



CITY PLAN COMMISSION AGENDA

October 28, 2025 at 4:00 PM

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

Persons with disabilities who need accommodations to attend this meeting should contact the Department of City Development, (920) 459-3377. Persons other than commission, committee, and board members who wish to participate remotely shall provide notice to the City Development Department at 920-459-3377 at least 24 hours before the meeting so that the person may be provided a remote link for that purpose.

OPENING OF MEETING

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

MINUTES

- [4.](#) Approval of the Plan Commission minutes from October 14, 2025.

PUBLIC HEARINGS

5. Public hearing regarding application for Conditional Use Permit with exceptions by Todd and Michelle Patterson to install signage at Thirsty Seagull located at 520 N 4th Street.
6. Public hearing regarding application for Conditional Use Permit with exceptions by Jennerman Enterprise LLC to operate a martial arts studio located at 1450 S 8th Street
7. Public hearing regarding General Development Plan amendment by Quasius Construction, INC, to construct an addition at 342 S Pier Drive.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

- [8.](#) Architectural review of the construction of a building addition at the Weill Center located at 826 N 8thSt.
- [9.](#) Application for Conditional Use Permit with exceptions by Todd and Michelle Patterson to install signage at Thirsty Seagull located at 520 N 4th Street.
- [10.](#) Application for Conditional Use Permit with exceptions by Jennerman Enterprise LLC to operate a martial arts studio located at 1450 S 8th Street.
- [11.](#) General Development Plan amendment by Quasius Construction, INC, to construct an addition at 342 S Pier Drive.
- [12.](#) Specific Implementation Plan amendment by Quasius Construction, INC, to construct an addition at 342 S Pier Drive.

- [13.](#) Application for Special Use Permit by B&K Healing Hearts LLC to operate Community Based Residential (CBRF) Facility located at 2710 S 8th Street.
- [14.](#) Gen. Ord. No. 24-25-26 by Alderperson Close amending section 103-50 of the Sheboygan Municipal Code regarding certified survey map approval timing.

NEXT MEETING

15. November 11, 2025

ADJOURN

16. Motion to Adjourn

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

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

CITY OF SHEBOYGAN

CITY PLAN COMMISSION MINUTES

Tuesday, October 14, 2025

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

EXCUSED: Jerry Jones

STAFF/OFFICIALS PRESENT: Zoning Administrator Ellise Rose

OPENING OF MEETING

1. Roll Call

Mayor Sorenson called the meeting to order.

2. Pledge of Allegiance

The Pledge of Allegiance is recited.

3. Identify potential conflict of interest

No conflicts were identified.

MINUTES

4. Approval of the Plan Commission minutes from September 23, 2025.

MOTION TO APPROVE THE MINUTES OF THE PREVIOUS MEETING HELD ON SEPTEMBER 23, 2025.

Motion made by Kevin Jump, seconded by Kimberly Meller

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

Motion carried.

PUBLIC HEARINGS

5. Public hearing regarding application for Conditional Use with exceptions by JIAM Ling SUN to create commercial apartments located at 1109A N 8th Street.

No public comment.

MOTION TO CLOSE THE PUBLIC HEARING.

Motion made by Braden Schmidt, seconded by Alderperson Michael Close

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

Motion carried.

6. Public hearing regarding application for Conditional Use with exceptions by Arleigh Stuefen to create at 2-family dwelling located at 1502 Union Avenue.

No public comment.

MOTION TO CLOSE THE PUBLIC HEARING.

Motion made by Braden Schmidt, seconded by Joe Clarke

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

Motion carried.

7. Public hearing regarding application for Conditional Use with exceptions by Rickman Architecture and Design to construct an addition to the Sheboygan Weill Center located at 826 N 8th Street.

No public comment.

MOTION TO CLOSE THE PUBLIC HEARING.

Motion made by Braden Schmidt, seconded by Kevin Jump

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

Motion carried.

8. Public hearing regarding application for Conditional Use with exceptions by Paul Weaver to construct a hotel located at parcel 59281505750.

Cathy Schnur and David Repinski spoke about parking concerns.

MOTION TO CLOSE THE PUBLIC HEARING.

Motion made by Braden Schmidt, seconded by Joe Clarke

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

Motion carried.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

9. Application for Conditional Use with exceptions by JIAM Ling SUN to create commercial apartments located at 1109A N 8th Street.

MOTION TO APPROVE WITH THE FOLLOWING CONDITIONS

Motion made by Joe Clarke, seconded by Braden Schmidt

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

1. Prior to operation/occupancy, the applicant shall obtain all licenses and occupancy permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, health, state, federal, etc. An occupancy permit will be granted only at such time as the applicant has met all requirements.
2. If using dumpsters, dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility.
3. Outdoor storage of materials, products or equipment shall be prohibited.
4. Any fencing/retaining wall shall be installed per Section 105-945 of the City of Sheboygan Zoning Ordinance.

5. All new lighting shall be installed per Section 105-932 of the City of Sheboygan Zoning Ordinance. There shall be no spillover light onto adjacent properties or the streets.
6. 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.).
7. Absolutely no portion of the new building and/or site improvements shall cross the property lines including but not limited to buildings, balconies, decks, foundations, walls, gutters, eaves, roof, parking, fencing/retaining walls, signs, landscaping, etc.
8. If there are any amendments to the approved use and/or site plan, the applicant will be required to submit a new conditional use application reflecting those amendments.

Motion carried.

10. Application for Conditional Use with exceptions by Arleigh Stuefen to create at 2-family dwelling located at 1502 Union Avenue.

MOTION TO APPROVE WITH THE FOLLOWING CONDITIONS

Motion made by Joe Clarke, seconded by Braden Schmidt

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

1. Prior to operation/occupancy, the applicant shall obtain all licenses and occupancy permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, health, state, federal, etc. An occupancy permit will be granted only at such time as the applicant has met all requirements.
2. Outdoor storage of materials, products or equipment shall be prohibited.
3. Any fencing/retaining wall shall be installed per Section 105-945 of the City of Sheboygan Zoning Ordinance.
4. All new lighting shall be installed per Section 105-932 of the City of Sheboygan Zoning Ordinance. There shall be no spillover light onto adjacent properties or the streets.
5. 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.).
6. Absolutely no portion of the new building and/or site improvements shall cross the property lines including but not limited to buildings, balconies, decks, foundations, walls, gutters, eaves, roof, parking, fencing/retaining walls, signs, landscaping, etc.
7. If there are any amendments to the approved use and/or site plan, the applicant will be required to submit a new conditional use application reflecting those amendments.

Motion carried.

11. Application for Conditional Use with exceptions by Rickman Architecture and Design to construct an addition to the Sheboygan Weill Center located at 826 N 8th Street.

MOTION TO APPROVE WITH THE FOLLOWING CONDITIONS

Motion made by Branden Schmidt, seconded by Kevin Jump

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

1. Prior to operation/occupancy, the applicant shall obtain all licenses and occupancy permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire,

health, state, federal, etc. An occupancy permit will be granted only at such time as the applicant has met all requirements.

2. The facility will meet all zoning requirements including but not limited to noise, smells, vibration, hazardous materials, etc. If any issues arise, this matter may be brought back to the Plan Commission for review.
3. If using dumpsters, dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility. If using chain link fencing, the applicant shall install Privacy Decorative Slating (PDS) material in order to effectively screen and enclose the dumpster.
4. All outdoor storage of materials, products or equipment shall be prohibited.
5. All new lighting shall be installed per Section 105-932 of the City of Sheboygan Zoning Ordinance. There shall be no spillover light onto adjacent properties or the streets.
6. Applicant shall obtain the necessary sign permits prior to installation. Applicant shall work with staff with regards to constructing a well-designed signage for the site that utilizes colors and materials similar to the building. Staff may bring the proposed signage design back to the Plan Commission for review/approval.
7. Applicant is responsible for working with all private and public utilities in order to adequately service this development proposal (applicant will need to provide the necessary easements and/or relocate utilities as necessary).
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 and old ingress/egress driveway openings, curb, gutter, sidewalk, pavement, utilities, street trees, etc.).
9. If there are any amendments to the approved use and/or site plan, the applicant will be required to submit a new conditional use application reflecting those amendments.

Exceptions granted

- To have building height of approximately 44ft
- To have 2 additional wall signs and 1 additional projection sign

Motion carried.

12. Architectural review of the construction of a building addition at the Weill Center located at 826 N 8th St.

MOTION TO HAVE PROJECT RESUBMITTED WITH ELEVATION DRAWINGS INCLUDED AND REFINEMENT OF THE EXTERIOR DETAILING TO WORK WITH THE INTERIOR CONDITIONS.

Motion made by Joe Clarke, seconded by Braden Schmidt

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

Motion carried.

AMEND MOTION TO APPROVE PROCEEDING WITH FOOTING AND FOUNDATIONS AND HAVE EXTERIOR ELEVATION WORK RESUBMITTED FOR REVIEW

Motion made by Joe Clarke, seconded by Braden Schmidt

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

Motion carried.

AMEND MOTION TO INCLUDE EXPEDITED PROCESS FOR THE NEXT PLAN COMMISSION MEETING

Motion made by Joe Clarke, seconded by Braden Schmidt

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

Item 4.

Motion carried.

13. Application for Conditional Use Permit with exceptions by Paul Weaver to construct a new Watershed Harbor Hotel on parcel #59281505750.

MOTION TO APPROVE WITH THE FOLLOWING CONDITIONS

Motion made by Braden Schmidt, seconded by Joe Clarke

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

1. 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, health, storm drainage, DNR, etc. (Applicant shall be in contact with building inspection, fire, police, etc.). An occupancy permit will be granted only at such time as the applicant has met all requirements.
2. 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. Dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility. Dumpster enclosure shall be completed prior to issuance of an occupancy permit.
4. Outdoor storage of materials, products or equipment shall be prohibited.
5. 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.).
6. All new lighting shall be installed per Section 105-932 of the City of Sheboygan Zoning Ordinance (site lighting, building lighting, signage, etc.).
7. Applicant shall work with staff with regards to appropriate signage. If staff has any concerns with proposed signage design, the matter may be brought back to the Plan Commission for their consideration.
8. All areas used for parking/maneuvering of vehicles shall be paved.
9. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping.
10. Any new ingress/egress driveway openings and any drives to be closed or modified shall be improved to standard City specifications.
11. The parking lot and drives shall be designed so as to not impede or impair vehicular and pedestrian traffic movement or exacerbate the potential for pedestrian/vehicular conflicts.
12. Absolutely no portion of the new building and/or site improvements shall cross the property lines including but not limited to buildings, balconies, decks, foundations, walls, gutters, eaves, roof, parking, fencing/retaining walls, signs, landscaping, etc.).
13. Any work within City of Sheboygan Public rights-of-way shall be discussed with the City Engineering Department and constructed to standard City specifications (including, but not limited to, new and old ingress/egress driveway openings, drop off lane, curb, gutter, sidewalk, pavement, utilities, street trees, etc.).
14. Applicant will provide adequate public access along all streets and sidewalks and will take all appropriate actions to minimize the time period that adjacent properties and streets/sidewalks are impacted by the development (utilities, streets, etc.).
15. Applicant shall immediately clean any and all sediments, materials, tracking, etc. that may be spilled off-site on private or public lands and streets.
16. Streets and infrastructure damaged and/or disturbed during construction of all private and/or public improvements shall be promptly repaired by the applicant.

17. Applicant is responsible for working with all private and public utilities in order to adequately serve this development proposal (applicant will need to provide the necessary easements and/or relocate utilities as necessary).
18. City Development staff will issue a building permit only if the applicant has adequately satisfied all concerns related to the Sheboygan Water Utility.
19. City Development staff will issue a building permit only if the applicant has adequately satisfied all concerns related to the Sheboygan Fire Department, including but not limited to fire lane access at the site, sprinkler systems, hydrants, water pressures, etc.
20. If there are any amendments to the approved conditional use permit (including but not limited to site plan, architectural design, use, etc.), the applicant will be required to submit a new conditional use application reflecting those amendments.

Exceptions granted:

- To have a building height of 35ft

14. Architectural review of a Watershed Harbor Hotel located at parcel # 59281505750.

MOTION TO APPROVE AS PRESENTED.

Motion made by Braden Schmidt, seconded by Kimberly Meller

Voting yea: Braden Schmidt, Kevin Jump, Kimberly Meller, Joe Clarke and Alderperson Michael Close

Voting nay: Mayor Ryan Sorenson

Motion carried.

15. Discussion regarding the City of Sheboygan zoning chapter rewrite.

Discussion was held about the zoning chapter rewrite.

NEXT MEETING

16. October 28, 2025

The next scheduled meeting on October 28, 2025.

ADJOURN

17. Motion to Adjourn

MOTION TO ADJOURN AT 5:58 PM

Motion made by Joe Clarke, seconded by Kimberly Meller

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

Motion carried.

CITY OF SHEBOYGAN

REQUEST FOR ARCHITECTURAL REVIEW CONSIDERATION

ITEM DESCRIPTION: Architectural review of the construction of a building addition at the Weill Center located at 826 N 8th St.

REPORT PREPARED BY: Ellise Rose, Zoning Administrator

REPORT DATE: October 27, 2025

MEETING DATE: October 28, 2025

FISCAL SUMMARY:**STATUTORY REFERENCE:**

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

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

BACKGROUND / ANALYSIS:

Rickman Architecture + Design is proposing to construct a building addition at the Weill Center located at 826 N 8th St. The applicant states the following:

- The existing Weill Center will undergo an expansion to the north adjacent sites which includes a full basement, 2 full levels above grade with an additional partial roof deck level.
- The expanded space will provide additional storage, additional lobby amenities, offices, ticketing space, restrooms and a roof top bar with rooftop access.
- Total SF of expansion is +/- 18,000 SF.
- The existing Spanish Colonial Revival facade consists of stone veneer, stucco, terracotta roofing and misc. steel with storefront glass and mullions.
- The proposed expansion will complement the existing architectural style with the use of more stucco, terracotta coping, stone accents, ceramic tile and storefront glazing.
- The design intent is for this new expansion to extend the existing Spanish colonial revival design elements and characteristics in a way that does not detract from the historical facade but complement it.

STAFF COMMENTS:

None

ACTION REQUESTED:

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

ATTACHMENTS:

Architectural Review Application and required attachments.



CITY OF SHEBOYGAN
ARCHITECTURAL REVIEW
APPLICATION

Fee: _____

Review Date: _____

Item 8.

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

SECTION 1: Applicant/ Permittee Information

Name (Ind., Org. or Entity) Rickman Architecture + Design	Authorized Representative Rachel Cook	Title Executive Assistant	
Mailing Address 224 West Montgomery St	City Villa Rica	State GA	ZIP Code 30180
Email Address rc@radga.com	Phone Number (incl. area code) 678 282 7974		

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

Name (Ind., Org. or Entity) Weill Center Foundation	Contact Person Katy Glodosky	Title Executive Director	
Mailing Address 826 N 8th St	City Sheboygan	State WI	ZIP Code 53081
Email Address kglodosky@weillcenter.com	Phone Number (incl. area code) 920 208 3243		

SECTION 3: Architect Information

Name Michael Rickman, Rickman Architecture + Design			
Mailing Address 224 West Montgomery St	City Villa Rica	State GA	Zip 30180
Email Address mr@radga.com	Phone Number (incl. area code) 678 282 7974		

SECTION 4: Contractor Information

Name Quasius Construction			
Mailing Address 1202 A, N 8th St	City Sheboygan	State WI	Zip 53082
Email Address cleapley@quasius.com	Phone Number (incl. area code) 920 457 5585		

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) Michael Rickman	Title Owner, RAD	Phone Number 678 282 7974
Signature of Applicant 		Date Signed 09/03/2025

Complete application is to be filed with the Department of City Development, 828 Center Avenue, Suite 208. To be placed on the agenda of the 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 826 N 8th St Sheboygan, WI		Parcel No. 59281107120
Name of Proposed/Existing Business:	Weill Center Foundation	
Address of Property Affected:	826 N 8th St Sheboygan, WI	
Zoning Classification:	Central Commercial District	
New Building: ☐	Addition: ☐	Remodeling: ☐

SECTION 7: Description of Proposed Project

The existing Weill Center will undergo an expansion to the north adjacent sites which includes a full basement, 2 full levels above grade with an additional partial roof deck level. The expanded space will provide additional storage, additional lobby amenities, offices, ticketing space, restrooms and a roof top bar with rooftop access. Total SF of expansion is +/- 18,000 SF.

SECTION 8: Description of EXISTING Exterior Design and Materials

The existing Spanish Colonial Revival facade consists of stone veneer, stucco, terracotta roofing and misc steel with storefront glass and mullions.

SECTION 9: Description of the PROPOSED Exterior Design and Materials

The proposed expansion will compliment the existing architectural style with the use of more stucco, terracotta coping, stone accents, ceramic tile and storefront glazing. The design intent is for this new expansion to extend the existing spanish colonial revival design elements and characteristics in a way that does not detract from the historical facade but complement it.

APPLICATION SUBMITTAL REQUIREMENTS

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

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

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

ACTION BY ARCHITECTURAL REVIEW BOARD

DATE OF MEETING: _____

APPROVED: _____ CONDITIONALLY APPROVED: _____

DENIED: _____

CONDITIONS

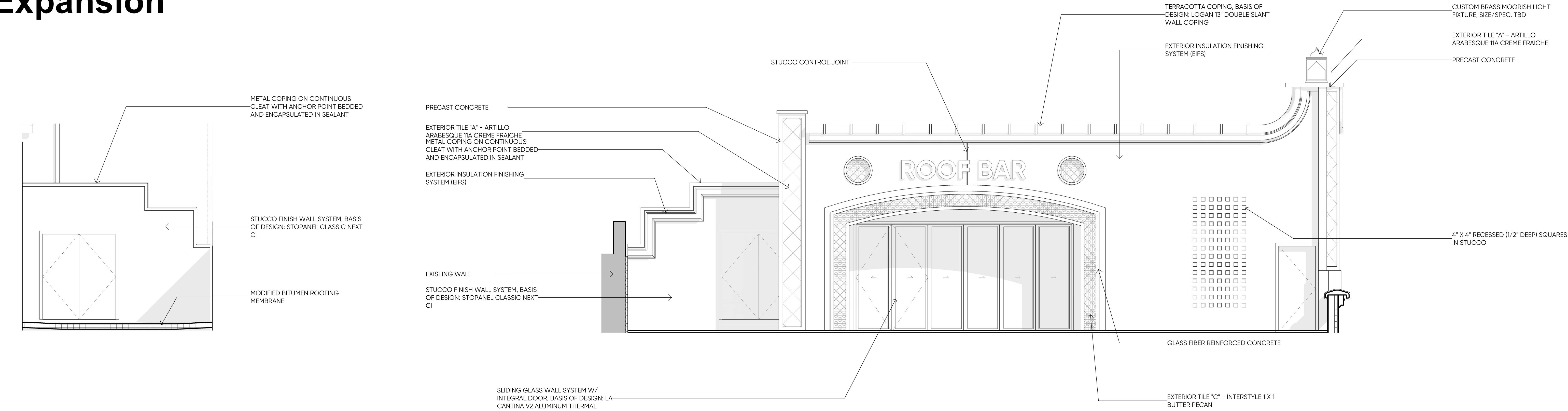
SIGNATURE: _____

Chairperson, Architectural Review Board OR
Manager of Planning & Zoning

DATE: _____

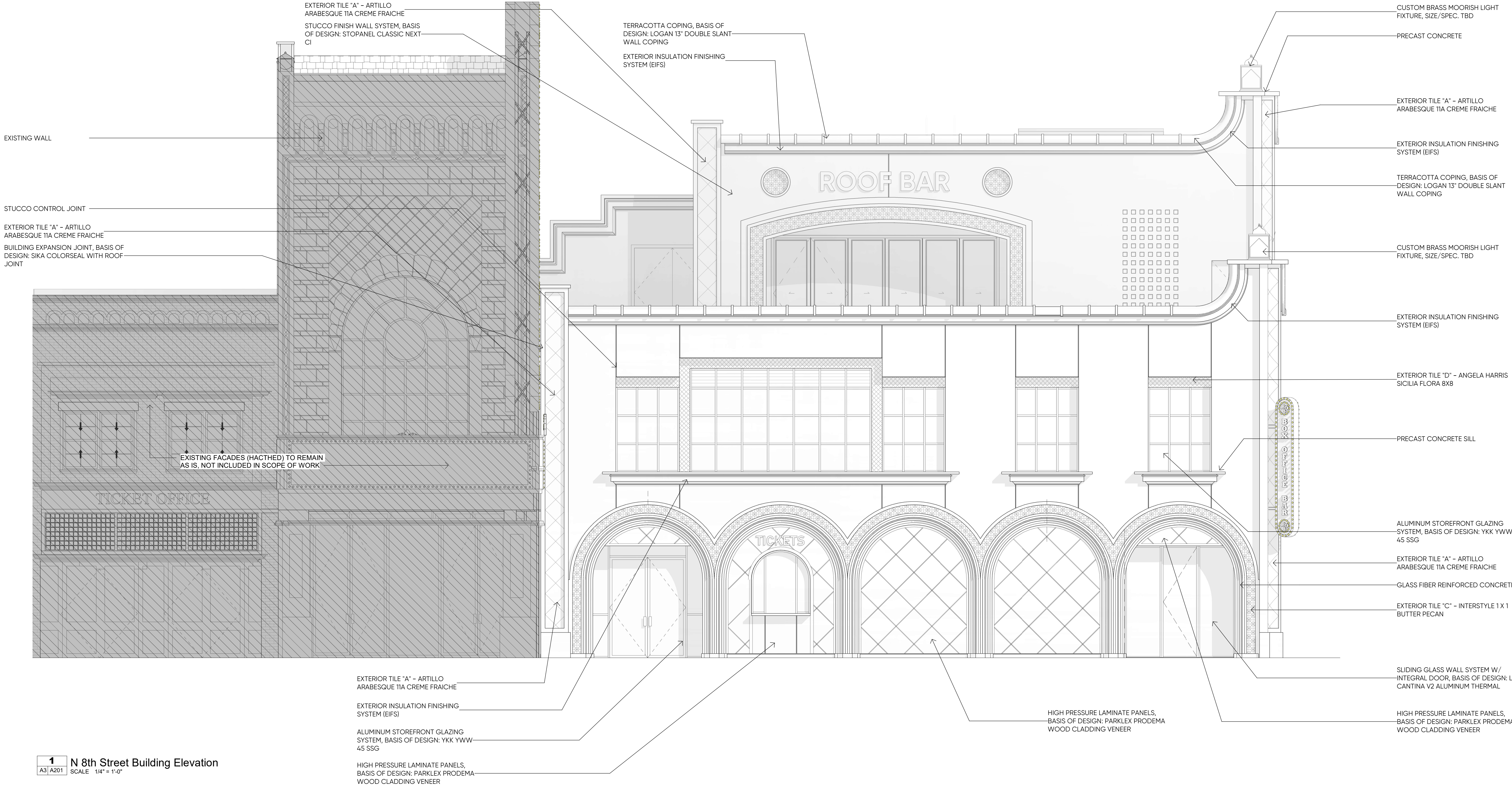
Weill Center Foundation Expansion

2025 10 24



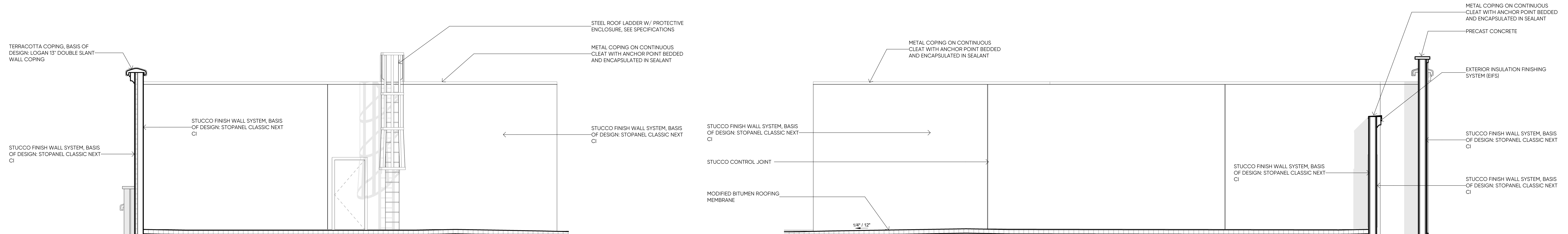
2 Roof Deck Elevation East Wall Mechanical Yard
A4 | A203 | SCALE: 1/4" = 1'-0"

3 Roof Deck Building Elevation
A4 | A203 | SCALE: 1/4" = 1'-0"



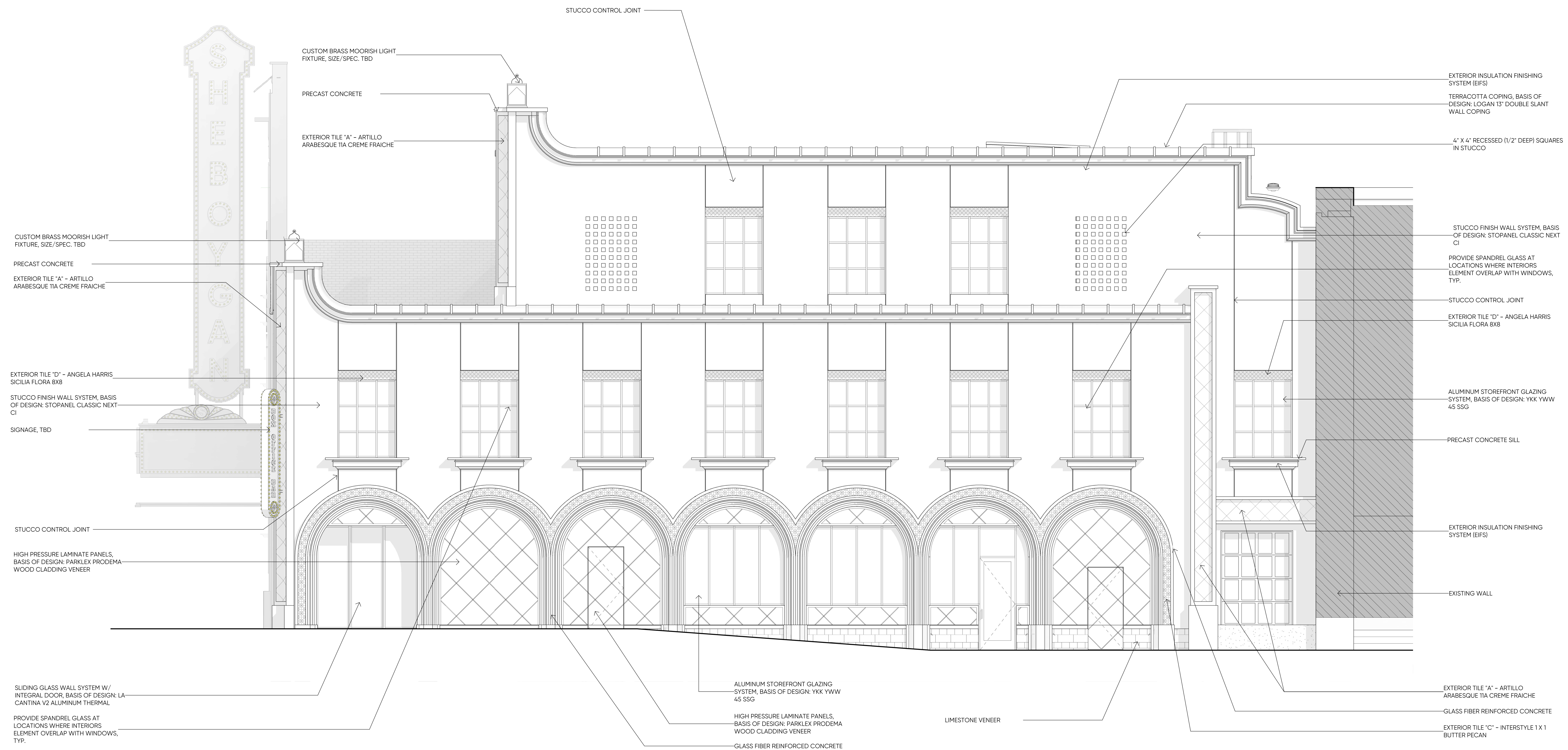
1 N 8th Street Building Elevation
A3 | A201 | SCALE: 1/4" = 1'-0"

2025 10 24



3 Roof Deck Elevation West Wall @ Mechanical Yard
 A4 A203 SCALE 1/4" = 1'-0"

2 Roof Deck Elevation South Wall @ Mechanical Yard
A4 A203 SCALE 1/4" = 1'-0"



1 Niagara Ave Exterior Building Elevation
A3 A201 SCALE 1/4" = 1'-0"









CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Application for Conditional Use Permit with exceptions by Todd and Michelle Patterson to install signage at Thirsty Seagull located at 520 N 4th Street, UR-12 Zone.

REPORT PREPARED BY: Jeffrey Witte, Planner

REPORT DATE: October 21, 2025

MEETING DATE: October 28, 2025

FISCAL SUMMARY:

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

STATUTORY REFERENCE:

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

BACKGROUND / ANALYSIS:

Todd and Michelle Patterson are proposing to install new Signage at the Thirsty Seagull located at 520 N 4th Street. The applicant states the following:

- Todd and Michelle Patterson purchased 4th Street Tap on April 30th, 2025. They are in the process of cleaning up the tavern and rebranding it to Thirsty Seagull.
- "At Thirsty Seagull our mission is to create a vibrant and welcoming gathering spot that celebrates community, camaraderie, and exceptional hospitality. We are dedicated to offering a diverse selection of quality beverages, fostering connections, and providing an unforgettable experience in a lively and inclusive atmosphere."
- In addition to the two Thirsty Seagull signs, would like to keep the bar's iconic Pabst sign currently hanging on the corner of the building, due to the number of customers, local and visitors, who say they had to stop because they saw the sign.
- They are asking to install two aluminum and lexon wall signs 2.5' x 9' (45 sf) LED lit. This would offer more options to communicate their business name.

The sign package includes:

Two (2) walls:

- Two (2) 2.5' h x 9' w (45 sf) LED lit wall signs.
 - Signs advertise "Thirsty Segull" on the front and side walls of the business.

STAFF COMMENTS:

Applicant is requesting the following exceptions:

- To install two (2) wall signs – Maximum permitted number of wall signs is one (1).
- To install two (2) wall signs exceeding the maximum square feet (32) in a UR-12 district.

Applicant believes the two additional wall signs are needed to advertise their business.

ACTION REQUESTED:

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

1. Applicant shall obtain the necessary sign permits prior to installation.
2. All new lighting shall be installed per Section 105-932 of the City of Sheboygan Zoning Ordinance. There shall be no spillover light onto adjacent properties or the streets.
3. All temporary signage/banners shall be removed prior to sign permit issuance.
4. If there are any amendments to the approved sign or location, the applicant will be required to submit a new conditional use application reflecting those amendments.

ATTACHMENTS:

Conditional Use Permit Application and Attachments



CITY OF SHEBOYGAN

APPLICATION FOR
CONDITIONAL USE

Fee: \$250.00

Review Date: _____

Zoning: _____

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

SECTION 1: Applicant/ Permittee Information

Applicant Name (Ind., Org. or Entity) SeagullTAP LLC.	Authorized Representative Todd A. Patterson	Title Owner	
Mailing Address 520 N 4th St. Sheb WI	City Sheboygan	State WI	ZIP Code 53081
Email Address Seagulltap@gmail.com	Phone Number (incl. area code) (920) 912-4366		

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

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

SECTION 3: Project or Site Location

Project Address/Description 520 N 4th Street	Parcel No. 59281112270
--	----------------------------------

SECTION 4: Proposed Conditional Use

Name of Proposed/Existing Business:	Thirsty Seagull
Existing Zoning:	Commercial
Present Use of Parcel:	Tavern / Apartments
Proposed Use of Parcel:	Tavern / Apartments
Present Use of Adjacent Properties:	Residential / Commercial

SECTION 5: Certification and Permission

Certification: I hereby certify that I am the owner or authorized representative of the owner of the property which is the subject of this Permit Application. I certify that the information contained in this form and attachments is true and accurate. I certify that the project will be in compliance with all permit conditions. I understand that failure to comply with any or all of the provisions of the permit may result in permit revocation and a fine and/or forfeiture under the provisions of applicable laws.

Permission: I hereby give the City permission to enter and inspect the property at reasonable times, to evaluate this notice and application, and to determine compliance with any resulting permit coverage.

Name of Owner/Authorized Representative (please print) Todd A. Patterson	Title Owner	Phone Number 920 912 4366
Signature of Applicant 		Date Signed 10-02-2025

Complete application is to be filed with the Department of City Development, 828 Center Avenue, Suite 208. To be placed on the agenda of the City Plan Commission, application must be filed three weeks prior to date of meeting – check with City Development on application submittal deadline date. Applications will not be processed if all required attachments and filing fee of \$250 (payable to the City of Sheboygan) are not submitted along with a complete and legible application. Application filing fee is non-refundable.

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

Fee: _____

Review Date: _____

Item 9.

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

SECTION 1: Applicant/ Permittee Information

Name (Ind., Org. or Entity) Seagull tap LLC	Authorized Representative Todd A. Patterson	Title owner	
Mailing Address 520 N 4th st	City Sheboygan	State WI	ZIP Code 53081
Email Address Seagulltap@gmail.com	Phone Number (incl. area code) (920) 912-4360		

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

Name of Proposed/existing business:	Thirsty Seagull		
Address of property affected:	520 N. 4th Street, Sheboygan WI 53081		
Use of property:	TAVERN	Type of Sign:	exterior wall mount
Description of sign: 9' Long x 2-1/2' High - 3" thick wall mount with pink light up letters			

SECTION 4: Configuration of Proposed Sign

Height:	2-1/2' feet	Width:	9' feet	Total Square Footage:	22.5
Amount of public street frontage:	252 feet				
Amount of exposed exterior wall length:	48' EAST 42' North	Setback:	13' EAST 65' North		
Method of Attachment:	Lag bolts INTO wall studs				
Method of Illumination:	LED - electric 120 VAC (25 amps)				
Sign Materials:	Aluminium And Lexon				
Total square footage of signs on subject property – Before proposed sign: 6.25 After proposed sign: 51.25					

SECTION 5: Certification and Permission

Certification: I hereby certify that I am the owner or authorized representative of the owner of the property which is the subject of this Sign Permit Application. I certify that the information contained in this form and attachments are true and accurate. I certify that the project will be in compliance with all conditions. I understand that failure to comply with any or all of the provisions of the permit may result in permit revocation and a fine and/or forfeiture under the provisions of applicable laws.

Permission: I hereby give the City permission to enter and inspect the property at reasonable times, to evaluate this notice and application, and to determine compliance with any resulting permit coverage.

Name of Owner/Authorized Representative (please print) Todd A. Patterson	Title owner	Phone Number 920 912 4366
Signature of Applicant 		Date Signed 10-06-2025

Complete application is to be filed with the Department of City Development, 828 Center Avenue, Suite 208. If required to be placed on the agenda of the City Plan Commission or Architectural Review Board, application must be filed three weeks prior to date of meeting – check with City Development on application submittal deadline date. Applications will not be processed if all required attachments and filing fee (payable to the City of Sheboygan) are not submitted along with a complete and legible application. Application filing fee is non-refundable.

October 6th, 2025

Todd and Michelle Patterson purchased 4th Street Tap on April 30th, 2025. They are in the process of cleaning up the tavern and rebranding it to Thirsty Seagull.

“At Thirsty Seagull our mission is to create a vibrant and welcoming gathering spot that celebrates community, camaraderie, and exceptional hospitality. We are dedicated to offering a diverse selection of quality beverages, fostering connections, and providing an unforgettable experience in a lively and inclusive atmosphere.”

In addition to the two Thirsty Seagull signs, we’re also asking to be able to keep the bar’s iconic Pabst sign currently hanging on the corner of the building, due to the number of customers, local and visitors, who say they had to stop because they saw the sign.

Thank you for your consideration,

Todd and Michelle Patterson

Thirsty Seagull

Thirsty Seagull

2.5'

9'

GREY





SIGN 2.5' 9'





2.5" SIGN 9'

Pabst
Blue Ribbon
BEER

520

TUNDRA

B PL4057
DEC

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Application for Conditional Use Permit with exceptions by Jennerman Enterprise LLC to operate a martial arts studio located at 1450 S 8th Street. Neighborhood Commerical Zone.

REPORT PREPARED BY: Jeffrey Witte, Planner

REPORT DATE: October 13, 2025

MEETING DATE: October 28, 2025

FISCAL SUMMARY:

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

STATUTORY REFERENCE:

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

BACKGROUND / ANALYSIS:

Jennerman Enterprise LLC is proposing to move Roufusport Sheboygan, a Mixed Martial Arts Academy to 1450 S 8th Street. The applicant states the following about the project:

- The proposed use for the building located at 1450 S 8th is a Mixed Martial Arts Academy offering several levels of membership.
- The applicant is looking to move into 1450 S 8th St Sheboygan, WI 53081. The building is currently vacant. They would be looking to turn it into a Mixed Martial Arts Academy. They chose this site based on ease of accessibility by different means of transportation.
- They would be providing a variety of classes; including Kids Brazilian Jiu Jitsu, Kids MMA, Kids Kickboxing, Adults BJJ, Adults Kickboxing, and Adults MMA. Our kids program allows zero strikes to the head. The kids are taught in a very safe and controlled manner. Our kids' program has already brought about a Youth National and World Champion in novice MMA, which is MMA with no strikes to the head. They would also have small amounts of merchandise like clothing and gear.
- They currently average 15 students per class. Their 6-month goal would be to increase to 25-30 students per class. As they grow, they would love to be able to hire some other coaches.
- Indoor renovations would be painting the walls. Putting down 1.5" mats across much of

the floor and 1.5" padding on the walls of said matted area. Which allows for a safe training space. We would hang heavy bags. Change lights/fans to better fit their needs within the space.

- They are purchasing \$3500 worth of mats in the next two weeks to be able to begin to have things rolling. They already have some of the wall matting as well. We believe the rest of the projects would be in the ballpark of around \$7500. They are shooting for operation beginning 12/01 if everything were to come together correctly and timely.
- There is a parking lot next to the building, as well as plenty of street parking available. It will not be a nuisance to the area as there won't be any incredibly loud noises, strong smells, or overnight hours.
- They believe everything they stand for and do is in harmony with the purposes, goals, objectives, policies, and standards of the City of Sheboygan. Their goal from the beginning was and is to provide a safe and controlled environment for martial arts. They believe martial arts are great for the community. There are a number of areas that they believe can be directly affected. They think that martial arts are a good combat for bullying, fighting on two fronts. Kids with the self-confidence that martial arts can provide are less likely to bully someone else and adversely less likely to be bullied. They've had a couple of young men that started training with us and were previously in trouble with school and the law. Since training at their gym neither of these students has been back in trouble.
- Their occupancy of the building would not have a negative effect on the area in any way whatsoever, we are confident of the opposite. We do not foresee any trouble with utilities or services by public agencies.

Specific site improvements include:

- They would put in window signage right away and they would like to have bigger signage of some sort in the future.
- Exterior renovations would be to add a new window into an old boarded up window opening to allow more natural light. Also replacing current windows throughout the building.

STAFF COMMENTS:

1450 S 8th Street is zoned Neighborhood Commercial (NC) which is a commercial zone. The applicant is permitted to operate a fitness facility at 2516 Superior Avenue with a conditional use permit.

The applicant is requesting the following exception:

- Applicant is asking to waive the parking requirements.

It is staff understanding that 1450 S 8th Street has always been used commercially.

There are residences directly to the east of this property (share a common property line), proposed use shall not negatively impact the residences with regards, to noise, garbage, parking, hours of operation, etc.

ACTION REQUESTED:

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

1. Prior to building permit issuance, the applicant shall obtain all licenses/permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, hazardous materials, health, water, sewer, storm drainage, etc. (Applicant shall be in contact with building inspection, fire, police, etc.). An occupancy permit will be granted only at such time as the applicant has met all requirements.
2. If using dumpsters, the dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility. If using chain link fencing, the applicant shall install Privacy Decorative Slating (PDS) material in order to effectively screen and enclose the dumpster.
3. Outdoor storage of materials, products or equipment shall be prohibited.
4. Applicant shall obtain the necessary sign permits prior to installation. Applicant shall work with staff with regards to constructing a well-designed signage for the site that utilizes colors and materials similar to the building.
5. If staff has any concerns pertaining to sign design, staff may bring the proposed sign design back to the Plan Commission for review/approval.
6. If the applicant is remodeling the exterior of the building, the applicant shall obtain City of Sheboygan Architectural Review approval prior to remodel construction.
7. If there are any amendments to the approved use/site plan, the applicant will be required to submit a new application reflecting those amendments.

ATTACHMENTS:

Conditional Use and required attachments



CITY OF SHEBOYGAN

APPLICATION FOR
CONDITIONAL USE

Fee: \$250.00

Review Date: _____

Zoning: _____

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

SECTION 1: Applicant/ Permittee Information

Applicant Name (Ind., Org. or Entity) Waltham Jennerman Enterprises LLC	Authorized Representative Nathaniel Jennerman	Title Owner	
Mailing Address 2716 Michigan Ave	City Sheboygan	State WI	ZIP Code 53081
Email Address jennermanmma@gmail.com	Phone Number (incl. area code) (920) 889 2934		

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

Applicant Name (Ind., Org. or Entity) Sheboygan Paper Box Company	Contact Person Scott L. Monnot	Title EVP + GM	
Mailing Address 716 Clara Ave.	City Sheboygan	State WI	ZIP Code 53082
Email Address Smonnot@SBox.com	Phone Number (incl. area code) 920-453-0961		

SECTION 3: Project or Site Location

Project Address/Description 1450 5 th St. Sheboygan, WI 53081	Parcel No. 592 813 18510
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SECTION 4: Proposed Conditional Use

Name of Proposed/Existing Business:	none
Existing Zoning:	Neighborhood Commercial District
Present Use of Parcel:	Vacant
Proposed Use of Parcel:	Martial arts school
Present Use of Adjacent Properties:	

SECTION 5: Certification and Permission

Certification: I hereby certify that I am the owner or authorized representative of the owner of the property which is the subject of this Permit Application. I certify that the information contained in this form and attachments is true and accurate. I certify that the project will be in compliance with all permit conditions. I understand that failure to comply with any or all of the provisions of the permit may result in permit revocation and a fine and/or forfeiture under the provisions of applicable laws.

Permission: I hereby give the City permission to enter and inspect the property at reasonable times, to evaluate this notice and application, and to determine compliance with any resulting permit coverage.

Name of Owner/Authorized Representative (please print) Scott L. Monnot	Title EVP + GM	Phone Number 920-453-0961
Signature of Applicant 		Date Signed 10/07/25

Complete application is to be filed with the Department of City Development, 828 Center Avenue, Suite 208. To be placed on the agenda of the City Plan Commission, application must be filed three weeks prior to date of meeting – check with City Development on application submittal deadline date. Applications will not be processed if all required attachments and filing fee of \$250 (payable to the City of Sheboygan) are not submitted along with a complete and legible application. Application filing fee is non-refundable.

The current operating name of our gym is Roufusport Shebygan. We are a Mixed Martial Arts academy. We are currently discussing the possibility of changing names and slightly rebranding. There would be no change in ultimate direction.

We are looking to move into 1450 S 8th St Sheboygan, WI 53081. The building is currently vacant. We would be looking to turn it into a Martial Arts Academy. We chose this site based on ease of accessibility by different means of transportation.

We would be providing a variety of classes; including Kids Brazilian Jiu Jitsu, Kids MMA, Kids Kickboxing, Adults BJJ, Adults Kickboxing, and Adults MMA. Our kids program allows zero strikes to the head. The kids are taught in a very safe and controlled manner. Our kids program has already brought about a Youth National and World Champion in novice mma, which is mma with no strikes to the head. We would also have small amounts of merchandise like clothing and gear.

Currently we average 15 students per class. Our 6 month goal would be to increase to 25-30 students per class. As we grow, we would love to be able to hire some other coaches. It would be all part time work or independently contracted. Those would be discussions to be had in the future when it would be prominent to happen.

Indoor renovations would be painting the walls. Putting down 1.5" mats across much of the floor and 1.5" padding on the walls of said matted area. Which allows for a safe training space. We would hang heavy bags. Change lights/fans to better fit our needs within the space. Exterior renovations would be to add a new window into an old boarded up window opening to allow more natural light. Also replacing current windows throughout the building.

We would do window signage right away and we would very much like to have bigger signage of some sort in the future. We can honestly say that right now, it wouldn't be top priority. Coming into next spring/summer it would likely be more of a topic of necessity.

We are purchasing \$3500 worth of mats in the next two weeks to be able to begin to have things rolling. We already have some of the wall matting as well. We believe the rest of the projects would be in the ball park of around \$7500. We would be shooting for operation beginning 12/01 if everything were to come together correctly and timely.

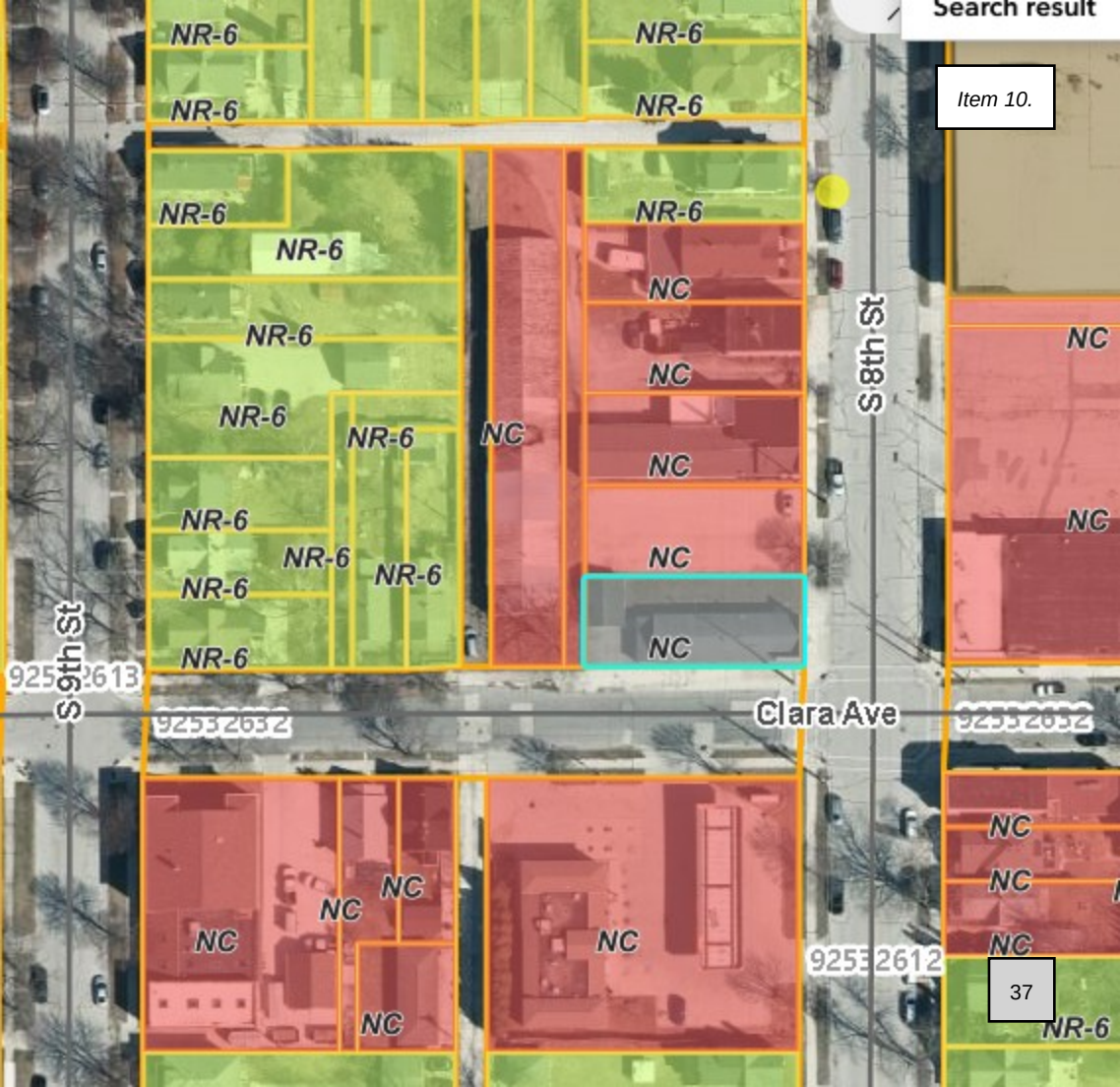
There is a parking lot next to the building, as well as plenty of street parking available. It will not be a nuisance to the area as there won't be any incredibly loud noises, strong smells, or overnight hours.

We believe everything we stand for and do is in harmony with the purposes, goals, objectives, policies, and standards of the City of Sheboygan. Our goal from the beginning was and is to provide a safe and controlled environment for martial arts. We believe martial arts are great for the community. There are a number of areas that we believe can be directly affected. We think that martial arts are a good combat for bullying, fighting on two fronts. Kids with the

self-confidence that martial arts can provide are less likely to bully someone else and adversely less likely to be bullied. We've had a couple of young men that started training with us and were previously in trouble with school and the law. Since training at our gym neither of these students has been back in trouble.

Our occupancy of the building would not have a negative affect on the area in any way whatsoever, we are confident of the opposite. We do not foresee any trouble with utilities or services by public agencies.

Item 10.



CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: General Development Plan amendment by Quasius Construction, INC, to construct an addition at 342 S Pier Drive. PUD Overlay Zone.

REPORT PREPARED BY: Jeffrey Witte, Planner

REPORT DATE: October 21, 2025

MEETING DATE: October 28, 2025

FISCAL SUMMARY:

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

STATUTORY REFERENCE:

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

BACKGROUND / ANALYSIS:

Today the Plan Commission will be reviewing the amendment to the General Development Plan (GDP) for property located at 342 S Pier Drive.

The applicant states the following about the addition to the EB Flow Coffeehouse:

- The proposed project is an addition to the existing building that currently houses Eb Flo Coffeehouse on the first floor and a private residence on the second floor. The addition will house an improved and expanded kitchen and dining area to serve the patrons of the coffee shop. The design intent of the new addition is to make it blend seamlessly with the existing building using like materials inside and to make it look like it has been in place since the original construction of the building. The existing public use areas that surround the building will be maintained post construction with small modifications to support the new addition.
- The mix of dwelling unit types and land use will remain unchanged.
- The general treatment of natural features will be similar to existing. There is quite a bit of landscaping on the property presently and it is the intent of the project to mimic that feature going forward.
- The relationship of the building with nearby properties and streets will remain unchanged.
- The project intent fits within the comprehensive master plan.
- The property is currently zone PUD.
- All zoning standards will be met.
- No modifications to the requirements of the zoning district are being requested.

- Signage on the building will remain unchanged. 1 light will be relocated from above the existing exit that is being eliminated and installed over the new exit from the new kitchen.
- They are proposing keeping the building zoned as PUD because the overall use of the site is not changing, and the only reason for renovation is to support the growing demand and popularity of the coffee shop.

STAFF COMMENTS:

The surrounding neighborhood zoning is Planned Unit Development

Underlying zoning standards that will not be met:

1. Maximum height of 20' feet. The project has a height of 25'.

ACTION REQUESTED:

Motion to recommend the Common Council approve the proposed amended General Development Plan subject to the following conditions:

1. Prior to building permit issuance, the applicant shall obtain all licenses/permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, water, sewer, storm drainage, health, etc. (Applicant shall be in contact with building inspection, fire, police, etc.). An occupancy permit will be granted only at such time as the applicant has met all requirements.
2. Submittal and approval of a proposed storm drainage plan prior to building permit issuance.
3. Outdoor storage of materials, products or equipment shall be prohibited.
4. All ground level and rooftop mechanicals shall be screened and/or enclosed and constructed of like materials and colors of the facility (HVAC equipment, etc.).
5. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping.
6. Any work within City of Sheboygan Public rights-of-way shall be discussed with the City Engineering Department and constructed to standard City specifications (including, but not limited to, new and old ingress/egress driveway openings, curb, gutter, sidewalk, pavement, utilities, street trees, etc.).
7. Applicant will provide adequate public access along all streets and sidewalks and will take all appropriate actions to minimize the time period that adjacent properties and streets/sidewalks are impacted by the development (utilities, streets, etc.).
8. Applicant shall immediately clean any and all sediments, materials, tracking, etc. that may be spilled off-site on private or public lands and streets.
9. Streets and infrastructure damaged and/or disturbed during construction of all private and/or public improvements shall be promptly repaired by the applicant.
10. Absolutely no portion of the new building and/or site improvements shall cross the property lines including but not limited to buildings, balconies, decks, foundations, walls, gutters, eaves, roof, parking, fencing/retaining walls, signs, landscaping, art, etc.
11. 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).

12. City Development staff will issue a building permit only if the applicant has adequately satisfied all concerns related to the Sheboygan Fire Department, including but not limited to fire lane access at the site, sprinkler systems, hydrants, water pressures, etc.

If there are any amendments to the approved SIP the applicant will have to submit an amended SIP for review that accurately reflects any and all proposed changes.

ATTACHMENTS:

Amended General Development Plan and required attachments.

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Specific Implementation Plan amendment by Quasius Construction, INC, to construct an addition at 342 S Pier Drive. PUD Overlay Zone.

REPORT PREPARED BY: Jeffrey Witte, Planner

REPORT DATE: October 21, 2025

MEETING DATE: October 28, 2025

FISCAL SUMMARY:

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

STATUTORY REFERENCE:

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

BACKGROUND / ANALYSIS:

Today the Plan Commission will be reviewing the amendment to the Specific Implementation Plan (SIP) for property located at 342 S Pier Drive.

The applicant states the following about the addition to the EB Flow Coffeehouse:

- The proposed project is an addition to the existing building that currently houses Eb Flo Coffeehouse on the first floor and a private residence on the second floor. The addition will house an improved and expanded kitchen and dining area to serve the patrons of the coffee shop. The design intent of the new addition is to make it blend seamlessly with the existing building using like materials inside and to make it look like it has been in place since the original construction of the building. The existing public use areas that surround the building will be maintained post construction with small modifications to support the new addition.
- The mix of dwelling unit types and land use will remain unchanged.
- The general treatment of natural features will be similar to existing. There is quite a bit of landscaping on the property presently and it is the intent of the project to mimic that feature going forward.
- The relationship of the building with nearby properties and streets will remain unchanged.
- The project intent fits within the comprehensive master plan.
- The property is currently zone PUD.
- All zoning standards will be met.
- No modifications to the requirements of the zoning district are being requested.

- Signage on the building will remain unchanged. 1 light will be relocated from above the existing exit that is being eliminated and installed over the new exit from the new kitchen.
- They are proposing keeping the building zoned as PUD because the overall use of the site is not changing, and the only reason for renovation is to support the growing demand and popularity of the coffee shop.
- The SIP will strictly conform to the approved GDP.

STAFF COMMENTS:

The surrounding neighborhood zoning is Planned Unit Development

Underlying zoning standards that will not be met:

1. Maximum height of 20' feet. The project has a height of 25'.

ACTION REQUESTED:

Motion to recommend the Common Council approve the proposed amended Specific Implementation Plan subject to the following conditions:

1. Prior to building permit issuance, the applicant shall obtain all licenses/permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, water, sewer, storm drainage, health, etc. (Applicant shall be in contact with building inspection, fire, police, etc.). An occupancy permit will be granted only at such time as the applicant has met all requirements.
2. Submittal and approval of a proposed storm drainage plan prior to building permit issuance.
3. Outdoor storage of materials, products or equipment shall be prohibited.
4. All ground level and rooftop mechanicals shall be screened and/or enclosed and constructed of like materials and colors of the facility (HVAC equipment, etc.).
5. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping.
6. Any work within City of Sheboygan Public rights-of-way shall be discussed with the City Engineering Department and constructed to standard City specifications (including, but not limited to, new and old ingress/egress driveway openings, curb, gutter, sidewalk, pavement, utilities, street trees, etc.).
7. Applicant will provide adequate public access along all streets and sidewalks and will take all appropriate actions to minimize the time period that adjacent properties and streets/sidewalks are impacted by the development (utilities, streets, etc.).
8. Applicant shall immediately clean any and all sediments, materials, tracking, etc. that may be spilled off-site on private or public lands and streets.
9. Streets and infrastructure damaged and/or disturbed during construction of all private and/or public improvements shall be promptly repaired by the applicant.
10. Absolutely no portion of the new building and/or site improvements shall cross the property lines including but not limited to buildings, balconies, decks, foundations, walls, gutters, eaves, roof, parking, fencing/retaining walls, signs, landscaping, art, etc.

11. 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).
12. City Development staff will issue a building permit only if the applicant has adequately satisfied all concerns related to the Sheboygan Fire Department, including but not limited to fire lane access at the site, sprinkler systems, hydrants, water pressures, etc.

If there are any amendments to the approved SIP the applicant will have to submit an amended SIP for review that accurately reflects any and all proposed changes.

ATTACHMENTS:

Amended Specific Implementation Plan and required attachments.



CITY OF SHEBOYGAN

**APPLICATION FOR
PLANNED UNIT DEVELOPMENT**

Fee: \$250.00

Review Date: _____

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

SECTION 1: Applicant/ Permittee Information

Applicant Name (Ind., Org. or Entity) QUASISUS CONSTRUCTION, INC.	Authorized Representative SAM LENOY	Title PROJECT MANAGER	
Mailing Address PO BOX 727	City SHEBOYGAN	State WI	ZIP Code 53082
Email Address SLENOY@QUASISUS.COM	Phone Number (incl. area code) 920-627-8056	Fax Number (incl. area code) N/A	

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

Applicant Name (Ind., Org. or Entity) CAREFUL PROPERTIES, LLC	Contact Person JASON LABOUE	Title OWNER	
Mailing Address 342 S. PIEN DRIVE	City SHEBOYGAN	State WI	ZIP Code 53081
Email Address JASON@LABOUE.NET	Phone Number (incl. area code) 920-912-8787	Fax Number (incl. area code) N/A	

SECTION 3: Project or Site Location

Project Address/Description 342 S PIEN DRIVE	Parcel No. 59281322033
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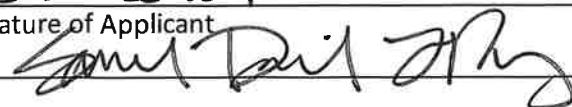
SECTION 4: Proposed Planned Unit Development

Name of Proposed/Existing Business:	EB FLO COFFEEHOUSE
Existing Zoning:	P.U.D.
Present Use of Parcel:	COFFEEHOUSE + CONDO
Proposed Use of Parcel:	SAME AS EXISTING
Present Use of Adjacent Properties:	VACANT TO THE WEST, MINI GOLF COURSE TO EAST

SECTION 5: Certification and Permission

Certification: I hereby certify that I am the owner or authorized representative of the owner of the property which is the subject of this Permit Application. I certify that the information contained in this form and attachments is true and accurate. I certify that the project will be in compliance with all permit conditions. I understand that failure to comply with any or all of the provisions of the permit may result in permit revocation and a fine and/or forfeiture under the provisions of applicable laws.

Permission: I hereby give the City permission to enter and inspect the property at reasonable times, to evaluate this notice and application, and to determine compliance with any resulting permit coverage.

Name of Owner/Authorized Representative (please print) SAM LENOY	Title PROJECT MANAGER	Phone Number 920-627-8056
Signature of Applicant 		Date Signed 10/6/2025

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

GDP/SIP Description:

1. The proposed project is an addition to the existing building that currently houses Eb Flo Coffeehouse on the first floor and a private residence on the second floor. The addition will house an improved and expanded kitchen and dining area to serve the patrons of the coffee shop. The design intent of the new addition is to make it blend seamlessly with the existing building using like materials inside and to make it look like it has been in place since the original construction of the building. The existing public use areas that surround the building will be maintained post construction with small modifications to support the new addition.
2. The mix of dwelling unit types and land use will remain unchanged.
3. The general treatment of natural features will be similar to existing. There is quite a bit of landscaping on the property presently and it is the intent of the project to mimic that feature going forward.
4. The relationship of the building with nearby properties and streets will remain unchanged.
5. The project intent fits within the comprehensive master plan.
6. The property is currently zone PUD.
7. All zoning standards will be met.
8. No modifications to the requirements of the zoning district are being requested.
9. Signage on the building will remain unchanged. 1 light will be relocated from above the existing exit that is being eliminated and installed over the new exit from the new kitchen.
10. We are proposing keeping the building zoned as PUD because the overall use of the site is not changing, and the only reason for renovation is to support the growing demand and popularity of the coffee shop.
11. The SIP will strictly conform to the approved GDP.

CONSULTANTS:

PROJECT TITLE:

EB FLO COFFEE HOUSE

340 S PIER DRIVE
SHEBOYGAN, WI 53081

ISSUE:

NO. DATE REVISIONS BY

2025-10-01 - REVIEW SET - NOT FOR CONSTRUCTION

PROJECT INFORMATION:

PROJECT NUMBER: 2025-0141

DATE: 10/01/2025

DRAWN BY: BWK

CHECKED BY: PMC

APPROVED BY: SJF

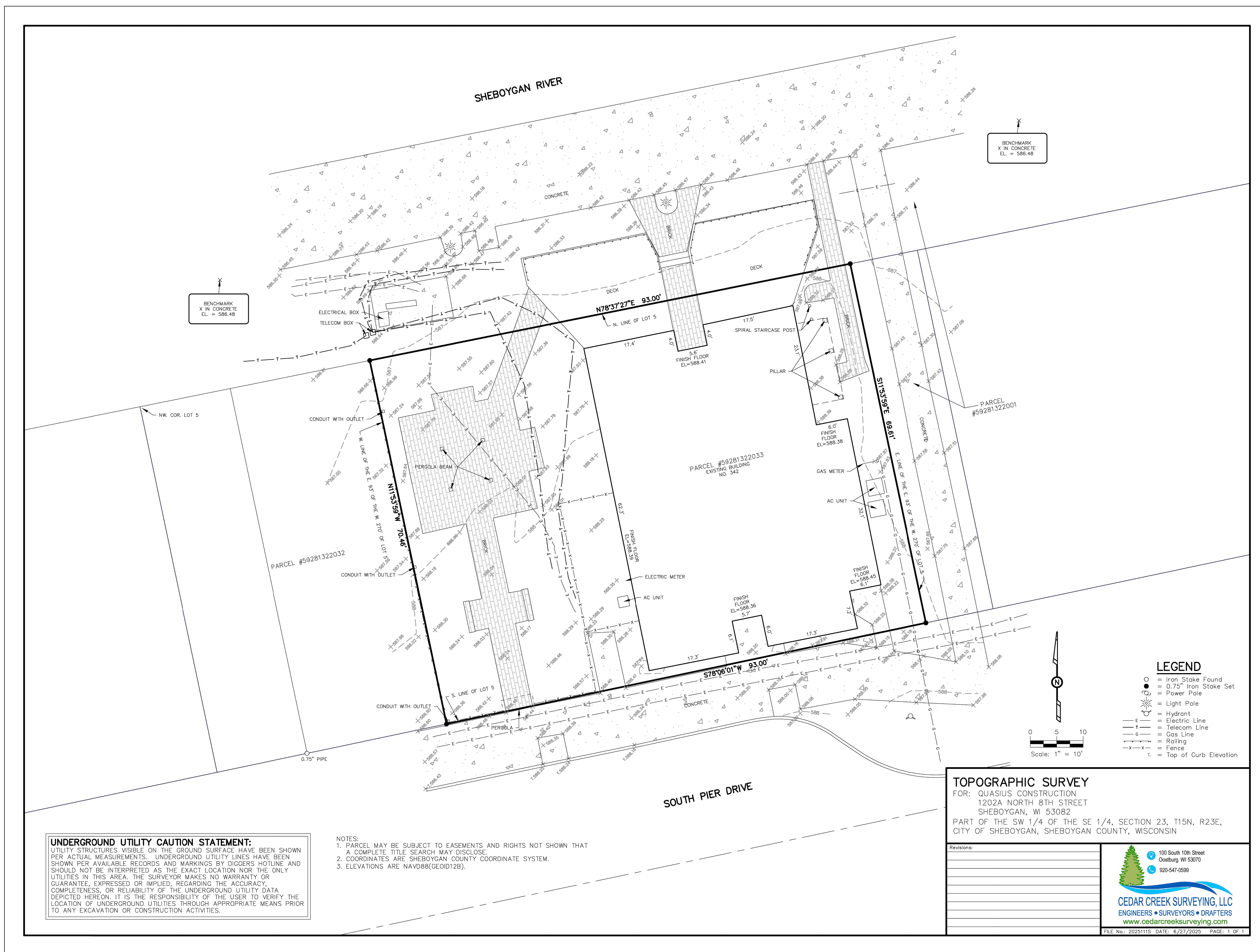
SCALE: AS SHOWN

SHEET TITLE:

EXISTING CONDITIONS

SHEET NUMBER:

C-100



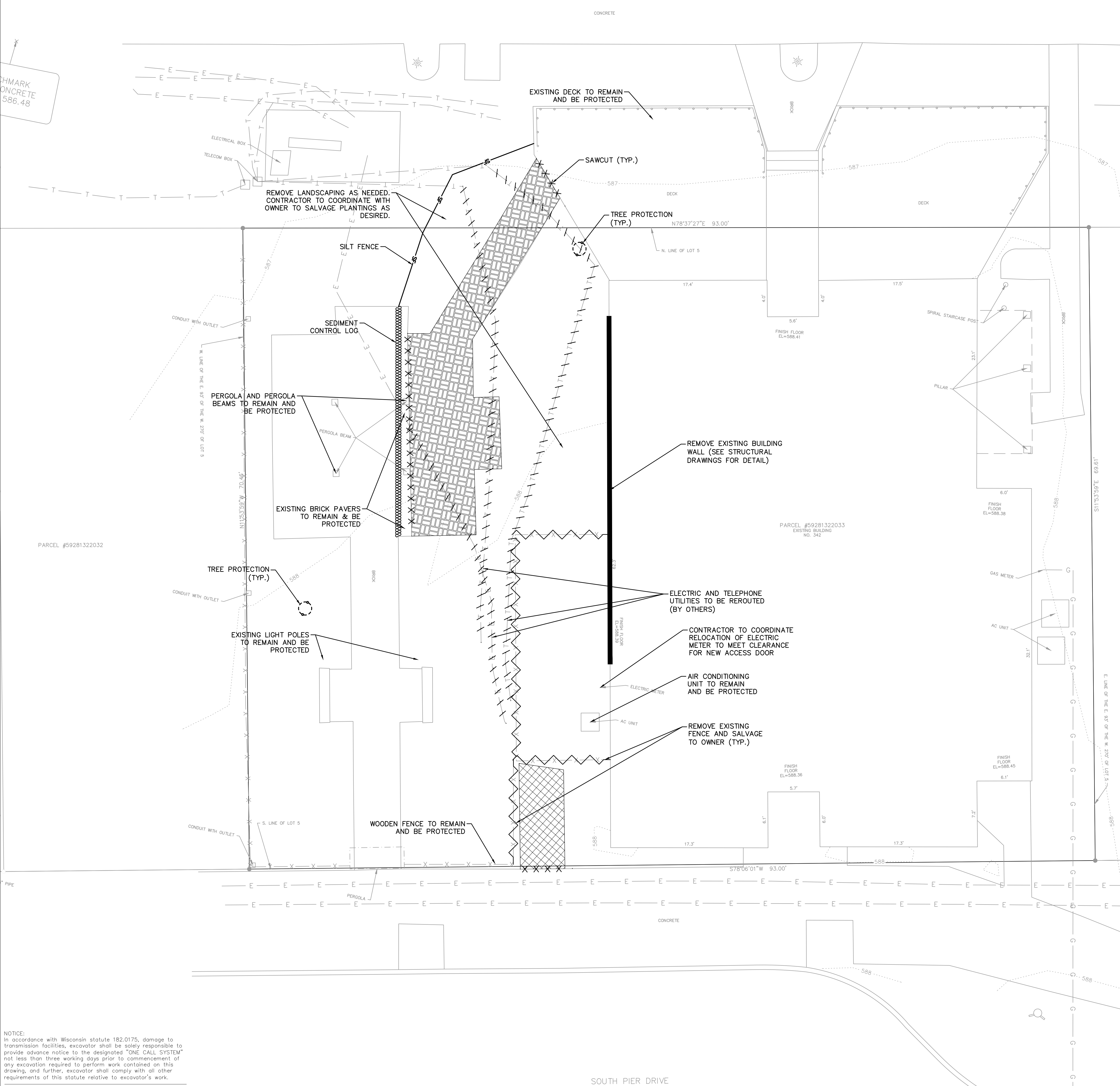
NOTICE:
In accordance with Wisconsin statute 182.0175, damage to transmission facilities, excavator shall be solely responsible to provide advance notice to the designated "ONE CALL SYSTEM" not less than three working days prior to commencement of any excavation required to perform work contained on this drawing, and further, excavator shall comply with all other requirements of this statute relative to excavator's work.

DISCLAIMER:
The underground utilities shown have been located from field survey information and existing drawings. GRAEF makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. GRAEF further does not warrant that the underground utilities shown are in the exact location indicated. GRAEF has not physically located the underground utilities.

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NOTICE:
In accordance with Wisconsin statute 182.0175, damage to transmission facilities, excavator shall be solely responsible to provide advance notice to the designated "ONE CALL SYSTEM" not less than three working days prior to commencement of any excavation required to perform work contained on this drawing, and further, excavator shall comply with all other requirements of this statute relative to excavator's work.

DISCLAIMER:
The underground utilities shown have been located from field survey information and existing drawings. GRAEF makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. GRAEF further does not warrant that the underground utilities shown are in the exact location indicated. GRAEF has not physically located the underground utilities.



EROSION CONTROL NOTES

- CONSTRUCTION SITE EROSION CONTROL AND SEDIMENTATION CONTROL SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY OF SHEBOYGAN, AND SHALL EMPLOY EROSION CONTROL METHODS AS SHOWN AND SPECIFIED IN THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR) "CONSTRUCTION SITE EROSION AND SEDIMENT CONTROL TECHNICAL STANDARDS".
- ALL EROSION CONTROL MEASURES SHALL BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND SHALL BE INSTALLED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON THE SITE.
- ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE CHECKED FOR STABILITY AND OPERATION AFTER A RAINFALL OF 0.5 INCHES OR MORE, BUT NO LESS THAN ONCE EVERY WEEK. MAINTENANCE OF ALL EROSION CONTROL STRUCTURES SHALL BE PROVIDED TO INSURE INTENDED PURPOSE IS ACCOMPLISHED. REPAIRS AND MAINTENANCE SHALL BE COMPLETED WITHIN 24 HOURS OF INSPECTION. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANUP AND REMOVAL OF ALL SEDIMENT WHEN LEAVING PROPERTY. EROSION CONTROL MEASURES MUST BE IN WORKING CONDITION AT END OF EACH WORK DAY.
- SILT FENCE SHALL BE INSTALLED IN THE LOCATIONS SHOWN ON THE CONSTRUCTION PLANS. SEDIMENT DEPOSITS WILL BE REMOVED FROM BEHIND THE SILT FENCE WHEN DEPOSITS REACH A DEPTH OF 6 INCHES. THE SILT FENCE WILL BE REPAIRED OR REPLACED AS NECESSARY TO MAINTAIN A BARRIER.
- EROSION CONTROL MEASURES SHALL BE MAINTAINED ON A CONTINUING BASIS UNTIL SITE IS FULLY STABILIZED.
- PERIODIC STREET SWEEPING SHALL BE COMPLETED TO MAINTAIN THE PUBLIC STREET FREE OF DUST AND DIRT.
- SILT FENCE SHALL BE INSTALLED IN HORSESHOE FASHION AROUND ALL TOPSOIL AND FILL STOCKPILES. NOTIFY CITY OF SHEBOYGAN OF ANY NEW STOCKPILE LOCATIONS.
- CONSTRUCTION SEQUENCE FOR EROSION CONTROL INCLUDES:
 - INSTALL SILT FENCE.
 - STRIP TOPSOIL FROM SITE.
 - PERFORM DEMOLITION AND EXCAVATION WORK FOR SITE & EXISTING BUILDING.
 - INSTALL SITE UTILITIES.
 - CONSTRUCT BUILDING IMPROVEMENTS.
 - PERFORM SITE WORK PER PLAN.
 - INSTALL LANDSCAPING ON COMPLETED SITE WITHIN 7 DAYS OF COMPLETING CONSTRUCTION.
 - REMOVE EROSION CONTROL MEASURES ONLY WHEN SITE IS FULLY STABILIZED.
- SITE DEWATERING. WATER PUMPED FROM THE SITE SHALL BE TREATED BY SEDIMENT BASINS OR OTHER APPROPRIATE BEST MANAGEMENT PRACTICES SPECIFIED IN THE WDNR "CONSTRUCTION SITE EROSION AND SEDIMENT CONTROL TECHNICAL STANDARDS". WATER SHALL NOT BE DISCHARGED IN A MANNER THAT CAUSES EROSION OF THE SITE, ADJACENT SITES, OR RECEIVING CHANNELS.
- WASTE AND MATERIAL DISPOSAL. ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, WASTEWATER, TOXIC MATERIALS, OR HAZARDOUS MATERIALS) SHALL BE PROPERLY DISPOSED AND NOT ALLOWED TO BE CARRIED OFF-SITE BY RUNOFF OR WIND.
- TRACKING. PREVENT SEDIMENT FROM BEING TRACKED ONTO PUBLIC OR PRIVATE ROADWAYS. ANY SEDIMENT REACHING A PUBLIC OR PRIVATE ROAD SHALL BE REMOVED BY STREET CLEANING, TO THE SATISFACTION OF THE CITY, BEFORE THE END OF EACH WORKDAY. FLUSHING MAY NOT BE USED UNLESS SEDIMENT WILL BE CONTROLLED BY A SEDIMENT BASIN OR OTHER APPROPRIATE BEST MANAGEMENT PRACTICE SPECIFIED IN THE WDNR "CONSTRUCTION SITE EROSION AND SEDIMENT CONTROL TECHNICAL STANDARDS".
- SEDIMENT CLEANUP. ALL OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF A STORM EVENT SHALL BE CLEANED UP BY THE END OF THE NEXT WORK DAY. ALL OTHER OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION ACTIVITIES SHALL BE CLEANED UP BY THE END OF THE WORK DAY.
- ALL DISTURBED GROUND LEFT INACTIVE FOR SEVEN OR MORE DAYS SHALL BE STABILIZED BY TEMPORARY OR PERMANENT SEEDING, AND MULCHING SODDING, COVERING WITH TARPS, OR EQUIVALENT BEST MANAGEMENT PRACTICES. IF TEMPORARY SEEDING IS USED, A PERMANENT COVER SHALL ALSO BE REQUIRED AS PART OF THE FINAL SITE STABILIZATION. SEEDING OR SODDING SHALL BE REQUIRED AS PART OF THE FINAL SITE STABILIZATION.
- PERMANENT SEEDING SHALL BE ESTABLISHED NO LATER THAN SEPTEMBER 15TH. IF PERMANENT SEEDING IS NOT ESTABLISHED, TEMPORARY SEEDING SHALL BE ESTABLISHED NO LATER THAN OCTOBER 15TH. ALL SEEDED AREAS MUST BE MULCHED AT A RATE OF 1.5 TO 2 TONS PER ACRE AND ANCHORED BY EITHER CRIMPING OR BY APPLYING A TACKIFIER.
- PERMANENT SEED MIX SHALL BE WISDOT SEED MIX NO. 40 AT 7 POUNDS PER 1000 SQUARE FEET.
- USE ANNUAL RYE SEED MIX AT 100 POUNDS PER ACRE AS A TEMPORARY SEED MIX. PERMANENT SEEDING SHALL FOLLOW WITHIN ONE YEAR. IF TEMPORARY SEEDING IS NOT ESTABLISHED BY OCTOBER 15TH, USE CLASS 1 TYPE B MATTING ON ALL SLOPES 4:1 OR STEEPER.
- SOIL OR DIRT STORAGE PILES SHALL BE LOCATED A MINIMUM OF TWENTY-FIVE FEET FROM ANY DOWNSLOPE ROAD, LAKE, STREAM, WETLAND, OR DRAINAGE CHANNEL. STRAW BALE OR FILTER FABRIC FENCES SHALL BE PLACED ON THE DOWN SLOPE SIDE OF THE PILE. IF REMAINING FOR MORE THAN THIRTY DAYS, PILES SHALL BE STABILIZED BY MULCHING, VEGETATIVE COVER, TARPS, OR OTHER MEANS.
- WHEN THE DISTURBED AREA HAS BEEN STABILIZED BY PERMANENT VEGETATION OR OTHER MEANS, TEMPORARY BEST MANAGEMENT PRACTICES SUCH AS FILTER FABRIC FENCES, STRAW BALES, SEDIMENT AND SEDIMENT TRAPS SHALL BE REMOVED.
- NOTIFY THE CITY WITHIN TWO WORKING DAYS OF COMMENCING ANY LAND DEVELOPMENT OR LAND DISTURBING ACTIVITY.
- NOTIFY THE CITY OF COMPLETION OF ANY BEST MANAGEMENT PRACTICES WITHIN THE NEXT WORKING DAY AFTER THEIR INSTALLATION.
- OBTAIN PERMISSION IN WRITING FROM THE CITY OF SHEBOYGAN ENGINEERING DEPARTMENT PRIOR TO MODIFYING THE EROSION CONTROL PLAN.
- REPAIR ANY SILTATION OR EROSION DAMAGE TO ADJOINING SURFACES AND DRAINAGE WAYS RESULTING FROM LAND DEVELOPMENT OR LAND DISTURBING ACTIVITIES.
- KEEP A COPY OF THE EROSION CONTROL PLAN ON SITE.

LEGEND

- BRICK PAVER REMOVAL
- CONCRETE REMOVAL
- SAWCUT
- FENCE REMOVAL
- WALL REMOVAL
- SILT FENCE
- SEDIMENT CONTROL LOG
- TREE PROTECTION

GENERAL NOTES

- THE BASE SURVEY WAS PREPARED BY CEDAR CREEK SURVEYING, LLC IN 2025. ALL UNDERGROUND UTILITIES AND STRUCTURES HAVE BEEN SHOWN TO A REASONABLE DEGREE OF ACCURACY AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THEIR EXACT LOCATION AND TO AVOID DAMAGE THERETO.
- REFER TO SHEET C100 FOR BENCHMARKS, DATUM, AND TOPOGRAPHIC ELEMENTS.
- THE ACCURACY OF THE BENCHMARKS SHOWN ON THIS PLAN SHALL BE VERIFIED BEFORE BEING UTILIZED. GRAEF DOES NOT WARRANT THE ACCURACY OF THESE BENCHMARKS.
- CONTRACTOR SHALL VERIFY LOCATION OF WORK AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO COMMENCING WORK.
- BEFORE EXCAVATION, THE APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED. FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS HOTLINE.
- THE CITY OF SHEBOYGAN AND GRAEF SHALL BE NOTIFIED 48 HOURS IN ADVANCE OF PERFORMING ANY CONSTRUCTION.
- GRAEF SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.

REMOVAL NOTES

- EXISTING CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR AND DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER PRIOR TO COMMENCING WORK.
- CONTRACTOR SHALL VERIFY ALL EXISTING UTILITY LINES NOTED FOR ABANDONMENT OR REMOVAL. EXISTING UTILITIES THAT ARE TO BE ABANDONED OR REMOVED SHALL BE RESPECTIVELY ABANDONED OR REMOVED TO THE LOCATIONS INDICATED ON THIS PLAN. ALL UTILITY STRUCTURES LOCATED ALONG REMOVED UTILITY LINES SHALL BE REMOVED IN THEIR ENTIRETY.
- BRICK PAVERS NOTED FOR REMOVAL SHALL BE REMOVED AT THE NEAREST JOINT.
- ITEMS SCHEDULED FOR REMOVAL AND EXCESS EXCAVATED MATERIALS SHALL BE DISPOSED OF OFF-SITE IN ACCORDANCE WITH ANY APPLICABLE REGULATIONS.
- CONTRACTOR IS RESPONSIBLE FOR SECURING THE JOB SITE TO PROTECT THE PUBLIC.
- CONTRACTOR SHALL COORDINATE WITH ELECTRICAL, GAS, CATV, AND COMMUNICATION UTILITY OWNERS PRIOR TO REMOVAL AND/OR ABANDONMENT OF THEIR RESPECTIVE SERVICES. REMOVAL OF TELECOMMUNICATIONS AND ELECTRICAL SERVICES SHALL BE COORDINATED WITH THE ELECTRICAL AND LOW VOLTAGE ENGINEER'S DOCUMENTS.
- CONTRACTOR SHALL COMPLY WITH LOCAL, STATE, AND FEDERAL CODES, RULES AND REGULATIONS APPLICABLE TO DEMOLITION WORK INCLUDING BUT NOT LIMITED TO EROSION CONTROL, AIR POLLUTION, NOISE POLLUTION, AND WASTE DISPOSAL.
- CONTRACTOR SHALL REPLACE PAVEMENT, CURB AND GUTTER, TREES, LAWN AREA, ANY ABOVE GROUND APPURTENANCES, OR ANY OTHER ITEM THAT WAS DAMAGED AS A RESULT OF CONSTRUCTION RELATED ACTIVITIES AS DEEMED BY OWNER'S REPRESENTATIVE THAT WAS NOT CALLED OUT FOR REMOVAL OR REPLACEMENT. CONTRACTOR SHALL REPLACE/REPAIR DAMAGED ITEM TO THE SATISFACTION OF OWNER'S REPRESENTATIVE AT NO ADDITIONAL COST TO THE OWNER.
- TREE PROTECTION FENCING LOCATIONS SHOWN ARE APPROXIMATE. ALL EXISTING TREES OUTSIDE OF GRADING LIMITS ARE INTENDED TO REMAIN. FINAL LOCATIONS OF FENCING SHALL BE DETERMINED IN THE FIELD AND AS IDENTIFIED ON CONSTRUCTION DETAILS. ADDITIONAL FENCING MAY BE REQUIRED. COORDINATE WITH OWNER'S REPRESENTATIVE. TREE PROTECTION FENCE SHALL REMAIN IN PLACE THROUGHOUT CONSTRUCTION.

GRAEF

275 West Wisconsin Avenue
Suite 300
Milwaukee, WI 53203-3318
414 / 259 1500

CONSULTANTS:

PROJECT TITLE:

EB FLO COFFEE HOUSE

340 S PIER DRIVE
SHEBOYGAN, WI 53081

NO. DATE REVISIONS BY

PROJECT INFORMATION:

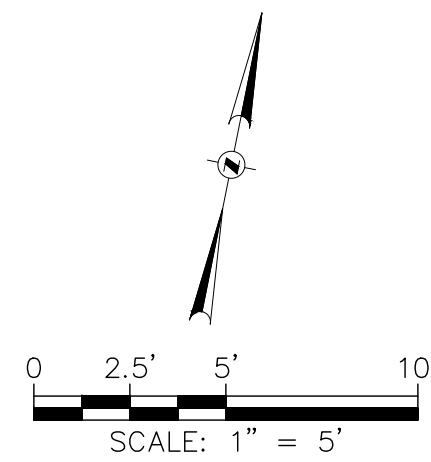
PROJECT NUMBER: 2025-0141
DATE: 10/01/2025
DRAWN BY: BWK
CHECKED BY: PMC
APPROVED BY: SJF
SCALE: AS SHOWN

SHEET TITLE:

DEMOLITION AND EROSION
CONTROL PLAN

SHEET NUMBER:

C-200



LAYOUT LEGEND

 -BRICK PAVERS, MATCH EXISTING
TYPE, CROSS-SECTION, AND ORIENTATION

GRADING LEGEND

-----100----- -EXISTING CONTOUR
-----100----- -PROPOSED CONTOUR

GENERAL NOTES

1. THE BASE SURVEY WAS PREPARED BY CEDAR CREEK SURVEYING, LLC IN 2025. ALL UNDERGROUND UTILITIES AND STRUCTURES HAVE BEEN SHOWN TO A REASONABLE DEGREE OF ACCURACY AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THEIR EXACT LOCATION AND TO AVOID DAMAGE THEREOF.
2. REFER TO SHEET C100 FOR BENCHMARKS, DATUM, AND TOPOGRAPHIC ELEMENTS.
3. THE ACCURACY OF THE BENCHMARKS SHOWN ON THIS PLAN SHALL BE VERIFIED BEFORE BEING UTILIZED. GRAEF DOES NOT WARRANT THE ACCURACY OF THESE BENCHMARKS.
4. CONTRACTOR SHALL VERIFY LOCATION OF WORK AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO COMMENCING WORK.
5. BEFORE EXCAVATION, THE APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED. FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS HOTLINE.
6. THE CITY OF SHEBOYGAN AND GRAEF SHALL BE NOTIFIED 48 HOURS IN ADVANCE OF PERFORMING ANY CONSTRUCTION.
7. GRAEF SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DAMAGE TO THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.

LAYOUT NOTES

1. THE BUILDING OUTLINES SHOWN ARE FOR REFERENCE PURPOSES ONLY AND SHALL NOT BE USED FOR STAKING PURPOSES. THE CONTRACTOR SHALL COORDINATE WITH THE ARCHITECT AND STRUCTURAL ENGINEER ON THE STAKING OF THE BUILDING.
2. ALL DIMENSIONS SHOWN ARE TO THE EDGE OF PAVEMENT OR FACE OF CURB WHERE CONCRETE CURB IS SHOWN.
3. COORDINATE WITH OWNER FOR SITE RESTORATION INFORMATION AND DETAILS.
4. SOME FIELD ADJUSTMENTS MAY BE NECESSARY AT POINTS WHERE PROPOSED IMPROVEMENTS MEET EXISTING PAVEMENT, CURB, AND SIDEWALKS. REVIEW ANY REQUIRED CHANGES WITH THE ENGINEER PRIOR TO CONSTRUCTION OF WORK.

GRADING NOTES

1. ADA REGULATIONS FOR A NON-RAMP ACCESSIBLE ROUTE REQUIRE A MAXIMUM SLOPE OF 1:20 (5%) ALONG THE LENGTH OF THE ROUTE AND A MAXIMUM CROSS SLOPE OF 1:48 (2.08%) ACROSS THE WIDTH OF THE ROUTE.
2. ADA REGULATIONS FOR ACCESSIBLE PARKING, ACCESS AISLES, AND PASSENGER LOADING ZONES REQUIRES A MAXIMUM SLOPE OF 1:48 (2.08%) ALONG THE LENGTH OF ACCESSIBLE ZONE AND 1:48 (2.08%) ACROSS THE WIDTH OF THE ACCESSIBLE ZONE.
3. ACCESSIBLE AREAS DESCRIBED ABOVE SHALL BE MEASURED IN ACCORDANCE WITH THE US ACCESS BOARD REPORT "DIMENSIONAL TOLERANCES IN CONSTRUCTION AND FOR SURFACE ACCESSIBILITY" PART II, SECTION 4, 1.1 MEASUREMENT PROTOCOLS.
4. PROPOSED SPOT ELEVATIONS PROVIDED REPRESENT THE ELEVATION OF THE FINAL FINISHED SURFACE IN ORDER TO CONVEY SURFACE DRAINAGE. DISCREPANCIES SHALL BE REPORTED TO GRAEF PRIOR TO COMMENCEMENT OF FINAL SURFACE INSTALLATION ACTIVITIES.
5. ADJUSTMENTS TO PROPOSED ELEVATIONS AT GRADING LIMITS MAY BE REQUIRED TO ACCOMMODATE EXISTING CONDITIONS IF THE EXISTING CONDITIONS DIFFER FROM THE TOPOGRAPHIC SURVEY. DISCREPANCIES SHALL BE REPORTED TO GRAEF PRIOR TO COMMENCEMENT OF FINAL GRADING ACTIVITIES.
6. DETAILED SPOT ELEVATIONS AND CONTOURS ARE PROVIDED FOR DESIGN DIRECTION. IN AREAS THAT CONTAIN SPOT ELEVATIONS, ELEVATIONS SUPERCEDE CONTOURS FOR DESIGN DIRECTION. AREAS WITHOUT SPOT ELEVATIONS SHALL BE GRADED IN ACCORDANCE WITH THE PROVIDED CONTOURS.
7. CONTRACTOR SHALL CONTACT "DIG SAFE" AND/OR HIRE A PRIVATE LOCATING COMPANY FOR LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES AND SHALL BE RESPONSIBLE FOR PROTECTING SAID UTILITIES TO REMAIN FROM ANY DAMAGE DURING CONSTRUCTION.
8. CONTRACTOR SHALL PROVIDE NOTICE TO THE MUNICIPALITY IN ADVANCE OF ANY SOIL DISTURBING ACTIVITIES, IN ACCORDANCE WITH MUNICIPAL REQUIREMENTS.
9. ALL SLOPES 20% OR GREATER SHALL BE TEMPORARY SEEDED, MULCHED, OR OTHER MEANS OF COVER PLACED ON THEM WITHIN 2 WEEKS OF DISTURBANCE.
10. ALL EXPOSED SOIL AREAS THAT WILL NOT BE BROUGHT TO FINAL GRADE OR ON WHICH LAND DISTURBING ACTIVITIES WILL NOT BE PERFORMED FOR A PERIOD GREATER THAN 14 DAYS AN REQUIRE VEGETATIVE COVER FOR LESS THAN 1 YEAR. REQUIRE TEMPORARY SEEDING FOR EROSION CONTROL. SEEDING FOR EROSION CONTROL SHALL BE IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1059.

UTILITY NOTES

1. CONTRACTOR SHALL VERIFY ELEVATION OF EXISTING INVERTS PRIOR TO INSTALLATION OF PROPOSED UTILITIES.
2. GENERAL CONTRACTOR SHALL COORDINATE WITH LOCAL GAS, TELEPHONE, AND ELECTRICAL UTILITIES FOR EXACT LOCATION, SIZE AND DEPTH OF NEW SERVICE.
3. CRUSHED STONE BACKFILL SHALL BE USED UNDER AND WITHIN 5' OF ALL PAVED AREAS.

CONSULTANTS:

PROJECT TITLE:

EB FLO COFFEE HOUSE

340 S PIER DRIVE
SHEBOYGAN, WI 53081

ISSUE:

NO. DATE REVISIONS BY

2025-10-01 - REVIEW SET - NOT FOR CONSTRUCTION

PROJECT INFORMATION:

PROJECT NUMBER: 2025-0141

DATE: 10/01/2025

DRAWN BY: BWK

CHECKED BY: PMC

APPROVED BY: SJF

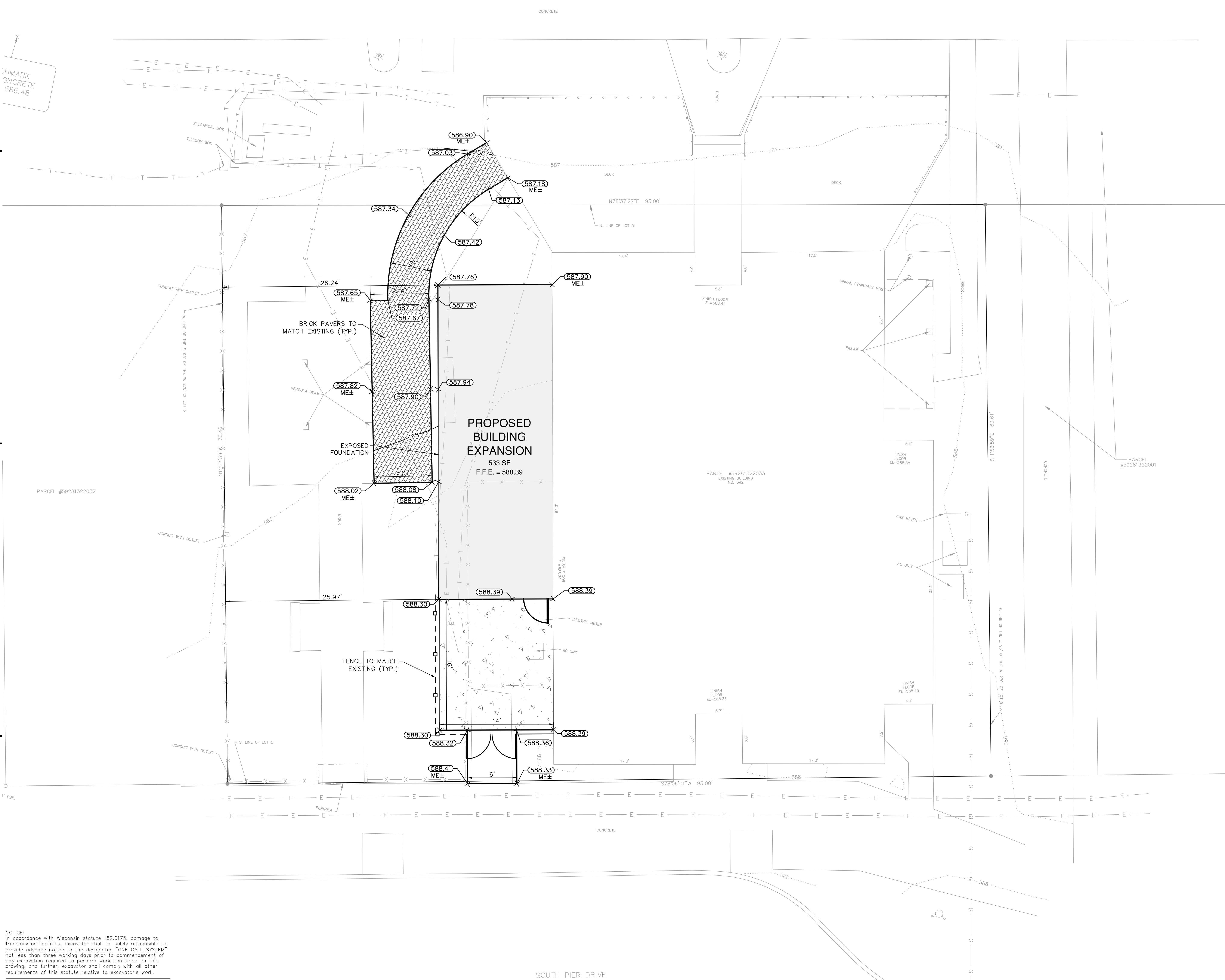
SCALE: AS SHOWN

SHEET TITLE:

SITE DEVELOPMENT PLAN

SHEET NUMBER:

C-300



NOTICE:
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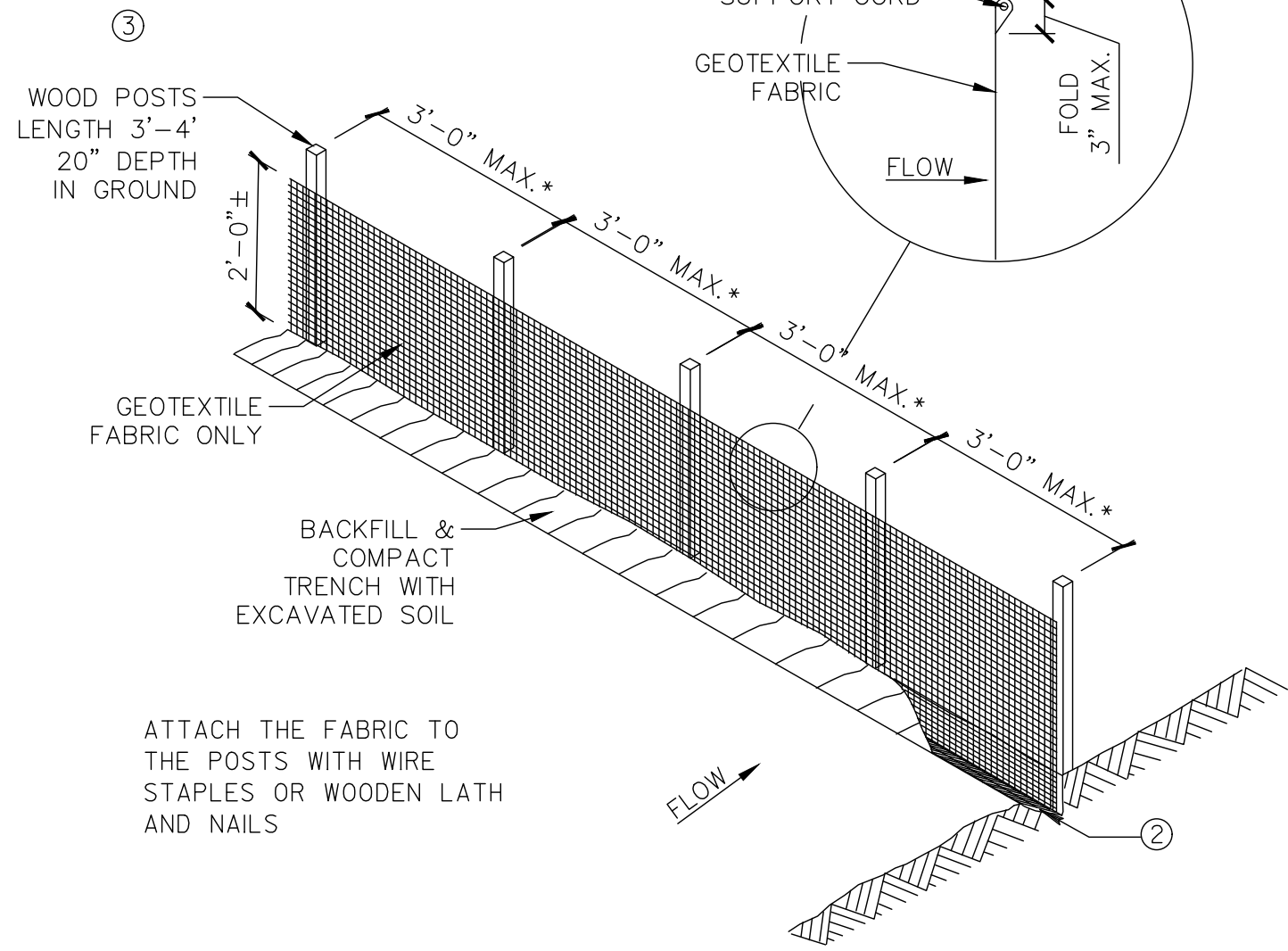
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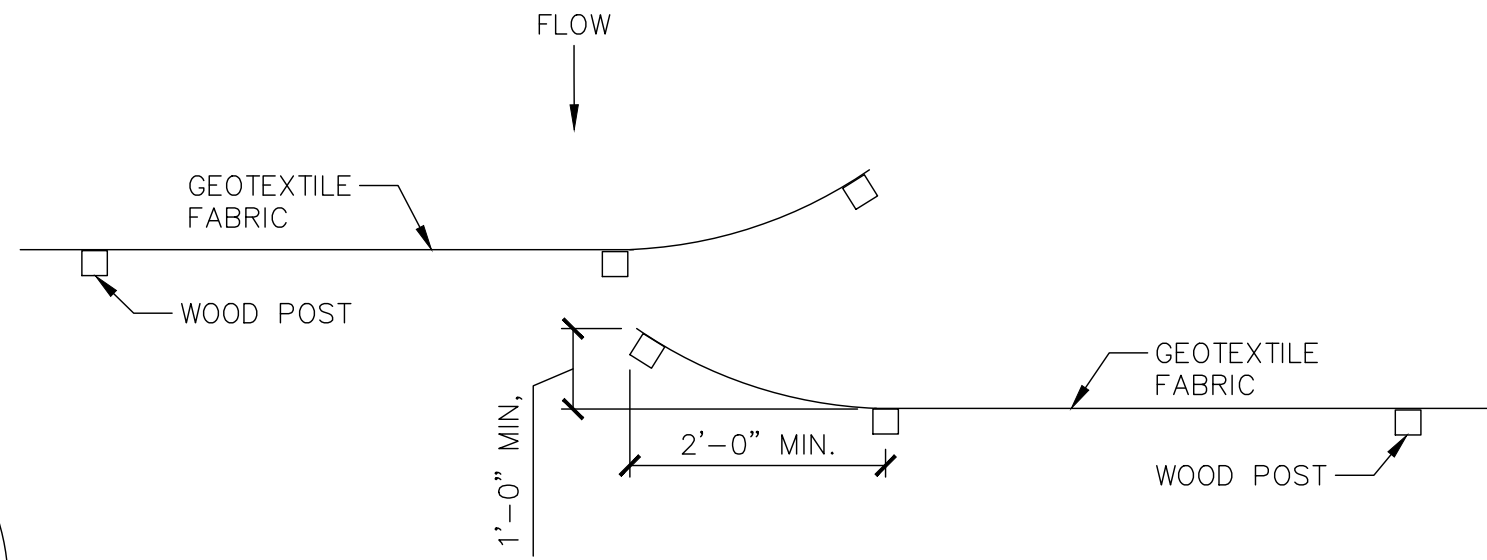
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- ④ SILT FENCE TO EXTEND ACROSS THE TOP OF THE PIPE.
- ⑤ CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL IF POSSIBLE BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY USE ONE OF THE FOLLOWING TWO METHODS; A) OVERLAP THE END POSTS AND TWIST, OR ROTATE, AT LEAST 180 DEGREES, B) HOOK THE END OF EACH SILT FENCE LENGTH.

NOTE: ADDITIONAL POST DEPTH OR TIE BACKS MAY BE REQUIRED IN UNSTABLE SOILS

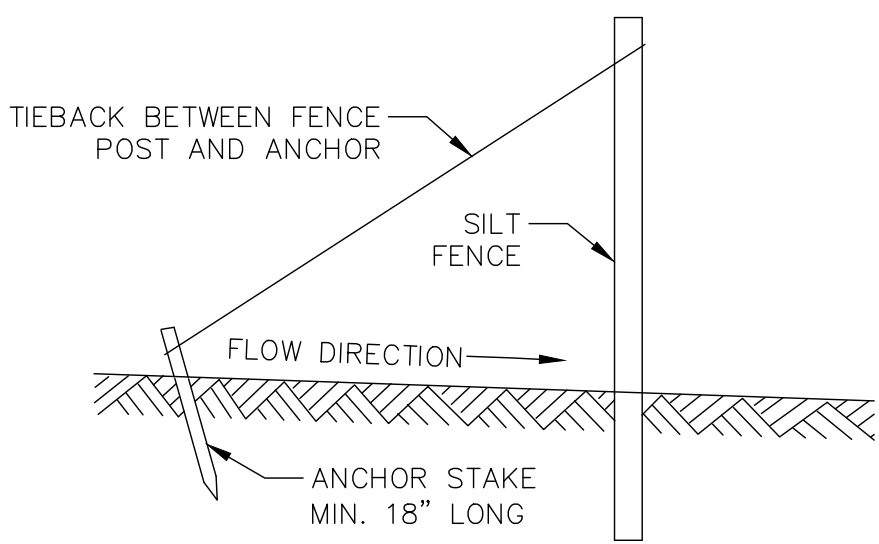


* NOTE: 8'-0" POST SPACING ALLOWED IF A WOVEN GEOTEXTILE FABRIC IS USED.

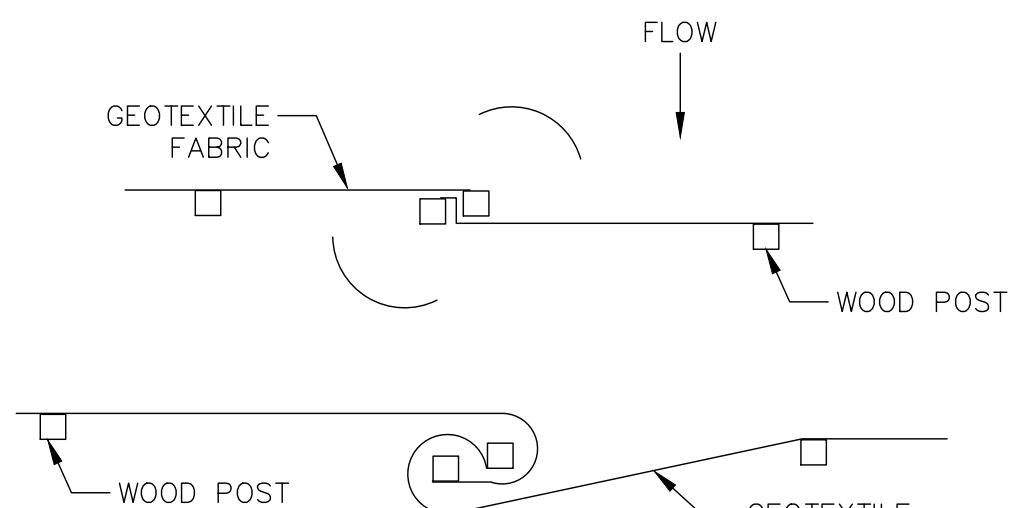


HOOK METHOD

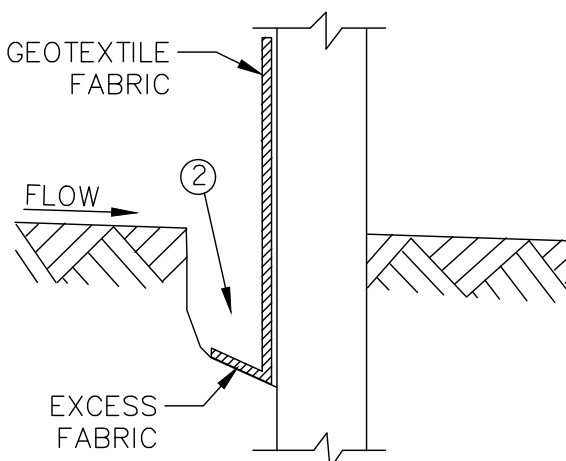
JOINING TWO LENGTHS OF SILT FENCE ⑤



SILT FENCE TIE BACK
(WHEN ADDITIONAL SUPPORT REQUIRED)



TWIST METHOD

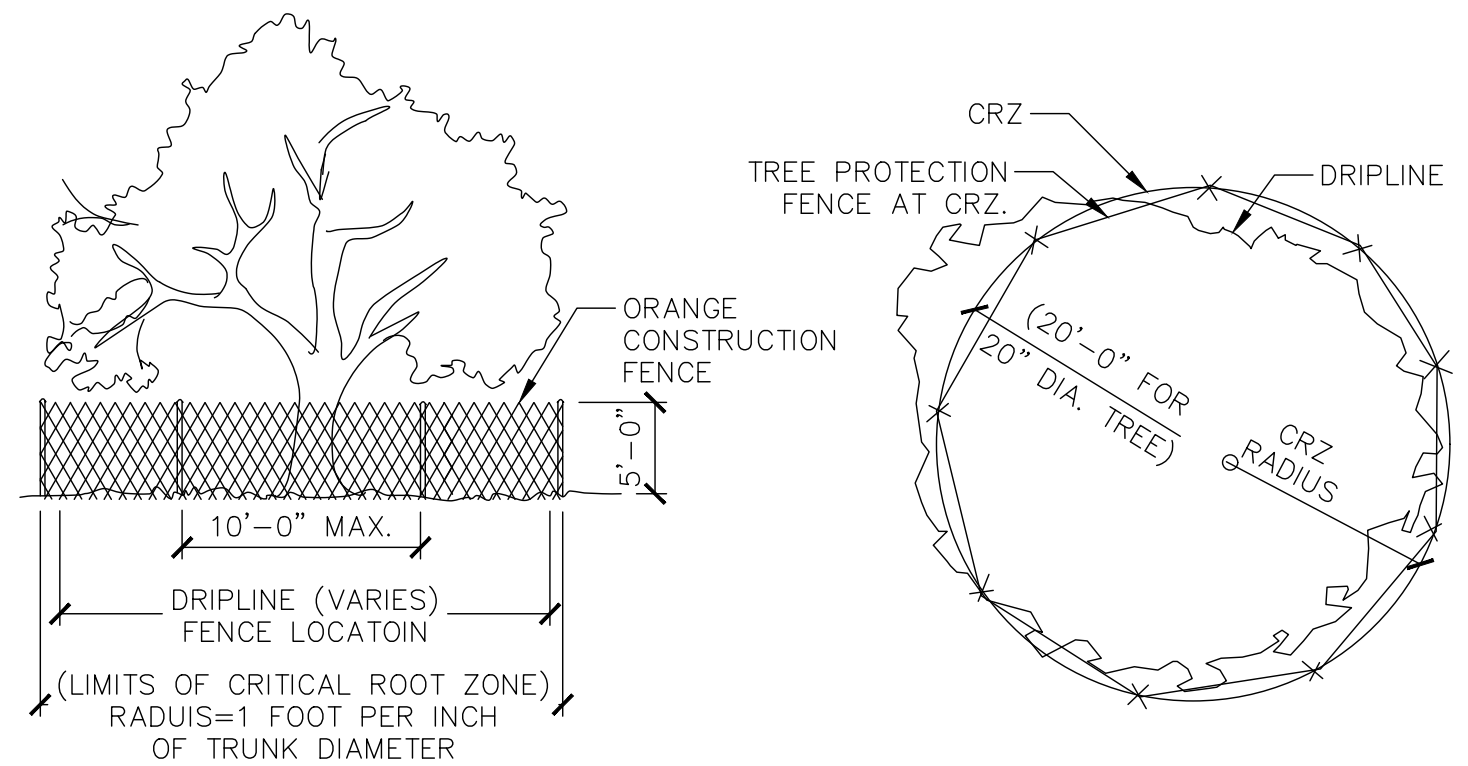


TRENCH DETAIL

01 SILT FENCE

SCALE

N.T.S.



TREE PROTECTION FENCE — ORANGE CONSTRUCTION FENCE

1. ALL TREES SHOWN TO BE RETAINED WITHIN THE LIMITS OF CONSTRUCTION ON THE PLANS, SHALL BE PROTECTED DURING CONSTRUCTION WITH FENCING.
2. TREE PROTECTION FENCES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY SITE PREPARATION WORK (CLEARING, GRUBBING, OR GRADING).
3. EROSION AND SEDIMENTATION CONTROL BARRIERS SHALL BE INSTALLED OR MAINTAINED IN A MANNER WHICH DOES NOT RESULT IN SOIL BUILD-UP WITHIN TREE DRIPLINES.
4. FENCES SHALL COMPLETELY SURROUND THE TREE OR CLUSTERS OF TREES, LOCATED AT THE OUTERMOST LIMITS OF THE TREE BRANCHES (DRIPLINE) OR CRITICAL ROOT ZONE (CRZ), WHICHEVER IS GREATER, AND SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROJECT.
5. ANY ROOTS EXPOSED BY CONSTRUCTION ACTIVITY SHALL BE PRUNED FLUSH WITH THE SOIL AND BACKFILLED WITH GOOD QUALITY TOP SOIL WITHIN TWO DAYS. IF EXPOSED ROOT AREAS CANNOT BE BACKFILLED WITHIN 2 DAYS, AN ORGANIC MATERIAL WHICH REDUCES SOIL TEMPERATURE AND MINIMIZES WATER LOSS DUE TO EVAPORATION SHALL BE PLACED TO COVER THE ROOTS UNTIL BACKFILL CAN OCCUR.
6. PRIOR TO EXCAVATION OR GRADE CUTTING WITHIN TREE DRIPLINES, A CLEAN CUT SHALL BE MADE WITH A ROCK SAW OR SIMILAR EQUIPMENT, TO MINIMIZE DAMAGE TO REMAINING ROOTS.
7. NO LANDSCAPE TOPSOIL DRESSING GREATER THAN FOUR (4) INCHES SHALL BE PERMITTED WITHIN THE DRIPLINE OR CRZ OF TREES, WHICHEVER IS GREATER. NO TOPSOIL IS PERMITTED ON ROOT FLARES OF ANY TREE.
8. PRUNING TO PROVIDE CLEARANCE FOR STRUCTURES, VEHICULAR TRAFFIC, AND CONSTRUCTION EQUIPMENT SHALL TAKE PLACE BEFORE CONSTRUCTION BEGINS. ALL PRUNING MUST BE DONE AS OUTLINED IN LITERATURE PROVIDED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA PRUNING TECHNIQUES).

02 TREE PROTECTION DETAIL

SCALE

N.T.S.

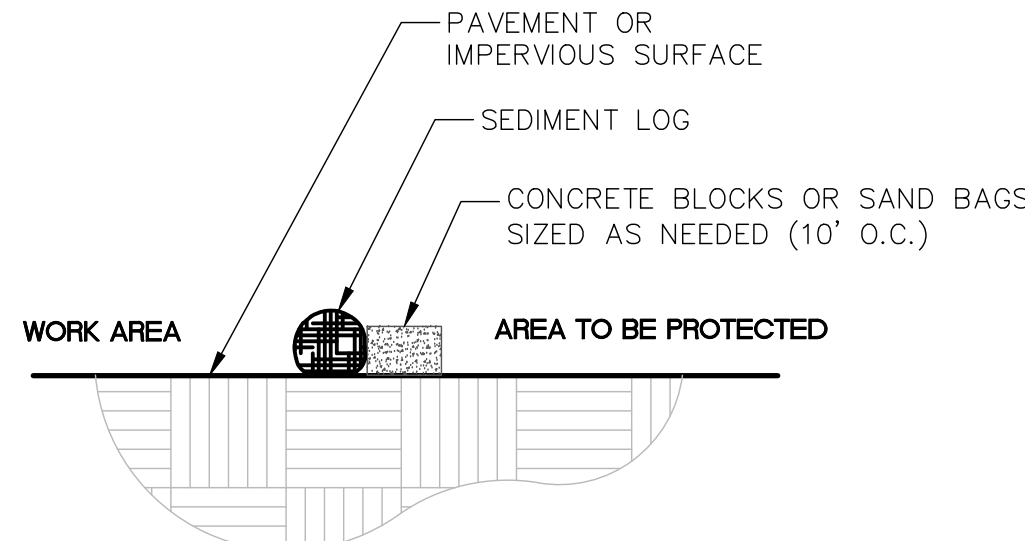
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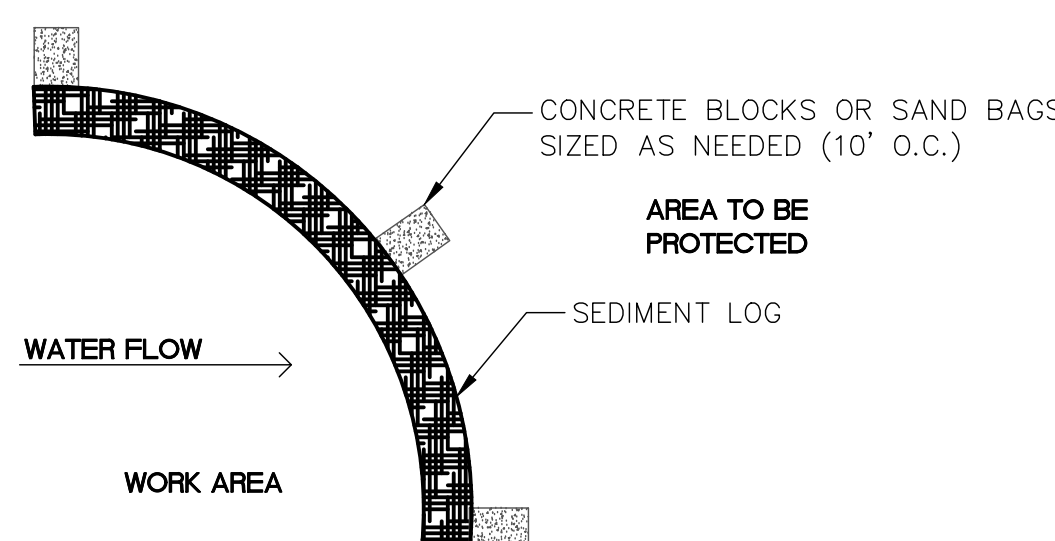
03 SEDIMENT LOG FOR SEDIMENT CONTROL ON PAVEMENT

SCALE

N.T.S.



SECTION



PLAN

NOTES:

1. SEDIMENT LOGS SHALL BE FABRICATED FROM COMPACTED GEOTEXTILES, WOOD EXCELSIOR, COCONUT FIBERS, HARDWOOD MULCH, OR A MIXTURE OF THESE MATERIALS WITHIN FLEXIBLE TUBULAR NETTING.

SPECIFICATION NOTES

1. PERFORM WORK IN ACCORDANCE WITH WISCONSIN DEPARTMENT OF TRANSPORTATION (WISDOT) STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, MOST CURRENT EDITION, HEREIN REFERRED TO AS THE "STATE SPECIFICATIONS".
2. PERFORM WORK IN ACCORDANCE WITH "STATE SPECIFICATIONS", SECTION 628 FOR EROSION CONTROL STANDARDS.
3. ALL EROSION CONTROL PRODUCTS FURNISHED AND INSTALLED SHALL BE AS SPECIFIED AND IN COMPLIANCE WITH THE MOST CURRENT EDITION OF THE WISDOT EROSION CONTROL PRODUCT ACCEPTABILITY LIST.
4. PERFORM WORK IN ACCORDANCE WITH THE "STATE SPECIFICATIONS", SECTION 211 FOR PREPARING SUBGRADE AND BASE COURSE LEVELS.
5. PERFORM WORK IN ACCORDANCE WITH THE "STATE SPECIFICATIONS", SECTIONS 301, 305, AND ALL SUPPLEMENTAL SECTIONS FOR SITE AGGREGATES. AGGREGATE SHALL MEET WISDOT 3/4" GRADATION STANDARDS FOR ALL SITE PAVEMENTS.
6. PERFORM WORK IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS FOR INSTALLATION OF BRICK PAVERS.

CONSULTANTS:

PROJECT TITLE:

EB FLO COFFEE HOUSE

340 S PIER DRIVE
SHEBOYGAN, WI 53081

ISSUE:
NO. DATE REVISIONS BY

2025-10-01 - REVIEW SET - NOT FOR CONSTRUCTION

PROJECT INFORMATION:

PROJECT NUMBER: 2025-0141

DATE: 10/01/2025

DRAWN BY: BWK

CHECKED BY: PMC

APPROVED BY: SJF

SCALE: AS SHOWN

SHEET TITLE:

CONSTRUCTION NOTES AND
DETAILS

SHEET NUMBER:

C-900

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Item 12

GRāEF

275 West Wisconsin Avenue,
Suite 300
Milwaukee, WI 53203
414 / 259 1500

www.graef-usa.com

CLIENT:

Q
QUASIAS
CONSTRUCTION CO.
SHEBOYGAN, WI

PROJECT TITLE:

EB FLO COFFEEHOUSE - ADDITION

340 SOUTH PIER DRIVE
SHEBOYGAN, WI 53081

ISSUE:

2025-10-01 - REVIEW SET - NOT FOR CONSTRUCTION

PROJECT INFORMATION:

PROJECT NUMBER: 2025-0141.00

DATE: 10/01/2025

DRAWN BY: MTD

CHECKED BY: TAC

APPROVED BY:

SCALE: AS NOTED

SHEET TITLE:

GENERAL NOTES

SHEET NUMBER:

S-001

51

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2

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4

5

6

Item 12

Gräef

275 West Wisconsin Avenue,
Suite 300
Milwaukee, WI 53203
414 / 259 1500

www.graef-usa.com

CLIENT:

Quasius
CONSTRUCTION CO.
SHEBOYGAN, WI

PROJECT TITLE:

EB FLO COFFEEHOUSE - ADDITION

ISSUE:

340 SOUTH PIER DRIVE
SHEBOYGAN, WI 53081

2025-10-01 - REVIEW SET - NOT FOR CONSTRUCTION

SYMBOL LEGEND

LINE	MATERIAL	REFERENCE
— BEYOND	ALUMINUM	N NORTH INDICATOR
- - - CENTER, GRID	BRICK	A1 S-201 B1 C1 ELEVATION VIEW INDICATOR
- - - - DEMOLITION	CONCRETE	A6 S-501 SECTION VIEW INDICATOR
— EXISTING (HALF-TONE)	CONCRETE MASONRY BLOCK	A6 S-501 VIEW CALLOUT
- - - - HIDDEN	EARTH	A6/S-501 VIEW INDICATOR
- · - · - MATCHLINE	GRAVEL	1 GRID INDICATOR
— NEW (CUT)	GROUT	1 EXISTING GRID INDICATOR
— NEW (PROJECTION)	WOOD STRUCTURAL PANEL	
- - - OVERHEAD	STEEL	
		BREAK LINE
		SPAN DIRECTION INDICATOR
		SLOPE INDICATOR
		STEP INDICATOR
		OPENING (FLOOR, ROOF OR WALL)
		ELEVATION INDICATOR
		KEYNOTE INDICATOR
		REVISION CLOUD
		REVISION INDICATOR

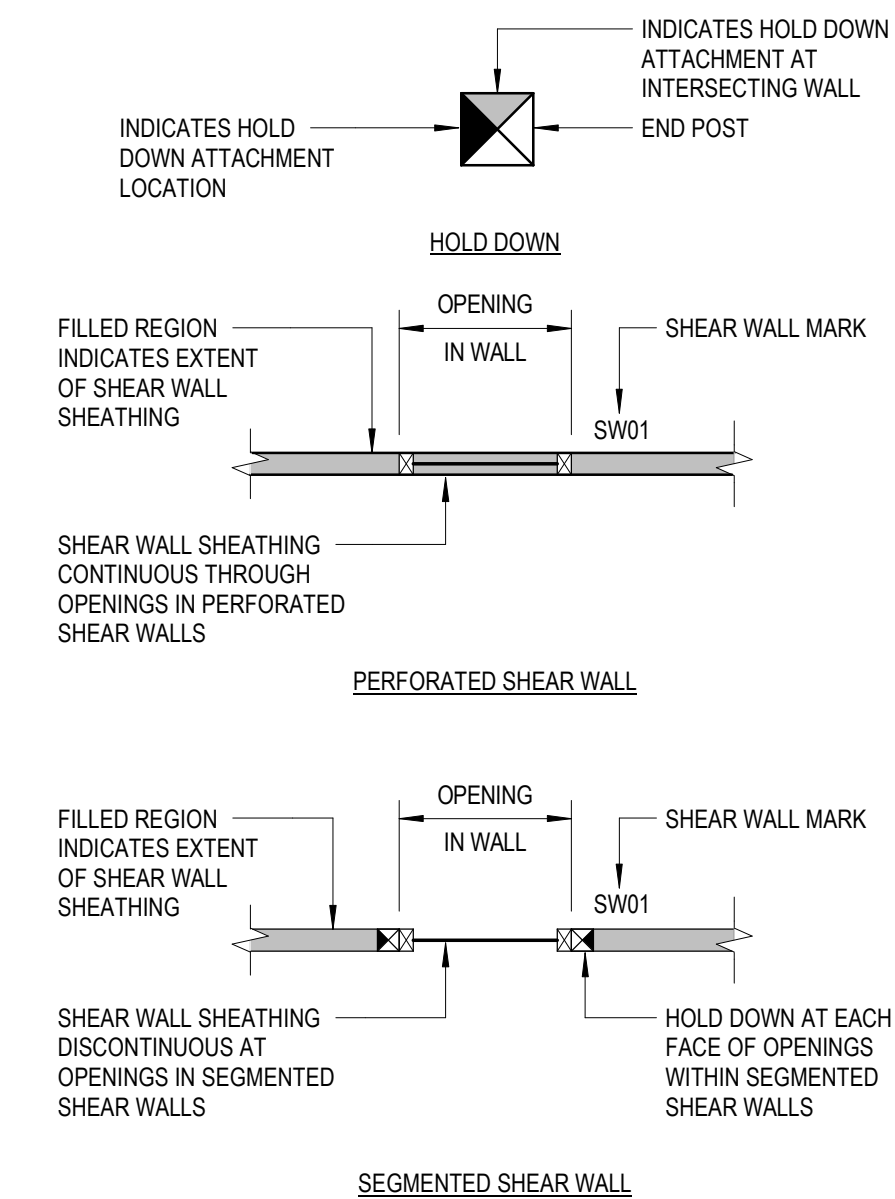
VIEW LOCATION LEGEND

D1	D2	D3	D4	D5	D6
C1	C2	C3	C4	C5	C6
B1	B2	B3	B4	B5	B6
A1	A2	A3	A4	A5	A6

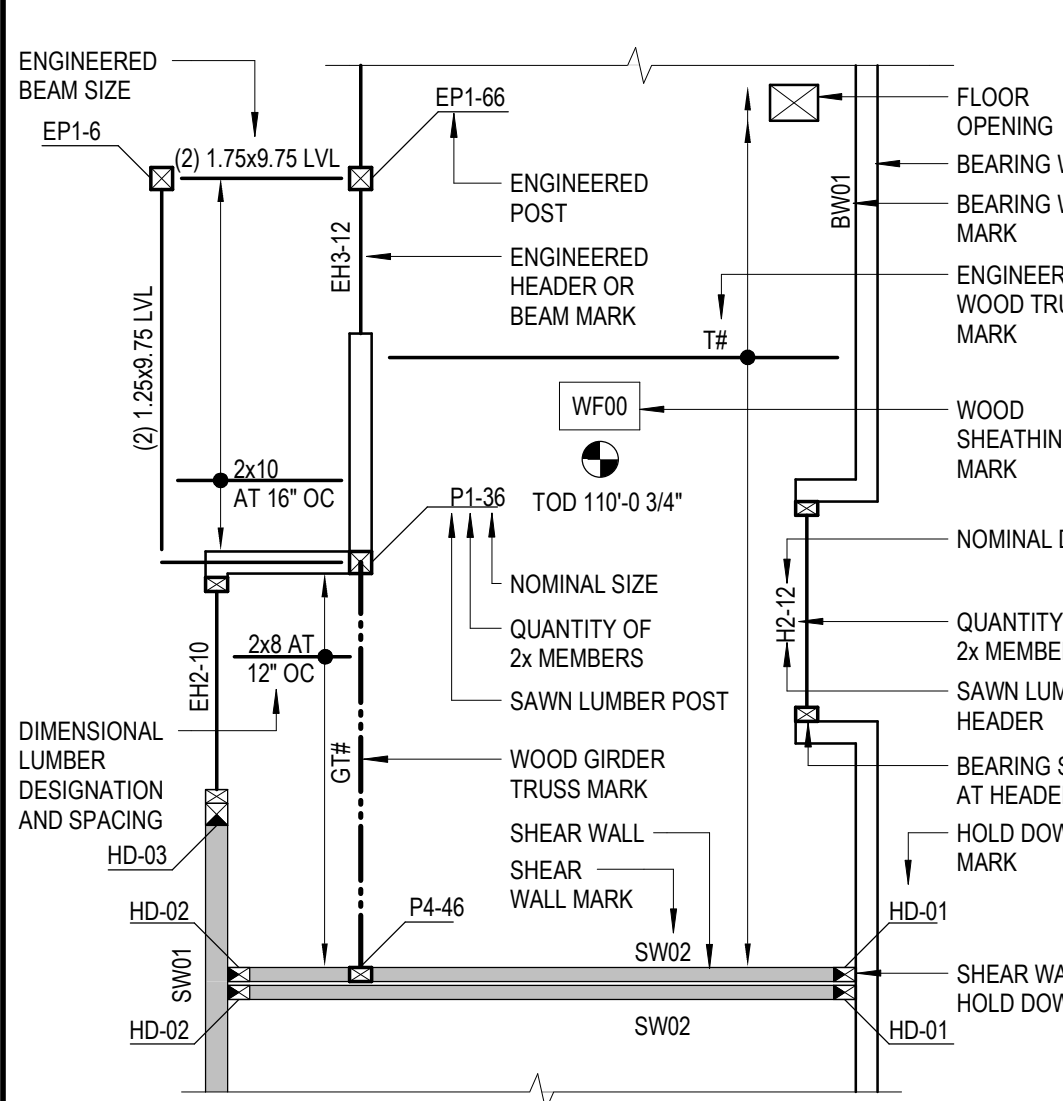
LIST OF SHEETS

S-001	GENERAL NOTES
S-002	GENERAL INFORMATION
S-003	GENERAL FOUNDATION DETAILS
S-004	GENERAL WOOD FRAMING DETAILS
S-005	PLANS
S-006	STRUCTURAL DETAILS
S-007	WOOD WALL AND LATERAL AND PREFABRICATED TRUSS SCHEDULES AND DETAILS
S-008	SHEAR WALL HOLD DOWN AND LATERAL SCHEDULES
S-009	GENERAL WOOD FRAMING SCHEDULES

WOOD SHEAR WALL LEGEND

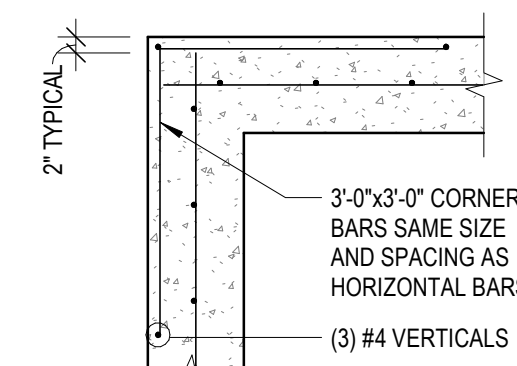


WOOD FRAMING PLAN LEGEND

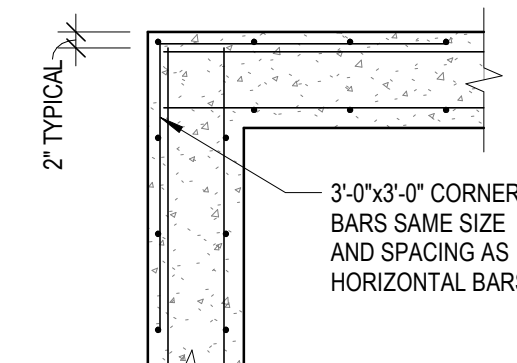


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2025-10-01 - REVIEW SET - NOT FOR CONSTRUCTION



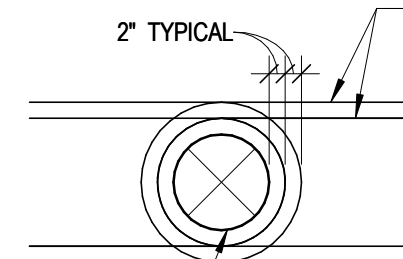
ONE LAYER OF REINFORCEMENT



TWO LAYERS OF REINFORCEMENT

D6 WALL CORNER
1/2" = 1'-0"

(2) #4 U-BARS TOP AND BOTTOM,
TYPICAL. SEE NOTE 2.

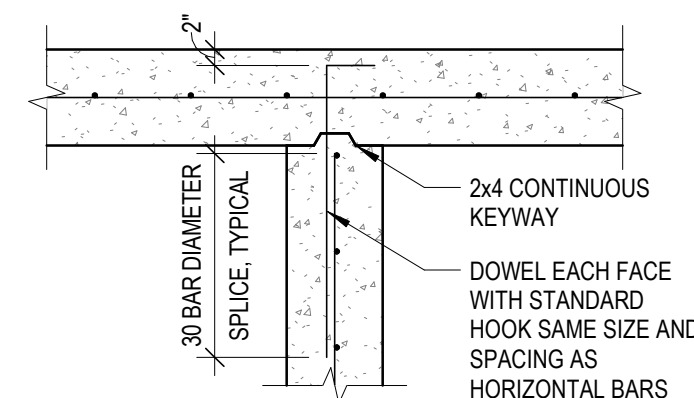


SLAB ON GRADE OPENING.
REINFORCEMENT
NOT REQUIRED FOR
OPENINGS < 6" DIAMETER.

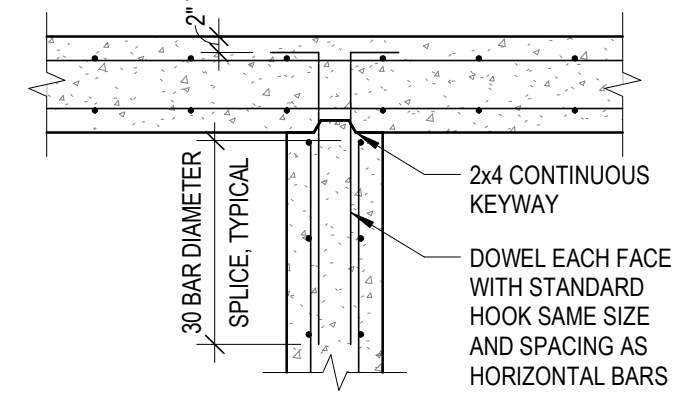
NOTES:

1. TYPICAL OF ALL OPENINGS IN CONCRETE SLABS ON GRADE
UNLESS NOTED OTHERWISE ON PLAN.
2. DO NOT WELD REINFORCEMENT TO PIPES SLEEVES OR INSERTS.
3. COVER FOR TOP BARS = 1". COVER FOR BOTTOM BARS = 2".
4. OMIT BOTTOM BARS WHEN SLAB ON GRADE IS LESS THAN 6" THICK.

C5 SLAB ON GRADE OPENING
1/2" = 1'-0"

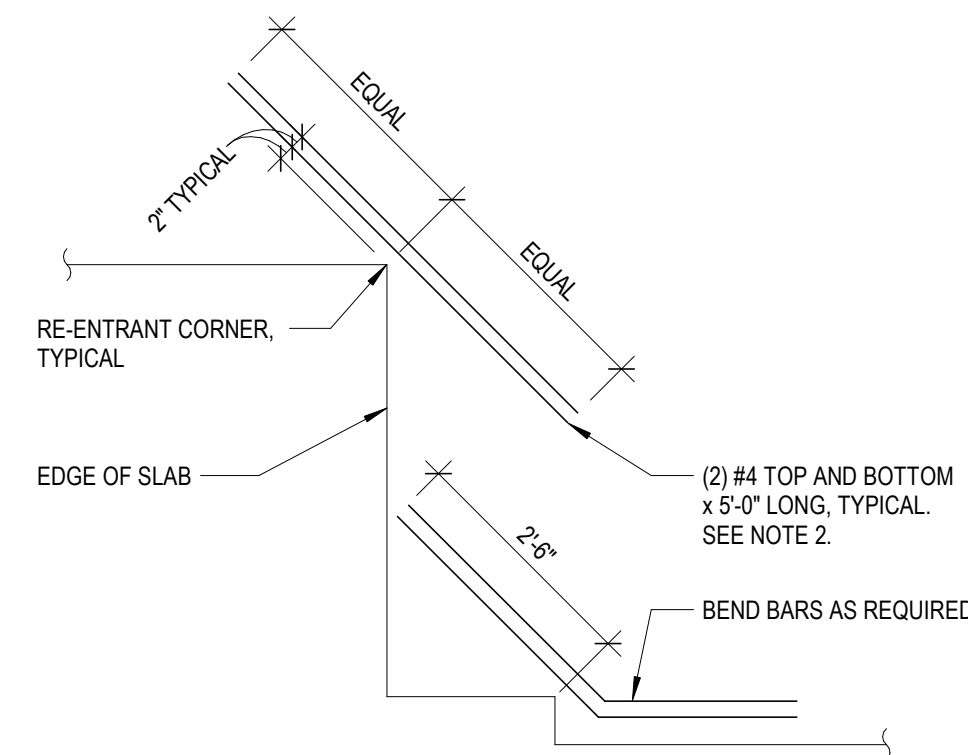


ONE LAYER OF REINFORCEMENT



TWO LAYERS OF REINFORCEMENT

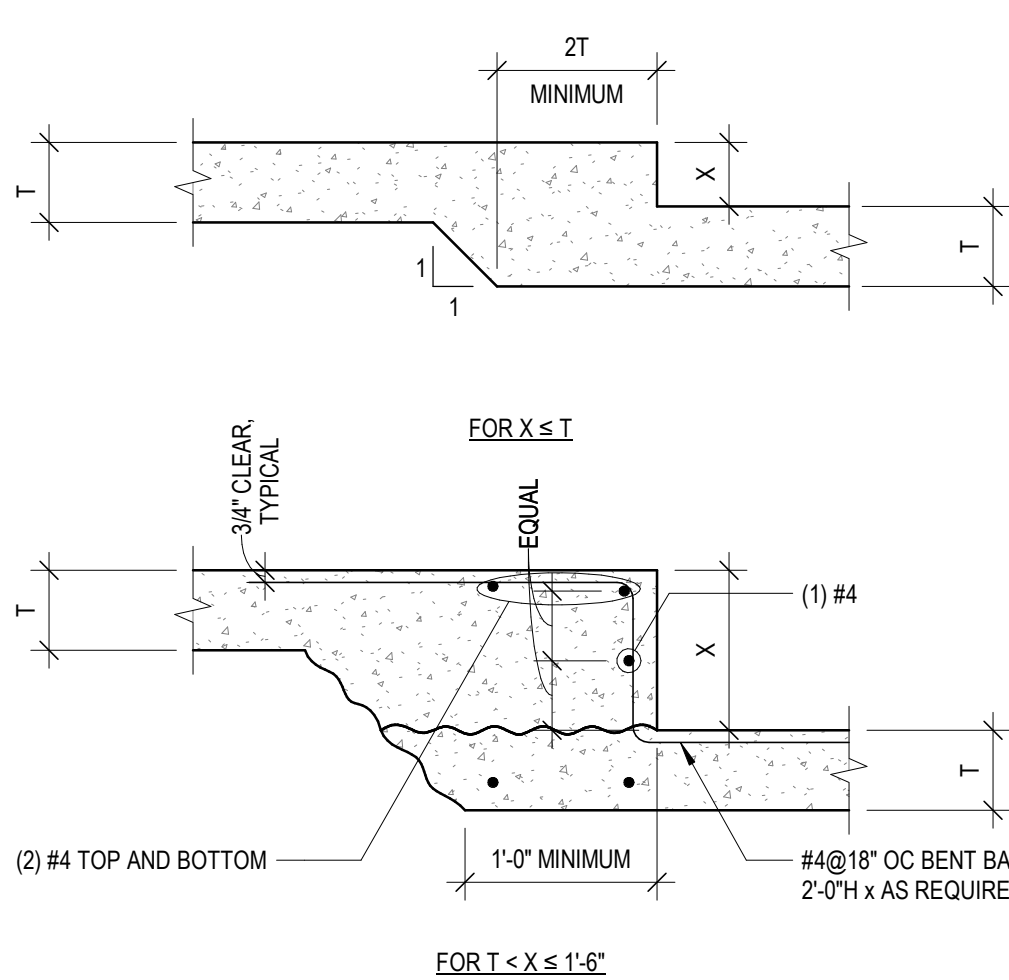
C6 WALL INTERSECTION
1/2" = 1'-0"



NOTES:

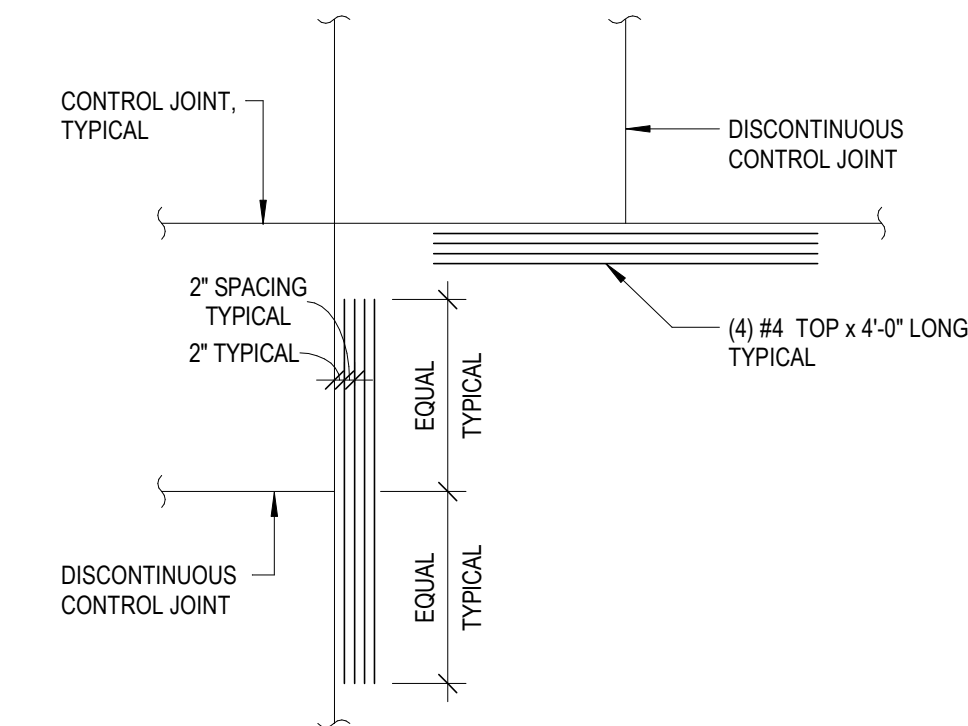
1. COVER FOR TOP BARS = 1". COVER FOR BOTTOM BARS = 2".
2. OMIT BOTTOM BARS WHEN SLAB ON GRADE IS LESS THAN 6" THICK.

**B5 SLAB ON GRADE
RE-ENTRANT CORNER**
1/2" = 1'-0"



FOR T < X ≤ 1'-6"

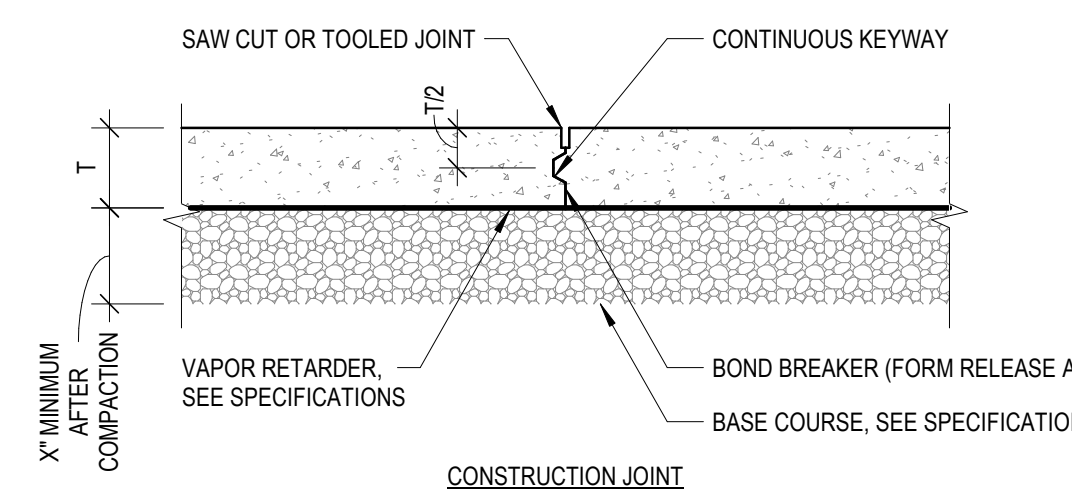
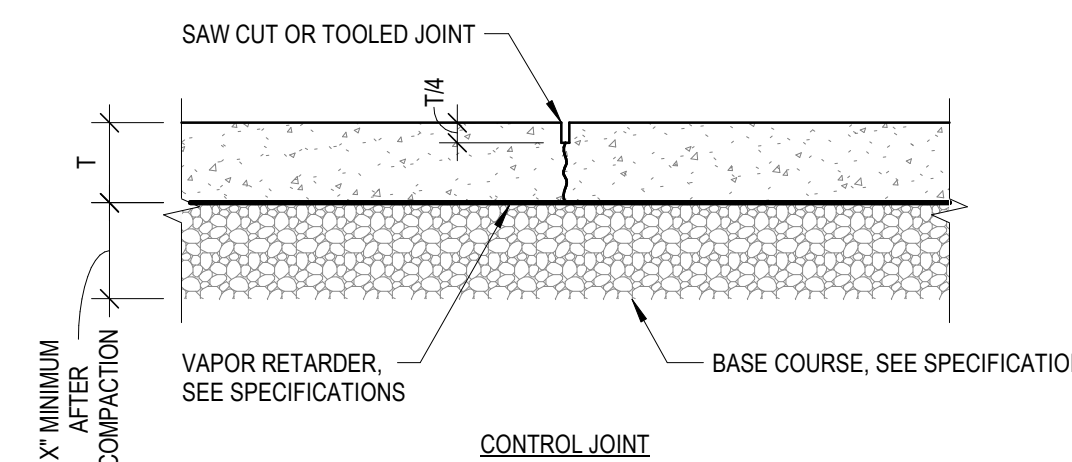
B6 SLAB ON GRADE DEPRESSION
1" = 1'-0"



NOTES:

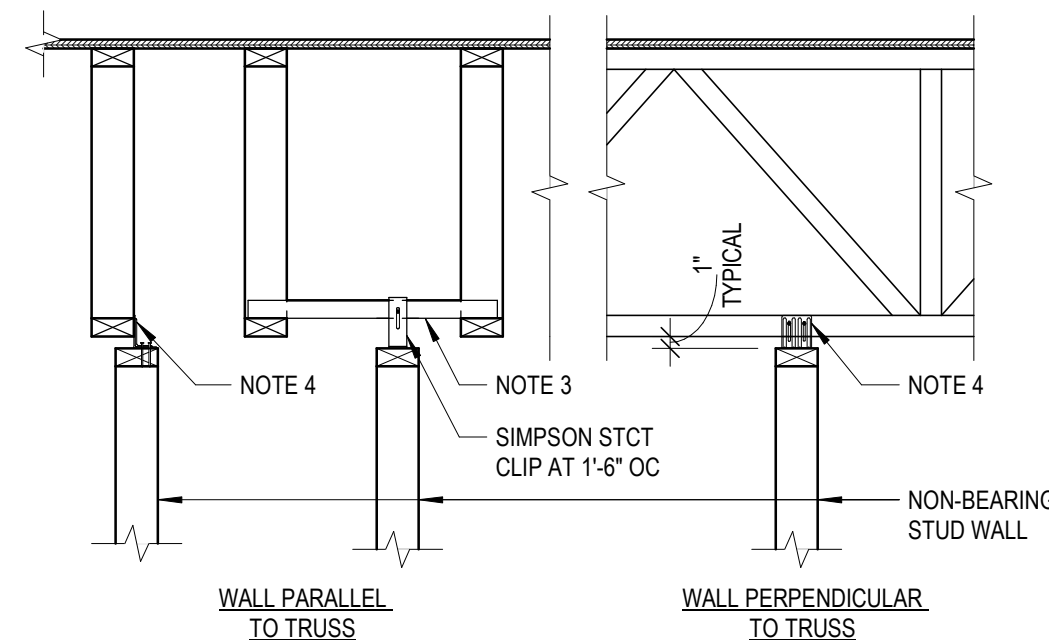
1. COVER FOR TOP BARS = 1".

**A5 SLAB ON GRADE
DISCONTINUOUS
CONTROL JOINT**
1/2" = 1'-0"



**A6 SLAB ON GRADE CONTROL
AND CONSTRUCTION JOINT**
1" = 1'-0"

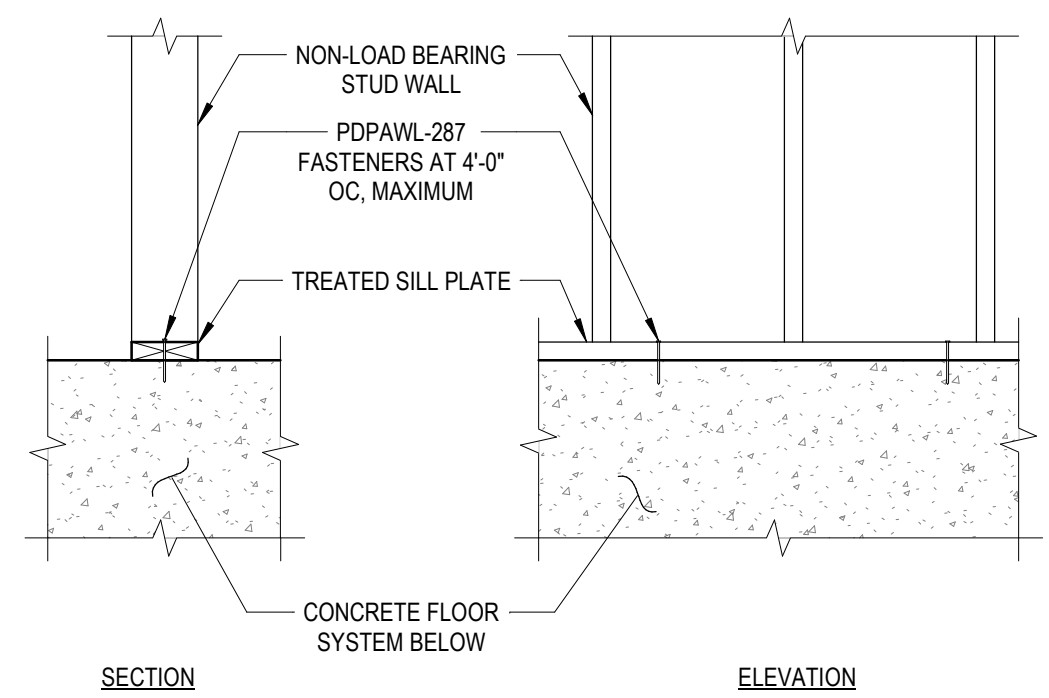
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- NOTES:
1. MAXIMUM CLIP SPACING IS BASED ON A MAXIMUM WALL HEIGHT OF 9'-2".
 2. REFER TO TRUSS SUPPLIER DRAWINGS FOR BOTTOM CHORD BRACING REQUIREMENTS.
 3. 2x BLOCKING MEMBER LOCATED AT TRUSS BRACING POINTS. ATTACH TO TRUSS BOTTOM CHORD WITH (4) #4 NAILS.
 4. SIMPSON DTC CLIP AT 2'-0" OC FOR LENGTH OF WALL. AT GC OPTION, PROVIDE SIMPSON SDPW DEFLECTOR SCREWS TO TRUSS BOTTOM CHORD.

SUPPORT AT TOP OF INTERIOR NON-BEARING PARTITION WALL

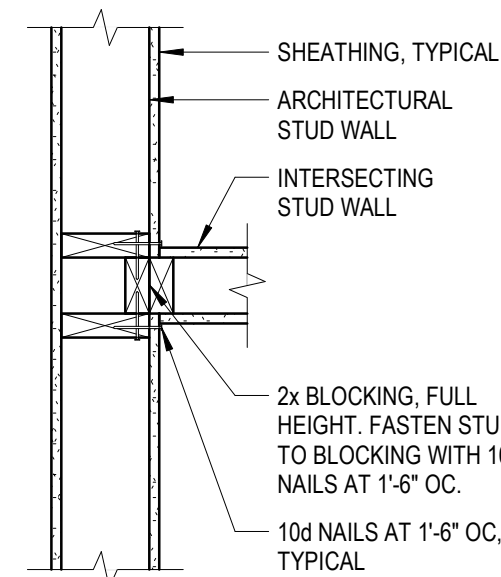
D6
3/4" = 1'-0"



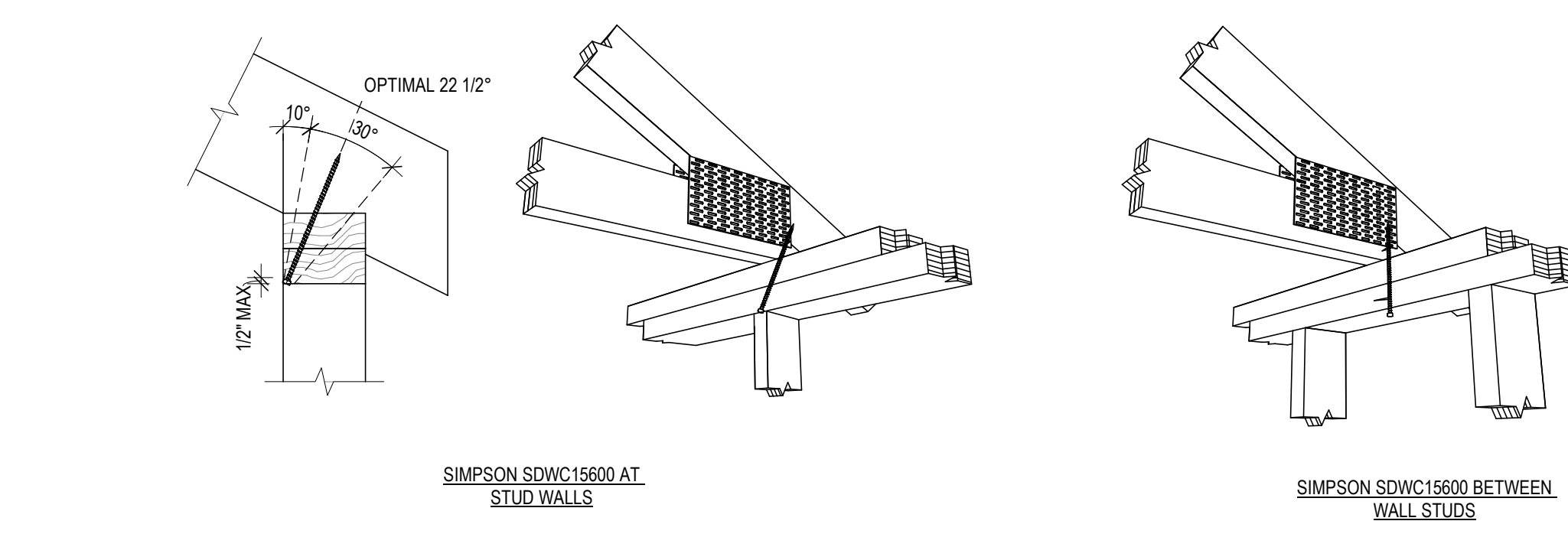
- NOTES:
1. FASTENER SPACING IS BASED ON A MAXIMUM WALL HEIGHT OF 9'-2".
 2. DO NOT DAMAGE CONCRETE REINFORCEMENT WHEN INSTALLING SILL FASTENERS.

NON-LOAD BEARING BOTTOM PLATE ATTACHMENT

C6
3/4" = 1'-0"



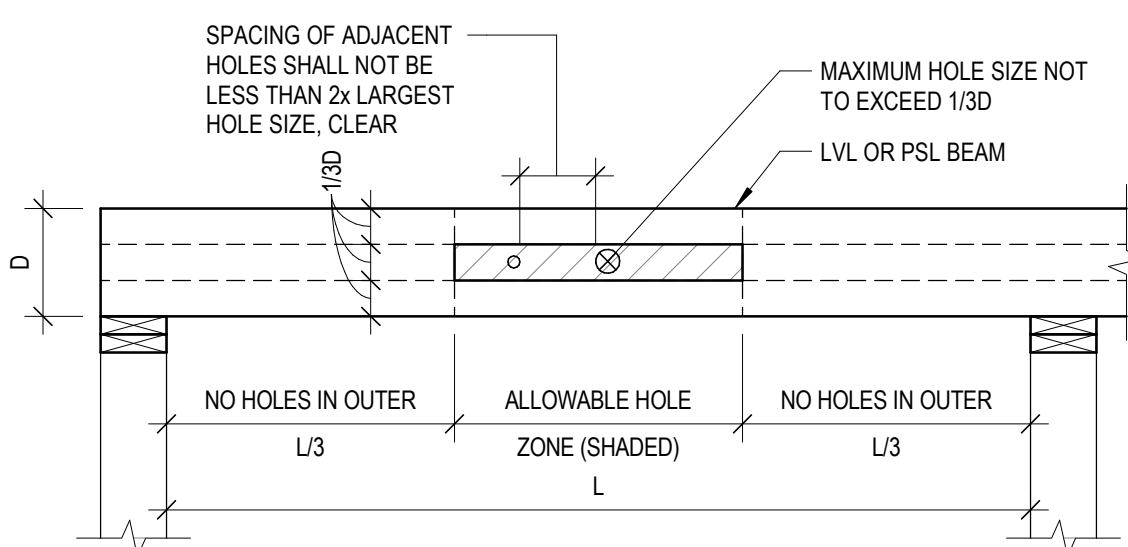
- NOTES:
1. REFER TO ARCHITECTURAL ASSEMBLY FOR ADDITIONAL FRAMING REQUIREMENTS AT WALLS.
 2. REFER TO WOOD WALL SCHEDULE (S) FOR STRUCTURAL WALL FRAMING AND SHEATHING ATTACHMENT.



- NOTES:
1. ANCHORS SHALL BE PROVIDED AT EVERY ROOF MEMBER AT EACH BEARING LOCATION.
 2. PROVIDE 1/2" MINIMUM EDGE DISTANCE TO SIDE OR ROOF MEMBERS.
 3. UPPER AND LOWER PLATES SHALL NOT BE SPLICED AT THE SAME LOCATION. PROVIDE 1/4" MINIMUM EDGE DISTANCE TO END OF A PLATE.
 4. SIMPSON H2.5A TIES MAY BE USED AS AN ALTERNATE TO TRUSS SCREWS.

C4 ROOF TRUSS AND JOIST ANCHORAGE

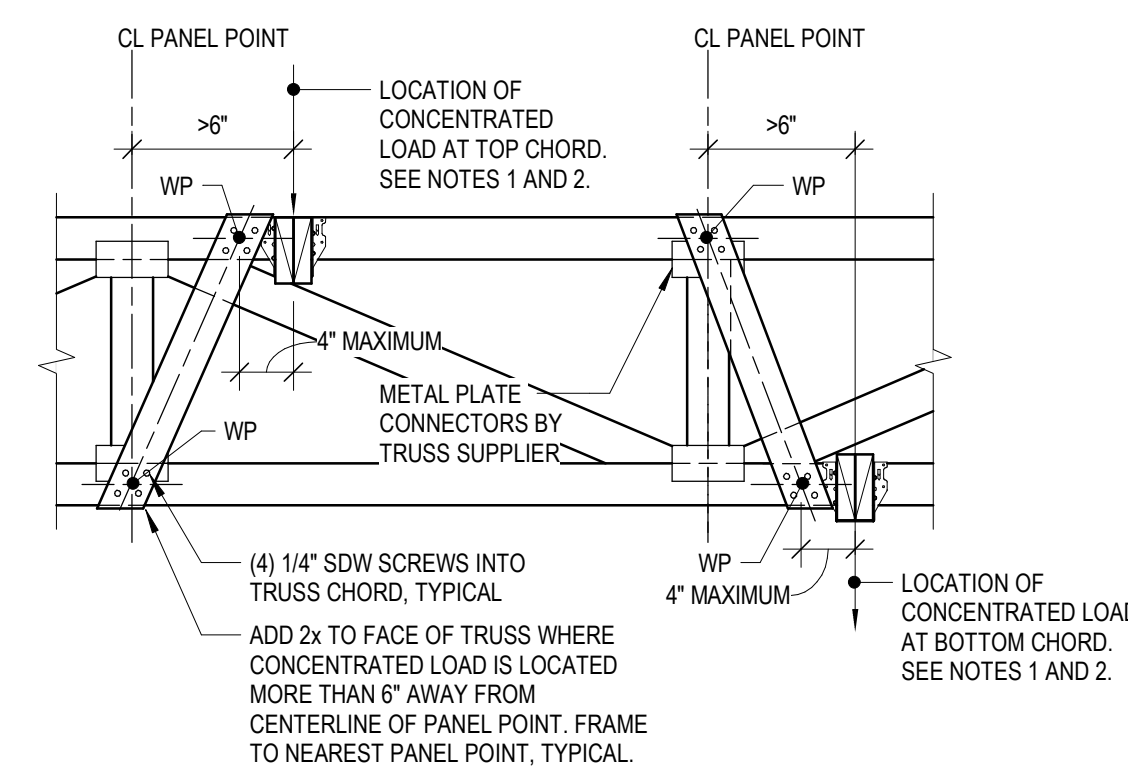
NTS



- NOTES:
1. ALLOWABLE HOLE ZONE SHOWN IS ONLY FOR UNIFORMLY LOADED BEAMS.
 2. RECTANGULAR HOLES ARE NOT ALLOWED.
 3. DO NOT PLACE HOLES IN CANTILEVER BEAMS WITHOUT STRUCTURAL ENGINEER'S APPROVAL.
 4. PRIOR TO ANY HOLES BEING ADDED, STRUCTURAL ENGINEER SHALL BE NOTIFIED IF PROPOSED HOLES DO NOT MEET THE SCHEMATIC CRITERIA.

B4 ALLOWABLE HOLES IN LVL/PSL BEAMS

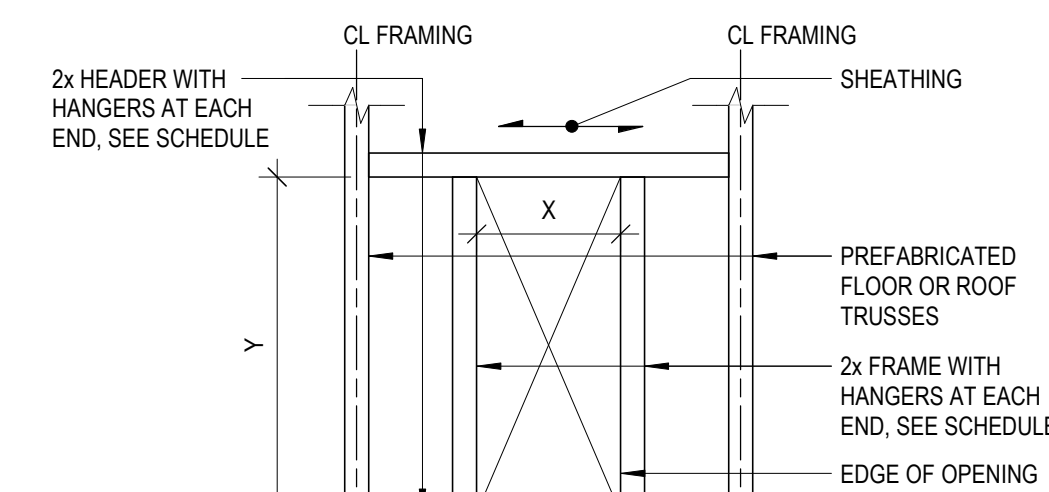
3/4" = 1'-0"



- NOTES:
1. FIELD FRAMED CONDITIONS ARE APPLICABLE ONLY FOR LOADING NOT SPECIFICALLY DESIGNED FOR BY TRUSS SUPPLIER OR LABELED ON LOADING PLANS. MAXIMUM LOAD THAT MAY BE PLACED DIRECTLY ABOVE OR BELOW JOIST SHALL BE X LBS NOT TO EXCEED UNIFORM DESIGN LIVE LOAD AT TRUSS TOP CHORD.
 2. BEAMS FRAMING INTO TRUSSES ARE TO BE ATTACHED WITH TOP-CHORD HANGERS.
 3. ROOF SHEATHING NOT SHOWN FOR CLARITY.

A4 VERTICAL CONCENTRATED LOAD ON ROOF TRUSS

3/4" = 1'-0"

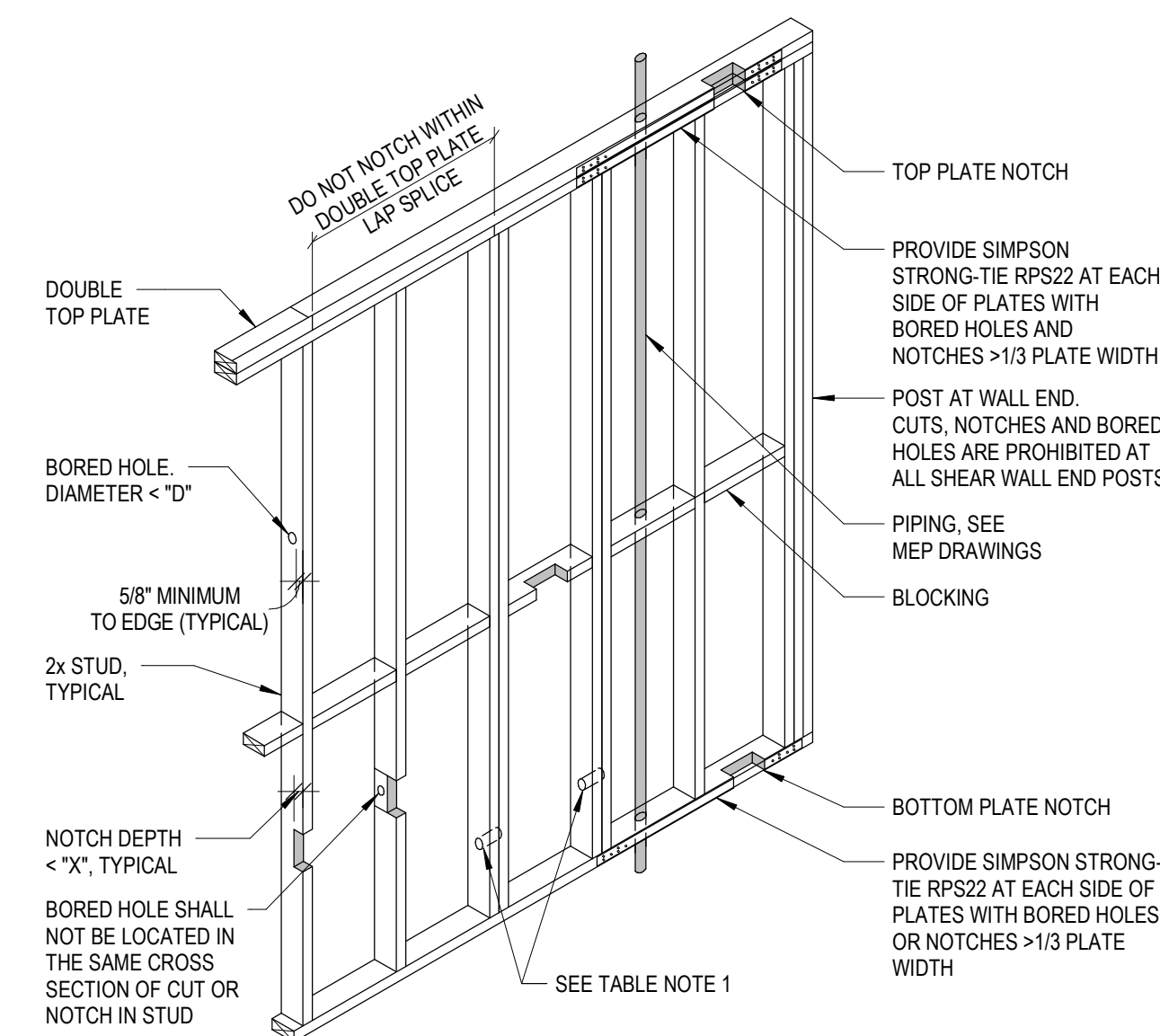


LENGTH, Y	WIDTH, X	FRAME MEMBER SIZE (NOTE 4)	HEADER SIZE	HANGER
< 1'-6"	< 1'-0"	2x6	2x6	JB26
1'-6" - 2'-0"	1'-0" - Z	2x6	2x8	JB28

- NOTES:
1. X, Y = DIMENSION BY MECHANICAL, ELECTRICAL, OR PLUMBING CONTRACTOR.
 2. PROVIDE DIAPHRAGM EDGE NAILING AT EACH SIDE OF OPENING.
 3. CONTRACTOR SHALL COORDINATE SIZES AND LOCATIONS WITH MECHANICAL AND ELECTRICAL CONTRACTORS AND ARCHITECTURAL DRAWINGS.
 4. IF X IS GREATER THAN OR EQUAL TO 2'-0" THEN FRAME MEMBERS ARE NOT REQUIRED.

B5 FRAMED OPENINGS IN SHEATHING

1" = 1'-0"



STUD SIZE	BORE HOLE AND NOTCH LIMITATIONS IN STUD WALLS			
	EXTERIOR / BEARING WALLS	INTERIOR / NON-BEARING WALLS	WALL TOP AND BOTTOM PLATES	
	BORE HOLE DIAMETER "D"	NOTCH DEPTH "X"	BORE HOLE DIAMETER "D"	NOTCH DEPTH "X"
2x4	1 7/16"	7/8"	2 1/8"	1 7/16"
2x6	2 3/16"	1 3/8"	3 5/16"	2 3/16"
2x8	4 15/16"	1 13/16"	4 3/8"	4 15/16"

- BORE HOLE AND NOTCH LIMITATION NOTES:
1. IN LOAD BEARING AND EXTERIOR WALLS, PROVIDE TWO STUDS WHERE HOLE DIAMETERS ARE LARGER THAN 40% OF THE STUD DEPTH. NO MORE THAN TWO SUCCESSIVE STUDS ARE TO BE DOUBLED AND SO BORED.
 2. BORE HOLE DIAMETERS SHALL NOT EXCEED 60% OF STUD DEPTHS IN ANY LOCATION.
 3. CONTACT EOR IF REQUIRED HOLES/NOTCHES ARE LARGER THAN ALLOWABLE.

A5 NOTCHING AND BORED HOLE LIMITATIONS FOR STUD WALLS

1/2" = 1'-0"

PROJECT INFORMATION:

PROJECT NUMBER: 2025-0141.00

DATE: 10/1/2025

DRAWN BY: MTD

CHECKED BY: TAC

APPROVED BY:

SCALE: AS NOTED

SHEET TITLE:

GENERAL WOOD FRAMING DETAILS

SHEET NUMBER:

S-004

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PROJECT TITLE
EB FLO COFFEEHOUSE - ADDITION

ISSUE:

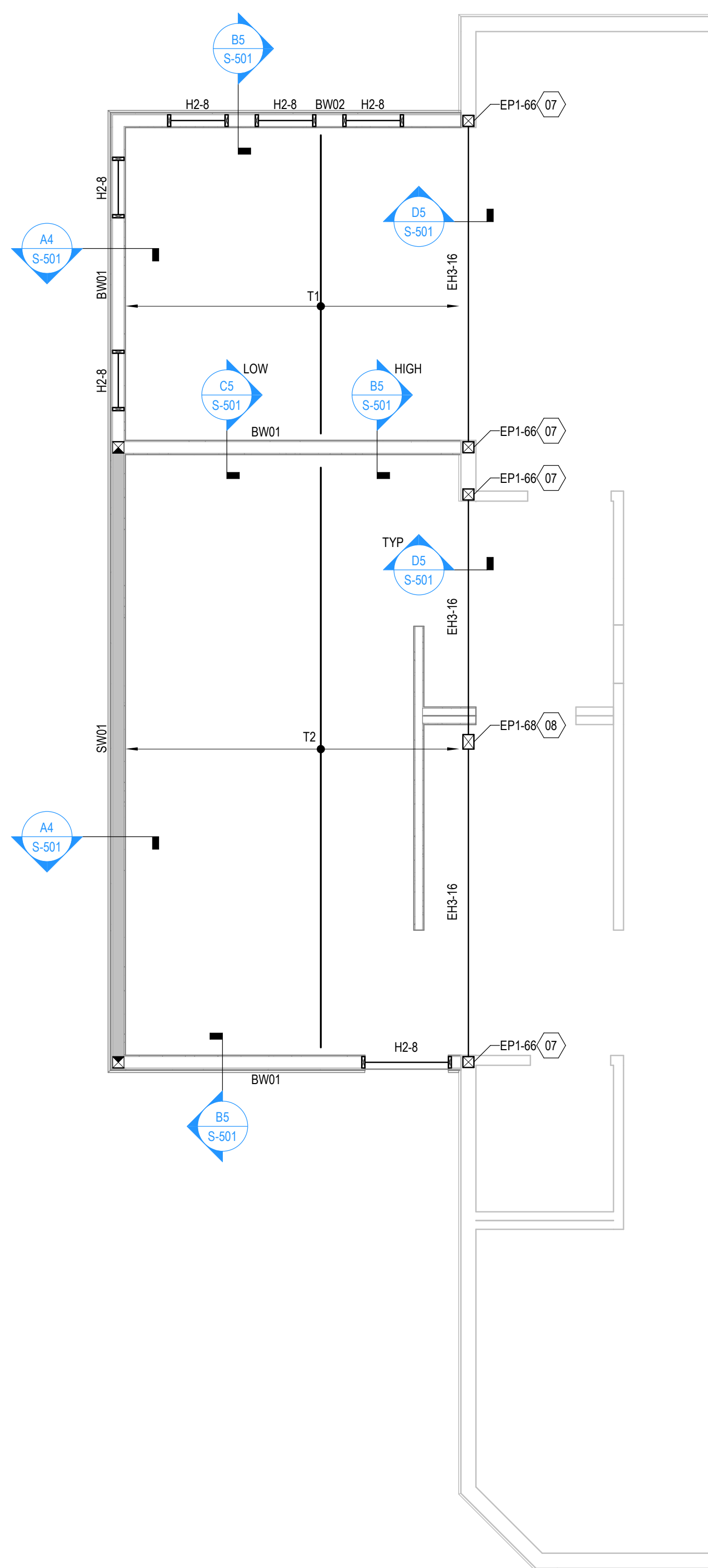
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GENERAL SHEET NOTES

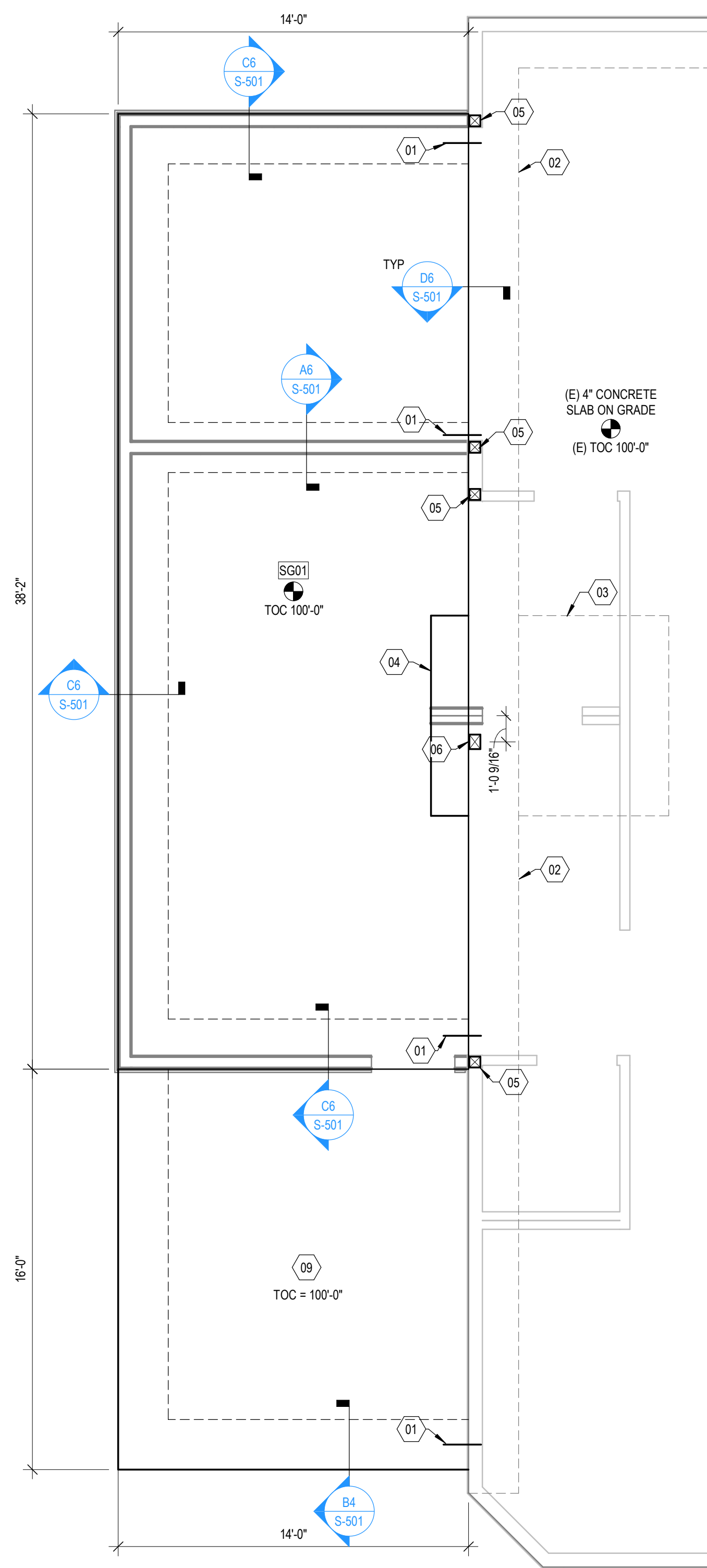
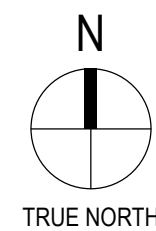
- TOP OF CONCRETE SLAB ELEVATION = 100'-0" UNLESS NOTED OTHERWISE ON PLAN.
2. SGO1 = 5" CONCRETE SLAB ON GRADE REINFORCED WITH 4.0 LB/CY SYNTHETIC MACRO FIBERS.
3. SEE "GENERAL FOUNDATION DETAILS" SHEET FOR THE FOLLOWING DETAILS:
- A. SLAB ON GRADE CONTROL AND CONSTRUCTION JOINT
 - B. SLAB ON GRADE DEPRESSION
 - C. SLAB ON GRADE DISCONTINUOUS CONTROL JOINT
 - D. SLAB ON GRADE OPENING
 - E. SLAB ON GRADE RE-ENTRANT CORNER
 - F. WALL CORNER
 - G. WALL INTERSECTION
4. HIGH WOOD ROOF TRUSS BEARING ELEVATION = 115'-5".
5. LOW WOOD ROOF TRUSS BEARING ELEVATION = 109'-4".
6. VERIFY AND COORDINATE ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS PRIOR TO FABRICATION AND ERECTION OF PREFABRICATED WOOD ELEMENTS.
7. REFER TO "GENERAL WOOD FRAMING SCHEDULES" FOR MINIMUM NAILING REQUIREMENTS AT WOOD FRAMING.
8. ALL WOOD POSTS SHALL BE VERTICALLY ALIGNED DOWN TO FOUNDATION ELEMENTS.
9. CONTRACTOR TO COORDINATE WALL AND FREE-STANDING POST LOCATIONS WITH WALL PANEL SUPPLIER AND TRUSS SUPPLIER PRIOR TO ERECTION.
10. LOAD BEARING WALL CONSTRUCTION VARIATIONS: REFER TO WOOD STUD AND SHEAR WALL SCHEDULE FOR STRUCTURAL WALL FRAMING REQUIREMENTS.
11. REFER TO "WOOD TRUSS" SCHEDULE AND NOTES FOR ADDITIONAL DESIGN LOADING AND PERMANENT BRACING REQUIREMENTS AT WOOD TRUSSES.
12. PROVIDE SUBFRAME FOR ALL MECH AND DRAIN PENETRATIONS THROUGH ROOF. COORDINATE SIZE AND LOCATION WITH MECHANICAL AND PLUMBING CONTRACTOR.
13. CONTRACTOR TO COORDINATE ALL MECHANICAL AND PLUMBING PENETRATIONS THROUGH ROOF WITH WOOD TRUSS AND WALL PANEL SUPPLIER.
14. PROVIDE FULL LENGTH BEARING AT ALL CONDITIONS FOR STRUCTURAL ELEMENTS UNLESS OTHERWISE NOTED. PROVIDE FULL LAP WHERE STRUCTURAL ELEMENTS BEAR ON SUPPORT FRAMING FROM EACH FACE. PROVIDE CONTINUOUS BLOCKING BETWEEN BEARING POINTS.
15. SEE "GENERAL WOOD FRAMING DETAILS" SHEET FOR THE FOLLOWING DETAILS:
- A. ALLOWABLE HOLES IN LVL/PSL BEAMS
 - B. FRAMED OPENINGS IN SHEATHING
 - C. NON-LOAD BEARING TOE PLATE ATTACHMENT
 - D. NOTHING AND BORED HOLE LIMITATIONS FOR STUD WALLS
 - E. ROOF TRUSS AND JOIST ANCHORAGE
 - F. STUD WALL INTERSECTIONS
 - G. SUPPORT AT TOP OF INTERIOR NON-BEARING PARTITION WALL
 - H. VERTICAL CONCENTRATED LOAD ON ROOF TRUSS
16. REFER TO ARCHITECTURAL DRAWINGS FOR ASSEMBLY RATING REQUIREMENTS.
17. EXISTING TRASH ENCLOSURE SLAB AND ANY CORRESPONDING FOUNDATIONS TO BE REMOVED.
18. ROOF SHEATHING TO BE WFO1. REFER TO "WOOD ROOF SHEATHING SCHEDULE" FOR SPECIFIC

SHEET KEYNOTES

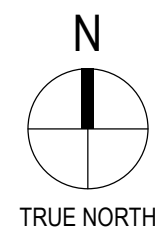
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A2 ROOF PLAN
1/4" = 1'-0"



A4 FOUNDATION PLAN
1/4" = 1'-0"



PROJECT INFORMATION:

PROJECT NUMBER: 2025-0141.00

DATE: 10/1/2025

DRAWN BY: MTD

CHECKED BY: TAC

APPROVED BY

SCALE: AS NOTED

SHEET TITLE:

PLANS

SHEET NUMBER:

S-101

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PROJECT INFORMATION:

PROJECT NUMBER: 2025-0141.00

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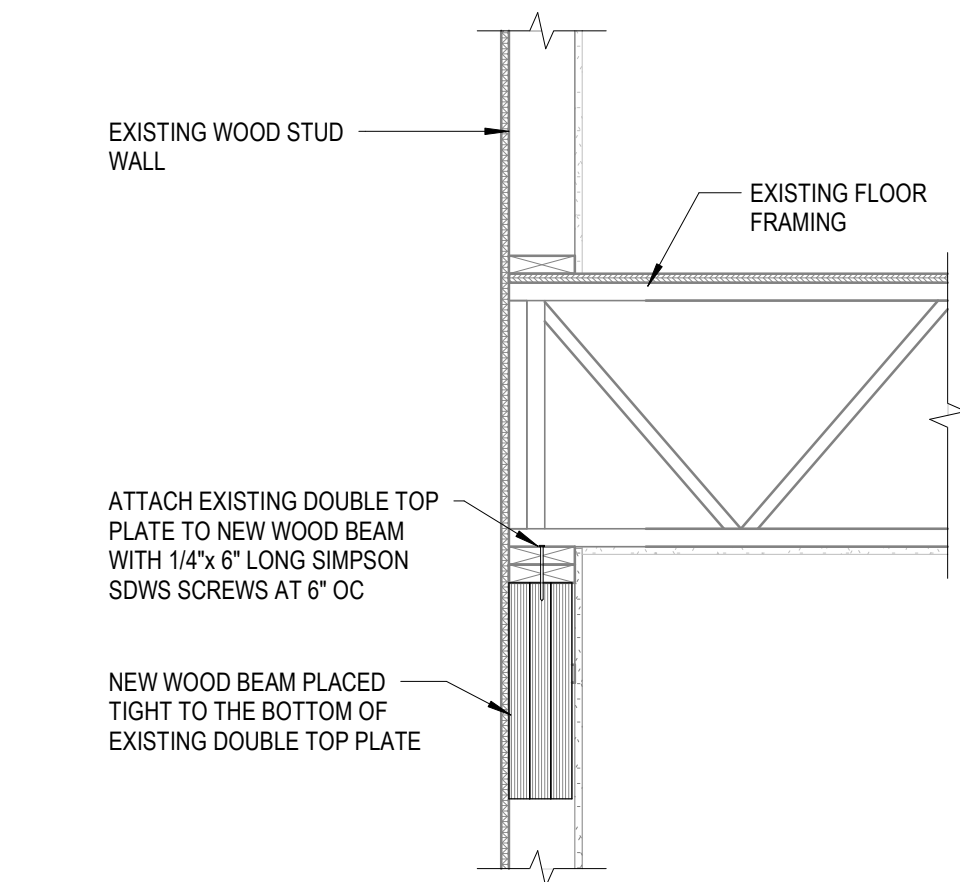
APPROVED BY:

SCALE: AS NOTED

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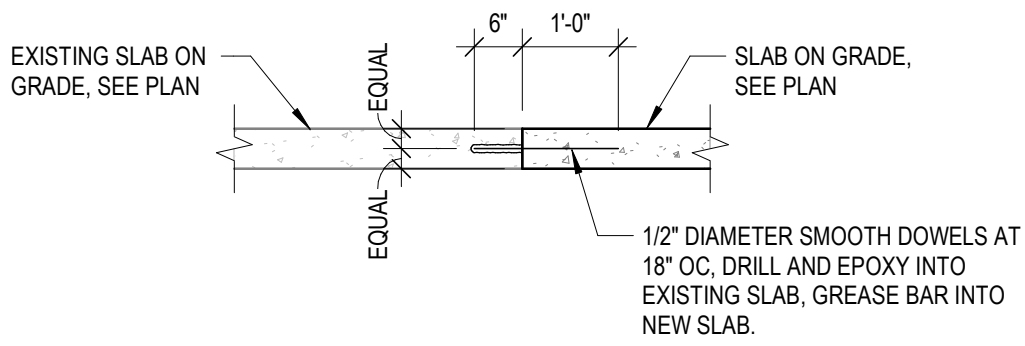
STRUCTURAL DETAILS

SHEET NUMBER:



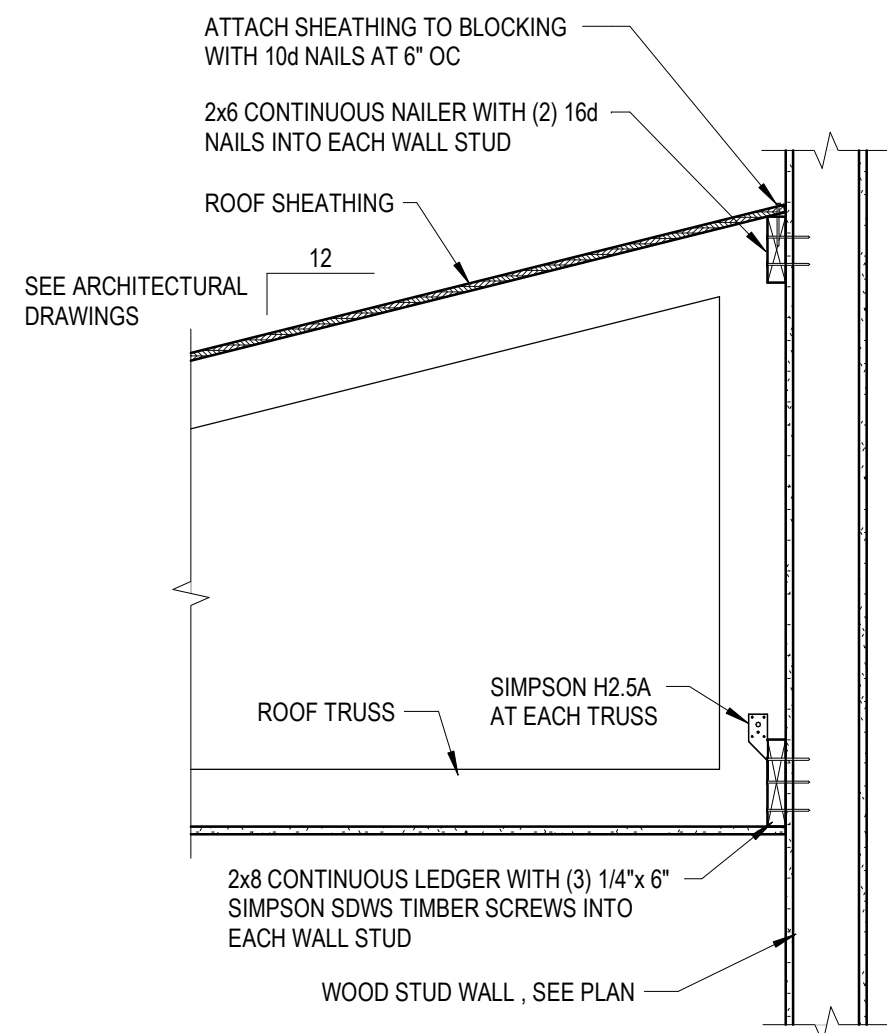
D5 DETAIL

3/4" = 1'-0"



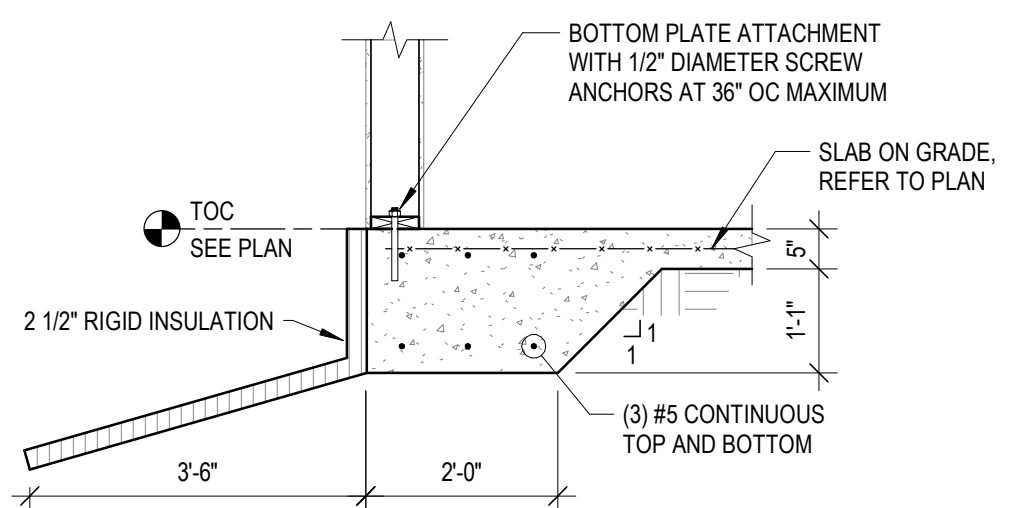
D6 DETAIL

1/2" = 1'-0"



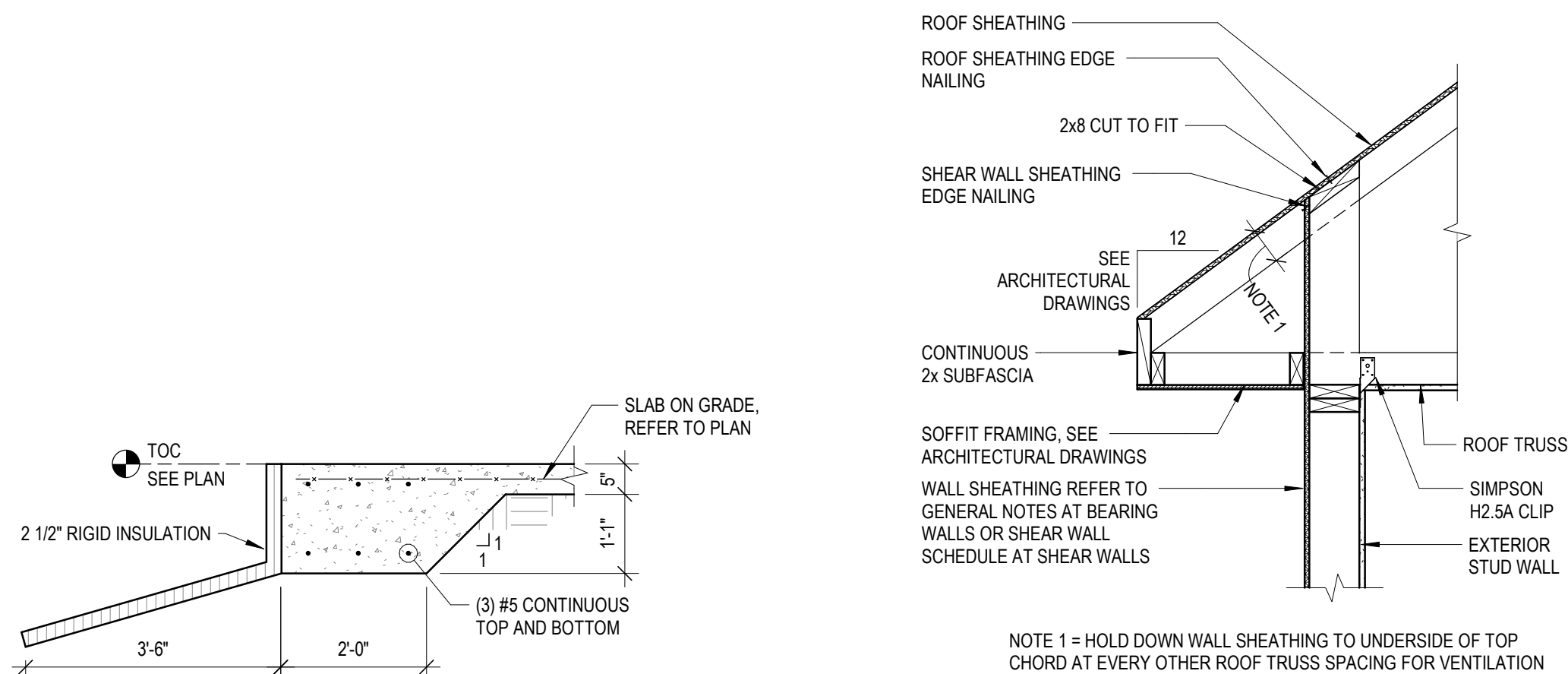
C5 DETAIL

3/4" = 1'-0"



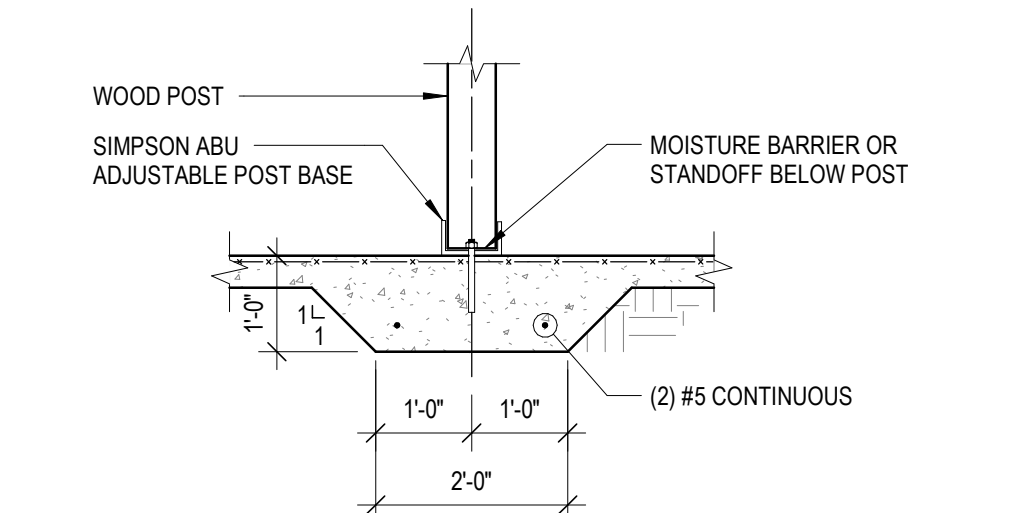
C6 DETAIL

1/2" = 1'-0"



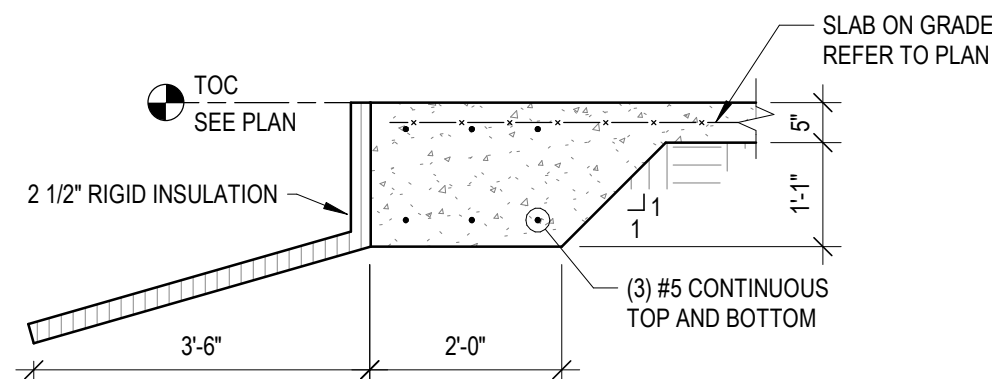
B5 DETAIL

3/4" = 1'-0"



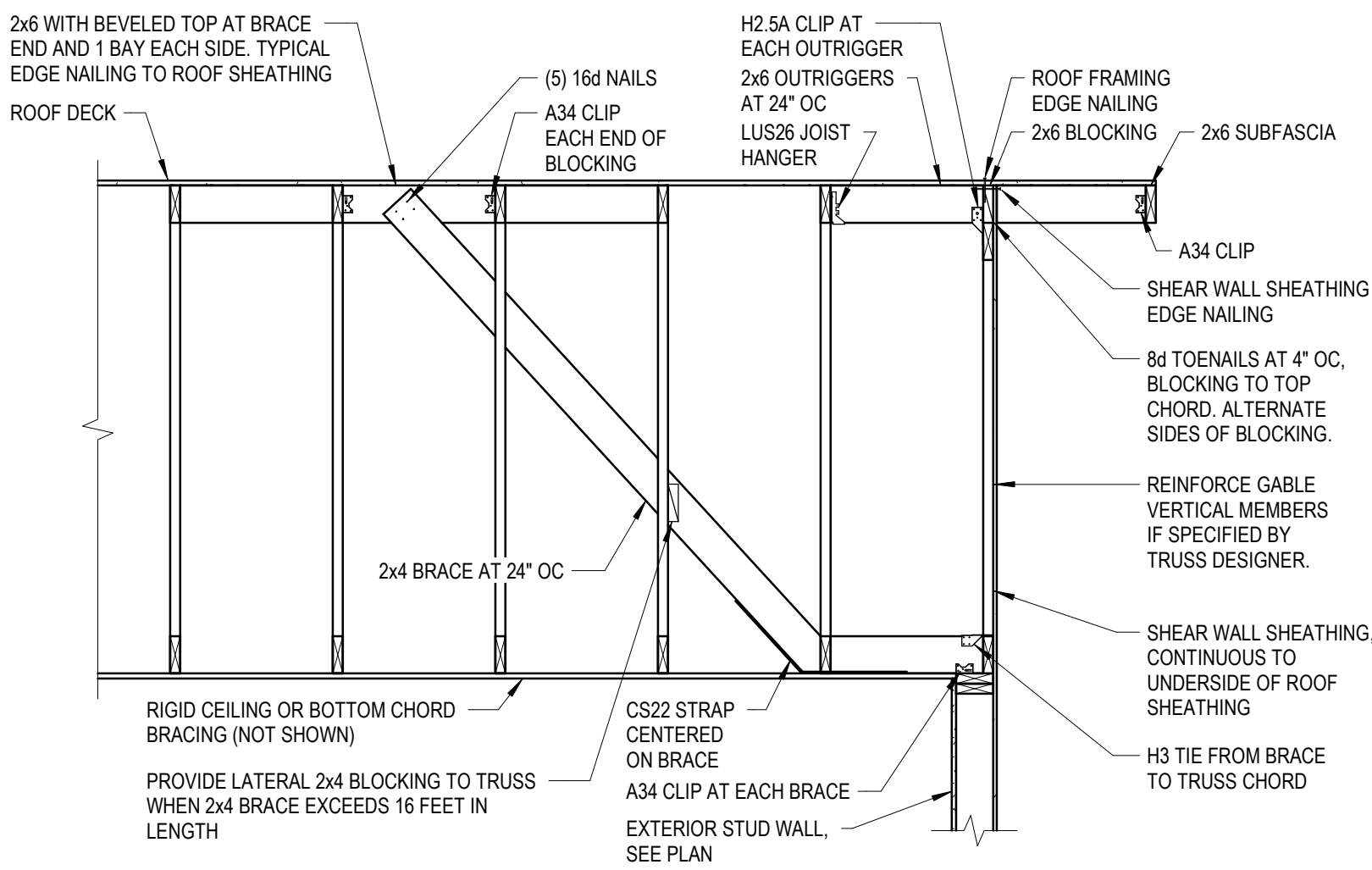
B6 DETAIL

1/2" = 1'-0"



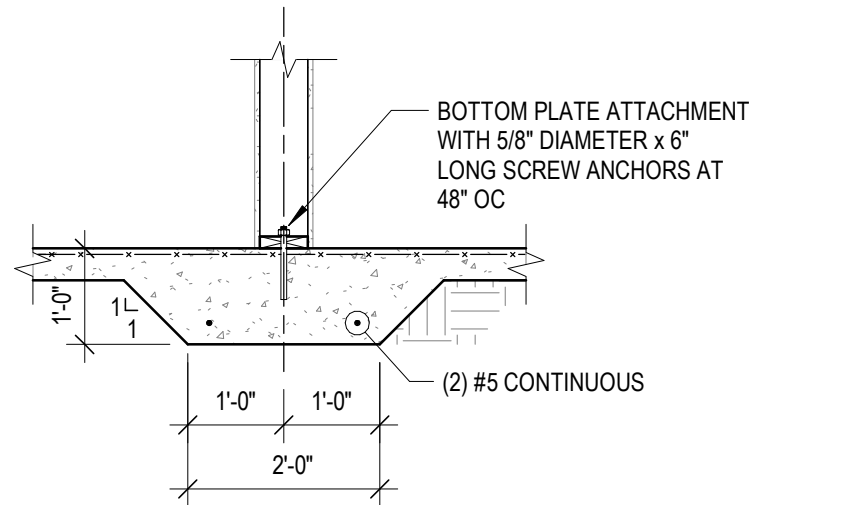
B4 DETAIL

1/2" = 1'-0"



A4 DETAIL

1/2" = 1'-0"



A6 DETAIL

1/2" = 1'-0"

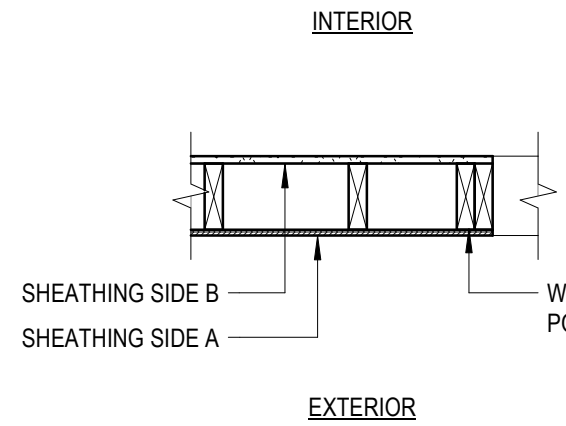
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WOOD STUD AND SHEAR WALL SCHEDULE

MARK ²	STUDS ^{1A}	TOP PLATE MATERIAL	BOTTOM PLATE MATERIAL	SHEATHING (TYPE, QUANTITY) ³		SHEAR WALL SHEATHING AND FASTENING (APPLICABLE TO "SW" WALLS ONLY) ³				BOTTOM PLATE ANCHORAGE ⁷	HOLD DOWN ANCHORAGE ¹¹	REMARKS
				SIDE A	SIDE B	SIDE A	SIDE B	PANEL EDGES	FIELD			
BW01	2x6 AT 12"	SPF No. 1/2	SPF No. 1/2	-	-	-	-	-	-			
BW02	2x6 AT 16"	SPF No. 1/2	SPF No. 1/2	-	-	-	-	-	-			
SW01	2x6 AT 12"	SPF No. 1/2	SPF No. 1/2	OSB, 1	-	UNBLOCKED	8d	-	4"	12"	5/8"x 6" TITEN HD	HD01

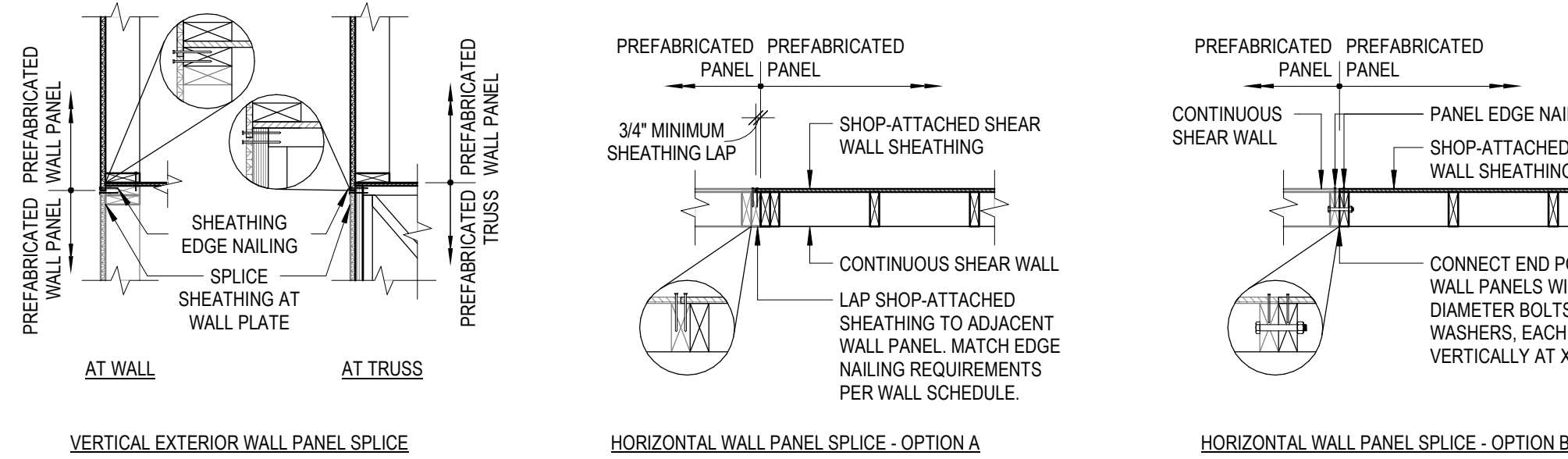
WOOD STUD AND SHEAR WALL SCHEDULE NOTES:

- REFER TO "TYPICAL SHEAR WALL ELEVATIONS" FOR SHEAR WALL CONSTRUCTION INFORMATION. WALL ELEVATION IS A SCHEMATIC REPRESENTATION OF VARIOUS FRAMING CONDITIONS THAT MAY EXIST AND DOES NOT NECESSARILY REPRESENT SPECIFIC PROJECT CONDITIONS.
- BW (BEARING) AND SW (SHEAR) WALLS WITH THE SAME MARK NUMBER (#) HAVE THE SAME STUD CONFIGURATIONS. SHEATHING AND HOLDDOWN INFORMATION IS ONLY APPLICABLE TO SW WALLS:
A. WALLS MARKED "BW##" ON PLAN ARE USED AS GRAVITY-LOAD BEARING WALLS ONLY.
B. WALLS MARKED "SW##" ON PLAN ARE USED AS GRAVITY-LOAD BEARING WALLS AND SHEAR WALLS.
- SHEATHING IN SCHEDULE IS FOR SW (SHEAR) WALLS ONLY. ADDITIONAL MATERIAL AND SHEATHING MAY BE REQUIRED. REFER TO ARCHITECTURAL WALL ASSEMBLIES AND "TYPICAL SHEATHING PLACEMENT DIAGRAMS", THIS SHEET.
A. "OSB" SHEATHING TYPE TO BE 15/32" THICK MINIMUM OSB OR PLYWOOD APA RATED STRUCTURAL-1 SHEATHING. SHEATHING MUST BE MARKED WITH MANUFACTURER'S STAMP INDICATING THE STRUCTURAL 1 RATING.
B. "GY" SHEATHING TYPE TO BE 5/8" THICK MINIMUM GYPSUM WALL BOARD.
- ALL WALLS INDICATED AS "BLOCKED" SHALL HAVE STUD BLOCKING (2" NOMINAL OR WIDER) AT HORIZONTAL SHEATHING BUTT JOINTS, AND ALL SHEATHING EDGE LOCATIONS.
- PROVIDE BLOCKING MATCHING SPECIES AND GRADE OF WALL STUDS BETWEEN STUDS AT MID-HEIGHT OF ALL WALLS UNLESS NOTED OTHERWISE.
- FASTENERS SHALL NOT BE OVER-DRIVEN INTO SHEATHING. STAPLES SHALL NOT BE USED IN ANY CASE.
A. 8d NAILS TO HAVE 1 3/8" (MINIMUM) PENETRATION.
B. 10d NAILS TO HAVE 1 1/2" (MINIMUM) PENETRATION.
- FASTENERS FOR GYPSUM WALL BOARD SHEATHED WALLS:
A. 6d - COOLER OR WALL BOARD NAILS OR 1 1/4" TYPE W OR S DRYWALL SCREWS. [0.0915" X 1 7/8" LONG WALLBOARD OR 0.120" X 1 3/4" LONG NAIL MAY BE SUBSTITUTED FOR 6d COOLER NAIL.]
B. 8d - COOLER OR WALL BOARD NAILS
- PROVIDE A MINIMUM OF 2 ANCHORS PER WALL PLATE. ANCHORS ARE TO BE LOCATED NO MORE THAN 12" AND NO LESS THAN 4" FROM END OF BOTTOM PLATES. TYPICAL.
- SHEAR WALLS ARE DESIGNED FOR OPENINGS SHOWN ON PLANS ONLY. NO OTHER OPENINGS SHALL BE PERMITTED WITHOUT THE APPROVAL OF THE ENGINEER. PENETRATIONS THROUGH SHEAR WALL SHEATHING GREATER THAN ARE NOT PERMITTED.
- SHEAR WALLS ARE DESIGNED TO BE CONTINUOUS FOR ENTIRE LENGTH SHOWN ON PLAN. REFER TO "TYPICAL PREFABRICATED WALL PANEL SPLICE DETAILS", THIS SHEET, FOR CONNECTIONS BETWEEN SHOP-FABRICATED WALL PANELS AT CONTINUOUS (VERTICALLY ALIGNED AND HORIZONTAL) SHEAR WALLS.
- SHEAR WALL HOLD DOWNS SHALL BE PROVIDED AT LOCATIONS AS INDICATED ON FRAMING PLANS. REFER TO SHEAR WALL HOLD DOWN SCHEDULE FOR HOLD DOWN CONNECTION INFORMATION.
- REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL REQUIREMENTS RELATED TO:
A. FIRE RESISTANCE RATING
B. UL ASSEMBLIES
C. NON-COMBUSTIBLE CONSTRUCTION
D. FIRE-BLOCKING
E. ACOUSTIC PERFORMANCE
F. DRAFT STOPPING
- STUD SIZES SHOWN IN SCHEDULE ARE MINIMUM REQUIRED. WHERE STRUCTURAL OR ARCHITECTURAL PLANS DIFFER, THE LARGER SIZE SHALL BE INSTALLED.
- REFER TO "GENERAL WOOD FRAMING DETAILS" SHEET FOR REQUIREMENTS AT WALL PENETRATIONS THROUGH WALL PLATES AND STUDS. PENETRATIONS SHALL NOT BE PLACED IN SHEAR WALL END POSTS.



EXTERIOR WALL

TYPICAL SHEATHING PLACEMENT



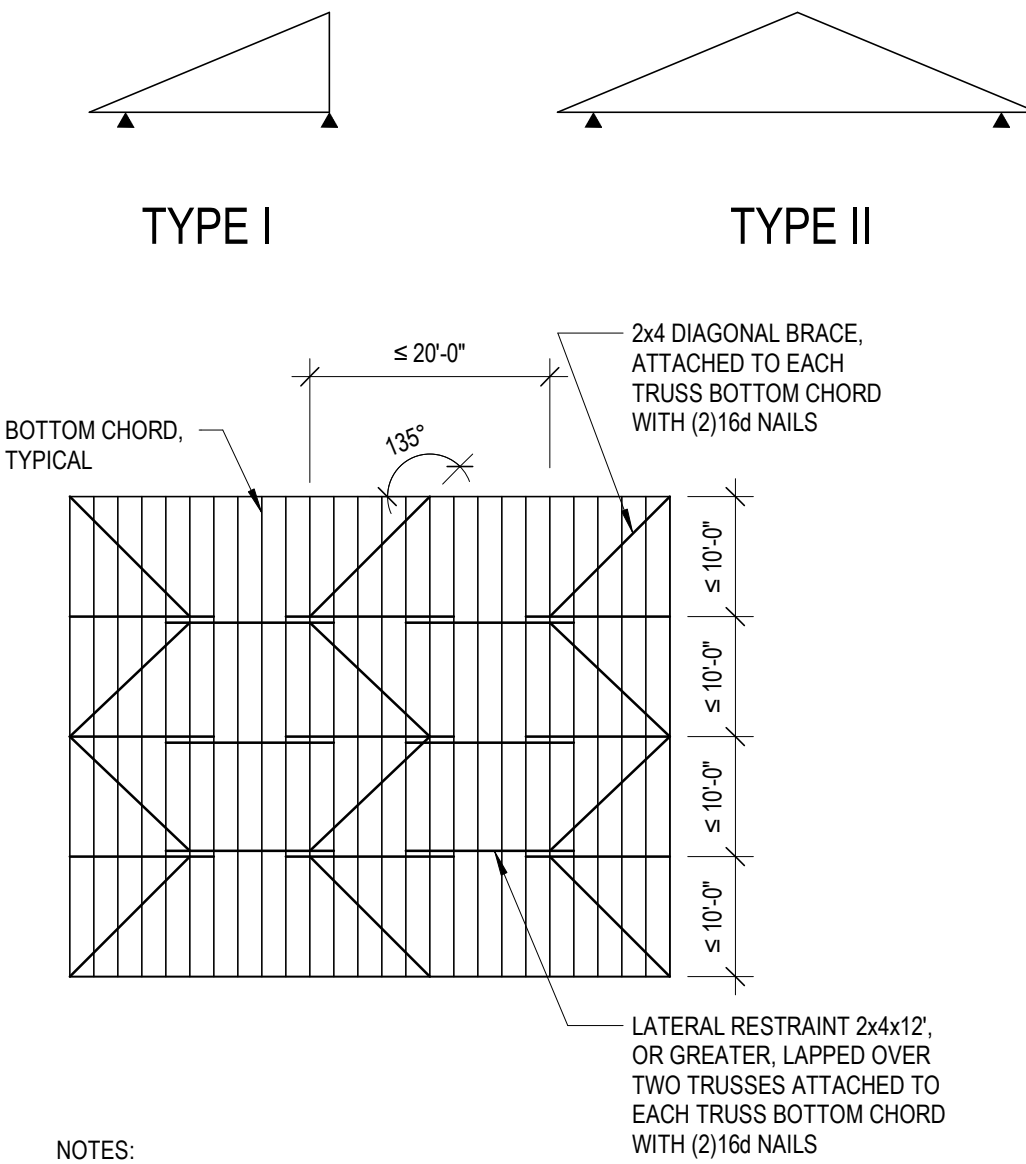
TYPICAL PREFABRICATED WALL PANEL SPLICE DETAILS

WOOD TRUSS SCHEDULE

MARK	TYPE	DEPTH	SPACING	TOP CHORD LOADING ²		BOTTOM CHORD LOADING ²		REMARKS
				DEAD (PSF)	SNOW (PSF)	DEAD (PSF)	MISC. (PSF)	
T1	I		24"	10	25	10	10	
T2	II		24"	10	25	10	10	

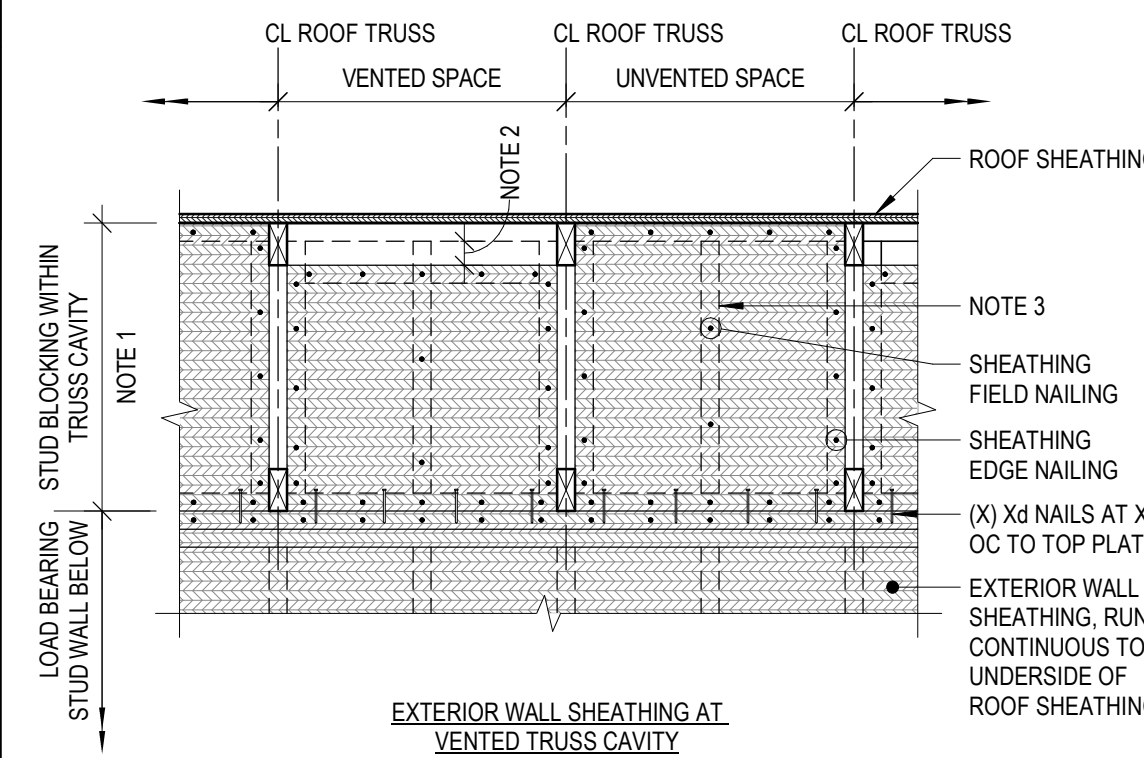
ROOF TRUSS SCHEDULE NOTES:

- BEARING CONDITIONS VARY. SEE ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR ALL DIMENSIONS INCLUDING SPAN WIDTH, LENGTH OF OVERHANG AND SLOPED TOP CHORD PITCH.
- LOADS IN SCHEDULE ARE UNIFORM LOADS ON PROJECTED SURFACE.
A. TOP CHORD DEAD IS SUPERIMPOSED AND INCLUDES DECK AND 1/2 MEP.
B. BOTTOM CHORD DEAD IS SUPERIMPOSED AND INCLUDES INSULATION, CEILING AND 1/2 MEP.
- REFER TO "WOOD FRAMING DEFLECTION LIMITS" FOR WOOD FRAMING FOR DEFLECTION LIMITS AT TRUSS MEMBERS.
- REFER TO COMPONENTS AND CLADDING DESIGN WIND PRESSURES TABLE FOR WIND PRESSURES APPLIED AT ROOF TRUSSES.
- REFER TO SNOW DRIFT TABLE FOR DRIFTING SNOW LOADING AND LOCATIONS. SNOW DRIFT LOAD IS IN ADDITION TO FLAT ROOF SNOW LOAD.
- OTHER MECHANICAL ROOFTOP UNIT VERIFY AND COORDINATE ALL DIMENSIONS AND LOADS WITH MECHANICAL EQUIPMENT SUPPLIER.
- TRUSS WEB MEMBER LAYOUT IS TO BE BY SUPPLIER AS REQUIRED BY DESIGN. LAYOUT MUST BE COORDINATED WITH DUCTWORK REQUIREMENTS.
- TRUSSES MAY BE FABRICATED IN MULTIPLE PARTS AND ASSEMBLED IN THE FIELD AS DESIGN WILL ALLOW.
- DESIGN OF ROOF TRUSSES MUST ACCOUNT FOR CONCENTRATED LOADING FROM OVERBUILD CONSTRUCTION.
- AREAS INDICATED AS OVERBUILD ON PLAN MAY BE FABRICATED AS PART OF THE TRUSSES AT THE CONTRACTOR'S OPTION.
- HEADER OR GIRDER TRUSS PROFILES ARE ASSUMED TO BE (2) WIDE AS A NUMBER OF 2x PLYS.
- SOME TRUSSES MAY REQUIRE HANGERS AT ENDS WHERE SUPPORTED BY GIRDER TRUSSES. HANGERS AND TRUSS WEB AND/OR CHORD MEMBER SIZES ARE TO BE DESIGNED BY TRUSS SUPPLIER. WIDTH MUST BE ADEQUATE TO FULLY SUPPORT TRUSS HANGERS.
- REFER TO "GENERAL WOOD FRAMING SCHEDULES" FOR MINIMUM NAILING REQUIREMENTS AT WOOD FRAMING.
- REFER TO "WOOD STUD AND SHEAR WALL" SCHEDULE FOR BLOCKING REQUIREMENTS AT BEARING.
- REFER TO "WOOD TRUSS" SCHEDULE(S) AND NOTES FOR ADDITIONAL DESIGN CRITERIA.
- WOOD TRUSS DESIGNER TO REVIEW ARCHITECTURAL DRAWINGS FOR ADA ACCESSIBLE SHOWER LOCATIONS AND PROVIDE DEPRESSED TOP CHORD AS REQUIRED.
- PLAN MAY INDICATE PROPOSED CONNECTORS IN SOME CASES BASED ON ASSUMED TRUSS CONFIGURATIONS. TRUSS SUPPLIER SHALL PROVIDE ALL CONNECTION HARDWARE AS REQUIRED WHERE TRUSSES ARE SUPPORTED BY HEADER TRUSSES BASED UPON ACTUAL TRUSS REACTIONS.



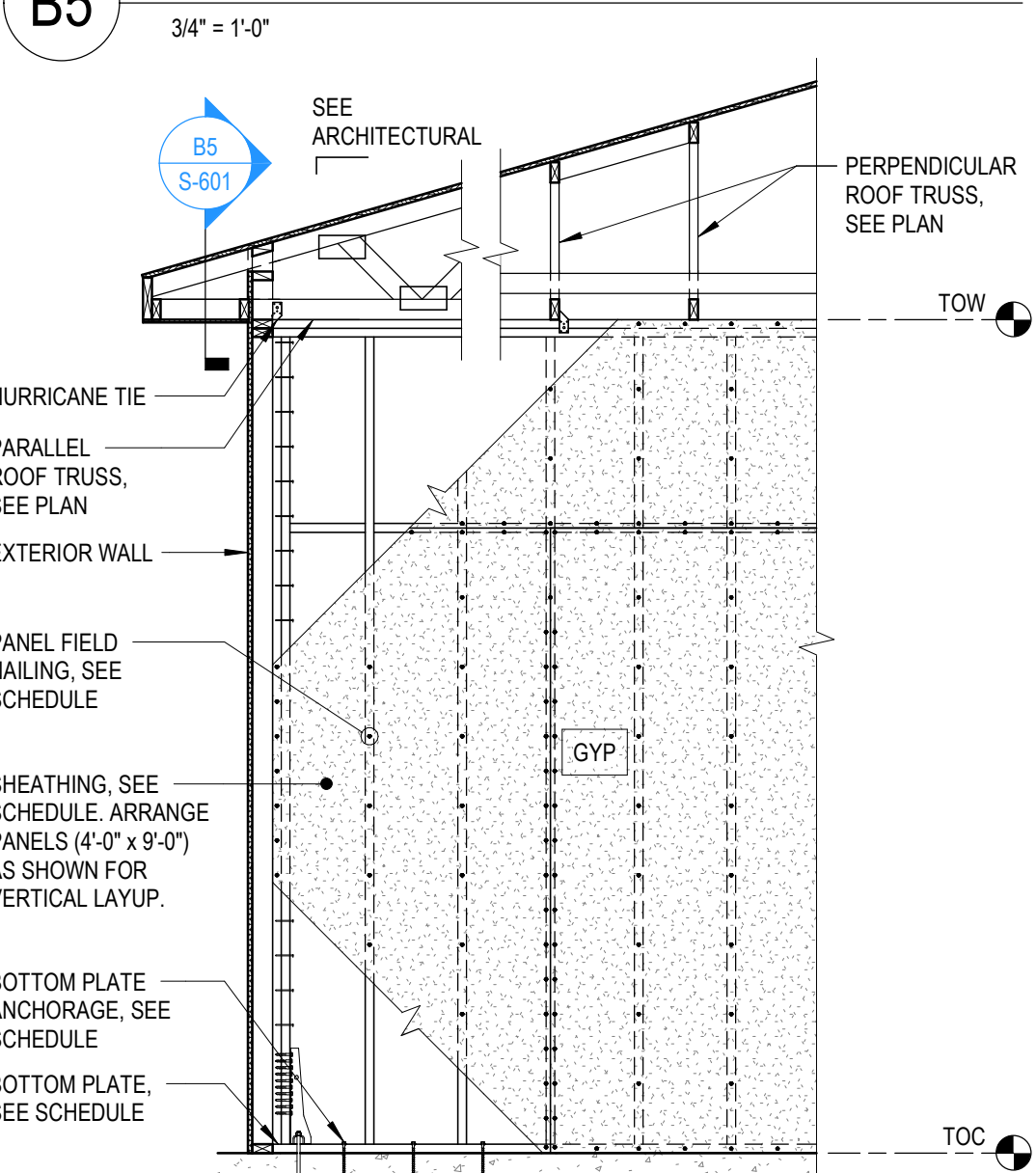
- NOTES:
- IF CONTINUOUS LATERAL RESTRAINT IS PROVIDED FOR WEB MEMBERS OR IF SWAY BRACING IS PROVIDED, LOCATE BOTTOM CHORD BRACING AT EACH LINE OF SUCH BRACING AND SPACED NO MORE THAN 10 FEET ON CENTER.

TYPICAL TRUSS BRACING LAYOUT



- NOTES:
- PROVIDE STUD BLOCKING AT EVERY PANEL EDGE AND BETWEEN TRUSS TOP AND BOTTOM CHORDS. COORDINATE TRUSS BEARING DEPTH AT ENDS WITH ARCHITECTURAL DETAILS.
 - PROVIDE GAP AS REQUIRED TO MEET OPEN-AIR REQUIREMENTS. COORDINATE WITH ARCHITECTURAL DRAWINGS.
 - MAXIMUM UNSUPPORTED SHEATHING SPAN IS X'-X". PROVIDE INTERMEDIATE SQUASH BLOCKING BETWEEN TRUSSES WHEN TRUSS SPACING IS GREATER THAN X'-X" OC.

B5 PITCHED ROOF TRUSS BEARING



TYPICAL SINGLE-STORY BEARING AND SHEAR WALL ELEVATION

PROJECT INFORMATION:

PROJECT NUMBER: 2025-0141.00
DATE: 10/1/2025
DRAWN BY: MTD
CHECKED BY: TAC
APPROVED BY:
SCALE: AS NOTED

SHEET TITLE:

WOOD WALL AND LATERAL, AND
PREFABRICATED TRUSS
SCHEDULES AND DETAILS

SHEET NUMBER:

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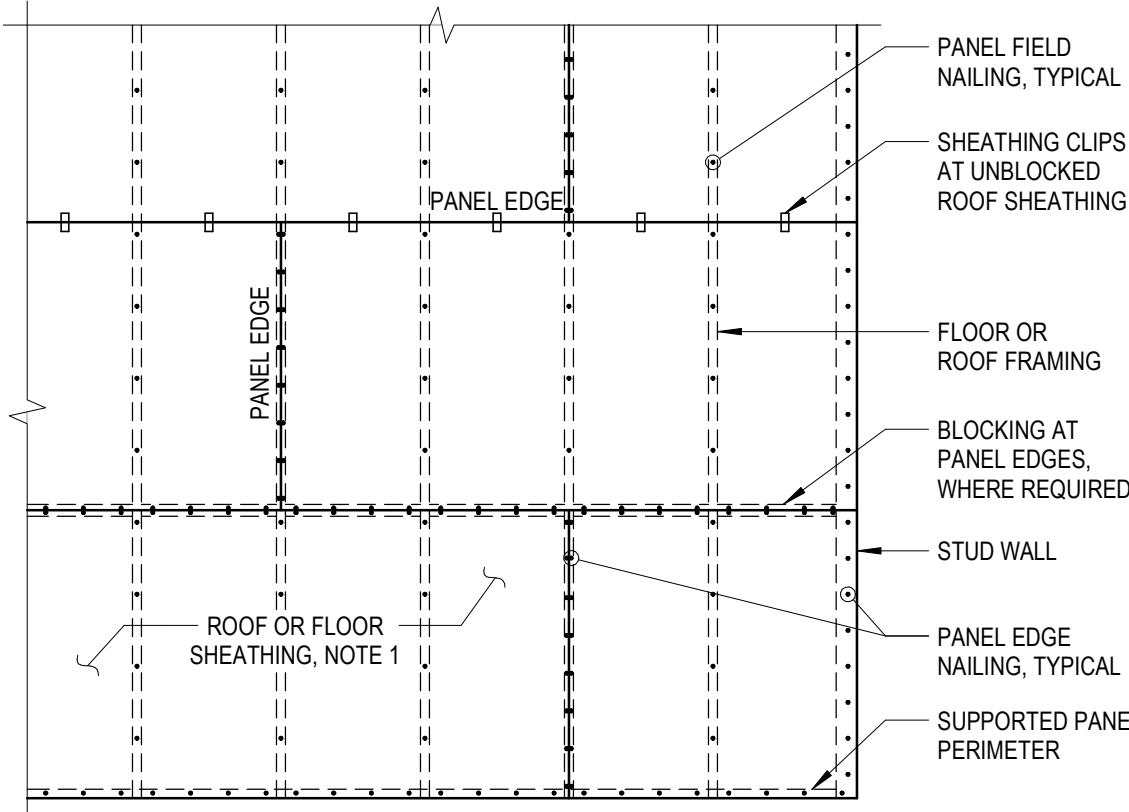
A

WOOD ROOF SHEATHING SCHEDULE

MARK	SHEATHING TYPE (THICKNESS)	SHEATHING FASTENERS	FASTENER SPACING		BLOCKED	REMARKS
			EDGE*	FIELD		
WF01	OSB OR PLYWOOD (19/32")	10d	8" OC	12" OC	NO	

WOOD FLOOR / SHEATHING SCHEDULE NOTES:

- REFER TO "TYPICAL FLOOR / ROOF SHEATHING PLAN" FOR CONSTRUCTION INFORMATION.
- REFER TO "GENERAL WOOD FRAMING DETAILS" FOR FRAMING AROUND FLOOR AND ROOF OPENINGS.
- SHEATHING IS DESIGNED BASED ON FRAMING SPACING OF 24" OC (MAXIMUM).
- SHEATHING TO BE APA RATED OSB OR PLYWOOD. STRUCTURAL 1 RATED SHEATHING MUST BE MARKED WITH MANUFACTURER'S STAMP INDICATING RATING.
- SHEATHING INDICATED AS "BLOCKED" SHALL HAVE WOOD BLOCKING (2" NOMINAL OR WIDER) AT HORIZONTAL SHEATHING BUTT JOINTS. ALL SHEATHING EDGE LOCATIONS.
- FASTENERS SHALL NOT BE OVER-DRIVEN INTO SHEATHING. STAPLES SHALL NOT BE USED IN ANY CASE.
- FASTENERS FOR OSB / PLYWOOD SHEATHING SHALL BE COMMON OR BOX NAILS:
A. 8d NAILS TO HAVE 1 3/8" (MINIMUM) PENETRATION.
B. 10d NAILS TO HAVE 1 1/2" (MINIMUM) PENETRATION.
- FASTENING TO BE PROVIDED AT PANEL EDGES, SUPPORTS, PERIMETER, AND BLOCKING.
- FASTENERS AND ANCHORS IN CONTACT WITH PRESERVATIVE-TREATED WOOD, OR EXPOSED TO WEATHER SHALL BE HOT-DIPPED GALVANIZED.
- REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL REQUIREMENTS RELATED TO:
A. FIRE RESISTANCE RATING
B. UL ASSEMBLIES
C. NON-COMBUSTIBLE CONSTRUCTION
D. ACOUSTIC PERFORMANCE



- NOTES:
- STAGGER PANEL JOINTS UNLESS OTHERWISE NOTED ON PLAN.

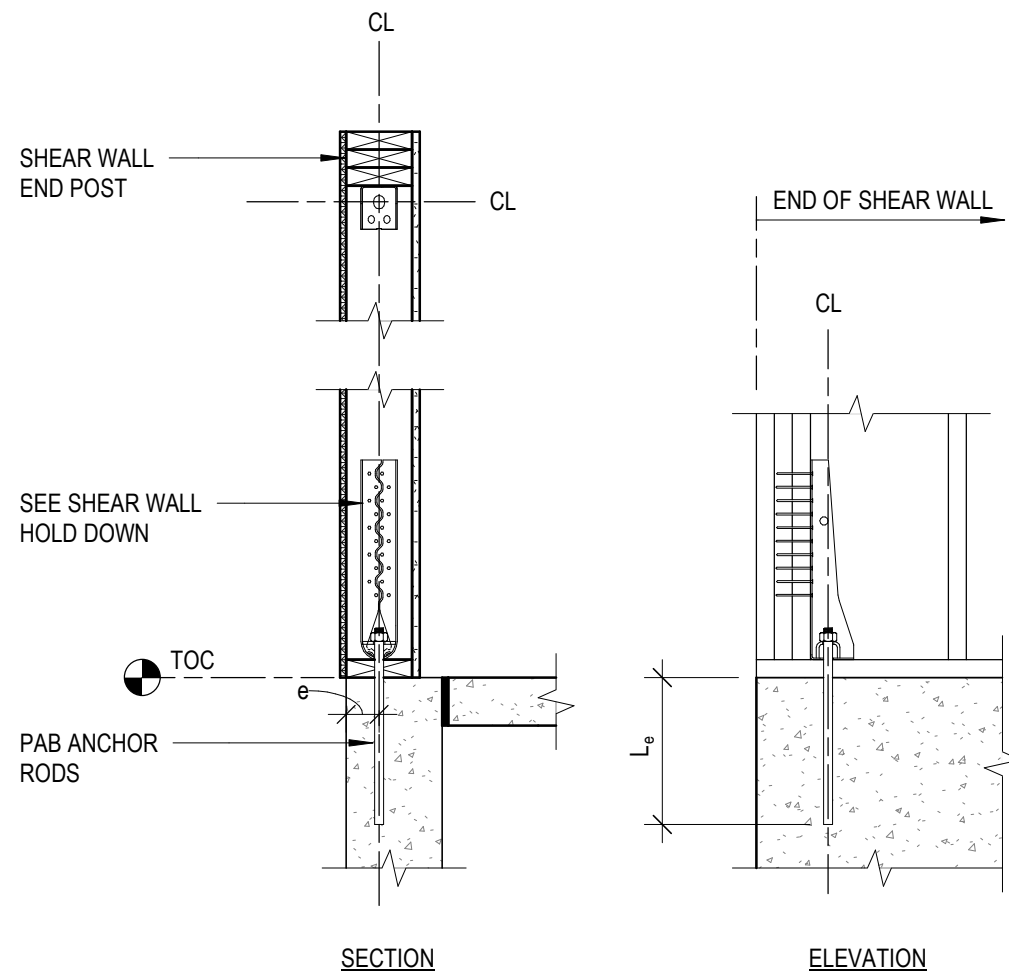
TYPICAL FLOOR / ROOF
SHEATHING PLAN

WOOD SHEAR WALL HOLD DOWN SCHEDULE

MARK	TYPE	WOOD WALL HOLD DOWN			ADHESIVE ANCHOR OR BOLTS				REMARKS
		MODEL NUMBER*	MINIMUM END POST SIZE*	WOOD FASTENERS	DIAMETER D	EMBEDMENT L _a	EDGE DISTANCE e	GRADE OR TYPE†	
HD01	-	HDU2	P2-26	(8) 1/4 x 2 1/2 SDS SCREWS	5/8"	9"	2 3/4"	-	

WOOD SHEAR WALL HOLD DOWN SCHEDULE NOTES:

- HOLD DOWNS ARE TO BE PROVIDED AT LOCATIONS INDICATED ON STRUCTURAL FRAMING PLANS. WHERE WALLS ARE INTERRUPTED BY INTERSECTING WALL ELEMENTS, STRUCTURAL SHEATHING SHOULD REMAIN CONTINUOUS.
- SPECIFIC LOCATION OF HOLD DOWN MAY ADJUST AS REQUIRED BASED ON FIELD CONDITIONS OR AS GENERAL CONTRACTOR'S OPTION. REFER TO "TYPICAL SHEAR WALL INTERSECTIONS" FOR ADDITIONAL GUIDANCE ON HOLD DOWN PLACEMENT AND ORIENTATION.
- HOLD DOWNS SHOWN ON PLANS ARE AT THE BASE OF WOOD FRAMED WALLS AND PROVIDE ANCHORAGE TO STRUCTURAL FRAMING BELOW.
- INSTALL HOLD DOWNS PER MANUFACTURER'S INSTRUCTIONS. HOLD DOWN MODELS ARE AS MANUFACTURED BY SIMPSON STRONG-TIE. HOLD DOWNS ARE BASED ON WOOD CONSTRUCTION CONNECTORS, C-C-2024.
- ANCHOR BOLTS ARE TO BE PAB TYPE, ASTM F1554 GRADE 36, AS MANUFACTURED BY SIMPSON STRONG-TIE, UNLESS OTHERWISE NOTED IN DETAILS.
- USE FASTENERS SHOWN IN LATEST MANUFACTURER'S CATALOG FOR ALL HOLD DOWNS. EMBEDMENT "L_a" AS FOLLOWS UNLESS OTHERWISE SHOWN IN DETAILS:
A. 5/8" DIAMETER ANCHOR BOLT = 8" EMBED, 3" COVER
B. 7/8" DIAMETER ANCHOR BOLT = 7" EMBED, 4" COVER
- EACH STUD IN END POSTS COMPRISED OF MULTIPLE MEMBERS TO BE FASTENED TOGETHER PER BUILT-UP POST SCHEDULE.
- GENERAL CONTRACTOR SHALL COORDINATE WITH WALL PANEL SUPPLIER AND MAKE ALLOWANCE FOR FIELD INSTALLATION OF HOLD-DOWN ANCHORS PRIOR TO SHEATHING INSTALLATION.
- STUD SIZES SHOWN IN SCHEDULE ARE MINIMUM REQUIRED. WHERE STRUCTURAL OR ARCHITECTURAL PLANS DIFFER, THE LARGER SIZE SHALL BE INSTALLED.
- DO NOT DAMAGE CONCRETE REINFORCEMENT FOR ANCHOR INSTALLATION. COORDINATE WITH CONCRETE CONTRACTOR.



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CLIENT:



PROJECT TITLE:

EB FLO COFFEEHOUSE - ADDITION

340 SOUTH PIER DRIVE
SHEBOYGAN, WI 53081

ISSUE:

PROJECT INFORMATION:

PROJECT NUMBER: 2025-0141.00

DATE: 10/1/2025

DRAWN BY: MTD

CHECKED BY: TAC

APPROVED BY:

SCALE: AS NOTED

SHEET TITLE:

SHEAR WALL HOLD DOWN AND
LATERAL SCHEDULES

SHEET NUMBER:

S-602

2025-10-01 - REVIEW SET - NOT FOR CONSTRUCTION



275 West Wisconsin Avenue,
Suite 300
Milwaukee, WI 53203
414 / 259 1500

www.graef-usa.com

CLIENT:



PROJECT TITLE:

EB FLO COFFEEHOUSE - ADDITION

340 SOUTH PIER DRIVE
SHEBOYGAN, WI 53081

ISSUE:

PROJECT INFORMATION:

PROJECT NUMBER: 2025-0141.00

DATE: 10/1/2025

DRAWN BY: MTD

CHECKED BY: TAC

APPROVED BY:

SCALE: AS NOTED

SHEET TITLE:

GENERAL WOOD FRAMING
SCHEDULES

SHEET NUMBER:

S-603

WOOD POST SCHEDULE

MARK¹	(QUANTITY) SIZE	BUILT-UP POST FASTENING				
		FASTENING²	PATTERN TYPE	ROW SPACING, S1	EDGE DISTANCE, D1	END DISTANCE, D2
P2-26	(2) 2x6	10d	1	8"	1 1/2"	3 1/2"
EP1-66	(1) 5 1/4x5 1/4	-	-	-	-	-
EP1-68	(1) 5 1/4x7	-	-	-	-	-

WOOD POST SCHEDULE NOTES:

1. FRAMING WITH PLAN MARK:

A. EP (QUANTITY) - (NOMINAL WIDTH, NOMINAL LENGTH IN INCHES) ARE PSL ENGINEERED STRUCTURAL COMPOSITE LUMBER POSTS.

2. NAIL FASTENERS FOR SHALL BE COMMON OR BOX NAILS. MINIMUM FASTENER LENGTH SHALL BE SUCH THAT ALL FASTENERS PENETRATE ALL PLYS AND PENETRATE THE OUTERMOST PLY BY MINIMUM 1 1/8".

3. WHEN LOCATED WITHIN WALL, POST ORIENTATION TO MATCH WALL ORIENTATION. COORDINATE WITH WOOD STUD AND SHEAR WALL SCHEDULE.

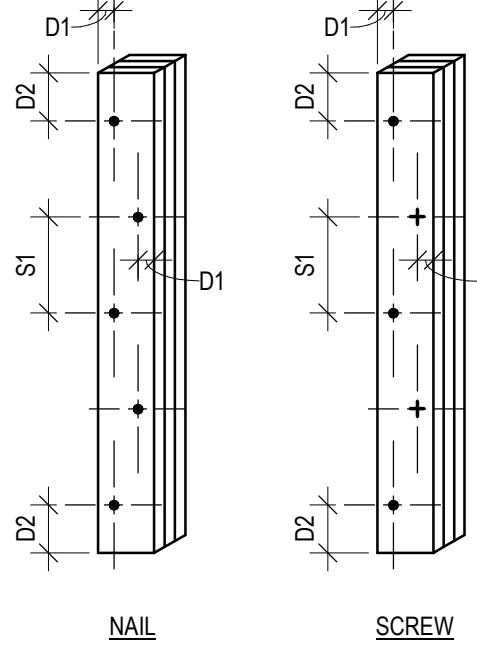
4. BUILT-UP COLUMNS SHALL NOT EXCEED 5-PLYS.

5. SIMPSON SDW TRUSS-PLY SCREWS MAY BE SUBSTITUTED FOR COMMON NAILS AT THE CONTRACTOR'S OPTION.

6. WHERE BOLTS ARE REQUIRED, A METAL PLATE OR WASHER IS REQUIRED BOTH SIDES BETWEEN THE WOOD AND THE BOLT HEAD OR NUT.

7. POST SIZES SHOWN ARE MINIMUM. CONTRACTOR MAY USE LARGER SECTION, OF EQUAL OR BETTER MATERIAL STRENGTH, IF REQUIRED TO FULLY SUPPORT ENGINEERED FRAMING MEMBERS. LARGER COLUMNS MUST FIT WITHIN WALL ASSEMBLY.

8. POSTS SHALL BE CARRIED TO FOUNDATION OR PODIUM LEVELS AT MULTI-STORY CONDITIONS. PROVIDE EQUIVALENT SIZE SOLID BLOCKING THROUGH UNDERLYING FLOOR AND WALL ASSEMBLIES AS REQUIRED FOR FULL LOAD TRANSFER.



• INDICATES FASTENER DRIVEN FROM NEAR SIDE.
+ INDICATES FASTENER DRIVEN FROM FAR SIDE.

TYPE I

HEADER SCHEDULE

MARK¹	(QUANTITY) SIZE	BEARING STUDS, EACH END	FULL-HEIGHT STUDS, EACH END LEVEL D1
H2-8	(2) 2x8	(1) 2x4	(5) 2x4
EH3-16	(3) 1 3/4x16	-	-

HEADER/WOOD BEAM SCHEDULE NOTES:

1. REFER TO GENERAL NOTES FOR MATERIAL PROPERTIES. FRAMING WITH PLAN MARK:

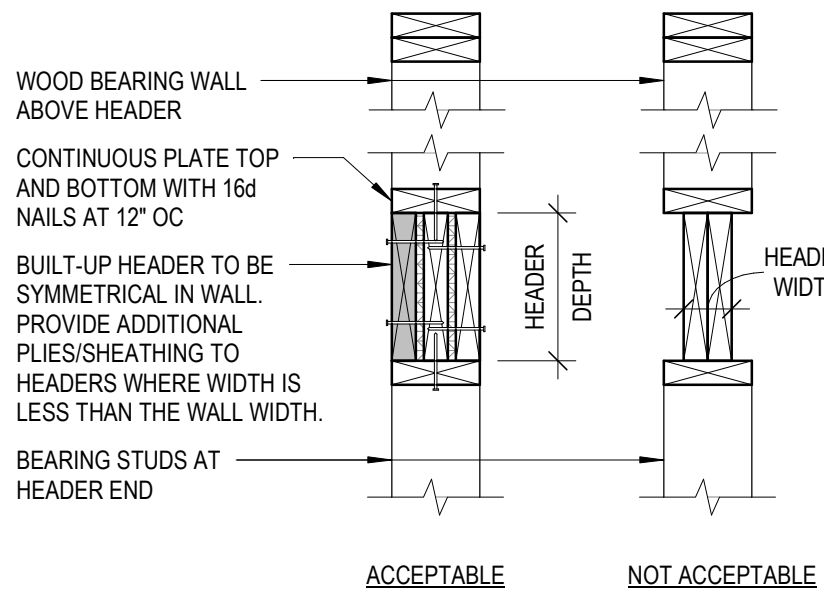
A. H (QUANTITY) - (NOMINAL DEPTH IN INCHES) ARE SAWN LUMBER HEADERS OR BEAMS.
B. EH (QUANTITY) - (NOMINAL DEPTH IN INCHES) ARE LVL ENGINEERED STRUCTURAL COMPOSITE LUMBER HEADERS OR BEAMS.

2. FULL-HEIGHT AND BEARING STUDS SHOULD MATCH WALL STUD DEPTH AND GRADE UNLESS NOTED OTHERWISE.

3. SEE "TYPICAL HEADER ELEVATION(S)" THIS SHEET FOR HEADER DETAILS.

4. SEE "MULTI-PLY HEADER BUILDOUT" DETAIL THIS SHEET FOR FASTENING DETAILS. AT STRUCTURAL COMPOSITE LUMBER HEADERS. SEE MULTIPLE MEMBER CONNECTIONS FOR ENGINEERED BEAMS DETAIL.

5. FOR HEADERS NOT SHOWN ON PLAN, REFER TO TYPICAL HEADER SCHEDULE FOR SIZES.

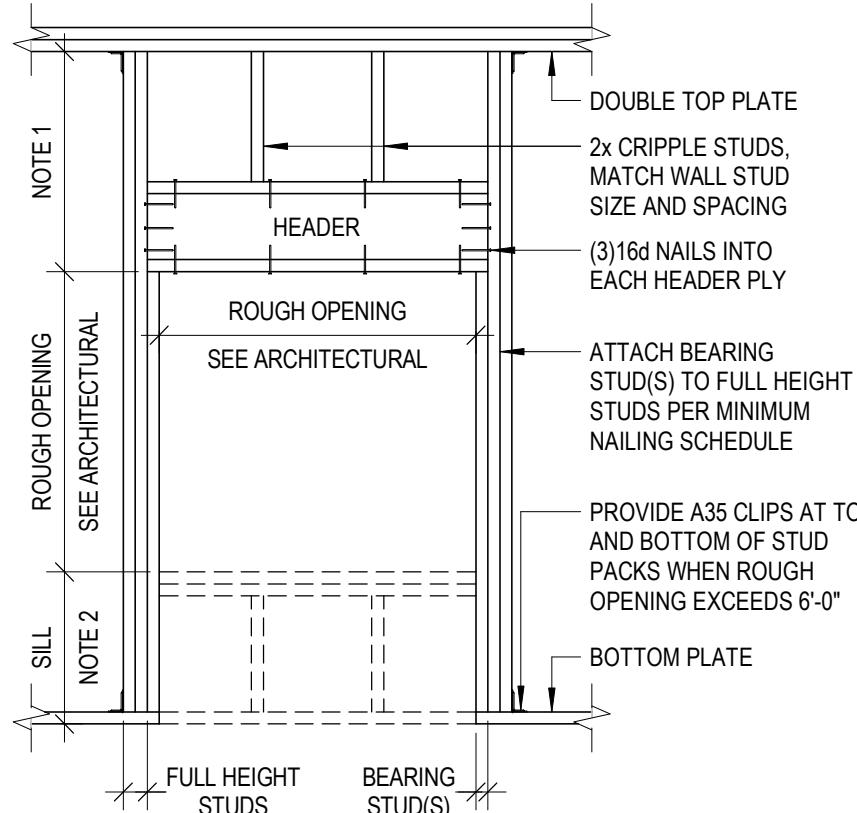


NOTES:

1. ADDITIONAL PLYS SHALL MATCH THE MATERIAL PROPERTIES OF THE SPECIFIED HEADER.

2. FASTEN PLYS TOGETHER PER MULTIPLE MEMBER CONNECTION DETAILS.

TYPICAL MULTI-PLY
HEADER BUILDOUT



NOTES:

1. IF ROUGH OPENING HEIGHT ALLOWS, A SINGLE FULL-DEPTH HEADER OF EQUAL OR GREATER DEPTH MAY BE USED.

2. COORDINATE SILL ELEVATIONS AND LOCATIONS, WHERE PRESENT, WITH ARCHITECTURAL DRAWINGS.

TYPICAL SINGLE STORY
HEADER ELEVATION

MINIMUM FASTENING SCHEDULE

CONNECTION	FASTENING 1,12	LOCATION
1. JOIST TO SILL OR GIRDER	(3) 8d COMMON (3) 3" x 0.131" NAILS	TOENAIL
2. BRIDGING TO JOIST	(2) 8d COMMON (2) 3" x 0.131" NAILS	TOENAIL, EACH END
3. 1"x6" SUBFLOOR OR LESS TO EACH JOIST	(2) 8d COMMON	FACE NAIL
4. WIDER THAN 1" x 6" SUBFLOOR TO EACH JOIST	(3) 8d COMMON	FACE NAIL
5. 2" SUBFLOOR TO JOIST OR GIRDER	(2) 16d COMMON	BLIND AND FACE NAIL
6. BOTTOM PLATE TO JOIST OR BLOCKING	16d AT 16" OC 3" x 0.131" NAILS AT 8" OC	TYPICAL FACE NAIL
BOTTOM PLATE TO JOIST OR BLOCKING AT BRACED WALL PANEL	(3) 16d AT 16" OC (4) 3" x 0.131" NAILS AT 16" OC	BRACED WALL PANELS
7. TOP PLATE TO STUD	(4) 8d COMMON (3) 3" x 0.131" NAILS	TOE NAIL
8. STUD TO SILL PLATE	(4) 8d COMMON (4) 3" x 0.131" NAILS	TOENAIL
	(2) 16d COMMON (3) 3" x 0.131" NAILS	END NAIL
9. DOUBLE STUDS	16d AT 16" OC 3" x 0.131" NAILS AT 8" OC	FACE NAIL
10. DOUBLE TOP PLATES	16d AT 16" OC 3" x 0.131" NAILS AT 12" OC	TYPICAL FACE NAIL
DOUBLE TOP PLATES	(8) 16d COMMON (12) 3" x 0.131" NAILS	LAP SPLICE
11. BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE	(3) 8d COMMON (3) 3" x 0.131" NAILS	TOENAIL
12. RIM JOIST TO TOP PLATE	8d AT 6" OC 3" x 0.131" NAIL AT 8" OC	TOENAIL
13. TOP PLATES, LAPS AND INTERSECTIONS	(2) 16d COMMON (3) 3" x 0.131" NAILS	FACE NAIL
14. CONTINUOUS HEADER, TWO PIECES	16d COMMON	16" OC ALONG EDGE
15. CEILING JOISTS TO PLATE	(3) 8d COMMON (3) 3" x 0.131" NAILS	TOENAIL
16. CONTINUOUS HEADER TO STUD	(4) 8d COMMON	TOENAIL
17. CEILING JOISTS, LAPS OVER PARTITIONS (SEE SECTION 2308.7.3.1, TABLE 2308.7.3.1)	(3) 16d COMMON MINIMUM, TABLE 2308.7.3.1 (4) 3" x 0.131" NAILS	FACE NAIL
18. CEILING JOISTS TO PARALLEL RAFTERS (SEE SECTION 2308.7.3.1, TABLE 2308.7.3.1)	(3) 16d COMMON MINIMUM, TABLE 2308.7.3.1 (4) 3" x 0.131" NAILS	FACE NAIL
19. RAFTER TO PLATE (SEE SECTION 2308.7.5, TABLE 2308.7.5)	(3) 16d COMMON MINIMUM, TABLE 2308.7.5 (4) 3" x 0.131" NAILS	TOENAIL
20. 1" DIAGONAL BRACE TO EACH STUD AND PLATE	(2) 8d COMMON (2) 3" x 0.131" NAILS	FACE NAIL
21. 1" x 8" SHEATHING TO EACH BEARING WALL	(3) 8d COMMON	FACE NAIL
22. WIDER THAN 1"x8" SHEATHING TO EACH BEARING	(3) 8d COMMON	FACE NAIL
23. BUILT-UP CORNER STUDS	16d COMMON 3" x 0.131" NAILS	16" OC 12" OC
24. BUILT-UP GIRDER AND BEAMS	20d COMMON 32" OC 3" x 0.131" NAIL AT 24" OC	FACE NAIL AT TOP AND BOTTOM STAGGERED ON OPPOSITE SIDES
	(2) 20d COMMON (3) 3" x 0.131" NAILS	FACE NAIL AT ENDS AND AT EACH SPLICE
25. 2" PLANKS	(2) 16d COMMON	AT EACH BEARING
26. COLLAR TIE TO RAFTER	(3) 10d COMMON (4) 3" x 0.131" NAILS	FACE NAIL
27. JACK RAFTER TO HIP	(2) 16d COMMON (3) 3" x 0.131" NAILS	TOENAIL
	(2) 16d COMMON (3) 3" x 0.131" NAILS	FACE NAIL
28. ROOF RAFTER TO 2-BY RIDGE BEAM	(3) 10d COMMON (4) 3" x 0.131" NAILS	TOENAIL
	(2) 16d COMMON (3) 3" x 0.131" NAILS	END NAIL
29. JOIST TO BAND JOIST	(3) 16d COMMON (4) 3" x 0.131" NAILS	END NAIL
30. LEDGER STRIP	(3) 16d COMMON (4) 3" x 0.131" NAILS	FACE NAIL
31. WOOD STRUCTURAL PANELS AND PARTICLEBOARD, 7 SUBFLOOR, ROOF AND WALL SHEATHING (TO FRAMING):	(3) 16d COMMON (4) 3" x 0.131" NAILS	
	1/2" AND LESS 6d 3 2 3/8" x 0.113" NAIL 13 1 3/4" 16 GAGE 14 19/32" TO 3/4" 8d 4 OR 6d 1 2 3/8" x 0.113" NAIL 13 1 3/4" 16 GAGE 15 7/8" TO 1" 8d 3	
	1 1/8" TO 1 1/4" 10d 4 OR 8d 5 3/4" AND LESS 6d 5 7/8" TO 1" 8d 4 1 1/8" TO 1 1/4" 10d 4 OR 8d 5	
32. PANEL SIDING (TO FRAMING)	1/2" AND LESS 6d 6 5/8" 8d 6	
33. FIBERBOARD SHEATHING: 7	1/2" NO. 11 GAGE ROOFING NAIL 8 6d COMMON NAIL	
	25/32" NO. 11 GAGE ROOFING NAIL 8 8d COMMON NAIL	
34. INTERIOR PANELING	1/4" 4d 9 3/8" 6d 10	
35. RIM BOARD TO TRUSS CONNECTION	(5) 16d COMMON	FACE NAIL
36. BOTTOM PLATE TO RIM BOARD	16d COMMON AT 12" OC	
37. RIM BOARD TO TOP PLATE	10d COMMON AT 7" OC	TOE NAIL
38. FLOOR SHEATHING TO RIM BOARD	10d COMMON AT 6" OC	
39. ROOF SHEATHING TO RIM BOARD	10d COMMON AT 6" OC	
40. RIM BOARD TO 2x JOIST	(3) 16d COMMON	FACE NAIL

MINIMUM FASTENING SCHEDULE NOTES:

1. COMMON OR BOX NAILS ARE PERMITTED TO BE USED EXCEPT WHERE OTHERWISE STATED.

2. NAILS SPACED AT 6 INCHES ON CENTER AT EDGES, 12 INCHES AT INTERMEDIATE SUPPORTS EXCEPT 6 INCHES AT SUPPORTS WHERE SPANS ARE 48 INCHES OR MORE. FOR NAILING OF WOOD STRUCTURAL PANEL AND PARTICLEBOARD DIAPHRAGMS AND SHEAR WALLS, REFER TO SECTION 2304. NAILS FOR WALL SHEATHING ARE PERMITTED TO BE COMMON, BOX OR CASING.

3. COMMON OR DEFORMED SHANK.

4. COMMON.
5. DEFORMED SHANK.

6. CORROSION-RESISTANT SIDING OR CASING NAIL.

7. FASTENERS SPACED 3 INCHES ON CENTER AT EXTERIOR EDGES AND 6 INCHES ON CENTER AT INTERMEDIATE SUPPORTS.

8. CORROSION-RESISTANT ROOFING NAILS WITH 7/16 INCH DIAMETER HEAD AND 1 1/2 INCH LENGTH FOR 1/2 INCH SHEATHING AND 1 3/4 INCH LENGTH FOR 25/32 INCH SHEATHING.

9. CASING OR FINISH NAILS SPACED 6 INCHES ON PANEL EDGES, 12 INCHES AT INTERMEDIATE SUPPORTS.

10. PANEL SUPPORTS AT 24 INCHES. CASING OR FINISH NAILS SPACED 6 INCHES ON PANEL EDGES, 12 INCHES AT INTERMEDIATE SUPPORTS.

11. FOR ROOF SHEATHING APPLICATIONS, 8d NAILS ARE THE MINIMUM REQUIRED FOR WOOD STRUCTURAL PANELS.

12. THE USE OF STAPLES IS PROHIBITED.

13. FOR ROOF SHEATHING APPLICATIONS, FASTENERS SPACED 4 INCHES ON CENTER AT EDGES, 8 INCHES AT INTERMEDIATE SUPPORTS.

14. FASTENERS SPACED 4 INCHES ON CENTER AT EDGES, 8 INCHES AT INTERMEDIATE SUPPORTS FOR SUBFLOOR AND WALL SHEATHING AND 3 INCHES ON CENTER AT EDGES, 6 INCHES AT INTERMEDIATE SUPPORTS FOR ROOF SHEATHING.

15. FASTENERS SPACED 4 INCHES ON CENTER AT EDGES, 8 INCHES AT INTERMEDIATE SUPPORTS.

2025-10-01 - REVIEW SET - NOT FOR CONSTRUCTION

275 West Wisconsin Avenue,
Suite 300
Milwaukee, WI 53203
414 / 259 1500

www.graef-usa.com

CLIENT:



PROJECT TITLE:

EB FLO COFFEEHOUSE - ADDITION

IVE

ISSUE:

2025-10-01 - REVIEW SET - NOT FOR CONSTRUCTION

[illegible]

275 West Wisconsin Avenue,
Suite 300
Milwaukee, WI 53203
414 / 259 1500

www.graef-usa.com

CLIENT:



PROJECT TITLE:

EB FLO COFFEEHOUSE - ADDITION

ISSUE:

340 SOUTH PIER DRIVE
SHEBOYGAN, WI 53081

PROJECT INFORMATION:

PROJECT NUMBER: 2025-0141.00

DATE:

DRAWN BY: RMG

CHECKED BY: E

APPROVED BY: E

SCALE: AS NOTED

SHEET TITLE:

LIFE SAFETY PLAN

SHEET NUMBER:

A 0000

1

2

BUILDING CODE DATA

APPLICABLE CODE RESOURCE:
WISCONSIN COMMERCIAL BUILDING CODE (BASED ON 2021 IBC)
WISCONSIN FIRE CODE (BASED ON 2021 IFC)

PRIMARY OCCUPANCY: IBC chapter 3
GROUP: A-2

MIX USE OCCUPANCY: IBC chapter 3
GROUP: R-3

CLASSIFICATION OF CONSTRUCTION: IBC chapter 6
V-A

FIRE RESISTIVE RATINGS: IBC section 601
TYPE V-A
PRIMARY STRUCTURE: 1 HOUR
EXTERIOR BEARING WALLS: 1 HOUR
INTERIOR BEARING WALLS: 1 HOUR
EXTERIOR NON-BEARING WALLS: 1 HOUR
INTERIOR NON-BEARING WALLS: 0 HOUR
FLOOR CONSTRUCTION: 1 HOUR
ROOF CONSTRUCTION: 1 HOUR

SEPARATION OF OCCUPANCIES REQUIRED:
IBC section 508.4

☐ NO

☒ YES¹

FIRE WALL SEPARATION PROVIDED TO CREATE SEPARATE BUILDINGS:

☐ NO

☐ YES

0 HOUR

FIRE WALL(S) REQUIRED: IBC section 706

☐ NO

☐ YES

0 HOUR

FIRE BARRIER(S) REQUIRED: IBC section 707

☐ NO

☐ YES

1 HOUR

SHAFT ENCLOSURE(S) REQUIRED: IBC section 713

☐ NO

☐ YES

0 HOUR

SPRINKLER SYSTEM: NO ☐ PARTIALLY NFPA 13

NUMBER OF STREETS: 1

AREA INCREASE DUE TO: IBC section 506

SPRINKLER SYSTEM AND/OR FRONTALAGE

☐ NO

☐ YES

ALLOWABLE BUILDING AREA PER STORY:
IBC section 50611,500 SF

ACTUAL BUILDING AREA PER STORY: ☐

EXISTING5,080 SF
FIRST FLOOR: 2,618 SF
SECOND FLOOR: 2,237 SF
LOFT (MEZZANINE): 225 SF

ADDITION535 SF
FIRST FLOOR: 535 SF
SECOND FLOOR: N/A
LOFT (MEZZANINE): N/A

TOTAL BUILDING AREA: 5,615 SF

ALLOWABLE NUMBER OF STORIES:
IBC section 5042

ACTUAL NUMBER OF STORIES: 2

ALLOWABLE BUILDING HEIGHT:
IBC section 50450'-0"

ACTUAL BUILDING HEIGHT: 38'-2"

OCCUPANT LOAD: IBC section 1004

SQUARE FOOTAGE BASED ON FUNCTION OF SPACE

OCCUPANCY	GROSS AREA	SFI/RAIO	OCCUPANTS
A-2 (SPACE E101)	1,633 SF	15/SF	108.9
A-2 (ROOM E105)	94 SF	500/SF	0.19
A-2 (SPACE E106)	172 SF	150/SF	1.2
A-2 (ROOM 109)	87 SF	200/SF	0.44
A-2 (ROOM 110)	234 SF	200/SF	1.17
A-2 (ROOM 111)	131 SF	75/SF	18.7
R-3 (EXISTING RESIDENCE)	2,462 SF	200/SF	12.31
TOTAL		42.91 PERSONS 143 PERSONS	

COMMON PATH OF EGRESS: IBC section 1006.2.1
GROUP A-275'-0"

MAXIMUM EXIT DISTANCE ALLOWED: IBC section 1017.2
GROUP A-2200'-0"

MAXIMUM EXIT DISTANCE PROVIDED:
GROUP A-237'-6"

AGGREGATE EXIT WIDTH REQUIRED: IBC section 1005
1ST FLOOR = 131 OCCUPANT LOAD x 32" = 26.2'
2ND FLOOR = (EXISTING TO REMAIN UNCHANGED)

AGGREGATE EXIT WIDTH PROVIDED:
1ST FLOOR = 3 Egress Doors x 32" = 96"
2ND FLOOR = (EXISTING TO REMAIN UNCHANGED)

MINIMUM EXITS REQUIRED: 2²

EXITS PROVIDED: 3 (ON FIRST FLOOR)

SANITARY REQUIREMENTS: IBC Section 29007

MAXIMUM TOILET FACILITY TRAVEL DISTANCE ALLOWED: IBC Section 2902.2.2500' - 0"

TOILET FACILITY TRAVEL DISTANCE PROVIDED: 70' - 6"

PLUMBING FIXTURES REQUIRED: IBC Section 2902.1
PER OCCUPANCY OCCUPANT LOAD

A-2 OCCUPANCY CLASSIFICATION 13 OCCUPANT LOAD	
MALE (86)	FEMALE (86)
WATERCLOSETS LAVATORIES	88 (1) 33 (1)
WATERCLOSETS LAVATORIES	88 (1) 33 (1)

DRINKING FOUNTAINS13 (1)¹

SERVICE SINKS1⁴

EXISTING R-3 OCCUPANCY CLASSIFICATION 13 OCCUPANT LOAD
TOTAL FOR R-3 (13) (UNCHANGED)

WATERCLOSETS LAVATORIES BATH/UB/SHOWER	1 1 1	KITCHEN SINK WASHER	1 1
--	-------------	------------------------	--------

PLUMBING FIXTURES PROVIDED:
A-2 OCCUPANCY CLASSIFICATION PROVIDED

MALE	FEMALE
WATERCLOSETS LAVATORIES	1 1
WATERCLOSETS LAVATORIES	1 1

DRINKING FOUNTAINS1¹

SERVICE SINKS1⁴

EXISTING R-3 OCCUPANCY PROVIDED
TOTAL FOR R-3

WATERCLOSETS LAVATORIES BATH/UB/SHOWER	4 5 3	KITCHEN SINK WASHER DISHWASHER	1 1 1
--	-------------	--------------------------------------	-------------

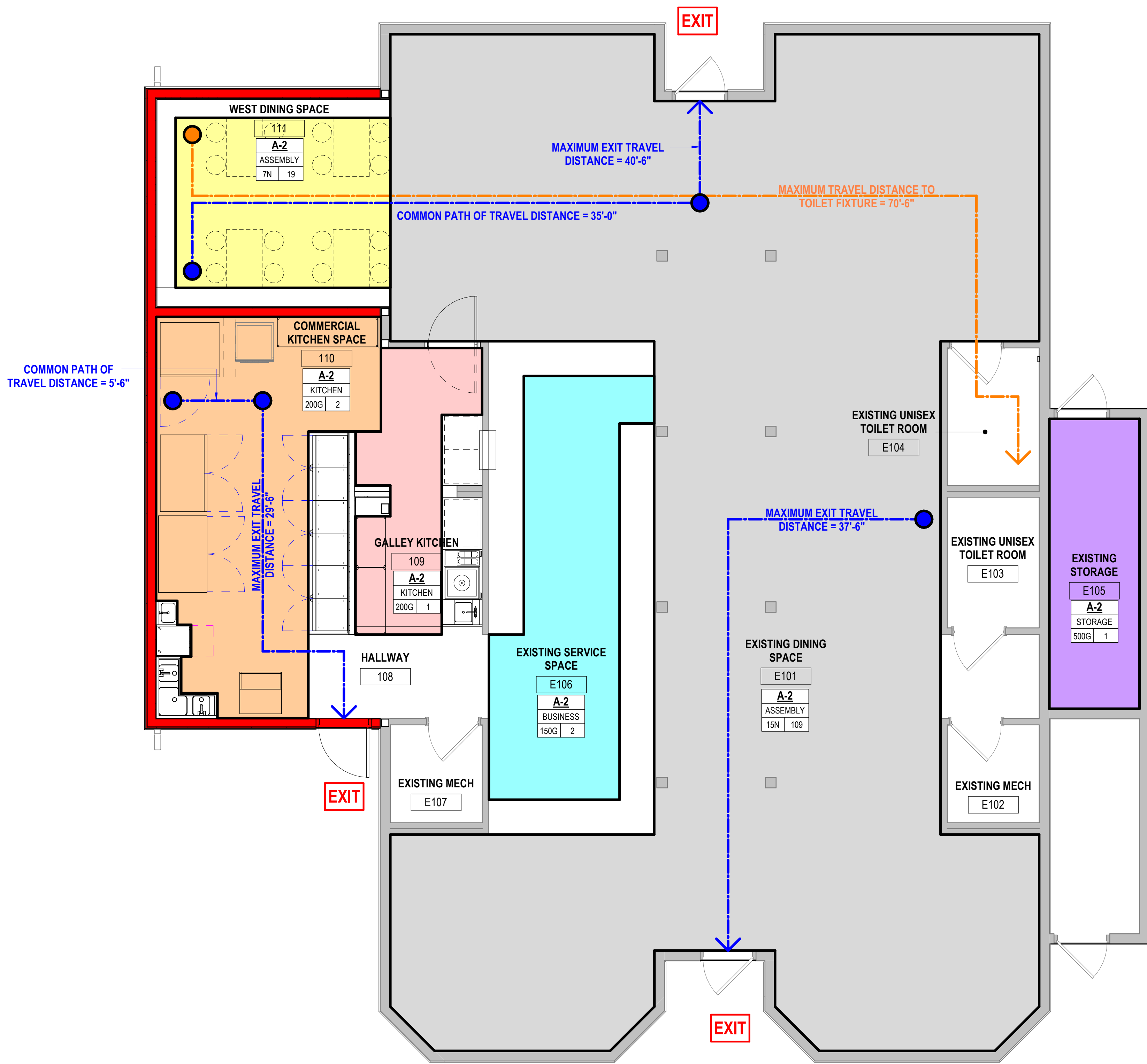
NOTES:

1. FIRE SEPARATION OF OCCUPANCIES REQUIRED BETWEEN THE ASSEMBLY AND RESIDENTIAL USES. MINIMUM 2-HOUR REQUIRED BETWEEN THE SPACES.

2. MINIMUM OF 2 DOORS IS INDICATED AS BEING REQUIRED ON THE FIRST FLOOR DUE TO TABLE 1006.2.1 OF THE 2021 IBC AND EXCEEDING THE NUMBER OCCUPANTS FOR AN ASSEMBLY USE TO MAINTAIN 1 EXIT.

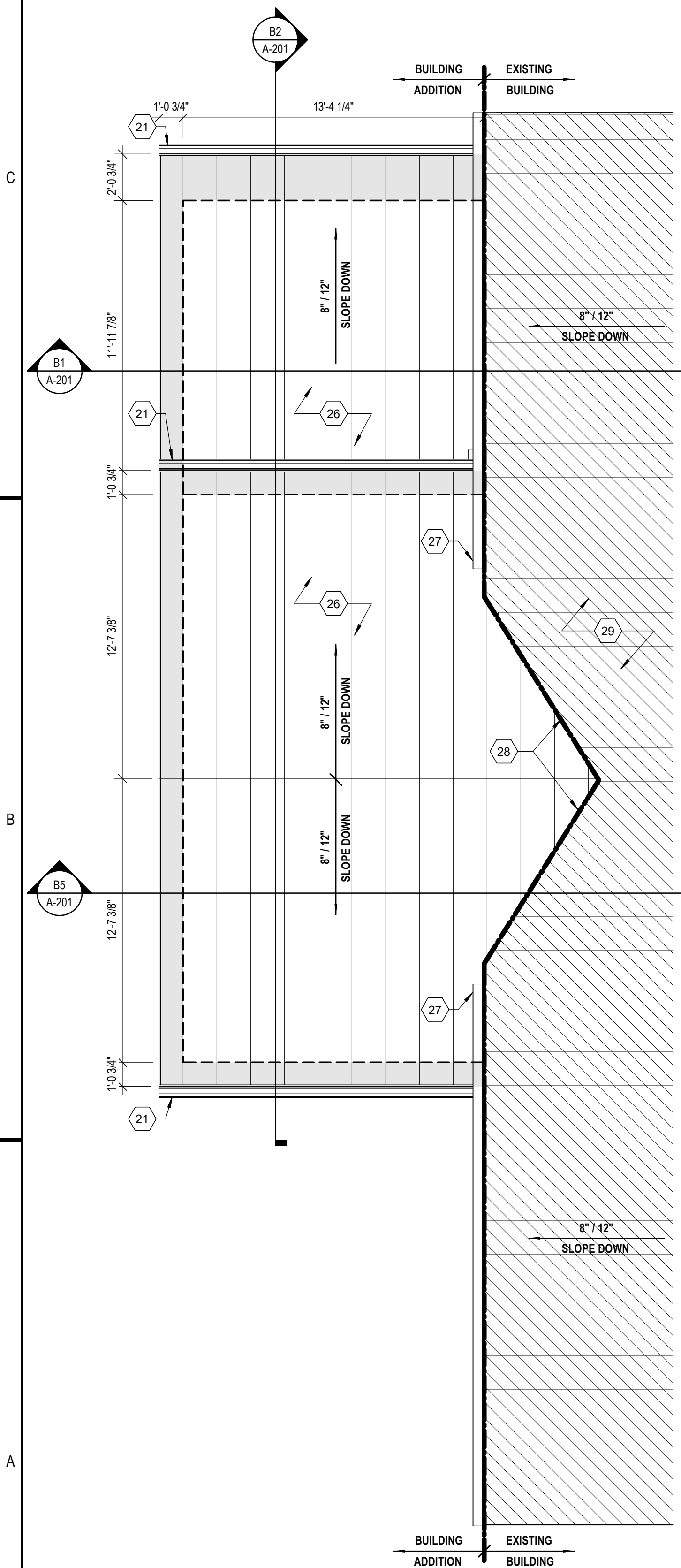
3. DRINKING FOUNTAIN SUBSTITUTED VIA BOTTLE FILLERS IN THE CAFE.

4. UTILITY SINK PROVIDED IN KITCHEN TO SERVE AS A SERVICE SINK FOR THE ASSEMBLY SPACE.

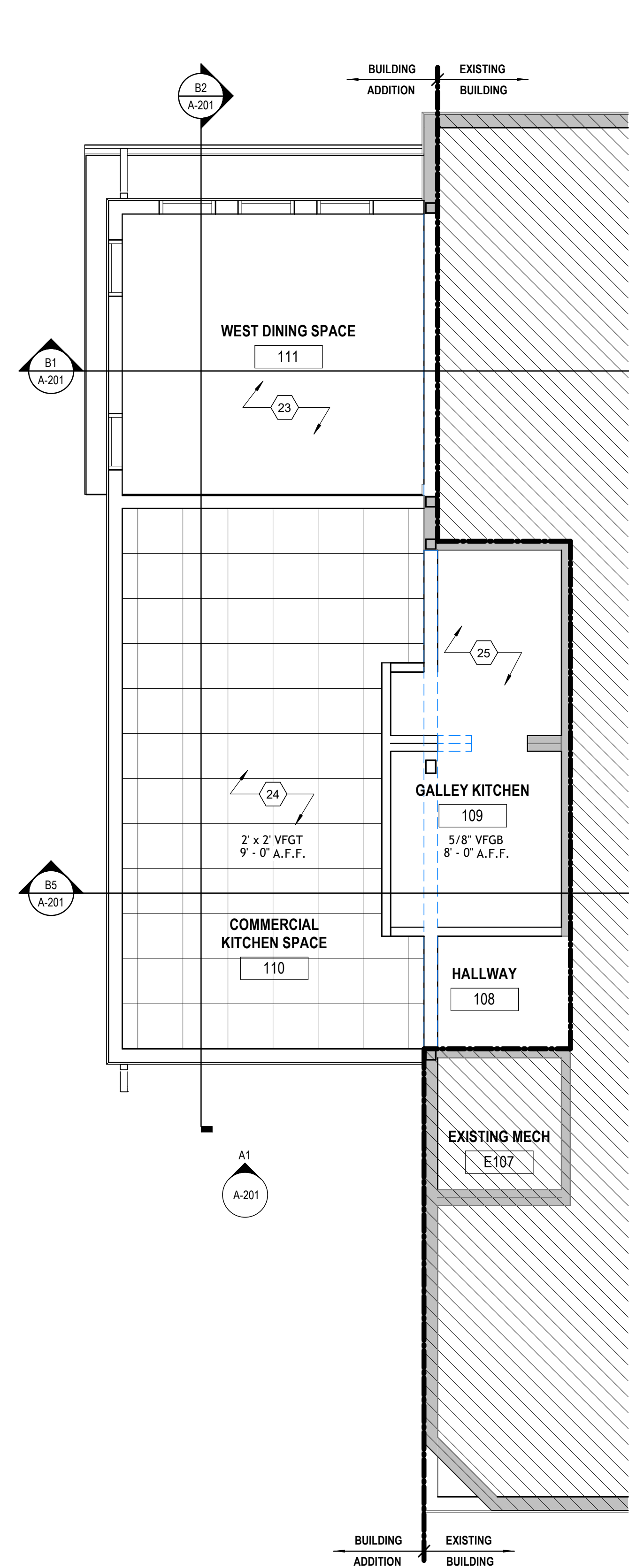


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10/1/2025 9:00:42 PM

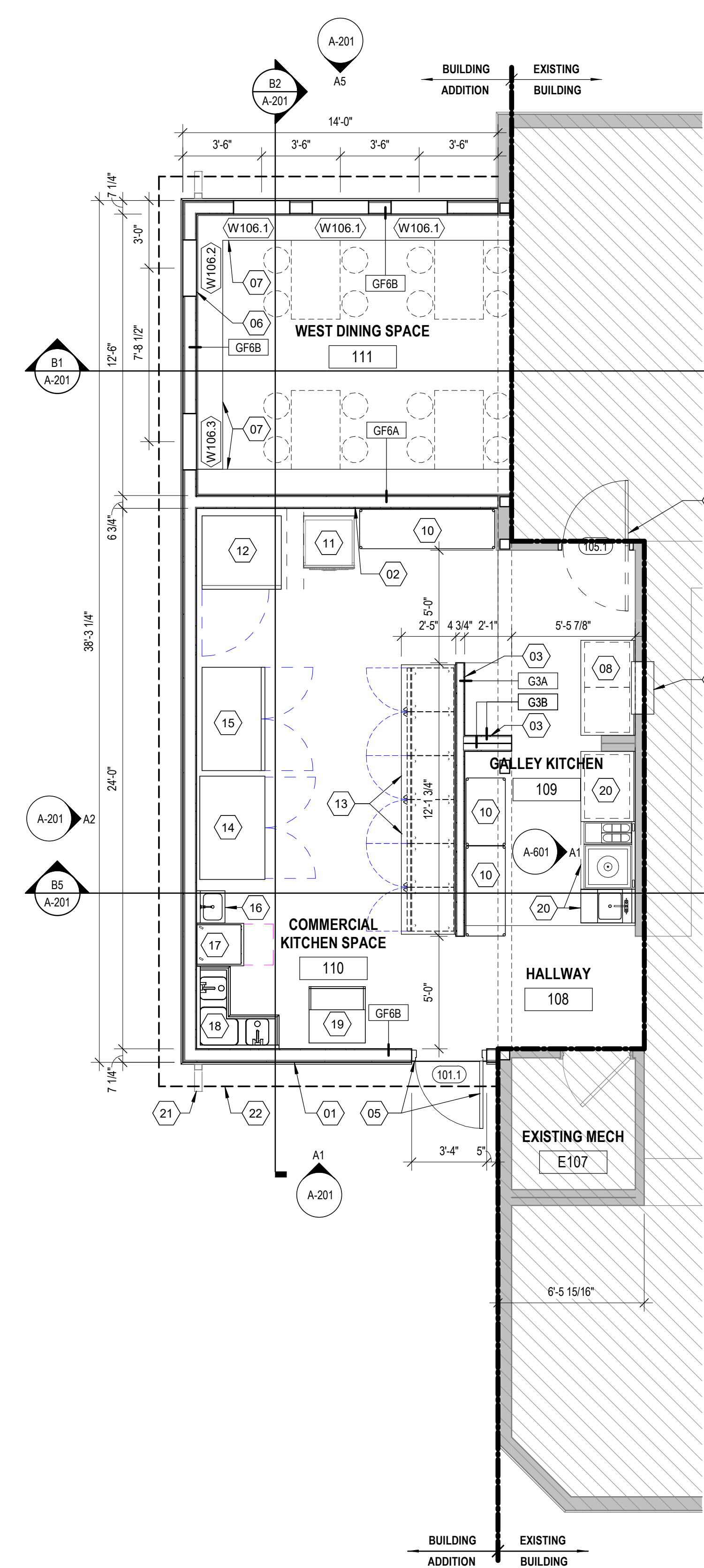
	1 NON-RATED PARTITION: (2) SIDES 5/8" GYPSUM BOARD PARTIAL HEIGHT					2 NON-RATED PARTITION: (1) SIDE 5/8" GYPSUM BOARD PARTIAL HEIGHT					3 1-HOUR FIRE RATED ASSEMBLY INTERIOR LOAD BEARING					4 1-HOUR FIRE RATED ASSEMBLY INTERIOR LOAD BEARING					5 ○ DEMO SHEET KEYNOTES					6 ⬡ SHEET KEYNOTES				
																					01 DEMO EXISTING EXTERIOR WALL UP TO UNDERSIDE OF NEW PROPOSED ROOF DECK. SEE SECTION B2/A-201 FOR SECTION THROUGH THE SPACE. PROVIDE HEADER AT OPENING. 02 DEMO EXISTING EXTERIOR WALL UP TO UNDERSIDE OF NEW PROPOSED CEILING. SEE SECTION B2/A-201 FOR SECTION THROUGH THE SPACE. PROVIDE HEADER AT OPENING. 03 DEMO EXISTING STUD WALL UP TO PROPOSED NEW CEILING HEIGHT. VERIFY EXISTING CROSS BRACING WITH STRUCTURAL. 04 DEMO EXISTING STUD WALL UP TO PROPOSED NEW CEILING HEIGHT. PROVIDE HEADER AT OPENING. 05 DEMO OPENING IN EXISTING WALL TO REMAIN. PROVIDE HEADER FOR OPENING. OPENING DIMENSIONS 28" WIDE X 29 1/2" HIGH. OPENING TO BE SET 46 1/2" ABOVE FINISH FLOOR ELEVATION. 06 DEMO EXISTING DOOR, FRAME, AND HARDWARE					01 NEW EXTERIOR 6" WOOD LOAD BEARING STUD WALL. 1-HR RATED PER CONSTRUCTION TYPE V-A. UL U356. 02 NEW INTERIOR 6" WOOD LOAD BEARING STUD WALL. 1-HR RATED PER CONSTRUCTION TYPE V-A. UL U356. EXTERIOR WALL TYPE GF6B AT EXTERIOR EXPOSED FACE ABOVE. 03 NEW INTERIOR NON-LOAD BEARING WALL. 04 NEW ELASON DOUBLE ACTING DOOR. DOOR, DOOR FRAME, AND HARDWARE BY MANUFACTURER. 05 NEW EXTERIOR INSULATED HOLLOW METAL DOOR, DOOR FRAME, AND HARDWARE. 06 NEW DOUBLE HUNG WOOD CLAD WINDOW, TYPICAL. 07 NEW 42" HIGH x 14" DEEP BAR HEIGHT COUNTER TOP. 08 28" DEEP COUNTER WITH 1" INTERGRAL BACKSPLASH FOR STAGING WITH OPEN SHELVES BELOW. SEE ELEVATION ON A-401. 09 28" x 28" PASS THRU OPENING WITH 1 1/2" THICK BY 12" DEEP PASS THRU COUNTER. 10 SHELVING UNITS, BY OTHERS. 11 STACKED WASHER AND DRYER UNIT, BY OTHERS. 12 DOUBLE STACK CONVECTION OVEN, BY OTHERS. 13 28" DEEP COUNTER WITH 1" INTERGRAL BACKSPLASH AND UNDERCOUNTER REFRIGERATION, TYPICAL, BY OTHERS. 14 COMMERCIAL ROLL-IN REFRIGERATOR, BY OTHERS. 15 COMMERCIAL ROLL-IN FREEZER, BY OTHERS. 16 HANDWASH SINK, BY OTHERS. 17 EXISTING UNDERCOUNTER DISHWASHER. 18 CORNER STYLE THREE BASIN SINK, BY OTHERS. 19 EXISTING RELOCATED ICE MAKER. 20 28" DEEP COUNTER WITH 1" INTEGRAL BACKSPLASH, UNDERCOUNTER STORAGE, BLENDED DRINK STATION, DROP IN ICE BIN, SINK AND GLASS RISE STATION, BY OTHERS. 21 PREFINISHED ALUMINUM GUTTER AND DOWNSPOUT TO MATCH EXISTING FINISH COLOR, TYPICAL. ROOF OVERHANG ABOVE, TYPICAL. 22 EXPOSED STRUCTURAL TRUSSES ABOVE. 23 NEW LAY-IN VINYL FACED GYPSUM TILE CEILING. 24 NEW VINYL FACED GYPSUM BOARD CEILING WITH WOOD JOISTS. 25 NEW STANDING SEAM ROOF. 26 CUT EXISTING GUTTER AND PROVIDE NEW DOWNSPOUTS AT NEW ROOF DORMER. 27 TIE IN NEW ROOF TO EXISTING ROOF. PROVIDE NEW FLASHING AND TRIM AT STANDING SEAM RIDGE LINE. 28 EXISTING STANDING SEAM ROOF TO REMAIN.				
	PARTITION #	DESCRIPTION	WIDTH	REF TEST	STC	PARTITION #	DESCRIPTION	WIDTH	REF TEST	STC	PARTITION #	DESCRIPTION	WIDTH	REF TEST	STC	PARTITION #	DESCRIPTION	WIDTH	REF TEST	STC	PARTITION #	DESCRIPTION	WIDTH	REF TEST	STC	PARTITION #	DESCRIPTION	WIDTH	REF TEST	STC
	G3A	3 1/2" WOOD STUDS	4 3/4"			G3B	3 1/2" WOOD STUD	4 1/8"			GF6A	5 1/2" WOOD STUDS	6 3/4"	UL U305		GF6B	5 1/2" WOOD STUDS	6 3/4"	UL U356											
	NOTE: 1. "AFTER THE PARTITION # INDICATES WALL WITHOUT INSULATION. 2. STC RATING BASED ON WALLS WITH INSULATION AND 20 GA / 25 GA METAL STUDS					NOTE: 1. "AFTER THE PARTITION # INDICATES WALL WITHOUT INSULATION.					NOTE: 1. "AFTER THE PARTITION # INDICATES WALL WITHOUT INSULATION.					NOTE: 1. "AFTER THE PARTITION # INDICATES WALL WITHOUT INSULATION.														



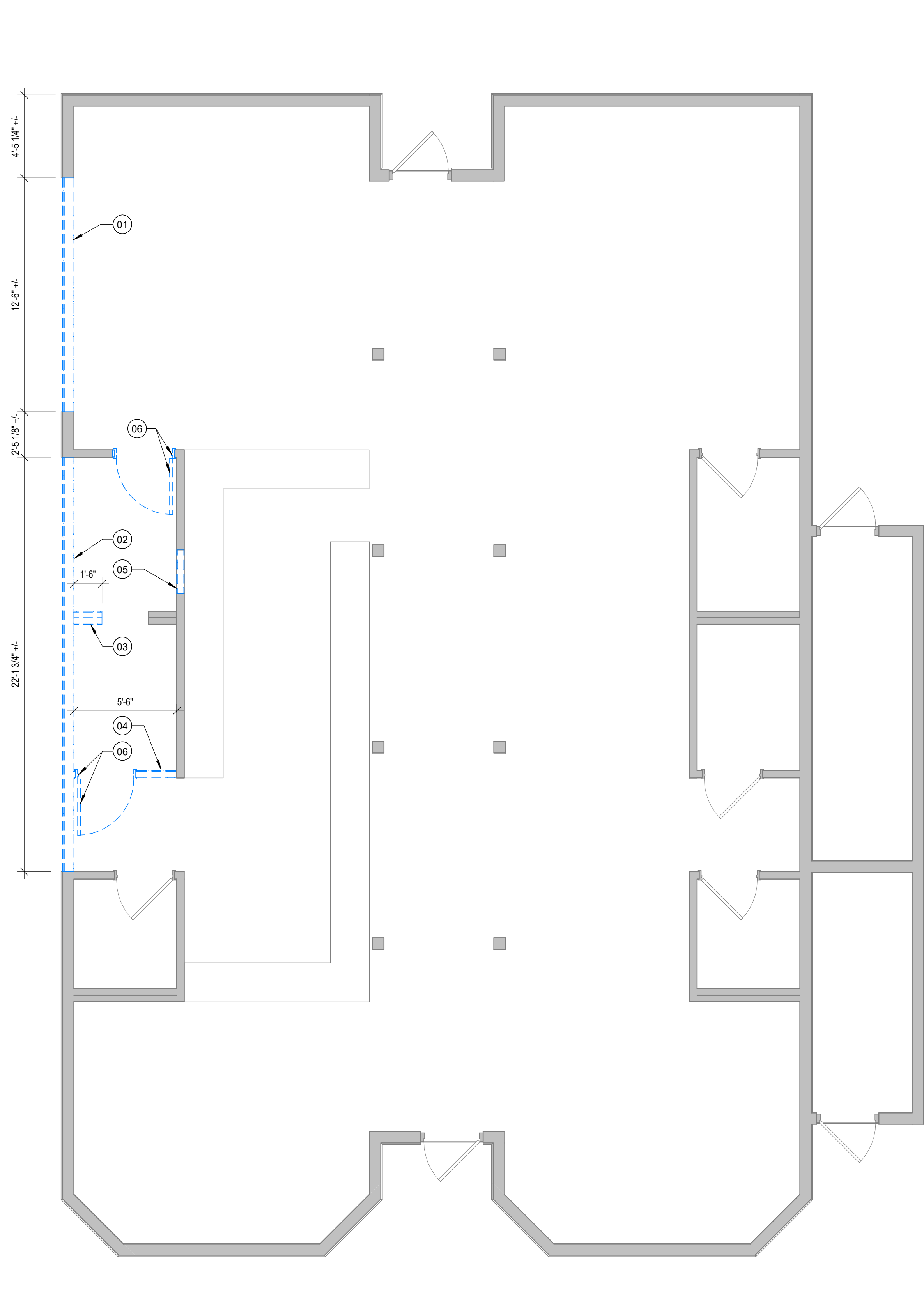
A1 PARTIAL ROOF PLAN
1/4" = 1'-0"



A2 PARTIAL REFLECTED CEILING PLAN
1/4" = 1'-0"



A3 FIRST FLOOR PLAN
1/4" = 1'-0"



A5 EXISTING/DEMOLITION FLOOR PLAN
1/4" = 1'-0"

Item 1.2

GRAEF

275 West Wisconsin Avenue,
Suite 300
Milwaukee, WI 53203
414 / 259 1500

www.graef-usa.com

CLIENT:

PROJECT TITLE:

EB FLO COFFEEHOUSE - ADDITION

340 SOUTH PIER DRIVE
SHEBOYGAN, WI 53081

ISSUE:

PROJECT INFORMATION:

PROJECT NUMBER: 2025-0141.00

DATE:

DRAWN BY: RMG

CHECKED BY: EJ

APPROVED BY: EJ

SCALE: AS NOTED

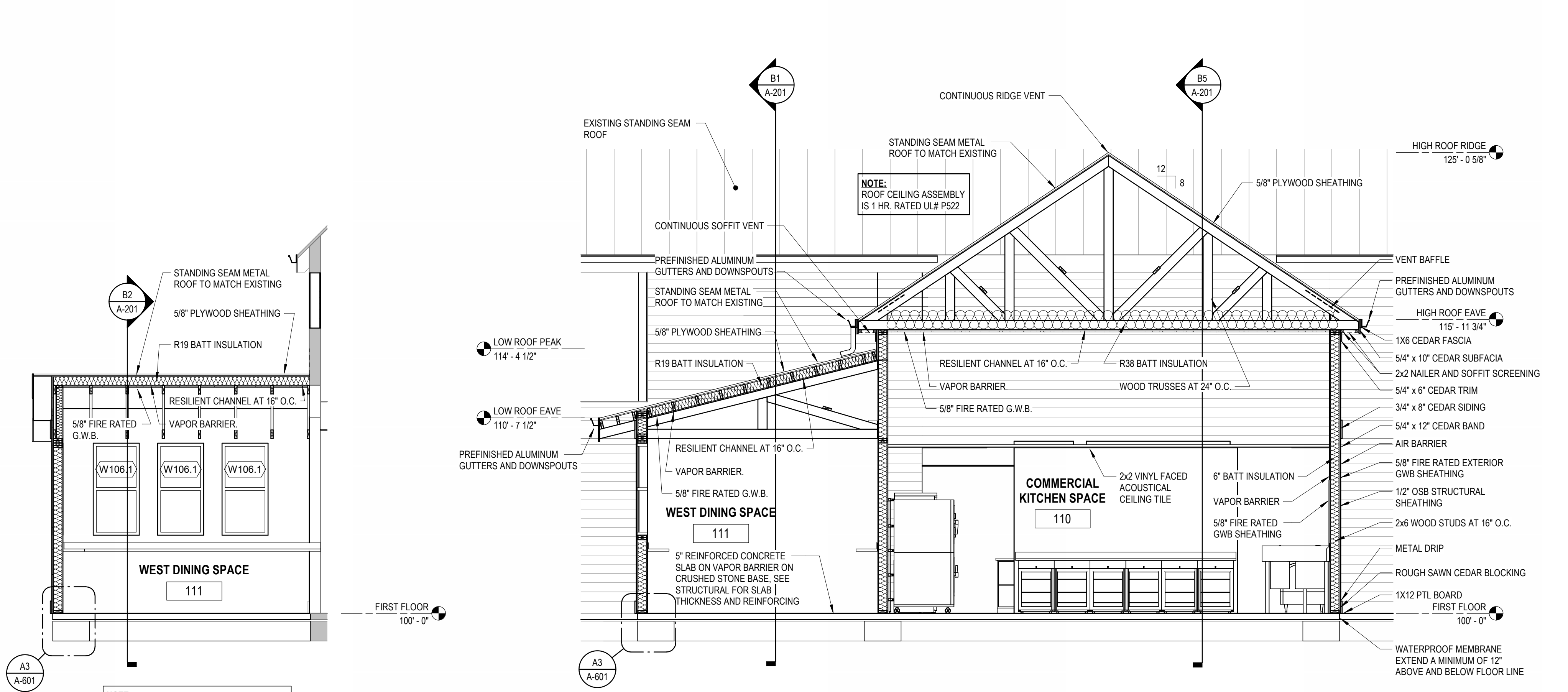
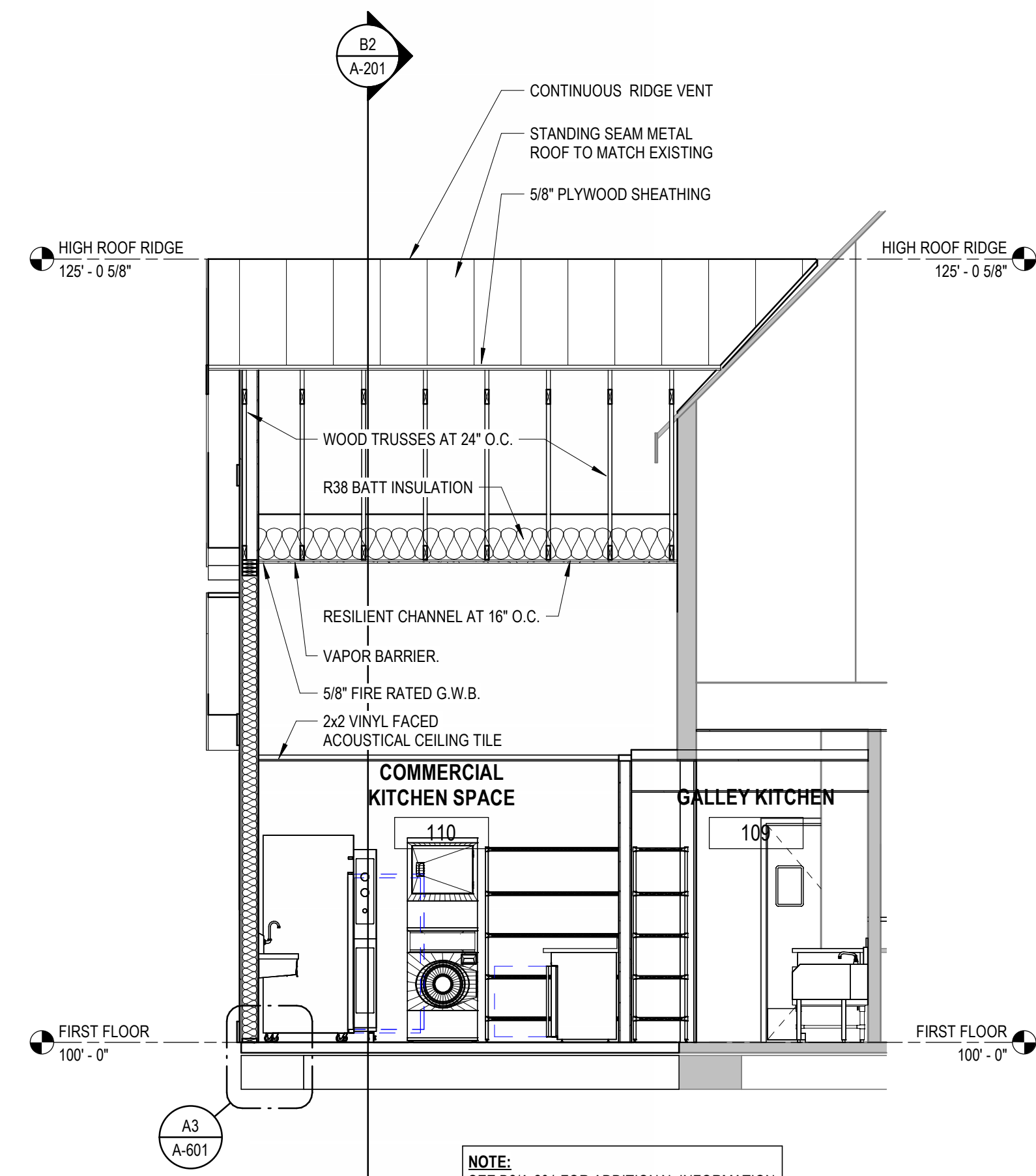
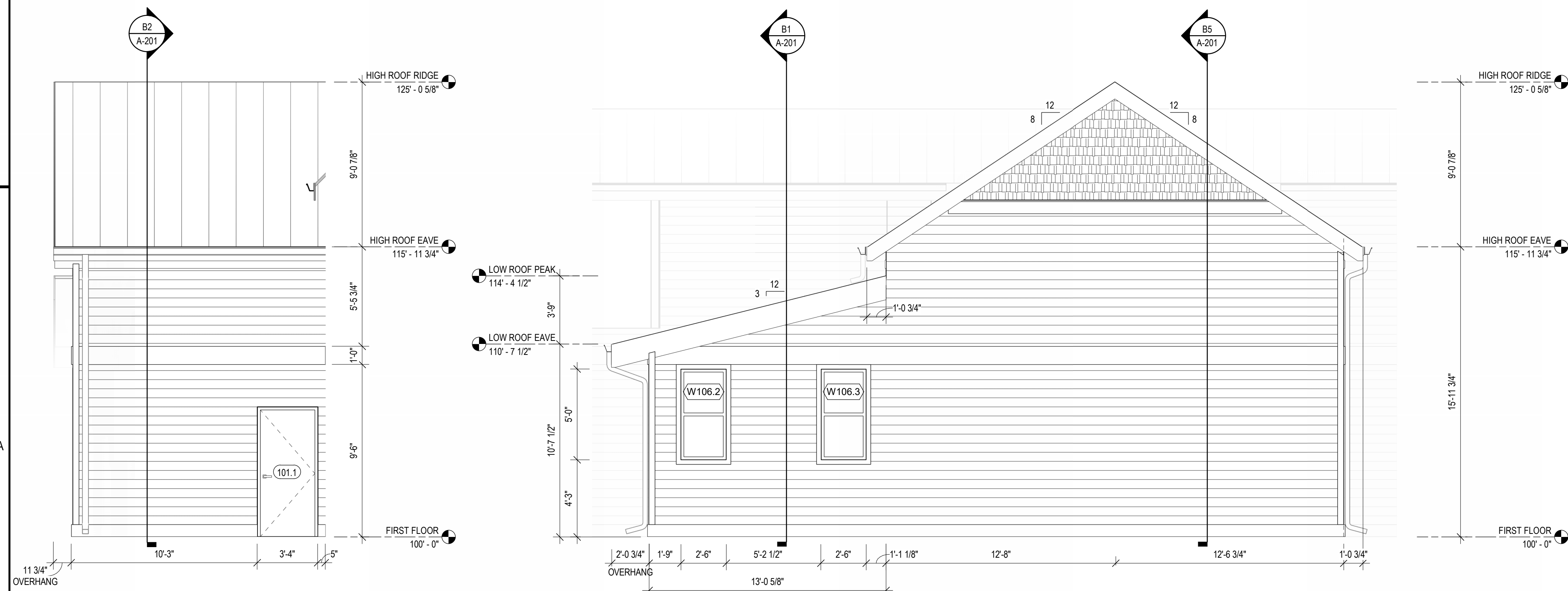
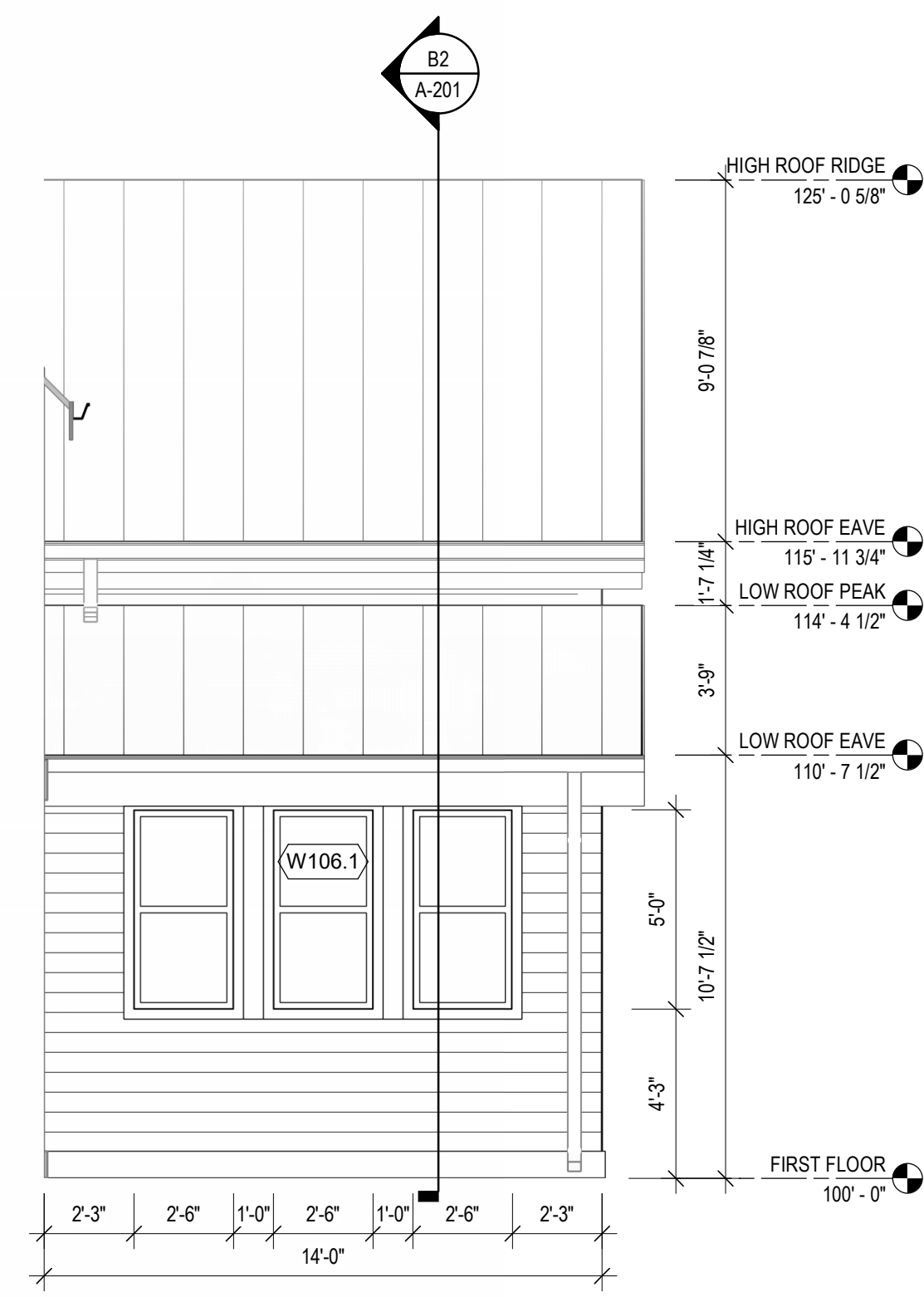
SHEET TITLE:

PLANS

SHEET NUMBER:

A-101

2025-10-01 - REVIEW SET - NOT FOR CONSTRUCTION

B1 SECTION LOOKING NORTH
1/4" = 1'-0"B2 SECTION LOOKING EAST
1/4" = 1'-0"B5 SECTION LOOKING NORTH
1/4" = 1'-0"A1 SOUTH ELEVATION
1/4" = 1'-0"A2 WEST ELEVATION
1/4" = 1'-0"A5 NORTH ELEVATION
1/4" = 1'-0"

PROJECT INFORMATION:

PROJECT NUMBER: 2025-0141.00

DATE:

DRAWN BY: RMG

CHECKED BY: EJ

APPROVED BY: EJ

SCALE: AS NOTED

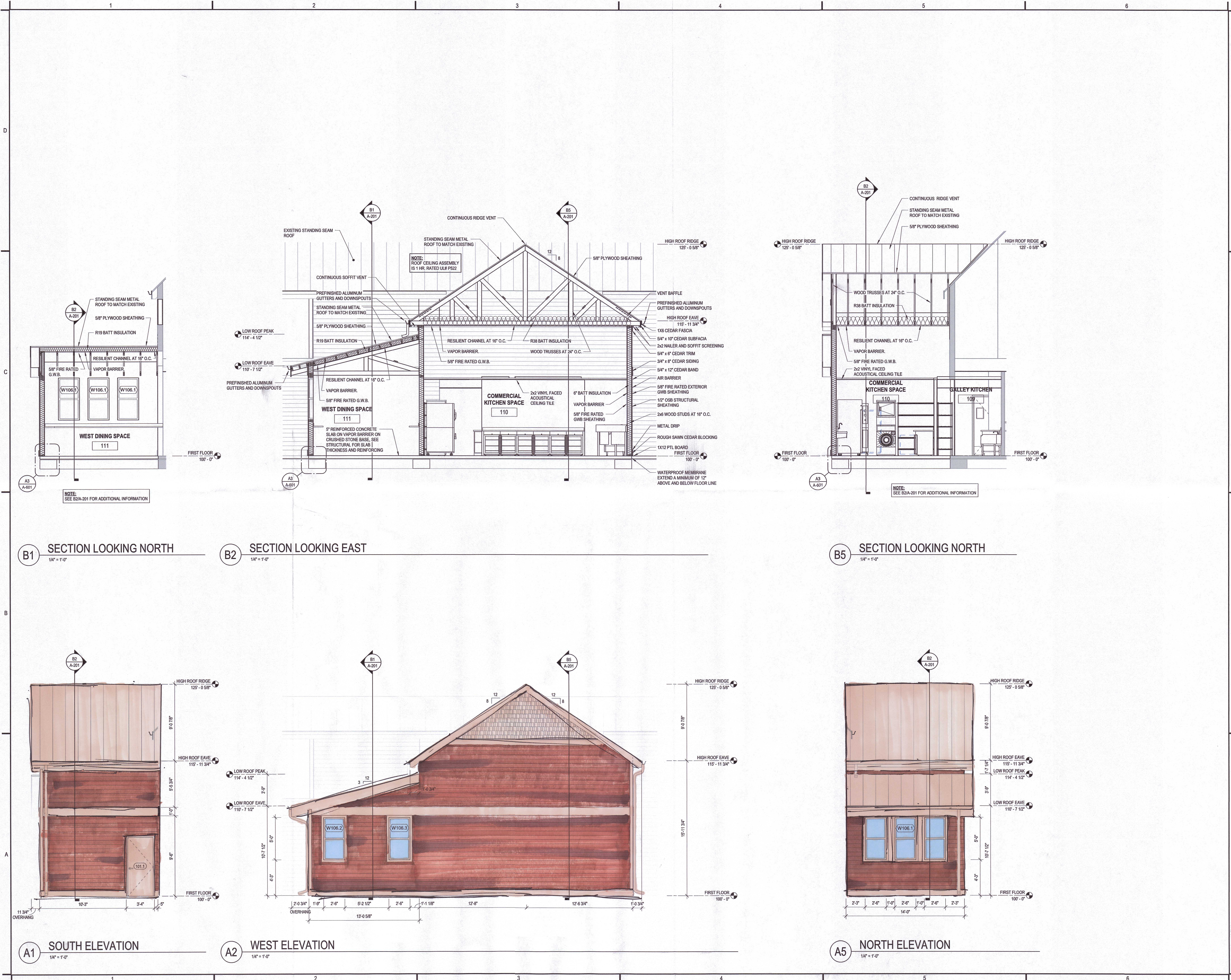
SHEET TITLE:

EXTERIOR ELEVATIONS AND
CROSS-SECTIONS

SHEET NUMBER:

A-201

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GRÄEF

275 West Wisconsin Avenue,
Suite 300
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414 / 259 1500

www.graeef-usa.com

CLIENT:

QUASIUS
CONSTRUCTION CO.
SHEBOYGAN, WI

PROJECT TITLE:
EB FLO COFFEEHOUSE - ADDITION

340 SOUTH PIER DRIVE
SHEBOYGAN, WI 53081

ISSUE:

2025-10-01 - REVIEW SET - NOT FOR CONSTRUCTION

PROJECT INFORMATION:
PROJECT NUMBER: 2025-0141.00
DATE:
DRAWN BY: RMG
CHECKED BY: EJ
APPROVED BY: EJ
SCALE: AS NOTED

SHEET TITLE:
EXTERIOR ELEVATIONS AND
CROSS-SECTIONS

SHEET NUMBER:

A-201

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Application for Special Use Permit by B&K Healing Hearts LLC to operate Community Based Residential (CBRF) Facility located at 2710 S 8th Street. NR-6 Neighborhood Residential Zone.

REPORT PREPARED BY: Jeffrey Witte, Planner

REPORT DATE: October 14, 2025

MEETING DATE: October 28, 2025

APPLICANT PROPOSAL:

B&K Healing Hearts LLC is proposing to operate a Community Based Residential Facility (CBRF) located at 2710 S. 8TH Street. The applicant states the following:

- The proposed operation involves the establishment of a Community-Based Residential Facility (CBRF) that will provide a safe, supportive, and home-like living environment for adult residents who require assistance with daily living activities. The facility will operate in compliance with state licensing regulations and will be designed to serve individuals who may be elderly, physically disabled, or experiencing cognitive impairments such as dementia.
- The CBRF will accommodate up to (1/8) residents and will provide 24-hour supervision, personal care services, medication management, nutritious meals, and individualized support plans tailored to each resident's needs. The goal of the operation is to promote independence, dignity, and quality of life for all residents while ensuring their safety and well-being.
- The home will be staffed by trained caregivers and overseen by a qualified administrator. Services will include assistance with bathing, dressing, grooming, toileting, mobility, and other activities of daily living. In addition, residents will have access to social activities, transportation to medical appointments, and coordination with external healthcare providers as needed.
- The facility will be located at 2710 S. 8th street in a residentially zoned area and will be operated in a manner that minimizes any disruption to the surrounding neighborhood. The home will meet all applicable zoning, fire safety, building code, and health department requirements prior to occupancy.

STAFF ANALYSIS:

The use is permitted as special use under the neighborhood residential zoning district as a community living arrangement.

ACTION REQUESTED:

Staff recommends approval of the site plan subject to the following conditions:

1. Prior to building permit issuance, the applicant shall obtain all licenses/permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, water, sewer, storm drainage, health, State of Wisconsin, etc. An occupancy permit shall be granted only at such time as the applicant has met all requirements.
2. If dumpsters are used, dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility. Applicant will provide plans that show the location of any dumpsters and will provide plans that show how the dumpster is to be screened and enclosed (design, materials, colors, location, etc.).
3. Outdoor storage of materials or equipment shall be prohibited.
4. All lighting shall be installed per Section 105-932 of the City of Sheboygan Zoning Ordinance. There shall be no spillover light onto adjacent properties or the streets.
5. Applicant shall work with staff with regards to appropriate signage. Only at such time as the sign package has been reviewed and approved may the applicant obtain sign permits to install the proposed signage. If staff has any concerns with proposed signage design, the matter may be brought back to the Plan Commission for their consideration.
6. If there are to be any remodel/renovations to the exterior of the facility, the applicant will be required to obtain approval from the Architectural Review approval prior to receiving a building permit for such remodel/renovation.
7. If there are any amendments to the approved special use permit and/or site plan, the applicant will be required to submit a new application reflecting those amendments.

ATTACHMENTS:

Special Use Permit application and attachments

SECTION 6: Description of the Subject Site/Proposed Project

Item 13.

Parcel No. 805012084

Zoning Classification

Name of Proposed/Existing Business:

Address of Property Affected:

2710 S. 8th Street, Sheboygan WI 53081

New Building: ☐Addition: ☐Remodeling: ☐**SECTION 7: Brief Description of Type of Structure****SECTION 8: Description of EXISTING Operation or Use****SECTION 9: Description of the PROPOSED Operation or Use**

The proposed operation involves the establishment of a Community-Based Residential Facility (CBRF) that will provide a safe, supportive, and home-like living environment for adult residents who require assistance with daily living activities. The facility will operate in compliance with state licensing regulations and will be designed to serve individuals who may be elderly, physically disabled, or experiencing cognitive impairments such as dementia.

The CBRF will accommodate up to (1/8)] residents and will provide 24-hour supervision, personal care services, medication management, nutritious meals, and individualized support plans tailored to each resident's needs. The goal of the operation is to promote independence, dignity, and quality of life for all residents while ensuring their safety and well-being.

The home will be staffed by trained caregivers and overseen by a qualified administrator. Services will include assistance with bathing, dressing, grooming, toileting, mobility, and other activities of daily living. In addition, residents will have access to social activities, transportation to medical appointments, and coordination with external healthcare providers as needed.

The facility will be located at [2710 S. 8th street Sheboygan wi] in a residentially zoned area and will be operated in a manner that minimizes any disruption to the surrounding neighborhood. The home will meet all applicable zoning, fire safety, building code, and health department requirements prior to occupancy.

	CITY OF SHEBOYGAN SPECIAL USE AND SITE PLAN REVIEW APPLICATION	Fee: \$100	Item 13.
		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) B&K healing hearts LLC		Authorized Representative	
Mailing Address 5163 n 62nd street		City milwaukee	State wi
Email Address Hoskinsmakhia@gmail.com		Phone Number (incl. area code) 414-202-9827	
SECTION 2: Landowner Information (complete these fields when project site owner is different than applicant)			
Name (Ind., Org. or Entity) Engedi Properties LLC		Contact Person Elizabeth Ten Dolle	
Mailing Address W3045 County Highway OO		City Sheboygan Falls	State WI
Email Address homefrontwillc@gmail.com		Phone Number (incl. area code) 920-627-6508	
SECTION 3: Architect Information			
Name			
Mailing Address		City	State
Email Address		Phone Number (incl. area code)	
SECTION 4: Contractor Information			
Name			
Mailing Address		City	State
Email Address		Phone Number (incl. area code)	
SECTION 5: Certification and Permission			
Certification: I hereby certify that I am the owner or authorized representative of the owner of the property which is the subject of this Site Plan Review Application. I certify that the information contained in this form and attachments are true and accurate. I certify that the project will be in compliance with all conditions. I understand that failure to comply with any or all of the provisions of the permit may result in permit revocation and a fine and/or forfeiture under the provisions of applicable laws. Permission: I hereby give the City permission to enter and inspect the property at reasonable times, to evaluate this notice and application, and to determine compliance with any resulting permit coverage.			
Name of Owner/Authorized Representative (please print) Elizabeth Ten Dolle		Title Owner	Phone Number 920-627-6508
Signature of Applicant <i>Elizabeth Ten Dolle</i>		Date Signed 10/3/2025	

Complete application is to be filed with the Department of City Development, 828 Center Avenue, Suite 208. To be placed on the agenda of the City Plan Commission, application must be filed three weeks prior to date of meeting – check with City Development on application submittal deadline date. Applications will not be processed if all required attachments and filing fee of \$100 (payable to the City of Sheboygan) are not submitted along with a complete and legible application. Application filing fee is non-refundable.

**CITY OF SHEBOYGAN
ORDINANCE 24-25-26**

BY ALDERPERSON CLOSE.

OCTOBER 28, 2025.

AN ORDINANCE amending section 103-50 of the Sheboygan Municipal Code regarding certified survey map approval timing.

THE COMMON COUNCIL OF THE CITY OF SHEBOYGAN DO ORDAIN AS FOLLOWS:

SECTION 1: **AMENDMENT** “Sec 103-50 Certified Survey For Division Of Lands Other Than By Subdivision” of the Sheboygan Municipal Code is hereby *amended* as follows:

A M E N D M E N T

Sec 103-50 Certified Survey For Division Of Lands Other Than By Subdivision

- (a) Except for the divisions exempted by this section, any division of land other than a subdivision, within the city or its extraterritorial plat approval jurisdiction, shall be surveyed, and a certified survey map of such division approved by the director of city development or the director's designee and recorded as provided by Wis. Stats. ch. 236 and as described herein.
- (b) A certified survey map shall be prepared in compliance with the requirements of Wis. Stats. § 236.34, which is adopted by reference and incorporated herein as though fully set out. A copy of the certified survey map shall be submitted to each affected utility by the subdivider or subdivider's agent at the time of submission of two copies to the director of city development or director's designee. Each utility shall notify the director's designee in writing of any objections to the certified survey map within 20 days of such receipt.
- (c) ~~Upon submission of two copies of the proposed certified survey map, the director's designee shall, within ten days, approve, approve conditionally or reject the map.~~ Within 30 days of certified survey map submission, the director of city development or the director's designee shall approve, conditionally approve, or reject the map and shall thereafter notify the subdivider in writing of their decision noting ~~The subdivider shall be notified in writing of~~ any conditions of approval or the reasons for rejection.
- (d) The map shall include the affidavit of the surveyor who surveyed and mapped the parcel as required by Wis. Stats. § 236.34 and shall be signed by the property owner.
- (e) The certificate of approval of the plan commission shall be typed, lettered or reproduced legibly on the face of the map.

- (f) Any party aggrieved by a decision of the director of city development with respect to approval, conditional approval, or rejection of a certified survey map may appeal the decision of the director of city development to the city plan commission. The city plan commission shall affirm, modify, or reverse the decision of the director of city development.

(Ord. No. 63-74-75, § 1(4.6); Ord. No. 119-77-78, § 13, 12-5-1977; Ord. No. 123-86-87, § 1, 12-1-1986)

SECTION 2: REPEALER CLAUSE All ordinances or resolutions or parts thereof in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict.

SECTION 3: EFFECTIVE DATE This Ordinance shall be in effect from and after its passage and publication according to law.

PASSED AND ADOPTED BY THE CITY OF SHEBOYGAN COMMON COUNCIL

Presiding Officer

Attest

Ryan Sorenson, Mayor, City of
Sheboygan

Meredith DeBruin, City Clerk, City of
Sheboygan