisconsin shall measure no greater than 1 lux.
- (3) Light trespass onto residential use property shall measure no greater than 1 lux.

- (4) Light trespass onto all other property and public rights-of-way shall measure no greater than 3 lux.

3) CURFEW

Property owners shall extinguish non-essential outdoor lighting, including but not limited to landscape and decorative lighting elements, during nighttime hours.

4) CONTROLS

Luminaires activated by motion detection shall automatically turn off or return to their dimmed state no more than five minutes after they no longer detect activity.

5) SPECTRUM

Unless otherwise specified in this ordinance, the maximum allowable correlated color temperature (CCT) for outdoor luminaires is 3000 K.

(II) SPORTS LIGHTING

The following requirements supplement (i) and shall further regulate outdoor lighting for sports and recreational areas:

- (1) 85% of the lumens generated by sports lighting luminaires shall be confined to within 33 feet or one pole height, whichever is greater, of the playing field or the spectator track or bleacher area, whichever is greater.
- (2) Lighting installations for aerial sports are allowed a maximum of 8% of the total lumen output to be emitted above 80 degrees from nadir.
- (3) When the recommended sports field light level is higher than 100 lux, installed lighting shall not exceed 10% more than the Light Level recommended by the applicable ANSI/IES lighting standard, or a state approved alternate.
- (4) The maximum CCT for outdoor sports lighting should be the lowest possible for the sport, class of play, and viewing audience as defined by the relevant ANSI/IES lighting standard, or state approved alternative, but never exceeding 5,700 K.
- (5) The maximum luminous intensity from any luminaire lighting a sports field shall not exceed 10,000 candelas (cd) as measured along a perimeter that is 150 feet from the edge of the field, at 5 feet above grade.

(III) ILLUMINATED SIGNAGE

The following requirements supplement (i) and shall further regulate outdoor illuminated signage.

- (1) On-premise signage larger than 20 square feet may only be illuminated while the associated business or activity is taking place, and must otherwise extinguish during nighttime hours.
- (2) Illumination for off-premise signage (e.g., advertising billboard) is prohibited.

- (3) The maximum luminous or illuminated surface area of an individual sign must not exceed 300 square feet.
- (4) Static signage may be illuminated externally, internally, or backlit, provided the light source itself is not directly visible from the public right-of-way or adjacent property.
- (5) External illumination of static signage shall be mounted above the sign and directed downward.
- (6) Illuminated signs shall not exceed a luminance of 100 nits (100 candelas per square meter, cd/m²).
- (7) Electronic signs shall have automatic dimming controls to properly adjust the sign luminance according to ambient conditions, including nighttime. Should an electronic problem prevent normal function, the sign shall default to night-mode or remain unlit.
- (8) Excluding trademark logos, electronic messages shall be positive-contrast (i.e., light-colored fonts and features on a dark background) and shall contain no more than 35% white area within the displayed image.
- (9) Unless otherwise allowed by law or specified within this section, electronic messages shall not change more often than every 8 seconds. Video and motion effects are prohibited.

(C) ADMINISTRATIVE REQUIREMENTS

(I) PERMIT APPLICATION

1) SUBMITTAL

Any site plan submitted for review or any building permit application must contain outdoor lighting plans meeting the following requirements.

A) SCHEDULE METHOD

For renovation and residential use lighting, the outdoor lighting plans shall include a spreadsheet listing the luminaire identifications (i.e., manufacturer, model number, type), luminaire quantities, installation locations, and lumen outputs for each.

B) CALCULATION METHOD

For all project types, but required for sports lighting, the applicant shall submit an outdoor lighting plan, prepared by a certified lighting professional or licensed professional engineer, using lighting design software and luminaire .ies files. This outdoor lighting plan shall include:

- (1) Luminaire identification (model number), installation locations, mounting heights, targeted directions, buildings, and other physical objects within the site that could affect the lighting outcome.
- (2) Site plan and illuminance calculation plots demonstrating conformance with this ordinance, including the sports lighting luminous-intensity light trespass limit.

SECTION 4.09 PUBLIC ART REGULATIONS

(A) PURPOSE

This sections purpose is to encourage and regulate the installation of public art to enhance the character and enrich the civic life of the city. The city acknowledges the complex interplay between art, culture, and first-amendment rights, and specifically encourages public artwork intended to bring the community together through beautifying public spaces.

(B) APPLICABILITY

This section applies to all public art within the City, whether installed on public or private property. This section does not relate to installations with commercial messages intended for advertisement regulated by [SECTION 4.03](#).

(C) NO ENDORSEMENT

The city does not endorse the content of any public art.

(D) PERMIT REQUIRED

No person shall install any public art without first obtaining approval from the Plan Commission and a permit from the Community Development Director under this section.

(E) PERMIT APPLICATION MATERIALS

An applicant for a public art permit shall submit the following materials with their application:

- (1) The applicant's name, contact information, studio or place of business, and examples of previous work.
- (2) A site plan showing the location of the proposed artwork with adjacent property lines, buildings, and rights-of-way.
- (3) Graphic representations of the proposed artwork that denote materials, dimensions, and colors.
- (4) A written description of the artwork, including its title, fabrication methods, and thematic intent.
- (5) A written statement of how the proposed artwork complies with the review criteria.
- (6) Evidence of property owner consent.
- (7) Structural documentation by a licensed engineer for any structural or elevated artworks.
- (8) An estimated budget for the fabrication of the artwork.
- (9) A schedule of installation.
- (10) A maintenance plan.

(F) REVIEW CRITERIA

(I) COMPATIBILITY

The proposed artwork should complement the installation site and not dominate the adjacent architecture or streetscape.

(II) SAFETY

The proposed artwork must not create safety hazards, block entrances or pedestrian pathways, create blind spots, or cause any other obstruction to normal public travel.

(III) AESTHETIC VALUE

The proposed artwork should reflect community values, cultural heritage, history, and local identity.

(IV) OUTDOOR LIGHTING

The artwork shall comply with all outdoor lighting regulations of [SECTION 4.08](#).

(V) CONTENT RESTRICTIONS

The proposed artwork may not contain obscene, pornographic, illicit, defamatory, libelous, or otherwise unlawful imagery contrary to city, state, or federal law. The artwork may not contain advertising, corporate logos, or explicit commercial branding, except for sponsor recognition no larger than two square feet.

(VI) DURABILITY

The proposed artwork must be able to withstand weathering, including corrosion, fire safety, vandalism resistance, and structural stability for its intended duration.

SECTION 4.10 ALTERNATIVE COMPLIANCE REGULATIONS

(A) PURPOSE

To accommodate creativity in architectural design and to allow for flexibility in addressing site-specific challenges, the Community Development Director may approve alternative compliance plans sealed by an architect, landscape architect, or professional engineer licensed to practice in the State of Wisconsin.

(B) LIMITATIONS

The Community Development Director may only approve alternative compliance plans when the zoning chapter identifies.

(C) REQUIRED ALTERNATIVE COMPLIANCE CONDITIONS

To approve alternative compliance, the Community Development Director must find that one or more of the following conditions or opportunities are present:

- (1) The subject site has space limitations, an unusual shape or other factors that make strict compliance with applicable architectural regulations impossible or impractical;
- (2) Physical conditions on or next to the site, such as topography, soils, vegetation or existing structures or utilities, are such that strict compliance is impossible, impractical or of no value in terms of advancing the general purposes of this division;
- (3) Safety considerations, such as intersection visibility, utility locations, etc., make alternative compliance necessary; or
- (4) Alternative architectural plans will provide an equal or better means of meeting the intent of this division's regulations.

(D) REQUIRED ALTERNATIVE COMPLIANCE ELEMENTS

To approve alternative compliance the Community Development Director must find that the plan includes at least three of the following:

- (1) The inclusion of permeable paving, rain gardens, bioswales, or other sustainable stormwater management practices found in the National Association of City Transportation Officials Urban Street Stormwater Guide or other designs from nationally recognized organizations;
- (2) The inclusion of site amenities that, paired with scoring sheets and applications, qualify for sustainable development certifications from national recognized organizations such as the International Code Council, the U.S. Green Building Council, the International Living Future Institute, the U.S. Green Building Initiative or SITES;
- (3) The inclusion of safety-focused street design elements such as those found within the National Association of City Transportation Officials Urban Street Design Guide;
- (4) The development of the parcel meets economic development objectives set by the city in Tax Incremental Financing District Project Plans or other formally adopted policies;
- (5) The plans include a unique design from a renowned architect which the Plan Commission believes will generate tourism from the architectural design itself, not the underlying use; or
- (6) The inclusion of amenities specifically referenced in an element of the Comprehensive Plan or other city-adopted development plan.

ARTICLE V. APPENDICES

SECTION 5.01 NATIVE SPECIES LIST

Common Name	Scientific name	Type	Mandatory or Optional
American Beech	Fagus grandifolia	Trees and Shrubs	Mandatory
Sugar Maple	Acer saccharum	Trees and Shrubs	Mandatory

Basswood	<i>Tilia americana</i>	Trees and Shrubs	Mandatory
Northern Red Oak	<i>Quercus rubra</i>	Trees and Shrubs	Mandatory
White Oak	<i>Quercus alba</i>	Trees and Shrubs	Mandatory
Black Oak	<i>Quercus velutina</i>	Trees and Shrubs	Mandatory
Missouri River Willow	<i>Salix eriocephala</i>	Trees and Shrubs	Optional
Canadian plum	<i>Prunus nigra</i>	Trees and Shrubs	Optional
Chokecherry	<i>Prunus virginiana</i> var. <i>virginiana</i>	Trees and Shrubs	Optional
Pin cherry	<i>Prunus pensylvanica</i> var. <i>pensylvanica</i>	Trees and Shrubs	Optional
Bog birch	<i>Betula pumila</i>	Trees and Shrubs	Optional
Paper birch	<i>Betula papyrifera</i>	Trees and Shrubs	Optional
Yellow birch	<i>Betula alleghaniensis</i>	Trees and Shrubs	Optional
Boxelder	<i>Acer negundo</i>	Trees and Shrubs	Optional
Boxelder	<i>Acer negundo</i> var. <i>negundo</i>	Trees and Shrubs	Optional
Boxelder	<i>Acer negundo</i> var. <i>violaceum</i>	Trees and Shrubs	Optional
Mountain maple	<i>Acer spicatum</i>	Trees and Shrubs	Optional
Red maple	<i>Acer rubrum</i>	Trees and Shrubs	Optional
Prairie crab apple	<i>Malus ioensis</i> var. <i>ioensis</i>	Trees and Shrubs	Optional
Cranberry	<i>Vaccinium macrocarpon</i>	Trees and Shrubs	Optional
Lowbush blueberry	<i>Vaccinium angustifolium</i>	Trees and Shrubs	Optional
Velvetleaf huckleberry	<i>Vaccinium myrtilloides</i>	Trees and Shrubs	Optional
Grey alder	<i>Alnus incana</i>	Trees and Shrubs	Optional
Speckled alder	<i>Alnus incana</i> subsp. <i>rugosa</i>	Trees and Shrubs	Optional

Eastern white pine	<i>Pinus strobus</i>	Trees and Shrubs	Optional
Jack pine	<i>Pinus banksiana</i>	Trees and Shrubs	Optional
Bitternut hickory	<i>Carya cordiformis</i>	Trees and Shrubs	Optional
Shagbark hickory	<i>Carya ovata</i>	Trees and Shrubs	Optional
American elm	<i>Ulmus americana</i>	Trees and Shrubs	Optional
Rock elm	<i>Ulmus thomasii</i>	Trees and Shrubs	Optional
Bigfruit hawthorn	<i>Crataegus macrosperma</i>	Trees and Shrubs	Optional
Cockspur hawthorn	<i>Crataegus crus-galli</i>	Trees and Shrubs	Optional
Dodge's hawthorn	<i>Crataegus dodgei</i>	Trees and Shrubs	Optional
Dotted hawthorn	<i>Crataegus punctata</i>	Trees and Shrubs	Optional
Downy hawthorn	<i>Crataegus mollis</i>	Trees and Shrubs	Optional
Dunbar's hawthorn	<i>Crataegus beata</i>	Trees and Shrubs	Optional
Fanleaf hawthorn	<i>Crataegus flabellata</i>	Trees and Shrubs	Optional
Fireberry hawthorn	<i>Crataegus chrysocarpa</i>	Trees and Shrubs	Optional
Fleshy hawthorn	<i>Crataegus succulenta</i>	Trees and Shrubs	Optional
Fort Sheridan hawthorn	<i>Crataegus apiomorpha</i>	Trees and Shrubs	Optional
Fuller's hawthorn	<i>Crataegus fulleriana</i>	Trees and Shrubs	Optional
Grove hawthorn	<i>Crataegus lucorum</i>	Trees and Shrubs	Optional
Holmes' hawthorn	<i>Crataegus holmesiana</i>	Trees and Shrubs	Optional
Kansas hawthorn	<i>Crataegus coccinioides</i>	Trees and Shrubs	Optional
Pear hawthorn	<i>Crataegus calpodendron</i>	Trees and Shrubs	Optional
Quebec hawthorn	<i>Crataegus submollis</i>	Trees and Shrubs	Optional

Red haw	Crataegus chrysocarpa var. chrysocarpa	Trees and Shrubs	Optional
Rough hawthorn	Crataegus scabrida	Trees and Shrubs	Optional
Roundleaf hawthorn	Crataegus lumarina	Trees and Shrubs	Optional
Scarlet hawthorn	Crataegus pedicellata	Trees and Shrubs	Optional
Schubert's hawthorn	Crataegus schubertii	Trees and Shrubs	Optional
Shiningbranch hawthorn	Crataegus corusca	Trees and Shrubs	Optional
Waxyfruit hawthorn	Crataegus pruinosa	Trees and Shrubs	Optional
Dwarf red blackberry	Rubus pubescens var. pubescens	Trees and Shrubs	Optional
American basswood	Tilia americana	Trees and Shrubs	Optional
Black ash	Fraxinus nigra	Trees and Shrubs	Optional
Green ash	Fraxinus pennsylvanica	Trees and Shrubs	Optional
White ash	Fraxinus americana	Trees and Shrubs	Optional
White spruce	Picea glauca	Trees and Shrubs	Optional
American hazelnut	Corylus americana	Trees and Shrubs	Optional
Beaked hazelnut	Corylus cornuta	Trees and Shrubs	Optional
Black walnut	Juglans nigra	Trees and Shrubs	Optional
Alternateleaf dogwood	Cornus alternifolia	Trees and Shrubs	Optional
Gray dogwood	Cornus racemosa	Trees and Shrubs	Optional
Roundleaf dogwood	Cornus rugosa	Trees and Shrubs	Optional
Silky dogwood	Cornus obliqua	Trees and Shrubs	Optional
Allegheny serviceberry	Amelanchier laevis	Trees and Shrubs	Optional
Roundleaf serviceberry	Amelanchier sanguinea	Trees and Shrubs	Optional

Running serviceberry	Amelanchier stolonifera	Trees and Shrubs	Optional
Tamarack	Larix laricina	Trees and Shrubs	Optional
American cranberrybush	Viburnum opulus var. americanum	Trees and Shrubs	Optional
Blackhaw	Viburnum prunifolium	Trees and Shrubs	Optional
Downy arrowwood	Viburnum rafinesqueanum	Trees and Shrubs	Optional
Mapleleaf viburnum	Viburnum acerifolium	Trees and Shrubs	Optional
Eastern hemlock	Tsuga canadensis	Trees and Shrubs	Optional
Hophornbeam	Ostrya virginiana	Trees and Shrubs	Optional
American hornbeam	Carpinus caroliniana	Trees and Shrubs	Optional
Fox grape	Vitis labrusca	Trees and Shrubs	Optional
Riverbank grape	Vitis riparia	Trees and Shrubs	Optional
American witchhazel	Hamamelis virginiana	Trees and Shrubs	Optional
Common hackberry	Celtis occidentalis	Trees and Shrubs	Optional
New Jersey tea	Ceanothus americanus	Trees and Shrubs	Optional
Arborvitae	Thuja occidentalis	Trees and Shrubs	Optional
Black huckleberry	Gaylussacia baccata	Trees and Shrubs	Optional
American black elderberry	Sambucus nigra subsp. canadensis	Trees and Shrubs	Optional
Red elderberry	Sambucus racemosa var. racemosa	Trees and Shrubs	Optional
Atlantic ninebark	Physocarpus opulifolius var. intermedius	Trees and Shrubs	Optional
American fly honeysuckle	Lonicera canadensis	Trees and Shrubs	Optional
Limber honeysuckle	Lonicera dioica	Trees and Shrubs	Optional
Swamp fly honeysuckle	Lonicera oblongifolia	Trees and Shrubs	Optional

Catberry	Ilex mucronata	Trees and Shrubs	Optional
Ohio buckeye	Aesculus glabra	Trees and Shrubs	Optional
Common juniper	Juniperus communis var. depressa	Trees and Shrubs	Optional
Eastern redcedar	Juniperus virginiana var. virginiana	Trees and Shrubs	Optional
Common snowberry	Symphoricarpos albus var. albus	Trees and Shrubs	Optional
Coralberry	Symphoricarpos orbiculatus	Trees and Shrubs	Optional
Russet buffaloberry	Shepherdia canadensis	Trees and Shrubs	Optional
Common buttonbush	Cephalanthus occidentalis	Trees and Shrubs	Optional
Leatherleaf	Chamaedaphne calyculata	Trees and Shrubs	Optional
Burningbush	Euonymus atropurpureus	Trees and Shrubs	Optional
Eastern wahoo	Euonymus atropurpureus var. atropurpureus	Trees and Shrubs	Optional
Blue Ridge carrionflower	Smilax lasioneura	Trees and Shrubs	Optional
Bristly greenbrier	Smilax tamnoides	Trees and Shrubs	Optional
Bog rosemary	Andromeda polifolia	Trees and Shrubs	Optional
American bittersweet	Celastrus scandens	Trees and Shrubs	Optional
Canada yew	Taxus canadensis	Trees and Shrubs	Optional
Common hoptree	Ptelea trifoliata var. trifoliata	Trees and Shrubs	Optional
Kentucky coffeetree	Gymnocladus dioicus	Trees and Shrubs	Optional
Northern bush honeysuckle	Diervilla lonicera	Trees and Shrubs	Optional
Eastern leatherwood	Dirca palustris	Trees and Shrubs	Optional
Creeping snowberry	Gaultheria hispidula	Trees and Shrubs	Optional
Eastern teaberry	Gaultheria procumbens	Trees and Shrubs	Optional

early goldenrod	<i>Solidago juncea</i>	Flowers and Grasses	Optional
giant goldenrod	<i>Solidago gigantea</i>	Flowers and Grasses	Optional
gray goldenrod	<i>Solidago nemoralis</i> var. <i>nemoralis</i>	Flowers and Grasses	Optional
Missouri goldenrod	<i>Solidago missouriensis</i> var. <i>fasciculata</i>	Flowers and Grasses	Optional
showy goldenrod	<i>Solidago speciosa</i> var. <i>speciosa</i>	Flowers and Grasses	Optional
zigzag goldenrod	<i>Solidago flexicaulis</i>	Flowers and Grasses	Optional
Virginia strawberry	<i>Fragaria virginiana</i> subsp. <i>virginiana</i>	Flowers and Grasses	Optional
woodland strawberry	<i>Fragaria vesca</i>	Flowers and Grasses	Optional
woodland strawberry	<i>Fragaria vesca</i> subsp. <i>americana</i>	Flowers and Grasses	Optional
cheerful sunflower	<i>Helianthus xlaetiflorus</i> [pauciflorus x tuberosus]	Flowers and Grasses	Optional
fewleaf sunflower	<i>Helianthus occidentalis</i>	Flowers and Grasses	Optional
fewleaf sunflower	<i>Helianthus occidentalis</i> subsp. <i>occidentalis</i>	Flowers and Grasses	Optional
giant sunflower	<i>Helianthus giganteus</i>	Flowers and Grasses	Optional
Maximilian sunflower	<i>Helianthus maximiliani</i>	Flowers and Grasses	Optional
paleleaf woodland sunflower	<i>Helianthus strumosus</i>	Flowers and Grasses	Optional
sawtooth sunflower	<i>Helianthus grosseserratus</i>	Flowers and Grasses	Optional
stiff sunflower	<i>Helianthus pauciflorus</i>	Flowers and Grasses	Optional
stiff sunflower	<i>Helianthus pauciflorus</i> subsp. <i>pauciflorus</i>	Flowers and Grasses	Optional
stiff sunflower	<i>Helianthus pauciflorus</i> subsp. <i>subrhomboideus</i>	Flowers and Grasses	Optional
thinleaf sunflower	<i>Helianthus decapetalus</i>	Flowers and Grasses	Optional
alpine violet	<i>Viola labradorica</i>	Flowers and Grasses	Optional
arrowleaf violet	<i>Viola sagittata</i>	Flowers and Grasses	Optional

arrowleaf violet	<i>Viola sagittata</i> var. <i>sagittata</i>	Flowers and Grasses	Optional
birdfoot violet	<i>Viola pedata</i>	Flowers and Grasses	Optional
common blue violet	<i>Viola sororia</i>	Flowers and Grasses	Optional
downy yellow violet	<i>Viola pubescens</i>	Flowers and Grasses	Optional
downy yellow violet	<i>Viola pubescens</i> var. <i>pubescens</i>	Flowers and Grasses	Optional
downy yellow violet	<i>Viola pubescens</i> var. <i>scabriuscula</i>	Flowers and Grasses	Optional
longspur violet	<i>Viola rostrata</i>	Flowers and Grasses	Optional
marsh blue violet	<i>Viola cucullata</i>	Flowers and Grasses	Optional
prairie violet	<i>Viola pedatifida</i>	Flowers and Grasses	Optional
sand violet	<i>Viola affinis</i>	Flowers and Grasses	Optional
small white violet	<i>Viola macloskeyi</i>	Flowers and Grasses	Optional
smooth white violet	<i>Viola macloskeyi</i> subsp. <i>pallens</i>	Flowers and Grasses	Optional
sweet white violet	<i>Viola blanda</i>	Flowers and Grasses	Optional
sweet white violet	<i>Viola blanda</i> var. <i>palustriformis</i>	Flowers and Grasses	Optional
common boneset	<i>Eupatorium perfoliatum</i>	Flowers and Grasses	Optional
common boneset	<i>Eupatorium perfoliatum</i> var. <i>perfoliatum</i>	Flowers and Grasses	Optional
lateflowering thoroughwort	<i>Eupatorium serotinum</i>	Flowers and Grasses	Optional
leadplant	<i>Amorpha canescens</i>	Flowers and Grasses	Optional
Bicknell's cranesbill	<i>Geranium bicknellii</i>	Flowers and Grasses	Optional
fall panicgrass	<i>Panicum dichotomiflorum</i> var. <i>dichotomiflorum</i>	Flowers and Grasses	Optional
switchgrass	<i>Panicum virgatum</i> var. <i>virgatum</i>	Flowers and Grasses	Optional
hemlock waterparsnip	<i>Sium suave</i>	Flowers and Grasses	Optional

bog willowherb	Epilobium leptophyllum	Flowers and Grasses	Optional
downy willowherb	Epilobium strictum	Flowers and Grasses	Optional
fringed willowherb	Epilobium ciliatum subsp. ciliatum	Flowers and Grasses	Optional
purpleleaf willowherb	Epilobium coloratum	Flowers and Grasses	Optional
eastern daisy fleabane	Erigeron annuus	Flowers and Grasses	Optional
Philadelphia fleabane	Erigeron philadelphicus	Flowers and Grasses	Optional
Philadelphia fleabane	Erigeron philadelphicus var. philadelphicus	Flowers and Grasses	Optional
prairie fleabane	Erigeron strigosus var. septentrionalis	Flowers and Grasses	Optional
prairie fleabane	Erigeron strigosus var. strigosus	Flowers and Grasses	Optional
robin's plantain	Erigeron pulchellus	Flowers and Grasses	Optional
robin's plantain	Erigeron pulchellus var. pulchellus	Flowers and Grasses	Optional
prairie ironweed	Vernonia fasciculata	Flowers and Grasses	Optional
prairie ironweed	Vernonia fasciculata subsp. fasciculata	Flowers and Grasses	Optional
great St. Johnswort	Hypericum ascyron	Flowers and Grasses	Optional
spotted St. Johnswort	Hypericum punctatum	Flowers and Grasses	Optional
parasol whitetop	Doellingeria umbellata	Flowers and Grasses	Optional
parasol whitetop	Doellingeria umbellata var. umbellata	Flowers and Grasses	Optional
arctic brome	Bromus kalmii	Flowers and Grasses	Optional
earlyleaf brome	Bromus latiglumis	Flowers and Grasses	Optional
fringed brome	Bromus ciliatus	Flowers and Grasses	Optional
fringed brome	Bromus ciliatus var. ciliatus	Flowers and Grasses	Optional
hairy woodland brome	Bromus pubescens	Flowers and Grasses	Optional

hairy evening primrose	Oenothera villosa subsp. villosa	Flowers and Grasses	Optional
little evening primrose	Oenothera perennis	Flowers and Grasses	Optional
meadow evening primrose	Oenothera pilosella subsp. pilosella	Flowers and Grasses	Optional
northern evening primrose	Oenothera parviflora	Flowers and Grasses	Optional
Oakes' evening primrose	Oenothera oakesiana	Flowers and Grasses	Optional
American vetch	Vicia americana subsp. americana	Flowers and Grasses	Optional
Carolina vetch	Vicia caroliniana	Flowers and Grasses	Optional
western brackenfern	Pteridium aquilinum var. latiusculum	Flowers and Grasses	Optional
hybrid cattail	Typha x glauca [angustifolia or domingensis x latifolia]	Flowers and Grasses	Optional
narrowleaf cattail	Typha angustifolia	Flowers and Grasses	Optional
wild quinine	Parthenium integrifolium var. integrifolium	Flowers and Grasses	Optional
largeleaf wild indigo	Baptisia alba var. macrophylla	Flowers and Grasses	Optional
longbract wild indigo	Baptisia bracteata	Flowers and Grasses	Optional
longbract wild indigo	Baptisia bracteata var. leucophaea	Flowers and Grasses	Optional
white wild indigo	Baptisia alba	Flowers and Grasses	Optional
waxy leaf meadow-rue	Thalictrum revolutum	Flowers and Grasses	Optional
Canadian milkvetch	Astragalus canadensis	Flowers and Grasses	Optional
Canadian milkvetch	Astragalus canadensis var. canadensis	Flowers and Grasses	Optional
Cooper's milkvetch	Astragalus neglectus	Flowers and Grasses	Optional
big bluestem	Andropogon gerardii	Flowers and Grasses	Optional
Norwegian cinquefoil	Potentilla norvegica subsp. monspeliensis	Flowers and Grasses	Optional
tall cinquefoil	Potentilla arguta subsp. arguta	Flowers and Grasses	Optional

dwarf lake iris	<i>Iris lacustris</i>	Flowers and Grasses	Optional
Shreve's iris	<i>Iris virginica</i> var. <i>shrevei</i>	Flowers and Grasses	Optional
Virginia iris	<i>Iris virginica</i>	Flowers and Grasses	Optional
prairie cordgrass	<i>Spartina pectinata</i>	Flowers and Grasses	Optional
wingstem	<i>Verbesina alternifolia</i>	Flowers and Grasses	Optional
American mannagrass	<i>Glyceria grandis</i> var. <i>grandis</i>	Flowers and Grasses	Optional
floating mannagrass	<i>Glyceria septentrionalis</i>	Flowers and Grasses	Optional
rattlesnake mannagrass	<i>Glyceria canadensis</i>	Flowers and Grasses	Optional
butterfly milkweed	<i>Asclepias tuberosa</i>	Flowers and Grasses	Optional
butterfly milkweed	<i>Asclepias tuberosa</i> subsp. <i>interior</i>	Flowers and Grasses	Optional
common milkweed	<i>Asclepias syriaca</i>	Flowers and Grasses	Optional
green comet milkweed	<i>Asclepias viridiflora</i>	Flowers and Grasses	Optional
oval-leaf milkweed	<i>Asclepias ovalifolia</i>	Flowers and Grasses	Optional
poke milkweed	<i>Asclepias exaltata</i>	Flowers and Grasses	Optional
purple milkweed	<i>Asclepias purpurascens</i>	Flowers and Grasses	Optional
swamp milkweed	<i>Asclepias incarnata</i>	Flowers and Grasses	Optional
swamp milkweed	<i>Asclepias incarnata</i> subsp. <i>incarnata</i>	Flowers and Grasses	Optional
biennial wormwood	<i>Artemisia biennis</i>	Flowers and Grasses	Optional
field sagewort	<i>Artemisia campestris</i>	Flowers and Grasses	Optional
field sagewort	<i>Artemisia campestris</i> subsp. <i>caudata</i>	Flowers and Grasses	Optional
white sagebrush	<i>Artemisia ludoviciana</i> subsp. <i>ludoviciana</i>	Flowers and Grasses	Optional
red columbine	<i>Aquilegia canadensis</i>	Flowers and Grasses	Optional

hoary verbena	Verbena stricta	Flowers and Grasses	Optional
narrowleaf vervain	Verbena simplex	Flowers and Grasses	Optional
vervain	Verbena xengelmannii [hastata x urticifolia]	Flowers and Grasses	Optional
white vervain	Verbena urticifolia	Flowers and Grasses	Optional
white vervain	Verbena urticifolia var. leiocarpa	Flowers and Grasses	Optional
white vervain	Verbena urticifolia var. urticifolia	Flowers and Grasses	Optional
foxglove beardtongue	Penstemon digitalis	Flowers and Grasses	Optional
hairy beardtongue	Penstemon hirsutus	Flowers and Grasses	Optional
marsh hedgenettle	Stachys palustris	Flowers and Grasses	Optional
smooth hedgenettle	Stachys tenuifolia	Flowers and Grasses	Optional
flowering spurge	Euphorbia corollata	Flowers and Grasses	Optional
bottomland aster	Symphotrichum ontarionis	Flowers and Grasses	Optional
calico aster	Symphotrichum lateriflorum var. lateriflorum	Flowers and Grasses	Optional
common blue wood aster	Symphotrichum cordifolium	Flowers and Grasses	Optional
crookedstem aster	Symphotrichum prenanthoides	Flowers and Grasses	Optional
Drummond's aster	Symphotrichum drummondii var. drummondii	Flowers and Grasses	Optional
hairy white oldfield aster	Symphotrichum pilosum var. pilosum	Flowers and Grasses	Optional
Lindley's aster	Symphotrichum ciliolatum	Flowers and Grasses	Optional
New England aster	Symphotrichum novae-angliae	Flowers and Grasses	Optional
northern bog aster	Symphotrichum boreale	Flowers and Grasses	Optional
Pringle's aster	Symphotrichum pilosum var. pringlei	Flowers and Grasses	Optional
purplestem aster	Symphotrichum puniceum var. puniceum	Flowers and Grasses	Optional

rayless alkali aster	Symphyotrichum ciliatum	Flowers and Grasses	Optional
Short's aster	Symphyotrichum shortii	Flowers and Grasses	Optional
skyblue aster	Symphyotrichum oolentangiense var. oolentangiense	Flowers and Grasses	Optional
smooth blue aster	Symphyotrichum laeve var. laeve	Flowers and Grasses	Optional
western silver aster	Symphyotrichum sericeum	Flowers and Grasses	Optional
white heath aster	Symphyotrichum ericoides var. ericoides	Flowers and Grasses	Optional
white panicle aster	Symphyotrichum lanceolatum var. lanceolatum	Flowers and Grasses	Optional
nodding fescue	Festuca subverticillata	Flowers and Grasses	Optional
red fescue	Festuca rubra	Flowers and Grasses	Optional
red fescue	Festuca rubra subsp. rubra	Flowers and Grasses	Optional
downy phlox	Phlox pilosa subsp. fulgida	Flowers and Grasses	Optional
Lapham's phlox	Phlox divaricata subsp. laphamii	Flowers and Grasses	Optional
common sneezeweed	Helenium autumnale	Flowers and Grasses	Optional
common sneezeweed	Helenium autumnale var. autumnale	Flowers and Grasses	Optional
bulblet-bearing water hemlock	Cicuta bulbifera	Flowers and Grasses	Optional
American white waterlily	Nymphaea odorata subsp. tuberosa	Flowers and Grasses	Optional
panicled bulrush	Scirpus microcarpus	Flowers and Grasses	Optional
rufous bulrush	Scirpus pendulus	Flowers and Grasses	Optional
woolgrass	Scirpus cyperinus	Flowers and Grasses	Optional
broadfruit bur-reed	Sparganium eurycarpum	Flowers and Grasses	Optional
clammy groundcherry	Physalis heterophylla var. heterophylla	Flowers and Grasses	Optional
longleaf groundcherry	Physalis longifolia var. longifolia	Flowers and Grasses	Optional

longleaf groundcherry	Physalis longifolia var. subglabrata	Flowers and Grasses	Optional
Virginia groundcherry	Physalis virginiana var. virginiana	Flowers and Grasses	Optional
Michigan lily	Lilium michiganense	Flowers and Grasses	Optional
wood lily	Lilium philadelphicum var. andinum	Flowers and Grasses	Optional
variegated yellow pond-lily	Nuphar lutea subsp. variegata	Flowers and Grasses	Optional
prairie rosinweed	Silphium terebinthinaceum var. terebinthinaceum	Flowers and Grasses	Optional
wholeleaf rosinweed	Silphium integrifolium var. integrifolium	Flowers and Grasses	Optional
arctic rush	Juncus arcticus	Flowers and Grasses	Optional
Dudley's rush	Juncus dudleyi	Flowers and Grasses	Optional
knotted rush	Juncus nodosus	Flowers and Grasses	Optional
knotted rush	Juncus nodosus var. nodosus	Flowers and Grasses	Optional
mountain rush	Juncus arcticus subsp. littoralis	Flowers and Grasses	Optional
northern green rush	Juncus alpinoarticulatus	Flowers and Grasses	Optional
northern green rush	Juncus alpinoarticulatus subsp. nodulosus	Flowers and Grasses	Optional
saltmeadow rush	Juncus gerardii	Flowers and Grasses	Optional
saltmeadow rush	Juncus gerardii var. gerardii	Flowers and Grasses	Optional
triangle orache	Atriplex prostrata	Flowers and Grasses	Optional
brightblue speedwell	Veronica serpyllifolia subsp. humifusa	Flowers and Grasses	Optional
neckweed	Veronica peregrina subsp. peregrina	Flowers and Grasses	Optional
nodding chickweed	Cerastium nutans	Flowers and Grasses	Optional
nodding chickweed	Cerastium nutans var. nutans	Flowers and Grasses	Optional
cinnamon fern	Osmunda cinnamomea var. cinnamomea	Flowers and Grasses	Optional

flat-top goldentop	Euthamia graminifolia	Flowers and Grasses	Optional
flat-top goldentop	Euthamia graminifolia var. graminifolia	Flowers and Grasses	Optional
flatstem pondweed	Potamogeton zosteriformis	Flowers and Grasses	Optional
leafy pondweed	Potamogeton foliosus subsp. foliosus	Flowers and Grasses	Optional
longleaf pondweed	Potamogeton nodosus	Flowers and Grasses	Optional
ribbonleaf pondweed	Potamogeton epihydrus	Flowers and Grasses	Optional
small pondweed	Potamogeton pusillus subsp. pusillus	Flowers and Grasses	Optional
golden tickseed	Coreopsis tinctoria var. tinctoria	Flowers and Grasses	Optional
lanceleaf tickseed	Coreopsis lanceolata	Flowers and Grasses	Optional
fourflower yellow loosestrife	Lysimachia quadriflora	Flowers and Grasses	Optional
tufted loosestrife	Lysimachia thyrsoiflora	Flowers and Grasses	Optional
bulbous bittercress	Cardamine bulbosa	Flowers and Grasses	Optional
crinkleroot	Cardamine diphylla	Flowers and Grasses	Optional
cuckoo flower	Cardamine pratensis	Flowers and Grasses	Optional
cuckoo flower	Cardamine pratensis var. pratensis	Flowers and Grasses	Optional
cutleaf toothwort	Cardamine concatenata	Flowers and Grasses	Optional
limestone bittercress	Cardamine douglassii	Flowers and Grasses	Optional
Pennsylvania bittercress	Cardamine pennsylvanica	Flowers and Grasses	Optional
great Indian plantain	Arnoglossum reniforme	Flowers and Grasses	Optional
groovestem Indian plantain	Arnoglossum plantagineum	Flowers and Grasses	Optional
pale Indian plantain	Arnoglossum atriplicifolium	Flowers and Grasses	Optional
widowsfrill	Silene stellata	Flowers and Grasses	Optional

common cowparsnip	Heracleum maximum	Flowers and Grasses	Optional
largeflower yellow false foxglove	Aureolaria grandiflora	Flowers and Grasses	Optional
largeflower yellow false foxglove	Aureolaria grandiflora var. pulchra	Flowers and Grasses	Optional
bluejoint	Calamagrostis canadensis	Flowers and Grasses	Optional
bluejoint	Calamagrostis canadensis var. canadensis	Flowers and Grasses	Optional
lanceleaf figwort	Scrophularia lanceolata	Flowers and Grasses	Optional
fireweed	Chamerion angustifolium	Flowers and Grasses	Optional
fireweed	Chamerion angustifolium subsp. circumvagum	Flowers and Grasses	Optional
little bluestem	Schizachyrium scoparium var. scoparium	Flowers and Grasses	Optional
Allegheny monkeyflower	Mimulus ringens var. ringens	Flowers and Grasses	Optional
creamflower rockcress	Arabis hirsuta var. pycnocarpa	Flowers and Grasses	Optional
hairy rockcress	Arabis hirsuta	Flowers and Grasses	Optional
lyrate rockcress	Arabis lyrata	Flowers and Grasses	Optional
Short's rockcress	Arabis shortii	Flowers and Grasses	Optional
sicklepod	Arabis canadensis	Flowers and Grasses	Optional
smooth rockcress	Arabis laevigata	Flowers and Grasses	Optional
smooth rockcress	Arabis laevigata var. laevigata	Flowers and Grasses	Optional
tower rockcress	Arabis glabra	Flowers and Grasses	Optional
white turtlehead	Chelone glabra	Flowers and Grasses	Optional
Great Plains flatsedge	Cyperus lupulinus	Flowers and Grasses	Optional
Great Plains flatsedge	Cyperus lupulinus subsp. macilentus	Flowers and Grasses	Optional
redroot flatsedge	Cyperus erythrorhizos	Flowers and Grasses	Optional

Schweinitz's flatsedge	Cyperus schweinitzii	Flowers and Grasses	Optional
slender flatsedge	Cyperus bipartitus	Flowers and Grasses	Optional
strawcolored flatsedge	Cyperus strigosus	Flowers and Grasses	Optional
umbrella flatsedge	Cyperus diandrus	Flowers and Grasses	Optional
purplestem angelica	Angelica atropurpurea	Flowers and Grasses	Optional
old man's whiskers	Geum triflorum	Flowers and Grasses	Optional
old man's whiskers	Geum triflorum var. triflorum	Flowers and Grasses	Optional
purple avens	Geum rivale	Flowers and Grasses	Optional
white avens	Geum canadense	Flowers and Grasses	Optional
white avens	Geum canadense var. canadense	Flowers and Grasses	Optional
yellow avens	Geum aleppicum	Flowers and Grasses	Optional
bastard toadflax	Comandra umbellata subsp. umbellata	Flowers and Grasses	Optional
longflower beeblossom	Gaura longiflora	Flowers and Grasses	Optional
common threeseed mercury	Acalypha rhomboidea	Flowers and Grasses	Optional
purple false foxglove	Agalinis purpurea	Flowers and Grasses	Optional
roundstem false foxglove	Agalinis gattingeri	Flowers and Grasses	Optional
slenderleaf false foxglove	Agalinis tenuifolia	Flowers and Grasses	Optional
Texas croton	Croton texensis	Flowers and Grasses	Optional
Texas croton	Croton texensis var. texensis	Flowers and Grasses	Optional
Virginia tephrosia	Tephrosia virginiana	Flowers and Grasses	Optional
feverwort	Triosteum perfoliatum	Flowers and Grasses	Optional
orangefruit horse-gentian	Triosteum aurantiacum	Flowers and Grasses	Optional

orange-fruit horse-gentian	Triosteum aurantiacum var. aurantiacum	Flowers and Grasses	Optional
cardinalflower	Lobelia cardinalis	Flowers and Grasses	Optional
Ontario lobelia	Lobelia kalmii	Flowers and Grasses	Optional
pale-spike lobelia	Lobelia spicata var. spicata	Flowers and Grasses	Optional
Canadian lousewort	Pedicularis canadensis subsp. canadensis	Flowers and Grasses	Optional
swamp lousewort	Pedicularis lanceolata	Flowers and Grasses	Optional
eastern marsh fern	Thelypteris palustris	Flowers and Grasses	Optional
eastern marsh fern	Thelypteris palustris var. pubescens	Flowers and Grasses	Optional
golden zizia	Zizia aurea	Flowers and Grasses	Optional
meadow zizia	Zizia aptera	Flowers and Grasses	Optional
northern purple pitcherplant	Sarracenia purpurea var. purpurea	Flowers and Grasses	Optional
bald spikerush	Eleocharis erythropoda	Flowers and Grasses	Optional
flat-stem spikerush	Eleocharis compressa	Flowers and Grasses	Optional
flat-stem spikerush	Eleocharis compressa var. compressa	Flowers and Grasses	Optional
needle spikerush	Eleocharis acicularis var. acicularis	Flowers and Grasses	Optional
annual wildrice	Zizania aquatica	Flowers and Grasses	Optional
annual wildrice	Zizania aquatica var. aquatica	Flowers and Grasses	Optional
northern wildrice	Zizania palustris	Flowers and Grasses	Optional
northern wildrice	Zizania palustris var. palustris	Flowers and Grasses	Optional
side-oats grama	Bouteloua curtipendula	Flowers and Grasses	Optional
side-oats grama	Bouteloua curtipendula var. curtipendula	Flowers and Grasses	Optional
Canadian clearweed	Pilea pumila var. pumila	Flowers and Grasses	Optional

blue cohosh	Caulophyllum thalictroides	Flowers and Grasses	Optional
slender cottongrass	Eriophorum gracile	Flowers and Grasses	Optional
slender cottongrass	Eriophorum gracile var. gracile	Flowers and Grasses	Optional
tall cottongrass	Eriophorum angustifolium	Flowers and Grasses	Optional
tall cottongrass	Eriophorum angustifolium subsp. angustifolium	Flowers and Grasses	Optional
thinleaf cottonsedge	Eriophorum viridicarinarum	Flowers and Grasses	Optional
tussock cottongrass	Eriophorum vaginatum	Flowers and Grasses	Optional
tussock cottongrass	Eriophorum vaginatum var. spissum	Flowers and Grasses	Optional
Culver's root	Veronicastrum virginicum	Flowers and Grasses	Optional
composite dropseed	Sporobolus compositus var. compositus	Flowers and Grasses	Optional
poverty dropseed	Sporobolus vaginiflorus var. vaginiflorus	Flowers and Grasses	Optional
false boneset	Brickellia eupatorioides	Flowers and Grasses	Optional
false boneset	Brickellia eupatorioides var. corymbulosa	Flowers and Grasses	Optional
marsh seedbox	Ludwigia palustris	Flowers and Grasses	Optional
hairy four o'clock	Mirabilis hirsuta	Flowers and Grasses	Optional
curlycup gumweed	Grindelia squarrosa var. serrulata	Flowers and Grasses	Optional
curlycup gumweed	Grindelia squarrosa var. squarrosa	Flowers and Grasses	Optional
American hogpeanut	Amphicarpaea bracteata	Flowers and Grasses	Optional
scarlet Indian paintbrush	Castilleja coccinea	Flowers and Grasses	Optional
Canada mayflower	Maianthemum canadense	Flowers and Grasses	Optional
threeleaf false lily of the valley	Maianthemum trifolium	Flowers and Grasses	Optional
poverty oatgrass	Danthonia spicata	Flowers and Grasses	Optional

yellow pimpernel	Taenidia integerrima	Flowers and Grasses	Optional
golden ragwort	Packera aurea	Flowers and Grasses	Optional
button eryngo	Eryngium yuccifolium	Flowers and Grasses	Optional
button eryngo	Eryngium yuccifolium var. yuccifolium	Flowers and Grasses	Optional
shrubby cinquefoil	Dasiphora fruticosa	Flowers and Grasses	Optional
shrubby cinquefoil	Dasiphora fruticosa subsp. floribunda	Flowers and Grasses	Optional
white snakeroot	Ageratina altissima	Flowers and Grasses	Optional
white snakeroot	Ageratina altissima var. altissima	Flowers and Grasses	Optional
crested woodfern	Dryopteris cristata	Flowers and Grasses	Optional
Goldie's woodfern	Dryopteris goldieana	Flowers and Grasses	Optional
intermediate woodfern	Dryopteris intermedia	Flowers and Grasses	Optional
Canadian anemone	Anemone canadensis	Flowers and Grasses	Optional
candle anemone	Anemone cylindrica	Flowers and Grasses	Optional
common threesquare	Schoenoplectus pungens var. pungens	Flowers and Grasses	Optional
wild comfrey	Cynoglossum virginianum	Flowers and Grasses	Optional
wild comfrey	Cynoglossum virginianum var. boreale	Flowers and Grasses	Optional
goosefoot cornsalad	Valerianella chenopodiifolia	Flowers and Grasses	Optional
stiff cowbane	Oxypolis rigidior	Flowers and Grasses	Optional
American eelgrass	Vallisneria americana	Flowers and Grasses	Optional
low false bindweed	Calystegia spithamea	Flowers and Grasses	Optional
shortawn foxtail	Alopecurus aequalis	Flowers and Grasses	Optional
shortawn foxtail	Alopecurus aequalis var. aequalis	Flowers and Grasses	Optional

hoary frostweed	<i>Helianthemum bicknellii</i>	Flowers and Grasses	Optional
longbranch frostweed	<i>Helianthemum canadense</i>	Flowers and Grasses	Optional
Ohio goldenrod	<i>Oligoneuron ohioense</i>	Flowers and Grasses	Optional
prairie goldenrod	<i>Oligoneuron album</i>	Flowers and Grasses	Optional
Riddell's goldenrod	<i>Oligoneuron riddellii</i>	Flowers and Grasses	Optional
stiff goldenrod	<i>Oligoneuron rigidum</i> var. <i>rigidum</i>	Flowers and Grasses	Optional
purple giant hyssop	<i>Agastache scrophulariifolia</i>	Flowers and Grasses	Optional
common ladyfern	<i>Athyrium filix-femina</i>	Flowers and Grasses	Optional
subarctic ladyfern	<i>Athyrium filix-femina</i> subsp. <i>angustum</i>	Flowers and Grasses	Optional
softhair marbleseed	<i>Onosmodium bejariense</i> var. <i>hispidissimum</i>	Flowers and Grasses	Optional
Fraser's marsh St. Johnswort	<i>Triadenum fraseri</i>	Flowers and Grasses	Optional
Mexican muhly	<i>Muhlenbergia mexicana</i>	Flowers and Grasses	Optional
scratchgrass	<i>Muhlenbergia asperifolia</i>	Flowers and Grasses	Optional
slimflower muhly	<i>Muhlenbergia tenuiflora</i>	Flowers and Grasses	Optional
spiked muhly	<i>Muhlenbergia glomerata</i>	Flowers and Grasses	Optional
ostrich fern	<i>Matteuccia struthiopteris</i>	Flowers and Grasses	Optional
white prairie clover	<i>Dalea candida</i>	Flowers and Grasses	Optional
white prairie clover	<i>Dalea candida</i> var. <i>candida</i>	Flowers and Grasses	Optional
field pussytoes	<i>Antennaria neglecta</i>	Flowers and Grasses	Optional
Parlin's pussytoes	<i>Antennaria parlinii</i>	Flowers and Grasses	Optional
Parlin's pussytoes	<i>Antennaria parlinii</i> subsp. <i>fallax</i>	Flowers and Grasses	Optional
spotted joe pye weed	<i>Eutrochium maculatum</i>	Flowers and Grasses	Optional

spotted joe pye weed	Eutrochium maculatum var. maculatum	Flowers and Grasses	Optional
sweetscented joe pye weed	Eutrochium purpureum	Flowers and Grasses	Optional
rabbit-tobacco	Pseudognaphalium obtusifolium subsp. obtusifolium	Flowers and Grasses	Optional
prairie sandreed	Calamovilfa longifolia	Flowers and Grasses	Optional
prairie sandreed	Calamovilfa longifolia var. magna	Flowers and Grasses	Optional
American searocket	Cakile edentula	Flowers and Grasses	Optional
American searocket	Cakile edentula subsp. edentula	Flowers and Grasses	Optional
American searocket	Cakile edentula var. lacustris	Flowers and Grasses	Optional
skunk cabbage	Symplocarpus foetidus	Flowers and Grasses	Optional
smooth oxeye	Heliopsis helianthoides	Flowers and Grasses	Optional
smooth oxeye	Heliopsis helianthoides var. scabra	Flowers and Grasses	Optional
bluejacket	Tradescantia ohiensis	Flowers and Grasses	Optional
Clayton's sweetroot	Osmorhiza claytonii	Flowers and Grasses	Optional
longstyle sweetroot	Osmorhiza longistylis	Flowers and Grasses	Optional
bloody butcher	Trillium recurvatum	Flowers and Grasses	Optional
nodding wakerobin	Trillium flexipes	Flowers and Grasses	Optional
snow trillium	Trillium nivale	Flowers and Grasses	Optional
whip-poor-will flower	Trillium cernuum	Flowers and Grasses	Optional
Canada wildrye	Elymus canadensis	Flowers and Grasses	Optional
eastern bottlebrush grass	Elymus hystrix	Flowers and Grasses	Optional
eastern bottlebrush grass	Elymus hystrix var. bigeloviana	Flowers and Grasses	Optional
eastern bottlebrush grass	Elymus hystrix var. hystrix	Flowers and Grasses	Optional

hairy wildrye	<i>Elymus villosus</i>	Flowers and Grasses	Optional
slender wheatgrass	<i>Elymus trachycaulus</i> subsp. <i>trachycaulus</i>	Flowers and Grasses	Optional
Virginia wildrye	<i>Elymus virginicus</i>	Flowers and Grasses	Optional
Virginia wildrye	<i>Elymus virginicus</i> var. <i>virginicus</i>	Flowers and Grasses	Optional
Richardson's alumroot	<i>Heuchera richardsonii</i>	Flowers and Grasses	Optional
bluebell bellflower	<i>Campanula rotundifolia</i>	Flowers and Grasses	Optional
marsh bellflower	<i>Campanula aparinoides</i>	Flowers and Grasses	Optional
largeflower bellwort	<i>Uvularia grandiflora</i>	Flowers and Grasses	Optional
common bladderwort	<i>Utricularia macrorhiza</i>	Flowers and Grasses	Optional
bloodroot	<i>Sanguinaria canadensis</i>	Flowers and Grasses	Optional
California poppy	<i>Eschscholzia californica</i>	Flowers and Grasses	Optional
California poppy	<i>Eschscholzia californica</i> subsp. <i>californica</i>	Flowers and Grasses	Optional
American spikenard	<i>Aralia racemosa</i>	Flowers and Grasses	Optional
American spikenard	<i>Aralia racemosa</i> subsp. <i>racemosa</i>	Flowers and Grasses	Optional
wild sarsaparilla	<i>Aralia nudicaulis</i>	Flowers and Grasses	Optional
false melic	<i>Schizachne purpurascens</i>	Flowers and Grasses	Optional
tarweed fiddleneck	<i>Amsinckia lycopsoides</i>	Flowers and Grasses	Optional
closed bottle gentian	<i>Gentiana andrewsii</i>	Flowers and Grasses	Optional
closed bottle gentian	<i>Gentiana andrewsii</i> var. <i>andrewsii</i>	Flowers and Grasses	Optional
plain gentian	<i>Gentiana alba</i>	Flowers and Grasses	Optional
coon's tail	<i>Ceratophyllum demersum</i>	Flowers and Grasses	Optional
dwarf scouringrush	<i>Equisetum scirpoides</i>	Flowers and Grasses	Optional

meadow horsetail	Equisetum pratense	Flowers and Grasses	Optional
scouringrush horsetail	Equisetum hyemale	Flowers and Grasses	Optional
scouringrush horsetail	Equisetum hyemale var. affine	Flowers and Grasses	Optional
smooth horsetail	Equisetum laevigatum	Flowers and Grasses	Optional
variegated scouringrush	Equisetum variegatum	Flowers and Grasses	Optional
variegated scouringrush	Equisetum variegatum var. variegatum	Flowers and Grasses	Optional
water horsetail	Equisetum fluviatile	Flowers and Grasses	Optional
green dragon	Arisaema dracontium	Flowers and Grasses	Optional
Jack in the pulpit	Arisaema triphyllum	Flowers and Grasses	Optional
Jack in the pulpit	Arisaema triphyllum subsp. triphyllum	Flowers and Grasses	Optional
greater yellow lady's slipper	Cypripedium parviflorum var. makasin	Flowers and Grasses	Optional
greater yellow lady's slipper	Cypripedium parviflorum var. pubescens	Flowers and Grasses	Optional
moccasin flower	Cypripedium acaule	Flowers and Grasses	Optional
ram's head lady's slipper	Cypripedium arietinum	Flowers and Grasses	Optional
showy lady's slipper	Cypripedium reginae	Flowers and Grasses	Optional
white lady's slipper	Cypripedium candidum	Flowers and Grasses	Optional
Mexican lovegrass	Eragrostis mexicana	Flowers and Grasses	Optional
Mexican lovegrass	Eragrostis mexicana subsp. mexicana	Flowers and Grasses	Optional
purple lovegrass	Eragrostis spectabilis	Flowers and Grasses	Optional
sandbar lovegrass	Eragrostis frankii	Flowers and Grasses	Optional
teal lovegrass	Eragrostis hypnoides	Flowers and Grasses	Optional
tufted lovegrass	Eragrostis pectinacea var. pectinacea	Flowers and Grasses	Optional

Carolina mosquitofern	<i>Azolla caroliniana</i>	Flowers and Grasses	Optional
Mexican Mosquito Fern	<i>Azolla microphylla</i>	Flowers and Grasses	Optional
whip nutrush	<i>Scleria triglomerata</i>	Flowers and Grasses	Optional
eastern purple coneflower	<i>Echinacea purpurea</i>	Flowers and Grasses	Optional
eastern swamp saxifrage	<i>Saxifraga pensylvanica</i>	Flowers and Grasses	Optional
walking fern	<i>Asplenium rhizophyllum</i>	Flowers and Grasses	Optional
bearded sprangletop	<i>Leptochloa fusca</i> subsp. <i>fascicularis</i>	Flowers and Grasses	Optional
Malabar sprangletop	<i>Leptochloa fusca</i>	Flowers and Grasses	Optional
roundleaf sundew	<i>Drosera rotundifolia</i> var. <i>rotundifolia</i>	Flowers and Grasses	Optional
tobacco root	<i>Valeriana edulis</i>	Flowers and Grasses	Optional
tobacco root	<i>Valeriana edulis</i> var. <i>ciliata</i>	Flowers and Grasses	Optional
American water plantain	<i>Alisma subcordatum</i>	Flowers and Grasses	Optional
northern water plantain	<i>Alisma triviale</i>	Flowers and Grasses	Optional
eastern waterleaf	<i>Hydrophyllum virginianum</i>	Flowers and Grasses	Optional
eastern waterleaf	<i>Hydrophyllum virginianum</i> var. <i>virginianum</i>	Flowers and Grasses	Optional
Canadian waterweed	<i>Elodea canadensis</i>	Flowers and Grasses	Optional
liverleaf wintergreen	<i>Pyrola asarifolia</i> subsp. <i>asarifolia</i>	Flowers and Grasses	Optional
waxflower shinleaf	<i>Pyrola elliptica</i>	Flowers and Grasses	Optional
light poppymallow	<i>Callirhoe alcaeoides</i>	Flowers and Grasses	Optional