CITY PLAN COMMISSION AGENDA

November 10, 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 October 27, 2026.

PUBLIC HEARINGS

5. Public hearing regarding application for Conditional Use Permit with exceptions by Harbor View Lofts, LLC to construct multi-family housing located at parcels #59281110440 and 59281111451.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

6. Application for Conditional Use Permit with exceptions by Harbor View Lofts, LLC to construct multi-family housing located at parcels #59281110440 and 59281111451.
7. Architectural review of proposed multi-family housing located at parcels #59281110440 and 59281111451

TENTATIVE DATE OF NEXT REGULAR MEETING

8. Next scheduled meeting: November 24, 2026 at 4:00 PM

ADJOURN

9. Motion to Adjourn

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

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

CITY OF SHEBOYGAN

CITY PLAN COMMISSION MINUTES

Tuesday, October 27, 2026

MEMBERS PRESENT: Mayor Ryan Sorenson, Jerry Jones, Kevin Jump, Kimberly Meller, Braden Schmidt, and Joe Clarke
EXCUSED: Alderperson Michael Close
STAFF/OFFICIALS PRESENT: Finance Director Krueger, Planning and Development Director Zeinert, Assistant to City Administrator Foss, City Planner Jeff Witte and Zoning Administrator Ellise Rose

OPENING OF MEETING

1. Roll Call

   Mayor Ryan Sorenson called the meeting order.

2. Pledge of Allegiance

   The Pledge of Allegiance is recited.

3. Identify Potential Conflict(s) of Interest

   No conflicts of interest are identified.

MINUTES

4. Approval of the Plan Commission minutes from October 13, 2026.

   MOTION TO APPROVE THE MINUTES OF THE PREVIOUS MEETING HELD ON OCTOBER 13, 2026.
   Motion made by Jerry Jones, seconded by Braden Schmidt
   Voting yea: Jerry Jones, Kevin Jump, Kimberly Meller, Braden Schmidt, Joe Clarke, and Mayor Ryan Sorenson

   Motion carried.

PUBLIC HEARINGS

5. Public hearing regarding application for Conditional Use Permit with exceptions by Sheboygan Blueline Association to construct and operate a new indoor ice arena located at parcel #59281470560.

   No public comment.

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

   Motion carried

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

6. Application for Conditional Use Permit with exceptions by Sheboygan Blueline Association to construct and operate a new indoor ice arena located at parcel #59281470560.

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

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 Zoning Ordinance. There shall be no spillover light onto adjacent properties or the streets.
7. Submittal and approval of a landscape plan prior to building permit issuance. Landscaping shall be installed prior to occupancy permit.
8. 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. Staff may bring the proposed signage design back to the Plan Commission for review/approval.
9. Applicant is responsible for working with all private and public utilities in order to adequately service this development proposal.
10. Any work within City of Sheboygan Public rights-of-way shall be discussed with the City Engineering Department and constructed to standard City specifications (including, but not limited to, new and old ingress/egress driveway openings, curb, gutter, sidewalk, pavement, utilities, street trees, etc.).
11. If there are any amendments to the approved use and/or site plan, the applicant will be required to submit a new conditional use application reflecting those amendments.

Exceptions granted:

- A 0- foot setback from the paved surface.
- 327 parking stalls instead of the minimum 584

Motion carried.

7. Architectural Review of a new Sheboygan Lakers Ice Arena located at parcel 59281470560

   MOTION TO APPROVE WITH THE FOLLOWING CONDITIONS APPROVED BY STAFF.

Motion made by Joe Clarke, seconded by Kimberly Meller
Voting yea: Jerry Jones, Kevin Jump, Kimberly Meller, Braden Schmidt, Joe Clarke, and Mayor Ryan Sorenson

1. Applicant shall resubmit plans/elevations of the corner accents at equal heights for staff review.

Motion carried.

8. Application for Special Use Permit by Royal Rainbow Christian Academy to operate a childcare center located at 2135 S Business Dr.

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

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

Motion carried.

9. Res. No. 133-26-27 by Alderperson Close of the City Plan Commission of the City of Sheboygan, Wisconsin, approving and recommending the adoption of the City of Sheboygan Comprehensive Plan (Vision 2046).

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

Motion carried.

10. Discussion regarding community engagement for proposed zoning ordinance.

    Commission discussed community engagement opportunities around environmental issues.

TENTATIVE DATE OF NEXT REGULAR MEETING

11. Next scheduled meeting: November 10, 2026, at 4:00 PM

ADJOURN

12. Motion to Adjourn

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

    Motion carried

Meeting is adjourned at 4:29 p.m.

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Application for Conditional Use Permit with exceptions by Harbor View Lofts, LLC to construct multi-family housing located at parcels #59281110440 and 59281111451.

REPORT PREPARED BY: Ellise Rose, Zoning Administrator

REPORT DATE: October 29, 2026 **MEETING DATE:** November 10, 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:

Harbor View Lofts, LLC is proposing to construct multi-family housing located at parcels #59281110440 and 59281111451. The applicant states the following:

- Harbor View Lofts will transform approximately 1.98 acres of underutilized downtown property at the former Wells Fargo site into a high-quality, mixed-income residential development. The project includes a five-story, 126-unit apartment building with first-floor enclosed parking on the west parcel and a three-story, 10-unit residential building on the east parcel. Together, the two components provide 136 new homes in a range of unit sizes.
- The proposal replaces a vacant brownfield with a durable, attractive neighborhood investment. It places additional residents within walking distance of downtown employers, shops, services, restaurants, cultural destinations and the lakefront. That additional residential density supports the City's downtown revitalization efforts by expanding the nearby customer base, increasing the downtown workforce pool, strengthening the tax base and making efficient use of existing streets and utilities.
- The site is listed as an open Wisconsin Department of Natural Resources Environmental Repair Program case. The applicant has retained Stantec to complete the additional investigation, remedial planning, construction observation, materials management, documentation and closure work required by WDNR. Ground-disturbing construction will proceed only after the required WDNR approvals and other permits are obtained.
- Project Benefits

  - Adds 136 new downtown housing units, including a range of studio, one-, two- and three-bedroom choices and a 10-unit component subject to the affordability requirements of the approved development agreement.
  - Reuses a highly visible vacant site, advances remediation and productive reuse of a brownfield property, makes efficient use of existing urban infrastructure and increases taxable value within Tax Incremental District No. 21.
  - Adds residents, workers and shoppers to the downtown, helping support local businesses and continued public and private investment while introducing a pedestrian-oriented street edge and high-quality architecture compatible with nearby multi-family and condominium development.
- The property consists of two parcels totaling approximately 1.98 acres. Parcel 59281110440 formerly contained an approximately 60,000-square-foot, three-level Wells Fargo Bank building. The bank closed in November 2023, and the vacant structure was demolished in summer 2025. Parcel 59281111451 is presently used primarily as a paved parking area. The CUP application therefore identifies the present use as vacant land.
- The property is bordered by residential condominiums and homes to the north and east and by commercial uses to the south and west. A four-story condominium development is located immediately nearby. The site is within the established downtown street grid and is served by existing public infrastructure.
- The proposed conditional use is a multi-family residential community. The west parcel will contain a five-story, 126-unit apartment building with first-floor enclosed parking, resident lobby and amenity space, common areas and outdoor plaza areas. The east parcel will contain a three-story, 10-unit residential building with surface parking. The use is predominantly indoors; outdoor activity will be limited to normal residential use of walks, landscaped areas, entries and 2nd and 5th floor resident plaza spaces.
- This site was selected because it is a City-supported redevelopment site in the downtown, is surrounded by a compatible mix of residential and commercial activity, has immediate access to existing streets and utilities, and can accommodate meaningful housing density in Sheboygan's beautiful downtown area. It is walkable to everything downtown Sheboygan has to offer, Sheboygan River, and Lake Michigan allowing more people to enjoy the city amenities.
- Services and Activities
  - Long-term rental housing in a variety of unit sizes.
  - Resident lobby, fitness/common areas, sauna, roof and courtyard plaza areas, mail/package delivery, enclosed and surface parking, bicycle/pedestrian access and landscaped open space.
  - Professional property management, leasing, maintenance, refuse/recycling collection.
  - No retail sales, manufacturing, outdoor storage or high-impact commercial activity is proposed as part of the conditional use.
- At stabilized occupancy, the project is expected to house approximately 200 to 250 residents. Normal on-site staffing is expected to be approximately two to five management and maintenance personnel during typical business hours, supplemented by local 3rd party service providers as needed. The use will not generate daily customer traffic; visitors will consist primarily of prospective tenants, guests, deliveries and service providers.
- The project is entirely new construction on the former bank redevelopment site. The primary building is organized along Wisconsin Avenue, North 7th Street and North 6th Street, with residential entries and sidewalks reinforcing the existing urban street

pattern. The smaller three-story component fronts Washington Court and provides appropriate transition toward the lower-scale residential area east of North 6th Street.

- A five-story, 126-unit apartment building with a first-floor enclosed parking garage containing 92 spaces, eight exterior spaces, lobby, exercise/amenity areas, common areas and resident plaza spaces.
- A three-story, 10-unit residential building with associated surface parking and garage spaces.
- New and reconstructed sidewalks, accessible routes, building entrances, patios/plazas, curb cuts, drive aisles, pavement markings and traffic-control signage as shown on the civil plans.
- New water, sanitary sewer, storm sewer, electric, gas, communications and related utility connections coordinated with the serving utilities and the City.
- Site grading, stormwater conveyance, erosion control and restoration in accordance with the civil plans and applicable City and state requirements.
- A coordinated landscape plan with lawn, trees, shrubs, ornamental plantings, foundation plantings and streetscape improvements on both parcels.
- A screened refuse/recycling enclosure, code-compliant exterior lighting and screening of mechanical and utility equipment from public and residential views where practicable.
- No outdoor storage area is proposed. Residential deliveries and move-in activity will use the site access and service areas shown on the plans; no industrial loading area is necessary.
- Both sites will be appropriately capped according to Wisconsin DNR requirements.

- The architecture uses varied rooflines, gables, projecting bays, recessed wall planes, balconies, large window groupings, porches, columns, stone bases and multiple façade materials to divide the building mass into smaller, residentially scaled elements. The primary elevations address the public streets rather than turning inward, and the street-facing entrances, glazing and landscaping create an active pedestrian edge.
- The submitted material schedule includes James Hardie composite lap siding in Deep Ocean, composite shake siding in Steel Blue, Arctic White composite panels and trim, Fond du Lac natural stone veneer in the Key West blend, Crystal White cast-stone accents, white windows/storefront and railings, asphalt shingles, and white standing-seam metal roofing. The blue, white and natural-stone palette provides a durable coastal character appropriate to Sheboygan while maintaining a traditional residential relationship to the neighboring condominiums and homes.
- No renovation of the former Wells Fargo building is proposed because that structure has been removed. Harbor View Lofts consists of new buildings and new site improvements.
- The site is accessible from the established downtown grid of Wisconsin Avenue, North 7th Street, North 6th Street and Washington Court. The submitted civil plans identify the location and width of access points, internal drive aisles, parking areas, accessible spaces, pavement markings, stop control and pedestrian connections. Multiple street frontages distribute site access and provide direct routes to the surrounding arterial and collector network.
- The west parcel provides 100 vehicle spaces: 90 standard enclosed spaces, two enclosed accessible spaces, seven standard exterior spaces and one exterior accessible space. In addition to those spaces the approved Developers Agreement for this project creates the opportunity for tenants to utilize the City-owned parking lot to the west. The east-parcel property has 13 surface spaces which is outlined in the

civil plan set being submitted. For clarification purposes, the initial architectural site plan showed six garage spaces and 8surface stalls for the eastern property. However, due to an existing easement through the eastern property, we needed to redesign the parking lot entrance and remove the garages to get to the final count of 13 surface stalls. Through discussions with city staff and taking into consideration surrounding street and off-street city parking lots Harbor View Lofts, LLC is requesting approval of the parking plan as submitted.

- The proposed parking supply is appropriate for a downtown infill project because a substantial majority of the west-parcel parking is enclosed and screened within the building, the site is walkable to downtown employment and services, residents will have access to on-street and public parking resources for occasional demand, and avoiding a large surface lot preserves the urban streetscape and allows the site to deliver needed housing density. It will also help the city justify the large surface parking lots the city currently owns adjacent to this property. The final stall count will be confirmed with City staff during final site-plan review. A traffic impact analysis will be provided if required by the City.
- Project signage will be limited to building identification, address identification, resident/visitor wayfinding, parking-control and code-required traffic and life-safety signage. No off-premises advertising is proposed. Traffic-control signs are shown on Sheets C103A and C103B. Final building-identification signs will comply with the applicable sign ordinance and will be submitted for any separate sign permit required by the City.
- Residential occupancy will occur 24 hours per day, but leasing, management and routine maintenance activities will generally occur during normal business hours. Harbor View Lofts is not expected to create objectionable odors, smoke, vibration or commercial noise. Potential impacts will be managed as follows:
    - Parking will be managed for residents and guests in the designated enclosed and surface areas; unauthorized parking and obstruction of access lanes will not be permitted.
    - Exterior lighting will use shielded, downward-directed fixtures consistent with the submitted photometric plan to minimize glare and spill at neighboring properties.
    - Refuse and recycling will be stored in the screened enclosure and collected during reasonable daytime hours. No outdoor storage is proposed.
    - Mechanical equipment and utilities will be located and screened to reduce visibility and sound impacts; equipment will be maintained in proper working order.
    - Landscaping and building setbacks provide visual buffering, while the stepped residential architecture responds to surrounding development.
    - Construction activity will comply with City work-hour, noise, vibration, dust, erosion-control and right-of-way requirements. The development agreement specifically requires measures to avoid vibration impacts to adjoining property.
    - Snow will be stored or removed so that required parking, accessible routes, fire access, sidewalks and sight lines remain available.
- The property is listed in the WDNR Bureau of Remediation and Redevelopment Tracking System as an open Environmental Repair Program case, BRRTS No. 02-60-597556. A Phase I Environmental Site Assessment, Phase II investigation and Site Investigation have been completed. To date, 27 soil borings and five temporary groundwater monitoring wells have been installed and sampled.
- Stantec reports that soil impacts consist primarily of metals, benzene and polycyclic aromatic hydrocarbons associated with historic fill, including widespread lead and

mercury impacts on the eastern parcel and a localized petroleum-volatile-organic-compound area on the western parcel. Reported groundwater results did not exceed applicable NR 140 regulatory standards, and WDNR confirmed in an April 23, 2026 review letter that the Site Investigation was complete.

- Required Pre-Construction and Construction Actions
    - Complete additional shallow soil sampling near former boring SB18 to further delineate mercury impacts and guide excavation and capping decisions.
    - Prepare and submit a Remedial Action and Materials Management Plan to WDNR addressing remedial excavation, on-site movement of residual-impacted soil, import of fill, capping and off-site disposal.
    - Obtain WDNR approval and any other required environmental authorizations before ground-disturbing construction begins.
    - Profile impacted soil and coordinate disposal at a licensed solid-waste landfill; maintain manifests and disposal documentation.
    - Provide qualified environmental observation during excavation, soil movement, disposal, filling, building construction and capping activities.
    - Prepare a construction documentation report for WDNR after remedial and development work is complete.
    - Submit a formal case-closure request. If residual soil impacts remain above applicable standards, record the required continuing obligations and include the property in the WDNR GIS Registry.
- Harbor View Lofts, LLC recognizes that CUP approval does not replace WDNR authority. Construction sequencing and soil management will follow the WDNR-approved remedial approach, and we will coordinate with the City and WDNR throughout pre-construction, construction documentation and case closure.
- Redevelopment is expected to improve the long-term environmental condition of the property by managing impacted soil under regulatory oversight, placing durable buildings and pavement over portions of the site, documenting removal and placement activities, and establishing enforceable continuing obligations where necessary. The stormwater, erosion-control and materials-management plans will prevent uncontrolled migration of soil or sediment during construction.
- The modifications requested are the approval of the parking plan (Parking tables on C103 civil sheets) and lot setbacks which are shown in the submitted civil and architectural plans. Lot setback requirements are 20’ and will need exceptions and our parking ratio is lower than required.
- The requested modifications are justified by the downtown location, availability of multiple travel choices, proximity to employment and services, the mix of smaller units, the urban design benefit of enclosing most parking, and the City’s interest in achieving productive housing density on a constrained redevelopment site. Furthermore, we feel the adjacent city-owned parking lots are underutilized and this project will help the city collect parking revenues to help justify the existence of those existing surface lots.
- The proposed conditional use is in harmony with the purposes and long-range objectives of the City of Sheboygan Comprehensive Plan and the City’s current comprehensive-planning work. It advances the following community objectives:
    - Expand the supply and variety of housing, including market-rate, family-sized and attainable choices for households at different life stages.
    - Direct new housing to an established urban area where streets, water, sewer, stormwater facilities, public safety and other services already exist.
    - Encourage further infill, redevelopment and brownfield reuse rather than leaving a prominent vacant site underutilized.

  - Support a compact, walkable downtown in which residents can live near employment, shopping, dining, services, recreation and cultural destinations.
  - Strengthen downtown businesses and public investment by adding a larger permanent customer base and workforce population.
  - Increase the tax base and promote coordinated public-private redevelopment within TID No. 21.
- The project also supports the City's Downtown Districts planning emphasis on activation and placemaking. A vacant brownfield produces little street activity; 136 occupied homes will create daily pedestrian activity, resident spending and long-term stewardship of a prominent downtown block.
- The conditional use is not expected to create a substantial or undue adverse impact on nearby property, neighborhood character, the environment, traffic, parking, public improvements or rights-of-way. The use is residential and compatible with the adjoining condominiums and homes; commercial activity already exists to the south and west. Traffic will be distributed among multiple streets and will occur as ordinary residential trips rather than concentrated commercial deliveries or events. Parking, access and pedestrian circulation are shown on engineered plans and will be managed by the property owner.
- Potential environmental impacts will be addressed through WDNR-approved investigation, remediation, materials management, construction observation and closure. Grading, storm drainage, erosion control, lighting, landscaping, refuse screening and mechanical screening are addressed in the submitted plans. Construction-phase noise, dust, vibration and right-of-way impacts will be temporary and controlled through permit conditions and applicable ordinances.
- The proposed use maintains the desired consistency of land uses in the area. Multi-family housing, owner-occupied condominiums, single-family homes and commercial uses already surround the property. The five-story apartment component is appropriately located on the larger downtown parcel near the commercial core and adjacent to a four-story condominium building. The three-story component on the east parcel steps down toward the nearby residential neighborhood. The traditional gabled forms, stone base, residential-scale bays, porches, windows and landscaping provide a compatible transition between downtown scale and neighborhood character.
- The property is in a fully developed downtown area served by municipal water, sanitary sewer, storm sewer, public streets, sidewalks, police, fire, emergency medical services, refuse service and public utilities. The civil plans show the proposed utility connections, grading, drainage and erosion-control systems. Final utility capacity, fire access, fire-flow, stormwater and right-of-way details will be reviewed through the normal engineering and building-permit processes. No extension of municipal services into an undeveloped area is required.
- Harbor View Lofts, LLC respectfully requests approval of the conditional use. The project provides much-needed housing, advances downtown revitalization, returns a vacant brownfield to productive use, complements the surrounding residential and commercial context, and incorporates the regulatory safeguards necessary to protect neighboring property and the environment. The applicant will continue coordinating with City staff, WDNR, the project design team and serving utilities through final design, permitting, construction and occupancy.

STAFF COMMENTS:

The applicant shows conceptual signage but has not submitted a specific sign package for 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.

Applicant is requesting following exceptions:

- Density: West lot permitted density is 60 units– Applicant is requesting 126 units.
- Street yard setback: West lot setback is 20 feet – Applicant is requesting a 10 foot setback. East lot setback is 20 feet – Applicant is requesting a 13.57 foot setback.
- Rear yard setback: West lot setback is 25 feet – Applicant is requesting a 13 foot setback. East lot setback is 25 feet – Applicant is requesting a 22 foot setback.
- Maximum height: Maximum permitted building height is 35 feet – Applicant is requesting a 68’ height on the west lot and a 44.5’ height on the east lot.
- Parking: Minimum required parking on the east lot is 19 spaces – Applicant is requesting 14 spaces.

ACTION REQUESTED:

Staff recommends approval of the conditional use permit and exceptions 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 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. Applicant shall work with staff with regards to constructing a well-designed signage for the site.
8. Applicant is responsible for working with all private and public utilities in order to adequately service this development proposal (applicant will need to provide the necessary easements and/or relocate utilities as necessary).
9. 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.).

10. Absolutely no portion of the new building and/or site improvements shall cross the property lines including but not limited to buildings, balconies, decks, foundations, walls, gutters, eaves, roof, parking, fencing/retaining walls, signs, landscaping, etc.
11. If there are any amendments to the approved use and/or site plan, the applicant will be required to submit a new conditional use application reflecting those amendments.

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) Harbor View Lofts, LLC	Authorized Representative Jacob Buswell	Title Partner	
Mailing Address [redacted]	City Sparta	State WI	ZIP Code 54656
Email Address [redacted]	Phone Number (incl. area code) [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	
Mailing Address	City	State	ZIP Code
Email Address	Phone Number (incl. area code)		

SECTION 3: Project or Site Location

Project Address/Description 636 Wisconsin Ave Sheboygan, WI	Parcel No. 59281110440 and 59281111451

SECTION 4: Proposed Conditional Use

Name of Proposed/Existing Business:	Harbor View Lofts
Existing Zoning:	CC
Present Use of Parcel:	vacant land
Proposed Use of Parcel:	Multi-family housing
Present Use of Adjacent Properties:	Multi-family, owner occupied Condo's, single family, commercial

SECTION 5: Certification and Permission

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

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

Name of Owner/Authorized Representative (please print) JACOB BUSWELL	Title PARTNER	Phone Number [redacted]
Signature of Applicant Jacob Buswell	Date Signed 10/1/2026	

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.

HARBOR VIEW LOFTS

Conditional Use Written Explanation & Application Submittal Narrative



Concept rendering by Knothe & Bruce Architects

PROJECT SITE	636 Wisconsin Avenue, Sheboygan, Wisconsin
PARCELS	59281110440 and 59281111451
APPLICANT	**Harbor View Lofts, LLC**
DATE	October 2026

Prepared for the City of Sheboygan Plan Commission

01 PROJECT AND APPLICANT INFORMATION

Project name	Harbor View Lofts
Applicant / developer	Harbor View Lofts, LLC
Authorized representative	Jacob Buswell, Partner
Applicant contact	[redacted] Sparta, WI 54656 • [redacted] • [redacted]
Project address	636 Wisconsin Avenue, Sheboygan, WI
Parcel numbers	59281110440 and 59281111451
Existing zoning	CC — Central Commercial District
Existing use	Vacant former bank redevelopment site and paved parking area
Proposed use	Multi-family residential development totaling 136 dwelling units

Executive Summary

Harbor View Lofts will transform approximately 1.98 acres of underutilized downtown property at the former Wells Fargo site into a high-quality, mixed-income residential development. The project includes a five-story, 126-unit apartment building with first-floor enclosed parking on the west parcel and a three-story, 10-unit residential building on the east parcel. Together, the two components provide 136 new homes in a range of unit sizes.

The proposal replaces a vacant brownfield with a durable, attractive neighborhood investment. It places additional residents within walking distance of downtown employers, shops, services, restaurants, cultural destinations and the lakefront. That additional residential density supports the City's downtown revitalization efforts by expanding the nearby customer base, increasing the downtown workforce pool, strengthening the tax base and making efficient use of existing streets and utilities.

The site is listed as an open Wisconsin Department of Natural Resources Environmental Repair Program case. The applicant has retained Stantec to complete the additional investigation, remedial planning, construction observation, materials management, documentation and closure work required by WDNR. Ground-disturbing construction will proceed only after the required WDNR approvals and other permits are obtained.

> **Approval requested**
> Approval of the multi-family conditional use, the site and architectural plans, and the on-site parking arrangement shown in the submitted plans, subject to normal final engineering, building-code, WDNR and other agency approvals.

Project Benefits

- Adds 136 new downtown housing units, including a range of studio, one-, two- and three-bedroom choices and a 10-unit component subject to the affordability requirements of the approved development agreement.
- Reuses a highly visible vacant site, advances remediation and productive reuse of a brownfield property, makes efficient use of existing urban infrastructure and increases taxable value within Tax Incremental District No. 21.
- Adds residents, workers and shoppers to the downtown, helping support local businesses and continued public and private investment while introducing a pedestrian-oriented street edge and high-quality architecture compatible with nearby multi-family and condominium development.

02 CONDITIONAL USE WRITTEN EXPLANATION

A. Name of Project / Development

Harbor View Lofts

B. Summary of the Conditional Use and General Operation

Existing Use and Site Conditions

The property consists of two parcels totaling approximately 1.98 acres. Parcel 59281110440 formerly contained an approximately 60,000-square-foot, three-level Wells Fargo Bank building. The bank closed in November 2023, and the vacant structure was demolished in summer 2025. Parcel 59281111451 is presently used primarily as a paved parking area. The CUP application therefore identifies the present use as vacant land.

The property is bordered by residential condominiums and homes to the north and east and by commercial uses to the south and west. A four-story condominium development is located immediately nearby. The site is within the established downtown street grid and is served by existing public infrastructure.

Proposed Use and Site Selection

The proposed conditional use is a multi-family residential community. The west parcel will contain a five-story, 126-unit apartment building with first-floor enclosed parking, resident lobby and amenity space, common areas and outdoor plaza areas. The east parcel will contain a three-story, 10-unit residential building with surface parking. The use is predominantly indoors; outdoor activity will be limited to normal residential use of walks, landscaped areas, entries and 2nd and 5th floor resident plaza spaces.

This site was selected because it is a City-supported redevelopment site in the downtown, is surrounded by a compatible mix of residential and commercial activity, has immediate access to existing streets and utilities, and can accommodate meaningful housing density in Sheboygan's beautiful downtown area. It is walkable to everything downtown Sheboygan has to offer, Sheboygan River, and Lake Michigan allowing more people to enjoy the city amenities.

Services and Activities

- Long-term rental housing in a variety of unit sizes.
- Resident lobby, fitness/common areas, sauna, roof and courtyard plaza areas, mail/package delivery, enclosed and surface parking, bicycle/pedestrian access and landscaped open space.
- Professional property management, leasing, maintenance, refuse/recycling collection.
- No retail sales, manufacturing, outdoor storage or high-impact commercial activity is proposed as part of the conditional use.

Projected Residents, Employees and Visitors

At stabilized occupancy, the project is expected to house approximately 200 to 250 residents. Normal on-site staffing is expected to be approximately two to five management and maintenance personnel during typical business hours, supplemented by local 3rd party service providers as needed. The use will not generate daily customer traffic; visitors will consist primarily of prospective tenants, guests, deliveries and service providers.

Development Data

Metric	Square Feet / Count	Acres / Ratio	Basis
Total site area	Approx. 86,400 sq. ft.	1.98 acres	Two parcels; Stantec and current civil survey information
Dwelling units	136 units	68.7 units/acre	126-unit west building + 10-unit east building
Residential unit floor area	Approx. 125,237 sq. ft.	2.87 acres	Aggregate unit area shown on the architectural concept plans; excludes corridors, amenities, walls, mechanical and parking
Proposed building footprint	Approx. 35,500 sq. ft.	0.81 acre	Scaled from current CUP civil plans; proposed buildings only
Landscape / open-space area	Approx. 35,000 sq. ft.	0.80 acre	Scaled planning estimate; final stamped landscape tabulation controls
Exterior parking / drive area	Approx. 8,000 sq. ft.	0.18 acre	Surface parking and drive aisles; enclosed parking is within the building footprint. Note updated eastern property parking on civil plans.
Vehicle parking	113 spaces in civil schedules; additional garage spaces shown		

Area note: The figures above are preliminary planning-level tabulations based on the current sets. Final signed and stamped civil, landscape and architectural plans govern if a dimension or area is revised during final engineering.

Proposed Buildings and Site Improvements

The project is entirely new construction on the former bank redevelopment site. The primary building is organized along Wisconsin Avenue, North 7th Street and North 6th Street, with residential entries and sidewalks reinforcing the existing urban street pattern. The smaller three-story component fronts Washington Court and provides an appropriate transition toward the lower-scale residential area east of North 6th Street.

- A five-story, 126-unit apartment building with a first-floor enclosed parking garage containing 92 spaces, eight exterior spaces, lobby, exercise/amenity areas, common areas and resident plaza spaces.
- A three-story, 10-unit residential building with associated surface parking and garage spaces.
- New and reconstructed sidewalks, accessible routes, building entrances, patios/plazas, curb cuts, drive aisles, pavement markings and traffic-control signage as shown on the civil plans.
- New water, sanitary sewer, storm sewer, electric, gas, communications and related utility connections coordinated with the serving utilities and the City.
- Site grading, stormwater conveyance, erosion control and restoration in accordance with the civil plans and applicable City and state requirements.
- A coordinated landscape plan with lawn, trees, shrubs, ornamental plantings, foundation plantings and streetscape improvements on both parcels.
- A screened refuse/recycling enclosure, code-compliant exterior lighting and screening of mechanical and utility equipment from public and residential views where practicable.
- No outdoor storage area is proposed. Residential deliveries and move-in activity will use the site access and service areas shown on the plans; no industrial loading area is necessary.
- Both sites will be appropriately capped according to Wisconsin DNR requirements.

Building Orientation, Design, Materials and Colors

The architecture uses varied rooflines, gables, projecting bays, recessed wall planes, balconies, large window groupings, porches, columns, stone bases and multiple façade materials to divide the building mass into smaller, residentially scaled elements. The primary elevations address the public streets rather than turning inward, and the street-facing entrances, glazing and landscaping create an active pedestrian edge.

The submitted material schedule includes James Hardie composite lap siding in Deep Ocean, composite shake siding in Steel Blue, Arctic White composite panels and trim, Fond du Lac natural stone veneer in the Key West blend, Crystal White cast-stone accents, white windows/storefront and railings, asphalt shingles, and white standing-seam metal roofing. The blue, white and natural-stone palette provides a durable coastal character appropriate to Sheboygan while maintaining a traditional residential relationship to the neighboring condominiums and homes.



Five-story apartment component



Three-story residential component

Interior and Exterior Renovations

No renovation of the former Wells Fargo building is proposed because that structure has been removed. Harbor View Lofts consists of new buildings and new site improvements.

Access, Traffic and Parking

The site is accessible from the established downtown grid of Wisconsin Avenue, North 7th Street, North 6th Street and Washington Court. The submitted civil plans identify the location and width of access points, internal drive aisles, parking

areas, accessible spaces, pavement markings, stop control and pedestrian connections. Multiple street frontages distribute site access and provide direct routes to the surrounding arterial and collector network.

The west parcel provides 100 vehicle spaces: 90 standard enclosed spaces, two enclosed accessible spaces, seven standard exterior spaces and one exterior accessible space. In addition to those spaces the approved Developers Agreement for this project creates the opportunity for tenants to utilize the City-owned parking lot to the west. The east-parcel property has 13 surface spaces which is outlined in the civil plan set being submitted. For clarification purposes, the initial architectural site plan showed six garage spaces and 8surface stalls for the eastern property. However, due to an existing easement through the eastern property, we needed to redesign the parking lot entrance and remove the garages to get to the final count of 13 surface stalls. Through discussions with city staff and taking into consideration surrounding street and off-street city parking lots Harbor View Lofts, LLC is requesting approval of the parking plan as submitted.

The proposed parking supply is appropriate for a downtown infill project because a substantial majority of the west-parcel parking is enclosed and screened within the building, the site is walkable to downtown employment and services, residents will have access to on-street and public parking resources for occasional demand, and avoiding a large surface lot preserves the urban streetscape and allows the site to deliver needed housing density. It will also help the city justify the large surface parking lots the city currently owns adjacent to this property. The final stall count will be confirmed with City staff during final site-plan review. A traffic impact analysis will be provided if required by the City.

Signage

Project signage will be limited to building identification, address identification, resident/visitor wayfinding, parking-control and code-required traffic and life-safety signage. No off-premises advertising is proposed. Traffic-control signs are shown on Sheets C103A and C103B. Final building-identification signs will comply with the applicable sign ordinance and will be submitted for any separate sign permit required by the City.

Operations and Nuisance Prevention

Residential occupancy will occur 24 hours per day, but leasing, management and routine maintenance activities will generally occur during normal business hours. Harbor View Lofts is not expected to create objectionable odors, smoke, vibration or commercial noise. Potential impacts will be managed as follows:

- Parking will be managed for residents and guests in the designated enclosed and surface areas; unauthorized parking and obstruction of access lanes will not be permitted.
- Exterior lighting will use shielded, downward-directed fixtures consistent with the submitted photometric plan to minimize glare and spill at neighboring properties.
- Refuse and recycling will be stored in the screened enclosure and collected during reasonable daytime hours. No outdoor storage is proposed.
- Mechanical equipment and utilities will be located and screened to reduce visibility and sound impacts; equipment will be maintained in proper working order.
- Landscaping and building setbacks provide visual buffering, while the stepped residential architecture responds to surrounding development.
- Construction activity will comply with City work-hour, noise, vibration, dust, erosion-control and right-of-way requirements. The development agreement specifically requires measures to avoid vibration impacts to adjoining property.
- Snow will be stored or removed so that required parking, accessible routes, fire access, sidewalks and sight lines remain available.

Project Timeline and Estimated Value

Milestone	Planning Target	Notes
CUP / design approvals	Q4 2026	Plan Commission review, final engineering, building-code review and related local approvals.
WDNR pre-construction work	Before ground disturbance	Additional delineation sampling; preparation, submission and WDNR approval of the Remedial Action and Materials Management Plan; landfill coordination and other required authorizations.
Construction	Anticipated phased work in 2027–2029	Start is contingent on CUP, building, WDNR and other approvals. The approved agreement for the 10-unit component establishes an outside construction-start date of June 30, 2028.
Completion / occupancy	Anticipated phased occupancy in 2028–2029	The 10-unit component is required by its development agreement to be complete and available for occupancy by June 30, 2029.

Milestone	Planning Target	Notes
Estimated total completed assessment value	Approximately $23.8 million	This value was discussed between the developer and the city assessment team.

03 ENVIRONMENTAL AND WDNR COORDINATION

Existing Environmental Status

The property is listed in the WDNR Bureau of Remediation and Redevelopment Tracking System as an open Environmental Repair Program case, BRRTS No. 02-60-597556. A Phase I Environmental Site Assessment, Phase II investigation and Site Investigation have been completed. To date, 27 soil borings and five temporary groundwater monitoring wells have been installed and sampled.

Stantec reports that soil impacts consist primarily of metals, benzene and polycyclic aromatic hydrocarbons associated with historic fill, including widespread lead and mercury impacts on the eastern parcel and a localized petroleum-volatile-organic-compound area on the western parcel. Reported groundwater results did not exceed applicable NR 140 regulatory standards, and WDNR confirmed in an April 23, 2026 review letter that the Site Investigation was complete.

Required Pre-Construction and Construction Actions

- Complete additional shallow soil sampling near former boring SB18 to further delineate mercury impacts and guide excavation and capping decisions.
- Prepare and submit a Remedial Action and Materials Management Plan to WDNR addressing remedial excavation, on-site movement of residual-impacted soil, import of fill, capping and off-site disposal.
- Obtain WDNR approval and any other required environmental authorizations before ground-disturbing construction begins.
- Profile impacted soil and coordinate disposal at a licensed solid-waste landfill; maintain manifests and disposal documentation.
- Provide qualified environmental observation during excavation, soil movement, disposal, filling, building construction and capping activities.
- Prepare a construction documentation report for WDNR after remedial and development work is complete.
- Submit a formal case-closure request. If residual soil impacts remain above applicable standards, record the required continuing obligations and include the property in the WDNR GIS Registry.

> **Environmental commitment**
> Harbor View Lofts, LLC recognizes that CUP approval does not replace WDNR authority. Construction sequencing and soil management will follow the WDNR-approved remedial approach, and we will coordinate with the City and WDNR throughout pre-construction, construction documentation and case closure.

Environmental Compatibility

Redevelopment is expected to improve the long-term environmental condition of the property by managing impacted soil under regulatory oversight, placing durable buildings and pavement over portions of the site, documenting removal and placement activities, and establishing enforceable continuing obligations where necessary. The stormwater, erosion-control and materials-management plans will prevent uncontrolled migration of soil or sediment during construction.

04 EXCEPTIONS / VARIANCES REQUESTED

Parking Modification

The modifications requested are the approval of the parking plan (Parking tables on C103 civil sheets) and lot setbacks which are shown in the submitted civil and architectural plans. Lot setback requirements are 20' and will need exceptions and our parking ratio is lower than required.

The requested modifications are justified by the downtown location, availability of multiple travel choices, proximity to employment and services, the mix of smaller units, the urban design benefit of enclosing most parking, and the City's interest

in achieving productive housing density on a constrained redevelopment site. Furthermore, we feel the adjacent city-owned parking lots are underutilized and this project will help the city collect parking revenues to help justify the existence of those existing surface lots.

05 CONDITIONAL USE JUSTIFICATION

D(a). Harmony with the Comprehensive Plan

The proposed conditional use is in harmony with the purposes and long-range objectives of the City of Sheboygan Comprehensive Plan and the City's current comprehensive-planning work. It advances the following community objectives:

- Expand the supply and variety of housing, including market-rate, family-sized and attainable choices for households at different life stages.
- Direct new housing to an established urban area where streets, water, sewer, stormwater facilities, public safety and other services already exist.
- Encourage further infill, redevelopment and brownfield reuse rather than leaving a prominent vacant site underutilized.
- Support a compact, walkable downtown in which residents can live near employment, shopping, dining, services, recreation and cultural destinations.
- Strengthen downtown businesses and public investment by adding a larger permanent customer base and workforce population.
- Increase the tax base and promote coordinated public-private redevelopment within TID No. 21.

The project also supports the City's Downtown Districts planning emphasis on activation and placemaking. A vacant brownfield produces little street activity; 136 occupied homes will create daily pedestrian activity, resident spending and long-term stewardship of a prominent downtown block.

D(b). No Substantial or Undue Adverse Impact

The conditional use is not expected to create a substantial or undue adverse impact on nearby property, neighborhood character, the environment, traffic, parking, public improvements or rights-of-way. The use is residential and compatible with the adjoining condominiums and homes; commercial activity already exists to the south and west. Traffic will be distributed among multiple streets and will occur as ordinary residential trips rather than concentrated commercial deliveries or events. Parking, access and pedestrian circulation are shown on engineered plans and will be managed by the property owner.

Potential environmental impacts will be addressed through WDNR-approved investigation, remediation, materials management, construction observation and closure. Grading, storm drainage, erosion control, lighting, landscaping, refuse screening and mechanical screening are addressed in the submitted plans. Construction-phase noise, dust, vibration and right-of-way impacts will be temporary and controlled through permit conditions and applicable ordinances.

D(c). Consistency with the Surrounding Setting

The proposed use maintains the desired consistency of land uses in the area. Multi-family housing, owner-occupied condominiums, single-family homes and commercial uses already surround the property. The five-story apartment component is appropriately located on the larger downtown parcel near the commercial core and adjacent to a four-story condominium building. The three-story component on the east parcel steps down toward the nearby residential neighborhood. The traditional gabled forms, stone base, residential-scale bays, porches, windows and landscaping provide a compatible transition between downtown scale and neighborhood character.

D(d). Adequate Utilities and Public Services

The property is in a fully developed downtown area served by municipal water, sanitary sewer, storm sewer, public streets, sidewalks, police, fire, emergency medical services, refuse service and public utilities. The civil plans show the proposed utility connections, grading, drainage and erosion-control systems. Final utility capacity, fire access, fire-flow, stormwater and right-of-way details will be reviewed through the normal engineering and building-permit processes. No extension of municipal services into an undeveloped area is required.

06 APPLICATION SUBMITTAL REQUIREMENTS CROSS-REFERENCE

The following matrix is intended to accompany the signed application and identify where each City checklist item is addressed. Separate survey, vicinity/zoning and photometric exhibits are referenced because they are submitted as individual plan sheets or files.

Item	City Requirement	Harbor View Lofts Reference
1	Certified survey map showing existing property boundaries and improvements	Certified survey/vicinity exhibit submitted separately; Civil Sheet C100 — Existing Conditions Plan
2a	11×17 reproducible vicinity map; scale, lot dimensions, north arrow and graphic scale	Separate vicinity/zoning exhibit; C100 for parcel dimensions and existing improvements
2b	All lands subject to the CUP and all lands within 100 feet	Separate vicinity/zoning exhibit
2c	Current zoning of subject property and environs within 200 feet	Separate vicinity/zoning exhibit; subject site identified as CC — Central Commercial
3a	Required hard copies, 11×17 reduction and digital plans	Applicant will provide the required quantities and digital files with the official submission
3b	Title block and petitioner/owner contact information	Civil and landscape plan title blocks; signed CUP application; this narrative Section 01
3c	Engineer, surveyor, architect and design-professional information	Knothe & Bruce Architects and Kapur project title blocks; Stantec environmental proposal
3d	Original plan date and latest revision date	Architectural Entitlement Set dated January 9, 2026; Civil/Landscape CUP Set dated July 15, 2026
3e	North arrow and graphic scale not smaller than 1 inch = 100 feet	Civil Sheets C100 through L101B, as applicable
3f	Property lines and existing/proposed rights-of-way with bearings and dimensions	C100, C101A/B and C102A/B
3g	Existing/proposed easements, dimensions, ownership and purpose	C100 and C102A/B; title/survey documents supplied separately
3h	Required building setback lines	C102A/B and C103A/B
3i	Existing/proposed buildings, structures, pavement, entries, walks, drives, patios, fences, utilities, drainage and walls	C100; C101A/B; C102A/B; C104A/B; C105A/B; architectural floor plans and elevations
3j	Curb cuts, access points and throat widths	C102A/B and C103A/B
3k	On-site parking dimensions and provided-versus-required summary	C103A/B; Architectural Site Plan CA101; parking discussion in this narrative
3l	Loading and service areas	C102A/B; no industrial loading area is proposed; residential delivery/service access uses the identified drives and entries
3m	Outdoor storage and screening	Not applicable — no outdoor storage is proposed
3n	Refuse disposal area and enclosure design/materials	C102A and L101A; enclosure/detail information in landscape/architectural submittal
3o	Signage location, type, height, size and lighting	Traffic-control signage on C103A/B; final building identification signage to comply with sign code and separate permit requirements
3p	Exterior lighting and photometric plan	Photometric/lighting exhibit submitted separately; final fixtures will be shielded and downward directed
3q	Exterior mechanical equipment, utilities and screening	C105A/B and architectural elevations/final MEP plans; equipment screened from public and residential views where applicable
3r	Existing/proposed landscape and stormwater areas	C104A/B; C105A/B; L101A/B and L201–L204
4	Building elevations and perspectives	Architectural Sheets AC201.1–AC208.1, AC201.2–AC202.2 and AC900 concept renderings
Note	Traffic Impact Study if required	Will be prepared and submitted if requested by the City during review

07 SUBMISSION INDEX AND SOURCE DOCUMENTS

Exhibit	Document	Description
A	Signed Conditional Use Application	City of Sheboygan form signed October 1, 2026
B	Conditional Use Written Explanation	This document
C	Certified Survey / Vicinity / Zoning Map	Separate 11×17 survey and zoning-context exhibit

Exhibit	Document	Description
D	Civil and Landscape CUP Plans	Harbor View Lofts — Civil & Landscape Set, 19 sheets, dated July 15, 2026
E	Architectural Plans and Renderings	Entitlement Set, 29 sheets, dated January 9, 2026
F	Exterior Lighting / Photometric Plan	Separate lighting exhibit TBD.
G	Environmental Documentation	Stantec; BRRTS No. 02-60-597556; related WDNR correspondence and approvals as available
H	Development Agreement	Approved City of Sheboygan / Harbor View Lofts agreement dated March 2, 2026, submitted as background support

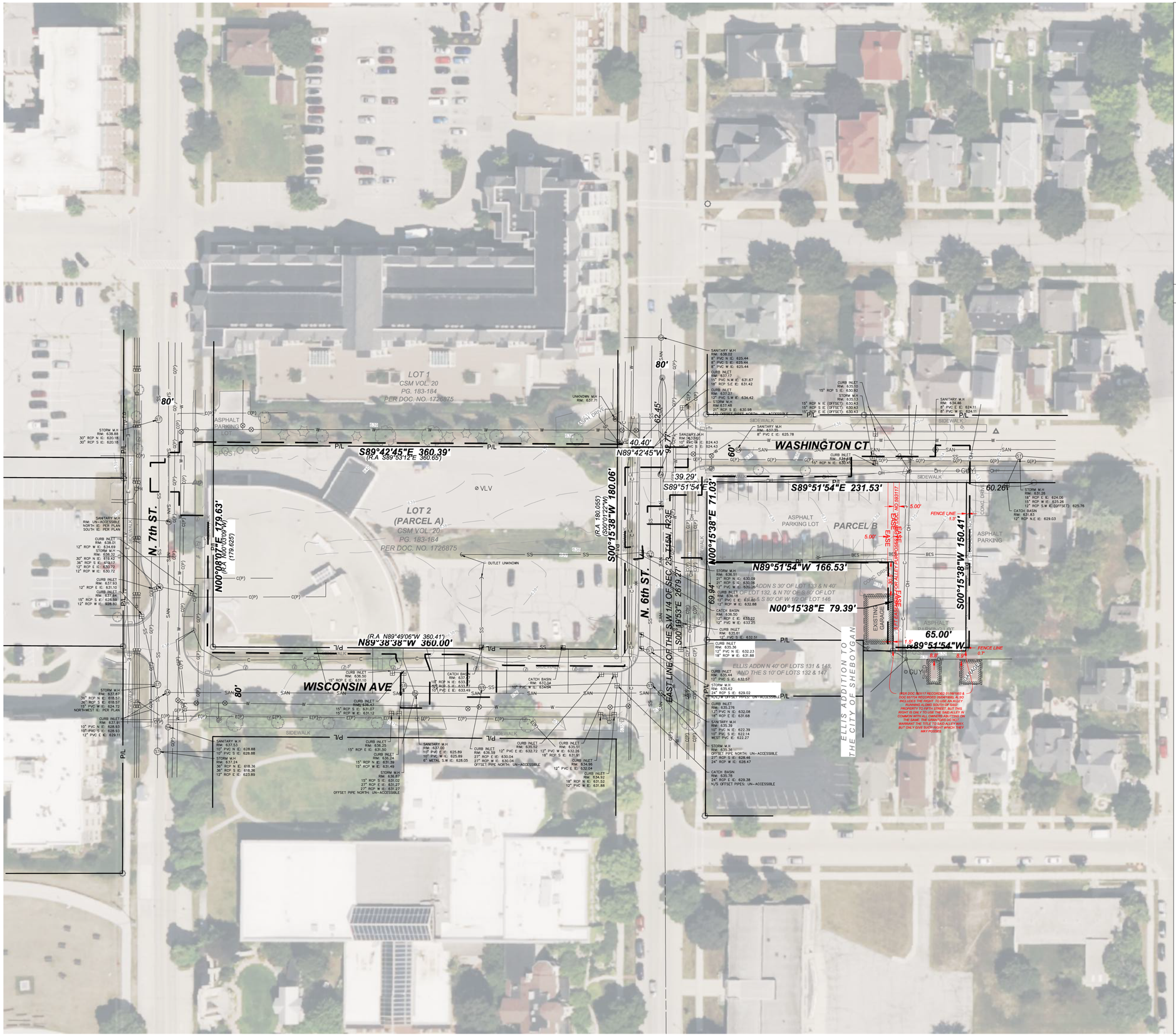
Source and Coordination Notes

- Project program, unit counts, architectural character and material descriptions are based on the submitted Knothe & Bruce entitlement set and renderings.
- Site dimensions, access, parking, grading, utilities, erosion control and landscaping are based on the Kapur civil and landscape CUP set.

Applicant Statement

Harbor View Lofts, LLC respectfully requests approval of the conditional use. The project provides much-needed housing, advances downtown revitalization, returns a vacant brownfield to productive use, complements the surrounding residential and commercial context, and incorporates the regulatory safeguards necessary to protect neighboring property and the environment. The applicant will continue coordinating with City staff, WDNR, the project design team and serving utilities through final design, permitting, construction and occupancy.

Submitted by:	Harbor View Lofts, LLC
Authorized representative:	Jacob Buswell, Partner
Date:	October 9th 2026



Scale: 0 20 40 80

Scale: 1" = 40'

DIGGERS HOTLINE
Dial 811 or (800)242-8511
www.DiggersHotline.com

LEGEND

- = BENCH MARK
- = CONTROL POINT
- = 1" IRON PIPE O.D. FOUND OR AS NOTED
- = 1-1/4" O.D.x 18"LONG. IRON PIPE SET, WEIGHING 1.68 LBS./FT.
- = SECTION CORNER MON.
- (R.A.)= RECORDED AS
- O.D. = OUTSIDE DIAMETER
- = WATER VALVE
- = FIRE HYDRANT
- 970.90= SPOT ELEVATION
- = BUSH, SHRUB
- = POLE/POST/BOLLARD
- = BOULDER
- = PULLBOX
- = MANHOLE TYPE NOTED
- = SANITARY SEWER MANHOLE
- = STORM SEWER MANHOLE
- = ELECTRIC MANHOLE
- = TELEPHONE MANHOLE
- = WATER MANHOLE
- = UTILITY METER
- = GUY WIRE POLE
- = LIGHT POLE
- = PEDESTAL
- = POWER POLE
- = INLET
- = CURB INLET
- = GAS VALVE
- = LIGHT POLE WITH MAST
- = TREE (CONIFEROUS) DRIP LINE SCALABLE
- = TREE (DECIDUOUS) DRIP LINE SCALABLE
- = CLEANOUT
- = FLAG POLE
- = UTILITY MARKER POST
- = SIGN ON POST
- = UTILITY CONTROL BOX
- = UNKNOWN UTILITY VALVE
- FL. EL. = FIRST FLOOR ELEVATION
- = BUILDING OUTLINE
- = MINOR CONTOUR
- = MAJOR CONTOUR
- = FENCE
- = BEAM GUARD
- = CHAINLINK FENCE
- = WOODED AREA/SHRUB EDGE
- = WATER MAIN
- = STORM SEWER
- = SANITARY SEWER
- = NATURAL GAS MAIN
- = UNDERGROUND TELEPHONE
- = UNDERGROUND ELECTRIC
- = OVERHEAD UTILITY LINES
- = UNDERGROUND FIBER OPTIC
- = UNDERGROUND CABLE TV
- = COMMUNICATION CONDUIT
- = UTILITIES PER PLAN
- = ASPHALT SURFACE
- = CONCRETE SURFACE
- = RUBBERIZED PLAY SURFACE

kba
knothe • bruce
ARCHITECTS
Phone: 9[redacted]0 Greenway Blvd., Suite 0 Middleton, WI 5[redacted]3 5 6 2

kapur
[redacted] N. Jefferson Street, Ste 900
Milwaukee, Wisconsin 53202
kapurinc.com

ISSUED
Conditional Use Permit Set - July 15, 2026

PROJECT TITLE
Harbor View Lofts

Red Earth Development

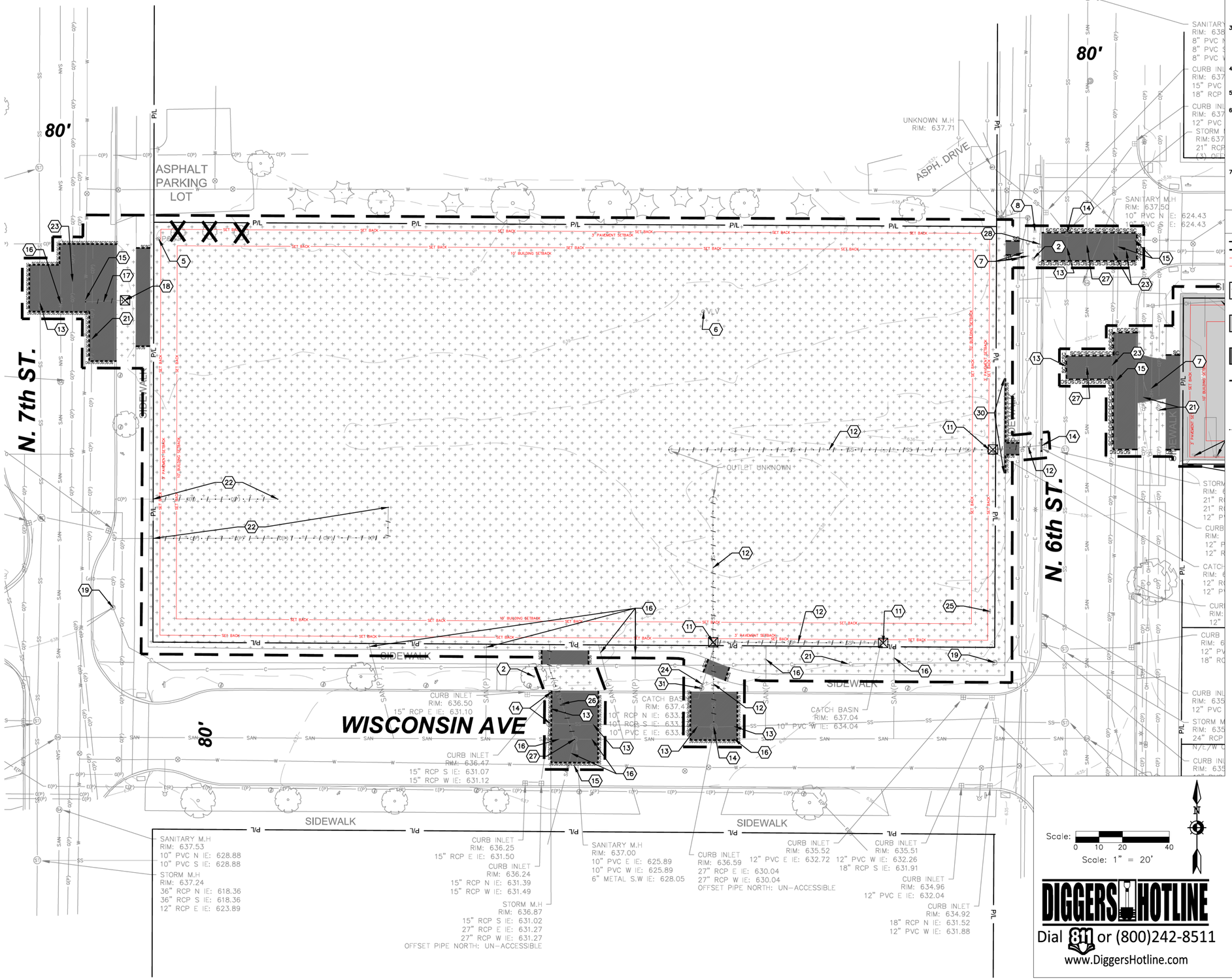
N 7th St & Wisconsin Ave & N 6th & Washington Ct
Sheboygan, Wisconsin

SHEET TITLE
EXISTING CONDITIONS PLAN

SHEET NUMBER
C100

PROJECT NO. 2442

© Knothe & Bruce Architects, LLC



DIGGERS HOTLINE
Dial 811 or (800)242-8511
www.DiggersHotline.com

DEMOLITION NOTES

1. CONSULT WITH OWNER TO DETERMINE A SAFE STORAGE LOCATION OF ITEMS SPECIFICALLY CALLED OUT TO BE SALVAGED FOR OWNER REUSE. EXERCISE CARE DURING REMOVAL AND TRANSPORT TO PREVENT DAMAGE.
2. THE UNDERGROUND AND OVERHEAD UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES, LOCAL MUNICIPALITY, PROPERTY OWNER, AND DIGGERS HOTLINE. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.
3. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS SHALL APPLY FOR AND OBTAIN ALL THEIR REQUIRED PERMITS AND APPROVALS PRIOR TO THE START OF THEIR WORK. CONSULT WITH AND OBTAIN FROM ENGINEER COPIES OF ENGINEERING DESIGN APPROVAL PERMITS, INCLUDING BUT NOT LIMITED TO WDNR, STATE OR LOCAL PLUMBING, WDOT, COUNTY, AND STORM WATER MANAGEMENT.
4. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS SHALL CONTACT DIGGER'S HOTLINE TO ALLOW THEM SUFFICIENT TIME TO LOCATE EXISTING UTILITIES PRIOR TO COMMENCEMENT OF WORK.
5. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR COORDINATING THEIR WORK WITH ALL OTHER CONTRACTORS.
6. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR VERIFYING OWNERSHIP OF AND COORDINATING THE DEMOLITION AND / OR RELOCATION / ELEVATION ADJUSTMENT OF ALL EXISTING PUBLIC OR PRIVATE UTILITIES WITHIN THE PROJECT LIMITS THAT MAY BE AFFECTED BY TOPOGRAPHICAL CHANGES, UTILITIES, OR OTHER PROPOSED CONSTRUCTION ON THE PROJECT, INCLUDING BUT NOT LIMITED TO ELECTRICAL / FIBER OPTIC / TELEPHONE / CABLE / GAS / WATER / SANITARY / STORM. DEMOLITION / RELOCATION OF THIS UTILITY WORK MUST BE IN ACCORDANCE WITH ALL STATE, FEDERAL, LOCAL, AND UTILITY OWNER REGULATIONS.
7. FOR ALL WORK, GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR REVIEWING BID DOCUMENTS, VERIFYING THE VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES WITHIN THE PROJECT LIMITS, AND INCLUDE IN THEIR CONTRACT THE RELOCATION OF SAID UTILITIES (NOTED OR NOT ON THE BID DOCUMENTS) AS NECESSARY TO PROVIDE PROPER DEPTH/CLEARANCE PER UTILITY OWNER'S REQUIREMENTS.

KEY INDEX

- REMOVE AND DISPOSE OF EXISTING LIGHT
- PROJECT LIMITS
- P/L — PROPERTY LINE
- EASE — EASEMENT LINE
- SET BACK — SET BACK LINE
- VEGETATION TO BE REMOVED & DISPOSED OF OFFSITE. IF SUITABLE FOR REUSE, TOPSOIL TO BE STOCKPILED. UNUSED & UNSUITABLE TOPSOIL TO BE REMOVED OFFSITE. TOPSOIL THICKNESS MAY VARY. REFER TO GEOTECHNICAL REPORT.
- ASPHALT PAVEMENT & BASE MATERIAL TO BE REMOVED TO SUB-BASE & DISPOSED OF OFFSITE. PAVEMENT & BASE THICKNESS MAY VARY. REFER TO GEOTECHNICAL REPORT.
- CONCRETE & BASE MATERIAL TO BE REMOVED TO SUB-BASE & DISPOSED OF OFFSITE. CONCRETE & BASE THICKNESS MAY VARY. REFER TO GEOTECHNICAL REPORT.
- SCSCSCSC — SAWCUT FULL DEPTH
- X — TREES & STUMPS TO BE REMOVED
- DENOTES UTILITIES TO BE ABANDONED & REMOVED.
- ⊠ — UTILITY STRUCTURE REMOVAL/ABANDONMENT

1. REMOVE & DISPOSE OF EXISTING SIGN INCLUDING POST & FOOTING.
2. EXISTING TREE TO REMAIN. CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION.
3. EXISTING RETAINING WALL TO REMAIN. CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION.
4. EXISTING FENCE TO REMAIN. CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION.
5. REMOVE & DISPOSE EXISTING POST.
6. CONTRACTOR TO VERIFY USE OF EXISTING VALVE PRIOR TO CONSTRUCTION. IF IN USE, CONTRACTOR TO COORDINATE RELOCATION WITH EXISTING UTILITY OWNER. IF NOT IN USE, CONTRACTOR TO REMOVE & DISPOSE.
7. EXISTING OVERHEAD ELECTRICAL LINE TO REMAIN. CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION.
8. EXISTING UTILITY POLE TO REMAIN. CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION.
9. REMOVE & DISPOSE OF EXISTING LIGHT POLE. REFER TO SITE ELECTRICAL PLAN FOR MORE INFORMATION.
10. REMOVE & DISPOSE OF EXISTING UNDERGROUND ELECTRICAL LINE.
11. REMOVE & DISPOSE OF EXISTING STORM SEWER STRUCTURE.
12. REMOVE & DISPOSE OF EXISTING STORM SEWER.
13. EXISTING STORM SEWER TO REMAIN. CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION.
14. EXISTING STORM SEWER STRUCTURE TO REMAIN. CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION.
15. EXISTING WATER LINE TO REMAIN. CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION.
16. EXISTING SANITARY SEWER TO REMAIN. CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION.
17. REMOVE & DISPOSE OF EXISTING WATER LINE. CONTRACTOR TO TO COORDINATE REMOVAL WITH SHEBOYGAN WATER UTILITY.
18. REMOVE & DISPOSE OF EXISTING HYDRANT. CONTRACTOR TO COORDINATE REMOVAL WITH SHEBOYGAN WATER UTILITY.
19. EXISTING PULLBOX TO REMAIN. CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION.
20. EXISTING ELECTRIC PEDESTAL TO REMAIN. CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION.
21. EXISTING COMMUNICATIONS LINE TO REMAIN. CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION.
22. REMOVE & DISPOSE OF EXISTING COMMUNICATIONS LINE.
23. EXISTING GAS LINE TO REMAIN. CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION.
24. EXISTING SIGN TO REMAIN. CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION.
25. CONTRACTOR TO VERIFY USE OF EXISTING PIPE PRIOR TO CONSTRUCTION. IF NOT IN USE, REMOVE & DISPOSE OF EXISTING PIPE. IF IN USE, CONTACT ENGINEER.
26. REMOVE & DISPOSE OF EXISTING SANITARY SEWER.
27. EXISTING SANITARY SEWER STRUCTURE TO REMAIN. CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION.
28. EXISTING UNDERGROUND ELECTRIC LINE TO REMAIN. CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION.
29. EXISTING GUY WIRE TO REMAIN. CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION.
30. REMOVE & DISPOSE OF EXISTING CURB HEAD.
31. EXISTING PARKING METER TO REMAIN. CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION.

knothe bruce ARCHITECTS
Phone: 9[redacted]0 Greenway Blvd., Suite 0[redacted]0 Middleton, WI 5[redacted]3 5[redacted]6 2
kapur
N. Jefferson Street, Ste 900
Milwaukee, Wisconsin 53202
kapurinc.com

ISSUED
Conditional Use Permit Set - July 15, 2026

PROJECT TITLE
Harbor View Lofts

Red Earth Development

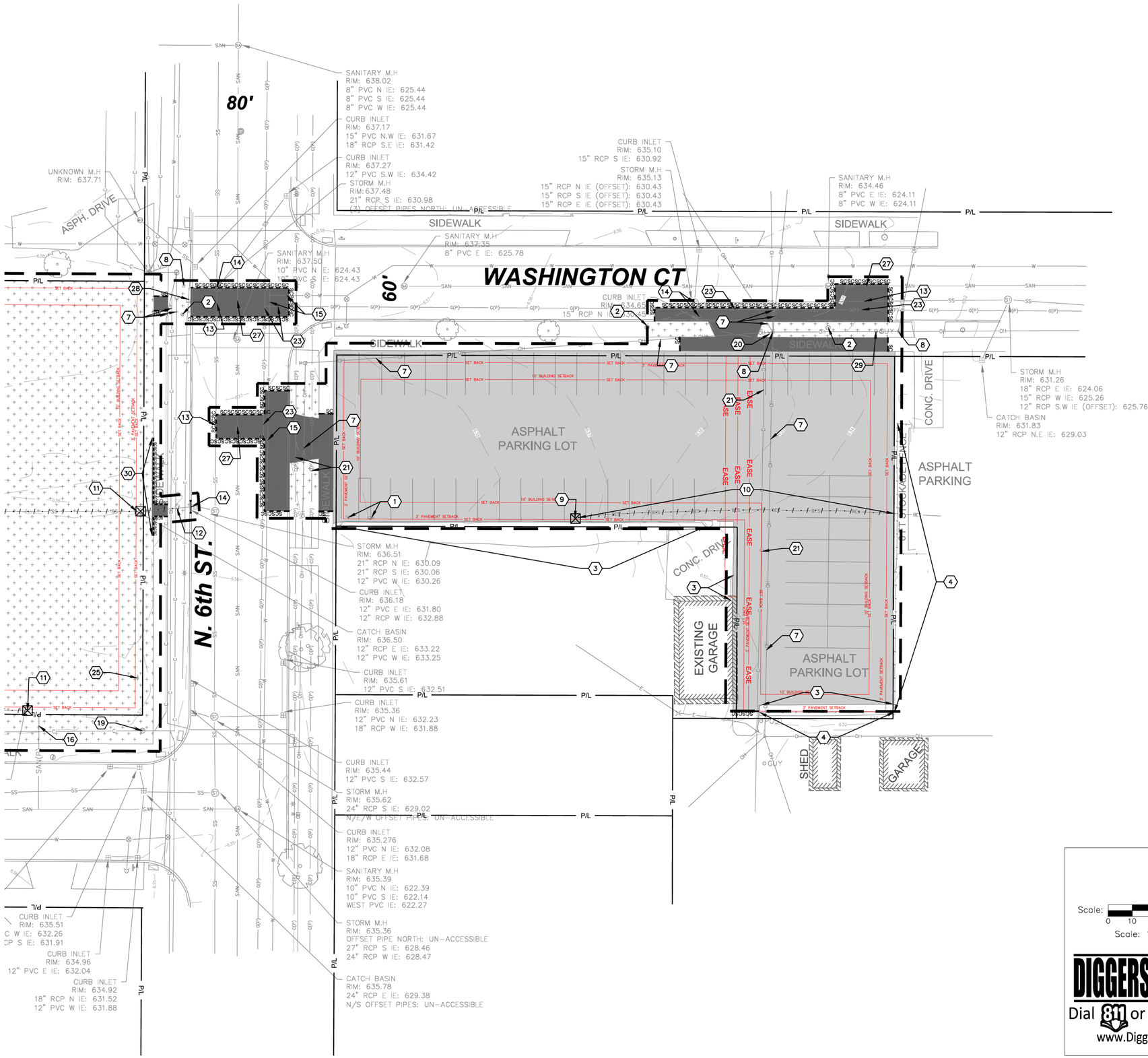
N 7th St & Wisconsin Ave & N 6th & Washington Ct
Sheboygan, Wisconsin

SHEET TITLE
SITE DEMOLITION PLAN - AREA A

SHEET NUMBER
C101A

PROJECT NO. 2442

© Knothe & Bruce Architects, LLC



Scale: 0 10 20 40
Scale: 1" = 20'

DIGGERS HOTLINE
Dial 811 or (800)242-8511
www.DiggersHotline.com

DEMOLITION NOTES

1. CONSULT WITH OWNER TO DETERMINE A SAFE STORAGE LOCATION OF ITEMS SPECIFICALLY CALLED OUT TO BE SALVAGED FOR OWNER REUSE. EXERCISE CARE DURING REMOVAL AND TRANSPORT TO PREVENT DAMAGE.
2. THE UNDERGROUND AND OVERHEAD UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES, LOCAL MUNICIPALITY, PROPERTY OWNER, AND DIGGERS HOTLINE. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.
3. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS SHALL APPLY FOR AND OBTAIN ALL THEIR REQUIRED PERMITS AND APPROVALS PRIOR TO THE START OF THEIR WORK. CONSULT WITH AND OBTAIN FROM ENGINEER COPIES OF ENGINEERING DESIGN APPROVAL PERMITS, INCLUDING BUT NOT LIMITED TO WDNR, STATE OR LOCAL PLUMBING, WDOT, COUNTY, AND STORM WATER MANAGEMENT.
4. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS SHALL CONTACT DIGGER'S HOTLINE TO ALLOW THEM SUFFICIENT TIME TO LOCATE EXISTING UTILITIES PRIOR TO COMMENCEMENT OF WORK.
5. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR COORDINATING THEIR WORK WITH ALL OTHER CONTRACTORS.
6. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR VERIFYING OWNERSHIP OF AND COORDINATING THE DEMOLITION AND / OR RELOCATION / ELEVATION ADJUSTMENT OF ALL EXISTING PUBLIC OR PRIVATE UTILITIES WITHIN THE PROJECT LIMITS THAT MAY BE AFFECTED BY TOPOGRAPHICAL CHANGES, UTILITIES, OR OTHER PROPOSED CONSTRUCTION ON THE PROJECT, INCLUDING BUT NOT LIMITED TO ELECTRICAL / FIBER OPTIC / TELEPHONE / CABLE / GAS / WATER / SANITARY / STORM. DEMOLITION / RELOCATION OF THIS UTILITY WORK MUST BE IN ACCORDANCE WITH ALL STATE, FEDERAL, LOCAL, AND UTILITY OWNER REGULATIONS.
7. FOR ALL WORK, GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR REVIEWING BID DOCUMENTS, VERIFYING THE VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES WITHIN THE PROJECT LIMITS, AND INCLUDE IN THEIR CONTRACT THE RELOCATION OF SAID UTILITIES (NOTED OR NOT ON THE BID DOCUMENTS) AS NECESSARY TO PROVIDE PROPER DEPTH/CLEARANCE PER UTILITY OWNER'S REQUIREMENTS.

KEY INDEX

- REMOVE AND DISPOSE OF EXISTING LIGHT
- PROJECT LIMITS
- P/L — PROPERTY LINE
- EASE — EASEMENT LINE
- SET BACK — SET BACK LINE
- VEGETATION TO BE REMOVED & DISPOSED OF OFFSITE. IF SUITABLE FOR REUSE, TOPSOIL TO BE STOCKPILED. UNUSED & UNSUITABLE TOPSOIL TO BE REMOVED OFFSITE. TOPSOIL THICKNESS MAY VARY. REFER TO GEOTECHNICAL REPORT.
- ASPHALT PAVEMENT & BASE MATERIAL TO BE REMOVED TO SUB-BASE & DISPOSED OF OFFSITE. PAVEMENT & BASE THICKNESS MAY VARY. REFER TO GEOTECHNICAL REPORT.
- CONCRETE & BASE MATERIAL TO BE REMOVED TO SUB-BASE & DISPOSED OF OFFSITE. CONCRETE & BASE THICKNESS MAY VARY. REFER TO GEOTECHNICAL REPORT.
- SCSCSCSC — SAWCUT FULL DEPTH
- X — TREES & STUMPS TO BE REMOVED
- DENOTES UTILITIES TO BE ABANDONED & REMOVED.
- —UTILITY STRUCTURE REMOVAL/ABANDONMENT

1. REMOVE & DISPOSE OF EXISTING SIGN INCLUDING POST & FOOTING.
2. EXISTING TREE TO REMAIN. CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION.
3. EXISTING RETAINING WALL TO REMAIN. CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION.
4. EXISTING FENCE TO REMAIN. CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION.
5. REMOVE & DISPOSE EXISTING POST.
6. CONTRACTOR TO VERIFY USE OF EXISTING VALVE PRIOR TO CONSTRUCTION. IF IN USE, CONTRACTOR TO COORDINATE RELOCATION WITH EXISTING UTILITY OWNER. IF NOT IN USE, CONTRACTOR TO REMOVE & DISPOSE.
7. EXISTING OVERHEAD ELECTRICAL LINE TO REMAIN. CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION.
8. EXISTING UTILITY POLE TO REMAIN. CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION.
9. REMOVE & DISPOSE OF EXISTING LIGHT POLE. REFER TO SITE ELECTRICAL PLAN FOR MORE INFORMATION.
10. REMOVE & DISPOSE OF EXISTING UNDERGROUND ELECTRICAL LINE.
11. REMOVE & DISPOSE OF EXISTING STORM SEWER STRUCTURE.
12. REMOVE & DISPOSE OF EXISTING STORM SEWER.
13. EXISTING STORM SEWER TO REMAIN. CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION.
14. EXISTING STORM SEWER STRUCTURE TO REMAIN. CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION.
15. EXISTING WATER LINE TO REMAIN. CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION.
16. EXISTING SANITARY SEWER TO REMAIN. CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION.
17. REMOVE & DISPOSE OF EXISTING WATER LINE. CONTRACTOR TO TO COORDINATE REMOVAL WITH SHEBOYGAN WATER UTILITY.
18. REMOVE & DISPOSE OF EXISTING HYDRANT. CONTRACTOR TO COORDINATE REMOVAL WITH SHEBOYGAN WATER UTILITY.
19. EXISTING PULLBOX TO REMAIN. CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION.
20. EXISTING ELECTRIC PEDESTAL TO REMAIN. CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION.
21. EXISTING COMMUNICATIONS LINE TO REMAIN. CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION.
22. REMOVE & DISPOSE OF EXISTING COMMUNICATIONS LINE.
23. EXISTING GAS LINE TO REMAIN. CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION.
24. EXISTING SIGN TO REMAIN. CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION.
25. CONTRACTOR TO VERIFY USE OF EXISTING PIPE PRIOR TO CONSTRUCTION. IF NOT IN USE, REMOVE & DISPOSE OF EXISTING PIPE. IF IN USE, CONTACT ENGINEER.
26. REMOVE & DISPOSE OF EXISTING SANITARY SEWER.
27. EXISTING SANITARY SEWER STRUCTURE TO REMAIN. CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION.
28. EXISTING UNDERGROUND ELECTRIC LINE TO REMAIN. CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION.
29. EXISTING GUY WIRE TO REMAIN. CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION.
30. REMOVE & DISPOSE OF EXISTING CURB HEAD.
31. EXISTING PARKING METER TO REMAIN. CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION.

knothe • bruce ARCHITECTS
Phone: 9 0 Greenway Blvd., Suite 0 Middleton, WI 5 3 5 6 2
kapur
N. Jefferson Street, Ste 900
Milwaukee, Wisconsin 53202
kapurinc.com

ISSUED
Conditional Use Permit Set - July 15, 2026

PROJECT TITLE
Harbor View Lofts

Red Earth Development

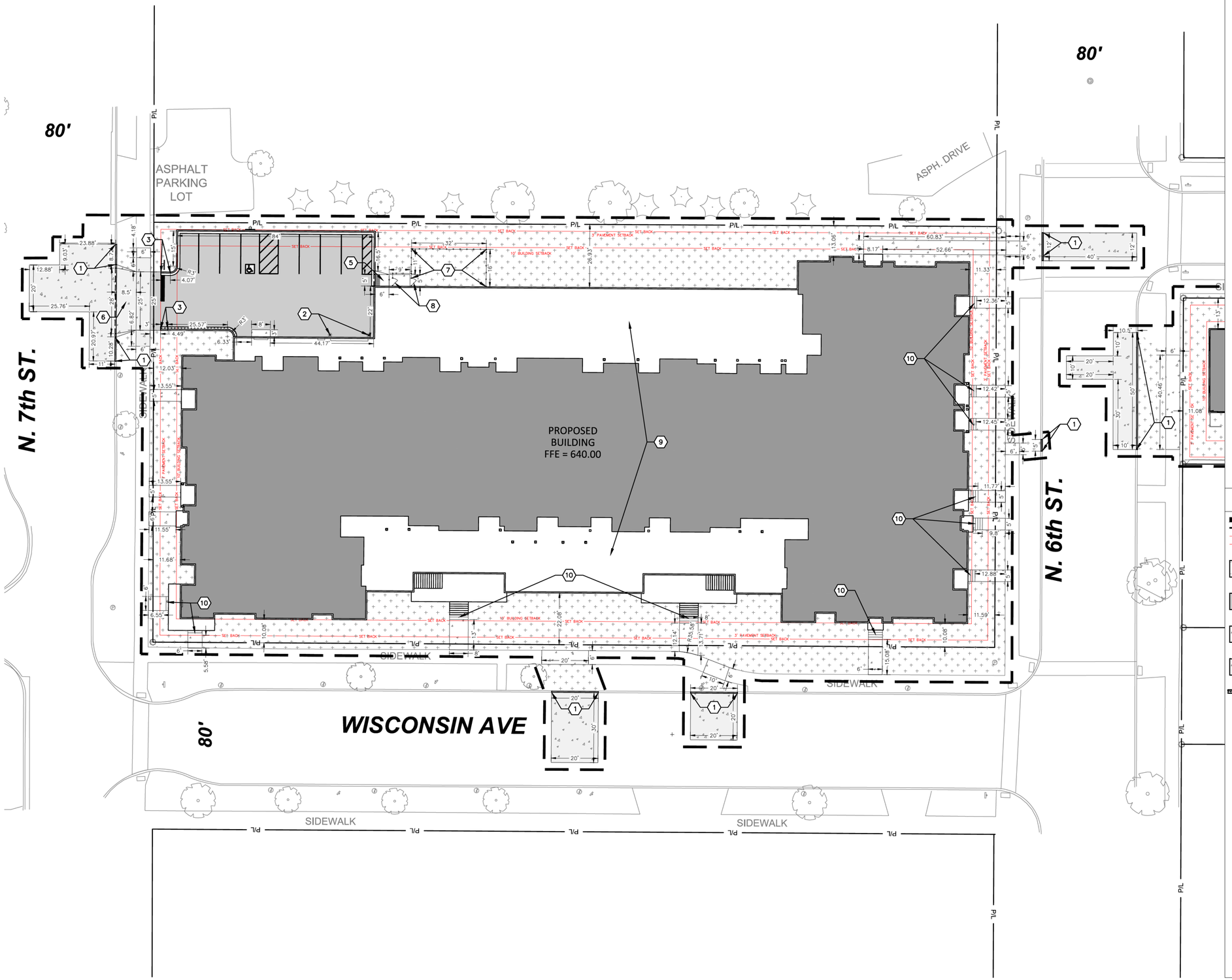
N 7th St & Wisconsin Ave & N 6th & Washington Ct
Sheboygan, Wisconsin

SHEET TITLE
SITE DEMOLITION PLAN - AREA B

SHEET NUMBER
C101B

PROJECT NO. 2442

© Knothe & Bruce Architects, LLC



Scale: 0 10 20 40

Scale: 1" = 20'

DIGGERS HOTLINE

Dial 811 or (800)242-8511

www.DiggersHotline.com

KEY INDEX

- PROJECT LIMITS
- P/L — PROPERTY LINE
- EASE — EASEMENT LINE
- SET BACK — SET BACK LINE
- AREAS DISTURBED BY CONSTRUCTION (NOT SPECIFICALLY CALLED OUT ON THE LANDSCAPE PLANS) TO BE RESTORED WITH MINIMUM 4" TOPSOIL, SEED, FERTILIZER, AND MULCH (TYP). USE SALVAGED TOPSOIL OR IMPORT TOPSOIL IF REQUIRED.
- ASPHALTIC CONCRETE (LIGHT DUTY): 1.50" SURFACE COURSE, 2.00" BINDER COURSE, 8.50" AGGREGATE BASE COURSE
- CONCRETE SLAB: 5.00" CONCRETE, 4.00" AGGREGATE BASE COURSE
- HEAVY DUTY CONCRETE PAVEMENT: 7.00" CONCRETE, 6.00" AGGREGATE BASE COURSE
- HIGH-SIDE CONCRETE CURB & GUTTER 18" BARRIER UNLESS OTHERWISE NOTED

1. INTEGRAL CURB
2. 6" STEEL BOLLARD
3. TRANSITION FROM 18" BARRIER CURB & GUTTER TO ZERO FACE CURB & GUTTER
4. ACCESSIBILITY RAMP WITH TRUNCATED DOME DETECTABLE WARNING FIELDS
5. ACCESSIBILITY RAMP WITH TRUNCATED DOME DETECTABLE WARNING FIELDS
6. CONCRETE DRIVEWAY APRON
7. 6-FOOT HIGH BLACK VINYL COATED CHAIN LINK FENCE
8. 6-FOOT HIGH BLACK VINYL COATED CHAIN LINK SINGLE SWING FENCE GATE
9. PATIO. REFER TO ARCHITECTURAL PLANS FOR MORE INFORMATION.
10. CONCRETE STAIRS. REFER TO ARCHITECTURAL PLANS FOR MORE INFORMATION.
11. TRASH ENCLOSURE. REFER TO ARCHITECTURAL PLANS FOR MORE INFORMATION.

knothe bruce ARCHITECTS
Phone: [redacted] Greenway Blvd., Suite 0 0
[redacted] Middleton, WI 5 3 5 6 2

kapur
[redacted] N. Jefferson Street, Ste 900
Milwaukee, Wisconsin 53202
kapurinc.com

ISSUED
Conditional Use Permit Set - July 15, 2026

PROJECT TITLE
Harbor View Lofts

Red Earth Development

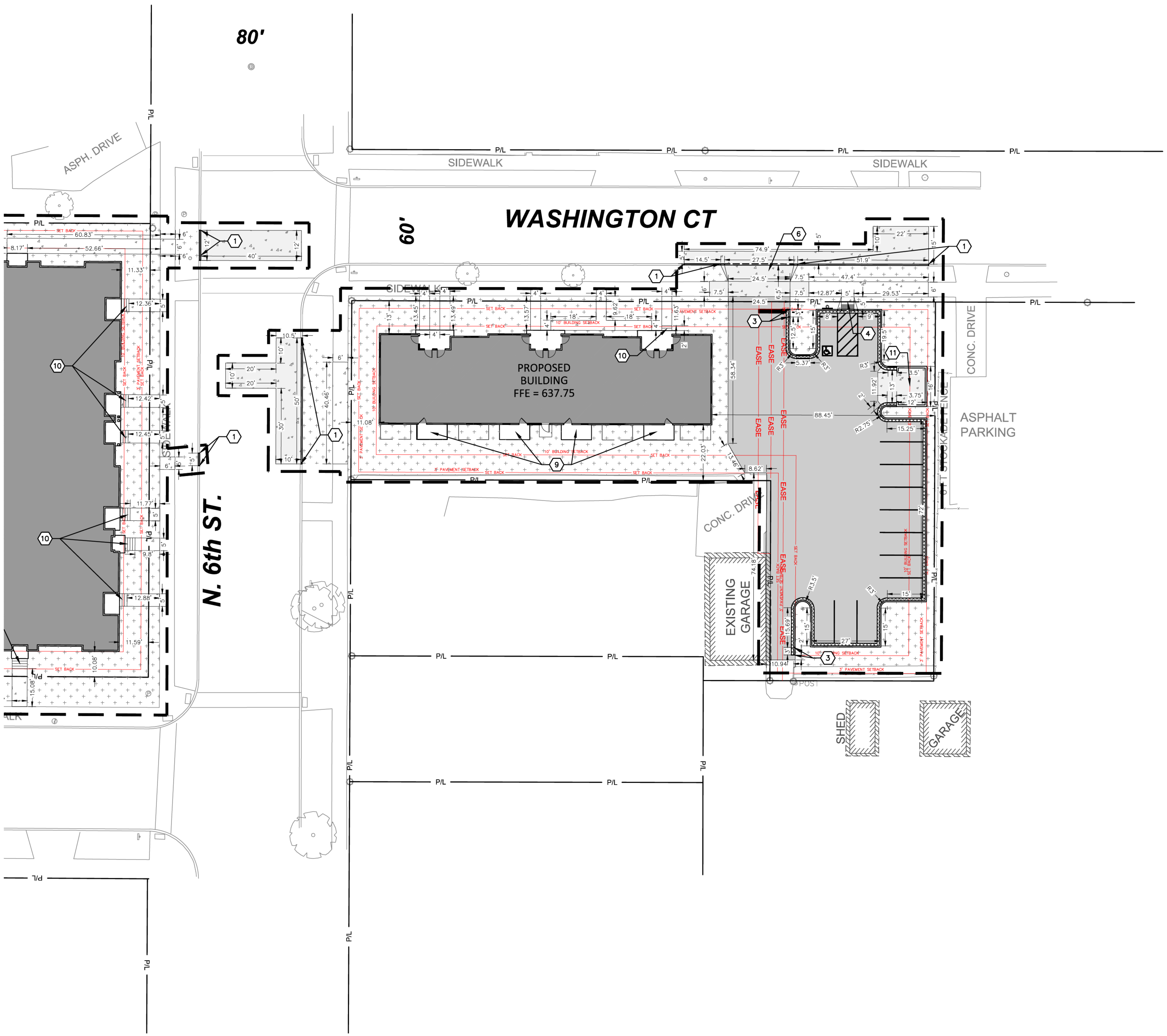
N 7th St & Wisconsin Ave & N 6th & Washington Ct
Sheboygan, Wisconsin

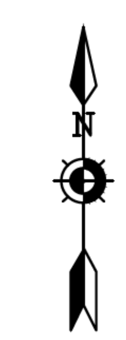
SHEET TITLE
SITE LAYOUT PLAN - AREA A

SHEET NUMBER
C102A

PROJECT NO. 2442

© Knothe & Bruce Architects, LLC





Scale: 0 10 20 40

Scale: 1" = 20'

DIGGERS HOTLINE

Dial 811 or (800)242-8511

www.DiggersHotline.com

KEY INDEX

- PROJECT LIMITS
- P/L — PROPERTY LINE
- EASE — EASEMENT LINE
- SET BACK — SET BACK LINE
- AREAS DISTURBED BY CONSTRUCTION (NOT SPECIFICALLY CALLED OUT ON THE LANDSCAPE PLANS) TO BE RESTORED WITH MINIMUM 4" TOPSOIL, SEED, FERTILIZER, AND MULCH (TYP). USE SALVAGED TOPSOIL OR IMPORT TOPSOIL IF REQUIRED.
- ASPHALTIC CONCRETE (LIGHT DUTY)
  1.50" SURFACE COURSE
  2.00" BINDER COURSE
  8.50" AGGREGATE BASE COURSE
- CONCRETE SLAB
  5.00" CONCRETE
  4.00" AGGREGATE BASE COURSE
- HEAVY DUTY CONCRETE PAVEMENT
  7.00" CONCRETE
  6.00" AGGREGATE BASE COURSE
- HIGH-SIDE CONCRETE CURB & GUTTER 18" BARRIER UNLESS OTHERWISE NOTED

1. INTEGRAL CURB
2. 6" STEEL BOLLARD
3. TRANSITION FROM 18" BARRIER CURB & GUTTER TO ZERO FACE CURB & GUTTER
4. ACCESSIBILITY RAMP WITH TRUNCATED DOME DETECTABLE WARNING FIELDS
5. ACCESSIBILITY RAMP WITH TRUNCATED DOME DETECTABLE WARNING FIELDS
6. CONCRETE DRIVEWAY APRON
7. 6-FOOT HIGH BLACK VINYL COATED CHAIN LINK FENCE
8. 6-FOOT HIGH BLACK VINYL COATED CHAIN LINK SINGLE SWING FENCE GATE
9. PATIO. REFER TO ARCHITECTURAL PLANS FOR MORE INFORMATION.
10. CONCRETE STAIRS. REFER TO ARCHITECTURAL PLANS FOR MORE INFORMATION.
11. TRASH ENCLOSURE. REFER TO ARCHITECTURAL PLANS FOR MORE INFORMATION.

knothe • bruce
ARCHITECTS
Phone: [redacted] Greenway Blvd., Suite
9 0 0
[redacted] Middleton, WI
5 3 5 6 2

kapur
[redacted] N. Jefferson Street, Ste 900
Milwaukee, Wisconsin 53202

kapurinc.com

ISSUED
Conditional Use Permit Set - July 15, 2026

PROJECT TITLE
Harbor View Lofts

Red Earth Development

N 7th St & Wisconsin Ave & N 6th & Washington Ct
Sheboygan, Wisconsin

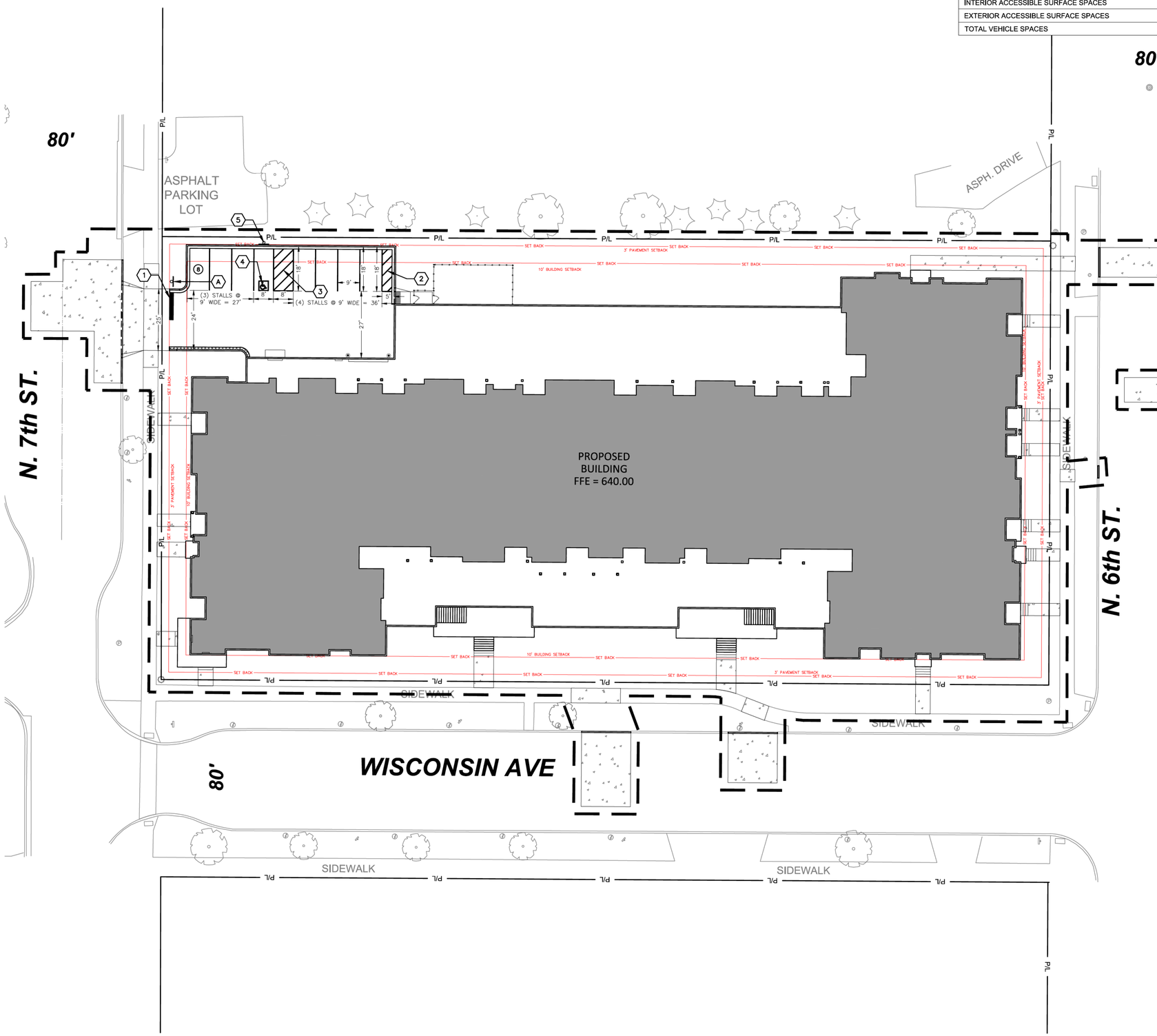
SHEET TITLE
SITE LAYOUT PLAN - AREA B

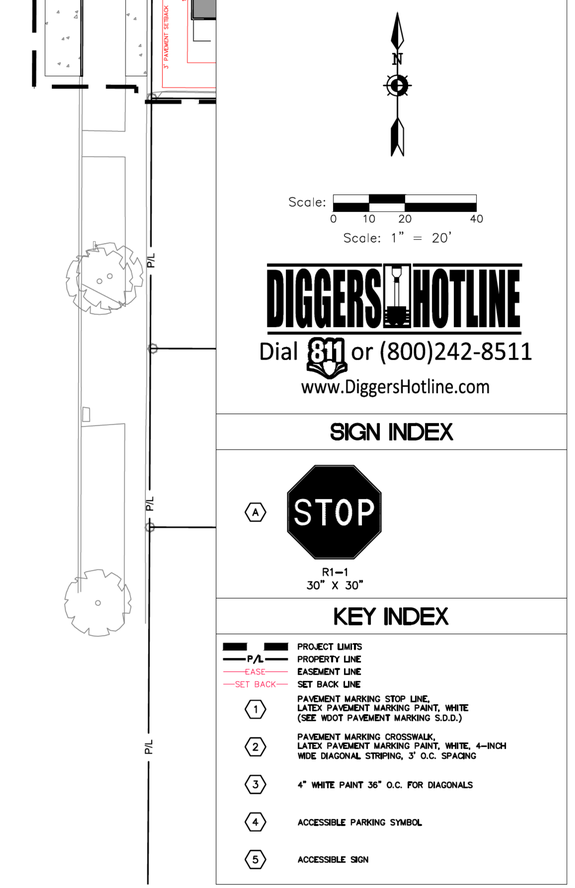
SHEET NUMBER
C102B

PROJECT NO. 2442

© Knothe & Bruce Architects, LLC

WEST PARKING SUMMARY	
REQUIRED VEHICLE SPACES - 2 SPACES FOR EACH UNIT WITH 2 OR MORE BEDROOMS AND 1-1/2 SPACES FOR EACH UNIT WITH 1 BEDROOM OR LESS - 2 BEDROOM UNITS = 46 X 2 SPACES = 92 SPACES - 1 BEDROOM UNITS = 80 X 1.5 SPACES = 120 SPACES	212
INTERIOR STANDARD SURFACE SPACES	90
EXTERIOR STANDARD SURFACE SPACES	7
INTERIOR ACCESSIBLE SURFACE SPACES	2
EXTERIOR ACCESSIBLE SURFACE SPACES	1
TOTAL VEHICLE SPACES	100





Scale: 0 10 20 40

Scale: 1" = 20'

DIGGERS HOTLINE

Dial 811 or (800)242-8511

www.DiggersHotline.com

SIGN INDEX

R1-1
30" X 30"

KEY INDEX

- PROJECT LIMITS
- P/L — PROPERTY LINE
- EASE — EASEMENT LINE
- SET BACK — SET BACK LINE
- 1 — PAVEMENT MARKING STOP LINE, LATEX PAVEMENT MARKING PAINT, WHITE (SEE WDOT PAVEMENT MARKING S.D.D.)
- 2 — PAVEMENT MARKING CROSSWALK, LATEX PAVEMENT MARKING PAINT, WHITE, 4-INCH WIDE DIAGONAL STRIPING, 3' O.C. SPACING
- 3 — 4" WHITE PAINT 36" O.C. FOR DIAGONALS
- 4 — ACCESSIBLE PARKING SYMBOL
- 5 — ACCESSIBLE SIGN

knothe bruce ARCHITECTS
Phone: [redacted] Greenway Blvd., Suite 900 Middleton, WI 53562

kapur
[redacted] N. Jefferson Street, Ste 900
Milwaukee, Wisconsin 53202
kapurinc.com

ISSUED
Conditional Use Permit Set - July 15, 2026

PROJECT TITLE
Harbor View Lofts

Red Earth Development

N 7th St & Wisconsin Ave & N 6th & Washington Ct
Sheboygan, Wisconsin

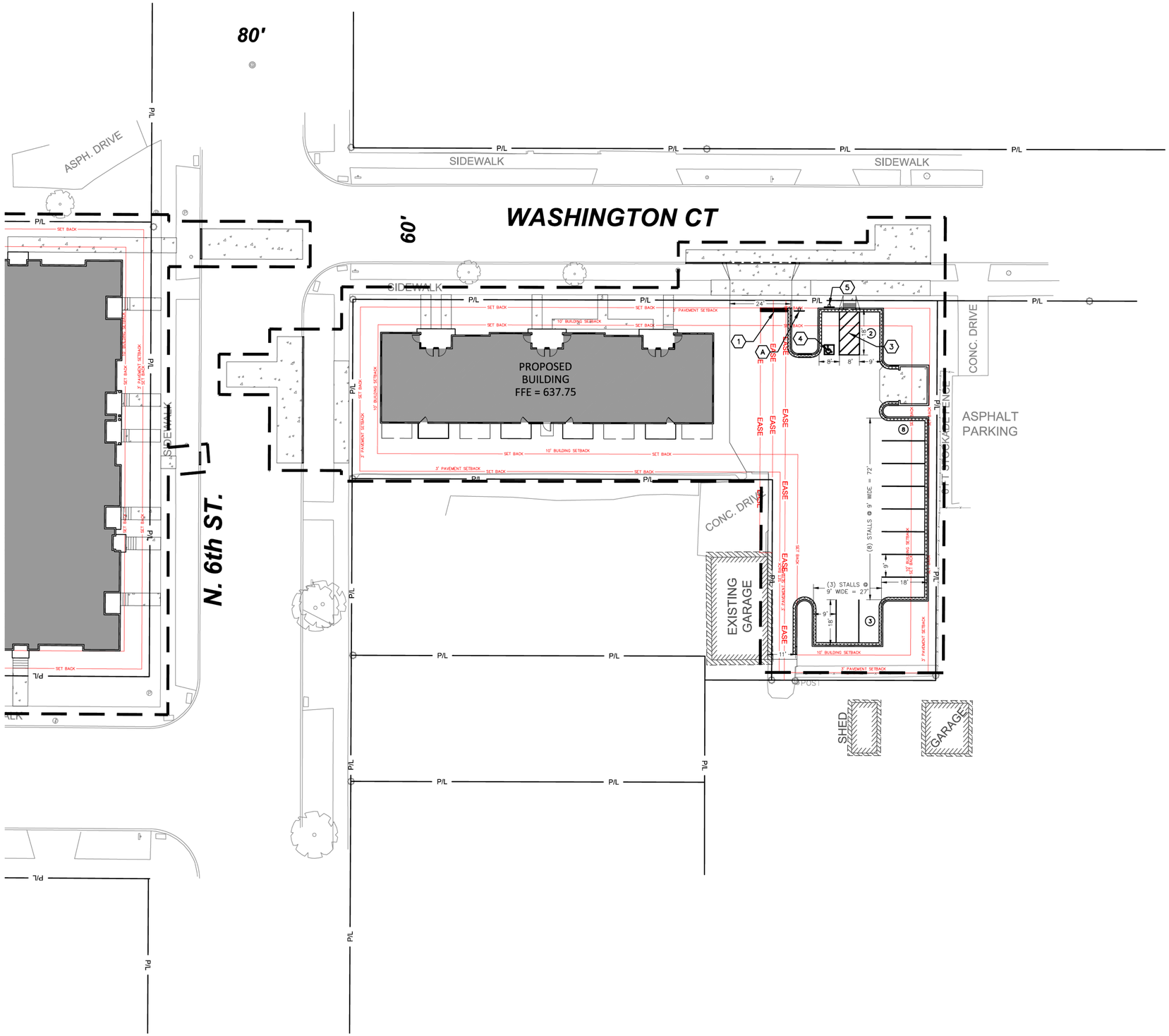
SHEET TITLE
SITE SIGNAGE & TRAFFIC CONTROL PLAN - AREA A

SHEET NUMBER
C103A

PROJECT NO. 2442

© Knothe & Bruce Architects, LLC

EAST PARKING SUMMARY	
REQUIRED VEHICLE SPACES - 2 SPACES FOR EACH UNIT WITH 2 OR MORE BEDROOMS AND 1-1/2 SPACES FOR EACH UNIT WITH 1 BEDROOM OR LESS - 2 BEDROOM UNITS = 8 X 2 SPACES = 16 SPACES - 1 BEDROOM UNITS = 2 X 1.5 SPACES = 3 SPACES	19
STANDARD SURFACE SPACES	12
ACCESSIBLE SURFACE SPACES	1
TOTAL VEHICLE SPACES	13



knothe bruce ARCHITECTS
Phone: [redacted] Greenway Blvd., Suite [redacted]
Middleton, WI [redacted]

kapur
[redacted] N. Jefferson Street, Ste 900
Milwaukee, Wisconsin 53202
kapurinc.com

ISSUED
Conditional Use Permit Set - July 15, 2026

Scale: 0 10 20 40
Scale: 1" = 20'

DIGGERS HOTLINE
Dial 811 or (800)242-8511
www.DiggersHotline.com

SIGN INDEX

(A) STOP
R1-1
30" X 30"

KEY INDEX

	PROJECT LIMITS
P/L	PROPERTY LINE
EASE	EASEMENT LINE
SET BACK	SET BACK LINE
1	PAVEMENT MARKING STOP LINE, LATEX PAVEMENT MARKING PAINT, WHITE (SEE WDOT PAVEMENT MARKING S.D.D.)
2	PAVEMENT MARKING CROSSWALK, LATEX PAVEMENT MARKING PAINT, WHITE, 4-INCH WIDE DIAGONAL STRIPING, 3' O.C. SPACING
3	4" WHITE PAINT 36" O.C. FOR DIAGONALS
4	ACCESSIBLE PARKING SYMBOL
5	ACCESSIBLE SIGN

PROJECT TITLE
Harbor View Lofts

Red Earth Development

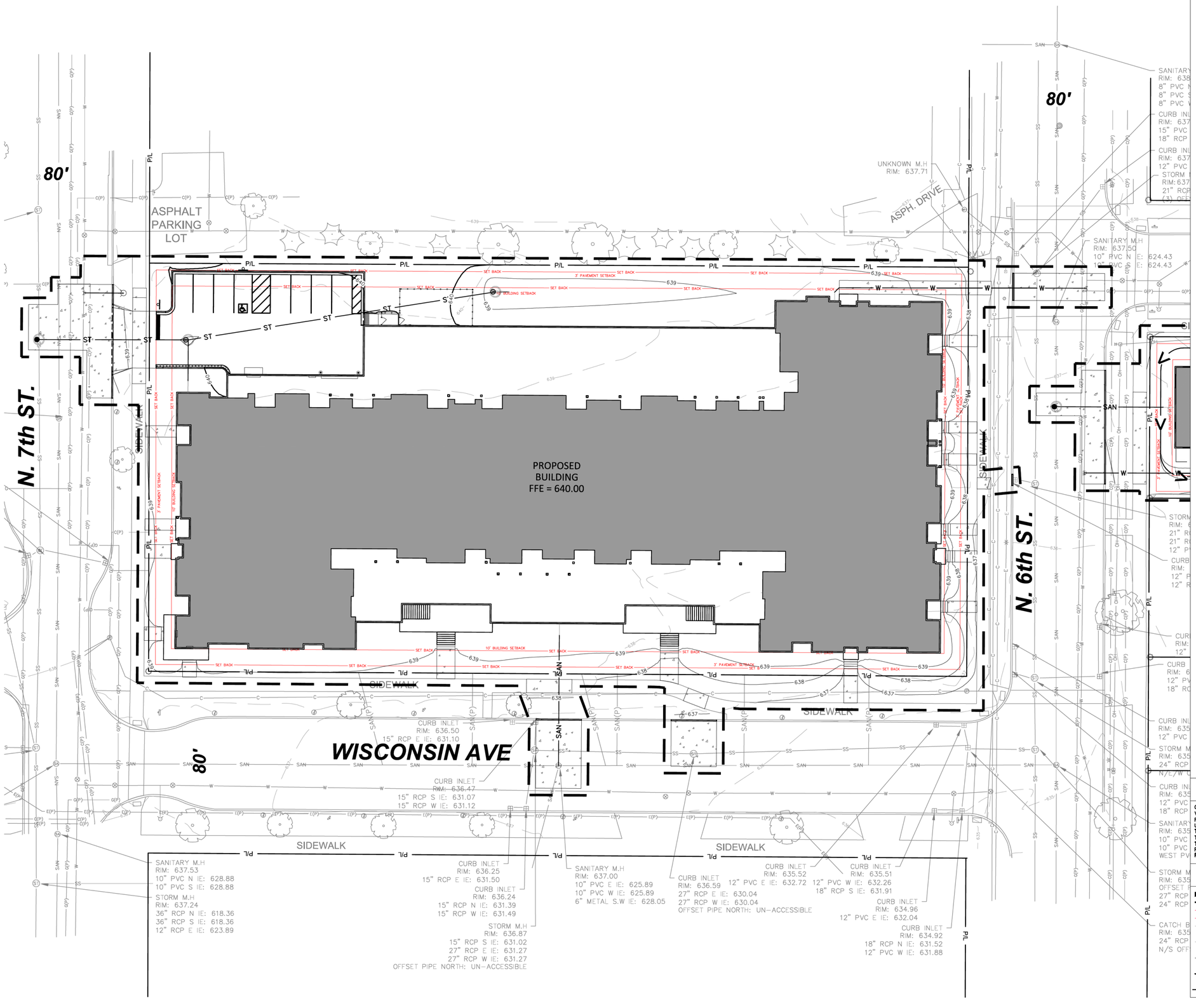
N 7th St & Wisconsin Ave & N 6th & Washington Ct
Sheboygan, Wisconsin

SHEET TITLE
SITE SIGNAGE & TRAFFIC CONTROL PLAN - AREA B

SHEET NUMBER
C103B

PROJECT NO. 2442

© Knothe & Bruce Architects, LLC



knothe bruce ARCHITECTS
Phone: [redacted] Greenway Blvd., Suite 900 Middleton, WI 53562

kapur
[redacted] N. Jefferson Street, Ste 900
Milwaukee, Wisconsin 53202
kapurinc.com

ISSUED
Conditional Use Permit Set - July 15, 2026

Scale: 0 10 20 40
Scale: 1" = 20'

DIGGERS HOTLINE
Dial 811 or (800)242-8511
www.DiggersHotline.com

GRADING NOTES

GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR VERIFYING OWNERSHIP OF AND COORDINATING THE DEMOLITION AND / OR RELOCATION / ELEVATION ADJUSTMENT OF ALL EXISTING PUBLIC OR PRIVATE UTILITIES WITHIN THE PROJECT LIMITS THAT MAY BE AFFECTED BY TOPOGRAPHICAL CHANGES, UTILITIES, OR OTHER PROPOSED CONSTRUCTION ON THE PROJECT, INCLUDING BUT NOT LIMITED TO ELECTRICAL / FIBER OPTIC / TELEPHONE / CABLE / GAS / WATER / SANITARY / STORM. DEMOLITION / RELOCATION OF THIS UTILITY WORK MUST BE IN ACCORDANCE WITH ALL STATE, FEDERAL, LOCAL, AND UTILITY OWNER REGULATIONS.

KEY INDEX

- PROJECT LIMITS
- P/L — PROPERTY LINE
- EASE — EASEMENT LINE
- SET BACK — SET BACK LINE
- 636 — EXISTING CONTOUR MINOR
- 635 — EXISTING CONTOUR MAJOR
- 634 — PROPOSED CONTOUR MINOR
- 635 — PROPOSED CONTOUR MAJOR
- DRAINAGE SWALE

PROJECT TITLE
Harbor View Lofts

Red Earth Development

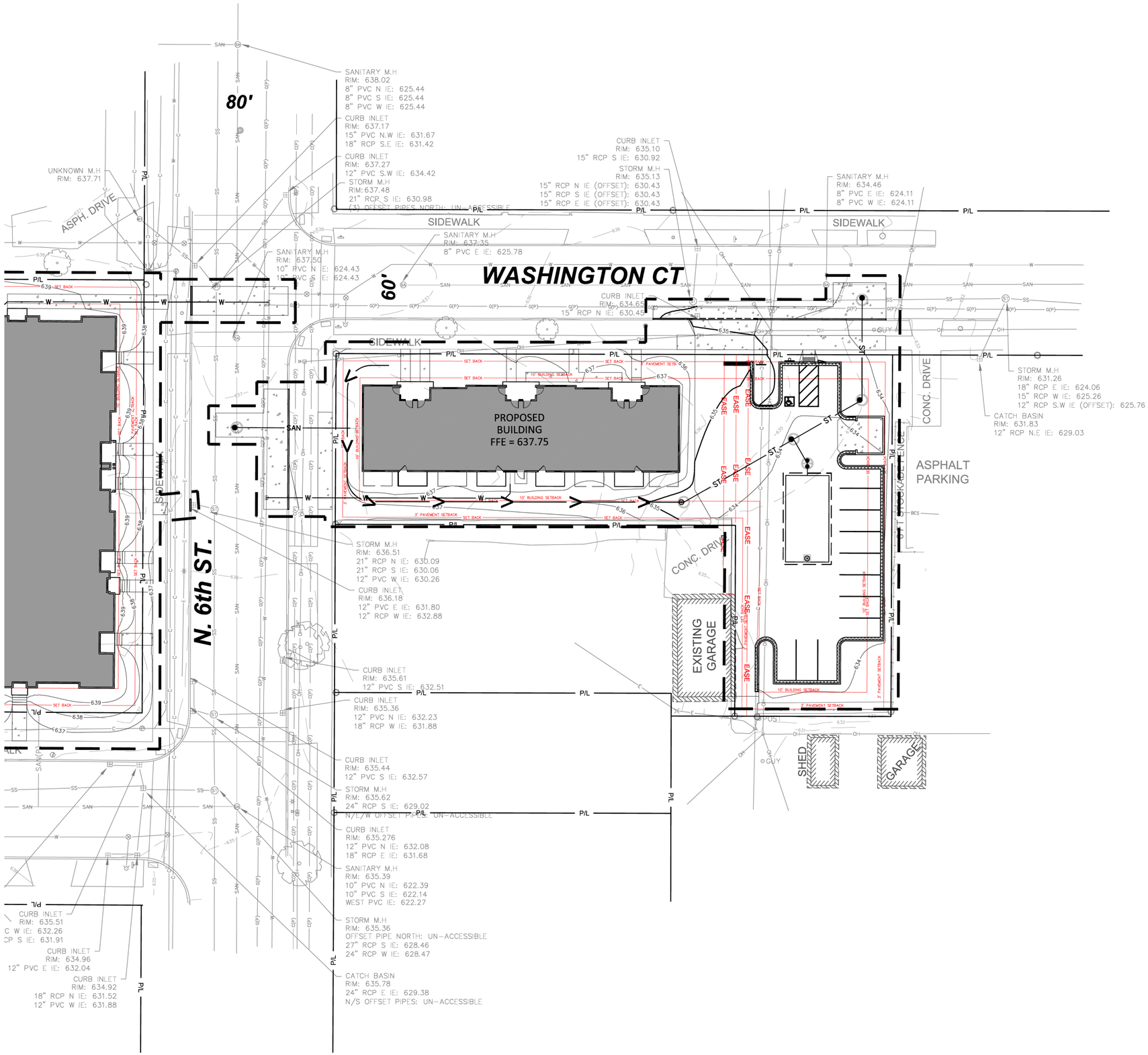
N 7th St & Wisconsin Ave & N 6th & Washington Ct
Sheboygan, Wisconsin

SHEET TITLE
SITE GRADING PLAN - AREA A

SHEET NUMBER
C104A

PROJECT NO. 2442

© Knothe & Bruce Architects, LLC



knothe bruce ARCHITECTS
Phone: [redacted]
[redacted] Greenway Blvd., Suite 0
[redacted] Middleton, WI
5 3 5 6 2

kapur
[redacted] N. Jefferson Street, Ste 900
Milwaukee, Wisconsin 53202
kapurinc.com

ISSUED
Conditional Use Permit Set - July 15, 2026

Scale: 0 10 20 40
Scale: 1" = 20'

DIGGERS HOTLINE
Dial 811 or (800)242-8511
www.DiggersHotline.com

GRADING NOTES

GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR VERIFYING OWNERSHIP OF AND COORDINATING THE DEMOLITION AND / OR RELOCATION / ELEVATION ADJUSTMENT OF ALL EXISTING PUBLIC OR PRIVATE UTILITIES WITHIN THE PROJECT LIMITS THAT MAY BE AFFECTED BY TOPOGRAPHICAL CHANGES, UTILITIES, OR OTHER PROPOSED CONSTRUCTION ON THE PROJECT, INCLUDING BUT NOT LIMITED TO ELECTRICAL / FIBER OPTIC / TELEPHONE / CABLE / GAS / WATER / SANITARY / STORM. DEMOLITION / RELOCATION OF THIS UTILITY WORK MUST BE IN ACCORDANCE WITH ALL STATE, FEDERAL, LOCAL, AND UTILITY OWNER REGULATIONS.

KEY INDEX

- PROJECT LIMITS
- P/L — PROPERTY LINE
- EASE — EASEMENT LINE
- SET BACK — SET BACK LINE
- 635 — EXISTING CONTOUR MINOR
- 635 — EXISTING CONTOUR MAJOR
- 634 — PROPOSED CONTOUR MINOR
- 635 — PROPOSED CONTOUR MAJOR
- DRAINAGE SWALE

PROJECT TITLE
Harbor View Lofts

Red Earth Development

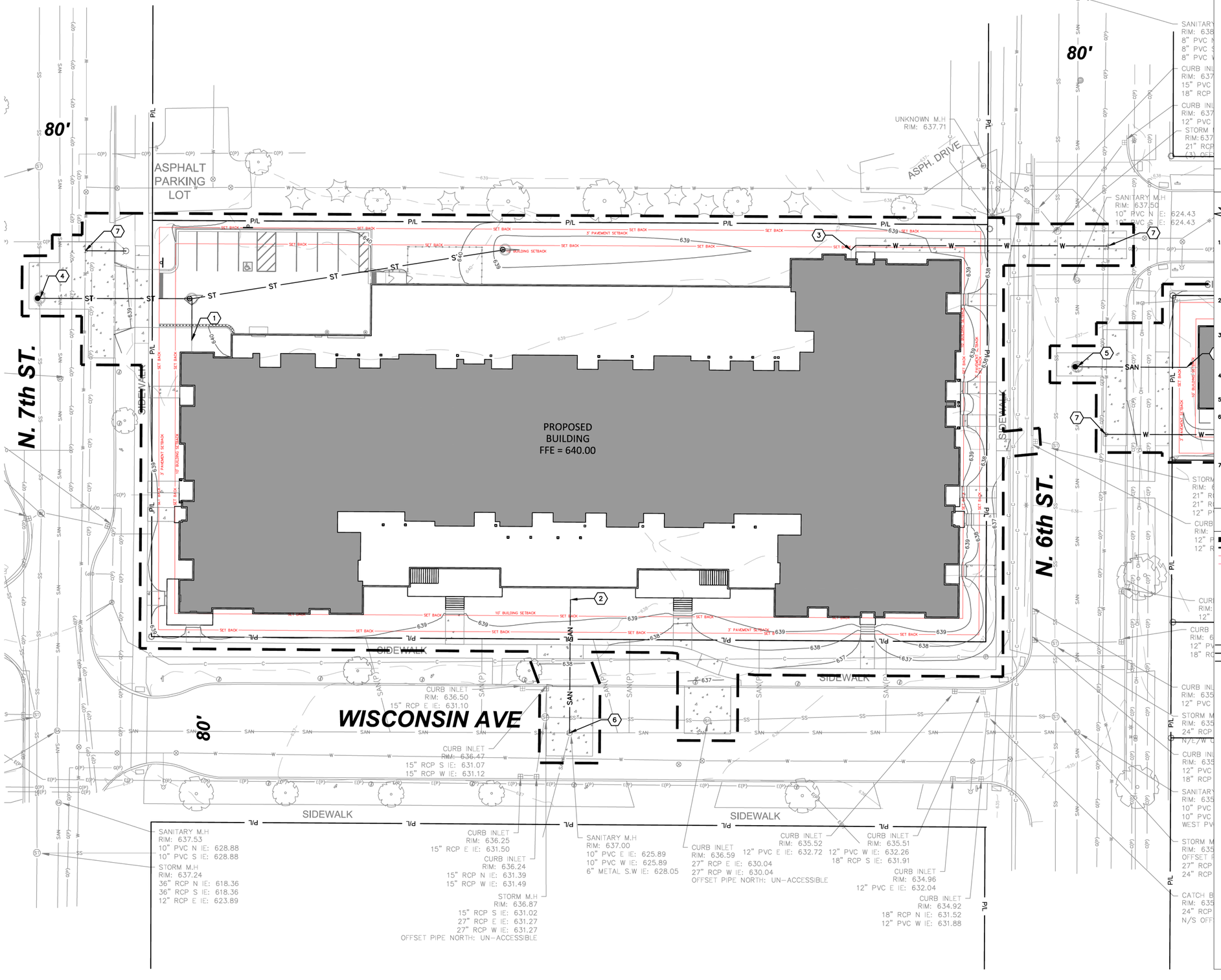
N 7th St & Wisconsin Ave & N 6th & Washington Ct
Sheboygan, Wisconsin

SHEET TITLE
SITE GRADING PLAN - AREA B

SHEET NUMBER
C104B

PROJECT NO. 2442

© Knothe & Bruce Architects, LLC



Scale: 0 10 20 40

Scale: 1" = 20'

DIGGERS HOTLINE

Dial 811 or (800)242-8511

www.DiggersHotline.com

UTILITY NOTES

CAUTION

KNOWN UTILITY AND POTENTIAL CONFLICT EXIST WITH EXISTING UNDERGROUND UTILITIES. PRIOR TO UTILITY INSTALLATION, CONTRACTOR TO EXCAVATE AND EXPOSE EXISTING UTILITIES, VERIFY LOCATIONS AND ELEVATIONS, AND CONTACT ENGINEER IF CONFLICTS EXIST WITH PROPOSED CONSTRUCTION AND EXISTING UNDERGROUND UTILITIES..

1. PER PROJECT SPECIFICATIONS AND THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, THE POINT OF COMMENCEMENT FOR THE LAYING OF SEWER PIPE SHALL BE AT THE LOWEST POINT IN THE PROPOSED SEWER LINE. THE PIPE SHALL BE LAID WITH THE BELL END OF THE BELL AND SPIGOT PIPE, OR WITH THE RECEIVING GROOVE END OF THE TONGUE AND GROOVE PIPE, POINTING UPGRADE. WHEN A NEW SEWER IS TO BE CONNECTED TO AN EXISTING SEWER NOT TERMINATING IN A MANHOLE, THE CONTRACTOR SHALL UNCOVER THE EXISTING SEWER TO ALLOW ANY ADJUSTMENTS IN LINE AND GRADE TO BE MADE BEFORE PIPE IS LAID.
2. THE UNDERGROUND AND OVERHEAD UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES, LOCAL MUNICIPALITY, PROPERTY OWNER, AND DIGGERS HOTLINE. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.
3. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS SHALL APPLY FOR AND OBTAIN ALL THEIR REQUIRED PERMITS AND APPROVALS PRIOR TO THE START OF THEIR WORK. CONSULT WITH AND OBTAIN FROM ENGINEER COPIES OF ENGINEERING DESIGN APPROVAL PERMITS, INCLUDING BUT NOT LIMITED TO WDNR, STATE OR LOCAL PLUMBING, WDOT, COUNTY, AND STORM WATER MANAGEMENT.
4. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS SHALL CONTACT DIGGER'S HOTLINE TO ALLOW THEM SUFFICIENT TIME TO LOCATE EXISTING UTILITIES PRIOR TO COMMENCEMENT OF WORK.
5. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR COORDINATING THEIR WORK WITH ALL OTHER CONTRACTORS.
6. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR VERIFYING OWNERSHIP OF AND COORDINATING THE DEMOLITION AND/OR RELOCATION OF ALL EXISTING UTILITIES FROM EXISTING BUILDINGS AND WITHIN THE PROJECT LIMITS, INCLUDING BUT NOT LIMITED TO ELECTRICAL/FIBER OPTIC/TELEPHONE/CABLE/GAS/WATER/SANITARY/STORM. DEMOLITION OF THIS UTILITY WORK MUST BE IN ACCORDANCE WITH ALL STATE, FEDERAL, & LOCAL REGULATIONS.
7. FOR ALL WORK, GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR REVIEWING BID DOCUMENTS, VERIFYING THE VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES WITHIN THE PROJECT LIMITS, AND INCLUDE IN THEIR CONTRACT THE RELOCATION OF SAID UTILITIES (NOTED OR NOT ON THE BID DOCUMENTS) AS NECESSARY TO PROVIDE PROPER DEPTH/CLEARANCE PER UTILITY OWNER'S REQUIREMENTS.

KEY INDEX

- PROJECT LIMITS
- P/L — PROPERTY LINE
- EASE — EASEMENT LINE
- SET BACK — SET BACK LINE
- STORM MANHOLE
- STORM CATCH BASIN WITH ROUND FRAME & GRATE
- STORM OUTLET STRUCTURE
- ST — STORM SEWER
- SAN — SANITARY SEWER
- W — WATER MAIN
- WATER MAIN TAPPING SLEEVE
- HYDRANT
- 1 — CONTRACTOR TO PROVIDE CONTINUATION OF STORM SEWER 5 FEET FROM BUILDING. VERIFY EXACT INVERT AND LOCATION IN FIELD.
- 2 — CONTRACTOR TO PROVIDE CONTINUATION OF SANITARY SEWER 5 FEET FROM BUILDING. VERIFY EXACT INVERT AND LOCATION IN FIELD.
- 3 — CONTRACTOR TO PROVIDE CONTINUATION OF WATER MAIN 5 FEET FROM BUILDING. VERIFY EXACT INVERT AND LOCATION IN FIELD.
- 4 — CONTRACTOR TO INSTALL PROPOSED STORM SEWER STRUCTURE OVER EXISTING STORM SEWER. VERIFY EXACT LOCATION AND DEPTH IN FIELD PRIOR TO CONSTRUCTION. CONTACT ENGINEER IF CONFLICTS ARISE.
- 5 — CONTRACTOR TO INSTALL PROPOSED SANITARY SEWER STRUCTURE OVER EXISTING SANITARY SEWER. VERIFY EXACT LOCATION AND DEPTH IN FIELD PRIOR TO CONSTRUCTION. CONTACT ENGINEER IF CONFLICTS ARISE.
- 6 — CONTRACTOR TO CONNECT PROPOSED SANITARY SEWER TO EXISTING SANITARY SEWER STRUCTURE. VERIFY EXACT LOCATION AND DEPTH IN FIELD PRIOR TO CONSTRUCTION. CONTACT ENGINEER IF CONFLICTS ARISE.
- 7 — CONTRACTOR TO CONNECT TO EXISTING WATER MAIN VIA TAPPING SLEEVE PER STANDARD SPECIFICATIONS FOR SEWERS AND WATER IN WISCONSIN. VERIFY EXACT DEPTH AND LOCATION IN FIELD PRIOR TO CONSTRUCTION. CONTACT ENGINEER IF CONFLICTS ARISE.
- 8 — 1,000 CF OF GEOCELLULAR UNDERGROUND STORMWATER MANAGEMENT SYSTEM WITH A MINIMUM OF 12" OF STONE ABOVE AND BELOW AND MINIMUM OF 12" OF STONE ON ALL SIDES.
- 9 — 3' X 3' CONCRETE VAULT WITH OPENINGS TO NORTH, EAST, AND WEST WITH R-2502-D FRAME & GRATE.

knothe bruce ARCHITECTS
Phone: [redacted] Greenway Blvd., Suite 900 Middleton, WI 53562

kapur
[redacted] N. Jefferson Street, Ste 900
Milwaukee, Wisconsin 53202
kapurinc.com

ISSUED
Conditional Use Permit Set - July 15, 2026

PROJECT TITLE
Harbor View Lofts

Red Earth Development

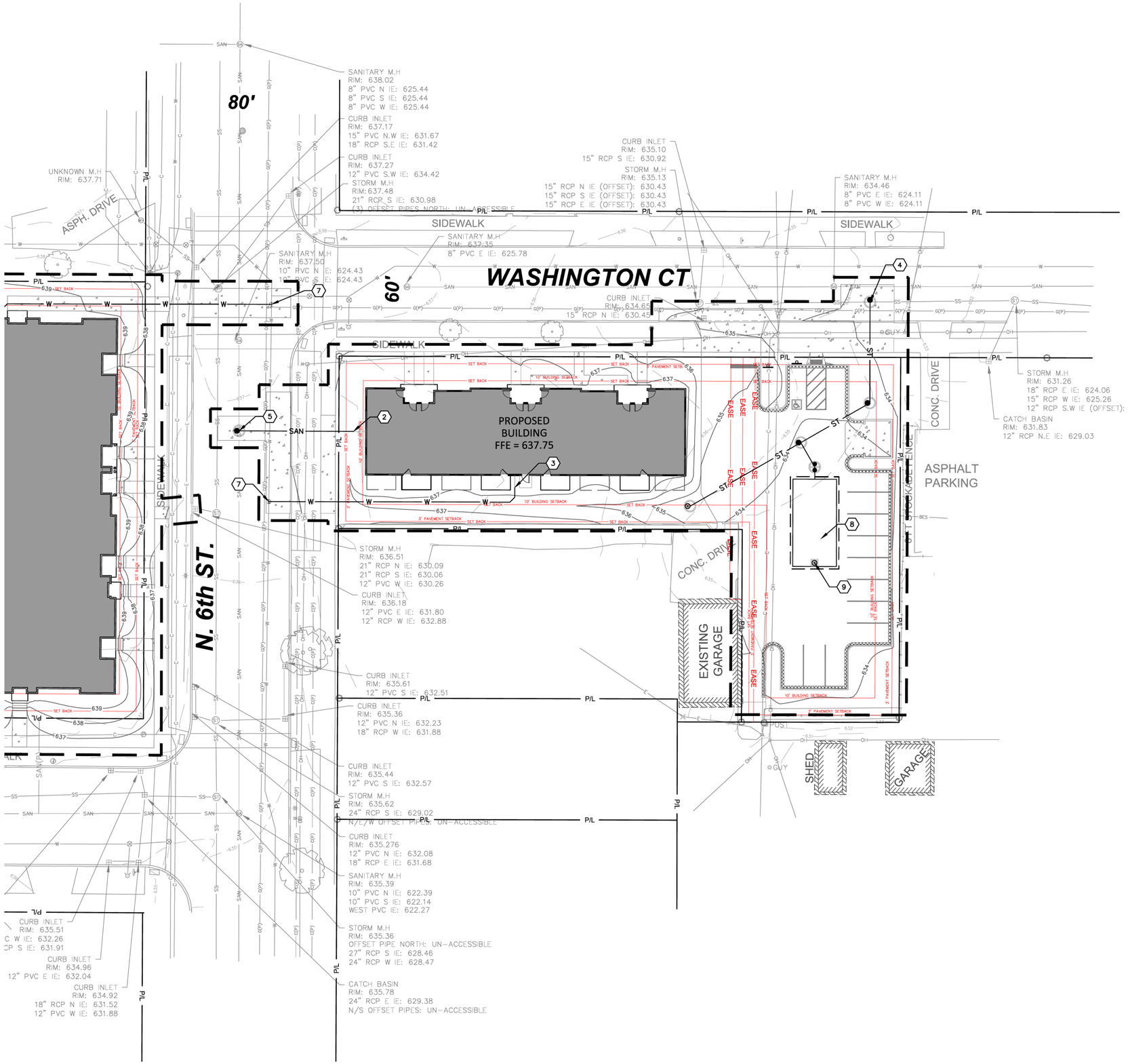
N 7th St & Wisconsin Ave & N 6th & Washington Ct
Sheboygan, Wisconsin

SHEET TITLE
SITE UTILITY PLAN - AREA A

SHEET NUMBER
C105A

PROJECT NO. 2442

© Knothe & Bruce Architects, LLC



Scale: 0 10 20 40

Scale: 1" = 20'

DIGGERS HOTLINE

Dial 811 or (800)242-8511

www.DiggersHotline.com

UTILITY NOTES

CAUTION

KNOWN UTILITY AND POTENTIAL CONFLICT EXIST WITH EXISTING UNDERGROUND UTILITIES. PRIOR TO UTILITY INSTALLATION, CONTRACTOR TO EXCAVATE AND EXPOSE EXISTING UTILITIES, VERIFY LOCATIONS AND ELEVATIONS, AND CONTACT ENGINEER IF CONFLICTS EXIST WITH PROPOSED CONSTRUCTION AND EXISTING UNDERGROUND UTILITIES..

1. PER PROJECT SPECIFICATIONS AND THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, THE POINT OF COMMENCEMENT FOR THE LAYING OF SEWER PIPE SHALL BE AT THE LOWEST POINT IN THE PROPOSED SEWER LINE. THE PIPE SHALL BE LAID WITH THE BELL END OF THE BELL AND SPIGOT PIPE, OR WITH THE RECEIVING GROOVE END OF THE TONGUE AND GROOVE PIPE, POINTING UPGRADE. WHEN A NEW SEWER IS TO BE CONNECTED TO AN EXISTING SEWER NOT TERMINATING IN A MANHOLE, THE CONTRACTOR SHALL UNCOVER THE EXISTING SEWER TO ALLOW ANY ADJUSTMENTS IN LINE AND GRADE TO BE MADE BEFORE PIPE IS LAID.
2. THE UNDERGROUND AND OVERHEAD UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES, LOCAL MUNICIPALITY, PROPERTY OWNER, AND DIGGERS HOTLINE. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.
3. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS SHALL APPLY FOR AND OBTAIN ALL THEIR REQUIRED PERMITS AND APPROVALS PRIOR TO THE START OF THEIR WORK. CONSULT WITH AND OBTAIN FROM ENGINEER COPIES OF ENGINEERING DESIGN APPROVAL PERMITS, INCLUDING BUT NOT LIMITED TO WDNR, STATE OR LOCAL PLUMBING, WDOT, COUNTY, AND STORM WATER MANAGEMENT.
4. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS SHALL CONTACT DIGGER'S HOTLINE TO ALLOW THEM SUFFICIENT TIME TO LOCATE EXISTING UTILITIES PRIOR TO COMMENCEMENT OF WORK.
5. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR COORDINATING THEIR WORK WITH ALL OTHER CONTRACTORS.
6. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR VERIFYING OWNERSHIP OF AND COORDINATING THE DEMOLITION AND/OR RELOCATION OF ALL EXISTING UTILITIES FROM EXISTING BUILDINGS AND WITHIN THE PROJECT LIMITS, INCLUDING BUT NOT LIMITED TO ELECTRICAL/FIBER OPTIC/TELEPHONE/CABLE/GAS/WATER/SANITARY/STORM. DEMOLITION OF THIS UTILITY WORK MUST BE IN ACCORDANCE WITH ALL STATE, FEDERAL, & LOCAL REGULATIONS.
7. FOR ALL WORK, GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR REVIEWING BID DOCUMENTS, VERIFYING THE VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES WITHIN THE PROJECT LIMITS, AND INCLUDE IN THEIR CONTRACT THE RELOCATION OF SAID UTILITIES (NOTED OR NOT ON THE BID DOCUMENTS) AS NECESSARY TO PROVIDE PROPER DEPTH/CLEARANCE PER UTILITY OWNER'S REQUIREMENTS.

KEY INDEX

- PROJECT LIMITS
- P/L — PROPERTY LINE
- EASE — EASEMENT LINE
- SET BACK — SET BACK LINE
- STORM MANHOLE
- STORM CATCH BASIN WITH ROUND FRAME & GRATE
- STORM OUTLET STRUCTURE
- ST — STORM SEWER
- SAN — SANITARY SEWER
- W — WATER MAIN
- WATER MAIN TAPPING SLEEVE
- HYDRANT
- (1) CONTRACTOR TO PROVIDE CONTINUATION OF STORM SEWER 5 FEET FROM BUILDING. VERIFY EXACT INVERT AND LOCATION IN FIELD.
- (2) CONTRACTOR TO PROVIDE CONTINUATION OF SANITARY SEWER 5 FEET FROM BUILDING. VERIFY EXACT INVERT AND LOCATION IN FIELD.
- (3) CONTRACTOR TO PROVIDE CONTINUATION OF WATER MAIN 5 FEET FROM BUILDING. VERIFY EXACT INVERT AND LOCATION IN FIELD.
- (4) CONTRACTOR TO INSTALL PROPOSED STORM SEWER STRUCTURE OVER EXISTING STORM SEWER. VERIFY EXACT LOCATION AND DEPTH IN FIELD PRIOR TO CONSTRUCTION. CONTACT ENGINEER IF CONFLICTS ARISE.
- (5) CONTRACTOR TO INSTALL PROPOSED SANITARY SEWER STRUCTURE OVER EXISTING SANITARY SEWER. VERIFY EXACT LOCATION AND DEPTH IN FIELD PRIOR TO CONSTRUCTION. CONTACT ENGINEER IF CONFLICTS ARISE.
- (6) CONTRACTOR TO CONNECT PROPOSED SANITARY SEWER TO EXISTING SANITARY SEWER STRUCTURE. VERIFY EXACT LOCATION AND DEPTH IN FIELD PRIOR TO CONSTRUCTION. CONTACT ENGINEER IF CONFLICTS ARISE.
- (7) CONTRACTOR TO CONNECT TO EXISTING WATER MAIN VIA TAPPING SLEEVE PER STANDARD SPECIFICATIONS FOR SEWERS AND WATER IN WISCONSIN. VERIFY EXACT DEPTH AND LOCATION IN FIELD PRIOR TO CONSTRUCTION. CONTACT ENGINEER IF CONFLICTS ARISE.
- (8) 1,000 CF OF GEOCELLULAR UNDERGROUND STORMWATER MANAGEMENT SYSTEM WITH A MINIMUM OF 12" OF STONE ABOVE AND BELOW AND MINIMUM OF 12" OF STONE ON ALL SIDES.
- (9) 3' X 3' CONCRETE VAULT WITH OPENINGS TO NORTH, EAST, AND WEST WITH R-2502-D FRAME & GRATE.

knothe bruce ARCHITECTS
Phone: 9 0 Greenway Blvd., Suite 0 Middleton, WI 5 3 5 6 2
kapur
N. Jefferson Street, Ste 900
Milwaukee, Wisconsin 53202
kapurinc.com

ISSUED
Conditional Use Permit Set - July 15, 2026

PROJECT TITLE
Harbor View Lofts

Red Earth Development

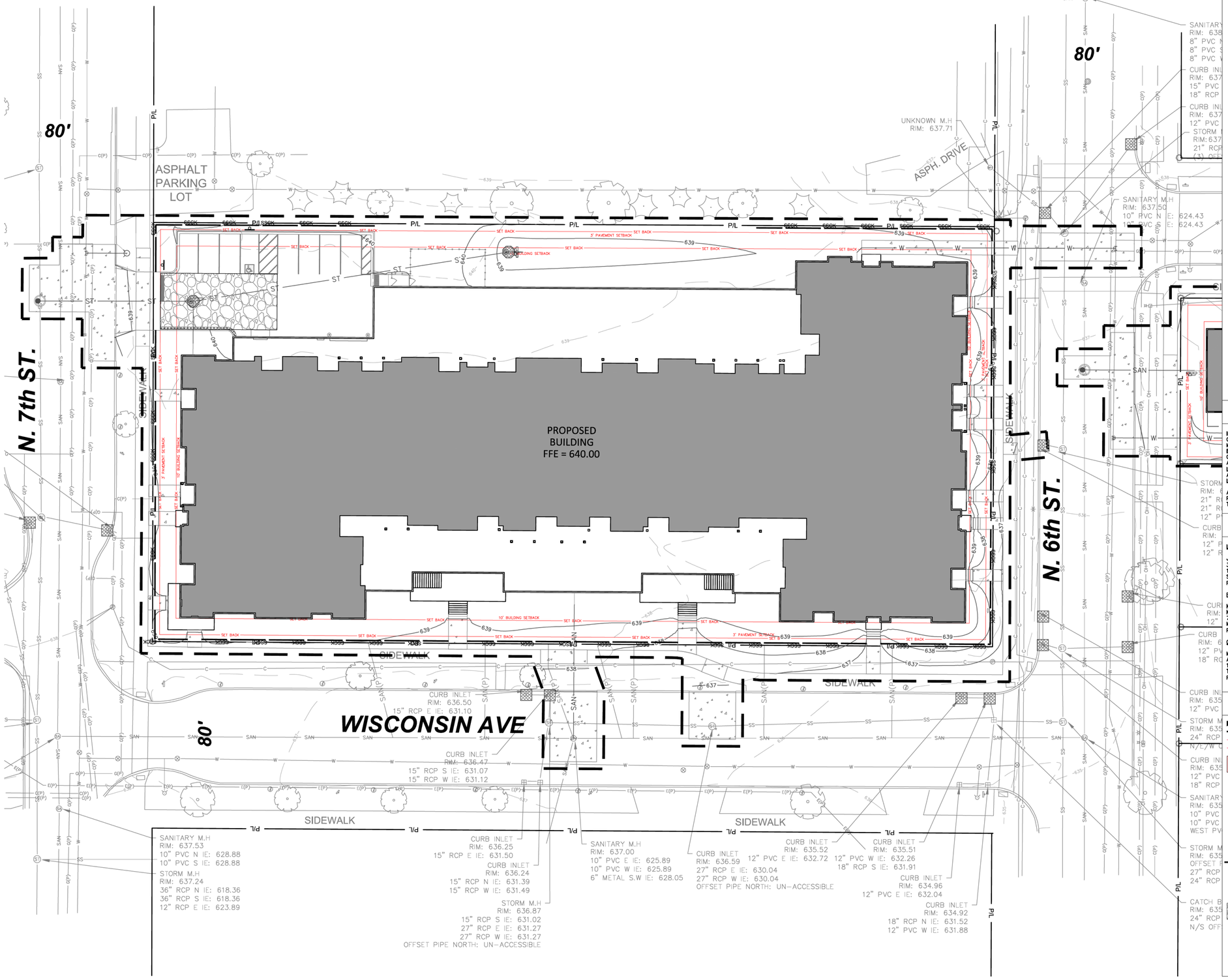
N 7th St & Wisconsin Ave & N 6th & Washington Ct
Sheboygan, Wisconsin

SHEET TITLE
SITE UTILITY PLAN - AREA B

SHEET NUMBER
C105B

PROJECT NO. 2442

© Knothe & Bruce Architects, LLC



Scale:
0 10 20 40
Scale: 1" = 20'

DIGGERS HOTLINE
Dial 811 or (800)242-8511
www.DiggersHotline.com

EROSION NOTES

INSPECT ALL EROSION CONTROL MEASURES PRIOR TO COMMENCING GRADING, GRUBBING OR OTHER LAND DISTURBING ACTIVITIES. EROSION CONTROL MEASURES MUST BE INSPECTED WEEKLY AND WITHIN 24 HOURS OF EVERY PRECIPITATION EVENT OF 0.50 INCH OR GREATER. IN ADDITION THE CONTRACTOR SHALL CONDUCT DAILY INSPECTIONS AND DOCUMENT CONDITIONS AND REPAIRS MADE ALONG WITH DATE, TIME OF INSPECTION AND WEATHER CONDITIONS IN A DAILY LOG BOOK. THE DAILY LOG BOOK, WEEKLY / 0.50 INCH PRECIPITATION REPORTS, APPROVED PLANS AND WPDES PERMIT SHALL BE KEPT IN AN ACCESSIBLE LOCATION, LIKE A MAILBOX, WITHIN THE STAGING AREA.

AT ABSOLUTELY NO TIME MAY CONSTRUCTION EQUIPMENT, DEBRIS, FILL, ETC. BE PLACED WITHIN WETLANDS, WATERWAYS OR FLOOD PLAINS UNLESS IDENTIFIED IN THE PLANS.

POINTS OF CONTACT

LAND OWNER:

JAKE BUSWELL
3 AMIGO'S APARTMENTS
1310 W. WISCONSIN STREET
SPARTA, WI 54656
PHONE: (262) 623-8348

PROJECT ENGINEER:

KYLE SAMANN, P.E.
KAPUR & ASSOCIATES, INC
788 N. JEFFERSON STREET, SUITE 900
MILWAUKEE, WI 53202
PHONE: (414) 751-7218

CONSTRUCTION MANAGER:

MATT BUSWELL
AMERICON CONSTRUCTION
1201 N. SUPERIOR AVENUE
TOMAH, WI 54660
PHONE: (608) 387-9170

KEY INDEX

- PROJECT LIMITS
- P/L — PROPERTY LINE
- EASE — EASEMENT LINE
- SET BACK — SET BACK LINE
- INSTALL EROSION MAT ON ALL SLOPES GREATER THAN 4:1 AND ALL DRAINAGE SWALES
- USE CLASS I, TYPE A FROM WISDOT PRODUCT APPROVED LIST FOR ALL SIDE SLOPES
- USE CLASS II, TYPE B FOR ALL DRAINAGE SWALES. INSTALL EROSION MAT ON THE BOTTOM OF AND A MINIMUM OF 2 FEET VERTICALLY UP THE SIDE SLOPES OF ALL DRAINAGE SWALES. CLASS I, TYPE A MAY BE USED FOR THE REMAINDER OF THE SIDE SLOPES IN DRAINAGE SWALES EXCEEDING 2 FEET VERTICALLY.
- SSCK — SILT SOCK
- DITCH CHECKS
- STONE TRACKING PAD REQUIRED. LOCATION TO BE DETERMINED BY SELECTED CONTRACTOR'S APPROVED WORK PLAN.
- DESIGNATES PROPOSED INLETS THAT MUST BE PROTECTED AFTER THEY HAVE BEEN CONSTRUCTED.
- DESIGNATES EXISTING INLETS THAT MUST BE PROTECTED

knothe bruce ARCHITECTS
Phone: [redacted] Greenway Blvd., Suite 900 Middleton, WI 53562

kapur
[redacted] N. Jefferson Street, Ste 900
Milwaukee, Wisconsin 53202
kapurinc.com

ISSUED
Conditional Use Permit Set - July 15, 2026

PROJECT TITLE
Harbor View Lofts

Red Earth Development

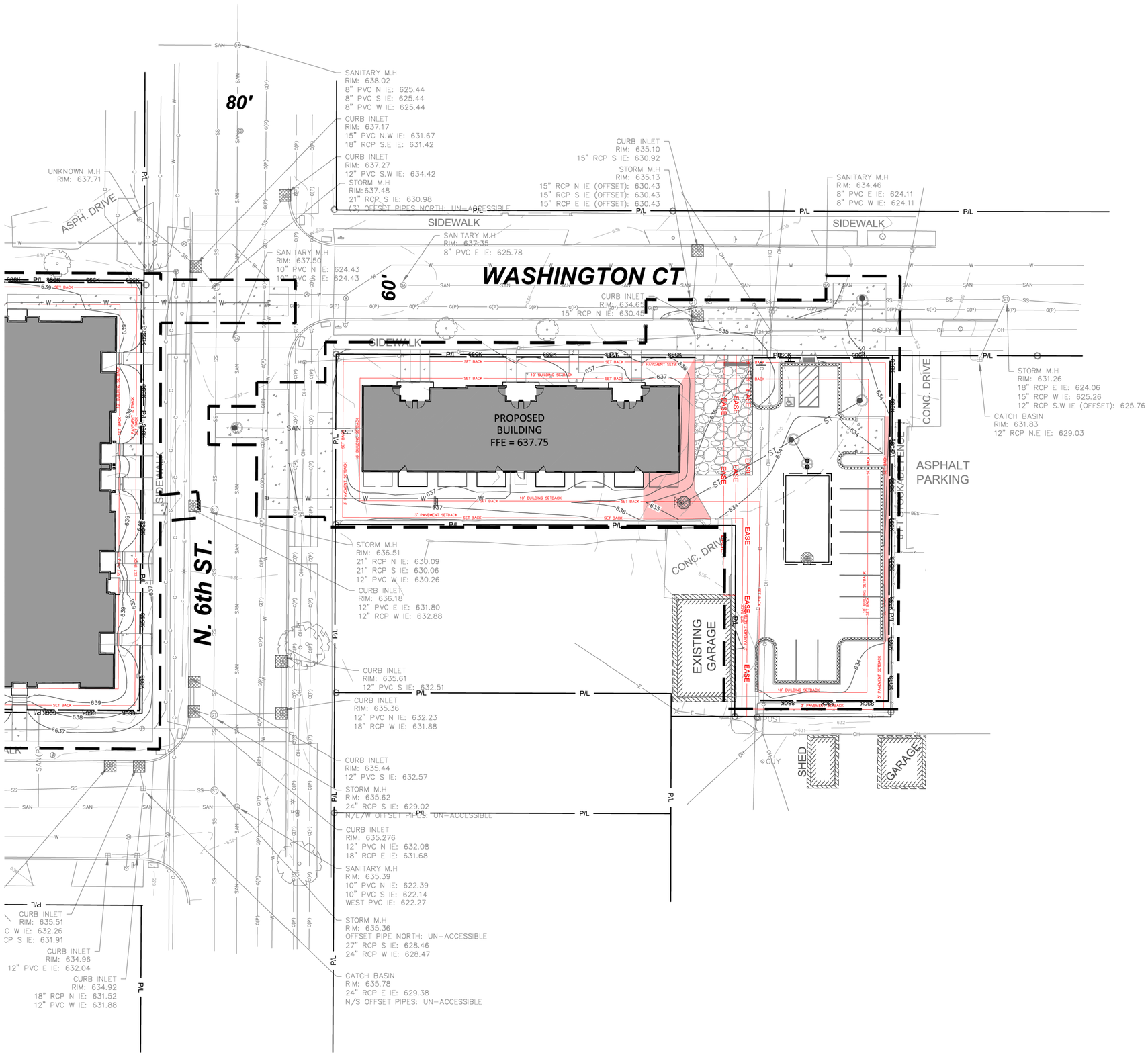
N 7th St & Wisconsin Ave & N 6th & Washington Ct
Sheboygan, Wisconsin

SHEET TITLE
SITE EROSION CONTROL PLAN - AREA A

SHEET NUMBER
C106A

PROJECT NO. 2442

© Knothe & Bruce Architects, LLC



Scale:
0 10 20 40
Scale: 1" = 20'

DIGGERS HOTLINE
Dial 811 or (800)242-8511
www.DiggersHotline.com

EROSION NOTES

INSPECT ALL EROSION CONTROL MEASURES PRIOR TO COMMENCING GRADING, GRUBBING OR OTHER LAND DISTURBING ACTIVITIES. EROSION CONTROL MEASURES MUST BE INSPECTED WEEKLY AND WITHIN 24 HOURS OF EVERY PRECIPITATION EVENT OF 0.50 INCH OR GREATER. IN ADDITION THE CONTRACTOR SHALL CONDUCT DAILY INSPECTIONS AND DOCUMENT CONDITIONS AND REPAIRS MADE ALONG WITH DATE, TIME OF INSPECTION AND WEATHER CONDITIONS IN A DAILY LOG BOOK. THE DAILY LOG BOOK, WEEKLY / 0.50 INCH PRECIPITATION REPORTS, APPROVED PLANS AND WPDES PERMIT SHALL BE KEPT IN AN ACCESSIBLE LOCATION, LIKE A MAILBOX, WITHIN THE STAGING AREA.

AT ABSOLUTELY NO TIME MAY CONSTRUCTION EQUIPMENT, DEBRIS, FILL, ETC. BE PLACED WITHIN WETLANDS, WATERWAYS OR FLOOD PLAINS UNLESS IDENTIFIED IN THE PLANS.

POINTS OF CONTACT

LAND OWNER:

JAKE BUSWELL
3 AMIGO'S APARTMENTS
1310 W. WISCONSIN STREET
SPARTA, WI 54656
PHONE: (262) 623-8348

PROJECT ENGINEER:

KYLE SAMANN, P.E.
KAPUR & ASSOCIATES, INC
788 N. JEFFERSON STREET, SUITE 900
MILWAUKEE, WI 53202
PHONE: (414) 751-7218

CONSTRUCTION MANAGER:

MATT BUSWELL
AMERICON CONSTRUCTION
1201 N. SUPERIOR AVENUE
TOMAH, WI 54660
PHONE: (608) 387-9170

KEY INDEX

- PROJECT LIMITS
- P/L — PROPERTY LINE
- EASE — EASEMENT LINE
- SET BACK — SET BACK LINE
- INSTALL EROSION MAT ON ALL SLOPES GREATER THAN 4:1 AND ALL DRAINAGE SWALES
  USE CLASS I, TYPE A FROM WISDOT PRODUCT APPROVED LIST FOR ALL SIDE SLOPES
  USE CLASS II, TYPE B FOR ALL DRAINAGE SWALES. INSTALL EROSION MAT ON THE BOTTOM OF AND A MINIMUM OF 2 FEET VERTICALLY UP THE SIDE SLOPES OF ALL DRAINAGE SWALES. CLASS I, TYPE A MAY BE USED FOR THE REMAINDER OF THE SIDE SLOPES IN DRAINAGE SWALES EXCEEDING 2 FEET VERTICALLY.
- SSCK — SILT SOCK
- DITCH CHECKS
- STONE TRACKING PAD REQUIRED. LOCATION TO BE DETERMINED BY SELECTED CONTRACTOR'S APPROVED WORK PLAN.
- DESIGNATES PROPOSED INLETS THAT MUST BE PROTECTED AFTER THEY HAVE BEEN CONSTRUCTED.
- DESIGNATES EXISTING INLETS THAT MUST BE PROTECTED

knothe • bruce ARCHITECTS
Phone: 9[redacted]0 Greenway Blvd., Suite 0[redacted]0 Middleton, WI 5[redacted]2
kapur
N. Jefferson Street, Ste 900
Milwaukee, Wisconsin 53202
kapurinc.com

ISSUED
Conditional Use Permit Set - July 15, 2026

PROJECT TITLE
Harbor View Lofts

Red Earth Development

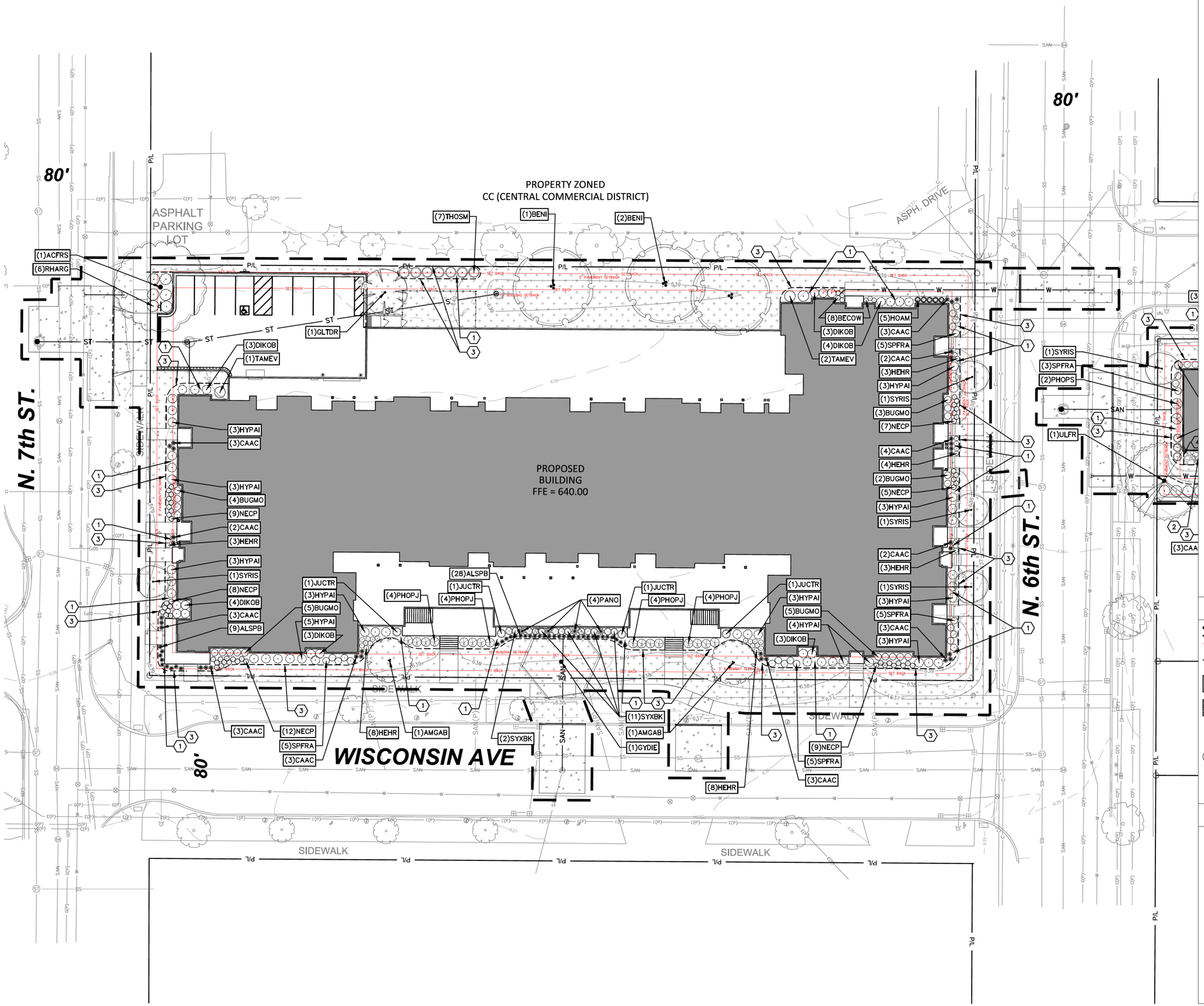
N 7th St & Wisconsin Ave & N 6th & Washington Ct
Sheboygan, Wisconsin

SHEET TITLE
SITE EROSION CONTROL PLAN - AREA B

SHEET NUMBER
C106B

PROJECT NO. 2442

© Knothe & Bruce Architects, LLC



knothe bruce ARCHITECTS
Phone: 9[redacted]0 Greenway Blvd., Suite 0 Middleton, WI 5[redacted]3 5 6 2

kapur
N. Jefferson Street, Ste 900
Milwaukee, Wisconsin 53202
kapurinc.com

ISSUED
Conditional Use Permit Set - July 15, 2026

Scale: 0 10 20 40
Scale: 1" = 20'

DIGGERS HOTLINE
Dial 811 or (800)242-8511
www.DiggersHotline.com

HATCH LEGEND

- PROJECT LIMITS
- P/L PROPERTY LINE
- EASE EASEMENT LINE
- ALUMINUM EDGING (7 L204, 10 L204)
- AREAS DISTURBED BY CONSTRUCTION TO BE RESTORED WITH MINIMUM 4" TOPSOIL, LAWN GRASS SEED, FERTILIZER, AND MULCH (TYP.). USE SALVAGED TOPSOIL OR IMPORT TOPSOIL IF REQUIRED.
- DECORATIVE STONE MULCH ON WEED BARRIER FABRIC. (9 L204)
- (10)MEPM — PLANT "CODE" REFERENCES TO THE PLANT SCHEDULE
- QUANTITY OF PLANTS IN THE PLANT GROUPING
- LEADER LINE
- PLANT SYMBOL (SYMBOL VARIES)

KEY INDEX

1	SHREDDED HARDWOOD MULCH	6 L204
2	DECORATIVE STONE MULCH	9 L204
3	ALUMINUM EDGING AT LAWN	7 L204
4	ALUMINUM EDGING AT MULCH SEPERATION	10 L204
5	EXISTING WOOD FENCE (TO REMAIN)	
6	TRASH ENCLOSURE	

PROJECT TITLE
Harbor View Lofts

Red Earth Development

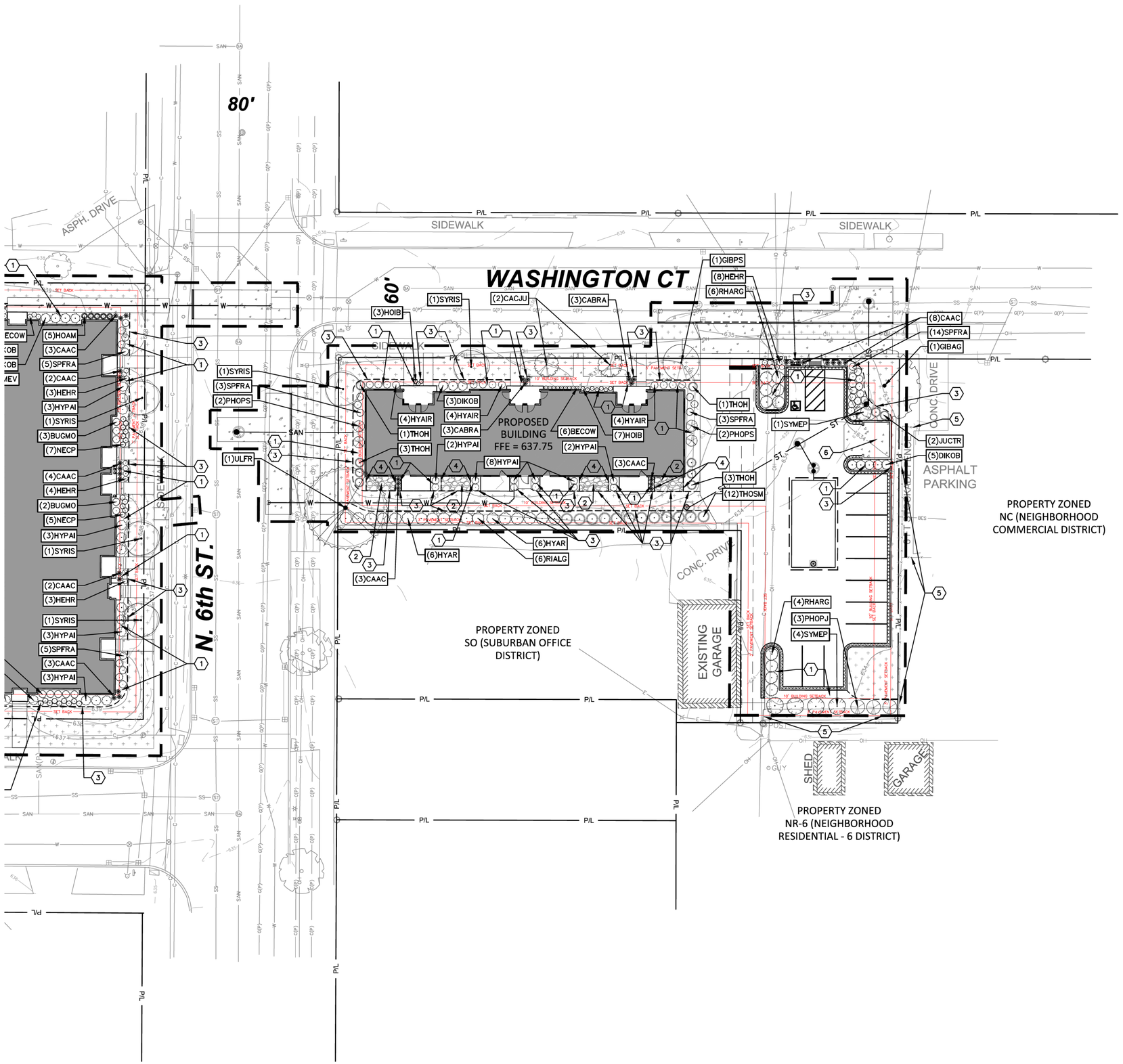
N 7th St & Wisconsin Ave & N 6th & Washington Ct
Sheboygan, Wisconsin

SHEET TITLE
SITE LANDSCAPE PLAN - AREA A

SHEET NUMBER
L101A

PROJECT NO. 2442

© Knothe & Bruce Architects, LLC



N

Scale: 0 10 20 40

Scale: 1" = 20'

DIGGERS HOTLINE

Dial 811 or (800)242-8511

www.DiggersHotline.com

HATCH LEGEND

- PROJECT LIMITS
- P/L PROPERTY LINE
- EASE EASEMENT LINE
- ALUMINUM EDGING — 7 L204 / 10 L204
- AREAS DISTURBED BY CONSTRUCTION TO BE RESTORED WITH MINIMUM 4" TOPSOIL, LAWN GRASS SEED, FERTILIZER, AND MULCH (TYP). USE SALVAGED TOPSOIL OR IMPORT TOPSOIL IF REQUIRED.
- DECORATIVE STONE MULCH ON WEED BARRIER FABRIC. — 9 L204
- (10)HEPM — PLANT "CODE" REFERENCES TO THE PLANT SCHEDULE
- QUANTITY OF PLANTS IN THE PLANT GROUPING
- LEADER LINE
- PLANT SYMBOL (SYMBOL VARIES)

KEY INDEX

1	SHREDDED HARDWOOD MULCH	6 L204
2	DECORATIVE STONE MULCH	9 L204
3	ALUMINUM EDGING AT LAWN	7 L204
4	ALUMINUM EDGING AT MULCH SEPERATION	10 L204
5	EXISTING WOOD FENCE (TO REMAIN)	
6	TRASH ENCLOSURE	

knothe • bruce ARCHITECTS
Phone: 9[redacted]0 Greenway Blvd., Suite 0 Middleton, WI 5[redacted]3 5 6 2

kapur
N. Jefferson Street, Ste 900
Milwaukee, Wisconsin 53202
kapurinc.com

ISSUED
Conditional Use Permit Set - July 15, 2026

PROJECT TITLE
Harbor View Lofts

Red Earth Development

N 7th St & Wisconsin Ave & N 6th & Washington Ct
Sheboygan, Wisconsin

SHEET TITLE
SITE LANDSCAPE PLAN - AREA B

SHEET NUMBER
L101B

PROJECT NO. 2442

© Knothe & Bruce Architects, LLC

knothe bruce ARCHITECTS
Phone: Greenway Blvd., Suite
Middleton, WI
5 3 5 6 2

kapur
N. Jefferson Street, Ste 900
Milwaukee, Wisconsin 53202
kapurinc.com

ISSUED
Conditional Use Permit Set - July 15, 2026

Plant Schedule - West Site

Code	Scientific Name	Common Name	Quantity	Spacing	Install Size / Root Type	Mature Size (Height/Spread)	Landscape points each	Building Foundations landscape points for proposed building	Street Frontages landscape points N. 7th St.	Street Frontages landscape points Wisconsin Avenue	Street Frontages landscape points S. 6th Street	Paved Areas landscape points - Northwest Parking Lot	Developed Lots landscape points	Bufferyards landscape points
Shade and Tall Trees: (Install in accordance with detail 2/L204)														
ACFRS	Acer x freemanii 'Sienna'	Sienna Glenn Maple	1	Per Plan	1.5" caliper / B&B	60'/40'	30 points					30		
GLTDR	Gleditsia triacanthos 'Draves'	Street Keeper Honeylocust	1	Per Plan	1.5" caliper / B&B	45'/20'	30 points						30	
GYDIE	Gymnocladus dioicus 'Espresso'	Espresso Kentucky Coffee Tree	1	Per Plan	1.5" caliper / B&B	50'/35'	30 points			30				
Medium and Low Trees: (Install in accordance with detail 2/L204)														
AMGAB	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	2	Per Plan	4' multi-stem / B&B	20'-25'/20'-25'	10 points			20				
BENI	Betula nigra	River Birch	3	Per Plan	6' multi-stem / B&B	40'-70'/35'-50'	15 points						45	
SYRIS	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	1	Per Plan	1.5" caliper / B&B	25'/15'	10 points		10		30			
Evergreen Trees: (Install in accordance with detail 3/L204)														
JUCTR	Juniperus chinensis 'Trautman'	Trautman Chinese Juniper	4	Per Plan	3' tall / B&B	10'-12'/3'-4'	12 points	48						
THOSM	Thuja occidentalis 'Smaragd'	Emerald Arborvitae	7	Per Plan	3' tall / B&B	20'-25'/3'-5'	12 points							84
Deciduous Shrubs: (Install in accordance with detail 4/L204)														
DIKOB	Diervilla x 'G2X88544' PP27,548	Kodiak Orange Bush Honeysuckle	20	Per Plan	18" tall / pot	3'-4'/3'-4'	1 points	20						
HYPAI	Hydrangea paniculata 'ILVOBO' PP22,782	Bobo Hydrangea	36	Per Plan	18" tall / pot	3'/3'-4'	1 points	36						
PHOPJ	Physocarpus opulifolius 'Jefam' PPAF	Amber Jubilee Ninebark	16	Per Plan	36" tall / pot	5'-6'/4'	5 points	80						
PHOPS	Physocarpus opulifolius 'Seward'	Summer Wine Ninebark		Per Plan	36" tall / pot	5'-6'/4'-5'	5 points							
RHARG	Rhus aromatica 'Gro-Low'	Gro-Low Sumac	6	Per Plan	18" spread / pot	2'-3'/6'-8'	1 point					6		
SPFRA	Spiraea x fritschiana 'JN Select A'	Pink-a-licious Fritsch Spirea	20	Per Plan	18" tall / pot	2'-3'/2'-3'	1 point	20						
SYXBK	Syringa x 'SMNSDTP'	Baby Kim Lilac	13	Per Plan	18" tall / pot	2'-3'/2.5'-3'	1 point	13						
Evergreen Shrubs: (Install in accordance with detail 4/L204)														
BUGMO	Buxus x 'Green Mound'	Green Mound Boxwood	19	Per Plan	12" tall / B&B	3'/3'	3 points	57						
TAMEV	Taxus x media 'Everlow'	Everlow Yew	3	Per Plan	12" spread / pot	2'-3'/4'-5'	3 points	9						
Perennials: (Install in accordance with detail 5/L204)														
ALSPB	Allium x 'Summer Peek-a-Boo'	Summer Peek-a-Boo Globe Lily	37	Per Plan	#1 container	8"-12"/18"-24"	0 points							
BECOW	Bergenia cordifolia 'Winterglut'	Winter Glow Bergenia	8	Per Plan	#1 container	12"-18"/12"-18"	0 points							
CAAC	Calamagrostis x acutiflora Karl Foerster	Karl Foerster Reed Grass	31	Per Plan	#1 container	4'-5'/18"-24"	0 points							
HEHR	Hemerocallis 'Happy Returns'	Happy Returns Daylily	29	Per Plan	#1 container	12"-18"/16"-24"	0 points							
HOAM	Hosta 'August Moon'	August Moon Hosta	5	Per Plan	#1 container	20"/24"-30"	0 points							
NECP	Nepeta 'Cat's Pajamas' PP31,127	Cat's Pajamas Catmint	50	Per Plan	#1 container	12"-14"/16"-20"	0 points							
PANO	Panicum virgatum 'Northwinds'	Northwinds Switch Grass	4	Per Plan	#1 container	4'-5'/24"-30"	0 points							
NOTE: Plant quantities indicated in the plant schedule are for convenience only. Installation contractor is responsible for verifying plant count on the landscape plan. When discrepancies between the plant schedule, labels and the landscape plan occur, the quantity drawn on the landscape plan shall be the official quantity.														
Total Landscape Points Provided								283	10	50	30	36	75	84
Total Existing Landscape Points														
Grand Total Landscape Points								**283**	**10**	**50**	**30**	**36**	**75**	**84**
Total Landscape Points Required								0	0	0	0	9	0	0

1 / L201 PLANT SCHEDULE – WEST SITE
REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION

PROJECT TITLE
Harbor View Lofts

Red Earth Development

N 7th St & Wisconsin Ave & N 6th & Washington Ct
Sheboygan, Wisconsin

SHEET TITLE
SITE LANDSCAPE DETAILS

SHEET NUMBER
L201

PROJECT NO. 2442

© Knothe & Bruce Architects, LLC

knothe bruce ARCHITECTS
Phone: [redacted] Greenway Blvd., Suite 0 0
[redacted] Middleton, WI
5 3 5 6 2

kapur
[redacted] N. Jefferson Street, Ste 900
Milwaukee, Wisconsin 53202
kapurinc.com

ISSUED
Conditional Use Permit Set - July 15, 2026

Plant Schedule - East Site

Code	Scientific Name	Common Name	Quantity	Spacing	Install Size / Root Type	Mature Size (Height/Spread)	Landscape points each	Building Foundations landscape points for proposed building	Street Frontages landscape points N. 6th St.	Street Frontages landscape points Washington Court	Paved Areas landscape points - East Parking Lot	Developed Lots landscape points	Bufferyards landscape points - South buffer adjacent to SO zoning	Bufferyards landscape points - South buffer adjacent to NR-6 zoning
Shade and Tall Trees: (Install in accordance with detail 2/L204)														
GIBAG	Ginkgo biloba 'Autumn Gold'	Autumn Gold Ginkgo (male)	1	Per Plan	2" caliper / B&B	50'/30'	75 points					75		
GIBPS	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo (male)	1	Per Plan	2" caliper / B&B	40'/15'	75 points			75				
ULFR	Ulmus 'Frontier'	Frontier Elm	1	Per Plan	2" caliper / B&B	40'-50'/25-35'	30 points		30					
Medium and Low Trees: (Install in accordance with detail 2/L204)														
CACJU	Carpinus caroliniana 'J.N. Upright'	Firespire Musclewood	2	Per Plan	2" caliper / B&B	20'/8'-10'	10 points			20				
SYRIS	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	2	Per Plan	2" caliper / B&B	25'/15'	10 points		10	10				
Evergreen Trees: (Install in accordance with detail 3/L204)														
JUCTR	Juniperus chinensis 'Trautman'	Trautman Chinese Juniper	2	Per Plan	4' tall / B&B	10'-12'/3'-4'	12 points				24			
THOH	Thuja occidentalis 'Holmstrup'	Holmstrup Arborvitae	8	Per Plan	4' tall / B&B	12'-16'/2'-4'	12 points	96						
THOSM	Thuja occidentalis 'Smaragd'	Emerald Arborvitae	12	Per Plan	4' tall / B&B	20'-25'/3'-5'	12 points						144	
Deciduous Shrubs: (Install in accordance with detail 4/L204)														
DIKOB	Diervilla x 'G2X88544' PP27,548	Kodiak Orange Bush Honeysuckle	8	Per Plan	24" tall / pot	3'-4'/3'-4'	3 points	9			15			
HYAIR	Hydrangea arborescens 'NCHA3' PP28,317'	Invincibelle Ruby Hydrangea	12	Per Plan	18" tall / pot	3'-4'/2'-3'	1 points	12						
HYAR	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	12	Per Plan	24" tall / pot	4'/4'-5'	3 points						36	
HYPAI	Hydrangea paniculata 'ILVOBO' PP22,782	Bobo Hydrangea	12	Per Plan	18" tall / pot	3'/3'-4'	1 points	12						
PHOPJ	Physocarpus opulifolius 'Jefam' PPAF	Amber Jubilee Ninebark	3	Per Plan	36" tall / pot	4'-6'/4'-6'	5 points							15
PHOPS	Physocarpus opulifolius 'Seward'	Summer Wine Ninebark	4	Per Plan	36" tall / pot	5'-6'/4'-5'	5 points	20						
RHARG	Rhus aromatica 'Gro-Low'	Gro-Low Sumac	10	Per Plan	18" spread / pot	2'-3'/6'-8'	1 point				10			
RIALG	Ribes alpinum 'Green Mound'	Green Mound Alpine Currant	6	Per Plan	24" tall / pot	3'-5'/3'-5'	3 point						18	
SPFRA	Spiraea x fritschiana 'JN Select A'	Pink-a-licious Fritsch Spirea	20	Per Plan	18" tall / pot	2'-3'/2'-3'	1 point	6			14			
SYMEP	Syringa meyeri 'Palibin'	Meyer Lilac (Dwarf Korean Lilac)	5	Per Plan	36" tall / pot	4'-5'/5'-7'	5 points				5			20
Perennials: (Install in accordance with detail 5/L204)														
BECOW	Bergenia cordifolia 'Winterglut'	Winter Glow Bergenia	6	Per Plan	#1 container	12"-18"/12"-18"	0 points							
CAAC	Calamagrostis x acutiflora Karl Foerster	Karl Foerster Reed Grass	14	Per Plan	#1 container	4'-5'/18"-24"	0 points							
CABRA	Calamagrostis brachytricha	Fall Blooming Feather Reed Grass	6	Per Plan	#1 container	36"-60"/24"	0 points							
HEHR	Hemerocallis 'Happy Returns'	Happy Returns Daylily	8	Per Plan	#1 container	12"-18"/16"-24"	0 points							
HOIB	Hosta 'Island Breeze' PPAF	Island Breeze Hosta	10	Per Plan	#1 container	12"/18"	0 points							
NOTE: Plant quantities indicated in the plant schedule are for convenience only. Installation contractor is responsible for verifying plant count on the landscape plan. When discrepancies between the plant schedule, labels and the landscape plan occur, the quantity drawn on the landscape plan shall be the official quantity.														
Total Landscape Points Provided								155	40	105	68	75	198	35
Total Existing Landscape Points														
Grand Total Landscape Points								**155**	**40**	**105**	**68**	**75**	**198**	**35**
Total Landscape Points Required								149	29	93	68	68	197	35

1 L202 PLANT SCHEDULE – EAST SITE
REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION

PROJECT TITLE
Harbor View Lofts

Red Earth Development

N 7th St & Wisconsin Ave & N 6th & Washington Ct
Sheboygan, Wisconsin

SHEET TITLE
SITE LANDSCAPE DETAILS

SHEET NUMBER
L202

PROJECT NO. 2442

© Knothe & Bruce Architects, LLC

LANDSCAPE CALCULATIONS - WEST SITE

City of Sheboygan Landscaping Requirements

West Site Zoning = CC (Central Commercial District)
Properties the north of the project site are zoned = CC (Central Commercial District)
The project site abuts street rights-of-way on the west, south and east sides of the site.

Building Foundation Landscaping

Proposed Building Foundation length = 1177 linear feet

	Required	Provided
Placement of Landscaping	Landscaping shall be placed so that at maturity, the plant's drip line is located within ten (10) feet of the building foundation. Such landscaping shall not be located in those areas required for landscaping as street frontages, paved areas, protected green space areas, reforestation areas, or bufferyards.	The landscaping for building foundations is located within ten (10) feet of the building foundation. This landscaping is not located in the areas designated as street frontages, paved areas, protected green space areas, reforestation areas, or bufferyards.
Calculation of Landscaping Points for proposed building foundation		
0 landscaping points per 100 feet of building foundation required.	0 landscaping points per 100 feet of building foundation required.	Greater than 0 landscaping points per 100 ft of building foundation is provided
(1,177 ft of proposed building foundation/100 lf) x (0 points) = 0 landscaping points required	0 landscape points required	283 landscape points provided

Street Frontage Landscaping

Length of street yard along N. 7th Street = 179.6 linear feet
Length of street yard along Wisconsin Avenue = 360 linear feet
Length of street yard along N. 6th Street = 180.1 linear feet

	Required	Provided
Placement of Landscaping	All landscaping used to meet this requirement shall be located within 10 feet of the public right-of-way.	Not applicable
	Landscaping shall not impede vehicle or pedestrian visibility.	Not applicable
Selection of Landscaping	Shrubs shall not be used to meet this requirement. A minimum of 50% of all points shall be devoted to climax and/or tall trees and a minimum of 30% of all points shall be devoted to small trees.	Not applicable
A minimum of 50% of points devoted to climax and/or tall trees	A minimum of 50% of all points shall be devoted to climax and/or tall trees	Not applicable
A minimum of 30% of points devoted to small trees	A minimum of 30% of all points shall be devoted to small trees.	Not applicable
Shrubs shall not be used to meet this requirement.	Shrubs shall not be used to meet this requirement.	Shrubs are not be used to meet this requirement.
Calculation of Landscaping Points		
0 landscaping points per 100 feet of street frontage required	0 landscaping points per 100 feet of street frontage required	Greater than 0 landscaping points per 100 lf of street frontage is provided
North 7th Street		
(179.6 total feet of street frontage / 100 feet) x 0 points = 0 landscaping points required	0 Landscaping Points required	10 Landscaping Points provided
Wisconsin Avenue		
(360 total feet of street frontage / 100 feet) x 0 points = 0 landscaping points required	0 Landscaping Points required	50 Landscaping Points provided
S. 6th Street		
(180.1 total feet of street frontage / 100 feet) x 0 points = 0 landscaping points required	0 Landscaping Points required	30 Landscaping Points provided

Paved Areas - Northwest Parking Lot

Parking Lot paving area = 4039 square feet
Parking Stalls = 8 stalls

	Required	Provided
A minimum of 30% of points devoted to climax and/or tall trees	A minimum of 30% of points devoted to climax and/or tall trees	(30 climax and/or tal tree points)/(9 total landscape points required) = 333% climax and/or tall trees
A minimum of 40% of points devoted to shrubs	A minimum of 40% of points devoted to shrubs	(6 shrub points)/(9 total landscape points) = 66.6% shrubs
Calculation of Landscaping Points		
20 landscaping points per 20 parking stalls -or- per 10,000 sf of pavement area (Whichever yields the greater landscaping requirement.		
(8 total parking stalls provided / 20) x 20 landscaping points = 8 landscaping points required	8 total landscaping points required in the stall calculation method	N/A - more points required with parking stall method (see below cell)
(4039 sf total parking area/10,000 sf) x 20 landscaping points = 8.1 landscaping points	9 total landscaping points required in the paved area calculation method	36 landscaping points provided

Developed Lots

Building gross floor area = 43,589 square feet

	Required	Provided
Landscaping points shall be provided on a prorated basis for every 1,000 square feet of gross floor area		
Calculation of Landscaping Points		
0 landscaping points shall be provided per every 1,000 sf of gross floor area		
(43,589 sf building gross floor area/1,000 sf) x 0 landscaping points = 0 landscaping points	0 total landscaping points required	75 landscaping points provided

Bufferyard Areas Landscaping

North bufferyard areas (Adjacent to CC zoning) = 360.4 linear feet (No bufferyard required)

	Required	Provided
Placement of Landscaping	Bufferyards shall be located along (and within) the outer perimeter of a lot wherever two different zoning districts abut on another. Bufferyards may be loated in required setback areas.	Not applicable
Calculation of Landscaping Points for bufferyard areas.		
Site zoning CC adjacent to CC zoning to the north = 0 opacity value	0 opacity value required	Not applicable
0 landscaping points per 100 linear feet of lot line	0 landscaping points per 100 linear feet of lot line required	Greater than 0 landscaping points per 100 linear feet of lot line is provided
Bufferyard width	0 foot wide bufferyard width required	Minimum 3.3 foot wide bufferyard width provided
(360.4 linear feet of west lot line/100 lf) x (0 landscaping points) = 0 points required	0 total landscaping points required at north buffer	84 landscaping points provided at north buffer

1 L.203 LANDSCAPE CALCULATIONS – WEST SITE
REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION

LANDSCAPE CALCULATIONS - EAST SITE

City of Sheboygan Landscaping Requirements

East Site Zoning = NC (Neighborhood Commercial District)
Property the east of the project site is zoned = NC (Neighborhood Commercial District)
Properties to the south of the project site are zoned = SO (Suburban Office District) and NR-6 (Neighborhood Residential - 6)
The project site abuts street rights-of-way on the west and northsides of the site.

Building Foundation Landscaping

Proposed Building Foundation length = 372 linear feet

	Required	Provided
Placement of Landscaping	Landscaping shall be placed so that at maturity, the plant's drip line is located within ten (10) feet of the building foundation. Such landscaping shall not be located in those areas required for landscaping as street frontages, paved areas, protected green space areas, reforestation areas,	The landscaping for building foundations is located within ten (10) feet of the building foundation. This landscaping is not located in the areas designated as street frontages, paved areas, protected green space areas, reforestation areas, or bufferyards.
Calculation of Landscaping Points for proposed building foundation		
0 landscaping points per 100 feet of building foundation required.	40 landscaping points per 100 feet of building foundation required.	Equal to or greater than 40 landscaping points per 100 ft of building foundation is provided
(372 ft of proposed building foundation/100 lf) x (40 points) = 148.8 landscaping points required	149 landscape points required	155 landscape points provided

Street Frontage Landscaping

Length of street yard along N. 6th Street = 71 linear feet
Length of street yard along Washington Court = 231.5 linear feet

	Required	Provided
Placement of Landscaping	All landscaping used to meet this requirement shall be located within 10 feet of the public right-of-way.	All landscaping used to meet this requirement is located within 10 feet of the public right-of-way.
	Landscaping shall not impede vehicle or pedestrian visibility.	Landscaping does not impede vehicle or pedestrian visibility.
Selection of Landscaping	Shrubs shall not be used to meet this requirement. A minimum of 50% of all points shall be devoted to climax and/or tall trees and a minimum of 30% of all points shall be devoted to small trees.	A minimum of 50% of all points is devoted to climax and/or tall trees and a minimum of 30% of all points is devoted to small trees.
A minimum of 50% of points devoted to climax and/or tall trees	A minimum of 50% of all points shall be devoted to climax and/or tall trees	(105 climax and tall tree points)/(122 total landscape points required) = 86.1% climax and tall trees
A minimum of 30% of points devoted to small trees	A minimum of 30% of all points shall be devoted to small trees.	(40 small tree points)/(122 total landscape points required) = 32.8% small trees
Shrubs shall not be used to meet this requirement.	Shrubs shall not be used to meet this requirement.	Shrubs are not be used to meet this requirement.
Calculation of Landscaping Points		
40 landscaping points per 100 feet of street frontage required	40 landscaping points per 100 feet of street frontage required	Equal to or greater than 40 landscaping points per 100 lf of street frontage is provided
North 6th Street		
(71 total feet of street frontage / 100 feet) x 40 points = 28.4 landscaping points required	29 Landscaping Points required	40 Landscaping Points provided
Wisconsin Avenue		
(231.5 total feet of street frontage / 100 feet) x 40 points = 92.6 landscaping points required	93 Landscaping Points required	105 Landscaping Points provided

Paved Areas - East Parking Lot

Parking Lot paving area = 8445 square feet
Parking Stalls = 13 stalls

	Required	Provided
A minimum of 30% of points devoted to climax and/or tall trees	A minimum of 30% of points devoted to climax and/or tall trees	(30 climax and/or tal tree points)/(68 total landscape points required) = 44.1% climax and/or tall trees
A minimum of 40% of points devoted to shrubs	A minimum of 40% of points devoted to shrubs	(38 shrub points)/(68 total landscape points) = 55.9% shrubs
Calculation of Landscaping Points		
80 landscaping points per 20 parking stalls -or- per 10,000 sf of pavement area (Whichever yields the greater landscaping requirement.		
(13 total parking stalls provided / 20) x 80 landscaping points = 52 landscaping points required	52 total landscaping points required in the stall calculation method	N/A - more points required with parking stall method (see below cell)
(8445 sf total parking area/10,000 sf) x 80 landscaping points = 67.6 landscaping points	68 total landscaping points required in the paved area calculation method	68 landscaping points provided

Developed Lots

Building gross floor area = 4506 square feet

	Required	Provided
Landscaping points shall be provided on a prorated basis for every 1,000 square feet of gross floor area		
Calculation of Landscaping Points		
15 landscaping points shall be provided per every 1,000 sf of gross floor area		
(4506 sf building gross floor area/1,000 sf) x 15 landscaping points = 67.6 landscaping points	68 total landscaping points required	75 landscaping points provided

Bufferyard Areas Landscaping

East bufferyard area (Adjacent to NC zoning) =150.4 linear feet (No bufferyard required)
South bufferyard area (Adjacent to SO zoning) =245.9 linear feet
South bufferyard area (Adjacent to NR-6 zoning) =65 linear feet

	Required	Provided
Placement of Landscaping	Bufferyards shall be located along (and within) the outer perimeter of a lot wherever two different zoning districts abut on another. Bufferyards may be loated in required setback areas.	Not applicable
Calculation of Landscaping Points for south bufferyard areas adjacent to SO zoning.		
Site zoning NC adjacent to SO zoning to the south = 0.1 opacity value	0.1 opacity value required	0.1 opacity value provided
Bufferyard width	80 landscape points required for 15' wide	16 foot wide bufferyard width provided
Bufferyard structure	Not required	Not provided
landscaping points required per 100 linear feet of lot line	80 landscaping points per 100 linear feet of lot line required	Equal to or greater than 80 landscaping points per 100 linear feet of lot line is provided
(245.9 linear feet of south lot line/100 lf) x (80 landscaping points) = 196.7 points required	197 total landscaping points required at south buffer abutting SO zoning	198 total landscaping points provided at south buffer abutting SO zoning
Calculation of Landscaping Points for south bufferyard areas adjacent to NR-6 zoning.		
Site zoning NC adjacent to NR-6 zoning to the south = 0.4 opacity value	0.4 opacity value required	0.4 opacity value provided
Bufferyard width	80 landscape points required for 15' wide	13.4 foot wide bufferyard width provided
Bufferyard structure	Minimum 6' solid fence	4 ' tall existing wood fence to remain
landscaping points required per 100 linear feet of lot line	53 landscaping points per 100 linear feet of lot line required	Equal to or greater than 53 landscaping points per 100 linear feet of lot line is provided
(65 linear feet of south lot line/100 lf) x (53 landscaping points) = 34.5 points required	35 total landscaping points required at south buffer abutting NR-6 zoning	35 total landscaping points provided at south buffer abutting NR-6 zoning

2 L.203 LANDSCAPE CALCULATIONS – EAST SITE
REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION

knothe • bruce ARCHITECTS
Phone: [redacted] Greenway Blvd., Suite 0 0
Middleton, WI 5 3 5 6 2

kapur
[redacted]N. Jefferson Street, Ste 900
Milwaukee, Wisconsin 53202
kapurinc.com

ISSUED
Conditional Use Permit Set - July 15, 2026

PROJECT TITLE
Harbor View Lofts

Red Earth Development

N 7th St & Wisconsin Ave & N 6th & Washington Ct
Sheboygan, Wisconsin

SHEET TITLE
SITE LANDSCAPE DETAILS

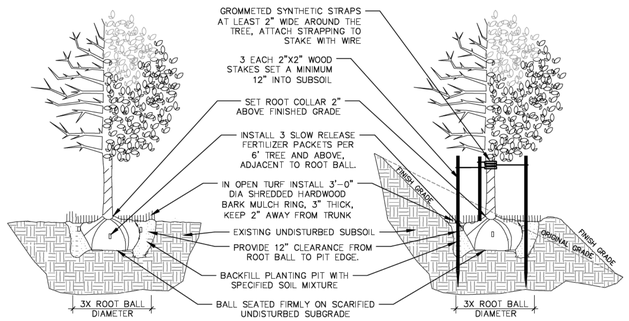
SHEET NUMBER
L203

PROJECT NO. 2442

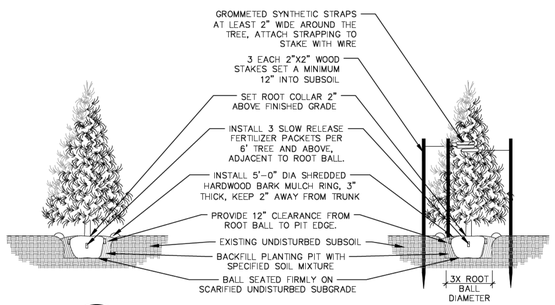
© Knothe & Bruce Architects, LLC

1. ALL PLANT MATERIAL SHALL BE OBTAINED FROM A NURSERY LOCATED IN ZONE 5, CONFORM TO APPLICABLE REQUIREMENTS OF THE CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AND BOTANICAL NAMES SHALL BE ACCORDING TO THE CURRENT EDITION OF "STANDARDIZED PLANT NAMES" PREPARED BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURE NOMENCLATURE.
2. CONTRACTOR TO PROVIDE TO THE LANDSCAPE ARCHITECT SAMPLES OF ALL WOOD AND MINERAL/STONE MULCHES OR OTHER GROUND COVER MATERIALS FOR APPROVAL PRIOR TO INSTALLATION.
3. SHREDDED HARDWOOD MULCH TO BE FRESHLY ACQUIRED SHREDDED HARDWOOD MULCH. DOUBLE MILLED, EXCESSIVE DIRT AND DUST LIKE MATERIAL OR OLD MATERIAL IS NOT ACCEPTABLE.
4. LANDSCAPE EDGING TO BE ALUMINUM EDGING. REFER TO SPECIFICATION 32 93 00 PLANTS FOR ADDITIONAL INFORMATION.
5. SHRUB PLANTING AREAS TO RECEIVE A 3–INCH THICK LAYER OF HARDWOOD SHREDDED BARK MULCH OVER TYPAR PROFESSIONAL WEED BARRIER FABRIC WITH EDGING. NO TYPAR PROFESSIONAL WEED BARRIER FABRIC IN PERENNIAL AREAS, RAIN GARDENS, BUTTERFLY GARDENS AND BIORETENTION BASINS. EDGING TO BE INSTALLED BETWEEN DIFFERENT TYPES OF MULCHES, BETWEEN MULCHES AND TURF, AND/OR WHERE SPECIFICALLY NOTED ON THE PLAN. REFER TO SPECIFICATION 32 93 00 PLANTS FOR ADDITIONAL INFORMATION.
6. INSTALL SHOVEL CUT EDGE AROUND ALL INDIVIDUAL TREES AND SHRUBS IN LAWN AREAS AND ALONG PAVEMENT WHERE PLANTING AREAS ABUT TO PREVENT SHREDDED HARDWOOD MULCH FROM SPILLING OUT OF PLANTING AREA.
7. CONTRACTOR RESPONSIBLE FOR MAINTENANCE OF PLANT MATERIAL FOR 90 DAYS FROM INSTALLATION, INCLUDING WATERING, WEEDING, ETC. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF SEEDED AREAS FOR 60 DAYS FROM INSTALLATION, INCLUDING WATERING, WEEDING, ETC. CONTRACTOR TO PROVIDE AND REVIEW MAINTENANCE INSTRUCTIONS WITH THE OWNER PRIOR TO THE COMPLETION OF THESE MAINTENANCE PERIODS. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
8. CLEANLY PRUNE AND REMOVE DAMAGED BRANCHES, DEAD WOOD, AND ROOTS IMMEDIATELY PRIOR TO PLANTING. DO NOT CUT LEADERS OR LEAVE "V" CROTCHES OR DOUBLE LEADERS UNLESS A MULTI–STEM TREE IS SPECIFIED.
9. REMOVE BURLAP, WIRE BASKET, ROPE, TWINE, AND ALL SYNTHETIC MATERIAL FROM THE ROOTS, TRUNK, OR CROWN OF PLANT.
10. REMOVE EXCESS SOIL ABOVE ROOT COLLAR.
11. PLANT TREES AND SHRUBS SO THAT THE ROOT COLLAR IS 2" ABOVE FINISHED GRADE OR SEVERAL INCHES ABOVE GRADE IF PLANT IS INSTALLED IN POOR SOILS.
12. PLANT TREES AND SHRUBS WITH SAME ORIENTATION AS WHEN HARVESTED FROM THE NURSERY OR TO SHOWCASE THE MOST AESTHETIC VIEW.
13. PLANT ALL TREES WITH THREE SLOW RELEASE FERTILIZER PACKETS, SPACED EQUIDISTANT AROUND THE EDGE OF THE ROOT BALL.
14. PLANT ALL SHRUBS WITH ONE SLOW RELEASE FERTILIZER PACKET, PLACED BELOW THE ROOTING SYSTEM.
15. WATER AND TAMP BACKFILL AND ROOTS OF ALL NEWLY SET PLANT MATERIAL SO THE SOIL AND ROOTS ARE THOROUGHLY SOAKED AND AIR POCKETS ARE REMOVED.
16. FOR INDIVIDUAL TREES & SHRUBS PLANTED IN TURF AREAS, PROVIDE CONTINUOUS 3" SOIL SAUCER TO CONTAIN WATER & MULCH (TREES ON SLOPES SHALL BE SAUCERED ON THE DOWNHILL SIDE)
17. INSTALL 3" THICK SHREDDED HARDWOOD MULCH RING 3'–0" DIA. FOR DECIDUOUS TREES AND ALL INDIVIDUAL SHRUBS IN LAWN AREAS, 5'–0" DIA. FOR EVERGREEN TREES. KEEP MULCH 2" AWAY FROM TRUNKS.
18. STAKING – ONLY STAKE EVERGREEN TREES 5'–0" OR GREATER IN HEIGHT OR TREES THAT ARE UNABLE TO REMAIN UPRIGHT AFTER PLANTING. TREES WILL BECOME STRONGER FASTER WHEN THE TOP 2/3 OF THE TREE IS FREE TO SWAY. DO NOT ATTACH WIRE DIRECTLY TO TREES OR THROUGH HOSES – UTILIZE GROMMETED, SYNTHETIC STRAPS AT LEAST 2" WIDE AROUND THE TREE, ATTACH STRAPPING TO STAKE WITH WIRE. STAKE ONLY WHEN NECESSARY. STAKES SHOULD BE DRIVEN DEEPLY INTO THE GROUND TO PREVENT DISLODGING. CHECK AT LEAST EVERY THREE MONTHS FOR BINDING OR OTHER PROBLEMS. STAKES AND TIES SHOULD BE REMOVED SIX MONTHS TO ONE YEAR AFTER PLANTING.
19. LAWN AREAS BEING CONVERTED TO PLANTING BEDS SHALL HAVE THE LAWN KILLED AND ENTIRELY REMOVED INCLUDING ROOTS. REPLACE THE REMOVED SOIL WITH IMPORTED TOPSOIL. DO NOT TILL THE EXISTING LAWN INTO THE SOIL.
20. PAVED AREAS BEING CONVERTED TO PLANTING BEDS SHALL HAVE ALL STONE AGGREGATE BASE DOWN TO SUBGRADE REMOVED AND REPLACED WITH PLANTING SOIL.
21. DECORATIVE STONE MULCH TO BE 3/4–INCH TO 1–INCH RAVENS BLACK DECORATIVE STONE CHIP FROM HALQUIST STONE OR APPROVED EQUIVALENT. CONTRACTOR TO CONTACT HALQUIST STONE N51 W23563 LISBON ROAD SUSSEX, WI 53089 TELEPHONE (262)246–9000 EMAIL: INFO@HALQUISTSTONE.COM
22. REFER TO SPECIFICATIONS 32 93 00 PLANTS AND 32 92 00 TURF AND GRASSES FOR ADDITIONAL INFORMATION.

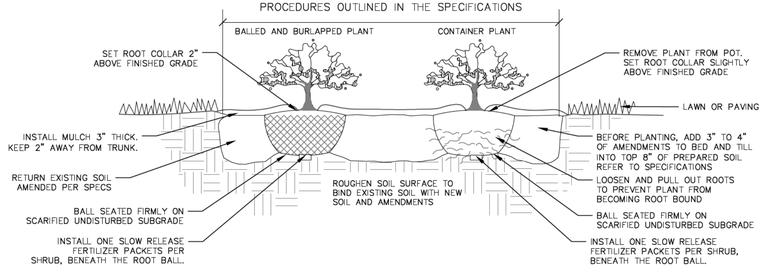
1 / L204 **LANDSCAPE NOTES**
REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION



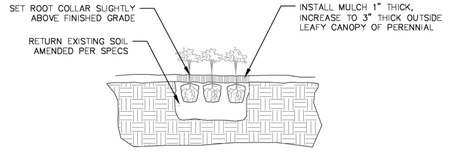
2 / L204 **DECIDUOUS TREE PLANTING, STAKING, & PLANTING ON A SLOPE**
N.T.S.



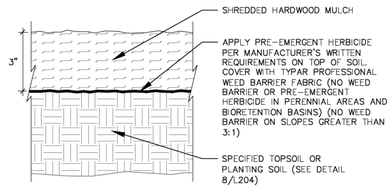
3 / L204 **EVERGREEN TREE PLANTING & STAKING**
N.T.S.



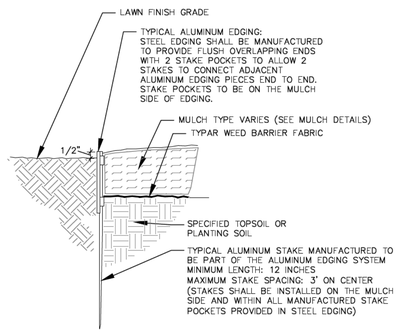
4 / L204 **DECIDUOUS & EVERGREEN SHRUB PLANTING**
N.T.S.



5 / L204 **PERENNIAL AND ORNAMENTAL GRASSES PLANTING**
N.T.S.

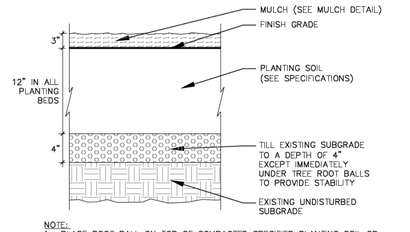


6 / L204 **SHREDDED HARDWOOD MULCH SECTION**
N.T.S.



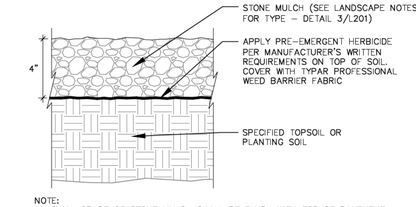
NOTE:
1. BEVEL OR RECESS THE TOP OF ALUMINUM EDGING 1/2" BELOW THE TOP OF SIDEWALK OR TOP OF CURB WHERE EDGING TERMINATES AT A SIDEWALK OR CURB TO PREVENT A TRIPPING HAZARD.

7 / L204 **ALUMINUM EDGING AT LAWN SECTION**
N.T.S.



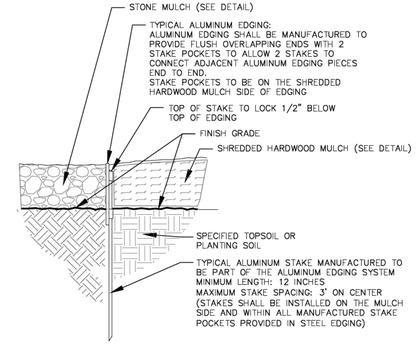
NOTE:
1. PLACE ROOT BALL ON TOP OF COMPACTED SPECIFIED PLANTING SOIL OR EXISTING UNDISTURBED SUBGRADE.

8 / L204 **SOIL FOR PLANTING BED AREAS SECTION**
N.T.S.



NOTE:
1. FINAL GRADE OF STONE MULCH SHALL BE FLUSH WITH TOP OF PAVEMENT OR TOP OF CURB WHEN ADJACENT TO PAVEMENT OR CURBS.

9 / L204 **DECORATIVE STONE MULCH SECTION**
N.T.S.



NOTE:
1. BEVEL OR RECESS THE TOP OF ALUMINUM EDGING 1/2" BELOW THE TOP OF SIDEWALK OR TOP OF CURB WHERE EDGING TERMINATES AT A SIDEWALK OR CURB TO PREVENT A TRIPPING HAZARD.
2. TOP OF MULCH TO MATCH THE TOP OF THE EDGING.

10 / L204 **ALUMINUM EDGING AT MULCH SEPERATION SECTION**
N.T.S.

knothe • bruce
ARCHITECTS
Phone: [redacted] Greenway Blvd., Suite 0
Middleton, WI 5 3 5 6 2

kapur
[redacted] N. Jefferson Street, Ste 900
Milwaukee, Wisconsin 53202
kapurinc.com

ISSUED
Conditional Use Permit Set - July 15, 2026

PROJECT TITLE
Harbor View Lofts

Red Earth Development

N 7th St & Wisconsin Ave & N 6th & Washington Ct
Sheboygan, Wisconsin

SHEET TITLE
SITE LANDSCAPE DETAILS

SHEET NUMBER
L204

PROJECT NO. 2442

© Knothe & Bruce Architects, LLC

CITY OF SHEBOYGAN

REQUEST FOR ARCHITECTURAL REVIEW CONSIDERATION

ITEM DESCRIPTION: Architectural review of proposed multi-family housing located at parcels #59281110440 and 59281111451

REPORT PREPARED BY: Ellise Rose, Zoning Administrator

REPORT DATE: October 29, 2026 **MEETING DATE:** November 10, 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:

Harbor View Lofts, LLC is proposing to construct multi-family housing located at parcels #59281110440 and 59281111451 The applicant states the following:

- The proposed project includes a new 126 unit Multi-family building and a 10-unit townhome building on the smaller lot.
- The property is a vacant lot with no structures, as they have been recently removed.
- The proposed buildings are of a contemporary style, featuring an elevated outdoor plaza and private patios or elevated decks for all units.
- Masonry around the base includes a natural stone veneer and a finished cast stone in a warm light gray tone, while the upper floors alternate between a rich deep ocean blue horizontal siding, a softer blue cedar shake, and white symmetrical paneling.
- The sloped roof is finished with pewter (charcoal gray) colored shingles and silver metal roofing along with white trim to compliment the white accenting throughout the design.

STAFF COMMENTS:

None

ACTION REQUESTED:

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

ATTACHMENTS:

Architectural Review Application and required attachments.

City of Sheboygan spirit on the lake	**CITY OF SHEBOYGAN** **ARCHITECTURAL REVIEW APPLICATION**	**Fee:** _____ **Review Date:** _____

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

SECTION 1: Applicant/ Permittee Information

Name (Ind., Org. or Entity)	Authorized Representative	Title	
Harbor View Lofts, LLC	Jake Buswell	Partner	
Mailing Address	**City**	**State**	**ZIP Code**
[redacted]Wisconsin Ave	Sparta	WI	54656
Email Address	**Phone Number (incl. area code)**		
[redacted]	[redacted]		

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

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

SECTION 3: Architect Information

Name			
Knothe & Bruce Architects			
Mailing Address	**City**	**State**	**Zip**
[redacted] Greenway Blvd. Suite 900	Middleton	WI	53562
Email Address	**Phone Number (incl. area code)**		
[redacted]	[redacted]		

SECTION 4: Contractor Information

Name			
Americon Construction			
Mailing Address	**City**	**State**	**Zip**
1201 N Superior Ave	Tomah	WI	54660
Email Address	**Phone Number (incl. area code)**		
[redacted]	[redacted]		

SECTION 5: Certification and Permission

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

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

Name of Owner/Authorized Representative (please print)	Title	Phone Number
Jacob Buswell	Partner	[redacted]
Signature of Applicant		**Date Signed**
Jacob Buswell		10/14/2026

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

SECTION 6: Description of the Subject Site/Proposed Project

Project Address/Description	Parcel No.
636 Wisconsin Ave Sheboygan, WI 53081	59281110440 and 59281111451

Name of Proposed/Existing Business:	Harbor View Lofts / No existing business
Address of Property Affected:	636 Wisconsin Ave Sheboygan, WI 53081
Zoning Classification:	Current- CC / Proposed CUP

New Building: ✔ Addition: ✔ Remodeling: ✔

SECTION 7: Description of Proposed Project

New 126 unit Multi-family building and a 10 unit townhome building on the smaller lot.

SECTION 8: Description of EXISTING Exterior Design and Materials

The property is a vacant lot with no structures, as they have been recently removed.

SECTION 9: Description of the PROPOSED Exterior Design and Materials

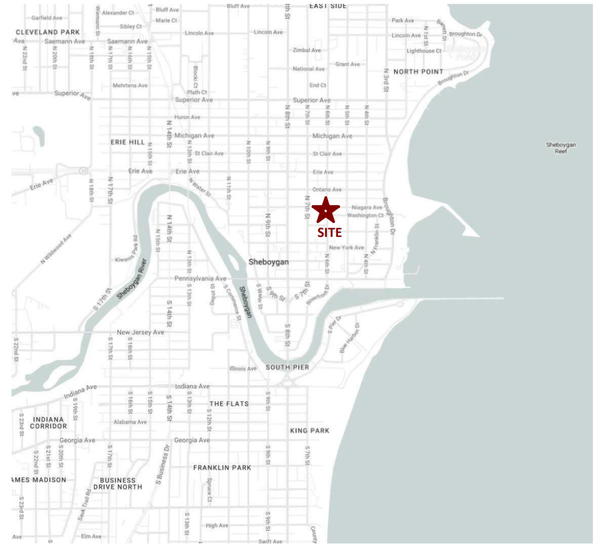
The proposed buildings are of a contemporary style, featuring an elevated outdoor plaza and private patios or elevated decks for all units. Masonry around the base includes a natural stone veneer and a finished cast stone in a warm light gray tone, while the upper floors alternate between a rich deep ocean blue horizontal siding, a softer blue cedar shake, and white symmetrical paneling. The sloped roof is finished with pewter (charcoal gray) colored shingles and silver metal roofing along with white trim to compliment the white accenting throughout the design.



Wells Fargo Site Redevelopment

N. 7th St. & Wisconsin Ave. & N. 6th St. & Washington Ct.,
Sheboygan, WI

5 STORY, 126 UNIT APARTMENT BUILDING; 1 LEVEL ENCLOSED PARKING & 3 STORY, 10 UNIT TOWNHOME



SHEET INDEX

G 000	Cover Sheet
CA101	Architectural Site Plan
AC101.1	Apartment - First Floor Plan
AC102.1	Apartment - Second Floor Plan
AC103.1	Apartment - Third Floor Plan
AC104.1	Apartment - Fourth Floor Plan
AC105.1	Apartment - Ffith Floor Plan
AC201.1	Apartment -Exterior Elevations
AC202.1	Apartment -Exterior Elevations
AC203.1	Apartment -Exterior Elevations
AC204.1	Apartment -Exterior Elevations
AC205.1	Apartment -Exterior Elevations - Colored
AC206.1	Apartment -Exterior Elevations - Colored
AC207.1	Apartment -Exterior Elevations - Colored
AC208.1	Apartment -Exterior Elevations - Colored
AC101.2	Townhouse - First Floor Plan
AC102.2	Townhouse - Second Floor Plan
AC103.2	Townhouse - Third Floor Plan
AC201.2	Townhouse - Exterior Elevations
AC202.2	Townhouse - Exterior Elevations - Colored
AC900	Concept Images

PROJECT DATE: 2026.01.09

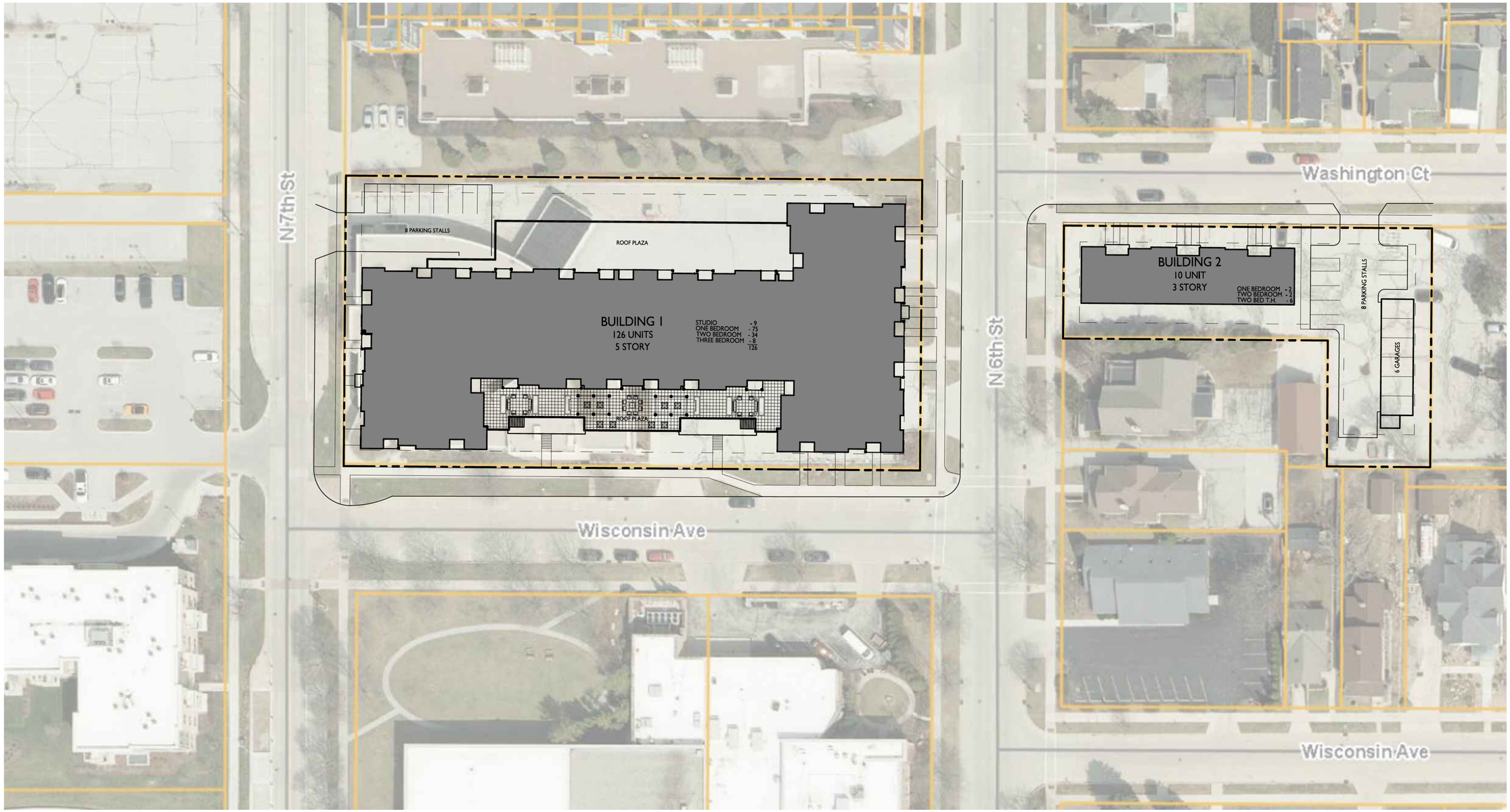
ISSUED FOR:
Review - 2026.01.09

PROJECT NUMBER 2442

G 000
SHEET NUMBER

knothe • bruce
ARCHITECTS

© Knothe & Bruce Architects, LLC



1 CA101 SITE PLAN
1" = 30'-0"

GRAPHIC SCALE
0 30 60 90
1 INCH = 30 FT (24X36 SHEET)

kba
knothe bruce
ARCHITECTS
Phone: [redacted]
Greenway Blvd., Suite 900
Middleton, WI 53562

ISSUED
Issued for Review - January 9, 2026

PROJECT TITLE
Wells Fargo Site Redevelopment

Red Earth Development

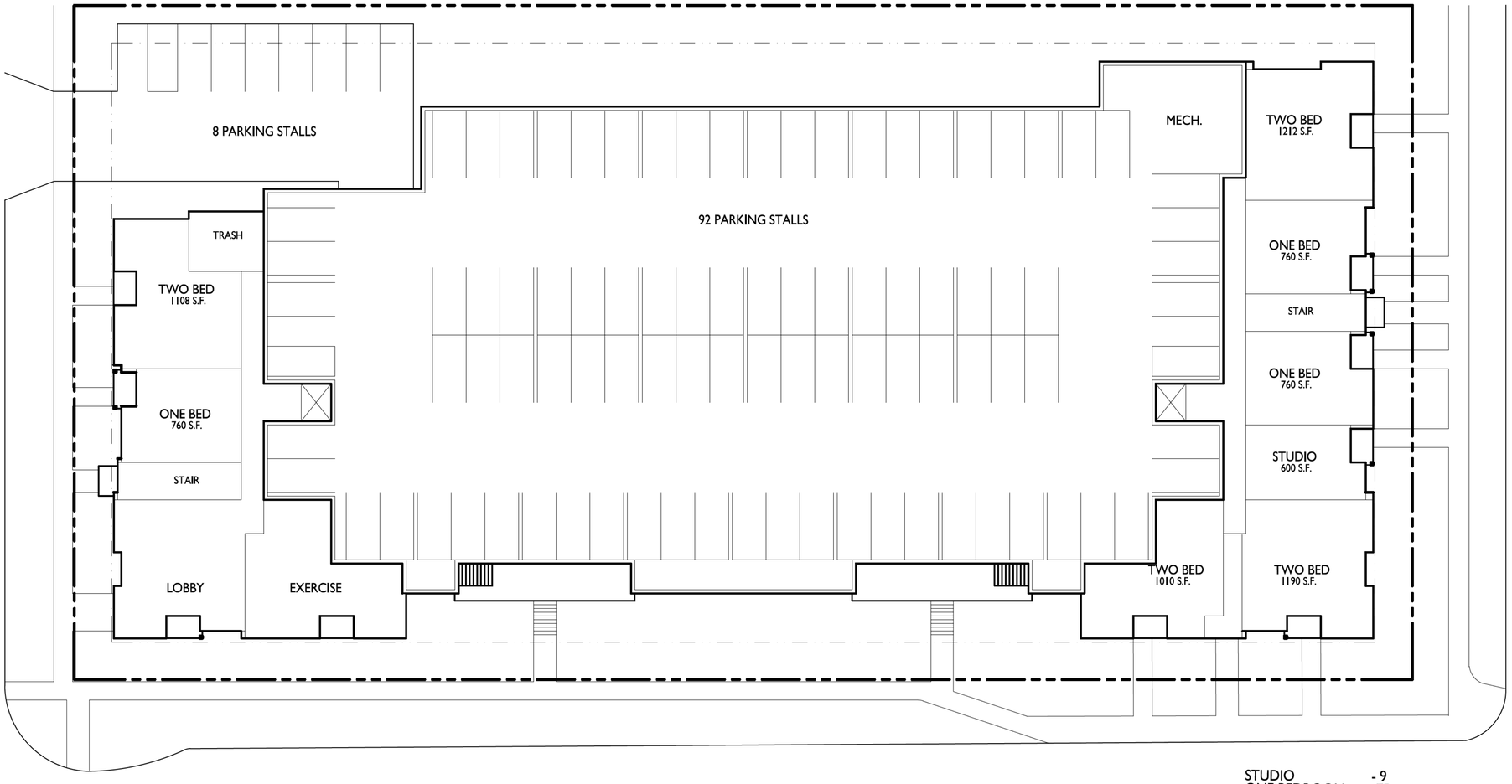
N 7th St & Wisconsin Ave & N 6th St & Washington Ct
Sheboygan, Wisconsin

SHEET TITLE
Site Plan

SHEET NUMBER
CA101

PROJECT NO. 2442

© Knothe & Bruce Architects, LLC



STUDIO	- 9
ONE BEDROOM	- 75
TWO BEDROOM	- 34
THREE BEDROOM	- 8
	126

1 / AC101.1 FIRST FLOOR PLAN

1/16" = 1'-0"

knothe bruce ARCHITECTS
Phone: [redacted] Greenway Blvd., Suite 900
Middleton, WI 53562

ISSUED

Issued for Review - January 9, 2026

PROJECT TITLE

Wells Fargo Site Redevelopment

Red Earth Development

N 7th St & Wisconsin Ave & N 6th St & Washington Ct
Sheboygan, Wisconsin

SHEET TITLE

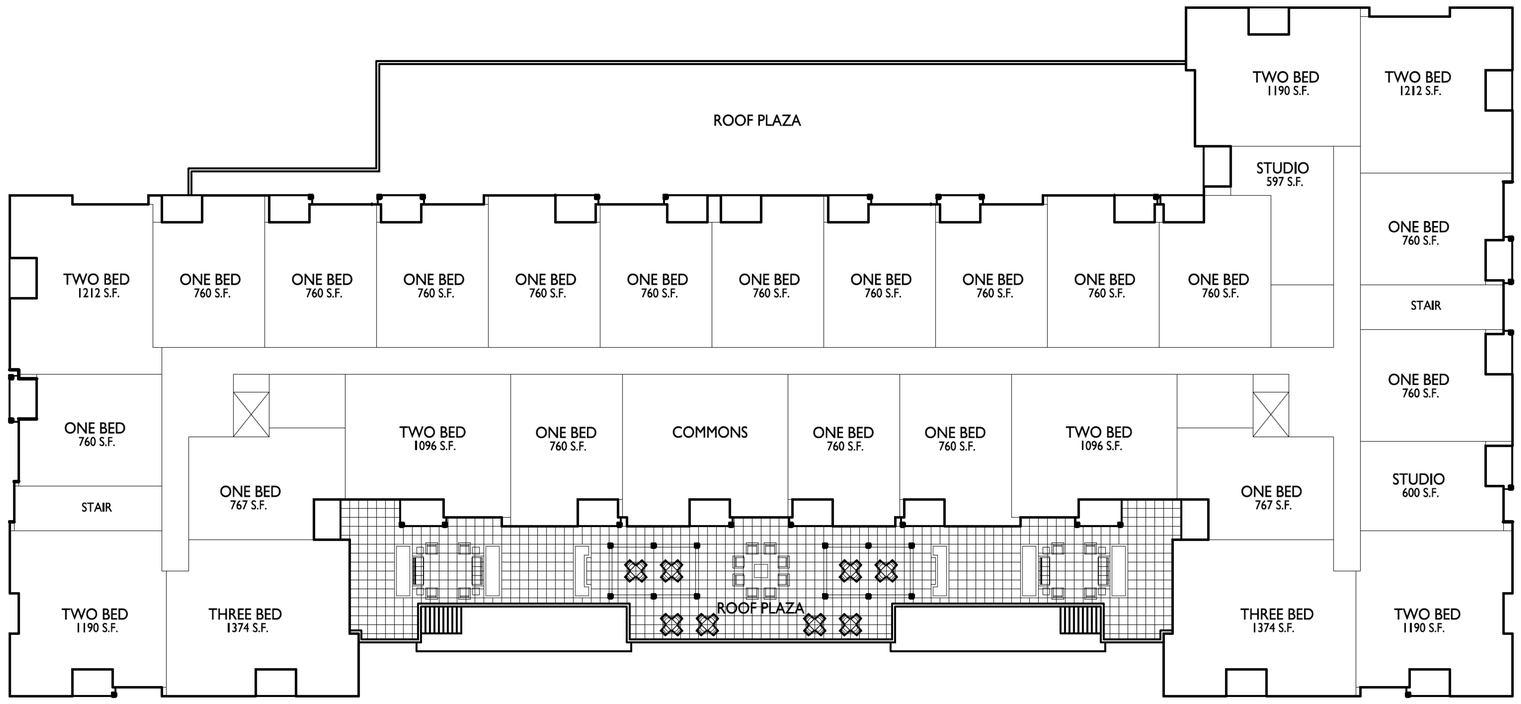
Building 1 - First Floor Plan

SHEET NUMBER

AC101.1

PROJECT NO. 2442

© Knothe & Bruce Architects, LLC



1 AC102.1 SECOND FLOOR PLAN

1/16" = 1'-0"

knothe bruce ARCHITECTS
Phone: [redacted] Greenway Blvd., Suite 900
Middleton, WI 53562

ISSUED

Issued for Review - January 9, 2026

PROJECT TITLE

Wells Fargo Site Redevelopment

Red Earth Development

N 7th St & Wisconsin Ave & N 6th St & Washington Ct
Sheboygan, Wisconsin

SHEET TITLE

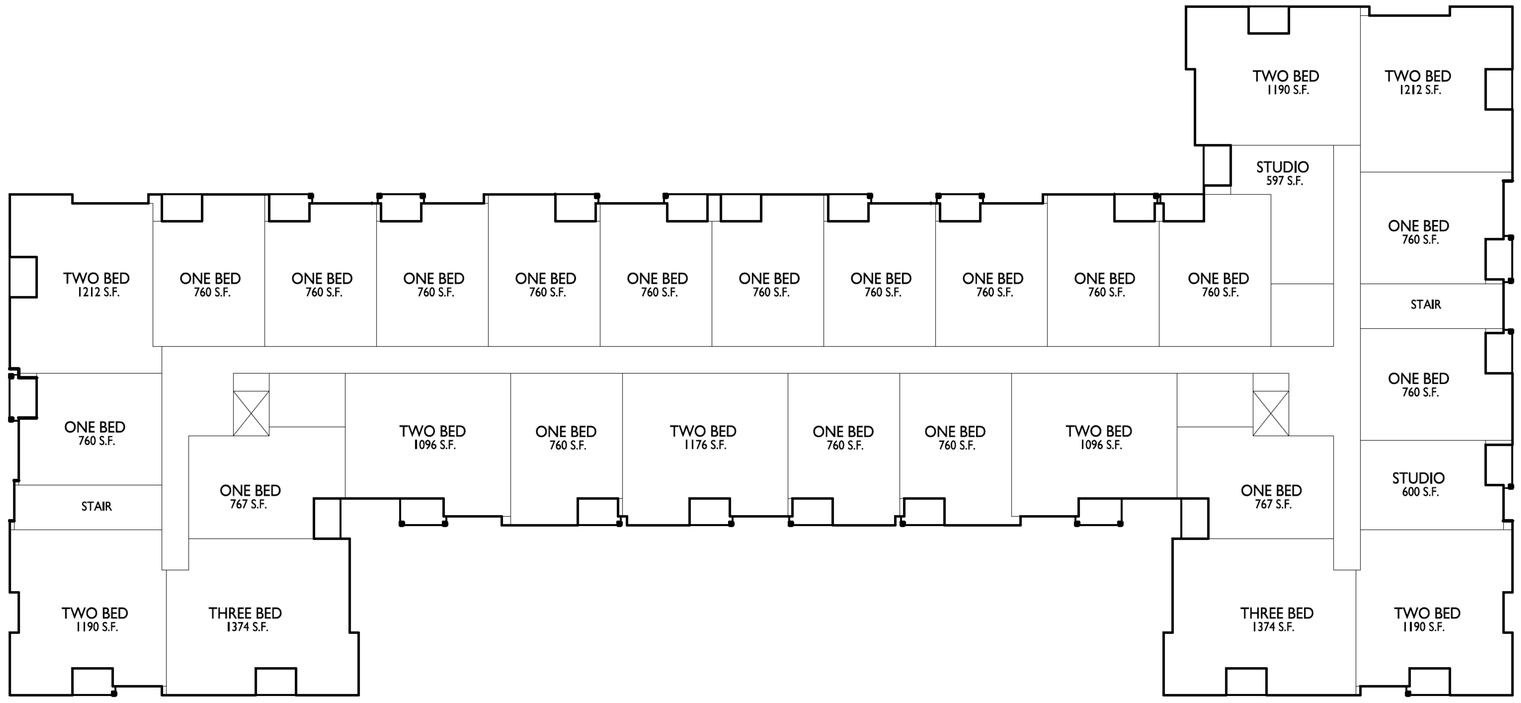
Second Floor Plan

SHEET NUMBER

AC102.1

PROJECT NO. 2442

© Knothe & Bruce Architects, LLC



1 AC103.1 THIRD FLOOR PLAN

1/16" = 1'-0"

knothe bruce ARCHITECTS
Phone: [redacted] Greenway Blvd., Suite 900
Middleton, WI 53562

ISSUED

Issued for Review - January 9, 2026

PROJECT TITLE

Wells Fargo Site Redevelopment

Red Earth Development

N 7th St & Wisconsin Ave & N 6th St & Washington Ct
Sheboygan, Wisconsin

SHEET TITLE

Building 1 - Third Floor Plan

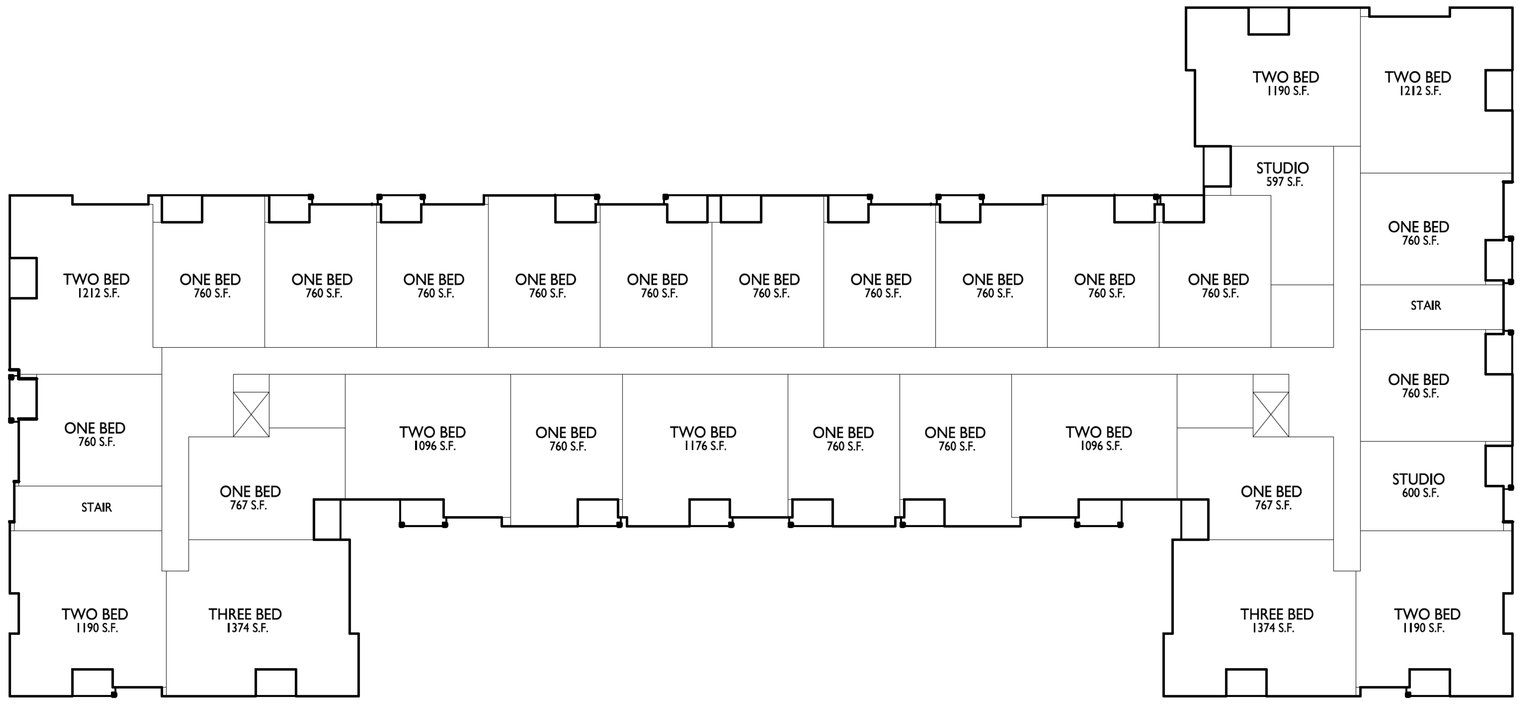
SHEET NUMBER

AC103.1

PROJECT NO. 2442

© Knothe & Bruce Architects, LLC

knothe bruce
ARCHITECTS
Phone: [redacted]
Greenway Blvd., Suite 900
Middleton, WI 53562



1 AC104.1 FOURTH FLOOR PLAN
1/16" = 1'-0"

ISSUED
Issued for Review - January 9, 2026

PROJECT TITLE
Wells Fargo Site Redevelopment

Red Earth Development

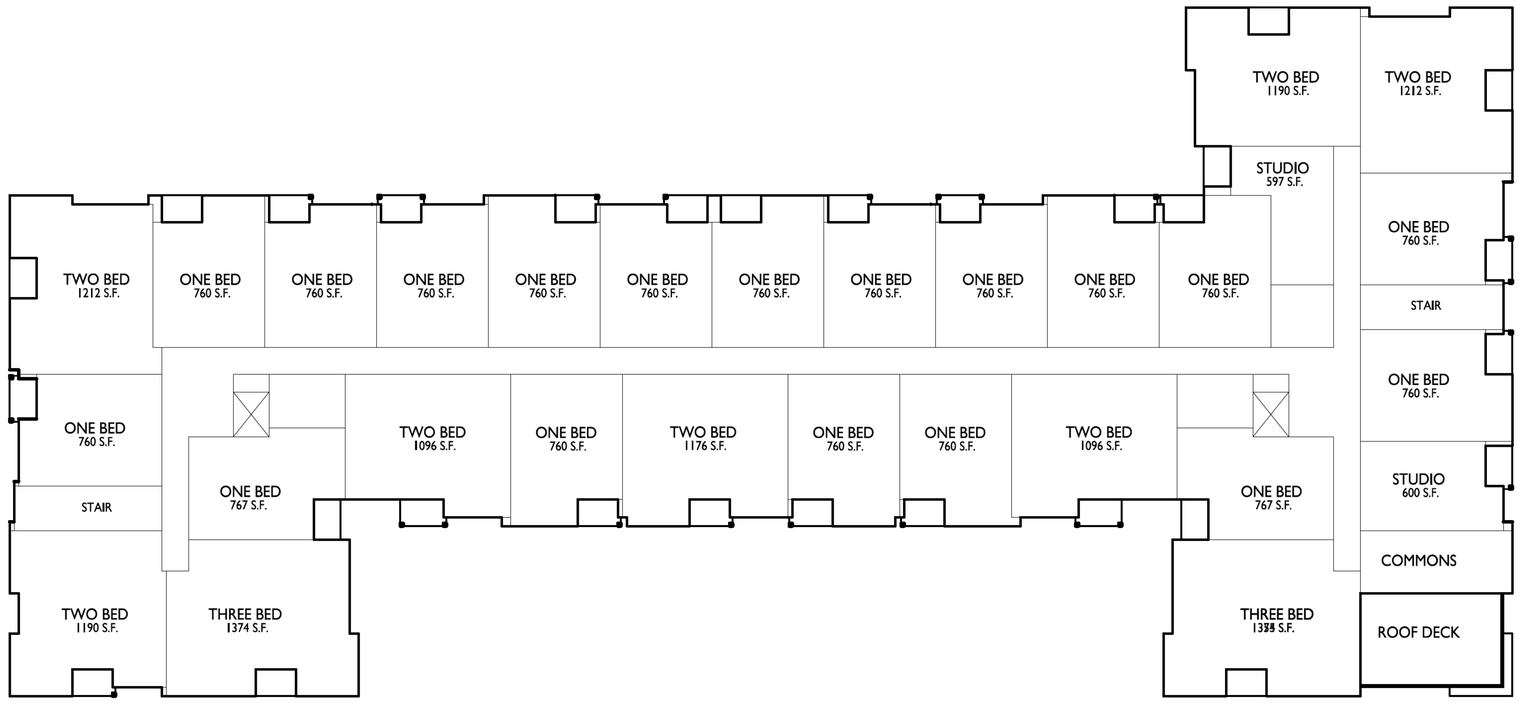
N 7th St & Wisconsin Ave & N 6th St & Washington Ct
Sheboygan, Wisconsin

SHEET TITLE
Building 1 - Fourth Floor Plan

SHEET NUMBER
AC104.1

PROJECT NO. 2442

© Knothe & Bruce Architects, LLC



1 A105.1 FIFTH FLOOR PLAN

1/16" = 1'-0"

knothe bruce
ARCHITECTS
Phone: [redacted]
Greenway Blvd., Suite 900
Middleton, WI 53562

ISSUED

Issued for Review - January 9, 2026

PROJECT TITLE

Wells Fargo Site Redevelopment

Red Earth Development

N 7th St & Wisconsin Ave & N 6th St & Washington Ct
Sheboygan, Wisconsin

SHEET TITLE

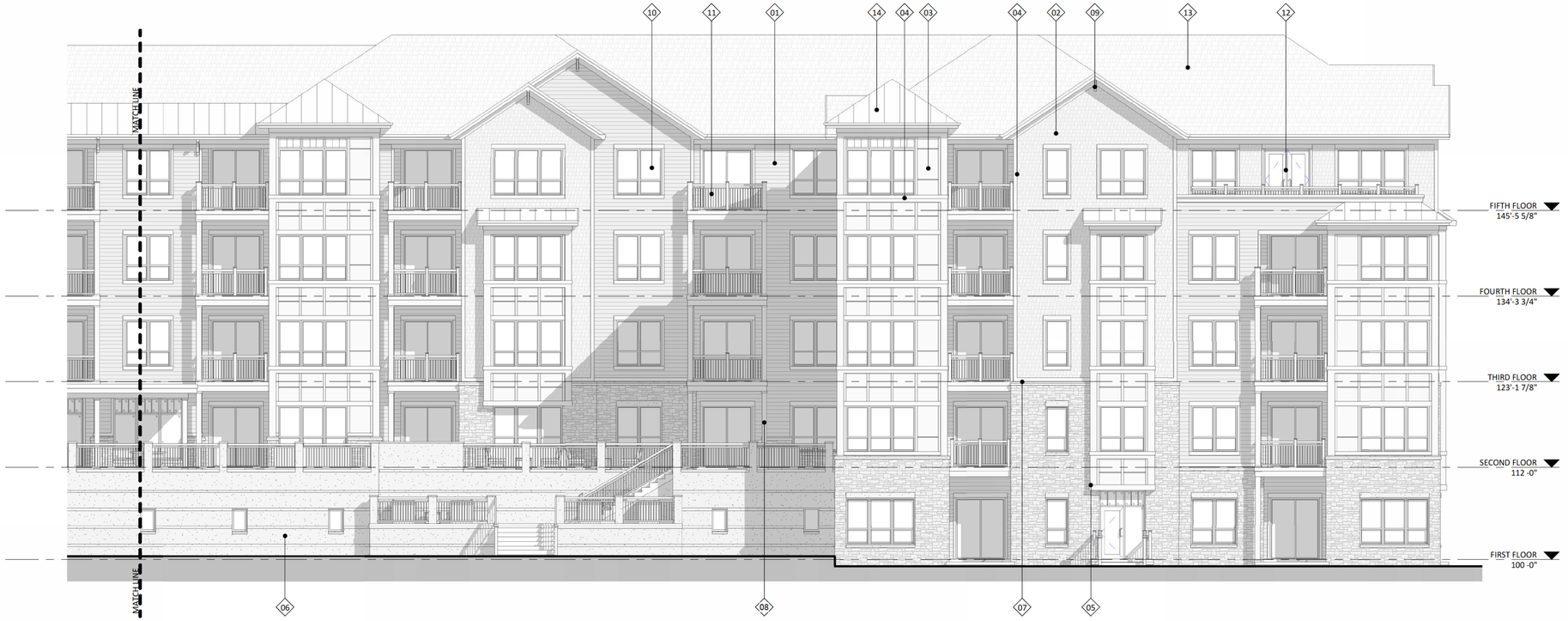
Building 1 - Fifth Floor Plan

SHEET NUMBER

AC105.1

PROJECT NO. 2442

© Knothe & Bruce Architects, LLC



1 / AC201.1 ELEVATION - SOUTH 01 - ALONG WISCONSIN AVE.
1/8" = 1'-0"



2 / AC201.1 ELEVATION - SOUTH 02 - ALONG WISCONSIN AVE.
1/8" = 1'-0"

EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01	COMPOSITE LAP SIDING 6" EXPOSURE	JAMES HARDIE	DEEP OCEAN
02	COMPOSITE SHAKE 6"	JAMES HARDIE	STEEL BLUE - DREAM COLLECTION
03	COMPOSITE PANEL	JAMES HARDIE	ARCTIC WHITE
04	COMPOSITE TRIM	JAMES HARDIE	ARCTIC WHITE
05	STONE VENEER	FOND DU LAC NATURAL STONE	KEY WEST
06	STONE VENEER	TBD	TBD
07	CAST STONE BANDS, HEADS, SILLS	ROCKCAST	CRYSTAL WHITE

EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
08	WRAPPED COLUMN	JAMES HARDIE	ARCTIC WHITE
09	GABLE DETAIL	TBD	WHITE
10	COMPOSITE WINDOW	ANDERSEN	WHITE
11	RAILINGS & HANDRAILS	TBD	WHITE
12	ALUMINIUM STOREFRONT	KAWNEER	WHITE
13	ASPHALT SHINGLE ROOF	CERTAINTEED	PEWTERWOOD
14	METAL ROOF - STANDING SEAM	CMG	SILVER

0' 4' 8' 16'
1/8" = 1 - 0"

knothe bruce ARCHITECTS
Phone: [redacted]
Greenway Blvd, Suite 900
Middleton, WI 53562

ISSUED
Review - 2026.01.08

PROJECT TITLE
Wells Fargo Site Redevelopment

N 7th St & Wisconsin Ave - N 6th St & Washington Ct, Sheboygan, Wisconsin

SHEET TITLE
Exterior Elevations

SHEET NUMBER
AC201.1

PROJECT NUMBER
2442

© Knothe & Bruce Architects, LLC



1 / AC202.1 ELEVATION - NORTH 01
1/8" = 1'-0"



2 / AC202.1 ELEVATION - NORTH 02
1/8" = 1'-0"

0' 4' 8' 16'
1/8" = 1 - 0"

EXTERIOR MATERIAL SCHEDULE

MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01	COMPOSITE LAP SIDING 6" EXPOSURE	JAMES HARDIE	DEEP OCEAN
02	COMPOSITE SHAKE 6"	JAMES HARDIE	STEEL BLUE - DREAM COLLECTION
03	COMPOSITE PANEL	JAMES HARDIE	ARCTIC WHITE
04	COMPOSITE TRIM	JAMES HARDIE	ARCTIC WHITE
05	STONE VENEER	FOND DU LAC NATURAL STONE	KEY WEST
06	STONE VENEER	TBD	TBD
07	CAST STONE BANDS, HEADS, SILLS	ROCKCAST	CRYSTAL WHITE

EXTERIOR MATERIAL SCHEDULE

MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
08	WRAPPED COLUMN	JAMES HARDIE	ARCTIC WHITE
09	GABLE DETAIL	TBD	WHITE
10	COMPOSITE WINDOW	ANDERSEN	WHITE
11	RAILINGS & HANDRAILS	TBD	WHITE
12	ALUMINIUM STOREFRONT	KAWNEER	WHITE
13	ASPHALT SHINGLE ROOF	CERTAINTEED	PEWTERWOOD
14	METAL ROOF - STANDING SEAM	CMG	SILVER

knothe bruce ARCHITECTS
Phone: [redacted]
[redacted] Greenway Blvd, Suite 900
Middleton, WI 53562

ISSUED
Review - 2026.01.08

PROJECT TITLE
Wells Fargo Site Redevelopment

N 7th St & Wisconsin Ave - N 6th St & Washington Ct, Sheboygan, Wisconsin

SHEET TITLE
Exterior Elevations

SHEET NUMBER
AC202.1

PROJECT NUMBER
2442

© Knothe & Bruce Architects, LLC



1 AC203.1 ELEVATION - WEST 01 - ALONG N. 7TH ST.
1/8" = 1'-0"



2 AC203.1 ELEVATION - EAST - ALONG N. 6TH ST.
1/8" = 1'-0"

0' 4' 8' 16'
1/8" = 1 - 0"

EXTERIOR MATERIAL SCHEDULE

MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01	COMPOSITE LAP SIDING 6" EXPOSURE	JAMES HARDIE	DEEP OCEAN
02	COMPOSITE SHAKE 6"	JAMES HARDIE	STEEL BLUE - DREAM COLLECTION
03	COMPOSITE PANEL	JAMES HARDIE	ARCTIC WHITE
04	COMPOSITE TRIM	JAMES HARDIE	ARCTIC WHITE
05	STONE VENEER	FOND DU LAC NATURAL STONE	KEY WEST
06	STONE VENEER	TBD	TBD
07	CAST STONE BANDS, HEADS, SILLS	ROCKCAST	CRYSTAL WHITE

EXTERIOR MATERIAL SCHEDULE

MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
08	WRAPPED COLUMN	JAMES HARDIE	ARCTIC WHITE
09	GABLE DETAIL	TBD	WHITE
10	COMPOSITE WINDOW	ANDERSEN	WHITE
11	RAILINGS & HANDRAILS	TBD	WHITE
12	ALUMINIUM STOREFRONT	KAWNEER	WHITE
13	ASPHALT SHINGLE ROOF	CERTAINTEED	PEWTERWOOD
14	METAL ROOF - STANDING SEAM	CMG	SILVER

knothe bruce ARCHITECTS
Phone: [redacted]
Greenway Blvd, Suite 900
Middleton, WI 53562

ISSUED
Review - 2026.01.08

PROJECT TITLE
Wells Fargo Site Redevelopment

N 7th St & Wisconsin Ave - N 6th St & Washington Ct, Sheboygan, Wisconsin

SHEET TITLE
Exterior Elevations

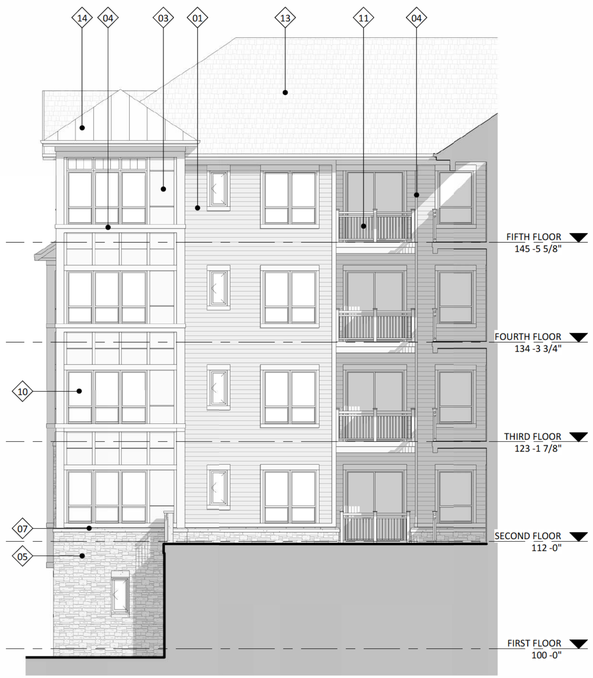
SHEET NUMBER
AC203.1

PROJECT NUMBER
2442

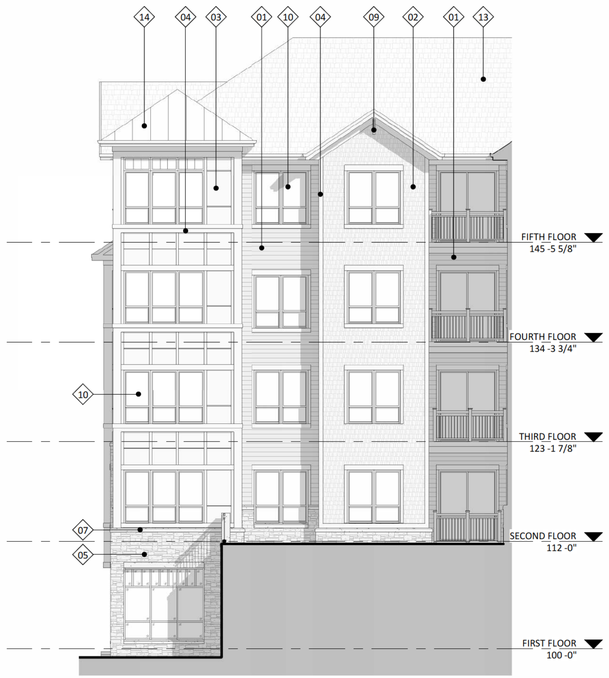
© Knothe & Bruce Architects, LLC



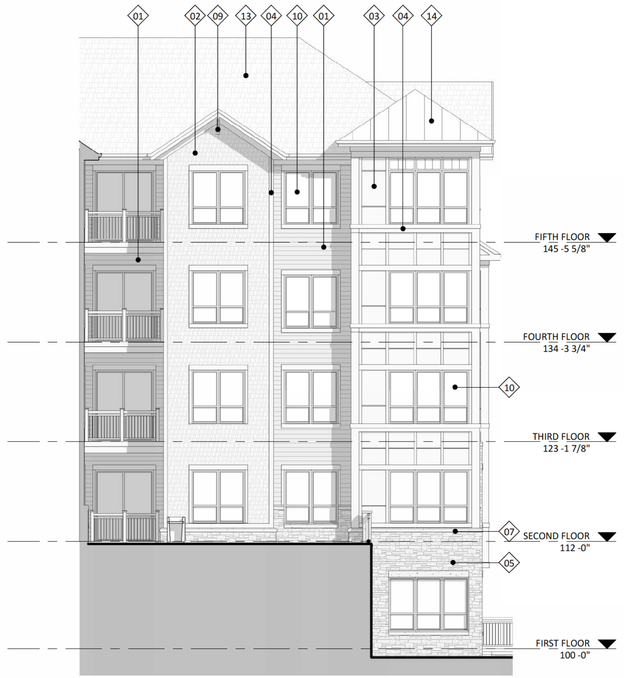
4 AC204.1 ELEVATION - SOUTH PLAZA
1/8" = 1'-0"



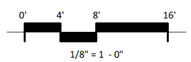
1 AC204.1 ELEVATION - WEST 02
1/8" = 1'-0"



2 AC204.1 ELEVATION - INTERIOR COURTYARD 02
1/8" = 1'-0"



3 AC204.1 ELEVATION - INTERIOR COURTYARD 01
1/8" = 1'-0"



EXTERIOR MATERIAL SCHEDULE

MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01	COMPOSITE LAP SIDING 6" EXPOSURE	JAMES HARDIE	DEEP OCEAN
02	COMPOSITE SHAKE 6"	JAMES HARDIE	STEEL BLUE - DREAM COLLECTION
03	COMPOSITE PANEL	JAMES HARDIE	ARCTIC WHITE
04	COMPOSITE TRIM	JAMES HARDIE	ARCTIC WHITE
05	STONE VENEER	FOND DU LAC NATURAL STONE	KEY WEST
06	STONE VENEER	TBD	TBD
07	CAST STONE BANDS, HEADS, SILLS	ROCKCAST	CRYSTAL WHITE

EXTERIOR MATERIAL SCHEDULE

MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
08	WRAPPED COLUMN	JAMES HARDIE	ARCTIC WHITE
09	GABLE DETAIL	TBD	WHITE
10	COMPOSITE WINDOW	ANDERSEN	WHITE
11	RAILINGS & HANDRAILS	TBD	WHITE
12	ALUMINIUM STOREFRONT	KAWNEER	WHITE
13	ASPHALT SHINGLE ROOF	CERTAINTEED	PEWTERWOOD
14	METAL ROOF - STANDING SEAM	CMG	SILVER

knothe bruce ARCHITECTS
Phone: [redacted]
[redacted] Greenway Blvd, Suite 900
Middleton, WI 53562

ISSUED
Review - 2026.01.08

PROJECT TITLE
Wells Fargo Site Redevelopment

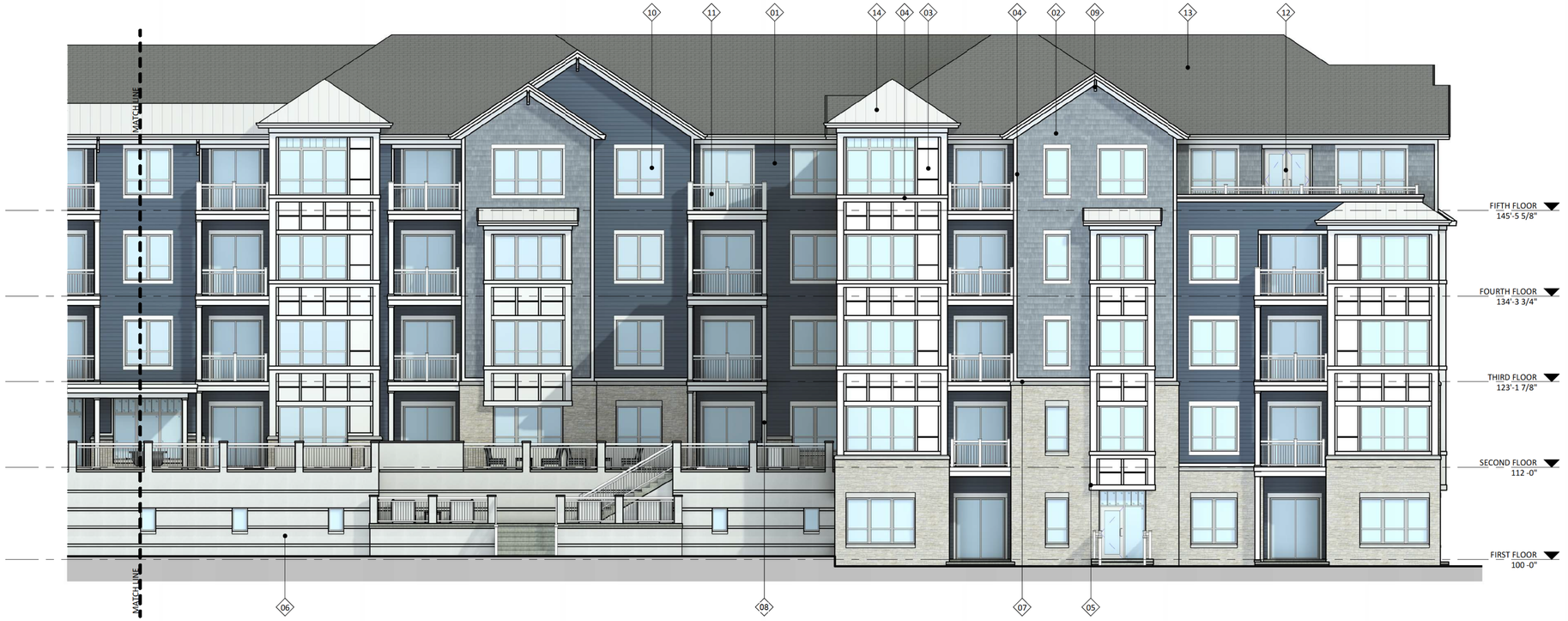
N 7th St & Wisconsin Ave - N 6th St & Washington Ct, Sheboygan, Wisconsin

SHEET TITLE
Exterior Elevations

SHEET NUMBER
AC204.1

PROJECT NUMBER
2442

© Knothe & Bruce Architects, LLC



1 AC205.1 COLORED ELEVATION - SOUTH 01 - ALONG WISCONSIN AVE.
1/8" = 1'-0"



2 AC205.1 COLORED ELEVATION - SOUTH 02 - ALONG WISCONSIN AVE.
1/8" = 1'-0"

0' 4' 8' 16'
1/8" = 1 - 0"

EXTERIOR MATERIAL SCHEDULE

MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01	COMPOSITE LAP SIDING 6" EXPOSURE	JAMES HARDIE	DEEP OCEAN
02	COMPOSITE SHAKE 6"	JAMES HARDIE	STEEL BLUE - DREAM COLLECTION
03	COMPOSITE PANEL	JAMES HARDIE	ARCTIC WHITE
04	COMPOSITE TRIM	JAMES HARDIE	ARCTIC WHITE
05	STONE VENEER	FOND DU LAC NATURAL STONE	KEY WEST
06	STONE VENEER	TBD	TBD
07	CAST STONE BANDS, HEADS, SILLS	ROCKCAST	CRYSTAL WHITE

EXTERIOR MATERIAL SCHEDULE

MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
08	WRAPPED COLUMN	JAMES HARDIE	ARCTIC WHITE
09	GABLE DETAIL	TBD	WHITE
10	COMPOSITE WINDOW	ANDERSEN	WHITE
11	RAILINGS & HANDRAILS	TBD	WHITE
12	ALUMINIUM STOREFRONT	KAWNEER	WHITE
13	ASPHALT SHINGLE ROOF	CERTAINTEED	PEWTERWOOD
14	METAL ROOF - STANDING SEAM	CMG	SILVER

knothe bruce ARCHITECTS
Phone: [redacted]
Greenway Blvd, Suite 900
Middleton, WI 53562

ISSUED
Review - 2026.01.08

PROJECT TITLE
Wells Fargo Site Redevelopment

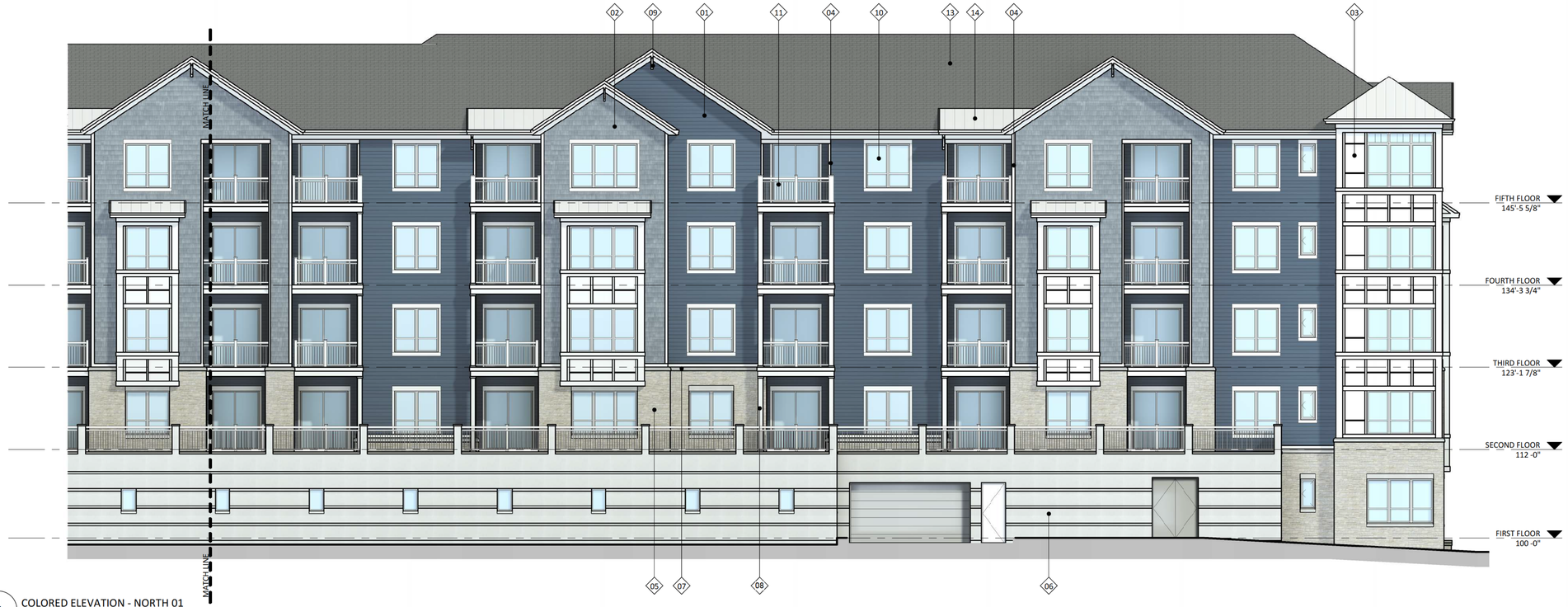
N 7th St & Wisconsin Ave - N 6th St & Washington Ct, Sheboygan, Wisconsin

SHEET TITLE
Exterior Elevations Colored

SHEET NUMBER
AC205.1

PROJECT NUMBER
2442

© Knothe & Bruce Architects, LLC



1 AC206.1 COLORED ELEVATION - NORTH 01
1/8" = 1'-0"



2 AC206.1 COLORED ELEVATION - NORTH 02
1/8" = 1'-0"

0' 4' 8' 16'
1/8" = 1 - 0"

EXTERIOR MATERIAL SCHEDULE

MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01	COMPOSITE LAP SIDING 6" EXPOSURE	JAMES HARDIE	DEEP OCEAN
02	COMPOSITE SHAKE 6"	JAMES HARDIE	STEEL BLUE - DREAM COLLECTION
03	COMPOSITE PANEL	JAMES HARDIE	ARCTIC WHITE
04	COMPOSITE TRIM	JAMES HARDIE	ARCTIC WHITE
05	STONE VENEER	FOND DU LAC NATURAL STONE	KEY WEST
06	STONE VENEER	TBD	TBD
07	CAST STONE BANDS, HEADS, SILLS	ROCKCAST	CRYSTAL WHITE

EXTERIOR MATERIAL SCHEDULE

MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
08	WRAPPED COLUMN	JAMES HARDIE	ARCTIC WHITE
09	GABLE DETAIL	TBD	WHITE
10	COMPOSITE WINDOW	ANDERSEN	WHITE
11	RAILINGS & HANDRAILS	TBD	WHITE
12	ALUMINIUM STOREFRONT	KAWNEER	WHITE
13	ASPHALT SHINGLE ROOF	CERTAINTEED	PEWTERWOOD
14	METAL ROOF - STANDING SEAM	CMG	SILVER

knothe bruce ARCHITECTS
Phone: [redacted]
Greenway Blvd, Suite 900
Middleton, WI 53562

ISSUED
Review - 2026.01.08

PROJECT TITLE
Wells Fargo Site Redevelopment

N 7th St & Wisconsin Ave - N 6th St & Washington Ct, Sheboygan, Wisconsin

SHEET TITLE
Exterior Elevations Colored

SHEET NUMBER
AC206.1

PROJECT NUMBER
2442

© Knothe & Bruce Architects, LLC



1 AC207.1 COLORED ELEVATION - WEST 01 - ALONG N. 7TH ST.
1/8" = 1'-0"



2 AC207.1 COLORED ELEVATION - EAST - ALONG N. 6TH ST.
1/8" = 1'-0"

0' 4' 8' 16'
1/8" = 1 - 0"

EXTERIOR MATERIAL SCHEDULE

MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01	COMPOSITE LAP SIDING 6" EXPOSURE	JAMES HARDIE	DEEP OCEAN
02	COMPOSITE SHAKE 6"	JAMES HARDIE	STEEL BLUE - DREAM COLLECTION
03	COMPOSITE PANEL	JAMES HARDIE	ARCTIC WHITE
04	COMPOSITE TRIM	JAMES HARDIE	ARCTIC WHITE
05	STONE VENEER	FOND DU LAC NATURAL STONE	KEY WEST
06	STONE VENEER	TBD	TBD
07	CAST STONE BANDS, HEADS, SILLS	ROCKCAST	CRYSTAL WHITE

EXTERIOR MATERIAL SCHEDULE

MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
08	WRAPPED COLUMN	JAMES HARDIE	ARCTIC WHITE
09	GABLE DETAIL	TBD	WHITE
10	COMPOSITE WINDOW	ANDERSEN	WHITE
11	RAILINGS & HANDRAILS	TBD	WHITE
12	ALUMINIUM STOREFRONT	KAWNEER	WHITE
13	ASPHALT SHINGLE ROOF	CERTAINTEED	PEWTERWOOD
14	METAL ROOF - STANDING SEAM	CMG	SILVER

knothe bruce ARCHITECTS
Phone: [redacted]
[redacted] Greenway Blvd, Suite 900
Middleton, WI 53562

ISSUED
Review - 2026.01.08

PROJECT TITLE
Wells Fargo Site Redevelopment

N 7th St & Wisconsin Ave - N 6th St & Washington Ct, Sheboygan, Wisconsin

SHEET TITLE
Exterior Elevations Colored

SHEET NUMBER
AC207.1

PROJECT NUMBER
2442

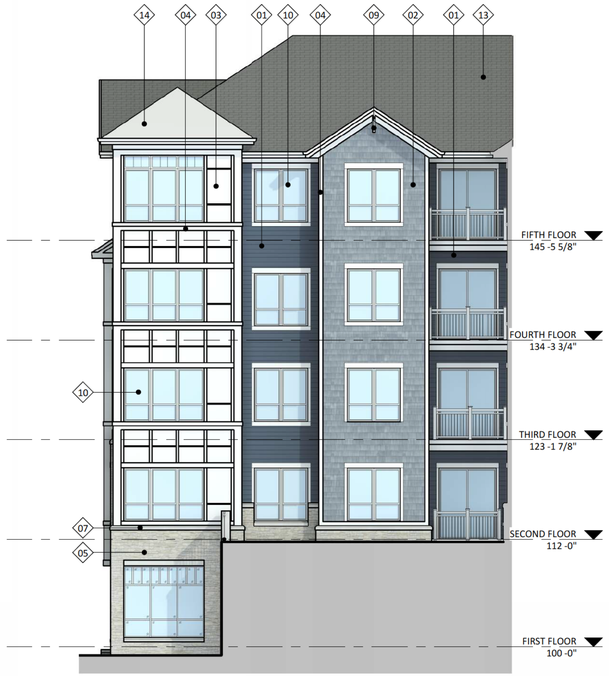
© Knothe & Bruce Architects, LLC



4 AC208.1 COLORED ELEVATION - SOUTH PLAZA
1/8" = 1'-0"



1 AC208.1 COLORED ELEVATION - WEST 02
1/8" = 1'-0"



2 AC208.1 COLORED ELEVATION - INTERIOR COURTYARD 02
1/8" = 1'-0"



3 AC208.1 COLORED ELEVATION - INTERIOR COURTYARD 01
1/8" = 1'-0"

0' 4' 8' 16'
1/8" = 1 - 0"

EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01	COMPOSITE LAP SIDING 6" EXPOSURE	JAMES HARDIE	DEEP OCEAN
02	COMPOSITE SHAKE 6"	JAMES HARDIE	STEEL BLUE - DREAM COLLECTION
03	COMPOSITE PANEL	JAMES HARDIE	ARCTIC WHITE
04	COMPOSITE TRIM	JAMES HARDIE	ARCTIC WHITE
05	STONE VENEER	FOND DU LAC NATURAL STONE	KEY WEST
06	STONE VENEER	TBD	TBD
07	CAST STONE BANDS, HEADS, SILLS	ROCKCAST	CRYSTAL WHITE

EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
08	WRAPPED COLUMN	JAMES HARDIE	ARCTIC WHITE
09	GABLE DETAIL	TBD	WHITE
10	COMPOSITE WINDOW	ANDERSEN	WHITE
11	RAILINGS & HANDRAILS	TBD	WHITE
12	ALUMINIUM STOREFRONT	KAWNEER	WHITE
13	ASPHALT SHINGLE ROOF	CERTAINTEED	PEWTERWOOD
14	METAL ROOF - STANDING SEAM	CMG	SILVER

knothe bruce ARCHITECTS
Phone: [redacted]
[redacted] Greenway Blvd, Suite 900
Middleton, WI 53562

ISSUED
Review - 2026.01.08

PROJECT TITLE
Wells Fargo Site Redevelopment

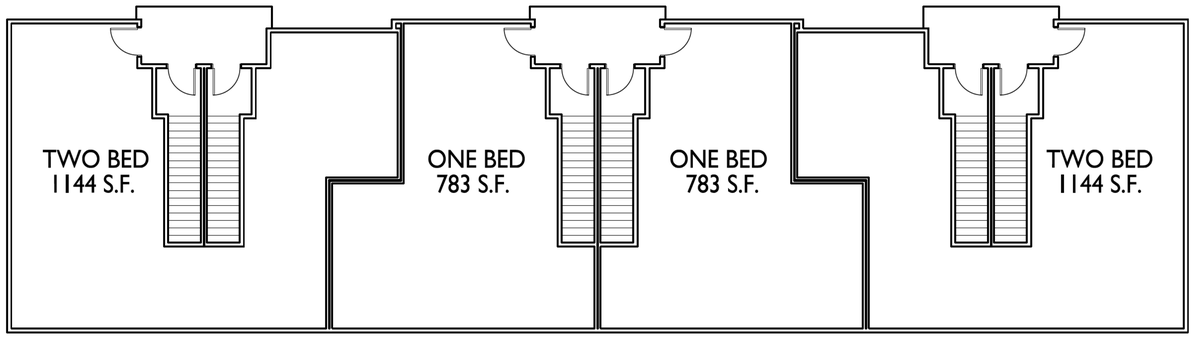
N 7th St & Wisconsin Ave - N 6th St & Washington Ct, Sheboygan, Wisconsin

SHEET TITLE
Exterior Elevations Colored

SHEET NUMBER
AC208.1

PROJECT NUMBER
2442

© Knothe & Bruce Architects, LLC



1 AC101.2 FIRST FLOOR PLAN

1/16" = 1'-0"

knothe bruce
ARCHITECTS
Phone:
Greenway Blvd., Suite 900
Middleton, WI 53562

ISSUED
Issued for Review - January 9, 2026

PROJECT TITLE
Wells Fargo Site Redevelopment

Red Earth Development

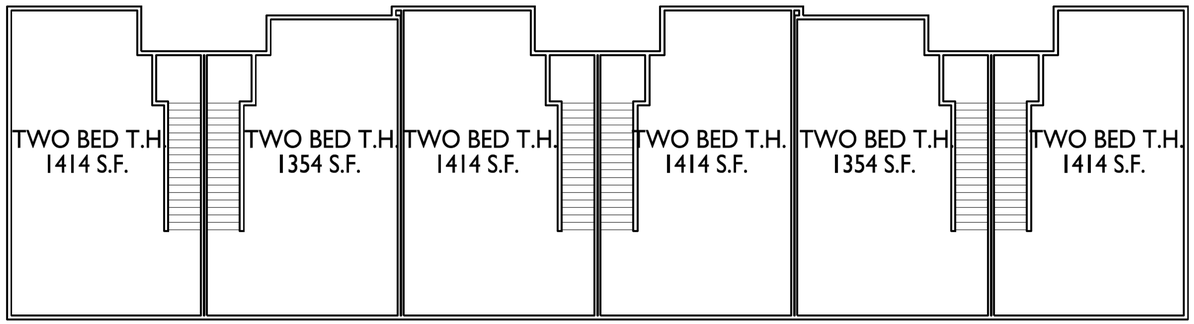
N 7th St & Wisconsin Ave & N 6th St & Washington Ct
Sheboygan, Wisconsin

SHEET TITLE
Building 2 - Floor Plans

SHEET NUMBER
AC101.2

PROJECT NO. 2442

© Knothe & Bruce Architects, LLC



1 AC102.2 SECOND FLOOR PLAN

1/16" = 1'-0"

knothe bruce ARCHITECTS
Phone: [redacted] Greenway Blvd., Suite 900
Middleton, WI 53562

ISSUED
Issued for Review - January 9, 2026

PROJECT TITLE
Wells Fargo Site Redevelopment

Red Earth Development

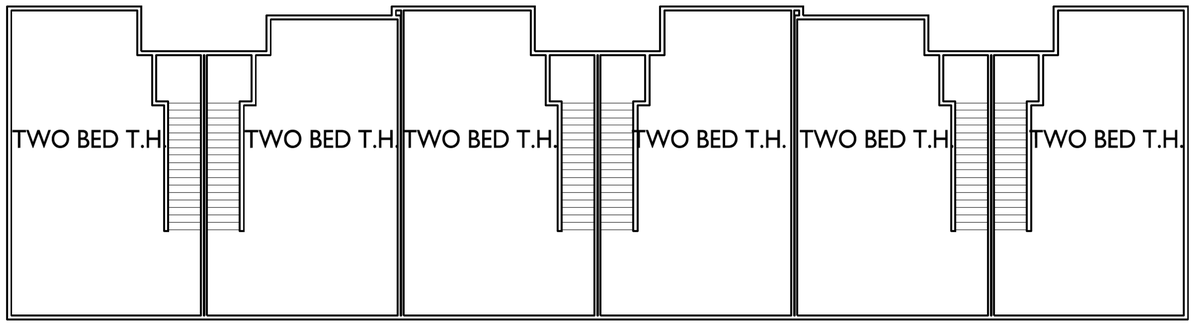
N 7th St & Wisconsin Ave & N 6th St & Washington Ct
Sheboygan, Wisconsin

SHEET TITLE
Building 2 - Second Floor Plans

SHEET NUMBER
AC102.2

PROJECT NO. 2442

© Knothe & Bruce Architects, LLC



1 AC103.2 THIRD FLOOR PLAN

1/16" = 1'-0"

knothe bruce ARCHITECTS
Phone: [redacted] Greenway Blvd., Suite 900
Middleton, WI 53562

ISSUED
Issued for Review - January 9, 2026

PROJECT TITLE
Wells Fargo Site Redevelopment

Red Earth Development

N 7th St & Wisconsin Ave & N 6th St & Washington Ct
Sheboygan, Wisconsin

SHEET TITLE
Building 2 - Third Floor Plans

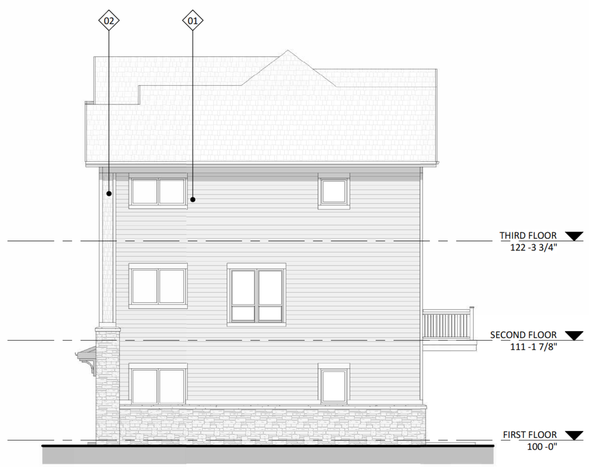
SHEET NUMBER
AC103.2

PROJECT NO. 2442

© Knothe & Bruce Architects, LLC



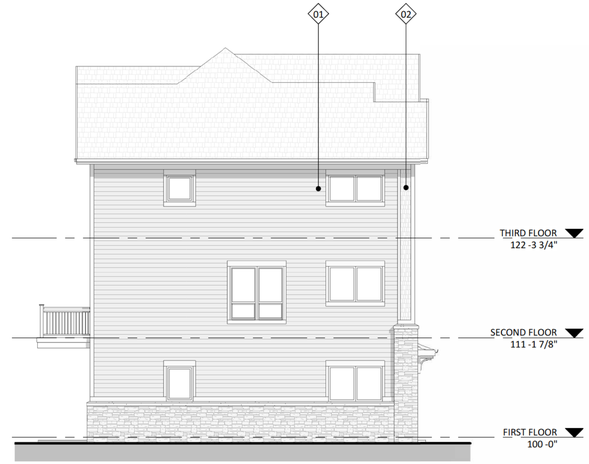
1 AC201.2 NORTH ELEVATION ALONG WASHINGTON COURT
1/8" = 1'-0"



2 AC201.2 WEST ELEVATION ALONG N 6TH STREET
1/8" = 1'-0"



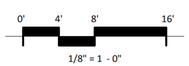
3 AC201.2 SOUTH ELEVATION
1/8" = 1'-0"



4 AC201.2 EAST ELEVATION
1/8" = 1'-0"

EXTERIOR MATERIAL SCHEDULE

MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01	COMPOSITE LAP SIDING 6" EXPOSURE	JAMES HARDIE	DEEP OCEAN
02	COMPOSITE SHAKE 6"	JAMES HARDIE	STEEL BLUE - DREAM COLLECTION
04	COMPOSITE TRIM	JAMES HARDIE	ARCTIC WHITE
05	STONE VENEER	FOND DU LAC NATURAL STONE	KEY WEST
06	CAST STONE BANDS, HEADS, SILLS	ROCKCAST	CRYSTAL WHITE
07	WRAPPED COLUMN	JAMES HARDIE	ARCTIC WHITE
08	GABLE DETAIL	TBD	WHITE
09	RAILINGS & HANDRAILS	TBD	WHITE
10	COMPOSITE WINDOW	ANDERSEN	WHITE
12	ASPHALT SHINGLE ROOF	CERTAINTEED	PEWTERWOOD
13	METAL ROOF - STANDING SEAM	CMG	SILVER



knothe bruce ARCHITECTS
Phone:
Greenway Blvd, Suite 900
Middleton, WI 53562

KEY PLAN

ISSUED
Review - 2026.01.08

PROJECT TITLE
Wells Fargo Site Redevelopment

N 7th St & Wisconsin Ave - N 6th St & Washington Ct, Sheboygan, Wisconsin

SHEET TITLE
Exterior Elevations

SHEET NUMBER
AC201.2

PROJECT NUMBER
2442

© Knothe & Bruce Architects, LLC



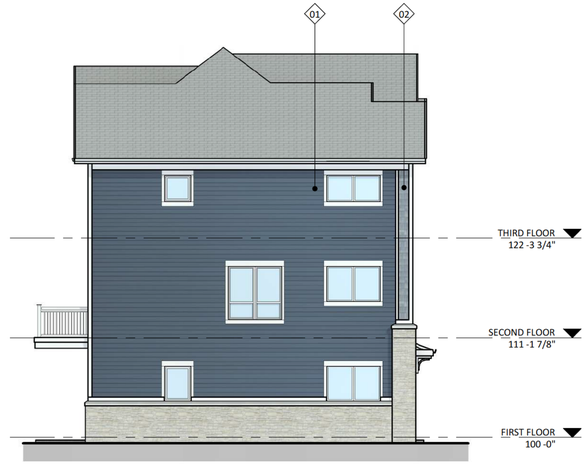
1 AC202.2 NORTH ELEVATION ALONG WASHINGTON COURT
1/8" = 1'-0"



2 AC202.2 WEST ELEVATION ALONG N 6TH STREET
1/8" = 1'-0"



3 AC202.2 SOUTH ELEVATION
1/8" = 1'-0"



4 AC202.2 EAST ELEVATION
1/8" = 1'-0"

EXTERIOR MATERIAL SCHEDULE

MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01	COMPOSITE LAP SIDING 6" EXPOSURE	JAMES HARDIE	DEEP OCEAN
02	COMPOSITE SHAKE 6"	JAMES HARDIE	STEEL BLUE - DREAM COLLECTION
04	COMPOSITE TRIM	JAMES HARDIE	ARCTIC WHITE
05	STONE VENEER	FOND DU LAC NATURAL STONE	KEY WEST
06	CAST STONE BANDS, HEADS, SILLS	ROCKCAST	CRYSTAL WHITE
07	WRAPPED COLUMN	JAMES HARDIE	ARCTIC WHITE
08	GABLE DETAIL	TBD	WHITE
09	RAILINGS & HANDRAILS	TBD	WHITE
10	COMPOSITE WINDOW	ANDERSEN	WHITE
12	ASPHALT SHINGLE ROOF	CERTAINTEED	PEWTERWOOD
13	METAL ROOF - STANDING SEAM	CMG	SILVER

0' 4' 8' 16'
1/8" = 1 - 0"

knothe bruce ARCHITECTS
Phone: [redacted]
[redacted] Greenway Blvd, Suite 900
Middleton, WI 53562

KEY PLAN

ISSUED
Review - 2026.01.08

PROJECT TITLE
Wells Fargo Site Redevelopment

N 7th St & Wisconsin Ave - N 6th St & Washington Ct, Sheboygan, Wisconsin

SHEET TITLE
Exterior Elevations - Colored

SHEET NUMBER
AC202.2

PROJECT NUMBER
2442

© Knothe & Bruce Architects, LLC



Concept Image

Wells Fargo Site Redevelopment

N. 7th St. & Wisconsin Ave. & N. 6th St. & Washington Ct., Sheboygan, WI



Concept Image

Wells Fargo Site Redevelopment
N. 7th St. & Wisconsin Ave. & N. 6th St. & Washington Ct., Sheboygan, WI



Concept Image

Wells Fargo Site Redevelopment
N. 7th St. & Wisconsin Ave. & N. 6th St. & Washington Ct., Sheboygan, WI
REVIEW | 2026.01.09 | 2442

Concept Image

Wells Fargo Site Redevelopment
N. 7th St. & Wisconsin Ave. & N. 6th St. & Washington Ct., Sheboygan, WI
REVIEW | 2026.01.09 | 2442 knothe+bruce ARCHITECTS



Concept Image

Wells Fargo Site Redevelopment
N. 7th St. & Wisconsin Ave. & N. 6th St. & Washington Ct., Sheboygan, WI



Concept Image

Wells Fargo Site Redevelopment
N. 7th St. & Wisconsin Ave. & N. 6th St. & Washington Ct., Sheboygan, WI



Concept Image

Wells Fargo Site Redevelopment
N. 7th St. & Wisconsin Ave. & N. 6th St. & Washington Ct., Sheboygan, WI



Concept Image

Wells Fargo Site Redevelopment
N. 7th St. & Wisconsin Ave. & N. 6th St. & Washington Ct., Sheboygan, WI



Concept Image

Wells Fargo Site Redevelopment
N. 7th St. & Wisconsin Ave. & N. 6th St. & Washington Ct., Sheboygan, WI