



CITY PLAN COMMISSION AGENDA

May 13, 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 April 29, 2025

PUBLIC HEARINGS

5. Public hearing regarding application for Conditional Use Permit with exceptions by Apollo Imaging to install a new electronic message center readerboard located at 2206 N. 15th Street.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

- [6.](#) Application for Conditional Use Permit with exceptions by Apollo Imaging to install a new electronic message center readerboard located at 2206 N. 15th Street.
- [7.](#) Application for Site Plan Review by Gerald Peot to construct and operate a natural gas regulator station located at 2733 Calumet Dr.
- [8.](#) Exterior renovation of a construction office located at 1717 Cambridge Avenue.

NEXT MEETING

9. May 27, 2025

ADJOURN

10. 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, April 29, 2025

MEMBERS PRESENT: Mayor Ryan Sorenson, Kimberly Meller, Kevin Jump, Joe Clarke and Alderperson Michael Close

EXCUSED: Braden Schmidt and Jerry Jones

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

OPENING OF MEETING

1. Roll Call

Mayor Ryan Sorenson called the meeting to order.

2. Pledge of Allegiance

The Pledge of Allegiance is recited.

3. Identify potential conflict of interest

No committee member had a conflict of interest.

4. Election of Vice Chair

MOTION TO NOMINATE JERRY JONES AS THE VICE CHAIR FOR PLAN COMMISSION.

Motion made by Joe Clarke, seconded by Kevin Jones

Voting yea: Mayor Ryan Sorenson, Kimberly Meller, Kevin Jump, Joe Clarke and Alderperson Michael Close

Motion carried.

MINUTES

5. Approval of the Plan Commission minutes from April 15, 2025

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

Motion made by Kevin Jump, seconded by Kimberly Meller

Voting yea: Mayor Ryan Sorenson, Kimberly Meller, Kevin Jump, Joe Clarke and Alderperson Michael Close

Motion carried.

PUBLIC HEARINGS

6. Public hearing regarding application for Conditional Use with exceptions by Melissa Gundlach to construct new apartment units located at 1202 N 31st St.

Bryan Kelly spoke about housing.

MOTION TO CLOSE THE PUBLIC HEARING.

Motion made by Kevin Jump, seconded by Kimberly Meller

Voting yea: Mayor Ryan Sorenson, Kimberly Meller, Kevin Jump, Joe Clarke and Alderperson Michael Close

Motion carried.

7. Public hearing regarding General Development Plan by Rachel Kohler to construct three new single-family homes, a family hall building, a pool and gym building, and a garage with a family apartment above located at 120 Vollrath Boulevard.

Bryan Kelly and Tryg Jacobson spoke.

MOTION TO CLOSE THE PUBLIC HEARING.

Motion made by Kevin Jump, seconded by Kimberly Meller

Voting yea: Mayor Ryan Sorenson, Kimberly Meller, Kevin Jump, Joe Clarke and Alderperson Michael Close

Motion carried.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

8. Application for Conditional Use with exceptions by Melissa Gundlach to construct new apartment units located at 1202 N 31st St.

MOTION TO APPROVE WITH THE FOLLOWING CONDITIONS.

Motion made by Kevin Jump, seconded by Kimberly Meller

Voting yea: Mayor Ryan Sorenson, Kimberly Meller, Kevin Jump, Joe Clarke and Alderperson Michael Close

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, etc. An occupancy permit will be granted only at such time as the applicant has met all requirements.
2. If using dumpsters, dumpster(s) 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. 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 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. If there are to be any renovation to the exterior of the facility, the applicant will be required to obtain Architectural approval from the Plan Commission prior to receiving a building permit for such renovation.
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.

Motion carried.

9. Gen. Ord. No. 42-24-25 by Alderpersons Rust and Perrella amending Sections 105-718 and 105-683 of the Sheboygan Municipal Code Zoning Code so as to add Pet Daycare Centers as a Commercial Land Use. REFER TO CITY PLAN COMMISSION

MOTION TO APPROVE.

Motion made by Kevin Jump, seconded by Joe Clarke

Voting yea: Mayor Ryan Sorenson, Kimberly Meller, Kevin Jump, Joe Clarke and Alderperson Michael Close

Motion carried

MOTION TO AMEND TO PROVIDE MORE CLARIFICATION BASED ON STAFF RECOMMENDATION.

Motion made by Joe Clarke, seconded by Kimberly Meller

Voting yea: Mayor Ryan Sorenson, Kimberly Meller, Kevin Jump, Joe Clarke and Alderperson Michael Close

Motion carried.

MOTION TO APPROVE AS AMENDED.

Motion made by Joe Clarke, seconded by Kimberly Meller

Voting yea: Mayor Ryan Sorenson, Kimberly Meller, Kevin Jump, Joe Clarke and Alderperson Michael Close

Motion carried

10. Gen. Ord. No. 41-24-25 by Alderperson Belanger amending the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification of property located at 120 Vollrath Boulevard – Parcel No. 59281014410 from Class Suburban Residential (SR-5) to Suburban Residential (SR-5) with PUD Overlay Classification. REFER TO CITY PLAN COMMISSION

MOTION TO RECOMMEND APPROVAL TO THE COMMON COUNCIL.

Motion made by Kevin Jump, seconded by Kimberly Meller

Voting yea: Mayor Ryan Sorenson, Kimberly Meller, Kevin Jump, Joe Clarke and Alderperson Michael Close

Motion carried.

11. R. O. No. 128-24-25 by City Clerk submitting a rezone application from POI Properties, LLC to amend the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification of property located at 120 Vollrath Boulevard - Parcel No. 59281014410 from Class Suburban Residential (SR-5) to Suburban Residential (SR-5) with PUD Overlay Classification. REFER TO CITY PLAN COMMISSION

MOTION TO RECOMMEND APPROVAL TO THE COMMON COUNCIL.

Motion made by Kevin Jump, seconded by Kimberly Meller

Voting yea: Mayor Ryan Sorenson, Kimberly Meller, Kevin Jump, Joe Clarke and Alderperson Michael Close

Motion carried.

12. General Development Plan by Rachel Kohler to construct three new single-family homes, a family hall building, a pool and gym building, and a garage with a family apartment above located at 120 Vollrath Boulevard.

MOTION TO APPROVE WITH THE FOLLOWING CONDITIONS:

Motion made by Kevin Jump, seconded by Kimberly Meller

Voting yea: Mayor Ryan Sorenson, Kimberly Meller, Kevin Jump, Joe Clarke and Alderperson Michael Close

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, etc. (Applicant shall be in contact with building inspection, fire, police, etc.). An occupancy permit will be granted only at such time as the applicant has met all requirements.
2. Submittal and approval of a proposed storm drainage plan prior to building permit issuance.
3. Outdoor storage of materials, products or equipment shall be prohibited.
4. All ground level and rooftop mechanicals shall be screened and/or enclosed and constructed of like materials and colors of the facility (HVAC equipment, etc.).
5. All areas used for parking/maneuvering of vehicles shall be paved.
6. Any new ingress/egress driveway openings and any drives to be closed or modified shall be improved to standard City specifications.
7. 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, curb, gutter, sidewalk, pavement, utilities, street trees, etc.).
8. 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.).
9. Applicant shall immediately clean any and all sediments, materials, tracking, etc. that may be spilled off-site on private or public lands and streets.
10. Streets and infrastructure damaged and/or disturbed during construction of all private and/or public improvements shall be promptly repaired by the applicant.
11. Absolutely no portion of the new building and/or site improvements shall cross the property lines including but not limited to buildings, balconies, decks, foundations, walls, gutters, eaves, roof, parking, fencing/retaining walls, signs, landscaping, art, etc.
12. Applicant is responsible for working with all private and public utilities in order to adequately service this development (applicant will need to provide the necessary easements and/or relocate utilities as necessary).
13. City Development staff will issue a building permit only if the applicant has adequately satisfied all concerns related to the Sheboygan Fire Department.
14. The structures on the property shall not be used as short- or long-term rentals.

Exceptions granted:

- Accessory land uses: In no instance shall an accessory use, cellar, basement, tent or recreational trailer be used as a residence – applicant is requesting an apartment above the accessory garage.
- Number of buildings per lot: In the RA-35ac, ER-1, SR-3, SR-5 and NR-6 Districts, only one principal building shall be permitted on any one lot – applicant is requesting four single family homes.
- Maximum square footage of accessory structures: 200 square feet – applicant is requesting two accessory buildings exceeding 200 square feet.
- Maximum height of a detached accessory structure: 15 feet – applicant is requesting three accessory structures exceeding 15 feet
- Parking regulations: Three spaces for all single-family and two-family dwelling units – applicant is requesting 8 parking spaces for the five residential units.
- Maximum number of accessory structures per lot: 3 – applicant is requesting 4, the garage, the family hall, the pool/gym building, and the existing boat house.

Motion carried.

13. Specific Implementation Plan by Rachel Kohler to construct three new single-family homes, a family hall building, a pool and gym building, and a garage with a family apartment above located at 120 Vollrath Boulevard.

MOTION TO APPROVE WITH THE FOLLOWING CONDITIONS:

Motion made by Kevin Jump, seconded by Kimberly Meller

Voting yea: Mayor Ryan Sorenson, Kimberly Meller, Kevin Jump, Joe Clarke and Alderperson Michael Close

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, etc. (Applicant shall be in contact with building inspection, fire, police, etc.). An occupancy permit will be granted only at such time as the applicant has met all requirements.
2. Submittal and approval of a proposed storm drainage plan prior to building permit issuance.
3. Outdoor storage of materials, products or equipment shall be prohibited.
4. All ground level and rooftop mechanicals shall be screened and/or enclosed and constructed of like materials and colors of the facility (HVAC equipment, etc.).
5. All areas used for parking/maneuvering of vehicles shall be paved.
6. Any new ingress/egress driveway openings and any drives to be closed or modified shall be improved to standard City specifications.
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8. 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.).
9. Applicant shall immediately clean any and all sediments, materials, tracking, etc. that may be spilled off-site on private or public lands and streets.
10. Streets and infrastructure damaged and/or disturbed during construction of all private and/or public improvements shall be promptly repaired by the applicant.
11. Absolutely no portion of the new building and/or site improvements shall cross the property lines including but not limited to buildings, balconies, decks, foundations, walls, gutters, eaves, roof, parking, fencing/retaining walls, signs, landscaping, art, etc.
12. Applicant is responsible for working with all private and public utilities in order to adequately service this development (applicant will need to provide the necessary easements and/or relocate utilities as necessary).
13. City Development staff will issue a building permit only if the applicant has adequately satisfied all concerns related to the Sheboygan Fire Department.
14. The structures on the property shall not be used as short- or long-term rentals.

Exceptions granted:

- Accessory land uses: In no instance shall an accessory use, cellar, basement, tent or recreational trailer be used as a residence – applicant is requesting an apartment above the accessory garage.
- Number of buildings per lot: In the RA-35ac, ER-1, SR-3, SR-5 and NR-6 Districts, only one principal building shall be permitted on any one lot – applicant is requesting four single family homes.
- Maximum square footage of accessory structures: 200 square feet – applicant is requesting two accessory buildings exceeding 200 square feet.

- Maximum height of a detached accessory structure: 15 feet – applicant is requesting three accessory structures exceeding 15 feet
- Parking regulations: Three spaces for all single-family and two-family dwelling units – applicant is requesting 8 parking spaces for the five residential units.
- Maximum number of accessory structures per lot: 3 – applicant is requesting 4, the garage, the family hall, the pool/gym building, and the existing boat house.

Motion carried.

NEXT MEETING

14. May 13, 2025

The next schedule meeting is scheduled for May 13, 2025.

ADJOURN

15. Motion to Adjourn

MOTION TO ADJOURN AT 4:21 PM.

Motion made by Kevin Jump, seconded by Kimberly Meller

Voting yea: Voting yea: Mayor Ryan Sorenson, Kimberly Meller, Kevin Jump, Joe Clarke and Alderperson Michael Close

Motion carried.

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Application for Conditional Use Permit with exceptions by Apollo Imaging to install a new electronic message center readerboard located at 2206 N. 15th Street. UC Zone

REPORT PREPARED BY: Ellise Rose, Associate Planner

REPORT DATE: May 5, 2025

MEETING DATE: May 13, 2025

FISCAL SUMMARY:

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

STATUTORY REFERENCE:

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

BACKGROUND / ANALYSIS:

Apollo Imaging is proposing to install a new electronic message center readerboard located at 2206 N 15th St. The applicant states:

- The property at 2206 N. 15th Street is currently under development for a new gas station and convenience store. The site was previously vacant or underutilized and is being redeveloped to provide modern fueling and convenience services.
- The proposed use is the development of a full-service gas station with a small convenience retail store. A monument sign with an electronic message center (EMC) is proposed at 10 feet 6 inches in overall height.
- The EMC sign will be used for fuel pricing, promotions, and occasional community messaging.
- The proposed building features contemporary commercial design with masonry and metal finishes in neutral colors (gray/black tones). The monument sign includes a brick base and professionally integrated EMC. The overall aesthetic is compatible with recent commercial developments in the area.
- Proposed height: 10 feet 6 inches (variance requested above CUP limit of 8 feet)
- Sign designed to clearly communicate fuel prices and promotions to motorists.
- Construction underway in 2024; signage installation proposed during final build-out
- Estimated value of signage: ~\$43,700
- The proposed gas station and sign are consistent with surrounding commercial and mixed-use developments. Other nearby properties include service-based businesses and retail, some with similar signage height and design.
- EMC brightness will comply with city regulations and include dusk-to-dawn dimming
- Lighting, noise, and access will be designed to minimize impact on adjacent properties

- Project aligns with commercial corridor development goals
- Variance Requested: Increase in monument sign height from the CUP-allowed 8 feet to a proposed 10 feet 6 inches (as designed). Variance requested to permit the proposed sign to be constructed as part of the overall development project.
- The proposed sign and development are compatible with adjacent land uses and are not expected to negatively affect neighboring properties. The project includes appropriate buffers and site design considerations.
- The monument sign is consistent in style and scale with signage commonly found along similar corridors.

STAFF COMMENTS:

An electronic message center is permitted via a conditional use permit.

The applicant is requesting the following exception:

Maximum sign height: Maximum height of a monument sign is 8 feet – applicant is requesting a 10ft 6in monument sign.

Minimum setback: 12 feet – applicant is requesting 5 feet.


ACTION REQUESTED:

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

1. Applicant shall obtain the necessary sign permits prior to installation.
2. 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.
3. Applicant shall meet Sections 105-969(a) (1) and (3) of the City of Sheboygan Zoning Ordinance relating to signage and pedestrian/traffic safety and sign timing/cycles. No signs containing flashing, intermittent or moving sections or intermittent or flashing lights shall be permitted.
4. Sign messages and/or location shall not create any pedestrian/vehicular conflicts.
5. The applicant may only make changes to the readerboard portion of the pylon sign.
6. If there are any amendments to the approved sign or location, the applicant will be required to submit a new conditional use application reflecting those amendments.

ATTACHMENTS:

Conditional Use Permit Application and required attachments.

| | | | |
|---|---|---|--|
|  | <p align="center">CITY OF SHEBOYGAN</p> <p align="center">APPLICATION FOR CONDITIONAL USE</p> | <div>Item 6.</div> | |
| | | 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) Apollo Imaging | | Authorized Representative Virginia McFarland | |
| Title Office Manager | | | |
| Mailing Address W8627 WI-82, PO Box 200 | City Oxford | State WI | ZIP Code 53952 |
| Email Address virginia@apolloimaging.org | | Phone Number (incl. area code) 608-408-6867 | |
| SECTION 2: Landowner Information (complete these fields when project site owner is different than applicant) | | | |
| Applicant Name (Ind., Org. or Entity) Lata Marketing LLC | | Contact Person Basudev Adhikari | |
| Title Owner | | | |
| Mailing Address 1710 Indiana Avenue | City Sheboygan | State WI | ZIP Code 53081 |
| Email Address missionbda@gmail.com | | Phone Number (incl. area code) 920-226-1786 | |
| SECTION 3: Project or Site Location | | | |
| Project Address/Description 2206 N 15th Street, Sheboygan | | Parcel No. 221091656 | |
| SECTION 4: Proposed Conditional Use | | | |
| Name of Proposed/ Existing Business: | Bp gas station w/ J-Mart convenience store | | |
| Existing Zoning: | Urban Commercial | | |
| Present Use of Parcel: | Vacant lot (Under construction) | | |
| Proposed Use of Parcel: | Bp gas station w/ J-Mart convenience store | | |
| Present Use of Adjacent Properties: | | | |
| SECTION 5: Certification and Permission | | | |
| <p>Certification: I hereby certify that I am the owner or authorized representative of the owner of the property which is the subject of this Permit Application. I certify that the information contained in this form and attachments is true and accurate. I certify that the project will be in compliance with all permit conditions. I understand that failure to comply with any or all of the provisions of the permit may result in permit revocation and a fine and/or forfeiture under the provisions of applicable laws.</p> | | | |
| <p>Permission: I hereby give the City permission to enter and inspect the property at reasonable times, to evaluate this notice and application, and to determine compliance with any resulting permit coverage.</p> | | | |
| Name of Owner/Authorized Representative (please print) Basudev Adhikari | | Title Owner | Phone Number 920-226-1786 |
| Signature of Applicant <i>Virginia McFarland</i> | | Date Signed 04/14/25 | |

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 6.

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 there 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 6.

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.

**CITY OF SHEBOYGAN****SIGN PERMIT
APPLICATION**

Item 6.

Fee: _____

Review Date: _____

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

SECTION 1: Applicant/ Permittee Information

| | | | |
|--|--|---|--------------------------|
| Name (Ind., Org. or Entity) Apollo Imaging | Authorized Representative Virginia McFarland | Title Office Manager | |
| Mailing Address W8627 WI-82, PO Box 200 | City Oxford | State WI | ZIP Code 53952 |
| Email Address virginia@apolloimaging.org | | Phone Number (incl. area code) 608-408-6867 | |

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

| | | | |
|---|---|---|--------------------------|
| Name (Ind., Org. or Entity) Lata Marketing, LLC | Contact Person Basudev Adhikari | Title Owner | |
| Mailing Address 1710 Indiana Avenue | City Sheboygan | State WI | ZIP Code 53081 |
| Email Address missionbda@gmail.com | | Phone Number (incl. area code) 920-226-1786 | |

SECTION 3: Description of the Proposed Sign and Use of the Subject Site

| | |
|--|--|
| Name of Proposed/existing business: NEW Bp gas station | |
| Address of property affected: 2206 N 15th St., Sheboygan, WI 53083 | |
| Use of property: Bp gas station | Type of Sign: Monument style gas price sign |
| Description of sign: A doubled sided @ 72.25 S.F. gas price monument style sign for Bp gas station | |

SECTION 4: Configuration of Proposed Sign

| | | |
|---|---------------------|---|
| Height: 10' 6" on a new foundation | Width: 8' 6" | Total Square Footage: 72.25 S.F. |
| Amount of public street frontage: | | |
| Amount of exposed exterior wall length: | | Setback: |
| Method of Attachment: | | |
| Method of Illumination: LED's | | |
| Sign Materials: ACM, metal frame(s) | | |
| Total square footage of signs on subject property – Before proposed sign: | | After proposed sign: |

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 Sign Permit Application. I certify that the information contained in this form and attachments are true and accurate. I certify that the project will be in compliance with all 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) Virginia McFarland | Title Office Manager | Phone Number 608-408-6867 |
| Signature of Applicant <i>Virginia McFarland</i> | | Date Signed 03/31/25 |

Complete application is to be filed with the Department of City Development, 828 Center Avenue, Suite 208. If required to be placed on the agenda of the City Plan Commission or Architectural Review Board, 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 (payable to the City of Sheboygan) are not submitted along with a complete and legible application. Application filing fee is non-refundable.

Conditional Use Permit/Variance Application Summary

Project: Monument Sign Height Request for New Gas Station with Electronic Message Center (EMC)

Location: 2206 N. 15th Street, Sheboygan, WI

A. Project Description

1. Description of Existing Use:

The property at 2206 N. 15th Street is currently under development for a new gas station and convenience store. The site was previously vacant or underutilized and is being redeveloped to provide modern fueling and convenience services.

2. Description of Proposed Use:

The proposed use is the development of a full-service gas station with a small convenience retail store. A monument sign with an electronic message center (EMC) is proposed at 10 feet 6 inches in overall height. This site was selected due to its location on a well-traveled commercial corridor, offering strong visibility and access for vehicular traffic.

3. Services/Products Provided:

The business will offer unleaded, convenience store items including snacks, drinks, lottery tickets, and essential groceries. The EMC sign will be used for fuel pricing, promotions, and occasional community messaging.

4. Projected Number of Residents, Employees, and/or Daily Customers:

- No residential use
- Estimated employees: 4–6 per shift
- Estimated daily customers: 250–400

5. Site Data (Approximate):

- Dwelling Units: None
- New building footprint: ~2,500 sq ft
- Landscape area: ~0.12 acres
- Parking area: ~0.30 acres

- Total lot size: ~0.52 acres

6. Description of Proposed Building and Site Improvements:

- New convenience store structure (~2,500 sq ft) with fuel canopy
- New monument sign with integrated EMC at 10' 6" OAH
- Asphalt-paved parking lot with dedicated ingress/egress from N. 15th Street and Geele Avenue
- Curb and gutter, sidewalks, stormwater drainage systems, and site lighting will be installed per code
- Dumpster enclosure and mechanical screening included
- Landscaped buffers and plantings installed to meet city requirements

7. General Design/Orientation:

The proposed building features contemporary commercial design with masonry and metal finishes in neutral colors (gray/black tones). The monument sign includes a brick base and professionally integrated EMC. The overall aesthetic is compatible with recent commercial developments in the area.

8. Renovations:

Not applicable—this is new construction.

9. Parking and Access:

The site design includes adequate off-street parking and safe ingress/egress points for vehicles. Site layout and traffic circulation are designed to meet commercial zoning standards.

10. Proposed Signage:

- Monument sign with electronic message center
- Proposed height: 10 feet 6 inches (variance requested above CUP limit of 8 feet)
- Sign designed to clearly communicate fuel prices and promotions to motorists

11. Project Timeline & Estimated Value:

- Construction underway in 2024; signage installation proposed during final build-out

- Projected completion: [Approximately October of 2025]
- Estimated value of signage: ~\$43,700
- Total project value: TBD

12. Compatibility with Surrounding Properties:

The proposed gas station and sign are consistent with surrounding commercial and mixed-use developments. Other nearby properties include service-based businesses and retail, some with similar signage height and design.

13. Mitigation of Potential Nuisance:

- EMC brightness will comply with city regulations and include dusk-to-dawn dimming
- Hours of operation will be typical of gas station/convenience uses
- Lighting, noise, and access will be designed to minimize impact on adjacent properties

14. Additional Information:

- Project aligns with commercial corridor development goals
- No requests for expansion or change in use are anticipated

C. Required Variances

- **Variance Requested:**
Increase in monument sign height from the CUP-allowed 8 feet to a proposed 10 feet 6 inches (as designed). Variance requested to permit the proposed sign to be constructed as part of the overall development project.
-

D. Written Justification for Conditional Use

a) Harmony with Comprehensive Master Plan:

This commercial development supports the City's goals of encouraging infill development and revitalization of key commercial corridors. The sign supports effective business operations and visibility, essential for commercial viability.

b) Impact on Nearby Property:

The proposed sign and development are compatible with adjacent land uses and are not expected to negatively affect neighboring properties. The project includes appropriate buffers and site design considerations.

c) Land Use Consistency:

The development is consistent with zoning and nearby land uses. The monument sign is consistent in style and scale with signage commonly found along similar corridors.

d) Availability of Public Services:

The site is fully served by public water, sewer, and electrical services. No additional public infrastructure is required to support the project.

CLIENT: BP
LOCATION: 2206 N 15th St,
Sheboygan, WI 53083
SVB #: 1643900
DATE: 02/05/25
VARIANCE: N/A

TABLE OF CONTENTS

PAGE 1 - Cover Checklist
PAGE 2 - Cover
PAGE 3 - Program Color Specifications
PAGE 4 - MID - Proposed
PAGE 5 - S1 - Details
PAGE 6 - S2 - Details
PAGE 7 - Illumination - Details
PAGE 8 - Code of Conduct / Safety Criteria

CONTACTS

PgM: Christie Woods
Email: cwoods@blairimage.com
Phone: (814) 949-8287

PjM: Kimberly Kurtz Peters
Email: kpeters@blairimage.com
Phone: (814) 283-2037

DOCUMENT INFO

BLAIR PROJECT #: 100647
SALES ORDER #: 28623
DOC #: AD-BPL-100647-250205-0

REVISIONS

| REV | DATE | DESCRIPTION |
|-----|----------|-----------------|
| 0 | 02-05-25 | INITIAL RELEASE |
| | | |
| | | |

| DESIGNER CHECK (initials) | PjM CHECK (initials) | |
|------------------------------|-------------------------|---|
| AGL | AH | a) Client Name |
| AGL | AH | b) Site Address / Location |
| AGL | AH | c) Project and Sales Order Number |
| AGL | AH | d) Date and Rendering Revisions w/ Revision Note(s) |
| AGL | AH | e) Required Item Notes or N/A |
| | | |
| 2. BRANDING ELEMENTS | | |
| AGL | AH | a) Brand Standard document number and revision or N/A |
| AGL | AH | b) Branding Elements and / or services meet current revision of Brand Standard identified |
| AGL | AH | c) Branding Elements and descriptions contained in Rendering match Branding Elements and descriptions in Proposal / Quote |
| DATE CHECKED | DATE CHECKED | |
| 02/05/25 | 02/07/25 | |

CUSTOMER APPROVAL

☐ Approved

☐ Approved as Noted

☐ Not Approved
Resubmit with Changes

Print Name

Title

Signature

Date



BRAND STANDARD
REVISION DATE:

☒ All provided image elements and / or services meet the current brand revision.

☐ The following image elements and / or services do not meet the current brand standards due to municipal code and / or specific site conditions.

BRANDBOOK

Item 6.

CLIENT: BP

LOCATION: 2206 N 15th St,
Sheboygan, WI 53083

SVB #: 1643900

DATE: 02/05/25

VARIANCE: N/A

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Email: kpeters@blairimage.com
Phone: (814) 283-2037

DOCUMENT INFO










BLAIR PROJECT #: 100647

SALES ORDER #: 28623

DOC #: AD-BPL-100647-250205-0

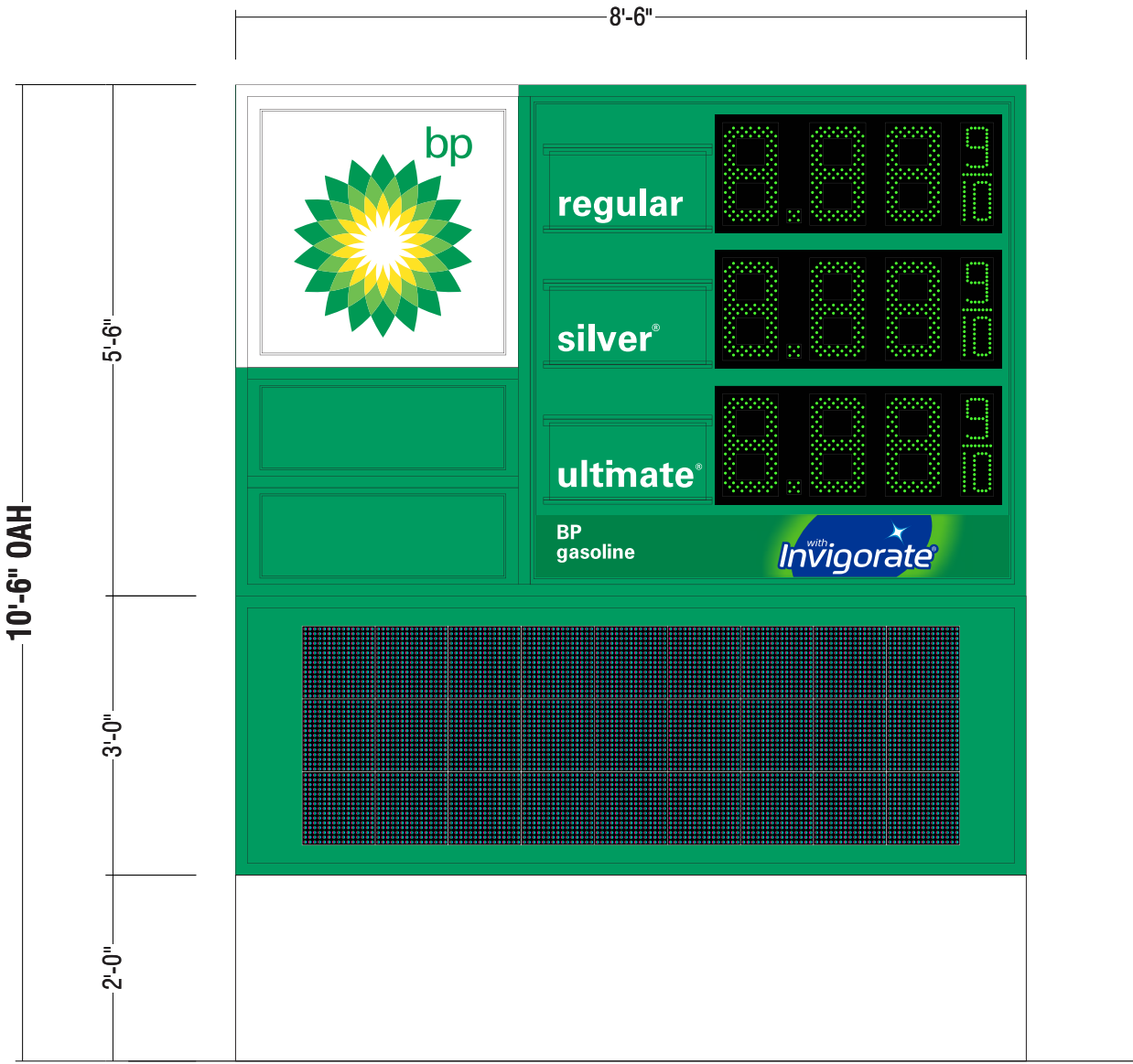
REVISIONS

| REV | DATE | DESCRIPTION |
|-----|----------|-----------------|
| 0 | 02-05-25 | INITIAL RELEASE |
| | | |
| | | |

| COLOR SPECIFICATIONS | | |
|---|---|-------------------------------|
| | VINYL MATCH | PAINT MATCH |
|  | PMS 348 C BP RETAIL GREEN (PRICER) | PMS 348 GREEN SATIN FINISH |
|  | PMS 355 C BP RETAIL GREEN (HELIOS) | NA |
|  | PMS 368 C BP LIGHT GREEN (HELIOS) | NA |
|  | PMS 109 C BP YELLOW (HELIOS) | NA |
|  | BP WHITE | WHITE SATIN FINISH |
|  | PMS 661 C INVIGORATE BLUE | NA |
|  | PMS PROCESS BLUE INVIGORATE LIGHT BLUE | NA |
|  | DIGITALLY PRINTED CUSTOM GRAPHICS | NA |
|  | SILK SCREENED GRAPHIC | NA |
| | | |



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PROPOSED SIGNAGE

SCOPE OF WORK

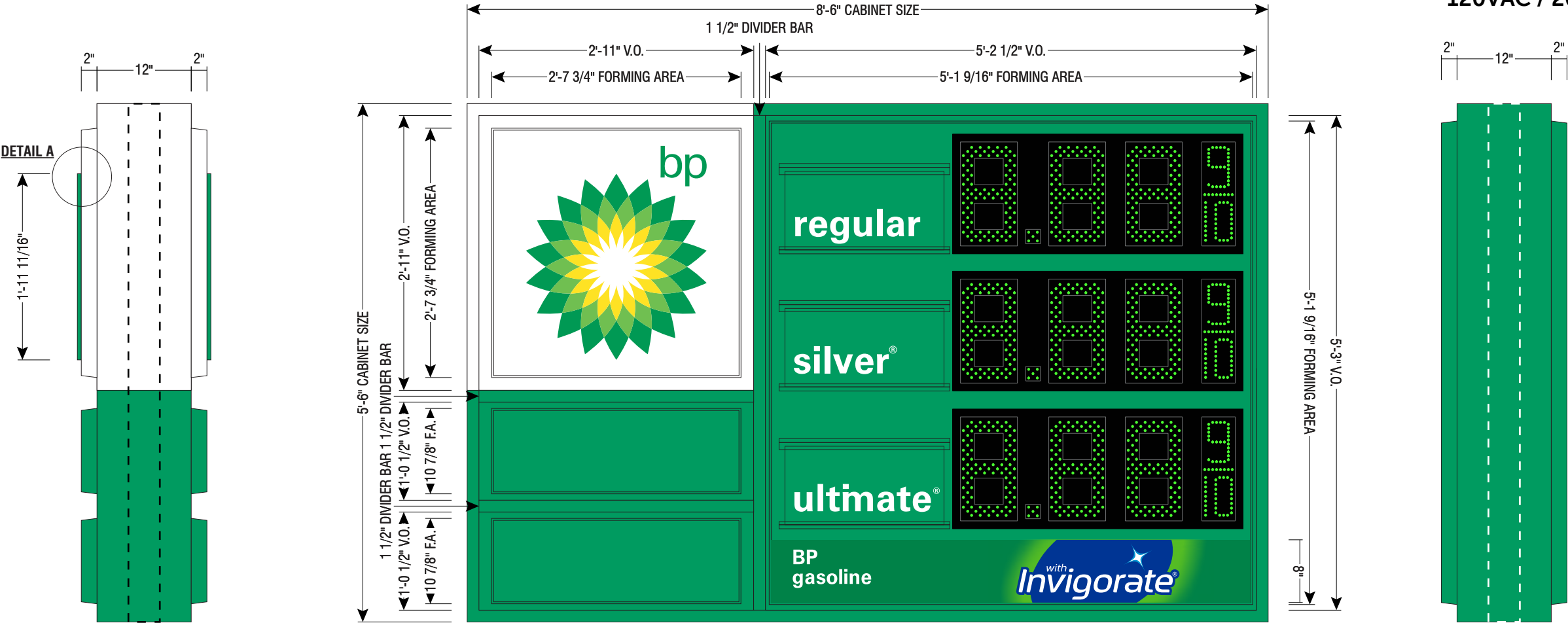
- 1. New Monument @ 10'-6" OAH on New Foundation.
- 2. Proposed Sign SF: 72.25 SF.

NOTE: SUBJECT TO CHANGE DURING ENGINEER REVIEW

ACTION ITEMS REQUIRED PRIOR TO PRODUCTION

- 1. New Foundation Requested.
- 2. .

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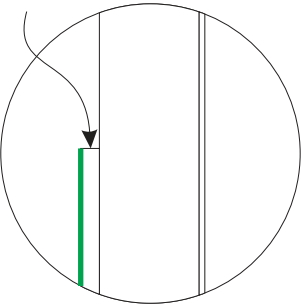
Electrical Requirement:
120VAC / 20A Dedicated Circuit(s)

SIDE VIEW

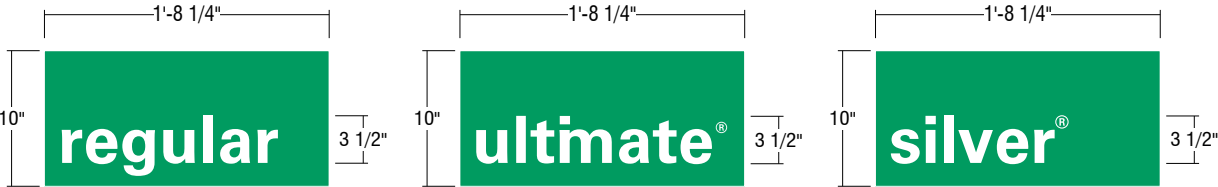
FRONT VIEW
SCALE: 3/4"=1'

SIDE VIEW

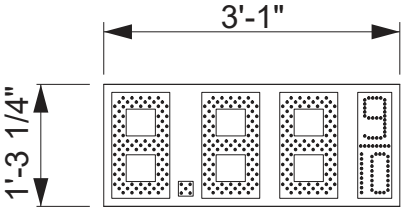
1/2" EMBOSMENT



DETAIL A



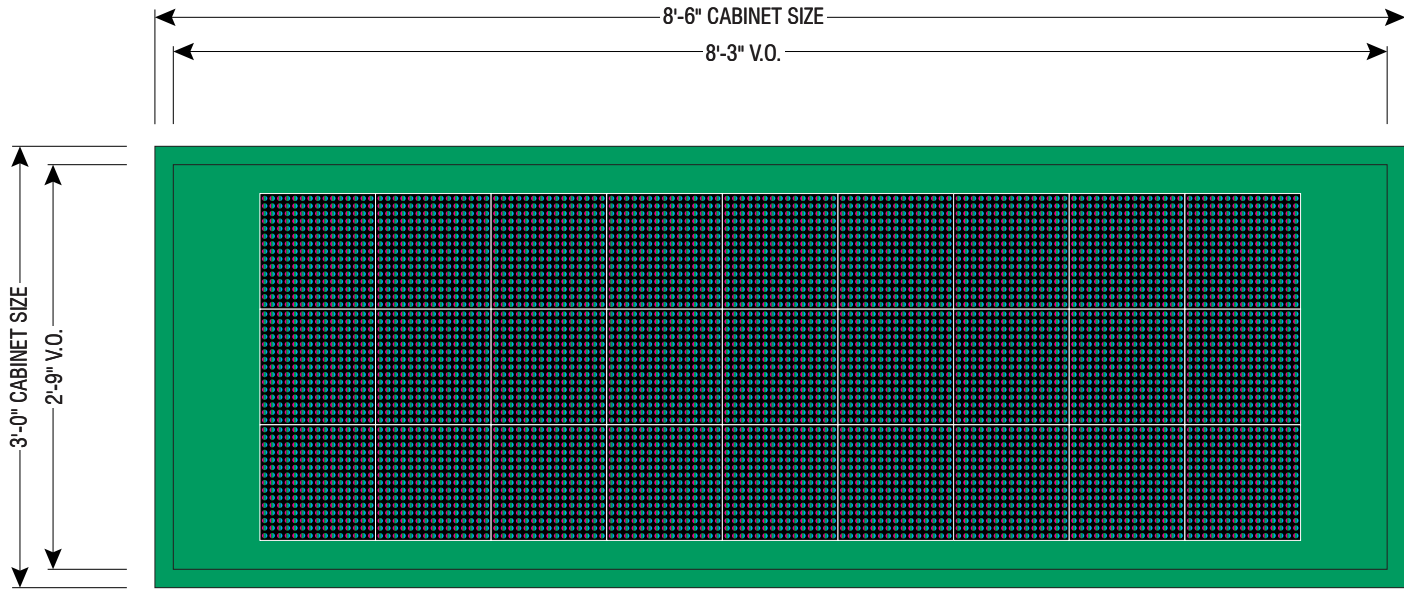
CUSTOM WORDPLATES



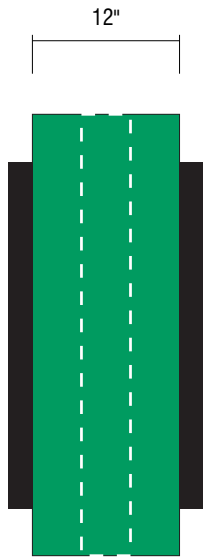
12" 3.0 LED DIGITS

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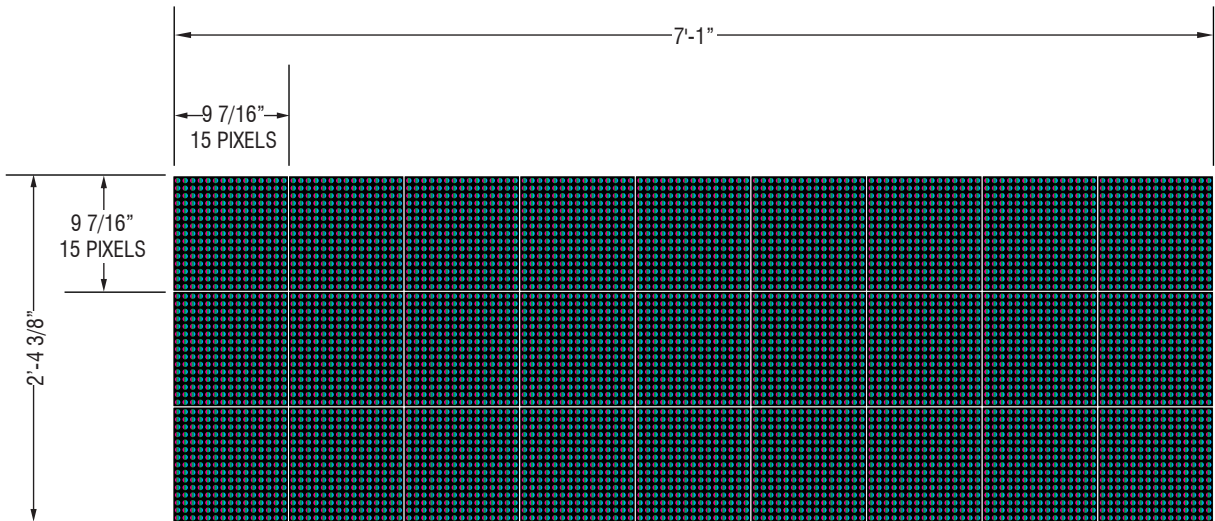
Electrical Requirement:
120VAC / 20A Dedicated Circuit(s)



FRONT VIEW
SCALE: 3/4"=1'

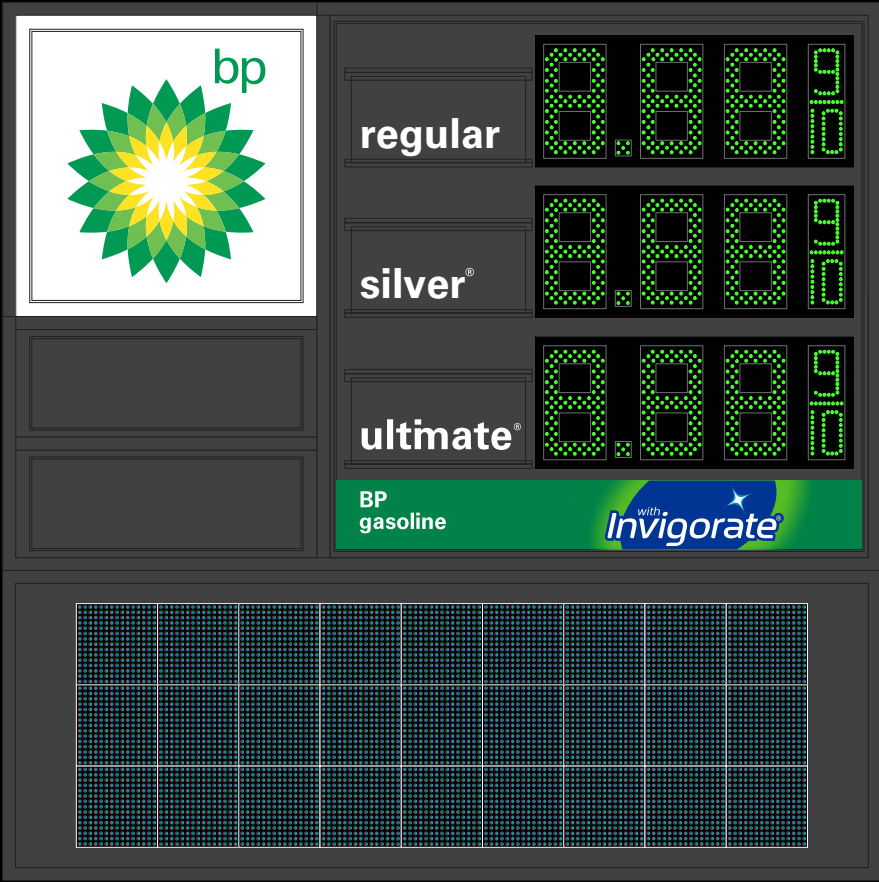


SIDE VIEW

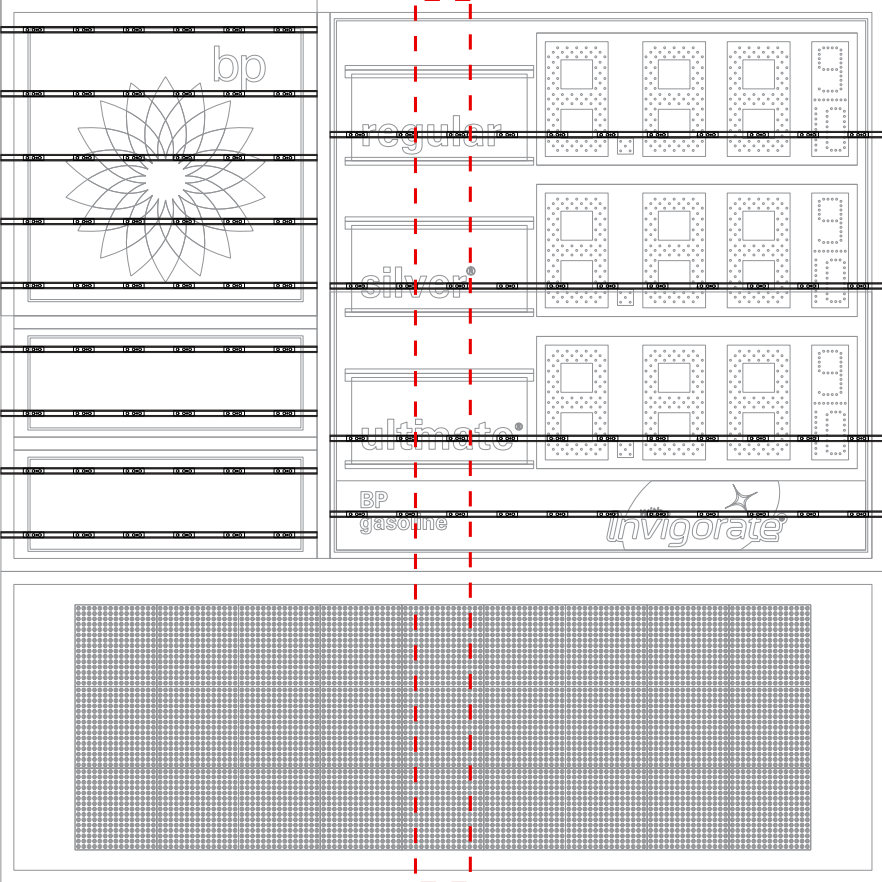


VANTAGE EMC - 16MM FULL COLOR
45 X 135 = 6075 (TOTAL) PIXELS

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ILLUMINATION VIEW



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Jobsite Code of Conduct and Basic Expectations

As an Independent Contractor, the Subcontractor acknowledges that, while operating separately from Blair and the Owner, they represent the Owner to the public. The Subcontractor, along with any approved subcontractors, agrees to uphold the following Code of Conduct while performing work for Blair. These expectations ensure professionalism for all parties involved, including the Subcontractor, Blair, and the Owner.

1. Professional Behavior

- Refrain from using profanity.
- Avoid wearing offensive or inappropriate clothing.
- Smoking is only permitted in designated areas, away from the worksite.
- Loud music is prohibited.
- Horseplay or unsafe conduct is strictly prohibited.
- Always maintain a professional workplace environment. Treat customers, patrons, and the public with respect and courtesy.

2. Site Protocol

- Notify the site manager upon arrival and departure from the site.
- Review the work and safety plan with the site manager before beginning work.
- Clearly mark the work area using cones, caution tape, or an appropriate barricading system, in accordance with required safety protocols.
- Always use the proper Personal Protective Equipment (PPE).
- Maintain a clean, organized, and safe work environment.
- Properly dispose of trash and recycle when possible.
- Pets and animals are not allowed on the worksite.
- Individuals not employed by the installation company are prohibited from work site.

3. Worksite Appearance

- Ensure the site is properly branded at the end of each workday. Temporary banners must be installed at designated locations to ensure visibility and compliance.

By following these expectations, the Subcontractor helps maintain a safe, respectful, and professional work environment for Blair and the Owner.

Installation Instructions

Upon delivery, the installation instructions will be included with the product, typically housed in a plastic sleeve attached directly to the crate. For more detailed installation instructions or a copy of the site-specific scope of work, please contact your Blair Project Manager.

All necessary installation hardware must be provided by the installer.

Communication and Work Progress Reporting

- The Subcontractor, including any approved subcontractors, must provide regular updates to the Blair Project Manager regarding work progress at the site. At a minimum, the following communication is required:
- **Arrival Notification:** A confirmation text message/email within 15 minutes of arriving at the site.
 - **Mid-Day Update:** A text message/email with the current work status.
 - **Departure Notification:** A text message/email within 15 minutes of leaving the site, including a summary of completed work and relevant photographs of both completed and in-progress work.
 - **Completion Photographs:**
 - Lit branding elements must show nighttime conditions or illuminated LEDs/bulbs.
 - [other photos determined by PM]
 - [other photos determined by PM]

If there are any questions, concerns, or requests for additional instructions, the Subcontractor should contact the Blair Project Manager while on-site. Any change orders or deviations must be submitted in writing to the Project Manager before proceeding with the work.

Upon completion of work, the Subcontractor must obtain written acceptance of the completed work from the site manager and provide a copy of this documentation to Blair.

Service Contact Information

Phone: (814) 283-2177
Service Hours: Monday – Friday | 8:00 AM – 4:30 PM EST
Website: www.blairimage.com/contact-blair/
Email: service@blairimage.com
Emergency/After 4:30pm: (800) 563-9598

Safety Criteria

- All subcontractors working for Blair are required to complete the Blair Safety Certification Program and comply with OSHA regulations, along with all applicable local, state, and federal laws. Subcontractors must provide documentation of:
- COI (Proof of minimum Liability)
 - Worker’s Comp
 - W-9
 - MSA
 - Blair Install Safety Certification
 - JSA for every component of the project

Subcontractors working on petroleum sites must also hold a valid API Certification and adhere to API guidelines.

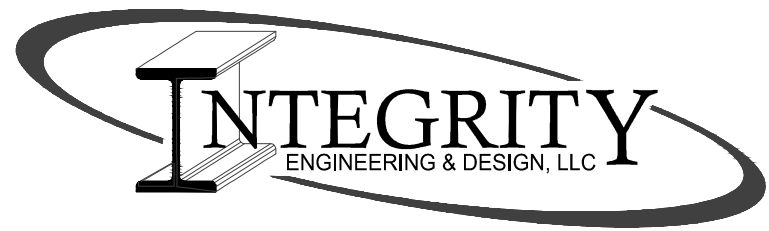
Safety Protocols

- **Blair should be NOTIFIED IMMEDIATELY for any and all incidents.**
- **Job Safety Analysis:** Conduct a thorough safety analysis before beginning work.
- **First Aid and Emergency Response:** Be aware of the location of first aid supplies and medical treatment facilities, including CPR protocols.
- **Personal Protective Equipment (PPE):** Use appropriate PPE for each task.
- **Tools and Equipment:** Ensure tools are in safe working order and are used for their intended purpose within safe operating limits.
- **Vehicle Operation:** Vehicle operators must comply with all DOT and API regulations.
- **Fall Protection:** Use appropriate fall arrest equipment when required.
- **Working at Heights:** Understand and follow safety requirements for working at heights.
- **Worksite Barricading:** Properly barricade the work area to protect against potential hazards.
- **Lifting Operations:** Only trained and competent personnel should perform lifting tasks using approved equipment.

Adhering to these safety criteria ensures a safe and compliant work environment for all personnel.

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PROPOSED C-STORE FOR: J-MART SHEBOYGAN, WISCONSIN



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

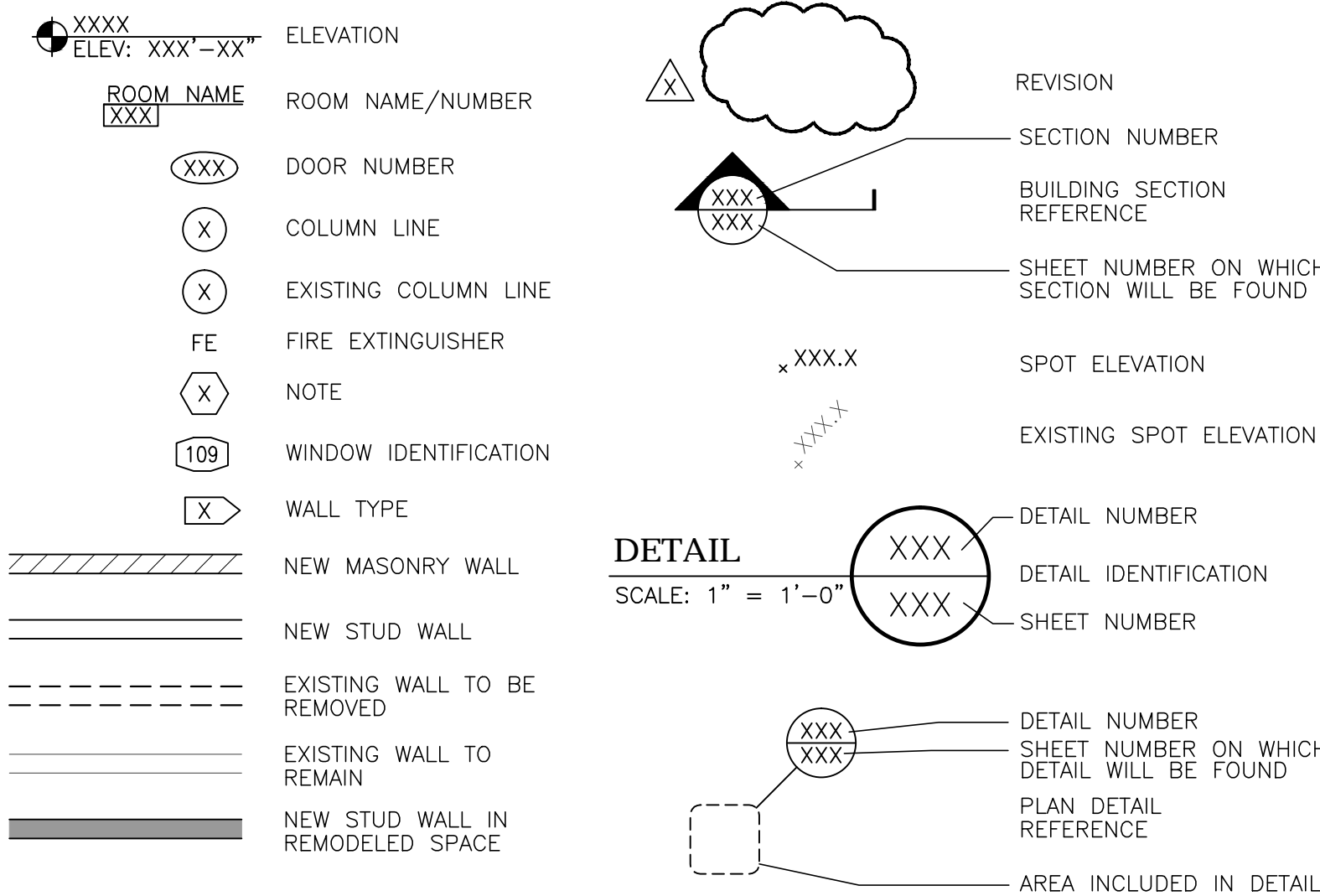
TO MAKE THIS PLAN MORE CONTRACTOR FRIENDLY, WE HAVE PREPARED IT WITH OUR QUICK SPEC SYSTEM.

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).

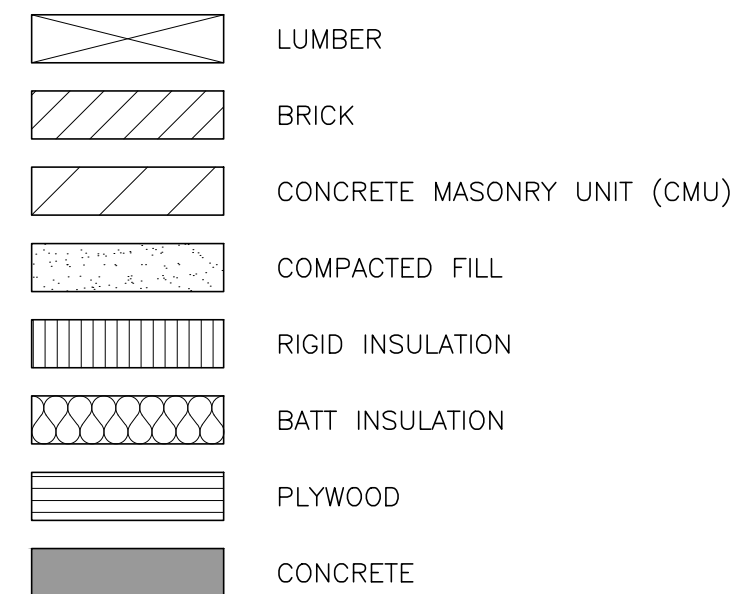
SPECIFIC CASES THAT CANNOT BE DESCRIBED IN A GENERAL SPEC ARE NOTED ON THE PLANS. IF THERE IS A DISCREPANCY BETWEEN THE PLAN AND THE GENERAL SPEC, THE PLAN NOTES WILL SUPERSEDE THE GENERAL SPEC.

KEY TO SYMBOLS AND MATERIALS

SYMBOLS



MATERIALS



CALL 3 WORK DAYS BEFORE YOU DIG

DIGGERS HOTLINE

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

BUILDING DATA

BUILDING CODE: IBC 2015 WITH WI AMENDMENTS

BUILDING SIZE:

FIRST FLOOR AREA (SQ. FT.): 4,845
ALLOWABLE AREA PER FLOOR (SQ. FT.): 13,838
NUMBER OF STORIES: 1
MAXIMUM OVERALL HEIGHT: 21'-2"

CONSTRUCTION CLASSIFICATION:

NEW - TYPE VB

OCCUPANCY:

B, M

DESIGN LOADS: PER IBC 2015, CHAPTER 16

C_r = 1.0
F_s = 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 - NOT REQUIRED
STANDPIPE SYSTEMS - NOT REQUIRED SEE IBC 905
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

DRAWING INDEX

- T1.0 COVER SHEET
- C101 SITE DEMOLITION PLAN, SITE PLAN, AND TYPICAL DETAILS
- C102 SITE GRADING AND EROSION CONTROL PLAN
- C103 SITE UTILITY AND SITE UTILITY DETAILS
- S1.0 FOUNDATION PLAN
- S2.0 FOUNDATION DETAILS
- S3.0 ROOF FRAMING PLAN
- S3.1 SNOW DRIFT LOADING PLAN / ROOF SLOPE DIAGRAM / FRAMING DETAILS
- A1.0 FLOOR PLAN
- A1.1 F.F.E. PLAN / REFLECTED CEILING PLAN / ENLARGED RESTROOM PLAN
- A2.0 EXTERIOR RENDERINGS
- A2.1 EXTERIOR ELEVATIONS
- A3.0 SECTIONS
- A3.1 SECTIONS
- A3.2 SECTION DETAILS
- A4.0 SCHEDULES
- A4.1 HEAD, JAMB, AND SILL DETAILS

REVISED PLAN JULY 01, 2024

BUILDING SIZE HAS BEEN REVISED AND INTERIOR FLOOR PLAN LAYOUT HAS BEEN RECONFIGURED TO MATCH. ALL SHEETS HAVE BEEN REVISED TO ACCOMMODATE.

NOTE:

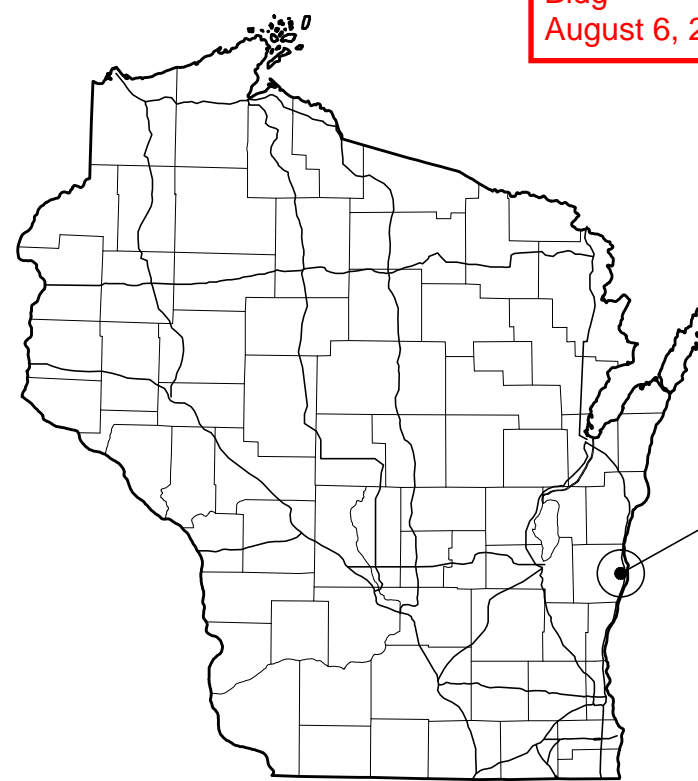
THE STAMP OF INTEGRITY ENGINEERING'S SUPERVISING PROFESSIONAL ON THIS SET OF DRAWINGS IS IN NO WAY ATTESTING TO THE ACCURACY AND COMPLETENESS OF THE DRAWINGS PREPARED BY SUB-CONSULTANTS INCLUDED HEREIN. THE RESPONSIBILITY FOR THE DRAWINGS BY SUB-CONSULTANTS LIES WITH THE RESPECTIVE SUB-CONSULTANTS (CIVIL,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

Conditionally APPROVED SITE LOCATION MAP DEPT. OF SAFETY AND PROFESSIONAL SERVICES DIVISION OF INDUSTRY SERVICES

Randall P. Dahmen

SEE CORRESPONDENCE

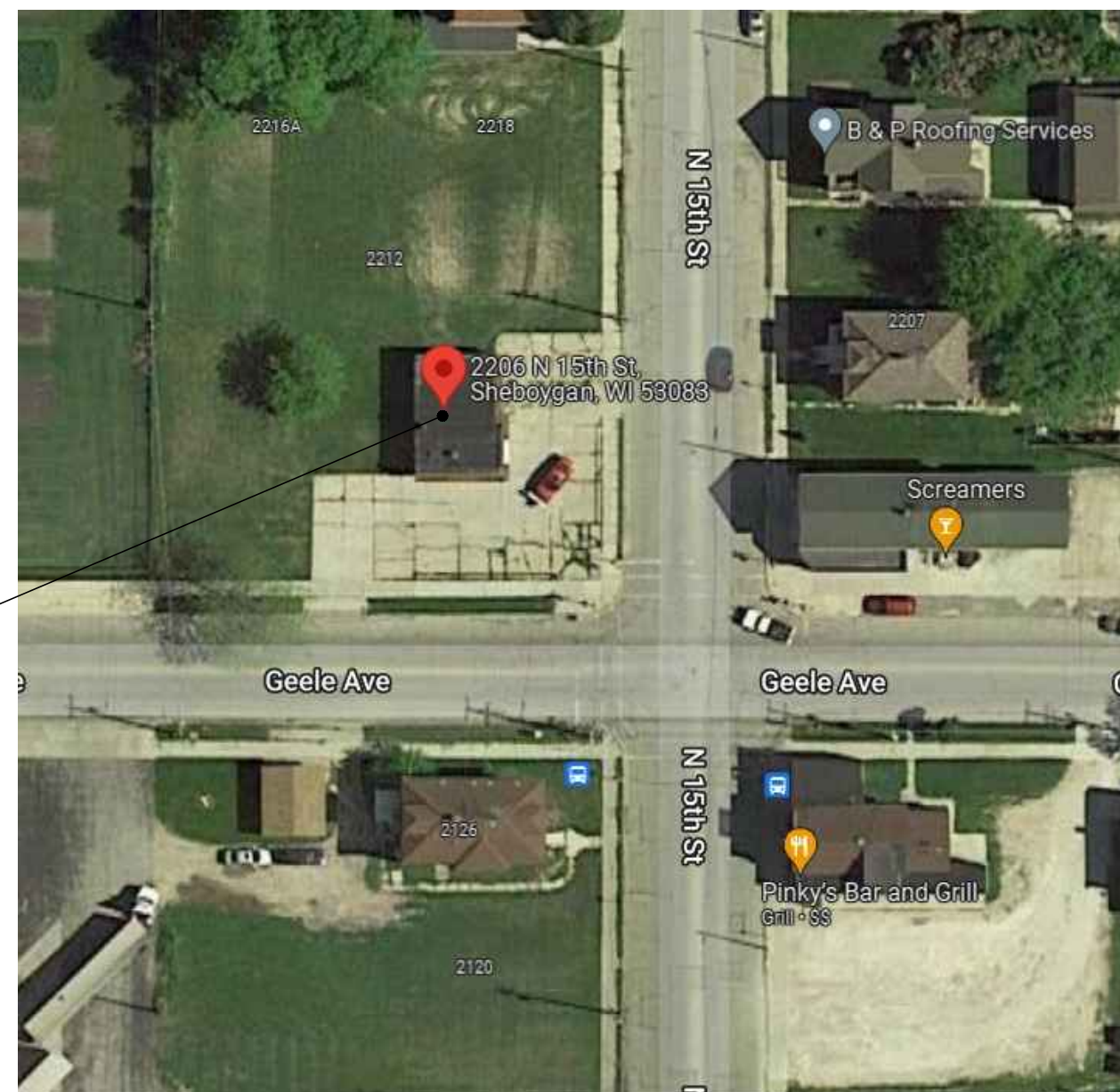
Transaction # CB-0824011159-PRB
New Bldg
August 6, 2024



SITE LOCATION
2206 N 15TH ST.
SHEBOYGAN, WI 53083



July 8, 2024



PROPOSED BUILDING FOR:

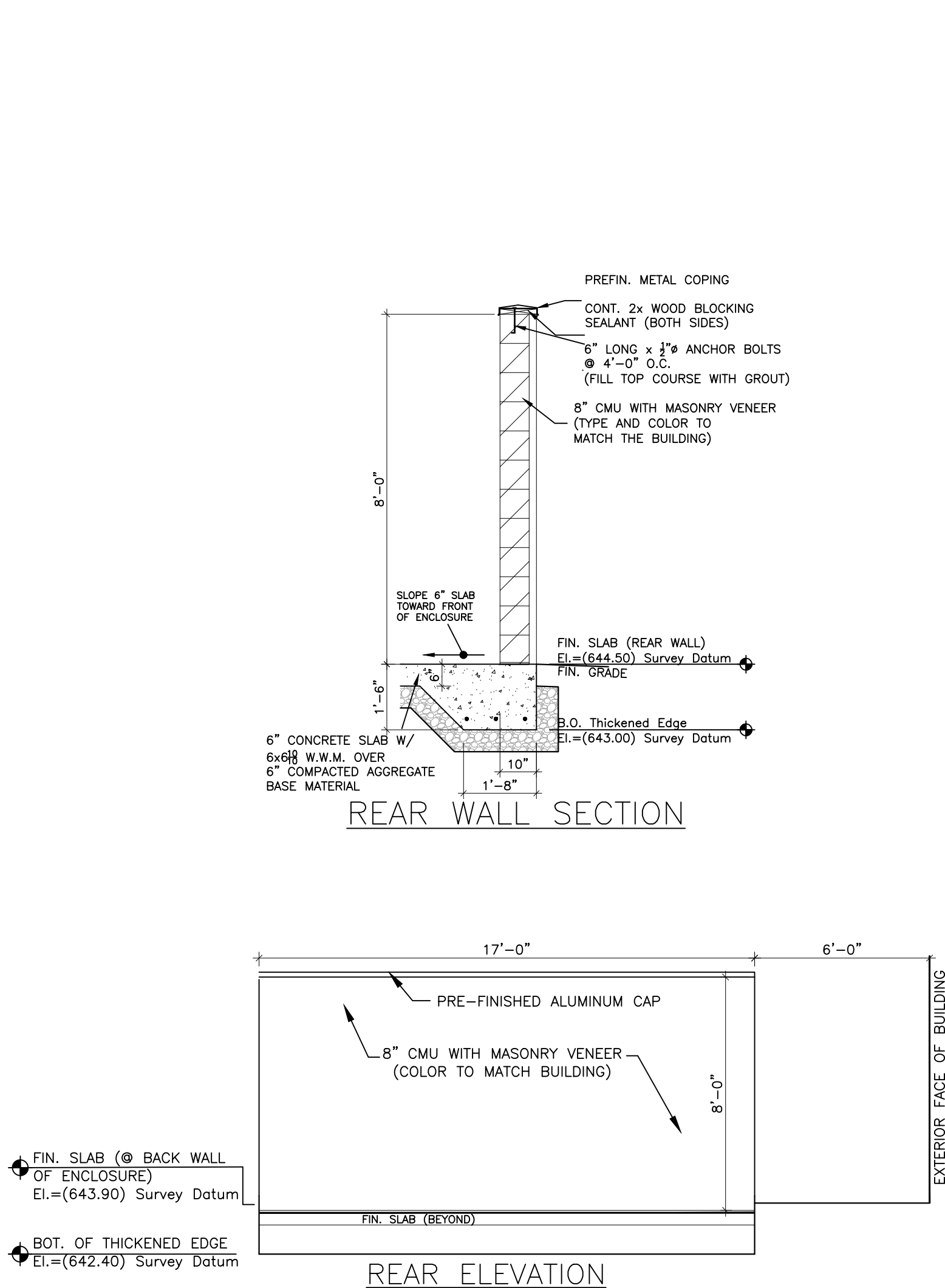
**J-MART
SHEBOYGAN**

2206 N. 15TH STREET
SHEBOYGAN, WI 53083

21253
MARCH 22, 2024
A. WOLF
C. DUESCHER

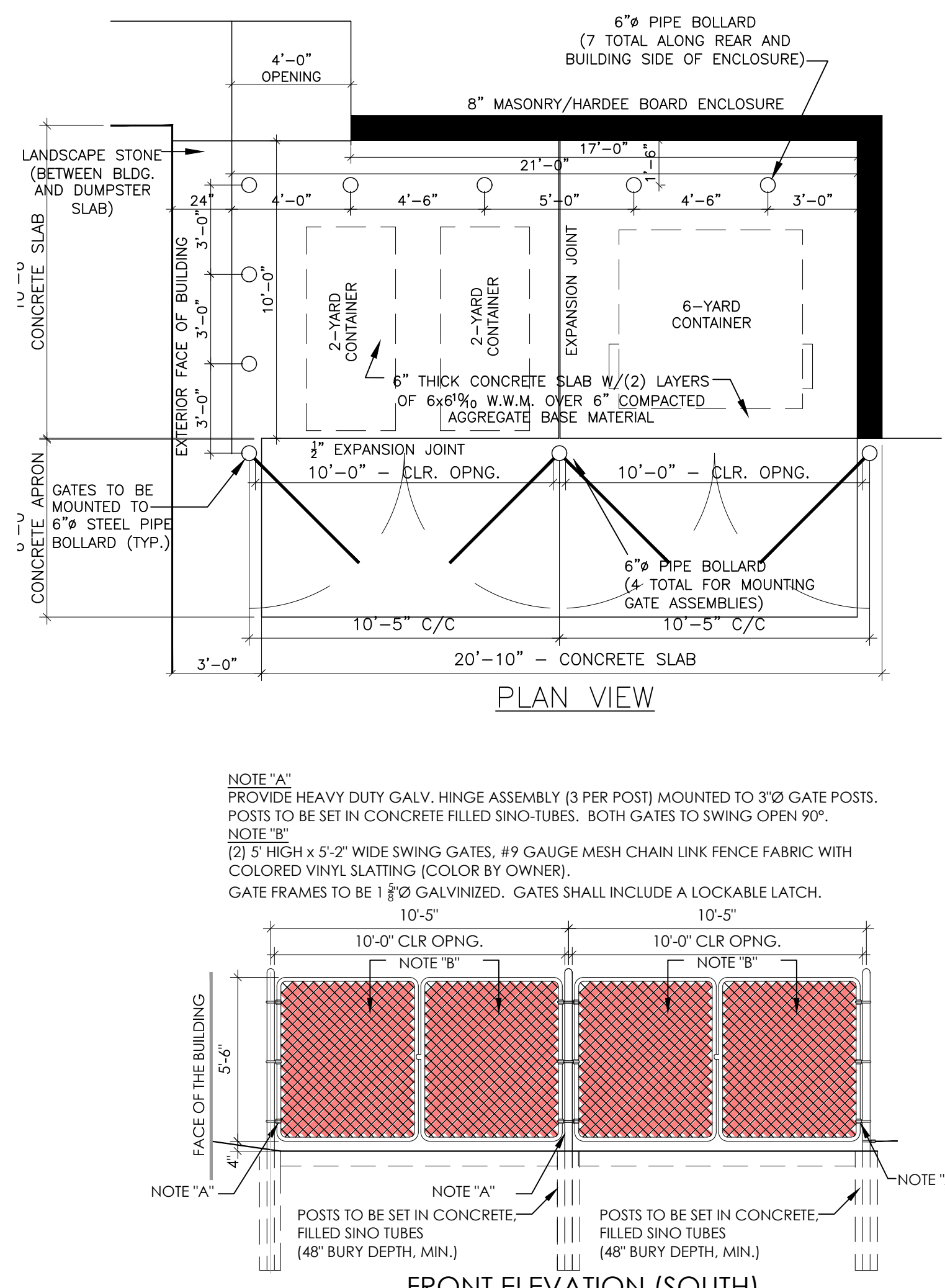
Project number
Date
Drawn by
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REAR WALL SECTION

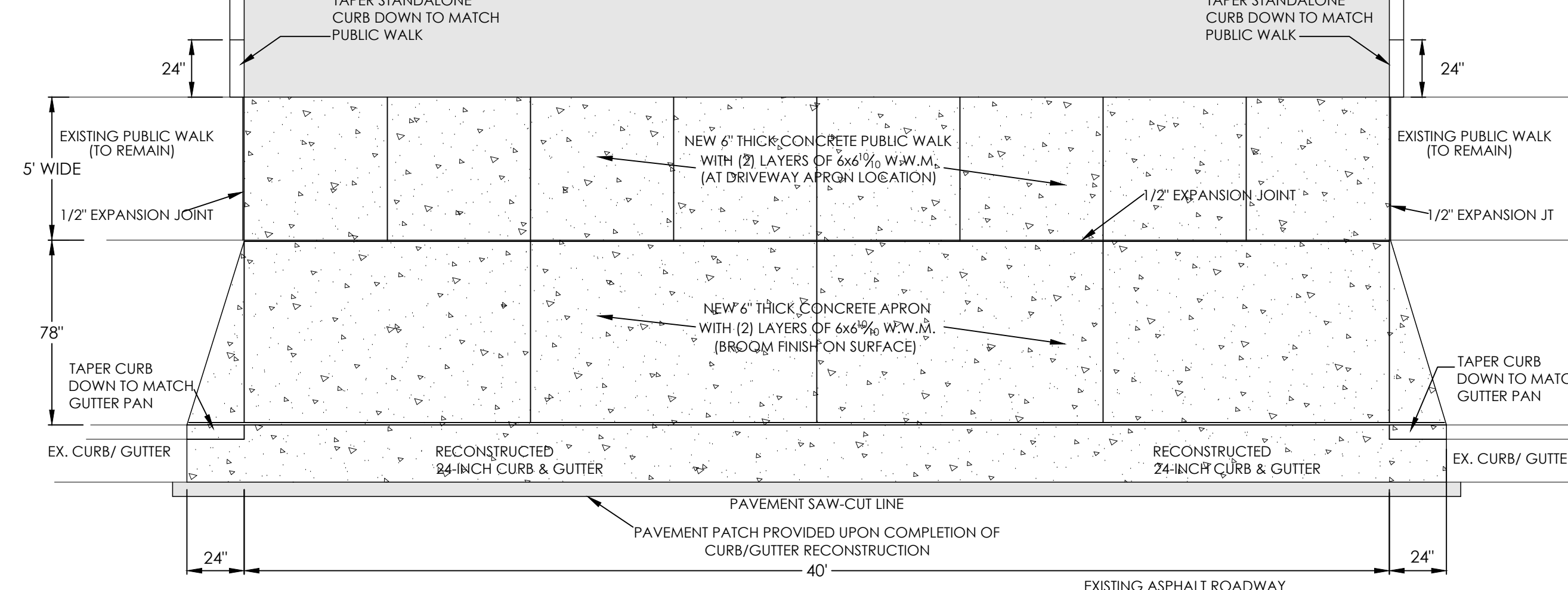
REAR ELEVATION



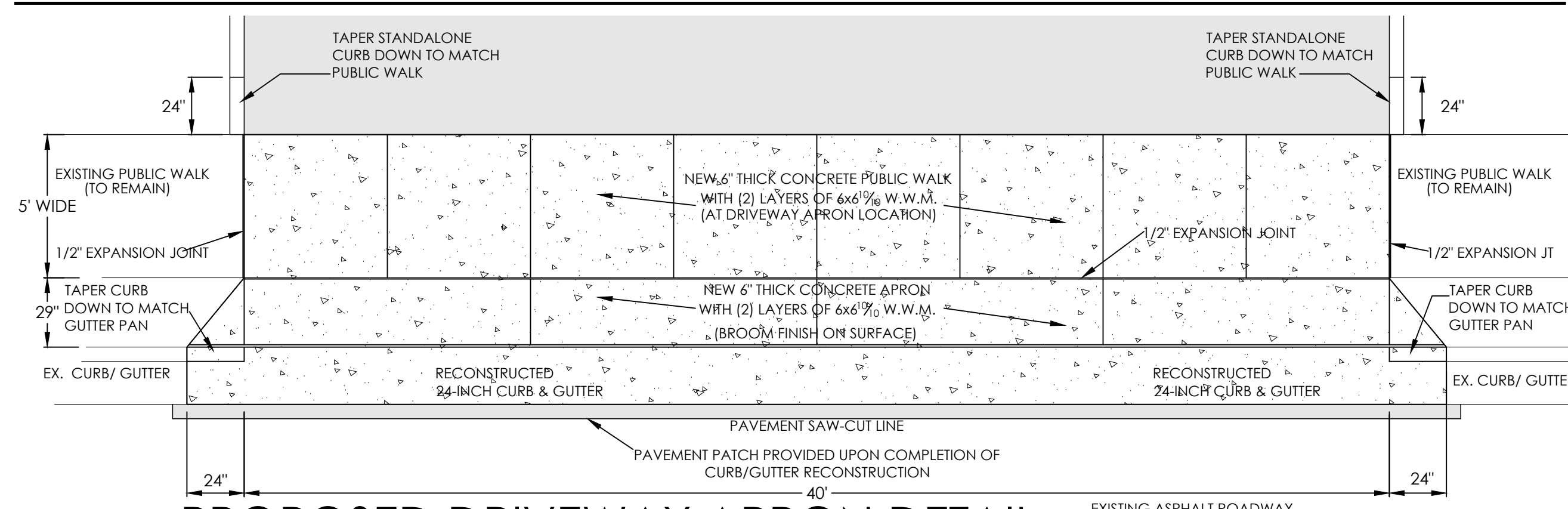
PLAN VIEW

FRONT ELEVATION (SOUTH)

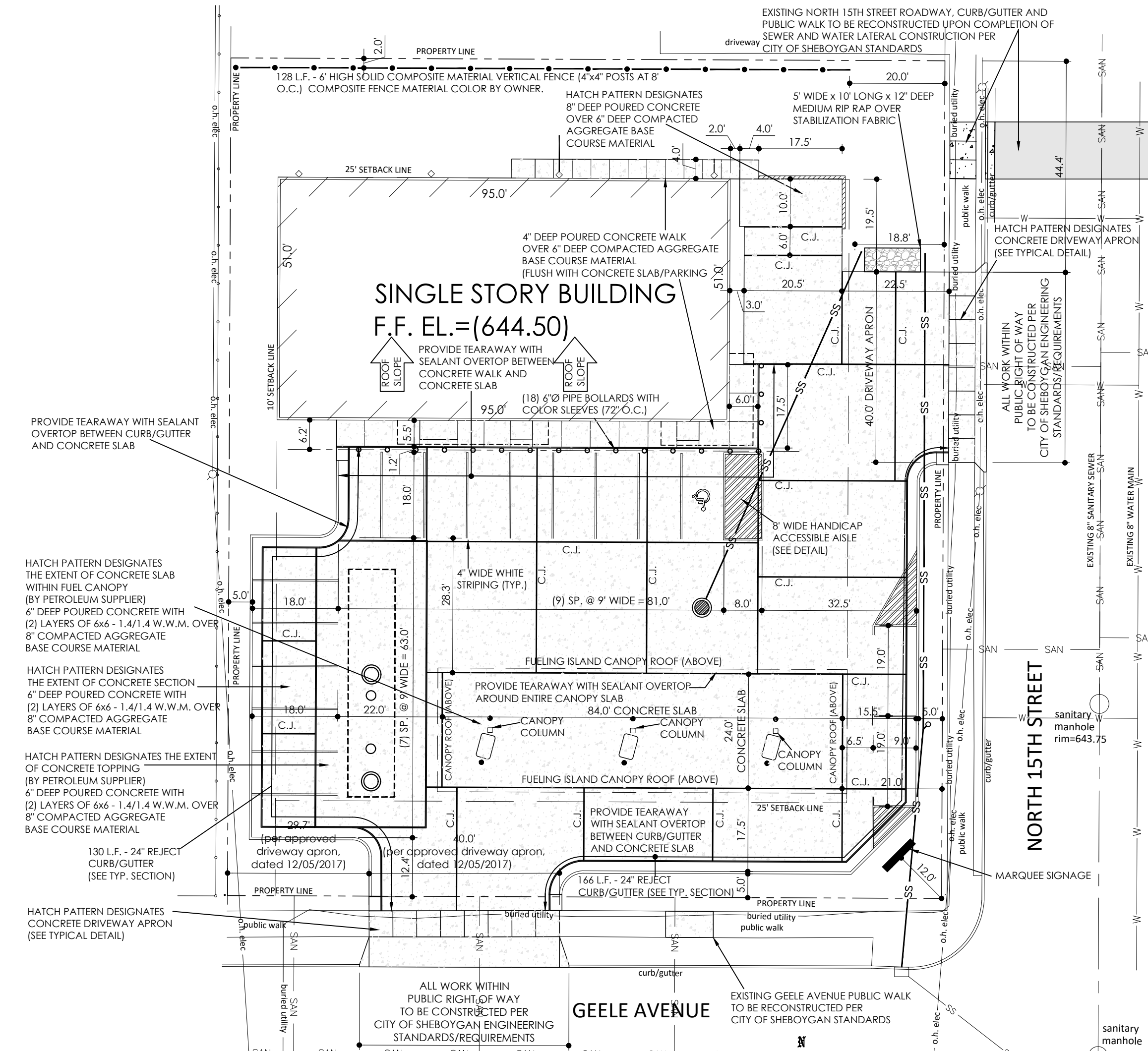
DUMPSTER ENCLOSURE



PROPOSED DRIVEWAY APRON DETAIL
(GEELE AVENUE)

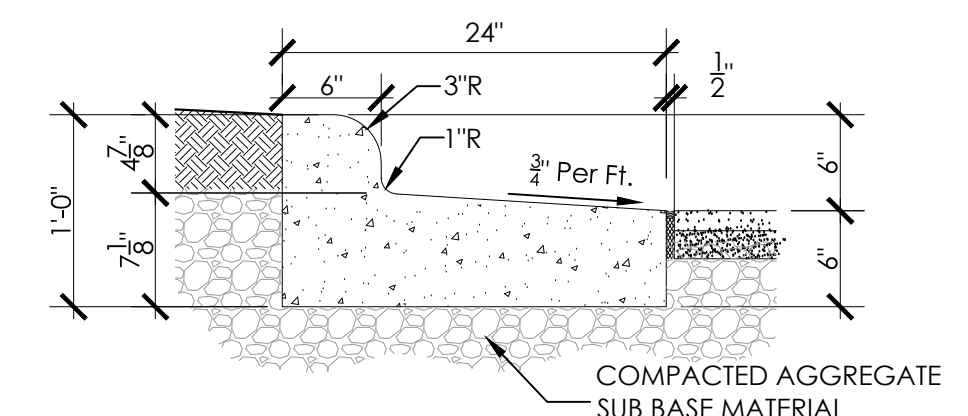


PROPOSED DRIVEWAY APRON DETAIL
(NORTH 15th STREET)



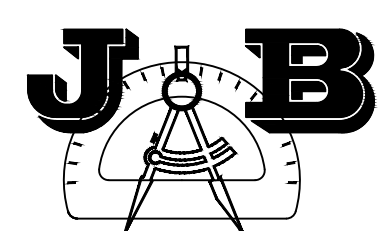
SITE PLAN

| | |
|---|---|
| SITE DATA | |
| TOTAL SITE AREA | = 26,400 SQ. FT. (0.60 AC.) |
| ZONING CLASSIFICATION: | UC - URBAN COMMERCIAL |
| SITE ADDRESS: | 2206 NORTH 15th STREET |
| EXISTING SITE CONDITIONS | |
| EXISTING BUILDING FOOTPRINT (ROOF AREA) | = 1,134 SQ. FT. |
| EXISTING CONCRETE SURFACE | = 5,192 SQ. FT. |
| EXISTING IMPERVIOUS AREA (PRE-DEVELOPED) | = 6,328 SQ. FT. |
| PROPOSED SITE CONDITIONS | |
| PROPOSED BUILDING FOOTPRINT (ROOF AREA) | = 4,845 SQ. FT. |
| PROPOSED CONCRETE PAVEMENT, CONCRETE WALKS, CONCRETE CURB/GUTTER AND CONCRETE DUMPSTER PAD WITH CONCRETE APPROACH | = 12,095 SQ. FT. |
| PROPOSED CONCRETE FUEL AREA | = 2,016 SQ. FT. |
| PROPOSED TOTAL IMPERVIOUS AREA (POST DEVELOPED) | = 18,956 SQ. FT. (+12,628 SQ. FT.) |
| LOT COVERAGE | = 75% |
| PARKING COUNT DATA | |
| PROPOSED PARKING COUNT | 4,845 SQ. FT. BUILDING |
| (1 SP. PER 300 SQ. FT., 16.15 SPACES REQUIRED) | = (17) STANDARD SPACES + (1) HANDICAP ACCESSIBLE SPACES |




REJECT CURB AND GUTTER SECTION

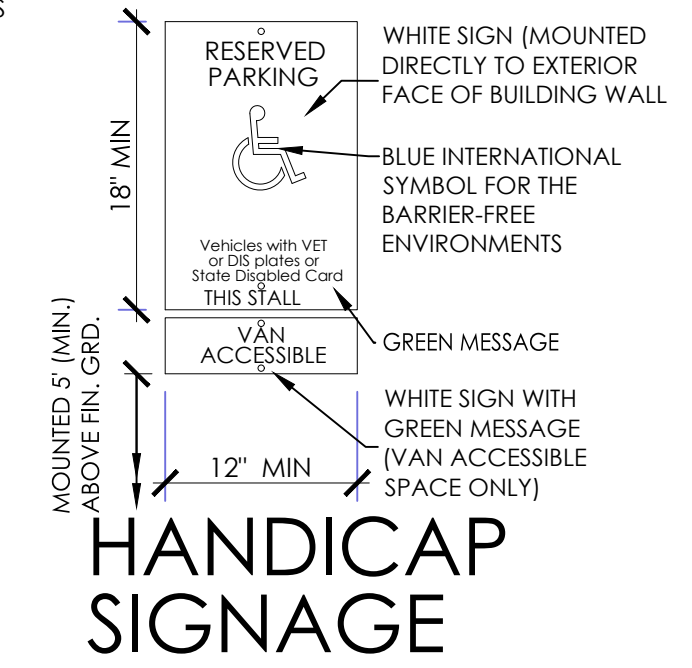
NOTE:
THE LOCATION OF UNDERGROUND UTILITIES OR FACILITIES SHOWN ON PLANS ARE BASED ON AVAILABLE RECORDS AT THE TIME OF PREPARATION AND ARE NOT GUARANTEED TO BE COMPLETE OR CORRECT. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL UTILITIES 72 HOURS PRIOR TO CONSTRUCTION TO DETERMINE THE EXACT LOCATION OF ALL FACILITIES AND TO PROVIDE ADEQUATE PROTECTION DURING THE COURSE OF THE PROJECT. THE CONTRACTOR IS ALSO RESPONSIBLE FOR REPAIR OF ALL DAMAGED UTILITIES DURING CONSTRUCTION TO THE SATISFACTION OF UTILITY OWNER(S).



SITE DESIGN AND ENGINEERING, LLC
PO BOX 1067
WOODRUFF, WISCONSIN 54568
(920) 207-8977
jbrunoski@jbsitedesign.net



a construction services company
1202A NORTH 8TH STREET
SHEBOYGAN, WISCONSIN 53082



HANDICAP SIGNAGE

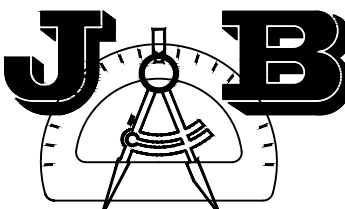
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| Item 6. | |
| REVISIONS | |
| NO. | DATE |
| 1 | MARCH 17, 2022 |
| 2 | JUNE 1, 2022 |
| 3 | JULY 12, 2022 |
| 4 | AUGUST 15, 2023 |
| 5 | AUGUST 21, 2023 |
| 6 | JULY 2, 2024 |
| Issue Dates | |
| Revision | Date |
| PROPOSED C-STORE | |
| 2206 NORTH 15th STREET Sheboygan, Wisconsin 53082 | |
| SHEET TITLE | |
| SITE DEMOLITION PLAN | |
| SITE PLAN | |
| TYPICAL DETAILS | |
| DRAWN BY J.A.B. | |
| CHECKED BY | |
| DATE JANUARY 25, 2022 | |
| PROJECT NO. 2021-45 | |
| SHEET NO. C101 | |



CALL DIGGERS' HOTLINE
1-800-242-8511

TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND BEFORE YOU DIG.
WISCONSIN STATUTE 182.0715 REQUIRES MIN. OF 3 WORK DAYS NOTICE
BEFORE YOU EXCAVATE.

NOTE:
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jbronoski@jbsitedesign.net



1202A NORTH 8TH STREET
SHEBOYGAN, WISCONSIN 53082

| NO. | REVISIONS | DATE |
|-----|--|-----------------|
| | REVISED BUILDING FOOTPRINT SQUARE FOOTAGE FROM 8,060 SQ. FT. TO 7,664 SQ. FT. SINGLE DRIVEWAY APRON ON NORTH 15TH STREET | MARCH 17, 2022 |
| | REVISED DUMPSTER ENCLOSURE | JUNE 1, 2022 |
| | ADDED NEW SEWER AND WATER LATERALS AND CONCRETE STOP ON WEST SIDE OF BUILDING | JULY 12, 2022 |
| | ADDED DOWNSPOUT STM. CHANGED PAVEMENT TO CONCRETE SLABS | AUGUST 15, 2023 |
| | REVISED DUMPSTER DETAILS. CHANGE CURB/GUTTER | AUGUST 21, 2023 |
| | REDUCED BUILDING FOOTPRINT TO 4,846 SQ. FT. / REDUCED PARKING FROM (20) TO (16) SPACES | JULY 2, 2024 |

Issue Dates

Revision Date

PROPOSED C-STORE

2206 NORTH 15th STREET
Sheboygan, Wisconsin 53082

SHEET TITLE
SITE UTILITY PLAN
SITE UTILITY DETAILS

DRAWN BY
J.A.B.

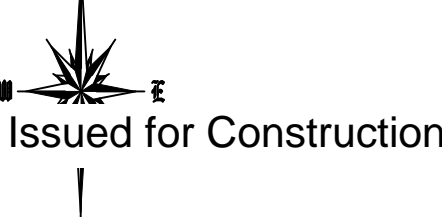
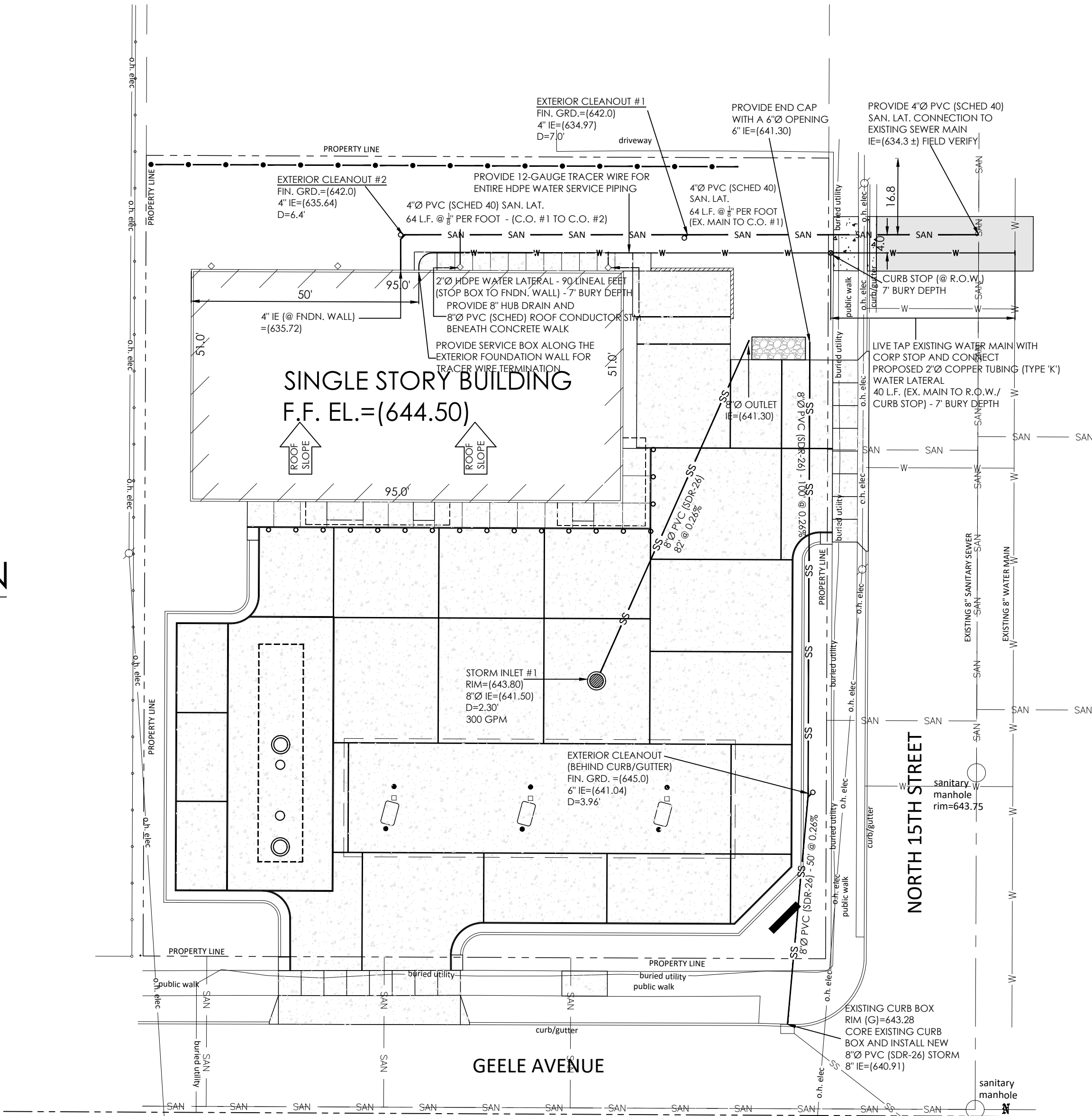
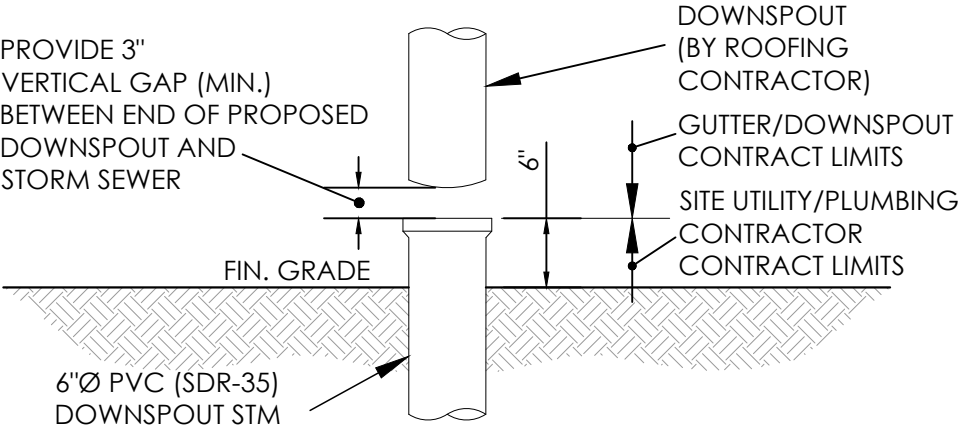
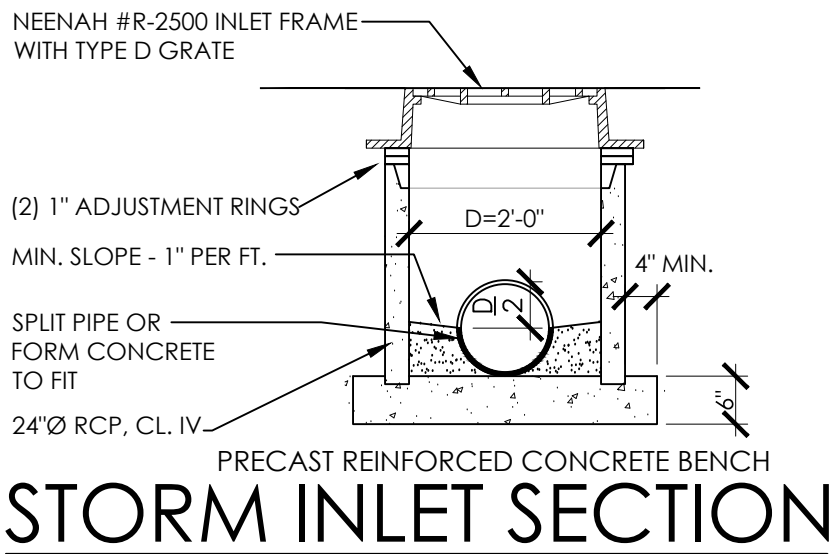
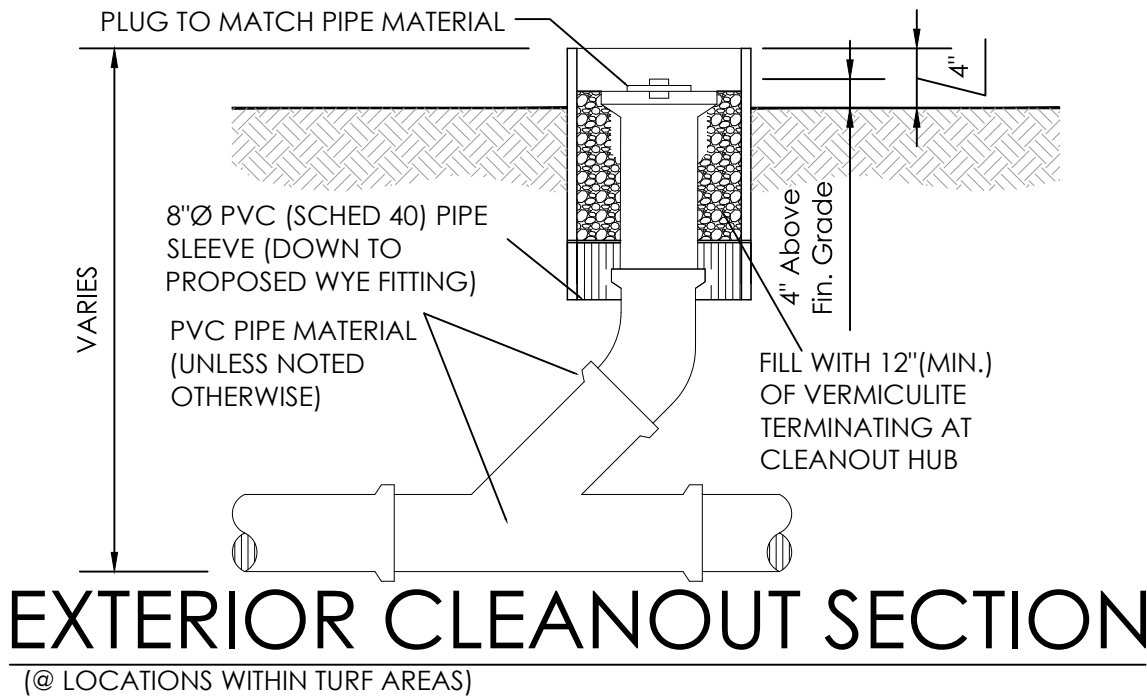
CHECKED BY

DATE
JANUARY 25, 2022

PROJECT NO.
2021-45

SHEET NO.

C103





| ISSUE NO | REVISIONS | ISSUE DATE |
|----------|----------------------------------|------------|
| 1 | REVISED PREVIOUSLY APPROVED PLAN | 07-01-2024 |
| | | |
| | | |
| | | |

PROPOSED BUILDING FOR:

J-MART
SHEBOYGAN

2206 N. 15TH STREET
SHEBOYGAN, WI 53083

21253
MARCH 22, 2024
A. WOLF
C. DUESCHER

Project number
Date
Drawn by
Checked by

S1.0

Issued for Construction

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 4,000 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 4".
- 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 156 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 F1554, 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 6" 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 WOOT 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 3/4" CRUSHED STONE OR SAND COMPACTED TO THE ABOVE STANDARD. GRAVEL BASE BENEATH DRIVES, PARKING AREAS, AND APRONS SHALL BE 12" OF COMPACTED CRUSHED STONE. TYPICAL 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 2" 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.

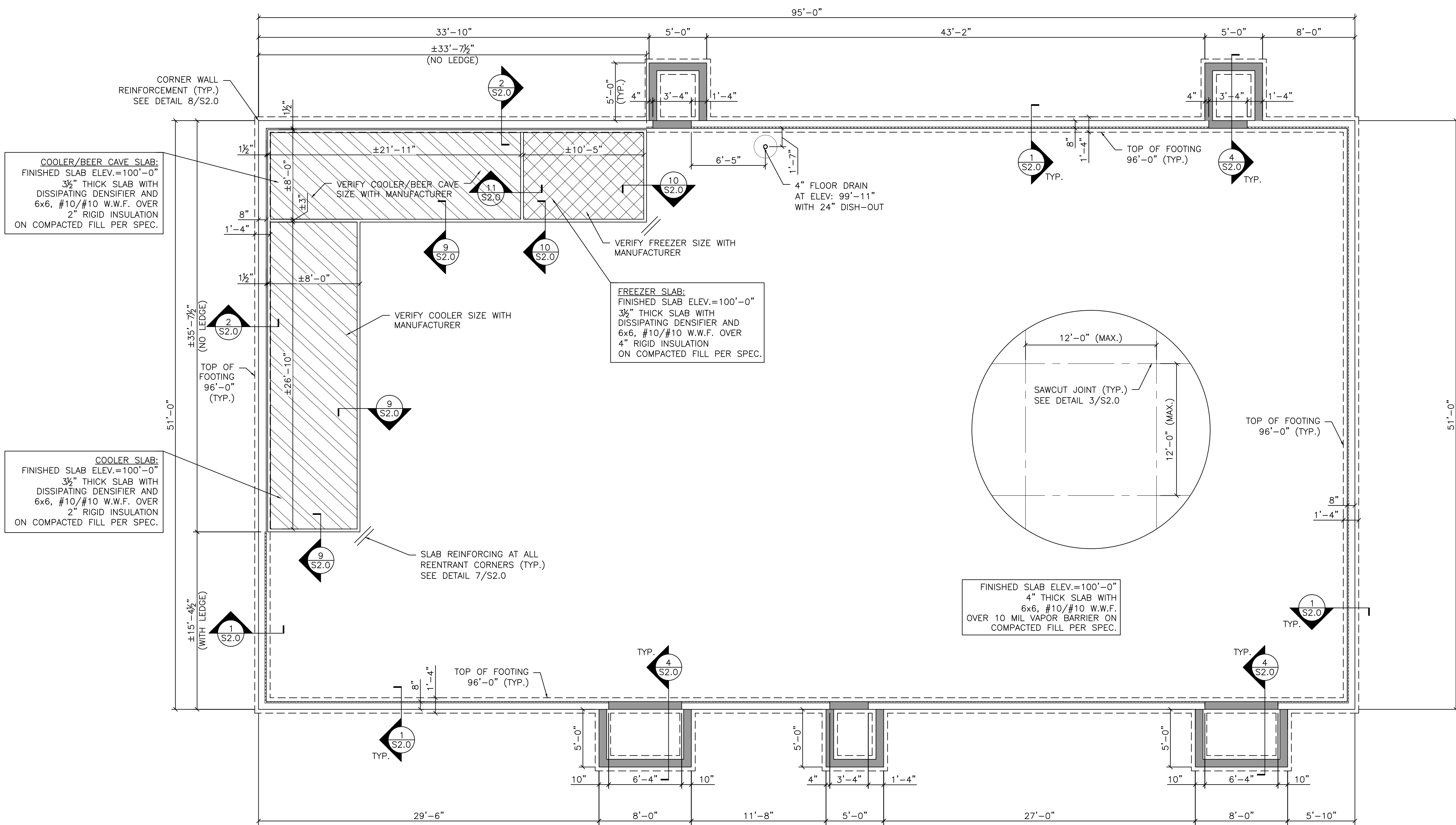
SPLASH BLOCKS ARE TO BE PLACED AT ALL DOWN SPOUTS WHICH DISCHARGE AT GRADE AND AT SPRINKLER DRAIN VALVES.

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 SUPERCEDE.

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 CONTRACTING, 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.



CONCRETE NOTE:
CONTRACTOR TO VERIFY
SIZE AND LOCATIONS OF
COOLERS/FREEZERS
PRIOR TO CONSTRUCTION

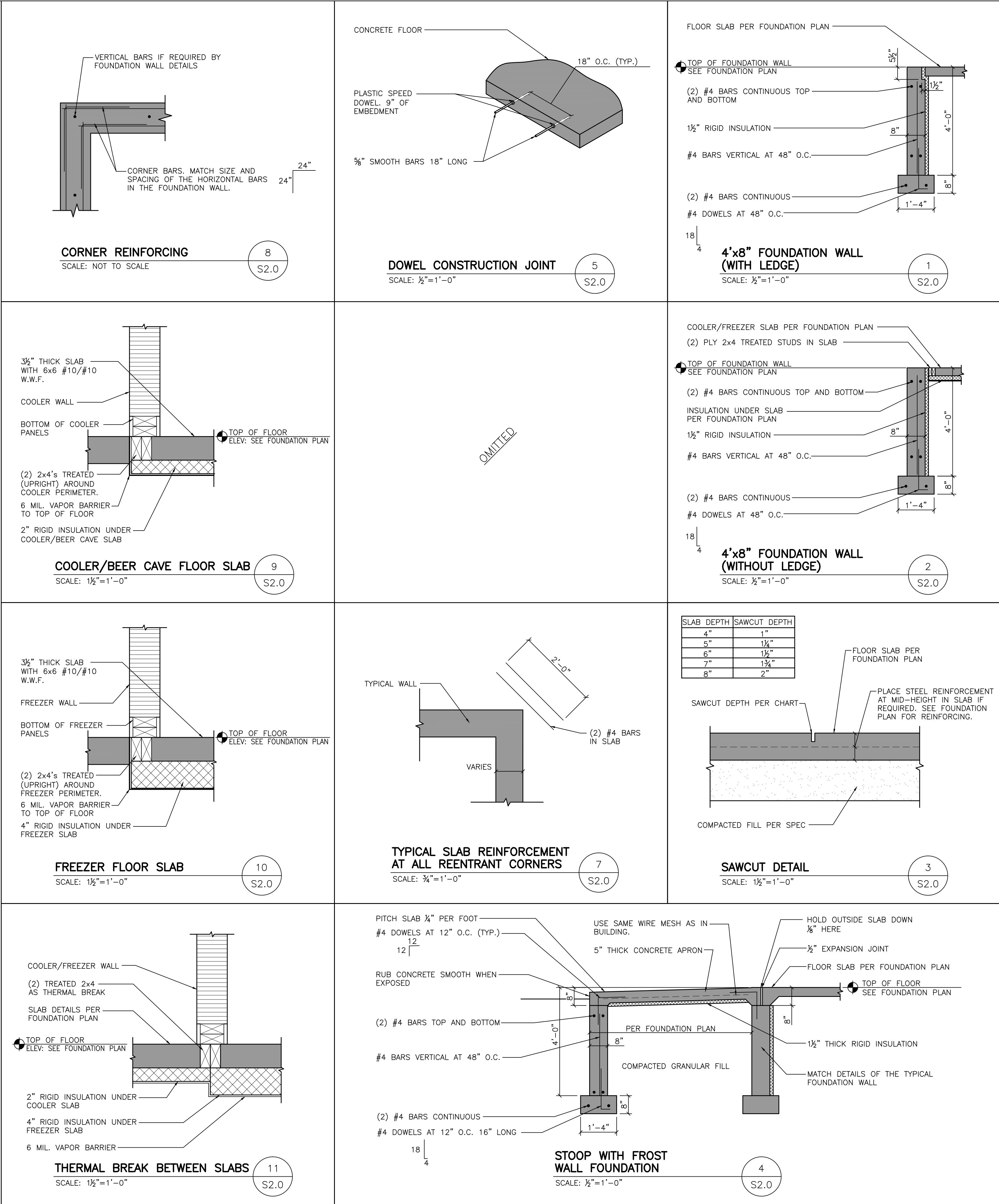
FOUNDATION PLAN

SCALE: 3/16"=1'-0"



TOP OF FOUNDATION WALL KEY

- TOP OF CONCRETE = 100'-0"
- TOP OF CONCRETE = 99'-6 1/2"
- TOP OF CONCRETE = 99'-4"



| ISSUE NO | REVISIONS | ISSUE DATE |
|----------|----------------------------------|------------|
| 1 | REVISED PREVIOUSLY APPROVED PLAN | 07-01-2024 |
| | | |
| | | |
| | | |

PROPOSED BUILDING FOR:

J-MART
SHEBOYGAN

2206 N. 15TH STREET
SHEBOYGAN, WI 53083

21253
MARCH 22, 2024
A. WOLF
C. DUESCHER

Project number
Date
Drawn by
Checked by

S2.0

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| 1 | REVISED PREVIOUSLY APPROVED PLAN | 07-01-2024 |
| | | |
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PROPOSED BUILDING FOR:

**J-MART
SHEBOYGAN**2206 N. 15TH STREET
SHEBOYGAN, WI 5308321253
MARCH 22, 2024
A. WOLF
C. DUESCHERProject number
Date
Drawn by
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Issued for Construction

WOOD TRUSSES

TRUSSES MUST BE INSTALLED PER TRUSS SUPPLIER SHOP DRAWINGS AND MUST MEET ALL REQUIREMENTS OF THE TRUSS SHOP DRAWINGS WHERE THE TRUSS SHOP DRAWINGS CONFLICT WITH THE ROOF FRAMING PLAN, THE SHOP DRAWINGS SUPERCEDE.

WOOD TRUSSES SHALL BE DESIGNED FOR ALL LOADS AND REQUIREMENTS AS INDICATED ON THESE PLANS, AND AS OUTLINED BY IBC, CHAPTER 16. WOOD TRUSSES MUST MEET APPLICABLE REQUIREMENTS OF IBC, CHAPTER 23. TRUSS MANUFACTURER SHALL SPECIFY REQUIRED TRUSS BRACING AND HOLD DOWN CLIPS.

BUILDER MUST PROPERLY INSTALL ALL BRACING SPECIFIED BY THE TRUSS MANUFACTURER.

STRUCTURAL STEEL

STRUCTURAL STEEL FRAMING SHALL BE OF MATERIAL AS LISTED BELOW AND SHALL BE DETAILED, FABRICATED AND ERECTED TO COMPLY WITH THE A.I.S.C. MANUAL. PROVIDE ALL HOLES, ANCHOR BOLTS, BEARING PLATES, LINTELS, STIFFENERS, CLIP ANGLES, WELD PLATES, EMBEDMENTS, STAIRS, ETC. AS REQUIRED FOR STEEL STRUCTURE FABRICATION AS SHOWN ON THE DRAWINGS. WELDING SHALL BE PERFORMED BY AN AWS CERTIFIED WELDER PER AWS D1.1 AND IBC CHAPTER 22. BOLTS, NUTS AND WASHERS SHALL CONFORM TO REQUIREMENTS OF ASTM A325 AND BE INSTALLED PER THE A.I.S.C. SPECIFICATION FOR STRUCTURAL JOINTS. WORK SHALL BE PERFORMED ACCORDING TO A.I.S.C.'S CODE OF STANDARD PRACTICE AND IN ACCORDANCE WITH APPLICABLE LAWS AND CODES.

STEEL WIDE FLANGE BEAMS: ASTM A992 OR ASTM A572, MIN. 50 KSI YIELD.

STEEL WIDE FLANGE COLUMNS: ASTM A992 OR ASTM A572, MIN. 50 KSI YIELD.

STEEL LINTELS, ANGLES, PLATES, EMBEDMENTS, STAIRS, ETC.: ASTM A36

STEEL PIPE: ASTM A53 TYPE E OR S GRADE B.

STEEL TUBES: ASTM A500 GRADE B

STEEL DECK: ASTM A611, GRADE C

WELDING ELECTRODES: ULTIMATE STRENGTH 70 KSI

STEEL SHALL BE PRE-FINISHED WITH ONE COAT OF PRIMER UNLESS INDICATED OTHERWISE.

FIELD WELDS TO BE CLEANED AND PRIMED.

STEEL FRAMING MUST BE TEMPORARILY BRACED AS REQUIRED UNTIL THE PERMANENT BRACING SYSTEM HAS BEEN COMPLETED. STEEL ERECTOR SHALL FURNISH AND INSTALL.

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, GROUND OR EXPOSED TO THE WEATHER MUST BE PRESERVATIVE TREATED LUMBER.

WOOD FRAME CONNECTIONS MUST MEET MINIMUM REQUIREMENTS SET FORTH IN IBC TABLE 2304.10.1

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

FIRE BLOCKING IS REQUIRED IN ALL CONCEALED VOIDS 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 BRACING SYSTEMS ARE IN PLACE.

LINTEL SCHEDULE

| MARK | LINTEL | BEARING (EACH SIDE) | BEARING HEIGHT | REMARKS |
|------|----------------------|---------------------|----------------|--|
| L-1 | - | - | - | LINTEL OMITTED |
| L-2 | (3) PLY 1¾"x9¼" LVL | 3" | 9'-0" | DOUBLE KING STUDS REQUIRED BETWEEN WINDOW AND DOOR, DOUBLE KING STUDS REQUIRED ON EACH END |
| L-3 | (3) PLY 1¾"x9¼" LVL | 3" | 9'-0" | DOUBLE KING STUDS REQUIRED ON EACH SIDE |
| L-4 | (3) PLY 2x10 | 3" | 7'-2" | SINGLE KING STUDS REQUIRED ON EACH SIDE |
| L-5 | (3) PLY 1¾"x11½" LVL | 1½" | 9'-0" | DOUBLE KING STUDS REQUIRED ON EACH SIDE |
| L-6 | (3) PLY 2x10 | 1½" | 7'-2" | SINGLE KING STUDS REQUIRED ON EACH SIDE |

NOTE: 1.) OTHER OPENINGS NOT LISTED IN THIS SCHEDULE REQUIRE NO SPECIAL STRUCTURAL HEADERS.
2.) PROVIDE (2) L50 CLIPS AT EACH END IF 8'-0" AND LARGER OPENINGS.

SHEAR WALL SHEATHING SCHEDULE

WALL #1 = SHEATHING ONE SIDE OF WALL WITH FASTENER SPACING AT 6" O.C., FULL DEPTH BLOCKING REQUIRED AT PANEL EDGES OF WALL SECTIONS 8'-0" OR LESS IN WIDTH.

WALL HOLD-DOWN KEY

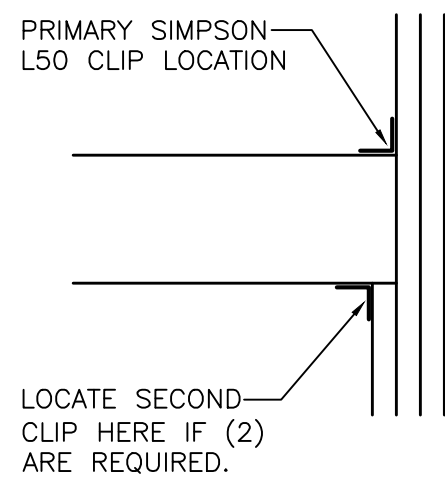
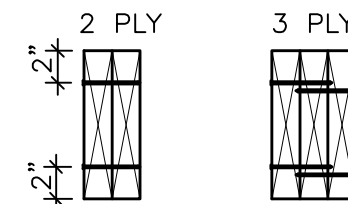
- ▲ SIMPSON HDU2-SDS2.5 HOLD-DOWN, 2-PLY STUDS
○ SIMPSON HDU5-SDS2.5 HOLD-DOWN, 2-PLY STUDS

HOLD DOWN ANCHORING SCHEDULE

| HOLD DOWN | ANCHOR DIAMETER | MINIMUM EMBEDMENT |
|---------------------|-----------------|-------------------|
| SIMPSON HDU2-SDS2.5 | ¾" | 6" |
| SIMPSON HDU5-SDS2.5 | ¾" | 8" |

INSTALL ANCHORS WITH RED HEAD A7 EPOXY OR EQUAL

NOTE: SEE DETAIL 1/S3.1 FOR EMBEDMENT NOTE

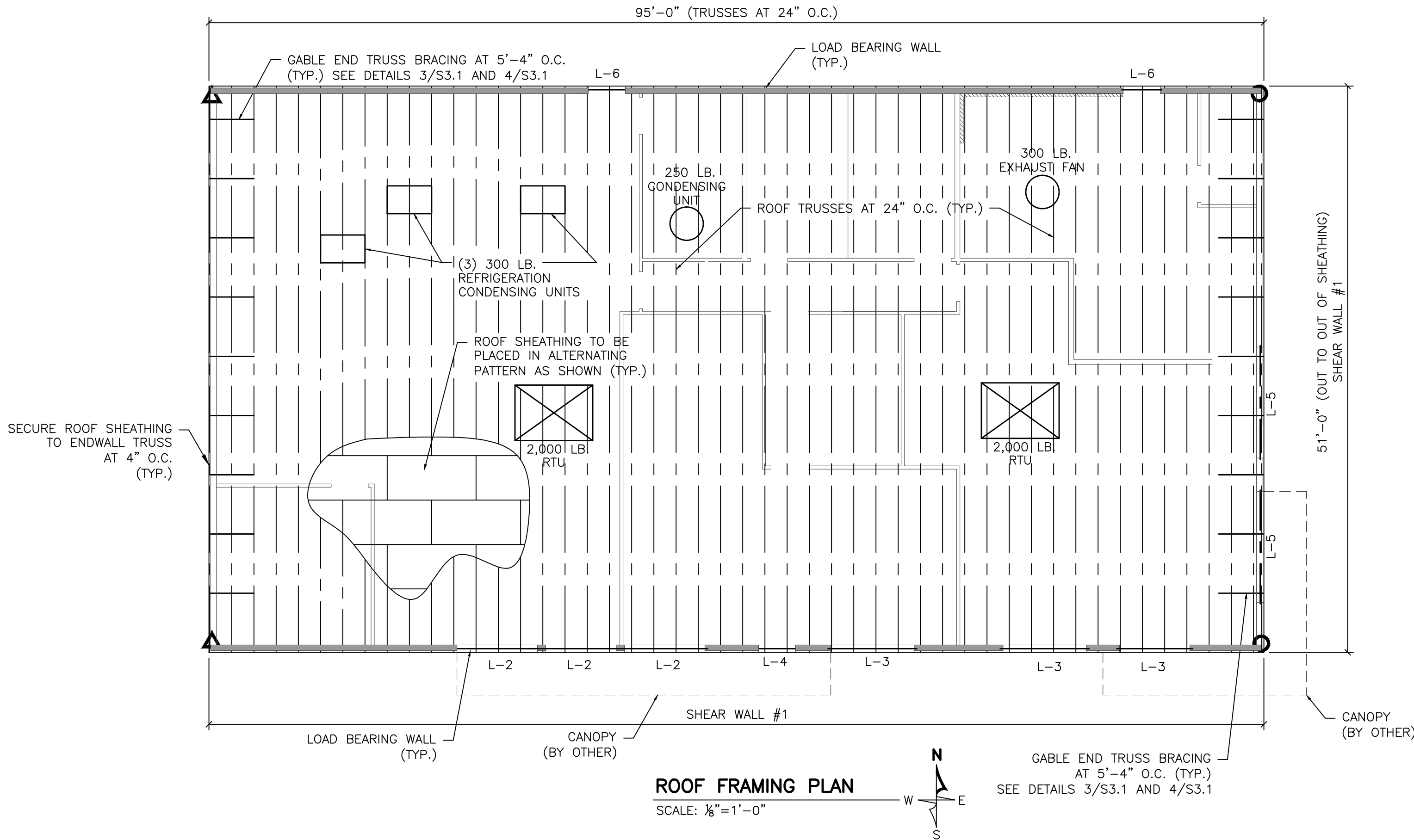
**CONNECTION OF MULTIPLE PIECES OF TOP LOADED BEAMS**

NOTES:
MINIMUM OF 2 ROWS 16d (3½")
NAILS AT 12" O.C.

MINIMUM OF 3 ROWS 16d (3½")
NAILS AT 12" O.C. FOR 14", 16"
AND 18" BEAMS

WOOD LINTELS

SCALE: 1" = 1'-0"

**ROOF FRAMING PLAN**

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

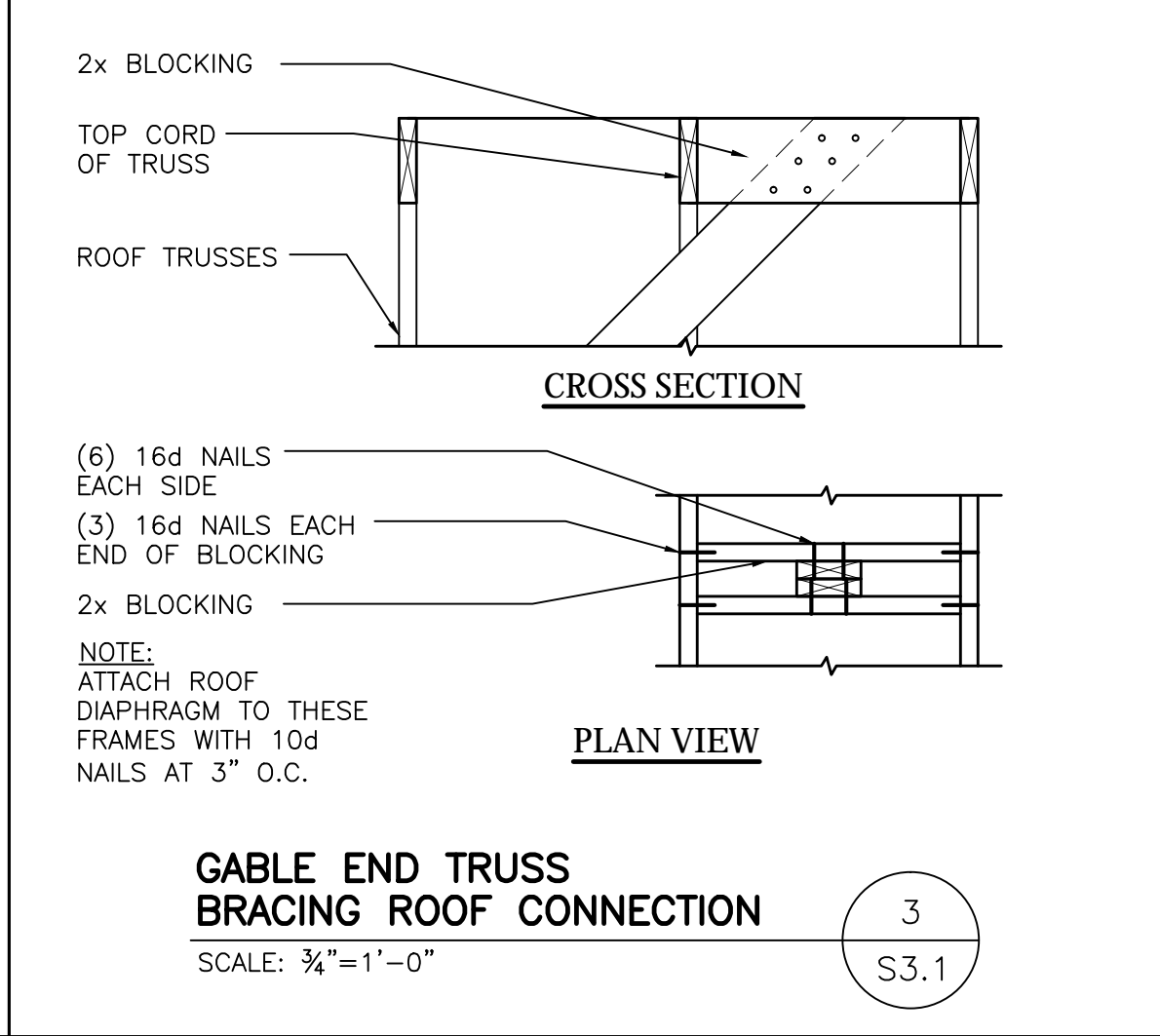
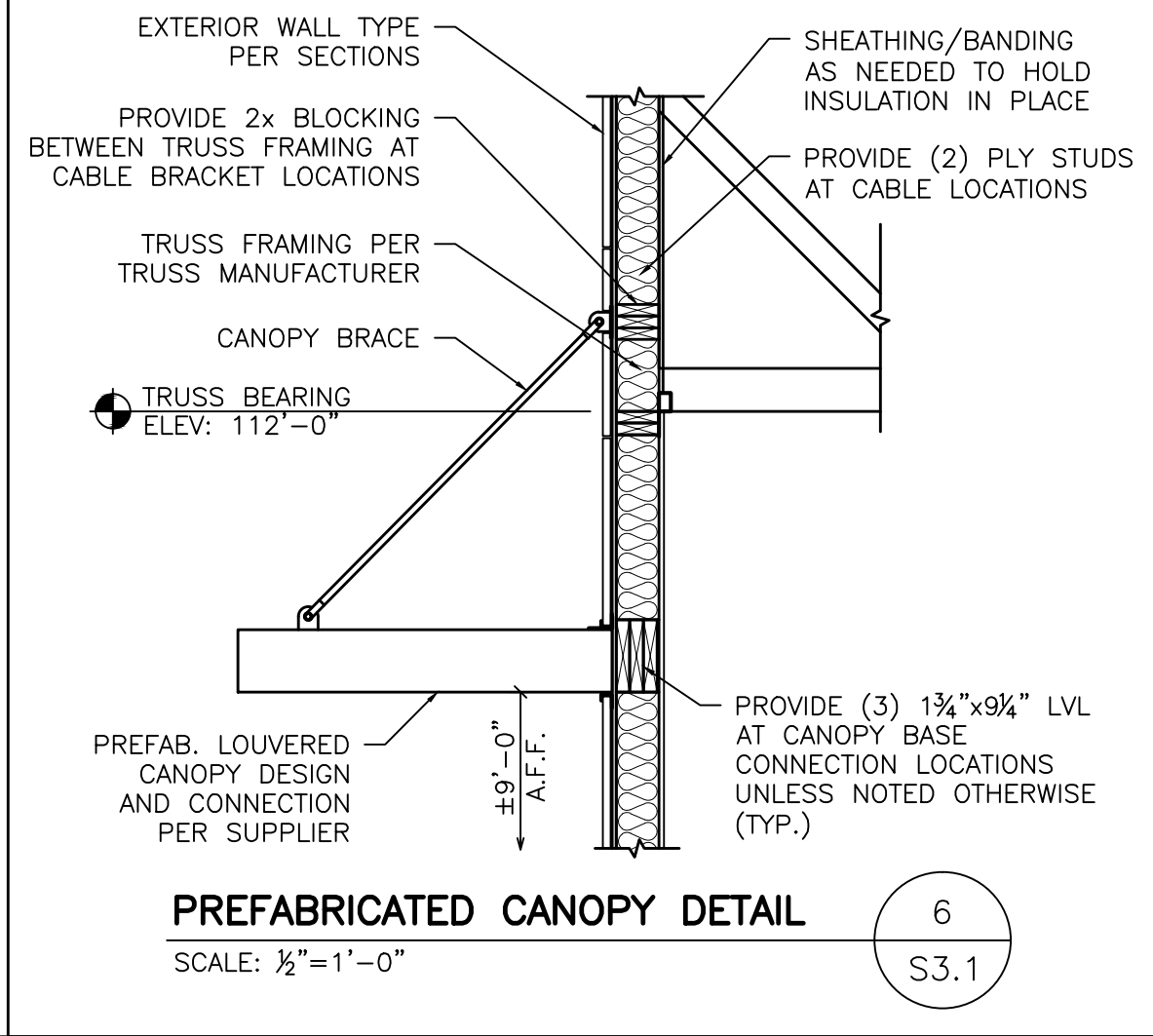
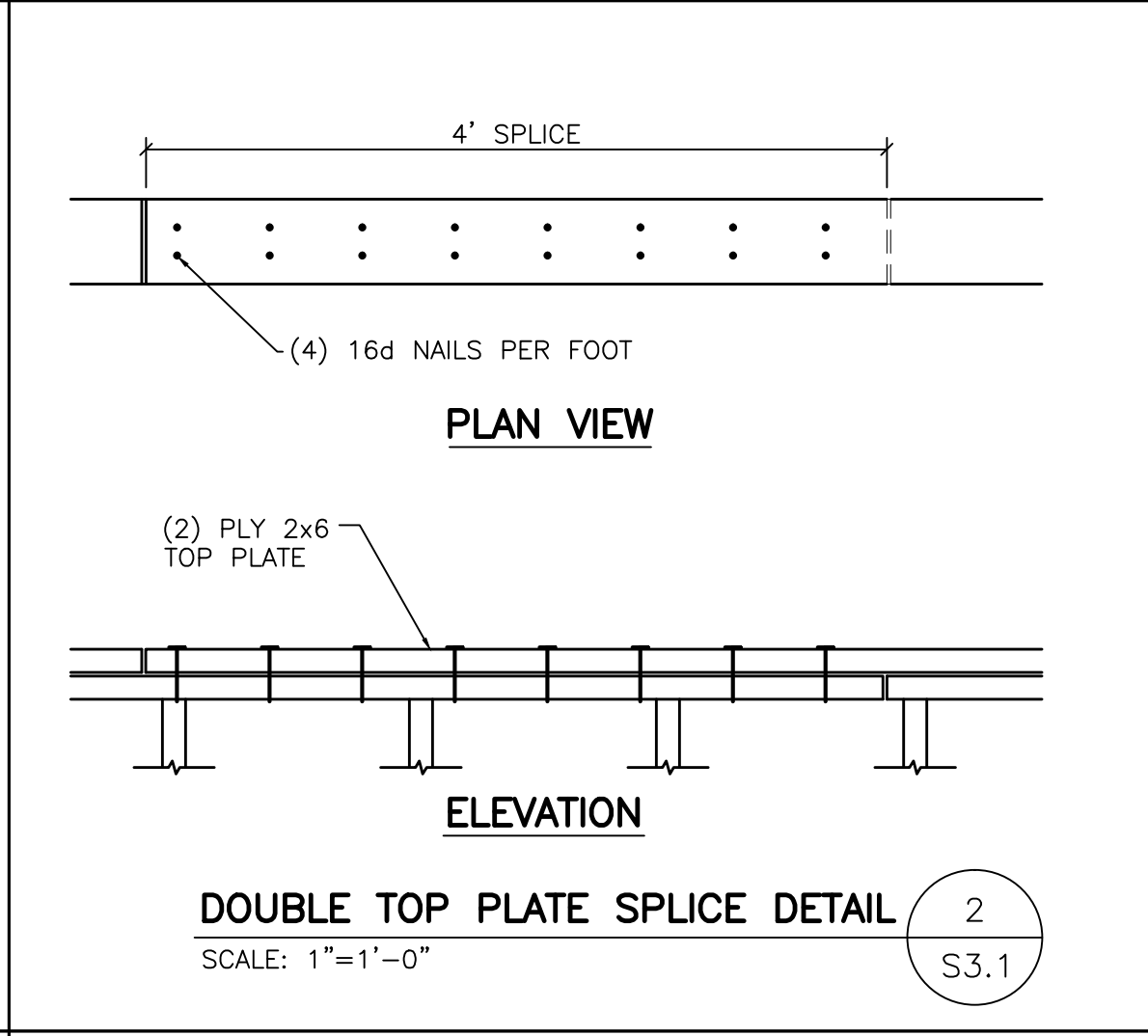
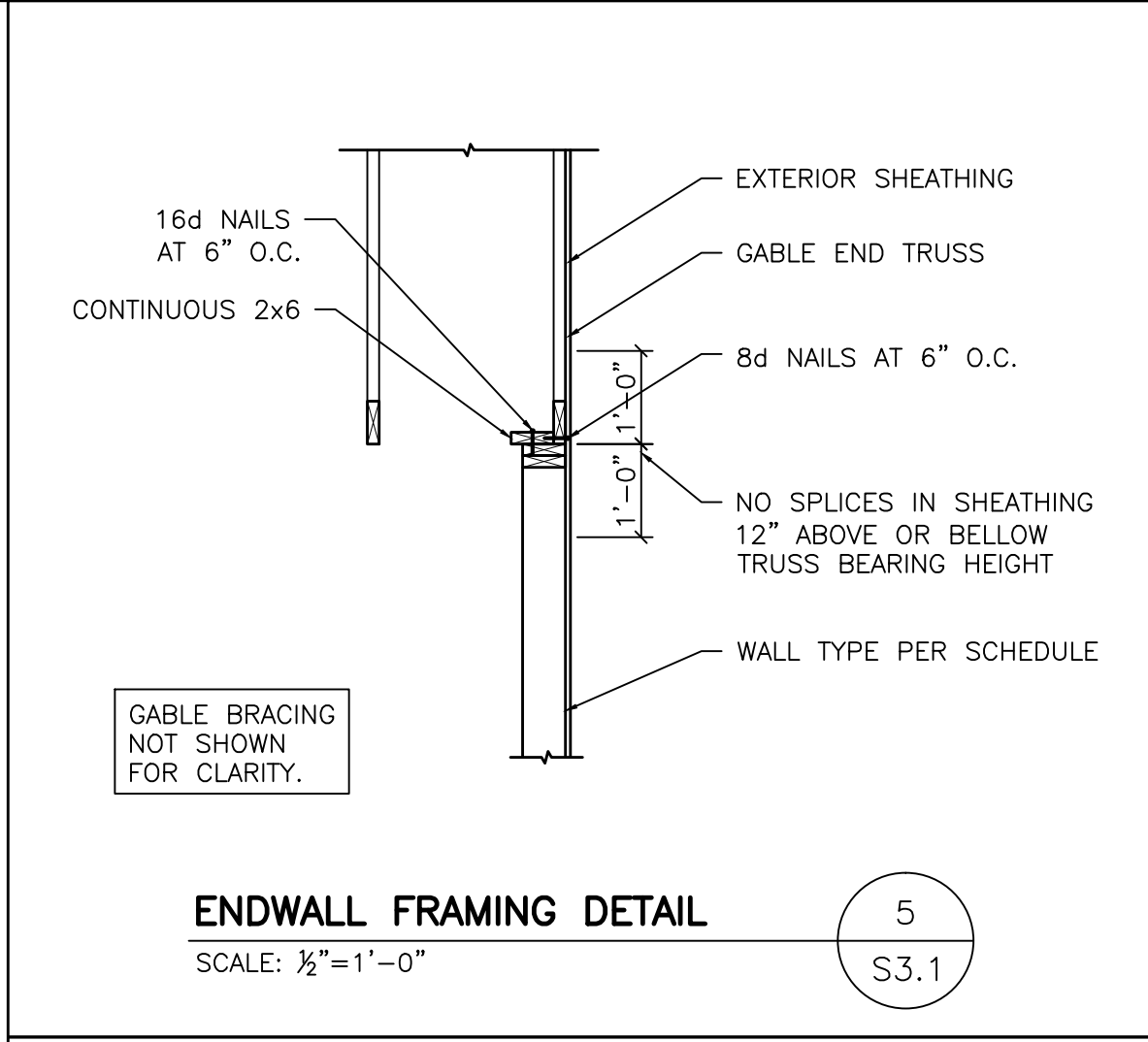
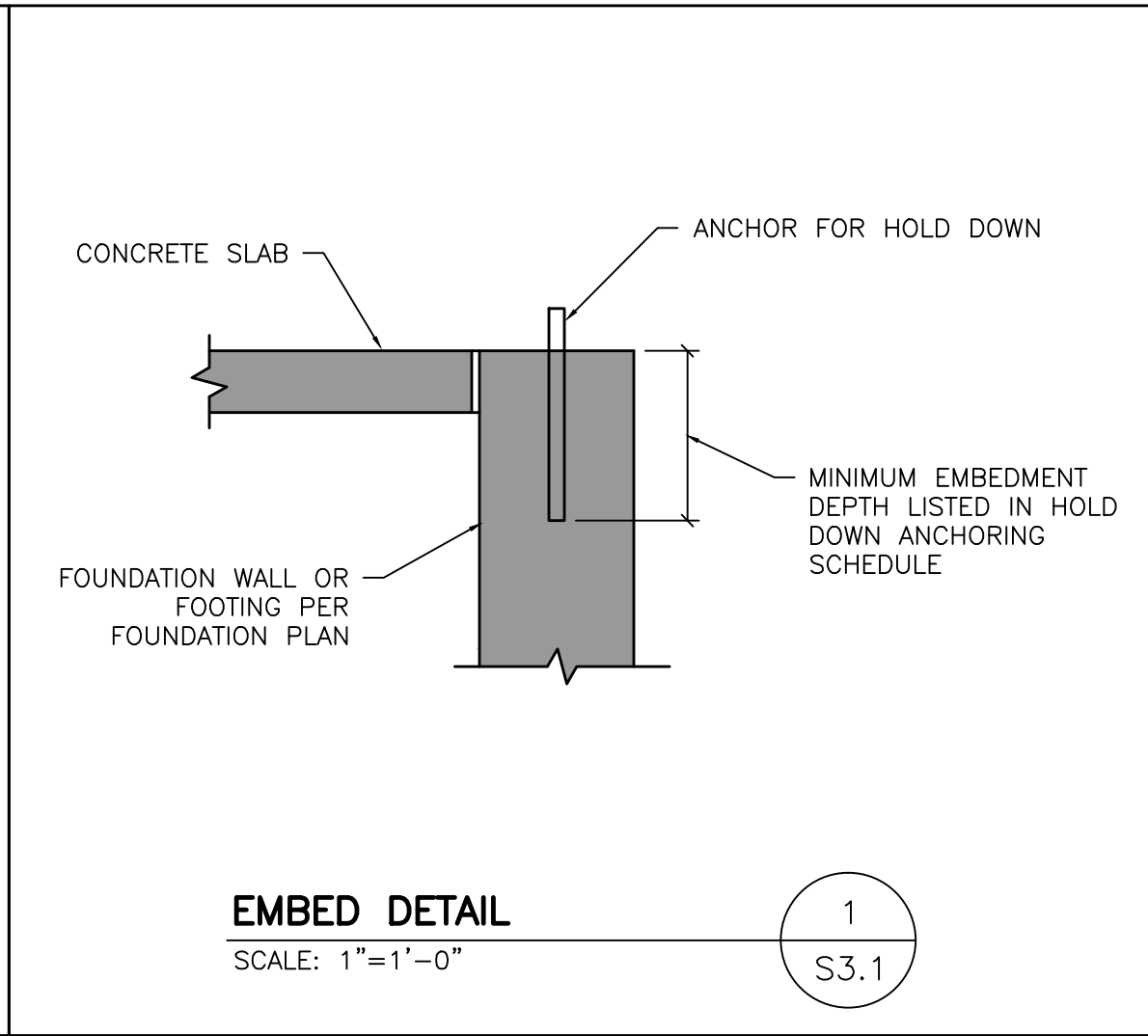
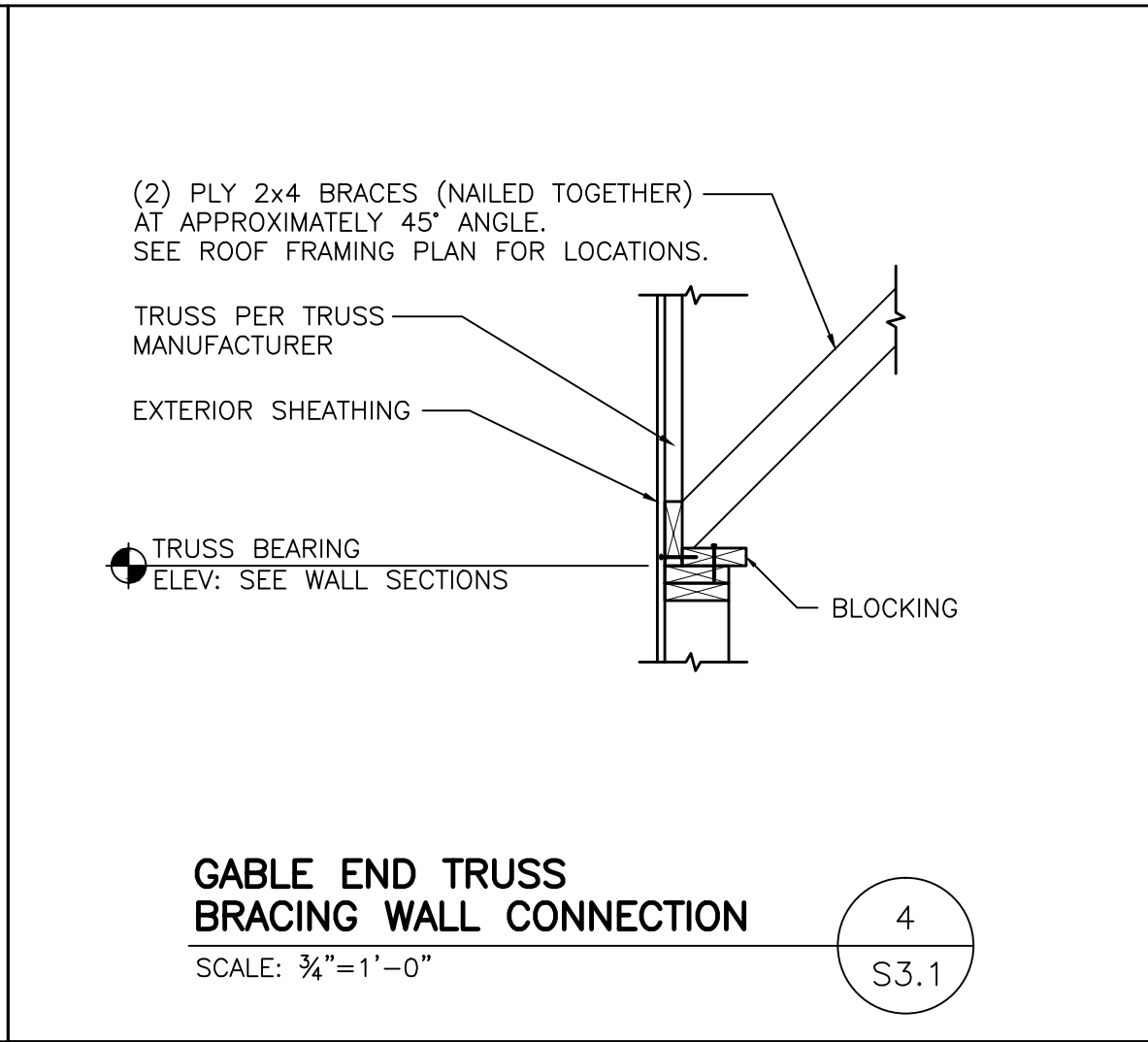
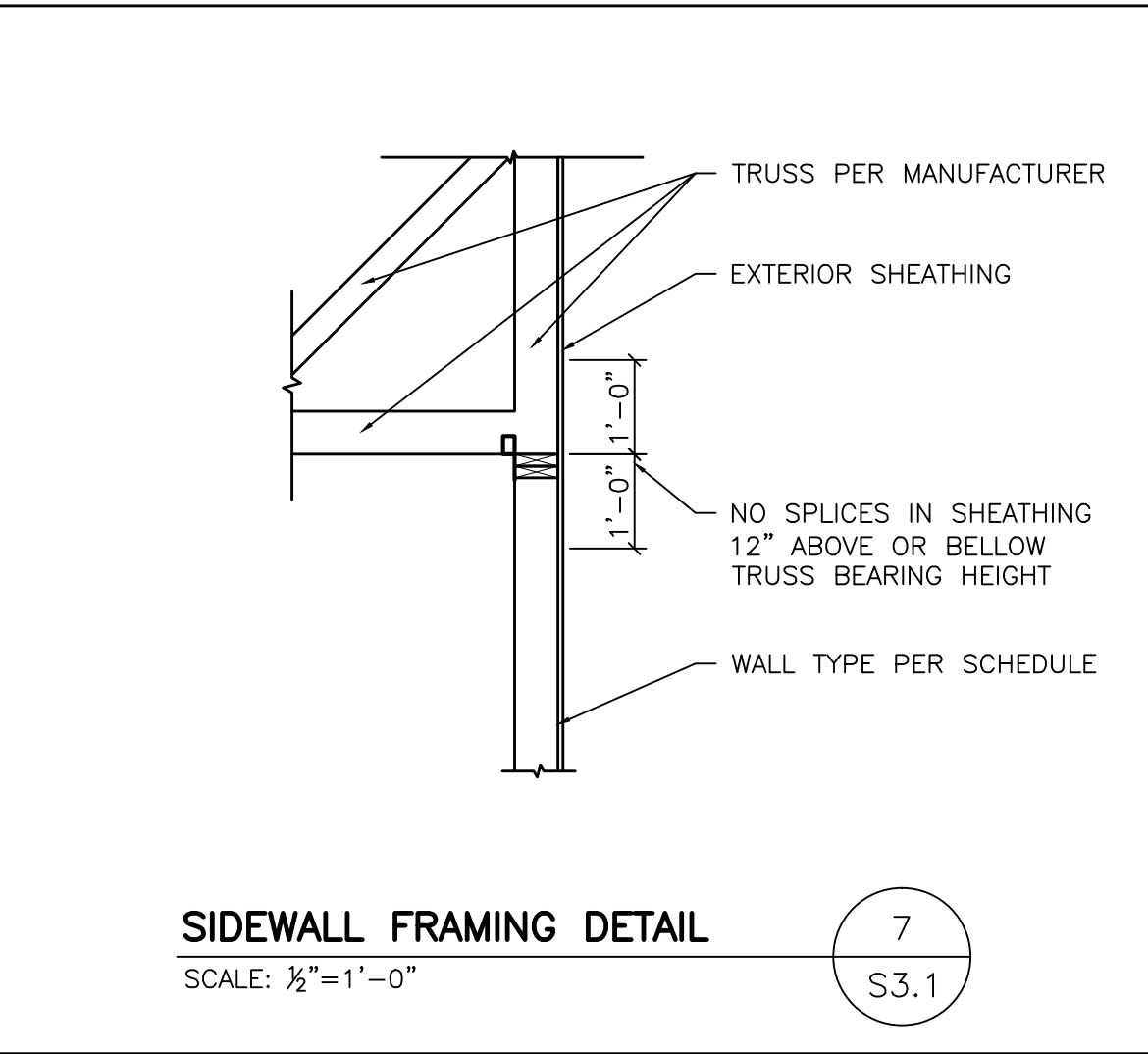
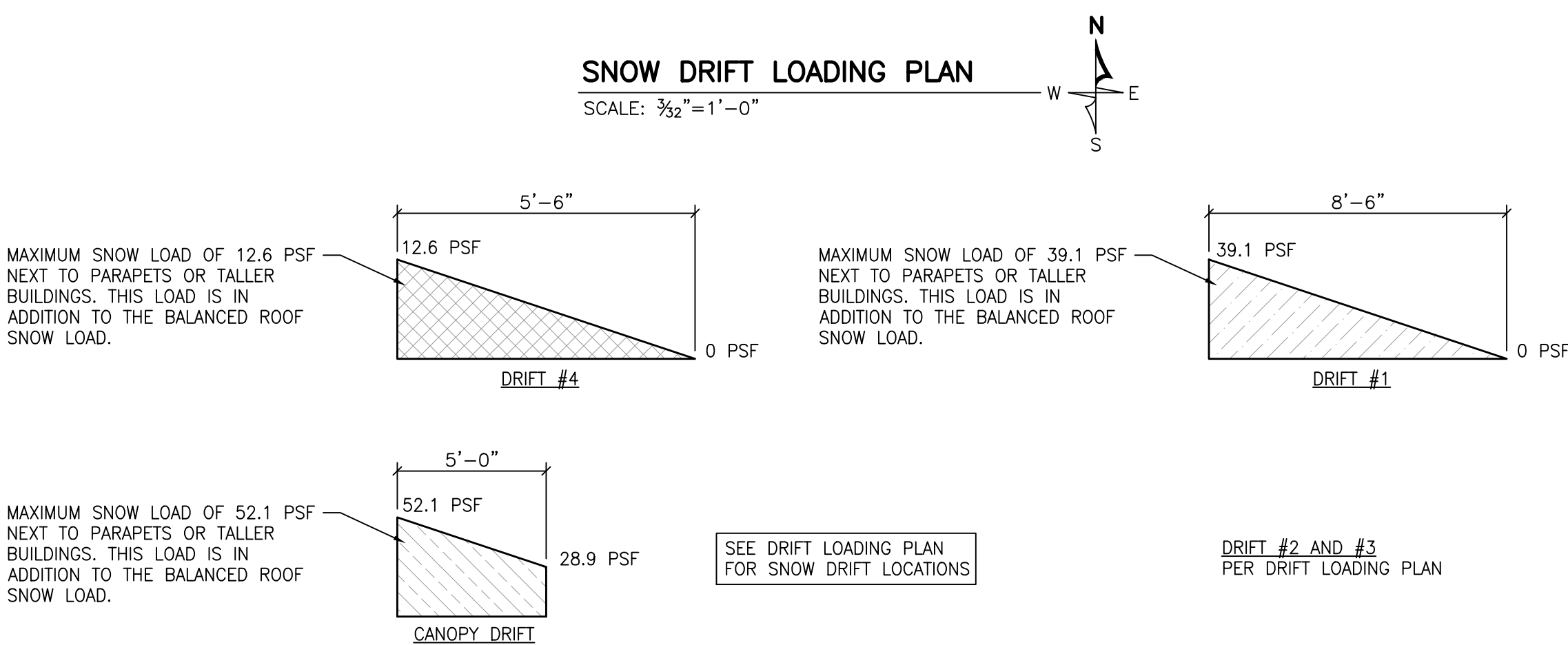
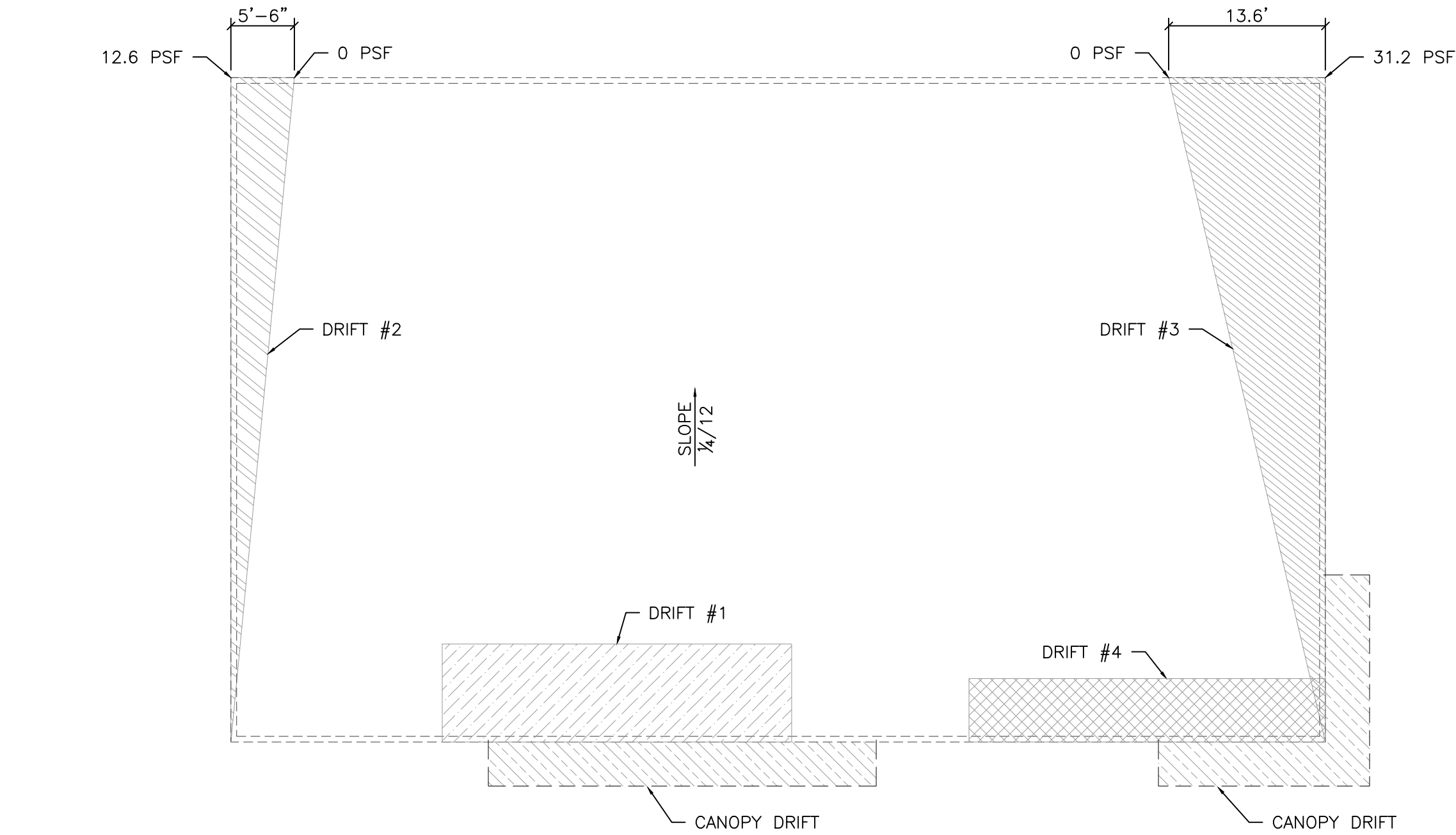
GABLE END TRUSS BRACING
AT 5'-4" O.C. (TYP.)
SEE DETAILS 3/S3.1 AND 4/S3.1

| NAILING SCHEDULE | | |
|---|--|--|
| CONNECTION | NAILING (COMMON NAILS UNLESS OTHER CONNECTION IS REQUIRED) | STAPLES |
| BRIDGING TO TRUSSES, FACE NAIL EACH END TOP PLATE TO STUD, END NAIL STUD TO SOLE PLATE | (2) 8d (2) 16d (4) 8d, TOE NAIL OR 2-16d, END NAIL | (2) 3" 14 GAGE (3) 3" 14 GAGE (3) 3" 14 GAGE (TOE NAIL OR END NAIL) |
| DOUBLED STUDS, FACE NAIL BUILT-UP CORNER STUDS DOUBLED TOP PLATES, TYPICAL FACE NAIL DOUBLED TOP PLATES, LAP SPLICES | 16d AT 24" O.C. 16d AT 24" O.C. 16d AT 16" O.C. (8) 16d | 3" 14 GAGE AT 8" O.C. 3" 14 GAGE AT 16" O.C. 3" 14 GAGE AT 12" O.C. (12) 3" 14 GAGE |
| CONTINUOUS HEADER, TWO PIECES | 16d AT 12" O.C. ALONG EACH EDGE | |
| CONTINUOUS HEADER TO STUD, TOENAIL | (4) 8d TOE NAIL | |
| OSB ROOF SHEATHING | 8d AT 6" O.C. AT EDGES 8d AT 12" O.C. AT INTERMEDIATE MEMBERS | 1½" 16 GA. AT 4" O.C. AT EDGES 1¾" 16 GA. AT 8" O.C. AT INTERMEDIATE SUPPORTS |
| EXTERIOR WALL SHEATHING | 8d AT 6" O.C. AT EDGES 8d AT 12" O.C. AT INTERMEDIATE MEMBERS | 1¾" 16 GA. AT 4" O.C. AT EDGES 1¾" 16 GA. AT 8" O.C. AT INTERMEDIATE SUPPORTS |

NOTES: 1. USE THESE PATTERNS UNLESS NOTED OTHERWISE IN THE PLANS
2. THESE PATTERNS COMPLY WITH IBC TABLE 2304.9.1

| |
|---|
| GENERAL NOTES: |
| ATTIC DRAFTSTOP REQUIRED MAXIMUM ATTIC SPACE=3000 SQ. FT. |
| ROOF TRUSSES AT 24" O.C. |
| BALANCED ROOF SNOW LOAD=24.5 PSF |
| PROVIDE (2) STUDS UNDER ALL (2) PLY TRUSS. PROVIDE (3) STUDS UNDER ALL (3) PLY AND GIRDER TRUSSES UNLESS OTHERWISE NOTED. |
| PROVIDE SIMPSON H-10A HOLD DOWN CLIPS ON ALL TRUSSES UNLESS OTHERWISE SPECIFIED BY THE TRUSS SUPPLIER. |
| PROVIDE SIMPSON H-10A-2 HOLD DOWN CLIPS ON ALL (2) PLY TRUSSES UNLESS OTHERWISE SPECIFIED BY THE TRUSS SUPPLIER. |
| ICE AND WATERSHIELD TO BE USED IN ALL VALLEYS AND AT EAVES |
| TRUSS SUPPLIER TO INCORPORATE FRAMING FOR PARAPET WALLS IN DESIGN OF TRUSSES. |
| TRUSS MANUFACTURER TO VERIFY WEIGHT AND LOCATION OF HVAC UNITS WITH HVAC CONTRACTOR. |
| ENDWALL TRUSSES TO BE DESIGNED TO TRANSFER A WIND DIAPHRAGM LOAD OF 7.4 KIP. |

| |
|------------------------|
| BUILDING LOADING |
| DEAD ROOF = 20 PSF |
| SNOW = 24.5 PSF (MAIN) |
| 29.4 PSF (CANOPY) |



| ISSUE DATE | ISSUE NO | REVISIONS | REVISED PREVIOUSLY APPROVED PLAN |
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PROPOSED BUILDING FOR:
J-MART
SHEBOYGAN
2206 N. 15TH STREET
SHEBOYGAN, WI 53083

21253
MARCH 22, 2024
A. WOLF
C. DUESCHER
Project number
Date
Drawn by
Checked by

S3.1

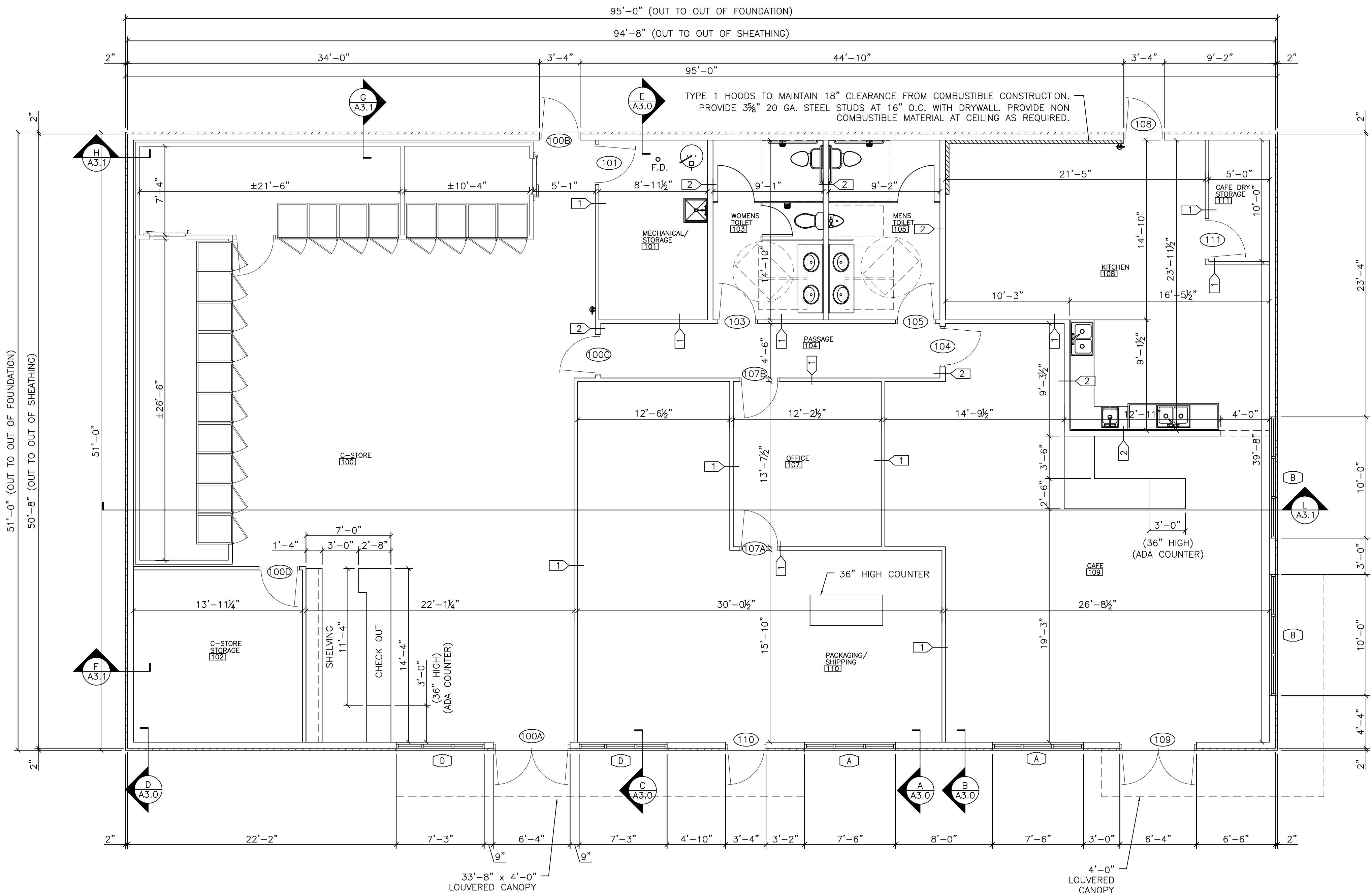
INTERIOR PARTITION WALLS

INTERIOR PARTITION WALLS ARE DIMENSIONED FROM FACE OF STUD TO FACE OF STUD.
INTERIOR PARTITIONS ARE 3/8" FOR WOOD STUDS AND 3/4" FOR METAL STUDS. PLUMBING WALLS ARE 5/8" FOR WOOD STUDS OR 6" FOR METAL STUDS.
STUDS ARE SPACED AT 16" ON CENTER UNLESS NOTED OTHERWISE. USE MINIMUM 1/2" GYPSUM BOARD ON THE FINISHED SIDES OF INTERIOR PARTITIONS. PROVIDE EXPANSION JOINTS AT 30'-0" O.C. FOR LONG GYPSUM BOARD WALLS.
PARTITION WALLS WHICH ARE NOT FULL HEIGHT MUST BE BRACED TO CROSS WALLS OR TO THE STRUCTURE ABOVE TO PROVIDE ADEQUATE STABILITY.
DRYWALL
DRYWALL SHALL BE INSTALLED PER THE LATEST EDITIONS OF "RECOMMENDED SPECIFICATIONS FOR THE APPLICATION AND FINISHING OF GYPSUM BOARD" GA-216 AS PUBLISHED BY THE GYPSUM ASSOCIATION AND THE "GYPSUM CONSTRUCTION HANDBOOK" AS PUBLISHED BY UNITED STATES GYPSUM COMPANY. PROVIDE CONTROL JOINTS AS REQUIRED.

NOTE:
USE CROWNTONKA AND THERMALRITE WALK-IN COOLERS AND FREEZERS THAT MEET IBC 2603.9, OR EQUIVALENT

WALL TYPE SCHEDULE

| NO. | DESCRIPTION | WALL DIAGRAM |
|-----|--|--------------|
| 1 | 5/8" GYPSUM BOARD 2x4 WOOD STUDS AT 16" O.C. BATT INSULATION 5/8" GYPSUM BOARD HEIGHT: TO UNDERSIDE OF TRUSS | |
| 2 | 5/8" GYPSUM BOARD 2x6 WOOD STUDS AT 16" O.C. BATT INSULATION 5/8" GYPSUM BOARD HEIGHT: TO UNDERSIDE OF TRUSS | |



FLOOR PLAN
SCALE: 3/16"=1'-0"



X — WALL TYPE SYMBOL
SEE WALL TYPE SCHEDULE
ON THIS SHEET

PROPOSED BUILDING FOR:
J-MART
SHEBOYGAN
2206 N. 15TH STREET
SHEBOYGAN, WI 53083

21253
MARCH 22, 2024
A. WOLF
C. DUESCHER

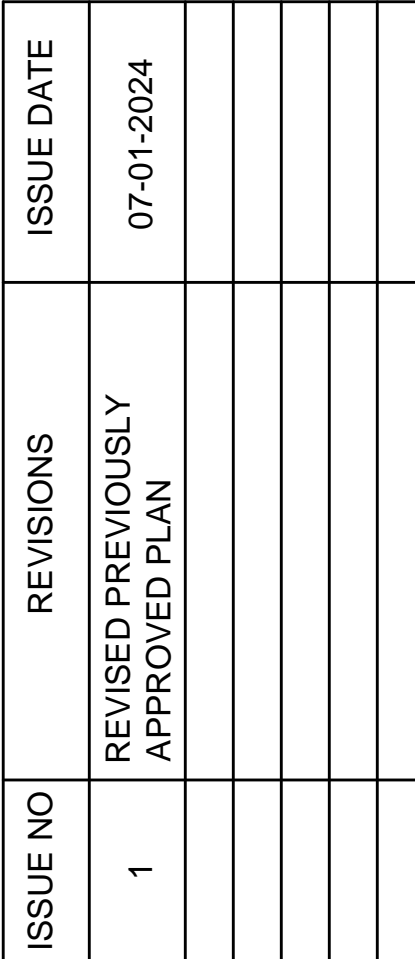
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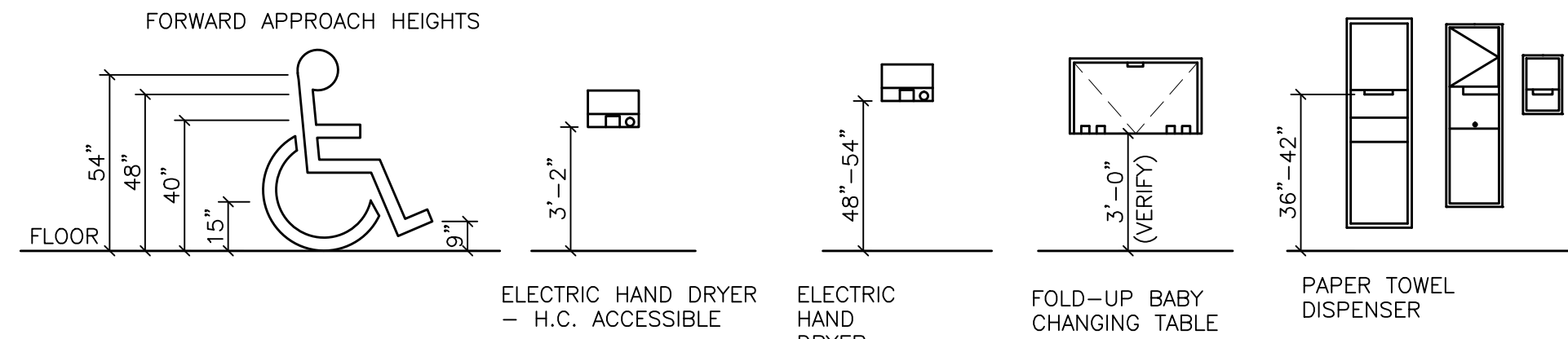
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NOTE: STANDARDS SHOWN ARE PER ANSI A117.1

SCALE: $\frac{1}{4}"=1'-0"$





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PROPOSED BUILDING FOR:

J-MART
SHEBOYGAN
 2206 N. 15TH STREET
 SHEBOYGAN, WI 53083

21253
 MARCH 22, 2024
 A. WOLF
 C. DUESCHER

Project number
 Date
 Drawn by
 Checked by

A2.0

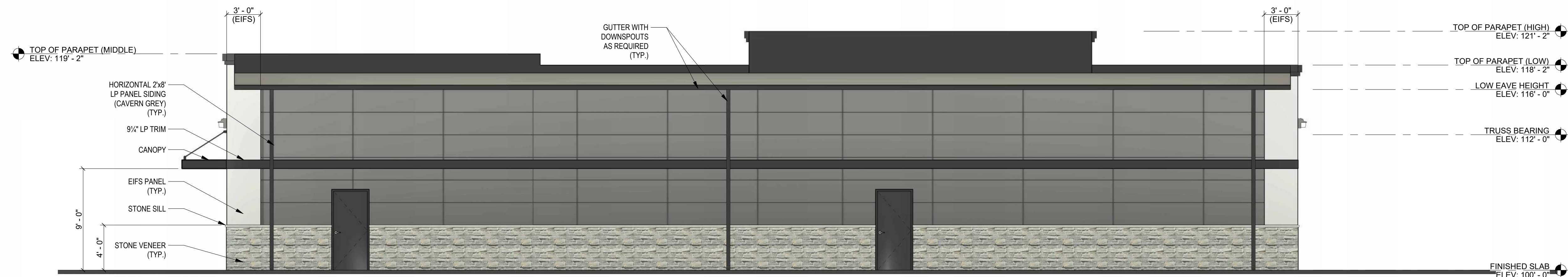
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SOUTH ELEVATION

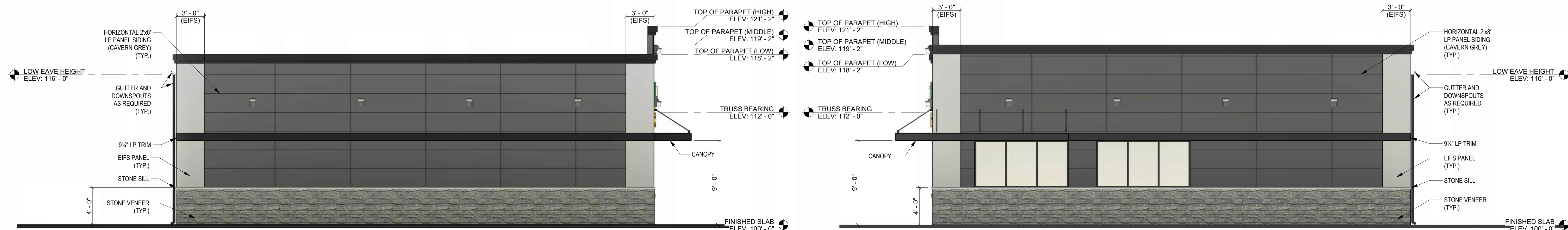
SCALE: 3/16" = 1'-0"

NOTE:
 DIMENSIONS SHOWN ARE BASED ON
 1 1/2" EIFS WITH 1/2" SETBACK FROM
 FACE OF MASONRY VENEER.



NORTH ELEVATION

SCALE: 3/16" = 1'-0"



WEST ELEVATION

SCALE: 3/16" = 1'-0"

EAST ELEVATION

SCALE: 3/16" = 1'-0"



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PROPOSED BUILDING FOR:
J-MART
SHEBOYGAN
2206 N. 15TH STREET
SHEBOYGAN, WI 53083

| | |
|----------------|----------------|
| Project number | 21253 |
| Date | MARCH 22, 2024 |
| Drawn by | A. WOLF |
| Checked by | C. DUESCHER |

A2.1



STONE VENEER

STONE VENEER SHALL BE INSTALLED PER INDUSTRY STANDARDS. ALL STONE VENEER SHALL BE LAID UP IN CEMENT AND LIME MORTAR. STONE VENEER SHALL BE FULLY BEDDED IN PLACE. STONE VENEER SHALL BE TIED TO MASONRY OR WOOD BACK-UP WITH STANDARD VENEER ANCHORS 16" VERTICALLY AND 24" HORIZONTALLY.

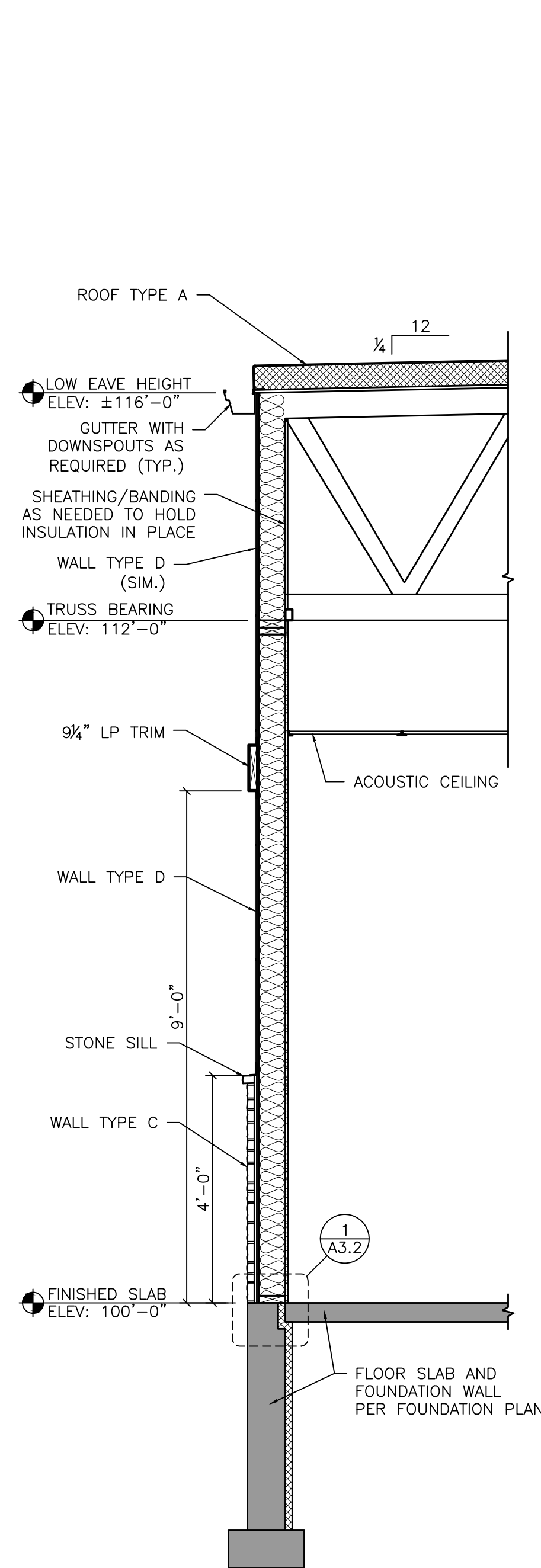
INSTALL 16" LONG COTTON ROPE WEEPS AT BOTTOM COURSE AND ABOVE ALL OPENINGS IN EXTERIOR WALLS AT 16" O.C. PROVIDE MORTAR NET TO ENSURE WEEP HOLES REMAIN OPEN. FLASHING SHALL BE RUBBERIZED-ASPHALT FLASHING. FLASHING SHALL BE INSTALLED AT BOTTOM COURSE AND ABOVE ALL OPENINGS IN EXTERIOR WALLS. SEAL BOTTOM OF FLASHING TO CONCRETE.

CULTURED STONE VENEER

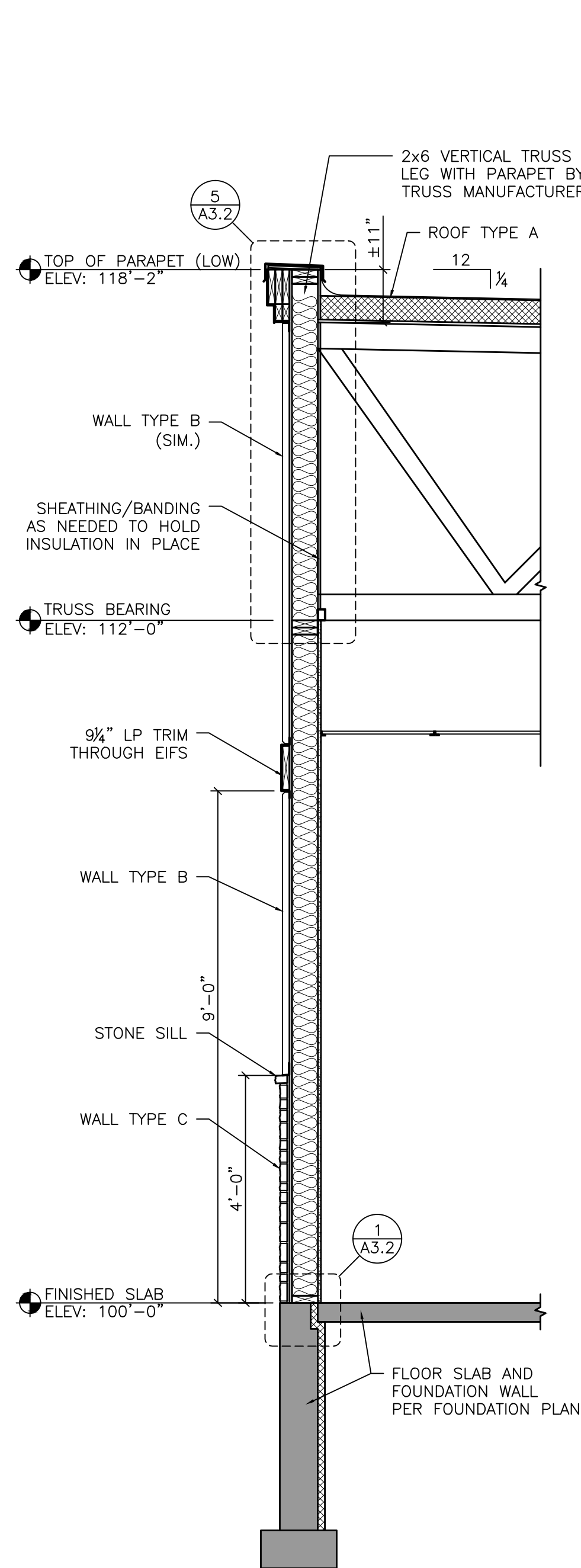
ALL CULTURED STONE VENEER SHALL BE INSTALLED PER MANUFACTURERS RECOMMENDATIONS. EXTERIOR WALL SHEATHING SHALL BE COVERED WITH A WATER-RESISTANT MEMBRANE.

FLASH AND CAULK AS REQUIRED.

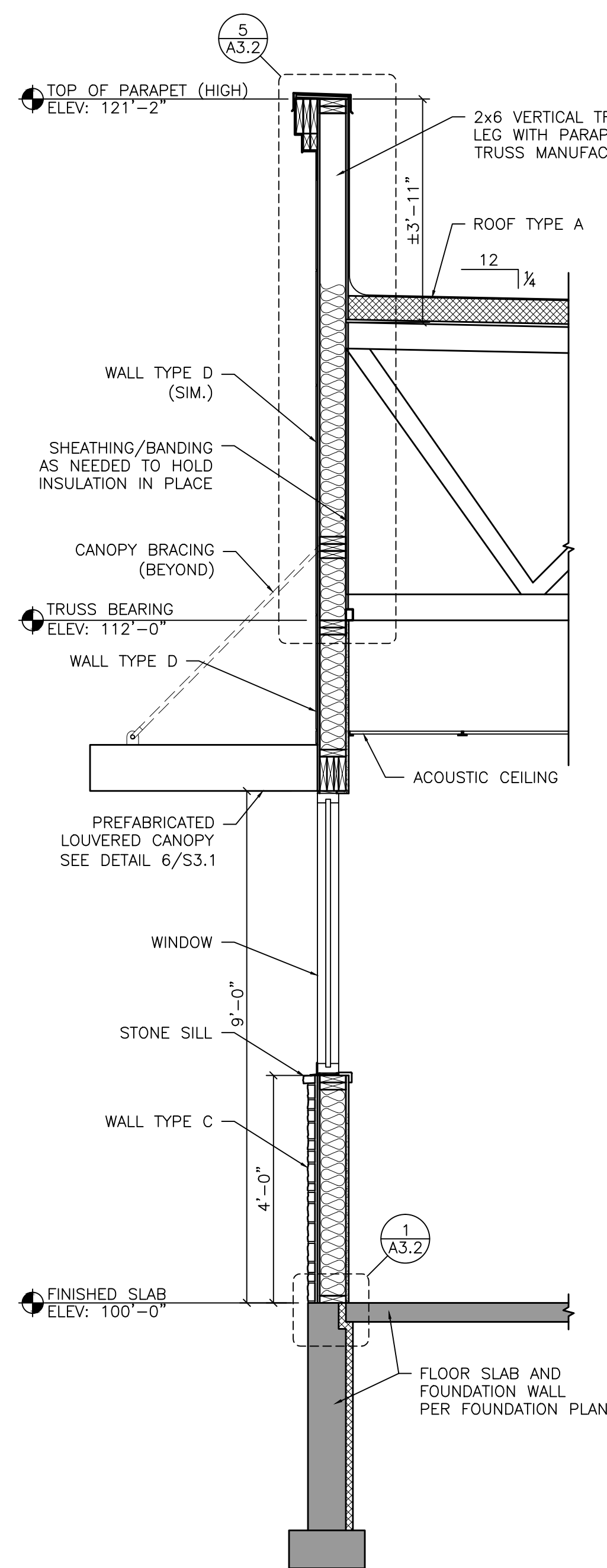
NO CONTROL JOINTS ARE REQUIRED.

**WALL SECTION**

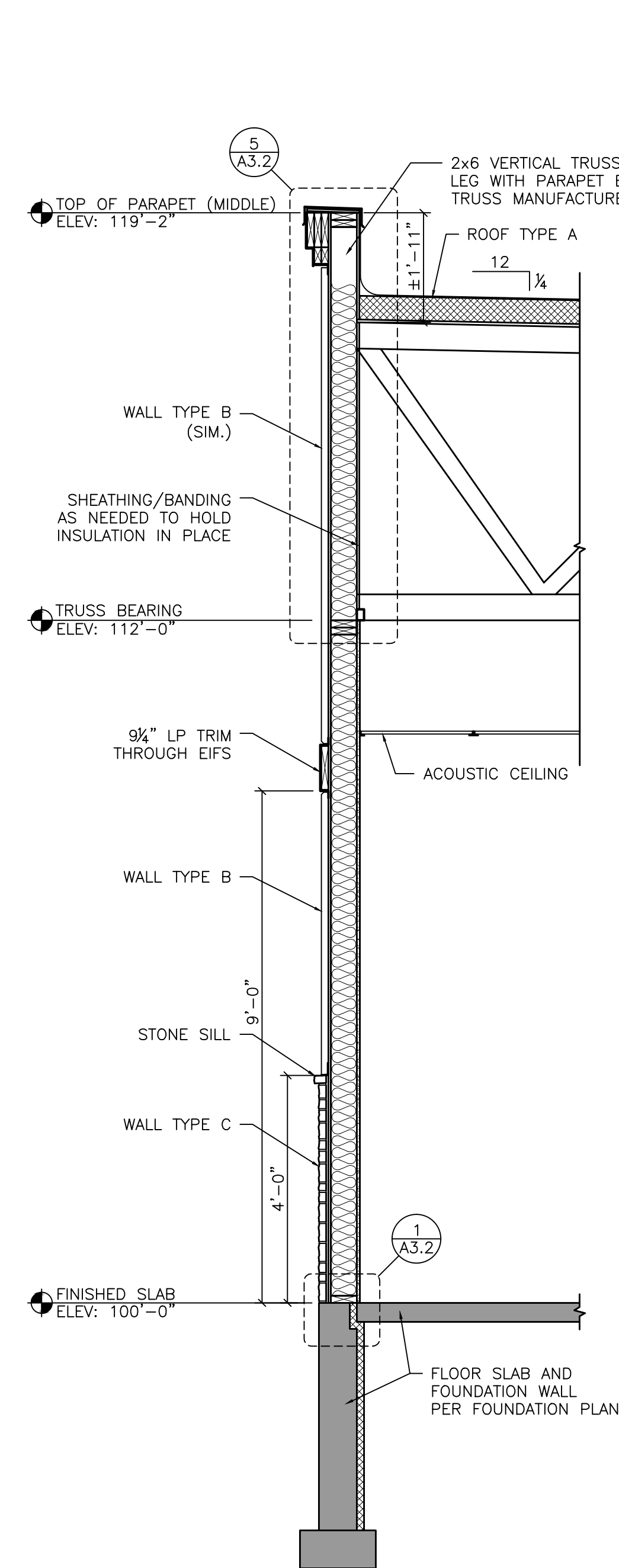
SCALE: 1/2"=1'-0"

E
A3.0**WALL SECTION**

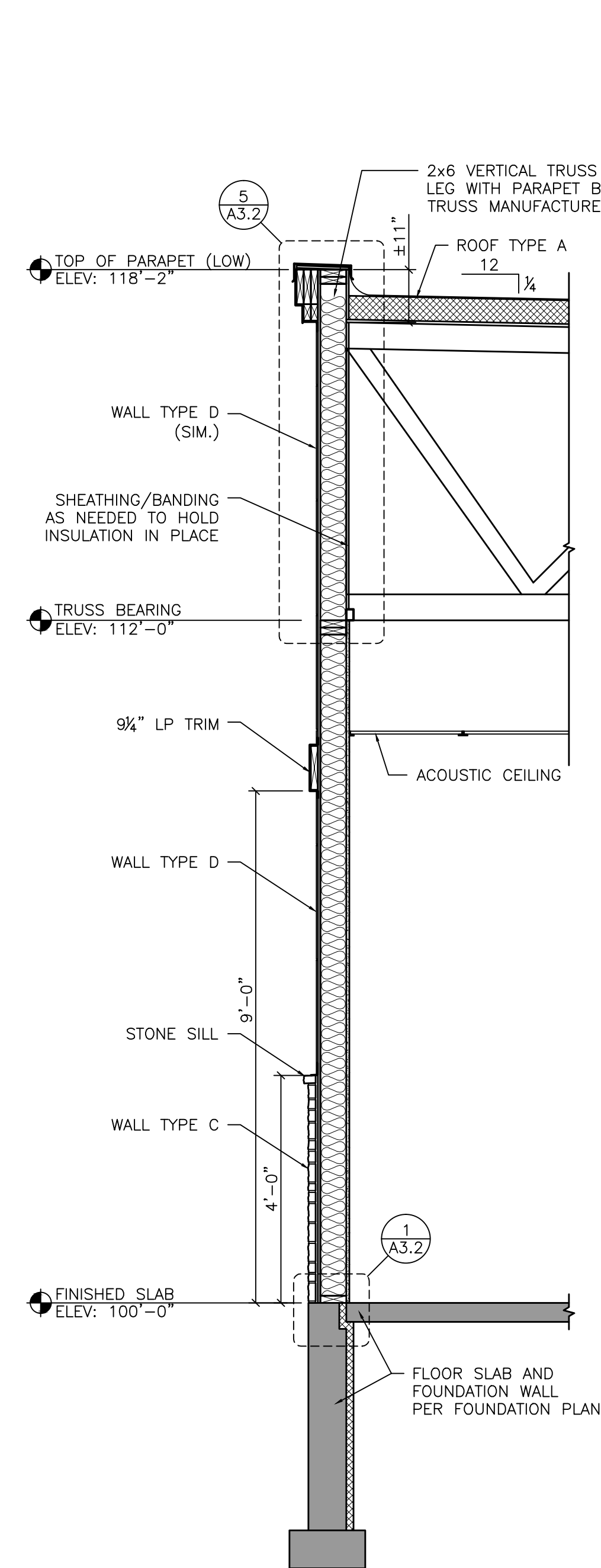
SCALE: 1/2"=1'-0"

D
A3.0**WALL SECTION**

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

C
A3.0**WALL SECTION**

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

B
A3.0**WALL SECTION**

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

A
A3.0**WALL AND ROOF
TYPE SCHEDULE**

| LETTER | DESCRIPTION |
|--------|---|
| A | TPO FULLY ADHERED ROOF MEMBRANE 5" POLYISOCYANURATE INSULATION 5/8" OSB SHEATHING WOOD TRUSSES BY TRUSS MANUFACTURER |
| B | EIFS 7/16" OSB SHEATHING 2x6 WOOD STUDS AT 16" O.C. 5 1/2" BATT INSULATION (R-19) VAPOR BARRIER 5/8" GYPSUM BOARD |
| C | 2" MASONRY VENEER METAL LATH AND STUCCO AIR BARRIER 7/16" OSB SHEATHING 2x6 WOOD STUDS AT 16" O.C. 5 1/2" BATT INSULATION (R-19) VAPOR BARRIER 5/8" GYPSUM BOARD |
| D | LP PANEL SIDING AIR BARRIER 7/16" OSB SHEATHING 2x6 WOOD STUDS AT 16" O.C. 5 1/2" BATT INSULATION (R-19) VAPOR BARRIER 5/8" GYPSUM BOARD |



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PROPOSED BUILDING FOR:

**J-MART
SHEBOYGAN**

2206 N. 15TH STREET
SHEBOYGAN, WI 53083

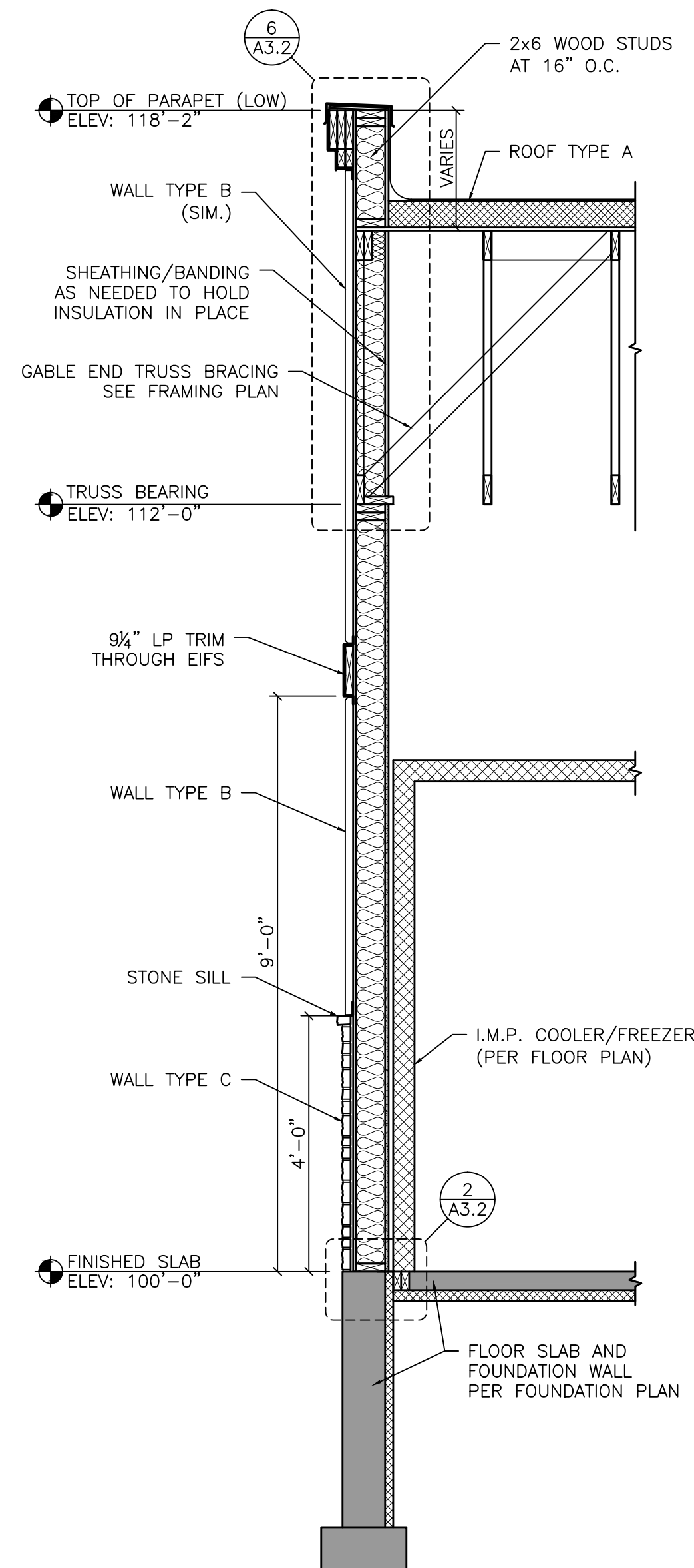
21253
MARCH 22, 2024
A. WOLF
C. DUESCHER

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A3.0

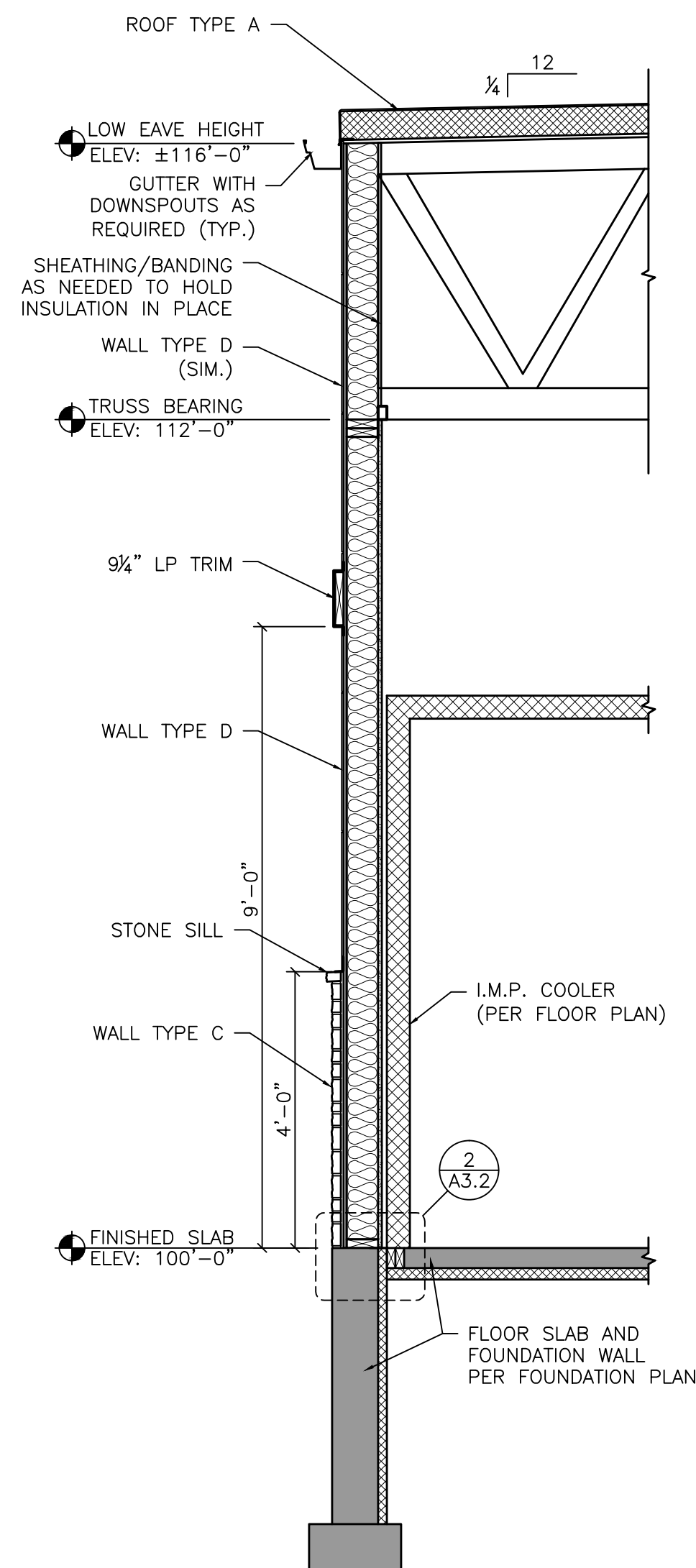
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| WALL AND ROOF TYPE SCHEDULE | |
|-----------------------------|---|
| LETTER | DESCRIPTION |
| A | TPO FULLY ADHERED ROOF MEMBRANE 5" POLYISOCYANURATE INSULATION 5/8" OSB SHEATHING WOOD TRUSSES BY TRUSS MANUFACTURER |
| B | EIFS 7/16" OSB SHEATHING 2x6 WOOD STUDS AT 16" O.C. 5 1/2" BATT INSULATION (R-19) VAPOR BARRIER 5/8" GYPSUM BOARD |
| C | 2" MASONRY VENEER METAL LATH AND STUCCO AIR BARRIER 7/16" OSB SHEATHING 2x6 WOOD STUDS AT 16" O.C. 5 1/2" BATT INSULATION (R-19) VAPOR BARRIER 5/8" GYPSUM BOARD |
| D | LP PANEL SIDING AIR BARRIER 7/16" OSB SHEATHING 2x6 WOOD STUDS AT 16" O.C. 5 1/2" BATT INSULATION (R-19) VAPOR BARRIER 5/8" GYPSUM BOARD |



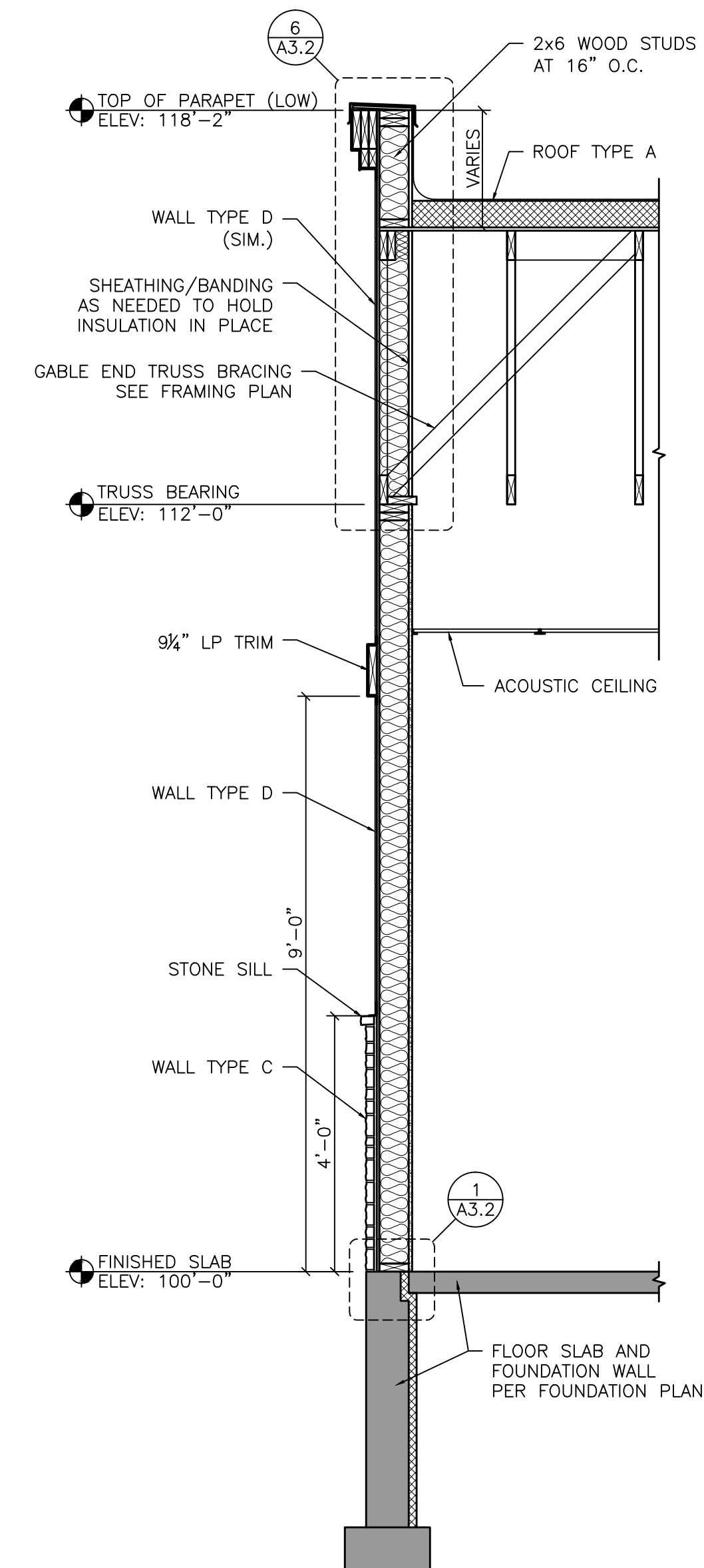
WALL SECTION
SCALE: 1/2"=1'-0"

H
A3.1



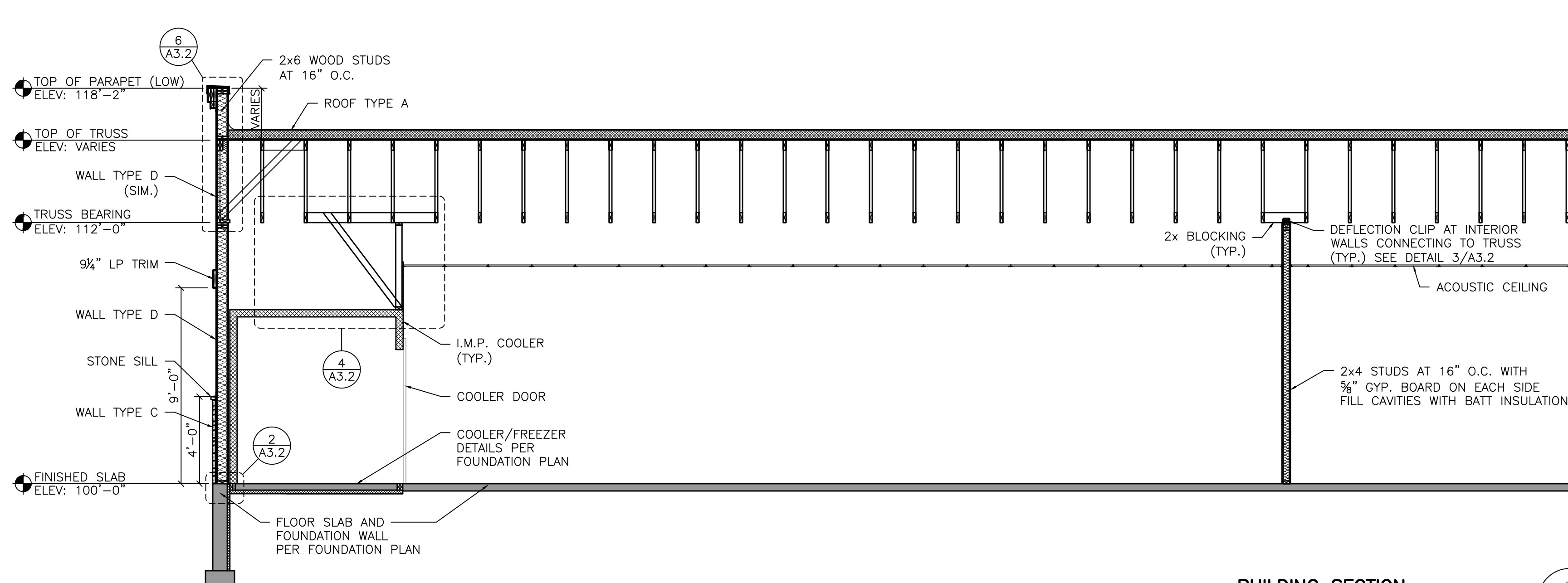
WALL SECTION
SCALE: 1/2"=1'-0"

G
A3.1



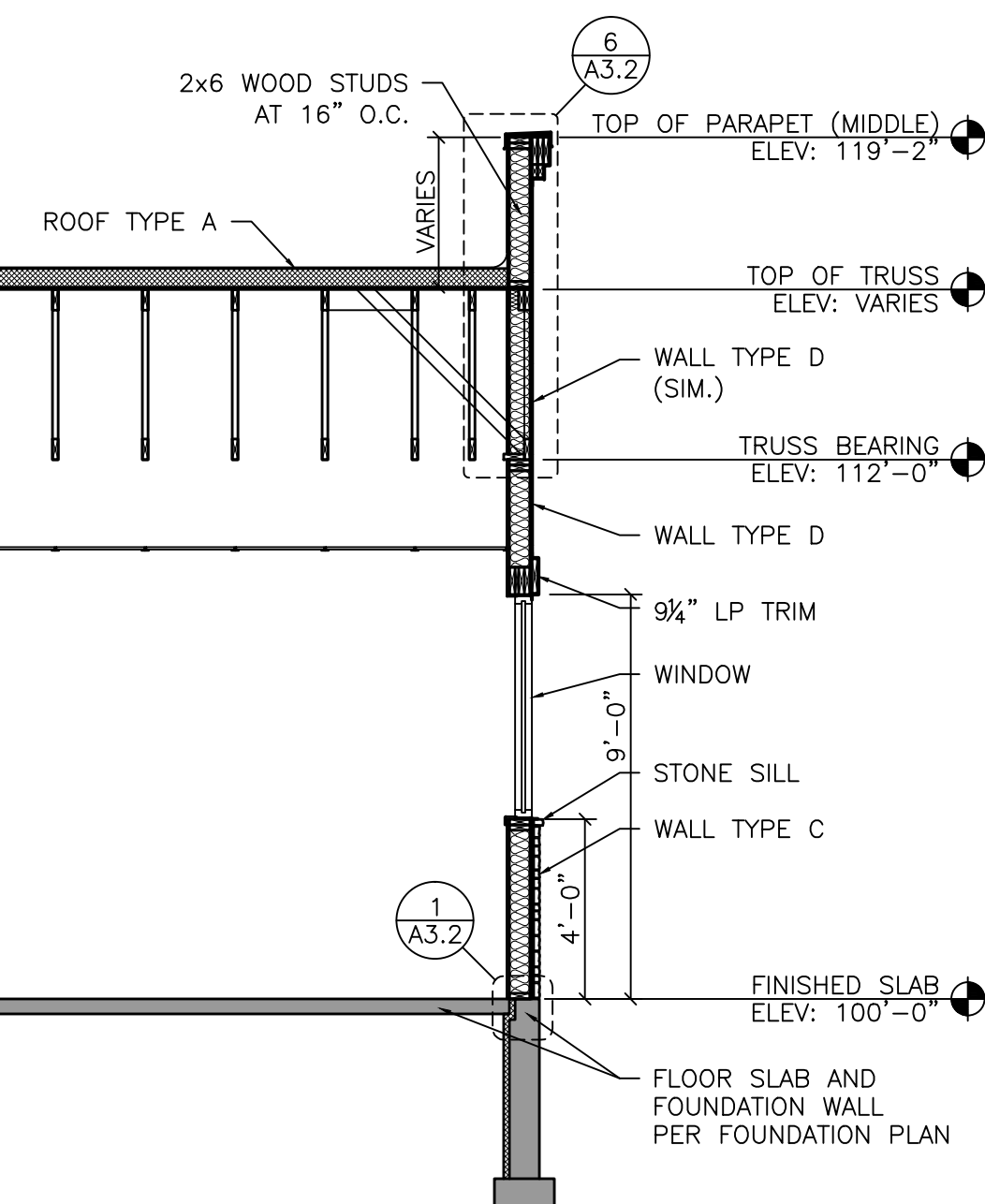
WALL SECTION
SCALE: 1/2"=1'-0"

F
A3.1



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

L
A3.1



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PROPOSED BUILDING FOR:

**J-MART
SHEBOYGAN**

2206 N. 15TH STREET
SHEBOYGAN, WI 53083

21253
MARCH 22, 2024
A. WOLF
C. DUESCHER

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PROPOSED BUILDING FOR:

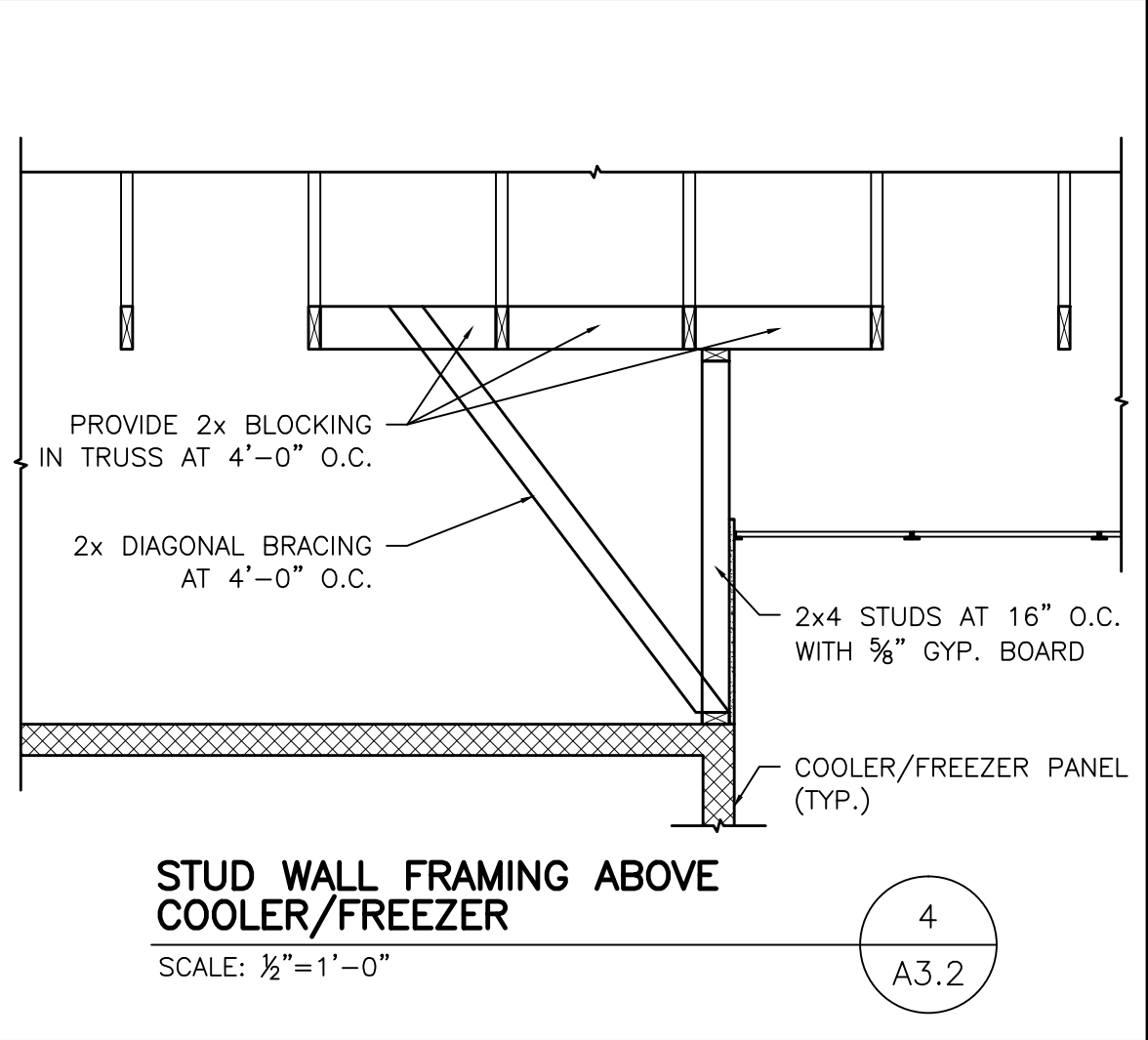
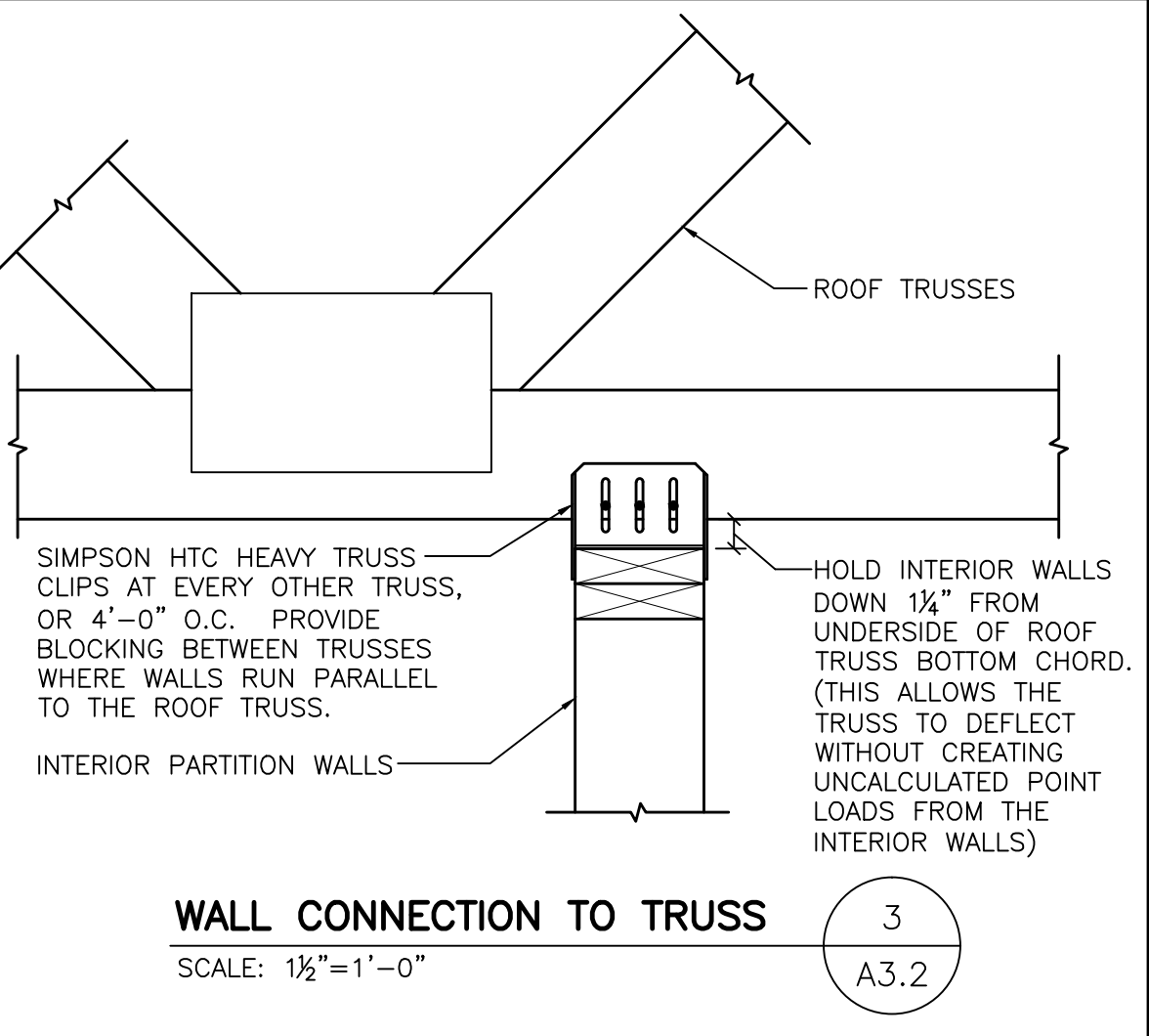
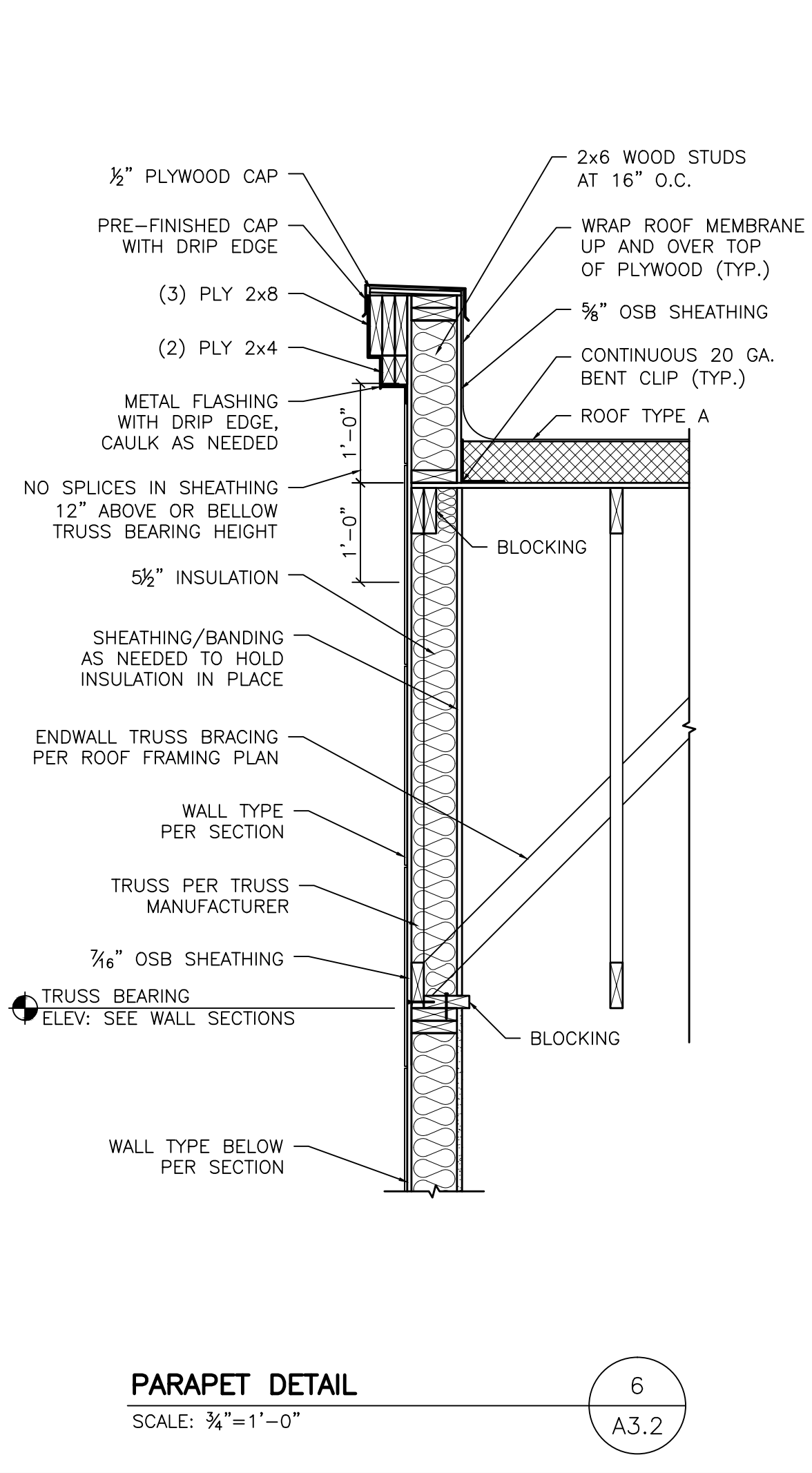
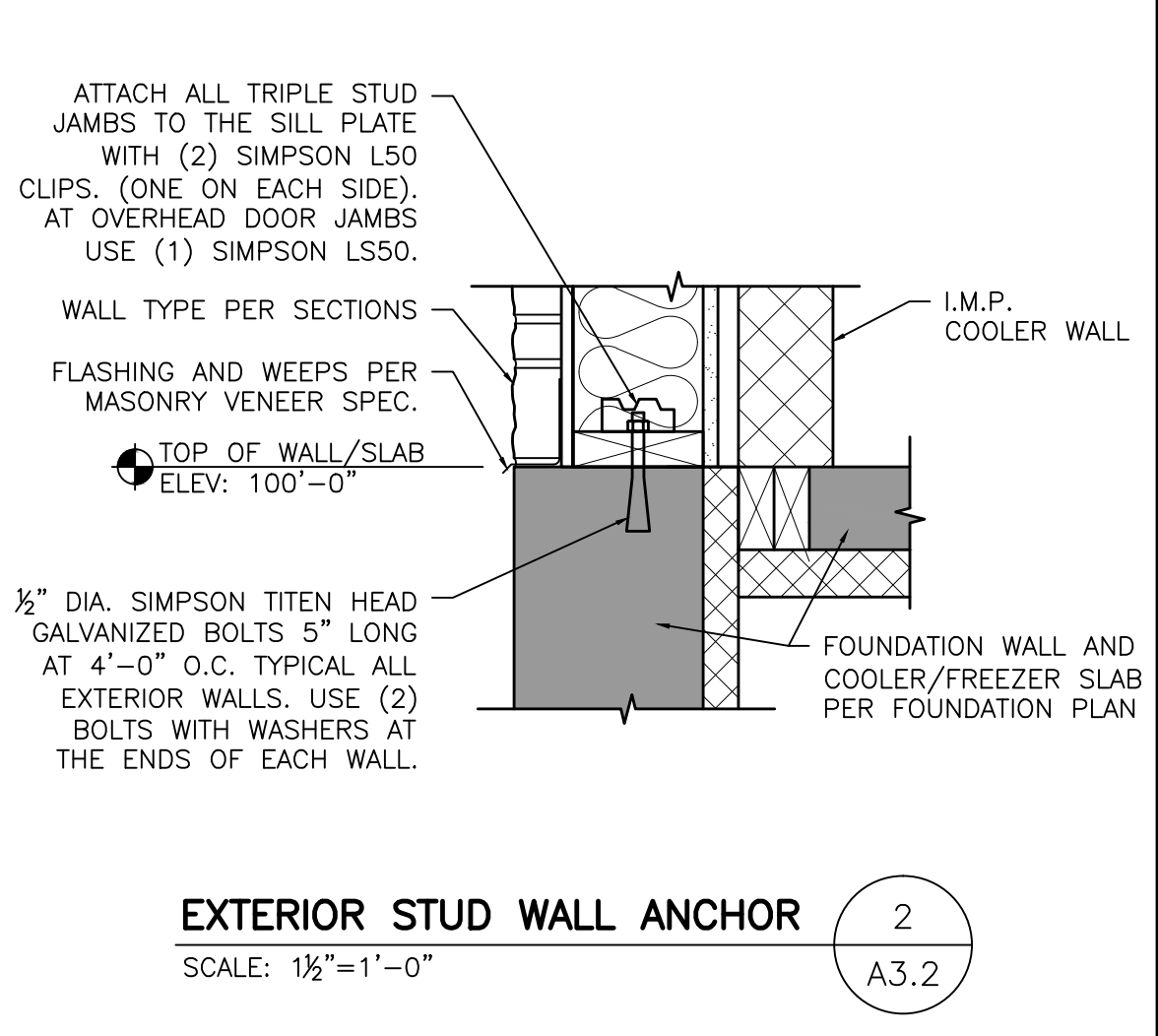
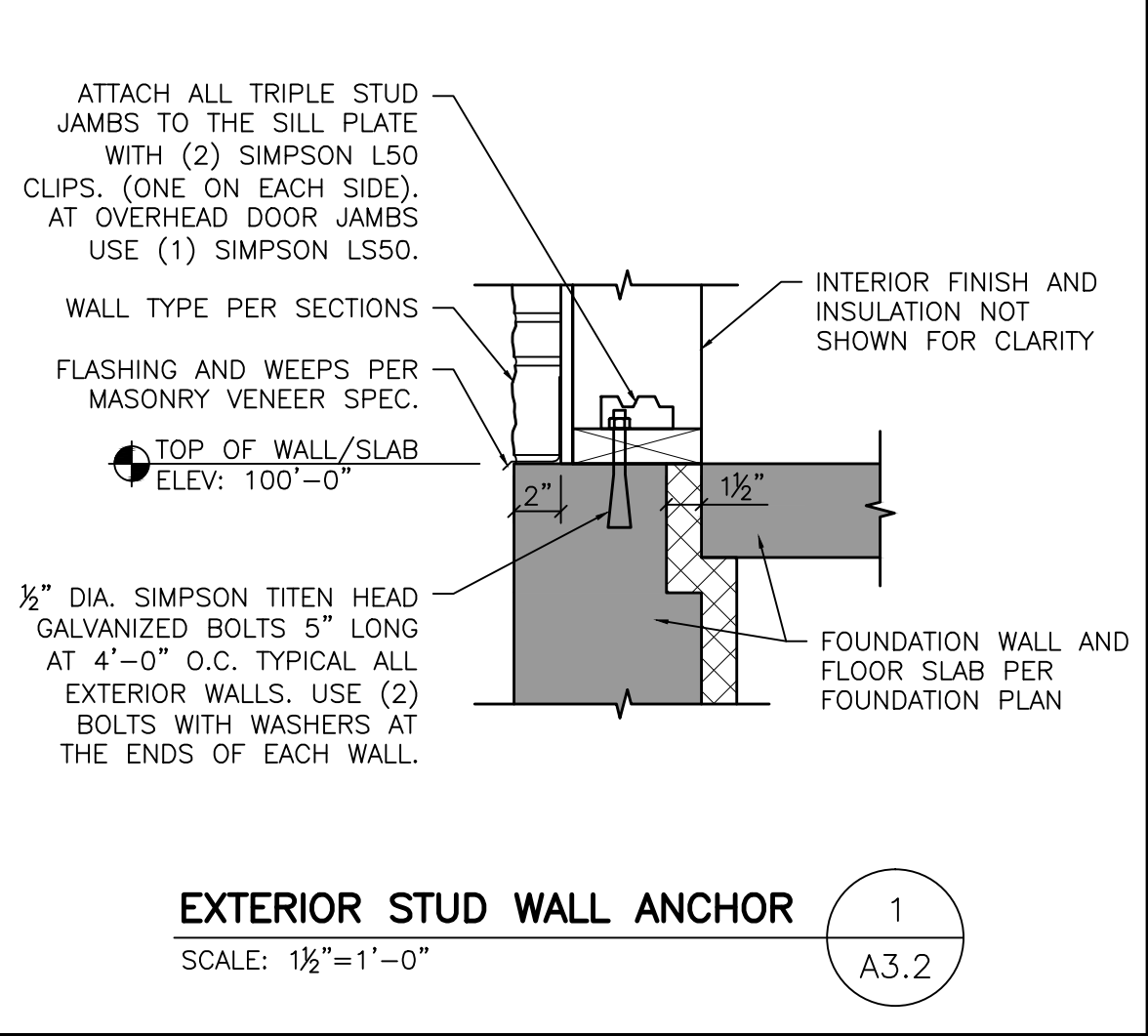
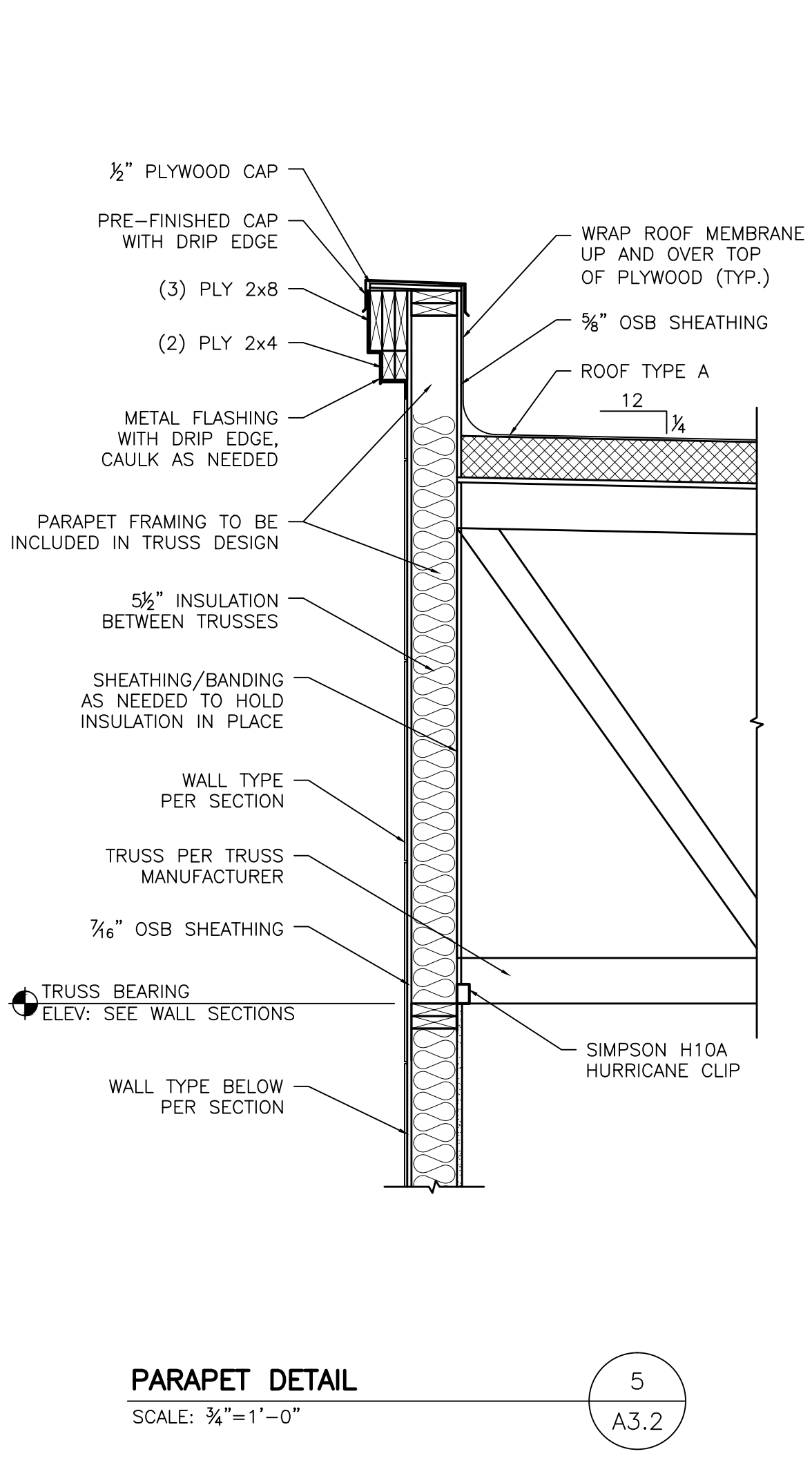
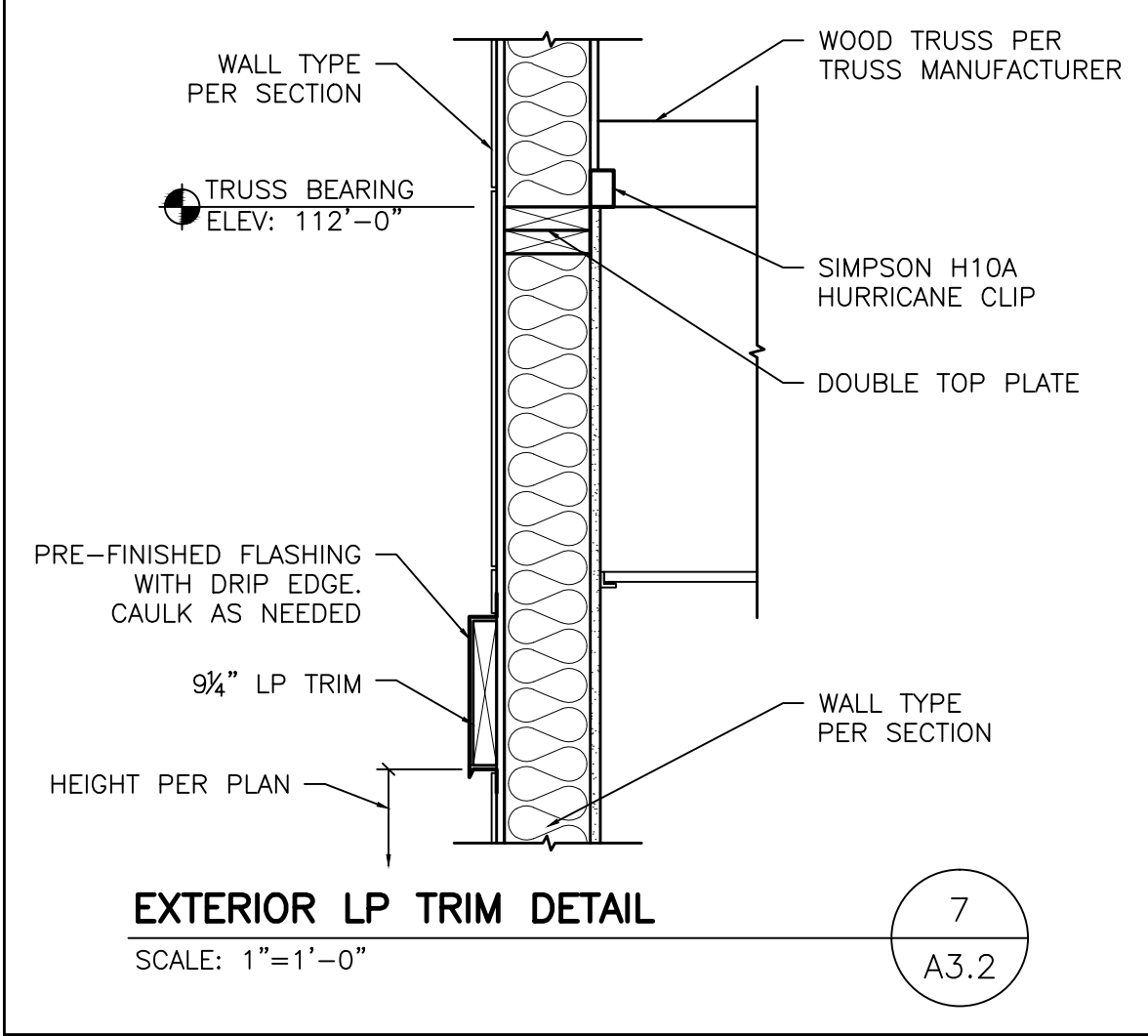
J-MART
SHEBOYGAN

2206 N. 15TH STREET
SHEBOYGAN, WI 53083

21253
MARCH 22, 2024
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PROPOSED BUILDING FOR:

J-MART
SHEBOYGAN

2206 N. 15TH STREET
SHEBOYGAN, WI 53083

21253
MARCH 22, 2024
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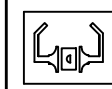
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ROOM FINISH SCHEDULE

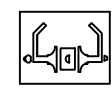
| NO. | DESCRIPTION | FLOOR | BASE | WALLS | CEILING | CLG. HT. | REMARKS |
|-----|--------------------|---|------------------------------------|--|---------|----------|---|
| | | LVP (LUXURY VINYL PLANK) VINYL COMPOSITION TILE CONCRETE OTHER | VINYL WOOD CERAMIC (4" TILE) | DRYWALL CERAMIC TILE EXPOSED FRP (FIBERGLASS REINFORCED PLASTIC) OVER GYP. BOARD DRYWALL 2x2 ACOUSTICAL TILE 2x2 VINYL COATED DRYWALL EXPOSED STRUCTURE | | | |
| 100 | C--STORE | ● | ● | ● | ● | 10'-0" | - |
| 101 | MECH./STORAGE | ● | ● | ● | ● | 10'-0" | - |
| 102 | C--STORE STORAGE | ● | ● | | | 10'-0" | - |
| 103 | WOMENS TOILET | ● | | ● | ● | 10'-0" | FRP UP TO 4'-0" A.F.F., FRP COLOR: GREY |
| 104 | PASSAGE | ● | ● | ● | ● | 10'-0" | - |
| 105 | MENS TOILET | ● | | ● | ● | 10'-0" | FRP UP TO 4'-0" A.F.F., FRP COLOR: GREY |
| 106 | OMITTED | | | | | | |
| 107 | OFFICE | ● | ● | ● | ● | 10'-0" | - |
| 108 | KITCHEN | ● | | ● | ● | 10'-0" | FRP FULL HEIGHT, FRP COLOR: WHITE |
| 109 | CAFE | ● | ● | ● | ● | 10'-0" | - |
| 110 | PACKAGING/SHIPPING | ● | ● | ● | ● | 10'-0" | - |
| 111 | CAFE DRY STORAGE | ● | ● | ● | ● | 10'-0" | - |

DOOR SCHEDULE

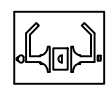
| NO. | DOOR DESCRIPTION | | | FRAME | | | HARDWARE | | | REMARKS |
|---------|------------------|---------|----------|---------|----------|--------|------------|-------|-----------|---------|
| | SIZE (WxH) | DIAGRAM | MATERIAL | DIAGRAM | MATERIAL | DETAIL | FUNCTION | PANIC | CLOSER | |
| 100A | (2) 3'-0"x7'-0" | A | ALUM. | 1 | ALUM. | 1/A4.1 | STOREFRONT | - | HYDRAULIC | - |
| 100B | 3'-0"x7'-0" | C | H.M | 2 | H.M | 5/A4.1 | ENTRANCE | - | HYDRAULIC | - |
| 100C | 3'-0"x7'-0" | B | ALUM. | 2 | ALUM. | 2/A4.1 | STOREFRONT | - | HYDRAULIC | - |
| 100D | 3'-0"x7'-0" | C | H.M. | 2 | H.M. | 3/A4.1 | OFFICE | - | - | - |
| 101 | 3'-0"x7'-0" | C | H.M. | 2 | H.M. | 3/A4.1 | STOREROOM | - | - | - |
| OMITTED | | | | | | | | | | |
| 103 | 3'-0"x7'-0" | C | H.M. | 2 | H.M. | 3/A4.1 | PUSH/PULL | - | HYDRAULIC | - |
| 104 | 3'-0"x7'-0" | B | ALUM. | 2 | ALUM. | 2/A4.1 | STOREFRONT | - | HYDRAULIC | - |
| 105 | 3'-0"x7'-0" | C | H.M. | 2 | H.M. | 3/A4.1 | PUSH/PULL | - | HYDRAULIC | - |
| OMITTED | | | | | | | | | | |
| 107A | 3'-0"x7'-0" | C | H.M. | 2 | H.M. | 3/A4.1 | OFFICE | - | - | - |
| 107B | 3'-0"x7'-0" | C | H.M. | 2 | H.M. | 3/A4.1 | OFFICE | - | - | - |
| 108 | 3'-0"x7'-0" | C | H.M | 2 | H.M | 5/A4.1 | ENTRANCE | - | HYDRAULIC | - |
| 109 | (2) 3'-0"x7'-0" | A | ALUM. | 1 | ALUM. | 1/A4.1 | STOREFRONT | - | HYDRAULIC | - |
| 110 | 3'-0"x7'-0" | B | ALUM. | 2 | ALUM. | 1/A4.1 | STOREFRONT | - | HYDRAULIC | - |
| 111 | 3'-0"x7'-0" | C | H.M. | 2 | H.M. | 3/A4.1 | STOREROOM | - | - | - |



PASSAGE
Both levers always unlocked.



ENTRANCE
Turn/push-button locking: pushing and turning button locks outside lever requiring use of key until button is manually unlocked



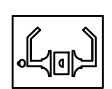
OFFICE
Push-button locking. Push-button locks outside lever until unlocked with key or by rotating inside lever.



PUSH/PULL
Blank plate on push side. Lever on pull side.



STOREFRONT
Blank plate on push side. Handle on pull side. Deadbolt lock.



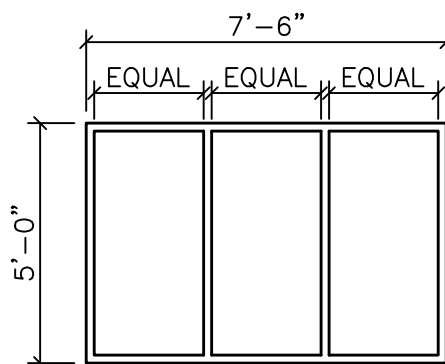
STOREROOM
Outside lever fixed. Entrance by key only. Inside lever always unlocked.

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.

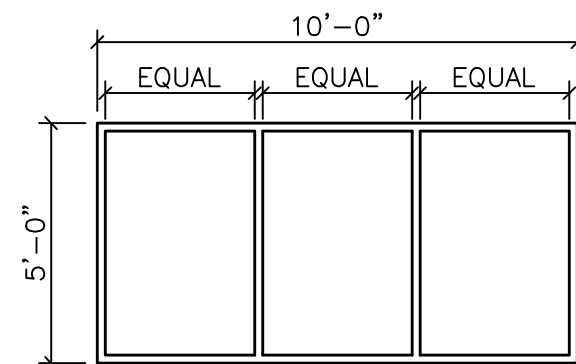
WINDOW SCHEDULE

| NO. | QTY. | WINDOW | | FRAME | | | GLAZING | | | REMARKS |
|-----|------|--------------|-------------|----------|---------|--------|-----------|------|-------|-----------------|
| | | SIZE (WxH) | HEAD HEIGHT | MATERIAL | DIAGRAM | DETAIL | THICKNESS | TINT | LOW-E | |
| A | 3 | 7'-6"x5'-0" | 9'-0" | ALUM. | AA | 4/A4.1 | 1" | YES | YES | THERMAL TINTING |
| B | 2 | 10'-0"x5'-0" | 9'-0" | ALUM. | BB | 4/A4.1 | 1" | YES | YES | THERMAL TINTING |
| D | 2 | 7'-3"x5'-0" | 9'-0" | ALUM. | DD | 4/A4.1 | 1" | YES | YES | THERMAL TINTING |

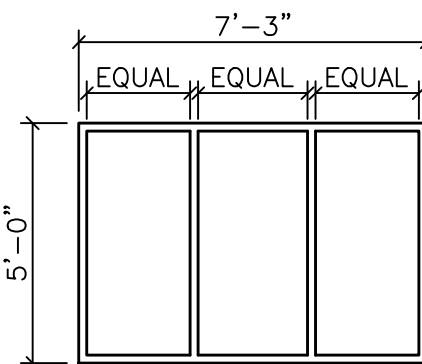
NOTES: 1. THE GLAZING CONTRACTOR IS REQUIRED TO PROVIDE TEMPERED GLASS WHERE REQUIRED BY CODE.
2. THE GLAZING CONTRACTOR SHALL PROVIDE ALL FLASHING AND CAULK AS REQUIRED FOR A COMPLETE JOB.
3. THE COLOR OF THE FRAME IS TO BE DETERMINED BY THE OWNER.



AA



BB



DD

SPANDREL GLASS

WINDOW DIAGRAMS

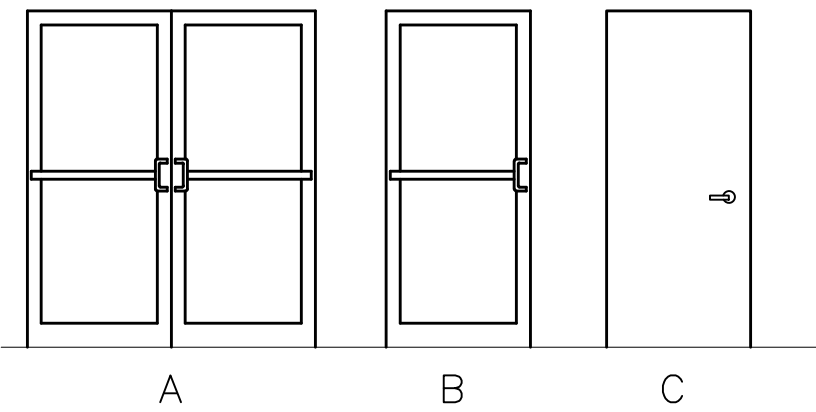
NOT TO SCALE

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

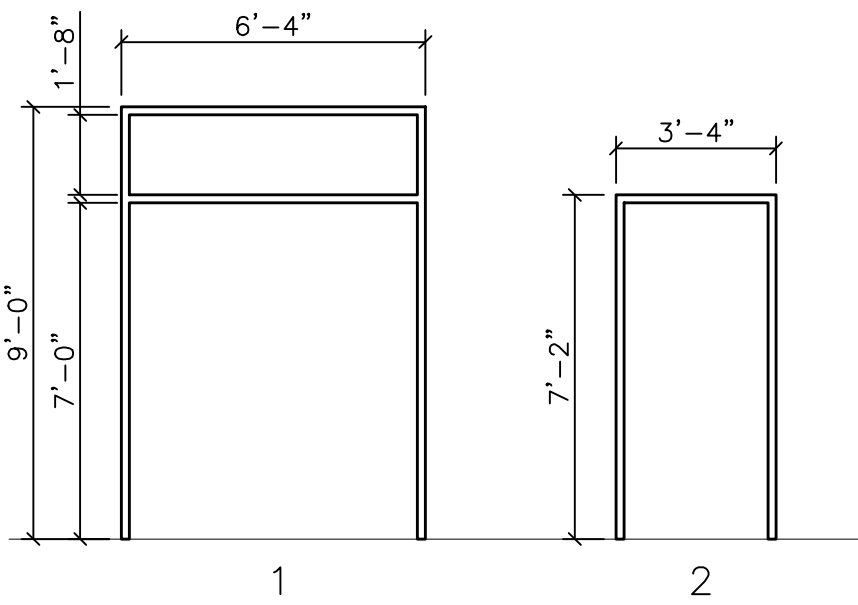
THERMAL PERFORMANCE VALUES (MINIMUM)

| COMPONENT | TYPE | U-VALUE | R-VALUE |
|-----------------|---------------------|---------|---------|
| ROOF INSULATION | 5" POLYISOCYANURATE | 0.03 | - |
| | | | |
| WALL INSULATION | (R-19) | 0.067 | - |
| | | | |
| WINDOWS | EXTERIOR | 0.65 | - |
| | | | |
| DOORS | SERVICE STOREFRONT | 0.5 | - |
| | | 0.90 | - |
| FOUNDATION | RIGID | 0.51 | - |
| | | | |

NOTES: SEE STATE SUBMITTAL COMCHECK FOR ALL REFERENCED VALUES NOT SHOWN IN THIS TABLE.



DOOR DIAGRAMS
NOT TO SCALE



FRAME DIAGRAMS
NOT TO SCALE

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

OMITTED

PLUMBING

PLUMBING SHALL BE COMPLETED AS A DESIGN/BUILD PACKAGE. THE PLUMBING SUBCONTRACTOR IS RESPONSIBLE TO PROVIDE EXCELLENT DESIGN, BUILDING MATERIALS, AND CRAFTSMANSHIP. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH STATE AND LOCAL CODES. SEPARATE PLANS SHALL BE SUBMITTED TO THE STATE FOR APPROVAL. THE PLUMBING WORK IS NOT A PART OF THIS PLAN. SEE PLUMBING PLAN FOR SPECIFICATIONS. ALL PENETRATIONS THRU RATED CONSTRUCTION SHALL BE A U.L. APPROVED METHOD. PLUMBING FIXTURES TO MEET ALL APPLICABLE REQUIREMENTS.

HEATING, VENTILATION, AND AIR CONDITIONING (HVAC)

HVAC SHALL BE COMPLETED AS A DESIGN/BUILD PACKAGE. THE HVAC SUBCONTRACTOR IS RESPONSIBLE TO PROVIDE EXCELLENT DESIGN, BUILDING MATERIALS, AND CRAFTSMANSHIP. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH STATE AND LOCAL CODES. SEPARATE PLANS SHALL BE SUBMITTED TO THE STATE FOR APPROVAL. THE HEATING AND VENTILATION WORK IS NOT A PART OF THIS PLAN. SEE HVAC PLAN FOR SPECIFICATIONS. ALL PENETRATIONS THRU RATED CONSTRUCTION SHALL BE A U.L. APPROVED METHOD.

ELECTRICAL

ELECTRICAL SHALL BE COMPLETED AS A DESIGN/BUILD PACKAGE. THE ELECTRICAL SUBCONTRACTOR IS RESPONSIBLE TO PROVIDE EXCELLENT DESIGN, BUILDING MATERIALS, AND CRAFTSMANSHIP. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH STATE AND LOCAL CODES.

THE ELECTRICAL WORK IS NOT DEFINED ON THIS PLAN. SEE THE ELECTRICAL PLAN AND SPECIFICATIONS FOR DETAILS. SEPARATE PLANS AND CALCULATIONS SHALL BE SUBMITTED TO THE STATE FOR APPROVAL. THESE INCLUDE A GENERAL LIGHTING AND EMERGENCY LIGHTING PLAN AND CALCULATIONS TO SHOW COMPLIANCE WITH THE INTERNATIONAL ENERGY COMPLIANCE CODE (IECC).

PROVIDE MEANS OF EGRESS ILLUMINATION PER IBC 1008. THE ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT CANDLE AT THE WALKING SURFACE LEVEL.

ALL PENETRATIONS THRU RATED CONSTRUCTION SHALL BE A U.L. APPROVED SPECIFICATIONS.

DOORS, WINDOWS AND FRAMES

FURNISH AND INSTALL ALL DOORS AND WINDOW ASSEMBLIES AS INDICATED ON THE PLANS. INCLUDE ALL HARDWARE INDICATED AND THAT MAY BE REQUIRED FOR A COMPLETE JOB. DOORS AND WINDOWS SHALL OPERATE SMOOTHLY WITHOUT BINDING AND BE INSTALLED PLUM AND TRUE. HARDWARE SHALL FIT PROPERLY AND BE ADJUSTED AS REQUIRED. PROVIDE INSECT SCREENS ON ALL OPERABLE WINDOW UNITS.

HARDWARE

UNLESS SPECIFIED IN THE HARDWARE SCHEDULE:

-ALL LOCK SETS SHALL BE LEVER TYPE AS REQUIRED TO MEET REQUIREMENTS OF THE A.D.A.
-ALL OTHER HARDWARE SHALL CONFORM TO THE REQUIREMENTS OF THE A.D.A.
-ALL EXIT DOORS SHALL BE EQUIPPED WITH LEVER TYPE EXIT HARDWARE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A LATCH, KEY, OR BOLT.

FINISHES

PROVIDE AND INSTALL ALL FINISHES AS INDICATED ON PLANS. INSTALL ALL MATERIALS PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS. FINISH INSTALLER INSPECT SUBSURFACE AND PREPARE AS REQUIRED PRIOR TO INSTALLATION OF THE PRODUCT.

INTERIOR FINISHES TO MEET THE REQUIREMENTS OF IBC CHAPTER 8.

PAINTING

PAINT ALL AREAS REQUIRED FOR A COMPLETE JOB.

APPLY PAINT AS RECOMMENDED BY STANDARD PRACTICE AND MANUFACTURER'S RECOMMENDATIONS.

REMOVE OR PROTECT HARDWARE, PLATES, LIGHT FIXTURES, SPRINKLER HEADS, ETC. THAT ARE NOT INTENDED TO BE PAINTED. PROVIDE MASKING AS REQUIRED.

DISPOSAL OF EXCESS PAINT MATERIALS IS THE RESPONSIBILITY OF THE PAINTING CONTRACTOR. DISPOSAL MUST BE IN ACCORDANCE WITH APPLICABLE LAWS AND CODES.

SEALANTS

PROVIDE CAULKING AND BACKER ROD AS RECOMMENDED BY THE MANUFACTURER TO SEAL EXTERIOR AND INTERIOR JOINTS, AT EXPANSION JOINTS, FRAMES OF DOORS, WINDOWS, AND OTHER EXTERIOR OPENINGS. ALSO CAULK AROUND PLUMBING FIXTURES, COUNTERTOPS, ROOF OPENINGS, ETC. AND AS REQUIRED FOR A COMPLETE JOB. CAULK TO BE INSTALLED AFTER FINISH IS APPLIED TO SURFACES. PENETRATIONS THROUGH FIRE RATED ASSEMBLIES MUST MEET U.L. REQUIREMENTS.

SIGNAGE

SIGNAGE SHALL MEET THE REQUIREMENTS OF THE A.D.A.

WHERE PERMANENT IDENTIFICATION IS PROVIDED FOR ROOMS AND SPACES, SIGNS SHALL BE INSTALLED ON THE WALL ADJACENT TO THE LATCH SIDE OF THE DOOR, WHERE THERE IS NO WALL SPACE TO THE LATCH SIDE OF THE DOOR, INCLUDING AT DOUBLE-LEAF DOORS, SIGNS SHALL BE PLACED ON THE NEAREST ADJACENT WALL.

MOUNTING HEIGHT SHALL BE 90" ABOVE FINISH FLOOR TO THE CENTERLINE OF THE SIGN UNLESS INDICATED OTHERWISE.

PROVIDE HANDICAP PARKING SIGNS AS INDICATED ON THE PLANS AND AS REQUIRED BY APPLICABLE LAWS.

INTERIOR WALL FINISHES PER ROOM FINISH SCHEDULE

EXTERIOR SIDE

INTERIOR SIDE

SEE LINTEL SCHEDULE FOR LINTEL SIZE AND TYPE

HOLLOW METAL FRAME

DOOR PER DOOR AND FRAME SCHEDULE

HEAD

HOLLOW METAL FRAME

DOOR PER DOOR AND FRAME SCHEDULE

JAMB

STONE VENEER

FLASHING AS REQUIRED

HOLLOW METAL FRAME

DOOR PER DOOR AND FRAME SCHEDULE

JAMB

SHIM, FLASH, AND CAULK AS REQUIRED

HOLLOW METAL DOOR FRAME

5

A4.1

INTERIOR WALL FINISHES PER ROOM FINISH SCHEDULE

EXTERIOR SIDE

INTERIOR SIDE

SEE LINTEL SCHEDULE FOR LINTEL SIZE AND TYPE

HOLLOW METAL FRAME

DOOR PER DOOR AND FRAME SCHEDULE

HEAD

HOLLOW METAL FRAME

DOOR PER DOOR AND FRAME SCHEDULE

JAMB

HOLLOW METAL FRAME

DOOR PER DOOR AND FRAME SCHEDULE

JAMB

HOLLOW METAL FRAME

DOOR PER DOOR AND FRAME SCHEDULE

JAMB

SHIM, FLASH, AND CAULK AS REQUIRED

HOLLOW METAL DOOR FRAME

3

A4.1

INTERIOR WALL FINISHES PER ROOM FINISH SCHEDULE

EXTERIOR SIDE

INTERIOR SIDE

SEE LINTEL SCHEDULE FOR LINTEL SIZE AND TYPE

SIDING PER ARCH. PLANS

SHIM SPACE

ALUMINUM FRAME

DOOR PER DOOR AND FRAME SCHEDULE

HEAD

SIDING PER ARCH. PLANS

SHIM SPACE

ALUMINUM FRAME

DOOR PER DOOR AND FRAME SCHEDULE

JAMB

STONE VENEER

FLASHING AS REQUIRED

ALUMINUM FRAME

SHIM SPACE

DOOR PER DOOR AND FRAME SCHEDULE

JAMB

SHIM, FLASH, AND CAULK AS REQUIRED

ALUMINUM DOOR

1

A4.1

INTERIOR WALL FINISHES PER ROOM FINISH SCHEDULE

EXTERIOR SIDE

INTERIOR SIDE

SIDING PER ARCH. PLANS

SEE LINTEL SCHEDULE FOR LINTEL SIZE AND TYPE

SHIM SPACE

ALUMINUM FRAME

GLAZING PER WINDOW SCHEDULE

HEAD

SIDING PER ARCH. PLANS

SHIM SPACE

ALUMINUM FRAME

JAMB

ROUGH OPENING

POSITIVE PITCH FLASHING

SHIM SPACE

STONE VENEER

GLAZING PER WINDOW SCHEDULE

ALUMINUM FRAME

DRYWALL SILL (TYP.)

SILL

SHIM, FLASH, AND CAULK AS REQUIRED

ALUMINUM WINDOW

4

A4.1

INTERIOR WALL FINISHES PER ROOM FINISH SCHEDULE

EXTERIOR SIDE

INTERIOR SIDE

SEE LINTEL SCHEDULE FOR LINTEL SIZE AND TYPE

SHIM SPACE

ALUMINUM FRAME

DOOR PER DOOR AND FRAME SCHEDULE

HEAD

SHIM SPACE

ALUMINUM FRAME

DOOR PER DOOR AND FRAME SCHEDULE

JAMB

SHIM, FLASH, AND CAULK AS REQUIRED

ALUMINUM DOOR

2

A4.1

21253
MARCH 22, 2024
A. WOLF
C. DUESCHER

Project number
Date
Drawn by
Checked by

PROPOSED BUILDING FOR:
J-MART
SHEBOYGAN
2206 N. 15TH STREET
SHEBOYGAN, WI 53083

Quasius

a construction services company

| ISSUE NO | REVISIONS | ISSUE DATE |
|----------|----------------------------------|------------|
| 1 | REVISED PREVIOUSLY APPROVED PLAN | 07-01-2024 |
| | | |
| | | |
| | | |

A4.1

Issued for Construction

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Application for Site Plan Review by Gerald Peot to construct and operate a natural gas regulator station located at 2733 Calumet Dr. UC Urban Commercial Zone.

REPORT PREPARED BY: Ellise Rose, Associate Planner

REPORT DATE: May 6, 2025

MEETING DATE: May 13, 2025

APPLICANT PROPOSAL:

Gerald Peot, authorized representative of Wisconsin Public Service Corp. is proposing to operate a natural gas regulator station located at 2733 Calumet Dr. The applicant states the following:

- The proposed structure is a 14'x20'x8' prefabricated utility building, class 1 Div 2 constructed.
- Clay colored exterior with Patrician Bronze trim with sound proofing insulation.
- Yard fence to be 6' high brown vinyl coated chain link with brown privacy slats and an additional 3 strands of vinyl coated barbed wire for an overall height of 7'.
- Surrounding trees to stay except the ones in the proposed driveway.
- The new structure will replace obsolete utility vaults located between south curb and sidewalk of North Ave just east of Kwik Trip driveway.
- District Regulator Stations take higher pressure steel gas feeder lines operating up to 150 psig and reduce pressure to 60 psig or less which allows the use of plastic gas lines to serve customers.
- By locating above ground, it reduces maintenance costs and improves reliability of the station.
- It will also allow the installation of real time SCADA to monitor operations 24/7.

STAFF ANALYSIS:

The use is permitted as special use under the Urban Commercial District as public services and utilities. The site plan review shows that no exceptions are required for the project.

ACTION REQUESTED:

Staff recommends approval of the site plan 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, health, water, sewer, storm drainage, hazardous materials, etc.
2. Applicant shall obtain all necessary permits for the construction, the storage and the handling of hazardous chemicals and/or fuels (applicant shall be in contact with building inspection, fire department, etc.).
3. Applicant shall meet all zoning requirements including but not limited to noise, vibration, hazardous materials, etc.
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 streets and/or properties.
6. Any work within City of Sheboygan Public rights-of-way shall be discussed with the City Engineering Department and constructed to standard City specifications (including, but not limited to, new street improvements, new and/or closed ingress/egress driveway openings, curb, gutter, sidewalk, pavement, utilities, retaining walls, street trees, etc.).
7. It will be the applicant's responsibility to work with all private and public utilities in order to provide easements and/or relocate utilities as necessary.
8. Applicant will provide adequate public access along streets and will take all appropriate actions to minimize the time period that these streets will be closed/affected.
9. Applicant shall immediately clean any and all sediments, materials, tracking, etc. that may be spilled off-site on private or public lands and streets.
10. Streets and infrastructure damaged and/or disturbed during construction of all private and/or public improvements shall be promptly repaired by the applicant.
11. All vehicles, equipment, materials, products, etc. shall be located on the applicant's property (no storage on public rights-of-way).
12. Absolutely no portion of the new building and/or site improvements shall cross the property line (buildings, parking, retaining walls, signs, landscaping, etc.).
13. If there are any amendments to the approved site plan, the applicant will be required to submit a new application reflecting those amendments.

ATTACHMENTS:

Site plan review application and attachments



CITY OF SHEBOYGAN
SPECIAL USE AND SITE PLAN REVIEW
APPLICATION

Fee: \$100

Item 7.

Review Date: _____

Zoning: _____

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

SECTION 1: Applicant/ Permittee Information

| | | | |
|---|--|-------------------|-------------------|
| Name (Ind., Org. or Entity) Wisconsin Public Service Corp. | Authorized Representative Jerry Peot | Title Engineer | |
| Mailing Address 677 Baeten Rd | City Green Bay | State WI | ZIP Code 54304 |
| Email Address gerald.peot@wisconsinpublicservice.com | Phone Number (incl. area code) 920-433-1493 | | |

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

| | | | |
|--|--|--------------------|-------------------|
| Name (Ind., Org. or Entity) Krusiec Investments LLC | Contact Person Andrew Krusiec | Title President | |
| Mailing Address 1970 Fox Hollow Run | City Brookfield | State WI | ZIP Code 53045 |
| Email Address andrew.krusiec@pm.me | Phone Number (incl. area code) 920-838-0093 | | |

SECTION 3: Architect Information

| | | | |
|---|--|-------------|--------------|
| Name The RDI Group | | | |
| Mailing Address 1025 West Thorndale Ave | City Itasca | State IL | Zip 60143 |
| Email Address rich.falbo@therdigroup.com | Phone Number (incl. area code) 630-773-4900 | | |

SECTION 4: Contractor Information

| | | | |
|-----------------|--------------------------------|-------|-----|
| Name | | | |
| Mailing Address | City | State | Zip |
| Email Address | Phone Number (incl. area code) | | |

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 Site Plan Review Application. I certify that the information contained in this form and attachments are true and accurate. I certify that the project will be in compliance with all 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) Jerry Peot | Title Engineer | Phone Number 920-493-1493 |
| Signature of Applicant <i>Jerry Peot</i> | | Date Signed 3/31/2025 |

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 \$100 (payable to the City of Sheboygan) are not submitted along with a complete and legible application. Application filing fee is non-refundable.

SECTION 6: Description of the Subject Site/Proposed Project

| | |
|---|---|
| Parcel No.59281630521 | Zoning Classification Urban Commercial |
| Name of Proposed/Existing Business: | Subway, proposed natural gas regulator station on north end of lot |
| Address of Property Affected: | 2733 Calument Dr |
| New Building: <input checked="" type="checkbox"/> | Addition: <input type="checkbox"/> Remodeling: <input type="checkbox"/> |

SECTION 7: Brief Description of Type of Structure

14' x 20' x 8' Prefabricated utility building, class 1 Div 2 constructed. Clay colored exterior with Patrician Bronze trim with sound proofing insulation (See plan set). Yard fence to be 6' high brown vinyl coated chain link with brown privacy slats and an additional 3 strands of vinyl coated barbed wire for an overall height of 7'. Surrounding trees to stay except the ones in the proposed driveway.

SECTION 8: Description of EXISTING Operation or Use

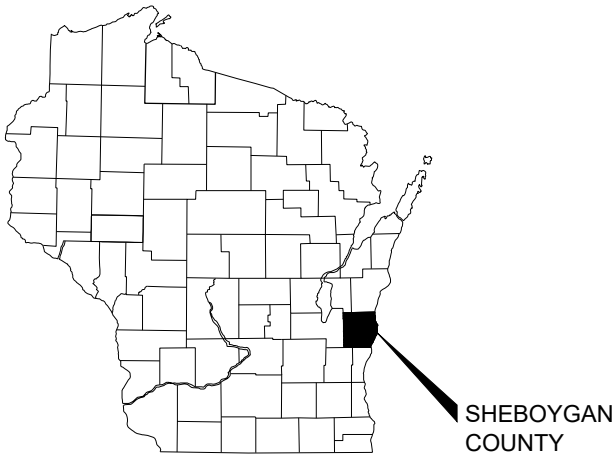
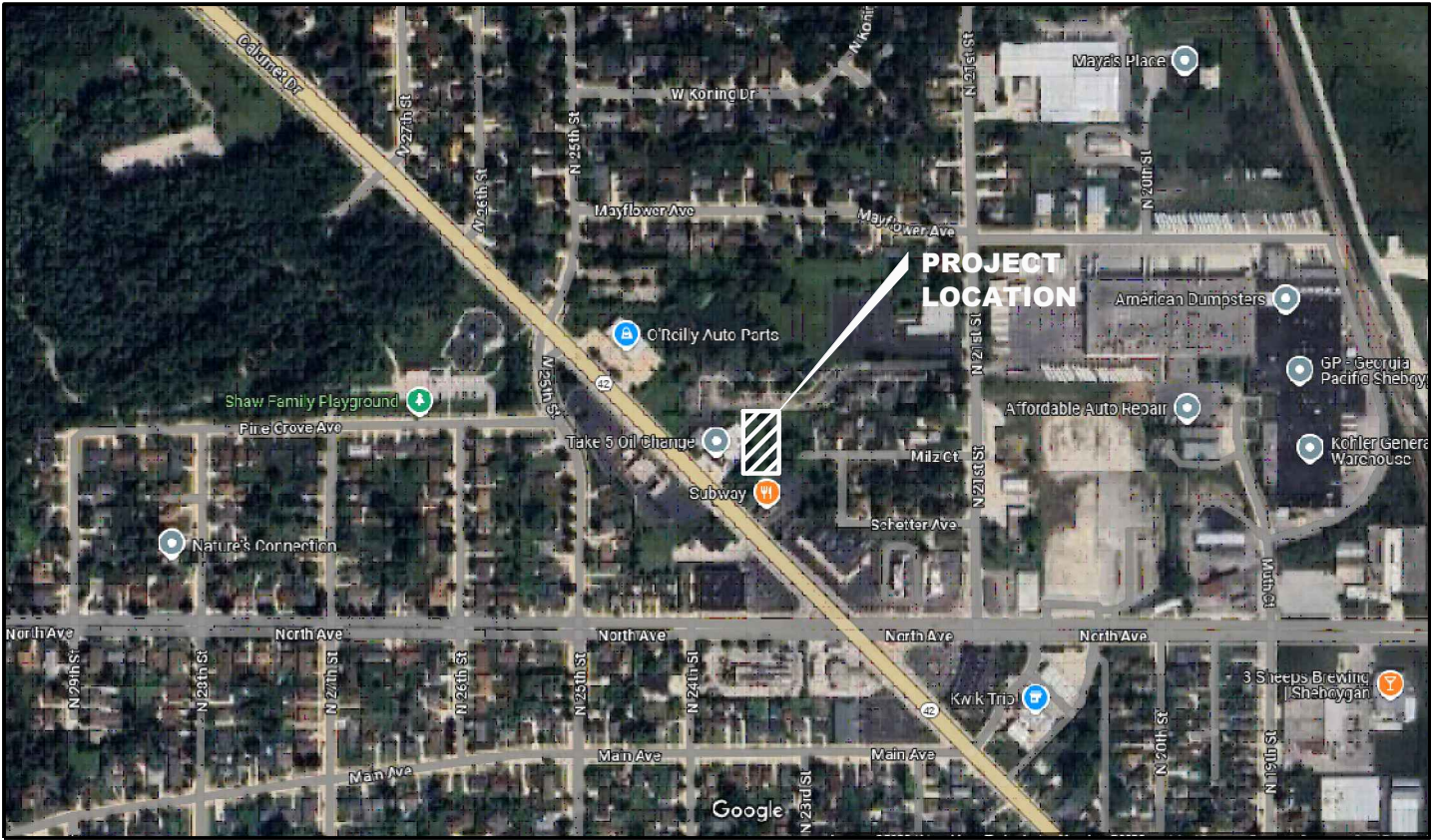
New structure will replace obsolete utility vaults located between south curb and sidewalk of North Ave just east of Kwik Trip driveway. District Regulator Stations take higher pressure steel gas feeder lines operating up to 150 psig and reduces pressure to 60 psig or less which allows the use of plastic gas lines to serve customers. By locating above ground it reduces maintenance costs and improves reliability of the station. It will also allow the installation of real time SCADA to monitor operations 24/7.

SECTION 9: Description of the PROPOSED Operation or Use

New structure will replace obsolete utility vaults located between south curb and sidewalk of North Ave just east of Kwik Trip driveway. District Regulator Stations take higher pressure steel gas feeder lines operating up to 150 psig and reduces pressure to 60 psig or less which allows the use of plastic gas lines to serve customers. By locating above ground it reduces maintenance costs and improves reliability of the station. It will also allow the installation of real time SCADA to monitor operations 24/7.

WISCONSIN PUBLIC SERVICE MILZ COURT REGULATOR STATION DESIGN CITY OF SHEBOYGAN APRIL 2025


| SHEET INDEX | |
|--------------|-----------------------------------|
| SHEET NUMBER | SHEET TITLE |
| G-1 | TITLE SHEET |
| G-2 | GENERAL SYMBOLS AND ABBREVIATIONS |
| C-100 | GRADING PLAN |
| C-101 | PROPOSED SITE PLAN |
| D-1 | GENERAL DETAILS |



CITY OF SHEBOYGAN



COUNTY MAP
NTS

| | | | | | | | | | | | | | |
|--------|-----|---------|------------|----|------|----------|----|------|----------|--|---|-------------|------------------|
| DES BY | RF | PROJ NO | 25-0406.01 | NO | DATE | REVISION | NO | DATE | REVISION | WISCONSIN PUBLIC SERVICE MILZ COURT REGULATOR STATION DESIGN CITY OF SHEBOYGAN |  | TITLE SHEET | SHEET NO. G-1 |
| DR BY | JWS | DATE | APRIL 2025 | NO | DATE | REVISION | NO | DATE | REVISION | | | | |
| CHK BY | BMG | | | | | | | | | | | | |

EXISTING LINETYPES

| | |
|--|------------------------------|
| | CULVERTS |
| | DRIVEWAY CENTERLINE |
| | BUILDING OUTLINE |
| | CHAINLINK FENCE |
| | WOOD FENCE |
| | BUSH/SHRUB LINES |
| | TREE LINES |
| | ASPHALT/CONCRETE EDGE |
| | GRAVEL SURFACES |
| | UG COMMUNICATION |
| | UG ELECTRIC |
| | UG FIBER OPTIC |
| | UG GAS |
| | OVERHEAD TRANSMISSION |
| | UNDERGROUND SANITARY SEWER |
| | UNDERGROUND STORM SEWER |
| | UNDERGROUND TELEPHONE |
| | UNDERGROUND TELEVISION |
| | UNDERGROUND WATER |
| | EDGE OF WATER |
| | EXISTING EASEMENT CENTERLINE |
| | EXISTING PROPERTY LINE |
| | EXISTING RIGHT OF WAY LINE |
| | RAILROAD |
| | PRIVATE ROAD CENTERLINE |
| | PROPERTY LINE |
| | PUBLIC ROAD CENTERLINE |
| | SECTION LINE |
| | MISCELLANEOUS LINE |

EXISTING SYMBOLS

| | |
|--|----------------------------------|
| | BUSH/SHRUB |
| | TREE |
| | LIGHT POLE |
| | MAILBOX |
| | COGO/SURVEY POINT |
| | IRON PIPE |
| | SECTION CORNER MONUMENT |
| | SIGN |
| | ELECTRIC PEDESTAL |
| | ELECTRIC MANHOLE |
| | GUY WIRE |
| | POWER POLE |
| | UG DISTRIBUTION TRANSFORMER BANK |
| | UTILITY VAULT |
| | SANITARY MANHOLE |
| | INLET |
| | STORM MANHOLE |
| | TELEPHONE PEDESTAL |
| | TELEVISION PEDESTAL |
| | WATER MANHOLE |
| | WELL |
| | FIRE HYDRANT |
| | WATER VALVE |
| | CONTROL POINT |
| | STONE MONUMENT |

NEW

| | | | |
|----------------------|--|--|--|
| SANITARY SEWER | | | |
| FORCE MAIN | | | |
| WATER MAIN | | | |
| STORM SEWER | | | |
| HARD SURFACE ROADWAY | | | |
| NON-SURFACED ROADWAY | | | |
| CURB AND GUTTER | | | |
| SIDEWALK | | | |
| BASELINE | | | |
| CONTOURS | | | |
| FENCE | | | |
| PERMANENT EASEMENT | | | |
| TEMPORARY EASEMENT | | | |
| UTILITY EASEMENT | | | |
| SETBACK | | | |
| RETAINING WALL | | | |
| POND | | | |
| DITCH | | | |
| SILT FENCE | | | |
| EROSION BALES | | | |
| EROSION MAT | | | |
| EROSION LOG | | | |
| SAW CUT | | | |
| DEMOLITION / REMOVAL | | | |
| GUARD RAIL | | | |
| TOP OF CUT | | | |
| TOP OF FILL | | | |
| SPOT ELEVATION | | | |
| CONTROL POINT | | | |
| BENCHMARK | | | |

Dial **811** or (800)242-8511

www.DiggersHotline.com

NON-EMERGENCY NUMBERS

SHEBOYGAN POLICE DEPARTMENT : (920) 459-3333
SHEBOYGAN FIRE DEPARTMENT: (920) 459-3327

WISCONSIN PUBLIC SERVICE
EMERGENCY NUMBERS

NATURAL GAS: (800) 450-7280
ELECTRIC: (800) 450-7240

ABBREVIATIONS:

| | | | | | | | | | |
|--------|-------------------------------|--------|-------------------------|--------|-------------------------|------|--------------------------|-------|----------------------------|
| AC | ASBESTOS CONCRETE | DI | DUCTILE IRON | HMA | HOT MIX ASPHALT | PC | POINT OF CURVE | TC | TOP BACK OF CURB |
| A/E | ARCHITECT/ENGINEER | DIA | DIAMETER | HORZ | HORIZONTAL | PE | PRIVATE ENTRANCE | TEL | TELEPHONE |
| AL | ALUMINUM | DIM | DIMENSION | HSE | HOUSE | PED | PEDESTAL | THK | THICKNESS |
| ALT/ | ALTERNATE | DR | DOOR | HW | HOT WATER | PERF | PERFORATE | THRU | THROUGH |
| APPROX | APPROXIMATE | DTL | DETAIL | HWR | HOT WATER RETURN | PI | POINT OF INTERSECTION | T/O/P | TOP OF PIPE |
| ASPH | ASPHALT | DW | DRIVEWAY | HYD | HYDRANT | P/L | PROPERTY LINE | TYP | TYPICAL |
| AUTO | AUTOMATIC | DWG | DRAWING | ID | INSIDE DIAMETER | PP | POWER POLE | | |
| AVE | AVENUE | E | EAST | IN (") | INCHES | PSF | POUNDS PER SQUARE FOOT | UNEXC | UNEXCAVATED |
| @ | AT | EA | EACH | INF | INFLUENT | PSI | POUNDS PER SQUARE INCH | USH | UNITED STATES HIGHWAY |
| BC | BACK OF CURB | EFF | EFFLUENT | INL | INLET | PT | POINT OF TANGENCY | | |
| BIT | BITUMINOUS | EL | ELEVATION | INSUL | INSULATION | PVC | POLYVINYL CHLORIDE | V | VALVE |
| BLDG | BUILDING | ELB | ELBOW | INV | INVERT | PVMT | PAVEMENT PERCENT | V&B | VALVE & BOX VARIABLE |
| BLK | BLOCK | ELEC | ELECTRICAL | IP | IRON PIPE | % | | VC | VERTICAL CURVE |
| BLVD | BOULEVARD | EQ | EQUAL | | | QTY | QUANTITY | VERT | VERTICAL |
| BM | BENCHMARK | ER | END RADIUS BACK OF CURB | JT | JOINT | RAD | RADIUS | | |
| BO | BREAKOFF | EW | EACH WAY | LC | LENGTH OF CURVE | RCP | REINFORCED CONCRETE PIPE | W | WEST |
| BOW | BACK OF SIDEWALK | EX | EXISTING | LF | LINEAL FEET | RD | ROAD | W/ | WITH |
| BTM | BOTTOM | EXP | EXPANSION | LP | LIGHT POLE | RDWY | ROADWAY | W/O | WITHOUT |
| B/L | BASELINE | FF | FINISHED FOOR | LS | LUMP SUM | RED | REDUCER | WM | WATER MAIN |
| C&G | CURB AND GUTTER | FD | FLOOR DRAIN | LT | LEFT | REF | REFERENCE | WS | WATER SURFACE |
| CB | CATCH BASIN | FDN | FOUNDATION | MAS | MASONRY | REQD | REQUIRED | WTP | WATER TREATMENT PLANT |
| CF | CUBIC FOOT | FERT | FERTILIZER | MAX | MAXIMUM | REV | REVISED | WTR | WATER |
| CI | CAST IRON | F-F | FACE TO FACE | MFG | MANUFACTURER | RR | RAILROAD | WWF | WELDED WIRE FABRIC |
| CIP | CAST-IN-PLACE | FIN | FINISHED | MH | MANHOLE | RT | RIGHT | WWM | WOVEN WIRE MESH |
| C/L | CENTERLINE | FL | FLOWLINE | MIN | MINIMUM | RW | RIGHT OF WAY | WWTP | WASTEWATER TREATMENT PLANT |
| CHL | CHLORINE | FLG | FLANGED | MISC | MISCELLANEOUS | S | SOUTH | | |
| CMP | CORRUGATED METAL PIPE | FM | FORCE MAIN | MJ | MECHANICAL JOINT | SAN | SANITARY | | |
| CMU | CONCRETE MASONRY UNIT | FT (') | FOOT | MP | MID POINT | SAMH | SANITARY MANHOLE | | |
| CO | CLEANOUT | FTG | FOOTING | MR | MID RADIUS BACK OF CURB | SCH | SCHEDULE | | |
| CONC | CONCRETE | FV | FIELD VERIFY | | | SF | SQUARE FOOT | | |
| COS | CENTER OF STRUCTURE | G | GAS | N | NORTH | SHT | SHEET | | |
| CP | CONTROL POINT | GA | GAGE | NO # | NUMBER | SL | SLOPE | | |
| CPLG | COUPLING | GALV | GALVANIZED | NOM | NOMINAL | SPEC | SPECIFICATION | | |
| CPP | CORRUGATED POLYPROPYLENE PIPE | GAR | GARAGE | NPW | NON-POTABLE WATER | SQ | SQUARE | | |
| CSP | CORRUGATED STEEL PIPE | GEN | GENERAL | NTS | NOT TO SCALE | SS | STAINLESS STEEL | | |
| CTH | COUNTY TRUNK HIGHWAY | GRD | GRADE, GROUND | | | SSMH | STORM SEWER MANHOLE | | |
| CULV | CULVERT | GV | GATE VALVE | OC | ON CENTER | ST | STREET | | |
| CV | CHECK VALVE | GRAV | GRAVEL | OD | OUTSIDE DIAMETER | STD | STANDARD | | |
| CW | COLD WATER | GW | GROUNDWATER | OH | OVERHEAD | STH | STATE TRUNK HIGHWAY | | |
| CY | CUBIC YARD | | | | | STL | STEEL | | |
| DEG ° | DEGREE | | | | | STM | STORM | | |
| | | | | | | SW | SIDEWALK | | |
| | | | | | | SY | SQUARE YARD | | |

GENERAL PROJECT NOTES

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING PROPERTY IRONS. PROPERTY IRONS REMOVED OR DISTURBED DURING CONSTRUCTION SHALL BE RE-ESTABLISHED BY A REGISTERED LAND SURVEYOR AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING ASPHALT OR CONCRETE ON STREETS OUTSIDE OF PROPOSED SAW CUTS. ANY DAMAGE DURING CONSTRUCTION UNDER THIS CONTRACT SHALL BE REPAIRED OR REPLACED AT CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS AND LICENSES NOT ACQUIRED BY THE OWNER BEFORE STARTING CONSTRUCTION. A COPY OF WHICH SHALL BE PROVIDED TO THE ENGINEER IF REQUESTED. ALL SUCH PERMIT AND LICENSE FEES SHALL BE THE SOLE EXPENSE OF THE CONTRACTOR.
- NO TREES OR SHRUBS WILL BE REMOVED WITHOUT THE APPROVAL OF THE A/E OR OWNER.
- ASPHALT OR CONCRETE ROADWAY AND DRIVEWAYS AND CONCRETE CURB & GUTTER SHALL BE SAW CUT PRIOR TO RESTORATION. SAW CUTTING SHALL BE INCIDENTAL TO CONSTRUCTION.
- LOCATION OF EXISTING UTILITIES MAY VARY FROM THAT SHOWN ON THE PLANS. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES TO AVOID POTENTIAL CONFLICTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING UTILITIES AND APPURTENANCES NOT SHOWN TO BE REPLACED. TEMPORARY REMOVAL AND ANY DAMAGE DURING CONSTRUCTION SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.

EROSION CONTROL NOTES

- CONTRACTOR SHALL PROVIDE RUNOFF BARRIERS PRIOR TO RAIN EVENTS TO PREVENT ROADWAY WASH OUT. INLET PROTECTION SHALL BE PLACED AT ALL INLETS THAT WILL RECEIVE RUNOFF FROM DISTURBED AREAS.
- CONTRACTOR SHALL PROVIDE TRACKING PAD AT MAIN ENTRANCE AND/OR EXIT POINTS FOR THE PROJECT
- INSTALL INLET PROTECTION AND OTHER EROSION CONTROL PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITY.
- EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE DURATION OF CONSTRUCTION UNTIL THE SITE IS STABILIZED BY VEGETATION OR OTHER APPROVED MEASURES.
- EROSION CONTROL DEVICES DESTROYED OR DAMAGED SHALL BE REPAIRED BY THE END OF THE WORK DAY.
- INSPECT ALL EROSION CONTROL MEASURES AT LEAST ONCE A WEEK AND AFTER ANY RAINFALL OF 0.5-INCHES OR MORE AND MAKE NEEDED REPAIRS. RECORD INSPECTIONS AS SPECIFIED.
- OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF A STORM EVENT SHALL BE CLEANED UP BY THE END OF THE NEXT WORK DAY. ALL OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION ACTIVITIES, INCLUDING SOIL TRACKED BY CONSTRUCTION TRAFFIC, SHALL AT A MINIMUM, BE CLEANED BY THE END OF EACH WORK DAY. EXCESSIVE AMOUNTS OF SEDIMENT OR DEBRIS TRACKED ONTO ADJACENT STREETS SHALL BE CLEANED IMMEDIATELY. FINE SEDIMENT ACCUMULATIONS SHALL BE CLEANED FROM ADJACENT STREETS BY THE USE OF MECHANICAL OR MANUAL SWEEPING OPERATIONS ONCE A WEEK AT A MINIMUM AND BEFORE IMMINENT RAIN EVENTS.
- DISTURBED GROUND OUTSIDE OF THE EVERYDAY CONSTRUCTION AREA, INCLUDING SOIL STOCKPILES LEFT INACTIVE FOR MORE THAN 10 DAYS, SHALL AT A MINIMUM BE TEMPORARILY STABILIZED BY SEEDING/MULCHING OR OTHER METHODS APPROVED BY THE ENGINEER. SILT FENCE SHALL BE PLACED AROUND ALL SOIL STOCK PILES.
- DRAWINGS SHOW GENERAL LOCATIONS OF EROSION CONTROL DEVICES AND SIGNS. ACTUAL LOCATIONS MAY VARY AS DETERMINED BY ENGINEER IN THE FIELD.

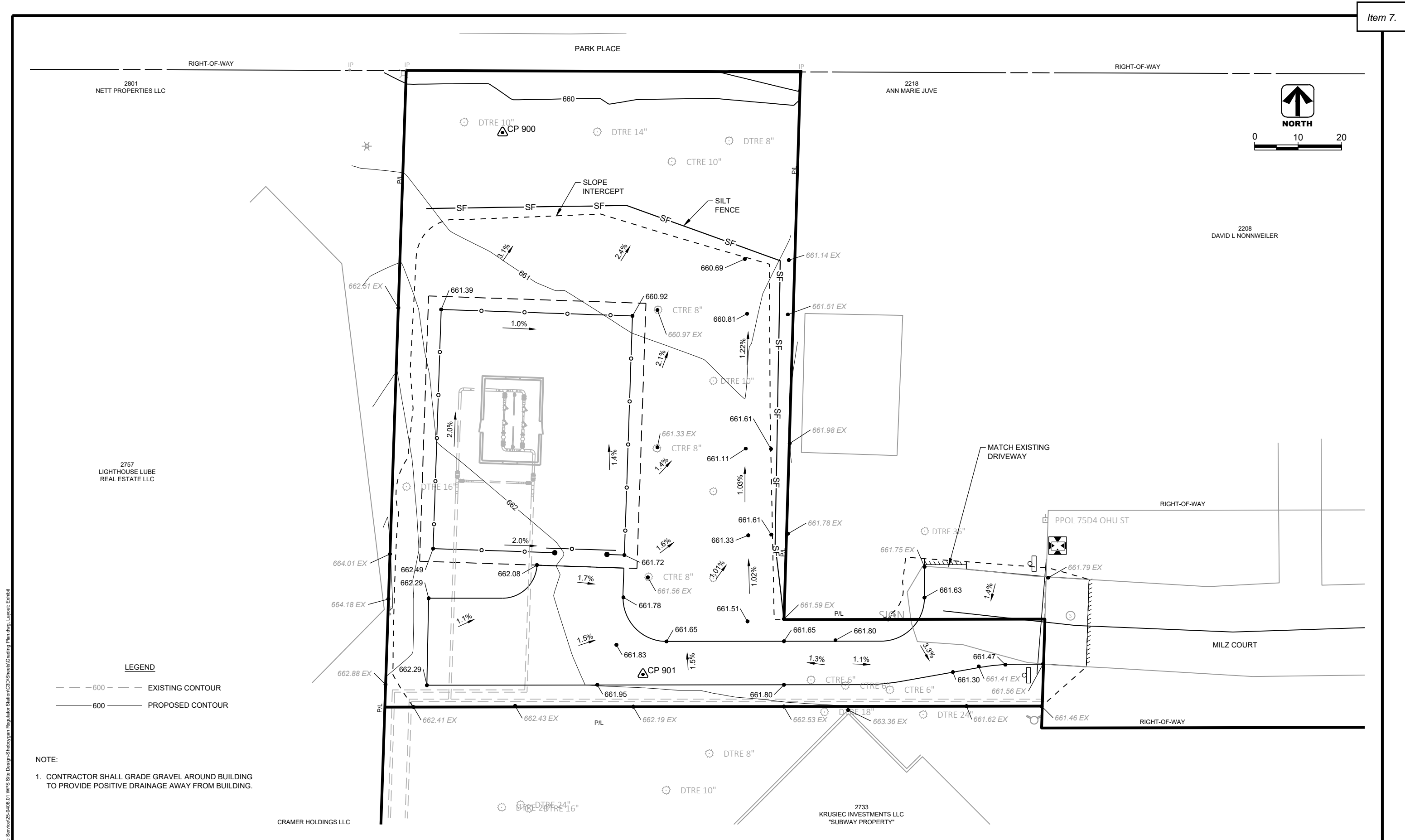
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| DES BY | RF | PROJ NO | 25-0406.01 | | | | | | |
| DR BY | JWS | DATE | APRIL 2025 | NO | DATE | | REVISION | NO | DATE |
| CHK BY | BMG | | | | | | | | |

WISCONSIN PUBLIC SERVICE
MILZ COURT REGULATOR STATION DESIGN
CITY OF SHEBOYGAN



GENERAL SYMBOLS AND ABBREVIATIONS

SHEET NO.
G-2



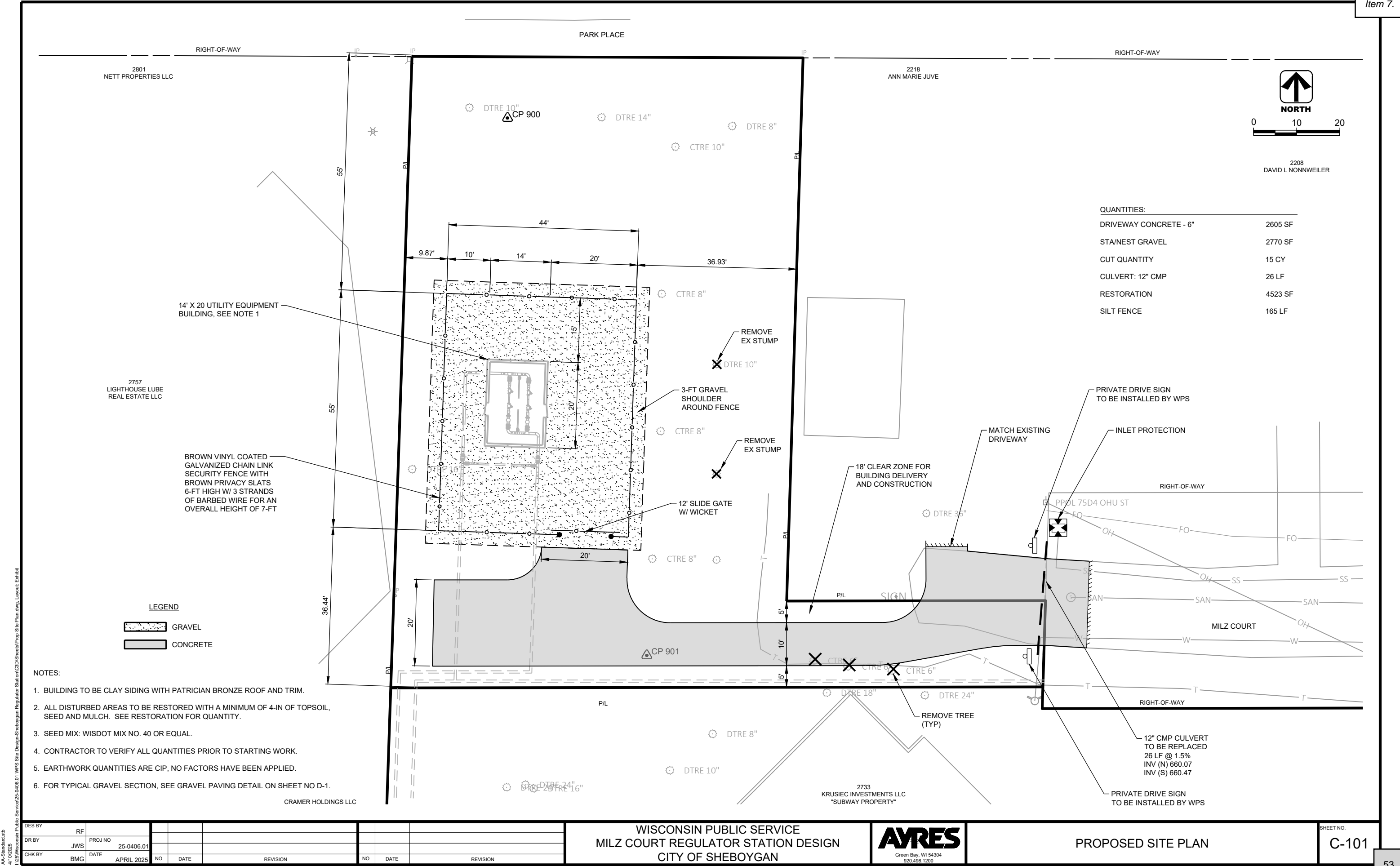
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| DR BY | JWS | PROJ NO | 25-0406.01 | | | | | |
| CHK BY | BMG | DATE | APRIL 2025 | NO | DATE | REVISION | NO | DATE |
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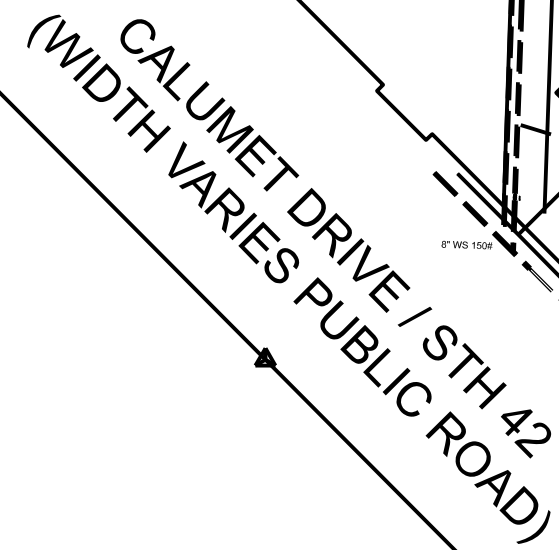
WISCONSIN PUBLIC SERVICE
MILZ COURT REGULATOR STATION DESIGN
CITY OF SHEBOYGAN



GRADING PLAN

SHEET NO.
C-100





MILZ AVENUE
(50' WIDE PUBLIC ROAD)

04/02/2025

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I/O: 0022400148GC

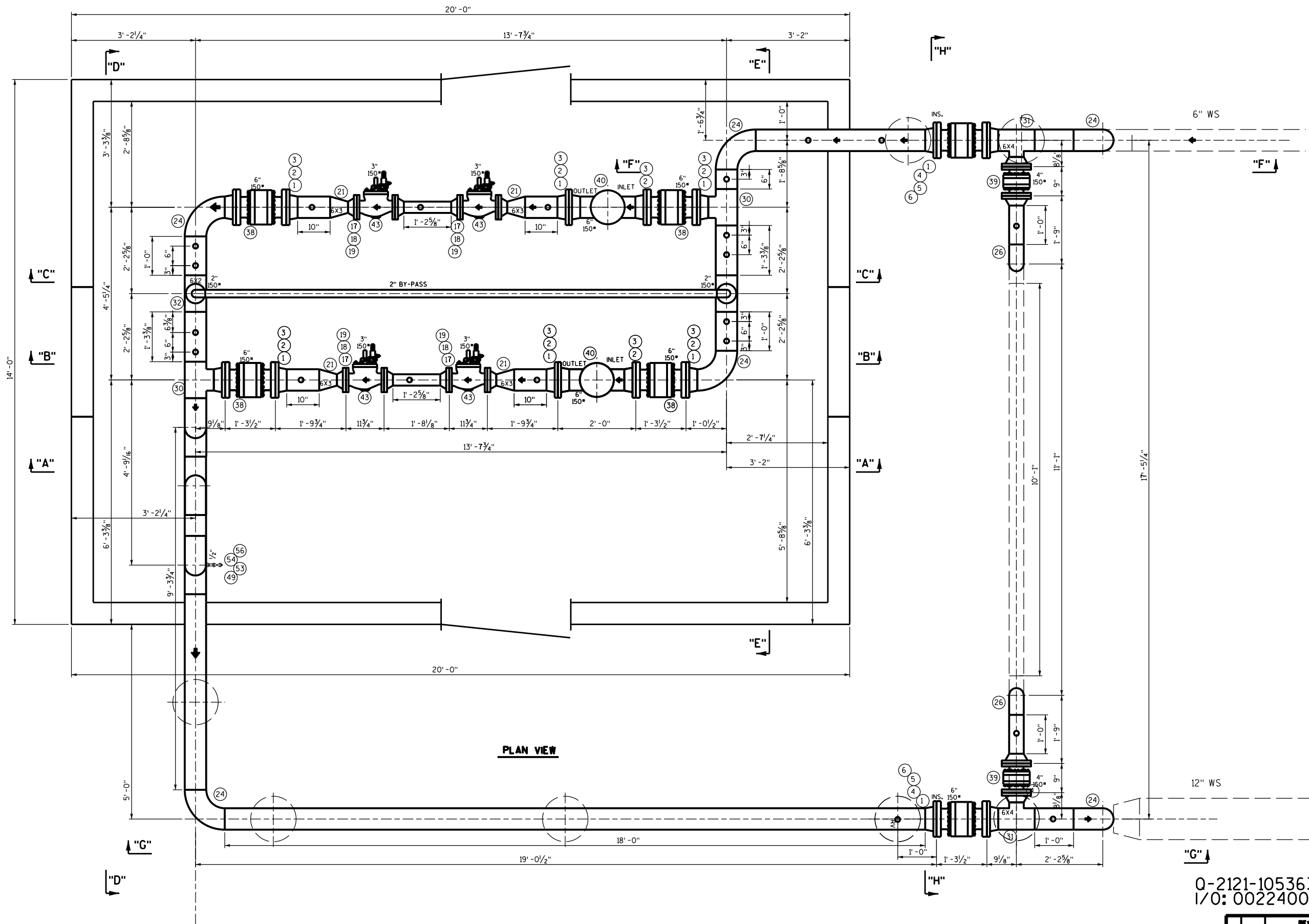
**WISCONSIN PUBLIC
SERVICE CORP.**

DISTRICT REGULATOR INSTALLATION
SITE PLAN
MILZ CT DRS

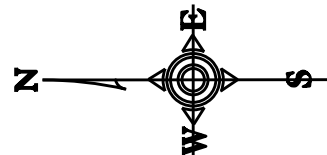
SHEBOYGAN, WISC.

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| SCALE | NAME | DATE | 55 |
| DESIGN BY | SAL O | CHECKED BY | |
| WORKED BY | | APPROVED BY | |

ENG. NO. R-532 **PAGE** 33



PLAN VIEW



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I/O: 0022400148GC

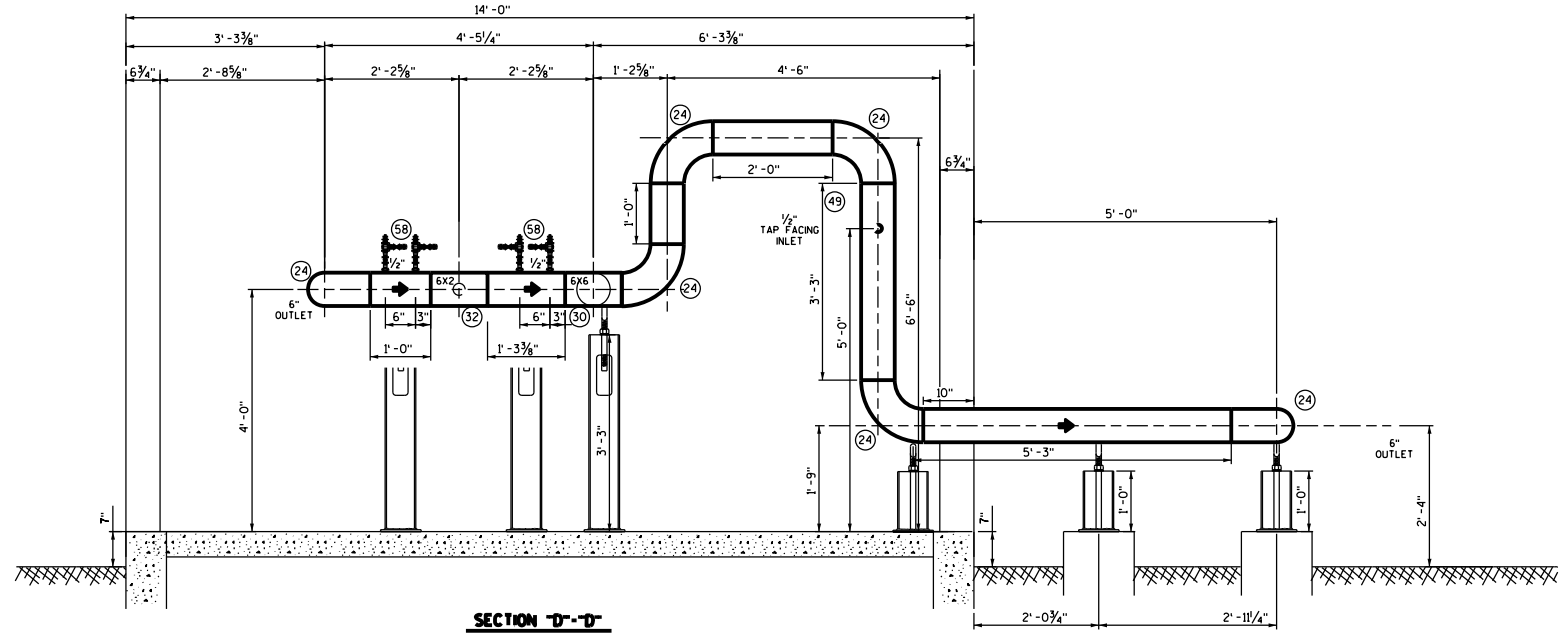
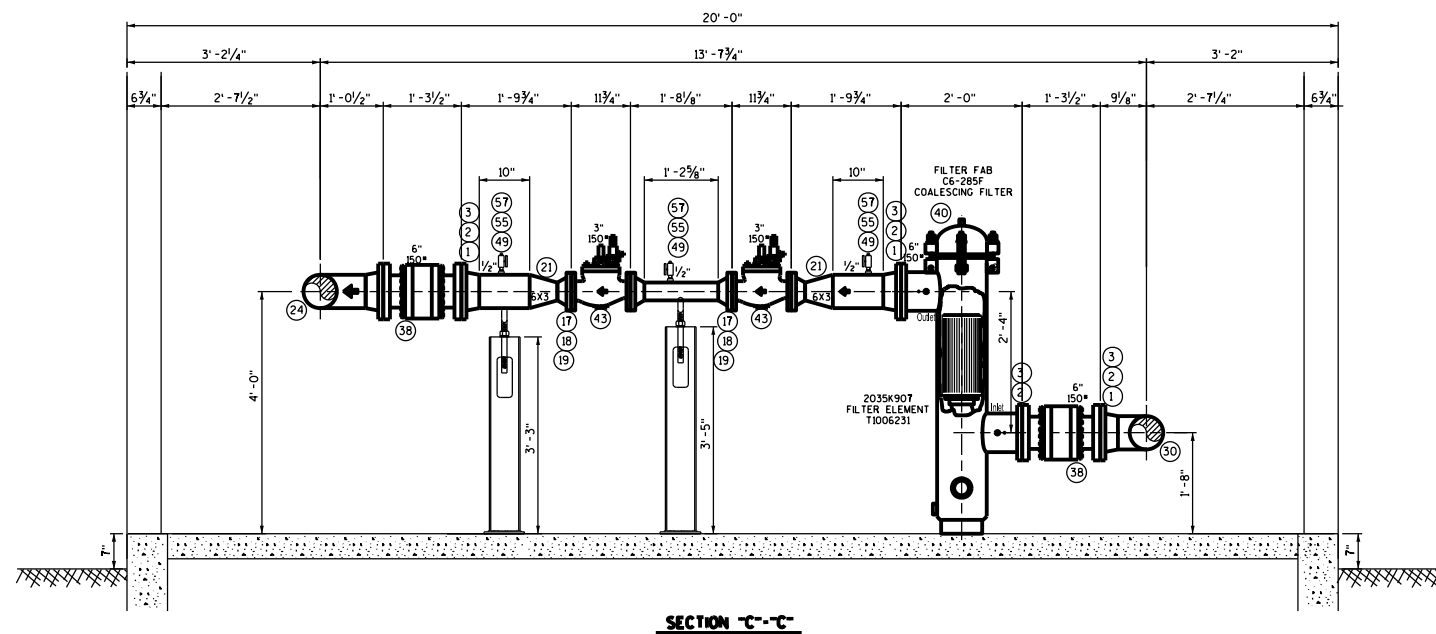
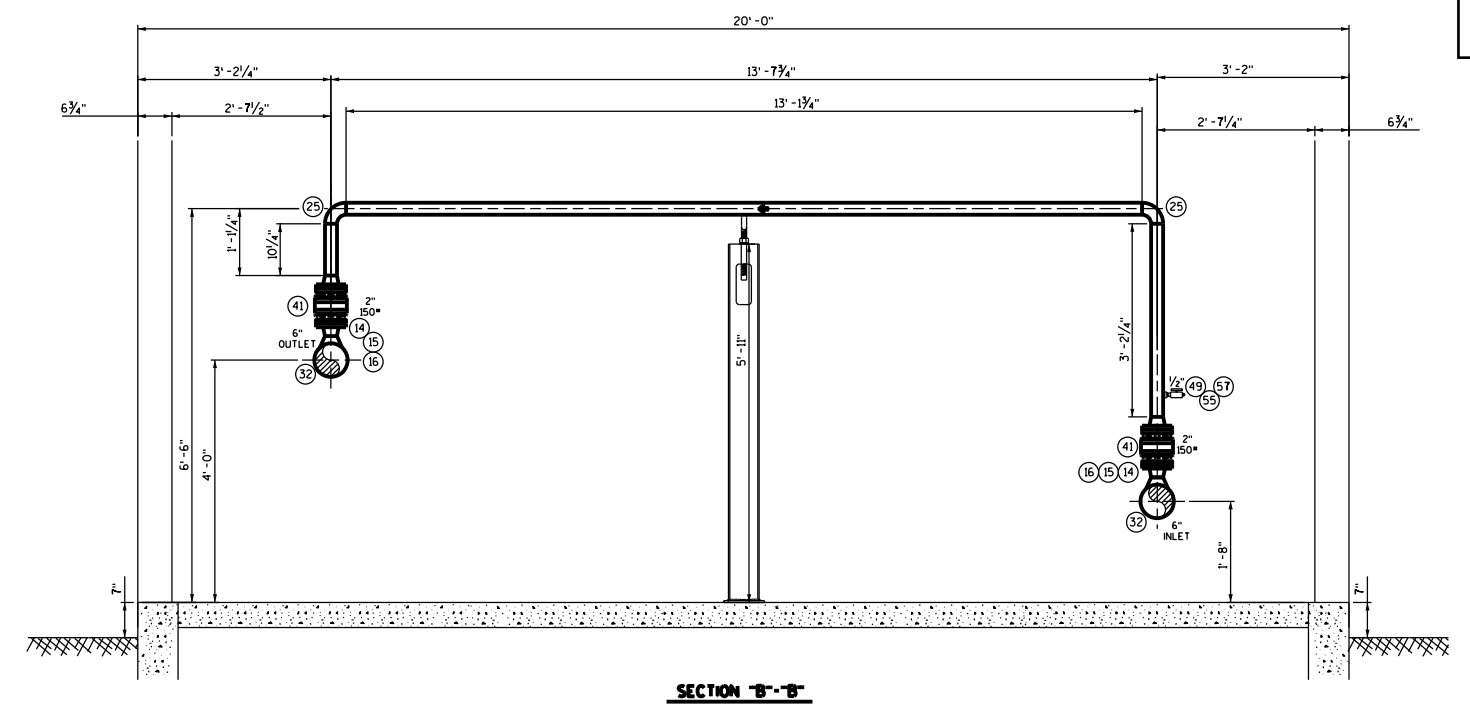
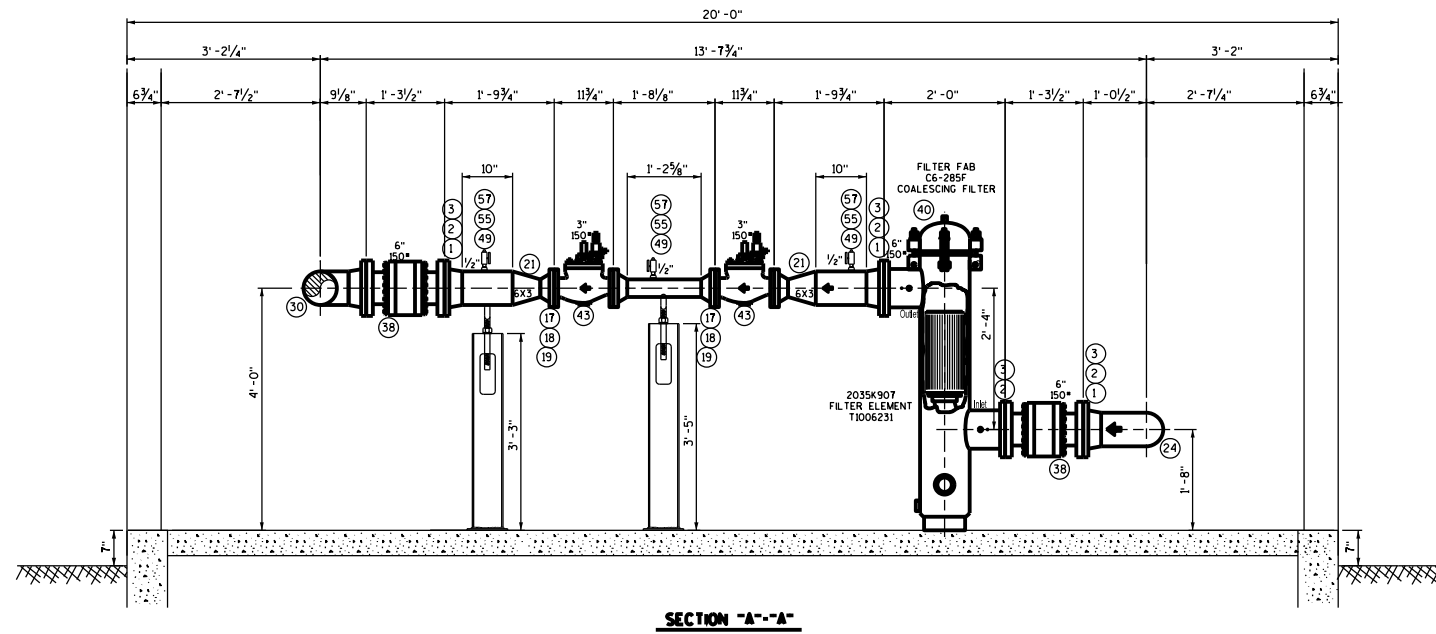
03/28/2025

**WISCONSIN PUBLIC
SERVICE CORP.**

PIPING SECTIONS AND DETAILS
MILZ CT DRS

SHEBOYGAN, WISCONSIN

| SCALE | DATE | BY | CHKD BY |
|----------|------------|-----|---------|
| AS SHOWN | 03/28/2025 | WJS | WJS |
| R-532 | | | |



0-2121-105363-C90
I/O: 0022400148GC

03/28/2025

WISCONSIN PUBLIC SERVICE CORP.

PIPING SECTIONS AND DETAILS
MILZ CT DRS

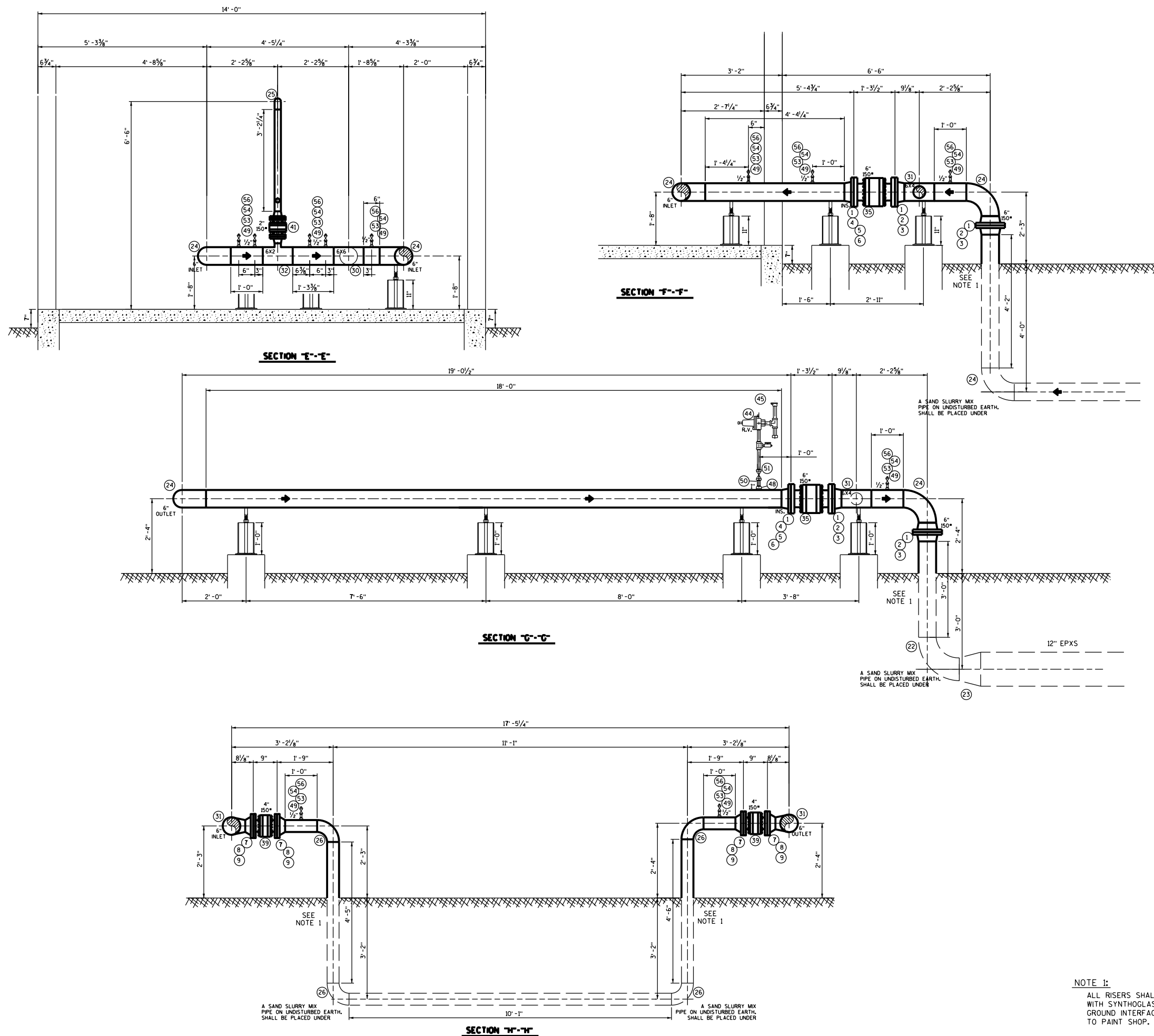
SHEBOYGAN, WISCONSIN

SCALE: NONE
DATE: 0-0
DRAWN BY: 0000000000
CHECKED BY: 0000000000
DATE: 0-0

57

R-532

| NO. | DATE | REVISIONS | BY |
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| 1 | | | |
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BILL OF MATERIALS

| ITEM NO. | QTY | SIZE | DESCRIPTION | CODE NO. |
|----------|-----|---------------|---|----------|
| (1) | 16 | 6" | 150* WELD FLANGE W.N., R.F. | T1200422 |
| (2) | 14 | 6" X 8 3/4" | NON-ASBESTOS RING GASKET | T1008606 |
| (3) | 112 | 3/4" X 4" | BOLT STUDS | T1008802 |
| (4) | 2 | 6" | INSULATING SLEEVE KIT | T1234086 |
| (5) | 2 | 6" | FULL FACE INSULATING GASKET | T1232896 |
| (6) | 16 | 3/4" X 4 1/2" | BOLT STUDS | T1008803 |
| (7) | 4 | 4" | 150* WELD FLANGE W.N., R.F. | T1200420 |
| (8) | 4 | 4" X 6 7/8" | NON-ASBESTOS RING GASKET | T1008605 |
| (9) | 32 | 5/8" X 3 3/4" | BOLT STUDS | T1230430 |
| (10) | 0 | 4" | FULL FACE INSULATING GASKET | T1232891 |
| (11) | 0 | 4" | INSULATING SLEEVE KIT | T1234081 |
| (12) | 0 | 5/8" X 4 1/4" | BOLT STUDS | T1230431 |
| (13) | | | | |
| (14) | 4 | 2" | 150* WELD FLANGE W.N., R.F. | T1200415 |
| (15) | 4 | 2" X 4 1/2" | NON-ASBESTOS RING GASKET | T1008604 |
| (16) | 16 | 3/4" X 3/4" | BOLT STUDS | T1008800 |
| (17) | 8 | 3" | 150* WELD FLANGE W.N., R.F. | T1200418 |
| (18) | 8 | 3" X 5 3/8" | NON-ASBESTOS RING GASKET | T1008608 |
| (19) | 32 | 5/8" X 3 3/4" | BOLT STUDS | T1008801 |
| (20) | | | | |
| (21) | 4 | 6" X 3" | STD WELD REDUCER - CONC. | T1233644 |
| (22) | 1 | 8" X 6" | STD. WELD RED. ELBOW 8X6, 90, LR | T1232517 |
| (23) | 1 | 12" X 8" | STD WELD REDUCER - CONC. | T1233647 |
| (24) | 10 | 6" | STD WELD ELBOW - 90*, L.R. | T1232485 |
| (25) | 2 | 2" | EX-HVY WELD ELBOW - 90*, L.R. | T1205762 |
| (26) | 4 | 4" | STD WELD ELBOW - 90*, L.R. | T1232478 |
| (27) | | | | |
| (28) | | | | |
| (29) | 1 | 12"X12"X12" | STD WELD TEE | T1234928 |
| (30) | 2 | 6"X6"X6" | STD WELD TEE | 197038 |
| (31) | 2 | 6"X6"X4" | STD WELD TEE - REDUCING BRANCH | T1200155 |
| (32) | 2 | 6"X6"X2" | STD WELD TEE - REDUCING BRANCH | T1234920 |
| (33) | | | | |
| (34) | | | | |
| (35) | 2 | 6" | STD WELD CAP | T1230699 |
| (36) | 1 | 12" | STD WELD CAP | T1230702 |
| (37) | | | | |
| (38) | 6 | 6" | 150* FLG. BODY BALL VALVE, W/OPERATOR, STD LENGTH 15.5" | P.O. |
| (39) | 2 | 4" | 150* FLG. BODY BALL VALVE | T1201505 |
| (40) | 2 | 6" | 6"-150* FILTERFAB - C6-285F, 2035K907 ELEM. | P.O. |
| (41) | 2 | 2" | 150* FLG. BODY BALL VALVE | T1235110 |
| (42) | | | | |
| (43) | 4 | 3" | 3" - 150* FISHER EZR REGULATOR | T1209003 |
| (44) | 1 | 1" | FISHER 289-HH RELIEF VALVE | T1235380 |
| (45) | 1 | 1" | EG WEATHER CAP | T1235516 |
| (46) | | | | |
| (47) | 0 | 1/2" | ELBOLET, THREADED | T1232578 |
| (48) | 1 | 1" | THREDOLET | T1234970 |
| (49) | 26 | 1/2" | THREDOLET | T1234974 |
| (50) | 4 | 1" X 3" | HVY PIPE NIPPLE | 143784 |
| (51) | 1 | 1" | BALL VALVE | 335121 |
| (52) | 0 | 1" | BULL PLUG | T1233506 |
| (53) | 18 | 1/2" | BALL VALVE | T1235476 |
| (54) | 18 | 1/2" X 3" | HVY STATION NIPPLE | T1233235 |
| (55) | 10 | 1/2" X 1/4" | NEEDLE VALVE | T1235472 |
| (56) | 18 | 1/2" | BULL PLUG | T1233502 |
| (57) | 18 | 1/4" | BULL PLUG | T1233500 |
| | 10 | 1/2" X 2" | HEAVY STATION NIPPLE - SEAMLESS | T1233234 |
| | 4 | 1/2" | HEAVY BALL VALVE | T1235476 |
| | 10 | 1/2" | HEAVY STATION TEE | 149407 |

PIPING

12" PIPE - X52,API-5L PSL-2, ASTM A106 .250 WALL

- 133126

03/24/2025

0-2121-105363-C90
I/O: 0022400148GC**WISCONSIN PUBLIC
SERVICE CORP.**

PIPING SECTIONS AND B.O.M.

MILZ CT ORS

SHEBOYGAN,

WISCONSIN

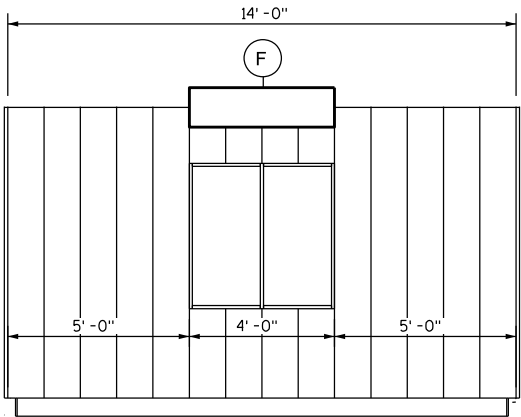
| SCALE | NAME | DATE |
|-----------|------------|-------------|
| GROUP BY | SHLO | CHECKED BY |
| TRACED BY | APPE T & B | |
| DATE | R-532 | PAGE 4 OF 7 |

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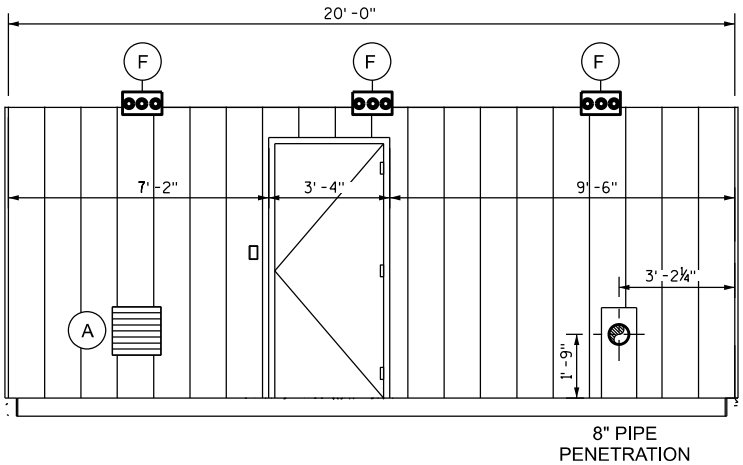
DOOR TYPE: 1 = FLUSH; 2 = NARROW LITE; 3 = HALF LITE; 4 = FULL LITE
NOTES: 1. PROVIDE S.S. PULL HANDLE MOUNTED ON INSIDE FACE OF DOOR.

WALL AND ROOF PANELS TO BE "CLAY"
DOORS AND TRIM TO BE "PATRICIAN BRONZE"

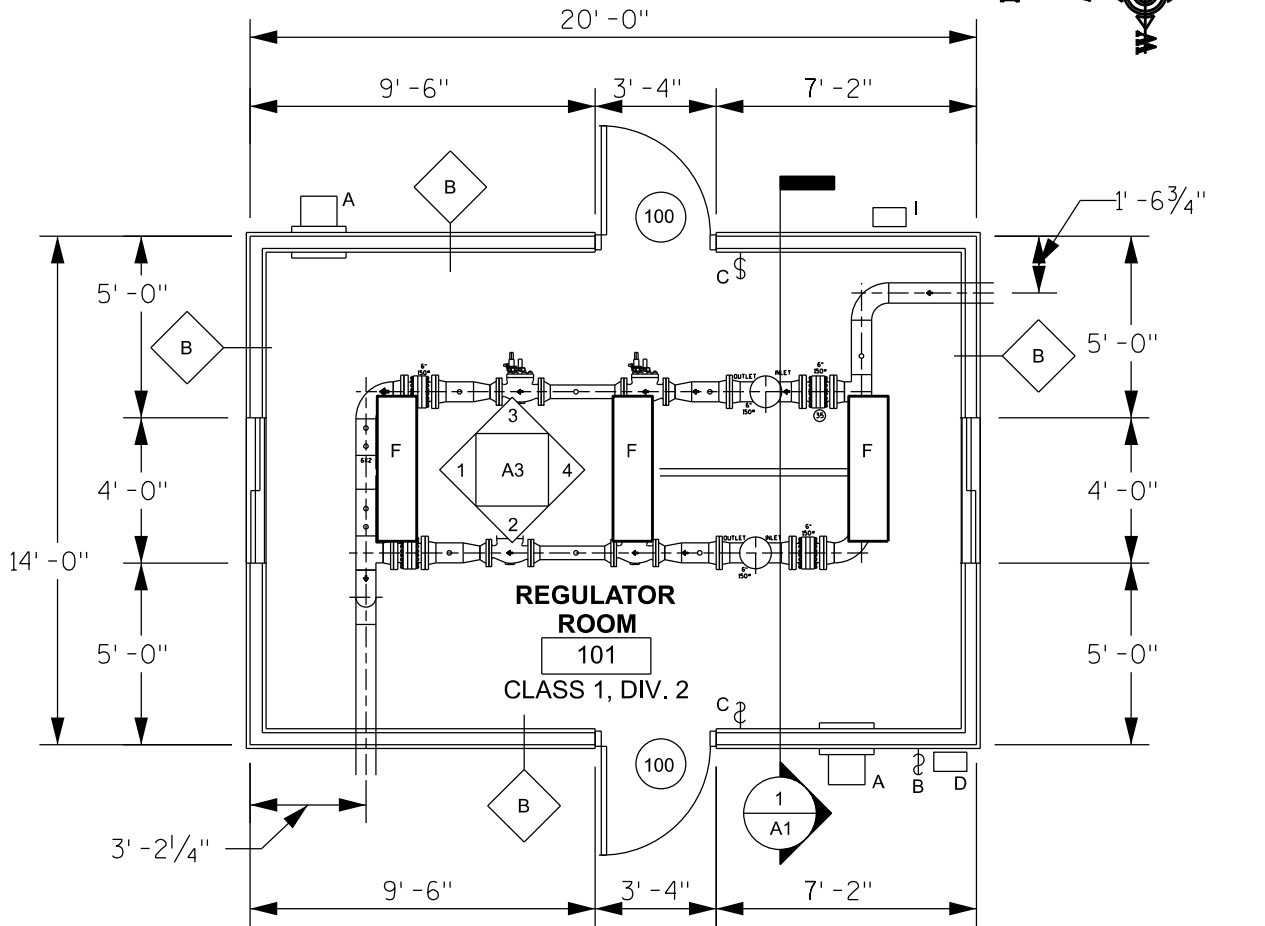
| EQUIPMENT SCHEDULE | | |
|--------------------|------|---|
| MARK | QTY. | DESCRIPTION |
| A | 2 | ADJUSTABLE LOUVER W/FILTER & FILTER RACK AND OUTSIDE HOOD, 18" X 18" |
| B | 1 | SWITCH, WEATHER PROOF, SINGLE POLE, 20A |
| C | 2 | SWITCH, HAZARDOUS, THREE-WAY, 20A |
| D | 1 | EXTERIOR LIGHT FIXTURE, 100W, WALL PACK W/FULL CUT OFF, DUSK TO DAWN |
| F | 3 | LIGHT FIXTURE, HAZARDOUS, FLORESCENT W/HOOD AND GUARD, 3 LAMP, 4' LONG, LDPI OR SIMILAR |
| I | 1 | HAZARDOUS LOCATION JUNCTION BOX OR CONDUIT BOX |
| | | |
| | | |
| | | |



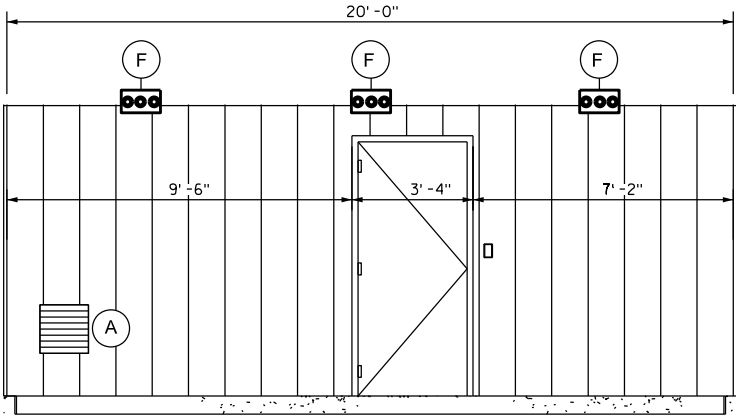
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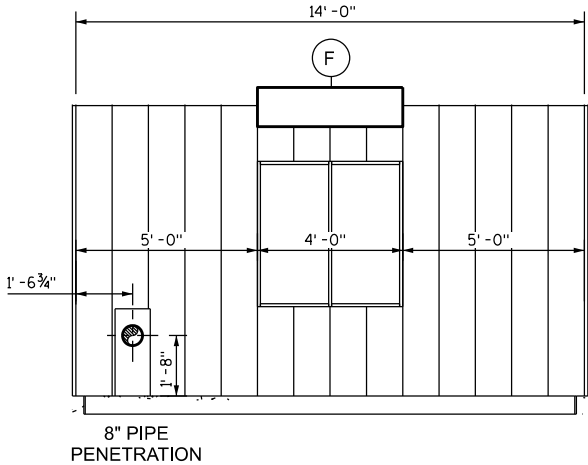
(2) REG ELEVATION W



FLOOR PLAN



(3) REG ELEVATION E



(4) REG ELEVATION S

01/16/2025

0-2121-105363-C90
I/O: 0022400148GC

WISCONSIN PUBLIC SERVICE CORP.

REGULATOR BUILDING AND FOUNDATION DETAILS
MLZ CT DRS

SHEBOYGAN, WISCONSIN

SCALE: NONE

DATE: 01/16/2025

DESIGNED BY: SLD

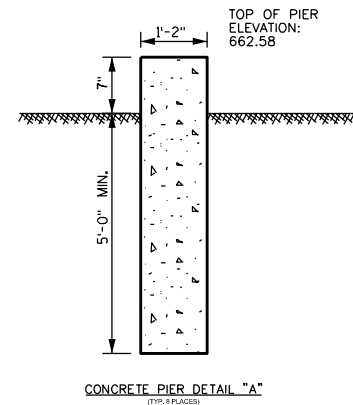
CHECKED BY: SLD

TRACED BY: SLD

APPROVED BY: SLD

DWG. NO. R-532

PG 60



REGULATOR BUILDING
FOUNDATION PLAN

1. ALL WORK OF AN TRADES SHALL BE COMPLETED IN ACCORDANCE WITH THE WISCONSIN ENROLLED COMMERCIAL CODE.
2. THE CONTRACTOR SHALL BE FAMILIAR WITH ALL ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS TO VERIFY THE LOCATION AND DIMENSIONS OF CHASES, INSERTS, OPENINGS, SLEEVES, REGLETS, DEPRESSIONS AND OTHER PROJECT REQUIREMENTS NOT SHOWN ON THE DRAWINGS.
3. OPENINGS SHOWN ON THE STRUCTURAL DRAWINGS SHALL NOT BE REVISED WITHOUT WRITTEN APPROVAL FROM THE ENGINEER/ARCHITECT.
4. THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, ELEVATIONS AND CONDITIONS AND NOTIFY THE ARCHITECT/ENGINEER OF ANY DISCREPANCISE.
5. THE TYPICAL DETAILS SHOWN ON THE DRAWINGS SHALL BE APPLICABLE TO ALL PARTS OF THE CONTRACT DRAWINGS UNLESS SPECIFICALLY NOTED OTHERWISE

1. ALL FOUNDATIONS SHALL BE SUPPORTED ON APPROVED EXISTING SUBGRADE OR APPROVED COMPACTED STRUCTURAL FILL HAVING AN ALLOWABLE BEARING CAPACITY OF 1500 PSF (ASSUMED)(MINIMUM).
2. ALL EXTERIOR AND INTERIOR FOUNDATIONS SHALL BEAR ON APPROVED SUBGRADE AT A MINIMUM DEPTH OF 5'-10" BELOW FINISH EXTERIOR GRADE.
3. THE CONTRACTOR SHALL PROVIDE TEMPORARY SUPPORTS AS REQUIRED TO PREVENT EXCESSIVE SLOTTAL MOVEMENTS DURING SETTLEMENT WHICH WILL ENDANGER ADJACENT STRUCTURES, STREETS OR UTILITIES.
4. THE CONTRACTOR SHALL PROVIDE CONTROL OF SURFACE AND SUBSURFACE AND SUBSURFACE WATER PROMPTLY TO INSURE THAT ALL FOUNDATION WORK IS DONE IN THE DRY.
5. FOUNDATION(S) SHALL NOT BE PLACED ON FROZEN SUBGRADE.
6. PROTECT IN-PLACE FOUNDATIONS AND SLABS-ON-GRADE FROM FROST PENETRATION UNTIL THE PROJECT IS COMPLETE.
7. FOOTING ELEVATIONS SHOWN ON THE DRAWINGS REPRESENT ESTIMATED DEPTHS AND ARE NOT TO BE CONSIDERED AS LIMITING THE AMOUNT OF EXCAVATION REQUIRED TO REACH SUITABLE BEARING MATERIAL.
8. FOUNDATION WALLS SHALL BE BRACED DURING BACKFILLING AND COMPACTION OPERATIONS. BRACING SHALL BE LEFT IN POSITION UNTILL PERMANENT STRUCTURAL SUPPORT SYSTEMS ARE INSTALLED AND APPROVED BY THE ENGINEER.
9. BACKFILLING SHALL BE DONE SIMULTANEOUSLY ON BOTH SIDES OF WALLS.

1. CONCRETE SHALL HAVE A MINIMUM 28-DAY ULTIMATE COMPRESSIVE STRENGTH OF 3000-4000 PSI, TYPICALLY 6 BAGS COMMERCIAL- READY MIX CONCRETE.
2. SLAB TOLERANCE FOR BOTH LENGTH AND WIDTH: PLUS & MINUS 1/4".
3. MEASURED DIAGONAL LENGTHS SHALL BE WITHIN 1/2" OF EACH OTHER.
4. VARIATION FROM LEVEL:
 - 1) IN ANY 10' OF LENGTH - 1/8" MAX.
 - 2) FOR THE ENTIRE LENGTH - 1/4" MAX.
5. VARIATION FROM FLAT:
 - 1) IN ANY 10' OF LENGTH - 1/8" MAX.
 - 2) FOR THE ENTIRE LENGTH - 1/4" MAX.

1. STEEL REINFORCING BARS SHALL CONFORM TO ASTM A615 (GRADE 60), DEFORMED, WELDED WIRE FABRIC SHALL CONFORM TO ASTM A186.
2. REINFORCEMENT FABRICATOR SHALL PROVIDE AND SCHEDULE ON SHOP DRAWINGS ALL REQUIRED REINFORCING STEEL AND THE NECESSARY ACCESSORIES TO HOLD REINFORCEMENT SECURELY IN PLACE AT THE CORRECT LOCATIONS.
3. CLEARANCES FOR REINFORCEMENT: CONCRETE PLACED DIRECTLY ON EARTH (FOOTINGS, SLABS, ETC.) 3" FROM BOTTOM. AT ALL OTHER CONCRETE PROVIDE 2" CLEAR TO REINFORCING, UNLESS OTHERWISE NOTED.
4. THE CONTRACTOR SHALL REFER TO TYPICAL DETAILS SHOWN ON CONTRACT DRAWINGS FOR ADDITIONAL REINFORCEMENT REQUIREMENTS.
5. WHERE REINFORCEMENT IS REQUIRED IN SECTIONS, REINFORCEMENT IS CONSIDERED TYPICAL WHEREVER SECTION APPLIES.

1. FILL SHALL BE PLACED IN UNIFORM LAYERS AND COMPACTED TO AT LEAST 95% MODIFIED PROCTOR DENSITY.

1. IN THE EVENT THE CONTRACTOR ENCOUNTERS SOIL OR OTHER MEDIA WHICH, BASED ON ITS APPEARANCE, ODOR, OR OTHER MEANS OF DETECTION, APPEARS TO BE CONTAMINATED, WORK IN THE IMMEDIATE AREA WILL CEASE AND THE CONTRACTOR SHALL NOTIFY WPSOC. WPSOC WILL REPORT THE SUSPECTED CONTAMINATION TO THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES, IF APPROPRIATE. THE CONTRACTOR SHALL NOT RESUME WORK UNTIL NOTIFIED TO DO SO BY WPSOC.



AVOID WHENEVER POSSIBLE DAMAGING FLOWERING
PLANTS THAT ARE NOT DIRECTLY IN THE CONSTRUCTION AREA.

ADD NATIVE FLOWER SEED TO THE RESTORATION.

| | |
|--|--|
| O-2121-105363-C90 I/O: 0022400148GC | WISCONSIN PUBLIC SERVICE CORP. <div style="text-align: right; font-size: small;">REGULATOR BUILDING AND FOUNDATION DETAILS</div> |
|--|--|

| NO. | DATE | REVISIONS DESCRIPTION | BY | |
|-----|------|-----------------------|----|--|
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|--------------------------|------------------|
| SHEBOYGAN, | WISCONSIN |
| SCALE _____ DATE _____ | |
| DRAWN BY _____ SHE _____ | |
| CHECKED BY _____ | |
| APPROVED BY _____ | |
| DWG. NO. R-532 | PG 1 |

61



DocId:87696668
Tx:4587315

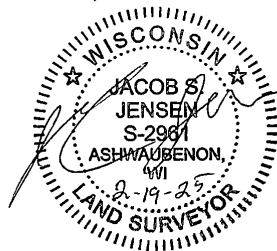
Item 7.

CERTIFIED SURVEY MAP

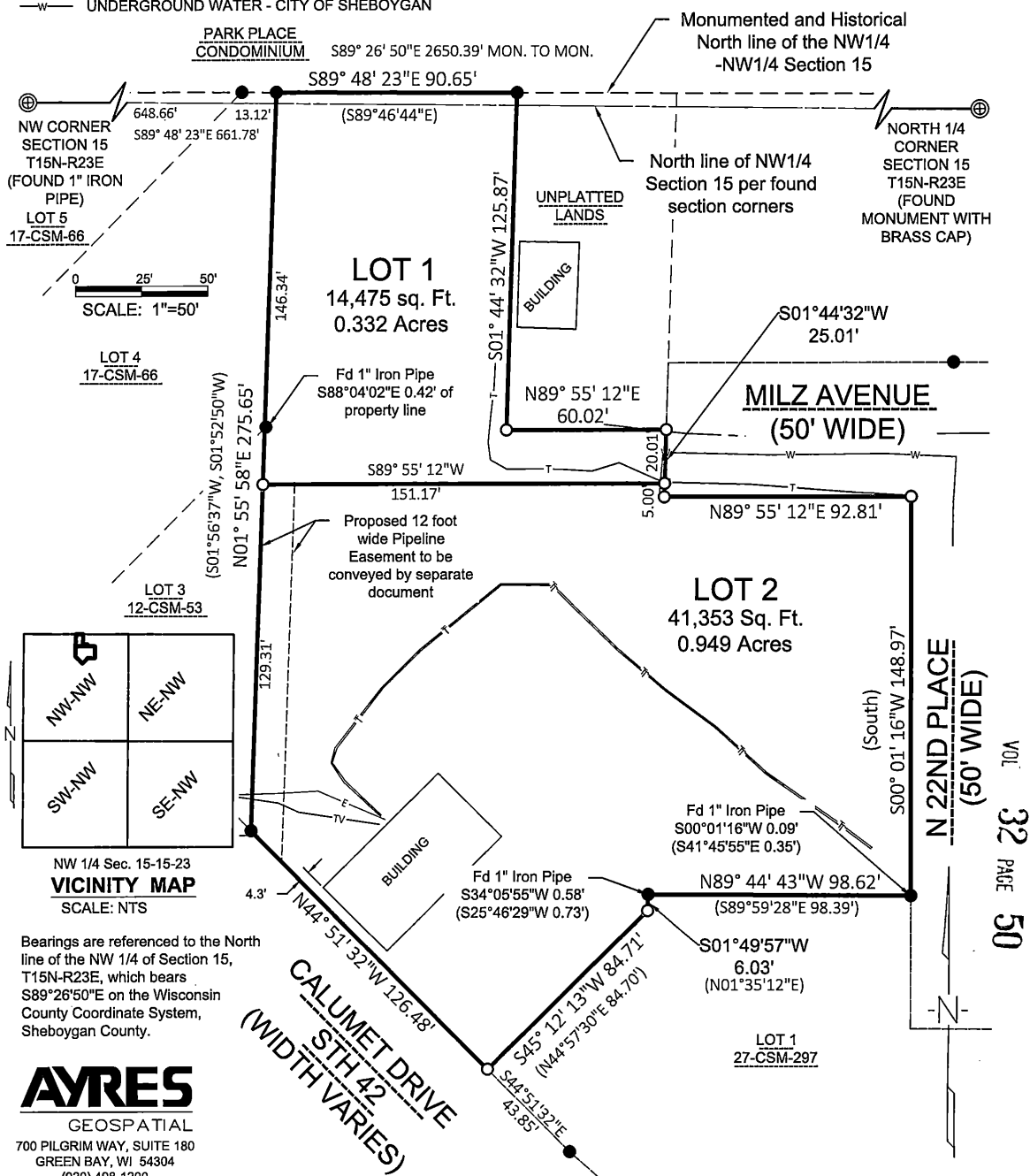
PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF
SECTION 15, T15N-R23E, CITY OF SHEBOYGAN, SHEBOYGAN
COUNTY, WISCONSIN.

LEGEND

- ⊕ PLSS CORNER AS NOTED
- FOUND 1" O.D. IRON PIPE
- SET 3/4" X 24" REBAR
WEIGHING 1.13 LBS. / LIN. FT.
- (100.00') RECORD BEARING OR DISTANCE
- - - PLATTED LOT LINE
- ▭ EXISTING BUILDINGS
- T- UNDERGROUND TELEPHONE - ATT / D
- E- UNDERGROUND ELECTRIC - ALLIANT
- TV- UNDERGROUND TV - CHARTER
- W- UNDERGROUND WATER - CITY OF SHEBOYGAN



2177359
SHEBOYGAN COUNTY, WI
RECORDED ON
04/24/2025 08:14 AM
ELLEN R. SCHLEICHER
REGISTER OF DEEDS
RECORDING FEE: 30.00
TRANSFER FEE:
EXEMPTION #
Cashier ID: 9
PAGES: 4

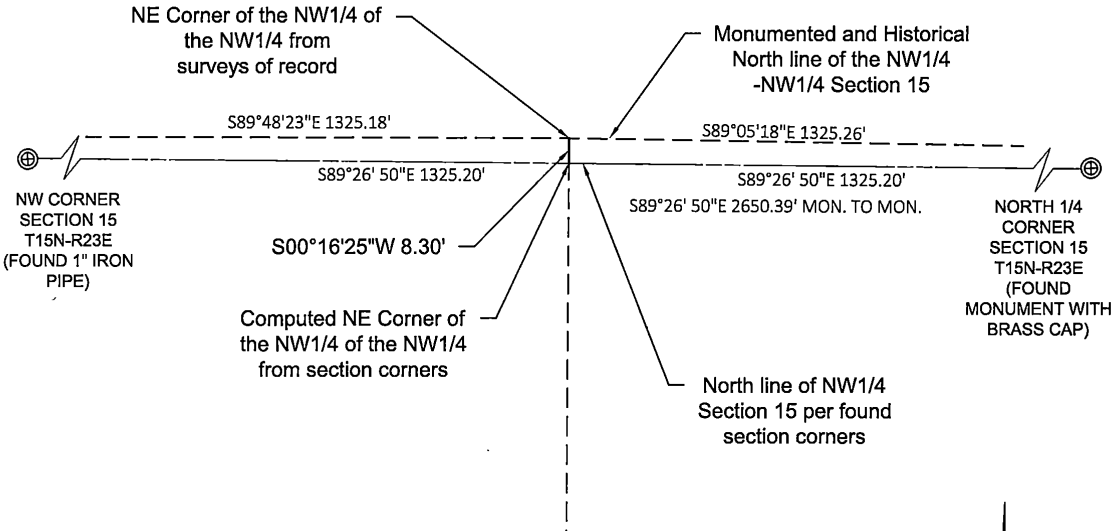


CERTIFIED SURVEY MAP

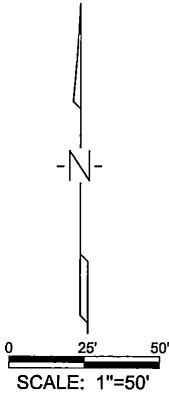
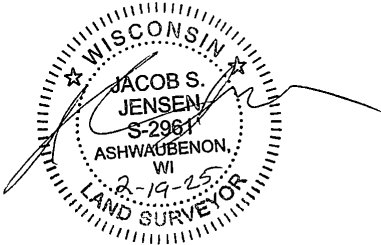
PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, T15N-R23E, CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN.

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- T- UNDERGROUND TELEPHONE - ATT / D
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- TV- UNDERGROUND TV - CHARTER
- W- UNDERGROUND WATER - CITY OF SHEBOYGAN



Bearings are referenced to the North line of the NW 1/4 of Section 15, T15N-R23E, which bears S89°26'50"E on the Wisconsin County Coordinate System, Sheboygan County.



VOL 32 PAGE 51

AYRES
GEOSPATIAL
700 PILGRIM WAY, SUITE 180
GREEN BAY, WI 54304
(920) 498-1200

Date: 02/19/2025
Project No. 74-0862.43

CERTIFIED SURVEY MAP

SURVEYOR'S CERTIFICATE


I, Jacob S. Jensen, Professional Land Surveyor, PLS-2961, of the State of Wisconsin, do hereby certify that I have surveyed, divided, and mapped part of the Northwest 1/4 of the Northwest 1/4 of Section 15, Township 15 North-Range 23 East, City of Sheboygan, Sheboygan County, Wisconsin, bounded and described as follows:

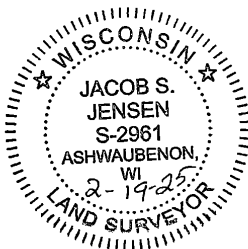
Commencing at the Northwest Corner of Section 15, T15N-R23E;
Thence S89°48'23"E, along the previously surveyed and monumented North line of the Northwest 1/4 of the Northwest 1/4 of said Section 15, a distance of 661.78 feet to the East line of Lot 4, Volume 17 of Certified Survey Map on Page 66, recorded in the Register of Deeds Office of Sheboygan County, and the **POINT OF BEGINNING**;
Thence continuing S89°48'23"E, along said North line, a distance of 90.65 feet;
Thence S01°44'32"W, 125.87 feet;
Thence N89°55'12"E, 60.02 feet to the West right of way line of Milz Avenue;
Thence S01°44'32"W, along said West right of way line, a distance of 25.01 feet to the South right of way line of Milz Avenue;
Thence N89°55'12"E, along said South right of way line, a distance of 92.81 feet to the West right of way line of N 22nd Place;
Thence S00°01'16"W, along said West right of way line, a distance of 148.97 feet to the North line of Lot 1, Volume 27 of Certified Survey Map, on Page 297 recorded in the Register of Deeds Office of Sheboygan County;
Thence N89°44'43"W, along said North line, a distance of 98.62 feet to a West line of said Lot 1;
Thence S01°49'57"W, along said West line, a distance of 6.03 feet;
Thence S45°12'13"W, along a West line of said Lot 1, a distance of 84.71 feet to the Northerly right of way line of Calumet Drive, aka STH 42;
Thence N44°51'32"W, along said Northerly right of way line, a distance of 126.48 feet to the East line of Lot 3, Volume 12 of Certified Survey Map on Page 53 recorded in the Register of Deeds Office of Sheboygan County;
Thence N01°55'58"E, along said East line and the East line of Lot 4, Volume 17 of Certified Survey Map on Page 66, recorded in the Register of Deeds Office of Sheboygan County, a distance of 275.65 feet to the **POINT OF BEGINNING**.

Said parcel contains 55,828 square feet / 1.281 acres more or less.
Parcel subject to any easements and restrictions of record.

That such map is a correct representation of all the exterior boundaries of the land surveyed and the combination thereof. That I have made such a survey, combination, and plat by the direction of the owners listed hereon. That I have fully complied with the provisions of Chapter 236, section 236.34 of the Wisconsin Statutes and the City of Sheboygan in surveying, dividing, and mapping the same.

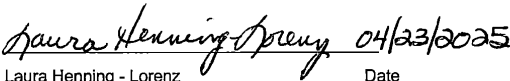
Dated this 19th day of February, 2025


Jacob S. Jensen
PLS No. S-2961



CERTIFICATE OF THE SHEBOYGAN COUNTY TREASURER

As duly elected Sheboygan County Treasurer, I certify that the records in our office show no unredeemed taxes and no unpaid or special assessments affecting any of the lands included in this Certified Survey Map as the dates listed below.

 04/23/2025
Date

Laura Henning - Lorenz
Sheboygan County Treasurer

CERTIFICATE OF THE CITY OF SHEBOYGAN

This Certified Survey Map has been submitted to and approved by the City of Sheboygan.

Dated this 10th day of April, 2025.


Ellise Rose - Associate Planner

AYRES
GEOSPATIAL

700 PILGRIM WAY, SUITE 180
GREEN BAY, WI 54304
(920) 498-1200

CERTIFIED SURVEY MAP

OWNER'S CERTIFICATE

As owner, I hereby certify that we caused the land described on this map to be surveyed, divided, and mapped as represented on this Certified Survey Map. I also certify that this Certified Survey Map is required by S236.10 or S236.12 to be submitted to the following approval or objection:

CITY OF SHEBOYGAN

Andrew J. Krusiec President

Krusiec Investments LLC
Andrew J. Krusiec

Personally came before me this 27 day of March, 2025 the above named Krusiec Investments LLC, to me known to be the persons who executed the above and foregoing instrument and acknowledged the same.

Katherine M. Rudolph
Notary Public

Waukesha, Wisconsin

My Commission Expires: 5/19/2027

STATE OF WISCONSIN)

COUNTY OF Waukesha)

Andrew Krusiec, President.



NOTES

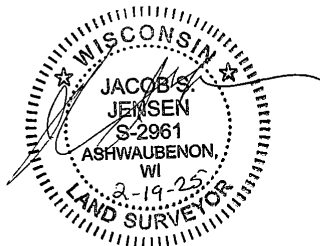
The property owners, at the time of construction, shall implement the appropriate soil erosion control methods outlined in the Wisconsin Construction Site Erosion and Sediment Control Technical Standards (available from the Wisconsin Department of Natural Resources) to prevent soil erosion. However, if at the time of construction the City has adopted a soil erosion control ordinance, it shall govern over this requirement. This provision applies to any grading, construction, or installation-related activities.

RESTRICTIVE COVENANTS

The land on all side and rear lot lines of all lots shall be graded by the lot owner and maintained by the abutting property owners to provide for adequate drainage of surface water.

Each lot owner shall grade the property to conform to the adopted sidewalk grade elevation and maintain said elevation for future sidewalks.

No poles, pedestals or buried cable are to be placed so as to disturb any survey stakes or obstruct vision along any lot lines or street line, a disturbance of a survey stake by anyone is a violation of section 236.32 of the Wisconsin Statutes.



VOL 32 PAGE 53

CITY OF SHEBOYGAN

REQUEST FOR ARCHITECTURAL REVIEW CONSIDERATION

ITEM DESCRIPTION: Exterior renovation of a construction office located at 1717 Cambridge Avenue.

REPORT PREPARED BY: Ellise Rose, Associate Planner

REPORT DATE: May 6, 2025

MEETING DATE: May 13, 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:

John Sauermilch Jr GC Inc. is proposing to renovation the exterior of their office located at 1717 Cambridge Avenue. The applicant states the following:

- I am looking to improve the exterior of the building located at 1717 Cambridge Ave. This is our office building that has not had any exterior improvements in over 40 years.
- The project would include four new Marvin aluminum clad windows along with new LP Smartside horizontal siding on the wall portions of the building and a board and batten style on the gables.
- We would also be looking at replacing the existing wood retaining wall that is on the north side of the building, this would be replaced with a concrete retaining wall.

The applicant states the following about the architecture:

- At this time the exterior consists of horizontal steel siding that is starting to come loose and fade. The gables on the building consist of a pro-rib steel panel to resemble board and battens.
- The walls will remain with a horizontal LP Smartside siding in an earth tone.
- Siding will go up with a primer and be painted after installed.

STAFF COMMENTS:

Will the doors on the west side of the building be replaced?

ACTION REQUESTED:

Motion to approve with possible amendments as determined by the Commission.

Item 8.

ATTACHMENTS:

Architectural Review Application and required attachments.



CITY OF SHEBOYGAN
ARCHITECTURAL REVIEW
APPLICATION

Fee: _____

Review Date: _____

Item 8.

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

SECTION 1: Applicant/ Permittee Information

| | | | |
|--|--|--------------------|-------------------|
| Name (Ind., Org. or Entity) John Sauermilch Jr GC | Authorized Representative Tyler Kober | Title President | |
| Mailing Address 1717 Cambridge Ave | City Sheboygan | State Wi | ZIP Code 53081 |
| Email Address | Phone Number (incl. area code) | | |

SECTION 2: Landowner Information (Complete These Fields When Project Site Owner is Different than Applicant)

| | | | |
|-----------------------------|--------------------------------|-------|----------|
| Name (Ind., Org. or Entity) | Contact Person | Title | |
| Mailing Address | City | State | ZIP Code |
| Email Address | Phone Number (incl. area code) | | |

SECTION 3: Architect Information

| | | | |
|-----------------|--------------------------------|-------|-----|
| Name | | | |
| Mailing Address | City | State | Zip |
| Email Address | Phone Number (incl. area code) | | |

SECTION 4: Contractor Information

| | | | |
|---|--|-------------|--------------|
| Name John Sauermilch Jr GC | | | |
| Mailing Address 1717 Cambridge Ave | City Sheboygan | State WI | Zip 53081 |
| Email Address tyler@johnsauermilch.com | Phone Number (incl. area code) 920-287-9670 | | |

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 Architectural Review Application. I certify that the information contained in this form and attachments are true and accurate. I certify that the project will be in compliance with all 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) | Title | Phone Number |
| Signature of Applicant | | Date Signed 4/23/25 |

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 Architectural Review Board, 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 \$100 (payable to the City of Sheboygan) are not submitted along with a complete and legible application. Application filing fee is non-refundable.

SECTION 6: Description of the Subject Site/Proposed Project

Item 8.

| | | |
|--|------------------------------------|---|
| Project Address/Description 1717 Cambridge Ave Sheboygan WI | | Parcel No. |
| Name of Proposed/Existing Business: | John Sauermilch Jr GC Inc | |
| Address of Property Affected: | 1717 Cambridge Ave | |
| Zoning Classification: | | |
| New Building: <input type="checkbox"/> | Addition: <input type="checkbox"/> | Remodeling: <input checked="" type="checkbox"/> |

SECTION 7: Description of Proposed Project

I am looking to improve the exterior of the building located at 1717 Cambridge Ave, this is our office building that has not had any exterior improvements in over 40 years. The project would include 4 new Marvin aluminum clad windows along with new LP Smartside siding horizontal siding on the wall portions of the building and a board and batten style on the gables.

We would also be looking at replacing the existing wood retaining wall that is on the north side of the building, this would be replaced with a concrete retaining wall..

SECTION 8: Description of EXISTING Exterior Design and Materials

At this time the exterior consists of horizontal steel siding that is starting to come loose and fade, the gables on the building consist of a pro-rib steel panel to resemble board and battens.

SECTION 9: Description of the PROPOSED Exterior Design and Materials

The walls will remain with a horizontal LP Smartside siding in an earth tone, siding will go up with a primer and be painted after installed. Paint swatches will be provided at time of meeting.



Project saved