



# ARCHITECTURAL REVIEW BOARD AGENDA

**October 09, 2023 at 4:00 PM**

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

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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 minutes for the September 25, 2023 meeting

## ITEMS FOR DISCUSSION AND POSSIBLE ACTION

5. Exterior remodel of the Courtyard Apartments located at 1519 Eisner Avenue.
6. Exterior remodel of Cocina Mi Familia located at 1423 Union Avenue.

## NEXT MEETING

7. October 23, 2023

## ADJOURN

8. Motion to Adjourn

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

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

**CITY OF SHEBOYGAN****ARCHITECTURAL REVIEW BOARD MINUTES****Monday, September 25, 2023**

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**Members Present:** Joe Clarke, Dave Aldag, Alderperson Zachary Rust, and Robert Heimerl**Excused:** Pam Langan, Richard Linde and Jerry Jones**Staff/Officials:** Program Assistant Ellise Rose**OPENING OF MEETING**

1. Roll Call

Chair Joe Clarke called the meeting order.

2. Pledge of Allegiance

The Pledge is recited.

3. Identify Potential Conflict of Interest

Robert Heimerl has a conflict of interest with item 8, Pig Stop.

**MINUTES**

4. Approval of the minutes for the August 28, 2023 meeting.

Motion by Dave Aldag, second by Alderperson Rust to approve. Motion carried.

**ITEMS FOR DISCUSSION AND POSSIBLE ACTION**

5. Exterior remodel of 925 Michigan Avenue.

Motion by Alderperson Rust, second by Dave Aldag to approve as presented. Motion carried.

6. Exterior remodel of 2516 Superior Avenue.

Motion by Dave Aldag, second by Alderperson Rust to TABLE until additional exterior drawings are submitted. Motion carried.

7. Exterior remodel of 3424 Kohler Memorial Drive.

Motion by Dave Aldag, second by Alderperson Rust to approve with the following condition:

1. The main Big Lots/Michael's canopy shall be a darker color, similar to Harbor Freight, pending approval from Michael's. Applicant will bring proposal back to staff for final review.

Motion carried.

8. Construction of a new addition at the Pig Stop located at 2917 N 15<sup>th</sup> Street.

Motion by Dave Aldag, second by Alderperson Rust to approve with the following conditions:

1. The applicant shall bring a proposal for the dumpster enclosure back to the board for approval.
2. All HVAC mechanicals on the roof shall be screened.

3. Owners shall clean the existing building.

Motion carried. Robert Heimerl abstained.

#### **NEXT MEETING**

9. October 09, 2023

#### **ADJOURN**

10. Motion to Adjourn

Motion by Dave Aldag, second by Alderperson Rust to adjourn. Motion carried.

Being no further business, the meeting was adjourned at 4:48 p.m.

## CITY OF SHEBOYGAN

## REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION

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**ITEM DESCRIPTION:** Exterior remodel of the Courtyard Apartments located at 1519 Eisner Avenue.

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**REPORT PREPARED BY:** Ellise Rose, Program Assistant

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**REPORT DATE:** October 3, 2023

**MEETING DATE:** October 9, 2023

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**FISCAL SUMMARY:**

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

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**STATUTORY REFERENCE:**

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

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**BACKGROUND / ANALYSIS:**

TMC Exteriors, LLC is proposing exterior renovations to the Courtyard Apartments located at 1519 Eisner Avenue. The applicant states the following:

- The existing vinyl siding is a light beige and darker beige color. Darker color has been installed below belt line and the lighter color is above the belt line.
- New vinyl siding will be installed from ground level to soffit.
- The existing cedar belt will be removed and wall will have continuous horizontal lap siding.
- The color layout is to be lighter beige (Plygem - Mocha) installed on all recessed wall faces and at garage areas. The darker beige (Plygem - Stone Mountain Clay) will be installed on the bump out sections.
- The shutters will also be replaced in the same color as existing.
- Materials to be used during installation area as follows:
  - Siding - PlyGem's Provia line in Stone Mountain Clay and Mocha colors with matching accessories.
  - Fascia Metals - Royal Brown to match existing.
- This project timeframe is to complete all 6 buildings and clubhouse within the next 3 years. the project timeline is as follows:
  - 2023 - 1 building (fall)
  - 2024 - 2 buildings on LakeShore Rd (early spring)
  - 2025 - 3 interior site buildings and clubhouse. (early spring through early summer)

**STAFF COMMENTS:**

The Board may want to have the applicant address the following concerning the proposed improvements of the building:

- Are the balconies and patios receiving the same siding?
- Will the clubhouse building receive same siding color and pattern update?

**ACTION REQUESTED:**

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

**ATTACHMENTS:**

Architectural Review Board Application and required attachments.



**CITY OF SHEBOYGAN**  
**ARCHITECTURAL REVIEW**  
**APPLICATION**

Fee: \_\_\_\_\_ Item 5.  
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) TMC Exteriors, LLC	Authorized Representative Thomas Frizzle	Title Owner	
Mailing Address 602 W North Shore Rd	City Hartland	State WI	ZIP Code 53029
Email Address info@tmcexteriors.com	Phone Number (incl. area code) 262-563-1055 office 214-868-8239 cell		

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

Name (Ind., Org. or Entity) Burke Properties	Contact Person Zoran Atlija	Title Construction Manager	
Mailing Address 622 N Water St Ste. 200	City Milwaukee	State WI	ZIP Code 53202
Email Address zoran@burkeproperties.com	Phone Number (incl. area code) 414-270-0200 Office 414-339-0558 Cell		

**SECTION 3: Architect Information**

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

**SECTION 4: Contractor Information**

Name TMC Exteriors, LLC			
Mailing Address 602 W North Shore Rd	City Hartland	State WI	Zip 53029
Email Address info@tmcexteriors.com	Phone Number (incl. area code) 262-563-1055 Office 214-868-8239 Cell		

**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) Thomas Frizzle	Title Owner	Phone Number 214-868-8239
Signature of Applicant 		Date Signed October 3rd, 2023

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**

Project Address/Description: 1519 Eisner Ave. Sheboygan, WI Remov		Parcel No.
Name of Proposed/Existing Business:	Courtyard Apartments	
Address of Property Affected:	1519 Eisner Ave.	
Zoning Classification:		
New Building: <input type="checkbox"/>	Addition: <input type="checkbox"/>	Remodeling: <input checked="" type="checkbox"/>

**SECTION 7: Description of Proposed Project**

Removal of exsiting vinyl siding. Install new house wrap over existing XPS and wood sheathing.  
Installation of new vinyl siding.

**SECTION 8: Description of EXISTING Exterior Design and Materials**

Existing vinyl siding is a light beige and darker beige color. Darker color has been installed below belt line and the lighter color is above the belt line.

**SECTION 9: Description of the PROPOSED Exterior Design and Materials**

New vinyl siding will be installed from ground level to soffit. The existng cedar belt will be removed and wall will have continous horizontal lap siding. The color layout is to be lighter biege (Plygem - Mocha) installed on all recessed wall faces and at garage areas. The darker beige (Plygem - Stome Mountain Clay) will be installed on the bump out sections. The shutters will also be repalced in the same color as existing. Materials to be used during installation area as follows:  
Siding - PlyGems Provia line in Stone Mountain Clay and Mocha colors with matching accessories.  
Fascia Metals - Royal Brown to match existing.

This project timeframe is to complete all 6 buildings and clubhouse within the next 3 years. the project timeline is as follows:

2023 - 1 building (fall)

2024 - 2 buildings on LakeShore Rd (early spring)

2025 - 3 interior site buildings and clubhouse. (early spring through early summer)

## APPLICATION SUBMITTAL REQUIREMENTS

- A. Three 11x17 scale color drawing of all exterior elevations showing the design and appearance of the proposed building or structure.
- B. Three 11 X 17 colored renderings of the proposed building elevations and material samples.

**C. Submit digital plans and drawings of the project by email, flash drive, etc.**

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

**ACTION BY ARCHITECTURAL REVIEW BOARD**

DATE OF MEETING: \_\_\_\_\_

APPROVED: \_\_\_\_\_ CONDITIONALLY APPROVED: \_\_\_\_\_

DENIED: \_\_\_\_\_

**CONDITIONS**

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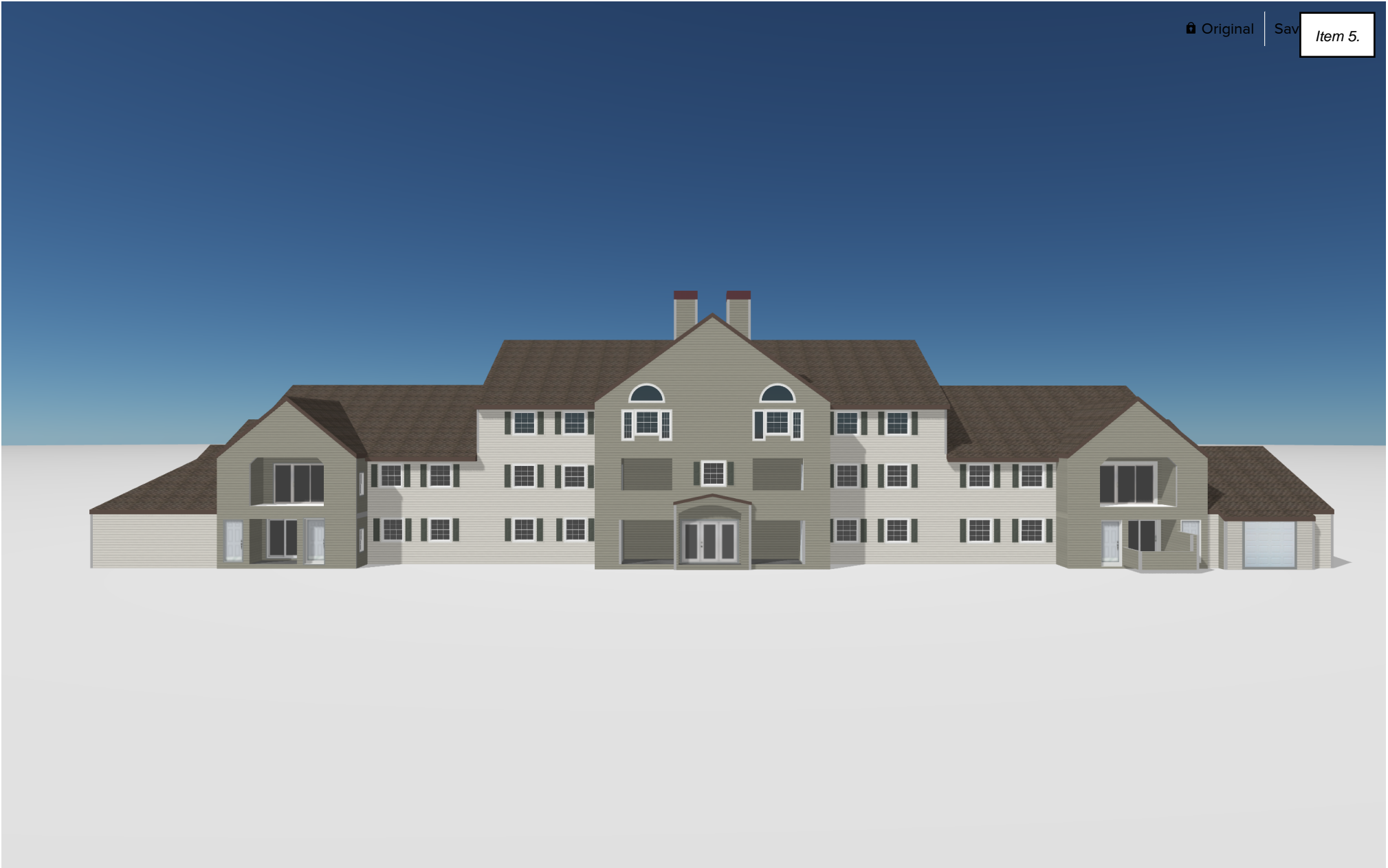
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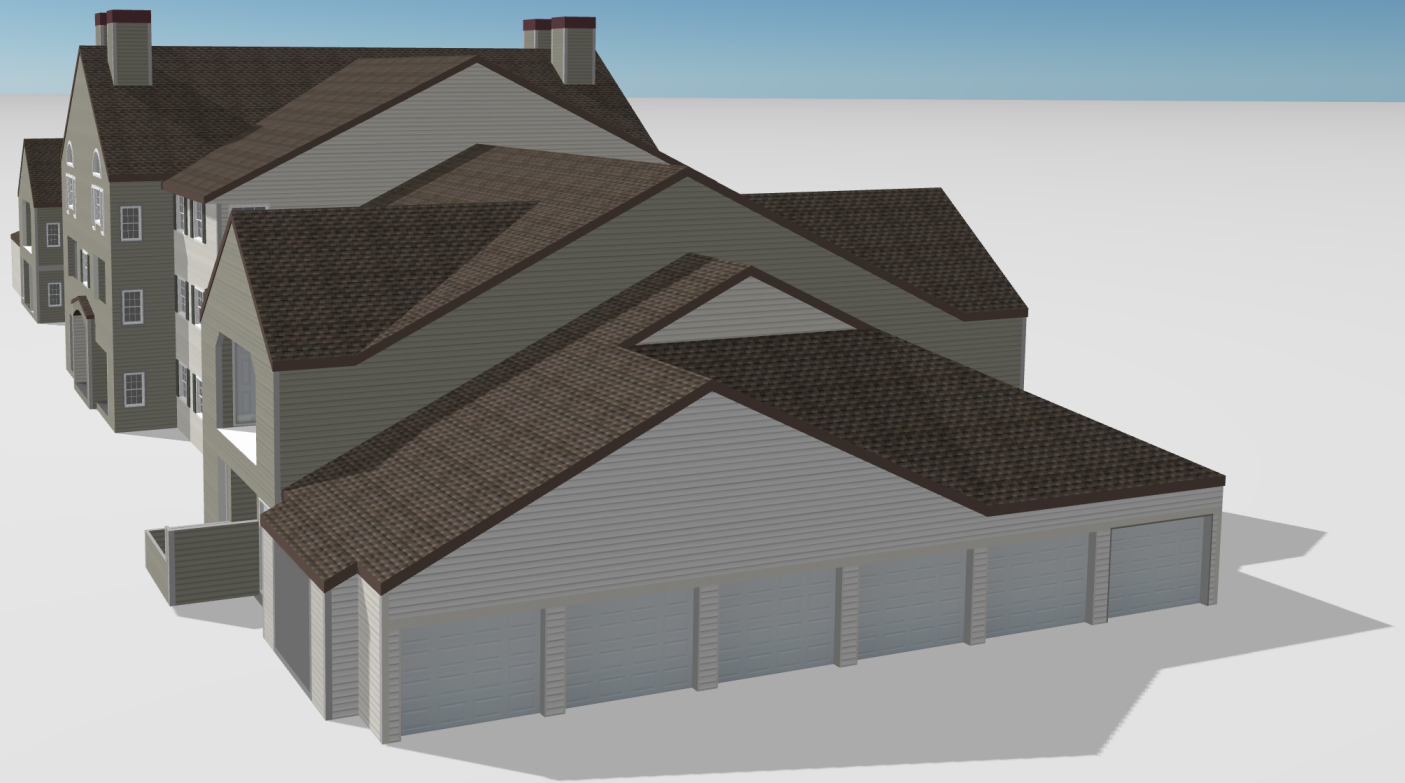
SIGNATURE: \_\_\_\_\_

Chairperson, Architectural Review Board OR  
Manager of Planning & Zoning

DATE: \_\_\_\_\_



1413 Eisner Avenue, Sheboygan, WI



1413 Eisner Avenue, Sheboygan, WI

Share | View



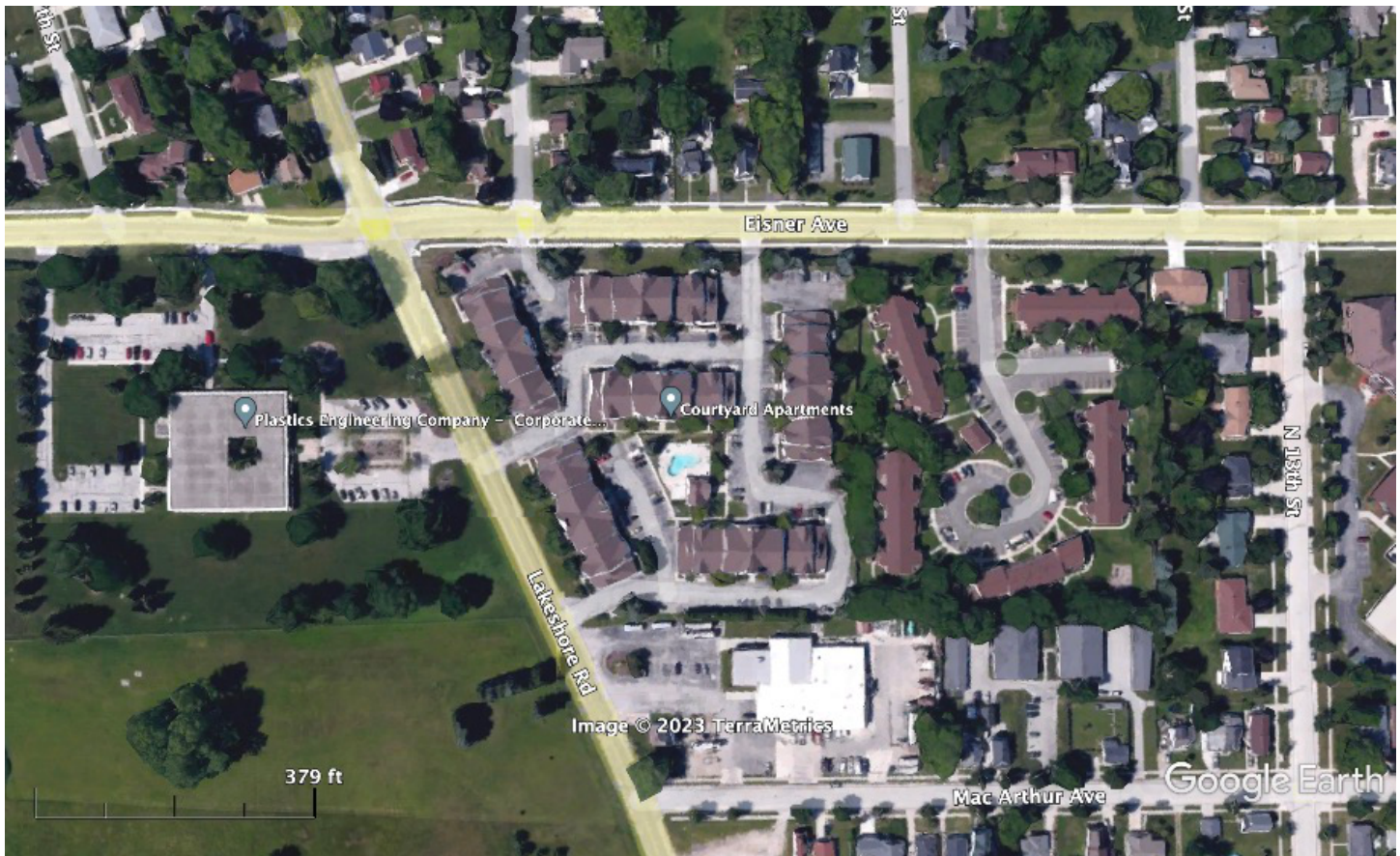
1413 Eisner Avenue, Sheboygan, WI



***Blue Square indicates 1519 Eisner and the building that is proposed for siding replacement fall 2023.***

***The replacement schedule will have 2 buildings (outlined in red) completed with new siding and proposed color scheme in spring of 2024 that are visible from the across street neighbors (on Eisner and LakeShore) completed. The remaining 3 buildings and clubhouse are scheduled for replacement in spring of 2025. These buildings are mainly viewed by an adjacent property which is owned by the ownership of this property. This entire siding project is budgeted for a three year replacement schedule, however in other properties owned by Burke they will usually speed up the replacement project to have all buildings completed sooner.***





***This property is in a neighborhood of mixed use building made up of some commercial buildings and residential single family homes.***

***To the east of this property is a commercial office building with a large vacant area to the south.***

***To the west of this property is an apartment complex owned by the owner of the project site ownership group.***

***To the north is a residential neighborhood where the homes are sided with either vinyl or aluminum lap siding.***

***To the south of this property is a commercial repair and maintenance company with two tone siding.***

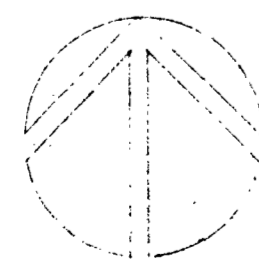


## sheet index

- A1 SITE PLAN
- A2 FOUNDATION PLAN
- A3 FIRST FLOOR PLAN
- A4 SECOND FLOOR PLAN
- A5 THIRD FLOOR PLAN
- A6 UNIT FLOOR PLAN
- A7 ROOF SCHEDULE/ HEAT & JAMB DETAILS
- A8 ROOF SCHEDULES/ WINDOW DETAILS
- A9 ROOF FINISH SCHEDULE
- A10 BUILDING ELEVATIONS
- A11 BUILDING ELEVATION 1/ DETAILS
- A12 ROOF ELEVATIONS
- A13 BUILDING SECTIONS/ DETAILS
- A14 SECTIONS
- A15 SECTIONS
- A16 DETAILS
- A17 FIREPLACE SECTION/BUILDING SECTION
- A18 SITE OFFICE PLANS & ELEVATIONS
- A19 SITE OFFICE DETAILS
- A20 SPECIFICATIONS
- A21 SPECIFICATIONS
- A22 SPECIFICATIONS
- A23 SPECIFICATIONS
- C1 SITE GRADING
- C2 UTILITY PLAN
- C3 HORIZONTAL CONTROL

## site plan

1/2"=10'

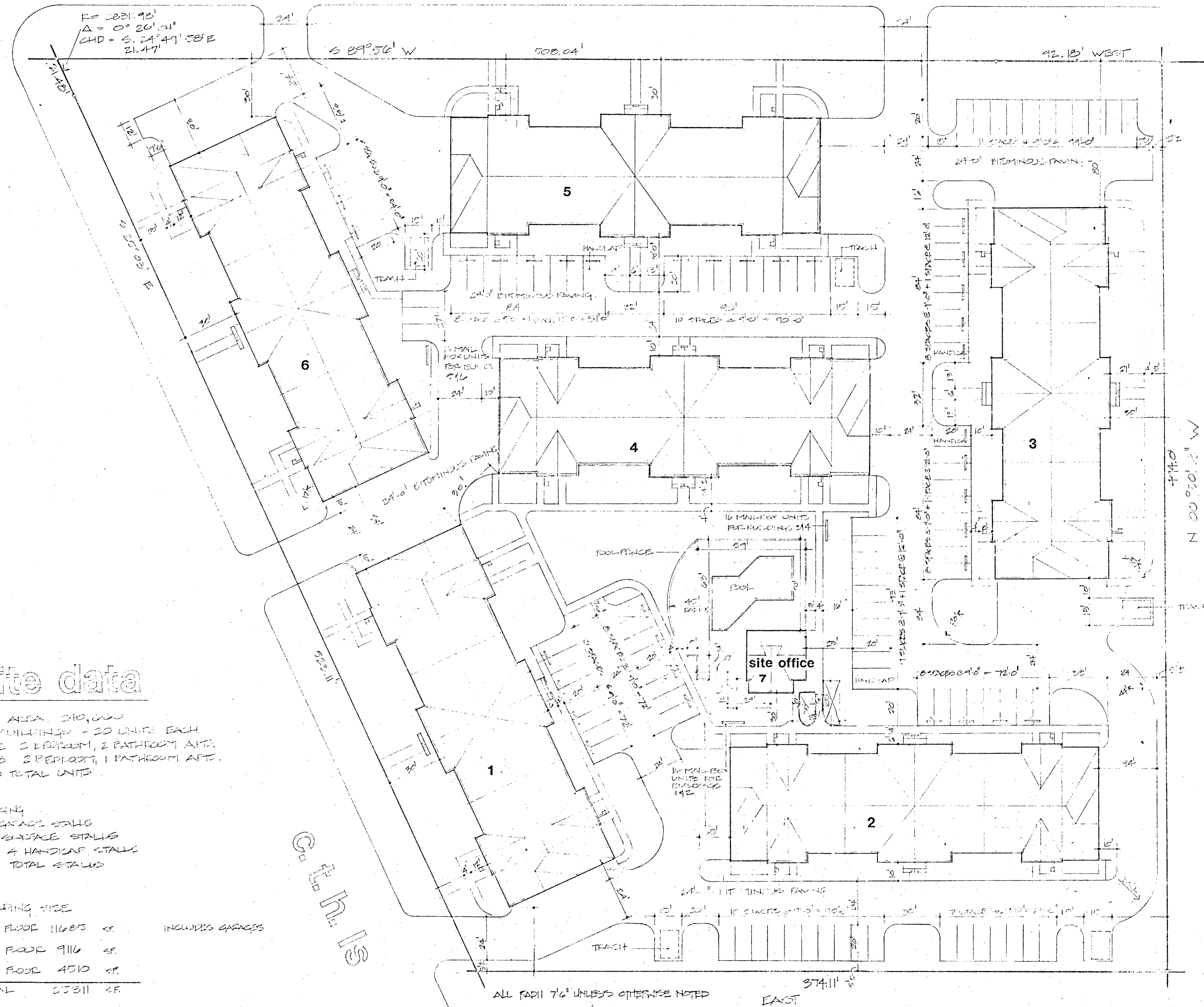


## site data

LOT AREA: 210,000  
 6 BUILDINGS - 20 UNITS EACH  
 72 2 BEDROOM, 2 BATHROOM APTS.  
 48 2 BEDROOM, 1 BATHROOM APT.  
 120 TOTAL UNITS

PARKING  
 72 GARAGE STALLS  
 100 STREET STALLS  
 4 HANDICAP STALLS  
 120 TOTAL STALLS

BUILDING SIZE  
 1ST FLOOR 11,685 SF INCLUDES GARAGES  
 2ND FLOOR 9,116 SF  
 3RD FLOOR 4,510 SF  
 TOTAL 25,311 SF



ALL RADII 7/6" UNLESS OTHERWISE NOTED

GEN NOTE: BUILDINGS 2, 3, 4 & 5 ARE HANDICAPPED ACCESSIBLE AS PER 22.04

BUILDING LOCATIONS & DRIVEWAY CENTERLINES SHALL BE STAKED BY THE GRADING CONTRACTOR UTILIZING THE HORIZONTAL CONTROL NETWORK SHOWN ON PLAN SHEET C-3

eisner avenue

SHEBOYGAN  
APARTMENTS

SITE PLAN

date 9-12-26

sheet

1

Item 5.  
 KM DEVELOPMENT CORPORATION  
 710 N. Plankinton Milwaukee, WI 53203 414/274-2800  
 Architecture / Planning / Construction Management

## CITY OF SHEBOYGAN

## REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION

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**ITEM DESCRIPTION:** Exterior remodel of Cocina Mi Familia located at 1423 Union Avenue.

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**REPORT PREPARED BY:** Ellise Rose, Program Assistant

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**REPORT DATE:** September 27, 2023

**MEETING DATE:** October 9th, 2023

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**FISCAL SUMMARY:**

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

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**STATUTORY REFERENCE:**

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

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**BACKGROUND / ANALYSIS:**

Maria Pavon with Cocina Mi Familia, LLC is proposing exterior renovations to 1423 Union Avenue. The applicant states the following:

- Existing front and right side exterior wall material is stucco. Existing roof material is terra cotta roof tile.
- The building is surrounded by mostly residential houses.
- No work to be done in the back part of the building.

The applicant states the following about the proposed exterior remodel project:

- Changing the roof material from terra cotta roof tile to metal seam roof (shape and size to remain the same).
- Patching exterior stucco walls and painting (color not selected yet).
- We plan on redoing concrete next to the building.
- A new sidewalk and new slab for future outdoor seating.
- We are also proposing a new front aluminum vestibule/enclosure. The size will be 6'x8'. Aluminum framing with fabric or plastic type material to be used as cover.
- We plan on updating all of our doors and windows to help with insulation (sizes to remain the same). Per ADA compliance, door opening to be at least 32" wide (36" doors for vestibule and 42" door for the building).
- Two front windows will need to be removed to accommodate a new door we are proposing to install, this is the door that leads to future outdoor seating area.
- Propose on mounting an ADA handicap parking sign on pole

**STAFF COMMENTS:**

The Board may want to have the applicant address the following concerning the proposed improvements of the building:


- Is the vestibule completely enclosed or are the walls open? If this is a clear material, what will it be made of?

**ACTION REQUESTED:**

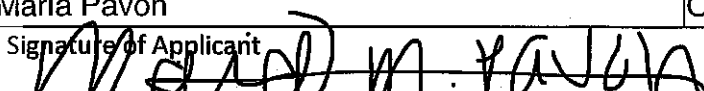
Motion to approve with possible amendments as determined by the Board.

**ATTACHMENTS:**

Architectural Review Board Application and required attachments.

	<b>CITY OF SHEBOYGAN</b>  <b>ARCHITECTURAL REVIEW APPLICATION</b>	Fee: _____	
		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) Cocina Mi Familia LLC		Authorized Representative Maria Pavon	
Title Owner			
Mailing Address 1423 Union Ave		City Sheboygan	State WI
ZIP Code 53081			
Email Address Mmpavon19@gmail.com		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) Pavon Properties LLC		Contact Person Maria Pavon	
Title Owner			
Mailing Address 1423 Union Ave		City Sheboygan	State WI
ZIP Code 53081			
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 A&R Concrete Corp.			
Mailing Address 3703 s 20th st		City Milwaukee	State WI
ZIP 53221			
Email Address Abrahamdiaz0109@gmail.com		Phone Number (incl. area code) 414-841-6153	
SECTION 5: Certification and Permission			
<b>Certification:</b> 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.			
<b>Permission:</b> 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) Maria Pavon		Title Owner	Phone Number 920-698-7910
Signature of Applicant 		Date Signed 9/26/2023	

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**

Project Address/Description	1423 Union Ave Sheboygan WI 53081	Parcel No.
Name of Proposed/Existing Business:	Cocina Mi familia LLC	
Address of Property Affected:	1423 Union Ave sheboygan WI 53081	
Zoning Classification:		
New Building: <input type="checkbox"/>	Addition: <input type="checkbox"/>	Remodeling: <input checked="" type="checkbox"/>

**SECTION 7: Description of Proposed Project**

The proposal for exterior of the building includes changing the roof material from terracotta roof tile to metal seam roof (shape and size to remain the same). Patching exterior stucco walls and painting (color not selected yet). We plan on redoing concrete next to the building; a new sidewalk and new slab for future outdoor seating. We are also proposing a new front aluminum vestibule/enclosure (see drawings). The shape and size are not final yet, as we are working on getting a quote from a company. We plan on updating all of our doors and windows to help with insulation (sizes to remain the same). Per ADA compliance, door opening to be at least 32" wide (36" doors for vestibule and 42" door for the building). Two front windows will need to be removed to accommodate a new door we are proposing to install, this is the door that leads to future outdoor seating area. Propose on mounting a ADA handicap parking sign on pole. As of now these are the proposed changes. The building is surrounded by mostly residential houses. No work to be done in back part of the building.

**SECTION 8: Description of EXISTING Exterior Design and Materials**

Existing front and right side exterior wall material is stucco. Existing roof material is terra cotta roof tile.

**SECTION 9: Description of the PROPOSED Exterior Design and Materials**

Wall material to remains the same, patch wall as needed with new work. Possible new paint on exterior walls. New material for roof is metal/steel panels.  
 New proposal for front vestibule/enclosure, aluminum framing with fabric or plastic type material to be use as cover.  
 Update exterior floor concrete, includes building sidewalk and new front slab.

**ACTION BY ARCHITECTURAL REVIEW BOARD**

DATE OF MEETING: \_\_\_\_\_

APPROVED: \_\_\_\_\_      CONDITIONALLY APPROVED: \_\_\_\_\_

DENIED: \_\_\_\_\_

**CONDITIONS**

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

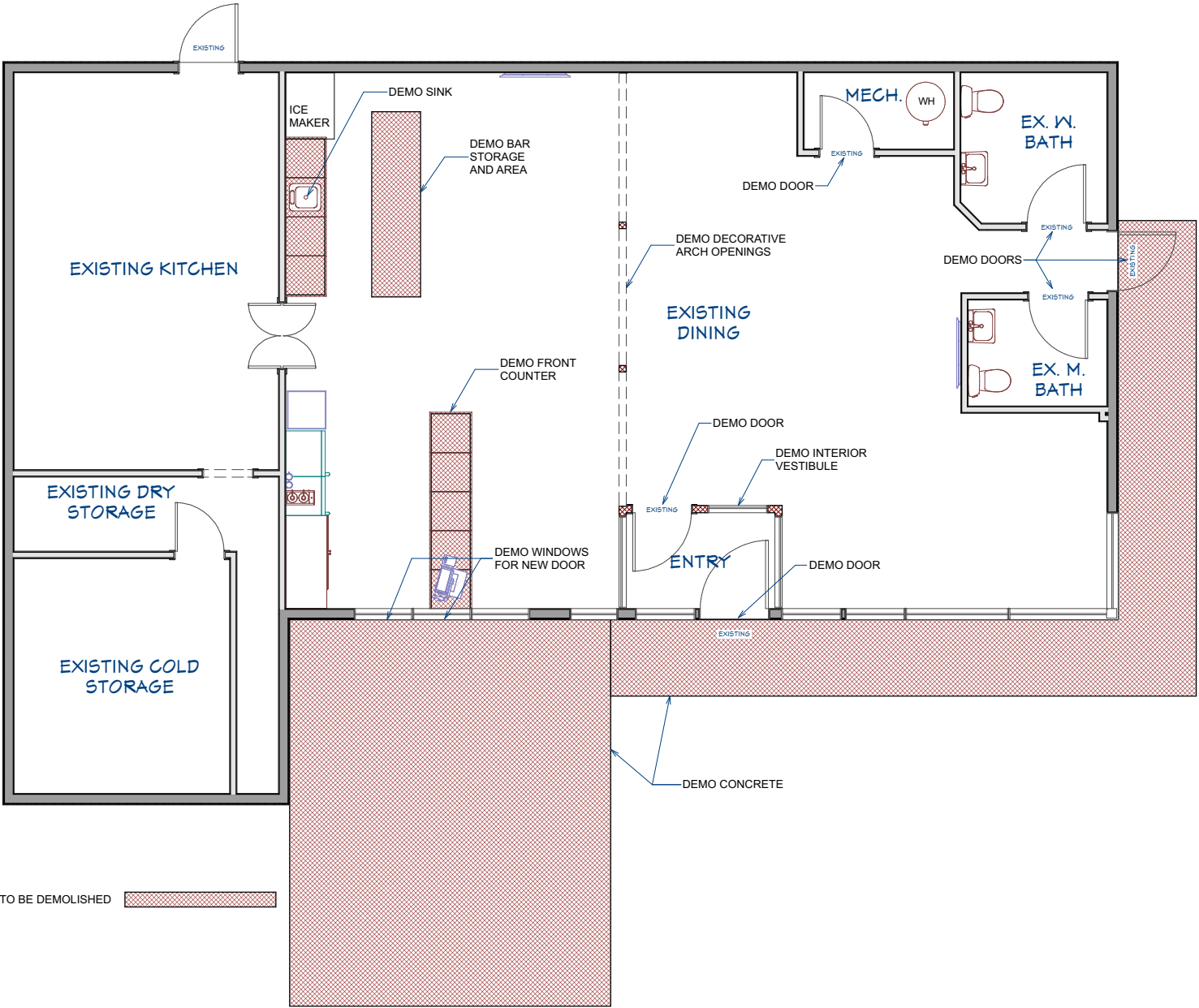
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\_\_\_\_\_

SIGNATURE: \_\_\_\_\_  
Chairperson, Architectural Review Board OR  
Manager of Planning & Zoning

DATE: \_\_\_\_\_

COCINA MI FAMILIA RESTAURANT RENOVATION



**A**  
**A1** **DEMO FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

Item 6.

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:

PROPOSED CONCEPT DRAWINGS

PROJECT DESCRIPTION:

Dining Area Remodel  
Cocina Mi Familia  
1423 Union Ave, Sheboygan, WI 53081

DRAWINGS PROVIDED BY:

DATE:

9.26.23

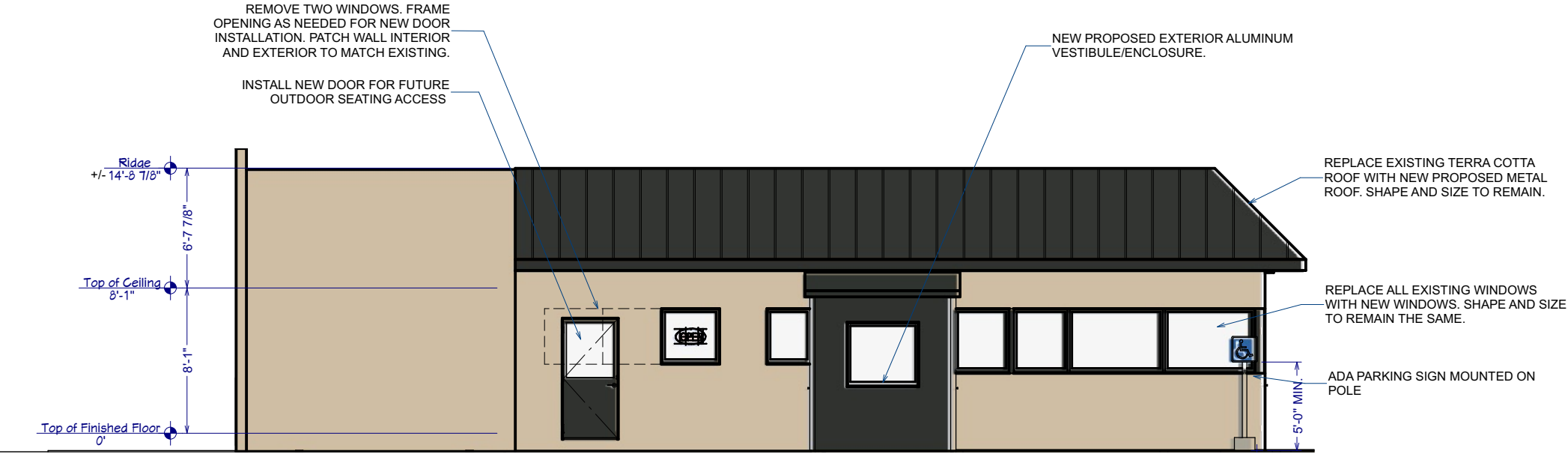
SCALE:

SHEET:

1

21





A  
A3

## PROPOSED FRONT ELEVATION

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



B  
A3

## PROPOSED RIGHT ELEVATION

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

FINISH NOTES:  
RENDERINGS ARE NOT TO SCALE; ALL RENDERINGS ARE FOR ARTISTIC DEPICTION ONLY. PLAN UPDATES MAY NOT BE REFLECTED IN RENDERINGS. RENDERINGS SHALL NOT BE USED FOR CONSTRUCTION.

FINAL FINISHES SHALL BE CONFIRMED WITH THE OWNER AND/OR DESIGNER PRIOR TO APPLICATION.

Item 6.			
NO.	DESCRIPTION	BY	DATE
SHEET TITLE: PROPOSED CONCEPT DRAWINGS			
PROJECT DESCRIPTION: Dinning Area Remodel Coatha MI Familia 1423 Union Ave, Sheboygan, WI 53081			
DRAWINGS PROVIDED BY:			
DATE: 9.26.23			
SCALE: 			
SHEET: 1 23			



S 15TH STREET

UNION AVENUE

UNION AVENUE

UNION AVENUE

S 15TH STREET

132.36'

91.82'

132.36'

91.82'



COCINA MI FAMILIA



OTHER COMMERCIAL BUSINESSES



RESIDENTIAL

A

A4

## SITE PLAN

SCALE: 1/4" = 10'-0"

Item 6.

DATE

BY

DESCRIPTION

NO.

SHEET TITLE:  
PROPOSED CONCEPT DRAWINGS

PROJECT DESCRIPTION:

Dinning Area Remodel  
Cocina Mi Familia  
1423 Union Ave, Sheboygan, WI 53081

DRAWINGS PROVIDED BY:

DATE:

9.26.23

SCALE:

SHEET:

24

NAEGELE AWNING COMPANY 2585 S 33 rd st, Milwaukee, WI 53211 Item 6.

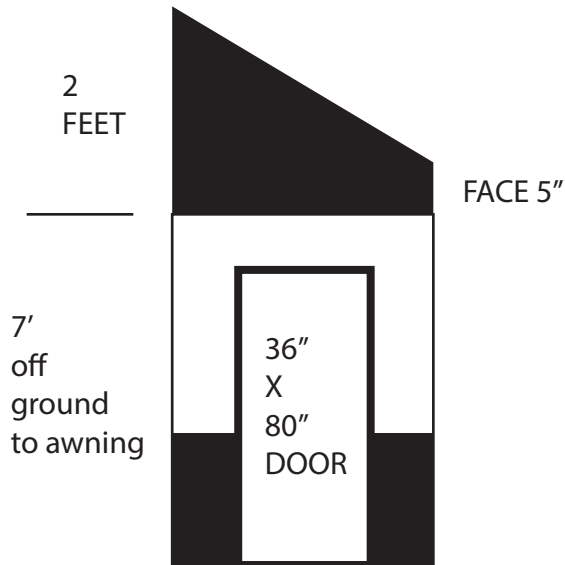
DAN CELL 414-517-4643 OFF ICE 414-645-2863 EMAIL [wedoawnings@sbcglobal.net](mailto:wedoawnings@sbcglobal.net)

PURCHASER

COCINA MI FAMILIA  
1423 UNION AVE  
SHEBOYGAN, WI 414-739-2153

1" sq welded frame  
2" sq posts  
fabric on top and sides and walls

WIDE 8 FEET



PROJECTION  
6' OUT



black sunbrella  
3'

anchors 3" lags with z clamps to wall, every 3 ft  
posts use 3" lags to ground, use 4 per post

