



ARCHITECTURAL REVIEW BOARD AGENDA

September 26, 2022 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.

OPENING OF MEETING

1. Roll Call
2. Pledge of Allegiance
3. Identify Potential Conflict of Interest

MINUTES

- [4.](#) Approval of the Architectural Review Board minutes from September 12, 2022.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

- [5.](#) Exterior remodel of Altmeyer Electric located at 827 S. 21st Street.
- [6.](#) Construction of new building addition and canopy at Tidy Store located at 810 N. 14th Street.

NEXT MEETING

7. October 10, 2022

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, September 12, 2022**

Members Present: Joe Clarke, Alderperson Zachary Rust, Jerry Jones, Pam Langan and Robert Heimerl**Members Excused:** Richard Linde and Dave Aldag**Staff/Officials:** Manager of Planning & Zoning Steve Sokolowski and Planning & Development Director Chad Pelishek**OPENING OF MEETING**

1. Roll Call

Chair Joe Clarke called the meeting to order.

2. Pledge of Allegiance

The Pledge of Allegiance is recited.

3. Identify potential conflict of interest

Robert Heimerl has a conflict of interest with item 6.

MINUTES

4. Approval of the Architectural Review Board minutes from August 22, 2022.

Motion by Jerry Jones, second by Alderperson Rust to approve. Motion carried.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

5. Construction of a new car wash, quick lube and emission testing facility at the Sheboygan Auto Group property located at 2701 Washington Avenue (the Sheboygan Chrysler Center).

Motion by Jerry Jones, second by Alderperson Rust to approve with the following conditions:

1. Applicant shall submit plans showing the location of transformer and dumpster.
2. Applicant shall submit plans/elevations of the proposed dumpster enclosure. Dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility.
3. Applicant shall submit plans/elevations of the rooftop mechanicals (the mechanical sight lines).
4. If rooftop mechanicals are to be screened, applicant shall provide specifications on the materials/colors that are to be used to screen these rooftop units. All ground level and rooftop mechanicals shall be screened and/or enclosed and constructed of like materials and colors of the facility (HVAC equipment, generators, etc.).
5. If staff has any concerns with the final elevation drawings addressing any of the items above, the elevations can be brought back for board review.

Motion carried.

6. Construction of an addition and exterior remodeling for McGoeys Dermatology located at 832 Michigan Avenue.

Motion by Pam Langan, second by Jerry Jones to approve with the following conditions:

1. Southeast and southwest facades of the addition facing Michigan Avenue to receive additional architectural detail. Prior to building permit issuance, the applicant shall submit plans/elevations that address the southeast and southwest facades of the addition facing Michigan Avenue. If staff has any concerns with the final elevation drawings, the elevations can be brought back for board review.
2. If rooftop mechanicals can be seen, the mechanicals will need to be properly screened.
3. The alternative options were approved. Final plans shall be submitted reflecting which alternative options have been selected for construction.

Motion carried. Robert Heimerl abstained.

NEXT MEETING

6. September 26, 2022

ADJOURN

7. Motion to Adjourn

Motion by Jerry Jones, second by Alderperson Rust to adjourn. Motion carried.

Being no further business, the meeting was adjourned at 4:52 p.m.

CITY OF SHEBOYGAN

REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION

ITEM DESCRIPTION: Exterior remodel of Altmeyer Electric located at 827 S. 21st Street.

REPORT PREPARED BY: Steve Sokolowski, Manager of Planning and Zoning

REPORT DATE: September 23, 2022 **MEETING DATE:** September 26, 2022
FISCAL SUMMARY:

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

STATUTORY REFERENCE:

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

BACKGROUND / ANALYSIS:

A Chappa Construction, LLC is proposing exterior renovations at Altmeyer Electric located at 827 S. 21st Street. The applicant states the following:

- Chappa Construction is working with Altmeyer Electric to refresh the look of their existing office space. We are updating the look of the interior of the office space and are proposing to refresh the exterior of the office portion of building.
- The exterior of the existing building consists of a mix of metal siding and vinyl siding.
- There is an existing entrance vestibule that we plan to remove, and install a new, cleaner vestibule. It will help accentuate the "front entrance" more than the existing.
- We also plan to remove the old vinyl siding on the existing office space. We will prep the substrate and install new steel siding. We are proposing to use the Central States R-LOC panel. We will use the color Polar for the main siding portion.
- We plan to install a wainscot on the front entrance of the building using the Central States R-LOC panel in the blue color range to accent the siding on the building. This will help make the front entrance of the building more distinguished.
- The metal panel will coincide with the siding that is already on the shop, and garages that are also on the Altmeyer property. This panel was chosen to match the majority of the surrounding buildings but will give it a newer and updated look.
- The work that we are proposing for the exterior of the building will make the Altmeyer Electric building stand out and give a nice professional feel for all visitors and employees.

STAFF COMMENTS:

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

- Is there any reason why the proposed exterior renovations could not also be done on the south side of the office building facing the Maryland Avenue? It appears that such improvements could really enhance the office portion of the facility along these street frontages.
- Any rooftop mechanicals?

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: _____

Item 5.

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)	Authorized Representative	Title	
Mailing Address	City	State	ZIP Code
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)	Contact Person	Title	
Mailing Address	City	State	ZIP Code
Email Address	Phone Number (incl. area code)		

SECTION 3: Architect Information

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

SECTION 4: Contractor Information

Name			
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)	Title	Phone Number
Signature of Applicant	Date Signed	

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

827 S. 21st St.

Parcel No.

Name of Proposed/Existing Business:

Aitmeyer Electric

Address of Property Affected:

827 S. 21st St

Zoning Classification:

New Building:

Addition:

Remodeling: ☒**SECTION 7: Description of Proposed Project**

Remodel Shop area into four new offices.
 Remodel existing offices to add storage and
 make more "user" friendly.
 Exterior Siding of old building office area
 remove + reside to update look. Redo
 front entrance, insulate + update.

SECTION 8: Description of EXISTING Exterior Design and Materials**SECTION 9: Description of the PROPOSED Exterior Design and Materials**



City of Sheboygan
Sheboygan, WI
Attn: Steve Sokolowski

Re: Architectural Review Application for Altmeyer Electric

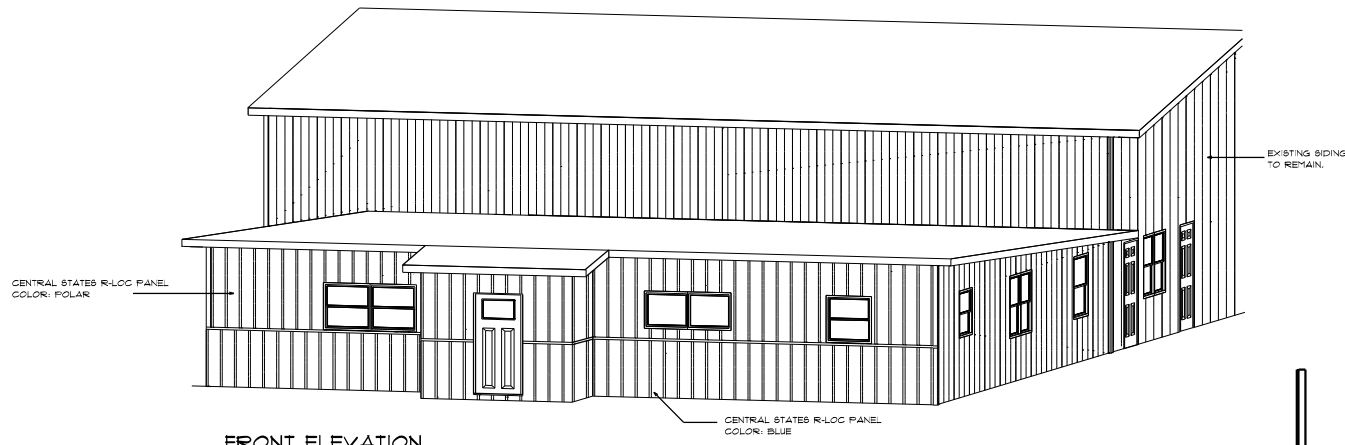
The exterior of the existing building consists of a mix of metal siding and vinyl siding. We are working with Altmeyer Electric to refresh the look of their existing office space. We are doing some work on the interior of the office space to create an updated look for the existing office. We are proposing to refresh the exterior of the building as well. There is an existing entrance vestibule that we plan to remove, and install a new, cleaner vestibule. It will help accentuate the “front entrance” more than the existing. We also plan to remove the old vinyl siding on the existing office space. We will prep the substrate and install new steel siding. We are proposing to use the Central States R-LOC panel. We will use the color Polar for the main siding portion. We plan to install a wainscot on the front entrance of the building using the Central States R-LOC panel in the blue color range to accent the siding on the building. This will help make the front entrance of the building more distinguished. The metal panel will coincide with the siding that is already on the shop, and garages that are also on the Altmeyer property. This panel was chosen to match the majority of the surrounding buildings but will give it a newer and updated look. The work that we are proposing for the exterior of the building will make their building stand out and give a nice professional feel for all visitors at Altmeyer Electric and anyone passing by.

Sincerely,

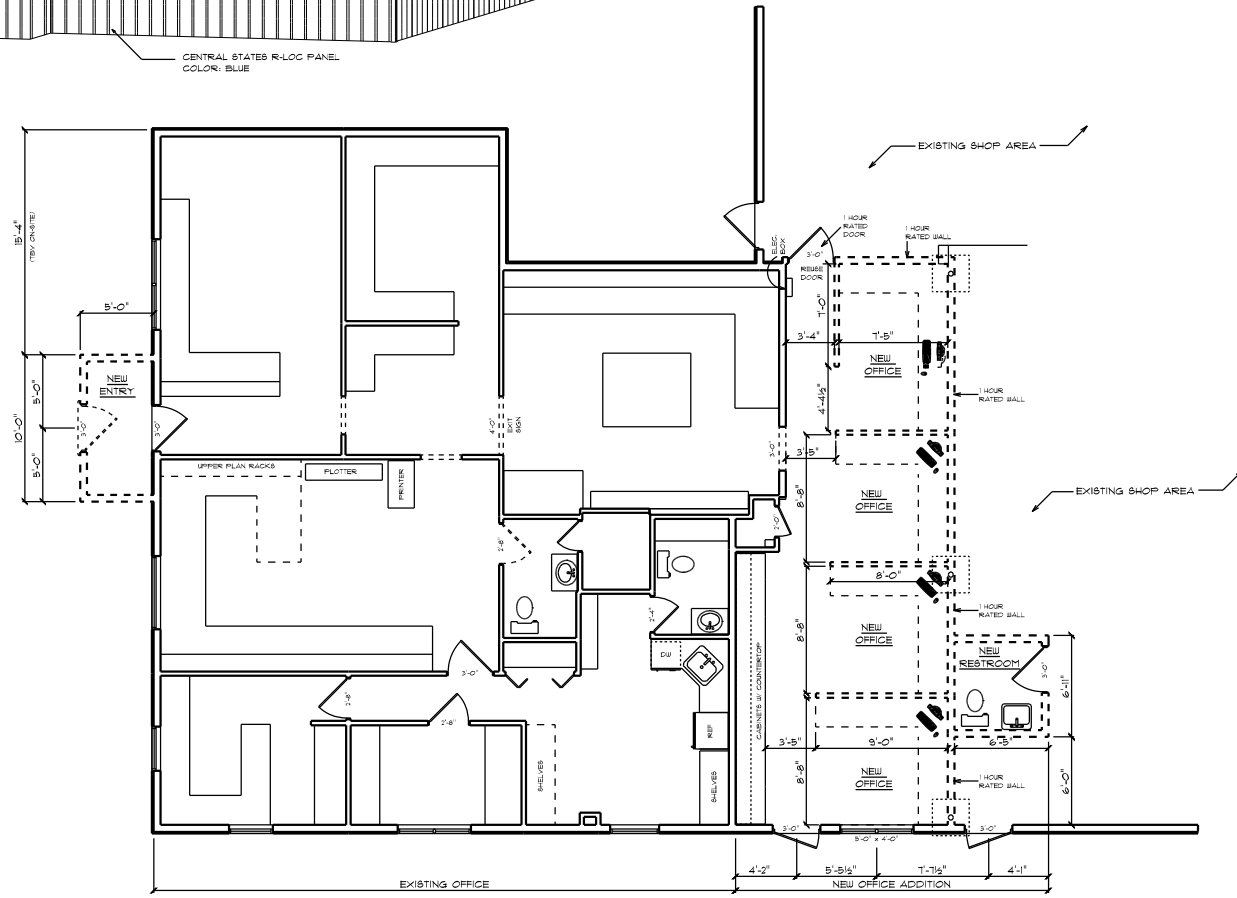
Lance Hacker

A Chappa Construction, LLC

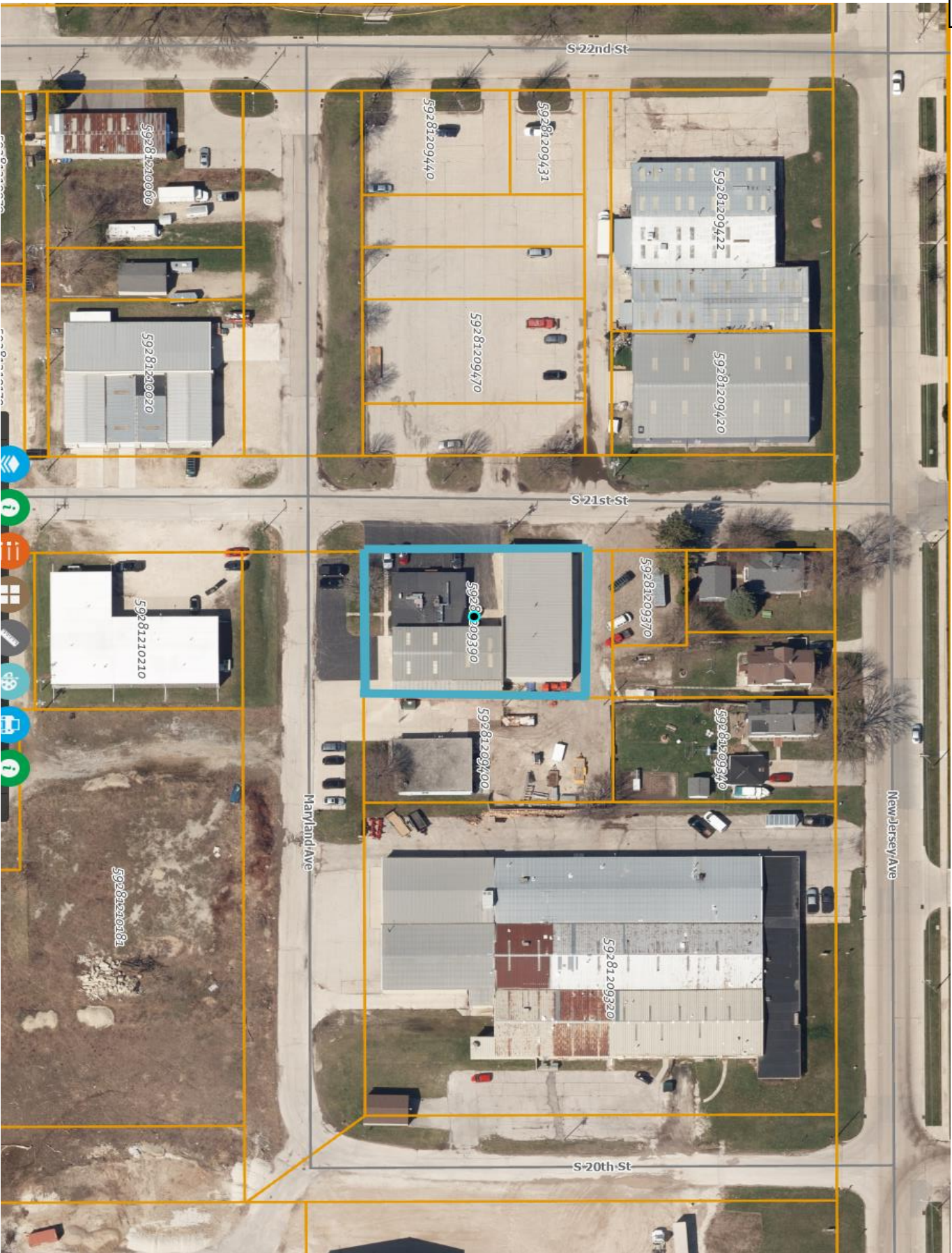
lance@achappaconstruction.com



FRONT ELEVATION



NEW OFFICE PLAN











CITY OF SHEBOYGAN

REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION

ITEM DESCRIPTION: Construction of new building addition and canopy at Tidy Store located at 810 N. 14th Street.

REPORT PREPARED BY: Steve Sokolowski, Manager of Planning and Zoning

REPORT DATE: September 23, 2022

MEETING DATE: September 26, 2022

FISCAL SUMMARY:

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

STATUTORY REFERENCE:

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

BACKGROUND / ANALYSIS:

Basudev Adhikari is proposing to construct an addition and a new canopy at the Tidy Store facility located at 810 N. 14th Street. The applicant states the following about the project:

- The applicant is proposing to add approximately 2,770sf of storage room space, walk-in cooler space and restaurant to the existing 3,600sf building. Building will now be 6,370sf. The addition will be constructed on the west/rear side of the existing building.
- The existing fuel canopy will be replaced. The new canopy footprint 1,872sf (24 x 78) and has six (6) fueling station. This will now become a Shell fuel station and Shell signage will be on the canopy.
- The current business activities include gasoline sales, grab and go snacks, beverages, wine, beer and liquor. The convenience store presently has no room for additional products or storage. The goal of this project is to add additional space for storage, more product options, and a small restaurant.

The applicant states the following about the addition and canopy architecture:

- The existing building has face brick, horizontal metal wall panels (east and south), vertical metal wall panels (north) and aluminum store front windows.

- Building addition to use exterior building materials to match existing facility, as discussed with review board at conceptual review meeting. Masonry base and horizontal (heavier gauge than what was used on existing) will be used on East, South, and West Elevations.
- Vertical metal panel siding will be used on North Elevation which is only visible from ally way.
- HVAC screening will be installed for new and existing equipment.
- New mechanical equipment will be shielded from West elevation by existing trees along West property line.
- The canopy will consist of prefinished metal fascia façade painted to align with the attached Shell standard architectural flow. Two (2) Helios will be installed on the fascia of the canopy (canopy signs). Helios are 9sf and will not extend above the horizontal plan of the canopy.

STAFF COMMENTS:

The architectural review Board should question and address the following:

- Is there any reason why a window(s) could not be installed in the dining area of the new restaurant on the south wall facing Wisconsin Avenue?
- Applicant is proposing to screen existing units but I am not sure about all the new units for the kitchen. Board will want to make sure the owner is appropriately screening all existing and new rooftop mechanicals.
- Is there any reason that the mechanical unit screening opening could not face north towards the existing liquor store building (instead of west)? If opened on the north side could you see the mechanical units from the east/14th Street?
- The applicant states that the owner is proposing to replace the existing weathered canopy with a new Shell canopy, however, the applicant has not provided an elevation of the proposed canopy.
- What is the design, color and materials for the canopy posts? Staff will be recommending that the posts of the canopy utilize the brick that is on the building so the canopy is compatible with the materials and look of the building.

ACTION REQUESTED:

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

ATTACHMENTS:

Architectural Review Board Application and required attachments.

PARCEL NO.: 59281500611MAP NO.: LOTS 7, 8, & 9 BLK 120 - LOT 1ZONING CLASSIFICATION: Urban Commercial

Office Use Only

DATE SUBMITTED: _____

REVIEW DATE: _____

CITY OF SHEBOYGAN ARCHITECTURAL REVIEW APPLICATION

Revised November 2019

FEE \$100.00

Completed application must 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 two weeks prior** to date of meeting. Applications that are not complete or that are not legible will not be accepted.

1. APPLICANT INFORMATION

APPLICANT: Basudev AdhikariADDRESS: 916 Mulberry Lane, Kohler WI 53044E-MAIL ADDRESS: missionbda@gmail.comPHONE: (920) 226 1786 FAX NO.: ()

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Tidy StoreADDRESS OF PROPERTY AFFECTED: 810 N 14th Street, Sheboygan WINEW BUILDING: _____ ADDITION: x REMODELING: _____

DESCRIPTION OF PROPOSED PROJECT: Proposed 2,770 SF addition to expand existing convenience store, replace existing petroleum canopy, and add a small Cafe/restaurant to serve up to (12) customers.

DESCRIPTION OF **EXISTING** EXTERIOR DESIGN AND MATERIALS: _____

The existing building uses a combination of brick base and horizontal panel siding on the East elevation. The North, South, and East elevations currently have vertical metal panel siding.

DESCRIPTION OF THE **PROPOSED** EXTERIOR DESIGN AND MATERIALS: _____

The proposed building addition would use 3'-0" brick base on the East, South, and West elevations to match existing. These elevations would also utilize horizontal metal panel siding, using a heavier gauge than existing, to match the existing building. All new and existing rooftop mechanicals will be screened, as requested at conceptual submittal discussion.

3. NAMES AND ADDRESSES

OWNER OF SITE: JALAPA MARKETING, LLC

ADDRESS: 916 Mulberry Lane, Kohler WI 53044

EMAIL: missionbda@gmail.com

PHONE: (920) 226 1786 **FAX NO.:** ()

ARCHITECT: Integrity Engineering & Design, LLC

ADDRESS: 2637 Tulip Lane, Green Bay WI

EMAIL ADDRESS: chris@integrityengineering.biz

PHONE: () **FAX NO.:** ()

CONTRACTOR: Quasius Construction, Inc.

ADDRESS: 1202A North 8th Street, Sheboygan WI

EMAIL: lkaland@quasius.com

PHONE: (920) 377 1560 **FAX NO.:** ()

4. APPLICATION SUBMITTAL REQUIREMENTS

- A. A scale 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. A .pdf file of all drawings either by email or CD

- 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.

5. 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.



 APPLICANT'S SIGNATURE

9/6/2022

 DATE

Lucas Kaland (Contractor on behalf of property Owner)

 PRINT ABOVE NAME



SITE NARRATIVE – Architectural Review Application

September 6th, 2022

PROJECT NAME AND ADDRESS:

Tidy Store Addition (810 N. 14th Street, Sheboygan WI)

Proposed Project Description:

- New Fueling Copy to Replace existing
- Building addition to include a small Café with seating for (12) and addition floor space for convenience store to allow for increased refrigerated display & storage area

ESTIMATED PROJECT COST: \$600,000

PARCEL INFORMATION/SITE DATA/LEGAL DESCRIPTION:

- The parcel is defined as tax parcel 59281500611
- It is defined as: LOTS 8, 8, & 9 BLK 120 – LOT 1, CSM V25 P84-85 #1931884
- The entire lot area 0.43 acres

ZONING CLASSIFICATION/ZONING REQUIREMENTS:

UC – Urban Commercial District

EXISTING SITE CONDITIONS/LAND USE:

Site is currently in operation as a Gas Station / Convenience station & liquor store.

PROPOSED LAND USE/LOT COVERAGE SITE DATA

- Property Size: .43 Acres
- New Canopy Footprint: 1,872 SF (6 Pumping Stations)
 - Canopy to be 78'x24'
 - Canopy to have 15'-6" for vehicle clearance
 - Top of Canopy to be 18'-6"
- New Building Addition Footprint: 2,770 SF
- New Paving: 752 SF (3,948 SF of existing removed)
- New Proposed Encroachment: N/A

SITE SELECTION

- Site has been selected by the Property Owner as an opportunity to expand upon his business operations that are currently established in this location
- The Tidy Store gas station/convenience store is located along the busy 14th street corridor which provides high traffic and exposure
- Building Addition and new canopy will improve curb appeal to the existing building and align well with the redevelopment efforts in this area in recent years.

LANDSCAPE REQUIREMENTS

- Quasius will work with City Staff to ensure the proposed project will meet landscaping requirements.

PERFORMANCE STANDARDS/POTENTIAL NUISANCES:

- All performance standards to comply with the City of Sheboygan Zoning Ordinance, section 15-7
- Noise and odors as a result of the filling stations will be minimal and should not be considered a nuisance concern for the neighborhood

OUTDOOR STORAGE:

- Outdoor storage on this site will be limited to Firewood, LP Storage & and Ice Storage. There will not be any vending machines or dispensers located on the exterior of the building.
- LP, Firewood & Ice Storage will remain in existing locations. Vending Machines currently displayed on south side of the building would be removed when addition is complete due to added refrigeration space in building addition. No new outdoor storage will be brought on site.
- Air/Vacuum equipment will not be present on this site

SITE LIGHTING:

- (12) Scottsdale Vertex LED lights will be installed on the underside of the canopy structure. Lights are dimmed 80% to minimize light footprint as shown on attached photometrics
- Refer to fueling canopy photometrics regarding footprint of lighting.
- No flashing or flickering lights will be used on the premises
- Helios will be internally lit

ARCHITECTURE:

- Building addition to use exterior building materials to match existing facility, as discussed with review board at conceptual review meeting. Masonry base & horizontal (heavier gauge than what was used on existing) will be used on East, South, and West Elevations. Vertical metal panel siding will be used on North Elevation which is only visible from ally way.
- HVAC screening will be installed for new and existing equipment, as shown on attached

elevations.

- New mechanical equipment will be shielded from West elevation by existing trees along West property line
- The Canopy will consist of prefinished metal fascia façade painted to align with the attached Shell standard architectural flow.
- (2) Helios will be installed on the fascia of the canopy
- Helios will not extend above the horizontal plan of the canopy
- Helios will be under 20SF ea. as shown in the renderings (9 SF each)

ADDITIONAL CONSIDERATIONS/COMMENTS:

- Quasius will work with the City to accommodate concerns in regards to rooftop mechanical equipment screening
- Quasius will work with the City to get an approved landscape plan, including the incorporation of street trees
- Quasius will work with the City to get an approved Stormwater plan
- Owner has recently hired new maintenance contractor to improve property maintenance going forward
- Quasius has received and provided the City with a letter from the property Owner addressing efforts and commitments to maintaining properties going forward. See below:

OWNER STATEMENT REGARDING SITE MAINTENANCE COMPLAINTS FROM 2021:

“Hi Lucas,

As far as maintaining the site is nice and clean, I have a dedicated person these days. He is taking care of things regularly.

I have also assigned one of my staff to check all my sites on a weekly basis and report it to me.

I would personally like to assure you and our city planning commission that I will be doing my best as soon as possible before issues come up.

And based on the city's recommendation in our last meeting we removed 3 soda coolers from outside.

Once the building is developed, we don't need any vending machine outside.

The air pump is coming out in the next few days.

Normally every gas station has a wood stack, propane cage and ice box in front of the store. We can take input from the planning commission what's going to be best for that and we can manage accordingly.

The signs from the door and windows were taken out, I will check again and make sure.

Landscaping will be taken care of in a timely manner.

Let me know if there are any other issues and love to make things better around my sites.

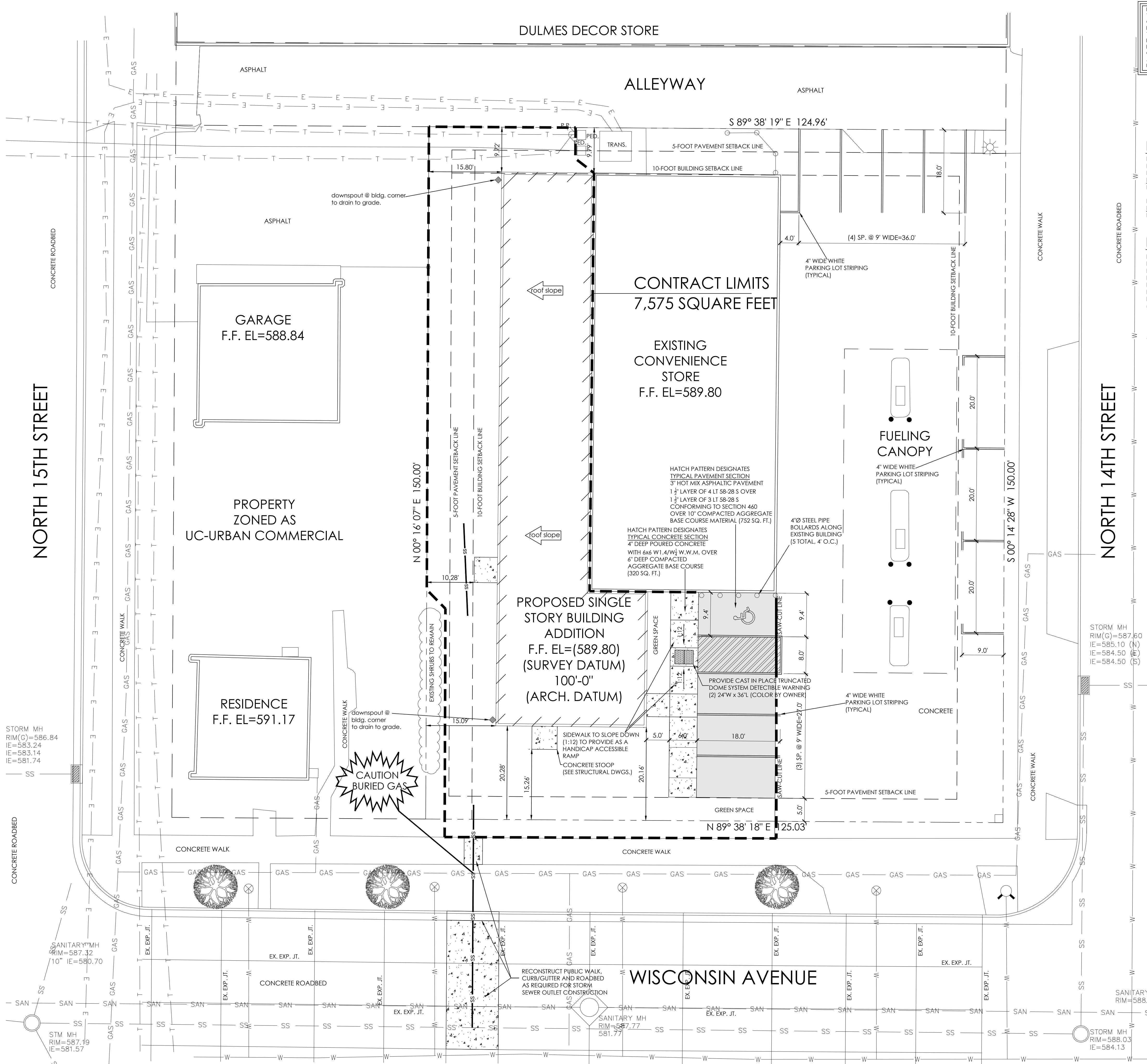
At the end of the day a nice and clean site is good for all of us.

I would appreciate any recommendation from the city and if you have any thoughts.

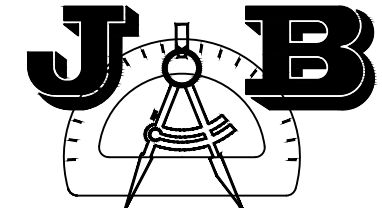
Thank you
Dev”

QUASIOUS CONSTRUCTION, INC.


1202A North 8th Street, P.O. Box 727 • Sheboygan, Wisconsin 53082-0727
Phone 920-457-5585 or 1-800-569-2165 • Fax 920-457-1045



NOTE:
THE LOCATION OF UNDERGROUND UTILITIES OR FACILITIES SHOWN ON PLANS ARE BASED ON AVAILABLE RECORDS AT THE TIME OF PREPARATION AND ARE NOT GUARANTEED TO BE COMPLETE OR CORRECT. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL UTILITIES 72 HOURS PRIOR TO CONSTRUCTION TO DETERMINE THE EXACT LOCATION OF ALL FACILITIES AND TO PROVIDE ADEQUATE PROTECTION DURING THE COURSE OF THE PROJECT. THE CONTRACTOR IS ALSO RESPONSIBLE FOR REPAIR OF ALL DAMAGED UTILITIES DURING CONSTRUCTION TO THE SATISFACTION OF UTILITY OWNER(S).



SITE DESIGN AND ENGINEERING, LLC
PO BOX 1067
WOODRUFF, WISCONSIN 54568
(920) 207-8977
jbronoski@jbsitedesign.net



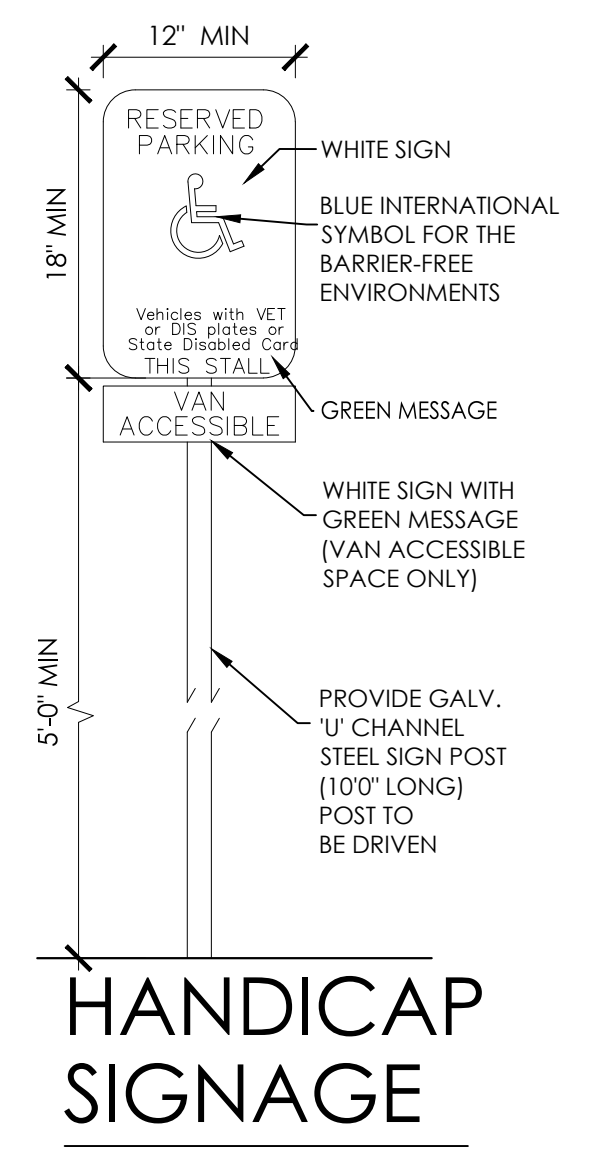
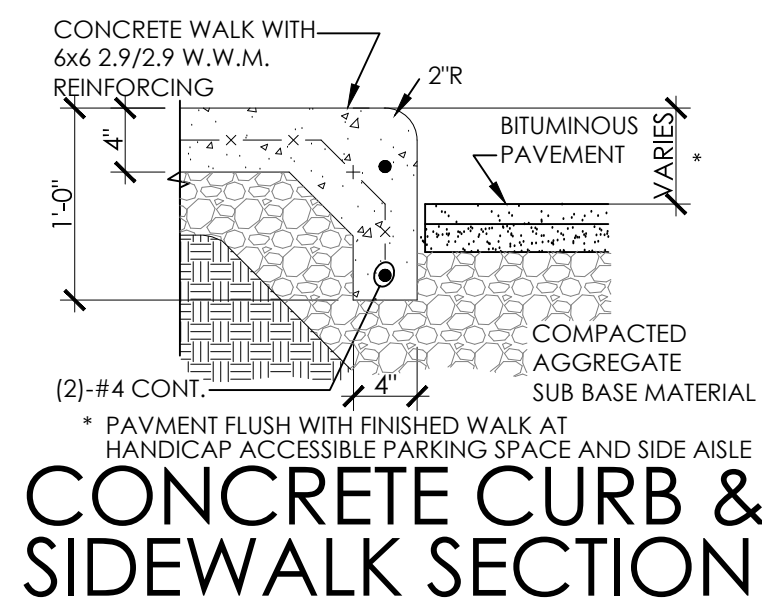
Quasius
a construction services company
1202A NORTH 8TH STREET
SHEBOYGAN, WISCONSIN 53082

EXISTING SITE CONDITIONS	
EXISTING BUILDING FOOTPRINT (ROOF AREA)	3,665 SQ. FT.
EXISTING CANOPY ROOF	1,710 SQ. FT.
EXISTING ASPHALT PAVEMENT	3,720 SQ. FT.
EXISTING CONCRETE PAVEMENT	7,011 SQ. FT.
EXISTING TOTAL IMPERVIOUS AREA	16,106 SQ. FT. (85.9 PERCENT LOT COVERAGE)
EXISTING PAVEMENT TO BE REMOVED	3,948 SQ. FT.
EXISTING CONCRETE TO BE REMOVED	990 SQ. FT.
EXISTING TOTAL IMPERVIOUS AREA REMOVED	4,938 SQ. FT.

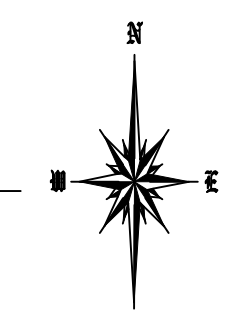
PROPOSED SITE CONDITIONS	
PROPOSED BUILDING FOOTPRINT (ROOF AREA)	2,770 SQ. FT.
PROPOSED PAVEMENT	752 SQ. FT.
PROPOSED CONCRETE WALK	320 SQ. FT.
EXISTING BUILDING FOOTPRINT (ROOF AREA) TO REMAIN	3,665 SQ. FT.
EXISTING CANOPY ROOF TO REMAIN	1,710 SQ. FT.
EXISTING CONCRETE PAVEMENT TO REMAIN (POST DEVELOPED)	6,021 SQ. FT.
PROPOSED TOTAL IMPERVIOUS AREA (REDUCTION OF 868 SQ. FT. POST DEVELOPED IMPERVIOUS)	15,238 SQ. FT. (81.2 PERCENT LOT COVERAGE)

PARKING COUNT DATA

(10) STANDARD SPACES +
(1) HANDICAP ACCESSIBLE SPACE +
(6) SPACES AT FUEL PUMPS
(17) SPACES PROVIDED



SITE PLAN
1"=10'



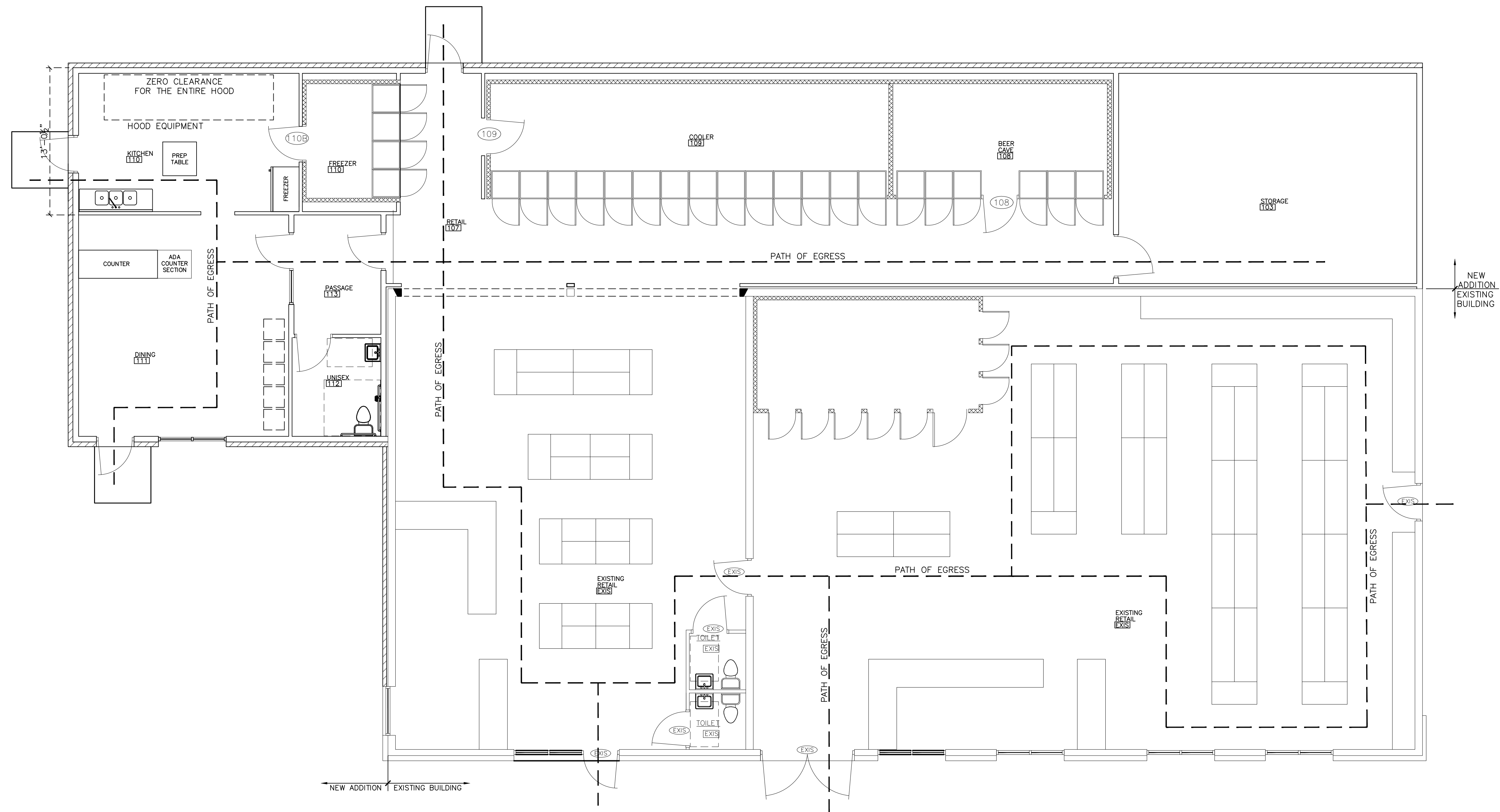
NO.	REVISIONS	DATE

Issue Dates

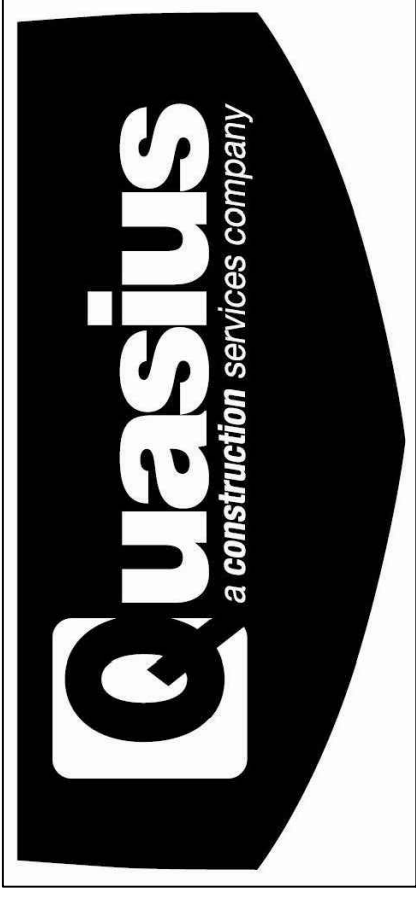
Revision	Date

PROPOSED BUILDING ADDITION
TIDY STORE
810 NORTH 14th STREET
Sheboygan, Wisconsin 53082

SHEET TITLE
SITE PLAN
SITE DATA
DRAWN BY
J.A.B.
CHECKED BY
DATE
JULY 12, 2022
PROJECT NO.
2022-14
SHEET NO.
C103



FURNITURE, FIXTURE, AND
EQUIPMENT PLAN, PATH OF EGRESS
SCALE: 3/16"=1'-0"



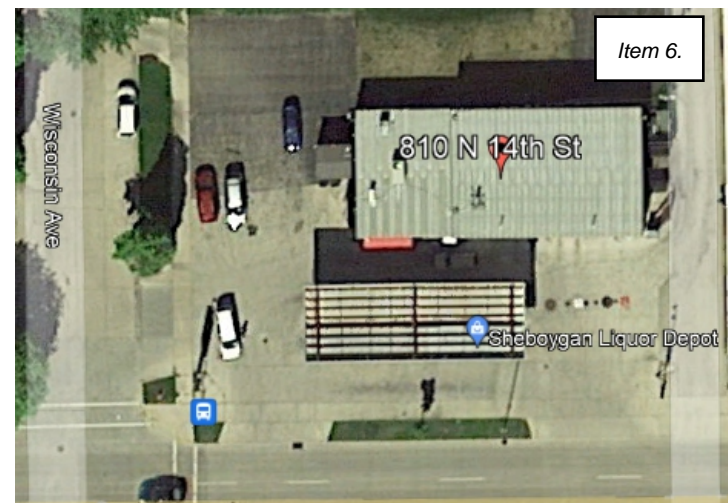
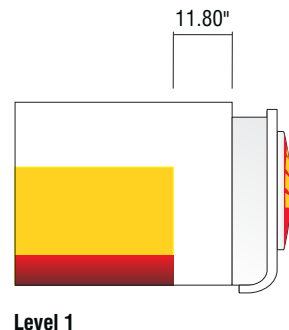
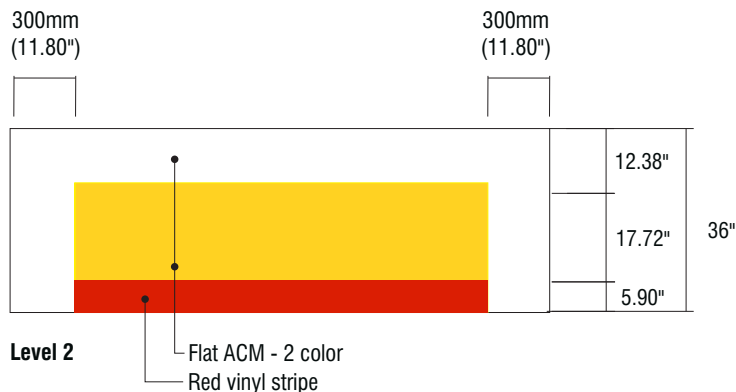
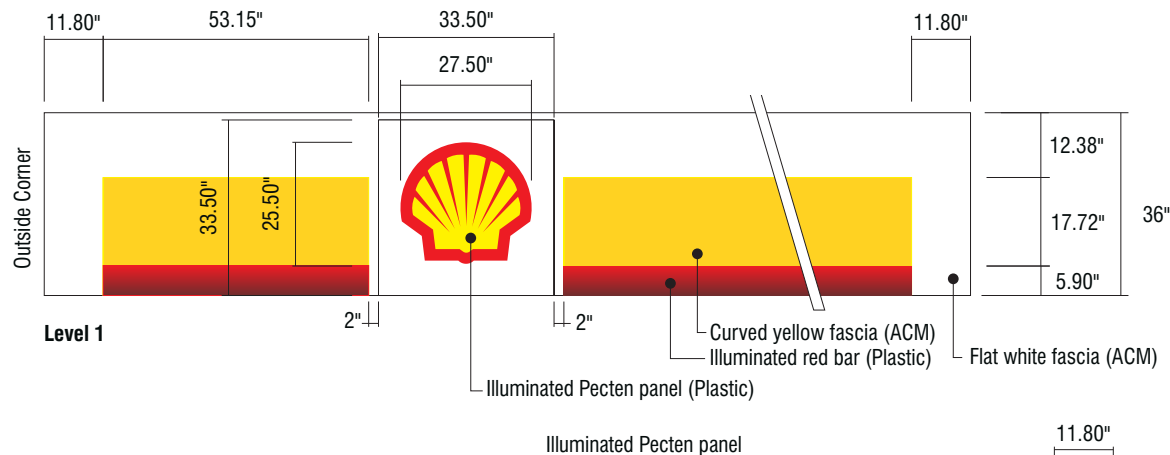
ISSUE NO	REVISIONS	ISSUE DATE

BUILDING ADDITION FOR:
TIDY STORE
810 NORTH 14TH STREET
SHEBOYGAN, WI SCONSIN 53081

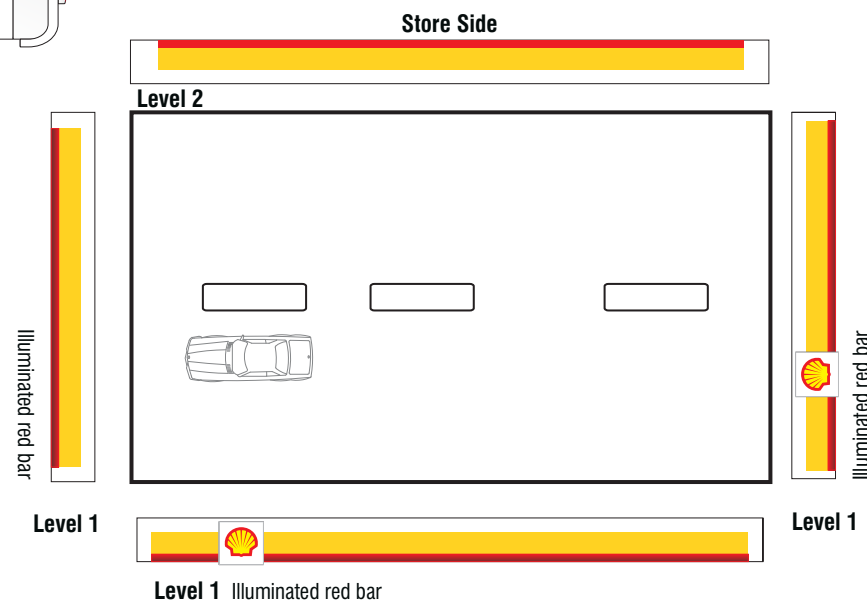
IED Project number	22067
Date	01 AUGUST, 2022
Drawn by	JW
Checked by	CD

A1.1

PRELIMINARY, NOT FOR CONSTRUCTION



EXISTING



Shell RVle Canopy Fascia - 24' X 78' X 36"HT Fascia

PROPOSED



Federal Heath Specialty Contracting
1020 Pittsburgh Drive, Suite A
Delaware, OH 43015 740-368-4120

Revisions:

Approved ☐ Approved w/changes ☐

Signature _____ Date _____

THIS DRAWING IS YOUR FINAL PROOF: IT SUPERCEDES ALL VERBAL AND WRITTEN COMMUNICATION.
BY SIGNING BELOW YOU ARE AUTHORIZING US TO MANUFACTURE TO THESE SPECIFICATIONS.
Colors Depicted In This Rendering May Not Match Actual Finished Materials. Refer To Product Samples For Exact Color Match.

Account Rep: Dan Hull
Project Manager: Kinsey Irwin
Drawn By: Kinsey Irwin

Underwriters Laboratories Inc. nfc

ELECTRICAL TO USE U.L. LISTED COMPONENTS AND SHALL MEET ALL N.E.C. STANDARDS

ALL ELECTRICAL SIGNS ARE TO COMPLY WITH U.L. 48 AND ARTICLE 600 OF THE N.E.C. STANDARDS, INCLUDING THE PROPER GROUNDING AND BONDING OF ALL SIGNS.

Project / Location:

Shell
RVI Evolution
GLOBAL

810 N 14th St.
Sheboygan, WI 53081



Job Number:

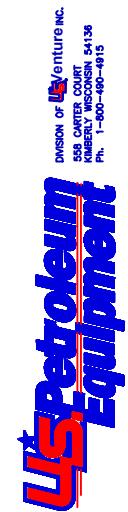
Date: 8-22-22

Sheet Number: 1 of 1

Design Number: TNE Sheb. Canopy

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TIDY STORE CANOPY
SHEBOYGAN, WI

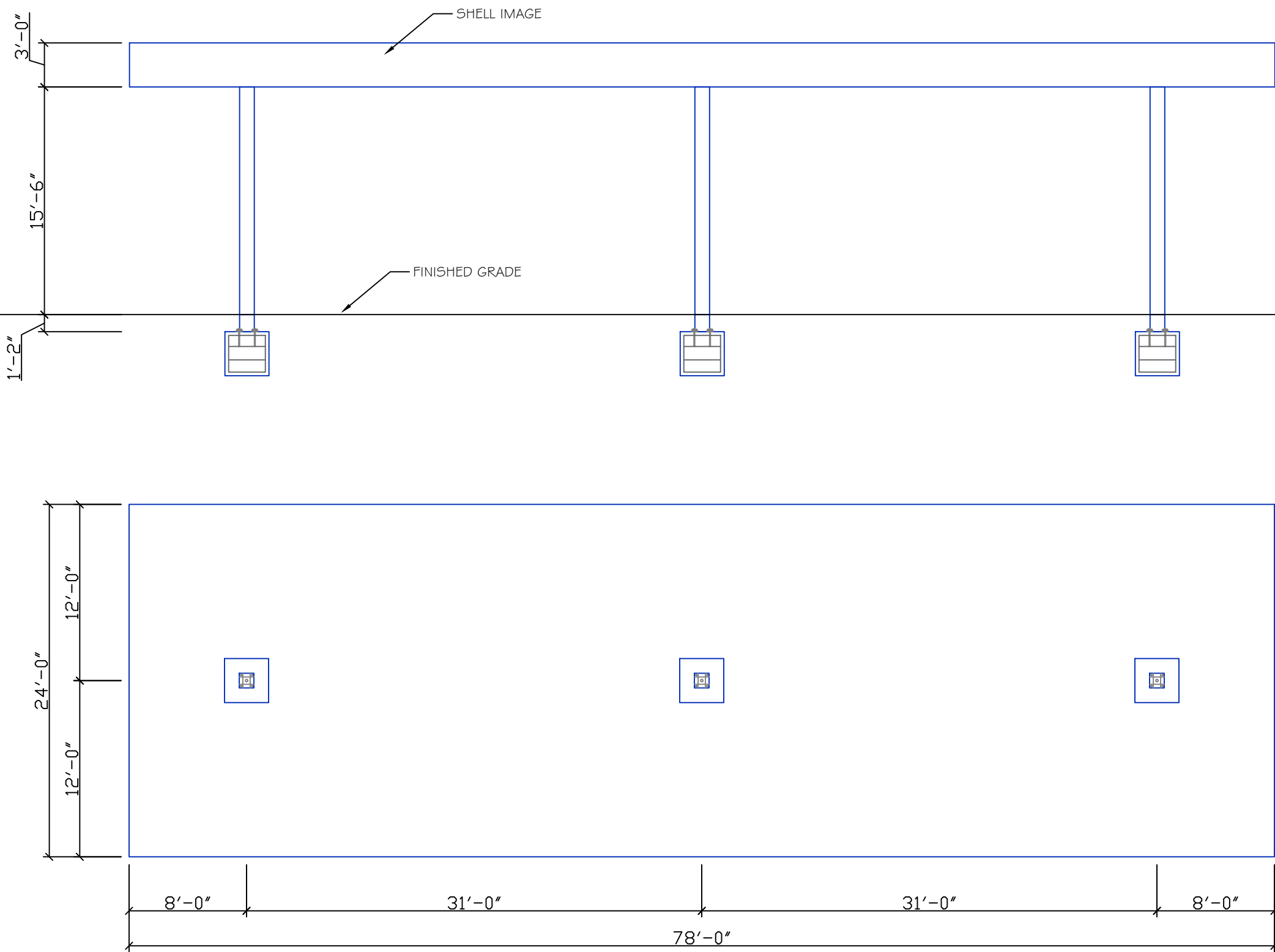
1/8" = 1'

Drawn By :
DD

Project number :

Date :

Revisions :





59281550034

59281500570

59281500630

Item 6.

592815

28

Wisconsin Ave

29

59281500920

592815006

