

CITY PLAN COMMISSION AGENDA April 09, 2024 at 4:00 PM

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

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

OPENING OF MEETING

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

MINUTES

4. Approval of the Plan Commission minutes from March 26, 2024

PUBLIC HEARINGS

- Public hearing regarding application for Conditional Use Permit with exceptions by Jos. Schmitt Construction Co., Inc. to renovate the Bitter Neumann warehouse and loading dock located at 827 N 14<u>th</u> St.
- 6. Public hearing regarding application for Conditional Use with exceptions by SACO AEI Polymers to install a new free-standing chemical storage container at 3220 Crocker Avenue.
- 7. Public hearing regarding the General Development Plan by Van Horn Properties of Sheboygan LLC to construct a new Van Horn Kia facility on parcels 59281215827 and 59281215833.
- 8. Public hearing regarding General Development Plan by Abacus Architects, Inc. to construct a new addition to Sheboygan Christian School located at 929 Greenfield Avenue (Parcels 59281321763, 59281321761, and 59281321762).

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

- <u>9.</u> Application for Conditional Use Permit with exceptions by Jos. Schmitt Construction Co., Inc. to renovate the Bitter Neumann warehouse and loading dock located at 827 N 14<u>th</u> St.
- <u>10.</u> Application for Conditional Use with exceptions by SACO AEI Polymers to install a new free-standing chemical storage container at 3220 Crocker Avenue.
- 11. General Development Plan by Van Horn Properties of Sheboygan LLC to construct a new Van Horn Kia facility on parcels 59281215827 and 59281215833.

- 12. Specific Implementation Plan by Van Horn Properties of Sheboygan LLC to construct a new Van Horn Kia facility on parcels 59281215827 and 59281215833.
- 13. Direct Referral Gen. Ord. No. 43-23-24 by Alderperson Mitchell amending the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification for property located around 929 Greenfield Avenue including Parcel Nos. 59281321761, 59281321762, and 59281321763 from Class Suburban Residential (SR-5) to Class Suburban Residential (SR-5) with PUD overlay Classification.
- 14. Direct Referral R. O. No. 133-23-24 by City Clerk submitting an application from Jacob Norberte for amendment of the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance for property located around 929 Green field Avenue including Parcel Nos. 59281321761, 59281321762, and 59281321763 from Class Suburban Residential (SR-5) to Class Suburban Residential (SR-5) with PUD Overlay Classification.
- 15. General Development Plan by Abacus Architects, Inc. to construct a new addition to Sheboygan Christian School located at 929 Greenfield Avenue (Parcels 59281321763, 59281321761, and 59281321762).
- 16. Specific Implementation Plan by Abacus Architects, Inc. to construct a new addition to Sheboygan Christian School located at 929 Greenfield Avenue (Parcels 59281321763, 59281321761, and 59281321762).

NEXT MEETING

17. April 23, 2024

ADJOURN

18. 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, March 26, 2024

MEMBERS PRESENT: Mayor Ryan Sorenson, Jerry Jones, David Biebel, Marilyn Montemayor, Kimberly Meller, Braden Schmidt and Alderperson Trey Mitchell

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

OPENING OF MEETING

1. Roll Call

Mayor Ryan Sorenson called the meeting to order at 4pm.

2. Pledge of Allegiance

The Pledge of Allegiance was recited.

3. Identify potential conflict of interest

No committee member had a conflict.

MINUTES

4. Approval of the Plan Commission minutes from March 12, 2024.

MOTION TO APPROVE

Motion made by Marilyn Montemayor, seconded by Kimberly Meller Voting yea: Mayor Ryan Sorenson, Jerry Jones, David Biebel, Marilyn Montemayor, Kimberly Meller, Braden Schmidt and Alderperson Trey Mitchell

PUBLIC HEARING

 Public hearing regarding application for Conditional Use Permit with exceptions by Bret's 24-Hour Towing & Auto Repair to construct a new indoor vehicle repair building located at parcels 59281416430, 59281416420, and 59281416410.

No public comment.

6. Public hearing regarding application for Conditional Use Permit with exceptions by Kathleen Racine to operate a taxi home occupation from 1604 S.10th Street.

No public comment.

MOTION TO CLOSE ALL PUBLIC HEARINGS. Motion made by Jerry Jones, seconded by Marilyn Montemayor Voting yea: Mayor Ryan Sorenson, Jerry Jones, David Biebel, Marilyn Montemayor, Kimberly Meller, Braden Schmidt and Alderperson Trey Mitchell

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

7. Application for Conditional Use Permit with exceptions by Bret's 24-Hour Towing & Auto Repair to construct a new indoor vehicle repair building located at parcels 59281416430, 59281416420, and 59281416410.

MOTION TO APPROVE WITH THE FOLLOWING CONDITIONS.

Motion made by Jerry Jones, seconded by Alderperson Trey Mitchell Voting yea: Mayor Ryan Sorenson, Jerry Jones, David Biebel, Marilyn Montemayor, Kimberly Meller, Braden Schmidt and Alderperson Trey Mitchell

- 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, 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. 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.).
- 4. All new lighting shall be installed per Section 105-932 of the City of Sheboygan Zoning Ordinance (site lighting, building lighting, signage, etc.). There shall be no spillover light onto adjacent properties or the streets.
- 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. It will be the applicant's responsibility to work with all private and public utilities in order to provide easements and/or relocate utilities as necessary.
- 7. The applicant will be required to obtain approval from the Architectural Review Board prior to receiving a building permit.
- 8. Applicant shall meet all zoning requirements including but not limited to noise, vibration, hazardous materials, etc.
- 9. Dumpster(s) shall be screened and enclosed and constructed of like materials and colors of the facility. If using chain link fencing, the applicant shall install Privacy Decorative Slatting (PDS) material in order to effectively screen and enclose the dumpsters. Dumpster enclosure will be completed prior to issuance of an occupancy permit.
- 10. The applicant may not store any inoperable vehicles on the property.
- 11. Vehicle location shall not cause any type of pedestrian/vehicle conflict or safety issues.
- 12. In no instance shall the auto repair create a nuisance for neighboring properties (noise, hours of operation, garbage, etc.). If any issue(s) arises, the Plan Commission may again review the conditional use permit.
- 13. Applicant shall submit a Certified Survey Map (CSM) that meets the City of Sheboygan Subdivision Ordinance.
- 14. The Conditional use permit is approved if and only if the City of Sheboygan Department of City Development and/or Planning Commission approve the Certified Survey Map (CSM) reconfiguring lot lines and/or creating the parcel as proposed.
- 15. Building permits will only be issued at such time as the applicant can provide documentation from Sheboygan County that the CSM has been officially recorded.
- 16. 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 and/or architectural review applications reflecting those amendments.

Exceptions:

- To have a 8 ft rear yard setback
- To have 24 parking spaces

8. Application for Conditional Use Permit with exceptions by Kathleen Racine to operate a taxi home occupation from 1604 S.10th Street.

MOTION TO APPROVE WITH THE FOLLOWING CONDITIONS. Motion made by Marilyn Montemayor, seconded by Kimberly Meller Voting yea: Mayor Ryan Sorenson, Jerry Jones, David Biebel, Marilyn Montemayor, Kimberly Meller, Braden Schmidt and Alderperson Trey Mitchell

- 1. Applicant will meet all home occupation criteria listed in Section 105-722(S).
- 2. Applicant shall obtain all necessary licenses to operate the taxi business.
- 3. Applicant shall obtain all necessary permits for any type of construction including but not limited to building, plumbing, electrical, HVAC, etc.
- 4. The home occupation may only utilize 25 percent of the living area of the dwelling.
- The use of the dwelling unit for a home occupation shall in no way be incompatible with the character of nearby residential areas and in no instance shall a home occupation create a nuisance for neighboring properties.
- 6. Not more than one sign, not to exceed two square feet, non-illuminated and flush wall mounted only, will be used to advertise the home occupation. Applicant is required to obtain a sign permit. No temporary signage is permitted for home occupations.
- 7. If any issues arise from the taxi business, the City may again review the conditional use permit.
- 8. Kathleen Racine and one other resident of the home are the only employees permitted for this taxi business.
- 9. No commercial type vehicles permitted to park at this residential dwelling.
- 10. If the applicant moves from the present location the conditional use permit will discontinue immediately.
- 11. If there are any amendments to the approved conditional use permit and/or site plan, the applicant will be required to submit a new conditional use application reflecting those amendments.

NEXT MEETING

9. April 09, 2024

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

ADJOURN

10. Motion to Adjourn

MOTION TO ADJOURN AT 4:05 PM.

Motion made Alderperson Trey Mitchell, seconded by Jerry Jones. Voting yea: Mayor Ryan Sorenson, Jerry Jones, David Biebel, Marilyn Montemayor, Kimberly Meller, Braden Schmidt and Alderperson Trey Mitchell

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Application for Conditional Use Permit with exceptions by Jos. Schmitt Construction Co., Inc. to renovate the Bitter Neumann warehouse and loading dock located at 827 N 14th St. UC Zone.

REPORT PREPARED BY: Ellise Rose, Associate Planner

N/A

| REPORT DATE: April 3, 2024 | | MEETING DATE: April 9, | MEETING DATE: April 9, 2024 | | |
|----------------------------|-----|------------------------|-----------------------------|--|--|
| FISCAL SUMMARY: | | STATUTORY REFERENCE: | | | |
| Budget Line Item: | N/A | Wisconsin | N/A | | |
| Budget Summary: | N/A | Statutes: | | | |
| Budgeted Expenditure: | N/A | Municipal Code: | N/A | | |

BACKGROUND / ANALYSIS:

Budgeted Revenue:

Jos. Schmitt Construction Co., Inc. is proposing to renovate the Bitter Neumann warehouse and loading dock located at 827 N 14th St. The applicant states the following:

- The existing Bitter Neumann facility is comprised of 5 connected structures (3 buildings to the west side of the site, a lower connector building, and a 3-story warehouse to the east) which contain retail space, a service department, and warehousing.
- The current facility is served by 1 loading dock on the north, and 3 on the east. Based on the current configuration of loading docks, semis using 2 of the east docks are forced to park in Niagara Ave and N. Commerce St. while the trucks are unloaded.
- The current Bitter Neumann facility does not have a dedicated location for a compactor, which forces the dumpsters to be located on the east side of the building on N. Commerce St.
- A lower roofed area is currently used as connector between the 3 buildings to the west and the 3-story warehouse to the east. The roof in this area is lower than the buildings surrounding it, so it acts like a swimming pool. After years of water and snow build-up in this area the roof and underlying structure is failing.
- The retail space is located on the 1st and 2nd floors of the southern building, and on the 2nd floor of the western middle building. The remainder of the buildings are used for warehouse and service of furniture and appliances.

- Merchandise is delivered to the site through the loading docks on the east side of the building. It is then stored in the 3-story warehouse or put on display on the sales floor.
- Bitter Neumann delivery trucks are loaded at the north loading dock.
- An existing service elevator and a series of ramps connect the different levels of the warehouse to the other structures.

Site improvements include:

- Bitter Neumann is proposing the demolition of approximately 11,000 SF of the warehouse and loading dock space located at the northeast corner of the property.
- A new 2,800 SF structure will be erected to resolve the roof issues of the interior connector building and create 3 new loading docks to accommodate semi-trailer parking and a compactor on-site.
- To access the new loading docks, a recessed loading dock pit will be constructed starting at the new dock face and sloping up to the existing grade at the intersection of Niagara Ave and N. Commerce St.
- New metal siding will be installed on the remaining portions of the 3-story warehouse. The siding color will match the color scheme that was selected during the 14th St. façade renovation project.
- The new addition will contain 3 loading docks. One dock will be used for merchandise deliveries, one will be used for a semi-trailer to house large appliances and furniture for recycling, and the final will be used for a new compactor.
- The addition will match the existing floor level of the service and retail spaces allowing a more direct flow through the first floor.
- The new addition will contain a new egress stair which will serve the second-floor retail space and all levels of the existing warehouse. Approximately 1,150 SF of retail space will be included on the second floor of the addition, which will help improve the existing second floor circulation path.

STAFF COMMENTS:

The applicant is requesting the following exceptions:

- Requesting an exception from the Minimum Landscape Surface Ratio of .10. The existing facility is not conforming to this standard and the area of renovation of this project and the need for paved surface to access the loading docks does not provide an opportunity to add additional landscape surface to the site.
- Requesting an exception from the Minimum Paved Surface Setback of 5 Feet. Pavement will be required up to and through the property line to connect the new loading docks to Niagara Ave and N. Commerce St.

• Requesting a variance from the locational landscaping requirements

ACTION REQUESTED:

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

- 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, demolition, fire, water, sewer, storm drainage, health, hazardous materials, State of Wisconsin, Federal, 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 meet all zoning requirements including but not limited to noise, vibration, hazardous materials, etc.
- 3. Submittal and approval of a proposed storm drainage plan prior to building permit issuance.
- 4. Submittal and approval of a proposed landscape plan prior to building permit issuance. Landscaping shall be installed prior to issuance of an occupancy permit.
- 5. Outdoor storage of materials, products or equipment shall be prohibited (except as authorized/approved by the Plan Commission).
- 6. 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.).
- 7. All new lighting shall be installed per Section 105-932 of the City of Sheboygan Zoning Ordinance. There shall be no spill-over of light and glare on operators of motor vehicles, pedestrians, and land uses in the vicinity.
- 8. All areas used for parking or maneuvering of vehicles shall be paved (no gravel permitted).
- 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 shall be improved to standard City specifications. All existing access drives that are no longer used shall be removed and all unused driveways shall be closed and improved to standard City specifications.
- 11. Absolutely no portion of the new building and/or site improvements shall cross the property lines including but not limited to buildings, balconies, decks, foundations, walls, gutters, eaves, roof, parking, fencing/retaining walls, signs, landscaping, etc.
- 12. Any work within City of Sheboygan Public rights-of-way, stormwater easements, etc. shall be discussed with the City Engineering Department and constructed to standard City specifications (including, but not limited to, new street improvements, new and/or closed ingress/egress driveway openings, driveways over storm water easements, curb, gutter, sidewalk, pavement, utilities, retaining walls, street trees, etc.).
- 13. 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.).
- 14. Applicant shall immediately clean any and all sediments, materials, tracking, etc. that may be spilled off-site on private or public lands and streets.
- 15. Streets and infrastructure damaged and/or disturbed during construction of all private and/or public improvements shall be promptly repaired by the applicant.

- 16.All vehicles, equipment, materials, products, etc. shall be located on the applica property (no storage on public rights-of-way).
- 17. It will be the applicant's responsibility to work with all private and public utilities in order to provide easements and/or relocate utilities as necessary.
- 18. Applicant shall adequately address all Sheboygan Water Utility concerns related to this development.
- 19. Applicant shall adequately address all Fire Department concerns related to this development.
- 20. Prior to building permit issuance, the City of Sheboygan Architectural Review Board shall review/approve the proposed building design.
- 21. 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, architectural review, etc. reflecting those amendments.

ATTACHMENTS:

Conditional Use Permit Application and Attachments



- 2104 UNION AVE., P.O. BOX 1084, SHEBOYGAN, WI 53082
- TEL 920.457.4426 FAX 920.457.9474

March 19, 2024

Bitter Neumann Appliance/Furniture/Mattress 827 N 14th Street Sheboygan, WI 53081

Re: Warehouse and Loading Dock Renovation

• Description of Existing Site and Improvements

The existing Bitter Neumann facility is comprised of 5 connected structures (3 buildings to the west side of the site, a lower connector building, and a 3-story warehouse to the east) which contain retail space, a service department, and warehousing. The current facility is served by 1 loading dock on the north, and 3 on the east. Based on the current configuration of loading docks, semis using 2 of the east docks are forced to park in Niagara Ave and N. Commerce St. while the trucks are unloaded. The current Bitter Neumann facility does not have a dedicated location for a compactor, which forces the dumpsters to be located on the east side of the building on N. Commerce St.

A lower roofed area is currently used as connector between the 3 buildings to the west and the 3-story warehouse to the east. The roof in this area is lower than the buildings surrounding it, so it acts like a swimming pool. After years of water and snow build-up in this area the roof and underlying structure is failing.

• Description of Existing Use

The Bitter Neumann facility contains retail space, a service department, and warehousing. The retail space is located on the 1st and 2nd floors of the southern building, and on the 2nd floor of the western middle building. The remainder of the buildings are used for warehouse and service of furniture and appliances. Merchandise is delivered to the site through the loading docks on the east side of the building. It is then stored in the 3-story warehouse or put on display on the sales floor. Bitter Neumann delivery trucks are loaded at the north loading dock. An existing service elevator and a series of ramps connect the different levels of the warehouse to the other structures.

• Description of Proposed Site and Improvements

Bitter Neumann is proposing the demolition of approximately 11,000 SF of the warehouse and loading dock space located at the northeast corner of the property. A new 2,800 SF structure will be erected to resolve the roof issues of the interior connector building and create 3 new loading docks to accommodate semi-trailer parking and a compactor on-site. To access the new loading docks, a recessed loading dock pit will be constructed starting at the new dock face and sloping up to the existing grade at the intersection of Niagara Ave and N. Commerce St. New metal siding will be installed on the remaining portions of the 3-story warehouse. The siding color will match the color scheme that was selected during the 14th St. façade renovation project.



Item 9.



- 2104 UNION AVE., P.O. BOX 1084, SHEBOYGAN, WI 53082
- TEL 920.457.4426 FAX 920.457.9474

• Description of Proposed Use

The new addition will contain 3 loading docks. One dock will be used for merchandise deliveries, one will be used for a semi-trailer to house large appliances and furniture for recycling, and the final will be used for a new compactor. The addition will match the existing floor level of the service and retail spaces allowing a more direct flow through the first floor. The new addition will contain a new egress stair which will serve the second-floor retail space and all levels of the existing warehouse. Approximately 1,150 SF of retail space will be included on the second floor of the addition, which will help improve the existing second floor circulation path.

Variances

Bitter Neumann is requesting the following variances:

- 1. **Minimum Landscape Surface Ratio of .10.** The existing facility is not conforming to this standard and the area of renovation of this project and the need for paved surface to access the loading docks does not provide an opportunity to add additional landscape surface to the site.
- 2. **Minimum Paved Surface Setback of 5 Feet.** Pavement will be required up to and through the property line to connect the new loading docks to Niagara Ave and N. Commerce St.
- 3. Landscape Locations. Based on the need for paved surface around the addition, the new required landscaping points location will need to be agreed up and coordinated with City Planning staff.

Conditional Use Written Justification

a) How is the proposed conditional use (independent of its location) in harmony with the purposes, goals, objectives, policies, and standards of the City of Sheboygan Comprehensive Master Plan?

Bitter Neumann has been a long-time retailer in this urban commercial district and has decided to invest money into the facility (14th St Façade Renovation and Loading Dock Renovation Projects) to continue the business on into the next generation. The building addition will provide better vehicular flow to Niagara Ave and N. Commerce St. by locating semi-trailers and recycling equipment on the Bitter Neumann Site.

b) Does the conditional use, in its proposed location, result in any substantial or undue adverse impact on nearby property the character of the neighborhood, environment, traffic, parking, public improvements, public property or rights-of-way?

No.

BUILDING BETTER TOGETHER



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Item 9.

c) How does the proposed conditional use maintain the desired consistency of land uses in relation to the setting within which the property is located?

Consistent with the existing land use and context. Most neighboring sites are used or zoned for urban commercial uses.

d) Is the proposed conditional use located in an area that will be adequately served by utilities, or services provided by public agencies? If not, please explain.

Yes.

BUILDING BETTER TOGETHER



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CITY OF SHEBOYGAN

APPLICATION FOR CONDITIONAL USE

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) Jos. Schmitt Const. Co., Inc. | Authorized Representative Chris Penkala | | Title Architect | | |
| Mailing Address 2104 Union Ave, PO Box 1084 | City Sheboygan | | State WI | ZIP Code 53082-1084 | |
| Email Address cpenkala@jschmitt.cc | | Phone Number (incl. area code) 920-946-0997 | | | |
| SECTION 2: Landowner Information (co | omplete these fields | when project site o | wner is different th | an applicant) | |
| Applicant Name (Ind., Org. or Entity) Bitter Neumann Appliance/Furniture/Mattress | Contact Person Dan Radue | | Title Owner | | |
| Mailing Address 827 N 14th Street | City Sheboygan | | State WI | ZIP Code 53081 | |
| Email Address bndan@bitter-neumann.net | | Phone Number (inc 920-459-2480 | cl. area code) | | |
| SECTION 3: Project or Site Location | | | | | |
| Project Address/Description 827 N 14th Street, Sheboygan, WI 53 | 081 | | Parcel No. 59281500630 / 59 | 281500640 | |
| SECTION 4: Proposed Conditional Use | | | | | |
| Name of Proposed/Existing Business: | Bitter Neumann Applianc | e/Furniture/Mattress | | - | |
| Existing Zoning: | Urban Commercial | | | | |
| Present Use of Parcel: | Indoor Sales / Warehousing | | | | |
| Proposed Use of Parcel: | Indoor Sales / Warehousing | | | | |
| Present Use of Adjacent Properties: | ent Properties: Indoor Sales, Storage, Education (Technical College) | | | | |
| SECTION 5: Certification and Permission | n | | | | |
| 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)TitlePhone NumberChris PenkalaArchitect920-946-0997 | | | umber 5-0997 | | |
| Signature of Applicant Date Signed 3/19/20 | | | 12024 | | |

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.

A. Name of project/development.

- B. Summary of the Conditional Use and general operation of proposed use:
 - Description of existing use
 - Description of proposed use (indoor, outdoor, etc.), why was this site selected?
 - All services, products, etc. to be provided
 - Projected number of residents, employees, and/or daily customers
 - Proposed number of dwelling units, floor area, landscape area, and parking area expressed in square feet and acreage to the nearest one-hundredth of an acre
 - Description of proposed building and all new site improvements (square footage of new and existing structure(s), traffic, ingress/egress, parking, sidewalk, retaining walls, storm drainage, landscaping, lighting, dumpster enclosure, screening of mechanicals, etc.)
 - A written description of the proposed general orientation, design, arrangement, texture, material and color of the building or structure and how it is compatible with the development and redevelopment in and around the area
 - An explanation of any interior and/or exterior renovations
 - Is access appropriate and is their sufficient customers/resident off-street parking?
 - Proposed signage
 - Project timeline and estimated value of project
 - Compatibility of the proposed use and design with adjacent and other properties in the area.
 - How will you insure that the business will not become a nuisance to adjacent properties (i.e. parking, noise, smells, hours of operations, etc.
 - Other information that would be considered pertinent by the Plan Commission.

C. If applicable, please describe any exceptions/variances that are required for this project (i.e. setbacks, parking, landscaping, etc.)

D. Written justification for the proposed conditional use, indicating reasons why the applicant believes the proposed conditional use is appropriate:

- a) How is the proposed conditional use (independent of its location) in harmony with the purposes, goals, objectives, policies and standards of the City of Sheboygan Comprehensive Master Plan?
- b) Does the conditional use, in its proposed location, result in any substantial or undue adverse impact on nearby property the character of the neighborhood, environment, traffic, parking, public improvements, public property or rights-of-way?
- c) How does the proposed conditional use maintain the desired consistency of land uses in relation to the setting within which the property is located?
- d) Is the proposed conditional use located in an area that will be adequately served by utilities, or services provided by public agencies? If not, please explain.

For a home occupation

- 1. A Site Plan including:
 - □ The overall property
 - □ The existing location of building(s) on the property
 - □ The parking spaces location on the property
- 2. A Floor Plan including:
 - The dwelling floor plan showing where the business will take place in the dwelling unit.
 - All information necessary to understand the proposal

For all other Conditional Use Permits

- 1. A certified survey map showing existing property boundaries and improvements.
- 2. A map providing the following information:
 - The map and all its parts shall be clearly reproducible with a photocopier at a size of 11" X 17" and map scale not less than 1' = 600' with lot dimensions of the subject property provided and a graphic scale and north arrow.
 - □ All lands for which the conditional use is proposed.
 - □ All other lands within 100 feet of the boundaries of the subject property.
 - □ The current zoning of the subject property and its environs (200 feet),
- 3. A site plan (conforming to the requirements of Section 15.908(3) of the subject property as proposed for development):
 - Submit TWO (2) hardcopies of the site plan and ONE (1) 11" X 17" reduction of the site plan.
 - Submit digital plans and drawings of the project by email, flash drive, etc.
 - Title block that provides all contact information for the petitioner and/or owner, if different
 - □ Full name and contact information of petitioner's engineers/surveyors/architects, or other design professionals used in the plan preparation
 - The date of the original plan and latest date of revision to the plan
 - A north arrow and graphic scale. Said scale is not to be smaller than one inch equals 100 feet
 - All property lines & existing/proposed right-of-way lines with bearings & dimensions clearly labeled
 - Existing/proposed easement lines and dimensions with an explanation of ownership and purpose.
 - All required building setback lines
 - Existing and proposed buildings, structures and paved areas, including building entrances, walks, drives, decks, patios, fences, utility poles, drainage facilities and walls.
 - Location and dimension of all curb cuts and throat widths of all access points onto public streets or alleys.
 - □ The location and dimension of all on-site parking including a summary of the number of parking stalls provided versus the requirements of the ordinance
 - The location and dimension of all loading and service areas on subject property
 - The location of all outdoor storage areas and the design of all screening devices
 - Location of all outdoor storage and refuse disposal areas and the design and materials used for construction and operation
 - **u** The location, type, height, size and lighting of all signage.
 - Location, height, design, illumination power and orientation of all exterior lighting on the property including a photometrics plan
 - Location of all exterior mechanical equipment and utilities and elevations of proposed screening devices where applicable (i.e. visible from a public street or residential use or district). Mechanical equipment includes, but is not limited to; HVAC equipment, electrical transformers and boxes, exhaust flues, plumbing vents, gas regulators, generator
 - Location of all existing and proposed landscape areas, storm water areas, etc.
- 4. Building elevations and perspectives.

NOTE: A Traffic Impact Study (TIA) may be required with large development proposals.

Item 9.

STEP 1: Initial Meeting with City Planning Office:

An initial meeting is to ensure that both the applicant and the city staff have a proper understanding of what is being requested and to explain the approvals necessary. An engineered drawing is not required for this meeting, but an accurate sketch and any applicable background information may be needed. Additional meetings can be arranged by calling the Department of City Development.

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PLAN COMMISSION MEETING

Meeting Date: The Plan Commission meets on the 2nd and 4th Tuesdays of the month at 4:00 p.m. in the Council Chambers of City Hall, 828 Center Ave. The project applicant or a representative must attend the Plan Commission meeting to present the conditional use permit request and answer questions regarding the proposal. Public comment will be invited at the Plan Commission meeting.

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FOR INFORMATION OR ASSISTANCE CONTACT THE ZONING MANAGER: (920) 459-3382

| Item 9. |
|---------|
|---------|

ACTION BY CITY PLAN COMMISSION DATE OF MEETING: _______ APPROVED: _____ DENIED: _____ CONDITIONS ______ CONDITIONS ______ SIGNATURE: ______ Chairperson, City Plan Commission or Representative Dept. of City Development DATE: ______

NOTES

Permits are valid until such time as the business no longer operates from the side. No yearly renewal is required.

Permit may be revoked without notice if misrepresentation of any of the above information or attachments is found to exist.

Permit shall expire in one (1) year from date of approval unless substantial work has commenced or business has begun operating.

Permit is null and void if issued in error. It is understood that any permit issued on this application will not grant any right or privilege to erect any structure or to use any permits for any purpose that is prohibited by the City Zoning Ordinance or any other State or local laws.

Changes in the plans or specifications submitted in the original application shall not be made without prior written approval of the City Plan Commission.





EXISTING





PROPOSED CONCEPT

PROPOSED CONCEPT



EXISTING



PROPOSED CONCEPT



EXISTING



PROPOSED CONCEPT









ARCHITECT

CHRISTOPHER PENKALA, AIA JOS. SCHMITT CONST. CO., INC. 2104 UNION AVENUE, P.O. BOX 1084 SHEBOYGAN, WI 53082-1084 cpenkala@jschmitt.cc [920] 946-0997

SHEET INDEX

ARCHITECTURAL DRAWINGSJOS. SCHMITT CONST. CO., INC.A1.0AREA MAPA1.1EXISTING FACILITY SITE PLANA1.2FACILITY RENOVATION SITE PLANA3.1RENOVATION ELEVATIONS





| / | EXISTING FIRST FLOOR RETAIL SPACE; 19,100 SF |
|---|--|
| / | EXISTING FIRST FLOOR SERVICE AND WAREHOUSE; 18,800 SF |
| / | EXISTING 3-STORY WAREHOUSE AND OFFICES; 10,700 SF/FLOO |

- EXISTING RENTAL BUILDING; 17,300 SF/FLOOR
- EXISTING FREE STANDING GARAGE; 1,750 SF





BUILDING RENOVATION KEY - EXTERIOR

1



- INSTALLED NEW METAL WALL PANEL OVER EXISTING FACADE; -COLOR TO COORDINATE WITH UPDATED EXTERIOR COLOR PALLET.
 - INSTALLED (3) ALUMINUM WINDOWS ON THE WEST FACADE INTO THE SECOND FLOOR SALES AREA.
 - NEW LOADING DOCK ADDITION. NEW METAL WALL PANEL OVER EXISTING FACADE; COLOR TO COORDINATE WITH UPDATED EXTERIOR COLOR PALLET.

BUILDING RENOVATION KEY - INTERIOR

LOADING DOCK ADDITION; 2,800 SF

- DEMO 11,000 SF OF EXISTING WAREHOUSE AND LOADING DOCKS.
- INSTALL (3) NEW LOADING DOCKS THAT WILL ACCOMMODATE SEMIS ON PROPERTY.
- INSTALL NEW EGRESS STAIR CONNECTING (3) LEVELS OF WAREHOUSE AND SECOND FLOOR OF SALES.



NORTH





| 19 MARCH 2024 | | PROJECT NUMBER | |
|-------------------------------|---------------------------|-------------------|-----|
| REV.# DATE REVISE | D | SHEET DESCRIPTION | |
| \wedge | | ELEVATIO | ONS |
| | | SHEET NUMBER | |
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| CHRIS | | | |
| © COPYRIGHT JOS. SCHMITT C | 2024 ~ ONST. CO., INC. | | 23 |

BUILDING BETTER TOGETHER



LEGEND

- O = IRON STAKE FOUND
- = IRON STAKE SET
- ⊕ = CONTROL POINT
- e- SO = UTILITY POLE & GUY WIRE
- і́≪ = LIGHT POLE
- 👝 = SIGN
- 🐨 = HYDRANT
- ► = VALVE ⊞ = CATCH BASIN
- O = MANHOLE
- \oplus = CATCH BASIN MANHOLE
- -----s------s------ = SANITARY SEWER
- ----ss------ss----- = STORM SEWER
- $----\epsilon$ = ELECTRICAL LINE
- _____G_____GAS LINE
- -x x x x x x = FENCE LINE
- ----- = OVERHEAD WIRES

 - T. = TOP OF CURB ELEVATION
 - G. = GUTTER ELEVATION



NOTES: 1. UTILITY LOCATIONS ARE SHOWN PER DIGGERS HOTLINE FLAGS AND PAINT. COORDINATES ARE BASED ON SHEBOYGAN COUNTY COORDINATE SYSTEM.
 ELEVATIONS ARE NAVD88.

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Application for Conditional Use with exceptions by SACO AEI Polymers to install a new free-standing chemical storage container at 3220 Crocker Avenue. SI Zone

REPORT PREPARED BY: Ellise Rose, Associate Planner

| REPORT DATE: March | 26, 2024 | MEETING DATE: | April 9, 2024 |
|--|------------|------------------------|---------------|
| FISCAL SUMMARY: | | STATUTORY REFER | RENCE: |
| Budget Line Item: Budget Summary | N/A N/A | Wisconsin Statutes: | N/A |
| Budgeted Expenditure: Budgeted Revenue: | N/A N/A | Municipal Code: | N/A |

BACKGROUND / ANALYSIS:

SACO AEI Polymers is proposing to install a new free-standing chemical storage container at 3220 Crocker Avenue. The applicant states the following the project:

- The SACO AEI Polymers campus is composed of 3 parcels connected on-site by driveway and parking areas. This Conditional Use Permit Application relates to the western of the 3 parcels (Parcel # 59281423853).
- The current site contains the 127,543sf Plant 1 manufacturing and laboratory facility. To support the Plant 1 facility, there is an existing 1,780sf Chemical Storage building located to the West.
- The SACO AEI Polymers Plant 1 manufactures plastic compounds for use in other manufacturing industries.
- As part of the manufacturing process, SACO AEI Polymers utilizes chemicals that are categorized as flammable liquids. Based on the hazard classification of these flammable liquids, only small quantities are allowed to be stored inside the production facility.
- Currently, SACO AEI Polymers stores bulk quantities of these chemicals in the separated Chemical Storage building located to the West of Plant 1. Due to increased manufacturing demands and supply chain shortages, SACO AEI Polymers requires additional storage capacity for the flammable liquids.

- SACO AEI Polymers is proposing purchasing a free-standing chemical storage container.
- This free-standing container is constructed with a 4-hour rated enclosure, a fire suppression system, an HVAC ventilation system, and the required containment if a tote / drum of a chemical stored inside ruptures.
- The chemical storage container will be located in the green space to the North of Plant 1. This location has been chosen due to its proximity to an overhead door into the production facility, and its ability to not disrupt traffic flow around the campus. A new 20'-8" x 40'-0" concrete pad will be poured for the container to sit on.
- The new chemical storage container will allow SACO AEI Polymers to safely store additional quantities of flammable liquids on-site which will help mitigate the current supply chain demands and allow for continued manufacturing growth.
- SACO AEI Polymers is a global manufacturer with locations in North America, Latin America, Europe, Middle East, Southeast Asia, China, and India. Over the last 30 years SACO AEI Polymers has continued its commitment to the City of Sheboygan by choosing to construct multiple Plant additions to increase their manufacturing capacity in Sheboygan. In 2015, SACO AEI Polymers chose to construct their global corporate headquarters on their Sheboygan Campus. To help navigate the current supply chain constraints and to allow for further manufacturing growth, SACO AEI Polymers requires the ability to safely store larger quantities of their flammable liquids.

STAFF COMMENTS:

The applicant is requesting the following exceptions:

 Applicant is proposing a 10' building separation – minimum required building separation is 20'.

Based on required building separation prescribed by the International Building Code, a 4hour rated hazardous material storage building requires a 10'-0" separation from a nonrated exterior wall of a type F-1 factory occupancy. Applicant is requesting a variance to abide by the 10'-0" separation required by the building code. The 10'-0" separation allows most forklift traffic and maneuvering to stay out of the truck driving lane just north of this area.

ACTION REQUESTED:

Staff recommends approval of the conditional use permit and 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, water, sewer, storm drainage, health, State of Wisconsin DNR, Army Corp of Engineers, floodplain, etc.

- 2. Applicant shall obtain all necessary permits for the construction, the storage and the handling of hazardous chemicals and/or fuels (applicant shall be in contact with building inspection, fire/police departments, etc.).
- 3. Submittal/approval of a proposed storm drainage plan prior to building permit issuance.
- 4. Submittal and approval of a landscape plan prior to building permit issuance.
- 5. Outdoor storage of materials, products or equipment shall be prohibited.
- 6. All new lighting shall be installed per Section 15.707 of the City of Sheboygan Zoning Ordinance.
- 7. All areas used for parking/maneuvering of vehicles shall be paved.
- 8. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping.
- 9. Any new ingress/egress driveway openings and any drives to be closed or modified shall be improved to standard City specifications.
- 10. 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.).
- 11. 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.).
- 12. Applicant shall immediately clean any and all sediments, materials, tracking, etc. that may be spilled off-site on private or public lands and streets.
- 13. Streets and infrastructure damaged and/or disturbed during construction of all private and/or public improvements shall be promptly repaired by the applicant.
- 14. If there are any amendments to the approved site plan, the applicant will be required to submit a new conditional use application reflecting those amendments.

ATTACHMENTS:

Conditional Use Permit Application and required attachments.

| | | | Item 10. |
|--------------------|-------------------|----------------------|----------|
| 6 | CITY OF SHEBOYGAN | Fee: <u>\$250.00</u> | |
| Cityof | APPLICATION FOR | Review Date: | |
| spirit on the lake | CONDITIONAL USE | 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) SACO AEI Polymers | Authorized Representative Mike Pautz | | Title Environmental, Health & Safety Manager | | |
| Mailing Address 3220 Crocker Avenue | _{City} Sheboygan | | State WI | | ZIP Code 53081 |
| Email Address Mike.Pautz@sacoaei.com | | Phone Number (inc 920-694-3676 | Phone Number (incl. area code) 920-694-3676 | | |
| SECTION 2: Landowner Information (co | omplete these fields | when project site o | wner is di | fferent th | an applicant) |
| Applicant Name (Ind., Org. or Entity) Retirement Realty LLC | Contact Person Jack Hirt | | Title | | |
| Mailing Address 3220 Crocker Ave | _{City} Sheboygan | | State WI | | ZIP Code 53081-6434 |
| Email Address | | Phone Number (ind | cl. area coc | le) | |
| SECTION 3: Project or Site Location | | | | | |
| Project Address/Description Parcel No. 3220 Crocker Avenue, Sheboygan, WI 53081 59281423853 | | | | | |
| SECTION 4: Proposed Conditional Use | | | | | |
| Name of Proposed/Existing Business: | SACO AEI Polyme | ers | | | |
| Existing Zoning: | Suburban Industrial | | | | |
| Present Use of Parcel: | ndustrial - Manufacturing and formulation of plastic compounds for use in other industries. | | | | |
| Proposed Use of Parcel: | No change. | | | | |
| Present Use of Adjacent Properties: | Industrial / manufacturing | | | | |
| SECTION 5: Certification and Permissio | on | | | | |
| Certification: I hereby certify that I am | the owner or author | rized representative | of the owr | her of the | property which is |
| the subject of this Permit Application. I | certify that the info | rmation contained ir | n this form | and attac | hments is true and |
| accurate. I certify that the project will b | be in compliance wit | h all permit condition | ns. I under | stand that | failure to comply |
| with any or all of the provisions of the | permit may result in | permit revocation a | nd a fine a | nd/or forf | eiture under the |
| provisions of applicable laws. | | | | | |
| | | | | | |
| permission. Thereby 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 Represent | ative (please print) | | coverage. | Phone Nu | umber |
| Mike Pautz | | Environmental, Health & Sa | afety Manager | 920-69 | 94-3676 |
| Signature of Applicant | 5 | | Date Sign | ^{ed} 3/1 | 8/2024 |

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

CONDITIONAL USE WRITTEN EXPLANANTION REQUIREMENTS

- A. Name of project/development.
- B. Summary of the Conditional Use and general operation of proposed use:
 - Description of existing use
 - Description of proposed use (indoor, outdoor, etc.), why was this site selected?
 - All services, products, etc. to be provided
 - Projected number of residents, employees, and/or daily customers
 - Proposed number of dwelling units, floor area, landscape area, and parking area expressed in square feet and acreage to the nearest one-hundredth of an acre
 - Description of proposed building and all new site improvements (square footage of new and existing structure(s), traffic, ingress/egress, parking, sidewalk, retaining walls, storm drainage, landscaping, lighting, dumpster enclosure, screening of mechanicals, etc.)
 - A written description of the proposed general orientation, design, arrangement, texture, material and color of the building or structure and how it is compatible with the development and redevelopment in and around the area
 - An explanation of any interior and/or exterior renovations
 - Is access appropriate and is their sufficient customers/resident off-street parking?
 - Proposed signage
 - Project timeline and estimated value of project
 - Compatibility of the proposed use and design with adjacent and other properties in the area.
 - How will you insure that the business will not become a nuisance to adjacent properties (i.e. parking, noise, smells, hours of operations, etc.
 - Other information that would be considered pertinent by the Plan Commission.

C. If applicable, please describe any exceptions/variances that are required for this project (i.e. setbacks, parking, landscaping, etc.)

D. Written justification for the proposed conditional use, indicating reasons why the applicant believes the proposed conditional use is appropriate:

- a) How is the proposed conditional use (independent of its location) in harmony with the purposes, goals, objectives, policies and standards of the City of Sheboygan Comprehensive Master Plan?
- b) Does the conditional use, in its proposed location, result in any substantial or undue adverse impact on nearby property the character of the neighborhood, environment, traffic, parking, public improvements, public property or rights-of-way?
- c) How does the proposed conditional use maintain the desired consistency of land uses in relation to the setting within which the property is located?
- d) Is the proposed conditional use located in an area that will be adequately served by utilities, or services provided by public agencies? If not, please explain.

For a home occupation

- 1. A Site Plan including:
 - □ The overall property
 - □ The existing location of building(s) on the property
 - □ The parking spaces location on the property
- 2. A Floor Plan including:
 - The dwelling floor plan showing where the business will take place in the dwelling unit.
 - All information necessary to understand the proposal

For all other Conditional Use Permits

- 1. A certified survey map showing existing property boundaries and improvements.
- 2. A map providing the following information:
 - The map and all its parts shall be clearly reproducible with a photocopier at a size of 11" X 17" and map scale not less than 1' = 600' with lot dimensions of the subject property provided and a graphic scale and north arrow.
 - □ All lands for which the conditional use is proposed.
 - □ All other lands within 100 feet of the boundaries of the subject property.
 - □ The current zoning of the subject property and its environs (200 feet),
- 3. A site plan (conforming to the requirements of Section 15.908(3) of the subject property as proposed for development):
 - Submit TWO (2) hardcopies of the site plan and ONE (1) 11" X 17" reduction of the site plan.
 - Submit digital plans and drawings of the project by email, flash drive, etc.
 - Title block that provides all contact information for the petitioner and/or owner, if different
 - □ Full name and contact information of petitioner's engineers/surveyors/architects, or other design professionals used in the plan preparation
 - The date of the original plan and latest date of revision to the plan
 - A north arrow and graphic scale. Said scale is not to be smaller than one inch equals 100 feet
 - All property lines & existing/proposed right-of-way lines with bearings & dimensions clearly labeled
 - Existing/proposed easement lines and dimensions with an explanation of ownership and purpose.
 - All required building setback lines
 - Existing and proposed buildings, structures and paved areas, including building entrances, walks, drives, decks, patios, fences, utility poles, drainage facilities and walls.
 - Location and dimension of all curb cuts and throat widths of all access points onto public streets or alleys.
 - □ The location and dimension of all on-site parking including a summary of the number of parking stalls provided versus the requirements of the ordinance
 - The location and dimension of all loading and service areas on subject property
 - The location of all outdoor storage areas and the design of all screening devices
 - Location of all outdoor storage and refuse disposal areas and the design and materials used for construction and operation
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FOR INFORMATION OR ASSISTANCE CONTACT THE ZONING MANAGER: (920) 459-3382

Item 10.

| ACTION BY CITY PLAN COMMISSION | | | | | |
|--------------------------------|--|-----------|---------|--|--|
| DATE OF ME | ETING: | | | | |
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| | Chairperson, City Plan Commission or Representative Dept. of City Development | | · = · | | |

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Changes in the plans or specifications submitted in the original application shall not be made without prior written approval of the City Plan Commission.



- 2104 UNION AVE., P.O. BOX 1084, SHEBOYGAN, WI 5308;
- TEL 920.457.4426 FAX 920.457.9474

March 15, 2024

SACO AEI Polymers 3220 Crocker Avenue Sheboygan, WI 53081

Re: Chemical Storage Container Conditional Use Permit Description

• Description of Existing Site and Improvements

The SACO AEI Polymers campus is composed of 3 parcels connected on-site by driveway and parking areas. This Conditional Use Permit Application relates to the western of the 3 parcels (Parcel # 59281423853). The current site contains the 127,543sf Plant 1 manufacturing and laboratory facility. To support the Plant 1 facility, there is an existing 1,780sf Chemical Storage building located to the West.

• Description of Existing Use

The SACO AEI Polymers Plant 1 manufactures plastic compounds for use in other manufacturing industries. As part of the manufacturing process, SACO AEI Polymers utilizes chemicals that are categorized as flammable liquids. Based on the hazard classification of these flammable liquids, only small quantities are allowed to be stored inside the production facility. Currently, SACO AEI Polymers stores bulk quantities of these chemicals in the separated Chemical Storage building located to the West of Plant 1. Due to increased manufacturing demands and supply chain shortages, SACO AEI Polymers requires additional storage capacity for the flammable liquids.

• Description of Proposed Site and Improvements

SACO AEI Polymers is proposing purchasing a free-standing chemical storage container. This free-standing container is constructed with a 4-hour rated enclosure, a fire suppression system, an HVAC ventilation system, and the required containment if a tote / drum of a chemical stored inside ruptures. The chemical storage container will be located in the green space to the North of Plant 1. This location has been chosen due to its proximity to an overhead door into the production facility, and its ability to not disrupt traffic flow around the campus. A new 20'-8" x 40'-0" concrete pad will be poured for the container to sit on.



BUILDIN



33



Item 10.

Description of Proposed Use

The new chemical storage container will allow SACO AEI Polymers to safely store additional quantities of flammable liquids on-site which will help mitigate the current supply chain demands and allow for continued manufacturing growth.

Variances

SACO AEI Polymers is requesting a variance to the Industrial Park 20'-0" building separation requirement. Based on required building separation prescribed by the International Building Code, a 4-hour rated hazardous material storage building requires a 10'-0" separation from a non-rated exterior wall of a type F-1 factory occupancy. We are requesting a variance to abide by the 10'-0" separation required by the building code. The 10'-0" separation allows most forklift traffic and maneuvering to stay out of the truck driving lane just north of this area.

Conditional Use Written Justification

a) How is the proposed conditional use (independent of its location) in harmony with the purposes, goals, objectives, policies and standards of the City of Sheboygan Comprehensive Master Plan?

SACO AEI Polymers is a global manufacturer with locations in North America, Latin America, Europe, Middle East, Southeast Asia, China, and India. Over the last 30 years SACO AEI Polymers has continued its commitment to the City of Sheboygan by choosing to construct multiple Plant additions to increase their manufacturing capacity in Sheboygan. In 2015, SACO AEI Polymers chose to construct their global corporate headquarters on their Sheboygan Campus. To help navigate the current supply chain constraints and to allow for further manufacturing growth, SACO AEI Polymers requires the ability to safely store larger quantities of their flammable liquids.

b) Does the conditional use, in its proposed location, result in any substantial or undue adverse impact on nearby property the character of the neighborhood, environment, traffic, parking, public improvements, public property or rights-of-way?

No.

c) How does the proposed conditional use maintain the desired consistency of land uses in relation to the setting within which the property is located?

Consistent with the existing land use and context. Most neighboring sites are similar matured developments approaching maximum site usage.

d) Is the proposed conditional use located in an area that will be adequately served by utilities, or services provided by public agencies? If not, please explain.

Yes.





G: SETIMATES/CDP/23003-294 SACO AEI POLYMERS CHEMICAL STORAGE CONDITIONAL USE/DRAWINGS/SACO AEI POLYMERS CHEMICAL STORAGE DWG © COPYRIGHT 2024 - JOS. SCHMITT CONST. CO., INC. - ALL RIGHTS RESERVED ENTED HEREWITH MAY NOT BE COPIED, DOWNLOADED, STORED IN MACHINE-READABLE FORM, OR OTHERWISE REPRODUCED, DISSEMINATED, ADAPTED OR USED WITHOUT WRITTEN PERMISSION FROM JOS. SCHMITT CONST. CO., INC.

3/18/2024 8:18:33 AM BY CHRIS PENKALA THIS DOCUMENT AND THE INFORMATION REPREE

3220 CROCKER AVE SHEBOYGAN, WISCONSIN, 53081



Item 10.

OWNER REPRESENTITIVE

MIKE PAUTZ **ENVIRONMENTAL, HEALTH & SAFETY MANAGER** SACO AEI POLYMERS 3220 CROCKER AVENUE SHEBOYGAN, WI 53081 Mike.Pautz@sacoaei.com [920] 694-3676

ARCHITECT

CHRISTOPHER PENKALA, AIA JOS. SCHMITT CONST. CO., INC. 2104 UNION AVENUE, P.O. BOX 1084 SHEBOYGAN, WI 53082-1084 cpenkala@jschmitt.cc [920] 946-0997

SHEET INDEX

ARCHITECTURAL DRAWINGS

JOS. SCHMITT CONST. CO., INC.

- A1.0 AREA MAP
- SITE PLAN A1.1
 - ENLARGED SITE PLAN

BUILDING BETTER TOGETHER

| 15 MARCH 2024 | | PROJECT NUMBER 23003-294 | |
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| JOS. SCHMITT C | CONST. CO., INC. | | |






SACO AEI POLYMERS CHEMICAL STORAGE CONTAINER 3220 CROCKER AVE SHEBOYGAN, WISCONSIN, 53081

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| ALL RIGHTS RE | SERVED |

CITY OF SHEBOYGAN

REQUEST FOR PLANNING COMMISSION CONSIDERATION

ITEM DESCRIPTION: General Development Plan by Van Horn Properties of Sheboygan LLC to construct a new Van Horn Kia facility on parcels 59281215827 and 59281215833. PUD Planned Unit Development Zone.

REPORT PREPARED BY: Ellise Rose, Associate Planner

| REPORT DATE: / | April 1, | 2024 |
|-----------------------|----------|------|
|-----------------------|----------|------|

MEETING DATE: April 9, 2024

| FISCAL SUMMARY: | | STATUTORY REFER | RENCE: |
|-----------------------|-----|------------------------|--------|
| Budget Line Item: | N/A | Wisconsin Statutos: | N/A |
| Budgeted Expenditure: | N/A | Municipal Code: | N/A |
| Budgeted Revenue: | N/A | | |

BACKGROUND / ANALYSIS:

Today, the Plan Commission will be reviewing the Van Horn Kia General Development Plan (GDP) for property located at parcels 59281215827 and 59281215833. A General Development Plan has already been reviewed and approved by the Plan Commission for this property, however, there has been a change to the proposed project.

The applicant states the following about the Van Horn Kia project:

- Land use on the site will match that of the existing site of car dealership and repair center with vehicle display. The building will now be on the west lot with the parking primarily on the east lot.
- A second dumpster enclosure is proposed to abut the west side of the proposed garage for the storage of scrap material. The operations of Van Horn Relating to the scrap enclosure pertain to any materials or equipment discarded from a vehicle maintenance perspective. This will be used for waste generated via vehicle maintenance not allowed to go into the municipal trash. No vehicles will be scrapped for parts or discarded at the site relating to a junkyard or salvage yard facility as described in the definition provided by City of Sheboygan.
- A PUD will best help to meet the needs of the site due to the constraints of existing unique circumstances such as the existing Town of Sheboygan utility lines and easements, building location, and site access. Deviations requested from code help provide public benefit and reduce existing conditions.

- For the total existing site ratios the building area is 13.2% and impervious area is 83.4%. Proposed total ratios for the building area is 15.3% and impervious area is 79.7%.
- The existing pond on the north side of the site is being relocated to the northeast corner of the site. Existing grades and landscaping around the perimeter of the site to remain.
- The site is on the north side of Wilgus Ave., approximately at the intersection of Wilgus Ave. and N. 36th Street. The two existing parcels have three total driveway accesses to Wilgus Ave. A fourth driveway access is proposed to Wilgus Ave.
- From the City of Sheboygan Comprehensive Plan Map 2-1 Future Land Use dated 12/5/2011 it shows both parcels zoned as Community Mixed Use. These uses similarly match the existing zoning of the city parcel as Suburban Commercial.

STAFF COMMENTS:

The surrounding neighborhood zoning is:

- The properties to the east are zoned Suburban Commercial (SC).
- The properties to the north are zoned Urban Commercial (UC) and Suburban Commercial (SC).
- The properties to the south are zoned Suburban Commercial.
- The properties to the west are Town of Sheboygan.

If the Common Council approves the rezone, the applicant needs to be aware that a Precise Implementation Plan will need to be reviewed by the City of Sheboygan Plan Commission prior to construction of the new Van Horn Kia facility.

ACTION REQUESTED:

Motion to recommend the Common Council approve the proposed 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. Dumpster enclosure shall be completed prior to issuance of an occupancy permit for the first apartment building to be occupied.
- 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. Applicant shall work with staff with regards to appropriate signage. Applicant will be required to submit the final package in order to be incorporated into the approved PIP.

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.

- 7. All areas used for parking/maneuvering of vehicles shall be paved.
- 8. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping.
- 9. Any new ingress/egress driveway openings and any drives to be closed or modified shall be improved to standard City specifications.
- 10. 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.).
- 11. 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.).
- 12. Applicant shall immediately clean any and all sediments, materials, tracking, etc. that may be spilled off-site on private or public lands and streets.
- 13. Streets and infrastructure damaged and/or disturbed during construction of all private and/or public improvements shall be promptly repaired by the applicant.
- 14. 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.
- 15. 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).
- 16. 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.
- 17. Prior to building permit issuance, the City of Sheboygan Architectural Review Board shall review/approve the Van Horn facility.
- 18. Any changes to the landscape plan will need City Staff approval prior to installation.
- 19. Plantings located around all ingress/egress of the site shall be maintained to not interfere with vehicular/pedestrian traffic.
- 20. Plantings located around the Fire Department Connection must be maintained to make sure that it is accessible at all times.
- 21. Plantings located by light poles should be maintained to keep areas well lite.
- 22. All plantings will need to be maintained per Section 105-894(b) Maintenance.
- 23. The Department of Planning & Development must inspect the landscaping. Failure to comply with any of the above conditions may require the removal and replanting of plants. Please call Janet M Duellman for an onsite inspection at 920/459-3380.
- 24. If there are any amendments to the approved SIP (including but not limited to site plan, architectural design, etc.) the applicant will have to submit an amended SIP for review that accurately reflects any and all proposed changes.

ATTACHMENTS:

General Development Plan and required attachments.



January 17, 2024 March 19, 2024 Revisions to approved PUD GDP and PIP shown in green

PUD General Development Plan and Precise Implementation Plan Narrative

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

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

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

Applicant Information: Excel Engineering, Inc. 100 Camelot Drive Fond du Lac, WI 54935 Contact: Eric Drazkowski, P.E., Project Manager <u>Eric.drazkowski@excelengineer.com</u> 920-926-9800

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

General Description of Proposed PUD:

1. General project themes and images;

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

A second dumpster enclosure is proposed to abut the west side of the proposed garage for the storage of scrap material. The operations of Van Horn relating to the scrap enclosure pertain to any materials or equipment discarded from a vehicle maintenance perspective. This will be used for waste generated via vehicle maintenance not allowed to go into the municipal trash. No vehicles will be scrapped for parts or discarded at the site relating to a junkyard or salvage yard facility as described in the definition provided by City of Sheboygan.

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

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

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

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

4. The general treatment of natural features;

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

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

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

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

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

7. A statement of rationale as to why PUD zoning is proposed. This shall identify barriers that the applicant perceives in the form of requirements of standard zoning districts and opportunities for community betterment the applicant suggests are available through the proposed PUD zoning;

Due to the unique site constraints a PUD is best suited to meet the needs of the site. The existing building, site access, and Town of Sheboygan utility easement limits where a new building can be placed on the site. Exceeding the lighting limit at the property line will allow for additional lighting along the ROW since there are no existing light poles along Wilgus Ave. Moving additional landscaping from the minimum requirements to the front yard will better screen headlights from the ROW. An additional access point will reduce the amount of traffic at the access across from the intersection of Wilgus Ave. and N 36th St. Reducing the amount of total impervious for a same use will increase greenspace and landscaped area.

8. A complete list of zoning standards which will not be met by the proposed PUD and the locations in which they apply and a complete list of zoning standards which will be more than met by the proposed PUD and the locations in which they apply shall be identified. Essentially, the purpose of this listing shall be to provide the plan commission with information necessary to



determine the relative merits of the project in regard to private benefit versus public benefit, and in regard to the mitigation of potential adverse impacts created by design flexibility;

- An exception to Section 105-929(f)(2) of the City of Sheboygan Municipal Code requiring curb and gutter within parking areas is requested. Curb and gutter used where needed to protect building from traffic and convey stormwater.
- An exception to Section 105-927 (c)(2)(a)(2)/105-927 (c)(2)(a)(9) limiting accesses to two
 and the distance between access locations. 1 added drive is proposed to allow for ease of
 deliveries around the building. Existing drives remain.
- An exception to table 15.305 City of Sheboygan Nonresidential Intensity Standards Min LSR of 25%. Existing LSR is 16.6%, proposed is 20.3%.
- An exception to the required landscaping per Section 105-886/105-888/105-889 for landscaping for building foundations, street frontages, and paved areas. No existing plantings on site. Minimize plantings in front of sales lot to maximize viewing of vehicles.
- An exception to the maximum 0.5 footcandles at a property line per Section 105-932(d)(2). This is required for operations and will provide ownership with more security and better display of vehicles on site. It will also help light the city ROW which currently has no street lights to illuminate Wilgus Ave.
- 9. Description of potentially requested exemptions
 - 1. Land use exemptions;
 - The land use of outdoor display (including vehicle sales) is a conditional use in the Suburban Commercial District.
 - 2. Density and intensity exemptions;
 - Existing maximum impervious is 75% currently proposed is 79.7%.
 - Proposed lighting above 0.5 footcandles at property line
 - 3. Bulk exemptions;
 - Curb and gutter is required. Curb and gutter is provided on site where needed to protect building from traffic and convey stormwater. Existing facility has no curb.
 - Construction of a 4th driveway.
 - 4. Landscaping exceptions;
 - Required Landscaping:
 - Building Foundation (280 pts): Providing 5 trees (150 pts) and 19 shrubs (95 pts) in island adjacent to building. Limited ability to landscape around building due

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to garage and show room accesses to building. Remained of landscaping points moved elsewhere on site.

Justification for the proposed planned unit development:

A PUD will best help to meet the needs of the site due to the constraints of existing unique circumstances such as the existing Town of Sheboygan utility lines and easements, building location, and site access. Deviations requested from code either help provide public benefit and reduce existing conditions as listed above.

Outline of intended organizational structure for property owners association, if any; deed restrictions and provisions for private provision of common services

No existing or proposed property owners association. Per most recent deed (document 1987739 recorded on 06/19/2014) no deed restrictions.

Written description which demonstrates the full consistency of the proposed PIP with the approved GDP

GDP and PIP submitted concurrently and proposed to follow this narrative and associated plan set.

Proof of financing

To be coordinated between owner and city.

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Sheboygan spirit on the lake

CITY OF SHEBOYGAN

APPLICATION FOR CONDITIONAL USE

Fee: <u>\$250.00</u> Review Date:

Zoning: Suburban Commercial CSC

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

| SECTION 1: Applicant/ Permittee Infor | mation | | | | |
|---|--|-----------------------------------|---------------------------|--------------|---------------------|
| Applicant Name (Ind., Org. or Entity) Excel Engineering, Inc. | Authorized Representative Eric Drazkowski | | Title P.E. | ., Project N | Vanager |
| Mailing Address 100 Camelot Dr. | City Fond du Lac | | State WI | ľ | ZIP Code 54935 |
| Email Address eric.drazkowski@excelengineer.com | | Phone Number (inc 920-926-9800 | cl. area cod | le) | |
| SECTION 2: Landowner Information (co | omplete these fields | when project site o | wner is di | fferent th | an applicant) |
| Applicant Name (Ind., Org. or Entity) Van Horn Properties of Sheboygan LLC | Contact Person Jeff Niesen | | Title Presi | dent and (| CEO |
| Mailing Address PO Box 298 | City Plymouth | | State W | /1 | ZIP Code 53073 |
| Email Address jniesen@vhcars.com Phone Number (incl. area code) 920-892-6466 | | | | | |
| SECTION 3: Project or Site Location | | | | | |
| Project Address/Description 3512 Wilgus Ave | | | Parcel No. 59281215827 | | |
| SECTION 4: Proposed Conditional Use | | | | | |
| Name of Proposed/Existing Business: | Van Horn Kia | | | | 7. |
| Existing Zoning: | Suburban Comme | rcial Zoning District | λ. | | |
| Present Use of Parcel: | Vehicle Sales & Se | ervice | | | |
| Proposed Use of Parcel: | venicie Sales & Se | rvice & Stormwater i | ona | | |
| Present Use of Adjacent Properties: | Parking lot, industri | al, commercial | | | |
| SECTION 5: Certification and Permissic |)n | | | | |
| Certification: I hereby certify that I am | the owner or author | rized representative | of the owr | er of the | property which is |
| the subject of this Permit Application. I | certify that the info | rmation contained ir | n this form | and attac | hments is true and |
| accurate. I certify that the project will b | pe in compliance wit | h all permit conditio | ns. I under | stand that | t failure to comply |
| with any or all of the provisions of the | permit may result in | permit revocation a | nd a fine a | nd/or forf | eiture under the |
| provisions of applicable laws. | | | | | |
| | | | | | |
| Permission: I hereby give the City perm | hission to enter and | inspect the property | at reasona | able times | , to evaluate this |
| Name of Owner/Authorized Perrosent | ative (please print) | | coverage. | Dhone N | umbor |
| Jeff Niesen | ative (please print) | President & C | EO | 920-892 | 2-6466 |
| Signature of Applicant | | | Date Sign | ied | |
| | | | Dec 19, | 2023 | |

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

CONDITIONAL USE WRITTEN EXPLANANTION REQUIREMENTS

- A. Name of project/development.
- B. Summary of the Conditional Use and general operation of proposed use:
 - Description of existing use
 - Description of proposed use (indoor, outdoor, etc.), why was this site selected?
 - All services, products, etc. to be provided
 - Projected number of residents, employees, and/or daily customers
 - Proposed number of dwelling units, floor area, landscape area, and parking area expressed in square feet and acreage to the nearest one-hundredth of an acre
 - Description of proposed building and all new site improvements (square footage of new and existing structure(s), traffic, ingress/egress, parking, sidewalk, retaining walls, storm drainage, landscaping, lighting, dumpster enclosure, screening of mechanicals, etc.)
 - A written description of the proposed general orientation, design, arrangement, texture, material and color of the building or structure and how it is compatible with the development and redevelopment in and around the area
 - An explanation of any interior and/or exterior renovations
 - Is access appropriate and is their sufficient customers/resident off-street parking?
 - Proposed signage
 - Project timeline and estimated value of project
 - Compatibility of the proposed use and design with adjacent and other properties in the area.
 - How will you insure that the business will not become a nuisance to adjacent properties (i.e. parking, noise, smells, hours of operations, etc.
 - Other information that would be considered pertinent by the Plan Commission.

C. If applicable, please describe any exceptions/variances that are required for this project (i.e. setbacks, parking, landscaping, etc.)

D. Written justification for the proposed conditional use, indicating reasons why the applicant believes the proposed conditional use is appropriate:

- a) How is the proposed conditional use (independent of its location) in harmony with the purposes, goals, objectives, policies and standards of the City of Sheboygan Comprehensive Master Plan?
- b) Does the conditional use, in its proposed location, result in any substantial or undue adverse impact on nearby property the character of the neighborhood, environment, traffic, parking, public improvements, public property or rights-of-way?
- c) How does the proposed conditional use maintain the desired consistency of land uses in relation to the setting within which the property is located?
- d) Is the proposed conditional use located in an area that will be adequately served by utilities, or services provided by public agencies? If not, please explain.

CONDITIONAL USE APPLICATION SUBMITTAL REQUIREMENTS

For a home occupation

- 1. A Site Plan including:
 - □ The overall property
 - □ The existing location of building(s) on the property
 - The parking spaces location on the property
- 2. A Floor Plan including:
 - The dwelling floor plan showing where the business will take place in the dwelling unit.
 - All information necessary to understand the proposal

For all other Conditional Use Permits

To be provided for

- 1. A certified survey map showing existing property boundaries and improvements. lot combination.
- 2. A map providing the following information:
 - ă The map and all its parts shall be clearly reproducible with a photocopier at a size of 11" X 17" and map scale not less than 1' = 600' with lot dimensions of the subject property provided and a graphic scale and north arrow.
 - All lands for which the conditional use is proposed. X
 - All other lands within 100 feet of the boundaries of the subject property. X
 - The current zoning of the subject property and its environs (200 feet), X
- 3. A site plan (conforming to the requirements of Section 15.908(3) of the subject property as proposed for development):
 - Submit TWO (2) hardcopies of the site plan and ONE (1) 11" X 17" reduction of the site plan. X
 - Submit digital plans and drawings of the project by email, flash drive, etc. X
 - Title block that provides all contact information for the petitioner and/or owner, if different \boxtimes
 - Full name and contact information of petitioner's engineers/surveyors/architects, or other design \boxtimes professionals used in the plan preparation
 - The date of the original plan and latest date of revision to the plan ă
 - A north arrow and graphic scale. Said scale is not to be smaller than one inch equals 100 feet 凶
 - All property lines & existing/proposed right-of-way lines with bearings & dimensions clearly labeled 凶
 - X Existing/proposed easement lines and dimensions with an explanation of ownership and purpose.
 - All required building setback lines 凶
 - Existing and proposed buildings, structures and paved areas, including building entrances, walks, drives, decks, patios, fences, utility poles, drainage facilities and walls.
 - Location and dimension of all curb cuts and throat widths of all access points onto public streets or X allevs.
 - The location and dimension of all on-site parking including a summary of the number of parking X stalls provided versus the requirements of the ordinance
- The location and dimension of all loading and service areas on subject property N/A 🗆
- The location of all outdoor storage areas and the design of all screening devices N/A 🗆
- N/A 🗆 Location of all outdoor storage and refuse disposal areas and the design and materials used for construction and operation
 - The location, type, height, size and lighting of all signage. Ď
 - Location, height, design, illumination power and orientation of all exterior lighting on the property \mathbf{X} including a photometrics plan
- Location of all exterior mechanical equipment and utilities and elevations of proposed screening N/A 🗆 devices where applicable (i.e. visible from a public street or residential use or district). Mechanical equipment includes, but is not limited to; HVAC equipment, electrical transformers and boxes, exhaust flues, plumbing vents, gas regulators, generator
 - Location of all existing and proposed landscape areas, storm water areas, etc. X
- N/A4. Building elevations and perspectives.

NOTE: A Traffic Impact Study (TIA) may be required with large development proposals.

STEP 1: Initial Meeting with City Planning Office:

An initial meeting is to ensure that both the applicant and the city staff have a proper understanding of what is being requested and to explain the approvals necessary. An engineered drawing is not required for this meeting, but an accurate sketch and any applicable background information may be needed. Additional meetings can be arranged by calling the Department of City Development.

STEP 2: Official Submission:

A conditional use permit application may be filed at the City of Sheboygan Planning and Development office located on the 2nd floor of City Hall or may be submitted electronically via email: Steve.Sokolowski@SheboyganWI.gov

If submitting electronically, please verify application has been accepted and will be placed on the next Plan Commission agenda.

Payment of the application fee must be received prior to the application filing deadline. Payment may be submitted via postal delivery, in person, or by phone using credit card.

Mailing Address: Department of City Development 828 Center Ave. Suite 208 Sheboygan, WI 53081

NOTE: Applications will not be accepted until complete. A complete application includes all items in the respective checklists above. Applications must be complete before they are scheduled for a meeting before the Plan Commission.

PLAN COMMISSION MEETING

Meeting Date: The Plan Commission meets on the 2nd and 4th Tuesdays of the month at 4:00 p.m. in the Council Chambers of City Hall, 828 Center Ave. The project applicant or a representative must attend the Plan Commission meeting to present the conditional use permit request and answer questions regarding the proposal. Public comment will be invited at the Plan Commission meeting.

Public Notification: Owners of property in the vicinity of the site affected by the conditional use permit proposal are notified via mail. The public hearing notice explains the proposal and provides information about the Plan Commission meeting.

Project Review: The purpose of a conditional use permit is to assure compatibility between land uses. City staff analyzes a proposal and prepares a recommendation for the Plan Commission. The project analysis considers the location of the affected property, surrounding uses, and the operational details of a proposed use.

Plan Commission: The Plan Commission is charged with the authority to approve or deny a conditional use permit request. In the event an applicant wishes to contest the decision of the Plan Commission, the applicant may appeal the decision to the Sheboygan County Circuit Court.

Plan Commission meeting agendas and minutes may be viewed on the City's website: www.SheboyganWI.gov

FOR INFORMATION OR ASSISTANCE CONTACT THE ZONING MANAGER: (920) 459-3382

| | Office Use Only | |
|---------------------|-------------------------|---------|
| ACTION BY CITY PLAN | COMMISSION | |
| DATE OF MEETING: | | |
| APPROVED: | CONDITIONALLY APPROVED: | DENIED: |
| CONDITIONS | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| SIGNATURE: | DATE: _ | |

Chairperson, City Plan Commission or Representative Dept. of City Development

NOTES

Permits are valid until such time as the business no longer operates from the side. No yearly renewal is required.

Permit may be revoked without notice if misrepresentation of any of the above information or attachments is found to exist.

Permit shall expire in one (1) year from date of approval unless substantial work has commenced or business has begun operating.

Permit is null and void if issued in error. It is understood that any permit issued on this application will not grant any right or privilege to erect any structure or to use any permits for any purpose that is prohibited by the City Zoning Ordinance or any other State or local laws.

Changes in the plans or specifications submitted in the original application shall not be made without prior written approval of the City Plan Commission.

Item 11.

CUP-Application for Signature

Final Audit Report

2023-12-19

| Created: | 2023-12-19 | |
|-----------------|--|--|
| By: | Lisa Van Handel (lisa.vanhandel@excelengineer.com) | |
| Status: | Signed | |
| Transaction ID: | CBJCHBCAABAAErrbt2u5R3c-8BXozWSF0_ccurijQfTA | |

"CUP-Application for Signature" History

- Document created by Lisa Van Handel (lisa.vanhandel@excelengineer.com) 2023-12-19 - 3:49:50 PM GMT
- Document emailed to jniesen@vhcars.com for signature 2023-12-19 - 3:50:37 PM GMT
- Email viewed by jniesen@vhcars.com 2023-12-19 - 6:29:39 PM GMT
- Signer jniesen@vhcars.com entered name at signing as Jeffrey A. Niesen 2023-12-19 - 6:31:13 PM GMT
- Document e-signed by Jeffrey A. Niesen (jniesen@vhcars.com) Signature Date: 2023-12-19 - 6:31:15 PM GMT - Time Source: server
- Agreement completed. 2023-12-19 - 6:31:15 PM GMT

PROPOSED BUILDING FOR: VAN HORN PROPERTIES OF SHEBOYGAN, LLC SHEBOYGAN, DIVISION 31 EARTH WORK 31 10 00 SITE CLEARING (DEMOLITION)

LEGEND

| | 1" IRON PIPE FOUND EXISTING FLOOD LIGHT SECTION CORNER PROPOSED APRON END SECTION EXISTING MARSH AREA EXISTING DECIDUOUS TREE WITH TRUNK DIAMETER EROSION MATTING | | RIGHT-OF-WAY LINE INTERIOR PROPERTY LINE RAILROAD TRACKS EXISTING GROUND CONTOUR PROPOSED GROUND CONTOUR Table A: Allowable Pipe Materia | al Schedule |
|-------------------------|--|-----------------|---|-------------|
| | 1" IRON PIPE FOUND EXISTING FLOOD LIGHT SECTION CORNER PROPOSED APRON END SECTION EXISTING MARSH AREA EXISTING DECIDUOUS TREE WITH TRUNK DIAMETER | 800 | RIGHT-OF-WAY LINE INTERIOR PROPERTY LINE RAILROAD TRACKS EXISTING GROUND CONTOUR PROPOSED GROUND CONTOUR | |
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| > <u></u> \$ | 1" IRON PIPE FOUND | | RIGHT-OF-WAY LINE INTERIOR PROPERTY LINE RAILROAD TRACKS EXISTING GROUND CONTOUR | |
| | 1" IRON PIPE FOUND | | RIGHT-OF-WAY LINE INTERIOR PROPERTY LINE RAILROAD TRACKS | |
| $\mathbf{\nabla}$ | 1" IRON PIPE FOUND | | RIGHT-OF-WAY LINE INTERIOR PROPERTY LINE | |
| ₹ | 1" IRON PIPE FOUND | | RIGHT-OF-WAY LINE | |
| _ _ | | | GRADING/SEEDING LIMITS | Å |
| | | | CRADING SEEDING LIMITS | |
| 0 | 2" IRON PIPE FOUND | | EXISTING CURB AND GUTTER | |
| | 1-1/4" REBAR FOUND | - | PROPOSED CURB AND GUTTER | |
| _ | WEIGHING 1.50 LB/FT. | G | EXISTING UNDERGROUND CAS LINE | |
| • | 3/4" REBAR SET | Ľ | EXISTING UNDERGROUND ELECTRIC CABLE | |
| • | 1–1/4" REBAR SET WEIGHING 4.30 LB/FT. | | EXISTING UNDERGROUND FIBER UPTIC LINE | |
| \rightarrow | PROPOSED DRAINAGE FLOW - | UU | EXISTING UVERHEAD UTILITY LINE | |
| | EXISTING CABLE IV PEDESTAL | | PROPOSED WATER LINE AND HYDRANT | |
| | | W | EXISTING WATER LINE AND HYDRANT | |
| \bowtie | EXISTING ELECTRIC BOX | SAS— | PROPOSED SANITARY SEWER AND MANHOLE - SAN MH | |
| E | EXISTING ELECTRIC PEDESTAL | saS | EXISTING SANITARY SEWER AND MANHOLE | |
| T | EXISTING TELEPHONE PEDESTAL | ST | PROPOSED STORM SEWER AND MANHOLE - ST MH | |
| $\bigcirc - \circ$ | EXISTING STREET LIGHT | STD | EXISTING STORM SEWER AND MANHOLE | |
| $\not \longrightarrow$ | EXISTING UTILITY POLE WITH GUY WIRE | <u> </u> | EXISTING GUARD RAIL | |
| \mathcal{L} | | | PROPOSED PROPERTY LINE | |
| a | | × | EXISTING BARBED WIRE FENCE | |
| | PROPOSED STORM CURB INLET - ST CL | O | EXISTING WOOD FENCE | |
| r#1 | EXISTING STORM CLIRE INLET | O | EXISTING CHAINLINK FENCE | |
| Ħ | EXISTING SQUARE CATCH BASIN | | EXISTING HEDGE | |
| | PROPOSED STORM FIELD INLET - ST FI | ~~~~~~ | EXISTING WOODED AREA | |
| | PROPOSED STORM CATCH BASIN - ST CB | $\overline{}$ | | |
| | EXISTING STORM CATCH BASIN | \bowtie | EXISTING GAS VALVE | |
| T | EXISTING TELEPHONE MANHOLE | Ę | PROPOSED HANDICAP PARKING STALL | |
| × | EXISTING WATER SERVICE VALVE | Ę, | EXISTING HANDICAP PARKING STALL | |
| \otimes | EXISTING WATER VALVE IN MANHOLE | Ę | CENTER LINE | |
| 8 | PROPOSED WATER VALVE IN BOX | | EXISTING SIGN | |
| \otimes | EXISTING WATER VALVE IN BOX | ¢ _• | EXISTING LIGHT POLE | |
| • 000.00 TV | W PROPOSED SPOT ELEVATIONS W (TOP OF WALK, BOTTOM OF WALK @ FLOWLINE) | <u>Ф</u> О-П | PROPOSED WELL PROPOSED LIGHT POLE | |
| • 000.00 FL | (TOP OF CURB, FLOWLINE OF CURB) | W | EXISTING WELL | |
| 000.00] T | C PROPOSED SPOT ELEVATIONS | | SOIL BORING | |
| 000.00 B(000.00 F(| G PROPOSED SPOT ELEVATIONS (REFERENCE R-WA G BG-FINISHED SURFACE GRADE AT BACK OF WAL | ALL DETAIL) | EXISTING STOMP | |
| <u>[000.00]</u> L(| C EXISTING GRADE SFOT ELEVATIONS | | EXISTING SHRUB | |
| | OTHERWISE SPECIFIED) | * | EXISTING CONIFEROUS TREE | |
| • 000.00 | PROPOSED SPOT ELEVATIONS (FLOW LINE OF CURB UNLESS | | | |

NOTE:

A SUPRA KEY BOX IS REQUIRED ON THE BUILDING PER LOCAL STANDARDS. COORDINATE FINAL LOCATION AND REQUIREMENTS WITH LOCAL FIRE DEPARTMENT/BUILDING INSPECTOR.

| Table A: Allowable Pipe Material Schedule | | | | | |
|--|---------------------------------------|---|--|--|--|
| Utility | Material | Pipe Code | Fitting Code | Joint Code | |
| Town Water Lateral (Glander) | C901/906 PE | AWWA C901/C906 | ASTM D2609, ASTM D2683, ASTM D3261 | Heat fusion: ASTM D2657 | |
| Van Horn Combined Domestic/Fire Service | C900 PVC | AWWA C900, ASTM D1785, ASTM D2241 | AWWA C110, AWWA C153, ASTM D2464, ASTM D2466, ASTM D2467, ASTM D3311, ASTM F409, ASTM F1336, ASTM F1866 | Joint: ASTM D3139 Integral Bell & Spigot Elastomeric Seal: ASTM F477 | |
| Sanitary Sewer | SDR 35 PVC | ASTM D1785, ASTM D2665, ASTM D3034, ASTM F891 | ASTM F1336 | Push On: ASTM D3212 for Tightness Elastomeric Gasket: ASTM F477 | |
| Storm Sewer | HDPE | ASTM F2648, ASTM F2306, AASHTO M252, TYPE S (4 IN - 10 IN), AASHTO M294, TYPE S (12 IN - 60 IN) | ASTM F2648, ASTM F2306, AASHTO M252, or AASHTO M294 | Joint: ASTM F2648, ASTM F2306, AASHTO M252, or AASHTO M294 Elastomeric Seal: ASTM F477 | |
| Storm Sewer | SDR 35 PVC | ASTM D1785, ASTM D2665, ASTM D3034, ASTM F891 | ASTM F1336 | Push On: ASTM D3212 for Tightness Elastomeric Seal: ASTM F477 | |
| Pavement Underdrain | Single Wall Perforated HDPE-Socked | ASTM F667 | ASTM F667 | ASTM D1056 Grade 2A2 Gasketed | |

CIVIL SHEET INDEX

| SHEET | SHEET TITLE |
|-------|--|
| | |
| C0.1 | CIVIL COVER AND SPECIFICATION SHEET |
| C1.0 | EXISTING SITE AND DEMOLITION PLAN |
| C1.1A | SITE PLAN PHASE 1 |
| C1.1B | SITE PLAN PHASE 2 |
| C1.2A | GRADING AND EROSION CONTROL PLAN PHASE 1 |
| C1.2B | GRADING AND EROSION CONTROL PLAN PHASE 2 |
| C1.3A | UTILITY PLAN |
| C1.3B | SANITARY MAIN EXTENSION PLAN |
| C1.4 | LANDSCAPE AND RESTORATION PLAN |
| C2.0 | DETAILS |
| C2.1 | DETAILS |
| C3.1 | SITE PHOTOMETRIC PLAN & DETAILS |



PROJECT LOCATION MAP

PLAN SPECIFICATIONS

- A. CONTRACTOR SHALL CALL DIGGER'S HOT LINE AND CONDUCT A PRIVATE UTILITY LOCATE AS REQUIRED TO ENSURE THAT ALL UTILITIES HAVE BEEN LOCATED BEFORE STARTING SITE DEMOLITION ESIGN ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN PLAN AND FIELD CONDITIONS PRIOR TO CONSTRUCTION.
- B. CONTRACTOR TO FIELD TELEVISE ALL EXISTING SANITARY AND STORM LATERALS THAT ARE SCHEDULED TO BE RE-USED AND/OR CONNECTED TO ON SITE AT TIME OF DEMOLITION. THE TELEVISING SHALL BE COMPLETED TO ENSURE THE EXISTING LATERAL(S) ARE FREE OF OBSTRUCTIONS AND IN SOUND STRUCTURAL CONDITION. TELEVISING OF THESE LATERAL(S) SHOULD BE COMPLETED AT BEGINNING OF CONSTRUCTION AND DESIGN ENGINEER SHALL BE NOTIFIED OF ANY PIPE OBSTRUCTIONS AND/OR STRUCTURAL DEFICIENCIES IMMEDIATELY AFTER COMPLETION OF FIELD TELEVISIN
- C. DEMOLITION PLAN IS AN OVERVIEW OF DEMOLITION TO TAKE PLACE ON SITE. CONTRACTOR TO FIELD VERIFY EXISTING SITE CONDITIONS PRIOR TO BIDDING. CONTRACTOR SHALL REMOVE, REPLACE, OR DEMOLISH ALL ITEMS AS NEEDED DURING CONSTRUCTION.
- D. CONTRACTOR TO PROTECT EXISTING IMPROVEMENTS THAT ARE SCHEDULED TO REMAIN. ANY DAMAGE TO EXISTING FACILITIES SHALL BE REPLACED AT CONTRACTORS EXPENSE E. ALL CONCRETE NOTED TO BE REMOVED SHALL BE REMOVED TO THE NEAREST CONTROL JOINT. F. PULVERIZE EXISTING ASPHALT AND REUSE FOR NEW ASPHALT BASES REQUIRED.
- 31 20 00 EARTH MOVING
- A. CONTRACTOR SHALL CALL DIGGER'S HOT LINE AND CONDUCT A PRIVATE UTILITY LOCATE AS REQUIRED TO ENSURE THAT ALL UTILITIES HAVE BEEN LOCATED BEFORE STARTING EXCAVATION. DESIGN ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN PLAN AND FIELD CONDITIONS PRIOR TO CONSTRUCTION.
- B. PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT FOR ALL EXCAVATION, GRADING, FILL AND BACKFILL WORK AS REQUIRED TO COMPLETE THE GENERAL CONSTRUCTION WORK. ALL EXCAVATION AND BACKFILL FOR ELECTRICALS AND MECHANICALS ARE THE RESPONSIBILITY OF THE RESPECTIVE CONTRACTOR UNLESS OTHERWISE SPECIFIED IN THE BID DOCUMENTS. C. ALL ORGANIC TOPSOIL INSIDE THE BUILDING AREA, UNDER PAVED AREAS, AND AT SITE FILL AREAS SHALL BE REMOVED. PROOF ROLL SUBGRADES BEFORE PLACING FILL WITH HEAVY PNEUMATIC-TIRED
- QUIPMENT, SUCH AS A FULLY-LOADED TANDEM AXLE DUMP TRUCK, TO IDENTIFY SOFT POCKETS AND AREAS OF EXCESS YIELDING. CONTRACTOR SHALL VERIFY TOPSOIL DEPTHS PRIOR TC CONSTRUCTION. THE CONTRACTOR SHALL REVIEW AND FOLLOW THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT AND ACCOUNT FOR EXISTING CONDITIONS PRIOR TO SUBMITTING BID FOR THE PROJECT. EXCESS MATERIALS SHALL BE REMOVED FROM THE SITE UNLESS OTHERWISE DIRECTED IN THE PLANS OR BY LOCAL ZONING REQUIREMENTS. D. PLACE AND COMPACT FILL MATERIAL IN LAYERS TO REQUIRED ELEVATIONS. UNIFORMLY MOISTEN OR AERATE SUBGRADE AND EACH SUBSEQUENT FILL OR BACKFILL LAYER BEFORE COMPACTION AS
- RECOMMENDED TO ACHIEVE SPECIFIED DRY DENSITY. REMOVE AND REPLACE. OR SCARIFY AND AIR DRY. OTHERWISE SATISFACTORY SOIL MATERIAL THAT IS TOO WET TO COMPACT TO SPECIFIED DRY E. PLACE BACKFILL AND FILL MATERIALS IN LAYERS NOT MORE THAN 8" IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HEAVY COMPACTION EQUIPMENT, AND NOT MORE THAN 4" IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HAND-OPERATED TAMPERS
- F. COMPACT THE SOLL TO NOT LESS THAN THE FOLLOWING PERCENTAGES OF MAXIMUM DRY DENSITY ACCORDING TO ASTM D 698. STANDARD PROCTOR TEST, FILL MAY NOT BE PLACED ON FROZEN GROUND AND NO FROZEN MATERIALS MAY BE USED FOR BACK FILL. APPLY THE MORE STRINGENT REQUIREMENTS WHEN COMPARING BETWEEN THE FOLLOWING AND THE GEOTECHNICAL REPORT . UNDER FOUNDATIONS - SUBGRADE, AND EACH LAYER OF BACKFILL OR FILL MATERIAL, TO NOT LESS THAN 98 PERCENT.
- 2. UNDER INTERIOR SLAB-ON-GRADE WHERE GROUNDWATER IS MORE THAN 3 FEET BELOW THE SLAB PLACE A DRAINAGE COURSE LAYER OF 3/4" CRUSHED STONE, WITH 5% TO 12% FINES, PER HICKNESS INDICATED ON FOUNDATION PLANS ON PREPARED SUBGRADE. COMPACT THE SUBGRADE AND DRAINAGE COURSE TO NOT LESS THAN 95 PERCEN 3. UNDER INTERIOR SLAB-ON-GRADE WHERE GROUNDWATER IS WITHIN 3 FEET OF THE SLAB SURFACE- PLACE A DRAINAGE COURSE LAYER OF CLEAN 3/4" CRUSHED STONE. WITH NO MORE THAN 5% FINES, PER THICKNESS INDICATED ON FOUNDATION PLANS ON PREPARED SUBGRADE. COMPACT THE SUBGRADE AND DRAINAGE COURSE TO NOT LESS THAN 95 PERCENT UNDER EXTERIOR CONCRETE AND ASPHALT PAVEMENTS - COMPACT THE SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL TO NOT LESS THAN 95 PERCENT.
 UNDER WALKWAYS - COMPACT SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL TO NOT LESS THAN 95 PERCENT.
- UNDER LAWN OR UNPAVED AREAS COMPACT SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL, TO NOT LESS THAN 85 PERCENT G. CONTRACTOR SHALL ENGAGE A QUALIFIED INDEPENDENT TESTING AND INSPECTING AGENCY TO PERFORM FIELD TESTS AND INSPECTIONS. CONTRACTOR SHALL PROVIDE DOCUMENTATION OF
- ASSING DENSITY TESTING AND PROOF-ROLLING TO ENGINEER UPON COMPLETION. IT IS SUGGESTED THAT THE GEOTECHNICAL FIRM USED TO PERFORM THE SUBSURFACE SOIL INVESTIGATION BE ENGAGED FOR THE FIELD OUALITY CONTROL TESTS.
- H. ALLOW THE TESTING AGENCY TO TEST AND INSPECT SUBGRADES AND EACH FILL OR BACKFILL LAYER. PROCEED WITH SUBSEQUENT EARTHWORK ONLY AFTER TEST RESULTS FOR PREVIOUSL COMPLETED WORK COMPLY WITH REQUIREMENTS. PROVIDE ONE TEST FOR EVERY 2000 SQUARE FEET OF PAVED AREA OR BUILDING SLAB, ONE TEST FOR EACH SPREAD FOOTING, AND ONE TEST FOR EVERY 50 LINEAR FEET OF WALL STRIP FOOTING. WHEN THE TESTING AGENCY REPORTS THAT SUBGRADES, FILLS, OR BACKFILLS HAVE NOT ACHIEVED DEGREE OF COMPACTION SPECIFIED, SCARIFY AND MOISTEN OR AERATE, OR REMOVE AND REPLACE
- SOIL TO DEPTH REOUIRED: RECOMPACT AND RETEST UNTIL SPECIFIED COMPACTION IS OBTAINED. J. THE BUILDING SITE SHALL BE GRADED TO PROVIDE DRAINAGE AWAY FROM THE BUILDING AS INDICATED ON THE PLANS. SITE EARTHWORK SHALL BE GRADED TO WITHIN 0.10' OF REQUIRED EARTHWORK ELEVATIONS ASSUMING POSITIVE DRAINAGE IS MAINTAINED IN ACCORDANCE WITH THE GRADING PLAN.

31 30 00 EROSION CONTROL/STORMWATER MANAGEMENT

- A THE DESIGN ENGINEER SHALL PREPARE A SITE SPECIFIC EROSION CONTROL AND A STORMWATER MANAGEMENT PLAN PURSUANT TO NR 216.46 AND NR 216.47. THE DESIGN ENGINEER SHALL ALSO FILE A CONSTRUCTION NOTICE OF INTENT WITH THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES PURSUANT TO NR 216.43 OR TO AN AUTHORIZED LOCAL PROGRAM PURSUANT TO NR 216.415 TO OBTAIN COVERAGE UNDER THE GENERAL WPDFS STORM WATER PERMIT
- B. THE CONTRACTOR SHALL KEEP THE NOTICE OF INTENT PERMIT, APPROVED EROSION CONTROL AND STORMWATER MANAGEMENT PLANS, AND PLAN AMENDMENTS ON THE CONSTRUCTION SITE AT ALL TIMES PURSUANT TO NR 216.455 UNTIL PERMIT COVERAGE IS TERMINATED C. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL LOCAL EROSION CONTROL PERMITS.
- D. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING THE MONITORING, MAINTENANCE, AND REPORTING REQUIREMENTS OF NR 216.48. INSPECTIONS OF IMPLEMENTED EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES MUST AT A MINIMUM BE INSPECTED EVERY 7 DAYS AND WITHIN 24 HOURS AFTER A PRECIPITATION EVENT OF 0.5" OR MORE. A PRECIPITATION EVENT MAY BE CONSIDERED TO BE THE TOTAL AMOUNT OF PRECIPITATION RECORDED IN ANY CONTINUOUS 24-HOUR PERIOD. THE CONTRACTOR SHALL REPAIR OR REPLACE EROSION AND SEDIMENT CONTROL AS IECESSARY WITHIN 24 HOURS OF AN INSPECTION OR AFTER A DEPARTMENT NOTIFICATION WHERE REPAIR OR REPLACEMENT IS REQUESTED E. THE CONTRACTOR SHALL MAINTAIN, AT THE CONSTRUCTION SITE OR AVAILABLE VIA AN INTERNET WEBSITE. WEEKLY WRITTEN REPORTS OF ALL INSPECTIONS CONDUCTED. WISCONSIN DNR
- CONSTRUCTION SITE INSPECTION REPORT FORM 3400-187 SHALL BE USED. WEEKLY INSPECTION REPORTS SHALL INCLUDE ALL OF THE FOLLOWING . THE DATE, TIME, AND LOCATION OF THE CONSTRUCTION SITE INSPECTION. 2. THE NAME OF THE INDIVIDUAL WHO PERFORMED THE INSPECTION.
- . AN ASSESSMENT OF THE CONDITION OF THE EROSION AND SEDIMENT CONTROLS 4. A DESCRIPTION OF ANY EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICE IMPLEMENTATION AND MAINTENANCE PERFORMED A DESCRIPTION OF THE PRESENT PHASE OF LAND DISTURBING CONSTRUCTION ACTIVITY AT THE CONSTRUCTION SITE.
- F. EROSION AND SEDIMENT CONTROL IMPLEMENTED DURING CONSTRUCTION SHALL STRICTLY COMPLY WITH THE GUIDELINES AND REQUIREMENTS SET FORTH IN WISCONSIN ADMINISTRATIVE CODE (W.A.C.) NR 151, THE STATE OF WISCONSIN DEPARTMENT OF NATURAL RESOURCES RUNOFF MANAGEMENT PERFORMANCE STANDARDS. TECHNICAL STANDARDS PUBLISHED BY THE WISCONSIN DNR
- SHALL ALSO BE UTILIZED TO IMPLEMENT THE REQUIRED PERFORMANCE STANDARDS. THE METHODS AND TYPES OF EROSION CONTROL WILL BE DEPENDENT ON THE LOCATION AND TYPE OF WORK INVOLVED. ALL SEDIMENT CONTROL MEASURES SHALL BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION, AND INSTALLED PRIOR TO ANY GRADING OR DISTURBANCE OF XISTING SURFACE MATERIAL. BELOW IS A LIST OF EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES TO ACHIEVE THE PERFORMANCE STANDARDS REQUIRED. 1. SILT FENCE SHALL BE PLACED ON SITE AT LOCATIONS SHOWN ON THE EROSION CONTROL PLAN. SILT FENCE SHALL ALSO BE PROVIDED AROUND THE PERIMETER OF ALL SOIL STOCKPILES THAT WIL EXIST FOR MORE THAN 7 DAYS. FOLLOW PROCEDURES FOUND IN WISCONSIN DNR TECHNICAL STANDARD 1056 (CURRENT EDITION). 2. DITCH CHECKS SHALL BE PROVIDED TO REDUCE THE VELOCITY OF WATER FLOWING IN DITCH BOTTOMS. PLACE AT LOCATIONS SHOWN ON THE EROSION CONTROL PLAN. FOLLOW PROCEDURES
- FOUND IN WISCONSIN DNR TECHNICAL STANDARD 1062 (CURRENT EDITION). STONE TRACKING PADS AND TRACKOUT CONTROL PRACTICES SHALL BE PLACED AT ALL CONSTRUCTION SITE ENTRANCES AND SHALL BE INSTALLED PRIOR TO ANY TRAFFIC LEAVING THE CONSTRUCTION SITE. SEE THE EROSION CONTROL PLAN FOR LOCATIONS. THE AGGREGATE USED FOR THE STONE TRACKING PAD SHALL BE 3/8" TO 3 INCH CLEAR OR WASHED STONE AND SHALL B PLACED IN A LAYER AT LEAST 12 INCHES THICK. THE STONE SHALL BE UNDERLAIN WITH A WISDOT TYPE R GEOTEXTILE FABRIC AS NEEDED. THE TRACKING PAD SHALL BE THE FULL WIDTH OF THE FORESS POINT (12' MIN WIDTH) AND SHALL BE A MINIMUM OF 50 FFET LONG. SURFACE WATER MUST BE PREVENTED FROM PASSING THROUGH THE TRACKING PAD. OTHER TRACKOUT CONTRU PRACTICES INCLUDING STABILIZED WORK SURFACES, MANUFACTURED TRACKOUT CONTROL DEVICES, TIRE WASHING, AND STREET/PAVEMENT CLEANING SHALL BE IMPLEMENTED AS NECESSARY TO
- MITIGATE THE TRACKOUT OF SEDIMENT OFFSITE. FOLLOW PROCEDURES FOUND IN WISCONSIN DNR TECHNICAL STANDARD 1057 (CURRENT EDITIOI 4. STORM DRAIN INLET PROTECTION SHALL BE PROVIDED FOR ALL NEW AND DOWNSTREAM STORM CATCH BASINS AND CURB INLETS. TYPE B OR C PROTECTION SHOULD BE PROVIDED AND SHALL BE ONFORMANCE WITH WISCONSIN DNR TECHNICAL STANDARD 1060 (CURRENT EDITION) 5. DUST CONTROL MEASURES SHALL BE PROVIDED TO REDUCE OR PREVENT THE SURFACE AND AIR TRANSPORT OF DUST DURING CONSTRUCTION. CONTROL MEASURES INCLUDE APPLYING MULCH AND ESTABLISHING VEGETATION, WATER SPRAYING, SURFACE ROUGHENING, APPLYING POLYMERS, SPRAY-ON TACKIFIERS, CHLORIDES, AND BARRIERS. SOME SITES MAY REQUIRE AN APPROACH
- THAT UTILIZES A COMBINATION OF MEASURES FOR DUST CONTROL, FOLLOW PROCEDURES FOUND IN WISCONSIN DNR TECHNICAL STANDARD 1068 (CURRENT EDITION) . THE USE, STORAGE, AND DISPOSAL OF CHEMICALS, CEMENT, AND OTHER COMPOUNDS AND MATERIALS USED ON SITE SHALL BE MANAGED DURING THE CONSTRUCTION PERIOD TO PREVENT THEIR RANSPORT BY RUNOFF INTO WATERS OF THE STATE. 2. CONTRACTOR SHALL PROVIDE AN OPEN AGGREGATE CONCRETE TRUCK WASHOUT AREA ON SITE. CONTRACTOR TO ENSURE THAT CONCRETE WASHOUT SHALL BE CONTAINED TO THIS DESIGNATED AREA AND NOT BE ALLOWED TO RUN INTO STORM INLETS OR INTO THE OVERLAND STORMWATER DRAINAGE SYSTEM. WASHOUT AREA SHALL BE REMOVED UPON COMPLETION OF
- CONSTRUCTION. . TEMPORARY SITE RESTORATION SHALL TAKE PLACE IN DISTURBED AREAS THAT WILL NOT BE BROUGHT TO FINAL GRADE OR ON WHICH LAND DISTURBING ACTIVITIES WILL NOT BE PERFORMED FO A PERIOD GREATER THAN 14 DAYS AND REQUIRES VEGETATIVE COVER FOR LESS THAN ONE YEAR. THIS TEMPORARY SITE RESTORATION REQUIREMENT ALSO APPLIES TO SOIL STOCKPILES THAT EXIST FOR MORE THAN 7 DAYS. PERMANENT RESTORATION APPLIES TO AREAS WHERE PERENNIAL VEGETATIVE COVER IS NEEDED TO PERMANENTLY STABILIZE AREAS OF EXPOSED SOIL. PERMANENT TABILIZATION SHALL OCCUR WITHIN 3 WORKING DAYS OF FINAL GRADING. TOPSOIL, SEED, AND MULCH SHALL BE IN GENERAL CONFORMANCE WITH TECHNICAL STANDARDS 1058 AND 1059 AND SHALL MEET THE SPECIFICATIONS FOUND IN THE LANDSCAPING AND SITE STABILIZATION SECTION OF THIS CONSTRUCTION DOCUMENT. ANY SOIL EROSION THAT OCCURS AFTER FINAL GRADING
- AND/OR FINAL STABILIZATION MUST BE REPAIRED AND THE STABILIZATION WORK REDONE. 4. IF SITE DEWATERING IS REQUIRED FOR PROPOSED CONSTRUCTION ACTIVITIES, ALL SEDIMENT LADEN WATER GENERATED DURING THE DEWATERING PROCESS SHALL BE TREATED TO REMOVE SEDIMENT PRIOR TO DISCHARGING OFF-SITE OR TO WATERS OF THE STATE. FOLLOW ALL PROCEDURES FOUND IN TECHNICAL STANDARD 1061 5. ALL OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION WORK OR A STORM EVENT SHALL BE CLEANED UP BY THE END OF EACH WORKING DAY. DUST CONTROL REQUIREMENTS SHALL BE FOLLOWED PER WI DNR TECHNICAL STANDARD 1068 (CURRENT EDITION). FLUSHING SHALL NOT BE ALLOWED.
- G. EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL THE AREA(S) SERVED HAVE ESTABLISHED VEGETATIVE COVER. H. ONCE THE CONSTRUCTION SITE HAS BEEN FULLY STABILIZED AND TEMPORARY EROSION CONTROL BEST MANAGEMENT PRACTICES HAVE BEEN REMOVED, THE CONTRACTOR SHALL FILE A CONSTRUCTION NOTICE OF TERMINATION WITH THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES IN ACCORDANCE WITH NR 216.55. I. AT THE COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL GIVE THE OWNER COPIES OF THE EROSION CONTROL AND STORM WATER MANAGEMENT PLANS, AMENDMENTS TO PLANS SUPPORTING PLAN DATA, AND CONSTRUCTION SITE EROSION CONTROL INSPECTION REPORTS. THE OWNER SHALL RETAIN THESE FOR A PERIOD OF 3 YEARS FROM THE DATE OF TERMINATING
- ERAGE UNDER WPDES GENERAL PERMI J. ALL POST CONSTRUCTION STORMWATER MANAGEMENT BEST MANAGEMENT PRACTICES SHALL BE CONSTRUCTED BEFORE THE SITE HAS UNDERGONE FINAL STABILIZATION
- DIVISION 32 EXTERIOR IMPROVEMENT 32 10 00 AGGREGATE BASE & ASPHALT PAVEMENT
- A. CONTRACTOR TO PROVIDE COMPACTED AGGREGATE BASE AND HOT MIX ASPHALT PAVEMENT WHERE INDICATED ON THE PLANS. ALL AGGREGATE PROVIDED MUST COMPLY WITH SECTION 305 OF THE WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION. PROVIDE HOT MIX ASPHALT MIXTURE TYPES PER SECTION 460 OF THE WISCONSIN STAND SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION. CONTRACTOR SHALL OBTAIN AND REVIEW SOILS REPORT FOR RECOMMENDATIONS FOR GEO-GRID / GEOTEXTILE BELOW CRUSHED AGGREGATE (IF APPLICABLE). CONTRACTOR TO PROVIDE AGGREGATE BASE AND HOT MIX ASPHALT PAVEMENT TYPES AND DEPTHS AS INDICATED BELOW
- STANDARD ASPHALT PAVING SECTION HEAVY ASPHALT PAVING SECTION 1-1/2" SURFACE COURSE (5 LT 58-28S) 1-1/2" SURFACE COURSE (5 LT 58-28S (WISDOT 455.2.5 TACK COAT (STAGED PAVING WISDOT 455.2.5 TACK COAT (STAGED PAVING)
- 2" BINDER COURSE (4 LT 58-28S) 3" BINDER COURSE (4 LT 58-28S) 10" MIN. OF 1-1/4" CRUSHED AGGREGATE (REUSE EXISTING STONE BASE AS APPLICABLE) 12" MIN. OF 1-1/4" CRUSHED AGGREGATE (REUSE EXISTING STONE BASE AS APPLICABLE)
- B. CONTRACTOR TO COMPACT THE AGGREGATE BASE, ASPHALT BINDER COURSE, AND ASPHALT SURFACE COURSE TO AN AVERAGE DENSITY PER WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION. ALL ASPHALT PAVEMENT AREAS SHALL BE PAVED TO WITHIN 0.05' OF DESIGN SURFACE GRADES WITH POSITIVE DRAINAGE BEING MAINTAINED IN ACCORDANCE WITH DESIGN PLANS. A MINIMUM OF 1.0% SLOPE SHALL BE MAINTAINED IN ALL ASPHALT PAVEMENT AREA. C. HOT MIX ASPHALT CONSTRUCTION TO BE PROVIDED PER MORE STRINGENT REQUIREMENTS OF GEOTECHNICAL REPORT OR CONSTRUCTION DOCUMENTS
- CONTRACTOR TO PROVIDE 4" WIDE WHITE PAINTED STRIPING FOR PARKING STALLS, TRAFFIC LANES, AND NO PARKING AREAS. WHITE PAINT MARKINGS SHALL ALSO BE PROVIDED FOR H.C. ACCESSIBL SYMBOLS, TRAFFIC ARROWS, AND TRAFFIC MESSAGES.
- 32 20 00 CONCRETE AND AGGREGATE BASE A. CONTRACTOR TO PROVIDE CRUSHED AGGREGATE BASE AND CONCRETE WHERE INDICATED ON THE PLANS B. ALL AGGREGATE PROVIDED MUST COMPLY WITH SECTION 305 OF THE WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION. ALL AGGREGATE PLACED MUST BE
- COMPACTED TO AN AVERAGE DENSITY PER WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION C. DESIGN AND CONSTRUCTION OF ALL CAST-IN-PLACE EXTERIOR CONCRETE FLAT WORK SHALL CONFORM TO ACI 330R-08 & ACI 318-08
- CONSTRUCTION STAKING SERVICES CONSTRUCTION STAKING SHALL BE COMPLETED BY EXCEL ENGINEERING AS REQUESTED BY THE CONTRACTOR AT
- THE CONTRACTOR'S EXPENSE. CONTRACTOR TO CONTACT RYAN WILGREEN AT 920-926-9800 OR RYAN.W@EXCELENGINEER.COM TO GET STAKING PRICE TO INCLUDE IN BID TO OWNER. PAYMENT OF STAKING COSTS ABOVE AND BEYOND THE BASE PRICE DUE TO RESTAKING WILL BE THE RESPONSIBILITY OF THE CONTRACTOR, NOT
- THE OWNER. CAD DRAWING FILES AND SURVEY CONTROL WILL NOT BE PROVIDED FOR STAKING PURPOSES.

- GENERAL PROJECT NOTES ALL DRIVEWAYS AND CURB CUTS TO BE CONSTRUCTED ACCORDING TO LOCAL ORDINANCES. CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL WORK IN ROW PERMITS FOR TOWN AND CITY.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING NEIGHBORING PROPERTY OWNER PERMISSION FOR WORK ON RESPECTIVE PROPERTIES PRIOR TO CONSTRUCTION.
- PROJECT WILL BE CONSTRUCTED IN 2 PHASES. PHASE 1 WILL CONSTRUCT WEST SIDE LEAVING EXISTING SITE OPERATIONAL. PHASE 2 WILL INCLUDE RAZING OF EXISTING STRUCTURE FOR REPLACEMENT WITH
- VEHICLE STALLS CONTRACTOR TO CONTACT EXCEL ENGINEERING TO COMPLETE AS-BUILT SURVEY OF STORMWATER POND FOLLOWING COMPLETION OF THE POND.
- STORMWATER POND ASBUILT NOTE

CONTRACTOR'S EXPENSE

CONTRACTOR TO CONTACT EXCEL ENGINEERING TO COMPLETE AN AS-BUILT SURVEY FOLLOWING COMPLETION OF THE CONSTRUCTION OF THE STORMWATER POND. THE SURVEY SHALL BE COMPLETED PRIOR TO THE POND FILLING WITH WATER. CONTRACTOR SHALL GIVE EXCEL ENGINEERING A MINIMUM OF A 3 DAY NOTICE. ANY ADDITIONAL WORK REQUIRED TO SURVEY A POND FULL OF WATER OR FOR SURVEYING FOLLOWING REWORK SHALL BE AT THE



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SIDEWALK CONCRETE - 4" OF CONCRETE OVER 6" OF 3/4" CRUSHED AGGREGATE BASE. CONCRETE SHALL BE REINFORCED WITH MICRO-FIBERS THAT ARE 100% VIRGIN POLYPROPYLENE. FIBRILLATED UGH TEXTURED, INTERCONNECTED FIBERS CONTAINING NO PREPROCESSED OLEFIN MATERIALS AND SPECIFICALLY MANUFACTURED FOR CONCRETE REINFORCEMENT AT A RATE OF 1.5 LBS FIBER/CUBIC YARD OF CONCRETE, FIBER REINFORCEMENT SHALL BE FIBERMESH 300 (OR EQ.) AND CONFORM WITH ASTM C1116. TYPE III FIBER REINFORCED CONCRETE, CONTRACTION JOINTS SHAL ONSIST OF 1/8" WIDE BY 1" DEEP TOOLED JOINT WHERE INDICATED ON THE PLANS. <u>DUMPSTER PAD/APRON CONCRETE</u> - 6" OF CONCRETE OVER 6" OF AGGREGATE BASE.
 a. CONCRETE SHALL BE STEEL REINFORCED WITH THE FOLLOWING AND PLACED IN THE UPPER 1/3 TO ¹/₂ OF THE SLAB: 1). TIE BARS AT ALL CONTRACTION JOINTS OF THE CONCRETE. TIE BARS SHALL BE #4 REBAR 30" LONG PLACED AT 30" O.C.

D. EXTERIOR CONCRETE FLAT WORK CONSTRUCTION TO BE PROVIDED PER MORE STRINGENT REQUIREMENTS OF THE GEOTECHNICAL REPORT OR THIS SPECIFICATION. CONCRETE FLAT WORK

2). 6" X 6" WIRE MESH

b. DUMPSTER PAD CONCRETE JOINTING SHALL BE AS FOLLOWS: 1). CONTRACTION SAWCUT JOINT - CONTRACTOR SHALL PROVIDE A SAWCUT JOINT AT MAXIMUM SPACING OF 15' ON CENTER. SAWCUT SHALL BE 2" IN DEPTH.

CONSTRUCTION IS AS FOLLOWS

CONTRACTOR.

1058 & 1059.

33 10 00 SITE UTILITIES

2). TYPICAL POUR CONTROL JOINT - POUR CONTROL JOINT SHALL BE PROVIDED WITH 1-1/4" DIAMETER BY 20" LONG SMOOTH DOWEL PLACED AT 12" O.C. ONE HALF OF THE DOWEL SHALL BE GREASED. GREENSTREAK 9" SPEED DOWEL TUBES SHALL BE USED. 4. PUBLIC ROW PAVEMENT - ALL PUBLIC ROW CONCRETE SHALL MEET THE STANDARDS OF THE CITY OF SHEBOYGAN PUBLIC WORKS DEPARTMENT TECHNICAL STANDARDS RIGHT OF WAY

E. DESIGN MIXES SHALL BE IN ACCORDANCE WITH ASTM C9-

1. STRENGTH TO BE MINIMUM OF 4,000 PSI AT 28 DAYS FOR EXTERIOR CONCRETE 2. MAXIMUM WATER/CEMENT RATIO SHALL BE 0.45.

3. SLUMP SHALL NOT EXCEED 4" FOR EXTERIOR CONCRETE FLAT WORK 4. SLUMP SHALL BE 2.5" OR LESS FOR SLIP-FORMED CURB AND GUTTER

5. SLUMP SHALL BE BETWEEN 1.5" TO 3" FOR NON SLIP-FORMED CURB AND GUTTER

6. ALL EXTERIOR CONCRETE SHALL BE AIR ENTRAINED WITH 4% TO 7% AIR CONTENT. NO OTHER ADMIXTURES SHALL BE USED WITHOUT APPROVAL OF EXCEL ENGINEERING. INC. CALCIUM CHLORIDE SHALL NOT BE USED 7. MAXIMUM AGGREGATE SIZE FOR ALL EXTERIOR CONCRETE SHALL BE 0.75 INCHES.

F. VERIFY EQUIPMENT CONCRETE PAD SIZES WITH CONTRACTOR REQUIRING PAD. PADS SHALL HAVE FIBERMESH 300 FIBERS AT A RATE OF 1.5 LBS/CU. YD. OR 6 X 6-W1.4 X W1.4 WELDED WIRE MESH WITH MINIMUM 1 INCH COVER. EQUIPMENT PADS SHALL BE 5.5 INCHES THICK WITH 1 INCH CHAMFER UNLESS SPECIFIED OTHERWISE. COORDINATE ADDITIONAL PAD REQUIREMENTS WITH RESPECTIVE G. ALL CONCRETE FLAT WORK SURFACES AND CONCRETE CURB FLOWLINES SHALL BE CONSTRUCTED TO WITHIN 0.05' OF DESIGN SURFACE AND FLOWLINE GRADES ASSUMING POSITIVE DRAINAGE IS

MAINTAINED IN ACCORDANCE WITH THE DESIGN PLANS. H. CONCRETE FLAT WORK SHALL HAVE CONSTRUCTION JOINTS OR SAW CUT JOINTS PLACED AS INDICATED ON THE PLANS OR PER THIS SPECIFICATION. SAWCUTS SHALL BE DONE AS SOON AS POSSIBLI BUT NO LATER THAN 24 HOURS AFTER CONCRETE IS PLACED. CONCRETE CURB AND GUTTER JOINTING SHALL BE PLACED EVERY 10' OR CLOSER (6' MIN.). IF CONCRETE PAVEMENT IS ADJACENT TO CONCRETE CURB, JOINTING IN THE PAVEMENT AND CURB SHALL ALIGN. ALL EXTERIOR CONCRETE SHALL HAVE A LIGHT BROOM FINISH UNLESS NOTED OTHERWISE. A UNIFORM COAT OF A HIGH SOLIDS CURING COMPOUND MEETING ASTM C309 SHOULD BE APPLIED TO ALL EXPOSED CONCRETE SURFACES. ALL CONCRETE IS TO BE CURED FOR 7 DAYS. EXTERIOR CONCRETE SHALL BE SEPARATEL FROM BUILDINGS WITH CONTINUOUS 0.5 INCH FIBER EXPANSION JOINT AND/OR 0.25 INCH FIBER EXPANSION JOINT AT DECORATIVE MASONRY UNITS. 1 ALL REINFORCING BARS SHALL BE ASTM A615 GRADE 60. THICKNESS OF CONCRETE COVER OVER REINFORCEMENT SHALL BE NOT LESS THAN 3" WHERE CONCRETE IS DEPOSITED AGAINST THE GROUND ITHOUT THE USE OF FORMS AND NOT LESS THAN 1.5" IN ALL OTHER LOCATIONS. ALL REINFORCING SHALL BE LAPPED 36 DIAMETERS FOR UP TO #6 BARS, 60 DIAMETERS FOR #7 TO #10 BARS OR AS

NOTED ON THE DRAWINGS AND EXTENDED AROUND CORNERS WITH CORNER BARS. PLACING AND DETAILING OF STEEL REINFORCING AND REINFORCING SUPPORTS SHALL BE IN ACCORDANCE WITH CRSI AND ACI MANUAL AND STANDARD PRACTICES. THE REINFORCEMENT SHALL NOT BE PAINTED AND MUST BE FREE OF GREASE/OIL, DIRT OR DEEP RUST WHEN PLACED IN THE WORK. ALL WELDED WIRE FABRIC SHALL MEET THE REQUIREMENTS OF ASTM A 185. WELDED WIRE FABRIC SHALL BE PLACED 2" FROM TOP OF SLAB, UNLESS INDICATED OTHERWISE CONTRACTOR SHALL ENGAGE A QUALIFIED INDEPENDENT TESTING AND INSPECTING AGENCY TO SAMPLE MATERIALS, PERFORM TESTS, AND SUBMIT TEST REPORTS DURING CONCRETE PLACEMENT TESTS WILL BE PERFORMED ACCORDING TO ACI 301. CAST AND LABORATORY CURE ONE SET OF FOUR STANDARD CYLINDERS FOR EACH COMPOSITE SAMPLE FOR EACH DAY'S POUR OF EACH ONCRETE MIX EXCEEDING 5 CU. YD., BUT LESS THAN 25 CU. YD., PLUS ONE SET FOR EACH ADDITIONAL 50 CU. YD. OR FRACTION THEREOF. PERFORM COMPRESSIVE-STRENGTH TESTS ACCORDING TO

ASTM C 39. TEST TWO SPECIMENS AT 7 DAYS AND TWO SPECIMENS AT 28 DAYS. PERFORM SLUMP TESTING ACCORDING TO ASTM C 143. PROVIDE ONE TEST AT POINT OF PLACEMENT FOR FACH COMPOSITE SAMPLE, BUT NOT LESS THAN ONE TEST FOR EACH DAY'S POUR OF EACH CONCRETE MIX. PERFORM ADDITIONAL TESTS WHEN CONCRETE CONSISTENCY APPEARS TO CHANGE. K. PROTECT FRESHLY PLACED CONCRETE FROM PREMATURE DRYING AND EXCESSIVE COLD OR HOT TEMPERATURES. IN HOT, DRY, AND WINDY WEATHER, APPLY AN EVAPORATION-CONTROL COMPOUND ACCORDING TO MANUFACTURER'S INSTRUCTIONS AFTER SCREEDING AND BULL FLOATING, BUT BEFORE POWER FLOATING AND TROWELLING. L. LIMIT MAXIMUM WATER-CEMENTITIOUS RATIO OF CONCRETE EXPOSED TO FREEZING, THAWING AND DEICING SALTS TO 0.45.

M. TEST RESULTS WILL BE REPORTED IN WRITING TO THE DESIGN ENGINEER, READY-MIX PRODUCER, AND CONTRACTOR WITHIN 24 HOURS AFTER TESTS. REPORTS OF COMPRESSIVE STRENGTH TESTS SHALL CONTAIN THE PROJECT IDENTIFICATION NAME AND NUMBER. DATE OF CONCRETE PLACEMENT, NAME OF CONCRETE TESTING SERVICE, CONCRETE TYPE AND CLASS, LOCATION OF CONCRETE ATCH IN STRUCTURE, DESIGN COMPRESSIVE STRENGTH AT 28 DAYS, CONCRETE MIX PROPORTIONS AND MATERIALS, COMPRESSIVE BREAKING STRENGTH, AND TYPE OF BREAK FOR BOTH 7-DAY TESTS AND 28-DAY TESTS. N. CONTRACTOR TO PROVIDE 4" WIDE WHITE PAINTED STRIPING FOR PARKING STALLS, TRAFFIC LANES, AND NO PARKING AREAS. WHITE PAINT MARKINGS SHALL ALSO BE PROVIDED FOR H.C. ACCESSIBLE SYMBOLS, TRAFFIC ARROWS, AND TRAFFIC MESSAGES.

32 30 00 LANDSCAPING AND SITE STABILIZATION

A. TOPSOIL: CONTRACTOR TO PROVIDE A MINIMUM OF 6" OF TOPSOIL FOR ALL DISTURBED OPEN AREAS. OTHER THAN A LANDSCAPE ISLANDS SHALL BE PROVIDED WITH A MINIMUM OF 10" OF TOPSOIL REUSE SURFACE SOIL STOCKPILED ON SITE AND SUPPLEMENT WITH IMPORTED OR MANUFACTURED TOPSOIL FROM OFF SITE SOURCES WHEN QUANTITIES ARE INSUFFICIENT. EXCAVATOR SHALL BE RESPONSIBLE FOR ROUGH PLACEMENT OF TOPSOIL TO WITHIN 1" OF FINAL GRADE PRIOR TO LANDSCAPER FINAL GRADING. LANDSCAPER TO PROVIDE PULVERIZING AND FINAL GRADING OF TOPSOIL PROVIDE SOIL ANALYSIS BY A QUALIFIED SOIL TESTING LABORATORY AS REQUIRED TO VERIFY THE SUITABILITY OF SOIL TO BE USED AS TOPSOIL AND TO DETERMINE THE NECESSARY SOIL MENDMENTS. TEST SOIL FOR PRESENCE OF ATRAZINE AND INFORM EXCEL ENGINEERING, INC. IF PRESENT PRIOR TO BIDDING PROJECT. TOPSOIL SHALL HAVE A PH RANGE OF 5.5 TO 8, CONTAIN A MINIMUM OF 5 PERCENT ORGANIC MATERIAL CONTENT, AND SHALL BE FREE OF STONES 1 INCH OR LARGER IN DIAMETER. ALL MATERIALS HARMFUL TO PLANT GROWTH SHALL ALSO BE REMOVED. OPSOIL INSTALLATION: LOOSEN SUBGRADE TO A MINIMUM DEPTH OF 6 INCHES AND REMOVE STONES LARGER THAN 1" IN DIAMETER. ALSO REMOVE ANY STICKS, ROOTS, RUBBISH, AND OTHER INEOUS MATTER AND DISPOSE OF THEM OFF THE PROPERTY. SPREAD TOPSOIL TO A DEPTH OF 6" BUT NOT LESS THAN WHAT IS REQUIRED TO MEET FINISHED GRADES AFTER LIGHT ROLLING AND NATURAL SETTLEMENT. DO NOT SPREAD TOPSOIL IF SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET. GRADE PLANTING AREAS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORMLY FINE TEXTURE. GRADE TO WITHIN 0.05 FEET OF FINISHED GRADE ELEVATION.

B. SEEDED LAWNS: 1. PERMANENT LAWN AREAS SHALL BE SEEDED WITH THE FOLLOWING MIXTURE: 65% KENTUCKY BLUEGRASS BLEND (2.0-2.6 LBS./1.000 S.F.). 20% PERENNIAL RYEGRASS (0.6-0.8 LBS./1.000 S.F.). 15% FINE FESCUE (0.4-0.6 LBS/1,000 S.F.). STRAW AND MULCH SHALL BE LAID AT 100LBS/1,000 S.F. FERTILIZE AS PER SOIL TEST OR APPLY 5-10-10 OR EQUIVALENT AT 5-6 LBS/1,000 S.F. SEE EROSION MATTING SPECIFICATIONS AS REQUIRED. ALL SITE DISTURBED AREAS NOT DESIGNATED FOR OTHER LANDSCAPING AND SITE STABILIZATION METHODS SHALL BE SEEDED AS PERMANENT LAWN. NO BARE TOPSOIL SHALL BE LEFT ONSITE. FOLLOW PROCEDURES FOUND IN WONR TECHNICAL STANDARDS 1058 & 1059. 2. ALL PERMANENT AND TEMPORARY STORM WATER CONVEYANCE SWALE BOTTOMS AND SIDE SLOPES AS WELL AS STORMWATER MANAGEMENT BASIN BOTTOMS AND SIDE SLOPES SHALL BE SEEDED

WITH THE FOLLOWING MIXTURE: 45% KENTUCKY BLUEGRASS (0.60 LBS./1000 S.F.), 40% CREEPING RED FESCUE (0.50 LBS./1,000 S.F.), AND 15% PERENNIAL RYEGRASS (0.20 LBS./1,000 S.F.). FERTILIZE AS PER SOIL TEST OR APPLY 5-10-10 OR FOUTVALENT AT 5-6 LBS /1 000 S.F. SEE FROSION MATTING SPECIFICATIONS AS REQUIRED. FOLLOW PROCEDURES FOUND IN WONR TECHNICAL STANDARDS. 3. ALL TEMPORARY SEEDING SHALL CONSIST OF THE FOLLOWING MIXTURE: 100% RYEGRASS AT 1.9 LBS./1,000 S.F. STRAW AND MULCH SHALL BE LAID AT 100 LBS./1,000 S.F. FERTILIZE AS PER SOIL TEST OR APPLY 5-10-10 OR EQUIVALENT AT 5-6 LBS./1,000 S.F. SEE EROSION MATTING SPECIFICATIONS AS REQUIRED. FOLLOW PROCEDURES FOUND IN WDNR TECHNICAL STANDARDS 1058 & 1059. EEDED LAWN MAINTENANCE: CONTRACTOR TO PROVIDE MAINTENANCE OF ALL LANDSCAPING FOR A PERIOD OF 90 DAYS FROM THE DATE OF INSTALLATION. AT THE END OF THE MAINTENANCE RIOD, A HEALTHY, UNIFORM, CLOSE STAND OF GRASS SHOULD BE ESTABLISHED FREE OF WEEDS AND SURFACE IRREGULARITIES. LAWN COVERAGE SHOULD EXCEED 90% AND BARE SPOTS SHOULD NOT EXCEED 5"X5". CONTRACTOR SHOULD REESTABLISH LAWNS THAT DO NOT COMPLY WITH THESE REQUIREMENTS AND CONTINUE MAINTENANCE UNTIL LAWNS ARE SATISFACTORY

D. EROSION MATTING: CONTROL MATTING (NORTH AMERICAN GREEN \$150) OR EQUIVALENT ON ALL SLOPES THAT ARE 4:1 AND GREATER OUTSIDE OF STORMWATER CONVEYANCE CONTRACTOR T SWALES AND STORMWATER MANAGEMENT BASINS. LAWN SEED SHALL BE PLACED <u>BELOW</u> MATTING IN ACCORDANCE WITH SEEDING REQUIREMENTS AND MANUFACTURER SPECIFICATIONS. 2. CONTRACTOR TO PROVIDE EROSION MATTING (NORTH AMERICAN GREEN C125) OR EQUIVALENT IN ALL SWALE BOTTOMS AND SIDE SLOPES AS WELL AS STORMWATER MANAGEMENT BASIN BOTTOMS AND SIDE SLOPES AS REQUIRED. LAWN SEED SHALL BE PLACED BELOW MATTING IN ACCORDANCE WITH SEEDING REQUIREMENTS AND MANUFACTURER SPECIFICATIONS. . STORMWATER MANAGEMENT POND SAFETY SHELF SEEDING: SAFETY SHELF SHALL BE SEEDED WITH A WET PRAIRIE EMERGENT PLANT TYPE MIX

E RIP RAP. ALL RIP RAP ASSOCIATED WITH STORMWATER MANAGEMENT AND STORMWATER CONVEYANCE AS DELINEATED ON THE PLANS SHALL BE CONSTRUCTED WITH THE TOP OF RIP RAP TCHING THE PROPOSED ADJACENT GRADE ELEVATIONS. PLACEMENT OF RIP RAP ABOVE THE PROPOSED ADJACENT GRADE ELEVATIONS IS NOT ACCEPTABLE. ALL RIP RAP SHALL BE PLACED ON TYPE HR FILTER FABRIC PER SECTION 645 OF THE WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURAL CONSTRUCTION. i. TREES AND SHRUBS: FURNISH NURSERY-GROWN TREES AND SHRUBS WITH HEALTHY ROOT SYSTEMS DEVELOPED BY TRANSPLANTING OR ROOT PRUNING. PROVIDE WELL-SHAPED, FULLY BRANCHED, AND HEALTHY LOOKING STOCK. STOCK SHOULD ALSO BE FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. SEE THE ANDSCAPE PLAN FOR SPECIFIC SPECIE TYPE, SIZE, AND LOCATION H. TREE AND SHRUB INSTALLATION: EXCAVATE CIRCULAR PITS WITH SIDES SLOPED INWARD. TRIM BASE LEAVING CENTER AREA RAISED SLIGHTLY TO SUPPORT ROOT BALL. EXCAVATE PIT APPROXIMATELY THREE TIMES AS WIDE AS THE ROOT BALL DIAMETER. SET TREES AND SHRUBS PLUMB AND IN CENTER OF PIT WITH TOP OF BALL 1" ABOVE ADJACENT FINISHED GRADES. PLACE PLANTING SOIL MIX AROUND ROOT BALL IN LAYERS AND TAMP TO SETTLE MIX. WATER ALL PLANTS THOROUGHLY. PROVIDE TEMPORARY STAKING FOR TREES AS REQUIRED. TREE AND SHRUB MAINTENANCE/WARRANTY: CONTRACTOR TO PROVIDE MAINTENANCE OF ALL LANDSCAPING FOR A PERIOD OF 90 DAYS FROM THE DATE OF INSTALLATION. MAINTENANCE TO VCLUDE REGULAR WATERING AS REQUIRED FOR SUCCESSFUL PLANT ESTABLISHMENT. CONTRACTOR TO PROVIDE 1 YEAR WARRANTY ON ALL TREES, SHRUBS, AND PERENNIALS MINERAL MULCH: PROVIDE 3" MINIMUM THICK BLANKET OF 1.5" MINIMUM TO 2.5" MAXIMUM CRUSHED DECORATIVE STONE AT ALL PLANTING AREAS INDICATED ON THE LANDSCAPE PLAN. INSTALL VER NON-WOVEN WEED BARRIER FABRIC. COLOR BY OWNER.

K. PLASTIC EDGING: INSTALL VALLEY VIEW INDUSTRIES BLACK DIAMOND LAWN EDGING TO SEPARATE ALL PLANTING BEDS FROM LAWN AREAS. EDGING TO BE 5.5" TALL WITH METAL STAKES INSTALLED PER MANUFACTURER'S WRITTEN INSTRUCTIONS. DIVISION 33 UTILITIES

A. CONTRACTOR TO FIELD VERIFY ALL EXISTING UNDERGROUND UTILITIES ON SITE. CONTRACTOR TO VERIFY PIPE LOCATIONS, SIZES, AND DEPTHS AT POINT OF PROPOSED CONNECTIONS AND VERIFY PROPOSED UTILITY ROUTES ARE CLEAR (PER CODE) OF ALL EXISTING UTILITIES AND OTHER OBSTRUCTIONS PRIOR TO CONSTRUCTION. COSTS INCURRED FOR FAILURE TO DO SO SHALL BE THE CONTRACTORS RESPONSIBILITY.

B. CONTRACTOR TO FIELD TELEVISE ALL EXISTING SANITARY AND STORM LATERALS THAT ARE SCHEDULED TO BE RE-USED AND/OR CONNECTED TO ON SITE. THE TELEVISING SHALL BE COMPLETED TO ENSURE THE EXISTING LATERAL(S) ARE FREE OF OBSTRUCTIONS AND IN SOUND STRUCTURAL CONDITION. TELEVISING OF THESE LATERAL(S) SHOULD BE COMPLETED AT BEGINNING OF CONSTRUCTIO ND DESIGN ENGINEER SHALL BE NOTIFIED OF ANY PIPE OBSTRUCTIONS AND/OR STRUCTURAL DEFICIENCIES IMMEDIATELY AFTER COMPLETION OF FIELD TELEVISING . ALL PROPOSED SANITARY PIPE SHALL BE IN ACCORDANCE WITH MATERIALS SPECIFIED IN TABLE A: ALLOWABLE PIPE MATERIAL SCHEDULE ON C0.1 OF THE PROPOSED PLANSET. ALL PROPOSED SANITARY PIPE BELOW PROPOSED & FUTURE BUILDINGS SHALL BE IN ACCORDANCE WITH MATERIALS SPECIFIED IN TABLE A: ALLOWABLE PIPE MATERIAL SCHEDULE ON CO.1 OF THE PROPOSED PLANSE' 2. SANITARY MANHOLES SHALL BE 48" PRECAST AND CONFORM TO THE STANDARD SPECIFICATIONS FOR SEWER & WATER CONSTRUCTION IN WISCONSIN-CURRENT EDITION UNLESS OTHERWISE DIRECTED BY THE ENGINEER. PROCESS MANHOLES SHALL BE LINED W/ GSE STUDLINER LINING. SANITARY & PROCESS MANHOLE FRAME AND GRATE TO BE NEENAH R-1550-A OR EQUAL. RIM ELEVATION TO BE SET AT FINISHED GRADE IN DEVELOPED AREAS AND 12" ABOVE FINISHED GRADE IN UNDEVELOPED AREAS EXCEPT AS OTHERWISE DIRECTED BY THE ENGINEER. . CLEANOUTS SHALL BE PROVIDED FOR THE SANITARY SERVICE AT LOCATIONS INDICATED ON THE UTILITY PLAN. THE CLEANOUT SHALL CONSIST OF A COMBINATION WYE FITTING IN LINE WITH THE SANITARY SERVICE WITH THE CLEANOUT LEG OF THE COMBINATION WYE FACING STRAIGHT UP. THE CLEANOUT SHALL CONSIST OF A (4" OR 6") VERTICAL PVC PIPE WITH A WATER TIGHT REMOVABLE IOUT PLUG. AN 8" PVC FROST SLEEVE SHALL BE PROVIDED. THE BOTTOM OF THE FROST SLEEVE SHALL TERMINATE 12" ABOVE THE TOP OF THE SANITARY LATERAL OR AT LEAST 6" BELOW THE PREDICTED FROST DEPTH. WHICHEVER IS SHALLOWER. THE CLEANOUT SHALL EXTEND JUST ABOVE THE SURFACE GRADE IN LAWN OR LANDSCAPE AREAS WITH THE FROST SLEEVE TERMINATING AT TH SRADE SURFACE. THE CLEANOUT SHALL EXTEND TO 4 INCHES BELOW SURFACE GRADE IN PAVED SURFACES WITH A ZURN (Z-1474-N) HEAVY DUTY CLEANOUT HOUSING PLACED OVER THE TOP OF THE

LEANOUT FLUSH WITH THE SURFACE GRADE. IN PAVED SURFACES, THE FROST SLEEVE SHALL TERMINATE IN A CONCRETE PAD AT LEAST 6" THICK AND EXTENDING AT LEAST 9" FROM THE SLEEVE ON ALL SIDES, SLOPING AWAY FROM THE SLEEVE. THE CLEANOUT HOUSING SHALL BE CONSTRUCTED PER MANUFACTURERS REQUIREMENTS. F. ALL PROPOSED WATER PIPE SHALL BE IN ACCORDANCE WITH MATERIALS SPECIFIED IN TABLE A: ALLOWABLE PIPE MATERIAL SCHEDULE ON C0.1 OF THE PROPOSED PLANSET. 6' MINIMUM COVER SHAI BE PROVIDED OVER ALL WATER PIPING UNLESS OTHERWISE SPECIFIED 5. ALL PROPOSED STORM PIPE SHALL BE IN ACCORDANCE WITH MATERIALS SPECIFIED IN TABLE A: ALLOWABLE PIPE MATERIAL SCHEDULE ON CO.1 OF THE PROPOSED PLANSET. ALL PROPOSED STORM PIPE BELOW BUILDINGS SHALL BE IN ACCORDANCE WITH MATERIALS SPECIFIED IN TABLE A: ALLOWABLE PIPE MATERIAL SCHEDULE ON CO.1 OF THE PROPOSED PLANSET. SEE UTILITY PLANS FOR ALL STORM PIPE MATERIAL TYPES TO BE USED. PIPE SHALL BE PLACED MIN. 8' HORIZONTALLY FROM FOUNDATION WALLS H. SANITARY, STORM, AND WATER UTILITY PIPE INVERTS SHALL BE CONSTRUCTED WITHIN 0.10' OF DESIGN INVERT ELEVATIONS ASSUMING PIPE SLOPE AND SEPARATION IS MAINTAINED PER THE UTILITY

SITE UTILITY CONTRACTOR SHALL RUN SANITARY SERVICE TO A POINT WHICH IS A MINIMUM OF 5' FROM THE EXTERIOR WALL OF THE FOUNDATION. SITE UTILITY CONTRACTOR SHALL RUN STORM SEWER FOR INTERNALLY DRAINED BUILDINGS TO A POINT WHICH IS A MINIMUM OF 5' FROM THE EXTERIOR WALL OF THE FOUNDATION. SITE UTILITY CONTRACTOR SHALL RUN DOWNSPOUT LEADS TO BUILDING FOUNDATION AND UP 6" ABOVE SURFACE GRADE FOR CONNECTION TO DOWNSPOUT. ALL DOWNSPOUT LOCATIONS SHOULD BE VERIFIED WITH ARCHITECTURAL PLANS AND DOWNSPOUT ONTRACTOR/GC PRIOR TO INSTALLATION OF DOWNSPOUT LEADS. DOWNSPOUT LEADS SHALL NOT UNDERMINE BUILDING FOUNDATIONS. SITE UTILITY CONTRACTOR SHALL RUN WATER SERVICE TO A POINT WITHIN THE FOUNDATION SPECIFIED BY THE PLUMBING PLANS. CONTRACTOR TO CUT AND CAP WATER SERVICE 12" ABOVE FINISHED FLOOR ELEVATION. J. ALL UTILITIES SHALL BE INSTALLED WITH PLASTIC COATED TRACER WIRE (10 GAUGE SOLID COPPER, OR COPPER COATED STEEL WIRE). PLASTIC WIRE MAY BE TAPED TO PLASTIC WATER OR SEWER PIPE. IF ATTACHED, THE TRACER WIRE SHALL BE SECURED EVERY 6 TO 20 FEET AND AT ALL BENDS. TRACER WIRE SHALL HAVE ACCESS POINTS AT LEAST EVERY 300 FEET. TRACER WIRE SHALL TERMINATE IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS AT GRADE OR IN TERMINATION BOX PER LOCAL/STATE REOUIREMENTS

K. ALL UTILITIES SHALL BE INSTALLED PER STATE, LOCAL, AND INDUSTRY STANDARDS. WATER, SANITARY, AND STORM SEWER SHALL BE INSTALLED PER "STANDARD SPECIFICATION FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN". THE DESIGN ENGINEER SHALL BE RESPONSIBLE FOR OBTAINING STATE PLUMBING REVIEW APPROVAL. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL OTHER PERMITS REQUIRED TO INSTALL WATER, SANITARY AND STORM SEWER. SEE PLANS FOR ALL OTHER UTILITY SPECIFICATIONS AND DETAILS. M. ALL ADJUSTING RINGS SHALL BE PRORING

TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

DESIGN PLANS AND STATE REQUIREMENTS.

1-800-242-8511 TOLL FREE TELEFAX (414) 259-0947

TDD (FOR THE HEARING IMPAIRED) 1-800 542-2289 WISCONSIN STATUTE 182.0175 (1974) REQUIRES MINIMUM OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE



P: (920) 892-6466

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CIVIL EXCEL ENGINEERING **100 CAMELOT DRIVE** FOND DU LAC, WISCONSIN 5493 EOR: ERIC DRAZKOWSKI, P.E. CONTACT: ALEX MUHL P: (920) 926-9800 F: (920) 926-9801

CIVIL COVER AND SPECIFICATION SHEET

ISSUED FOR CONSTRUCTION



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

GENERAL DEMOLITION NOTES

- SALVAGE EXISTING GRAVEL BASE AS PRACTICAL TO MEET ASPHALT BASE MINIMUM THICKNESS PER SHEET CO.1.
- PULVERIZE EXISTING ASPHALT AND REUSE FOR NEW STONE BASE MATERIAL TO MEET MINIMUM THICKNESS PER SHEET CO.1.
- DISCONNECT GAS, POWER, ELECTRICAL, AND FIBER OPTIC UTILITIES PRIOR TO BUILDI DEMOLITION. ABANDON UTILITIES IN PLACE.

| Point Table | | | | | | |
|-------------|-------------|-------------|-----------|-----------------|--|--|
| POINT# | NORTHING | EASTING | ELEVATION | DESCRIPTION | | |
| 1 | 179708.1970 | 207790.2440 | 717.889 | CTRL CXS | | |
| 2 | 179478.4410 | 208236.0400 | 722.236 | CTRL CXS | | |
| 3 | 179591.8810 | 208019.8320 | 718.232 | CTRL CXS | | |
| 7 | 179732.1390 | 208024.4050 | 716.362 | CTRL MAG NL SET | | |
| 13 | 179880.8820 | 208230.2400 | 714.650 | CTRL MNS | | |



| LEVATION | DESCRIPTION | P.O. Box 620 | 5 | Sun Praire, WI | 53590 |
|----------|-----------------|--|-----------------------|---|---|
| 717.889 | CTRL CXS | Kaukauna, WI 541 PHONE (920) 760 | 30 6-5795 / | PHONE (608) | 318-2336 |
| 722.236 | CTRL CXS | 1-800-230 FAX (920) 766-50 | 6-2534 004 | | |
| 718.232 | CTRL CXS | MILWAUKEE | | WAUSAU | |
| 716.362 | CTRL MAG NL SET | W204 N11509 Goldendale Rd | 52022 | 5605 Lilac Ave Wausau, WI 5 | 4401 |
| 714.650 | CTRL MNS | PHONE (262) 25 | 0-9710 | PHONE (715) FAX (715) 84 | 849-3141 9-3181 |
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| | MAR. 13, 2024 |
| AND | |
| O BE | |
| ICE. | |
| REMOVED AND | |
| NER. EXCAVATOR | |
| ETE BASE. SCONNECT POWER. | |
| | PROJECT MANAGER: |
| | В. РОСН |
| | DESIGNER: |
| | S. KLESSIG |
| | DRAWN BY: |
| | KRW |
| | EXPEDITOR: |
| ∕— SANITARY MH | E. GRAPER |
| RIM=722.47 IE SE 8"=705.27 | |
| IE NW 8 = 705.27 (PER CITY RECORDS) | M. HOYER |
| \uparrow | PRELIMINARY NO: |
| | P22092 |
| | CONTRACT NO: |
| | ORTH 80870 |
| s ₄ 30' 0 30' | 60° DATE. |
| 1"= 30' | MAR. 1, 2024 |
| SCALE | FEET |
| ISTING SITE AND DEMOLITION I | |
| EXCEL JOI | B #: 2239780 |
| ISSUED FOD CONSTDUC | |

1330ED FUR CUNSTRUCTION



| PAVEMENT H | HATCH KEY: |
|------------|--------------------------|
| STAN | IDARD ASPHALT |
| HEAN | /Y DUTY ASPHALT |
| SIDE | WALK CONCRETE |
| | PSTER PAD/APRON CRETE |

| EXISTING SITE DATA (EAST + | WEST) | | |
|----------------------------|---------|-----------|------|
| AREA | (AC) | AREA (SF) | RAT |
| PROJECT SITE | 3.52 | 153,283 | |
| BUILDING FLOOR AREA | 0.47 | 20,297 | 13.2 |
| PAVEMENT (ASP. & CONC.) | 2.47 | 107,573 | 70.2 |
| TOTAL IMPERVIOUS | 2.94 | 127,870 | 83.4 |
| LANDSCAPE/ OPEN SPACE | 0.58 | 25,413 | 16.6 |
| | | | |
| PROPOSED SITE DATA (EAST | + WEST) | | |

| | AREA (AC) | AREA (SF) |
|-------------------------|-----------|-----------|
| PROJECT SITE | 3.52 | 153,283 |
| BUILDING FLOOR AREA | 0.54 | 23,494 |
| PAVEMENT (ASP. & CONC.) | 2.28 | 99,163 |
| TOTAL IMPERVIOUS | 2.82 | 122,657 |
| LANDSCAPE/ OPEN SPACE | 0.70 | 30,626 |
| | | |

| RATIO | SPECIFICATION NOTE: SEE SHEET CO.1 FOR PLAN SPECIFICATIONS AND REQUIREMENTS | |
|----------------|---|--|
| 13.2% 70.2% | SITE INFORMATION: | |
| 83.4% 16.6% | TOWN OF SHEBOYGAN PARCEL NUMBER: 59024351652 | |
| | PROPERTY AREA TOWN (WEST): 68,171 S.F. (1.56 ACRES) | |
| RATIO | PROPERTY AREA CITY (EAST): 85,112 S.F. (1.95 ACRES) TOTAL PROPERTY AREA: 153,283 S.F. (3.51 ACRES) | Keller |
| 15.3% 64.7% | EXISTING ZONING TOWN: B-4C (PLANNED BUSINESS PARK) EXISTING ZONING CITY: SC (SUBURBAN COMMERCIAL) | PLANNERS ARCHITECTS BUILDERS |
| 20.0% | PROPOSED ZONING CITY: SC (SUBURBAN COMMERCIAL WITH PUD) | FOX CITIES MADISON |
| | ADJACENT ZONING: NORTH:UC (URBAN COMMERCIAL) | N216 State Road 55 711 Lois Drive P.O. Box 620 Sun Praire, WI 53590 Kaukauna, WI 54130 PHONE (608) 318-2336 |
| | EAST: SC (SUBURBAN COMMERCIAL) SOUTH: ROW | PHONE (920) 766-5795 / 1-800-236-2534 FAX (920) 766-5004 |
| | WEST (TOWN OF SHEBOYGAN): B-2 (GENERAL BUSINESS) | MILWAUKEE WAUSAU |
| | SETBACKS: BUILDING: FRONT = $25'$ | W204 N11509 5605 Lilac Ave Coldendale Rd Wausau, WI 54401 Germantown, WI 53022 PHONE (715) 849-3141 |
| | SIDE = 10' REAR = 10' | PHONE (262) 250-9710 1-800-236-2534 |
| | PAVEMENT: FRONT = $10'$ | FAX (262) 250-9740 www.kellerbuilds.com |
| | SIDE = 5' REAR = 5' | |
| | MAX. BUILDING HEIGHT ALLOWED TOWN: 50' | |
| | PARKING REQUIRED: 1 STALL PER 300 S.F. OF GROSS FLOOR AREA (78 STALLS REQ.) PARKING PROVIDED: 213 STALLS ACCESSIBLE PARKING REQUIRED: 3 STALLS; ACCESSIBLE PARKING PROVIDED: 3 STALLS | |
| | LANDSCAPE REQUIREMENTS: MAXIMUM IMPERVIOUS SURFACE CITY: 75% | |
| | SITE PLAN KEYNOTES | |
| | 1 STANDARD ASPHALT SECTION (TYP.) | |
| | 2 HEAVY DUTY ASPHALT SECTION (TYP.) | |
| | 3 CONCRETE SIDEWALK (TYP.) | |
| | 4 PUBLIC ROW DRIVEWAY CONCRETE | Ka C |
| , | 5 PUBLIC ROW ASPHALI MATCH CROSS SECTION | |
| | DUMPSIER PAD/APRON CONCRETE (TYP.) | |
| | RAISED WALK (TYP.) | Letter Le |
| | 10 FLUSH WALK (TYP.) | S AI |
| | 12 CURB RAMP (TYP.) | |
| | (13) ADA CURB RAMP (TYP.) | |
| | 14 18" CURB & GUTTER (TYP.) | 00 V |
| | 15 MATCH CITY ROW CURB & GUTTER | He Bo |
| | (16) CURB TAPER (TYP.) | "COPYRIGHT NOTICE" |
| | (CONCRETE TRANSFORMER PAD BY UTILITY SUPPLIER (CONTRACTOR TO VERIFY FINAL LOCATION & DESIGN PRIOR TO | This design, drawing and detail is the copyrighted property of KELLER, INC. No part hereof shall be copied, duplicated, distributed, disclosed or made available to |
| | (19) HANDICAP BOLLARD WITH BLACK SLEEVE AND HC STICKERS | anyone without the expressed written consent of KELLER, INC. |
| | 20 HANDICAP STALL & STRIPING PER STATE CODES. | REVISIONS |
| | 22 PYLON SIGN. ELECTRICIAN TO WIRE, BASE BY SIGN COMPANY (DETAILS, FINAL LOCATION, & APPROVAL BY SIGN VENDOR) | MAR. 13, 2024 |
| | 23 DUMPSTER ENCLOSURE (SEE ARCH PLANS FOR DETAILS) | $\begin{array}{c c} \underline{ \begin{array}{c} \underline{ \end{array}}} \\ \underline{ \begin{array}{c} \underline{ \end{array}}} \\ \underline{ \begin{array}{c} \underline{ \end{array}}} \\ \underline{ \end{array}} \end{array}$ |
| | 24 BOLLARDS (SEE DETAIL ON ARCH. PLAN) | |
| | 28 DETECTABLE WARNING PLATE | |
| | $\overline{30}$ paint striping (typ). Color to match parking stall striping. | PROJECT MANAGER: |
| | 31 SERVICE DIRECTIONAL SIGN (DETAILS, FINAL LOCATION, & APPROVAL BY SIGN VENDOR) (CONTRACTOR TO VERIFY IF POWER IS REQUIRED) | B. POCH |
| | (32) EV CHARGER TO BE INSTALLED DURING PHASE 1 (DETAIL BY MANUFACTURER, SEE SITE UTILITY PLAN FOR TYPE/WALL OR DEDESTAL MOUNTED) | S. KLESSIG |
| | <pre> PEDESTAL MOUNTED) (33) FUTURE EV CHARGER. PROVIDE ROUGHED IN CONDUIT. </pre> | DRAWN BY: KRW |
| | $\overline{\langle 34 \rangle}$ 1,000 gallon waste oil tank. Detail by manufacturer | EXPEDITOR: |
| | 35 TIRE STORAGE | SUPERVISOR: |
| | 36 TEMPORARY JOB TRAILER BY KELLER-POWER TO TRAILER | |
| | 37 TEMPORARY FENCE BY KELLER | PRELIMINARY NU: P22092 |
| | SCRAP ENCLOSURE 6' CHAINLINK FENCE WITH PRIVACY SLATS AND (2) 5' GATES (SEE ARCH PLANS FOR DETAILS) | CONTRACT NO: 80870 |
| | $\mathbf{x}(\mathbf{x}) \text{identification: keynote item(quantity) - if no () = quantity is}$ | 1 DATE: |
| URT | | MAR. 1, 2024 |

ISSUED FOR CONSTRUCTION



PROJECT LOCATION MAP

| | SITE INFORMA | TION: | | |
|------------------|--|--|---|--|
| 10 | TOWN OF SHEB | OYGAN PARCEL NUMBER: 59024351652 YGAN PARCEL NUMBER: 59281215827 | | |
| % % % % | PROPERTY ARE, PROPERTY ARE, TOTAL PROPER | A TOWN (WEST): 68,171 S.F. (1.56 ACRES) A CITY (EAST): 85,112 S.F. (1.95 ACRES) TY AREA: 153,283 S.F. (3.51 ACRES) | | |
| | EXISTING ZONIN | G TOWN: B-4C (PLANNED BUSINESS PARK) | | TM |
| 10 | PROPOSED ZON | ING CITY: SC (SUBURBAN COMMERCIAL) | Kal | |
| % % | ADJACENT ZONI | | NEI | IEI |
| % % | EAST: SC (SUBL SOUTH: ROV | JAN COMMERCIAL) JRBAN COMMERCIAL) N | PLANNERS ARCHIT | ECTS BUILDERS |
| | WEST (TOWN OF | F SHEBOYGAN): B-2 (GENERAL BUSINESS) | FOX CITIES N216 State Road 55 P.O. Box 620 | MADISON 711 Lois Drive Sun Praire WL 53590 |
| | PROPOSED USE | : CAR DEALERSHIP WITH PARKING LOT (OUTDOOR DISPLAY=CUP) | Kaukauna, WI 54130 PHONE (920) 766-5795 / 1-800-236-2534 | PHONE (608) 318-2336 |
| | SLIBACKS. DOI | SIDE = 10' REAR = 10' | FAX (920) 766-5004 | |
| | PAV | VEMENT: FRONT = 10' SIDE = 5' REAR = 5' | MILWAUKEE W204 N11509 Goldendale Rd Germantown, WI 53022 PHONE (262) 250-9710 | WAUSAU 5605 Lilac Ave Wausau, WI 54401 PHONE (715) 849-3141 FAX (715) 849-3181 |
| | MAX. BUILDING | HEIGHT ALLOWED TOWN: 50' | 1-800-236-2534 FAX (262) 250-9740 | |
| | PARKING REQUI | RED: 1 STALL PER 300 S.F. OF GROSS FLOOR AREA (78 STALLS REQ.) | www.keller | builds.com |
| | PARKING PROVI | DED: 213 STALLS | | |
| | KIA STALL BRE | AKDOWN: STALLS: REQUIRED (83); PROVIDED (93) | | Ľ Ž |
| | CUSTOME | R STALLS: REQUIRED (44); PROVIDED (85) R STALLS: REQUIRED (8); PROVIDED (12) STALLS: REQUIRED (21); PROVIDED (23) | | |
| | LANDSCAPE RE | QUIREMENTS: | | |
| | MAXIMUM MAXIMUM | IMPERVIOUS SURFACE TOWN: 40% IMPERVIOUS SURFACE CITY: 75% | | |
| | SITE P | LAN KEYNOTES | | |
| | $\overline{\left\langle 1\right\rangle}$ | STANDARD ASPHALT SECTION (TYP.) | | 081 |
| | 2 | HEAVY DUTY ASPHALT SECTION (TYP.) | | 53 |
| | $\langle 3 \rangle$ | CONCRETE SIDEWALK (TYP.) | | AN, |
| | 4 | PUBLIC ROW DRIVEWAY CONCRETE | | |
| | $\left\langle 5\right\rangle$ | PUBLIC ROW ASPHALT MATCH CROSS SECTION | | |
| | | DUMPSTER PAD/APRON CONCRETE (TYP.) | | ■ 5 |
| | | CONCRETE STOOP (TYP.) SEE ARCH. PLANS FOR DETAILS. | ~ | AVE |
| | 9 | RAISED WALK (TYP.) | ОЦ | SU SU |
| | | CURB RAMP (TYP.) | SED | |
| | | ADA CURB RAMP (TYP.) | Ö do | N |
| | $\langle 14 \rangle$ | 18" CURB & GUTTER (TYP.) | PRO | 351 |
| | (15) | MATCH CITY ROW CURB & GUTTER | | |
| | | CURB TAPER (TYP.) | This design, drawing an copyrighted property (| d detail is the of KELLER, INC. |
| | | CONCRETE TRANSFORMER PAD BY UTILITY SUPPLIER (CONTRACTOR TO VERIFY FINAL LOCATION & DESIGN PRIOR TO CONSTRUCTION) | distributed, disclosed c anyone without the exp consent of KELLER, INc | or made available to ressed written S. |
| | <u>(19)</u> | HANDICAP BOLLARD WITH BLACK SLEEVE AND HC STICKERS | | |
| | | HANDICAP STALL & STRIPING PER STATE CODES. PYLON SIGN. ELECTRICIAN TO WIRE, BASE BY SIGN COMPANY | <u>/·</u> MAR. 13, 202 <u>/·</u> . | 24 |
| | | (DETAILS, FINAL LOCATION, & APPROVAL BY SIGN VENDOR) DUMPSTER ENCLOSURF (SEE ARCH PLANS FOR DETAILS) | | |
| | | BOLLARDS (SEE DETAIL ON ARCH. PLAN) | | |
| | | , DETECTABLE WARNING PLATE | | |
| | | PAINT STRIPING (TYP). COLOR TO MATCH PARKING STALL STRIPING. | PROJECT MANAGE | K: B. POCH |
| | 31 | SERVICE DIRECTIONAL SIGN (DETAILS, FINAL LOCATION, & APPROVAL BY SIGN VENDOR) (CONTRACTOR TO VERIFY IF POWER IS REQUIRED) | DESIGNER: | S. KLESSIG |
| | | WALL MOUNTED EV CHARGER TO BE INSTALLED DURING PHASE 1 (DETAIL BY MANUFACTURER, SEE SITE UTILITY PLAN FOR TYPE) | DRAWN BY: | |
| | | FUIURE WALL MOUNTED EV CHARGERS. PROVIDE ROUGHED IN CONDUIT. | EXPEDITOR: | |
| | | 1,000 GALLON WASTE OIL TANK. DETAIL BY MANUFACTURER | | E. GRAPER |
| | | TIRE STORAGE | SUPERVISOR: | M. HOYER |
| | | IEMPORARY JOB TRAILER BY KELLER-POWER TO TRAILER | PRELIMINARY NO: | P22092 |
| | | ILWIYUKAKI FENCE BI KELLEK | CONTRACT NO: | 00070 |
| | $\langle \mathbf{X}(\mathbf{X}) \rangle$ | IDENTIFICATION: KEYNOTE ITEM(QUANTITY) - IF NO () = QUANTITY IS 30' $0'$ $30'$ $0'$ $30'$ $60'$ | 1 DATE: | 80870 |
| | | 1"= 30' FEET | | MAR. 1, 2024 |
| | | CIVIL SITE PLAN PHASE 2 | | I.1B |
| | | ISSUED FOR CONSTRUCTION | | |

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CIVIL GRADING AND EROSION CONTROL PLAN PHASE 1 EXCEL JOB #: 2239780 ISSUED FOR CONSTRUCTION

1"= 30'

MAR. 1, 2024

DATE:

SPECIFICATION NOTE: SEE SHEET CO.1 FOR PLAN SPECIFICATIONS AND REQUIREMENTS <u>NOTES:</u> 1. HANDICAP STALL AND ACCESS AISLES SHALL NOT EXCEED A SLOPE OF 1.50% IN ANY DIRECTION. HANDICAP STALL & ACCESS AISLES SHALL CONFORM TO ADA REQUIREMENTS (CURRENT EDITION) 2. ALL SIDEWALKS SHALL NOT EXCEED A MAXIMUM CROSS SLOPE OF 1.50% AND RUNNING SLOPE OF 4.50% UNLESS OTHERWISE SPECIFIED. INLET PROTECTION NOTE: IΡ CONTRACTOR SHALL PROVIDE TEMPORARY INLET PROTECTION FOR ALL CURB INLETS & CATCH BASINS ONSITE & OFFSITE IMMEDIATELY DOWNSTREAM OF THE PROJECT SITE PER LOCAL CODE. STABILIZED CONSTRUCTION ENTRANCE NOTE:

CONTRACTOR SHALL PROVIDE STABILIZED CONSTRUCTION ENTRANCE AT CONSTRUCTION ENTRANCE FOR PROPOSED IMPROVEMENTS AS REQUIRED PER CODE.

CONCRETE WASHOUT NOTE:

CONTRACTOR SHALL PROVIDE CONCRETE WASHOUT AS REQUIRED PER CODE. FINAL LOCATION TBD BY CONTRACTOR.

EXISTING AGGREGATE BASE NOTE:

CONTRACTOR SHALL REUSE EXISTING STONE BASE AS APPLICABLE TO MEET THICKNESS REQUIREMENTS OF SHEET CO.1.

ISSUED FOR CONSTRUCTION

1"= 30'

PLAN VIEW HORIZONTAL: 1"=30"

PROFILE VIEW horizontal: 1°=30' vertical: 1°=3'

PROFILE VIEW horizontal: 1*=30' vertical: 1*=3'

PROFILE VIEW HORIZONTAL: 1*=30' VERTICAL: 1*=3'

CIVIL SANITARY MAIN EXTENSION PLAN EXCEL JOB #: 2239780 ISSUED FOR CONSTRUCTION

B. POCH

S. KLESSIG

E. GRAPER

M. HOYER

P22092

80870

MAR. 1, 2024

KRW

REVISIONS

DESIGNER:

DRAWN BY:

EXPEDITOR:

SUPERVISOR:

PRELIMINARY NO:

CONTRACT NO:

^{60'} DATE:

MAR. 13, 2024

PROJECT MANAGER:

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

____ FROSION MATTINIC LOCATION

| | | | EROS | ION MAIIII | NG LUCAT | ION | | TM | |
|-----|---------|--|--|--|---|---|--|---|----------------------------------|
| | | CITY LANDSCAP | ING CALCULAT | IONS | | | | | |
| ١E | | REQ. PLANTS | | PLANTS F | PROVIDED | | Ne | 16 | |
| | IDATION | 40 POINTS PER 100' (699'=280 P NEAR BUILDING FOUNDATION | OINTS) | 56 TALL DECI | UOUS SHRUBS | S (280 PTS) | PLANNERS ARCHI | TECTS BUILD | ERS |
| FR | | 40 POINTS PER 100' (525'=210 P 50% TALL TREES (105 PTS) & 30 | OINTS) % SMALL TREES (63 PTS) | 2 CLIMAX TREE | ES (150 PTS) | (75 PTS) | FOX CITIES N216 State Road 55 P.O. Box 620 | MADISON 711 Lois Drive Sun Praire, WI 5 | 3590 |
| ARE | EA | 80 POINTS PER 10,000 S.F. OF P. OR 20 PARKING STALLS (WHICHEV 360 S.F. OF LANDSCAPE AREA PE 98,615 S.F.=792 POINTS 30% TALL TREES (234 PTS) & 40 | AVED AREA ER IS GREATER) R 100 POINTS (2,851 S.F.) % SHRUBS (317 PTS) | 7,251 S.F. OF 8 TALL DECIDU 111 TALL DECID | LANDSCAPING JOUS TREES (2 DUOUS SHRUB | 240 PTS) S (555 PTS) | Kaukauna, WI 54130 PHONE (920) 766-5795 / 1-800-236-2534 FAX (920) 766-5004 | PHONE (608) 3 | 18-2336 |
| | | LANDSCAPINO | G PLANTING SC | HEDULE | | | MILWAUKEE W204 N11509 Coldendale Pd | WAUSAU 5605 Lilac Ave Waysay Mil 544 | 01 |
| | CON | IMON NAME | BOTANICAL NAME | | PLANTED SIZE | QUANTITY | Germantown, WI 53022 PHONE (262) 250-9710 | PHONE (715) 84 FAX (715) 849-3 | 01 19-3141 3181 |
| | | DECIDUO | J <u>S TREES</u> | | | | 1-800-236-2534 FAX (262) 250-9740 | | |
| | Red | Oak | Quercus rubra | | 3" | 2 | www.kelle | builds.com | |
| | Skylir | ne Honeylocust | Gleditsia triacanthos 'Sky | line' | 2" | 8 | | | |
| | Jack | Flowering Pear | Pyrus calleryana 'Jaczam' | | 2" | 5 | | | SIN |
| | | DECIDUOL | <u>S SHRUBS</u> | | 1 | | | | N |
| | Arro | wwood Viburnun | Viburnum dentatum | | 30"-36" | 111 | | | õ |
| | | 12 GA. GALV. V REINF. RUBBER HOSE – (2) RE 2" x 2" x 8'-C CEDAR STAKES TREE WRAP — DECIDUOUS TRE | AIRE W/ | | 2 ~ 2" MULO 2" PEAT | CH - MOSS | ROPOSED FOR: | | 512 WILGUS AVE. SHEBOYGAN, 53081 |
| | | 1'-0" | | | PREPAR ROLL BA HALF BU BREAK S -0" W/ PICK | ED BOWL ACK TOP JRLAP SUBGRADE | This design, drawing a copyrighted property No part hereof shall i distributed, disclosed anyone without the exconsent of KELLER, IN | HT NOTIO nd detail is the of KELLER, INC. or made availat or made availat oressed written IC. | SE CE" cated, ple to |

TREE PLANTING DETAIL

VARIES

SHRUB PLANTING DETAIL NO SCALE NORTH 1"= 30'

CIVIL LANDSCAPE AND RESTORATION PLAN EXCEL JOB #: 2239780 ISSUED FOR CONSTRUCTION

ltem 11.

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| Luminaire Sche | minaire Schedule | | | | | | | | | Calculation Summary | | | | | | | |
|----------------|------------------|----------------|-------|----------|--|------------|-------------|-------------|---|--------------------------|-------------|-------|-------|------|------|---------|---------|
| Label | Qty | Arrangement | LLF | Тад | Description | Lum. Watts | Total Watts | Lum. Lumens | Γ | Label | CalcType | Units | Avg | Max | Min | Avg/Min | Max/Min |
| OB-2 | 13 | GROUP | 0.950 | LITHONIA | (1) RSX3 LED P3 xxK AFRR90 HS + (1) RSX3 LED P3 xxK AFRL90 HS @ 180 + 22FT POLE + 3FT BASE | N.A. | 6937.294 | N.A. | | PRESUMED PROPERTY LINE | Illuminance | Fc | 3.07 | 10.6 | 0.1 | 30.70 | 106.00 |
| OC4 | 3 | SINGLE | 0.950 | LITHONIA | RSX3 LED P4 xxK R4 + 22FT POLE + 3FT BASE | 311.92 | 935.76 | 40976 | | CUSTOMER PARKING | Illuminance | Fc | 7.53 | 9.8 | 5.8 | 1.30 | 1.69 |
| OC4-4 | 10 | 4 @ 90 DEGREES | 0.950 | LITHONIA | (4) RSX3 LED P4 xxK R4 @ 90 + 22FT POLE + 3FT BASE | 311.92 | 12476.8 | 40976 | Γ | EMPLOYEE SERVICE PARKING | Illuminance | Fc | 12.46 | 16.3 | 8.7 | 1.43 | 1.87 |
| ow | 1 | SINGLE | 0.950 | LITHONIA | WDGE1 LED P1 xxK 80CRI VF | 10.0002 | 10.0002 | 1227 | | FRONT INTERIOR LOT | Illuminance | Fc | 32.73 | 50.2 | 20.9 | 1.57 | 2.40 |
| OW1 | 8 | SINGLE | 0.950 | LITHONIA | WDGE4 LED P1 70CRI RFT xxK | 76.21 | 609.68 | 12050 | Γ | FRONT PERIMETER ROW | Illuminance | Fc | 51.45 | 64.0 | 36.3 | 1.42 | 1.76 |
| OW2 | 6 | SINGLE | 0.950 | LITHONIA | WDGE4 LED P4 70CRI RFT xxK | 146.89 | 881.34 | 20446 | | FRONT PERIMETER ROW_1 | Illuminance | Fc | 46.54 | 60.0 | 30.6 | 1.52 | 1.96 |
| OW3 | 1 | SINGLE | 0.950 | LITHONIA | WDGE4 LED P4 70CRI R3 xxK | 146.89 | 146.89 | 20163 | | FRONT PERIMETER ROW_2 | Illuminance | Fc | 52.35 | 61.8 | 38.1 | 1.37 | 1.62 |
| | | | | | | | | | Γ | PEDESTRIAN PATH | Illuminance | Fc | 10.34 | 27.9 | 4.4 | 2.35 | 6.34 |

| 2 1.7 0.7 20 1.7 0.7 0.7 0.7 0.7 1.7 0.7 0.7 0.7 0.7 1.7 0.7 0.7 0.7 0.7 1.7 0.7 0.7 0.7 0.7 1.7 0.7 0.7 0.7 0.7 1.7 0.7 0.7 0.7 0.7 1.7 0.7 0.7 0.7 0.7 1.7 0.7 0.7 0.7 0.7 1.7 0.7 0.7 0.7 0.7 1.7 0.7 0.7 0.7 0.7 1.7 0.7 0.7 0.7 0.7 1.7 0.7 0.7 0.7 0.7 1.7 0.7 0.7 0.7 0.7 1.7 0.7 0.7 0.7 0.7 1.7 0.7 0.7 0.7 0.7 1.5 0.7 0.7 | 2 2 13 4 4 7 | | | | | |
|--|---|---|--|--|--|--|
| 68 70 74 70 55 1.5 10 720 706 81 52 36 24 1.4 | 0 <u>1.1</u> <u>0.7</u> <u>0.4</u> <u>0.4</u> <u>1.3</u> <u>0.9</u> <u>0.5</u> <u>0.5</u> | b.4 b.4 b.3 b.5 b.4 b.4 b.3 | <u>ba ba ba</u> BŮILDIN╚ SEŤ®ACK ^{¢₅} | <u>b.3 b.3 b.2 b.2 b.2</u> <u>b.4 b.3 b.3 b.3 b.</u> | <u> </u> | T <u>BÁCK 0.1 0.1 0.1 0.1</u> |
| | 2.3 1.8 1.0 0.8 3.5 2.1 1.5 | 5.8 5.7 5.7 7.5 1.4 1.3 | 0.7 0.7 0.8 0.8 1.2 1.3 1.4 1.5 | 0.7 0.6 0.5 0.5 0. 1.3 1.2 1.0 1.0 1. | 5 0.6 0.5 0.4 0.3 0 1.0 0.9 0.7 0.6 | b.s b.s b.4 b. |
| | 5 14 4.5 2.8 5 7 9 8 52 | 2.8 2.8 2.6 | \$2.5 \$2.5 \$2.6 \$2.7 \$4.5 \$4.5 \$4.7 \$4.9 | 2.5 2.3 2.2 2.1 2. 4.6 4.2 4.0 3.8 3. | 0 1.9 1.6 1.4 1.1 8 3.6 3.1 2.5 2.1 | 1.0 0.8 0.7 0. 1.8 1.4 1.1 0 |
| | | | | 6.8 6.6 6.3 6. | 1 5.8 4.9 4.1 3.5 | 2.9 2.3 16 1. 13 32 32 1 |
| | | 9 16.8 14.0 12.8 | 12.6 13.3 14.9 162 | 14.3 12.9 12.4 12.6 13 | 1.4 13.9 11.2 8.7 7.1 | |
| - 44 - 61 - 62 - 62 - 62 - 62 - 62 - 62 | 2 10.8 13.6 12.2 11.3 14.5 20.2 28.2 | 5 24.1 18.6 16.2 2 34.0 26.0 21.5 | 15.6 16.9 20.1 22.7 20.2 22.7 28.3 33.0 | 189 16.5 115.7 16.4 18 26.2 22.0 20.5 22.5 26 | 14 20.2 15.5 11.β 9.β 3.8 30.6 22.5 16.4 12.6 | |
| | 1 /3.0 /7.9 16.4 36.4 75.8 19.4 18.8 39.0 | 4 42.8 36.3 30.1 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 | 27.6 31.8 38.7 43.4 32.2 37.4 44.6 44.6 | ³ 6.6 ³ 0.8 ² 8.5 ³ 2.0 ³ 7 43.1 ³ 7.0 ³ 4.3 ³ 9.4 ⁴ 4 | 7.6 41.1 31.6 23.3 17.4 | 13.8 8.5 W 18.0 10.3 5.7 |
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| | NORTH | SCALE: 1/32" = 1'- | | | | |

0' 32' 64'

CIVIL SITE PHOTOMETRIC PLAN AND DETAILS EXCEL JOB #: 2239780 ISSUED FOR CONSTRUCTION

City of Sheboygan Approval Notes: Van Horn Kia Dealership -Wilgus Avenue

| | Required | Provide |
|-----------------------------------|----------|---------|
| Approved Landscape Calculations | Points | Points |
| Building Foundation: 699LF | | |
| 699/100=6.99 6.99 x40=280 | 280 | 280 |
| Developed Lot: 23,269 sq ft | | |
| 23269/1000=23.27 | | |
| 23.27x10=232.7 | 233 | 0 |
| Street Frontage: 525LF | | |
| 525/100=5.25 5.25x 40=210 | 210 | 225 |
| Paved Area: | | |
| 213 parking stalls or 98615 sq ft | | |
| 98615/10000=9.8615 | | |
| 9.8615x80=788.92 789 | | |
| OR | | |
| 213/20=10.65 10.65x80= 852 | 852 | 795 |

Conditions of Approval:

- 1. Any changes to the landscape plan will need City Staff approval prior to installation.
- 2. Plantings located around all ingress/egress of the site shall be maintained to not interfere with vehicular/pedestrian traffic.
- 3. Plantings located around the Fire Department Connection must be maintained to make sure that it is accessible at all times.
- 4. Plantings located by light poles should be maintained to keep areas well lite.
- 5. All plantings will need to be maintained per Section 105-894(b) Maintainenance.
- 6. The Department of Planning & Development must inspect the landscaping. Failure to comply with any of the above conditions may require the removal and replanting of plants. Please call Janet M Duellman for an onsite inspection at 920/459-3380.

Exceptions:

- 1. To not meet the required points for Sections 105-886 (Building Foundation), 105-887 (Developed Lot), 105-888 (Street Frontage), and 105-889 (Paved Area).
- 2. To not meet the location requirements for Sections 105-886 (Building Foundation), 105-887 (Developed Lot), 105-888 (Street Frontage), and 105-889 (Paved Area).

Special Notes:

- Owner may want to reconsider the 5 Skyline Honeylocust at the front of the building. Skyline Honeylocust grow to be approximately 80 feet tall and approximately 30 feet wide.
- City staff will work with landscaper, if landscaper decides that the approved plan isn't able to be installed as approved.

CITY OF SHEBOYGAN

REQUEST FOR PLANNING COMMISSION CONSIDERATION

ITEM DESCRIPTION: Specific Implementation Plan by Van Horn Properties of Sheboygan LLC to construct a new Van Horn Kia facility on parcels 59281215827 and 59281215833. PUD Planned Unit Development Zone.

REPORT PREPARED BY: Ellise Rose, Program Assistant

| REPORT DATE: February 2, 2024 | MEETING DATE: February 13, | 2024 |
|--------------------------------------|----------------------------|------|
| | | |

FISCAL SUMMARY:

Budget Line Item:N/ABudget Summary:N/ABudgeted Expenditure:N/ABudgeted Revenue:N/A

STATUTORY REFERENCE:

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

BACKGROUND / ANALYSIS:

Today, the Plan Commission will be reviewing the Van Horn Properties of Sheboygan LLC Specific Implementation Plan (SIP). A Specific Implementation Plan has already been reviewed and approved by the Plan Commission for this property, however, there has been a change to the proposed project.

Van Horn Properties of Sheboygan LLC is proposing to construct a new facility and redevelop the existing building with a sales lot on parcels 59281215827 and 59281215833.

The applicant states the following about the Van Horn Kia project:

- Land use on the site will match that of the existing site of car dealership and repair center with vehicle display. The building will now be on the west lot with the parking primarily on the east lot.
- A second dumpster enclosure is proposed to abut the west side of the proposed garage for the storage of scrap material. The operations of Van Horn Relating to the scrap enclosure pertain to any materials or equipment discarded from a vehicle maintenance perspective. This will be used for waste generated via vehicle maintenance not allowed to go into the municipal trash. No vehicles will be scrapped for parts or discarded at the site relating to a junkyard or salvage yard facility as described in the definition provided by City of Sheboygan.
- A PUD will best help to meet the needs of the site due to the constraints of existing unique circumstances such as the existing Town of Sheboygan utility lines and easements,

building location, and site access. Deviations requested from code help provide public benefit and reduce existing conditions.

- For the total existing site ratios the building area is 13.2% and impervious area is 83.4%. Proposed total ratios for the building area is 15.3% and impervious area is 79.7%.
- The existing pond on the north side of the site is being relocated to the northeast corner of the site. Existing grades and landscaping around the perimeter of the site to remain.
- The site is on the north side of Wilgus Ave., approximately at the intersection of Wilgus Ave. and N. 36th Street. The two existing parcels have three total driveway accesses to Wilgus Ave. A fourth driveway access is proposed to Wilgus Ave.
- From the City of Sheboygan Comprehensive Plan Map 2-1 Future Land Use dated 12/5/2011 it shows both parcels zoned as Community Mixed Use. These uses similarly match the existing zoning of the city parcel as Suburban Commercial.

STAFF COMMENTS:

The applicant is requesting the following exemptions (exemptions/variances are based on the SC zone):

- An exception to Section 105-929(f)(2) of the City of Sheboygan Municipal Code requiring curb and gutter within parking areas is requested. Curb and gutter used where needed to protect building from traffic and convey stormwater.
- An exception to Section 105-927(c)(2)(a)(2)/105-927(c)(2)(a)(9) limiting accesses to two
 and the distance between access locations. One added drive is proposed to allow for ease
 of deliveries around the building. Existing drives to remain.
- An exception to table 15.305 City of Sheboygan Nonresidential Intensity Standards Min LSR of 25%. Existing LSR is 16.6%, proposed is 20.3%
- An exception to the required landscaping per Section 105-886/105-888/105-889 for landscaping for building foundations, street frontages, and paved areas. No existing plantings on site. Minimize plantings in front of sales lot to maximize viewing of vehicles.
- An exception to the maximum 0.5 foot candles at a property line per Section 105-932(d)(2). This is required for operation and will provide ownership with more security and better display of vehicles on site. It will also help light the city ROW which currently has no street lights to illuminate Wilgus Ave.

The applicant has provided conceptual sign drawings in this SIP. Staff recommends that the applicant work with staff with regards to appropriate signage. Applicant will be required to submit the final sign package in order to be incorporated into the approved SIP. Only at such time as the sign package has been reviewed and approved may the applicant obtain sign permits to install the proposed signage.

ACTION REQUESTED:

Motion to recommend the Common Council approve the proposed Van Horn Kia 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. Dumpster enclosure shall be completed prior to issuance of an occupancy permit for the first apartment building to be occupied.
- 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. Applicant shall work with staff with regards to appropriate signage. Applicant will be required to submit the final package in order to be incorporated into the approved PIP. 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.
- 7. All areas used for parking/maneuvering of vehicles shall be paved.
- 8. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping.
- 9. Any new ingress/egress driveway openings and any drives to be closed or modified shall be improved to standard City specifications.
- 10. 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.).
- 11. 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.).
- 12. Applicant shall immediately clean any and all sediments, materials, tracking, etc. that may be spilled off-site on private or public lands and streets.
- 13. Streets and infrastructure damaged and/or disturbed during construction of all private and/or public improvements shall be promptly repaired by the applicant.
- 14. 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.

- 15. 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).
- 16. 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.
- 17. Prior to building permit issuance, the City of Sheboygan Architectural Review Board shall review/approve the Van Horn facility.
- 18. Any changes to the landscape plan will need City Staff approval prior to installation.
- 19. Plantings located around all ingress/egress of the site shall be maintained to not interfere with vehicular/pedestrian traffic.
- 20. Plantings located around the Fire Department Connection must be maintained to make sure that it is accessible at all times.
- 21. Plantings located by light poles should be maintained to keep areas well lite.
- 22. All plantings will need to be maintained per Section 105-894(b) Maintenance.
- 23. The Department of Planning & Development must inspect the landscaping. Failure to comply with any of the above conditions may require the removal and replanting of plants. Please call Janet M Duellman for an onsite inspection at 920/459-3380.
- 24. If there are any amendments to the approved SIP (including but not limited to site plan, architectural design, etc.) the applicant will have to submit an amended SIP for review that accurately reflects any and all proposed changes.

ATTACHMENTS:

Specific Implementation Plan (SIP) and required attachments.

January 17, 2024 March 19, 2024 Revisions to approved PUD GDP and PIP shown in green

PUD General Development Plan and Precise Implementation Plan Narrative

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

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

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

Applicant Information: Excel Engineering, Inc. 100 Camelot Drive Fond du Lac, WI 54935 Contact: Eric Drazkowski, P.E., Project Manager <u>Eric.drazkowski@excelengineer.com</u> 920-926-9800

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

General Description of Proposed PUD:

1. General project themes and images;

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

A second dumpster enclosure is proposed to abut the west side of the proposed garage for the storage of scrap material. The operations of Van Horn relating to the scrap enclosure pertain to any materials or equipment discarded from a vehicle maintenance perspective. This will be used for waste generated via vehicle maintenance not allowed to go into the municipal trash. No vehicles will be scrapped for parts or discarded at the site relating to a junkyard or salvage yard facility as described in the definition provided by City of Sheboygan.

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

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

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

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

4. The general treatment of natural features;

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

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

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

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

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

 A statement of rationale as to why PUD zoning is proposed. This shall identify barriers that the applicant perceives in the form of requirements of standard zoning districts and opportunities for community betterment the applicant suggests are available through the proposed PUD zoning;

Due to the unique site constraints a PUD is best suited to meet the needs of the site. The existing building, site access, and Town of Sheboygan utility easement limits where a new building can be placed on the site. Exceeding the lighting limit at the property line will allow for additional lighting along the ROW since there are no existing light poles along Wilgus Ave. Moving additional landscaping from the minimum requirements to the front yard will better screen headlights from the ROW. An additional access point will reduce the amount of traffic at the access across from the intersection of Wilgus Ave. and N 36th St. Reducing the amount of total impervious for a same use will increase greenspace and landscaped area.

8. A complete list of zoning standards which will not be met by the proposed PUD and the locations in which they apply and a complete list of zoning standards which will be more than met by the proposed PUD and the locations in which they apply shall be identified. Essentially, the purpose of this listing shall be to provide the plan commission with information necessary to

determine the relative merits of the project in regard to private benefit versus public benefit, and in regard to the mitigation of potential adverse impacts created by design flexibility;

- An exception to Section 105-929(f)(2) of the City of Sheboygan Municipal Code requiring curb and gutter within parking areas is requested. Curb and gutter used where needed to protect building from traffic and convey stormwater.
- An exception to Section 105-927 (c)(2)(a)(2)/105-927 (c)(2)(a)(9) limiting accesses to two
 and the distance between access locations. 1 added drive is proposed to allow for ease of
 deliveries around the building. Existing drives remain.
- An exception to table 15.305 City of Sheboygan Nonresidential Intensity Standards Min LSR of 25%. Existing LSR is 16.6%, proposed is 20.3%.
- An exception to the required landscaping per Section 105-886/105-888/105-889 for landscaping for building foundations, street frontages, and paved areas. No existing plantings on site. Minimize plantings in front of sales lot to maximize viewing of vehicles.
- An exception to the maximum 0.5 footcandles at a property line per Section 105-932(d)(2). This is required for operations and will provide ownership with more security and better display of vehicles on site. It will also help light the city ROW which currently has no street lights to illuminate Wilgus Ave.
- 9. Description of potentially requested exemptions
 - 1. Land use exemptions;
 - The land use of outdoor display (including vehicle sales) is a conditional use in the Suburban Commercial District.
 - 2. Density and intensity exemptions;
 - Existing maximum impervious is 75% currently proposed is 79.7%.
 - Proposed lighting above 0.5 footcandles at property line
 - 3. Bulk exemptions;
 - Curb and gutter is required. Curb and gutter is provided on site where needed to protect building from traffic and convey stormwater. Existing facility has no curb.
 - Construction of a 4th driveway.
 - 4. Landscaping exceptions;
 - Required Landscaping:
 - Building Foundation (280 pts): Providing 5 trees (150 pts) and 19 shrubs (95 pts) in island adjacent to building. Limited ability to landscape around building due

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to garage and show room accesses to building. Remained of landscaping points moved elsewhere on site.

Justification for the proposed planned unit development:

A PUD will best help to meet the needs of the site due to the constraints of existing unique circumstances such as the existing Town of Sheboygan utility lines and easements, building location, and site access. Deviations requested from code either help provide public benefit and reduce existing conditions as listed above.

Outline of intended organizational structure for property owners association, if any; deed restrictions and provisions for private provision of common services

No existing or proposed property owners association. Per most recent deed (document 1987739 recorded on 06/19/2014) no deed restrictions.

Written description which demonstrates the full consistency of the proposed PIP with the approved GDP

GDP and PIP submitted concurrently and proposed to follow this narrative and associated plan set.

Proof of financing

To be coordinated between owner and city.

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Sheboygan spirit on the lake

CITY OF SHEBOYGAN

APPLICATION FOR CONDITIONAL USE

Fee: <u>\$250.00</u> Review Date:

Zoning: Suburban Commercial CSC

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

| SECTION 1: Applicant/ Permittee Infor | mation | | | | |
|--|--|--|---|------------|--------------------|
| Applicant Name (Ind., Org. or Entity) Excel Engineering, Inc. | Authorized Repres Eric Drazkowski | Title P.E., Project Manager | | | |
| Mailing Address 100 Camelot Dr. | City Fond du Lac | | State WI | | ZIP Code 54935 |
| Email Address eric.drazkowski@excelengineer.com | | Phone Number (inc 920-926-9800 | d. area cod | e) | |
| SECTION 2: Landowner Information (co | omplete these fields | when project site o | wner is di | fferent th | an applicant) |
| Applicant Name (Ind., Org. or Entity) Van Horn Properties of Sheboygan LLC | Contact Person Jeff Niesen | | Title Presi | dent and (| CEO |
| Mailing Address PO Box 298 | City Plymouth | | State W | 1 | ZIP Code 53073 |
| Email Address jniesen@vhcars.com | | Phone Number (inc 920-892-646 | cl. area coc 6 | le) | |
| SECTION 3: Project or Site Location | | | | | |
| Project Address/Description 3512 Wilgus Ave | | | Parcel No | 592812 | 15827 |
| SECTION 4: Proposed Conditional Use | | | | | |
| Name of Proposed/Existing Business: | Van Horn Kia | | | | |
| Existing Zoning: | Suburban Comme | rcial Zoning District | | | |
| Present Use of Parcel: | Vehicle Sales & Se | ervice | Dand | | |
| Proposed Use of Parcel: | venicie Sales & Se | rvice & Stormwater F | ond | | |
| Present Use of Adjacent Properties: | Parking lot, industri | al, commercial | D/ also to the period is a compared by the second | | |
| SECTION 5: Certification and Permissic | >n | | | | |
| 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 perm notice and application, and to determin | nission to enter and i ne compliance with a | inspect the property any resulting permit | at reasona coverage. | able times | , to evaluate this |
| Name of Owner/Authorized Representative (please print) Title Phone Number Jeff Niesen 920-892-6466 | | | | | umber 2-6466 |
| Signature of Applicant Jeffrey A. Niesen Jeffrey Miesen 062 19 2023 12:31 (57) | Date Sigr Dec 19, | ied 2023 | | | |

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

CONDITIONAL USE WRITTEN EXPLANANTION REQUIREMENTS

- A. Name of project/development.
- B. Summary of the Conditional Use and general operation of proposed use:
 - Description of existing use
 - Description of proposed use (indoor, outdoor, etc.), why was this site selected?
 - All services, products, etc. to be provided
 - Projected number of residents, employees, and/or daily customers
 - Proposed number of dwelling units, floor area, landscape area, and parking area expressed in square feet and acreage to the nearest one-hundredth of an acre
 - Description of proposed building and all new site improvements (square footage of new and existing structure(s), traffic, ingress/egress, parking, sidewalk, retaining walls, storm drainage, landscaping, lighting, dumpster enclosure, screening of mechanicals, etc.)
 - A written description of the proposed general orientation, design, arrangement, texture, material and color of the building or structure and how it is compatible with the development and redevelopment in and around the area
 - An explanation of any interior and/or exterior renovations
 - Is access appropriate and is their sufficient customers/resident off-street parking?
 - Proposed signage
 - Project timeline and estimated value of project
 - Compatibility of the proposed use and design with adjacent and other properties in the area.
 - How will you insure that the business will not become a nuisance to adjacent properties (i.e. parking, noise, smells, hours of operations, etc.
 - Other information that would be considered pertinent by the Plan Commission.

C. If applicable, please describe any exceptions/variances that are required for this project (i.e. setbacks, parking, landscaping, etc.)

D. Written justification for the proposed conditional use, indicating reasons why the applicant believes the proposed conditional use is appropriate:

- a) How is the proposed conditional use (independent of its location) in harmony with the purposes, goals, objectives, policies and standards of the City of Sheboygan Comprehensive Master Plan?
- b) Does the conditional use, in its proposed location, result in any substantial or undue adverse impact on nearby property the character of the neighborhood, environment, traffic, parking, public improvements, public property or rights-of-way?
- c) How does the proposed conditional use maintain the desired consistency of land uses in relation to the setting within which the property is located?
- d) Is the proposed conditional use located in an area that will be adequately served by utilities, or services provided by public agencies? If not, please explain.

CONDITIONAL USE APPLICATION SUBMITTAL REQUIREMENTS

For a home occupation

- 1. A Site Plan including:
 - □ The overall property
 - □ The existing location of building(s) on the property
 - The parking spaces location on the property
- 2. A Floor Plan including:
 - The dwelling floor plan showing where the business will take place in the dwelling unit.
 - All information necessary to understand the proposal

For all other Conditional Use Permits

To be provided for

- 1. A certified survey map showing existing property boundaries and improvements. lot combination.
- 2. A map providing the following information:
 - ă The map and all its parts shall be clearly reproducible with a photocopier at a size of 11" X 17" and map scale not less than 1' = 600' with lot dimensions of the subject property provided and a graphic scale and north arrow.
 - All lands for which the conditional use is proposed. X
 - All other lands within 100 feet of the boundaries of the subject property. X
 - The current zoning of the subject property and its environs (200 feet), X
- 3. A site plan (conforming to the requirements of Section 15.908(3) of the subject property as proposed for development):
 - Submit TWO (2) hardcopies of the site plan and ONE (1) 11" X 17" reduction of the site plan. X
 - Submit digital plans and drawings of the project by email, flash drive, etc. X
 - Title block that provides all contact information for the petitioner and/or owner, if different \boxtimes
 - Full name and contact information of petitioner's engineers/surveyors/architects, or other design \boxtimes professionals used in the plan preparation
 - The date of the original plan and latest date of revision to the plan ă
 - A north arrow and graphic scale. Said scale is not to be smaller than one inch equals 100 feet 凶
 - All property lines & existing/proposed right-of-way lines with bearings & dimensions clearly labeled 凶
 - X Existing/proposed easement lines and dimensions with an explanation of ownership and purpose.
 - All required building setback lines 凶
 - Existing and proposed buildings, structures and paved areas, including building entrances, walks, drives, decks, patios, fences, utility poles, drainage facilities and walls.
 - Location and dimension of all curb cuts and throat widths of all access points onto public streets or X allevs.
 - The location and dimension of all on-site parking including a summary of the number of parking X stalls provided versus the requirements of the ordinance
- The location and dimension of all loading and service areas on subject property N/A 🗆
- The location of all outdoor storage areas and the design of all screening devices N/A 🗆
- N/A 🗆 Location of all outdoor storage and refuse disposal areas and the design and materials used for construction and operation
 - The location, type, height, size and lighting of all signage. Ď
 - Location, height, design, illumination power and orientation of all exterior lighting on the property \mathbf{X} including a photometrics plan
- Location of all exterior mechanical equipment and utilities and elevations of proposed screening N/A 🗆 devices where applicable (i.e. visible from a public street or residential use or district). Mechanical equipment includes, but is not limited to; HVAC equipment, electrical transformers and boxes, exhaust flues, plumbing vents, gas regulators, generator
 - Location of all existing and proposed landscape areas, storm water areas, etc. X
- N/A4. Building elevations and perspectives.

NOTE: A Traffic Impact Study (TIA) may be required with large development proposals.

STEP 1: Initial Meeting with City Planning Office:

An initial meeting is to ensure that both the applicant and the city staff have a proper understanding of what is being requested and to explain the approvals necessary. An engineered drawing is not required for this meeting, but an accurate sketch and any applicable background information may be needed. Additional meetings can be arranged by calling the Department of City Development.

STEP 2: Official Submission:

A conditional use permit application may be filed at the City of Sheboygan Planning and Development office located on the 2nd floor of City Hall or may be submitted electronically via email: Steve.Sokolowski@SheboyganWI.gov

If submitting electronically, please verify application has been accepted and will be placed on the next Plan Commission agenda.

Payment of the application fee must be received prior to the application filing deadline. Payment may be submitted via postal delivery, in person, or by phone using credit card.

Mailing Address: Department of City Development 828 Center Ave. Suite 208 Sheboygan, WI 53081

NOTE: Applications will not be accepted until complete. A complete application includes all items in the respective checklists above. Applications must be complete before they are scheduled for a meeting before the Plan Commission.

PLAN COMMISSION MEETING

Meeting Date: The Plan Commission meets on the 2nd and 4th Tuesdays of the month at 4:00 p.m. in the Council Chambers of City Hall, 828 Center Ave. The project applicant or a representative must attend the Plan Commission meeting to present the conditional use permit request and answer questions regarding the proposal. Public comment will be invited at the Plan Commission meeting.

Public Notification: Owners of property in the vicinity of the site affected by the conditional use permit proposal are notified via mail. The public hearing notice explains the proposal and provides information about the Plan Commission meeting.

Project Review: The purpose of a conditional use permit is to assure compatibility between land uses. City staff analyzes a proposal and prepares a recommendation for the Plan Commission. The project analysis considers the location of the affected property, surrounding uses, and the operational details of a proposed use.

Plan Commission: The Plan Commission is charged with the authority to approve or deny a conditional use permit request. In the event an applicant wishes to contest the decision of the Plan Commission, the applicant may appeal the decision to the Sheboygan County Circuit Court.

Plan Commission meeting agendas and minutes may be viewed on the City's website: www.SheboyganWI.gov

FOR INFORMATION OR ASSISTANCE CONTACT THE ZONING MANAGER: (920) 459-3382

| | Office Use Only | | |
|---------------------|-------------------------|---------------------------------------|------|
| ACTION BY CITY PLAN | | | |
| DATE OF MEETING: | | | |
| APPROVED: | CONDITIONALLY APPROVED: | DENIED: | |
| CONDITIONS | | | |
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| | | | |
| SIGNATURE: | DATE: | · | 2428 |

Chairperson, City Plan Commission or Representative Dept. of City Development

NOTES

Permits are valid until such time as the business no longer operates from the side. No yearly renewal is required.

Permit may be revoked without notice if misrepresentation of any of the above information or attachments is found to exist.

Permit shall expire in one (1) year from date of approval unless substantial work has commenced or business has begun operating.

Permit is null and void if issued in error. It is understood that any permit issued on this application will not grant any right or privilege to erect any structure or to use any permits for any purpose that is prohibited by the City Zoning Ordinance or any other State or local laws.

Changes in the plans or specifications submitted in the original application shall not be made without prior written approval of the City Plan Commission.

Item 12.

CUP-Application for Signature

Final Audit Report

2023-12-19

| Created: | 2023-12-19 | |
|-----------------|--|--|
| By: | Lisa Van Handel (lisa.vanhandel@excelengineer.com) | |
| Status: | Signed | |
| Transaction ID: | CBJCHBCAABAAErrbt2u5R3c-8BXozWSF0_ccurijQfTA | |

"CUP-Application for Signature" History

- Document created by Lisa Van Handel (lisa.vanhandel@excelengineer.com) 2023-12-19 - 3:49:50 PM GMT
- Document emailed to jniesen@vhcars.com for signature 2023-12-19 - 3:50:37 PM GMT
- Email viewed by jniesen@vhcars.com 2023-12-19 - 6:29:39 PM GMT
- Signer jniesen@vhcars.com entered name at signing as Jeffrey A. Niesen 2023-12-19 - 6:31:13 PM GMT
- Document e-signed by Jeffrey A. Niesen (jniesen@vhcars.com) Signature Date: 2023-12-19 - 6:31:15 PM GMT - Time Source: server
- Agreement completed. 2023-12-19 - 6:31:15 PM GMT

PROPOSED BUILDING FOR: VAN HORN PROPERTIES OF SHEBOYGAN, LLC SHEBOYGAN, DIVISION 31 EARTH WORK 31 10 00 SITE CLEARING (DEMOLITION)

LEGEND

| | 1" IRON PIPE FOUND EXISTING FLOOD LIGHT SECTION CORNER PROPOSED APRON END SECTION EXISTING MARSH AREA EXISTING DECIDUOUS TREE WITH TRUNK DIAMETER EROSION MATTING | | RIGHT-OF-WAY LINE INTERIOR PROPERTY LINE RAILROAD TRACKS EXISTING GROUND CONTOUR PROPOSED GROUND CONTOUR Table A: Allowable Pipe Materia | al Schedule |
|-------------------------|--|-----------------|---|---|
| | 1" IRON PIPE FOUND EXISTING FLOOD LIGHT SECTION CORNER PROPOSED APRON END SECTION EXISTING MARSH AREA EXISTING DECIDUOUS TREE WITH TRUNK DIAMETER | 800 | RIGHT-OF-WAY LINE INTERIOR PROPERTY LINE RAILROAD TRACKS EXISTING GROUND CONTOUR PROPOSED GROUND CONTOUR | |
| <u>سل</u> | 1" IRON PIPE FOUND EXISTING FLOOD LIGHT SECTION CORNER PROPOSED APRON END SECTION EXISTING MARSH AREA | 800 | RIGHT-OF-WAY LINE INTERIOR PROPERTY LINE RAILROAD TRACKS EXISTING GROUND CONTOUR PROPOSED GROUND CONTOUR | PROF |
| > <u></u> \$ | 1" IRON PIPE FOUND | | RIGHT-OF-WAY LINE INTERIOR PROPERTY LINE RAILROAD TRACKS EXISTING GROUND CONTOUR | ₩ HILL HI |
| | 1" IRON PIPE FOUND | | RIGHT-OF-WAY LINE INTERIOR PROPERTY LINE RAILROAD TRACKS | |
| $\mathbf{\nabla}$ | 1" IRON PIPE FOUND | | RIGHT-OF-WAY LINE INTERIOR PROPERTY LINE | |
| ₹ | 1" IRON PIPE FOUND | | RIGHT-OF-WAY LINE | |
| _ _ | | | GRADING/SEEDING LIMITS | Å |
| | | | CRADING SEEDING LIMITS | |
| 0 | 2" IRON PIPE FOUND | | EXISTING CURB AND GUTTER | |
| | 1-1/4" REBAR FOUND | - | PROPOSED CURB AND GUTTER | |
| _ | WEIGHING 1.50 LB/FT. | G | EXISTING UNDERGROUND CAS LINE | |
| • | 3/4" REBAR SET | Ľ | EXISTING UNDERGROUND ELECTRIC CABLE | |
| • | 1–1/4" REBAR SET WEIGHING 4.30 LB/FT. | | EXISTING UNDERGROUND FIBER UPTIC LINE | |
| \rightarrow | PROPOSED DRAINAGE FLOW - | UU | EXISTING UVERHEAD UTILITY LINE | |
| | EXISTING CABLE IV PEDESTAL | | PROPOSED WATER LINE AND HYDRANT | |
| | | W | EXISTING WATER LINE AND HYDRANT | |
| \bowtie | EXISTING ELECTRIC BOX | SAS— | PROPOSED SANITARY SEWER AND MANHOLE - SAN MH | |
| E | EXISTING ELECTRIC PEDESTAL | saS | EXISTING SANITARY SEWER AND MANHOLE | |
| T | EXISTING TELEPHONE PEDESTAL | st | PROPOSED STORM SEWER AND MANHOLE - ST MH | |
| $\bigcirc - \circ$ | EXISTING STREET LIGHT | STD | EXISTING STORM SEWER AND MANHOLE | |
| $\not \to$ | EXISTING UTILITY POLE WITH GUY WIRE | <u> </u> | EXISTING GUARD RAIL | |
| \mathcal{L} | | | PROPOSED PROPERTY LINE | |
| a | | × | EXISTING BARBED WIRE FENCE | |
| | PROPOSED STORM CURB INLET - ST CL | O | EXISTING WOOD FENCE | |
| r#1 | EXISTING STORM CLIRE INLET | O | EXISTING CHAINLINK FENCE | |
| Ħ | EXISTING SQUARE CATCH BASIN | | EXISTING HEDGE | |
| | PROPOSED STORM FIELD INLET - ST FI | ~~~~~~ | EXISTING WOODED AREA | |
| | PROPOSED STORM CATCH BASIN - ST CB | $\overline{}$ | | |
| | EXISTING STORM CATCH BASIN | \bowtie | EXISTING GAS VALVE | |
| T | EXISTING TELEPHONE MANHOLE | Ę | PROPOSED HANDICAP PARKING STALL | |
| × | EXISTING WATER SERVICE VALVE | Ę, | EXISTING HANDICAP PARKING STALL | |
| \otimes | EXISTING WATER VALVE IN MANHOLE | Ę | CENTER LINE | |
| 8 | PROPOSED WATER VALVE IN BOX | | EXISTING SIGN | |
| \otimes | EXISTING WATER VALVE IN BOX | ¢ _• | EXISTING LIGHT POLE | |
| • 000.00 TV | W PROPOSED SPOT ELEVATIONS W (TOP OF WALK, BOTTOM OF WALK @ FLOWLINE) | <u>Ф</u> О-П | PROPOSED WELL PROPOSED LIGHT POLE | |
| • 000.00 FL | (TOP OF CURB, FLOWLINE OF CURB) | W | EXISTING WELL | |
| 000.00] T | C PROPOSED SPOT ELEVATIONS | | SOIL BORING | |
| 000.00 B(000.00 F(| G PROPOSED SPOT ELEVATIONS (REFERENCE R-WA G BG-FINISHED SURFACE GRADE AT BACK OF WAL | ALL DETAIL) | EXISTING STOMP | |
| <u>[000.00]</u> L(| C EXISTING GRADE SFOT ELEVATIONS | | EXISTING SHRUB | |
| | OTHERWISE SPECIFIED) | * | EXISTING CONIFEROUS TREE | |
| • 000.00 | PROPOSED SPOT ELEVATIONS (FLOW LINE OF CURB UNLESS | | | |

NOTE:

A SUPRA KEY BOX IS REQUIRED ON THE BUILDING PER LOCAL STANDARDS. COORDINATE FINAL LOCATION AND REQUIREMENTS WITH LOCAL FIRE DEPARTMENT/BUILDING INSPECTOR.

| Table A: Allowable Pipe Material Schedule | | | | | | |
|--|---------------------------------------|---|--|--|--|--|
| Utility | Material | Pipe Code | Fitting Code | Joint Code | | |
| Town Water Lateral (Glander) | C901/906 PE | AWWA C901/C906 | ASTM D2609, ASTM D2683, ASTM D3261 | Heat fusion: ASTM D2657 | | |
| Van Horn Combined Domestic/Fire Service | C900 PVC | 00 PVC AWWA C900, ASTM D1785, ASTM D2241 AST F13 | | Joint: ASTM D3139 Integral Bell & Spigot Elastomeric Seal: ASTM F477 | | |
| Sanitary Sewer | SDR 35 PVC | ASTM D1785, ASTM D2665, ASTM D3034, ASTM F891 | ASTM F1336 | Push On: ASTM D3212 for Tightness Elastomeric Gasket: ASTM F477 | | |
| Storm Sewer | HDPE | ASTM F2648, ASTM F2306, AASHTO M252, TYPE S (4 IN - 10 IN), AASHTO M294, TYPE S (12 IN - 60 IN) | ASTM F2648, ASTM F2306, AASHTO M252, or AASHTO M294 | Joint: ASTM F2648, ASTM F2306, AASHTO M252, or AASHTO M294 Elastomeric Seal: ASTM F477 | | |
| Storm Sewer | SDR 35 PVC | ASTM D1785, ASTM D2665, ASTM D3034, ASTM F891 | ASTM F1336 | Push On: ASTM D3212 for Tightness Elastomeric Seal: ASTM F477 | | |
| Pavement Underdrain | Single Wall Perforated HDPE-Socked | ASTM F667 | ASTM F667 | ASTM D1056 Grade 2A2 Gasketed | | |

CIVIL SHEET INDEX

| SHEET | SHEET TITLE |
|-------|--|
| | |
| C0.1 | CIVIL COVER AND SPECIFICATION SHEET |
| C1.0 | EXISTING SITE AND DEMOLITION PLAN |
| C1.1A | SITE PLAN PHASE 1 |
| C1.1B | SITE PLAN PHASE 2 |
| C1.2A | GRADING AND EROSION CONTROL PLAN PHASE 1 |
| C1.2B | GRADING AND EROSION CONTROL PLAN PHASE 2 |
| C1.3A | UTILITY PLAN |
| C1.3B | SANITARY MAIN EXTENSION PLAN |
| C1.4 | LANDSCAPE AND RESTORATION PLAN |
| C2.0 | DETAILS |
| C2.1 | DETAILS |
| C3.1 | SITE PHOTOMETRIC PLAN & DETAILS |



PROJECT LOCATION MAP

PLAN SPECIFICATIONS

- A. CONTRACTOR SHALL CALL DIGGER'S HOT LINE AND CONDUCT A PRIVATE UTILITY LOCATE AS REQUIRED TO ENSURE THAT ALL UTILITIES HAVE BEEN LOCATED BEFORE STARTING SITE DEMOLITION ESIGN ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN PLAN AND FIELD CONDITIONS PRIOR TO CONSTRUCTION.
- B. CONTRACTOR TO FIELD TELEVISE ALL EXISTING SANITARY AND STORM LATERALS THAT ARE SCHEDULED TO BE RE-USED AND/OR CONNECTED TO ON SITE AT TIME OF DEMOLITION. THE TELEVISING SHALL BE COMPLETED TO ENSURE THE EXISTING LATERAL(S) ARE FREE OF OBSTRUCTIONS AND IN SOUND STRUCTURAL CONDITION. TELEVISING OF THESE LATERAL(S) SHOULD BE COMPLETED AT BEGINNING OF CONSTRUCTION AND DESIGN ENGINEER SHALL BE NOTIFIED OF ANY PIPE OBSTRUCTIONS AND/OR STRUCTURAL DEFICIENCIES IMMEDIATELY AFTER COMPLETION OF FIELD TELEVISIN
- C. DEMOLITION PLAN IS AN OVERVIEW OF DEMOLITION TO TAKE PLACE ON SITE. CONTRACTOR TO FIELD VERIFY EXISTING SITE CONDITIONS PRIOR TO BIDDING. CONTRACTOR SHALL REMOVE, REPLACE, OR DEMOLISH ALL ITEMS AS NEEDED DURING CONSTRUCTION.
- D. CONTRACTOR TO PROTECT EXISTING IMPROVEMENTS THAT ARE SCHEDULED TO REMAIN. ANY DAMAGE TO EXISTING FACILITIES SHALL BE REPLACED AT CONTRACTORS EXPENSE E. ALL CONCRETE NOTED TO BE REMOVED SHALL BE REMOVED TO THE NEAREST CONTROL JOINT. F. PULVERIZE EXISTING ASPHALT AND REUSE FOR NEW ASPHALT BASES REQUIRED.
- 31 20 00 EARTH MOVING
- A. CONTRACTOR SHALL CALL DIGGER'S HOT LINE AND CONDUCT A PRIVATE UTILITY LOCATE AS REQUIRED TO ENSURE THAT ALL UTILITIES HAVE BEEN LOCATED BEFORE STARTING EXCAVATION. DESIGN ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN PLAN AND FIELD CONDITIONS PRIOR TO CONSTRUCTION.
- B. PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT FOR ALL EXCAVATION, GRADING, FILL AND BACKFILL WORK AS REQUIRED TO COMPLETE THE GENERAL CONSTRUCTION WORK. ALL EXCAVATION AND BACKFILL FOR ELECTRICALS AND MECHANICALS ARE THE RESPONSIBILITY OF THE RESPECTIVE CONTRACTOR UNLESS OTHERWISE SPECIFIED IN THE BID DOCUMENTS. C. ALL ORGANIC TOPSOIL INSIDE THE BUILDING AREA, UNDER PAVED AREAS, AND AT SITE FILL AREAS SHALL BE REMOVED. PROOF ROLL SUBGRADES BEFORE PLACING FILL WITH HEAVY PNEUMATIC-TIRED
- QUIPMENT, SUCH AS A FULLY-LOADED TANDEM AXLE DUMP TRUCK, TO IDENTIFY SOFT POCKETS AND AREAS OF EXCESS YIELDING. CONTRACTOR SHALL VERIFY TOPSOIL DEPTHS PRIOR TC CONSTRUCTION. THE CONTRACTOR SHALL REVIEW AND FOLLOW THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT AND ACCOUNT FOR EXISTING CONDITIONS PRIOR TO SUBMITTING BID FOR THE PROJECT. EXCESS MATERIALS SHALL BE REMOVED FROM THE SITE UNLESS OTHERWISE DIRECTED IN THE PLANS OR BY LOCAL ZONING REQUIREMENTS. D. PLACE AND COMPACT FILL MATERIAL IN LAYERS TO REQUIRED ELEVATIONS. UNIFORMLY MOISTEN OR AERATE SUBGRADE AND EACH SUBSEQUENT FILL OR BACKFILL LAYER BEFORE COMPACTION AS
- RECOMMENDED TO ACHIEVE SPECIFIED DRY DENSITY. REMOVE AND REPLACE. OR SCARIFY AND AIR DRY. OTHERWISE SATISFACTORY SOIL MATERIAL THAT IS TOO WET TO COMPACT TO SPECIFIED DRY E. PLACE BACKFILL AND FILL MATERIALS IN LAYERS NOT MORE THAN 8" IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HEAVY COMPACTION EQUIPMENT, AND NOT MORE THAN 4" IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HAND-OPERATED TAMPERS
- F. COMPACT THE SOLL TO NOT LESS THAN THE FOLLOWING PERCENTAGES OF MAXIMUM DRY DENSITY ACCORDING TO ASTM D 698. STANDARD PROCTOR TEST, FILL MAY NOT BE PLACED ON FROZEN GROUND AND NO FROZEN MATERIALS MAY BE USED FOR BACK FILL. APPLY THE MORE STRINGENT REQUIREMENTS WHEN COMPARING BETWEEN THE FOLLOWING AND THE GEOTECHNICAL REPORT . UNDER FOUNDATIONS - SUBGRADE, AND EACH LAYER OF BACKFILL OR FILL MATERIAL, TO NOT LESS THAN 98 PERCENT.
- 2. UNDER INTERIOR SLAB-ON-GRADE WHERE GROUNDWATER IS MORE THAN 3 FEET BELOW THE SLAB PLACE A DRAINAGE COURSE LAYER OF 3/4" CRUSHED STONE, WITH 5% TO 12% FINES, PER HICKNESS INDICATED ON FOUNDATION PLANS ON PREPARED SUBGRADE. COMPACT THE SUBGRADE AND DRAINAGE COURSE TO NOT LESS THAN 95 PERCEN 3. UNDER INTERIOR SLAB-ON-GRADE WHERE GROUNDWATER IS WITHIN 3 FEET OF THE SLAB SURFACE- PLACE A DRAINAGE COURSE LAYER OF CLEAN 3/4" CRUSHED STONE. WITH NO MORE THAN 5% FINES, PER THICKNESS INDICATED ON FOUNDATION PLANS ON PREPARED SUBGRADE. COMPACT THE SUBGRADE AND DRAINAGE COURSE TO NOT LESS THAN 95 PERCENT UNDER EXTERIOR CONCRETE AND ASPHALT PAVEMENTS - COMPACT THE SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL TO NOT LESS THAN 95 PERCENT.
 UNDER WALKWAYS - COMPACT SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL TO NOT LESS THAN 95 PERCENT.
- UNDER LAWN OR UNPAVED AREAS COMPACT SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL, TO NOT LESS THAN 85 PERCENT G. CONTRACTOR SHALL ENGAGE A QUALIFIED INDEPENDENT TESTING AND INSPECTING AGENCY TO PERFORM FIELD TESTS AND INSPECTIONS. CONTRACTOR SHALL PROVIDE DOCUMENTATION OF
- ASSING DENSITY TESTING AND PROOF-ROLLING TO ENGINEER UPON COMPLETION. IT IS SUGGESTED THAT THE GEOTECHNICAL FIRM USED TO PERFORM THE SUBSURFACE SOIL INVESTIGATION BE ENGAGED FOR THE FIELD OUALITY CONTROL TESTS.
- H. ALLOW THE TESTING AGENCY TO TEST AND INSPECT SUBGRADES AND EACH FILL OR BACKFILL LAYER. PROCEED WITH SUBSEQUENT EARTHWORK ONLY AFTER TEST RESULTS FOR PREVIOUSL COMPLETED WORK COMPLY WITH REQUIREMENTS. PROVIDE ONE TEST FOR EVERY 2000 SQUARE FEET OF PAVED AREA OR BUILDING SLAB, ONE TEST FOR EACH SPREAD FOOTING, AND ONE TEST FOR EVERY 50 LINEAR FEET OF WALL STRIP FOOTING. WHEN THE TESTING AGENCY REPORTS THAT SUBGRADES, FILLS, OR BACKFILLS HAVE NOT ACHIEVED DEGREE OF COMPACTION SPECIFIED, SCARIFY AND MOISTEN OR AERATE, OR REMOVE AND REPLACE
- SOIL TO DEPTH REOUIRED: RECOMPACT AND RETEST UNTIL SPECIFIED COMPACTION IS OBTAINED. J. THE BUILDING SITE SHALL BE GRADED TO PROVIDE DRAINAGE AWAY FROM THE BUILDING AS INDICATED ON THE PLANS. SITE EARTHWORK SHALL BE GRADED TO WITHIN 0.10' OF REQUIRED EARTHWORK ELEVATIONS ASSUMING POSITIVE DRAINAGE IS MAINTAINED IN ACCORDANCE WITH THE GRADING PLAN.

31 30 00 EROSION CONTROL/STORMWATER MANAGEMENT

- A THE DESIGN ENGINEER SHALL PREPARE A SITE SPECIFIC EROSION CONTROL AND A STORMWATER MANAGEMENT PLAN PURSUANT TO NR 216.46 AND NR 216.47. THE DESIGN ENGINEER SHALL ALSO FILE A CONSTRUCTION NOTICE OF INTENT WITH THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES PURSUANT TO NR 216.43 OR TO AN AUTHORIZED LOCAL PROGRAM PURSUANT TO NR 216.415 TO OBTAIN COVERAGE UNDER THE GENERAL WPDFS STORM WATER PERMIT
- B. THE CONTRACTOR SHALL KEEP THE NOTICE OF INTENT PERMIT, APPROVED EROSION CONTROL AND STORMWATER MANAGEMENT PLANS, AND PLAN AMENDMENTS ON THE CONSTRUCTION SITE AT ALL TIMES PURSUANT TO NR 216.455 UNTIL PERMIT COVERAGE IS TERMINATED C. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL LOCAL EROSION CONTROL PERMITS.
- D. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING THE MONITORING, MAINTENANCE, AND REPORTING REQUIREMENTS OF NR 216.48. INSPECTIONS OF IMPLEMENTED EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES MUST AT A MINIMUM BE INSPECTED EVERY 7 DAYS AND WITHIN 24 HOURS AFTER A PRECIPITATION EVENT OF 0.5" OR MORE. A PRECIPITATION EVENT MAY BE CONSIDERED TO BE THE TOTAL AMOUNT OF PRECIPITATION RECORDED IN ANY CONTINUOUS 24-HOUR PERIOD. THE CONTRACTOR SHALL REPAIR OR REPLACE EROSION AND SEDIMENT CONTROL AS IECESSARY WITHIN 24 HOURS OF AN INSPECTION OR AFTER A DEPARTMENT NOTIFICATION WHERE REPAIR OR REPLACEMENT IS REQUESTED E. THE CONTRACTOR SHALL MAINTAIN, AT THE CONSTRUCTION SITE OR AVAILABLE VIA AN INTERNET WEBSITE. WEEKLY WRITTEN REPORTS OF ALL INSPECTIONS CONDUCTED. WISCONSIN DNR
- CONSTRUCTION SITE INSPECTION REPORT FORM 3400-187 SHALL BE USED. WEEKLY INSPECTION REPORTS SHALL INCLUDE ALL OF THE FOLLOWING . THE DATE, TIME, AND LOCATION OF THE CONSTRUCTION SITE INSPECTION. 2. THE NAME OF THE INDIVIDUAL WHO PERFORMED THE INSPECTION.
- . AN ASSESSMENT OF THE CONDITION OF THE EROSION AND SEDIMENT CONTROLS 4. A DESCRIPTION OF ANY EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICE IMPLEMENTATION AND MAINTENANCE PERFORMED A DESCRIPTION OF THE PRESENT PHASE OF LAND DISTURBING CONSTRUCTION ACTIVITY AT THE CONSTRUCTION SITE.
- F. EROSION AND SEDIMENT CONTROL IMPLEMENTED DURING CONSTRUCTION SHALL STRICTLY COMPLY WITH THE GUIDELINES AND REQUIREMENTS SET FORTH IN WISCONSIN ADMINISTRATIVE CODE (W.A.C.) NR 151, THE STATE OF WISCONSIN DEPARTMENT OF NATURAL RESOURCES RUNOFF MANAGEMENT PERFORMANCE STANDARDS. TECHNICAL STANDARDS PUBLISHED BY THE WISCONSIN DNR
- SHALL ALSO BE UTILIZED TO IMPLEMENT THE REQUIRED PERFORMANCE STANDARDS. THE METHODS AND TYPES OF EROSION CONTROL WILL BE DEPENDENT ON THE LOCATION AND TYPE OF WORK INVOLVED. ALL SEDIMENT CONTROL MEASURES SHALL BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION, AND INSTALLED PRIOR TO ANY GRADING OR DISTURBANCE OF XISTING SURFACE MATERIAL. BELOW IS A LIST OF EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES TO ACHIEVE THE PERFORMANCE STANDARDS REQUIRED. 1. SILT FENCE SHALL BE PLACED ON SITE AT LOCATIONS SHOWN ON THE EROSION CONTROL PLAN. SILT FENCE SHALL ALSO BE PROVIDED AROUND THE PERIMETER OF ALL SOIL STOCKPILES THAT WIL EXIST FOR MORE THAN 7 DAYS. FOLLOW PROCEDURES FOUND IN WISCONSIN DNR TECHNICAL STANDARD 1056 (CURRENT EDITION). 2. DITCH CHECKS SHALL BE PROVIDED TO REDUCE THE VELOCITY OF WATER FLOWING IN DITCH BOTTOMS. PLACE AT LOCATIONS SHOWN ON THE EROSION CONTROL PLAN. FOLLOW PROCEDURES
- FOUND IN WISCONSIN DNR TECHNICAL STANDARD 1062 (CURRENT EDITION). STONE TRACKING PADS AND TRACKOUT CONTROL PRACTICES SHALL BE PLACED AT ALL CONSTRUCTION SITE ENTRANCES AND SHALL BE INSTALLED PRIOR TO ANY TRAFFIC LEAVING THE CONSTRUCTION SITE. SEE THE EROSION CONTROL PLAN FOR LOCATIONS. THE AGGREGATE USED FOR THE STONE TRACKING PAD SHALL BE 3/8" TO 3 INCH CLEAR OR WASHED STONE AND SHALL B PLACED IN A LAYER AT LEAST 12 INCHES THICK. THE STONE SHALL BE UNDERLAIN WITH A WISDOT TYPE R GEOTEXTILE FABRIC AS NEEDED. THE TRACKING PAD SHALL BE THE FULL WIDTH OF THE FORESS POINT (12' MIN WIDTH) AND SHALL BE A MINIMUM OF 50 FFET LONG. SURFACE WATER MUST BE PREVENTED FROM PASSING THROUGH THE TRACKING PAD. OTHER TRACKOUT CONTRU PRACTICES INCLUDING STABILIZED WORK SURFACES, MANUFACTURED TRACKOUT CONTROL DEVICES, TIRE WASHING, AND STREET/PAVEMENT CLEANING SHALL BE IMPLEMENTED AS NECESSARY TO
- MITIGATE THE TRACKOUT OF SEDIMENT OFFSITE. FOLLOW PROCEDURES FOUND IN WISCONSIN DNR TECHNICAL STANDARD 1057 (CURRENT EDITIOI 4. STORM DRAIN INLET PROTECTION SHALL BE PROVIDED FOR ALL NEW AND DOWNSTREAM STORM CATCH BASINS AND CURB INLETS. TYPE B OR C PROTECTION SHOULD BE PROVIDED AND SHALL BE ONFORMANCE WITH WISCONSIN DNR TECHNICAL STANDARD 1060 (CURRENT EDITION) 5. DUST CONTROL MEASURES SHALL BE PROVIDED TO REDUCE OR PREVENT THE SURFACE AND AIR TRANSPORT OF DUST DURING CONSTRUCTION. CONTROL MEASURES INCLUDE APPLYING MULCH AND ESTABLISHING VEGETATION, WATER SPRAYING, SURFACE ROUGHENING, APPLYING POLYMERS, SPRAY-ON TACKIFIERS, CHLORIDES, AND BARRIERS. SOME SITES MAY REQUIRE AN APPROACH
- THAT UTILIZES A COMBINATION OF MEASURES FOR DUST CONTROL, FOLLOW PROCEDURES FOUND IN WISCONSIN DNR TECHNICAL STANDARD 1068 (CURRENT EDITION) . THE USE, STORAGE, AND DISPOSAL OF CHEMICALS, CEMENT, AND OTHER COMPOUNDS AND MATERIALS USED ON SITE SHALL BE MANAGED DURING THE CONSTRUCTION PERIOD TO PREVENT THEIR RANSPORT BY RUNOFF INTO WATERS OF THE STATE. 2. CONTRACTOR SHALL PROVIDE AN OPEN AGGREGATE CONCRETE TRUCK WASHOUT AREA ON SITE. CONTRACTOR TO ENSURE THAT CONCRETE WASHOUT SHALL BE CONTAINED TO THIS DESIGNATED AREA AND NOT BE ALLOWED TO RUN INTO STORM INLETS OR INTO THE OVERLAND STORMWATER DRAINAGE SYSTEM. WASHOUT AREA SHALL BE REMOVED UPON COMPLETION OF
- CONSTRUCTION. . TEMPORARY SITE RESTORATION SHALL TAKE PLACE IN DISTURBED AREAS THAT WILL NOT BE BROUGHT TO FINAL GRADE OR ON WHICH LAND DISTURBING ACTIVITIES WILL NOT BE PERFORMED FO A PERIOD GREATER THAN 14 DAYS AND REQUIRES VEGETATIVE COVER FOR LESS THAN ONE YEAR. THIS TEMPORARY SITE RESTORATION REQUIREMENT ALSO APPLIES TO SOIL STOCKPILES THAT EXIST FOR MORE THAN 7 DAYS. PERMANENT RESTORATION APPLIES TO AREAS WHERE PERENNIAL VEGETATIVE COVER IS NEEDED TO PERMANENTLY STABILIZE AREAS OF EXPOSED SOIL. PERMANENT TABILIZATION SHALL OCCUR WITHIN 3 WORKING DAYS OF FINAL GRADING. TOPSOIL, SEED, AND MULCH SHALL BE IN GENERAL CONFORMANCE WITH TECHNICAL STANDARDS 1058 AND 1059 AND SHALL MEET THE SPECIFICATIONS FOUND IN THE LANDSCAPING AND SITE STABILIZATION SECTION OF THIS CONSTRUCTION DOCUMENT. ANY SOIL EROSION THAT OCCURS AFTER FINAL GRADING
- AND/OR FINAL STABILIZATION MUST BE REPAIRED AND THE STABILIZATION WORK REDONE. 4. IF SITE DEWATERING IS REQUIRED FOR PROPOSED CONSTRUCTION ACTIVITIES, ALL SEDIMENT LADEN WATER GENERATED DURING THE DEWATERING PROCESS SHALL BE TREATED TO REMOVE SEDIMENT PRIOR TO DISCHARGING OFF-SITE OR TO WATERS OF THE STATE. FOLLOW ALL PROCEDURES FOUND IN TECHNICAL STANDARD 1061 5. ALL OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION WORK OR A STORM EVENT SHALL BE CLEANED UP BY THE END OF EACH WORKING DAY. DUST CONTROL REQUIREMENTS SHALL BE FOLLOWED PER WI DNR TECHNICAL STANDARD 1068 (CURRENT EDITION). FLUSHING SHALL NOT BE ALLOWED.
- G. EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL THE AREA(S) SERVED HAVE ESTABLISHED VEGETATIVE COVER. H. ONCE THE CONSTRUCTION SITE HAS BEEN FULLY STABILIZED AND TEMPORARY EROSION CONTROL BEST MANAGEMENT PRACTICES HAVE BEEN REMOVED, THE CONTRACTOR SHALL FILE A CONSTRUCTION NOTICE OF TERMINATION WITH THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES IN ACCORDANCE WITH NR 216.55. I. AT THE COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL GIVE THE OWNER COPIES OF THE EROSION CONTROL AND STORM WATER MANAGEMENT PLANS, AMENDMENTS TO PLANS SUPPORTING PLAN DATA, AND CONSTRUCTION SITE EROSION CONTROL INSPECTION REPORTS. THE OWNER SHALL RETAIN THESE FOR A PERIOD OF 3 YEARS FROM THE DATE OF TERMINATING
- ERAGE UNDER WPDES GENERAL PERMI J. ALL POST CONSTRUCTION STORMWATER MANAGEMENT BEST MANAGEMENT PRACTICES SHALL BE CONSTRUCTED BEFORE THE SITE HAS UNDERGONE FINAL STABILIZATION
- DIVISION 32 EXTERIOR IMPROVEMENT 32 10 00 AGGREGATE BASE & ASPHALT PAVEMENT
- A. CONTRACTOR TO PROVIDE COMPACTED AGGREGATE BASE AND HOT MIX ASPHALT PAVEMENT WHERE INDICATED ON THE PLANS. ALL AGGREGATE PROVIDED MUST COMPLY WITH SECTION 305 OF THE WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION. PROVIDE HOT MIX ASPHALT MIXTURE TYPES PER SECTION 460 OF THE WISCONSIN STAND SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION. CONTRACTOR SHALL OBTAIN AND REVIEW SOILS REPORT FOR RECOMMENDATIONS FOR GEO-GRID / GEOTEXTILE BELOW CRUSHED AGGREGATE (IF APPLICABLE). CONTRACTOR TO PROVIDE AGGREGATE BASE AND HOT MIX ASPHALT PAVEMENT TYPES AND DEPTHS AS INDICATED BELOW:
- STANDARD ASPHALT PAVING SECTION HEAVY ASPHALT PAVING SECTION 1-1/2" SURFACE COURSE (5 LT 58-28S) 1-1/2" SURFACE COURSE (5 LT 58-28S (WISDOT 455.2.5 TACK COAT (STAGED PAVING WISDOT 455.2.5 TACK COAT (STAGED PAVING)
- 2" BINDER COURSE (4 LT 58-28S) 3" BINDER COURSE (4 LT 58-28S) 10" MIN. OF 1-1/4" CRUSHED AGGREGATE (REUSE EXISTING STONE BASE AS APPLICABLE) 12" MIN. OF 1-1/4" CRUSHED AGGREGATE (REUSE EXISTING STONE BASE AS APPLICABLE)
- B. CONTRACTOR TO COMPACT THE AGGREGATE BASE, ASPHALT BINDER COURSE, AND ASPHALT SURFACE COURSE TO AN AVERAGE DENSITY PER WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION. ALL ASPHALT PAVEMENT AREAS SHALL BE PAVED TO WITHIN 0.05' OF DESIGN SURFACE GRADES WITH POSITIVE DRAINAGE BEING MAINTAINED IN ACCORDANCE WITH DESIGN PLANS. A MINIMUM OF 1.0% SLOPE SHALL BE MAINTAINED IN ALL ASPHALT PAVEMENT AREA. C. HOT MIX ASPHALT CONSTRUCTION TO BE PROVIDED PER MORE STRINGENT REQUIREMENTS OF GEOTECHNICAL REPORT OR CONSTRUCTION DOCUMENTS
- CONTRACTOR TO PROVIDE 4" WIDE WHITE PAINTED STRIPING FOR PARKING STALLS, TRAFFIC LANES, AND NO PARKING AREAS. WHITE PAINT MARKINGS SHALL ALSO BE PROVIDED FOR H.C. ACCESSIBL SYMBOLS, TRAFFIC ARROWS, AND TRAFFIC MESSAGES.
- 32 20 00 CONCRETE AND AGGREGATE BASE A. CONTRACTOR TO PROVIDE CRUSHED AGGREGATE BASE AND CONCRETE WHERE INDICATED ON THE PLANS B. ALL AGGREGATE PROVIDED MUST COMPLY WITH SECTION 305 OF THE WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION. ALL AGGREGATE PLACED MUST BE
- COMPACTED TO AN AVERAGE DENSITY PER WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION C. DESIGN AND CONSTRUCTION OF ALL CAST-IN-PLACE EXTERIOR CONCRETE FLAT WORK SHALL CONFORM TO ACI 330R-08 & ACI 318-08
- CONSTRUCTION STAKING SERVICES CONSTRUCTION STAKING SHALL BE COMPLETED BY EXCEL ENGINEERING AS REQUESTED BY THE CONTRACTOR AT
- THE CONTRACTOR'S EXPENSE. CONTRACTOR TO CONTACT RYAN WILGREEN AT 920-926-9800 OR RYAN.W@EXCELENGINEER.COM TO GET STAKING PRICE TO INCLUDE IN BID TO OWNER. PAYMENT OF STAKING COSTS ABOVE AND BEYOND THE BASE PRICE DUE TO RESTAKING WILL BE THE RESPONSIBILITY OF THE CONTRACTOR, NOT
- THE OWNER. CAD DRAWING FILES AND SURVEY CONTROL WILL NOT BE PROVIDED FOR STAKING PURPOSES.

- GENERAL PROJECT NOTES ALL DRIVEWAYS AND CURB CUTS TO BE CONSTRUCTED ACCORDING TO LOCAL ORDINANCES. CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL WORK IN ROW PERMITS FOR TOWN AND CITY.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING NEIGHBORING PROPERTY OWNER PERMISSION FOR WORK ON RESPECTIVE PROPERTIES PRIOR TO CONSTRUCTION.
- PROJECT WILL BE CONSTRUCTED IN 2 PHASES. PHASE 1 WILL CONSTRUCT WEST SIDE LEAVING EXISTING SITE OPERATIONAL. PHASE 2 WILL INCLUDE RAZING OF EXISTING STRUCTURE FOR REPLACEMENT WITH
- VEHICLE STALLS CONTRACTOR TO CONTACT EXCEL ENGINEERING TO COMPLETE AS-BUILT SURVEY OF STORMWATER POND FOLLOWING COMPLETION OF THE POND.
- STORMWATER POND ASBUILT NOTE

CONTRACTOR'S EXPENSE

CONTRACTOR TO CONTACT EXCEL ENGINEERING TO COMPLETE AN AS-BUILT SURVEY FOLLOWING COMPLETION OF THE CONSTRUCTION OF THE STORMWATER POND. THE SURVEY SHALL BE COMPLETED PRIOR TO THE POND FILLING WITH WATER. CONTRACTOR SHALL GIVE EXCEL ENGINEERING A MINIMUM OF A 3 DAY NOTICE. ANY ADDITIONAL WORK REQUIRED TO SURVEY A POND FULL OF WATER OR FOR SURVEYING FOLLOWING REWORK SHALL BE AT THE



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D. EXTERIOR CONCRETE FLAT WORK CONSTRUCTION TO BE PROVIDED PER MORE STRINGENT REQUIREMENTS OF THE GEOTECHNICAL REPORT OR THIS SPECIFICATION. CONCRETE FLAT WORK SIDEWALK CONCRETE - 4" OF CONCRETE OVER 6" OF 3/4" CRUSHED AGGREGATE BASE. CONCRETE SHALL BE REINFORCED WITH MICRO-FIBERS THAT ARE 100% VIRGIN POLYPROPYLENE. FIBRILLATED

UGH TEXTURED, INTERCONNECTED FIBERS CONTAINING NO PREPROCESSED OLEFIN MATERIALS AND SPECIFICALLY MANUFACTURED FOR CONCRETE REINFORCEMENT AT A RATE OF 1.5 LBS FIBER/CUBIC YARD OF CONCRETE, FIBER REINFORCEMENT SHALL BE FIBERMESH 300 (OR EQ.) AND CONFORM WITH ASTM C1116. TYPE III FIBER REINFORCED CONCRETE, CONTRACTION JOINTS SHAL ONSIST OF 1/8" WIDE BY 1" DEEP TOOLED JOINT WHERE INDICATED ON THE PLANS. <u>DUMPSTER PAD/APRON CONCRETE</u> - 6" OF CONCRETE OVER 6" OF AGGREGATE BASE.
 a. CONCRETE SHALL BE STEEL REINFORCED WITH THE FOLLOWING AND PLACED IN THE UPPER 1/3 TO ¹/₂ OF THE SLAB:

1). TIE BARS AT ALL CONTRACTION JOINTS OF THE CONCRETE. TIE BARS SHALL BE #4 REBAR 30" LONG PLACED AT 30" O.C. 2). 6" X 6" WIRE MESH

b. DUMPSTER PAD CONCRETE JOINTING SHALL BE AS FOLLOWS:

CONSTRUCTION IS AS FOLLOWS

CONTRACTOR.

B. SEEDED LAWNS:

1058 & 1059.

33 10 00 SITE UTILITIES

1). CONTRACTION SAWCUT JOINT - CONTRACTOR SHALL PROVIDE A SAWCUT JOINT AT MAXIMUM SPACING OF 15' ON CENTER. SAWCUT SHALL BE 2" IN DEPTH. 2). TYPICAL POUR CONTROL JOINT - POUR CONTROL JOINT SHALL BE PROVIDED WITH 1-1/4" DIAMETER BY 20" LONG SMOOTH DOWEL PLACED AT 12" O.C. ONE HALF OF THE DOWEL SHALL BE

GREASED. GREENSTREAK 9" SPEED DOWEL TUBES SHALL BE USED. 4. PUBLIC ROW PAVEMENT - ALL PUBLIC ROW CONCRETE SHALL MEET THE STANDARDS OF THE CITY OF SHEBOYGAN PUBLIC WORKS DEPARTMENT TECHNICAL STANDARDS RIGHT OF WAY

E. DESIGN MIXES SHALL BE IN ACCORDANCE WITH ASTM C9-1. STRENGTH TO BE MINIMUM OF 4,000 PSI AT 28 DAYS FOR EXTERIOR CONCRETE

2. MAXIMUM WATER/CEMENT RATIO SHALL BE 0.45. 3. SLUMP SHALL NOT EXCEED 4" FOR EXTERIOR CONCRETE FLAT WORK

4. SLUMP SHALL BE 2.5" OR LESS FOR SLIP-FORMED CURB AND GUTTER 5. SLUMP SHALL BE BETWEEN 1.5" TO 3" FOR NON SLIP-FORMED CURB AND GUTTER

6. ALL EXTERIOR CONCRETE SHALL BE AIR ENTRAINED WITH 4% TO 7% AIR CONTENT. NO OTHER ADMIXTURES SHALL BE USED WITHOUT APPROVAL OF EXCEL ENGINEERING. INC. CALCIUM CHLORIDE SHALL NOT BE USED 7. MAXIMUM AGGREGATE SIZE FOR ALL EXTERIOR CONCRETE SHALL BE 0.75 INCHES.

F. VERIFY EQUIPMENT CONCRETE PAD SIZES WITH CONTRACTOR REQUIRING PAD. PADS SHALL HAVE FIBERMESH 300 FIBERS AT A RATE OF 1.5 LBS/CU. YD. OR 6 X 6-W1.4 X W1.4 WELDED WIRE MESH WITH MINIMUM 1 INCH COVER. EQUIPMENT PADS SHALL BE 5.5 INCHES THICK WITH 1 INCH CHAMFER UNLESS SPECIFIED OTHERWISE. COORDINATE ADDITIONAL PAD REQUIREMENTS WITH RESPECTIVE G. ALL CONCRETE FLAT WORK SURFACES AND CONCRETE CURB FLOWLINES SHALL BE CONSTRUCTED TO WITHIN 0.05' OF DESIGN SURFACE AND FLOWLINE GRADES ASSUMING POSITIVE DRAINAGE IS

MAINTAINED IN ACCORDANCE WITH THE DESIGN PLANS. H. CONCRETE FLAT WORK SHALL HAVE CONSTRUCTION JOINTS OR SAW CUT JOINTS PLACED AS INDICATED ON THE PLANS OR PER THIS SPECIFICATION. SAWCUTS SHALL BE DONE AS SOON AS POSSIBLI BUT NO LATER THAN 24 HOURS AFTER CONCRETE IS PLACED. CONCRETE CURB AND GUTTER JOINTING SHALL BE PLACED EVERY 10' OR CLOSER (6' MIN.). IF CONCRETE PAVEMENT IS ADJACENT TO CONCRETE CURB, JOINTING IN THE PAVEMENT AND CURB SHALL ALIGN. ALL EXTERIOR CONCRETE SHALL HAVE A LIGHT BROOM FINISH UNLESS NOTED OTHERWISE. A UNIFORM COAT OF A HIGH SOLIDS CURING COMPOUND MEETING ASTM C309 SHOULD BE APPLIED TO ALL EXPOSED CONCRETE SURFACES. ALL CONCRETE IS TO BE CURED FOR 7 DAYS. EXTERIOR CONCRETE SHALL BE SEPARATEL FROM BUILDINGS WITH CONTINUOUS 0.5 INCH FIBER EXPANSION JOINT AND/OR 0.25 INCH FIBER EXPANSION JOINT AT DECORATIVE MASONRY UNITS. 1 ALL REINFORCING BARS SHALL BE ASTM A615 GRADE 60. THICKNESS OF CONCRETE COVER OVER REINFORCEMENT SHALL BE NOT LESS THAN 3" WHERE CONCRETE IS DEPOSITED AGAINST THE GROUND ITHOUT THE USE OF FORMS AND NOT LESS THAN 1.5" IN ALL OTHER LOCATIONS. ALL REINFORCING SHALL BE LAPPED 36 DIAMETERS FOR UP TO #6 BARS, 60 DIAMETERS FOR #7 TO #10 BARS OR AS

NOTED ON THE DRAWINGS AND EXTENDED AROUND CORNERS WITH CORNER BARS. PLACING AND DETAILING OF STEEL REINFORCING AND REINFORCING SUPPORTS SHALL BE IN ACCORDANCE WITH CRSI AND ACI MANUAL AND STANDARD PRACTICES. THE REINFORCEMENT SHALL NOT BE PAINTED AND MUST BE FREE OF GREASE/OIL, DIRT OR DEEP RUST WHEN PLACED IN THE WORK. ALL WELDED WIRE FABRIC SHALL MEET THE REQUIREMENTS OF ASTM A 185. WELDED WIRE FABRIC SHALL BE PLACED 2" FROM TOP OF SLAB, UNLESS INDICATED OTHERWISE CONTRACTOR SHALL ENGAGE A QUALIFIED INDEPENDENT TESTING AND INSPECTING AGENCY TO SAMPLE MATERIALS, PERFORM TESTS, AND SUBMIT TEST REPORTS DURING CONCRETE PLACEMENT TESTS WILL BE PERFORMED ACCORDING TO ACI 301. CAST AND LABORATORY CURE ONE SET OF FOUR STANDARD CYLINDERS FOR EACH COMPOSITE SAMPLE FOR EACH DAY'S POUR OF EACH

ONCRETE MIX EXCEEDING 5 CU. YD., BUT LESS THAN 25 CU. YD., PLUS ONE SET FOR EACH ADDITIONAL 50 CU. YD. OR FRACTION THEREOF. PERFORM COMPRESSIVE-STRENGTH TESTS ACCORDING TO ASTM C 39. TEST TWO SPECIMENS AT 7 DAYS AND TWO SPECIMENS AT 28 DAYS. PERFORM SLUMP TESTING ACCORDING TO ASTM C 143. PROVIDE ONE TEST AT POINT OF PLACEMENT FOR FACH COMPOSITE SAMPLE, BUT NOT LESS THAN ONE TEST FOR EACH DAY'S POUR OF EACH CONCRETE MIX. PERFORM ADDITIONAL TESTS WHEN CONCRETE CONSISTENCY APPEARS TO CHANGE. K. PROTECT FRESHLY PLACED CONCRETE FROM PREMATURE DRYING AND EXCESSIVE COLD OR HOT TEMPERATURES. IN HOT, DRY, AND WINDY WEATHER, APPLY AN EVAPORATION-CONTROL COMPOUND ACCORDING TO MANUFACTURER'S INSTRUCTIONS AFTER SCREEDING AND BULL FLOATING, BUT BEFORE POWER FLOATING AND TROWELLING. L. LIMIT MAXIMUM WATER-CEMENTITIOUS RATIO OF CONCRETE EXPOSED TO FREEZING, THAWING AND DEICING SALTS TO 0.45.

M. TEST RESULTS WILL BE REPORTED IN WRITING TO THE DESIGN ENGINEER, READY-MIX PRODUCER, AND CONTRACTOR WITHIN 24 HOURS AFTER TESTS. REPORTS OF COMPRESSIVE STRENGTH TESTS SHALL CONTAIN THE PROJECT IDENTIFICATION NAME AND NUMBER. DATE OF CONCRETE PLACEMENT, NAME OF CONCRETE TESTING SERVICE, CONCRETE TYPE AND CLASS, LOCATION OF CONCRETE ATCH IN STRUCTURE, DESIGN COMPRESSIVE STRENGTH AT 28 DAYS, CONCRETE MIX PROPORTIONS AND MATERIALS, COMPRESSIVE BREAKING STRENGTH, AND TYPE OF BREAK FOR BOTH 7-DAY TESTS AND 28-DAY TESTS. N. CONTRACTOR TO PROVIDE 4" WIDE WHITE PAINTED STRIPING FOR PARKING STALLS, TRAFFIC LANES, AND NO PARKING AREAS. WHITE PAINT MARKINGS SHALL ALSO BE PROVIDED FOR H.C. ACCESSIBLE SYMBOLS, TRAFFIC ARROWS, AND TRAFFIC MESSAGES.

32 30 00 LANDSCAPING AND SITE STABILIZATION

A. TOPSOIL: CONTRACTOR TO PROVIDE A MINIMUM OF 6" OF TOPSOIL FOR ALL DISTURBED OPEN AREAS. OTHER THAN A LANDSCAPE ISLANDS SHALL BE PROVIDED WITH A MINIMUM OF 10" OF TOPSOIL REUSE SURFACE SOIL STOCKPILED ON SITE AND SUPPLEMENT WITH IMPORTED OR MANUFACTURED TOPSOIL FROM OFF SITE SOURCES WHEN QUANTITIES ARE INSUFFICIENT. EXCAVATOR SHALL BE RESPONSIBLE FOR ROUGH PLACEMENT OF TOPSOIL TO WITHIN 1" OF FINAL GRADE PRIOR TO LANDSCAPER FINAL GRADING. LANDSCAPER TO PROVIDE PULVERIZING AND FINAL GRADING OF TOPSOIL PROVIDE SOIL ANALYSIS BY A QUALIFIED SOIL TESTING LABORATORY AS REQUIRED TO VERIFY THE SUITABILITY OF SOIL TO BE USED AS TOPSOIL AND TO DETERMINE THE NECESSARY SOIL MENDMENTS. TEST SOIL FOR PRESENCE OF ATRAZINE AND INFORM EXCEL ENGINEERING, INC. IF PRESENT PRIOR TO BIDDING PROJECT. TOPSOIL SHALL HAVE A PH RANGE OF 5.5 TO 8, CONTAIN A MINIMUM OF 5 PERCENT ORGANIC MATERIAL CONTENT, AND SHALL BE FREE OF STONES 1 INCH OR LARGER IN DIAMETER. ALL MATERIALS HARMFUL TO PLANT GROWTH SHALL ALSO BE REMOVED. OPSOIL INSTALLATION: LOOSEN SUBGRADE TO A MINIMUM DEPTH OF 6 INCHES AND REMOVE STONES LARGER THAN 1" IN DIAMETER. ALSO REMOVE ANY STICKS, ROOTS, RUBBISH, AND OTHER INEOUS MATTER AND DISPOSE OF THEM OFF THE PROPERTY. SPREAD TOPSOIL TO A DEPTH OF 6" BUT NOT LESS THAN WHAT IS REQUIRED TO MEET FINISHED GRADES AFTER LIGHT ROLLING AND NATURAL SETTLEMENT. DO NOT SPREAD TOPSOIL IF SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET. GRADE PLANTING AREAS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORMLY FINE TEXTURE. GRADE TO WITHIN 0.05 FEET OF FINISHED GRADE ELEVATION.

1. PERMANENT LAWN AREAS SHALL BE SEEDED WITH THE FOLLOWING MIXTURE: 65% KENTUCKY BLUEGRASS BLEND (2.0-2.6 LBS./1.000 S.F.). 20% PERENNIAL RYEGRASS (0.6-0.8 LBS./1.000 S.F.). 15% FINE FESCUE (0.4-0.6 LBS/1,000 S.F.). STRAW AND MULCH SHALL BE LAID AT 100LBS/1,000 S.F. FERTILIZE AS PER SOIL TEST OR APPLY 5-10-10 OR EQUIVALENT AT 5-6 LBS/1,000 S.F. SEE EROSION MATTING SPECIFICATIONS AS REQUIRED. ALL SITE DISTURBED AREAS NOT DESIGNATED FOR OTHER LANDSCAPING AND SITE STABILIZATION METHODS SHALL BE SEEDED AS PERMANENT LAWN. NO BARE TOPSOIL SHALL BE LEFT ONSITE. FOLLOW PROCEDURES FOUND IN WONR TECHNICAL STANDARDS 1058 & 1059. 2. ALL PERMANENT AND TEMPORARY STORM WATER CONVEYANCE SWALE BOTTOMS AND SIDE SLOPES AS WELL AS STORMWATER MANAGEMENT BASIN BOTTOMS AND SIDE SLOPES SHALL BE SEEDED

WITH THE FOLLOWING MIXTURE: 45% KENTUCKY BLUEGRASS (0.60 LBS./1000 S.F.), 40% CREEPING RED FESCUE (0.50 LBS./1,000 S.F.), AND 15% PERENNIAL RYEGRASS (0.20 LBS./1,000 S.F.). FERTILIZE AS PER SOIL TEST OR APPLY 5-10-10 OR FOUTVALENT AT 5-6 LBS /1 000 S.F. SEE FROSION MATTING SPECIFICATIONS AS REQUIRED. FOLLOW PROCEDURES FOUND IN WONR TECHNICAL STANDARDS. 3. ALL TEMPORARY SEEDING SHALL CONSIST OF THE FOLLOWING MIXTURE: 100% RYEGRASS AT 1.9 LBS./1,000 S.F. STRAW AND MULCH SHALL BE LAID AT 100 LBS./1,000 S.F. FERTILIZE AS PER SOIL TEST OR APPLY 5-10-10 OR EQUIVALENT AT 5-6 LBS./1,000 S.F. SEE EROSION MATTING SPECIFICATIONS AS REQUIRED. FOLLOW PROCEDURES FOUND IN WDNR TECHNICAL STANDARDS 1058 & 1059. EEDED LAWN MAINTENANCE: CONTRACTOR TO PROVIDE MAINTENANCE OF ALL LANDSCAPING FOR A PERIOD OF 90 DAYS FROM THE DATE OF INSTALLATION. AT THE END OF THE MAINTENANCE RIOD, A HEALTHY, UNIFORM, CLOSE STAND OF GRASS SHOULD BE ESTABLISHED FREE OF WEEDS AND SURFACE IRREGULARITIES. LAWN COVERAGE SHOULD EXCEED 90% AND BARE SPOTS SHOULD

D. EROSION MATTING: CONTROL MATTING (NORTH AMERICAN GREEN \$150) OR EQUIVALENT ON ALL SLOPES THAT ARE 4:1 AND GREATER OUTSIDE OF STORMWATER CONVEYANCE CONTRACTOR T SWALES AND STORMWATER MANAGEMENT BASINS. LAWN SEED SHALL BE PLACED <u>BELOW</u> MATTING IN ACCORDANCE WITH SEEDING REQUIREMENTS AND MANUFACTURER SPECIFICATIONS. 2. CONTRACTOR TO PROVIDE EROSION MATTING (NORTH AMERICAN GREEN C125) OR EQUIVALENT IN ALL SWALE BOTTOMS AND SIDE SLOPES AS WELL AS STORMWATER MANAGEMENT BASIN BOTTOMS AND SIDE SLOPES AS REQUIRED. LAWN SEED SHALL BE PLACED BELOW MATTING IN ACCORDANCE WITH SEEDING REQUIREMENTS AND MANUFACTURER SPECIFICATIONS. . STORMWATER MANAGEMENT POND SAFETY SHELF SEEDING: SAFETY SHELF SHALL BE SEEDED WITH A WET PRAIRIE EMERGENT PLANT TYPE MIX

NOT EXCEED 5"X5". CONTRACTOR SHOULD REESTABLISH LAWNS THAT DO NOT COMPLY WITH THESE REQUIREMENTS AND CONTINUE MAINTENANCE UNTIL LAWNS ARE SATISFACTORY

F. RIP RAP: ALL RIP RAP ASSOCIATED WITH STORMWATER MANAGEMENT AND STORMWATER CONVEYANCE, AS DELINEATED ON THE PLANS. SHALL BE CONSTRUCTED WITH THE TOP OF RIP RAP TCHING THE PROPOSED ADJACENT GRADE ELEVATIONS. PLACEMENT OF RIP RAP ABOVE THE PROPOSED ADJACENT GRADE ELEVATIONS IS NOT ACCEPTABLE. ALL RIP RAP SHALL BE PLACED ON TYPE HR FILTER FABRIC PER SECTION 645 OF THE WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURAL CONSTRUCTION. i. TREES AND SHRUBS: FURNISH NURSERY-GROWN TREES AND SHRUBS WITH HEALTHY ROOT SYSTEMS DEVELOPED BY TRANSPLANTING OR ROOT PRUNING. PROVIDE WELL-SHAPED, FULLY BRANCHED, AND HEALTHY LOOKING STOCK. STOCK SHOULD ALSO BE FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. SEE THE ANDSCAPE PLAN FOR SPECIFIC SPECIE TYPE, SIZE, AND LOCATION H. TREE AND SHRUB INSTALLATION: EXCAVATE CIRCULAR PITS WITH SIDES SLOPED INWARD. TRIM BASE LEAVING CENTER AREA RAISED SLIGHTLY TO SUPPORT ROOT BALL. EXCAVATE PIT APPROXIMATELY THREE TIMES AS WIDE AS THE ROOT BALL DIAMETER. SET TREES AND SHRUBS PLUMB AND IN CENTER OF PIT WITH TOP OF BALL 1" ABOVE ADJACENT FINISHED GRADES. PLACE PLANTING SOIL MIX AROUND ROOT BALL IN LAYERS AND TAMP TO SETTLE MIX. WATER ALL PLANTS THOROUGHLY. PROVIDE TEMPORARY STAKING FOR TREES AS REQUIRED. TREE AND SHRUB MAINTENANCE/WARRANTY: CONTRACTOR TO PROVIDE MAINTENANCE OF ALL LANDSCAPING FOR A PERIOD OF 90 DAYS FROM THE DATE OF INSTALLATION. MAINTENANCE TO VCLUDE REGULAR WATERING AS REQUIRED FOR SUCCESSFUL PLANT ESTABLISHMENT. CONTRACTOR TO PROVIDE 1 YEAR WARRANTY ON ALL TREES, SHRUBS, AND PERENNIALS MINERAL MULCH: PROVIDE 3" MINIMUM THICK BLANKET OF 1.5" MINIMUM TO 2.5" MAXIMUM CRUSHED DECORATIVE STONE AT ALL PLANTING AREAS INDICATED ON THE LANDSCAPE PLAN. INSTALL VER NON-WOVEN WEED BARRIER FABRIC. COLOR BY OWNER.

K. PLASTIC EDGING: INSTALL VALLEY VIEW INDUSTRIES BLACK DIAMOND LAWN EDGING TO SEPARATE ALL PLANTING BEDS FROM LAWN AREAS. EDGING TO BE 5.5" TALL WITH METAL STAKES INSTALLED PER MANUFACTURER'S WRITTEN INSTRUCTIONS. DIVISION 33 UTILITIES

A. CONTRACTOR TO FIELD VERIFY ALL EXISTING UNDERGROUND UTILITIES ON SITE. CONTRACTOR TO VERIFY PIPE LOCATIONS, SIZES, AND DEPTHS AT POINT OF PROPOSED CONNECTIONS AND VERIFY PROPOSED UTILITY ROUTES ARE CLEAR (PER CODE) OF ALL EXISTING UTILITIES AND OTHER OBSTRUCTIONS PRIOR TO CONSTRUCTION. COSTS INCURRED FOR FAILURE TO DO SO SHALL BE THE CONTRACTORS RESPONSIBILITY.

B. CONTRACTOR TO FIELD TELEVISE ALL EXISTING SANITARY AND STORM LATERALS THAT ARE SCHEDULED TO BE RE-USED AND/OR CONNECTED TO ON SITE. THE TELEVISING SHALL BE COMPLETED TO

ENSURE THE EXISTING LATERAL(S) ARE FREE OF OBSTRUCTIONS AND IN SOUND STRUCTURAL CONDITION. TELEVISING OF THESE LATERAL(S) SHOULD BE COMPLETED AT BEGINNING OF CONSTRUCTIO AND DESIGN ENGINEER SHALL BE NOTIFIED OF ANY PIPE OBSTRUCTIONS AND/OR STRUCTURAL DEFICIENCIES IMMEDIATELY AFTER COMPLETION OF FIELD TELEVISING . ALL PROPOSED SANITARY PIPE SHALL BE IN ACCORDANCE WITH MATERIALS SPECIFIED IN TABLE A: ALLOWABLE PIPE MATERIAL SCHEDULE ON C0.1 OF THE PROPOSED PLANSET. ALL PROPOSED SANITARY PIPE BELOW PROPOSED & FUTURE BUILDINGS SHALL BE IN ACCORDANCE WITH MATERIALS SPECIFIED IN TABLE A: ALLOWABLE PIPE MATERIAL SCHEDULE ON CO.1 OF THE PROPOSED PLANSE' 2. SANITARY MANHOLES SHALL BE 48" PRECAST AND CONFORM TO THE STANDARD SPECIFICATIONS FOR SEWER & WATER CONSTRUCTION IN WISCONSIN-CURRENT EDITION UNLESS OTHERWISE DIRECTED BY THE ENGINEER. PROCESS MANHOLES SHALL BE LINED W/ GSE STUDLINER LINING. SANITARY & PROCESS MANHOLE FRAME AND GRATE TO BE NEENAH R-1550-A OR EQUAL. RIM ELEVATION TO BE SET AT FINISHED GRADE IN DEVELOPED AREAS AND 12" ABOVE FINISHED GRADE IN UNDEVELOPED AREAS EXCEPT AS OTHERWISE DIRECTED BY THE ENGINEER. . CLEANOUTS SHALL BE PROVIDED FOR THE SANITARY SERVICE AT LOCATIONS INDICATED ON THE UTILITY PLAN. THE CLEANOUT SHALL CONSIST OF A COMBINATION WYE FITTING IN LINE WITH THE SANITARY SERVICE WITH THE CLEANOUT LEG OF THE COMBINATION WYE FACING STRAIGHT UP. THE CLEANOUT SHALL CONSIST OF A (4" OR 6") VERTICAL PVC PIPE WITH A WATER TIGHT REMOVABLE IOUT PLUG. AN 8" PVC FROST SLEEVE SHALL BE PROVIDED. THE BOTTOM OF THE FROST SLEEVE SHALL TERMINATE 12" ABOVE THE TOP OF THE SANITARY LATERAL OR AT LEAST 6" BELOW THE PREDICTED FROST DEPTH. WHICHEVER IS SHALLOWER. THE CLEANOUT SHALL EXTEND JUST ABOVE THE SURFACE GRADE IN LAWN OR LANDSCAPE AREAS WITH THE FROST SLEEVE TERMINATING AT TH SRADE SURFACE. THE CLEANOUT SHALL EXTEND TO 4 INCHES BELOW SURFACE GRADE IN PAVED SURFACES WITH A ZURN (Z-1474-N) HEAVY DUTY CLEANOUT HOUSING PLACED OVER THE TOP OF THE

LEANOUT FLUSH WITH THE SURFACE GRADE. IN PAVED SURFACES, THE FROST SLEEVE SHALL TERMINATE IN A CONCRETE PAD AT LEAST 6" THICK AND EXTENDING AT LEAST 9" FROM THE SLEEVE ON ALL SIDES, SLOPING AWAY FROM THE SLEEVE. THE CLEANOUT HOUSING SHALL BE CONSTRUCTED PER MANUFACTURERS REQUIREMENTS. F. ALL PROPOSED WATER PIPE SHALL BE IN ACCORDANCE WITH MATERIALS SPECIFIED IN TABLE A: ALLOWABLE PIPE MATERIAL SCHEDULE ON C0.1 OF THE PROPOSED PLANSET. 6' MINIMUM COVER SHAI BE PROVIDED OVER ALL WATER PIPING UNLESS OTHERWISE SPECIFIED 5. ALL PROPOSED STORM PIPE SHALL BE IN ACCORDANCE WITH MATERIALS SPECIFIED IN TABLE A: ALLOWABLE PIPE MATERIAL SCHEDULE ON CO.1 OF THE PROPOSED PLANSET. ALL PROPOSED STORM PIPE BELOW BUILDINGS SHALL BE IN ACCORDANCE WITH MATERIALS SPECIFIED IN TABLE A: ALLOWABLE PIPE MATERIAL SCHEDULE ON CO.1 OF THE PROPOSED PLANSET. SEE UTILITY PLANS FOR ALL STORM PIPE MATERIAL TYPES TO BE USED. PIPE SHALL BE PLACED MIN. 8' HORIZONTALLY FROM FOUNDATION WALLS

H. SANITARY, STORM, AND WATER UTILITY PIPE INVERTS SHALL BE CONSTRUCTED WITHIN 0.10' OF DESIGN INVERT ELEVATIONS ASSUMING PIPE SLOPE AND SEPARATION IS MAINTAINED PER THE UTILITY SITE UTILITY CONTRACTOR SHALL RUN SANITARY SERVICE TO A POINT WHICH IS A MINIMUM OF 5' FROM THE EXTERIOR WALL OF THE FOUNDATION. SITE UTILITY CONTRACTOR SHALL RUN STORM SEWER FOR INTERNALLY DRAINED BUILDINGS TO A POINT WHICH IS A MINIMUM OF 5' FROM THE EXTERIOR WALL OF THE FOUNDATION. SITE UTILITY CONTRACTOR SHALL RUN DOWNSPOUT LEADS TO BUILDING FOUNDATION AND UP 6" ABOVE SURFACE GRADE FOR CONNECTION TO DOWNSPOUT. ALL DOWNSPOUT LOCATIONS SHOULD BE VERIFIED WITH ARCHITECTURAL PLANS AND DOWNSPOUT ONTRACTOR/GC PRIOR TO INSTALLATION OF DOWNSPOUT LEADS. DOWNSPOUT LEADS SHALL NOT UNDERMINE BUILDING FOUNDATIONS. SITE UTILITY CONTRACTOR SHALL RUN WATER SERVICE TO A POINT WITHIN THE FOUNDATION SPECIFIED BY THE PLUMBING PLANS. CONTRACTOR TO CUT AND CAP WATER SERVICE 12" ABOVE FINISHED FLOOR ELEVATION. J. ALL UTILITIES SHALL BE INSTALLED WITH PLASTIC COATED TRACER WIRE (10 GAUGE SOLID COPPER, OR COPPER COATED STEEL WIRE). PLASTIC WIRE MAY BE TAPED TO PLASTIC WATER OR SEWER PIPE. IF ATTACHED, THE TRACER WIRE SHALL BE SECURED EVERY 6 TO 20 FEET AND AT ALL BENDS. TRACER WIRE SHALL HAVE ACCESS POINTS AT LEAST EVERY 300 FEET. TRACER WIRE SHALL TERMINATE IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS AT GRADE OR IN TERMINATION BOX PER LOCAL/STATE REOUIREMENTS

K. ALL UTILITIES SHALL BE INSTALLED PER STATE, LOCAL, AND INDUSTRY STANDARDS. WATER, SANITARY, AND STORM SEWER SHALL BE INSTALLED PER "STANDARD SPECIFICATION FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN". THE DESIGN ENGINEER SHALL BE RESPONSIBLE FOR OBTAINING STATE PLUMBING REVIEW APPROVAL. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL OTHER PERMITS REQUIRED TO INSTALL WATER, SANITARY AND STORM SEWER. SEE PLANS FOR ALL OTHER UTILITY SPECIFICATIONS AND DETAILS. M. ALL ADJUSTING RINGS SHALL BE PRORING

CONTACTS

TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN CALL DIGGERS HOTLINE

DESIGN PLANS AND STATE REQUIREMENTS.

TOLL FREE TELEFAX (414) 259-0947 TDD (FOR THE HEARING IMPAIRED) 1-800 542-2289

WISCONSIN STATUTE 182.0175 (1974) REQUIRES MINIMUM OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

OWNER VAN HORN PROPERTIES OF SHEBOYGAN LLC P.O. BOX 298 PLYMOUTH, WI 53073 CONTACT: JEFF NIESEN P: (920) 892-6466

jniesen@vhcars.com

CIVIL EXCEL ENGINEERING **100 CAMELOT DRIVE** FOND DU LAC, WISCONSIN 54935 EOR: ERIC DRAZKOWSKI, P.E. CONTACT: ALEX MUHL P: (920) 926-9800 F: (920) 926-9801 alex.muhl@excelengineer.com

CIVIL COVER AND SPECIFICATION SHEET

ISSUED FOR CONSTRUCTION



FOX CITIES N216 State Road 55 P.O. Box 620 Kaukauna, WI 54130 PHONE (920) 766-5795 1-800-236-2534 FAX (920) 766-5004

711 Lois Drive Sun Praire, WI 53590 PHONE (608) 318-2336

MILWAUKEE W204 N11509 Goldendale Rd Germantown, WI 53022 PHONE (715) 849-3141 1-800-236-2534

FAX (262) 250-9740

WAUSAU 5605 Lilac Ave Wausau, WI 54401

PHONE (262) 250-9710 FAX (715) 849-3181

www.kellerbuilds.com



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| | REVISIONS | |
|---|----------------------|--------------|
| | <u>MAR.</u> 13, 2024 | |
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| | PROJECT MANAGER: | B. POCH |
| | DESIGNER: | S. KLESSIG |
| | DRAWN BY: | KRW |
| | EXPEDITOR: | E. GRAPER |
| | SUPERVISOR: | M. HOYER |
| | PRELIMINARY NO: | P22092 |
| 5 | CONTRACT NO: | 80870 |
| | DATE: | MAR. 1, 2024 |
| | | - |

UU.I



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

GENERAL DEMOLITION NOTES

- SALVAGE EXISTING GRAVEL BASE AS PRACTICAL TO MEET ASPHALT BASE MINIMUM THICKNESS PER SHEET CO.1.
- PULVERIZE EXISTING ASPHALT AND REUSE FOR NEW STONE BASE MATERIAL TO MEET MINIMUM THICKNESS PER SHEET CO.1.
- DISCONNECT GAS, POWER, ELECTRICAL, AND FIBER OPTIC UTILITIES PRIOR TO BUILDIN DEMOLITION. ABANDON UTILITIES IN PLACE.



Item 12.

| | | | | | | | TECTS BUILDERS |
|---|--|--|--|-----------|-----------------|---|---|
| | | | Point Ta | able | | FOX CITIES | I MADISON |
| | POINT# | NORTHING | EASTING | ELEVATION | DESCRIPTION | N216 State Road 55 P.O. Box 620 | 711 Lois Drive Sun Praire, WI 53590 |
| | 1 | 179708.1970 | 207790.2440 | 717.889 | CTRL CXS | Kaukauna, WI 54130 PHONE (920) 766-5795 / | PHONE (608) 318-2336 |
| | 2 | 179478.4410 | 208236.0400 | 722.236 | CTRL CXS | 1-800-236-2534 FAX (920) 766-5004 | |
| | 3 | 179591.8810 | 208019.8320 | 718.232 | CTRL CXS | MILWAUKEE | WAUSAU |
| | 7 | 179732.1390 | 208024.4050 | 716.362 | CTRL MAG NL SET | W204 N11509 Goldendale Rd | 5605 Lilac Ave Wausau, WI 54401 |
| | 13 | 179880.8820 | 208230.2400 | 714.650 | CTRL MNS | PHONE (262) 250-9710 | PHONE (715) 849-3141 FAX (715) 849-3181 |
| TRANSCORNED | | | | | | FAX (262) 250-9740 | |
| | NSFORMER | DURING PHAS | E 1 FOR POND | | | www.keller | builds.com |
| CONSTRUCTIO ALLIANT ENER NEIGHBOR'S T DISTRIBUTION | N. CONTRA RGY FOR S TRANSFORM LOOP. ALI | ACTOR TO COO SPLICING EXISTIN MER AND PROP LIANT ENERGY | RDINATE WITH NG LINE INTO E OSED PRIMARY TO CONFIRM | EAST | | < | NISN |
| ACCEPTABLE ALLIANT ENER | DEPTH OF RGY. | ELECTRIC LINE | E. EASEMENT B | Y | | | |
| -EXISTING BUILDING | | | | 5 | | | |
| | | | 4 | | | | S |
| | TOR TO CO | | ~ | / | | | |
| | ENERGY IN | PHASE 2. | | ለ | | | |
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| UTILITIES PRIOR T COORDINATE PRO | TECTION O | UCTION. R | | | | |) (5) |
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| BUILDING, UTILITY, FOUNDATION ITEMS | CONCRETE | , PAVEMENT, POSED | | | | "COPYRIGI | HT NOTICE" |
| VEMENTS. COORDI | INATE AS I | NECESSARY. | | | | This design, drawing a copyrighted property No part hereof shall b | nd detail is the of KELLER, INC. De copied, duplicated, |
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| | | | | | | REVISIONS | |
| | | | | | | MAR. 13, 20 | 24 |
| STING SANITARY A TER LATERALS TO | ND BE | | | | | | |
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| REMOVE CONCRET | R. EXCAVA E BASE. | | | | | | |
| CTRICIAN TO DISC | ONNECT PO | JWER. | | | | PROJECT MANAGE | R: |
| 24 | | | | | | | В. РОСН |
| 040 | | | | | | DESIGNER: | S. KLESSIG |
| | | | | | | DRAWN BY: | |
| | | | | | | | KRW |
| | | | | | | EXPEDITOR: | E. GRAPFR |
| | / | / RIM=722.47 IE SE 8"=705.27 IF NW 8"-705.27 | | | | SUPERVISOR | |
| | | (PER CITY RECORDS) | | | | | M. HOYER |
| SA . | | | | | | PRELIMINARY NO: | |
| | / | | | | | | PZZ092 |

CIVIL EXISTING SITE AND DEMOLITION PLAN EXCEL JOB #: 2239780

1"= 30'

ISSUED FOR CONSTRUCTION

80870

MAR. 1, 2024

CONTRACT NO:

^{60'} DATE:

NORTH



| PAVEMENT HATCH KEY: | | | | | | |
|----------------------|-----------|--|--|--|--|--|
| STANDARD | ASPHALT | | | | | |
| HEAVY DUT | Y ASPHALT | | | | | |
| SIDEWALK C | CONCRETE | | | | | |
| DUMPSTER CONCRETE | PAD/APRON | | | | | |

| EXISTING SITE DATA (EAST + | WEST) | | |
|----------------------------|---------|-----------|------|
| AREA | (AC) | AREA (SF) | RAT |
| PROJECT SITE | 3.52 | 153,283 | |
| BUILDING FLOOR AREA | 0.47 | 20,297 | 13.2 |
| PAVEMENT (ASP. & CONC.) | 2.47 | 107,573 | 70.2 |
| TOTAL IMPERVIOUS | 2.94 | 127,870 | 83.4 |
| LANDSCAPE/ OPEN SPACE | 0.58 | 25,413 | 16.6 |
| | | | |
| PROPOSED SITE DATA (EAST | + WEST) | | |

| A (AC) | AREA (SF) |
|--------|--|
| 3.52 | 153,283 |
| 0.54 | 23,494 |
| 2.28 | 99,163 |
| 2.82 | 122,657 |
| 0.70 | 30,626 |
| | A (AC) 3.52 0.54 2.28 2.82 0.70 |

| RATIO | | SPECIFICATION NOTE: SEE SHEET CO.1 FOR PLAN SPECIFICATIONS AND REQUIREMENTS | | |
|----------------|---|---|---|---|
| 13.2% 70.2% | SITE INFORMATION: | | | 7 |
| 83.4% 16.6% | TOWN OF SHEBOYGAN PARCEL CITY OF SHEBOYGAN PARCEL N | NUMBER: 59024351652 IUMBER: 59281215827 | | TM |
| RATIO | PROPERTY AREA TOWN (WEST): PROPERTY AREA CITY (EAST): | 68,171 S.F. (1.56 ACRES) 85,112 S.F. (1.95 ACRES) | | |
| 15.3% 64.7% | EXISTING ZONING CITY: SC (SU | (PLANNED BUSINESS PARK) BURBAN COMMERCIAL) | PLANNERS ARCHIT | |
| 80.0% 20.0% | PROPOSED ZONING CITY: SC (S | SUBURBAN COMMERCIAL WITH PUD) | | ΜΑΔΙSON |
| | ADJACENT ZONING: NORTH: UC (URBAN COMMERCIA) EAST: SC (SUBURBAN COMMERC SOUTH: ROW WEST (TOWN OF SHEBOYGAN): PROPOSED USE: CAR DEALERS | L) DIAL) B-2 (GENERAL BUSINESS) HIP WITH PARKING LOT (OUTDOOR DISPLAY=CUP) | N216 State Road 55 P.O. Box 620 Kaukauna, WI 54130 PHONE (920) 766-5795 / 1-800-236-2534 FAX (920) 766-5004 MILWAUKEE | 711 Lois Drive Sun Praire, WI 53590 PHONE (608) 318-2336 WAUSAU |
| | SETBACKS: BUILDING: FRONT SIDE = REAR = | = 25' 10' = 10' | Goldendale Rd Germantown, WI 53022 PHONE (262) 250-9710 1-800-236-2534 | Wausau, WI 54401 PHONE (715) 849-3141 FAX (715) 849-3181 |
| | PAVEMENT: FRONT SIDE = REAR = | = 10' 5' = 5' | www.kellert | ouilds.com |
| | MAX. BUILDING HEIGHT ALLOWEI | D TOWN: 50' | | |
| | PARKING REQUIRED: 1 STALL P PARKING PROVIDED: 213 STALL ACCESSIBLE PARKING REQUIRED LANDSCAPE REQUIREMENTS: | ER 300 S.F. OF GROSS FLOOR AREA (78 STALLS REQ.) S D: 3 STALLS; ACCESSIBLE PARKING PROVIDED: 3 STALLS | | WISCON |
| | MAXIMUM IMPERVIOUS SU | RFACE CITY: 75% |] | |
| | SIL PLAN KEYNO | <u>DIES</u> | | |
| | 1 STANDARD AS | PHALT SECTION (TYP.) | | 8 |
| | 2 HEAVY DUTY A | ASPHALT SECTION (TYP.) | | 230 |
| | 3 CONCRETE SID | EWALK (TYP.) | | ∎ ["] |
| | 4 PUBLIC ROW D | RIVEWAY CONCRETE | | GAI |
| } | 5 PUBLIC ROW A | SPHALT MATCH CROSS SECTION | | |
| | 7 DUMPSTER PA | D/APRON CONCRETE (TYP.) | | |
| | 8 CONCRETE STO | DOP (TYP.) SEE ARCH. PLANS FOR DETAILS. | | ∎ SH |
| | 9 RAISED WALK | (TYP.) | | _ й |
| | | (TYP) | OR. | P A S |
| | | | | |
| | (12) CURB RAMP (| ТҮР.) | SEI | |
| | (13) ADA CURB RA | MP (TYP.) | Öd | |
| | (14) 18" CURB & C | GUTTER (TYP.) | RO | 51, |
| | 15 MATCH CITY R | OW CURB & GUTTER | <u>م</u> | ~ m |
| | 16CURB TAPER (CONCRETE TRA(18)CONTRACTORCONTRACTOR | (TYP.) ANSFORMER PAD BY UTILITY SUPPLIER TO VERIFY FINAL LOCATION & DESIGN PRIOR TO | "COPYRIGH This design, drawing and copyrighted property c No part hereof shall be distributed, disclosed c | A detail is the f KELLER, INC. copied, duplicated, r made available to |
| | (19) HANDICAP BOL | LLARD WITH BLACK SLEEVE AND HC STICKERS | anyone without the expr consent of KELLER, INC | essea written |
| | 20 HANDICAP STA | LL & STRIPING PER STATE CODES. | REVISIONS | |
| | 22 PYLON SIGN. E | ELECTRICIAN TO WIRE, BASE BY SIGN COMPANY | MAR. 13, 202 | 4 |
| | 23 DUMPSTER EN | CLOSURE (SEE ARCH PLANS FOR DETAILS) | | |
| | 24 ROLLARDS (SF | E DETAIL ON ARCH. PI AN) | | |
| | | | | |
| | | | | |
| | SFRVICE DIREC | TIONAL SIGN (DETAILS, FINAL LOCATION & APPROVAL | PROJECT MANAGEF | K: B. POCH |
| | 31BY SIGN VENDEV CHARGER32MANUFACTURE | OR) (CONTRACTOR TO VERIFY IF POWER IS REQUIRED) TO BE INSTALLED DURING PHASE 1 (DETAIL BY R, SEE SITE UTILITY PLAN FOR TYPE/WALL OR | DESIGNER: | S. KLESSIG |
| | THE FUEL AND | HARGER PROVIDE ROUGHED IN CONDUIT | DRAWN BY: | KRW |
| | | WASTE OIL TANK DETAIL DY MANULEACTUDED | EXPEDITOR: | |
| | ZE TIDE CTOPAGE | WASIL VIL TAINK, DETAIL DI MANUFAUTUKEK | | E. GRAPER |
| | (36) TEMPODARY 1 | TRAILER BY KEILER DOWER TO TOALED | SUPERVISOR: | M. HOYER |
| | 37 TEMPORARY F | ENCE BY KELLER | PRELIMINARY NO: | P22092 |
| | $\overline{\langle 38 \rangle}$ SCRAP ENCLOS | SURE 6' CHAINLINK FENCE WITH PRIVACY SLATS AND (SEE ARCH PLANS FOR DETAILS) | CONTRACT NO: | 80870 |
| ORTI | ■ (X(X)) IDENTIFICATION | : KEYNOTE ITEM(QUANTITY) – IF NO () = QUANTITY IS | ' 1 DATE: | MAR. 1, 2024 |
| 30' | 0 30' 6 | CIVIL SITE PLAN PHASE 1 | SHEET: | 1A |

ISSUED FOR CONSTRUCTION

Item 12.



PROJECT LOCATION MAP

| | SITE INFORMATION: | |
|------------------|---|--|
| 0 | TOWN OF SHEBOYGAN PARCEL NUMBER: 59024351652 CITY OF SHEBOYGAN PARCEL NUMBER: 59281215827 | |
| % % % % | PROPERTY AREA TOWN (WEST): 68,171 S.F. (1.56 ACRES) PROPERTY AREA CITY (EAST): 85,112 S.F. (1.95 ACRES) TOTAL PROPERTY AREA: 153,283 S.F. (3.51 ACRES) | |
| | EXISTING ZONING TOWN: B-4C (PLANNED BUSINESS PARK) | |
| 0 | PROPOSED ZONING CITY: SC (SUBURBAN COMMERCIAL) | Kollor |
| % % | ADJACENT ZONING: | nener |
| % % | NORTH: UC (URBAN COMMERCIAL) EAST: SC (SUBURBAN COMMERCIAL) | PLANNERS ARCHITECTS BUILDERS |
| | WEST (TOWN OF SHEBOYGAN): B-2 (GENERAL BUSINESS) | FOX CITIES MADISON N216 State Road 55 711 Lois Drive |
| | PROPOSED USE: CAR DEALERSHIP WITH PARKING LOT (OUTDOOR DISPLAY=CUP) | P.O. Box 620 Sun Praire, WI 53590 Kaukauna, WI 54130 PHONE (608) 318-2336 PHONE (920) 766-5795 / |
| | SETBACKS: BUILDING: FRONT = 25' SIDE = 10' | 1-800-236-2534 FAX (920) 766-5004 |
| | REAR = 10' | MILWAUKEE WAUSAU W204 N11509 5605 Lilac Ave |
| | SIDE = 5' RFAR = 5' | Goldendale Rd Wausau, WI 54401 Germantown, WI 53022 PHONE (715) 849-3141 PHONE (262) 250-9710 EAX (715) 849-3181 |
| | MAX. BUILDING HEIGHT ALLOWED TOWN: 50' | 1-800-236-2534 FAX (262) 250-9740 |
| | PARKING REQUIRED: 1 STALL PER 300 S.F. OF GROSS FLOOR AREA (78 STALLS REQ.) | www.kellerbuilds.com |
| | PARKING PROVIDED: 213 STALLS | |
| | KIA STALL BREAKDOWN: NEW CAR STALLS: REQUIRED (83); PROVIDED (93) | |
| | USED CAR STALLS: REQUIRED (44); PROVIDED (85) CUSTOMER STALLS: REQUIRED (8); PROVIDED (12) | |
| | SERVICE STALLS: REQUIRED (21); PROVIDED (23) | |
| | MAXIMUM IMPERVIOUS SURFACE TOWN: 40% MAXIMUM IMPERVIOUS SURFACE CITY: 75% | |
| | SITE PLAN KEYNOTES | |
| | $\frac{STTL + LAN - RL + NO + LS}{1}$ standard asphalt section (typ.) | 181 |
| | 2 HEAVY DUTY ASPHALT SECTION (TYP.) | |
| | 3 CONCRETE SIDEWALK (TYP.) | AN, AN |
| | 4 PUBLIC ROW DRIVEWAY CONCRETE | |
| | 5 PUBLIC ROW ASPHALT MATCH CROSS SECTION | |
| | 7 DUMPSTER PAD/APRON CONCRETE (TYP.) | |
| | 8 CONCRETE STOOP (TYP.) SEE ARCH. PLANS FOR DETAILS. | |
| | 9 RAISED WALK (TYP.) | |
| | 10 FLUSH WALK (TYP.) | |
| | (12) CURB RAMP (TYP.) | |
| | 13 ADA CURB RAMP (TYP.) | S51: |
| | 14 18 CORB & GUITER | |
| | (16) CURB TAPER (TYP.) | This design, drawing and detail is the copyrighted property of KELLER INC. |
| | CONCRETE TRANSFORMER PAD BY UTILITY SUPPLIER (CONTRACTOR TO VERIFY FINAL LOCATION & DESIGN PRIOR TO CONSTRUCTION) | No part hereof shall be copied, duplicated, distributed, disclosed or made available to anyone without the expressed written consent of KELLER, INC. |
| | (19) HANDICAP BOLLARD WITH BLACK SLEEVE AND HC STICKERS | REVISIONS |
| | (20) HANDICAP STALL & STRIPING PER STATE CODES. | MAR. 13, 2024 |
| | (DETAILS, FINAL LOCATION, & APPROVAL BY SIGN VENDOR) | $\begin{array}{c c} \underline{\swarrow} & \underline{\checkmark} & \underline{\land} \\ \hline \underline{\land} & \underline{\land} \\ \hline \underline{\land} & \underline{\land} \end{array}$ |
| | 23 DUMPSTER ENCLOSURE (SEE ARCH PLANS FOR DETAILS) | |
| | 24 BOLLARDS (SEE DETAIL ON ARCH. PLAN) | |
| | 30 PAINT STRIPING (TYP) COLOR TO MATCH PARKING STALL STRIPING | PROJECT MANAGER: B. POCH |
| | 31 SERVICE DIRECTIONAL SIGN (DETAILS, FINAL LOCATION, & APPROVAL | DESIGNER: |
| | (UNITRACION TO VERIFY IF POWER IS REQUIRED) (32) WALL MOUNTED EV CHARGER TO BE INSTALLED DURING PHASE 1 (DETAIL BY MANIFACTURER SEE SITE LITUITY DIAN FOR TYDE) | S. KLESSIG |
| | 33FUTURE WALL MOUNTED EV CHARGERS. PROVIDE ROUGHED IN CONDUIT. | |
| | 34 1,000 GALLON WASTE OIL TANK. DETAIL BY MANUFACTURER | E. GRAPER |
| | 35 TIRE STORAGE | SUPERVISOR: M. HOYER |
| | 36 TEMPORARY JOB TRAILER BY KELLER-POWER TO TRAILER | PRELIMINARY NO: |
| | 37 TEMPORARY FENCE BY KELLER | CONTRACT NO: |
| | (X(X)) identification: Keynote item(quantity) - if NO () = quantity is | 1 80870 |
| | | DAIE: MAR. 1, 2024 |
| | <u>CIVIL SITE PLAN PHASE</u> 2 | SHEET: C11R |
| | EXCEL JOB #: 2239780 | |
| | | |





DATE:

CIVIL GRADING AND EROSION CONTROL PLAN PHASE 1 EXCEL JOB #: 2239780 ISSUED FOR CONSTRUCTION

1"= 30'

80870

MAR. 1, 2024



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

<u>NOTES:</u>

IΡ

- 1. HANDICAP STALL AND ACCESS AISLES SHALL NOT EXCEED A SLOPE OF 1.50% IN ANY DIRECTION. HANDICAP STALL & ACCESS AISLES SHALL CONFORM TO ADA REQUIREMENTS (CURRENT EDITION)
- 2. ALL SIDEWALKS SHALL NOT EXCEED A MAXIMUM CROSS SLOPE OF 1.50% AND RUNNING SLOPE OF 4.50% UNLESS OTHERWISE SPECIFIED.

INLET PROTECTION NOTE:

CONTRACTOR SHALL PROVIDE TEMPORARY INLET PROTECTION FOR ALL CURB INLETS & CATCH BASINS ONSITE & OFFSITE IMMEDIATELY DOWNSTREAM OF THE PROJECT SITE PER LOCAL CODE.

CONTRACTOR SHALL PROVIDE STABILIZED CONSTRUCTION ENTRANCE AT CONSTRUCTION ENTRANCE FOR PROPOSED IMPROVEMENTS AS REQUIRED PER CODE.

CONCRETE WASHOUT NOTE:

CONTRACTOR SHALL PROVIDE CONCRETE WASHOUT AS REQUIRED PER CODE. FINAL LOCATION TBD BY CONTRACTOR.

EXISTING AGGREGATE BASE NOTE:

CONTRACTOR SHALL REUSE EXISTING STONE BASE AS APPLICABLE TO MEET THICKNESS REQUIREMENTS OF SHEET CO.1.



ISSUED FOR CONSTRUCTION

1"= 30'







PLAN VIEW HORIZONTAL: 1"=30"



PROFILE VIEW horizontal: 1°=30' vertical: 1°=3'





PROFILE VIEW horizontal: 1*=30' vertical: 1*=3'







PLAN VIEW HORIZONTAL: 1"=30'



PROFILE VIEW HORIZONTAL: 1*=30' VERTICAL: 1*=3'

CIVIL SANITARY MAIN EXTENSION PLAN EXCEL JOB #: 2239780 ISSUED FOR CONSTRUCTION



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

EROSION MATTING LOCATION

| | CITY LANDSCAP | ING CALCULATI | ONS | | |
|---------------------------------|--|---|--|---|--------------------------|
| NE | REQ. PLANTS | | PLANTS F | PROVIDED | |
| OUNDATION | 40 POINTS PER 100' (699'=280 P N NEAR BUILDING FOUNDATION | OINTS) | 56 TALL DECID | UOUS SHRUBS | S (280 PTS) |
| FRONTAG | 40 POINTS PER 100' (525'=210 P 50% TALL TREES (105 PTS) & 30 E LOCATED WITHIN 10' OF ROW | OINTS) % SMALL TREES (63 PTS) | 2 CLIMAX TREE 5 MEDIUM DEC | ES (150 PTS) Iduous tress | S (75 PTS) |
| AREA | 80 POINTS PER 10,000 S.F. OF P, OR 20 PARKING STALLS (WHICHEV 360 S.F. OF LANDSCAPE AREA PE 98,615 S.F.=792 POINTS 30% TALL TREES (234 PTS) & 40 | AVED AREA ER IS GREATER) R 100 POINTS (2,851 S.F.) % SHRUBS (317 PTS) | 7,251 S.F. OF 8 TALL DECIDU 111 TALL DECIE | LANDSCAPING IOUS TREES (: DUOUS SHRUB | 240 PTS) S (555 PTS) |
| | LANDSCAPINO | G PLANTING SC | HEDULE | | |
| DL CC | MMON NAME | BOTANICAL NAME | | PLANTED SIZE | QUANTITY |
| | DECIDUO | US TREES | | | |
| Red | Oak | Quercus rubra | | 3" | 2 |
| Sky | line Honeylocust | Gleditsia triacanthos 'Skyl | ine' | 2" | 8 |
| Jac | k Flowering Pear | Pyrus calleryana 'Jaczam' | | 2" | 5 |
| ٨٢٢ | awwood Viburpup | | | 30" 36" | 111 |
| Dwo | arf Korean Lilac | Svringa meveri palibin | | 15"-18" | 56 |
| Red Sky Jac Arr Dwo | I Oak line Honeylocust Sk Flowering Pear <u>DECIDUOL</u> owwood Viburnun arf Korean Lilac | Quercus rubra Gleditsia triacanthos 'Skyl Pyrus calleryana 'Jaczam' IS SHRUBS Viburnum dentatum Syringa meyeri palibin | ine' | 3" 2" 2" 30"-36" 15"-18" | 2 8 5 111 56 |

12 GA. GALV. WIRE W/-REINF. RUBBER HOSE – (2) REQ'D.

2" x 2" x 8'–0"– CEDAR STAKES

1<u>'-0"</u> MIN.

 $\frac{1'-0''}{MIN.}$



PROJECT MANAGER:

DESIGNER:

DRAWN BY:

EXPEDITOR:

SUPERVISOR:

PRELIMINARY NO:

CONTRACT NO:

^{60'} DATE:

B. POCH

KRW

S. KLESSIG

E. GRAPER

M. HOYER

P22092

80870

MAR. 1, 2024



VARIES

TREE PLANTING DETAIL

" MULCH

BREAK BREAK MIN.

-2" PEAT MOSS

- ROLL BACK TOP HALF BURLAP

SHRUB PLANTING DETAIL NO SCALE NORTH 1"= 30'

CIVIL LANDSCAPE AND RESTORATION PLAN EXCEL JOB #: 2239780 ISSUED FOR CONSTRUCTION











| | | | | | | | | Calculation Summary | | | | | | | | | |
|-------|-----|----------------|-------|----------|--|------------|-------------|---------------------|---|--------------------------|-------------|-------|-------|------|------|---------|---------|
| Label | Qty | Arrangement | LLF | Тад | Description | Lum. Watts | Total Watts | Lum. Lumens | Γ | Label | CalcType | Units | Avg | Max | Min | Avg/Min | Max/Min |
| OB-2 | 13 | GROUP | 0.950 | LITHONIA | (1) RSX3 LED P3 xxK AFRR90 HS + (1) RSX3 LED P3 xxK AFRL90 HS @ 180 + 22FT POLE + 3FT BASE | N.A. | 6937.294 | N.A. | | PRESUMED PROPERTY LINE | Illuminance | Fc | 3.07 | 10.6 | 0.1 | 30.70 | 106.00 |
| OC4 | 3 | SINGLE | 0.950 | LITHONIA | RSX3 LED P4 xxK R4 + 22FT POLE + 3FT BASE | 311.92 | 935.76 | 40976 | | CUSTOMER PARKING | Illuminance | Fc | 7.53 | 9.8 | 5.8 | 1.30 | 1.69 |
| OC4-4 | 10 | 4 @ 90 DEGREES | 0.950 | LITHONIA | (4) RSX3 LED P4 xxK R4 @ 90 + 22FT POLE + 3FT BASE | 311.92 | 12476.8 | 40976 | Γ | EMPLOYEE SERVICE PARKING | Illuminance | Fc | 12.46 | 16.3 | 8.7 | 1.43 | 1.87 |
| ow | 1 | SINGLE | 0.950 | LITHONIA | WDGE1 LED P1 xxK 80CRI VF | 10.0002 | 10.0002 | 1227 | | FRONT INTERIOR LOT | Illuminance | Fc | 32.73 | 50.2 | 20.9 | 1.57 | 2.40 |
| OW1 | 8 | SINGLE | 0.950 | LITHONIA | WDGE4 LED P1 70CRI RFT xxK | 76.21 | 609.68 | 12050 | Γ | FRONT PERIMETER ROW | Illuminance | Fc | 51.45 | 64.0 | 36.3 | 1.42 | 1.76 |
| OW2 | 6 | SINGLE | 0.950 | LITHONIA | WDGE4 LED P4 70CRI RFT xxK | 146.89 | 881.34 | 20446 | | FRONT PERIMETER ROW_1 | Illuminance | Fc | 46.54 | 60.0 | 30.6 | 1.52 | 1.96 |
| OW3 | 1 | SINGLE | 0.950 | LITHONIA | WDGE4 LED P4 70CRI R3 xxK | 146.89 | 146.89 | 20163 | | FRONT PERIMETER ROW_2 | Illuminance | Fc | 52.35 | 61.8 | 38.1 | 1.37 | 1.62 |
| | | | | | | | | | Γ | PEDESTRIAN PATH | Illuminance | Fc | 10.34 | 27.9 | 4.4 | 2.35 | 6.34 |



| 6.3 70.1 73.5 7.0 7.4 70 75 | 4.8 | 1.5 0.6 5. 1.5 0.9 | 7) <u>1.1</u> | <u>b.7</u> |).4 [†] | 0.4 | 0.4 | | 0.3 | 0.3 | <u>р.з</u> | <u>b.3</u> | [†] 0.3 — | 0.3 | 0.3 | 0.2 | 0.2 | ō.2 | ^{b.2} 5' | PAVE | MENT | <mark>₀2</mark> Set <u>e</u> | ACK | D.1 | ₫.1 — |
|--|--|------------------------------------|----------------------|------------------|---------------------------|-------------------|--------------------------------------|--|---------------------------|---|---------------------------|---------------------------|------------------------------|-------------------|---------------------------|-------------------|-------------------|---------------------------|----------------------------------|-------------------|-------------------|---------------------------------|-----------------------|------------------|-------------------------------------|
| 10.6 3/1 3/2 3/6 3/63 3/27 7/ 3/ | 2,4 2,6 | 2.2 | - 1.3- | [†] 0.9 | 1.0 | [†] 0.5 | 0.5 0.8 | [†] 0.4 | ₽ ₫ , | - В <u>Ů́́́1LD</u> ^{6.7} | IN <mark>64 S</mark> | EPB <u>A(</u> | C₩ ^{0.5} | [†] 0.4 | [†] 0.3 | [†] 0.3 | ъ. <u>з</u> | [†] 0.3 | Ъ.з Ъ.6 | <u>0.3</u> | <u>b.2</u> | <u>ћ.2</u> .3 | <u>0.2</u> € | | 0.2 |
| | 3.6 | 3.1 3.3 | | [*] 3.5 | [*] 2.1 | [†] 1.5 | [†] 1.5 | † 1.4 | 1.3 | 1.2 | 1 .3 | 1 .4 | 1 .5 | 1 .3 | 1.2 | † 1.0 | 1 .0 | [†] 1.0 | 1 .0 | 0 .9 | * 0.7 | [†] 0.6 | 0.5 | 0.5 | 0.4 |
| 11 <i>8</i> 6.2 | 4. 4 | 74.1 74.6 | 14 | | ⁺ 4.5 | ⁺ 2.8 | ⁺ 2.8 | [‡] 2.8 | [‡] 2.6 | ⁺ 2.5 | ⁺ 2.5 | ⁺ 2.6 | [*] 2.7 | ⁺ 2.5 | [‡] 2.3 | [‡] 2.2 | [‡] 2.1 | [‡] 2.0 | 1 .9 | [†] 1.6 | 1 .4 | ħ.1 | [†] .0 | [†] 0.8 | Ъ. 7 |
| | 4.8 | 1 .7 1 .5 | | | 8 | | 5.5 | [*] 5.2 | 4.7 | 4.5 | 4.5 | * 4.7 | *4.9 | ⁺ 4.6 | ⁴ .2 | ⁺ 4.0 | ⁵ .8 | *3.8 | 3.6 | * | *2.5 | 2.1 | 1.8 | [†] 1.4 | 1.1 |
| | •••••••••••••••••••••••••••••••••••••• | 5.8 7.5 | 19.6 | 16,8 | | | 510 | los | 10.2 | 190- | loz | 10-10 | 94 114 | Бов | | 6.6 9.6 9.6 | 6.3 | 0.1 | 5.8 92 | 4.9 | 4.1 | ••• | ⁴ .3 | 2.3 *3.2 | 1.0 2.2 |
| | ······································ | 6.2 8.2 | 10.8 | 15.1 | 10.0 | 19.9 | [†] 16.8 | [†] 14.0 | 12.8 | 12.6 | 13.3 | [†] 14.9 | 16.2 | 14.3 | 12.9 | 12.4 | 12.6 | 13.4 | 13.9 | 11.2 | 8.7 | <u>808080</u> 7.1 | 5.8 | ⁺ 4.2 | ц Д П |
| | 4.4 | ⁶ .1 ⁸ .6 | 10.6 | 13.6 | 77.7 | 22.5 | [‡] 24.1 | 18.6 | ¹ 6.2 | † 15.6 | [†] 16.9 | 20.1 | [*] 22.7 | 18.9 | 16.5 | [†] 15.7 | 16.4 | [†] 18.4 | [‡] 20.2 | [†] 15.5 | 1 1.6 | [†] 9.8 | * 7.6 | [*] 5.3 | |
| | 4.5 Z. | 6.2 8.9 | | 14.5 | 20.2 | ⁺ 28.2 | [†] 34.0 | [‡] 26.0 | [‡] 21.5 | 20.2 | ⁺ 22.7 | 28.3 | [*] 33.0 | 26.2 | 22.0 | 20.5 | ¹ 22.5 | [‡] 26.8 | ³ 0.6 | ¹ 22.5 | 16.4 | ¹ 2.6 | 10.1 | [†] 6.7 | G: SETE |
| | 4.9 | 6.7 5.8 | 13.8 | 39.4 | 28.8 | [*] 39.0 | 42.0 DC4-4 Mat5.25 | ⁺ 40.5 | - - - 34.6 | [*] 32.2 | ^{31.0} | [*] 44.6 | 43.4 DC4-4 M48.25 | 43.1 | 30.8 [*] 37.0 | [*] 34.3 | [*] 39.4 | 45.7 | 41.1 1964-4 48.4 MH: 25 | [*] 40.0 | [*] 30.3 | [†] 22.6 | 13.0 18.0 | ¹ 0.3 | ACK |
| | · · · · · · · · · · · · · · · · · · · | 6.4 9.0 | 32.0 | 18.5 | 21.7 | [‡] 30.8 | [†] 38.4 | [*] 32.2 | [*] 27.7 | [*] 26.4 | [‡] 30.2 | * 3 7.4 | 42.8 | [*] 35.4 | [*] 30.5 | 29.3 | 33.2 | ⁺ 40.2 | 44.3 | [*] 34.3 | [*] 27.4 | [‡] 23.6 | 20.5 | 1 1.4 | [†] 6.4 |
| | 4. <u>6</u> | 6.3 **** | 17.0 | 13:5 | 7.7 | ⁺ 24.4 | [*] 30.6 | ⁺ 26.7 | ⁺ 24.2 | [‡] 23.7 | [‡] 26.0 | [*] 31.1 | [†] 35.5 | [*] 30.1 | [‡] 27.0 | [‡] 26.5 | ⁺ 29.4 | [*] 35.3 | [†] 39.2 | [†] 30.5 | [‡] 26.0 | [*] 25.5 | 22.0 €0C4 MH: 2 | 12.3 5 | 7.2 |
| | <u>+.9</u> | <u>6</u> 8.5 | | 130 | 1 <u>6.3</u> | [*] 21.5 | ⁺ 25.9 | [*] 24.4 | [*] 23.2 | [*] 23.2 | [±] 24.7 | [*] 28.2 | ³ 0.8 | [*] 27.8 | 25.9 | [*] 25.9 | [*] 27.9 | [*] 32.6 | ³ 35.5 | [*] 28.2 | *24.7 | [*] 24.4 | ¹ 21.5 | 12.2 | ⁷ .2 |
| 17.3 5 .4 5 .3 17.3 5 .4 5 .1 | [*] 5.8 | 7.0 ⁸ .9 | 10,9 | 13,4 | 17.3 | 23.5 | 28.4 | 24.3 25.5 | 23.9 | [*] 24.1 | 20.1 | * <u>30.3</u> | *32.7 | 29.0 | [*] 27.8 | [*] 29.1 | 33.7 | ⁺ 40.6 | 44.4 | [*] 33.6 | 24.1 | 20.7 | 17.3 | 10.6 | 6.0 |
| 1 ₩1 ₩20.4 16.9 9.7 6.8 | [*] 6.5 | <u>7.6</u> 9.7 | 12.1 | 15.3 | 20.9 | * 29.8 | [*] 36.0 | 30.3 | [‡] 26.9 | ⁺ 26.4 | 29.5 | 36.1 | [‡] 39.6 | *33.3 | [‡] 30.8 | [*] 32.8 | ⁺ 40.2 | ⁺ 47.3 | 149.2 DC4-4 MH: 25 | 40.3 | [‡] 30.1 | [*] 21.7 | 16.5 | <u>10.3</u> | [†] 6.0 |
| 6 6 2 17.1 10.2 8.4 | [*] 8.1 | 8.8 11. | 14.6 | 19.6 | 28.1 | [*] 38.9 | [‡] 44.9 | [*] 39.1 | 33.9 | [*] 32.2 | [*] 36.7 | 44.2 | ⁴ 7.0 | 39.4 | [*] 33.4 | [*] 31.5 | 35.3 | 41.9 | 44.5 | *34.6 | 25.6 | [†] 18.8 | [†] 14.5 | * 9.5 | ⁵ .8 |
| 50.8 41.3 2 13.8 | †11.0 +-2 | 10.5 12. | 16.4 | * <u>p.</u> 3 | 32.2 | ⁺ 43.2 | MI4825 | 43.6 | [*] 37.9 | [*] 36.1 | ⁴ 1.7 | ⁺ 48.2 | DC4-4 MH ⁵⁰ 25 | 43.2 | [*] 35.1 | [*] 29.8 | [*] 30.3 | [*] 34.5 | [*] 36.2 | 26.6 | ¹ 9.8 | [†] 15.4 | 12.3 | 8.5 | *5.4 |
| 41.3 49.8 52.3 40.9 26.2 ³ 5.9 46.1 52.8 | 43.1 | 14.6 13. 27.3 20 | 76.8 77.6 | 19.5 | 26.4 [†] 23.4 | 37.1 *32.4 | 43.6 [†] 38.1 | 36.0 *31.5 | 31.2 [*] 27.6 | 29.8 26.4 | 33.3 ⁺ 28.4 | 40.2 [*] 33.2 | 43.2 [*] 35.5 | 34.6 | 28.7 25.4 | 25.9 24.1 | 26.4 25.1 | 29.0 [*] 27.7 | 29.5 [‡] 27.8 | 22.3 21.2 | 17.1 16.2 | 13.7 12.9 | 11.1 | 8.0 7.8 | 5.2 \$.1 |
| 24.3 23.8 31.1 41.8 | *48.0 | 45 | 2/2/.9 | 201 | 23.8 | [*] 32.5 | [*] 37.5 | [‡] 31.0 | [‡] 27.1 | [*] 25.8 | [‡] 26.5 | [*] 28.9 | [‡] 29.8 | [‡] 26.5 | [*] 24.6 | [*] 24.5 | [‡] 26.5 | [*] 30.6 | [*] 31.6 | [*] 22.9 | 16.9 | 13.1 | 10.4 | † .6 | 5.0 |
| 41.8 36.7 30.0 32.1 | ⁺ 42.7 | 54.6 | 35.0 | 241 | ⁺ 27.7 | [*] 37.7 | ⁺ 42.7 | [*] 34.6 | [‡] 29.3 | [*] 26.9 | ⁺ 27.0 | 28.7 | ⁺ 29.1 | ⁺ 26.8 | [‡] 26.0 | [*] 26.8 | [*] 30.7 | ⁺ 37.2 | [†] 38.5 | ⁺ 27.4 | [†] 19.4 | [†] 14.2 | [†] 10.9 | ⁺ 7.8 | 5.1 |
| 57.6 57.4 48.2 40.9 | [*] 38.6 | [*] 39.6 [*] 45. | 41.6 | 35,8 | • • 71 | -14.3 | <mark>47.6</mark> DC4-4 ИН: 25 | 41.0 | 33.5 | 28.6 | 27.7 | 29.3 | [‡] 29.8 | 27.7 | [‡] 27.9 | * 31.4 | 38.7 | 45.7 | 45.9 0C4-4 MH: 25 | \$35.6 | [‡] 24.8 | ¹ 6.7 | 12.2 | *8.2 | 5.4 2 |
| 37.4 53.2 60.0 55.9 6 68-2 9.2 MH 19:5 36.0 48.2 | 43.8 | 38.9 36. 43.6 33. | 35,4 | /34.2/ /27.2/ | 36.2 127.4 | 2.5 | ^{44.9} | | 31.1 [*] 25.5 | 27.4 25.7 | -28.2 | 32.4 38.1 | 33.9 40.5 | 29.2 33.0 | 27.8 28.7 | 30.0 27.8 | <u>36.1</u> | 43.9 | 44.3 | 33.9 | 24.0 19.7 | 16.7 14.8 | 12.3 11.4 | 8.3 | 5.5 4 5.4 |
| 6.9 6.7 8.1 16.2 6.9 | 30.6 | 33.1 | 24.3 | 21.9 | [*] 2.9 | *21.6 | ⁺ 29.4 | 124,9 | 24.1 | [‡] 27.8 | 36.2 | 45.0 / | 47.2 | 40.5 | [‡] 33.1 | 28.7 | 29.2 | 33.0 | 3 2.9 | 24.1 | 1 8.1 | [†] 14.3 | -11.3 | *8.2 | 4. 5.5 |
| 7.0 | MH: 25 | 11.4 | 16.3 | 31.1 | 2018 | 27/2 | 30.8 | 28 | [*] 24.6 | [*] 26.9 | 33.9 | 42.6 | 4H: 25 | 37.9 | 31.3 | [*] 28.0 | [*] 29.1 | [*] 33.5 | [*] 33.6 | [*] 24.5 | 18.5 | 14.7 | 11.7 | 8.7 | 4. 5.7 |
| | 0.0 | 5 8.8 | | | 17.4 | 27.1 | /36 | A. | ³ 8.5 | [*] 33.9 | [*] 32.8 | [*] 36.4 | [*] 37.2 | ^{\$30.3} | [*] 27.1 | [*] 27.1 | 31.0 | ³ 8.1 | [*] 38.9 | 28.1 | [*] 20.7 | [†] 16.0 | [†] 12.6 | [•] 9.2 | ဘ္ ။ 6.1 PA 5.6 |
| | | | 4.0 | 49 | 9,2 8,4 | ×18.4 | 14.6 | 50.8 | 55.T | 53.3 | *44.6 *57.2 | ⁴ 0.7 | [*] 34.3 | 28.8 38.8 | [‡] 27.2 | 29.7 29.9 | 36.8 | 44.5 43.5 | 44.7 644 #1:,25 #3.7 | ^{34.7} | [‡] 24.8 | 18.2 18.4 | 14.1 | 10 1 1α.8 | т <mark>6.6</mark> МГ <u>6.9</u> |
| | | | | | ~ | | 8.7 | 0B-2 MH: 25 9.6 ¹ 0.9 | 16.0 | 312 | 47.8 | 61.8 | 25 59.2 | 19011 J | ⁴ 5.0 | *37.4 | 33.7 | *37.5 | 35.8 | 25.9 | 19.6 | 16.6 | 14.5 | 11.1 | Ω ^{5,9} |
| | | | | | | | | | 9.0 | .5 [†] 9.9 | 16.6 0 | -2 34.0 1: 25 | 44.9 | 54.6 | 1NG | EPEA | 46.2 CK / | ⁺ 42.9 | [*] 33.6 | [*] 22.4 | 18.6 | [†] 18.0 | [†] 16.3 | 10.7 | 4.5 |
| | | | | | | | | | | | | 10.7 9.5 | 16.1 ⁷ C | PAR | 46.5 | 68.2 | \$6.5 | 62.8 | 43.8 | ³ 1.1 | [*] 23.4 | [*] 22.6 | 18.0 | 9 .1 | 4.2 4.3 |
| | | | | | | | | | | | | | 7 | ₹8: <u>9</u> | NB1425 | SETE | 41.7 ACK | 54.5 | 56.3 | | 31.1 | ¹ 25.8 | MH: 25 | ₱.6 | 4.7 4.7 |
| | | | | | | | | | | | | | | | | 9.19.9 | 14.4 9.1 | 28.4 8 9 10.5 | 8.1 B-2 H: 25 12.8 | 40.0 | 32.0 19.3 | ¹ 16.9 | 1410 19.8 | 5.5 | 4.5 [†] 3.9 †3.4 |
| | | | | | | | | | | | | | | | | | | [†] 9.7 | | 0.5 5.7 | 6 .9 | 6.7 | [*] 4.7 | [*] 3.3 | 2.8 |
| | | | | | | | | | | | | | | | | | | | | | 4.0 | 15 | 1.6 1.0 | 1.4 | 1.6 0.8 |
| | | | | | | | | | | | | | | | | | | | | | | | | ð. 7 | 0.4 |

0' 32' 64'



CIVIL SITE PHOTOMETRIC PLAN AND DETAILS EXCEL JOB #: 2239780 ISSUED FOR CONSTRUCTION

CITY OF SHEBOYGAN DIRECT REFERRAL GENERAL ORDINANCE 43-23-24 TO CITY PLAN COMMISSION

BY ALDERPERSON MITCHELL.

APRIL 9, 2024.

AN ORDINANCE amending the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification for property located around 929 Greenfield Avenue including Parcel Nos. 59281321761, 59281321762, and 59281321763 from Class Suburban Residential (SR-5) to Class Suburban Residential (SR-5) with PUD overlay Classification.

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

Section 1. Chapter 105 of the Sheboygan Zoning Ordinance establishing zoning districts and prescribing zoning standards and regulations is hereby amended by changing the Official Zoning Map thereof and Use District Classification of the following described lands from Class Suburban Residential (SR-5) to Class Suburban Residential (SR-5) with PUD overlay Classification:

Property located around 929 Greenfield Avenue including Parcel Nos. 59281321761, 59281321762, and 59281321763:

Parcel 59281321761 described as PRT NE NW,SEC 2,COM 173.25'S OF NW COR SD1/4,TH E 98',NE 97.75'TO PNT IN CEN BLACK RIV RD 144.8'SE OF N LN SEC 2,SE ON SD RD 76.3'M/L,SWLY AT R/A WITH SD RD 160',SELY PARA WITH RD 130',SWLY AT R/A 31.4'M/L,W TO W LN NE NWTH N TO BEG,EXC COM AT N1/4 COR,SD SEC,TH S01 DEG 29'32" W 202.75',N88 DEG 30'28"W 1098.97',TH S49 DEG 14'17"W 160'TO PNT OF BEG,TH S40 DEG 45'43"E 130',S44 DEG 40'15"W 27.70',S89 DEG 27'42"W 171.48',N01 DEG 25'30"E95.08',TH N76 DEG 35'15"E 106.62'TO BEG.

Parcel 59281321762 described as PRT NE NW,SEC 2,COM IN CEN BLACK RIV RD,S42 DEG 16'E 291.1'OF ITS INTER WITH N LN SEC 2,TH S47 DEG 44'W 160', N42 DEG 16'W 70',N47 DEG 44'E 160'TO CEN SD RD,TH S42 DEG 16'E 70'TO BEG, & ALSO COM AT NE COR NW1/4 SEC 2, TH S89-47-18W 1248.83' ALG N LN, S40-30-28E 513.11' ALG C/L GREENFIELD AVE, S89-32-29W 265.45' TO POB, TH S89-32-29W 150.46', N01-27-33E 94.78', N76-35-15E 106.87', S40-45-43E 66.70', S00-27-31E 67.82' TO POB, EXC PRT CONV IN QCD #2095653 COM AT NE COR NW1/4 SEC 2, TH S89-47-18W 12

Parcel 59281321763 described as PART OF THE NW NW & NE NW SEC 2, COM N89-44-42E 909.42' FROM THE NW COR OF SEC 2, TH S01- 40- 19W 511.50' TH S89-44-42W 92.50', TH S01-40-19W 630.97 TO THE N LINE OF CARMEN PARK SUBD, TH N89-20-06E 501.95' TO THE W LINE OF THE NE NW, TH N01-40-56E 18.00' ALONG SD W LINE, TH N89-31-07E 203.75', TH N07-07-07E 733.80', TH S89-54-07W 274.20' TO THE W LINE OF THE NE NW, TH N01-36-07E 217.88' ALONG SD W LINE, TH N88-15-22E 98.95', TH N50-13-22E 95.85' TO THE CENTER LINE OF BLACK RIVER ROAD, TH N41-03-1

Section 2. All ordinances or parts thereof in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict, and this ordinance shall be in effect from and after its passage and publication.

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

PROPOSED REZONE FROM SUBURBAN RESIDENTIAL 5 (SR-5) TO SUBURBAN RESIDENTIAL-5 -PUD OVERLAY (SR-5 -PUD OVERLAY)

SECTION 2, TOWNSHIP 14 NORTH, RANGE 23 EAST

Legal Descriptions attached



0 150 300 600 Feet



CITY OF SHEBOYGAN DIRECT REFERRAL R. O. 133-23-24 TO CITY PLAN COMMISSION

BY CITY CLERK.

APRIL 9, 2024

Submitting an application from Jacob Norberte for amendment of the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance for property located around 929 Green field Avenue including Parcel Nos. 59281321761, 59281321762, and 59281321763 from Class Suburban Residential (SR-5) to Class Suburban Residential (SR-5) with PUD Overlay Classification.

| Item 1 |
|--------|
|--------|

| OFFICE USE ONLY |
|---|
| APPLICATION NQ.:, |
| RECEIPT NO .: 240162 |
| FILING FEE: \$200.00 (Payable to City of Sheboygan) |

CITY OF SHEBOYGAN APPLICATION FOR AMENDMENT OF OFFICIAL ZONING MAP

(Requirements Per Section 105.996) Revised January 2024

Completed application is to be filed with the Office of the City Clerk, City Hall, 828 Center Avenue. Application will not be processed if all required attachments and filing fee of \$200 (payable to the City of Sheboygan) is not submitted along with a complete and legible application. Application filing fee is non-refundable.

1. APPLICANT INFORMATION

| APPLICANT: | Jacob Norberte | PHONE NO .: (920) 452 - 4444 |
|------------|------------------------------------|------------------------------|
| ADDRESS: | 1135A Michigan Ave, Sheboygan , WI | E-MAIL: |
| | Sheboygan Christian | PHONE NO · (920) 458-9981 |
| OWNEROIC | JIL. Jener Amolianten | |

2. DESCRIPTION OF THE SUBJECT SITE

ADDRESS OF PROPERTY AFFECTED: 929 Greenfield Ave, Sheboygan, WI

LEGAL DESCRIPTION: NW NW and NE NW Sec 2

59281321763,

PARCEL NO. 5928 132101 , 59281321762 MAP NO.

EXISTING ZONING DISTRICT CLASSIFICATION: 5R-5

PROPOSED ZONING DISTRICT CLASSIFICATION: PUD Overlay on SR-5

BRIEF DESCRIPTION OF THE EXISTING OPERATION OR USE: High School

BRIEF DESCRIPTION OF THE PROPOSED OPERATION OR USE: K through

12th Grade School

3. JUSTIFICATION OF THE PROPOSED ZONING MAP AMENDMENT

How does the proposed Official Zoning Map amendment further the purposes of the Zoning Ordinance as outlined in Section 15.005 and, for flood plains or wetlands, the applicable rules and regulations of the Wisconsin Department of Natural Resources and the Federal Emergency Management Agency?

Site is staying SR-5 with a PUD overlay

Which of the following factors has arisen that are not properly addressed on the current Official Zoning Map? (Provide explanation in space provided below.)

- The designations of the Official Zoning Map should be brought into conformity with the Comprehensive Master Plan.
- A mistake was made in mapping on the Official Zoning Map. (An area is developing in a manner and purpose different from that for which it is mapped.) *NOTE: If this* reason is cited, it must be demonstrated that the discussed inconsistency between actual land use and designated zoning is not intended, as the City may intend to stop an undesirable land use pattern from spreading.
- Factors have changed, (such as the availability of new data, the presence of new roads or other infrastructure, additional development, annexation, or other zoning changes), making the subject property more appropriate for a different zoning district.
- □ Growth patterns or rates have changed, thereby creating the need for an amendment to the Official Zoning Map.
- D Explain: Site is staying SR-5 with a PUD overlay

How does the proposed amendment to the Official Zoning Map maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property?

Site is staying SR-B with a PUD overlay

Indicate reasons why the applicant believes the proposed map amendment is in harmony with the recommendations of the City of Sheboygan Comprehensive Plan.

PUD zoning overlay is proposed to help streamline the review process for future

additions to the proposed site through multiple phases

4. CERTIFICATE

I hereby certify that all the above statements and attachments submitted hereto are true and correct to the best of my knowledge and belief.

Janel Nochit

3/28/24

APPLICANT'S SIGNATURE

DATE

Jacob Norberte PRINT ABOVE NAME

APPLICATION SUBMITTAL REQUIREMENTS

A copy of the current zoning map of the subject property and vicinity showing:

- □ The property proposed to be rezoned.
- □ All lot dimensions of the subject property.
- □ All other lands within 100 feet of the subject property.
- \Box Map size not more than 11" X 17" and map scale not less than 1" = 600'.
- Graphic scale and north arrow.



PROPOSED REZONE FROM SUBURBAN RESIDENTIAL 5 (SR-5) TO SUBURBAN RESIDENTIAL-5 -PUD OVERLAY (SR-5 -PUD OVERLAY)

SECTION 2, TOWNSHIP 14 NORTH, RANGE 23 EAST

Legal Descriptions attached



0 150 300 600 Feet



CLK322B

City Of Sheboygan City Clerk's Office

* General Receipt *

Receipt No: 240162 License No: 0000 Date: 04/04/2024 Received By: MMD Received From: ABACUS ARCHITECTS Memo: REZONE CHRISTIAN SCHOOL Method of Payment: \$200.00 Check No. 12847 Total Received: \$200.00

| Fee Description | Fee |
|-----------------|--------|
| Zoning Change | 200.00 |

This document signifies receipt of fees in the amount indicated above.

CITY OF SHEBOYGAN

REQUEST FOR PLANNING COMMISSION CONSIDERATION

ITEM DESCRIPTION: General Development Plan by Abacus Architects, Inc. to construct a new addition to Sheboygan Christian School located at 929 Greenfield Avenue (Parcels 59281321763, 59281321761, and 59281321762). SR-5 Zone.

REPORT PREPARED BY: Ellise Rose, Associate Planner

| REPORT DATE: | April 1, 2024 |
|--------------|---------------|
|--------------|---------------|

MEETING DATE: April 9, 2024

FISCAL SUMMARY:STATUTORY REFERENCE:Budget Line Item:N/ABudget Summary:N/ABudgeted Expenditure:N/ABudgeted Revenue:N/A

BACKGROUND / ANALYSIS:

The Plan Commission will be reviewing the Sheboygan Christian School General Development Plan (GDP) for property located at parcels 59281321763, 59281321761, and 59281321762.

The applicant states the following about the project:

- A total of about 103,000 sq. ft. of new building additions will be added to the existing Sheboygan Christian High School over multiple phases to bring K through 8th grade students into the same building as the high school students and to add an auditorium and new gym.
- Proposed additions will include:
 - The reconstruction of the west side of the existing building and a portion of the existing parking lot.
 - New building additions to the south and southeast of the existing building.
 - Pavement additions and restriping of the west parking lot.
 - A new drive exit and restriping of the north parking lot.
 - A new drive and turnaround on the south side of the building.
 - Relocation of the stormwater pond.
 - A new proposed gym building to the south of the west parking lot.
- PUD zoning is proposed to help streamline the review process for the future additions to the proposed site through its multiple phases.

 No modifications are required for land use, density and intensity, or parking and loading requirements. However, the proposed future building addition to the southeast falls within the SR-5 nonresidential building to residential side lot line setback of 50 feet at approximately 15 feet from the property line.

STAFF COMMENTS:

Requested exceptions from the underlying zoning district:

- An exception to Section 105-204(b)(3) of the City of Sheboygan Municipal Code requiring 50 feet of setback from the Building to residential side lot line is requested. Applicant is requesting a 15 foot setback.
- An exception to not meet the location requirements for Sections 105-886 (Building Foundation), 105-887 (Developed Lot), 105-888 (Street Frontage), and 105-889 (Paved Area).

ACTION REQUESTED:

Staff recommends approval of the Sheboygan Christian School General Development Plan subject to the following conditions:

- 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, etc. An occupancy permit will be granted only at such time as the applicant has met all requirements.
- 2. Submittal/approval of a proposed storm drainage plan prior to building permit issuance.
- 3. All new lighting shall be installed per Section 105-932 of the City of Sheboygan Zoning Ordinance (site lighting, building lighting, signage, etc.). There shall be no spillover light onto adjacent properties or the streets.
- 4. All areas used for parking/maneuvering of vehicles shall be paved prior to issuance of an occupancy permit.
- 5. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping.
- 6. 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.).
- 7. Applicant shall immediately clean any and all sediments, materials, tracking, etc. that may be spilled off-site on private or public lands and streets.
- 8. Streets and infrastructure damaged and/or disturbed during construction of all private and/or public improvements shall be promptly repaired by the applicant.
- 9. All vehicles, equipment, materials, products, etc. shall be located on the applicant's property (no storage on public rights-of-way).
- 10. 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).
- 11. 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.

- 12. Any changes to the landscape plan will need City Staff approval prior to installation.
- 13. Owner and the City of Sheboygan understand that the project will be done in phases. Each construction phase and corresponding landscape will need to be completed at the same time.
- 14. Owner and City of Sheboygan understand that future phased construction may change. If such changes occur, the landscape plan will need to be re-evaluated at that time.
- 15. The Department of Planning and Development must inspect the landscaping. Failure to comply with any of the above conditions may require the removal and replanting of plants. Please call Janet M Duellman for an onsite inspection at 920/459-3380.
- 16. Plantings located around the Fire Department Connection must be maintained to make sure that it is accessible at all times.
- 17. All plantings will need to be maintained per Section 105-894(b) Maintenance.
- 18. If there are any amendments to the approved GDP (including but not limited to site plan, architectural design, use, etc.), the applicant will be required to submit a new GDP application reflecting those amendments.

ATTACHMENTS:

General Development Plan and required attachments.

Conditions of Approval:

- 1. Any changes to the landscape plan will need City Staff approval prior to installation.
- Owner and the City of Sheboygan understand that the project will be done in phases. Each construction phase and corresponding landscape will need to be completed at the same time.
- 3. Owner and City of Sheboygan understand that future phased construction may change. If such changes occur, the landscape plan will need to be re-evaluated at that time.
- 4. The Department of Planning & Development must inspect the landscaping. Failure to comply with any of the above conditions may require the removal and replanting of plants. Please call Janet M Duellman for an onsite inspection at 920/459-3380.
- 5. Plantings located around all ingress/egress of the site shall be maintained to not interfere with vehicular/pedestrian traffic.
- 6. Plantings located around the Fire Department Connection must be maintained to make sure that it is accessible at all times.
- 7. All plantings will need to be maintained per Section 105-894(b) Maintainenance.

Exception:

1. To not meet the location requirements for Sections 105-886 (Building Foundation), 105-887 (Developed Lot), 105-888 (Street Frontage), and 105-889 (Paved Area).

Special Notes:

- City staff will work with landscaper, if landscaper decides that the approved plan isn't able to be installed as approved.
- See attached phase descriptions



Scholarship | Discipleship | Citizenship

P.U.D Landscape Plan April 2024

Overview:

This Landscape Plan reflects the schedule and location of trees and plants in four phases. These phases are labeled by color so as to not set an order of completion but rather the alignment with proposed building phases. The selections and locations were made considering factors such as; multiple phases limiting the possibility of trees and plants needing to be removed, open space needed for school related sports and activities, and diversity of planings contributing to both the neighborhood and wildlife habitat.

Note: Foundation plantings do not reflect plants with no point value. Also due to scale and no exact location of doors and windows, locations are approximate in regards to future buildings. Furthermore, removal of dead Ash trees on property lines will be replaced with tall-medium deciduous tree species, at a spacing appropriate for growth and maturity, considering above mentioned factors, where possible.

Requirements:

| Greer | -Paved sq feet | 47,265 sq ft | =379 pts |
|-------|--------------------|--------------|-----------|
| | Roof sq ft | 19,086 sq ft | =380 pts |
| | Foundation In ft | 352 ft | =140 pts |
| | Total points neede | ed | 899 pts |
| Blue- | Paved sq ft | 0 | =0 pt |
| | Roof sq ft | 14,059 sq ft | = 282 pts |
| | Foundation In ft | 245 ft | =98 pts |
| | Total points neede | ed | 380 pts |
| Purpl | e-Paved sq ft | 0 | =0 pts |
| | Roof sq ft | 11,167 sq ft | =224 pts |
| | Foundation In ft | 345 In ft | =138 pts |
| | Total point needed | 1 | 362 pts |
| Red- | Paved sq ft | 7,440 sq ft | =60 pts |
| | Roof sq ft | 21,000 sq ft | -420 pts |
| | Foundation In ft | 530 In ft | = 212 pts |
| | Total points neede | ed | 692 pts |
| | | | |



Scholarship | Discipleship | Citizenship

Green

| Total points need | led | 899 pts |
|-------------------|--------------|----------|
| Foundation In ft | 352 ft | =140 pts |
| Roof sq ft | 19,086 sq ft | =380 pts |
| Paved sq feet | 47,265 sq ft | =379 pts |

| Botanical name | Common Name | Quantity | Points per | Total value |
|--|-------------------------|----------|------------|-------------|
| Quercus ruba | Red Oak | 6 | 75 | 450 |
| Acer x freemanii "jeffersred" | Autumn Blaze Maple | 2 | 30 | 60 |
| Picea glauca var. densata | Black Hills Spruce | 3 | 40 | 120 |
| Malus cultivar 'red jewel' | Crab Apple | 2 | 10 | 20 |
| Malus cultivar 'purple prince' | Crab Apple | 2 | 10 | 20 |
| Thuja occidentalis 'fastigiata' | Pyramidal Arborvitae | 4 | 12 | 48 |
| Thuja occidentalis | American Arborvitae | 3 | 20 | 60 |
| Pyrus claleryana 'cleveland select' | Cleveland Pear | 4 | 10 | 40 |
| J. communis hybrid | Juniper | 5 | 5 | 25 |
| Euonymus alatus 'Compactus' | Dwarf Burning Bush | 10 | 3 | 30 |
| Taxus x cuspidata 'nana' | Dwarf Japanese Yew | 6 | 5 | 30 |
| TOTAL: | | | | 903 |



Scholarship | Discipleship | Citizenship

Blue

| Total points nee | 380 pts | |
|------------------|--------------|-----------|
| Foundation In ft | 245 ft | =98 pts |
| Roof sq ft | 14,059 sq ft | = 282 pts |
| Paved sq ft | 0 | =0 pt |

| Botanical name | Common Name | Quantity | Points per | Total value |
|--|--------------------------|----------|------------|-------------|
| Picea glauca var. densata | Black Hills Spruce | 2 | 40 | 80 |
| Salix alba tristis | Golden Weeping Willow | 2 | 15 | 30 |
| Quercus bicolor | Swamp White Oak | 1 | 75 | 75 |
| Pyrus claleryana 'cleveland select' | Cleveland Pear | 4 | 10 | 40 |
| J. communis hybrid | Juniper | 6 | 5 | 30 |
| Euonymus alatus 'Compactus' | Dwarf Burning Bush | 10 | 3 | 30 |
| Taxus x cuspidata 'nana' | Dwarf Japanese Yew | 6 | 5 | 30 |
| Acer saccharum | Sugar Maple | 1 | 75 | 75 |
| | | | | |
| TOTAL | | | | 390 |


ltem 15.

Scholarship | Discipleship | Citizenship

Purple

| Total points needed | | 362 pts |
|---------------------|--------------|----------|
| Foundation In ft | 345 ft | =138 pts |
| Roof sq ft | 11,167 sq ft | =224 pts |
| Paved sq feet | 0 sq ft | =0 pts |

| Botanical name | Common Name | Quantity | Points per | Total value |
|-----------------------------------|-----------------------|----------|------------|-------------|
| Picea glauca var. densata | Black Hills Spruce | 13 | 40 | 520 |
| Quercus ruba | Red Oak | 6 | 75 | 450 |
| J. communis hybrid | Juniper | 13 | 5 | 65 |
| Euonymus alatus 'Compactus' | Dwarf Burning Bush | 6 | 3 | 18 |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| Total | | | | 520 |



ltem 15.

Scholarship | Discipleship | Citizenship

Red

| Total points needed | | 692 pts |
|---------------------|--------------|----------|
| Foundation In ft | 530 In ft | =212 pts |
| Roof sq ft | 21,000 sq ft | =420 pts |
| Paved sq feet | 7,440 sq ft | =60 pts |

| Botanical name | Common Name | Quantity | Points per | Total value |
|-----------------------------------|-----------------------|----------|------------|-------------|
| Malus cultivar 'red jewel' | Crab Apple | 5 | 10 | 50 |
| Malus cultivar 'purple prince' | Crab Apple | 4 | 10 | 40 |
| Pinus Strobus | Eastern White Pine | 2 | 40 | 80 |
| Quercus ruba | Red Oak | 6 | 75 | 450 |
| J. communis hybrid | Juniper | 13 | 5 | 65 |
| Euonymus alatus 'Compactus' | Dwarf Burning Bush | 6 | 3 | 18 |
| | | | | |
| TOTAL | | | | 703 |



Scholarship | Discipleship | Citizenship

Plant replacement:

SCS understands that trees removed due to construction must be replaced in existing locations if possible or relocated.

Green Phase

| Remove | Replace |
|----------------|--|
| 17 Apple trees | 17 spruce trees |
| Golden Willow | Due to concerts with new underground storm pipes-Unsure- may be replaced with different species. |
| | |

Blue Phase

| Remove | Replace |
|----------------------|---|
| Foundation plantings | Shown foundation plantings not included in count |
| 2 Red Oaks | 2 Red oaks south of green addition (depicted with brown circle) |
| 1 Silver Maple | Replace with Autumn Blaze in SW corner of property (depicted with a brown circle) |

Purple Phase

| Remove | Replace |
|--------|---------|
| | |

Red Phase

| Remove | Replace |
|---------------|---|
| 1 Locust tree | Relocate south off of new drive |
| 4 arborvitae | Replace with new arborvitae surrounding new dumpster location once determined |



CITY OF SHEBOYGAN

Fee: \$250.00

APPLICATION FOR CONDITIONAL USE

Review Date:

Zoning: _____

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

| SECTION 1: Applicant/ Permittee Infor | mation | | | |
|--|-----------------------------------|-------------------------------------|-----------------------|--------------------------------|
| Applicant Name (Ind., Org. or Entity) Abacus Architects, Inc. | Authorized Represe Joel VanEss | entative | Title Principal | |
| Mailing Address 1135A Michigan Avenue | City Sheboygan | | State WI | ZIP Code 53081 |
| Email Address jvaness@abacusarchitects.net | | Phone Number (ind (920)452-4444 | cl. area cod | le) |
| SECTION 2: Landowner Information (c | omplete these fields | when project site o | wner is di | fferent than applicant) |
| Applicant Name (Ind., Org. or Entity) Sheboygan Christian School | Contact Person Ann Steenwyk | | Title Director o | f Education and Instruction |
| Mailing Address 929 Greenfield Avenue | City Sheboygan | | State WI | ZIP Code 53081 |
| Email Address ann.steenwyk@sheboyganchristian.com | | Phone Number (ind (920) 458-9981 | cl. area cod | le) |
| SECTION 3: Project or Site Location | | | | |
| Project Address/Description 929 Greenfield Avenue | | | Parcel No 59281321 |). 763 |
| SECTION 4: Proposed Conditional Use | | | | |
| Name of Proposed/Existing Business: | Sheboygan Christian School | | | |
| Existing Zoning: | SR-5 | | | |
| Present Use of Parcel: | School | | | · |
| Proposed Use of Parcel: | School | | | |
| Present Use of Adjacent Properties: | Residential | | | |
| SECTION 5: Certification and Permissie | on | | | |
| 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 Represent Ann Steenwyk | ative (please print) | Title Director of Education ar | nd Instruction | Phone Number (920) 458-9981 |
| Signature of Applicant | | | Date Sigr | ned / 2-/ |

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.

Item 15.

CONDITIONAL USE WRITTEN EXPLANANTION REQUIREMENTS

- A. Name of project/development.
- B. Summary of the Conditional Use and general operation of proposed use:
 - Description of existing use
 - Description of proposed use (indoor, outdoor, etc.), why was this site selected?
 - All services, products, etc. to be provided
 - Projected number of residents, employees, and/or daily customers
 - Proposed number of dwelling units, floor area, landscape area, and parking area expressed in square feet and acreage to the nearest one-hundredth of an acre
 - Description of proposed building and all new site improvements (square footage of new and existing structure(s), traffic, ingress/egress, parking, sidewalk, retaining walls, storm drainage, landscaping, lighting, dumpster enclosure, screening of mechanicals, etc.)
 - A written description of the proposed general orientation, design, arrangement, texture, material and color of the building or structure and how it is compatible with the development and redevelopment in and around the area
 - An explanation of any interior and/or exterior renovations
 - Is access appropriate and is their sufficient customers/resident off-street parking?
 - Proposed signage
 - Project timeline and estimated value of project
 - Compatibility of the proposed use and design with adjacent and other properties in the area.
 - How will you insure that the business will not become a nuisance to adjacent properties (i.e. parking, noise, smells, hours of operations, etc.
 - Other information that would be considered pertinent by the Plan Commission.

C. If applicable, please describe any exceptions/variances that are required for this project (i.e. setbacks, parking, landscaping, etc.)

D. Written justification for the proposed conditional use, indicating reasons why the applicant believes the proposed conditional use is appropriate:

- a) How is the proposed conditional use (independent of its location) in harmony with the purposes, goals, objectives, policies and standards of the City of Sheboygan Comprehensive Master Plan?
- b) Does the conditional use, in its proposed location, result in any substantial or undue adverse impact on nearby property the character of the neighborhood, environment, traffic, parking, public improvements, public property or rights-of-way?
- c) How does the proposed conditional use maintain the desired consistency of land uses in relation to the setting within which the property is located?
- d) Is the proposed conditional use located in an area that will be adequately served by utilities, or services provided by public agencies? If not, please explain.

For a home occupation

- 1. A Site Plan including:
 - □ The overall property
 - □ The existing location of building(s) on the property
 - The parking spaces location on the property
- 2. A Floor Plan including:
 - The dwelling floor plan showing where the business will take place in the dwelling unit.
 - All information necessary to understand the proposal

For all other Conditional Use Permits

- 1. A certified survey map showing existing property boundaries and improvements.
- 2. A map providing the following information:
 - The map and all its parts shall be clearly reproducible with a photocopier at a size of 11" X 17" and map scale not less than 1' = 600' with lot dimensions of the subject property provided and a graphic scale and north arrow.
 - □ All lands for which the conditional use is proposed.
 - □ All other lands within 100 feet of the boundaries of the subject property.
 - □ The current zoning of the subject property and its environs (200 feet),
- 3. A site plan (conforming to the requirements of Section 15.908(3) of the subject property as proposed for development):
 - Submit TWO (2) hardcopies of the site plan and ONE (1) 11" X 17" reduction of the site plan.
 - Submit digital plans and drawings of the project by email, flash drive, etc.
 - Title block that provides all contact information for the petitioner and/or owner, if different
 - □ Full name and contact information of petitioner's engineers/surveyors/architects, or other design professionals used in the plan preparation
 - The date of the original plan and latest date of revision to the plan
 - A north arrow and graphic scale. Said scale is not to be smaller than one inch equals 100 feet
 - All property lines & existing/proposed right-of-way lines with bearings & dimensions clearly labeled
 - Existing/proposed easement lines and dimensions with an explanation of ownership and purpose.
 - All required building setback lines
 - Existing and proposed buildings, structures and paved areas, including building entrances, walks, drives, decks, patios, fences, utility poles, drainage facilities and walls.
 - Location and dimension of all curb cuts and throat widths of all access points onto public streets or alleys.
 - □ The location and dimension of all on-site parking including a summary of the number of parking stalls provided versus the requirements of the ordinance
 - The location and dimension of all loading and service areas on subject property
 - The location of all outdoor storage areas and the design of all screening devices
 - Location of all outdoor storage and refuse disposal areas and the design and materials used for construction and operation
 - **u** The location, type, height, size and lighting of all signage.
 - Location, height, design, illumination power and orientation of all exterior lighting on the property including a photometrics plan
 - Location of all exterior mechanical equipment and utilities and elevations of proposed screening devices where applicable (i.e. visible from a public street or residential use or district). Mechanical equipment includes, but is not limited to; HVAC equipment, electrical transformers and boxes, exhaust flues, plumbing vents, gas regulators, generator
 - Location of all existing and proposed landscape areas, storm water areas, etc.
- 4. Building elevations and perspectives.

NOTE: A Traffic Impact Study (TIA) may be required with large development proposals.

STEP 1: Initial Meeting with City Planning Office:

An initial meeting is to ensure that both the applicant and the city staff have a proper understanding of what is being requested and to explain the approvals necessary. An engineered drawing is not required for this meeting, but an accurate sketch and any applicable background information may be needed. Additional meetings can be arranged by calling the Department of City Development.

STEP 2: Official Submission:

A conditional use permit application may be filed at the City of Sheboygan Planning and Development office located on the 2nd floor of City Hall or may be submitted electronically via email: Steve.Sokolowski@SheboyganWI.gov

If submitting electronically, please verify application has been accepted and will be placed on the next Plan Commission agenda.

Payment of the application fee must be received prior to the application filing deadline. Payment may be submitted via postal delivery, in person, or by phone using credit card.

Mailing Address: Department of City Development 828 Center Ave. Suite 208 Sheboygan, WI 53081

NOTE: Applications will not be accepted until complete. A complete application includes all items in the respective checklists above. Applications must be complete before they are scheduled for a meeting before the Plan Commission.

PLAN COMMISSION MEETING

Meeting Date: The Plan Commission meets on the 2nd and 4th Tuesdays of the month at 4:00 p.m. in the Council Chambers of City Hall, 828 Center Ave. The project applicant or a representative must attend the Plan Commission meeting to present the conditional use permit request and answer questions regarding the proposal. Public comment will be invited at the Plan Commission meeting.

Public Notification: Owners of property in the vicinity of the site affected by the conditional use permit proposal are notified via mail. The public hearing notice explains the proposal and provides information about the Plan Commission meeting.

Project Review: The purpose of a conditional use permit is to assure compatibility between land uses. City staff analyzes a proposal and prepares a recommendation for the Plan Commission. The project analysis considers the location of the affected property, surrounding uses, and the operational details of a proposed use.

Plan Commission: The Plan Commission is charged with the authority to approve or deny a conditional use permit request. In the event an applicant wishes to contest the decision of the Plan Commission, the applicant may appeal the decision to the Sheboygan County Circuit Court.

Plan Commission meeting agendas and minutes may be viewed on the City's website: www.SheboyganWI.gov

FOR INFORMATION OR ASSISTANCE CONTACT THE ZONING MANAGER: (920) 459-3382

Item 15.

| ACTION BY | CITY PLAN COMMISSION | | |
|------------|--|---------|---------|
| DATE OF ME | ETING: | | |
| APPROVED: | CONDITIONALLY AF | PROVED: | DENIED: |
| CONDITIONS | 5 | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| SIGNATURE | | DATE: | |
| | Chairperson, City Plan Commission or Representative Dept. of City Development | | |

NOTES

Permits are valid until such time as the business no longer operates from the side. No yearly renewal is required.

Permit may be revoked without notice if misrepresentation of any of the above information or attachments is found to exist.

Permit shall expire in one (1) year from date of approval unless substantial work has commenced or business has begun operating.

Permit is null and void if issued in error. It is understood that any permit issued on this application will not grant any right or privilege to erect any structure or to use any permits for any purpose that is prohibited by the City Zoning Ordinance or any other State or local laws.

Changes in the plans or specifications submitted in the original application shall not be made without prior written approval of the City Plan Commission.



Civil Engineering Services

GENERAL DEVELOPMENT PLAN

Building Additions and Site Improvements Sheboygan Christian School 929 Greenfield Avenue, Sheboygan, WI 53081

March 2024

OWNER CONTACT: Ann Steenwyk – Director of Education and Instruction Sheboygan Christian School 929 Greenfield Avenue Sheboygan, WI 53081 (920) 458-9981 ann.steenwyk@sheboyganchristian.com

> REGISTERED PROFESSIONAL ENGINEER: Joel VanEss, P.E. Abacus Architects, Inc. 1135A Michigan Avenue Sheboygan, WI 53081 (920)452-4444 jvaness@abacusarchitects.net

PROJECT DESCRIPTION

Tax Key Numbers: 59281321763

Zoning: Suburban Residential – 5 (SR-5)

A total of about 103,000 sq.ft. of new building additions will be added to the existing Sheboygan Christian High School over multiple phases to bring K through 8th grade students into the same building as the high school students and to add an auditorium and new gym.

Proposed additions will include:

- The reconstruction of the west side of the existing building and a portion of the existing parking lot.
- New building additions to the south and southeast of the existing building.
- Pavement additions and restriping of the west parking lot.
- A new drive exit and restriping of the north parking lot.
- A new drive and turnaround on the south side of the building.
- Relocation of the stormwater pond.
- A new proposed gym building to the south of the west parking lot.

PUD zoning is proposed to help streamline the review process for the future additions to the proposed site through its multiple phases. No modifications are required for land use, density and intensity, or parking and loading requirements. However, the proposed future building addition to the southeast falls within the SR-5 nonresidential building to residential side lot line setback of 50 feet at approximately 15 feet from the property line.

Civil plans found in the appendix show the extent of changes for the proposed project, as well as a proposed grading plan, and a proposed stormwater and utility plan.

The original landscape plan for the project can be found in the appendix. A future landscape plan will be updated and sent by April 3rd.

APPENDIX TABLE OF CONTENTS

LOCATION MAP

OWNER AND ZONING MAP

CIVIL PLAN SET

LANDSCAPING PLAN

LOCATION MAP







LOCATION MAP

SCALE: 1"=150'

Project Name

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OWNERS AND ZONING MAP





SCALE: 1"=150'

OWNER MAP

Proj. No. 2023-96

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March 18, 2024 Sheboygan Christian School

929 Greenfield Avenue, Sheboygan, WI

CIVIL PLAN SET



| NW CORNER – NW 1/4 SECTION 2–14–23 2" IP FOUND 2" IP FOUND |
|---|
| |
| LOT 62 |
| LOT 61 |
| LOT 60 |
| |
| |
| 0 |
| LOT 56 |
| LOT 55 |
| LOT 54 |
| LOT 53 |
| LOT 52 |
| LOT 51 |
| |
| LOT 49 |
| |
| الــــــــــــــــــــــــــــــــــــ |







| | NW CORNER - NW 1/4 SECTION 2-14-23 00 00 00 00 00 00 00 00 00 00 00 00 00 |
|---|---|
| SA | E OHE OHE OHE OHE OHE OHE OHE |
| | LOT 62 |
| | LOT 61 |
| | LOT 60 |
| | 01 59 |
| | LOT 58 |
| | |
| | LOT 54 |
| | LOT 53 |
| | LOT 52 |
| | LOT 51 |
| | LOT 50 |
| | |
| | LOT 48 |
| | |







CONCRETE PAVEMENT CROSS SECTION



SILT FENCE SECTION & DETAIL



ACCESSIBLE PARKING SIGNAGE DETAIL





SILT SOCK DITCH CHECK

INSTALL SILT SOCK PERPENDICULAR TO

FLOW WITH ENDS CURLED SLIGHTLY

UPSTREAM TO PREVENT HIGH WATER

REDUCE CHANNELING AND EROSION

FROM GOING AROUND THE ENDS.

SLOW AND SPREAD WATER TO

UNDERFLOW

STAKE BEHIND, OR THROUGH TO

HOLD SECURELY

TO GROUND



129



PROVIDE LINER UP TO ELEVATION OF THE 2-YEAR, 24-HOUR RAIN EVENT WATER SURFACE ELEVATION THE 2-YEAR, 24-HOUR RAIN EVENT WATER SURFACE ELEVATION



WET DETENTION POND CROSS SECTION



DETAILS



130

LANDSCAPING PLAN



| ۲ | 1 | Redbud Tree | Easter Redbud Tree |
|------------|----|------------------|------------------------|
| - | 12 | Sedum Lemon Drop | Sedum 'Lemon Drop' |
| \bigcirc | 4 | Swamp White Oak | Quercue bicolor |
| 100 100 | 1 | Weeping Willow | Salo: x pendulane |
| 6 | 9 | Wagele | Weigets Wine and Rosse |

| Designed by: |
|--------------|
| Iexture |
| Not Found |



CITY OF SHEBOYGAN

REQUEST FOR PLANNING COMMISSION CONSIDERATION

ITEM DESCRIPTION: Specific Implementation Plan by Abacus Architects, Inc. to construct a new addition to Sheboygan Christian School located at 929 Greenfield Avenue (Parcels 59281321763, 59281321761, and 59281321762). SR-5 Zone.

REPORT PREPARED BY: Ellise Rose, Associate Planner

REPORT DATE: April 4, 2024

MEETING DATE: April 9, 2024

FISCAL SUMMARY:

Budget Line Item:N/ABudget Summary:N/ABudgeted Expenditure:N/ABudgeted Revenue:N/A

STATUTORY REFERENCE:

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

BACKGROUND / ANALYSIS:

The Plan Commission will be reviewing the Sheboygan Christian School Specific Implementation Plan (SIP) for property located at parcels 59281321763, 59281321761, and 59281321762.

The applicant states the following about the project:

- A total of about 103,000 sq.ft. of new building additions will be added to the existing Sheboygan Christian High School over multiple phases to bring K through 8th grade students into the same building as the high school students and to add an auditorium and new gym.
- This phase adds multiple classrooms, men and women locker rooms, a kitchen, storage rooms, with alternate bids for a building extension and a small greenhouse.
- Proposed additions this phase will include:
 - The reconstruction of the west side of the existing building and a portion of the existing parking lot.
 - The new building addition to the south of the existing building.
 - Pavement additions and restriping of the west parking lot.
 - A new drive and turnaround on the south side of the building.
 - Relocation of the stormwater pond.
- PUD zoning is proposed to help streamline the review process for the future additions to the proposed site through its multiple phases.

 No modifications are required for land use, density and intensity, or parking and loading requirements. However, the proposed alternate #1 building addition to the southeast falls within the SR-5 nonresidential building to residential side lot line setback of 50 feet at approximately 25 feet from the property line.

STAFF COMMENTS:

Requested exceptions from the underlying zoning district:

- An exception to Section 105-204(b)(3) of the City of Sheboygan Municipal Code requiring 50 feet of setback from the Building to residential side lot line is requested. Applicant is requesting a 25 foot setback.
- An exception to not meet the location requirements for Sections 105-886 (Building Foundation), 105-887 (Developed Lot), 105-888 (Street Frontage), and 105-889 (Paved Area).

ACTION REQUESTED:

Staff recommends approval of the Sheboygan Christian School Specific Implementation Plan subject to the following conditions:

- 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, etc. An occupancy permit will be granted only at such time as the applicant has met all requirements.
- 2. Submittal/approval of a proposed storm drainage plan prior to building permit issuance.
- 3. All new lighting shall be installed per Section 105-932 of the City of Sheboygan Zoning Ordinance (site lighting, building lighting, signage, etc.). There shall be no spillover light onto adjacent properties or the streets.
- 4. All areas used for parking/maneuvering of vehicles shall be paved prior to issuance of an occupancy permit.
- 5. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping.
- 6. 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.).
- 7. Applicant shall immediately clean any and all sediments, materials, tracking, etc. that may be spilled off-site on private or public lands and streets.
- 8. Streets and infrastructure damaged and/or disturbed during construction of all private and/or public improvements shall be promptly repaired by the applicant.
- 9. All vehicles, equipment, materials, products, etc. shall be located on the applicant's property (no storage on public rights-of-way).
- 10. 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).

- 11. 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.
- 12. Any changes to the landscape plan will need City Staff approval prior to installation.
- 13. Owner and the City of Sheboygan understand that the project will be done in phases. Each construction phase and corresponding landscape will need to be completed at the same time.
- 14. Owner and City of Sheboygan understand that future phased construction may change. If such changes occur, the landscape plan will need to be re-evaluated at that time.
- 15. The Department of Planning and Development must inspect the landscaping. Failure to comply with any of the above conditions may require the removal and replanting of plants. Please call Janet M Duellman for an onsite inspection at 920/459-3380.
- 16. Plantings located around the Fire Department Connection must be maintained to make sure that it is accessible at all times.
- 17. All plantings will need to be maintained per Section 105-894(b) Maintenance.
- 18. If there are any amendments to the approved SIP (including but not limited to site plan, architectural design, use, etc.), the applicant will be required to submit a new SIP application reflecting those amendments.

ATTACHMENTS:

Specific Implementation Plan and required attachments.

Conditions of Approval:

- 1. Any changes to the landscape plan will need City Staff approval prior to installation.
- Owner and the City of Sheboygan understand that the project will be done in phases. Each construction phase and corresponding landscape will need to be completed at the same time.
- 3. Owner and City of Sheboygan understand that future phased construction may change. If such changes occur, the landscape plan will need to be re-evaluated at that time.
- 4. The Department of Planning & Development must inspect the landscaping. Failure to comply with any of the above conditions may require the removal and replanting of plants. Please call Janet M Duellman for an onsite inspection at 920/459-3380.
- 5. Plantings located around all ingress/egress of the site shall be maintained to not interfere with vehicular/pedestrian traffic.
- 6. Plantings located around the Fire Department Connection must be maintained to make sure that it is accessible at all times.
- 7. All plantings will need to be maintained per Section 105-894(b) Maintainenance.

Exception:

1. To not meet the location requirements for Sections 105-886 (Building Foundation), 105-887 (Developed Lot), 105-888 (Street Frontage), and 105-889 (Paved Area).

Special Notes:

- City staff will work with landscaper, if landscaper decides that the approved plan isn't able to be installed as approved.
- See attached phase descriptions



Item 16.

Scholarship | Discipleship | Citizenship

P.U.D Landscape Plan April 2024

Overview:

This Landscape Plan reflects the schedule and location of trees and plants in four phases. These phases are labeled by color so as to not set an order of completion but rather the alignment with proposed building phases. The selections and locations were made considering factors such as; multiple phases limiting the possibility of trees and plants needing to be removed, open space needed for school related sports and activities, and diversity of planings contributing to both the neighborhood and wildlife habitat.

Note: Foundation plantings do not reflect plants with no point value. Also due to scale and no exact location of doors and windows, locations are approximate in regards to future buildings. Furthermore, removal of dead Ash trees on property lines will be replaced with tall-medium deciduous tree species, at a spacing appropriate for growth and maturity, considering above mentioned factors, where possible.

Requirements:

| | 692 pts | | |
|-------|-------------------|-------------------|-----------|
| | Foundation In ft | 530 ln ft | = 212 pts |
| | Roof sq ft | 21,000 sq ft | =420 pts |
| Red- | Paved sq ft | 7,440 sq ft | =60 pts |
| | lotal point neede | a | 362 pts |
| | | 345 III IL | |
| | Foundation In ff | 345 ln ft | =138 ptc |
| | Roof sa ft | - 11 167 sa ft | =224 nts |
| Purpl | e-Paved so ft | 0 | =0 pts |
| | 380 pts | | |
| | Foundation In ft | 245 ft | =98 pts |
| | Roof sq ft | 14,059 sq ft | = 282 pts |
| Blue- | Paved sq ft | 0 | =0 pt |
| | Total points need | ed | 899 pts |
| | Foundation In ft | 352 ft | =140 pts |
| | Roof sq ft | 19,086 sq ft | =380 pts |
| Greer | -Paved sq feet | 47,265 sq ft | =379 pts |



Scholarship | Discipleship | Citizenship

Green

| Total points need | 899 pts | |
|-------------------|--------------|----------|
| Foundation In ft | 352 ft | =140 pts |
| Roof sq ft | 19,086 sq ft | =380 pts |
| Paved sq feet | 47,265 sq ft | =379 pts |

| Botanical name | Common Name | Quantity | Points per | Total value |
|--|-------------------------|----------|------------|-------------|
| Quercus ruba | Red Oak | 6 | 75 | 450 |
| Acer x freemanii "jeffersred" | Autumn Blaze Maple | 2 | 30 | 60 |
| Picea glauca var. densata | Black Hills Spruce | 3 | 40 | 120 |
| Malus cultivar 'red jewel' | Crab Apple | 2 | 10 | 20 |
| Malus cultivar 'purple prince' | Crab Apple | 2 | 10 | 20 |
| Thuja occidentalis 'fastigiata' | Pyramidal Arborvitae | 4 | 12 | 48 |
| Thuja occidentalis | American Arborvitae | 3 | 20 | 60 |
| Pyrus claleryana 'cleveland select' | Cleveland Pear | 4 | 10 | 40 |
| J. communis hybrid | Juniper | 5 | 5 | 25 |
| Euonymus alatus 'Compactus' | Dwarf Burning Bush | 10 | 3 | 30 |
| Taxus x cuspidata 'nana' | Dwarf Japanese Yew | 6 | 5 | 30 |
| TOTAL: | | | | 903 |



Scholarship | Discipleship | Citizenship

Blue

| Total points nee | 380 pts | |
|------------------|--------------|-----------|
| Foundation In ft | 245 ft | =98 pts |
| Roof sq ft | 14,059 sq ft | = 282 pts |
| Paved sq ft | 0 | =0 pt |

| Botanical name Common Name | | Quantity | Points per | Total value |
|--|--------------------------|----------|------------|-------------|
| Picea glauca var. densata | Black Hills Spruce | 2 | 40 | 80 |
| Salix alba tristis | Golden Weeping Willow | 2 | 15 | 30 |
| Quercus bicolor | Swamp White Oak | 1 | 75 | 75 |
| Pyrus claleryana 'cleveland select' | Cleveland Pear | 4 | 10 | 40 |
| J. communis hybrid | Juniper | 6 | 5 | 30 |
| Euonymus alatus 'Compactus' | Dwarf Burning Bush | 10 | 3 | 30 |
| Taxus x cuspidata 'nana' | Dwarf Japanese Yew | 6 | 5 | 30 |
| Acer saccharum | Sugar Maple | 1 | 75 | 75 |
| | | | | |
| TOTAL | | | | 390 |



ltem 16.

Scholarship | Discipleship | Citizenship

Purple

| Total points need | 362 pts | |
|-------------------|--------------|----------|
| Foundation In ft | 345 ft | =138 pts |
| Roof sq ft | 11,167 sq ft | =224 pts |
| Paved sq feet | 0 sq ft | =0 pts |

| Botanical name | Common Name | Quantity | Points per | Total value |
|-----------------------------------|-----------------------|----------|------------|-------------|
| Picea glauca var. densata | Black Hills Spruce | 13 | 40 | 520 |
| Quercus ruba | Red Oak | 6 | 75 | 450 |
| J. communis hybrid | Juniper | 13 | 5 | 65 |
| Euonymus alatus 'Compactus' | Dwarf Burning Bush | 6 | 3 | 18 |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| Total | | | | 520 |



Item 16.

Scholarship | Discipleship | Citizenship

Red

| Total points need | 692 pts | |
|-------------------|--------------|----------|
| Foundation In ft | 530 In ft | =212 pts |
| Roof sq ft | 21,000 sq ft | =420 pts |
| Paved sq feet | 7,440 sq ft | =60 pts |

| Botanical name | Common Name | Quantity | Points per | Total value |
|-----------------------------------|-----------------------|----------|------------|-------------|
| Malus cultivar 'red jewel' | Crab Apple | 5 | 10 | 50 |
| Malus cultivar 'purple prince' | Crab Apple | 4 | 10 | 40 |
| Pinus Strobus | Eastern White Pine | 2 | 40 | 80 |
| Quercus ruba | Red Oak | 6 | 75 | 450 |
| J. communis hybrid | Juniper | 13 | 5 | 65 |
| Euonymus alatus 'Compactus' | Dwarf Burning Bush | 6 | 3 | 18 |
| | | | | |
| TOTAL | | | | 703 |



Scholarship | Discipleship | Citizenship

Plant replacement:

SCS understands that trees removed due to construction must be replaced in existing locations if possible or relocated.

Green Phase

| Remove | Replace | |
|----------------|--|--|
| 17 Apple trees | 17 spruce trees | |
| Golden Willow | Due to concerts with new underground storm pipes-Unsure- may be replaced with different species. | |
| | | |

Blue Phase

| Remove | Replace | | |
|----------------------|---|--|--|
| Foundation plantings | Shown foundation plantings not included in count | | |
| 2 Red Oaks | 2 Red oaks south of green addition (depicted with brown circle) | | |
| 1 Silver Maple | Replace with Autumn Blaze in SW corner of property (depicted with a brown circle) | | |

Purple Phase

| Remove | Replace |
|--------|---------|
| | |

Red Phase

| Remove | Replace | | |
|---------------|---|--|--|
| 1 Locust tree | Relocate south off of new drive | | |
| 4 arborvitae | Replace with new arborvitae surrounding new dumpster location once determined | | |



CITY OF SHEBOYGAN

Fee: \$250.00

APPLICATION FOR CONDITIONAL USE

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) Abacus Architects, Inc. | Authorized Representative Joel VanEss | | Title Principal | | | |
| Mailing Address 1135A Michigan Avenue | City Sheboygan | | State WI | ZIP Code 53081 | | |
| Email Address jvaness@abacusarchitects.net | | Phone Number (incl. area code) (920)452-4444 | | | | |
| SECTION 2: Landowner Information (c | omplete these fields | when project site o | wner is di | fferent than applicant) | | |
| Applicant Name (Ind., Org. or Entity) Sheboygan Christian School | Contact Person Ann Steenwyk | | Title Director of Education and Instruction | | | |
| Mailing Address 929 Greenfield Avenue | City Sheboygan | | State WI | ZIP Code 53081 | | |
| Email Address ann.steenwyk@sheboyganchristian.com | Phone Number (ind (920) 458-9981 | | cl. area code) | | | |
| SECTION 3: Project or Site Location | | | | | | |
| Project Address/Description 929 Greenfield Avenue | | | Parcel No 59281321 |). 763 | | |
| SECTION 4: Proposed Conditional Use | | | | | | |
| Name of Proposed/Existing Business: | Sheboygan Christian School | | | | | |
| Existing Zoning: | SR-5 | | | | | |
| Present Use of Parcel: | School | | | | | |
| Proposed Use of Parcel: | School | | | | | |
| Present Use of Adjacent Properties: | Residential | | | | | |
| 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 Represent Ann Steenwyk | tative (please print) Title Director of Education | | Phone Number nd Instruction (920) 458-9981 | | | |
| Signature of Applicant Date Signed 3/19/24 | | | | | | |

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.

Item 16.
CONDITIONAL USE WRITTEN EXPLANANTION REQUIREMENTS

- A. Name of project/development.
- B. Summary of the Conditional Use and general operation of proposed use:
 - Description of existing use
 - Description of proposed use (indoor, outdoor, etc.), why was this site selected?
 - All services, products, etc. to be provided
 - Projected number of residents, employees, and/or daily customers
 - Proposed number of dwelling units, floor area, landscape area, and parking area expressed in square feet and acreage to the nearest one-hundredth of an acre
 - Description of proposed building and all new site improvements (square footage of new and existing structure(s), traffic, ingress/egress, parking, sidewalk, retaining walls, storm drainage, landscaping, lighting, dumpster enclosure, screening of mechanicals, etc.)
 - A written description of the proposed general orientation, design, arrangement, texture, material and color of the building or structure and how it is compatible with the development and redevelopment in and around the area
 - An explanation of any interior and/or exterior renovations
 - Is access appropriate and is their sufficient customers/resident off-street parking?
 - Proposed signage
 - Project timeline and estimated value of project
 - Compatibility of the proposed use and design with adjacent and other properties in the area.
 - How will you insure that the business will not become a nuisance to adjacent properties (i.e. parking, noise, smells, hours of operations, etc.
 - Other information that would be considered pertinent by the Plan Commission.

C. If applicable, please describe any exceptions/variances that are required for this project (i.e. setbacks, parking, landscaping, etc.)

D. Written justification for the proposed conditional use, indicating reasons why the applicant believes the proposed conditional use is appropriate:

- a) How is the proposed conditional use (independent of its location) in harmony with the purposes, goals, objectives, policies and standards of the City of Sheboygan Comprehensive Master Plan?
- b) Does the conditional use, in its proposed location, result in any substantial or undue adverse impact on nearby property the character of the neighborhood, environment, traffic, parking, public improvements, public property or rights-of-way?
- c) How does the proposed conditional use maintain the desired consistency of land uses in relation to the setting within which the property is located?
- d) Is the proposed conditional use located in an area that will be adequately served by utilities, or services provided by public agencies? If not, please explain.

For a home occupation

- 1. A Site Plan including:
 - □ The overall property
 - □ The existing location of building(s) on the property
 - The parking spaces location on the property
- 2. A Floor Plan including:
 - The dwelling floor plan showing where the business will take place in the dwelling unit.
 - All information necessary to understand the proposal

For all other Conditional Use Permits

- 1. A certified survey map showing existing property boundaries and improvements.
- 2. A map providing the following information:
 - The map and all its parts shall be clearly reproducible with a photocopier at a size of 11" X 17" and map scale not less than 1' = 600' with lot dimensions of the subject property provided and a graphic scale and north arrow.
 - □ All lands for which the conditional use is proposed.
 - □ All other lands within 100 feet of the boundaries of the subject property.
 - □ The current zoning of the subject property and its environs (200 feet),
- 3. A site plan (conforming to the requirements of Section 15.908(3) of the subject property as proposed for development):
 - Submit TWO (2) hardcopies of the site plan and ONE (1) 11" X 17" reduction of the site plan.
 - Submit digital plans and drawings of the project by email, flash drive, etc.
 - Title block that provides all contact information for the petitioner and/or owner, if different
 - □ Full name and contact information of petitioner's engineers/surveyors/architects, or other design professionals used in the plan preparation
 - The date of the original plan and latest date of revision to the plan
 - A north arrow and graphic scale. Said scale is not to be smaller than one inch equals 100 feet
 - All property lines & existing/proposed right-of-way lines with bearings & dimensions clearly labeled
 - Existing/proposed easement lines and dimensions with an explanation of ownership and purpose.
 - All required building setback lines
 - Existing and proposed buildings, structures and paved areas, including building entrances, walks, drives, decks, patios, fences, utility poles, drainage facilities and walls.
 - Location and dimension of all curb cuts and throat widths of all access points onto public streets or alleys.
 - □ The location and dimension of all on-site parking including a summary of the number of parking stalls provided versus the requirements of the ordinance
 - The location and dimension of all loading and service areas on subject property
 - The location of all outdoor storage areas and the design of all screening devices
 - Location of all outdoor storage and refuse disposal areas and the design and materials used for construction and operation
 - □ The location, type, height, size and lighting of all signage.
 - Location, height, design, illumination power and orientation of all exterior lighting on the property including a photometrics plan
 - Location of all exterior mechanical equipment and utilities and elevations of proposed screening devices where applicable (i.e. visible from a public street or residential use or district). Mechanical equipment includes, but is not limited to; HVAC equipment, electrical transformers and boxes, exhaust flues, plumbing vents, gas regulators, generator
 - Location of all existing and proposed landscape areas, storm water areas, etc.
- 4. Building elevations and perspectives.

NOTE: A Traffic Impact Study (TIA) may be required with large development proposals.

STEP 1: Initial Meeting with City Planning Office:

An initial meeting is to ensure that both the applicant and the city staff have a proper understanding of what is being requested and to explain the approvals necessary. An engineered drawing is not required for this meeting, but an accurate sketch and any applicable background information may be needed. Additional meetings can be arranged by calling the Department of City Development.

STEP 2: Official Submission:

A conditional use permit application may be filed at the City of Sheboygan Planning and Development office located on the 2nd floor of City Hall or may be submitted electronically via email: Steve.Sokolowski@SheboyganWI.gov

If submitting electronically, please verify application has been accepted and will be placed on the next Plan Commission agenda.

Payment of the application fee must be received prior to the application filing deadline. Payment may be submitted via postal delivery, in person, or by phone using credit card.

Mailing Address: Department of City Development 828 Center Ave. Suite 208 Sheboygan, WI 53081

NOTE: Applications will not be accepted until complete. A complete application includes all items in the respective checklists above. Applications must be complete before they are scheduled for a meeting before the Plan Commission.

PLAN COMMISSION MEETING

Meeting Date: The Plan Commission meets on the 2nd and 4th Tuesdays of the month at 4:00 p.m. in the Council Chambers of City Hall, 828 Center Ave. The project applicant or a representative must attend the Plan Commission meeting to present the conditional use permit request and answer questions regarding the proposal. Public comment will be invited at the Plan Commission meeting.

Public Notification: Owners of property in the vicinity of the site affected by the conditional use permit proposal are notified via mail. The public hearing notice explains the proposal and provides information about the Plan Commission meeting.

Project Review: The purpose of a conditional use permit is to assure compatibility between land uses. City staff analyzes a proposal and prepares a recommendation for the Plan Commission. The project analysis considers the location of the affected property, surrounding uses, and the operational details of a proposed use.

Plan Commission: The Plan Commission is charged with the authority to approve or deny a conditional use permit request. In the event an applicant wishes to contest the decision of the Plan Commission, the applicant may appeal the decision to the Sheboygan County Circuit Court.

Plan Commission meeting agendas and minutes may be viewed on the City's website: www.SheboyganWI.gov

FOR INFORMATION OR ASSISTANCE CONTACT THE ZONING MANAGER: (920) 459-3382

Item 16.

| ACTION BY CITY PLAN COMMISSION | | | | |
|--------------------------------|--|-----------|---------|--|
| DATE OF ME | ETING: | | | |
| APPROVED: | CONDITIONALLY A | APPROVED: | DENIED: | |
| CONDITIONS | 5 | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| SIGNATURE | | DATE | | |
| | Chairperson, City Plan Commission or Representative Dept. of City Development | <u></u> | | |

NOTES

Permits are valid until such time as the business no longer operates from the side. No yearly renewal is required.

Permit may be revoked without notice if misrepresentation of any of the above information or attachments is found to exist.

Permit shall expire in one (1) year from date of approval unless substantial work has commenced or business has begun operating.

Permit is null and void if issued in error. It is understood that any permit issued on this application will not grant any right or privilege to erect any structure or to use any permits for any purpose that is prohibited by the City Zoning Ordinance or any other State or local laws.

Changes in the plans or specifications submitted in the original application shall not be made without prior written approval of the City Plan Commission.



Civil Engineering Services

SPECIFIC IMPLEMENTATION PLAN

Building Additions and Site Improvements Sheboygan Christian School 929 Greenfield Avenue, Sheboygan, WI 53081

March 2024

OWNER CONTACT: Ann Steenwyk – Director of Education and Instruction Sheboygan Christian School 929 Greenfield Avenue Sheboygan, WI 53081 (920) 458-9981 ann.steenwyk@sheboyganchristian.com

> REGISTERED PROFESSIONAL ENGINEER: Joel VanEss, P.E. Abacus Architects, Inc. 1135A Michigan Avenue Sheboygan, WI 53081 (920)452-4444 jvaness@abacusarchitects.net

PROJECT DESCRIPTION

Tax Key Numbers: 59281321763

Zoning: Suburban Residential – 5 (SR-5)

A total of about 103,000 sq.ft. of new building additions will be added to the existing Sheboygan Christian High School over multiple phases to bring K through 8th grade students into the same building as the high school students and to add an auditorium and new gym. This phase adds multiple classrooms, men and women locker rooms, a kitchen, storage rooms, with alternate bids for a building extension and a small greenhouse.

Proposed additions this phase will include:

- The reconstruction of the west side of the existing building and a portion of the existing parking lot.
- The new building addition to the south of the existing building.
- Pavement additions and restriping of the west parking lot.
- A new drive and turnaround on the south side of the building.
- Relocation of the stormwater pond.

PUD zoning is proposed to help streamline the review process for the future additions to the proposed site through its multiple phases. No modifications are required for land use, density and intensity, or parking and loading requirements. However, the proposed alternate #1 building addition to the southeast falls within the SR-5 nonresidential building to residential side lot line setback of 50 feet at approximately 25 feet from the property line.

Civil plans found in the appendix show the extent of changes for this proposed phase of the project, as well as a proposed grading plan, and a proposed stormwater and utility plan.

Architectural plans found in the appendix show the exterior building elevations and provide details as to the materials and colors used for this phase of the project.

The original landscape plan for the project can be found in the appendix. A future landscape plan will be updated and sent by April 3rd.

APPENDIX TABLE OF CONTENTS

LOCATION MAP

OWNER AND ZONING MAP

CIVIL PLAN SET

ARCHITECTURAL PLAN SET

LANDSCAPING PLAN

LOCATION MAP





LOCATION MAP

SCALE: 1"=150'

Project Name

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OWNERS AND ZONING MAP





OWNER MAP

SCALE: 1"=150'

March 18, 2024 Sheboygan Christian School Proj. No. 2023-96

929 Greenfield Avenue, Sheboygan, WI

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CIVIL PLAN SET





| | | | | | NW CORNER - NW 1/4 SECTION 2-14-23 DHE | — оне —— оне — |
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| | | | | | | LOT 61 |
| | | | | | | LOT 60 |
| | | | | | | LOT 59 |
| | | | | | | LOT 57 LOT 58 |
| | | | | | G−−− ST | 01 55 |
| | | | | | | LOT 54 |
| | | | | | | LOT 53 |
| | | | | | | LOT 52 |
| | | | | | | LOT 51 |
| | | | | | | LOT 50 |
| | | | | | | LOT 49 |
| | | | | | - | LOT 48 |





February 26, 2024

ITRACTS/2023-96 Sheboygan Christian School - Phase 3\Phase - 2\Construction Documents\S.3 Site\2023-94

BUTT JOINT 2'-0'' SAWCUT AND TACK COAT EDGE EXISTING ASPHALT PAVEMENT EXISTING BASE COURSE ASPHALT PAVEMENT CROSS SECTION



4" CONCRETE WITH FIBER MESH REINFORCEMENT (LIGHT DUTY) **8" CONCRETE WITH FIBER MESH** REINFORCEMENT (HEAVY DUTY) 6" COMPACTED AGGREGATE BASE COURSE (LIGHT DUTY) 8" COMPACTED AGGREGATE BASE COURSE (HEAVY DUTY) EXISTING SUBGRADE (COMPACTED

CONCRETE PAVEMENT CROSS SECTION



SILT FENCE SECTION & DETAIL



ACCESSIBLE PARKING SIGNAGE DETAIL





SILT SOCK DITCH CHECK

INSTALL SILT SOCK PERPENDICULAR TO

FLOW WITH ENDS CURLED SLIGHTLY

UPSTREAM TO PREVENT HIGH WATER

REDUCE CHANNELING AND EROSION

FROM GOING AROUND THE ENDS.

SLOW AND SPREAD WATER TO

UNDERFLOW

STAKE BEHIND, OR THROUGH TO

HOLD SECURELY

TO GROUND





PROVIDE LINER UP TO ELEVATION OF THE 2-YEAR, 24-HOUR RAIN EVENT WATER SURFACE ELEVATION 1'-0" SAFETY SHELF DEPTH — 2'-0" MINIMUM THICK TYPE "A" CLAY LINER



WET DETENTION POND CROSS SECTION



DETAILS



ARCHITECTURAL PLAN SET













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| | AREA KEY |
| G | ENFRAL PLAN NOTES |
| • ALL | LOOSE FURNISHINGS SHOWN ON PLANS ARE NOT IN CONTRACT |
| EQU | VIRE STOWN FOR RELEASED FOR OLD ONLOCATION OR IPMENT TO BE LOCATED BASED UPON LOCATION OR NFIGURATION OF LOOSE FURNISHINGS SHALL BE VERIFIED WITH THE |
| EXTE CON | RIOR TO INSTALLATION. RIOR DIMENSIONS TAKEN FROM FACE OF SHEATHING, FACE OF NCRETE, OR FACE OF MASONRY. |
| INTEFACGEN | E OF MASONRY OR FINISH FACE OF EXISITING CONSTRUCTION. ERAL CONTRACTOR VERIFY ALL FIELD CONDITIONS & |
| ALL OPE | ENSIONS. DOORS IN STUD WALLS TO BE 6" FROM PERPENDICULAR WALL NINGS UNLESS OTHERWISE NOTED. |
| ALL FIBEI INST. | R BATT INSULATION FOR SOUND. ALL MOISTURE RESISTANT GYPSUM DRYWALL IN TOILET ROOMS, |
| • PRO | AIDITY AREAS MIDITY AREAS WIDE BLOCKING FOR ALL WALL SUPPORTED EQUIPMENT AND |
| • WHE | Lessories mounted on stud walls - Coordinate with NER ERE MOUNTING HEIGHTS ARE NOT INDICATED, MOUNT INDIVIDUAL |
| UNIT PAR • ALL | TICULAR APPLICATION INDICATED (SEE DETAIL 3/A301). COLUMN BOX-OUTS ARE WALL TYPE 'E' UNLESS OTHERWISE NOTED. |
| - ALL | INTERIOR LEEVATION TAGS SHOWN ON FINISH PLANS |
| FLC | OOR PLAN KEYNOTES |
| NO. 1 | DESCRIPTION INFILL WALL WITH SIMILAR MATERIALS TO EXISTING |
| | ADJACENI CONSTRUCTION - PROVIDE SMOOTH, SEAMLESS TRANSITION BETWEEN NEW & EXISITING CONSTRUCTION |
| 2 | EXACT LOCATION OF TRANSITION BETWEEN EXISTING AND NEW CONSTRUCTION TO BE DETERMINED IN |
| 3 | FIELD. |
| 4 | ACCESSIBLE HEIGHT EXISTING ELECTRICAL PANEL |
| 5 | NEW LOCKERS - SEE DETAIL 2/A306 PAINT EXPOSED EXISTING/NEW STEEL COLUMN |
| 7 | EXISTING MASONRY PIER TO REMAIN - VERIFY EXTENTS IN FIELD |
| 8 | ALIGN FINISH FACE OF NEW & EXISTING CONSTRUCTION |
| 9 | ELECTRICIAN TO SUPPLY OUTLET BOX ABOVE EACH TABLE FOR DROPDOWN POWER CORD. |
| 10 11 | OWNER SUPPLIED REFRIGERATOR COOLER & FREEZER TO BE SET 8" BELOW FIRST FLOOR |
| | ON TOP OF PRECAST PLANK IN HATCHED AREA - COORDINATE WITH PRODUCTION KITCHEN |
| 12 | CONCRETE RETAINING WALL W/ PAINTED STEEL |
| 13 | CONCRETE STOOP - SEE STRUCTURAL DRAWINGS |
| 15 | CLASSROOM LAB STATIONS ITEM #AP6205 |
| 16 | WALLS WITH PLUMBING FIXTURES TO RECEIVE VERTICAL TILE AS SHOWN, WALLS WITHOUT |
| | PLUMBING FIXTURES TO RECEIVE 4' HIGH HORIZONTAL TILE WAINSCOTTING (CT-1) |
| 17 | NEW TILE PATTERN TO START AND FOLLOW EXISTING TILE PATTERN AS SHOWN |
| 18 | FIBERGLASS FLOOR MOUNTED SLOP SINK. PROVIDE FIBERGLASS PANELS ON WALL BEHIND SINK. |
| 19 | INSTRUCTORS DEMONSTRATION TABLE BASED OFF OF FLINN SCIENTIFIC ITEM #AP6548 |
| 20 21 | OWNER SUPPLIED WASHING MACHINE & DRYER PLASTIC LAMINATE COUNTERTOP ON BRACKETS AT |
| 24 | RUN TILE AROUND CORNER TO FACE OF LOCKERS |
| | |
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| | |
| | |
| | METAL LOCKER |
| | SEE WALL TYPE |
| | |
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| | 1/2" PLYWOOD |
| | 4" VINYL BASE |
| - | |
| | VERIFY DEPTH OF LOCKER BASE |
| | |
| | |

 DEIAIL
 2

 SCALE:
 3/4" = 1'-0"
 A 306



| FL | OOK PLAN KEYNOIES | |
|-----|--|--|
| NO. | DESCRIPTION | |
| 1 | INFILL WALL WITH SIMILAR MATERIALS TO EXISTING ADJACENT CONSTRUCTION - PROVIDE SMOOTH, SEAMLESS TRANSITION BETWEEN NEW & EXISITING CONSTRUCTION | |
| 2 | EXACT LOCATION OF TRANSITION BETWEEN EXISTING AND NEW CONSTRUCTION TO BE DETERMINED IN FIELD. | |
| 3 | NEW DRINKING FOUNTAIN WITH BOTTLE FILLER AT ACCESSIBLE HEIGHT | |
| 4 | EXISTING ELECTRICAL PANEL | |
| 5 | NEW LOCKERS - SEE DETAIL 2/A306 | |
| 6 | PAINT EXPOSED EXISTING/NEW STEEL COLUMN | |
| 7 | EXISTING MASONRY PIER TO REMAIN - VERIFY EXTENTS IN FIELD | |
| 8 | ALIGN FINISH FACE OF NEW & EXISTING CONSTRUCTION | |
| 9 | ELECTRICIAN TO SUPPLY OUTLET BOX ABOVE EACH TABLE FOR DROPDOWN POWER CORD. | |
| 10 | OWNER SUPPLIED REFRIGERATOR | |
| 11 | COOLER & FREEZER TO BE SET 8" BELOW FIRST FLOOR ON TOP OF PRECAST PLANK IN HATCHED AREA - COORDINATE WITH PRODUCTION KITCHEN DRAWINGS AND OTHER TRADES AS NEEDED. | |
| 12 | CONCRETE RETAINING WALL w/ PAINTED STEEL GUARDRAIL SYSTEM - SEE STRUCTURAL DRAWINGS | |
| 13 | CONCRETE STOOP - SEE STRUCTURAL DRAWINGS | |
| 14 | SCIENCE ISLANDS BASED OFF OF FLINN SCIENTIFIC CLASSROOM LAB STATIONS ITEM #AP6205 | |
| 15 | EXISTING RELOCATED STORAGE CABINETS | |
| 16 | WALLS WITH PLUMBING FIXTURES TO RECEIVE VERTICAL TILE AS SHOWN, WALLS WITHOUT PLUMBING FIXTURES TO RECEIVE 4' HIGH HORIZONTAL TILE WAINSCOTTING (CT-1) | |
| 17 | NEW TILE PATTERN TO START AND FOLLOW EXISTING TILE PATTERN AS SHOWN | |
| 18 | FIBERGLASS FLOOR MOUNTED SLOP SINK. PROVIDE FIBERGLASS PANELS ON WALL BEHIND SINK. | |
| 19 | INSTRUCTORS DEMONSTRATION TABLE BASED OFF OF FLINN SCIENTIFIC ITEM #AP6548 | |
| 20 | OWNER SUPPLIED WASHING MACHINE & DRYER | |
| 21 | PLASTIC LAMINATE COUNTERTOP ON BRACKETS AT 2'-10" A.F.F. | |
| 24 | RUN TILE AROUND CORNER TO FACE OF LOCKERS | |

| GENERAL | PLAN NOTES |
|---------|------------|
| | |

- ALL LOOSE FURNISHINGS SHOWN ON PLANS ARE NOT IN CONTRACT AND ARE SHOWN FOR REFERENCE PURPOSES ONLY. ANY DEVICES OR EQUIPMENT TO BE LOCATED BASED UPON LOCATION OR CONFIGURATION OF LOOSE FURNISHINGS SHALL BE VERIFIED WITH THE OWNER PRIOR TO INSTALLATION.
- EXTERIOR DIMENSIONS TAKEN FROM FACE OF SHEATHING, FACE OF CONCRETE, OR FACE OF MASONRY. INTERIOR DIMENSIONS TAKEN FROM FACE OF STUD, FACE OF CONC, FACE OF MASONRY OR FINISH FACE OF EXISITING CONSTRUCTION.
- GENERAL CONTRACTOR VERIFY ALL FIELD CONDITIONS & dimensions. ALL DOORS IN STUD WALLS TO BE 6" FROM PERPENDICULAR WALL
- OPENINGS UNLESS OTHERWISE NOTED. ALL INSULATION SHOWN IN INTERIOR STUD WALLS TO BE MINERAL
- FIBER BATT INSULATION FOR SOUND. INSTALL MOISTURE RESISTANT GYPSUM DRYWALL IN TOILET ROOMS, WALL AREAS WITHIN 8 FEET OF SINKS, AND OTHER DAMP OR HIGH
- humidity areas PROVIDE BLOCKING FOR ALL WALL SUPPORTED EQUIPMENT AND
- ACCESSORIES MOUNTED ON STUD WALLS COORDINATE WITH OWNER • WHERE MOUNTING HEIGHTS ARE NOT INDICATED, MOUNT INDIVIDUAL
- units of work at ada standard mounting heights for the PARTICULAR APPLICATION INDICATED (SEE DETAIL 3/A301). • ALL COLUMN BOX-OUTS ARE WALL TYPE 'E' UNLESS OTHERWISE NOTED. ALL INTERIOR ELEVATION TAGS SHOWN ON FINISH PLANS



AREA KEY







S















NOTE: ALL VERTICAL METAL PANEL SIDING AT BUILDING ADDITION WILL MATCH THE SIDING ON THE EXISTING ADJACENT BUILDING SHOWN IN THE IMAGES BELOW



LANDSCAPE PLAN



| Designed by: Texture |
|--------------------------------|
| Not Found |

