



# ARCHITECTURAL REVIEW BOARD AGENDA

**February 12, 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 minutes for the November 13, 2023 meeting.

## ITEMS FOR DISCUSSION AND POSSIBLE ACTION

5. Exterior remodel of the south façade at The Sign Shop located at 1020 Michigan Avenue.
6. Construction of a new Van Horn Kia located at parcels 59281215827 and 59281215833.

## NEXT MEETING

7. February 26, 2024

## ADJOURN

8. Motion to Adjourn

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

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

**CITY OF SHEBOYGAN****ARCHITECTURAL REVIEW BOARD MINUTES****Monday, November 13, 2023**

**Members Present:** Joe Clarke, Dave Aldag, Alderperson Zachary Rust, Richard Linde, Robert Heimerl and Jerry Jones

**Excused:** Pam Langan

**Staff/Officials:** Program Assistant Ellise Rose and Building Inspection Specialist Linnae Wierus

**OPENING OF MEETING**

1. Roll Call

Chair Joe Clarke called the meeting to order.

2. Pledge of Allegiance

The Pledge of Allegiance was recited.

3. Identify Potential Conflict of Interest

No committee member had a conflict of interest.

**MINUTES**

4. Approval of the minutes for the October 23, 2023 meeting.

MOTION TO APPROVE THE MINUTES OF THE PREVIOUS MEETING HELD ON OCTOBER 23, 2023.

Motion by Jerry Jones, seconded by Richard Linde.

Voting Yea: Chair Joe Clarke, Dave Aldag, Alderperson Rust, Richard Linde, Robert Heimerl, Jerry Jones.

**ITEMS FOR DISCUSSION AND POSSIBLE ACTION**

5. Exterior remodel of 2516 Superior Avenue.

MOTION TO APPROVE WITH THE FOLLOWING CONDITION:

1. APPLICANT WILL BRING PROPOSAL BACK TO STAFF FOR REVIEW OF THE STONE.

Motion by Jerry Jones, seconded by Dave Aldag.

Voting Yea: Chair Joe Clarke, Dave Aldag, Alderperson Rust, Richard Linde, Robert Heimerl, Jerry Jones.

**NEXT MEETING**

6. November 27, 2023

The next meeting is scheduled to be held on November 27, 2023 at 4:00 pm.

**ADJOURN**

7. Motion to Adjourn

MOTION TO ADJOURN AT 4:10 PM.

Motion made by Jerry Jones, seconded by Alderperson Rust.

Voting Yea: Chair Joe Clarke, Dave Aldag, Alderperson Rust, Richard Linde, Robert Heimerl, Jerry Jones

## CITY OF SHEBOYGAN

## REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION

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**ITEM DESCRIPTION:** Exterior remodel of the south façade at The Sign Shop located at 1020 Michigan Avenue.

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

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**REPORT DATE:** December 28, 2023

**MEETING DATE:** January 8, 2024

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**FISCAL SUMMARY:**

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

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**STATUTORY REFERENCE:**

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

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**BACKGROUND / ANALYSIS:**

Sam Clark is proposing exterior renovations to the south side of The Sign Shop located at 1020 Michigan Avenue. The applicant states the following:

- We will be removing the glass wall and ceiling system as it is failing and over 30 years old. We will replace the glass with a new storefront system to match other aluminum frame systems on the building.
- We will also install a standing seam metal roof over these two spaces and along the entry door to protect against water for people entering the building.
- There will be fiber cement on the returns towards the door that will ultimately be covered with advertising graphics for The Sign Shop.
- The existing materials are aluminum storefront, brick, concrete masonry, and metal flashing.
- The proposed materials are aluminum storefront, glazing, spandrel glazing, and standing seam metal roof.

**STAFF COMMENTS:**

The Board may want to have the applicant address the following:

- What is the plan for the “advertising graphics” on the fiber cement returns? No signage has been proposed.



- There is currently a sign for The Sign Shop above the door. Will this sign remain under the new roof?
- The rendering shows the middle upstairs window to change from the existing stone to white. What is happening here?

**ACTION REQUESTED:**

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

**ATTACHMENTS:**

Architectural Review Board Application and required attachments.



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

Fee: \$100  
Review Date: \_\_\_\_\_

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

**SECTION 1: Applicant/ Permittee Information**

Name (Ind., Org. or Entity) SIGN SHOP OF SHEBOYGAN	Authorized Representative SAM CLARK	Title	
Mailing Address 1020 MICHIGAN AVE	City SHEBOYGAN	State WI	ZIP Code 53081
Email Address	Phone Number (incl. area code)		

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

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

**SECTION 3: Architect Information**

Name SCOTT MATULA. - ASPIRE ARCHITECTURE AND DESIGN LLC			
Mailing Address 1416 N. 5TH ST	City SHEBOYGAN	State WI	Zip 53081
Email Address SCOTT@ASPIREARCHITECTS.COM	Phone Number (incl. area code) 9204574884		


**SECTION 4: Contractor Information**

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

**SECTION 5: Certification and Permission**

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

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

Name of Owner/Authorized Representative (please print) SCOTT MATULA -ASPIRE ARCHITECTURE	Title ARCHITECT	Phone Number 920.457-4884
Signature of Applicant 		Date Signed 11.1.2023

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

**SECTION 6: Description of the Subject Site/Proposed Project**

Project Address/Description

1020 MICHIGAN AVE

Parcel No.

Name of Proposed/Existing Business:

SIGN SHOP OF SHEBOYGAN, LLC

Address of Property Affected:

1020 MICHIGAN AVE

Zoning Classification:

CENTRAL COMMERCIAL

New Building: ☐Addition: ☐Remodeling: ☐

RENOVATION ONLY

**SECTION 7: Description of Proposed Project**

WE WILL BE REMOVING THE GLASS WALL AND CEILING SYSTEM AS IT IS FAILING AND OVER 30 YEARS OLD. WE WILL REPLACE THE GLASS WITH A NEW STOREFRONT SYSTEM TO MATCH OTHER ALUMINUM FRAME SYSTEMS ON THE BUILDING. WE WILL ALSO INSTALL A STANDING SEAM METAL ROOF OVER THESE TWO SPACES AND ALONG THE ENTRY DOOR TO PROTECT AGAINST WATER FOR PEOPLE ENTERING THE BUILDING.

THERE WILL BE FIBERCEMENT ON THE RETURNS TOWARDS THE DOOR THAT ULTIMATTLY BE COVERED WITH ADVERTISING GRAPHICS FOR THE SIGN SHOP.

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

ALUMINUM STOREFRONT, BRICK, CONCRETE MASONRY, METAL FLASHING

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

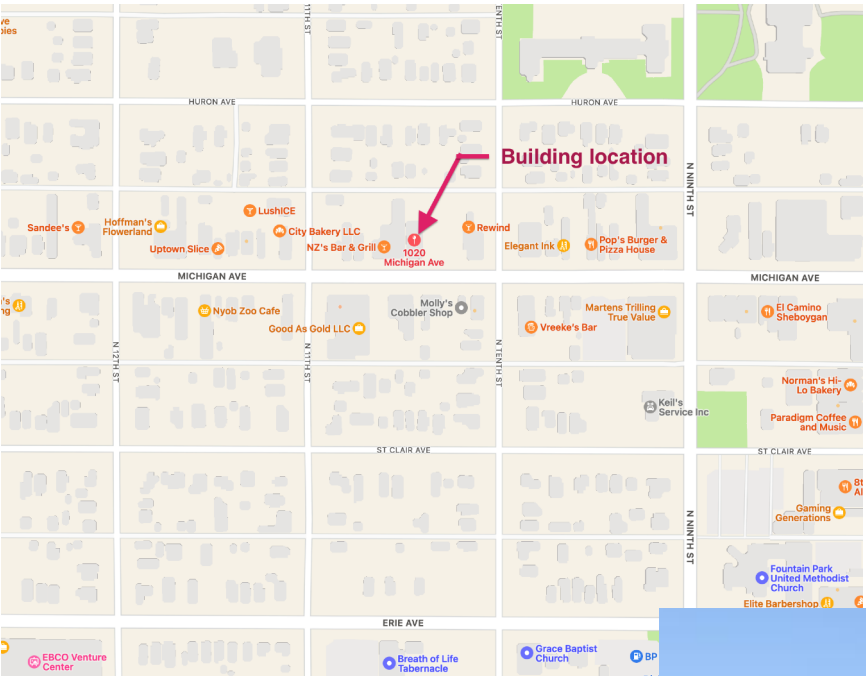
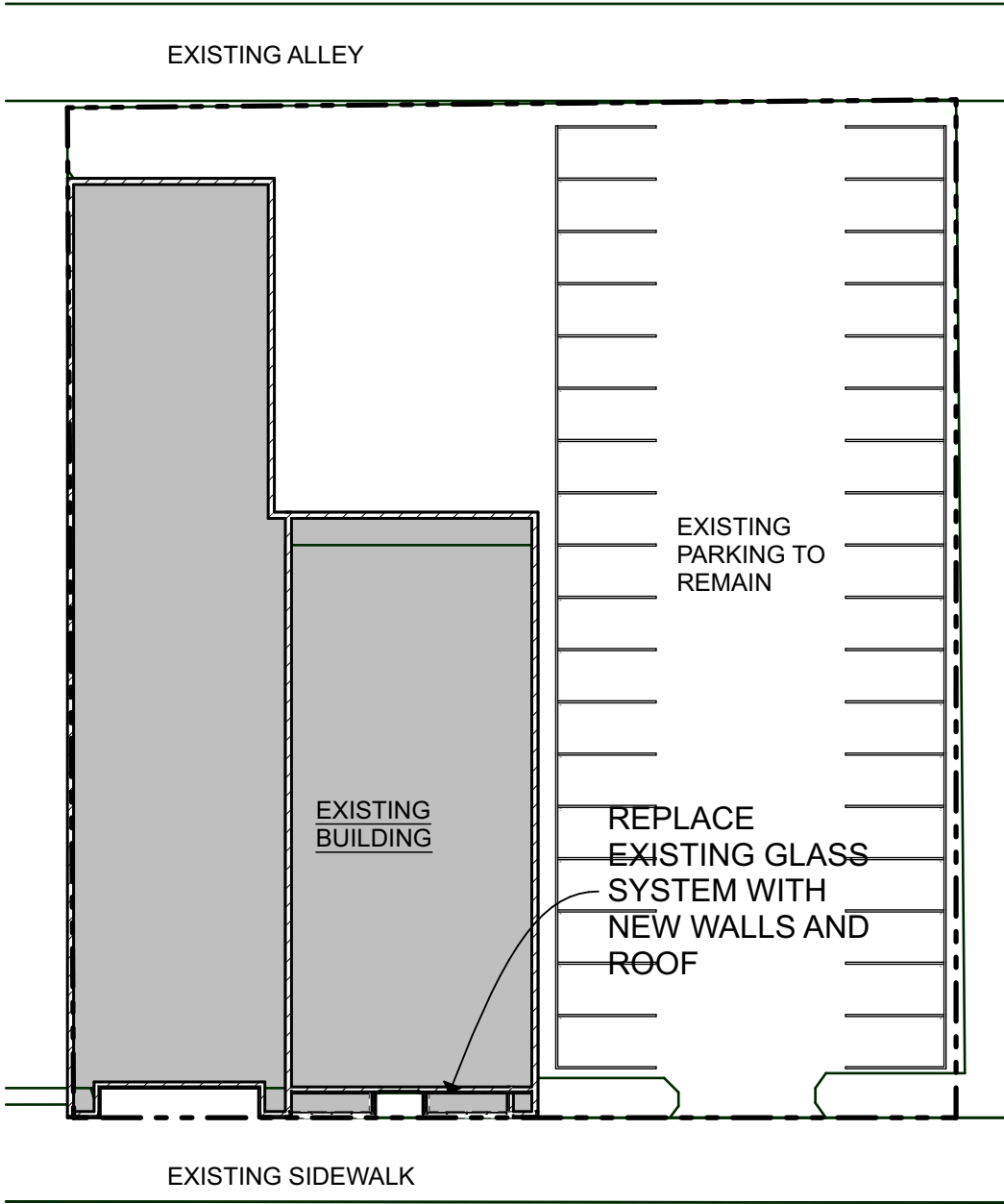
ALUMINUM STOREFRONT, GLAZING, SPANDREL GLAZING, AND STANDING SEAM METAL ROOF



# ALTERATIONS TO STOREFRONT: FOR SIGN SHOP OF SHEBOYGAN 1020 MICHIGAN AVE SHEBOYGAN WI 53081



SHEET INDEX	
A.1	REFERENCE INFORMATION
A.2	FLOOR PLANS
A.3	EXTERIOR ELEVATIONS
A.4	BUILDING SECTION



AREA MAP



FRONT RENDERING

3

Architectural Site Plan

Scale: 1" = 30'

0

30'

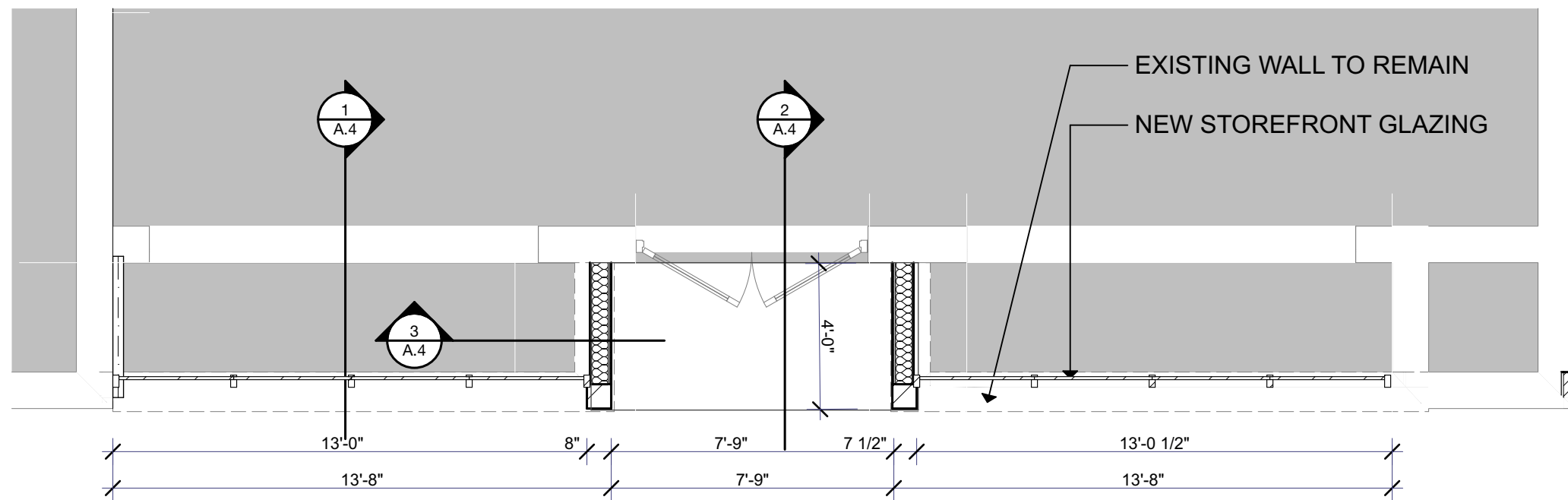
60'

## ALTERATIONS TO STOREFRONT: for: SIGN SHOP OF SHEBOYGAN

1020 MICHIGAN AVE SHEBOYGAN WI 53081  
ASPIRE ARCHITECTURE & DESIGN, LLC  
1416 N. 5th St. Sheboygan, WI. 53081  
920-457-4884  
scott@aspirearchitects.com  
www.aspirearchitects.com



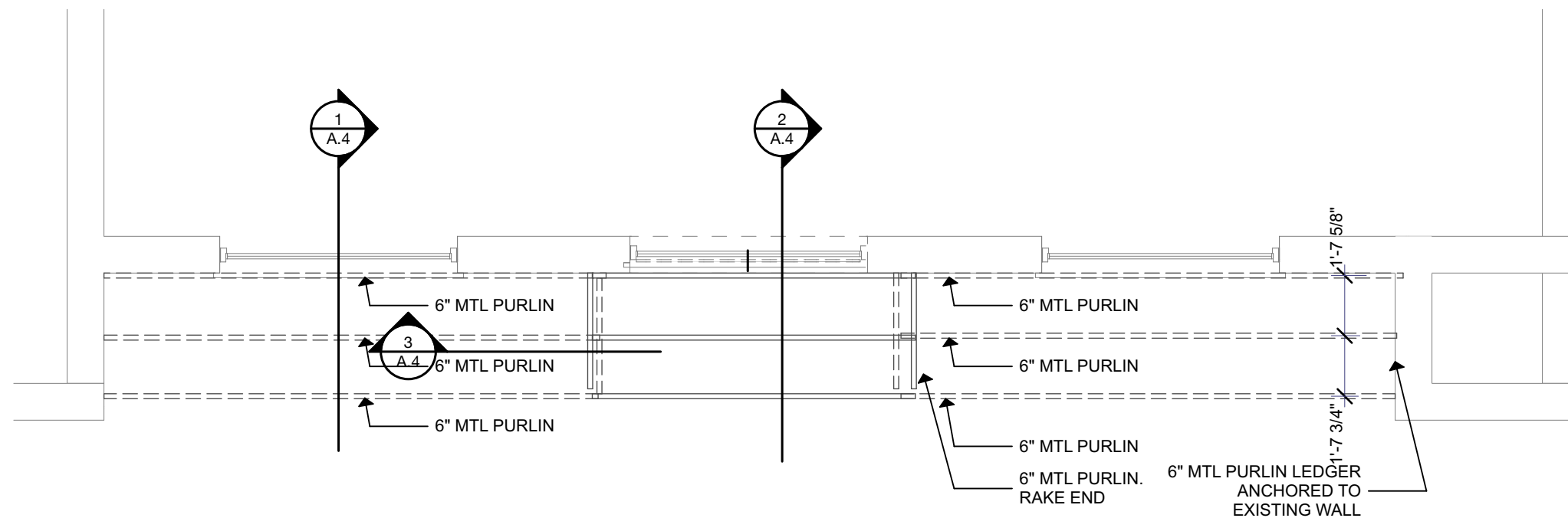
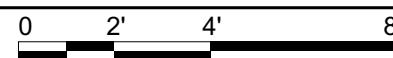
issue 10.31.23  
rev. -  
14-019  
A.1



1

## First Floor Plan

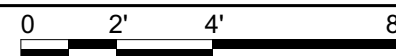
Scale: 1/4" = 1'-0"



2

## Roof Framing Plan

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



ALTERATIONS TO STOREFRONT: for:  
SIGN SHOP OF SHEBOYGAN

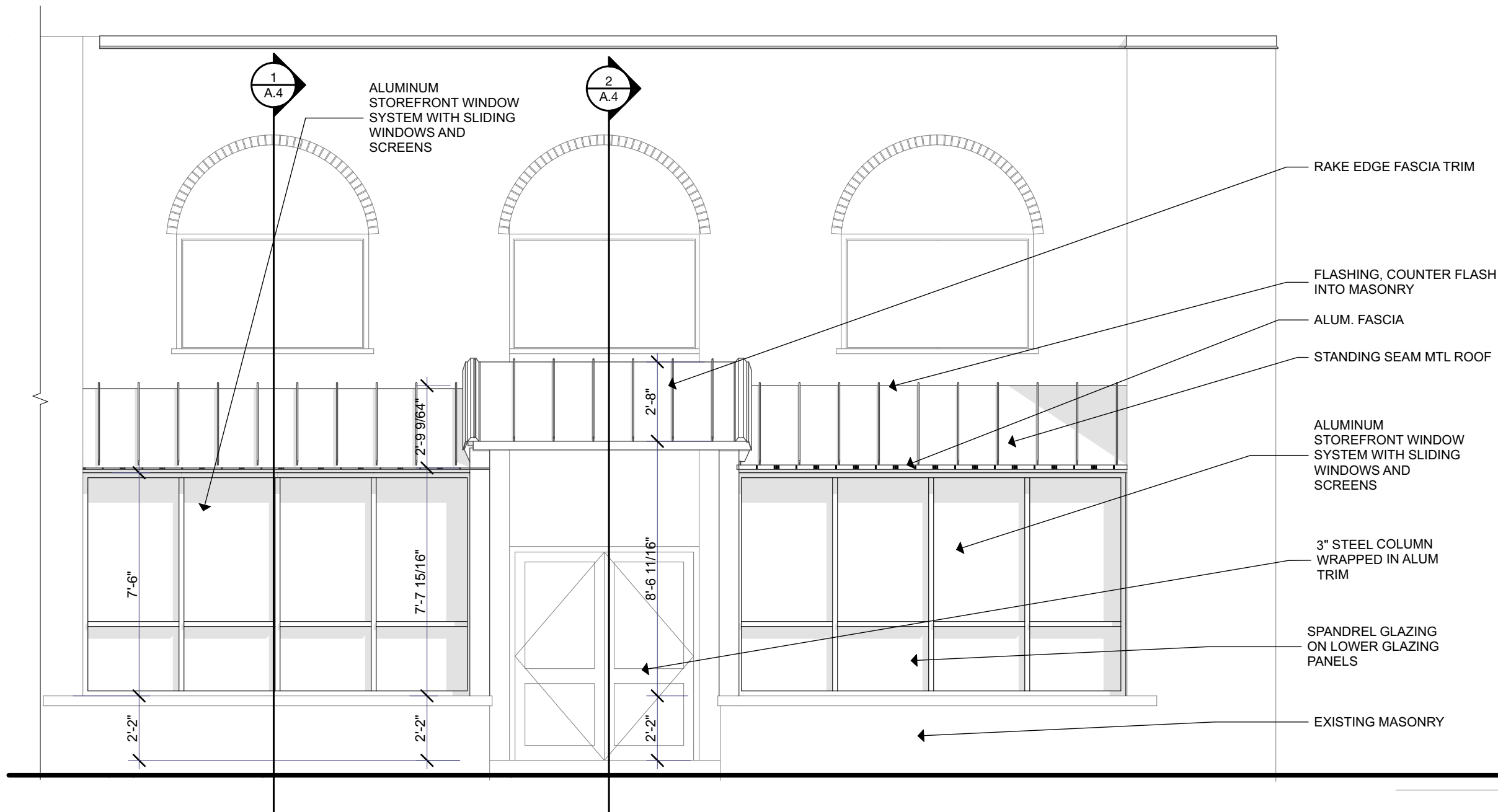
1020 MICHIGAN AVE SHEBOYGAN WI 53081 issue 10.31.23

ASPIRE ARCHITECTURE & DESIGN, LLC  
1416 N. 5th St. Sheboygan, WI. 53081  
920-457-4884  
scott@aspirearchitects.com  
www.aspirearchitects.com

rev. -  
14-019

A.2

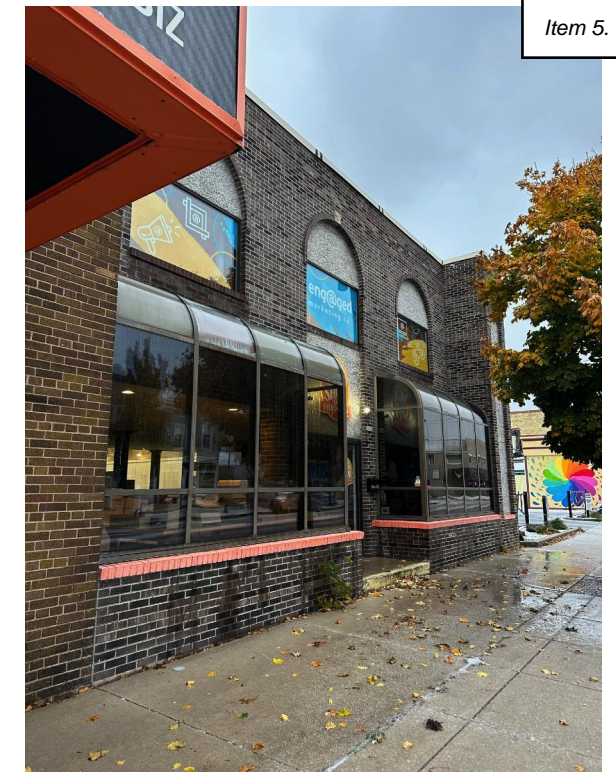




1 South Elevation

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

0 2' 4' 8'



EXISTING CONDITIONS

# ALTERATIONS TO STOREFRONT: for: SIGN SHOP OF SHEBOYGAN

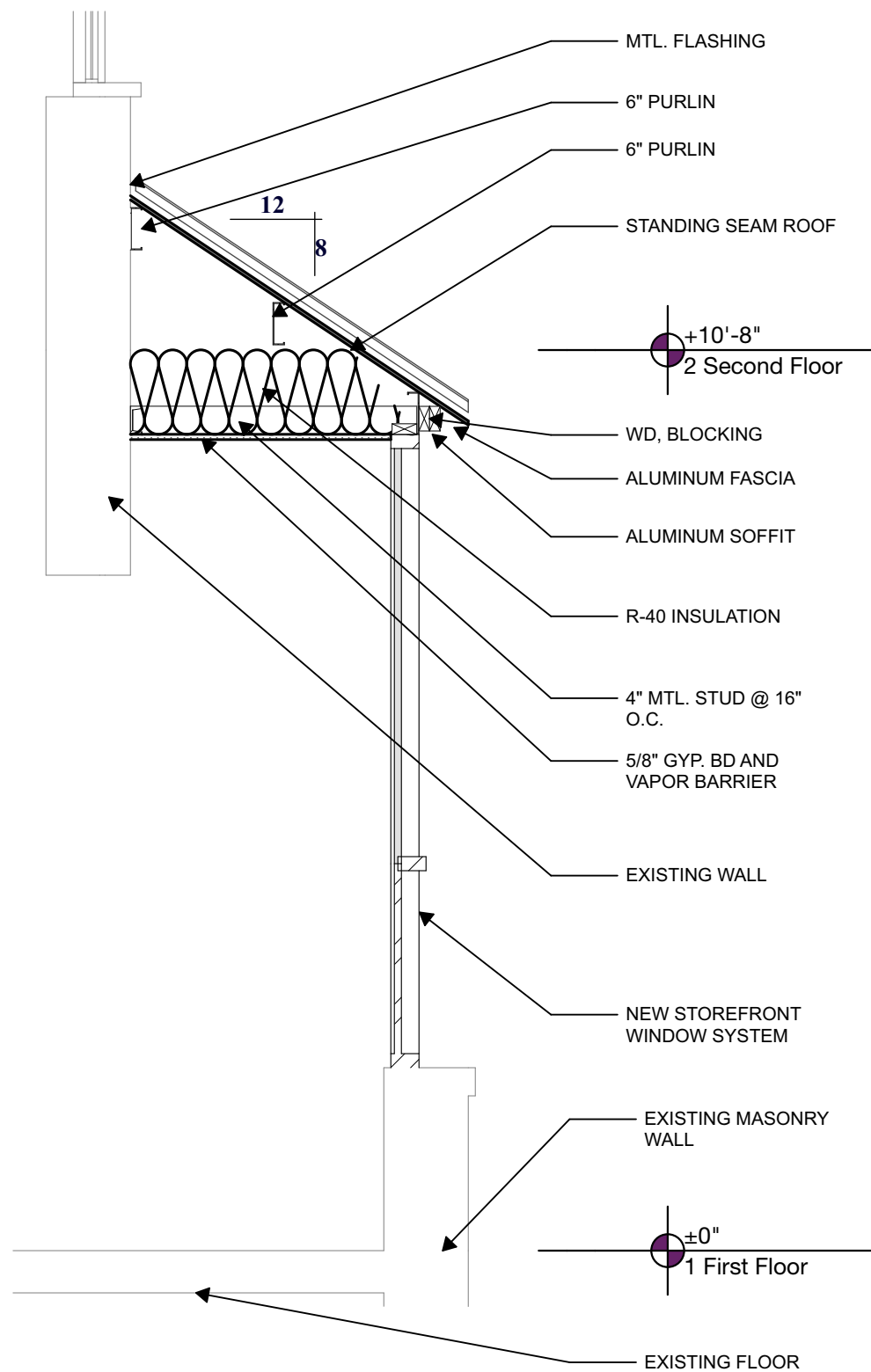
1020 MICHIGAN AVE SHEBOYGAN WI 53081 issue 10.31.23

ASPIRE ARCHITECTURE & DESIGN, LLC  
1416 N. 5th St. Sheboygan, WI. 53081  
920-457-4884

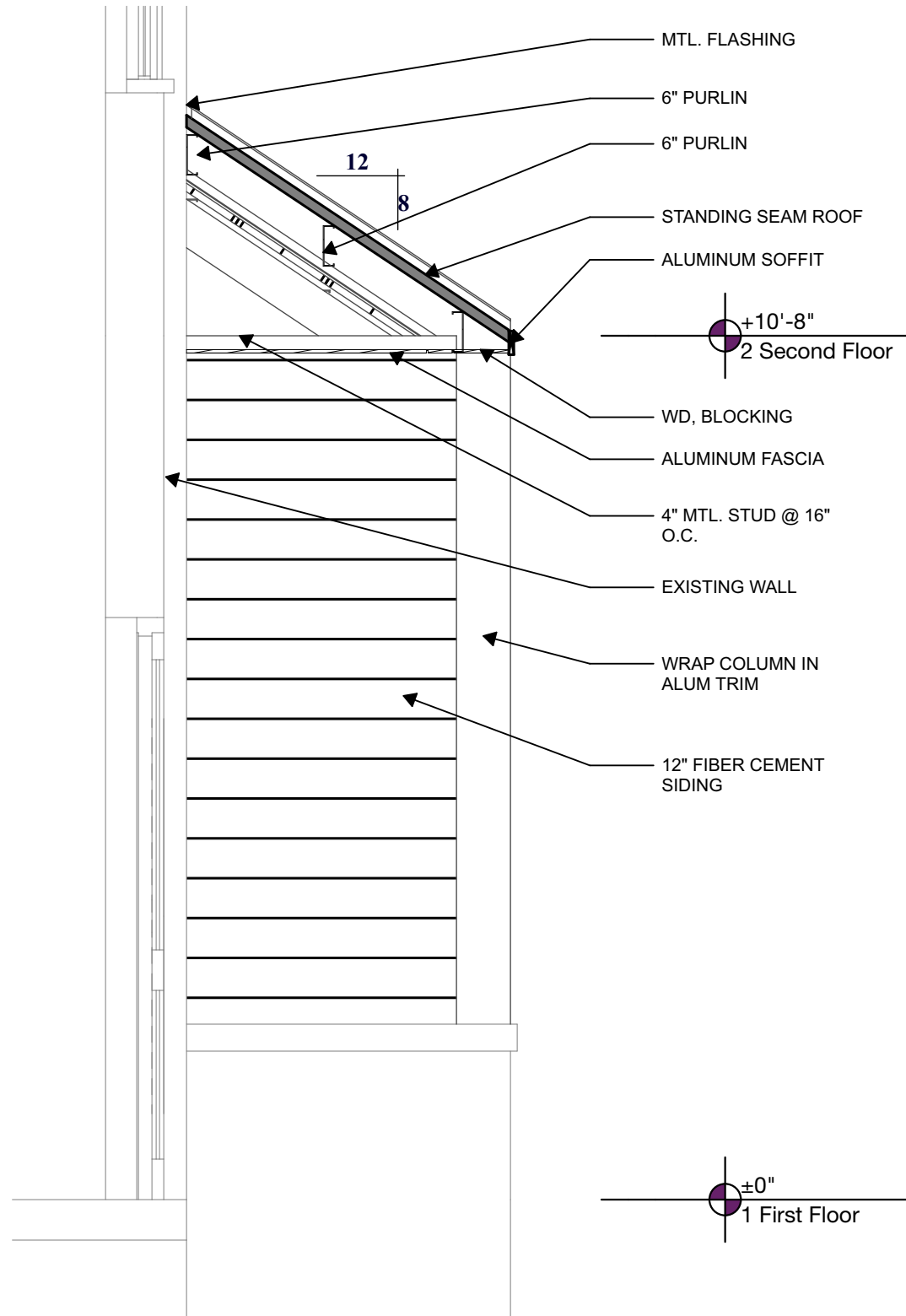
scott@aspirearchitects.com  
www.aspirearchitects.com



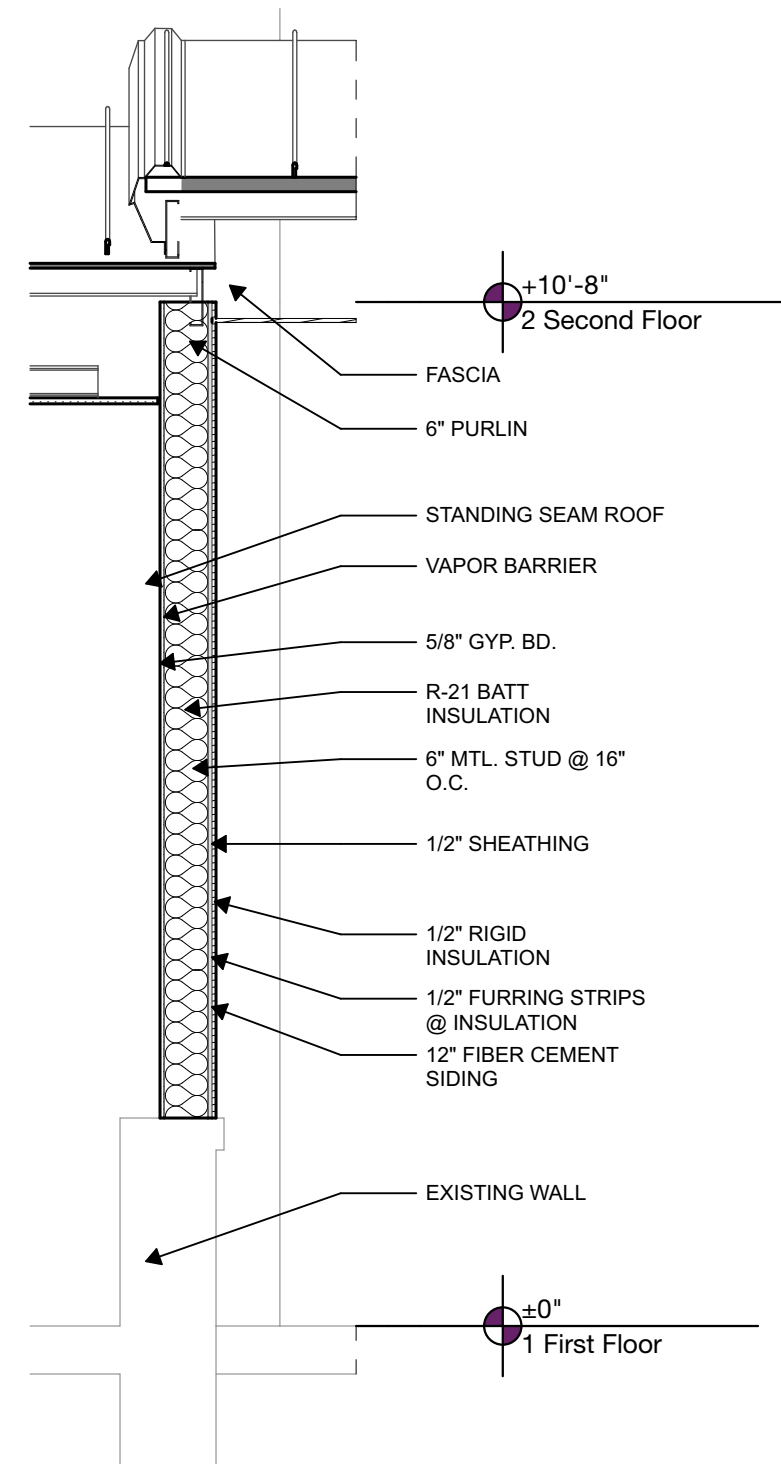
rev. 14-019  
A.3



**1 BUILDING SECTION**  
Scale: 1/2" = 1'-0"



**2 BUILDING SECTION**  
Scale: 1/2" = 1'-0"



**3 BUILDING SECTION**  
Scale: 1/2" = 1'-0"

ALTERATIONS TO STOREFRONT: for:  
SIGN SHOP OF SHEBOYGAN

1020 MICHIGAN AVE SHEBOYGAN WI 53081 issue 10.31.23

ASPIRE ARCHITECTURE & DESIGN, LLC  
1416 N. 5th St. Sheboygan, WI. 53081  
920-457-4884

scott@aspirearchitects.com  
www.aspirearchitects.com

ASPIRE  
ARCHITECTURE  
& DESIGN

rev.  
14-019

A.4

## CITY OF SHEBOYGAN

## REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION

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**ITEM DESCRIPTION:** Construction of a new Van Horn Kia located at parcels 59281215827 and 59281215833.

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

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**REPORT DATE:** January 11, 2024

**MEETING DATE:** February xx, 2024

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**FISCAL SUMMARY:**

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

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**STATUTORY REFERENCE:**

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

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**BACKGROUND / ANALYSIS:**

Keller Inc. is proposing to construct a Van Horn Kia located at parcels 59281215827 and 59281215833. The applicant states the following:

- The project consists of the construction of new KIA car dealership facility and redevelopment of existing Mazda site with a new vehicle sales lot.
- The existing Mazda Building will be torn down after the KIA project is completed.

The applicant states the following about the architecture:

- The exterior of the building consists of aluminum storefront glass at the showroom.
- The showroom and service reception facade have an ACM panel facade.
- The shop portion of the building is primarily EIFS with split face block veneer on the bottom 4 feet.
- We have several rooftop units that will have a rooftop mounted cityscape rooftop screen. Colors are to be per the renderings provided as part of this plan submittal.

**STAFF COMMENTS:**

The board should be aware that the buildings functional front is the east side of the building. It will be important that the side/south elevation and east and west side elevations are well designed because this is what you will see from Wilgus Ave.

**ACTION REQUESTED:**

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



**ATTACHMENTS:**

Architectural Review Board Application and required attachments.



## CITY OF SHEBOYGAN

### ARCHITECTURAL REVIEW APPLICATION

Fee: \_\_\_\_\_

Review Date: \_\_\_\_\_

Item 6.

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

**SECTION 1: Applicant/ Permittee Information**

Name (Ind., Org. or Entity) Keller Inc.	Authorized Representative Bob Poch	Title Regional Manager/Co-Owner	
Mailing Address PO Box 620	City Kaukauna	State WI	ZIP Code 54130-0620
Email Address bpoch@kellerbuilds.com	Phone Number (incl. area code) 920-427-4458		

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

Name (Ind., Org. or Entity) Van Horn Family Real Estate, LLC	Contact Person Jeff Niesen	Title President and CEO	
Mailing Address W5073 County Road O	City Plymouth	State WI	ZIP Code 53073
Email Address jniesen@vhcars.com	Phone Number (incl. area code) 920-892-6466		

**SECTION 3: Architect Information**

Name Keller, Inc.			
Mailing Address N216 State Road 55	City Kaukauna	State WI	Zip 54130-0620
Email Address sklessig@kellerbuilds.com	Phone Number (incl. area code) 920-427-4446		


**SECTION 4: Contractor Information**

Name Keller, Inc. (Contact: Bob Poch)			
Mailing Address PO Box 620	City Kaukauna	State WI	Zip 54130-0620
Email Address bpoch@kellerbuilds.com	Phone Number (incl. area code) 920-427-4458		

**SECTION 5: Certification and Permission**

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

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

Name of Owner/Authorized Representative (please print) Jeff Niesen	Title President & CEO	Phone Number 920-892-6466
Signature of Applicant 		Date Signed 1/4/2024

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

**SECTION 6: Description of the Subject Site/Proposed Project**

Project Address/Description 3512 Wilgus Ave		Parcel No. 59281215827
Name of Proposed/Existing Business:	Van Horn	
Address of Property Affected:	3512 Wilgus Ave	
Zoning Classification:	Suburban Commercial Zoning District	
New Building: <input checked="" type="checkbox"/>	Addition: <input type="checkbox"/>	Remodeling: <input type="checkbox"/>

**SECTION 7: Description of Proposed Project**

Construction of new KIA car dealership facility and redevelopment of existing Mazda site with a new vehicle sales lot.

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

Not applicable. Existing Mazda Building will be torn down after the KIA project is completed.

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

The exterior of the building consists of aluminum storefront glass at the showroom. The showroom and service reception facade have an ACM panel facade. The shop portion of the building is primarily EIFS with split face block veneer on the bottom 4 feet. We have several rooftop units that will have a rooftop mounted cityscape rooftop screen. Colors are to be per the renderings provided as part of this plan submittal.

**APPLICATION SUBMITTAL REQUIREMENTS**

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

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

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

OFFICE USE ONLY

Item 6.

**ACTION BY ARCHITECTURAL REVIEW BOARD**

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

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

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

**CONDITIONS**

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

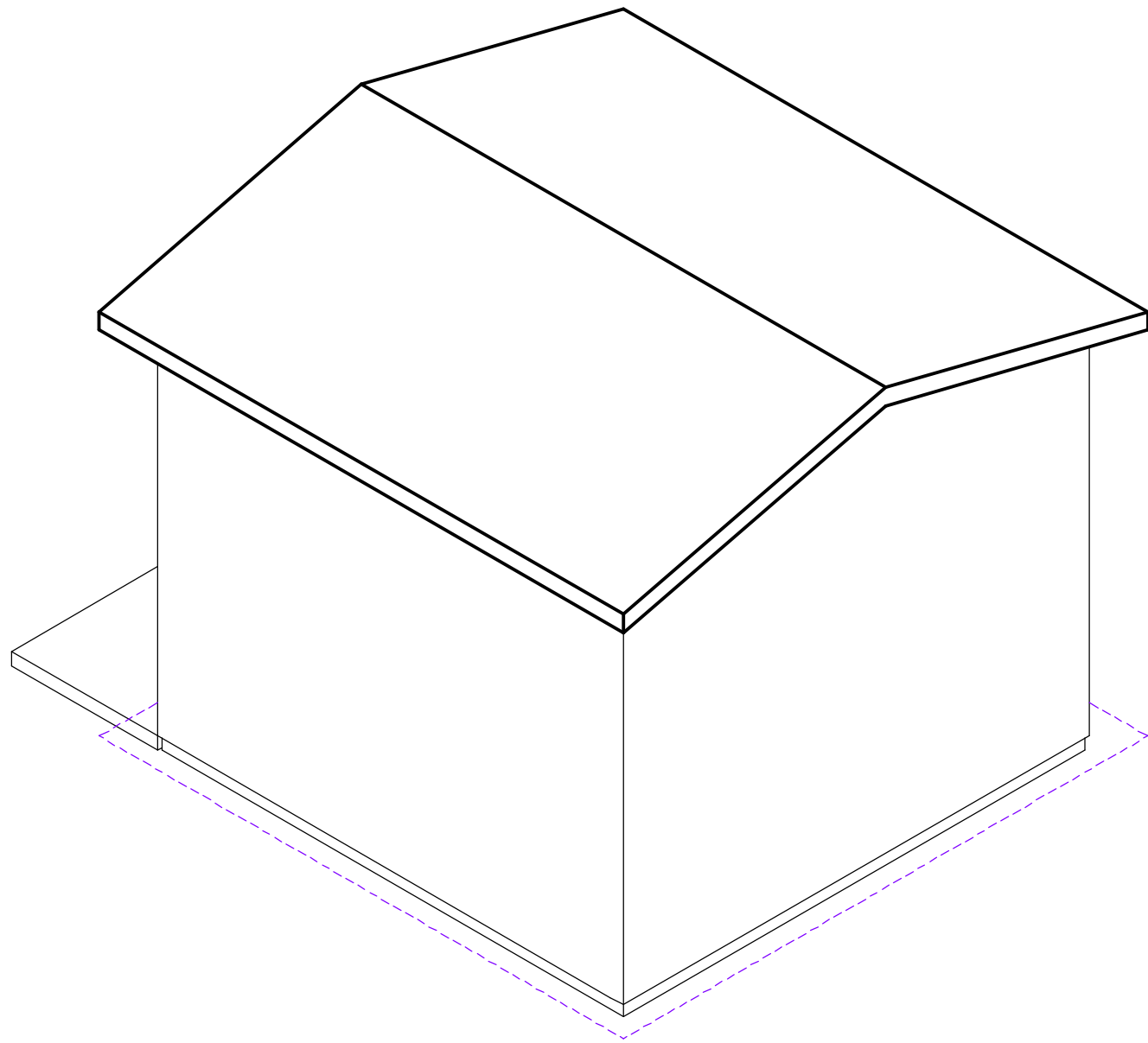
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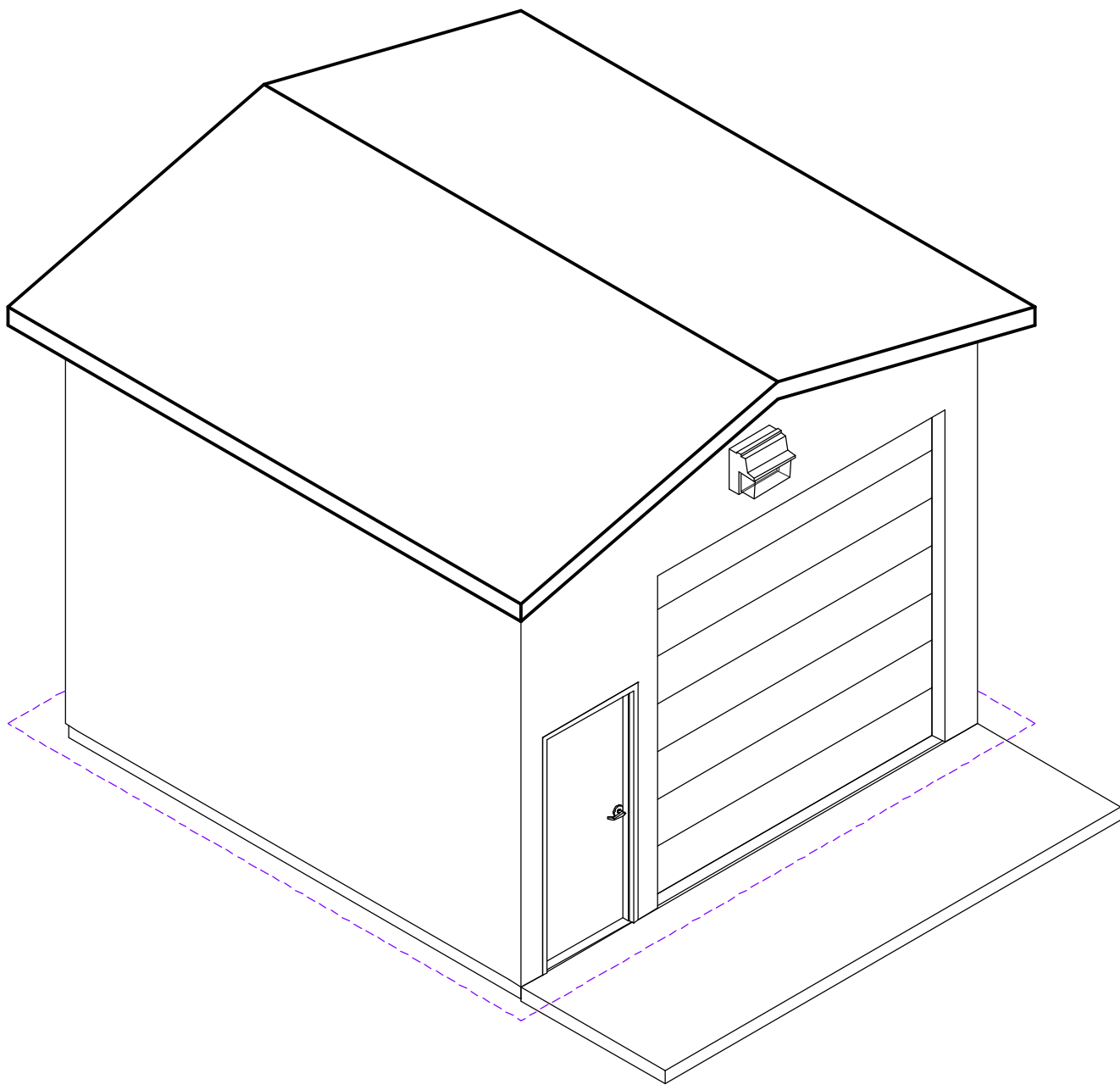
\_\_\_\_\_

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

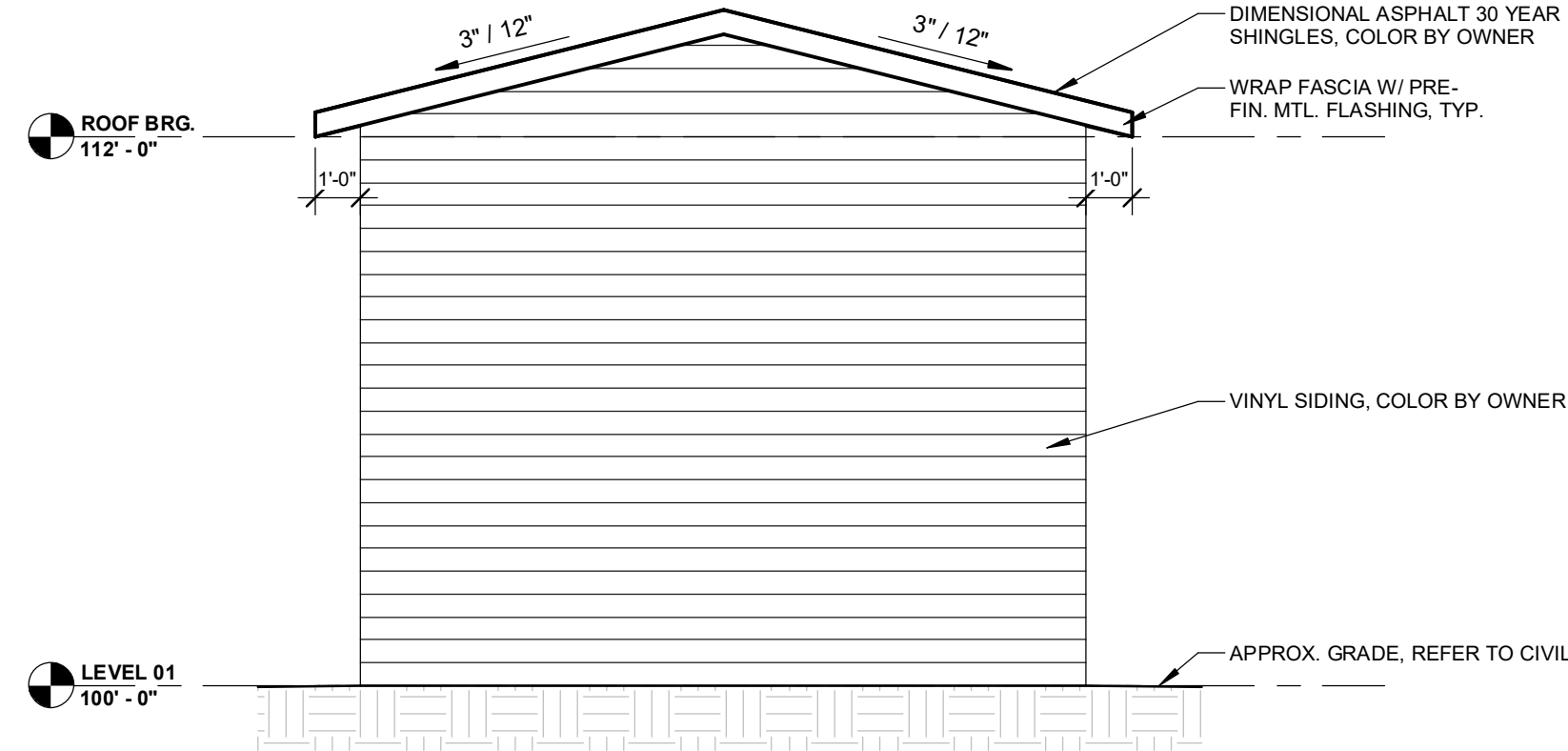
DATE: \_\_\_\_\_



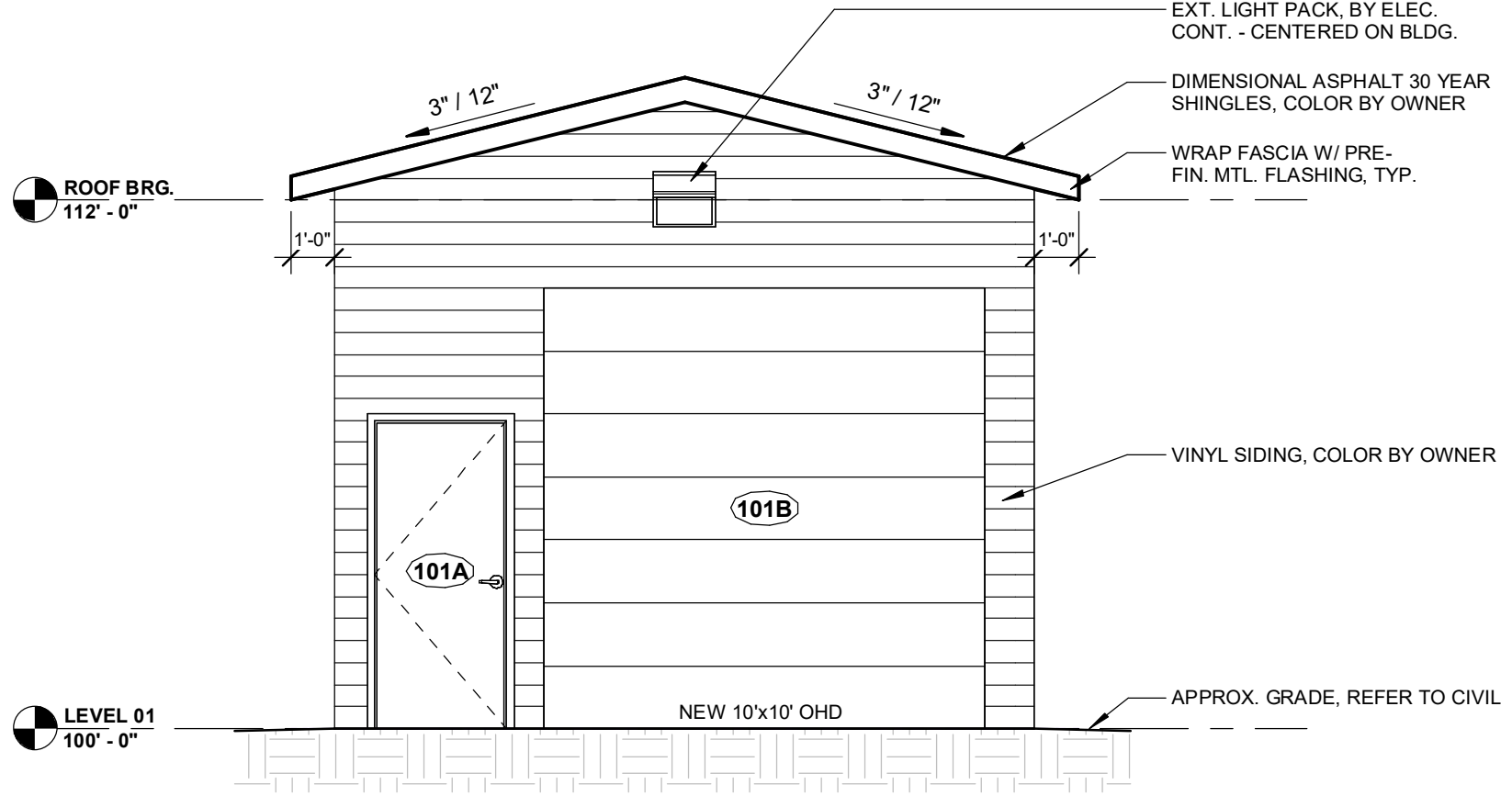
6 NORTHWEST GARAGE AXON  
A0.1



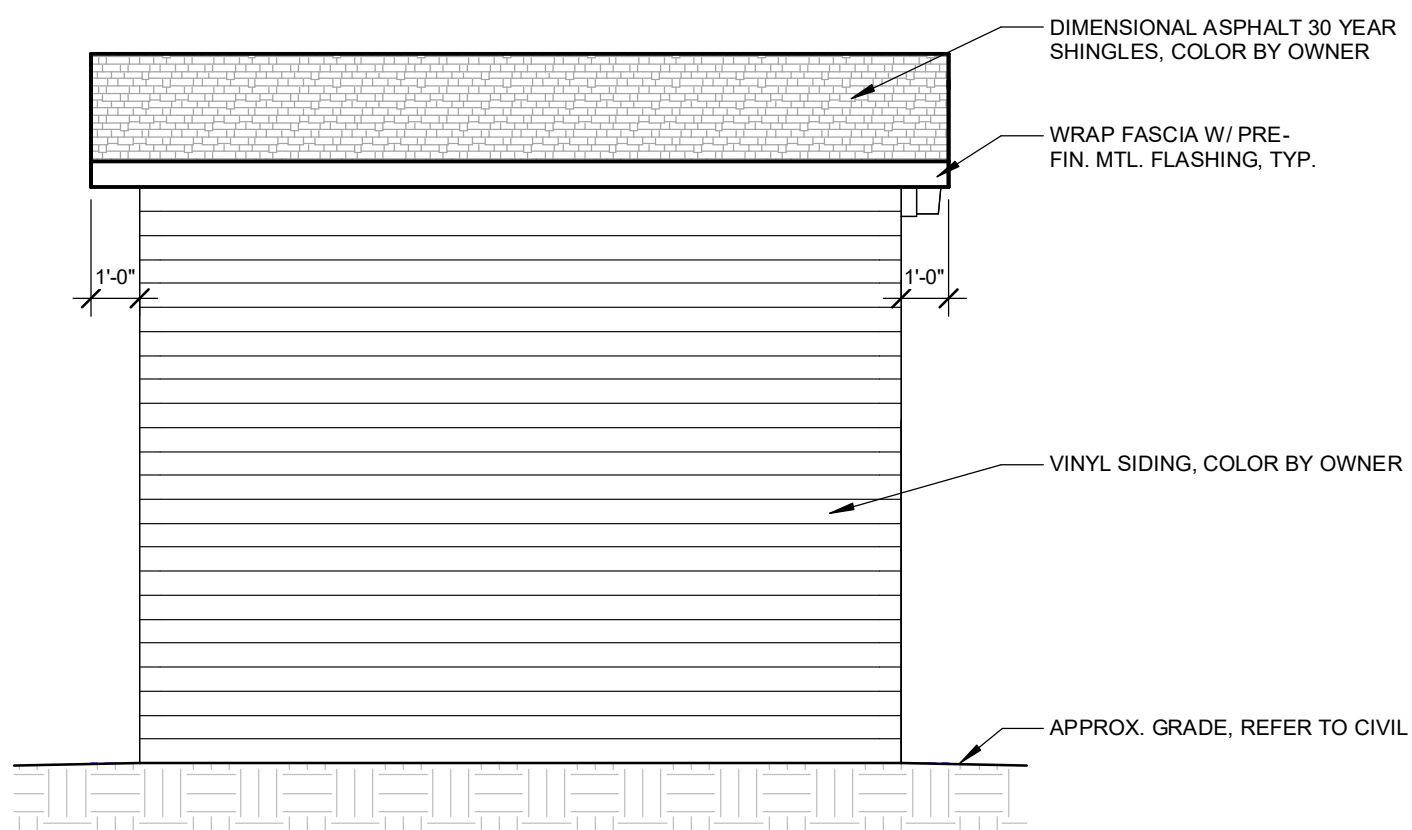
5 SOUTHEAST GARAGE AXON  
A0.1



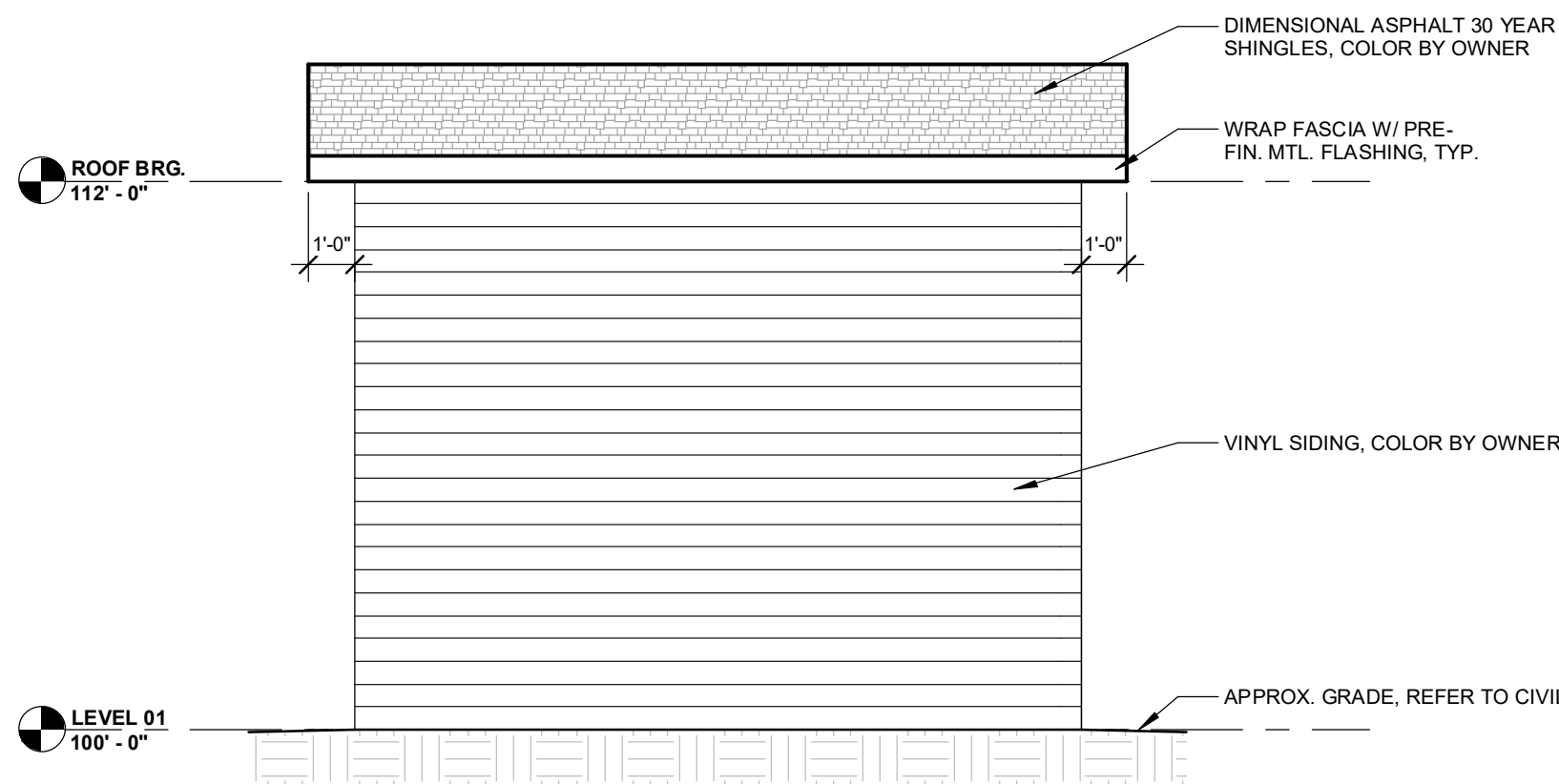
4 WEST ELEVATION  
A0.1 1/4" = 1'-0"



3 EAST ELEVATION  
A0.1 1/4" = 1'-0"



2 SOUTH ELEVATION  
A0.1 1/4" = 1'-0"



1 NORTH ELEVATION  
A0.1 1/4" = 1'-0"



**Keller**

PLANNERS | ARCHITECTS | BUILDERS

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

MADISON  
711 Loh Dr.  
Sun Prairie, WI 53590  
PHONE (608) 318-2336  
FAX (608) 318-2337

www.kellerbuilds.com

WISCONSIN

PROPOSED FOR:

**VAN HORN KIA**

SHEBOYGAN, WISCONSIN 53081

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REVISIONS

12-14-2023 SITE PLAN REVIEW DOCS.

PROJECT MANAGER:

B. POCH

DESIGNER:

S. KLESSIG

DRAWN BY:

DAH

EXPEDITOR:

---

SUPERVISOR:

---

PRELIMINARY NO:

P22092

CONTRACT NO:

---

DATE:

12.14.2023

SHEET:

**A0.1**





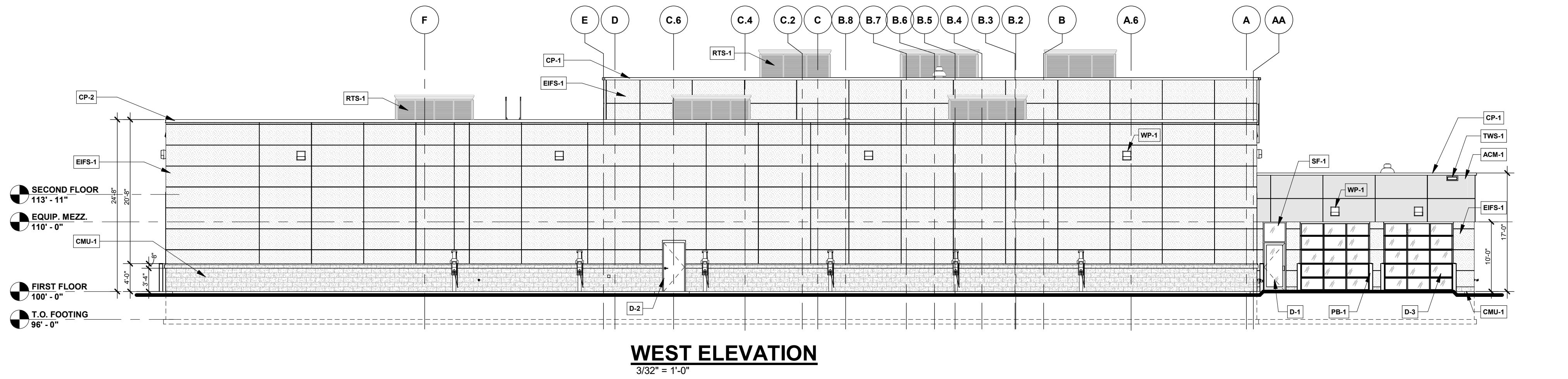




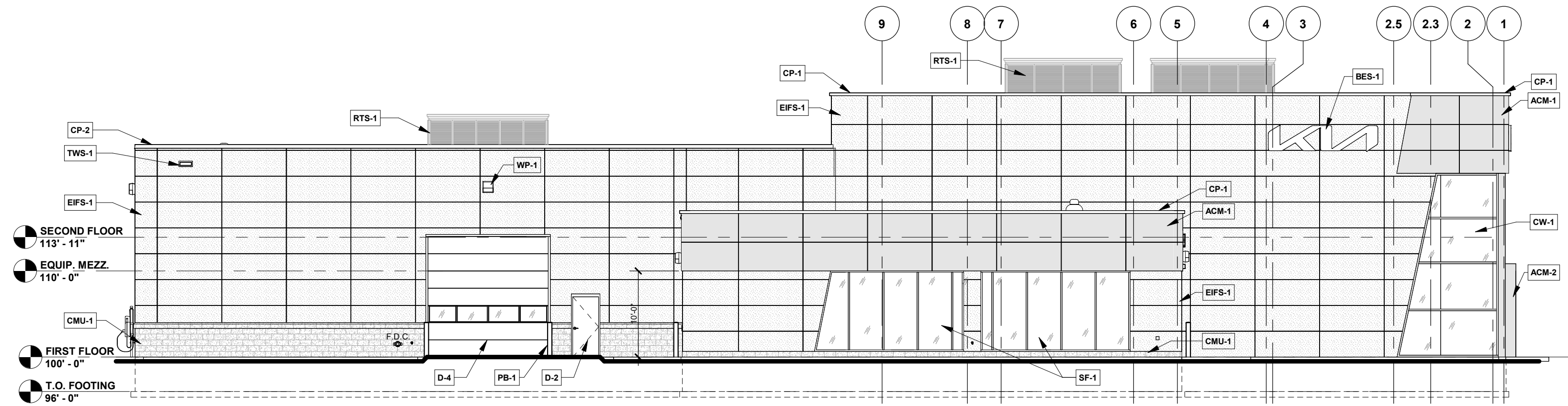




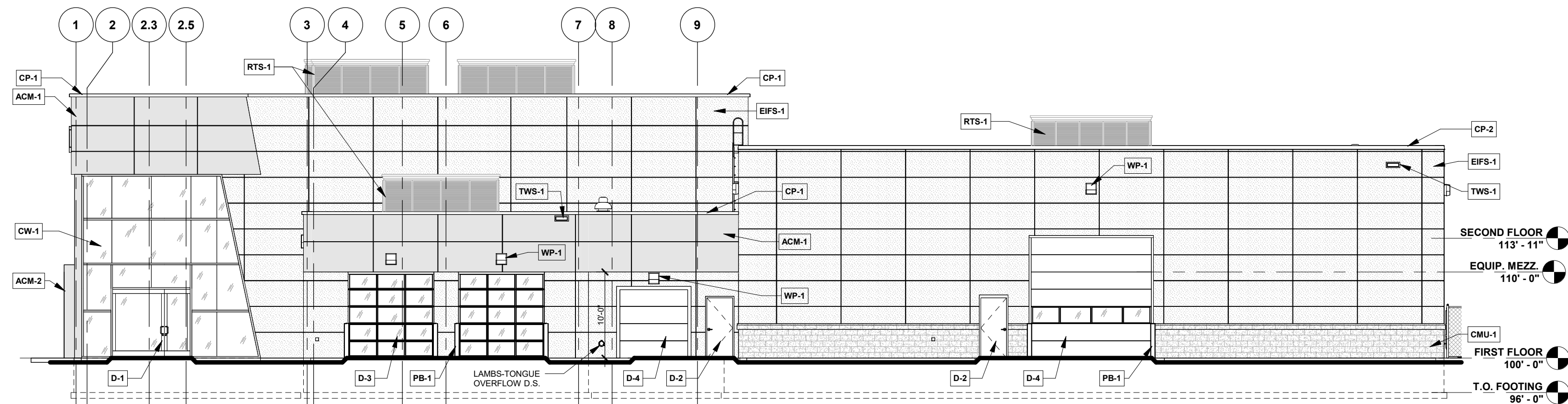




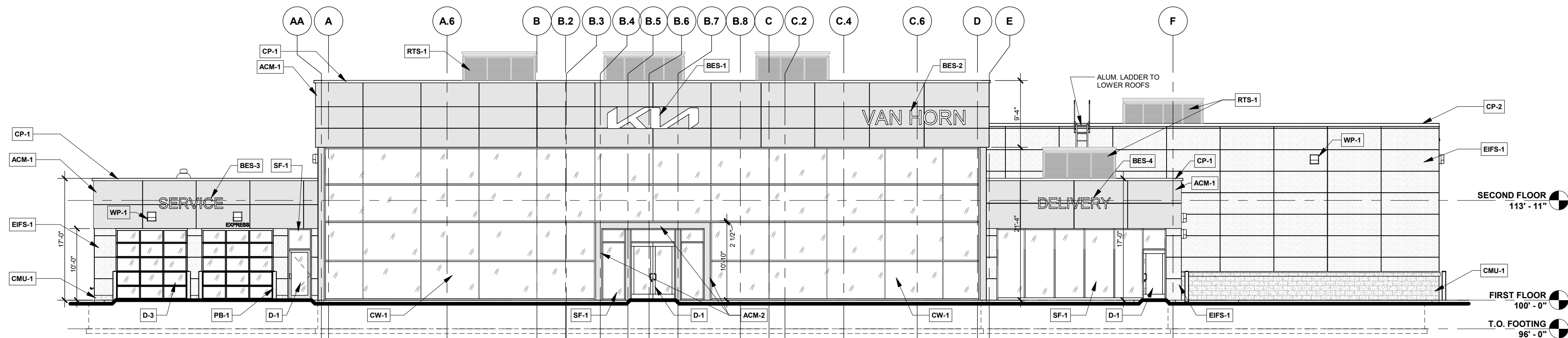
**WEST ELEVATION**  
3/32" = 1'-0"



**SOUTH ELEVATION**  
3/32" = 1'-0"

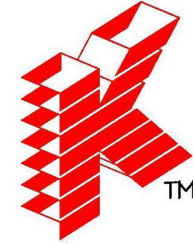


**NORTH ELEVATION**  
3/32" = 1'-0"



**EAST ELEVATION**  
3/32" = 1'-0"

NOTE:  
REFER TO SHEET A2.1 FOR EXTERIOR  
FINISHES KEY NOTES & GENERAL NOTES.



**Keller**

PLANNERS | ARCHITECTS | BUILDERS

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

MILWAUKEE  
W204 N11509  
Goldendale Rd  
Germanstown, WI 53022  
PHONE (262) 250-9710  
1-800-236-2534  
FAX (262) 250-9740

MADISON  
711 Lake Dr.  
Sun Prairie, WI 53590  
PHONE (608) 318-2336  
FAX (608) 318-2337

WAUSAU  
5605 Lilac Ave  
Wausau, WI 54401  
PHONE (715) 849-3141  
FAX (715) 849-3181

www.kellerbuilds.com

PROPOSED NEW AUTOMOTIVE DEALERSHIP FOR:

**VAN HORN KIA**

WISCONSIN

SHEBOYGAN,

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anyone without the expressed written  
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REVISIONS

1	09/16/2022	KRW
2	11/16/2022	KRW
3	01/17/2023	KRW
4	10/10/2023	KRW
5		
6		

PROJECT MANAGER:  
B. POCH

DESIGNER:  
S. KLESSIG

DRAWN BY:  
KRW

EXPEDITOR:  
-----

SUPERVISOR:  
-----

PRELIMINARY NO:  
P22092

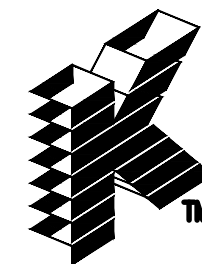
CONTRACT NO:  
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DATE:  
12/14/2023

SHEET:  
**A2.0**

12-14-2023- SITE PLAN REVIEW DOCS.





# Keller

PLANNERS | ARCHITECTS | BUILDERS

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www.kellerbuilds.com

# VAN HORN KIA

WISCONSIN

3512 WILGUS AVE. SHEBOYGAN, 53081

PROPOSED FOR:

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PRELIMINARY PLAN DATE  
NOV. 15, 2023  
DEC. 8, 2023  
DEC. 19, 2023

PROJECT MANAGER: B. POCH

DESIGNER: S. KLESSIG

DRAWN BY: KRW

EXPEDITOR: E. GRAPER

SUPERVISOR: M. HOYER

PRELIMINARY NO: P22092

CONTRACT NO: 80870

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

SHEET: **C1.1**

## EXISTING SITE DATA (EAST + WEST)

	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	3.52	153,283	
BUILDING FLOOR AREA	0.47	20,297	13.2%
PAVEMENT (ASP. & CONC.)	2.47	107,573	70.2%
TOTAL IMPERVIOUS	2.94	127,870	83.4%
LANDSCAPE/ OPEN SPACE	0.58	25,413	16.6%

## PROPOSED SITE DATA (EAST + WEST)

	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	3.52	153,283	
BUILDING FLOOR AREA	0.54	23,494	15.3%
PAVEMENT (ASP. & CONC.)	2.26	98,615	64.3%
TOTAL IMPERVIOUS	2.80	122,109	79.7%
LANDSCAPE/ OPEN SPACE	0.72	31,174	20.3%

**SPECIFICATION NOTE:**  
SEE SHEET C0.1 FOR PLAN  
SPECIFICATIONS AND REQUIREMENTS

## SITE INFORMATION:

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

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

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

PROPOSED ZONING CITY: SC (SUBURBAN COMMERCIAL WITH PUD)

ADJACENT ZONING:  
NORTH: UC (URBAN COMMERCIAL)  
EAST: SC (SUBURBAN COMMERCIAL)  
SOUTH: ROW  
WEST (TOWN OF SHEBOYGAN): B-2 (GENERAL BUSINESS)

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

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

PAVEMENT: FRONT = 10'  
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.)

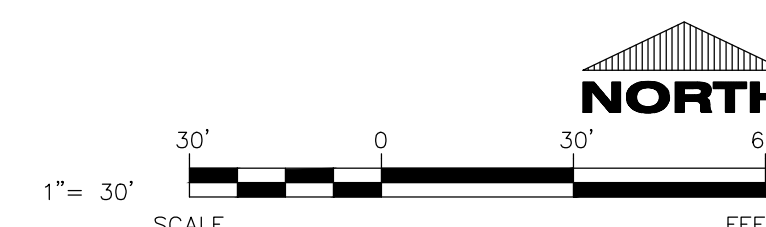
PARKING PROVIDED: 213 STALLS

LANDSCAPE REQUIREMENTS:  
MAXIMUM IMPERVIOUS SURFACE TOWN: 40%  
MAXIMUM IMPERVIOUS SURFACE CITY: 75%

## SITE PLAN KEYNOTES

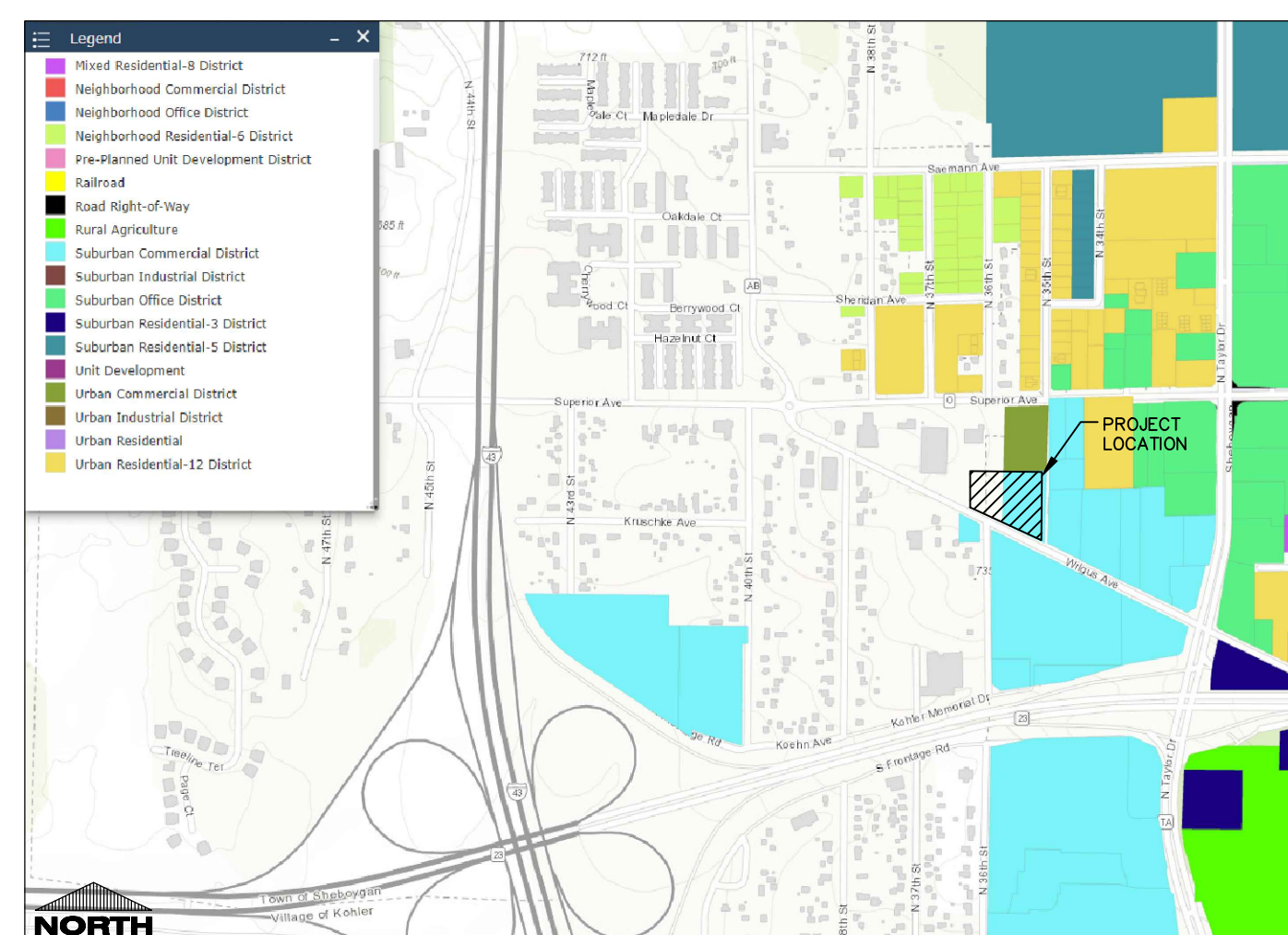
- 1 STANDARD ASPHALT SECTION (TYP.)
- 2 HEAVY DUTY ASPHALT SECTION (TYP.)
- 3 CONCRETE SIDEWALK (TYP.)
- 4 PUBLIC ROW DRIVEWAY CONCRETE
- 7 DUMPSTER PAD/APRON CONCRETE (TYP.)
- 8 CONCRETE STOOP (TYP.) SEE ARCH. PLANS FOR DETAILS.
- 9 RAISED WALK (TYP.)
- 10 FLUSH WALK (TYP.)
- 12 CURB RAMP (TYP.)
- 13 ADA CURB RAMP (TYP.)
- 14 18" CURB & GUTTER (TYP.)
- 16 CURB TAPER (TYP.)
- 18 CONCRETE TRANSFORMER PAD BY UTILITY SUPPLIER  
(CONTRACTOR TO VERIFY FINAL LOCATION & DESIGN PRIOR TO CONSTRUCTION)
- 19 HANDICAP SIGN (TYP.)
- 20 HANDICAP STALL & STRIPING PER STATE CODES.
- 22 PYLON SIGN. ELECTRICIAN TO WIRE, BASE BY SIGN COMPANY  
(DETAILS, FINAL LOCATION, & APPROVAL BY SIGN VENDOR)
- 23 DUMPSTER ENCLOSURE (SEE ARCH PLANS FOR DETAILS)
- 24 6" CONCRETE BOLLARDS (SEE DETAIL ON ARCH. PLAN)
- 28 DETECTABLE WARNING PLATE
- 30 PAINT STRIPING (TYP). COLOR TO MATCH PARKING STALL STRIPING.
- 31 SERVICE DIRECTIONAL SIGN (DETAILS, FINAL LOCATION, & APPROVAL  
BY SIGN VENDOR)
- 32 EV CHARGER TO BE INSTALLED DURING PHASE 1 (DETAIL BY  
MANUFACTURER, SEE SITE UTILITY PLAN FOR TYPE)
- 33 FUTURE EV CHARGERS TO BE INSTALLED. PROVIDE ROUGHED IN  
CONDUIT.
- 34 1,000 GALLON WASTE OIL TANK. DETAIL BY MANUFACTURER
- 35 TIRE STORAGE

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



**CIVIL SITE PLAN**  
EXCEL JOB #: 2239780

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION



PROJECT LOCATION MAP

