ARCHITECTURAL REVIEW BOARD AGENDA

December 12, 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 November 14, 2022.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

5. Construction of new building addition at Johnston Bakery located at 3320 Weeden Creek Road.
6. Construction of the new View 14 Apartments at the southeast corner of the S. 14th Street and Illinois Avenue intersection.

NEXT MEETING

7. January 9, 2023

ADJOURN

8. Motion to Adjourn

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

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

CITY OF SHEBOYGAN

ARCHITECTURAL REVIEW BOARD MINUTES

Monday, November 14, 2022

Members Present: Joe Clarke, Jerry Jones, Alderperson Zachary Rust, Dave Aldag (remote), Pam Langan (remote), Robert Heimerl, and Richard Linde
Staff/Officials: Manager of Planning & Zoning Steve Sokolowski

OPENING OF MEETING

1. Roll Call

   Chair Joe Clarke called the meeting to order.

2. Pledge of Allegiance

   The Pledge is recited.

3. Identify Potential Conflict of Interest

   Dave Aldag and Robert Heimerl have a conflict of interest with item 6, McGoey Dermatology.

MINUTES

3. Approval of the Architectural Review Board minutes from October 26, 2022

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

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

4. Exterior remodel of Bitter Neuman at 827 N. 14th Street.

   Motion by Jerry Jones, second by Alderperson Rust to approve option A or option B as presented.

   Motion carried.

5. Resubmittal - Construction of an addition and exterior remodeling for McGoey Dermatology located at 832 Michigan Avenue.

   Motion by Jerry Jones, second by Alderperson Rust to approve as presented. The Board encouraged additional architectural treatment which could include a more detailed entrance vestibule.

   Motion carried.

6. Exterior remodel of the west façade at Mojo Bar located at 1235 Pennsylvania Avenue.

   Motion by Jerry Jones, second by Alderperson Rust to approve as presented.

   Motion carried.

NEXT MEETING

7. November 28, 2022

ADJOURN

9. Motion to Adjourn

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

Being no further business, the meeting is adjourned at 4:38 pm.

CITY OF SHEBOYGAN

REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION

ITEM DESCRIPTION: Construction of new building addition at Johnston Bakery located at 3320 Weeden Creek Road.

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

REPORT DATE: December 9, 2022 **MEETING DATE:** December 12, 2022

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:

Johnston Bakery is proposing to construct a new addition to their facility in the Sheboygan Business Park located at 3320 Weeden Creek Road. The applicant states the following:

- The Johnston Bakery plant manufactures frozen dough for use in the baking industry. The frozen dough market has seen continued growth the past several years. This has created a need for additional production and cold storage space at Johnston's Bakery Frozen Dough Plant to meet the continuing demand and growth of the frozen dough market.

- This expansion is needed for additional freezer space for the same activities that are conducted at this time. Proposed addition location permits better work flows. There is no change to the use or operation of the facility.

- The existing plant has had several additions over the years and is currently 19,200sf.

- The proposed addition consists of an approximately 10,450sf expansion to the production and cold storage spaces of the facility, with 8,660sf going to production and 1,790sf of cold storage.

- The proposed construction start is spring of 2023 with anticipated completion by September 2023. Estimated cost for the addition is approximately $1,000,000.

The applicant states the following about the architecture:

- The existing building pre-engineered metal building with a light tan colored vertical metal siding. A 30" block wainscot appears on the west and south sides of the building. The roof of the production area is a dark brown colored standing seam metal roof. The existing

freezers are clad freezer panels that are painted a neutral color that compliments the metal building. The freezers have a low-slope membrane roof.

- The intent is to match the existing building as much as possible. The pre-engineered metal building that will be used for production will have vertical metal siding, wainscot, and dark brown metal roof to match the existing. The freezer expansion will consist of metal clad freezer panels that will be painted the same neutral color as the existing and have a membrane roof.

STAFF COMMENTS:

A couple of comments for the Board to discuss with the applicant:

- The south building elevation is getting is getting to be long without much articulation (mostly using landscaping). It is likely that when the facility expands in the future that this south wall will become even longer. The board may want to discuss both the proposed addition and how this south elevation can be addressed architecturally with future expansions.

- Location of mechanicals.

- Dumpster enclosure design, color and materials.

- Timing of construction? Timing of future construction?

ACTION REQUESTED:

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

ATTACHMENTS:

Architectural Review Board Application and required attachments.

City of Sheboygan spirit on the lake	**CITY OF SHEBOYGAN** **ARCHITECTURAL REVIEW APPLICATION**	**Fee:** $100 **Review Date:** 12/12/2022

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

SECTION 1: Applicant/ Permittee Information			
Name (Ind., Org. or Entity) Bunman, LLC	Authorized Representative John Johnston	Title Owner	
Mailing Address 1227 Superior Avenue	City Sheboygan	State WI	ZIP Code 53081
Email Address bunman@johnstonsbakery.com	Phone Number (incl. area code) (920) 458-3342		
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 Distinctive Design Studio - Jason Ahrens			
Mailing Address 215 Pine Street	City Sheboygan Falls	State WI	Zip 53085
Email Address jason@distinctivedesignstudio.com	Phone Number (incl. area code) (920) 458-5584		
SECTION 4: Contractor Information			
Name			
Mailing Address	City	State	Zip
Email Address	Phone Number (incl. area code)		

SECTION 5: Certification and Permission

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

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

Name of Owner/Authorized Representative (please print)	Title	Phone Number
Jason Ahrens (Agent of Owner)	Project Architect	(920) 458-5584

Signature of Applicant	Date Signed
Jason Ahrens	11/22/2022

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.
Johnston's Bakery Addition	59281470691 and 59281470712

Name of Proposed/Existing Business:	Johnston's Bakery Frozen Dough Plant
Address of Property Affected:	3220 Weeden Creek Road
Zoning Classification:	SI - Suburban Industrial

New Building: ☐ Addition: ☒ Remodeling: ☐

SECTION 7: Description of Proposed Project

The project consists of an expansion to the Johnston's Bakery Frozen Dough facility, which will provide additional production and cold storage space for their operations.

SECTION 8: Description of EXISTING Exterior Design and Materials

The existing structure consists of pre-engineered metal buildings and insulated exterior freezer panels. The exterior of the pre-engineered buildings has vertical metal siding and standing seam metal roof. A block wainscot runs down the south side of the building.

SECTION 9: Description of the PROPOSED Exterior Design and Materials

The intent is to match the existing building in appearance and materials. The production area of the addition will be a pre-engineered metal building with vertical, almond colored metal siding and standing seam metal roof. The existing block wainscot on the south side of the building will continue along the new addition as well. The insulated exterior freezer panels on the north side of the building will match the existing freezer panels.

DISTINCTIVE DESIGN STUDIO

November 22, 2022

PROJECT NARRATIVE

PROJECT NAME AND ADDRESS:

Johnston's Bakery
3228 Weeden Creek Rd
Sheboygan WI 53081

PARCEL INFORMATION/ SITE DATA/ ZONING CLASSIFICATION:

Tax Parcel Numbers and areas
59281470691 (Existing production facility); 2.3 acres
59281470712 (Vacant, undeveloped to be combined with above); 2.65 acres
Total lot area of 4.95 acres
Zoned SI - Suburban Industrial

EXISTING SITE CONDITIONS/ LAND USE:

The western parcel contains the existing Johnston's Bakery Frozen Dough Production Facility. Weeden Creek Road borders the site to the south and Gateway Drive to the west. Airgas is the adjacent property on the north. The vacant northeast lot is owned by the City of Sheboygan. The empty lot to the east lot is owned by Johnston's Bakery and will be combined with the Johnston's Bakery lot.

SITE SELECTION:

Johnston's Bakery already owns this site and has a facility at this location. There will be no change to the use of the building or property.

DESCRIPTION OF PROPOSED PROJECT:

The frozen dough market has seen continued growth the past several years. This has created a need for additional production and cold storage space at Johnston's Bakery Frozen Dough Plant to meet the continuing demand and growth of the frozen dough market.

The existing plant has had several additions over the years and is currently 19,200 s.f. in size. The proposed addition consists of an approximately 10,450 s.f. expansion to the production and cold storage spaces of the facility, with 8,660 s.f. going to production and 1,790 s.f. of cold storage.

DISTINCTIVE DESIGN
STUDIO

DESCRIPTION OF BUSINESS ACTIVITIES:

Normal operation of the plant is 4am until 8pm, Monday through Friday, with occasional Saturday work. Approximately 12 employees are currently working at the facility, with an average of 7 employees in the building at any given time. The number of employees is anticipated to increase slightly over the next 3 years. The number of trucks per day will remain unchanged at 2 to 3.

PARKING

There will be no change in parking stalls, existing loading docks, dumpsters, signage, or parking and maneuvering areas.

DESCRIPTION OF EXISTING EXTERIOR DESIGN AND MATERIALS:

The existing building pre-engineered metal building with a light tan colored vertical metal siding. A 30" block wainscot appears on the west and south sides of the building. The roof of the production area is a dark brown colored standing seam metal roof. The existing freezers are clad freezer panels that are painted a neutral color that compliments the metal building. The freezers have a low-slope membrane roof.

DESCRIPTION OF PROPOSED EXTERIOR DESIGN AND MATERIALS:

The intent is to match the existing building as much as possible. The pre-engineered metal building that will be used for production will have vertical metal siding, wainscot, and dark-brown metal roof to match the existing. The freezer expansion will consist of metal clad freezer panels that will be painted the same neutral color as the existing and have a membrane roof.

POTENTIAL NUISANCES TO ADJOINING PROPERTY OWNERS:

The architectural style of the building will match the existing facility and will fit in with the look and feel of this business park. There will be no negative traffic impacts to the neighborhood and there are no anticipated changes to the existing business operations. Any new site lighting will meet city light intensity requirements.

CONSTRUCTION TIMELINE:

The proposed construction start is spring of 2023 with anticipated completion by September 2023.

ESTIMATED PROJECT COST:

Estimated cost for the addition is approximately $1,000,000.

SITE DESIGN AND ENGINEERING, LLC
PO BOX 1067
WOODRUFF, WISCONSIN 54568
(920) 207-8977 cell
(920) 453-0181 office
jbsitedesign1@gmail.com

NO.	REVISIONS	DAT

DISTINCTIVE DESIGN STUDIO
215 PINE STREET
SHEBOYGAN FALLS, WI 53085
(920) 395-1090

BUILDING ADDITION FOR:
JOHNSTON'S BAKERY
3228 WEEDEN CREEK ROAD
SHEBOYGAN, WI 53081

SHEET TITLE
-
-
-
-

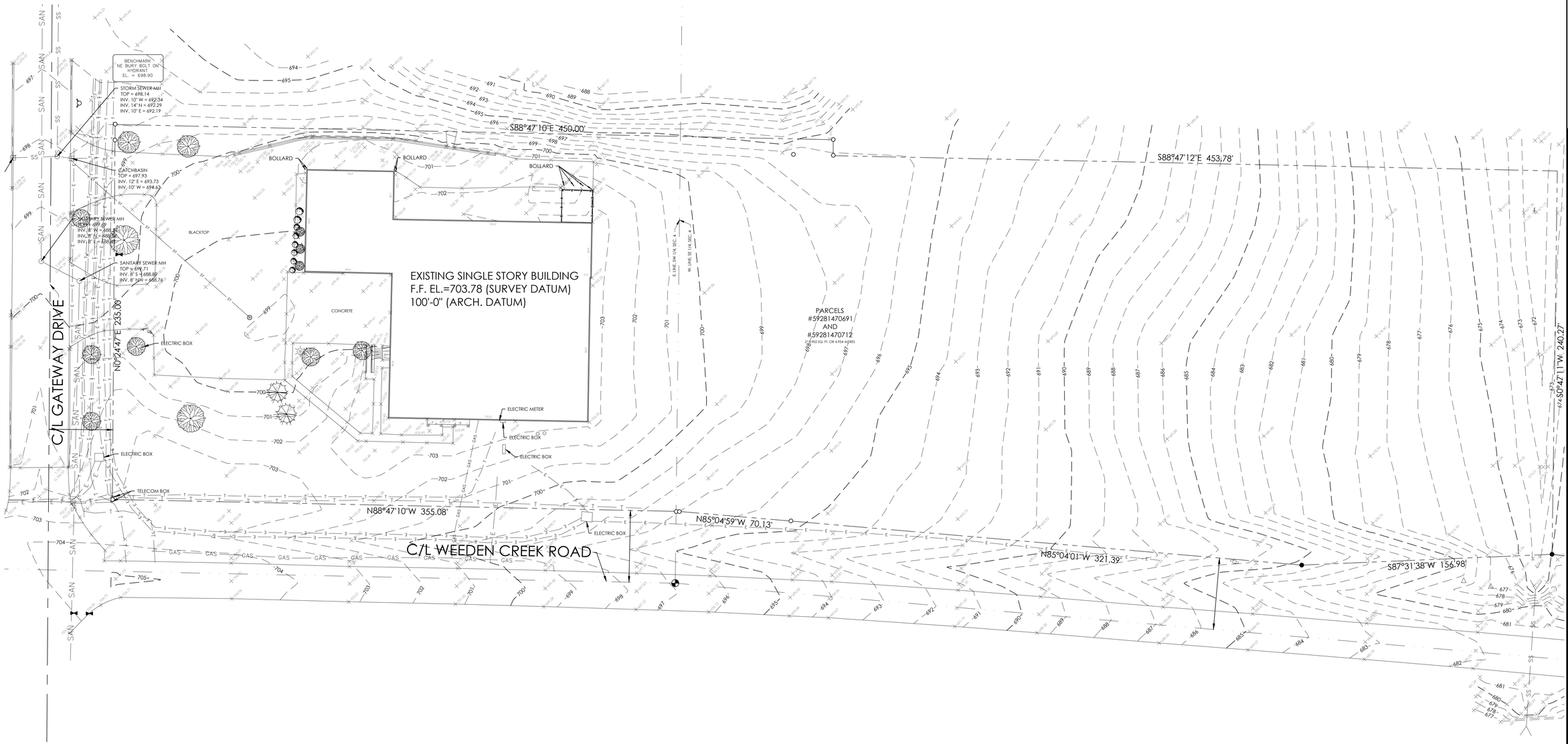
DRAWN BY
JAB

CHECKED BY
EAJ

DATE
11/18/2022

PROJECT NO.

SHEET NO.
C1



SITE SURVEY

1"=30'

NOTES:
1. UTILITY STRUCTURES VISIBLE ON THE GROUND SURFACE HAVE BEEN SHOWN PER ACTUAL MEASUREMENTS. UNDERGROUND UTILITY LINES HAVE BEEN SHOWN PER AVAILABLE RECORDS AND MARKINGS BY DIGGERS HOTLINE AND SHOULD NOT BE INTERPRETED AS THE EXACT LOCATION NOR THE ONLY UTILITIES IN THIS AREA.
2. PARCEL MAY BE SUBJECT TO EASEMENTS AND RIGHTS NOT SHOWN THAT A COMPLETE TITLE SEARCH MAY DISCLOSE.
3. COORDINATES ARE BASED SHEBOYGAN COUNTY COORDINATE SYSTEM.
4. ELEVATIONS ARE NAVD88(GEOID12B).

N

0 15 30
Scale: 1" = 30'

LEGEND
- = County Monument
- = Iron Stake Found
- = Iron Stake Set
- = Power Pole
- = Light Pole
- = Water Valve
- = Hydrant
- = Manhole
- = Catch Basin
- = Catch Basin Manhole
- = Electric Line
- = Storm Sewer Line
- = Telecom Line
- = Gas Line
- = Fence
- = Top of Curb Elevation
- = Gutter Elevation
- (###) = Recorded Dimension

BUNMAN PROPERTIES LLC

PART OF THE SE 1/4 OF THE SW 1/4 AND PART OF THE SW 1/4 OF THE SE 1/4, SECTION 4, T14N, R23E CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN

Revisions:

941 Center Avenue, Suite 1
Oostburg, WI 53070
920-547-0599
CEDAR CREEK SURVEYING, LLC
www.cedarcreeksurveying.com

SITE DATA

TOTAL SITE AREA = TAX PARCEL 59281470691 (2.30 ACRES) + TAX PARCEL 59281470712 (2.65 ACRES) = 4.95 ACRES
ZONING CLASSIFICATION: SI - SUBURBAN INDUSTRIAL

EXISTING SINGLE STORY BUILDING	=	19,152 SQ. FT.
EXISTING PAVED PARKING	=	17,226 SQ. FT.
EXISTING CONCRETE LOADING DOCK SLAB	=	4,000 SQ. FT.
EXISTING CONCRETE DUMPSTER SLAB	=	394 SQ. FT.
TOTAL PRE-DEVELOPED IMPERVIOUS AREA	=	40,772 SQ. FT. (19-PERCENT LOT COVERAGE)
PROPOSED SINGLE STORY BUILDING ADDITION	=	10,344 SQ. FT.
PROPOSED GRAVEL FIRE LANE	=	5,325 SQ. FT.
TOTAL POST-DEVELOPED IMPERVIOUS AREA	=	56,441 SQ. FT. (26-PERCENT LOT COVERAGE)

SITE DESIGN AND ENGINEERING, LLC
PO BOX 1067
WOODRUFF, WISCONSIN 54568
(920) 207-8977 cell
(920) 453-0181 office
jbsitedesign1@gmail.com

BENCHMARK
NE BURY BOLT ON HYDRANT
EL. = 698.90

STORM SEWER MH
TOP = 698.14
INV. 10" W = 692.34
INV. 14" N = 692.29
INV. 10" E = 692.19

CATCHBASIN
TOP = 697.91
INV. 10" E = 693.71
INV. 8" NE = 694.61

CATCHBASIN
TOP = 697.93
INV. 12" E = 693.73
INV. 10" W = 694.63

SANITARY SEWER MH
TOP = 699.69
INV. 8" W = 688.36
INV. 8" N = 688.34
INV. 8" E = 688.49

existing 12" storm
198 LF @ 0.02%

SANITARY SEWER MH
TOP = 699.71
INV. 8" S = 688.89
INV. 8" NW = 688.76

BLACKTOP

CONCRETE

BOLLARD

BOLLARD

BOLLARD

25-FOOT SETBACK LINE

20.0'

8.2'

30R

HATCH PATTERN DESIGNATES EXTENT OF 12" DEEP COMPACTED AGGREGATE BASE COURSE (5,325 SQ. FT.)

EXISTING SINGLE STORY BUILDING
F.F. EL.=703.78 (SURVEY DATUM)
100'-0" (ARCH. DATUM)

PROPOSED
SINGLE STORY BUILDING
F.F. EL.=703.78
(SURVEY DATUM)
100'-0" (ARCH. DATUM)

25-FOOT SETBACK LINE

COMMON LOT LINE (TO BE ELIMINATED WITH LOT CONSOLIDATION OF TAX PARCEL #59281470691 AND #59281470712)

PARCELS
#59281470691
AND
#59281470712
215,902 SQ. FT. OR 4.954 ACRES

C/L GATEWAY DRIVE

ELECTRIC BOX

25-FOOT SETBACK LINE

25-FOOT SETBACK LINE

ELECTRIC METER

ELECTRIC BOX

ELECTRIC BOX

ELECTRIC BOX

TELECOM BOX

ELECTRIC BOX

C/L WEEDEN CREEK ROAD

PARTIAL SITE PLAN

1"=20'

DISTINCTIVE DESIGN STUDIO
215 PINE STREET
SHEBOYGAN FALLS, WI 53085
(920) 395-1090

NO.	REVISIONS	DAT

BUILDING ADDITION FOR:
JOHNSTON'S BAKERY
3228 WEEDEN CREEK ROAD
SHEBOYGAN, WI 53081

SHEET TITLE

DRAWN BY
JAB

CHECKED BY
EAJ

DATE
11/18/2022

PROJECT NO.

SHEET NO.
C2

LANDSCAPE NOTES

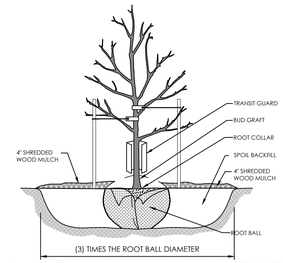
LANDSCAPE INSTALLATION:

1. All written dimensions supersede scaled dimensions.
2. The Contractor shall verify location of all underground utilities and additional information prior to commencing construction.
3. Rough grading and drainage construction is to be completed prior to Landscape Contractor's work. Verify all existing site and grading conditions prior to construction.
4. All work shall be in conformance with all applicable local codes and ordinances.
5. All areas disturbed by grading or site construction shall be fine graded, planted or seeded. See notes for specified seed mixes and installation procedures.
6. Contractor shall verify plant quantities shown on the Plan and provide a list to the client identifying the species and size to be used throughout the project. The Owner's representative reserves the right to reject any substandard planting material.
7. All turf grass areas shall receive a blended topsoil mix to a depth of six (6) inches.
8. Soil preparation for perennial or groundcover planting beds shall be as follows:
   - A. Remove all roots, lumps, stones, sod and other extraneous materials harmful or toxic to plant growth.
   - B. Perennial and groundcover planting beds shall receive a twelve (12) inch mixture consisting of 8" blended topsoil, 4" Purple Cow Classic compost (Purple Cow Organics, LLC (608) 831-0349 or approved equal. Add 1/2 LB. of 5-10-5 garden fertilizer per 100 square feet and roto-till amendments into the planting bed.
   - C. Mix amended planting soil either prior to planting or apply on surface of planting bed and mix thoroughly before planting.
   - D. Grade, rake, and roll planting bed with roller weighing not less than 25 LBS. or more than 100 LBS. per lineal foot so as to leave in condition to plant.
   - E. Grade planting bed to a twelve (12) inch crown at center.
9. All mixed planting beds with perennials, groundcover, shrubs and trees shall receive a two (2) inch to three (3) inch layer of shredded bark mulch as noted on the Plan. All shrub and tree planted singly or together in beds shall receive a three (3) inch layer of shredded bark mulch as noted. Do not allow bark mulch to touch stems or trunks of perennials, shrubs or trees.
10. Plant Bed Edging - Install a shovel-cut bed edge to six (6) inch depth at perimeter of bed.
11. 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.
12. See the Tree Staking Detail on this Plan if tree staking is required.
13. Plant species as defined are general planting types and are subject to modification/adjustment/change.

SEED MIXES:

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

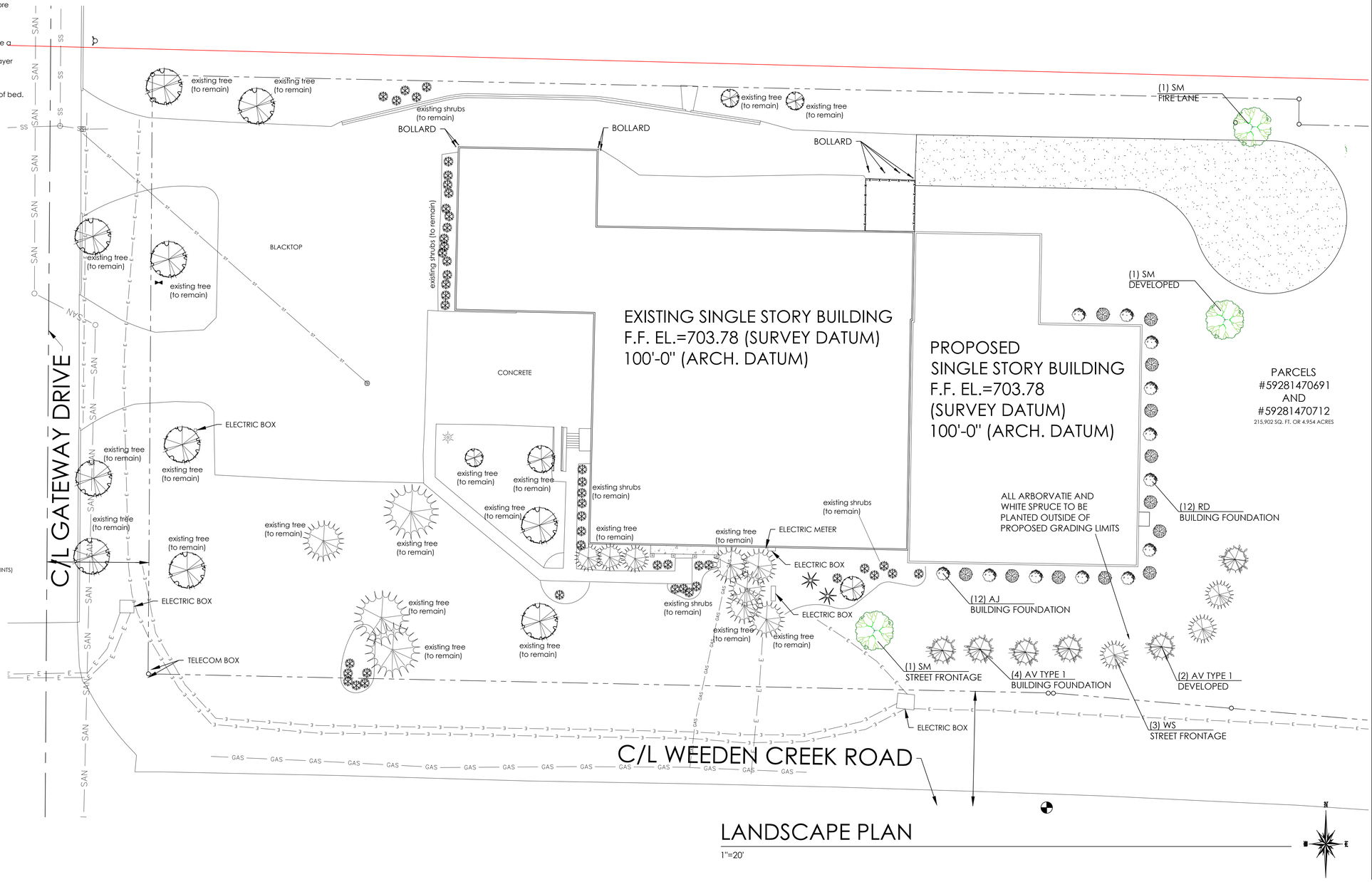
SYMBOL	MARK	QTY.	BOTANICAL NAME	COMMON NAME	PLANTED SIZE
	SM	3	ACER SACCHARUM	SUGAR MAPLE	2" DIA.
	AV TYPE 1	6	THUJA OCCIDENTALIS EMERA	EMERALD ARBORVITAE	6'0" TALL
	AJ	12	JUNIPERUS HORIZONTALIS 'PLUMOSA'	ANDORRA JUNIPER	12"-15"
	RD	12	CORNUS SERICEA	ARTIC FIRE DOGWOOD	30"-36"
	WS	3	PICEA GLAUCA	WHITE SPRUCE	36"-48"



TYPICAL TREE PLANTING SECTION

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

JAB
SITE DESIGN AND ENGINEERING, LLC
PO BOX 1067
WOODRUFF, WISCONSIN 54568
(920) 207-8977 cell
(920) 453-0181 office
jbsitedesign1@gmail.com



LANDSCAPE POINTS REQUIRED FOR 'SI' SUBURBAN INDUSTRIAL ZONING

PROPOSED BUILDING FOUNDATIONS = 441 LINEAL FEET
PER SECTION 15.604 AND TABLE 15.604:BUILDING FOUNDATION LANDSCAPE REQUIREMENTS
40 POINTS PER 100 LINEAL FEET - FOR A TOTAL OF 176 POINTS REQUIRED
- NO CLIMAX TREES OR TALL TREES ALLOWED TO MEET REQUIREMENT

DEVELOPED LOTS = 10,344 SQUARE FOOT BUILDING FOOTPRINT
PER SECTION 15.605 AND TABLE 15.605:DEVELOPED LOT LANDSCAPE REQUIREMENTS
10 POINTS PER 1,000 SQUARE FEET - FOR A TOTAL OF 103 POINTS REQUIRED

STREET FRONTAGE
425.2 L.F. (WEEDEN CREEK ROAD ONLY)
PER SECTION 15.606 AND TABLE 15.606:STREET FRONTAGE LANDSCAPE REQUIREMENTS
40 POINTS PER 100 LINEAL FEET - FOR A TOTAL OF 170 POINTS REQUIRED
- A MINIMUM OF 50-PERCENT OF POINTS SHALL BE CLIMAX AND/OR TALL TREES (85 POINTS)
- A MINIMUM OF 30-PERCENT OF POINTS SHALL BE SMALL TREES (51 POINTS)

GRAVEL FIRE LANE AREA = 5,325 SQUARE FEET
PER SECTION 15.607 AND TABLE 15.607:PAVED AREA LANDSCAPE REQUIREMENTS
80 POINTS PER 10,000 SQUARE FEET - FOR A TOTAL 43 POINTS REQUIRED
- A MINIMUM OF 30-PERCENT OF POINTS SHALL BE CLIMAX AND/OR TALL TREES (13 POINTS)
- A MINIMUM OF 40-PERCENT OF POINTS SHALL BE SHRUBS (17 POINTS)

BUILDING FOUNDATION
176 POINTS (MIN.) REQUIRED
176 POINTS PROVIDED
(12) ANDORRA JUNIPER = (3) PTS. PER - 36 POINTS TOTAL
(12) ARTIC FIRE DOGWOOD = (5) PTS. PER - 60 POINTS TOTAL
(4) EMERALD ARBORVITAE = (20) PTS. PER - 80 POINTS TOTAL

DEVELOPED LOTS
103 POINTS (MIN.) REQUIRED
115 POINTS PROVIDED
(1) SUGAR MAPLE = (75) PTS. PER -75 POINTS TOTAL
(2) EMERALD ARBORVITAE = (20) PTS. PER - 40 POINTS TOTAL

STREET FRONTAGE
170 POINTS (MIN.) REQUIRED
195 POINTS PROVIDED
(1) SUGAR MAPLE = (75) PTS. PER - 75 POINTS TOTAL
(3) WHITE SPRUCE = (40) PTS. PER - 120 POINTS TOTAL

GRAVEL FIRE LANE
43 POINTS (MIN.) REQUIRED
75 POINTS PROVIDED
(1) SUGAR MAPLE = (75) PTS. PER - 75 POINTS TOTAL

LANDSCAPE PLAN
1"=20'

DISTINCTIVE DESIGN STUDIO
215 PINE STREET
SHEBOYGAN FALLS, WI 53085
(920) 395-1090

NO.	REVISIONS	DAT

BUILDING ADDITION FOR:
JOHNSTON'S BAKERY
3228 WEEDEN CREEK ROAD
SHEBOYGAN, WI 53081

SHEET TITLE

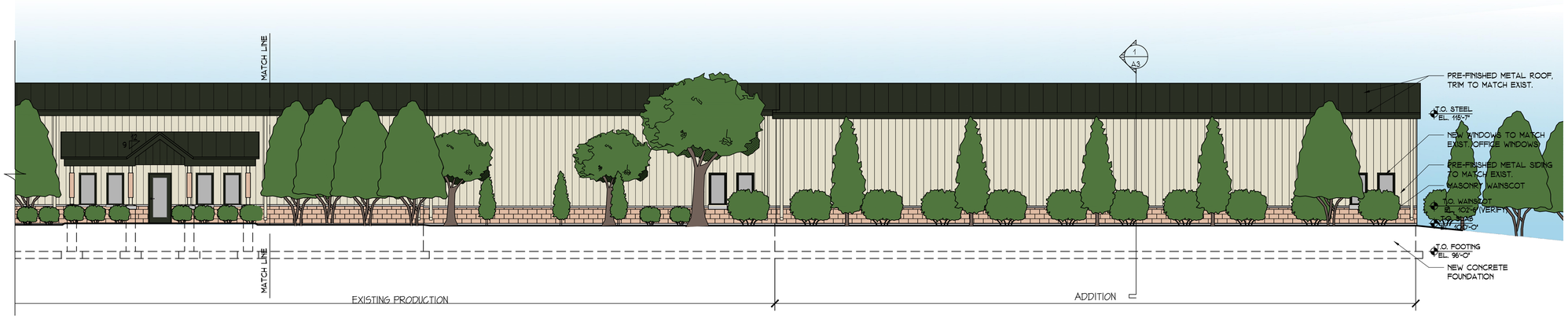
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JAB

CHECKED BY
EAJ

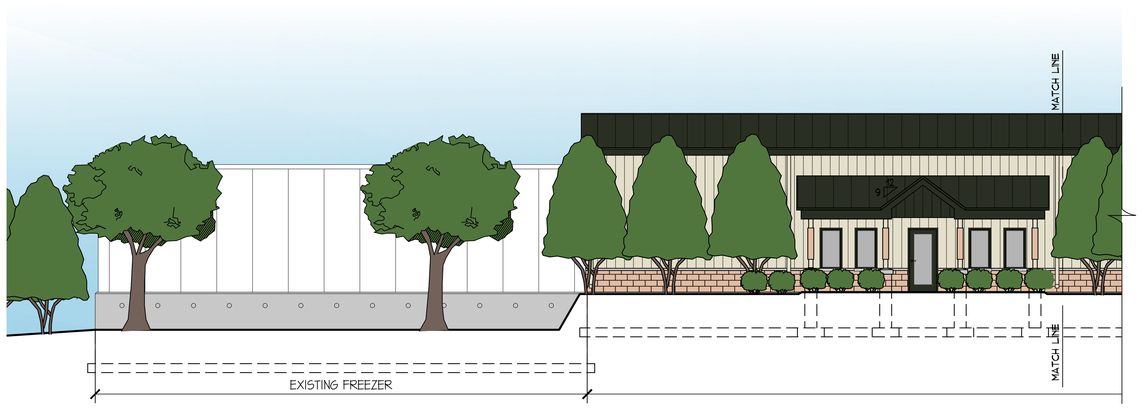
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11/18/2022

PROJECT NO.

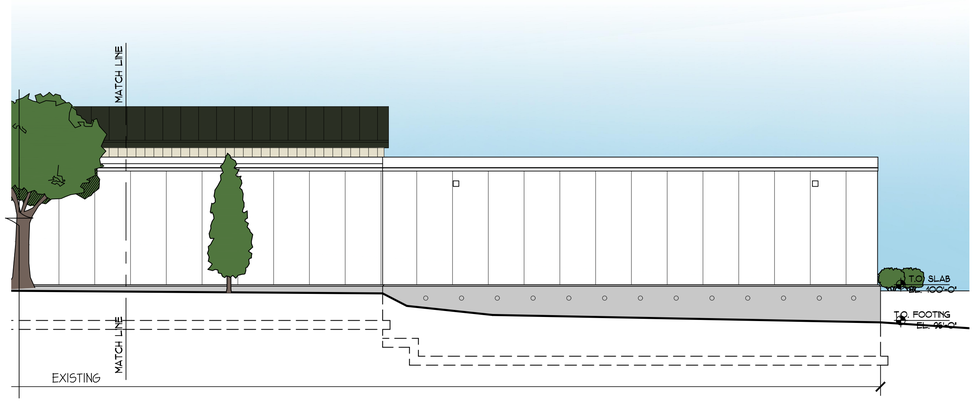
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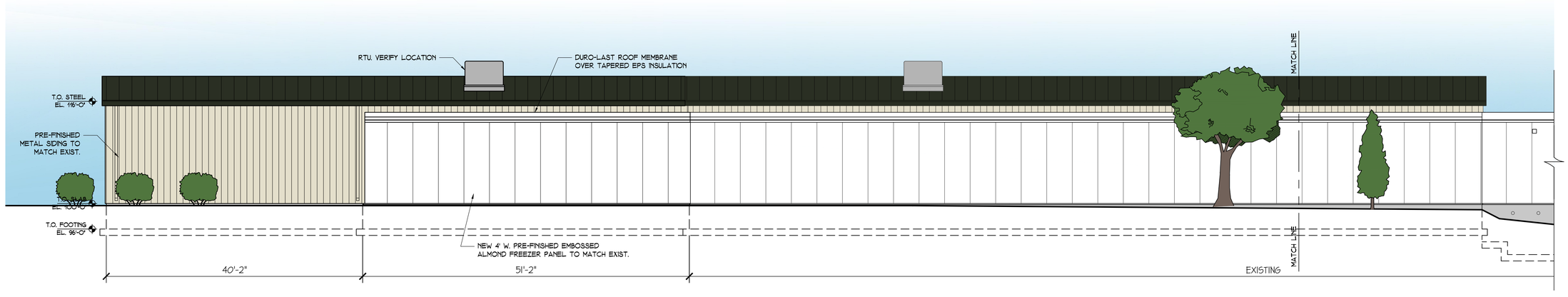
4 A2 **PARTIAL SOUTH ELEVATION**
SCALE 1/8" = 1'-0"



3 A2 **PARTIAL SOUTH ELEVATION**
SCALE 1/8" = 1'-0"



2 A2 **PARTIAL NORTH ELEVATION**
SCALE 1/8" = 1'-0"



1 A2 **PARTIAL NORTH ELEVATION**
SCALE 1/8" = 1'-0"

NO.	REVISIONS	DATE

DISTINCTIVE DESIGN STUDIO
215 PINE STREET
SHEBOYGAN FALLS, WI 53085
(920) 395-1090

PRELIMINARY
NOT FOR CONSTRUCTION

BUILDING ADDITION FOR:
JOHNSTON'S BAKERY
3228 WEEDEN CREEK ROAD
SHEBOYGAN, WI 53081

SHEET TITLE
NORTH AND SOUTH BUILDING ELEVATIONS
-
-

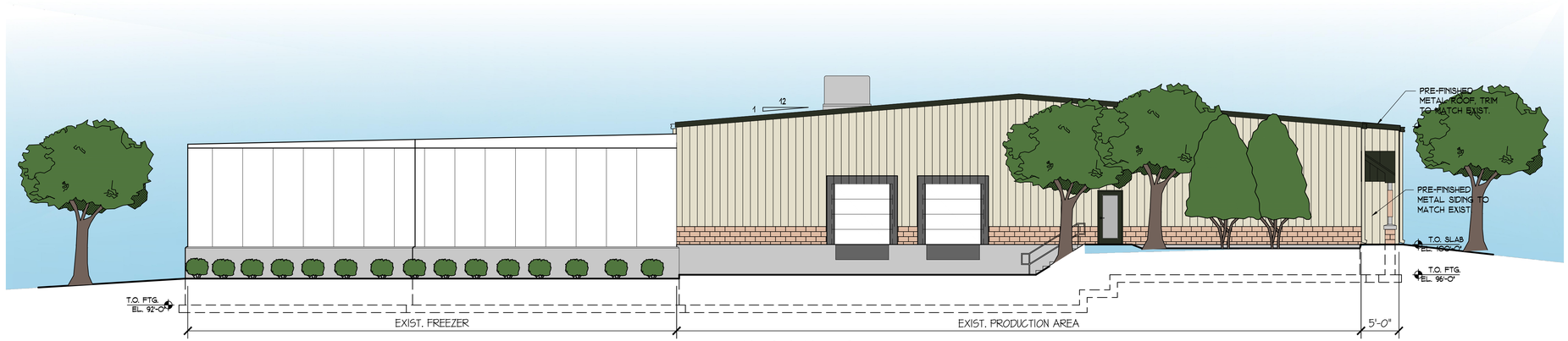
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DATE
11/15/2022

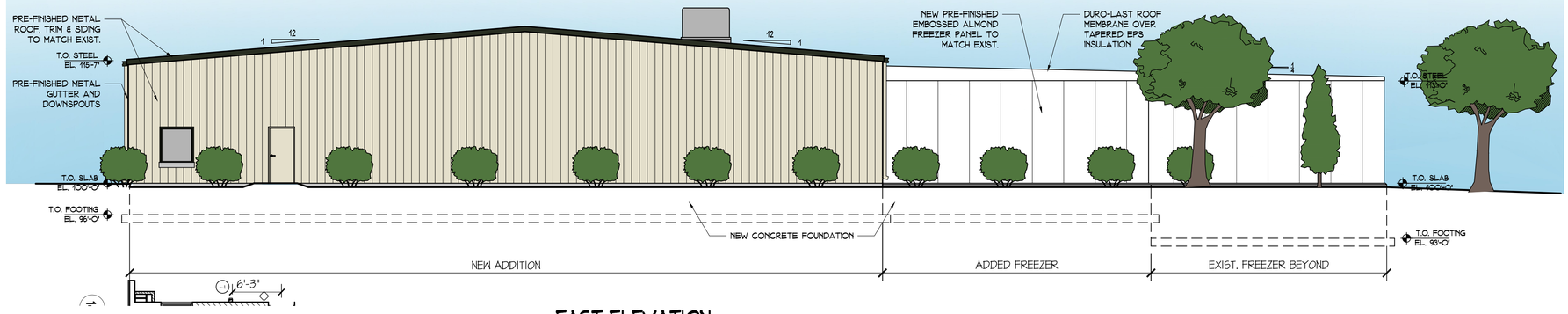
PROJECT NO.
22-050

SHEET NO.
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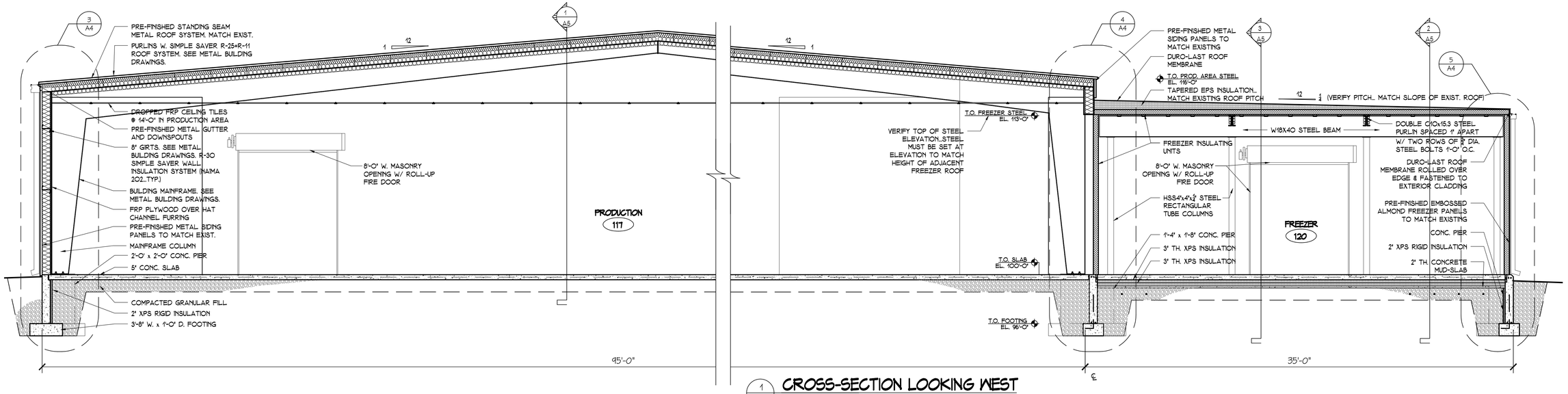
WEST ELEVATION

SCALE 1/8" = 1'-0"



EAST ELEVATION

SCALE 1/8" = 1'-0"



1 A3 CROSS-SECTION LOOKING WEST

SCALE 1/4" = 1'-0"

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SHEET TITLE
EAST AND WEST BUILDING ELEVATIONS
BUILDING SECTIONS
-

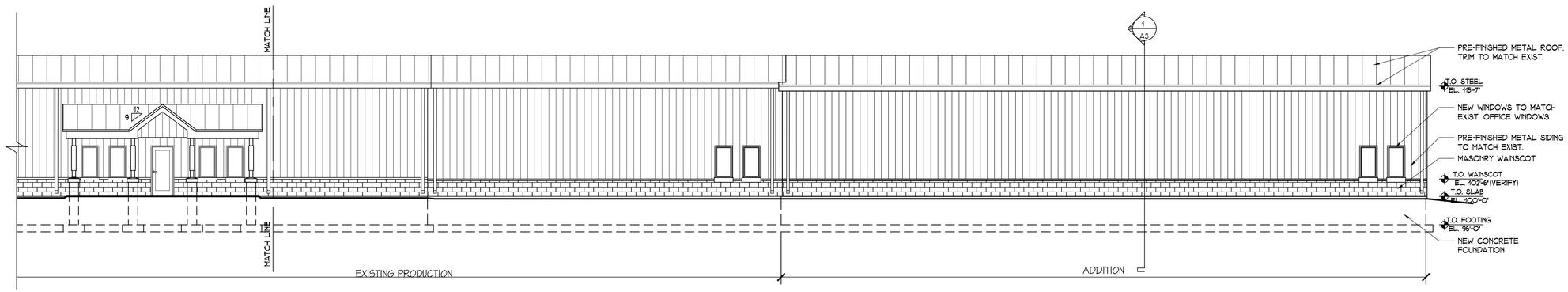
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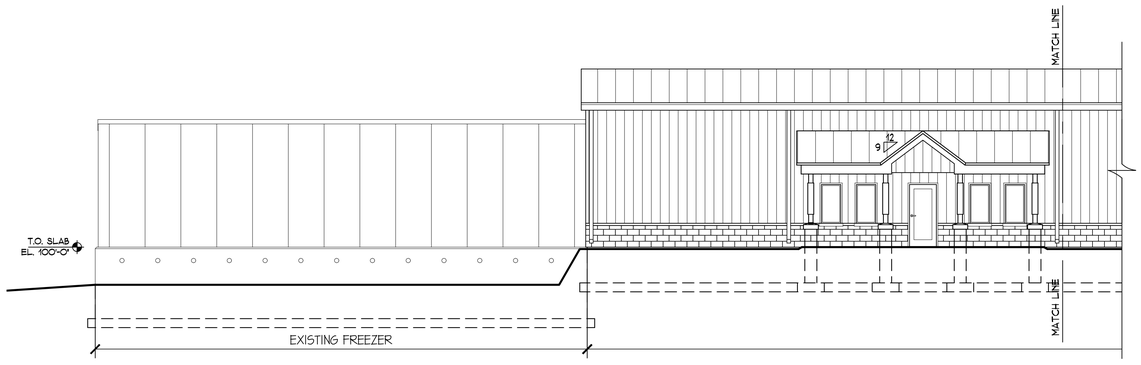
PROJECT NO.
22-050

SHEET NO.
A3



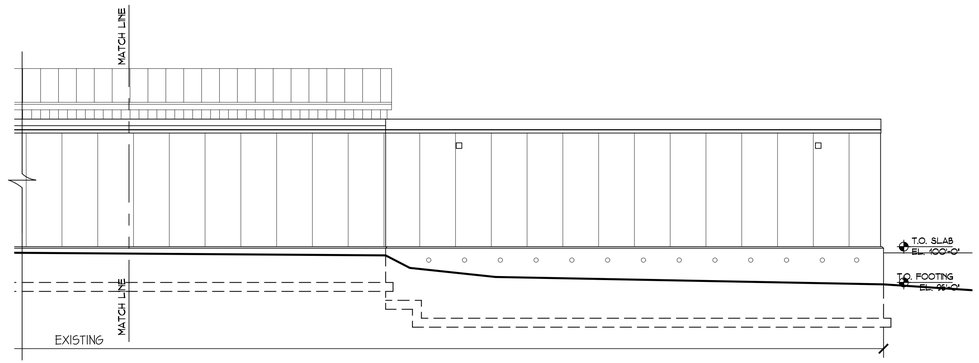
4 A2 **PARTIAL SOUTH ELEVATION**

SCALE 1/8" = 1'-0"



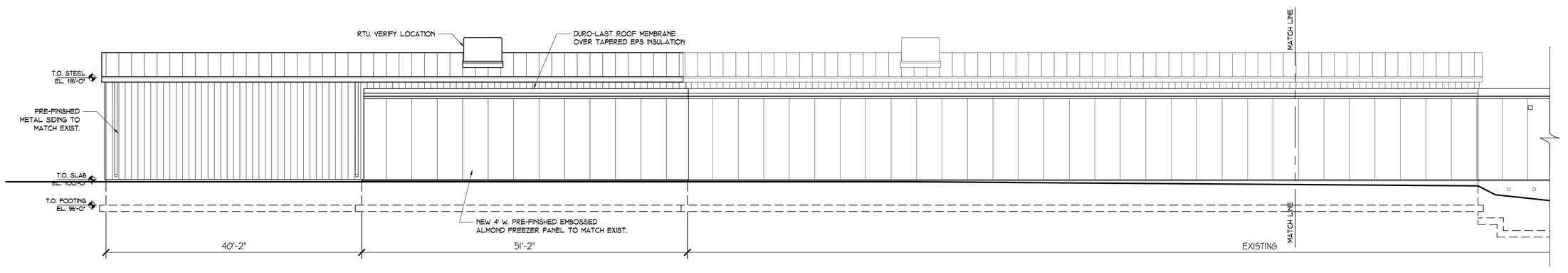
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2 A2 **PARTIAL NORTH ELEVATION**

SCALE 1/8" = 1'-0"



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SHEBOYGAN, WI 53081

SHEET TITLE
NORTH AND SOUTH BUILDING ELEVATIONS
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-

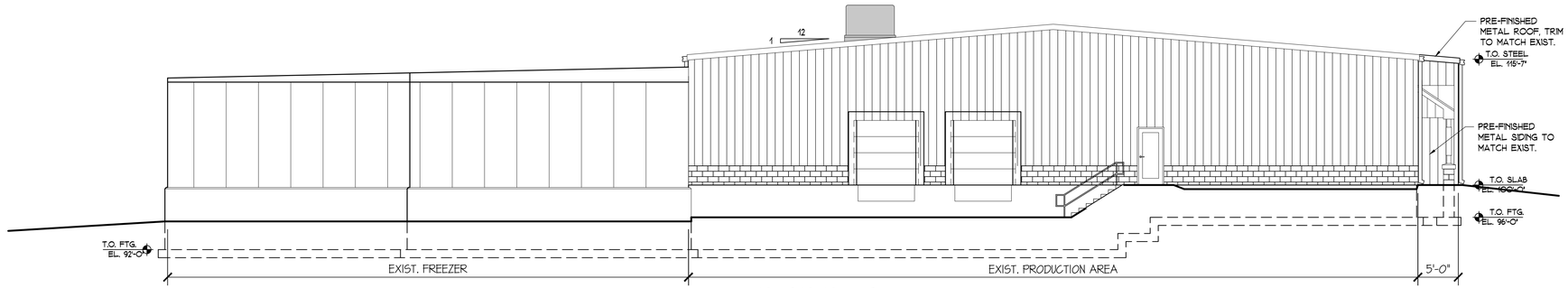
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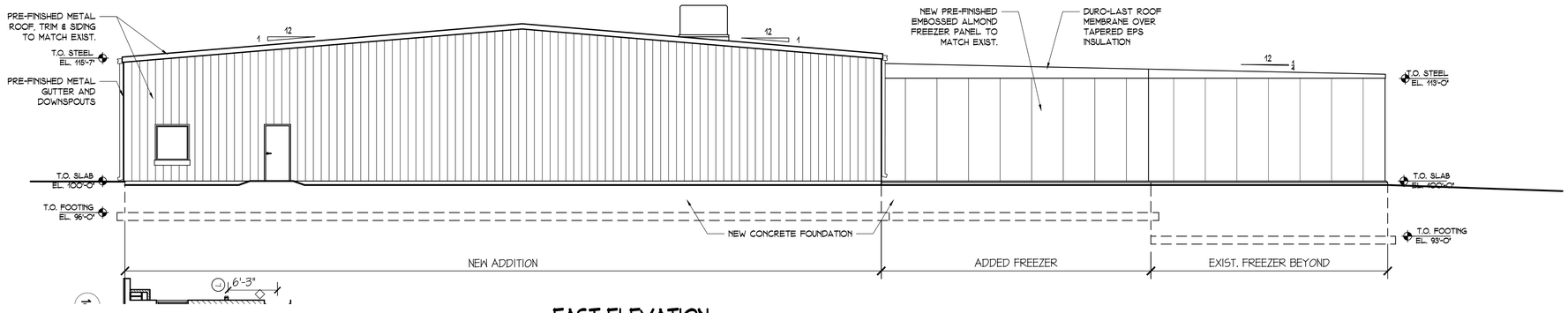
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SHEET NO.
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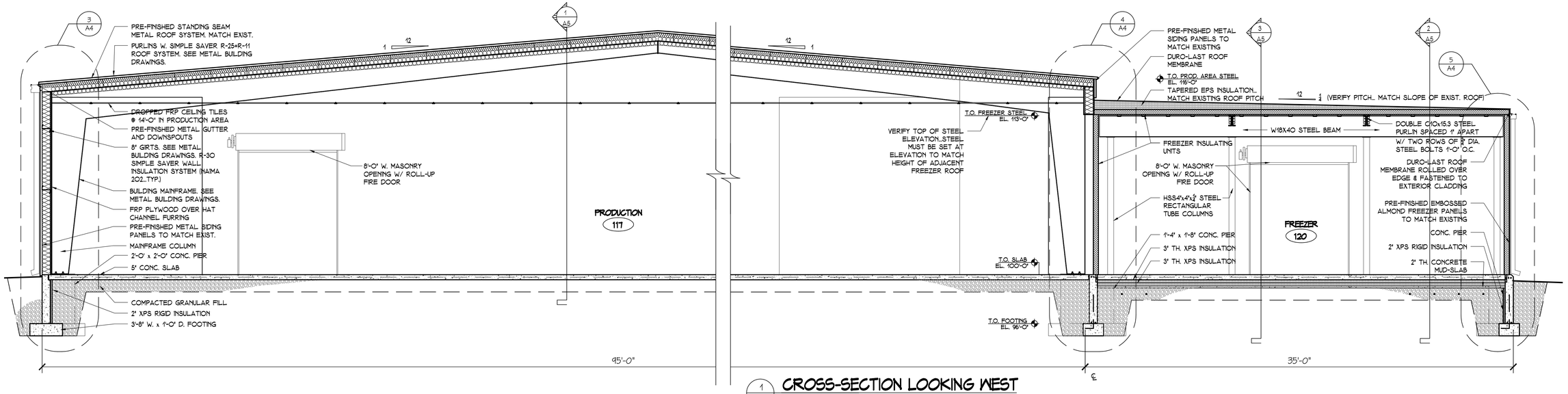
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1 A3 CROSS-SECTION LOOKING WEST

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BUILDING ADDITION FOR:
JOHNSTON'S BAKERY
3228 WEEDEN CREEK ROAD
SHEBOYGAN, WI 53081

SHEET TITLE
EAST AND WEST BUILDING ELEVATIONS
BUILDING SECTIONS

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DATE
11/15/2022

PROJECT NO.
22-050

SHEET NO.
A3

ROOM FINISH SCHEDULE

NO.	ROOM	FLOOR	BASE	WALLS ALL	WALLS NORTH	WALLS EAST	WALLS SOUTH	WALLS WEST	CEILING MAT'L	CEILING HEIGHT	REMKS
ADDITION											
123	PRODUCTION	F1	B1	-	W1,4	W1	W1	W1	C1	14'-0"	-
124	MECHANICAL	F1	B1	W2	-	-	-	-	C3	VAR.	-
125	WASH ROOM	F1	B1	-	W1	W1	W1	W3	C1	9'-0"	-
126	OFFICE	F2	B1	W2	-	-	-	-	C2	9'-0"	-
127	COOLING ROOM	F1	B1	W2	-	-	-	-	C3	VAR.	-
128	COMPRESSOR ROOM	F1	B1	-	W2	W2	W3	W3	C3	VAR.	-
129	FREEZER	F1	-	-	W4	W4	W4	W3	C4	13'-0"	-

KEY OF MATERIALS

FLOOR
F1 SEALED CONCRETE
F2 VCT

BASE
B1 4" VINYL COVE

WALLS
W1 FRP
W2 PAINTED GYP. BD.
W3 PAINTED CMU
W4 METAL FREEZER PANEL

CEILING
C1 2X4 WHITE, LAY-IN VINYL COVERED GYP. BD. TILE SET IN 15/16" GRID, MATCH EXISTING COLORS AND TEXTURES.
C2 2X4 ACOUSTIC CEILING TILE SET IN 15/16" GRID, MATCH EXISTING COLORS AND TEXTURES.
C3 EXPOSED TO STRUCTURE
C4 METAL FREEZER PANEL

REMARKS

DOOR SCHEDULE

NO.	SIZE	TYPE	FRAME	HDWR.	R'MARK
LOWER LEVEL					
1	8'-0" X 10'-0"	D5	-	-	3 HR. FIRE SHUTTER
2	8'-0" X 10'-0"	D5	-	-	3 HR. FIRE SHUTTER
3	3'-0" X 7'-0"	D2	HM	2	-
4	5'-0" X 7'-0"	D4	HM	-	AUTO SLIDING DOOR
5	6'-0" X 7'-0"	-	-	-	WALL OPENING
6	6'-0" X 7'-0"	-	-	-	WALL OPENING
7	3'-0" X 7'-0"	D2	HM	3	-
8	3'-0" X 7'-0"	D3	HM	4	-
9	3'-0" X 7'-0"	D3	HM	2	-
10	3'-0" X 7'-0"	D2	HM	4	-
11	(2) 3'-0" X 7'-0"	D1	HM	1	-

- DOORS ON EGRESS PATHS SHALL HAVE ILLUMINATED EXIT SIGNS WITH BATTERY BACK-UP.
- PROVIDE CODE COMPLIANT EMERGENCY EGRESS LIGHTING ALONG EGRESS PATHWAYS.
- TALK TO OWNER TO DISCUSS ANY SPECIAL KEYING REQUIREMENTS.

HARDWARE GROUPS

LOCK/ LATCH SETS SHALL BE SCHLAGE S SERIES OR EQUAL WITH LEVER HANDLES. CYLINDERS SHALL BE MASTER KEYED WITH STAMPING "DO NOT DUPLICATE". VERIFY LOCK FUNCTIONS AND KEYING WITH OWNER.

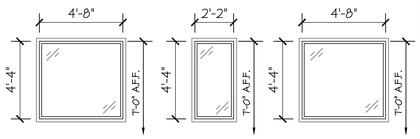
GROUP 1:
3 PR. B.B. HINGES
PASSAGE LATCHSET
CLOSER
DOOR STOPS
SURFACE BOLT FOR INACTIVE LEAF

GROUP 2:
1½ PR. BUTTS
STORAGE LOCKSET
DOOR STOP

GROUP 3:
1½ PR. BUTTS
EXIT ONLY LOCKSET
WEATHERSTRIPPING
ADA THRESHOLD
CHAIN DOOR RESTRAINT

GROUP 4:
1½ PR. BUTTS
OFFICE LOCKSET
WALL STOP

WINDOW TYPES

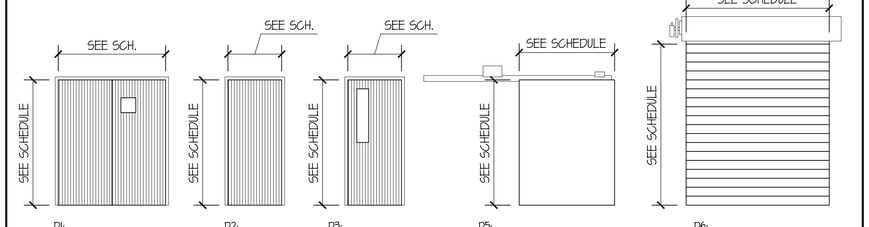


A
HOLLOW METAL WINDOW WITH FIXED, CLEAR 1" TH. GLAZING.

B
INSULATED METAL FIXED, CLEAR, LOW-E INSUL. GLAZING. MATCH EXIST. OFFICE WINDOWS.

B
INSULATED METAL FIXED, CLEAR, LOW-E INSUL. GLAZING. MATCH EXIST. OFFICE WINDOWS.

DOOR TYPES



D1:
PAIR FIRE-RATED FLUSH HOLLOW METAL DOORS WITH 10" X 10" VISION LITE IN ACTIVE LEAF

D2:
FLUSH HOLLOW METAL DOOR

D3:
FLUSH HOLLOW METAL DOOR WITH NARROW LITE

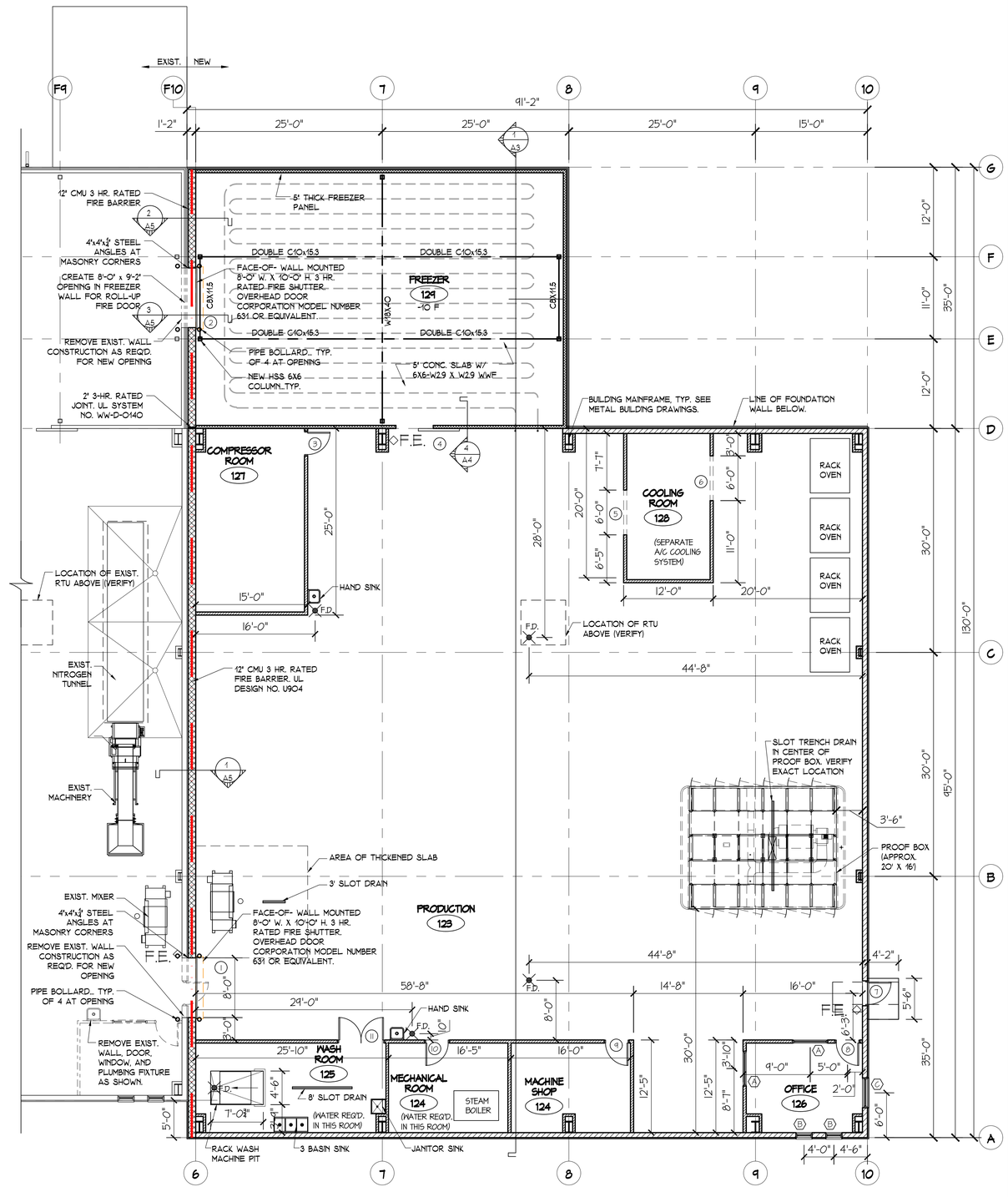
D5:
INSULATED SLIDING FREEZER DOOR WITH MOTORIZED OPENER

D6:
FACE-OF-WALL MOUNTED ROLL-UP FIRE SHUTTER

ELECTRICAL NOTES:

ELECTRICAL WORK SHALL BE DESIGN/BUILD BY THE ELECTRICAL CONTRACTOR. ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR EQUIPMENT RENTALS, PERMITTING, INSPECTIONS, AND DRAWINGS. A LIST OF GENERAL REQUIREMENTS FOR THE ELECTRICAL SYSTEM IS INCLUDED BELOW.

1. USE THE EXISTING ELECTRICAL SERVICE TO EXPAND THE ELECTRICAL POWER DISTRIBUTION TO"
   - 1.1. INSTALL A NEW 42 SPACE, 480 VOLT, 250 AMP SQUARE D POWER PANEL WEST OF THE EXISTING SERVICE AND RELOCATE THE SMALLER LOADS CURRENTLY IN THE SERVICE TO THIS NEW PANEL. THIS RELOCATION WOULD FREE UP SPACE TO INSTALL THE BREAKER NEEDED TO FEED THE PANEL IN THE THE BUILDING EXPANSION.
   - 1.2. INSTALL A NEW 42 SPACE, 480/277 VOLT, 400 AMP SQUARE D ELECTRICAL PANEL IN THE MECHANICAL ROOM OF THE ADDITION FED FROM THE MAIN ELECTRICAL SERVICE.
   - 1.3. INSTALL A 75KVA TRANSFORMER TO SUPPLY POWER TO THE 120/280 VOLT PANEL IN THE MECHANICAL ROOM.
   - 1.4. INSTALL A 42 SPACE, 120/208 VOLT, 255 AMP SQUARE D ELECTRICAL PANEL IN THE MECHANICAL ROOM TO SUPPLY LOADS IN THE ADDITION.
2. PROVIDE LED LIGHTING IN THE FOLLOWING AREAS:
   - 2.1. LED FLAT PANELS INSTALLED IN A CEILING GRID OF THE FOLLOWING AREAS AS DESCRIBED ON THE ROOM FINISH SCHEDULE: PRODUCTION AREA, OFFICE, AND WASH ROOM.
   - 2.2. LED STRIP FIXTURES SUSPENDED IN THE MECHANICAL, COMPRESSOR, AND COOLING ROOMS.
   - 2.3. LED VAPOR TIGHT LED FIXTURES MOUNTED ON THE CEILING OF FREEZER.
   - 2.4. LED SURFACE MOUNTED LIGHTING UNDER THE HOOD SERVING THE OVENS.
   - 2.5. LED EXTERIOR LIGHTING ILLUMINATING THE STAIRWELL AND A LOCATION ON THE NORTH SIDE OF THE ADDITION.
   - 2.6. LED EXIT AND EMERGENCY LIGHTING FOR EGRESS.
3. GENERAL-USE RECEPTACLES IN THE FOLLOWING AREAS:
   - 3.1. (9) RECEPTACLE LOCATIONS IN THE PRODUCTION AREA
   - 3.2. (5) TOTAL RECEPTACLE LOCATIONS IN THE MECHANICAL, WASHROOM, AND COMPRESSOR ROOM.
   - 3.3. (4) RECEPTACLE LOCATIONS IN THE OFFICE.
   - 3.4. (2) EXTERIOR RECEPTACLE LOCATIONS.
   - 3.5. (3) ROOFTOP RECEPTACLE LOCATIONS REQUIRED BY CODE FOR SERVICING OF HVAC EQUIPMENT.
4. POWER TO THE FOLLOWING PRODUCTION EQUIPMENT:
   - 4.1. PAN WASHER
   - 4.2. MIXER
   - 4.3. ADAMATIC BUN LINE
   - 4.4. PROOF BOX AND BOILER
   - 4.5. (4) OVENS
   - 4.6. BUN SLICER
   - 4.7. CARTON TAPER
   - 4.8. CONVEYORS
   - 4.9. BOX ERECTOR
5. POWER TO THE FOLLOWING REFRIGERATION EQUIPMENT:
   - 5.1. FREEZER REFRIGERATION COMPRESSOR RACK
   - 5.2. ROOFTOP CONDENSING UNIT
   - 5.3. (3) FREEZER EVAPORATIORS
   - 5.4. (3) DRAIN LINE HEATERS FOR THE EVAPORATORS
   - 5.5. FREEZER DOOR
   - 5.6. CIRCULATING PUMPS FOR FLOOR HEAT
   - 5.7. WATER CHILLER CIRCULATING PUMPS
   - 5.8. GLYCOL CIRCULATING PUMPS FOR MIXER CHILLER
   - 5.9. LEAK DETECTION EQUIPMENT
6. POWER TO THE FOLLOWING HVAC EQUIPMENT:
   - 6.1. (3) ROOFTOP UNITS
   - 6.2. OVEN HOOD MAKE-UP-AIR UNIT
   - 6.3. OVEN HOOD EXHAUST
   - 6.4. (2) OVEN EXHAUST FANS
   - 6.5. COMPRESSOR ROOM EXHAUST
   - 6.6. WASH ROOM EXHAUST
   - 6.7. DESUPERHEATER



1 / A1 PARTIAL FLOOR PLAN
SCALE 1/8" = 1'-0"

NO.	REVISIONS	DATE

DISTINCTIVE DESIGN STUDIO
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(920) 395-1090

PRELIMINARY
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BUILDING ADDITION FOR:
JOHNSTON'S BAKERY
3228 WEEDEN CREEK ROAD
SHEBOYGAN, WI 53081

SHEET TITLE
FLOOR PLAN
SCHEDULES AND NOTES
-

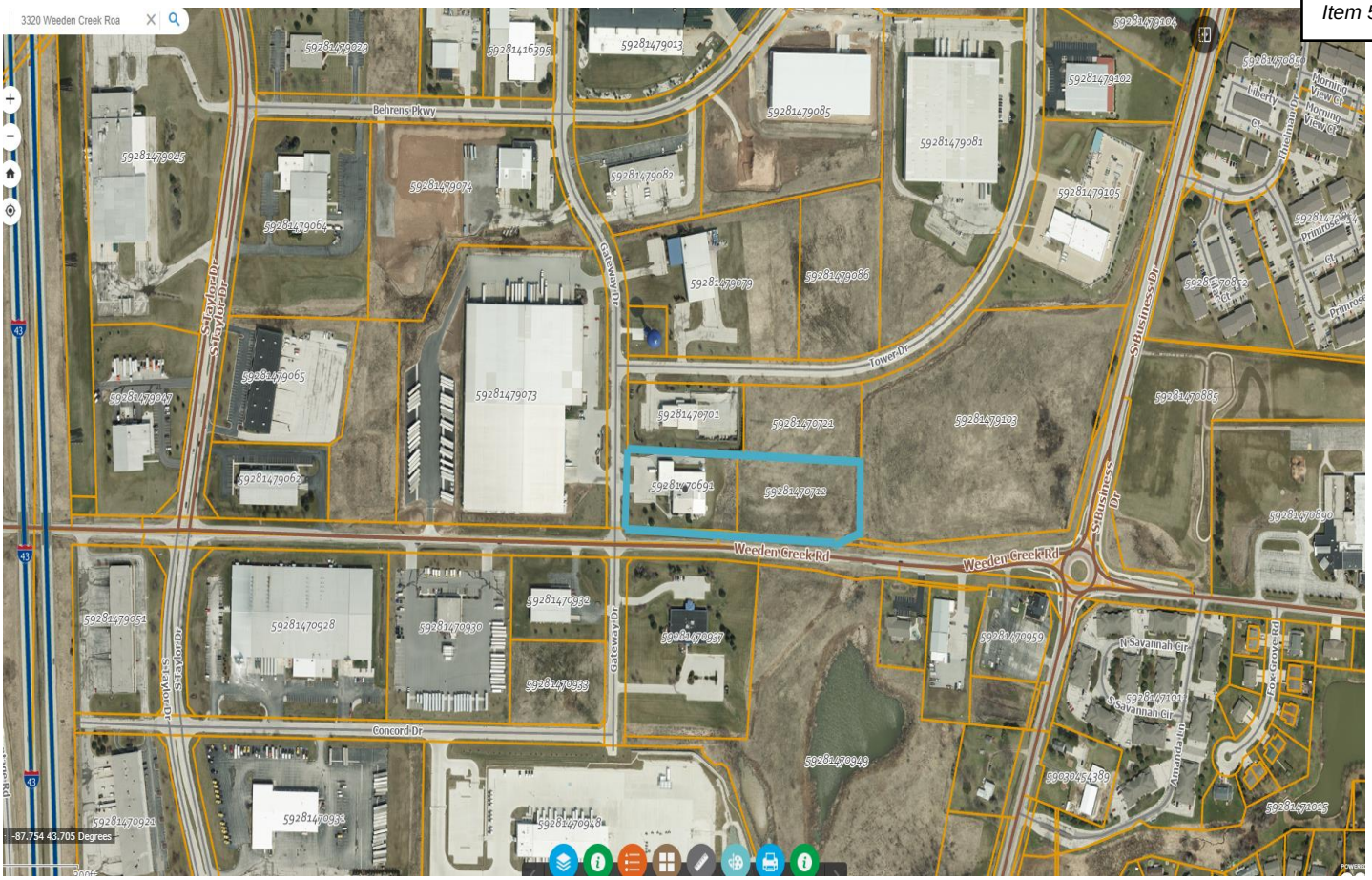
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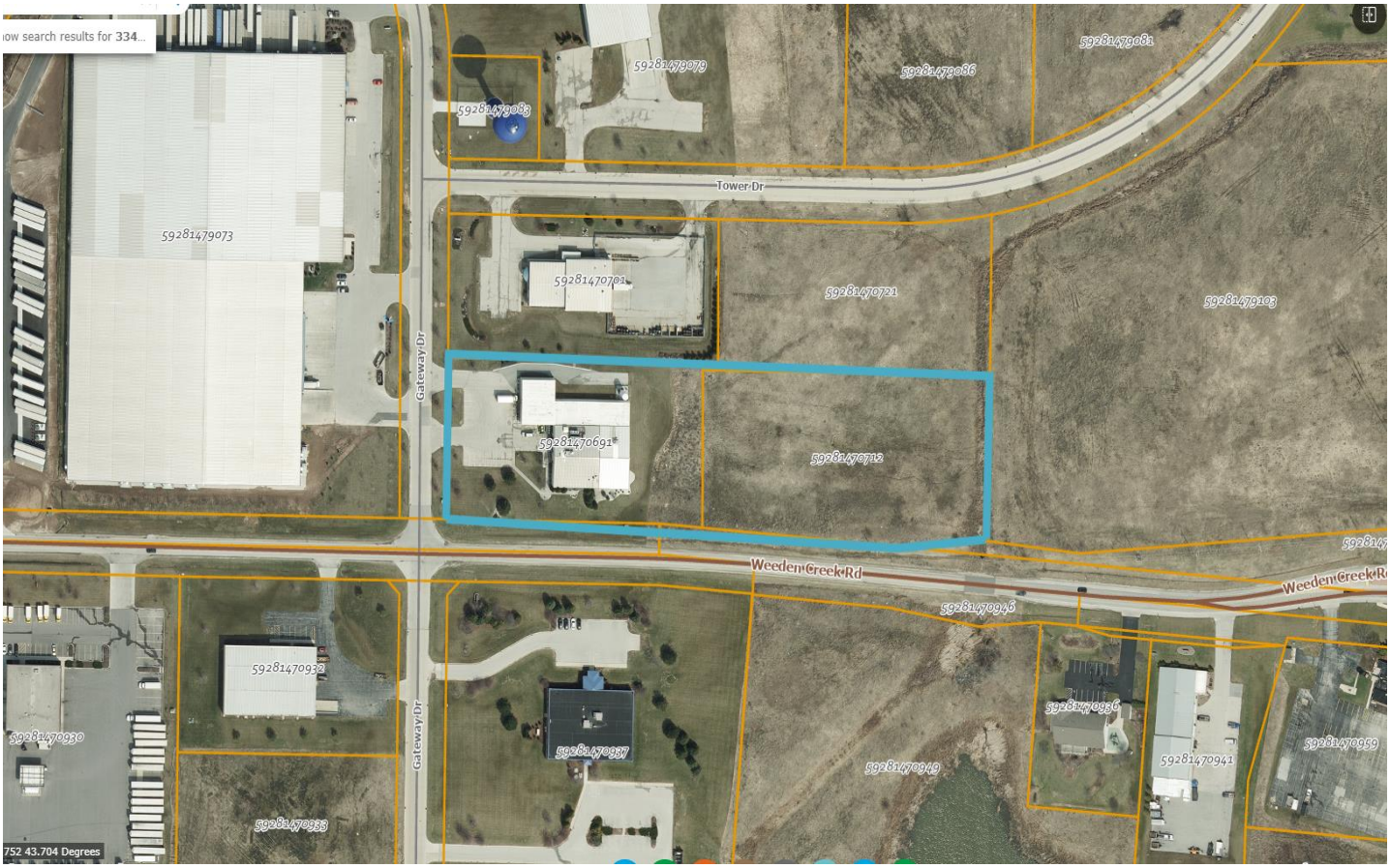
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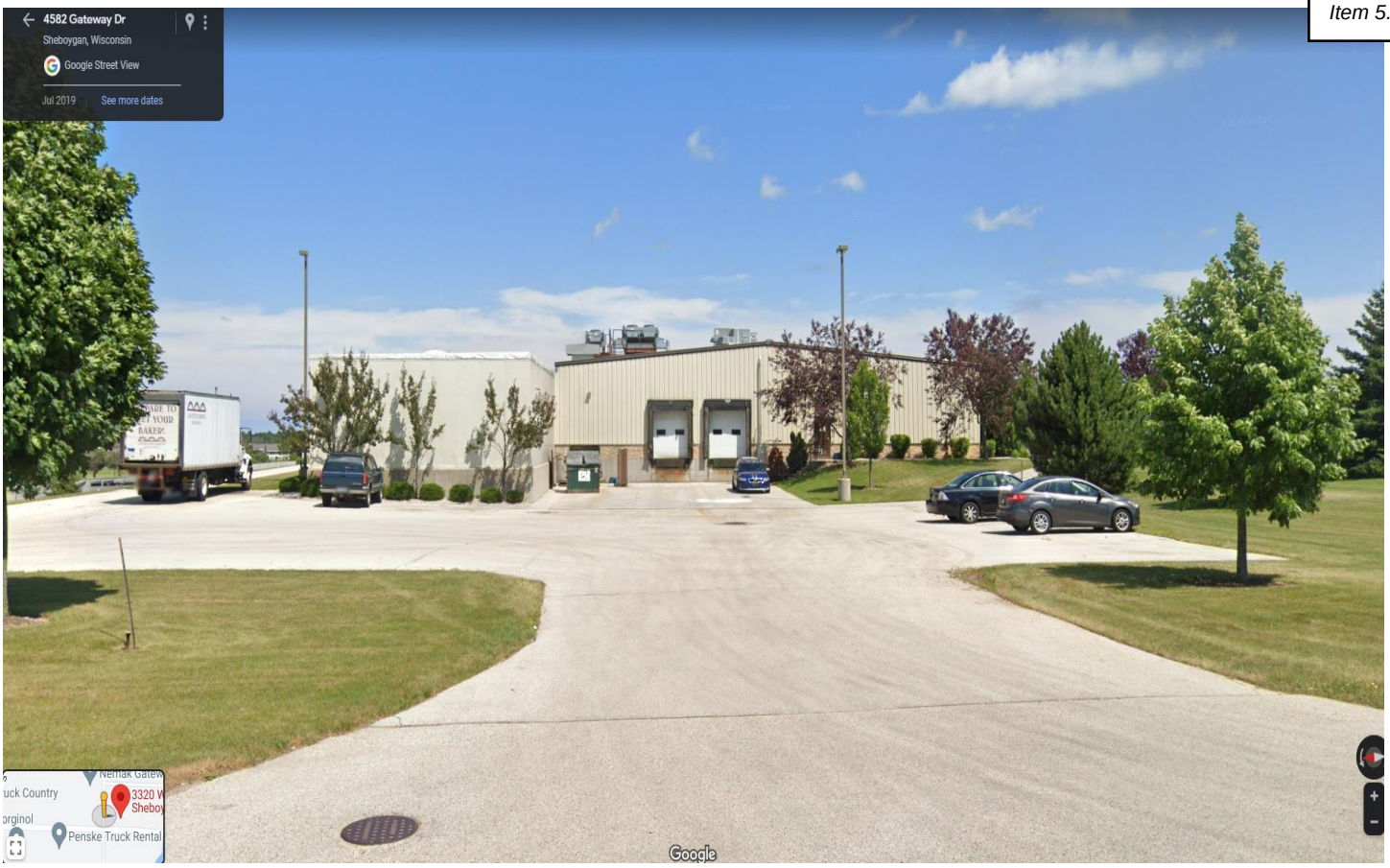
DATE
11/15/2022

PROJECT NO.
22-050

SHEET NO.
A1


3320 Weeden Creek Roa
Behrens Pkwy
Gateway Dr
Tower Dr
Weeden Creek Rd
Concord Dr
S Business Dr
Taylor Dr
59281479073
59281470691
59281470692
59281470721
59281479085
59281479081
59281479082
59281479079
59281479086
59281479103
59281470885
59281470890
59281470959
59281470949
59281470928
59281470930
59281470932
59281470937
59281470933
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59281479062
59281479047
59281479045
59281479064
59281479074
59281479013
59281416395
59281479029
59281479102
59281479105
-87.754 43.705 Degrees


Tower Dr
Gateway Dr
Weeden Creek Rd
59281479073
59281470691
59281470692
59281470721
59281479103
59281479079
59281479083
59281479086
59281470946
59281470936
59281470941
59281470959
59281470949
59281470932
59281470930
59281470937
59281470933
752 43.704 Degrees


4582 Gateway Dr
Sheboygan, Wisconsin
Google Street View
Jul 2019
See more dates
Penske Truck Rental
Google


3228 Co Rd EE
Sheboygan, Wisconsin
Google Street View
Jul 2019
See more dates
Penske Truck Rental
Google


3311 Co Rd EE
Sheboygan, Wisconsin
Google Street View
Jul 2019
See more dates
Penske Truck Rental


4398 Tower Dr
Sheboygan, Wisconsin
Google Street View
Jul 2019
See more dates
Alliant Energy
Nemak Gateway Facility
6320 Weeden Creek Rd,
Sheboygan, WI 53081


JOHNSTON'S BAKERY










Airgas





CITY OF SHEBOYGAN

REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION

ITEM DESCRIPTION: Construction of the new View 14 Apartments at the southeast corner of the S. 14th Street and Illinois Avenue intersection.

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

REPORT DATE: December 9, 2022 **MEETING DATE:** December 12, 2022

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:

Vue 14, LLC is proposing to construct the View 14 Apartments at the southeast corner of the S. 14th Street and Illinois Avenue intersection. The applicant states the following:

- The subject site is a vacant, undeveloped property located at the southeast corner of the S. 14th Street and Illinois Avenue intersection. The site was formerly a service station and convenience store located at 1003 S. 14th Street and is made up of parcel #'s 59281506230, 59281506240, 59281506260 and 59281506350.

- The proposed View 14 development will consist of 48 apartment units, with 40 units deemed affordable and set aside for individuals making up 30 to 60 percent of the Area Median Income (AMI) for Sheboygan County. The remaining eight (8) units will serve as market rate units. Bedroom sizes shall vary from one, two and three-bedroom units. The project will also integrate ten (10) units of supportive housing targeting individuals and families who may require access to supportive services along with five (5) units targeting veterans.

- With this proposed unit mix, varying income requirements, and supportive set-asides, the intent is to serve individuals from all walks of life promoting a diverse tenant population. Commonwealth Development Corp. has been working with the City of Sheboygan staff since the summer of 2020 in efforts of bringing a new affordable housing development to fruition.

- The development will consist of 48 apartment units in a 3 story building and each floor is 20,308SF for a total of 60,924SF.

- There will be a total of 48 units:

○ 14 units – 1 bedroom/1 bath	673 - 684sf	29% of units
○ 14 units – 2 bedroom/1 bath	884sf	29% of units
○ 20 units – 3 bedroom/2 bath	1,153 – 1,368sf	42% of units

- The in-unit amenities include features that you would see in a typical market rate apartment building such as energy star appliances, washer and dryer, spacious closets, open floor with kitchen and living areas, and energy efficient furnaces.

- The development will include many amenities to serve residents such as a community room, computer area, fitness center, tenant storage units, and an on-site management office. Family Service Association of Sheboygan, Inc., a local nonprofit, will have a presence onsite offering supportive services to residents and the surrounding neighborhood.

- Development will feature on-site professional management and maintenance, community room, guest suite for visitors, and a courtyard.

The applicant states the following about the architecture:

- With the existing overhead power lines running east to west in the lower third of the site, we were forced to locate the majority of the building along Illinois Avenue. With Illinois Avenue being all residential houses, we used individual entries as a way to lower the overall height of the building and create the same residential feel that a single family house has. We also chose to match the surrounding area with a shingled roof rather than a flat membrane roof that has a more commercial feel.

- The three (3) story building is orientated as a ‘L’ shape that anchors the corner of 14th St. and Illinois Ave.

- The current design has all corners of the building with a cream panel board and trim. There is then a blue base color of horizontal siding that wraps around the entire building and occasionally jumps up to break up the fenestration.

- At multiple locations a brown accent color is used comprised of horizontal siding and shakes to bring an alternate material palette.

- The main grey body color then surrounds the building on the second and third floors.

- Glazing is a series of single and double mulled windows with grilles.

- The roof is pitched with a dark architectural shingle along with individual entry canopies and columns on the north side of the building located on Illinois Ave.

- There are three (3) main entry points for residence to access on the parking lot portion of the building with canopies and columns as well at each location.

- Commonwealth strives to be as energy and eco efficient as possible. The features will align with the Wisconsin Green Built Home Program, a nationally recognized green

building initiative that reviews and certifies multi-family units that meet sustainable building and energy standards.

- There will be a detached maintenance shed that is 207sf and a 480sf trash enclosure that have trash and recycling containers to meet the needs of the tenants/staff.

Given this site's location we believe the View 14 Apartments present a great opportunity for a new infill development as it is one of the main entrances to the downtown corridor. The proposed development will provide revitalization to an area of the city that has been underutilized the past several years in a manner that compliments the surrounding single-family houses.

STAFF COMMENTS:

The Board may want to have the applicant address:

- How does the developer believe the designs compliments the mixed use neighborhood (surrounding single/two family houses and commercial/industrial businesses)?
- Significant amount of vinyl siding to be used compared to the LP Smartside.
- Different uses of shed and gable roofs at the individual unit entrances along Illinois Avenue.
- Do the gables on the north and south elevations do enough to break up the large shed roof of the complex?
- Are there rooftop mechanicals?
- Discussion of design and location of maintenance shed and dumpster enclosure?

The City would like to see the overall look and feel of the Indiana Avenue and S. 14th Street intersection improve. The View 14 project positively impacts the look and feel of the neighborhood and provides needed housing opportunities for individuals and families with varying income requirements and supportive service needs.

ACTION REQUESTED:

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

ATTACHMENTS:

Architectural Review Board 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	
VUE 14, LLC	Tyler Sheeran	Development Associate	
Mailing Address	**City**	**State**	**ZIP Code**
7447 University Ave	Middleton	WI	53562
Email Address	**Phone Number (incl. area code)**		
t.sheeran@commonwealthco.net	608-556-2939		

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

Name (Ind., Org. or Entity)	Contact Person	Title	
Silverstone Partners, Inc.	Tyler Sheeran	Development Associate	
Mailing Address	**City**	**State**	**ZIP Code**
7447 University Ave	Middleton	WI	53562
Email Address	**Phone Number (incl. area code)**		
t.sheeran@commonwealthco.net	608-556-2939		

SECTION 3: Architect Information

Name			
M+A DESIGN INC.			
Mailing Address	**City**	**State**	**Zip**
24 S. BROOKE STREET	FOND DU LAC	WI	54935
Email Address	**Phone Number (incl. area code)**		
l.petrie@madesigninc.net	920-918-8565		

SECTION 4: Contractor Information

Name			
COMMONWEALTH CONSTRUCTION CORPORATION			
Mailing Address	**City**	**State**	**Zip**
24 S. BROOKE STREET	FOND DU LAC	WI	54935
Email Address	**Phone Number (incl. area code)**		
bschumacher@commonwealthco.net	920-979-0650		

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
Kristi Morgan	President	608-556-2939
Signature of Applicant		**Date Signed**
		11/16/2022

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.
14th Street and Illinois Ave.	59281506260, 59281506240, 59281506230, 59281506350

Name of Proposed/Existing Business:	VIEW 14
Address of Property Affected:	
Zoning Classification:	UR-12

New Building: [X] Addition: [ ] Remodeling: [ ]

SECTION 7: Description of Proposed Project

The proposed View 14 development will consist of 48 apartment units. The development will include many amenities to serve residents such as a community room, computer area, fitness center, tenant storage units, and an on-site management office. Family Service Association of Sheboygan, Inc., a local nonprofit, will have a presence on-site offering supportive services to residents and the surrounding neighborhood.

SECTION 8: Description of EXISTING Exterior Design and Materials

N/A

SECTION 9: Description of the PROPOSED Exterior Design and Materials

The 3 story building is orientated as a 'L' shape that anchors the corner of 14th St and Illinois Ave. The current design has all corners of the building with a cream panel board and trim. There is then a blue base color of horizontal siding that wraps around the entire building and occasionally jumps up to break up the fenestration. At multiple locations a brown accent color is used comprised of horizontal siding and shakes to bring an alternate material palette. The main grey body color then surrounds the building on the second and third floors. Glazing is a series of single and double mulled windows with grilles. The roof is pitched with a dark architectural shingle along with individual entry canopies and columns on the north side of the building located on Illinois Ave.

M+A
24 South Brooke Street, Fond du Lac, WI 54935
Phone: 920.922.8170 | Fax: 920.922.8171
www.madesigninc.net

November 21, 2022

City of Sheboygan
828 Center Avenue
Sheboygan, WI

Re: 1003 14th St Architectural Reivew Written Explanation Requirements

Dear Sir/Ma'am,

Please accept the written explanations to follow that correlate to the Architectural Review submitted on November 21, 2022, by the development team of Commonwealth Development Corporation of American and M+A Design, Inc.

1. 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.
    a. The proposed View 14 development will consist of 48 apartment units. The development will include many amenities to serve residents such as a community room, computer area, fitness center, tenant storage units, and an on-site management office. Family Service Association of Sheboygan, Inc., a local nonprofit, will have a presence on-site offering supportive services to residents and the surrounding neighborhood. The 3 story building is orientated as a 'L' shape that anchors the corner of 14th St and Illinois Ave. The current design has all corners of the building with a cream panel board and trim. There is then a blue base color of horizontal siding that wraps around the entire building and occasionally jumps up to break up the fenestration. At multiple locations a brown accent color is used comprised of horizontal siding and shakes to bring an alternate material palette. The main grey body color then surrounds the building on the second and third floors. Glazing is a series of single and double mulled windows with grilles. The roof is pitched with a dark architectural shingle along with individual entry canopies and columns on the north side of the building located on Illinois Ave. There are 3 main entry points for residence to access on the parking lot portion of the building with canopies and columns as well at each location.

       The property will have 1 monument sign that will match the material and color consistency of the main building. It will have a base and column with shakes and a prefabricated panel sign for View 14 that will have contact information and will

be approximately 18 SF. This will be located on the southwest portion of the site for visibility to Indiana Ave. and will have landscape edging with mulch and small plantings surrounding it.

With the existing overhead power lines running east to west in the lower third of the site we were forced to locate the majority of the building on Illinois Ave. With Illinois Ave being all residential houses we used the forementioned individually entries as a way to lower the overall height of the building and create the same residential feel that a single family house has. We also chose to match the surrounding area with a shingled roof rather then a flat membrane roof that has a more commercial feel.

Sincerely,

Lucus Petrie
Director of Property Management
M+A Design
Cell: 920-918-8565
l.petrie@madesigninc.net

WINDOW SCHEDULE			
MARK	MAT'L	DESCRIPTION	NOM. UNIT SIZE (W x H)
A *	VINYL	ADA SINGLE HUNG WINDOW	UNIT: 3'-4" x 5'-0"
B *	VINYL	SINGLE HUNG WINDOW	UNIT: 3'-4" x 5'-0"
C *	VINYL	ADA SINGLE HUNG WINDOW	UNIT: (2) 3'-4" x 5'-0"
D *	VINYL	SINGLE HUNG WINDOW	UNIT: (2) 3'-4" x 5'-0"
E	VINYL	SINGLE HUNG WINDOW	UNIT: 4'-0" x 5'-0"
F	VINYL	FIXED	UNIT: (2)3'-4" x 2'-6"

GENERAL WINDOW NOTES:

- ASTERISK (*) INDICATES WINDOWS UNIT SHALL MEET MIN. EGRESS SIZE REQUIREMENTS PER IBC SECTION 1030
- ENERGY STAR WINDOWS
- PER IBC 2406.4.2 PROVIDE SAFETY GLAZING ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN 24" OF THE DOOR
- WINDOW MANUFACTURER SHALL REVIEW WINDOW LOCATIONS AND PROVIDE SAFETY GLAZING IN ALL LOCATIONS REQUIRED BY IBC CHAPTER 24
- PROVIDE ADA LIFT HANDLE AT BOTTOM SASH AT ADA WINDOWS - SEE DETAIL 19/A4.0 AND ENLARGED UNIT PLANS FOR LOCATIONS
- SECOND FLOOR AND ABOVE OPERABLE WINDOWS SHALL BE PROVIDED WITH WINDOW OPENING CONTROL DEVICES THAT COMPLY WITH ASTM F2090. THE CONTROL DEVICE AFTER OPERATION TO RELEASE ALLOWING THE WINDOW TO FULLY OPEN, SHALL NOT REDUCE THE MINIMUM NET CLEAR OPENING AREA THAT IS REQUIRED.

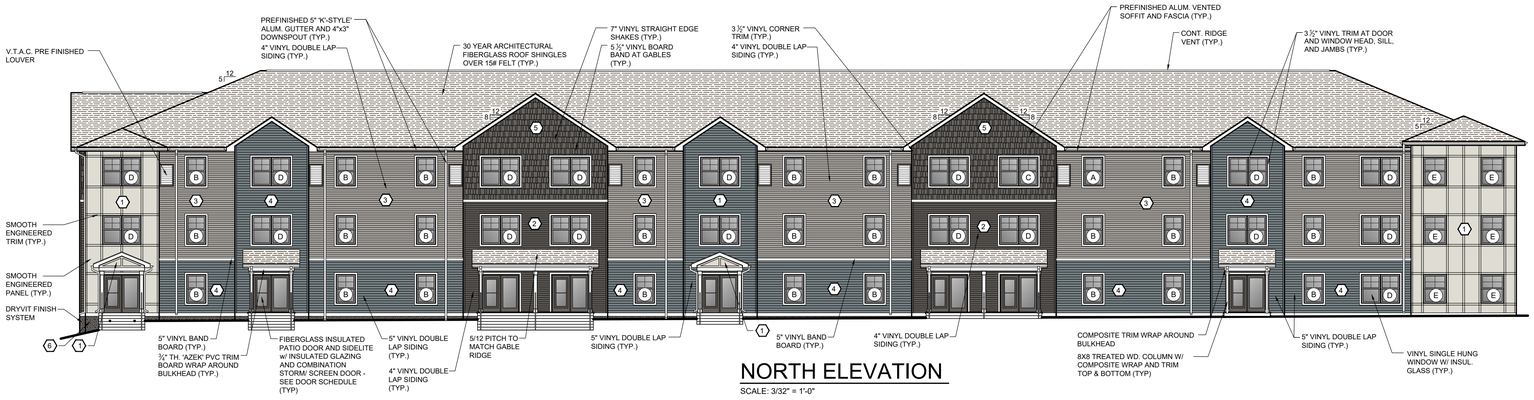
GENERAL NOTES:

- ALL PROPOSED RANGE HOOD VENT, DRYER VENT, AND BATHROOM VENTS TO EXTERIOR SHALL BE APPROVED BY ARCHITECT PRIOR TO INSTALLATION

EXTERIOR COLOR SCHEDULE		
DESCRIPTION	MFR.	COLOR
1 LP SMOOTH ENGINEERED BOARD PANEL	LP SMARTSIDE	DESERT STONE
2 DBL. 4" HORIZONTAL VINYL LAP SIDING	MASTIC	MISTY SHADOW
3 DBL. 4" HORIZONTAL VINYL LAP SIDING	MASTIC	VICTORIAN GREY
4 DBL. 5" HORIZONTAL VINYL LAP SIDING	MASTIC	ENGLISH WEDGEWOOD
5 DBL. 7" VINYL STRAIGHT SHAKE SIDING	MASTIC	MISTY SHADOW
6 OUTSULATION SYSTEM	DRYVIT	WINTERS EVE
VINYL DOOR AND WINDOW TRIM	MASTIC	WHITE
COMPOSITE TRIM (PORCH COLUMN & BULKHEAD)	AZEK	WHITE
UNIT ENTRY DOORS	THERMA TRU	7048 URBAN BRONZE
ALUMINUM ENTRY DOORS & STOREFRONTS	KAWNEER	CLEAR ANODIZED ALUMINUM
VINYL WINDOWS	ALLIANCE	WHITE
SOFFIT, FASCIA, AND DRIP EDGE	ALCOA	WHITE
GUTTERS & DOWNSPOUTS	WILCO	WHITE
ASPHALT SHINGLES & RIDGE VENT	CERTAINTEED	DRIFTWOOD
FOUNDATION COVER	NUDO	PEBBLED GRAY
V.T.A.C. PRE-FINISHED LOUVER	MAGIC-PAK	MATCH ADJACENT COLOR

EXTERIOR COLOR NOTES:

- VERIFY COLORS AND MATERIALS WITH ARCHITECT



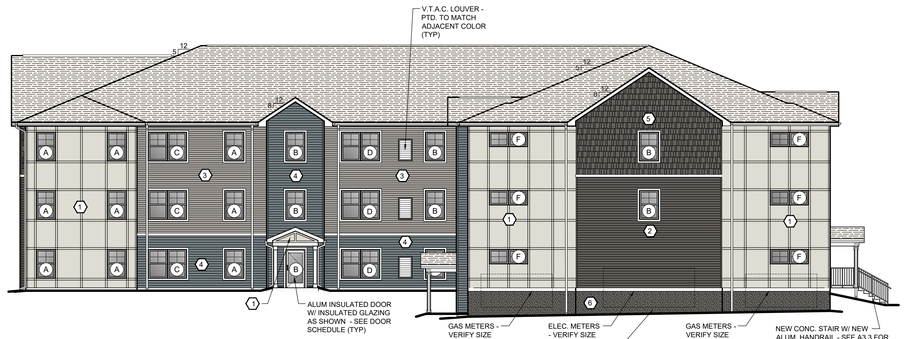
NORTH ELEVATION

SCALE: 3/32" = 1'-0"



WEST ELEVATION

SCALE: 3/32" = 1'-0"



EAST ELEVATION

SCALE: 3/32" = 1'-0"



SOUTH ELEVATION

SCALE: 3/32" = 1'-0"

PRELIMINARY SHEET DATES:

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

M+A DESIGN, INC.
24 SOUTH BROOKE STREET
FOND du LAC, WISCONSIN 54937
l.petrie@madesigninc.net (920) 922-8170

COMMONWEALTH COMPANIES
24 S. BROOKE STREET
FOND du LAC, WISCONSIN 54935
(920) 922-8170 FAX: (920) 922-8171

VIEW 14

14TH STREET & ILLINOIS AVENUE
SHEBOYGAN, WI

JOB NUMBER: 2021.34

SHEET A2.0

2022 © M+A DESIGN, INC

VIEW 14 *Material Board*

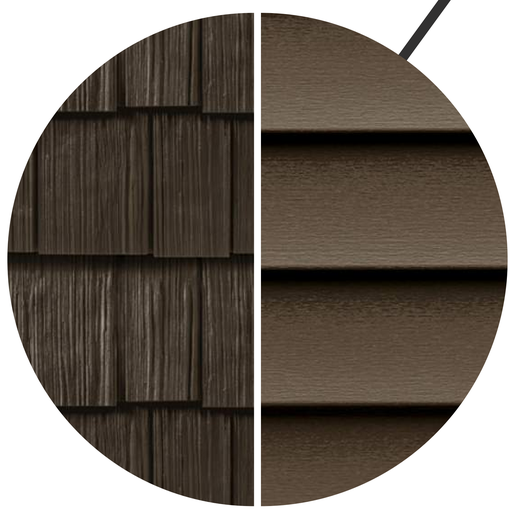




Window/Trim/Fascia/ Soffit/Gutters & Downspouts/Column
White



CERTAINTEED
Architectural Shingle
Driftwood



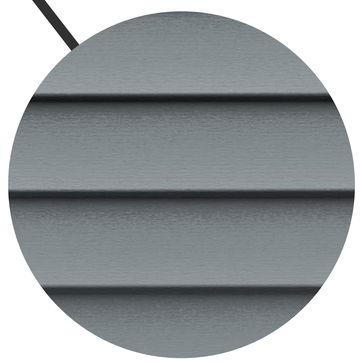
MASTIC
Vinyl Lap & Shake Siding
Misty Shadow



MASTIC
Vinyl Lap Siding
Victorian Gray



LP SMARTSIDE
Board Panel
Desert Stone



MASTIC
Vinyl Lap Siding
English Wedgewood



VIEW 14 APARTMENTS

SHEBOYGAN, WI

M+A DESIGN, INC.



VIEW 14 APARTMENTS

SHEBOYGAN, WI

M+A DESIGN, INC.

BUILDING UNIT COUNT	
UNIT TYPE	QUANTITY
1 - BEDROOM APARTMENT	14
2 - BEDROOM APARTMENT	14
3 - BEDROOM APARTMENT	20
TOTAL	48

FIRST FLOOR UNIT COUNT	
UNIT TYPE	QUANTITY
1 - BEDROOM APARTMENT	2
2 - BEDROOM APARTMENT	4
3 - BEDROOM APARTMENT	12
TOTAL	18

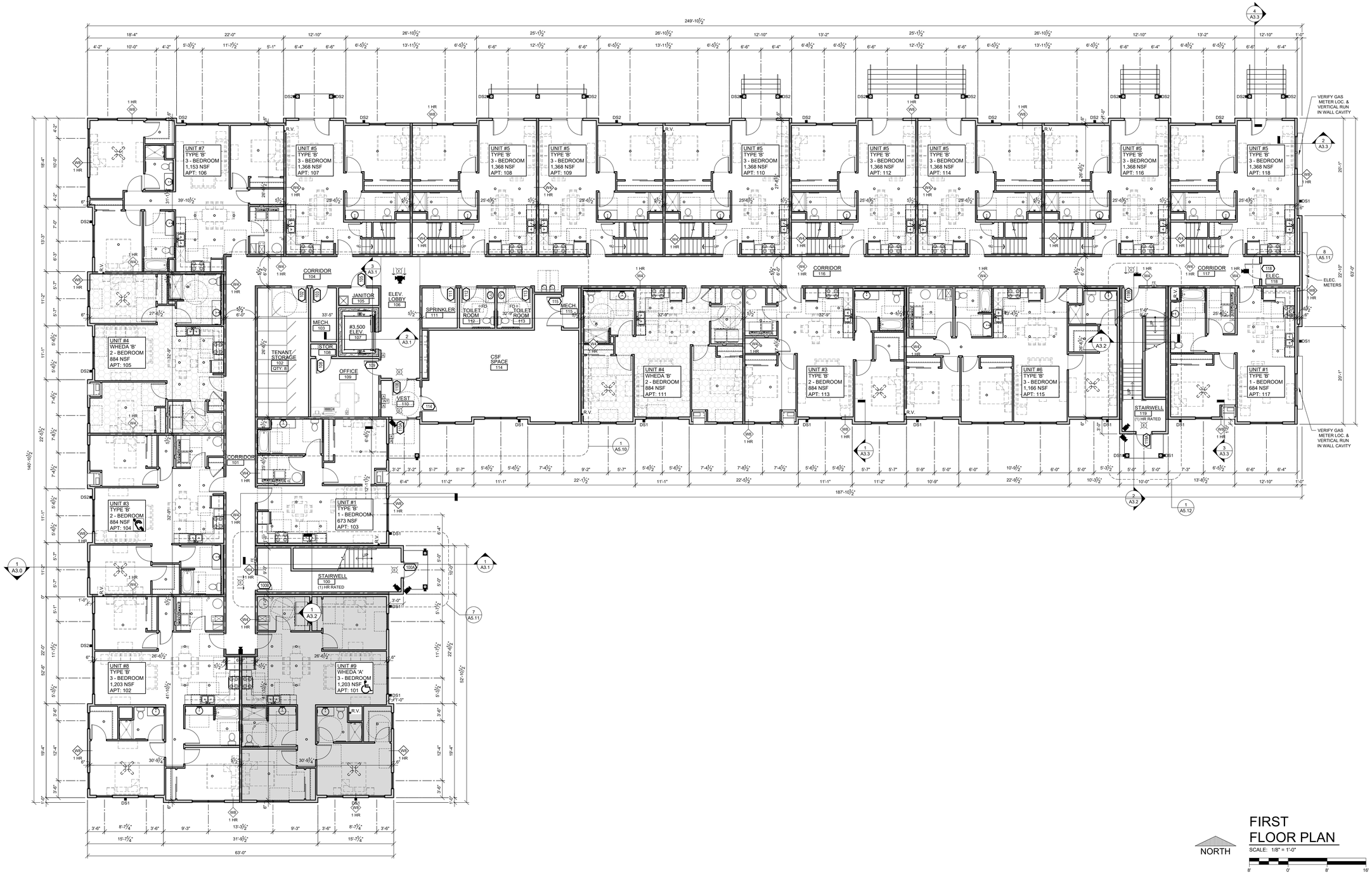
TYPICAL FLOOR PLAN NOTES:

- SEE A5 SHEETS FOR ENLARGED UNIT AND COMMON USE PLANS
- ALL EXTERIOR DIMENSIONS ARE FROM FACE-OF-SHEATHING TO FACE-OF SHEATHING UNLESS NOTED OTHERWISE
- ALL INTERIOR DIMENSIONS ARE FROM FACE-OF-STUD TO FACE-OF STUD UNLESS NOTED OTHERWISE
- ALL INTERIOR WALLS TO BE 2x4 OR 2x6 WOOD STUDS AT 16" O.C. (SEE FLOOR PLAN FOR SIZE) W/ ½" GYPSUM BOARD BOTH SIDES - EXTEND TO UNDERSIDE OF STRUCTURE ABOVE UNLESS NOTED OR DETAILED OTHERWISE (SEE A8 SHEETS FOR ADDITIONAL INFO)
- WHERE AN INTERIOR PARTITION WALL INTERSECTS A RATED DEMISING WALL, THE INTERIOR PARTITION WALL SHALL HAVE A DOUBLE STUD ADJACENT TO THE DEMISING WALL TO MAINTAIN THE INTEGRITY OF THE RATED DEMISING WALL
- PROVIDE VISUAL AND AUDIBLE EMERGENCY ALARM SYSTEM THROUGHOUT PUBLIC AND COMMON USE AREAS OF BUILDING
- VERIFY KEY LOCK BOX REQUIREMENTS AND LOCATIONS WITH THE FIRE DEPARTMENT

TYPICAL FLOOR PLAN SYMBOLS:

- WALL TYPE - SEE A5 AND A8 SHEETS
- DS1 — DOWNSPOUT W/ CONC. SPLASH BLOCK
- DS2 — DOWNSPOUT CONNECTED TO STORM SEWER W/ PVC ADAPTER - SEE CIVIL PLANS
- HEARING / VISUALLY IMPAIRED UNIT
- TYPE 'A' UNIT DESIGNATION
- K — KEY LOCK (KNOX BOX)
- A — AUTOMATIC DOOR OPENER
- INT — VOICE INTERCOM CONNECTED TO UNITS W/ METHOD OF OPENING DOOR
- FE — 5 LB. FIRE EXTINGUISHER LOCATION W/ CABINET - SEE SHEET A6.1
- FE — 5 LB. FIRE EXTINGUISHER LOCATION WALL MOUNTED - SEE SHEET A6.1
- E — EXIT SIGN LOCATION
- SECURITY CAMERA LOCATION
- AW — ACCENT WALL - SEE INT. FINISH SCHEDULE
- INDICATES WHEDA TYPE 'A' UNIT LOCATION
- INDICATES WHEDA TYPE 'B' UNIT LOCATION
- NEW STUD WALL CONSTRUCTION
- (1) HOUR RATED FIRE PARTITION
- (1) HOUR RATED FIRE BARRIER

ALL FIRE-ALARMS, SMOKE DETECTORS, HEAT DETECTORS, AND EMERGENCY LIGHTING SHOWN ON PLAN IS SCHEMATIC AND IS PROVIDED ONLY FOR BUDGETING PURPOSES - CONTRACTOR SHALL PROVIDE CODE-COMPLIANT LAYOUT AND SHALL INCLUDE EMERGENCY LIGHTING SUBMITTAL AND ASSOCIATED COST



FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

8' 0' 8' 16'

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

PRELIMINARY SHEET DATES:

M+A DESIGN, INC.
24 SOUTH BROOKE STREET
FOND du LAC, WISCONSIN 54937
l.petrie@madesigninc.net (920) 922-8170

COMMONWEALTH COMPANIES
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VIEW 14

14TH STREET & ILLINOIS AVENUE
SHEBOYGAN, WI

JOB NUMBER: 2021.34

SHEET A1.1

2022 © M+A DESIGN, INC

BUILDING UNIT COUNT	
UNIT TYPE	QUANTITY
1 - BEDROOM APARTMENT	14
2 - BEDROOM APARTMENT	14
3 - BEDROOM APARTMENT	20
TOTAL	48

SECOND FLOOR UNIT COUNT	
UNIT TYPE	QUANTITY
1 - BEDROOM APARTMENT	2
2 - BEDROOM APARTMENT	5
3 - BEDROOM APARTMENT	4
TOTAL	11

TYPICAL FLOOR PLAN NOTES:

- SEE A5 SHEETS FOR ENLARGED UNIT AND COMMON USE PLANS
- ALL EXTERIOR DIMENSIONS ARE FROM FACE-OF-SHEATHING TO FACE-OF SHEATHING UNLESS NOTED OTHERWISE
- ALL INTERIOR DIMENSIONS ARE FROM FACE-OF-STUD TO FACE-OF STUD UNLESS NOTED OTHERWISE
- ALL INTERIOR WALLS TO BE 2x4 OR 2x6 WOOD STUDS AT 16" O.C. (SEE FLOOR PLAN FOR SIZE) W/ ½" GYPSUM BOARD BOTH SIDES - EXTEND TO UNDERSIDE OF STRUCTURE ABOVE UNLESS NOTED OR DETAILED OTHERWISE (SEE A6 SHEETS FOR ADDITIONAL INFO)
- WHERE AN INTERIOR PARTITION WALL INTERSECTS A RATED DEMISING WALL, THE INTERIOR PARTITION WALL SHALL HAVE A DOUBLE STUD ADJACENT TO THE DEMISING WALL TO MAINTAIN THE INTEGRITY OF THE RATED DEMISING WALL
- PROVIDE VISUAL AND AUDIBLE EMERGENCY ALARM SYSTEM THROUGHOUT PUBLIC AND COMMON USE AREAS OF BUILDING
- VERIFY KEY LOCK BOX REQUIREMENTS AND LOCATIONS WITH THE FIRE DEPARTMENT

TYPICAL FLOOR PLAN SYMBOLS:

- WALL TYPE - SEE A5 AND A8 SHEETS
- DS1 — DOWNSPOUT W/ CONC. SPLASH BLOCK
- DS2 — DOWNSPOUT CONNECTED TO STORM SEWER W/ PVC ADAPTER - SEE CIVIL PLANS
- HEARING / VISUALLY IMPAIRED UNIT
- TYPE 'A' UNIT DESIGNATION
- K — KEY LOCK (KNOX BOX)
- A — AUTOMATIC DOOR OPENER
- INT — VOICE INTERCOM CONNECTED TO UNITS W/ METHOD OF OPENING DOOR
- FE — 5 LB. FIRE EXTINGUISHER LOCATION W/ CABINET - SEE SHEET A6.1
- FE — 5 LB. FIRE EXTINGUISHER LOCATION WALL MOUNTED - SEE SHEET A6.1
- E — EXIT SIGN LOCATION
- SECURITY CAMERA LOCATION
- AW — ACCENT WALL - SEE INT. FINISH SCHEDULE
- INDICATES WHEDA TYPE 'A' UNIT LOCATION
- INDICATES WHEDA TYPE 'B' UNIT LOCATION
- NEW STUD WALL CONSTRUCTION
- (1) HOUR RATED FIRE PARTITION
- (1) HOUR RATED FIRE BARRIER

ALL FIRE-ALARMS, SMOKE DETECTORS, HEAT DETECTORS, AND EMERGENCY LIGHTING SHOWN ON PLAN IS SCHEMATIC AND IS PROVIDED ONLY FOR BUDGETING PURPOSES - CONTRACTOR SHALL PROVIDE CODE-COMPLIANT LAYOUT AND SHALL INCLUDE EMERGENCY LIGHTING SUBMITTAL AND ASSOCIATED COST



PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

PRELIMINARY SHEET DATES:

M+A DESIGN, INC.
24 SOUTH BROOKE STREET
FOND du LAC, WISCONSIN 54937
l.petrie@madesigninc.net (920) 922-8170

COMMONWEALTH COMPANIES
24 S. BROOKE STREET
FOND du LAC, WISCONSIN 54935
(920) 922-8170 FAX: (920) 922-8171

VIEW 14

14TH STREET & ILLINOIS AVENUE
SHEBOYGAN, WI

NORTH

SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"

8' 0' 8' 16'

JOB NUMBER: 2021.34

SHEET A1.2

2022 © M+A DESIGN, INC

BUILDING UNIT COUNT	
UNIT TYPE	QUANTITY
1 - BEDROOM APARTMENT	14
2 - BEDROOM APARTMENT	14
3 - BEDROOM APARTMENT	20
TOTAL	48

THIRD FLOOR UNIT COUNT	
UNIT TYPE	QUANTITY
1 - BEDROOM APARTMENT	10
2 - BEDROOM APARTMENT	5
3 - BEDROOM APARTMENT	4
TOTAL	19

TYPICAL FLOOR PLAN NOTES:

- SEE A5 SHEETS FOR ENLARGED UNIT AND COMMON USE PLANS
- ALL EXTERIOR DIMENSIONS ARE FROM FACE-OF-SHEATHING TO FACE-OF SHEATHING UNLESS NOTED OTHERWISE
- ALL INTERIOR DIMENSIONS ARE FROM FACE-OF-STUD TO FACE-OF STUD UNLESS NOTED OTHERWISE
- ALL INTERIOR WALLS TO BE 2x4 OR 2x6 WOOD STUDS AT 16" O.C. (SEE FLOOR PLAN FOR SIZE) W/ ½" GYPSUM BOARD BOTH SIDES - EXTEND TO UNDERSIDE OF STRUCTURE ABOVE UNLESS NOTED OR DETAILED OTHERWISE (SEE A8 SHEETS FOR ADDITIONAL INFO)
- WHERE AN INTERIOR PARTITION WALL INTERSECTS A RATED DEMISING WALL, THE INTERIOR PARTITION WALL SHALL HAVE A DOUBLE STUD ADJACENT TO THE DEMISING WALL TO MAINTAIN THE INTEGRITY OF THE RATED DEMISING WALL
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- VERIFY KEY LOCK BOX REQUIREMENTS AND LOCATIONS WITH THE FIRE DEPARTMENT

TYPICAL FLOOR PLAN SYMBOLS:

- WALL TYPE - SEE A5 AND A8 SHEETS
- DS1 — DOWNSPOUT W/ CONC. SPLASH BLOCK
- DS2 — DOWNSPOUT CONNECTED TO STORM SEWER W/ PVC ADAPTER - SEE CIVIL PLANS
- HEARING / VISUALLY IMPAIRED UNIT
- TYPE 'A' UNIT DESIGNATION
- K — KEY LOCK (KNOX BOX)
- A — AUTOMATIC DOOR OPENER
- INT — VOICE INTERCOM CONNECTED TO UNITS W/ METHOD OF OPENING DOOR
- 5 LB. FIRE EXTINGUISHER LOCATION W/ CABINET - SEE SHEET A6.1
- FE — 5 LB. FIRE EXTINGUISHER LOCATION WALL MOUNTED - SEE SHEET A6.1
- E — EXIT SIGN LOCATION
- SECURITY CAMERA LOCATION
- AW — ACCENT WALL - SEE INT. FINISH SCHEDULE
- INDICATES WHEDA TYPE 'A' UNIT LOCATION
- INDICATES WHEDA TYPE 'B' UNIT LOCATION
- NEW STUD WALL CONSTRUCTION
- (1) HOUR RATED FIRE PARTITION
- (1) HOUR RATED FIRE BARRIER

ALL FIRE-ALARMS, SMOKE DETECTORS, HEAT DETECTORS, AND EMERGENCY LIGHTING SHOWN ON PLAN IS SCHEMATIC AND IS PROVIDED ONLY FOR BUDGETING PURPOSES - CONTRACTOR SHALL PROVIDE CODE-COMPLIANT LAYOUT AND SHALL INCLUDE EMERGENCY LIGHTING SUBMITTAL AND ASSOCIATED COST



NORTH

THIRD FLOOR PLAN

SCALE: 1/8" = 1'-0"

8' 0' 8' 16'

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

PRELIMINARY SHEET DATES:

09-26-2018

M+A DESIGN, INC.
24 SOUTH BROOKE STREET
FOND du LAC, WISCONSIN 54937
l.petrie@madesigninc.net (920) 922-8170

COMMONWEALTH COMPANIES
24 S. BROOKE STREET
FOND du LAC, WISCONSIN 54935
(920) 922-8170 FAX: (920) 922-8171

VIEW 14

14TH STREET & ILLINOIS AVENUE
SHEBOYGAN, WI

JOB NUMBER: 2021.34

SHEET A1.3

2022 © M+A DESIGN, INC

TYPICAL ROOF PLAN NOTES:

- DS — DOWNSPOUT CONNECTED TO STORM SEWER W/ PVC ADAPTER - SEE CIVIL PLANS
- SLOPE X:12 — ROOF SLOPE AND DIRECTION
- – – – – – FACE OF BUILDING WALL BELOW

- DOWNSPOUTS SHALL BE PRE-FINISHED 4"x3" ALUM. DOWNSPOUT - SEE ELEVATIONS FOR COLOR SELECTION
- PROVIDE ICE AND WATER SHIELD AT ALL EAVES AND VALLEYS
- ROOFING CONTRACTOR TO PROVIDE AND INSTALL FLASHING AT ALL ROOF PENETRATIONS PER ROOFING MANUFACTURER'S REQUIREMENTS AND SPECIFICATIONS
- SEE MECHANICAL DRAWINGS FOR LOCATION AND SIZE OF ALL ROOF PENETRATIONS REQ'D FOR MECHANICAL EQUIPMENT
- ALL ROOF PENETRATIONS TO BE PAINTED TO MATCH ROOF COLOR

GUTTER AND DOWNSPOUT CALCULATION

FLOOR LEVEL FLOOR LEVEL	ROOF AREA SERVED	LENGTH OF GUTTER	DOWNSPOUTS REQUIRED	DOWNSPOUTS PROVIDED
NORTH	7,638 SF	188 L.F.	(4) AT 10.61 SQ. IN. EACH	(8) AT 12.00 SQ. IN. EACH
SOUTH	6,636 SF	126 L.F.	(3) AT 12.29 SQ. IN. EACH	(6) AT 12.00 SQ. IN. EACH
EAST	3,082 SF	83 L.F.	(2) AT 8.56 SQ. IN. EACH	(4) AT 12.00 SQ. IN. EACH
WEST	4,142 SF	114 L.F.	(3) AT 7.67 SQ. IN. EACH	(5) AT 12.00 SQ. IN. EACH

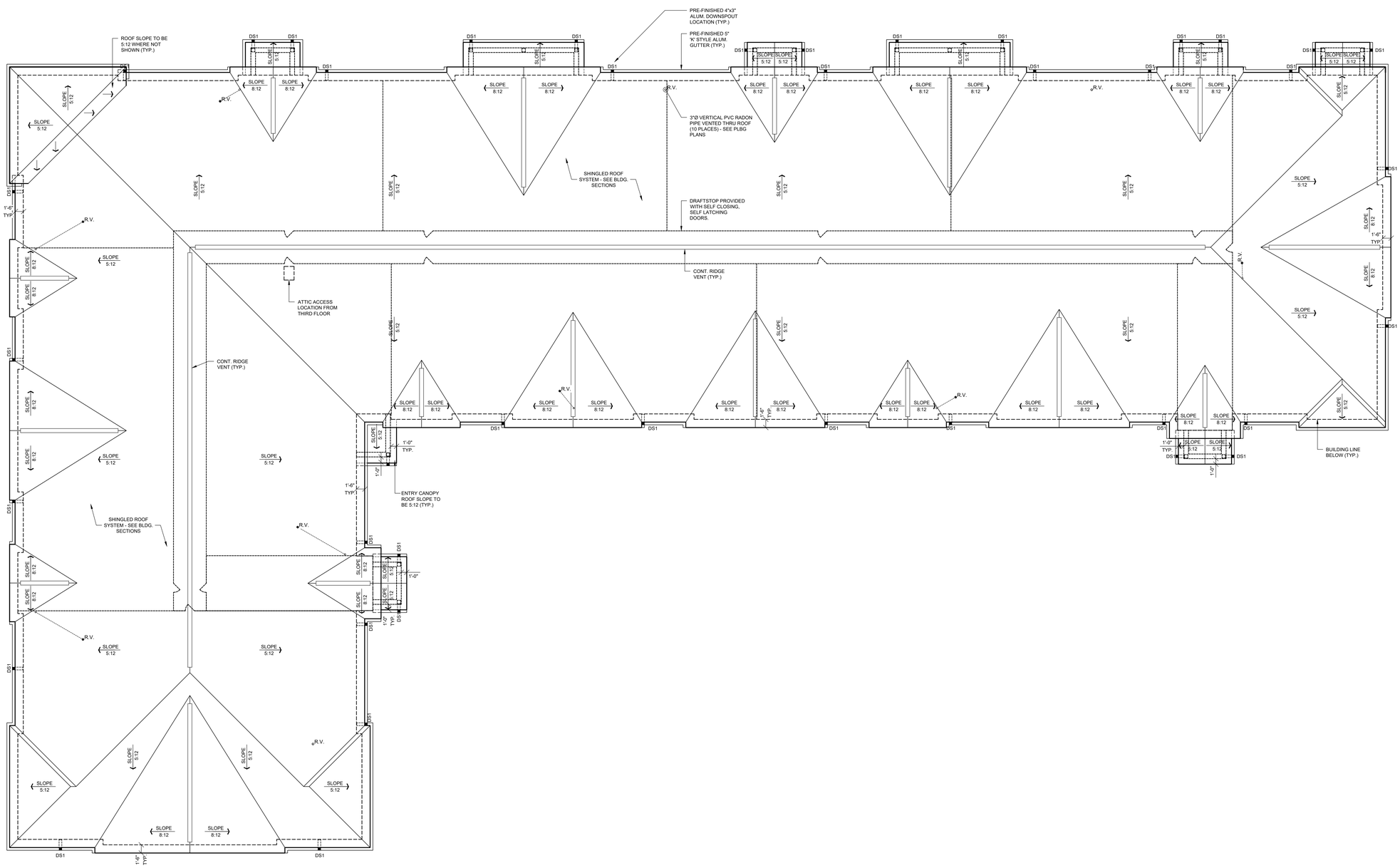
REFERENCE - 7TH EDITION OF SMACNA ARCHITECTURAL SHEET METAL MANUAL
CALCULATION BASED ON RAIN INTENSITY OF 7.0 IN/HR (10 YEAR)

NET FREE VENTILATION AREA REQUIRED

ATTIC AREA	NET FREE VENTILATING 1/300 OF ATTIC AREA	VENTING AREA REQUIRED UPPER ROOF / EAVE
21,499 S.F.	21,499 S.F. / 300 = 71.66 S.F.	35.83 S.F. / 35.83 S.F.

NET FREE VENTILATION AREA PROVIDED

	TYPE / QTY. OF VENTING PROVIDED		VENTING PROVIDED
BUILDING	RIDGE VENT	.117 S.F. PER L.F.	
	SOFFIT VENT	.09 S.F. PER L.F.	
UPPER ROOF	350 L.F.	350 L.F. x .117	40.95 S.F.
EAVE	722 L.F.	722 L.F. X .09	64.98 S.F.



NORTH

ROOF PLAN

SCALE: 1/8" = 1'-0"

8' 0' 8' 16'

PRELIMINARY SHEET DATES:

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

M+A DESIGN, INC.
24 SOUTH BROOKE STREET
FOND du LAC, WISCONSIN 54937
l.petrie@madesigninc.net (920) 922-8170

COMMONWEALTH COMPANIES
24 S. BROOKE STREET
FOND du LAC, WISCONSIN 54935
(920) 922-8170 FAX: (920) 922-8171

VIEW 14

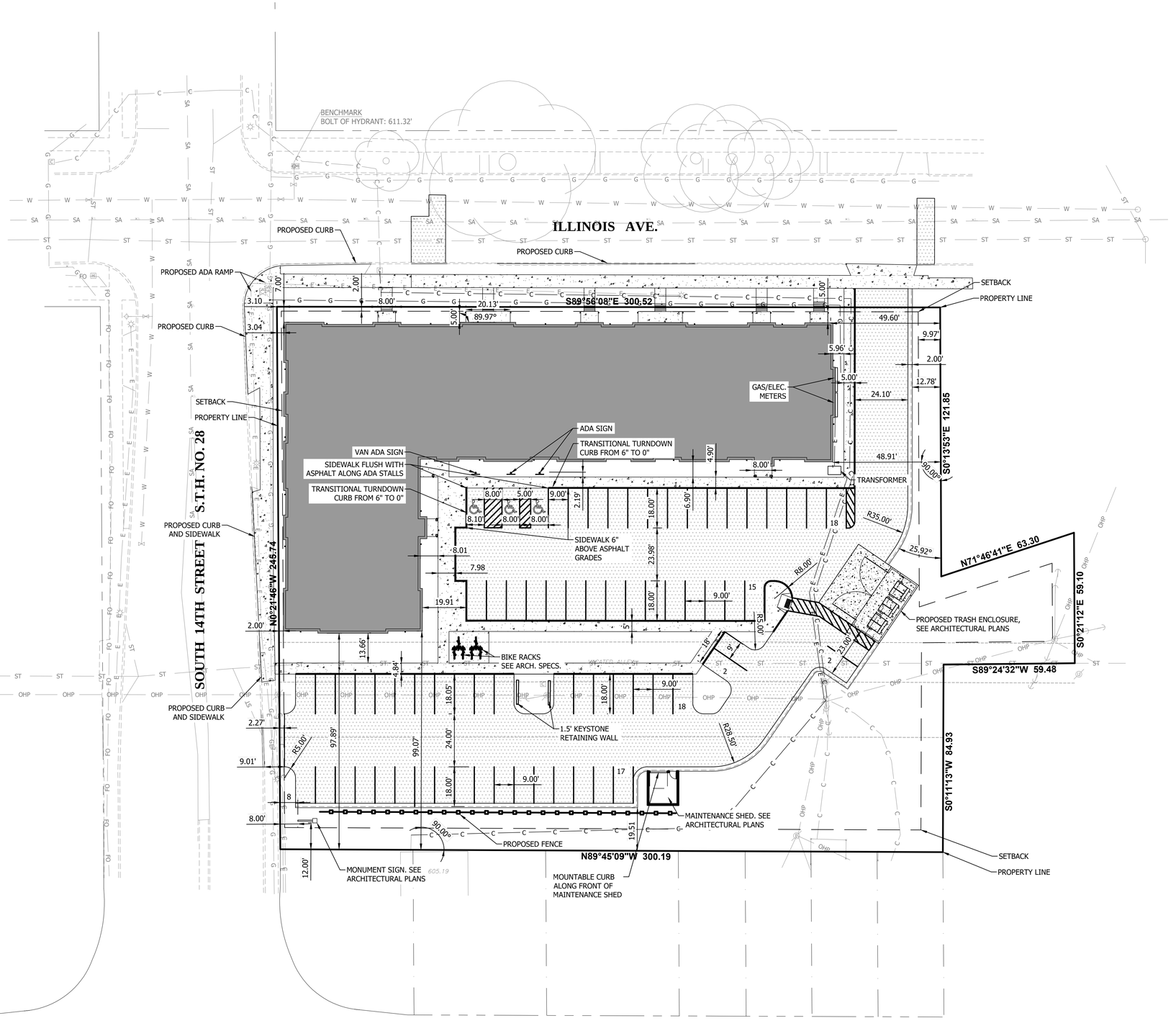
14TH STREET & ILLINOIS AVENUE
SHEBOYGAN, WI

JOB NUMBER: 2021.34

SHEET A1.4

2022 © M+A DESIGN, INC

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LEGEND

- PROPOSED CURB AND GUTTER STANDARD
- PROPOSED TURNDOWN CURB
- V300 6' ILLUSIONS VINYL FENCE (BROWN)
- SETBACK LINE
- PROPOSED ASPHALT
- PROPOSED SIDEWALK
- PROPOSED DUMPSTER PAD CONCRETE
- PROPOSED HANDICAP RAMP
- PROPOSED SIGN
- PROPOSED GAS LINE
- PROPOSED TELECOM LINE
- PROPOSED ELECTRIC LINE

EXISTING SITE INFORMATION:

PROJECT AREA:	1.78 AC	
TOTAL IMPERVIOUS:	13776.55 SF	0.32 AC
TOTAL PERVIOUS:	63176.31 SF	1.46 AC
PERCENT IMPERVIOUS:	18.0%	
EXISTING PARKING REGULAR:	0	
EXISTING ADA PARKING:	0	
EXISTING ZONING DISTRICT:	HIGH DENSITY MULTI-FAMILY RESIDENTIAL	

PROPOSED SITE:

TOTAL IMPERVIOUS:	52862.07 SF 1.23 AC
TOTAL PERVIOUS:	24090.79 SF 0.55 AC
PERCENT IMPERVIOUS:	69.1%
PROPOSED ZONING DISTRICT:	MULTI-FAMILY WITH VARIANCES
PARKING PROVIDED:	69 STANDARD STALLS 3 ADA STALLS
TOTAL PARKING:	72 STALLS
REQUIRED PARKING	1.5 PER 1 BEDROOM UNIT (14 UNITS) = 21 STALLS 2 PER 2 BEDROOM UNIT (14 UNITS) = 28 STALLS 2 PER 3 BEDROOM UNIT (20 UNITS) = 40 STALLS 89 TOTAL STALLS REQUIRED

N

0 20' 40'

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Mequon, WI 53092
www.stantec.com

SITE PLAN

VIEW 14
M+A DESIGN, INC.
SHEBOYGAN, WI

DATE OF ISSUANCE
October 11, 2022

NO	REVISION	DATE

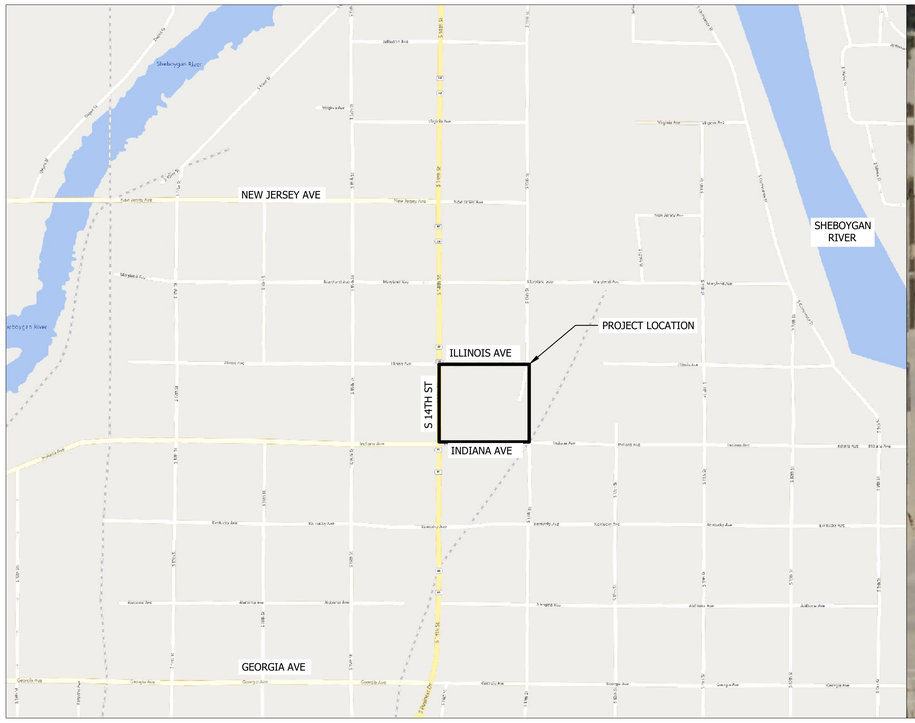
SURVEY	PINE RIDGE
DRAWN	BJB
DESIGNED	BJB
CHECKED	MN
APPROVED	JAW
PROJ. NO.	193805620

SHEET NUMBER
C2.01

Plot Date: 12/02/2022 - 4:17pm
Plot Name: C:\Users\mn\Documents\193805620_CADD\Drawings\sheets\193805620_C200.dwg
Xrefs: 193805620_XSNO_Border, 193805620_XSXT, 193805620_XSPL

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VIEW 14
1003 S 14th St
SHEBOYGAN, WISCONSIN



VICINITY MAP
NO SCALE



LOCATION MAP
NO SCALE

N



STATE OF WISCONSIN
NO SCALE

Sheet List Table	
Sheet Number	Sheet Title
G0.01	TITLE SHEET
G0.02	LEGEND
G0.03	GENERAL NOTES
C0.01	EXISTING CONDITIONS
C1.01	DEMOLITION AND EROSION CONTROL PLAN
C1.02	DEMOLITION AND EROSION CONTROL DETAIL SHEET
C2.01	SITE PLAN
C3.01	GRADING AND DRAINAGE PLAN
C4.01	WATER AND SANITARY PLAN
C5.01	STORM SEWER PLAN
C8.01	CONSTRUCTION DETAILS
C8.02	CONSTRUCTION DETAILS AND SPECS
C8.03	CONSTRUCTION DETAILS
L1.01	LANDSCAPING PLAN

PROJECT TEAM:

OWNER:
COMMONWEALTH DEVELOPMENT
24 S. BROOKE STREET
FOND DU LAC, WI 54935

Contact:
TYLER SHEERAN
608-688-0754 EXT. 207
T.SHEERAN@COMMONWEALTHCO.NET

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24 S. BROOKE STREET
FOND DU LAC, WI 54936

Contact:
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L.PETRIE@MADEDESIGNINC.NET

JOSH SOMMERFEDT
715-302-4737
J.SOMMERFELDT@MADESIGNINC.NET

CIVIL ENGINEER:
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MEQUON, WI 53092

Contact:
JACOB WOELMER
832-294-4039
JACOB.WOELMER@STANTEC.COM

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SHEBOYGAN, WI 53081

Contact:
MATT DAHLEM
920-453-0700
MDAHLEM@FEHRGRAHAM.COM

UTILITY CONTACT INFORMATION:
SHEBOYGAN WATER UTILITY
GERALD VAN DE KREEKE
72 PARK AVE
SHEBOYGAN, WI 53081
TEL: 920-459-3800
AFTER HOURS EMERGENCY: 911
ALLIANT
GRAYNE SKIBO
TEL: 920-948-4054
AT&T
BENJAMIN SIMENSON
TEL: 920-266-7152
BS2974@ATT.COM
NON-EMERGENCY NUMBERS
SHEBOYGAN POLICE DEPARTMENT
TEL: 920-459-3333

THE SHEBOYGAN FIRE DEPARTMENT
TEL: 920-459-3327

JACOB WOELMER P.E.
NO. 46672-6

The locations of existing utility installations as shown on this plan are approximate. There may be other underground utility installations within the project area that are not shown.

Stantec assumes no responsibility for damages, liability or costs resulting from changes or alterations made to this plan without written consent of Stantec.

These drawings have been prepared based on information provided by others. Stantec has not verified the accuracy and/or completeness of this information and shall not be responsible for any errors or omissions which may be incorporated herein as a result.

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TITLE SHEET
VIEW 14
M+A DESIGN, INC.
SHEBOYGAN, WI

DATE OF ISSUANCE	
October 11, 2022	
NO	REVISION DATE
SURVEY	PINE RIDGE
DRAWN	BJB
DESIGNED	BJB
CHECKED	MN
APPROVED	JAW
PROJ. NO.	193805620

SHEET NUMBER
G0.01

Plot Date: 11/22/2022 - 3:42pm
Drawing Name: C:\Users\jwoelmer\Documents\Autocad projects\193805620\CAD\Dwg\sheets\193805620_G000.dwg
Xrefs: Border

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NOTES

1. THIS SURVEY WAS PREPARED BASED ON A CURSORY TITLE REVIEW, THE SURVEYOR DOES NOT GUARANTEE THAT ALL OR ANY ADVERSE INTERESTS, EASEMENTS OR OTHER ENCUMBRANCES ARE SHOWN OR THAT THE OWNER LISTED HAS FEE TITLE TO THE PROPERTY.
2. UNDERGROUND UTILITY LINES SHOWN HEREON ARE BASED ON MARKINGS AND MAPS PROVIDED AS A RESULT OF A DIGGERS HOTLINE ONE CALL UTILITY LOCATE REQUEST. STANTEC CANNOT GUARANTEE THAT ALL LINES WERE MARKED OR THAT THE MARKINGS OR MAPS ARE ACCURATE OR COMPLETE.
3. CONTRACTOR SHALL VERIFY THE SITE CONDITIONS PRIOR TO COMMENCING CONSTRUCTION WORK AND REPORT ALL DISCREPANCIES AND AMBIGUITIES TO THE ENGINEER PROMPTLY.

RIM 611.97
INV 608.47 12" RCP SW.
ENCHMARK
BOLT OF HYDRANT: 611.32'

RIM 612.16
INV 608.36 12" RCP E.

RIM 611.77
INV 607.92 12" RCP S.

RIM 612.27
INV 603.44 8" W.
INV 602.67 8" N.
INV 602.22 8" E.
INV 603.77 8" S.

RIM 608.86
INV 595.96 W.
INV 595.96 E.

RIM 605.98
INV 589.88 W.
INV 589.88 E.

RIM 612.16
INV 608.36 15" W.
INV 608.04 12" N.
INV 608.13 15" E.
INV 608.16 12" S.

RIM 612.00
INV 606.58 8" RCP W.
INV 604.58 12" RCP N.
INV 604.10 18" RCP E.
INV 606.17 8" PVC S.

RIM 611.96
INV 608.21 12"RCP N.

ILLINOIS AVE.

EXISTING ELECTRICAL LINE TO LIGHT POLE

S89°56'08"E 300.52

S0°13'53"E 121.85

N71°46'41"E 63.30

S0°21'12"E 59.10

S89°24'32"W 59.48

S0°11'13"W 84.93

N89°45'09"W 300.19

GRAVEL BASE

S.T.H. NO. 28

SOUTH 11TH STREET

N0°21'46"W 245

RIM 610.92

RIM 611.26
INV 603.46 8" N.

RIM 610.55
INV 605.85 12" RCP E.

RIM 610.72
INV 605.17 12" RCP W.
INV 605.87 12" RCP N.
INV 605.02 12" RCP E.
INV 605.32 12" SW. RCP

RIM 610.32
INV 603.13 12" W
INV 603.12 12" E

RIM 610.64
INV 606.24 12" NE

RIM 609.54
INV 606.49 10" RCP N.

T.F.E. 606.19

EXISTING BUILDING

PLANT LANDSCAPE LINE

FENCE LINE

INDIANA AVE.

N

0 20' 40'

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EXISTING CONDITIONS

VIEW 14
M+A DESIGN, INC.
SHEBOYGAN, WI

DATE OF ISSUANCE
October 11, 2022

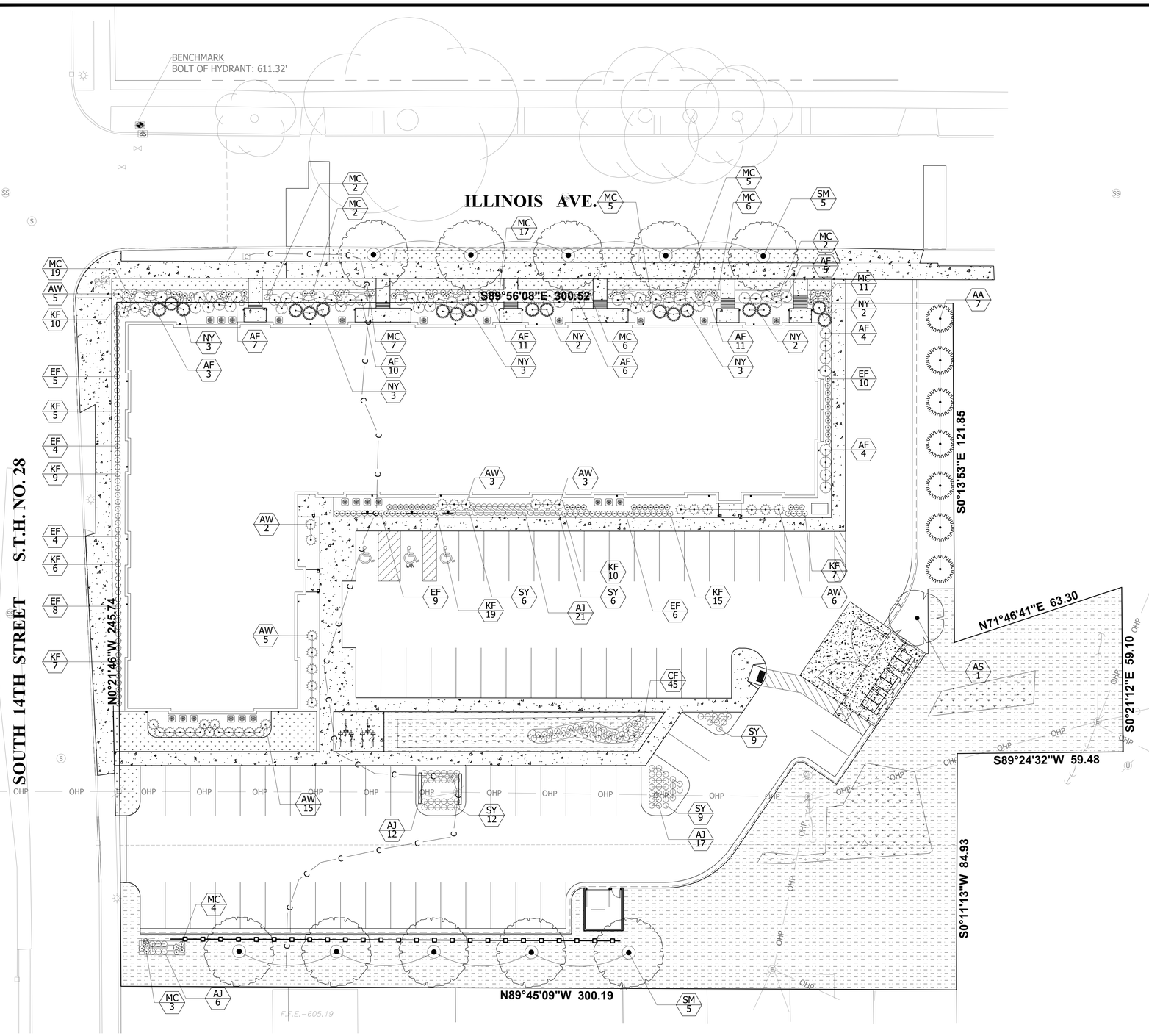
NO	REVISION	DATE

SURVEY	PINE RIDGE
DRAWN	BJB
DESIGNED	BJB
CHECKED	MN
APPROVED	JAW
PROJ. NO.	193805620

SHEET NUMBER
C0.01

Plot Date: 11/22/2022 - 3:43pm
Plotted by: Hoffman, Kaitlyn (Kaitlyn.Hoffman@stantec.com)
Xrefs: 193805620_X3rd_Exterior, 193805620_X3rd, 193805620_X3FL, 193805620_X3Z

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LANDSCAPE LEGEND

- CLIMAX TREE
- TALL DECIDUOUS TREE
- TALL DECIDUOUS SHRUB
- MEDIUM EVERGREEN TREE
- MEDIUM EVERGREEN SHRUB
- MEDIUM DECIDUOUS SHRUB
- ORNAMENTAL GRASS & PERENNIALS SPECIES TO BE DECIDED (NON-CONTRIBUTING)
- SOD

PLANT SCHEDULE

QTY.	SYMBOL	TREE SPECIES	COMMON NAME	HEIGHT	POINTS
CLIMAX TREES 5					
5	SM	*Acer saccharum*	Sugar Maple	40' - 80'	375
TALL DECIDUOUS TREES 4					
4	GM	*Acer platanoides 'Globosum'*	Globe Norway Maple	15'	120
TALL DECIDUOUS SHURBS 1					
1	AS	*Amelanchier laevis*	Allegheny Serviceberry	15' - 30'	5
MEDIUM EVERGREEN TREES 7					
7	AA	*Thuja occidentalis*	American Arborvitae	15'	140
MEDIUM DECIDUOUS SHRUBS 218					
57	AF	*Forsythia 'Arnold Dwarf'*	Arnold Dwarf Forsythia	3' - 4'	285
26	FS	*Spiraea x bumalda 'Froebelii'*	Froebel's Spirea	3'	130
105	MC	*Spiraea japonica 'Walbuma'*	Magic Carpet Spirea	1.5' - 2'	525
30	SS	*Spiraea nipponica 'Snowmou*	Snowmound Spirea	3-5'	150

TOTAL LANDSCAPE POINTS 1730

LANDSCAPE POINT CALCULATIONS

	Area / LF / #	Points Required Per Unit	Total Points Required
Floor Area	60,900	5	304.5
Foundation	825	20	165
Street Frontage	546	20	109.2
Paving	27,780	40	111.12
Parking Stalls	78	40	156
UC to UI	121	1	45.98 w/ 4' wood rail fence or picket fence
		TOTAL POINTS REQUIRED	**892**

N

0 20' 40'

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LANDSCAPE PLAN

VIEW 14
M+A DESIGN, INC.
SHEBOYGAN, WI

DATE OF ISSUANCE
November 22, 2022

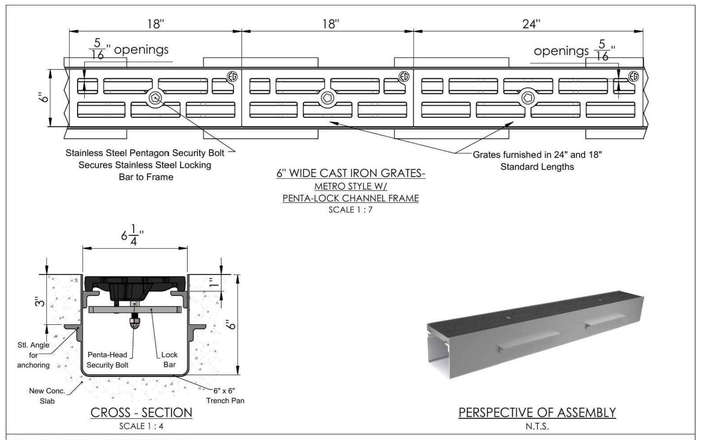
NO	REVISION	DATE

SURVEY	PINE RIDGE
DRAWN	AMK
DESIGNED	AMK
CHECKED	BCZ
APPROVED	CRB
PROJ. NO.	193805620

SHEET NUMBER
L1.01

Plot Date: 11/22/2022 - 3:46pm
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Xrefs: 193805620_XSP2, 193805620_XSP3, 193805620_XSN1, 193805620_XSN2, 193805620_XEP1, 193805620_XSN3

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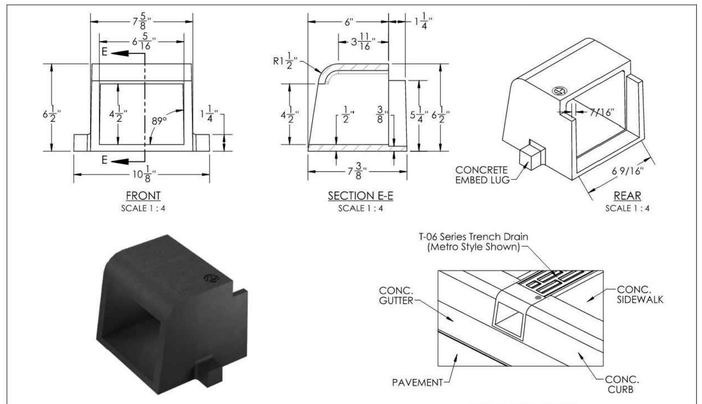


Product No. : T-06C Metro

Grate Material: ASTM-A48 Class 30B Cast Iron
Frame Material: Plain Steel
Load Rating: Non-Traffic (Pedestrian)
Made in USA

Grate + Frame Weight: 18.77 lbs./LF.
6" x 18" Open Area: 17" sq. in.
6" x 24" Open Area: 23" sq. in.

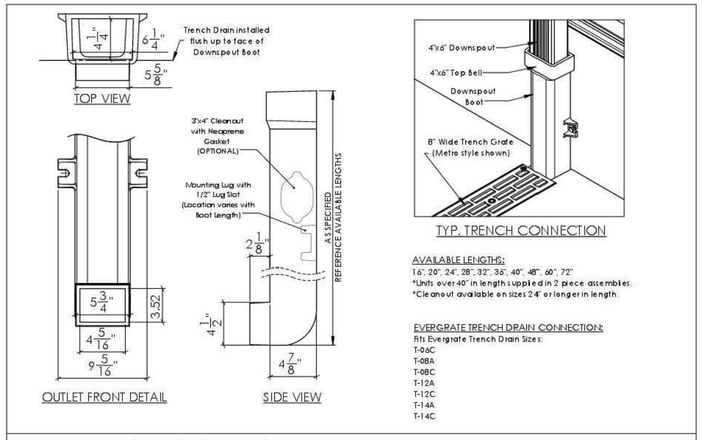
EVERGRATE Durable. Dependable. Design. A DIVISION OF J.R. HOE



Product No. : C-646T

Material: ASTM-A48 Class 30B Gray Iron
Weight: 25 lbs. ea.
Made in USA

EVERGRATE Durable. Dependable. Design. A DIVISION OF J.R. HOE



AVAILABLE LENGTHS:
16", 20", 24", 28", 32", 36", 40", 48", 60", 72"
*Units over 40" in length supplied in 2 piece assemblies.
*Cleanout available on sizes 24" or longer in length.

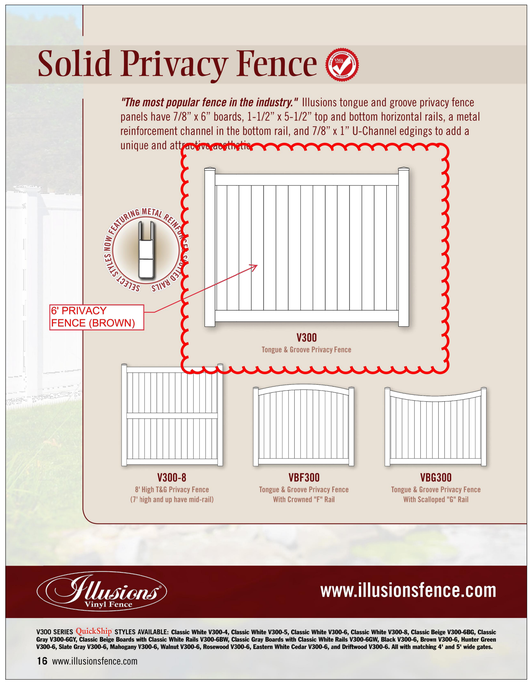
EVERGRATE TRENCH DRAIN CONNECTION:
Fits Evergrate Trench Drain Sizes:
T-06C
T-08A
T-08C
T-12A
T-12C
T-14A
T-14C

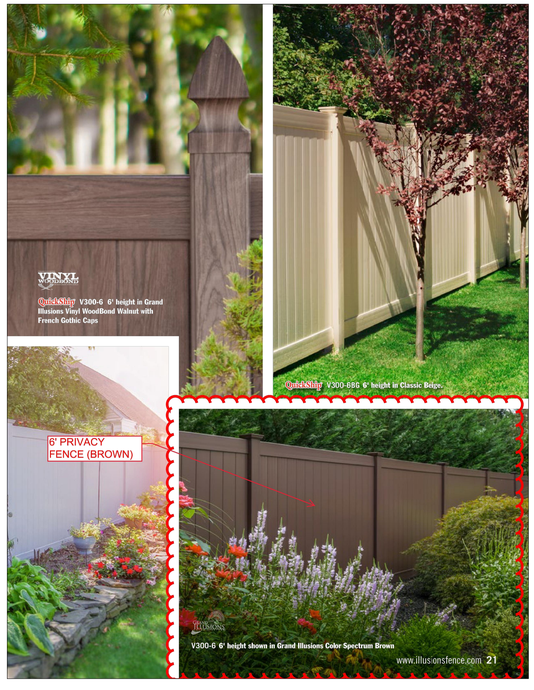
E-46 Downspout Boot (4"x6" Top Bell)

Material: ASTM-A48 Class 30B Cast Iron
Made in USA
Finish Options: Plain, Powder Coat

EVERGRATE Durable. Dependable. Design. A DIVISION OF J.R. HOE







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Mequon, WI 53092
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CONSTRUCTION DETAILS

VIEW 14
M+A DESIGN, INC.
SHEBOYGAN, WI

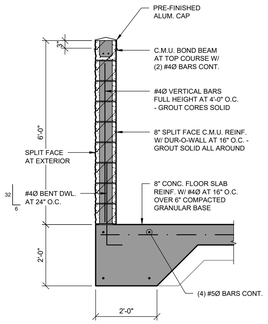
DATE OF ISSUANCE	October 11, 2022

NO	REVISION	DATE

SURVEY	PINE RIDGE
DRAWN	BJB
DESIGNED	BJB
CHECKED	NN
APPROVED	JAW
PROJ. NO.	193805620

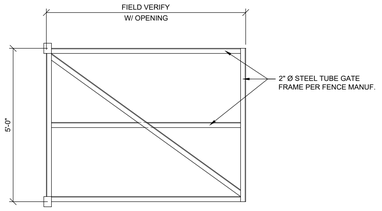
SHEET NUMBER
C8.03

Plot Date: 11/22/2022 - 3:45pm
Plotted by: Jeremy.Wood@stantec.com
Xrefs: Border, Accessible Parking Sign, Accessible Parking Striping, Asphalt Paving, CONCRETE AT DUMPSTER, CONCRETE SIDEWALK, Concrete EDGE AT BUILDINGS, Truncdown At Sidewalk, SAN1, SER-1, SER-3, WAT-1, WAT-4, STO-5, STO-10, RIPRAP ENDWALL



7 A3.4 **TYP. WALL SECTION**

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

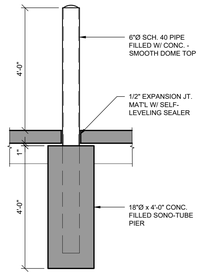


6 A3.4 **DUMPSTER GATE FRAME**

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

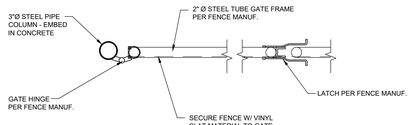
DUMPSTER ENCLOSURE COLORS	
MATERIAL	COLOR
ALUM. COPING	TO MATCH BLOCK
DUMPSTER SPLIT FACE C.M.U.	COUNTY MATERIALS - COCA BEAN
DUMPSTER GATE FENCE	VINYL SLATED CHAIN LINK - GRAY

* VERIFY COLORS AND MATERIALS WITH ARCHITECT



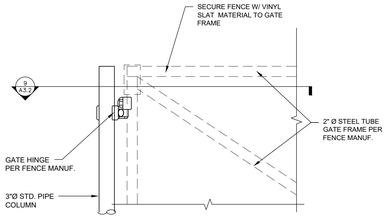
10 A3.4 **TYP. PIPE BOLLARD**

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



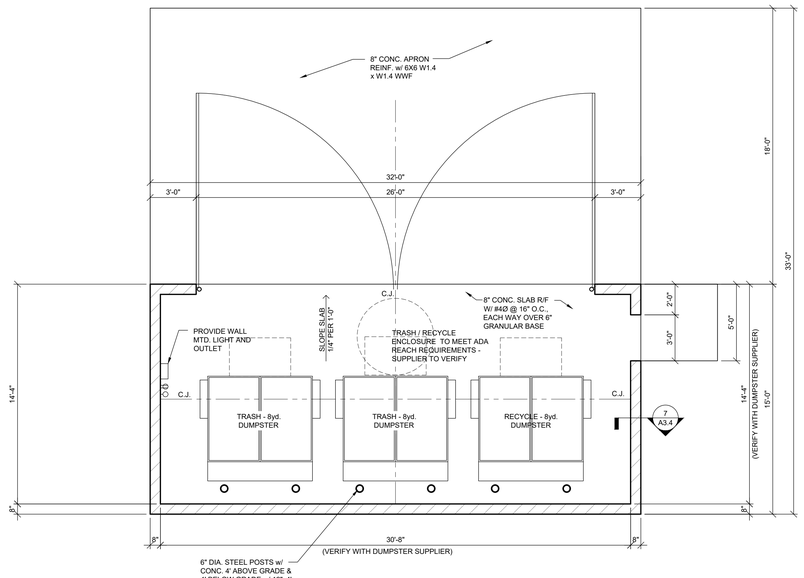
9 A3.4 **ENCLOSURE GATE PLAN**

SCALE: 1" = 1'-0"



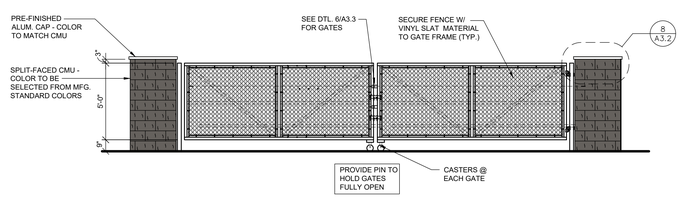
8 A3.4 **GATE HINGE ELEVATION**

SCALE: 1" = 1'-0"



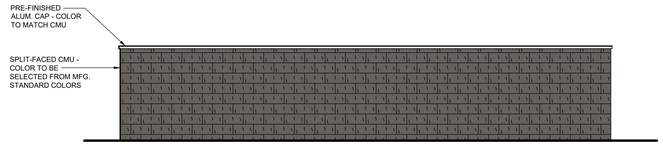
1 A3.4 **DUMPSTER ENCLOSURE FLOOR PLAN**

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



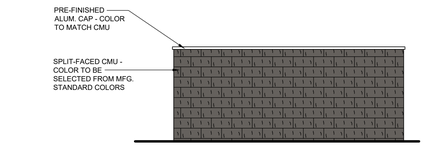
2 A3.4 **DUMPSTER ENCLOSURE FRONT ELEVATION**

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



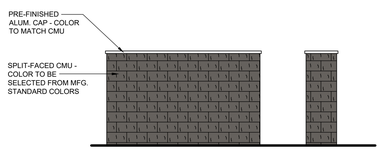
3 A3.4 **DUMPSTER ENCLOSURE REAR ELEVATION**

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



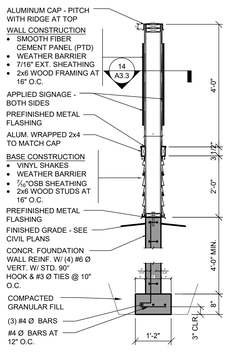
4 A3.4 **DUMPSTER ENCLOSURE SIDE ELEVATION**

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



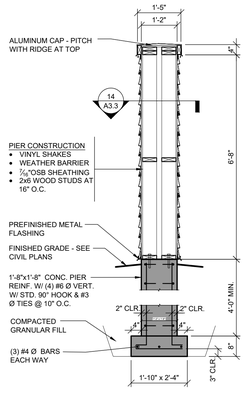
5 A3.4 **DUMPSTER ENCLOSURE SIDE ELEVATION**

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



13 A3.4 **SIGN PANEL SECTION**

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

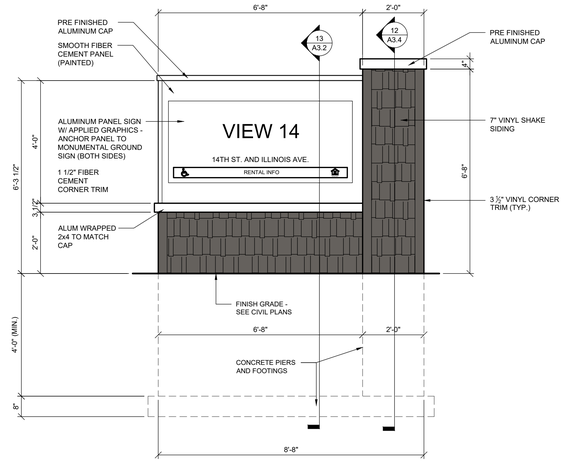


12 A3.4 **SIGN END PIER SECTION**

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

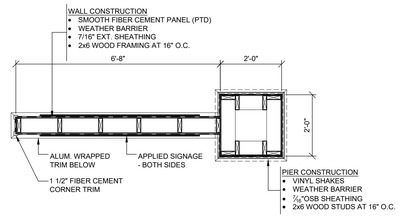
SIGNAGE COLOR SCHEDULE		
MAT'L	MFR.	COLOR
7" VINYL SHAKE SIDING	MASTIC	MISTY SHADOW
FIBER CEMENT PANEL - SMOOTH	LP	WHITE
ALUM WRAP AND CAP	ALCOA	WHITE
ALUMINUM SIGN PANEL	DESIGNED BY OWNER - SUPPLIED AND INSTALLED BY G.C.	

- VERIFY COLORS AND MATERIALS W/ ARCHITECT
- SIGNAGE LETTERING AND INFORMATION ON BOTH SIDES OF MONUMENT SIGN STRUCTURE
- SIGNAGE IS NOT ILLUMINATED
- ALL PERMITS BY SIGNAGE SUPPLIER - MODIFY THESE DRAWINGS AS REQUIRED TO ACCOMMODATE LOCAL SIGN CODE



11 A3.4 **SIGN ELEVATION**

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



14 A3.4 **SIGN PLAN SECTION**

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

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

PRELIMINARY SHEET DATES:

M+A DESIGN, INC.
24 SOUTH BROOKE STREET
FOND du LAC, WISCONSIN 54937
l.petrie@madesigninc.net (920) 922-8170

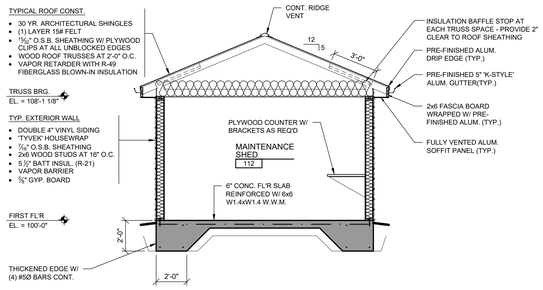
COMMONWEALTH COMPANIES
24 S. BROOKE STREET
FOND du LAC, WISCONSIN 54935
(920) 922-8170 FAX: (920) 922-8171

VIEW 14
14TH STREET & ILLINOIS AVENUE
SHEBOYGAN, WI

JOB NUMBER: 2021.34

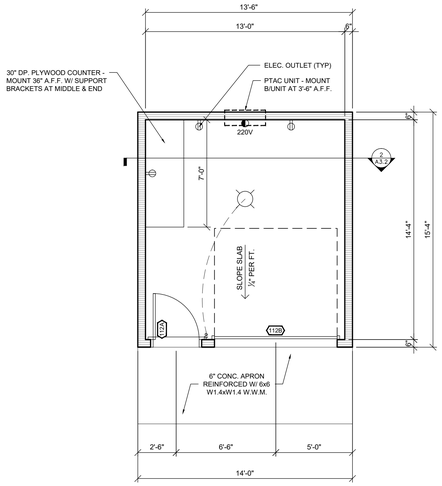
SHEET A3.4

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2 / A3.5 MAINT. SHED SECTION

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



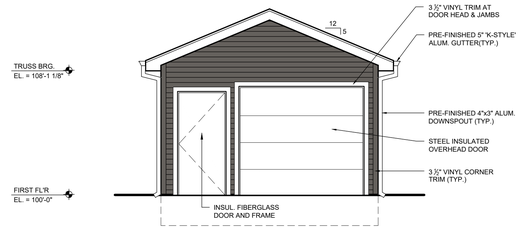
1 / A3.5 MAINT. SHED PLAN

SCALE: 1/4" = 1'-0"
SEE CIVIL PLANS FOR LOCATION

EXTERIOR SHED COLOR SCHEDULE		
MAT'L	MFR.	COLOR
HORIZONTAL VINYL LAP SIDING	MASTIC	MISTY SHADOW
VINYL DOOR AND WINDOW TRIM	MASTIC	WHITE
UTILITY DOORS	THERMA TRU	WHITE
OVERHEAD DOORS	CLOPAY	WHITE
SOFFIT, FASCIA, AND DRIP EDGE	ALCOA	WHITE
GUTTERS & DOWNSPOUTS	WILCO	WHITE
ASPHALT SHINGLES & RIDGE VENT	CERTAINTEED	DRIFTWOOD

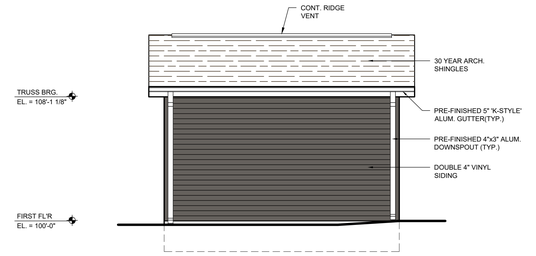
EXTERIOR COLOR NOTES:

- VERIFY COLORS AND MATERIALS WITH ARCHITECT



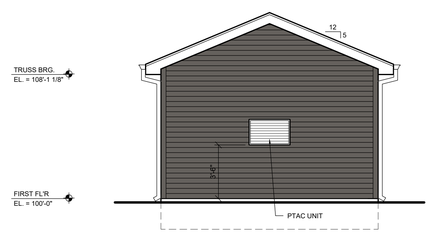
6 / A3.5 MAINT. SHED ENCLOSURE NORTH ELEVATION

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



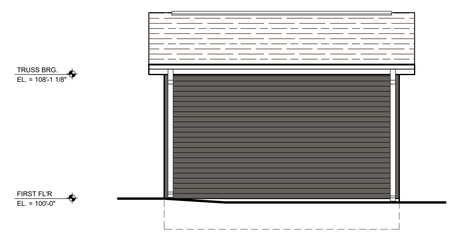
5 / A3.5 MAINT. SHED ENCLOSURE EAST ELEVATION

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



8 / A3.5 MAINT. SHED ENCLOSURE SOUTH ELEVATION

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



7 / A3.5 MAINT. SHED ENCLOSURE WEST ELEVATION

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

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

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M+A DESIGN, INC.
24 SOUTH BROOKE STREET
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l.petrie@madesigninc.net (920) 922-8170

COMMONWEALTH COMPANIES
24 S. BROOKE STREET
FOND du LAC, WISCONSIN 54935
(920) 922-8170 FAX: (920) 922-8171

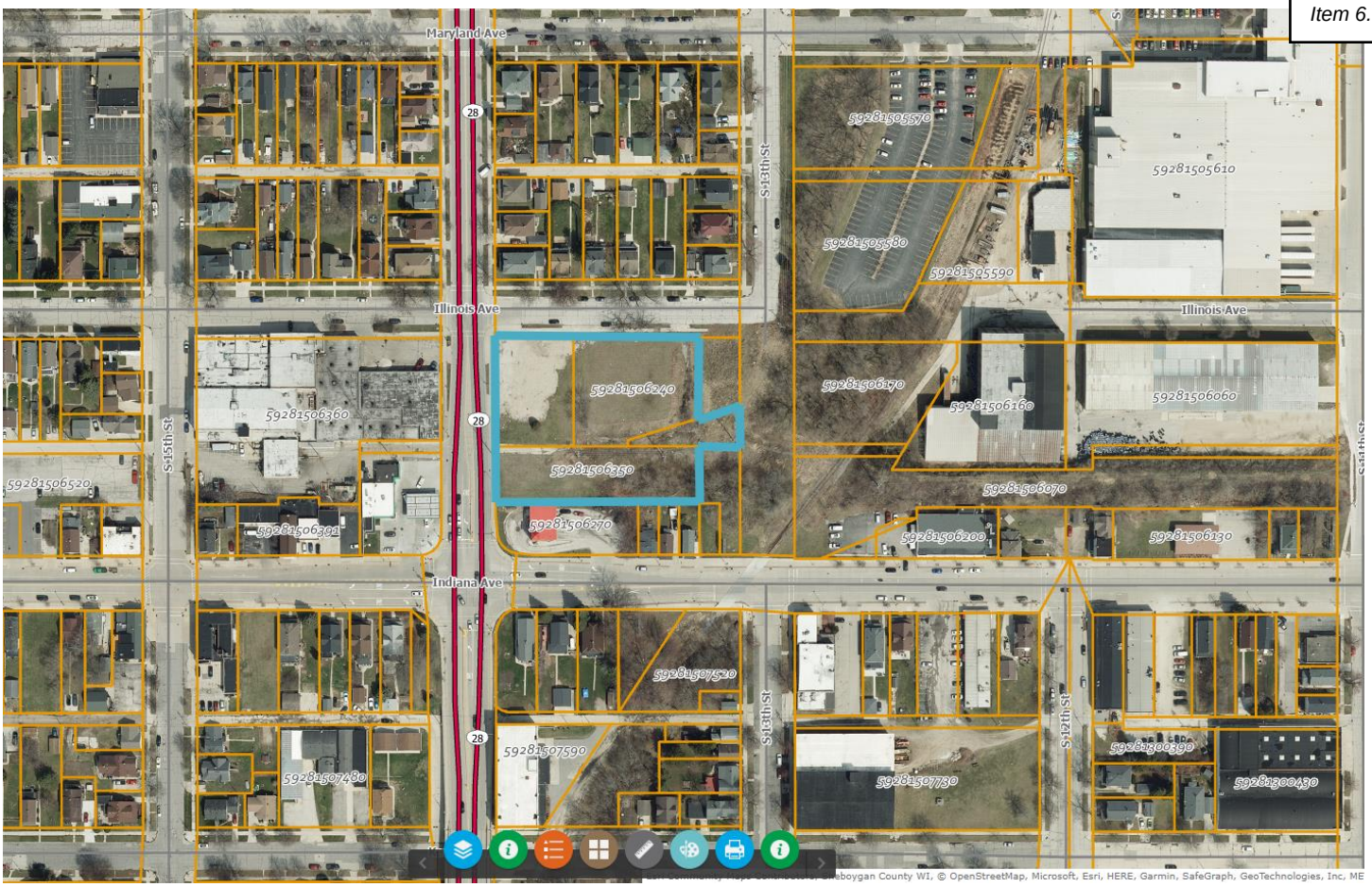
VIEW 14

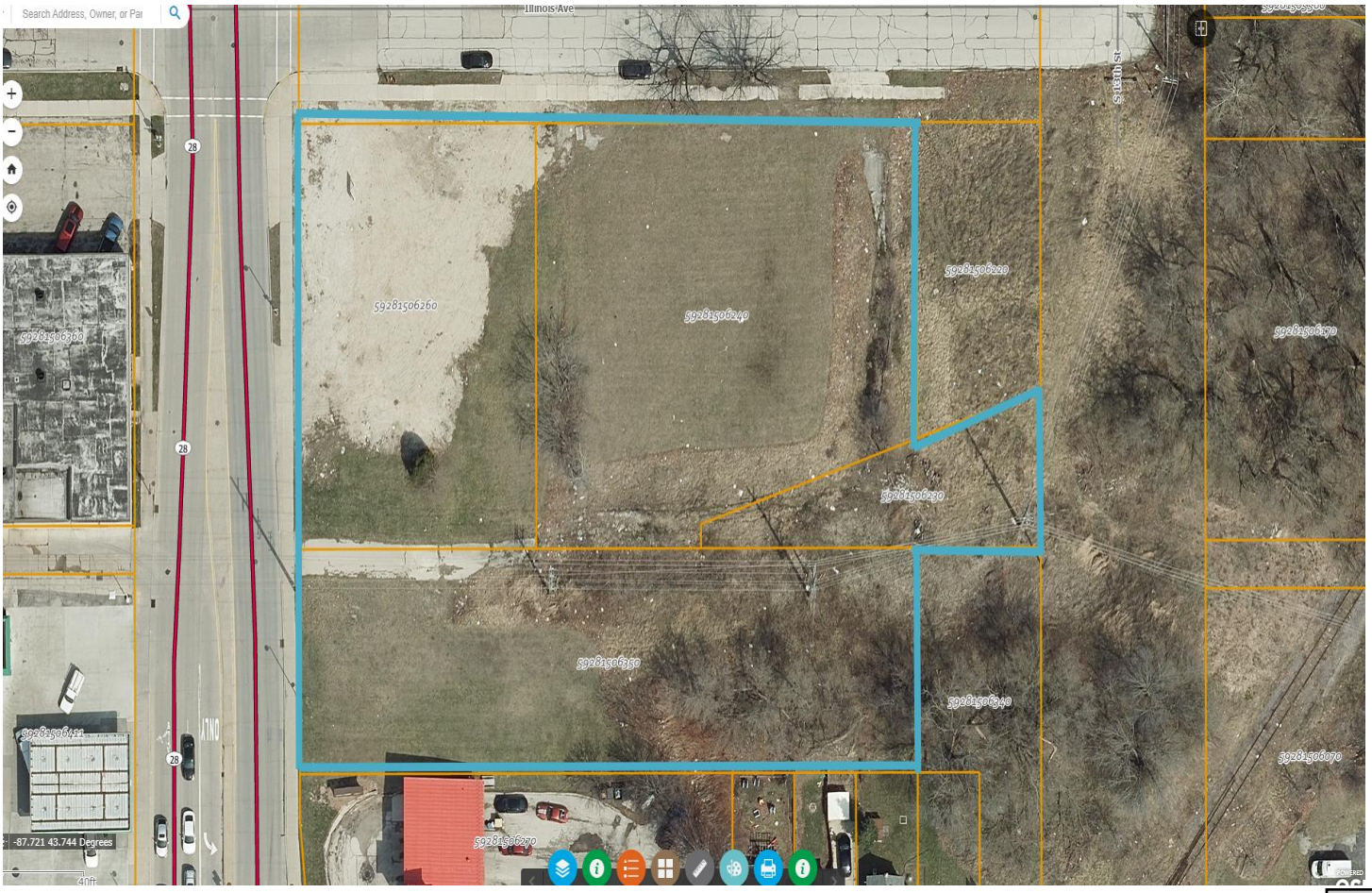
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SHEET
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S 13th St
S 12th St
28
59281506240
59281506350
59281506360
59281506520
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