

CITY PLAN COMMISSION AGENDA

January 09, 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
- Pledge of Allegiance
- 3. Identify potential conflict of interest

MINUTES

4. Approval of the Plan Commission minutes from December 12, 2023.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

- 5. Preapplication Conference by Van Horn Properties of Sheboygan LLC to construct a new Van Horn Kia facility located at parcels 59281215827 and 59024351652. SC Zone.
- 6. Concept Plan by Van Horn Properties of Sheboygan LLC to construct a new Van Horn Kia facility located at parcels 59281215827 and 59024351652. SC Zone
- 7. Application for Conditional Use with exceptions by Jos. Schmitt Construction to install new fencing at the Humane Society of Sheboygan County located at 3209 N 21st Street. UI Zone.
- 8. Application for Conditional Use Permit with exceptions by Abacus Architects to construct a new addition to the Pig Stop located at 2917 N. 15th Street. UC Zone

NEXT MEETING

9. January 23, 2024

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 PLAN COMMISSION MINUTES

Tuesday, December 12, 2023

MEMBERS PRESENT: Mayor Ryan Sorenson, Ryan Sazama, Marilyn Montemayor, Braden Schmidt, Jerry Jones and

Alderperson Trey Mitchell **EXCUSED:** Kimberly Meller

STAFF/OFFICIALS PRESENT: Program Assistant Ellise Rose and Building Inspection Specialist Linnae Wierus

OPENING OF MEETING

1. Roll Call

Mayor Sorenson called the meeting to order at 4pm.

2. Pledge of Allegiance

The Pledge of Allegiance was recited.

3. Identify potential conflict of interest

No committee member had a conflict.

MINUTES

4. Approval of the Plan Commission minutes from November 28, 2023.

MOTION TO APPROVE THE MINUTES OF THE PREVIOUS MEETING HELD NOVEMBER 28, 2023.

Motion made by Marilyn Montemayor, seconded by Jerry Jones.

Voting yea: Mayor Ryan Sorenson, Ryan Sazama, Marilyn Montemayor, Braden Schmidt, Jerry Jones, Alderperson Mitchell.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

Application for Conditional Use with exceptions by Wisconsin Power and Light Co to make improvements at the electrical substation located at 2214 N Taylor Drive.

MOTION TO APPROVE WITH 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.
- 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. Fence shall be installed per Section 15.720(3)(c) of the City Zoning Ordinance.
- 5. The applicant shall install Privacy Decorative Slatting (PDS) or mesh screening material into the chain link fencing in order to effectively screen the substation facilities.
- 6. Outdoor storage of materials, products or equipment shall be prohibited.

Item 4.

- 7. All new lighting shall be installed per Section 15.707 of the City of Sheboygan Zoning Ordinance. The shall be no spillover light onto adjacent streets and/or properties.
- 8. 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.).
- 9. 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.
- 10. 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.
- 11. Applicant shall immediately clean any and all sediments, materials, tracking, etc. that may be spilled off-site on private or public lands and streets.
- 12. Streets and infrastructure damaged and/or disturbed during construction of all private and/or public improvements shall be promptly repaired by the applicant.
- 13. All vehicles, equipment, materials, products, etc. shall be located on the applicant's property (no storage on public rights-of-way).
- 14. Absolutely no portion of the new building and/or site improvements shall cross the property line (buildings, parking, retaining walls, signs, landscaping, etc.).
- 15. Applicant shall construct the building addition to match the existing building in terms of design, materials, colors, etc.
- 16. If there are any amendments to the approved site plan, the applicant will be required to submit a new conditional use application reflecting those amendments.

Motion made by Ryan Sazama, seconded by Marilyn Montemayor.

Voting yea: Mayor Ryan Sorenson, Ryan Sazama, Marilyn Montemayor, Braden Schmidt, Jerry Jones, Alderperson Mitchell.

6. Conditional Use Application with exceptions by City Church Sheboygan, INC to operate a daycare facility at 3021 Main Avenue.

MOTION TO APPROVE WITH THE FOLLOWING CONDITIONS:

- 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,
 State of Wisconsin etc. An occupancy permit will be granted only at such time as the applicant has
 met all requirements.
- 2. Applicant is responsible to ensure that the proposed child care center use is meeting all Federal, State and Local codes and licensing requirements.
- 3. If using dumpsters, the dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility.
- 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. Outdoor storage of materials, products or equipment shall be prohibited.
- 6. All new lighting shall be installed per Section 15.707 of the City of Sheboygan Zoning Ordinance. There shall be no spillover light onto adjacent properties or the streets.
- 7. Applicant shall obtain the necessary sign permits prior to installation. Applicant shall work with staff with regards to constructing a well-designed signage for the site that utilizes colors and materials similar to the building. Staff may bring the proposed signage design back to the Plan Commission for review/approval.
- 8. If there are any exterior alterations, those alterations will be reviewed by the City of Sheboygan Architectural Review Board.
- 9. If there are any amendments to the approved use and/or site plan, the applicant will be required to submit a new site plan and/or conditional use application reflecting those amendments.

Item 4.

Motion made by Marilyn Montemayor, seconded by Jerry Jones.

Voting yea: Mayor Ryan Sorenson, Ryan Sazama, Marilyn Montemayor, Braden Schmidt, Jerry Jones, Alderperson Mitchell.

7. Application for Conditional Use with exceptions by Yaman Parmaksiz to install new signage at Popeyes located at 3207 S Business Drive.

MOTION TO APPROVE WITH THE FOLLOWING CONDITIONS:

- 1. Applicant shall obtain the necessary sign permits prior to installation.
- 2. Sign shall meet the minimum 24 foot setback to the curb along S Business Drive (closest edge of sign to curb) and 12 foot setback from the right-of-way line. It is the applicant's responsibility to insure the sign meets the required setbacks.
- 3. If there is to be any lighting, lighting shall be installed per Section 15.707 of the City of Sheboygan Zoning Ordinance (no spillover light onto adjacent properties or the streets).
- 4. Sign location shall not create any pedestrian/vehicular conflicts.
- 5. If there are any amendments to the approved sign, the applicant will be required to submit a new conditional use application reflecting those amendments.

Motion made by Jerry Jones, seconded by Alderperson Mitchell.

Voting yea: Mayor Ryan Sorenson, Ryan Sazama, Marilyn Montemayor, Braden Schmidt, Jerry Jones, Alderperson Mitchell.

8. Res. No. 114-23-24 by Alderpersons Mitchell and Dekker submitting the final Resolution and order discontinuing a portion of South 19th Street between Union Avenue and Oakland Avenue and Oakland Avenue between South 19th Street and Union Pacific Railroad right of way. REFER TO CITY PLAN COMMISSION

MOTION TO RECOMMEND APPROVAL TO THE COMMON COUNCIL.

Motion made by Jerry Jones, seconded by Alderperson Mitchell.

Voting yea: Mayor Ryan Sorenson, Ryan Sazama, Marilyn Montemayor, Braden Schmidt, Jerry Jones, Alderperson Mitchell.

9. Discussion on a rezone request by property owner Dignified Solutions, LLC to rezone Town of Wilson parcels 59030458892, 59030458881, 59030458890, and 59030458880 from (Residential) R-1 into (Residential District) R3.

Discussion was held on the agenda item.

10. Discussion a Petition to Annex by Dignified Solutions, LLC for properties generally located along Stahl (cty KK) and Moenning Roads (generally parcel numbers 59030458880, 59030458881, 59030458890 and 59030458892). The petition requests annexation into the Town of Wilson Sanitary District no.1.

Discussion was held on the agenda item.

NEXT MEETING

11. January 9, 2024

The next meeting is scheduled to be held on January 9, 2024.

ADJOURN

12. Motion to Adjourn

Item 4.

MOTION TO ADJOURN AT 4:18 PM.

Motion made by Jerry Jones, seconded by Ryan Sazama

Voting yea: Mayor Ryan Sorenson, Ryan Sazama, Marilyn Montemayor, Braden Schmidt, Jerry Jones, Alderperson Mitchell.

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Concept Plan by Van Horn Properties of Sheboygan LLC to construct a new Van Horn Kia facility located at parcels 59281215827 and 59024351652. SC Zone and Town of Sheboygan.

REPORT PREPARED BY: Ellise Rose, Program Assistant

REPORT DATE: December 28, 2023 **MEETING DATE**: January 9, 2024

FISCAL SUMMARY: STATUTORY REFERENCE:

Budget Line Item: N/A Wisconsin N/A

Budget Summary: N/A Statutes:

Budgeted Expenditure: N/A Municipal Code: N/A

Budgeted Revenue: N/A

BACKGROUND / ANALYSIS:

Van Horn Properties of Sheboygan LLC is proposing to construct a new Van Horn Kia facility located at parcels 59281215827 and 59024351652. In order to develop this site, the property must go through the Planned Unit Development (PUD) process. PUD's provide for the possible relaxation of certain development standards pertaining to the underlying standard zoning district. The PUD process shall essentially combine the process for a zoning map amendment with that required for a conditional use, with several additional requirements.

PUD's are designed to forward both the aesthetic and economic development objectives of the City by controlling the site design and the appearance, density or intensity of development in terms of more flexible requirements for land uses, density, intensity, bulk, landscaping, and parking requirements. In exchange for such flexibility, the PUD shall provide a higher level of site design, architectural control and other aspects of aesthetic and functional excellence than normally required for other developments. The applicant states the following:

- Van Horn Properties of Sheboygan is proposing to construct a new facility and redevelop an existing building with a sales lot. The project will involve annexation, lot combination, and PUD zoning.
- Land use on the site will match that of the existing site of a car dealership and repair center with a vehicle display area. The building will now be on the west lot with the parking primarily on the east lot.

Item 6.

- For the total existing site ratios for both parcels the building area is 13.2% and impervious area is 83.4%. Proposed total ratios for the building area is 15.3% and impervious area is 79.9%.
- The existing pond on the north side of the site is being relocated to the northeast corner of the site. Existing grades and landscaping around the perimeter of the site to remain.
- The two existing parcels have three total driveway accesses to Wilgus Ave. A fourth driveway access is proposed to Wilgus Ave.

STAFF COMMENTS:

Zoning standards not being met:

- Curb and gutter will be used where needed to protect the building from traffic and convey stormwater - Curbing is required for parking areas within 6 ½ feet of the lot line
- Requesting four access drives Lots with street frontage exceeding 300 feet may have two access points
- Landscape surface ratio of 0.203 minimum landscape surface ratio is 0.25
- Locational landscaping requirements

ATTACHMENTS:

Concept Plan Attachments



APPLICATION FOR CONDITIONAL USE

Fee:	\$250.00
Revie	ew Date:
Zonir	ng: Suburban Commercial CSC

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

SECTION 1: Applicant/ Permittee Infor	mation					
Applicant Name (Ind., Org. or Entity) Excel Engineering, Inc.	Authorized Repres Eric Drazkowski	entative	Title P.E., Project Manager			
Mailing Address 100 Camelot Dr.	City Fond du Lac		State WI	ZIP Code 54935		
Email Address eric.drazkowski@excelengineer.com		Phone Number (inc 920-926-9800	cl. area code)			
SECTION 2: Landowner Information (co	omplete these fields	s when project site o	wner is diffe	rent than applic	ant)	
Applicant Name (Ind., Org. or Entity) Van Horn Properties of Sheboygan LLC	Contact Person Jeff Niesen		Title Presider	nt and CEO		
Mailing Address PO Box 298	City Plymouth		State WI	ZIP Cod 530	-	
Email Address jniesen@vhcars.com		Phone Number (inc 920-892-646	cl. area code) 86			
SECTION 3: Project or Site Location						
Project Address/Description 3512 Wilgus Ave			Parcel No.	59281215827		
SECTION 4: Proposed Conditional Use						
Name of Proposed/Existing Business:	Van Horn Kia					
Existing Zoning:		rcial Zoning District				
Present Use of Parcel:	Vehicle Sales & Service					
Proposed Use of Parcel:	Vehicle Sales & Service & Stormwater Pond					
Present Use of Adjacent Properties:						
SECTION 5: Certification and Permission						
Certification: I hereby certify that I am						
the subject of this Permit Application. I	57					
accurate. I certify that the project will be	The state of the s	Carlo Continue to the American Continue to the				
with any or all of the provisions of the	permit may result in	permit revocation a	nd a fine and,	or forfeiture ur	ider the	
provisions of applicable laws.						
Permission: I hereby give the City perm	nission to enter and	inspect the property	at reasonable	e times, to evalu	uate this	
notice and application, and to determine	ne compliance with	any resulting permit	coverage.			
Name of Owner/Authorized Represent Jeff Niesen	ative (please print)	Title President & C		none Number 920-892-6466		
Signature of Applicant Jeffrey A. Niesen Jeffrey A. Niesen Jeffrey A. Miesen (Jec. 19, 2023 12:31 CST)			Date Signed Dec 19, 20			

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.



December 19, 2023

PUD Preapplication Conference/Concept Plan Narrative

Project Location: Van Horn Properties of Sheboygan LLC 3512 Wilgus Ave. Sheboygan, WI 53081

Existing East City Parcel #59281215827 SC-Suburban Commercial District 1.95 acres

Existing West Town Parcel #59024351652 (to be annexed) B-4C Planned Business Park 1.56 acres

Applicant Information:
Excel Engineering, Inc.
100 Camelot Drive
Fond du Lac, WI 54935
Contact: Eric Drazkowski, P.E., Project Manager
Eric.drazkowski@excelengineer.com

Landowner Information:
Van Horn properties Sheboygan LLC
P.O. Box 298
Plymouth, WI 53073
Contact: Jeff Niesen, President and CEO
jniesen@vhcars.com
920-892-6466

920-926-9800

General Description of Proposed PUD:

1. General project themes and images;

Constructed new facility and redevelopment of existing building with sales lot. Project will involve annexation, lot combination, and PUD zoning. Please see the attached drawings and rendering for a general idea of the project.

2. The general mix of dwelling unit types or land uses;

Land use on site will match that of the existing site of car dealership and repair center with vehicle display area. The building will now be on the west lot with the parking primarily on the east lot.

3. Approximate residential densities and nonresidential intensities as described by dwelling units per acre, floor area ratio and impervious surface area ratio;

For the total existing site ratios (town and city parcels) the building area is 13.2% and impervious area is 83.4%. Proposed total ratios for the building area is 15.3% and impervious area is 79.7%.

4. The general treatment of natural features;

Existing pond on the north side of the site is being relocated to the northeast corner of the site. Existing grades and landscaping around the perimeter of the site to remain.

5. The general relationship to nearby properties and public streets;

The site is on the north side of Wilgus Ave., approximately at the intersection of Wilgus Ave. and N. 36th Street. The two existing parcels have 3 total driveway accesses to Wilgus Ave. A fourth driveway access is proposed to Wilgus Ave.

6. The general relationship of the project to the comprehensive master plan;

From the City of Sheboygan Comprehensive Plan Map 2-1 Future Land Use dated 12/5/2011 it shows both parcels zoned as Community Mixed Use. These uses similarly match the existing zoning of the city parcel as Suburban Commercial.

7. An initial draft list of zoning standards which will not be met by the proposed PUD and the locations in which they apply and, a complete list of zoning standards which will be more than met by the proposed PUD and the locations in which they apply. Essentially, the purpose of this listing shall be to provide the plan commission with information necessary to determine the relative merits of the project in regard to private benefit versus public benefit, and in regard to the mitigation of potential adverse impacts created by design flexibility;

List of zoning standards not being met:

- An exception to Section 105-929(f)(2) of the City of Sheboygan Municipal Code requiring curb and gutter within parking areas is requested. Curb and gutter used where needed to protect building from traffic and convey stormwater.
- An exception to Section 105-927 (c)(2)(a)(2)/105-927 (c)(2)(a)(9) limiting accesses to two
 and the distance between access locations. 1 added drive is proposed to allow for ease
 of deliveries around the building. Existing drives remain.
- An exception to table 15.305 City of Sheboygan Nonresidential Intensity Standards Min LSR of 25%. Existing LSR is 16.6%, proposed is 20.3%..
- An exception to the required landscaping per Section 105-886/105-888/105-889 for landscaping for building foundations, street frontages, and paved areas. No existing plantings on site. Minimize plantings in front of sales lot to maximize viewing of vehicles.

Description of Potentially Requested Exemptions:

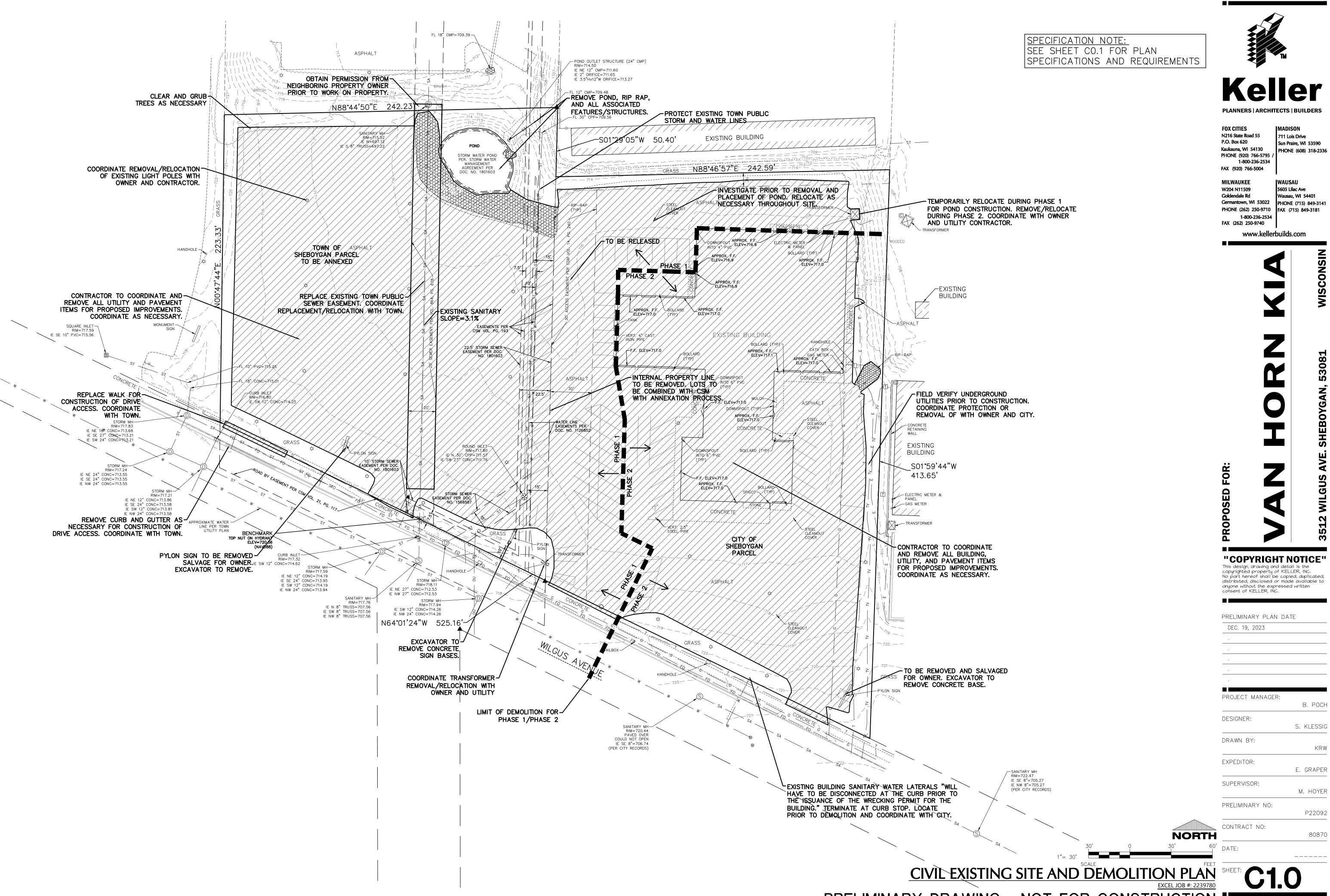
1. Land use exemptions;

The land use of outdoor display (including vehicle sales) is a conditional use in the Suburban Commercial District.

2. Density and intensity exemptions;

Existing maximum impervious is 75% currently proposed is 79.7%.

- 3. Bulk exemptions;
 - Curb and gutter is required. Curb and gutter is provided on site where needed to protect building from traffic and convey stormwater. Existing facility has no curb.
 - Construction of a 4th driveway.
- 4. Landscaping exceptions;
 - Required Landscaping:
 - Building Foundation (280 pts): Providing 5 trees (150 pts) and 19 shrubs (95 pts) in island adjacent to building. Limited ability to landscape around building due to garage and show room accesses to building. Remained of landscaping points moved elsewhere on site.



PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

existing site data (e	AST + WEST)		
	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	3.52	153,283	
BUILDING FLOOR AREA	0.47	20,297	13.2%
PAVEMENT (ASP. & CONC.)	2.47	107,573	70.2%
TOTAL IMPERVIOUS	2.94	127,870	83.4%
LANDSCAPE/ OPEN SPACE	0.58	25,413	16.6%
PROPOSED SITE DATA	(EAST + WES	<u>T)</u>	
	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	3.52	153,283	
BUILDING FLOOR AREA	0.54	23,494	15.3%
PAVEMENT (ASP. & CONC.)	2.26	98,615	64.3%
TOTAL IMPERVIOUS	2.80	122,109	79.7%
LANDSCAPE/ OPEN SPACE	0.72	31,174	20.3%

SPECIFICATION NOTE: SEE SHEET CO.1 FOR PLAN SPECIFICATIONS AND REQUIREMENTS

SITE INFORMATION:

TOWN OF SHEBOYGAN PARCEL NUMBER: 59024351652 CITY OF SHEBOYGAN PARCEL NUMBER: 59281215827

PROPERTY AREA TOWN (WEST): 68,171 S.F. (1.56 ACRES) PROPERTY AREA CITY (EAST): 85,112 S.F. (1.95 ACRES) TOTAL PROPERTY AREA: 153,283 S.F. (3.51 ACRES)

EXISTING ZONING TOWN: B-4C (PLANNED BUSINESS PARK) EXISTING ZONING CITY: SC (SUBURBAN COMMERCIAL)

PROPOSED ZONING CITY: SC (SUBURBAN COMMERCIAL WITH PUD)

ADJACENT ZONING: NORTH: UC (URBAN COMMERCIAL)

EAST: SC (SUBURBAN COMMERCIAL) SOUTH: ROW

WEST (TOWN OF SHEBOYGAN): B-2 (GENERAL BUSINESS)

REAR = 5'

PROPOSED USE: CAR DEALERSHIP WITH PARKING LOT (OUTDOOR DISPLAY=CUP)

SETBACKS: BUILDING: FRONT = 25' SIDE = 10'REAR = 10'

> PAVEMENT: FRONT = 10SIDE = 5'

MAX. BUILDING HEIGHT ALLOWED TOWN: 50'

PARKING REQUIRED: 1 STALL PER 300 S.F. OF GROSS FLOOR AREA (78 STALLS REQ.)

PARKING PROVIDED: 213 STALLS

LANDSCAPE REQUIREMENTS: MAXIMUM IMPERVIOUS SURFACE TOWN: 40%

MAXIMUM IMPERVIOUS SURFACE CITY: 75%

SITE PLAN KEYNOTES

STANDARD ASPHALT SECTION (TYP.)

HEAVY DUTY ASPHALT SECTION (TYP.)

PUBLIC ROW DRIVEWAY CONCRETE

CONCRETE SIDEWALK (TYP.)

DUMPSTER PAD/APRON CONCRETE (TYP.)

RAISED WALK (TYP.)

FLUSH WALK (TYP.)

CURB RAMP (TYP.)

ADA CURB RAMP (TYP.)

18" CURB & GUTTER (TYP.)

CURB TAPER (TYP.)

CONCRETE TRANSFORMER PAD BY UTILITY SUPPLIER (CONTRACTOR TO VERIFY FINAL LOCATION & DESIGN PRIOR TO

CONSTRUCTION) HANDICAP SIGN (TYP.)

HANDICAP STALL & STRIPING PER STATE CODES.

PYLON SIGN. ELECTRICIAN TO WIRE, BASE BY SIGN COMPANY (DETAILS, FINAL LOCATION, & APPROVAL BY SIGN VENDOR)

DUMPSTER ENCLOSURE (SEE ARCH PLANS FOR DETAILS)

6" CONCRETE BOLLARDS (SEE DETAIL ON ARCH. PLAN)

DETECTABLE WARNING PLATE

PAINT STRIPING (TYP). COLOR TO MATCH PARKING STALL STRIPING.

SERVICE DIRECTIONAL SIGN (DETAILS, FINAL LOCATION, & APPROVAL BY SIGN VENDOR) EV CHARGER TO BE INSTALLED DURING PHASE 1 (DETAIL BY

MANUFACTURER, SEE SITE UTILITY PLAN FOR TYPE) FUTURE EV CHARGERS TO BE INSTALLED. PROVIDE ROUGHED IN

1,000 GALLON WASTE OIL TANK. DETAIL BY MANUFACTURER TIRE STORAGE

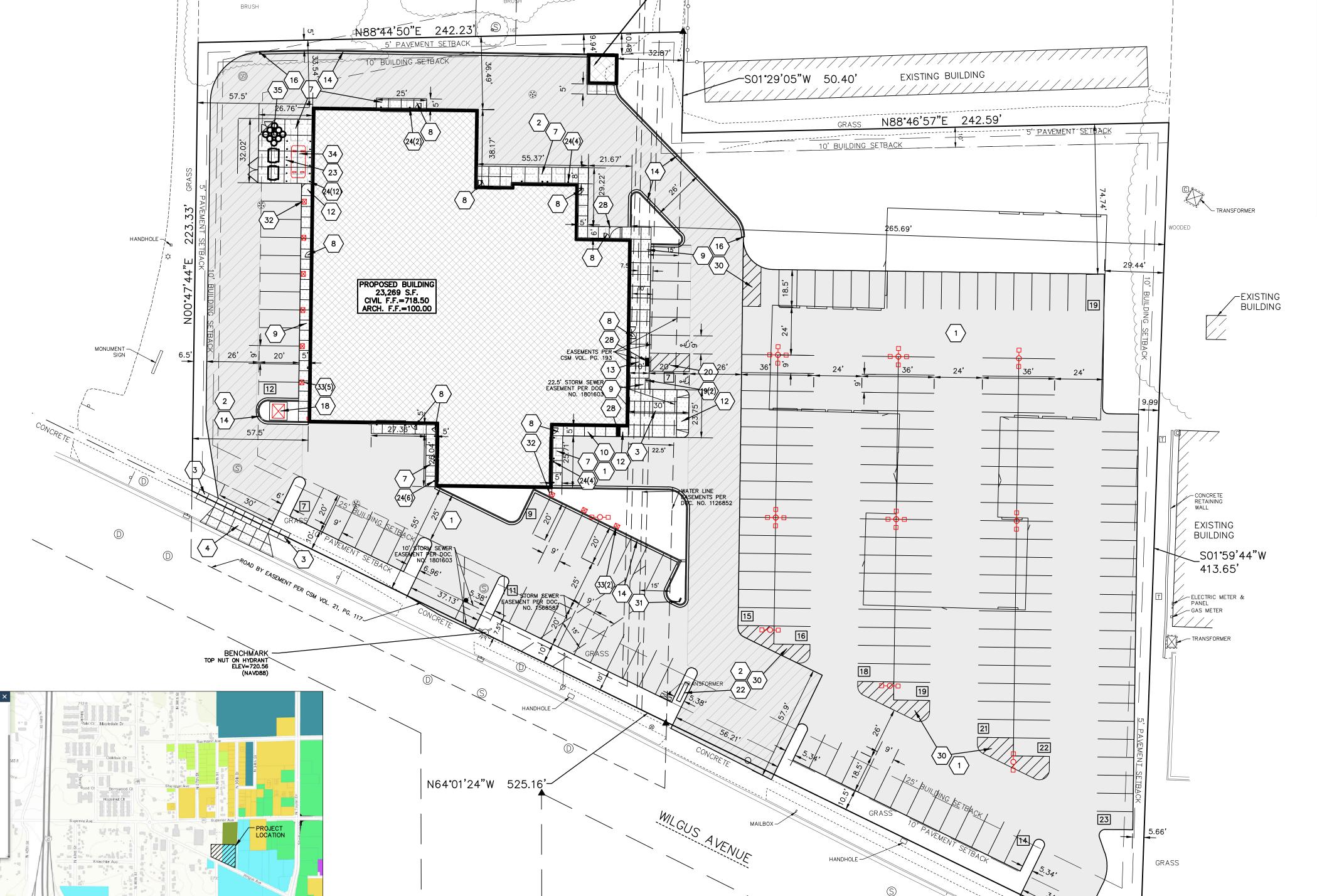
IDENTIFICATION: KEYNOTE ITEM(QUANTITY) - IF NO () = QUANTITY IS 1

NORTH

CIVIL SITE PLAN

EXCEL JOB #: 2239780

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION "



PROPOSED GARAGE 225 S.F. CIVIL F.F.=717.45 ARCH. F.F.=100.00

ASPHALT

Neighborhood Office District

Suburban Commercial District Suburban Industrial District

Suburban Office District Suburban Residential-3 District Suburban Residential-5 District

Urban Commercial District

Urban Residential-12 District

Urban Industrial District Urban Residential

Road Right-of-Way

Rural Agriculture

Unit Development

NORTH

PROJECT LOCATION MAP

Neighborhood Residential-6 District

Pre-Planned Unit Development District



PLANNERS | ARCHITECTS | BUILDERS N216 State Road 55

711 Lois Drive P.O. Box 620 Sun Praire, WI 53590 Kaukauna, WI 54130 PHONE (608) 318-2336 PHONE (920) 766-5795 / 1-800-236-2534 FAX (920) 766-5004

MILWAUKEE W204 N11509 5605 Lilac Ave Germantown, WI 53022 PHONE (715) 849-3141 PHONE (262) 250-9710 FAX (715) 849-3181 1-800-236-2534

FAX (262) 250-9740

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PRELIMINARY PLAN DATE NOV. 15, 2023 DEC. 8, 2023

DEC. 19, 2023

PROJECT MANAGER: B. POCH DESIGNER:

S. KLESSIG DRAWN BY:

EXPEDITOR: E. GRAPER SUPERVISOR: M. HOYER

PRELIMINARY NO: P22092

CONTRACT NO: 80870









REQUEST FOR PLANNING COMMISSION CONSIDERATION

ITEM DESCRIPTION: Application for Conditional Use with exceptions by Jos. Schmitt Construction to install new fencing at the Humane Society of Sheboygan County located at 3209 N 21st Street. UI Zone.

REPORT PREPARED BY: Ellise Rose, Program Assistant

REPORT DATE: December 14, 2023 **MEETING DATE**: January 9, 2024

FISCAL SUMMARY: STATUTORY REFERENCE:

Budget Line Item: N/A Wisconsin N/A

Budget Summary: N/A Statutes:

Budgeted Expenditure: N/A Municipal Code: N/A

Budgeted Revenue: N/A

BACKGROUND / ANALYSIS:

The Humane Society of Sheboygan County is proposing to install new fencing at the Humane Society located at 3209 N 21st Street. The applicant states:

- The Humane Society is proposing to add fenced kennels and sound panels.
- The project will extend the west black vinyl coated fence line on the north side of the property up to 10', install additional dog kennels and install new sound panels on the fence to help mitigate sound.
- The fencing is to be black vinyl coated chain link fencing to match existing.
- The added fencing, kennels, and sound panels will be compatible with the current use of the building.
- The newly installed sound panels will be a benefit to the neighborhood due to the panels absorbing the dog barking.

STAFF COMMENTS:

The parcels directly across North 21st Street from the Humane Society are zoned Mixed Residential.

Applicant is requesting the following exceptions:

1

• To install a 10' fence - Maximum permitted fence height is six feet when located on any nonresidentially zoned property, but not within a required front yard or a required street yard.

ACTION REQUESTED:

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

- 1. Applicant shall obtain the necessary permits to install the fence.
- 2. The fence shall be screened on its external side with adequate plants so as to maintain an attractive appearance to said side.
- 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. Fencing shall be installed per Section 105-945 of the City of Sheboygan Zoning Ordinance. Applicant shall work with staff with regards to constructing appropriate and well-designed fence.
- 5. No temporary signage is permitted on the fence.
- 6. If there are any amendments to the approved site plan, the applicant will be required to submit a new conditional use application reflecting those amendments.

ATTACHMENTS:

Conditional Use Permit Application and required attachments.

2



APPLICATION FOR CONDITIONAL USE

Fee:	\$250.00	
Revie	w Date:	
Zonir	g:	

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

·	-			
SECTION 1: Applicant/ Permittee Infor				
Applicant Name (Ind., Org. or Entity)	Authorized Represe	entative	Title	
Jos. Schmitt Construction	Steven Schmitt		President	
Mailing Address	City		State	ZIP Code
2104 Union Avenue	Sheboygan		WI	53081
Email Address		Phone Number (in	cl. area code)	
sschmitt@jschmitt.cc		920-946-0991		
SECTION 2: Landowner Information (co	omplete these fields	when project site o	wner is different	t than applicant)
Applicant Name (Ind., Org. or Entity)	Contact Person		Title	
Humane Society of Sheboygan County	Steven Schmitt		Board Member	•
Mailing Address	City		State	ZIP Code
3209 N 21st Street	Sheboygan		WI	53083
Email Address	•	Phone Number (inc	cl. area code)	
steveS@scadopt.org		920-946-0991	•	
SECTION 3: Project or Site Location			•	
Project Address/Description			Parcel No.	
3209 N 21st Street				
SECTION 4: Proposed Conditional Use				
Name of Proposed/Existing Business:	Humane Society of Sheb	ooygan County	· ·	
Existing Zoning:				
Present Use of Parcel:	Animal Shelter			
Proposed Use of Parcel:	Animal Shelter			
Present Use of Adjacent Properties:		,		
SECTION 5: Certification and Permission	n			
Certification: I hereby certify that I am	the owner or author	rized representative	of the owner of t	he property which is
the subject of this Permit Application. I	certify that the info	rmation contained ir	n this form and at	tachments is true and
accurate. I certify that the project will be	e in compliance with	h all permit conditio	ns. I understand t	hat failure to comply
with any or all of the provisions of the	permit may result in	permit revocation a	nd a fine and/or f	orfeiture under the
provisions of applicable laws.				
	_	mon de l		
Permission: I hereby give the City perm	ission to enter and i	nspect the property	at reasonable tin	nes, to evaluate this
notice and application, and to determin		any resulting permit	coverage.	
Name of Owner/Authorizes/Representa	ative (please print)	Title	Phone	e Number
Steven J Schmitt //		President	920-	946-0991
Signature of Applicant			Date Signed 12	
21W/X/V			<u> </u>	<u> </u>

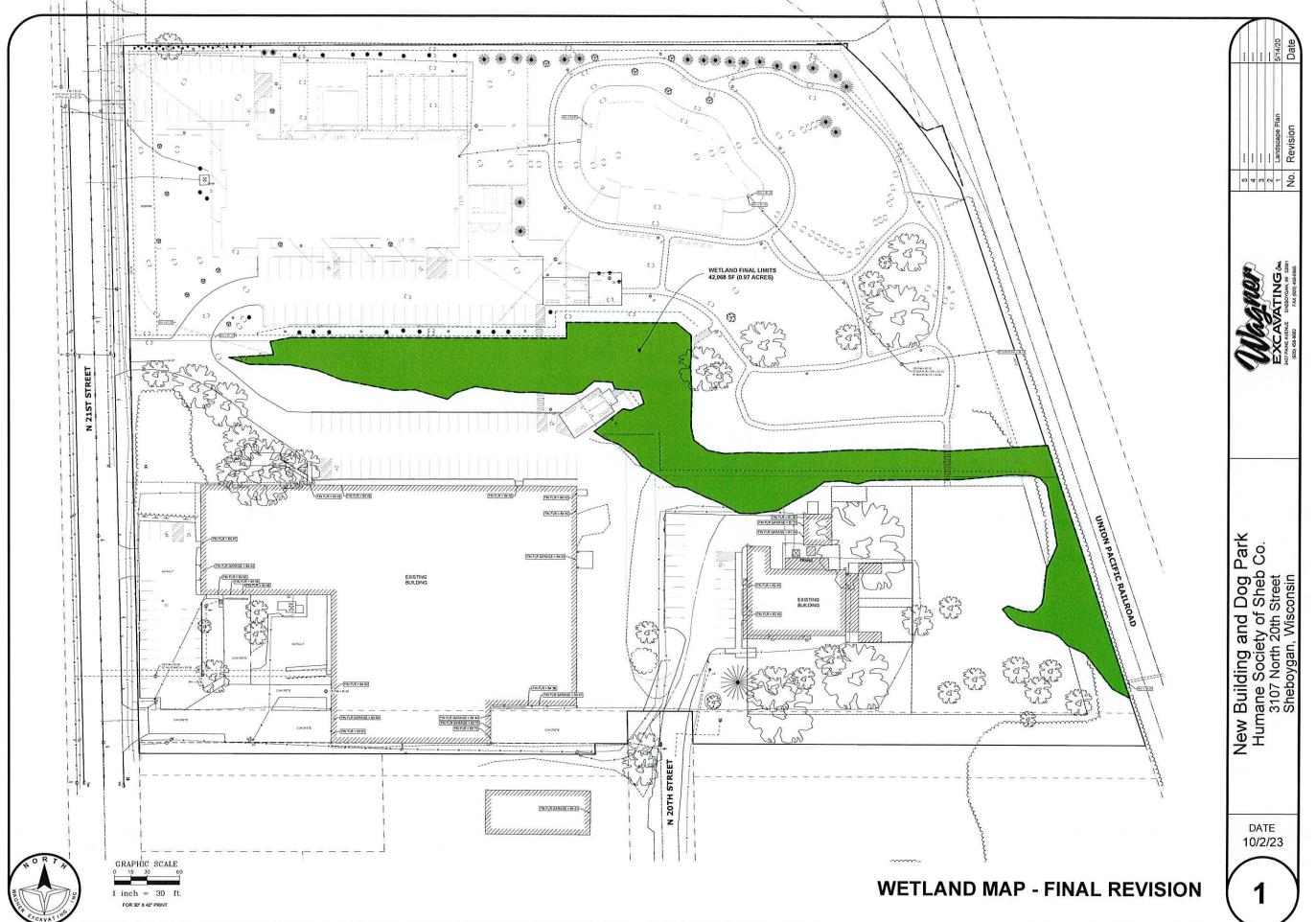
Complete application is to be filed with the Department of City Development, 828 Center Avenue, Suite 208. To be placed on the agenda of the City Plan Commission, application must be filed three weeks prior to date of meeting – check with City Development on application submittal deadline date. Applications 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.

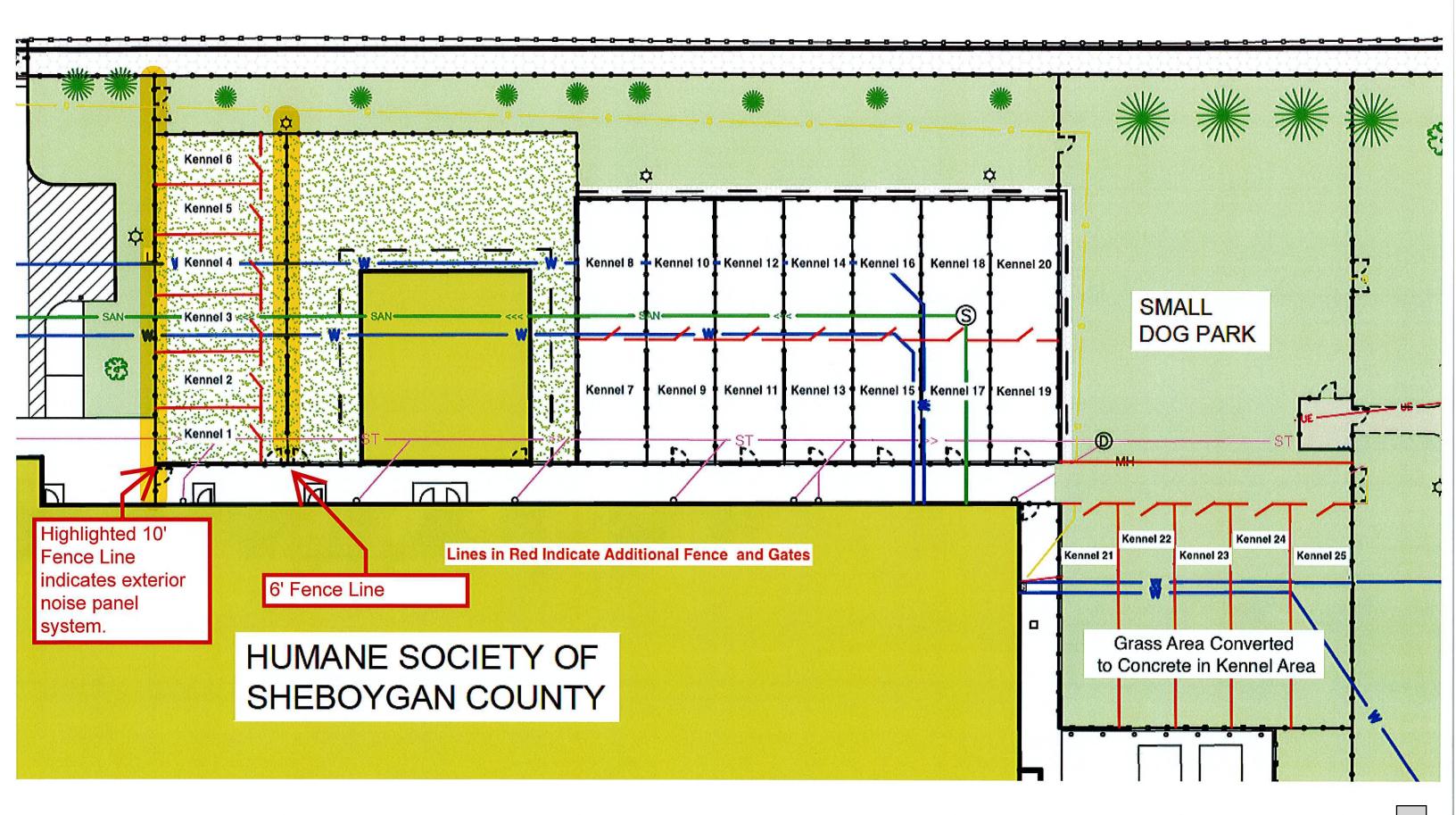


- 2104 Union Ave., P.O. Box 1084, Sheboygan, WI 53082-1
- TEL 920.457.4426 FAX 920.457.9474
- A. Humane Society of Sheboygan County
- B. Summary of Conditional Use:
 - 1. The current use an animal shelter.
 - 2. Use stays the same as an animal shelter.
 - 3. Added fenced kennels and sound panels.
 - 4. N/A
 - 5. N/A
 - 6. Extending the west black vinyl coated fence line on the north side of the property up to 10', installing additional dog kennels and installing new sound panels on the fence to help mitigate sound.
 - 7. Fencing is to be black vinyl coated chain link fencing to match.
 - 8. See note 6.
 - 9. N/A
 - 10. N/A
 - 11. Approximately \$25,000 value.
 - 12. The added fencing, kennels, and sounds panels will be compatible with the current use of the building.
 - 13. The newly installed sound panels will be a benefit to the neighborhood due to the panels absorbing the dog barking.
 - 14 N/A
- C. No exceptions or variances are required for this project.
- D. Written Justification
 - а
 - b. No, this has no adverse impact on nearby properties. This should improve the neighborhood with the proposed sound panels to limit the sound of dogs barking.
 - c. The added fence and sound panels are consistent with the animal shelter uses.
 - d. What is being proposed will have no effect on utilities or services provided by public agencies.









REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Application for Conditional Use Permit with exceptions by Abacus Architects to construct a new addition to the Pig Stop located at 2917 N. 15th Street. UC Zone

REPORT PREPARED BY: Ellise Rose, Program Assistant

REPORT DATE: December 13, 2023 MEETING DATE: January 09, 2024

FISCAL SUMMARY: STATUTORY REFERENCE:

Budget Line Item: N/A Wisconsin N/A

Budget Summary: N/A Statutes:

Budgeted Expenditure: N/A Municipal Code: N/A

Budgeted Revenue: N/A

BACKGROUND / ANALYSIS:

Abacus Architects, on behalf of Pig Stop, is proposing to construct an addition to the existing Pig Stop located at 2917 N. 15th Street. The applicant states the following about the project:

- The existing use of the building is a gas station with convenience store.
- The proposed project is a connected addition to the north side of the building to house a bar and kitchen.
- The hours of operation will be similar to the gas station. Seven days a week with the bar being open from 9am-10pm and the kitchen closing two hours earlier at 8pm.
- The restaurant portion will have a minimum of two employees.
- The building fits in with the surrounding lots since they all share the same "UC" zoning on 15th Street. The only property it borders (to the east and south) contains a strip mall with other commercial uses.

Specific site improvements include:

- The new building will extend approximately 25' to the north and match the existing building in similar materials, heights, and style.
- The existing building area is 1,360 sf and the new building is 1,088 sf for a total size of 2,448 sf with construction projected to start in spring.
- Parking stalls on the side will be relocated to the front.
- The dumpster enclosure attached to the existing will be relocated to the south end of the site as a free-standing structure.

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Item 8.

- A sidewalk will wrap around the building with a new front entrance to bar and back serventrance.
- Interior alterations to the existing building will consist of adjusting finishes to accommodate the new addition as well as re-working the cashier area.

STAFF COMMENTS:

The Plan Commission should have the applicant address the following:

- The applicant indicates there will be a sign above the entrance to the bar but a sign package has not been submitted at this time. Applicant shall work with staff with regards to constructing a well-designed sign package for the site that utilizes colors and materials similar to the building. Staff may bring the proposed signage design back to the Plan Commission if there are any concerns.
- If there will be new exhaust vents for kitchen hoods staff will be recommending a
 condition of approval that requires all kitchen exhaust shall vent through the roof of the
 building so all exhaust goes straight up into the air. Also, if the new rooftop mechanicals
 are visible they will need to be screened.

ACTION REQUESTED:

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

- Prior to building permit issuance, the applicant shall obtain all licenses and permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, water, sewer, storm drainage, health, alcohol, DNR, etc. An occupancy permit will be granted only at such time as the applicant has met all requirements.
- 2. Applicant shall obtain the necessary liquor license in order to serve alcohol. Applicant may serve alcohol if and only if all required liquor licenses are obtained.
- 3. 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.).
- 4. The uses shall meet all zoning requirements including but not limited to noise, vibration, hazardous materials, etc.
- 5. Submittal and approval of a storm drainage plan prior to building permit issuance.
- 6. Submittal and approval of a landscape plan prior to building permit issuance. Landscape plan shall include a legend that shows how the four (4) landscape criteria are being met. Landscaping shall be installed prior to issuance of an occupancy permit.
- 7. Dumpsters and/or grease receptacles shall be screened/enclosed and constructed of like materials and colors of the facility. If using chain link fencing, the applicant shall install Privacy Decorative Slatting (PDS) material in order to effectively screen the dumpster.
- 8. All ground level and rooftop mechanicals shall be screened and/or enclosed and constructed of like materials and colors of the facility (HVAC equipment, generators, venting, etc.). All kitchen exhaust shall vent through the roof of the building so all exhaust goes straight up. Kitchen hood shall be concealed (kitchen hood shall not be visible).
- 9. All new lighting shall be installed per Section 105-932 of the City of Sheboygan Zoning Ordinance (site lighting, building lighting, signage, etc.). There shall be no spillover light onto adjacent properties or the streets.
- Applicant shall not be able to have string lights, pennants, inflatables, or other various types of temporary signage.

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Item 8.

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- 11. All areas used for parking or maneuvering of vehicles shall be paved. Applicant shall nthe minimum five (5) foot paving setback to all property lines.
- 12. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping.
- 13. Absolutely no portion of the building and/or site improvements shall cross the property line (buildings, parking, retaining walls, signs, landscaping, etc.).
- 14. 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.
- 15. Any work within City of Sheboygan Public rights-of-way shall be discussed with the City Engineering Department and constructed to standard City specifications (including, but not limited to, new and old ingress/egress driveway openings, curb, gutter, sidewalk, pavement, utilities, street trees, etc.).
- 16. Applicant will provide adequate public access along the streets and the alley and will take all appropriate actions to minimize the time period that these sidewalks/streets will be closed/affected.
- 17. Applicant shall immediately clean any and all sediments, materials, tracking, etc. that may be spilled off-site on private or public lands and streets.
- 18. Streets and infrastructure damaged and/or disturbed during construction of all private and/or public improvements shall be promptly repaired by the applicant.
- 19. 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).
- 20. If there are any amendments to the approved conditional use permit (including but not limited to site plan, architectural design, use, canopy, etc.), the applicant will be required to submit a new conditional use and/or architectural review application reflecting those amendments.

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ATTACHMENTS:

Conditional Use and required attachments



APPLICATION FOR CONDITIONAL USE

Fee:	\$250.00
Revie	ew Date:
Zonii	ng:

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

SECTION 1: Applicant/ Permittee Infor	mation				
Applicant Name (Ind., Org. or Entity) Abacus Architects	Authorized Repres Justin Marquis	entative	Title Project Architect		
Mailing Address 640 N Vel R Philips	City Milwaukee		State WI	ZIP Code 53203	
Email Address jmarquis@abacusarchitects.net		Phone Number (inc (920) 452-4444	cl. area code)		
SECTION 2: Landowner Information (c	omplete these field:	s when project site o	wner is different th	an applicant)	
Applicant Name (Ind., Org. or Entity) Pig Stop	Contact Person Jesse Waraich		Title Owner		
Mailing Address 2917 N 15th St	City Sheboygan		State WI	ZIP Code 53083	
Email Address jessingh1@gmail.com		Phone Number (inc (414) 254-2025	cl. area code)		
SECTION 3: Project or Site Location					
Project Address/Description 2917 N 15th St			Parcel No. 59281719342		
SECTION 4: Proposed Conditional Use					
Name of Proposed/Existing Business:	Pig Stop				
Existing Zoning:	uc				
Present Use of Parcel:	Sas Station				
Proposed Use of Parcel:					
Present Use of Adjacent Properties: Grocery Store					
SECTION 5: Certification and Permission	With the state of the second state of the				
Certification: I hereby certify that I am					
the subject of this Permit Application. I	certify that the info	rmation contained ir	this form and attac	chments is true and	
accurate. I certify that the project will be					
with any or all of the provisions of the	permit may result in	permit revocation as	nd a fine and/or for	feiture under the	
provisions of applicable laws.					
Permission: I hereby give the City perm				s, to evaluate this	
notice and application, and to determin					
Name of Owner/Authorized Represent Jesse Waraich	ative (please print)	Title Owner	Phone N (414)254		
Signature of Applicant Twasare	ch		Date Signed	4/23	
\sim			/	1	

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.

RELATIONAL ARCHITECTURE



12-4-2023

Department of City Development 828 Center Ave, Suite 208 Sheboygan, WI 53081

Pig Stop Addition

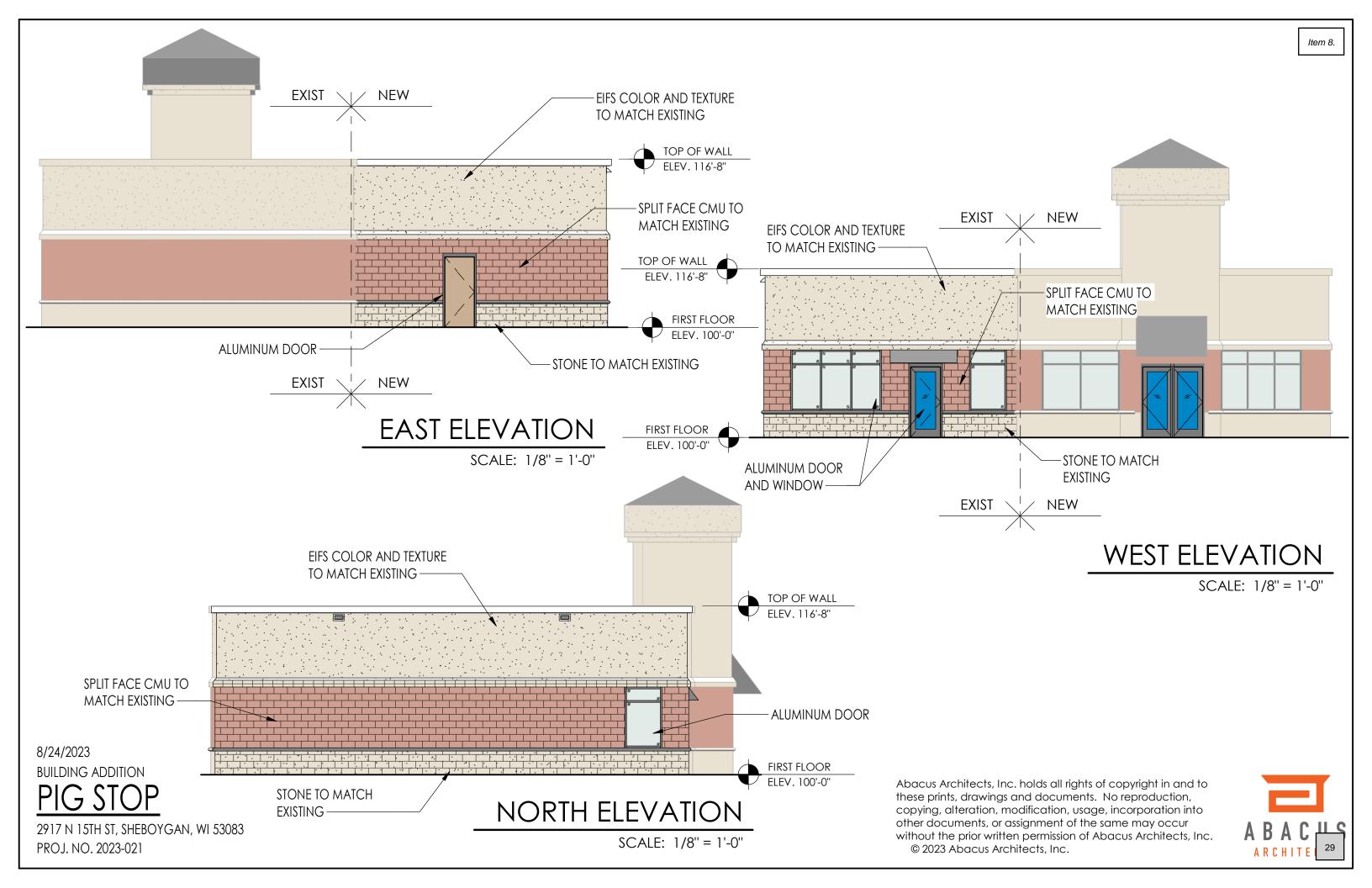
Abacus Architects, Inc. Project No. 2023-021

Conditional Use Explanation

- The existing use of the building is a gas station with convenience store. The proposed project is a connected addition to the north side of the building to house a bar and kitchen.
- The new building will extend approximately 25' to the north and match the existing building in similar materials, heights, and style. Parking stalls on the side will be relocated to the front. The dumpster enclosure attached to the existing will be relocated to the south end of the site as a free standing structure. A sidewalk with wrap around the building with a new front entrance to bar and back service entrance. No change to entry of the lot.
- The hours of operation will be similar to the gas station. 7 days a week with the bar being open from 9am 10p and the kitchen closing 2 hours earlier at 8p. The restaurant portion will have a minimum of 2 employees.
- The existing building area is 1,360 sf and the new building is 1,088 sf for a total size of 2,448 sf. With construction projected to star in spring.
- Interior alterations to the existing building will consist of adjusting finishes to accommodate the new addition as well as re-working the cashier area. Use will remain.
- A sign will be above the entrance to the bar only. That will be a separate application.
- The building fits in with the surrounding lots since they all share the same "UC" zoning on 15th street. The only property it borders (to the East and South) contains a strip mall with other commercial uses. It will not adversely affect the surrounding neighborhood since:
 - It will be closed by 10p, similar to other shops/bars nearby.
 - The lot already accommodates traffic flow due to the existing gas station.
 - The lot contains more parking stalls than needed.
 - The existing services and utilities provided to the gas station will be sufficient to operate the restaurant.

Sincerely,

Justin Marquis, AIA Principal / Project Architect



Item 8.



8/24/2023

BUILDING ADDITION

PIG STOP

2917 N 15TH ST, SHEBOYGAN, WI 53083 PROJ. NO. 2023-021 VIEW LOOKING EAST

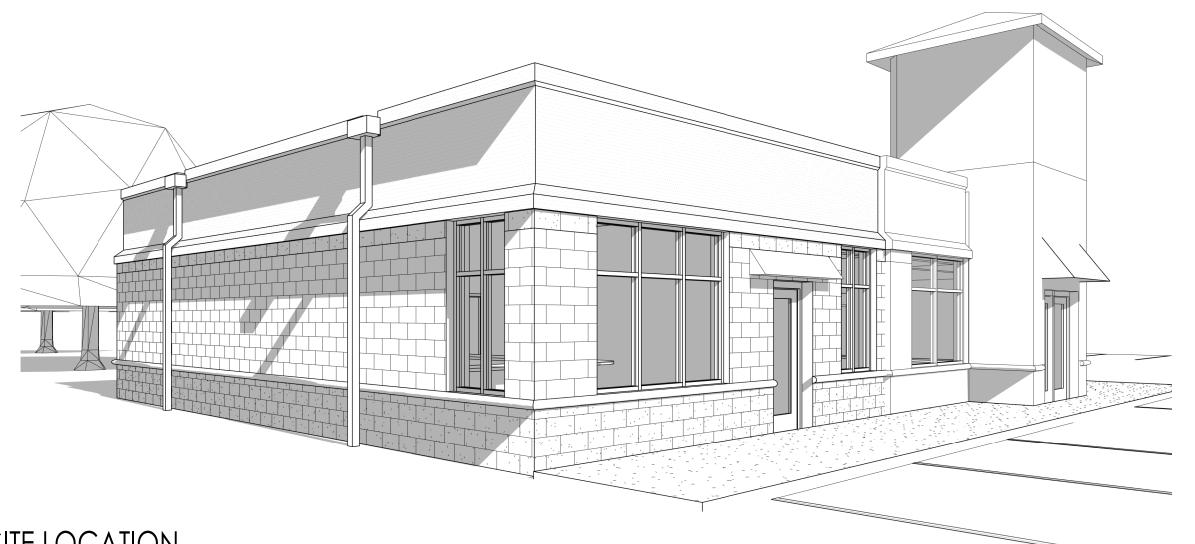
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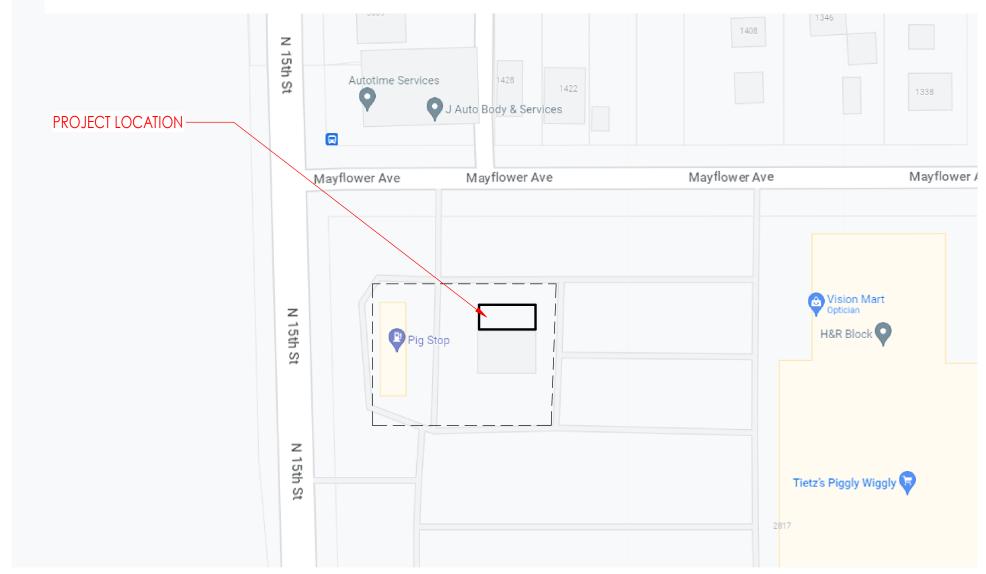
BUILDING ADDITION

PIG STOP

2917 N 15TH ST, SHEBOYGAN, WI 53083



SITE LOCATION



4 D	ANGUODROLT	CORR	CODDIDOD	FAD.	EARDIO ATED		LIVE LOAD	D. C.	DOOF COMPLICTOR	TUIZ	THOK
A.B.	ANCHOR BOLT	CORR	CORRIDOR, CORRUGATED	FAB	FABRICATED	L.L.	LIVE LOAD	R.C.	ROOF CONDUCTOR	THK	THICK
A.D.A.	AMERICAN WITH DISABILITIES ACT	CPT	CARPET	FDN	FOUNDATION	LAM	LAMINATE(D)	R.D.	ROOF DRAIN	TOT	TOTAL
A.F.F.	ABOVE FINISHED	D	DEPTH	FIN	FINISH	LAV	LAVATORY	R.H.	RIGHT HAND	TVD	TELEVISION
△. 1.1.	FLOOR	D.F.	DRINKING FOUNTAIN	FL	FLOOR	LB	POUND	R.O.	ROUGH OPENING	TYP	TYPICAL
A/C	AIR CONDITIONING	D.L.	DEAD LOAD	FT	FOOT, FEET	LOUV	LOUVER	REF	REFERENCE	UNFIN	UNFINISHED
ACOUS	ACOUSTIC(AL)	D.L. DBL	DOUBLE	FTG	FOOTING	M.B.	MARKER BOARD	REG	REGISTER	UTIL	UTILITIES
ADD	ADDITION	DEG	DEGREE	FURN	FURNACE, FURNITURE	M.O.	MASONRY OPENING	REINF	REINFORC (ING, MENT)	٧	VINYL
ADJ	ADJUSTABLE	DEPT	DEPARTMENT	FURR	FURRING	MACH	MACHINE	REQ'D	REQUIRED	V.B.	VINLY BASE
ALT	ALTERNATE	DET	DETAIL	G	GAS	MAINT	MAINTENANCE	RESIL	RESILIENT	V.C.T.	VINYL COMPOSITIC
ALUM	ALUMINUM	DIA	DIAMETER	G.B.	GRAB BAR	MATL	MATERIAL	REV	REVISION	VENT	VENTILATION
APPROX	APPROXIMATE			G.C.	GENERAL CONTRACTOR	MAX	MAXIMUM	RM	ROOM		
ARCH	ARCHITECT(URAL)	DIAG	DIAGONAL	C 14		MECH	MECHANICAL	S.C.	SOLID CORE	VERT	VERTICAL
ATTEN	ATTENUATION	DIM	DIMENSION	G.M.	GAS METER	MEMB	MEMBRANE	S.S.	STAINLESS STEEL	VEST	VESTIBULE
AUTO	AUTOMATED	DISP	DISPENSER	GA	GAUGE	MEZZ	MEZZANINE	SAN	SANITARY SEWER	VOL	VOLUME
B.L.	BORROWED LITE	DIV	DIVISION	GALV	GALVANIZED	MFR	MANUFACTURER	SECT	SECTION	W	WIDTH, WATER
в.L. В.М.	BENCH MARK	DN	DOWN	GYP. BD.	GYPSUM BOARD	MH	MANHOLE	SECUR	SECURITY	W.C.	WATER CLOSET, W. COOLER
в.ю. В.О.	BOTTOM OF	DR	DOOR	H, HGT	HEIGHT	MIN	MINIMUM	SERV	SERVICE	W.C.O.	WALL CLEAN OUT
в.О. В.Т.U.	BRITISH THERMAL UNIT	DS	DOWNSPOUT	H.B.	HOSE BIBB	MISC	MISCELLANEOUS	SHT	SHEET	W.C.O. W.H.	WATER HEATER
в.т.u. BD	BOARD	DW	DRYWALL	H.M.	HOLLOW METAL	MTL	METAL	SIM	SIMILAR		WATER HEATER WITH
	BUILDING	E.I.F.S.	EXTERIOR INSLUATION FINISH SYSTEM	H.V.A.C.	HEATING, VENTILATION AND AIR	MULL	MULLION	SPEC(S)	SPECIFICATION(S)	W/	WITH OUT
BLDG		ГІ	EXPANSION JOINT		CONDITIONING	Ν	NORTH	SPKLR	SPRINKLER	W/O	
BLK(G)	BLOCK(ING)	E.J.		H.W.	HOT WATER	N.I.C.	NOT IN CONTRACT	SQ	SQUARE	WD	WOOD
BOT	BOTTOM	E.W.	EACH WAY	HC	HANDICAPPED	N.T.S.	NOT TO SCALE	ST, STORE	STORAGE	WT	WEIGHT
BRG	BEARING	E.W.C.	ELECTRIC WATER COOLER	HD	HEAD	NO	NUMBER	STD	STANDARD	WWM	WELDED WIRE MES
C.B.	CATCH BASIN, CHALK BOARD	EA	EACH	HDR	HEADER	NOM	NOMINAL	STL	STEEL	YD	YARD
C.F.	CUBIC FEET	EL, ELEV	ELEVATION, ELEVATOR	HDWR	HARDWARE	O.C., O/C	ON CENTER	STRM	STORM SEWER		
C.F. C.G.	CORNER GUARD	ELEC ELEV	ELECTRIC	HORIZ	HORIZONTAL	O.D.	OUTSIDE DIAMETER	STRUCT	STRUCTURAL		
C.J.	CONTROL JOINT	EMER	EMERGENCY	HR	HOUR	ОН	OVERHEAD	SUSP	SUSPENDED		
	CENTER LINE	ENCL	ENCLOSED	HTR	HEATER	P.LAM.	PLASTIC LAMINATE	T	TREAD		
C.L.						PL	PLATE	T&B	TOP AND BOTTOM		
C.M.P.	CORRUGATED METAL PIPE	ENG	ENGINEER(D) EQUAL	I.D.	INSIDE DIAMETER	PLAS	PLASTIC	T&G	TOUNGE AND GROOVE		
C.O.	CLEAN OUT	EQ	EQUIPMENT	INSUL	INSULATION	PLBG	PLUMBING	T.B.	TACK BOARD		
C.W.	COLD WATER	EQUIP		INT	INTERIOR	PLYWD	PLYWOOD	T.O.	TOP OF		
CAB	CABINET	EXCAV	EXCAVATE	INV	INVERT	PR	PAIR	T.O.B.	TOP OF BEAM		
CAB CLG	CEILING	EXIST, (EX)	EXISTING	J.B.	JOIST BEARING	PREFAB	PREFABRICATED	T.O.F.	TOP OF FOOTING		
CLG	CLEAR	EXP	EXPOSED	JAN	JANITOR	PSF	POUNDS PER SQUARE	T.O.M.	TOP OF MASONRY		
CMU	CONCRETE MASONRY	EXT	EXTERIOR	JST	JOIST		FOOT	T.O.P.	TOP OF PIER		
CIVIU	UNIT	F.A.C.E.	FAMILY AND CONSUMER	JT	JOINT CONT.	PSI	POUNDS PER SQUARE	T.O.S.	TOP OF STEEL		
COL	COLUMN		EDUCATION	K.O.	KNOCK OUT		INCH	T.S.	TUBE STEEL		
COMP	COMPOSITION,	F.C.O.	FLOOR CLEAN OUT	KIP	ONE THOUSAND POUNDS	PT, P.T.	POINT, PORCELAIN TILE,	T.W.	TACK WALL		
O 1111	COMPACT	F.D.	FLOOR DRAIN	VΙΤ			PAINT, PRESSURE TREATED	TEL	TELEPHONE		
CONC	CONCRETE	F.E.	FIRE EXTINGUISHER	KIT	KITCHEN	0.1		TEMP	TEMPERED		
CONT	CONTINUOUS	F.F.	FINISHED FLOOR	L L.H.	LENGTH LEFT HAND	Q.T. R	QUARRY TILE RADIUS, RISER	TERR	TERRAZZO		

ARCHITECTURAL STRUCTURAL PIERCE ENGINEERING ABACUS ARCHITECTS, INC. 1135A MICHIGAN AVENUE 181 N BROADWAY SHEBOYGAN, WISCONSIN 53081 MILWAUKEE, WI, 53202 P: 920-452-4444 PHONE: 414-278-6060 A 101 | TITLE SHEET S 001 GENERAL NOTES S 002 DESIGN CRITERIA A 200 EXISTING CONDITION, DEMO AND SITE PLAN A 201 UTILITY AND GRADING PLAN S 003 | CONCRETE DEVELOPMENT AND LAP SPLICE SCHEDULES A 202 DETAILS S 100 FOUNDATION PLAN A 301 | LIFE SAFETY PLAN S 201 ROOF FRAMING PLAN A 302 DEMO PLAN, FIRST FLOOR PLAN, & WALL TYPES S 400 | STRUCTURAL DETAILS A 303 REFLECTED CEILING PLAN S 401 | STRUCTURAL DETAILS A 304 TOILET ROOM PLANS & ELEVATIONS S 410 | STRUCTURAL DETAILS A 305 DUMPSTER ENCLOSURE PLANS S 411 | STRUCTURAL DETAILS A 401 | SCHEDULES, TYPES, AND DETAILS S 412 | STRUCTURAL DETAILS A 501 EXTERIOR ELEVATIONS A 601 BUILDING SECTIONS A 701 ROOF PLAN & DETAILS A 801 INTERIOR ELEVATIONS A 802 INTERIOR ELEVATIONS A 803 INTERIOR ELEVATIONS A 901 SPECIFICATIONS A 902 SPECIFICATIONS

PROJECT INFORMATION

APPLICABLE BUILDING CODES 2018 WISCONSIN COMMERCIAL BUILDING CODE (2015 IBC) 2015 INTERNATIONAL EXISTING BUILDING CODE

BUILDING AREA

EXISTING BUILDING AREA: FIRST FLOOR AREA - 1,360 S.F.

BUILDING ADDITION AREA: FIRST FLOOR AREA - 1,088 S.F.

EXISTING BUILDING ALTERATION AREA: FIRST FLOOR AREA - 480 S.F.

TOTAL BUILDING AREA: FIRST FLOOR AREA - 2,448 S.F.

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

OCCUPANCY CLASSIFICATION NON-SEPARATED OCCUPANCIES (W.C.B.C. SECTION 508.3)

USED GROUPS PRESENT IN THE BUILDING INCLUDE:

BUSINESS GROUP "B" (W.C.B.C. SECTION 304.1) MERCANTILE GROUP "M" (W.C.B.C. SECTION 309) FIRE PROTECTION BUILDING IS UN-SPRINKLERED.

ALLOWABLE HEIGHT AND AREA

TABULAR AREA ALLOWANCE (W.C.B.C. TABLE 506.2) USE GROUP "B & M" / CONSTRUCTION CLASSIFICATION VB NON-SPRINKLERED

ALLOWABLE AREA = 9,000 SQ. FT. ALLOWABLE HEIGHT = 1 STORIES / 40 FT.

BUILDING HEIGHT (ACTUAL) = 1 STORIES / 28 FT. BUILDING AREA (ACTUAL) = 2,448 SQ. FT.

MEANS OF EGRESS AND EXIT DISTANCE

SYSTEM & OL>30 (W.C.B.C. TABLE 1006.2.1) = 75 FT.

EXIT ACCESS TRAVEL DISTANCE - WITHOUT AUTOMATIC SPRINKLER SYSTEM (W.C.B.C. TABLE 1017.2) = 200 FT.COMMON PATH OF TRAVEL DISTANCE - WITHOUT AUTOMATIC SPRINKLER

OCCUPANT LOAD SEE LIFE SAFETY PLAN A 301

SANITARY FIXTURES SEE LIFE SAFETY PLAN A 301

PROJECT NOTES

EXTENT OF WORK

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

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

NOTICE TO BIDDERS

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

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MATERIALS AND SYMBOLS ELEVATION NAME ELEV. XXX'-XX" ROUGH LUMBER ELEVATION MARKER FINISH LUMBER ELEVATION STRUCTURAL STEEL REFERENCE BRICK CONCRETE MASONRY UNIT **BUILDING SECTION** REFERENCE POURED-IN-PLACE CONCRETE XXX METAL / WOOD STUD WALL WALL SECTION REFERENCE $\setminus XXX$ XX XXX SPRAYED FOAM INSULATION PLAN / DETAIL REFERENCE $\setminus xxx /$ BATT INSULATION CEILING TYPE X'-XX" A.F.F. RIGID INSULATION **CEILING TAG** PLYWOOD / PARTICLE BOARD XXX DOOR TAG SAND / MORTAR / GYPSUM BOARD WALL TYPE TAG COMPACTED DRAINAGE FILL WINDOW TAG COMPACTED STRUCTURAL FILL PLAN NOTE TAG DEMOLITION NOTE TAG NON-STRUCTURAL FILL EXISTING CONSTRUCTION / MATERIAL COLUMN GRID ——— — — CENTER LINE, **REVISION TAG** VIEW NAME XX **NEW CONTOURS** SCALE: $X/X'' = X'-XX'' \setminus XXX$ | IDENTIFICATION - - - - EXISTING CONTOURS



REVISIONS: △ DATE ISSUE

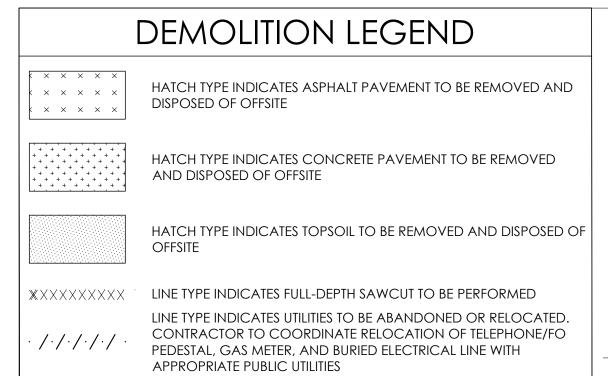
> <u>NOTICE TO BIDDERS</u> BIDDERS SHALL REVIEW ALL DRAWINGS AND OTHER SECTIONS OF WORK ON THEIR OWN WORK

DRAWN BY: CHECKED BY:

TITLE SHEET

PROJ. NO. 2023-021





PROPOSED CONCRETE HATCH. SEE DETAIL. EROSION CONTROL LEGEND

BEING PERFORMED. SEE DETAIL

SITE LEGEND

DRAWINGS.

EXTENTS OF PROPOSED BUILDING. REFER TO ARCHITECTURAL

PROPOSED HEAVY DUTY PAVEMENT HATCH. SEE DETAIL.

INLET PROTECTION TO BE INSTALLED IN EXISTING STORM

SEWER INLETS PRIOR TO ANY CONSTRUCTION ACTIVITIES



REVISIONS:

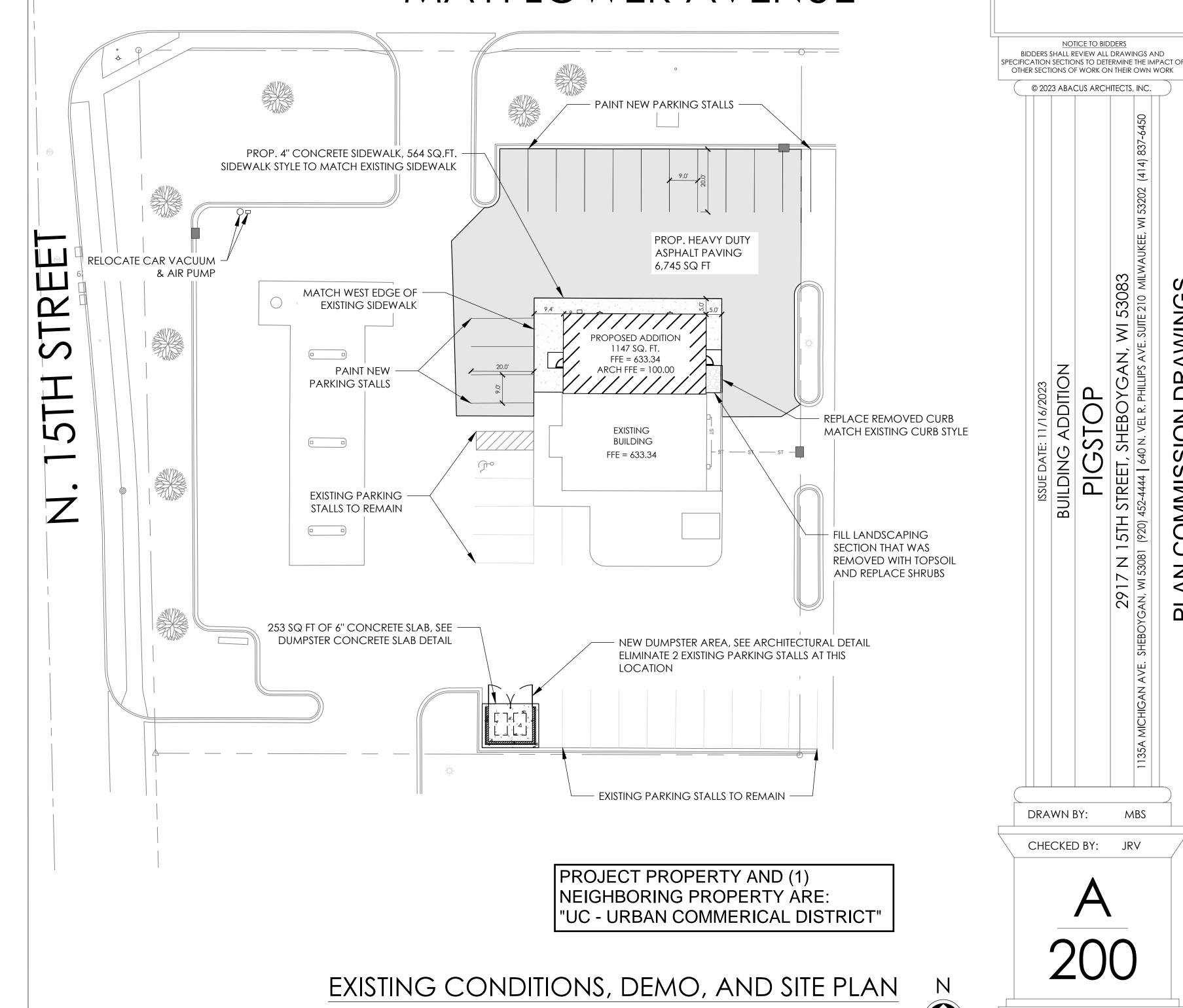
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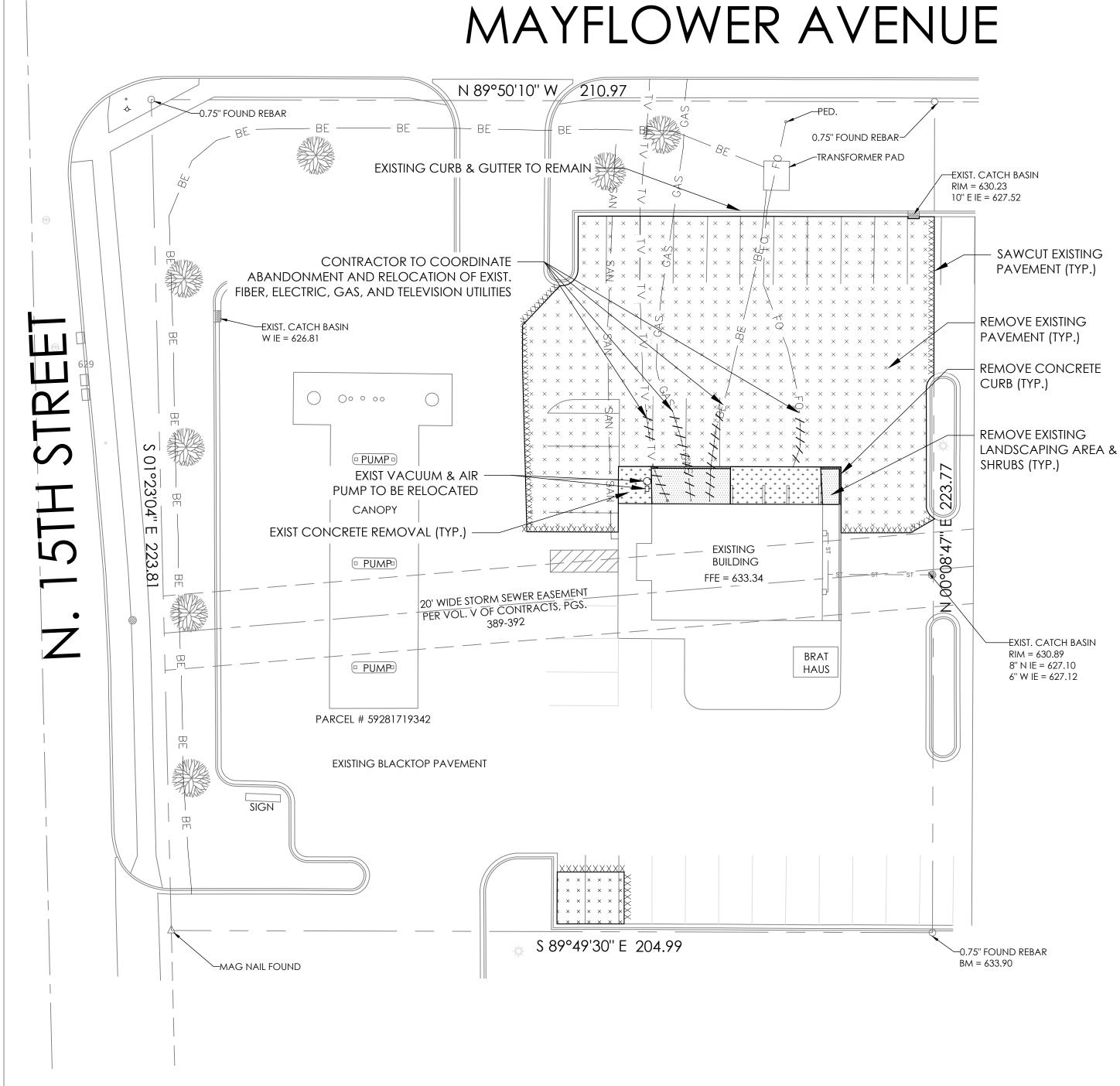
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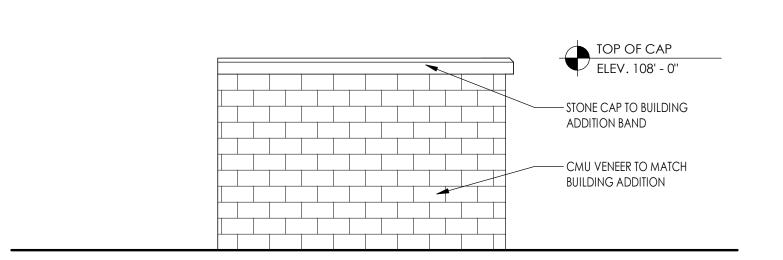
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MAYFLOWER AVENUE

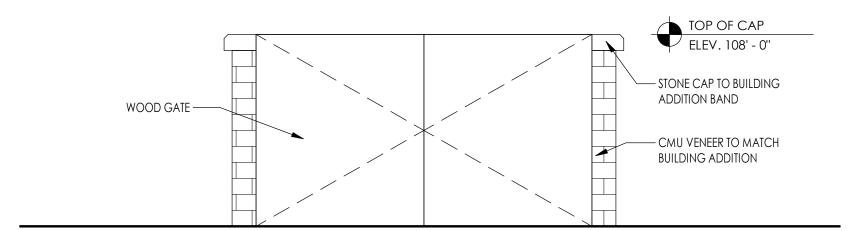




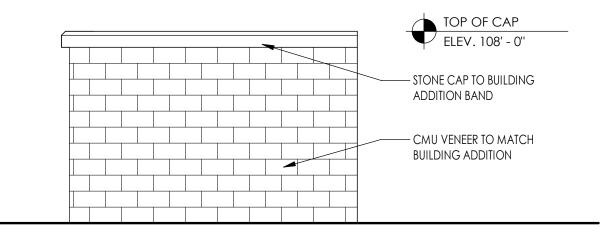


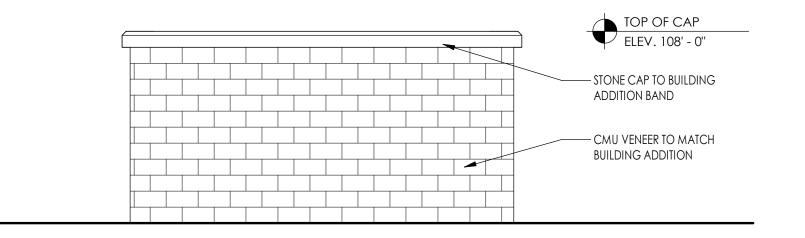
DUMPSTER ENCLOSURE WEST ELEVATION

SCALE: 1/4" = 1'-0" A 305









DUMPSTER ENCLOSURE EAST ELEVATION 2
SCALE: 1/4" = 1'-0" A 305

DUMPSTER ENCLOSURE SOUTH ELEVATION

SCALE: 1/4" = 1'-0" A 305



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NOTICE TO BIDDERS
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SPECIFICATION SECTIONS TO DETERMINE THE IMPACT OF
OTHER SECTIONS OF WORK ON THEIR OWN WORK

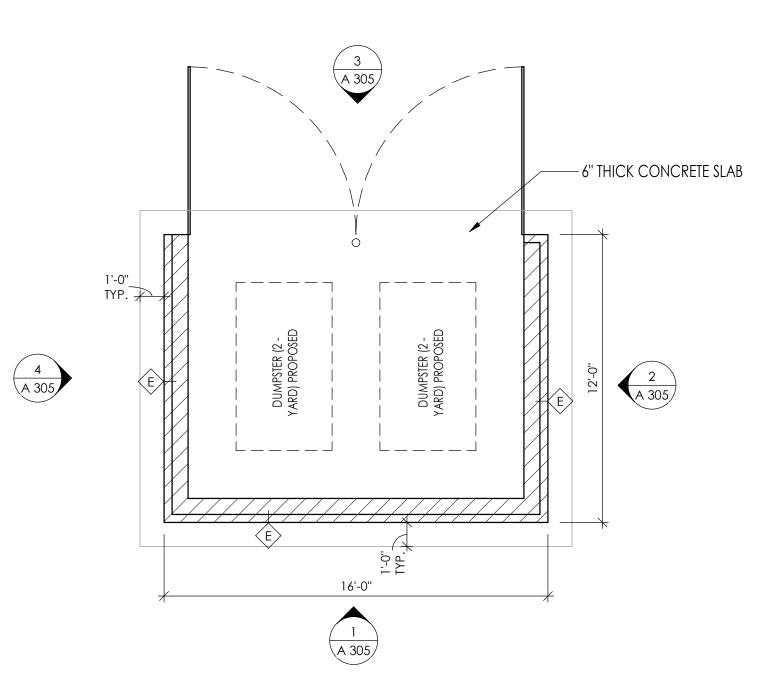
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WALL TYPES

SCALE: 1" = 1'-0"

— MASONRY VENEER. (SEE ELEVATION FOR FINISH TYPE) MASONRY

VENEER ANCHORS AT 16" O.C. HORIZONTALLY & VERTICALLY.



WALL TYPE "E"

DUMPSTER ENCLOSURE PLAN

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



DRAWN BY: JAM

CHECKED BY: Checker

DUMPSTER ENCLOSURE
PLANS

PROJ. NO. 2023-021