CITY PLAN COMMISSION AGENDA

October 13, 2026 at 4:00 PM

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

This meeting may be viewed LIVE on:

Charter Spectrum Channel 990, AT&T U-Verse Channel 99 and: www.wscssheboygan.com/vod.

It is possible that a quorum (or a reverse quorum) of the Sheboygan Common Council or any other City committees/boards/commissions may be in attendance, thus requiring a notice pursuant to State ex rel. Badke v. Greendale Village Board, 173 Wis. 2d 553, 494 N.W.2d 408 (1993).

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. All Commission members may attend the meeting remotely.

OPENING OF MEETING

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

MINUTES

4. Approval of the Plan Commission minutes from September 29, 2026.

PUBLIC HEARINGS

5. Public hearing regarding application for Conditional Use Permit with exceptions by Lata Marketing, LLC. to construct and operate a convenience store with gas station, restaurant, and postal store located at parcel #59281601911.
6. Public hearing regarding application for Conditional Use Permit with exceptions by Basudev Adhikari to construct an addition to the convenience store located at 810 N 14th St.
7. Public hearing regarding application for Conditional Use Permit with exceptions by Anthony Knapton to operate Radry's Golf & Social Club located at 1133 Indiana Avenue.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

8. Application for Conditional Use Permit with exceptions by Lata Marketing, LLC. to construct and operate a convenience store with gas station, restaurant, and postal store located at parcel #59281601911.

9. Application for Conditional Use Permit with exceptions by Basudev Adhikari to construct an addition to the convenience store located at 810 N 14th St.

10. Application for Conditional Use Permit with exceptions by Anthony Knapton to operate Radry's Golf & Social Club located at 1133 Indiana Avenue.

11. Introduction of the City of Sheboygan Comprehensive Plan.

PUBLIC HEARING

12. Public hearing regarding the proposed adoption of the City of Sheboygan Comprehensive Plan.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

13. Discussion and possible action on the proposed adoption of the City of Sheboygan Comprehensive Plan.

TENTATIVE DATE OF NEXT REGULAR MEETING

14. Tentative next meeting: October 27, 2026 at 4:00 PM

ADJOURN

15. 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, September 29, 2026

MEMBERS PRESENT: Mayor Ryan Sorenson, Kimberly Meller, Jerry Jones, Braden Schmidt and Joe Clarke
EXCUSED: Alderperson Michael Close and Kevin Jump
STAFF/OFFICIALS PRESENT: Zoning Administrator Ellise Rose

OPENING OF MEETING

1. Roll Call

   Mayor Ryan Sorenson called the meeting to order.

2. Pledge of Allegiance

   The Pledge of Allegiance is recited.

3. Identify Potential Conflict(s) of Interest

   Braden Schmidt identified conflict of interest with agenda item #8 and Joe Clarke identified a conflict of interest with agenda item #9

MINUTES

4. Approval of the Plan Commission minutes from September 15, 2026.

   MOTION TO APPROVE THE MINUTES OF THE PREVIOUS MEETING HELD ON SEPTEMBER 15, 2026.
   Motion made by Jerry Jones, seconded by Joe Clark
   Voting yea: Mayor Ryan Sorenson, Kimberly Meller, Jerry Jones, Braden Schmidt and Joe Clarke

   Motion carried.

PUBLIC HEARINGS

5. Public hearing regarding application for Conditional Use Permit with exceptions by Habitat for Humanity Lakeside, Inc. to construct a single-family residence located at parcel #59281507210.

   MOTION TO CLOSE THE PUBLIC HEARING.
   Motion made by Jerry Jones, seconded by Braden Schmidt
   Voting yea: Mayor Ryan Sorenson, Kimberly Meller, Jerry Jones, Braden Schmidt and Joe Clarke

   Motion carried.

6. Public hearing regarding application for Specific Implementation Plan Amendment by Rachel Kohler to construct a 6’ fence within the designated street yard setback located at 2125 N 3rd St.

   Tryg Jacobson spoke.

MOTION TO CLOSE THE PUBLIC HEARING.
Motion made by Jerry Jones, seconded by Kimberly Meller
Voting yea: Mayor Ryan Sorenson, Kimberly Meller, Jerry Jones, Braden Schmidt and Joe Clarke

Motion carried.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

7. Application for Conditional Use Permit with exceptions by Habitat for Humanity Lakeside, Inc. to construct a single-family residence located at parcel #59281507210.

   MOTION TO APPROVE WITH TH FOLLOWING CONDITIONS.
   Motion made by Jerry Jones, seconded by Braden Schmidt
   Voting yea: Mayor Ryan Sorenson, Kimberly Meller, Jerry Jones, Braden Schmidt and Joe Clarke

   1. Prior to operation/occupancy, the applicant shall obtain all licenses, and occupancy permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, health, state, federal, etc. An occupancy permit will be granted only at such time as the applicant has met all requirements.
   2. Any fencing/retaining wall shall be installed per Section 105-945 of the City of Sheboygan Zoning Ordinance.
   3. All new lighting shall be installed per Section 105-932 of the City of Sheboygan Zoning Ordinance. There shall be no spillover light onto adjacent properties or the streets.

   Motion carried

8. Application for Specific Implementation Plan Amendment by Rachel Kohler to construct a 6’ fence within the designated street yard setback located at 2125 N 3rd St.

   MOTION TO APPROVE WITH TH FOLLOWING CONDITIONS.
   Motion made by Jerry Jones, seconded by Kimberly Meller
   Voting yea: Mayor Ryan Sorenson, Kimberly Meller, Jerry Jones, and Joe Clarke
   Abstained: Braden Schmidt

   1. Prior to building permit issuance, the applicant shall obtain all licenses/permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, water, sewer, storm drainage, health, etc. (Applicant shall be in contact with building inspection, fire, police, etc.). An occupancy permit will be granted only at such time as the applicant has met all requirements.
   2. Submittal and approval of a proposed storm drainage plan prior to building permit issuance.
   3. Outdoor storage of materials, products or equipment shall be prohibited.
   4. All ground level and rooftop mechanicals shall be screened and/or enclosed and constructed of like materials and colors of the facility (HVAC equipment, etc.).
   5. All areas used for parking/maneuvering of vehicles shall be paved.
   6. Any new ingress/egress driveway openings and any drives to be closed or modified shall be improved to standard City specifications.
   7. 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.).

8. 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.).
9. Applicant shall immediately clean any and all sediments, materials, tracking, etc. that may be spilled off-site on private or public lands and streets.
10. Streets and infrastructure damaged and/or disturbed during construction of all private and/or public improvements shall be promptly repaired by the applicant.
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, art, etc.
12. 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).
13. City Development staff will issue a building permit only if the applicant has adequately satisfied all concerns related to the Sheboygan Fire Department.

Motion carried.

9. Architectural review of the proposed facade renovation at the Stefanie H. Weill Center located at 826 N 8th Street.

MOTION TO APPROVAL AS PRESENTED.
Motion made by Braden Schmidt, seconded by Joe Clarke
Voting yea: Mayor Ryan Sorenson, Kimberly Meller, Braden Schmidt and Joe Clarke
Abstained: Jerry Jones

Motion carried.

10. Gen. Ord. No. 15-26-27 by Alderperson Close amending section 101-21 of the Sheboygan Municipal Code so as to update the language regarding the frequency of the city plan commission meeting dates.

MOTION TO RECOMMEND APPROVAL TO THE COMMON COUNCIL.
Motion made by Jerry Jones, seconded by Braden Schmidt
Voting yea: Mayor Ryan Sorenson, Kimberly Meller, Jerry Jones, Braden Schmidt and Joe Clarke

Motion carried.

TENTATIVE DATE OF NEXT REGULAR MEETING

11. Next scheduled meeting: October 13, 2026 at 4:00 PM

ADJOURN

12. Motion to Adjourn

MOTION TO ADJOURN THE MEETING.
Motion made by Jerry Jones, seconded by Braden Schmidt
Voting yea: Mayor Ryan Sorenson, Kimberly Meller, Jerry Jones, Braden Schmidt and Joe Clarke

Motion carried.

Meeting is adjourned at 4:19 pm.

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Application for Conditional Use Permit with exceptions by Lata Marketing, LLC. to construct and operate a convenience store with gas station, restaurant, and postal store located at parcel #59281601911. UC Zone

REPORT PREPARED BY: Ellise Rose, Zoning Administrator

REPORT DATE: October 7, 2026 **MEETING DATE:** October 13, 2026

FISCAL SUMMARY:

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

STATUTORY REFERENCE:

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

BACKGROUND / ANALYSIS:

Lata Marketing, LLC is proposing to construct and operate a convenience store with gas station, restaurant, and postal store located at parcel #59281601911. The applicant states the following:

- BP Gas Station Canopy, Mixed Use Building to include: J-Mart Convenience Store, Small Restaurant & Postal Store
- Estimated Project Cost: $1,500,000 Total
- The entire lot area 0.61 acres
- Site is currently a vacant lot that formerly housed a Select Auto Shop building.
- Property Size: .61 Acres
- New Canopy Footprint: 1,920 SF (6 Pumping Stations)
  - Canopy to be 80’x24’
  - Canopy to have 15’-6” for vehicle clearance
  - Top of Canopy to be 18’-6”
- New Building Footprint: 4,845 SF
- New Paving: 12.095 SF
- (2) Underground storage tanks
- This property was selected for the development of this new gas station/convenience store/restaurant location due to its appealing location along the 15th Street Corridor.
- The 15th Street corridor was specifically identified as an area to target commercial development and renovation in the City of Sheboygan’s Comprehensive Plan.
- This location aligns well with the City of Sheboygan’s Comprehensive plan for development & redevelopment of vacant & abandoned sites.

- Constructing a Gas Station & Mixed Use Building in this area would provide a quick convenient location for residents to stop and satisfy multiple needs at one location.
- The new development would serve as a quick, easily accessible location for residents of the nearby residential communities.
- Strengthens the City of Sheboygan's Comprehensive goal to promote "Complete neighborhoods" with a mix of residences and beneficial service businesses.
- Landscaping plan has been approved on 9-22-2022 and meets City point requirements.
- Proposed project will meet City of Sheboygan's stormwater requirements.
- All performance standards to comply with the City of Sheboygan Zoning Ordinance.
- Noise and odors as a result of the filling stations & restaurant will be minimal and should not be considered a nuisance concern for the nearby community.
- 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.
- See attached site plan for outdoor storage location.
- Firewood display: A small firewood rack will be displayed on the exterior of the building. Customers are to purchase the firewood at the register and pick up outside.
- LP & Ice Storage: A locked LP Storage cage & Ice box will be located on the South face of the building. Customers are to purchase LP & Ice products inside the convenience store and are to be assisted by a store employee to get access to the products.
- Air/Vacuum equipment will not be present on this site.
- Wall mount light fixtures will be installed on the building as shown on the attached elevations.
- Lights will be used as backlighting for building and to provide lighting for sidewalks along the front of the building.
- Lights to be mounted in a downlit position and will throw off 1200 or less Lumens
- (12) Scottsdale Vertex LED lights will be installed on the underside of the canopy structure.
- Refer to fueling canopy photometrics regarding footprint of lighting on site.
- No flashing or flickering lights will be used on the premises.
- We will not be exceeding .50 footcandles at the property line.
- Helios will be internally lit, specs are attached.
- The building will be constructed using an architecturally pleasing combination of Gray Stone veneer masonry, Cavern Steel LP Horizontal panel siding, light gray EIFS, and black accent bands.
- The masonry veneer will be used as a base wainscot for the building.
- Exterior building materials are shown to closely resemble the recently completed 26th & Superior J-Mart project. The owner is looking to identify this architectural image as his branded image for locations going forward.
- Entrance storefront glass doors are emphasized with complimentary suspended awnings & store signage (signage to be submitted at a later date).
- Building will have rooftop parapet walls to conceal all rooftop mechanical equipment.
- The proposed BP Fueling Canopy will follow the standard BP architectural guidelines outlined in the attached Canopy Renderings. This canopy aligns well with design of other BP fueling stations around the City of Sheboygan and will serve as a recognizable, convenient destination along a heavily traveled corridor.

- The proposed Canopy will include Masonry piers wrapping steel Canopy Columns requested by the City of Sheboygan. Masonry piers will consist of a gray- tone stone veneer, matching the base material used on the exterior of the J-Mart Convenience Store.
- The stone veneer will wrap the columns up 8’-0”, similar to the project recently completed on Superior Avenue. BP standard painting requirements will be followed for the exposed column above the Masonry.
- The Canopy will consist of prefinished metal facia façade painted to align with the attached BP standard architectural flow.
- (2) Helios will be installed on the facia of the canopy
- Helios will not extend above the horizontal plane of the canopy
- Helios will be under 20SF ea. as shown in the renderings (7SF each).
- Changes since project was previously approved include the removal of second story office space & C-Store is now located on the West side of the building vs the East side as originally shown. Building footprint has decreased by approximately 1,000sf.
- Restaurant will be ran by the Owner and sell traditional Indian Foods. Restaurant will be a small sit and dine that can accommodate up to twenty four (24) sit-down customers at time.
- Dumpster enclosure to be constructed using Masonry concrete blocks wrapped in thin stone veneer, to match exterior.
- 6’-0” buffer fence is to be installed on North property line. Fence is to be solid composite material to match Gray hardy board color used on exterior of building.
- North buffer yard fence to be pulled back from East property line 20’-0” to allow for better visibility for residential neighbors backing out of driveway, per City feedback in pre-submittal meetings.
- Dumpster pickups will not interfere with sidewalk/traffic as truck will be backing in to dumpster corral from South to North
- Rooftop water will be collected in gutters on North Eve of building and drain to Storm on North side of property
- Owner has committed to using the same/similar architectural flow provided and approved for this 26th & Superior building on future projects throughout the City. This is the architectural flow that was used in the building design for this development.
- Owner is aiming to achieve uniformed, identifiable building design going forward.
- Monument Sign to be submitted by separate contractor at a later date. To be located on SE property corner as indicated on project documents
- OWNER STATEMENT REGARDING SITE MAINTENANCE COMPLAINTS FROM 2021:

  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 ma
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

STAFF COMMENTS:

Applicant shall work with staff with regards to constructing a well-designed sign package for the site that utilizes colors and materials similar to the building. Staff may bring the proposed signage design back to the Plan Commission if there any concerns.

ACTION REQUESTED:

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

1. Prior to operation/occupancy, the applicant shall obtain all licenses, and occupancy permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, health, state, federal, etc. An occupancy permit will be granted only at such time as the applicant has met all requirements.
2. The facility will meet all zoning requirements including but not limited to noise, smells, vibration, hazardous materials, etc. If any issues arise, this matter may be brought back to the Plan Commission for review.
3. If using dumpsters, dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility. If using chain link fencing, the applicant shall install Privacy Decorative Slatting (PDS) material in order to effectively screen and enclose the dumpster.
4. All outdoor storage of materials, products or equipment beyond the firewood, LP storage & and ice storage shall be prohibited.
5. Any fencing/retaining wall shall be installed per Section 105-945 of the City of Sheboygan Zoning Ordinance.
6. All new lighting shall be installed per Section 105-932 of the City of Sheboygan Zoning Ordinance. There shall be no spillover light onto adjacent properties or the streets.
7. Applicant shall obtain the necessary sign permits prior to installation.

ATTACHMENTS:

Conditional Use Permit Application and Attachments

City of Sheboygan spirit on the lake	**CITY OF SHEBOYGAN** **APPLICATION FOR CONDITIONAL USE**	**Fee:** $250.00 **Review Date:** _____ **Zoning:** _____

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

SECTION 1: Applicant/ Permittee Information

Applicant Name (Ind., Org. or Entity)	Authorized Representative	Title	
Lata Marketing LLC	Basudev Adhikari	owner	
Mailing Address	**City**	**State**	**ZIP Code**
[redacted]	kohler	wi	53044
Email Address	**Phone Number (incl. area code)**		
[redacted]	[redacted]		

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

Applicant Name (Ind., Org. or Entity)	Contact Person	Title	
Lata Marketing llc	basudev adhikari	Member/LLC Comapny	
Mailing Address	**City**	**State**	**ZIP Code**
[redacted]	Kohler	wi	53044
Email Address	**Phone Number (incl. area code)**		

SECTION 3: Project or Site Location

Project Address/Description	Parcel No.
2206 n 15th St. Sheboygan, WI-53083	59281601911

SECTION 4: Proposed Conditional Use

Name of Proposed/Existing Business:	lata marketing llc
Existing Zoning:	Commercial (UC)
Present Use of Parcel:	vacant land -in the process of development
Proposed Use of Parcel:	convenince store with gas-restaurant & Parcel
Present Use of Adjacent Properties:	Road on East and South. Park on West. House on North

SECTION 5: Certification and Permission

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

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

Name of Owner/Authorized Representative (please print)	Title	Phone Number
basudev adhikari	member	[redacted]
Signature of Applicant		**Date Signed**
[signature]		09/22/2026

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.

SITE NARRATIVE – Conditional Use Application

PROJECT NAME AND ADDRESS: 2206 N 15th Street, Sheboygan WI, 53083

BP Gas Station Canopy, Mixed Use Building to include: J-Mart Convenience Store, Small Restaurant & Postal Store

ESTIMATED PROJECT COST: $1,500,000 Total

PARCEL INFORMATION/SITE DATA/LEGAL DESCRIPTION:

- LOT 1 CSM V30 P325-327 DOC #2136276 BEING PRT - SW NE SEC 15.
- The entire lot area 0.61 acres

ZONING CLASSIFICATION/ZONING REQUIREMENTS:

UC – Urban Commercial District

EXISTING SITE CONDITIONS/LAND USE:

- Site is currently a vacant lot that formerly housed a Select Auto Shop building.

PROPOSED LAND USE/LOT COVERAGE SITE DATA

- Property Size: .61 Acres
- New Canopy Footprint: 1,920 SF (6 Pumping Stations)
    - Canopy to be 80'x24'
    - Canopy to have 15'-6" for vehicle clearance
    - Top of Canopy to be 18'-6"
- New Building Footprint: 4,845 SF
- New Paving: 12.095 SF
- (2) Underground storage tanks
- New Proposed Encroachment: N/A

SITE SELECTION

- This property was selected for the development of this new gas station/convenience store/restaurant location due to it's appealing location along the 15th Street Corridor.

- The 15th Street corridor was specifically identified as an area to target commercial development and renovation in the City of Sheboygan's Comprehensive Plan
- This location aligns well with the City of Sheboygan's Comprehensive plan for development & redevelopment of vacant & abandoned sites.
- Constructing a Gas Station & Mixed Use Building in this area would provide a quick, convenient location for residents to stop and satisfy multiple needs at one location.
- The new development would serve as a quick, easily accessible location for residents of the nearby residential communities.
- Strengthens the City of Sheboygan's Comprehensive goal to promote "Complete neighborhoods" with a mix of residences and beneficial service businesses.

LANDSCAPE & STORMWATER REQUIREMENTS:

- Landscaping plan has been approved on 9-22-2022 and meets City point requirements.
- Proposed project will meet City of Sheboygan's stormwater 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 & restaurant will be minimal and should not be considered a nuisance concern for the nearby community.

OUTDOOR STOREAGE:

- 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.
- See attached site plan for outdoor storage location
- Firewood display: A small firewood rack will be displayed on the exterior of the building. Customers are to purchase the firewood at the register and pick up outside.
- LP & Ice Storage: A locked LP Storage cage & Ice box will be located on the South face of the building. Customers are to purchase LP & Ice products inside the convenience store and are to be assisted by a store employee to get access to the products.
- Air/Vacuum equipment will not be present on this site

SITE LIGHTING:

- Wall mount light fixtures will be installed on the building as shown on the attached elevations.
- Lights will be used as backlighting for building and to provide lighting for sidewalks along the front of the building.
- Lights to be mounted in a downlit position and will throw off 1200 or less Lumens
- (12) Scottsdale Vertex LED lights will be installed on the underside of the canopy structure.
- Refer to fueling canopy photometrics regarding footprint of lighting on site.
- No flashing or flickering lights will be used on the promises

- We will not be exceeding .50 footcandles at the property line
- Helios will be internally lit, specs are attached

ARCHITECTURE:

- The building will be constructed using an architecturally pleasing combination of Gray Stone veneer masonry, Cavern Steel LP Horizontal panel siding, light gray EIFS, and black accent bands.
- The masonry veneer will be used as a base wainscot for the building.
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- Building will have rooftop parapet walls to conceal all rooftop mechanical equipment
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- Helios will not extend above the horizontal plan of the canopy
- Helios will be under 20SF ea. as shown in the renderings (7SF each)

ADDITIONAL CONSIDERATIONS/COMMENTS:

- Changes since project was previously approved include the removal of second story office space & C-Store is now located on the West side of the building vs the East side as originally shown. Building footprint has decreased by approximately 1,000sf.
- Restaurant will be ran by the Owner and sell traditional Indian Foods. Restaurant will be a small sit and dine that can accommodate up to twenty four (24) sit-down customers at time.
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Superior building on future projects throughout the City. This is the architectural flow that was used in the building design for this development.

- Owner is aiming to achieve uniformed, identifiable building design going forward.
- Monument Sign to be submitted by separate contractor at a later date. To be located on SE property corner as indicated on project documents.

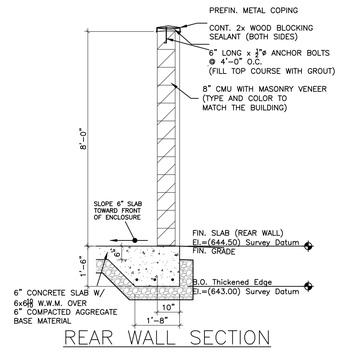
OWNER STATEMENT REGARDING SITE MAINTENANCE COMPLAINTS FROM 2021:

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.

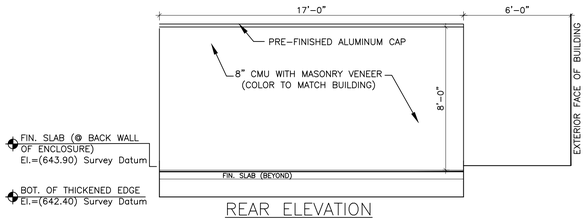
I would appreciate any recommendation from the city and if you have any thoughts.

Thank you

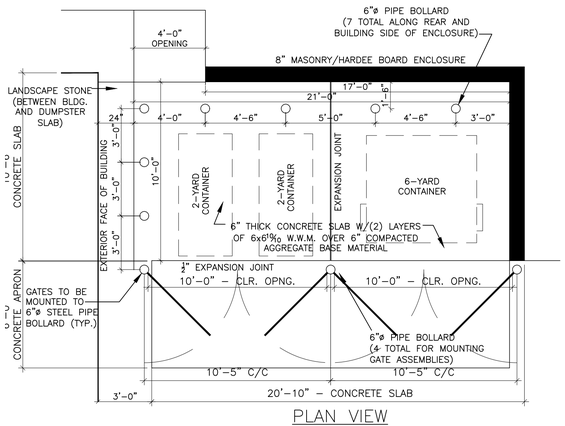
Dev



REAR WALL SECTION

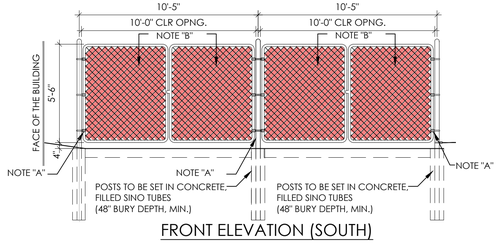


REAR ELEVATION



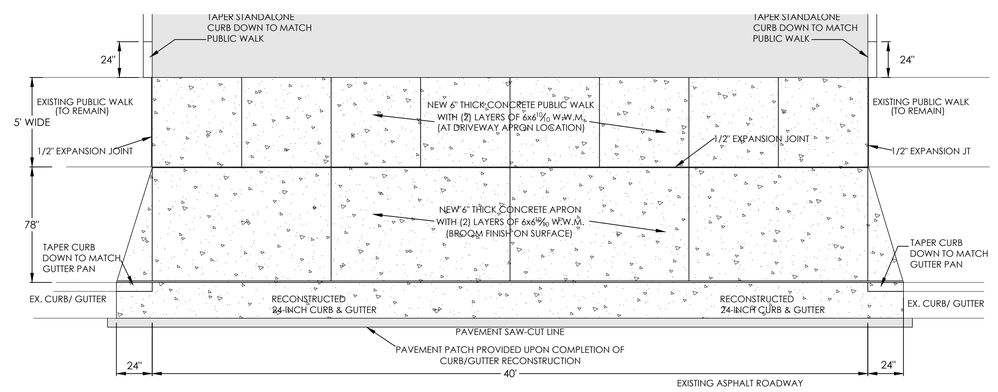
PLAN VIEW

NOTE "A"
PROVIDE HEAVY DUTY GALV. HINGE ASSEMBLY (3 PER POST) MOUNTED TO 3'ø GATE POSTS. POSTS TO BE SET IN CONCRETE FILLED SINO-TUBES. BOTH GATES TO SWING OPEN 90°.
NOTE "B"
(2) 5' HIGH x 5'-2" WIDE SWING GATES, #9 GAUGE MESH CHAIN LINK FENCE FABRIC WITH COLORED VINYL SLATTING (COLOR BY OWNER).
GATE FRAMES TO BE 1 1/2"ø GALVINIZED. GATES SHALL INCLUDE A LOCKABLE LATCH.

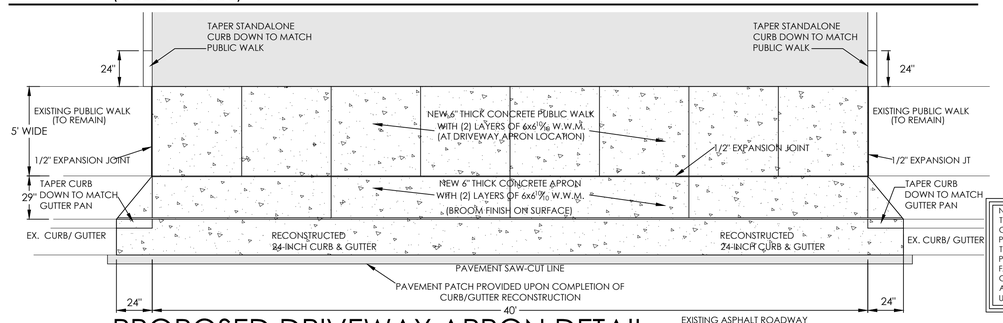


FRONT ELEVATION (SOUTH)

DUMPSTER ENCLOSURE



PROPOSED DRIVEWAY APRON DETAIL
(GEELE AVENUE)



PROPOSED DRIVEWAY APRON DETAIL
(NORTH 15th STREET)

SITE DATA

TOTAL SITE AREA = 26,400 SQ.FT. (0.60 AC.)
ZONING CLASSIFICATION: LIC - URBAN COMMERCIAL
SITE ADDRESS: 2206 NORTH 15TH STREET

EXISTING SITE CONDITIONS

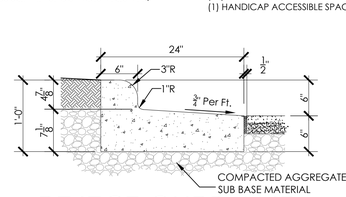
EXISTING BUILDING FOOTPRINT (ROOF AREA)	=	1,136 SQ. FT.
EXISTING CONCRETE SURFACE	=	5,192 SQ. FT.
EXISTING IMPERVIOUS AREA (PRE-DEVELOPED)	=	6,328 SQ. FT.

PROPOSED SITE CONDITIONS

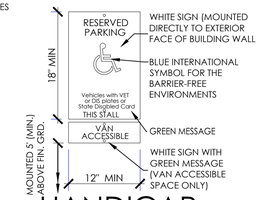
PROPOSED BUILDING FOOTPRINT (ROOF AREA)	=	4,845 SQ. FT.
PROPOSED CONCRETE PAVEMENT, CONCRETE WALKS, CONCRETE CURB/GUTTER AND CONCRETE DUMPSTER PAD WITH CONCRETE APPROACH	=	12,095 SQ. FT.
PROPOSED CONCRETE FUEL AREA	=	2,016 SQ. FT.
PROPOSED TOTAL IMPERVIOUS AREA (POST DEVELOPED)	=	18,956 SQ. FT. (+12,628 SQ. FT.)
LOT COVERAGE	=	75%

PARKING COUNT DATA

PROPOSED PARKING COUNT
4,845 SQ. FT. BUILDING
(1 SP. PER 300 SQ. FT., 16.15 SPACES REQUIRED) = (17) STANDARD SPACES + (1) HANDICAP ACCESSIBLE SPACES



REJECT CURB AND GUTTER SECTION



HANDICAP SIGNAGE

NOTE:
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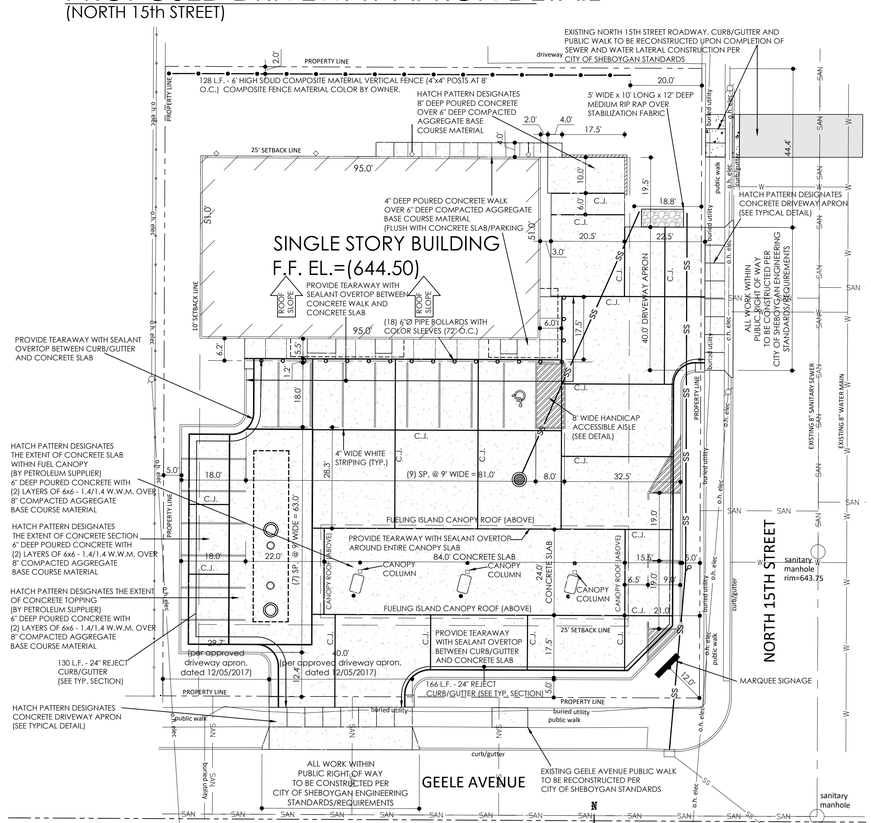
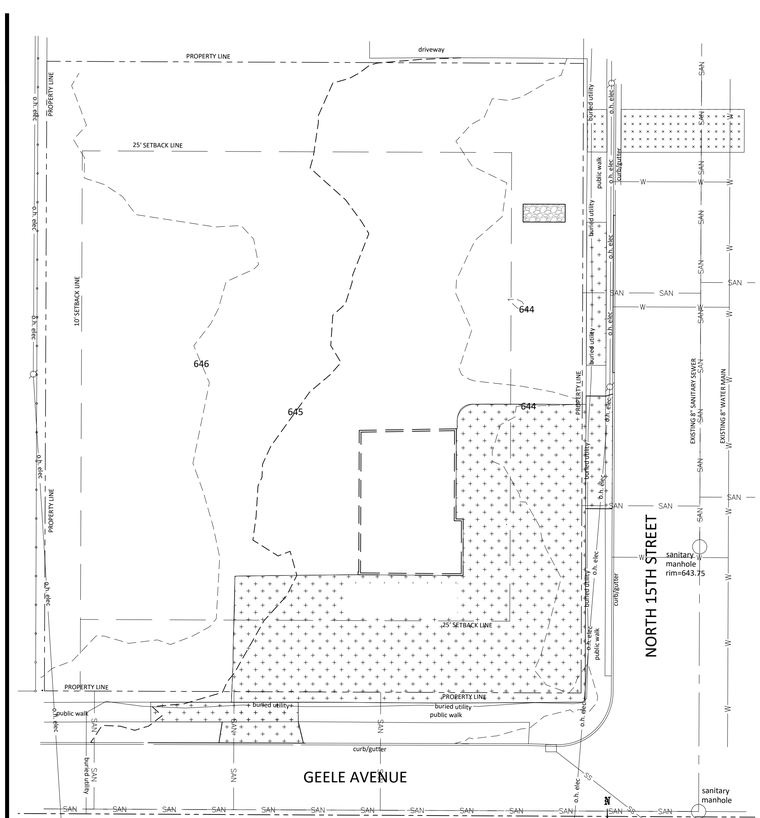


SITE PLAN
1"=20'



SITE DEMOLITION PLAN
1"=20'

SITE DESIGN AND ENGINEERING, LLC
PO BOX
WOODRUFF, WISCONSIN 54568
Quasius
a construction services company
WISCONSIN 53082

NO.	REVISIONS	DATE
	REVISED BUILDING FOOTPRINT SQUARE FOOTAGE FROM 6,060 SQ. FT / TO 7,954 SQ. FT / SINGLE DRIVEWAY APRON ON NORTH 15TH STREET	MARCH 17,2022
	REVISED DUMPSTER ENCLOSURE	JUNE 1,2022
	ADDED NEW SEWER AND WATER LATERALS AND ADDED COMPOSITE FENCE MATERIAL	JULY 12, 2022
	ADDED DOWNSPOUT STM. CHANGED PAVEMENT TO CONCRETE SLABS	AUGUST 15, 2023
	REVISED DUMPSTER DETAILS, CHANGE CURB/GUTTER	AUGUST 21, 2023
	REDUCED BUILDING FOOTPRINT TO 4,845 SQ. FT / REDUCED PARKING FROM (20) TO (18) SPACES	JULY 2, 2024

Issue Dates

Revision	Date

PROPOSED C-STORE

2206 NORTH 15th STREET
Sheboygan, Wisconsin 53082

SHEET TITLE
SITE DEMOLITION PLAN
SITE PLAN
TYPICAL DETAILS

DRAWN BY
J.A.B.

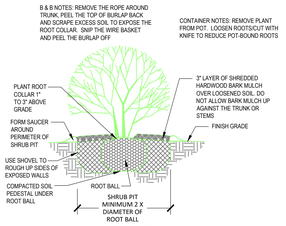
CHECKED BY

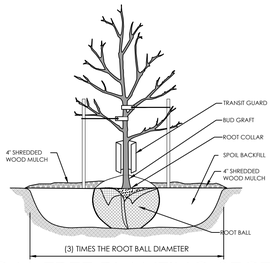
DATE
JANUARY 25, 2022

PROJECT NO.
2021-45

SHEET NO.
C101

Item 8.





TYPICAL TREE PLANTING SECTION

INSTALLATION SEQUENCING:
1. DIG HOLE 3 TIMES BIGGER THAN ROOT BALL. ROUGHEN THE SIDES OF THE HOLE TO PREVENT GLAZING IN CLAY SOILS.
2. PLACE TREE IN HOLE, BACKFILL # WITH EXISTING SOIL AND REMOVE TRANSIT GUARD, BURLAP AND WIRE BASKET.
3. FINISH BACKFILLING AND STRAIGHTEN THE TREE.
4. GENTLY TAMP TO HELP SETTLE THE SOIL AND REMOVE ANY AIR POCKETS.
5. CREATE A WATER SAUCER TO COLLECT THE WATER UNTIL IT SOAKS INTO THE SOIL.
6. PROVIDE 4" DEEP SHREDDED WOOD MULCH (10' FOOT DIAMETER). KEEP THE MULCH AWAY FROM THE TRUNK.
7. REMOVE ONLY BROKEN OR DAMAGED BRANCHES.

GENERAL LANDSCAPE NOTES

ALL LANDSCAPE PLANTINGS, INCLUDING BUT NOT LIMITED TO PLANTING BEDS, TREES AND SHRUBS AS DEFINED, TO BE INSTALLED NO LATER THAN OCTOBER 1, 2019.

ALL EROSION MAT, SEEDING AND MULCH WITHIN ALL TURF AREAS TO BE INSTALLED NO LATER THAN OCTOBER 1, 2019. SEE SHEET C/1.1 FOR EXTENT OF EROSION MAT AS WELL AS REQUIRED SEED MIXTURE.

CALL DIGGER'S HOTLINE PRIOR TO DIGGING.

ALL BUILDING DIMENSIONS, GRADES AND ELEVATIONS TO BE VERIFIED IN THE FIELD.

PLANT ALL TREES, SHRUBS AND EVERGREENS ACCORDING TO THE HEIGHT OF THE ROOT BALL OR POT.

ALL PERENNIAL BEDS TO RECEIVE 3" COMPOST.

ALL TREES IN THE LAWN AREAS TO RECEIVE A MULCH CIRCLE (NO LANDSCAPE EDGING) AND WATER SAUCER.

LANDSCAPE CONTRACTOR TO PROVIDE TWO LAYERS OF WEED BARRIER WITHIN PLANTING AREAS AS DEFINED.

BUILDING FOUNDATION

65 POINTS (MIN.) REQUIRED
67 POINTS PROVIDED
(4) ANDORRA JUNIPER = (3) PTS. PER - 12 POINTS TOTAL
(3) ARTIC FIRE DOGWOOD = (5) PTS. PER - 15 POINTS TOTAL
(2) EMERALD ARBORVITAE = (20) PTS. PER -40 POINTS TOTAL

DEVELOPED LOTS

30 POINTS (MIN.) REQUIRED
75 POINTS PROVIDED
(1) SUGAR MAPLE = (75) PTS. PER -75 POINTS TOTAL

STREET FRONTAGE

66 POINTS (MIN.) REQUIRED
80 POINTS PROVIDED
(4) EMERALD ARBORVITAE = (20) PTS. PER -80 POINTS TOTAL

PAVEMENT AREA

57 POINTS (MIN.) REQUIRED
107 POINTS PROVIDED
(1) SUGAR MAPLE = (75) PTS. PER - 75 POINTS TOTAL
(2) ANDORRA JUNIPER = (3) PTS. PER - 6 POINTS TOTAL
(2) ARTIC FIRE DOGWOOD = (5) PTS. PER - 10 POINTS TOTAL

LANDSCAPE POINTS REQUIRED FOR 'UC' URBAN COMMERCIAL ZONING

BUILDING FOUNDATIONS = 292 LINEAL FEET

PER SECTION 15.604 AND TABLE 15.604:BUILDING FOUNDATION LANDSCAPE REQUIREMENTS
20 POINTS PER 100 LINEAL FEET - FOR A TOTAL OF 59 POINTS REQUIRED
- NO CLIMAX TREES OR TALL TREES ALLOWED TO MEET REQUIREMENT

DEVELOPED LOTS = 4,845 SQUARE FOOT BUILDING FOOTPRINT

PER SECTION 15.605 AND TABLE 15.605:DEVELOPED LOT LANDSCAPE REQUIREMENTS
5 POINTS PER 1,000 SQUARE FEET - FOR A TOTAL OF 25 POINTS REQUIRED

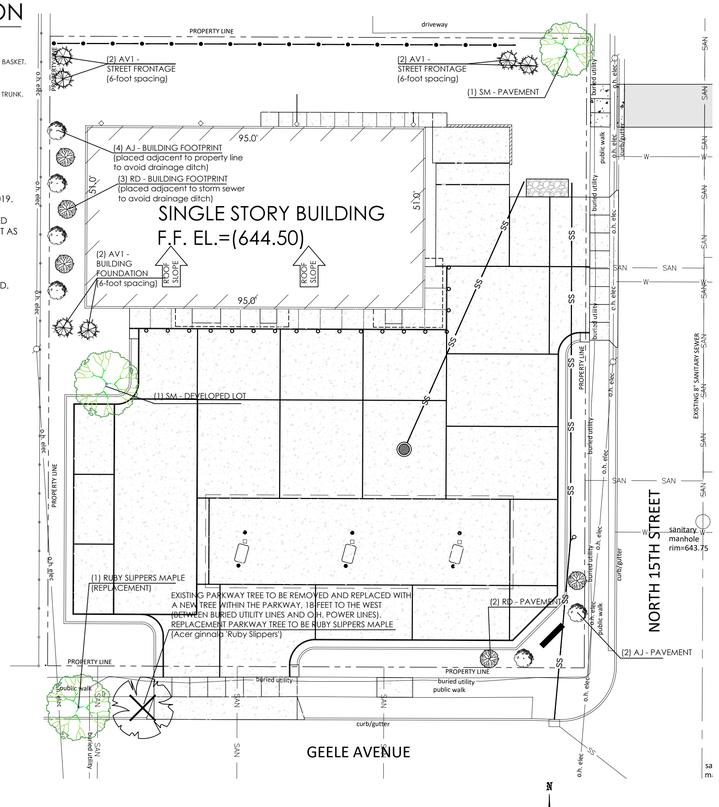
STREET FRONTAGE = 326 LINEAL FEET (NORTH 15th STREET and GEELE AVENUE)

PER SECTION 15.606 AND TABLE 15.606:STREET FRONTAGE LANDSCAPE REQUIREMENTS
20 POINTS PER 100 LINEAL FEET - FOR A TOTAL OF 66 POINTS REQUIRED
- A MINIMUM OF 50-PERCENT OF POINTS SHALL BE CLIMAX AND/OR TALL TREES (33 POINTS)
- A MINIMUM OF 30-PERCENT OF POINTS SHALL BE SMALL TREES (20 POINTS)

CONCRETE AREA = 14,080 SQUARE FEET

PER SECTION 15.607 AND TABLE 15.607:PAVED AREA LANDSCAPE REQUIREMENTS
40 POINTS PER 10,000 SQUARE FEET - FOR A TOTAL 57 POINTS REQUIRED
- A MINIMUM OF 30-PERCENT OF POINTS SHALL BE CLIMAX AND/OR TALL TREES (17 POINTS)
- A MINIMUM OF 40-PERCENT OF POINTS SHALL BE SHRUBS (22 POINTS)

SYMBOL	MARK	QTY.	BOTANICAL NAME	COMMON NAME	PLANTED SIZE
	SM	2	ACER SACCHARUM	SUGAR MAPLE	2" DIA.
	AV TYPE 1	6	THUJA OCCIDENTALIS EMERA	EMERALD ARBORVITAE	6'0" TALL
	AJ	6	JUNIPERUS HORIZONTALIS 'PLUMOSA'	ANDORRA JUNIPER	12"-15"
	RD	5	CORNUS SERICEA	ARTIC FIRE DOGWOOD	30"-36"



SITE LANDSCAPE PLAN

1"=20'

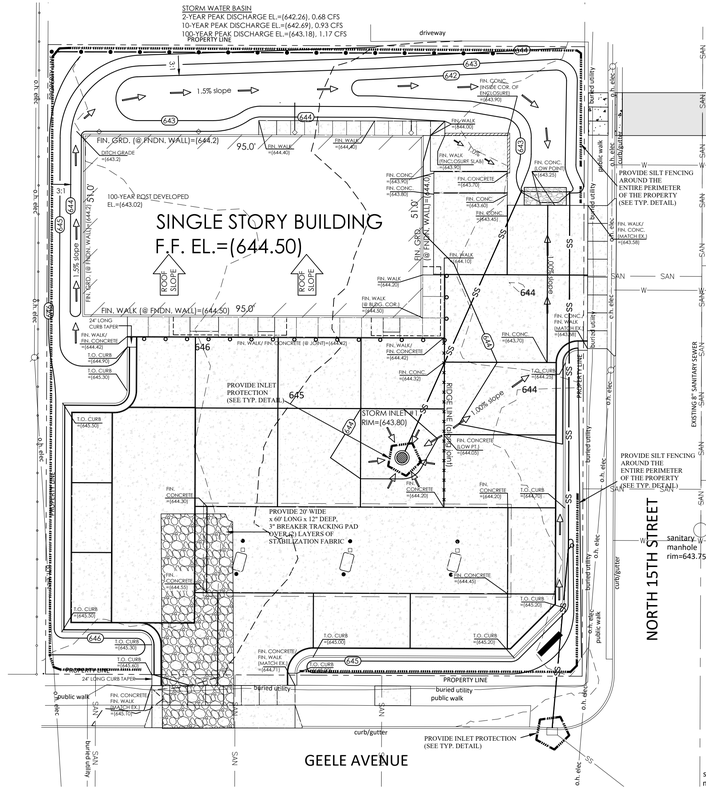
LANDSCAPE NOTES

LANDSCAPE INSTALLATION:

1. All written dimensions supersede scaled dimensions.
2. The Contractor shall verify location of all underground utilities and additional information prior to commencing construction.
3. Rough grading and drainage construction is to be completed prior to Landscape Contractor's work. Verify all existing site and grading conditions prior to construction.
4. All work shall be in conformance with all applicable local codes and ordinances.
5. All areas disturbed by grading or site construction shall be fine graded, planted or seeded. See notes for specified seed mixes and installation procedures.
6. Contractor shall verify plant quantities shown on the Plan and provide a list to the client identifying the species and size to be used throughout the project. The Owner's representative reserves the right to reject any substandard planting material. Rejected material shall be removed from the project site immediately.
7. All turf grass areas shall receive a blended topsoil mix to a depth of six (6) inches. Contractor shall provide positive drainage away from all buildings for a minimum of ten (10) feet.
8. Soil preparation for perennial or groundcover planting beds shall be as follows:
   A. Remove all roots, lumps, stones, sod and other extraneous materials harmful or toxic to plant growth.
   B. Perennial and groundcover planting beds shall receive a eight (8) inch topsoil. Add 1/2 LB. of 5-10-5 garden fertilizer per 100 square feet and roto-till amendments into the planting bed.
   C. Mix amended planting soil either prior to planting or apply on surface of planting bed and mix thoroughly before planting.
   D. Grade, rake, and roll planting bed with roller weighing not less than 25 LBS. or more than 100 LBS. per lineal foot so as to leave in condition to plant.
   E. Grade planting bed to a twelve (12) inch crown at center.
9. All mixed planting beds with perennials, groundcover, shrubs and trees shall receive a two (2) inch to three (3) inch layer of shredded bark mulch as noted on the Plan. All shrub and tree planted singly or together in beds shall receive a three (3) inch layer of shredded bark mulch as noted. Do not allow bark mulch to touch stems or trunks of perennials, shrubs or trees.
10. Unless otherwise shown, all perennials and shrubs to be planted in a triangular arrangement, spaced according to plant recommendation.
11. Plant Bed Edging - Install a shovel-cut bed edge to six (6) inch depth at perimeter of bed.
12. Unless otherwise noted, do not stake deciduous trees less than or equal to 2.5 inches caliper diameter at breast height and evergreen trees less than or equal to 6-feet in height.
13. See the Tree Staking Detail on this Plan if tree staking is required.
14. Plant species as defined are general planting types and are subject to modification/adjustment/change.

SEED MIXES:

SEEDED TURF for LAWN AREAS:
Sow at 5 lbs. / 1,000 sq. ft.
"Supreme Lawn Seed Mix"
Available from Reinders, Inc. (800) 785-3301, or approved equal
To be installed and maintained per supplier's specifications.
17% Mercury Kentucky Bluegrass 16% America Kentucky Bluegrass
17% SR 2100 Kentucky Bluegrass 25% Garnet Creeping Red Fescue
15% Replicator Perennial Ryegrass 10% TXR Annual Ryegrass



SITE GRADING AND EROSION CONTROL PLAN

1"=20'

CALL DIGGERS' HOTLINE
1-800-242-8511

TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND BEFORE YOU DIG. WISCONSIN STATUTE 182.0715 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.

NOTE:
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SITE DESIGN AND ENGINEERING, LLC
PO BOX [redacted]
WOODRUFF, WISCONSIN 54568
[redacted]
Quasius
a construction services company
[redacted] WISCONSIN 53082

SITE DEVELOPMENT AND EROSION CONTROL NOTES

KEEP A COPY OF THE CURRENT AND APPROVED EROSION CONTROL PLAN ONSITE THROUGHOUT THE DURATION OF THE PROJECT.

SELECTED EARTHWORK CONTRACTOR IS RESPONSIBLE FOR THE ROUTINE SITE INSPECTION AT LEAST ONCE EVERY 7 DAYS AND WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR GREATER. KEEP INSPECTION REPORTS ONSITE AND MAKE THEM AVAILABLE UPON REQUEST.

THE SELECTED EARTHWORK CONTRACTOR, SHALL INSPECT AND MAINTAIN ALL INSTALLED EROSION CONTROL PRACTICES UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.

INSTALL PERIMETER EROSION CONTROLS AND STONE TRACKING PAD ENTRANCE PRIOR TO ANY LAND DISTURBANCE ACTIVITIES AND/OR SITE CLEARING/TOPSOIL STRIPPING. USE WDNR TECHNICAL STANDARD #1057 FOR STONE TRACKING PADS.

STAGE CONSTRUCTION GRADING ACTIVITIES TO MINIMIZE THE CUMULATIVE EXPOSED AREAS (BARE GROUND). FOLLOW STEPS DEFINED WITHIN WDNR TECHNICAL STANDARD #1067.

CONSTRUCTION OF THE STORM WATER BASIN SHOULD BE CONSTRUCTED BEFORE ANY OTHER LAND DISTURBANCE ACTIVITIES TAKE PLACE. UPON COMPLETION OF SITE STABILIZATION (PAVEMENT, TOPSOIL/GRASS) THE STORM WATER BASIN SHOULD BE CLEANED OUT AND BASIN BOTTOM RESTORED TO DESIGNED GRADE.

INSTALL AND MAINTAIN SILT FENCING PER WDNR TECHNICAL STANDARD #1056 FOR SILT FENCING. REMOVE SEDIMENT FROM BEHIND SILT FENCING AND SEDIMENT BARRIERS BEFORE SEDIMENT REACHES A DEPTH THAT IS EQUAL TO ONE-HALF OF THE FENCE AND/OR BARRIER HEIGHT.

SELECTED EARTHWORK CONTRACTOR IS RESPONSIBLE TO REPAIR ALL BREAKS AND/OR GAPS IN THE SILT FENCE IMMEDIATELY.

EARTHWORK CONTRACTOR TO STABILIZE ALL DISTURBED AREAS THAT WILL REMAIN INACTIVE FOR MORE THAN 14 DAYS. BETWEEN SEPTEMBER AND OCTOBER 15, STABILIZE WITH MULCH, TACKIFIER AND A PERENNIAL SEED MIX WITH WINTER WHEAT, ANNUAL OATS OR ANNUAL RYE AS APPROPRIATE FOR THE REGION AND SOIL TYPE. AFTER OCTOBER 15 STABILIZE WITH A POLYMER AND DORMANT SEED MIX AS APPROPRIATE FOR THE REGION AND SOIL TYPE.

EARTHWORK CONTRACTOR TO SWEEP/CLEAN UP ALL SEDIMENTATION/TRASH THAT MAY MOVE OFFSITE DUE TO CONSTRUCTION ACTIVITY OR STORM EVENTS BEFORE THE END OF THE SAME WORKDAY.

PROPERLY DISPOSE OF ALL WASTE AND UNUSED BUILDING MATERIALS AND DO NOT ALLOW THESE ITEMS TO BE CARRIED BY RUNOFF INTO THE EXISTING STORM WATER BASIN.

SELECTED EARTHWORK CONTRACTOR WILL BE RESPONSIBLE TO INSTALL ANY/ALL ADDITIONAL EROSION CONTROL AND SEDIMENT CONTROL MEASURES DEEMED NECESSARY BY SHEBOYGAN COUNTY AND/OR THE OWNER'S REPRESENTATIVE.

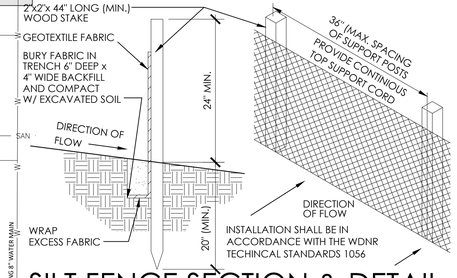
ALL DISTURBED AREAS SHALL BE TOPSOILED (4" MIN.), FERTILIZED, SEEDED AND MULCH.

THE SEED MIXTURE SHALL BE WIS DOT MIXTURE #10 APPLIED AT A RATE OF 3 POUNDS/1,000 SQUARE FEET.

ALL EROSION CONTROL DEVICES SHOWN HEREIN WILL BE MAINTAINED UNTIL AT LEAST 80% OF THE DISTURBED AREA OF THE SITE HAS BEEN STABILIZED. ANY DISTURBED AREAS AND STOCKPILES LEFT INACTIVE FOR SEVEN DAYS SHALL BE TEMPORARILY SEEDED AND MULCHED.

ALL CONSTRUCTION TRAFFIC WILL BE LIMITED TO ACCESS THE SITE OVER TRACKING PAD PROVIDED.

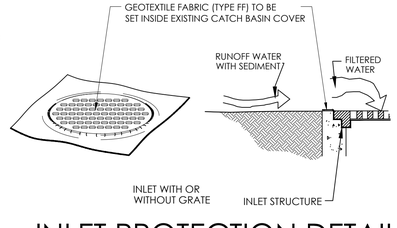
GRADING CONTRACTOR SHALL BE RESPONSIBLE TO CONTRACT LANDSCAPE CONTRACTOR TO RESTORE ALL AREAS OF CONSTRUCTION SITE.



SILT FENCE SECTION & DETAIL

FABRIC SHALL BE REPLACED AT THE ENGINEERS DISCRETION.

WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET, ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.



INLET PROTECTION DETAIL

NO.	DATE
REVISIONS	
REVISED BUILDING FOOTPRINT SQUARE FOOTAGE FROM 8,060 SQ. FT / TO 7,954 SQ. FT / SINGLE DRIVEWAY APRON ON NORTH 15TH STREET	MARCH 17,2022
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Issue Dates

Revision	Date

PROPOSED C-STORE

2206 NORTH 15th STREET
Sheboygan, Wisconsin 53082

SHEET TITLE
SITE GRADING AND EROSION CONTROL PLAN

DRAWN BY
J.A.B.

CHECKED BY

DATE
JANUARY 25, 2022

PROJECT NO.
2021-45

SHEET NO.
C102

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WISCONSIN 53082

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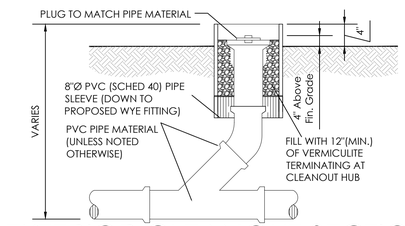
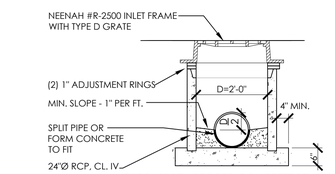
Issue Dates

Revision	Date

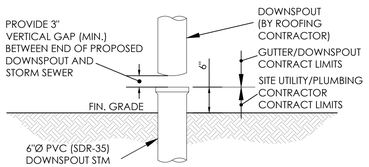


EXTERIOR CLEANOUT SECTION

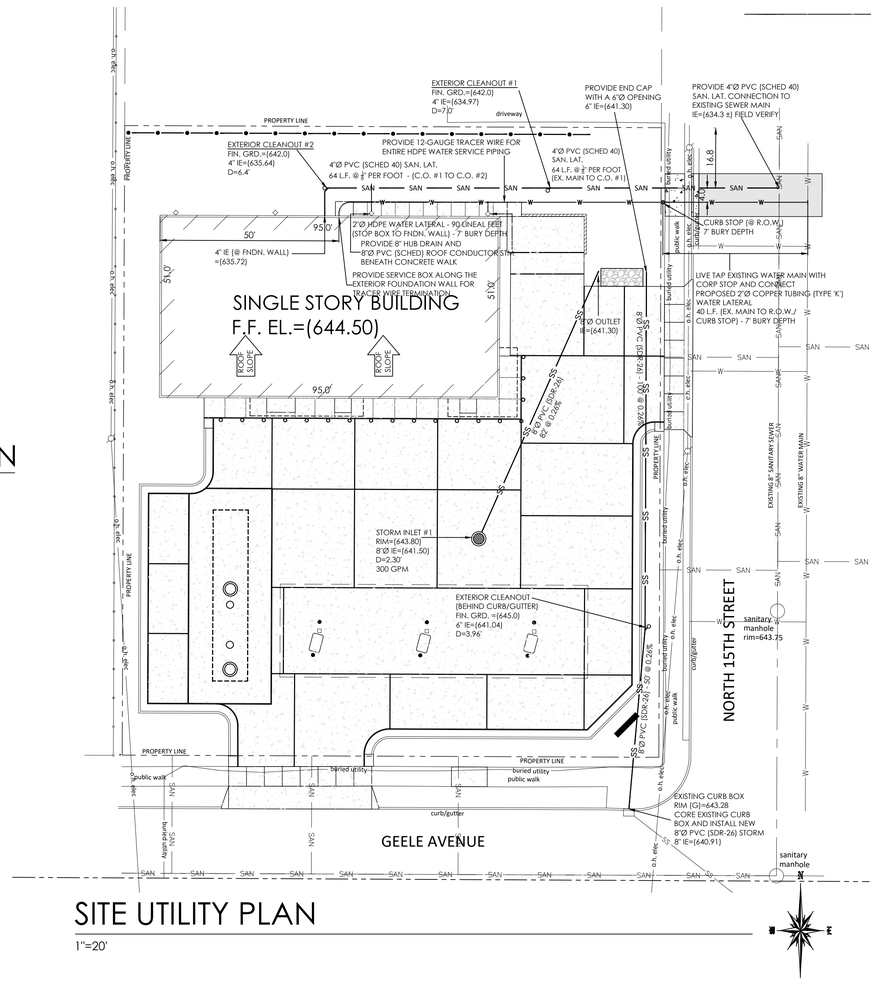
(@ LOCATIONS WITHIN TURF AREAS)



STORM INLET SECTION



DOWNSPOUT HUB SECTION



SITE UTILITY PLAN

1"=20'

PROPOSED C-STORE

2206 NORTH 15th STREET
Sheboygan, Wisconsin 53082

SHEET TITLE
SITE UTILITY PLAN
SITE UTILITY DETAILS

DRAWN BY
J.A.B.

CHECKED BY

DATE
JANUARY 25, 2022

PROJECT NO.
2021-45

SHEET NO.
C103

NOTE:
DIMENSIONS SHOWN ARE BASED ON 1½" EIFS WITH ½" SETBACK FROM FACE OF MASONRY VENEER.

SOUTH ELEVATION

SCALE: 3/16" = 1'-0"

NORTH ELEVATION

SCALE: 3/16" = 1'-0"

WEST ELEVATION

SCALE: 3/16" = 1'-0"

EAST ELEVATION

SCALE: 3/16" = 1'-0"

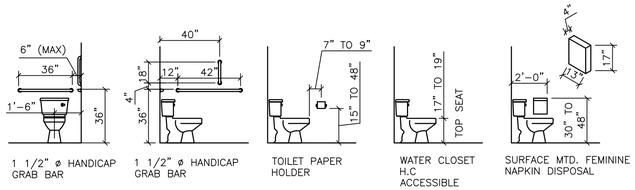
Quasius
a construction services company

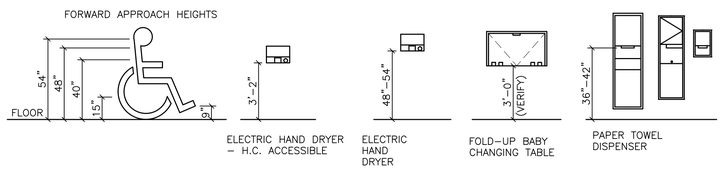
ISSUE NO	REVISIONS	ISSUE DATE
1	REVISED PREVIOUSLY APPROVED PLAN	07-01-2024

PROPOSED BUILDING FOR:
J-MART
SHEBOYGAN
2206 N. 15TH STREET
SHEBOYGAN, WI 53083

Project number 21253
Date MARCH 22, 2024
Drawn by A. WOLF
Checked by C. DUESCHER

A2.0

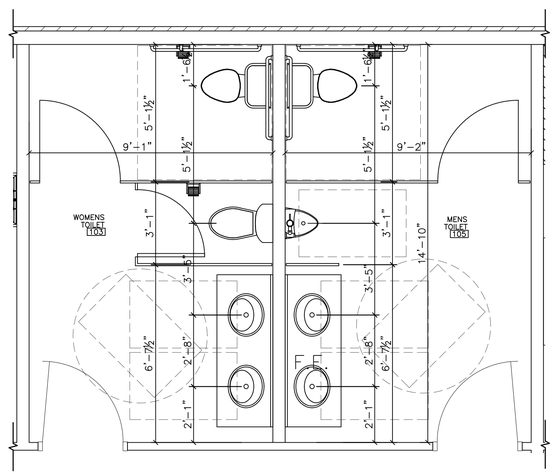




NOTE: STANDARDS SHOWN ARE PER ANSI A117.1

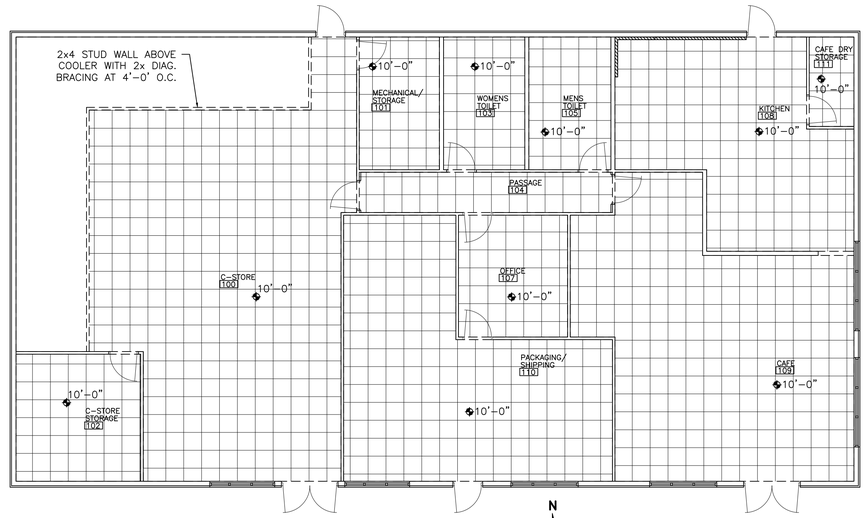
TYP. TOILET ROOM ACCESSORIES

SCALE: ¼"=1'-0"



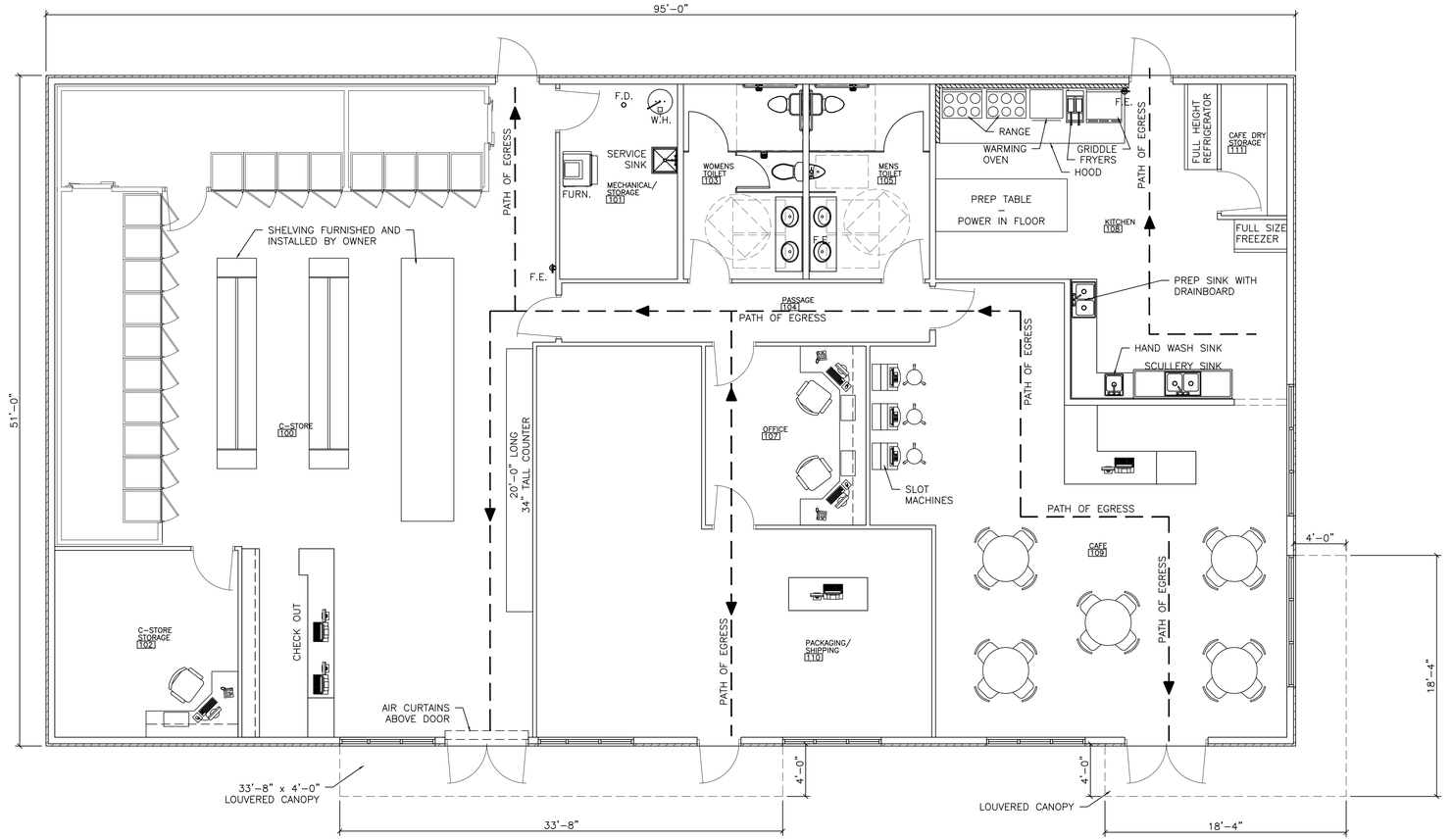
ENLARGED RESTROOM PLAN

SCALE: ⅜"=1'-0"



REFLECTED CEILING PLAN

SCALE: ⅛"=1'-0"



FURNITURE, FIXTURES, AND EQUIPMENT PLAN

SCALE: 3/16"=1'-0"

ISSUE NO	REVISIONS	ISSUE DATE
1	REVISED PREVIOUSLY APPROVED PLAN	07-01-2024

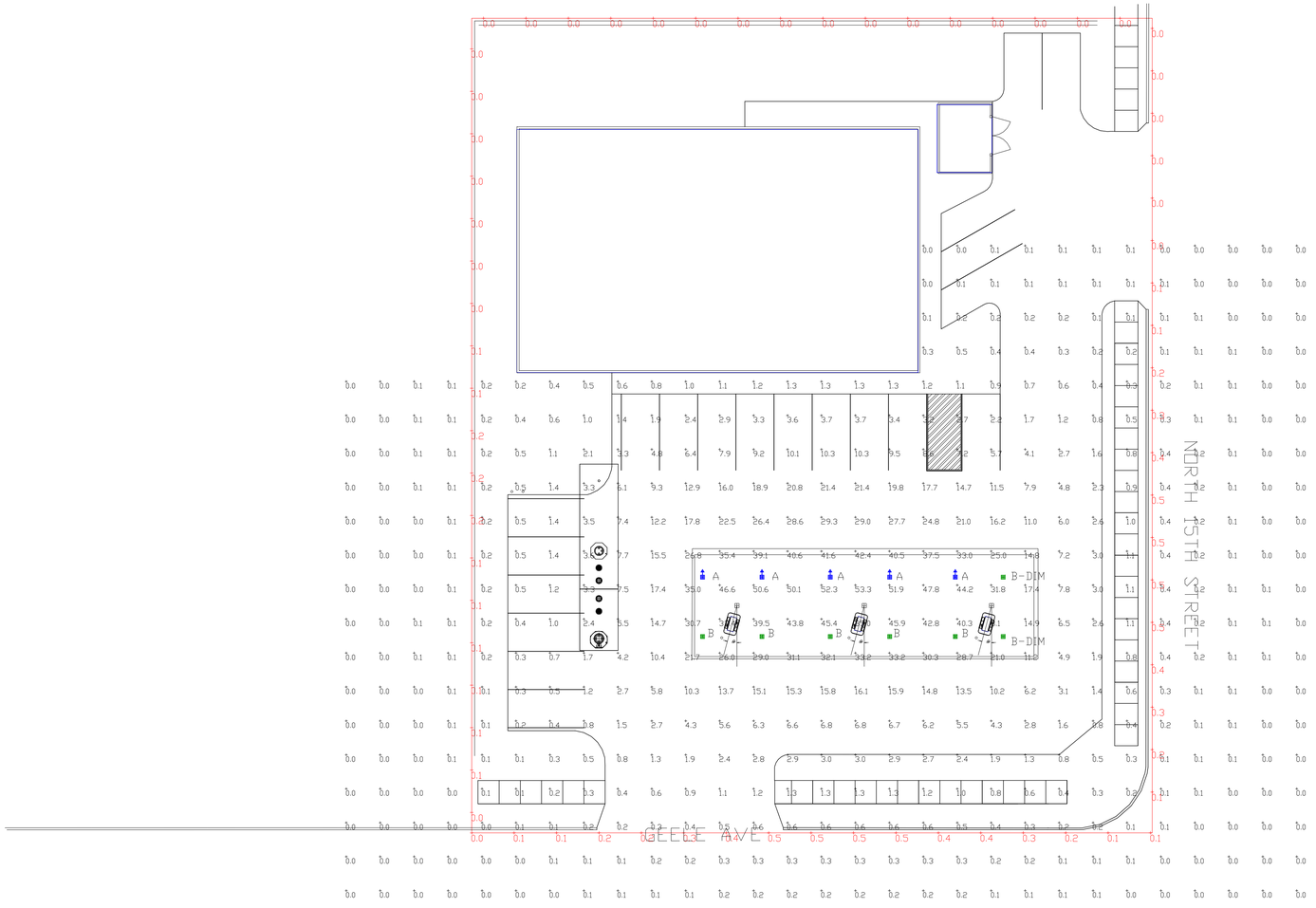
PROPOSED BUILDING FOR:

J-MART SHEBOYGAN

2206 N. 15TH STREET
SHEBOYGAN, WI 53083

Project number	21253
Date	MARCH 22, 2024
Drawn by	A. WOLF
Checked by	C. DUESCHER

A1.1



Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Description	LLD	LDD	LLF	Arr. Lum. Lumens	Arr. Watts
	5	A	SINGLE	SCV-LED-23L-SCFT-50 MTD @ 15'	1.000	1.000	1.000	23101	188
	5	B	SINGLE	SCV-LED-10L-SC-50 MTD@15'	1.000	1.000	1.000	10317	67
	2	B-DIM	SINGLE	SCV-LED-10L-SC-50 MTD@15' DIMMED 60%	1.000	1.000	0.400	10317	67

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ALL CALC POINTS	Illuminance	Fc	5.17	53.3	0.0	N.A.	N.A.
CALCS AT EDGE OF PROPERTY	Illuminance	Fc	0.15	0.5	0.0	N.A.	N.A.
CANOPY	Illuminance	Fc	35.52	53.3	8.1	4.39	6.58

PHOTOMETRIC EVALUATION
NOT FOR CONSTRUCTION

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine the applicability of the layout to existing or future field conditions.

This lighting plan represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with The Illuminating Engineering Society (IES) approved methods. Actual performance of any manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in lamps/LED's and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping, or any other architectural elements unless noted. Fixture nomenclature noted does not include mounting hardware or poles. This drawing is for photometric evaluation purposes only and should not be used as a construction document or as a final document for ordering product.

Total Project Watts
Total Watts = 1409

1000 ALLIANCE RD. CINCINNATI, OHIO 45242 USA
(513) 793-3200 • FAX (513) 793-4023

LIGHTING PROPOSAL LO-155652-1A

J-MART
2205 N 15th STREET
SHEBOYGAN,WI

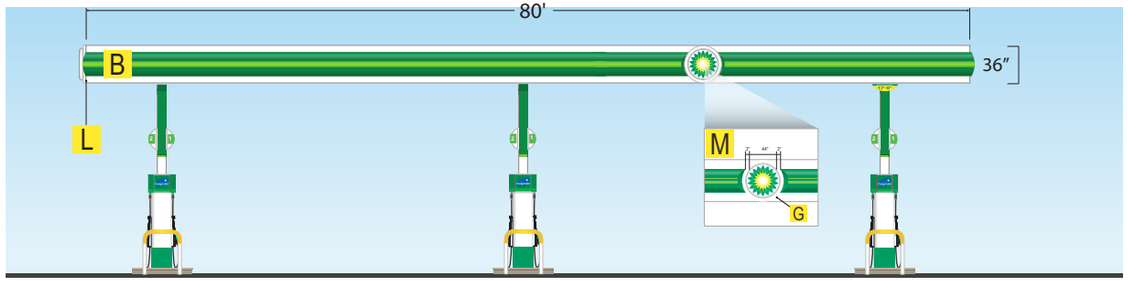
BY:AWK	DATE:04-05-22	REV:4/8/22	SHEET 1 OF 1

SCALE: 1"=16'

Item 8.

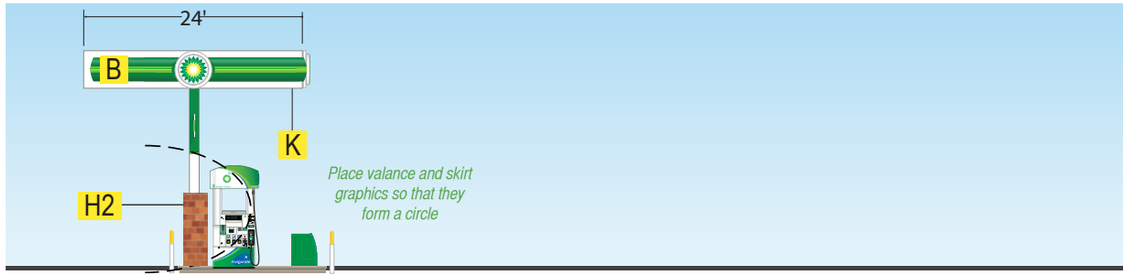
NO IMAGE AVAILABLE
(NEW CANOPY)

Front Elevation



NO IMAGE AVAILABLE
(NEW CANOPY)

Left Elevation



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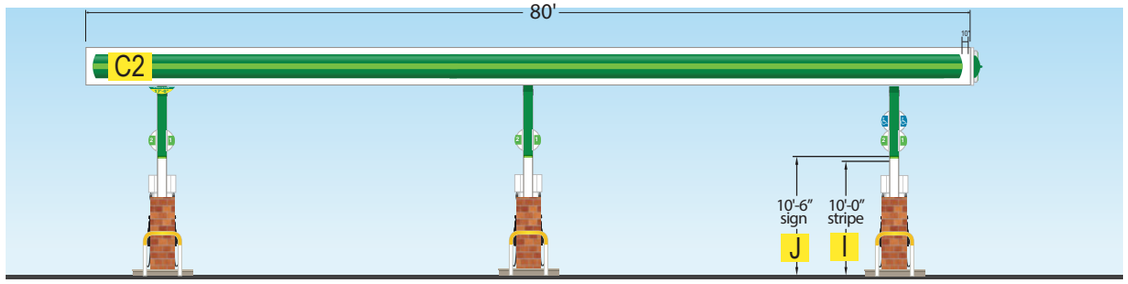
(NEW CANOPY)

Back Elevation



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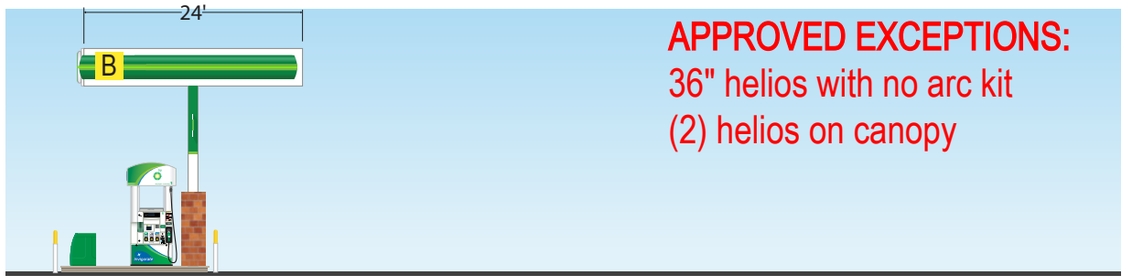
(NEW CANOPY)

Right Elevation



APPROVED EXCEPTIONS:
36" helios with no arc kit
(2) helios on canopy

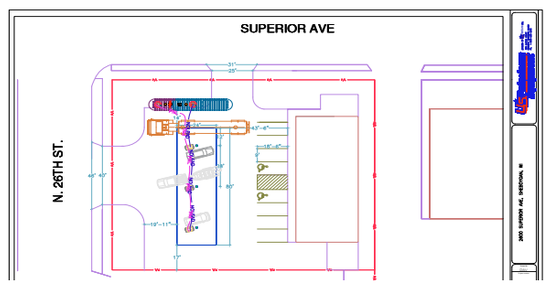
See Site Notes page for specific paint codes and conta
REMOVE ALL EXISTING SIGNAGE

- B ☑ Install Dimensional Bullnose Fascia With Light Bar
- C1 ☐ Install Dimensional Bullnose Fascia With No Light Bar
- C2 ☑ Install BGB Flat ACM With Decal Applied With No Light Bar
- D ☐ Install New White ACM
  - ☐ Jobber Supplied ☐ Federal Heath Supplied
- E ☐ Paint Existing Flat ACM White
  - ☐ Install Bullnose Decal ☐ Leave White
- F ☐ Install Helios With Arc Kit
  - ☐ 39" Helios ☐ 30" Helios (restricted P&Z only)
  - ☐ 44" Helios ☐ 36" Helios (restricted P&Z only)
- G ☑ Install Helios Without Arc Kit
  - ☐ 39" Helios ☐ 30" Helios (restricted P&Z only)
  - ☐ 44" Helios ☑ 36" Helios (restricted P&Z only)
- H1 ☐ Paint Canopy Columns White/BP Green, & Install Column Decal
  (Per Standards Shown on Note Page)
- H2 ☑ Image As Shown In Concepts
- I ☑ Install Flag Signs 10'6" From The Ground
- J ☑ Apply BP Light Green Stripe 10'0" From The Ground
- K ☑ Canopy Deck To Be BP White
- L ☑ Canopy Corners: ☑ Are 90° ☐ Are NOT 90°
- M ☑ Canopy Detail (Full Canopy Detail Page After Elevation)

NOTES:

For a two tier fascia, please remove all layers of fascia and take it back to the deck. Then build the fascia height to 36".

MAP:



Signoff indicates that the above product has been permitted with any municipalities involved. By signing this document, the product will be manufactured to these specifications.

Approved By: _____

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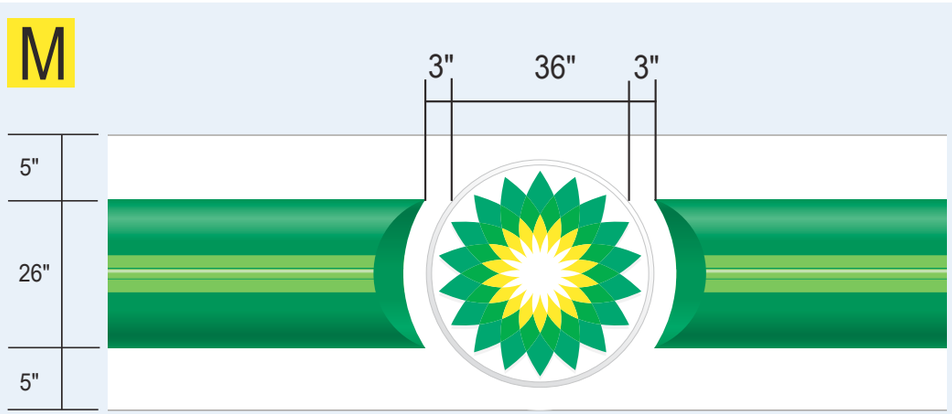
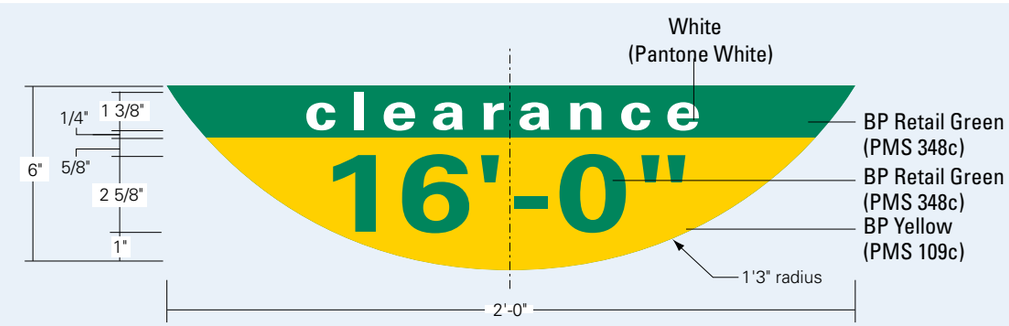
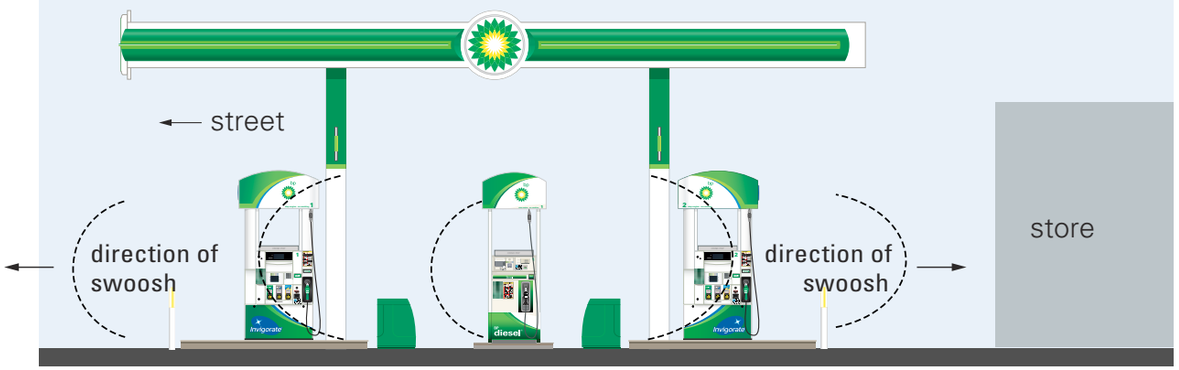
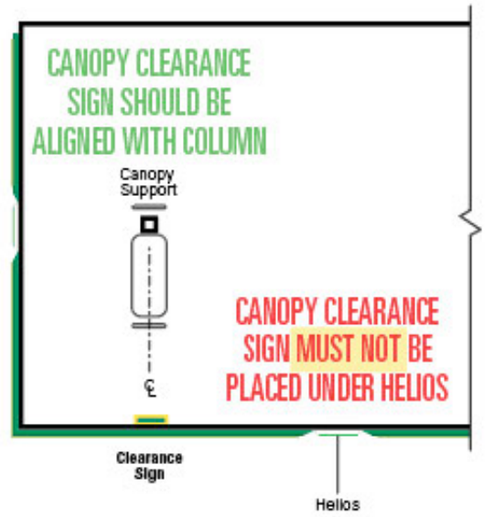
BIG RED ROOSTER FLOW
Northfield Plaza, Ste 211 Northfield, IL 60093



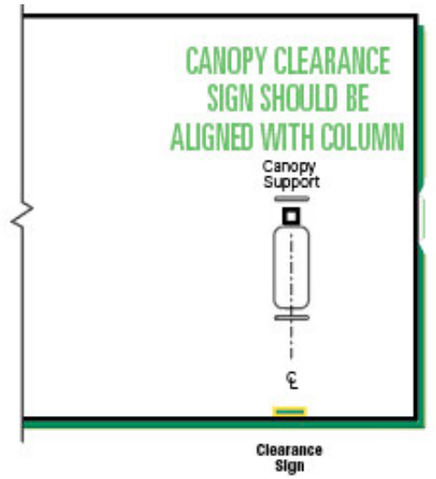


Dispenser graphics should bow out in the direction of the perimeter of the canopy.

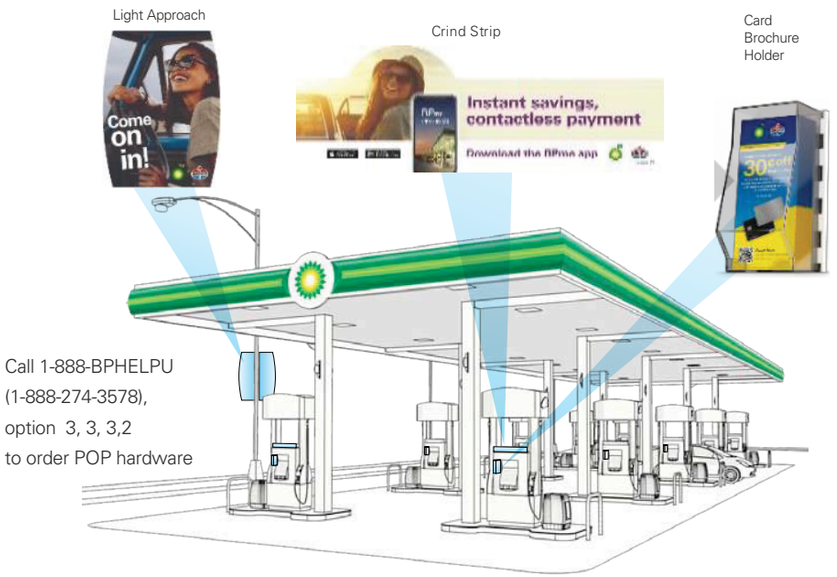




C. plan view - site location - Option 1



D. plan view - site location - Option 2



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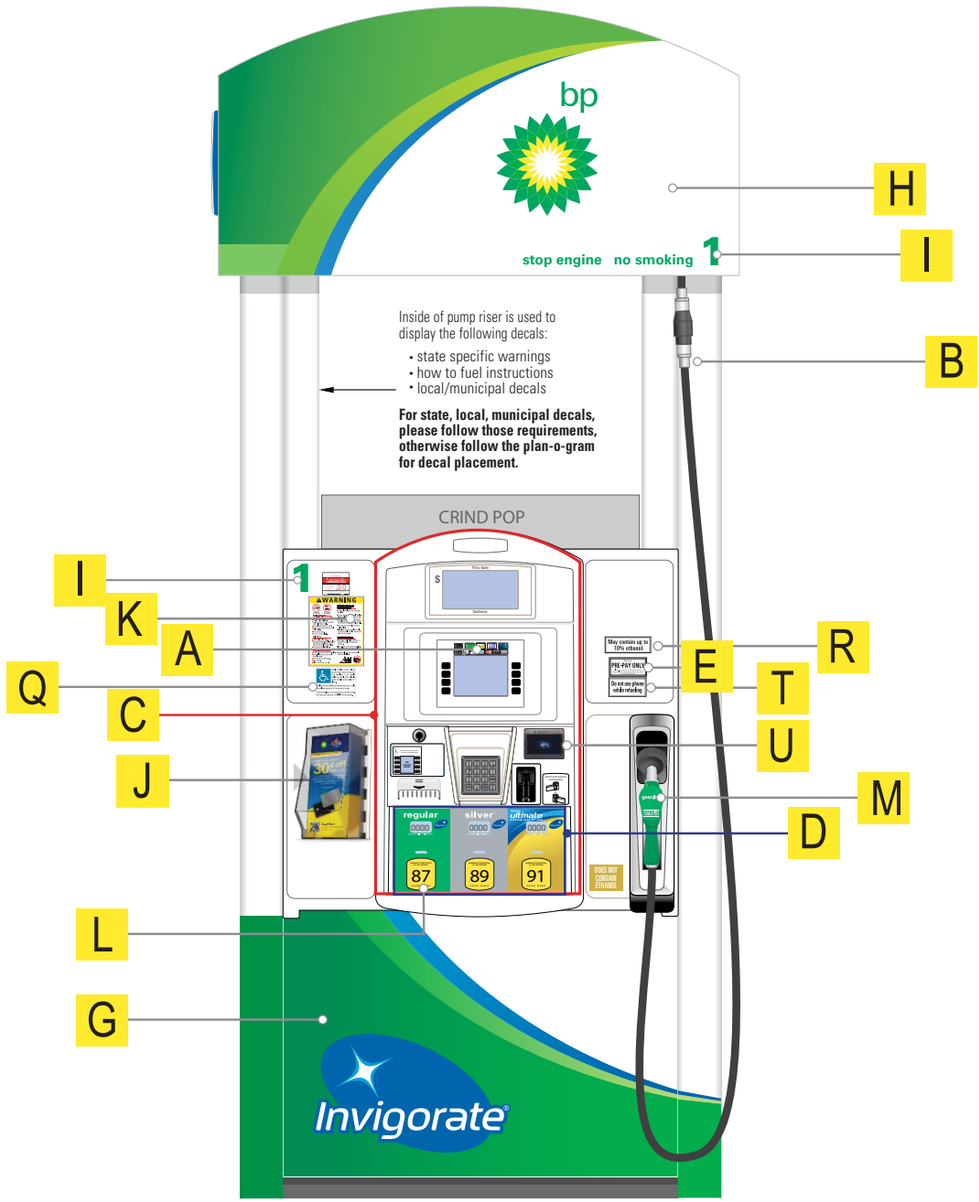
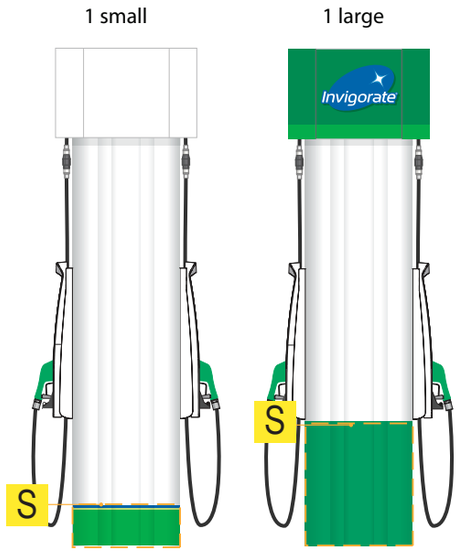
BIG RED ROOSTER FLOW
Northfield Plaza, Ste 211 Northfield, IL 60093

Item 8.

Unless prior approval has been given by the BP Image Manager: The decals shown in this rendering are the only decals approved by BP.
The failure to remove existing decals, or the installation of any additional decals will be considered non-compliant with BP Brand Standards.



Riser Decals Come In A Set



REMOVE ALL UNAPPROVED SIGNAGE FROM DISPENSERS

See Site Notes Page For Specific Paint Codes And Contact Info.

- ■ Crind Hardware
- ☐ Inverted Pump Sign Hardware (NY & NJ ONLY)

- A ■ **Install BP Credit Card Acceptance Decal**
- B ■ **Install BP White Dispenser Riser Panel Overlay**
- C ■ **Panel Surrounding Electronics Must Be One Of The Following Colors And/or Any Combination Of BP White, Grey, Beige And/or Black. Blue And Red Are Not Approved Amoco Colors.**
  - ■ Current electronic panel meets BP Standards
  - ☐ Current electronic panel DOES NOT meet BP standards
- D ■ **Apply BP Branded Grade Decals**
- E ■ **Apply Please Prepay First Decal**
- F ☐ **Install "This Is Not A BP Product" Decal**
- G ■ **Install BP Pump Appropriate Skirt**
  - ■ Install BP Branded Skirt (as shown) ☐ Install BP Un-Branded Skirt (as shown)
- H ■ **Install Spec Valance** (as shown)
- I ■ **Apply Pump Numbers**
  (Decal supplied should have BP Green number with clear background)
- J ■ **Install Rewards Brochure Holder**
- K ■ **Apply Regulatory Graphic Provided By BP**
  (Additional graphics may be required by your state.)
- L ■ **Install Applicable Octane Decals**
- M ■ **Install Correct Nozzle Covers** (See Forecourt Notes Page)
- N ☐ **Install Nozzle Surround For BP Branded Diesel**
- O ☐ **Install BP Branded Diesel Actuator Button**
- P ☐ **Apply Vertical Grade Decal For BP Branded Diesel**
- Q ■ **Apply Handicap Decal**
- R ■ **Apply 10% Ethanol Decal**
  (As required by code)
- S ■ **Apply Riser Decal**
- T ■ **Do Not Use Phone While Fueling Decal**
- U ■ **Tap To Pay Interface**

Notes

- THESE FILLER PANELS WILL NEED TO BE PURCHASED THROUGH THE DISPENSER MANUFACTURER, GILBARCO. BP PARTS WILL NOT PROVIDE THIS ON THE ESTIMATE.

- THIS IS ONLY NEEDED IF YOU ARE REIMAGING AN EXISTING DISPENSER AND THIS AREA IS AN UNAPPROVED DISPENSER COLOR (RED OR BLUE).

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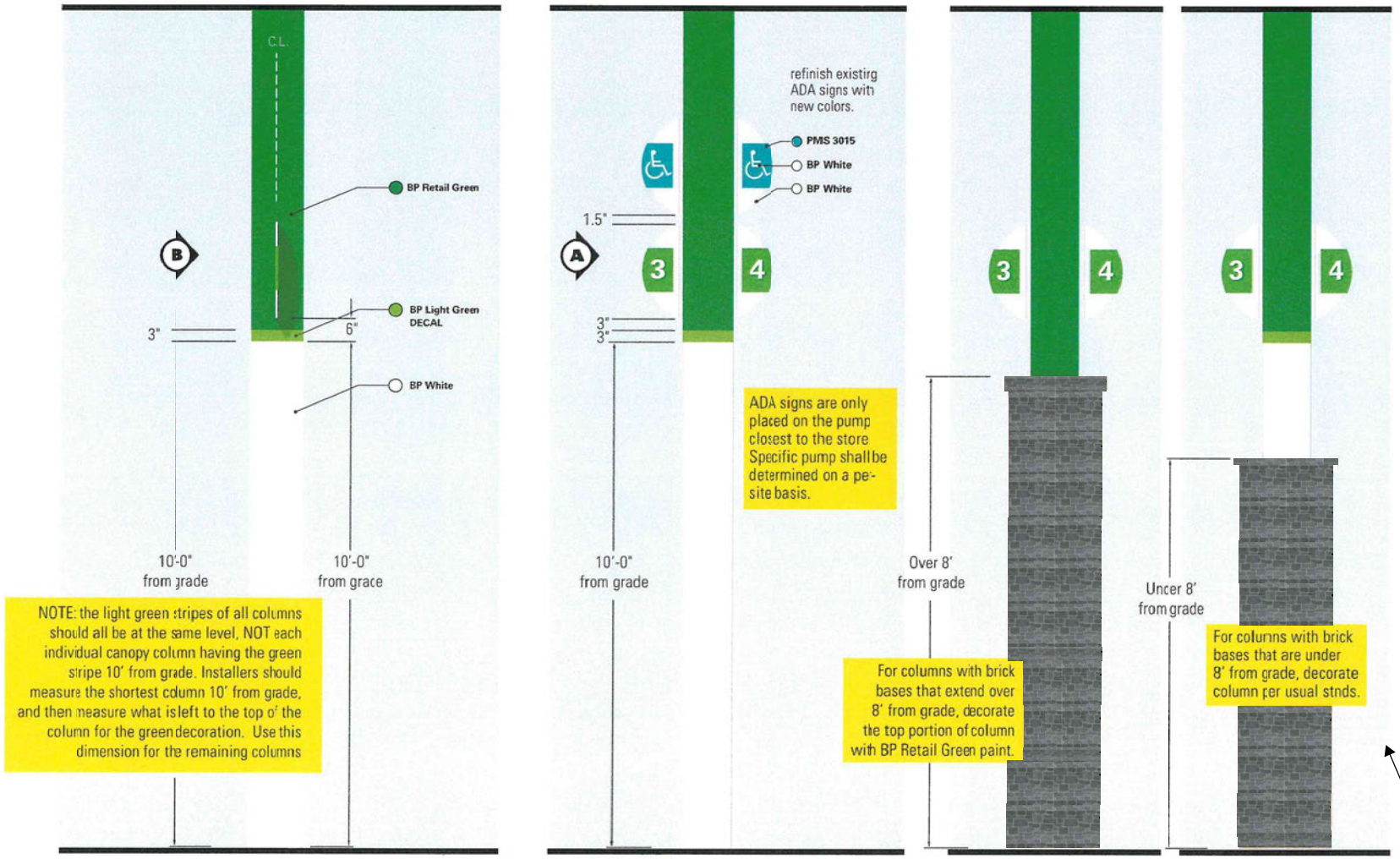
BIG RED ROOSTER FLOW
Northfield Plaza, Ste 211 Northfield, IL 60093

Column Decoration



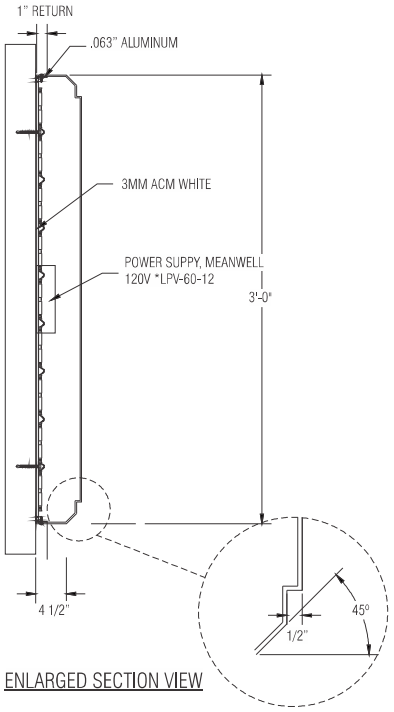
A Side Elevation - Painted Column
SCALE: NTS

B Front Elevation - Painted Column
SCALE: NTS

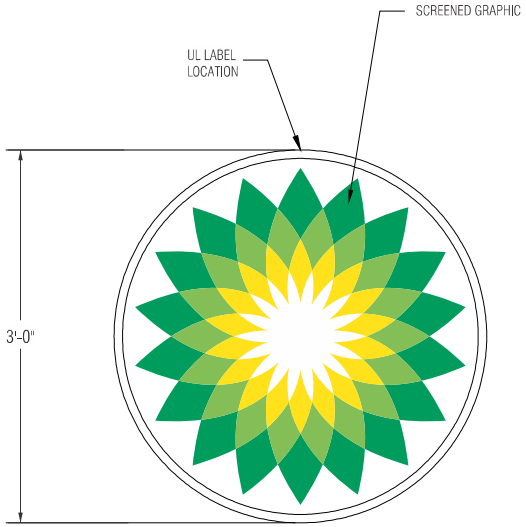
C Front Elevation - Painted Column with Brick Bases
SCALE: NTS

31

NIGHT TIME VIEW



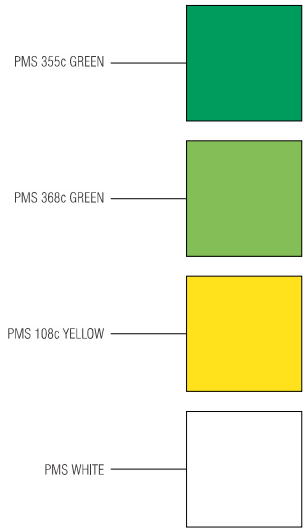
ENLARGED SECTION VIEW



FACE VIEW

SCALE: 1"=1'-0"

NOTE: SEE LED DETAILS ON THE NEXT PAGE



BP BRIGHT GREEN BEACON, 3'-0" HELIOS BUTTON

SPECIFICATION:
1. Silk Screen- BP Dk. Green PMS 355C 2. Silk Screen- BP Lt. Green PMS 368C 3. Silk Screen- BP Yellow PMS 109C
COLOR SCHEDULE:
A. SILK SCREEN

BLAIR COMPANIES
ARCHITECTURAL IMAGING
SIGNS • FIXTURES • LIGHTING

address: [redacted]
Altoona PA 16601
telephone: [redacted]
fax: [redacted]
web: [redacted]

project information

client: **BP**
address: Altoona, PA

store #:
m number: 54213
date: 07.10.15
rendered: JC
file name: BPL 54213_15
category:

revisions

a. 06.28.16 (RD); Add Led Details
b.
c.
d.
e.

sign code:

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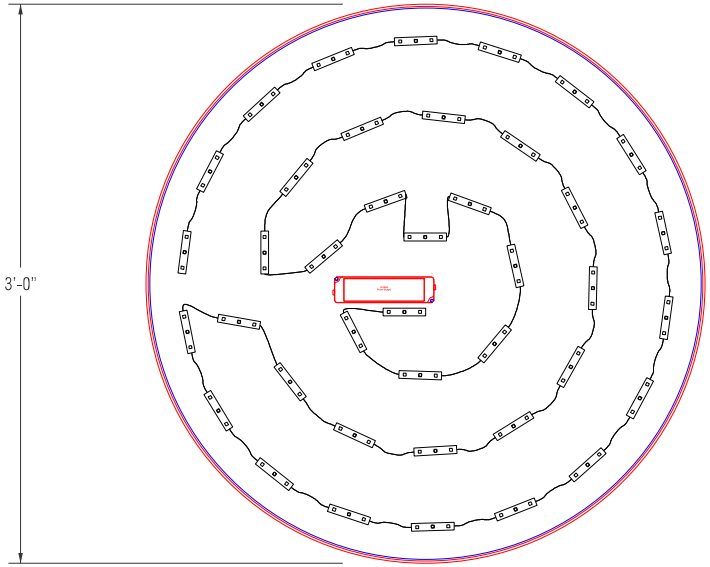

LED DETAILS

SCALE: 1 1/2" = 1'-0"

MEANWELL POWER SUPPLY BREAK DOWN & RISHANG LED QUANTITIES									
POWER SUPPLY				LED MODULES			QUANTITY LED MODULES PER OUTPUT	SERVICE DRAW (AMPS)	CIRCUITS
WATTS	PART #	POWER SUPPLY #	LETTERS	QUANTITY	COLOR	PART #			
60		#1	HELIOS	40	WHITE		40	1.2	(1) 120 VAC 20 AMP SERVICE

BP BRIGHT GREEN BEACON, 3'-0" LED DETAILS

BLAIR COMPANIES
ARCHITECTURAL IMAGING
SIGNS • FIXTURES • LIGHTING

address: [redacted] Kissell Avenue
Altoona PA 16601
telephone: [redacted]
fax: [redacted]
web: [redacted]

project information

client: **BP**
address: Altoona, PA

store #:
m number: 54213
date: 07.10.15
rendered: JC
file name: BPL 54213_15
category:

revisions

a. 06.28.16 (RD); Add Led Details
b.
c.
d.
e.

sign code:

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EXTERIOR PAINT SPECIFICATIONS

01 BP Pearl
- **Glidden Professional**, Order #A0083, Spec #38YY 72/117, "Indian Legend"
- **Sherwin Williams**, SW6119, "Antique White"
- **Benjamin Moore**, OC-8, "Elephant Tusk" - P28 DTM (Gallon)
- **Anchor Paint**, BP Pearl - CC3065 (Acrylic), CC3112 (Oil)

02 BP Warm Gray
- **Glidden Professional**, Order #A1860, Spec #40YY 25/074, "Grey Mountain"
- **Sherwin Williams**, SW7053, "Adaptive Shade"
- **Benjamin Moore**, 2137-40, "Desert Twilight" - P28 DTM (Gallon)
- **Anchor Paint**, BP Warm Gray - CC3068 (Acrylic), CC3115 (Oil)

03 BP Yellow (Paint)
- **Glidden Professional**, Order #A0775, Spec #37YY 61/867, "Omega Yellow"
- **Sherwin Williams**, SW6903, "Cheerful"
- **Benjamin Moore**, 2022-10, "Yellow" - P28 DTM (Gallon)
- **Anchor Paint**, BP Yellow - CC3066 (Acrylic), CC3113 (Oil)

BP Yellow (ACM) - Reynobond, "Program Yellow"

04 White (Canopy Deck, Canopy Columns)
- **Glidden Professional**, Order #A0128, Spec #50GY 83/010, "White Wing"
- **Sherwin Williams**, SW7006, "Extra White"
- **Benjamin Moore**, OC-67, "Ice Mist" - P28 DTM (Gallon)
- **Anchor Paint**, BP White - 4900 (Acrylic), 900 (Oil)

05 BP Dark Pearl
- **Glidden Professional**, Order #A0767, Spec #30YY 52/207, "Desert Valley"
- **Sherwin Williams**, SW6121, "Whole Wheat"
- **Benjamin Moore**, HC-24, "Pittsfield Buff" - P28 DTM (Gallon)

06 BP Bright Green (to go fascia paint)
- **Benjamin Moore**, 2030-10, "Lizard Green"
- **Anchor Paint**, BP White - CC3107 (Acrylic), CC3116 (Oil)

BP Bright Green (to go ACM)
- **Duragloss 3000**, CMR# 071013-D, 497G11281 H/G SR Green

09 BP Retail Green
- **Glidden Professional**, Custom Color "BP Retail Green"
- **Sherwin Williams**, Hydrogloss B65GW180, Custom Color
- **Benjamin Moore**, BP Retail Green - PMS 348c, Custom Color
- **Anchor Paint**, BP Retail Green - CC3067 (Acrylic), CC3114 (Oil)

ADA BLUE

10 ADA/Handicap Blue~
- **Glidden Professional**, "Handicap Blue", 25524 traffic paint
- **Sherwin Williams**, TM2133, "Setfast Blue", Setfast marking latex
- **Benjamin Moore**, P58-30, "Handicap Blue", Safety/Zone marking latex

~Handicap Blue paint is used for pavement striping and marking on site (as required).

BP EXTERIOR SIGNAGE

BP Yellow - PMS 109

BP Super Bright Green (to go) - PMS 382

BP Extra Light Green (to go) - PMS 376

BP Light Green - PMS 368

BP Bright Green (to go) - PMS 361

BP Green - PMS 355

BP Retail Green - PMS 348

BP Dark Green (to go) - PMS 356

For all paint inquiries, contact:

Benjamin Moore
855-724-6802
www.benjaminmoore.com

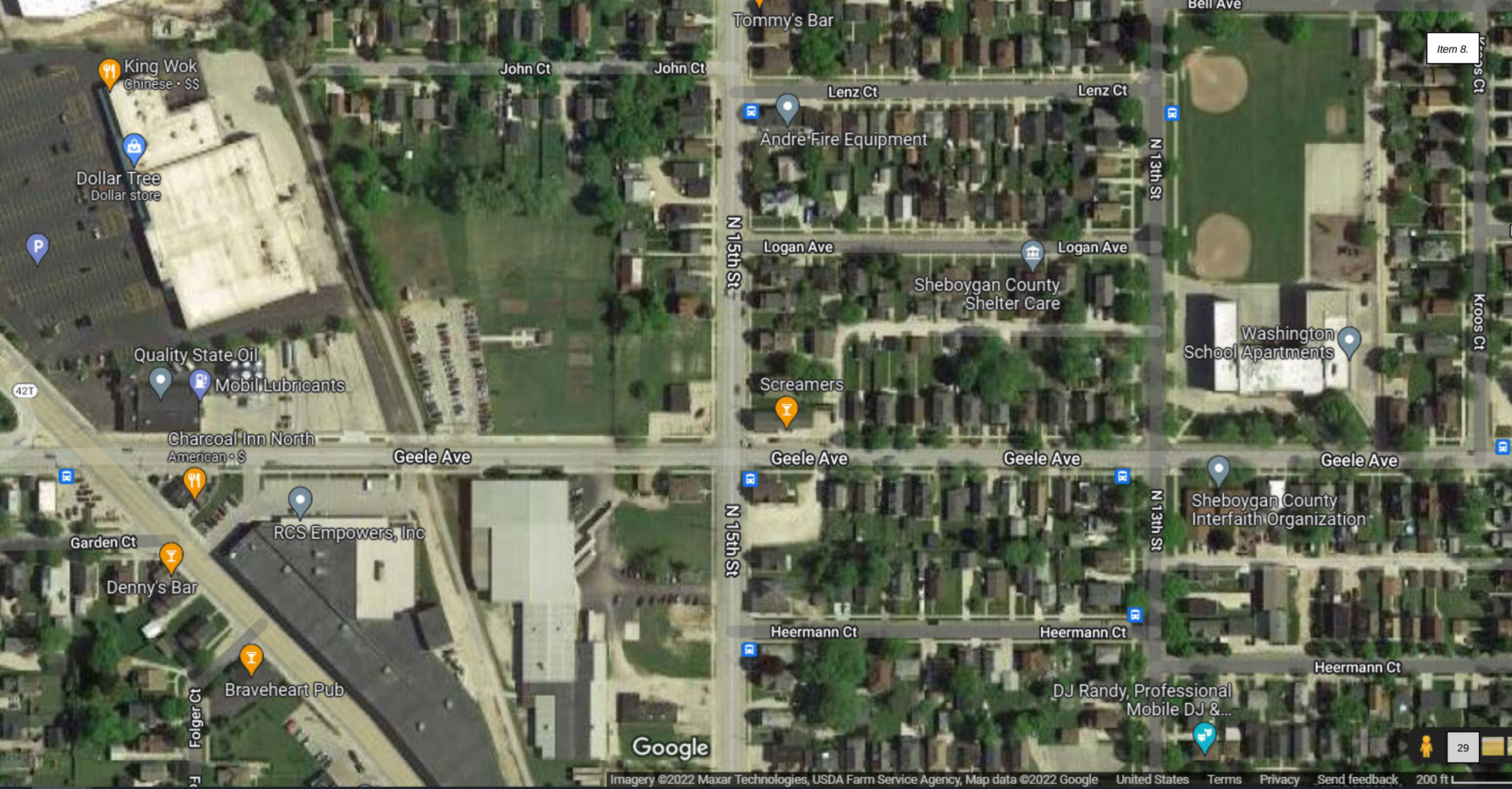
Glidden Professional
888-615-8169
www.gliddenprofessional.com

Sherwin Williams
800-474-3794
www.sherwin-williams.com

Anchor Paint
405-831-9446
www.anchorpaint.com

This is an original concept drawing created by Big Red Rooster Flow, LLC. It is submitted for use in connection with the project being planned for you by BRRFlow. All or any part of this design (except registered trademarks) remains the property of BRRFlow.
This drawing is not to scale. For all questions regarding the scope of the project, please contact **Emily Wendt 847.971.6981 or The Brand Image Adviser, Larry Rowlands 708.495.5814**

BIG RED ROOSTER FLOW
2 Northfield Plaza, Ste 211 Northfield, IL 60093


Tommy's Bar
King Wok
Chinese • $$
John Ct
John Ct
Lenz Ct
Lenz Ct
Andre Fire Equipment
Dollar Tree
Dollar store
N 13th St
N 15th St
Logan Ave
Logan Ave
Sheboygan County
Shelter Care
Kroos Ct
Washington
School Apartments
Quality State Oil
Mobil Lubricants
42T
Screamers
Charcoal Inn North
American • $
Geele Ave
Geele Ave
Geele Ave
Geele Ave
Sheboygan County
Interfaith Organization
RCS Empowers, Inc
Garden Ct
Denny's Bar
Heermann Ct
Heermann Ct
Heermann Ct
Braveheart Pub
Folger Ct
DJ Randy, Professional
Mobile DJ &...
Google
29
Imagery ©2022 Maxar Technologies, USDA Farm Service Agency, Map data ©2022 Google
United States
Terms
Privacy
Send feedback
200 ft

Legend
Neighborhood Commercial District
Neighborhood Office District
Neighborhood Residential-6 District
Pre-Planned Unit Development District
Rural Agriculture-35ac
Suburban Commercial District
Suburban Industrial District
Suburban Office District
Suburban Residentail-3 District
Suburban Residential-5 District
Unit Development
Urban Commercial District
Urban Industrial District
Urban Residential
Urban Residential-12 District
#N/A
Railroad
Road Right-of-Way
Rural Agriculture
Suburban Residential-3 District
Logan Ave
N 15th St
59281601931
59281601911
59281601840
59281714290
59281714280
59281708530
59281708520
30

Steele Ave
N 14th St

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Application for Conditional Use Permit with exceptions by Basudev Adhikari to construct an addition to the Tidy Store and gas station located at 810 N 14th St. UC Zone

REPORT PREPARED BY: Ellise Rose, Zoning Administrator

REPORT DATE: October 6, 2026 **MEETING DATE:** October 13, 2026

FISCAL SUMMARY:

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

STATUTORY REFERENCE:

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

BACKGROUND / ANALYSIS:

Basudev Adhikari is proposing to construct an addition to the Tidy Store and gas station located at 810 N 14th St. The applicant states the following:

- The proposed project includes a new fueling canopy to replace existing and a 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.
- The estimated project cost is $600,000.
- 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
- Site is currently in operation as a Gas Station / Convenience station & liquor store.
- 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)
- 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.

- J & N Construction Inc will work with City Staff to ensure the proposed project will meet landscaping requirements.
- All performance standards to comply with the City of Sheboygan Zoning Ordinance.
- 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 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.
- 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
- 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 facia façade painted to align with the attached Shell standard architectural flow.
- (2) Helios will be installed in the facia of the canopy.
- Helios will not extend above the horizontal plane of the canopy.
- Helios will be under 20SF ea. as shown in the renderings (9 SF each).
- J & N will work with the City to accommodate concerns in regards to rooftop mechanical equipment screening.
- J & N will work with the City to get an approved landscape plan, including the incorporation of street trees.
- J & N will work with the City to get an approved Stormwater plan.
- Owner has recently hired new maintenance contractor to improve property maintenance going forward.
- J & N has received and provided the City with a letter from the property Owner addressing efforts and commitments to maintaining properties going forward. See below:

  > 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

STAFF COMMENTS:
The applicant is requesting an exception to the minimum parking requirements. Required parking spaces: 22. Provided parking spaces: 18.

ACTION REQUESTED:

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

1. Prior to operation/occupancy, the applicant shall obtain all licenses, and occupancy permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, health, state, federal, etc. An occupancy permit will be granted only at such time as the applicant has met all requirements.
2. The facility will meet all zoning requirements including but not limited to noise, smells, vibration, hazardous materials, etc. If any issues arise, this matter may be brought back to the Plan Commission for review.
3. If using dumpsters, dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility. If using chain link fencing, the applicant shall install Privacy Decorative Slatting (PDS) material in order to effectively screen and enclose the dumpster.
4. All outdoor storage of materials, products or equipment beyond the firewood, LP storage & and ice storage shall be prohibited.
5. Any fencing/retaining wall shall be installed per Section 105-945 of the City of Sheboygan Zoning Ordinance.
6. All new lighting shall be installed per Section 105-932 of the City of Sheboygan Zoning Ordinance. There shall be no spillover light onto adjacent properties or the streets.
7. Applicant shall obtain the necessary sign permits prior to installation.

ATTACHMENTS:

Conditional Use Permit Application and Attachments

PARCEL NO. 59281500611

MAP NO. LOTS 7, 8, & 9 BLK 120 - LOT 1

ZONING CLASSIFICATION: Urban Commercial

Office Use Only

APPLICATION/FILE NO. _____

REVIEW DATE: _____

FILING FEE: $250.00 (Payable to City of Sheboygan)

CITY OF SHEBOYGAN
APPLICATION FOR
CONDITIONAL USE PERMIT

Requirements Per Section 15.905
Revised May 2018

Completed 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 two weeks prior to date of meeting. Applications will not be processed if all required attachments and filing fee of $250 (payable to the City of Sheboygan) is not submitted along with a complete and legible application. Application filing fee is non-refundable.

1. APPLICANT INFORMATION

APPLICANT: Basudev Adhikari

ADDRESS: [redacted], Kohler WI 53044 E-MAIL: [redacted]

PHONE: ([redacted] FAX NO. ( )

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Tidy Store

ADDRESS OF PROPERTY AFFECTED: 810 N 14th Street, Sheboygan WI

LEGAL DESCRIPTION: LOTS 7, 8, & 9 BLK 120 - LOT 1

CSM V25 P84-85 #1931884

BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE:

The Tidy Store is currently as Gas Station/Convenience store & a liquor store.

DETAILED DESCRIPTION OF **PROPOSED** OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: The proposed building addition would add approximate

BRIEF DESCRIPTION OF ALL REQUESTED VARIANCES FROM PROVISIONS OF THE ZONING ORDINANCE, WHICH ARE RELATED TO THE PROPOSED OPERATION OR USE: Landscaping locational variance

3. JUSTIFICATION OF THE PROPOSED CONDITIONAL USE

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

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? The proposed Tidy Store Addition reflects the City's Comprehensiv Master plan by growing an established business in the City of Sheboygan & improving the street appearance of the Tidy Store which is located on the busy 14th Street Corridor.

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, the proposed addition aligns well with the redevelopment that is occurring within this neighborhood.

How does the proposed conditional use maintain the desired consistency of land uses in relation to the setting within which the property is located? The proposed addition aligns well with the redevelopment that has been occurring within this neighborhood.

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

4. NAMES AND ADDRESS (Indicate N/A for "Not Applicable" items)

OWNER OF SITE: JALAPA MARKETING, LLC

ADDRESS: [redacted] Kohler WI 53044 E-MAIL: [redacted]

ARCHITECT: Integrity Engineering & Design, LLC

ADDRESS: [redacted], Green Bay WI E-MAIL: [redacted]

CONTRACTOR: J & NConstruction Inc.

ADDRESS: [redacted] E-MAIL [redacted]

Elkhart Lake WI 53020

5. CERTIFICATE

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

Nicholas Kartes
APPLICANT'S SIGNATURE

9/30/2026
DATE

Nick Kartes (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

- J & N Construction Inc 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 STOREAGE:

- 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 promises
- 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 facia façade painted to align with the attached Shell standard architectural flow.
- (2) Helios will be installed n the facia 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:

- J & N will work with the City to accommodate concerns in regards to rooftop mechanical equipment screening
- J & N will work with the City to get an approved landscape plan, including the incorporation of street trees
- J & N will work with the City to get an approved Stormwater plan
- Owner has recently hired new maintenance contractor to improve property maintenance going forward
- J & N 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:

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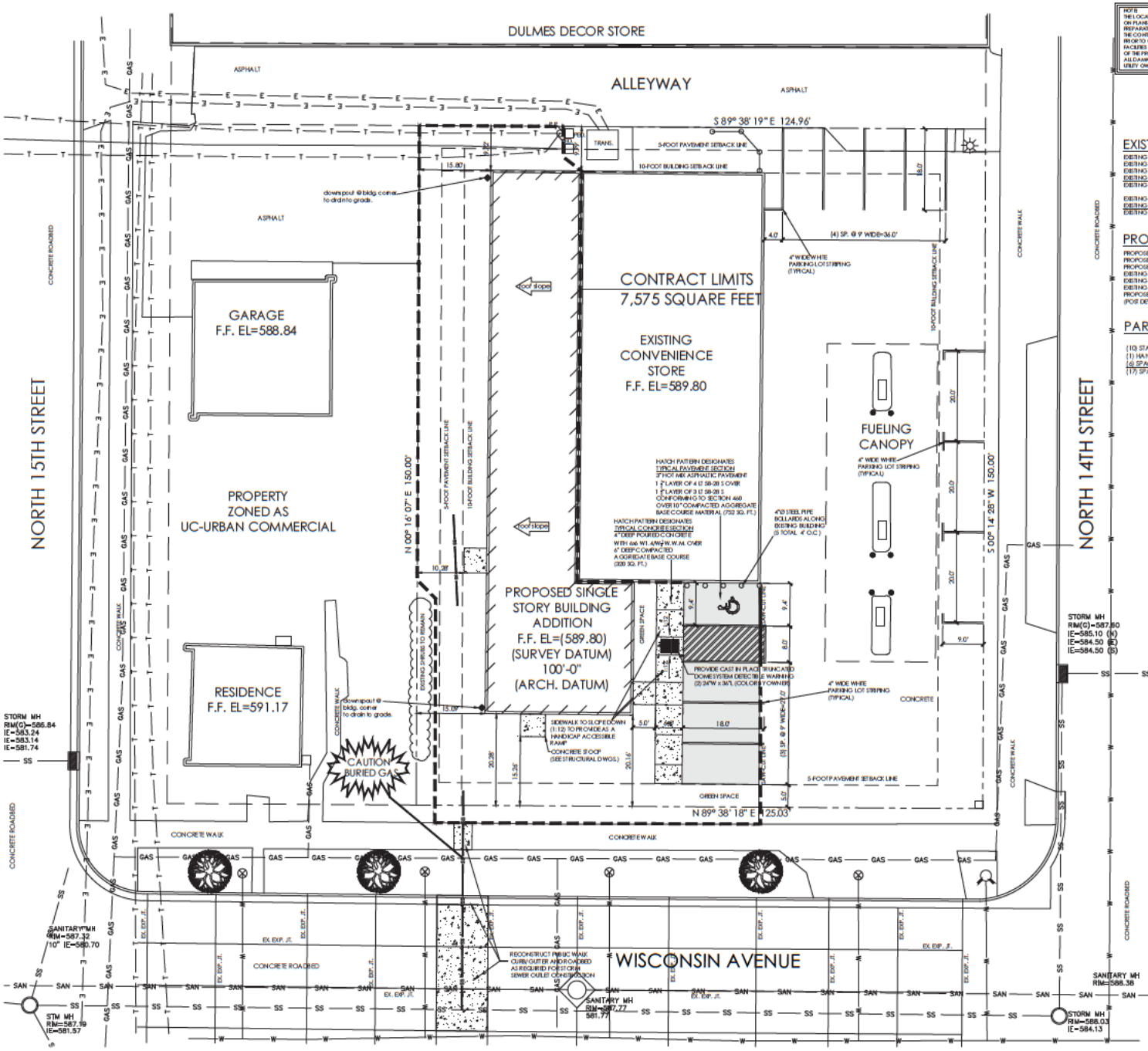
I would appreciate any recommendation from the city and if you have any thoughts.

Thank you
Dev”



SITE PLAN
1"=10'

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 OWNERS.

J&B
SITE DESIGN AND ENGINEERING, LLC
P.O. BOX [redacted]
[redacted], WISCONSIN 54548

Quasius
a construction services company
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. (88.9-PERCENT LOT COVERAGE)
EXISTING PAVEMENT TO BE REMOVED	=	3,948 SQ. FT.
EXISTING CONCRETE TO BE REMOVED	=	990 SQ. FT.
EXISTING TOTAL IMERVIOUS AREA REMOVED	=	4,938 SQ. FT.

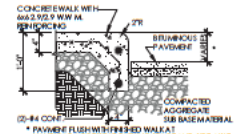
PROPOSED SITE CONDITIONS

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	=	6,021 SQ. FT.
PROPOSED TOTAL IMPERVIOUS AREA (POST DEVELOPED)	=	15,208 SQ. FT. (81.2-PERCENT LOT COVERAGE)

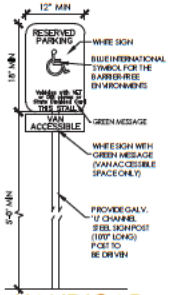
(REDUCTION OF 848 SQ. FT. POST DEVELOPED IMPERVIOUS)

PARKING COUNT DATA

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



CONCRETE CURB & SIDEWALK SECTION



HANDICAP SIGNAGE

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

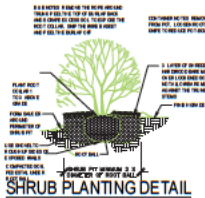
DRAWN BY
J.A.B.

CHECKED BY

DATE
JULY 12, 2022

PROJECT NO.
2022-14

SHEET NO.
C103



SHRUB PLANTING DETAIL

NO SCALE

LANDSCAPE POINTS REQUIRED FOR 'UC' URBAN COMMERCIAL ZONING

BUILDING FOUNDATIONS = 202 LINEAL FEET

PER SECTION 15.604 AND TABLE 15.604 BUILDING FOUNDATION LANDSCAPE REQUIREMENTS
20 POINTS PER 100 LINEAL FEET - FOR A TOTAL OF 40 POINTS REQUIRED
- NO CLIMAX TREES OR TALL TREES ALLOWED TO MEET REQUIREMENT

DEVELOPED LOTS = 2,770 SQUARE FOOT BUILDING FOOTPRINT

PER SECTION 15.605 AND TABLE 15.606 DEVELOPED LOT LANDSCAPE REQUIREMENTS
5 POINTS PER 1,000 SQUARE FEET - FOR A TOTAL OF 14 POINTS REQUIRED

STREET FRONTAGE = 125.03 LINEAL FEET (WISCONSIN AVENUE)

PER SECTION 15.606 AND TABLE 15.606 STREET FRONTAGE LANDSCAPE REQUIREMENTS
20 POINTS PER 100 LINEAL FEET - FOR A TOTAL OF 25 POINTS REQUIRED
- A MINIMUM OF 50 PERCENT OF POINTS SHALL BE CLIMAX AND/OR TALL TREES (13 POINTS)
- A MINIMUM OF 50 PERCENT OF POINTS SHALL BE SMALL TREES (13 POINTS)

PAVEMENT AREA/CONCRETE AREA = 1,072 SQUARE FEET

PER SECTION 15.607 AND TABLE 15.607 PAVED AREA LANDSCAPE REQUIREMENTS
40 POINTS PER 10,000 SQUARE FEET - FOR A TOTAL 4 POINTS REQUIRED

NO BUFFERYARD REQUIREMENT AS SUBJECT PROPERTY IS 'UC' URBAN COMMERCIAL AND ADJACENT PROPERTIES ARE 'UC' URBAN COMMERCIAL

SYMBOL	MARK	QTY.	BOTANICAL NAME	COMMON NAME	PLANTED SIZE
	SM	1	ACER SACCHARUM	SUGAR MAPLE	2" DIA.
	AV TYPE I	5	THUJA OCCIDENTALIS SMERA	EMERALD ARBORVITAE	6'0" TALL
	AJ	3	JUNIPERUS HORIZONTALIS 'PLUMOSA'	ANDORRA JUNIPER	12"-15"
	RD	3	CORNUS SERICEA	ARTIC FIRE DOGWOOD	30"-36"

NOTE
THE LOCATION OF UNDERGROUND UTILITIES OF 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 OWNERS.

J&B
SITE DESIGN AND ENGINEERING, LLC
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[redacted], WISCONSIN 54548
Quasius
a construction services company
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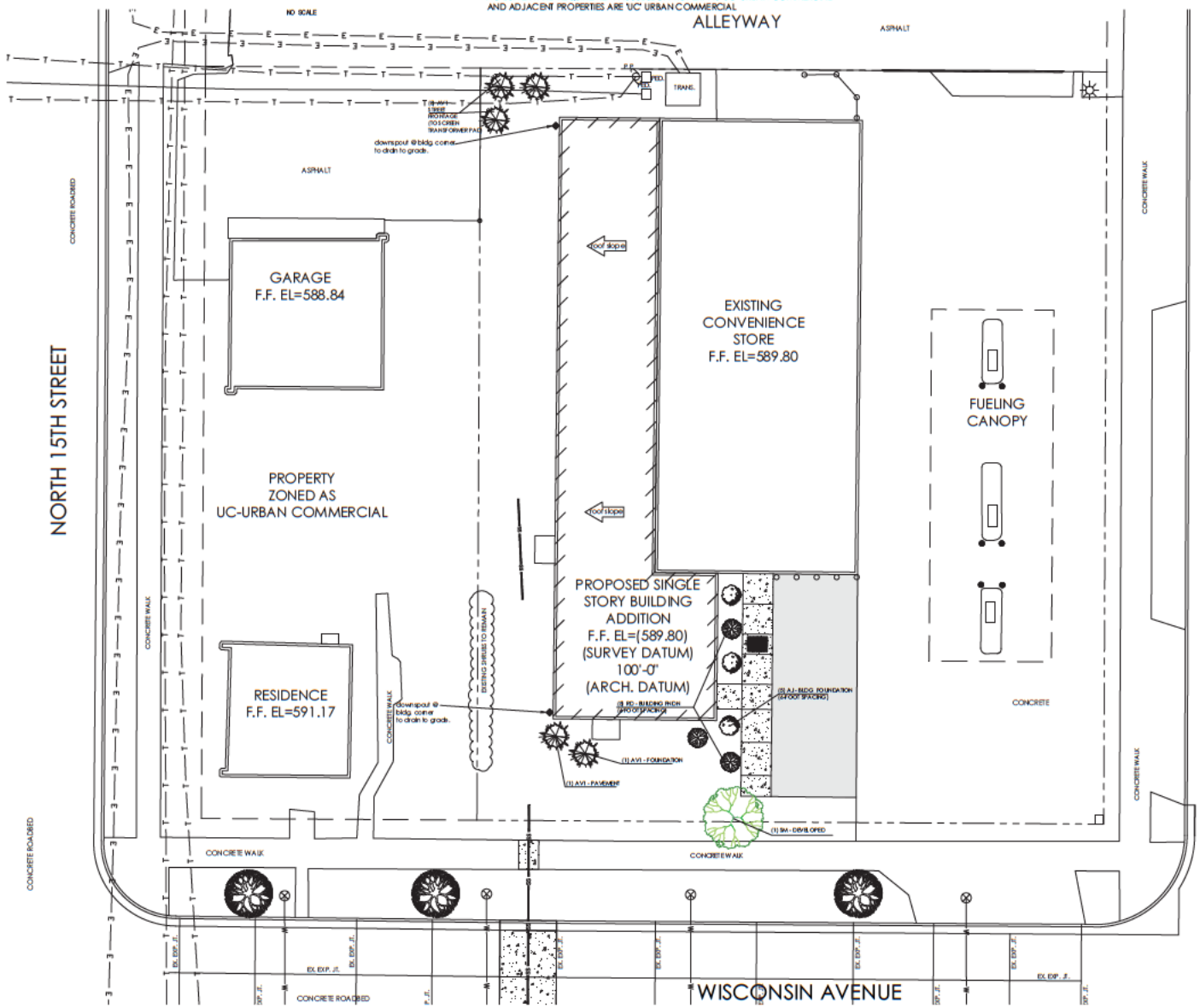
SHEBOYGAN, WISCONSIN 53082



LANDSCAPE NOTES

LANDSCAPE INSTALLATION:

1. All written dimensions supersede scaled dimensions.
2. The Contractor shall verify location of all underground utilities and additional information prior to commencing construction.
3. Rough grading and drainage construction is to be completed prior to landscape Contractor's work. Verify all existing site and grading conditions prior to construction.
4. All work shall be in conformance with all applicable local codes and ordinances.
5. All areas disturbed by grading or site construction shall be fine graded, planted or seeded. See notes for specified seed mixes and installation procedures.
6. Contractor shall verify plant quantities shown on the Plan and provide a list to the client identifying the species and size to be used throughout the project. The Owner's representative reserves the right to reject any substandard planting material. Rejected material shall be removed from the project site.
7. All turf grass areas shall receive a blended topsoil mix to a depth of six (6) inches. Contractor shall provide positive drainage away from all buildings for a minimum of ten (10) feet.
8. Soil preparation for perennial or groundcover planting beds shall be as follows:
   A. Remove all roots, lumps, stones, sod and other extraneous materials harmful or toxic to plant growth.
   B. Perennial and groundcover planting beds shall receive a twelve (8) inch of topsoil
      Add 1/2 LB. of 5-10-5 garden fertilizer per 100 square feet and roto-till amendments into the planting beds.
   C. Mix amended planting soil either prior to planting or apply on surface of planting bed and mix thoroughly before planting.
   D. Grade, rake and roll planting bed with roller weighing not less than 25 LBS. or more than 100 LBS. per lineal foot so as to leave in condition to plant.
   E. Grade planting bed to a twelve (12) inch crown at center.
9. All mixed planting beds with perennials, groundcover, shrubs and trees shall receive a two (2) inch to three (3) inch layer of shredded bark mulch as noted on the Plan. All shrub and tree planted singly or together in beds shall receive a three (3) inch layer of shredded bark mulch as noted. Do not allow bark mulch to touch stems or trunks of perennials, shrubs or trees.
10. Unless otherwise shown, all perennials and shrubs to be planted in a triangular arrangement spaced according to plant recommendation.
11. Plant Bed Edging - Install a shovel-cut bed edge to six (6) inch depth at perimeter of bed.
12. Unless otherwise noted, do not stake deciduous trees less than or equal to 2.5 inches caliper diameter at breast height and evergreen trees less than or equal to 6-feet in height.
13. See the Tree Staking Detail on this Plan if tree staking is required.
14. Plant species as defined are general planting types and are subject to modification/adjustment/change.

SEED MIXES:

SEEDED TURF for LAWN AREAS:
Sow at 5 lbs. / 1,000 sq. ft.
'Supreme Lawn Seed Mix'
Available from Reinders Inc. (800) 765-3301 or approved equal
To be installed and maintained per supplier's specifications.
17% Mercury Kentucky Bluegrass 16% America Kentucky Bluegrass
17% SR 2100 Kentucky Bluegrass 25% Garnet Creeping Red Fescue
15% Replicator Perennial Ryegrass 10% TXR Annual Ryegrass

GENERAL LANDSCAPE NOTES

CALL DIGGER'S HOTLINE PRIOR TO DIGGING

ALL BUILDING DIMENSIONS, GRADES AND ELEVATIONS TO BE VERIFIED IN THE FIELD

PLANT ALL TREES, SHRUBS AND EVERGREENS ACCORDING TO THEIR HEIGHT OF THE ROOTBALL OR POT

ALL PERENNIAL BEDS TO RECEIVE 3" COMPOST

ALL TREES IN THE LAWN AREAS TO RECEIVE A MULCH CIRCLE
NO LAWN SCAPE EDGING AND WATER SAUCER

LANDSCAPE CONTRACTOR TO PROVIDE TWO LAYERS OF WEED BARRIER WITHIN PLANTING AREAS AS DEFINED

BUILDING FOUNDATION

40 POINTS (MIN.) REQUIRED
44 POINTS PROVIDED
(3) ANDORRA JUNIPER = (3) PTS. PER - 9 POINTS TOTAL
(3) ARTIC FIRE DOGWOOD = (5) PTS. PER - 15 POINTS TOTAL
(1) EMERALD ARBORVITAE = (20) PTS. PER 20 POINTS TOTAL

DEVELOPED LOTS

14 POINTS (MIN.) REQUIRED
75 POINTS PROVIDED
(1) SUGAR MAPLE = (75) PTS. PER -75 POINTS TOTAL

STREET FRONTAGE

25 POINTS (MIN.) REQUIRED
60 POINTS PROVIDED
(3) EMERALD ARBORVITAE = (20) PTS. PER -60 POINTS TOTAL

PAVEMENT AREA

4 POINTS (MIN.) REQUIRED
20 POINTS PROVIDED
(1) EMERALD ARBORVITAE = (20) PTS. PER -20 POINTS TOTAL

LANDSCAPE 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 LANDSCAPE PLAN

DRAWN BY
J.A.B.

CHECKED BY

DATE
JUNE 11, 2022

PROJECT NO.
2022-16

SHEET NO.
C105

MASONRY VENEER

ALL BLOCK SHALL BE LAID IN CEMENT AND LIME MORTAR (TYPE N), WITH ALL BLOCK WELL BEDDED IN PLACE, HAVING BOTH VERTICAL AND HORIZONTAL JOINTS ON STRAIGHT LINES. BLOCK SHALL BE TIED TO STRUCTURAL WALL WITH DW10 VENEER ANCHOR WITH Y-TIE, 3/8" WIDE, SPACED 16" ON CENTER VERTICALLY AND 32" ON CENTER HORIZONTALLY. VENEER BACKING SYSTEM SHALL BE COVERED WITH A WATER-RESISTANT MEMBRANE UNLESS THE SHEATHING IS WATER-RESISTANT AND THE JOINTS ARE SEALED. PROVIDE HORIZONTAL JOINT REINFORCEMENT AT 16" ON CENTER. BREAK HORIZONTAL REINFORCEMENT AT CONTROL JOINTS. ALL JOINTS SHOULD BE TOOLED.

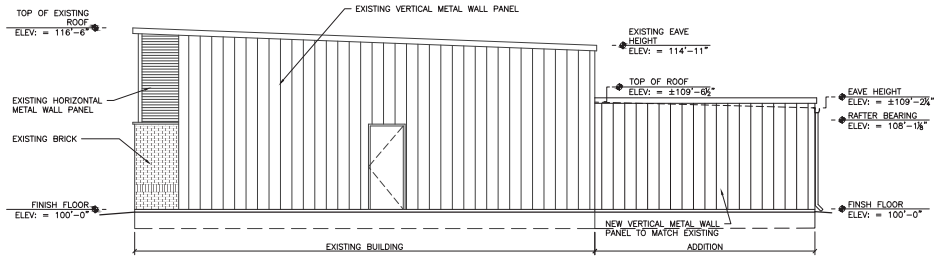
DRYBLOCK WATER REPELLENT TO BE ADDED TO ALL MASONRY UNITS AND MORTAR MIXTURE.

INSTALL 40 MIL SELF ADHESIVE SHEET FLASHING AT BOTTOM COURSE OF BLOCK, ABOVE LINTELS, AND ABOVE BOND BEAMS. SEAL BOTTOM OF FLASHING TO CONCRETE. INSTALL CELL VENT WEEP SYSTEM AT 32" O.C. WITH MORTAR NET 8" HIGH.

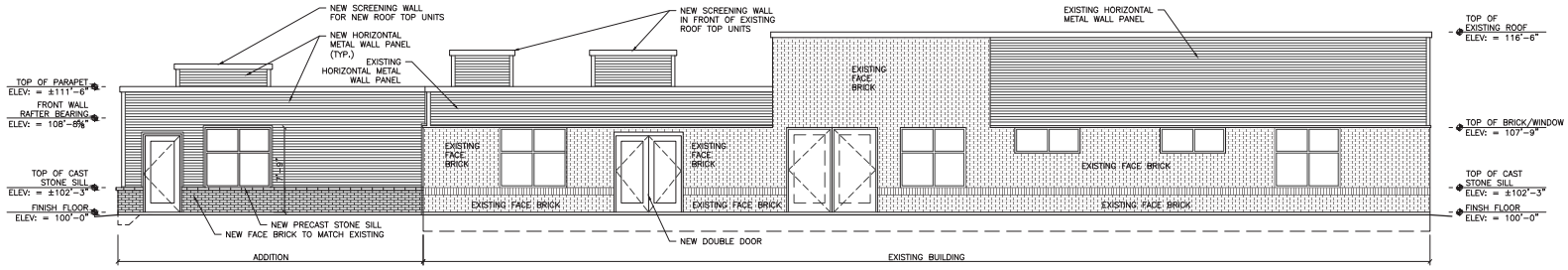
CONTROL JOINTS SHALL BE SPACED AT A MAXIMUM OF 25' ON CENTER AND 10' FROM CORNERS. ALSO PLACE CONTROL JOINTS ON ONE SIDE OF OPENINGS 6' WIDE OR LESS AND ON BOTH SIDES OF OPENINGS MORE THAN 6' WIDE. CONTROL JOINTS TO ALIGN WITH EXPOSED CONCRETE FOUNDATION WALL JOINTS IF APPLICABLE.

ALL MATERIALS AND INSTALLATION MUST COMPLY WITH IBC CHAPTER 21 AND THE BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES (ACI-530).

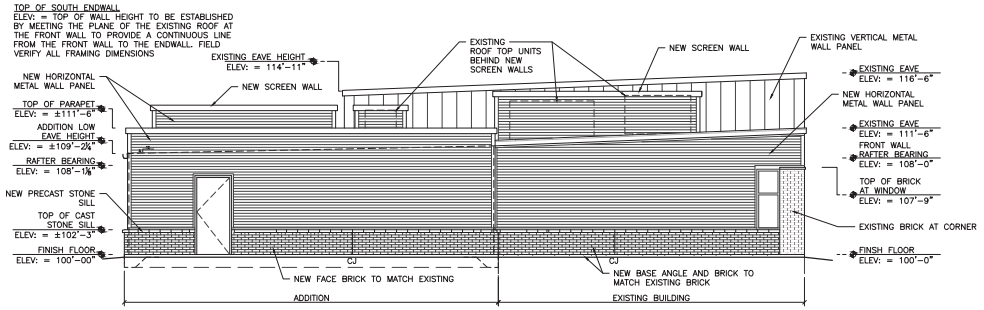
NOTE:
FOR HEIGHTS AND LOCATIONS OF SCREEN WALLS FIELD VERIFY HEIGHTS AND LOCATIONS OF ROOF TOP UNITS.



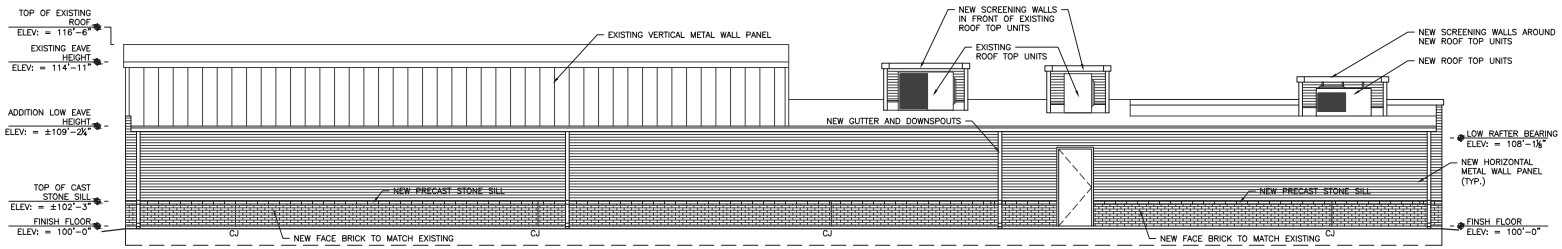
NORTH ELEVATION
SCALE: 3/16"=1'-0"



EAST ELEVATION
SCALE: 3/16"=1'-0"



SOUTH ELEVATION
SCALE: 3/16"=1'-0"



WEST ELEVATION
SCALE: 3/16"=1'-0"

PRELIMINARY, NOT FOR CONSTRUCTION

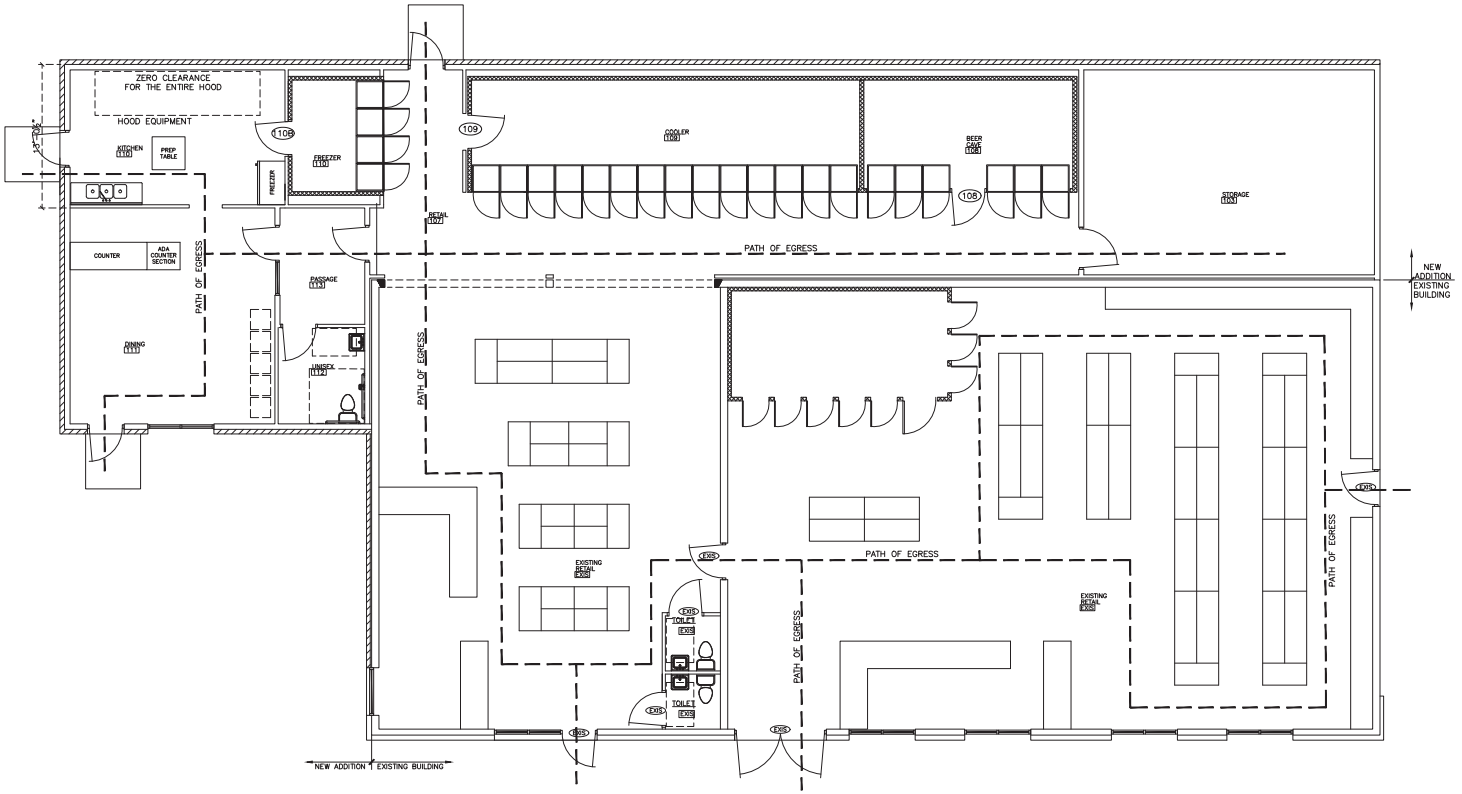
Quasius
a construction services company

ISSUE NO	REVISIONS	ISSUE DATE
.	.	.

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

IED Project number 22067
Date 31 AUGUST, 2022
Drawn by JW
Checked by CD

A2.0



FURNITURE, FIXTURE, AND EQUIPMENT PLAN, PATH OF EGRESS

SCALE: 3/16"=1'-0"

PRELIMINARY, NOT FOR CONSTRUCTION

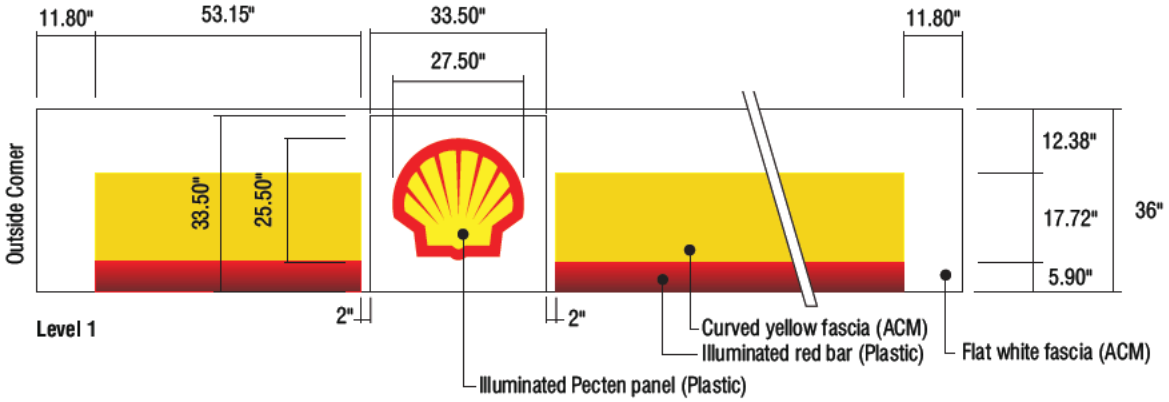
Quasius
a construction services company

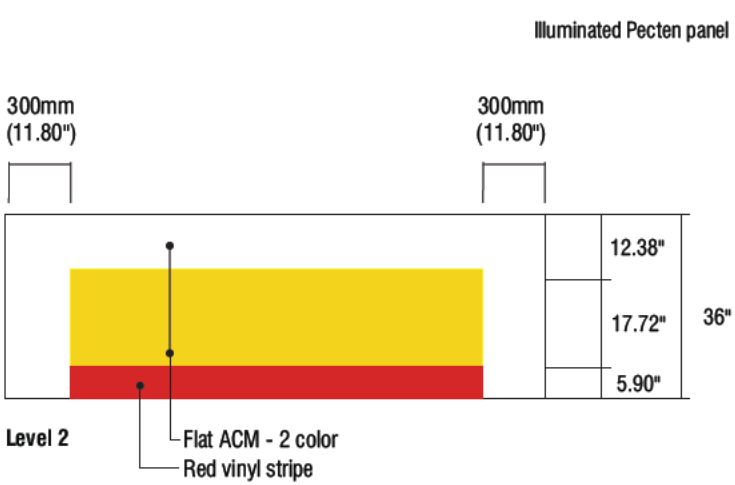
ISSUE NO	REVISIONS	ISSUE DATE
.	.	.

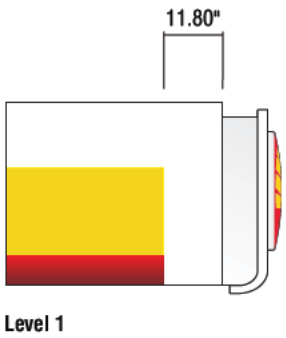
BUILDING ADDITION FOR:
TIDY STORE
810 NORTH 14TH STREET
SHEBOYGAN, WI SCONSIN 53081

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

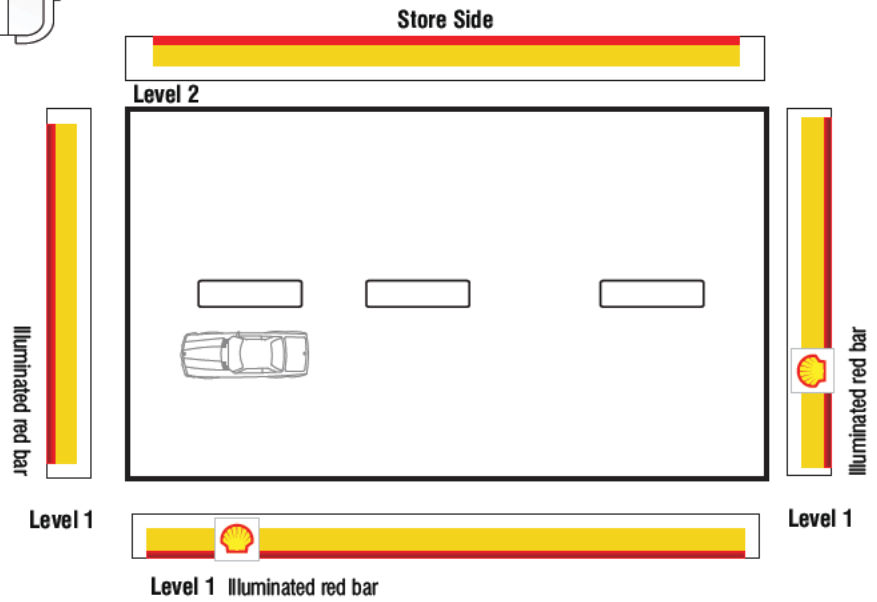
A1.1







EXISTING



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

PROPOSED

FEDERAL HEATH
VISUAL COMMUNICATIONS
Federal Heath Specialty Contracting
[redacted] ittsburgh Drive, Suite A
Delaware, OH 43015 [redacted]

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

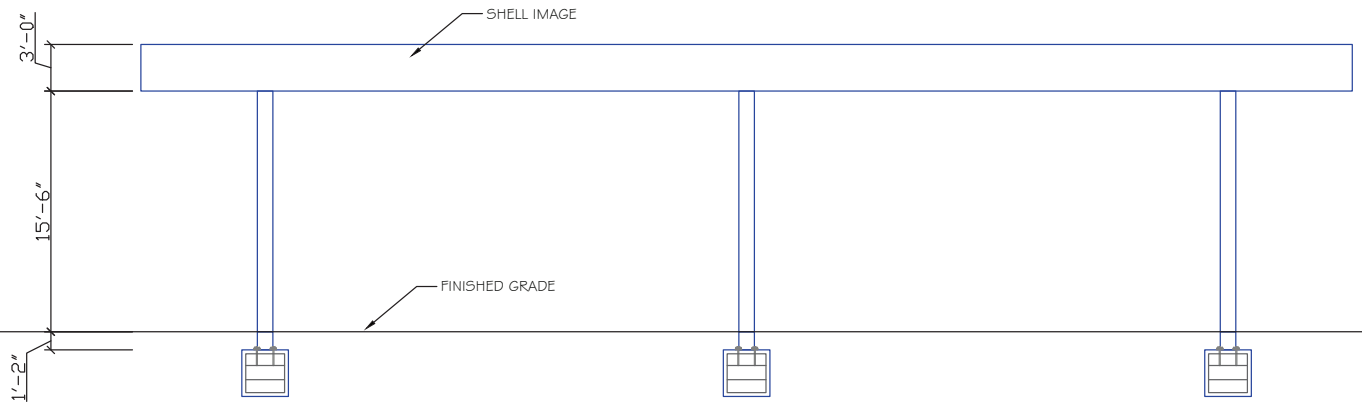
Underwriters Laboratories Inc. NFPC ELECTRICAL TO USE U.L. LISTED COMPONENTS AND SHALL MEET ALL N.E.C. STANDARDS

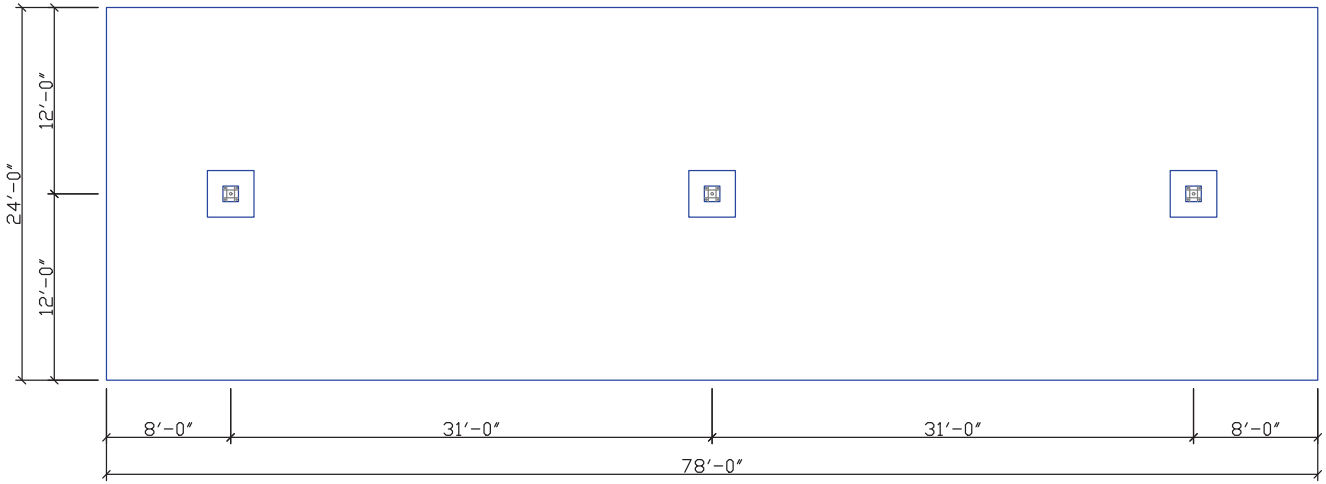
ALL ELECTRICAL SIGNS ARE TO COMPLY WITH U.L. 48 AND ARTICLE 600 OF THE N.E.C. STANDARDS, INCLUDING THE PROPER GROUNDING AND BONDING OF ALL SIGNS.

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

This original drawing is provided as part of a planned project and is exhibited, copied or produced with written permission of Federal Heath Sign Company, LLC or its authorized agent. © 2008





US Petroleum Equipment
DIVISION OF Ventura Inc.

TIDY STORE CANOPY
SHEBOYGAN, WI

1/8" = 1'

Drawn By
DD

Project number

Date

Revisions

N Commerce St
Wisconsin Ave
New York Ave
N 13th St
N Commerce St
Niagara Ave
Wisconsin Ave
New York Ave
N 14th St
N 14th St
N 14th St
N 14th St
N 14th St
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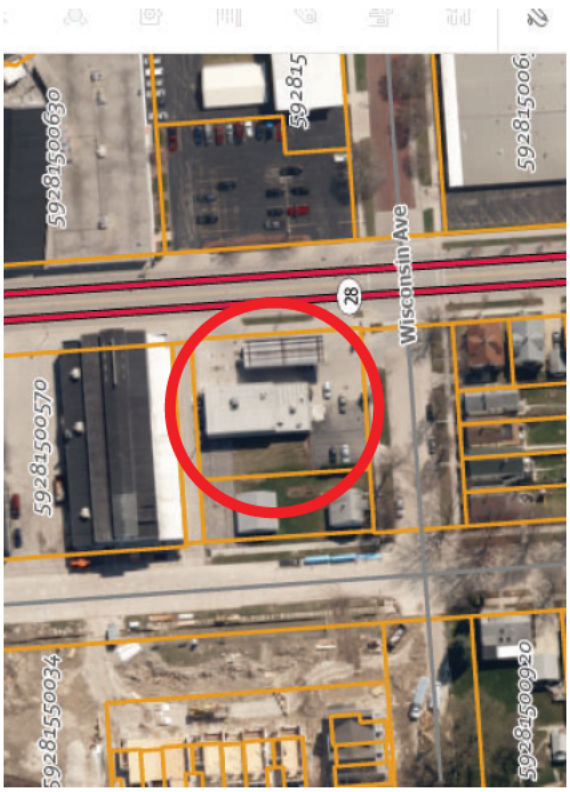
Niagara Ave
Wisconsin Ave
New York Ave
N 15th St
N 15th St
Wisconsin Ave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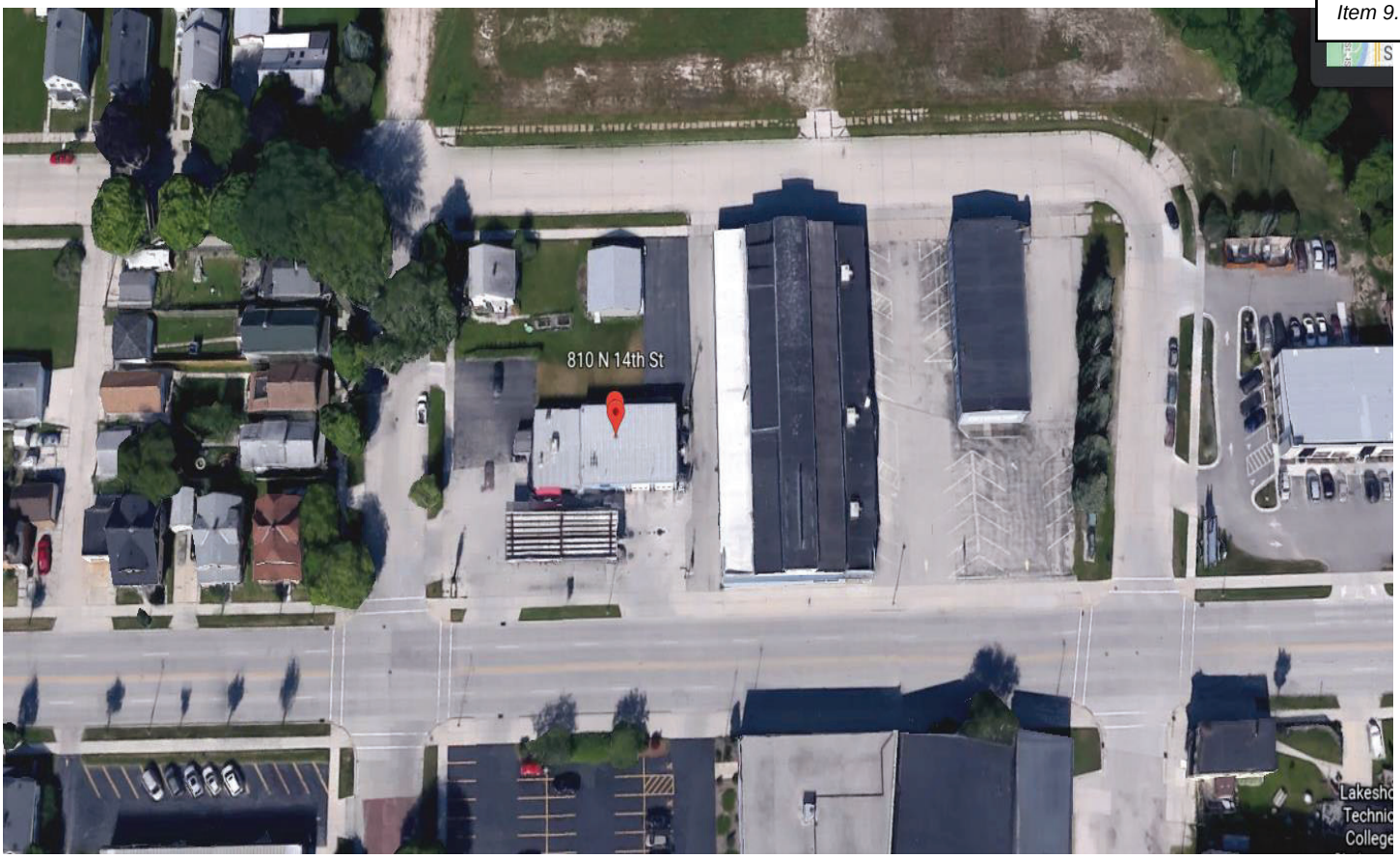
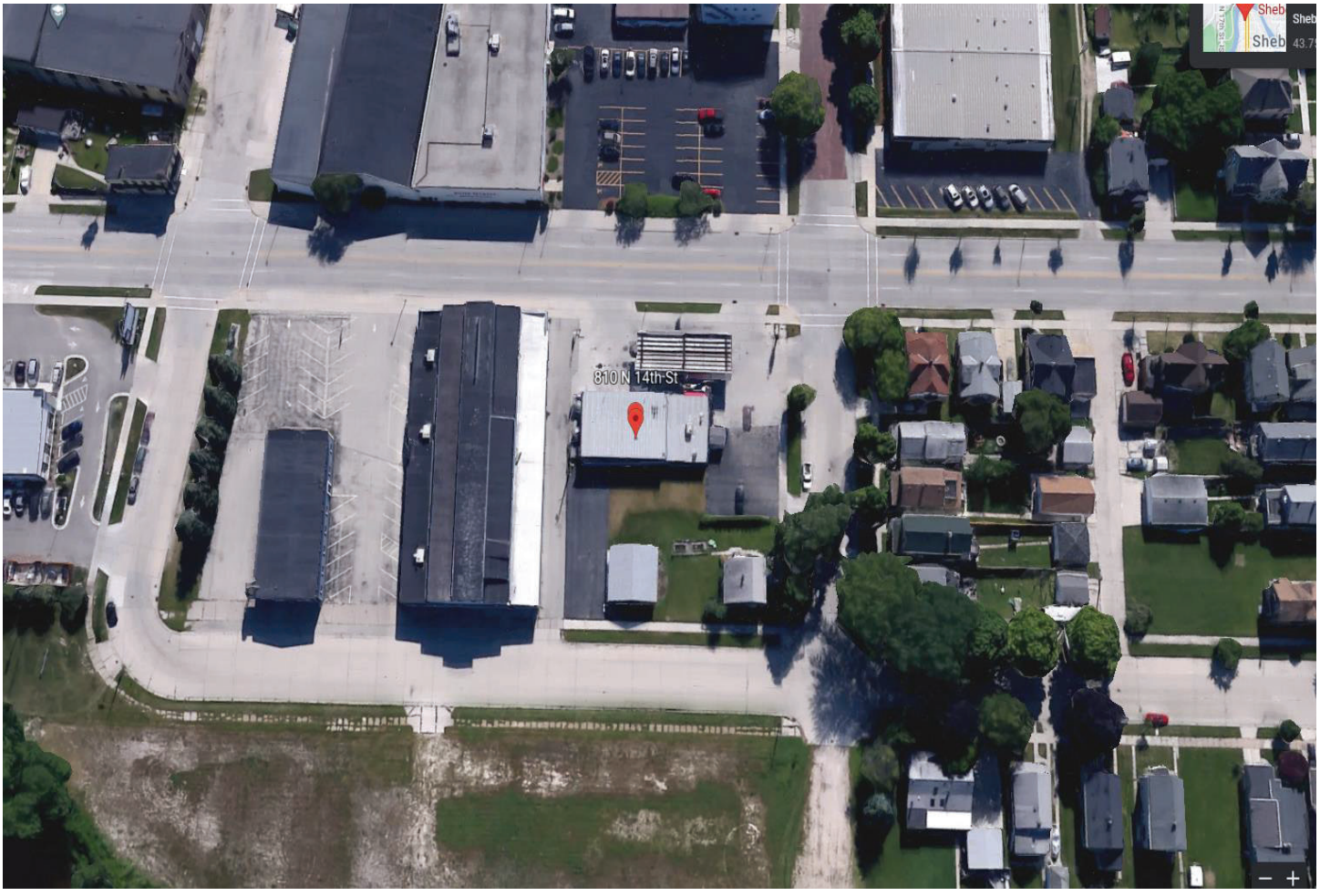
Wisconsin Ave
28


810 N 14th St

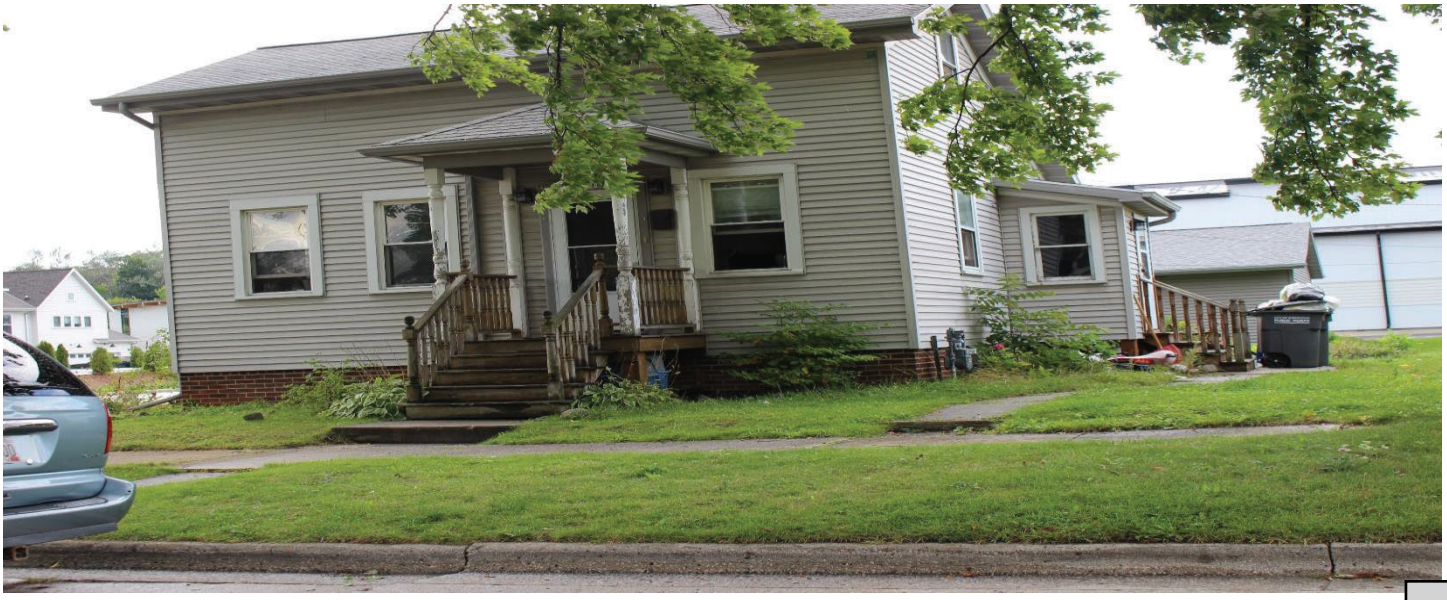

810 N 14th St

SHEBOYGAN
LIQUOR DEPOT
Open
ICE
ICE

TIDY
STORE
of
Sheboygan
REGULAR
REGULAR
3.29
3.39
4.59
6oz 6.19tx
16oz 13.49tx
DULMES
DECOR

DULMES DECOR CARPET ONE
BITTER-NEUMAN

PARK AT OWN RISK



PROPOSED BUILDING ADDITION FOR:

TIDY STORE

SHEBOYGAN, WISCONSIN

INTEGRITY ENGINEERING & DESIGN, LLC
[redacted] Green Bay, WI 54313
[redacted]

INTEGRITY MISSION STATEMENT

WE PROVIDE HIGH QUALITY ARCHITECTURAL DESIGN AND STRUCTURAL ENGINEERING. OUR PLANS MOVE SMOOTHLY THROUGH THE STATE REVIEW PROCESS AND MAKE BUILDING CONSTRUCTION MORE ENJOYABLE. OUR SERVICE IS UNMATCHED AND OUR INTEGRITY IS IMPECCABLE.

IF YOU HAVE ANY QUESTIONS OR COMMENTS ABOUT THE CONTENT OR PRESENTATION OF MATERIAL ON THIS PLAN, PLEASE CALL (920) 469-9288

GENERAL CONDITIONS:

THESE PLANS ARE PRESENTED TO LEAD A HIGH QUALITY DESIGN/BUILD TEAM. EACH CONTRACTOR AND SUBCONTRACTOR IS RESPONSIBLE TO PROVIDE EXCELLENT DESIGN, BUILDING MATERIALS, AND CRAFTSMANSHIP WHICH WE CAN ALL BE PROUD OF. WE ENCOURAGE YOU TO PROVIDE EXPERTISE IN YOUR CHOSEN FIELD AND TO BRING IDEAS AND CONCERNS TO THE ATTENTION OF THE GENERAL CONTRACTOR.

THESE DRAWINGS COVER STRUCTURAL AND GENERAL CONSTRUCTION ONLY. ALL WORK SHALL CONFORM TO STANDARD PRACTICES AND APPLICABLE LAWS, WHETHER THEY ARE SPECIFICALLY STATED IN THESE PLANS OR NOT.

EACH CONTRACTOR SHALL:

- VISIT THE SITE TO VERIFY EXISTING CONDITIONS, ACCESS, ETC. PRIOR TO BIDDING
- MAINTAIN A CLEAN JOB SITE AT ALL TIMES.
- OBTAIN AND PAY FOR PERMITS, LICENSES, FEES, ETC. AS MAY BE REQUIRED FOR COMPLETION OF HIS OWN PORTION OF THE PROJECT.
- FIELD VERIFY DIMENSIONS.
- REPORT ANY DISCREPANCY NOTED BETWEEN THESE PLANS AND APPLICABLE CODES TO THE GENERAL CONTRACTOR.
- PROVIDE ALL BARRIERS, FENCES, SAFETY EQUIPMENT AND PRECAUTIONS REQUIRED BY APPLICABLE LAWS AND STANDARD PRACTICES.

ALL MATERIALS SHALL BE INSTALLED PER MANUFACTURERS REQUIREMENTS AND RECOMMENDATIONS.

ANY HAZARDOUS MATERIALS ENCOUNTERED DURING DEMOLITION, REMODELING, OR EXCAVATION SHALL BE REMOVED AND/OR CONTAINED IN ACCORDANCE WITH GOVERNING LOCAL, STATE, AND FEDERAL REGULATIONS.

THIS DESIGN, THESE DRAWING, AND INCLUDED DETAILS ARE THE COPYRIGHTED PROPERTY OF INTEGRITY ENGINEERING & DESIGN, LLC. NO PART SHALL BE COPIED, DISTRIBUTED, OR MADE AVAILABLE TO ANYONE WITHOUT THE EXPRESS WRITTEN CONSENT OF INTEGRITY ENGINEERING & DESIGN, LLC.

QUICK SPEC

TO MAKE THIS PLAN MORE CONTRACTOR FRIENDLY, WE HAVE PREPARED IT WITH OUR QUICK SPEC SYSTEM.

THE WRITTEN SPEC IS GENERAL AND DOES NOT GO INTO DEPTH TO REITERATE STANDARD PRACTICES OR APPLICABLE LAWS. IT IS WRITTEN IN AN EASY TO READ FORMAT. THE SPECIFICATION IS SPLIT INTO APPROPRIATE SECTIONS AND LISTED ON THE PLAN WHERE IT IS NEEDED. YOU WILL FIND THESE SECTIONS QUICKLY BY THE SHADOW BOX AROUND IT (SIMILAR TO THIS ONE).

SPECIFIC CASES THAT CANNOT BE DESCRIBED IN A GENERAL SPEC ARE NOTED ON THE PLANS. IF THERE IS A DISCREPANCY BETWEEN THE PLAN AND THE GENERAL SPEC, THE PLAN NOTES WILL SUPERSEDE THE GENERAL SPEC.

KEY TO SYMBOLS AND MATERIALS

SYMBOLS

- XXXX / ELEV: XXX'-XX" — ELEVATION
- ROOM NAME / XXX — ROOM NAME/NUMBER
- XXX — DOOR NUMBER
- X — COLUMN LINE
- X — EXISTING COLUMN LINE
- FE — FIRE EXTINGUISHER
- X — NOTE
- 109 — WINDOW IDENTIFICATION
- X — WALL TYPE
- NEW MASONRY WALL
- NEW STUD WALL
- EXISTING WALL TO BE REMOVED
- EXISTING WALL TO REMAIN
- NEW STUD WALL IN REMODELED SPACE
- X — REVISION
- XXX / XXX — SECTION NUMBER; BUILDING SECTION REFERENCE; SHEET NUMBER ON WHICH SECTION WILL BE FOUND
- XXX.X — SPOT ELEVATION
- (XXX.X) — EXISTING SPOT ELEVATION
- DETAIL / SCALE: 1" = 1'-0" — XXX / XXX — DETAIL NUMBER; DETAIL IDENTIFICATION; SHEET NUMBER
- XXX / XXX — DETAIL NUMBER; SHEET NUMBER ON WHICH DETAIL WILL BE FOUND; PLAN DETAIL REFERENCE
- AREA INCLUDED IN DETAIL

MATERIALS

- LUMBER
- BRICK
- CONCRETE MASONRY UNIT (CMU)
- COMPACTED FILL
- RIGID INSULATION
- BATT INSULATION
- PLYWOOD
- CONCRETE

CALL 3 WORK DAYS BEFORE YOU DIG
DIGGERS HOTLINE
(800) 242-8511
FAX (800) 388-3860
WEBSITE: www.diggershotline.com

SITE LOCATION MAP

SITE LOCATION
810 NORTH 14TH STREET
SHEBOYGAN, WI 53083

WISCONSIN
CHRISTOPHER P. DUESCHER
A-3195
LUXEMBURG
WI
ARCHITECT

April 2, 2025

BUILDING DATA

BUILDING SIZE:

EXISTING BUILDING (SQ. FT.):	3,848
ADDITION (SQ. FT.):	2,702
ALLOWABLE AREA PER FLOOR (SQ. FT.):	14,217
ALLOWABLE FIRE AREA (SQ. FT.):	12,000
NUMBER OF STORIES:	1
MAXIMUM OVERALL HEIGHT:	16'-6"

CONSTRUCTION CLASSIFICATION:

EXISTING - TYPE VB
NEW - TYPE VB

DESIGN LOADS: PER IBC 2015, CHAPTER 16

RISK CATEGORY =	II
Pg =	35 PSF
ULTIMATE DESIGN WIND SPEED =	115 MPH
WIND EXPOSURE =	B
SEISMIC CATEGORY =	A
SOIL BEARING PRESSURE =	2000 PSF PRESUMED

FIRE PROTECTION SYSTEMS

AUTOMATIC FIRE SPRINKLER SYSTEM - NOT REQUIRED
STANDPIPE SYSTEMS - NOT REQUIRED SEE IBC 905
FIRE ALARM SYSTEM - NOT REQUIRED SEE IBC 907
SMOKE DETECTORS - INSTALL PER APPLICABLE CODES
EXIT SIGNS - PROVIDE EXIT SIGNS PER IBC SECTION 1013
FIRE EXTINGUISHERS - INSTALL PER NFPA 1 AND APPLICABLE LOCAL CODES

DRAWING INDEX

T1.0	COVER SHEET
C101	SITE SURVEY
C102	SITE DEMOLITION PLAN
C103	SITE PLAN
C104	EROSION CONTROL PLAN
C105	LANDSCAPE PLAN
S1.0	FOUNDATION PLAN WITH EXISTING
S2.0	FOUNDATION DETAILS
S3.0	ROOF FRAMING PLAN
S3.1	FRAMING DETAILS
A1.0	FLOOR PLAN
A1.1	FURNITURE, FIXTURE, AND EQUIPMENT PLAN, EGRESS
A1.2	REFLECTED CEILING PLAN, TOILET ROOM ACCESSORIES
A2.0	ELEVATIONS
A3.0	BUILDING SECTIONS, WALL AND ROOF TYPES
A3.1	BUILDING SECTION AND DETAILS
A4.0	WINDOW AND DOOR SCHEDULE AND DETAILS

NOTE:
THE STAMP OF INTEGRITY ENGINEERING'S SUPERVISING PROFESSIONAL ON THIS SET OF DRAWINGS IS IN NO WAY ATTESTING TO THE ACCURACY AND COMPLETENESS OF THE DRAWINGS PREPARED BY SUB-CONSULTANTS INCLUDED HEREIN. THE RESPONSIBILITY FOR THE DRAWINGS BY SUB-CONSULTANTS LIES WITH THE RESPECTIVE SUB-CONSULTANTS (CIVIL, MEPFP, ETC.) THEY ARE INCLUDED HERE FOR CONVENIENCE AND INFORMATIONAL PURPOSES ONLY.

INTEGRITY ENGINEERING & DESIGN, LLC

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

ASSIGNED JOB NUMBER:
25038
JOB NUMBER:
-
ASSIGNED PROJECT MANAGER:
C. DUESCHER
DRAWN BY:
T. JOHNSON
ISSUED DATE:
APRIL 1, 2025

NO.	REVISIONS	DATE
-	-	-

ISSUED FOR:
- [ ] PRELIMINARY
- [ ] DESIGN REVIEW
- [X] CONSTRUCTION

SHEET:
T1.0

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 UTILITES 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 [redacted]
WOODRUFF, WISCONSIN 54568
[redacted]

DULMES DECOR STORE

ALLEYWAY

ASPHALT

S 89° 38' 19" E 124.96'

P.P.

PED.

PED.

TRANS.

5-FOOT PAVEMENT SETBACK LINE

10-FOOT BUILDING SETBACK LINE

NORTH 15TH STREET

CONCRETE ROADBED

GARAGE
F.F. EL=588.84

CAUTION
BURIED TELE

PROPERTY
ZONED AS
UC-URBAN COMMERCIAL

EXISTING
CONVENIENCE
STORE
F.F. EL=589.80

GRASS

5-FOOT PAVEMENT SETBACK LINE

25-FOOT BUILDING SETBACK LINE

N 00° 16' 07" E 150.00'

FUELING
CANOPY

S 00° 14' 28" W 150.00'

GAS METER

CONC.
PAD

CONCRETE

CONCRETE WALK

NORTH 14TH STREET

CONCRETE ROADBED

STORM MH
RIM(G)=587.60
IE=585.10 (N)
IE=584.50 (E)
IE=584.50 (S)

RESIDENCE
F.F. EL=591.17

EXISTING SHRUBS TO REMAIN

STORM MH
RIM(G)=586.84
IE=583.24
IE=583.14
IE=581.74

5-FOOT PAVEMENT SETBACK LINE

N 89° 38' 18" E 125.03'

CONCRETE WALK

CONCRETE ROADBED

SANITARY MH
RIM=587.32
10" IE=580.70

EX. EXP. JT.

CONCRETE ROADBED

WISCONSIN AVENUE

SANITARY MH
RIM=587.77
581.77

SANITARY MH
RIM=588.38

STORM MH
RIM=588.03
IE=584.13

STM MH
RIM=587.19
IE=581.97

OH ELEC

GAS

SAN

SS

SITE DATA

TOTAL SITE AREA = 18,749.3 SQ.FT. (0.43 AC.)
ZONING CLASSIFICATION: UC - URBAN COMMERCIAL
SITE ADDRESS: 810 NORTH 14TH STREET

SITE SURVEY

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
TYPICAL DETAILS
DRAWN BY: J.A.B.
CHECKED BY:
DATE: JULY 12, 2022
PROJECT NO.: 2022-14
SHEET NO.: C101

DULMES DECOR STORE

ALLEYWAY

ASPHALT

S 89° 38' 19" E 124.96'

P.P.

PED.

TRANS.

HATCH PATTERN DESIGNATES THE EXTENT OF ASPHALT PAVEMENT TO BE SAWCUT, REMOVE AND DISPOSE (OFFSITE) 1,055 SQ. FT.

CONCRETE ROADBED

NORTH 15TH STREET

GARAGE
F.F. EL=588.84

GRASS

EXISTING CONVENIENCE STORE
F.F. EL=589.80

CAUTION BURIED TELE

ELEC

EXISTING ELECTRICAL SERVICE TO BE REMOVED AND RELOCATED BY ELECTRICAL CONTRACTOR

PROPERTY ZONED AS UC-URBAN COMMERCIAL

N 00° 16' 07" E 150.00'

EXISTING GAS SERVICE TO BE REMOVED/TERMINATED BY LOCAL GAS UTILITY

HATCH PATTERN DESIGNATES THE EXTENT OF CONCRETE TO BE SAWCUT, REMOVE AND DISPOSE (OFFSITE) 110 SQ. FT.

GAS METER

CONC. PAD

EXISTING OVERHEAD ELECTRICAL SERVICE TO BE REMOVED AND RELOCATED BY ELECTRICAL CONTRACTOR

EXISTING SHRUBS TO REMAIN

CONCRETE WALK

RESIDENCE
F.F. EL=591.17

FUELING CANOPY

CONCRETE

HATCH PATTERN DESIGNATES THE EXTENT OF CONCRETET PAVEMENT TO BE SAWCUT, REMOVE AND DISPOSE (OFFSITE) 880 SQ. FT.

HATCH PATTERN DESIGNATES THE EXTENT OF ASPHALT PAVEMENT TO BE SAWCUT, REMOVE AND DISPOSE (OFFSITE) 2,893 SQ. FT.

HATCH PATTERN DESIGNATES THE EXTENT OF CONCRETE APRON TO BE SAWCUT, REMOVE AND DISPOSE (OFFSITE) 156 SQ. FT.
NOTE: DEMOLITION AREA NOT INCLUDED IN OVERALL SITE DATA CALCULATIONS

N 89° 38' 18" E 125.03'

S 00° 14' 28" W 150.00'

CONCRETE ROADBED

NORTH 14TH STREET

STORM MH
RIM(G)=587.60
IE=585.10 (N)
IE=584.50 (E)
IE=584.50 (S)

STORM MH
RIM(G)=586.84
IE=583.24
IE=583.14
IE=581.74

SANITARY MH
RIM=587.32
10" IE=580.70

STM MH
RIM=587.19
IE=581.97

SANITARY MH
RIM=587.77
581.77

SANITARY MH
RIM=588.38

STORM MH
RIM=588.03
IE=584.13

PUBLIC WALK TO BE SAWCUT, REMOVE AND DISPOSE (OFFSITE) AS REQUIRED FOR STORM SEWER OUTLET CONSTRUCTION

HATCH PATTERN DESIGNATES THE EXTENT OF CONCRETE ROADBED TO BE SAWCUT, REMOVED AND DISPOSED (OFFSITE) FOR CONSTRUCTION OF PROPOSED STORM SEWER OUTLET.
CONCRETE ROADBED TO BE REMOVED FROM EXISTING JOINT TO JOINT

EX. EXP. JT.

WISCONSIN AVENUE

SITE DEMOLITION PLAN

1"=10'

NOTE:
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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. (86-PERCENT LOT COVERAGE)
EXISTING PAVEMENT TO BE REMOVED	=	3,948 SQ. FT.
EXISTING CONCRETE TO BE REMOVED	=	990 SQ. FT.
EXISTING TOTAL IMERVIOUS AREA REMOVED	=	4,938 SQ. FT.

SITE DESIGN AND ENGINEERING, LLC
PO BOX [redacted]
WOODRUFF, WISCONSIN 54568
[redacted]

NO.	REVISIONS	DATE

Issue Dates

Revision	Date

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

SHEET TITLE
SITE DEMOLITION PLAN
SITE DATA

DRAWN BY
J.A.B.

CHECKED BY

DATE
JULY 12, 2022

PROJECT NO.
2022-14

SHEET NO.
C102

DULMES DECOR STORE

ALLEYWAY

ASPHALT

S 89° 38' 19" E 124.96'

5-FOOT PAVEMENT SETBACK LINE

10-FOOT BUILDING SETBACK LINE

PED.

TRANS.

15.80'

downspout @ bldg. corner to drain to grade.

CONCRETE ROADBED

NORTH 15TH STREET

GARAGE
F.F. EL=588.84

roof slope

CONTRACT LIMITS
7,575 SQUARE FEET

EXISTING
CONVENIENCE
STORE
F.F. EL=589.80

18.0'

4.0'

(4) SP. @ 9' WIDE=36.0'

4" WIDE WHITE
PARKING LOT STRIPING
(TYPICAL)

CONCRETE WALK

FUELING
CANOPY

4" WIDE WHITE
PARKING LOT STRIPING
(TYPICAL)

20.0'

20.0'

20.0'

9.0'

S 00° 14' 28" W 150.00'

N 00° 16' 07" E 150.00'

5-FOOT PAVEMENT SETBACK LINE

25-FOOT BUILDING SETBACK LINE

PROPERTY
ZONED AS
UC-URBAN COMMERCIAL

HATCH PATTERN DESIGNATES
TYPICAL PAVEMENT SECTION
3" HOT MIX ASPHALTIC PAVEMENT
1 ¾" LAYER OF 4 LT 58-28 S OVER
1 ¾" LAYER OF 3 LT 58-28 S
CONFORMING TO SECTION 460
OVER 10" COMPACTED AGGREGATE
BASE COURSE MATERIAL (752 SQ. FT.)

HATCH PATTERN DESIGNATES
TYPICAL CONCRETE SECTION
4" DEEP POURED CONCRETE
WITH 6x6 W1.4/W1.4 W.W.M. OVER
6" DEEP COMPACTED
AGGREGATE BASE COURSE
(320 SQ. FT.)

4"Ø STEEL PIPE
BOLLARDS ALONG
EXISTING BUILDING
(5 TOTAL, 4' O.C.)

PROPOSED SINGLE
STORY BUILDING
ADDITION
F.F. EL=(589.80)
(SURVEY DATUM)
100'-0"
(ARCH. DATUM)

GREEN SPACE

SAWCUT LINE

9.4'

8.0'

PROVIDE CAST IN PLACE TRUNCATED
DOME SYSTEM DETECTIBLE WARNING
(2) 24"W x 36"L (COLOR BY OWNER)

4" WIDE WHITE
PARKING LOT STRIPING
(TYPICAL)

CONCRETE

(3) SP. @ 9' WIDE=27.0'

SIDEWALK TO SLOPE DOWN
(1:12) TO PROVIDE AS A
HANDICAP ACCESSIBLE
RAMP

5.0'

6.0'

18.0'

20.16'

20.28

5-FOOT PAVEMENT SETBACK LINE

GREEN SPACE

N 89° 38' 18" E 25.03

EXISTING SHRUBS TO REMAIN

RESIDENCE
F.F. EL=591.17

downspout @ bldg. corner to drain to grade.

15.09'

CAUTION
BURIED GAS

STORM MH
RIM(G)=586.84
IE=583.24
IE=583.14
IE=581.74

SANITARY MH
RIM=587.32
10" IE=580.70

STM MH
RIM=587.19
IE=581.57

RECONSTRUCT PUBLIC WALK,
CURB/GUTTER AND ROADBED
AS REQUIRED FOR STORM
SEWER OUTLET CONSTRUCTION

WISCONSIN AVENUE

SANITARY MH
RIM=587.77
581.77

CONCRETE ROADBED

NORTH 14TH STREET

STORM MH
RIM(G)=587.60
IE=585.10 (N)
IE=584.50 (E)
IE=584.50 (S)

SANITARY MH
RIM=588.38

STORM MH
RIM=588.03
IE=584.13

SITE PLAN
1"=10'

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 UTILITES 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 [redacted]
WOODRUFF, WISCONSIN 54568
[redacted]

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 IMERVIOUS AREA REMOVED	=	4,938 SQ. FT.

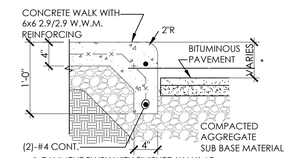
PROPOSED SITE CONDITIONS

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	=	6,021 SQ. FT.
PROPOSED TOTAL IMPERVIOUS AREA (POST DEVELOPED)	=	15,238 SQ. FT. (81.2-PERCENT LOT COVERAGE)

(REDUCTION OF 868 SQ. FT. POST DEVELOPED IMPERVIOUS)

PARKING COUNT DATA

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



* PAVMENT FLUSH WITH FINISHED WALK AT HANDICAP ACCESSIBLE PARKING SPACE AND SIDE AISLE

CONCRETE CURB & SIDEWALK SECTION

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

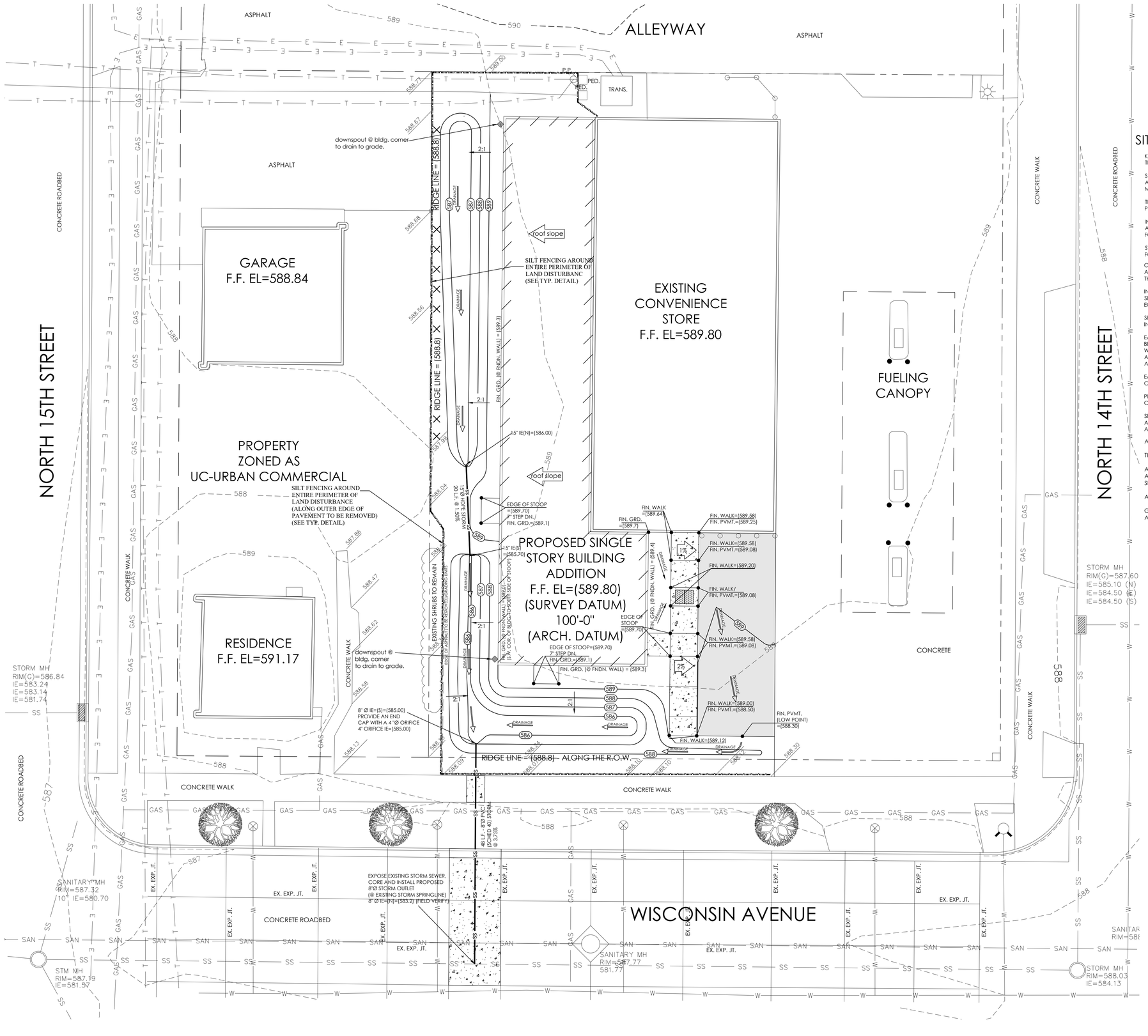
DRAWN BY
J.A.B.

CHECKED BY

DATE
JULY 12, 2022

PROJECT NO.
2022-14

SHEET NO.
C103



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 UTILITES 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 [redacted]
WOODRUFF, WISCONSIN 54568
[redacted]

SITE DEVELOPMENT AND EROSION CONTROL NOTES:

KEEP A COPY OF THE CURRENT AND APPROVED EROSION CONTROL PLAN ONSITE THROUGHOUT THE DURATION OF THE PROJECT.

SELECTED EARTHWORK CONTRACTOR IS RESPONSIBLE FOR THE ROUTINE SITE INSPECTION AT LEAST ONCE EVERY 7 DAYS AND WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR GREATER. KEEP INSPECTION REPORTS ONSITE AND MAKE THEM AVAILABLE UPON REQUEST.

THE SELECTED EARTHWORK CONTRACTOR, SHALL INSPECT AND MAINTAIN ALL INSTALLED EROSION CONTROL PRACTICES UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.

INSTALL PERIMETER EROSION CONTROLS AND STONE TRACKING PAD ENTRANCE PRIOR TO ANY LAND DISTURBANCE ACTIVITIES AND/OR SITE CLEARING/TOPSOIL STRIPPING. USE WDNR TECHNICAL STANDARD #1057 FOR STONE TRACKING PADS.

STAGE CONSTRUCTION GRADING ACTIVITIES TO MINIMIZE THE CUMULATIVE EXPOSED AREAS (BARE GROUND). FOLLOW STEPS DEFINED WITHIN WDNR TECHNICAL STANDARD #1067.

CONSTRUCTION OF THE STORM WATER BASIN SHOULD BE CONSTRUCTED BEFORE ANY OTHER LAND DISTURBANCE ACTIVITIES TAKE PLACE. UPON COMPLETION OF SITE STABILIZATION (PAVEMENT, TOPSOIL/GRASS) THE STORM WATER BASIN SHOULD BE CLEANED OUT AND BASIN BOTTOM RESTORED TO DESIGNED GRADE.

INSTALL AND MAINTAIN SILT FENCING PER WDNR TECHNICAL STANDARD #1056 FOR SILT FENCING. REMOVE SEDIMENT FROM BEHIND SILT FENCING AND SEDIMENT BARRIERS BEFORE SEDIMENT REACHES A DEPTH THAT IS EQUAL TO ONE-HALF OF THE FENCE AND/OR BARRIER HEIGHT.

SELECTED EARTHWORK CONTRACTOR IS RESPONSIBLE TO REPAIR ALL BREAKS AND/OR GAPS IN THE SILT FENCE IMMEDIATELY.

EARTHWORK CONTRACTOR TO STABILIZE ALL DISTURBED AREAS THAT WILL REMAIN INACTIVE FOR MORE THAN 14 DAYS. BETWEEN SEPTEMBER AND OCTOBER 15, STABILIZE WITH MULCH, TACKIFIER AND A PERENNIAL SEED MIX WITH WINTER WHEAT, ANNUAL OATS OR ANNUAL RYE AS APPROPRIATE FOR THE REGION AND SOIL TYPE. AFTER OCTOBER 15 STABILIZE WITH A POLYMER AND DORMANT SEED MIX AS APPROPRIATE FOR THE REGION AND SOIL TYPE.

EARTHWORK CONTRACTOR TO SWEEP/CLEAN UP ALL SEDIMENTATION/TRASH THAT MAY MOVE OFFSITE DUE TO CONSTRUCTION ACTIVITY OR STORM EVENTS BEFORE THE END OF THE SAME WORKDAY.

PROPERLY DISPOSE OF ALL WASTE AND UNUSED BUILDING MATERIALS AND DO NOT ALLOW THESE ITEMS TO BE CARRIED BY RUNOFF INTO THE EXISTING STORM WATER BASIN.

SELECTED EARTHWORK CONTRACTOR WILL BE RESPONSIBLE TO INSTALL ANY/ALL ADDITIONAL EROSION CONTROL AND SEDIMENT CONTROL MEASURES DEEMED NECESSARY BY SHEBOYGAN COUNTY AND/OR THE OWNER'S REPRESENTATIVE.

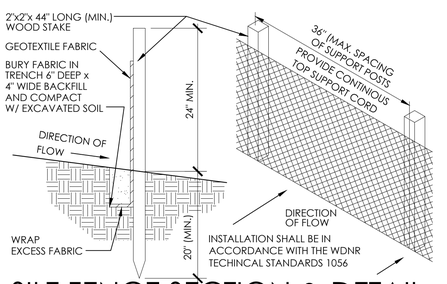
ALL DISTURBED AREAS SHALL BE TOPSOILED (4" MIN.), FERTILIZED, SEEDED AND MULCH.

THE SEED MIXTURE SHALL BE WIS DOT MIXTURE #10 APPLIED AT A RATE OF 3 POUNDS/1,000 SQUARE FEET.

ALL EROSION CONTROL DEVICES SHOWN HEREIN WILL BE MAINTAINED UNTIL AT LEAST 80% OF THE DISTURBED AREA OF THE SITE HAS BEEN STABILIZED. ANY DISTURBED AREAS AND STOCKPILES LEFT INACTIVE FOR SEVEN DAYS SHALL BE TEMPORARILY SEEDED AND MULCHED.

ALL CONSTRUCTION TRAFFIC WILL BE LIMITED TO ACCESS THE SITE OVER TRACKING PAD PROVIDED.

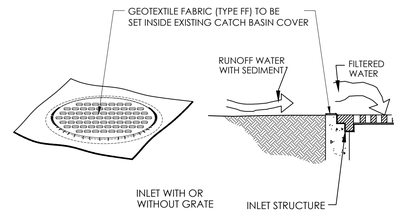
GRADING CONTRACTOR SHALL BE RESPONSIBLE TO CONTRACT LANDSCAPE CONTRACTOR TO RESTORE ALL AREAS OF CONSTRUCTION SITE.



SILT FENCE SECTION & DETAIL

FABRIC SHALL BE REPLACED AT THE ENGINEERS DISCRETION.

WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET, ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.



INLET PROTECTION DETAIL
SITE GRADING AND EROSION CONTROL 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 GRADING AND EROSION CONTROL PLAN
EROSION CONTROL NOTES
EROSION CONTROL DETAILS

DRAWN BY
J.A.B.

CHECKED BY

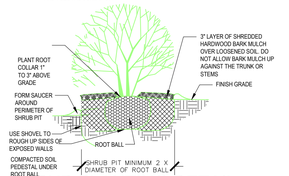
DATE
JUNE 11, 2022

PROJECT NO.
2022-16

SHEET NO.
C104

B & B NOTES: REMOVE THE ROPE AROUND TRUNK. PEEL THE TOP OF BURLAP BACK AND SCRAPE EXCESS SOIL TO EXPOSE THE ROOT COLLAR. SNIP THE WIRE BASKET AND PEEL THE BURLAP OFF

CONTAINER NOTES: REMOVE PLANT FROM POT. LOOSEN ROOTSCUT WITH KNIFE TO REDUCE POT-BOUND ROOTS



SHRUB PLANTING DETAIL

NO SCALE

LANDSCAPE POINTS REQUIRED FOR 'UC' URBAN COMMERCIAL ZONING

BUILDING FOUNDATIONS = 202 LINEAL FEET

PER SECTION 15.604 AND TABLE 15.604:BUILDING FOUNDATION LANDSCAPE REQUIREMENTS
20 POINTS PER 100 LINEAL FEET - FOR A TOTAL OF 40 POINTS REQUIRED
- NO CLIMAX TREES OR TALL TREES ALLOWED TO MEET REQUIREMENT

DEVELOPED LOTS = 2,770 SQUARE FOOT BUILDING FOOTPRINT

PER SECTION 15.605 AND TABLE 15.605:DEVELOPED LOT LANDSCAPE REQUIREMENTS
5 POINTS PER 1,000 SQUARE FEET - FOR A TOTAL OF 14 POINTS REQUIRED

STREET FRONTAGE = 125.03 LINEAL FEET (WISCONSIN AVENUE)

PER SECTION 15.606 AND TABLE 15.606:STREET FRONTAGE LANDSCAPE REQUIREMENTS
20 POINTS PER 100 LINEAL FEET - FOR A TOTAL OF 25 POINTS REQUIRED
- A MINIMUM OF 50-PERCENT OF POINTS SHALL BE CLIMAX AND/OR TALL TREES (13 POINTS)
- A MINIMUM OF 30-PERCENT OF POINTS SHALL BE SMALL TREES (8 POINTS)

PAVEMENT AREA/CONCRETE AREA = 1,072 SQUARE FEET

PER SECTION 15.607 AND TABLE 15.607:PAVED AREA LANDSCAPE REQUIREMENTS
40 POINTS PER 10,000 SQUARE FEET - FOR A TOTAL 4 POINTS REQUIRED

NO BUFFERYARD REQUIREMENT AS SUBJECT PROPERTY IS 'UC' URBAN COMMERCIAL AND ADJACENT PROPERTIES ARE 'UC' URBAN COMMERCIAL

SYMBOL	MARK	QTY.	BOTANICAL NAME	COMMON NAME	PLANTED SIZE
	SM	1	ACER SACCHARUM	SUGAR MAPLE	2" DIA.
	AV TYPE 1	5	THUJA OCCIDENTALIS EMERA	EMERALD ARBORVITAE	6'0" TALL
	AJ	3	JUNIPERUS HORIZONTALIS 'PLUMOSA'	ANDORRA JUNIPER	12"-15"
	RD	3	CORNUS SERICEA	ARTIC FIRE DOGWOOD	30"-36"

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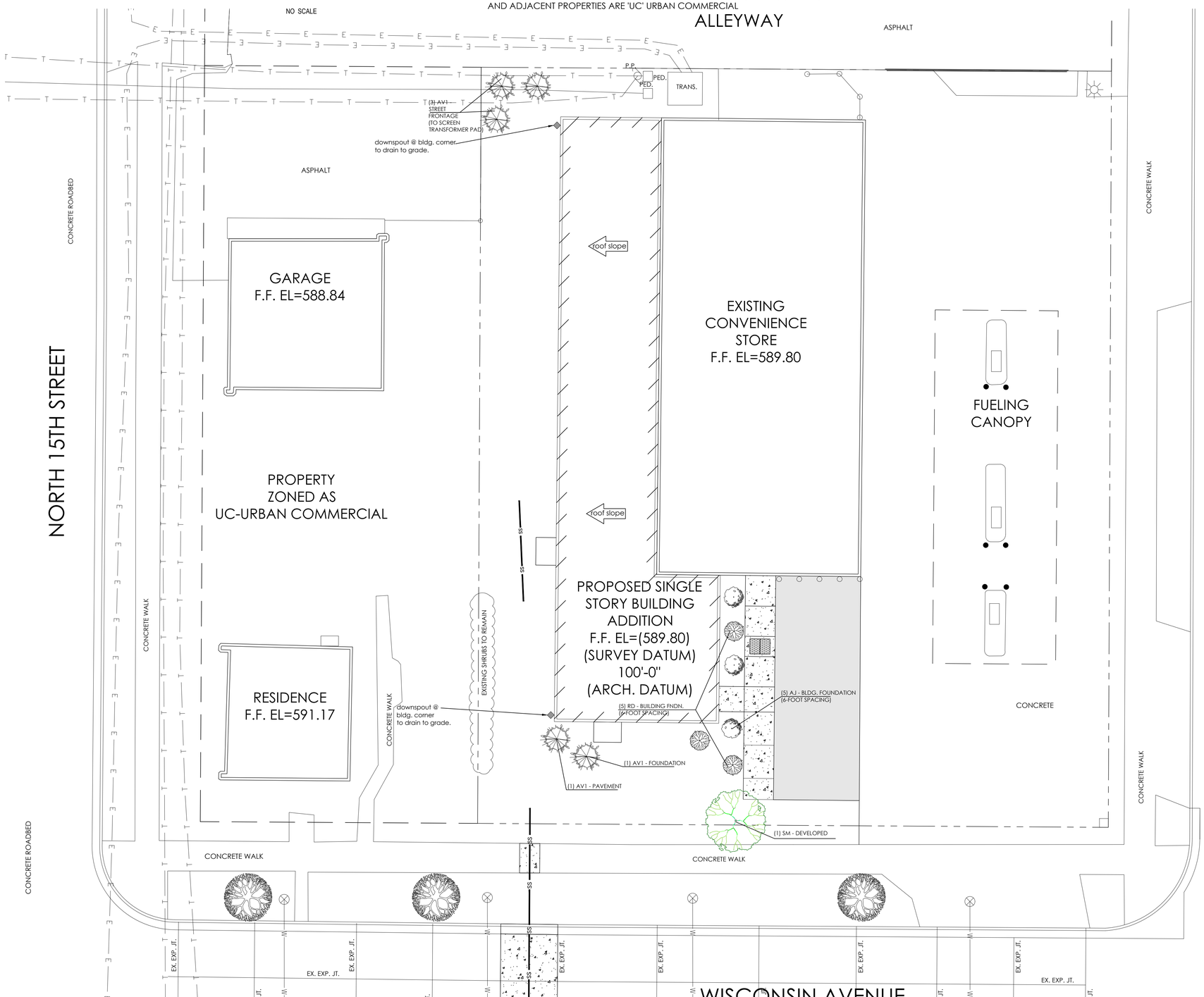
SITE DESIGN AND ENGINEERING, LLC
PO BOX [redacted]
WOODRUFF, WISCONSIN 54568
[redacted]

NO.	REVISIONS	DATE



LANDSCAPE NOTES

LANDSCAPE INSTALLATION:

1. All written dimensions supersede scaled dimensions.
2. The Contractor shall verify location of all underground utilities and additional information prior to commencing construction.
3. Rough grading and drainage construction is to be completed prior to Landscape Contractor's work. Verify all existing site and grading conditions prior to construction.
4. All work shall be in conformance with all applicable local codes and ordinances.
5. All areas disturbed by grading or site construction shall be fine graded, planted or seeded. See notes for specified seed mixes and installation procedures.
6. Contractor shall verify plant quantities shown on the Plan and provide a list to the client identifying the species and size to be used throughout the project. The Owner's representative reserves the right to reject any substandard planting material. Rejected material shall be removed from the project site.
7. All turf grass areas shall receive a blended topsoil mix to a depth of six (6) inches. Contractor shall provide positive drainage away from all buildings for a minimum of ten (10) feet.
8. Soil preparation for perennial or groundcover planting beds shall be as follows:
   A. Remove all roots, lumps, stones, sod and other extraneous materials harmful or toxic to plant growth.
   B. Perennial and groundcover planting beds shall receive a twelve (8) inch of topsoil
      Add 1/2 LB. of 5-10-5 garden fertilizer per 100 square feet and roto-till amendments into the planting beds.
   C. Mix amended planting soil either prior to planting or apply on surface of planting bed and mix thoroughly before planting.
   D. Grade, rake, and roll planting bed with roller weighing not less than 25 LBS. or more than 100 LBS. per lineal foot so as to leave in condition to plant.
   E. Grade planting bed to a twelve (12) inch crown at center.
9. All mixed planting beds with perennials, groundcover, shrubs and trees shall receive a two (2) inch to three (3) inch layer of shredded bark mulch as noted on the Plan. All shrub and tree planted singly or together in beds shall receive a three (3) inch layer of shredded bark mulch as noted. Do not allow bark mulch to touch stems or trunks of perennials, shrubs or trees.
10. Unless otherwise shown, all perennials and shrubs to be planted in a triangular arrangement, spaced according to plant recommendation.
11. Plant Bed Edging - Install a shovel-cut bed edge to six (6) inch depth at perimeter of bed.
12. Unless otherwise noted, do not stake deciduous trees less than or equal to 2.5 inches caliper diameter at breast height and evergreen trees less than or equal to 6-feet in height.
13. See the Tree Staking Detail on this Plan if tree staking is required.
14. Plant species as defined are general planting types and are subject to modification/adjustment/change.

SEED MIXES:

SEEDED TURF for LAWN AREAS:
Sow at 5 lbs. / 1,000 sq. ft.
"Supreme Lawn Seed Mix"
Available from Reinders, Inc. (800) 785-3301, or approved equal
To be installed and maintained per supplier's specifications.
17% Mercury Kentucky Bluegrass 16% America Kentucky Bluegrass
17% SR 2100 Kentucky Bluegrass 25% Garnet Creeping Red Fescue
15% Replicator Perennial Ryegrass 10% TXR Annual Rygrass

GENERAL LANDSCAPE NOTES

CALL DIGGER'S HOTLINE PRIOR TO DIGGING.

ALL BUILDING DIMENSIONS, GRADES AND ELEVATIONS TO BE VERIFIED IN THE FIELD.

PLANT ALL TREES, SHRUBS AND EVERGREENS ACCORDING TO THE HEIGHT OF THE ROOT BALL OR POT.

ALL PERENNIAL BEDS TO RECEIVE 3" COMPOST.

ALL TREES IN THE LAWN AREAS TO RECEIVE A MULCH CIRCLE (NO LANDSCAPE EDGING) AND WATER SAUCER.

LANDSCAPE CONTRACTOR TO PROVIDE TWO LAYERS OF WEED BARRIER WITHIN PLANTING AREAS AS DEFINED.

BUILDING FOUNDATION

40 POINTS (MIN.) REQUIRED
44 POINTS PROVIDED
(3) ANDORRA JUNIPER = (3) PTS. PER - 9 POINTS TOTAL
(3) ARTIC FIRE DOGWOOD = (5) PTS. PER - 15 POINTS TOTAL
(1) EMERALD ARBORVITAE = (20) PTS. PER -20 POINTS TOTAL

DEVELOPED LOTS

14 POINTS (MIN.) REQUIRED
75 POINTS PROVIDED
(1) SUGAR MAPLE = (75) PTS. PER -75 POINTS TOTAL

STREET FRONTAGE

25 POINTS (MIN.) REQUIRED
60 POINTS PROVIDED
(3) EMERALD ARBORVITAE = (20) PTS. PER -60 POINTS TOTAL

PAVEMENT AREA

4 POINTS (MIN.) REQUIRED
20 POINTS PROVIDED
(1) EMERALD ARBORVITAE = (20) PTS. PER -20 POINTS TOTAL

LANDSCAPE PLAN

1"=10'

Issue Dates

Revision	Date

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

SHEET TITLE
SITE LANDSCAPE PLAN

DRAWN BY
J.A.B.

CHECKED BY

DATE
JUNE 11, 2022

PROJECT NO.
2022-16

SHEET NO.
C105

SITE WORK

THE SITE WORK CONTRACTOR IS REQUIRED TO CONTACT DIGGER'S HOTLINE. ALL UTILITIES SHALL BE LOCATED PRIOR TO STARTING EXCAVATION.

ALL EXCAVATION AND BACK FILL FOR MECHANICALS ARE THE RESPONSIBILITY OF THE RESPECTIVE MECHANICAL CONTRACTOR. THESE TRENCHES ARE TO BE FILLED IN 8" LIFTS AND COMPACTED TO 95% OF THE MODIFIED PROCTOR VALUE. ENSURE TRENCH ROUTE IS CLEAR OF UTILITIES AND OTHER OBSTRUCTIONS PRIOR TO DIGGING.

THE EXCAVATION CONTRACTOR SHALL ADVISE THE GENERAL CONTRACTOR OF ANY SOIL CONDITIONS WHICH APPEAR OUT OF THE ORDINARY. THE SOIL BEARING CAPACITY IS LISTED ON THE COVER SHEET.

ALL ORGANIC TOPSOIL INSIDE THE BUILDING AREA, UNDER PAVED AREAS AND AT SITE FILL AREAS SHALL BE REMOVED. CONTRACTOR SHALL VERIFY TOPSOIL DEPTHS PRIOR TO CONSTRUCTION.

ALL SUB GRADE FILL UNDER PAVED AREAS AND BUILDING AREAS SHALL BE CLEAN GRANULAR FILL CONFORMING TO GRADE 1 OR 2 OF SECTION 209 WDOT STANDARD. PLACE IN 8" MAXIMUM LIFTS AND COMPACT TO 95% OF THE MODIFIED PROCTOR VALUE. GRAVEL BASE BENEATH FLOOR SLABS SHALL BE 6 INCHES OF ¾" CRUSHED STONE OR SAND COMPACTED TO THE ABOVE STANDARD. GRAVEL BASE BENEATH DRIVES, PARKING AREAS, AND APRONS SHALL BE 12" OF COMPACTED CRUSHED STONE. TYPAR SHALL BE INSTALLED WHENEVER THIS 12" BASE RESTS ON CLAY OR LOOSE SOILS. FILL SHALL NOT BE PLACED ON FROZEN GROUND AND NO FROZEN MATERIALS MAY BE USED FOR BACKFILL.

FOUNDATION TRENCHES MUST BE BACK FILLED UNIFORMLY ON EACH SIDE WITH SAND. PLACE FILL IN 8" LIFTS AND COMPACT TO 95% OF THE MODIFIED PROCTOR VALUE. THE EXTERIOR SIDE MAY BE FILLED WITH COMPACTED NON-STRUCTURAL FILL IF THERE WILL NEVER BE A PARKING LOT OR ADDITION ON THAT SIDE. WHEN IN DOUBT, BACK FILL WITH SAND.

THE BUILDING SITE SHALL BE GRADED TO PROVIDE DRAINAGE AWAY FROM THE BUILDING AT A MINIMUM OF 2% SLOPE FOR 20'-0" AWAY FROM THE BUILDING, STARTING AT 5" BELOW THE FLOOR LINE OR AS INDICATED ON THE PLANS. PROVIDE 6" OF TOPSOIL AT ALL GRASS AND LANDSCAPED AREAS AND GRADE TO +/- 0.10 FEET.

SPLASH BLOCKS ARE TO BE PLACED AT ALL DOWN SPOUTS WHICH DISCHARGE AT GRADE AND AT SPRINKLER DRAIN VALVES.

IF A CURRENT GEOTECHNICAL REPORT OR PLANS BY A CIVIL CONSULTANT ARE AVAILABLE, ALL REQUIREMENTS OF THAT REPORT AND PLANS MUST BE FOLLOWED. WHEN THE STRUCTURAL/ARCHITECTURAL PLANS OR THE INFORMATION ABOVE CONFLICT WITH THE GEOTECHNICAL REPORT OR THE CIVIL PLANS, THE INFORMATION IN THE GEOTECHNICAL REPORT AND CIVIL PLANS SUPERCEDE.

CONCRETE

CONCRETE CONTRACTOR SHALL VERIFY SOIL CONDITIONS BEFORE PLACING FOUNDATIONS AND SLABS. NOTIFY THE GENERAL CONTRACTOR IF ANY SOIL CONDITIONS APPEAR OUT OF THE ORDINARY.

FOOTINGS SHALL BEAR ON UNDISTURBED SOIL OR STRUCTURAL FILL. DO NOT PLACE FOOTINGS ON FROZEN GROUND.

DESIGN MIXES SHALL BE IN ACCORDANCE WITH ASTM C94.

1) FOOTINGS AND WALLS SHALL HAVE STRENGTH EQUAL TO 3,000 PSI AT 28 DAYS.
2) SLABS ON GRADE SHALL HAVE STRENGTH EQUAL TO 4,000 PSI AT 28 DAYS
3) EXTERIOR CONCRETE SHALL HAVE STRENGTH EQUAL TO 4,000 PSI AT 28 DAYS.
4) COLUMNS, BEAMS AND STRUCTURAL SLABS SHALL HAVE STRENGTH EQUAL TO 4,000 PSI AT 28 DAYS
5) PRE CAST TOPPING SHALL HAVE STRENGTH EQUAL TO 4000 PSI AT 28 DAYS.
6) SLUMP SHALL NOT EXCEED 4".
7) ALL CONCRETE EXPOSED TO WEATHER SHALL BE AIR-ENTRAINED WITH 4-7% AIR CONTENT. NO OTHER ADMIXTURES SHALL BE USED WITHOUT THE APPROVAL OF THE GENERAL CONTRACTOR. CALCIUM CHLORIDE SHALL NOT BE USED.
8) MAXIMUM AGGREGATE SIZE FOR FOOTING TO BE 1 1/2" AND MAXIMUM AGGREGATE SIZE FOR ALL OTHER WORK TO BE 3/4".

PLACE FLOOR SLABS WITH CONSTRUCTION JOINTS OR SAW JOINTS NOT EXCEEDING A MAXIMUM OF 156 SQUARE FEET OR AS INDICATED ON THE PLANS. SAW CUTTING TO BE DONE AS SOON AS POSSIBLE, BUT NO LATER THAN 24 HOURS AFTER CONCRETE IS PLACED.

INTERIOR SLABS TO HAVE A TROWEL FINISH AND EXTERIOR SLABS TO HAVE A LIGHT BROOM FINISH. MAINTAIN FLOOR LEVEL AT WALLS AND PITCH SURFACES UNIFORMLY TO DRAINS. CONCRETE TO BE SEALED OR WET CURED FOR 7 DAYS. FLOORS TO RECEIVE TILE OR EPOXY TO BE WET CURED ONLY. EXTERIOR SLABS SHALL BE SEPARATED FROM BUILDINGS WITH CONTINUOUS 1/2" FIBER EXPANSION JOINT.

DESIGN AND CONSTRUCTION OF CAST-IN-PLACE CONCRETE SHALL CONFORM TO ACI 318 AND CRSI STANDARDS.

ANCHOR BOLTS AND THREADED RODS TO BE ASTM F1554. MINIMUM GRADE A36.

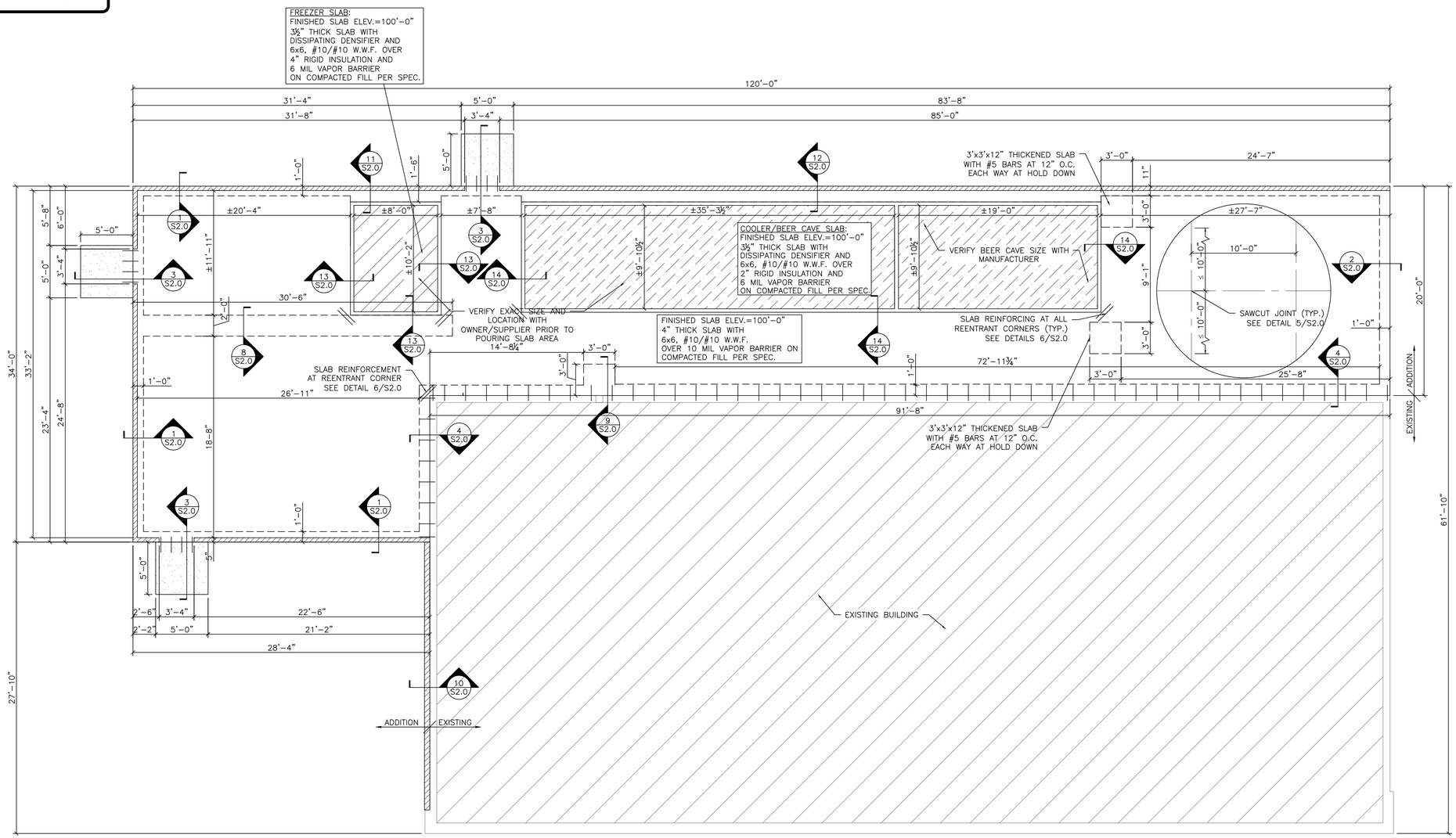
SITE UTILITIES

ALL UTILITIES SHALL BE INSTALLED PER INDUSTRY STANDARDS. WATER, SANITARY AND STORM SEWER SHALL BE INSTALLED PER "STANDARD SPECIFICATION FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN". THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING, APPLYING FOR, SCHEDULING AND COORDINATING THE INSTALLATION OF GAS, ELECTRIC, AND COMMUNICATION SERVICES.

LOCATIONS OF SITE UTILITIES ON THIS PLAN ARE PRELIMINARY AND MUST BE VERIFIED BY THE SITE UTILITY CONTRACTOR.

REINFORCING STEEL

REINFORCING STEEL TO CONFORM TO ASTM-A615, GRADE 60. WELDED WIRE FABRIC SHALL CONFORM TO ASTM-A185. LAP ALL HORIZONTAL REINFORCING AT SPLICES AND AROUND CORNERS 30 BAR DIAMETERS. WELDED WIRE FABRIC IS TO BE LAPPED 6" AND PLACED IN THE CENTER OF THE SLAB UNLESS INDICATED OTHERWISE. REINFORCING SHALL BE PLACED IN CONFORMANCE WITH CRSI "RECOMMENDED PRACTICES FOR PLACING BARS" AND ACI 318. THE REINFORCEMENT SHALL NOT BE PAINTED AND MUST BE FREE OF GREASE, DIRT OR DEEP RUST WHEN PLACED. PROVIDE CONCRETE PROTECTION FOR REBARS PER ACI 318 SECTION 7.7.



TOP OF FOUNDATION KEY	
	TOP OF CONCRETE = 100'-0"
	TOP OF CONCRETE = 99'-10"

FOUNDATION PLAN
SCALE: 3/16"=1'-0"

BUILDING ADDITION FOR:

TIDY STORE

810 NORTH 14TH STREET
SHEBOYGAN WISCONSIN, 53081

IED JOB NUMBER: 25038

JOB NUMBER: -

IED PROJECT MANAGER: C. DUESCHER

DRAWN BY: T. JOHNSON

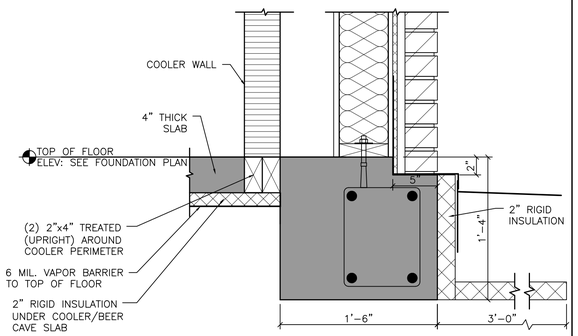
ISSUED DATE: APRIL 1, 2025

NO.	REVISIONS	DATE
–	–	–

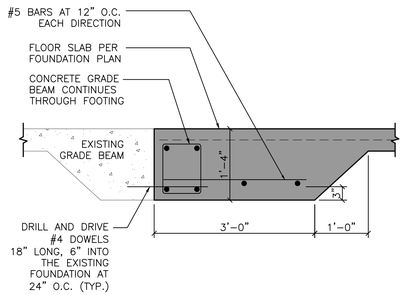
ISSUED FOR:

- [ ] PRELIMINARY
- [ ] DESIGN REVIEW
- [X] CONSTRUCTION

SHEET:

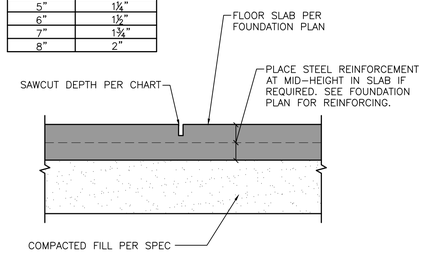


COOLER FLOOR SLAB — 12 / S2.0
SCALE: 1½"=1'-0"

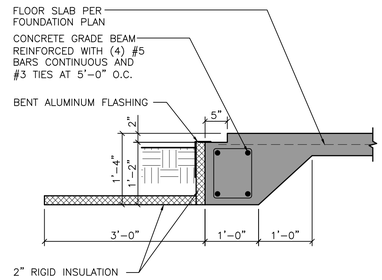


THICKENED EDGE AGAINST EXISTING — 9 / S2.0
SCALE: ¾"=1'-0"

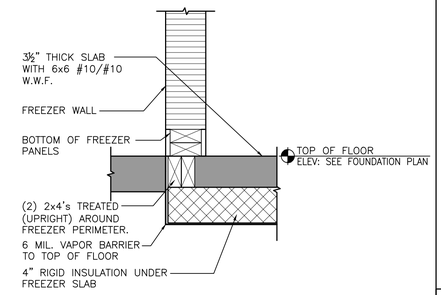
SLAB DEPTH	SAWCUT DEPTH
4"	1"
5"	1¼"
6"	1½"
7"	1¾"
8"	2"



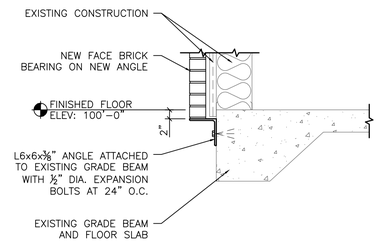
SAWCUT DETAIL — 5 / S2.0
SCALE: 1½"=1'-0"



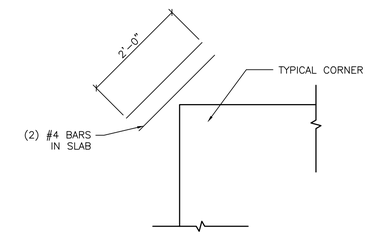
GRADE BEAM AT MASONRY VENEER WITH INSULATION — 1 / S2.0
SCALE: ¾"=1'-0"



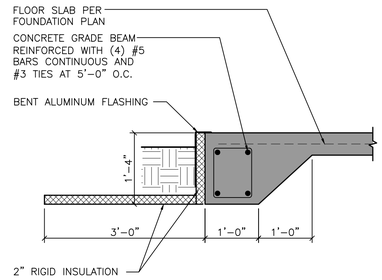
FREEZER FLOOR SLAB — 13 / S2.0
SCALE: 1½"=1'-0"



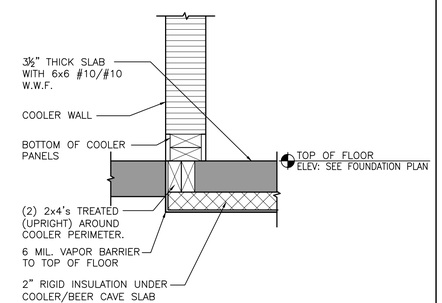
NEW ANGLE AGAINST EXISTING — 10 / S2.0
SCALE: ¾"=1'-0"



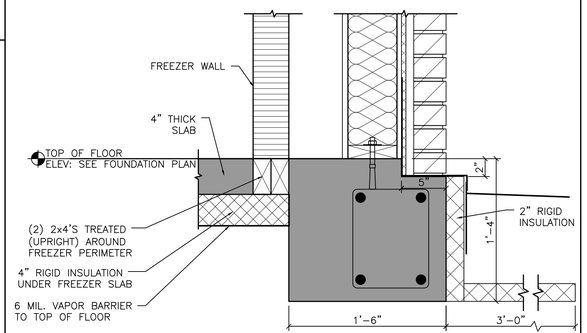
TYPICAL SLAB REINFORCEMENT AT ALL REENTRANT CORNERS — 6 / S2.0
SCALE: ¾"=1'-0"



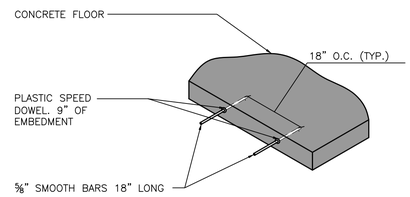
INSULATED GRADE BEAM — 2 / S2.0
SCALE: ¾"=1'-0"



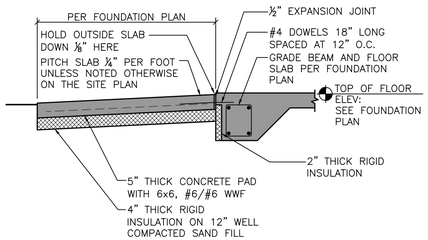
COOLER FLOOR SLAB — 14 / S2.0
SCALE: 1½"=1'-0"



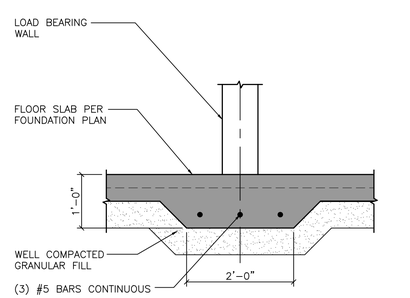
FREEZER FLOOR SLAB — 11 / S2.0
SCALE: 1½"=1'-0"



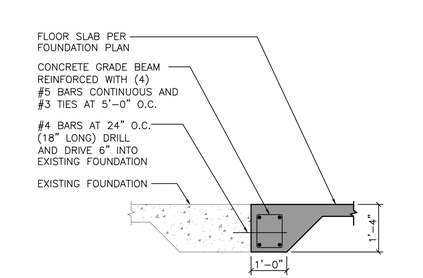
DOWEL CONSTRUCTION JOINT — 7 / S2.0
SCALE: ½"=1'-0"



GRADE BEAM STOOP — 3 / S2.0
SCALE: ½"=1'-0"



THICKENED SLAB — 8 / S2.0
NOT TO SCALE



SLAB CONNECTION TO EXISTING — 4 / S2.0
SCALE: ½"=1'-0"

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BUILDING ADDITION FOR:

TIDY STORE

810 NORTH 14TH STREET
SHEBOYGAN
WISCONSIN, 53081

IED JOB NUMBER: 25038

JOB NUMBER: -

IED PROJECT MANAGER: C. DUESCHER

DRAWN BY: T. JOHNSON

ISSUED DATE: APRIL 1, 2025

NO.	REVISIONS	DATE
–	–	–

ISSUED FOR:

- [ ] PRELIMINARY
- [ ] DESIGN REVIEW
- [X] CONSTRUCTION

SHEET:

NAILING SCHEDULE

CONNECTION	NAILING (COMMON NAILS UNLESS OTHER CONNECTION IS REQUIRED)	STAPLES
BRIDGING TO TRUSSES, FACE NAIL EACH END TOP PLATE TO STUD, END NAIL STUD TO SOLE PLATE	(2) 8d (2) 16d (4) 8d, TOE NAIL OR 2–16d, END NAIL	(2) 3" 14 GAGE (3) 3" 14 GAGE (3) 3" 14 GAGE (TOE NAIL OR END NAIL)
DOUBLED STUDS, FACE NAIL BUILT–UP CORNER STUDS DOUBLED TOP PLATES, TYPICAL FACE NAIL DOUBLED TOP PLATES, LAP SPLICES	16d AT 24" O.C. 16d AT 24" O.C. 16d AT 16" O.C. (8) 16d	3" 14 GAGE AT 8" O.C. 3" 14 GAGE AT 16" O.C. 3" 14 GAGE AT 12" O.C. (12) 3" 14 GAGE
CONTINUOUS HEADER, TWO PIECES CONTINUOUS HEADER TO STUD, TOENAIL	16d AT 12" O.C. ALONG EACH EDGE (4) 8d TOE NAIL	
OSB ROOF SHEATHING EXTERIOR WALL SHEATHING	8d AT 6" O.C. AT EDGES 8d AT 12" O.C. AT INTERMEDIATE MEMBERS 8d AT 6" O.C. AT EDGES 8d AT 12" O.C. AT INTERMEDIATE MEMBERS	1¾" 16 GA. AT 4" O.C. AT EDGES 1¾" 16 GA. AT 8" O.C. AT INTERMEDIATE SUPPORTS 1¾" 16 GA. AT 4" O.C. AT EDGES 1¾" 16 GA. AT 8" O.C. AT INTERMEDIATE SUPPORTS

NOTES: 1. USE THESE PATTERNS UNLESS NOTED OTHERWISE IN THE PLANS
2. THESE PATTERNS COMPLY WITH IBC TABLE 2304.10.1

WALL HOLD-DOWN KEY

- △ USP–TDL5 HOLD–DOWN, 2–PLY STUD (10) LOCATIONS
- ○ HDU2–SDS2.5 HOLD–DOWN, 2–PLY STUD (2) LOCATIONS
- □ HDU5–SDS2.5 HOLD–DOWN, 2–PLY STUD (2) LOCATIONS

HOLD DOWN ANCHORING SCHEDULE

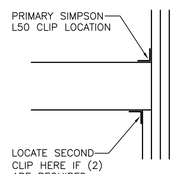
HOLD DOWN	ANCHOR DIAMETER	MINIMUM EMBEDMENT
USP–TDL5	½"	6"
SIMPSON HDU2–SDS2.5	⅝"	6"
SIMPSON HDU5–SDS2.5	⅝"	8"
INSTALL ANCHORS WITH RED HEAD A7 EPOXY OR EQUAL		

NOTE: SEE DETAIL 9/S3.1 FOR EMBEDMENT NOTE

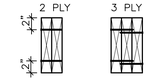
LINTEL SCHEDULE

MARK	LINTEL	BEARING (EACH SIDE)	BEARING HEIGHT	REMARKS
L–1	(3) PLY 2x8	1½"	7'–2"	SINGLE KING STUD REQUIRED ON EACH SIDE.
L–2	(3) PLY 2x8	1½"	7'–0"	SINGLE KING STUD REQUIRED ON EACH SIDE.
L–3	(3) PLY 1¾"x9¼" LVL	3"	7'–5¾"	SEE DETAIL A/S3.1
L–4	(3) PLY 2x8	1½"	7'–9"	SINGLE KING STUD REQUIRED ON EACH SIDE.
L–5	(3) PLY 2x10	1½"	7'–4"	SINGLE KING STUD REQUIRED ON EACH SIDE.

NOTE: OTHER OPENINGS NOT LISTED IN THIS SCHEDULE REQUIRE NO SPECIAL STRUCTURAL HEADERS.

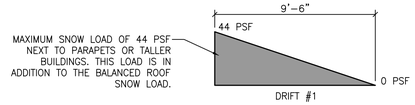


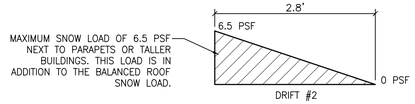
CONNECTION OF MULTIPLE PIECES OF TOP LOADED BEAMS

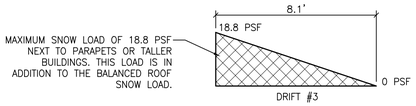


NOTES:
MINIMUM OF 2 ROWS 16d (3½") NAILS AT 12" O.C.

MINIMUM OF 3 ROWS 16d (3½") NAILS AT 12" O.C. FOR 14", 16" AND 18" BEAMS

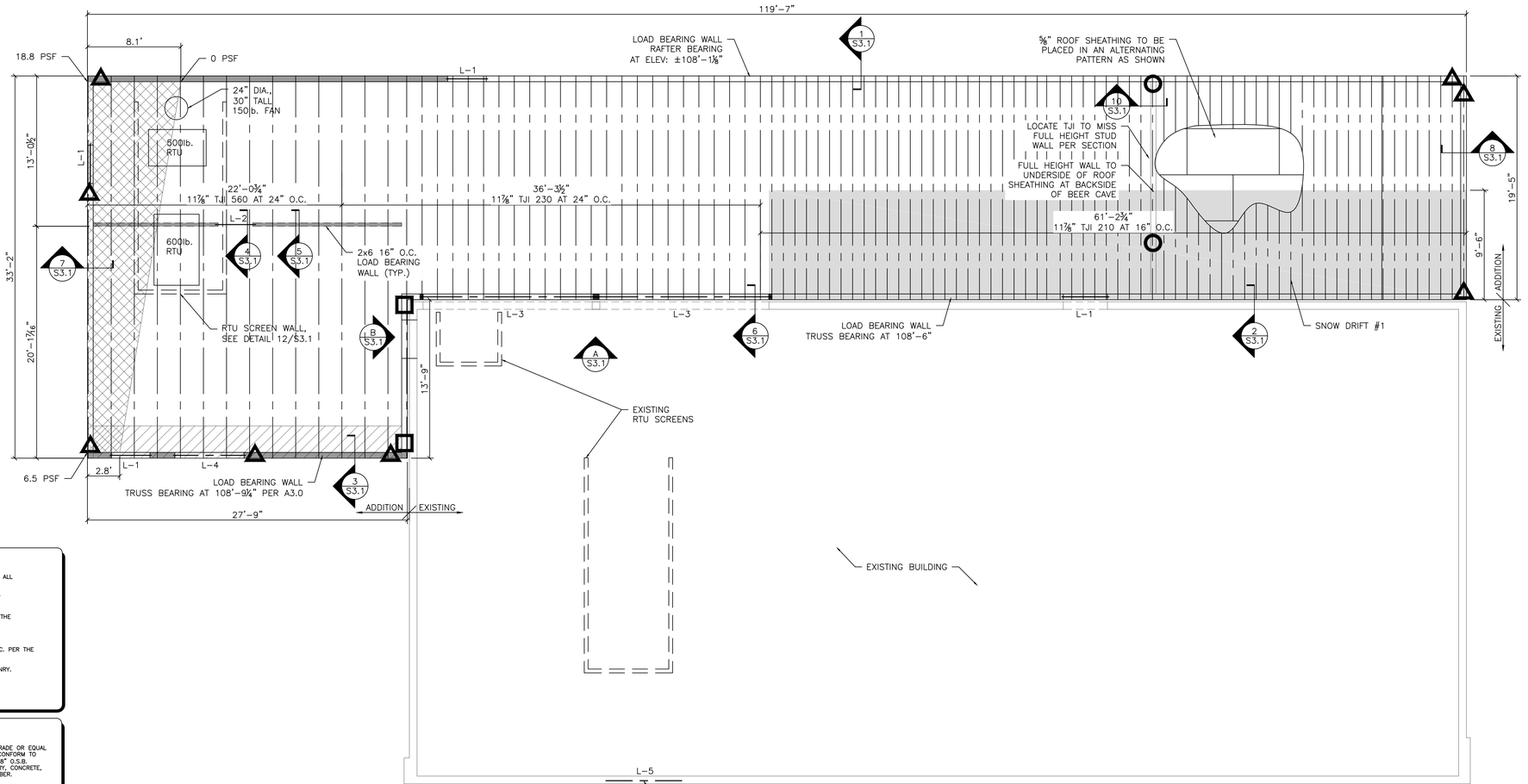






WOOD LINTELS

SCALE: 1" = 1'–0"



ROOF FRAMING PLAN

SCALE: 3/16"=1'–0"

NOTE:
INSTALL BLOCKING AND BRACING AS REQUIRED BY TJI MANUFACTURER INSTALLATION GUIDELINES.

VERIFY REQUIREMENTS PRIOR TO CONSTRUCTION.

TJI JOISTS

TJI'S REQUIRE CAREFULL INSTALLATION. CONSULT WITH AND FOLLOW PRECISELY ALL MANUFACTURER'S GUIDANCE FOR SAFE HANDLING, STORAGE AND INSTALLATION.

JOISTS ARE UNSTABLE UNTIL LATERALLY BRACED. SEE MANUFACTURER'S SAFETY RECOMMENDATIONS.

HOLES IN THE WEB ARE ALLOWED BUT CAREFULLY REGULATED. CONSULT WITH THE MANUFACTURER'S GUIDANCE ON HOLES BEFORE DRILLING OR CUTTING.

DO NOT CUT OR NOTCH THE FLANGES UNDER ANY CIRCUMSTANCE.

INSTALL ALL BRACING, BLOCKING, STIFFENERS, BEARING PLATES, FASTENERS ETC. PER THE MANUFACTURER'S DIRECTION.

PROTECT UNTREATED WOOD FROM DIRECT CONTACT WITH CONCRETE AND MASONRY.

TJI'S MUST MEET APPLICABLE CODES AND STANDARDS.

TJI SUPPLIER MUST PROVIDE DRAWINGS FOR LAYOUT AND DETAILS.

WOOD FRAMING

WOOD FRAMING SPECIES SHALL BE SPRUCE/PINE/FIR NO. 2 CONSTRUCTION GRADE OR EQUAL UNLESS NOTED OTHERWISE. WOOD CONSTRUCTION AND ITS FASTENERS SHALL CONFORM TO APPLICABLE REQUIREMENTS OF IBC CHAPTER 23. ROOF DECKING SHALL BE 5/8" O.S.B. UNLESS NOTED OTHERWISE. ALL WOOD BASE PLATES IN CONTACT WITH MASONRY, CONCRETE, GROUND OR EXPOSED TO THE WEATHER MUST BE PRESERVATIVE TREATED LUMBER.

WOOD FRAME CONNECTIONS MUST MEET MINIMUM REQUIREMENTS SET FORTH IN IBC TABLE 2304.10.1
LAMINATED VENEER LUMBER (LVL) SHALL HAVE A MINIMUM BENDING STRESS OF 2,600 PSI.

FIRE BLOCKING IS REQUIRED IN ALL CONCEALED VOIDS WITHIN STUD WALLS AT 10'–0" O.C. MAX AND AT EACH FLOOR OF MULTI STORY STRUCTURES.

PROVIDE TEMPORARY BRACING OF ALL WALLS TO PROVIDE SUPPORT UNTIL PERMANENT BRACING SYSTEMS ARE IN PLACE.

INTEGRITY ENGINEERING & DESIGN, LLC

BUILDING ADDITION FOR:

TIDY STORE

810 NORTH 14TH STREET
SHEBOYGAN
WISCONSIN, 53081

IED JOB NUMBER:
25038

JOB NUMBER:
-

IED PROJECT MANAGER:
C. DUESCHER

DRAWN BY:
T. JOHNSON

ISSUED DATE:
APRIL 1, 2025

NO.	REVISIONS	DATE
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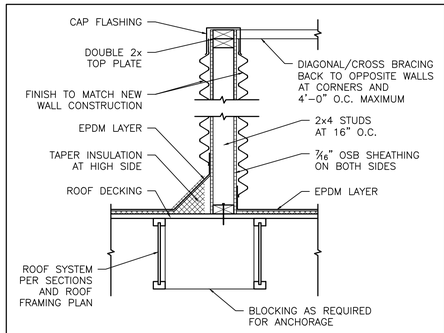
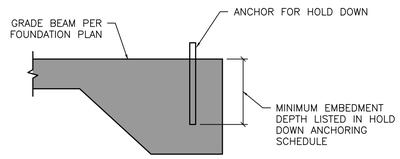
SHEET:



SCREEN WALL DETAIL

SCALE: 1"=1'-0"

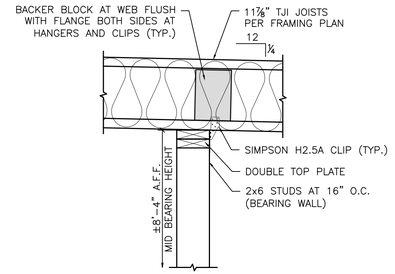
12 / S3.1



HOLD DOWN EMBED DETAIL

SCALE: 1"=1'-0"

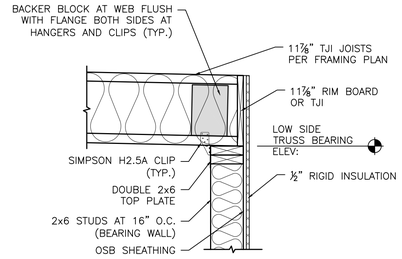
9 / S3.1



WALL CONNECTION AT RAFTER

SCALE: 1"=1'-0"

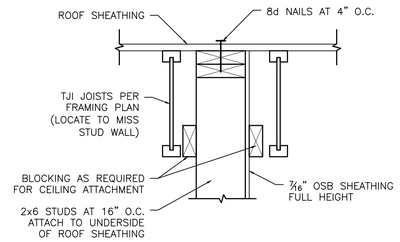
5 / S3.1



LOWSIDE RAFTER BEARING

SCALE: 1"=1'-0"

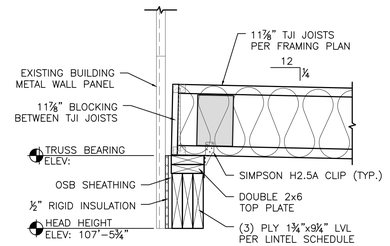
1 / S3.1



FULL HEIGHT STUD WALL DETAIL

SCALE: 1½"=1'-0"

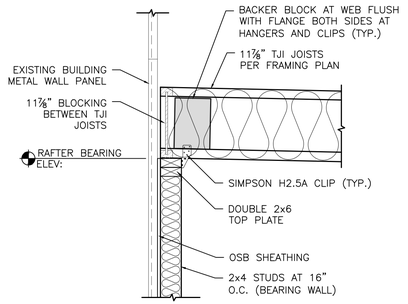
10 / S3.1



LINTEL DETAIL AT OPENING

SCALE: 1"=1'-0"

6 / S3.1



BEARING DETAIL

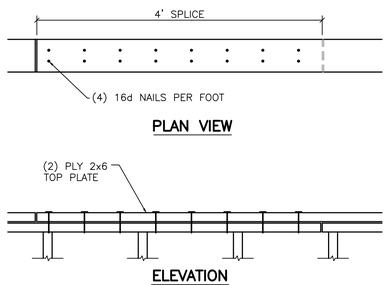
SCALE: 1"=1'-0"

2 / S3.1

FRAMING ELEVATION

SCALE: 1"=1'-0"

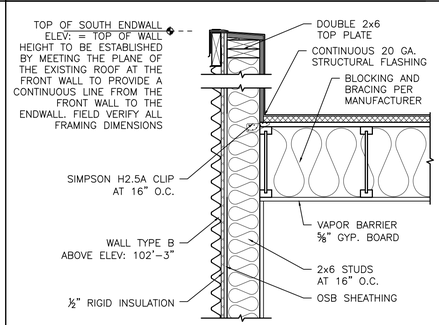
B / S3.1



DOUBLE TOP PLATE SPLICE DETAIL

SCALE: 1"=1'-0"

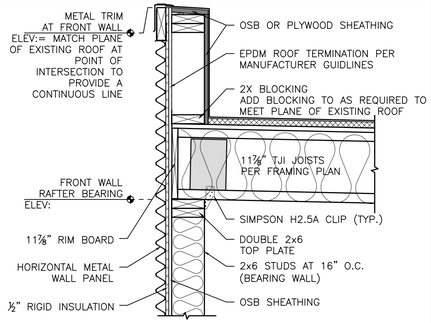
11 / S3.1



SOUTH ENDWALL PARAPET

SCALE: 1"=1'-0"

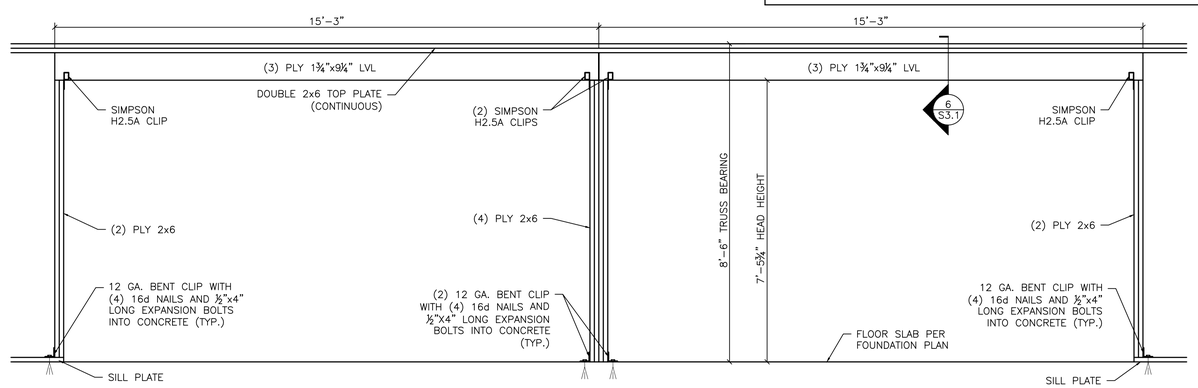
7 / S3.1



NEW EAST SIDEWALL PARAPET

SCALE: 1"=1'-0"

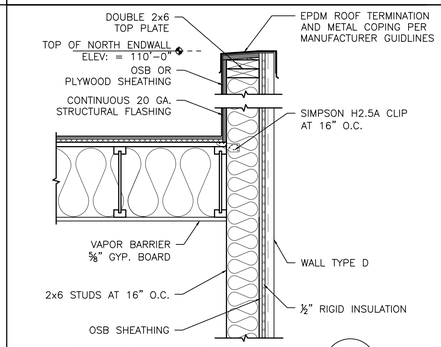
3 / S3.1



FRAMING ELEVATION AT NEW OPENING

SCALE: ½"=1'-0"

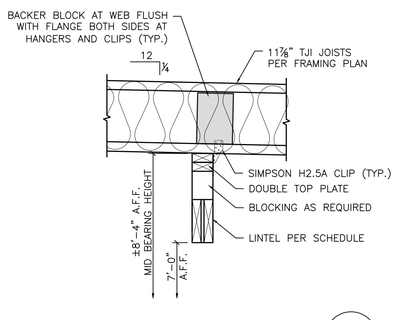
A / S3.1



NORTH ENDWALL PARAPET

SCALE: 1"=1'-0"

8 / S3.1



INTERIOR BEARING WALL OPENING

SCALE: 1"=1'-0"

4 / S3.1

INTEGRITY ENGINEERING & DESIGN, LLC

WISCONSIN, 53081

BUILDING ADDITION FOR:

TIDY STORE

810 NORTH 14TH STREET
SHEBOYGAN

IED JOB NUMBER:
25038

JOB NUMBER:
-

IED PROJECT MANAGER:
C. DUESCHER

DRAWN BY:
T. JOHNSON

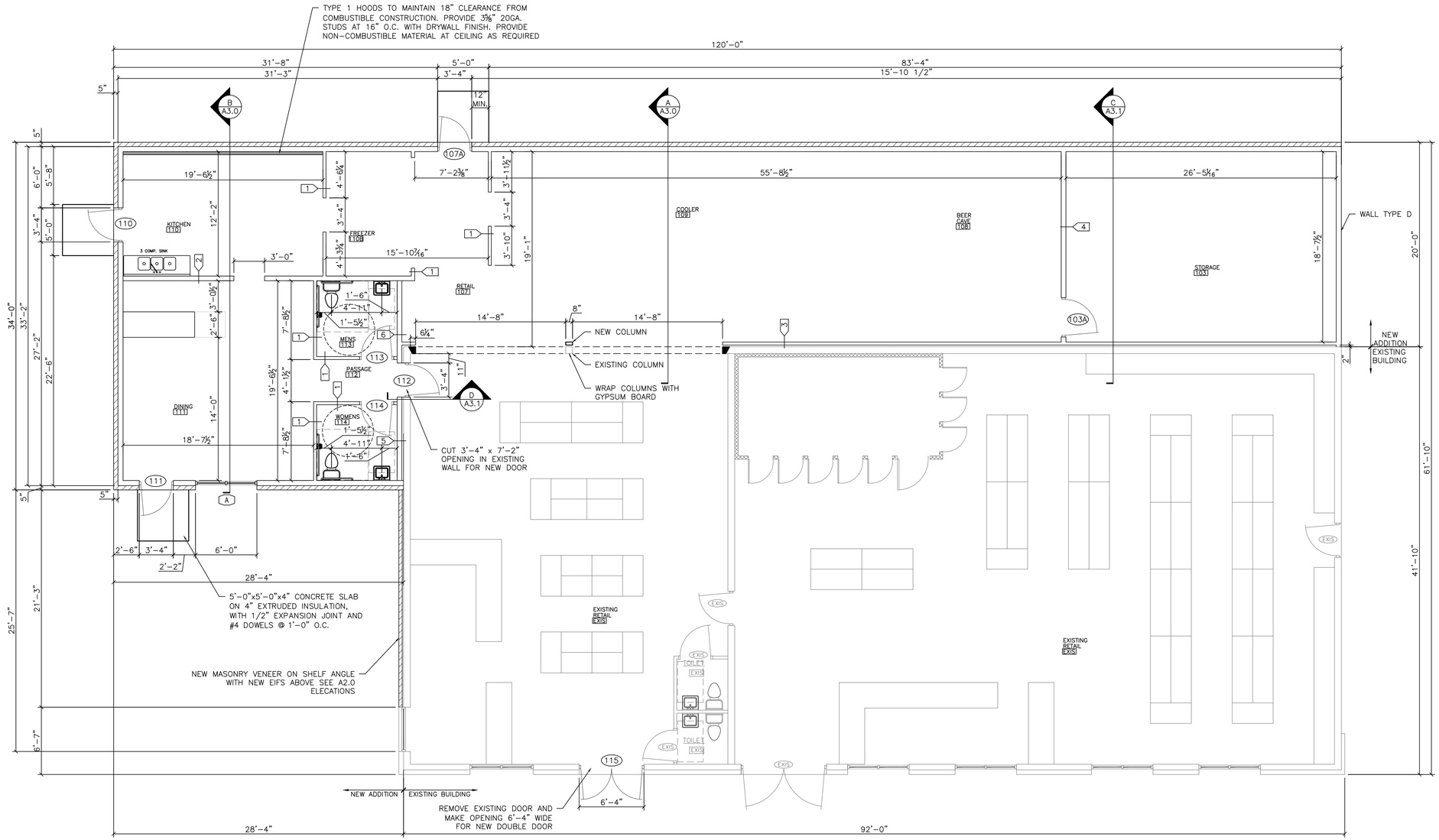
ISSUED DATE:
APRIL 1, 2025

NO.	REVISIONS	DATE
–	–	–

ISSUED FOR:

- [ ] PRELIMINARY
- [ ] DESIGN REVIEW
- [X] CONSTRUCTION

SHEET:



FLOOR PLAN

SCALE: 3/16"=1'-0"

W S N E

X — WALL TYPE SYMBOL SEE WALL TYPE SCHEDULE ON SHEET A1.0

WOOD FRAMING

WOOD FRAMING SPECIES SHALL BE SPRUCE/PINE/FIR NO. 2 CONSTRUCTION GRADE OR EQUAL UNLESS NOTED OTHERWISE. WOOD CONSTRUCTION AND ITS FASTENERS SHALL CONFORM TO APPLICABLE REQUIREMENTS OF IBC CHAPTER 23. ROOF DECKING SHALL BE 5/8" O.S.B. UNLESS NOTED OTHERWISE. ALL WOOD BASE PLATES IN CONTACT WITH MASONRY, CONCRETE, GROUND OR EXPOSED TO THE WEATHER MUST BE PRESERVATIVE TREATED LUMBER.

WOOD FRAME CONNECTIONS MUST MEET MINIMUM REQUIREMENTS SET FORTH IN IBC TABLE 2304.10.1

LAMINATED VENEER LUMBER (LVL) SHALL HAVE A MINIMUM BENDING STRESS OF 2,600 PSI.

FIRE BLOCKING IS REQUIRED IN ALL CONCEALED VOIDS WITHIN STUD WALLS AT 10'-0" O.C. MAX AND AT EACH FLOOR OF MULTI STORY STRUCTURES.

PROVIDE TEMPORARY BRACING OF ALL WALLS TO PROVIDE SUPPORT UNTIL PERMANENT BRACING SYSTEMS ARE IN PLACE.

TJI JOISTS

TJI'S REQUIRE CAREFULL INSTALLATION. CONSULT WITH AND FOLLOW PRECISELY ALL MANUFACTURER'S GUIDANCE FOR SAFE HANDLING, STORAGE AND INSTALLATION.

JOISTS ARE UNSTABLE UNTIL LATERALLY BRACED. SEE MANUFACTURER'S SAFETY RECOMMENDATIONS.

HOLES IN THE WEB ARE ALLOWED BUT CAREFULLY REGULATED. CONSULT WITH THE MANUFACTURER'S GUIDANCE ON HOLES BEFORE DRILLING OR CUTTING.

DO NOT CUT OR NOTCH THE FLANGES UNDER ANY CIRCUMSTANCE.

INSTALL ALL BRACING, BLOCKING, STIFFENERS, BEARING PLATES, FASTENERS ETC. PER THE MANUFACTURER'S DIRECTION.

PROTECT UNTREATED WOOD FROM DIRECT CONTACT WITH CONCRETE AND MASONRY.

TJI'S MUST MEET APPLICABLE CODES AND STANDARDS.

TJI SUPPLIER MUST PROVIDE DRAWINGS FOR LAYOUT AND DETAILS.

INTERIOR PARTITION WALLS

INTERIOR PARTITION WALLS ARE DIMENSIONED FROM FACE OF STUD TO FACE OF STUD.

INTERIOR PARTITIONS ARE 3½" FOR WOOD STUDS AND 3⅝" FOR METAL STUDS. PLUMBING WALLS ARE 5½" FOR WOOD STUDS OR 6" FOR METAL STUDS.

STUDS ARE SPACED AT 16" ON CENTER UNLESS NOTED OTHERWISE. USE MINIMUM ½" GYPSUM BOARD ON THE FINISHED SIDES OF INTERIOR PARTITIONS. PROVIDE EXPANSION JOINTS AT 30'-0" O.C. FOR LONG GYPSUM BOARD WALLS.

PARTITION WALLS WHICH ARE NOT FULL HEIGHT MUST BE BRACED TO CROSS WALLS OR TO THE STRUCTURE ABOVE TO PROVIDE ADEQUATE STABILITY.

DRYWALL

DRYWALL SHALL BE INSTALLED PER THE LATEST EDITIONS OF "RECOMMENDED SPECIFICATIONS FOR THE APPLICATION AND FINISHING OF GYPSUM BOARD" GA-216 AS PUBLISHED BY THE GYPSUM ASSOCIATION AND THE "GYPSUM CONSTRUCTION HANDBOOK" AS PUBLISHED BY UNITED STATES GYPSUM COMPANY. PROVIDE CONTROL JOINTS AS REQUIRED.

WALL TYPE SCHEDULE

NO.	DESCRIPTION	WALL DIAGRAM	NO.	DESCRIPTION	WALL DIAGRAM
1	5/8" GYPSUM BOARD 2x4 WOOD STUDS AT 16" O.C. BATT INSULATION 5/8" GYPSUM BOARD HEIGHT: VARIES TO UNDERSIDE OF RAFTERS		4	5/8" GYPSUM BOARD 2X6 WOOD STUDS AT 16" O.C. BATT INSULATION 7/16 OSB 5/8" GYPSUM BOARD HEIGHT: FULL HEIGHT	
2	5/8" GYPSUM BOARD 2X6 WOOD STUDS AT 16" O.C. BATT INSULATION 5/8" GYPSUM BOARD HEIGHT: VARIES TO UNDERSIDE OF RAFTERS		5	5/8" GYPSUM BOARD 7/16 OSB 2X6 WOOD STUDS AT 16" O.C. BATT INSULATION HEIGHT: VARIES TO UNDERSIDE OF RAFTERS	
3	5/8" GYPSUM BOARD 2x4 WOOD STUDS AT 16" O.C. 7/16" OSB EXISTING METAL PANEL HEIGHT: 8'-6" VERIFY		6	5/8" GYPSUM BOARD 7/16 OSB 2X6 WOOD STUDS AT 16" O.C. BATT INSULATION 5/8" GYPSUM BOARD HEIGHT: VARIES TO UNDERSIDE OF RAFTERS	

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25038

JOB NUMBER:
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IED PROJECT MANAGER:
C. DUESCHER

DRAWN BY:
T. JOHNSON

ISSUED DATE:
APRIL 1, 2025

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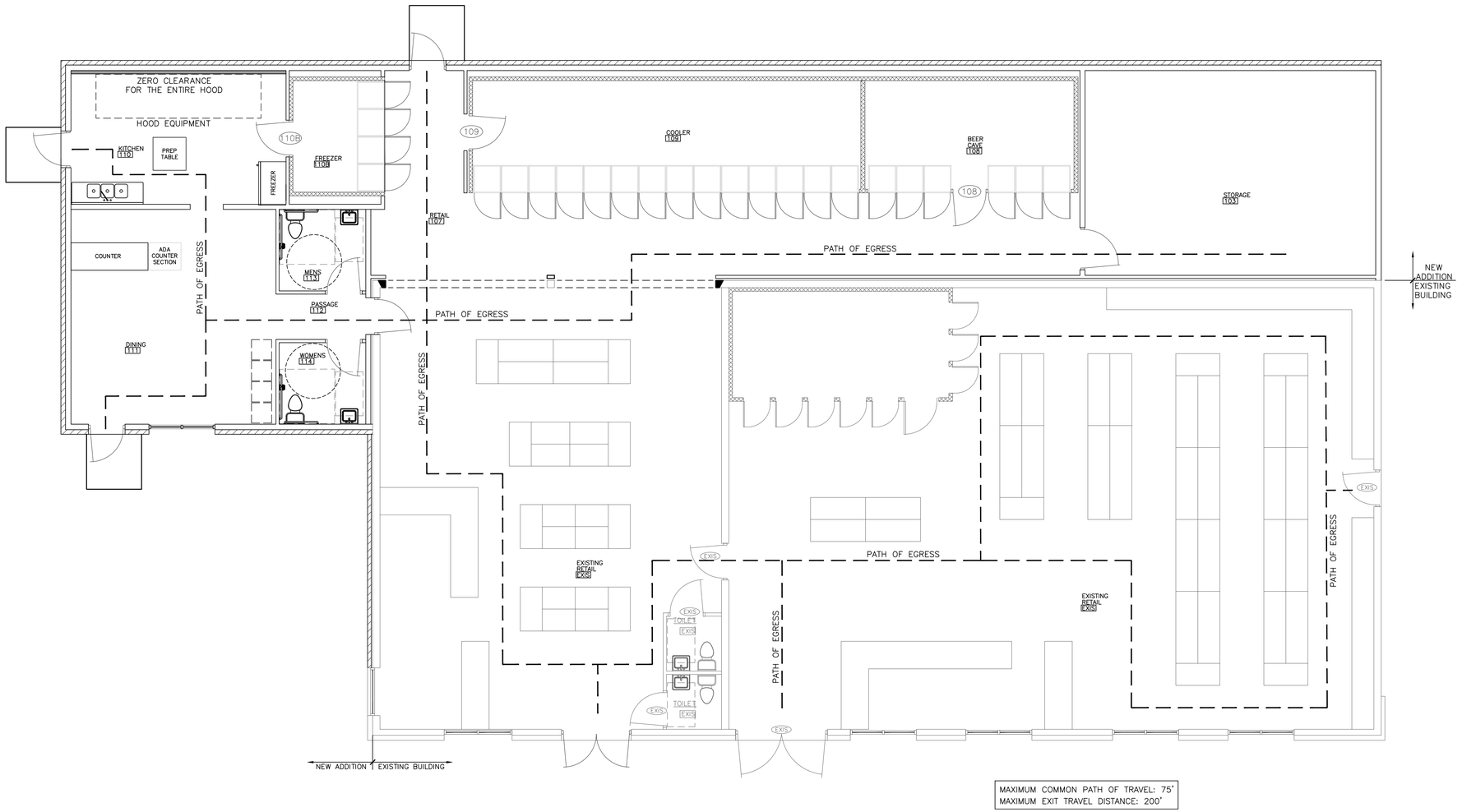
SHEET:

NOTE:
USE CROWNTONKA AND THERMALRITE WALK-IN COOLERS AND FREEZERS THAT MEET IBC 2603.9, OR EQUIVALENT



MAXIMUM COMMON PATH OF TRAVEL: 75'
MAXIMUM EXIT TRAVEL DISTANCE: 200'

FURNITURE, FIXTURE, AND EQUIPMENT PLAN, PATH OF EGRESS

SCALE: 3/16"=1'-0"

W S N E

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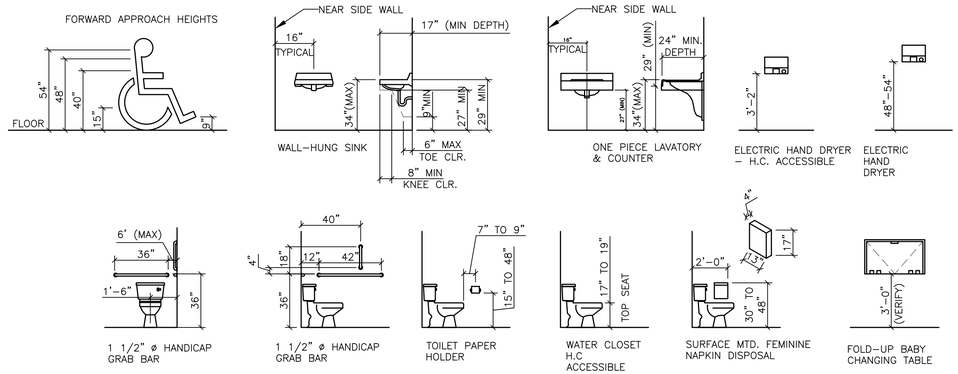
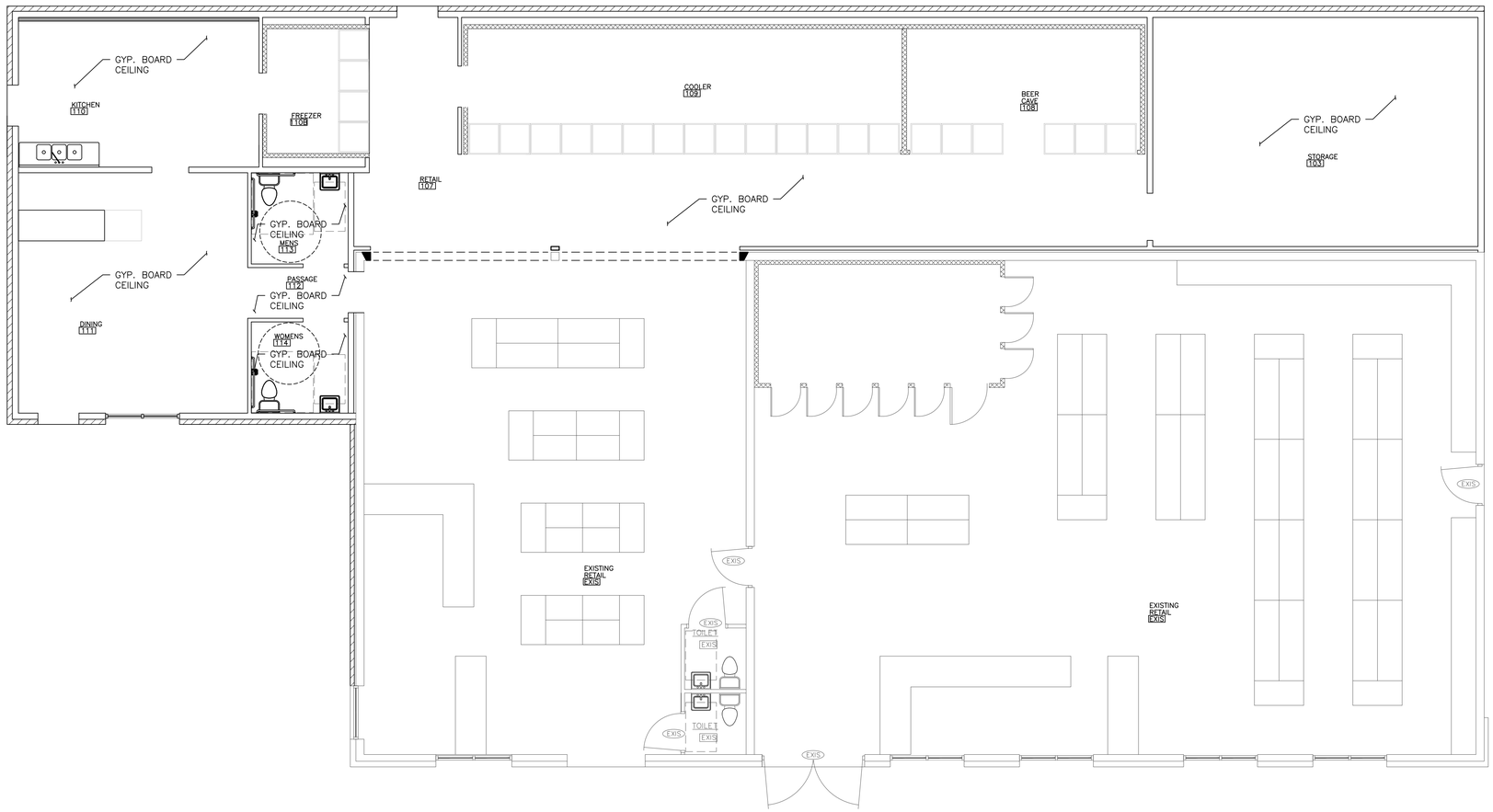


NOTE: STANDARDS SHOWN ARE PER ANSI A117.1

TYP. TOILET ROOM ACCESSORIES

SCALE: ¼"=1'-0"



REFLECTED CEILING PLAN

SCALE: 3/16"=1'-0"

W S N E

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SHEET:

MASONRY VENEER

ALL BLOCK SHALL BE LAID IN CEMENT AND LIME MORTAR (TYPE N), WITH ALL BLOCK WELL BEDDED IN PLACE, HAVING BOTH VERTICAL AND HORIZONTAL JOINTS ON STRAIGHT LINES. BLOCK SHALL BE TIED TO STRUCTURAL WALL WITH DW10 VENEER ANCHOR WITH V-TIE, ¾" WIDE SPACED 16" ON CENTER VERTICALLY AND 32" ON CENTER HORIZONTALLY. VENEER BACKING SYSTEM SHALL BE COVERED WITH A WATER-RESISTANT MEMBRANE UNLESS THE SHEATHING IS WATER-RESISTANT AND THE JOINTS ARE SEALED. PROVIDE HORIZONTAL JOINT REINFORCEMENT AT 16" ON CENTER. BREAK HORIZONTAL REINFORCEMENT AT CONTROL JOINTS. ALL JOINTS SHOULD BE TOOLED.

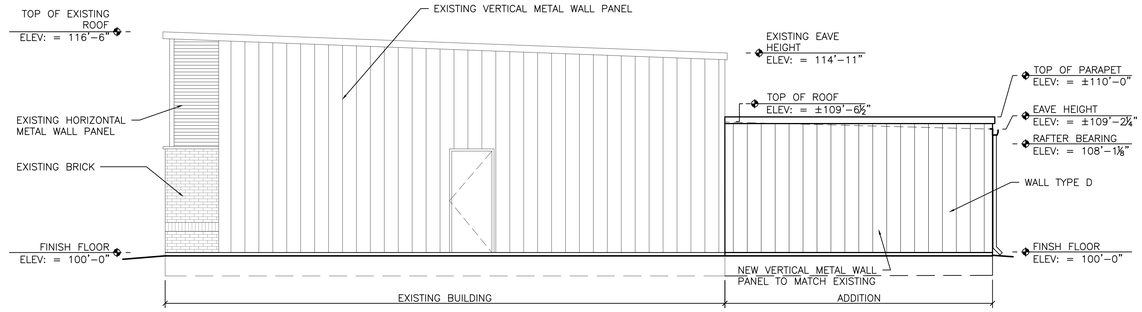
DRYBLOCK WATER REPELLENT TO BE ADDED TO ALL MASONRY UNITS AND MORTAR MIXTURE.

INSTALL 40 MIL SELF ADHESIVE SHEET FLASHING AT BOTTOM COURSE OF BLOCK, ABOVE LINTELS, AND ABOVE BOND BEAMS. SEAL BOTTOM OF FLASHING TO CONCRETE. INSTALL CELL VENT WEEP SYSTEM AT 32" O.C. WITH MORTAR NET 8" HIGH.

CONTROL JOINTS SHALL BE SPACED AT A MAXIMUM OF 25' ON CENTER AND 10' FROM CORNERS. ALSO PLACE CONTROL JOINTS ON ONE SIDE OF OPENINGS 6' WIDE OR LESS AND ON BOTH SIDES OF OPENINGS MORE THAN 6' WIDE. CONTROL JOINTS TO ALIGN WITH EXPOSED CONCRETE FOUNDATION WALL JOINTS IF APPLICABLE.

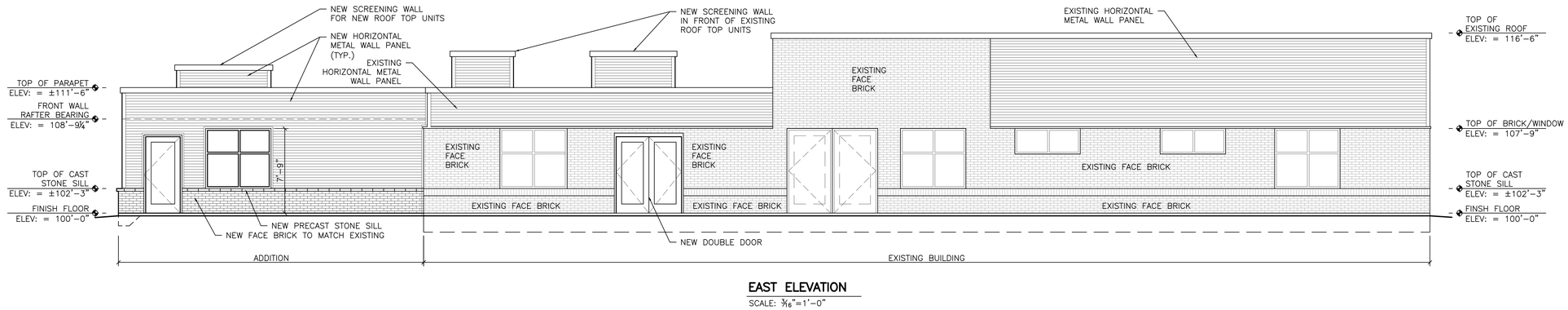
ALL MATERIALS AND INSTALLATION MUST COMPLY WITH IBC CHAPTER 21 AND THE BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES (ACI-530).

NOTE:
FOR HEIGHTS AND LOCATIONS OF SCREEN WALLS FIELD VERIFY HEIGHTS AND LOCATIONS OF ROOF TOP UNITS.



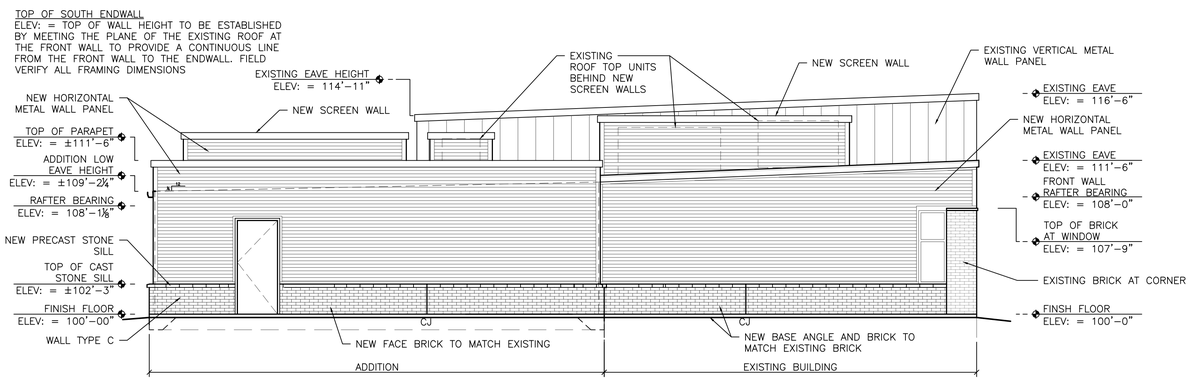
NORTH ELEVATION

SCALE: 3/16"=1'-0"



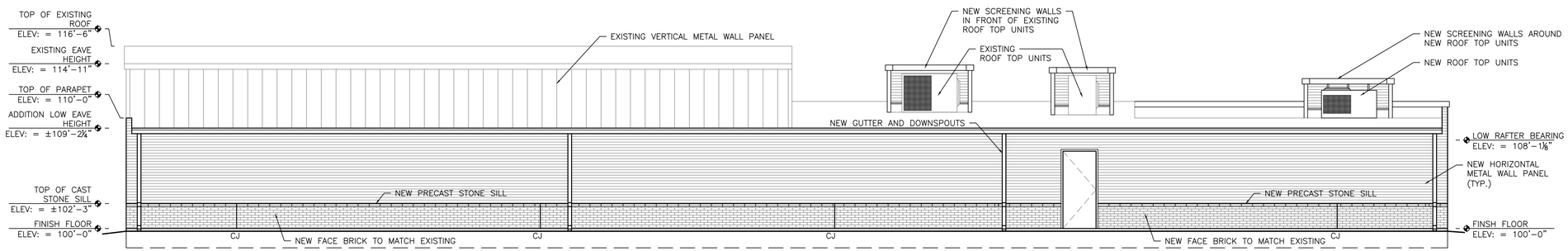
EAST ELEVATION

SCALE: 3/16"=1'-0"



SOUTH ELEVATION

SCALE: 3/16"=1'-0"



WEST ELEVATION

SCALE: 3/16"=1'-0"

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DRAWN BY: T. JOHNSON

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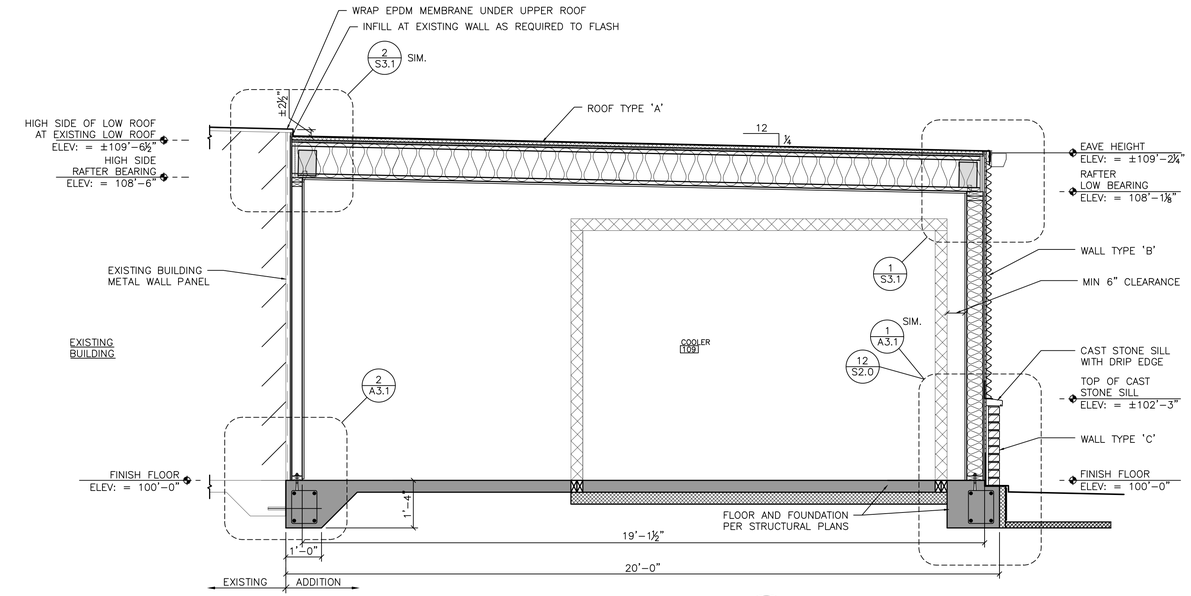
SHEET:

WALL AND ROOF TYPE SCHEDULE

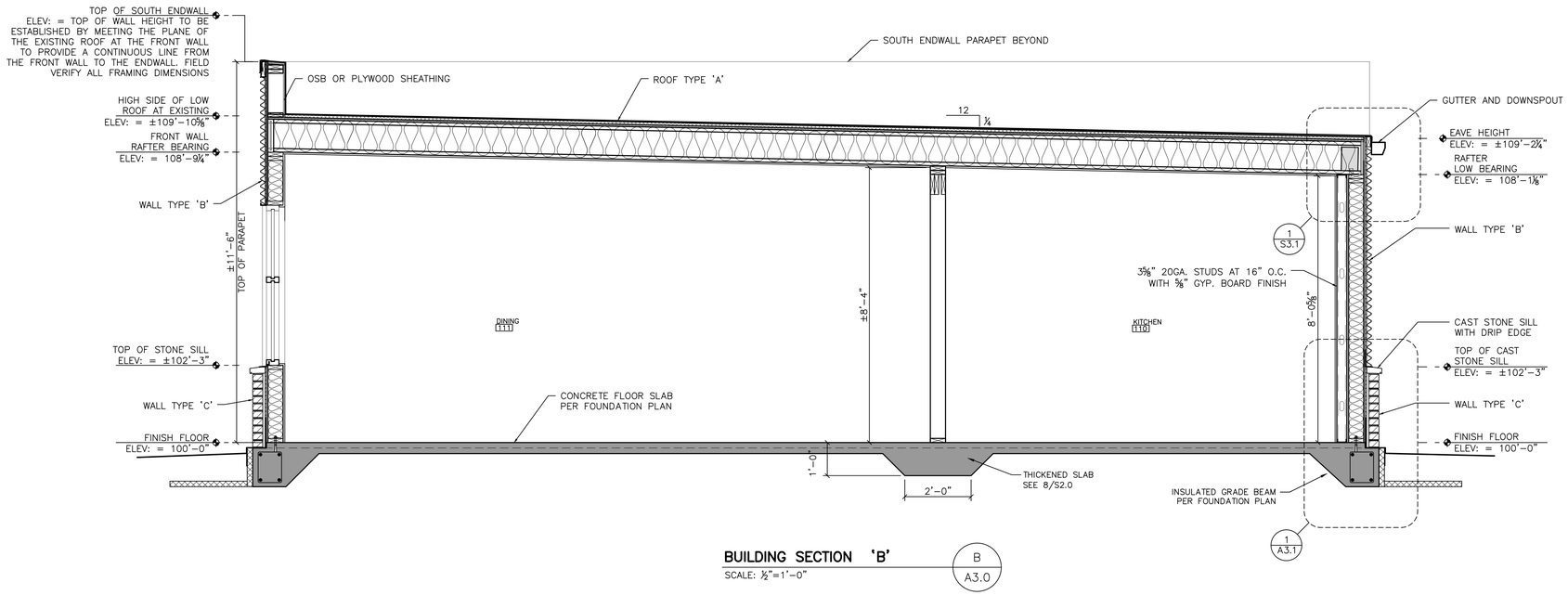
LETTER	DESCRIPTION
A	60mil FULLY ADHERED EPDM ROOFING 1" RIGID INSULATION (R5) ⅝" PLYWOOD ROOF DECK 11⅞" TJI JOISTS R-38 INSULATION 6mil POLY VAPOR BARRIER WITH TAPED JOINTS ⅝" GYP. BOARD
B	HORIZONTAL METAL WALL PANEL AIR AND WATER BARRIER ½" RIGID INSULATION (R3) 7/16" OSB SHEATHING R-21 BATT INSULATION 2x6 STUDS AT 16" O.C. 6mil VAPOR BARRIER WITH TAPED JOINTS ⅝" GYP. BOARD
C	BRICK VENEER TO MATCH EXISTING WITH AIR SPACE AIR AND WATER BARRIER ½" RIGID INSULATION (R3) 7/16" OSB SHEATHING R-21 BATT INSULATION 2x6 STUDS AT 16" O.C. 6mil VAPOR BARRIER WITH TAPED JOINTS ⅝" GYP. BOARD
D	METAL WALL PANEL TO MATCH EXISTING AIR AND WATER BARRIER ½" RIGID INSULATION (R3) 7/16" OSB SHEATHING R-21 BATT INSULATION 2x6 STUDS AT 16" O.C. 6mil VAPOR BARRIER WITH TAPED JOINTS ⅝" GYP. BOARD

NOTE:
INSTALL BLOCKING AND BRACING AS REQUIRED BY TJI MANUFACTURER INSTALLATION GUIDELINES.

VERIFY REQUIREMENTS PRIOR TO CONSTRUCTION.



BUILDING SECTION 'A' — A / A3.0
SCALE: ½"=1'-0"



BUILDING SECTION 'B' — B / A3.0
SCALE: ½"=1'-0"

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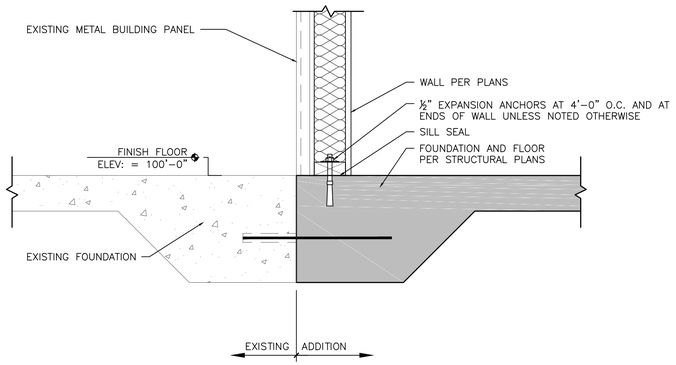
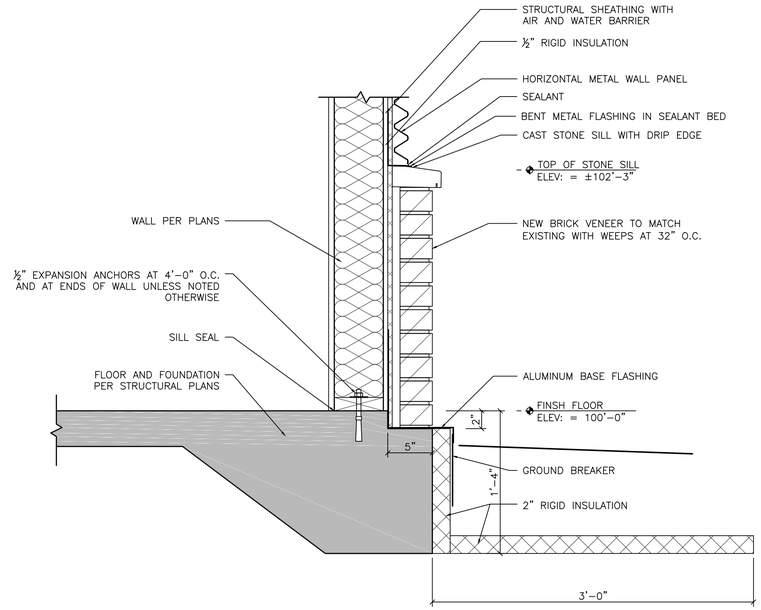


DETAIL AT SLAB CONNECTION — SCALE: 1½"=1'–0" — 2 / A3.1



DETAIL AT BRICK LEDGE — SCALE: 1½"=1'–0" — 1 / A3.1

WALL AND ROOF TYPE SCHEDULE

LETTER	DESCRIPTION
A	60mil FULLY ADHERED EPDM ROOFING 1" RIGID INSULATION (R5) ⅜" PLYWOOD ROOF DECK 11⅞" TJI JOISTS R–38 INSULATION 6mil POLY VAPOR BARRIER WITH TAPED JOINTS ⅝" GYP. BOARD
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C	BRICK VENEER TO MATCH EXISTING WITH AIR SPACE AIR AND WATER BARRIER ½" RIGID INSULATION (R3) 7/16" OSB SHEATHING R–21 BATT INSULATION 2x6 STUDS AT 16" O.C. 6mil VAPOR BARRIER WITH TAPED JOINTS ⅝" GYP. BOARD
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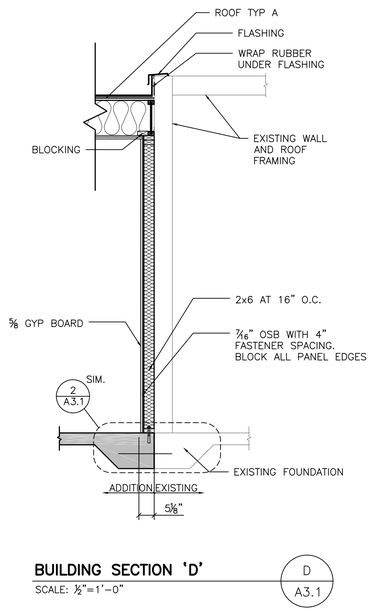
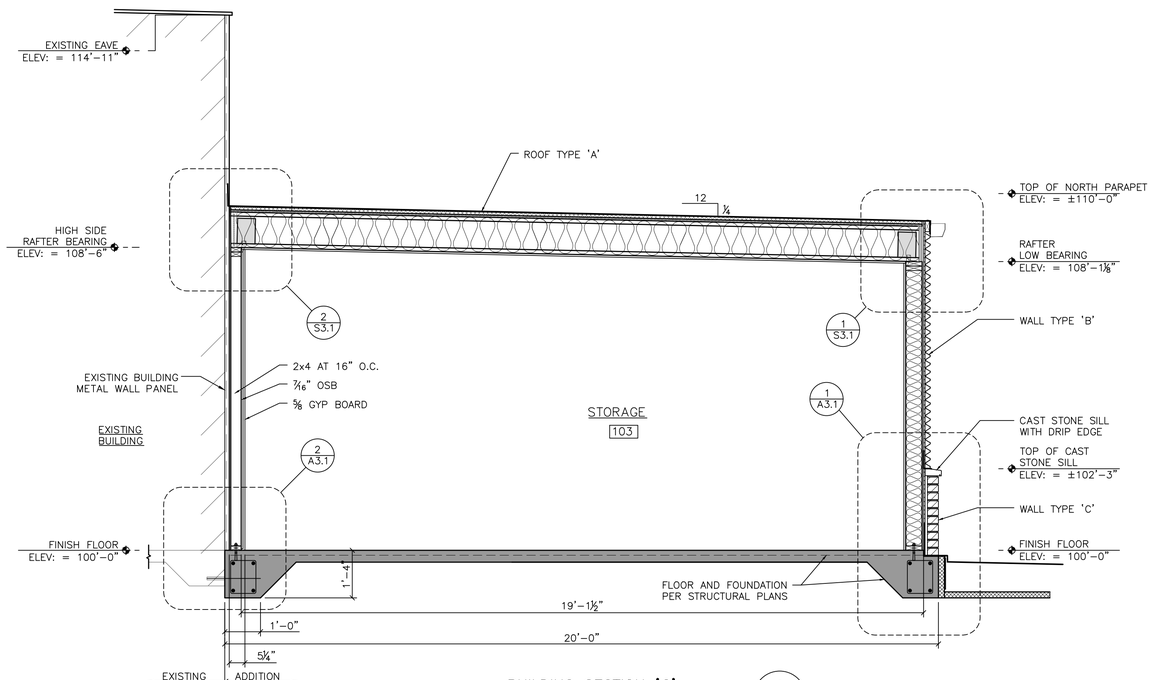
VERIFY REQUIREMENTS PRIOR TO CONSTRUCTION.



BUILDING SECTION 'D' — SCALE: ½"=1'–0" — D / A3.1



BUILDING SECTION 'C' — SCALE: ½"=1'–0" — C / A3.1

INTEGRITY ENGINEERING & DESIGN, LLC

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BUILDING ADDITION FOR:

TIDY STORE

810 NORTH 14TH STREET
SHEBOYGAN
WISCONSIN, 53081

IED JOB NUMBER: 25038

JOB NUMBER: -

IED PROJECT MANAGER: C. DUESCHER

DRAWN BY: T. JOHNSON

ISSUED DATE: APRIL 1, 2025

NO.	REVISIONS	DATE
–	–	–

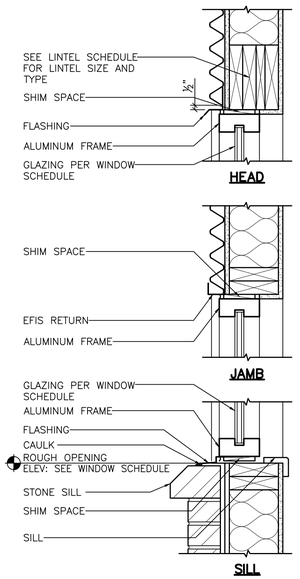
ISSUED FOR:

- [ ] PRELIMINARY
- [ ] DESIGN REVIEW
- [X] CONSTRUCTION

SHEET:

INTERIOR WALL FINISHES PER ROOM FINISH SCHEDULE

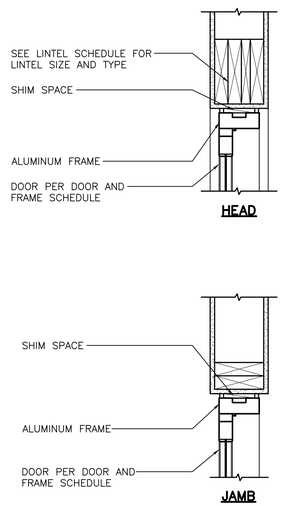
EXTERIOR SIDE INTERIOR SIDE



SHIM, FLASH, AND CAULK AS REQUIRED

ALUMINUM WINDOW 5 / A4.0
SCALE: 1½"=1'-0"

INTERIOR WALL FINISHES PER ROOM FINISH SCHEDULE

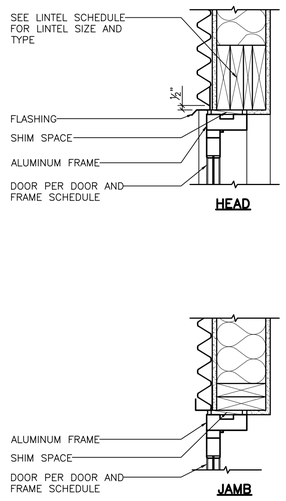


SHIM, FLASH, AND CAULK AS REQUIRED

ALUMINUM DOOR 3 / A4.0
SCALE: 1½"=1'-0"

INTERIOR WALL FINISHES PER ROOM FINISH SCHEDULE

EXTERIOR SIDE INTERIOR SIDE



SHIM, FLASH, AND CAULK AS REQUIRED

ALUMINUM DOOR 1 / A4.0
SCALE: 1½"=1'-0"

DOOR SCHEDULE

NO.	DOOR DESCRIPTION			FRAME			HARDWARE			REMARKS
	SIZE (WxH)	DIAGRAM	MATERIAL	DIAGRAM	MATERIAL	DETAIL	FUNCTION	PANIC	CLOSER	
103A	3'-0" x 7'-0"	B	ALUM	1	ALUM	3/A4.0	PUSH/PULL	–	HYDRAULIC	COOLER DOOR
107A	3'-0" x 7'-0"	A	H.M.	1	H.M.	2/A4.0	ENTRANCE	YES	HYDRAULIC	LATCH GUARD AND ALARM
108	–	–	–	–	–	–	–	–	–	COOLER DOOR
109	–	–	–	–	–	–	–	–	–	COOLER DOOR
110	3'-0" x 7'-0"	A	H.M.	1	H.M.	2/A4.0	ENTRANCE	–	HYDRAULIC	LATCH GUARD AND KICK PLATE
110B	–	–	–	–	–	–	–	–	–	FREEZER DOOR
111	3'-0" x 7'-0"	B	ALUM	1	ALUM	1/A4.0	ENTRANCE	–	HYDRAULIC	–
112	3'-0" x 7'-0"	B	ALUM	1	ALUM	3/A4.0 SIM.	PUSH PULL	–	HYDRAULIC	–
113	3'-0" x 7'-0"	A	H.M.	1	H.M.	4/A4.0	PRIVACY	–	–	KICK PLATE
114	3'-0" x 7'-0"	A	H.M.	1	H.M.	4/A4.0	PRIVACY	–	–	KICK PLATE
115	(2) 3'-0" x 7'-0"	C	ALUM	2	ALUM	6/A4.0	ENTRANCE	–	HYDRAULIC	–

PASSAGE
Both levers always unlocked.

SINGLE DUMMY TRIM
Single dummy trim for one side of door. Used for door pull or as matching inactive trim.

OFFICE
Push-button locking. Push-button locks outside lever until unlocked with key or by rotating inside lever.

CLASSROOM
Outside lever locked and unlocked by key. Inside lever always unlocked.

EXIT
Blank plate outside. Inside lever always unlocked.

PRIVACY
Push-button locking. Can be opened from outside with small screwdriver. Turning inside lever or closing door releases button.

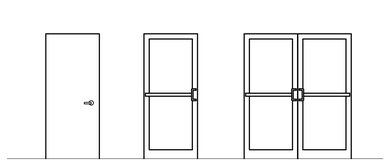
ENTRANCE
Turn/push-button locking: pushing and turning button locks outside lever requiring use of key until button is manually unlocked

STOREROOM
Outside lever fixed. Entrance by key only. Inside lever always unlocked.

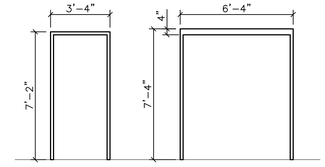
PUSH/PULL
Blank plate on push side. Lever on pull side.

STOREFRONT
Blank plate on push side. Handle on pull side. Deadbolt lock.

NOTES:
1. ALL EXTERIOR DOORS TO BE INSULATED AND HAVE WEATHER-STRIPPING AND A THRESHOLD.
2. THE GLAZING CONTRACTOR IS REQUIRED TO PROVIDE TEMPERED GLASS WHERE REQUIRED BY CODE.
3. COLOR OF DOOR, FRAME AND HARDWARE TO BE DETERMINED BY OWNER.
4. DOOR PROVIDER MUST MEET ALL APPLICABLE CODES.
5. DOCK DOORS INTO CONDITIONED SPACES ARE REQUIRED TO HAVE WEATHERSEALS PER IECC 502.4.6.
6. FIRE RATED ROLLING SHUTTER DOORS REQUIRE A SMOKE ACTIVATED CLOSER PER IBC 715.4.8.3 AND APPLICABLE CODES.



DOOR DIAGRAMS
NOT TO SCALE

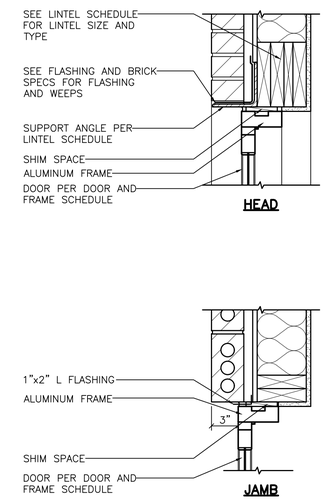


FRAME DIAGRAMS
NOT TO SCALE

NOTE:
- ALL OVERALL DIMENSIONS INDICATE FRAME SIZE.
- ALL METAL FRAMES AND MULLIONS ARE DRAWN AS 2" UNLESS DIMENSIONED OTHERWISE.

INTERIOR WALL FINISHES PER ROOM FINISH SCHEDULE

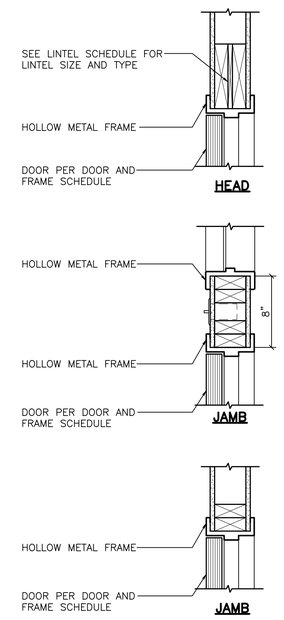
EXTERIOR SIDE INTERIOR SIDE



SHIM, FLASH, AND CAULK AS REQUIRED

ALUMINUM DOOR 6 / A4.0
SCALE: 1½"=1'-0"

INTERIOR WALL FINISHES PER ROOM FINISH SCHEDULE

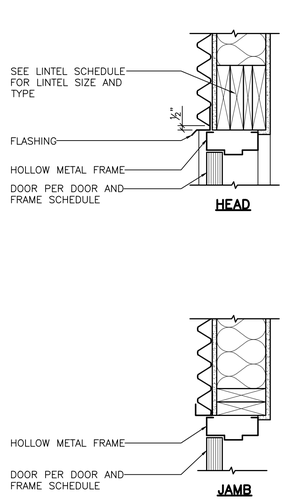


SHIM, FLASH, AND CAULK AS REQUIRED

HOLLOW METAL DOOR FRAME 4 / A4.0
SCALE: 1½"=1'-0"

INTERIOR WALL FINISHES PER ROOM FINISH SCHEDULE

EXTERIOR SIDE INTERIOR SIDE



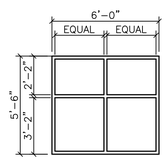
SHIM, FLASH, AND CAULK AS REQUIRED

HOLLOW METAL DOOR FRAME 2 / A4.0
SCALE: 1½"=1'-0"

WINDOW SCHEDULE

NO.	WINDOW		FRAME			GLAZING			REMARKS
	SIZE (WxH)	HEAD HEIGHT	MATERIAL	DIAGRAM	DETAIL	THICKNESS	TINT	LOW-E	
A	6'-0" x 5'-6"	7'-9"	ALUM	A	5/A4.0	1	–	YES	

NOTES:
1. THE GLAZING CONTRACTOR IS REQUIRED TO PROVIDE TEMPERED GLASS WHERE REQUIRED BY CODE.
2. THE GLAZING CONTRACTOR SHALL PROVIDE ALL FLASHING AND CAULK AS REQUIRED FOR A COMPLETE JOB.
3. THE COLOR OF THE FRAME IS TO BE DETERMINED BY THE OWNER.



WINDOW DIAGRAMS
NOT TO SCALE

NOTE:
- ALL OVERALL DIMENSIONS INDICATE ROUGH OPENING SIZE.
- ALL METAL FRAMES AND MULLIONS ARE DRAWN AS 2" UNLESS DIMENSIONED OTHERWISE.

MINIMUM THERMAL PERFORMANCE VALUES

COMPONENT	TYPE	U-VALUE	R-VALUE
ROOF INSULATION	TYPE A	0.023	–
WALL INSULATION	TYPE B	0.051	–
	TYPE C	0.051	–
	TYPE D	0.051	–
WINDOWS	EXTERIOR	0.034	–
DOORS	SERVICE	0.38	–
	ENTRANCE	0.6	–
FOUNDATION	2" RIGID (R10)	0.064	–

NOTES: SEE STATE SUBMITTAL COMCHECK FOR ALL REFERENCED VALUES NOT SHOWN IN THIS TABLE.

INTEGRITY ENGINEERING & DESIGN, LLC

BUILDING ADDITION FOR:

TIDY STORE

810 NORTH 14TH STREET
SHEBOYGAN
WISCONSIN, 53081

IED JOB NUMBER: 25038

JOB NUMBER: -

IED PROJECT MANAGER: C. DUESCHER

DRAWN BY: T. JOHNSON

ISSUED DATE: APRIL 1, 2025

NO.	REVISIONS	DATE
–	–	–

ISSUED FOR:
- [ ] PRELIMINARY
- [ ] DESIGN REVIEW
- [X] CONSTRUCTION

SHEET:

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Application for Conditional Use Permit by Anthony Knapton to operate Radry's Golf & Social Club located at 1133 Indiana Avenue. CC Zone.

REPORT PREPARED BY: Ellise Rose, Zoning Administrator

REPORT DATE: October 8, 2026 **MEETING DATE:** October 13, 2026

FISCAL SUMMARY:

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

STATUTORY REFERENCE:

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

BACKGROUND / ANALYSIS:

Anthony Knapton is proposing to operate Radry's Golf & Social Club located at 1133 Indiana Avenue. The applicant states the following:

- The approximately 4,000-square-foot premises are located within an existing multi-tenant commercial building and were previously operated as an axe-throwing establishment. The space was most recently inspected for occupancy in May 2026, at which time the existing HVAC, fire/life-safety, plumbing, and electrical systems were inspected and passed.
- Radry's Golf & Social Club will be a membership-based indoor golf and social club featuring golf simulators, coworking and lounge areas, a small art gallery and retail component, and space for member and community gatherings. Limited public access may occur for retail, exhibitions, events, client meetings, and other permitted activities.
- The location was selected because its previous recreational/ commercial use, open interior layout, and location within Sheboygan are well suited to the proposed use. The project allows an existing commercial space to be adapted from one indoor recreational use to another without expansion of the building.
- The club will provide indoor golf simulator use, coworking and social space, are exhibitions, retail merchandise, and occasional events and gatherings. Food and beverage service may also be provided as permitted and appropriately licensed.
- Maximum occupancy will not exceed 99 persons, with typical daily occupancy anticipated to be substantially lower. The business is designed primarily around membership use rather than high-volume public traffic. Staffing will be limited and may vary depending on operations and events.
- The project occupies approximately 4,000 square feet of existing interior commercial space. No new dwelling units, building additions, parking areas, or significant exterior site improvements are proposed.

- Existing building access, sidewalks, parking, drainage, landscaping, exterior lighting and other site infrastructure will remain substantially unchanged.
- Improvements are primarily interior and non-structural and include construction and finishing associated with the golf simulator areas, lounge and coworking areas, retail/gallery displays, furnishings, lighting, and related club amenities.
- The interior design will incorporate warm wood finishes, artwork, comfortable lounge furnishings, and golf-related elements intended to create a welcoming social-club environment. The design is intended to complement the character of the existing commercial building while fiving new life to the previous recreational space.
- No modifications have been made to the existing HVAC or plumbing systems as part of the buildout. Those systems remain as they existed at the time of the May 2026 occupancy inspection. Any future work requiring HVAC, plumbing, fire/life-safety, or other regulated permits will be appropriately permitted.
- Electrical work associated with the current buildout is being addressed separately through the applicable electrical permitting process.
- The proposed layout does not alter the established egress route from the previous use. The previously state-stamped floor plan and an overlay comparing the previous and proposed layouts are included with this submission to demonstrate that the improvements do not obstruct or encroach upon the established egress path.
- Radry's understands that there is no exclusive use of the space that would restrict required access by other building tenants. Other tenants will continue to have access through the space as necessary for egress and access to shared facilities.
- Existing on-site and surrounding parking will continue to serve the property. Because the proposed use is membership-based with typical occupancy substantially below the 99-person maximum, significant increases in traffic or parking demand are not anticipated.
- Signage will identify Rady's Golf & Social Club and will utilize existing building signage opportunities where possible. Any new signage requiring City approval or permits will be submitted separately as required.
- Interior building is currently underway, with completion anticipated following applicable City approvals and permitting. The estimated total project investment is approximately $85,000, including interior improvements, golf simulator equipment, furnishings, fixtures, technology, and related improvements.
- The proposed use is compatible with the property and surrounding area because it continues the recreational and commercial character of the previously axe-throwing use while introducing a lower-impact membership-based golf, art, coworking, and social environment.
- Activities will occur primarily indoors. Typical occupancy will be limited, and the use is not anticipated to generate significant exterior noise, odor, traffic, or other impacts on adjacent properties. Operations will be managed to maintain appropriate noise levels, parking, cleanliness, and responsible use of the premises.
- The project utilizes an existing commercial space and does not propose changes to building setbacks, parking areas, landscaping, or other exterior site conditions.
- The proposed use supports the continued use and reinvestment in an existing commercial property and contributes to Sheboygan's recreational, creative, tourism, and small-business environment.
- Radry's Golf & Social Club is being developed by Tony Knapton, a local artist and designer and found of the nationally recognized Radry Golf brand. Establishing a physical home for the brand in Sheboygan creates a community-oriented space where

residents, visitors, golfers, artists, and local businesses can gather, work, play, and connect.

- The project represents adaptive reuse of an existing commercial/recreational space rather than new development.
- The proposed use is not anticipated to create a substantial or undue adverse impact on surrounding properties, traffic, parking, public improvements, or rights-of-way.
- The operation will occur primarily indoors and will generally have occupancy substantially below the 99-person maximum. The project does not expand the existing building or substantially alter existing access, parking, utilities, drainage, or other public infrastructure.
- The property is an existing multi-tenant commercial building within Sheboygan's Central Commercial zoning district. The proposed indoor golf and social club is consistent with the commercial and recreational character of the property and represents a transition from the former indoor axe-throwing use to another indoor recreational use.
- The addition of coworking, retail, art exhibitions, and social gathering space complements the mixed commercial uses of the building and surrounding area.
- The property is already served by the necessary utilities and public services. Existing HVAC, fire/life-safety, plumbing, and electrical systems were inspected as part of the building's May 2026 occupancy process.
- No additional public infrastructure is anticipated to be necessary to accommodate the proposed use. Any future modifications requiring separate permits or approvals will be submitted ot the appropriate reviewing authority.

STAFF COMMENTS:

The applicant has not submitted a specific sign package for the site at this time. Applicant shall work with staff with regards to constructing a well-designed sign package for the site that utilizes colors and materials similar to the building. Staff may bring the proposed signage design back to the Plan Commission if there any concerns.

ACTION REQUESTED:

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

1. Prior to operation/occupancy, the applicant shall obtain all licenses, and occupancy permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, health, state, federal, etc. An occupancy permit will be granted only at such time as the applicant has met all requirements.
2. The facility will meet all zoning requirements including but not limited to noise, smells, vibration, hazardous materials, etc. If any issues arise, this matter may be brought back to the Plan Commission for review.
3. If using dumpsters, dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility. If using chain link fencing, the applicant shall install Privacy Decorative Slatting (PDS) material in order to effectively screen and enclose the dumpster.
4. All outdoor storage of materials, products or equipment shall be prohibited.
5. Any fencing/retaining wall shall be installed per Section 105-945 of the City of Sheboygan Zoning Ordinance.

6. All new lighting shall be installed per Section 105-932 of the City of Sheboygan Zonin Ordinance. There shall be no spillover light onto adjacent properties or the streets.
7. Applicant shall obtain the necessary sign permits prior to installation. Applicant shall work with staff with regards to constructing a well-designed signage for the site that utilizes colors and materials similar to the building. Staff may bring the proposed signage design back to the Plan Commission for review/approval.

ATTACHMENTS:

Conditional Use Permit Application and Attachments

City of Sheboygan spirit on the lake	**CITY OF SHEBOYGAN** **APPLICATION FOR CONDITIONAL USE**	**Fee:** $250.00 **Review Date:** _____ **Zoning:** _____

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

SECTION 1: Applicant/ Permittee Information

Applicant Name (Ind., Org. or Entity)	Authorized Representative	Title	
Anthony Knapton		Owner	
Mailing Address	**City**	**State**	**ZIP Code**
[redacted]	Sheboygan	WI	53081
Email Address		**Phone Number (incl. area code)**	
[redacted]		[redacted]	

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

Applicant Name (Ind., Org. or Entity)	Contact Person	Title	
Jeremiah Reynolds		Building Owner	
Mailing Address	**City**	**State**	**ZIP Code**
[redacted]	Sheboygan	WI	53081
Email Address		**Phone Number (incl. area code)**	
[redacted]		[redacted]	

SECTION 3: Project or Site Location

Project Address/Description	Parcel No.
1133 Indiana Ave (F2 back entrance), Sheboygan, WI 53081	

SECTION 4: Proposed Conditional Use

Name of Proposed/Existing Business:	Radry Hospitality LLC DBA Radry's Golf & Social Club
Existing Zoning:	Central Commercial (CC)
Present Use of Parcel:	Multi-tenant commercial building with a variety of commercial, office, retail, and related uses.
Proposed Use of Parcel:	Membership-based indoor golf and social club
Present Use of Adjacent Properties:	Commercial, retail, office, residential, and other mixed uses.

SECTION 5: Certification and Permission

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

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

Name of Owner/Authorized Representative (please print)	Title	Phone Number
Jeremiah Reynolds	Building Owner	[redacted]
Signature of Applicant		**Date Signed**
[signature]		9/15/26

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.

RADRY'S GOLF & SOCIAL CLUB

CONDITIONAL USE WRITTEN EXPLANATION

Applicant: Tony Knapton / Radry Hospitality LLC
Property: 1133 Indiana Avenue, Sheboygan, WI 53081

A. Name of Project/Development

Radry's Golf & Social Club

B. Summary of Conditional Use and General Operation

Existing Use

The approximately 4,000-square-foot premises are located within an existing multi-tenant commercial building and were previously operated as an axe-throwing establishment. The space was most recently inspected for occupancy in May 2026, at which time the existing HVAC, fire/life-safety, plumbing, and electrical systems were inspected and passed.

Proposed Use

Radry's Golf & Social Club will be a membership-based indoor golf and social club featuring golf simulators, coworking and lounge areas, a small art gallery and retail component, and space for member and community gatherings. Limited public access may occur for retail, exhibitions, events, client meetings, and other permitted activities.

The location was selected because its previous recreational/commercial use, open interior layout, and location within Sheboygan are well suited to the proposed use. The project allows an existing commercial space to be adapted from one indoor recreational use to another without expansion of the building.

Services and Products

The club will provide indoor golf simulator use, coworking and social space, art exhibitions, retail merchandise, and occasional events and gatherings. Food and beverage service may also be provided as permitted and appropriately licensed.

Occupancy / Customers / Employees

Maximum occupancy will **not exceed 99 persons**, with typical daily occupancy anticipated to be substantially lower. The business is designed primarily around membership use rather than

high-volume public traffic. Staffing will be limited and may vary depending on operations and events.

Building, Site and Parking

The project occupies approximately **4,000 square feet of existing interior commercial space**. No new dwelling units, building additions, parking areas, or significant exterior site improvements are proposed.

Existing building access, sidewalks, parking, drainage, landscaping, exterior lighting, and other site infrastructure will remain substantially unchanged.

Building Improvements and Design

Improvements are primarily interior and non-structural and include construction and finishing associated with the golf simulator areas, lounge and coworking areas, retail/gallery displays, furnishings, lighting, and related club amenities.

The interior design will incorporate warm wood finishes, artwork, comfortable lounge furnishings, and golf-related elements intended to create a welcoming social-club environment. The design is intended to complement the character of the existing commercial building while giving new life to the previously recreational space.

No modifications have been made to the existing HVAC or plumbing systems as part of the buildout. Those systems remain as they existed at the time of the May 2026 occupancy inspection. Any future work requiring HVAC, plumbing, fire/life-safety, or other regulated permits will be appropriately permitted.

Electrical work associated with the current buildout is being addressed separately through the applicable electrical permitting process.

Access, Egress and Parking

The proposed layout **does not alter the established egress route from the previous use**. The previously state-stamped floor plan and an overlay comparing the previous and proposed layouts are included with this submission to demonstrate that the improvements do not obstruct or encroach upon the established egress path.

Radry's understands that there is **no exclusive use of the space that would restrict required access by other building tenants**. Other tenants will continue to have access through the space as necessary for egress and access to shared facilities.

Existing on-site and surrounding parking will continue to serve the property. Because the proposed use is membership-based with typical occupancy substantially below the 99-person maximum, significant increases in traffic or parking demand are not anticipated.

Proposed Signage

Signage will identify Radry's Golf & Social Club and will utilize existing building signage opportunities where possible. Any new signage requiring City approval or permits will be submitted separately as required.

Project Timeline and Estimated Value

Interior buildout is currently underway, with completion anticipated following applicable City approvals and permitting. The **estimated total project investment is approximately $85,000**, including interior improvements, golf simulator equipment, furnishings, fixtures, technology, and related improvements.

Compatibility / Potential Nuisance

The proposed use is compatible with the property and surrounding area because it continues the recreational and commercial character of the previous axe-throwing use while introducing a lower-impact membership-based golf, art, coworking, and social environment.

Activities will occur primarily indoors. Typical occupancy will be limited, and the use is not anticipated to generate significant exterior noise, odors, traffic, or other impacts on adjacent properties. Operations will be managed to maintain appropriate noise levels, parking, cleanliness, and responsible use of the premises.

C. Exceptions / Variances

No exceptions or variances are currently being requested as part of this application.

The project utilizes an existing commercial space and does not propose changes to building setbacks, parking areas, landscaping, or other exterior site conditions.

D. Justification for Proposed Conditional Use

Consistency with the City of Sheboygan Comprehensive Plan

The proposed use supports the continued use and reinvestment in an existing commercial property and contributes to Sheboygan's recreational, creative, tourism, and small-business environment.

Radry's Golf & Social Club is being developed by Tony Knapton, a local artist and designer and former owner of the nationally recognized Radry Golf brand. Establishing a physical home for the brand in Sheboygan creates a community-oriented space where residents, visitors, golfers, artists, and local businesses can gather, work, play, and connect.

The project represents adaptive reuse of an existing commercial/recreational space rather than new development.

b. Impact on Nearby Properties, Traffic and Public Improvements

The proposed use is not anticipated to create a substantial or undue adverse impact on surrounding properties, traffic, parking, public improvements, or rights-of-way.

The operation will occur primarily indoors and will generally have occupancy substantially below the 96-person maximum. The project does not expand the existing building or substantially alter existing access, parking, utilities, drainage, or other public infrastructure.

c. Consistency With Surrounding Land Uses

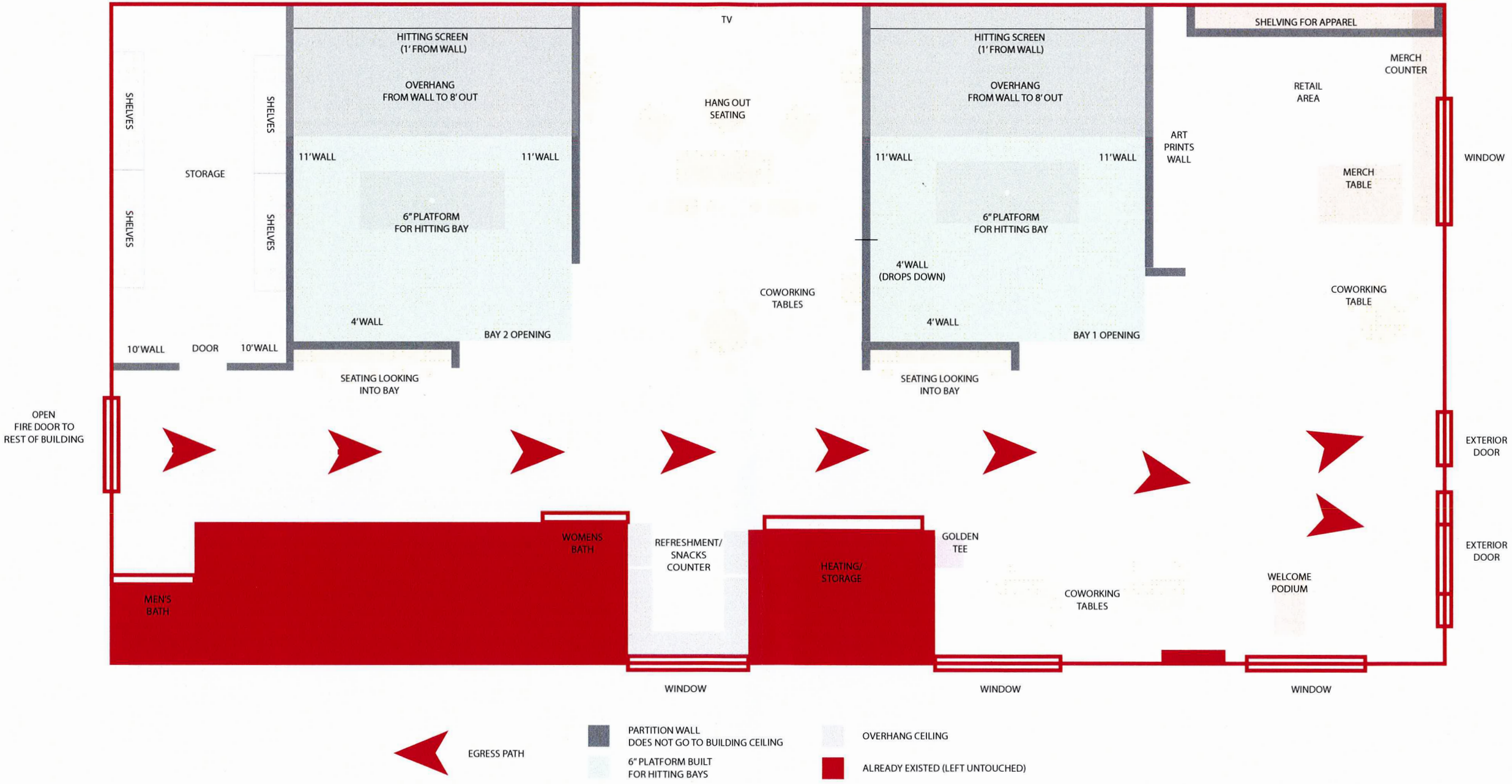
The property is an existing multi-tenant commercial building within Sheboygan's Central Commercial zoning district. The proposed indoor golf and social club is consistent with the commercial and recreational character of the property and represents a transition from the former indoor axe-throwing use to another indoor recreational use.

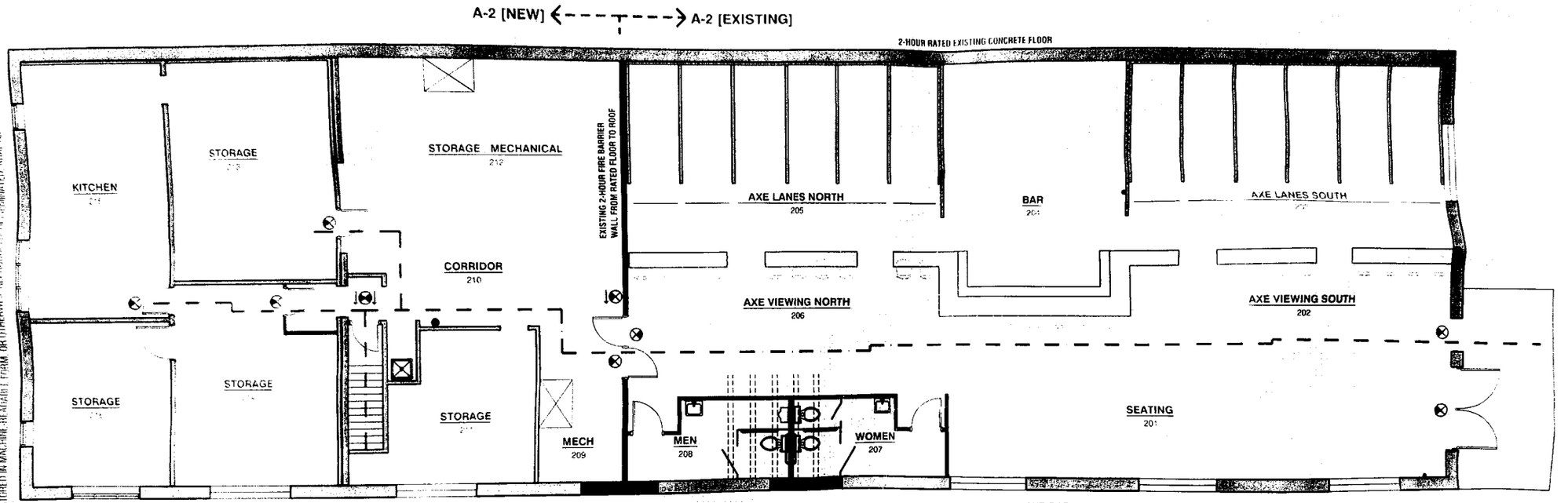
The addition of coworking, retail, art exhibitions, and social gathering space complements the mixed commercial uses of the building and surrounding area.

d. Utilities and Public Services

The property is already served by the necessary utilities and public services. Existing HVAC, fire/life-safety, plumbing, and electrical systems were inspected as part of the building's May 2023 occupancy process.

No additional public infrastructure is anticipated to be necessary to accommodate the proposed use. Any future modifications requiring separate permits or approvals will be submitted to the appropriate reviewing authority.


HITTING SCREEN
(1' FROM WALL)
OVERHANG
FROM WALL TO 8' OUT
TV
HANG OUT
SEATING
HITTING SCREEN
(1' FROM WALL)
OVERHANG
FROM WALL TO 8' OUT
SHELVING FOR APPAREL
MERCH
COUNTER
RETAIL
AREA
SHELVES
SHELVES
SHELVES
SHELVES
STORAGE
11'WALL
11'WALL
6" PLATFORM
FOR HITTING BAY
11'WALL
11'WALL
6" PLATFORM
FOR HITTING BAY
ART
PRINTS
WALL
WINDOW
MERCH
TABLE
4'WALL
(DROPS DOWN)
COWORKING
TABLES
COWORKING
TABLE
4'WALL
BAY 2 OPENING
4'WALL
BAY 1 OPENING
10'WALL
DOOR
10'WALL
SEATING LOOKING
INTO BAY
SEATING LOOKING
INTO BAY
OPEN
FIRE DOOR TO
REST OF BUILDING
EXTERIOR
DOOR
EXTERIOR
DOOR
WOMENS
BATH
REFRESHMENT/
SNACKS
COUNTER
HEATING/
STORAGE
GOLDEN
TEE
MEN'S
BATH
COWORKING
TABLES
WELCOME
PODIUM
WINDOW
WINDOW
WINDOW
EGRESS PATH
PARTITION WALL
DOES NOT GO TO BUILDING CEILING
6" PLATFORM BUILT
FOR HITTING BAYS
OVERHANG CEILING
ALREADY EXISTED (LEFT UNTOUCHED)



COMMERCIAL KITCHEN
A2 OCCUPANCY GROUP
NON-SPRINKLERED
MAX SF WITHOUT SPRINKLERS: 5,000 SF
APPROX. SF OF FIRE AREA ON SECOND FLOOR: 2,446 SF
TOTAL FIRE AREA OF FIRST + SECOND: 4,984 SF
SECOND FLOOR FIRE AREA OCCUPANCY BASED ON IBC TABLE 1004.5: 99
MAX OCCUPANCY FIRE AREA WITHOUT SPRINKLERS: 99

TOTAL SECOND FLOOR
OCCUPANCY: 106
MEANS OF EGRESS REQUIRED: 2
WIDTH OF EGRESS DOORS: 2 x 36" = 72"

AXE BAR
A2 OCCUPANCY GROUP
NON-SPRINKLERED
MAX SF WITHOUT SPRINKLERS: 5,000 SF
APPROX. SF SHOWN: 3,530 SF
MAX OCCUPANCY FIRE AREA WITHOUT SPRINKLERS: 99
POSTED OCCUPANCY TO BE: 99

EGRESS PATH: - - - -

1 / A2.2 **SECOND FLOOR PLAN**
SCALE: 3/32" = 1'-0" [11x17]
SCALE: 3/16" = 1'-0" [22x34]

NORTH

HAMEISTER ARCHITECTS INCORPORATED
823 SOUTH TAYLOR DRIVE
SHEBOYGAN, WISCONSIN 53081
PHONE (920) 457-5500 FAX (920) 457-9005

BUILDING ALTERATION FOR
SHEBOYGAN AXE BAR LLC
1133 INDIANA AVENUE
SHEBOYGAN, WISCONSIN 53081

DOCUMENT DATE	17 MAY 2023
REV # / DATE REVISED	
DRAWN BY / CHECKED BY	CHRIS / H P
PROJECT NUMBER	100523
SHEET DESCRIPTION	SECOND FLOOR PLAN
SHEET NUMBER	A2.2

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5/17/2023 9:19:30 AM C:\CHRIS C:\HA\ PROJECTS\ACTIVE PROJECTS\100523 LONGHOUSE AXE BAR - SHEBOYGAN\DRAWINGS\100523 LONGHOUSE AXE BAR - SHEBOYGAN.RVT © COPYRIGHT 2023 - HAMEISTER ARCHITECTS, INC.
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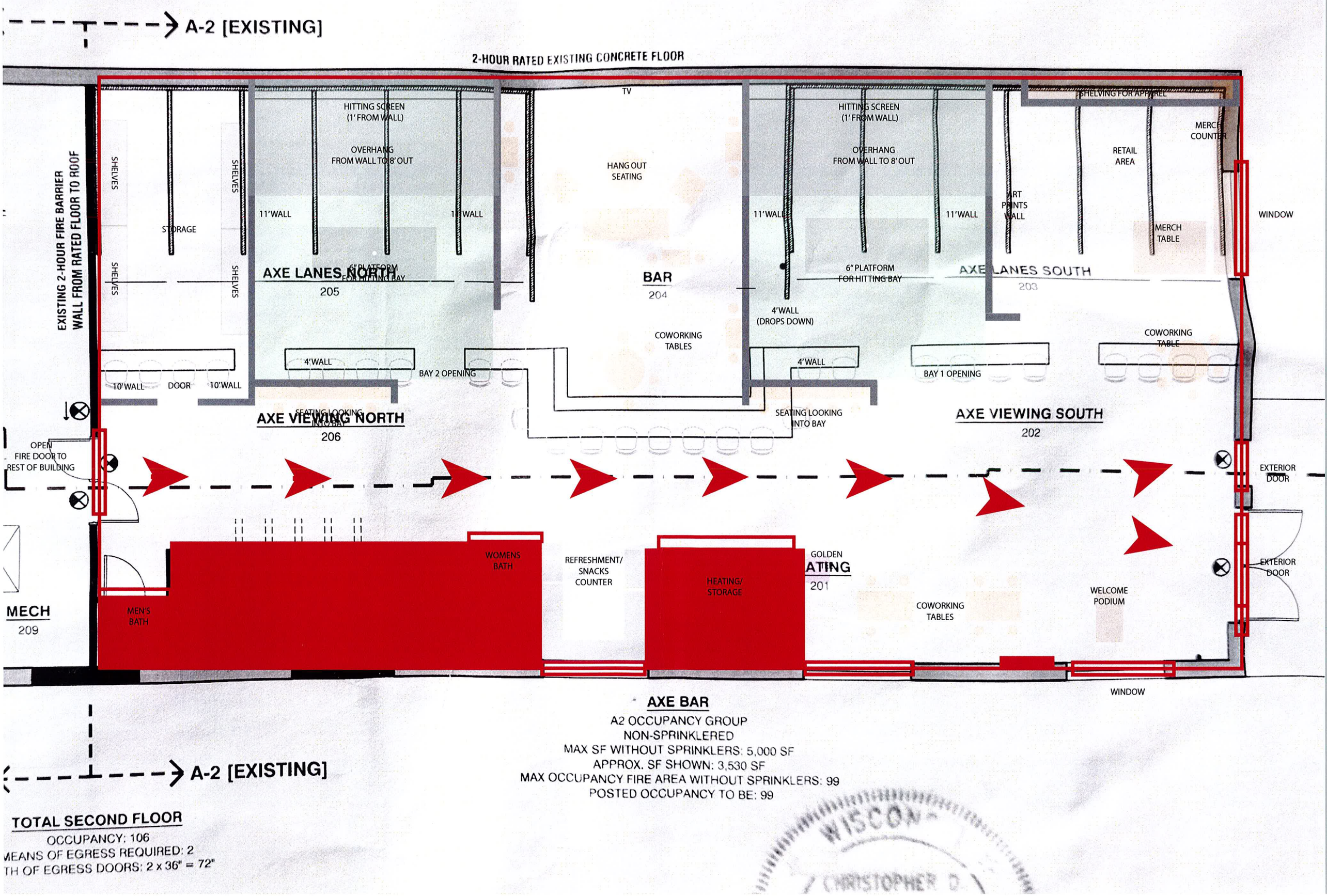

AXE BAR

A2 OCCUPANCY GROUP
NON-SPRINKLERED
MAX SF WITHOUT SPRINKLERS: 5,000 SF
APPROX. SF SHOWN: 3,530 SF
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TOTAL SECOND FLOOR

OCCUPANCY: 106
MEANS OF EGRESS REQUIRED: 2
TH OF EGRESS DOORS: 2 x 36" = 72"

WISCON
CHRISTOPHER D

City of Sheboygan

Comprehensive Plan

City of Sheboygan

Comprehensive Plan

Adopted: _____

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Prepared by:
Bay-Lake Regional Planning Commission
1861 Nimitz Drive
De Pere, WI 54115

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Executive Summary

Located along the shores of Lake Michigan, the City of Sheboygan, Wisconsin is a vibrant community known for its historic downtown, industrial heritage, cultural amenities, and diverse recreational opportunities. Together, these qualities make Sheboygan not only an attractive tourism destination, but also a desirable place to live, work, and play.

Purpose of the Comprehensive Plan

The City of Sheboygan Comprehensive Plan aims to guide the city toward its 20-year vision as *a diverse and prosperous coastal community*. The plan will assist local officials with decision-making on future growth, development, and preservation through 2046. Prepared in coordination with City staff, elected officials, community stakeholders, and residents, the plan establishes the community's overall goal of maintaining and enhancing the quality of life in Sheboygan while also fulfilling Wisconsin's statutory planning requirements.

The plan is organized around a series of topic areas including population and housing, natural, agricultural, and cultural resources, utilities and community facilities, economic development, transportation, land use, intergovernmental cooperation, and implementation. Together, these elements establish a comprehensive guide for managing growth, supporting community priorities, and planning for the city's long-term future.

Key Priorities

Key priorities identified throughout the Comprehensive Plan are intended to guide future decision-making, investment, and community development through 2046.

Key priorities, organized by the elements discussed in this plan, include:

Housing and Neighborhoods

- Expand affordable housing, support neighborhood renewal, further develop the Sheboygan Pedestrian Pathway, commit to the "10-Minute City" model, and promote mixed-use and walkable communities.

Natural and Environmental Resources

- Support policies, development, and activities that promote climate resilience, green infrastructure, sustainable agriculture, and urban forestry.

Cultural Resources

- Expand cultural events, support local arts and the creative economy, strengthen entertainment options, support educational institutions through well-planned surrounding development that ensure safe streets, and support a pet-friendly community.

Economic Development

- Promote the arts and support artists, enhance waterfront amenities, revitalize the city center, develop the southwest corridor, partner with local industry for workforce development, and capitalize on emerging economic opportunities.

Transportation and Mobility

- Support the development, design, and maintenance of complete streets, create safe, accessible, and connected urban environments that encourage active transportation, prioritize the expansion and continuity of transit program options, and strengthen services to airports.

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Utilities and Community Facilities/Services

- Enhance Fire Department operational capabilities and advance emergency medical services, continue to prioritize neighborhood-based policing, prioritize marina revitalization, support high-quality water and prioritize lead service line replacement, and continue to strengthen, develop, design, and maintain public infrastructure.

Emerging Focus Area

- Invest in parks, trails, and wellness-oriented development, position Sheboygan as an economic hub, strengthen local non-profit partnerships to support the unhoused population, and expand seasonal entertainment options.

Intergovernmental Cooperation

- Participate in and support neighborhood associations' outreach and initiatives, strengthen regional partnerships for shared services, foster operational collaborations, and seek multi-governmental support for funding and policy.

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Future Land Use

The Future Land Use Plan and accompanying 20-Year Future Land Use Map provide a framework for guiding growth and development through 2046. The land use designations are based on existing development patterns, anticipated growth trends, infrastructure capacity, and environmental considerations, such as floodplains, wetlands, and the Lake Michigan coastline. Together, these tools help guide land use and implementation decisions that will aim to achieve the city's long-term vision.

A land needs analysis for the 20-year planning period concludes that an additional 1,056 gross acres of residential land and 246 gross acres of commercial/industrial land may be needed by 2046.

Priority Growth Areas

Priority growth areas can be defined as specific, locally identified locations targeted for new housing, jobs, and community amenities. The priority growth areas identified in this plan include:

- Indiana Avenue Corridor
- 8th Street/ Michigan Avenue (Downtown Area)
- South Enterprise Business Park
- South Pier
- Gateway Neighborhood
- River Bend Neighborhood
- Sheboygan's Downtown Districts

Each area varies in current and future use objectives, but all share the goal of serving as hubs for future development.

Implementation

The Comprehensive Plan, which will be implemented by City staff and the City's Plan Commission, elected officials, and committees, is intended to function as a living document that guides future policies, capital improvements, development processes, and planning initiatives. Regular evaluation will help ensure the plan remains responsive to changing community needs and future opportunities.

Together, the goals, recommendations, and strategies outlined in this plan provide a coordinated framework for preserving Sheboygan's character while supporting sustainable growth, economic vitality, and quality of life through 2046.

Introduction

Purpose of the Comprehensive Plan

This comprehensive plan for the City of Sheboygan is an important long-range planning and policy tool to assist with decision-making from 2026 through 2046. The purpose of this plan is to guide development by reflecting the community's shared vision and priorities for future growth.

The City of Sheboygan is obligated by statute to have a locally approved comprehensive plan. Wisconsin's Comprehensive Planning Law (Wis. Stats. 66.1001) requires every governmental jurisdiction that regulates the use of land through a land division ordinance, shoreland zoning ordinance, general purpose zoning ordinance, or official map to have an adopted comprehensive plan. As part of these requirements, a comprehensive plan must be updated every 10 years at a minimum.

Prior to the establishment of this document, the City of Sheboygan last adopted its comprehensive plan in 2011. Given existing statutory requirements, the City was ready for a plan update. However, the objective of this plan is intended to address more than state requirements. It is meant to ensure its policies guiding development and funding decisions align with the community's current actions and vision for growth.

Accordingly, this plan establishes updated priorities and actions to guide decision-making in Sheboygan over the next 20 years. It serves as a foundational guide to support the documented policies, any future changes to ordinances, and other planning initiatives or efforts undertaken through 2046.

Planning Process

This plan was prepared by the City of Sheboygan with the assistance of the Bay-Lake Regional Planning Commission. The process involved the following:

- Review of past and relevant planning efforts led by the City of Sheboygan or other entities. Efforts reviewed and considered included:
  - Sheboygan's previous Comprehensive Plan (2011)
  - Sheboygan's Downtown Districts Master Plan (2019)
  - City of Sheboygan Housing Study 2023-2032 (2023)
  - 2024-2028 Comprehensive Outdoor Recreation Plan (2023)
  - Year 2050 Sheboygan Area Transportation Plan
  - Sheboygan Waterfront Park & Marina Master Plan (2023)
  - Gartman Farms Neighborhood Development Plan (2024)
  - Sheboygan Area Sewer Service Area Plan (2026)
  - Sheboygan County Farmland Preservation Plan (2023)
- Discussions with City staff and City of Sheboygan Plan Commission.
- Stakeholder engagement and public outreach.
- Technical analysis, using data from multiple sources including the State of Wisconsin, the U.S. Census Bureau, and other publicly available data from public and private sources.

The City of Sheboygan should continue to review this plan annually and is required to update it at least once every ten years, or when officials identify a pressing need.

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Outreach and Engagement

A comprehensive plan, while rooted in technical analysis, is also based on the community's local values. As a result, the City of Sheboygan utilized recently conducted surveys as well as solicited input from the public, stakeholders, Sheboygan's Plan Steering Committee and City staff, and elected officials in a variety of ways.

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The following summarizes the surveys used, along with other engagement and outreach activities that occurred during the plan development process.

City Survey Results Utilized

- City of Sheboygan Community-Wide Needs Survey - 2024: covered key topics included housing, services for unhoused persons, community services, assistance to local businesses, and community facilities
- Sheboygan Waterfront + Marina Masterplan

Mobile Event

In September 2024, Mayor Ryan Sorenson hosted a community bicycle tour to engage residents in the City's Comprehensive Plan development. The 7-mile ride included discussions on transportation infrastructure and future development at various stops.

Plan Meetings

The planning process included working meetings with the staff of the City of Sheboygan Planning and Development Department as well as a Steering Committee consisting of other City department staff. The purpose of these meetings were to receive feedback and provide direction on the content of the plan as it was developed.

SWOT Exercise

The strengths, weaknesses, opportunities, and threats (SWOT) exercise allowed respondents to identify the City of Sheboygan's economic development strengths, weaknesses, opportunities, and threats. The online SWOT exercise was open from July 2025 through November 2025. Please reach out to the City for the results of the SWOT exercise.

Farmers Market

On August 27, 2025, the Bay-Lake RPC staffed a booth at the Sheboygan County Interfaith Organization (SCIO) Farmers Market to educate citizens about the plan, the planning process, and gather ideas on the City's short and long-term growth.

Public Open House

The City hosted two open houses, facilitated by Bay-Lake RPC, to communicate project status and to highlight key findings of the project to the public. The open houses were intended to be informative and educational, and allowed for the collection of feedback from the public. The open houses were held at differing times on March 19, 2026. Total attendance with both open house sessions was 111.

Other Public Engagement for the Comprehensive Plan

- April 10, 2026 - The City conducted a community engagement session at Uptown Social. The event drew 40 people.

- April 11, 2026 - City staff facilitated a public event at Uptown Social. Twenty individuals attended the session.
- April 20, 2026 - City staff met with small to medium businesses via the Chamber of Commerce. There were 17 businesses in attendance at the event.
- April 28, 2026 - The City of Sheboygan Plan Commission facilitated a public comment period during its meeting, Several citizens and stakeholders in attendance, along with members of the Plan Commission, provided feedback on the comprehensive plan.
- July 9, 2026 - City staff facilitated a community engagement event at Paradigm Coffee Shop. Approximately 50 individuals attended the event.
- Mayor Ryan Sorenson presented on the development of the comprehensive plan at several events including the Chamber of Commerce economic outlook event, Rotary Club, Kiwanis Club, etc.
- Several poster displays were accessible daily in the lobby of the Sheboygan City Hall. The material was available for public review and comment.

City History

The City of Sheboygan is located in east central Sheboygan County, along the western shores of Lake Michigan. The City covers roughly 16 square miles, or 10,240 acres. Interstate Highway 43 runs north/south along the western edge of the city, with STH 28 running north/south and STH 23 running east/west through the city.

Officially charted in 1853, it is believed that Sheboygan received its name from the Chippewa Indian word meaning “passage or waterway between the lakes”. Sheboygan grew rapidly after its founding with the addition of a mail route from Milwaukee. Furthermore, an increase in ships and schooners entering Sheboygan’s harbor also increased its population.

The Sheboygan area has a strong German heritage which helped shape the city’s food scene, with bratwurst becoming an iconic staple for the community. So much, that following a contest in 1970, the city was awarded the title of “Bratwurst Capital of the World.” Sheboygan’s fame for its quality sausage production continues today with a mix of area producers ranging from global brands to traditional makers and local institutions.

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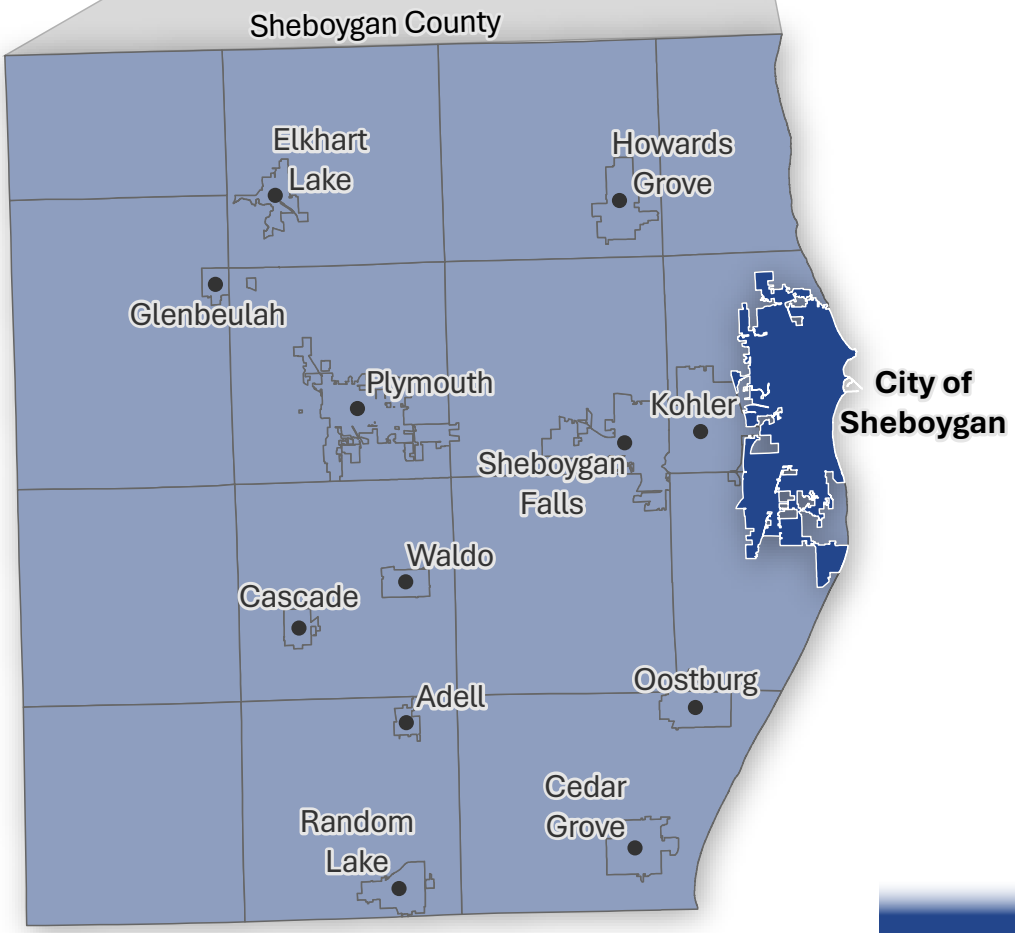
Being a vibrant lakefront community, the City of Sheboygan features several miles of beaches and is known for its variety of water sport activities on Lake Michigan ranging from relaxing paddling to high-adrenaline motorized activities. Even being deemed the “Malibu of the Midwest” by the surfing community. Sheboygan is ideally situated geographically along a key transportation corridor for economic growth, especially for tourism. It is easily accessible to travelers heading north to Door County and the Fox Valley or south to Milwaukee and Chicago.

Sheboygan’s historic downtown offers exceptional shopping, dining, and entertainment experiences, and also includes the Harbor Centre district. This dynamic area features lakefront and riverfront destinations, unique lodging, retail and service businesses, and high-quality restaurants.

City Profile



Population (2020)
49,929

Source: 2020, Decennial Census

Median Age
36.8 years

Source: American Community Survey 2023, 5-year estimates

Total Occupied Housing Units (Permanent Housing)
21,371 households

Source: American Community Survey 2023, 5-year estimates

Average Household Size
2.29 people per unit

Source: American Community Survey 2023, 5-year estimates

Median Household Income
$62,953

Source: American Community Survey 2023, 5-year estimates

Median Earnings
$45,670

Source: American Community Survey 2023, 5-year estimates

Civilian Labor Force
26,327

Source: American Community Survey 2023, 5-year estimates

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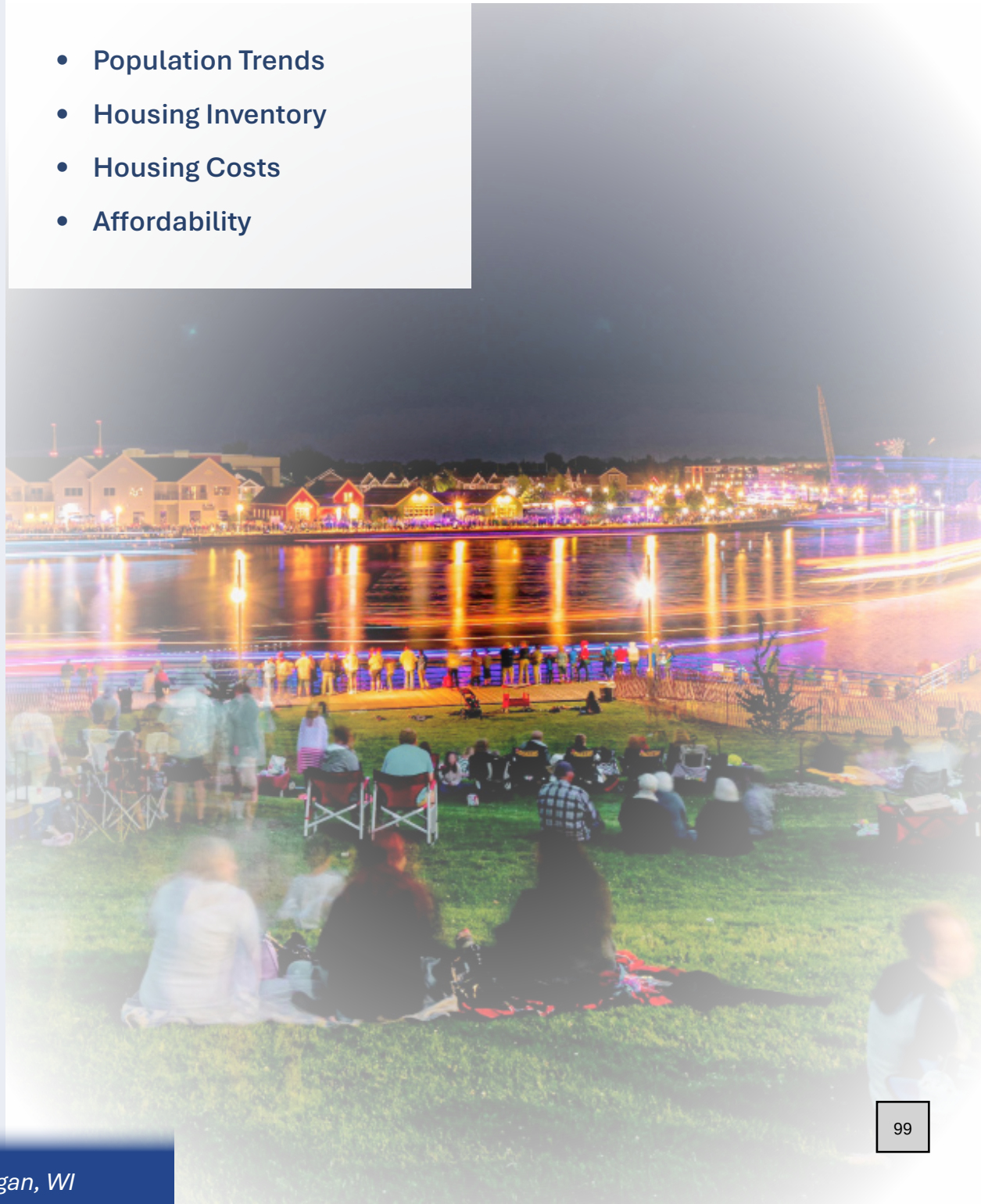
Population and Housing

Understanding Sheboygan's population and housing trends is essential for anticipating the city's future needs and guiding policy decisions. The size, makeup, and trajectory of the city's population directly affect housing demand, infrastructure needs, public services, and economic development. As Sheboygan experiences population shifts and changing household dynamics, ensuring the availability of diverse, affordable, and well-maintained housing options becomes a critical component of long-term community sustainability and quality of life. This section explores population trends, demographic changes, housing characteristics, and housing affordability conditions to inform future planning efforts.

- Population Trends
- Housing Inventory
- Housing Costs
- Affordability



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Population Trends

In 2020, the population of the City of Sheboygan was 49,929. Since 2000, the City has maintained a stable population, only losing approximately 1.7 percent of its population between 2000 and 2020.

Exhibit 1: Population Trends, 2000 - 2020

	City of Sheboygan	Sheboygan County	Wisconsin
2000	50,801	112,646	5,363,675
2010	49,288	115,507	5,686,986
2020	49,929	118,034	5,893,718
Change 2000 to 2020			
Number	-872	5,388	530,043
Percent	-1.7%	4.8%	9.9%

Source: US Census Bureau, Decennial Census (2000, 2010, 2020)

Population Distribution by Age

While Sheboygan's population is aging overall, it is aging at a much slower rate compared to Sheboygan County and Wisconsin. The city's median age increased from 35.5 in 2000 to an estimated 36.8 in 2023, which is five years younger than the county median and over three years younger than the state's.

Aside from a modest increase in residents aged 20 to 29, most other age groups have declined slightly. Compositionally, the largest age group in Sheboygan is 20 to 29 (14.7 percent), while the smallest is those 70 and older (9.6 percent). These patterns suggest the city may retain younger adults more effectively than surrounding areas, even as its older population grows.

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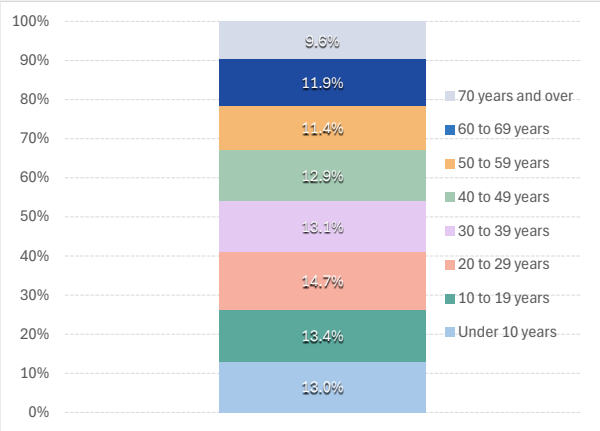
Exhibit 2: Population Distribution by Age Cohort



Source: US Census Bureau, ACS 5-year (2019-2023)

Exhibit 3: Average Age Trends

	City of Sheboygan	Sheboygan County	Wisconsin
2000	35.5	37	36.1
2010	36.2	40.3	38.5
2023	36.8	41.8	40.1
Change 2000 to 2023			
Number	1.3	4.8	4.0
Percent	3.7%	13%	11%

Source: US Census Bureau, Decennial Census (2000, 2010). US Census Bureau, ACS 5-year (2019-2023)

Population Distribution by Race

The City of Sheboygan has continued to diversify, reflecting broader demographic shifts seen across the state.

In 2010, over 82 percent of the city's population identified as white but by 2023, that percentage dropped to 72 percent, along with a net population loss of 4,593. This group remains the largest racial demographic, but it is the only group to experience a population decrease over the last decade.

Meanwhile, all other racial groups grew in both raw numbers and proportional representation. The Asian population increased by over 1,000 residents, while residents identifying as two or more races nearly tripled and rose from 2.6 percent to five percent of the population. Black or African American residents grew from 885 people to 1,632 people, and those identifying as some other race also increased slightly.

This growing diversity presents both opportunities and challenges for future planning efforts. A more racially and ethnically diverse population may shape evolving needs in areas like housing, education, community services, and civic engagement. It also raises important equity considerations, particularly around housing access and affordability, given existing disparities in homeownership and rental burdens across racial lines in Sheboygan.

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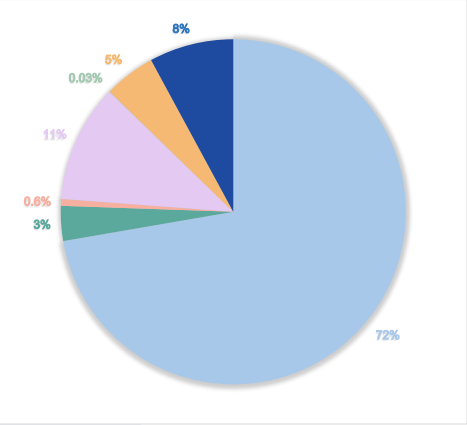
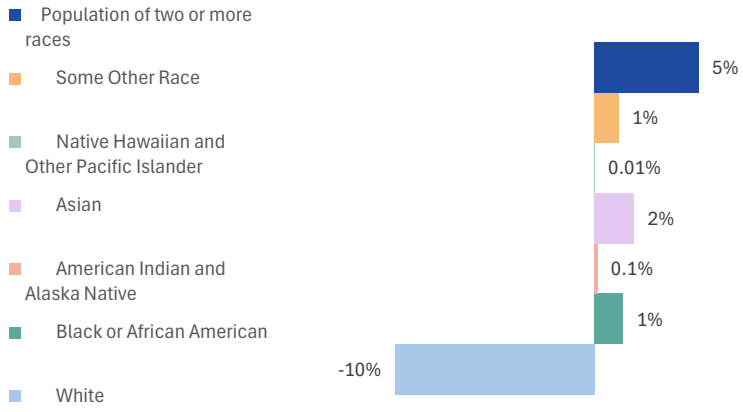
Exhibit 4: Race Composition



Source: US Census Bureau, ACS 5-year (2019-2023)

Exhibit 5: Race Composition Percentage Change



Source: US Census Bureau, Decennial Census (2010). US Census Bureau, ACS 5-year (2019-2023)

Ethnic Composition

- White (Non-Hispanic) = 33,942 (68% of the total population)
- Total Minority = 15,703 (32% of the total population)
  - Hispanic or Latino Population = 6,264 (13% of the total population)

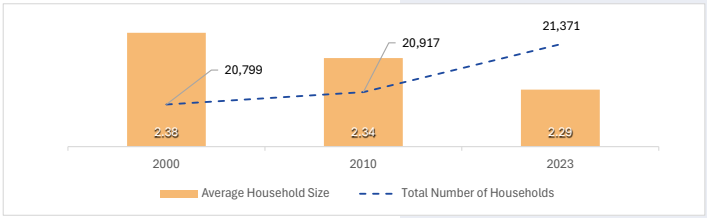
Housing Inventory

Sheboygan's housing stock reflects its long development history, with a large share of homes built before 1950 and a continued dominance of single-family homes. At the same time, average household sizes are shrinking and the total number of households is rising, placing new demands on the existing housing supply. This section provides a snapshot of the city's current housing inventory, including unit types, age, occupancy, and ownership trends, to assess how well the available housing meets present and future needs.

Since 2000, the total number of households in Sheboygan has increased from 20,799 to an estimated 21,371 in 2023. At the same time, the average household size has declined from 2.38 to 2.29 persons.

This trend reflects broader national patterns driven by more single-person households, aging in place, delayed marriage, and increased divorce rates. It also signals demand for smaller housing units. These trends are important to consider because more households mean greater demand for housing, utilities, and services, regardless of population growth.

Exhibit 6: Average Household Size and Total Number of Household Trends



Source: US Census Bureau, Decennial Census (2000, 2010). US Census Bureau, ACS 5-year (2019-2023)

Nearly 85 percent of Sheboygan's housing units were built before 1990, and nearly half of all units were built before 1950. The aging housing stock raises potential concerns related to maintenance costs, energy efficiency, and accessibility, particularly for seniors and individuals with disabilities. Since 1990, the construction of new housing has slowed dramatically, with fewer than 108 new units added annually on average.

As housing demand evolves, especially with smaller households and an aging population, the predominance of older, potentially larger homes may not align with future needs.

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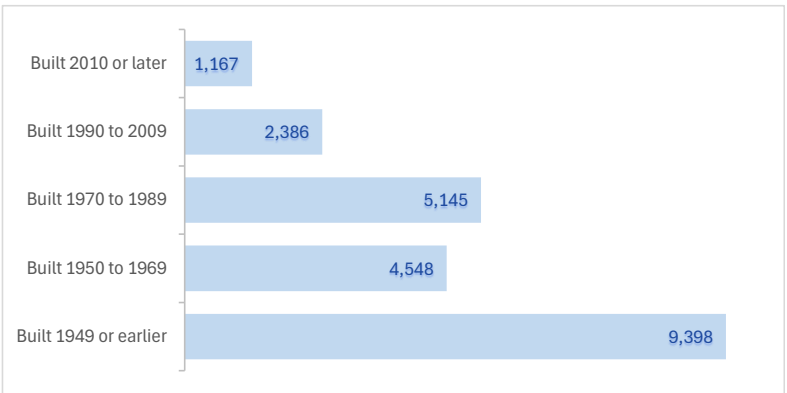
Exhibit 7: Year Housing Units Were Built

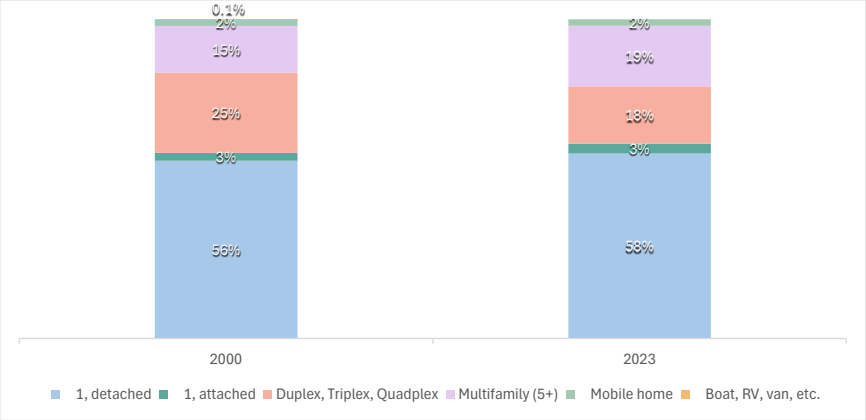


Source: US Census Bureau, ACS 5-year (2019-2023)

Single-family detached homes continue to dominate the local housing landscape, making up an estimated 58 percent of all housing units in 2023-- a slight increase from 56 percent in 2000. Multi-family units have increased by four percent, while duplexes, triplexes, and quadplexes declined by seven percent (Exhibit 8).

These shifts suggest a trend toward higher density housing, but the drop in smaller multi-unit buildings could indicate pressures that limit “missing middle” housing options. Encouraging a greater variety of housing types including townhomes and duplexes could help fill affordability and diversity gaps in the housing market.

Exhibit 8: Change in Housing Mix



Source: US Census Bureau, Decennial Census (2000). US Census Bureau, ACS 5-year (2019-2023)

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Tenure

Sheboygan

Owner Occupied: 60%

Renter Occupied: 40%

Sheboygan County

Owner Occupied: 71%

Renter Occupied: 29%

Wisconsin

Owner Occupied: 68%

Renter Occupied: 32%

The homeownership rate in Sheboygan has stayed relatively stable over the last twenty years, decreasing by one percent from 2000 in 2023. However, this rate is lower than both Sheboygan County and Wisconsin averages.

Populations much more likely to be renters than homeowners include Black or African Americans (82 percent), Hispanic or Latino origin (68 percent), Some Other Race (66 percent), Two or more races (63 percent). Compared to white counterparts, together these groups are twice as likely to be renters.

Gender also plays a role in housing tenure. In Sheboygan, men are more likely to be homeowners than women. As of 2023, it was estimated that about 55 percent of men owned their homes compared to just 37 percent of women. Marital status further shapes tenure patterns, with married individuals exhibiting a much higher homeownership rate of 82 percent. These trends emphasize how personal and structural factors influence housing outcomes and point to the importance of inclusive housing policies that support broader access to homeownership, particularly for historically underrepresented groups.

Vacancy

In 2023, it was estimated that Sheboygan had an overall housing vacancy rate of 5.6 percent, with a homeowner vacancy rate of 1.6 percent and a rental vacancy rate of 2.3 percent. While the total vacancy rate may appear healthy on its face, a closer look reveals a tighter-than-ideal rental market and limited owner-occupied turnover-- both of which contribute to affordability and access challenges.

Vacancy Rate:
5.6%

Homeowner Vacancy Rate:
1.6%

Rental Vacancy Rate:
2.3%

Based on planning best practices included in the *Sheboygan Housing Study*, the recommended combined vacancy rate for a balanced market is typically 5-10 percent. A healthy homeowner vacancy rate is between 1-3 percent, and the ideal rental vacancy rate is between 4-7 percent, allowing enough housing turnover and consumer choice without overbuilding.

Sheboygan's rental vacancy rate of just 2.3 percent falls well below the recommended threshold, signaling a constrained rental market with limited availability. This tightness contributes to increased competition for available units, upward pressure on rents, and fewer options for residents with lower and moderate incomes. Similarly, the 1.6 percent homeowner vacancy rate is within the recommended range but still suggests limited for-sale inventory, posing challenges for new buyers or households seeking to relocate within the city.

Housing Costs

The median household income in Sheboygan was estimated to be $62,953, reflecting a 57 percent increase since 2000. However, this figure still trails behind Sheboygan County and the state of Wisconsin by nearly $9,000 and $13,000, respectively.

While local incomes have risen, the growing gap between city and regional incomes may contribute to affordability challenges, especially as housing costs rise at a faster rate.

Rising housing prices in the Sheboygan area and nationwide are mostly due to a disparity in the real estate market, resulting from high buyer demand and low housing supply.

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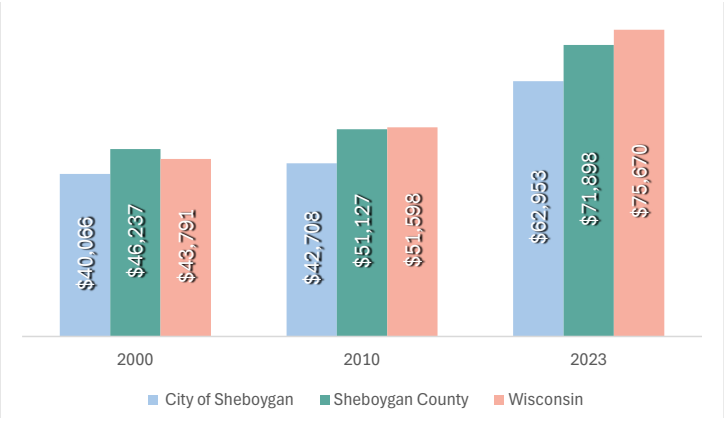
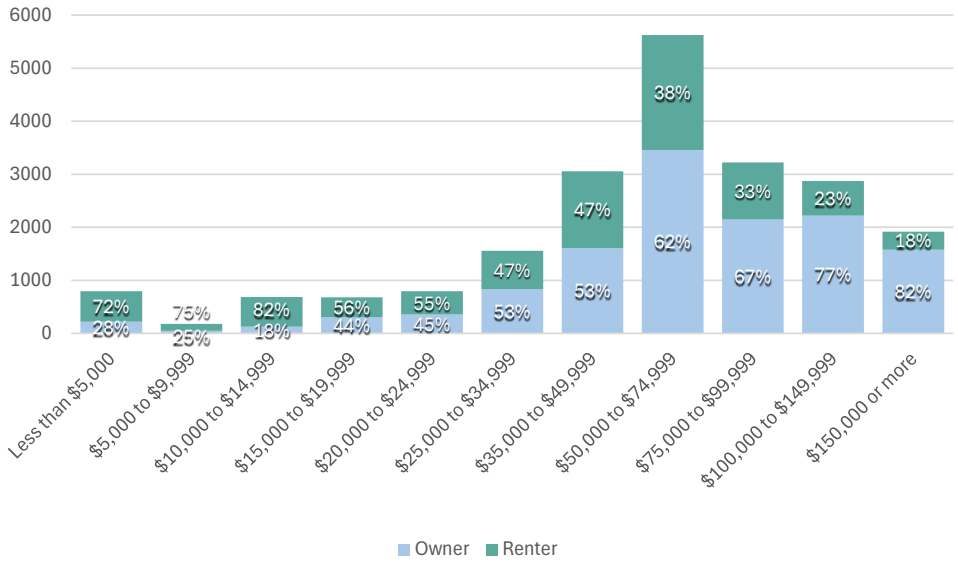
Exhibit 9: Change in Median Household Income



Source: US Census Bureau, Decennial Census (2000, 2010). US Census Bureau, ACS 5-year (2019-2023)

When comparing household income by tenure, a noticeable disparity emerges between owner- and renter-occupied households in Sheboygan. Renters are disproportionately represented in the lower income brackets, particularly those earning less than $35,000 annually. In contrast, homeowners are more prevalent in the higher income categories, particularly above $75,000. This income gap reinforces housing affordability challenges, as renters typically have fewer financial resources to absorb rising housing costs. The divide also underscores broader economic disparities that may shape housing stability and access to homeownership.

Exhibit 10: Median Household Income by Percentage of Homeowners and Renters



Source: US Census Bureau, ACS 5-year (2019-2023)

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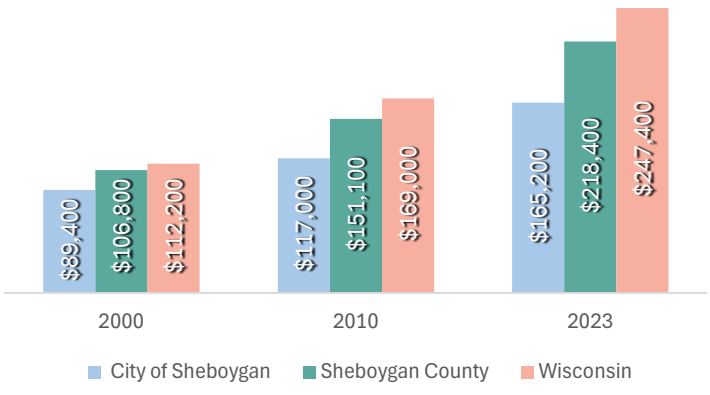
In 2023 it was estimated that the median home value in Sheboygan was $165,200, up nearly $76,000 (or 85 percent) from 2000. While this growth is consistent with statewide trends, Sheboygan's home values remain lower and have increased slower than county and state averages.

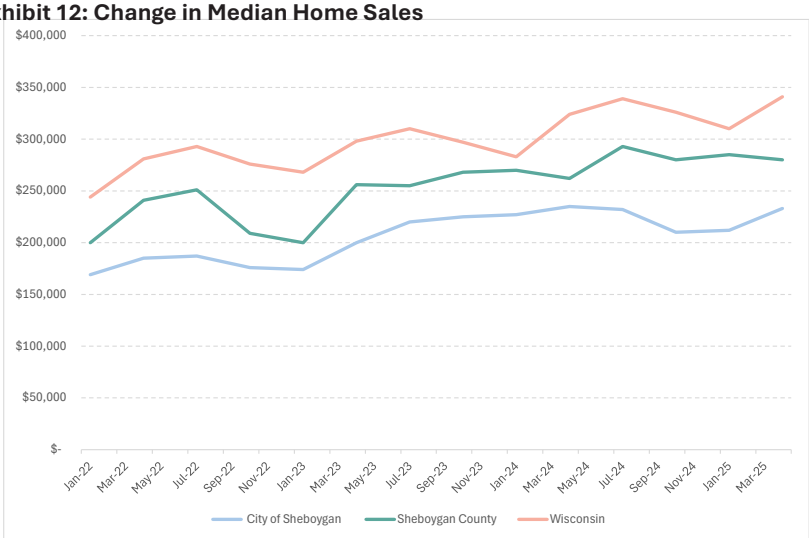
Exhibit 11: Change in Median Home Value



Source: US Census Bureau, Decennial Census (2000, 2010). US Census Bureau, ACS 5-year (2019-2023)

Median home sales have fluctuated but gradually increased since 2022 at local, county, and state levels. Since January 2022, the median sale price has increased by $64,000 or 38 percent. However, the median sale price in Sheboygan has increased at a slower rate and remains lower than county and state averages.

Exhibit 12: Change in Median Home Sales



Source: Redfin

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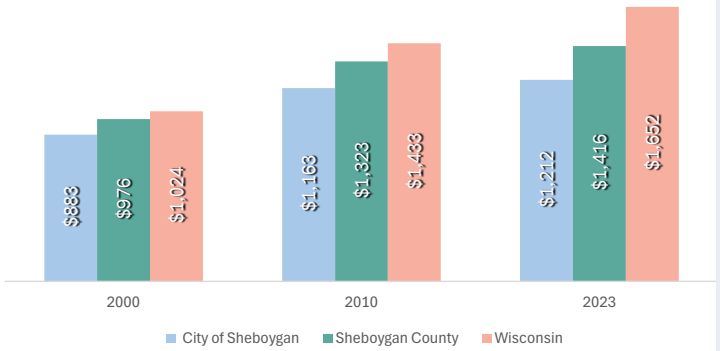
With rising home prices have come rising mortgage costs, reflecting both increased home values and higher interest rates. The median monthly owner cost with a mortgage in Sheboygan has risen by 37 percent since 2000. Rising mortgage rates and limited housing supply may further push monthly costs upward, particularly for first-time buyers who are already facing affordability barriers. These increases can significantly impact housing access, especially for households with incomes below the city's median.

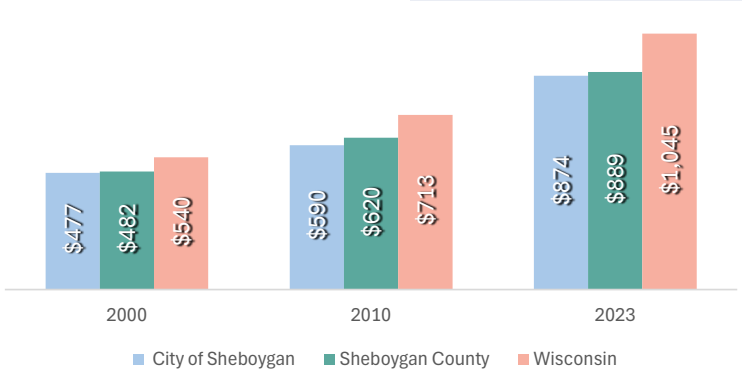
Rental costs have also increased in Sheboygan, with sharp growth in recent years reflecting shifts in demand and constrained rental supply. Since 2000, median gross rent has risen 83 percent, growing from $477 to $874. These rising costs may pose challenges for lower-income renters, especially as income gains have not kept pace. As rental prices climb, more households may face cost burdens or be priced out of market-rate options, further straining the need for affordable rental housing.

Exhibit 13: Change in Median Monthly Housing Cost with Mortgage



Source: US Census Bureau, Decennial Census (2000, 2010). US Census Bureau, ACS 5-year (2019-2023)

Exhibit 14: Change in Median Rent

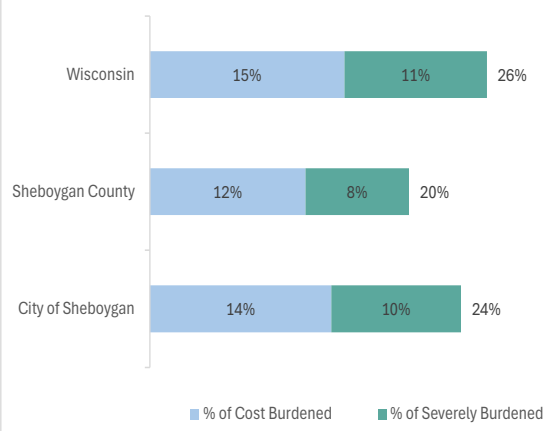


Source: US Census Bureau, Decennial Census (2000, 2010). US Census Bureau, ACS 5-year (2019-2023)

Affordability

In 2023, about 24 percent of Sheboygan households were cost burdened or severely cost burdened, meaning they spent more than 30 percent of their income on housing. This rate is higher than that of Sheboygan County (20 percent) but remains slightly below the statewide average (26 percent).

Exhibit 15: Rates of Housing Cost Burden



Source: US Census Bureau, ACS 5-year (2019-2023)

When comparing renters to owners, renters are disproportionately impacted by unaffordable housing. Renters tend to earn less than homeowners, yet they have faced a steeper rise in housing costs. Since 2000, median rent has increased by 83 percent, while median mortgage costs have only increased by 37 percent. Over the same time, household income increased by 57 percent, indicating a growing mismatch between what households earn and what they must pay to secure housing.

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Exhibit 16 highlights this affordability imbalance by illustrating how many households fall into specific income categories and what housing cost values are considered affordable for each. Notably, over one-third of all households in Sheboygan fall into the Extremely Low or Very Low income categories (below $47,400 annually). These households can only afford monthly housing costs below $1,185. The largest share of households (29 percent) are classified as Low Income, with affordable housing costs capped at $1,896/ month. Lastly, over 16 percent of households are in the High Income category, which can afford housing costs over $3,060/month-- often the price point where new construction is targeted. This distribution reveals a clear affordability gap, particularly for households on the lower end of the income spectrum. Without intervention or targeted policies, many residents will continue to struggle to find housing that aligns with their income level.

Exhibit 16: Affordable Housing Characteristics, Sheboygan, 2023 Estimate

	Extremely Low	Very Low	Low	Middle	High
Income Range (Annual):	≤ $32,150	$32,151 - $47,400	$47,401 - $75,850	$75,851 - $122,399	≥ $122,400
Existing Households (#):	4,240	2,969	6,261	4,398	3,503
Existing Households (%):	20%	14%	29%	21%	16%
Affordable Housing Costs (Monthly):	≤ $804	$805 – $1,185	$1,186 – $1,896	$1,897 – $3,060	≥ $3,061

Source: US Census Bureau, ACS 5-year (2019-2023). U.S. Department of Housing and Urban Development, Median Family Income (MFI) for Sheboygan County, 2023.

Future Demand

According to the *Sheboygan Housing Study* completed in 2023, the City expects the number of households to grow to between 21,320 and 22,740 by 2032. Additionally, the study reports that based on census data, the preliminary five-year projection for all needed units is between 1,300 to 1,850. Maintaining this pace, the City of Sheboygan may need an additional 7,400 housing units by 2046.

More details on housing needs, demand forecasts, and recommendations can be found in the *Sheboygan Housing Study* and the Land Use element of this comprehensive plan document.

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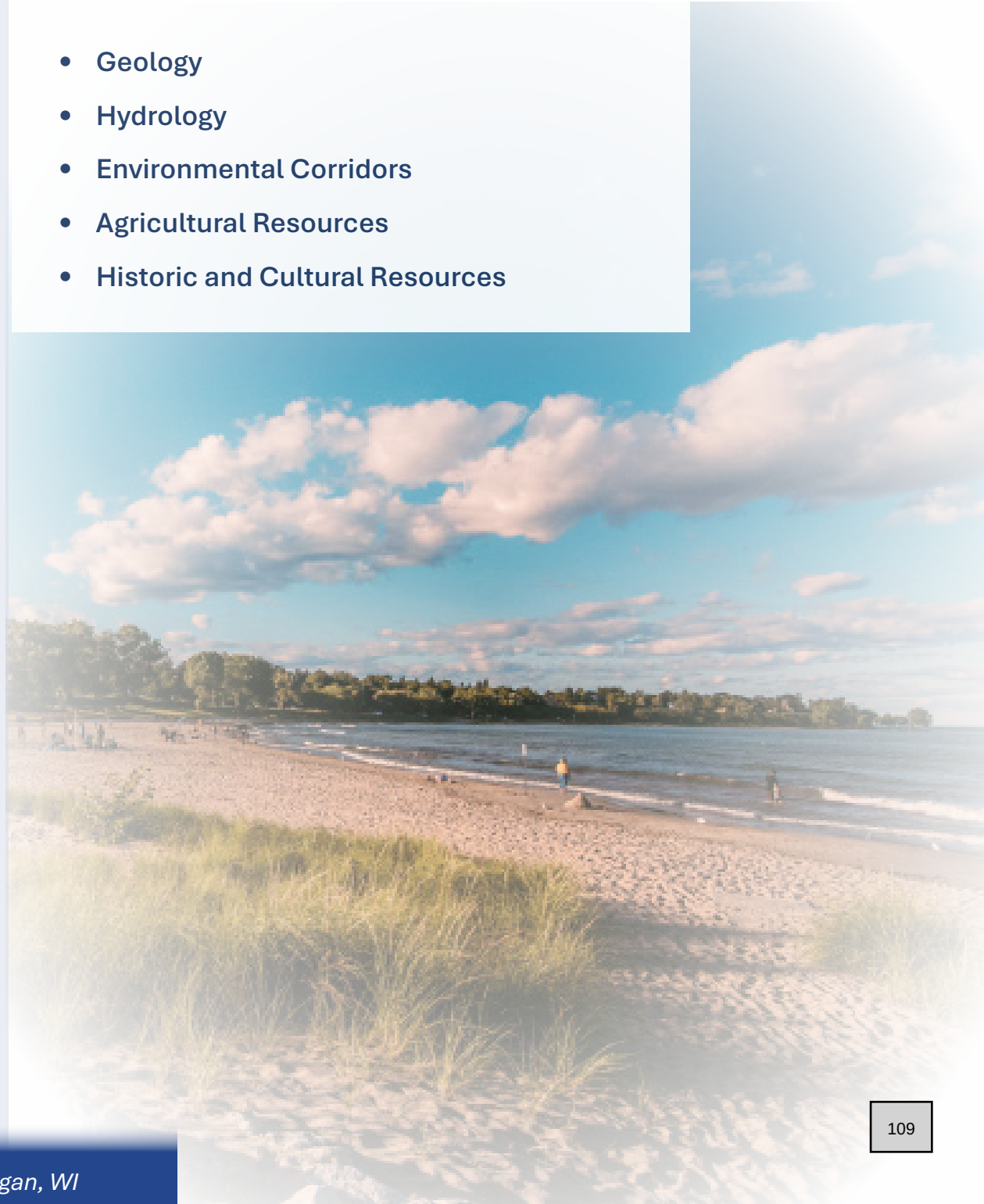
Natural, Agricultural, and Cultural Resources

The following section provides an inventory of natural, agricultural, and cultural resources within the City of Sheboygan. Understanding these characteristics is critical, as natural systems, agricultural lands, and cultural assets serve as both opportunities and constraints for future growth. Protecting and thoughtfully managing these resources helps reduce environmental risk, preserve community character, and support long-term resilience.

- Geology
- Hydrology
- Environmental Corridors
- Agricultural Resources
- Historic and Cultural Resources



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Geology

Topography

The City of Sheboygan sits along eight miles of the Lake Michigan shoreline. The area gradually rises from east to west, starting at about 580 feet above sea level along the coastline and reaching just over 700 feet in the city's western areas. The topography is predominantly level to gently sloping, with slopes under 6%, and only a few isolated spots featuring steeper grades. Sheboygan's geological foundation consists of glacial deposits resting atop Niagara dolomite limestone. The most pronounced changes in elevation occur near waterways and the bluffs along the Lake Michigan shoreline.

Soil Characteristics

Two primary soil associations are present within the City of Sheboygan:

- The Mosel-Oakville-Hebron association is predominant along the Lake Michigan shoreline, extending roughly one-half to two miles inland. These soils range from somewhat poorly drained to well drained and feature subsoils composed mainly of clay loam to sand, underlaid by medium and fine sand or layers of silt loam and silty clay loam. Within this association, Oakville loamy fine sand is the most common soil type in the city. It is well drained to moderately well drained, with very rapid permeability and naturally low fertility.
- The Kewaunee-Waymor-Manawa soils vary from well drained to somewhat poorly drained soils and have subsoils primarily consisting of clay loam to clay, underlain by loam or silty clay loam glacial till. Kewaunee silt loam is the most prevalent soil type within this association in the city, characterized by slow runoff and moderately slow permeability.

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Hydrology

Watersheds

The majority of the City of Sheboygan lies within the Sheboygan River Watershed. A portion of the city's south side-- specifically the area south of the Town of Wilson and east of the Interstate-- is drained by the Black River. The northern and northwestern parts of the city are drained by Sevenmile Creek, Silver Creek, and the Pigeon River. Areas of the city located near Lake Michigan drain directly into the lake through small drainage ways. Both the Pigeon River and Sheboygan River Watersheds were previously designated as priority watersheds, a designation based on factors such as the presence of unique species, their likelihood of responding well to non-point source pollution controls, and their sensitivity to phosphorus inputs.

Surface Waters

Rivers and Creeks

The Sheboygan River, Pigeon River, Black River, Willow Creek, and Fisherman's Creek are the primary streams within the City of Sheboygan.

Lake Michigan

Lake Michigan serves as the City of Sheboygan's most significant surface water resource, forming the city's eastern boundary and influencing local drainage, water quality, and shoreline ecosystems. Several areas of the City drain directly into the lake through tributaries and drainage ways, making its protection integral to stormwater management and non-point pollution control efforts.

As a major freshwater system, Lake Michigan supports habitat, is a significant asset in the City's recreation and tourism, and is a major component of the City's identity.

Shoreline

Despite its value, the shoreline faces several environmental and structural challenges. Erosion, driven by fluctuating lake levels and increasingly intense storm events, continues to reduce beach areas and damage coastal infrastructure. Mitigation strategies such as breakwaters, seawalls, and beach nourishment are used, though they vary in cost and effectiveness. Water quality concerns linked to urban runoff and agricultural sources further impact shoreline conditions, while invasive species like zebra mussels disrupt native ecosystems and contribute to long-term ecological stress.

Wetlands

Wetlands within the City of Sheboygan occur along streams, drainage ways, and in isolated low-lying areas. These wetlands have been identified and mapped by the Army Corps of Engineers and the Wisconsin Department of Natural Resources. Wetlands play a vital role in aquifer recharge, improving groundwater and surface water quality, and providing habitat for a range of wildlife species. State statute-authorized local zoning generally restricts development in these sensitive areas. Most of the city's wetlands are concentrated along the Sheboygan River, Pigeon River, Sevenmile Creek, and Black River corridors.

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Ground Water

Groundwater resources are abundant, occurring within both shallow and deep aquifers. The shallow aquifer systems are likely interconnected with nearby surface water features, such as Silver Lake. Areas with granular soils are more vulnerable to contamination from surface and subsurface sources. In contrast, the city's deep aquifers generally provide higher-quality water and are considered significantly less susceptible to contamination.

Floodplains

Floodplains within the City of Sheboygan are located along the Sheboygan, Pigeon, and Black Rivers, as well as Fisherman's Creek and Black River Tributary No. 2. These areas have been identified and mapped by the Federal Insurance Administration for risk management purposes. The 100-year flood area, where there is a greater than 1% of flooding in any given year, is generally protected from development through state statute-authorized local zoning. The city has experienced major flood events, primarily in upstream drainage basins with high levels of impervious surface and relatively small drainage outlets, which increase runoff and flood risk.

Woodlands

While predominantly urban, the City of Sheboygan has a few wooded areas, primarily located near the city boundaries. The woodland areas account for approximately seven percent of the existing land use.

Significant Natural Areas

Kohler-Andrae State Park

Located just south of Sheboygan on County Highway V, Kohler-Andrae State Park is one of the last natural preserves along the Lake Michigan shore. The 1,000 acre park offers two miles of beach, campgrounds, picnic areas, a bath house, nature center, and natural trails.

GREEN TIER
Legacy Communities

The City of Sheboygan is designated as a **Green Tier Legacy Community** focused on advancing sustainable practices. The efforts of the Green Tier Communities network will help the City integrate objectives into the future planning efforts and assist with building resiliency.

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Environmental Corridors

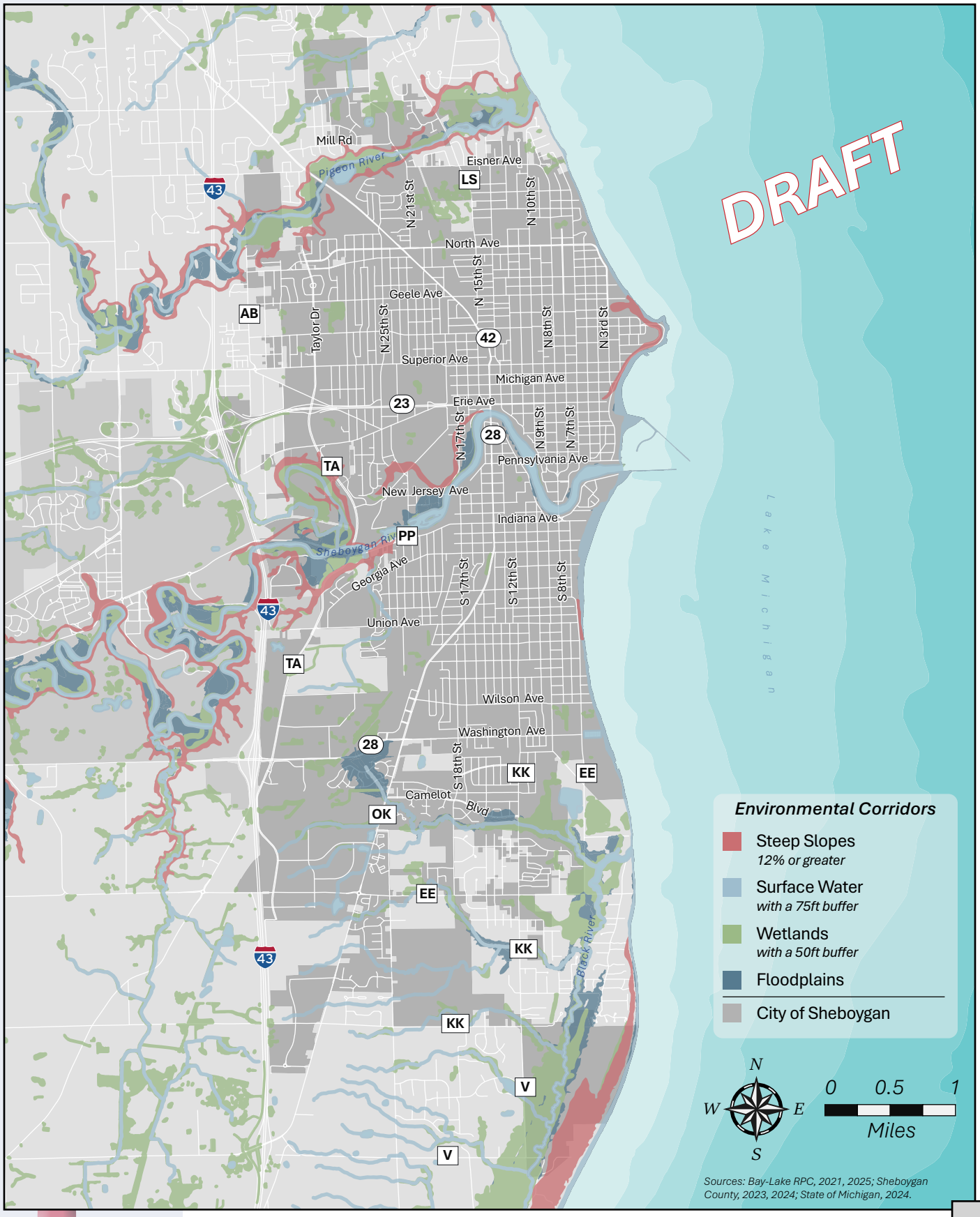
Environmental corridors are continuous systems of open space that encompass environmentally sensitive lands, floodplains, wetlands, other natural resources requiring protection, and lands designated for recreation or open space use. In the City of Sheboygan, these corridors are primarily located along the Sheboygan and Pigeon Rivers, generally extending in an east-west direction across the City.

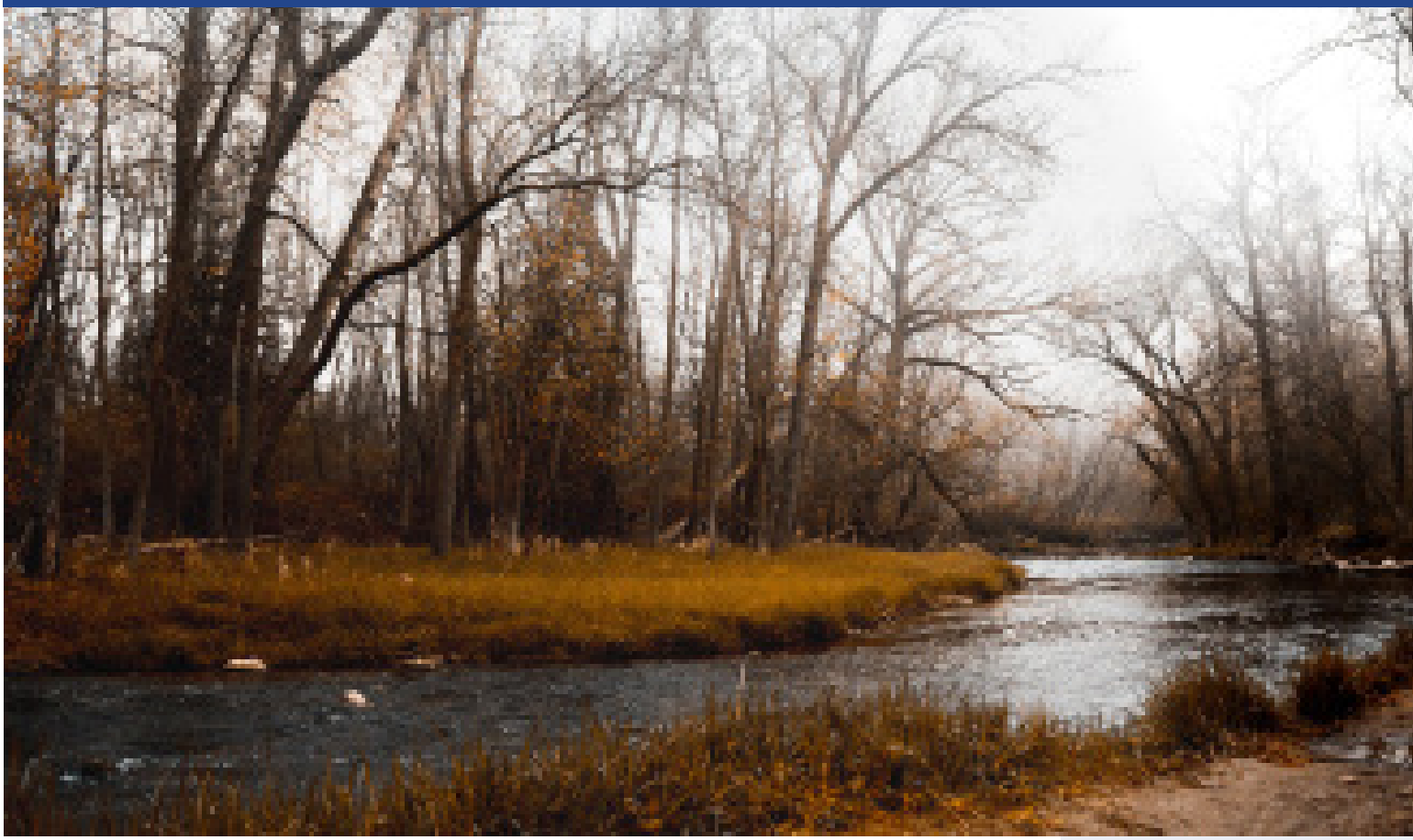
Air Quality

According to the U.S. Environmental Protection Agency (EPA), areas along the shoreline of Sheboygan County remain out-of-compliance with national standards for ground-level ozone. These locations are identified as "non-attainment" areas, or areas that do not meet the EPA's 2015 8-hour ozone National Ambient Air Quality Standards (NAAQS) (70 parts per billion). Lakeshore areas, including the City of Sheboygan, experience air quality challenges mostly due to industrial emissions from other states and weather conditions/ patterns that concentrate the ozone along the Lake Michigan shoreline.

In addition to ozone presenting a health risk to its residents, the City may also be subject to certain requirements to reduce ozone-forming pollution and requires the WDNR to submit plans for reducing the levels of ozone. Several methods to meet the ozone standard may include reduction strategies on emissions by businesses, transportation emissions, etc.

Map 1: Environmental Corridors





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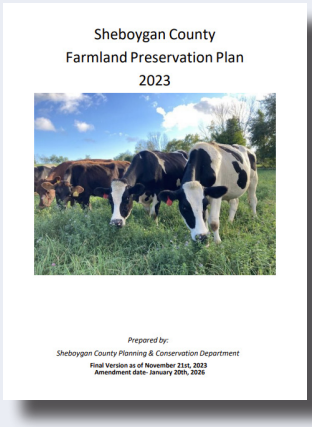
Agricultural Resources

Although there is limited traditional farmland within the city limits, agriculture continues to influence Sheboygan's character and economy. The city is situated within a rich regional food system, with clusters of farms producing a wide variety of grains, fruits, and vegetables. Dairy and meat production and processing also represent significant regional industries and employers.

Agriculture plays an important role in the broader regional economy, and urban agriculture is increasingly recognized within the city itself. Connections between agriculture and tourism are evident, as visitors experience local flavors through restaurants, artisan shops, farmers markets, "pick-your-own" farms, and roadside stands.

Sheboygan County Farmland Preservation Plan



The *Sheboygan County Farmland Preservation Plan 2023*, guides both land use patterns and land use decisions to effectively address agricultural protection and development. Specific goals include: encourage and protect farming while providing for the orderly development of land that is currently or was historically in productive farm use for non-farm development, sustain the county's agricultural heritage and economy, and have local units of government in Sheboygan County promote a healthy climate for agriculture.

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Historic and Cultural Resources

Historical Resources

The City of Sheboygan is a Certified Local Government (CLG) in historic preservation. As a CLG, Sheboygan established a Historic Preservation Commission; adopted a Historic Preservation Ordinance; and enforces the protection of state and locally designated historic properties.

Wisconsin Historical Society's Architecture and History Inventory (AHI) contains data on a wide range of historic properties throughout the state. The AHI documents a wide range of historic properties that create Wisconsin's distinct cultural landscape. As of September 2025, there are 1,770 historic sites and structures in the City of Sheboygan and twenty-eight have been listed on the State and/or National historic registers.

Buildings on the National Register of Historic Places

- "Hetty Taylor" Shipwreck
- John Balzer Wagon Works Complex
- Thomas M. and Bridget Blackstock House
- Downtown Churches Historic District
- Henry Foeste Store
- John Pfeiler House / Friendship House
- Garton Toy Company
- Henry and Charles Imig Block
- Jung Carriage Factory
- Jung Shoe Manufacturing Company Factory
- John Michael Kohler House
- Henry and Henriette Roth House
- Sheboygan County Courthouse
- Sheboygan Post Office
- Judge David Taylor House
- Third Ward School House
- IC Thomas Drug Store
- Wolff-Jung Company Shoe Factory
- Sheboygan Theater
- Windway
- Washington Elementary School
- The Sheboygan Press
- Sheboygan Municipal Auditorium and Armory (Demolished)
- Selah Chamberlain Shipwreck (Bulk Carrier)
- Eliza Prange House
- Badger State Tanning Company
- Kletzien Mound Group (47-SB-61) at Sheboygan Indian Mound Park
- Sheboygan Montgomery Ward

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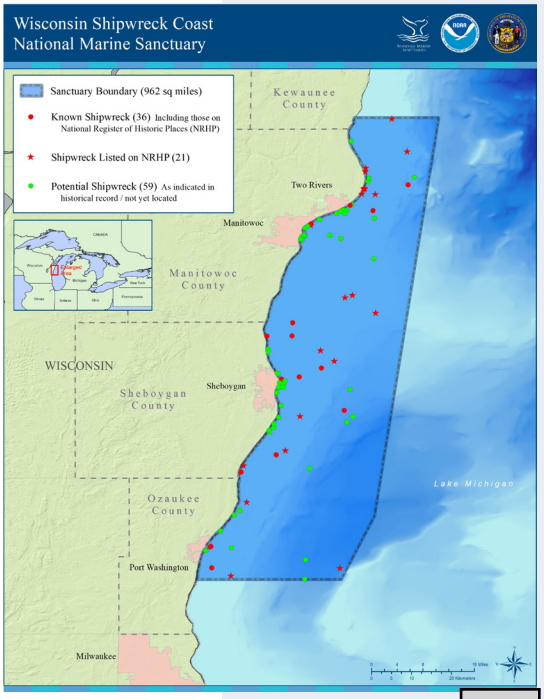
National Marine Sanctuary

Sheboygan is part of the Wisconsin Shipwreck Coast National Marine Sanctuary and this designation provides a partnership with NOAA and significant tourism opportunities with the community and visitors.

The Marine Sanctuary is a 962-square-mile area of Lake Michigan that contains 36 known shipwreck sites. The designated NOAA site protects important habitats, safeguards historic shipwrecks, and offers various outdoor recreation experiences.



Cultural Resources

John Michael Kohler Arts Center

Founded in 1967, The John Michael Kohler Arts Center (JMKAC) is a nationally recognized free contemporary art museum in Sheboygan whose mission is to generate a creative exchange between artists and the public.

Above & Beyond Children's Museum

Above & Beyond Children's Museum is located downtown Sheboygan and provides an environment that fosters exploration, imagination, and joy through immersive play.

Sheboygan County Historical Museum

Guided by their mission, "To Collect, Preserve, and Educate about our Local History," the Sheboygan County Museum offers a variety of temporary and long-term exhibitions, educational programs, public programming, and opportunities that bring history to life.

The Stefanie H. Weill Center for the Performing Arts

Located on North 8th Street, the historic Stefanie H. Weill Center hosts a variety of live performances, including music, comedy, variety acts, and movies.

Sheboygan Visual Artists

Founded in 2007, the Sheboygan Visual Arts (SVA) is a cooperative arts organization. SVA's mission is to empower visual artists through professional development and collaboration, create opportunities for the community to experience and enjoy visual arts, and promote member artists and their work. Along with exhibits, SVA hosts a variety of workshops and classes.

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City Green

Located in the space between Mead Library and JMKAC, City Green is a unique arts and entertainment green space that was designed with the intention to encourage more community engagement and interaction. City Green is home to many regularly scheduled events such as the Levit Amp Concert Series, Family Nights, and Picnic on the Green.

Kohler Art Preserve

The Kohler Art Preserve is a one-of-a-kind museum dedicated to the preservation and exhibition of artist-built environments and works by self-taught artists. Opened in 2021, the Art Preserve houses an expansive collection of immersive installations, sculptures, and mixed-media works created by artists from across the United States. Designed to celebrate creativity outside traditional art institutions, the Art Preserve offers visitors a dynamic and exploratory experience while further establishing Sheboygan as a destination for arts and culture.

Community Events and Activities

Notable, cultural events and activities that regularly occur in Sheboygan include:

- Farmers Market
- Food Truck Mondays
- Greek Fest
- Fiesta Hispana
- Hmong New Year
- Midsummer Festival of Arts
- Brat Days
- Power Boat Races
- Freedom Fest
- Pride Picnic
- Hmong Summer Festival
- Juneteenth
- Summer Solstice Street Music Festival
- River Fest
- Making Spirits Bright
- Parades (Independence Day, Memorial Day, Holiday)

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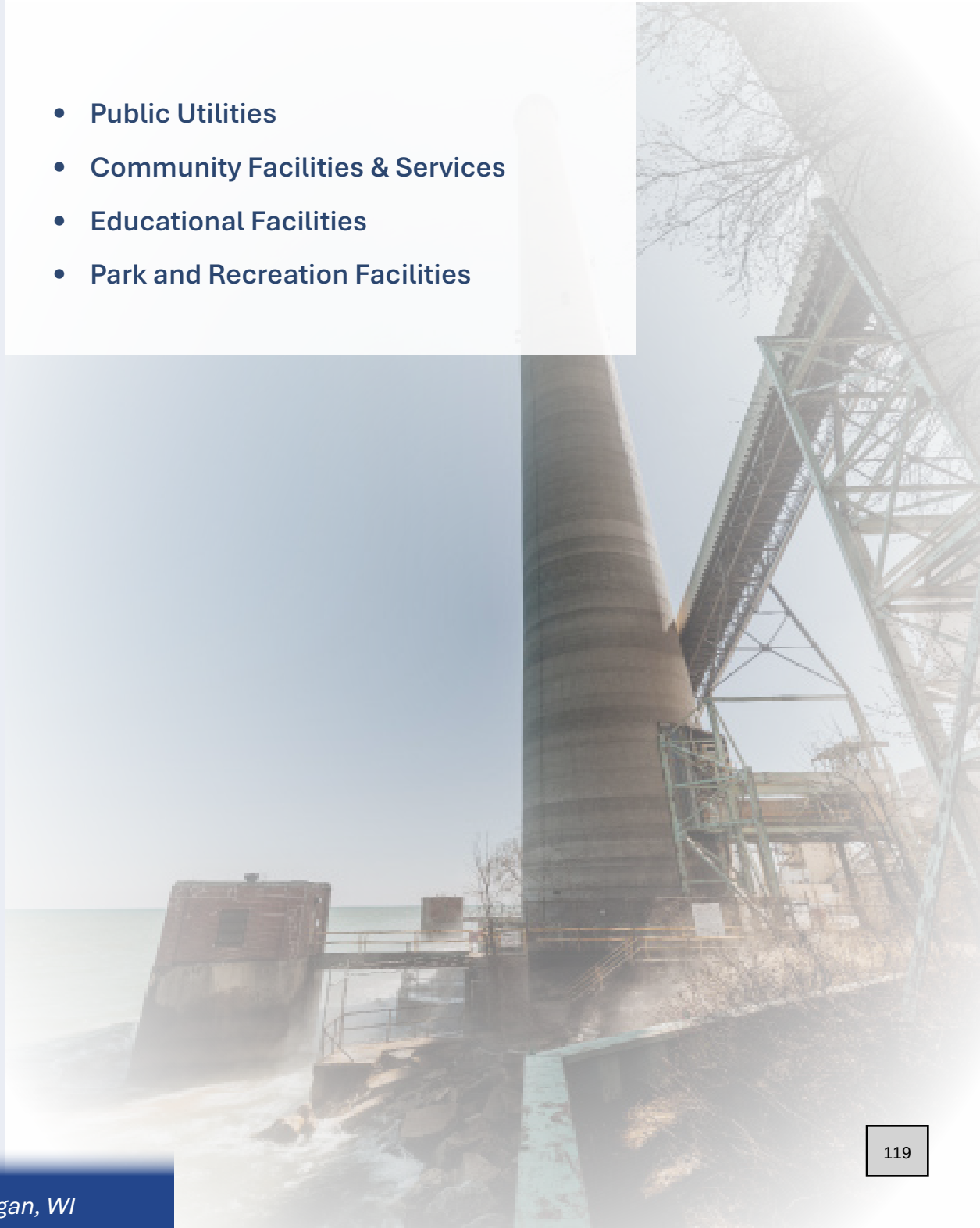
Utilities and Community Facilities

The following section provides an inventory of the public facilities in the City of Sheboygan. Reliable utilities and well-maintained community facilities are essential to public health and safety, economic development, and overall quality of life. Understanding current service conditions and capacities helps ensure that future development is supported efficiently and that infrastructure investments align with community needs.

- Public Utilities
- Community Facilities & Services
- Educational Facilities
- Park and Recreation Facilities



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Public Utilities

Sanitary Sewer and Wastewater Treatment

The sanitary sewer in the City of Sheboygan is covered by the Sheboygan Urbanized Area Sewer Service Area (SSA). In addition to the City of Sheboygan, the SSA also serves the City of Sheboygan Falls, Village of Kohler, Town of Lima, Town of Sheboygan, Town of Sheboygan Falls, and the Town of Wilson. In total, the SSA serves over 68,000 residents. In rural areas not covered by the SSA, residents rely on On-site Wastewater Treatment, or septic systems.

The Sheboygan Regional Wastewater Treatment Facility (WWTF) is operated and maintained by the City of Sheboygan. In addition to the City of Sheboygan, the WWTF treats wastewater from the City of Sheboygan Falls, Village of Kohler, Town of Sheboygan, and Town of Wilson. The SSA is broader and not specific to the WWTF. The facility treats an average of 18 million gallons of wastewater a day, with a capacity of 58.6 million gallons.

After the WWTF processes the wastewater, the clean water is released into Lake Michigan and solids are dried, pelletized, and held in storage tank, managed by a third party who uses the biosolids as a fertilizer or soil conditioner.

Stormwater Management

City of Sheboygan's Wisconsin Pollutant Discharge Elimination System (WPDES) Stormwater Permit

The City of Sheboygan owns and operates a municipal separate storm sewer system that discharges into waters of the State. Runoff from rain events or snowmelt, as well as fluids from spills or illicit connections, enter the system and can carry pollutants such as organic materials, suspended solids, metals, nutrients, bacteria, pesticides, fertilizer, and traces of toxic material.

The City's storm sewer discharges are regulated under a WPDES permit in accordance with s.283.33, Wis. State Statutes, and ch. NR 216, Wis. Administrative Code. These permit requirements are designed to protect and restore the chemical, physical, and biological integrity of the state's waters through pollution prevention and effective stormwater management of urban runoff.

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Mini-Storm Sewers

Established in 1994, the mini-storm sewer program was created to remove sump pump discharge from the sanitary sewer system and relieve backyard flooding.

Water Supply

The Sheboygan Water Utility provides water for the City of Sheboygan, Sheboygan Falls, and Kohler. Operating on a 4.6-acre site located on 72 Park Avenue, off the shore of Lake Michigan, the facility produces an average of 15 million gallons of water per day.

Sheboygan Water Utility also maintains an extensive network of 205 miles of water mains, 3000 valves, 2000 fire hydrants, three booster stations, and six reservoir tanks.

Power Generation

Alliant Energy provides the City of Sheboygan with electric power at two stations in the city. The flagship station, 'Edgewater Generating Station', is located at 3739 Lakeshore Drive and is a coal fired electrical power station capable of producing 812 megawatts of power. In addition to the City of Sheboygan, the flagship station also provides power for Alliant Energy's Northeastern Wisconsin service area. Initially planned for retirement in 2022, Alliant Energy currently plans to convert the power plant into a natural gas plant in 2028.

Renewable Energy

In December 2024, the City of Sheboygan was awarded a Silver designation from the national SolSmart program in recognition of its commitment to fostering the growth of affordable solar energy at the local level. As a SolSmart Silver designee, the City of Sheboygan has enhanced local knowledge and resources around solar energy including, training permitting and inspection staff on best practices for solar energy and solar-plus storage systems, clarifying zoning regulations to allow solar energy installations by-right in all major zones, streamlining the permitting process to reduce installation timelines and costs, and partnering with local stakeholders to promote solar awareness and education within the community.

In addition, Alliant Energy utilizes land at the Sheboygan Business Center for a 1-MW solar field. This project was developed by SunPeak and put into operation in 2022. The field includes over 3,000 panels that provide electricity to 177 homes.

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Solid Waste and Recycling

The City of Sheboygan's Department of Public Works provides weekly curbside pickup services for garbage and recycling. Receptacles compatible with the garbage truck's automatic system are provided by the city. The Recycling Center is also available for residents who have any additional or oversized items. The center accepts a variety of items including yard waste, motor oil, and scrap metal.

Telecommunications and Internet

There are a variety of landline phone service options available to residents and businesses in Sheboygan, including AT&T and Spectrum. For cellular options, major carriers like AT&T, Verizon, and T-Mobile provide reliable 4 and 5G coverage throughout the city.

Additionally, several Internet Service Providers offer connectivity throughout the City. Top service providers include Spectrum, T-Mobile, and Earthlink.

Community Facilities and Services

Sheboygan County Facilities

As the county seat, numerous county facilities are located in the City of Sheboygan, including:

Sheboygan County Administration Building

The Sheboygan County Administration building is located at 508 New York Avenue and houses the county administrator's office, the register of deeds, and the county clerk.

Sheboygan County Health and Human Services

Located at 101 North 8th Street, the Sheboygan County Health and Human Services Department provides information and assistance to persons facing economic crisis, health risks, challenges to child, family and community wellness, life changes associated with aging, and other needs.

Sheboygan County Courthouse

The Sheboygan County Clerk-Court is located at 615 North 6th Street and houses courtrooms and offices.

Law Enforcement Center

The Law Enforcement Center is located at 525 North 6th Street and houses the Sheboygan County Sheriff's Department, the Sheboygan County Jail, and the Sheboygan County Juvenile Detention.

City Hall

Sheboygan City Hall is located at 828 Center Avenue. The 1917 building was remodeled in 2018 to improve the functionality for the benefit of the public and city staff.

Municipal Service Building

Located at 2026 New Jersey Avenue the Municipal Service Building is home to the Sheboygan Department of Public Works and the Residential Recycling Center.

Housing Authority

The Sheboygan Housing Authority was created by the Sheboygan Common Council in 1967 under provisions of Wisconsin law. Since its creation, the Sheboygan Housing Authority has primarily acted as a developer, owner, and manager of apartments for people of low and moderate income. The housing authority currently manages four properties with a total of over 300 units ranging from 1 to 3 bedrooms.

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Sheboygan City Hall

Sheboygan Area Municipal Court

The Sheboygan Area Municipal Court serves the City of Sheboygan as well as the Village of Kohler, overseeing non-criminal traffic and ordinance violations. In addition, the building also houses the Public Safety Communications Center and the headquarters for the Sheboygan Police Department.

Protective Services

Sheboygan Police Department

Headquartered at 1315 North 23rd Street, inside the Sheboygan Area Municipal Court building, the Sheboygan Police Department provides numerous law enforcement services for the City of Sheboygan.

Sheboygan Fire Department

The Sheboygan Fire Department is comprised of five stations and headquartered at its North/Central Station (Fire Station 3), located at 1326 North 25th Street. The additional fire stations include Downtown (Fire Station 1), South/Central (Fire Station 2), Northern (Fire Station 4), and Southern (Fire Station 5).

Emergency Medical Services (EMS)

The Sheboygan Fire Department operates four full time paramedic level ambulances out of three of its stations. The vehicles are strategically located to assure the fastest response times possible. A fifth vehicle is equipped and put in service as needed.

Cemeteries

There are ten cemeteries located within the City of Sheboygan. Wildwood Cemetery is available to all residents of the city and is maintained by the Department of Public Works.

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Care Facilities

Healthcare Facilities

HSHS St. Nicholas Hospital is a full service hospital located at 3100 Superior Avenue. The hospital provides a number of specialty services including emergency care, cancer services, women's health, orthopedics, imaging and laboratory, and surgery.

Prevea operates multiple locations within the City of Sheboygan, including its partnership location at HSHS St. Nicholas. Services offered among the facilities include urgent care, physical therapy, behavioral health, plastic surgery, and family medicine.

Aurora Healthcare has three health centers within the city that offer services such as family medicine, physical therapy, and behavioral health. Its hospital, Aurora Medical Center Sheboygan County, is located in Kohler.

Froedtert & the Medical College of Wisconsin has two primary clinic locations in Sheboygan, one located on North Taylor Drive and the other on South Taylor Drive. The clinic on North Taylor Drive has a variety of specialized medical treatments, while the clinic on South Taylor Drive includes primary care and diagnostic services.

Lakeshore Community Healthcare, which announced it will merge with Noble Community Clinics in 2026, operates one location within the city and offers services such as medical and dental care.

Beyond the major healthcare systems, the City is also served by a range of smaller healthcare and supportive service providers, including medical and dental clinics, assisted living facilities, adult day care services, and home health agencies.

Library

Located at 710 North 8th Street, the Mead Public Library is the sole library within the City of Sheboygan. The library was established in 1897 and has been in its 8th street location since 1974. The 88,000 square foot facility sees over 200,000 visits each year, and offers a catalog of physical and digital media such as (e-)books, audiobooks, CDs/DVDs, and video games; amenities including computers, notary, and printing; and various programs for all ages. Additionally, the library offers several rentable spaces well suited for meetings, classes, and other events.

Education Facilities

Sheboygan Area School District

The Sheboygan Area School District (SASD) serves the City of Sheboygan, as well as surrounding communities including the Village of Cleveland, and the Towns of Centerville, Mosel, Sheboygan, and Wilson. The district is made up of five high schools, five middle schools, twelve elementary schools, two 4K - 8 schools, and one 4K school. The SASD also maintains "4K Community Partnerships" with four additional 4K providers.

Private Education

There are ten private schools located in the City of Sheboygan that serve children in early childhood learning through high school.

Higher Education

Both the University of Wisconsin-Green Bay and Lakeshore College operate campuses within the City of Sheboygan.

UW-Green Bay, Sheboygan Campus is one of 13 colleges that make up the University of Wisconsin system. The Sheboygan Campus offers bachelor degrees in Business, Health Information Management Technology, Mechanical Engineering, Psychology, and Writing and Applied Arts (BFA). They also offer career enhancement opportunities including certificate programs, workshops, and credentialing programming.

Lakeshore College - Sheboygan Campus is located at 1 University Drive and offers college courses, workforce training seminars, and other educational services. Additionally, the FORWARD program, a partnership with UW-Green Bay, is located at the Sheboygan campus.

Lakeland University, whose main campus is located at W3718 South Drive in the Town of Herman, serves the greater Sheboygan County area. Lakeland University is a liberal arts institution offering Bachelor's and Master's degrees, and provides flexible learning options including onsite, online, and "BlendEd Live" classes.

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Deland Park

North Point Park

Kiwanis Park

Park and Recreation Facilities

In the City of Sheboygan there are 715 acres of outdoor recreation area, which can be broken down into 325 acres of active recreation and 390 acres of low-impact recreation.

The City of Sheboygan maintains 36 municipal parks, nine of which are located along Lake Michigan. Sheboygan's parks serve different uses which are dependent on their size, location, and amenities offered.

The city categorizes its parks under the following classifications:

1. Mini-Parks

Also known as "Pocket Parks," these parks are meant to serve a smaller population and are typically very small in size.

2. Neighborhood Parks

Neighborhood Parks are intended to serve residents living within a quarter mile and are often accessed by walking and biking. They include amenities such as playgrounds, picnic tables and small shelters, portable restroom facilities, full or half-court basketball, tennis courts, green space, and softball/baseball diamonds.

3. Community Parks

Slightly larger than Neighborhood Parks, Community Parks serve to meet broader, community-level recreational needs. Community Parks include rentable park shelters, gazebos, picnic areas, tennis, volleyball, and basketball courts, baseball and soccer fields, dis-golf courses, restrooms, splash pads, playgrounds, and beaches.

4. Conservancy & Special Use Parks

Several local parks are also designated as "Conservancy" or "Special Use." Conservancy Parks focus on conserving unique and historical features, while Special Use Parks offer particular amenities including dog parks, fish cleaning stations, and boat landings.

5. Metropolitan Parks

Metropolitan Parks serve residents from across the city and may also attract visitors from farther away. Many of these parks include beach access or are popular due to events that happen on site.

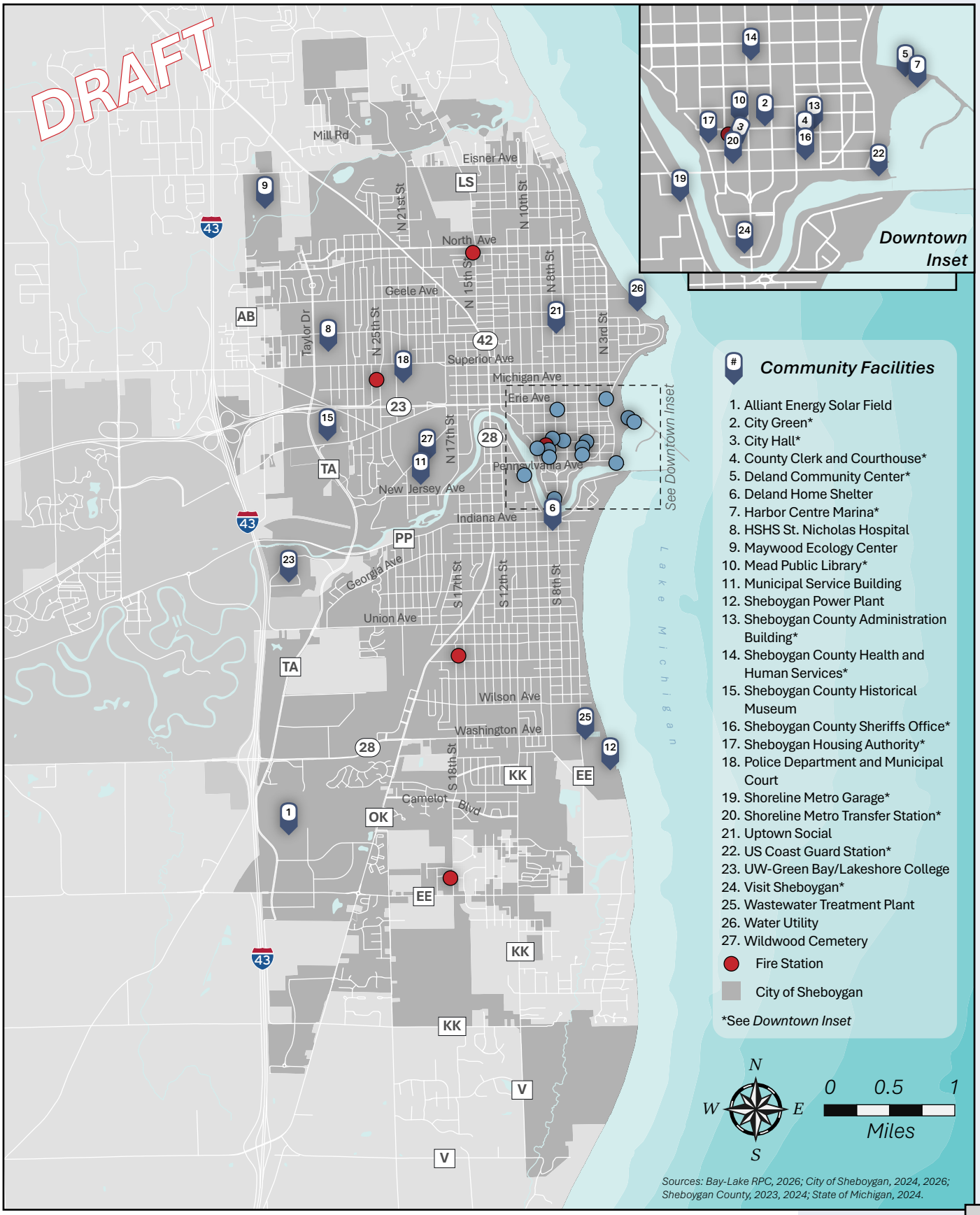
6. Regional Park Preserves

These areas are classified as such due to their environmental significance and/or natural features. Regional Park Preserves also serve residents as well as attract out of town visitors. Their uses focus on more passive-based recreation such as nature walks and bird-watching.

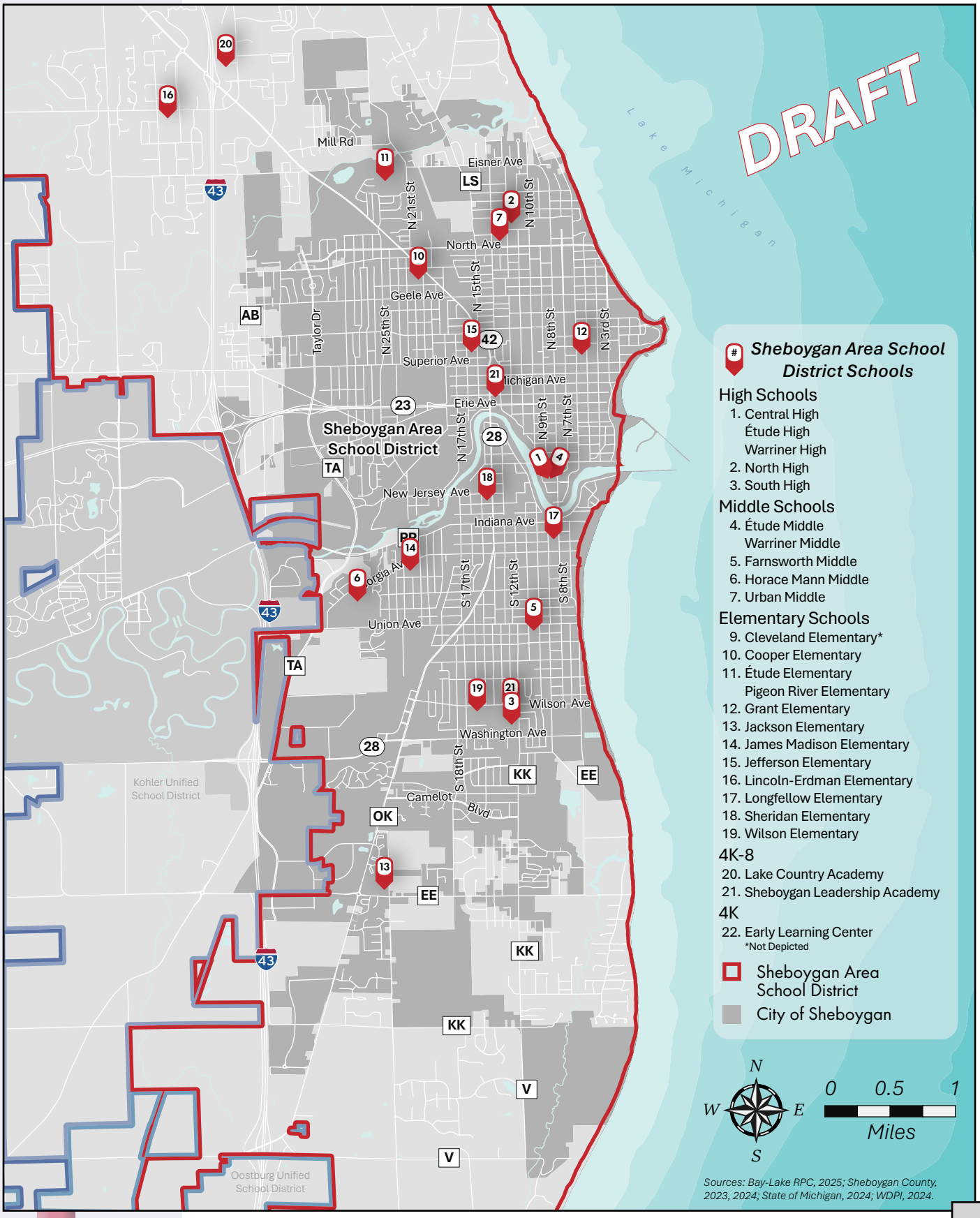
Beyond municipal parks, there are 28 County, State, and School park facilities within the city. Additionally, there are several privately-owned recreational facilities including, but not limited to, the Sheboygan YMCA and the Riverdale Country Club.

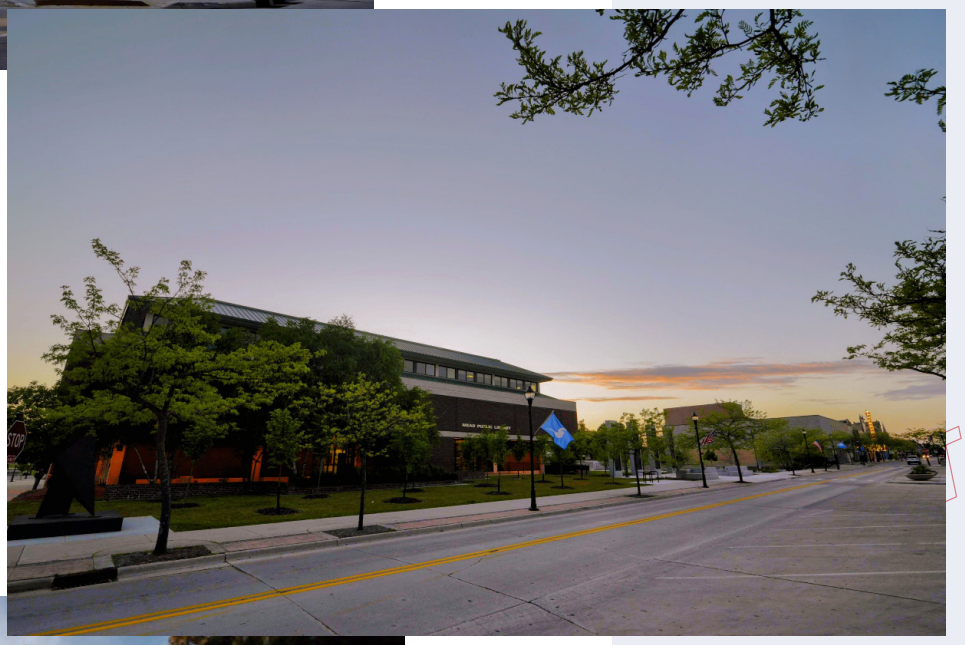
For more details, see the *City of Sheboygan's 2024 - 2028 Comprehensive Outdoor Recreation Plan*.

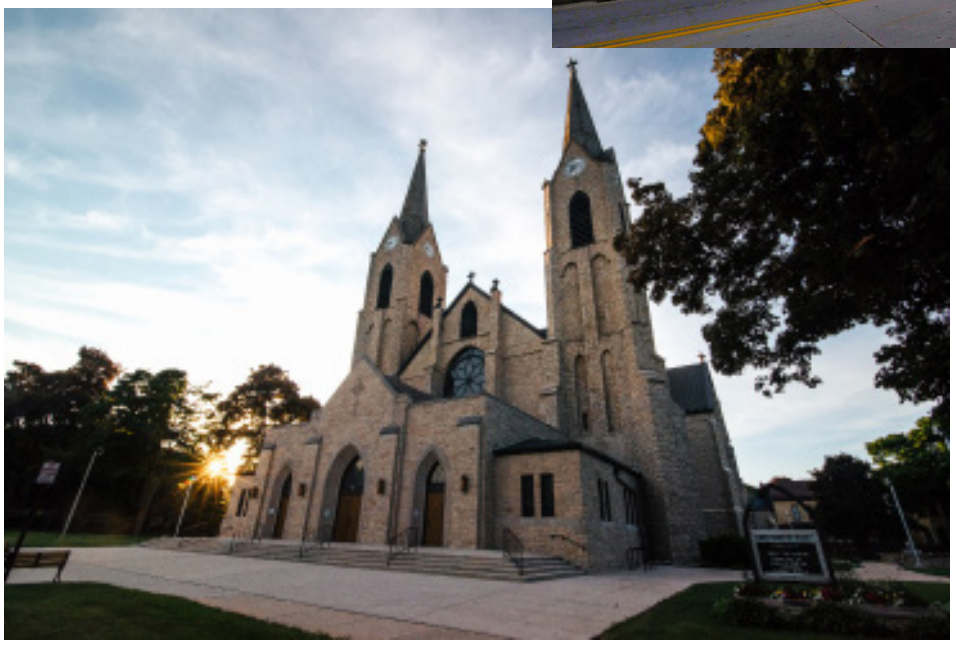
Map 2: Community Facilities



Map 3: Schools







Economic Development

The following section analyzes labor force participation, educational attainment, commuting patterns, earnings, occupational trends, and industry composition. Together, these indicators provide insight into the city's role within the regional economy and help identify opportunities to strengthen employment stability, support workforce development, and align future growth with community goals.

- Socio-Economic Characteristics
- Economic Base
- Employment Forecast
- Programs and Resources
- Development Site Analysis

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Socio-Economic Characteristics

Labor Force

As of 2023, an estimated 68 percent of residents (or 26,327 people) in the City of Sheboygan were part of the civilian labor force (i.e., persons 16 years of age or older who are employed or seeking employment). Of those part of the civilian labor force, 17,883 workers aged 16 to 64 worked full-time, year round.

The civilian labor force participation rate for the City of Sheboygan is higher than the average for the county and the state which are both 65 percent. Although the participation rates for the county and state have declined since 2000, the city's has remained stable.

According to the US Bureau of Labor Statistics, union workforce participation is significant in the Sheboygan area's large manufacturing sector as well as other operations.

Unemployment

The City of Sheboygan's unemployment rate was estimated to be 1.7 percent in 2023, comparable to both the county and state whose unemployment rates were 1.6 and 1.8 percent respectively. Since 2000, the city's unemployment rate has dropped by nearly one percent.

Education

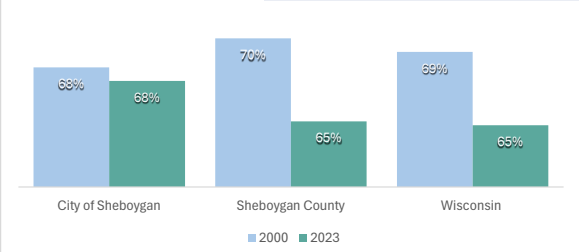
Twenty-three percent of the City of Sheboygan's population that is 25 years of age or older have a bachelor's degree or higher. This is four percent lower than the county and 11 percent lower than the state. However, over one third of residents have some college or an associate's degree, similar to both county and state averages.

Commuting Patterns

In 2023, it was estimated that 25,177 people were employed in the City of Sheboygan. Of those employed, 16,107 resided outside of the city in nearby municipalities such as Sheboygan Falls, Manitowoc, and Milwaukee. Meanwhile, 14,846 residents of Sheboygan were employed outside of the city most commonly worked in Kohler, Sheboygan Falls, and Plymouth.

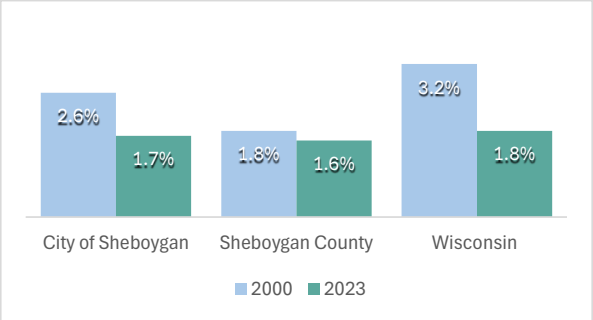
The average commute time for Sheboygan residents is 16.8 minutes. These workers most commonly drive alone (77 percent), followed by carpooling (10 percent). Another 8 percent work from home.

Exhibit 17: Change in Labor Force Participation Rates



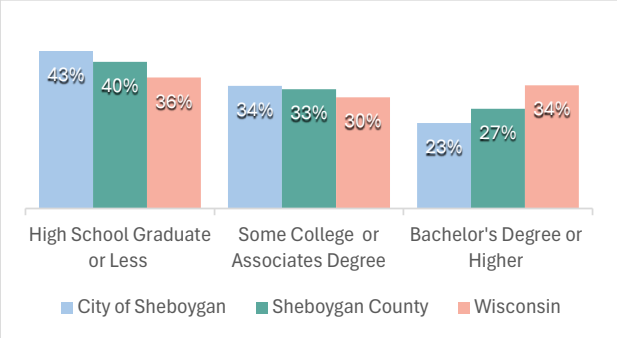
Source: US Census Bureau, Decennial Census (2000). US Census Bureau, ACS 5-year (2019-2023).

Exhibit 18: Change in Unemployment Rates



Source: US Census Bureau, Decennial Census (2000). US Census Bureau, ACS 5-year (2019-2023).

Exhibit 19: Educational Attainment



Source: US Census Bureau, ACS 5-year (2019-2023).

Exhibit 20: Commuting Patterns

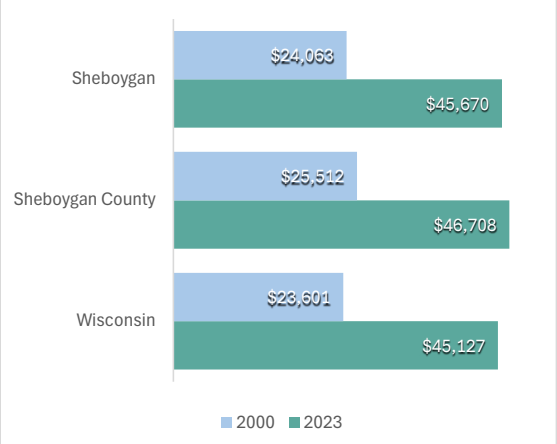
Source: U.S. Census, OnTheMap

Economic Base

Earnings

- In 2023, the estimated average earnings for the Sheboygan labor force was $45,670.
- Average earnings for full-time, year-round workers in Sheboygan was estimated to be $51,927.

Exhibit 21: Change in Average Earnings



Source: US Census Bureau, Decennial Census (2000). US Census Bureau, ACS 5-year (2019-2023).

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Occupation

The largest portion of Sheboygan's working residents are employed in management, business, science, and arts occupations. These fields have grown by nine percent, or 1,921 people, since 2000, when 21 percent of the labor force held jobs in these occupations.

Exhibit 22: Civilian Labor Force by Occupation

Occupation	2000		2023	
	Number	Percent	Number	Percent
Management, business, science, and arts occupations	5,850	21%	7,771	30%
Service occupations	3,965	19%	4,520	18%
Sales and office occupations	5,594	22%	4,190	16%
Production, transportation, and material moving occupations	8,779	31%	7,377	29%
Natural resources, construction, and maintenance occupations	1,652	7%	1,799	7%

Source: US Census Bureau, Decennial Census (2000). US Census Bureau, ACS 5-year (2019-2023).

Industry

In 2023, the industries with the greatest number of employees were manufacturing and educational services, and health care and social assistance, making up over 50 percent of the workforce.

Although manufacturing has the largest number of employees, since 2000, it has seen a decrease in employees by about 4.5 percent-- the most significant loss across all industries. On the contrary, the fastest growing industry has been arts, entertainment, recreation, accommodation and food service which saw an increase of 563 employees or 2.2 percent.

Exhibit 23: Civilian Labor Force by Industry

	City of Sheboygan	
Civilian employed population 16 years and over	25,657	
Industry	**Number**	**Percent**
Agriculture, forestry, fishing and hunting, and mining	100	0.4%
Information	201	0.8%
Wholesale trade	393	1.5%
Public administration	496	1.9%
Transportation and warehousing, and utilities	913	3.6%
Construction	925	3.6%
Other services, except public administration	1,149	4.5%
Finance and insurance, and real estate and rental and leasing	1,315	5.1%
Professional, scientific, and management, and administrative and waste management services	1,541	6.0%
Arts, entertainment, and recreation, and accommodation and food services	2,498	9.7%
Retail trade	2,517	9.8%
Educational services, and health care and social assistance	4,534	17.7%
Manufacturing	9,075	35.4%

Source: US Census Bureau, ACS 5-year (2019-2023).

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Exhibit 24: Employment by Industry, City of Sheboygan

Industry	Count	Share
Agriculture, Forestry, Fishing and Hunting	0	0.0%
Mining, Quarrying, and Oil and Gas Extraction	0	0.0%
Utilities	100	0.4%
Construction	934	3.7%
Manufacturing	5,428	21.6%
Wholesale Trade	537	2.1%
Retail Trade	2,525	10.0%
Transportation and Warehousing	318	1.3%
Information	162	0.6%
Finance and Insurance	2,564	10.2%
Real Estate and Rental and Leasing	133	0.5%
Professional, Scientific, and Technical Services	586	2.3%
Management of Companies and Enterprises	615	2.4%
Administration & Support, Waste Management and Remediation	829	3.3%
Educational Services	1,235	4.9%
Health Care and Social Assistance	5,300	21.1%
Arts, Entertainment, and Recreation	349	1.4%
Accommodation and Food Services	2,094	8.3%
Other Services (excluding Public Administration)	787	3.1%
Public Administration	681	2.7%

Source: US Census, OnTheMap (2023).

Courtesy of the Longitudinal Employer-Household Dynamics (LEHD) program at the U.S. Census Bureau, Exhibit 24 depicts what industry those who are employed in the City of Sheboygan work in.

Of the 25,177 people employed in the City of Sheboygan, over 21 percent work in the Manufacturing industry. A significant portion of workers also work in the Health Care and Social Assistance industry, encapsulating over another 21 percent of workers.

Major employers located within the City of Sheboygan include:

- Kohler Co
- Aurora Health Ctr
- Vollrath Co LLC
- Physician's Health Network
- Old Wisconsin Sausage
- Aurora Medical Center
- Piggly Wiggly Midwest LLC
- Nemak
- Acuity

Tourism

The City of Sheboygan and the Sheboygan County area overall thrive as a tourist destination. Particularly with locations throughout the county that include Kohler, Elkhart Lake, Kohler-Andrae State Park, and several World-Class/Championship golf courses. The City of Sheboygan offers many attractions including the Stefanie H. Weill Center for the Performing Arts, the John Michael Kohler Arts Center, the Blue Harbor Resort and Conference Center, the Harbor Centre Marina, and the downtown "Harbor Centre" with its many districts that include lakefront and riverfront destinations, unique accommodations, and excellent restaurants. Considered by many to be the City's most significant attribute is being situated along Lake Michigan. Particularly with the City being well known for its water recreation, including surfing, sailing, fishing, swimming, etc.

Sheboygan County tourism by the numbers:

- Total Business Sales 2024: $477 M; 2.5% increase from 2023
- Direct Visitor Spending 2024: $287.6 M; 2.3% increase from 2023
- Employment in Tourism Industry 2024: 3,410; 1.0% increase from 2023
- Total Labor Income 2024: $113.4 M; 2.7% increase from 2023
- State and Local Taxes 2024: $33.1 M; 1.6% increase from 2023

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Exhibit 25: Occupation Projections by Percent Change

Occupation	Percent Change	Education & Training	Average Wage
Nurse Practitioners	62.2%	NA	$60.77
Data Scientists	46.5%	NA	$48.43
Physician Assistants	40.6%	Doctoral or professional degree	$62.71
Information Security Analysts	40.5%	NA	$46.13
Actuaries	40.5%	Bachelor's Degree	$50.59
Agricultural Engineers	36.4%	Bachelor's Degree	$44.18
Psychiatric Technicians	34%	Postsecondary non-degree award	$17.48
Cleaning, Washing, and Metal Pickling Equipment Operators and Tenders	33.7%	Moderate-term on-the-job training (less than high school)	NA
Animal Caretakers	32.1%	Less than high school, short-term on-the-job training	$14.05
Medical and Health Services Managers	30%	Bachelor's Degree	$59.13

Source: Wisconsin Department of Workforce Development, Employment Projections, Bay Area WDA, (2022 - 2032).

Employment Forecast

Exhibits 25 and 26 illustrate the occupations projected to grow the fastest, by numerical and percentage change, in the Bay Area from 2022 to 2032. These projections were produced by the Wisconsin Department of Workforce Development.

The Bay Area Workforce Development Area encompasses northeastern Wisconsin and includes Brown, Door, Florence, Kewaunee, Manitowoc, Marinette, Menominee, Oconto, Outagamie, Shawano, and Sheboygan counties.

From 2022 to 2032 it is projected that employment will increase by around 7.3 percent in the Bay Area. Occupations predicted to see the most growth by percent include Nurse Practitioners, Data Scientists, and Physician Assistants. Meanwhile, Home Health and Personal Care Aides, Stockers and Order Fillers, and Laborers and Freight, Stock, and Material Movers are expected to see the highest growth numerically.

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Exhibit 26: Occupation Projections by Numerical Change

Occupation	Numerical Change	Education & Training	Average Wage
Home Health and Personal Care Aides	1,154	Less than high school, short-term on-the-job training	$16.70
Stockers and Order Fillers	1,064	Less than high school, short-term on-the-job training	$15.40
Laborers and Freight, Stock, and Material Movers	854	Less than high school, short-term on-the-job training	$19.62
Registered Nurses	758	NA	$38.85
Industrial Machinery Mechanics	749	High school diploma or equivalent, long-term on-the-job training	$30.58
Cooks, Restaurant	740	Less than high school, moderate-term on-the-job training	$17.56
Fast Food and Counter Workers	720	NA	$13.67
Construction Laborers	668	Less than high school, short-term on-the-job training	$24.92
Heavy and Tractor-Trailer Truck Drivers	607	High school diploma or equivalent, short-term on the job training	$27.77
Software Developers	513	Bachelor's degree	$48.19

Source: Wisconsin Department of Workforce Development, Employment Projections, Bay Area WDA, (2022 - 2032).

Programs and Resources

Economic Development Loan Program

The Economic Development Loan Program, also known as the Revolving Loan Fund (RLF) is to promote employment and business opportunities in the City of Sheboygan. Such purposes are declared to be a public purpose for which public funds may be expended. Through the Economic Development Loan Program, the City will provide below market interest rate loans to qualified borrowers for specified eligible projects.

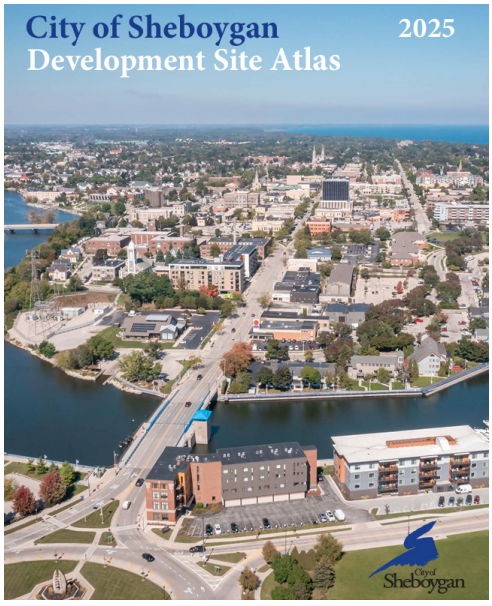
Tax Incremental Districts (TID)

A TID is the land area associated with development and redevelopment projects. Tax Incremental Financing (TIF) is a tool available to cities and villages in Wisconsin under section 66.1105 of the Wisconsin Statutes for redeveloping blighted areas, promoting redevelopment through environmental remediation, and encouraging new industrial development. TIF can be used to cover costs of public works or improvements including costs for demolition, land assembly, public improvements, and new buildings.

In the City of Sheboygan, three (3) of the existing TID districts have assisted mixed use development, five (5) with rehabilitation, one (1) with industrial development, and one (1) with the redevelopment of blighted properties.

Development Site Analysis

Annually, the City of Sheboygan produces a document featuring a list and detailed description of development opportunities and available sites within the City of Sheboygan. The book is a useful tool for prospective businesses and industries that may want to make Sheboygan home.



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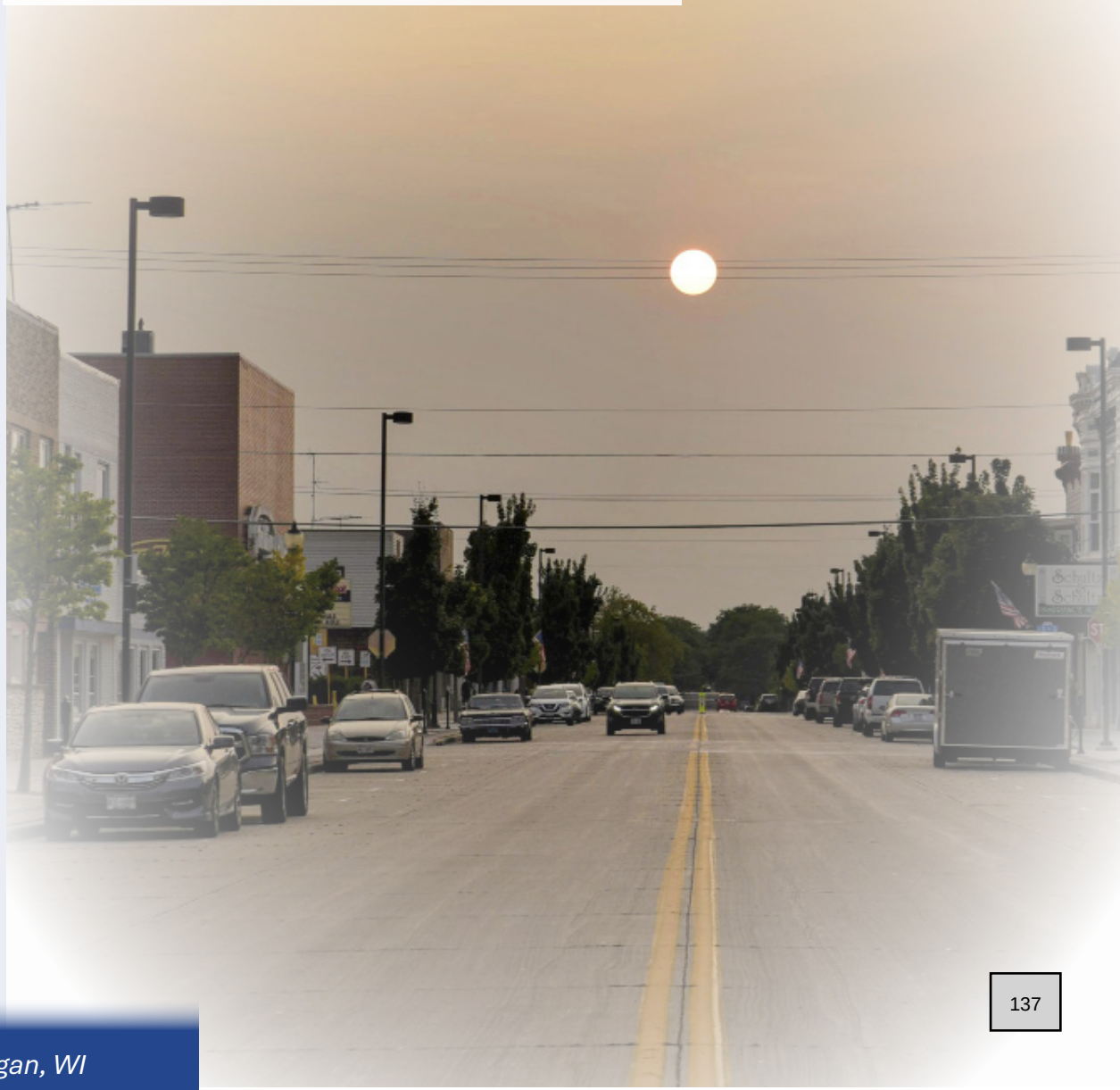
Transportation

The following section describes the City of Sheboygan's roadway network, functional classifications, safety conditions, and available transportation services. Understanding these components provides a foundation for identifying future transportation needs.

- Existing Transportation System
- Other Transportation Modes
- Relevant Transportation Plans



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Transportation Facilities

Vehicular transportation is the dominant mode of transportation used by residents of the City of Sheboygan. For example, over 87 percent of residents (aged 16 and older who work) commute to their place of employment by car, truck, or van. In addition, just under 97 percent of workers aged 16 years and over have at least one vehicle available in their household.

Functional Classification

Map 4 displays the City of Sheboygan's roadway network and highlights its functional classification, while Exhibit 27 illustrates the total mileage (centerline miles) per classification. The City of Sheboygan's functional classifications, as defined by the Wisconsin Department of Transportation (WisDOT), are listed below.

Minor Arterials
Minor arterials carry moderate traffic volumes and serve inter-community trips.

Collectors
Collectors circulate traffic and provide access to businesses or homes, distributing trips between local roads and arterials.

Local Roads
The remaining roads in the City are local. They provide access to residential, commercial and industrial uses over a short distance within the city.

Exhibit 27: Functional Classification

Functional Classification	Centerline Miles	Percent of Total Mileage
Principal Arterial	7.3	3.5%
Minor Arterial	32.2	15.3%
Collector	25.6	12.2%
Local Road	144.8	69%
Total	210	100%

Source: Wisconsin DOT, 2025

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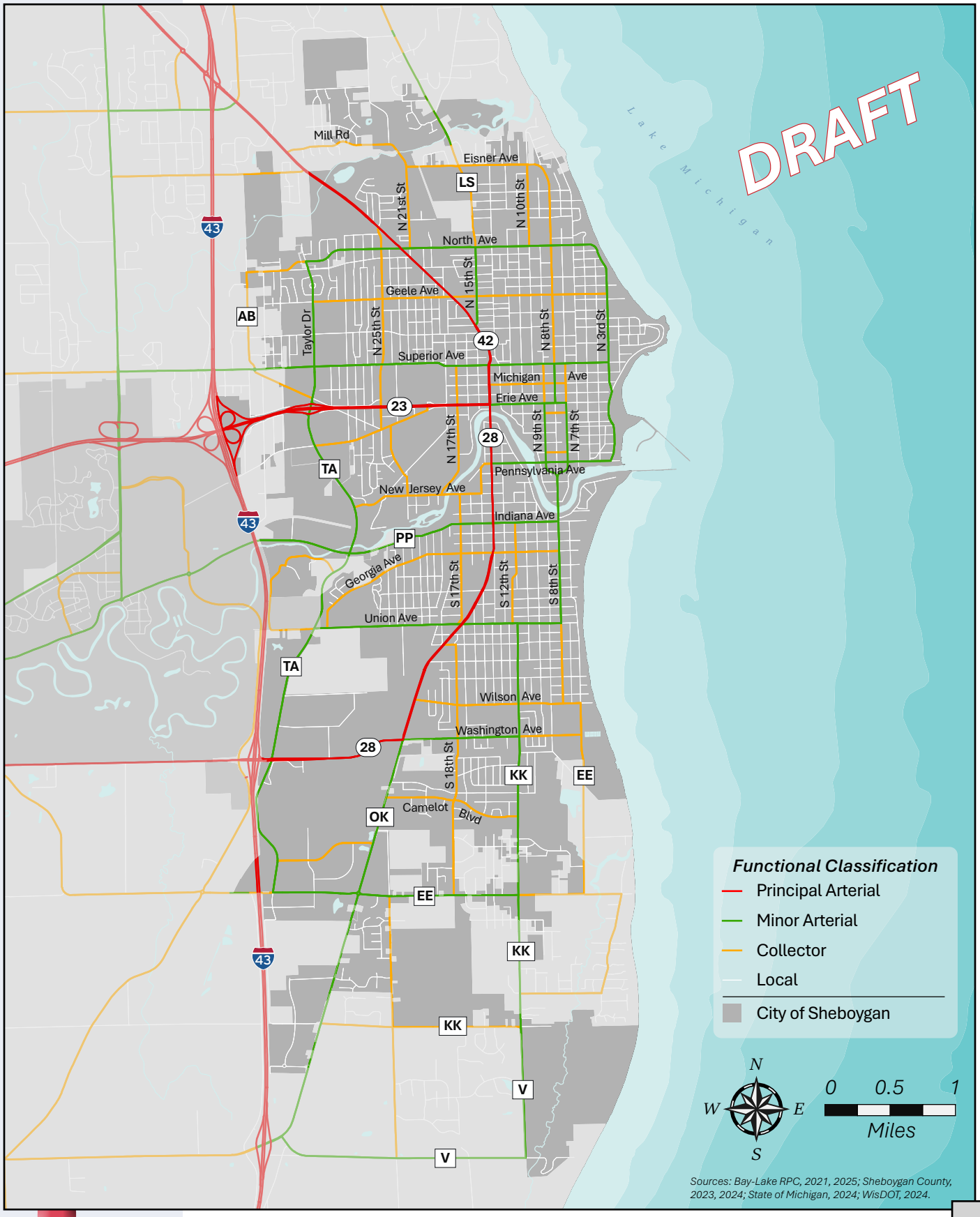
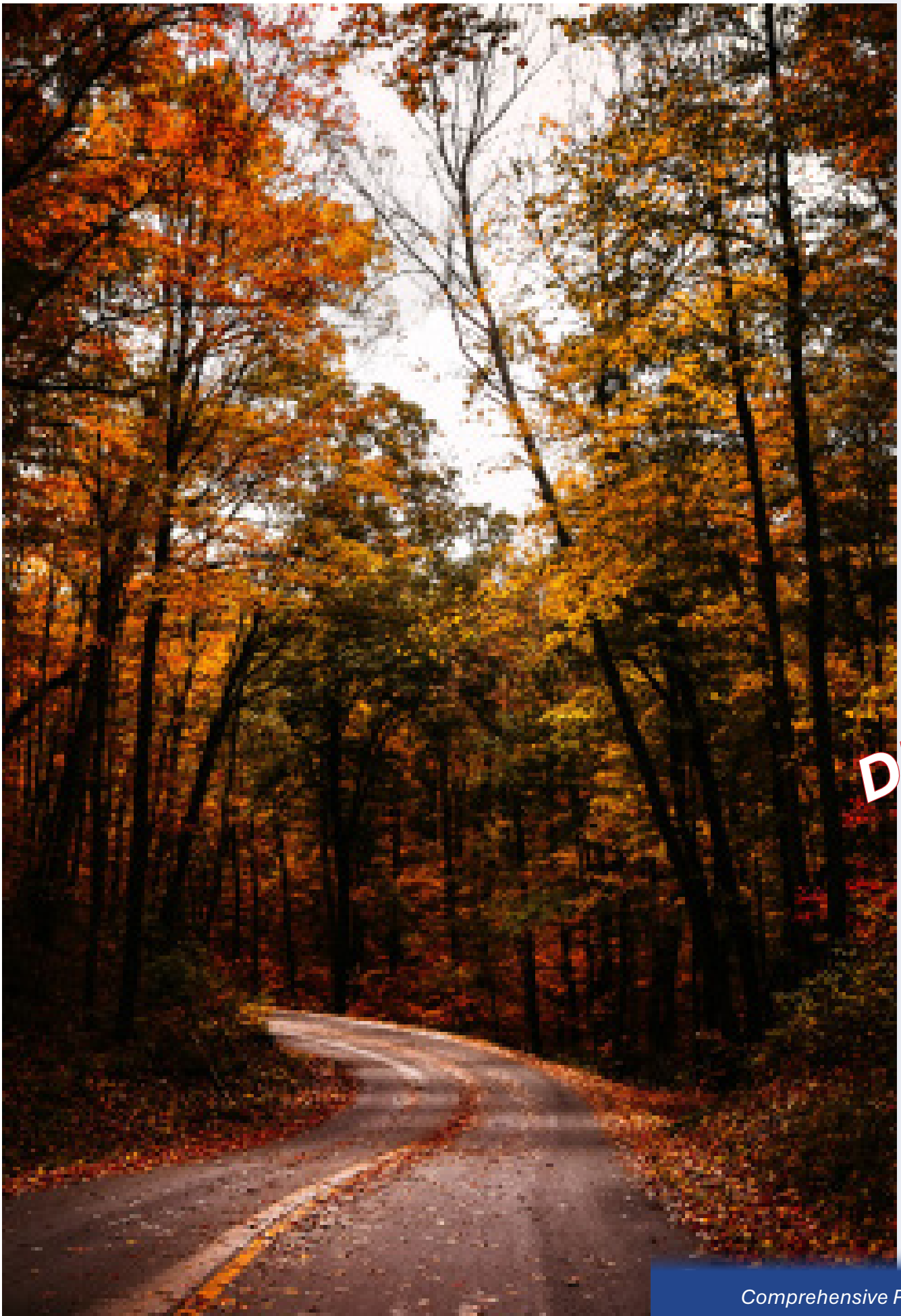
Map 4: Functional Classification





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Traffic Volumes

Traffic patterns in the City of Sheboygan reflect the community's role as both a local employment center and a pass-through point for regional travel. Traffic counts are regularly collected by WisDOT, which provides Average Annual Daily Traffic (AADT) data, and can be found on their website.

Roadway Safety

Crash data is monitored by the Traffic Operations and Safety (TOPS) Laboratory through the Community Maps platform, which provides detailed information about crash locations, severity, and contributing factors. More information can be found at https://transportal.cee.wisc.edu/partners/community-maps/. Crash data may be used to guide roadway improvements, intersection design, and traffic enforcement strategies.

Additional Transportation Modes

Active Transportation

The City of Sheboygan provides a variety of bicycle and pedestrian networks including bicycle lanes, posted shared-use bike routes, wider paved shoulders, sidewalks, and, multipurpose trails.

Electric Scooters (E-scooters)

E-scooters have been available in the City of Sheboygan since 2021 as a convenient, flexible, and environmentally friendly micro-mobility option for residents and visitors. E-scooters provide an additional travel choice that can support short trips, complement pedestrian and bicycle travel, and offer first/last-mile connections to other transportation modes. Bird, along with any other scooter company operating in the area, is a privately-owned company and not affiliated with or operated by the City of Sheboygan.

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Rail Transportation

The City of Sheboygan is served by the Union Pacific rail lines. The rail line runs north towards Green Bay, south towards Milwaukee, and west to Kohler. This rail service is solely freight rail.

Air Transportation

The City of Sheboygan is served by the Sheboygan County Memorial Airport (SBM). SBM is classified as a Transport/Corporate airport, offering corporate charter and limited commuter services. There are over 130 aircraft based at the airport and about 66,000 aircraft operations at the airport each year.

The primary commercial-passenger and air freight service airports the serve the City include General Mitchell International Airport (MKE), located near Milwaukee, and Austin Straubel International Airport (GRB), located near Green Bay.

Water Transportation

The City of Sheboygan's location along the Sheboygan River and Lake Michigan provides opportunities for water-based transportation. The city's harbor supports commercial fishing, recreational boating, and tourism-related activity. While not a primary mode of daily transportation, water access remains an important component of the local and regional transportation system.

Public Transportation and Specialized Transportation Services

Shoreline Metro

Shoreline Metro is the fixed-route transit service that serves the City of Sheboygan and operates nine regular fixed routes. The service also offers seasonal routes including Route 40 - The Harbor Centre Trolley in the summer, and the Jingle Bus in December. Additionally, Shoreline Metro operates a shuttle service provided on weekday afternoons, weekday evenings, and Saturdays to accommodate passengers during peak and hourly service. Tripper routes are also offered during the school year to provide service to elementary schools and daycares.

More information on Shoreline Metro and the provided services can be found on https://shorelinemetro.com.

Shoreline Metro ADA Paratransit Service

ADA Paratransit service is available for individuals unable to use the Shoreline Metro public system. Services include origin to destination service with assistance from the first door to the vehicle and from the vehicle to the first door. The trip origin and destination must be within three-quarters of a mile from a fixed route.

Sheboygan County Health and Human Services Department

The Sheboygan County Health and Human Services Department provides transportation services to those in Sheboygan County who are eligible to participate in various county programs. The department's Aging and Disability Resource Center (ADRC), in partnership with Metro Connection, provides transportation services to adults with disabilities and those over 60 throughout Sheboygan County.

ADRC also sponsors a volunteer driver program that focuses on elderly individuals who need transportation to medical appointments and needs do not meet the paratransit program requirements.

The Sheboygan Transit Center

The Sheboygan Transit Center serves as the main hub for Shoreline Metro bus routes and connects to regional carriers such as Indian Trails and Greyhound, providing service to Milwaukee and other destinations.

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The Sheboygan Metropolitan Planning Organization

The Sheboygan Metropolitan Planning Organization (MPO) is the policy board created and designed to carry out the area's metropolitan transportation planning process in the Sheboygan Metropolitan Area (MPA). In its role as Sheboygan MPO, the Bay-Lake Regional Planning Commission is responsible for developing transportation plans and programs for the Sheboygan MPA.

Transportation Plans and Programs for the MPA

Sheboygan Metropolitan Planning Area Transportation Improvement Plan: The Transportation Improvement Plan (TIP) is a four-year listing of transit operating and capital, elderly and disabled transportation operating and capital, transportation enhancement, and street and highway improvements in the Sheboygan metropolitan planning area. The TIP is reviewed by the MPO Technical and Policy Advisory Committees and by private transportation providers, and the public is invited to offer comments on the projects. The TIP is forwarded to the Bay-Lake Regional Planning Commission for final approval.

Year 2050 Sheboygan Area Transportation Plan (SATP) (2023): The Year 2050 SATP is a federally required Long Range Transportation Plan for the Sheboygan MPA and is required to be updated every four years. The SATP is reviewed by MPO Technical and Policy Advisory Committees and then adopted by the Bay-Lake Regional Planning Commission. The plan identifies the long-range transportation needs by analyzing the existing system and preparing plans and studies in a comprehensive, cooperative, and continuing manner. It also considers possible infrastructure improvements and establishes priorities to implement projects based on anticipated funding.

Shoreline Metro Transit Development Plan (TDP) 2026 - 2030 (in progress): Sheboygan MPO staff are assisting Shoreline Metro with its TDP Update. Shoreline Metro received funding from WisDOT Section 4305 grant to complete this TDP and local match was provided by the City of Sheboygan. The TDP is scheduled to be completed by Spring of 2026.

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Sheboygan Metropolitan Planning Area Bicycle and Pedestrian Master Plan (in progress): The Commission is currently in the process of developing a master bicycle and pedestrian plan for the Sheboygan MPA. The purpose of this planning effort is to connect people within the MPA by a safe, convenient, and enjoyable bicycle and pedestrian network that is accessible and comfortable for individuals of all ages and abilities. Furthermore, when completed, the plan will provide strategies to enhance the existing infrastructure and provide recommendations to close the existing gaps in each municipality within the Sheboygan MPA.

Additional Relevant Transportation Plans and Programs

Sheboygan County Pedestrian and Bicycle Comprehensive Plan (2015): This plan guides the County's efforts to respond to the opportunities presented by the Non-motorized Transportation Pilot Program. This plan was last updated in 2015 and has a horizon year of 2035. The plan establishes Areas of Concern to provide potential locations for future bicycle and pedestrian safety projects. The plan proposes short-term and long-term pedestrian and bicycle network recommendations for each community. It also identifies the issues at unsafe intersections and provides potential countermeasures.

City of Sheboygan Transportation Safety Action Plan (in progress): The Transportation Safety Action Plan will analyze existing conditions, explore community priorities through community engagement, locate critical locations in the city's roadway network with unsafe conditions, and identify key recommendations for improving the city's transportation network.

Connect. Regional Bicycle and Pedestrian Plan for Northeast Wisconsin: The bicycle and pedestrian plan for the Bay-Lake region provides details about the region's bicycle and pedestrian network and facilities, including documentation of specific shared-use / multi-use pathways by county. The plan lists a range of objectives and strategies to improve the region's bicycle and pedestrian facilities.

Connect 2050 - Statewide Long-Range Multimodal Transportation Plan (2022): The existing state-wide transportation plan that describes Wisconsin's multi-modal transportation system and documents policies and actions to maintain, improve, and strengthen the overall system.

Wisconsin State Freight Plan (2023): A long-range multi-modal plan that addresses the state's freight transportation needs and provides a vision for WisDOT's freight program.

WisDOT 6-year Highway Improvement Program: This program covers the 11,750-mile state highway system, administered and maintained by WisDOT.

Wisconsin Pedestrian Policy Plan (2020): Includes a vision and plan of action to encourage pedestrian travel.

Wisconsin Bicycle Transportation Plan (2020): Includes a vision and a plan of action to increase bicycling and to reduce crashes involving bicyclist and motor vehicles.

Wisconsin Active Transportation Plan 2050 (in progress): WisDOT is updating its Wisconsin Bicycle Transportation Plan and Wisconsin Pedestrian Policy Plan, combining them into the Wisconsin Active Transportation Plan 2050. The active transportation plan will be a statewide long-range plan focused on human-powered modes of transportation, such as bicycling and walking. This plan will evaluate the state's active transportation opportunities and needs, resulting in policies and actions that will align with and further Connect 2050.

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Transportation Trends and Considerations

Transportation systems are evolving in response to changes in technology, travel behavior, and environmental priorities. New mobility options and shifting preferences are influencing how people move within communities, particularly for short trips and daily travel needs. Understanding these trends helps the City anticipate future infrastructure needs and identify opportunities to expand transportation choice.

Active Transportation

Walking and bicycling as modes of transportation are increasingly common. Increased investments in traditional transportation infrastructure and the public realm have encouraged and guided preferences for walking and biking. However, in many cases, distance and physical or perceived barriers can limit active transportation as a viable travel mode.

Ride-hailing Services

On-demand transportation services, such as Uber and Lyft, offer flexible routing and scheduling to individuals who are willing to pay a service fee to be picked up and dropped off at their chosen location. Ride-hailing services are increasingly popular among younger generations, urban residents, people without access to a vehicle, and individuals with disabilities.

Publicly-available Bicycle and Electric Scooter Shares

According to the Bureau of Transportation Statistics, as of July 2019, more than 200 cities had some form of bike share (dock or dockless) and/or e-scooter system. These systems are increasingly common in urban and semi-urban areas and are primarily used for shorter, intra-city trips. Shared micro-mobility systems typically rely on fee-based mobile applications for access and payment. While government regulation can influence where and how these systems operate, ongoing technological advancements have continued to improve safety and accessibility.

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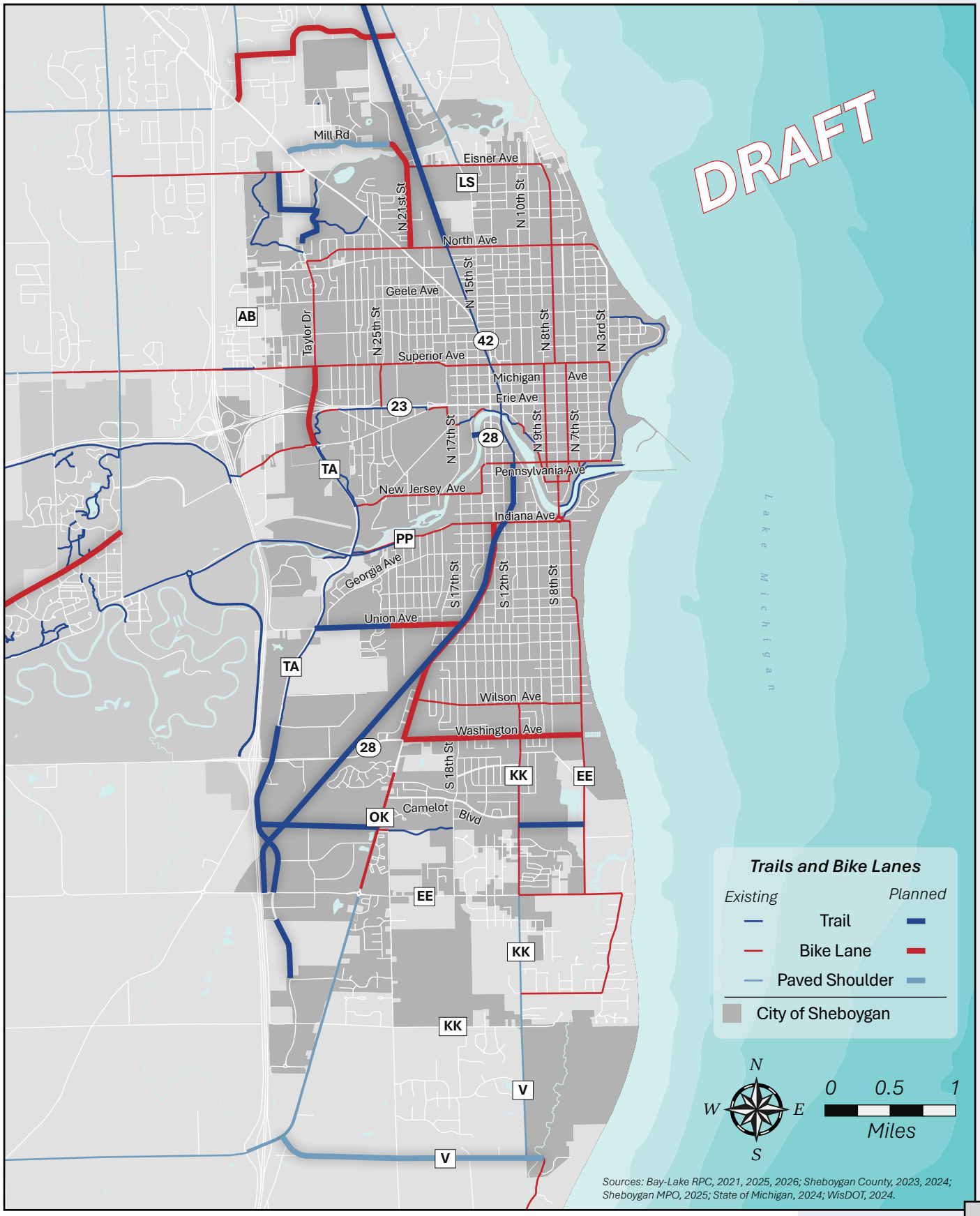
Electric Vehicles

The electric vehicle (EV) market is expanding. According to the Pew Research Center "7% of U.S. adults said they currently have an electric or hybrid vehicle, and 39% said they were very or somewhat likely to seriously consider buying an electric vehicle the next time they're in the market for new wheels." As consumption of EVs grows, so too will the need for charging stations in accessible locations. Based on 2020 data from Clean Wisconsin, there are about 550 public EV charging stations located throughout Wisconsin. These stations were funded through public, utility, and private investments. In the long-term, availability of EV charging stations will influence travel, tourism, and effects on the climate.

Charging Stations

Over the planning period, private property owners may begin exploring development proposals for electric vehicle charging stations, as well as studies to assess the capacity of the electrical grid to support expanding charging infrastructure. If these activities occur, the City of Sheboygan may need to provide information, guidance, or responses to questions related to proposed developments or supporting studies.

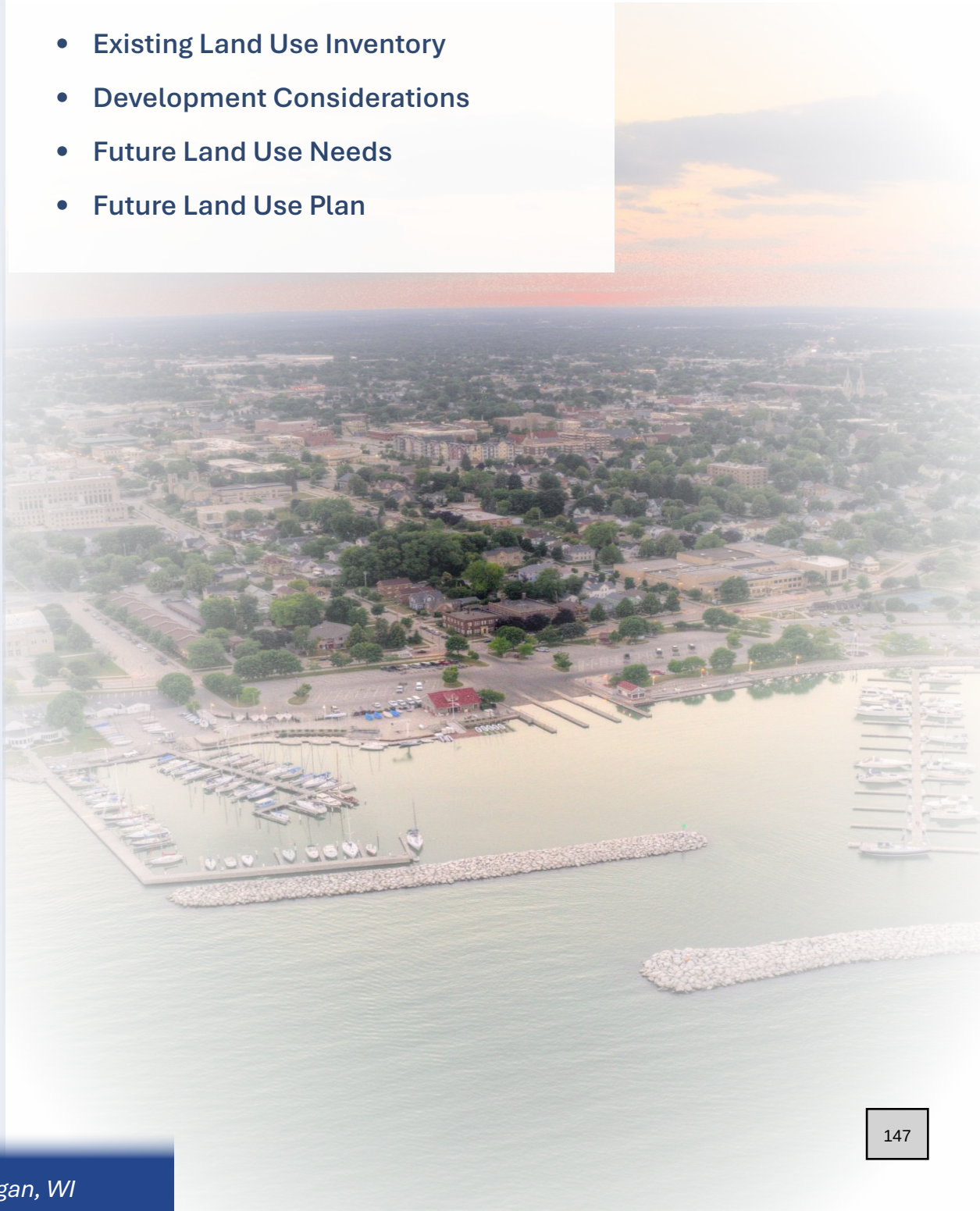
Map 5: Trails and Bike Lanes



Land Use

This element provides information on the City of Sheboygan's current land use and describes the city's vision for future growth and development. The Future Land Use Plan, presented in this element, guides Sheboygan's Plan Commission and Common Council in land use and zoning decision-making that will aim to achieve the community's 2046 vision.

- Existing Land Use Inventory
- Development Considerations
- Future Land Use Needs
- Future Land Use Plan



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Existing Land Use Inventory

The City of Sheboygan contains about 10,375 acres within its city limits. Exhibit 28 quantifies Sheboygan's existing land use characteristics and Map 6 displays these characteristics on the following page.

Existing land use patterns show that Sheboygan's contains a well-defined central business district that includes many different forms of high intensity, mixed use development centered on 8th Street north of the Sheboygan River. A series of roadway corridors with moderate intensity commercial development,lower intensity commercial and office development, and several moderate intensity industrial growth areas. The City also maintains a modern shopping development cluster and business park area. A traditional mix of single-family and two-family neighborhoods surrounds the downtown, while a dispersed pattern of multi-family residential development can be found throughout. Parks, natural areas, and open spaces are well dispersed throughout the city as well.

As demand for new developments increase, various factors will influence future land needs, including:

- The availability and price of vacant, buildable land to accommodate new development.
- The availability of serviced land (e.g., lands with access to transportation corridors and with utilities and community services).
- Redevelopment potential of key corridors, nodes, and neighborhoods. In general, areas ripe for redevelopment include parcels where improvement values are less than land values as well as blighted areas.
- Public policy and existing zoning regulations, development incentives, and development fees.

Exhibit 28: Existing Land Use Characteristics

Land Use Category	Acreage	Percentage
Agriculture	574	5.5%
Commercial	637	6.1%
Communications/Utilities	177	1.7%
Institutional/Government	529	5.1%
Industrial	597	5.8%
Multi-Family	565	5.4%
Mixed Use	12	0.1%
Natural Areas	1,019	9.8%
Open Lands	141	1.4%
Parks and Recreation	929	9.0%
Residential	2,446	23.6%
Right-of-Way	1,630	15.7%
Transportation	154	1.5%
Water	223	2.1%
Woodlands	743	7.2%
Total	10,375	100.0%

Source: Bay-Lake RPC (2026).

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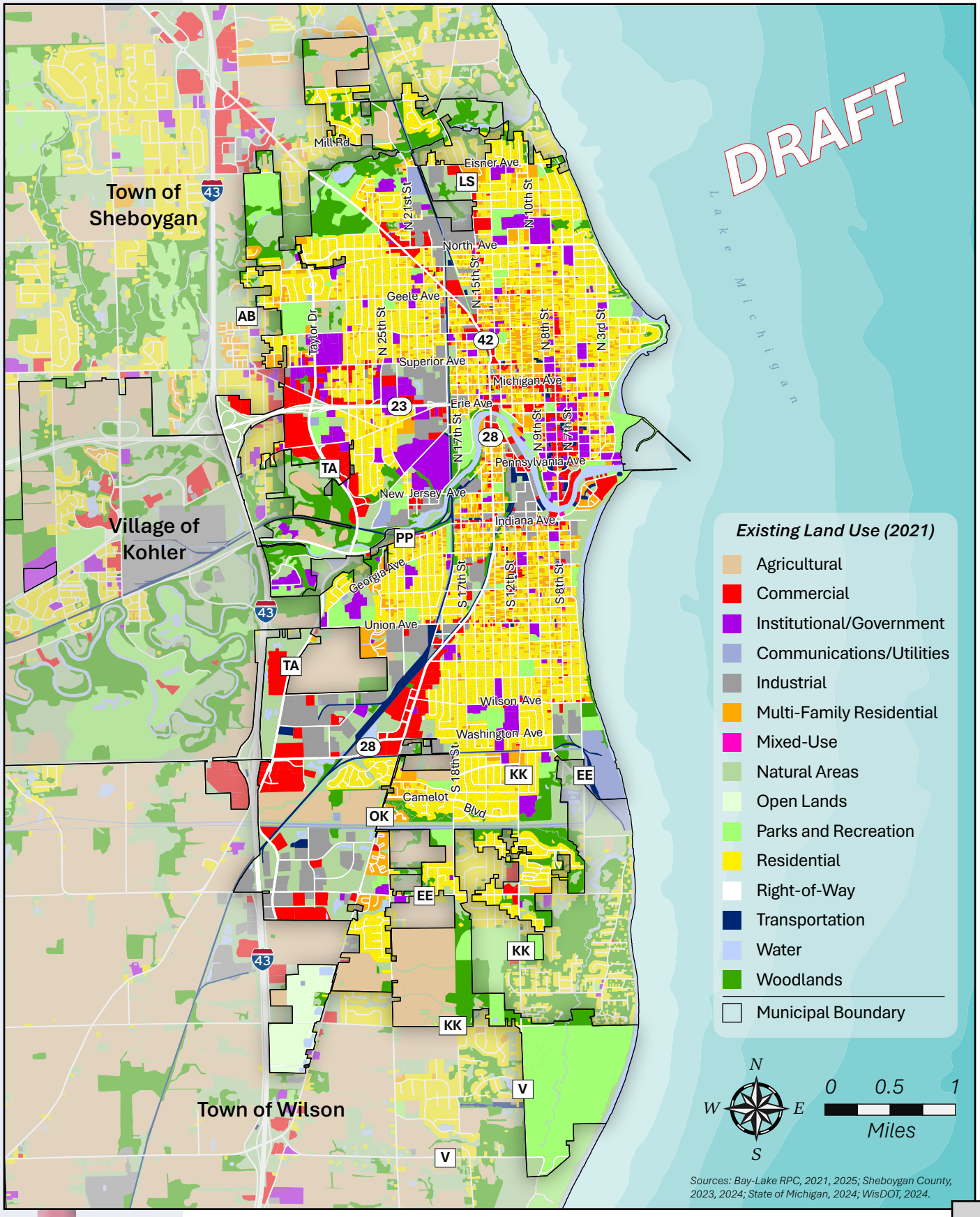
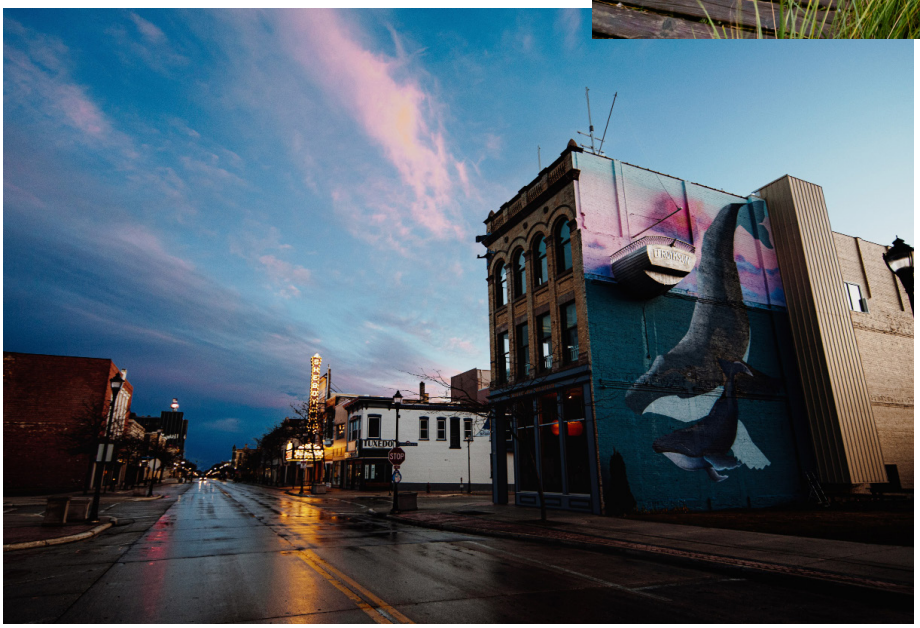
Map 6: Existing Land Use





Future Land Needs

Wisconsin statutes require comprehensive plans to include projections for future residential, commercial/industrial, and agricultural land needs for the 20-year planning period. This section summarizes the land needs analysis conducted for the City of Sheboygan.

Assess Demand for Land

An initial step in the land needs analysis, is to estimate the amount of land that may be needed to accommodate growth and development over the 2026 to 2046 planning period.

This section relies on recent local studies (e.g., housing, strategic planning) and key planning assumptions (based on empirical analysis, best practices, and proxy estimates) to inform the analysis. Key findings from this analysis are organized by land use type.

Residential: Based on Sheboygan's housing needs projections as reflected in the *Sheboygan Housing Study* completed in 2023, Sheboygan estimates planning for up to 7,400 new housing units over the 20-year period. Based on an average residential net density (nine dwelling units per acre), Sheboygan would need roughly 822 net acres (or approximately 1,054 gross acres). If the 7,400 new units were delivered linearly, about 205 net acres (263 gross acres) would be needed to accommodate about 1,850 new dwelling units every five years.

Commercial/Industrial: Based on Sheboygan's employment growth forecast as described in the Sheboygan Housing Study (2023), Sheboygan estimates that it may need to accommodate about 2,000 new employees in commercial/industrial-related uses. Based on projected commercial/industrial floor area average of 1,000 square feet per employee (2020), this analysis estimates that about 192 net acres (approximately 246 gross acres) of commercial/industrial-designated land may be needed through 2046. If demand for commercial/industrial land grew linearly, approximately 50 net acres of commercial/industrial-designated land would be needed every five years.

Agricultural: This analysis does not forecast a future land need for agricultural acreage inside City limits. Demand for agricultural land is assumed to be met outside of Sheboygan's City limits, such as in more rural parts of Sheboygan County and the greater region. This conclusion is based on recent development trends in Sheboygan which suggests that Sheboygan will continue to urbanize over the planning period.

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Assess Land Supply

Another component of a land needs analysis is to quantify the approximate amount of available land in Sheboygan that may accommodate future residential, commercial-related, and industrial-related growth. The following is a summary of vacant land within the City that is designated for possible future residential or business-related uses on the Future Land Use Plan.

- 600 vacant acres that may accommodate new residential development,
- 240 vacant acres that may accommodate new commercial development, and
- 260 vacant acres that may accommodate new industrial development.

The estimates of vacant acreage by land use type were determined by:

- Identifying parcels with a land value greater than $0 and an improvement value of $0.
- Conducting a rapid visual assessment of identified vacant parcels to remove parcels currently in use.

Accordingly, some parcels are considered "not vacant" but are still potentially buildable. For example, parcels currently used as a parking lot could be developed into a more productive use in the future. Similarly, a large parcel that is only partially developed could be further developed, or subdivided and then developed, in the future.

Assess Land Sufficiency

As the City of Sheboygan continues to develop, it is important to regularly determine the extent to which Sheboygan has a sufficient supply of viable land to accommodate proposed growth. To address potential land needs over the 20-year planning period, the City of Sheboygan is encouraged to:

- Implement zoning efficiency measures to enable a variety of development types and densities.
- Encourage redevelopment and development of more productive uses on currently underutilized and vacant properties.
- Collaborate with surrounding jurisdictions, while strategically planning for the potential development of land in Sheboygan's extraterritorial planning area (i.e., 3-miles beyond the City's boundary). As identified on the City's Future Land Use map (Maps 7, 8, and 9), the City of Sheboygan has identified areas for possible growth beyond its city limits and into the adjacent towns. Planning for these adjacent areas assists with efficient growth patterns and effective provision of services, utilities, transportation, etc., in the event land may be necessary in the future.

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Future Land Use Plan

Comprehensive plans contain a future land use plan to help guide growth management strategies over a 20-year planning period.

The City of Sheboygan's 20-Year Land Use Plan (Maps 7, 8, and 9) is meant to provide a generalized visual interpretation of what the city is aiming to achieve, from a land use perspective, over the next 20 years. The land use plan, however, is not meant to be a prediction. The map serves as a component that can be amended as needed to address the community's present-day needs and preferences.

Sheboygan's future land use plan identifies various plan designations to classify the general intent of future lands in the city. The categories and the future growth/preservation strategies are described on the following pages.

The creation for the City of Sheboygan's future land use plan for the 2026 to 2046 period was based on existing residential, commercial, and business uses, and the general development trends and patterns in and around the city. When identifying where future developments are encouraged, the impacts to existing utilities and facilities such as roads, sewers and water, and emergency services were also evaluated. Additional planning considerations included areas where lands would be difficult to develop or are unique to the community, such as floodplains, wetlands, and coastline.

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Future Land Use Strategy

Land Use Goal:

Engage in thoughtful land use decision making to achieve economic growth, cultural opportunities, and vibrant neighborhoods in Sheboygan.

Objectives:

1. Accommodate a mix of uses within a finite amount of land, including housing, quality commercial development, and employment-generating professional offices and light industrial development.
2. Maintain the existing neighborhoods and housing stock, while increasing the amount of quality housing opportunities in the City.
3. Continue developing Sheboygan's downtown and lakefront into a vital center of civic activity, commerce, and living for the community.
4. Ensure that new development positively impacts the quality of life for existing residents and contributes to making Sheboygan a special and unique place to live and to raise a family.
5. Promote catalytic new mixed use developments at key infill and redevelopment sites, such as in the downtown and lakefront areas and the Indiana Avenue, Michigan Avenue, and Taylor Drive corridors.
6. Focus business location and expansion activity in targeted economic growth areas.
7. Pursue zoning ordinance text amendments, as appropriate, to achieve the land use and design recommendations of this Plan.
8. Focus neighborhood-oriented business uses in areas that will conveniently serve residential areas, enhance Sheboygan's traditional character, and provide viable reuse opportunities for older commercial structures nestled in neighborhoods.
9. Generally promote the mixture of compatible land uses on the same site and in the same building except where single-use buildings and sites will be more responsive to the requirements of the site, building, area, or market.
10. Encourage land use patterns and development intensities that facilitate and complement alternative forms of transportation, including walking, biking, and bus service.

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Future Land Use Recommendations

The following classifications associated with the City of Sheboygan Comprehensive Plan best represent the community's vision for the future. Utilizing the following classifications, this section details the suggested type of development for the City of Sheboygan's 20-year planning period.

Residential Development

This future land use category is intended to accommodate a range of residential development types, including single-family detached homes, duplexes, townhomes, and multi-family residences, along with neighborhood-scale businesses and community facilities that are compatible with adjacent residential types. Residential development within this category may occur at varying densities depending on location, surrounding context, access to infrastructure, and neighborhood character.

Recommendations

- Thoughtfully locate community facilities such as roads, paths, sidewalks, parks, schools, and places of worship to provide convenient and safe access for residents.
- Support a mix of housing types to meet the needs of households of different sizes, ages, and incomes, while maintaining compatibility with surrounding neighborhoods.
- Encourage residential infill and redevelopment where feasible, particularly in areas served by public water and sanitary sewer systems.
- Promote interconnected street, pedestrian, and open space networks to improve mobility and neighborhood connection.
- Encourage context-sensitive street design in residential areas, including narrower streets where appropriate and sidewalks on both sides of neighborhood streets.
- Support development patterns that reinforce walkability, safety, and long-term neighborhood stability.

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Manufactured Home Park

This future land use category is intended to accommodate manufactured homes and manufactured home parks.

Recommendations

- Thoughtfully locate community facilities such as roads, paths, sidewalks, parks, schools, and places of worship to provide convenient and safe access for residents.
- Support safe and clearly defined internal circulation patterns for vehicles, pedestrians, and emergency services.
- Support the preservation and reinvestment in existing manufactured home parks to maintain long-term housing options.
- Consider adding more stock in existing manufactured home parks where space allows.

Mixed Use

This future land use category is intended to accommodate a broad mix of residential, commercial, and institutional uses in an integrated development pattern. Mixed use areas may range in scale and intensity from neighborhood to community serving centers

Mixed use areas are intended to encourage walkability but may include auto-oriented development patterns in appropriate locations.

Recommendations

- Encourage neighborhood-oriented retail and service businesses in areas that will conveniently serve City neighborhoods.
- Integrate a mix of uses and densities within the surrounding neighborhood commercial centers.
- Encourage environmentally sustainable site and building design, including stormwater best management practices, the use of passive solar energy, and the integration of alternative transportation networks and green spaces.

Commercial/Business

This future land use category is intended for a broad range of employment and commerce focused uses, which may include retail and service establishments, office and employment generating activities, research and development, and light industrial. Residential uses may be incorporated in a secondary or complementary role, such as upper-story units or high-density residential development in appropriate locations, provided the primary character of the area remains commercial.

Recommendations

- Ensure that commercial development incorporates appropriate transitions, buffering, and design considerations when adjacent to existing or planned residential areas.
- Encourage high-quality site and building design that thoughtfully addresses building placement, parking, service areas, landscaping, and lighting in relation to surrounding development.
- Encourage reinvestment and adaptive reuse of existing commercial and employment areas.
- Encourage stormwater management, landscaping, and tree canopy to reduce heat and runoff impacts in commercial areas.

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Manufacturing/Industrial

This future land use category is intended for manufacturing, processing, assembly, warehousing, distribution, and related industrial activities that support the City's employment base and regional economy. Industrial areas are typically characterized by larger building footprints, outdoor storage, and freight access. Limited non-industrial uses, including supporting office or service uses and, in appropriate locations, accessory or complementary residential uses, may be incorporated provided the primary character of the area remains industrial.

Recommendations

- Coordinate land use, transportation, and infrastructure investments to facilitate industrial growth and site readiness within the southwest corridor, adjacent to Interstate Highway 43.
- Promote appropriate transitions and buffering between industrial areas and adjacent residential or mixed-use neighborhoods.

- Ensure that industrial areas are adequately served by utility infrastructure to support operational needs.

Institutional and Community Facilities

This future land use category is designed to facilitate public buildings, schools, religious institutions, power plants and substations, water utility, wastewater treatment plants, hospitals, and special care facilities.

Recommendations

- Encourage comprehensive site planning for new or expanded institutional uses that considers building placement, access, circulation, operations, and compatibility with surrounding development.
- Ensure that new and expanded institutional uses are planned and designed to minimize impacts on adjacent properties and neighborhoods.
- Continue coordination with major educational and institutional partners, including the Sheboygan School District, private education providers, Lakeland College, Lakeshore College, and UW - Green Bay, Sheboygan Campus, to align facility planning, land use, and shared community needs.
- Encourage collaboration among City departments and public service providers to plan for long-term facility, infrastructure, and service needs.
- Encourage the adaptive reuse of vacant or underutilized buildings and properties.

Parks and Open Space

This future land use category includes park and public open space facilities devoted to playgrounds, play fields, trails, picnic areas, golf courses, and related active and passive recreational activities, and conservation areas.

Recommendations

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- Provide parks within a safe walking distance of all residential neighborhoods.
- Encourage pedestrian and bicycle connections between parks, neighborhoods, schools, and community destinations.
- Expand trail networks and greenway connections to improve citywide recreational access and mobility.

Smart Growth Area

The Smart Growth future land use designation promotes coordinated, sustainable, and efficient development consistent with the State of Wisconsin's Smart Growth principles and the City of Sheboygan's Comprehensive Plan. It prioritizes development and redevelopment in areas near existing infrastructure and utilities, encouraging compact, contiguous, and cost-effective land use patterns. This designation supports mixed uses, diverse housing options, walkable neighborhoods, multimodal transportation, preservation of natural areas, while balancing economic growth, environmental stewardship, and community character through predictable, transparent and collaborative decision-making.

Recommendations

- Focus Smart Growth Area reinvestment along key corridors, activity centers, and redevelopment areas.
- Promote infill development and redevelopment of underutilized or vacant land within the Smart Growth Area.
- Support a mix of complementary land uses, including residential, commercial, and civic uses, within walkable proximity where appropriate.
- Prioritize multimodal transportation networks, including safe and connected pedestrian, bicycle, transit, and street systems.
- Preserve and integrate natural features, open spaces, and environmental corridors into development patterns.

Transportation

This future land use category includes existing and planned transportation rights-of-way, including streets, highways, and active and inactive rail corridors that may be preserved for continued rail service or potential conversion to multi-use trails. These corridors support the movement of people and goods an d provide long-term connectivity across the community and region. Lands within this category are intended to remain in transportation use to preserve mobility, access, and network continuity.

Recommendations

- Preserve existing and planned transportation rights-of-way to maintain long-term mobility and network connectivity.
- Support transportation corridors that accommodate multiple modes, including vehicles, freight, transit, bicycles, and pedestrians, as appropriate to function.
- Support conversion of inactive rail corridors to multi-use trails.
- Integrate rail-to-trail corridors into the broader bicycle and pedestrian networks.
- Align transportation investments with planned growth and redevelopment areas.

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Environmental Corridor

This overlay category includes generally continuous open space systems based on lands that have sensitive natural resources and limitations for development. Environmental Corridors include WDNR identified wetlands, subject to existing State-mandated zoning, FEMA designated floodplains, and slopes of 12 percent or greater.

Recommendations

- Discourage new development in mapped Environmental Corridor areas.
- Preserve, protect, and enhance open spaces and conservancy areas along the Sheboygan River, Pigeon River, Black River, and Lake Michigan.
- Preserve woodlots and other environmental areas that serve to protect wildlife and vegetative resources.
- Work with funding agencies and organizations to support projects that protect environmental resources.

Priority Growth Areas/Redevelopment Sites

(Opportunities and Focus Areas)

Priority Growth Areas/Redevelopment Sites in and around the City are considered prime locations for development/redevelopment because they can easily be served, or are currently served, by existing infrastructure including sanitary sewer, water mains, storm sewers and adjacent transportation network.

The development of these sites helps revitalize the City's neighborhoods by incorporating new/compatible homes or commercial development next to existing homes, schools, parks and businesses. This helps stabilize neighborhoods and induces reinvestment in these neighborhoods.

Annually, the City of Sheboygan produces a *Development Site Analysis* document featuring a list and detailed description of development opportunities and available sites within the City of Sheboygan. The book is a useful tool for prospective developments.

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In addition to the Development Site Analysis document, the City of Sheboygan detailed several priority growth areas in this plan which are discussed in the following pages.

- Indiana Avenue Corridor
- 8th Street/ Michigan Avenue (Downtown Area)
- South Enterprise Business Park
- South Pier
- Gateway Neighborhood
- River Bend Neighborhood
- Sheboygan's Downtown Districts

These priority growth areas include a description of the area and recommended future development/redevelopment. The identified future land uses are subject to potential revisions or refinements depending on site specific development proposals.

Indiana Avenue Corridor

Indiana Avenue corridor in Sheboygan is a significant east-west transportation route through the central part of the city, just south of the Sheboygan River. It spans from Interstate Highway 43 to the Lake Michigan waterfront. Current land uses along the corridor range from a variety of housing types, commercial and industrial businesses, park and recreation, institutional land, etc. Given the close proximity of the street to the river, areas along the corridor are prone to flooding.

The vision for Indiana Avenue Corridor:

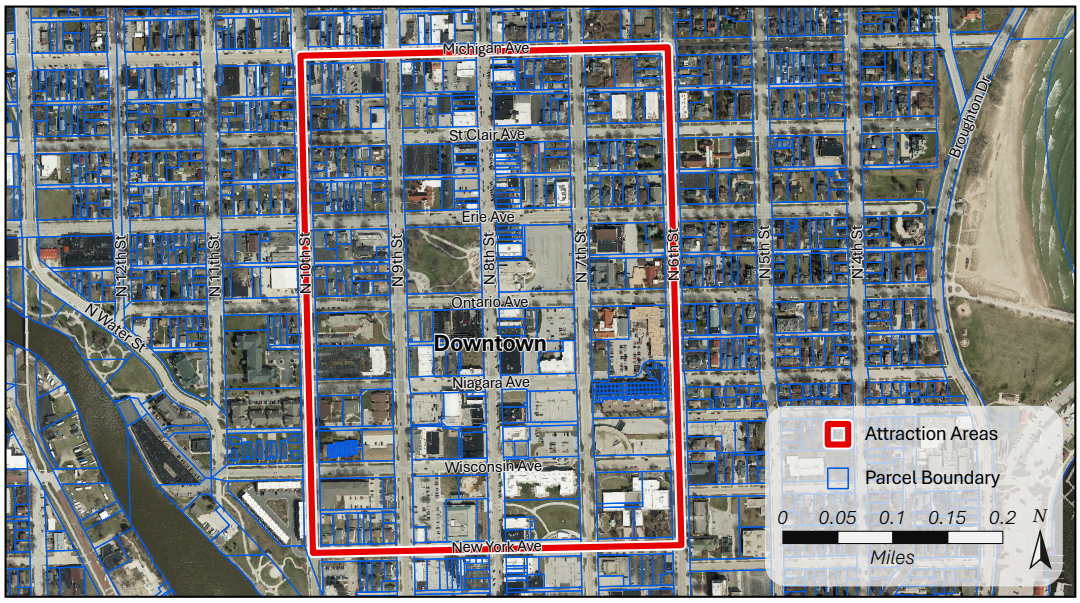
The city is looking to maintain its focus on redeveloping corridor areas with mixed uses, including a variety of housing developments and commercial growth. Any development/ redevelopment of corridor areas near the Sheboygan River should be aware of potential environmental conflicts.

8th Street / Michigan Avenue (Downtown Area)

The Downtown area is 24 square blocks, or just under 90 acres of land. The area currently contains mixed-use development including low-to-high density residential, commercial and industrial businesses, and governmental/institutional uses.

The vision for the Downtown Area:

The city intends to continue to prioritize high density growth in the downtown area, while maintaining a strong business presence. Development and redevelopment of many of the current land uses is preferred. Transportation infrastructure improvements are envisioned to focus on walkability and bicycling. This area is intended to be a driver for the goal of a 10/15 min city where residents would be able access daily necessities including groceries, jobs, parks, education, etc. by way of a 10/15-minute walk or bike ride from their residence.



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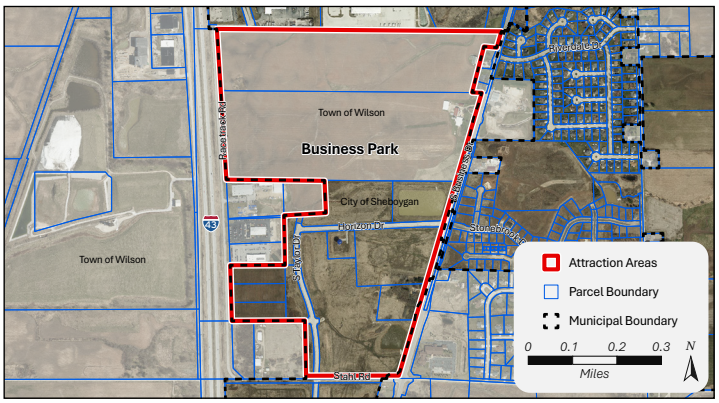
South Enterprise Business Park

The South Enterprise Business Park is a 214 acre area situated in the southwestern portion of the city, along Interstate Highway 43. The area contains very little development and several sizeable vacant tracts of land.

The vision for the South Enterprise Business Park:

The intent is to capitalize on the site's location in Sheboygan while working with, attracting, and aiming to accommodate smaller scale manufacturing companies. Several possibilities include corporate offices, light industrial developments, smaller scale manufacturing, and logistics centers.



South Pier

The South Pier District is 52-acre former brownfield area located at the convergence of the Sheboygan River and Lake Michigan. It currently contains a mix of residential development, a variety of commercial and resort businesses, along with some industrial growth. The Blue Harbor Resort is a prime location and tourist attraction on the site, but the area is also occupied by seasonal tenants during the summer months.

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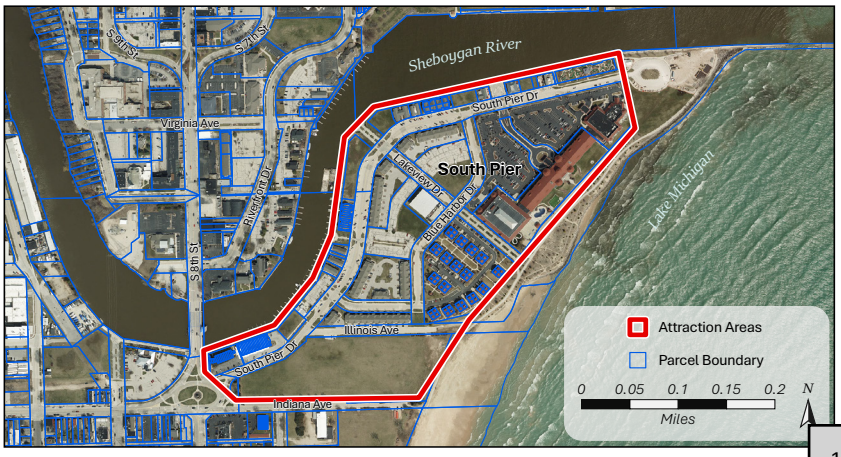
The vision for South Pier:

The city envisions additional mixed-use commercial and residential development in areas along the riverfront as well as sites with lakefront views. Efforts will also continue to bolster this area as a tourism hub, as the city saw 1.8 million tourists in 2025. Prioritizing retail, dining, and other similar amenities are ways to assist with the city's tourism theme. Investing in entertainment for this area is also an approach that may help attract residents and visitors to this area.

The site is also a connection point for a proposed Sheboygan River Pedestrian Swing Bridge that is meant to connect the Riverfront District (near Virginia Ave) to the area's South Pier Boardwalk. The pedestrian/cyclist-only bridge aims to improve access between residential and commercial areas, reduce dependence on the 8th Street bridge, and boost tourism.

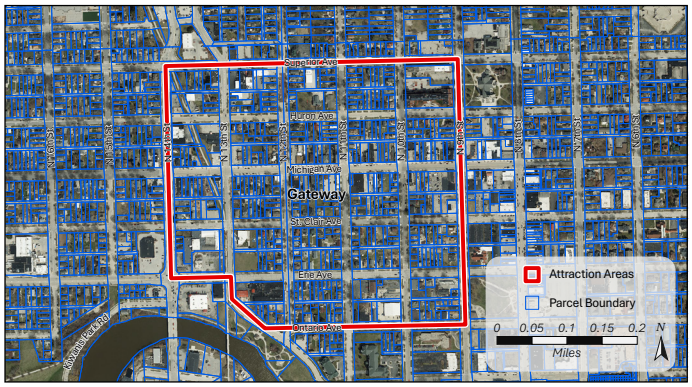


Gateway Neighborhood

The Gateway Neighborhood is located north and west of the downtown, in the central city. The area contains 418 parcels, covering 96 acres of land. The boundaries are Superior Avenue to the north, 14th Street to the west, Ontario Street to the south, and 9th Street to the east. The neighborhood is primarily housing with commercial activity clustered along Michigan Avenue and sections of Erie Avenue, 9th Street, and 14th Street.

The vision for the Gateway Neighborhood:

According to the *Gateway Neighborhood Revitalization Program* document , the program is a demonstration project to produce new affordable homes on vacant scattered sites, rehabilitate existing owner-occupied homes, consolidate remnant and alley parcels, and encourage investment within a narrow geographic area, thereby making on immediate visible impact on the neighborhood. A secondary focus is to provide resources and incentives to existing homeowners and landlords to improve their properties.

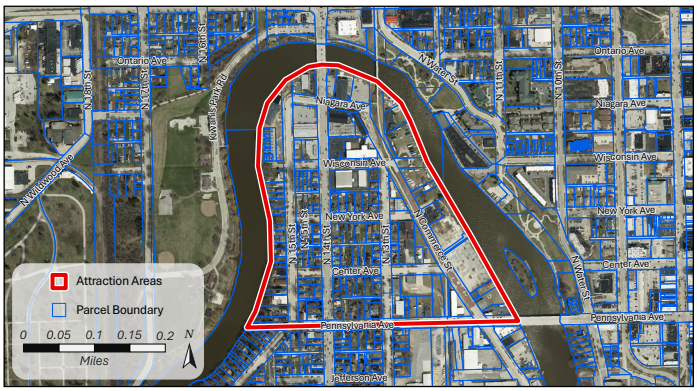


River Bend Neighborhood

The River Bend Neighborhood is approximately 60 acres that is bordered by the Sheboygan River on three sides, and runs from Niagara Avenue on the north to Pennsylvania Avenue on the south. The neighborhood is mostly residential with a mix of older homes and new housing development.

The vision for the River Bend Neighborhood:

According to the *River Bend Neighborhood Plan*, the area is envisioned to be higher-density multifamily housing along the river corridor. The plan also calls for investing in infrastructure, improving transportation, revitalizing the neighborhood, and redeveloping underutilized or blighted sites.



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Sheboygan's Downtown Districts

Sheboygan's Downtown Districts 2020, Tactical Master Plan document provides ideas and strategies to promote placemaking enhancements at key locations in the City to make it an engaging, fun, and creative place to live/visit. The plan is focused on four districts: Michigan Avenue, Uptown, Downtown, and Indiana Avenue.

Michigan Avenue

The gateway to the lakefront, Michigan Avenue boasts a variety of popular and successful neighborhood businesses as well as a thriving local nightlife scene.

Recommendations

- Rightsize the Roadway on Michigan Avenue with delineated parking lanes and bike lanes.
- Strategic Nodes of Art Lighting
- District Gateway & Entrance Marker
- Facade Improvement Projects

Uptown

A trendy and contemporary district at the intersection of downtown and Michigan Avenue, catering to young professionals and active at all times of the day and evening.

Recommendations

- Strategic Nodes of Art Lighting
- Sidewalk seating
- Facade Improvement Projects

Source: GRAEF, 2020

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Downtown

The heart of entertainment and the professional employment base of the City, Downtown Sheboygan welcomes people from outside of the city to work and play on a daily basis.

Recommendations

- Strategic Nodes of Art Lighting
- Sidewalk seating
- Facade Improvement Projects

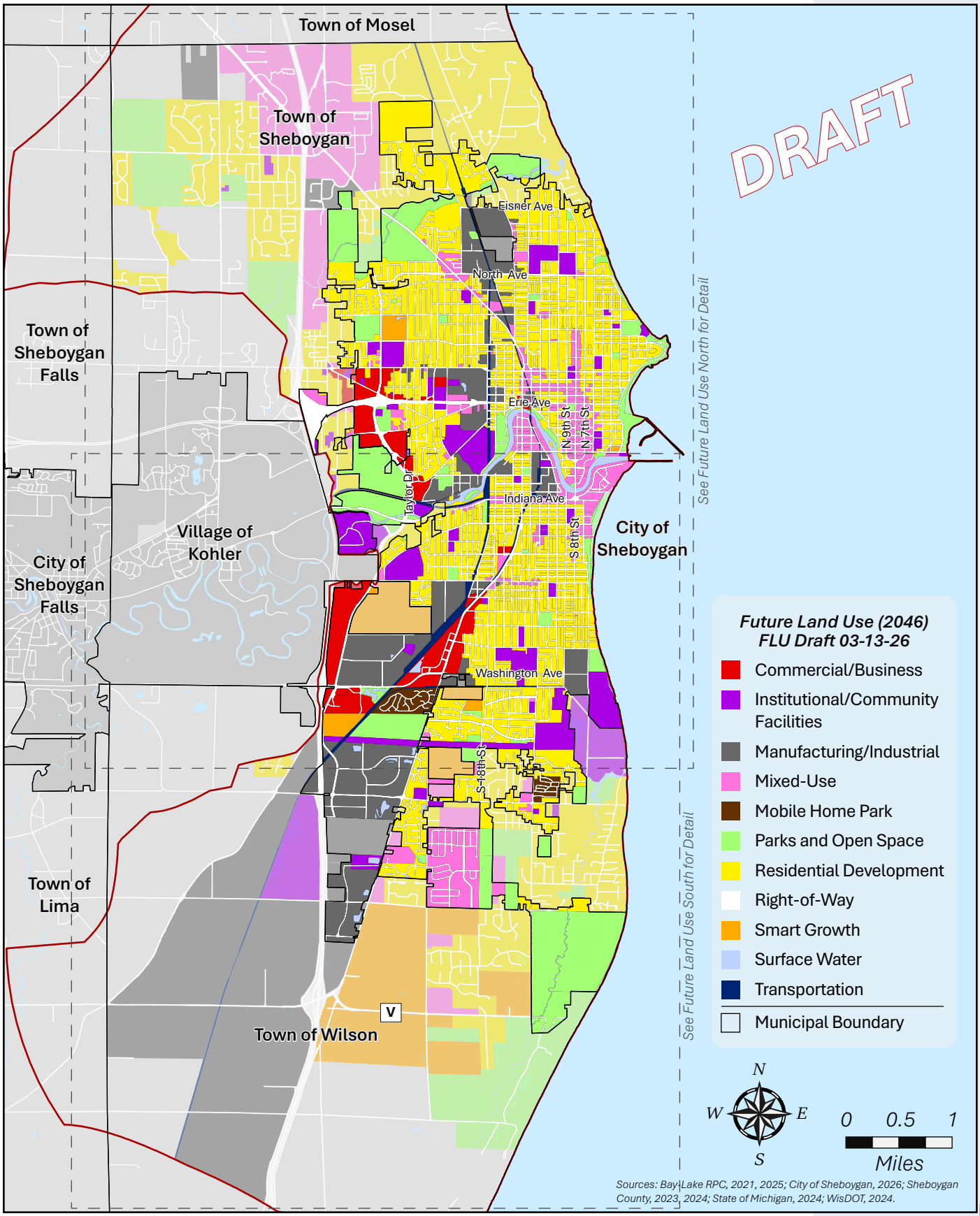
Indiana Avenue

The new "Fresh Tech" innovation district built from a strong employment base, cultural diversity in the district, County-wide innovation legacy, and a strong connection between downtown institutions and new development along the corridor.

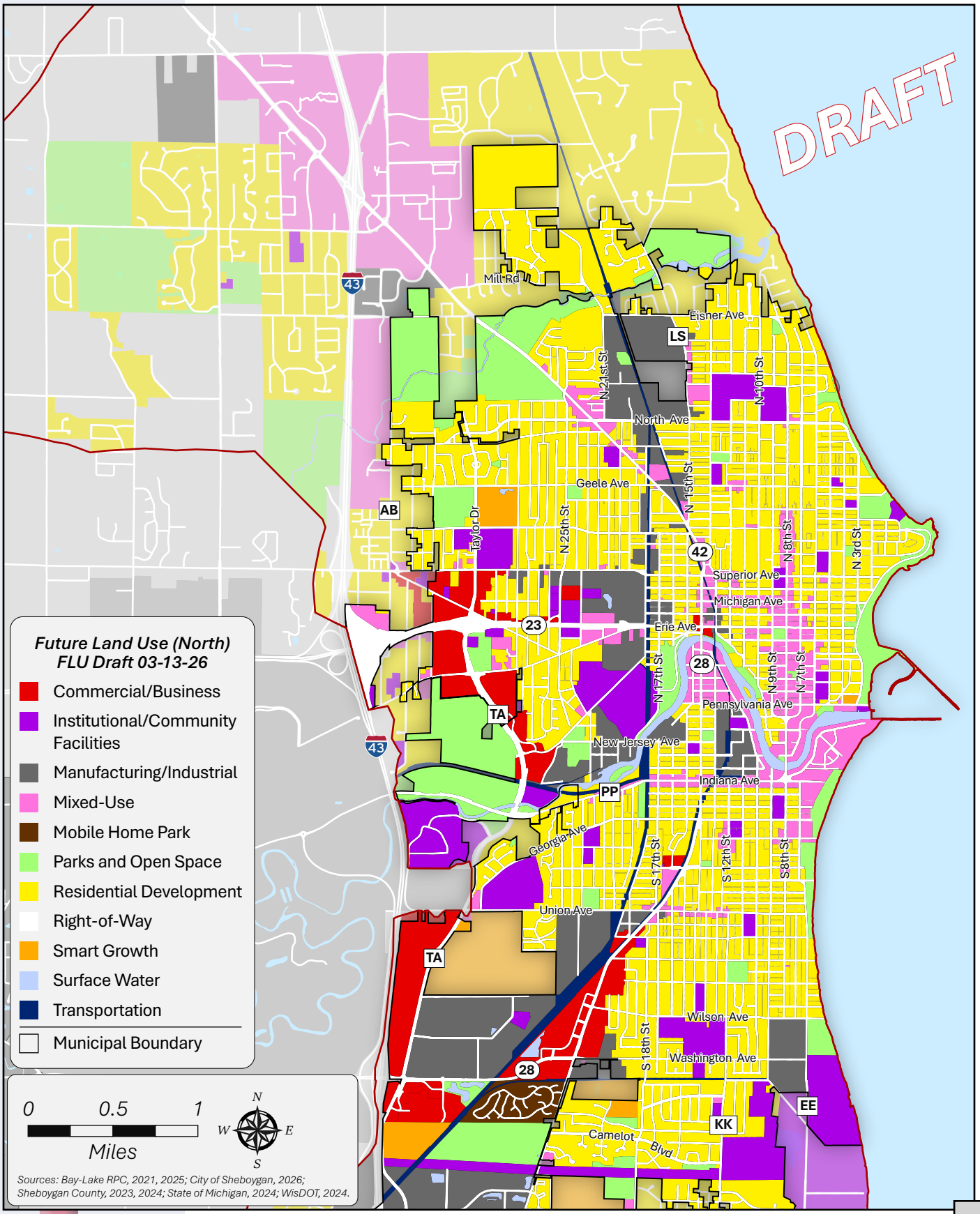
Recommendations

- District-specific Street Furniture
- Strategic Nodes of Art Lighting
- District Gateway & Entrance Marker
- Facade Improvement Projects
- Bike path signage & landscaping

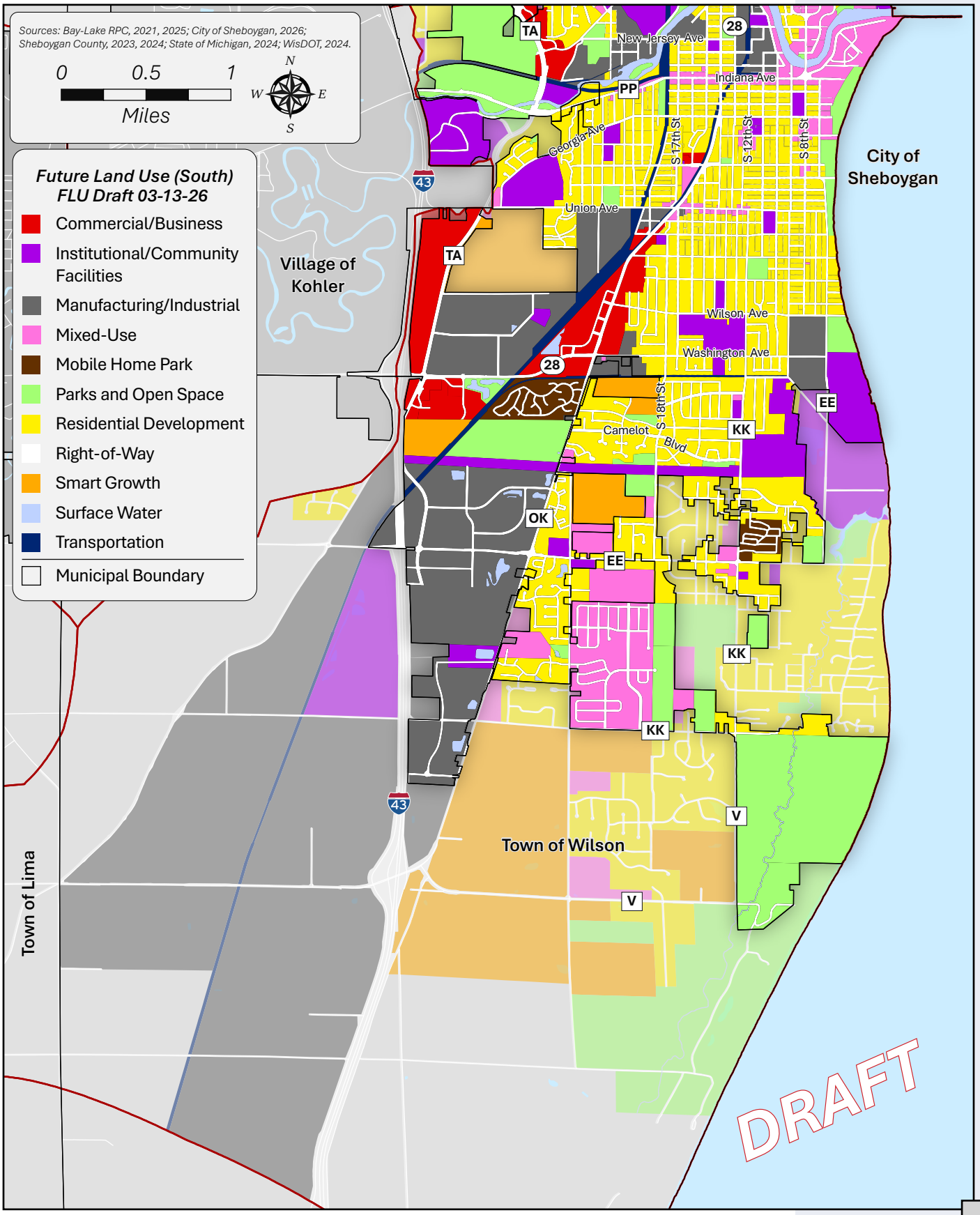
Map 7: Future Land Use



Map 8: Future Land Use North Detail



Map 9: Future Land Use South Detail



Intergovernmental Cooperation

This element provides information on the City of Sheboygan's relationship with overlapping and adjacent jurisdictions and how these connections can impact City residents in terms of taxation, planning, the provision of services, and the siting of public facilities. An examination of these relationships and the identification of shared decision-making efforts can help the City of Sheboygan address issues and opportunities effectively and efficiently.

- Inventory of Adjacent and Overlapping Jurisdictions
- Inventory of Existing Plans and Agreements
- Collective Decision-Making

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Inventory of Adjacent and Overlapping Jurisdictions

This section lists and describes each of the adjacent and overlapping jurisdictions in proximity to the City of Sheboygan. The neighboring communities and municipal planning boundaries are also illustrated on Map 10.

Adjacent Communities

Town of Sheboygan

The Town of Sheboygan is located north and northwest of the City of Sheboygan. The City of Sheboygan exercises extraterritorial platting jurisdiction covering the entire Town.

Town of Mosel

The Town of Mosel is located north of the City and Town of Sheboygan. The City of Sheboygan has extraterritorial platting and zoning powers in the southern-most portion of the Town of Mosel.

Town of Wilson

The Town of Wilson is located south and southwest of the City of Sheboygan. The city's extraterritorial boundary extends into the northern half of the town.

Town of Lima

A small portion of the eastern edge of the Town of Lima is within the City of Sheboygan's extraterritorial boundary.

Town of Sheboygan Falls

A small portion of the eastern edge of the Town of Sheboygan Falls is within the City of Sheboygan's extraterritorial boundary.

Village of Kohler

The Village of Kohler is located immediately west of the City of Sheboygan.

Village of Howards Grove

The Village of Howards Grove is located northwest of the City of Sheboygan. The City of Sheboygan does have overlapping extraterritorial jurisdiction with the village. The communities have an agreement in place to address this overlap.

Village of Oostburg

The Village of Oostburg is located southwest of the City of Sheboygan. The City of Sheboygan does have overlapping extraterritorial jurisdiction with the village.

School District

The City of Sheboygan is served by the Sheboygan Area School District. Over the planning period, the City of Sheboygan's Common Council and/or Plan Commission may wish to partake in the district's studies regarding future improvements/expansions of school facilities. Similarly, the Sheboygan Area School District may wish to provide feedback on the City of Sheboygan's plans and projects that could impact families, and the student population. The City of Sheboygan and the Sheboygan Area School District may at times request to share facilities for events or meetings

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Sheboygan County

The City of Sheboygan is located in Sheboygan County and, therefore, Sheboygan County has some authority within the city's 3-mile extra-territorial jurisdiction area. The City of Sheboygan and Sheboygan County will often participate in planning efforts that mutually benefit or effect the other jurisdiction and the broader urbanized planning area.

Region

The City of Sheboygan is located within the Bay-Lake Regional Planning Commission (BLRPC) region. The BLRPC is the regional, governmental entity of northeast Wisconsin. Sheboygan has a role to play in the region, and may participate in regional planning efforts as they arise over the planning period.

The BLRPC was designated the Metropolitan Planning Organization (MPO) for the Sheboygan Metropolitan Planning Area (MPA) in 1982. In addition to the City of Sheboygan, the MPA includes the City of Sheboygan Falls, the villages of Kohler and Howards Grove, the Town of Sheboygan and portions of the Towns of Herman, Lima, Mosel, Sheboygan Falls, and Wilson.

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State

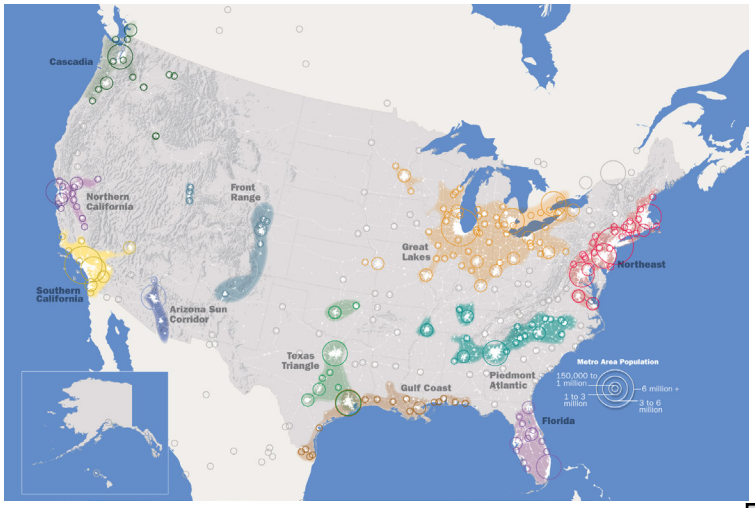
The city's relationship with the State of Wisconsin deals primarily with various state agencies. Sheboygan and the state dialog mostly on transportation-related (with the Wisconsin Department of Transportation) and natural resource-related (with the Wisconsin Department of Natural Resources). The City of Sheboygan also maintains a good working relationship with the state by adhering to state laws, policies, and requirements.

Federal

The city's relationship with the US government primarily deals with funding opportunities. The city maintains a good working relationship with the US government by adhering to federal laws and requirements.

Great Lakes Mega Region

The Great Lakes Megaregion is one of the most economically and environmentally significant regions in North America, connecting major metropolitan areas across the Midwest and parts of Canada through shared water resources, transportation systems, manufacturing industries, and cultural ties. As a community in the Great Lakes Mega Region, Sheboygan should leverage its geographic location within the region. Sheboygan recognizes the importance of regional cooperation while supporting local identity and long-term connectivity. The interconnected nature of the Great Lakes



Source: Megaregions - America 2050, 2023

Mega Region provides many opportunities for economic growth, infrastructure investment, and population trends that often extend beyond municipal or state boundaries, requiring coordinated planning efforts among regional organizations.

Inventory of Existing Plans and Agreements

This section presents plans and formal agreements that currently guide collective decision making with overlapping and adjacent jurisdictions.

Annexation

Wisconsin Statute 66.021 provides the regulatory framework for cities or villages to annex lands. Annexation is the transfer of one or more tax parcels from a town to a city or village. Consent of property owners is but one of the procedures in annexation.

Extraterritorial Platting

Section 236.10 of Wisconsin State Statute explains that a city or village may review and approve or reject subdivision plats located within its extraterritorial area if the city/village adopted a subdivision ordinance or an official map. This helps cities protect land uses near its boundaries from conflicting uses outside its city limits. For cities like Sheboygan (with a population over 10,000 people), the extraterritorial area can extend 3-miles beyond the city's boundary. This allowance does not, however, give the city the authority to require public improvements, (e.g., streets or sanitary sewers) in plats outside city limits.

Extraterritorial Zoning

Section 62.23 (7a) of Wisconsin State Statute allows cities and villages to extend extraterritorial zoning over surrounding unincorporated areas. In the City of Sheboygan's case, this would be 3 miles from Sheboygan's city limits. At present, the City of Sheboygan does not have extraterritorial zoning agreements in place with its surrounding townships.

Intergovernmental Agreements

Intergovernmental agreements enable cooperation between governmental jurisdictions, quasi-governmental jurisdictions, and districts. Intergovernmental agreements are the most common form of agreement made between communities (usually regarding police, fire, and rescue services). Intergovernmental agreements are also available for revenue sharing, determining land use within a designated area, and in setting temporary municipal boundaries.

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Sheboygan Urbanized Area Sewer Service Area (SSA) Plan.

The SSA Plan is developed by a technical advisory committee (TAC) that guides the planning process, reviews plan materials, and gives a final recommendation of the SSA plan to the WDNR. The TAC continues to uphold the 1975 Joint Sewage Treatment Agreement for the Sheboygan Region that consists of representatives from the cities of Sheboygan and Sheboygan Falls; the Village of Kohler; the towns of Mosel, Sheboygan, Sheboygan Falls, and Wilson; and Sheboygan County. The City of Sheboygan has three votes and each other community has one vote. The SSA Plan was recently updated and approved cooperatively by the communities in 2026 and should be reviewed and revised every five-to-ten years.

Sheboygan MPO Planning

The Sheboygan Metropolitan Planning Organization (MPO) is the policy board created and designed to carry out the area's metropolitan transportation planning process in the

Sheboygan Metropolitan Area (MPA). The policy board consists of representatives from the City of Sheboygan, City of Sheboygan Falls, the Villages of Howards Grove and Kohler, the Town of Sheboygan, and portions of the Towns of Herman, Lima, Mosel, Sheboygan Falls, and Wilson.

Cooperative Boundary Agreements

Development agreements related to growth and preservation are in place between the City of Sheboygan and the Town of Sheboygan.

Cooperative Decision-Making

Outlined below is an overview of efforts that currently or may require collective decision-making amongst overlapping and adjacent jurisdictions either informally or formally via intergovernmental agreement as well as ideas to improve communication, the transfer of information, and collective decision-making with overlapping and adjacent jurisdictions.

Over the planning period, the City of Sheboygan is encouraged to involve themselves in efforts that require collective decision-making with other communities or groups in the region. Efforts might relate to:

- Emergency and public utility services.
- Economic development initiatives.
- Preservation, promotion, and enhancement of natural resources and recreational facilities.
- Development in extraterritorial areas.
- Preservation of historic character and cultural resources or assets.
- Protection of water, soil, and air quality.

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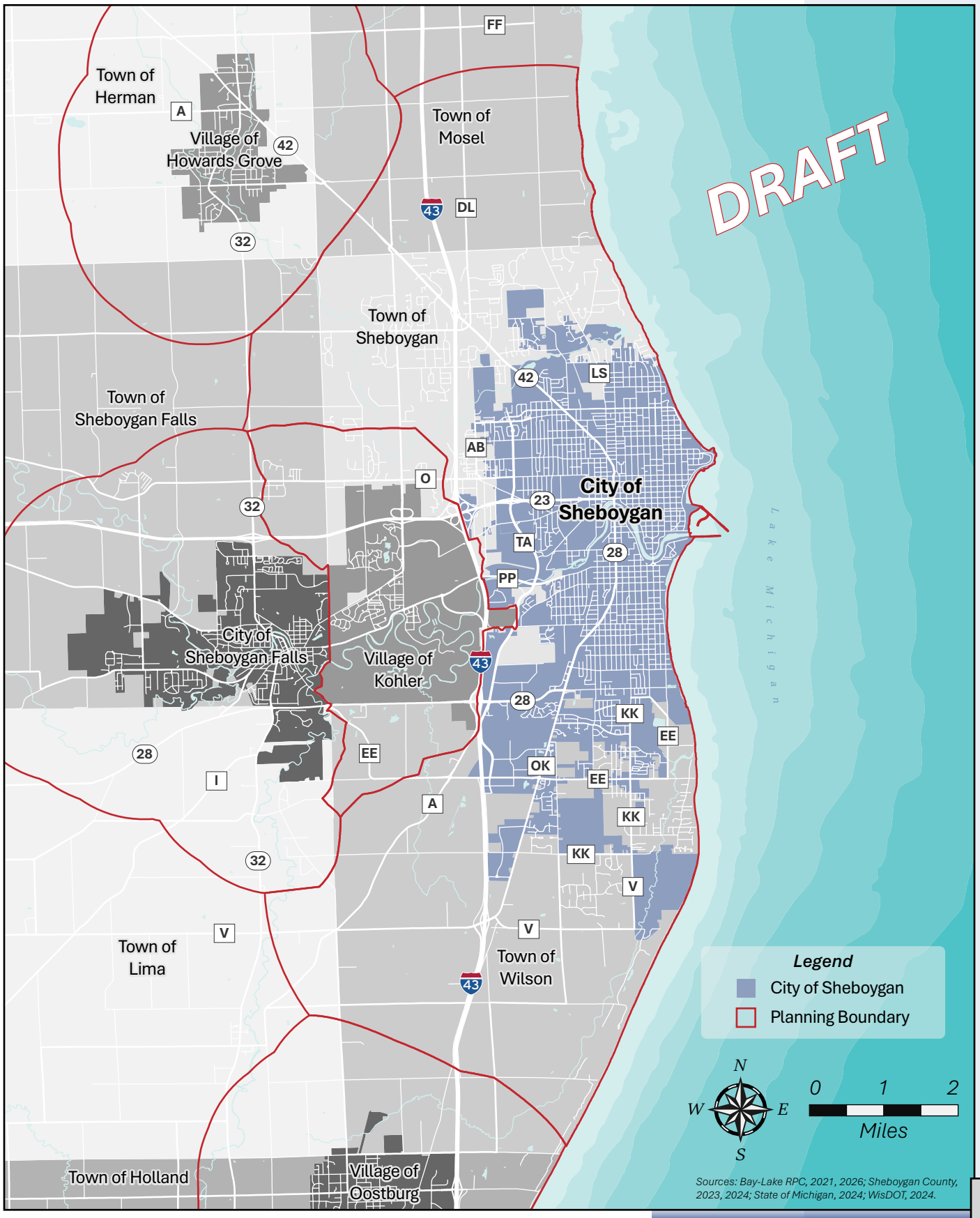
To improve collective decision-making efforts, the City of Sheboygan may want to:

- Create a central database to share data gathered by overlapping or adjacent jurisdictions.
- Attend joint meetings on specific issues of interest.
- Attend regularly occurring meetings (monthly or quarterly), with overlapping or adjacent jurisdictions to discuss regional challenges and opportunities.
- Continue to work with entities with a stake in the region (such as the Sheboygan County Chamber of Commerce, Sheboygan County Economic Development Corporation, and the UW-Extension at Sheboygan County).

Map 10: Intergovernmental Cooperation



Implementation

The Implementation element provides a framework for the City of Sheboygan to implement this Comprehensive Plan. Implementation can take many forms, including:

- Striving to achieve the priorities, actions, and future land use strategy of this comprehensive planning document.
- Using the plan's content to guide public and private decision-making on matters that relate to the development of the city and the prioritization of public revenues.
- Reviewing, evaluating, and amending the plan as demographics, the economy, political climates, or fiscal realities change.

- **Role of the City**
- **Inventory of Existing Land Use Controls and Planning Efforts**
- **City of Sheboygan - Vision 2046**
- **Priorities and Actions**
- **Evaluation and Monitoring**

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Role of City

Predominately, City staff, the City's Plan Commission, City's elected officials, and the City's committees will carry out implementation of this plan.

- **City Staff**: City staff, in various departments and services, will typically carry out the day-to-day operations of implementation. For example, staff may administer new program(s), facilitate presentations to discuss regulatory changes, or coordinate amongst partners to finance capital projects as recommended by the plan. Staff often provide technical advice to Plan Commissioners and elected officials to inform decision-making on topics related to the comprehensive plan.
- **City Plan Commission**: The Plan Commission's primary responsibility is to provide recommendations to the Common Council to implement the comprehensive plan and to ensure supporting city regulations are consistent with the plan. When reviewing any petition or when amending any controls within the city, the comprehensive plan shall be reviewed and a recommendation derived from its goals and objectives (listed in the latter portion of this Implementation element), as well as the Future Land Use Plan.

  The Plan Commission should also ensure that the comprehensive plan is updated at least once every 10 years. An annual review of the plan is recommended so the Plan Commission may stay familiarized with the plan's maps, content, goals, objectives, and strategies.
- **Common Council**: The City of Sheboygan's elected officials balance recommendations made by plans and policies, the objectives of applicants and the public, technical advice from staff, recommendations from advisory committees, and their own judgment. The comprehensive plan provides the guidance elected officials need to make a decision. While the prime responsibility of implementing and updating the comprehensive plan falls on the City of Sheboygan's Plan Commission, elected officials should become familiar with this plan and assert that resources are maintained to keep the comprehensive plan current and viable.

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Inventory of Existing Land Use Controls and Planning Efforts

The following is a list of land use controls that have an influence on the growth/ preservation of the City of Sheboygan's future. The items listed are not a complete list of the city's ordinances, rather those that have the most authority.

General Zoning Ordinance

The General Zoning ordinance is adopted by the city for the purpose of protecting the public health, safety, morals, comfort, convenience and general welfare by implementing certain actions of the comprehensive plan.

Subdivisions Ordinance

It is the purpose of the Subdivisions ordinance to promote the public health, safety and general welfare of the community by coordinating and facilitating the further re-subdivision of the city's larger tracts into smaller parcels.

Shoreland-Wetland and Floodplain Zoning Ordinances

The Shoreland-Wetland and Floodplain ordinances are adopted to limit certain land use activities detrimental to the city's shorelands; to preserve shore cover and natural beauty by controlling the location of structures in shoreland areas and restricting the removal of natural shoreland vegetation; in addition to regulating development in the city's floodplains.

Other Plans and Studies

In addition to the City's land use controls, several of the city's past and ongoing planning efforts should also be referred to as a means to help guide the City's future. These plans, in most cases, are more detailed visions created by the City of Sheboygan, the Sheboygan urbanized area, or Sheboygan County for certain types of land uses and overall growth of the area. The following plans are updated annually and/or with more frequency than the comprehensive plan might be.

- Sheboygan's Downtown Districts Master Plan (2019)
- City of Sheboygan Development Site Atlas (Annually)
- City of Sheboygan Housing Study 2023-2032 (2023)
- 2024-2028 Comprehensive Outdoor Recreation Plan (2023)
- Sheboygan Area Sewer Service Area Plan (2026)
- Sheboygan County Farmland Preservation Plan (2023)
- Sheboygan County Hazard Mitigation Plan (2020)
- NE WI Coastal Resiliency Study (2021)

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City of Sheboygan - Vision 2046

"A diverse and prosperous coastal community."

Priorities and Actions

This section identifies specific activities that aim to achieve the vision and strategies of this comprehensive plan. The priorities and actions are organized by the elements discussed in this plan (e.g., Economic Development, Transportation, etc.).

The statements identified are intended to be implemented over the 20-year planning period, while maintaining some flexibility. It is not a guarantee that all actions will be implemented, but each action does warrant some exploration at a minimum. In some instances, identified actions may not ultimately be implemented as priorities and political/economic climates change. The City of Sheboygan may also pursue other actions, not currently documented in this section, to address changing goals and objectives over the 20-year planning period.

Housing & Neighborhoods

- **Affordable Housing Expansion**: Increase affordable and workforce housing options through collaborative partnerships throughout the City.
- **Neighborhood Renewal**: Continue infill housing projects and promote complementary development and include opportunities that support small businesses in residential neighborhoods.
- **Sheboygan Pedestrian Pathway**: Enhance, activate and continue to develop the Sheboygan Pedestrian Pathway System. A trail system connecting neighborhoods, businesses, parks and recreation.
- **10-Minute City**: Commit to the urban planning concept where residents can access most daily necessities-like groceries, schools, parks, healthcare, within a 10-minute walk, bike ride, or public transport trip from home.
- **Mixed-Use & Walkable Communities**: Promote developments that integrate dense housing, retail, third spaces, and green spaces.

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Natural and Environmental Resources

- **Climate Resilience**: Implement shoreline protection and flood mitigation strategies.
- **Green Infrastructure**: Implement community solar strategies.
- **Sustainable Agriculture:** Support community gardens and local food networks.
- **Urban Forestry**: Strengthen the City's commitment to be a "Tree City."
- **Sheboygan River:** Continue to enhance and clean up the river.
- **Stormwater Management:** Explore more modern ways to help with stormwater management.

Cultural Resources

- **Cultural Events**: Expand multicultural festivals and community engagement programs.
- **Arts & Creative Economy**: Support local artists and cultural organizations by prioritizing the development of arts related work and living spaces.
- **Entertainment**: Strengthen and diversify multi-seasonal and year-round entertainment options for tourist, residents and family centered options.
- **Educational Alignment**: Support Community Educational Institutions and safe streets with well-planned surrounding developments.
- **Pet Support**: Strengthen the city's commitment to make it a pet friendly community.
- **Events:** Make it easier for residents, community groups, and businesses to have events and rent out city spaces.

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Economic Development

- **Arts Promotion**: Expand the arts and support artist working and living space that may include an arts incubator and fabrication space.
- **Tourism & Waterfront Activation**: Enhance waterfront amenities, the marina, waterfront dining, and event spaces to boost connectively to city center.
- **City Centre Revitalization**: City Centre improvements with mixed-use developments and strategically plan redevelopment.
- **Industrial and Commercial Property**: Promote and support the development of the southwest corridor.
- **Workforce Development:** Partner with local industry on workforce development needs and support training programs.
- **Identify and capitalize on emerging economic opportunities** for which the region is well-suited, and work to locate and grow related new business development within the City.

Transportation & Mobility

- **Complete Streets**: Develop, design, and maintain streets that are safe, accessible, and efficient for all multi-model users, including pedestrians, bicyclists, motorists, and transit riders.
- **Walkability and Bikeability**: Create safe, accessible, and connected urban environments that encourage active, and access to non-motorized transport. Enhance bike lanes, cross walks, pedestrian pathways, and ADA accessibility.
- **Transit Expansion**: Prioritize the expansion of transit program options and continuity.
- **Airport Transportation**: Strengthen current services to local and major airports.

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Utilities & Community Facilities/Services

- **Fire Protection**: Enhance the Fire Department's operational capabilities to meet or exceed nationally recognized standards, while optimizing performance outcomes, including the continuous improvement and maintenance of the Department's ISO Public Protection Classification.
- **Emergency Medical Services**: Further, advance the Sheboygan Fire Department's emergency medical services to achieve recognition as a top-tier provider within the State of Wisconsin, delivering exceptional acute care that improves patient outcomes and enhances the quality of life for the community we serve.
- **Public Safety**: Continue to prioritize neighborhood-based policing.
- **Marina**: Prioritize and enhance marina revitalization efforts.
- **Water Quality**: Continue to support the high-quality water for all and prioritize lead service line replacement.
- **Commitment to Infrastructure**: Continue to strengthen, develop, design and maintain public infrastructure.

Emerging Focus Areas

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- **Health & Wellness**: Invest in parks, trails, and wellness-orientated development.
- **Economy**: Position Sheboygan as a hub for advanced manufacturing, health care, technology, logistics, and the arts.
- **Unhoused**: Strengthen our partnership with local non-profits to support the unhoused population.
- **Entertainment**: Commit to multi-season and year-round entertainment options for all.

Intergovernmental Cooperation

- **Participatory Planning**: Continue to participate in neighborhood associations outreach and supporting neighborhood improvement initiatives.
- **Shared Services**: Strengthen regional partnerships for emergency services, infrastructure, development, transit, and water quality.
- **Collaborations**: Continue to foster operational collaborations when feasible.
- **Multi-Governmental Support**: Work with state and federal agencies for funding and policy support.

Evaluation and Monitoring

This comprehensive plan should be reviewed annually to ensure that it reflects the existing conditions and development characteristics present at the time. When amendments are required, needed, or proposed, the City of Sheboygan should notify the public and affected property owners to provide them with an opportunity to comment on proposed amendments. Proposed comprehensive plan amendments should consider the likely and possible future use of the affected area and associated impacts (i.e., land supply, transportation, environmental, economic, and social impacts). Changes should reflect the City's 20-year vision and the goals and actions identified in the following pages of this Implementation element. Amendments should also coincide with the City of Sheboygan's development/preservation strategies and Future Land Use Plan, as detailed in the "Land Use" element of this document.

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The City of Sheboygan should also consult with other governmental agencies, Sheboygan County, and neighboring communities to obtain their input, particularly on the goals and actions recommended in this plan.

Finally, at a minimum of once every ten years, the City of Sheboygan should formally update its comprehensive plan, as required by statute. The update should continue to provide an opportunity for public and stakeholder input throughout the planning process and adoption of the updated plan by ordinance.

Public Outreach / Engagement Results

Community feedback informed the development of this comprehensive plan. All feedback from public outreach sessions was carefully reviewed by City staff. Due to the variety of perspectives received, some comments conflicted with one another or pertained to issues beyond the scope of this comprehensive plan.

Bike Ride with the Mayor - September 14, 2024: Key Takeaways

- Separated bike paths in the city felt great to bike on but are disconnected. Desire to connect bike routes.
- People expressed feeling unsafe biking in the roads even with painted bike lanes or "share the road" markings due to car speed or proximity.
- People liked businesses in or near parks like the Biergarten and would like to see more attractions in parks.
- There is a desire for use of the parks year round.
- Everyone who filled out the survey currently lives in single family homes but most have lived in either a multi family home or apartment in the past.
- Overall the group seemed excited about progress in Sheboygan and wanted to learn more. Several comments about wanting to attend another event like this.

SWOT Exercise

Strengths

- Proximity to Milwaukee and Green Bay
- Outdoor recreational opportunities
- Lakeshore
- Close to rail access
- High water and power capacity for businesses
- High ridership of Shoreline Metro
- Public safety is a high priority for the city
- Abundant resources
- Growing industry base
- Housing demand
- Supportive political environment
- Growing wages
- Great recreation amenities
- High quality of life factors

Weaknesses

- Seasonal (activities happen during three of the seasons)
- Lack of estate type subdivisions

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- Negative minority of the population drives some to stray away from positive developments for the betterment of the community and the region
- Lack of interstate signage and frontag
- Lack of all levels of housing types
- Lack of developable land

Opportunities

- Great quality of life with solid employers
- Available business park space
- Marketing lakefront and geographic location
- Acquiring more land for development
- Leverage available resources to attract top companies to invest in the community
- Risk of natural disasters is a strong selling point
- Proximity to power source positions is well for high power need users

Threats

- Lack of affordable housing
- Misinformation regarding development projects
- Misinformation online that could deter development and business growth
- Lack of all housing
- Ensuring local business needs are known and met
- Expanding community resources to serve a diverse population
- Maintaining a high quality public school system
- Supporting businesses in achieving compliance with federal and state environmental regulations

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Farmers Market (08/27/2025)

What is your favorite part about the City of Sheboygan?

- The farmers market
- Public access to the beaches of Lake Michigan
- Maywood Environmental Park
- City Green
- Public Events
- Many nature connections (Lake, Maywood, Evergreen, etc)
- Hometown feel with small scale housing

- Community events
- Child friendly spaces
- Great place to raise a kid

What improvements/changes could be made?

- More transparency from local government. No TIF/TID without referendums
- The city elected officials and administrators should empower citizen input. Don't ask for input and then ignore it.
- Small lot redevelopment
- More housing for unsheltered people as fed cuts increase the hungry and sick and homeless

Top issue(s) you would like the city to address

- 187 homeless citizens in Sheboygan. What's the plan.
- Climate change
- Take care of parks
- No 3 story buildings blocking the view of the lake
- Level all sidewalks
- No concentrated apartment complexes. More single family or extended family homes, allows more space to be food sufficient through gardens and small-scale livestock
- Pedestrian crossing enforcement
- Zoning ordinance
- I'm from Hmong Community- we had used Kiwanis Park for our Hmong Festival. Now divided into many small pieces it is not fit for our community to use anymore. Let's plan some play (soccer) fields to meet our need.

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Sheboygan Open House - March 19, 2026 at Uptown Social:

Comments

- Don't know if we have height limits on buildings. We can't build East, Kohler owns most land West of I-43 and Town of Wilson and Town of Sheboygan are getting sick of our "land grab" the only way left is "up"! Let's allow 10-15 story building in the future.
- Review housing study input. Believe flawed and inaccurate 7,200? Perhaps 2,500 total units.
- We should make sure we do not allow data centers. The detriment to the community far outweighs the benefits: noise pollution and excessive power and water use. Keep our city nice for the next generation!
- City communication to residents must be improved.

- I would love to see the tourism focus shift away from “tourism” and more to making Sheboygan a place we want to live, work, play. If we love it the tourists will come especially the marina section. It rads like we are developing the marina and lakefront for the tourist when that is only for 3 months out of the year.
- I’d like to see plans for a municipal swimming pool, like Plymouth has.
- Comprehensive plan calls for affordable housing. Sheboygan has just approved 2500 living spaces (Gartman Farm), ignoring the need for affordable housing.
- The city has to cooperate with the non profits working with the homeless. City sold 220 parcels for $1.00 each. Perhaps they can offer similar to homeless population.
- All bus stops should have at least a bench to make them more accessible to the disabled, elderly, and youth!
- Allow conversion of single-family to duplex.
- Please provide the booklet copies to Uptown Social so people can pick up here.
- I know the state has a law or ordinance that says communities cannot put max # on short-term rentals. Isn’t there something Sheboygan can do to make ownership less attractive?
- Slow the pace, there is no hurry. We demand a quality well thought plan.
- One city employee in charge of all the zoning for the community is absurd. Power must be shared with Alders and public.
- Why are there only two hard copies of the plan available.
- Protect Lake Michigan and invest in the people already here.
- Enforce quality of life statutes—clearing snow!
- Remove reference to Neighborhood Associations in the comprehensive plan. The city no longer supports the neighborhoods.
- Increased transportation to airport and train station in Milwaukee/Chicago.
- Intersection 25th Street and Calumet should be roundabout. Terrible safety hazard. Now.
- Why is affordable housing translated to apartment? How about smaller homes 800 – 1200 square feet, that can be added onto as family resources increase.
- I would love to see a section about parking, even just a general goal especially for the downtown area where there is a lot of underutilized vacant parking. Thanks!
- Local artists making murals downtown.
- Why hire outside consultant? Why not hire Sheboygan businesses and people? We do not trust this project.
- Easier for residents/groups to do community events (block parties, parklet, etc...)
- We would like better connectivity between the marina and river so we can walk along there without going through parking lots and along the road.
- Public transit is not being attended to.
- Create a forma partnership and funding for the warming center to help close gaps

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in care for the unhoused.

- Replying to calls and texts from City Adm. and council members should be a thing.
- Improve public transportation.
- Allow duplexes, townhomes, triplex, and ADUs.
- Goal of increasing bus users. More people bus = more residents, serving more.
- Absence of parks in some areas.
- Commit to helping homeless population and extends transitional housing and support services.
- Build out off street bike paths.
- Sharrows are awful and make it more dangerous.
- We should have longer than 24-hour street parking for residents. Not everyone has a garage, and not everyone wants to drive every day!
- Eliminate mandated parking minimums.
- Density! I would prefer a discussion on priorities.
- Is there a fund for current home-owners to borrow from to upgrade rather than fill pockets of out of area developers.
- Improve infrastructure. I asked the DPW to fix the “apron” areas at the end of our two alleys. Water pools, preventing flow to sewers. Was told no, because the garbage trucks don’t pick up garbage in those alleys.
- Expanding transportation, especially bus routes further north and south in the city as well as neighboring communities, employers and higher education.
- Focus on downtown development. Greenfield absolute last resort.
- Affordable family friendly indoor/outdoor spaces. Trampoline park indoor/outdoor playground, aquatic center.
- Please provide safe crossing from housing area to waterfront areas. Lots of fast cards, not wanting to stop for crosswalks. True along Broughton Drive and North 4th Street.
- Focus on downtown.
- Allow community groups to do more. Support their efforts.
- Allow neighborhood grocery stores.
- Noise levels are a community concern, especially unnecessary vehicle noises—engine revving, noisy exhaust systems, etc. The city needs more aggressive enforcement of excessive noise levels from motorcycles and sports vehicles. There are routes these vehicles frequently take—waterfront, 8th street bridge and roundabout and South Pier Drive. These are routes used by families and tourists—who need better protection from these types of drivers.
- Cultural Events- The city neighborhood associations sponsored an event called Winterfest. The City and DPW destroyed the event by refusing to support future

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events. The city will have to "buy into" cultural events.

- Marina Development- The marina does not benefit the taxpaying citizens unless that citizen owns a boat. Marina should be prioritized and funded by the people who use it because young children and teens must come first. We need opportunities like water facilities (public pool, water park- look at Manitowoc and Plymouth). Provide ice skating parks. Build a community center.
- Mobility- Provide safe sidewalks and roads (infrastructure is crumbling). Comprehensive report states there are businesses wanting to relocate to Sheboygan. If there is a "want" why isn't it happening. Could have sold South Pointe property for more than 80 cents/square foot if there is such demand.
- Pay-It-Fund should have been funded by city. Bring it back and pack for it! Collect fee from churches without homeless facilities.
- 25th and Calumet needs to be a roundabout. Unsafe!
- So many trees falling on houses. What can be done? Zoning? Fire Ordinance?
- Food trucks should have special spot near to swim areas, to park.
- Pg 36. Care Facilities—Interesting that two paragraphs are dedicated to HSHS St. Nicholos and Prevea but the Aurora Medica Center and Medical Clinic on Union and Taylor + clinic on Kohler Memorial Drive are not more thoroughly defined.
- Please hyperlink the comprehensive plan to the other supporting plans.
- 5,000 more housing units are way too many. Sheboygan has been at 50,000 people for decades. Do you really think it will go up 10,000 people? You had merely 1 study. A flawed study causes more harm than good. As it stands, currently, a landlord can say no to bad potential residents. During the great recession, people double up in apartment causing many vacancies. After a unit is empty for more than 2 or 3 months, a landlord may have issues filling that unit and rent to undesirables. Rents were cheaper than the bad areas of Milwaukee. May bad characters, criminal, and never do wells moved here and landlords had to fill their units somehow. Crime went up, jails were filled, the misbegotten offspring filled our schools and caused a bad environment for all, The excessive housing being built will bring these ailments and more. Damaging our city is not a good plan.
- Having Uptown Social host these events is excellent. If time can be scheduled, I believe having even more frequent meetings would help spread out peoples ability to ask questions and/or give feedback, and learn about things going on in the city.
- I'm curious how the city defines "affordable" housing—as in specific rent dollars. At times I've heard $1200/month be considered "affordable". In my opinion "affordable" housing should be well under $1,000, such as $500-$600/month.
- Use "The Sun" for promoting public input. The Press circulation is poor.
- "A diverse and prosperous coastal community" – impossible without affordable housing for current residents. Less than $1000 per month. Impossible without protecting the Lake by refusing to allow resource hungry facilities like data centers. Impossible without building community among all the folks in Sheboygan, not only the rich white developers and their government cronies. Rejoice in the diversity of the population and get over white supremacy. Help he disabled. Help

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the homeless. Help the working poor. Sheboygan's city governments job is to benefit us residents and we deserve to supply input at all stages.

- Need more housing that includes different class/ethnicity in neighborhoods (need to use the power municipalities have to encourage developers to do this).
- Housing affordable to all income levels.
- Keep green spaces.
- "Missing Middle" mixed into empty lots to be developed.
- EV chargers.
- Study other composting programs of other municipalities in the country and work to develop a plan that will compost kitchen waste.
- Improve mass transportation so buses run more frequently- which will encourage more ridership.
- Subscribe to app to streamline PV solar roofs, etc) (PP+) (will save the purchaser 30% by streamlining permitting)
- Include EVs in city vehicular fleet.
- Better signage at critical bicycle crossings
- Work toward strong town options
- Continue program to bring more trees to low income areas of Sheboygan
- Keep up to date with technology/capitalistic developments example- data centers are new and a moratorium of such new technologies should be kept track of before decisions become critical.
- Need a tool for residents to make input at any time
- EV buses (start with 1 pilot to iron out problems) electric vehicles are less expensive to run and maintain = saves taxpayers $$.
- Remove lead from water services
- Concentrate on abandoned buildings and buildings left vacant by choice by owner—develop a plan that will address said structures to enhance neighborhoods.
- Seems lost for development are difficult to match a developer. We have been told areas like the Aurora Hospital site had issues with funding a developer. With so much housing needed, I wonder if residents were told the truth. The comp plans slide on development seems to infer that developers were all anxious to build on these properties
- Air quality has to be addressed.
- Is this supposed to be a 10-year comprehensive plan? There are lots of references to 20-year timelines.
- A 90-page planning document and at least 50% of it describes nothing except current infrastructure, city geology and hydrology, etc...? Does the plan really need to state we have ten cemeteries and a police department? Why do these descriptions follow pages of housing information (seems backwards)? Perhaps

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put housing needs and info after the basic city explanations with the land needs starting on page 64?

- Page 9: a “mobile event”? Really? How many knew about this and how many attended?
- Page 9: How nice of the city to offer (1!) public hearing on a ten-to-twenty year plan that affects every residents!
- Page 27, 41, 53, 63: what “reserved for graphics” will be added later? Why cannot they be added now?
- Page 43: Overuse of red/green in this chart (and others) means they are useless to color-blind people.
- Page 49: It would be helpful, in addition to telling us what a TID/TIF is and how many there are, explain by name what each is and how much the projected tax burden, in millions of dollars, exists in present-day dollars.
- Page 51: The descriptions do not match the chart classifications.
- Page 60: “guides Sheboygan’s plan commission” – if there is a ‘plan commission’ in the future…
- Page 64: we (finally) get to more land & housing needs
- Page 67: we (finally) get to land use goals
- Page 83: Multiple references to a Plan Commission/Commissioners that may not exist in the future…
- Slow down the comprehensive plan process and stop the zoning code rewrite.
- EV chargers for downtown, part of resiliency, environmental, etc.
- Air quality improvement. For nearly all of summer, the air quality is fair or worse.
- Free parking downtown.
- Public Safety Concerns
  - Improve visibility – pedestrians and bicycles
  - 10th and Indiana- can’t see when turning west
  - Improve New Jersey Ave. near drop off site so less flooding
  - Homeless having to hang out at library discourages use especially letting tweens go to the library without adult supervision and elderly.
  - Drug deals bathrooms on the beach along trail in summer.
  - Large trucks; semis 4th street- do not allow.
  - Homeless downtown, at St. Lukes and in neighborhoods. Need a shelter away from downtown area where tourists are. Lots of break in attempts in neighborhood.
- History/Culture
  - Renovation- insulate and new windows to older buildings
  - Limit number of abandoned homes sold for Airbnbs.

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- Repurpose abandoned homes with homeless as target renters.
- Grants to fix up existing historic housing stock downtown. TIDS for citizens. $1 lots for citizens to build instead of developers. It would get the house on tax rolls right away.
- Winter festival- street skiing event.
- Effigy mound tours once or twice a year.

- Desired Use/Development
  - More shops and small businesses downtown closer together to make a walkable area
  - Music venue such as the Warf Manitowoc
  - Small dog only dog parks for safety
  - Keep the community center at Deland. Do not tear it down only 30 years old. Great shape and fireplace. Often rented.
  - Allow garden waste drop-off on Sunday when people are off work.
- Transportation
  - No E-Bikes on boardwalk and along the lake path. Dangerous for walkers.
  - No mountain bikes at Evergreen Park trails. Those trails are in Kettle Moraine already.
  - Right turn lane Erie and 7th street needs to be marked better and more in advance.
  - Difficult crossing 14th from Michigan Ave going west. Large evergreen in the way. Also, on a bike hard with fast traffic.
  - Need full north to south and east to west bike trails through the city. Preferably off of the road. Many streets no bike lanes and lots of parked cars.
  - Flashing crosswalk Ontario and Broughton Drive. Many people and bikes almost get hit by cruising cars by beachfront.
  - Train Green Bay to Chicago with a stop in Sheboygan!
- Commercial Retail/Manufacturing
  - Grocery stores in walkable area for local communities such as downtown- south lakeshore- north lakeshore.
  - Consideration to noise, water quality, energy. How will data center affect these in our community.
  - Food desert downtown for affordable everyday groceries- Trader Joes, Kroeger, Lidl, Wegmans, maybe inside US Bank building.
  - Keep green space Deland Park. Keep it quiet and peaceful on the lake. No bands.
  - Designate specific data center areas since we cannot ban them.

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- Natural Resources
  - Ozone levels are high
  - Thinking of all implications from huge building construction.
  - No data centers.
  - No Kohler golf course Black River/ Lake. Leave Kohler Andres Dunes alone!
  - Need data center areas marked on map since we cannot ban them. Right now they could go on any industrial area including in town. Make sure away from housing.
  - Shoreline erosion.
  - Broughton Drive by North Point they cleared trees and plants. Now a mudslide when it rains and mud on road. Hazard.
- Undesirable Use
  - Make those available to low income/homeless and assist/base use on cleanup/maintenance.
  - Plant gardens in run down parts of town for community purpose. Homeless could help maintain them.
  - Unused valuable land. Make city charge buyer the fair market value of land! Stop giving it away.
  - Remove warehouse buildings along lake next to Blue Harbor.
- Housing
  - Missing middle- multi family. Smaller apartment buildings infill.
  - 1.3 million to developer next to Landmark. Parking before building. What happened to green space. If you have so much money how about rehab dollars for Enz Manor, Anna Reiss and U.S. Bank. Housing does not have to be downtown.
  - Stop TID building!
  - Help those who are trying to address homeless population. The library should not have to be their only option.
  - Stay out of the Town of Wilson!
  - Accessory dwelling units should be allowed to be airbnbs.
  - Communicate with the surrounding communities.
  - No more TIDs!
  - Vacant housing with such a “housing shortage”
    - o Flag vacant/nuisance- inspections department, owner gets orders to fix or maintain property
    - o Vacant- owners must register vacant properties, pay annual fees- increase over time
  - More daycare centers and 24 hour care

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- No sprawl or annexation
- Consult with Towns of Sheboygan, Wilson, county and schools before completing comp plan. Make sure no duplication or too much new housing.
- No more TIDS.
- Tiny home subdivision.

Summary of Feedback from 4/10/26 and 4/11/26 - Public Engagement at Uptown Social

- Embrace and focus on German culture
- Add more about environmental and climate change
- Protect access to the Lakefront
- Advance positive environmental initiatives, regardless of price
- Prioritize housing of all types
- More senior living/ housing options
- Do not prioritize senior housing, Baby Boomers will at some point not be our biggest demographic
- Prioritize bike lanes
- Create better lighting on bike paths
- The concept of a 10-minute city is silly and unrealistic
- More Density
- Less Density
- Help the unhoused/ homeless
- Stop supporting the unhoused. When you do so, they will leave
- Put the power lines under the ground instead of power poles

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Summary of Feedback from 4/20/26 – Meeting with Small to Medium Businesses via the Chamber of Commerce

- Continue to Support the Business Park Expansion
- Create more single family homes (under $300k)
- Create more apartments
- Look at different funding tools for public transit
- Invest in a 10 – 15 Min City

Summary from 7/9/2026 - Community Engagement Event at Paradigm Coffee Shop

Environment, Lake Michigan & Climate

- Strong protection of Lake Michigan and the lakeshore is a dominant concern: oppose privatization, overdevelopment, industrial impacts, data centers, and development of natural shoreline areas.
- Protect rivers, wetlands, groundwater, woodlands, environmental corridors, and native habitats; address invasive species and agricultural runoff.
- Add much more detail on flooding, stormwater, shoreline erosion, impaired waterways, soil conditions, and climate change to the comprehensive plan.
- Promote native trees, green space, rain gardens, green roofs/walls, and sustainable landscaping.
- Develop an air-quality/ozone reduction strategy, including cleaner transportation and equipment and consideration of pollution from industrial activity, boats, and other events.
- Explicitly recognize Sheboygan as a potential “climate refuge” community and incorporate climate resilience into planning and grant applications.
- Establish a data-center moratorium / prohibit data centers, with concerns about environmental impacts, water use, energy, and limited employment benefits.

Transportation, Biking & Pedestrian Safety

- Expand and improve bike trails, protected bike lanes, walking paths, lighting, sidewalks, curb cuts, and pedestrian safety.
- Improve connections to the lakefront, neighborhoods, schools, and surrounding communities.
- Regulate e-bikes, scooters, and dirt bikes, including speed/helmet/safety considerations.
- Consider bike-safety education for children and traffic-calming measures.
- Prioritize road and sidewalk maintenance.
- Mixed opinions on the pedestrian bridge: some strongly support it, while others oppose putting it in the comprehensive plan as a predetermined project.

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Public Transit & Parking

- Major disagreement over transit expansion: some want more routes and regional service, while others believe current buses have insufficient ridership and are fiscally unsustainable.
- Several comments favor smaller buses/vans and more frequent or expanded routes, including connections to surrounding communities and Milwaukee/ Chicago airports.
- Suggestions include trolleys and special-event transportation.
- Strong opposition to downtown parking meters and parking garages; several commenters favor free or better-managed parking instead.
- A recurring concern is that parking revenue should not be used to subsidize transit, and transportation funding should be examined separately.

Economic Development & Downtown

- Economic development is one of the strongest recurring concerns.
- Commenters want the city to attract and retain businesses, employment, entertainment, dining, tourism, and investment.
- Revitalize downtown/city center, improve storefronts, enhance waterfront amenities, and make better use of parks and public spaces.
- Support small/local businesses and developers, local contractors, workforce development, and stronger public-private partnerships.
- Many want more outdoor venues, cultural/recreational activities, restaurants, and neighborhood commercial areas.
- Concern that Sheboygan is losing economic opportunities to surrounding communities.

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Housing

- There is significant disagreement over how much and what type of housing should be built.
- Broad support for affordable housing, including rentals, starter homes, senior housing, accessible housing, and income-based options.
- Suggestions include smaller homes, ADUs, duplexes, condos, mixed-use buildings, infill development, and subdivision of oversized/vacant lots.
- Some commenters oppose additional apartment construction, particularly luxury apartments, while others advocate for greater density and mixed-use development.
- A recurring question is: How much housing does Sheboygan actually need, who will occupy it, and how does housing growth relate to population and employment trends?
- Strong interest in preserving existing neighborhoods and building within the current city footprint rather than expanding onto surrounding farmland/open space.

Land Use, Development & Green Space

- Preserve green space, parks, natural shoreline, and lake views.
- Avoid development of sensitive lakefront areas, particularly between North Pier and Northpoint.
- Concerns about development density, building height, neighborhood compatibility, and large-scale projects.
- Several commenters favor higher-density development in appropriate areas if it protects green space and lake views.
- Questions and objections regarding including golf courses in the comprehensive plan when none currently exist in the city.
- Interest in community gardens, food production, courtyards, native landscaping, and additional trees.

Government Transparency & Community Engagement

- Repeated calls for greater transparency, accountability, and meaningful public participation.
- Residents want elected officials, administrators, businesses, employers, developers, neighboring municipalities, and community organizations actively involved.
- Concern about perceived influence of developers and the need for independent/community oversight.
- Requests for clearer explanations of TIF/TID districts, development incentives, spending, and economic-development decisions.
- Frustration that issues identified in the 2011 comprehensive plan remain unresolved.
- Desire for stronger collaboration with local employers, schools, nonprofits, neighboring communities, and residents.

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Fiscal Responsibility & TIF/TID

- Significant concern about taxpayer spending and the cost-effectiveness of city projects.
- Calls for greater scrutiny of TIF/TID proposals and clearer explanations of their purpose and long-term benefits.
- Questions about spending on parking structures, transit, development incentives, and other major projects.
- Some commenters want the city to focus more heavily on maintaining existing infrastructure rather than adding costly new facilities.

Community Services, Equity & Quality of Life

- Need for more cooling and warming centers, including facilities available nights and weekends.
- Support for services for unhoused residents, seniors, people with disabilities, and other vulnerable populations.
- Improve accessibility throughout the city.
- Support diversity, inclusion, and multilingual access to housing/services.
- Engage students and young people in planning.
- Partner with public health on issues such as safe medication disposal.
- Interest in arts, artist work/live spaces, recreation, music, outdoor events, and stronger use of parks.

Specific Plan Corrections & Additions

A substantial portion of the feedback consists of technical corrections and requested additions to the draft plan, including:

- Correcting descriptions/maps of hydrology, creeks, wetlands, groundwater, shoreline protection, soils, and environmental corridors.
- Updating information about Edgewater Generating Station and the regional electricity grid.
- Correcting municipal/county facility information and employer lists.
- Updating demographic and commuting data.
- Adding Complete Streets, greenhouse-gas reduction, sustainable development, solar energy, stormwater management, and alternative transportation policies.
- Clarifying proposed trails and other mapped transportation facilities.
- Adding specific environmental language to make the plan more useful for future grants and implementation.

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Overall takeaway from the Paradigm event

The feedback can be boiled down to six major priorities:

- Protect Lake Michigan, the shoreline, waterways, wetlands, and green space.
- Make climate resilience and environmental sustainability central to the plan.
- Strengthen economic development, downtown vitality, tourism, and local business.
- Provide affordable, accessible, appropriately scaled housing without unnecessary sprawl.
- Improve walking, biking, roads, transit, and overall transportation safety while being fiscally responsible.
- Increase transparency, accountability, community participation, and measurable implementation.

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City of Sheboygan

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https://www.sheboyganwi.gov

View the City of Sheboygan Comprehensive Plan Online