



ARCHITECTURAL REVIEW BOARD AGENDA

September 23, 2024 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 minutes from the July 22nd, 2024 meeting.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

5. Construction of a building connecting link by A.C.E. Building Service, Inc. located at 3217 Behrens Parkway in the City of Sheboygan Business Park (parcels 59281479085 and 59281479081).
6. Exterior remodel of Harborside Condominium located at 641 Riverfront Drive.
7. Construction of a five-unit townhome building on S Business Drive (parcel #59281430782).

NEXT MEETING

8. October 14, 2024

ADJOURN

9. 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, July 22, 2024

Members Present: Joe Clarke, Jerry Jones, Alderperson Zachary Rust and Richard Linde

Excused: Robert Heimerl, Pam Langan and Dave Aldag

Staff/Officials: Associate Planner Ellise Rose and Building Inspection Specialist Linnae Wierus

OPENING OF MEETING

- 1. Roll Call

Chair Joe Clarke called the meeting to order at 4:00 PM

- 2. Pledge of Allegiance

The Pledge of Allegiance was recited.

- 3. Identify Potential Conflict of Interest

No committee member had a conflict of interest.

MINUTES

- 4. Approval of minutes from the May 29th, 2024.

MOTION TO APPROVE THE MINUTES OF THE PREVIOUS MEETING HELDING ON MAY 29, 2024.

Motion made by Jerry Jones, seconded by Alderperson Zachary Rust

Voting Yea: Joe Clarke, Jerry Jones, Alderperson Zachary Rust and Richard Linde

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

- 5. Construction of a new addition at Camp Evergreen located at 2776 N 31st Place.

MOTION TO APPROVE AS PRESENTED.

Motion made by Jerry Jones, seconded by Alderperson Zachary Rust

Voting yea: Joe Clarke, Jerry Jones, Alderperson Zachary Rust and Richard Linde

- 6. Construction of a new addition at Curry Corner located at 915 Erie Ave.

MOTION TO APPROVE AS PRESENTED.

Motion made by Jerry Jones, seconded by Alderperson Zachary Rust

Voting yea: Joe Clarke, Jerry Jones, Alderperson Zachary Rust and Richard Linde

- 7. Construction of a new addition by Torginol, Inc. located at 3217 Behrens Parkway in the City of Sheboygan Business Park.

MOTION TO APPROVE AS PRESENTED.

Motion made by Jerry Jones, seconded by Alderperson Zachary Rust

Voting yea: Joe Clarke, Jerry Jones, Alderperson Zachary Rust and Richard Linde

NEXT MEETING

8. August 12, 2024

The next scheduled meeting is scheduled to be held on August 12, 2024.

ADJOURN

9. Motion to Adjourn

MOTION TO ADJOURN AT 4:17 PM

Motion made by Jerry Jones, seconded by Alderperson Zachary Rust

Voting Yea: Joe Clarke, Jerry Jones, Alderperson Zachary Rust and Richard Linde

CITY OF SHEBOYGAN

REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION

ITEM DESCRIPTION: Construction of a building connecting link by A.C.E. Building Service, Inc. located at 3217 Behrens Parkway in the City of Sheboygan Business Park (parcels 59281479085 and 59281479081).

REPORT PREPARED BY: Ellise Rose, Associate Planner

REPORT DATE: August 23, 2024

MEETING DATE: September 23, 2024

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:

A.C.E. Building Service, Inc. is proposing to construct a building connecting link between their facilities located on Behrens Parkway and Tower Drive in the Sheboygan Business Park. The applicant states the following:

- It is our request as agent of Torginol, Inc. for approval of the enclosed plans and information to construct either a 4,116 square foot or 8,085 square foot expansion on the proposed site with the selected size to be determined in the coming weeks.
- Torginol has experienced several stages of growth over the past several years at their current locations in the City of Sheboygan.
- This link is necessary to increase capacity for material storage, which in turn will bolster their overall business operation and better respond to domestic and international client demand.
- This link will allow for a more streamlined process flow and create a means for employees to travel between buildings without the need to travel outdoors.
- It is our intent to commence construction as soon as is feasible, presumably in the third quarter of 2024.

The applicant states the following about the structure:

- The building expansion will be classified as S-2 Low Hazard Storage / F-2 Low Hazard Factory by the International Building Code.
- 3 new building downspouts will be plumbed to underground storm piping and diverted to the existing storm water treatment area. This is about 4,116 square feet of roof surface runoff that will be diverted to the storm water management area.

- The link construction type will be consistent with the existing facility, which was completed in 2022. Specifically, a pre-engineered metal building with prefinished metal wall panels, gable trim, gutter, and downspouts. The expansion low eave height will be 17'-0" A.F.F. and the high eave height will be 17'-7" A.F.F.
- The wall panel color scheme of the link will match that of the existing Behrens Parkway building.
- Landscaping plans are still in process, but landscaping will be included around the proposed link.

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

Item 5.

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) A.C.E. Building Service, Inc.		Authorized Representative Chris Herzog		Title President	
Mailing Address 3510 S. 26th St.		City Manitowoc		State WI	ZIP Code 54220
Email Address cherzog@acebuildingservice.com			Phone Number (incl. area code) 920-682-6105		

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

Name (Ind., Org. or Entity) Torginol, Inc.		Contact Person Tom Testwuide		Title President	
Mailing Address 4617 S. Taylor Dr.		City Sheboygan		State WI	ZIP Code 53081
Email Address tom@torginol.com			Phone Number (incl. area code) 920-694-4800		

SECTION 3: Architect Information

Name A.C.E. Building Service, Inc.					
Mailing Address 3510 S. 26th St.		City Manitowoc		State WI	Zip 54220
Email Address kreuter@acebuildingservice.com			Phone Number (incl. area code) 920-682-6105		


SECTION 4: Contractor Information

Name A.C.E. Building Service, Inc.					
Mailing Address 3510 S. 26th St.		City Manitowoc		State WI	Zip 54220
Email Address kreuter@acebuildingservice.com			Phone Number (incl. area code) 920-682-6105		

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) Chris Herzog		Title President		Phone Number (920) 682-6105	
Signature of Applicant 				Date Signed 8/19/2024	

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 3217 Behrens Parkway, Sheboygan, WI 53081		Parcel No. 59281479085
Name of Proposed/Existing Business:	Torginol, Inc.	
Address of Property Affected:	3217 Behrens Parkway, Sheboygan, WI 53081	
Zoning Classification:	Suburban Industrial	
New Building: <input type="checkbox"/>	Addition: <input type="checkbox"/>	Remodeling: <input type="checkbox"/>

SECTION 7: Description of Proposed Project

The proposed building connecting link consists of two options. Torginol plans to construct either a 4,116 square foot or 8,085 square foot connecting link to allow for a more streamlined process flow and create a means for employees to travel between buildings without the need to travel outdoors. The link will be constructed in the same means and methods as the existing structure, a pre-engineered steel building that compliments the existing building in terms of color scheme, design approach, and intended use.

SECTION 8: Description of EXISTING Exterior Design and Materials

The existing building exterior consists of metal building wall panels with alternating colors and metal accent bands featuring a third color. Large windows are situated high on the walls as an additional architectural element and as a method to break up large expanses of wall panel.

SECTION 9: Description of the PROPOSED Exterior Design and Materials

The building connecting link exterior would consist of metal building wall panel that will match the profile and color of the main building primary color.

City of Sheboygan
Architectural Plan Review Committee
828 Center Avenue
Suite 104
Sheboygan, WI 53081

Ladies and Gentlemen:

Attached please find information pertaining to the proposed connecting link between the Torginol, Inc. facilities located on Behrens Parkway & Tower Drive in the City of Sheboygan, Wisconsin. There is no zoning change associated with the proposed facility.

It is our request as agent of Torginol, Inc. for approval of the enclosed plans and information to construct either a 4,116 square foot or 8,085 square foot expansion on the proposed site with the selected size to be determined in the coming weeks. Torginol has experienced several stages of growth over the past several years at their current locations in the City of Sheboygan. This link is necessary to increase capacity for material storage, which in turn will bolster their overall business operation and better respond to domestic and international client demand. It is our intent to commence construction as soon as is feasible, presumably in the third quarter of 2024.

The building expansion will be classified as S-2 Low Hazard Storage / F-2 Low Hazard Factory by the International Building Code. 3 new building downspouts will be plumbed to underground storm piping and diverted to the existing storm water treatment area. This is about 4,116 square feet of roof surface runoff that will be diverted to the storm water management area.

The link construction type will be consistent with the existing facility, which was completed in 2022. Specifically, a pre-engineered metal building with prefinished metal wall panels, gable trim, gutter, and downspouts. The expansion low eave height will be 17'-0" A.F.F. and the high eave height will be 17'-7" A.F.F.

The wall panel color scheme of the link will match that of the existing Behrens Parkway building. Landscaping plans are still in process, but landscaping will be included around the proposed link.



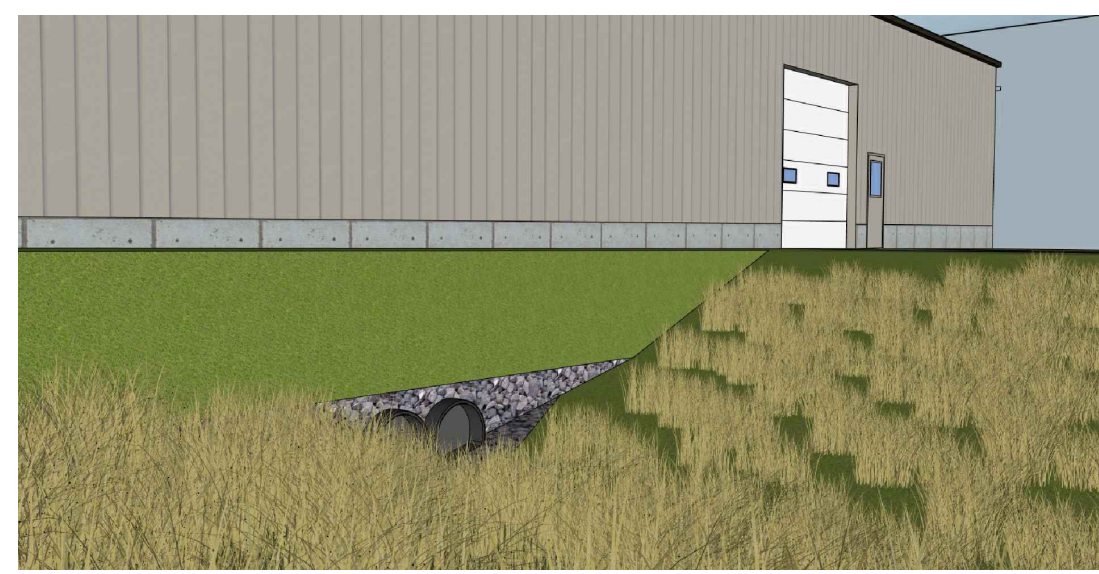
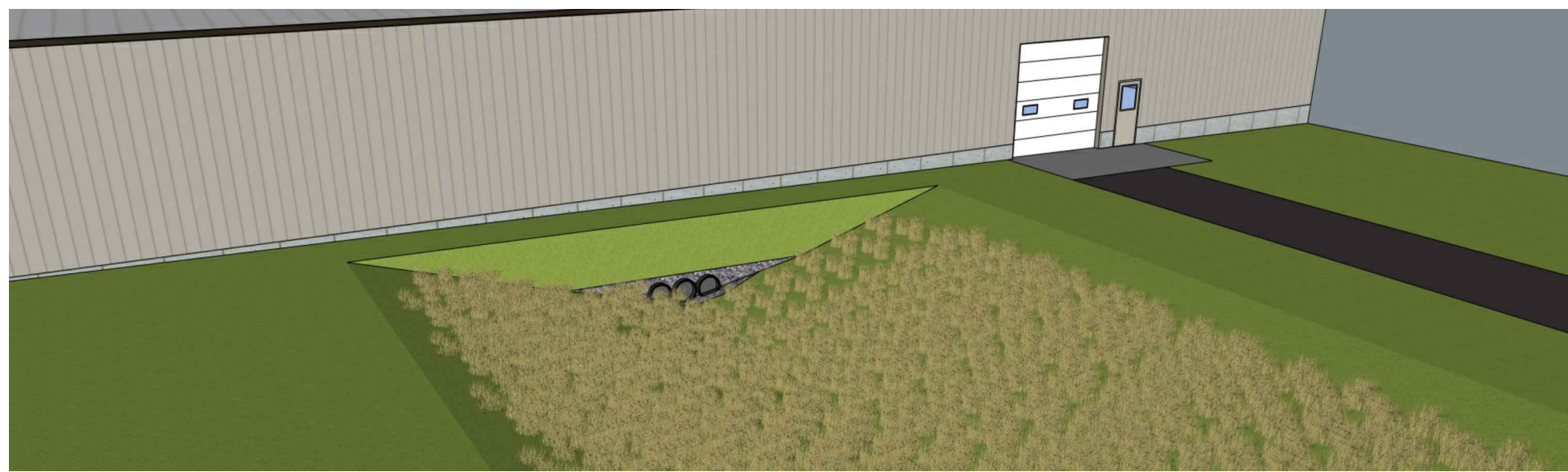
Please feel free to contact me with any questions regarding this project. Thank you in advance for your consideration.

Respectfully Submitted,

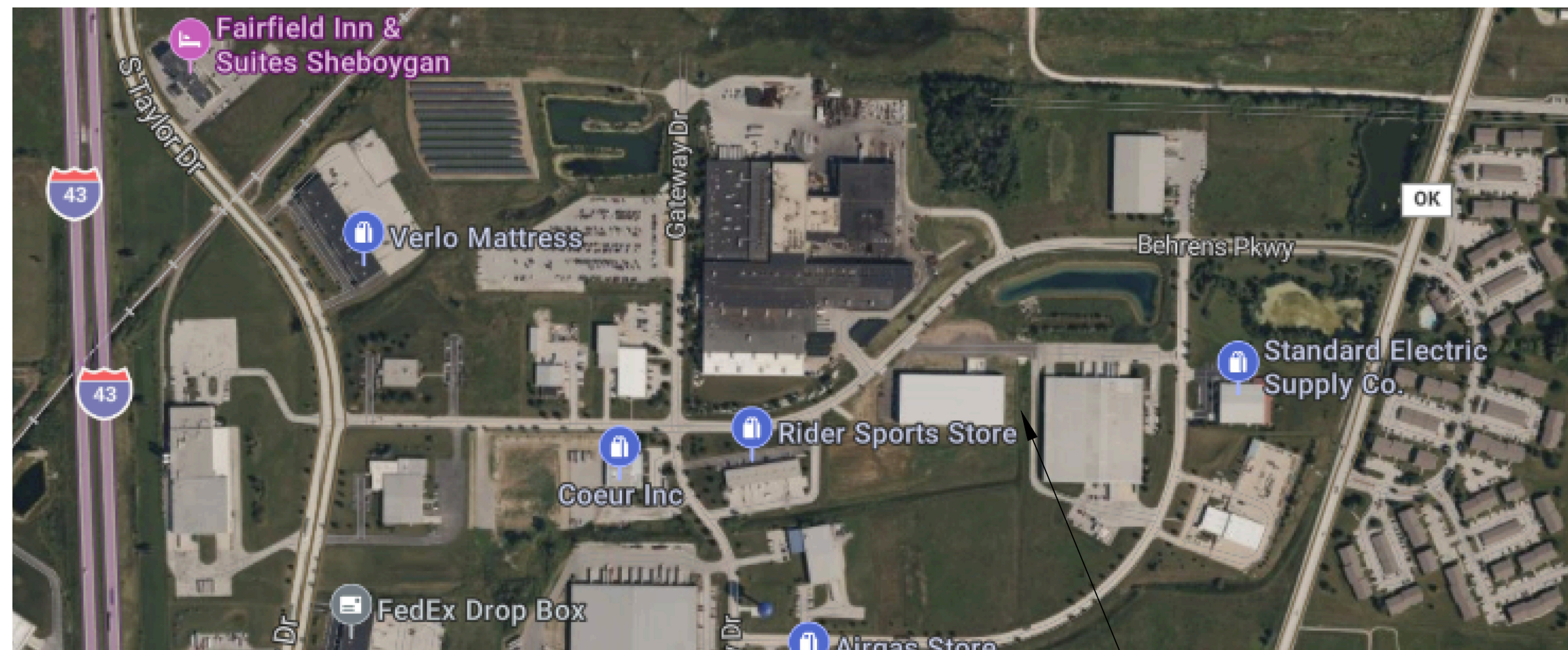
Christopher Herzog
A.C.E. Building Service, Inc.

TORGINOL, INC. CONNECTING LINK

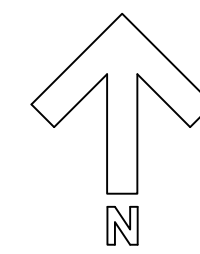
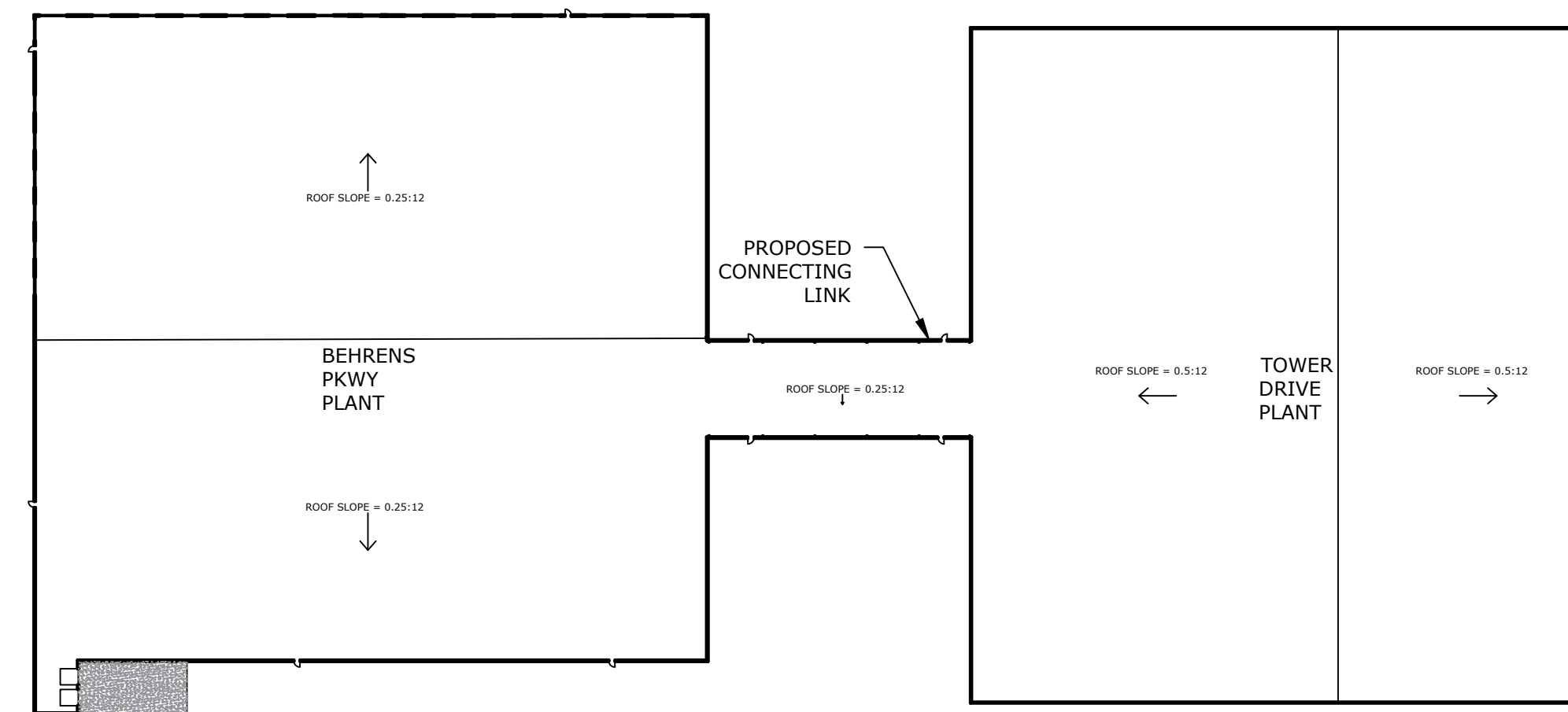
3217 BEHRENS PKWY. SHEBOYGAN, WI 53081



SITE LOCATION MAP



PROPOSED
CONNECTING
LINK LOCATION



SITE OVERVIEW

NTS

SNOW LOADS	
A. BALANCED SNOW LOADS	
Ground Snow Load, $P_g = 30$ psf Exposure Factor, $C_e = 1.0$ (Partially Exposed) Thermal Factor, $C_t = 1.0$ (Heated) Importance Factor, $I = 1.0$ Slope Factor, $C_s = 1.0$	
Balanced Snow Roof Load = 21.0 PSF	

SEISMIC CONDITIONS	
Use Group - I Importance Factor, $I_e = 1.0$ Site Class = D	
Seismic Design Category = A	

WIND LOADS	
$V3s = 90$ MPH ASD (115 MPH ULT) Exposure = C	
WIND ANALYSIS BY BUTLER MFG	

SOIL BEARING 3,500 PSF PER SOIL REPORT BY: MILLER ENG & SCIENTISTS DATED: JUNE 2024

CONCRETE FLOORS AND FOUNDATIONS - 3000 PSI MIN. IN 28 DAYS
EXTERIOR SLABS - 4000 PSI MIN IN 28 DAYS, AIR ENTRAINED 5-7%
GRADE 60 REBAR

PRE-ENGINEERED BUTLER MANUFACTURING COMPANY
METAL BUILDING 1540 GENESEE ST.
KANSAS CITY, MO 64102

GENERAL NOTES

- ALL WORK SHALL COMPLY WITH ALL STATE AND LOCAL CODES
- PROPOSED BUILDING AREA = 68,225 SQ FT
- PROPOSED BUILDING VOLUME - 2,016,562.50 CU FT +/-
- CLASS OF CONSTRUCTION - TYPE IIB
- BUILDING OCCUPANCY - S-2 STORAGE LOW HAZARD/ F-2 FACTORY LOW HAZARD
- BUILDING IS PROTECTED BY AUTOMATIC SPRINKLER
- ALL EXIT DOORS TO BE EQUIPPED WITH:
 - EXIT LIGHTS
 - Exit signs shall not exceed 5 Watts per side installed wattage.
 - Means of Egress Illumination Level shall not be less than 1 Foot Candle at Walking Surface
 - Emergency Power for Means of Egress shall provide power for 90 Min and consist of storage batteries, unit equipment, or on-site generator.
 - PROPER EXIT HARDWARE
 - LEVER HANDLES THAT DO NOT REQUIRE TWISTING OF THE WRIST
 - THRESHOLDS THAT DO NOT EXCEED 1/2"
- FIRE EXTINGUISHERS TO BE PROVIDED IF REQUIRED BY CODE
- SMOKE DETECTORS TO BE PROVIDED IF REQUIRED BY CODE
- OCCUPANT LOAD PER TBL 1004.1.2 = 68,225/500 = 136 PERSONS
- EGRESS WIDTH REQUIRED RE 1005.3.2 - 135(0.20) = 27", 4X32" = 128" PROVIDED
- MAX TRAVEL EXIT DISTANCE PER 1017.2 = 400'

THERMAL PERFORMANCE

- THERMAL COMPLIANCE BY PRESCRIPTIVE METHOD [TABLES 502.1.2 & 502.2(1) OF 2009 IECC CLIMATE ZONE 6 ALL OTHER].
- INSULATED WALK DOORS WILL HAVE A MAXIMUM U VALUE OF 0.70.
 - INSULATED OVERHEAD DOORS WILL HAVE A MAXIMUM U VALUE OF 0.50.
 - UNHEATED SLAB MINIMUM R VALUE OF 10.0 FOR 24" OF PERIMETER EDGE INSULATION.
 - ROOF ASSEMBLY MAXIMUM U VALUE OF 0.049 (TESTED 0.043).
 - WALL ASSEMBLY MAXIMUM U VALUE OF 0.069 (TESTED 0.059 FOR BUTLER WALL PANEL SYSTEM).
 - WINDOW MAXIMUM U VALUE OF 0.36 (TABLE C402.4 OF 2015 IECC CLIMATE ZONE 6).

SHEET INDEX

TITLE SHEET

TS SHEET INDEX, TITLE SHEET, ENGINEERING/ DESIGNER INFORMATION

CIVIL

- | | |
|------|---|
| C001 | SITE SURVEY |
| C002 | SITE PREPARATION & EROSION CONTROL PLAN |
| C100 | SITE PLAN |
| C200 | GRADING & UTILITY PLAN |
| C400 | EROSION CONTROL DETAILS |
| C401 | SITE DETAILS |
| C500 | SITE SPECIFICATIONS |

ARCHITECTURAL

- | | |
|------|--|
| A1.0 | PROPOSED FLOOR PLAN - BASE |
| A1.1 | PROPOSED FLOOR PLAN - ALTERNATE OPTION, OVERALL VIEW |
| A2.0 | ELEVATIONS - BASE |
| A2.1 | ELEVATIONS - ALTERNATE |
| A3.0 | BUILDING SECTION, SCHEDULES |

STRUCTURAL

- | | |
|------|---------------------------------|
| S001 | GENERAL NOTES & DESIGN CRITERIA |
| S100 | BASE FOUNDATION PLAN |
| S101 | ALTERNATE FOUNDATION PLAN |
| S400 | FOUNDATION DETAILS |
| S401 | FOUNDATION DETAILS |

REV.	DATE	DESCRIPTION
Item 5.		

A.C.E. BUILDING SERVICE
OUR REPUTATION IS OUR FOUNDATION
P.O. BOX 1626 - 9510 SOUTH 26TH STREET - MANITOWOC, WISCONSIN - 54221-1626
PHONE: 920.682.6103 • FAX: 920.682.7700 • WWW.ACEBUILDINGSERVICE.COM
SUPERVISING PROFESSIONAL:

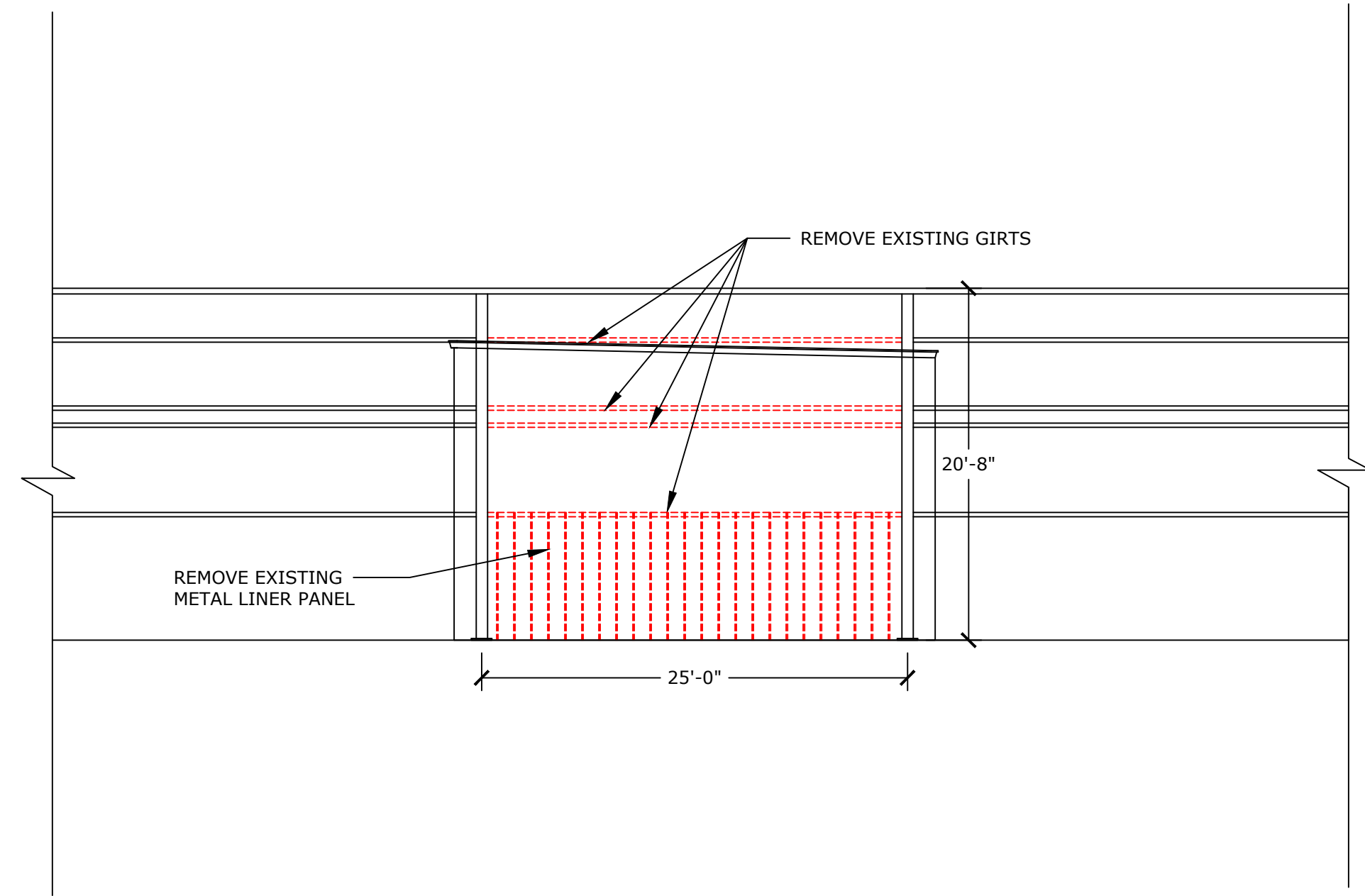
CONNECTING LINK
TORGINOL, INC.
3217 BEHRENS PKWY.
SHEBOYGAN, WI 53081

PROJECT INFORMATION:

THIS PLAN AND IDEAS EXPRESSED HERE-IN ARE THE PROPERTY OF A.C.E. BUILDING SERVICE, INC. THESE PLANS SHALL NOT BE SHARED BY VISUAL MEANS OR REPRODUCED WITHOUT THE CONSENT OF A.C.E. BUILDING SERVICE, INC.

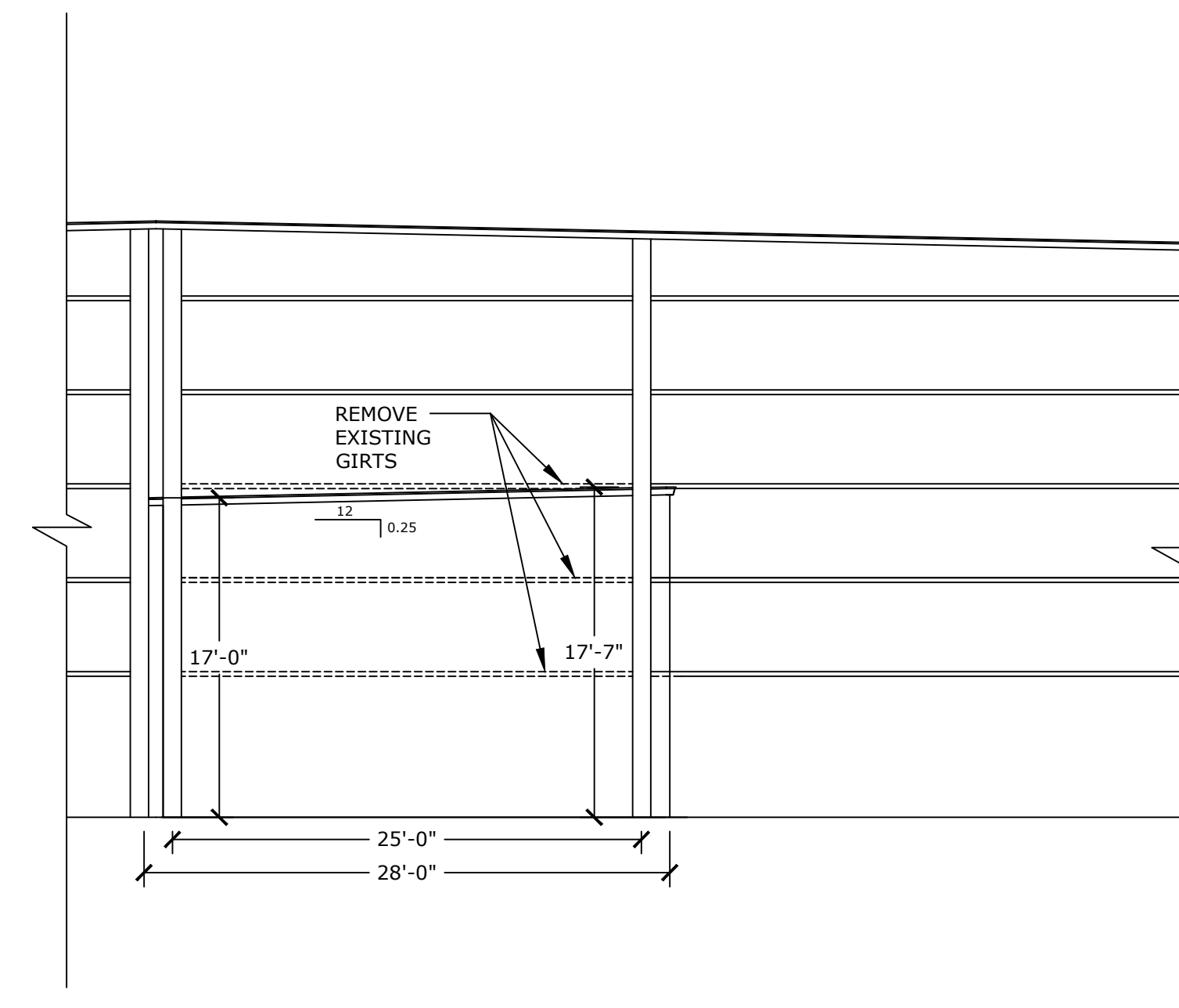
SHEET INFORMATION
A.C.E. JOB NO.
DATE: 08/06/24
DRAWN BY: KDR
SCALE: SEE SHEET

SHEET
TS



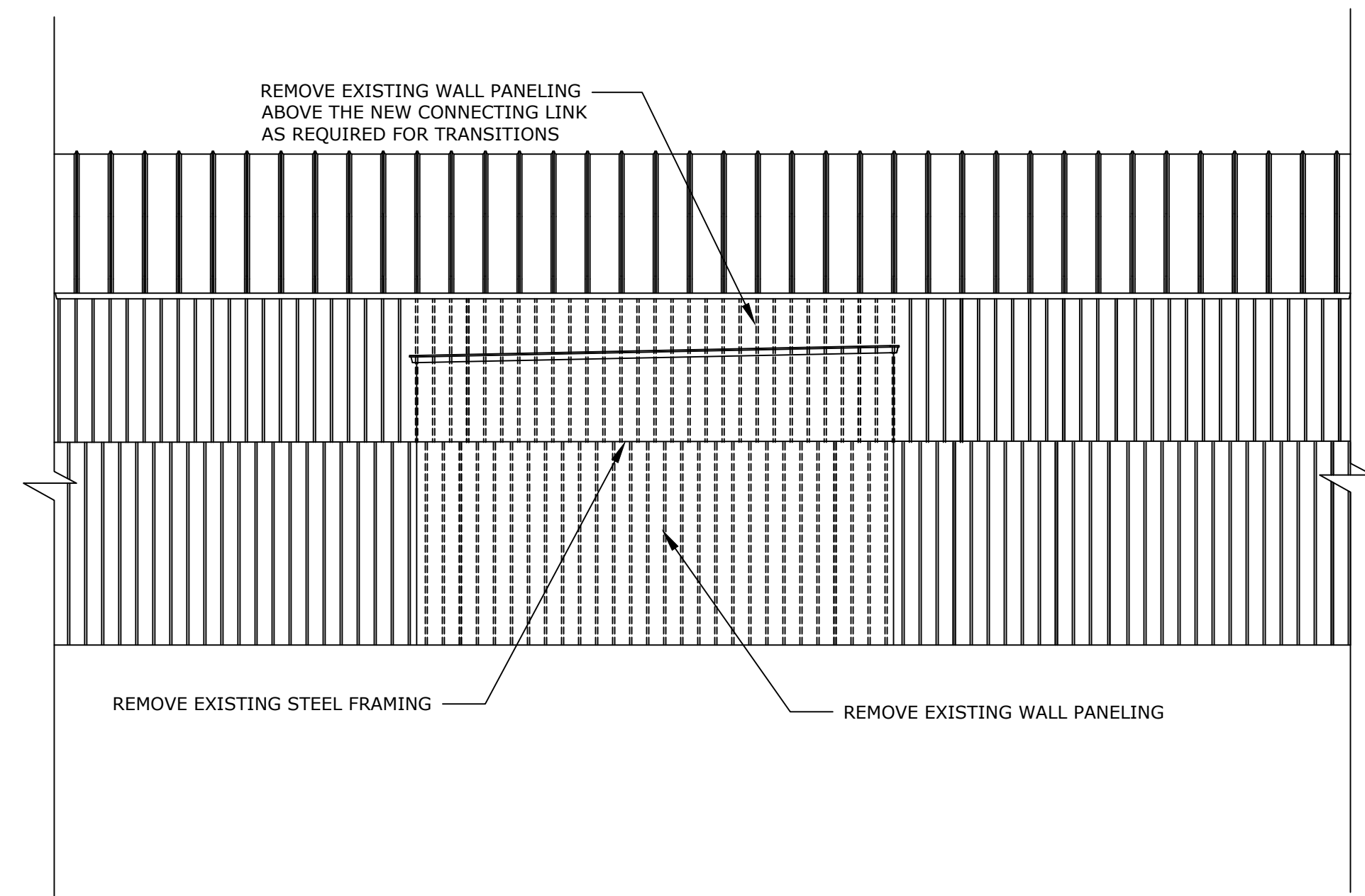
DEMOLITION PLAN - TOWER DRIVE FACILITY - INTERIOR

1/8" = 1'-0"



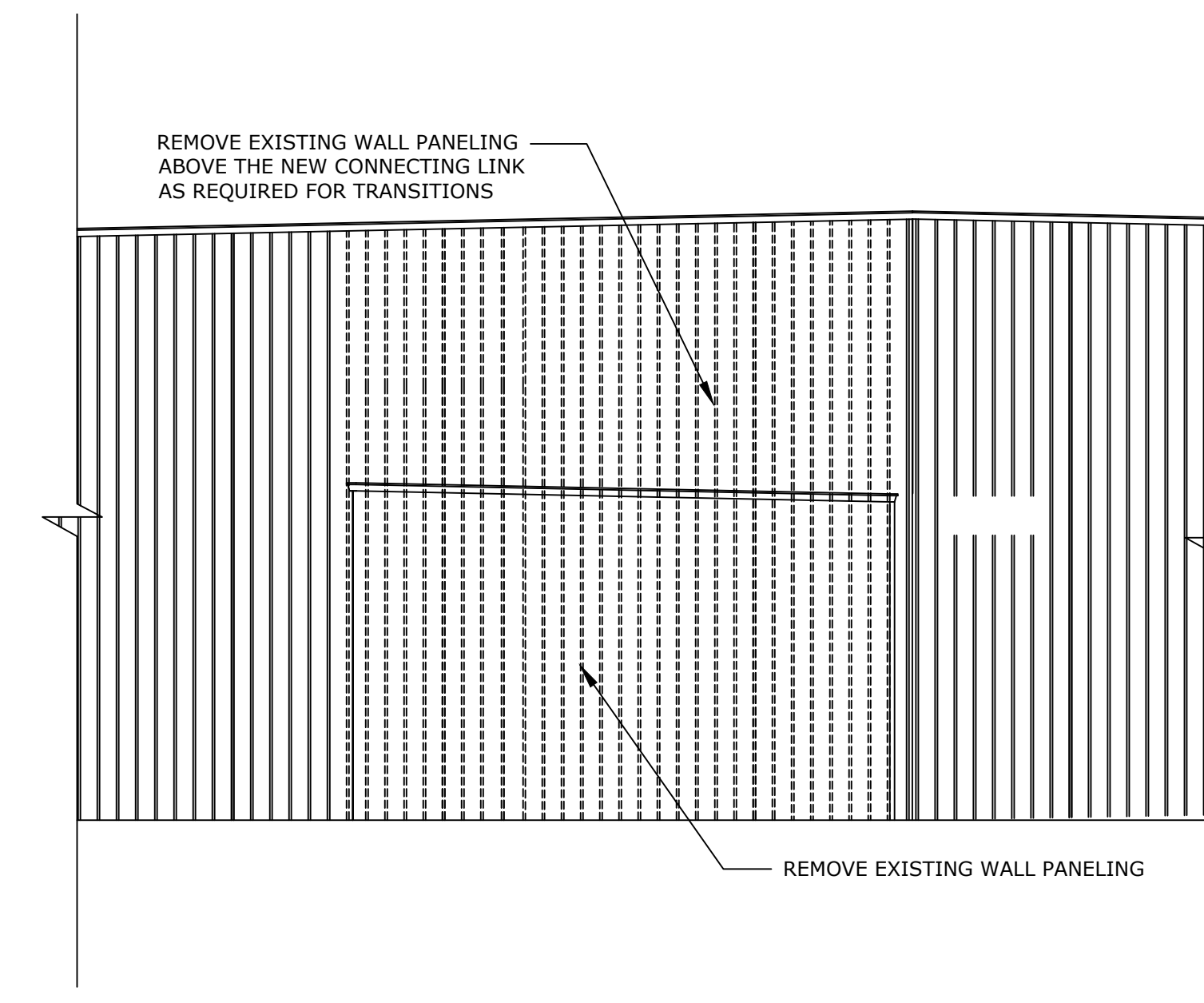
DEMOLITION PLAN - BEHRENS PKWY FACILITY - INTERIOR

1/8" = 1'-0"



DEMOLITION PLAN - TOWER DRIVE FACILITY - EXTERIOR

1/8" = 1'-0"



DEMOLITION PLAN - BEHRENS PKWY FACILITY - EXTERIOR

1/8" = 1'-0"

REVISION DESCRIPTION	DATE	REV BY
		Item 5.

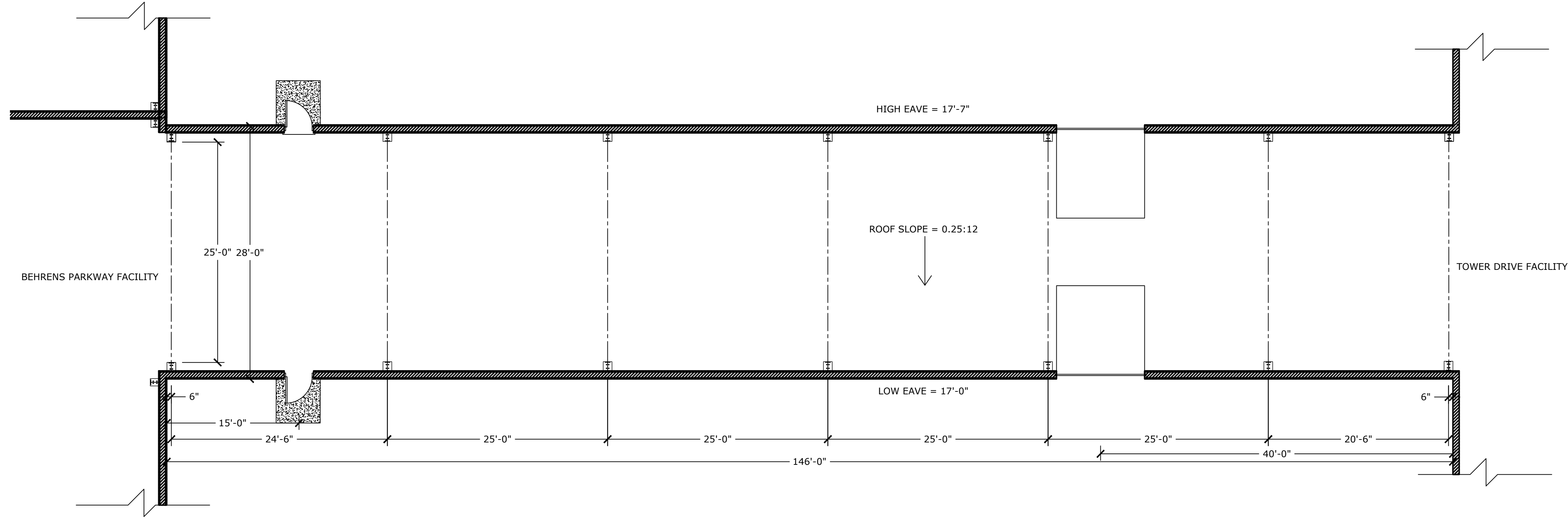
ACE BUILDING SERVICE
 OUR REPUTATION IS OUR FOUNDATION
 P.O. BOX 1626 • 3510 SOUTH 26TH STREET • MANITOWOC, WISCONSIN • 54221-1626
 PHONE: 920-682-6105 • FAX: 920-682-7700 • WWW.ACEBUILDINGSERVICE.COM
 SUPERVISING PROFESSIONAL:

PROJECT INFORMATION:
CONNECTING LINK
 TORGINOL, INC.
 3217 BEHRENS PKWY.
 SHEBOYGAN, WI 53081

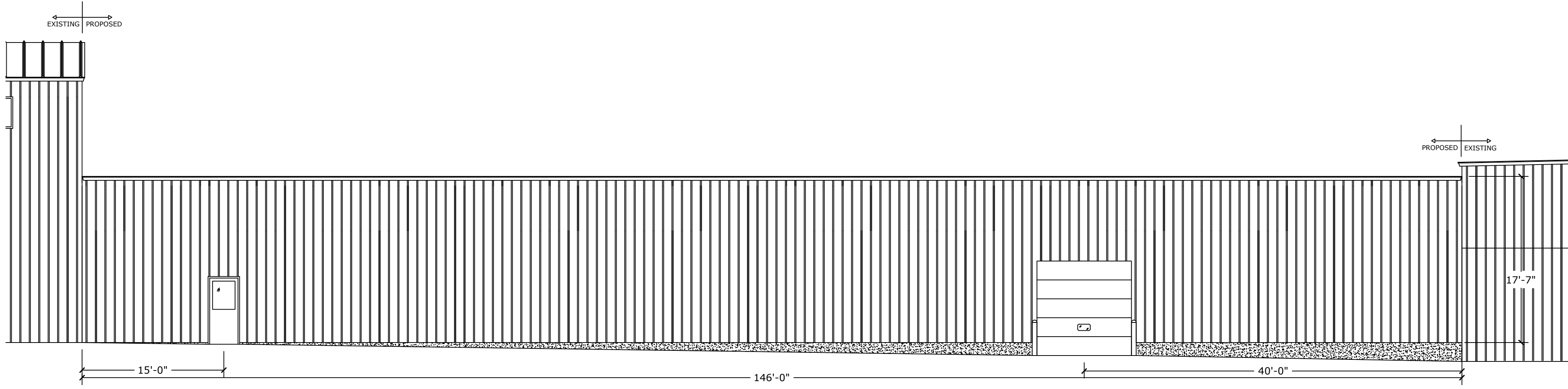
THIS PLAN AND IDEAS EXPRESSED HERE-IN ARE THE PROPERTY OF A.C.E. BUILDING SERVICE, INC. THESE PLANS SHALL NOT BE SHARED BY VISUAL MEANS OR REPRODUCED WITHOUT THE CONSENT OF A.C.E. BUILDING SERVICE, INC.

SHEET INFORMATION	
A.C.E. JOB NO.	
DATE:	08/06/24
DRAWN BY:	KDR
SCALE:	SEE SHEET

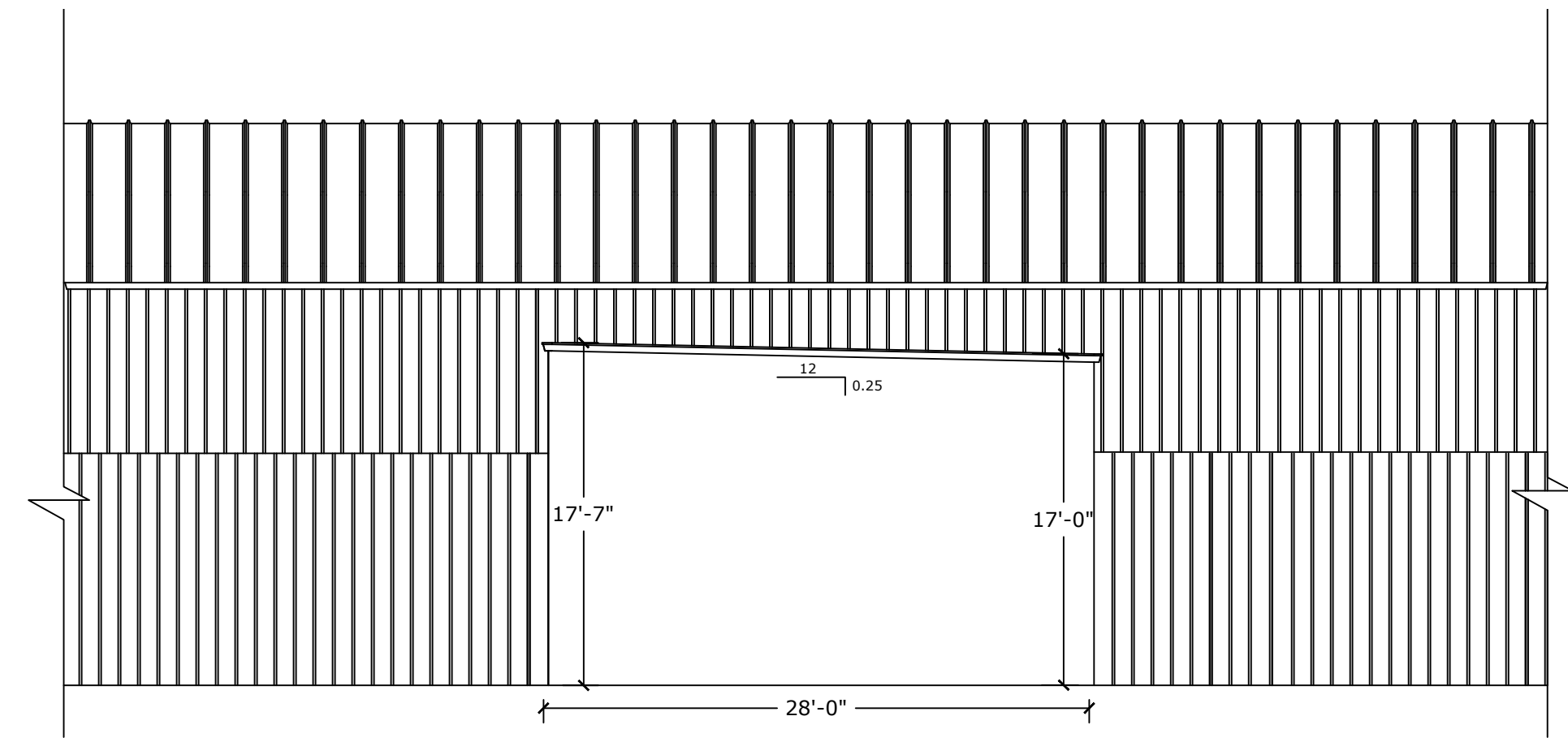
SHEET
A0.1



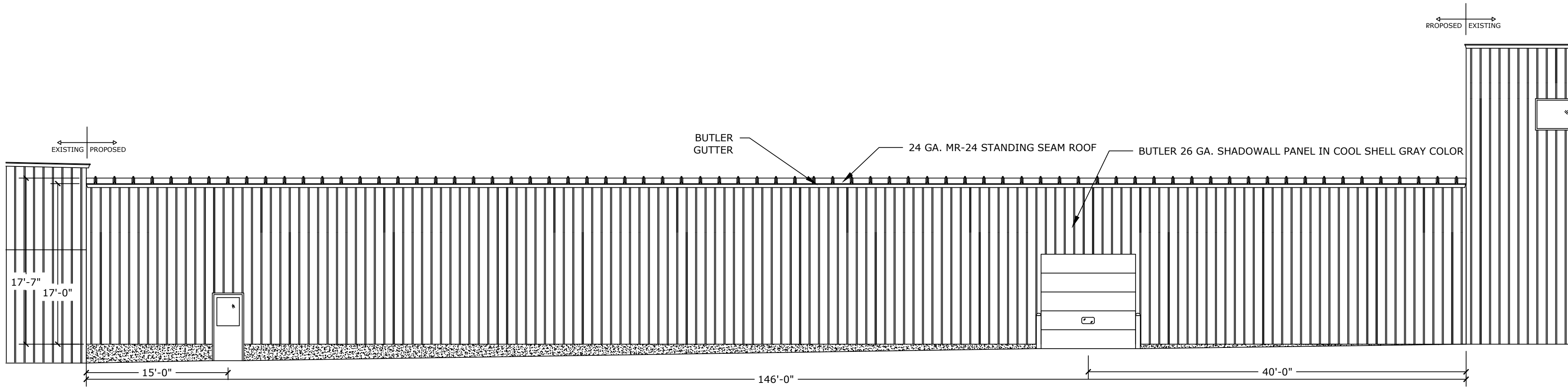
BASE OPTION - FLOOR PLAN - 28' X 146' CONNECTING LINK
 1/8" = 1'-0"



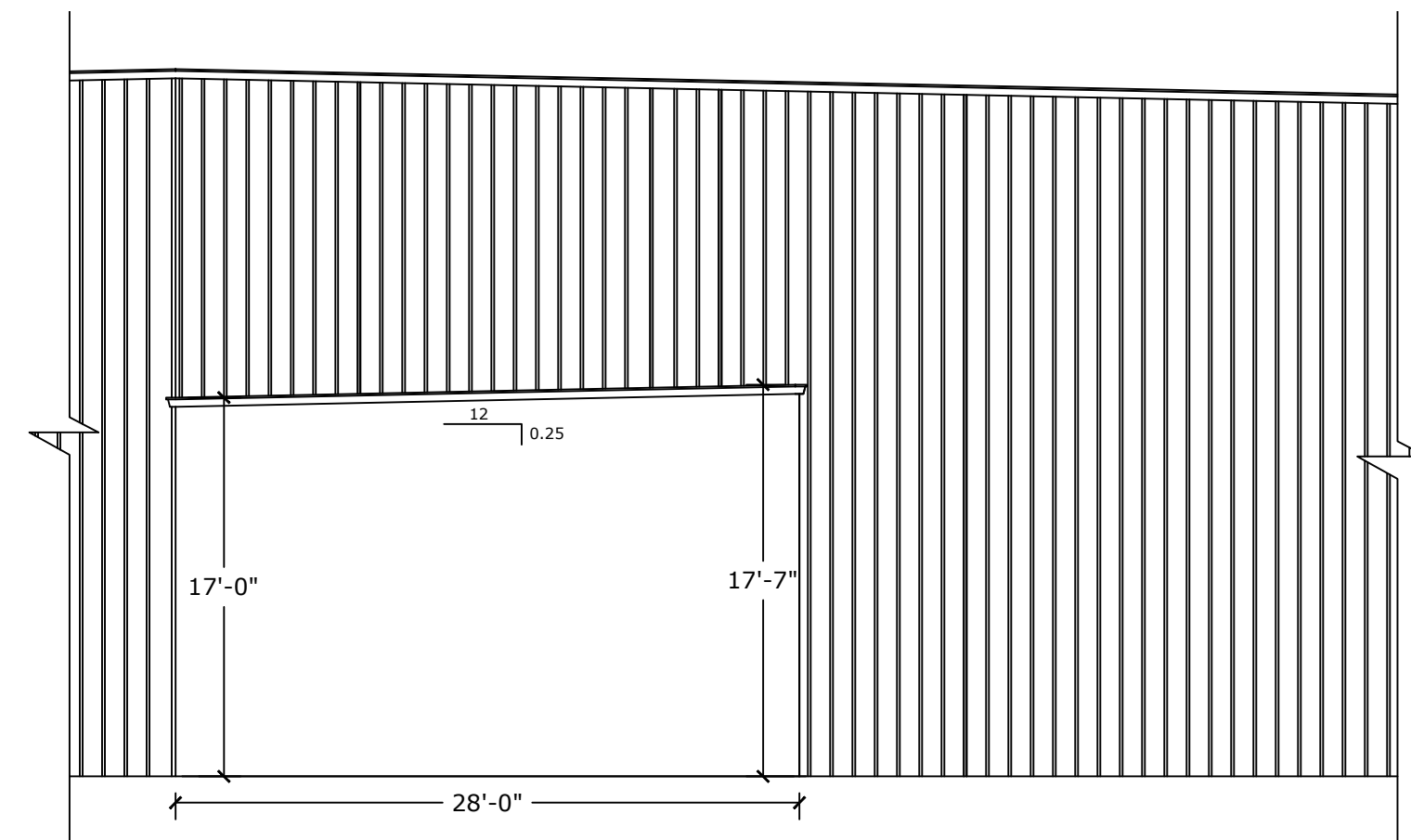
SOUTH ELEVATION
 1/8" = 1'-0"



EAST ELEVATION
 1/8" = 1'-0"



NORTH ELEVATION
 1/8" = 1'-0"



WEST ELEVATION
 1/8" = 1'-0"

REV. BY	DATE	REVISION DESCRIPTION

ACE BUILDING SERVICE
 OUR REPUTATION IS OUR FOUNDATION
 P.O. BOX 1626 • 3510 SOUTH 26TH STREET • MANITOWOC, WISCONSIN • 54221-1626
 PHONE: 920-682-6105 • FAX: 920-682-7700 • WWW.ACEBUILDINGSERVICE.COM
 SUPERVISING PROFESSIONAL:

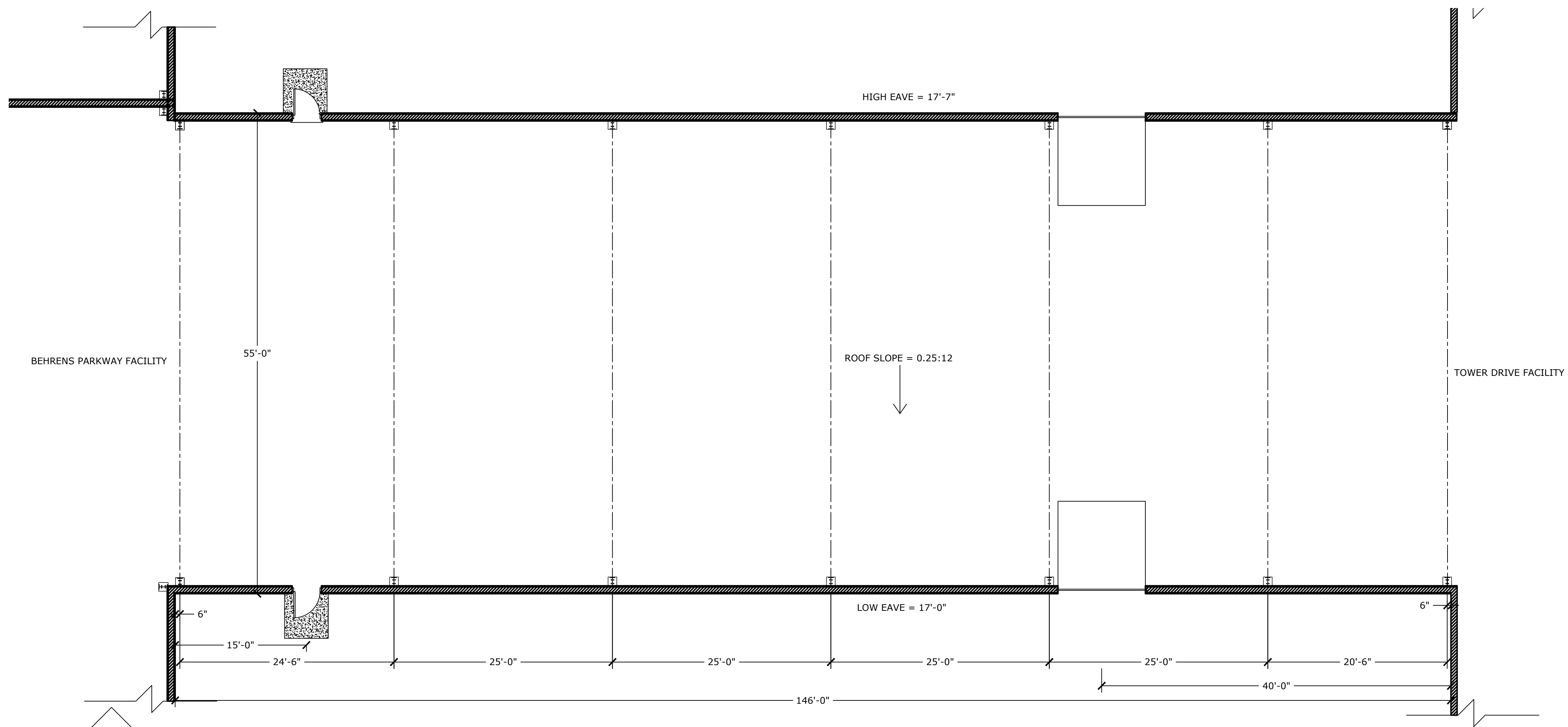
PROJECT INFORMATION:
CONNECTING LINK
 TORGINOL, INC.
 3217 BEHRENS PKWY.
 SHEBOYGAN, WI 53081

THIS PLAN AND IDEAS EXPRESSED HERE-IN ARE THE PROPERTY OF A.C.E. BUILDING SERVICE, INC. THESE PLANS SHALL NOT BE SHARED BY VISUAL MEANS OR REPRODUCED WITHOUT THE CONSENT OF A.C.E. BUILDING SERVICE, INC.

SHEET INFORMATION

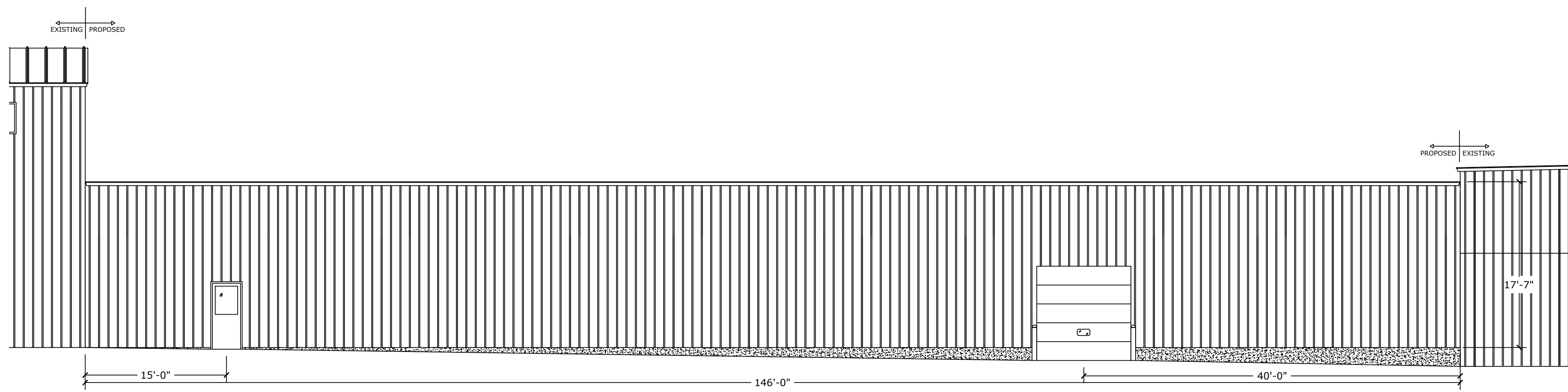
A.C.E. JOB NO.	
DATE:	08/06/24
DRAWN BY:	KDR
SCALE:	SEE SHEET

A1.0



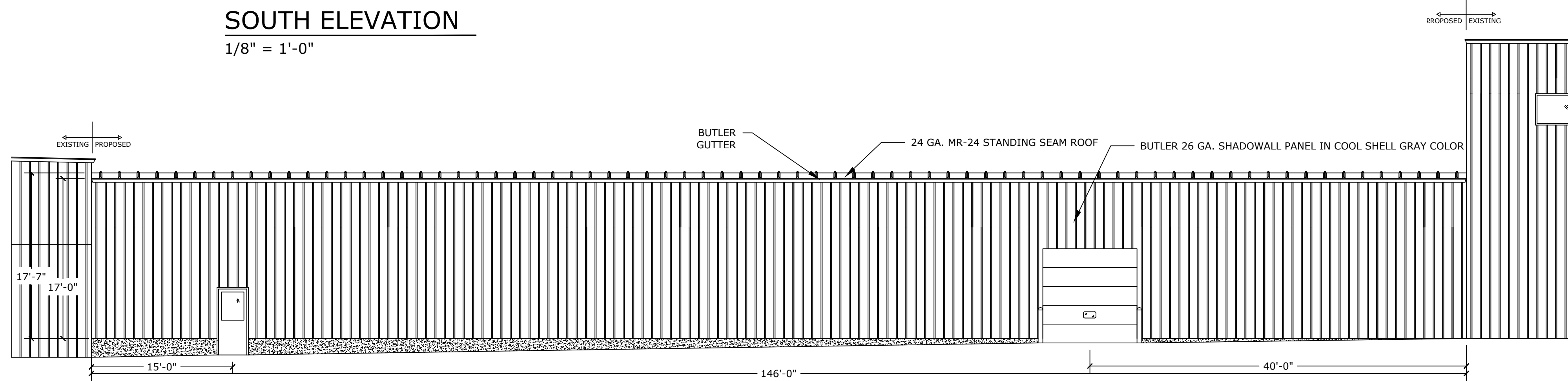
ALTERNATE OPTION - FLOOR PLAN - 55' X 146' CONNECTING LINK

1/8" = 1'-0"



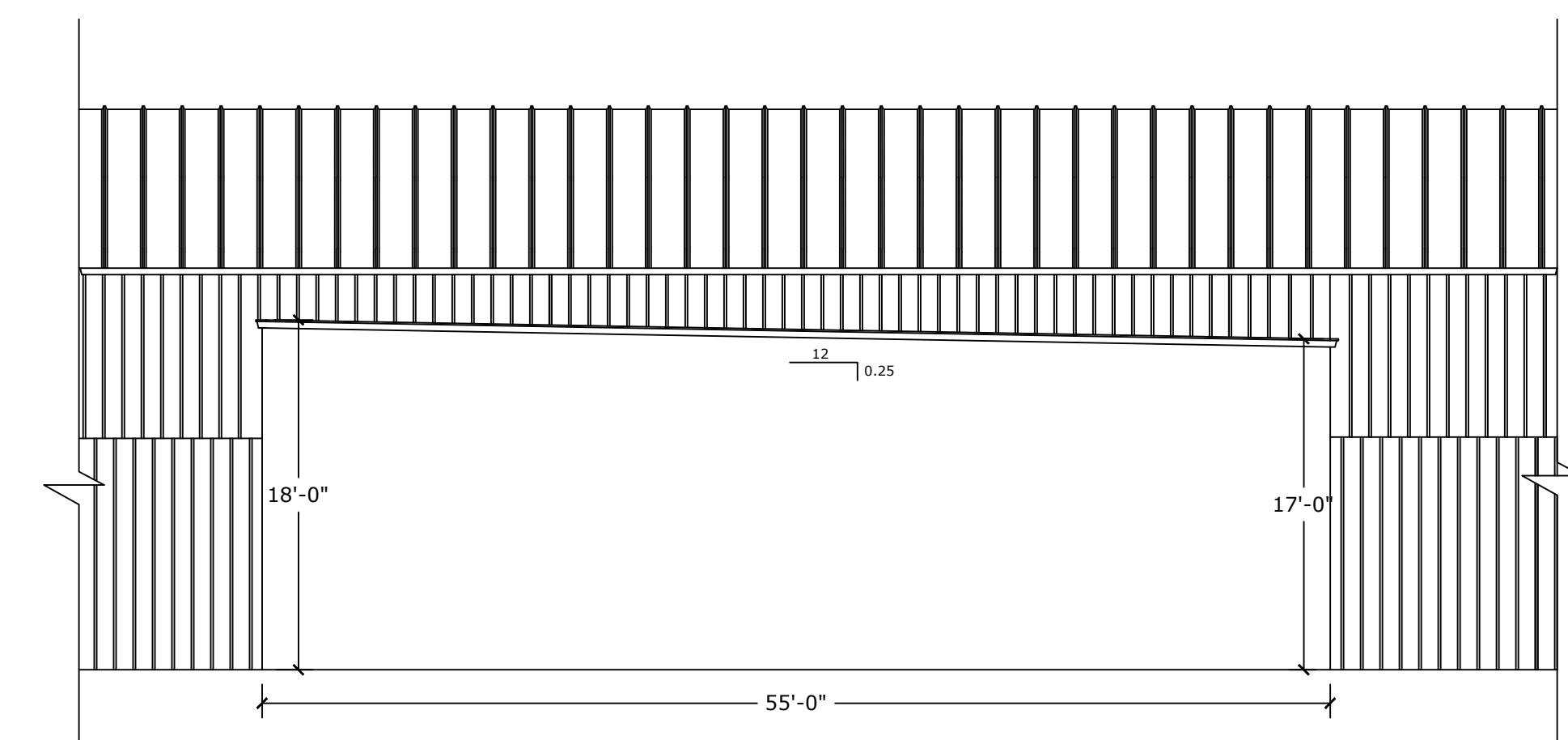
SOUTH ELEVATION

1/8" = 1'-0"



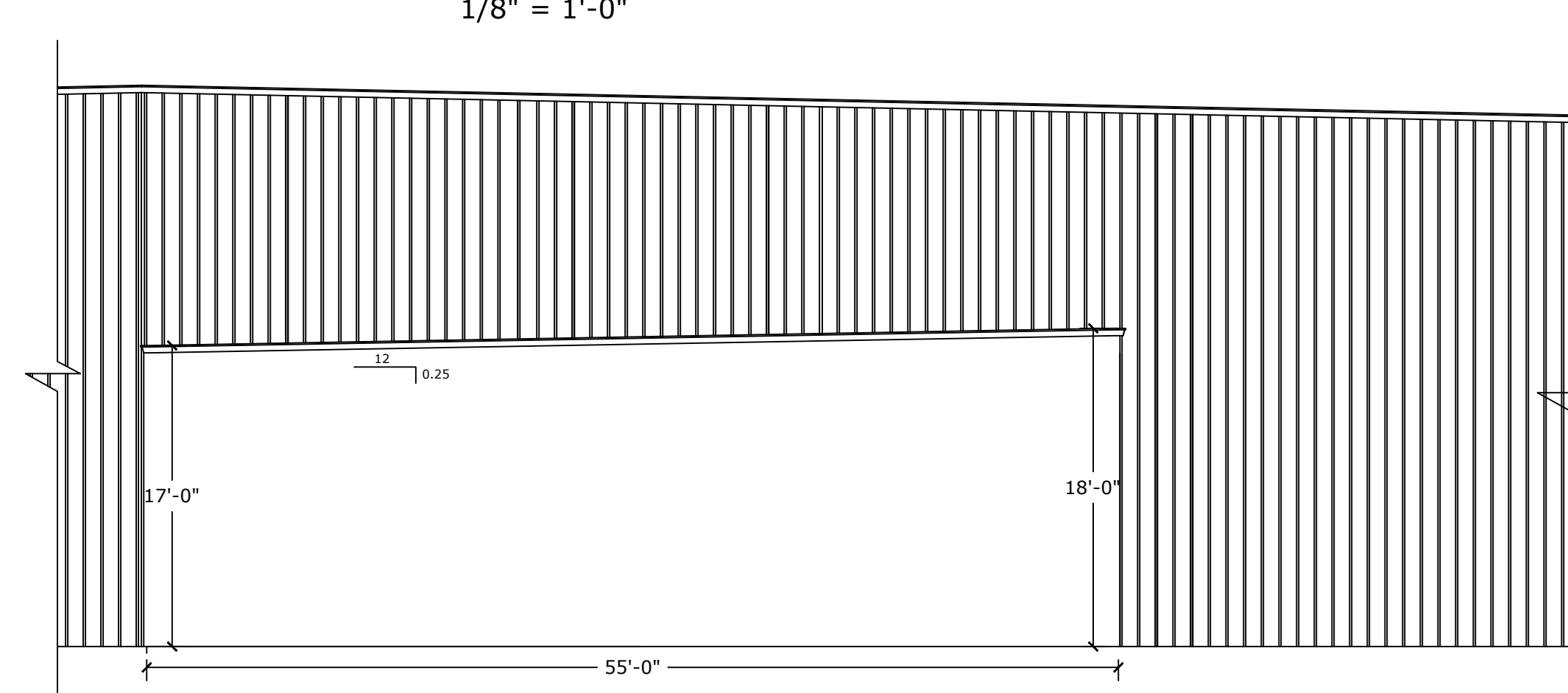
NORTH ELEVATION

1/8" = 1'-0"



EAST ELEVATION

1/8" = 1'-0"



WEST ELEVATION

1/8" = 1'-0"

REVISION DESCRIPTION	DATE	REV. BY

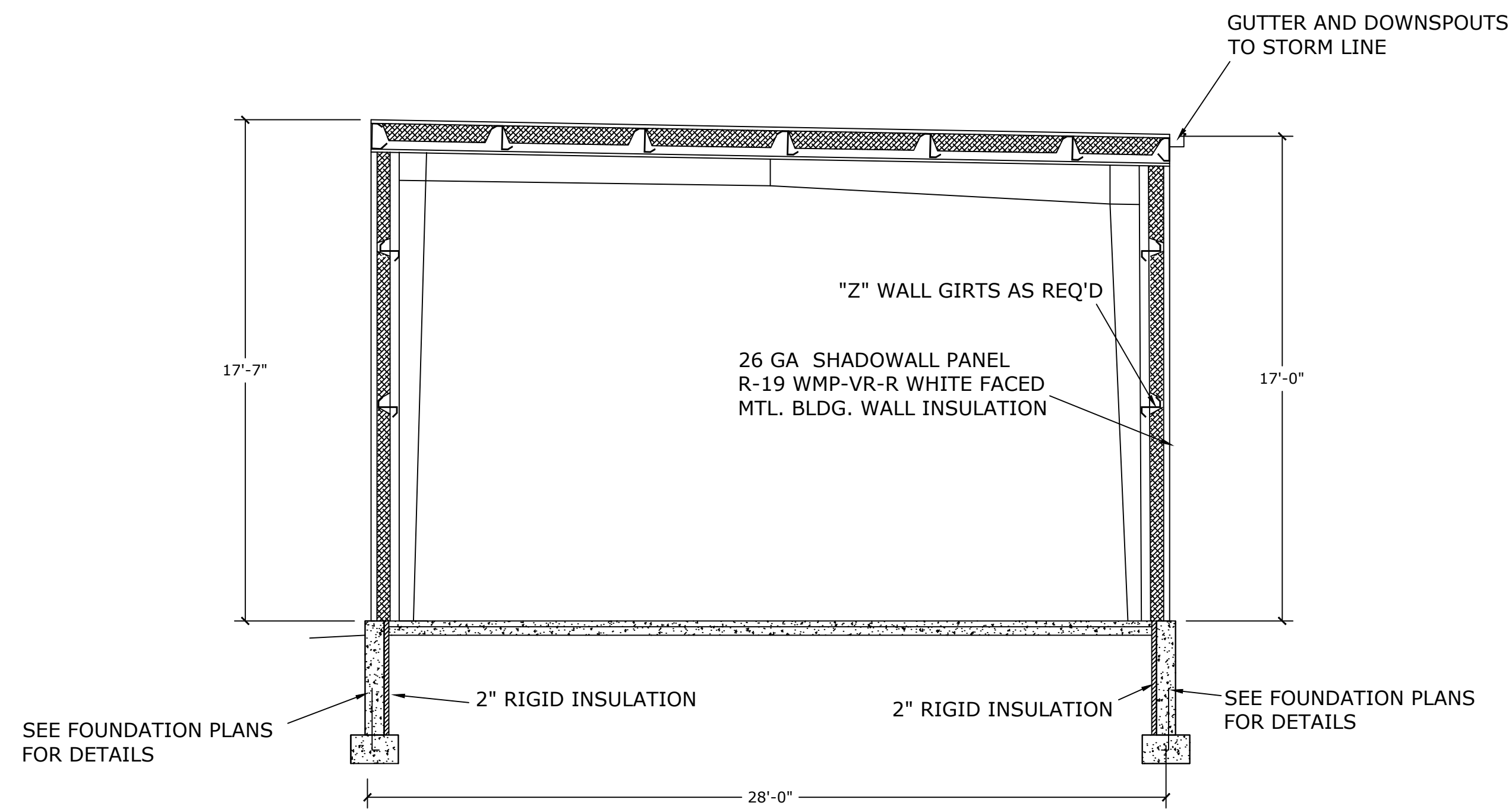
ACE BUILDING SERVICE
 OUR REPUTATION IS OUR FOUNDATION
 P.O. BOX 1626 • 3510 SOUTH 26TH STREET • MANITOWOC, WISCONSIN • 54221-1626
 PHONE: 920-682-6105 • FAX: 920-682-7700 • WWW.ACEBUILDINGSERVICE.COM
 SUPERVISING PROFESSIONAL:

PROJECT INFORMATION:
CONNECTING LINK
 TORGINOL, INC.
 3217 BEHRENS PKWY.
 SHEBOYGAN, WI 53081

THIS PLAN AND IDEAS EXPRESSED HERE-IN ARE THE PROPERTY OF A.C.E. BUILDING SERVICE, INC. THESE PLANS SHALL NOT BE SHARED BY VISUAL MEANS OR REPRODUCED WITHOUT THE CONSENT OF A.C.E. BUILDING SERVICE, INC.

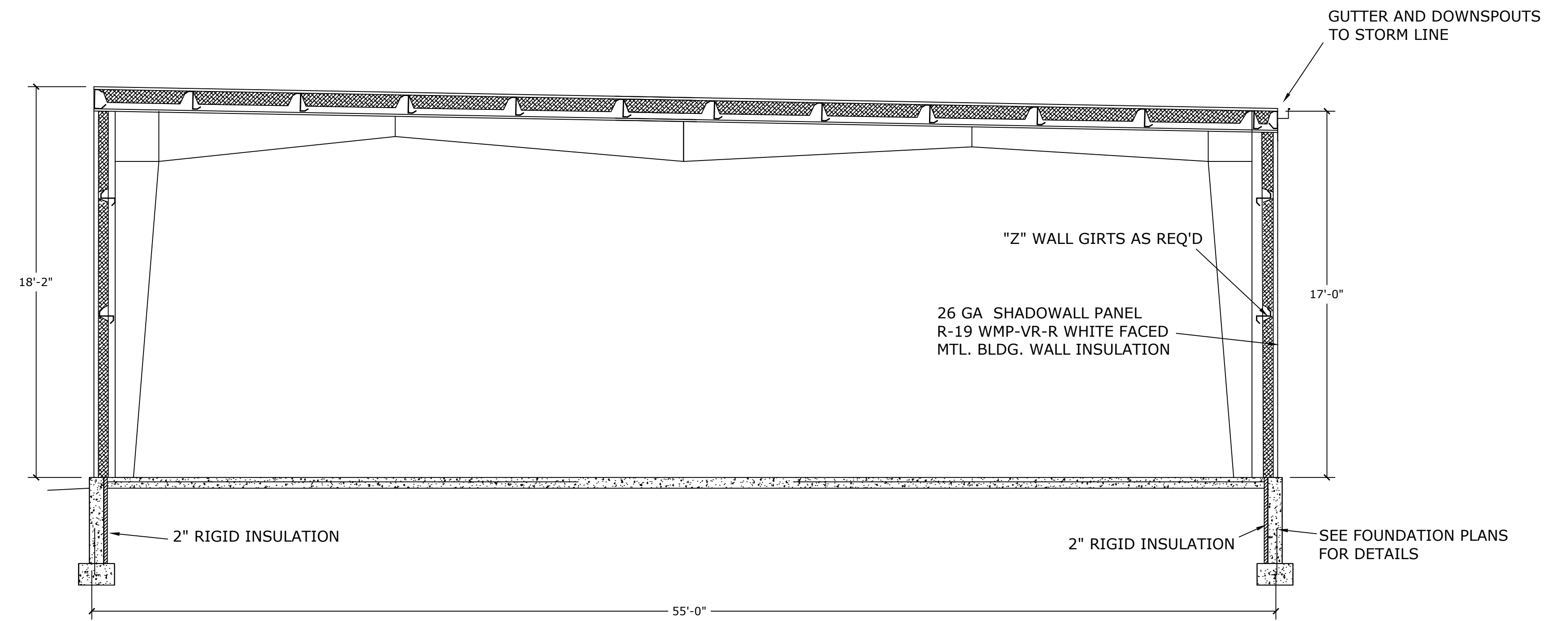
SHEET INFORMATION
 A.C.E. JOB NO.
 DATE: 08/06/24
 DRAWN BY: KDR
 SCALE: SEE SHEET
 SHEET

A1.1



BUILDING SECTION - 28' OPTION

1/4" = 1'-0"



BUILDING SECTION - 55' OPTION

1/4" = 1'-0"

④ DOOR AND FRAME SCHEDULE											
MARK ④	SIZE			DOOR			FRAME		HDWR.	GLASS WALL GLAZING	NOTES
	WD	HGT	MATL	ELEV.	GLAZING	MATL	ELEV.	SET NO			
1	3'-0"	7'-0"	HM	1	1/4" INSUL	HM	1	1	-	-	EXTERIOR HALF-LITE, INSULATED
2	3'-0"	7'-0"	HM	1	1/4" INSUL	HM	1	1	-	-	EXTERIOR HALF-LITE, INSULATED
3	10'-0"	10'-0"	ST	2	1/4" INSUL	ST	2	N/A	-	-	
4	10'-0"	10'-0"	ST	2	1/4" INSUL	ST	2	N/A	-	-	

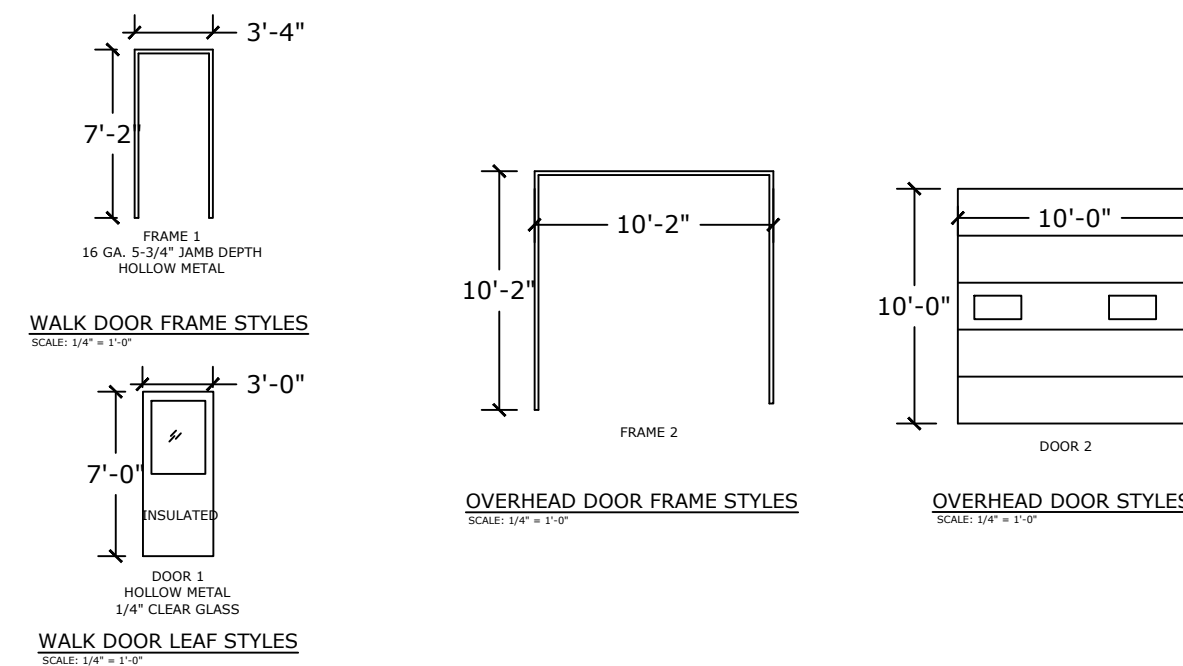
HARDWARE SCHEDULE

HARDWARE SET 1

- GRADE 1, LEVER HANDLE SCHLAGE - US26D ENTRANCE LOCKSET
- (11-12) PARR-BALL BEARING HINGES
- CLOSER
- WEATHER-STRIPPING
- SWEEPS
- THRESHOLD

DOOR & HARDWARE NOTES

- ALL LOCKSETS/PASSAGE TO BE GRADE 1 - US26 SATIN CHROME FINISH - RHODES
- ALL CLOSERS TO BE HEAVY DUTY LCN 4040XP
- EXTERIOR DOORS WITH TOP CAPS



Item 5.

REV. BY	DATE	DESCRIPTION

ACE BUILDING SERVICE
OUR REPUTATION IS OUR FOUNDATION
P.O. BOX 1626 • 3510 SOUTH 26TH STREET • MANITOWOC, WISCONSIN • 54221-1626
PHONE: 920-682-6105 • FAX: 920-682-7700 • WWW.ACEBUILDINGSERVICE.COM
SUPERVISING PROFESSIONAL:

PROJECT INFORMATION:
CONNECTING LINK
TORGINOL, INC.
3217 BEHRENS PKWY.
SHEBOYGAN, WI 53081

THIS PLAN AND IDEAS EXPRESSED HERE-IN ARE THE PROPERTY OF A.C.E. BUILDING SERVICE, INC. THESE PLANS SHALL NOT BE SHARED BY VISUAL MEANS OR REPRODUCED WITHOUT THE CONSENT OF A.C.E. BUILDING SERVICE, INC.

SHEET INFORMATION	
A.C.E. JOB NO.	
DATE:	08/06/24
DRAWN BY:	KDR
SCALE:	SEE SHEET

SHEET
A2.0
14

CITY OF SHEBOYGAN

REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION

ITEM DESCRIPTION: Exterior remodel of Harborside Condominium located at 641 Riverfront Drive.

REPORT PREPARED BY: Ellise Rose, Associate Planner

REPORT DATE: September 5, 2024

MEETING DATE: September 23, 2024

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:

Todd Basler is proposing exterior renovations to Harborside Condominium located at 641 Riverfront Drive. The applicant states the following:

- The current exterior siding is cedar wood siding which is not holding up to the weather and is easy for critters such as squirrels and mice to tear apart and make nests.
- It is proposed to replace the cedar wood siding with LP Smartside siding.
- The new material is prefinished with the look of cedar wood siding.
- LP Smartside would allow us to maintain the same cedar sided sea shanty look of the north side of the riverfront while providing better protection of the building from weather and critters.

STAFF COMMENTS:


On 8/21/2024 this material was brought before the Redevelopment Authority and approved for use instead of the current cedar siding.

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: _____ 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) Harborside Condominium	Authorized Representative Todd Basler	Title Owner	
Mailing Address 641 Riverfront Drive	City Sheboygan	State WI	ZIP Code 53081
Email Address lawoffice@rothandbasler.com		Phone Number (incl. area code) 920-457-5097	

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

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

SECTION 3: Architect Information

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

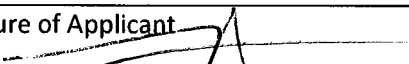
SECTION 4: Contractor Information

Name Sam Herdic			
Mailing Address 1206 Macarthur Avenue	City Sheboygan	State WI	Zip 53083
Email Address shremoinc@gmail.com		Phone Number (incl. area code) 920-803-9973	

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) Todd E. Basler	Title Owner	Phone Number 920-457-5097
Signature of Applicant 		Date Signed 8-26-21

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	641 Riverfront Drive	Parcel No.	59281109518, 515, 516, & 517
Name of Proposed/Existing Business:	Harborside Condominium		
Address of Property Affected:	641 Riverfront Drive		
Zoning Classification:			
New Building:	<input type="checkbox"/>	Addition:	<input type="checkbox"/>
		Remodeling:	<input checked="" type="checkbox"/>

SECTION 7: Description of Proposed Project

New siding to replace rotted cedar wood.

SECTION 8: Description of EXISTING Exterior Design and Materials

Current exterior siding is cedar wood siding which is not holding up to the weather and is easy for critters such as squirrels and mice to tear apart and make nests.

SECTION 9: Description of the PROPOSED Exterior Design and Materials

Replace the cedar wood siding with LP Smartside siding. The new material is prefinished with the look of cedar wood siding. LP Smartside would allow us to maintain the same cedar sided sea shanty look of the north side of the riverfront while providing better protection of the building from weather and critters.

On 8/21/2024 this material was brought before the Redevelopment Authority and approved for use instead of the current cedar siding.

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.

OFFICE USE ONLY

ACTION BY ARCHITECTURAL REVIEW BOARD

DATE OF MEETING: _____

APPROVED: _____ CONDITIONALLY APPROVED: _____

DENIED: _____

CONDITIONS

SIGNATURE: _____

Chairperson, Architectural Review Board OR
Manager of Planning & Zoning

DATE: _____



CITY OF SHEBOYGAN

REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION

ITEM DESCRIPTION: Construction of a five-unit townhome building on S Business Drive (parcel #59281430782).

REPORT PREPARED BY: Ellise Rose, Associate Planner

REPORT DATE: September 6, 2024

MEETING DATE: September 23, 2024

FISCAL SUMMARY:

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

STATUTORY REFERENCE:

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

BACKGROUND / ANALYSIS:

Joel Pipkorn is proposing to construct a five-unit townhome building on South Business Drive. The applicant states the following:

- We are proposing to construct a single, 5-unit, 2-story wood stud condo building on this site.
- The site was selected because it was a good and attractive location for new condo’s, plus there are residential area surrounding the site.
- Kitchen, dining, living, and garage in on grade level. Primary bedroom plus 2 other bedrooms are on the 2nd story.
- Each unit is 996 sqft on the first floor (including garage) and 996 sqft on second floor
- There will be a single car garage for each unit, with access on the front side of the building.
- As there is a garage, there will be a front door next to it, and patios in the rear.
- This parcel of land is about 2.217 acres.
- The total development is planned to have 4 buildings on this parcel, using the same ingress/egress for connection to South Business Drive.
- Building #1 front, faces the north.
- There is a 24’ wide drive connecting this building to the main driveway entrance.
- The estimated project value is \$1.5m.
- The estimated timeline of construction is Oct. 2024 – May 2025.

The townhome materials include:

- Engineered wood siding, grey vertical board-n-batten, would be the main building material on the façade, with white on the front wall indents.
- We are using 3 1/2” white trim boards around the white windows and white doors.
- The shingles will be a dark grey asphalt architectural style.

STAFF COMMENTS:

The subject site is a vacant, undeveloped property located at the east side of Business Drive south of Washington Avenue.

The townhomes provide revitalization to an area of the city that has been underutilized in a manner that compliments the surrounding mixed-use neighborhoods.

The Board may want to have the applicant address:

- Are there any other accessory buildings?

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: _____

Review Date: _____

Item 7.

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

SECTION 1: Applicant/ Permittee Information

Name (Ind., Org. or Entity) Inspired Holdings LLC	Authorized Representative Joel Pipkorn	Title Owner/Developer	
Mailing Address N132W17558 Rockfield Road	City Richfield	State WI	ZIP Code 53076
Email Address jpipkorn04@gmail.com	Phone Number (incl. area code) (262) 617-5940		

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 Roger Schregardus, Morph Designs, LLC			
Mailing Address W10953 Dead End Road	City Waupun	State WI	Zip 53963
Email Address cadmanroger@sbcglobal.net	Phone Number (incl. area code) 920-948-7975		


SECTION 4: Contractor Information

Name Gary Gartman, Quasius Construction Co			
Mailing Address 1202 A North 8th Street	City Sheboygan	State WI	Zip 53082-0727
Email Address ggartman@quasius.com	Phone Number (incl. area code) 920-287-0396		

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) Joel Pipkorn	Title Owner	Phone Number 262-617-5940
Signature of Applicant 		Date Signed 08/09/2024

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 3605 South Business Drive		Parcel No. 59281430782
Name of Proposed/Existing Business:	Pipkorn Development	
Address of Property Affected:	3605 South Business Drive	
Zoning Classification:	Urban Residential-12 District	
New Building: <input checked="" type="checkbox"/>	Addition: <input type="checkbox"/>	Remodeling: <input type="checkbox"/>

SECTION 7: Description of Proposed Project

We are proposing to construct a single, 5-unit, 2-story wood stud condo building on this site. There will be a single car garage for each unit, with access on the front side of the building. Engineered wood siding, grey vertical board-n-batten, would be the main building material on the facade, with white on the front wall indents. We are using 3 1/2" white trim boards around the white windows and white doors. The shingles will be a dark grey asphalt architectural style. As there is a garage, there will be a front door next to it, and patios in the rear.

SECTION 8: Description of EXISTING Exterior Design and Materials

n/a

SECTION 9: Description of the PROPOSED Exterior Design and Materials

Engineered wood siding, grey vertical board-n-batten, would be the main building material on the facade, with white on the front wall indents. We are using 3 1/2" white trim boards around the white windows and white doors. The shingles will be a dark grey asphalt architectural style

Summary of general operation and proposed use of property:

September 3, 2024

PROJECT NAME AND PROJECT LOCATION:

Pipkorn Residential Condo Development
3605 South Business Drive, Sheboygan, WI

DESCRIPTION OF PROPOSED USE, WHY WAS THIS SITE SELECTED:

Site is to be used for a single building, that will house a 5-unit, 2-story condo. Site was selected because it was a good and attractive location for new condo's, plus there are residential area surrounding the site.

PROJECT NUMBER OF RESIDENTS:

This will be a single building development. This building will have 5 livable units, which is a 2-story style. Kitchen, dining, living, and garage is on grade level. Master bedroom plus 2 other bedrooms are on 2nd story. Each unit is 996 sqft on first floor (including garage) and 996 sqft on second floor.

DESCRIPTION OF PROPOSED BUILDINGS AND ALL NEW SITE IMPROVEMENTS, ETC:

The parcel this land is about 2.217 acres. The total development is planned to have 4 buildings on this parcel, using the same ingress/egress for connection to South Business Drive. Building #1 front, faces the north There is a 24' wide drive connecting this building to the main driveway entrance

The building will have a dark grey asphalt roof shingles. The siding will be a medium gray LP Smartboard panel with board-n-batten verticals, and the front wall indents will be a white LP Smartboard panel. The windows and trim will be white. The front/north side indents will be white siding.

PROPOSED SIGNAGE:

There will be no new signage.

IS ACCESS APPROPRIATE AND SUFFICIENT RESIDENT OFF-STREET PARKING:

Yes, the access is adequate, and the parking is equal to or over the required amount as required per the ordinances. There will be a single car garage for each unit, with a space in front of the overhead doors. Overflow parking will be accessed across the driveway to the north.

PROJECT TIMELINE & ESTIMATED VALUE OF PROJECT:

Project value is \$1.5m.

Timeline of construction is Oct. 2024 – May 2025

GARBAGE:

Each unit will have its own garbage container.

EXTERIOR MECHANICAL EQUIPMENT:

Only A/C condensers will be located outside. These units will be screened with landscaping.

NEW RESIDENTIAL CONDO DEVELOPMENT FOR: INSPIRED HOLDINGS LLC

CITY SHEBOYGAN, WISCONSIN

PROJECT TEAM

OWNER

INSPIRED HOLDINGS LLC

N132W17558 ROCKFIELD ROAD
RICHFIELD, WI 53076
PHONE: (262)-617-5940

PROJECT CONTACT: JOEL PIPKORN
EMAIL ADDRESS: jpipkorn04@gmail.com

GENERAL CONTRACTOR

QUASIUS CONSTRUCTION, INC.

1202A N 8TH STREET, PO BOX 727
SHEBOYGAN, WI 53082-0727

PROJECT CONTACT: GARY GARTMAN
CELL PHONE: (920) 287-0396
EMAIL ADDRESS: ggartman@quasius.com

ARCHITECTURAL

MORPH DESIGNS, LLC

W10953 DEAD END ROAD
WAUPUN, WI 53983
PHONE: (920) 948-7975

PROJECT CONTACT: ROGER SCHREGARDUS
EMAIL ADDRESS: cadmanroger@sbcglobal.net

CIVIL ENGINEER

JB SITE DESIGN AND ENGINEERING, LLC

PO BOX 1067
WOODRUFF, WI 54568
PHONE: (920) 207-8977

PROJECT CONTACT: JOE BRONOSKI
EMAIL ADDRESS: jbsitedesign1@gmail.com

SHEET INDEX		
SHEET	DESCRIPTION	CITY ARCHITECTURAL REVIEW SUBMITTAL
G-100	TITLE SHEET, PROJECT DATA	08/12/2024
CIVIL ENGINEERING		
C1	BUILDING SITE PLAN & DEMOLITION SITE PLAN	08/12/2024
C2	LANDSCAPE PLAN & DETAILS	08/12/2024
ARCHITECTURAL		
A-101	1st LEVEL FLR PLAN	08/12/2024
A-102	2nd LEVEL FLR PLAN	08/12/2024
A-200	EXTERIOR BUILDING ELEVATIONS	08/12/2024
A-201	EXTERIOR BUILDING ELEVATIONS	08/12/2024
A-202	EXTERIOR BUILDING PERSPECTIVES	08/12/2024

PROJECT DATA:

BUILDING CODE:

2015 WISCONSIN UNIFORM DWELLING CODE (UDC)

BUILDING SIZE:

APARTMENT BUILDING: 5,023 sqft EACH FLOOR
TOTAL BUILDING SQFT AREA (ALL LEVELS): 10,046 sqft

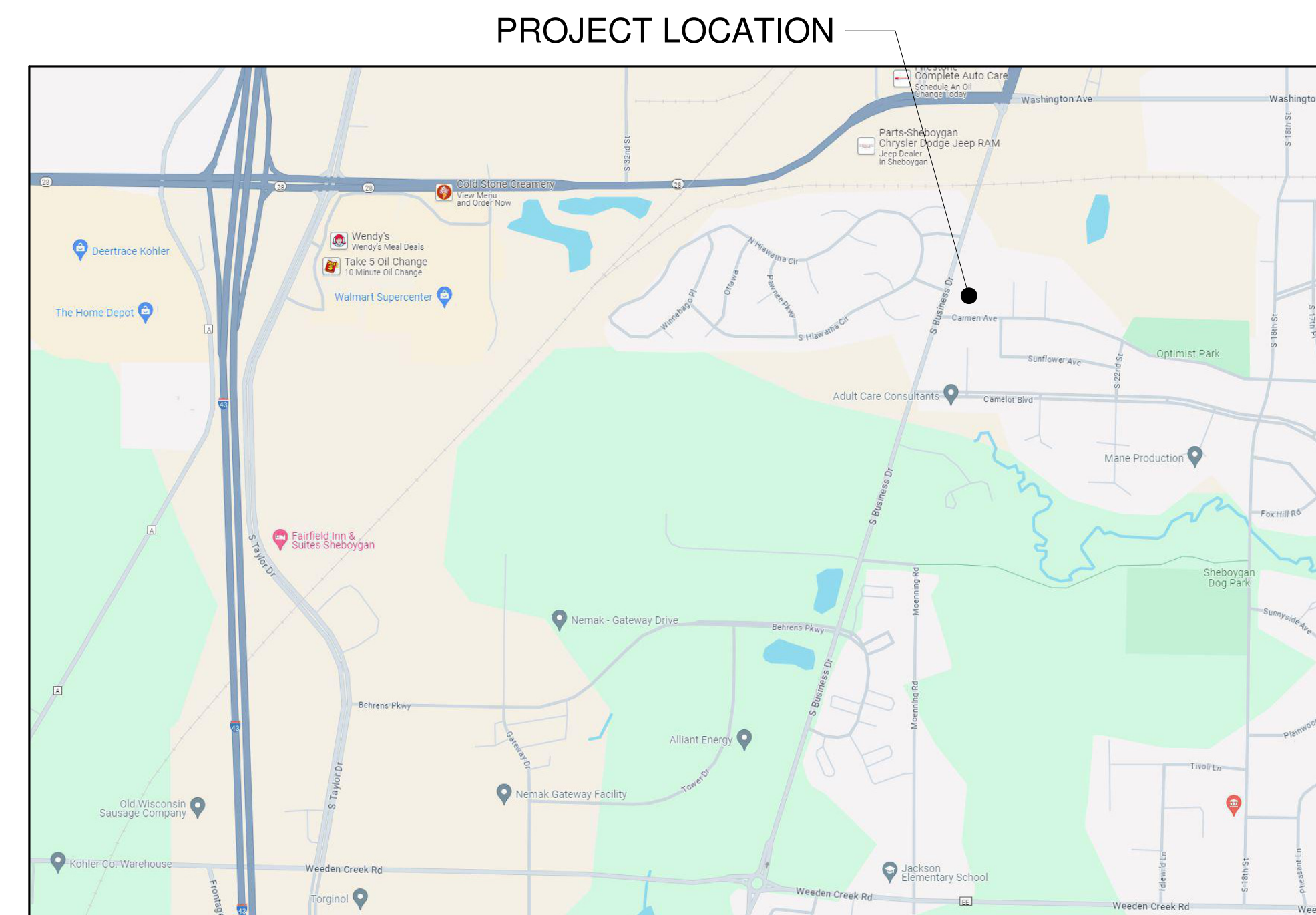
BUILDING DATA:

COUNTY LOCATION: SHEBOYGAN
PROJECT TYPE: NEW FACILITY
OCCUPANT LOAD: 4 SINGLE FAMILY DWELLING UNITS / 2 DUPLEX UNITS
REQUIRED SEPARATION: 1-HR SEPARATION BETWEEN GARAGE & DWELLING UNIT
1-HR SEPARATION BETWEEN DWELLING UNITS

ENVELOPE COMPLIANCE ENERGY CODE USED:

WISCONSIN UNIFORM DWELLING CODE (UDC) FOR 1 & 2 FAMILY

LOCATION MAP



CONSTRUCTION CO.
SHEBOYGAN, WI
SINCE 1891

QUASIUS

Notes & Revisions
08/12/2024
08/22/2024
08/29/2024

PIPKORN DEVELOPMENT
3605 SOUTH BUSINESS DRIVE,
SHEBOYGAN

TITLE SHEET, PROJECT DATA

Project number: M.D., LLC
Date: M.D., LLC
Drawn by: M.D., LLC
Checked by:

G-100

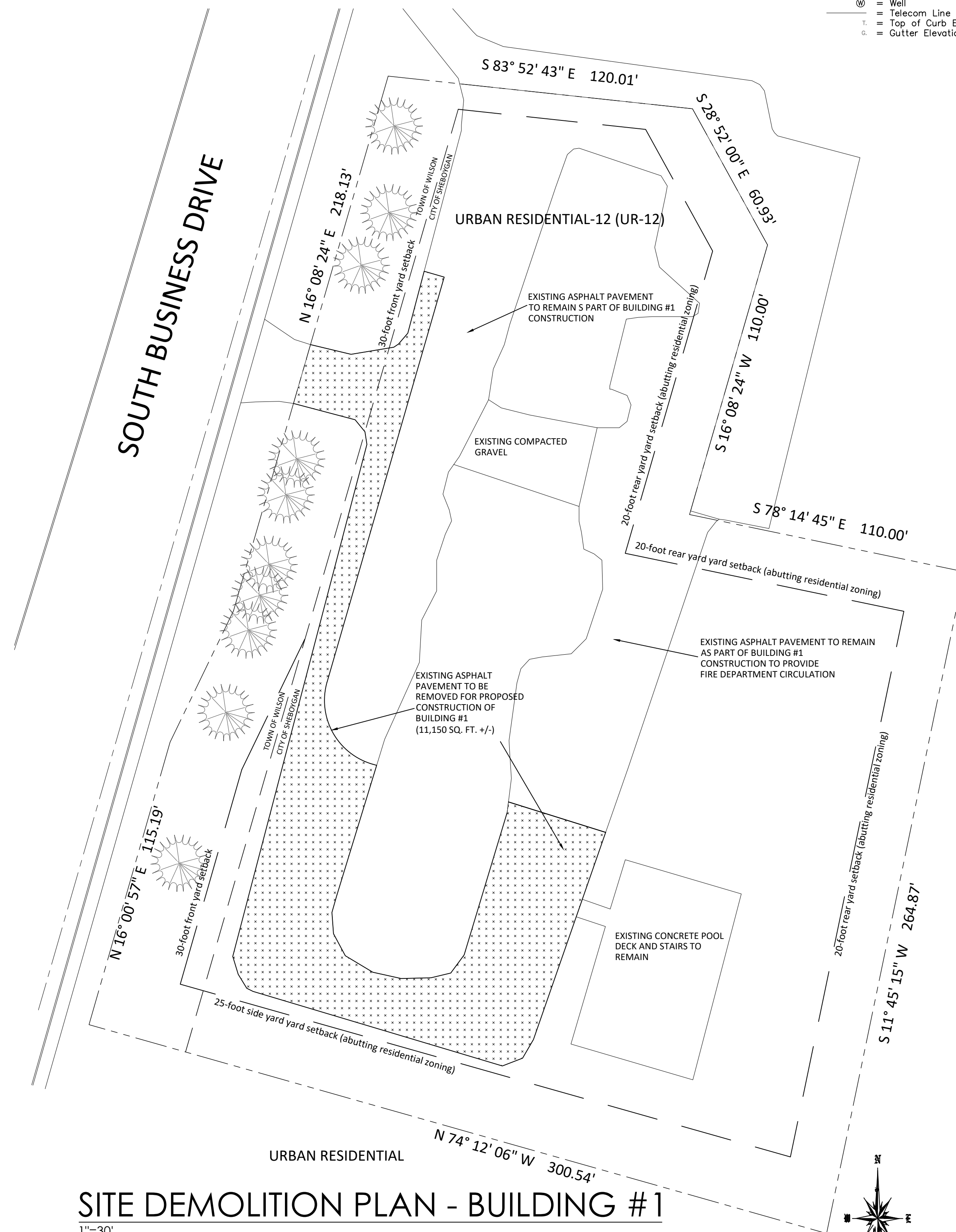
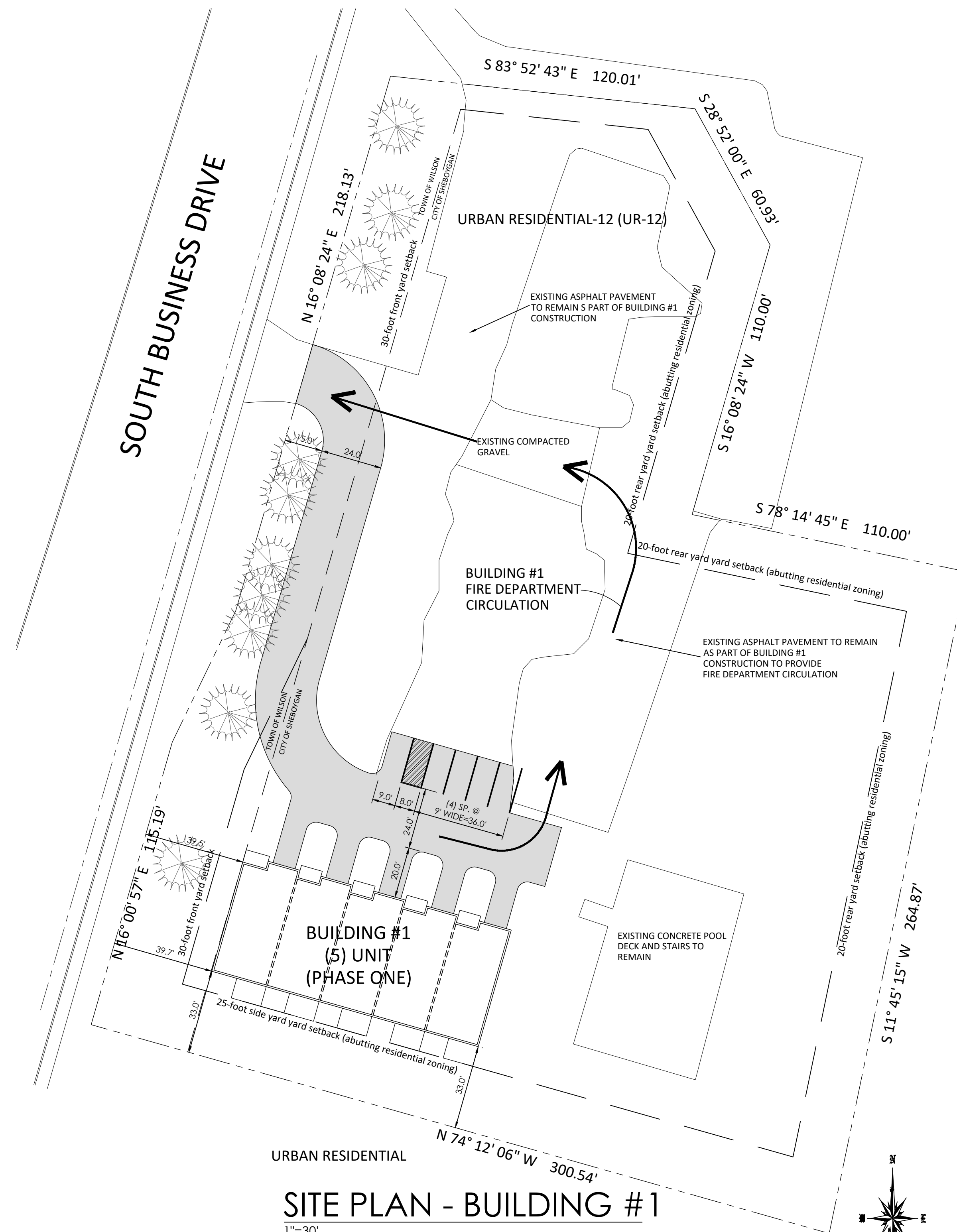
Scale 1 1/2" = 1'-0"

SITE DATA - BUILDING #1

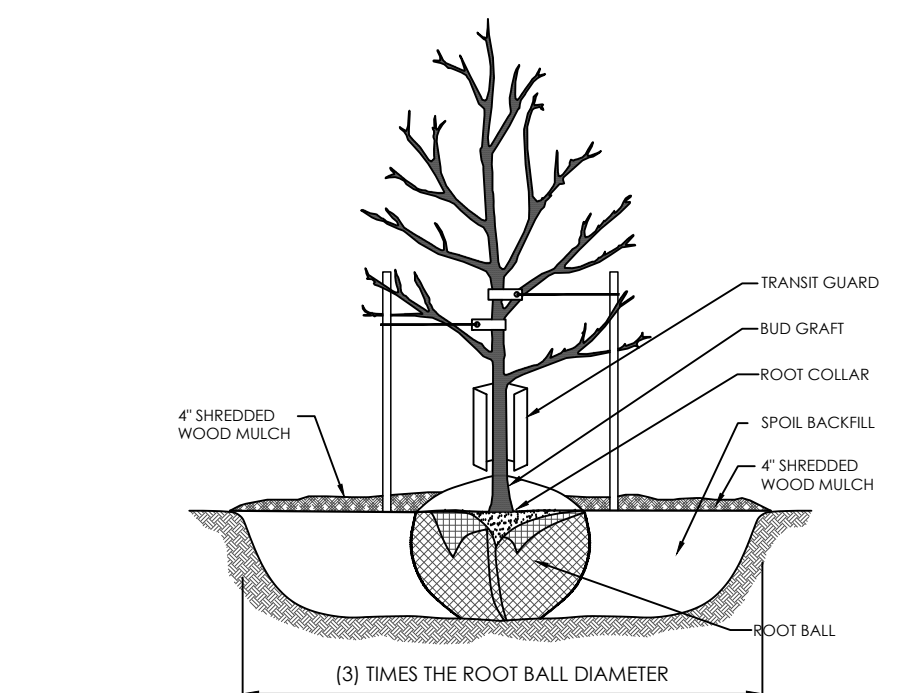
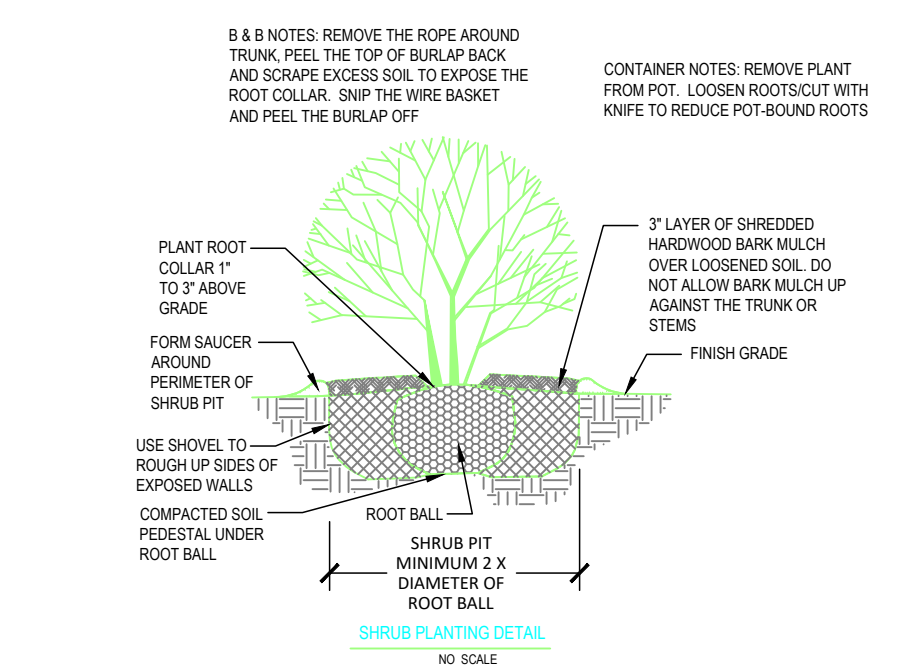
96,550.94 SQUARE FEET (2,217 AC.)		
EXISTING PAVED PARKING LOT (TO BE REMOVED)	=	11,150 SQUARE FEET
EXISTING PAVED PARKING LOT TO REMAIN	=	21,010 SQUARE FEET
EXISTING CONCRETE POOL/POOL DECK TO REMAIN	=	3,750 SQUARE FEET
EXISTING COMPACTED GRAVEL TO REMAIN	=	1,375 SQUARE FEET
PRE DEVELOPED IMPERVIOUS AREA	=	36,745 SQUARE FEET
PROPOSED BUILDING #1 ROOF AREA (WITH OVERHANG)	=	5,535 SQUARE FEET
PROPOSED PAVEMENT AREA	=	8,460 SQUARE FEET
POST DEVELOPED IMPERVIOUS AREA	=	39,590 SQUARE FEET (+2,845 SQ. FT. FOR BUILDING #1 CONSTRUCTION)

LEGEND

- ⊕ = County Monument
- = Iron Stake Found
- = Iron Stake Set
- ⊕ = Power Pole
- ⊕ = Guy Wire
- ⊕ = Well
- ⊕ = Telecom Line
- 1 = Top of Curb Elevation
- 2 = Gutter Elevation



	DATE
	REVISIONS
	NO.
	DATE
<p>JJB SITE DESIGN AND ENGINEERING, LLC WOODRUFF, WISCONSIN 54568 (920) 207-8977 jbatdesign@gmail.com</p>	
<p>Issue Dates Revision Date</p>	
<p>5-UNIT BUILDING PIPKORN DEVELOPMENT 3605 SOUTH BUSINESS DRIVE Sheboygan, Wisconsin 53081</p>	
<p>SHEET TITLE SITE DEMOLITION PLAN SITE PLAN</p>	
<p>DATE 08/05/2024</p>	
<p>PROJECT NO. 2023-22.1</p>	
<p>SHEET NO. C 1</p>	



TYPICAL TREE PLANTING SECTION

- INSTALLATION SEQUENCING:**
- DIG HOLE 3 TIMES BIGGER THAN ROOT BALL. ROUGHEN THE SIDES OF THE HOLE TO PREVENT GLAZING IN CLAY SOILS.
 - PLACE TREE IN HOLE. BACKFILL WITH EXISTING SOIL AND REMOVE TRANSIT GUARD, BURLAP AND WIRE BASKET.
 - FINISH BACKFILLING AND STRAIGHTEN THE TREE.
 - GENTLY TAMP TO HELP SETTLE THE SOIL AND REMOVE ANY AIR POCKETS.
 - CREATE A WATER SAUCER TO COLLECT THE WATER UNTIL IT SOAKS INTO THE SOIL.
 - PROVIDE 4" DEEP SHREDDED WOOD MULCH (10' FOOT DIAMETER). KEEP THE MULCH AWAY FROM THE TRUNK.
 - REMOVE ONLY BROKEN OR DAMAGED BRANCHES.

GENERAL LANDSCAPE NOTES

ALL LANDSCAPE PLANTINGS, INCLUDING BUT NOT LIMITED TO PLANTING BEDS, TREES AND SHRUBS AS DEFINED, TO BE INSTALLED NO LATER THAN OCTOBER 1, 2019. ALL EROSION MAT, SEEDING AND MULCH WITHIN ALL TURF AREAS TO BE INSTALLED NO LATER THAN OCTOBER 1, 2024.

CALL DIGGER'S HOTLINE PRIOR TO DIGGING.

ALL BUILDING DIMENSIONS, GRADES AND ELEVATIONS TO BE VERIFIED IN THE FIELD.

PLANT ALL TREES, SHRUBS AND EVERGREENS ACCORDING TO THE HEIGHT OF THE ROOT BALL OR POT.

ALL PERENNIAL BEDS TO RECEIVE 3" COMPOST.

ALL TREES IN THE LAWN AREAS TO RECEIVE A MULCH CIRCLE (NO LANDSCAPE EDGING) AND WATER SAUCER.

LANDSCAPE CONTRACTOR TO PROVIDE TWO LAYERS OF WEED BARRIER WITHIN PLANTING AREAS AS DEFINED.

BUILDING FOUNDATION

168 POINTS (MIN.) REQUIRED
180 POINTS PROVIDED

(10) ANDORRA JUNIPER = (3) PTS. PER - 30 POINTS TOTAL
(10) ARTIC FIRE DOGWOOD = (5) PTS. PER - 50 POINTS TOTAL
(5) EMERALD ARBORVITAE = (20) PTS. PER - 100 POINTS TOTAL

DEVELOPED LOTS

101 POINTS (MIN.) REQUIRED
120 POINTS PROVIDED

(6) EMERALD ARBORVITAE = (20) PTS. PER - 120 POINTS TOTAL

STREET FRONTAGE

195 POINTS (MIN.) REQUIRED
225 POINTS PROVIDED

(2) NORTHERN RED OAK = (75) PTS. PER - 150 POINTS TOTAL
(3) HONEYLOCUST = (30) PTS. PER - 90 POINTS TOTAL

PAVEMENT AREA

85 POINTS (MIN.) REQUIRED
88 POINTS PROVIDED

(2) EMERALD ARBORVITAE = (20) PTS. PER - 40 POINTS TOTAL
(6) ANDORRA JUNIPER = (3) PTS. PER - 18 POINTS TOTAL
(6) ARTIC FIRE DOGWOOD = (5) PTS. PER - 30 POINTS TOTAL

LANDSCAPE POINTS REQUIRED FOR 'UR-12' URBAN RESIDENTIAL ZONING

BUILDING FOUNDATIONS = 336 PERIMETER LINEAL FEET

PER SECTION 105.886 AND TABLE 105.886: BUILDING FOUNDATION LANDSCAPE REQUIREMENTS
50 POINTS PER 100 LINEAL FEET - FOR A TOTAL OF 168 POINTS REQUIRED
- NO CLIMAX TREES OR TALL TREES ALLOWED TO MEET REQUIREMENT

DEVELOPED LOTS = 5,024 SQUARE FOOT BUILDING AREA (BUILDING FOOTPRINT)

PER SECTION 105.887 AND TABLE 105.887: DEVELOPED LOT LANDSCAPE REQUIREMENTS
20 POINTS PER 1,000 SQUARE FEET - FOR A TOTAL OF 101 POINTS REQUIRED

STREET FRONTAGE = 390 LINEAL FEET (SOUTH BUSINESS DRIVE)

PER SECTION 105.888 AND TABLE 105.888: STREET FRONTAGE LANDSCAPE REQUIREMENTS
50 POINTS PER 100 LINEAL FEET - FOR A TOTAL OF 195 POINTS REQUIRED
- A MINIMUM OF 50 PERCENT OF POINTS SHALL BE CLIMAX AND/OR TALL TREES (98 POINTS)
- A MINIMUM OF 30 PERCENT OF POINTS SHALL BE SMALL TREES (59 POINTS)

PAVEMENT AREA = 8,460 SQUARE FEET

PER SECTION 105.889 AND TABLE 105.889: PAVED AREA LANDSCAPE REQUIREMENTS
100 POINTS PER 10,000 SQUARE FEET - FOR A TOTAL 85 POINTS REQUIRED
- A MINIMUM OF 30 PERCENT OF POINTS SHALL BE CLIMAX AND/OR TALL TREES (26 POINTS)
- A MINIMUM OF 40 PERCENT OF POINTS SHALL BE SHRUBS (34 POINTS)

SYMBOL	MARK	QTY.	BOTANICAL NAME	COMMON NAME	PLANTED SIZE
	RO	2	QUERCUS RUBRA	NORTHERN RED OAK	2" DIA.
	HL	3	GLEDITSIA TRIACANTHOS	HONEYLOCUST	2" DIA.
	AV TYPE 1	13	THUJA OCCIDENTALIS EMERA	EMERALD ARBORVITAE	6" TALL
	AJ	16	JUNIPERUS HORIZONTALIS 'PLUMOSA'	ANDORRA JUNIPER	12"-15"
	RD	16	CORNUS SERICEA	ARTIC FIRE DOGWOOD	30"-36"

LANDSCAPE NOTES

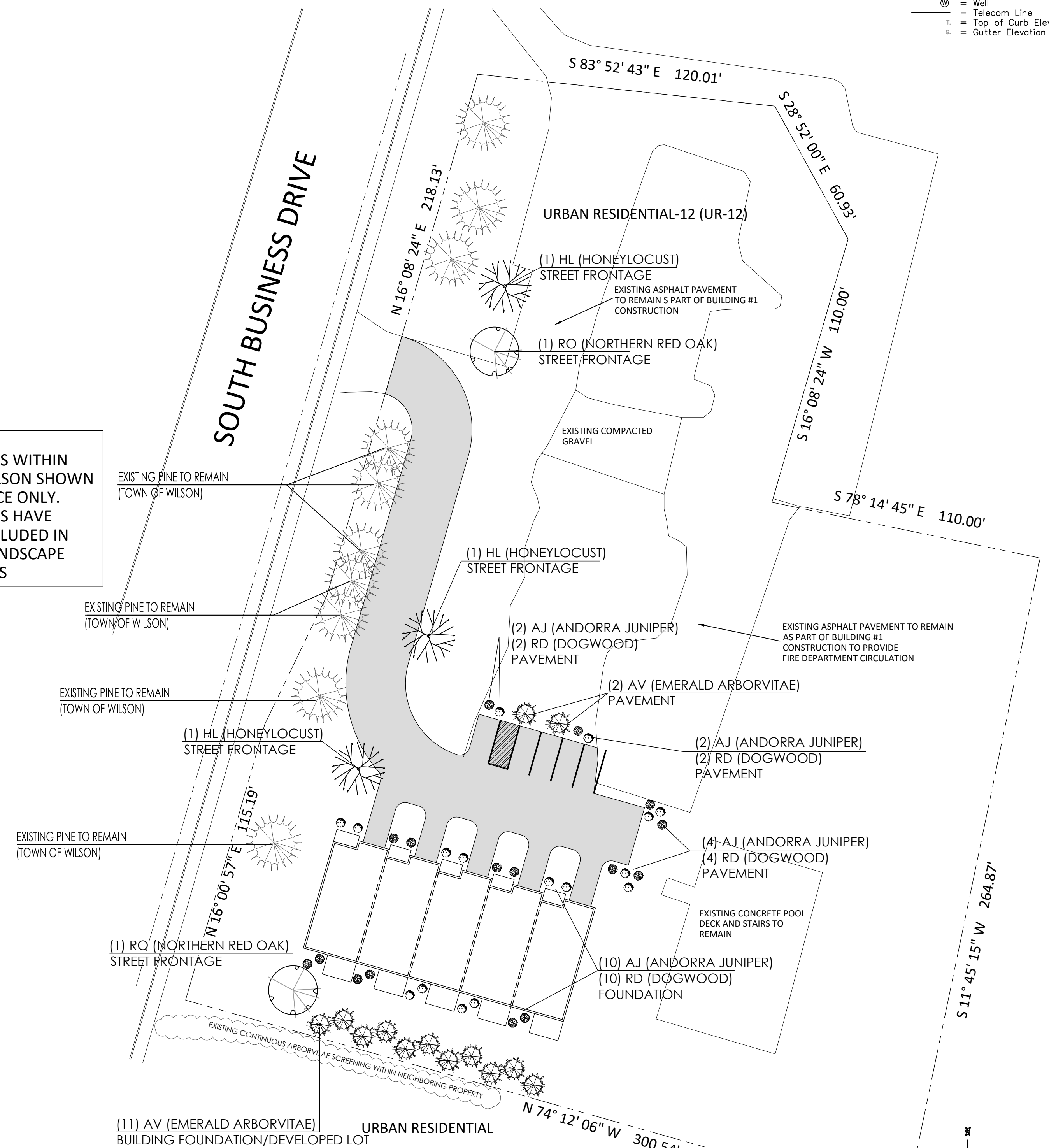
LANDSCAPE INSTALLATION:

- All written dimensions supersede scaled dimensions.
- Rough grading and drainage construction is to be completed prior to Landscape Contractor's work. Verify all existing site and grading conditions prior to construction.
- All work shall be in conformance with all applicable local codes and ordinances.
- All areas disturbed by grading or site construction shall be fine graded, planted or seeded. See notes for specified seed mixes and installation procedures.
- Contractor shall verify plant quantities shown on the Plan and provide a list to the client identifying the species and size to be used throughout the project. The Owner's representative reserves the right
- All turf grass areas shall receive a blended topsoil mix to a depth of six (6) inches. Contractor shall provide positive drainage away from all buildings for a minimum of ten (10) feet.
- Soil preparation for perennial or groundcover planting beds shall be as follows:
 - Remove all roots, lumps, stones, sod and other extraneous materials harmful or toxic to plant growth.
 - Perennial and groundcover planting beds shall receive a eight (8) inch topsoil. Add 1/2 LB. of 5-10-5 garden fertilizer per 100 square feet and roto-hill amendments into the planting bed.
 - Mix amended planting soil either prior to planting or apply on surface of planting bed and mix thoroughly before planting.
 - Grade, rake, and roll planting bed with roller weighing not less than 25 LBS. or more than 100 LBS. per linear foot so as to leave in condition to plant.
 - Grade planting bed to a twelve (12) inch crown at center.
- All mixed planting beds with perennials, groundcover, shrubs and trees shall receive a two (2) inch to three (3) inch layer of shredded bark mulch as noted on the Plan. All shrub and tree planted singly or together in beds shall receive a three (3) inch layer of shredded bark mulch as noted. Do not allow bark mulch to touch stems or trunks of perennials, shrubs or trees.
- Unless otherwise shown, all perennials and shrubs to be planted in a triangular arrangement, spaced according to plant recommendation.
- Plant Bed Edging - Install a shovel-cut bed edge to six (6) inch depth at perimeter of bed.
- Unless otherwise noted, do not stake deciduous trees less than or equal to 2.5 inches caliper diameter at breast height and evergreen trees less than or equal to 6-feet in height.
- See the Tree Staking Detail on this Plan if tree staking is required.
- Plant species as defined are general planting types and are subject to modification/adjustment/change.

SEED MIXES:

SEEDDED TURF FOR LAWN AREAS:
Sow at 5 lbs. / 1,000 sq. ft.
"Supreme Lawn Seed Mix"
Available from Reinders, Inc. (800) 785-3301, or approved equal
To be installed and maintained per supplier's specifications.
17% Mercury Kentucky Bluegrass 16% America Kentucky Bluegrass
17% SR 2100 Kentucky Bluegrass 25% Garnet Creeping Red Fescue
15% Replicator Perennial Ryegrass 10% TXR Annual Ryegrass

NOTE:
EXISTING PINES WITHIN TOWN OF WILSON SHOWN FOR REFERENCE ONLY. EXISTING PINES HAVE NOT BEEN INCLUDED IN PROPOSED LANDSCAPE CALCULATIONS



- LEGEND**
- = County Monument
 - = Iron Stake Found
 - = Iron Stake Set
 - = Power Pole
 - = Guy Wire
 - = Well
 - = Telecom Line
 - = Top of Curb Elevation
 - = Gutter Elevation

NO.	REVISIONS	DATE

JTB
SITE DESIGN AND ENGINEERING, LLC
PO BOX 1047
SHEBOYGAN, WISCONSIN 5468
(920) 207-8977
jbt@jtdesign.com

Issue Dates

Revision Date

5-UNIT BUILDING
PIPKORN DEVELOPMENT
3605 SOUTH BUSINESS DRIVE
Sheboygan, Wisconsin 53081

SHEET TITLE
LANDSCAPE PLAN

DATE
08/05/2024

PROJECT NO.
2023-22.1

SHEET NO.
C 2

Notes & Revisions
06/04/2024

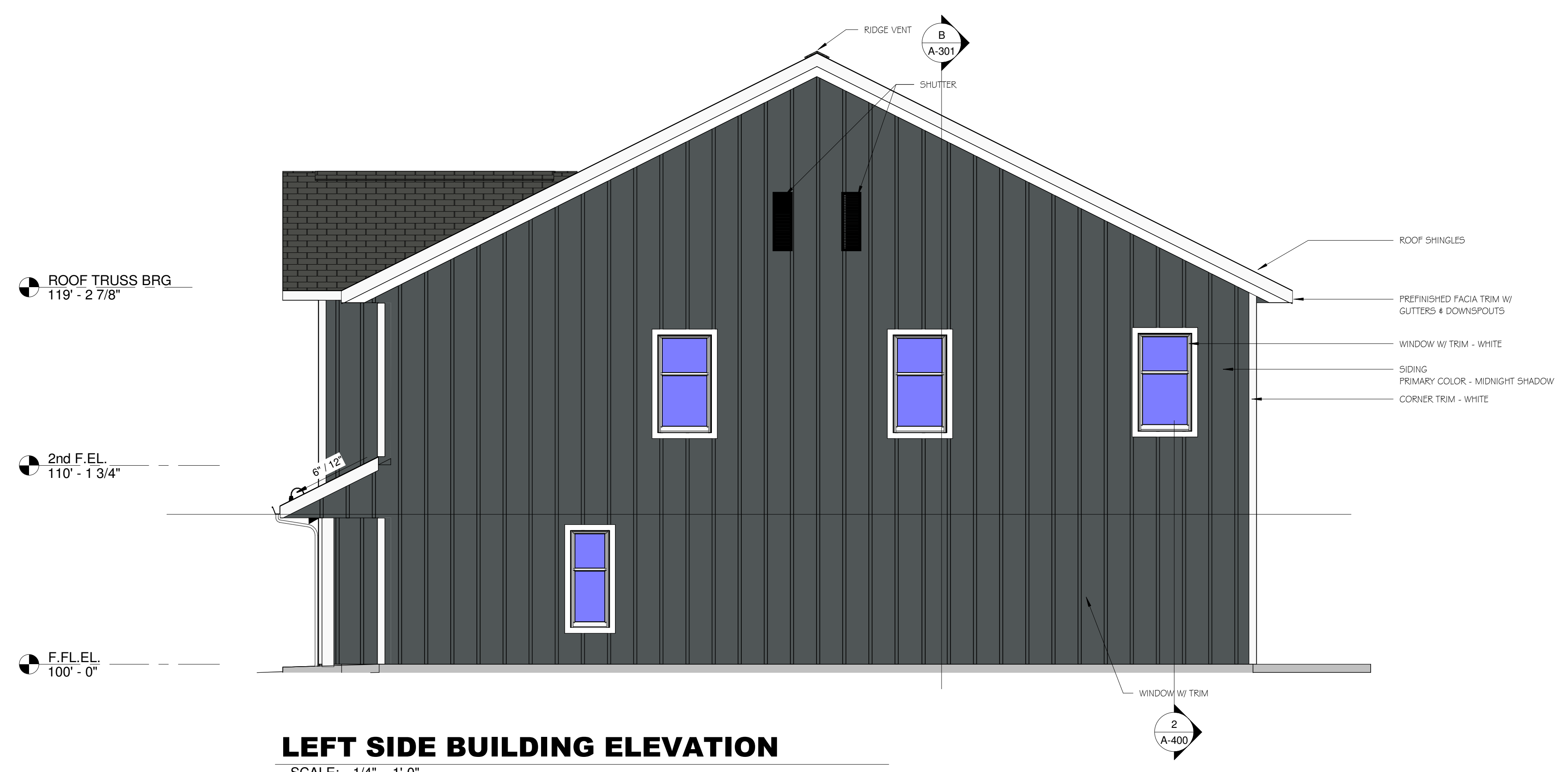
Pipkorn South Pier Development - Unit 2
BLUE HARBOR DR & LAKEVIEW
DR, SHEBOYGAN

EXTERIOR BUILDING
ELEVATIONS - UNIT 2
Project number
Date
Drawn by
Checked by
M.D., LLC
M.D., LLC

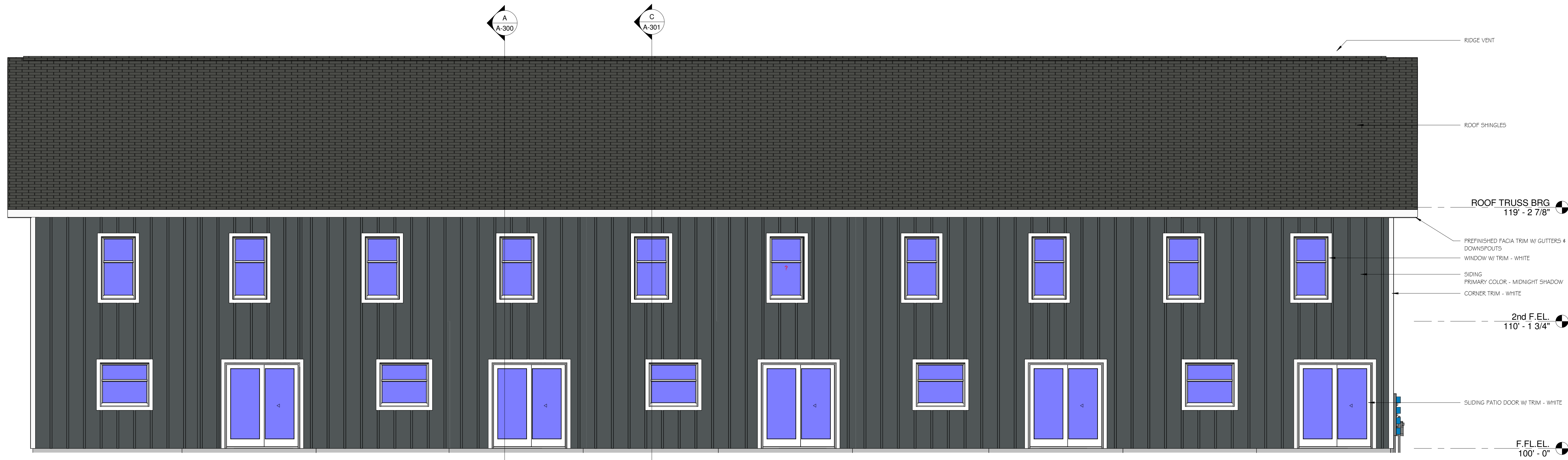
A-200-2
Scale 1/4" = 1'-0"



FRONT BUILDING ELEVATION
SCALE: 1/4" = 1'-0"

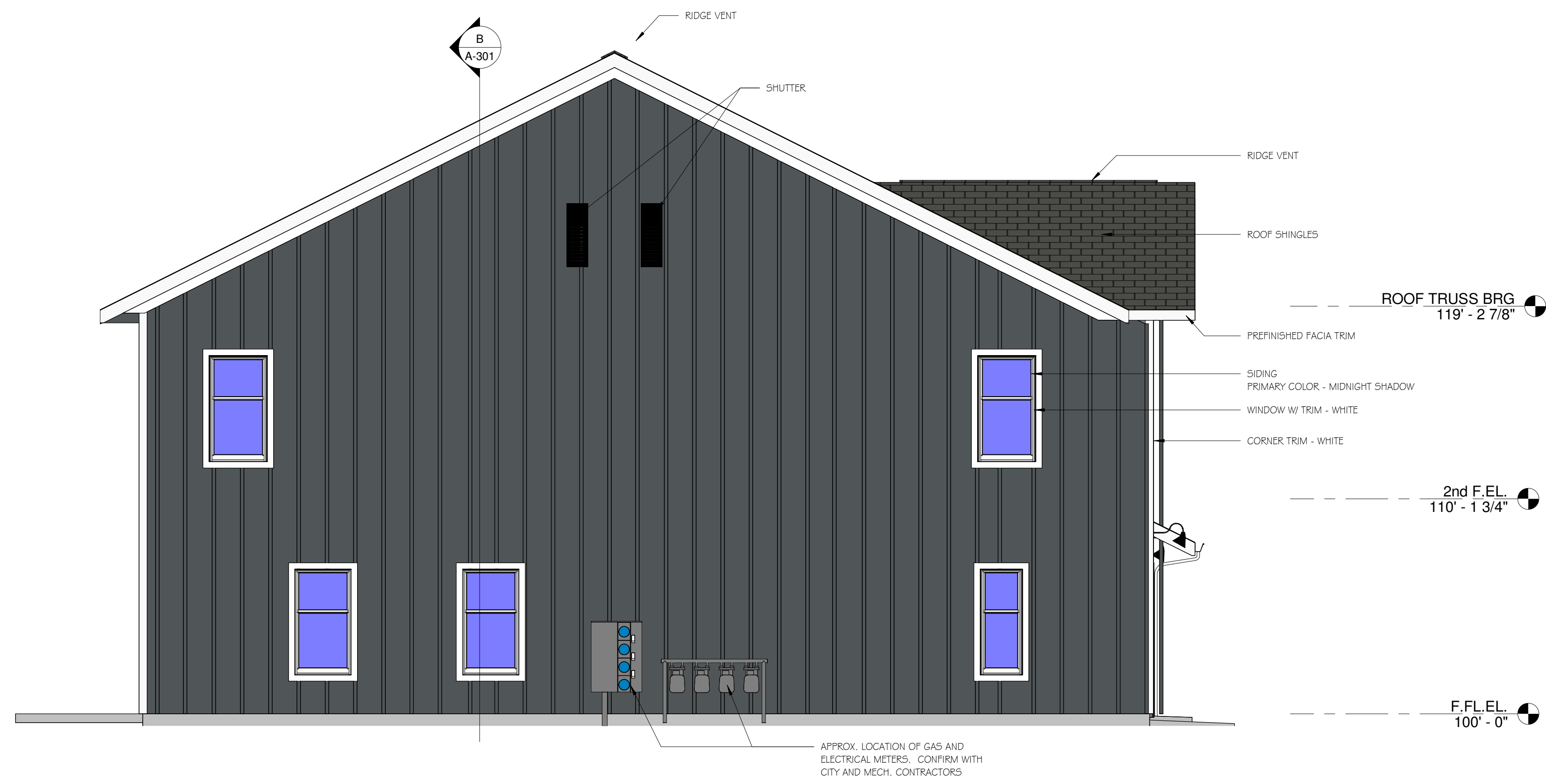


LEFT SIDE BUILDING ELEVATION
SCALE: 1/4" = 1'-0"



REAR BUILDING ELEVATION

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



RIGHT SIDE BUILDING ELEVATION

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

CONSTRUCTION CO.
 SHEBOYGAN, WI
 SINCE 1891
QUASIUS

Notes & Revisions
 06/04/2024

Plpkorn South Pier Development - Unit 2
 BLUE HARBOR DR & LAKEVIEW
 DR, SHEBOYGAN

EXTERIOR BUILDING
 ELEVATIONS - UNIT 2
 Project number
 Date
 Drawn by
 Checked by
 MD, LLC
 MD, LLC

A-201-2
 Scale 1/4" = 1'-0"



CONSTRUCTION CO.
SHEBOYGAN, WI
SINCE 1891

QUASIUS

Notes & Revisions
06/04/2024



Pipkorn South Pier Development - Unit 2
BLUE HARBOR DR & LAKEVIEW
DR, SHEBOYGAN

EXTERIOR BUILDING
PERSPECTIVES

Project number
Date
Drawn by
Checked by

MD, LLC
MD, LLC

A-202

Scale