

# ARCHITECTURAL REVIEW BOARD AGENDA

August 22, 2022 at 4:00 PM

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

Persons with disabilities who need accommodations to attend this meeting should contact the Department of City Development, (920) 459-3377.

#### **OPENING OF MEETING**

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

#### **MINUTES**

4. Approval of the Architectural Review Board minutes from July 25, 2022.

#### ITEMS FOR DISCUSSION AND POSSIBLE ACTION

- 5. Construction of a new multi-tenant industrial warehouse at the southwest corner of Horizon Drive and S. Business Drive in the SouthPointe Enterprise Campus.
- 6. Conceptual Discussion on proposed Tidy Store Addition Elevation Drawings at 810 N. 14th Street

#### **NEXT MEETING**

7. September 12, 2022

#### **ADJOURN**

Motion to Adjourn

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

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

#### **CITY OF SHEBOYGAN**

#### ARCHITECTURAL REVIEW BOARD MINUTES

Monday, July 25, 2022

Members Present: Joe Clarke, Richard Linde, Pam Langan, and Alderperson Zachary Rust

**Members Excused:** Robert Heimerl, Jerry Jones, and Dave Aldag **Staff/Officials:** Manager of Planning & Zoning Steve Sokolowski

#### **OPENING OF MEETING**

1. Roll Call

Chair Mayor Sorenson called the meeting to order.

2. Pledge of Allegiance

The Pledge of Allegiance is recited.

3. Introduction of committee members and staff

Introductions were made.

4. Identify potential conflict of interest

No committee member had a conflict of interest.

#### **MINUTES**

5. Approval of the Architectural Review Board minutes from June 13, 2022.

Motion by Dick Linde, second by Pam Lange to approve. Motion carried.

#### ITEMS FOR DISCUSSION AND POSSIBLE ACTION

6. Construction of a Jiffy Lube on a newly created parcel directly south of Applebee's in the former Shopko parking lot (Parcel # 59281215106).

Motion by Pam Langan, second by Alderperson Rust to approve with the following conditions:

1. The Jiffy Lube wall signage proposed to be installed on the north elevation shall be centered over the window and awning (center of north elevation).

Motion carried.

#### **NEXT MEETING**

7. August 8, 2022

#### **ADJOURN**

8. Motion to Adjourn

Item 4.

Motion by Pam, second by Dave Hoffman to adjourn. Motion carried.

Being no further business, the meeting was adjourned at 4:16 p.m.

#### **CITY OF SHEBOYGAN**

#### REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION

**ITEM DESCRIPTION:** Construction of a new multi-tenant industrial warehouse at the southwest corner of Horizon Drive and S. Business Drive in the SouthPointe Enterprise Campus.

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

**REPORT DATE:** August 19, 2022 **MEETING DATE:** August 22, 2022

#### FISCAL SUMMARY: STATUTORY REFERENCE:

Budget Line Item: N/A Wisconsin N/A

Budget Summary: N/A Statutes:

Budgeted Expenditure: N/A Municipal Code: N/A

Budgeted Revenue: N/A

#### **BACKGROUND / ANALYSIS:**

Consolidated Construction Company is proposing to construct and operate a new multitenant industrial warehouse at the southwest corner of Horizon Drive and S. Business Drive in the SouthPointe Enterprise Campus. The applicant states the following:

- The site is part of the SouthPointe Enterprise Campus. Currently the site is predominately
  a grassed meadow with a small portion to the south that was a single-family residence.
  The SouthPointe Enterprise Campus was chosen for its visibility and ease of access to
  major roads (S. Business Drive, I-43, etc.) and geographic location within the state.
- The proposed development consists of a multi-tenant warehouse that will be constructed in two 100,000sf phases (280 x 360).
- Phase I will consist of three (3) units that are planned to be rented to businesses warehousing and/or manufacturing.
- The building will be one story with a maximum ridge height of 35'-0" above grade.
- Each unit includes three (3) semi-trailer docks and approximately 23 parking stalls (total of 68 stalls).
- There will be a single paved access drive along the west end of the site linking with Horizon Dr. which will provide semi-trailer access south of the warehouse and customer/employee access to the north parking lot.

The applicant states the following about the architecture:

- The project wants to present an attractive but efficient look. Materials are described on each elevation view and are predominantly prefinished metal panels with concealed fasteners. The dominate vertical metal panels are an off white, the horizontal panels are blue and the split-faced block veneer will be tan as shown on the north elevation.
- The minimal intent for the future east expansion would be to repeat the current east elevation materials and colors. It is hard to say for sure what a future tenant needs or desires will be for this elevation. It may very well be an enhanced elevation with more masonry and windows. The future intended interior use will drive the material and color selections.
- North (Street) side: Split-faced block, horizontal and vertical metal panels
- West Site: Metal wall panels
- East Side (expandable wall): Metal wall panels
- South Side: Metal wall panels

#### Materials used include:

- Horizontal and vertical metal wall panels
- 4 inch split face CMU with cast stone sill
- Aluminum storefront system windows and doors
- Exterior Aluminum canopies
- Prefinished gutter system with downspouts 25 on center
- Galvanized standing seam metal roof
- Wal-Pak light fixtures
- Insulated aluminum windows and overhead doors

#### **STAFF COMMENTS:**

The Board may want to have the applicant address:

- Location of mechanicals.
- Dumpster enclosure design, color and materials.
- Timing of construction? Timing of future construction (east elevation facing entrance to South pointe Enterprise Campus and S. Business Drive)?

#### **ACTION REQUESTED:**

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

#### ATTACHMENTS:

Architectural Review Board Application and required attachments.

		Item 5.
	Office Use Only	nom o.
DAROEL NO	Office dat offin	
PARCEL NO.:	DATE SUBMITTED:	
	REVIEW DATE:	

# CITY OF SHEBOYGAN ARCHITECTURAL REVIEW APPLICATION

Revised November 2019

#### FEE \$100.00

Completed application must be filed with the Department of City Development, 828 Center Avenue, Suite 208. To be placed on the agenda of the Architectural Review Board, application **must be filed two weeks prior** to date of meeting. Applications that are not complete or that are not legible will not be accepted.

١.	APPLICANT INFORMATION					
	APPLICANT: Consolidated Construction Company, Inc.					
	ADDRESS: 4300 North Richmond Street, Appleton, WI 54913					
	E-MAIL ADDRESS: <u>baubrey@1call2build.com</u>					
	PHONE: 920-739-3555 FAX NO.: ( )					
2.	DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT					
	NAME OF PROPOSED/EXISTING BUSINESS: None - Spec. Lease Building					
	ADDRESS OF PROPERTY AFFECTED: Corner of Business & Horizon Drive					
	NEW BUILDING: X ADDITION: REMODELING:					
	DESCRIPTION OF PROPOSED PROJECT: 100,000 sq. ft. Lease building for warehousing and manufacturing use					
	DESCRIPTION OF <b>EXISTING</b> EXTERIOR DESIGN AND MATERIALS: N/A					
	DESCRIPTION OF THE <b>PROPOSED</b> EXTERIOR DESIGN AND MATERIALS:					
	North (Street) side: Split-faced block, Horizontal and vertical metal panels West Site: Metal wall panels East Side (expandable wall): Metal wall panels					

South Side: Metal wall panels

#### NAMES AND ADDRESSES

OWNER OF SITE: Sheboygan Southpoint Development, LLC

ADDRESS: 4300 North Richmond Street, Appleton, WI 54913

EMAIL: markschwei@1call2build.com

PHONE: 920-428-2080 FAX NO.: \_ ( )

ARCHITECT: Consolidated Construction Company, Inc.

ADDRESS: 4300 North Richmond Street, Appleton, WI 54913

EMAIL ADDRESS: baubrey@1call2build.com

PHONE: 920-410-0336 FAX NO.: \_ ( )

CONTRACTOR: Consolidated Construction Company, Inc.

ADDRESS: 4300 North Richmond Street, Appleton, WI 54913

PHONE: 920-410-0336 FAX NO.: ( )

#### 3. APPLICATION SUBMITTAL REQUIREMENTS

EMAIL ADDRESS: baubrey@1call2build.com

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

#### C. A .pdf file of all drawings either by email or CD

- D. A scale drawing of the site plan showing the relationship of the building to the site and adjacent properties.
- E. A written description of the proposed general design, arrangement, texture, material and color of the building or structure. Describe the relationship of such factors to similar features of buildings located within the same block or located along the frontage or any block across the street from the proposed building or structure for which architectural approval is sought. No other buildings are currently near the subject site

#### 4. **CERTIFICATE**

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

APPLICANT'S SIGNATURE

7-26-22 DATE

#### SITE NARRATIVE - CONDITIONAL USE APPLICATION

August 3, 2022

#### PROJECT NAME AND ADDRESS

Multi-Tenant Warehouse SW Corner of Horizon Dr. and S. Business Dr. Sheboygan, Wisconsin 53081

#### PARCEL INFORMATION/SITE DATA/LEGAL DESCRIPTION

- PART OF LOT 3 OF A CERTIFIED SURVEY MAP RECORDED IN VOLUME 28 ON PAGES 322 TO 330 AS DOCUMENT 2061658 PLUS ADDITIONAL UNPLATTED LANDS ALL BEING LOCATED IN PARTS OF THE NE 1/4 OF THE SW 1/4, THE SE 1/4 OF THE SW 1/4, THE SE 1/4 OF THE SE 1/4 OF THE SE 1/4 OF SECTION 9, TOWNSHIP 14 NORTH, RANGE 23 EAST, CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN. (DRAFT by City of Sheboygan)
- The entire lot area is 14.7 acres.

#### ZONING CLASSIFICATION/ZONING REQUIREMENTS

- SI-Suburban Industrial
- Setbacks based on South Pointe Enterprise Campus covenants

50-foot front yard setback (Horizon Dr.)

25-foot interior side yard setback (water tower)

50-foot street yard setback (S. Business Dr.)

25-foot rear yard setback (south)

(1) off-street parking spaces per employee on largest work shift

(35)-foot maximum building height

#### EXISTING SITE CONDITIONS/LAND USE

• The site is part of the South Pointe Enterprise Campus. Currently the site is predominately a grassed meadow with a small portion to the south that was a single-family residence, which has since burned down. No portion of the proposed property boundary overlaps the house's previous footprint.

#### PROPOSED LAND USE/LOT COVERAGE SITE DATA

- The proposed development consists of one multi-tenant warehouse that will be constructed in two 100,000 square foot phases.
- Phase I will consist of three units that are planned to be rented to businesses warehousing and/or manufacturing.
- The building will be one story with a maximum ridge height of 35'-0" above grade.
- Each unit includes three semi-trailer docks and approximately 23 parking stalls (total of 68 stalls).
- There will be a single paved access drive along the west end of the site linking with Horizon Dr. which will provide semi-trailer access south of the warehouse and customer/employee access to the north parking lot.
- The entire site will be graded such that developed storm water runoff will be drained the South Pointe stormwater detention basin north of Horizon Dr. Stormwater by-pass swales have also been designed to adequately convey "upstream" runoff from the business park around the developed area also draining to the stormwater detention basin north of Horizon Dr.
- Both public sanitary sewer and public water main are available within Horizon Dr. and will be extended
  into the property.

Proposed pavement area
 Proposed building footprint
 Proposed green space
 81,103 square feet (13-percent of total lot)
 100,710 square feet (16-percent of total lot)
 458,519 square feet (72-percent of total lot)

Consolidated Construction: Multi-Tenant Warehouse Site Narrative Page 2 of 2 July 29, 2022

Tenant 'A' Tenant 'B' Tenant 'C' 33,051 square foot building footprint
 33,237 square foot building footprint
 32,656 square foot building footprint

#### SITE SELECTION

- South Pointe Enterprise Campus was chosen for ease of access to major roads as well as geographic location within the state.
- The site within South Pointe was selected due to having good visibility and access from S. Business Dr.

#### LANDSCAPE REQUIREMENTS

 Landscape plan to comply with the requirements of Section 15.6 and the subsequent point values defined for all four landscape point criteria (Building Foundation, Developed Lot, Lot Frontage and Pavement).

#### PERFORMANCE STANDARDS/POTENTIAL NUISANCES

 Performance standards to comply with City of Sheboygan Zoning Ordinance, Section 15-7 to ensure this development will not become a nuisance to neighboring residential property owners.

#### SITE LIGHTING

• Site lighting will be submitted once a contractor is selected and a photometric plan can be produced.

#### **ARCHITECTURE**

• See attached documents.

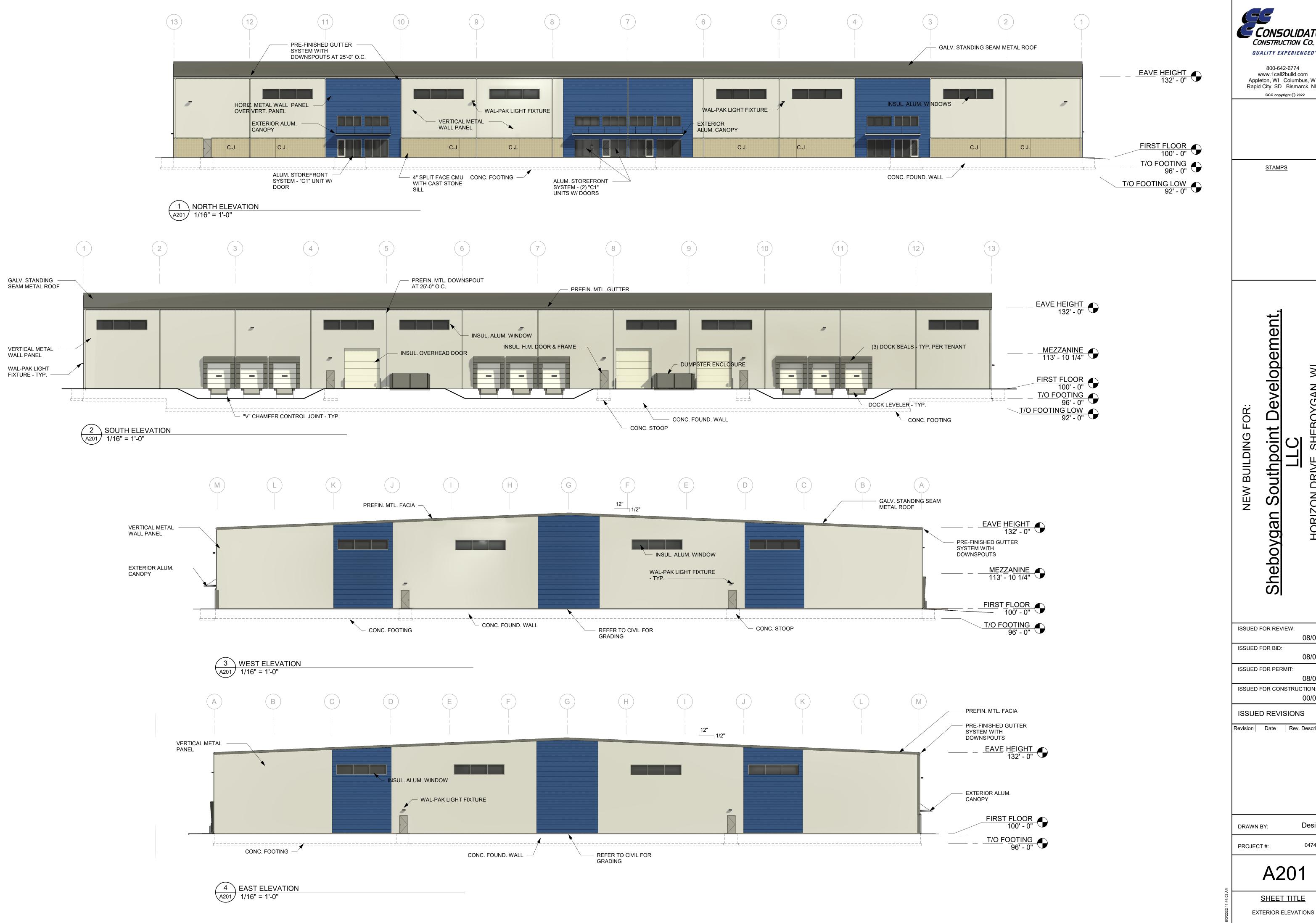
#### VARIANCE REQUEST/VARIANCE DESCRIPTION

- (2) Total Variances to be requested:
  - 1. Minimum Parking Count Variance
  - 2. Landscaping Locational Variance
  - 1. Minimum Parking Count Variance

The City requires one space per each employee on the largest work shift. The owner is expecting to have up to 25 employees per tenant (3 total tenants); however, there is currently no renter or buyer to confirm the number of employees on the largest work shift. The current site plan only has 68 parking stalls available. Assuming 75 employees for the whole Phase I building working on the same shift the site will be 7 stalls short.

2. Landscaping Locational Variance

The City's landscaping ordinance requires landscaping features be located in certain areas based on certain dimensions of the proposed development (street frontage, building foundation, paved area, etc.). The owner is requesting a landscaping locational variance as a precautionary measure because the landscaping plan is not yet ready for City review.



Item 5. CONSOLIDATED CONSTRUCTION CO., INC. QUALITY EXPERIENCEDS 800-642-6774 www.1call2build.com Appleton, WI Columbus, WI Rapid City, SD Bismarck, ND

<u>STAMPS</u>

Developement SHEBOY uthpoint Sol Sheboygan

08/03/22 ISSUED FOR BID: 08/03/22 ISSUED FOR PERMIT: 08/03/22

ISSUED FOR CONSTRUCTION: 00/00/00

Revision Date Rev. Description

Designer DRAWN BY:

0474004

A201

SHEET TITLE

INITIAL SHEET DESIGNED AS 24x36 LAYOUT, ANY OTHER REPRODUCED SIZE IS NOT TO SCALE



NORTHWEST CORNER

NORTHEAST CORNER

Sheboygan Southpoint Developement LLC

QUALITY EXPERIENCED<sup>SM</sup>

800-642-6774 www.1call2build.com Appleton, WI Columbus, WI Rapid City, SD Bismarck, ND

<u>STAMPS</u>

ISSUED FOR REVIEW:

08/03/22

ISSUED FOR BID:

ISSUED FOR PERMIT:

08/03/22

ISSUED FOR CONSTRUCTION:

00/00/00

ISSUED REVISIONS

Revision Date Rev. Description

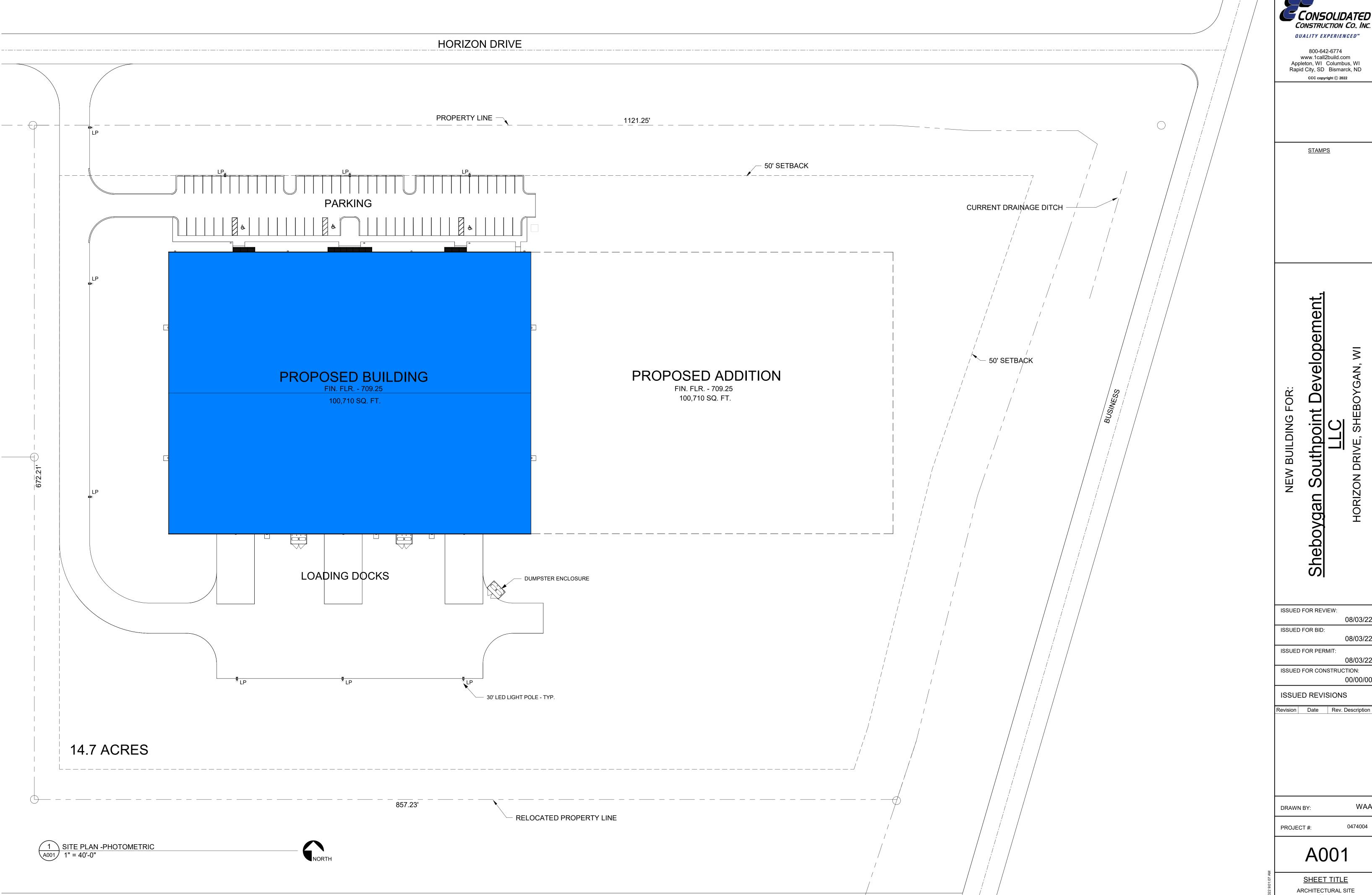
PROJECT #:

DRAWN BY:

3D

Designer

SHEET TITLE
3D VIEWS



QUALITY EXPERIENCED<sup>SM</sup>

800-642-6774 www.1call2build.com Appleton, WI Columbus, WI Rapid City, SD Bismarck, ND CCC copyright © 2022

<u>STAMPS</u>

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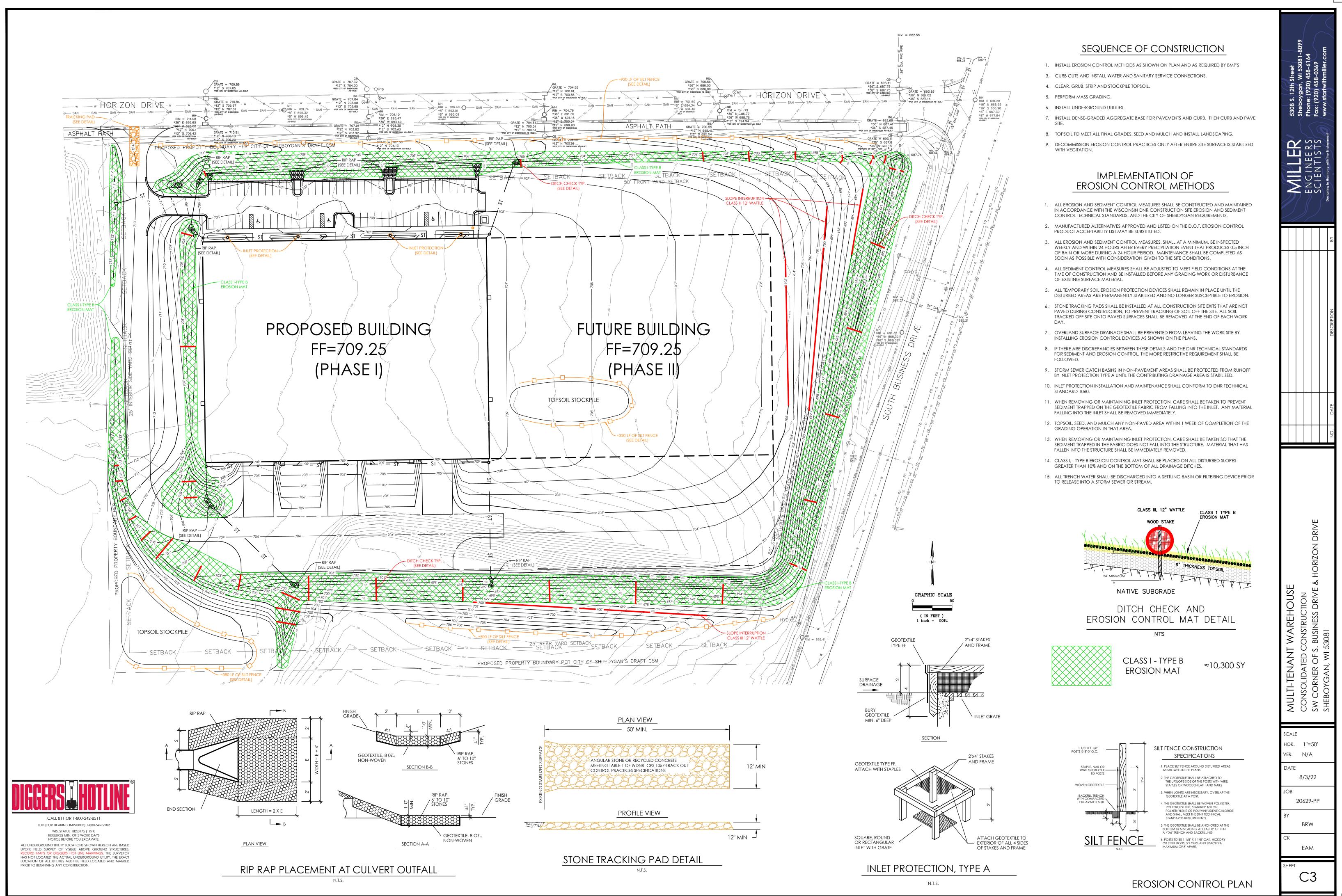
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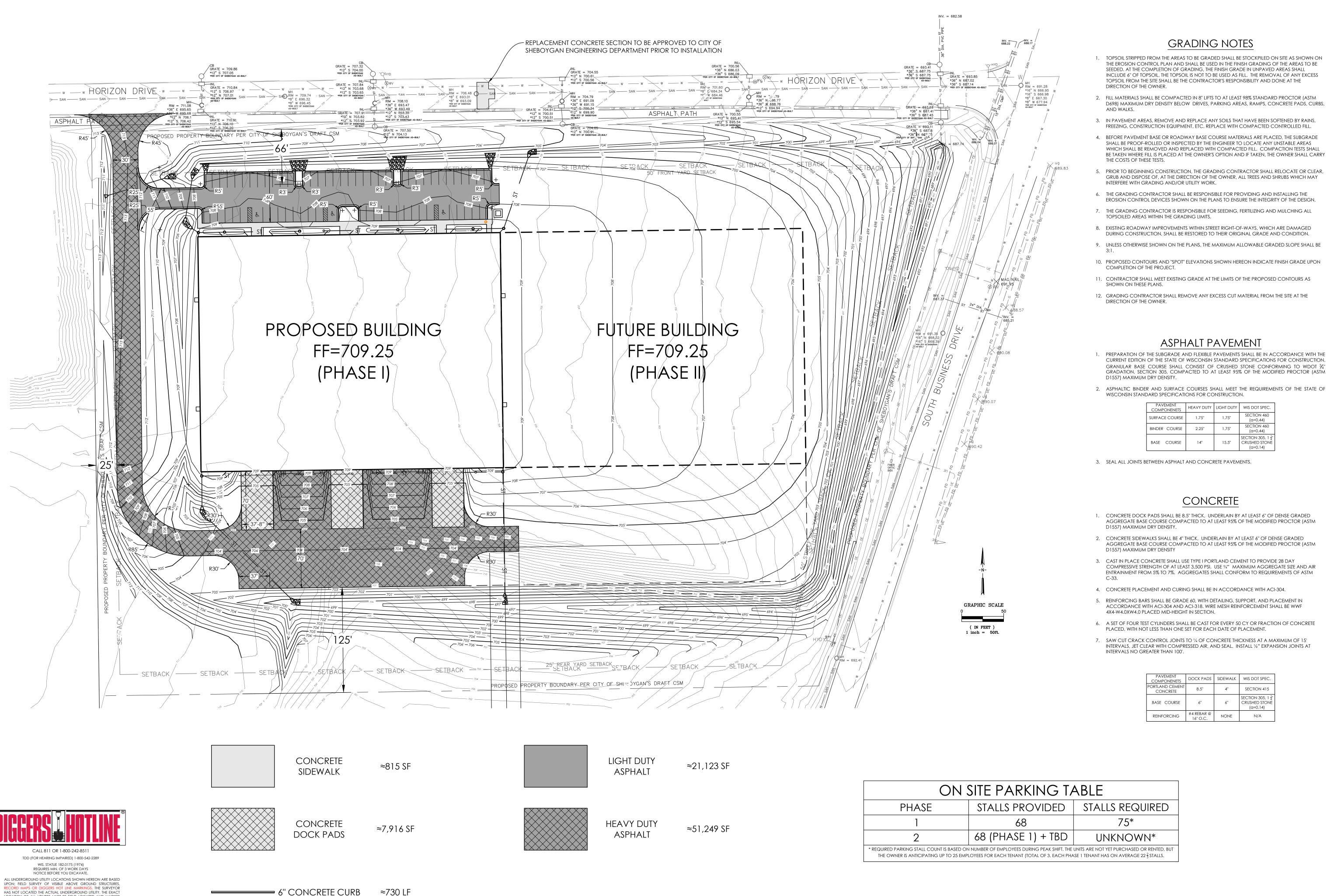
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SHEET TITLE ARCHITECTURAL SITE

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LOCATION OF ALL UTILITIES MUST BE FIELD LOCATED AND MARKED PRIOR TO BEGINNING ANY CONSTRUCTION.

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- TOPSOIL STRIPPED FROM THE AREAS TO BE GRADED SHALL BE STOCKPILED ON SITE AS SHOWN ON THE EROSION CONTROL PLAN AND SHALL BE USED IN THE FINISH GRADING OF THE AREAS TO BE SEEDED. AT THE COMPLETION OF GRADING, THE FINISH GRADE IN UNPAVED AREAS SHALL INCLUDE 6" OF TOPSOIL. THE TOPSOIL IS NOT TO BE USED AS FILL. THE REMOVAL OF ANY EXCESS TOPSOIL FROM THE SITE SHALL BE THE CONTRACTOR'S RESPONSIBILITY AND DONE AT THE
- 2. FILL MATERIALS SHALL BE COMPACTED IN 8" LIFTS TO AT LEAST 98% STANDARD PROCTOR (ASTM D698) MAXIMUM DRY DENSITY BELOW DRIVES, PARKING AREAS, RAMPS, CONCRETE PADS, CURBS,
- 3. IN PAVEMENT AREAS, REMOVE AND REPLACE ANY SOILS THAT HAVE BEEN SOFTENED BY RAINS, FREEZING, CONSTRUCTION EQUIPMENT, ETC. REPLACE WITH COMPACTED CONTROLLED FILL.
- 4. BEFORE PAVEMENT BASE OR ROADWAY BASE COURSE MATERIALS ARE PLACED, THE SUBGRADE SHALL BE PROOF-ROLLED OR INSPECTED BY THE ENGINEER TO LOCATE ANY UNSTABLE AREAS WHICH SHALL BE REMOVED AND REPLACED WITH COMPACTED FILL. COMPACTION TESTS SHALL BE TAKEN WHERE FILL IS PLACED AT THE OWNER'S OPTION AND IF TAKEN, THE OWNER SHALL CARRY
- PRIOR TO BEGINNING CONSTRUCTION, THE GRADING CONTRACTOR SHALL RELOCATE OR CLEAR, GRUB AND DISPOSE OF, AT THE DIRECTION OF THE OWNER, ALL TREES AND SHRUBS WHICH MAY
- EROSION CONTROL DEVICES SHOWN ON THE PLANS TO ENSURE THE INTEGRITY OF THE DESIGN.
- DURING CONSTRUCTION, SHALL BE RESTORED TO THEIR ORIGINAL GRADE AND CONDITION.

- 11. CONTRACTOR SHALL MEET EXISTING GRADE AT THE LIMITS OF THE PROPOSED CONTOURS AS
- 12. GRADING CONTRACTOR SHALL REMOVE ANY EXCESS CUT MATERIAL FROM THE SITE AT THE

- CURRENT EDITION OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR CONSTRUCTION. Granular base course shall consist of crushed stone conforming to whot  $^3\!4''$  gradation, section 305, compacted to at least 95% of the modified proctor (astm

COMPONENETS	TIE/ (TI DOTT	LIOIII DOII	1110 DOT 01 EO.
SURFACE COURSE	1.75"	1.75"	SECTION 460 (a=0.44)
BINDER COURSE	2.25"	1.75"	SECTION 460 (a=0.44)
BASE COURSE	14"	15.5"	SECTION 305, 1 $\frac{1}{4}$ CRUSHED STONE ( $\alpha$ =0.14)

- 1. CONCRETE DOCK PADS SHALL BE 8.5" THICK, UNDERLAIN BY AT LEAST 6" OF DENSE GRADED AGGREGATE BASE COURSE COMPACTED TO AT LEAST 95% OF THE MODIFIED PROCTOR (ASTM
- 2. CONCRETE SIDEWALKS SHALL BE 4" THICK, UNDERLAIN BY AT LEAST 6" OF DENSE GRADED AGGREGATE BASE COURSE COMPACTED TO AT LEAST 95% OF THE MODIFIED PROCTOR (ASTM
- COMPRESSIVE STRENGTH OF AT LEAST 3,500 PSI. USE ¾" MAXIMUM AGGREGATE SIZE AND AIR ENTRAINMENT FROM 5% TO 7%. AGGREGATES SHALL CONFORM TO REQUIREMENTS OF ASTM
- 4. CONCRETE PLACEMENT AND CURING SHALL BE IN ACCORDANCE WITH ACI-304.
- 5. REINFORCING BARS SHALL BE GRADE 60, WITH DETAILING, SUPPORT, AND PLACEMENT IN ACCORDANCE WITH ACI-304 AND ACI-318. WIRE MESH REINFORCEMENT SHALL BE WWF
- 6. A SET OF FOUR TEST CYLINDERS SHALL BE CAST FOR EVERY 50 CY OR FRACTION OF CONCRETE
- 7. SAW CUT CRACK CONTROL JOINTS TO 1/4 OF CONCRETE THICKNESS AT A MAXIMUM OF 15' INTERVALS, JET CLEAR WITH COMPRESSED AIR, AND SEAL. INSTALL  $\frac{1}{2}$ " EXPANSION JOINTS AT

PAVEMENT COMPONENETS	DOCK PADS	SIDEWALK	WIS DOT SPEC.
RTLAND CEMENT CONCRETE	8.5"	4"	SECTION 415
ASE COURSE	6"	6"	SECTION 305, 1 $\frac{1}{4}$ CRUSHED STONE (a=0.14)
DEINIEODOINIC	#4 REBAR @	NONE	NI/A

SITE AND PAVING PLAN

SCALE

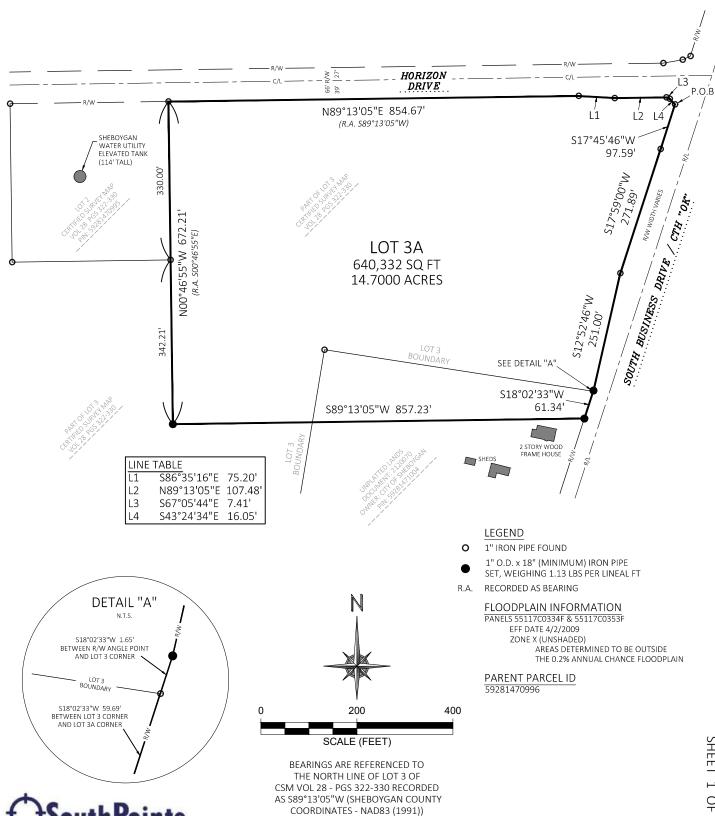
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### **CERTIFIED SURVEY MAP**

PART OF LOT 3 OF A CERTIFIED SURVEY MAP RECORDED IN VOLUME 28
ON PAGES 322 TO 330 AS DOCUMENT 2061658 PLUS ADDITIONAL UNPLATTED
LANDS ALL BEING LOCATED IN PARTS OF THE NE 1/4 OF THE SW 1/4,
THE SE 1/4 OF THE SW 1/4, THE NW 1/4 OF THE SE 1/4, AND
THE SW 1/4 OF THE SE 1/4 OF SECTION 9, TOWNSHIP 14 NORTH, RANGE 23 EAST,
CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN.





CITY OF SHEBOYGAN
PUBLIC WORKS

City of Sheboygan
Department of Public Works
Engineering Division
2026 New Jersey Avenue
Sheboygan, WI 53081

Only if the surveyor's signature or stamp is in RED is this an original copy. Anything other than an original copy may contain unauthorized alterations to the original. The surveyor accepts no responsibility for non-original copies of this document.



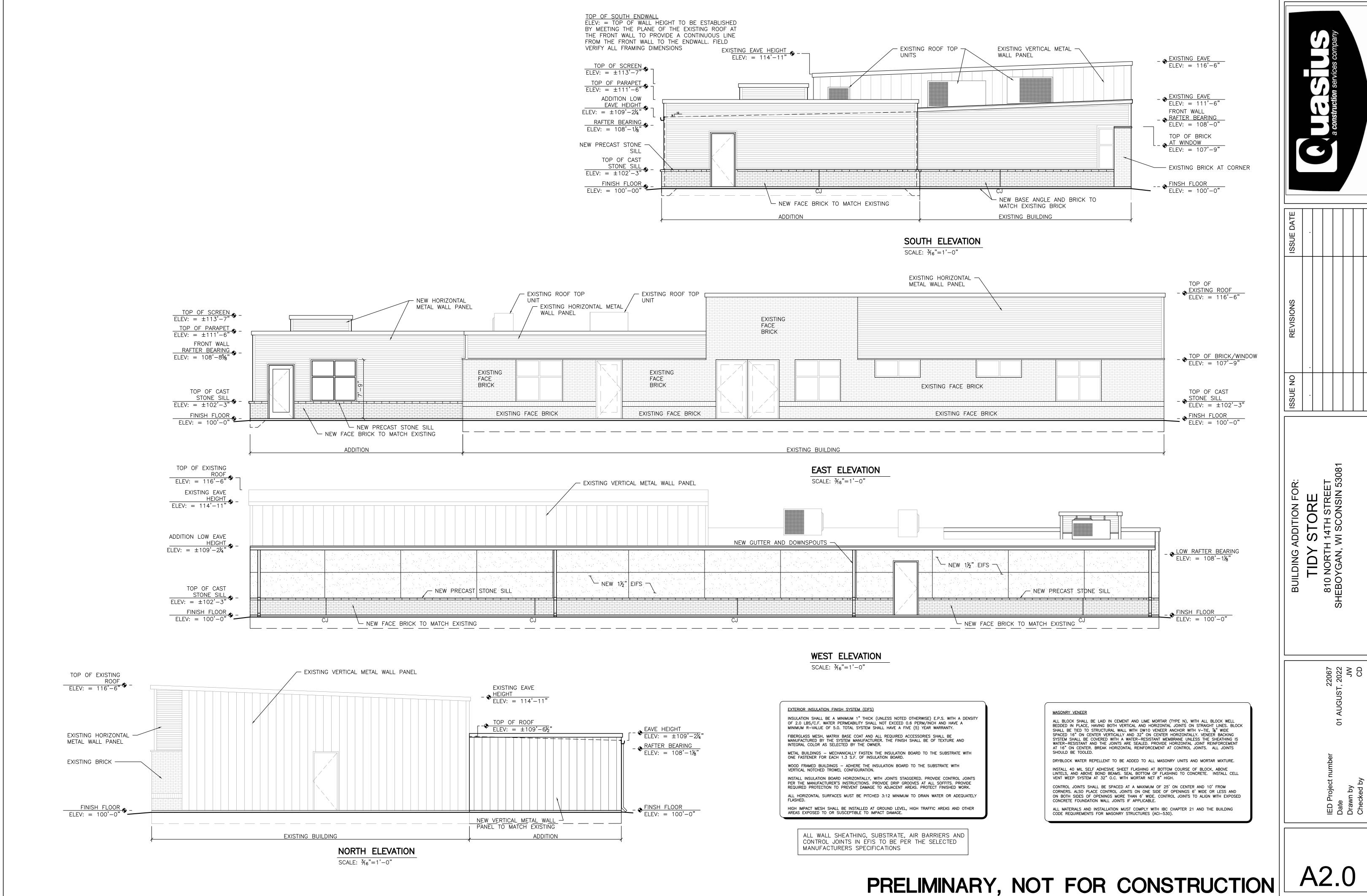






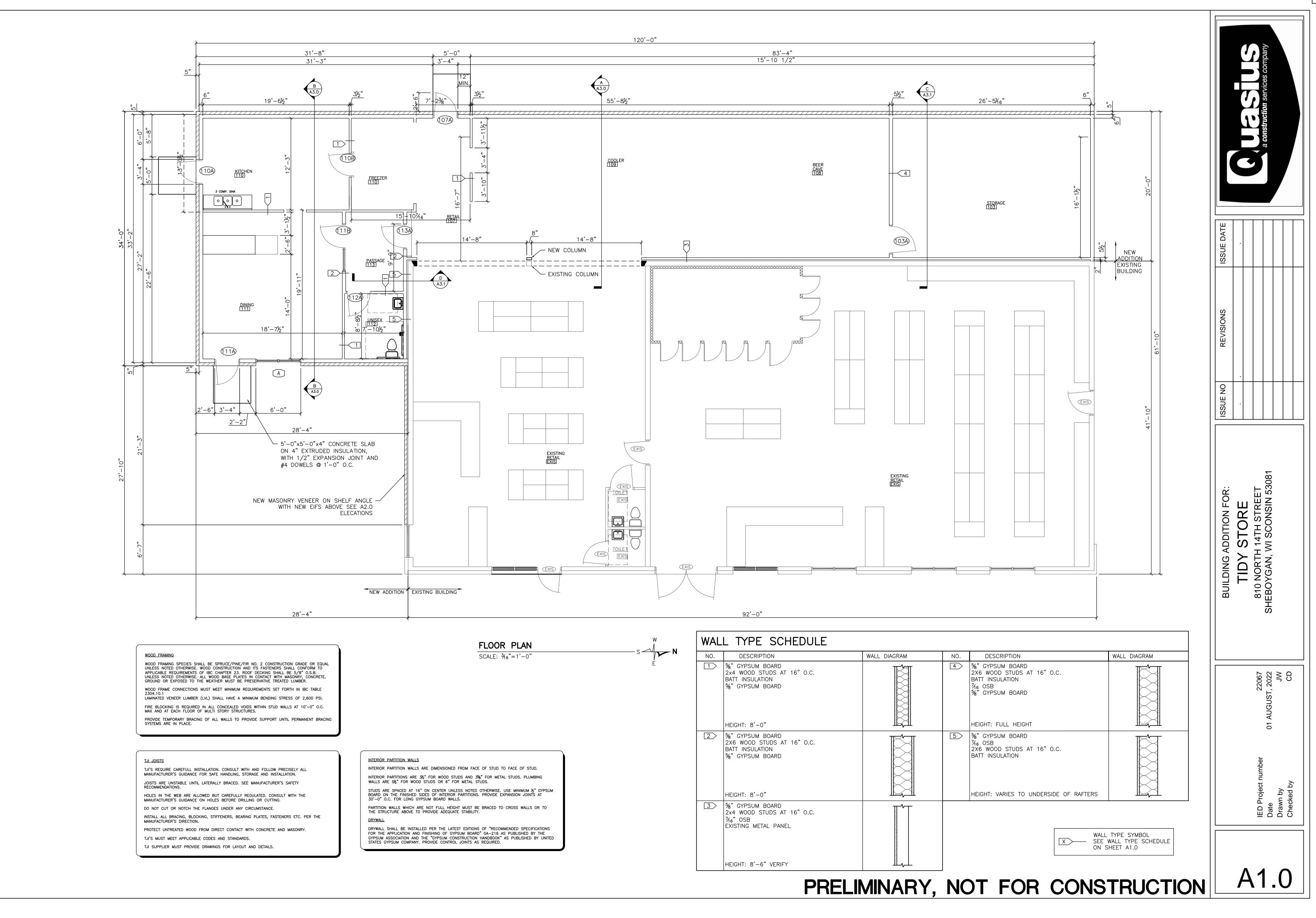


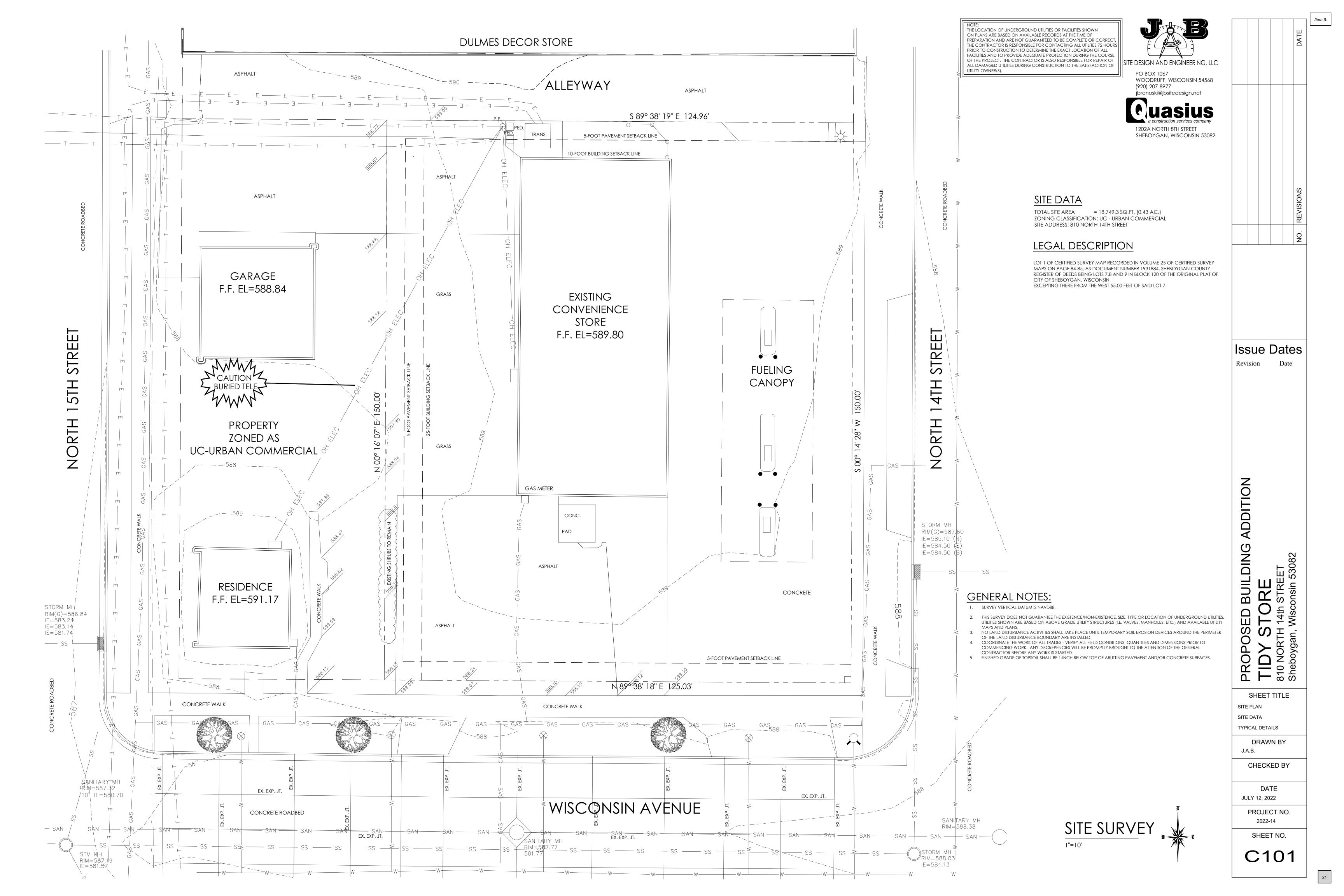


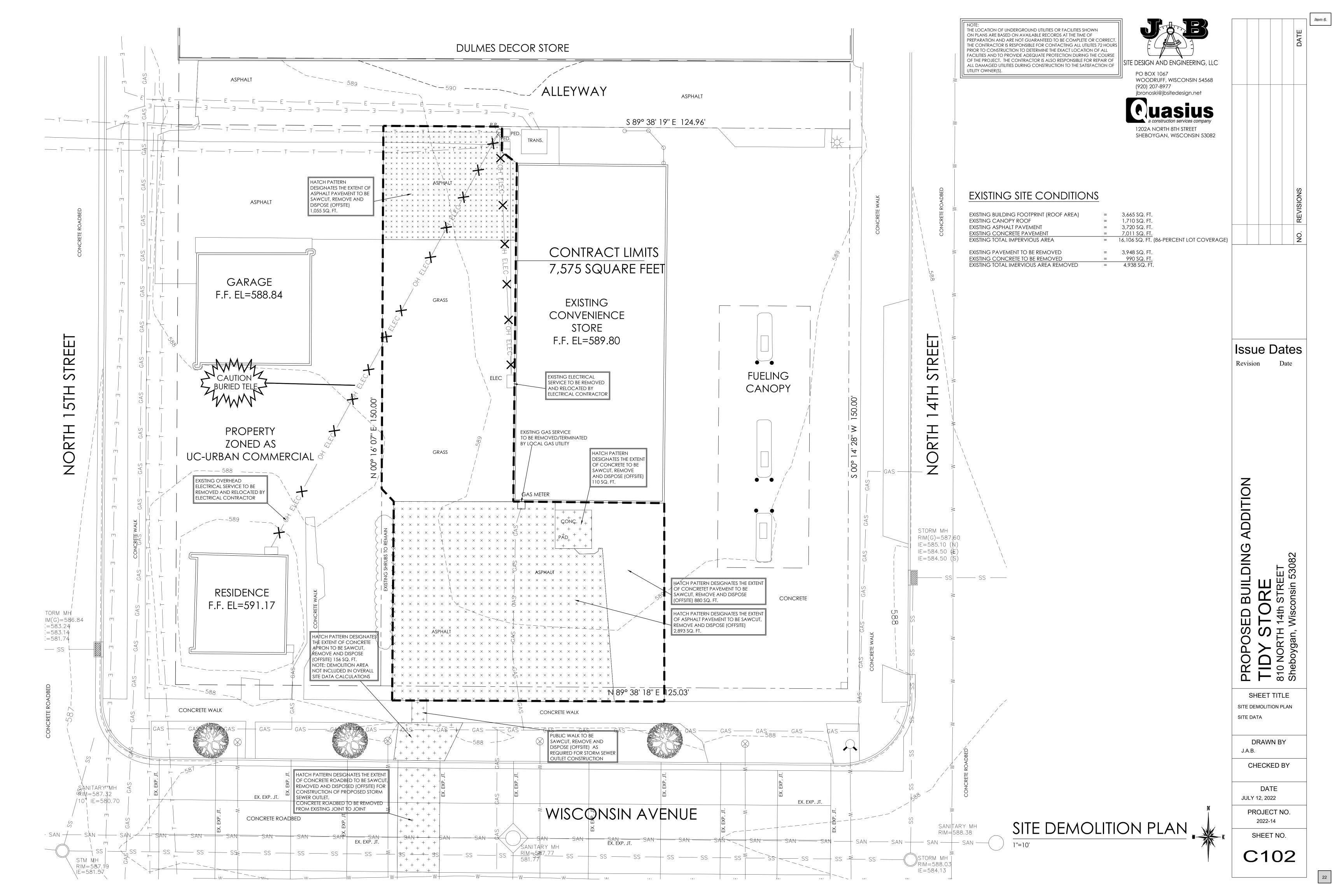


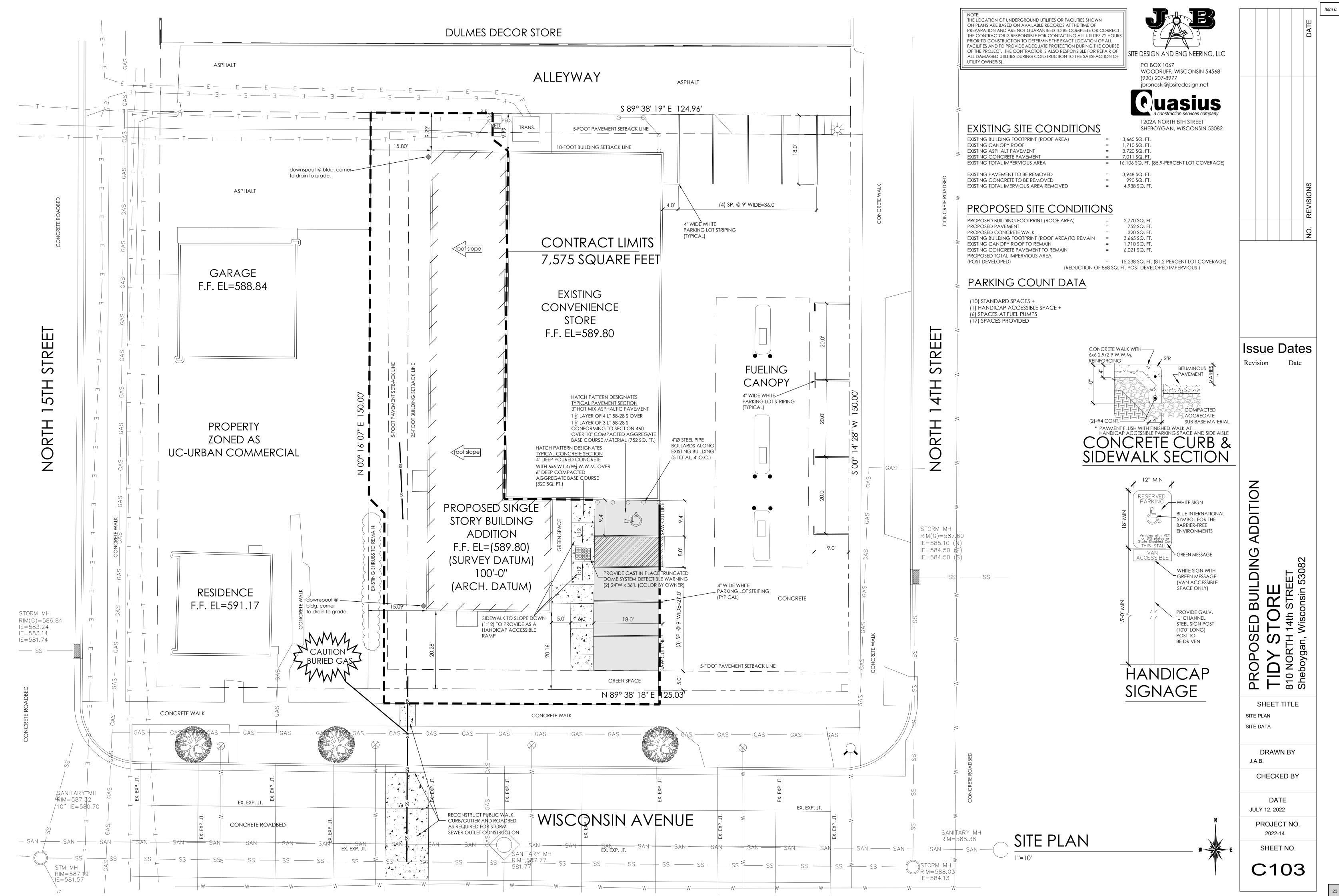
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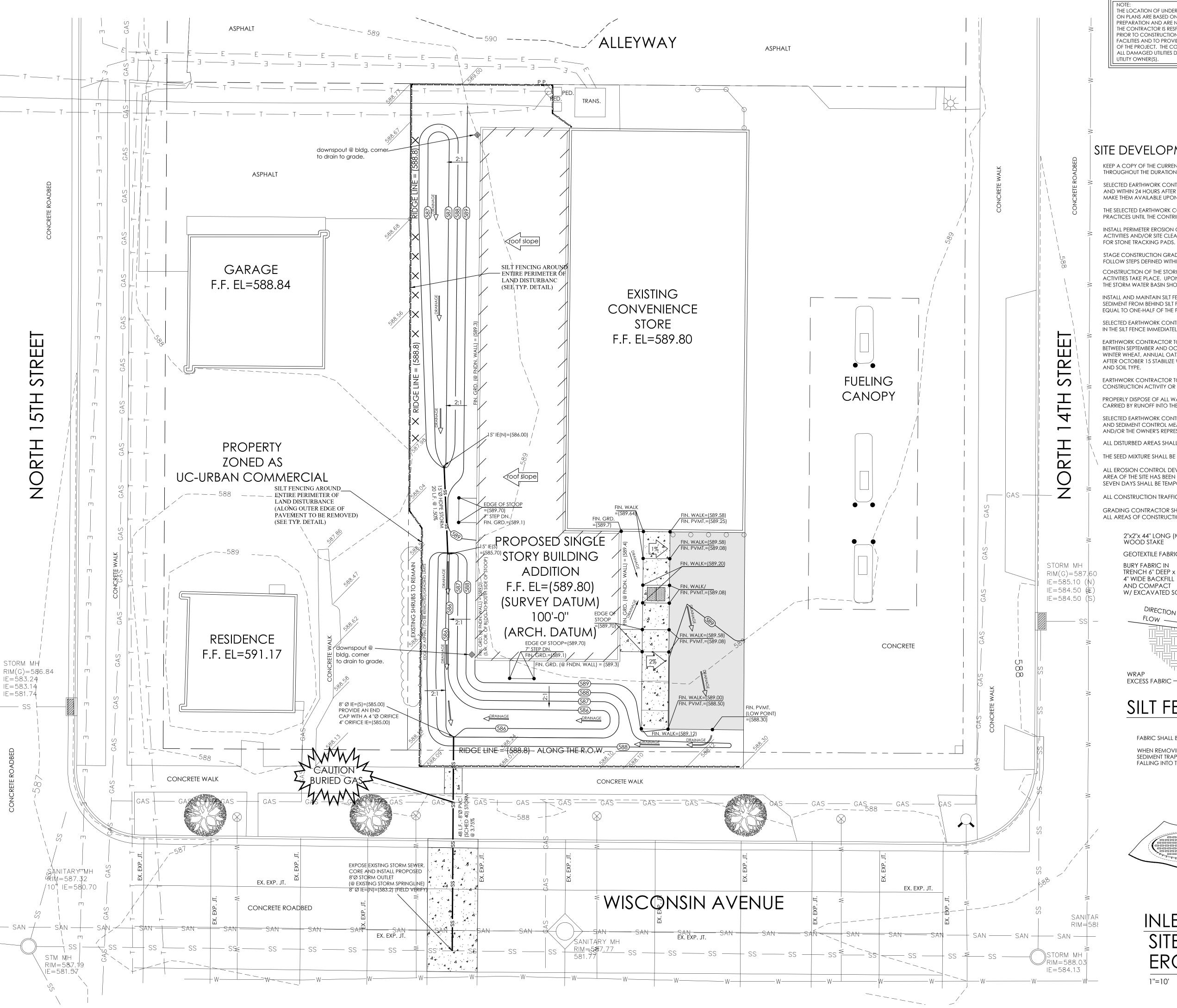




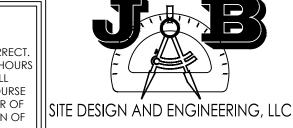








THE LOCATION OF UNDERGROUND UTILITIES OR FACILITIES SHOWN ON PLANS ARE BASED ON AVAILABLE RECORDS AT THE TIME OF PREPARATION AND ARE NOT GUARANTEED TO BE COMPLETE OR CORRECT. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL UTILITES 72 HOURS PRIOR TO CONSTRUCTION TO DETERMINE THE EXACT LOCATION OF ALL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



(920) 207-8977

PO BOX 1067 WOODRUFF, WISCONSIN 54568

jbronoski@jbsitedesign.net

### SITE DEVELOPMENT AND EROSION CONTROL NOTES:

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

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

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

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

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

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

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

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

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

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

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

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

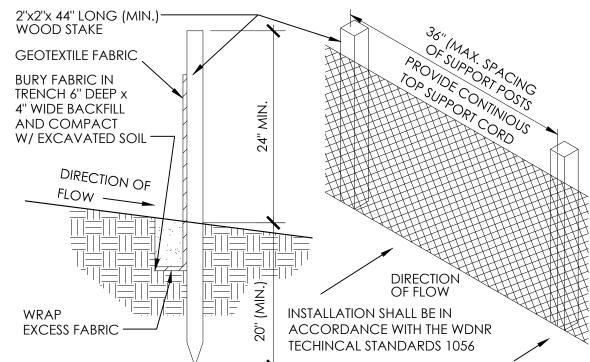
ALL DISTURBED AREAS SHALL BE TOPSOILED (4" MIN.), FERTILIZED, SEEDED AND MULCH.

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

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

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

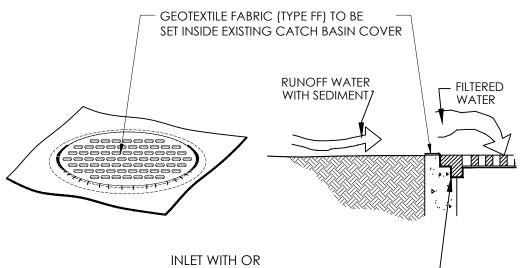
GRADING CONTRACTOR SHALL BE RESPONSIBLE TO CONTRACT LANDSCAPE CONTRACTOR TO RESTORE ALL AREAS OF CONSTRUCTION SITE.



# SILT FENCE SECTION & DETAIL

FABRIC SHALL BE REPLACED AT THE ENGINEERS DISCRETION.

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



INLET PROTECTION DETAIL SITE GRADING AND EROSION CONTROL PLAN

INLET STRUCTURE —

**Issue Dates** 

Revision

SHEET TITLE

SITE GRADING AND **EROSION CONTROL PLAN EROSION CONTROL NOTES EROSION CONTROL DETAILS** DRAWN BY

CHECKED BY

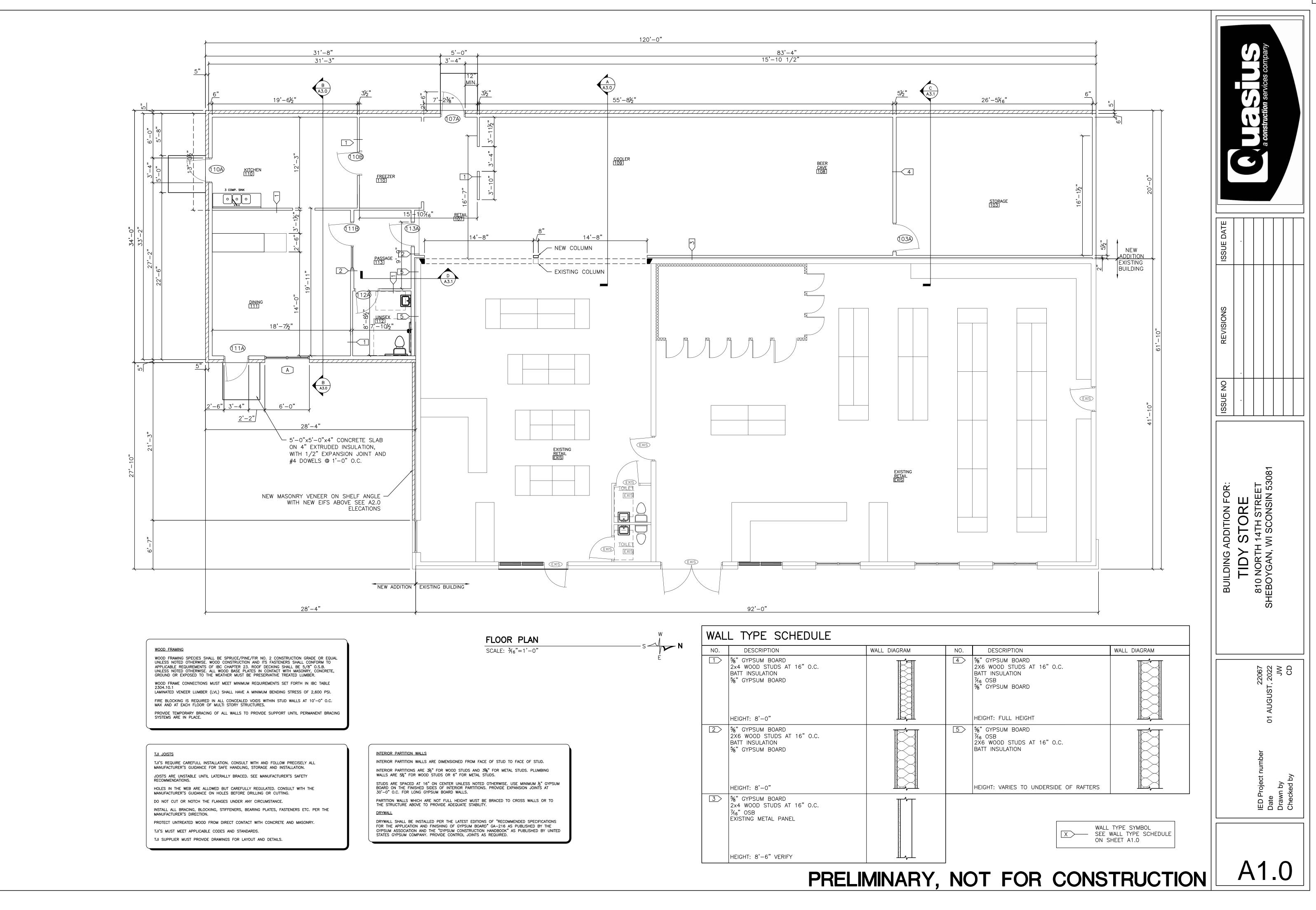
DATE JUNE 11, 2022

> PROJECT NO. 2022-16

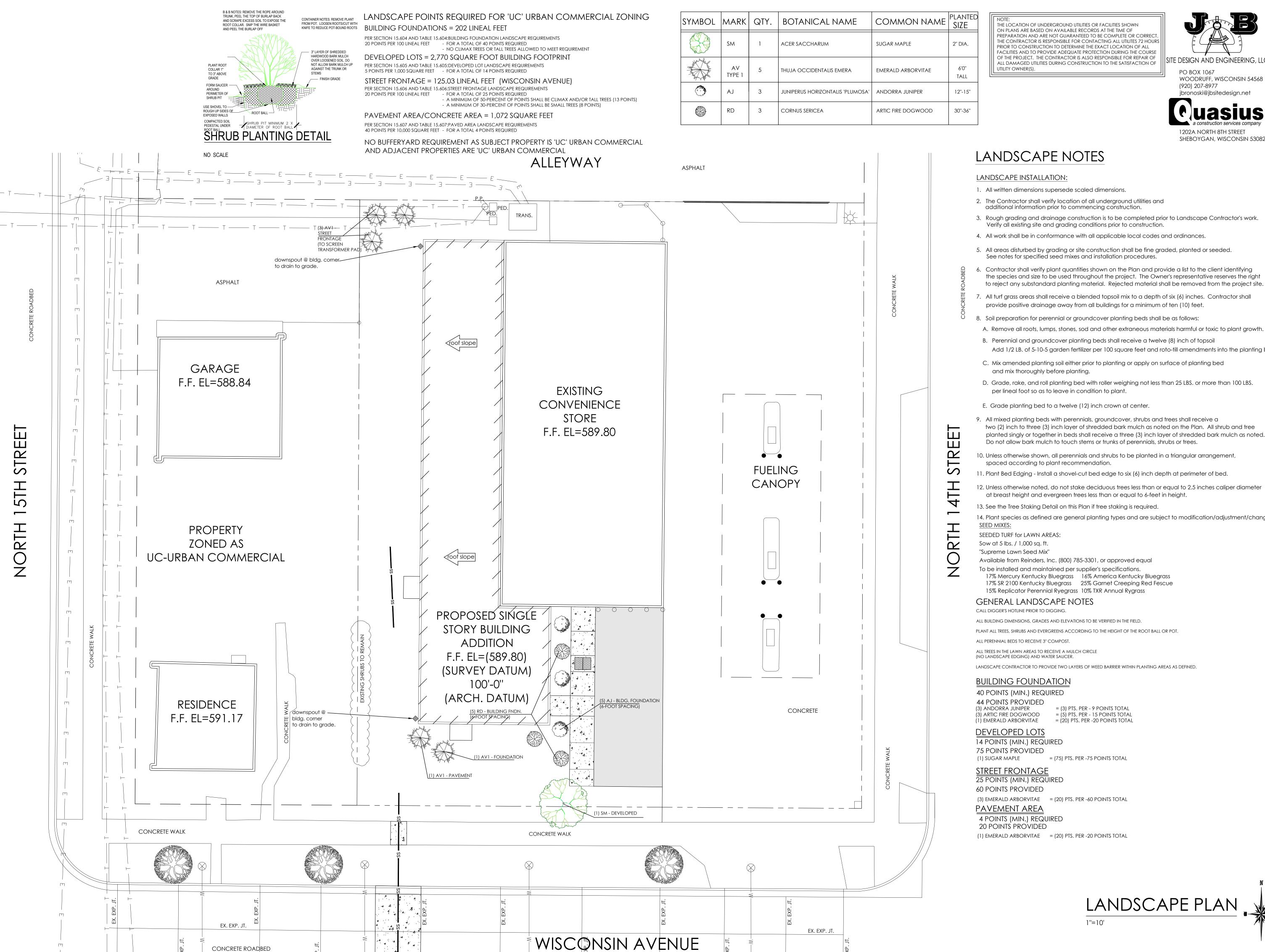
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THE LOCATION OF UNDERGROUND UTILITIES OR FACILITIES SHOWN ON PLANS ARE BASED ON AVAILABLE RECORDS AT THE TIME OF PREPARATION AND ARE NOT GUARANTEED TO BE COMPLETE OR CORRECT. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL UTILITES 72 HOURS PRIOR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

SITE DESIGN AND ENGINEERING, LLC

PO BOX 1067 WOODRUFF, WISCONSIN 54568 (920) 207-8977

jbronoski@jbsitedesign.net

SHEBOYGAN, WISCONSIN 53082

## LANDSCAPE NOTES

### LANDSCAPE INSTALLATION:

- 1. All written dimensions supersede scaled dimensions.
- 2. The Contractor shall verify location of all underground utilities and
- 3. Rough grading and drainage construction is to be completed prior to Landscape Contractor's work. Verify all existing site and grading conditions prior to construction.
- 4. All work shall be in conformance with all applicable local codes and ordinances.
- 5. All areas disturbed by grading or site construction shall be fine graded, planted or seeded. See notes for specified seed mixes and installation procedures.
- 6. Contractor shall verify plant quantities shown on the Plan and provide a list to the client identifying the species and size to be used throughout the project. The Owner's representative reserves the right to reject any substandard planting material. Rejected material shall be removed from the project site.
- 7. All turf grass areas shall receive a blended topsoil mix to a depth of six (6) inches. Contractor shall provide positive drainage away from all buildings for a minimum of ten (10) feet.
- 8. Soil preparation for perennial or groundcover planting beds shall be as follows:
- B. Perennial and groundcover planting beds shall receive a twelve (8) inch of topsoil Add 1/2 LB. of 5-10-5 garden fertilizer per 100 square feet and roto-till amendments into the planting beds.
- C. Mix amended planting soil either prior to planting or apply on surface of planting bed
- D. Grade, rake, and roll planting bed with roller weighing not less than 25 LBS. or more than 100 LBS. per lineal foot so as to leave in condition to plant.
- E. Grade planting bed to a twelve (12) inch crown at center.

#### 9. All mixed planting beds with perennials, groundcover, shrubs and trees shall receive a two (2) inch to three (3) inch layer of shredded bark mulch as noted on the Plan. All shrub and tree planted singly or together in beds shall receive a three (3) inch layer of shredded bark mulch as noted. Do not allow bark mulch to touch stems or trunks of perennials, shrubs or trees.

- 10. Unless otherwise shown, all perennials and shrubs to be planted in a triangular arrangement,
- 11. Plant Bed Edging Install a shovel-cut bed edge to six (6) inch depth at perimeter of bed.
- 12. Unless otherwise noted, do not stake deciduous trees less than or equal to 2.5 inches caliper diameter at breast height and evergreen trees less than or equal to 6-feet in height.

13. See the Tree Staking Detail on this Plan if tree staking is required.

14. Plant species as defined are general planting types and are subject to modification/adjustment/change.

Available from Reinders, Inc. (800) 785-3301, or approved equal

To be installed and maintained per supplier's specifications. 17% Mercury Kentucky Bluegrass 16% America Kentucky Bluegrass

17% SR 2100 Kentucky Bluegrass 25% Garnet Creeping Red Fescue 15% Replicator Perennial Ryegrass 10% TXR Annual Rygrass

### GENERAL LANDSCAPE NOTES

CALL DIGGER'S HOTLINE PRIOR TO DIGGING.

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

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

ALL PERENNIAL BEDS TO RECEIVE 3" COMPOST.

ALL TREES IN THE LAWN AREAS TO RECEIVE A MULCH CIRCLE

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

### **BUILDING FOUNDATION**

= (3) PTS. PER - 9 POINTS TOTAL

= (5) PTS. PER - 15 POINTS TOTAL = (20) PTS. PER -20 POINTS TOTAL

= (75) PTS. PER -75 POINTS TOTAL

(3) EMERALD ARBORVITAE = (20) PTS. PER -60 POINTS TOTAL

4 POINTS (MIN.) REQUIRED

(1) EMERALD ARBORVITAE = (20) PTS. PER -20 POINTS TOTAL

LANDSCAPE PLAN

**Issue Dates** 

Revision

SHEET TITLE SITE LANDSCAPE PLAN

DRAWN BY

CHECKED BY

DATE JUNE 11, 2022

> PROJECT NO. 2022-16

SHEET NO.













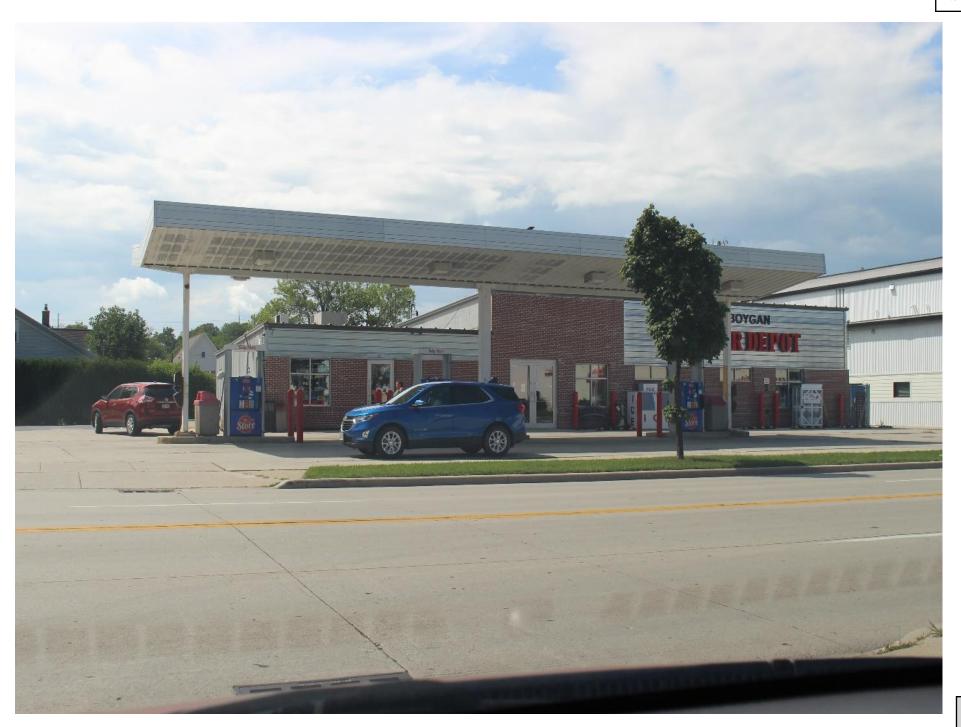














October 15, 2021

Jeff Peterson CR Structures 327 Randolph Dr. Appleton, WI 54913

The Architectural Review Board at their meeting of October 11 2021, approved the construction of new addition at the Tidy Store facility located at 810 N. 14th Street subject to the following conditions:

- Final elevation drawings reflecting actual proposed construction conditions (design, colors, materials, etc.) shall be submitted to staff for review. Items the final elevation plans will address include the correct parapet design, the correct materials to be used on the south elevation, the mechanical sight lines, etc. If staff has any concerns with the final elevation drawings, the elevations can be brought back for board review.
- All ground level and rooftop mechanicals shall be screened and/or enclosed and constructed of like materials and colors of the facility (HVAC equipment, etc.).
- 3. Final elevation drawings, with rooftop mechanicals (the mechanical sight lines), shall be submitted to staff for review. If staff has any concerns with the final elevation drawings, the elevations may be brought back for board review.
- 4. If rooftop mechanicals are to be screened, applicant shall provide specifications on the materials/colors that are to be used to screen these rooftop units. If staff has any concerns with the proposed screening, this matter may be brought back to the board for review.

If you have any questions feel free to contact me at 920/459-3382.

Sincerely

DEPARTMENT OF PLANNING AND DEVELOPMENT

828 Center Avenue Sheboygan, WI 53081

920-459-3382 (Phone)

Steve Sokolowski Manager of Planning & Zoning

Cc: Basudev Adhikari, 916 Mulberry Ln., Kohler, WI 53044

Kelly Sperl, ACS, Inc., 327 Randolph Dr., Appleton, WI 54913