



CITY PLAN COMMISSION AGENDA

February 11, 2025 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. Persons other than commission, committee, and board members who wish to participate remotely shall provide notice to the City Development Department at 920-459-3377 at least 24 hours before the meeting so that the person may be provided a remote link for that purpose.

OPENING OF MEETING

1. Roll Call
2. Pledge of Allegiance
3. Identify potential conflict of interest

MINUTES

4. Approval of the Plan Commission minutes from January 28, 2025.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

5. Public hearing regarding application for conditional use with exceptions by Basudev Adhikari to construct a new multi-tenant convenience store and service station located at parcel #59281431172. UC Zone.
6. Public hearing regarding General Development Plan by Jake Buswell to construct the new Jakum Hall Apartments located at parcels 59281718350 and 59281712930. UR-12 with PUD Overlay Zone.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

7. Application for conditional use with exceptions by Basudev Adhikari to construct a new multi-tenant convenience store and service station located at parcel #59281431172. UC Zone.
8. Gen. Ord. No. 37-24-25 by Alderperson Belanger amending the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification of property located at N. 15th Street and Martin Avenue – Parcel Nos. 59281718350 and 59281712930 from Class Urban Residential (UR-12) to Urban Residential (UR-12) with PUD Overlay Classification. REFER TO CITY PLAN COMMISSION
9. R. O. No. 106-24-25 by City Clerk submitting an application for amendment of the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification of property located at N. 15th Street and Martin Avenue – Parcel Nos. 59281718350 and 59281712930 from Class Urban Residential (UR-12) to Urban Residential (UR-12) with PUD Overlay Classification. REFER TO CITY PLAN COMMISSION
10. General Development Plan by Jake Buswell to construct the new Jakum Hall Apartments located at parcels 59281718350 and 59281712930. UR-12 with PUD Overlay Zone.

11. [Specific Implementation Plan](#) by Jake Buswell to construct the new Jakum Hall Apartments located at parcels 59281718350 and 59281712930. UR-12 with PUD Overlay Zone.

NEXT MEETING

12. February 25, 2025

ADJOURN

13. Motion to Adjourn

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

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

CITY OF SHEBOYGAN
CITY PLAN COMMISSION MINUTES

Tuesday, January 28, 2025

MEMBERS PRESENT: Mayor Ryan Sorenson, Marilyn Montemayor, Kevin Jump, Kimberly Meller, Jerry Jones, Alderperson John Belanger and Braden Schmidt

STAFF/OFFICIALS PRESENT: Associate Planner Ellise Rose and Building Inspection Specialist Linnae Wierus

OPENING OF MEETING

- 1. Roll Call

Mayor Ryan Sorenson called the meeting to order.

- 2. Pledge of Allegiance

The Pledge of Allegiance is recited.

- 3. Identify potential conflict of interest

No committee member had a conflict of interest.

MINUTES

- 4. Approval of the Plan Commission minutes from December 10, 2024.

MOTION TO APPROVE THE MINUTES OF THE PREVIOUS MEETING HELD ON DECEMBER 10, 2024.

Motion made by Alderperson John Belanger, seconded by Jerry Jones

Voting yea: Mayor Ryan Sorenson, Marilyn Montemayor, Kevin Jump, Kimberly Meller, Jerry Jones, Alderperson John Belanger and Braden Schmidt

Motion carried.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

- 5. Gen. Ord. No. 31-24-25 by Alderperson Belanger amending the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification of property located at N. Commerce Street – Parcel No. 59281501600 from Class Urban Commercial to Class Urban Industrial Classification. REFER TO CITY PLAN COMMISSION

MOTION TO RECOMMEND APPROVAL TO THE COMMON COUNCIL.

Motion made by Alderperson John Belanger, seconded by Jerry Jones

Voting yea: Mayor Ryan Sorenson, Marilyn Montemayor, Kevin Jump, Kimberly Meller, Jerry Jones, Alderperson John Belanger and Braden Schmidt

Motion carried.

- 6. Gen. Ord. No. 32-24-25 by Alderperson Belanger amending the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification of property located at N. Commerce Street – Parcel No. 59281501550 from Class Urban Commercial to Class Urban Industrial Classification. REFER TO CITY PLAN COMMISSION

MOTION TO RECOMMEND APPROVAL TO THE COMMON COUNCIL.

Motion made by Jerry Jones, seconded by Alderperson John Belanger

Voting yea: Mayor Ryan Sorenson, Marilyn Montemayor, Kevin Jump, Kimberly Meller, Jerry Jones, Alderperson John Belanger and Braden Schmidt

Motion carried.

7. R. O. No. 100-24-25 by City Clerk submitting an application for amendment of the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance for property located on N. Commerce Street - Parcel No. 59281501550 from Class Urban Commercial to Class Urban Industrial Classification. REFER TO CITY PLAN COMMISSION

MOTION TO RECOMMEND APPROVAL TO THE COMMON COUNCIL.

Motion made by Alderperson John Belanger, seconded by Jerry Jones

Voting yea: Mayor Ryan Sorenson, Marilyn Montemayor, Kevin Jump, Kimberly Meller, Jerry Jones, Alderperson John Belanger and Braden Schmidt

Motion carried.

8. R. O. No. 99-24-25 by City Clerk submitting an application for amendment of the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance for property located on N. Commerce Street - Parcel No. 59281501600 from Class Urban Commercial to Class Urban Industrial Classification. REFER TO CITY PLAN COMMISSION

MOTION TO RECOMMEND APPROVAL TO THE COMMON COUNCIL.

Motion made by Alderperson John Belanger, seconded by Kimberly Meller

Voting yea: Mayor Ryan Sorenson, Marilyn Montemayor, Kevin Jump, Kimberly Meller, Jerry Jones, Alderperson John Belanger and Braden Schmidt

Motion carried.

9. Gen. Ord. No. 34-24-25 by Alderperson Belanger amending section 105-1006 of the Sheboygan Municipal Code so as to remove responsibility for the Housing Rehabilitation Load Program from the Historic Preservation Commission. REFER TO PLAN COMMISSION

MOTION TO RECOMMEND APPROVAL TO THE COMMON COUNCIL.

Motion made by Jerry Jones, seconded by Alderperson John Belanger

Voting yea: Mayor Ryan Sorenson, Marilyn Montemayor, Kevin Jump, Kimberly Meller, Jerry Jones, Alderperson John Belanger and Braden Schmidt

Motion carried.

NEXT MEETING

10. February 11, 2025

The next meeting is scheduled to be held on February 11, 2025.

ADJOURN

11. Motion to Adjourn

MOTION TO ADJOURN AT 4:09 PM.

Motion made by Alderperson John Belanger, seconded by Jerry Jones

Voting yea: Mayor Ryan Sorenson, Marilyn Montemayor, Kevin Jump, Kimberly Meller, Jerry Jones, Alderperson John Belanger and Braden Schmidt

Motion carried.

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Application for conditional use with exceptions by Basudev Adhikari to construct a new multi-tenant convenience store and service station located at parcel #59281431172. UC Zone.

REPORT PREPARED BY: Ellise Rose, Associate Planner

REPORT DATE: January 28, 2025

MEETING DATE: February 11, 2025

FISCAL SUMMARY:

STATUTORY REFERENCE:

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

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

BACKGROUND / ANALYSIS:

Basudev Adhikari is proposing to construct a new multi-tenant convenience store and service station located at parcel #59281431172. The applicant states the following:

- The site is currently not in use. The existing metal building will be demolished as part of this project.
- The project consists of a gas station canopy, and a mixed-use building to include a convenience store, liquor store, shipping store and restaurant.
- This property was selected for this development for its appealing location along the South Business Drive corridor and complimenting businesses to the north and south.
- We believe this location aligns well with the City of Sheboygan’s Comprehensive plan for development and redevelopment. It eliminates a vacated site on a primary city street.
- Constructing a gas station & mixed-use Building in this area would provide a quick, convenient location for residents to stop and satisfy multiple needs at one location.
- The new development would serve as a quick, easily accessible location for residents of nearby residential neighborhoods.
- This development strengthens the City of Sheboygan’s Comprehensive goal to promote “Complete Neighborhoods” with a mix of residences and beneficial service businesses.
- Noise and odors as a result of the filling stations & restaurant will be minimal and should not be considered a nuisance concern for the nearby community.
- Outdoor storage on this site will be limited to Firewood, LP Storage, and Ice Storage. There will not be any vending machines or dispensers located on the exterior of the building.
- Firewood display: A small firewood rack will be displayed on the exterior of the building. Customers are to purchase firewood at the register and pick-up outside.

- LP & Ice Storage: A locked LP Storage cage & Ice box will be located on the south facade of the building. Customers are to purchase LP & Ice products inside the convenience store and are to be assisted by a store employee to get access to the products.
- Air/Vacuum equipment will not be present on this site.
- Restaurant will be run by the Owner and sell traditional Indian Foods. The restaurant will be a small sit and dine that can accommodate up to twenty-four (24) sit-down customers at a time.
- Dumpster enclosure to be constructed using Masonry concrete blocks wrapped in thin stone veneer, to match exterior. Located in the back on the east side to the north.
- Dumpster pickups will not interfere with sidewalk/traffic.
- Rooftop water will be collected on the east (backside) of the building and drain to storm system.
- The Owner has committed to using the same/similar architectural flow provided and approved for the 26th & Superior building on future projects throughout the City. This is the architectural flow that was used in the building design for this development.
- The Owner is aiming to achieve uniformed, identifiable building design going forward.
- Monument Sign to be submitted by separate contractor at a later date. Location TBD through signage approval requirements & process.

Architectural Site Improvements

- The building will be constructed using an architecturally pleasing combination of Gray Stone veneer masonry, Cavern Steel LP Horizontal panel siding, light gray EIFS, and black accent bands.
- The masonry veneer will be used as a base wainscot for the building.
- Exterior building materials are shown to closely resemble the recently completed 26th & Superior J-Mart and the approved 15th & Geele project in construction. The owner is looking to identify this architectural image as his branded image for new locations.
- Entrance storefront glass doors are emphasized with complimentary suspended awnings & store signage (signage to be submitted at a later date).
- Buildings will have rooftop parapet walls to conceal all rooftop mechanical equipment.
- The proposed BP Fueling Canopy will follow the standard BP architectural guidelines outlined in the attached Canopy Renderings. This canopy aligns well with design of other BP fueling stations around the City of Sheboygan and will serve as a recognizable, convenient destination along a heavily traveled corridor.
- The proposed Canopy will include Masonry piers wrapped steel Canopy Columns as requested by the City of Sheboygan. Masonry piers will consist of a gray-tone stone veneer, matching the base material used on the exterior of the J-Mart Convenience Store.
- The stone veneer will wrap the columns up to 8'-0", similar to the project recently completed on Superior Avenue. BP standard painting requirements will be followed for the exposed column above the Masonry.
- The Canopy will consist of prefinished metal fascia facade painted to align with the attached BP standard architectural flow.
- (2) Helios will be installed on the fascia of the canopy.
- Helios will not extend above the horizontal plain of the canopy.
- Helios will be under 20SF ea.

STAFF COMMENTS:

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

Applicant is requesting the following exceptions:

- Requesting an exception from the locational and bufferyard landscaping requirements – Applicant shall meet the four (4) locational landscaping and bufferyard requirements.
- Requesting an exception to the paved surface setback requirements – minimum paved setback is 5 feet. Applicant is requesting zero feet where the parking lot is connecting to the neighboring parking lot in three separate areas.

ACTION REQUESTED:

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

1. Prior to building permit issuance, the applicant shall obtain all licenses and permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, water, sewer, storm drainage, health, alcohol, DNR, etc. (Applicant shall be in contact with building inspection, fire, police, etc.). An occupancy permit will be granted only at such time as the applicant has met all requirements.
2. Applicant shall obtain all necessary permits for the construction, the storage and the handling of hazardous chemicals and/or fuels (applicant shall be in contact with building inspection, fire department, etc.).
3. The facility will meet all zoning requirements including but not limited to noise, smells, vibration, hazardous materials, etc.
4. Submittal/approval of a proposed storm drainage plan prior to building permit issuance.
5. Submittal and approval of a landscape plan prior to building permit issuance. Landscape plan shall provide a legend that shows how the four (4) landscape criteria are being met (create a legend along with the landscape plan site plan). Landscaping shall be installed prior to issuance of an occupancy permit.
6. Dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility and shall be completed prior to issuance of an occupancy permit.
7. All new lighting shall be installed per Section 105-932 of the City of Sheboygan Zoning Ordinance (site lighting, building lighting, signage, etc.). There shall be no spillover light onto adjacent properties or the streets.
8. Applicant shall work with staff with regards to appropriate signage. Only at such time as the sign package has been reviewed and approved may the applicant obtain sign permits to install the proposed signage. If staff has any concerns with proposed signage design, the matter may be brought back to the Plan Commission for their consideration.
9. Maximum canopy sign square footage permitted is 20sf for the gas fuel canopy signage.
10. No sign shall be located on the roof or the top horizontal plane of the canopy.
11. Applicant shall not be able to have string lights, pennants, inflatables, or other various types of temporary signage.
12. The total height of any overhead canopy shall not exceed 20 feet as measured to the highest part of the structure (top of canopy to grade).
13. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping.

14. The parking lot and drive-through facilities shall be designed so as to not impede or impede vehicular and pedestrian traffic movement or exacerbate the potential for pedestrian/vehicular conflicts.
15. Any new ingress/egress driveway openings shall be improved to standard City specifications. All existing access drives that are no longer used shall be removed and all unused driveways shall be closed and improved to standard City specifications.
16. Absolutely no portion of the new building and/or site improvements shall cross the property lines including but not limited to buildings, balconies, decks, foundations, walls, gutters, eaves, roof, parking, fencing/retaining walls, signs, landscaping, etc.
17. Any work within City of Sheboygan Public rights-of-way shall be discussed with the City Engineering Department and constructed to standard City specifications (including, but not limited to, new and old ingress/egress driveway openings, curb, gutter, sidewalk, pavement, utilities, street trees, grading, etc.).
18. Applicant will provide adequate public access along all streets and sidewalks and will take all appropriate actions to minimize the time period that adjacent properties and streets/sidewalks are impacted by the development (utilities, streets, etc.).
19. Applicant shall immediately clean any and all sediments, materials, tracking, etc. that may be spilled off-site on private or public lands and streets.
20. Streets and infrastructure damaged and/or disturbed during construction of all private and/or public improvements shall be promptly repaired by the applicant.
21. All vehicles, equipment, materials, products, etc. shall be located on the applicant's property (no storage on public rights-of-way).
22. Applicant is responsible for working with all private and public utilities in order to adequately service this development proposal (applicant will need to provide the necessary easements and/or relocate utilities as necessary).
23. Prior to building permit issuance, the City of Sheboygan Architectural Review Board shall review/approve the proposed building design and canopy.
24. If there are any amendments to the approved conditional use permit (including but not limited to site plan, architectural design, use, canopy, etc.), the applicant will be required to submit a new conditional use application reflecting those amendments.

ATTACHMENTS:

Conditional Use Permit Application and Attachments



CITY OF SHEBOYGAN

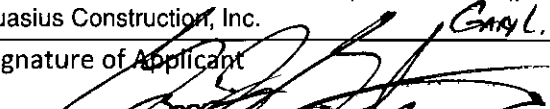
**APPLICATION FOR
CONDITIONAL USE**

Fee: \$250.00 _____

Review Date: _____

Zoning: _____

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

SECTION 1: Applicant/ Permittee Information			
Applicant Name (Ind., Org. or Entity) Basudev Adhikari		Authorized Representative Quasius Construction, Inc.	
Title Contractor			
Mailing Address 916 Mulberry Lane		City Kohler	State WI
ZIP Code 53044			
Email Address missionbda@gmail.com		Phone Number (incl. area code)	
SECTION 2: Landowner Information (complete these fields when project site owner is different than applicant)			
Applicant Name (Ind., Org. or Entity)		Contact Person	
Title			
Mailing Address		City	State
ZIP Code			
Email Address		Phone Number (incl. area code)	
SECTION 3: Project or Site Location			
Project Address/Description 3207 S BUSINESS DR		Parcel No. 59281431172	
SECTION 4: Proposed Conditional Use			
Name of Proposed/Existing Business:	Multi Use Commercial Tenant Building		
Existing Zoning:	Urban Commercial District		
Present Use of Parcel:	Vacant Lot		
Proposed Use of Parcel:	Multi Use Commercial Tenant Building		
Present Use of Adjacent Properties:	Commercial Businesses/Restaurants		
SECTION 5: Certification and Permission			
<p>Certification: I hereby certify that I am the owner or authorized representative of the owner of the property which is the subject of this Permit Application. I certify that the information contained in this form and attachments is true and accurate. I certify that the project will be in compliance with all permit conditions. I understand that failure to comply with any or all of the provisions of the permit may result in permit revocation and a fine and/or forfeiture under the provisions of applicable laws.</p> <p>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.</p>			
Name of Owner/Authorized Representative (please print) Quasius Construction, Inc.		Title Contractor	Phone Number (920) 377-1566
Signature of Applicant 		Date Signed 1/7/25	

Complete application is to be filed with the Department of City Development, 828 Center Avenue, Suite 208. To be placed on the agenda of the City Plan Commission, application must be filed three weeks prior to date of meeting – check with City Development on application submittal deadline date. Applications will not be processed if all required attachments and filing fee of \$250 (payable to the City of Sheboygan) are not submitted along with a complete and legible application. Application filing fee is non-refundable.

SITE NARRATIVE – Conditional Use Application

January 7, 2025

PROJECT NAME AND ADDRESS: 3207 South Business Drive, Sheboygan WI, 53081

Gas Station Canopy, Mixed Use Building to including a Convenience Store, Liquor Store, Shipping Store and Restaurant

ESTIMATED PROJECT COST: \$2,500,000

PARCEL INFORMATION/SITE DATA/LEGAL DESCRIPTION:

- LOT 2 CSM V30 P219-221 #2122307 BEING PART OF THE SW SW SEC 34.
- The entire lot area is 1.97 acres

ZONING CLASSIFICATION/ZONING REQUIREMENTS:

UC – Urban Commercial District

EXISTING SITE CONDITIONS/LAND USE:

- The site is currently not in use. The existing metal building will be demolished as part of this project.

PROPOSED LAND USE/LOT COVERAGE SITE DATA

- Property Size: .1.97
- New Canopy Footprint per site plan (4 Pumping Stations)
 - Canopy to have 15'-6" for vehicle clearance
 - Top of Canopy to be 18'-6"
- New Building Footprint: 12,500 SF
- New Paving per site plan
- Underground fuel storage tanks

SITE SELECTION

- This property was selected for this development for its appealing location along the South Business Drive Corridor and complimenting businesses to the north and south.
- We believe this location aligns well with the City of Sheboygan's Comprehensive plan for development & redevelopment. Eliminates a vacated site on a primary City street.

- Constructing a Gas Station & Mixed Use Building in this area would provide a quick, convenient location for residents to stop and satisfy multiple needs at one location.
- The new development would serve as a quick, easily accessible location for residents of nearby residential
- Strengthens the City of Sheboygan's Comprehensive goal to promote "Complete neighborhoods" with a mix of residences and beneficial service businesses.

LANDSCAPE & STORMWATER REQUIREMENTS:

- Landscaping plan will meet City of Sheboygan's landscaping point system requirements through completion of the plans prior to permitting & construction.
- The proposed project will meet City of Sheboygan's stormwater requirements through completion of the plans prior to permitting & construction.

PERFORMANCE STANDARDS/POTENTIAL NUISANCES:

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

OUTDOOR STORAGE:

- Outdoor storage on this site will be limited to Firewood, LP Storage & and Ice Storage. There will not be any vending machines or dispensers located on the exterior of the building.
- Firewood display: A small firewood rack will be displayed on the exterior of the building. Customers are to purchase firewood at the register and pick-up outside.
- LP & Ice Storage: A locked LP Storage cage & Ice box will be located on the south face of the building. Customers are to purchase LP & Ice products inside the convenience store and are to be assisted by a store employee to get access to the products.
- Air/Vacuum equipment will not be present on this site

SITE LIGHTING:

- Wall mount light fixtures will be installed on the building as shown on the attached elevations.
- Lights will be used as backlighting for the building and provide lighting for sidewalks along the building storefronts and east side.
- Lights to be mounted in a downlit position and will throw off 1200 or less Lumens
- Scottsdale Vertex LED lights will be installed on the underside of the canopy structure.
- No flashing or flickering lights will be used on the promises
- We will not be exceeding .50 footcandles at the property line
- Helios will be internally lit, specs are attached



ARCHITECTURE:

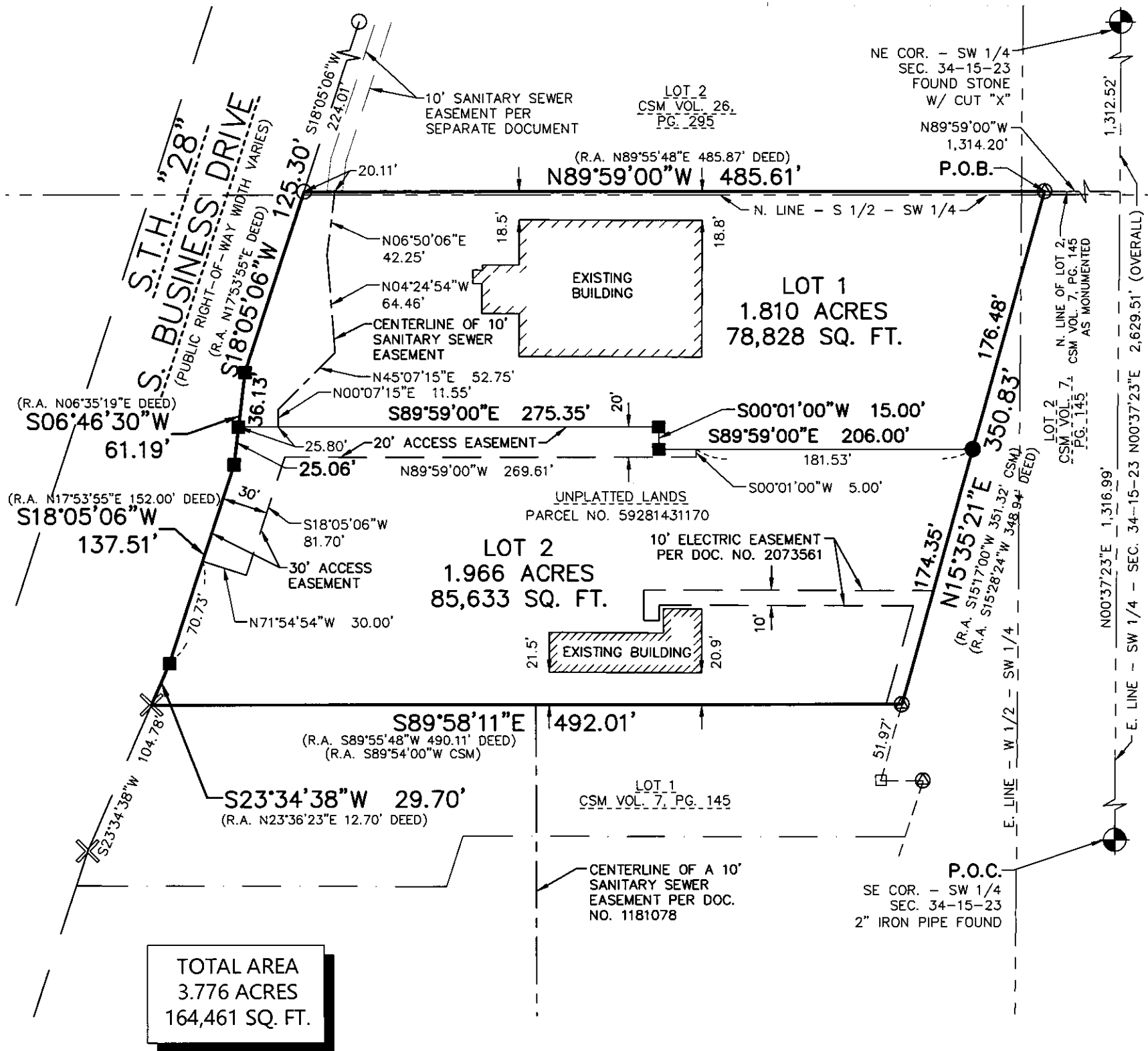
- The building will be constructed using an architecturally pleasing combination of Gray Stone veneer masonry, Cavern Steel LP Horizontal panel siding, light gray EIFS, and black accent bands.
- The masonry veneer will be used as a base wainscot for the building.
- Exterior building materials are shown to closely resemble the recently completed 26th & Superior J-Mart and the approved 15th & Geele project in construction. The Owner is looking to identify this architectural image as his branded image for new locations.
- Entrance storefront glass doors are emphasized with complimentary suspended awnings & store signage (signage to be submitted at a later date)
- Building will have rooftop parapet walls to conceal all rooftop mechanical equipment
- The proposed BP Fueling Canopy will follow the standard BP architectural guidelines outlined in the attached Canopy Renderings. This canopy aligns well with design of other BP fueling stations around the City of Sheboygan and will serve as a recognizable, convenient destination along a heavily traveled corridor.
- The proposed Canopy will include Masonry piers wrapping steel Canopy Columns as requested by the City of Sheboygan. Masonry piers will consist of a gray- tone stone veneer, matching the base material used on the exterior of the J-Mart Convenience Store.
- The stone veneer will wrap the columns up 8'-0", similar to the project recently completed on Superior Avenue. BP standard painting requirements will be followed for the exposed column above the Masonry.
- The Canopy will consist of prefinished metal fascia façade painted to align with the attached BP standard architectural flow.
- (2) Helios will be installed on the fascia of the canopy
- Helios will not extend above the horizontal plan of the canopy
- Helios will be under 20SF ea.

ADDITIONAL CONSIDERATIONS/COMMENTS:

- Restaurant will be run by the Owner and sell traditional Indian Foods. The restaurant will be a small sit and dine that can accommodate up to twenty four (24) sit-down customers at a time.
- Dumpster enclosure to be constructed using Masonry concrete blocks wrapped in thin stone veneer, to match exterior. Located in the back on the east side to the north.
- Dumpster pickups will not interfere with sidewalk/traffic
- Rooftop water will be collected on the east (backside) of the building and drain to storm system
- The Owner has committed to using the same/similar architectural flow provided and approved for this 26th & Superior building on future projects throughout the City. This is the architectural flow that was used in the building design for this development.
- The Owner is aiming to achieve uniformed, identifiable building design going forward.
- Monument Sign to be submitted by separate contractor at a later date. Location TBD through signage approval requirements & process

CERTIFIED SURVEY MAP

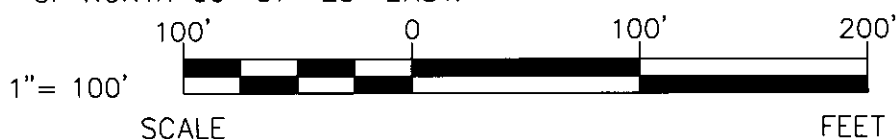
FOR
HEAVEN SENT PROPERTIES, LLC
 PART OF THE NORTHWEST 1/4, NORTHEAST 1/4,
 SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHWEST
 1/4, SECTION 34, TOWNSHIP 15 NORTH, RANGE 23 EAST,
 CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN.



LEGEND

- - 3/4" x 18" REBAR SET WEIGHING 1.50 LBS/FT.
- - MAG NAIL SET
- - 3/4" REBAR FOUND
- ⊙ - 3/4" IRON PIPE FOUND
- - MAG NAIL FOUND
- ✕ - CUT "X" FOUND
- ⊕ - SECTION CORNER MONUMENT FOUND

NORTH POINT REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, SHEBOYGAN COUNTY. THE EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 34 HAS A BEARING OF NORTH 00°-37'-23" EAST.



OWNER:
 HEAVEN SENT PROPERTIES, LLC
 2800 E. ENTERPRISE AVENUE, STE 333
 APPLETON, WI 54913

SHEET 1 OF 4 SHEETS

EXCEL
 ARCHITECTS • ENGINEERS • SURVEYORS
 Always a Better Plan

100 Camelot Drive
 Fond Du Lac, WI 54935
 Phone: (920) 926-9800
 www.EXCELENGINEER.com
JOB NO. 2029700

CERTIFIED SURVEY MAP NO. _____

PART OF THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, SECTION 34, TOWNSHIP 15 NORTH, RANGE 23 EAST, CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, Ryan Wilgreen, Professional Land Surveyor, hereby certify:

That I have surveyed, divided and mapped a parcel of land described below.

That I have made such Certified Survey under the direction of Heaven Sent Properties, LLC bounded and described as follows:

Part of the Northwest 1/4, Northeast 1/4, Southwest 1/4 and Southeast 1/4 of the Southwest 1/4 of Section 34, Township 15 North, Range 23 East, City of Sheboygan, Sheboygan County, Wisconsin being more particularly described as follows:

Commencing at Southeast corner of the Southwest 1/4 of said Section 34; thence North 00°-37'-23" East along the East line of said Southwest 1/4, a distance of 1,316.99 feet; thence North 89°-59'-00" West, a distance of 1,314.20 feet to the Northwest corner of Lot 2 of Certified Survey Map recorded in the Sheboygan County Register of Deeds Office in Volume 7 of Certified Survey Maps on Page 145 as Document No. 1116245, said point being the point of beginning; thence continuing North 89°-59'-00" West along the South line of Lot 2 of Certified Survey Map recorded in the Sheboygan County Register of Deeds Office in Volume 26 of Certified Survey Maps on Page 295 as Document No. 2000886, a distance of 485.61 feet to the Southwest corner of said Lot 2 of CSM Volume 26, Page 295; thence South 18°-05'-06" West along the Easterly right-of-way line of S. Business Drive, a distance of 125.30 feet; thence South 06°-46'-30" West along said Easterly line, a distance of 61.19 feet; thence South 18°-05'-06" West along said Easterly line, a distance of 137.51 feet; thence South 23°-34'-38" West along said Easterly line, a distance of 29.70 feet to the North line of Lot 1 of CSM Volume 7, Page 145; thence South 89°-58'-11" East along said North line, a distance of 492.01 feet to the Northeast corner of said Lot 1; thence North 15°-35'-21" East along a Westerly line of Lot 2 of CSM Volume 26, Page 295, a distance of 350.83 feet to the point of beginning and containing 3.776 acres (164,461 sq. ft.) of land more or less.

That such is a correct representation of all the exterior boundaries of the land surveyed and the subdivision thereof made.

That I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes and the Subdivision Ordinance of the City of Sheboygan in surveying, dividing and mapping the same.

Ryan Wilgreen, P.L.S. No. S-2647
ryan.w@excelengineer.com
Excel Engineering, Inc.
Fond du Lac, Wisconsin 54935
Project Number: 2029700

CERTIFIED SURVEY MAP NO. _____

PART OF THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, SECTION 34, TOWNSHIP 15 NORTH, RANGE 23 EAST, CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN.

OWNER'S CERTIFICATE

Heaven Sent Properties, LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of _____, as owner, does hereby certify that said limited liability company caused the land described on this map to be surveyed, divided, mapped and dedicated as represented on this map.

Heaven Sent Properties, LLC does further certify that this map is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

1. City of Sheboygan

WITNESS the hand and seal of said owner this _____ day of _____, 2021.

Heaven Sent Properties, LLC

(Print)

(Title)

STATE OF _____)

_____ COUNTY)SS

Personally came before me this _____ day of _____, 2021, the above named _____ to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, _____ County, _____

My Commission Expires: _____

CERTIFIED SURVEY MAP NO. _____

PART OF THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, SECTION 34, TOWNSHIP 15 NORTH, RANGE 23 EAST, CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN.

CONSENT OF CORPORATE MORTGAGEE

_____, a corporation duly organized and existing under and by virtue of the laws of the State of _____, mortgagee of the herein described lands, does hereby consent to the surveying, dividing, mapping and dedication of said land, and does hereby consent to the certificate of the owner.

In Witness Whereof, the said _____, has caused these presents to be signed by _____, its _____ (Title), and countersigned by _____, its _____ (Title), at _____, _____, this _____ day of _____, 2021.

In the presence of:

(Corporate Name)

(Print) (Title)

(Print) (Title)

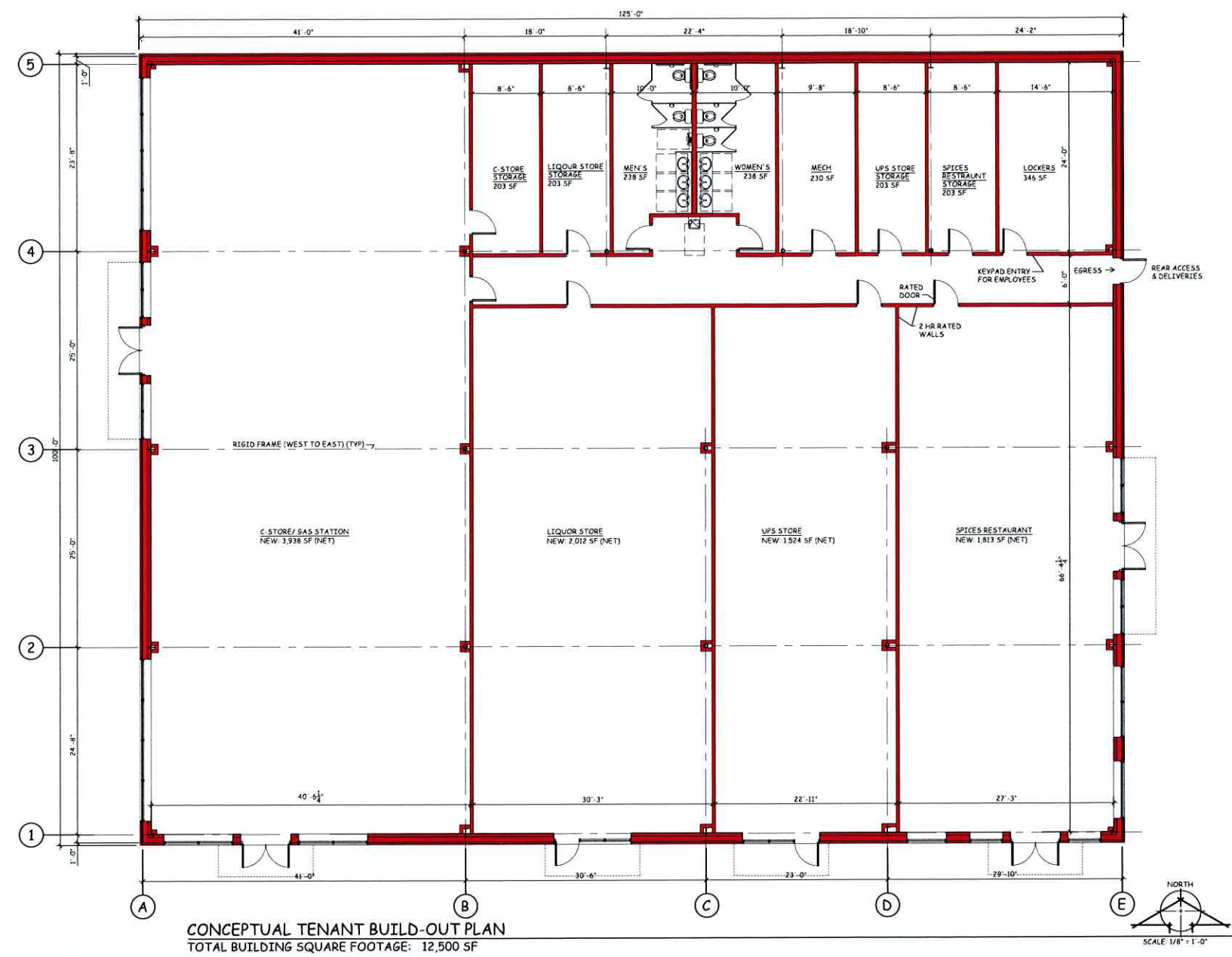
STATE OF _____)
) SS
_____ COUNTY)

Personally came before me this _____ day of _____, 2021,
_____, _____ (Title) and _____,
_____ (Title), to me known to be the persons who executed the foregoing instrument and acknowledged the same.

_____, Notary Public

State of _____

My commission expires _____



CONCEPTUAL TENANT BUILD-OUT PLAN
TOTAL BUILDING SQUARE FOOTAGE: 12,500 SF

Notes & Revisions

Client Name

3207 S. BUSINESS DRIVE

CONCEPT PLAN AND ELEVATIONS

Project number 2024-XX
Date 7 JANUARY, 2025
Drawn by AWM
Checked by GG

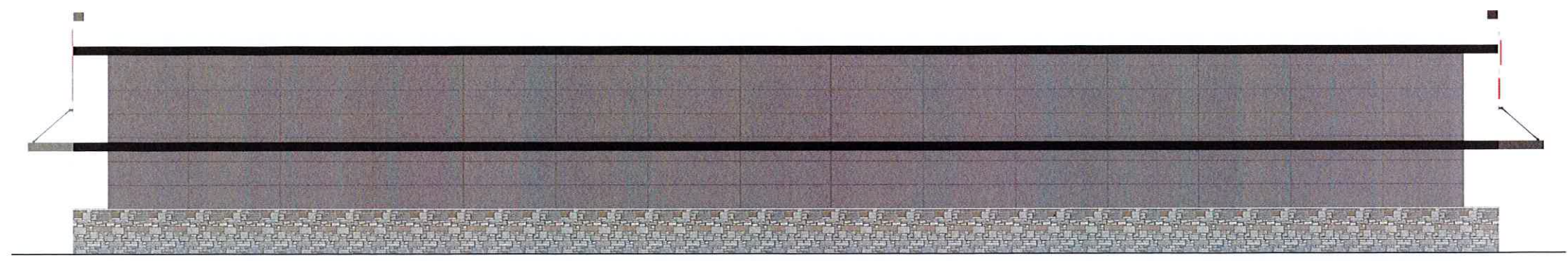
A1



CONCEPTUAL STREET VIEW PERSPECTIVE

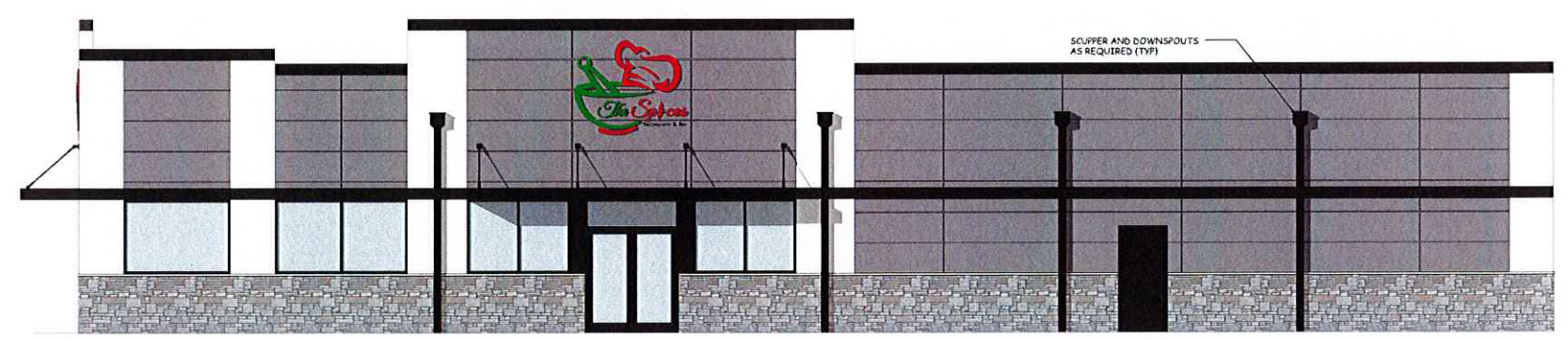
"PRELIMINARY DESIGN ONLY - NOT FOR CONSTRUCTION"

SCALE: NTS



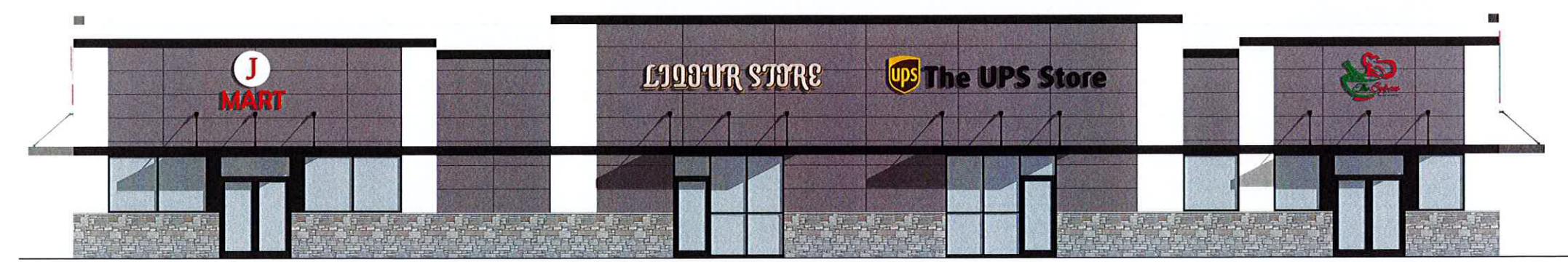
CONCEPTUAL NORTH ELEVATION

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



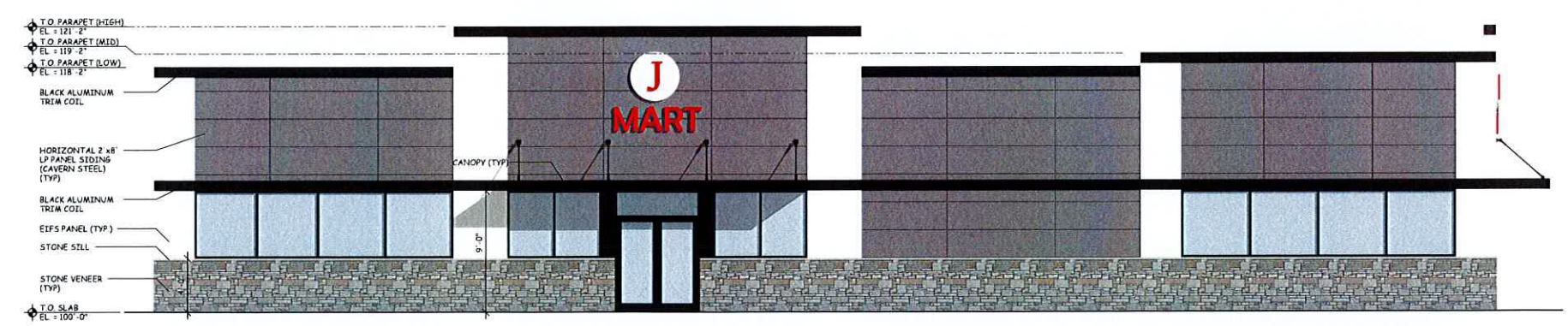
CONCEPTUAL EAST ELEVATION

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



CONCEPTUAL SOUTH ELEVATION

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



CONCEPTUAL WEST ELEVATION

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

"PRELIMINARY DESIGN ONLY - NOT FOR CONSTRUCTION"

Notes & Revisions

Client Name
3207 S. BUSINESS DRIVE

CONCEPT PLAN
AND ELEVATIONS
Project number: 2024-XX
Date: 7 JANUARY, 2025
Drawn by: AWM
Checked by: GG

A2



CONCEPTUAL SOUTH-WEST PERSPECTIVE

SCALE: NTS



CONCEPTUAL SOUTH-EAST PERSPECTIVE

SCALE: NTS

Notes & Revisions

Client Name
3207 S. BUSINESS DRIVE

CONCEPT PLAN
AND ELEVATIONS
Project number 2024-XX
Date 7 JANUARY, 2025
Drawn by AWM
Checked by GG

A3

"PRELIMINARY DESIGN ONLY - NOT FOR CONSTRUCTION"



Notes & Revisions
6 PUMP ROTATED 90 DEGREES

Client Name
3207 S. BUSINESS DRIVE

CONCEPT PLAN AND ELEVATIONS
Project number: 2024.XX
Date: 30 JANUARY, 2025
Drawn by: AWM
Checked by: GG

A4

MINIMUM LANDSCAPE SURFACE RATIO (LSR) = .10
SITE: 85,633 x .10 = 8,564 SF LANDSCAPE REQUIRED
17,391 SF LANDSCAPE PROVIDED

1 PARKING SPACE PER 300 SF GROSS BUILDING AREA
12,500 / 300 = 42 PARKING SPACES REQUIRED
82 PARKING SPACES PROVIDED

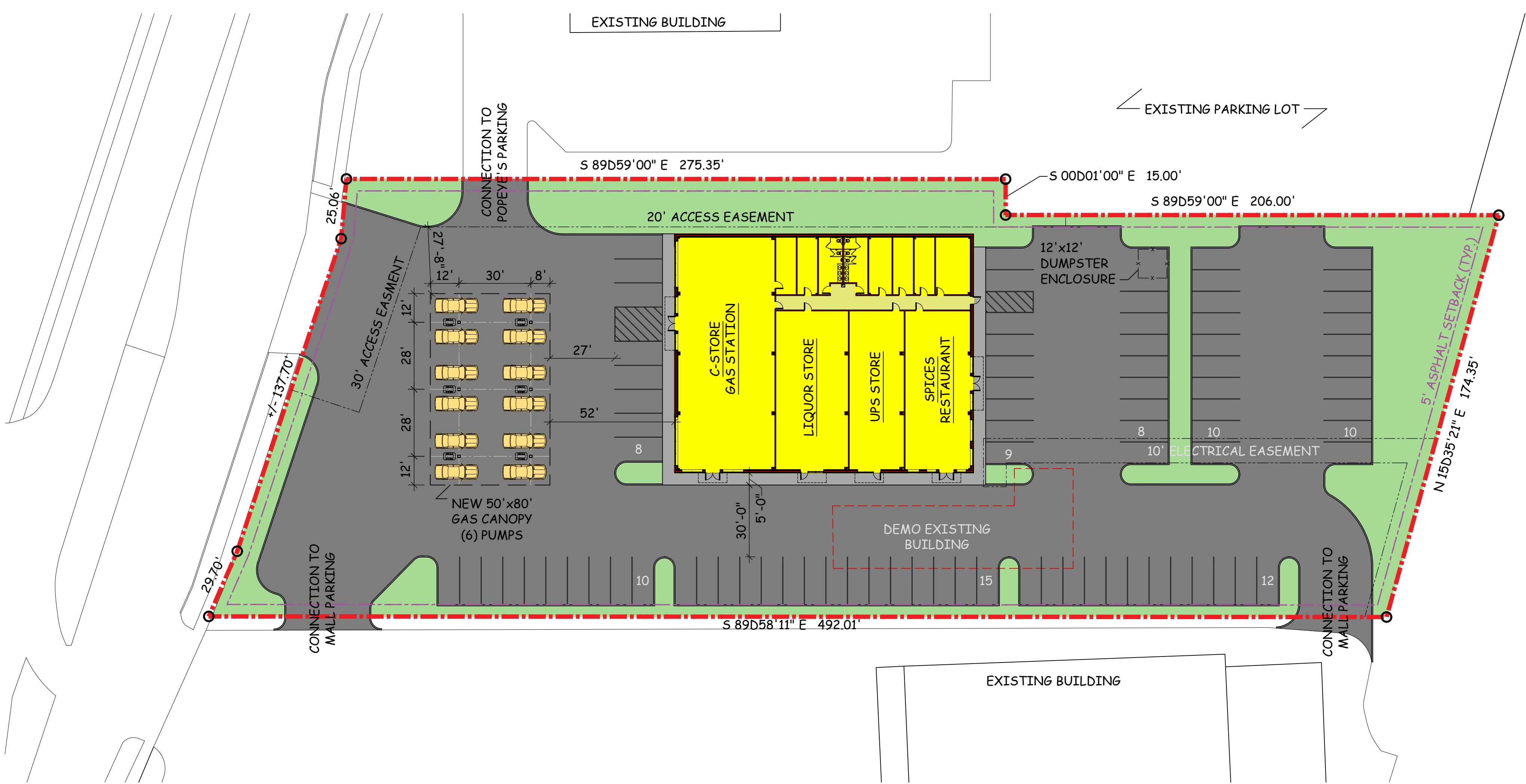
ZONING = URBAN COMERCIAL (UC)

LANDSCAPE CALCULATION EQUATIONS

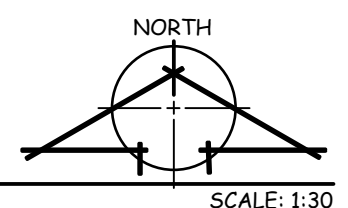
1. PAVED AREA: 53,504 SF / 10,000 = 5.4 x (40)	= 216 POINTS
1b. PARKING SPACES: 82 / 20 = 4.1 x (40)	= 164 POINTS
2. STREET FRONTAGE: 193 FT / 100 = 2 x (20)	= 40 POINTS
3. BUILDING PERIMETER: 450 FT / 100 = 4.5 x (20)	= 90 POINTS
4. BUILDING FLOOR AREA: 12,500 / 1,000 = 12.5 x (5)	= 63 POINTS
TOTAL POINTS REQUITED	= 405 POINTS

VEGETATION PERCENT REQUIREMENTS

30% CLIMAX OR TALL TREES MINIMUM: 405p x 0.3	= 122 POINTS
40% SHRUB MINIMUM: 405p x 0.4	= 162 POINTS



CONCEPTUAL SITE PLAN
PARCEL NUMBER: 59281431172 || AREA: 1.966 ACRES (85,633 SF) || ZONING: UC



"PRELIMINARY DESIGN ONLY - NOT FOR CONSTRUCTION"

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: R. O. No. 106-24-25 and Gen. Ord. No. 37-24-25 by Alderperson Belanger amending the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification of property located at N. 15th Street and Martin Avenue – Parcel Nos. 59281718350 and 59281712930 from Class Urban Residential (UR-12) to Urban Residential (UR-12) with PUD Overlay Classification.

REPORT PREPARED BY: Ellise Rose, Associate Planner

REPORT DATE: February 6, 2025

MEETING DATE: February 11, 2025

FISCAL SUMMARY:

STATUTORY REFERENCE:

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

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

BACKGROUND / ANALYSIS:

The City of Sheboygan is proposing to rezone parcels 59281718350 and 59281712930 from Class Urban Residential (UR-12) to Urban Residential (UR-12) with PUD Overlay. The applicant states the following:

- The City purchased the property with American Rescue Plan Act dollars because the previous improvements had been vacant and blighted for a number of years. ARPA requires the property to be redeveloped as affordable housing.
- The surrounding land uses are a combination of commercial and residential. The zoning change will allow for the site to be redeveloped into a residential use appropriate for affordable housing opportunities not currently in the neighborhood.
- The proposed redevelopment will assist with meeting the number of units for new affordable multi-family pre the City’s 2021 Affordable Housing Market Study and redevelop a site that previously housed a vacant/blighted structure.

STAFF COMMENTS:

The surrounding neighborhood zoning is:

- The properties to the north are zoned Urban Commercial (UC).
- The properties to the south are zoned Urban Commercial (UC) and Neighborhood Residential (NR-6).
- The properties to the east are zoned Neighborhood Residential (NR-6).

- The properties to the west are zoned Urban Commercial (UC).

ACTION REQUESTED:

Motion to recommend the Common Council approve the proposed rezone from Urban Residential (UR-12) to Urban Residential (UR-12) with PUD Overlay for parcels located at N. 15th Street and Martin Avenue – Parcel Nos. 59281718350 and 59281712930.

ATTACHMENTS:

Rezone application and required attachments.

**CITY OF SHEBOYGAN
GENERAL ORDINANCE 37-24-25**

BY ALDERPERSON BELANGER.

FEBRUARY 3, 2025.

AN ORDINANCE amending the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification of property located at N. 15th Street and Martin Avenue – Parcel Nos. 59281718350 and 59281712930 from Class Urban Residential (UR-12) to Urban Residential (UR-12) with PUD Overlay Classification.

THE COMMON COUNCIL OF THE CITY OF SHEBOYGAN DO ORDAIN AS FOLLOWS:

SECTION 1: AMENDMENT Chapter 105 of the Sheboygan Zoning Ordinance establishing zoning districts and prescribing zoning standards and regulations is hereby *amended* as follows:

The Official Zoning Map of the City of Sheboygan is hereby amended with regard to the following described lands and the Use District Classification for those same lands is hereby amended from Class Urban Residential (UR-12) to Urban Residential (UR-12) with PUD Overlay Classification:

Property located at N. 15th Street and Martin Avenue – Parcel Nos. 59281718350 and 59281712930:

SECTION 15, TOWNSHIP 15 NORTH, RANGE 23 EAST

EDWIN SCHAETZERS SUBD LOTS 6-7-8-9-10-11 & 12 BLK 3 AND LUTZ
DIVISION LOT 9 BLK 1

SECTION 2: REPEALER CLAUSE All ordinances or resolutions or parts thereof in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict.

SECTION 3: EFFECTIVE DATE This Ordinance shall be in effect from and after its passage and publication according to law.

PASSED AND ADOPTED BY THE CITY OF SHEBOYGAN COMMON COUNCIL

_____.

Presiding Officer

Attest

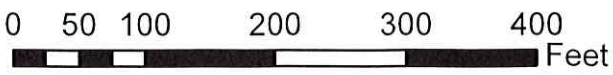
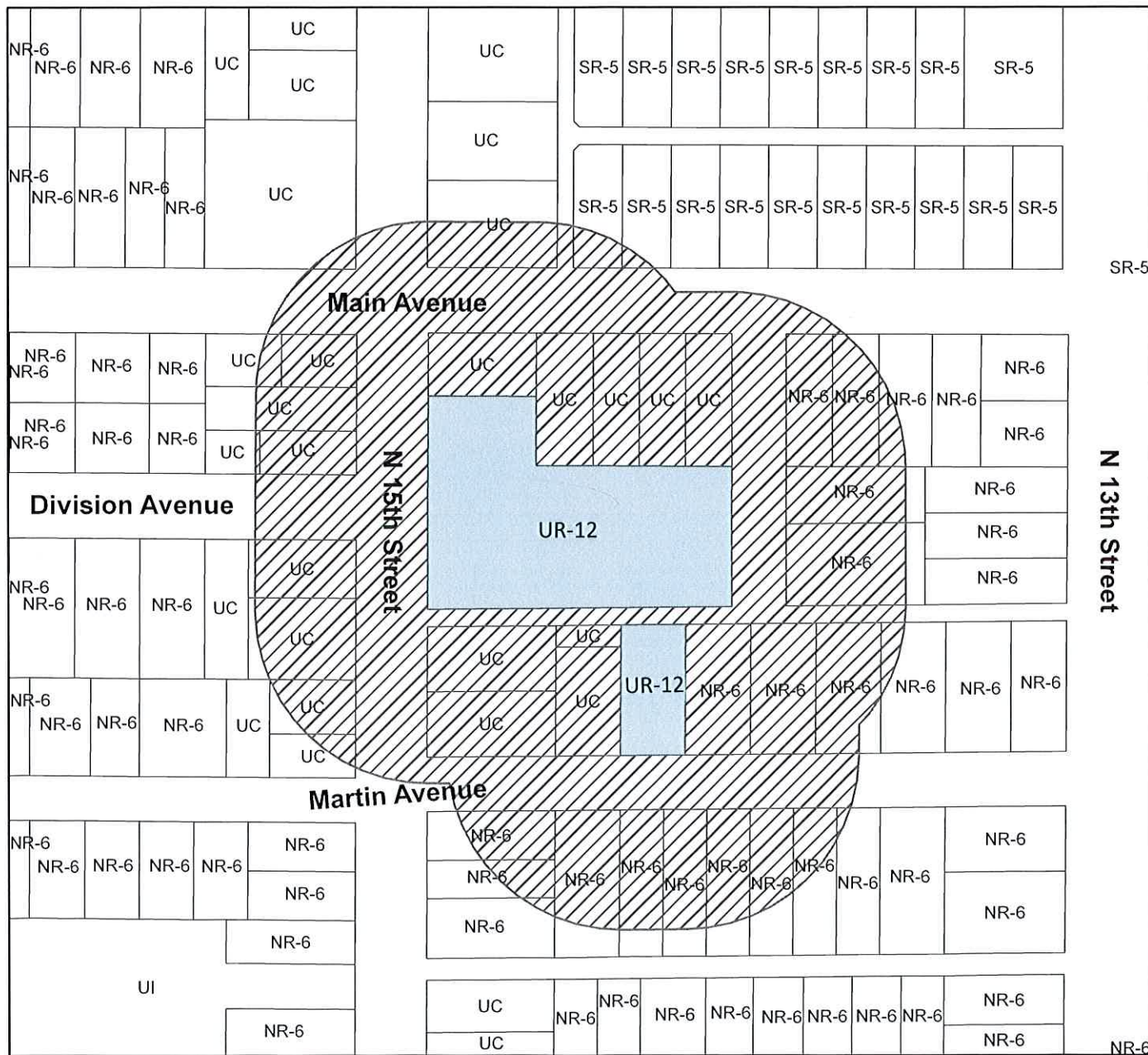
Ryan Sorenson, Mayor, City of Sheboygan

Meredith DeBruin, City Clerk, City of Sheboygan

PROPOSED REZONE FROM URBAN RESIDENTIAL (UR-12) TO URBAN RESIDENTIAL (UR-12) PUD OVERLAY

SECTION 15, TOWNSHIP 15 NORTH, RANGE 23 EAST

EDWIN SCHAEZERS SUBD LOTS 6-7-8-9-10-11 & 12 BLK 3
AND
LUTZ DIVISION LOT 9 BLK 1



**CITY OF SHEBOYGAN
R. O. 106-24-25**

BY CITY CLERK

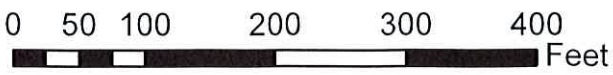
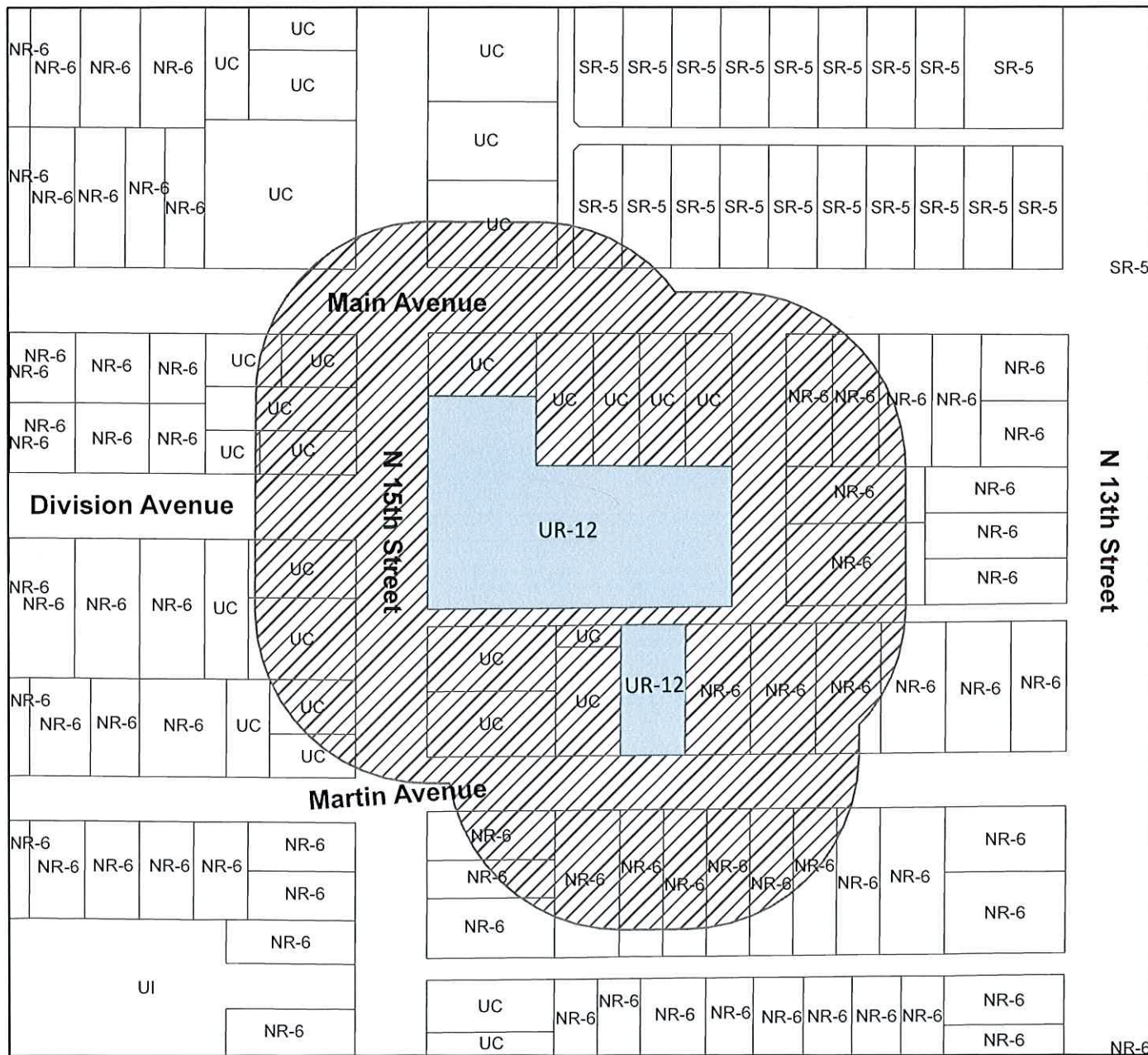
FEBRUARY 3, 2025.

Submitting an application for amendment of the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification of property located at N. 15th Street and Martin Avenue – Parcel Nos. 59281718350 and 59281712930 from Class Urban Residential (UR-12) to Urban Residential (UR-12) with PUD Overlay Classification.

PROPOSED REZONE FROM URBAN RESIDENTIAL (UR-12) TO URBAN RESIDENTIAL (UR-12) PUD OVERLAY

SECTION 15, TOWNSHIP 15 NORTH, RANGE 23 EAST

EDWIN SCHAEZERS SUBD LOTS 6-7-8-9-10-11 & 12 BLK 3
AND
LUTZ DIVISION LOT 9 BLK 1



OFFICE USE ONLY	Item 9.
APPLICATION NO.: _____	
RECEIPT NO.: _____	
FILING FEE: \$200.00 (Payable to City of Sheboygan)	

**CITY OF SHEBOYGAN
APPLICATION FOR
AMENDMENT OF OFFICIAL ZONING MAP**
(Requirements Per Section 105.996)
Revised January 2024

Completed application is to be filed with the Office of the City Clerk, City Hall, 828 Center Avenue. Application will not be processed if all required attachments and filing fee of **\$200** (payable to the City of Sheboygan) is not submitted along with a complete and legible application. Application filing fee is non-refundable.

1. APPLICANT INFORMATION

APPLICANT: City of Sheboygan PHONE NO.: (920)459-3383
 ADDRESS: 828 Center Avenue E-MAIL: development@sheboyganwi.gov
 OWNER OF SITE: Redevelopment Authority of Sheb. PHONE NO: (920)459-3383

2. DESCRIPTION OF THE SUBJECT SITE

ADDRESS OF PROPERTY AFFECTED: Parcel #s 59281718350 & 59281712930
 LEGAL DESCRIPTION: Edwin Schaezters Subd LOTS 6-7-8-9-10-11 & 12 BLK 3 & Lutz Division LOT 9 BLK 1
 PARCEL NO. See above MAP NO. _____
EXISTING ZONING DISTRICT CLASSIFICATION: Urban Residential (UR-12)
PROPOSED ZONING DISTRICT CLASSIFICATION: UR-12 with PUD overlay
 BRIEF DESCRIPTION OF THE **EXISTING** OPERATION OR USE: Former JakumHall property that the City purchased in 2022 and demolished for redevelopment.
 BRIEF DESCRIPTION OF THE **PROPOSED** OPERATION OR USE: Affordable Housing redevelopment site.

3. JUSTIFICATION OF THE PROPOSED ZONING MAP AMENDMENT

How does the proposed Official Zoning Map amendment further the purposes of the Zoning Ordinance as outlined in Section 15.005 and, for flood plains or wetlands, the applicable rules and regulations of the Wisconsin Department of Natural Resources and the Federal Emergency Management Agency? There are no wetlands or

floodplains on the subject property.

Which of the following factors has arisen that are not properly addressed on the current Official Zoning Map? (Provide explanation in space provided below.)

- The designations of the Official Zoning Map should be brought into conformity with the Comprehensive Master Plan.
- A mistake was made in mapping on the Official Zoning Map. (An area is developing in a manner and purpose different from that for which it is mapped.) *NOTE: If this reason is cited, it must be demonstrated that the discussed inconsistency between actual land use and designated zoning is not intended, as the City may intend to stop an undesirable land use pattern from spreading.*
- Factors have changed, (such as the availability of new data, the presence of new roads or other infrastructure, additional development, annexation, or other zoning changes), making the subject property more appropriate for a different zoning district.
- Growth patterns or rates have changed, thereby creating the need for an amendment to the Official Zoning Map.
- Explain: The City purchased the property with American Rescue Plan Act dollars because the previous improvements had been vacant and blighted for a number of years. ARPA requires the property to be redeveloped as affordable housing. The City plans to find a developer interested in developing affordable housing at this site.

How does the proposed amendment to the Official Zoning Map maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property?

The surrounding land uses are a combination of commercial and residential. The zoning change will allow for the site to be redeveloped into a residential use appropriate for affordable housing opportunities not currently in the neighborhood.

Indicate reasons why the applicant believes the proposed map amendment is in harmony with the recommendations of the City of Sheboygan Comprehensive Plan.

The proposed redevelopment will assist with meeting the number of units for new affordable multi-family per the City's 2021 Affordable Housing Market Study and redevelop a site that previously housed a vacant/blighted structure.

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

12/11/24

DATE



PRINT ABOVE NAME

APPLICATION SUBMITTAL REQUIREMENTS

A copy of the current zoning map of the subject property and vicinity showing:

- The property proposed to be rezoned.
- All lot dimensions of the subject property.
- All other lands within 100 feet of the subject property.
- Map size not more than 11" X 17" and map scale not less than 1" = 600'.
- Graphic scale and north arrow.

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: General Development Plan and Specific Implementation Plan by Jake Buswell to construct the new Jakum Hall Apartments located at parcels 59281718350 and 59281712930. UR-12 with PUD Overlay Zone.

REPORT PREPARED BY: Ellise Rose, Associate Planner

REPORT DATE: January 28, 2025

MEETING DATE: February 11, 2025

FISCAL SUMMARY:

STATUTORY REFERENCE:

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

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

BACKGROUND / ANALYSIS:

Jake Buswell is proposing to construct new Jakum Hall Apartments located at parcels 59281718350 and 59281712930. The applicant states the following:

- This three-story residential development offers a diverse mix of unit types, designed to appeal to a wide range of demographics in Sheboygan County.
- Jakum Hall Apartments will be an ideal option for workforce housing, senior residents, and small families alike.
- The proximity to Urban Middle School, North High School, and numerous employers enhances the appeal for teachers, administrators, and employees in the area.
- This project not only optimizes the use of an underdeveloped urban core site but also contributes to the aesthetic improvement of the area.
- The buildings are designed with large windows, high-quality masonry, board and batten, and lap siding accents that will complement the surrounding neighborhood.
- Below is a summary of the unit mix and parking for each building:

Building 1

- 6 One-bedroom units (650 sq. ft.)
- 6 Two-bedroom Townhomes (1,474 – 1,500 sq. ft.)
- 6 Three-bedroom Townhomes (1,686 – 1,713 sq. ft.)
- 18 total units
- 12 garages

Building 2

- 5 One-bedroom units (650 sq. ft.)
- 5 Two-bedroom Townhomes (1,474 – 1,500 sq. ft.)
- 5 Three-bedroom Townhomes (1,686 – 1,713 sq. ft.)

15 total units
 10 garages
 Surface Parking Stalls: 42
 Garage Parking stalls: 22
 Total Parking Stalls: 64 stalls
 Parking Ratio: 1.94 stalls per unit

- We have carefully considered the potential of this site to both maximize land use and contribute to addressing the housing needs within the city.

STAFF COMMENTS:

The surrounding neighborhood zoning is:

- The properties to the north are zoned Urban Commercial
- The properties to the south are zoned Urban Commercial and Neighborhood Residential 6
- The properties to the west are zoned Urban Commercial
- The properties to the east are zoned Neighborhood Residential 6

This development will require several exceptions from the underlying zoning district including:

- Density: 12 dwelling units per acre allowed. Developer is requesting 33 dwelling units per acre.
- Setbacks: Front or street side required setback is 20 ft. Developer is requesting a 11.37 ft setback on Luedke Ct and 14.62 ft setback on N 15th St. Side yard required setback is 10 ft. Developer is requesting a 8.43 ft setback on the north side.
- Maximum Height: Maximum allowed height of dwelling unit is 35ft. Developer is requesting a height of 51 ft.
- Landscaping: Required number of points for this development is 1,173. Developer is requesting 584 points. The locational landscape requirements will not be met.

ACTION REQUESTED:

Motion to recommend the Common Council approve the proposed General Development Plan and Specific Implementation Plan subject to the following conditions:


1. Prior to building permit issuance, the applicant shall obtain all licenses/permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, water, sewer, storm drainage, health, etc. (Applicant shall be in contact with building inspection, fire, police, etc.). An occupancy permit will be granted only at such time as the applicant has met all requirements.
2. Submittal and approval of a proposed storm drainage plan prior to building permit issuance.
3. Dumpster enclosure shall be completed prior to issuance of an occupancy permit for the buildings to be occupied.
4. Outdoor storage of materials, products or equipment shall be prohibited.
5. 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.).
6. All areas used for parking/maneuvering of vehicles shall be paved.
7. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping.

8. Any new ingress/egress driveway openings and any drives to be closed or modified shall be improved to standard City specifications.
9. Any work within City of Sheboygan Public rights-of-way shall be discussed with the City Engineering Department and constructed to standard City specifications (including, but not limited to, new and old ingress/egress driveway openings, curb, gutter, sidewalk, pavement, utilities, street trees, etc.).
10. Applicant will provide adequate public access along all streets and sidewalks and will take all appropriate actions to minimize the time period that adjacent properties and streets/sidewalks are impacted by the development (utilities, streets, etc.).
11. Applicant shall immediately clean any and all sediments, materials, tracking, etc. that may be spilled off-site on private or public lands and streets.
12. Streets and infrastructure damaged and/or disturbed during construction of all private and/or public improvements shall be promptly repaired by the applicant.
13. Absolutely no portion of the new building and/or site improvements shall cross the property lines including but not limited to buildings, balconies, decks, foundations, walls, gutters, eaves, roof, parking, fencing/retaining walls, signs, landscaping, art, etc.
14. Applicant is responsible for working with all private and public utilities in order to adequately service this development (applicant will need to provide the necessary easements and/or relocate utilities as necessary).
15. City Development staff will issue a building permit only if the applicant has adequately satisfied all concerns related to the Sheboygan Fire Department, including but not limited to fire lane access at the site, sprinkler systems, hydrants, water pressures, etc.
16. Owner/Developer is responsible for installation of the entire approved landscape plan. If the owner/developer elects to amend the landscape plan in any fashion, the owner/developer shall resubmit an amended plan to Department of City Planning & Development for approval.
17. Plantings located around all ingress/egress of the site shall be maintained to not interfere with vehicular/pedestrian traffic.
18. Plantings located by light poles should be maintained to keep areas well lit.
19. The Department of Planning & Development must inspect the landscaping. Failure to comply with any of the above conditions may require the removal and replanting of plants.
20. All plantings will need to be maintained per Section 105-894(b) Maintenance.

If there are any amendments to the approved GDP or SIP the applicant will have to submit an amended GDP and/or SIP for review that accurately reflects any and all proposed changes.

ATTACHMENTS:

General Development Plan, Specific Implementation Plan, and required attachments.

	CITY OF SHEBOYGAN	Fee: \$250.00 _____
	APPLICATION FOR CONDITIONAL USE	Review Date: _____
		Zoning: _____

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

SECTION 1: Applicant/ Permittee Information

Applicant Name (Ind., Org. or Entity) Jakum Hall Apartments, LLC	Authorized Representative Jacob Buswell	Title Partner	
Mailing Address 1525 Torrey View Dr	City Sparta	State WI	ZIP Code 54656
Email Address jake.buswell@allamericandoitcenter.com	Phone Number (incl. area code) 262-623-8348		

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

Applicant Name (Ind., Org. or Entity) City of Sheboygan	Contact Person Ellise Rose	Title Associate Planner	
Mailing Address 828 CENTER AVE STE 105	City Sheboygan	State wi	ZIP Code 53081
Email Address	Phone Number (incl. area code)		

SECTION 3: Project or Site Location

Project Address/Description 2601 N 15th street Sheboygan, WI	Parcel No. 59281718350 , 59281712930
--	--

SECTION 4: Proposed Conditional Use

Name of Proposed/Existing Business:	Jakum Hall Apartments
Existing Zoning:	
Present Use of Parcel:	Vacant
Proposed Use of Parcel:	PUD , Multi-Family
Present Use of Adjacent Properties:	Residential housing and commercial retail businesses

SECTION 5: Certification and Permission

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

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

Name of Owner/Authorized Representative (please print) Jacob Buswell	Title Partner	Phone Number 262-623-8348
Signature of Applicant <i>Jacob Buswell</i>		Date Signed 1/21/2025

Complete application is to be filed with the Department of City Development, 828 Center Avenue, Suite 208. To be placed on the agenda of the City Plan Commission, application must be filed three weeks prior to date of meeting – check with City Development on application submittal deadline date. Applications will not be processed if all required attachments and filing fee of \$250 (payable to the City of Sheboygan) are not submitted along with a complete and legible application. Application filing fee is non-refundable.



knothe • bruce
ARCHITECTS

Phone: 8401 Greenway Blvd., Suite 900
608.836.3690 Middleton, WI 53562

Dwelling Unit Mix:	
One Bedroom Townhome	11
Two Bedroom Townhome	11
Three Bedroom Townhome	11
Total Dwelling Units	33
Accessibility:	
ANSI Type A Units	1
ANSI Type B Units	10
Multi-level Units	22
Vehicle Parking Stalls:	
Garage	22
Surface	22
Total	44
Including 2 ADA Van Stalls	

ISSUED
Issued for Review - October 31, 2024
Issued for Review - January 18, 2025

PROJECT TITLE
**Jakum Site
Redevelopment**

**Red Earth
Development**

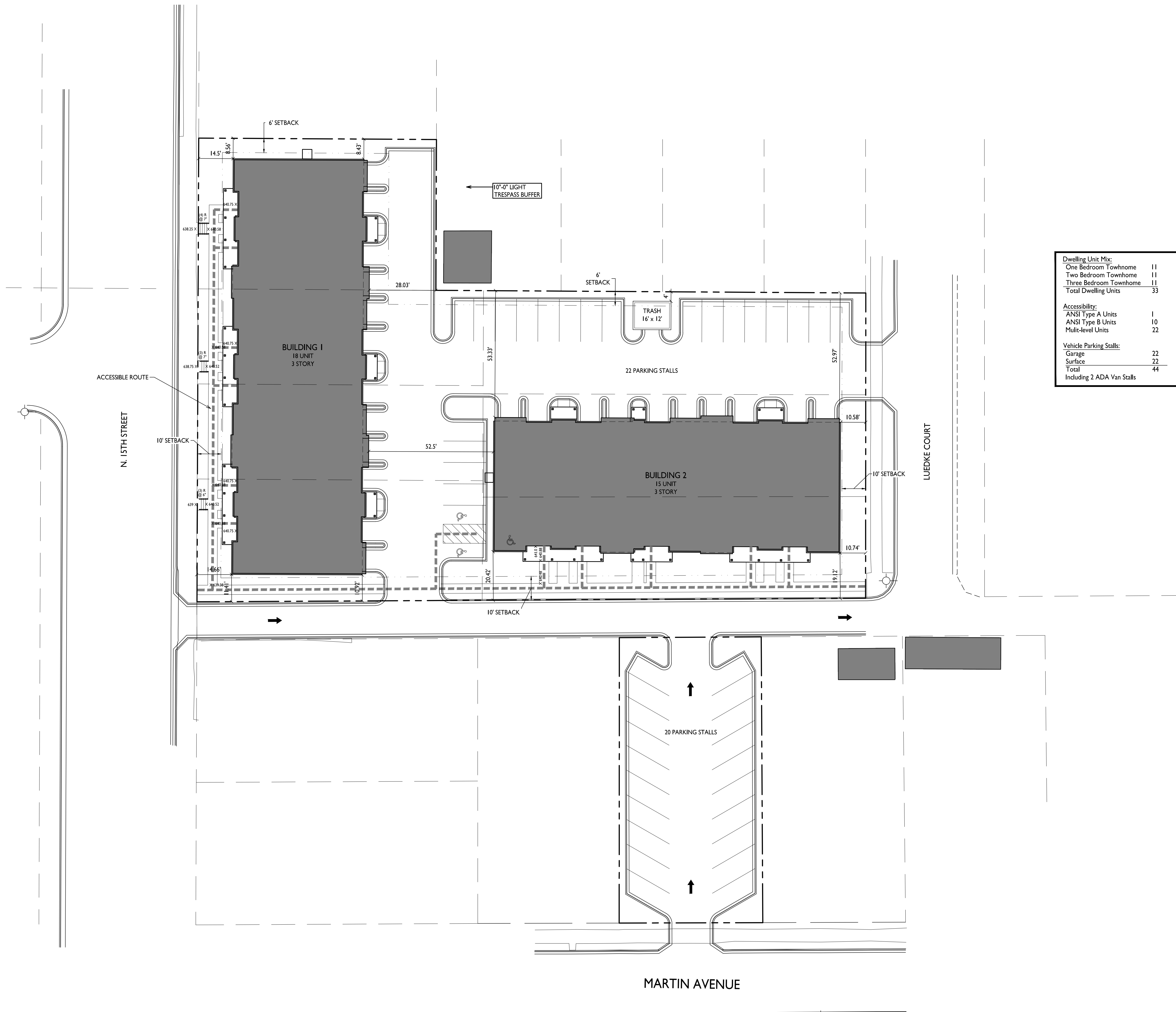
N 15th St & Luedke Ct
Sheboygan, Wisconsin
SHEET TITLE
**Architectural
Site Plan**

SHEET NUMBER

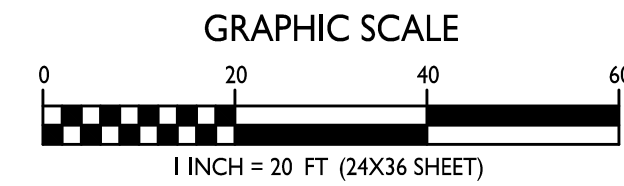
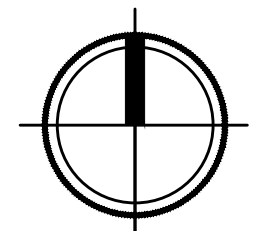
C-1.1

PROJECT NO. **2427**

© Knothe & Bruce Architects, LLC 36



ARCHITECTURAL SITE PLAN
C-1.1 1" = 20'-0"

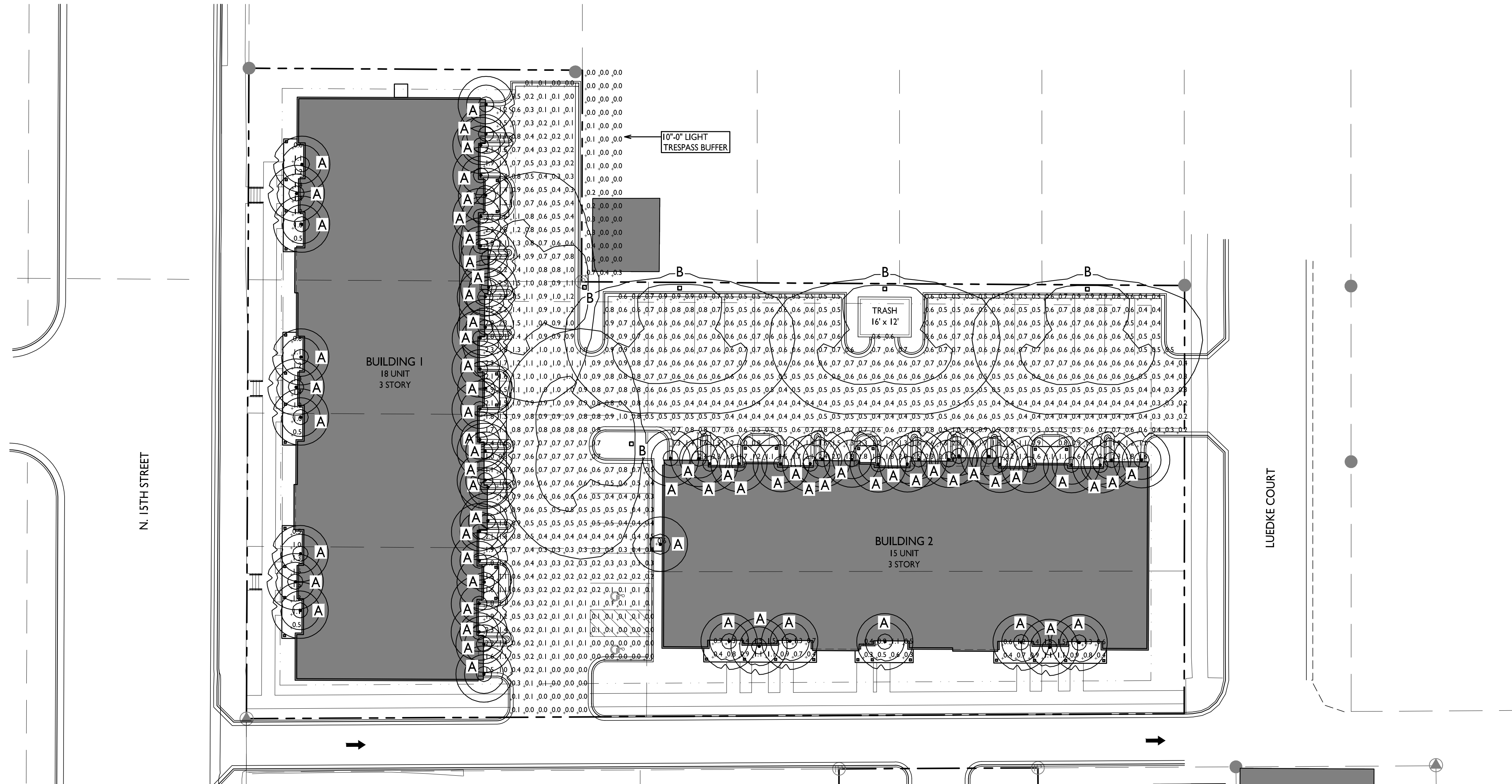


SHEET NUMBER

C-1.1

PROJECT NO. **2427**

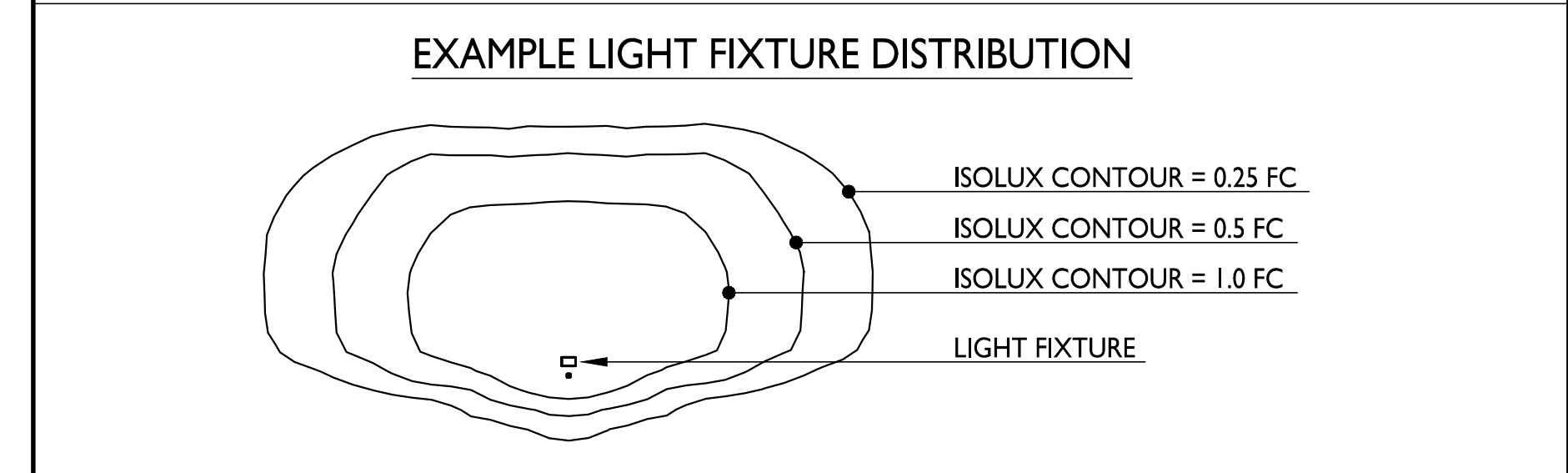
© Knothe & Bruce Architects, LLC 36



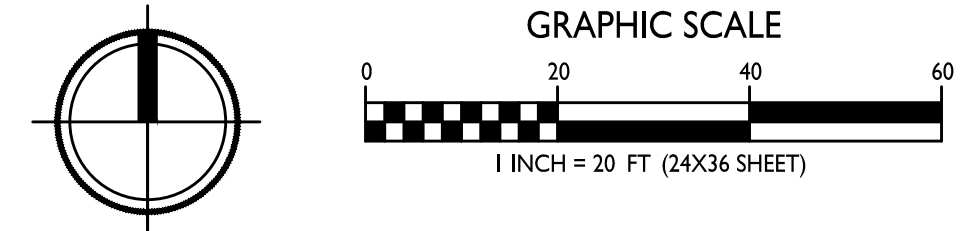
ISSUED
Issued for Plan Review - January 17, 2025

LIGHT LEVEL STATISTICS						
DESCRIPTION	SYMBOL	AVG.	MAX.	MIN.	MAX. / MIN.	AVG. / MIN.
Surface Parking & Drive Aisle	+	0.8 fc	3.4 fc	0.2 fc	17.0:1	4.0:1

LUMINAIRE SCHEDULE							
SYMBOL	LABEL	QTY.	MANUF.	CATALOG	DESCRIPTION	FILE	MOUNTING
○	A	61	POULSEN LIGHTING, INC.	TOW-155-NATURAL	ALUMINUM LED WALL MOUNT LIGHT, 120V, 2093 LUMENS	TOB_INC_V00_B0080_louis_poulsen.ies	7'-0" ABOVE GRADE ON BUILDING
○	B	4	POULSEN LIGHTING, INC.	TOW-155-NATURAL	ALUMINUM LED WALL MOUNT LIGHT, 120V, 2093 LUMENS	TOB_INC_V00_B0080_louis_poulsen.ies	10'-0" ABOVE GRADE ON BUILDING
□	C	5	LUMINIS LIGHTING	CT153-LILK2A-LD4-27K-HS	CT185 ALUMINUM DIECAST POLE LIGHT, 80CRI, 2700K, TYPE 4, MVOLT	CT153-LILK2A-LD4-27K-HS.ies	16'-0" POLE ON 2'-0" TALL CONC. BASE



I SITE LIGHTING PLAN
C-2.1 1" = 20'-0"



PROJECT TITLE
**Jakum Site
Redevelopment**

**18-Unit
Townhouse**

**Red Earth
Development**

**N 15th St & Luedke Ct
Sheboygan, Wisconsin**

SHEET TITLE
Site Lighting Plan

SHEET NUMBER

C-2.1

PROJECT NO. **2427**
© Knothe & Bruce Architects, LLC 37



knothe bruce ARCHITECTS

Phone: 8401 Greenway Blvd., Suite 0
9 0 0
608.836.3690 Middleton, WI
5 3 5 6 2



788 N. Jefferson Street, Ste 900
Milwaukee, Wisconsin 53202

kapurinc.com

ISSUED
Plan Commission Set - January 17, 2025

PROJECT TITLE
Jakum Site
Redevelopment

Red Earth
Development

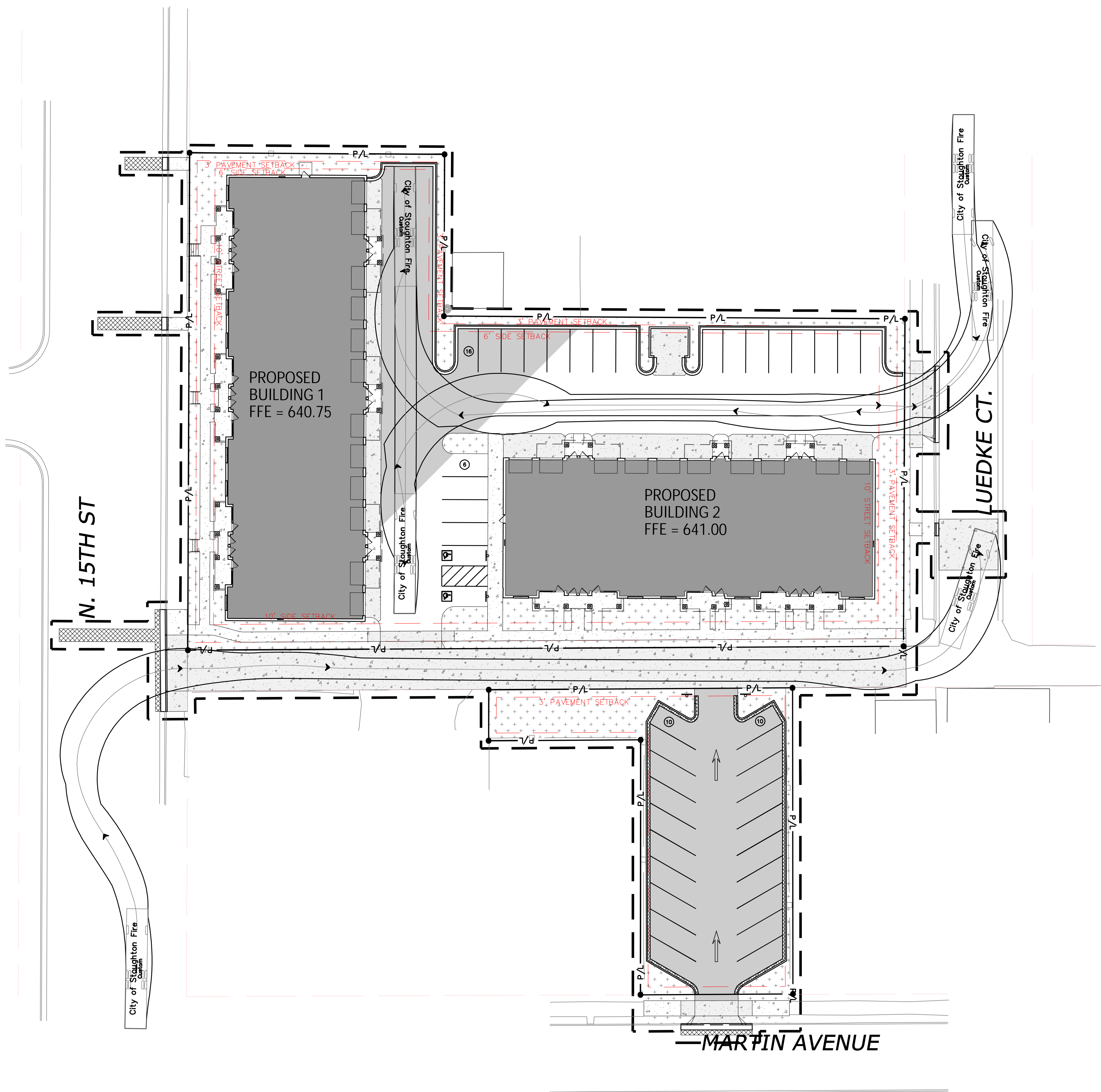
N. 15th St. & Luedke Ct.
Sheboygan, Wisconsin

SHEET TITLE
FIRE ACCESS
MOVEMENTS

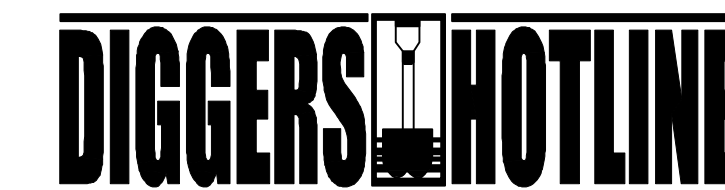
SHEET NUMBER

EX-1

PROJECT NO. 2427



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



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

I/A-1.1
1ST FLOOR

ISSUED
Issued for Plan Review - January 17, 2025

PROJECT TITLE
Jakum Site
Redevelopment

18-Unit
Townhouse

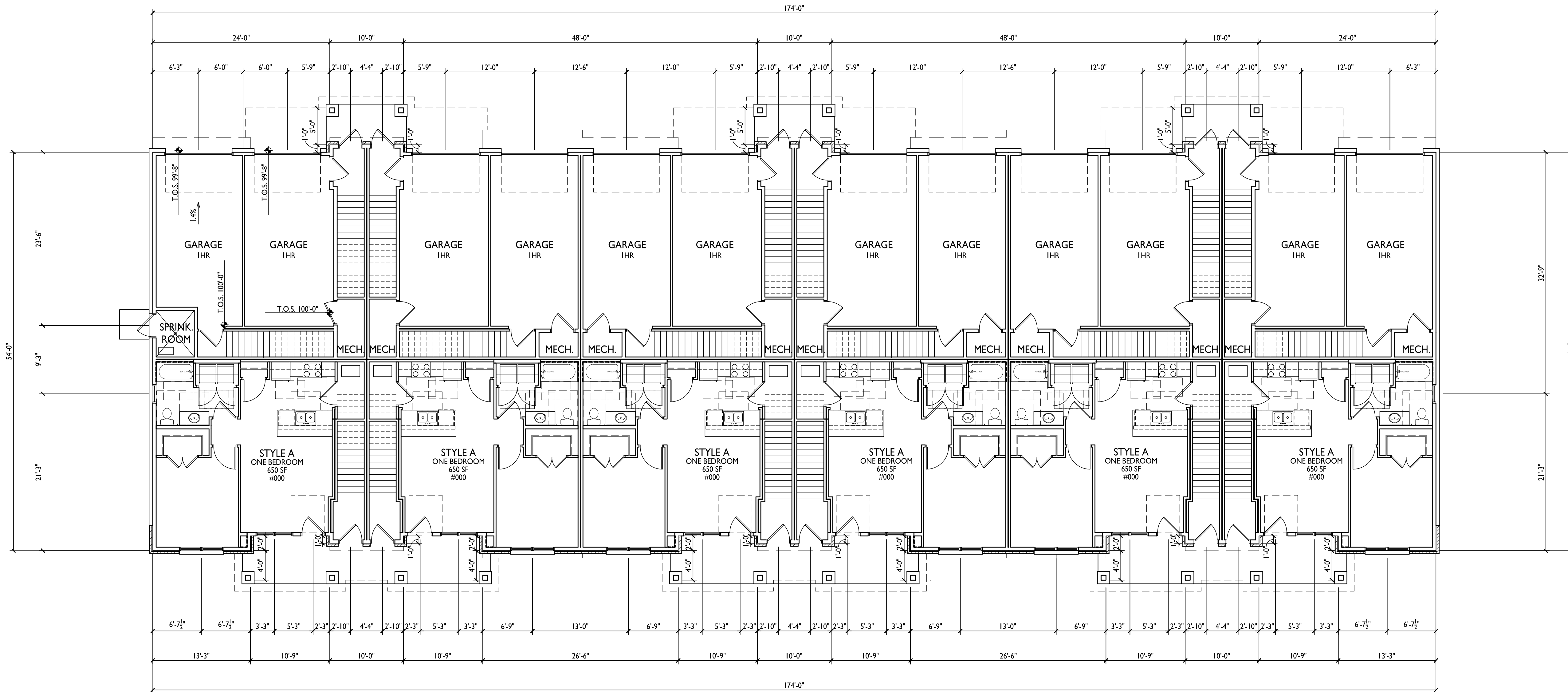
Red Earth
Development

N 15th St & Luedke Ct
Sheboygan, Wisconsin
SHEET TITLE
First Floor Plan

SHEET NUMBER

A-1.1

PROJECT NO. 2427
© Knothe & Bruce Architects, LLC



I
A-1.1 FIRST FLOOR PLAN
1/8" = 1'-0"

I/A-1.2
2ND FLOOR

ISSUED
Issued for Plan Review - January 17, 2025

PROJECT TITLE
**Jakum Site
Redevelopment**

**18-Unit
Townhouse**

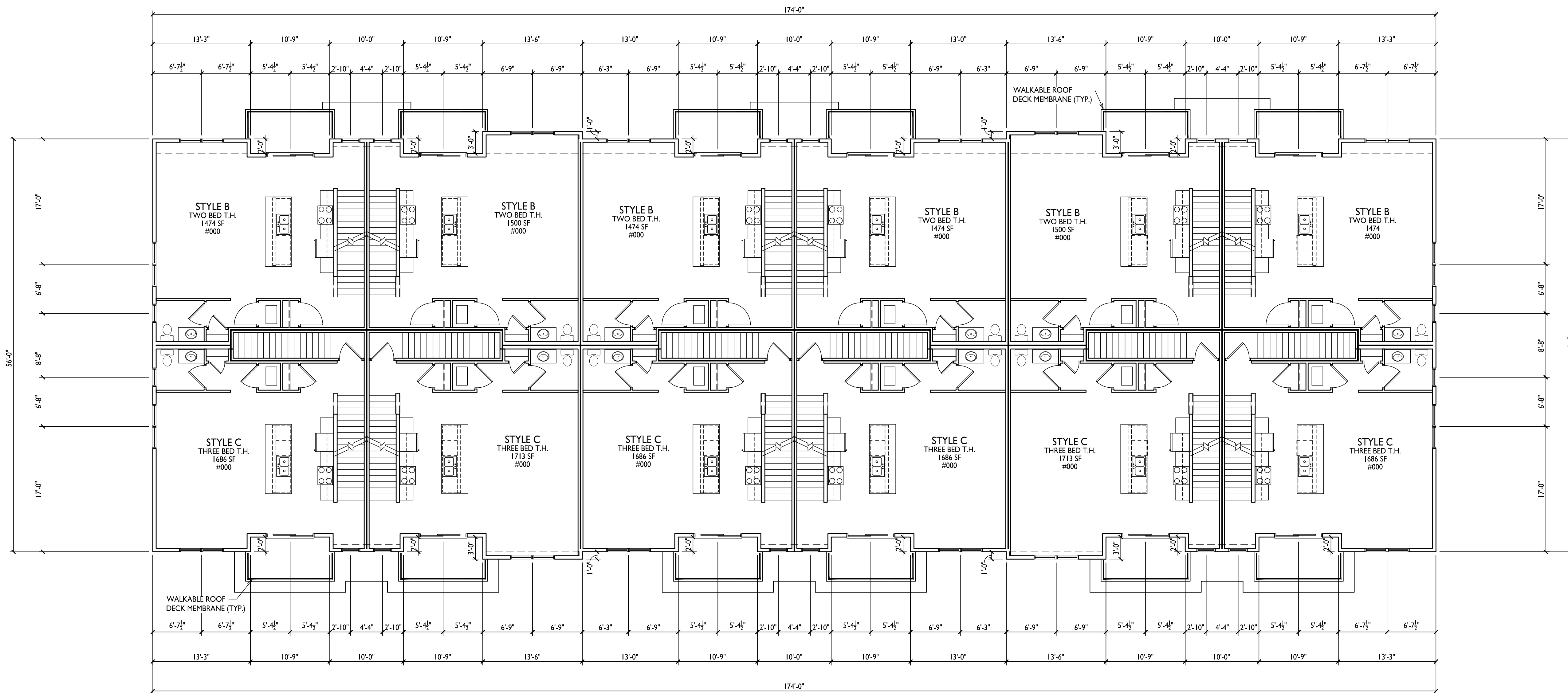
**Red Earth
Development**

N 15th St & Luedke Ct
Sheboygan, Wisconsin
SHEET TITLE
Second Floor Plan

SHEET NUMBER

A-1.2

PROJECT NO. **2427**
© Knothe & Bruce Architects, LLC



1 SECOND FLOOR PLAN
A-1.2 1/8" = 1'-0"

I/A-1.3
3RD FLOOR

ISSUED
Issued for Plan Review - January 17, 2025

PROJECT TITLE
**Jakum Site
Redevelopment**

**18-Unit
Townhouse**

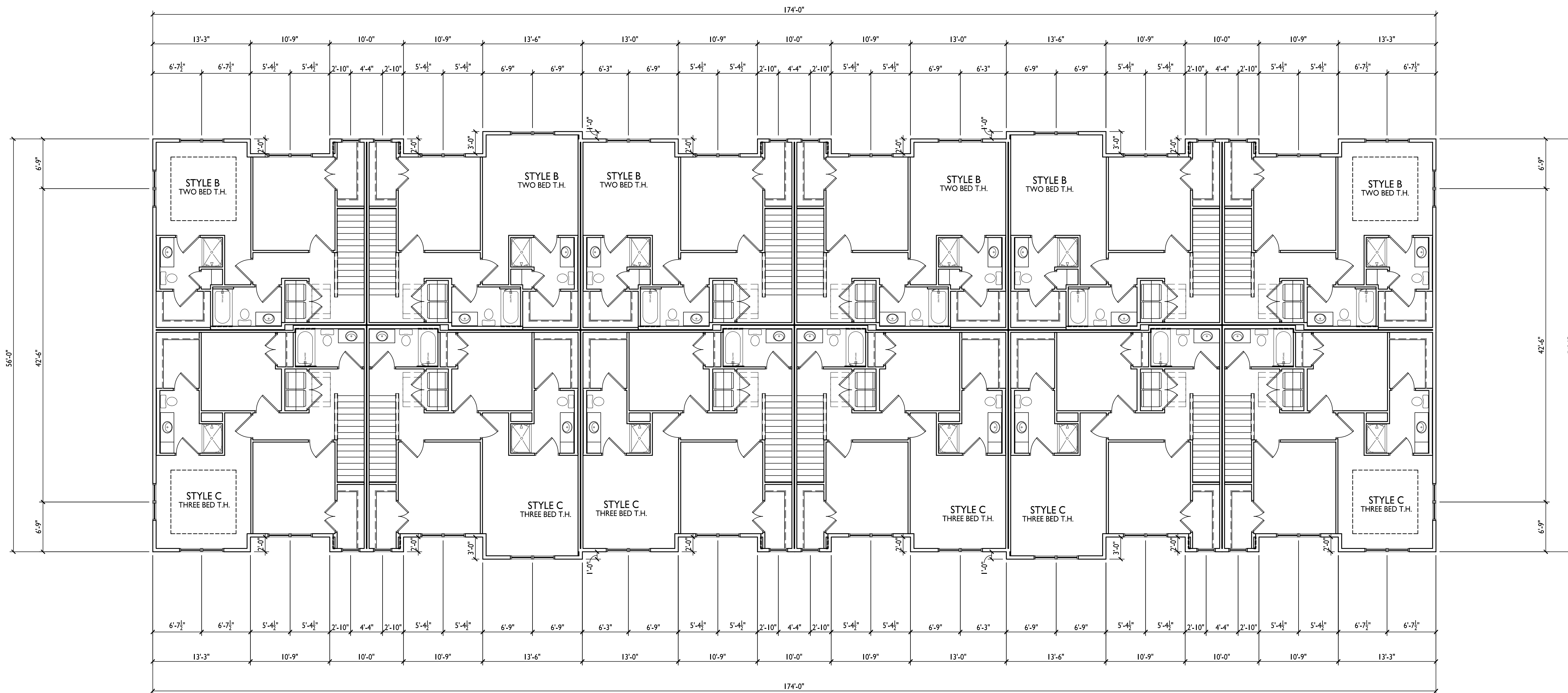
**Red Earth
Development**

N 15th St & Luedke Ct
Sheboygan, Wisconsin
SHEET TITLE
Third Floor Plan

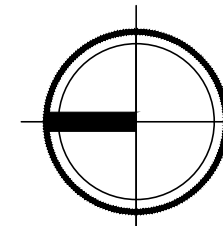
SHEET NUMBER

A-1.3

PROJECT NO. **2427**
© Knothe & Bruce Architects, LLC 41



I
A-1.3
THIRD FLOOR PLAN
1/8" = 1'-0"



I/A-1.4
ROOF PLAN

ISSUED
Issued for Plan Review - January 17, 2025

PROJECT TITLE
**Jakum Site
Redevelopment**

**18-Unit
Townhouse**

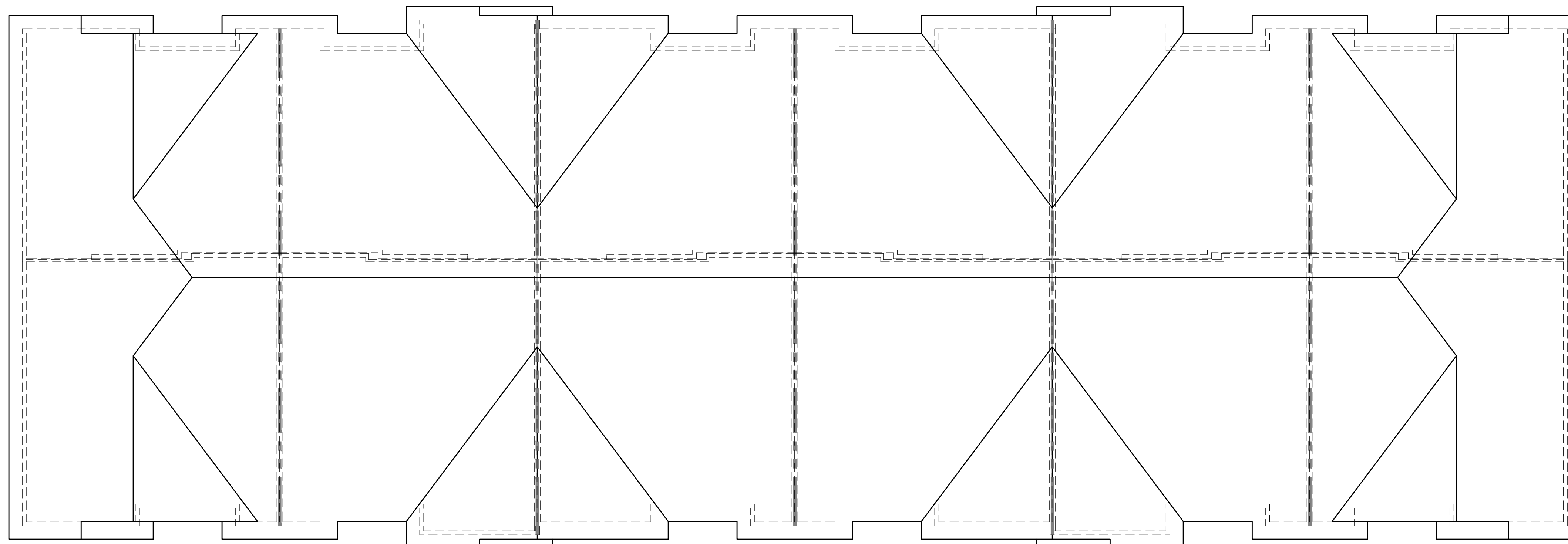
**Red Earth
Development**

N 15th St & Luedke Ct
Sheboygan, Wisconsin
SHEET TITLE
Roof Plan

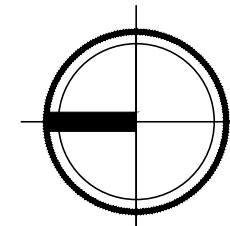
SHEET NUMBER

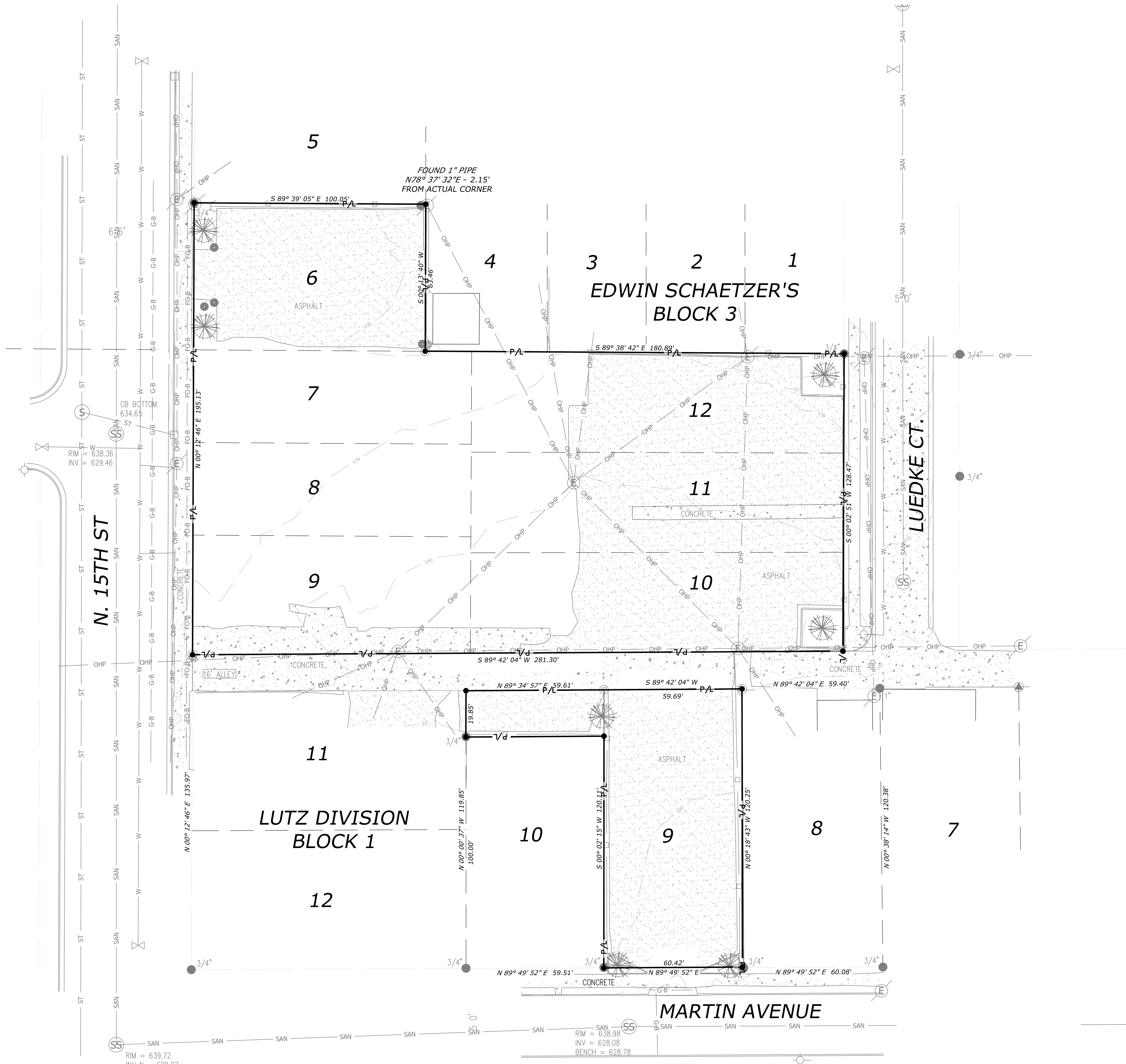
A-1.4

PROJECT NO. **2427**
© Knothe & Bruce Architects, LLC



I
A-1.4
ROOF PLAN
1/8" = 1'-0"





knothe • bruce
ARCHITECTS

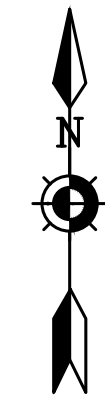
Phone: 8401 Greenway Blvd., Suite
900
608.636.3690
53015
Mirlleton, WI 53202



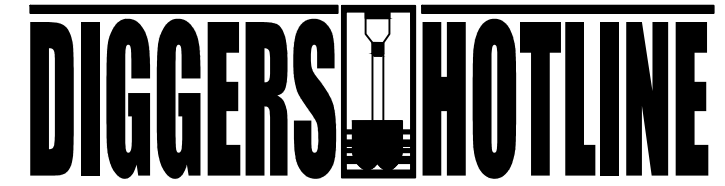
788 N. Jefferson Street, Ste 900
Milwaukee, Wisconsin 53202

kapurinc.com

ISSUED
Plan Commission Set - January 17, 2025



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



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

KEY INDEX

- ▲ - FOUND REBAR/PIN
- - FOUND STEEL PIPE
- ⊕ - SET 5/8" REBAR
- - POST
- - CATCH BASIN
- ⊙ - STORM MANHOLE
- ⊙ - SANITARY MANHOLE
- ⊙ - HYDRANT
- ⊗ - GATE VALVE
- ⊙ - POWER POLE
- SAN - SANITARY SEWER
- ST - STORM SEWER
- W - WATERMAIN
- G-B - UNDERGROUND GAS
- FO-B - UNDERGROUND FIBER OPTICS
- OHP - OVERHEAD WIRE
- - WOOD FENCE

PROJECT TITLE
Jakum Site
Redevelopment

Red Earth
Development

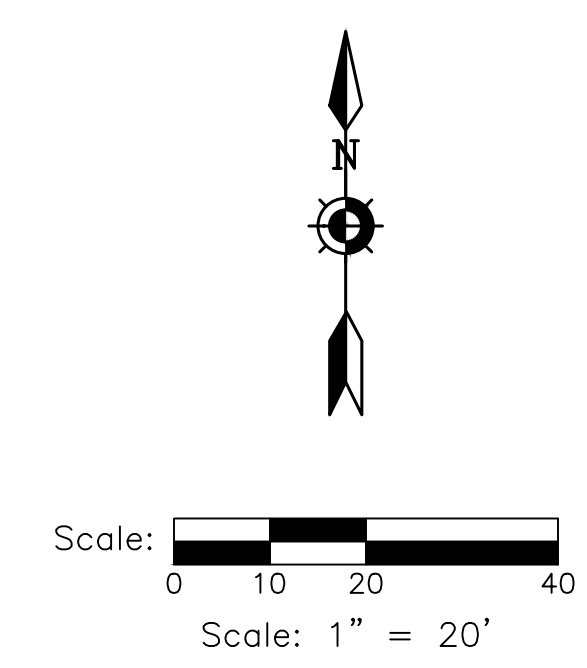
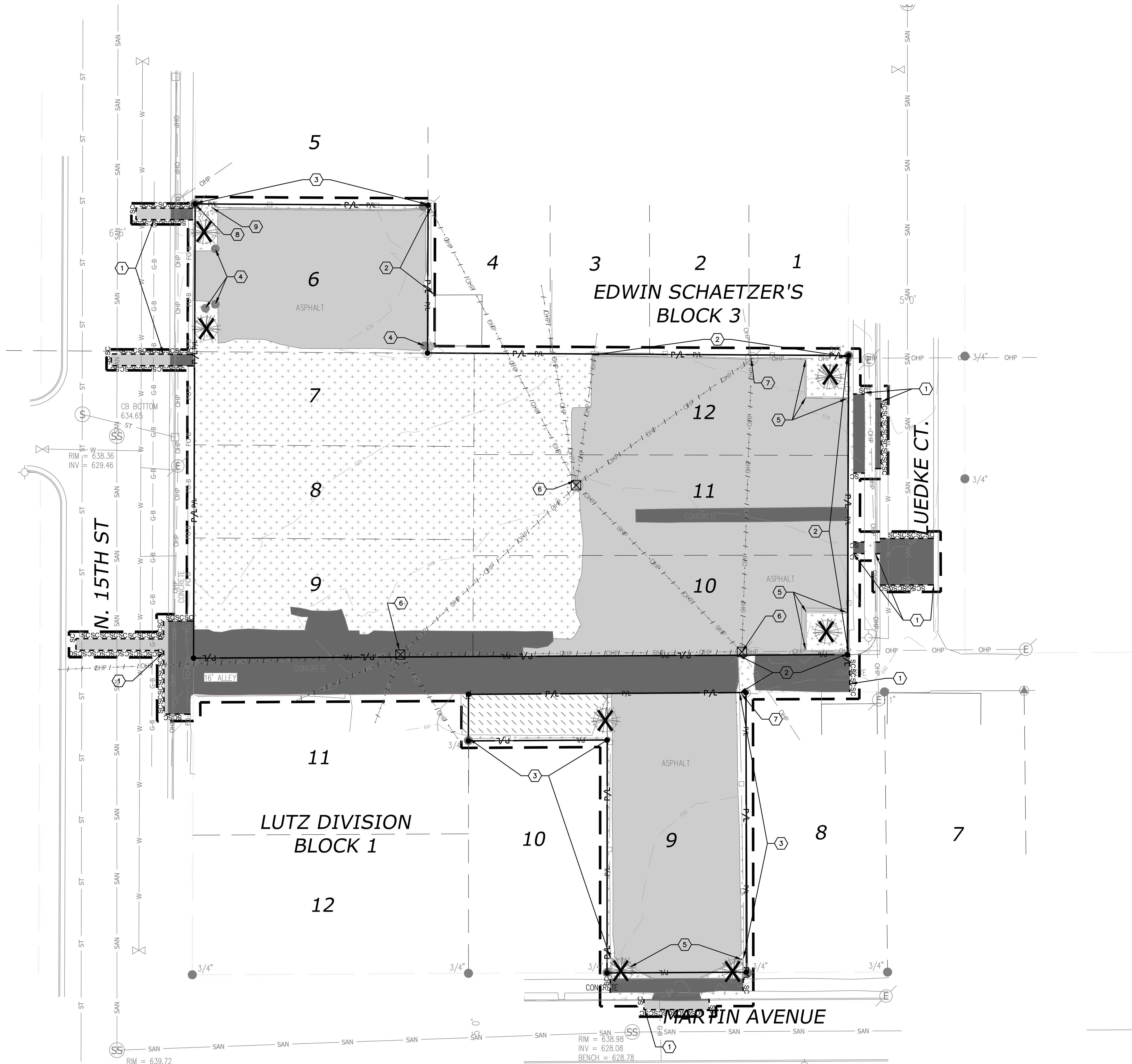
N. 15th St. & Luedke Ct.
Sheboygan, Wisconsin

SHEET TITLE
**EXISTING
CONDITIONS
PLAN**

SHEET NUMBER

C100

PROJECT NO. 2427



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

KEY INDEX	
	PROJECT LIMITS
	PROPERTY LINE
	VEGETATION TO BE REMOVED & DISPOSED OF OFFSITE. IF SUITABLE FOR REUSE, TOPSOIL TO BE STOCKPILED. UNUSED & UNSUITABLE TOPSOIL TO BE REMOVED OFFSITE. TOPSOIL THICKNESS MAY VARY. REFER TO GEOTECHNICAL REPORT.
	ASPHALT PAVEMENT & BASE MATERIAL TO BE REMOVED TO SUB-BASE & DISPOSED OF OFFSITE. PAVEMENT & BASE THICKNESS MAY VARY. REFER TO GEOTECHNICAL REPORT.
	CONCRETE & BASE MATERIAL TO BE REMOVED TO SUB-BASE & DISPOSED OF OFFSITE. CONCRETE & BASE THICKNESS MAY VARY. REFER TO GEOTECHNICAL REPORT.
	GRAVEL MATERIAL TO BE REMOVED & DISPOSED OF OFFSITE. IF SUITABLE FOR REUSE, GRAVEL TO BE STOCKPILED. UNUSED GRAVEL MATERIAL TO BE REMOVED OFFSITE. GRAVEL THICKNESS MAY VARY. REFER TO GEOTECHNICAL REPORT.
	SAWCUT FULL DEPTH
	TREES & STUMPS TO BE REMOVED
	DENOTES UTILITIES TO BE ABANDONED & REMOVED.
	UTILITY STRUCTURE REMOVAL/ABANDONMENT
	SAWCUT APPROXIMATELY 2' OF ASPHALT PAVEMENT OFF THE EDGE OF THE ROADWAY TO PROVIDE A SMOOTH EDGE FOR INSTALLATION OF NEW PAVEMENT.
	REMOVE & DISPOSE OF EXISTING WOOD FENCE INCLUDING POSTS & FOOTINGS
	EXISTING FENCE TO REMAIN. CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION.
	REMOVE & DISPOSE OF EXISTING POST.
	REMOVE & DISPOSE OF WOODEN PLANTER BEDS
	REMOVE & RELOCATE EXISTING UTILITY POLE AND OVERHEAD WIRES. CONTRACTOR TO COORDINATE REMOVAL AND RELOCATION WITH EXISTING UTILITY OWNER.
	REMOVE & RELOCATE EXISTING GUY WIRE. CONTRACTOR TO COORDINATE REMOVAL AND RELOCATION WITH EXISTING UTILITY OWNER.
	EXISTING UTILITY POLE TO REMAIN. CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION.
	EXISTING GUY WIRE TO REMAIN. CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION.

kb2
knothe • bruce
 ARCHITECTS
 Phone: 8401 Greenway Blvd., Suite 900
 608.636.3690 Mirlleton, WI 53202
 5 3 5 6 2

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

ISSUED
 Plan Commission Set - January 17, 2025

PROJECT TITLE
 Jakum Site
 Redevelopment
 Red Earth
 Development

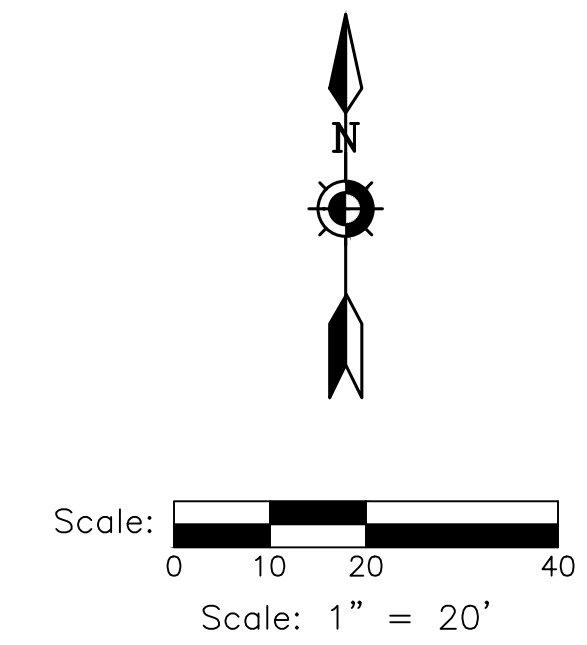
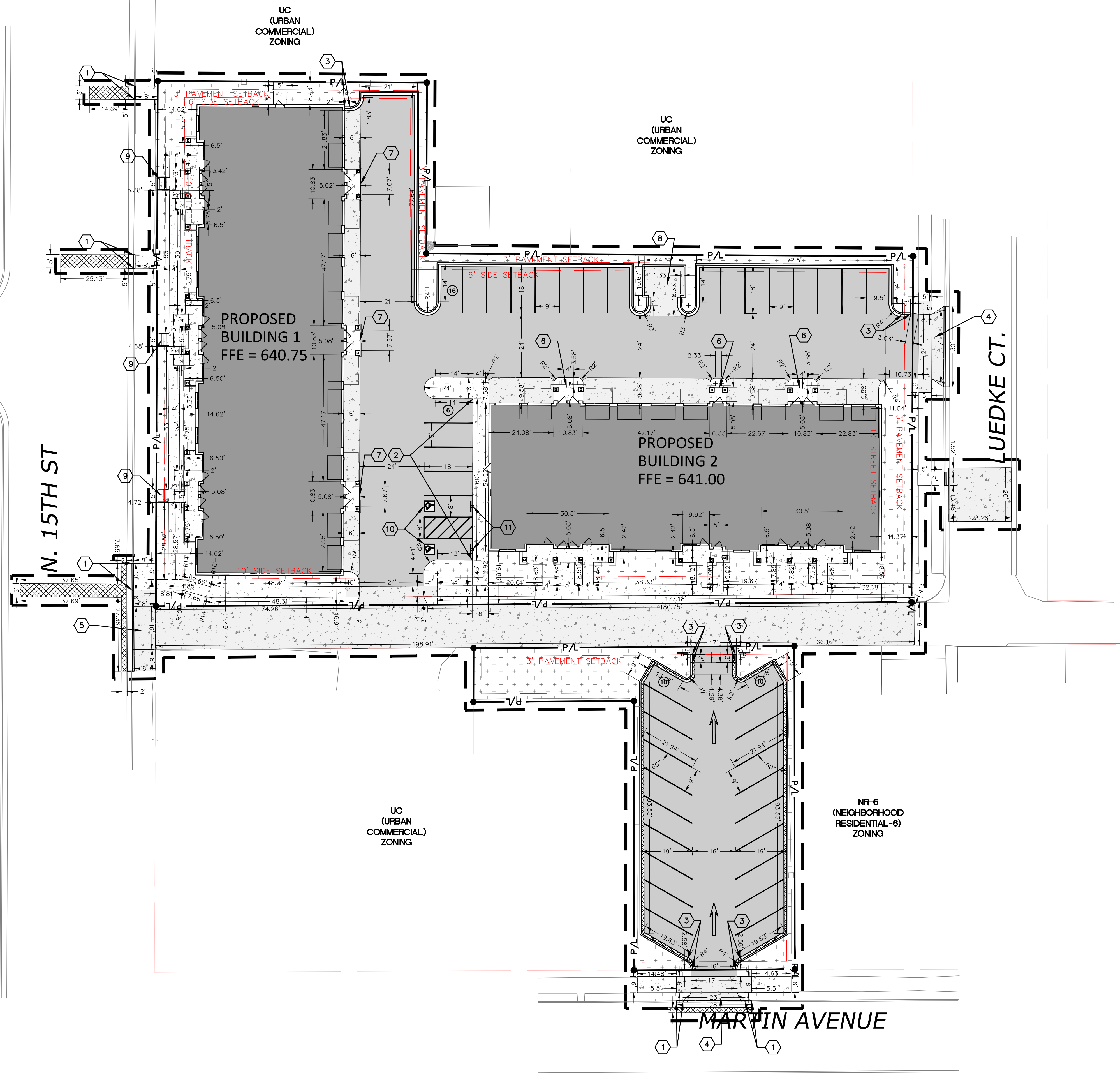
N. 15th St. & Luedke Ct.
 Sheboygan, Wisconsin
 SHEET TITLE
 SITE
 DEMOLITION
 PLAN

SHEET NUMBER

C101

PROJECT NO. 2427

PARKING SUMMARY	
REQUIRED VEHICLE SPACES - 2 SPACES FOR EACH UNIT WITH 2 OR MORE BEDROOMS AND 1-1/2 SPACES FOR EACH UNIT WITH 1 BEDROOM OR LESS - 3 BEDROOM UNITS = 11 X 2 SPACES = 22 SPACES - 2 BEDROOM UNITS = 11 X 2 SPACES = 22 SPACES - 1 BEDROOM UNITS = 11 X 1.5 SPACES = 17 SPACES	61
STANDARD SURFACE SPACES	40
ACCESSIBLE SURFACE SPACES	2
GARAGE SPACES	22
TOTAL VEHICLE SPACES	64



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

KEY INDEX	
	PROJECT LIMITS PROPERTY LINE
	AREAS DISTURBED BY CONSTRUCTION (NOT SPECIFICALLY CALLED OUT ON THE LANDSCAPE PLANS) TO BE RESTORED WITH MINIMUM 4" TOPSOIL, SEED, FERTILIZER, AND MULCH (TYP). USE SALVAGED TOPSOIL OR IMPORT TOPSOIL IF REQUIRED.
	ASPHALTIC CONCRETE
	ASPHALTIC CONCRETE TO MATCH EXISTING STREET SECTION
	CONCRETE SLAB
	HEAVY DUTY CONCRETE SLAB
	LOW-SIDE CONCRETE CURB & GUTTER 18" BARRIER UNLESS OTHERWISE NOTED
	HIGH-SIDE CONCRETE CURB & GUTTER 18" BARRIER UNLESS OTHERWISE NOTED
	DEPRESSED CONCRETE CURB & GUTTER 18" DEPRESSED UNLESS OTHERWISE NOTED
	30" BARRIER CURB & GUTTER
	DEPRESSED INTEGRAL CURB
	TRANSITION FROM 18" BARRIER CURB & GUTTER TO ZERO FACE CURB
	CONCRETE DRIVEWAY APRON
	CONCRETE DRIVEWAY APRON
	RAISED CONCRETE STEP
	RAISED CONCRETE STEP
	CMU DUMPSTER ENCLOSURE. REFER TO ARCHITECTURAL PLANS FOR MORE INFORMATION.
	CONCRETE STEPS WITH HANDRAILS
	ACCESSIBLE PARKING SYMBOL
	ACCESSIBLE SIGN

knothe bruce
 ARCHITECTS
 Phone: 8401 Greenway Blvd., Suite 900
 608.636.3690 Middleton, WI 53705

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

ISSUED
 Plan Commission Set - January 17, 2025

PROJECT TITLE
 Jakum Site
 Redevelopment
 Red Earth
 Development

N. 15th St. & Luedke Ct.
 Sheboygan, Wisconsin
 SHEET TITLE
 SITE LAYOUT
 PLAN

SHEET NUMBER

C102

PROJECT NO. 2427



knothe-bruce ARCHITECTS

Phone: 8401 Greenway Blvd., Suite 900
608.636.3690 Middleton, WI 53705



788 N. Jefferson Street, Ste 900
Milwaukee, Wisconsin 53202

kapurinc.com

ISSUED
Plan Commission Set - January 17, 2025

PROJECT TITLE
Jakum Site
Redevelopment

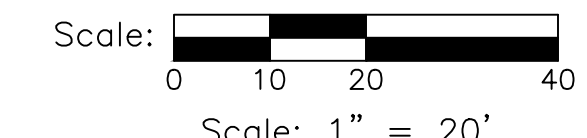
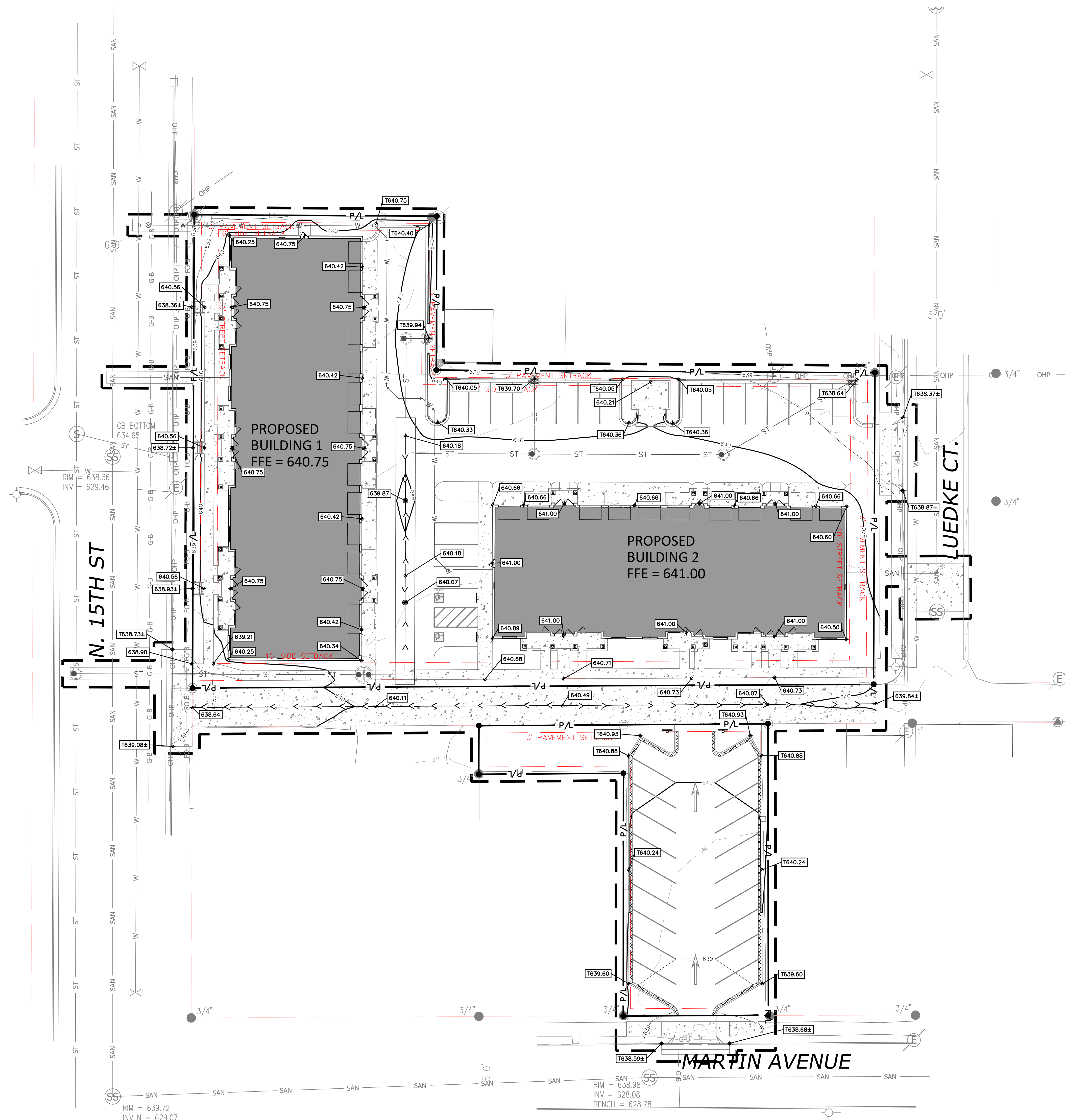
Red Earth
Development

SHEET TITLE
SITE GRADING
PLAN

SHEET NUMBER

C104

PROJECT NO. 2427



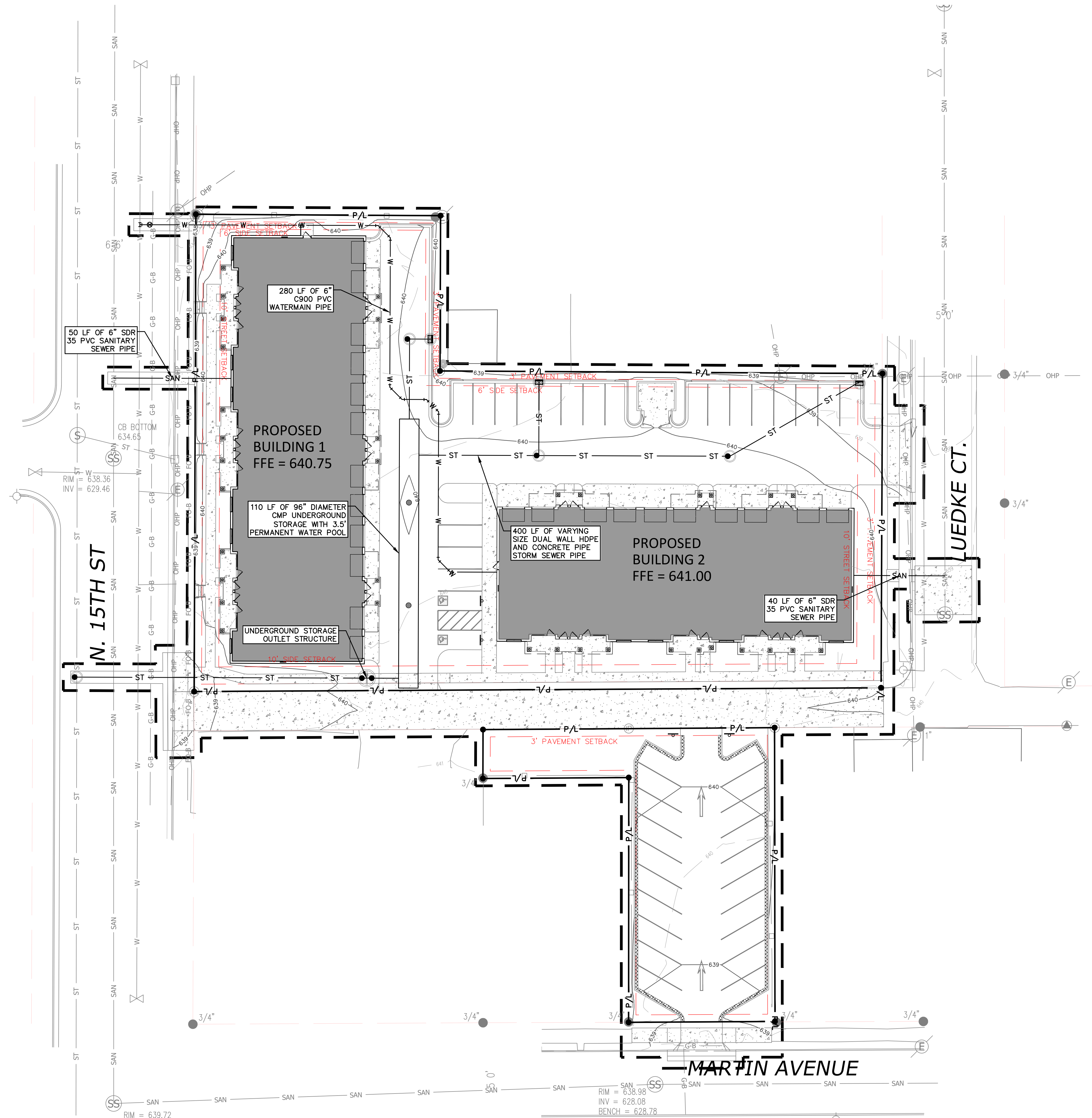
Dial 811 or (800)242-8511
www.DiggersHotline.com

KEY INDEX

- PROJECT LIMITS
- PROPERTY LINE
- EXISTING CONTOUR MINOR
- EXISTING CONTOUR MAJOR
- PROPOSED CONTOUR MINOR
- PROPOSED CONTOUR MAJOR
- SWALE
- PROPOSED SPOT GRADE
- MATCH EXISTING GRADE
- PROPOSED TOP OF CURB GRADE. REFER TO SITE LAYOUT PLANS FOR MORE INFORMATION. GUTTER IS 6" BELOW TOP OF CURB UNLESS OTHERWISE NOTED.
- MATCH EXISTING TOP OF CURB GRADE

RIM = 639.72
INV N = 629.07

RIM = 638.98
INV = 628.08
BENCH = 628.78



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

UTILITY NOTES

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

KEY INDEX

- PROJECT LIMITS
- PROPERTY LINE
- STORM MANHOLE
- STORM CATCH BASIN WITH CURB BOX FRAME & GRATE
- UNDERGROUND STORAGE RISER
- WATER MAIN TEE
- WATER MAIN VALVE
- STORM SEWER
- SANITARY SEWER
- WATER MAIN

knothe bruce
 ARCHITECTS
 Phone: 8401 Greenway Blvd., Suite 900
 608.636.3690 Middleton, WI 53705

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

ISSUED
 Plan Commission Set - January 17, 2025

PROJECT TITLE
 Jakum Site
 Redevelopment

Red Earth
 Development

N. 15th St. & Luedke Ct.
 Sheboygan, Wisconsin
 SHEET TITLE

SHEET NUMBER

PROJECT NO. 2427



knothe bruce ARCHITECTS

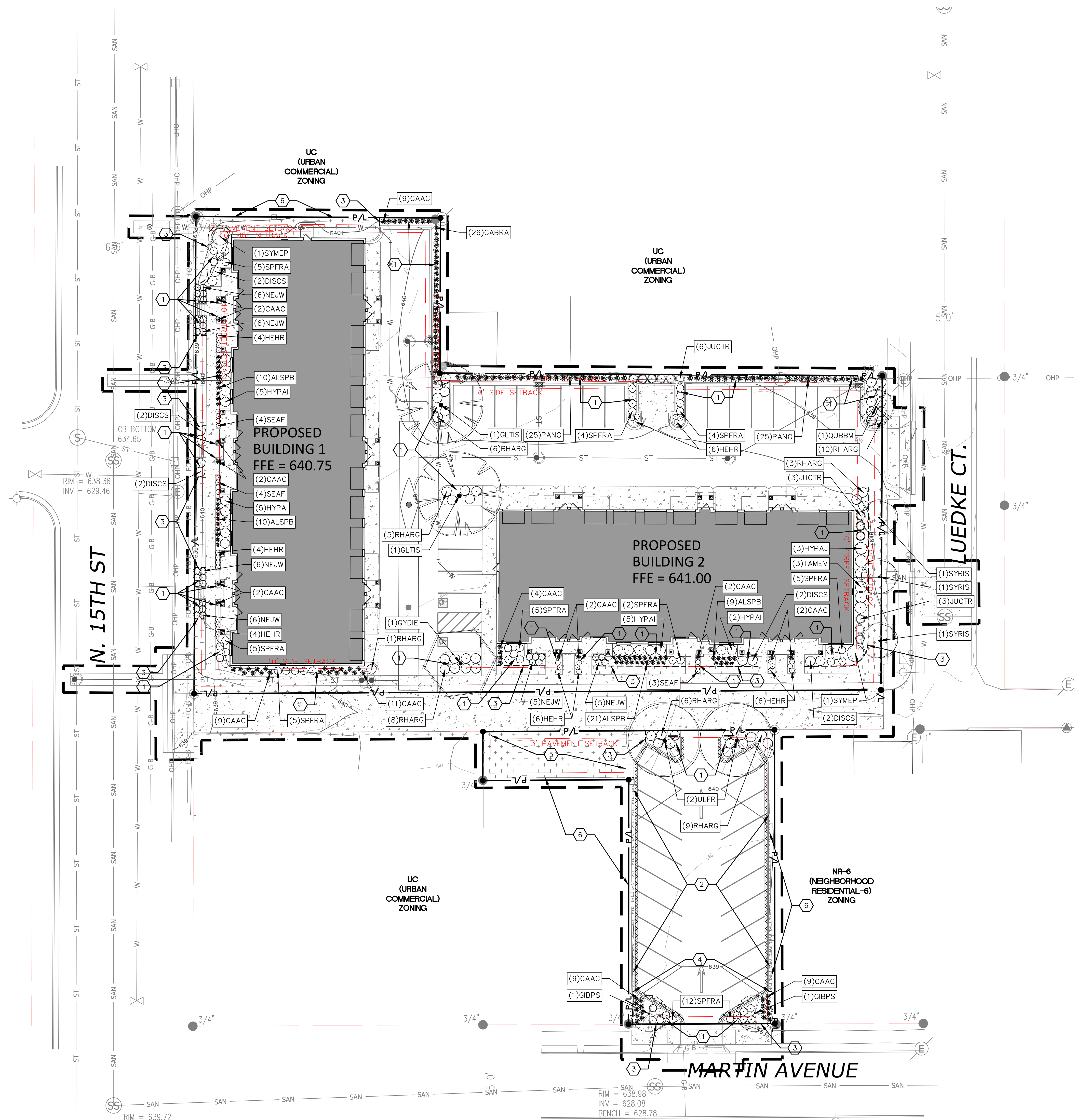
Phone: 8401 Greenway Blvd., Suite 900
608.636.3690 Middleton, WI 53705



788 N. Jefferson Street, Ste 900
Milwaukee, Wisconsin 53202

kapurinc.com

ISSUED
Plan Commission Set - January 17, 2025



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



Dial 811 or (800)242-8511

www.DiggersHotline.com

HATCH LEGEND

- PROJECT LIMITS
- PROPERTY LINE
- EASEMENT LINE
- ALUMINUM EDGING
- AREAS DISTURBED BY CONSTRUCTION TO BE RESTORED WITH MINIMUM 4" TOPSOIL, KENTUCKY BLUE GRASS SEED, FERTILIZER, AND MULCH (TYP). USE SALVAGED TOPSOIL OR IMPORT TOPSOIL IF REQUIRED.
- DECORATIVE STONE MULCH ON WEED BARRIER FABRIC. (8 L201)
- PLANT "CODE" REFERENCES TO THE PLANT SCHEDULE
- QUANTITY OF PLANTS IN THE PLANT GROUPING
- LEADER LINE
- PLANT SYMBOL (SYMBOL VARIES)

KEY INDEX

- SHREDDED HARDWOOD MULCH (7 L201)
- DECORATIVE STONE MULCH (8 L201)
- ALUMINUM EDGING AT PLANTING BED (9 L201)
- ALUMINUM EDGING AT MULCH SEPERATION (10 L201)
- SNOW STORAGE AREA
- EXISTING FENCE

PROJECT TITLE
Jakum Site
Redevelopment

Red Earth
Development

N. 15th St. & Luedke Ct.
Sheboygan, Wisconsin

SHEET TITLE

SITE
LANDSCAPE
PLAN

SHEET NUMBER

L101

PROJECT NO. 2427

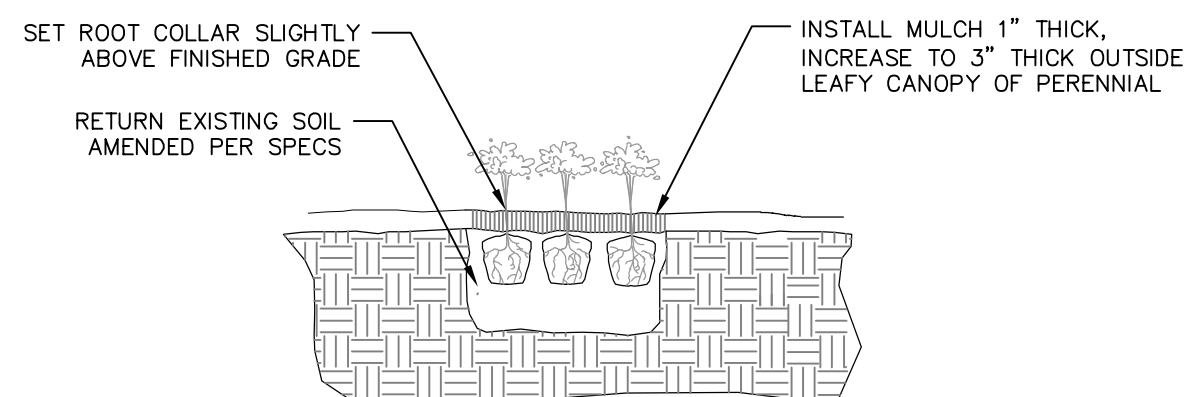
Plant Schedule						
Code	Scientific Name	Common Name	Quantity	Spacing	Install Size	Mature Size (Height/Spread)
Shade and Tall Trees: (Install in accordance with detail 3/L201)						
GIBPS	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo (male)	2	Per Plan	2" caliper B&B	40'/15'
GLTIS	Gleditsia tricanthos 'Shademaster' PP1,515	Shademaster Honeylocust	2	Per Plan	2" caliper B&B	60'/35'
GYDIE	Gymnocladus dioicus 'Espresso'	Espresso Kentucky Coffee Tree	1	Per Plan	2" caliper B&B	50'/35'
QUBBM	Quercus bicolor 'Bonnie and Mike'	Beacon Swamp White Oak	1	Per Plan	2" caliper B&B	35'/15'
ULFR	Ulmus 'Frontier'	Frontier Elm	2	Per Plan	2" caliper B&B	40'-50'/25'-35'
Medium and Low Trees: (Install in accordance with detail 3/L201)						
SYRIS	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	3	Per Plan	1.5" caliper B&B	25'/15'
Evergreen Trees: (Install in accordance with detail 4/L201)						
JUCTR	Juniperus chinensis 'Trautman'	Trautman Juniper	12	Per Plan	4' tall B&B	12'/4'
Deciduous Shrubs: (Install in accordance with detail 5/L201)						
DISCS	Diervilla sessilifolia 'LPDC Podras' PP19,391	Cool Splash Dwarf Bush Honeysuckle	10	Per Plan	24" tall pot	30"/30"-54"
HYPAL	Hydrangea paniculata 'LVOBO' PP22,782	Bobo Hydrangea	17	Per Plan	24" tall pot	3'/3'-4'
HYPAL	Hydrangea paniculata 'Jane'	Little Lime Hydrangea	3	Per Plan	18" tall pot	3'-5'/3'-5'
RHARG	Rhus aromatica 'Gro-Low'	Gro-Low Sumac	48	Per Plan	18" spread pot	2'-3'/6'-8'
SPFRA	Spiraea x fritschiana 'JN Select A'	Pink-a-licious Fritsch Spirea	47	Per Plan	18" tall pot	2'-3'/2'-3'
SYMPE	Syringa meyeri 'Palbin'	Meyer Lilac (Dwarf Korean Lilac)	2	Per Plan	36" tall pot	4'-5'/5'-7'
Evergreen Shrubs: (Install in accordance with detail 5/L201)						
TAMEV	Taxus x media 'Everlow'	Everlow Yew	3	Per Plan	18" spread pot	2'-3'/4'-5'
Perennials: (Install in accordance with detail 6/L201)						
ALSPB	Allium x 'Summer Peek-a-Boo'	Summer Peek-a-Boo Globe Lily	50	Per Plan	#1 cont.	8"-12"/18"-24"
BECOW	Bergenia cordifolia 'Winterglut'	Winter Glow Bergenia	2	Per Plan	#1 cont.	12"-18"/12"-18"
CAAC	Calamagrostis x acutiflora Karl Foerster	Karl Foerster Reed Grass	61	Per Plan	#1 cont.	5'-6'/18"-24"
CABRA	Calamagrostis brachytricha	Fall Blooming Feather Reed Grass	26	Per Plan	#1 cont.	36"-60"/24"
HEHR	Hemerocallis 'Happy Returns'	Happy Returns Daylily	30	Per Plan	#1 cont.	12"-18"/16"-24"
NEJW	Nepeta x 'Junior Walker'	Junior Walker Catmint	34	Per Plan	#1 cont.	15"-18"/30"-36"
PANO	Panicum virgatum 'Northwinds'	Northwinds Switch Grass	50	Per Plan	#1 cont.	4'-5'/24"-30"
SEAF	Sedum x 'Autumn Fire'	Autumn Fire Sedum	11	Per Plan	#1 cont.	18"-24"/24"

NOTE: Plant quantities indicated in the plant schedule are for convenience only. Installation contractor is responsible for verifying plant count on the landscape plan. When discrepancies between the plant schedule, labels and the landscape plan occur, the quantity drawn on the landscape plan shall be the official quantity.

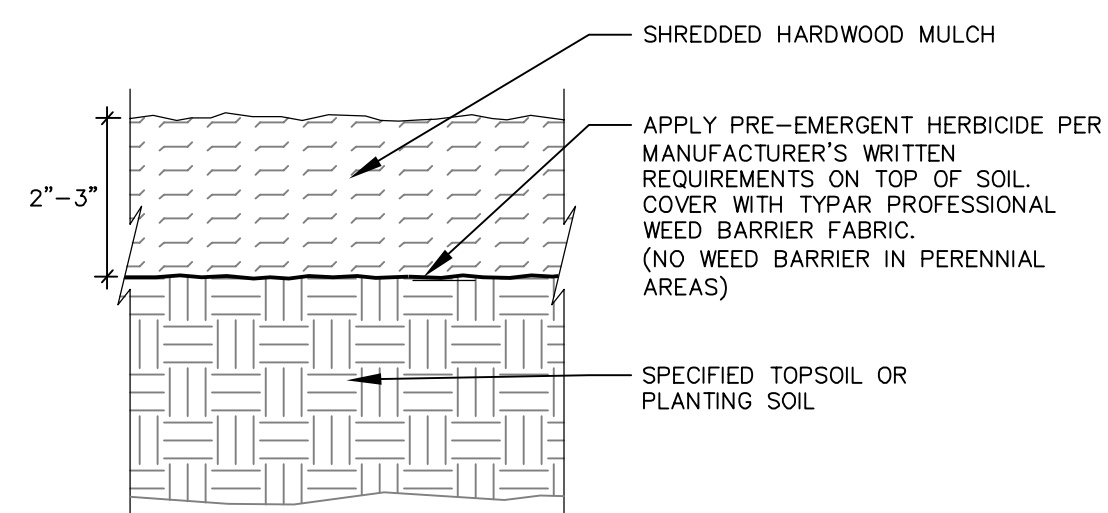
1 PLANT SCHEDULE
L201 REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION

- ALL PLANT MATERIAL SHALL BE OBTAINED FROM A NURSERY LOCATED IN ZONE 5, CONFORM TO APPLICABLE REQUIREMENTS OF THE CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AND BOTANICAL NAMES SHALL BE ACCORDING TO THE CURRENT EDITION OF "STANDARDIZED PLANT NAMES" PREPARED BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURE NOMENCLATURE.
- CONTRACTOR TO PROVIDE TO THE LANDSCAPE ARCHITECT SAMPLES OF ALL WOOD AND MINERAL/STONE MULCHES OR OTHER GROUND COVER MATERIALS FOR APPROVAL PRIOR TO INSTALLATION.
- SHREDDED HARDWOOD MULCH TO BE FRESHLY ACQUIRED SHREDDED HARDWOOD MULCH. DOUBLE MILLED, EXCESSIVE DIRT AND DUST LIKE MATERIAL OR OLD MATERIAL IS NOT ACCEPTABLE.
- LANDSCAPE EDGING TO BE ALUMINUM EDGING. REFER TO SPECIFICATION 32 93 00 PLANTS FOR ADDITIONAL INFORMATION.
- ALL PLANTING AREAS TO RECEIVE A 2 TO 3-INCH THICK LAYER OF SHREDDED HARDWOOD MULCH OVER TYPAR PROFESSIONAL WEED BARRIER FABRIC WITH EDGING. EDGING TO BE INSTALLED BETWEEN DIFFERENT TYPES OF MULCHES, BETWEEN MULCHES AND TURF, AND/OR WHERE SPECIFICALLY NOTED ON THE PLAN. REFER TO SPECIFICATION 32 93 00 PLANTS FOR ADDITIONAL INFORMATION.
- INSTALL SHOVEL CUT EDGE AROUND ALL INDIVIDUAL TREES AND SHRUBS IN LAWN AREAS AND ALONG PAVEMENT WHERE PLANTING AREAS ADJUT TO PREVENT SHREDDED HARDWOOD MULCH FROM SPILLING OUT OF PLANTING AREA.
- CONTRACTOR RESPONSIBLE FOR MAINTENANCE OF PLANT MATERIAL FOR 90 DAYS FROM INSTALLATION, INCLUDING WATERING, WEEDING, ETC. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF SEEDING AREAS FOR 60 DAYS FROM INSTALLATION, INCLUDING WATERING, WEEDING, ETC. CONTRACTOR TO PROVIDE AND REVIEW MAINTENANCE INSTRUCTIONS WITH THE OWNER PRIOR TO THE COMPLETION OF THESE MAINTENANCE PERIODS. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
- CLEANLY PRUNE AND REMOVE DAMAGED BRANCHES, DEAD WOOD, AND ROOTS IMMEDIATELY PRIOR TO PLANTING. DO NOT CUT LEADERS OR LEAVE "V" CROTCHES OR DOUBLE LEADERS UNLESS A MULTI-STEM TREE IS SPECIFIED.
- REMOVE BURLAP, WIRE BASKET, ROPE, TWINE, AND ALL SYNTHETIC MATERIAL FROM THE ROOTS, TRUNK, OR CROWN OF PLANT.
- REMOVE EXCESS SOIL ABOVE ROOT COLLAR.
- PLANT TREES AND SHRUBS SO THAT THE ROOT COLLAR IS 2" ABOVE FINISHED GRADE OR SEVERAL INCHES ABOVE GRADE IF PLANT IS INSTALLED IN POOR SOILS.
- PLANT TREES AND SHRUBS WITH SAME ORIENTATION AS WHEN HARVESTED FROM THE NURSERY OR TO SHOWCASE THE MOST AESTHETIC VIEW.
- PLANT ALL TREES WITH THREE SLOW RELEASE FERTILIZER PACKETS, SPACED EQUIDISTANT AROUND THE EDGE OF THE ROOT BALL.
- PLANT ALL SHRUBS WITH ONE SLOW RELEASE FERTILIZER PACKET, PLACED BELOW THE ROOTING SYSTEM.
- WATER AND TAMP BACKFILL AND ROOTS OF ALL NEWLY SET PLANT MATERIAL SO THE SOIL AND ROOTS ARE THOROUGHLY SOAKED AND AIR POCKETS ARE REMOVED.
- FOR INDIVIDUAL TREES & SHRUBS PLANTED IN TURF AREAS, PROVIDE CONTINUOUS 3" SOIL SAUCER TO CONTAIN WATER & MULCH (TREES ON SLOPES SHALL BE SAUCERED ON THE DOWNHILL SIDE)
- INSTALL 3" THICK SHREDDED HARDWOOD MULCH RING 3'-0" DIA. FOR DECIDUOUS TREES AND ALL INDIVIDUAL SHRUBS IN LAWN AREAS, 5'-0" DIA. FOR EVERGREEN TREES. KEEP MULCH 2" AWAY FROM TRUNKS.
- STAKING - ONLY STAKE EVERGREEN TREES 5'-0" OR GREATER IN HEIGHT OR TREES THAT ARE UNABLE TO REMAIN UPRIGHT AFTER PLANTING. TREES WILL BECOME STRONGER FASTER WHEN THE TOP 2/3 OF THE TREE IS FREE TO SWAY. DO NOT ATTACH WIRE DIRECTLY TO TREES OR THROUGH HOSES - UTILIZE GROMMETED, SYNTHETIC STRAPS AT LEAST 2" WIDE AROUND THE TREE, ATTACH STRAPPING TO STAKE WITH WIRE. STAKE ONLY WHEN NECESSARY. STAKES SHOULD BE DRIVEN DEEPLY INTO THE GROUND TO PREVENT DISLODGING. CHECK AT LEAST EVERY THREE MONTHS FOR BINDING OR OTHER PROBLEMS. STAKES AND TIES SHOULD BE REMOVED SIX MONTHS TO ONE YEAR AFTER PLANTING.
- LAWN AREAS BEING CONVERTED TO PLANTING BEDS SHALL HAVE THE LAWN KILLED AND ENTIRELY REMOVED INCLUDING ROOTS. REPLACE THE REMOVED SOIL WITH IMPORTED TOPSOIL. DO NOT TILL THE EXISTING LAWN INTO THE SOIL.
- PAVED AREAS BEING CONVERTED TO PLANTING BEDS SHALL HAVE ALL STONE AGGREGATE BASE DOWN TO SUBGRADE REMOVED AND REPLACED WITH PLANTING SOIL.
- STONE MULCH TO BE 3/4-INCH RAVENS BLACK DECORATIVE STONE CHIP FROM HALQUIST STONE OR APPROVED EQUIVALENT. CONTRACTOR TO CONTACT HALQUIST STONE N51 W23563 LISBON ROAD SUSSEX, WI 53089 TELEPHONE (262)246-9000 EMAIL: INFO@HALQUISTSTONE.COM
- REFER TO SPECIFICATIONS 32 93 00 PLANTS AND 32 92 00 TURF AND GRASSES FOR ADDITIONAL INFORMATION.

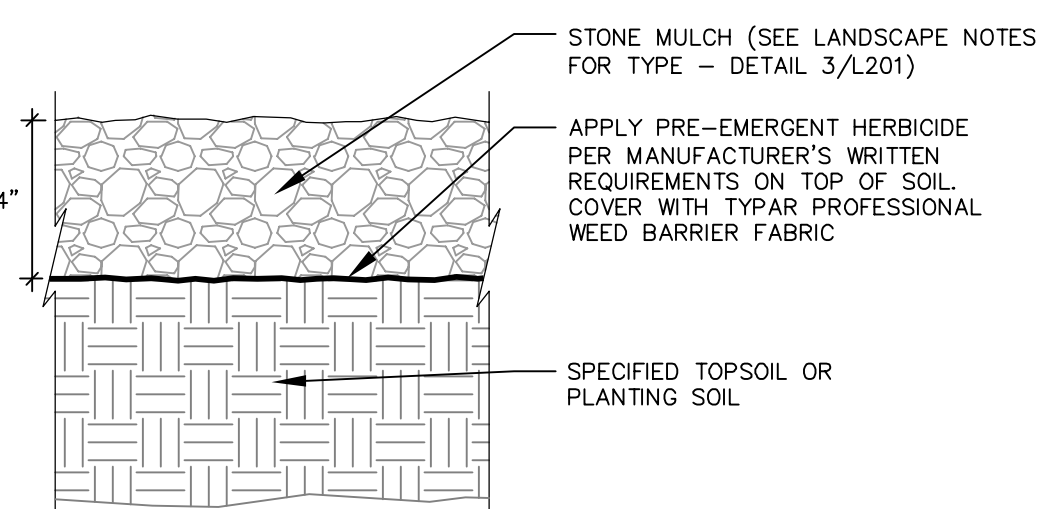
2 LANDSCAPE NOTES
L201 REFER TO SPECIFICATIONS



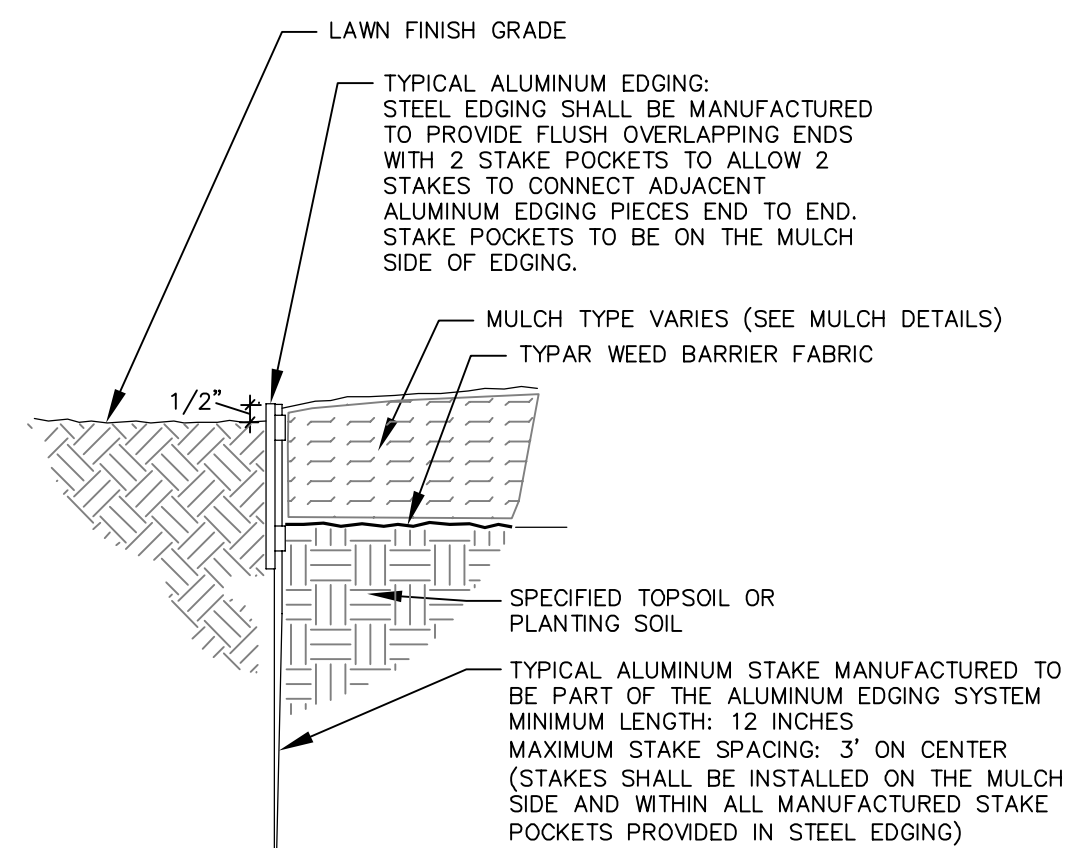
6 PERENNIAL PLANTING
L201 N.T.S.



7 SHREDDED HARDWOOD MULCH SECTION
L201 N.T.S.

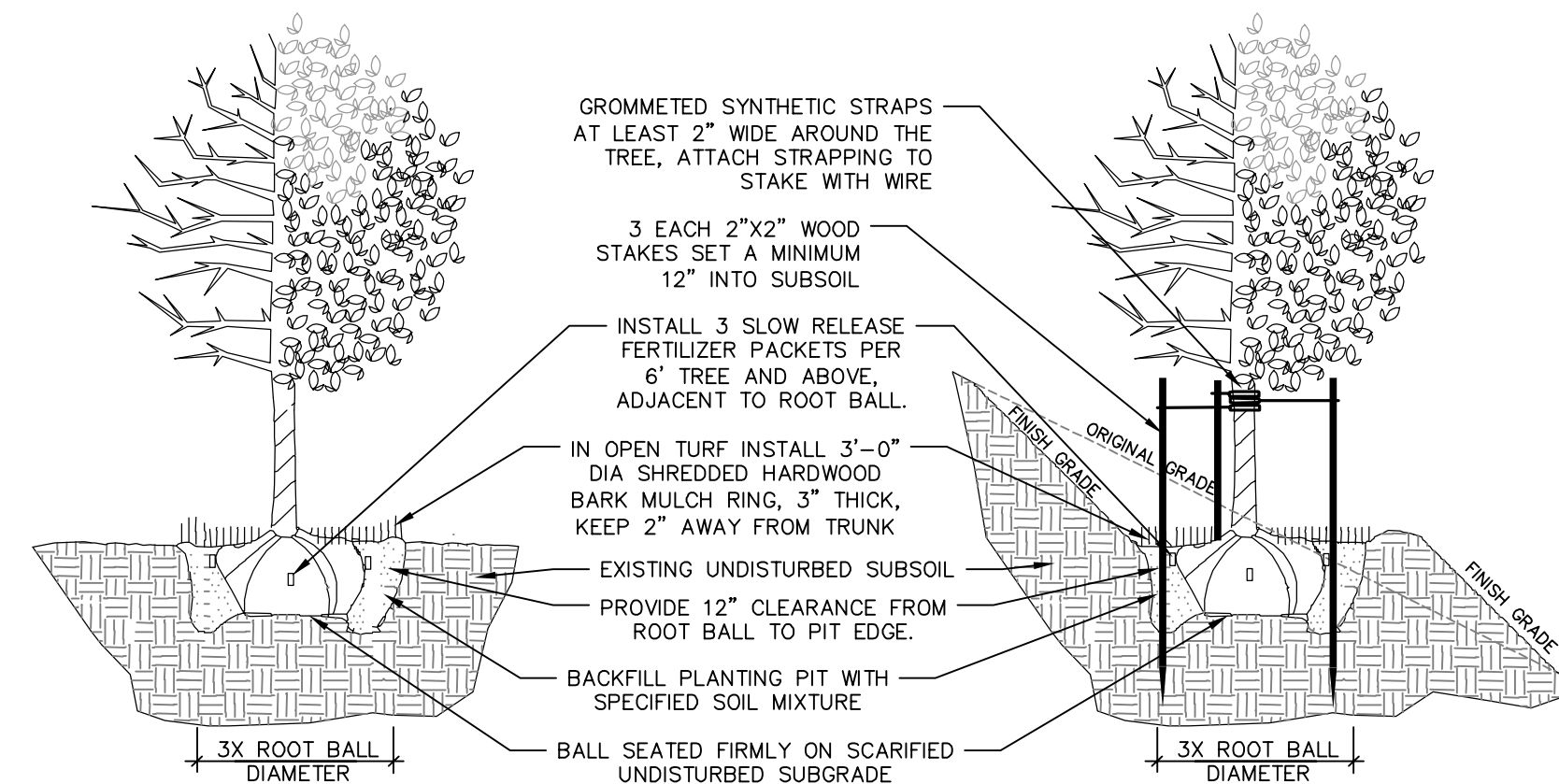


8 STONE MULCH SECTION
L201 N.T.S.

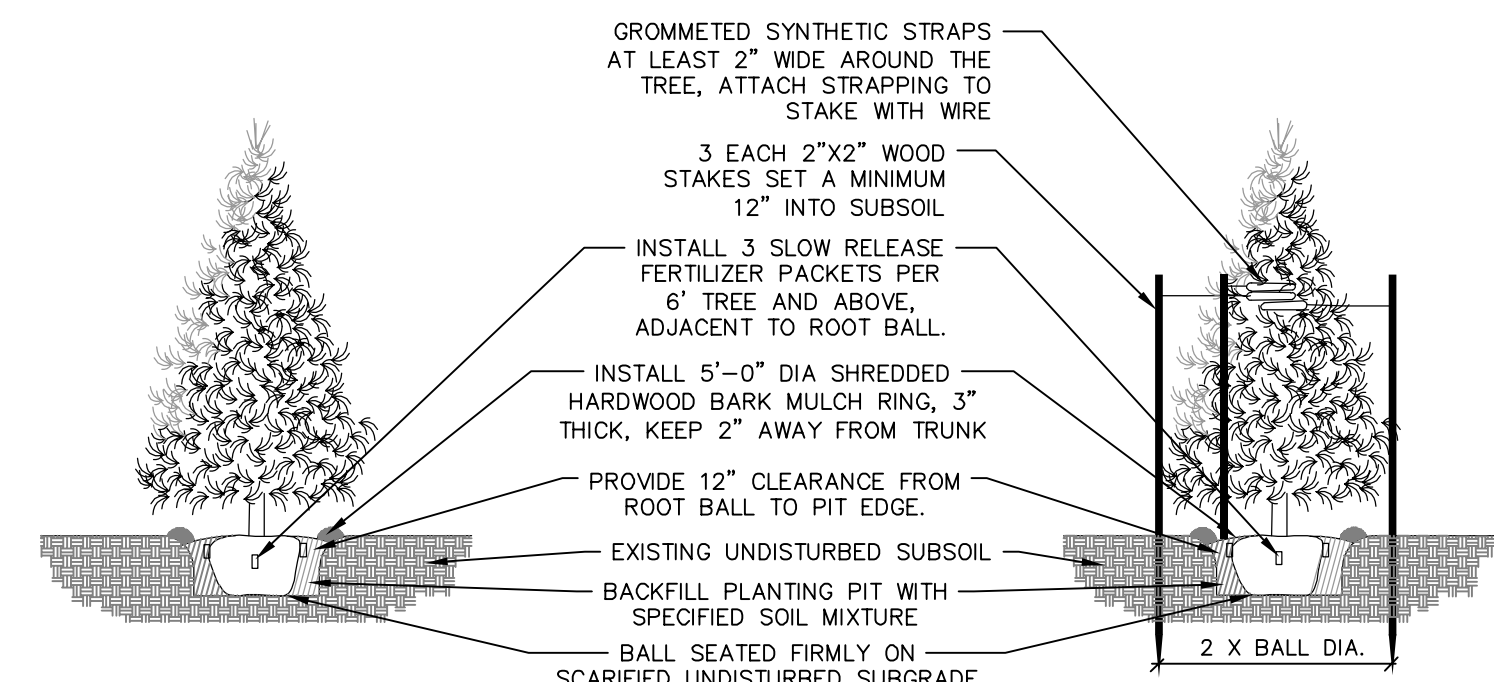


NOTE:
1. BEVEL OR RECESS THE TOP OF ALUMINUM EDGING 1/2" BELOW THE TOP OF SIDEWALK OR TOP OF CURB WHERE EDGING TERMINATES AT A SIDEWALK OR CURB TO PREVENT A TRIPPING HAZARD.

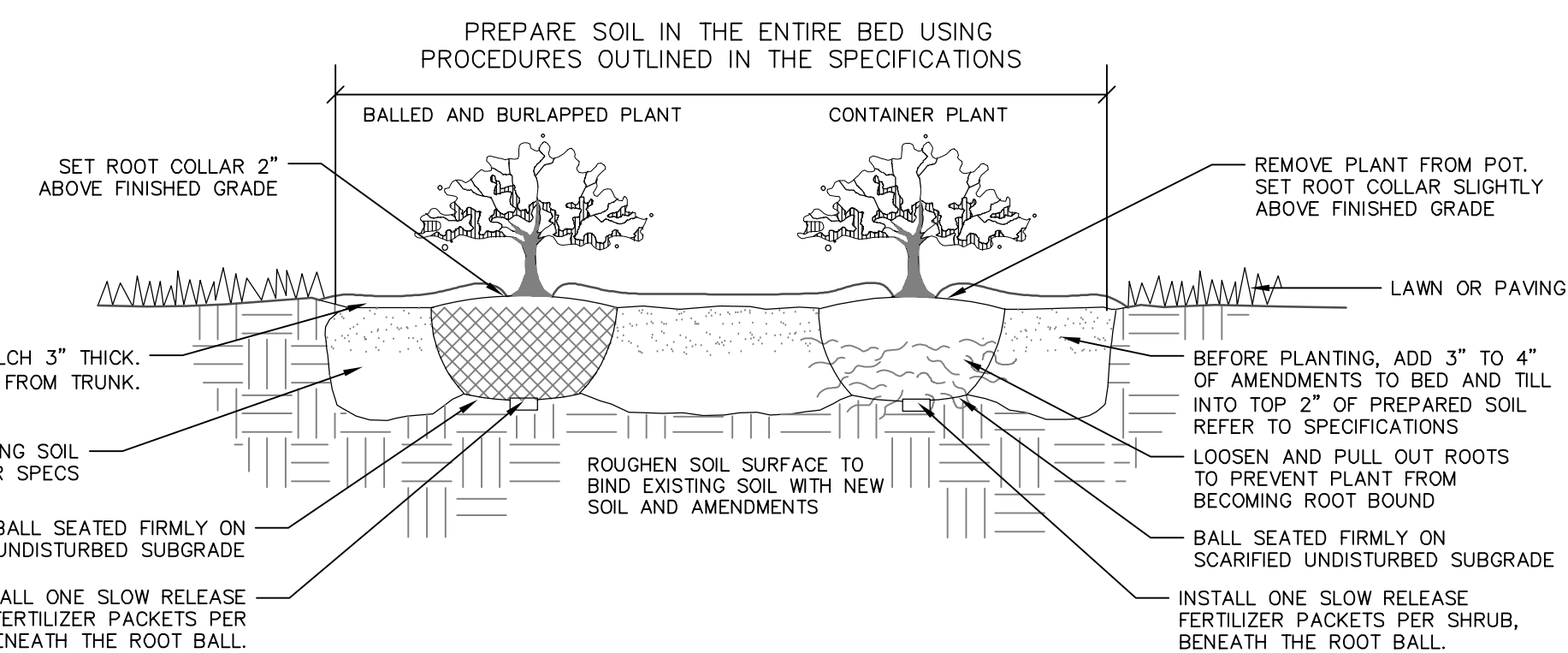
9 ALUMINUM EDGING AT PLANTING BED SECTION
L201 N.T.S.



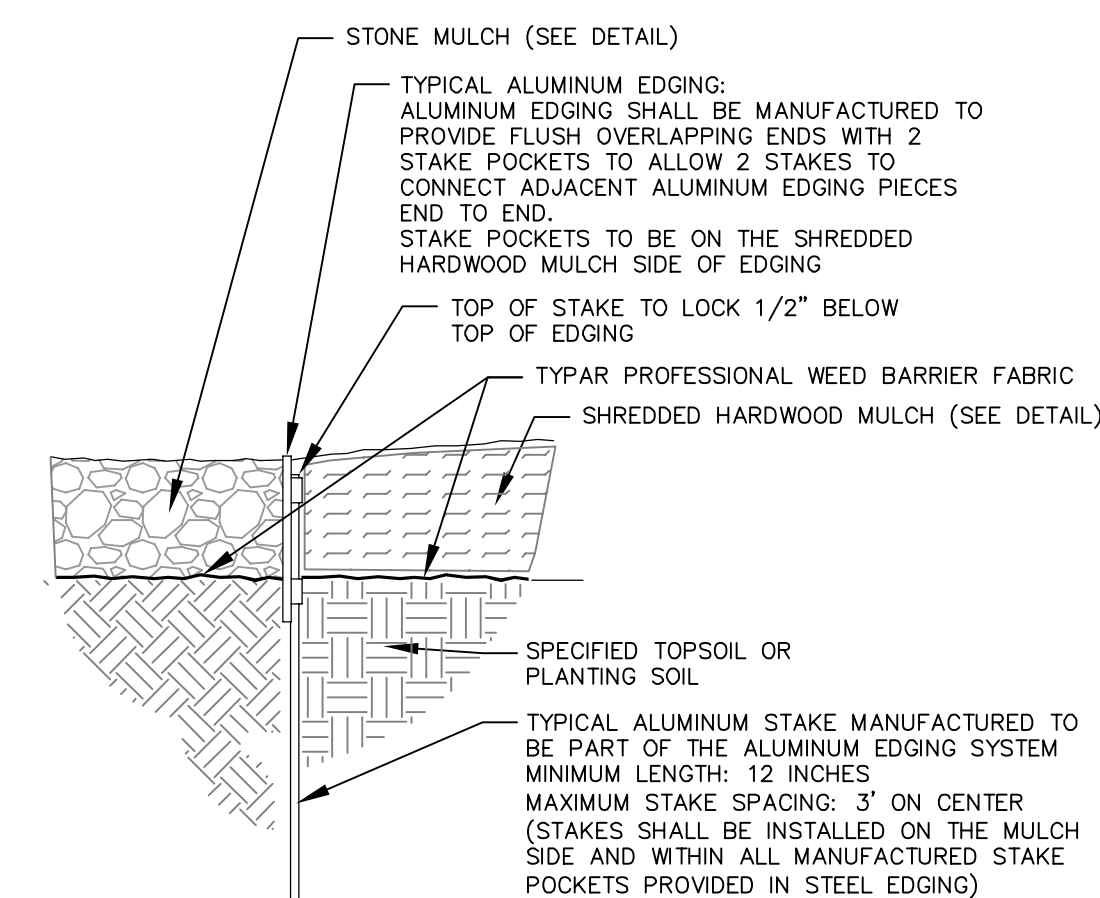
3 DECIDUOUS TREE PLANTING, STAKING, & PLANTING ON A SLOPE
L201 N.T.S.



4 EVERGREEN TREE PLANTING & STAKING
L201 N.T.S.



5 DECIDUOUS & EVERGREEN SHRUB PLANTING
L201 N.T.S.



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

10 ALUMINUM EDGING AT MULCH SEPERATION SECTION
L201 N.T.S.



knothe + bruce
ARCHITECTS
Phone: 8401 Greenway Blvd., Suite 900
908.836.3690 Middleton, WI 53702



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

ISSUED
Plan Commission Set - January 17, 2025

PROJECT TITLE
Jakum Site
Redevelopment

Red Earth
Development

N. 15th St. & Luedke Ct.
Sheboygan, Wisconsin
SHEET TITLE
SITE
LANDSCAPE
DETAILS

SHEET NUMBER

L201

PROJECT NO. 2427



Concept Image



Concept Image



Concept Image



Concept Image

KEY PLAN

ISSUED FOR
REVIEW - January 17, 2025



1 ELEVATION - WEST
AC201/ 1/8" = 1'-0"



2 ELEVATION - NORTH
AC201/ 1/8" = 1'-0"

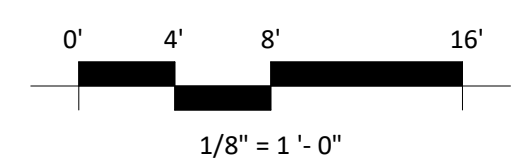
PROJECT TITLE
Jakum Site
Redevelopment

N 15th St & Luedke Ct,
Sheboygan, Wisconsin
SHEET TITLE
Exterior
Elevations

SHEET NUMBER

AC201

PROJECT NUMBER
2427



EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01	COMPOSITE LAP SIDING 6"	JAMES HARDIE	IRON GRAY
02	COMPOSITE BOARD & BATTEN	JAMES HARDIE	COBBLESTONE
03	COMPOSITE TRIM	JAMES HARDIE	COBBLESTONE
04	WRAPPED COLUMN	JAMES HARDIE	COBBLESTONE
05	STONE VENEER	HALQUIST STONE	BEAVER CREEK CASTLE
06	CAST STONE	ROCKCAST	CHARLOTTE TAN
07	GABLE DETAIL	TBD	WOOD COLOR - TBD
08	RAILINGS & HANDRAILS	SUPERIOR	BLACK
09	GARAGE DOOR	TBD	COBBLESTONE MATCH
10	COMPOSITE WINDOWS	ANDERSEN	SANDSTONE
11	ROOF SHINGLES	CERTAINTED	WEATHERED WOOD

KEY PLAN

ISSUED FOR
REVIEW - January 17, 2025



1 ELEVATION - EAST
AC202 1/8" = 1'-0"



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

PROJECT TITLE
**Jakum Site
Redevelopment**

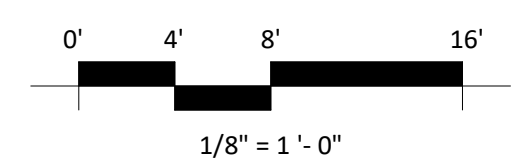
N 15th St & Luedke Ct,
Sheboygan, Wisconsin
SHEET TITLE
**Exterior
Elevations**

SHEET NUMBER

AC202

PROJECT NUMBER
2427

EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01	COMPOSITE LAP SIDING 6"	JAMES HARDIE	IRON GRAY
02	COMPOSITE BOARD & BATTEN	JAMES HARDIE	COBBLESTONE
03	COMPOSITE TRIM	JAMES HARDIE	COBBLESTONE
04	WRAPPED COLUMN	JAMES HARDIE	COBBLESTONE
05	STONE VENEER	HALQUIST STONE	BEAVER CREEK CASTLE
06	CAST STONE	ROCKCAST	CHARLOTTE TAN
07	GABLE DETAIL	TBD	WOOD COLOR - TBD
08	RAILINGS & HANDRAILS	SUPERIOR	BLACK
09	GARAGE DOOR	TBD	COBBLESTONE MATCH
10	COMPOSITE WINDOWS	ANDERSEN	SANDSTONE
11	ROOF SHINGLES	CERTAINTED	WEATHERED WOOD





1 COLORED ELEVATION - WEST
AC203/ 1/8" = 1'-0"



2 COLORED ELEVATION - NORTH
AC203/ 1/8" = 1'-0"

PROJECT TITLE
**Jakum Site
Redevelopment**

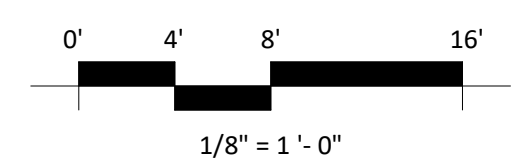
N 15th St & Luedke Ct,
Sheboygan, Wisconsin
SHEET TITLE
**Exterior
Elevations Colored**

SHEET NUMBER

AC203

PROJECT NUMBER
2427

EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01	COMPOSITE LAP SIDING 6"	JAMES HARDIE	IRON GRAY
02	COMPOSITE BOARD & BATTEN	JAMES HARDIE	COBBLESTONE
03	COMPOSITE TRIM	JAMES HARDIE	COBBLESTONE
04	WRAPPED COLUMN	JAMES HARDIE	COBBLESTONE
05	STONE VENEER	HALQUIST STONE	BEAVER CREEK CASTLE
06	CAST STONE	ROCKCAST	CHARLOTTE TAN
07	GABLE DETAIL	TBD	WOOD COLOR - TBD
08	RAILINGS & HANDRAILS	SUPERIOR	BLACK
09	GARAGE DOOR	TBD	COBBLESTONE MATCH
10	COMPOSITE WINDOWS	ANDERSEN	SANDSTONE
11	ROOF SHINGLES	CERTAINTED	WEATHERED WOOD



KEY PLAN

ISSUED FOR
REVIEW - January 17, 2025



1 COLORED ELEVATION - EAST
AC204 1/8" = 1'-0"



2 COLORED ELEVATION - SOUTH
AC204 1/8" = 1'-0"

PROJECT TITLE
Jakum Site
Redevelopment

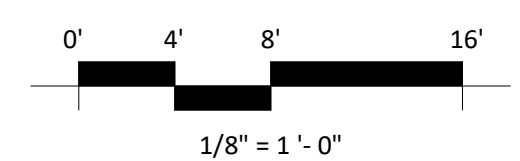
N 15th St & Luedke Ct,
Sheboygan, Wisconsin
SHEET TITLE
Exterior
Elevations Colored

SHEET NUMBER

AC204

PROJECT NUMBER
2427

EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01	COMPOSITE LAP SIDING 6"	JAMES HARDIE	IRON GRAY
02	COMPOSITE BOARD & BATTEN	JAMES HARDIE	COBBLESTONE
03	COMPOSITE TRIM	JAMES HARDIE	COBBLESTONE
04	WRAPPED COLUMN	JAMES HARDIE	COBBLESTONE
05	STONE VENEER	HALQUIST STONE	BEAVER CREEK CASTLE
06	CAST STONE	ROCKCAST	CHARLOTTE TAN
07	GABLE DETAIL	TBD	WOOD COLOR - TBD
08	RAILINGS & HANDRAILS	SUPERIOR	BLACK
09	GARAGE DOOR	TBD	COBBLESTONE MATCH
10	COMPOSITE WINDOWS	ANDERSEN	SANDSTONE
11	ROOF SHINGLES	CERTAINTED	WEATHERED WOOD



KEY PLAN



1 CITY ELEVATION - SOUTH
AC201 1/8" = 1'-0"



2 CITY ELEVATION - WEST
AC201 1/8" = 1'-0"

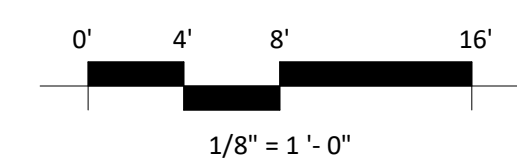
PROJECT TITLE
**Jakum Site
Redevelopment**

N 15th St & Luedke Ct,
Sheboygan, Wisconsin
SHEET TITLE
**Exterior
Elevations**

SHEET NUMBER

AC201

PROJECT NUMBER
2427



EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01	COMPOSITE LAP SIDING 6"	JAMES HARDIE	IRON GRAY
02	COMPOSITE BOARD & BATTEN	JAMES HARDIE	COBBLESTONE
03	COMPOSITE TRIM	JAMES HARDIE	COBBLESTONE
04	WRAPPED COLUMN	JAMES HARDIE	COBBLESTONE
05	STONE VENEER	HALQUIST	BEAVER CREEK CASTLE
06	CAST STONE	ROCKCAST	CHARLOTTE TAN
07	GABLE DETAIL	TBD	WOOD COLOR - TBD
08	RAILINGS & HANDRAILS	SUPERIOR	BLACK
09	GARAGE DOOR	TBD	COBBLESTONE MATCH
10	COMPOSITE WINDOW	ANDERSEN	SANDSTONE
11	ROOF SHINGLES	CERTAINTEEED	WEATHERED WOOD

KEY PLAN



1 CITY ELEVATION - NORTH
AC202 1/8" = 1'-0"



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

PROJECT TITLE
Jakum Site
Redevelopment

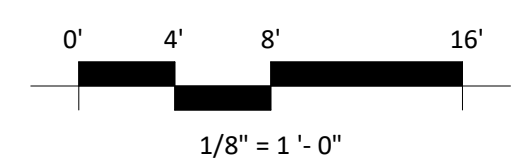
N 15th St & Luedke Ct,
Sheboygan, Wisconsin
SHEET TITLE
Exterior
Elevations

SHEET NUMBER

AC202

PROJECT NUMBER
2427

EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01	COMPOSITE LAP SIDING 6"	JAMES HARDIE	IRON GRAY
02	COMPOSITE BOARD & BATTEN	JAMES HARDIE	COBBLESTONE
03	COMPOSITE TRIM	JAMES HARDIE	COBBLESTONE
04	WRAPPED COLUMN	JAMES HARDIE	COBBLESTONE
05	STONE VENEER	HALQUIST	BEAVER CREEK CASTLE
06	CAST STONE	ROCKCAST	CHARLOTTE TAN
07	GABLE DETAIL	TBD	WOOD COLOR - TBD
08	RAILINGS & HANDRAILS	SUPERIOR	BLACK
09	GARAGE DOOR	TBD	COBBLESTONE MATCH
10	COMPOSITE WINDOW	ANDERSEN	SANDSTONE
11	ROOF SHINGLES	CERTAINTeed	WEATHERED WOOD





1 COLORED CITY ELEVATION - SOUTH
AC203 1/8" = 1'-0"



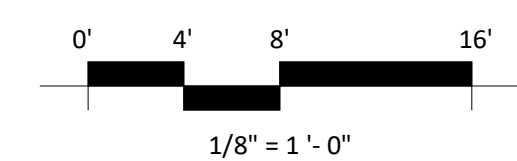
2 COLORED CITY ELEVATION - WEST
AC203 1/8" = 1'-0"

PROJECT TITLE
**Jakum Site
Redevelopment**

N 15th St & Luedke Ct,
Sheboygan, Wisconsin
SHEET TITLE
**Exterior
Elevations Colored**

SHEET NUMBER
AC203
PROJECT NUMBER
2427

EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01	COMPOSITE LAP SIDING 6"	JAMES HARDIE	IRON GRAY
02	COMPOSITE BOARD & BATTEN	JAMES HARDIE	COBBLESTONE
03	COMPOSITE TRIM	JAMES HARDIE	COBBLESTONE
04	WRAPPED COLUMN	JAMES HARDIE	COBBLESTONE
05	STONE VENEER	HALQUIST	BEAVER CREEK CASTLE
06	CAST STONE	ROCKCAST	CHARLOTTE TAN
07	GABLE DETAIL	TBD	WOOD COLOR - TBD
08	RAILINGS & HANDRAILS	SUPERIOR	BLACK
09	GARAGE DOOR	TBD	COBBLESTONE MATCH
10	COMPOSITE WINDOW	ANDERSEN	SANDSTONE
11	ROOF SHINGLES	CERTAINTED	WEATHERED WOOD



KEY PLAN



1 COLORED CITY ELEVATION - NORTH
AC204/ 1/8" = 1'-0"

ISSUED FOR
REVIEW - January 17, 2025



2 COLORED CITY ELEVATION - EAST
AC204/ 1/8" = 1'-0"

PROJECT TITLE
**Jakum Site
Redevelopment**

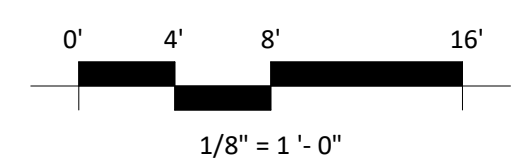
N 15th St & Luedke Ct,
Sheboygan, Wisconsin
SHEET TITLE
**Exterior
Elevations Colored**

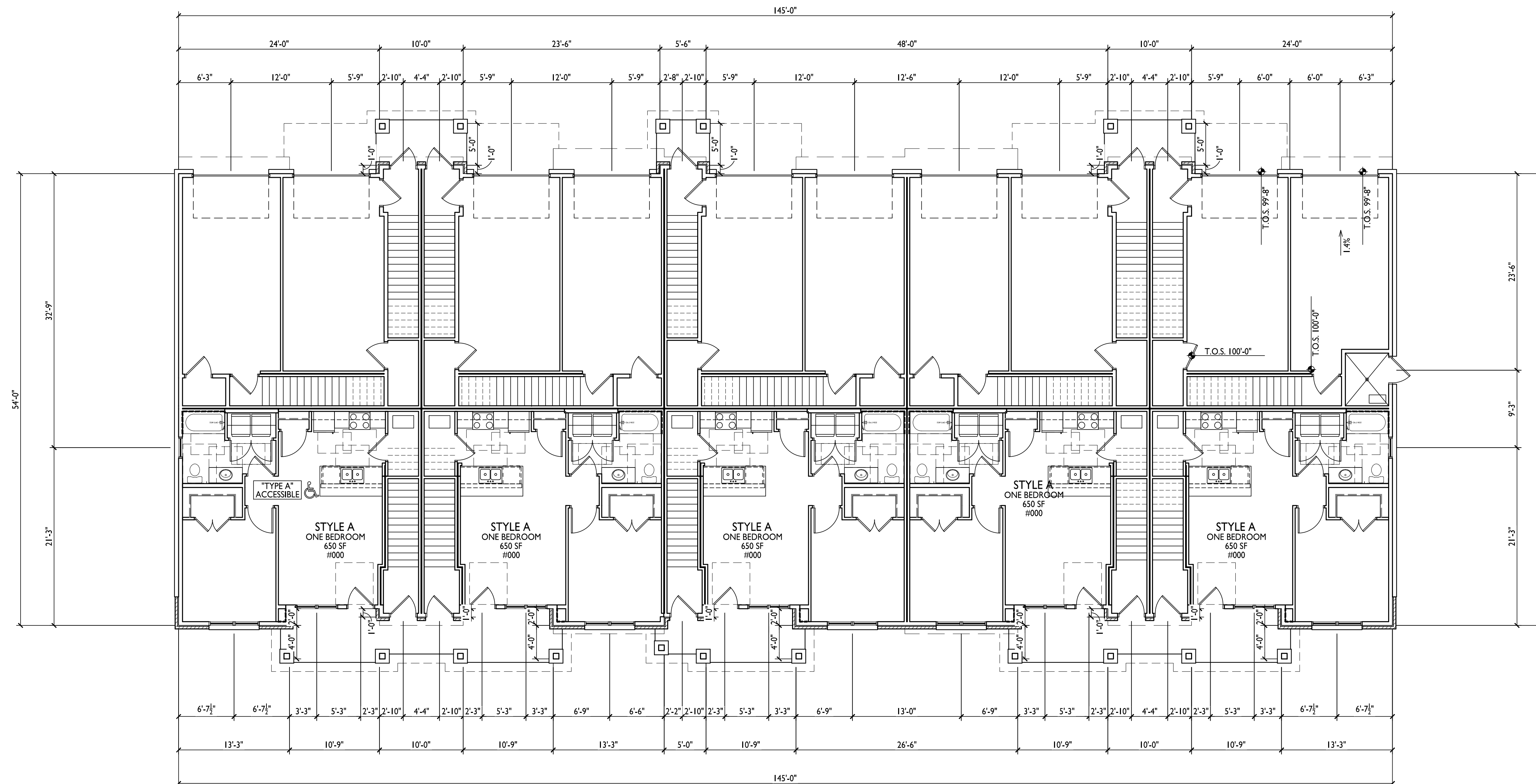
SHEET NUMBER

AC204

PROJECT NUMBER
2427

EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01	COMPOSITE LAP SIDING 6"	JAMES HARDIE	IRON GRAY
02	COMPOSITE BOARD & BATTEN	JAMES HARDIE	COBBLESTONE
03	COMPOSITE TRIM	JAMES HARDIE	COBBLESTONE
04	WRAPPED COLUMN	JAMES HARDIE	COBBLESTONE
05	STONE VENEER	HALQUIST	BEAVER CREEK CASTLE
06	CAST STONE	ROCKCAST	CHARLOTTE TAN
07	GABLE DETAIL	TBD	WOOD COLOR - TBD
08	RAILINGS & HANDRAILS	SUPERIOR	BLACK
09	GARAGE DOOR	TBD	COBBLESTONE MATCH
10	COMPOSITE WINDOW	ANDERSEN	SANDSTONE
11	ROOF SHINGLES	CERTAINTED	WEATHERED WOOD





ISSUED
Issued for Plan Review - January 17, 2025

PROJECT TITLE
**Jakum Site
Redevelopment**

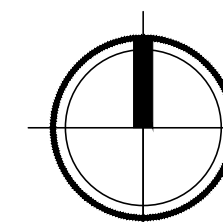
**15-Unit
Townhouse**

**Red Earth
Development**

N 15th St & Luedke Ct
Sheboygan, Wisconsin
SHEET TITLE
First Floor Plan

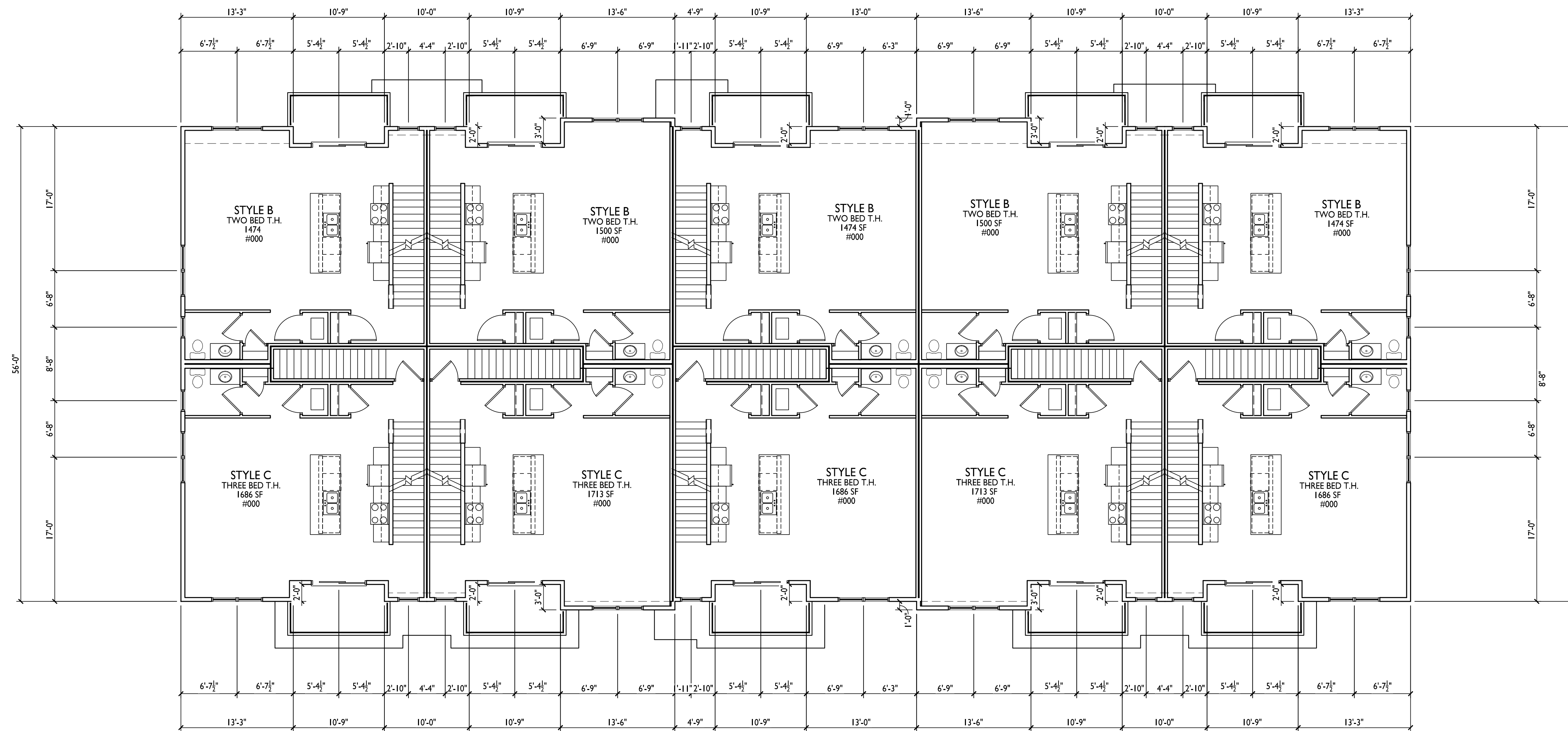
SHEET NUMBER

I FIRST FLOOR PLAN
A-1.1 1/8" = 1'-0"



A-1.1

PROJECT NO. **2427**
© Knothe & Bruce Architects, LLC



ISSUED
Issued for Plan Review - January 17, 2025

PROJECT TITLE
**Jakum Site
Redevelopment**

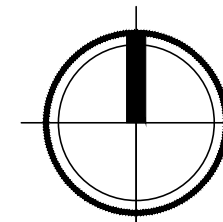
**15-Unit
Townhouse**

**Red Earth
Development**

N 15th St & Luedke Ct
Sheboygan, Wisconsin
SHEET TITLE
Second Floor Plan

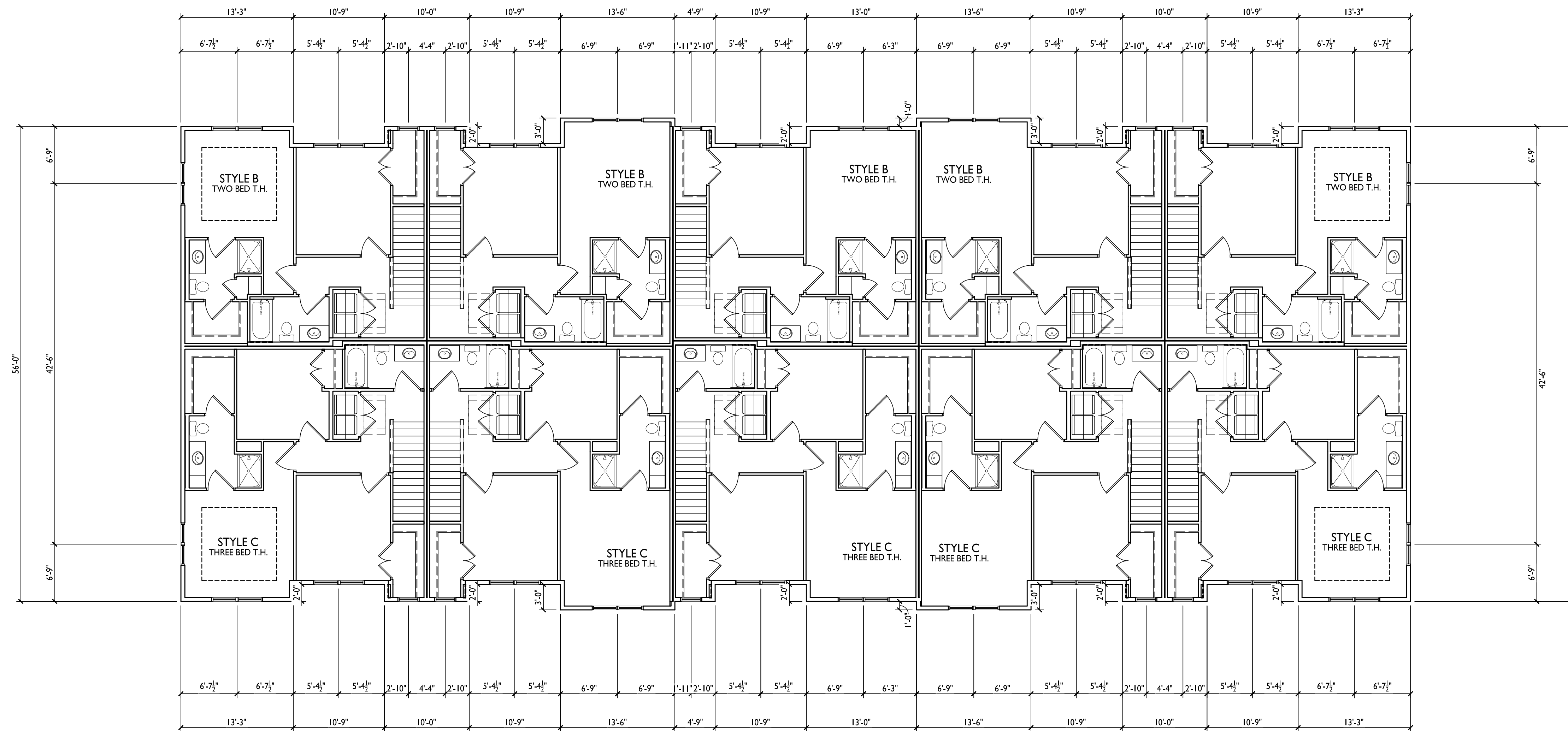
SHEET NUMBER

1 SECOND FLOOR PLAN
A-1.2 1/8" = 1'-0"



A-1.2

PROJECT NO. **2427**
© Knothe & Bruce Architects, LLC



ISSUED
Issued for Plan Review - January 17, 2025

PROJECT TITLE
**Jakum Site
Redevelopment**

**15-Unit
Townhouse**

**Red Earth
Development**

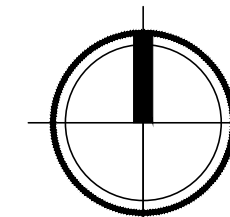
N 15th St & Luedke Ct
Sheboygan, Wisconsin
SHEET TITLE
Third Floor Plan

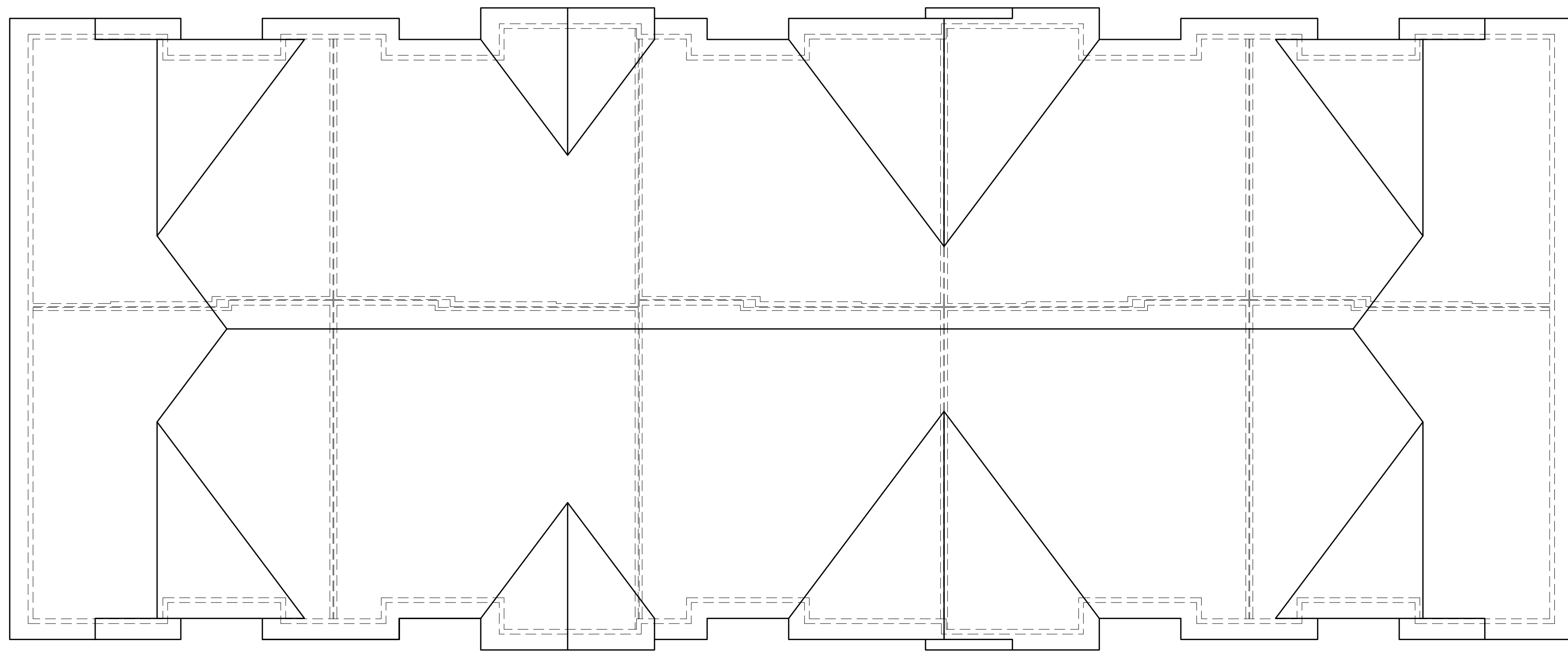
SHEET NUMBER

A-1.3

PROJECT NO. **2427**
© Knothe & Bruce Architects, LLC

THIRD FLOOR PLAN
1/8" = 1'-0"





ISSUED
Issued for Plan Review - January 17, 2025

PROJECT TITLE
**Jakum Site
Redevelopment**

**15-Unit
Townhouse**

**Red Earth
Development**

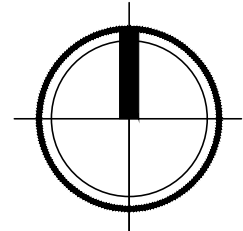
N 15th St & Luedke Ct
Sheboygan, Wisconsin
SHEET TITLE
Roof Plan

SHEET NUMBER

A-1.4

PROJECT NO. **2427**
© Knothe & Bruce Architects, LLC

1
A-1.4
1/8" = 1'-0"



Jake Buswell

Jakum Hall Apartments, LLC
 1525 Torrey View Drive
 Sparta, WI 54656
 January 20, 2025

Ellise Rose, Associate Planner**Casey Bradley, City Administrator**

City of Sheboygan
 828 Center Avenue
 Sheboygan, WI 53081

Dear Ms. Rose and Mr. Bradley,

Please accept this narrative cover letter and the accompanying documents as our formal submittal for the Planned Unit Development (PUD), General Development Plan (GDP), and Site Improvement Plan (SIP) for the Jakum Hall Apartments project, located on N 15th Street in the City of Sheboygan.

As outlined in our plans, we have carefully considered the potential of this site to both maximize land use and contribute to addressing the housing needs within the city. This three-story residential development offers a diverse mix of unit types, designed to appeal to a wide range of demographics in Sheboygan County. We believe that Jakum Hall Apartments will be an ideal option for workforce housing, senior residents, and small families alike. Additionally, the proximity to Urban Middle School, North High School, and numerous employers enhances the appeal for teachers, administrators, and employees in the area.

This project not only optimizes the use of an underdeveloped urban core site but also contributes to the aesthetic improvement of the area. The buildings are designed with large windows, high-quality masonry, board and batten, and lap siding accents that will complement the surrounding neighborhood.

Below is a summary of the unit mix and parking for each building:

Building 1

- 6 One-bedroom units (650 sq. ft.)
- 6 Two-bedroom Townhomes (1,474 – 1,500 sq. ft.)
- 6 Three-bedroom Townhomes (1,686 – 1,713 sq. ft.)
- 18 total units
- 12 garages

Building 2

- 5 One-bedroom units (650 sq. ft.)
- 5 Two-bedroom Townhomes (1,474 – 1,500 sq. ft.)
- 5 Three-bedroom Townhomes (1,686 – 1,713 sq. ft.)
- 15 total units
- 10 garages

Surface Parking Stalls: 42

Garage Parking stalls: 22

Total Parking Stalls: 64 stalls
Parking Ratio: 1.94 stalls per unit

Attached are the following documents for your review: architectural site plan, site lighting plan, floor plans, building elevations, colored renderings, landscape plans, and conceptual grading and drainage plans.

We appreciate your consideration of this submittal packet for the PUD, GDP, and SIP for Jakum Hall Apartments. We are excited about the opportunity to redevelop this property and contribute to Sheboygan's growth and revitalization efforts.

Thank you for your time and attention to this matter. We look forward to your feedback and to continuing this process.

Sincerely,

Jake Buswell
Partner
Jakum Hall Apartments, LLC

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: General Development Plan and Specific Implementation Plan by Jake Buswell to construct the new Jakum Hall Apartments located at parcels 59281718350 and 59281712930. UR-12 with PUD Overlay Zone.

REPORT PREPARED BY: Ellise Rose, Associate Planner

REPORT DATE: January 28, 2025

MEETING DATE: February 11, 2025

FISCAL SUMMARY:

STATUTORY REFERENCE:

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

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

BACKGROUND / ANALYSIS:

Jake Buswell is proposing to construct new Jakum Hall Apartments located at parcels 59281718350 and 59281712930. The applicant states the following:

- This three-story residential development offers a diverse mix of unit types, designed to appeal to a wide range of demographics in Sheboygan County.
- Jakum Hall Apartments will be an ideal option for workforce housing, senior residents, and small families alike.
- The proximity to Urban Middle School, North High School, and numerous employers enhances the appeal for teachers, administrators, and employees in the area.
- This project not only optimizes the use of an underdeveloped urban core site but also contributes to the aesthetic improvement of the area.
- The buildings are designed with large windows, high-quality masonry, board and batten, and lap siding accents that will complement the surrounding neighborhood.
- Below is a summary of the unit mix and parking for each building:

Building 1

- 6 One-bedroom units (650 sq. ft.)
- 6 Two-bedroom Townhomes (1,474 – 1,500 sq. ft.)
- 6 Three-bedroom Townhomes (1,686 – 1,713 sq. ft.)
- 18 total units
- 12 garages

Building 2

- 5 One-bedroom units (650 sq. ft.)
- 5 Two-bedroom Townhomes (1,474 – 1,500 sq. ft.)
- 5 Three-bedroom Townhomes (1,686 – 1,713 sq. ft.)

15 total units
10 garages
Surface Parking Stalls: 42
Garage Parking stalls: 22
Total Parking Stalls: 64 stalls
Parking Ratio: 1.94 stalls per unit

- We have carefully considered the potential of this site to both maximize land use and contribute to addressing the housing needs within the city.

STAFF COMMENTS:

The surrounding neighborhood zoning is:

- The properties to the north are zoned Urban Commercial
- The properties to the south are zoned Urban Commercial and Neighborhood Residential 6
- The properties to the west are zoned Urban Commercial
- The properties to the east are zoned Neighborhood Residential 6

This development will require several exceptions from the underlying zoning district including:

- Density: 12 dwelling units per acre allowed. Developer is requesting 33 dwelling units per acre.
- Setbacks: Front or street side required setback is 20 ft. Developer is requesting a 11.37 ft setback on Luedke Ct and 14.62 ft setback on N 15th St. Side yard required setback is 10 ft. Developer is requesting a 8.43 ft setback on the north side.
- Maximum Height: Maximum allowed height of dwelling unit is 35ft. Developer is requesting a height of 51 ft.
- Landscaping: Required number of points for this development is 1,173. Developer is requesting 584 points. The locational landscape requirements will not be met.

ACTION REQUESTED:

Motion to recommend the Common Council approve the proposed General Development Plan and Specific Implementation Plan subject to the following conditions:


1. Prior to building permit issuance, the applicant shall obtain all licenses/permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, water, sewer, storm drainage, health, etc. (Applicant shall be in contact with building inspection, fire, police, etc.). An occupancy permit will be granted only at such time as the applicant has met all requirements.
2. Submittal and approval of a proposed storm drainage plan prior to building permit issuance.
3. Dumpster enclosure shall be completed prior to issuance of an occupancy permit for the buildings to be occupied.
4. Outdoor storage of materials, products or equipment shall be prohibited.
5. 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.).
6. All areas used for parking/maneuvering of vehicles shall be paved.
7. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping.

8. Any new ingress/egress driveway openings and any drives to be closed or modified shall be improved to standard City specifications.
9. Any work within City of Sheboygan Public rights-of-way shall be discussed with the City Engineering Department and constructed to standard City specifications (including, but not limited to, new and old ingress/egress driveway openings, curb, gutter, sidewalk, pavement, utilities, street trees, etc.).
10. Applicant will provide adequate public access along all streets and sidewalks and will take all appropriate actions to minimize the time period that adjacent properties and streets/sidewalks are impacted by the development (utilities, streets, etc.).
11. Applicant shall immediately clean any and all sediments, materials, tracking, etc. that may be spilled off-site on private or public lands and streets.
12. Streets and infrastructure damaged and/or disturbed during construction of all private and/or public improvements shall be promptly repaired by the applicant.
13. Absolutely no portion of the new building and/or site improvements shall cross the property lines including but not limited to buildings, balconies, decks, foundations, walls, gutters, eaves, roof, parking, fencing/retaining walls, signs, landscaping, art, etc.
14. Applicant is responsible for working with all private and public utilities in order to adequately service this development (applicant will need to provide the necessary easements and/or relocate utilities as necessary).
15. City Development staff will issue a building permit only if the applicant has adequately satisfied all concerns related to the Sheboygan Fire Department, including but not limited to fire lane access at the site, sprinkler systems, hydrants, water pressures, etc.
16. Owner/Developer is responsible for installation of the entire approved landscape plan. If the owner/developer elects to amend the landscape plan in any fashion, the owner/developer shall resubmit an amended plan to Department of City Planning & Development for approval.
17. Plantings located around all ingress/egress of the site shall be maintained to not interfere with vehicular/pedestrian traffic.
18. Plantings located by light poles should be maintained to keep areas well lite.
19. The Department of Planning & Development must inspect the landscaping. Failure to comply with any of the above conditions may require the removal and replanting of plants.
20. All plantings will need to be maintained per Section 105-894(b) Maintenance.

If there are any amendments to the approved GDP or SIP the applicant will have to submit an amended GDP and/or SIP for review that accurately reflects any and all proposed changes.

ATTACHMENTS:

General Development Plan, Specific Implementation Plan, and required attachments.

	CITY OF SHEBOYGAN	Fee: <u>\$250.00</u>
	APPLICATION FOR CONDITIONAL USE	Review Date: _____
		Zoning: _____

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

SECTION 1: Applicant/ Permittee Information			
Applicant Name (Ind., Org. or Entity) Jakum Hall Apartments, LLC		Authorized Representative Jacob Buswell	
Mailing Address 1525 Torrey View Dr		City Sparta	State WI
Email Address jake.buswell@allamericandoitcenter.com		Phone Number (incl. area code) 262-623-8348	
State WI		ZIP Code 54656	
SECTION 2: Landowner Information (complete these fields when project site owner is different than applicant)			
Applicant Name (Ind., Org. or Entity) City of Sheboygan		Contact Person Ellise Rose	
Mailing Address 828 CENTER AVE STE 105		City Sheboygan	State wi
Email Address		Phone Number (incl. area code)	
Title Associate Planner		ZIP Code 53081	
SECTION 3: Project or Site Location			
Project Address/Description 2601 N 15th street Sheboygan, WI		Parcel No. 59281718350 , 59281712930	
SECTION 4: Proposed Conditional Use			
Name of Proposed/Existing Business:		Jakum Hall Apartments	
Existing Zoning:			
Present Use of Parcel:		Vacant	
Proposed Use of Parcel:		PUD , Multi-Family	
Present Use of Adjacent Properties:		Residential housing and commercial retail businesses	
SECTION 5: Certification and Permission			
<p>Certification: I hereby certify that I am the owner or authorized representative of the owner of the property which is the subject of this Permit Application. I certify that the information contained in this form and attachments is true and accurate. I certify that the project will be in compliance with all permit conditions. I understand that failure to comply with any or all of the provisions of the permit may result in permit revocation and a fine and/or forfeiture under the provisions of applicable laws.</p>			
<p>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.</p>			
Name of Owner/Authorized Representative (please print) Jacob Buswell		Title Partner	Phone Number 262-623-8348
Signature of Applicant <i>Jacob Buswell</i>		Date Signed 1/21/2025	

Complete application is to be filed with the Department of City Development, 828 Center Avenue, Suite 208. To be placed on the agenda of the City Plan Commission, application must be filed three weeks prior to date of meeting – check with City Development on application submittal deadline date. Applications will not be processed if all required attachments and filing fee of \$250 (payable to the City of Sheboygan) are not submitted along with a complete and legible application. Application filing fee is non-refundable.



knothe • bruce
ARCHITECTS

Phone: 8401 Greenway Blvd., Suite 900
608.836.3690 Middleton, WI 53562

Dwelling Unit Mix:	
One Bedroom Townhome	11
Two Bedroom Townhome	11
Three Bedroom Townhome	11
Total Dwelling Units	33
Accessibility:	
ANSI Type A Units	1
ANSI Type B Units	10
Multi-level Units	22
Vehicle Parking Stalls:	
Garage	22
Surface	22
Total	44
Including 2 ADA Van Stalls	

ISSUED
Issued for Review - October 31, 2024
Issued for Review - January 18, 2025

PROJECT TITLE
**Jakum Site
Redevelopment**

**Red Earth
Development**

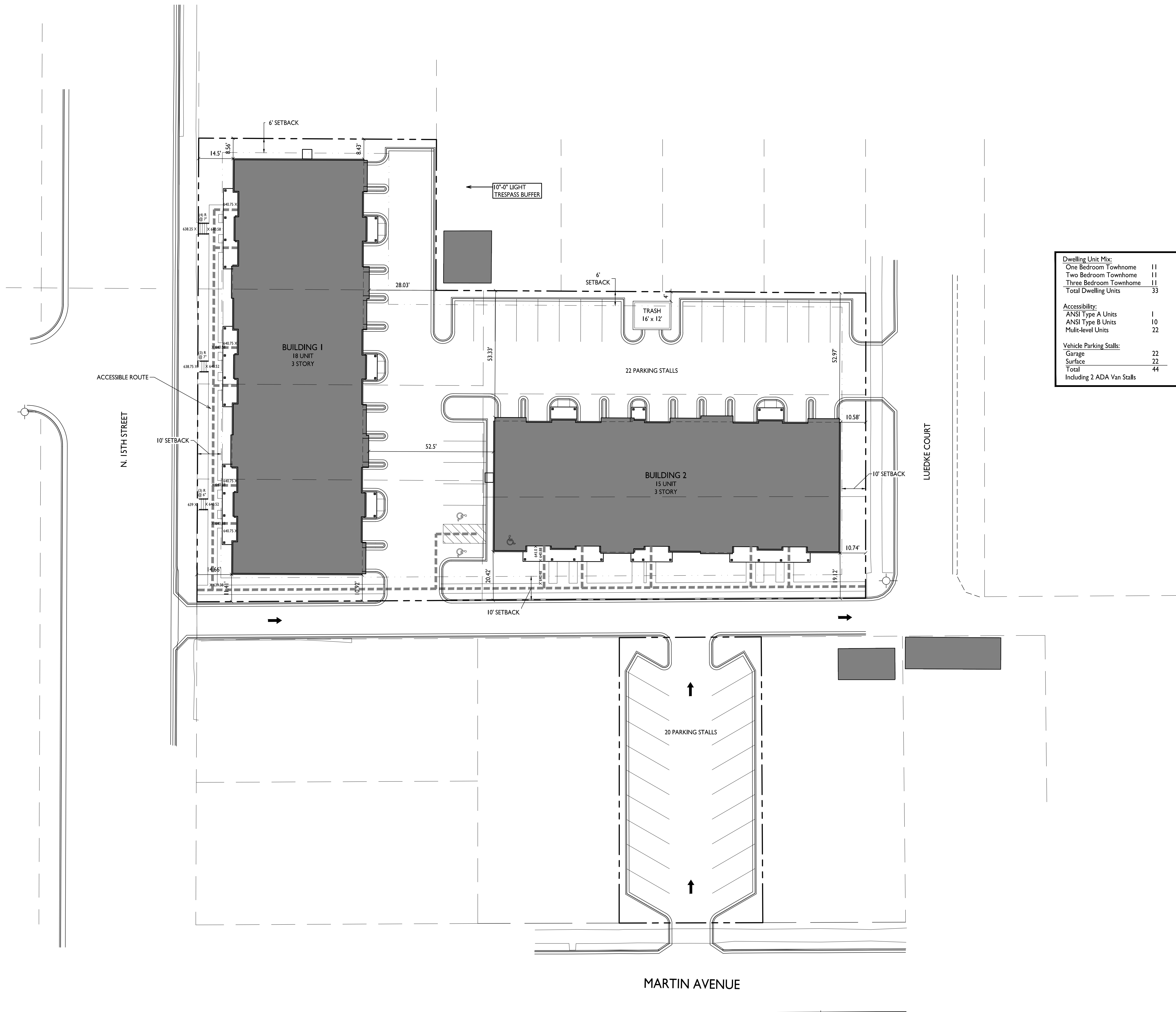
N 15th St & Luedke Ct
Sheboygan, Wisconsin
SHEET TITLE
**Architectural
Site Plan**

SHEET NUMBER

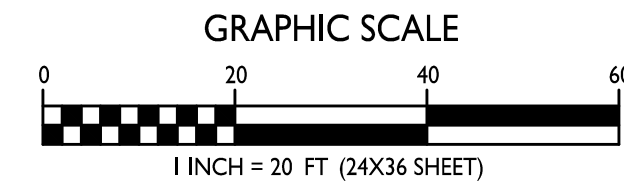
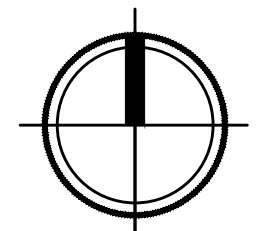
C-1.1

PROJECT NO. **2427**

© Knothe & Bruce Architects, LLC 72



ARCHITECTURAL SITE PLAN
C-1.1 1" = 20'-0"

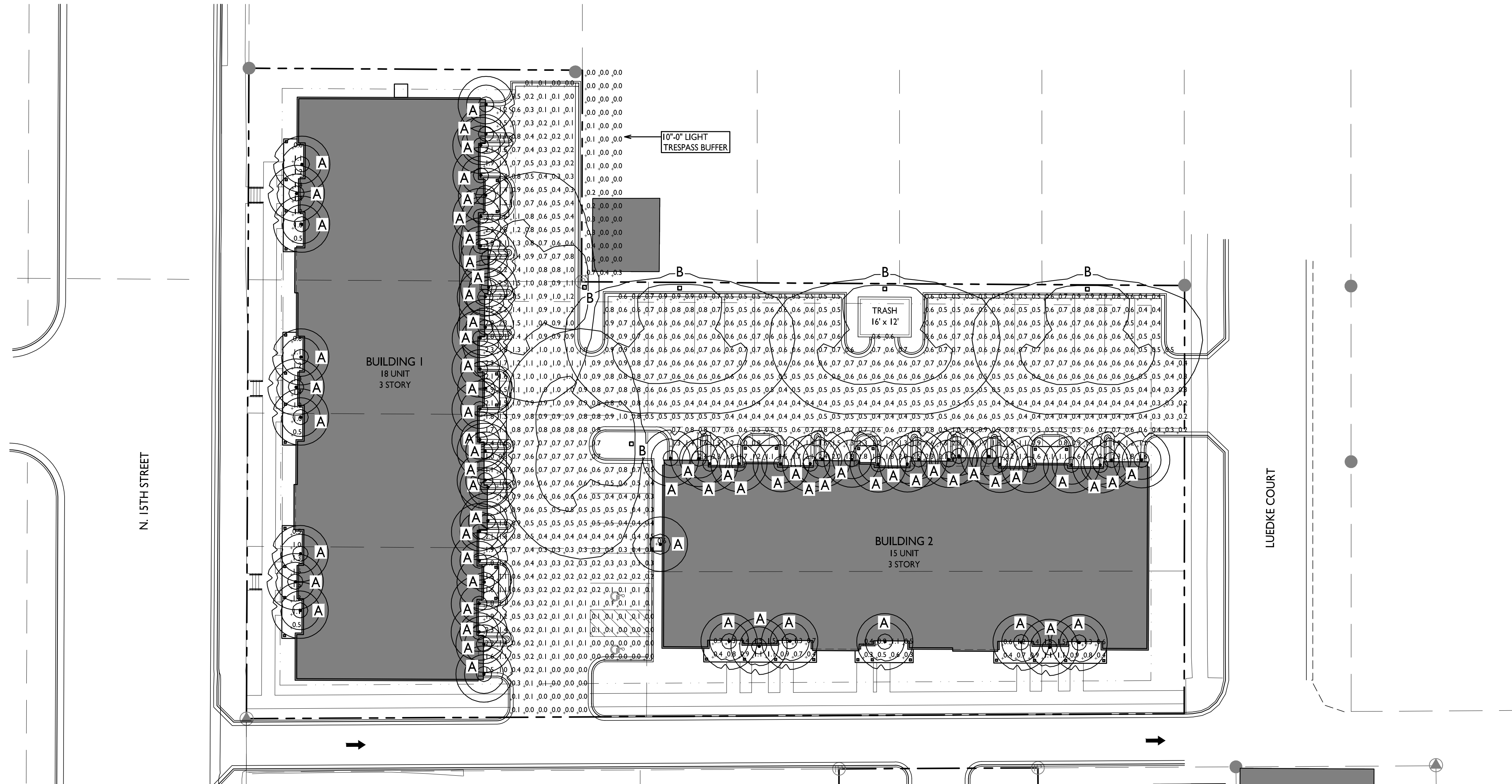


SHEET NUMBER

C-1.1

PROJECT NO. **2427**

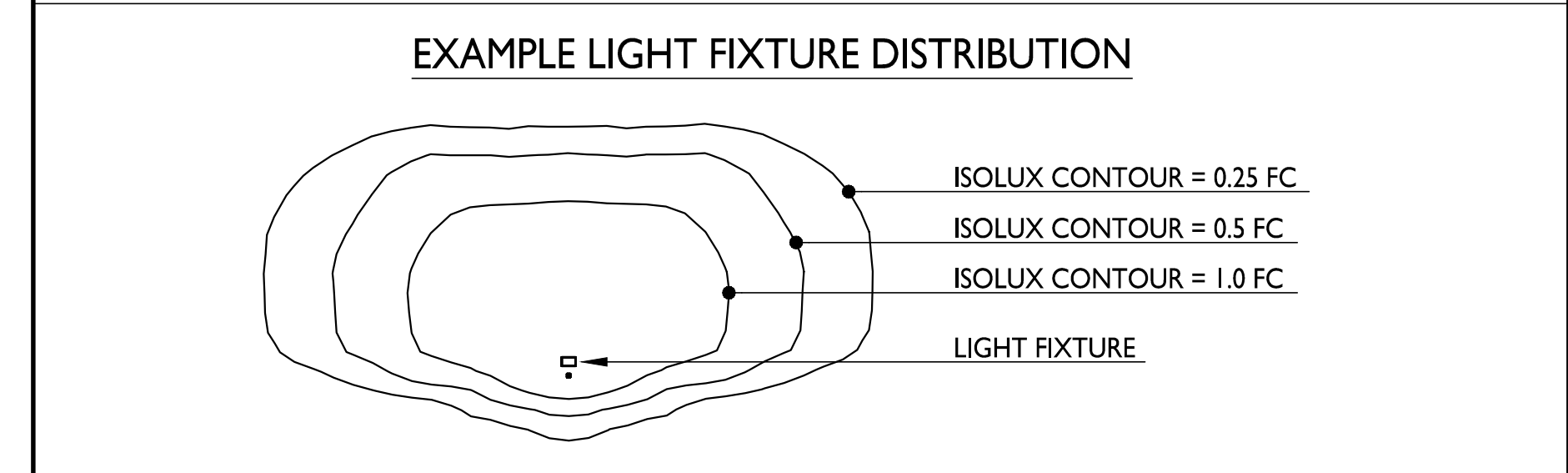
© Knothe & Bruce Architects, LLC 72



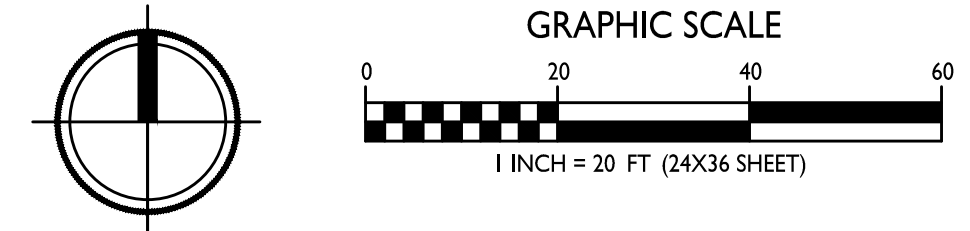
ISSUED
Issued for Plan Review - January 17, 2025

LIGHT LEVEL STATISTICS						
DESCRIPTION	SYMBOL	AVG.	MAX.	MIN.	MAX. / MIN.	AVG. / MIN.
Surface Parking & Drive Aisle	+	0.8 fc	3.4 fc	0.2 fc	17.0:1	4.0:1

LUMINAIRE SCHEDULE							
SYMBOL	LABEL	QTY.	MANUF.	CATALOG	DESCRIPTION	FILE	MOUNTING
○	A	61	POULSEN LIGHTING, INC.	TOW-155-NATURAL	ALUMINUM LED WALL MOUNT LIGHT, 120V, 2093 LUMENS	TOB_INC_V00_B0080_louis_poulsen.ies	7'-0" ABOVE GRADE ON BUILDING
○	B	4	POULSEN LIGHTING, INC.	TOW-155-NATURAL	ALUMINUM LED WALL MOUNT LIGHT, 120V, 2093 LUMENS	TOB_INC_V00_B0080_louis_poulsen.ies	10'-0" ABOVE GRADE ON BUILDING
□	C	5	LUMINIS LIGHTING	CT153-LILK2A-LD4-27K-HS	CT185 ALUMINUM DIECAST POLE LIGHT, 80CRI, 2700K, TYPE 4, MVOLT	CT153-LILK2A-LD4-27K-HS.ies	16'-0" POLE ON 2'-0" TALL CONC. BASE



I SITE LIGHTING PLAN
C-2.1 1" = 20'-0"



PROJECT TITLE
**Jakum Site
Redevelopment**

**18-Unit
Townhouse**

**Red Earth
Development**

**N 15th St & Luedke Ct
Sheboygan, Wisconsin**

SHEET TITLE
Site Lighting Plan

SHEET NUMBER

C-2.1

PROJECT NO. **2427**
© Knothe & Bruce Architects, LLC 73



knothe • bruce
ARCHITECTS

Phone: 8401 Greenway Blvd., Suite 0
9 0 0
608.836.3690 Middleton, WI
5 3 5 6 2



788 N. Jefferson Street, Ste 900
Milwaukee, Wisconsin 53202

kapurinc.com

ISSUED
Plan Commission Set - January 17, 2025

PROJECT TITLE
Jakum Site
Redevelopment

Red Earth
Development

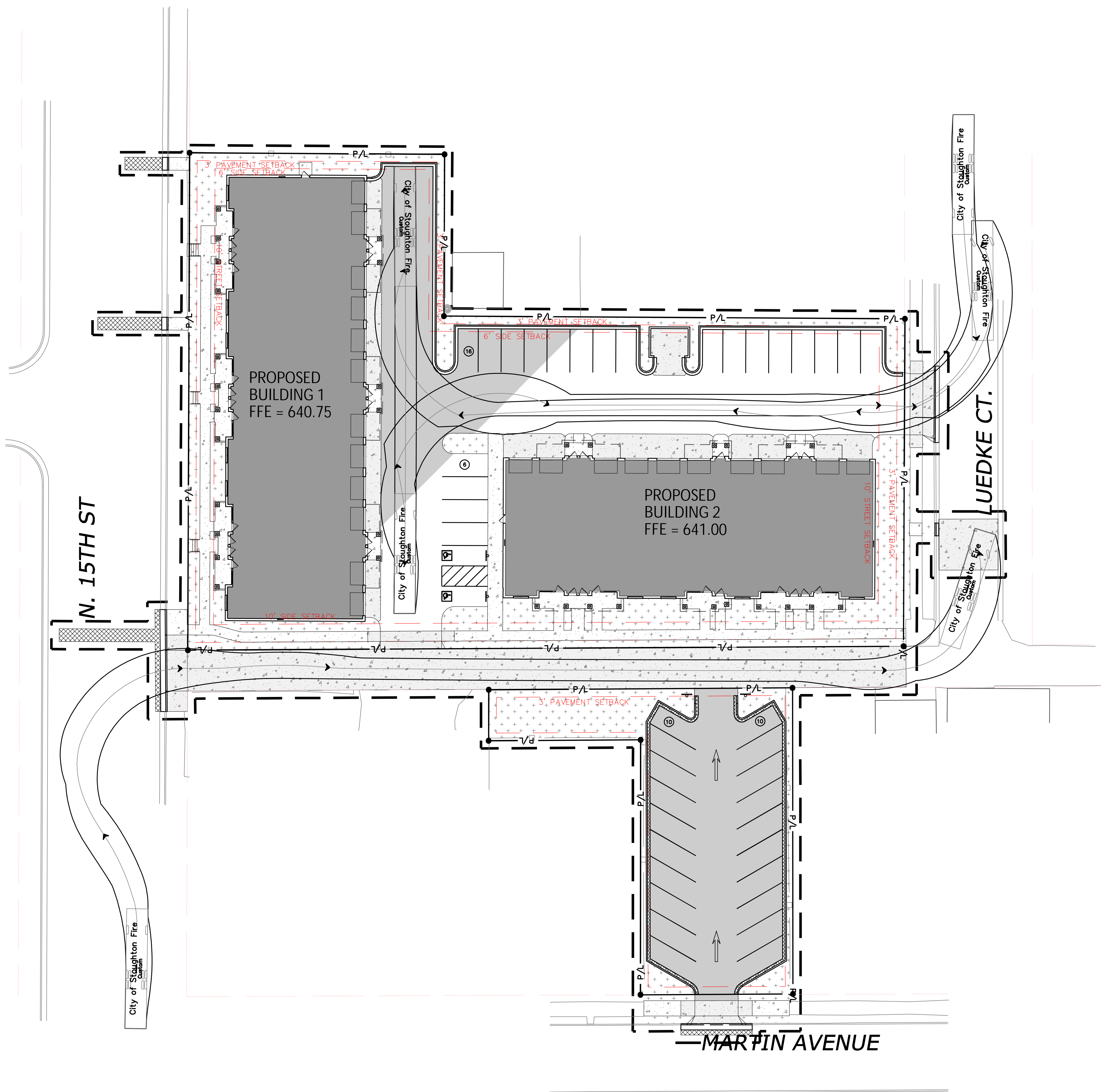
N. 15th St. & Luedke Ct.
Sheboygan, Wisconsin

SHEET TITLE
FIRE ACCESS
MOVEMENTS

SHEET NUMBER

EX-1

PROJECT NO. 2427



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



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

I/A-1.1
1ST FLOOR

ISSUED
Issued for Plan Review - January 17, 2025

PROJECT TITLE
Jakum Site
Redevelopment

18-Unit
Townhouse

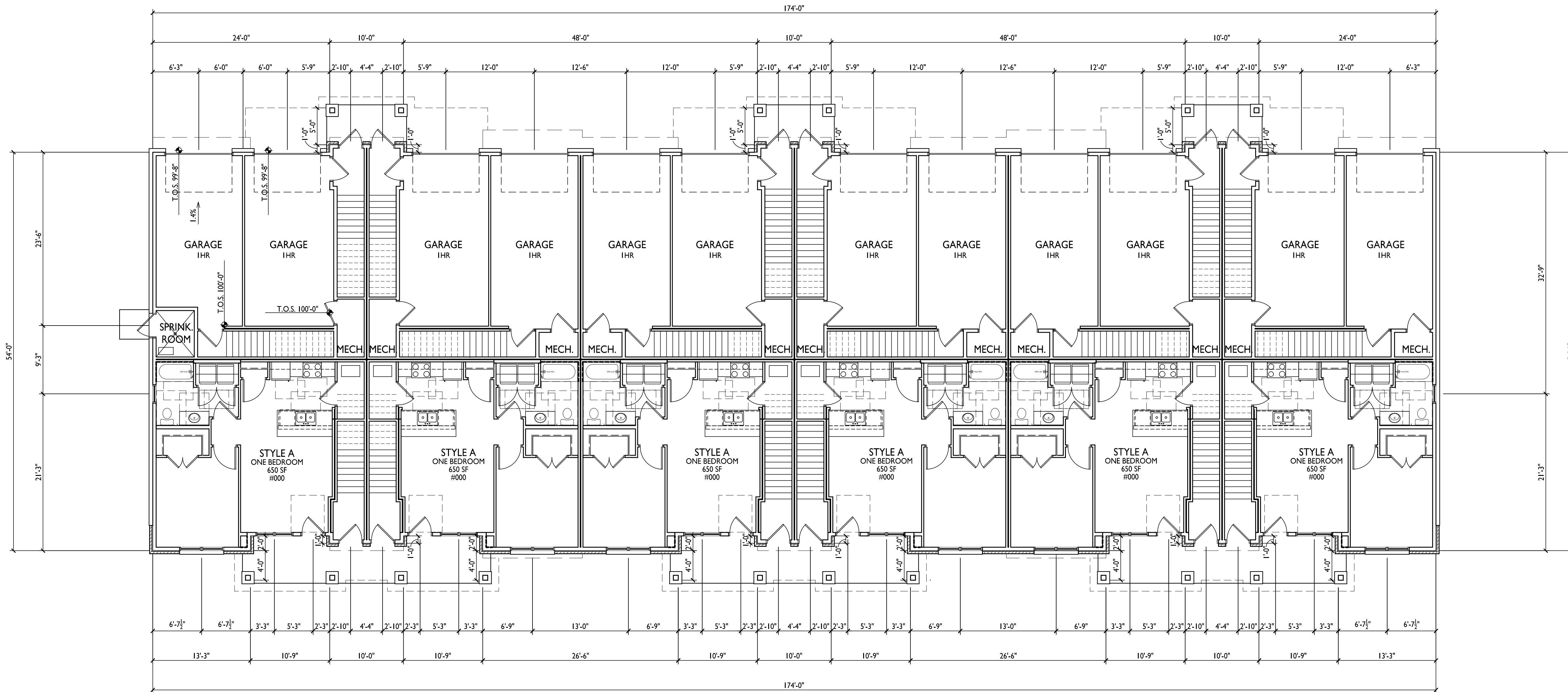
Red Earth
Development

N 15th St & Luedke Ct
Sheboygan, Wisconsin
SHEET TITLE
First Floor Plan

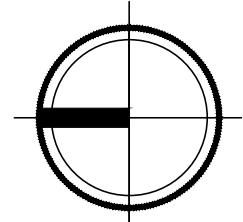
SHEET NUMBER

A-1.1

PROJECT NO. 2427
© Knothe & Bruce Architects, LLC



I
A-1.1 FIRST FLOOR PLAN
1/8" = 1'-0"



I/A-1.2
2ND FLOOR

ISSUED
Issued for Plan Review - January 17, 2025

PROJECT TITLE
Jakum Site
Redevelopment

18-Unit
Townhouse

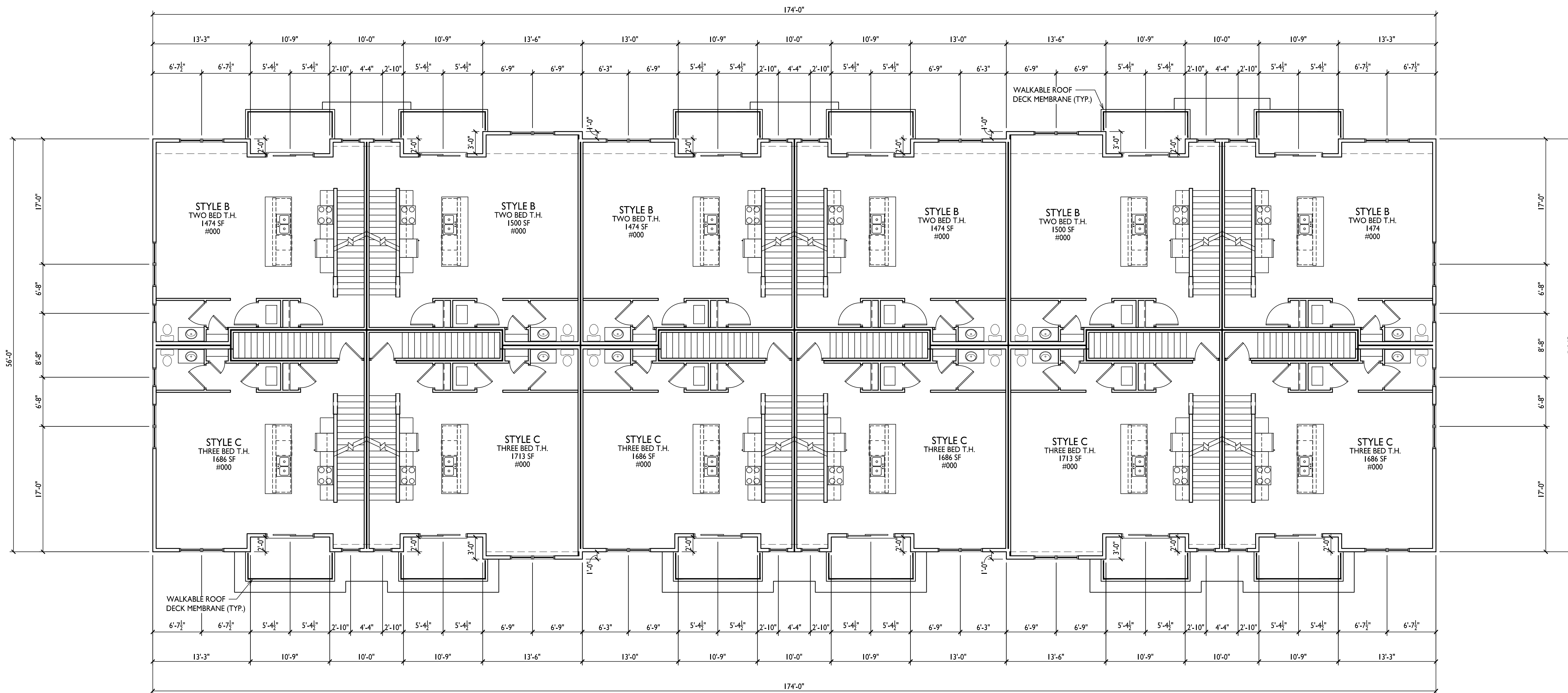
Red Earth
Development

N 15th St & Luedke Ct
Sheboygan, Wisconsin
SHEET TITLE
Second Floor Plan

SHEET NUMBER

A-1.2

PROJECT NO. 2427
© Knothe & Bruce Architects, LLC 76



I
A-1.2
SECOND FLOOR PLAN
1/8" = 1'-0"

I/A-1.3
 3RD FLOOR

ISSUED
 Issued for Plan Review - January 17, 2025

PROJECT TITLE
**Jakum Site
 Redevelopment**

**18-Unit
 Townhouse**

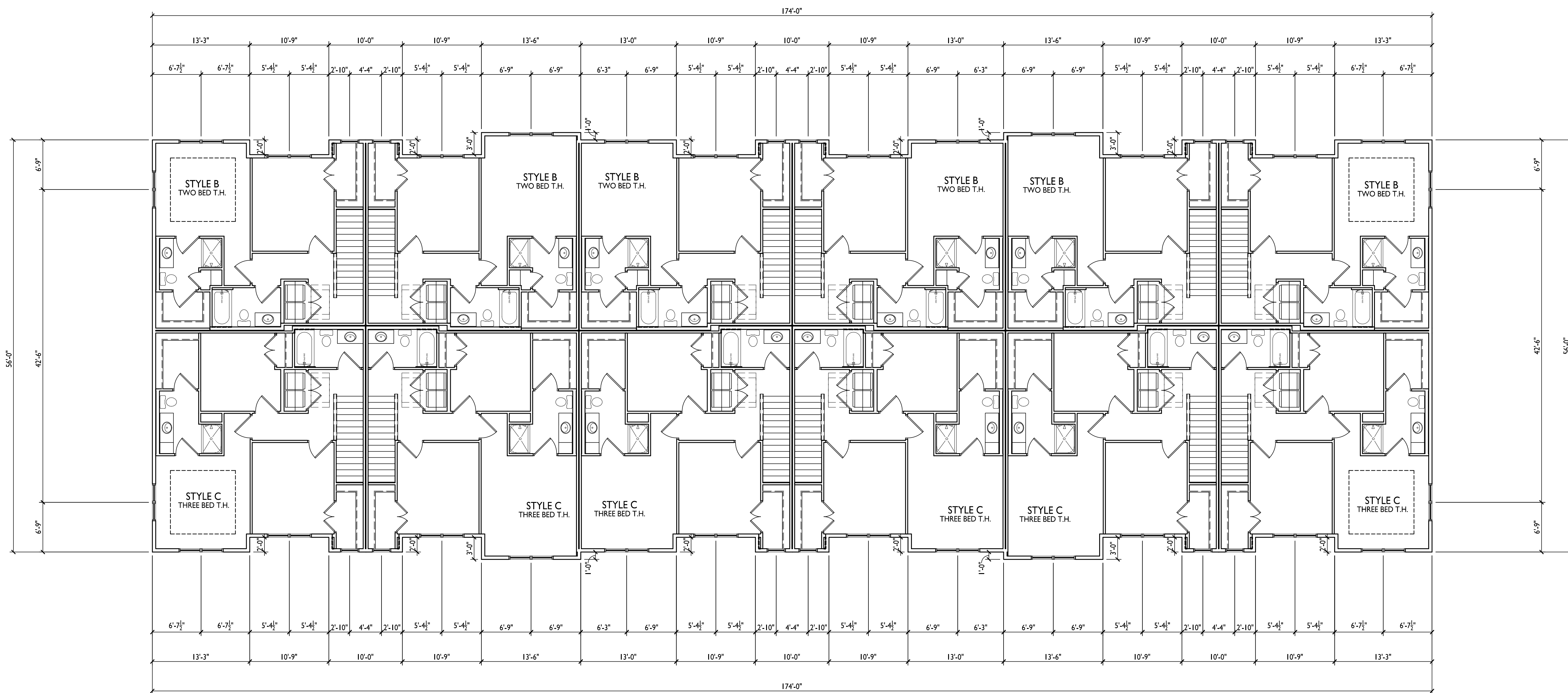
**Red Earth
 Development**

N 15th St & Luedke Ct
 Sheboygan, Wisconsin
 SHEET TITLE
Third Floor Plan

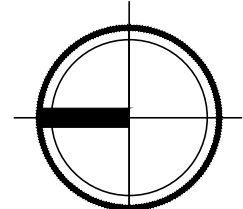
SHEET NUMBER

A-1.3

PROJECT NO. **2427**
 © Knothe & Bruce Architects, LLC 77



I
 A-1.3
THIRD FLOOR PLAN
 1/8" = 1'-0"



I/A-1.4
ROOF PLAN

ISSUED
Issued for Plan Review - January 17, 2025

PROJECT TITLE
**Jakum Site
Redevelopment**

**18-Unit
Townhouse**

**Red Earth
Development**

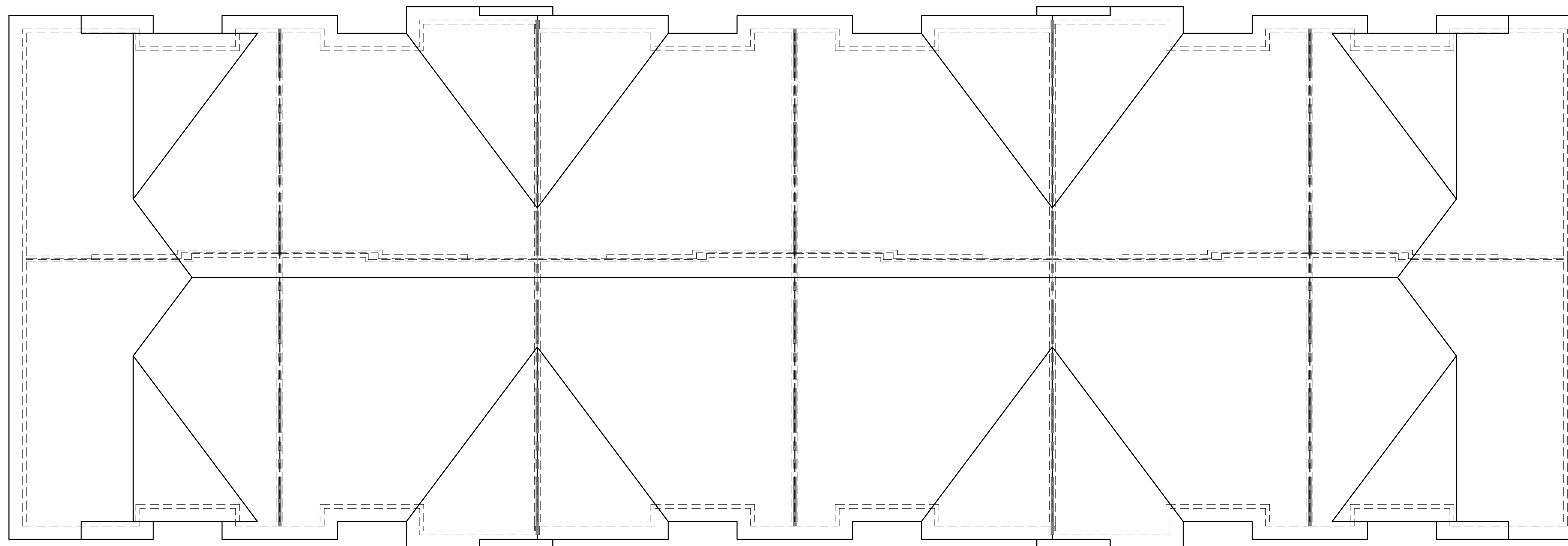
N 15th St & Luedke Ct
Sheboygan, Wisconsin

SHEET TITLE
Roof Plan

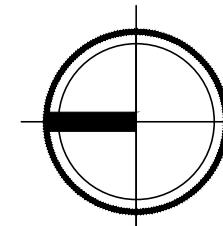
SHEET NUMBER

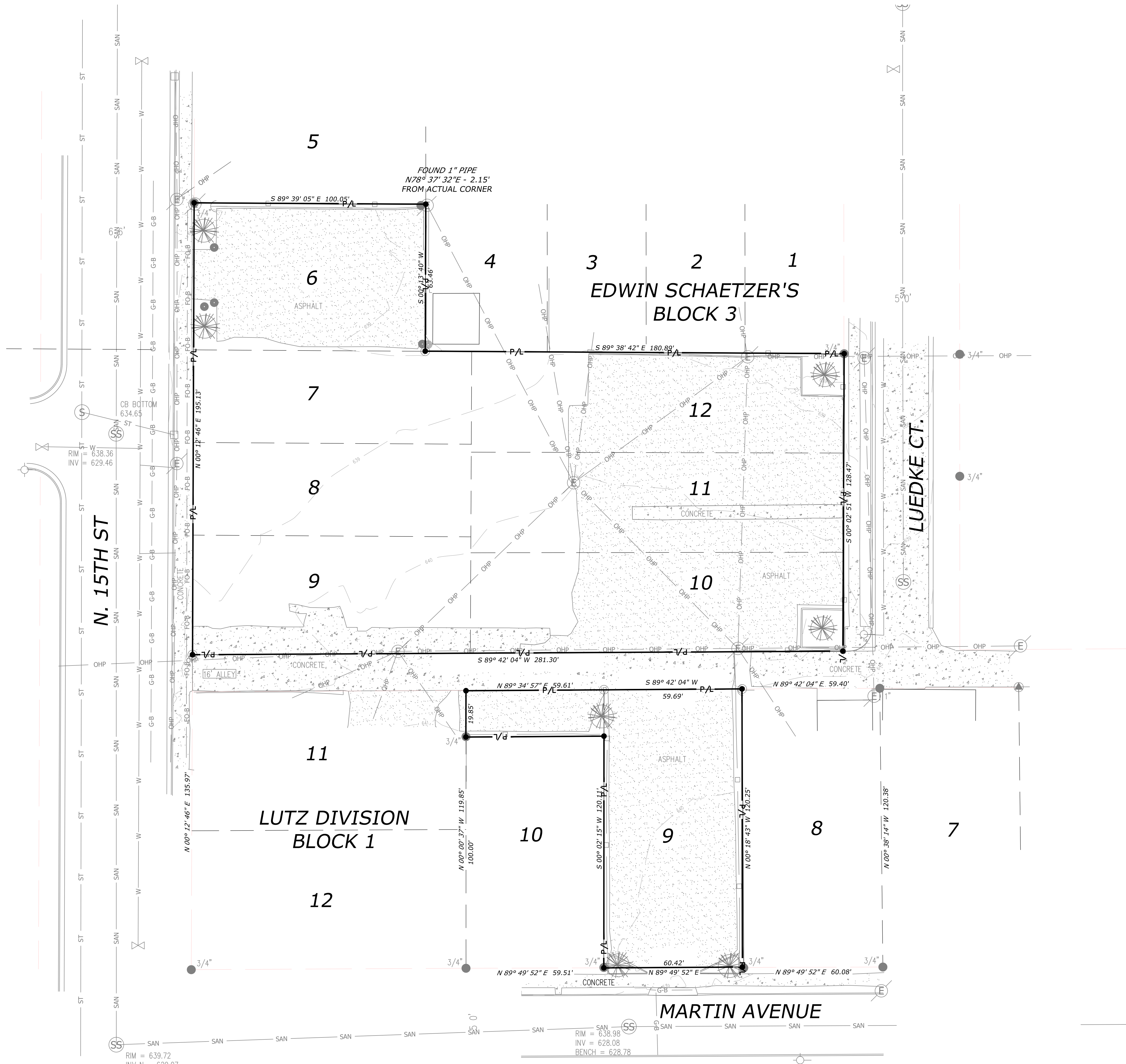
A-1.4

PROJECT NO. **2427**
© Knothe & Bruce Architects, LLC



I
A-1.4
ROOF PLAN
1/8" = 1'-0"





knothe • bruce
ARCHITECTS

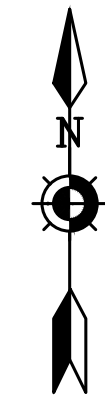
Phone: 8401 Greenway Blvd., Suite
900
608.636.3690
53015
Mirlleton, WI 53202



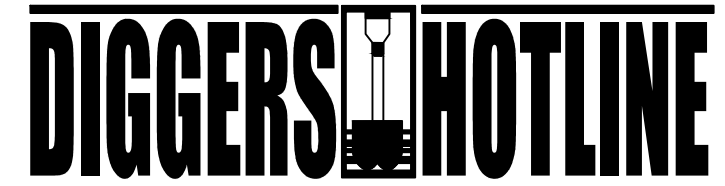
788 N. Jefferson Street, Ste 900
Milwaukee, Wisconsin 53202

kapurinc.com

ISSUED
Plan Commission Set - January 17, 2025



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



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

KEY INDEX

- ▲ - FOUND REBAR/PIN
- - FOUND STEEL PIPE
- ⊕ - SET 5/8" REBAR
- - POST
- - CATCH BASIN
- ⊙ - STORM MANHOLE
- ⊙ - SANITARY MANHOLE
- ⊙ - HYDRANT
- ⊗ - GATE VALVE
- ⊙ - POWER POLE
- SAN - SANITARY SEWER
- ST - STORM SEWER
- W - WATERMAIN
- G-B - UNDERGROUND GAS
- FO-B - UNDERGROUND FIBER OPTICS
- OHP - OVERHEAD WIRE
- - WOOD FENCE

PROJECT TITLE
Jakum Site
Redevelopment

Red Earth
Development

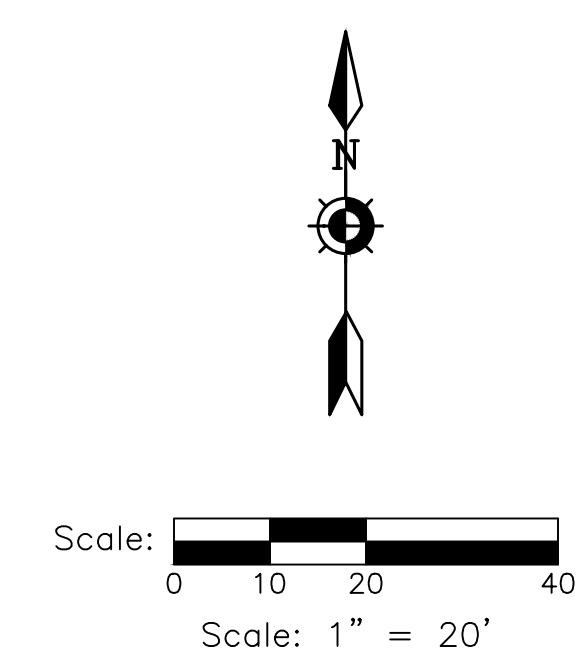
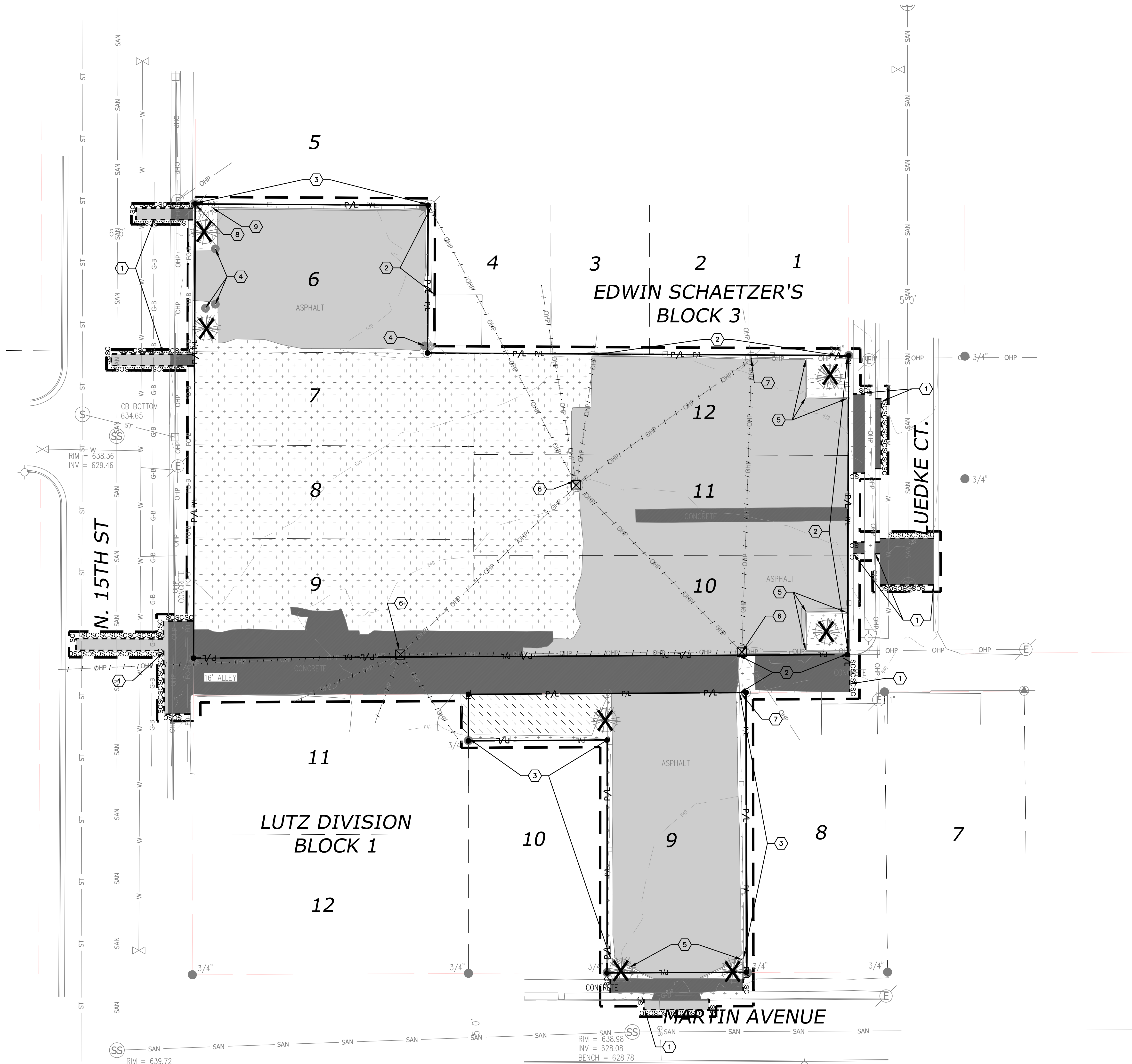
N. 15th St. & Luedke Ct.
Sheboygan, Wisconsin

SHEET TITLE
**EXISTING
CONDITIONS
PLAN**

SHEET NUMBER

C100

PROJECT NO. 2427



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

KEY INDEX	
	PROJECT LIMITS
	PROPERTY LINE
	VEGETATION TO BE REMOVED & DISPOSED OF OFFSITE. IF SUITABLE FOR REUSE, TOPSOIL TO BE STOCKPILED. UNUSED & UNSUITABLE TOPSOIL TO BE REMOVED OFFSITE. TOPSOIL THICKNESS MAY VARY. REFER TO GEOTECHNICAL REPORT.
	ASPHALT PAVEMENT & BASE MATERIAL TO BE REMOVED TO SUB-BASE & DISPOSED OF OFFSITE. PAVEMENT & BASE THICKNESS MAY VARY. REFER TO GEOTECHNICAL REPORT.
	CONCRETE & BASE MATERIAL TO BE REMOVED TO SUB-BASE & DISPOSED OF OFFSITE. CONCRETE & BASE THICKNESS MAY VARY. REFER TO GEOTECHNICAL REPORT.
	GRAVEL MATERIAL TO BE REMOVED & DISPOSED OF OFFSITE. IF SUITABLE FOR REUSE, GRAVEL TO BE STOCKPILED. UNUSED GRAVEL MATERIAL TO BE REMOVED OFFSITE. GRAVEL THICKNESS MAY VARY. REFER TO GEOTECHNICAL REPORT.
	SAWCUT FULL DEPTH
	TREES & STUMPS TO BE REMOVED
	DENOTES UTILITIES TO BE ABANDONED & REMOVED.
	UTILITY STRUCTURE REMOVAL/ABANDONMENT
	SAWCUT APPROXIMATELY 2' OF ASPHALT PAVEMENT OFF THE EDGE OF THE ROADWAY TO PROVIDE A SMOOTH EDGE FOR INSTALLATION OF NEW PAVEMENT.
	REMOVE & DISPOSE OF EXISTING WOOD FENCE INCLUDING POSTS & FOOTINGS
	EXISTING FENCE TO REMAIN. CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION.
	REMOVE & DISPOSE OF EXISTING POST.
	REMOVE & DISPOSE OF EXISTING POST.
	REMOVE & DISPOSE OF WOODEN PLANTER BEDS
	REMOVE & RELOCATE EXISTING UTILITY POLE AND OVERHEAD WIRES. CONTRACTOR TO COORDINATE REMOVAL AND RELOCATION WITH EXISTING UTILITY OWNER.
	REMOVE & RELOCATE EXISTING GUY WIRE. CONTRACTOR TO COORDINATE REMOVAL AND RELOCATION WITH EXISTING UTILITY OWNER.
	EXISTING UTILITY POLE TO REMAIN. CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION.
	EXISTING GUY WIRE TO REMAIN. CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION.

kb2
knothe • bruce
 ARCHITECTS
 Phone: 8401 Greenway Blvd., Suite 900
 608.636.3690 Mirlleton, WI 53202
 5 3 5 6 2

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

ISSUED
 Plan Commission Set - January 17, 2025

PROJECT TITLE
 Jakum Site
 Redevelopment
 Red Earth
 Development

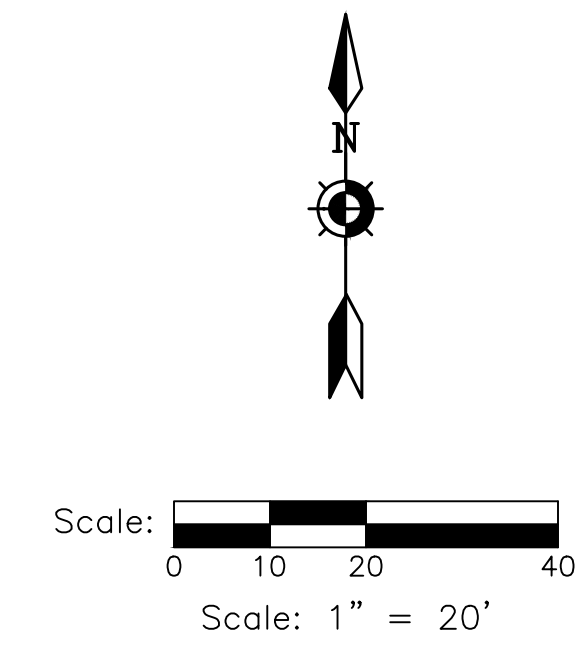
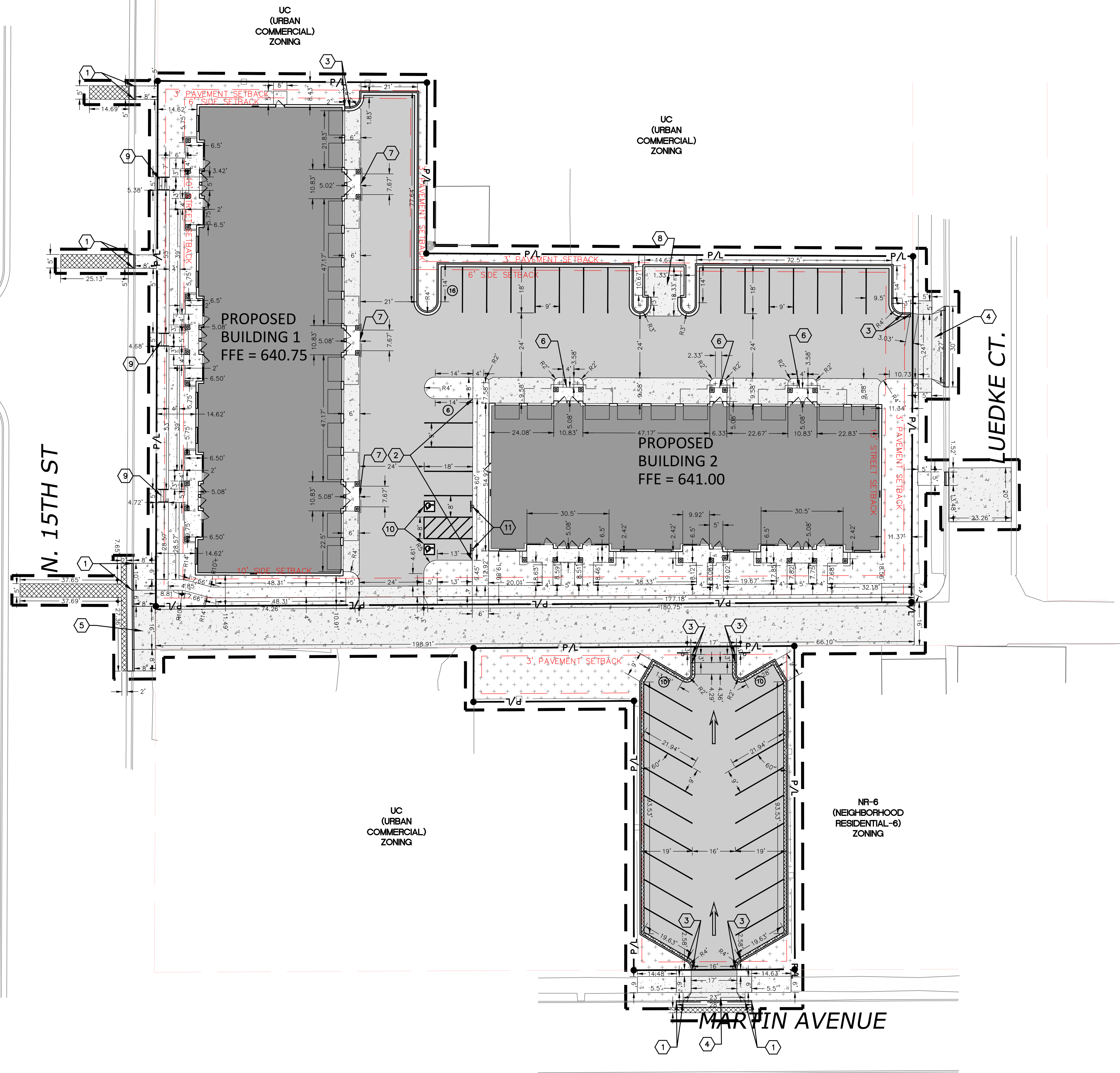
N. 15th St. & Luedke Ct.
 Sheboygan, Wisconsin
 SHEET TITLE
 SITE
 DEMOLITION
 PLAN

SHEET NUMBER

C101

PROJECT NO. 2427

PARKING SUMMARY	
REQUIRED VEHICLE SPACES - 2 SPACES FOR EACH UNIT WITH 2 OR MORE BEDROOMS AND 1-1/2 SPACES FOR EACH UNIT WITH 1 BEDROOM OR LESS - 3 BEDROOM UNITS = 11 X 2 SPACES = 22 SPACES - 2 BEDROOM UNITS = 11 X 2 SPACES = 22 SPACES - 1 BEDROOM UNITS = 11 X 1.5 SPACES = 17 SPACES	61
STANDARD SURFACE SPACES	40
ACCESSIBLE SURFACE SPACES	2
GARAGE SPACES	22
TOTAL VEHICLE SPACES	64



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

KEY INDEX

- PROJECT LIMITS
PROPERTY LINE
- AREAS DISTURBED BY CONSTRUCTION (NOT SPECIFICALLY CALLED OUT ON THE LANDSCAPE PLANS) TO BE RESTORED WITH MINIMUM 4" TOPSOIL, SEED, FERTILIZER, AND MULCH (TYP). USE SALVAGED TOPSOIL OR IMPORT TOPSOIL IF REQUIRED.
- ASPHALTIC CONCRETE
- ASPHALTIC CONCRETE TO MATCH EXISTING STREET SECTION
- CONCRETE SLAB
- HEAVY DUTY CONCRETE SLAB
- LOW-SIDE CONCRETE CURB & GUTTER
18" BARRIER UNLESS OTHERWISE NOTED
- HIGH-SIDE CONCRETE CURB & GUTTER
18" BARRIER UNLESS OTHERWISE NOTED
- DEPRESSED CONCRETE CURB & GUTTER
18" DEPRESSED UNLESS OTHERWISE NOTED
- 30" BARRIER CURB & GUTTER
- DEPRESSED INTEGRAL CURB
- TRANSITION FROM 18" BARRIER CURB & GUTTER TO ZERO FACE CURB
- CONCRETE DRIVEWAY APRON
- CONCRETE DRIVEWAY APRON
- RAISED CONCRETE STEP
- RAISED CONCRETE STEP
- CMU DUMPSTER ENCLOSURE. REFER TO ARCHITECTURAL PLANS FOR MORE INFORMATION.
- CONCRETE STEPS WITH HANDRAILS
- ACCESSIBLE PARKING SYMBOL
- ACCESSIBLE SIGN

knothe bruce
ARCHITECTS
Phone: 8401 Greenway Blvd., Suite 900
608.636.3690
Middletown, WI 53202

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

ISSUED
Plan Commission Set - January 17, 2025

PROJECT TITLE
Jakum Site
Redevelopment

Red Earth
Development

N. 15th St. & Luedke Ct.
Sheboygan, Wisconsin
SHEET TITLE
SITE LAYOUT
PLAN

SHEET NUMBER

C102

PROJECT NO. 2427



knothe-bruce ARCHITECTS

Phone: 8401 Greenway Blvd., Suite 900
608.636.3690 Middleton, WI 53705



788 N. Jefferson Street, Ste 900
Milwaukee, Wisconsin 53202

kapurinc.com

ISSUED
Plan Commission Set - January 17, 2025

PROJECT TITLE
Jakum Site
Redevelopment

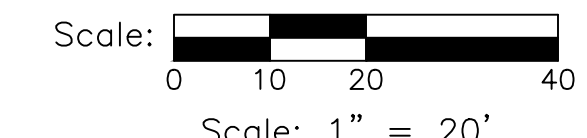
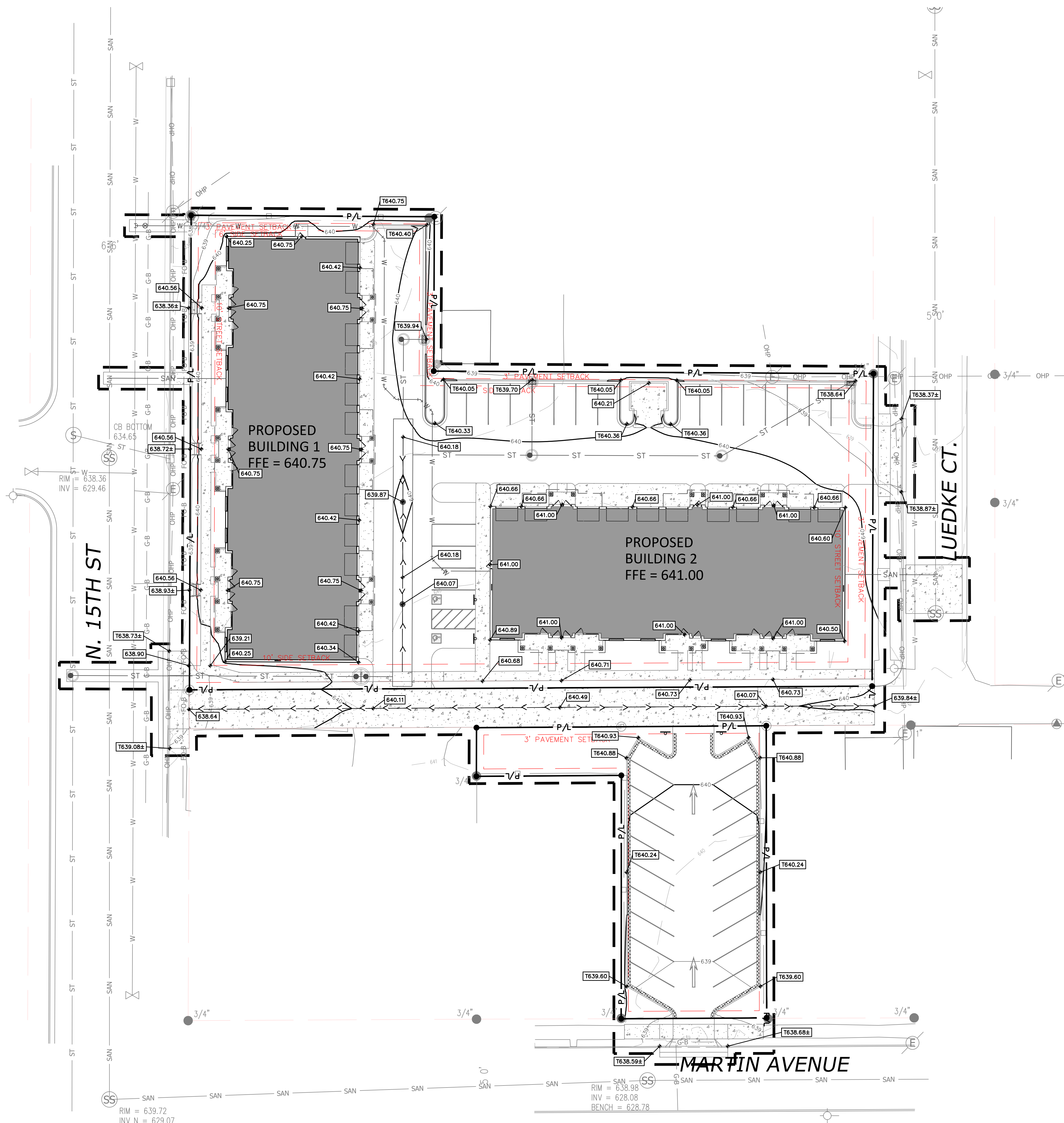
Red Earth
Development

SHEET TITLE
SITE GRADING
PLAN

SHEET NUMBER

C104

PROJECT NO. 2427



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

KEY INDEX

- PROJECT LIMITS PROPERTY LINE
- EXISTING CONTOUR MINOR
- EXISTING CONTOUR MAJOR
- PROPOSED CONTOUR MINOR
- PROPOSED CONTOUR MAJOR
- SWALE
- PROPOSED SPOT GRADE
- MATCH EXISTING GRADE
- PROPOSED TOP OF CURB GRADE. REFER TO SITE LAYOUT PLANS FOR MORE INFORMATION. GUTTER IS 6" BELOW TOP OF CURB UNLESS OTHERWISE NOTED.
- MATCH EXISTING TOP OF CURB GRADE

RIM = 639.72
INV N = 629.07

RIM = 638.98
INV = 628.08
BENCH = 628.78



knothe-bruce ARCHITECTS

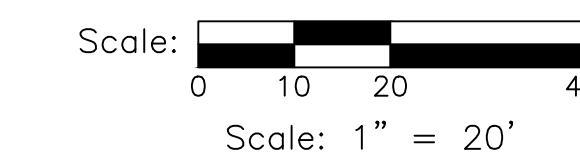
Phone: 8401 Greenway Blvd., Suite 900
608.636.3690 Middleton, WI 53705



788 N. Jefferson Street, Ste 900
Milwaukee, Wisconsin 53202

kapurinc.com

ISSUED
Plan Commission Set - January 17, 2025



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

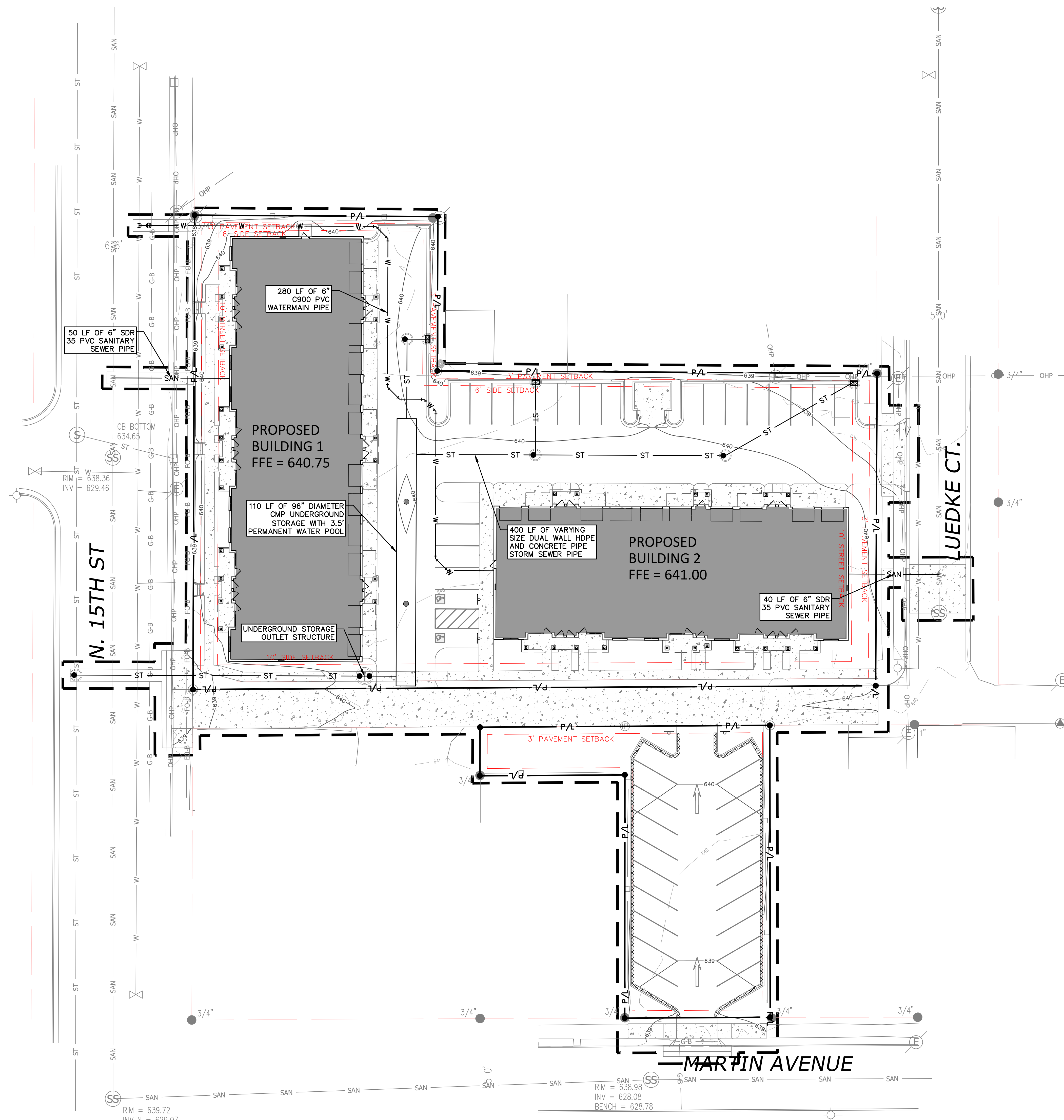
UTILITY NOTES

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

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

KEY INDEX

- PROJECT LIMITS
- PROPERTY LINE
- STORM MANHOLE
- STORM CATCH BASIN WITH CURB BOX FRAME & GRATE
- UNDERGROUND STORAGE RISER
- WATER MAIN TEE
- WATER MAIN VALVE
- STORM SEWER
- SANITARY SEWER
- WATER MAIN



PROJECT TITLE
Jakum Site
Redevelopment

Red Earth
Development

N. 15th St. & Luedke Ct.
Sheboygan, Wisconsin
SHEET TITLE

SHEET NUMBER

PROJECT NO. 2427



knothe-bruce ARCHITECTS

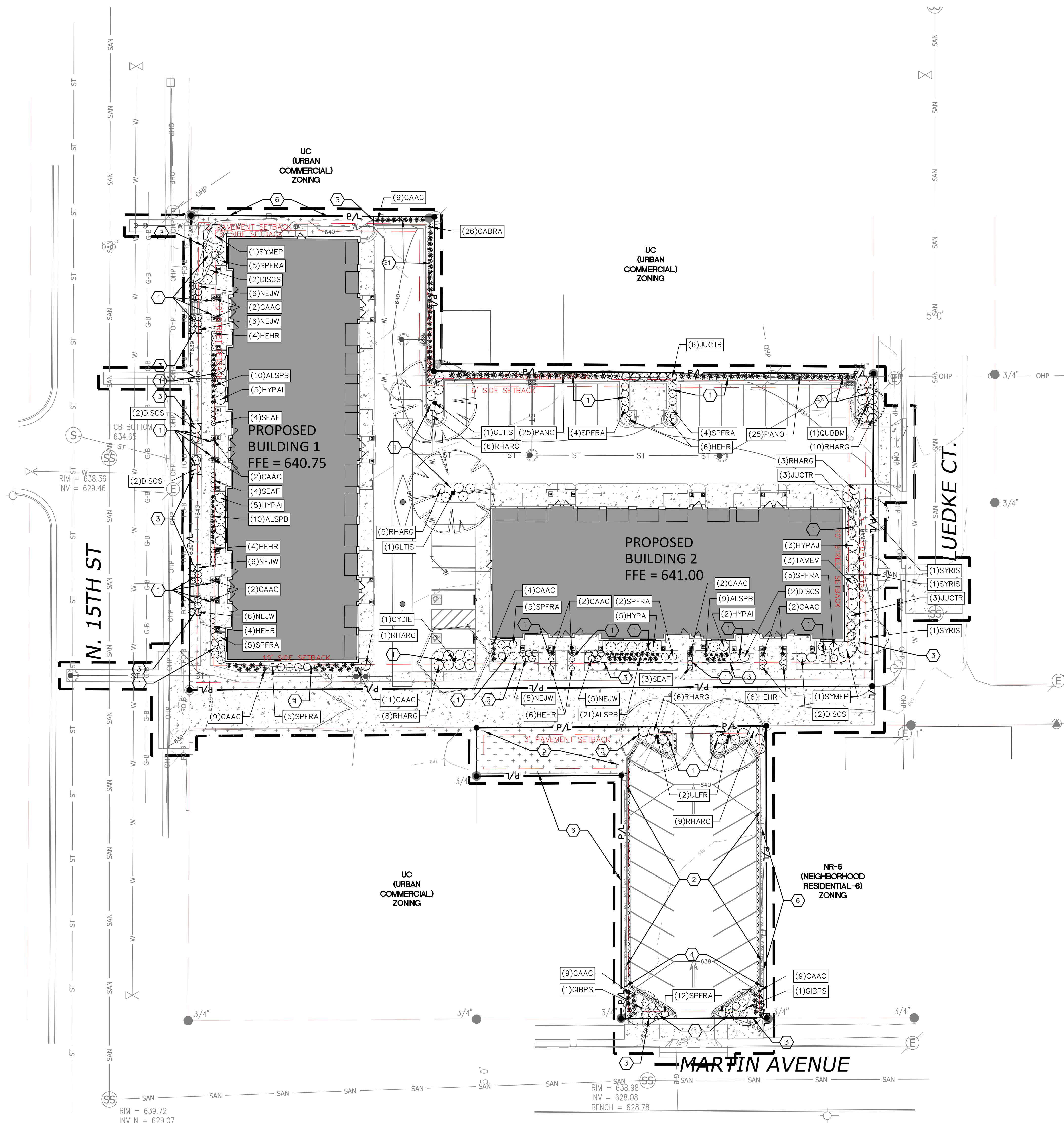
Phone: 8401 Greenway Blvd., Suite 900
608.636.3690 Middleton, WI 53705



788 N. Jefferson Street, Ste 900
Milwaukee, Wisconsin 53202

kapurinc.com

ISSUED
Plan Commission Set - January 17, 2025



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



Dial 811 or (800)242-8511

www.DiggersHotline.com

HATCH LEGEND

- PROJECT LIMITS
- PROPERTY LINE
- EASEMENT LINE
- ALUMINUM EDGING
- AREAS DISTURBED BY CONSTRUCTION TO BE RESTORED WITH MINIMUM 4" TOPSOIL, KENTUCKY BLUE GRASS SEED, FERTILIZER, AND MULCH (TYP). USE SALVAGED TOPSOIL OR IMPORT TOPSOIL IF REQUIRED.
- DECORATIVE STONE MULCH ON WEED BARRIER FABRIC. (8 L201)
- PLANT "CODE" REFERENCES TO THE PLANT SCHEDULE
- QUANTITY OF PLANTS IN THE PLANT GROUPING
- LEADER LINE
- PLANT SYMBOL (SYMBOL VARIES)

KEY INDEX

- SHREDDED HARDWOOD MULCH (7 L201)
- DECORATIVE STONE MULCH (8 L201)
- ALUMINUM EDGING AT PLANTING BED (9 L201)
- ALUMINUM EDGING AT MULCH SEPERATION (10 L201)
- SNOW STORAGE AREA
- EXISTING FENCE

PROJECT TITLE
Jakum Site
Redevelopment

Red Earth
Development

N. 15th St. & Luedke Ct.
Sheboygan, Wisconsin
SHEET TITLE
SITE
LANDSCAPE
PLAN

SHEET NUMBER

L101

PROJECT NO. 2427

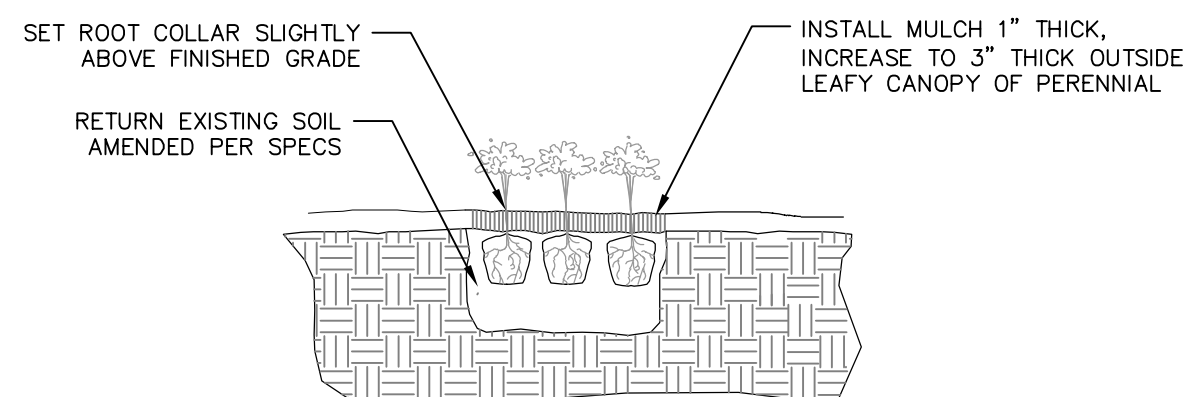
Plant Schedule						
Code	Scientific Name	Common Name	Quantity	Spacing	Install Size	Mature Size (Height/Spread)
Shade and Tall Trees: (Install in accordance with detail 3/L201)						
GIBPS	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo (male)	2	Per Plan	2" caliper B&B	40'/15'
GLTIS	Gleditsia tricanthos 'Shademaster' PP1,515	Shademaster Honeylocust	2	Per Plan	2" caliper B&B	60'/35'
GYDIE	Gymnocladus dioicus 'Espresso'	Espresso Kentucky Coffee Tree	1	Per Plan	2" caliper B&B	50'/35'
QUBBM	Quercus bicolor 'Bonnie and Mike'	Beacon Swamp White Oak	1	Per Plan	2" caliper B&B	35'/15'
ULFR	Ulmus 'Frontier'	Frontier Elm	2	Per Plan	2" caliper B&B	40'-50'/25'-35'
Medium and Low Trees: (Install in accordance with detail 3/L201)						
SYRIS	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	3	Per Plan	1.5" caliper B&B	25'/15'
Evergreen Trees: (Install in accordance with detail 4/L201)						
JUCTR	Juniperus chinensis 'Trautman'	Trautman Juniper	12	Per Plan	4' tall B&B	12'/4'
Deciduous Shrubs: (Install in accordance with detail 5/L201)						
DISCS	Diervilla sessilifolia 'LPDC Podras' PP19,391	Cool Splash Dwarf Bush Honeysuckle	10	Per Plan	24" tall pot	30"/30"-54"
HYPAL	Hydrangea paniculata 'LVOBO' PP22,782	Bobo Hydrangea	17	Per Plan	24" tall pot	3'/3'-4'
HYPAL	Hydrangea paniculata 'Jane'	Little Lime Hydrangea	3	Per Plan	18" tall pot	3'-5'/3'-5'
RHARG	Rhus aromatica 'Gro-Low'	Gro-Low Sumac	48	Per Plan	18" spread pot	2'-3'/6'-8'
SPFRA	Spiraea x fritschiana 'JN Select A'	Pink-a-licious Fritsch Spirea	47	Per Plan	18" tall pot	2'-3'/2'-3'
SYMEP	Syringa meyeri 'Palbin'	Meyer Lilac (Dwarf Korean Lilac)	2	Per Plan	36" tall pot	4'-5'/5'-7'
Evergreen Shrubs: (Install in accordance with detail 5/L201)						
TAMEV	Taxus x media 'Everlow'	Everlow Yew	3	Per Plan	18" spread pot	2'-3'/4'-5'
Perennials: (Install in accordance with detail 6/L201)						
ALSPB	Allium x 'Summer Peek-a-Boo'	Summer Peek-a-Boo Globe Lily	50	Per Plan	#1 cont.	8"-12"/18"-24"
BECOW	Bergenia cordifolia 'Winterglut'	Winter Glow Bergenia	2	Per Plan	#1 cont.	12"-18"/12"-18"
CAAC	Calamagrostis x acutiflora Karl Foerster	Karl Foerster Reed Grass	61	Per Plan	#1 cont.	5'-6'/18"-24"
CABRA	Calamagrostis brachytricha	Fall Blooming Feather Reed Grass	26	Per Plan	#1 cont.	36"-60"/24"
HEHR	Hemerocallis 'Happy Returns'	Happy Returns Daylily	30	Per Plan	#1 cont.	12"-18"/16"-24"
NEJW	Nepeta x 'Junior Walker'	Junior Walker Catmint	34	Per Plan	#1 cont.	15"-18"/30"-36"
PANO	Panicum virgatum 'Northwinds'	Northwinds Switch Grass	50	Per Plan	#1 cont.	4'-5'/24"-30"
SEAF	Sedum x 'Autumn Fire'	Autumn Fire Sedum	11	Per Plan	#1 cont.	18"-24"/24"

NOTE: Plant quantities indicated in the plant schedule are for convenience only. Installation contractor is responsible for verifying plant count on the landscape plan. When discrepancies between the plant schedule, labels and the landscape plan occur, the quantity drawn on the landscape plan shall be the official quantity.

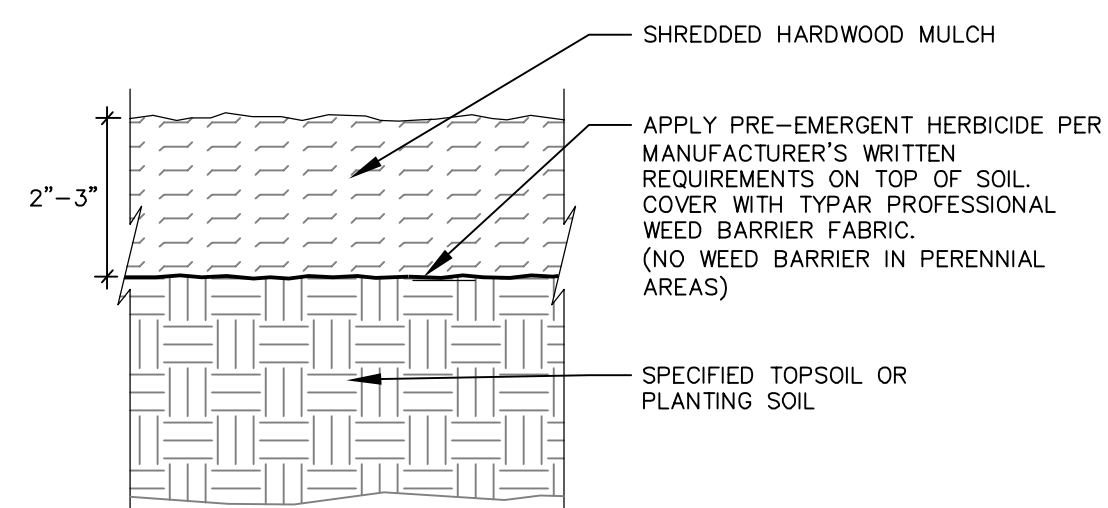
1 PLANT SCHEDULE
L201 REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION

- ALL PLANT MATERIAL SHALL BE OBTAINED FROM A NURSERY LOCATED IN ZONE 5, CONFORM TO APPLICABLE REQUIREMENTS OF THE CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AND BOTANICAL NAMES SHALL BE ACCORDING TO THE CURRENT EDITION OF "STANDARDIZED PLANT NAMES" PREPARED BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURE NOMENCLATURE.
- CONTRACTOR TO PROVIDE TO THE LANDSCAPE ARCHITECT SAMPLES OF ALL WOOD AND MINERAL/STONE MULCHES OR OTHER GROUND COVER MATERIALS FOR APPROVAL PRIOR TO INSTALLATION.
- SHREDDED HARDWOOD MULCH TO BE FRESHLY ACQUIRED SHREDDED HARDWOOD MULCH. DOUBLE MILLED, EXCESSIVE DIRT AND DUST LIKE MATERIAL OR OLD MATERIAL IS NOT ACCEPTABLE.
- LANDSCAPE EDGING TO BE ALUMINUM EDGING. REFER TO SPECIFICATION 32 93 00 PLANTS FOR ADDITIONAL INFORMATION.
- ALL PLANTING AREAS TO RECEIVE A 2 TO 3-INCH THICK LAYER OF SHREDDED HARDWOOD MULCH OVER TYPAR PROFESSIONAL WEED BARRIER FABRIC WITH EDGING. EDGING TO BE INSTALLED BETWEEN DIFFERENT TYPES OF MULCHES, BETWEEN MULCHES AND TURF, AND/OR WHERE SPECIFICALLY NOTED ON THE PLAN. REFER TO SPECIFICATION 32 93 00 PLANTS FOR ADDITIONAL INFORMATION.
- INSTALL SHOVEL CUT EDGE AROUND ALL INDIVIDUAL TREES AND SHRUBS IN LAWN AREAS AND ALONG PAVEMENT WHERE PLANTING AREAS ADJUT TO PREVENT SHREDDED HARDWOOD MULCH FROM SPILLING OUT OF PLANTING AREA.
- CONTRACTOR RESPONSIBLE FOR MAINTENANCE OF PLANT MATERIAL FOR 90 DAYS FROM INSTALLATION, INCLUDING WATERING, WEEDING, ETC. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF SEEDING AREAS FOR 60 DAYS FROM INSTALLATION, INCLUDING WATERING, WEEDING, ETC. CONTRACTOR TO PROVIDE AND REVIEW MAINTENANCE INSTRUCTIONS WITH THE OWNER PRIOR TO THE COMPLETION OF THESE MAINTENANCE PERIODS. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
- CLEANLY PRUNE AND REMOVE DAMAGED BRANCHES, DEAD WOOD, AND ROOTS IMMEDIATELY PRIOR TO PLANTING. DO NOT CUT LEADERS OR LEAVE "V" CROTCHES OR DOUBLE LEADERS UNLESS A MULTI-STEM TREE IS SPECIFIED.
- REMOVE BURLAP, WIRE BASKET, ROPE, TWINE, AND ALL SYNTHETIC MATERIAL FROM THE ROOTS, TRUNK, OR CROWN OF PLANT.
- REMOVE EXCESS SOIL ABOVE ROOT COLLAR.
- PLANT TREES AND SHRUBS SO THAT THE ROOT COLLAR IS 2" ABOVE FINISHED GRADE OR SEVERAL INCHES ABOVE GRADE IF PLANT IS INSTALLED IN POOR SOILS.
- PLANT TREES AND SHRUBS WITH SAME ORIENTATION AS WHEN HARVESTED FROM THE NURSERY OR TO SHOWCASE THE MOST AESTHETIC VIEW.
- PLANT ALL TREES WITH THREE SLOW RELEASE FERTILIZER PACKETS, SPACED EQUIDISTANT AROUND THE EDGE OF THE ROOT BALL.
- PLANT ALL SHRUBS WITH ONE SLOW RELEASE FERTILIZER PACKET, PLACED BELOW THE ROOTING SYSTEM.
- WATER AND TAMP BACKFILL AND ROOTS OF ALL NEWLY SET PLANT MATERIAL SO THE SOIL AND ROOTS ARE THOROUGHLY SOAKED AND AIR POCKETS ARE REMOVED.
- FOR INDIVIDUAL TREES & SHRUBS PLANTED IN TURF AREAS, PROVIDE CONTINUOUS 3" SOIL SAUCER TO CONTAIN WATER & MULCH (TREES ON SLOPES SHALL BE SAUCERED ON THE DOWNHILL SIDE)
- INSTALL 3" THICK SHREDDED HARDWOOD MULCH RING 3'-0" DIA. FOR DECIDUOUS TREES AND ALL INDIVIDUAL SHRUBS IN LAWN AREAS, 5'-0" DIA. FOR EVERGREEN TREES. KEEP MULCH 2" AWAY FROM TRUNKS.
- STAKING - ONLY STAKE EVERGREEN TREES 5'-0" OR GREATER IN HEIGHT OR TREES THAT ARE UNABLE TO REMAIN UPRIGHT AFTER PLANTING. TREES WILL BECOME STRONGER FASTER WHEN THE TOP 2/3 OF THE TREE IS FREE TO SWAY. DO NOT ATTACH WIRE DIRECTLY TO TREES OR THROUGH HOSES - UTILIZE GROMMETED, SYNTHETIC STRAPS AT LEAST 2" WIDE AROUND THE TREE, ATTACH STRAPPING TO STAKE WITH WIRE. STAKE ONLY WHEN NECESSARY. STAKES SHOULD BE DRIVEN DEEPLY INTO THE GROUND TO PREVENT DISLODGING. CHECK AT LEAST EVERY THREE MONTHS FOR BINDING OR OTHER PROBLEMS. STAKES AND TIES SHOULD BE REMOVED SIX MONTHS TO ONE YEAR AFTER PLANTING.
- LAWN AREAS BEING CONVERTED TO PLANTING BEDS SHALL HAVE THE LAWN KILLED AND ENTIRELY REMOVED INCLUDING ROOTS. REPLACE THE REMOVED SOIL WITH IMPORTED TOPSOIL. DO NOT TILL THE EXISTING LAWN INTO THE SOIL.
- PAVED AREAS BEING CONVERTED TO PLANTING BEDS SHALL HAVE ALL STONE AGGREGATE BASE DOWN TO SUBGRADE REMOVED AND REPLACED WITH PLANTING SOIL.
- STONE MULCH TO BE 3/4-INCH RAVENS BLACK DECORATIVE STONE CHIP FROM HALQUIST STONE OR APPROVED EQUIVALENT. CONTRACTOR TO CONTACT HALQUIST STONE N51 W23563 LISBON ROAD SUSSEX, WI 53089 TELEPHONE (262)246-9000 EMAIL: INFO@HALQUISTSTONE.COM
- REFER TO SPECIFICATIONS 32 93 00 PLANTS AND 32 92 00 TURF AND GRASSES FOR ADDITIONAL INFORMATION.

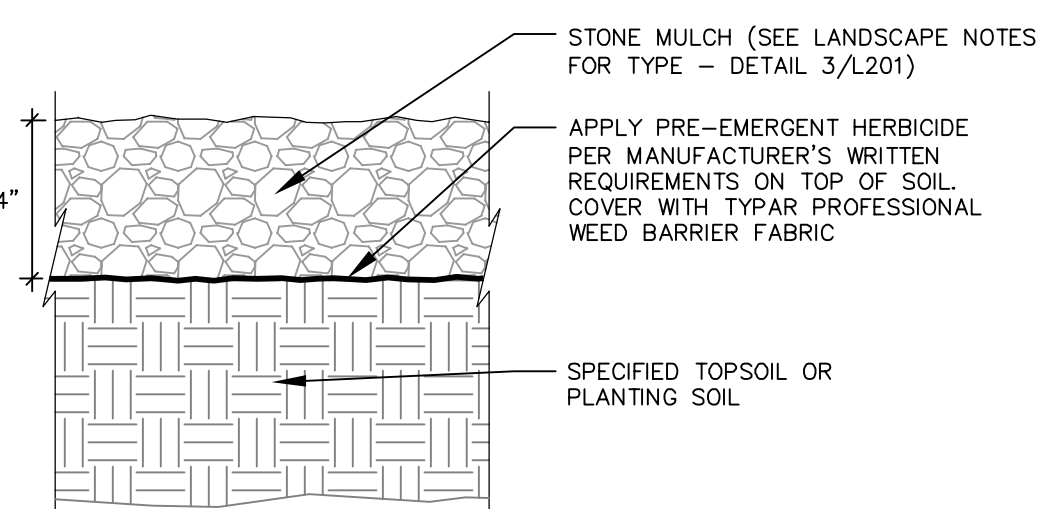
2 LANDSCAPE NOTES
L201 REFER TO SPECIFICATIONS



6 PERENNIAL PLANTING
L201 N.T.S.

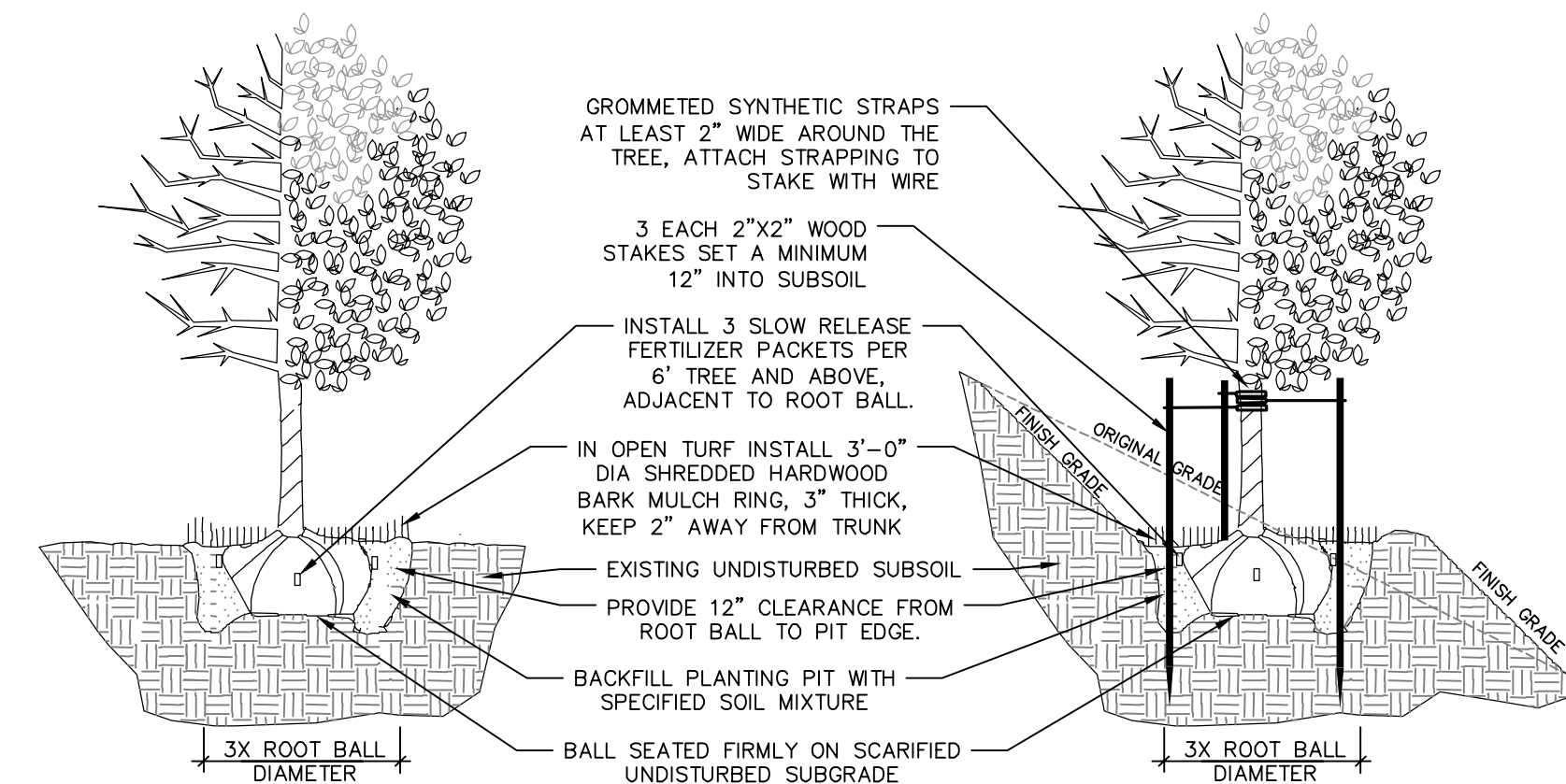


7 SHREDDED HARDWOOD MULCH SECTION
L201 N.T.S.

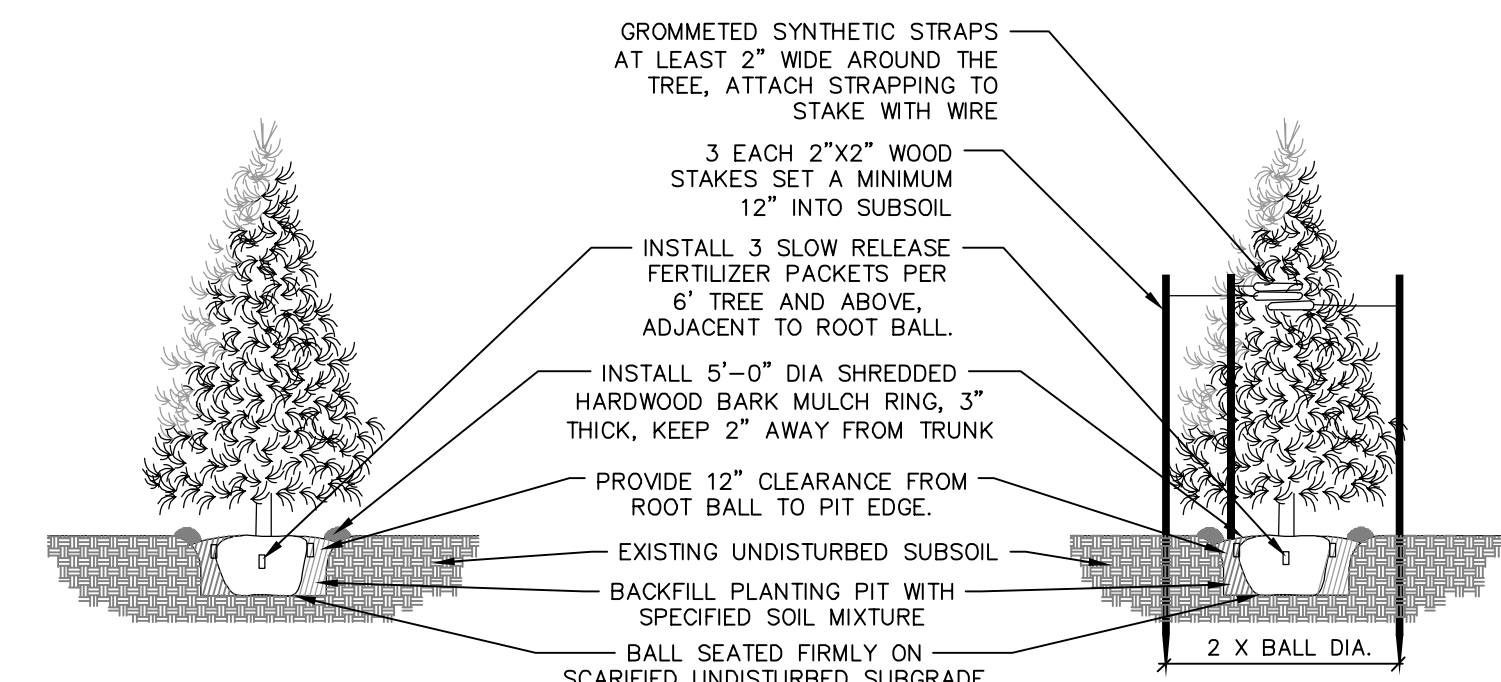


NOTE:
1. FINAL GRADE OF STONE MULCH SHALL BE FLUSH WITH TOP OF PAVEMENT OR TOP OF CURB WHEN ADJACENT TO PAVEMENT OR CURBS.

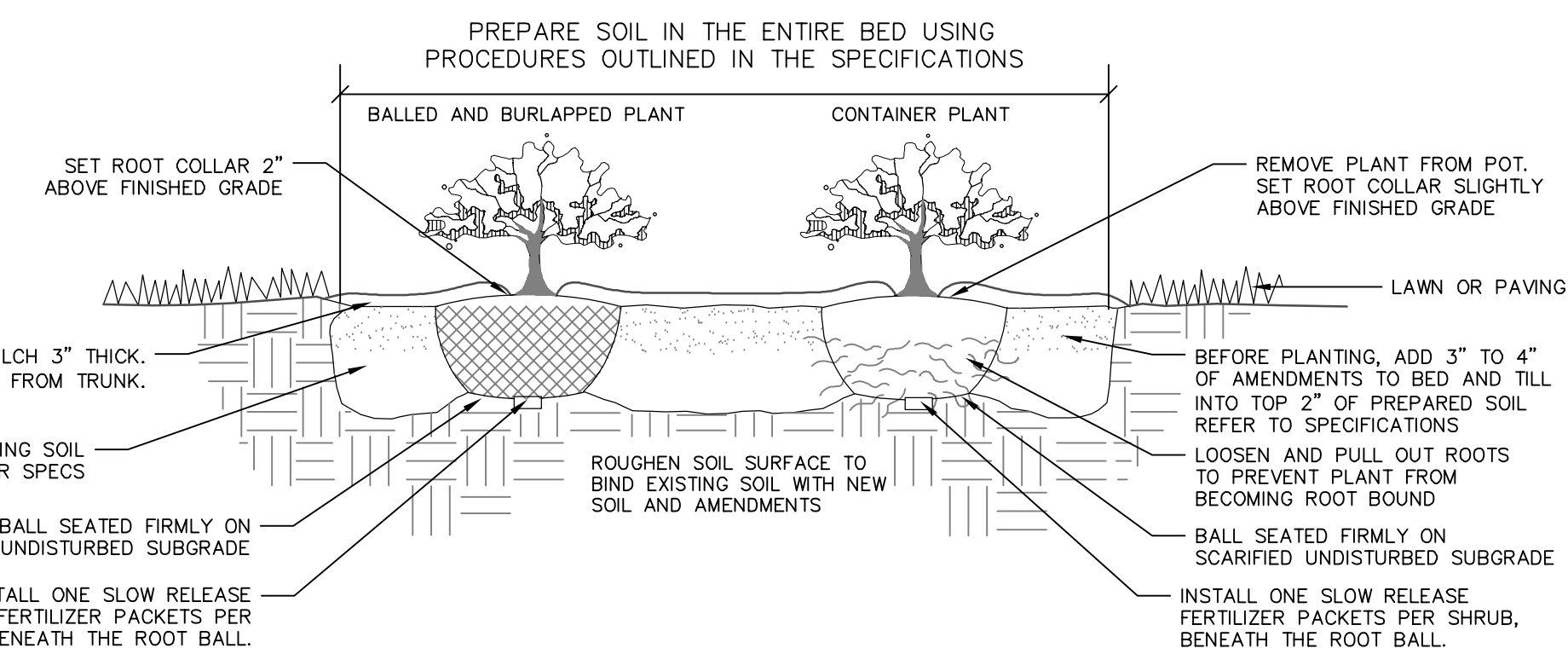
8 STONE MULCH SECTION
L201 N.T.S.



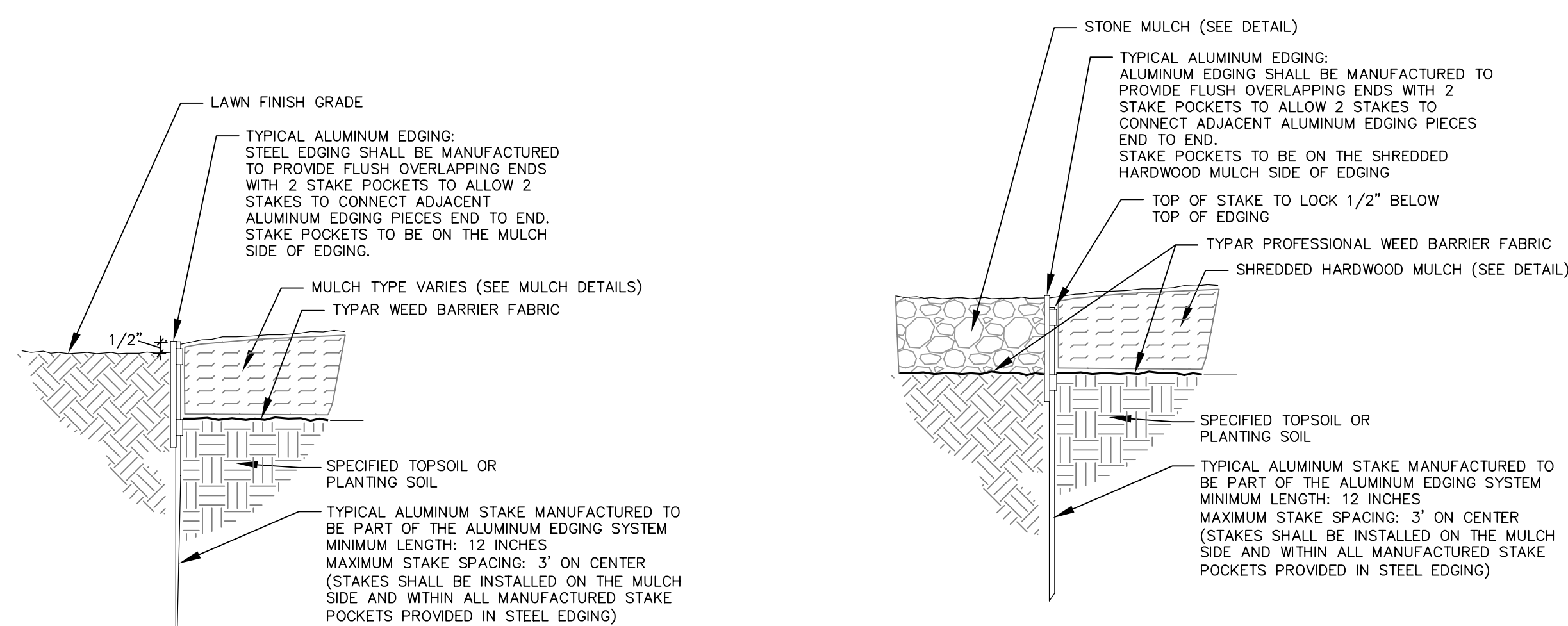
3 DECIDUOUS TREE PLANTING, STAKING, & PLANTING ON A SLOPE
L201 N.T.S.



4 EVERGREEN TREE PLANTING & STAKING
L201 N.T.S.

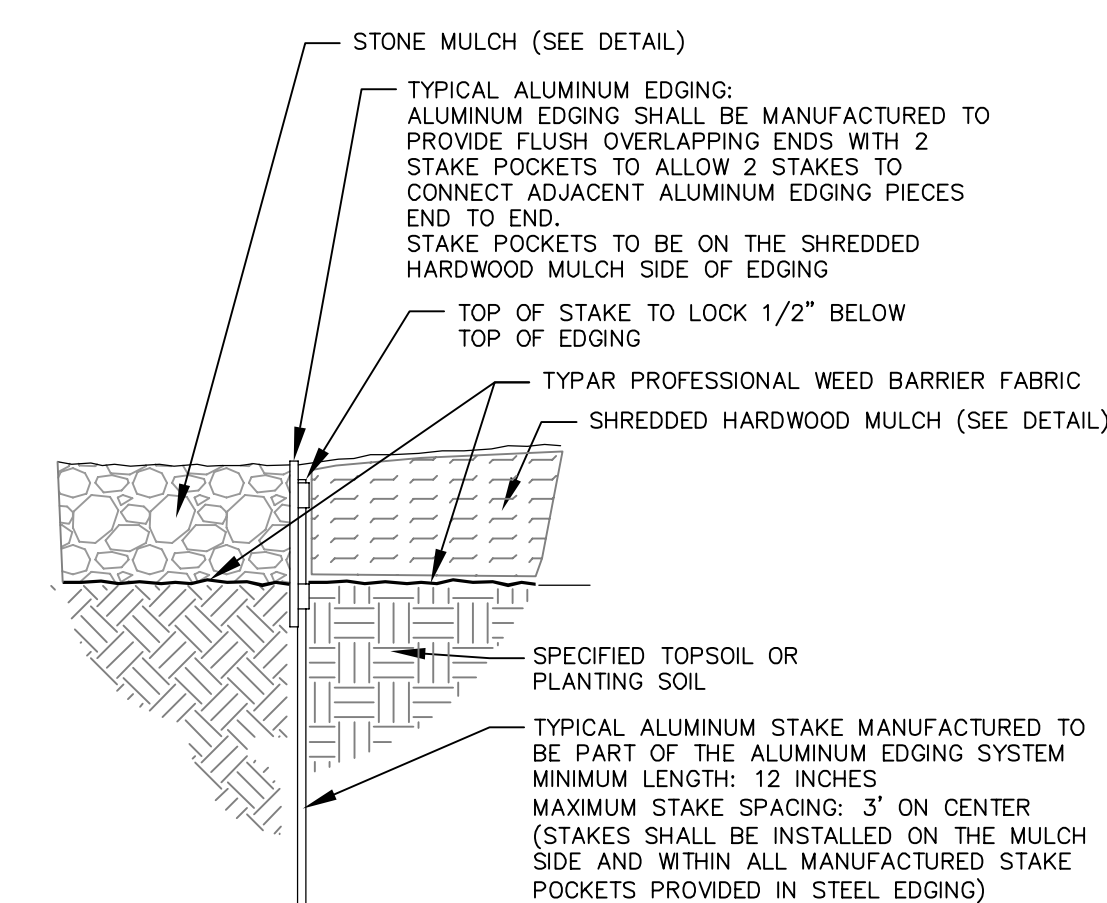


5 DECIDUOUS & EVERGREEN SHRUB PLANTING
L201 N.T.S.



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

9 ALUMINUM EDGING AT PLANTING BED SECTION
L201 N.T.S.



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

10 ALUMINUM EDGING AT MULCH SEPERATION SECTION
L201 N.T.S.



knothe + bruce
ARCHITECTS

Phone: 8401 Greenway Blvd., Suite 900
908.836.3690 Middleton, WI 53702



788 N. Jefferson Street, Ste 900
Milwaukee, Wisconsin 53202

kapurinc.com

ISSUED
Plan Commission Set - January 17, 2025

PROJECT TITLE
Jakum Site
Redevelopment

Red Earth
Development

N. 15th St. & Luedke Ct.
Sheboygan, Wisconsin

SHEET TITLE

**SITE
LANDSCAPE
DETAILS**

SHEET NUMBER

L201

PROJECT NO. 2427



Concept Image



Concept Image



Concept Image



Concept Image

KEY PLAN

ISSUED FOR
REVIEW - January 17, 2025



1 ELEVATION - WEST
AC201/ 1/8" = 1'-0"



2 ELEVATION - NORTH
AC201/ 1/8" = 1'-0"

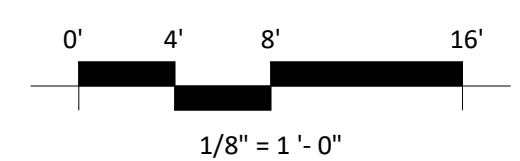
PROJECT TITLE
**Jakum Site
Redevelopment**

N 15th St & Luedke Ct,
Sheboygan, Wisconsin
SHEET TITLE
**Exterior
Elevations**

SHEET NUMBER

AC201

PROJECT NUMBER
2427



EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01	COMPOSITE LAP SIDING 6"	JAMES HARDIE	IRON GRAY
02	COMPOSITE BOARD & BATTEN	JAMES HARDIE	COBBLESTONE
03	COMPOSITE TRIM	JAMES HARDIE	COBBLESTONE
04	WRAPPED COLUMN	JAMES HARDIE	COBBLESTONE
05	STONE VENEER	HALQUIST STONE	BEAVER CREEK CASTLE
06	CAST STONE	ROCKCAST	CHARLOTTE TAN
07	GABLE DETAIL	TBD	WOOD COLOR - TBD
08	RAILINGS & HANDRAILS	SUPERIOR	BLACK
09	GARAGE DOOR	TBD	COBBLESTONE MATCH
10	COMPOSITE WINDOWS	ANDERSEN	SANDSTONE
11	ROOF SHINGLES	CERTAINTED	WEATHERED WOOD

KEY PLAN

ISSUED FOR
REVIEW - January 17, 2025



1 ELEVATION - EAST
AC202 1/8" = 1'-0"



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

PROJECT TITLE
**Jakum Site
Redevelopment**

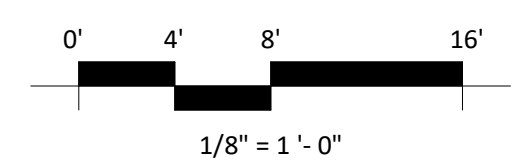
N 15th St & Luedke Ct,
Sheboygan, Wisconsin
SHEET TITLE
**Exterior
Elevations**

SHEET NUMBER

AC202

PROJECT NUMBER
2427

EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01	COMPOSITE LAP SIDING 6"	JAMES HARDIE	IRON GRAY
02	COMPOSITE BOARD & BATTEN	JAMES HARDIE	COBBLESTONE
03	COMPOSITE TRIM	JAMES HARDIE	COBBLESTONE
04	WRAPPED COLUMN	JAMES HARDIE	COBBLESTONE
05	STONE VENEER	HALQUIST STONE	BEAVER CREEK CASTLE
06	CAST STONE	ROCKCAST	CHARLOTTE TAN
07	GABLE DETAIL	TBD	WOOD COLOR - TBD
08	RAILINGS & HANDRAILS	SUPERIOR	BLACK
09	GARAGE DOOR	TBD	COBBLESTONE MATCH
10	COMPOSITE WINDOWS	ANDERSEN	SANDSTONE
11	ROOF SHINGLES	CERTAINTED	WEATHERED WOOD



KEY PLAN

ISSUED FOR
REVIEW - January 17, 2025



1 COLORED ELEVATION - WEST
AC203/ 1/8" = 1'-0"



2 COLORED ELEVATION - NORTH
AC203/ 1/8" = 1'-0"

PROJECT TITLE
**Jakum Site
Redevelopment**

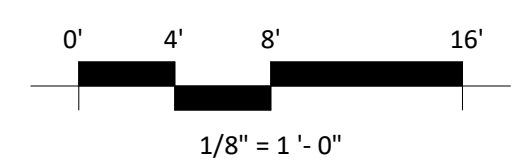
N 15th St & Luedke Ct,
Sheboygan, Wisconsin
SHEET TITLE
**Exterior
Elevations Colored**

SHEET NUMBER

AC203

PROJECT NUMBER
2427

EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01	COMPOSITE LAP SIDING 6"	JAMES HARDIE	IRON GRAY
02	COMPOSITE BOARD & BATTEN	JAMES HARDIE	COBBLESTONE
03	COMPOSITE TRIM	JAMES HARDIE	COBBLESTONE
04	WRAPPED COLUMN	JAMES HARDIE	COBBLESTONE
05	STONE VENEER	HALQUIST STONE	BEAVER CREEK CASTLE
06	CAST STONE	ROCKCAST	CHARLOTTE TAN
07	GABLE DETAIL	TBD	WOOD COLOR - TBD
08	RAILINGS & HANDRAILS	SUPERIOR	BLACK
09	GARAGE DOOR	TBD	COBBLESTONE MATCH
10	COMPOSITE WINDOWS	ANDERSEN	SANDSTONE
11	ROOF SHINGLES	CERTAINTED	WEATHERED WOOD



KEY PLAN

ISSUED FOR
REVIEW - January 17, 2025



1 COLORED ELEVATION - EAST
AC204 1/8" = 1'-0"



2 COLORED ELEVATION - SOUTH
AC204 1/8" = 1'-0"

PROJECT TITLE
Jakum Site
Redevelopment

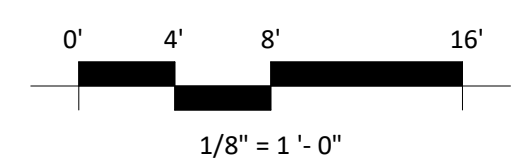
N 15th St & Luedke Ct,
Sheboygan, Wisconsin
SHEET TITLE
Exterior
Elevations Colored

SHEET NUMBER

AC204

PROJECT NUMBER
2427

EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01	COMPOSITE LAP SIDING 6"	JAMES HARDIE	IRON GRAY
02	COMPOSITE BOARD & BATTEN	JAMES HARDIE	COBBLESTONE
03	COMPOSITE TRIM	JAMES HARDIE	COBBLESTONE
04	WRAPPED COLUMN	JAMES HARDIE	COBBLESTONE
05	STONE VENEER	HALQUIST STONE	BEAVER CREEK CASTLE
06	CAST STONE	ROCKCAST	CHARLOTTE TAN
07	GABLE DETAIL	TBD	WOOD COLOR - TBD
08	RAILINGS & HANDRAILS	SUPERIOR	BLACK
09	GARAGE DOOR	TBD	COBBLESTONE MATCH
10	COMPOSITE WINDOWS	ANDERSEN	SANDSTONE
11	ROOF SHINGLES	CERTAINTED	WEATHERED WOOD



KEY PLAN

ISSUED FOR
REVIEW - January 17, 2025



1 CITY ELEVATION - SOUTH
AC201 1/8" = 1'-0"



2 CITY ELEVATION - WEST
AC201 1/8" = 1'-0"

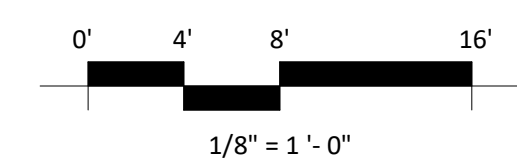
PROJECT TITLE
**Jakum Site
Redevelopment**

N 15th St & Luedke Ct,
Sheboygan, Wisconsin
SHEET TITLE
**Exterior
Elevations**

SHEET NUMBER

AC201

PROJECT NUMBER
2427



EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01	COMPOSITE LAP SIDING 6"	JAMES HARDIE	IRON GRAY
02	COMPOSITE BOARD & BATTEN	JAMES HARDIE	COBBLESTONE
03	COMPOSITE TRIM	JAMES HARDIE	COBBLESTONE
04	WRAPPED COLUMN	JAMES HARDIE	COBBLESTONE
05	STONE VENEER	HALQUIST	BEAVER CREEK CASTLE
06	CAST STONE	ROCKCAST	CHARLOTTE TAN
07	GABLE DETAIL	TBD	WOOD COLOR - TBD
08	RAILINGS & HANDRAILS	SUPERIOR	BLACK
09	GARAGE DOOR	TBD	COBBLESTONE MATCH
10	COMPOSITE WINDOW	ANDERSEN	SANDSTONE
11	ROOF SHINGLES	CERTAINTEEED	WEATHERED WOOD



1 CITY ELEVATION - NORTH
AC202 1/8" = 1'-0"



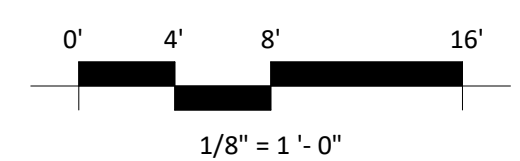
2 CITY ELEVATION - EAST
AC202 1/8" = 1'-0"

PROJECT TITLE
**Jakum Site
Redevelopment**

N 15th St & Luedke Ct,
Sheboygan, Wisconsin
SHEET TITLE
**Exterior
Elevations**

SHEET NUMBER
AC202
PROJECT NUMBER
2427

EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01	COMPOSITE LAP SIDING 6"	JAMES HARDIE	IRON GRAY
02	COMPOSITE BOARD & BATTEN	JAMES HARDIE	COBBLESTONE
03	COMPOSITE TRIM	JAMES HARDIE	COBBLESTONE
04	WRAPPED COLUMN	JAMES HARDIE	COBBLESTONE
05	STONE VENEER	HALQUIST	BEAVER CREEK CASTLE
06	CAST STONE	ROCKCAST	CHARLOTTE TAN
07	GABLE DETAIL	TBD	WOOD COLOR - TBD
08	RAILINGS & HANDRAILS	SUPERIOR	BLACK
09	GARAGE DOOR	TBD	COBBLESTONE MATCH
10	COMPOSITE WINDOW	ANDERSEN	SANDSTONE
11	ROOF SHINGLES	CERTAINTEED	WEATHERED WOOD





1 COLORED CITY ELEVATION - SOUTH
AC203 1/8" = 1'-0"



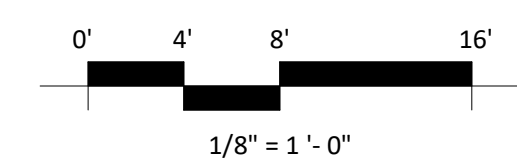
2 COLORED CITY ELEVATION - WEST
AC203 1/8" = 1'-0"

PROJECT TITLE
**Jakum Site
Redevelopment**

N 15th St & Luedke Ct,
Sheboygan, Wisconsin
SHEET TITLE
**Exterior
Elevations Colored**

SHEET NUMBER
AC203
PROJECT NUMBER
2427

EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01	COMPOSITE LAP SIDING 6"	JAMES HARDIE	IRON GRAY
02	COMPOSITE BOARD & BATTEN	JAMES HARDIE	COBBLESTONE
03	COMPOSITE TRIM	JAMES HARDIE	COBBLESTONE
04	WRAPPED COLUMN	JAMES HARDIE	COBBLESTONE
05	STONE VENEER	HALQUIST	BEAVER CREEK CASTLE
06	CAST STONE	ROCKCAST	CHARLOTTE TAN
07	GABLE DETAIL	TBD	WOOD COLOR - TBD
08	RAILINGS & HANDRAILS	SUPERIOR	BLACK
09	GARAGE DOOR	TBD	COBBLESTONE MATCH
10	COMPOSITE WINDOW	ANDERSEN	SANDSTONE
11	ROOF SHINGLES	CERTAINTEEED	WEATHERED WOOD



KEY PLAN



1 COLORED CITY ELEVATION - NORTH
AC204/ 1/8" = 1'-0"



2 COLORED CITY ELEVATION - EAST
AC204/ 1/8" = 1'-0"

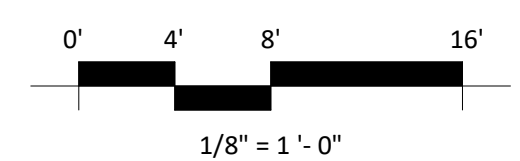
PROJECT TITLE
**Jakum Site
Redevelopment**

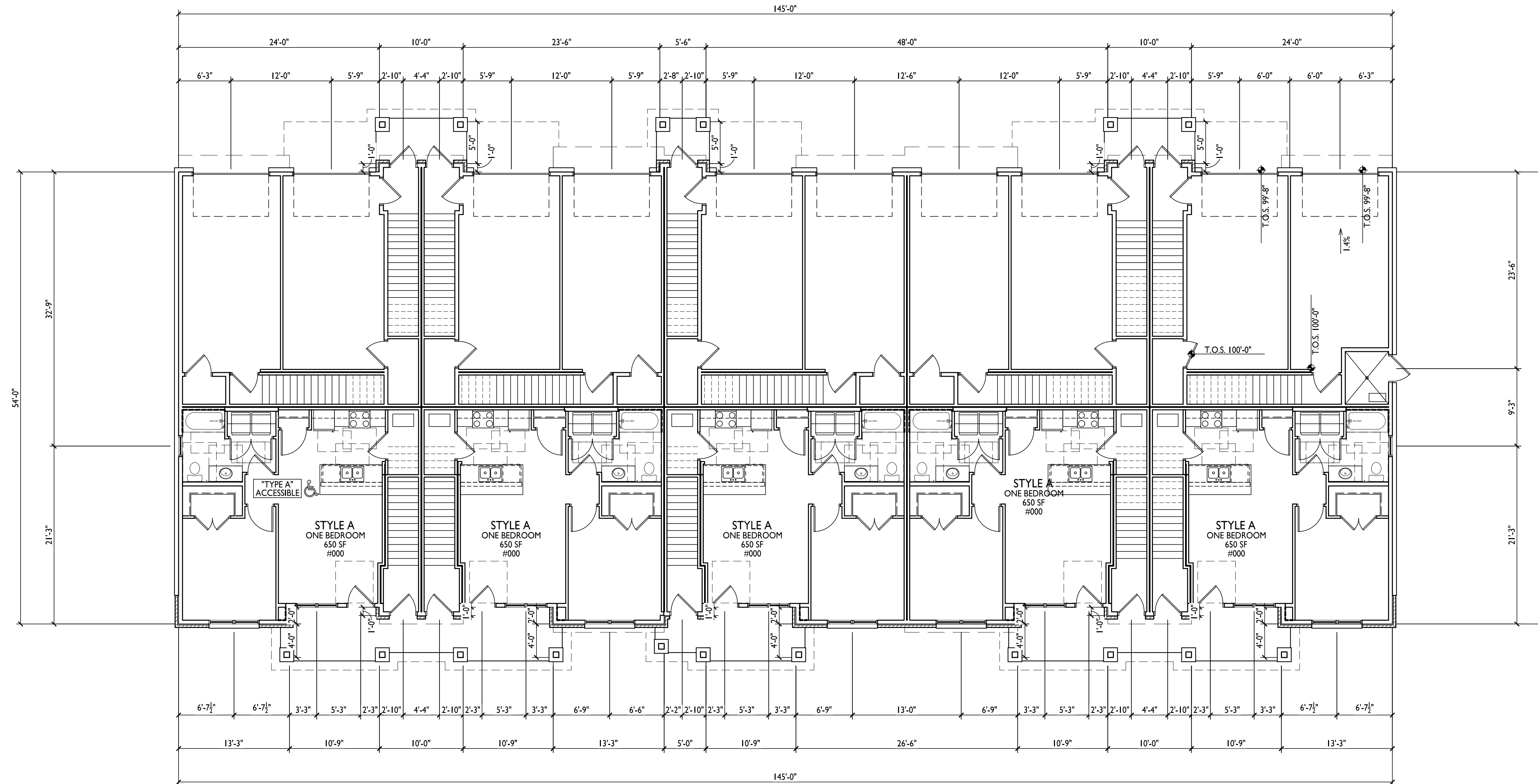
N 15th St & Luedke Ct,
Sheboygan, Wisconsin
SHEET TITLE
**Exterior
Elevations Colored**

SHEET NUMBER
AC204

PROJECT NUMBER
2427

EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01	COMPOSITE LAP SIDING 6"	JAMES HARDIE	IRON GRAY
02	COMPOSITE BOARD & BATTEN	JAMES HARDIE	COBBLESTONE
03	COMPOSITE TRIM	JAMES HARDIE	COBBLESTONE
04	WRAPPED COLUMN	JAMES HARDIE	COBBLESTONE
05	STONE VENEER	HALQUIST	BEAVER CREEK CASTLE
06	CAST STONE	ROCKCAST	CHARLOTTE TAN
07	GABLE DETAIL	TBD	WOOD COLOR - TBD
08	RAILINGS & HANDRAILS	SUPERIOR	BLACK
09	GARAGE DOOR	TBD	COBBLESTONE MATCH
10	COMPOSITE WINDOW	ANDERSEN	SANDSTONE
11	ROOF SHINGLES	CERTAINTED	WEATHERED WOOD





ISSUED
Issued for Plan Review - January 17, 2025

PROJECT TITLE
**Jakum Site
Redevelopment**

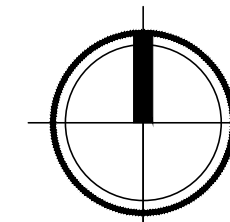
**15-Unit
Townhouse**

**Red Earth
Development**

N 15th St & Luedke Ct
Sheboygan, Wisconsin
SHEET TITLE
First Floor Plan

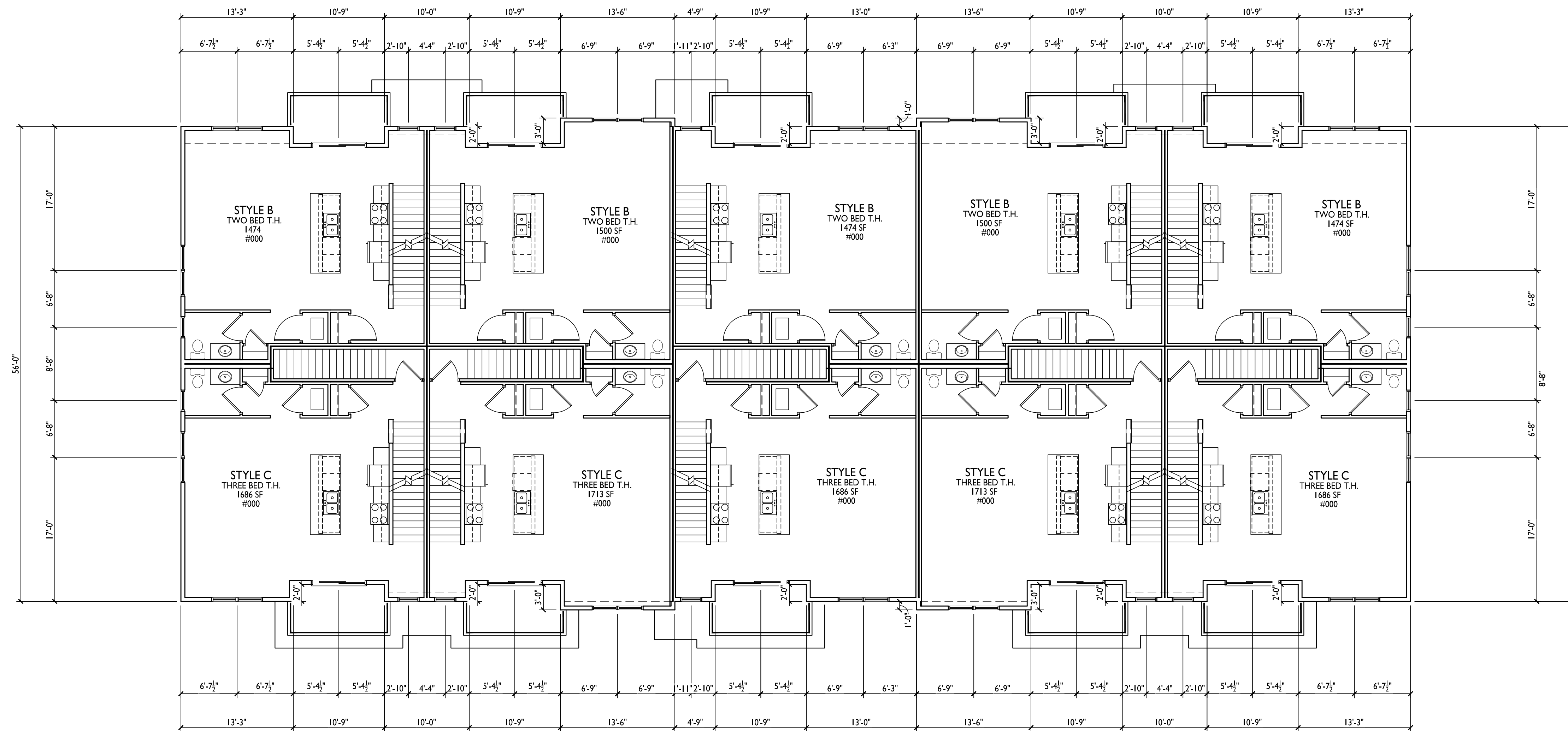
SHEET NUMBER

I FIRST FLOOR PLAN
A-1.1 1/8" = 1'-0"



A-1.1

PROJECT NO. **2427**
© Knothe & Bruce Architects, LLC



ISSUED
Issued for Plan Review - January 17, 2025

PROJECT TITLE
**Jakum Site
Redevelopment**

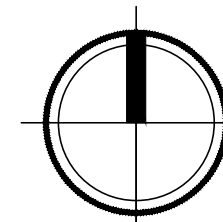
**15-Unit
Townhouse**

**Red Earth
Development**

N 15th St & Luedke Ct
Sheboygan, Wisconsin
SHEET TITLE
Second Floor Plan

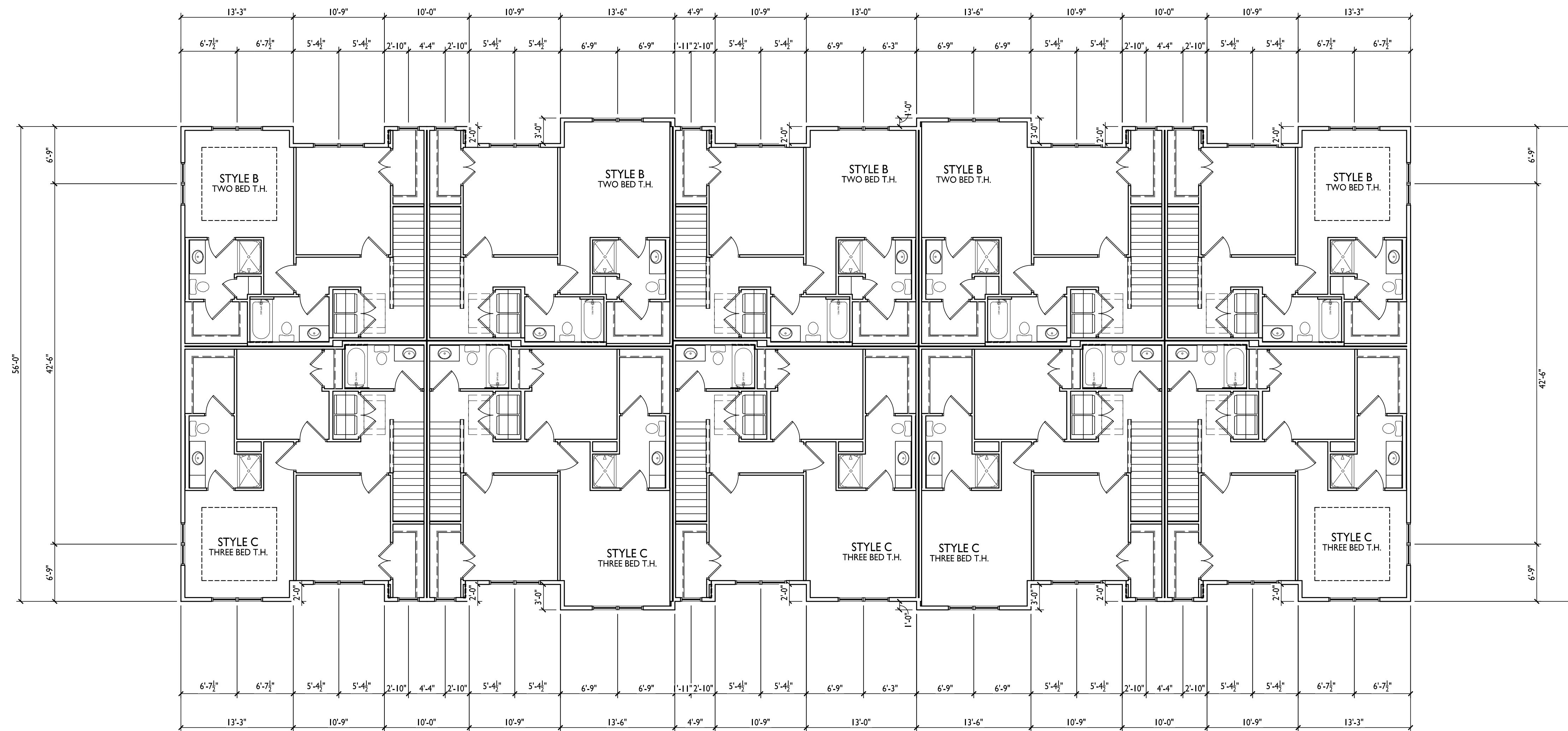
SHEET NUMBER

1 SECOND FLOOR PLAN
A-1.2 1/8" = 1'-0"



A-1.2

PROJECT NO. **2427**
© Knothe & Bruce Architects, LLC



ISSUED
Issued for Plan Review - January 17, 2025

PROJECT TITLE
**Jakum Site
Redevelopment**

**15-Unit
Townhouse**

**Red Earth
Development**

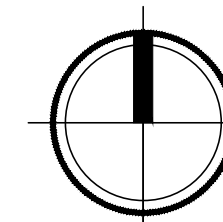
N 15th St & Luedke Ct
Sheboygan, Wisconsin
SHEET TITLE
Third Floor Plan

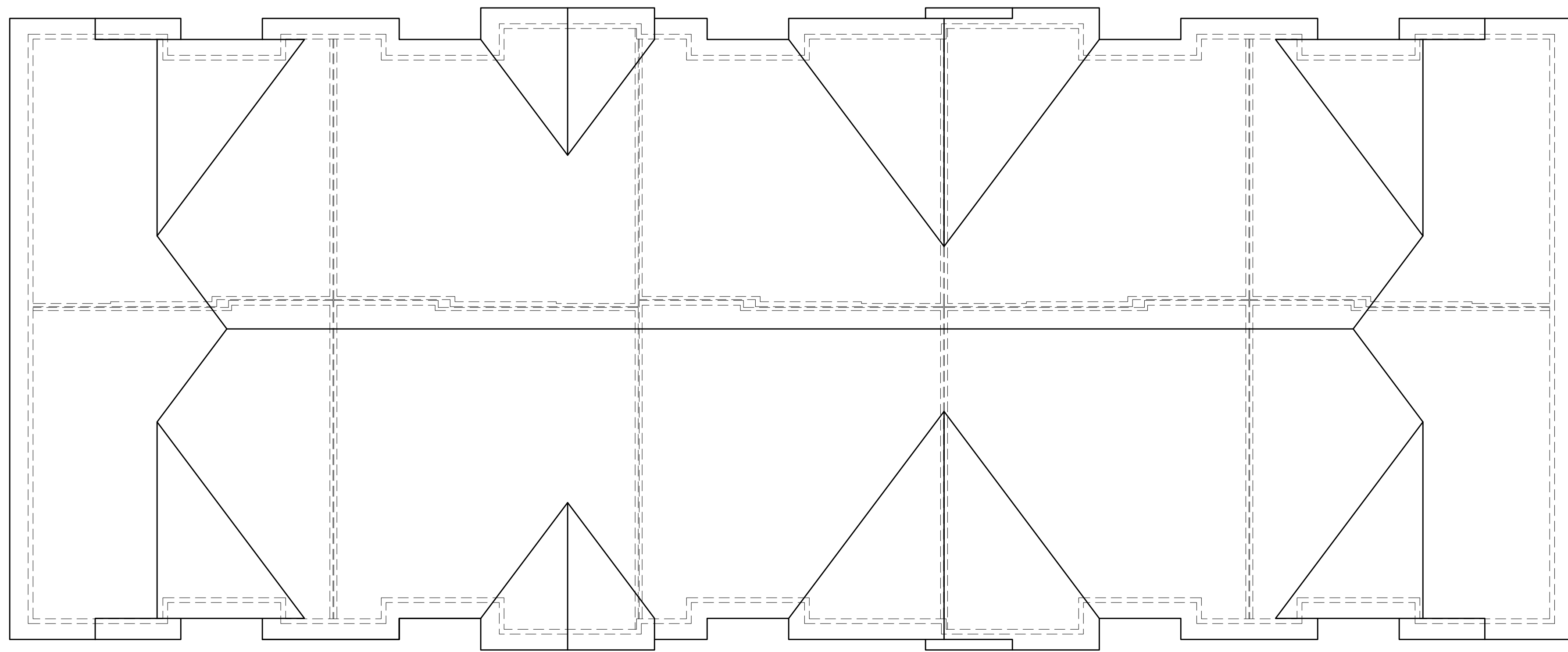
SHEET NUMBER

A-1.3

PROJECT NO. **2427**
© Knothe & Bruce Architects, LLC 100

THIRD FLOOR PLAN
1/8" = 1'-0"





ISSUED
Issued for Plan Review - January 17, 2025

PROJECT TITLE
**Jakum Site
Redevelopment**

**15-Unit
Townhouse**

**Red Earth
Development**

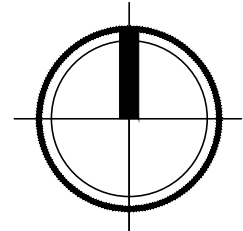
N 15th St & Luedke Ct
Sheboygan, Wisconsin
SHEET TITLE
Roof Plan

SHEET NUMBER

A-1.4

PROJECT NO. **2427**
© Knothe & Bruce Architects, LLC 101

1 ROOF PLAN
A-1.4 1/8" = 1'-0"



Jake Buswell

Jakum Hall Apartments, LLC
 1525 Torrey View Drive
 Sparta, WI 54656
 January 20, 2025

Ellise Rose, Associate Planner**Casey Bradley, City Administrator**

City of Sheboygan
 828 Center Avenue
 Sheboygan, WI 53081

Dear Ms. Rose and Mr. Bradley,

Please accept this narrative cover letter and the accompanying documents as our formal submittal for the Planned Unit Development (PUD), General Development Plan (GDP), and Site Improvement Plan (SIP) for the Jakum Hall Apartments project, located on N 15th Street in the City of Sheboygan.

As outlined in our plans, we have carefully considered the potential of this site to both maximize land use and contribute to addressing the housing needs within the city. This three-story residential development offers a diverse mix of unit types, designed to appeal to a wide range of demographics in Sheboygan County. We believe that Jakum Hall Apartments will be an ideal option for workforce housing, senior residents, and small families alike. Additionally, the proximity to Urban Middle School, North High School, and numerous employers enhances the appeal for teachers, administrators, and employees in the area.

This project not only optimizes the use of an underdeveloped urban core site but also contributes to the aesthetic improvement of the area. The buildings are designed with large windows, high-quality masonry, board and batten, and lap siding accents that will complement the surrounding neighborhood.

Below is a summary of the unit mix and parking for each building:

Building 1

- 6 One-bedroom units (650 sq. ft.)
- 6 Two-bedroom Townhomes (1,474 – 1,500 sq. ft.)
- 6 Three-bedroom Townhomes (1,686 – 1,713 sq. ft.)
- 18 total units
- 12 garages

Building 2

- 5 One-bedroom units (650 sq. ft.)
- 5 Two-bedroom Townhomes (1,474 – 1,500 sq. ft.)
- 5 Three-bedroom Townhomes (1,686 – 1,713 sq. ft.)
- 15 total units
- 10 garages

Surface Parking Stalls: 42

Garage Parking stalls: 22

Total Parking Stalls: 64 stalls
Parking Ratio: 1.94 stalls per unit

Attached are the following documents for your review: architectural site plan, site lighting plan, floor plans, building elevations, colored renderings, landscape plans, and conceptual grading and drainage plans.

We appreciate your consideration of this submittal packet for the PUD, GDP, and SIP for Jakum Hall Apartments. We are excited about the opportunity to redevelop this property and contribute to Sheboygan's growth and revitalization efforts.

Thank you for your time and attention to this matter. We look forward to your feedback and to continuing this process.

Sincerely,

Jake Buswell
Partner
Jakum Hall Apartments, LLC