



CITY PLAN COMMISSION AGENDA

September 09, 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 August 26, 2025

PUBLIC HEARINGS

5. Public hearing regarding application for Conditional Use with exceptions by Olufemi Tomori to operate an indoor family entertainment center located at 2927 N 15th St.
6. Public hearing regarding application for Conditional Use with exceptions by Legacy Architecture, Inc. to create commercial indoor lodging located at 632 N 8th Street, Unit 2.
7. Public hearing regarding application for Conditional Use with exceptions by NORR, LLC to construct Crash Champions located at parcel # 59281431139.
8. Public hearing regarding application for Conditional Use with exceptions by Adam Hertel to construct a Valvoline Instant Oil Change located at parcel # 59281431139.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

- [9.](#) Application for Conditional Use with exceptions by Olufemi Tomori to operate PowerPlay Arena located at 2927 N 15th Street.
- [10.](#) Application for Conditional Use with exceptions by Legacy Architecture, Inc. to create commercial indoor lodging located at 632 N 8th St, Unit 2.
- [11.](#) Application for Conditional Use with exceptions by NORR, LLC to construct Crash Champions located at parcel # 59281431139.
- [12.](#) Architectural review of the construction of Crash Champions located at parcel 59281431139.

- [13.](#) Application for Conditional Use with exceptions by Adam Hertel to construct a Valvoline Instant Oil Change located at parcel # 59281431139.
- [14.](#) Architectural review of the construction of a Valvoline Instant Oil Change located at parcel 59281431139.
- [15.](#) Application for Special Use Permit by Paul Mertens to operate God Connection located at 818 Erie Ave.

NEXT MEETING

16. September 23, 2025

ADJOURN

17. 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, August 26, 2025

MEMBERS PRESENT: Mayor Ryan Sorenson, Kevin Jump, Kimberly Meller, Alderperson Michael Close, Braden Schmidt, Joe Clarke and Jerry Jones

STAFF/OFFICIALS PRESENT: Zoning Administrator Ellise Rose and Administrator Coordinator Linnae Wierus

OPENING OF MEETING

1. Roll Call

Mayor Sorenson called the meeting to order.

2. Pledge of Allegiance

The Pledge of Allegiance is recited.

3. Identify potential conflict of interest

No conflicts were identified.

MINUTES

4. Approval of the Plan Commission minutes from August 12, 2025.

MOTION TO APPROVED THE MINUTES OF THE PREVIOUS MEETING HELD ON August 12, 2025.

Motion made by Jerry Jones, seconded by Braden Schmidt

Voting yea: Mayor Ryan Sorenson, Kevin Jump, Kimberly Meller, Alderperson Michael Close, Braden Schmidt, Joe Clarke and Jerry Jones

Motion carried.

PUBLIC HEARINGS

5. Public hearing regarding application for Conditional Use with exceptions by Geoff Lefebber to operate Hit Machine Baseball located at 2737 N 21st Street.

Agenda item tabled.

6. Public hearing regarding application for Conditional Use with exceptions by John Johnston to construct a building addition at Johnston's Bakery Frozen Dough Plant located at 3320 Weeden Creek Road.

No public comment.

MOTION TO CLOSE THE PUBLIC HEARING

Motion made by Jerry Jones, seconded by Kimberly Meller

Voting yea: Mayor Ryan Sorenson, Kevin Jump, Kimberly Meller, Alderperson Michael Close, Braden Schmidt, Joe Clarke and Jerry Jones

Motion carried.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

7. Application for Conditional Use with exceptions by Geoff Lefeber to operate Hit Machine Baseball located at 2737 N 21st Street.

Agenda item tabled.

8. Application for Conditional Use with exceptions by John Johnston to construct a building addition at Johnston's Bakery Frozen Dough Plant located at 3320 Weeden Creek Road.

MOTION TO APPROVE WITH THE FOLLOWING CONDITIONS

Motion made by Jerry Jones, seconded by Kimberly Meller

Voting yea: Mayor Ryan Sorenson, Kevin Jump, Kimberly Meller, Alderperson Michael Close, Braden Schmidt, Joe Clarke and Jerry Jones

1. Prior to operation/occupancy, the applicant shall obtain all licenses and occupancy permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, health, food, alcohol, etc. An occupancy permit will be granted only at such time as the applicant has met all requirements.
2. Applicant shall meet all zoning requirements including but not limited to noise, vibration, hazardous materials, etc.
3. Outdoor storage of materials, products or equipment shall be prohibited.
4. All new lighting shall be installed per Section 105-932 of the City of Sheboygan Zoning Ordinance. There shall be no spillover light onto adjacent properties or the streets.
5. If there are any amendments to the approved use and/or site plan, the applicant will be required to submit a new site plan and/or conditional use application reflecting those amendments.

Motion carried.

9. Architectural review of a building addition at Johnston's Bakery Frozen Dough facility located at 3320 Weeden Creek Road.

MOTION TO CLOSE THE PUBLIC HEARING

Motion made by Joe Clarke, seconded by Jerry Jones

Voting yea: Mayor Ryan Sorenson, Kevin Jump, Kimberly Meller, Alderperson Michael Close, Braden Schmidt, Joe Clarke and Jerry Jones

Motion carried.

10. Specific Implementation Plan by Sheboygan Visual Artists to operate an artist's gallery located at 534 S Pier Drive.

MOTION TO APPROVE WITH THE FOLLOWING CONDITIONS

Motion made by Braden Schmidt, seconded by Kimberly Meller

Voting yea: Mayor Ryan Sorenson, Kevin Jump, Kimberly Meller, Alderperson Michael Close, Braden Schmidt, Joe Clarke and Jerry Jones

1. Outdoor storage of materials, products or equipment shall be prohibited.
2. All areas used for parking/maneuvering of vehicles shall be paved.
3. 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

4. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping.
5. Applicant is responsible for working with all private and public utilities in order to adequately service this development.
6. If there are any amendments to the approved SIP the applicant will have to submit an amended SIP for review that accurately reflects any and all proposed changes.

Item 4.

Motion carried.

NEXT MEETING

11. September 9, 2025

The next scheduled meeting is on September 9, 2025.

ADJOURN

12. Motion to Adjourn

MOTION TO ADJOURN AT 4:13 PM

Motion made by Jerry Jones, seconded by Kimberly Meller

Voting yea: Mayor Ryan Sorenson, Kevin Jump, Kimberly Meller, Alderperson Michael Close, Braden Schmidt, Joe Clarke and Jerry Jones

Motion carried.

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Application for Conditional Use with exceptions by Olufemi Tomori to operate PowerPlay Arena located at 2927 N 15th Street. UC Zone.

REPORT PREPARED BY: Ellise Rose, Zoning Administrator

REPORT DATE: September 2, 2025

MEETING DATE: September 9, 2025

FISCAL SUMMARY:

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

STATUTORY REFERENCE:

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

BACKGROUND / ANALYSIS:

Olufemi Tomori is proposing to operate PowerPlay Arena located at 2927 N 15th Street. The applicant states the following:

- This application is submitted for a Conditional Use Permit on behalf of PowerPlay Arena – Powered by Inflatable Parties, LLC, a new family entertainment center we are planning to establish at 2927 N 15th Street, Sheboygan, WI.
- The space is currently a vacant commercial/retail unit with basic office, restroom, and storage areas.
- Our vision is to create a safe, engaging, and modern entertainment hub for the Sheboygan community, featuring virtual reality (VR) gaming stations, racing simulators, and interactive experiences, with plans to expand to additional attractions such as indoor laser tag and family activity zones in the future.
- The site was chosen for its size, open layout, visibility, and location near neighborhoods, schools, and retail.
- PowerPlay Arena will serve as a family-friendly recreational space that encourages healthy social interaction, active play, and technology-driven experiences.
- Our facility will provide:
 - Community benefits: A positive, safe environment for youth, families, and adults to gather and enjoy entertainment locally, reducing the need to travel outside Sheboygan for similar experiences.
 - Economic impact: Creation of local jobs, attraction of visitors to the area, and increased activity for neighboring businesses.
 - Youth engagement: Offering unique gaming and simulator experiences that promote teamwork, creativity, and problem-solving, giving teens and young adults a constructive outlet.

- Flexible space: Party and group packages for birthdays, school outings, church groups, and team-building events, expanding Sheboygan's entertainment and event-hosting options.
- The proposed location at 2927 N 15th Street is ideally suited for this use. The open floor plan and existing amenities (bathrooms, storage, parking availability) make it well-positioned to house our attractions with minimal structural changes.
- Our design will include safety features, ADA accessibility, and proper supervision protocols to ensure compliance with city requirements.
- There will be 4-6 part-time staff plus owner/operator and an estimated 30-50 daily visitors on weekdays and 60-100 on weekends.
- Hours from 12-8pm on weekdays and 10-8pm on weekends.
- As a locally owned business, already operating Inflatable Parties LLC in Sheboygan County, we are committed to community values, safety, and providing fun, affordable entertainment for families.
- PowerPlay Arena represents the next step in growing a business rooted in Sheboygan and designed to give back to the community.
- We believe PowerPlay Arena will be a valuable addition to Sheboygan, supporting the city's goals of growth, recreation, and community engagement.

STAFF COMMENTS:

No formal sign package has been submitted. Applicant shall work with staff with regards to constructing a well-designed sign package for the site. Staff may bring the proposed signage design back to the Plan Commission if there are any concerns.

ACTION REQUESTED:


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

1. Prior to operation/occupancy, the applicant shall obtain all licenses and occupancy permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, health, food, alcohol, etc. An occupancy permit will be granted only at such time as the applicant has met all requirements.
2. If using dumpsters, the dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility.
3. Outdoor storage of materials, products or equipment shall be prohibited.
4. All new lighting shall be installed per Section 105-932 of the City of Sheboygan Zoning Ordinance. There shall be no spillover light onto adjacent properties or the streets.
5. Applicant shall obtain the necessary sign permits prior to installation. Applicant shall work with staff with regards to constructing a well-designed signage for the site that utilizes colors and materials similar to the building. Staff may bring the proposed signage design back to the Plan Commission for review/approval.
6. If there are to be any renovation to the exterior of the facility, the applicant will be required to obtain Architectural Review approval prior to receiving a building permit for such renovation.
7. If there are any amendments to the approved use and/or site plan, the applicant will be required to submit a new site plan and/or conditional use application reflecting those amendments.

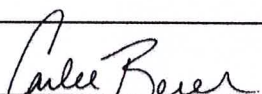
ATTACHMENTS:

Item 9.

Conditional Use Permit Application and Attachments

| | | | |
|---|---|---|--|
|  | <p align="center">CITY OF SHEBOYGAN</p> <p align="center">APPLICATION FOR CONDITIONAL USE</p> | <div style="border: 1px solid black; padding: 2px; float: right;">Item 9.</div> | |
| | | 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) Inflatable Parties LLC (DBA: PowerPlay Arena) | | Authorized Representative Olufemi Tomori | |
| Title Owner | | | |
| Mailing Address 2003 Carmen Ave | City Sheboygan | State WI | ZIP Code 53081 |
| Email Address inflatablepartiesllc@outlook.com | | Phone Number (incl. area code) 608-572-1304 | |
| SECTION 2: Landowner Information (complete these fields when project site owner is different than applicant) | | | |
| Applicant Name (Ind., Org. or Entity) FHCC LLC | | Contact Person Carlee Beier | |
| Title Property Manager | | | |
| Mailing Address 8575 W Forest Home Ave #160 | City Greenfield | State WI | ZIP Code 53228 |
| Email Address carlee@ecommercial.net | | Phone Number (incl. area code) 414-235-4262 | |
| SECTION 3: Project or Site Location | | | |
| Project Address/Description 2927 N. 15th Street, Sheboygan, WI - Proposed VR gaming, Racing simulator, and Family entertainment center | | Parcel No. 59281719341 | |
| SECTION 4: Proposed Conditional Use | | | |
| Name of Proposed/Existing Business: | PowerPlay Arena- power by Inflatable Parties LLC | | |
| Existing Zoning: | Urban Commercial | | |
| Present Use of Parcel: | Vacant commercial/retail space | | |
| Proposed Use of Parcel: | Indoor VR gaming, racing simulator, and family entertainment center | | |
| Present Use of Adjacent Properties: | Retail, grocery, and mix commercial | | |
| 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) Carlee Beier | | Title Property Manager | Phone Number 414-235-4262 |
| Signature of Applicant  | | Date Signed 8/15/2025 | |

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.

Olufemi Tomori
 PowerPlay Arena – Powered by Inflatable Parties LLC
 2003 Carmen Ave
 Sheboygan, WI 53081
 [Date]

City of Sheboygan Planning & Development Department
 828 Center Avenue, Suite 208
 Sheboygan, WI 53081

Re: Conditional Use Permit Application for PowerPlay Arena

Dear Planning Commission,

I am submitting this application for a Conditional Use Permit (CUP) on behalf of PowerPlay Arena – Powered by Inflatable Parties LLC, a new family entertainment center we are planning to establish at 2927 N 15th Street, Sheboygan, WI. Our vision is to create a safe, engaging, and modern entertainment hub for the Sheboygan community, featuring virtual reality (VR) gaming stations, racing simulators, and interactive experiences, with plans to expand to additional attractions such as indoor laser tag and family activity zones in the future.

PowerPlay Arena will serve as a family-friendly recreational space that encourages healthy social interaction, active play, and technology-driven experiences. Our facility will provide:

- Community benefits: A positive, safe environment for youth, families, and adults to gather and enjoy entertainment locally, reducing the need to travel outside Sheboygan for similar experiences.
- Economic impact: Creation of local jobs, attraction of visitors to the area, and increased activity for neighboring businesses.
- Youth engagement: Offering unique gaming and simulator experiences that promote teamwork, creativity, and problem-solving, giving teens and young adults a constructive outlet.
- Flexible space: Party and group packages for birthdays, school outings, church groups, and team-building events, expanding Sheboygan's entertainment and event-hosting options.

The proposed location at 2927 N 15th Street is ideally suited for this use. The open floor plan and existing amenities (bathrooms, storage, parking availability) make it well-positioned to house our attractions with minimal structural changes. Our design will include safety features, ADA accessibility, and proper supervision protocols to ensure compliance with city requirements.

As a locally owned business, already operating Inflatable Parties LLC in Sheboygan County, we are committed to community values, safety, and providing fun, affordable entertainment for families. PowerPlay Arena represents the next step in growing a business rooted in Sheboygan and designed to give back to the community.

We respectfully request the Planning Commission's approval of our CUP application. We believe PowerPlay Arena will be a valuable addition to Sheboygan, supporting the city's goals of growth, recreation, and community engagement.

Thank you for your time and consideration. I look forward to the opportunity to present our project in more detail and answer any questions you may have.

Sincerely,
 Olufemi Tomori

Owner, Inflatable Parties LLC
PowerPlay Arena – Powered by Inflatable Parties LLC
Phone: [Your Phone]
Email: inflatablepartiesllc@outlook.com

PowerPlay Arena — Powered by Inflatable Parties LLC

Conditional Use Written Explanation

A. Name of Project/Development

PowerPlay Arena — Powered by Inflatable Parties LLC

B. Summary of Conditional Use and General Operation

Description of existing use: The space is currently a vacant commercial/retail unit with basic office, restroom, and storage areas.

Description of proposed use and why site was selected: PowerPlay Arena will be an indoor family entertainment center featuring virtual reality (VR) gaming booths, racing simulator rigs, console gaming stations, and eventually a Flash Pad interactive play system. The site was chosen for its size (~4,200 sq. ft.), open layout, visibility, and location near neighborhoods, schools, and retail.

Services/products provided: VR gameplay (10 headsets, individual booths and free roam), 2 motion racing simulators, console lounge stations, party room rentals, and future Flash Pad system.

Projected employees/customers: 4–6 part-time staff plus owner/operator. Estimated 30–50 daily visitors on weekdays, 60–100 on weekends.

Square footage/parking: 4,200 sq. ft. interior. No dwelling units. Parking provided through shared commercial lot (~50+ spaces).

Building improvements: Interior layout with booths, simulators, seating, reception desk. Exterior changes limited to signage. Lighting upgraded with LED accent lights. Refuse handled through existing facilities.

Design compatibility: Family-friendly, modern finishes (murals, LED lights). Consistent with neighboring tenants.

Renovations: Interior cosmetic improvements (paint, lighting, electrical line runs, floor touch-ups). No structural changes.

Access & parking: Existing entrances and parking sufficient.

Signage: Wall-mounted sign per city code, optional window graphics.

Timeline & value: Build-out in 2–3 months after approval. Total investment ~\$100,000.

Compatibility with adjacent properties: Compatible with retail/service neighbors. No outdoor noise, smoke, or odors.

Noise/hours: Hours 12–8 pm weekdays, 10–8 pm weekends. Indoor-only sound, no external disturbance.

C. Exceptions/Variances Required

None requested. Parking, landscaping, and setbacks sufficient.

D. Written Justification

a) The project supports the City's Master Plan goals for family recreation, commercial revitalization, and adaptive reuse of vacant space.

b) No undue adverse impact. Indoor-only use, low traffic, existing parking.

Consistent with commercial uses. Complements dining, retail, and services.

d) Served by municipal utilities, ADA restrooms, and 200-amp electrical. No special services required.

Exhibits: Sample booth mockups and Flash Pad screenshots to be attached.

NAIPfefferle

FOR LEASE Retail Space in Northgate Shopping Center



2821, 2825 & 2927 N. 15th Street, Sheboygan, WI

Property Features

Retail space in a ±72,000 SF neighborhood shopping center anchored by Piggly Wiggly—the only grocery store serving Sheboygan's north side. Located near North High School and situated along one of the few major arterial roads in the area, this high-visibility center offers excellent access, ample parking, and mature landscaping that enhances curb appeal. Inline and end cap spaces are available at Northgate Shopping Center. Room for auxiliary features (outside eating areas and/or playgrounds). Motivated Landlord.

LEASE RATE

\$9.00/SF NNN

CAM

\$2.96/SF

SPACE AVAILABLE

2,500 SF, 4,000 SF, 8,000 SF

ZONING

URBAN COMMERCIAL DISTRICT

For more information:

Dane Checolinski

920.344.8732 • danec@naipfefferle.com

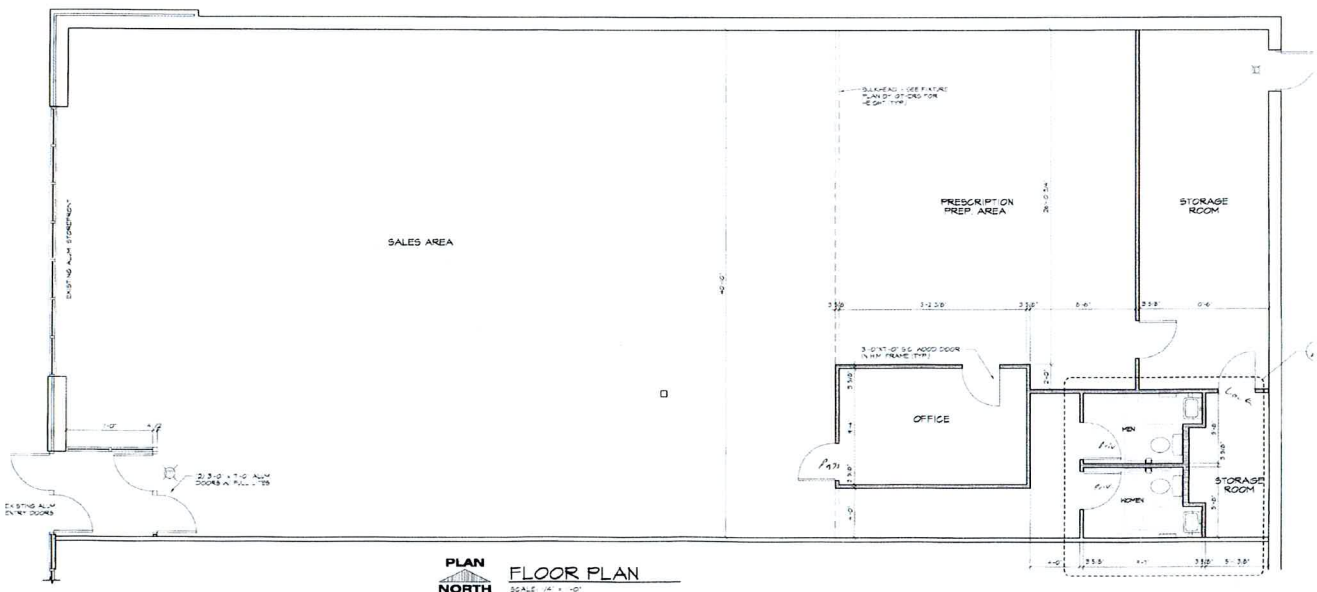
NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

3414 Mill Road
Sheboygan, WI
920.783.6330
naipfefferle.com

NAI Pfefferle

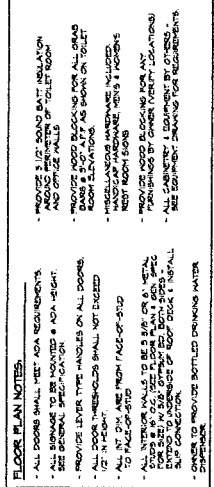
For Lease
2821, 2825 & 2927 N. 15th Street
Sheboygan, WI

2927 N. 15th Street (4,000 SF)



NAI Pfefferle

3414 Mill Road
Sheboygan, WI
920.783.6330
naipfefferle.com



CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Application for Conditional Use with exceptions by Legacy Architecture, Inc. to create commercial indoor lodging located at 632 N 8th St, Unit 2. CC Zone.

REPORT PREPARED BY: Ellise Rose, Zoning Administrator

REPORT DATE: September 3, 2025

MEETING DATE: September 9, 2025

FISCAL SUMMARY:

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

STATUTORY REFERENCE:

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

BACKGROUND / ANALYSIS:

Legacy Architecture, Inc. is proposing to create commercial indoor lodging located at 632 N 8th Street, Unit 2. The applicant states the following:

- Currently the first floor of the building is a retail space, the second floor is a vacant office space, and the third floor is a residential space owned by a local business.
- The second floor, sold to the same business that purchased the third floor, is to be converted into a 4-unit lodging space, as this location has easy access to downtown and its amenities.
- Services include lodging for 1-4 guests. There will be no employees while guests are staying.
- There will be 4 lodging units, 2,965 square feet, with no landscaping or parking on the property.
- There will be an interior remodel of the first-floor elevator lobby and the second floor. No changes to site or exterior of the building.
- Interior remodel of second floor to create 4 units, matching the interior design of the third floor. Remodel of first floor elevator lobby to create storage for guests, also matching the interior design of the second and third floors.
- Existing entrances remain unchanged, and there is reserved parking for the property in the parking lot to the south.
- There will be no signage.
- Project timeline estimated from September 2025 to March 2026. Estimated value is unknown.
- This conditional use matches the increased residential presence in downtown Sheboygan.

- The second floor will only house 4 guests, who will use the reserved parking spaces the lot to the south. The proposed design includes proper sound attenuation in the walls, floor, and ceiling.
- The lodging use for the second floor allows a local business to use the second and third floors for customers, suppliers, and other invited guests. This use will be consistent with the increased residential presence in Harbor Centre Sheboygan, bringing people to the area who are likely to visit local venues such as restaurants and shops.

STAFF COMMENTS:

The applicant will need to work with the building inspection department regarding the conversion of the 3rd floor space into an apartment. Occupancy shall be granted only at such time as all permits and codes have been met.

If operating as a short-term rental, the applicant will be required to file the proper room tax paperwork with the City of Sheboygan.


ACTION REQUESTED:

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


1. Prior to operation/occupancy, the applicant shall obtain all licenses and occupancy permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, health, food, alcohol, etc. An occupancy permit will be granted only at such time as the applicant has met all requirements.
2. If using dumpsters, dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility.
3. Outdoor storage of materials, products or equipment shall be prohibited.
4. All new lighting shall be installed per Section 105-932 of the City of Sheboygan Zoning Ordinance. There shall be no spillover light onto adjacent properties or the streets.
5. 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.
6. If there are to be any exterior renovations to the facility, the applicant will be required to obtain Architectural Review approval prior to receiving a building permit for such renovation. The colors and materials are to complement/match the existing building.
7. If applicant leases space to additional tenants, the tenants shall obtain all necessary land use and building approvals/permits prior to occupancy (future uses and/or phases may require conditional use permits, building/mechanical permits, occupancy permits, etc.).
8. If operating as a short-term rental, the applicant will be required to file the proper room tax paperwork with the City of Sheboygan
9. If there are any amendments to the approved use and/or site plan, the applicant will be required to submit a new site plan and/or conditional use application reflecting those amendments.

ATTACHMENTS:

Conditional Use Permit Application and Attachments

| | | |
|---|---|---------------------|
|  | <p align="center">CITY OF SHEBOYGAN</p> <p align="center">APPLICATION FOR CONDITIONAL USE</p> | 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) Legacy Architecture, Inc. | | Authorized Representative Jennifer L. Lehrke | |
| Title President | | | |
| Mailing Address 605 Erie Avenue, Suite 101 | | City Sheboygan | State WI |
| ZIP Code 53081 | | | |
| Email Address jlehrke@legacy-architecture.com | | Phone Number (incl. area code) (920) 783-6303 | |
| SECTION 2: Landowner Information (complete these fields when project site owner is different than applicant) | | | |
| Applicant Name (Ind., Org. or Entity) Eighth Street Condominium Owners in Common | | Contact Person Paul Weaver | |
| Title | | | |
| Mailing Address 508 New York Avenue | | City Sheboygan | State WI |
| ZIP Code 53081-4126 | | | |
| Email Address paulw@project4services.com | | Phone Number (incl. area code) (414) 731-0795 | |
| SECTION 3: Project or Site Location | | | |
| Project Address/Description 632 N 8th Street, Unit 2, Sheboygan, WI 53081 | | Parcel No. 59281107952 | |
| SECTION 4: Proposed Conditional Use | | | |
| Name of Proposed/Existing Business: | Proposed: American Orthodontics/ Existing: Big Brothers Big Sisters WI Shoreline | | |
| Existing Zoning: | CC Central Commercial District | | |
| Present Use of Parcel: | Indoor Sales or Service, Office, Commercial Indoor Lodging | | |
| Proposed Use of Parcel: | Indoor Sales or Service, Commercial Indoor Lodging | | |
| Present Use of Adjacent Properties: | On-site Parking Lot, Personal or Professional Services | | |
| 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) Jennifer Lehrke | | Title President | Phone Number (920) 783-6303 |
| Signature of Applicant  | | Date Signed 8/15/25 | |

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.



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605 Erie Avenue, S
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(920) 783-6303
info@legacy-architecture.com
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Item 10.

August 15, 2025

City of Sheboygan
Application for Conditional Use

CONDITIONAL USE WRITTEN EXPLANATION

A. Name of project/development

Commercial Remodel for American Orthodontics

B. Summary of the Conditional Use and general operation of proposed use:

• Description of existing use

The first floor of the building is a retail space, the second floor is a vacant office space, and the third floor is a residential space owned by a local business.

• Description of proposed use (indoor, outdoor, etc.), why was this site selected?

The second floor, sold to the same business that purchased the third floor, is to be converted into a 4-unit lodging space, as this location has easy access to downtown and its amenities.

• All services, products, etc. to be provided

Lodging for guests.

• Projected number of residents, employees, and/or daily customers

1-4 guests, no employees while guests are staying.

• Proposed number of dwelling units, floor area, landscape area, and parking area expressed in square feet and acreage to the nearest one-hundredth of an acre

4 lodging units, 2,965 square feet, no landscaping or parking on property

• Description of proposed building and all new site improvements (square footage of new and existing structure(s), traffic, ingress/egress, parking, sidewalk, retaining walls, storm drainage, landscaping, lighting, dumpster enclosure, screening of mechanicals, etc.)

Interior remodel of first floor elevator lobby and second floor. No changes to site.

• A written description of the proposed general orientation, design, arrangement, texture, material and color of the building or structure and how it is compatible with the development and redevelopment in and around the area

No changes to exterior of building.

• An explanation of any interior and/or exterior renovations

Remodel of second floor to create 4 units, matching the interior design of the third floor. Remodel of first floor elevator lobby to create storage for guests, also matching the interior design of the second and third floors.

• Is access appropriate and is there sufficient customers/resident off-street parking?

Existing entrances remain unchanged, and there is reserved parking for the property in the parking lot to the south.

• Proposed signage

None

• Project timeline and estimated value of project

Project timeline estimated from September 2025 to March 2026. Estimated value is unknown.

- Compatibility of the proposed use and design with adjacent and other properties in the area.

This conditional use matches the increased residential presence in downtown Sheboygan.

- How will you ensure that the business will not become a nuisance to adjacent properties (i.e. parking, noise, smells, hours of operations, etc.)

The second floor will only house 4 guests, who will use the reserved parking spaces in the lot to the south. The proposed design includes proper sound attenuation in the walls, floor, and ceiling.

- Other information that would be considered pertinent by the Plan Commission.

- C. If applicable, please describe any exceptions/variances that are required for this project (i.e. setbacks, parking, landscaping, etc.)

None

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

- a. How is the proposed conditional use (independent of its location) in harmony with the purposes, goals, objectives, policies and standards of the City of Sheboygan Comprehensive Master Plan?

The lodging use for the second floor allows a local business to use the second and third floors for customers, suppliers, and other invited guests. This use will be consistent with the increased residential presence in Harbor Centre Sheboygan, bringing people to the area who are likely to visit local venues such as restaurants and shops.

- b. Does the conditional use, in its proposed location, result in any substantial or undue adverse impact on nearby property, the character of the neighborhood, environment, traffic, parking, public improvements, public property or rights-of-way?

No, the second-floor unit has dedicated off street parking in the lot to the south.

- c. How does the proposed conditional use maintain the desired consistency of land uses in relation to the setting within which the property is located?

The proposed use for the second floor matches that of the third floor, and commercial indoor lodging is permitted as a conditional use in the Central Commercial (CC) Zone.

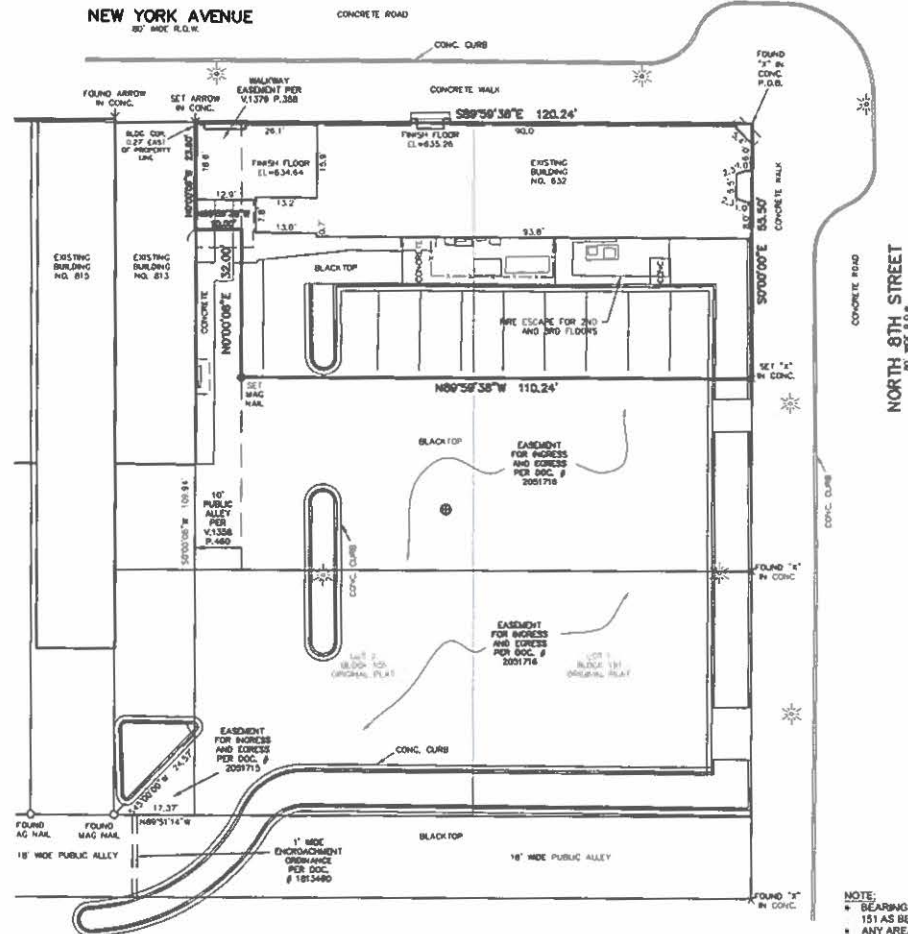
- d. Is the proposed conditional use located in an area that will be adequately served by utilities, or services provided by public agencies? If not, please explain.

Yes

CONDITIONAL USE APPLICATION SUBMITTAL

1. Survey maps included
2. Zoning map included
3. Site plan included
 - No easement
 - No setbacks required (Sec 105-476 (b))
 - No curb cuts on property
 - No loading/service area
 - No outdoor storage area
 - No signage
 - No exterior lighting
 - No additional mechanical equipment on site
4. Building photos included

Part of Lots 1 and 2, Block 151, Original Plat of Sheboygan, Located in the NE 1/4 of the SW 1/4, Section 23, T15N, R23E, Sheboygan County, Wisconsin.



THIS INSTRUMENT WAS DRAFTED BY PETER RONDE OF CEDAR CREEK SURVEYING, LLC

SURVEYORS CERTIFICATE

I, Benjamin J. Reenders, Registered Land Surveyor number S-3114, do hereby certify that I have surveyed the following described property and that this survey is an accurate representation of the exterior boundary lines and the location of the proposed building and improvements on the property.

Part of Lot 1 and Lot 2, Block 151 of the Original Plat of the City of Sheboygan, Sheboygan County, Wisconsin; and further described as follows: Commencing and point of beginning being at the chiseled X of the NE corner of Block 151; thence the following bearings and distances: S00°00'00"E 55.5' along the east line of Block 151 and being the west right of way line of North 8th Street; N89°53'38"W 110.24' to a point on the public alley; S00°00'00"E 32.00' along the east line of said public alley; N89°53'38"W 10.00' along the north line of said public alley; S00°00'00"E 23.50' to a point on the south right of way line of North 8th Street; S89°53'38"E 120.24' along the north line of Lots 1 and 2 of Block 151 and said south right of way line of New York Avenue to the point of beginning and containing 6,673 SF (0.153 acres) of land.

I further certify that this plat is a correct representation of "Eighth Street Condominium" as proposed at the date hereof, and the identification and location of each UNIT and the common elements can be determined from the plat. The undersigned surveyor makes no certification as to the accuracy of the floor plans of the condominium building and units contained in the plat and the approximate dimensions and floor area thereof.

That I have fully complied with provisions of Section 238.34 of the Wisconsin Statutes and the subdivision regulation of the City of Sheboygan in surveying, dividing and mapping the same.

Benjamin J. Reenders Dated this 29th day of September, 2019
Benjamin J. Reenders PLS S-1114

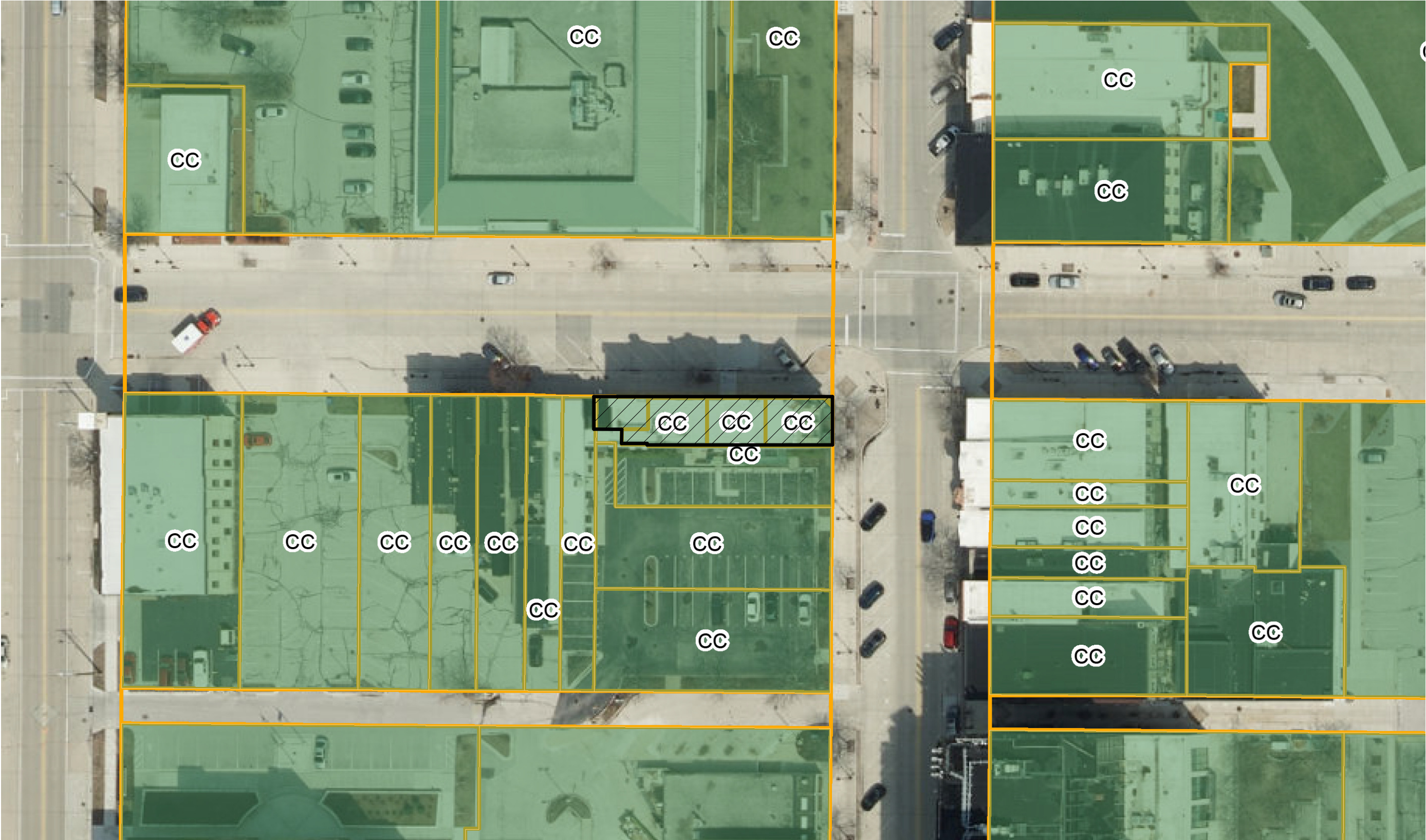


Scale: 1" = 20'

- = Iron Pipe Found
- ⊕ = Catch Basin Manhole
- ★ = Street Light
- = Building Overhang
- = Wood Fence



FILE NO: 2018110 DATE: 10/4/2018 PAGE: 1 OF 3



1
CUPA2

ZONING MAP
1" = 50'-0"

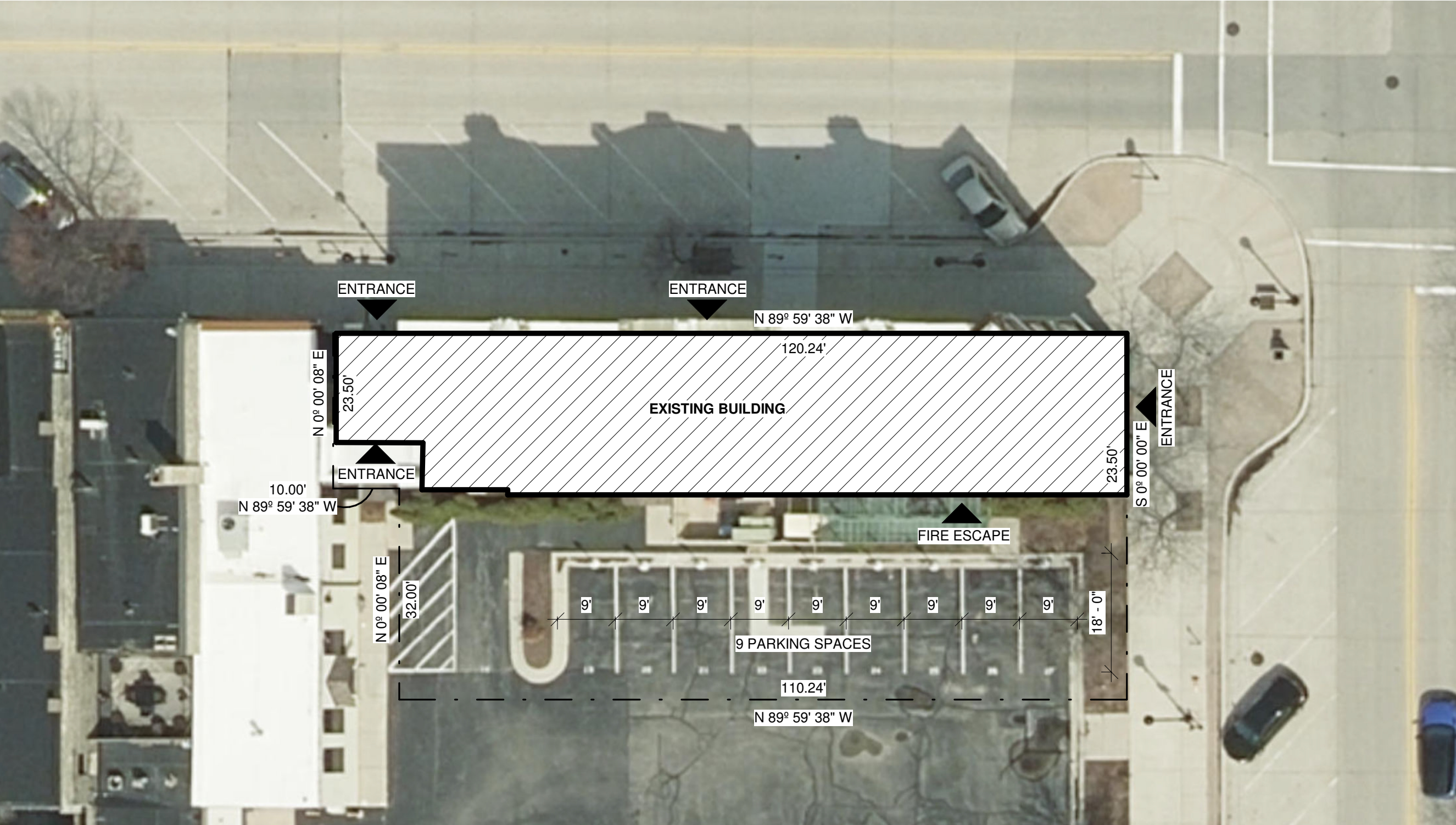


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COMMERCIAL REMODEL FOR:
AMERICAN ORTHODONTICS
632 N 8TH STREET UNIT 2
SHEBOYGAN, WI 53081

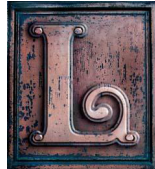
FOR PERMITTING

| | |
|----------------|------------|
| PROJECT NUMBER | 24.091 |
| DATE | 07/18/2025 |
| SHEET NUMBER | CUPA 24 |



1
CUPA3

SITE PLAN
1/16" = 1'-0"



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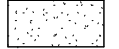


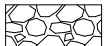

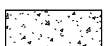
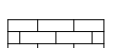

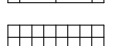
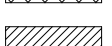
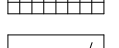
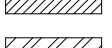
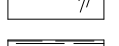
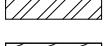

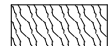

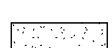
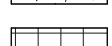
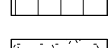
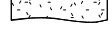












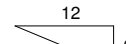


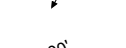
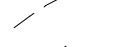
FOR PERMITTING

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| PROJECT NUMBER | 24.091 |
| DATE | 07/18/2025 |
| SHEET NUMBER | CUPA 25 |

| DRAWING INDEX | | | |
|------------------------------|--|----------|---------------|
| SHEET NO. | SHEET NAME | REVISION | REVISION DATE |
| GENERAL | | | |
| G0.01 | PROJECT INFORMATION, DRAWING INDEX, AREA MAP | | |
| G0.02 | USE & OCCUPANCY CODE REVIEW | | |
| G0.03 | EGRESS & FIRE PROTECTION CODE REVIEW | | |
| G0.04 | GENERAL ACCESSIBILITY DETAILS | | |
| G0.05 | GENERAL ACCESSIBILITY DETAILS | | |
| G0.06 | ACCESSIBILITY CODE REVIEW | | |
| ARCHITECTURAL REMOVAL | | | |
| AR1.01 | SELECTIVE REMOVAL PLANS | | |
| ARCHITECTURAL | | | |
| A1.01 | FLOOR PLANS | | |
| A1.02 | REFLECTED CEILING PLANS | | |
| A3.01 | BUILDING SECTION | | |
| A4.01 | INTERIOR ELEVATIONS | | |
| A4.02 | INTERIOR ELEVATIONS | | |
| A5.01 | DETAILS | | |
| A6.01 | DOOR AND WINDOW SCHEDULE & DETAILS | | |
| INTERIORS | | | |
| I1.01 | FLOORING PLANS & ROOM FINISH SCHEDULE | | |
| I1.02 | FURNITURE & APPLIANCE PLANS & SCHEDULE | | |
| ELECTRICAL | | | |
| E1.01 | POWER PLANS | | |
| E1.02 | LIGHTING PLANS | | |

**COMMERCIAL REMODEL FOR:
AMERICAN ORTHODONTICS
632 N 8TH STREET UNIT 2
SHEBOYGAN, WI 53081**

| ABBREVIATIONS | | | | | |
|---------------|---------------------------------------|----------|--|----------|------------------------|
| A.C.T. | ACOUSTICAL CEILING TILE | F.F. | FINISHED FACE | PAN. | PANTRY STORAGE UNIT |
| A.F.F. | ABOVE FINISH FLOOR | FIN. | FINISH | P.C. | PRE-CAST |
| ALUM. | ALUMINUM | FLR. | FLOOR | P. LAM. | PLASTIC LAMINATE |
| APPROX. | APPROXIMATE | FLUOR. | FLUORESCENT | PR. | PAIR |
| ARCH. | ARCHITECT | FND. | FIBER-REINFORCED PANEL | P.T. | PRE-TREATED |
| | | F.R.P. | FREEZER | | |
| BLDG. | BUILDING | FRZ. | FOOT or FEET | R. | RISER |
| BLK'G. | BLOCKING | FT. | FOOTING | R.D. | ROOF DRAIN |
| B.O. | BOTTOM OF | FTG. | FOOTING | RE. | REGARDING or |
| B.O.D. | BASIS OF DESIGN | FWH | STACKED FURNACE & WATER HEATER | | REFER TO |
| BOT. | BOTTOM | | | REQ'D. | REQUIRED |
| B.TWN. | BETWEEN | | | R.O. | ROUGH OPENING |
| B.W. | BOTH WAYS | | | | |
| | | GA. | GAUGE | | |
| CLG. | CEILING | GALV. | GALVANIZED | S.F. | SQUARE FOOT or |
| CLR. | CLEAR | G.C. | GENERAL CONTRACTOR | | SQUARE FEET |
| C.M.U. | CONCRETE MASONRY UNIT | GYP. BD. | GYPSPUM BOARD | SH. | SHelf or |
| COL. | COLUMN | | | | SHELVES |
| CONC. | CONCRETE | H.B. | HOSE BIB | SHPO | STATE HISTORIC |
| CONT. | CONTINUOUS | HDWR. | HARDWARE | | PRESERVATION OFFICE |
| CPETD | CUSTOM PATH OF EGRESS TRAVEL DISTANCE | H.M. | HOLLOW METAL | SHT. | SHEET |
| | | HVAC | HEATING, VENTILATION & AIR CONDITIONING | SM. | SMILAR |
| | | | | SPEC. | SPECIFICATION |
| C.T. | CERAMIC TILE | I.D. | INSIDE DIAMETER | SQ. | SQUARE |
| | | I.F. | INSIDE FACE | S.S. | STAINLESS STEEL |
| D. | DRYER | INSUL. | INSULATION | STL. | STEEL |
| D.F. | DRINKING FOUNTAIN | INT. | INTERIOR | STRUCT'L | STRUCTURAL |
| D.F.L. | DOUGLAS FIR LARCH | | | | |
| DIA. | DIAMETER | JAN. | JANITOR | T. | TREAD |
| DIAG. | DIAGONAL | | | T.O. | TOP OF |
| DN. | DOWN | | | T & B | TOP & BOTTOM |
| DS. | DOWNSPOUT | LN. | LINEN STORAGE UNIT | T.B. | TOWEL BAR |
| DW. | DISHWASHER | | | T & G | TONGUE & GROOVE |
| DWG. | DRAWING | MAX. | MAXIMUM | TH. | THICK |
| | | MECH. | MECHANICAL | T.P. | TOILET PAPER DISPENSER |
| EA. | EACH | MFR. | MANUFACTURER | T.R. | TOWEL RING |
| EATD | EXIT ACCESS TRAVEL DISTANCE | MIN. | MINIMUM | TYP. | TYPICAL |
| E.I.F.S. | EXTERIOR INSULATION & FINISH SYSTEM | MISC. | MISCELLANEOUS | | |
| | | M.O. | MASONRY OPENING | U.O.N. | UNLESS OTHERWISE NOTED |
| EL. | ELEVATION | MTL. | METAL | | |
| ELEC. | ELECTRICAL | N.I.C. | NOT IN CONTRACT | V.C.T. | VINYL COMPOSITION TILE |
| ELEV. | ELEVATION | NO. | NUMBER | VERT. | VERIFY |
| EO. | EQUAL | NOM. | NOMINAL | VERT. | VERTICAL |
| EQUIP. | EQUIPMENT | NPS | NATIONAL PARK SERVICE | V.I.F. | VERIFY IN FIELD |
| E.W. | EACH WAY | N.T.S. | NOT TO SCALE | W.C.W. | VINYL WALL COVERING |
| EXIST. | EXISTING | | | | |
| EXT. | EXTERIOR | O.C. | ON CENTER | W. | WASHER |
| | | Occ. | OCCUPANT or OCCUPANTS | W/ | WITH |
| F. | FURNACE | O.D. | OUTSIDE DIMENSION | W.C. | WATER CLOSET |
| F.A. | FIRE ALARM | O.C.F.I. | OWNER FURNISHED, CONTRACTOR INSTALLED OVERHEAD | WD. | WOOD |
| F.D. | FLOOR DRAIN | | | W/D | STACKED WASHER & DRYER |
| F.D.C. | FIRE DEPARTMENT CONNECTION | OH. | OVERHEAD | | |
| | | OHd. | OVERHEAD DOOR | W.H. | WATER HEATER |
| F.E. | FIRE EXTINGUISHER | OPD. | OPENING | W/O | WITHOUT |
| F.E.C. | FIRE EXTINGUISHER CABINET | OPP. | OPPOSITE | | |
| | | O.S.B. | ORIENTED STRAND BOARD | | |



| LEGEND | | | |
|---|---|---|-------------------------------|
| MATERIAL DESIGNATIONS | | PLAN & SECTION | |
| ELEVATION | | PLAN & SECTION | |
|  | CONCRETE |  | EARTH |
|  | CONCRETE BLOCK |  | GRAVEL |
|  | STONE |  | CONCRETE |
|  | BRICK |  | CONCRETE BLOCK |
|  | CERAMIC TILE |  | BRICK |
|  | GLAZING |  | METAL OR STEEL STUDS |
|  | SHINGLES |  | WOOD STUDS |
| | |  | WOOD FRAMING |
| | |  | FINISHED WOOD |
| | |  | PLYWOOD or O.S.B. |
| | |  | GYPSUM BOARD |
| | |  | RIGID INSULATION |
| | |  | SPRAY FOAM INSULATION |
| | |  | LOOSE FILL or BATT INSULATION |
| ARCHITECTURAL SYMBOLS | | | |
| VIEW NO. SHEET NO. |  | LAYOUT DESIGNATION | |
| |  | SECTION | |
| |  | DETAIL | |
| |  | ELEVATION | |
| |  | NORTH DESIGNATION | |
| |  | REVISION | |
| |  | COLUMN GRID | |
| |  | CENTER LINE | |
| |  | WALL TYPE | |
| |  | WINDOW TYPE | |
| |  | DOOR NUMBER | |
| |  | ROOM NUMBER | |
| |  | ROOF SLOPE INDICATION | |
| |  | ELEVATION TAG | |
| |  | SPOT ELEVATION | |
| |  | EXISTING CONTOUR LINE | |
| |  | NEW CONTOUR LINE | |



2 EXTERIOR PHOTO
G0.01 N.T.S.

| | |
|--|---|
| CONTRACTOR | |
| PAUL WEAVER PROJECT 4 SERVICES, LLC 7722 HAWTHORNE RD MEQUON, WI 53097 PHONE: (414) 731-0795 EMAIL: PAULW@PROJECT4SERVICES.COM |  |





 AREA MAP
N.T.S.

GENERAL PROJECT NOTES

ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR MUST CHECK ALL DETAILS AND DIMENSIONS AND BE RESPONSIBLE FOR THE SAME. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROJECT, INCLUDING THE DESIGN, ARCHITECTURAL AND STRUCTURAL BUILDING COMPONENTS, MECHANICAL AND ELECTRICAL EQUIPMENT, PIPING, DUCTWORK, ROUGH-INS, AND OTHER MISCELLANEOUS CONSTRUCTION, APPEARS IN THE DRAWINGS. WHILE SUCH INFORMATION HAS BEEN BASED ON AVAILABLE RECORDS AND COLLECTED WITH REASONABLE CARE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL INFORMATION. THE CONDITIONS SO INDICATED ARE SHOWN ENTIRELY COMPLETE, CORRECT, AND REPRESENTATIVE OF THOSE ACTUALLY EXISTING. ALL CONTRACTORS SHALL SATISFY THEMSELVES AS TO ALL EXISTING JOY CONDITIONS AND RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND UTILITIES MUST BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO BEGINNING ANY CONSTRUCTION.

| PROJECT INFORMATION | | |
|--|--|----------|
| CODES | IBC 2015, IECB 2015, ICC A117.1-2009, WI/SPS 361-366 | |
| OCCUPANCY TYPES | R-1 | |
| CONSTRUCTION CLASS | TYPE IIIB | |
| NUMBER OF STORIES | 3 | |
| SPRINKLERED | YES | |
| TOTAL PROJECT AREA (INCLUDING EXTERIOR WALLS) | FIRST FLOOR | 565 SF |
| | SECOND FLOOR | 2,400 SF |
| | | 2,965 SF |

[illegible]

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**COMMERCIAL REMODEL FOR:
AMERICAN ORTHODONTICS
632 N 8TH STREET UNIT 2
SHEBOYGAN, WI 53081**

PROJECT NUMBER
24.091

DRAWN BY

CHECKED BY

DATE
7/18/2025

SHEET TITLE
PROJECT
INFORMATION,
DRAWING INDEX,
AREA MAP

SHEET NUMBER

G0.01

PM

26

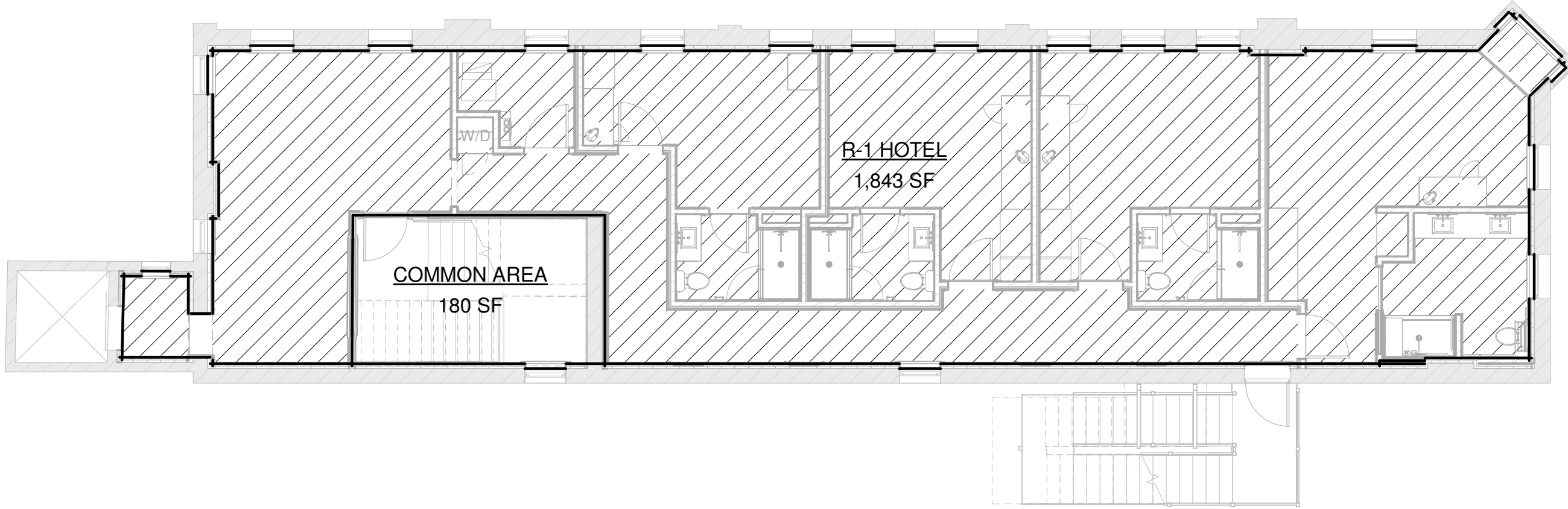
FOR PERMITTING

| USE & OCCUPANCY CLASSIFICATION (IBC 302) | | | |
|--|--------------|-------------|-------------------------|
| <div></div> | COMMON AREAS | <div></div> | GROUP R-1 - RESIDENTIAL |
| <div></div> | | <div></div> | GROUP S-1 - STORAGE |

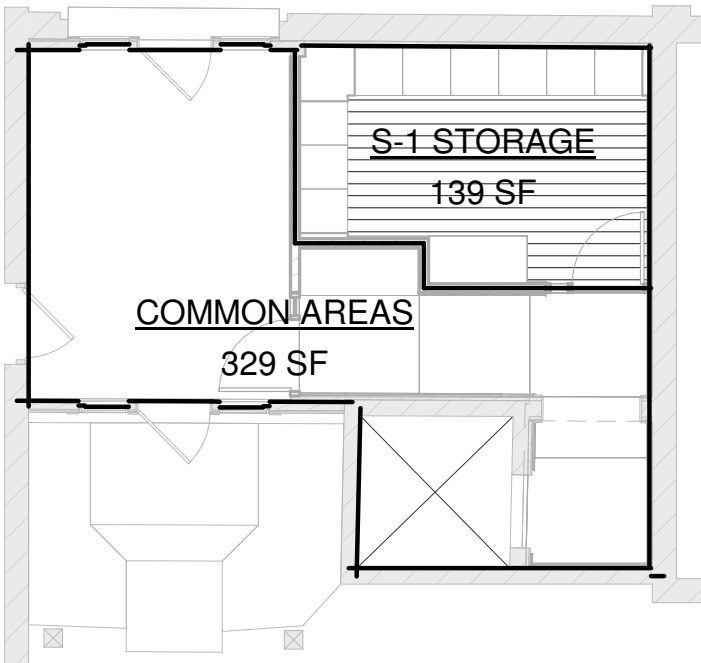
| OCCUPANT LOAD (IBC 1004) | | | |
|-------------------------------------|----------|-----------|---------------|
| GROUP | AREA | FACTOR | OCCUPANT LOAD |
| FIRST FLOOR | | | |
| GROUP S-1 - ACCESSORY STORAGE AREAS | 139 SF | 300 GROSS | 0.46 |
| COMMON AREAS | 329 SF | 100 GROSS | 3.29 |
| | 468 SF | | 3.75 |
| SECOND FLOOR | | | |
| R-1 - RESIDENTIAL | 1,843 SF | 200 GROSS | 9.22 |
| COMMON AREAS | 180 SF | 100 GROSS | 1.80 |
| | 2,023 SF | | 11.02 |
| TOTAL | 2,491 SF | | 14.77 |


| MIN. NUMBER REQUIRED PLUMBING FIXTURES (IBC 2902) | | | | | | | | | | | | |
|---|---------------|--------------|--------------|---------------|----------------|-------------|--------------|---------------|----------------|--------------------|---------|---------------|
| OCCUPANCY CLASSIFICATION | OCCUPANT LOAD | WATERCLOSETS | | | | LAVATORIES | | | | DRINKING FOUNTAINS | | SERVICE SINKS |
| | | MALE FACTOR | # MALE REQ'D | FEMALE FACTOR | # FEMALE REQ'D | MALE FACTOR | # MALE REQ'D | FEMALE FACTOR | # FEMALE REQ'D | FACTOR | # REQ'D | |
| | | | | | | | | | | | | |
| FIRST FLOOR | | | | | | | | | | | | |
| S-1 - STORAGE | 0.46 | 100 | 0.00 | 100 | 0.00 | 100 | 0.00 | 100 | 0.00 | 1,000 | 0.00 | 1 |
| COMMON AREAS | 3.29 | 25 | 0.07 | 25 | 0.07 | 40 | 0.04 | 40 | 0.04 | 100 | 0.03 | 1 |
| SECOND FLOOR | | | | | | | | | | | | |
| R-1 - HOTEL | 9.22 | | | | | | | | | | | 1 |
| COMMON AREA | 1.80 | 25 | 0.04 | 25 | 0.04 | 40 | 0.02 | 40 | 0.02 | 100 | 0.02 | 1 |
| TOTAL REQUIRED | 14.77 | | 0.10 | | 0.10 | | 0.07 | | 0.07 | | 0.05 | |
| TOTAL PROVIDED | | | 1* | | 1* | | 1* | | 1* | | 1* | 1 |
| * SEE SPS 362.2902 EXCEPTION BELOW. | | | | | | | | | | | | |

| PLUMBING FIXTURES (SPS 362.2902) | | | | | | | | | | | |
|---|--|--|--|--|--|--|--|--|--|--|--|
| (1) MINIMUM NUMBER OF FIXTURES (A) EXCEPTIONS - THESE ARE DEPARTMENT EXCEPTIONS TO THE REQUIREMENTS IN IBC SECTION 2902.1: 1. WHERE MORE THAN ONE WATER CLOSET IS REQUIRED FOR MALES, URINALS MAY BE SUBSTITUTED FOR UP TO 50 PERCENT OF THE REQUIRED NUMBER OF WATER CLOSETS, EXCEPT THAT URINALS MAY BE SUBSTITUTED FOR UP TO 67 PERCENT OF THE REQUIRED NUMBER OF WATER CLOSETS IN GROUP A AND E OCCUPANCIES. 2. WHERE DRINKING FOUNTAINS ARE REQUIRED, OTHER REASONABLE ALTERNATIVES ARE ACCEPTABLE, AS APPROVED BY THE DEPARTMENT. | | | | | | | | | | | |
| (2) (B) - THIS IS A DEPARTMENT EXCEPTION TO THE REQUIREMENTS IN IBC SECTION 2902.2: SEPARATE FACILITIES MAY NOT BE REQUIRED IN ALL OCCUPANCIES WHEN THE NUMBER OF FIXTURES IS PROVIDED AS REQUIRED UNDER IBC TABLE 2902.1 IN INDIVIDUAL USER TOILET ROOMS. | | | | | | | | | | | |



 **2** SECOND FLOOR OCCUPANCY DIAGRAM
G0.02 1/8" = 1'-0"



 **1** FIRST FLOOR OCCUPANCY DIAGRAM
G0.02 1/8" = 1'-0"

| DATE | | NO. | | REVISIONS | |
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SHEBOYGAN, WI 53081**

| | |
|----------------|--------------------------------|
| PROJECT NUMBER | 24.091 |
| DRAWN BY | Z. WENDT |
| CHECKED BY | J. LEHRKE |
| DATE | 07/18/2025 |
| SHEET TITLE | USE & OCCUPANCY CODE REVIEW |
| SHEET NUMBER | G0.02 |

FOR PERMITTING

FIRE RESISTANCE-RATED CONSTRUCTION LEGEND

| | |
|---|--|
| <p>NEW 1/2-HR FIRE PARTITION — . — . —</p> <p>NEW 1-HR FIRE BARRIER — — —</p> | <p>EXISTING OR NEW 1/2-HR FIRE-RESISTANCE RATED FLOOR/CEILING SYSTEM ABOVE</p>  |
| | <p>NEW 1-HR FIRE-RESISTANCE RATED FLOOR/CEILING SYSTEM ABOVE</p>  |

NOTES:

- SEE PLANS FOR SPECIFIC LOCATIONS OF NEW RATED WALL, FLOOR/CEILING, AND ROOF/CEILING ASSEMBLIES
- FLOOR/CEILING OR ROOF/CEILING ASSEMBLIES ON THE FIRE-RESISTANCE RATING DIAGRAMS ARE SHOWN AS REFLECTED CEILING DIAGRAMS

- SEE PLANS FOR SPECIFIC LOCATIONS OF NEW RATED WALL, FLOOR/CEILING, AND ROOF/CEILING ASSEMBLIES
- FLOOR/CEILING OR ROOF/CEILING ASSEMBLIES ON THE FIRE-RESISTANCE RATING DIAGRAMS ARE SHOWN AS REFLECTED CEILING DIAGRAMS



G0.03

$$1/8'' = 1'-0''$$


G0.03

$$1/8" = 1'-0"$$

GROUP R-1 (IBC 420)

420.2 SEPARATION WALLS

- WALLS SEPARATING DWELLING UNITS IN THE SAME BUILDING, WALLS SEPARATING SLEEPING UNITS IN THE SAME BUILDING, AND WALLS SEPARATING DWELLING OR SLEEPING UNITS FROM OTHER OCCUPANCIES CONTIGUOUS TO THEM IN THE SAME BUILDING SHALL BE CONSTRUCTED AS FIRE PARTITIONS IN ACCORDANCE WITH SECTION 708.

420.3 HORIZONTAL SEPARATION

- FLOOR ASSEMBLIES SEPARATING DWELLING UNITS IN THE SAME BUILDING, FLOOR ASSEMBLIES SEPARATING SLEEPING UNITS IN THE SAME BUILDING, AND FLOOR ASSEMBLIES SEPARATING DWELLING OR SLEEPING UNITS FROM OTHER OCCUPANCIES CONTIGUOUS TO THEM IN THE SAME BUILDING SHALL BE CONSTRUCTED AS HORIZONTAL ASSEMBLIES IN ACCORDANCE WITH SECTION 711.

420.5 AUTOMATIC SPRINKLER SYSTEM

- GROUP R OCCUPANCIES SHALL BE EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 907.8.
- QUICK-RESPONSE OR RESIDENTIAL AUTOMATIC SPRINKLERS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 903.2.2.

420.6 FIRE ALARM SYSTEMS AND SMOKE ALARMS

- FIRE ALARM SYSTEMS AND SMOKE ALARMS SHALL BE PROVIDED IN GROUP R-1 OCCUPANCIES IN ACCORDANCE WITH SECTION 907.2.8.

FIRE PARTITIONS (IBC 708)

708.3 FIRE-RESISTANCE RATING

- FIRE PARTITIONS SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 1 HOUR.

- EXCEPTIONS

- CORRIDOR WALLS PERMITTED TO HAVE A 1/2-HOUR FIRE-RESISTANCE RATING BY TABLE 1020.1.
- 2. DWELLING UNIT AND SLEEPING UNIT SEPARATIONS IN BUILDINGS OF TYPE IIB, IIB, AND VB CONSTRUCTION SHALL HAVE FIRE-RESISTANCE RATINGS OF NOT LESS THAN 1/2 HOUR IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1.

708.4 CONTINUITY

- FIRE PARTITIONS SHALL EXTEND FROM THE TOP OF THE FOUNDATION OR FLOOR/CEILING ASSEMBLY BELOW TO THE UNDERSIDE OF THE FLOOR OR ROOF SHEATHING, SLAB OR DECK ABOVE OR TO THE FIRE-RESISTANCE-RATED FLOOR/CEILING OR ROOF/CEILING ASSEMBLY ABOVE, AND SHALL BE SECURELY RATCHED THERETO
- THE SUPPORTING CONSTRUCTION SHALL BE PROTECTED TO AFFORD THE REQUIRED FIRE-RESISTANCE RATING OF THE WALL SUPPORTED, EXCEPT FOR WALLS SEPARATING TENANT SPACES IN COVERED AND OPEN MALL BUILDINGS, WALLS SEPARATING DWELLING UNITS, WALLS SEPARATING SLEEPING UNITS, AND CORRIDOR WALLS, IN BUILDINGS OF TYPE IIB, IIB, AND VB CONSTRUCTION.

HORIZONTAL ASSEMBLIES (IBC 711)

711.2.2 CONTINUITY
• ASSEMBLIES SHALL BE CONTINUOUS WITHOUT VERTICAL OPENINGS, EXCEPT AS PERMITTED BY THIS SECTION AND SECTION 712.

711.2.3 SUPPORTING CONSTRUCTION
• THE SUPPORTING CONSTRUCTION SHALL BE PROTECTED TO AFFORD THE REQUIRED FIRE-RESISTANCE RATING OF THE HORIZONTAL ASSEMBLY SUPPORTED.

711.2.4.2 SEPARATING FIRE AREAS
• WHERE THE HORIZONTAL ASSEMBLY SEPARATES A SINGLE OCCUPANCY INTO DIFFERENT FIRE AREAS, THE ASSEMBLY SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN THAT REQUIRED BY SECTION 707.3.10.

AUTOMATIC SPRINKLER SYSTEMS (IBC 903)

903.2.8 GROUP R
A GROUP R AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED WITH SECTION 903.3 SHALL BE PROVIDED THROUGHOUT ALL BUILDINGS WITH A GROUP R FIRE AREA.

903.3.2 QUICK-RESPONSE AND RESIDENTIAL SPRINKLERS
QUICK-RESPONSE OR RESIDENTIAL AUTOMATIC SPRINKLERS SHALL BE INSTALLED IN ALL OF THE FOLLOWING AREAS IN ACCORDANCE WITH SECTION 903.3.1 AND THEIR LISTINGS:

1. THROUGHOUT ALL SPACES WITHIN A SMOKE COMPARTMENT CONTAINING CARE RECIPIENT SLEEPING UNITS IN GROUP I-2 IN ACCORDANCE WITH THIS CODE.
2. THROUGHOUT ALL SPACES WITHIN A SMOKE COMPARTMENT CONTAINING TREATMENT ROOMS IN AMBULATORY CARE FACILITIES.
3. DWELLING UNITS AND SLEEPING UNITS IN GROUP I-1 AND R OCCUPANCIES.
4. LIGHT-HAZARD OCCUPANCIES AS DEFINED IN NFPA 13.

FIRE ALARM & DETECTION SYSTEMS (IBC 907.2)

SINGLE- AND MULTIPLE-STATION SMOKE ALARMS COMPLYS WITH UL 217 SHALL BE INSTALLED IN ACCORDANCE WITH SECTIONS 907.2.11.1 THROUGH 907.2.11.6 AND NFPA 72.

(IBC 907.2.11)

- LISTED SINGLE- AND MULTIPLE-STATION SMOKE ALARMS COMPLYS WITH UL 217 SHALL BE INSTALLED IN ACCORDANCE WITH SECTIONS 907.2.11.1 THROUGH 907.2.11.6 AND NFPA 72.

GROUP R-1 (SECTION 907.2.11.1)

- SINGLE- OR MULTIPLE-STATION SMOKE ALARMS SHALL BE INSTALLED IN ALL OF THE FOLLOWING LOCATIONS IN GROUP R-1:
 1. IN SLEEPING AREAS.
 2. IN EVERY ROOM IN THE PATH OF THE MEANS OF EGRESS FROM THE SLEEPING AREA TO THE DOOR LEADING FROM THE SLEEPING UNIT.
 3. IN EACH STORY WITHIN THE SLEEPING UNIT, INCLUDING BASEMENTS, FOR SLEEPING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS, A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL.

INSTALLATION NEAR BATHROOMS

- SMOKE ALARMS SHALL BE INSTALLED NOT LESS THAN 3 FEET HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM REQUIRED BY SECTION 907.2.11.1 OR 907.2.11.2.

INTERCONNECTION

- WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT OR SLEEPING UNIT IN GROUP R OR I-1 OCCUPANCIES, THE SMOKE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. PHYSICAL INTERCONNECTION OF SMOKE ALARMS SHALL NOT BE REQUIRED WHERE LISTED WIRELESS ALARMS ARE INSTALLED AND ALL ALARMS SOUND UPON ACTIVATION OF ONE ALARM, THE ALARM SHALL BE CLEARLY AUDIBLE IN ALL THE BEDROOMS OVER BACKGROUND NOISE LEVELS WITH ALL INTERVENING DOORS CLOSED.

POWER SOURCE

- IN NEW CONSTRUCTION, REQUIRED SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACKUP. SMOKE ALARMS SHALL EMIT A SIGNAL WHEN THE BATTERIES ARE LOW. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN AS REQUIRED FOR OVERCURRENT PROTECTION.

SMOKE DETECTION SYSTEM

- SMOKE DETECTORS LISTED IN ACCORDANCE WITH UL 268 AND PROVIDED AS PART OF THE BUILDING FIRE ALARM SYSTEM SHALL BE AN ACCEPTABLE ALTERNATIVE TO SINGLE- AND MULTIPLE-STATION SMOKE ALARMS AND SHALL COMPLY WITH THE FOLLOWING:
 1. THE FIRE ALARM SYSTEM SHALL COMPLY WITH ALL APPLICABLE REQUIREMENTS IN SECTION 907.
 2. THE ACTIVATION OF A SMOKE DETECTOR IN A DWELLING UNIT OR SLEEPING UNIT SHALL INITIATE ALARM NOTIFICATION IN THE DWELLING UNIT OR SLEEPING UNIT IN ACCORDANCE WITH SECTION 907.5.2.
 3. ACTIVATION OF A SMOKE DETECTOR IN A DWELLING UNIT OR SLEEPING UNIT SHALL NOT ACTIVATE ALARM NOTIFICATION APPLIANCES OUTSIDE OF THE DWELLING UNIT OR SLEEPING UNIT, PROVIDED THAT A SUPERVISORY SIGNAL IS GENERATED AND MONITORED IN ACCORDANCE WITH SECTION 907.6.6.

| VISIBLE ALARMS (IBC 907.5.2.3) |
|---|
| <ul style="list-style-type: none"> • VISIBLE ALARM NOTIFICATION APPLIANCES SHALL BE PROVIDED IN PUBLIC USE AREAS AND COMMON USE AREAS. • GROUP I-1 AND R-1 DWELLING UNITS OR SLEEPING UNITS IN ACCORDANCE WITH TABLE 907.5.2.3.2 SHALL BE PROVIDED WITH A VISIBLE ALARM NOTIFICATION APPLIANCE, ACTIVATED BY BOTH THE IN-ROOM SMOKE ALARM AND THE BUILDING FIRE ALARM SYSTEM. (NONE REQUIRED) |

TWO WAY COMMUNICATION (IBC 1009.8)

• LOCATION. TWO WAY COMMUNICATION DEVICE SHALL BE PROVIDED AT THE ELEVATOR LANDING SERVING EACH ELEVATOR OR BANK OF ELEVATORS ON EACH ACCESSIBLE FLOOR THAT IS ONE OR MORE STORIES ABOVE OR BELOW THE LEVEL OF EXIT DISCHARGE.

• SYSTEM REQUIREMENTS. TWO WAY COMMUNICATION SYSTEMS SHALL PROVIDE COMMUNICATION BETWEEN EACH REQUIRED LOCATION AND THE FIRE COMMAND CENTER OR A CENTRAL CONTROL POINT LOCATION APPROVED BY THE FIRE DEPARTMENT. WHERE THE CENTRAL CONTROL POINT IS NOT A CONSTANTLY ATTENDED LOCATION, A TWO-WAY COMMUNICATION SYSTEM SHALL HAVE A TIMED AUTOMATIC TELEPHONE DIAL-OUT CAPABILITY IN ACCORDANCE WITH SECTION 9-1.1. THE TWO-WAY COMMUNICATION SYSTEM SHALL INCLUDE BOTH AUDIBLE AND VISIBLE SIGNALS.

• DIRECTIONS. DIRECTIONS FOR THE USE OF THE TWO-WAY COMMUNICATION SYSTEM, INSTRUCTIONS FOR SUMMONING ASSISTANCE VIA THE TWO-WAY COMMUNICATION SYSTEM AND WRITTEN IDENTIFICATION OF THE LOCATION SHALL BE POSTED ADJACENT TO THE TWO-WAY COMMUNICATION SYSTEM. SIGNAGE SHALL COMPLY WITH THE ICC A117.1 REQUIREMENTS FOR VISUAL CHARACTERS

EXIT SIGNS (IBC 1013)

- EXITS AND EXIT ACCESS DOORS SHALL BE MARKED BY AN APPROVED EXIT SIGN READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL. THE PATH OF EGRESS TRAVEL TO EXITS AND WITHIN EXITS SHALL BE MARKED BY READILY VISIBLE EXIT SIGNS TO CLEARLY INDICATE THE DIRECTION OF EGRESS TRAVEL IN CASES WHERE THE EXIT OR THE PATH OF EGRESS TRAVEL IS NOT IMMEDIATELY VISIBLE TO OCCUPANTS. INTERVENING MEANS OF EGRESS DOORS WITHIN EXITS SHALL BE MARKED BY EXIT SIGNS. EXIT SIGN PLACEMENT SHALL BE SUCH THAT NO POINT IN AN EXIT ACCESS CORRIDOR OR EXIT PASSAGEWAY IS MORE THAN 100' OR THE LISTED VIEWING DISTANCE FOR THE SIGN, WHICHEVER IS LESS, FROM THE NEAREST VISIBLE EXIT SIGN.
- EXCEPTIONS:
 1. EXIT SIGNS ARE NOT REQUIRED IN ROOMS OR AREAS THAT REQUIRE ONLY ONE EXIT OR EXIT ACCESS.
 2. MAIN EXTERIOR EXIT DOORS THAT ARE OBVIOUSLY AND CLEARLY IDENTIFIABLE AS EXITS NEED NOT HAVE EXIT SIGNS WHERE APPROVED BY THE BUILDING OFFICIAL.

| EXIT ACCESS TRAVEL DISTANCE (IBC 1017.2) | | |
|--|-----------------------|----------|
| OCCUPANCY CLASSIFICATION | WITH SPRINKLER SYSTEM | ACTUAL |
| GROUP R | 250 FEET | 52' - 0" |

CORRIDORS (IBC 1020)

1020.2 WIDTH AND CAPACITY

- THE REQUIRED CAPACITY OF CORRIDORS SHALL BE DETERMINED AS SPECIFIED IN SECTION 1005.1, BUT THE MINIMUM WIDTH SHALL BE NOT LESS THAN THAT SPECIFIED IN TABLE 1020.2. (MIN. 36")

1020.3 OBSTRUCTION

- THE MINIMUM WIDTH OR REQUIRED CAPACITY OF CORRIDORS SHALL BE UNOBSTRUCTED.
- EXCEPTION: ENCROACHMENTS COMPLYING WITH SECTION 1005.7.

1020.4 DEAD ENDS

- WHERE MORE THAN ONE EXIT OR EXIT ACCESS DOORWAY IS REQUIRED, THE EXIT ACCESS SHALL BE ARRANGED SUCH THAT THERE ARE NO DEAD ENDS IN CORRIDORS MORE THAN 20 FEET IN LENGTH.
- EXCEPTIONS:
 2. IN OCCUPANCIES IN GROUPS B, E, F-1, M, R-1, R-2, R-4, S, AND U, WHERE THE BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1, THE LENGTH OF THE DEAD-END CORRIDORS SHALL NOT EXCEED 50 FEET.

SOUND TRANSMISSION (IBC 1207)

| |
|---|
| <p>1207.1 SCOPE</p> <ul style="list-style-type: none">• THIS SECTION SHALL APPLY TO COMMON INTERIOR WALLS, PARTITIONS, AND FLOOR/CEILING ASSEMBLIES BETWEEN ADJACENT DWELLING UNITS AND SLEEPING UNITS OR BETWEEN DWELLING UNITS AND SLEEPING UNITS AND ADJACENT PUBLIC AREAS SUCH AS HALLS, CORRIDORS, OR SERVICE AREAS. <p>1207.2 AIR-BORNE SOUND</p> <ul style="list-style-type: none">• WALLS, PARTITIONS, AND FLOOR/CEILING ASSEMBLIES SEPARATING DWELLING UNITS AND SLEEPING UNITS FROM EACH OTHER OR FROM PUBLIC OR SERVICE AREAS SHALL HAVE A SOUND TRANSMISSION CLASS OF NOT LESS THAN 50, OR NOT LESS THAN 45 IF FIELD TESTED, FOR AIR-BORNE NOISE WHEN TESTED IN ACCORDANCE WITH ASTM E90. PENETRATIONS AND OPENINGS IN CONSTRUCTION ASSEMBLIES FOR PIPING; ELECTRICAL DEVICES; RECESSED CABINETS; BATHTUBS; SOFFITS; OR HEATING, VENTILATING, OR EXHAUST DUCTS SHALL BE SEALED, LINED, INSULATED, OR OTHERWISE TREATED TO MAINTAIN THE REQUIRED RATINGS. THIS REQUIREMENT SHALL NOT APPLY TO ENTRANCE DOORS; HOWEVER, SUCH DOORS SHALL BE TIGHT FITTING TO THE FRAME AND SILL. <p>1207.3 STRUCTURE-BORNE SOUND</p> <ul style="list-style-type: none">• FLOOR/CEILING ASSEMBLIES BETWEEN DWELLING UNITS AND SLEEPING UNITS OR BETWEEN A DWELLING UNIT OR SLEEPING UNIT AND A PUBLIC OR SERVICE AREA WITHIN THE STRUCTURE SHALL HAVE AN IMPACT INSULATION CLASS RATING OF NOT LESS THAN 50, OR NOT LESS THAN 45 IF FIELD TESTED, WHEN TESTED IN ACCORDANCE WITH ASTM E492. |
|---|

TOILET & BATHING ROOMS (IBC 1210)

FLOORS AND WALL BASES

- TOILET, BATHING, AND SHOWER ROOM FLOOR FINISH MATERIALS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE. THE INTERSECTIONS OF SUCH FLOORS WITH WALLS SHALL HAVE A SMOOTH, HARD, NONABSORBENT VERTICAL BASE THAT EXTENDS UPWARD ONTO THE WALLS NOT LESS THAN 4".

WALLS AND PARTITIONS

- WALLS AND PARTITIONS WITHIN 2' OF SERVICE SINKS, URINALS, AND WATER CLOSETS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE, TO A HEIGHT OF NOT LESS THAN 4' A.F.F., AND EXCEPT FOR STRUCTURAL ELEMENTS, THE MATERIALS USED IN SUCH WALLS SHALL BE OF A TYPE THAT IS NOT ADVERSELY AFFECTED BY MOISTURE.
- ACCESSORIES SUCH AS GRAB BARS, TOWEL BARS, PAPER DISPENSERS, AND SOAP DISHES, PROVIDED ON OR WITHIN WALLS, SHALL BE INSTALLED AND SEALED TO PROTECT STRUCTURAL ELEMENTS FROM MOISTURE.

MEANS OF EGRESS (IEBC 805)

805.3.1.1 SINGLE-EXIT BUILDINGS

- ONLY ONE EXIT IS REQUIRED FROM BUILDINGS AND SPACES OF THE FOLLOWING OCCUPANCIES:
 1. IN GROUP A AND S OCCUPANCIES, A SINGLE EXIT IS PERMITTED IN THE STORY AT THE LEVEL OF EXIT DISCHARGE WHEN THE OCCUPANT LOAD OF THE STORY DOES NOT EXCEED 50 AND THE EXIT ACCESS TRAVEL DISTANCE DOES NOT EXCEED 75 FEET.

805.4.1.1 OCCUPANT LOAD AND TRAVEL DISTANCE

- IN ANY WORK AREA, ALL ROOMS AND SPACES HAVING AN OCCUPANT LOAD GREATER THAN 50 OR IN WHICH THE TRAVEL DISTANCE TO AN EXIT EXCEEDS 75 FEET SHALL HAVE A MINIMUM OF TWO EGRESS DOORWAYS.


EXCEPTIONS:

1. STORAGE ROOMS HAVING A MAXIMUM OCCUPANT LOAD OF 10.
2. WHERE THE WORK AREA IS SERVED BY A SINGLE EXIT IN ACCORDANCE WITH SECTION 805.3.1.1.

805.9.1 MINIMUM REQUIREMENT (HANDRAILS)

- EVERY REQUIRED EXIT STAIRWAY THAT IS PART OF THE MEANS OF EGRESS FOR ANY WORK AREA AND THAT HAS THREE OR MORE RISERS AND IS NOT PROVIDED WITH AT LEAST ONE HANDRAIL, OR IN WHICH THE EXISTING HANDRAILS ARE JUDGED TO BE IN DANGER OF COLLAPSING, SHALL BE PROVIDED WITH HANDRAILS FOR THE FULL LENGTH OF THE STAIRWAY ON AT LEAST ONE SIDE. ALL EXIT STAIRWAYS WITH A REQUIRED EGRESS OF MORE THAN 66 INCHES SHALL HAVE HANDRAILS ON BOTH SIDES.

| STAIRWAY RAILINGS (IEBC 1203.9) | |
|---------------------------------|--|
| • | EXISTING HANDRAILS AND GUARDS AT ALL STAIRWAYS SHALL BE PERMITTED TO REMAIN, PROVIDED THEY ARE NOT STRUCTURALLY DANGEROUS. |



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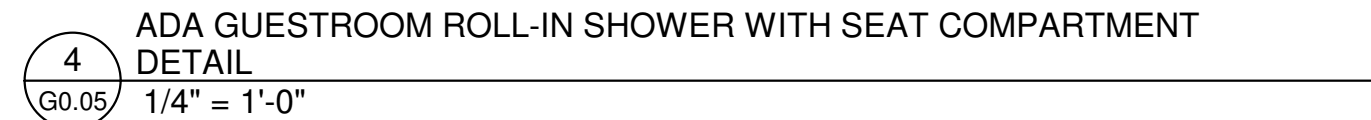
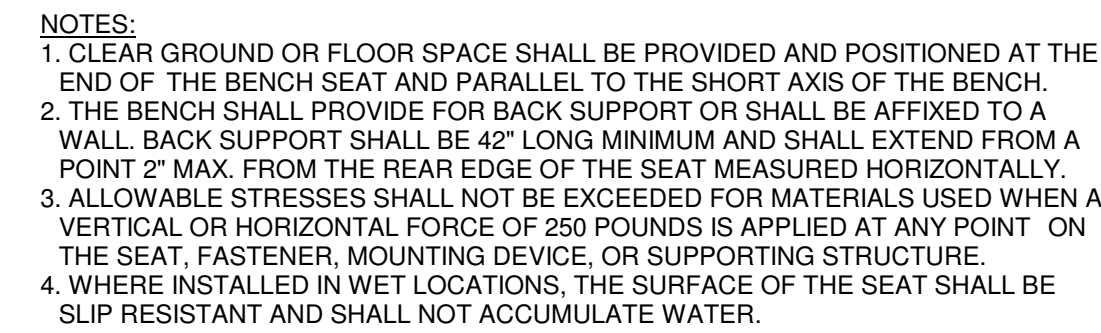
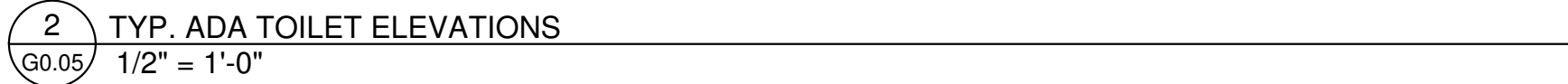
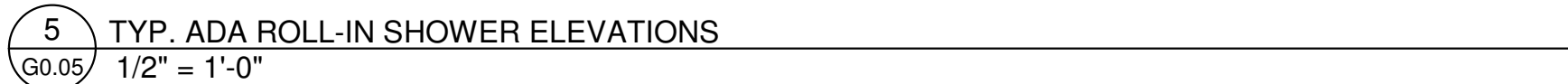
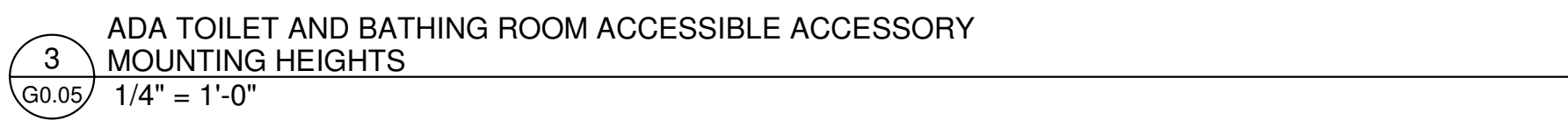
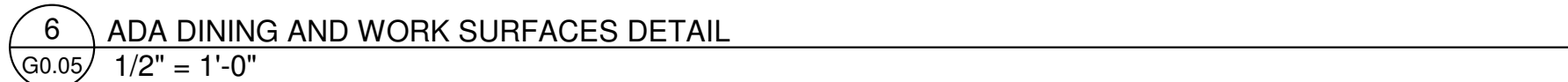
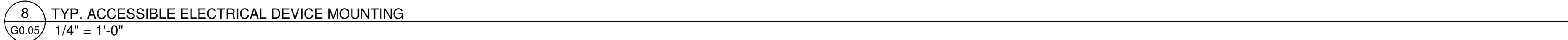
7 WENDT

J L FHRKE

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SHEET NUMBER

GO.03



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| PROJECT NUMBER 24.091 |
| DRAWN BY Z. WENDT |
| CHECKED BY J. LEHRKE |
| DATE 07/18/2025 |
| SHEET TITLE GENERAL ACCESSIBILITY DETAILS |
| SHEET NUMBER G0.05 |

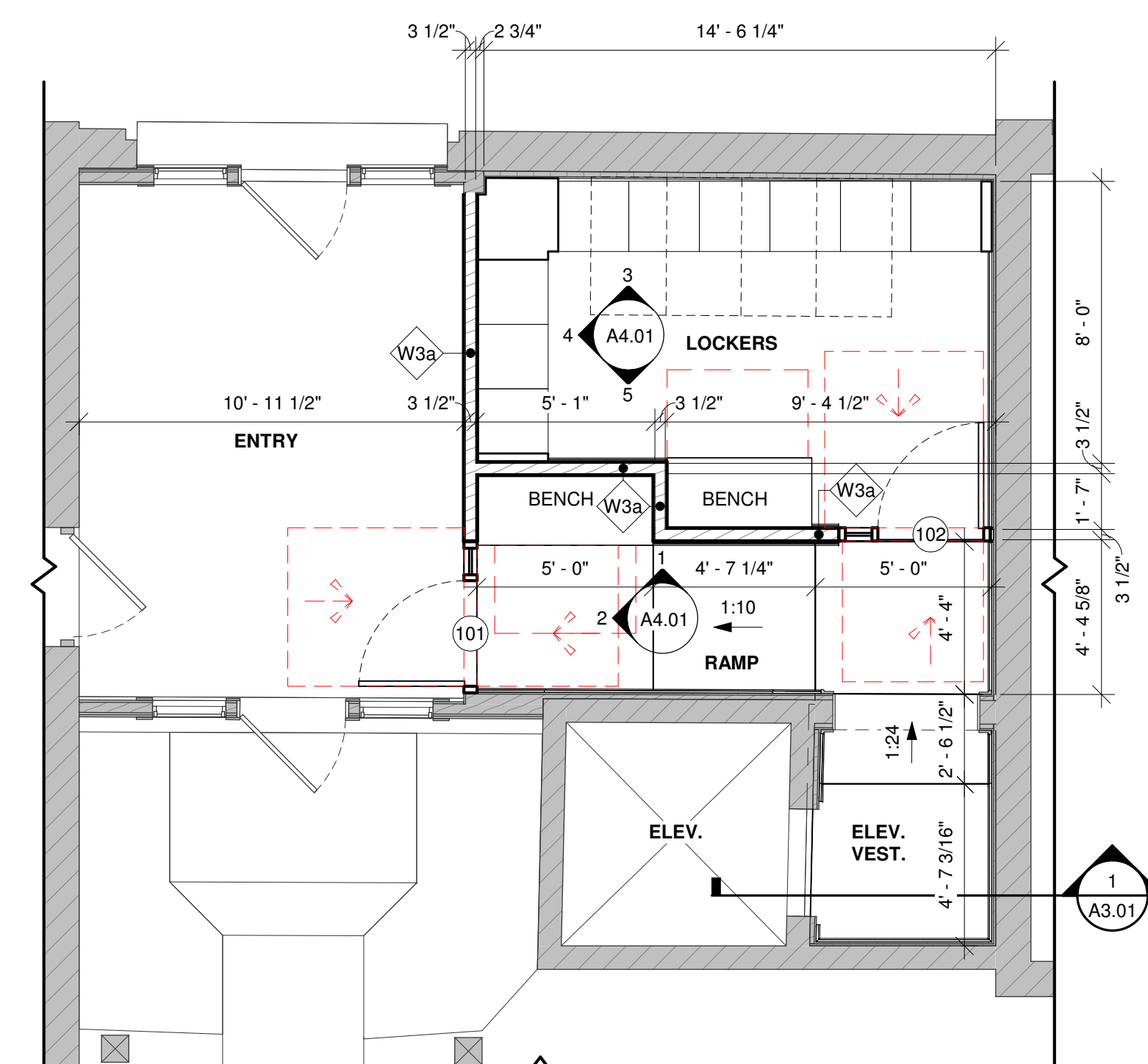
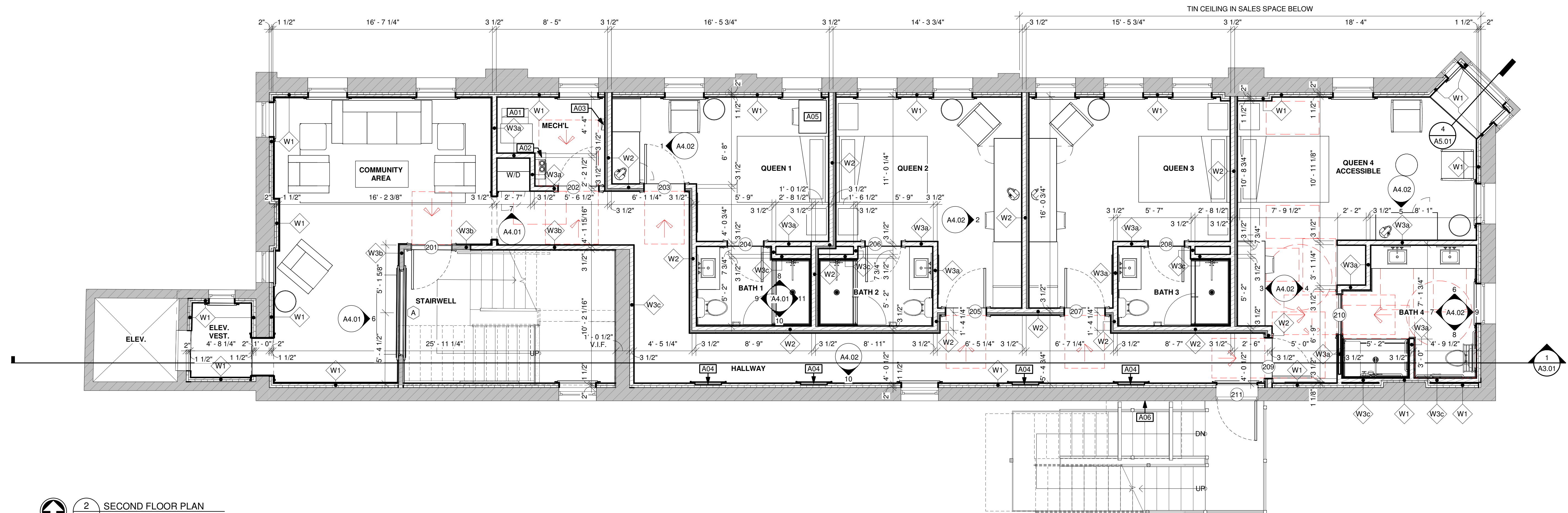
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GENERAL PLAN NOTES

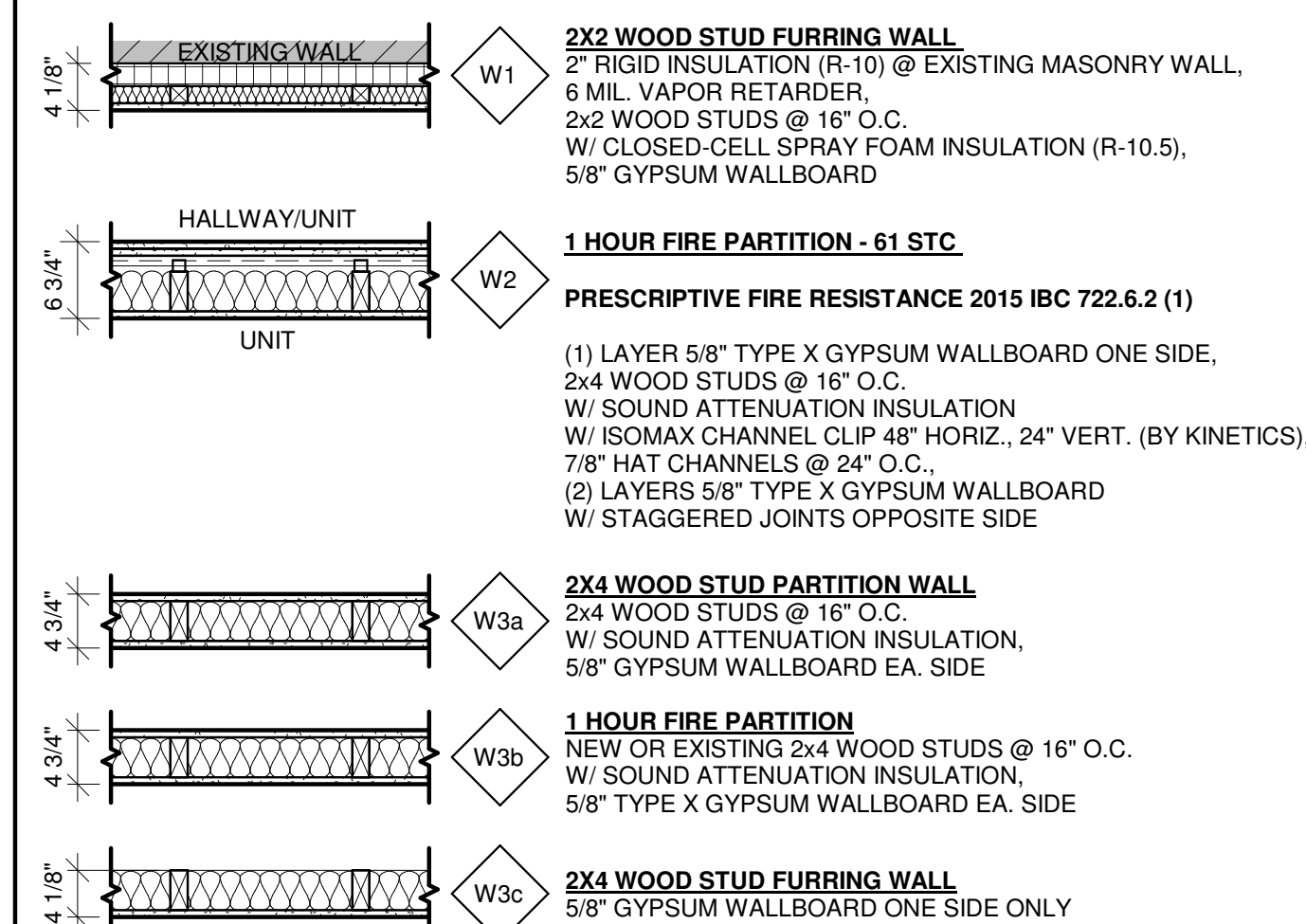
- NEW WALLS ARE DIMENSIONED FROM STUD TO STUD
- CABINETS ARE DIMENSIONED FROM FINISHED FACE OF WALL TO CABINET FACE
- PLUMBING, MECHANICAL, AND ELECTRICAL TRADES NEED APPROVAL FROM ARCHITECT FOR ALL SOFFIT AND CHASE LOCATIONS

FLOOR PLAN NOTES

| | |
|-----|--|
| A01 | FURNACE |
| A02 | WATER HEATER |
| A03 | ELECTRICAL PANEL |
| A04 | WALL NICHE, SEE DETAIL |
| A05 | 30" W. DESK |
| A06 | REPLACE THIRD FLOOR FIRE ESCAPE DOOR W/ DOOR 301 |



WALL ASSEMBLY TYPES



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**COMMERCIAL REMODEL FOR:
AMERICAN ORTHODONTICS
632 N 8TH STREET UNIT 2
SHEBOYGAN, WI 53081**

PROJECT NUMBER
24.091

DRAWN BY
Z. WENDT

CHECKED BY
J. LEHRKE

DATE
07/18/2025

SHEET TITLE
FLOOR PLANS

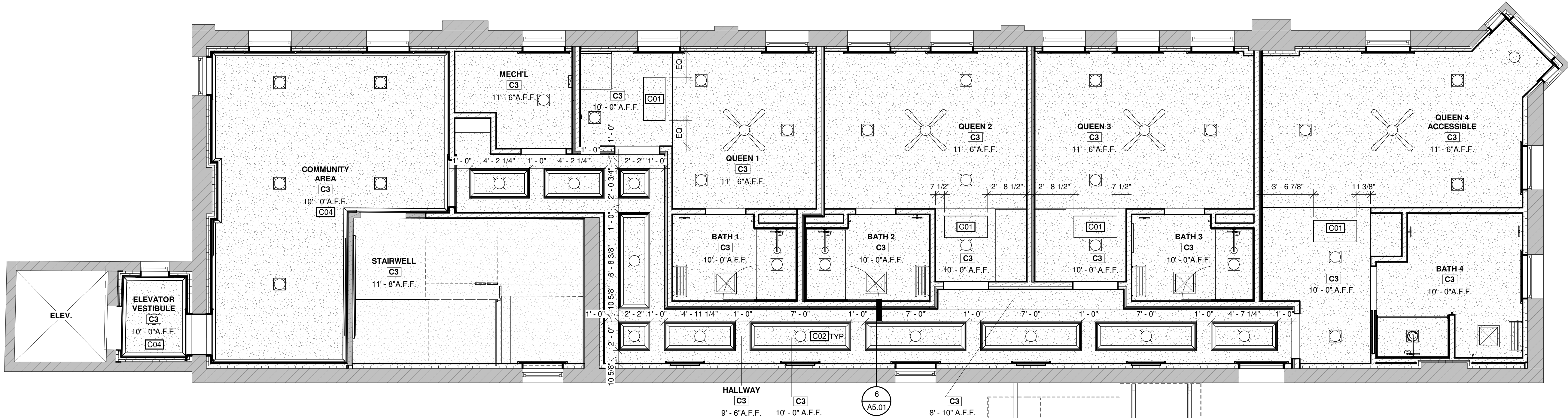
SHEET NUMBER

A1.01

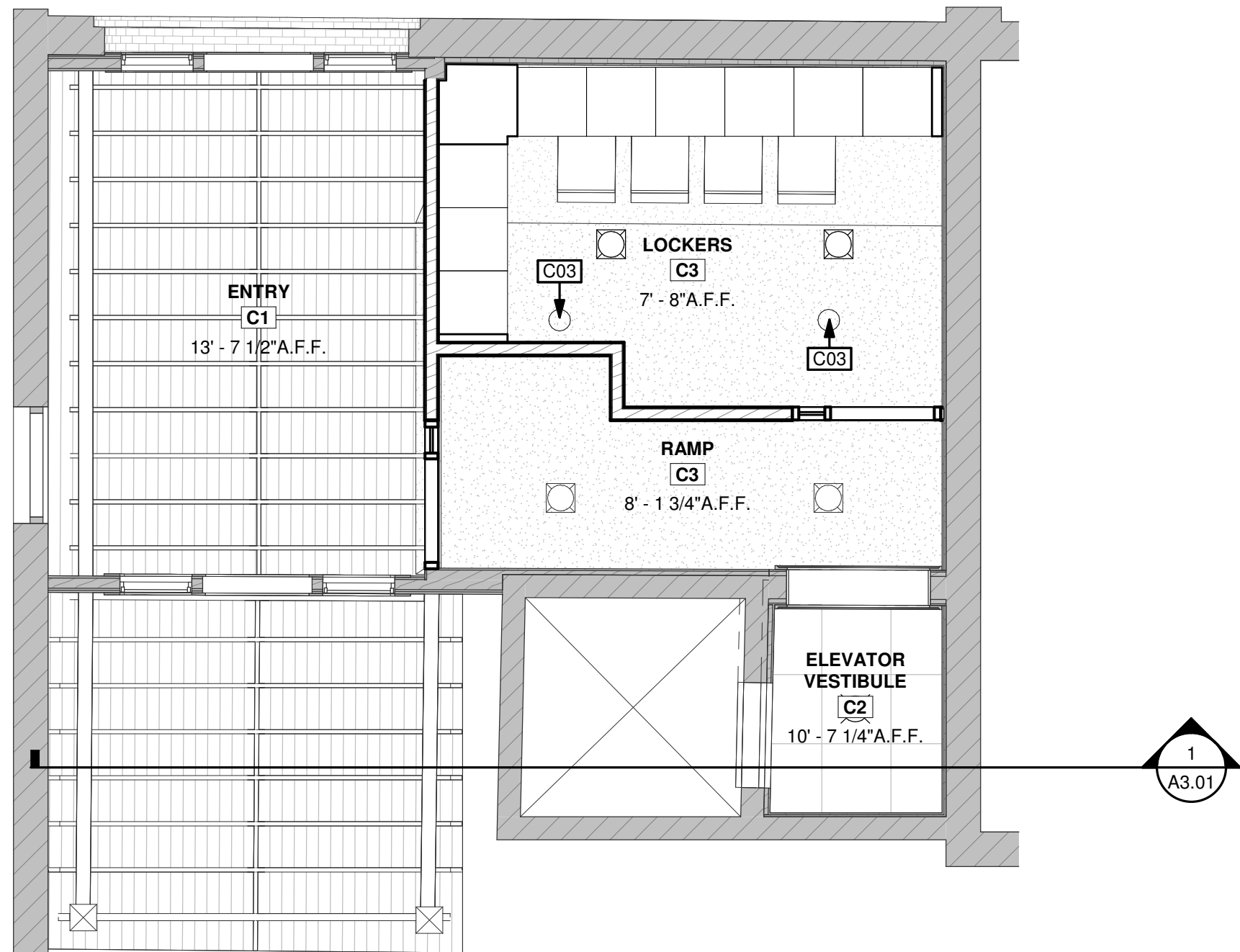
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33

2 SECOND FLOOR REFLECTED CEILING PLAN
1/4" = 1'-0"



1 FIRST FLOOR REFLECTED CEILING PLAN
1/4" = 1'-0"



GENERAL CEILING NOTES

- PROVIDE APPROVED THROUGH-PENETRATION FIRESTOP SYSTEM AT ALL PENETRATIONS THROUGH FIRE-RESISTANCE-RATED HORIZONTAL ASSEMBLY AS REQUIRED BY 2015 IBC 714.4.1, INCLUDING BUT NOT LIMITED TO LOCATIONS INDICATED ON PLANS
- LIGHTING DESIGN SHOULD BE CONSIDERED CONCEPTUAL IN NATURE. FINAL DESIGN SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL DESIGN-BUILD SUBCONTRACTOR.
- CEILING-MOUNTED LIGHT FIXTURES SHALL BE CENTERED IN ROOMS OR SPACES U.O.N.
- COORDINATE LOCATIONS AND SIZES OF ALL NEW SOFFITS WITH PLUMBING, MECHANICAL, AND ELECTRICAL.
- AT ACOUSTICAL TILE CEILINGS, CENTER ALL LIGHTING FIXTURES AND MECHANICAL VENTS IN INDIVIDUAL TILES.
- SEE ROOM FINISH SCHEDULE FOR CEILING FINISHES

CEILING PLAN NOTES

| | |
|-----|---|
| C01 | 18" X 36" RECESSED DRYWALL ACCESS DOOR WITH GYPSUM PANEL AND TAPE-IN FLANGE ABOVE. VERIFY LOCATION OF HVAC UNIT |
| C02 | CEILING COFFER, SEE DETAIL, TYP. |
| C03 | REMOVE EXISTING CAN AND PATCH CEILING |
| C04 | FERCHE F614 CROWN THROUGHOUT ROOM |

Item 10.

DATE

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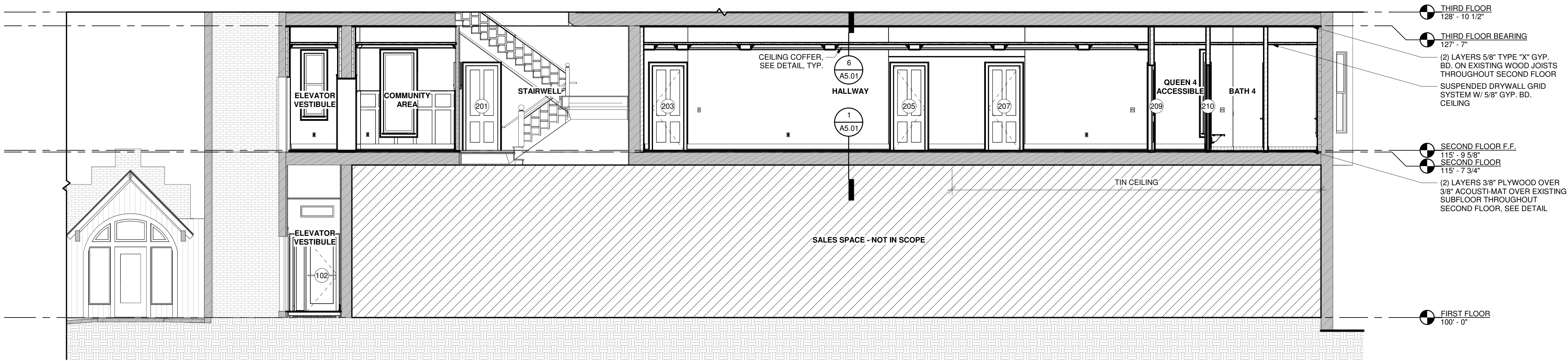
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07/18/2025

SHEET TITLE
REFLECTED CEILING
PLANS

SHEET NUMBER
A1.02

FOR PERMITTING

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1 LONGITUDINAL SECTION THRU HALLWAY AND ELEVATOR SHAFT
A3.01/ 3/16" = 1'-0"

FOR PERMITTING

COMMERCIAL REMODEL FOR:
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632 N 8TH STREET UNIT 2
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| | |
|----------------|------------------|
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| DRAWN BY | Z. WENDT |
| CHECKED BY | J. LEHRKE |
| DATE | 07/18/2025 |
| SHEET TITLE | BUILDING SECTION |
| SHEET NUMBER | A3.01 |



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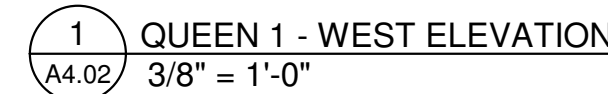


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A4.02



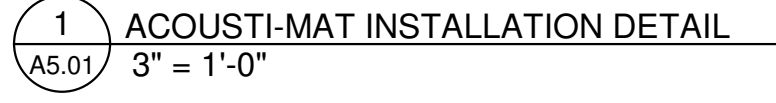
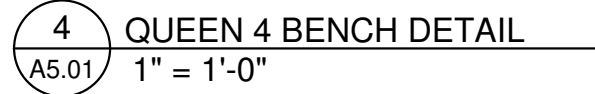
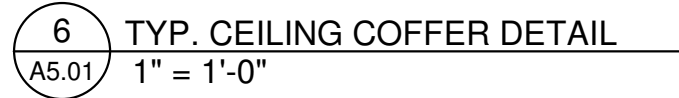
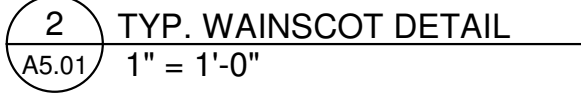
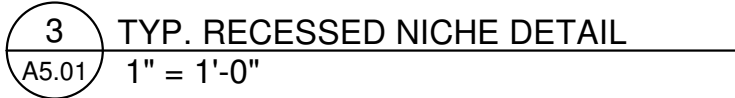


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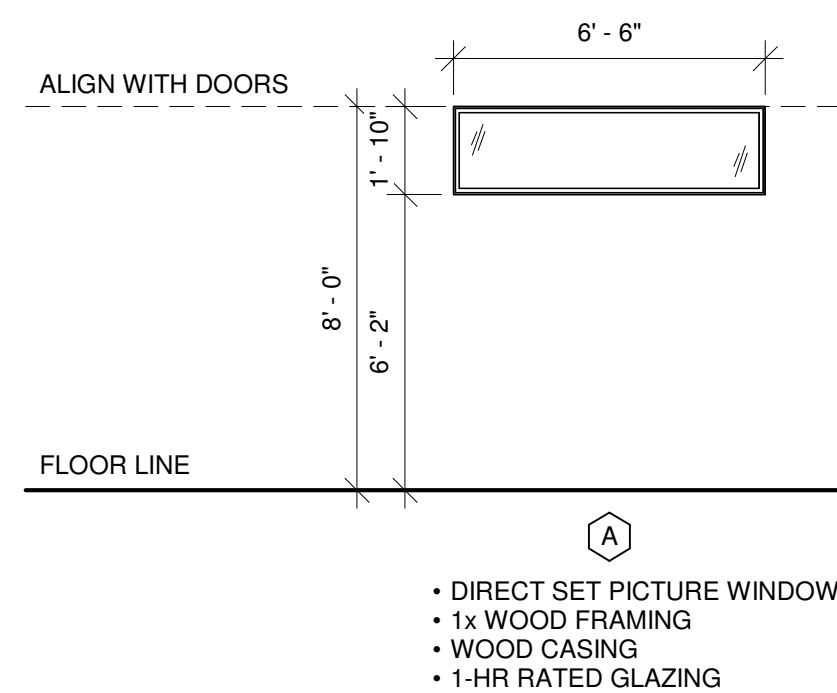
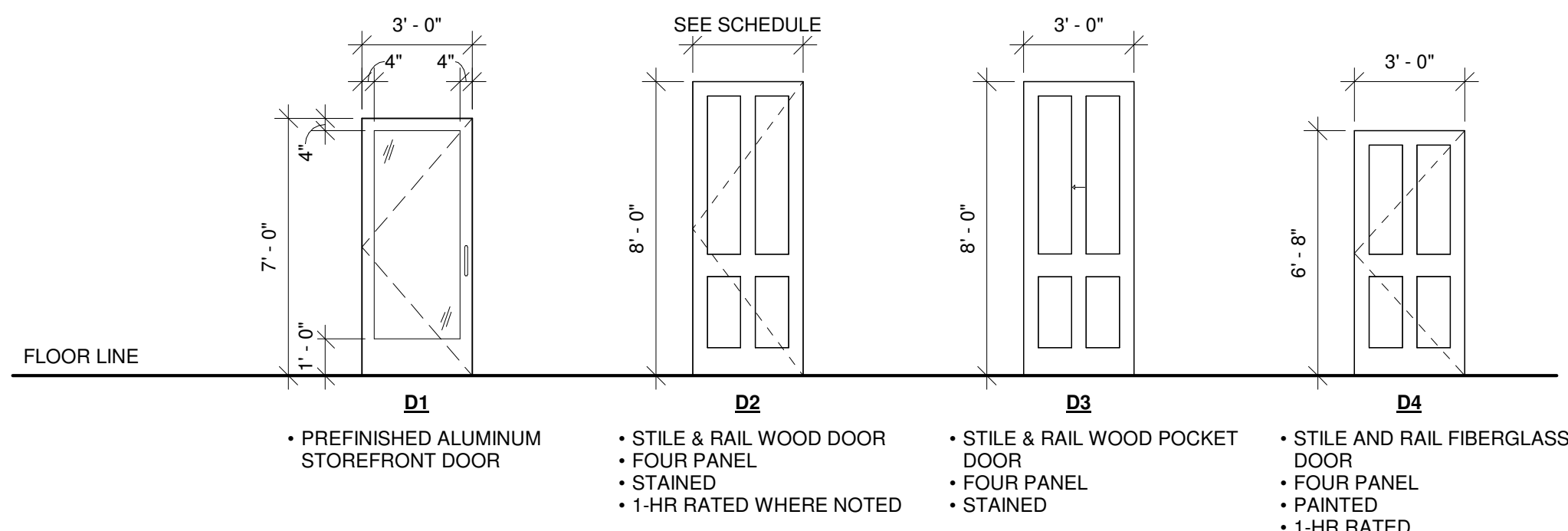
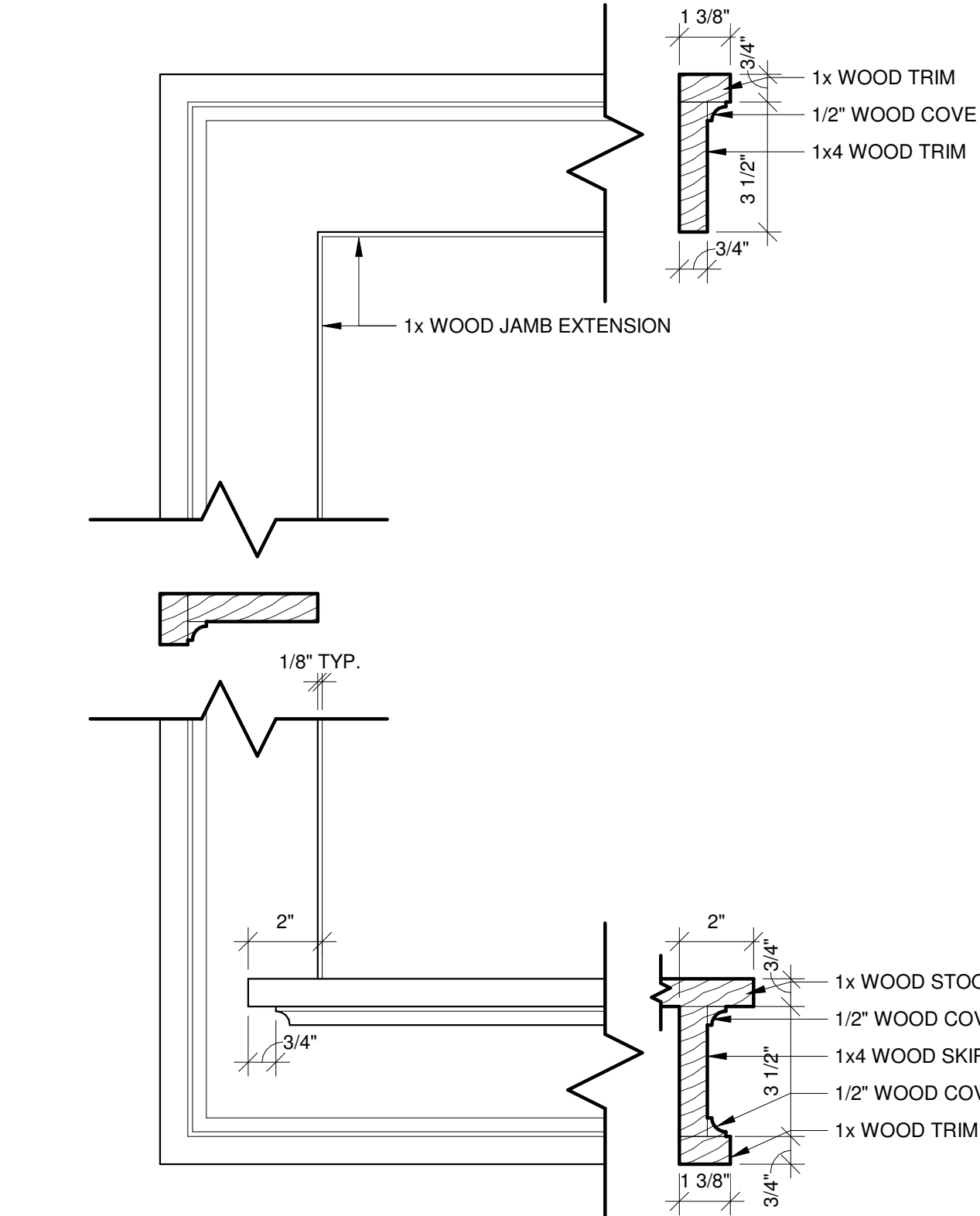
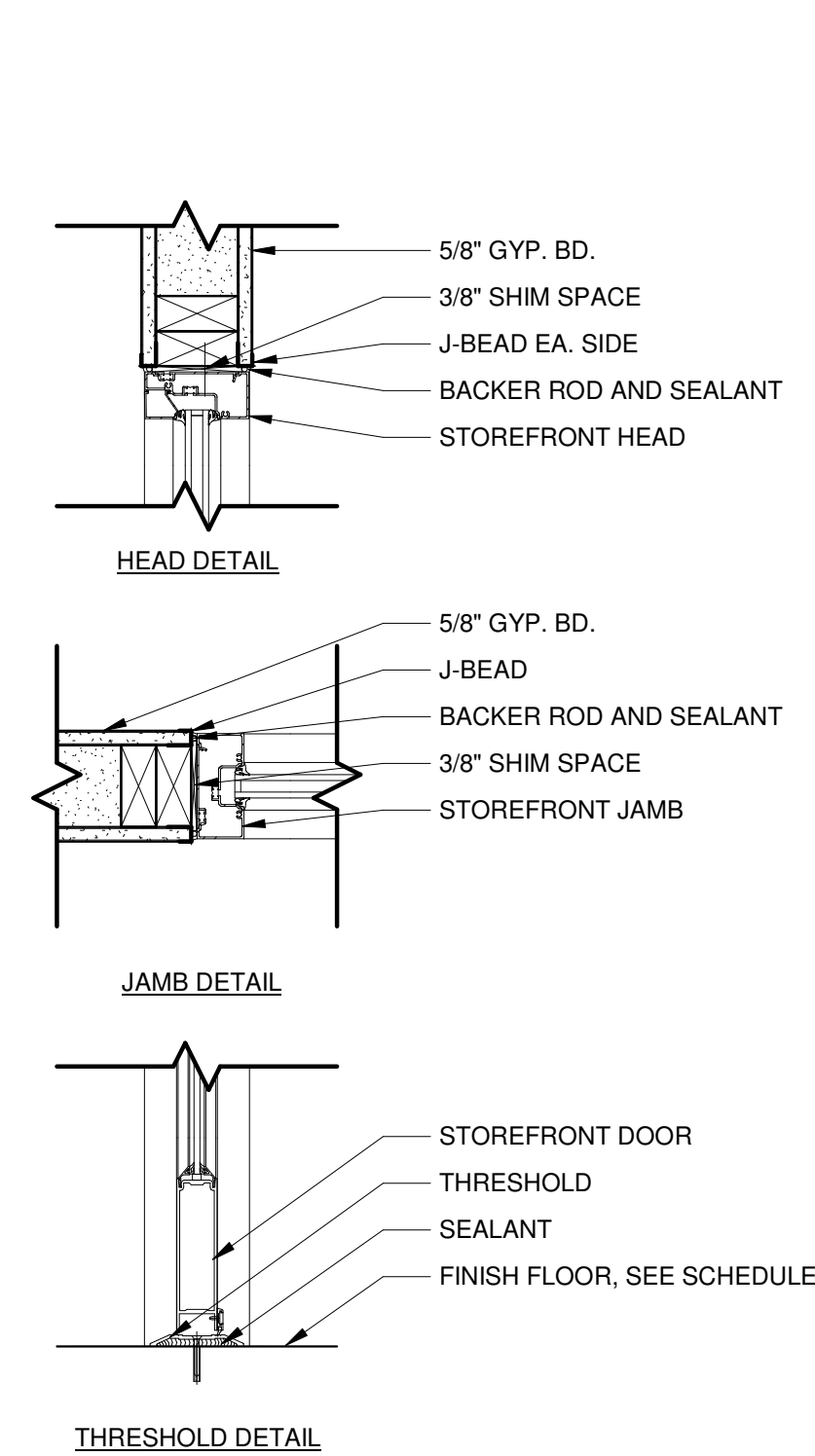
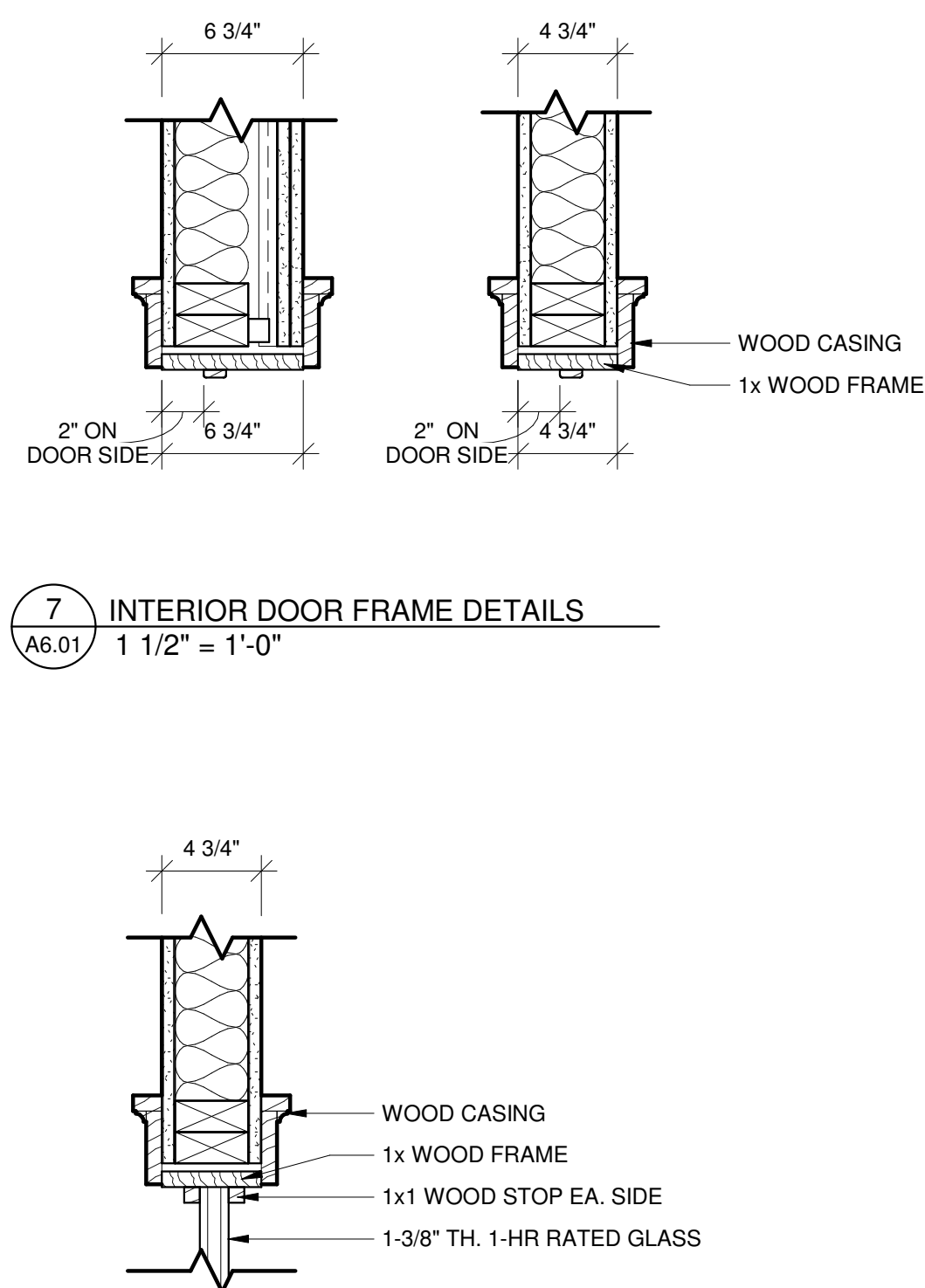
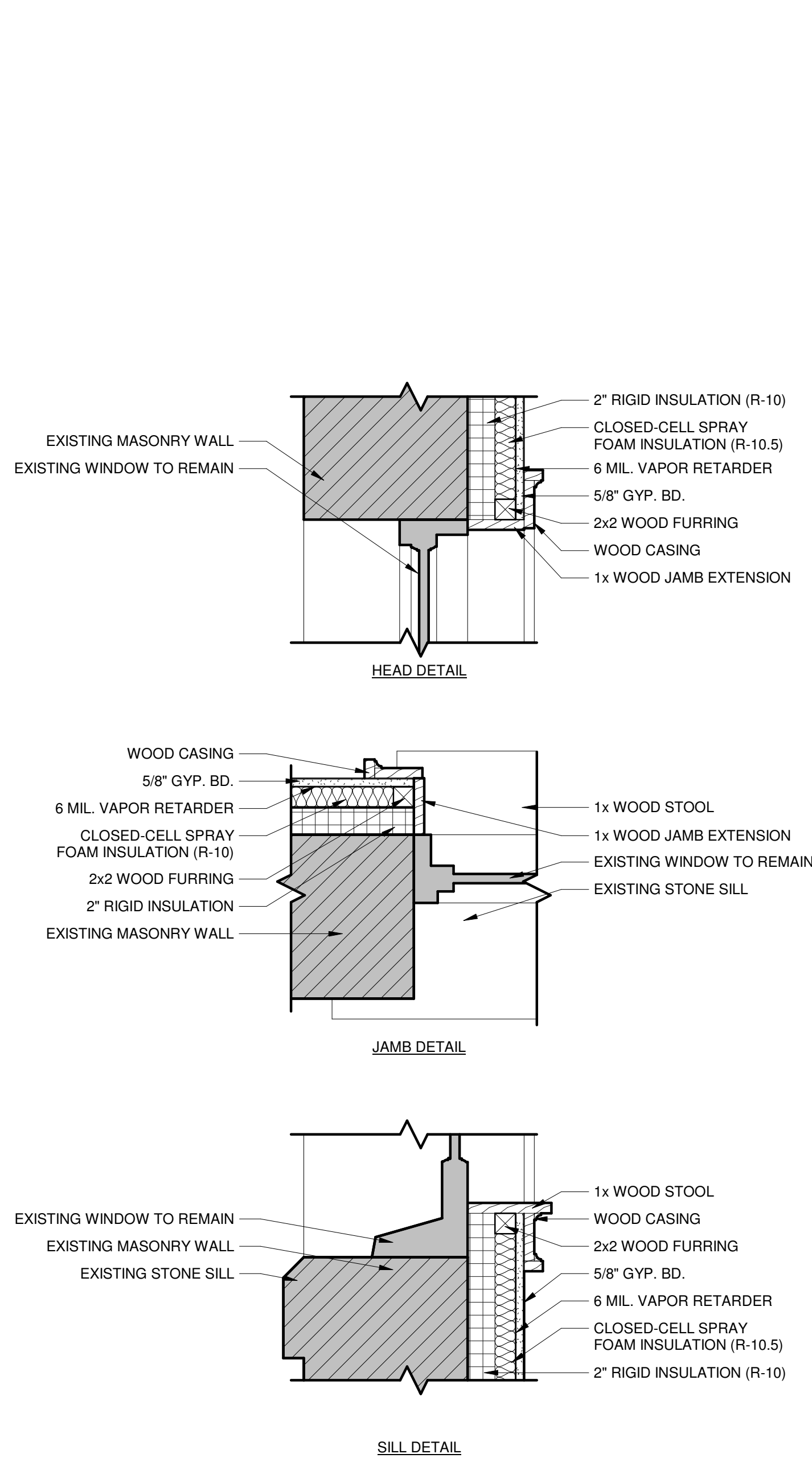
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A5.01



| DOOR SCHEDULE | | | | | KEY | | | | |
|---------------|----------------------------|-----------|------------|----------|---------|---------|---|--|--|
| DOOR NO. | WIDTH X HEIGHT X THICKNESS | DOOR TYPE | FRAME TYPE | HARDWARE | CASINGS | REMARKS | | | |
| FIRST FLOOR | | | | | | | FRAME | | |
| 101 | 3'-0" x 7'-0" x 1 3/4" | D1 | F1 | H1 | - | | F1 ALUMINUM STOREFRONT, SEE INTERIOR ELEVATIONS | | |
| 102 | 3'-0" x 7'-0" x 1 3/4" | D1 | F1 | H2 | - | | F2 1x WOOD | | |
| SECOND FLOOR | | | | | | | F3 EXISTING | | |
| 201 | 3'-0" x 8'-0" x 1 3/4" | D2 | F2 | H3 | C1 | R1 | HARDWARE | | |
| 202 | 3'-0" x 8'-0" x 1 3/4" | D2 | F2 | H6 | C1 | R2 | H1 1 1/2 PR. HINGES, KEY FOB READER LOCK, CLOSER, PUSH/PULL, STOP, THRESHOLD, SWEEP, WEATHERSTRIPPING | | |
| 203 | 3'-0" x 8'-0" x 1 3/4" | D2 | F2 | H4 | C1 | R2 | H2 1 1/2 PR. HINGES, CLOSER, PUSH/PULL, STOP, THRESHOLD | | |
| 204 | 2'-8" x 8'-0" x 1 3/4" | D2 | F2 | H5 | C1 | R2 | H3 2 PR. HINGES, EXTENDED LIP STRIKE PLATE, KEY FOB READER LOCK ON STAIRWELL SIDE, CLOSER, PUSH-PULL, STOP, THRESHOLD, SWEEP, WEATHERSTRIPPING | | |
| 205 | 3'-0" x 8'-0" x 1 3/4" | D2 | F2 | H4 | C1 | R2 | H4 2 PR. HINGES, EXTENDED LIP STRIKE PLATE, KEY FOB READER LOCK, CLOSER, DEADBOLT, STOP, SOUND SEALS, VIEWER | | |
| 206 | 2'-8" x 8'-0" x 1 3/4" | D2 | F2 | H5 | C1 | R2 | H5 2 PR. HINGES, EXTENDED LIP STRIKE PLATE, PRIVACY LOCK, STOP | | |
| 207 | 3'-0" x 8'-0" x 1 3/4" | D2 | F2 | H4 | C1 | R2 | H6 2 PR. HINGES, EXTENDED LIP STRIKE PLATE, STOREROOM LOCK, STOP | | |
| 208 | 2'-8" x 8'-0" x 1 3/4" | D2 | F2 | H5 | C1 | R2 | H7 POCKET DOOR GLIDES AND ROLLERS, STOP @ 32" CLEAR, PULLS EA. SIDE | | |
| 209 | 3'-0" x 8'-0" x 1 3/4" | D2 | F2 | H4 | C1 | R2 | H8 1 1/2 PR. HINGES, FIRE EXIT HARDWARE, CLOSER, THRESHOLD, SWEEP, WEATHERSTRIPPING | | |
| 210 | 3'-0" x 8'-0" x 1 3/4" | D3 | F2 | H7 | C1 | | CASINGS | | |
| 211 | 3'-0" x 6'-8" x 1 3/4" | D4 | F3 | H8 | C1 | R1 | C1 WOOD CASING | | |
| THIRD FLOOR | | | | | | | REMARKS | | |
| 301 | 3'-0" x 6'-8" x 1 3/4" | D4 | F3 | H8 | C1 | R1 | R1 1-HR RATED | | |
| | | | | | | | R2 20-MIN. RATED | | |
| | | | | | | | GENERAL NOTES | | |
| | | | | | | | • ROUGH OPENINGS SHALL BE 3/8" LARGER THAN FRAME IN EACH DIRECTION. | | |
| | | | | | | | • HARDWARE: DOOR HANDLES, PULLS, LATCHES, LOCKS & OTHER OPERATING DEVICES ON DOORS REQUIRED TO BE ACCESSIBLE WITHOUT NECESSITY OF TIGHT GRASPING, TIGHT PINCHING, OR TWISTING OF THE WRIST TO OPERATE AND SHALL BE LEVER HANDLE OPERATED. | | |
| | | | | | | | • HARDWARE HEIGHT: DOOR HANDLES, PULLS, LATCHES, LOCKS & OTHER OPERATING DEVICES ON SHALL BE INSTALLED 34" MIN. & 48" MAX. ABOVE THE FINISHED FLOOR. LOCKS USED ONLY FOR SECURITY PURPOSES AND NOT USED FOR NORMAL OPERATION ARE PERMITTED AT ANY HEIGHT. | | |
| | | | | | | | • THRESHOLDS: THRESHOLDS AT DOORWAYS SHALL NOT EXCEED 1/2" RAISED THRESHOLDS AND FLOOR LEVEL CHANGES GREATER THAN 1/4" AT DOORWAYS SHALL BE BEVELED WITH A SLOPE NOT GREATER THAN 1 UNIT VERTICAL IN 2 UNITS HORIZONTAL. | | |



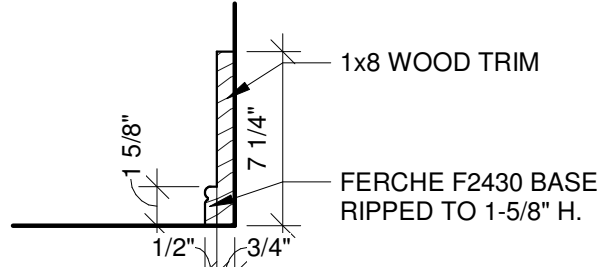
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|---|--|---|--|
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| <div>PROJECT NUMBER</div> <div>24.091</div> | | | |
| <div>DRAWN BY</div> <div>Z. WENDT</div> | | | |
| <div>CHECKED BY</div> <div>J. LEHRKE</div> | | | |
| <div>DATE</div> <div>07/18/2025</div> | | | |
| <div>SHEET TITLE</div> <div>DOOR AND WINDOW SCHEDULE & DETAILS</div> | | | |
| <div>SHEET NUMBER</div> <div>A6.01</div> | | | |

| MATERIAL SELECTIONS | |
|--|---|
| ENGINEERED HARDWOOD FLOOR DUCHATEAU, STRATA COLLECTION, FLINT | VINYL WALLCOVERING 1 JF FABRICS, ANTIQUITY COLLECTION, 5252, 99W7631 |
| CERAMIC TILE 1 THE TILE SHOP, HEX PORCELAIN WALL AND FLOOR TILE - 10 IN., BLACK, #680185 & THE TILE SHOP, HEX PORCELAIN WALL AND FLOOR TILE - 10 IN., WHITE, #680184 W/ ESPRESSO POLYMER GROUT | VINYL WALLCOVERING 2 JF FABRICS, ANTIQUITY COLLECTION, 5253, 65W7631 |
| CERAMIC TILE 2 THE TILE SHOP, OCTAGON MATTE WHITE W/ BLACK PORCELAIN MOSAIC, #615275 W/ MIDNIGHT BLACK POLYMER GROUT | VINYL WALLCOVERING 3 JF FABRICS, ANTIQUITY COLLECTION, 5253, 67W7631 |
| CARPET MASLAND, AMERICANA, EMERALD SEA, #9439-787 | VINYL WALLCOVERING 4 JF FABRICS, ANTIQUITY COLLECTION, 5252, 67W7631 |
| PAINT COLOR SHERWIN-WILLIAMS, OYSTER WHITE, SW 7637 | VINYL WALLCOVERING 5 JF FABRICS, ANTIQUITY COLLECTION, 5252, 98W7631 |
| | VINYL WALLCOVERING 6 OSBORNE & LITTLE, BIRD SONG, W6596-01 |
| | QUARTZ COUNTERTOP & SHOWER SURROUND MSI SURFACES, CALACATTA LAZA, 2 CM, QSL-CALALAZA-2CM |

| ROOM FINISH SCHEDULE | | | | | | | | | | | | REMARKS |
|---|--------|-------|------|--------|-------|------|-------|--------|---------|-------------|----|------------------------------|
| ROOM NAME | AREA | FLOOR | BASE | WALLS | | | | | CEILING | | | |
| | | | | ALL | NORTH | EAST | SOUTH | WEST | FINISH | HEIGHT | | |
| | | | | | | | | | | | | |
| FIRST FLOOR | | | | | | | | | | | | |
| ENTRY | 162 SF | F1 | - | - | W1 | W2 | W1 | W1 | C1 | 13'- 7 1/2" | R1 | F1 EXISTING |
| RAMP | 73 SF | F3 | B1 | - | W2 | W1 | W1 | W2 | C3 | 8'- 1 3/4" | | F2 ENGINEERED HARDWOOD FLOOR |
| LOCKERS | 134 SF | F3 | B1 | - | W1 | W1 | W2 | W2 | C3 | 7'- 8" | | F3 CERAMIC TILE 1 |
| ELEVATOR VESTIBULE | 35 SF | F3 | B1 | W1 | - | - | - | - | C2 | 10'- 7 1/4" | | F4 CERAMIC TILE 2 |
| SECOND FLOOR | | | | | | | | | | | | |
| ELEVATOR VESTIBULE | 26 SF | F3 | B1 | W2 | - | - | - | - | C3 | 10'- 0" | | F5 CARPET |
| COMMUNITY AREA | 283 SF | F2 | - | W2, W3 | - | - | - | - | C3 | 10'- 0" | | F6 LVT |
| STAIRWELL | 162 SF | F1 | B3 | W0 | - | - | - | - | C3 | 11'- 8" | | BASE |
| HALLWAY | 290 SF | F2 | B1 | W2 | - | - | - | - | C3 | 9'- 6" | | B1 BASE PROFILE 1, PAINT |
| MECH'L | 48 SF | F6 | - | W2 | - | - | - | - | C3 | 11'- 6" | | B2 COVE TILE |
| QUEEN 1 | 151 SF | F5 | B1 | - | W2 | W4 | W2 | W2 | C3 | 11'- 6" | | B3 EXISTING |
| BATH 1 | 49 SF | F4 | B2 | - | W2 | W2 | W2 | W8 | C3 | 10'- 0" | R2 | WALL |
| QUEEN 2 | 185 SF | F5 | B1 | - | W2 | W2 | W2 | W5 | C3 | 11'- 6" | | W0 EXISTING |
| BATH 2 | 49 SF | F4 | B2 | - | W2 | W8 | W2 | W2 | C3 | 10'- 0" | R2 | W1 EXISTING, PAINT |
| QUEEN 3 | 198 SF | F5 | B1 | - | W2 | W6 | W2 | W2 | C3 | 11'- 6" | | W2 GYP. BD., PAINT |
| BATH 3 | 48 SF | F4 | B2 | - | W2 | W2 | W2 | W8 | C3 | 10'- 0" | R2 | W3 WAINSCOT (SEE DETAIL) |
| QUEEN 4 ACCESSIBLE | 266 SF | F5 | B1 | - | W2 | W2 | W2 | W2, W7 | C3 | 11'- 6" | | W4 VINYL WALLCOVERING 1 |
| BATH 4 | 93 SF | F4 | B2 | - | W8 | W2 | W2 | W2 | C3 | 10'- 0" | R2 | W5 VINYL WALLCOVERING 2 |
| CEILING | | | | | | | | | | | | |
| (SEE REFLECTED CEILING PLANS) | | | | | | | | | | | | |
| C1 EXISTING WOOD | | | | | | | | | | | | |
| C2 EXISTING ACT CEILING | | | | | | | | | | | | |
| C3 GYP. BD., PAINT | | | | | | | | | | | | |
| REMARKS | | | | | | | | | | | | |
| R1 CEILING VAULTED, HEIGHT MEASURED TO PEAK | | | | | | | | | | | | |
| R2 8" H. QUARTZ SHOWER SURROUND | | | | | | | | | | | | |

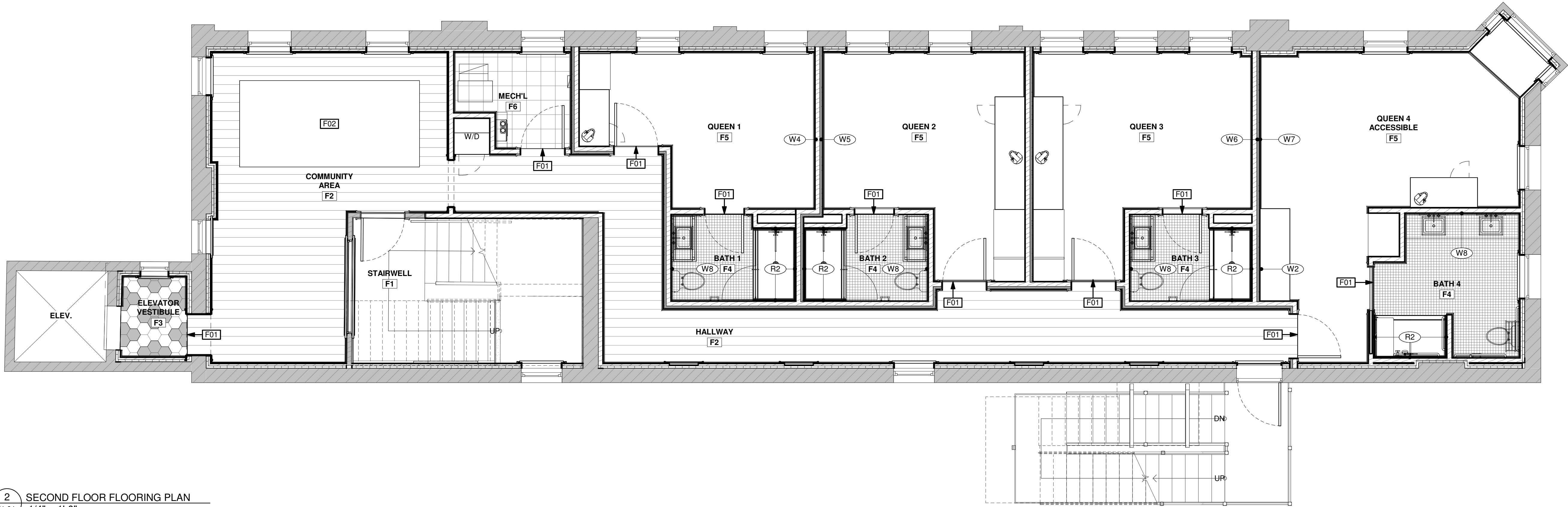
| KEY | |
|-------------------------------|--|
| FLOOR | |
| F1 | EXISTING |
| F2 | ENGINEERED HARDWOOD FLOOR |
| F3 | CERAMIC TILE 1 |
| F4 | CERAMIC TILE 2 |
| F5 | CARPET |
| F6 | LVT |
| BASE | |
| B1 | BASE PROFILE 1, PAINT |
| B2 | COVE TILE |
| B3 | EXISTING |
| WALL | |
| W0 | EXISTING |
| W1 | EXISTING, PAINT |
| W2 | GYP. BD., PAINT |
| W3 | WAINSCOT (SEE DETAIL) |
| W4 | VINYL WALLCOVERING 1 |
| W5 | VINYL WALLCOVERING 2 |
| W6 | VINYL WALLCOVERING 3 |
| W7 | VINYL WALLCOVERING 4 |
| W8 | VINYL WALLCOVERING 5 |
| W9 | VINYL WALLCOVERING 6 |
| CEILING | |
| (SEE REFLECTED CEILING PLANS) | |
| C1 | EXISTING WOOD |
| C2 | EXISTING ACT CEILING |
| C3 | GYP. BD., PAINT |
| REMARKS | |
| R1 | CEILING VAULTED, HEIGHT MEASURED TO PEAK |
| R2 | 8" H. QUARTZ SHOWER SURROUND |

| FLOORING PLAN NOTES | |
|---------------------|----------------------------------|
| F01 | TRANSITION STRIP |
| F02 | AREA RUG, SEE FURNITURE SCHEDULE |

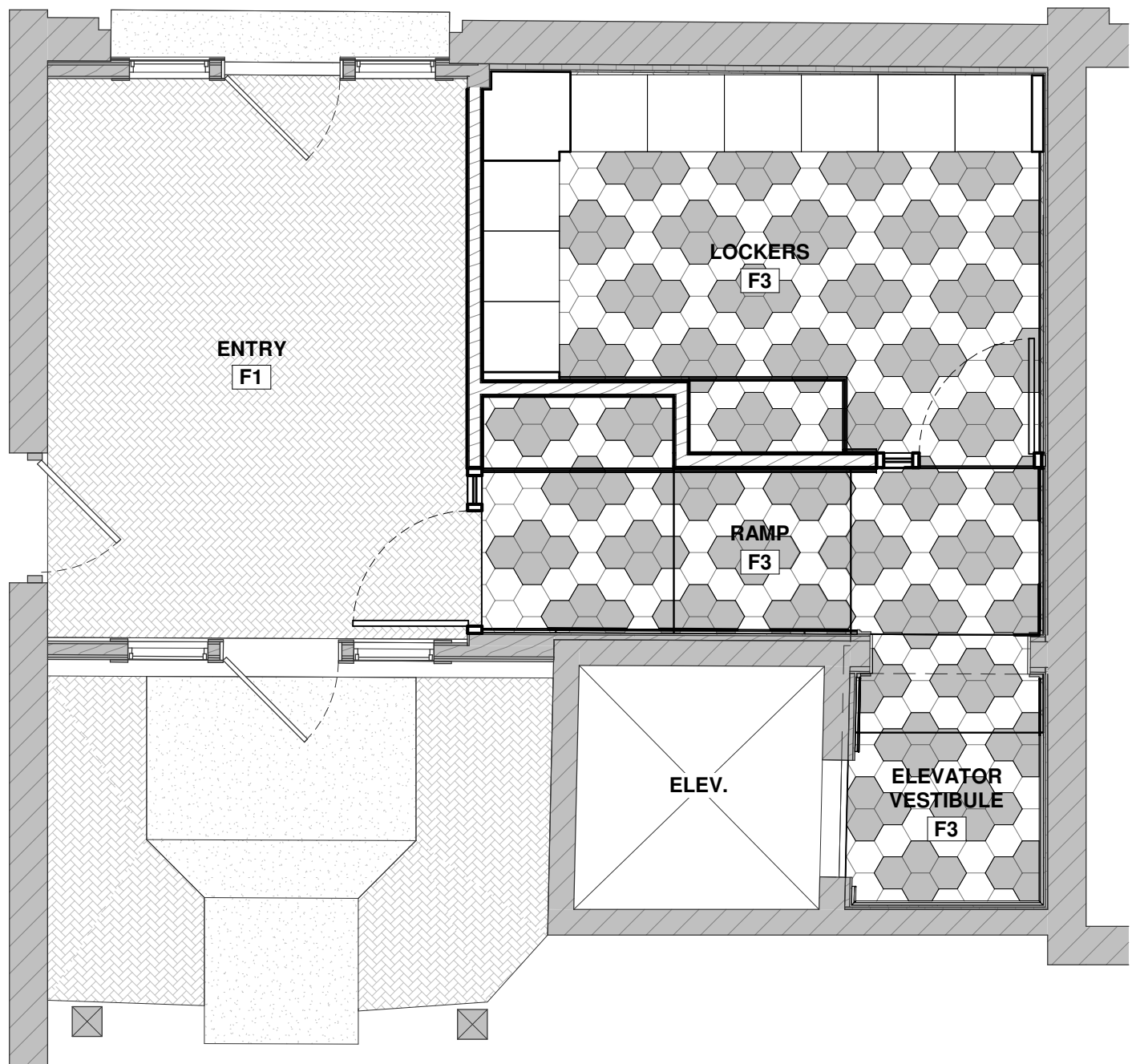


BASE PROFILE 1

3 BASE PROFILE DETAIL
1/4" = 1'-0"



2 SECOND FLOOR FLOORING PLAN
1/4" = 1'-0"



1 FIRST FLOOR FLOORING PLAN
1/4" = 1'-0"

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SHEET TITLE
FLOORING PLANS &
ROOM FINISH
SCHEDULE

SHEET NUMBER
11.01

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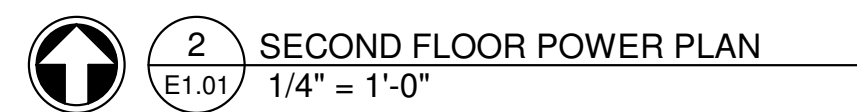
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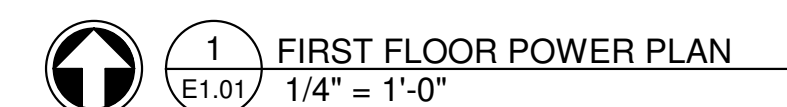
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- ELECTRICAL PLANS SHOULD BE CONSIDERED CONCEPTUAL IN NATURE. FINAL DESIGN SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL DESIGN-BUILD SUBCONTRACTOR.



| | | | | | |
|---|--------------------------------|---|--|---|--------------------------------|
|  | RECEPTACLE DUPLEX OUTLET |  | DUPLEX ELECTRIC SWITCH |  | CEILING-MOUNTED LIGHT FIXTURE |
|  | GFCI RECEPTACLE OUTLET |  | 3-WAY ELECTRIC SWITCH |  | RECESSED CAN LIGHT FIXTURE |
|  | 220-VOLT APPLIANCE OUTLET |  | 4-WAY ELECTRIC SWITCH |  | WALL-MOUNTED LIGHT FIXTURE |
|  | DUPLEX OUTLET WEATHERPROOF |  | OCCUPANCY SENSOR |  | CEILING FAN & LIGHT FIXTURE |
|  | POWER FOR ELECTRIC WALL HEATER |  | DAYLIGHT SENSOR & TIMER |  | UNDER CABINET LED |
|  | FLOOR OUTLET |  | CEILING-MOUNTED SMOKE DETECTOR |  | 4' FLUORESCENT (1 LAMP) |
|  | ELECTRIC THERMOSTAT |  | CEILING-MOUNTED SMOKE & CARBON MONOXIDE DETECTOR |  | 1' x 4' FLUORESCENT (2 LAMP) |
|  | DOOR BELL |  | EXHAUST FAN |  | 2' x 2' FLUORESCENT (2-3 LAMP) |
|  | TELEPHONE & CABLE OUTLET |  | EMERGENCY EXIT SIGN |  | 2' x 4' FLUORESCENT (3-4 LAMP) |
|  | SECURITY CAMERA |  | TRACK LIGHTING | | |



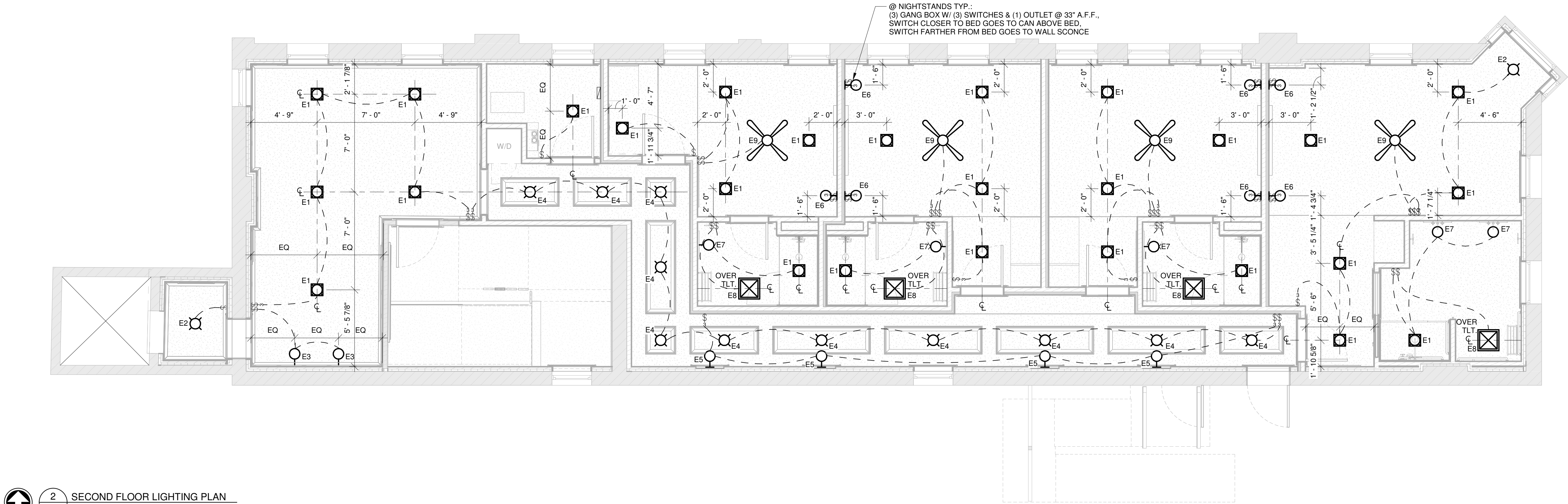
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| LIGHTING FIXTURE SCHEDULE | | | | | | | | | | | |
|--|---------------------|------|----------------------|-----------------------------------|------------------|-------------------------------------|-----------------|-------|-------|-----------------|---------|
| KEY | TYPE | QTY. | MANUFACTURER | MODEL | PRODUCT # | FINISH | BULBS PER FIXT. | WATT. | BASE | MOUNTING HEIGHT | REMARKS |
| E1 | RECESSED CAN | 29 | - | - | - | WHITE | 0 | 10 | - | VARIES | - |
| E2 | PENDANT | 2 | VISUAL COMFORT & CO. | PRECISION LARGE PENDANT | KW 5223AB-WG | ANTIQUE-BURNISHED BRASS | 1 | 60 | E26 | VARIES | - |
| E3 | ENTRY SCONCE | 2 | VISUAL COMFORT & CO. | MCCARREN SINGLE SCONCE | RL 2551NB-WG | NATURAL BRASS | 1 | 60 | E26 | 7'-0" | - |
| E4 | HALLWAY LIGHT | 11 | VISUAL COMFORT & CO. | NODES LARGE FLUSH MOUNT | KF1021BBS | BURNISHED BRASS | 1 | 3 | G9 T4 | 10'-0" | - |
| E5 | NICHE SCONCE | 4 | VISUAL COMFORT & CO. | NODES DOUBLE SCONCE | KWL1012BBS | BURNISHED BRASS | 2 | 6 | G9 T4 | 5'-10" | - |
| E6 | BEDROOM SCONCE | 7 | VISUAL COMFORT & CO. | NODES LARGE PIVOT SCONCE | KW1031BBS | BURNISHED BRASS | 1 | 3 | G9 T4 | 3'-6" | - |
| E7 | VANITY SCONCE | 5 | VISUAL COMFORT & CO. | BISTRO DOUBLE LIGHT CURVED SCONCE | S 2026HAB/BLK-WG | HAND-RUBBED ANTIQUE BRASS AND BLACK | 2 | 80 | E12 | 7'-0" | - |
| E8 | EXHAUST FAN & LIGHT | 4 | - | - | - | - | - | - | - | 10'-0" | R1, R2 |
| E9 | CEILING FAN | 4 | VISUAL COMFORT & CO. | MAVERICK 52" CEILING FAN | 3MAVR52RZW | MATTE WHITE/MATTE WHITE | - | - | - | 11'-6" | - |
| KEY | | | | | | | | | | | |
| REMARKS | | | | | | | | | | | |
| R1 SELECTED BY OWNER | | | | | | | | | | | |
| R2 TIE FAN & LIGHT TOGETHER ON ONE SWITCH | | | | | | | | | | | |

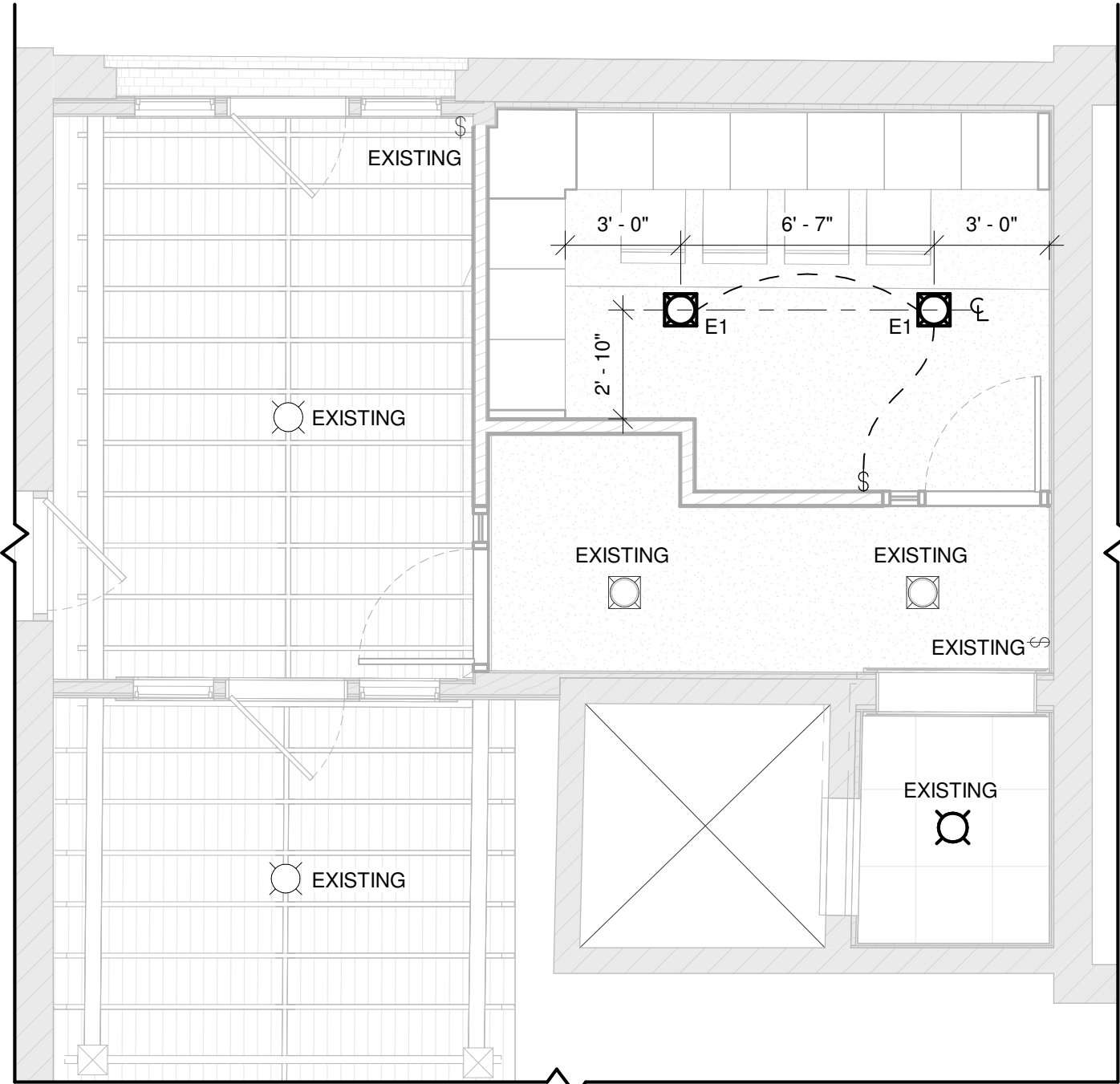
GENERAL LIGHTING NOTES

- LIGHTING PLANS SHOULD BE CONSIDERED CONCEPTUAL IN NATURE. FINAL DESIGN SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL DESIGN-BUILD SUBCONTRACTOR.
- CEILING-MOUNTED LIGHT FIXTURES SHALL BE CENTERED IN ROOMS OR SPACES U.O.N.



2 SECOND FLOOR LIGHTING PLAN
E1.02 1/4" = 1'-0"

| ELECTRICAL PLAN LEGEND | | | | | |
|------------------------|--------------------------------|--|--|--|--------------------------------|
| | RECEPTACLE DUPLEX OUTLET | | DUPLEX ELECTRIC SWITCH | | CEILING-MOUNTED LIGHT FIXTURE |
| | GFCI RECEPTACLE OUTLET | | 3-WAY ELECTRIC SWITCH | | RECESSED CAN LIGHT FIXTURE |
| | 220-VOLT APPLIANCE OUTLET | | 4-WAY ELECTRIC SWITCH | | WALL-MOUNTED LIGHT FIXTURE |
| | DUPLEX OUTLET WEATHERPROOF | | OCCUPANCY SENSOR | | CEILING FAN & LIGHT FIXTURE |
| | POWER FOR ELECTRIC WALL HEATER | | DAYLIGHT SENSOR & TIMER | | UNDER CABINET LED |
| | FLOOR OUTLET | | CEILING-MOUNTED SMOKE DETECTOR | | 4' FLUORESCENT (1 LAMP) |
| | ELECTRIC THERMOSTAT | | CEILING-MOUNTED SMOKE & CARBON MONOXIDE DETECTOR | | 1' x 4' FLUORESCENT (2 LAMP) |
| | DOOR BELL | | EXHAUST FAN | | 2' x 2' FLUORESCENT (2-3 LAMP) |
| | TELEPHONE & CABLE OUTLET | | EMERGENCY EXIT SIGN | | 2' x 4' FLUORESCENT (3-4 LAMP) |
| | SECURITY CAMERA | | | | TRACK LIGHTING |



1 FIRST FLOOR LIGHTING PLAN
E1.02 1/4" = 1'-0"

FOR PERMITTING

LEGACY
architecture
605 Erie Avenue
Sheboygan, Wisconsin 53081
(920) 783-6303
www.legacy-architecture.com

COMMERCIAL REMODEL FOR:
AMERICAN ORTHODONTICS
632 N 8TH STREET UNIT 2
SHEBOYGAN, WI 53081

PROJECT NUMBER
24.091

DRAWN BY
Z. WENDT

CHECKED BY
J. LEHRKE

DATE
07/18/2025

SHEET TITLE
LIGHTING PLANS

SHEET NUMBER
E1.02

Item 10.
43



CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Application for Conditional Use with exceptions by NORR, LLC to construct Crash Champions located at parcel # 59281431139. UC Zone.

REPORT PREPARED BY: Ellise Rose, Zoning Administrator

REPORT DATE: September 3, 2025

MEETING DATE: September 9, 2025

FISCAL SUMMARY:

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

STATUTORY REFERENCE:

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

BACKGROUND / ANALYSIS:

NORR, LLC is proposing to construct Crash Champions located at parcel # 59281431139. The applicant states the following:

- The existing parcel is a vacant lot.
- The project includes the construction of a new 15,000-square-foot Crash Champions facility on a previously undeveloped 2.95 -acre site. The building will feature a customer waiting area, offices, meeting rooms, and support spaces, with the majority of the facility dedicated to the repair shop.
- Customer parking will be located near the western entrance of the lot, adjacent to the front façade.
- The eastern portion of the site will be used as a vehicle staging area, enclosed by a privacy fence.
- Crash Champions is a national automotive collision repair company that provides comprehensive auto body repair services. The company primarily serves individuals and insurance partners by restoring vehicles after accidents, offering services such as: Collision repair, Dent and scratch removal, Paint refinishing, Frame straightening, Auto glass replacement, and Insurance claims assistance.
- The facility is proposed to be open from 8:00am to 5:00pm, Monday – Friday and 9:00am - 12:00pm on Saturday.
- The facility will be staffed with 20 employees with a typical 15-20 customers per day.
- The project involves the construction of a new 15,000-square-foot Crash Champions facility. The building's front façade faces south and features a prominent raised entry clad in Alucobond composite metal panels. The remainder of the front façade is finished with face brick in a running bond pattern, using a black ironspot velour-textured brick for

added visual interest. A canopy extends over the main entrance to provide weather protection. The side and rear façades are finished with gray-painted ribbed metal panels.

- The site will include a total of 74 parking stalls, consisting of 22 customer spaces located near the front entrance and 52 vehicle staging spaces enclosed within a privacy fence at the NORR, LLC rear.
- Customer access is provided via a primary entrance off South Business Drive.
- Dumpsters will be housed within the fenced staging area to maintain a clean site appearance on the east side of the site.
- An accessible sidewalk will connect the customer parking area to the main entrance.
- Stormwater management will be handled through the use of an off-site regional retention pond located to the west of the property.
- The site layout includes clearly defined entry and exit points, facilitating smooth traffic flow for both customers and service vehicles. Internal circulation is designed to minimize congestion, with 22 customer parking spaces located near the front entrance for convenient access. At the rear of the site, a dedicated and privacy-fenced staging area accommodates up to 52 vehicles awaiting repair, ensuring efficient operations while maintaining a clean and organized appearance from the public view.
- A monument sign is being proposed near the front site entrance and a building mounted wall sign will be provided above the customer building entrance.
- The project is proposed to start in early January 2026 and completed by June 2026 with an estimated budget of \$6,500,000.
- A privacy screen fence will be installed to block public views of the staged, damaged vehicles. Photometrics study to be provided to ensure light pollution standards are met.

STAFF COMMENTS:

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

Applicant is requesting following exceptions:

- Minimum paved surface setback: 5 feet – Applicant is requesting a 0 foot setback

Applicant is requesting a zero foot paved surface setback along the west side of the site in order to create a shared access with the rest of the development. This variance is required in order to create the new shared access driveway that customers from all facilities will use to enter and exit from these properties. The shared access reduces the number of potential traffic conflicts on S. Business Dr.

- Requesting a variance from the locational and bufferyard landscaping requirements - Applicant shall meet the four (4) locational landscaping requirements.

ACTION REQUESTED:

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


1. Prior to operation/occupancy, the applicant shall obtain all licenses and occupancy permits as well as meet all required codes including but not limited to building, plumbing,

electrical, HVAC, fire, health, state, federal, etc. An occupancy permit will be granted at such time as the applicant has met all requirements.

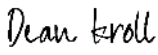
2. Applicant shall obtain all necessary permits for the construction, the storage and the handling of hazardous chemicals and/or fuels (applicant shall be in contact with building inspection, fire department, etc.).
3. The facility will meet all zoning requirements including but not limited to noise, smells, vibration, hazardous materials, etc. If any issues arise, this matter may be brought back to the Plan Commission for review.
4. If using dumpsters, dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility. If using chain link fencing, the applicant shall install Privacy Decorative Slating (PDS) material in order to effectively screen and enclose the dumpster.
5. The applicant may store outdoors vehicles waiting to be serviced in the screened and enclosed outdoor storage area (vehicles only) and this vehicular outdoor storage area shall be properly maintained in an orderly fashion at all times. If any issues arise concerning outdoor storage, this matter may be brought back to the Plan Commission for review.
6. All other outdoor storage of materials, products or equipment shall be prohibited.
7. Any fencing/retaining wall shall be installed per Section 105-945 of the City of Sheboygan Zoning Ordinance.
8. All new lighting shall be installed per Section 105-932 of the City of Sheboygan Zoning Ordinance. There shall be no spillover light onto adjacent properties or the streets.
9. Applicant shall obtain the necessary sign permits prior to installation. Applicant shall work with staff with regards to constructing a well-designed signage for the site that utilizes colors and materials similar to the building. Staff may bring the proposed signage design back to the Plan Commission for review/approval.
10. 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).
11. 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.).
12. 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.
13. All vehicles shall be located on the private property and shall not be located on any City streets, public rights-of-way, other private properties, etc. Vehicles may be parked/stored on paved surfaces (not gravel or landscaped areas).
14. If there are any amendments to the approved use and/or site plan, the applicant will be required to submit a new conditional use application reflecting those amendments.

ATTACHMENTS:

Conditional Use Permit Application and Attachments

| | | | |
|---|---|---------------------------|--|
|  | <p align="center">CITY OF SHEBOYGAN</p> <p align="center">APPLICATION FOR CONDITIONAL USE</p> | 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) NORR, LLC | | Authorized Representative Terri Douglas | |
| Title Project Manager | | | |
| Mailing Address 150 West Jefferson Avenue | | City Detroit | State MI |
| ZIP Code 48226 | | | |
| Email Address terri.douglas@norr.com | | Phone Number (incl. area code) 3130324 3105 | |
| SECTION 2: Landowner Information (complete these fields when project site owner is different than applicant) | | | |
| Applicant Name (Ind., Org. or Entity) <small>St Nicholas Hospital of the Hospital Sisters of the 3rd Order of St Francis</small> | | Contact Person | |
| Title Member | | | |
| Mailing Address 3100 Superior Ave | | City Sheboygan | State WI |
| ZIP Code 53081 | | | |
| Email Address | | Phone Number (incl. area code) 414-840-6667 | |
| SECTION 3: Project or Site Location | | | |
| Project Address/Description S. Business Drive and Washington Avenue (South 3107 S. Business Drive) | | | Parcel No. |
| SECTION 4: Proposed Conditional Use | | | |
| Name of Proposed/Existing Business: | | Proposed: Crash Champions / Existing: Vacant | |
| Existing Zoning: | | (SC) Suburban Commercial District | |
| Present Use of Parcel: | | Vacant | |
| Proposed Use of Parcel: | | Collision Repair Service (In-Vehicle Service) | |
| Present Use of Adjacent Properties: | | N: Vacant, E: Vacant, S: Restaurant (Culver's), W: Vacant | |
| 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) Dean Kroll | | Title System VP Facilities | Phone Number |
| Signature of Applicant | | Date Signed 8/5/2025 | |
| Signed by:  99DE1D14810B44F... | | | |

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.



August 5, 2025

Crash Champions
RT2025-0306

City of Sheboygan – Conditional Use Permit

Please accept the following Conditional Use written explanation

- A. Name of Project: Crash Champions
- B. Summary
 - a. Description of existing use:
The existing parcel is a vacant lot.
 - b. Description of proposed use (indoor, outdoor, etc.), why was this site selected?
The project includes the construction of a new 15,000-square-foot Crash Champions facility on a previously undeveloped 2.95 -acre site. The building will feature a customer waiting area, offices, meeting rooms, and support spaces, with the majority of the facility dedicated to the repair shop. Customer parking will be located near the western entrance of the lot, adjacent to the front façade. The eastern portion of the site will be used as a vehicle staging area, enclosed by a privacy fence.
 - c. All services, products, etc. to be provided
Crash Champions is a national automotive collision repair company that provides comprehensive auto body repair services. The company primarily serves individuals and insurance partners by restoring vehicles after accidents, offering services such as: Collision repair, Dent and scratch removal, Paint refinishing, Frame straightening, Auto glass replacement, and Insurance claims assistance.
 - d. Projected number of residents, employees, and/or daily customers
The facility is proposed to be open from 8:00am to 5:00pm, Monday – Friday and 9:00am-12:00pm on Saturday. The facility will be staffed with 20 employees with a typical 15-20 customers per day.
 - e. Proposed number of dwelling units, floor area, landscape area, and parking area expressed in square feet and acreage to the nearest one-hundredth of an acre
The project proposes a new 18,000-square-foot Crash Champions facility on a previously undeveloped 1.85-acre site.
 - f. Description of proposed building and all new site improvements (square footage of new and existing structure(s), traffic, ingress/egress, parking, sidewalk, retaining walls, storm drainage, landscaping, lighting, dumpster enclosure, screening of mechanicals, etc.)
The project involves the construction of a new 15,000-square-foot Crash Champions facility. The building's front façade faces south and features a prominent raised entry clad in Alucobond composite metal panels. The remainder of the front façade is finished with face brick in a running bond pattern, using a black ironspot velour-textured brick for added visual interest. A canopy extends over the main entrance to provide weather protection. The side and rear façades are finished with gray-painted ribbed metal panels.

The site will include a total of 74 parking stalls, consisting of 22 customer spaces located near the front entrance and 52 vehicle staging spaces enclosed within a privacy fence at the

NORR

rear. Customer access is provided via a primary entrance off South Business Drive. Dumpsters will be housed within the fenced staging area to maintain a clean site appearance on the east side of the site. An accessible sidewalk will connect the customer parking area to the main entrance.

Stormwater management will be handled through the use of an off-site regional retention pond located to the west of the property.

- g. An explanation of any interior and/or exterior renovations
Not applicable for this new building.
 - h. Is access appropriate and is their sufficient customers/resident off-street parking?
The site layout includes clearly defined entry and exit points, facilitating smooth traffic flow for both customers and service vehicles. Internal circulation is designed to minimize congestion, with 22 customer parking spaces located near the front entrance for convenient access. At the rear of the site, a dedicated and privacy-fenced staging area accommodates up to 52 vehicles awaiting repair, ensuring efficient operations while maintaining a clean and organized appearance from the public view.
 - i. Proposed signage
A monument sign is being proposed near the front site entrance and a building mounted wall sign will be provided above the customer building entrance.
 - j. Project timeline and estimated value of project
The project is proposed to start in early January 2026 and completed by June 2026 with an estimated budget of \$6,500,000.
 - k. Compatibility of the proposed use and design with adjacent and other properties in the area.
The proposed use is compatible with surrounding land uses, which include a car wash and a vehicle repair facility.
 - l. How will you insure that the business will not become a nuisance to adjacent properties (i.e. parking, noise, smells, hours of operations, etc).
A privacy screen fence will be installed to block public views of the staged, damaged vehicles. Photometrics study to be provided to ensure light pollution standards are met.
- C. Variances
- a. No variances or exceptions are being proposed for this project.
- D. Justification
- a. How is the proposed conditional use (independent of its location) in harmony with the purposes, goals, objectives, policies and standards of the City of Sheboygan Comprehensive Master Plan?
The proposed use supports the goals and policies of the City of Sheboygan Comprehensive Master Plan by contributing to economic development, promoting compatible land use, and enhancing neighborhood character. By providing a clean, well-organized automotive service facility, the development aligns with the city's objectives for orderly growth, improved site aesthetics, and efficient land utilization. The inclusion of screening and thoughtful site design also supports the plan's emphasis on maintaining visual quality and minimizing impacts on adjacent properties.
 - b. Does the conditional use, in its proposed location, result in any substantial or undue adverse impact on nearby property the character of the neighborhood, environment, traffic, parking, public improvements, public property or rights-of-way?
The proposed development is compatible with neighboring uses, supported by the inclusion of a screening fence that conceals staged vehicles from public view. The building is strategically positioned on the site to allow for logical and convenient access from the main roadway. The site layout includes a clearly defined entry and exit point, facilitating smooth



traffic flow for both customers and service vehicles. Internal circulation is designed to minimize congestion, with separate areas for customer parking near the front entrance and a dedicated, fenced staging area for vehicles awaiting repair at the rear of the site.

- c. How does the proposed conditional use maintain the desired consistency of land uses in relation to the setting within which the property is located?

The proposed use is compatible with surrounding land uses, which include a car wash and a vehicle repair facility.

- d. Is the proposed conditional use located in an area that will be adequately served by utilities, or services provided by public agencies? If not, please explain.

The proposed site is adequately served by existing utility infrastructure.

Sincerely,

A handwritten signature in black ink, appearing to read "Terri Douglas".

Terri Douglas, Project Manager
NORR LLC

SITE DATA

| | | |
|------------------|---------------------------------------|----------|
| SITE AREA | 2.95 ACRES | |
| BUILDING AREA | 15,000 SF (5,000 SF FUTURE EXPANSION) | |
| BUILDING HEIGHT | 25 FEET (SINGLE-STORY) | |
| IMPERVIOUS AREA | 1.31 ACRES (44%) | |
| PERVIOUS AREA | 1.64 ACRES (56%) | |
| ZONING DISTRICT | URBAN COMMERCIAL DISTRICT | |
| EXISTING USE | VACANT | |
| PROPOSED USE | AUTOMOTIVE REPAIR | |
| BUILDING SETBACK | REQUIRED | PROVIDED |
| FRONT (WEST) | N/A | 94.9' |
| SIDE (NORTH) | 5' | 52.5' |
| SIDE (SOUTH) | 5' | 54.6' |
| REAR (EAST) | 25' | 195.3' |
| PAVING SETBACK | REQUIRED | PROVIDED |
| FRONT (WEST) | 5' | 20.5' |
| SIDE (NORTH) | 5' | 18.1' |
| SIDE (SOUTH) | 5' | 18.1' |
| REAR (EAST) | 5' | 114.5' |

PARKING DATA

| | |
|----------|--|
| REQUIRED | 67 STALLS* |
| PROVIDED | 74 STALLS (INCLUDES 3 ADA STALLS AND 52 STALLS BEHIND GATES) |

*REQUIRED PARKING CALCULATION (INCLUDES FUTURE BUILDING EXPANSION):

MINIMUM REQUIRED = 1 STALL/300 SF GFA @ 20,000 SF = 67 STALLS

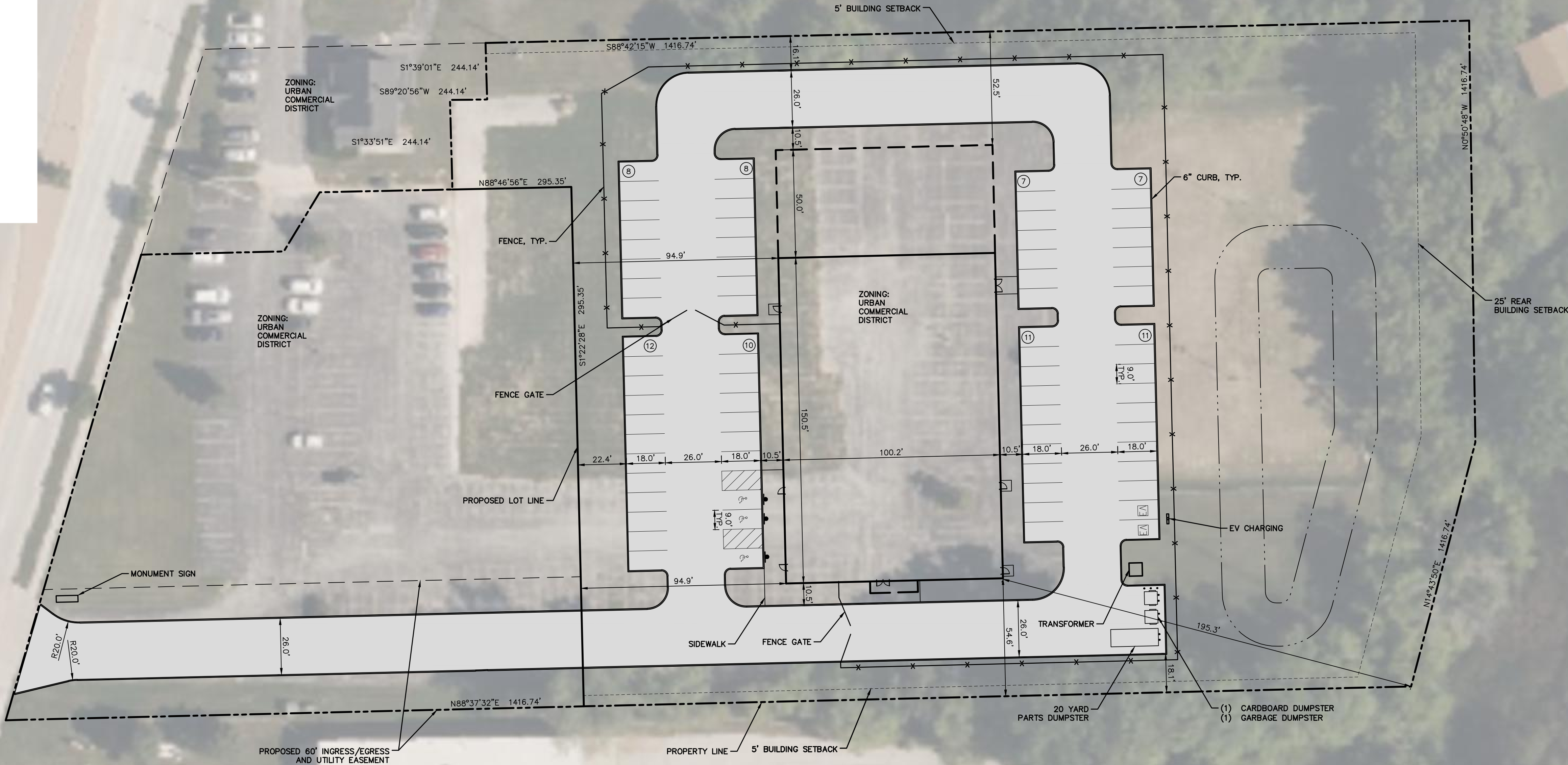
NOTES:

1. ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
2. ALL RADII ARE 3.0' UNLESS OTHERWISE NOTED.
3. STORMWATER MANAGEMENT IS ANTICIPATED TO BE PROVIDED BY THE RETENTION POND LOCATED TO THE EAST.
4. ALL GREEN SPACES ON THE 2.95-ACRE SITE TO BE LANDSCAPED PER LOCAL REQUIREMENTS.
5. SITE LIGHTING TO BE PROVIDED PER LOCAL REQUIREMENTS.

LEGEND

| | |
|--|-------------------------------|
| | BOUNDARY LINE |
| | PROPOSED FENCE |
| | BUILDING/PARKING SETBACK LINE |
| | EASEMENT LINE |
| | PARKING SPACE COUNT |
| | PROPOSED SIGN |

S. BUSINESS DRIVE



Know what's below.
Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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866.850.4200 www.atwell.com
1250 EAST DIEHL ROAD, SUITE 300
NAPERVILLE, IL 60563
630.377.0800

| | |
|---|------|
| CLIENT | NORR |
| CRASH CHAMPIONS | |
| 3107 S. BUSINESS DRIVE, SHEBOYGAN, WI 53081 | |
| SITE LAYOUT PLAN | |

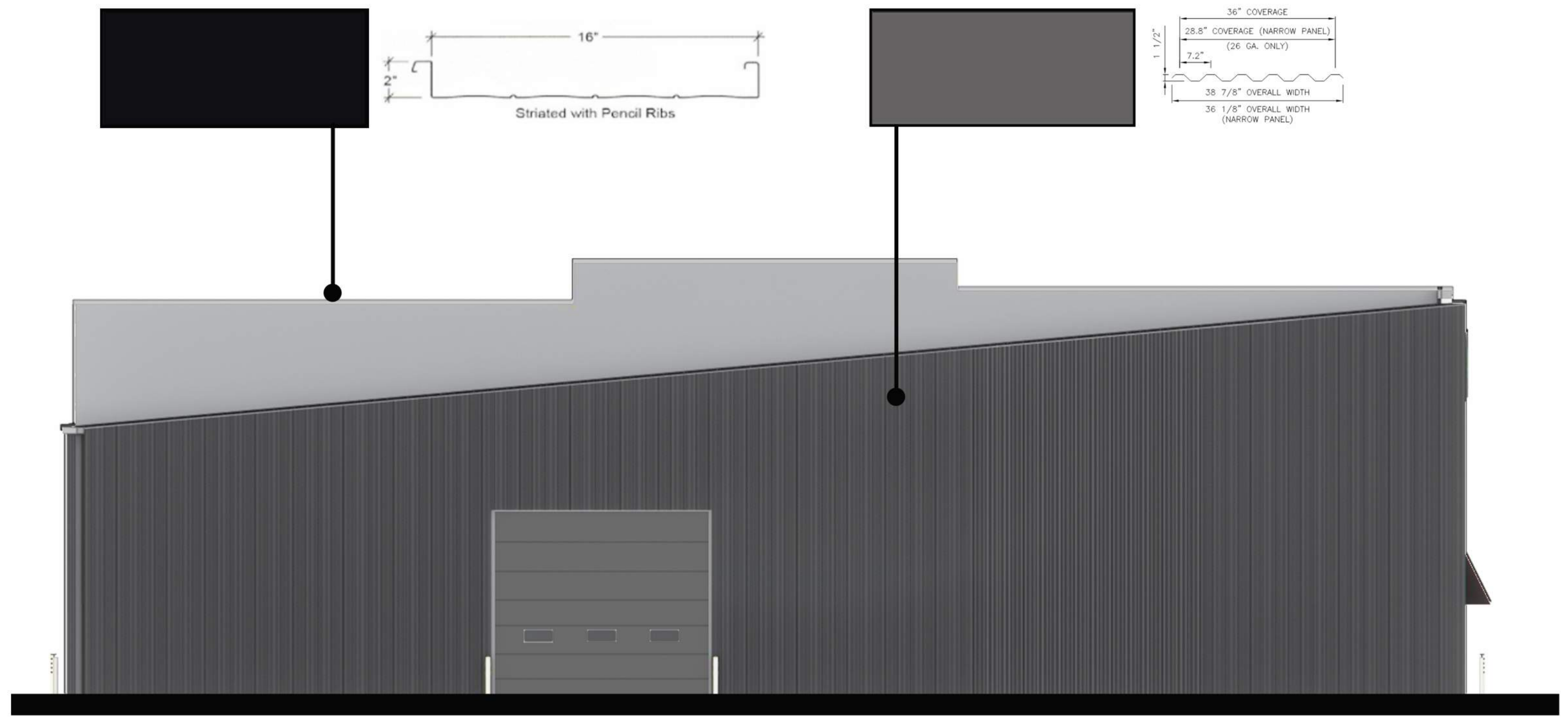
| | |
|-----------|-------------------------|
| DATE | 08/05/2025 |
| REVISIONS | |
| SCALE | 0 15 30 1" = 30 FEET |
| DR. | MJB |
| CH. | |
| P.M. | J. CRABLE |
| JOB | 25005020 |
| SHEET NO. | C1.0 |

NOT FOR CONSTRUCTION



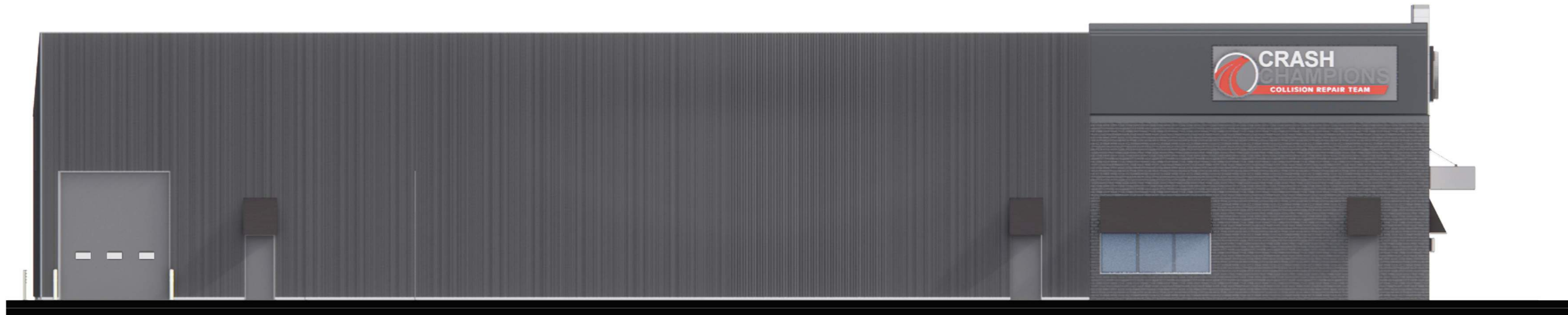
South Elevation

scale: nts



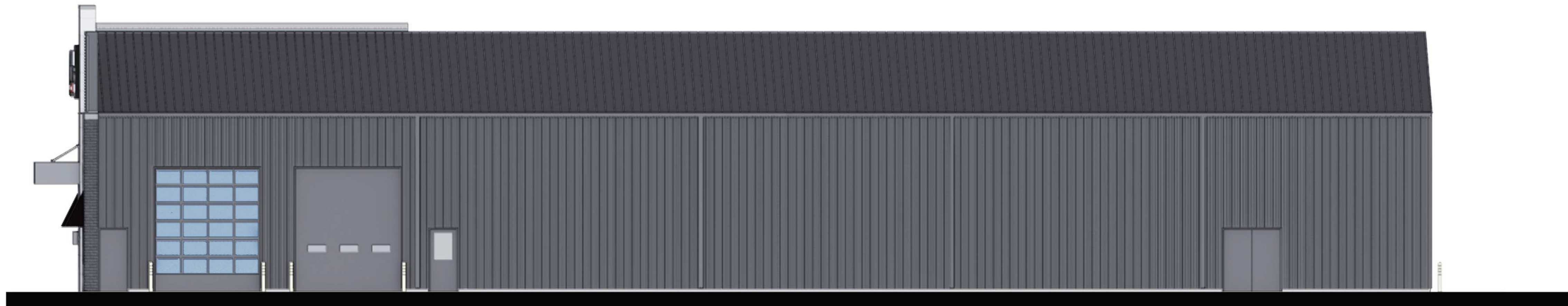
North Elevation

scale: nts



West Elevation

scale: nts



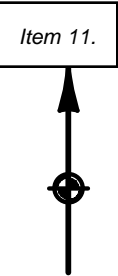
East Elevation

scale: nts





X:\PROPOSAL\2025\NAPERVILLEENGINEERING\25005020 SHEBOYGAN, WI - NORR - CRASH CHAMPIONS\ATWELL SITE PLAN FOR NEW CUP SUBMITTAL 2025-7-31\25005020 C1.0 SITE LAYOUT PLAN.DWG C1.1 CUP MAP 8/5/2025 10:35 AM MATTHEW BATTAGLIA



SCALE 0 75 150
1" = 150 FEET

**ATWELL**
866.850.4200 www.atwell.com
1250 EAST DIEHL ROAD, SUITE 300
NAPERVILLE, IL 60563
630.577.0800
DESIGN FIRM #184005876-0010

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


PROJECT NO.: 25005020
DATE: 8-1-2025

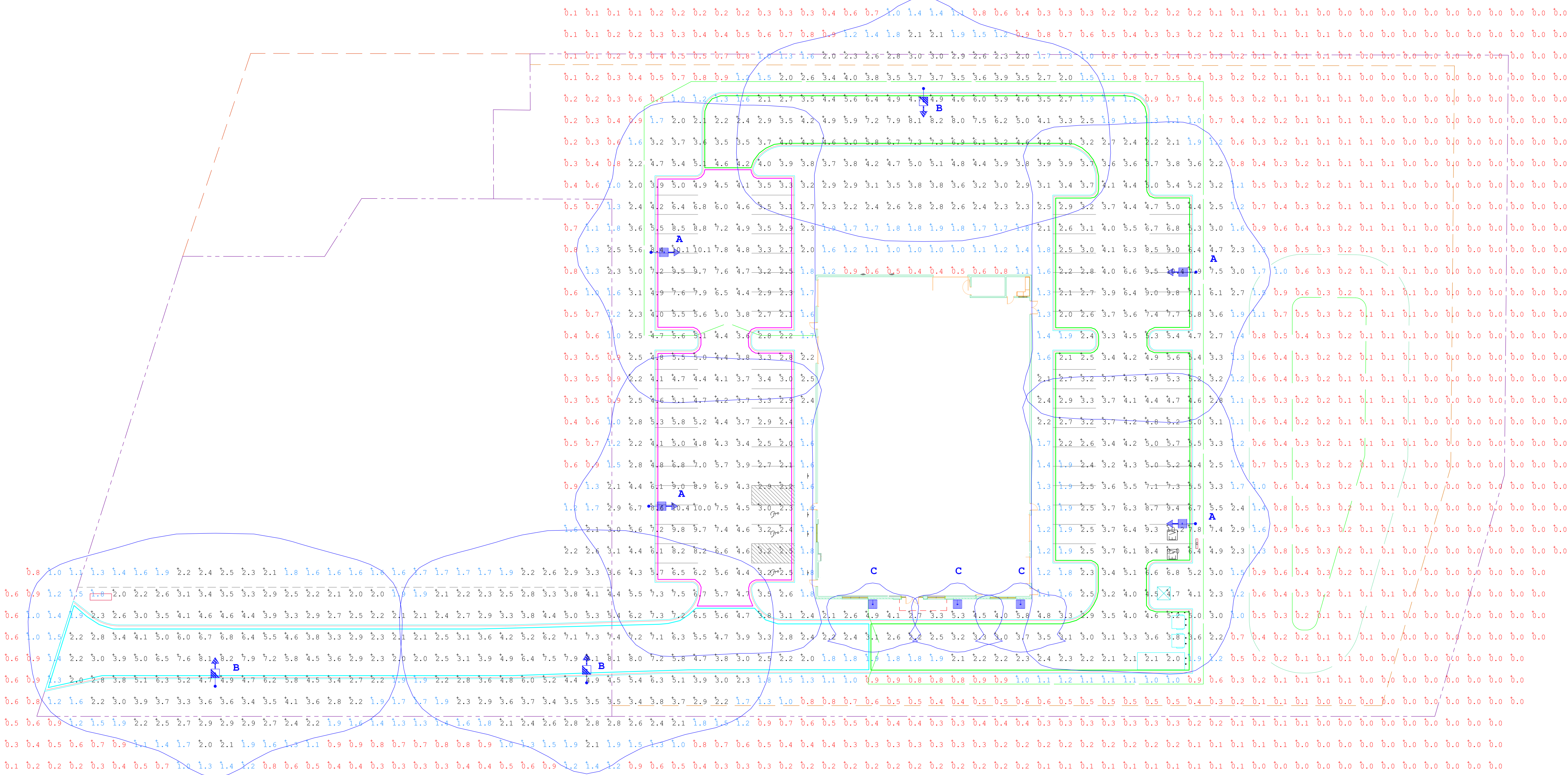
| REVISIONS | | |
|-----------|--------|------|
| REV # | DATE | BY: |
| 1 | 8/1/25 | J.P. |

BASED ON THE INFORMATION PROVIDED, ALL DIMENSIONS AND LUMINAIRE LOCATIONS SHOWN REPRESENT RECOMMENDED POSITIONS. THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING OR FUTURE FIELD CONDITIONS.

THIS LIGHTING PATTERN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS UTILIZING CURRENT INDUSTRY STANDARD LAMP RATINGS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS AND OTHER VARIABLE FIELD CONDITIONS.

| Calculation Summary | | | | | | | | |
|---------------------|-------|------|------|-----|---------|---------|---------|---------|
| Label | Units | Avg | Max | Min | Avg/Min | Max/Min | PtSpcLr | PtSpcTb |
| ENTRANCE DRIVE | Fc | 4.55 | 8.2 | 1.8 | 2.53 | 4.56 | 10 | 10 |
| PARKING | Fc | 5.00 | 10.4 | 2.0 | 2.50 | 5.20 | | |
| REAR & SIDES | Fc | 4.42 | 10.4 | 1.3 | 3.40 | 8.00 | | |

| Luminaire Schedule | | | | | | | |
|---|-----|-----------------|---------------|---------|--|------------|--|
| WLS17884 | | CRASH CHAMPIONS | SHEBOYGAN, WI | PM: KEN | PLEASE EMAIL US FOR PRICING AT KBRONSTAD@WLSLIGHTING.COM | | |
| Symbol | Qty | Label | Lum. Lumens | LLF | Description | Lum. Watts | |
|  | 4 | A | 56842 | 0.950 | WLS-SL2-A1=52K-IG=40=70-T4-SLW 30' MOUNTING HEIGHT | 374 | |
|  | 3 | B | 58098 | 0.950 | WLS-SL2-A1=52K-IG=40=70-T2-SLW 30' MOUNTING HEIGHT | 374 | |
|  | 3 | C | 4699 | 0.950 | WLS-NV-W-T3=16L=7=40R-SLW 16' MOUNTING HEIGHT | 37 | |



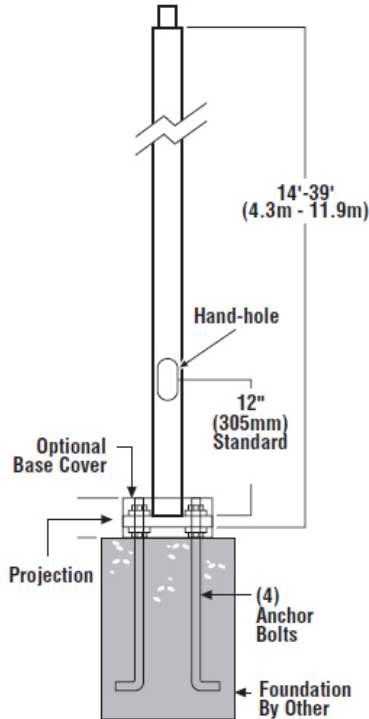
CRASH CHAMPIONS
SHEBOYGAN, WI

6820 CORPORATION PKWY
FORT WORTH, TX 76126
WWW.WLSLIGHTING.COM



SNTS SERIES SQUARE NON-TAPERED STEEL POLE

SON –
N= 2-3/8" (60mm) O.D. x 4-3/4" (121mm) Tenon



SOB3, SOB5 –
Bolt-On Mount
2-Bolt Pattern



SQI –
No Mounting Holes



SF –
Single Flood
Pole Preparation



Made in the U.S.A. of the U.S. and imported parts.
Meets Buy American requirements for ARRA.

SPECIFICATIONS

POLE SHAFT

Pole shaft is electro-welded ASTM-A500 Grade C steel tubing with a minimum yield strength of 50,000 psi. On Tenon Mount steel poles, tenon is 2-3/8" O.D. high-strength pipe. Tenon is 4-3/4" in length. Straight poles are 4", 5", and 6" square.

HAND-HOLE

Standard hand-hole location is 12" above pole base. Poles 22' and above have a 3" x 6" reinforced hand-hole. Shorter poles have a 2" x 4" non-reinforced hand-hole. BASE - Pole base is ASTM-A36 hot-rolled steel plate with a minimum yield strength of 36,000 psi. Two-piece square base cover is optional.

ANCHOR BOLTS

Poles are furnished with anchor bolts featuring zinc-plated double nuts and washers. Galvanized anchor bolts are optional. Anchor bolts conform to ASTM F 1554-07a Grade 55 with a minimum yield strength of 55,000 psi.

GROUND LUG

Ground lug is standard.

DUPLEX RECEPTACLE

Weatherproof duplex receptacle is optional.

GROUND FAULT CIRCUIT INTERRUPTER

Self-testing ground fault circuit interrupter is optional.

FINISHES

Each pole is finished with DuraGrip®, WLS's baked-on polyester-powder finishing process which electrostatically applies and fuses a polyester powder to the pole. Provides an extremely smooth and uniform finish to withstand extreme weather changes without cracking or peeling, and features a five-year limited warranty. Optional DuraGrip® Plus features the added protection of a 3.0 to 5.0 mil thickness of polyester powder finish plus an inner coating, as well as a seven-year limited warranty.

DETERMINING THE LUMINAIRE/POLE COMBINATION FOR YOUR APPLICATION:

- Select luminaire from luminaire ordering information
- Select bracket configuration if required
- Determine EPA value from luminaire/bracket EPA chart
- Select pole height
- Select MPH to match wind speed in the application area (See windspeed maps).
- Confirm pole EPA equal to or exceeding value from note above
- Consult factory for special wind load requirements and banner brackets

| SHIPPING WEIGHTS - SNTS Series | |
|--|--------------------|
| 4" (102mm) sq. 11 Ga. is approximately | 7.50 lbs./ft. |
| 4" (102mm) sq. 07 Ga. is approximately | 10.00 lbs./ft. |
| 5" (127mm) sq. 11 Ga. is approximately | 9.00 lbs./ft. |
| 5" (127mm) sq. 07 Ga. is approximately | 12.50 lbs./ft. |
| 6" (152mm) sq. 07 Ga. is approximately | 15.40 lbs./ft. |
| Anchor Bolts (3/4" x 30") (19mm x 762mm) | 15 lbs. (7kg)/set |
| Anchor Bolts (1" x 36") (25mm x 914mm) | 30 lbs. (14kg)/set |

Project Name: _____

Date: _____

Location: _____

Notes: _____

SNTS SERIES

SQUARE NON-TAPERED STEEL POLE

ORDERING INFORMATION

SELECT APPROPRIATE CHOICE FROM EACH COLUMN TO FORMULATE ORDER CODE.

Refer to example below.

| SERIES | POLE SERIES | MATERIAL | HEIGHT ² | MOUNTING CONFIGURATION | POLE FINISH | OPTIONS |
|----------|---|--|---|---|--|---|
| SNTS | Bolt-on Arm Mount See pole selection guide for patterns and fixture matches. 4SQB3 3" Reduced drilling pattern 5SQB3 3" Reduced drilling pattern 4SQB5 5" Traditional drilling pattern 5SQB5 5" Traditional drilling pattern 6SQB5 5" Traditional drilling pattern 4SQBO 5SQBO 6SQBO | S11G 11 Ga. Steel S07G 07 Ga. Steel | 14 14' 16 16' 18 18' 20 20' 22 22' 24 24' 26 26' 28 28' 30 30' 35 35' 39 39' | S Single/Parallel D180° Double D90° Double DN90° Double T90° Triple TN120° Triple Q90° Quad QN90° Quad | BRZ Bronze BLK Black PLP Platinum Plus WHT White SVG Satin Verde Green GPT Graphite MSV Metallic Silver | GA Galvanized Anchor Bolts SF ³ Single Flood DF ³ Double Flood DGP DuraGrip® Plus LAB Less Anchor Bolts OSXX ⁴ Pole preparation for PMOS Occupancy Sensor |
| | Tenon Mount See selection guide for tenon and fixture/bracket matches. 4SQN 5SQN 6SQN No Mounting Holes Use with: • BKA 4ISF & BKA 5ISF • BKA X4ISF & BKA X5ISF Internal Slip-fitter ¹ 4SQI 5SQI | | | N Tenon Mount (Standard tenon size is 2-3/8" O.D.) | | |
| ORDER: | | | | | | |
| WLS-SNTS | | | | | | |

Example: WLS-SNTS-4SQB3-S11G-20-T90-BRZ-GA

FOOTNOTES:

- See Area Lighting Brackets 3" Reduced Drill Pattern and Area Lighting Brackets - Bolt-on 5" Traditional Drill Pattern spec sheets for Internal Slip-fitter brackets.
- Pole heights will have +/- 1/2" tolerance.
- See Flood Lighting Brackets section for choice of FBO brackets.
- Order PMOS separately. Change "XX" to indicate height and side of pole location for pole preparation. EX: 0518A indicates preparation is to be 18ft. up from pole base on side A. Optimal distance from ground to sensor is 20ft.
- OSXX option required. Not for use with Metal Halide fixtures.

| ACCESSORY ORDERING INFORMATION (Accessorie are field installed) | |
|---|------------------------|
| Description | Order Number |
| 4BC - 4" Square Base Cover | 122559CLR |
| 5BC - 5" Square Base Cover | 122561CLR |
| 6BC - 6" Square Base Cover | 122563CLR |
| ER2 - Weatherproof Duplex Receptacle | 122566CLR |
| GFI - Ground Fault Circuit Interrupter | 122567CLR |
| MHP - Mounting Hole Plugs (3 plugs)-for use with 5" traditional drill pattern | 132336 |
| MHD - Mounting Hole Weatherproof Decal-for use with 3" reduced drill pattern | 340120 |
| Vibration Damper - 4" Square Pole (bolt-on mount only) | 172539 |
| Vibration Damper - 5" Square Pole (bolt-on mount only) | 172538 |
| Vibration Damper - 6" Square Pole (bolt-on mount only) | 178361 |
| PMOS120 - 120V Occupancy Sensor | 518030CLR5 |
| PMOS208/240 - 208, 240V Occupancy Sensor | 534239CLR ⁵ |
| PMOS277 - 277V Occupancy Sensor | 518029CLR ⁵ |
| PMOS480 - 480V Occupancy Sensor | 534240CLR ⁵ |

WLS LIGHTING
SYSTEMS

1919 Windsor Place
Fort Worth, TX 76110
800.622.8711

www.wslighting.com

Project Name: _____

Date: _____

Location: _____

Notes: _____

01 REV. 02/19

Specifications subject to change without notice.

SNTS SERIES

SQUARE NON-TAPERED STEEL POLE

BOLT CIRCLE

4" (102mm) square
10-1/8" (257mm) sq.



11" (279mm) Dia. Bolt Circle

5" (127mm) square
10-1/8" (257mm) sq.



11" (279mm) Dia. Bolt Circle

5" (127mm) square
10-1/8" (257mm) sq.



11" (279mm) Dia. Bolt Circle

6" (152mm) square
12" (305mm) sq.

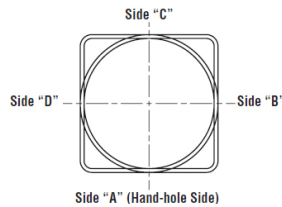


12" (305mm) Dia. Bolt Circle

| | B | C | D | J |
|--------------------------------------|---|---|---|---|
| Bolt Circle | Slotted 8"-11" (203mm-279mm) | Slotted 9"-11" (229mm-279mm) | Slotted 9"-11" (229mm-279mm) | Slotted 12" (305mm) |
| Anchor Bolt Size | 3/4" x 30" (19mm x 762mm) | 3/4" x 30" (19mm x 762mm) | 1" x 36" (25mm x 914mm) | 1" x 36" (25mm x 914mm) |
| Anchor Bolt Projection | 3-1/4" (83mm) | 3-1/4" (83mm) | 4" (102mm) | 4" (102mm) |
| Base Plate Opening for Wireway Entry | 3-5/8" (92mm) | 4-3/4" (121mm) | 4-5/8" (117mm) | 5-5/8" (143mm) |
| Base Plate Dimensions | 10-1/8" sq. x 3/4" thk. (257mm x 19mm) | 10-1/8" sq. x 3/4" thk. (257mm x 19mm) | 10-1/8" sq. x 1" thk. (257mm x 25mm) | 12" sq. x 1-1/8" thk. (305mm x 29mm) |

Note: Base plate illustrations may change without notice. Do not use for setting anchor bolts. Consult factory for the base plate templates.

DRILLING LOCATIONS



| Sides | A | B | C | D |
|------------|---|---|---|---|
| Hand-Hole | X | | | |
| Single | X | | | |
| D180° | | X | | X |
| D90° | X | | | X |
| T90° | X | X | | X |
| TN120°* | X | | | |
| Q90° | X | X | X | X |
| Single FBO | X | | | |
| Double FBO | | X | | X |

*Other two locations will be 120° to the left and right of Side A.
Note: Standard SF and DF pole preparations are located 3/4 of the height of the pole from the base, unless otherwise specified.

WLS LIGHTING
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Project Name: _____

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Notes: _____

01 REV. 02/19

Specifications subject to change without notice.

SNTS SERIES

SQUARE NON-TAPERED STEEL POLE

Use ONLY with "Wind Speed Map for ASCE7-05

| STEEL SQUARE POLES - ASCE7-05 | | | | | | | | |
|-------------------------------|--------|---------|---------|---------|---------|---------|---------|-------------|
| POLE | 90 MPH | 100 MPH | 110 MPH | 120 MPH | 130 MPH | 140 MPH | 150 MOH | Bolt Circle |
| 4" 11GA 14' | 18.7 | 14.5 | 11.5 | 9.1 | 17.3 | 5.9 | 4.6 | B |
| 4" 11GA 16' | 15.1 | 11.5 | 8.9 | 6.9 | 5.4 | 4.1 | 3.1 | B |
| 4" 11GA 18' | 12.2 | 9.1 | 6.8 | 5.1 | 3.7 | 2.7 | 1.8 | B |
| 4" 11GA 20' | 9.5 | 6.9 | 4.9 | 3.4 | 2.2 | 1.3 | 0.5 | B |
| 4" 11GA 22' | 9.6 | 7.0 | 4.7 | 3.0 | 1.5 | 0.5 | 0.0 | B |
| 4" 11GA 24' | 7.7 | 5.3 | 3.4 | 1.8 | 0.4 | 0.0 | 0.0 | B |
| 4" 11GA 26' | 5.7 | 3.3 | 1.9 | 0.6 | 0.0 | 0.0 | 0.0 | B |
| 4" 7GA 20' | 14.8 | 11.2 | 8.4 | 6.4 | 4.8 | 3.5 | 2.4 | B |
| 4" 7GA 22' | 14.9 | 11.0 | 8.2 | 6.0 | 4.4 | 3.0 | 1.9 | B |
| 4" 7GA 24' | 12.4 | 8.8 | 6.3 | 4.4 | 2.9 | 1.7 | 0.8 | B |
| 4" 7GA 26' | 10.1 | 6.9 | 4.6 | 2.9 | 1.6 | 0.5 | 0.0 | B |
| 5" 11GA 16' | 29.4 | 23.0 | 18.2 | 14.6 | 11.8 | 9.6 | 7.8 | C |
| 5" 11GA 18' | 24.2 | 19.7 | 14.5 | 11.4 | 9.0 | 7.1 | 5.5 | C |
| 5" 11GA 20' | 20.0 | 14.9 | 11.5 | 8.8 | 6.6 | 4.9 | 3.6 | C |
| 5" 11GA 22' | 20.8 | 15.5 | 11.7 | 8.7 | 6.4 | 4.6 | 3.2 | C |
| 5" 11GA 24' | 17.2 | 12.8 | 9.3 | 6.6 | 4.5 | 3.0 | 1.6 | C |
| 5" 11GA 26' | 14.8 | 10.2 | 7.1 | 4.7 | 2.8 | 1.4 | 0.2 | C |
| 5" 7GA 20' | 30.5 | 23.7 | 18.6 | 14.7 | 11.7 | 9.3 | 7.4 | D |
| 5" 7GA 22' | 41.2 | 32.0 | 25.4 | 20.3 | 16.2 | 13.2 | 10.5 | D |
| 5" 7GA 24' | 36.0 | 27.9 | 21.8 | 17.1 | 13.5 | 10.7 | 8.4 | D |
| 5" 7GA 26' | 32.0 | 23.8 | 18.3 | 14.1 | 10.9 | 8.3 | 6.2 | D |
| 5" 7GA 30' | 24.1 | 17.5 | 13.0 | 9.4 | 6.7 | 4.5 | 2.8 | D |
| 6" 7GA 24' | 51.0 | 39.7 | 31.3 | 24.9 | 19.9 | 16.0 | 12.8 | J |
| 6" 7GA 26' | 44.5 | 34.2 | 26.7 | 20.9 | 16.4 | 12.9 | 10.0 | J |
| 6" 7GA 30' | 34.3 | 25.8 | 19.4 | 14.6 | 10.8 | 7.9 | 5.4 | J |
| 6" 7GA 35' | 24.8 | 17.8 | 12.5 | 8.5 | 5.4 | 2.9 | 0.9 | J |
| 6" 7GA 39' | 18.6 | 12.4 | 7.8 | 4.4 | 1.6 | 0.0 | 0.0 | J |

All WLS Industries' poles are guaranteed to meet the EPA requirements listed. WLS Industries is not responsible if a pole order has a lower EPA rating than the indicated wind-loading zone where the pole will be located.

CAUTION: This guarantee does not apply if the pole/bracket/fixture combination is used to support any other items such as flags, pennants, or signs, which would add stress to the pole. WLS Industries cannot accept responsibility for harm or damage caused in these situations.

WLS LIGHTING
SYSTEMS

1919 Windsor Place
Fort Worth, TX 76110
800.622.8711

www.wslighting.com

Project Name: _____

Date: _____

Location: _____

Notes: _____

01 REV. 02/19

Specifications subject to change without notice.

SNTS SERIES

SQUARE NON-TAPERED STEEL POLE

Use ONLY with "Wind Speed Map for ASCE7-10

| STEEL SQUARE POLES - ASCE7-10 | | | | | | | | | | |
|-------------------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|-------------|
| POLE | 110 MPH | 115 MPH | 120 MPH | 130 MPH | 140 MPH | 150 MPH | 160 MPH | 170 MPH | 180 MPH | Bolt Circle |
| 4" 11GA 14' | 12.5 | 11.3 | 10.2 | 8.5 | 6.8 | 5.8 | 4.9 | 4.1 | 3.6 | B |
| 4" 11GA 16' | 9.8 | 8.6 | 7.9 | 6.5 | 5.4 | 4.4 | 3.5 | 2.9 | 2.2 | B |
| 4" 11GA 18' | 8.1 | 7.4 | 6.7 | 5.4 | 4. | 3.4 | 2.8 | 2.2 | 1.7 | B |
| 4" 11GA 20' | 7.1 | 6.3 | 5.6 | 4.4 | 3.4 | 2.7 | 2.1 | 1.6 | 1.1 | B |
| 4" 11GA 22' | 9.9 | 8.8 | 7.9 | 6.3 | 5.1 | 4.0 | 3.1 | 2.5 | 2.0 | B |
| 4" 11GA 24' | 8.6 | 7.5 | 6.8 | 5.3 | 4.2 | 3.3 | 2.5 | 1.9 | 1.3 | B |
| 4" 11GA 26' | 6.8 | 6.1 | 5.5 | 4.2 | 3.2 | 2.3 | 1.6 | 1.0 | 0.6 | B |
| 4" 7GA 20' | 10.7 | 9.7 | 8.7 | 7.0 | 5.7 | 4.6 | 3.8 | 3.1 | 2.5 | B |
| 4" 7GA 22' | 11.3 | 10.2 | 9.1 | 7.3 | 5.8 | 4.7 | 3.5 | 2.7 | 2.1 | B |
| 4" 7GA 24' | 9.8 | 8.9 | 7.8 | 6.0 | 47.5 | 3.5 | 2.8 | 2.1 | 1.6 | B |
| 4" 7GA 26' | 7.9 | 7.1 | 6.1 | 4.7 | 3.6 | 2.8 | 1.9 | 1.2 | 0.7 | B |
| 5" 11GA 16' | 18.1 | 16.4 | 14.8 | 12.3 | 10.3 | 8.7 | 7.3 | 6.3 | 5.3 | C |
| 5" 11GA 18' | 15.7 | 14.2 | 12.8 | 10.5 | 8.7 | 7.3 | 6.1 | 5.1 | 4.3 | C |
| 5" 11GA 20' | 13.5 | 12.3 | 11.1 | 9.0 | 7.4 | 6.0 | 4.8 | 3.8 | 3.1 | C |
| 5" 11GA 22' | 15.8 | 14.3 | 12.6 | 10.2 | 8.3 | 6.5 | 5.4 | 4.2 | 3.5 | C |
| 5" 11GA 24' | 13.8 | 12.5 | 1.8 | 8.6 | 6.7 | 5.2 | 3.9 | 3.0 | 2.1 | C |
| 5" 11GA 26' | 11.3 | 10.3 | 8.9 | 6.9 | 5.3 | 4.0 | 3.0 | 2.2 | 1.5 | C |
| 5" 7GA 20' | 20.7 | 18.8 | 17.0 | 14.0 | 11.7 | 9.8 | 7.9 | 7.0 | 5.9 | D |
| 5" 7GA 22' | 25.8 | 23.3 | 21.0 | 17.5 | 14.6 | 12.3 | 10.4 | 8.8 | 7.5 | D |
| 5" 7GA 24' | 23.3 | 21.0 | 19.0 | 15.6 | 12.9 | 10.7 | 9.0 | 7.5 | 6.3 | D |
| 5" 7GA 26' | 20.0 | 18.0 | 16.2 | 13.2 | 10.7 | 8.9 | 7.3 | 6.0 | 4.8 | D |
| 5" 7GA 30' | 16.4 | 14.6 | 13.0 | 10.3 | 7.9 | 6.5 | 5.2 | 4.0 | 3.1 | D |
| 6" 7GA 24' | 35.0 | 30.8 | 28.5 | 23.7 | 19.6 | 16.7 | 14.0 | 11.8 | 10.2 | J |
| 6" 7GA 26' | 29.2 | 26.2 | 23.47 | 19.3 | 15.9 | 13.2 | 11.0 | 8.69 | 7.5 | J |
| 6" 7GA 30' | 23.6 | 21.2 | 19.0 | 15.2 | 12.3 | 9.9 | 8.0 | 6.4 | 5.0 | J |
| 6" 7GA 35' | 17.6 | 15.2 | 13.6 | 10.7 | 8.2 | 6.2 | 4.6 | 3.2 | 2.1 | J |
| 6" 7GA 39' | 13.9 | 11.9 | 10.4 | 7.7 | 5.5 | 3.8 | 2.4 | 1.2 | 0.2 | J |

All WLS Industries' poles are guaranteed to meet the EPA requirements listed. WLS Industries is not responsible if a pole order has a lower EPA rating than the indicated wind-loading zone where the pole will be located.

CAUTION: This guarantee does not apply if the pole/bracket/fixture combination is used to support any other items such as flags, pennants, or signs, which would add stress to the pole. WLS Industries cannot accept responsibility for harm or damage caused in these situations.

SL2 SERIES LED AREA

SPECIFICATIONS

CONSTRUCTION

- Extruded Aluminum Body: Improves heat dissipation for longer life.
- Heavy-Duty Powder Coating: Bronze, white and black standard. Custom color options available10.
- Unified Design: Same modern design as Site Lighter Wall Pack (SLW2) for unified aesthetics.
- EZ-Connect™ Receptacle: The simplest and fastest way to add sensors and wireless controls at any time on the field. Twist and Lock system, no tools or wiring needed

ELECTRICAL

- Power Input: 120-277V or 347-480V, typical, depending on model.
- Power Factor: 0.99 typical.
- Total Harmonic Distortion: <20%.
- Surge Protection: Standard is 6kV for drivers. Additional surge protection (20kV/10kA) available as an option (SRG). Passed ANSI C136.2-2018 surge test for extreme level surge conditions (40 strikes at 20kV/10kA).
- Emergency Battery Backup: Optional (factory installed).
- EM10=10W output, EM10C=10W with cold start (-20°C),
- EM16=16W output, EM16C=16W with cold start (-20°C),
- EM25=25W output.

OPERATION

- Environment: IP65 rated for exterior applications.
- Ambient Range Operation: -40°C up to 55°C (-40°F up to 130°F), except XXL housing size which can withstand up to 50°C (122°F).

OPTICS

- CCT: 2200K, 2700K, 3500K, 4000K and 5000K standard. Wildlife friendly lighting and other CCTs available upon request (extended lead time).
- CRI: >70 standard, other CRI available (extended lead time).
- Lenses: Polycarbonate lens with our proprietary HiOptiX™ technology, designed for superior uniformity and illumination efficiency by delivering the light precisely where it is needed. Optics available:
 - Type 2, Type 3, Type 4, Type 5.
 - Front Row: Automotive (AFR), Left (FRL), Right (FRR).
 - Flood: 35 degrees (F35), 60 degrees (F60).
 - Forward Throw Medium (TFTM).

MOUNTING

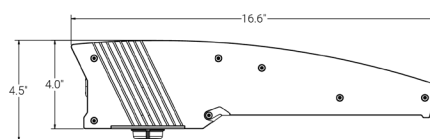
- Mounting: Rapid Mount Bracket, Slip Fitter (Knuckle Adapter), Straight Arm, Trunnion (Yoke), and Wall Mount options available.

WARRANTY

- 10 Year Performance Warranty: Fixture is guaranteed for 10 years, including lumen maintenance (L70), color temperature, and LED driver. "Defective" is considered if ten percent (10%) or more of the LEDs, per product, are non-operating LEDs, total lumen depreciation exceeds 30% (L70), or color temperature has shifted more than 500° Kelvin within the warranty period.

LISTINGS & CERTIFICATIONS

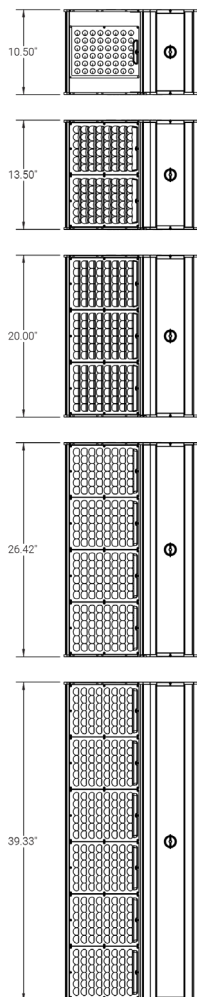
- Intertek UL 1598.
- IP65.
- RoHS compliant.
- BAA/TAA Compliant.
- FCC CFR 47 Part 15.
- ANSI C136.2-2018 Extreme Surge Exposure Level



| Dimensions | | | | |
|------------|--------------|-------------|--------------|-------------|
| Size | Length (in.) | Width (in.) | Height (in.) | Weigh (lb.) |
| SM | 16.6 | 10.50 | 4.0 | 15.1 |
| MD | 16.6 | 13.50 | 4.0 | 19.2 |
| LG | 16.6 | 20.00 | 4.0 | 27.23 |
| XL | 16.6 | 26.42 | 4.0 | 41.2 |
| XXL | 16.6 | 39.33 | 4.0 | 53.2 |



DIMENSIONS



Made in the U.S.A. of the U.S. and imported parts.
Meets Buy American requirements for ARRA.

SL2 SERIES

LED AREA

ORDERING INFORMATION

SELECT APPROPRIATE CHOICE FROM EACH COLUMN TO FORMULATE ORDER CODE. Refer to example below.

| PRODUCT | COLOR TEMPERATURE | CRI | OPTIC | VOLTAGE | COLOR | MOUNTING | SENSORS | OPTIONS | DIMMING | ACCESSORIES |
|--|--|-------------------|--|--|--|---|--|---|------------------|--|
| SL2-A1-08K-SM SL2-A1-12K-SM SL2-A1-15K-SM SL2-A1-18K-SM SL2-A1-21K-MD SL2-A1-24K-MD SL2-A1-30K-MD SL2-A1-32K-MD SL2-A1-38K-LG SL2-A1-46K-LG SL2-A1-52K-LG SL2-A1-62K-XL SL2-A1-71K-XL SL2-A1-105K-XXL | 50K 5000K 40K 4000K 35K 3500K 30K 3000K 27K 2700K 22K 2200K | 70 70+ CRI | T2 Type 2 T3 Type 3 T4 Type 4 T5 Type 5 F35 Flood 35 degrees F60 Flood 60 degrees AFR Automotive Front Row FRL Front Row Left FRR Front Row Right TFTM Forward Throw Medium | LV 120-277V HV 347-480V | BRN Bronze BLK Black WHT White CUS Custom (Special Order) | RMB Rapid Mount Bracket SF Slip Fitter Bracket SA Straight Arm Bracket TM Trunnion Mount Bracket WM Wall Mount Box | EZ10 EZ-Connect™ Receptacle with Twist Lock system (standard) Sensors not included, Contact your Sales professional for available products | SRG Surge Protector (20kV/10kA) EM10 Emergency Battery Backup (10W) EM10C Emergency Battery Backup with Cold Start (10W/-20°C) EM16 Emergency Battery Backup (16W) EM25 Emergency Battery Backup (25W) | 10V 0-10V | SL2-GSLR Glare Shield Left / Right. Field installed.. SL2-GSFB Glare Shield Front / Back. Field installed.. SL2-BLS Back Light Shield. Field installed. |

ORDER:

| | | | | | | | | | | |
|--------------------|--|-----------|--|--|--|--|--|--|-----------|--|
| WLS-SL2-A1- | | 70 | | | | | | | 10 | |
|--------------------|--|-----------|--|--|--|--|--|--|-----------|--|

Example: WLS-SL2-A1-24K-MD-40K-70-T5-LV-BLK-SA-EZ10-SRG-10V-SLW



6820 Corporation Pkwy
Fort Worth, TX 76126
817.731.0020
www.wslighting.com

Project Name: _____
 Date: _____
 Location: _____
 Notes: _____

CITY OF SHEBOYGAN

REQUEST FOR ARCHITECTURAL REVIEW CONSIDERATION

ITEM DESCRIPTION: Architectural review of the construction of Crash Champions located at parcel 59281431139.

REPORT PREPARED BY: Ellise Rose, Zoning Administrator

REPORT DATE: September 3, 2025

MEETING DATE: September 9, 2025

FISCAL SUMMARY:**STATUTORY REFERENCE:**

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

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

BACKGROUND / ANALYSIS:

NORR, LLC is proposing to construct a Crash Champions located at parcel 59281431139. The applicant states the following:

- The project proposes a new Crash Champions building of approximately 15,000 SF on a 2.95 Ac previously undeveloped lot.
- Crash Champions is a national automotive collision repair company that provides comprehensive auto body repair services. The company primarily serves individuals and insurance partners by restoring vehicles after accidents.
- The project features a front façade oriented to the south, highlighted by a prominent raised entry wrapped in Alucobond composite metal panels.
- The rest of the front façade is finished with face brick laid in a running bond pattern, using a black ironspot velour-textured brick for added visual interest.
- Black awnings will be added to window openings to soften the elevations and add an architectural element.
- A canopy extends over the main entrance to provide weather protection.
- The remaining façades are clad in gray-painted ribbed metal panels.

STAFF COMMENTS:

None

ACTION REQUESTED:

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

ATTACHMENTS:

Architectural Review Application and required attachments.



CITY OF SHEBOYGAN
ARCHITECTURAL REVIEW
APPLICATION

Fee: _____

Review Date: _____

Item 12.

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

SECTION 1: Applicant/ Permittee Information

| | | | |
|---|---|---------------------------------|--------------------------|
| Name (Ind., Org. or Entity) NORR LLC | Authorized Representative Terri Douglas | Title Project Manager | |
| Mailing Address 150 West Jefferson Avenue | City Detroit | State MI | ZIP Code 48226 |
| Email Address terri.douglas@norr.com | Phone Number (incl. area code) 313 324 3105 | | |

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

| | | | |
|---|--------------------------------|--------------------|--------------------------|
| Name (Ind., Org. or Entity) <small>St. Nicholas Hospital of the Hospital Sisters of 3rd Order of St. Francis</small> | Contact Person | Title | |
| Mailing Address 3100 Superior Ave | City Sheboygan | State WI | ZIP Code 53081 |
| Email Address | Phone Number (incl. area code) | | |

SECTION 3: Architect Information

| | | | |
|---|---|--------------------|---------------------|
| Name NORR LLC (Anthony Ricciuti) | | | |
| Mailing Address 150 West Jefferson Avenue | City Detroit | State MI | Zip 48226 |
| Email Address anthony.ricciuti@norr.com | Phone Number (incl. area code) 708-420-3036 | | |


SECTION 4: Contractor Information

| | | | |
|--------------------|--------------------------------|-------|-----|
| Name TBD | | | |
| Mailing Address | City | State | Zip |
| Email Address | Phone Number (incl. area code) | | |

SECTION 5: Certification and Permission

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

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

| | | |
|---|---------------------------------------|--------------------------------|
| Name of Owner/Authorized Representative (please print) Dean Kroll | Title Systems VP Facilities | Phone Number |
| Signature of App ^{licant} Dean Kroll <small>Signed by:</small>  | | Date Signed 8/5/2025 |

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

SECTION 6: Description of the Subject Site/Proposed Project

| | | |
|--|---|--------------------------------------|
| Project Address/Description S. Business Drive and Washington Avenue (South of 3124 S. Business Drive) | | Parcel No. 59281431757 |
| Name of Proposed/Existing Business: | Proposed: Crash Champions / Existing: Vacant | |
| Address of Property Affected: | S. Business Drive and Washington Avenue (South of 3107 S. Business Drive) | |
| Zoning Classification: | (SC) Suburban Commercial District | |
| New Building: <input checked="" type="checkbox"/> | Addition: <input type="checkbox"/> | Remodeling: <input type="checkbox"/> |

SECTION 7: Description of Proposed Project

The project proposes a new Crash Champions building of approximately 15,000 SF on a 2.95 Ac previously undeveloped lot. Crash Champions is a national automotive collision repair company that provides comprehensive auto body repair services. The company primarily serves individuals and insurance partners by restoring vehicles after accidents.

SECTION 8: Description of EXISTING Exterior Design and Materials

The existing project site is a vacant lot.

SECTION 9: Description of the PROPOSED Exterior Design and Materials

The project features a front façade oriented to the south, highlighted by a prominent raised entry wrapped in Alucobond composite metal panels. The rest of the front façade is finished with face brick laid in a running bond pattern, using a black ironspot velour-textured brick for added visual interest. A canopy extends over the main entrance to provide weather protection. The remaining façades are clad in gray-painted ribbed metal panels.



August 5, 2025

Crash Champions
RT2025-0306

City of Sheboygan – Architectural Review Project Narrative

The project proposes a new 15,000 square-foot Crash Champions facility on a previously undeveloped 2.95 -acre site. Crash Champions is a national automotive collision repair company that offers comprehensive auto body repair services. The company primarily serves individuals and insurance partners by restoring vehicles damaged in accidents.

The project features a front façade oriented to the south, highlighted by a prominent raised entry wrapped in Alucobond composite metal panels. The rest of the front façade is finished with face brick laid in a running bond pattern, using a black ironspot velour-textured brick for added visual interest. Black awnings will be added to window openings to soften the elevations and add an architectural element. A canopy extends over the main entrance to provide weather protection. The remaining façades are clad in gray-painted ribbed metal panels.

Sincerely,

A handwritten signature in black ink, appearing to read "Terri Douglas".

Terri Douglas, Project Manager
NORR LLC

<https://us-partner-integrations.egnyte.com/msoffice/wopi/files/dd0936c0-a594-472d-bc66->

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE
SOLE RESPONSIBILITY OF THE
CONTRACTOR. NEITHER THE OWNER
NOR THE ENGINEER SHALL BE
EXPECTED TO ASSUME ANY
RESPONSIBILITY FOR SAFETY OF THE
WORK, OF PERSONS ENGAGED IN THE
WORK, OF ANY NEARBY STRUCTURES,
OR OF ANY OTHER PERSONS.

COPYRIGHT © 2025 ATWELL LLC NO
REPRODUCTION SHALL BE MADE
WITHOUT THE PRIOR WRITTEN CONSEN

| |
|-----------------------------|
| |
| |
| |
| SHEBOYGAN |
| SHEBOYGAN COUNTY, WISCONSIN |

[illegible]

| | |
|-----------------|---------------------------------------|
| SITE AREA | 2.95 ACRES |
| BUILDING AREA | 15,000 SF (5,000 SF FUTURE EXPANSION) |
| BUILDING HEIGHT | 25 FEET (SINGLE-STORY) |
| IMPERVIOUS AREA | 1.31 ACRES (44%) |
| PERVIOUS AREA | 1.64 ACRES (56%) |

| | |
|-----------------|---------------------------|
| ZONING DISTRICT | URBAN COMMERCIAL DISTRICT |
| EXISTING USE | VACANT |
| PROPOSED USE | AUTOMOTIVE REPAIR |

| <u>BUILDING SETBACK</u> | <u>REQUIRED</u> | <u>PROVIDED</u> |
|-------------------------|-----------------|-----------------|
| FRONT (WEST) | N/A | 94.9' |
| SIDE (NORTH) | 5' | 52.5' |
| SIDE (SOUTH) | 5' | 54.6' |
| REAR (EAST) | 25' | 195.3' |

| <u>PAVING SETBACK</u> | <u>REQUIRED</u> | <u>PROVIDED</u> |
|-----------------------|-----------------|-----------------|
| FRONT (WEST) | 5' | 20.5' |
| SIDE (NORTH) | 5' | 16.1' |
| SIDE (SOUTH) | 5' | 18.1' |
| REAR (EAST) | 5' | 114.5' |

PARKING DATA

REQUIRED 67 STALLS*
PROVIDED 74 STALLS (INCLUDES 3 ADA STALLS AND
52 STALLS BEHIND GATES)

*REQUIRED PARKING CALCULATION (INCLUDES FUTURE BUILDING EXPANSION)

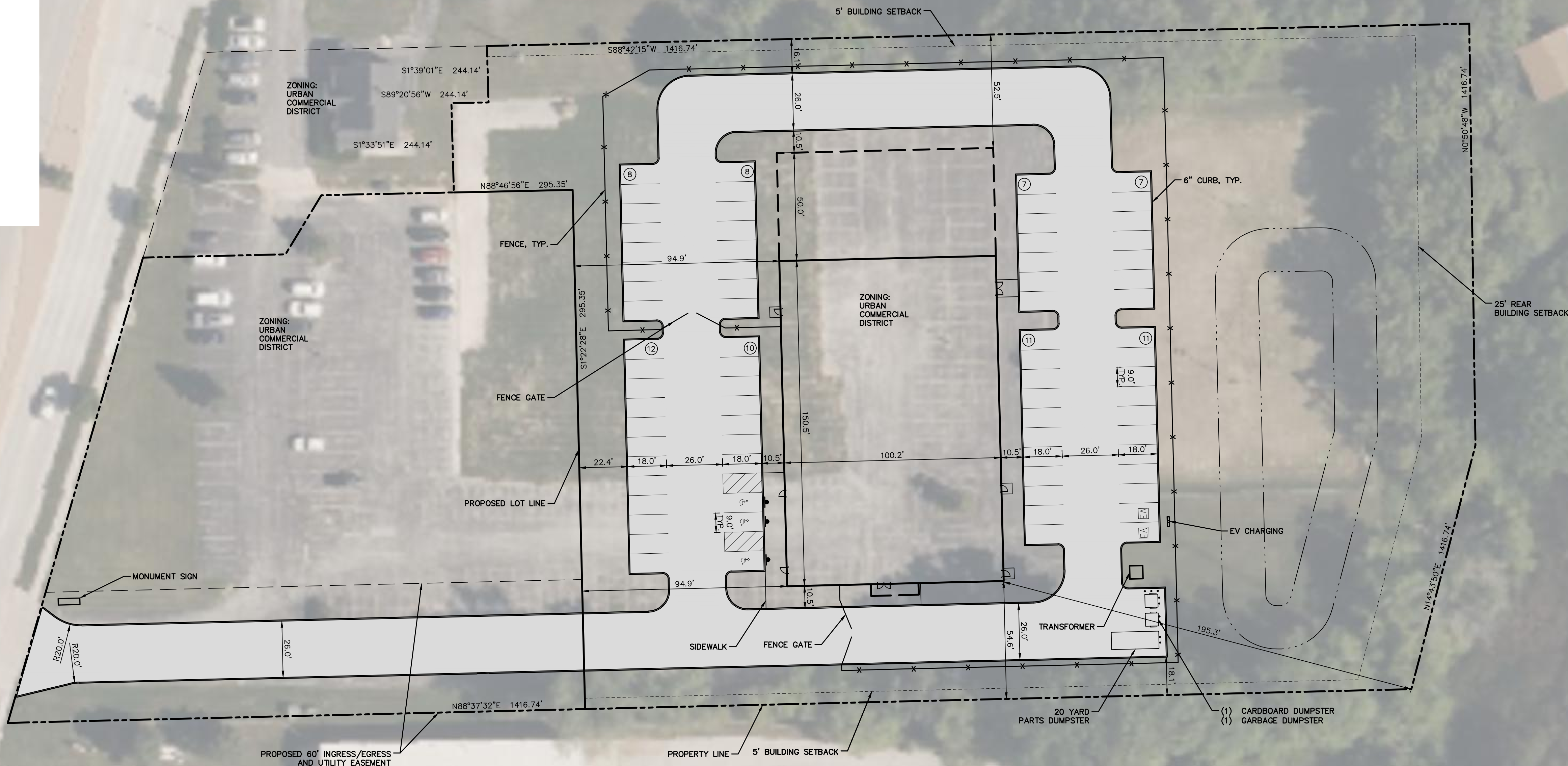
NOTES:

1. ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
2. ALL RADII ARE 3.0' UNLESS OTHERWISE NOTED.
3. STORMWATER MANAGEMENT IS ANTICIPATED TO BE PROVIDED BY THE RETENTION POND LOCATED TO THE EAST.
4. ALL GREEN SPACES ON THE 2.95-ACRE SITE TO BE LANDSCAPED PER LOCAL REQUIREMENTS.
5. SITE LIGHTING TO BE PROVIDED PER LOCAL REQUIREMENTS.

LEGEND

The diagram illustrates a proposed residential lot layout. It features a top boundary line, a proposed fence line with three 'x' marks, a building/parking setback line (dashed), an easement line (dashed), a parking space count area marked with a circled '4', and a proposed sign area marked with a house icon.

| | |
|--|-------------------------------|
| | BOUNDARY LINE |
| | PROPOSED FENCE |
| | BUILDING/PARKING SETBACK LINE |
| | EASEMENT LINE |
| | PARKING SPACE COUNT |
| | PROPOSED SIGN |



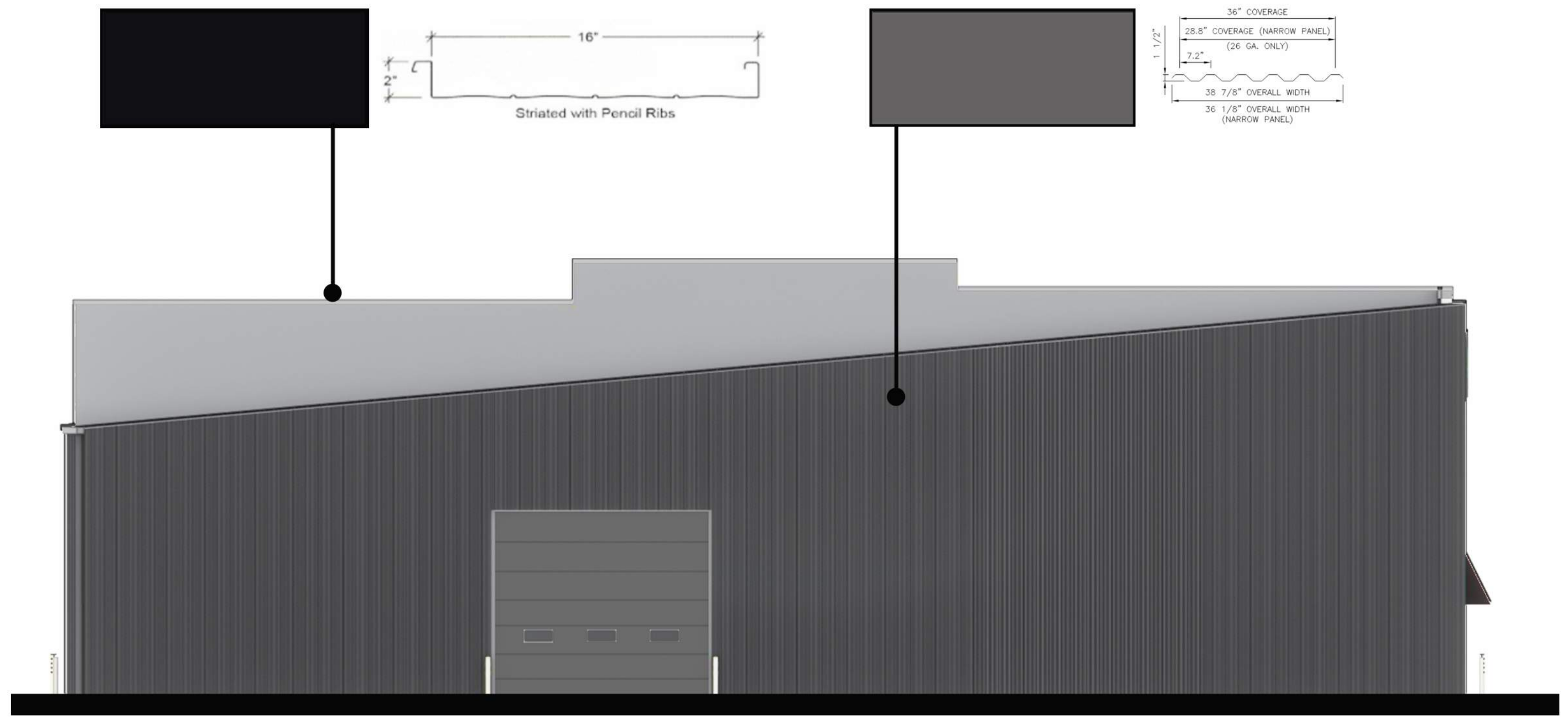






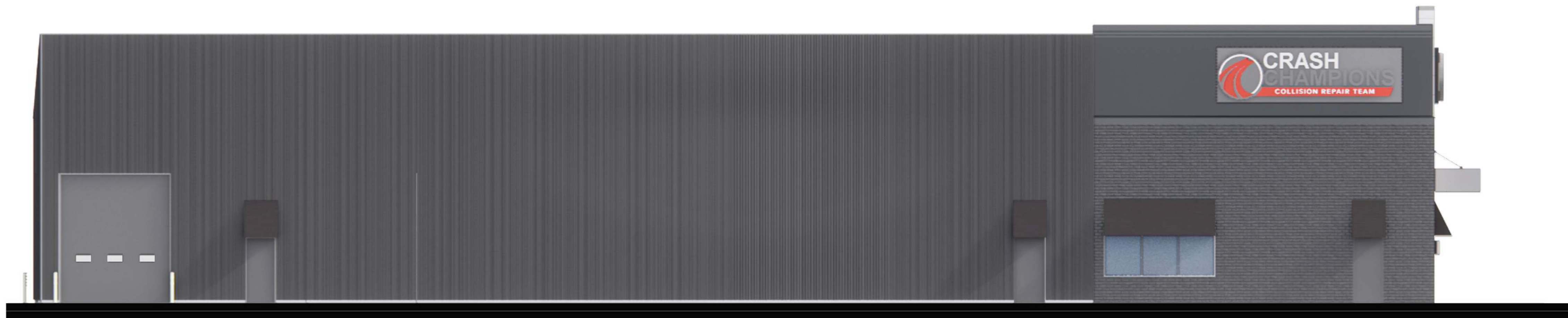
South Elevation

scale: nts



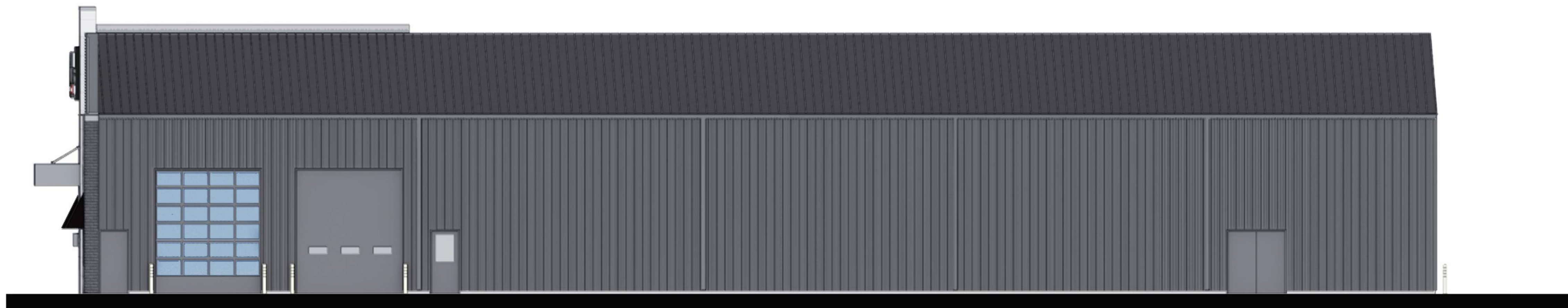
North Elevation

scale: nts



West Elevation

scale: nts



East Elevation

scale: nts

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Application for Conditional Use with exceptions by Adam Hertel to construct a Valvoline Instant Oil Change located at parcel # 59281431139. UC Zone.

REPORT PREPARED BY: Ellise Rose, Zoning Administrator

REPORT DATE: September 3, 2025

MEETING DATE: September 9, 2025

FISCAL SUMMARY:

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

STATUTORY REFERENCE:

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

BACKGROUND / ANALYSIS:

Adam Hertel is proposing to construct a Valvoline Instant Oil Change located at parcel # 59281431139. The applicant states the following:

- Klees & Sulok Oil Company is a Valvoline Instant Oil Change franchisee. Our first store opened on January 27th, 2000 in West Bend, WI. Since that time, we have added four more locations. One additional location in West Bend, one location in Oconomowoc, Muskego and Grafton.
- As operators we strive to bring value to the communities that we serve by providing multiple services that prolongs the life of our customers' vehicles.
- The services we offer include full service oil change, radiator and air conditioning service, air filter replacement, along with other preventative maintenance services that are completed in approximately 15 minutes.
- Our unique drive through model involves customers staying in the comfort of their vehicle while services are completed.
- To date we have 50 employees and many live in the communities of where our stores are located. We anticipate hiring residents from Sheboygan to work at this potential location and serving the community with integrity, professionalism, and by adding beneficial preventative maintenance services.
- The proposed Valvoline Instant Oil Change project located at 3107 S. Business Drive is new construction on a site with an existing parking lot.
- The existing and surrounding properties are part of the commercial district.
- The new building will have a footprint of 1,666 square feet and with a main floor level and a basement level for oil changes.
- The building will be built of load bearing wood stud walls with brick veneer and EIFS for wall materials and sloped trusses with asphalt shingles for a roof.

- The store will have two maintenance bays with large glass overhead doors and a warehouse space with aluminum storefront windows.
- Other site features include paved parking areas, driveways, site lighting and landscaping.
- The new parking areas and driveways shall be paved with standard duty asphalt.
- Driveways will have curb and gutter and parking stalls will be appropriately marked with painted lines. Parking is maximized as much as allowed by the site with an effort to get as much parking as possible near the back of the site because very few customers park and enter the store. Parking includes customer and employee parking for the number of employees anticipated.
- The new store will require 5 technicians and at least one store manager to operate the store over the course of a year.
- On a daily basis the store will have 3 employees working from 8am – 6pm for a total of 70 operation hours per week.
- Site lighting will be accomplished with a mix of traditional LED wall packs, which will be located at all exterior door locations.
- Landscaping will be a mix of trees and shrubs planted around the edge of the property and along the building as required.
- The site, including the road easement, is just over 1 acre and mostly impervious surface, therefore minimal stormwater management is required.

STAFF COMMENTS:

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

Applicant is requesting following exceptions:

- Minimum paved surface setback: 5 feet – Applicant is requesting a 0 foot setback

Applicant is requesting a zero foot paved surface setback along the east side of the site in order to create a shared access with the rest of the development. This variance is required in order to create the new shared access driveway that customers from all facilities will use to enter and exit from these properties. The shared access reduces the number of potential traffic conflicts on S. Business Dr.

- Requesting a variance from the locational and bufferyard landscaping requirements - Applicant shall meet the four (4) locational landscaping requirements.
- To have 8 parking spaces – Minimum 33 parking spaces require.

ACTION REQUESTED:

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

1. Prior to operation/occupancy, the applicant shall obtain all licenses and occupancy permits as well as meet all required codes including but not limited to building, plumbing,

electrical, HVAC, fire, health, state, federal, etc. An occupancy permit will be granted 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. If any issues arise, this matter may be brought back to the Plan Commission for review.
4. If using dumpsters, dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility. If using chain link fencing, the applicant shall install Privacy Decorative Slating (PDS) material in order to effectively screen and enclose the dumpster.
5. All outdoor storage of materials, products or equipment shall be prohibited.
6. Any fencing/retaining wall shall be installed per Section 105-945 of the City of Sheboygan Zoning Ordinance.
7. All new lighting shall be installed per Section 105-932 of the City of Sheboygan Zoning Ordinance. There shall be no spillover light onto adjacent properties or the streets.
8. Applicant shall obtain the necessary sign permits prior to installation. Applicant shall work with staff with regards to constructing a well-designed signage for the site that utilizes colors and materials similar to the building. Staff may bring the proposed signage design back to the Plan Commission for review/approval.
9. Applicant is responsible for working with all private and public utilities in order to adequately service this development proposal (applicant will need to provide the necessary easements and/or relocate utilities as necessary).
10. Any work within City of Sheboygan Public rights-of-way shall be discussed with the City Engineering Department and constructed to standard City specifications (including, but not limited to, new and old ingress/egress driveway openings, curb, gutter, sidewalk, pavement, utilities, street trees, etc.).
11. 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.
12. All vehicles shall be located on the private property and shall not be located on any City streets, public rights-of-way, other private properties, etc. Vehicles may be parked/stored on paved surfaces (not gravel or landscaped areas).
13. If there are any amendments to the approved use and/or site plan, the applicant will be required to submit a new conditional use application reflecting those amendments.

ATTACHMENTS:

Conditional Use Permit Application and Attachments



CITY OF SHEBOYGAN

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) Adam Hertel | Authorized Representative | Title Architect | |
| Mailing Address 3350 S. River Road | City West Bend | State WI | ZIP Code 53095 |
| Email Address adam@teamaag.net | Phone Number (incl. area code) (262) 334-3811 | | |

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

| | | | |
|---|--------------------------------|----------------|-------------------|
| Applicant Name (Ind., Org. or Entity) Dean Sulok | Contact Person | Title Owner | |
| Mailing Address 2795 E. Washington Street | City West Bend | State WI | ZIP Code 53095 |
| Email Address sulokoilco@charter.net | Phone Number (incl. area code) | | |

SECTION 3: Project or Site Location

| | |
|---|---------------------------|
| Project Address/Description 3107 S. Business Drive | Parcel No. 59281431139 |
|---|---------------------------|


SECTION 4: Proposed Conditional Use

| | |
|-------------------------------------|---|
| Name of Proposed/Existing Business: | Valvoline Instant Oil Change |
| Existing Zoning: | Urban Commercial District |
| Present Use of Parcel: | Vacant |
| Proposed Use of Parcel: | Valvoline Instant Oil Change |
| Present Use of Adjacent Properties: | South - Fast Food Restaurant, North - Car Rental & Adult Day Care |

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) Dean Sulok | Title Owner | Phone Number |
| Signature of Applicant  | | Date Signed 8.19.25 |

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.

August 21, 2025

City of Sheboygan
828 Center Avenue, Suite 300
Sheboygan, WI 53081

RE: Sheboygan Valvoline Conditional Use

Dear Plan Commission Members:

- A. Valvoline Instant Oil Change
- B. Klees & Sulok Oil Company is a Valvoline Instant Oil Change franchisee. Our first store opened on January 27th, 2000 in West Bend, WI. Since that time, we have added four more locations. One additional location in West Bend, one location in Oconomowoc, Muskego and Grafton. As operators we strive to bring value to the communities that we serve by providing multiple services that prolongs the life of our customers' vehicles. The services we offer include full service oil change, radiator and air conditioning service, air filter replacement, along with other preventative maintenance services that are completed in approximately 15 minutes. Our unique drive through model involves customers staying in the comfort of their vehicle while services are completed. To date we have 50 employees and many live in the communities of where our stores are located. We anticipate hiring residents from Sheboygan to work at this potential location and serving the community with integrity, professionalism, and by adding beneficial preventative maintenance services.

The proposed Valvoline Instant Oil Change project located at 3107 S. Business Drive is new construction on a site with an existing parking lot. The existing and surrounding properties are part of the commercial district. The new building will have a footprint of 1,666 square feet and with a main floor level and a basement level for oil changes. The building will be built of load bearing wood stud walls with brick veneer and EIFS for wall materials and sloped trusses with asphalt shingles for a roof. The store will have two maintenance bays with large glass overhead doors and a waiting space with aluminum storefront windows. Other site features include paved parking areas, driveways, site lighting and landscaping.

The new parking areas and driveways shall be paved with standard duty asphalt. Driveways will have curb and gutter and parking stalls will be appropriately marked with painted lines. Parking is maximized as much as allowed by the site with an effort to get as much parking as possible near the back of the site because very few customers park and enter the store. Parking includes customer and employee parking for the number of employees anticipated. The new store will require 5 technicians and at least one store manager to operate the store over the course of a year. On a daily basis the store will have 3 employees working from 8am – 6pm for a total of 70 operation hours per week.

Site lighting will be accomplished with a mix of traditional LED wall packs, which will be located at all exterior door locations. Landscaping will be a mix of trees and shrubs planted around the edge of the property and along the building as required. The site, including the road easement, is just over 1 acre and mostly impervious surface, therefore minimal stormwater management is required.

- C. We would be seeking two exceptions for this project. The first would be to have a paved driveway up to the property line. Due to the proposed driveway easement this would be necessary to access the development to the East of this proposed project. The second item would be to the number of parking stalls. As a vehicle based drive-thru service facility customers do not regularly parking their vehicles and enter the store.
- D. The proposed conditional use is in harmony with the purposes, goals, objectives, policies, and standards of the City of Sheboygan Comprehensive Master Plan. It aligns with the Plan's intent to encourage compatible development, support economic vitality, and promote efficient land use that enhances the community's overall character and livability.
- The proposed conditional use will not result in any substantial or undue adverse impacts on nearby property, the character of the neighborhood, the environment, traffic, parking, public improvements, public property, or rights-of-way. The project has been carefully designed to integrate with its surroundings in a manner that maintains neighborhood stability and supports safe and efficient traffic and parking patterns.
- The proposed conditional use maintains consistency with surrounding land uses by complementing existing development patterns and reinforcing the intended character of the area. It provides an appropriate and beneficial use of the property within its setting, while ensuring compatibility with adjacent properties and the broader neighborhood context.
- The proposed conditional use is located in an area that is fully served by existing utilities and services provided by public agencies. No additional infrastructure extensions are necessary, and adequate capacity is available to support the proposed use without burdening public facilities or services.

PROPOSED BUILDING:

VALVOLINE INSTANT OIL CHANGE

3107 S. BUSINESS DRIVE
CITY OF SHEBOYGAN, SHEBOYGAN COUNTY



LOCATION MAP

SHEET INDEX

| SHEET | DESCRIPTION | PLAN COMMISSION SUBMITTAL | REVISIONS - 1 | REVISIONS - 2 |
|---------------|-------------------------------------|---------------------------|---------------|---------------|
| GENERAL | | | | |
| G-101 | TITLE SHEET AND LOCATION MAP | 08 / 21 / 2025 | | |
| ARCHITECTURAL | | | | |
| A-100 | PROPOSED SITE PLAN | | | |
| A-101 | LOWER LEVEL AND UPPER LEVEL PLANS | | | |
| A-201 | EXTERIOR ELEVATIONS | | | |
| A-202 | DUMPSTER ENCLOSURE AND SIGN DETAILS | | | |
| | | | | |
| | | | | |
| | | | | |

PROJECT TEAM

OWNER CONTACT: Dean Sulok
Klees & Sulok Oil
2795 E. Washington Street
West Bend, WI 53095
EMAIL: sulokolco@charter.com

ARCHITECT: Adam Hertel
American Architectural Group, Inc.
3350 South River Road
West Bend, WI 53095
PH: (262) 334-3811
EMAIL: adam@teamaag.net

Item 13.

AMERICAN

CONSTRUCTION SERVICES, INC.

3350 SOUTH RIVER ROAD
WEST BEND, WI 53095-7884
(262) 334-3811 FAX: (262) 334-4990

AMERICAN

ARCHITECTURAL GROUP, INC.

3350 SOUTH RIVER ROAD
WEST BEND, WI 53095-7884
(262) 334-3811 FAX: (262) 334-4990

Stamp

Issue:

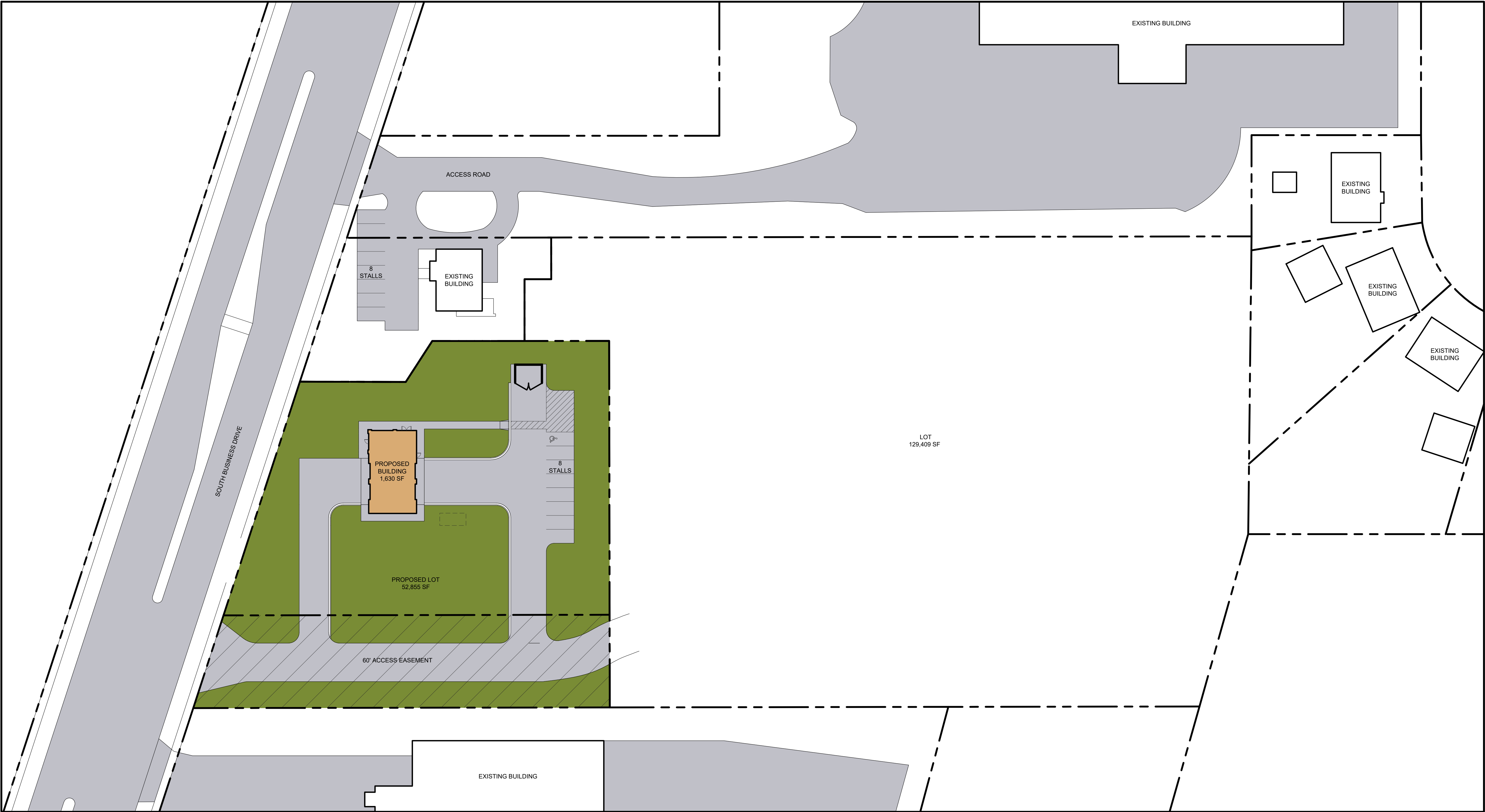
Document Date

Project Number

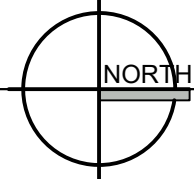
Sheet Title
TITLE SHEET AND
LOCATION MAP

Sheet Number

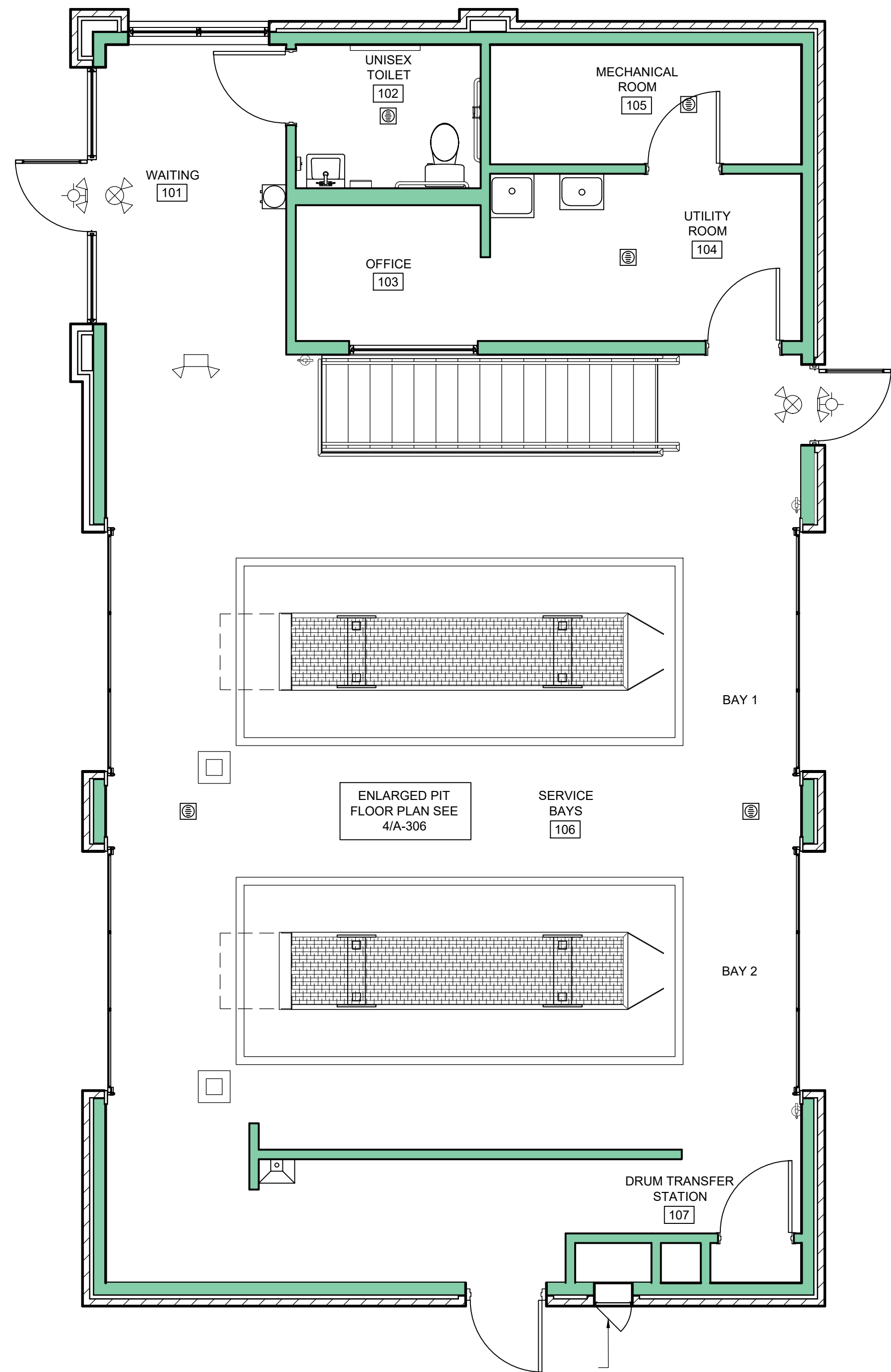
G-101



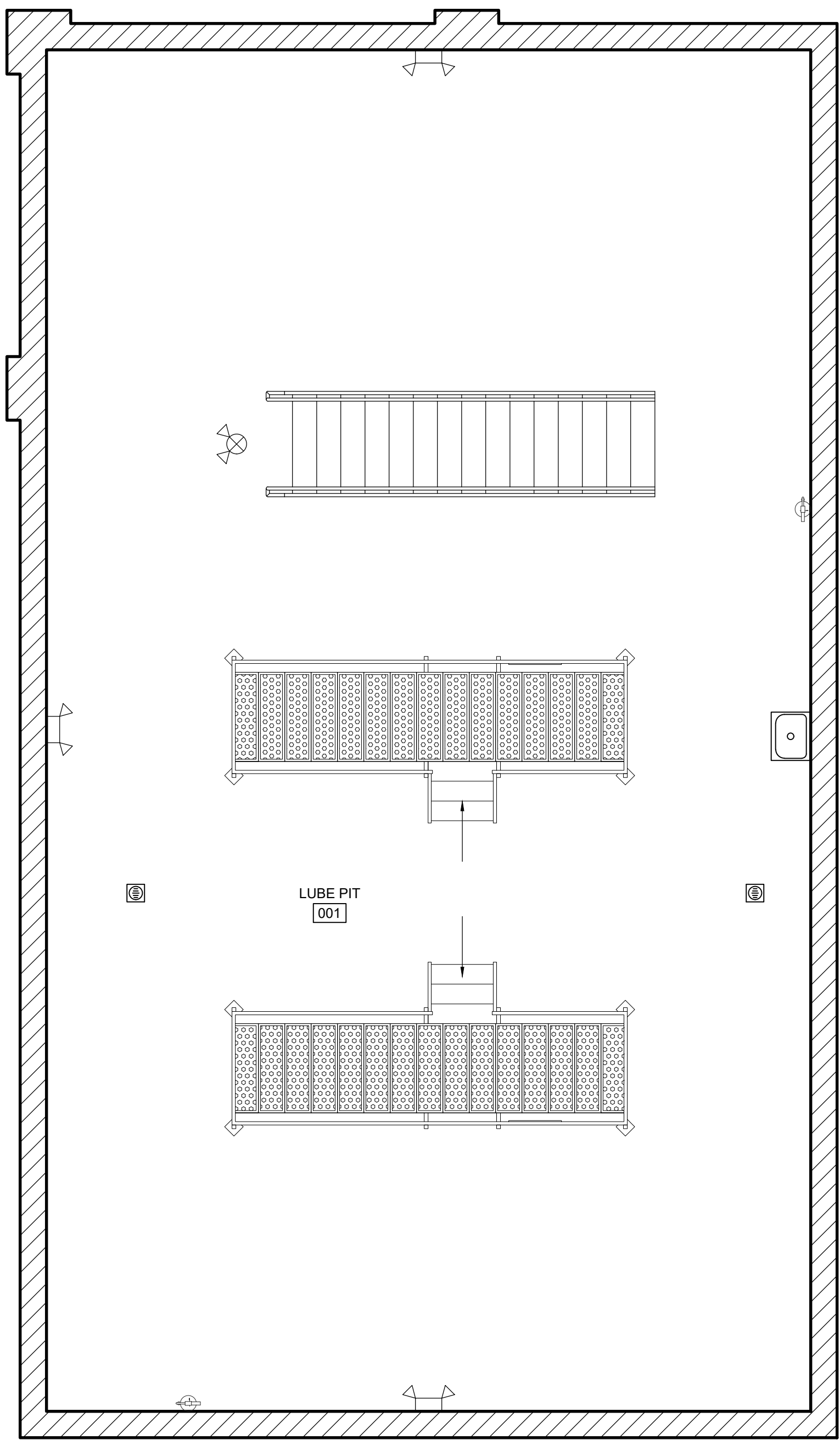
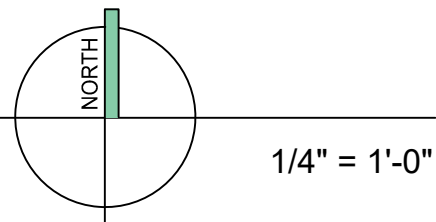
A-100 - PROPOSED SITE PLAN
SHEBOYGAN, WISCONSIN



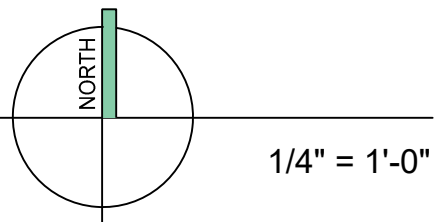
1" = 30.00'



UPPER LEVEL PLAN



LOWER LEVEL PLAN



PROPOSED BUILDING

Valvoline Instant Oil Change

3107 S. BUSINESS DRIVE
CITY OF SHEBOYGAN, SHEBOYGAN COUNTY

Issue:

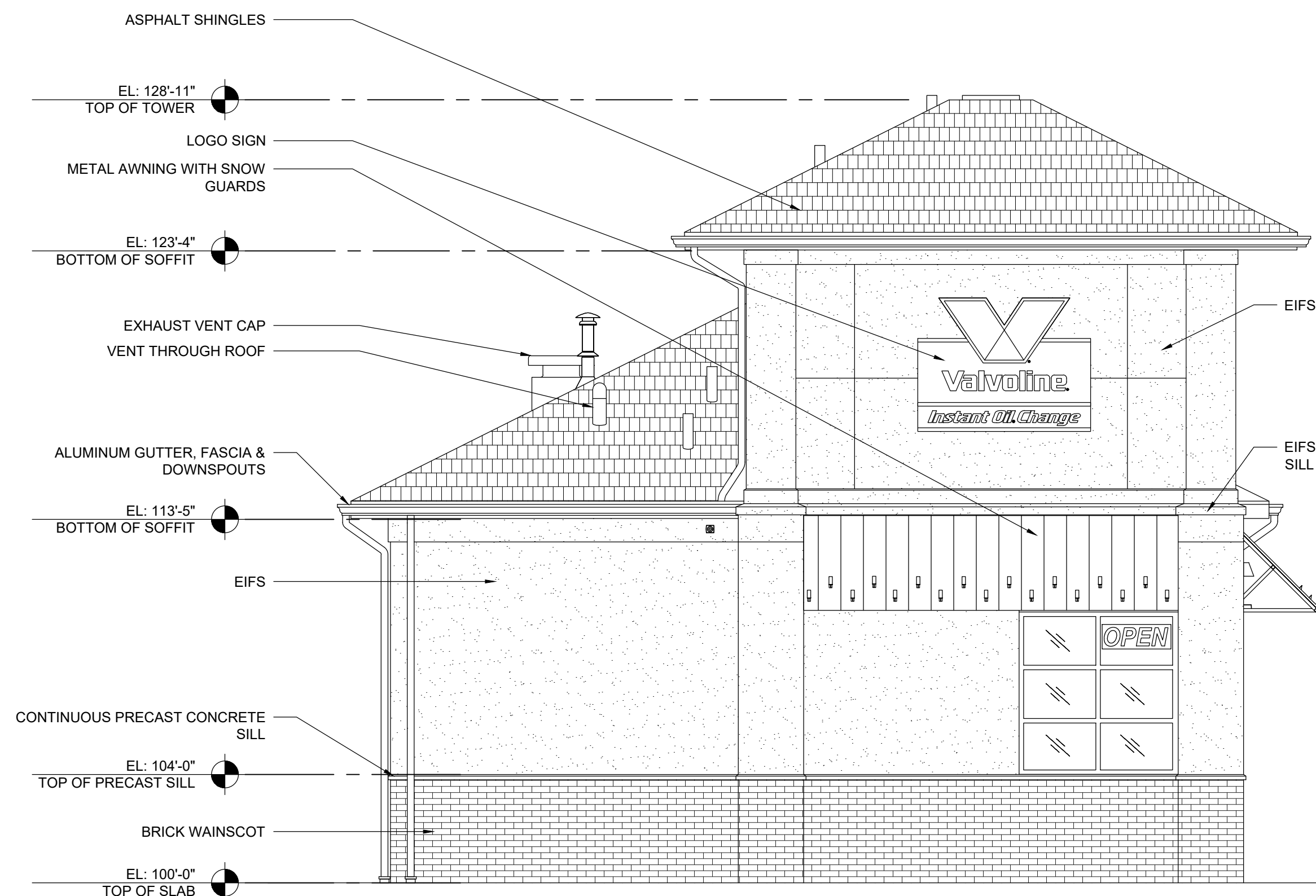
Document Date:

Project Number:

Sheet Title:
LOWER LEVEL AND
UPPER LEVEL PLANS

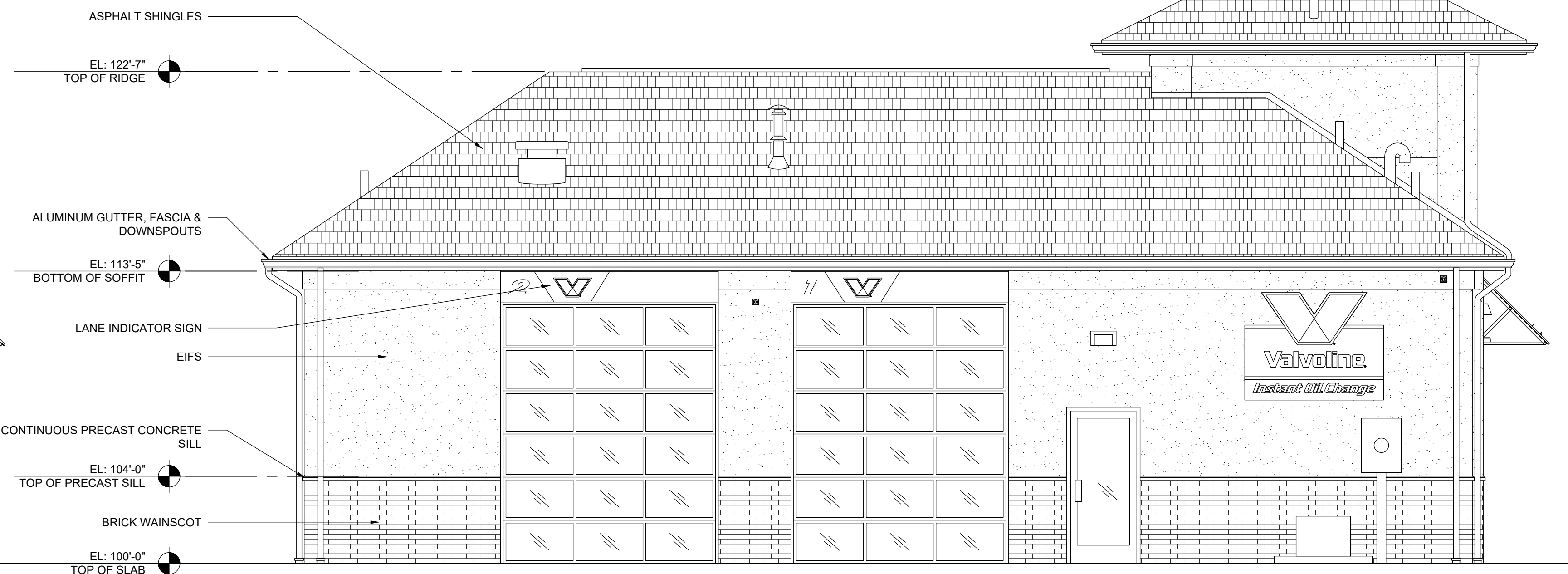
Sheet Number:

A-101



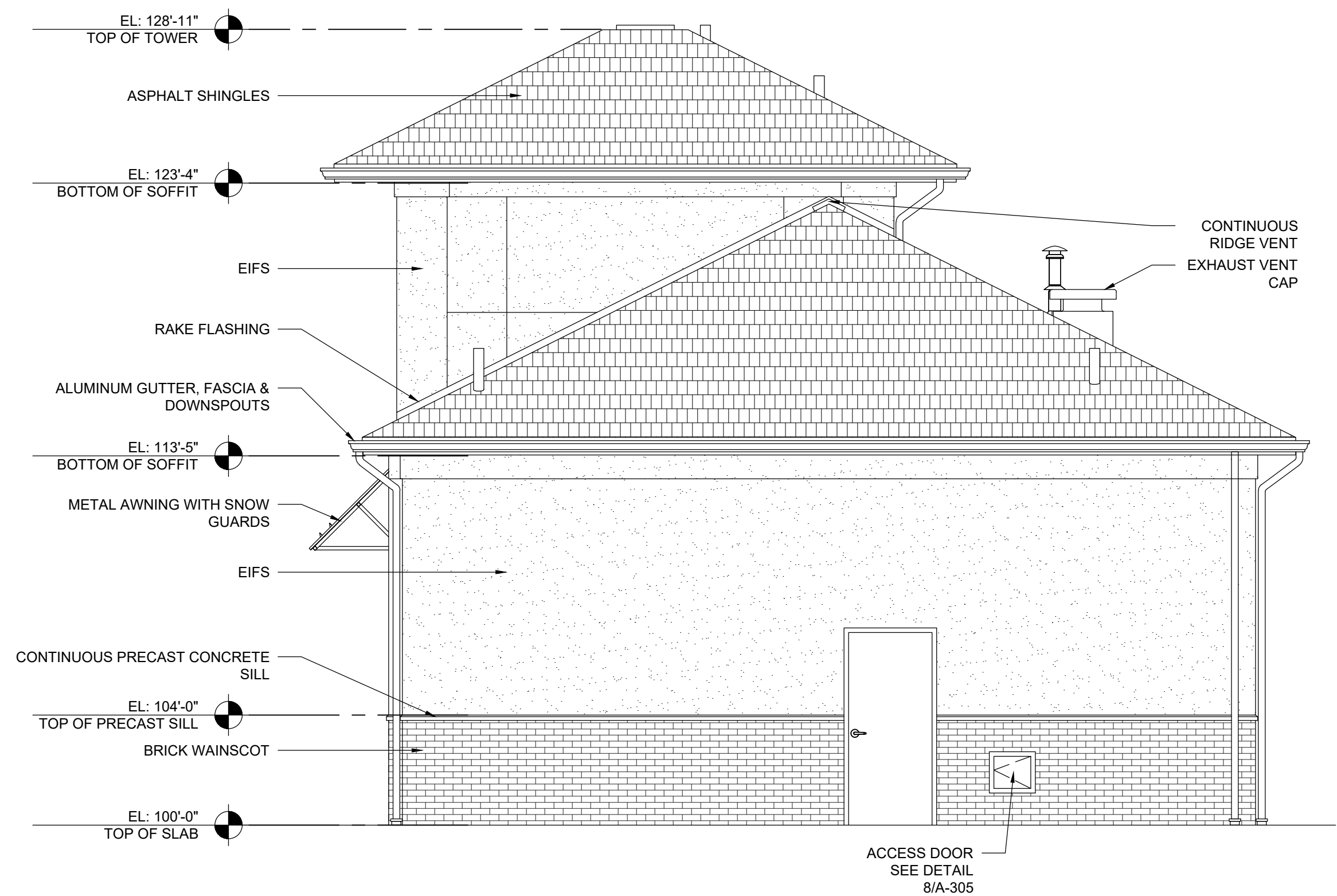
NORTH ELEVATION

1/4" = 1'-0"



EAST ELEVATION

1/4" = 1'-0"



SOUTH ELEVATION

1/4" = 1'-0"



WEST ELEVATION

1/4" = 1'-0"

PROPOSED BUILDING

Valvoline Instant Oil Change

3107 S. BUSINESS DRIVE

CITY OF SHEBOYGAN, SHEBOYGAN COUNTY

Issue:

Document Date:

Project Number:

Sheet Title:
EXTERIOR ELEVATIONS

Sheet Number:

A-201

3107 S. BUSINESS DRIVE

Issue:

Document Date:

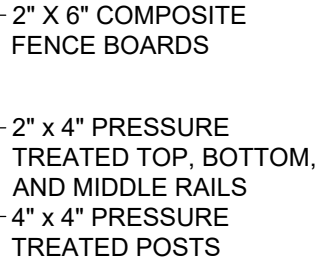
Project Number:

Sheet Title:
DUMPSTER ENCLOSURE
AND SIGN DETAILS

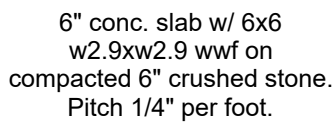
Sheet Number:

A-202

SECTION A

$$1/2'' = 1'-0''$$


TYPICAL FENCE FRAMING



DUMPSTER ENCLOSURE PLAN

DUMPSTER ENCLOSURE

SECTION

1/2" = 1'-0"

WAINSCOT PRECAST SILL BY
G.C.

FACE BRICK TO MATCH
BUILDING BY G.C.

MONUMENT SIGN GENERAL NOTES:

1. ELECTRICAL CONDUIT BY GC.
2. ALL BRICK AND STONE WORK BY GC.
3. ALL REMAINING WORK SHALL BE BY THE SIGNAGE VENDOR. SHOWN FOR REFERENCE ONLY

MONUMENT SIGN

1/2" = 1'-0"

CITY OF SHEBOYGAN

REQUEST FOR ARCHITECTURAL REVIEW CONSIDERATION

ITEM DESCRIPTION: Architectural review of the construction of Valvoline Instant Oil Change located at parcel 59281431139.

REPORT PREPARED BY: Ellise Rose, Zoning Administrator

REPORT DATE: September 4, 2025

MEETING DATE: September 9, 2025

FISCAL SUMMARY:

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

STATUTORY REFERENCE:

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

BACKGROUND / ANALYSIS:

Adam Hertel is proposing to construct a Valvoline Instant Oil Change located at parcel 59281431139. The applicant states the following:

- The proposed project is a Valvoline Instant Oil Change. The services offered include full service oil change, radiator and air conditioning service, air filter replacement, along with other preventative maintenance services that are completed in approximately 15 minutes.
- The drive through model involves customers staying in the comfort of their vehicle while services are completed.
- The new building will have a footprint of 1,666 square feet and with a main floor level and a basement level for oil changes.
- The building will be built of load bearing wood stud walls with brick veneer and EIFS for wall materials and sloped trusses with asphalt shingles for a roof.
- The store will have two maintenance bays with large glass overhead doors and a waiting space with aluminum storefront windows.
- Other site features include paved parking areas, driveways, site lighting and landscaping.

STAFF COMMENTS:

None

ACTION REQUESTED:

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

ATTACHMENTS:

Architectural Review Application and required attachments.

Item 14.



CITY OF SHEBOYGAN
ARCHITECTURAL REVIEW
APPLICATION

Fee: _____

Review Date: _____

Item 14.

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

SECTION 1: Applicant/ Permittee Information

| | | | |
|---|--|--------------------|-------------------|
| Name (Ind., Org. or Entity) American Architectural Group | Authorized Representative Adam Hertel | Title Architect | |
| Mailing Address 3350 S. River Road | City West Bend | State WI | ZIP Code 53095 |
| Email Address adam@teamaag.net | Phone Number (incl. area code) 262-334-3811 | | |

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

| | | | |
|--|--------------------------------|----------------|-------------------|
| Name (Ind., Org. or Entity) Klees & Sulok Oil | Contact Person Dean Sulok | Title Owner | |
| Mailing Address 2795 E. Washington Street | City West Bend | State WI | ZIP Code 53095 |
| Email Address sulokoilco@charter.net | Phone Number (incl. area code) | | |

SECTION 3: Architect Information

| | | | |
|---------------------------|--------------------------------|-------|-----|
| Name Same as Section 1 | | | |
| Mailing Address | City | State | Zip |
| Email Address | Phone Number (incl. area code) | | |


SECTION 4: Contractor Information

| | | | |
|-----------------|--------------------------------|-------|-----|
| Name NA | | | |
| Mailing Address | City | State | Zip |
| Email Address | Phone Number (incl. area code) | | |

SECTION 5: Certification and Permission

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

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

| | | |
|---|----------------|------------------------|
| Name of Owner/Authorized Representative (please print) Dean Sulok | Title Owner | Phone Number |
| Signature of Applicant  | | Date Signed 8.19.25 |

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

SECTION 6: Description of the Subject Site/Proposed Project

| | | |
|--|------------------------------------|--------------------------------------|
| Project Address/Description | | Parcel No. |
| Name of Proposed/Existing Business: | | |
| Address of Property Affected: | | |
| Zoning Classification: | | |
| New Building: <input type="checkbox"/> | Addition: <input type="checkbox"/> | Remodeling: <input type="checkbox"/> |

SECTION 7: Description of Proposed Project

The proposed project is a Valvoline Instant Oil Change. The services offered include full service oil change, radiator and air conditioning service, air filter replacement, along with other preventative maintenance services that are completed in approximately 15 minutes. The drive through model involves customers staying in the comfort of their vehicle while services are completed.

SECTION 8: Description of EXISTING Exterior Design and Materials**SECTION 9: Description of the PROPOSED Exterior Design and Materials**

The new building will have a footprint of 1,666 square feet and with a main floor level and a basement level for oil changes. The building will be built of load bearing wood stud walls with brick veneer and EIFS for wall materials and sloped trusses with asphalt shingles for a roof. The store will have two maintenance bays with large glass overhead doors and a waiting space with aluminum storefront windows. Other site features include paved parking areas, driveways, site lighting and landscaping.

PROPOSED BUILDING:

VALVOLINE INSTANT OIL CHANGE

3107 S. BUSINESS DRIVE
CITY OF SHEBOYGAN, SHEBOYGAN COUNTY



LOCATION MAP

SHEET INDEX

| SHEET | DESCRIPTION | PLAN COMMISSION SUBMITTAL | REVISIONS - 1 | REVISIONS - 2 |
|---------------|-------------------------------------|---------------------------|---------------|---------------|
| GENERAL | | | | |
| G-101 | TITLE SHEET AND LOCATION MAP | 08 / 21 / 2025 | | |
| ARCHITECTURAL | | | | |
| A-100 | PROPOSED SITE PLAN | | | |
| A-101 | LOWER LEVEL AND UPPER LEVEL PLANS | | | |
| A-201 | EXTERIOR ELEVATIONS | | | |
| A-202 | DUMPSTER ENCLOSURE AND SIGN DETAILS | | | |
| | | | | |
| | | | | |
| | | | | |

PROJECT TEAM

OWNER CONTACT: Dean Sulok
Klees & Sulok Oil
2795 E. Washington Street
West Bend, WI 53095
EMAIL: sulokolco@charter.com

ARCHITECT: Adam Hertel
American Architectural Group, Inc.
3350 South River Road
West Bend, WI 53095
PH: (262) 334-3811
EMAIL: adam@teamaag.net

Item 14.

AMERICAN

CONSTRUCTION SERVICES, INC.

3350 SOUTH RIVER ROAD
WEST BEND, WI 53095-7884
(262) 334-3811 FAX: (262) 334-4990

AMERICAN

ARCHITECTURAL GROUP, INC.

3350 SOUTH RIVER ROAD
WEST BEND, WI 53095-7884
(262) 334-3811 FAX: (262) 334-4990

Stamp

Issue:

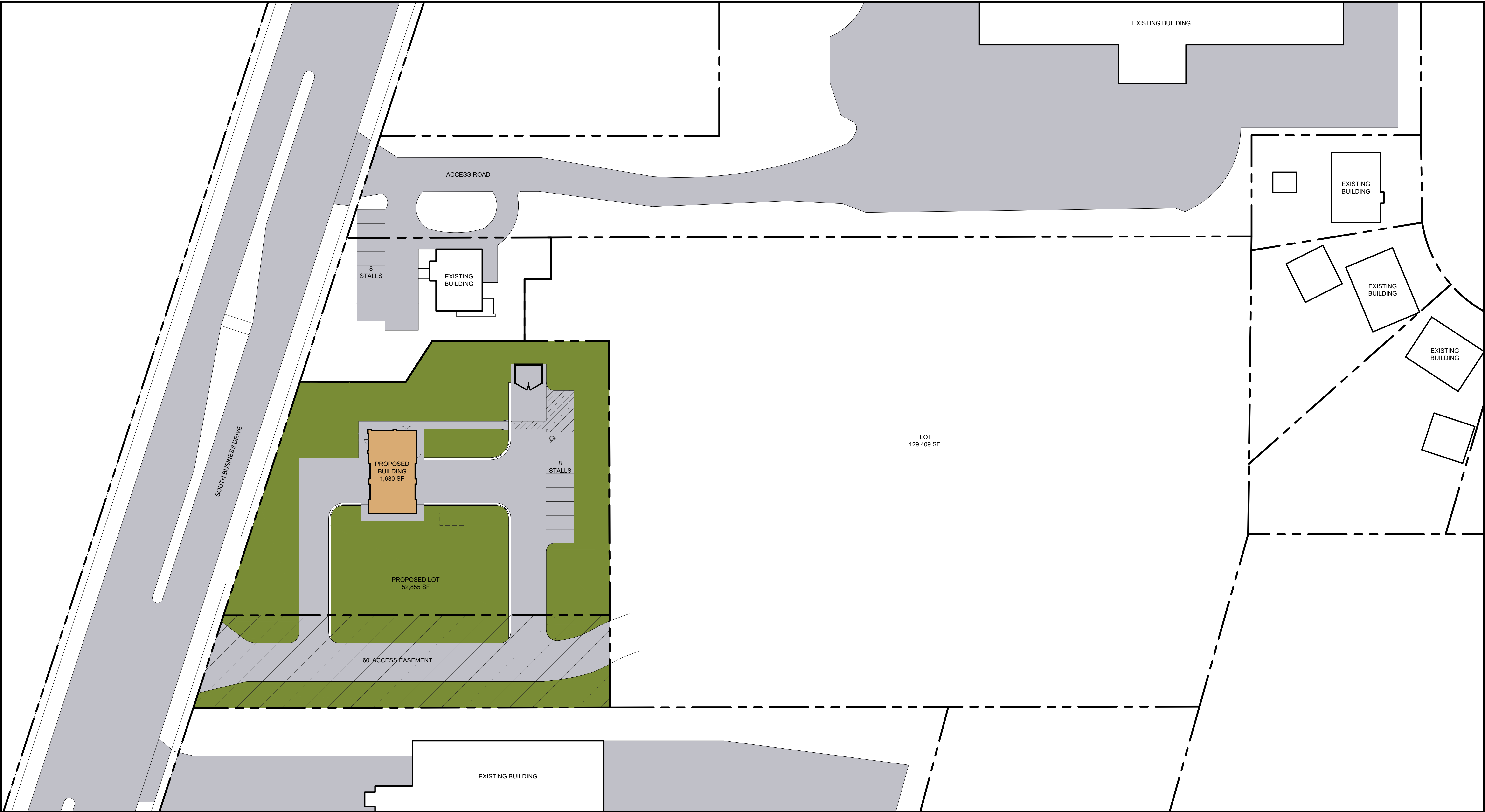
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Project Number

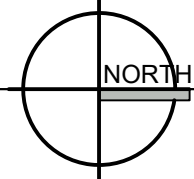
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TITLE SHEET AND
LOCATION MAP

Sheet Number

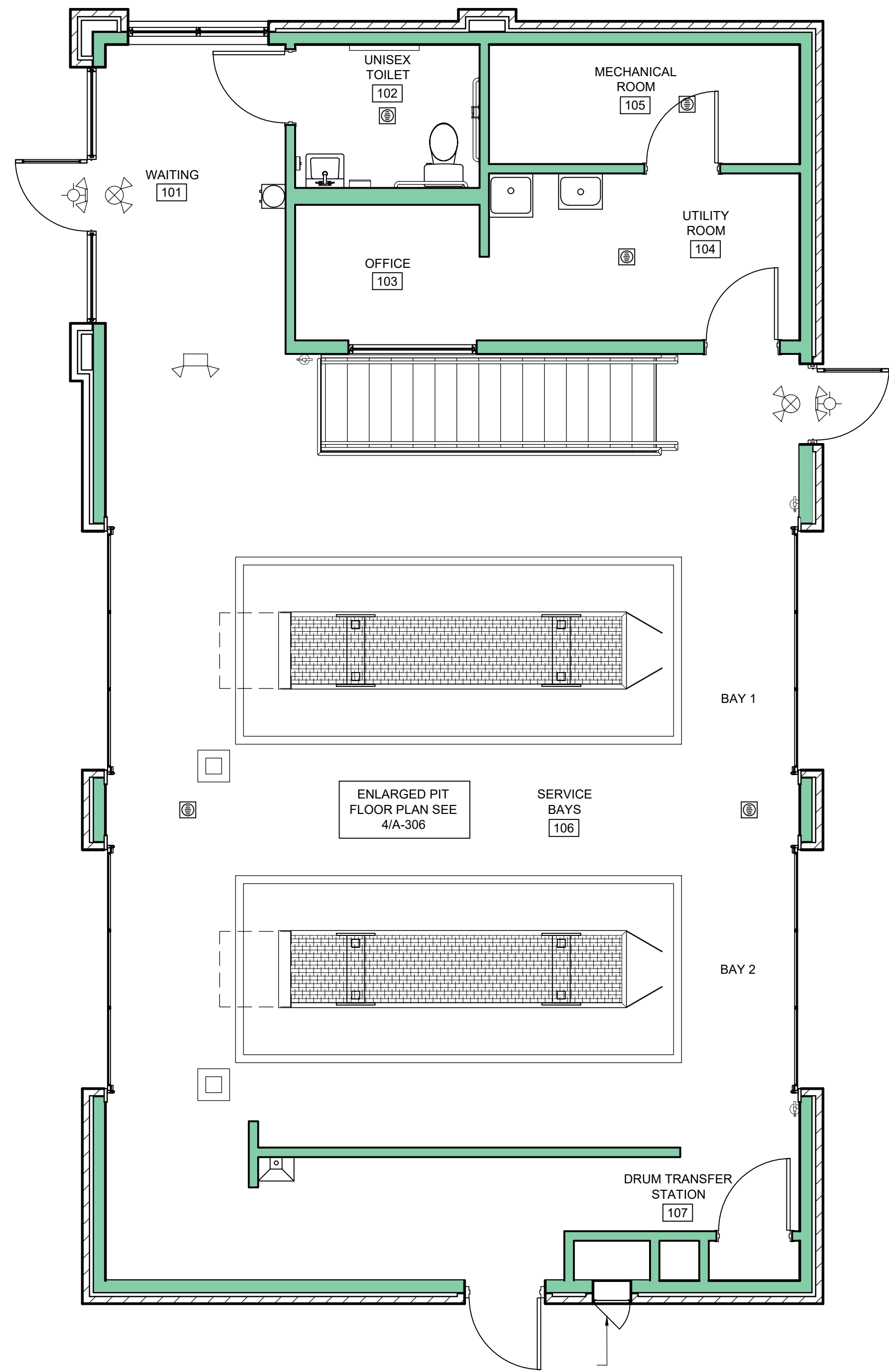
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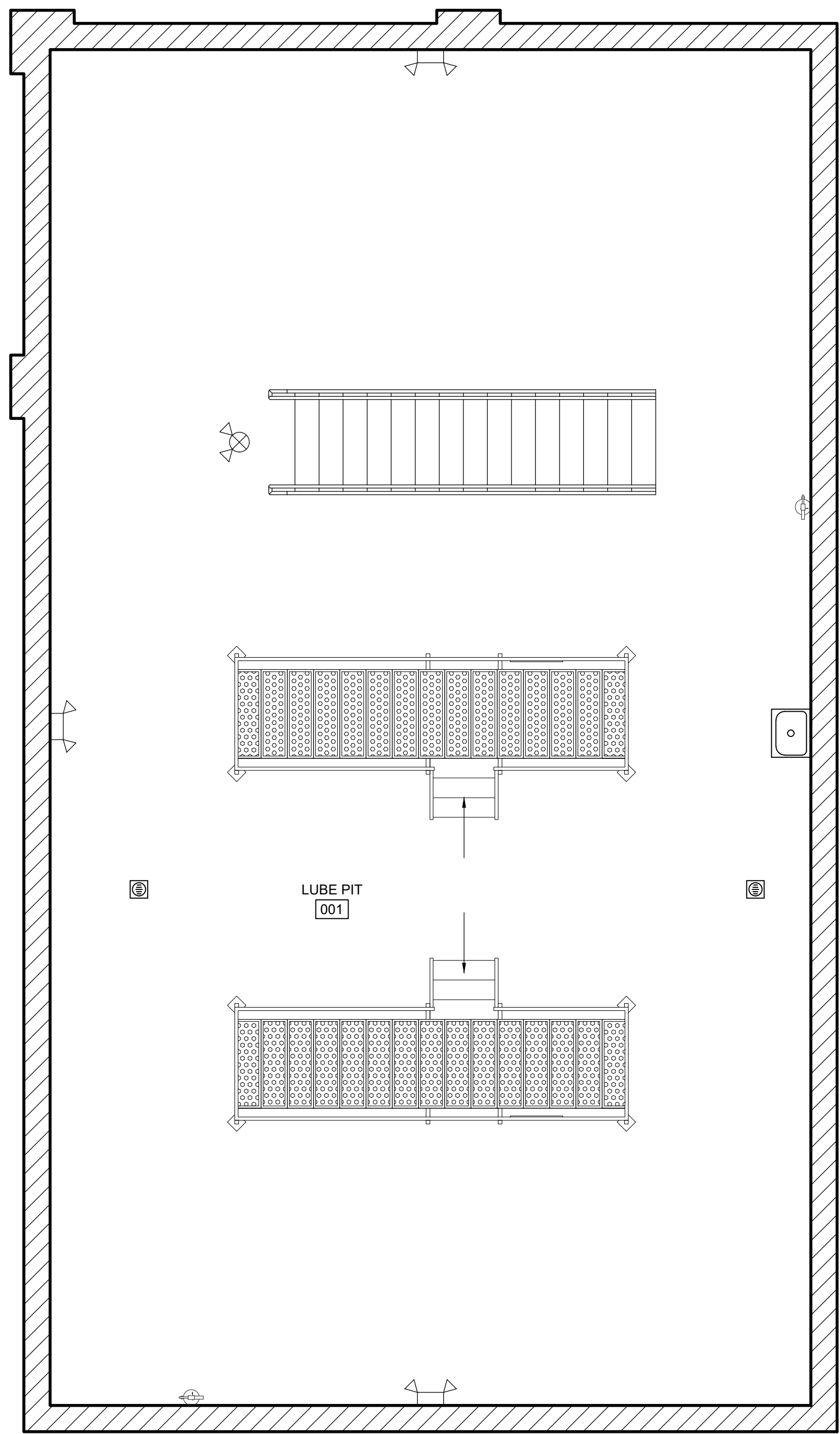
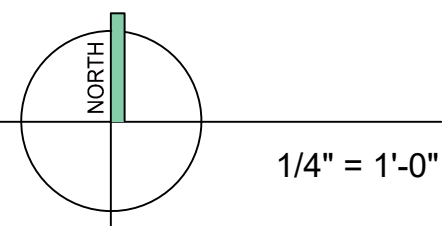
A-100 - PROPOSED SITE PLAN
SHEBOYGAN, WISCONSIN



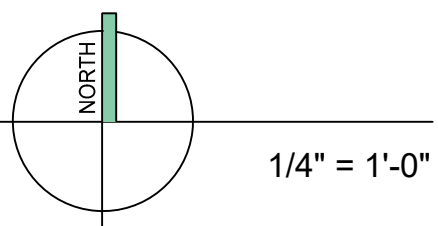
1" = 30.00'



UPPER LEVEL PLAN



LOWER LEVEL PLAN



PROPOSED BUILDING

Valvoline Instant Oil Change

3107 S. BUSINESS DRIVE
CITY OF SHEBOYGAN, SHEBOYGAN COUNTY

Issue:

Document Date:

Project Number:

Sheet Title:
LOWER LEVEL AND
UPPER LEVEL PLANS

Sheet Number:

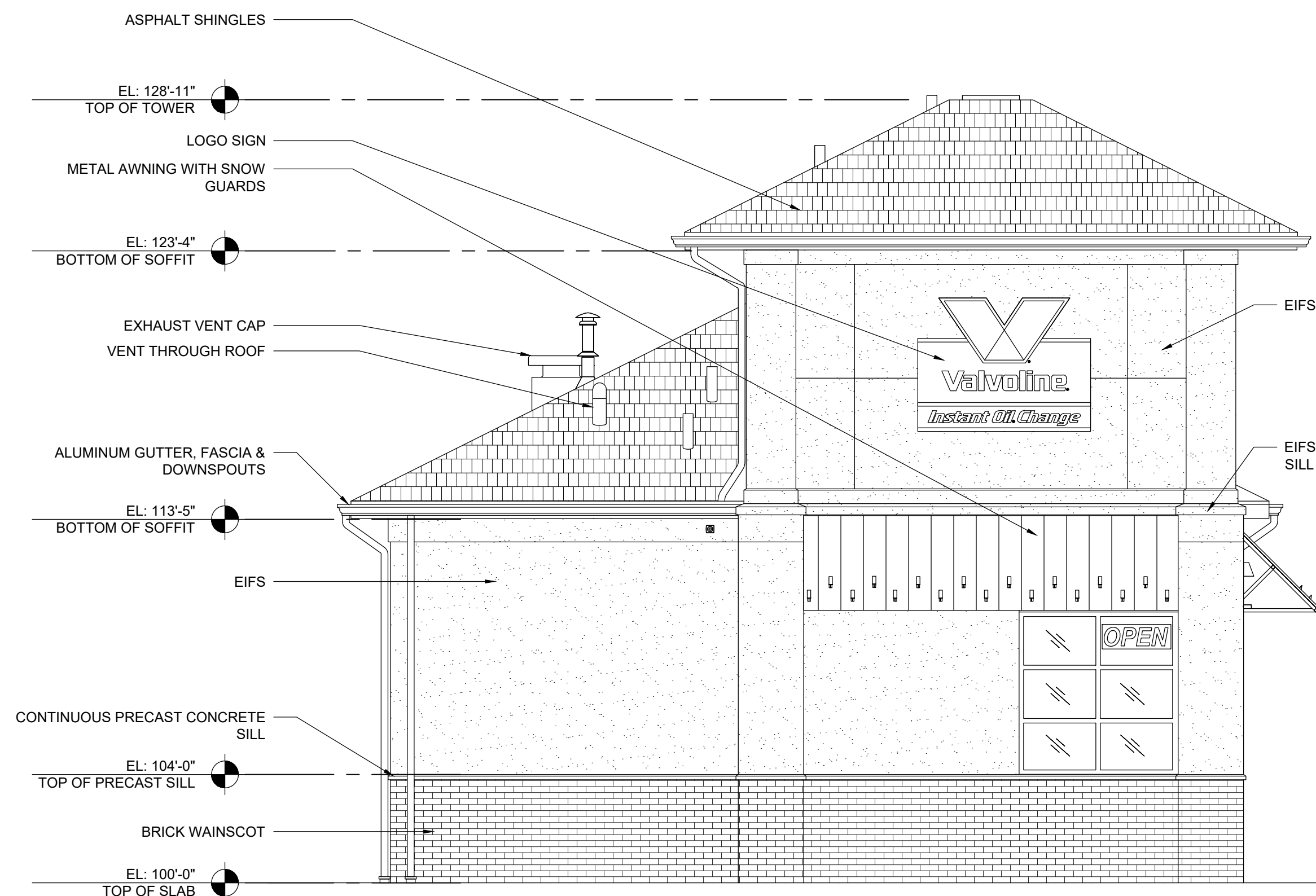
A-101



3350 SOUTH RIVER ROAD
WEST BEND, WI 53095-7884
(262) 334-3811 FAX: (262) 334-4990

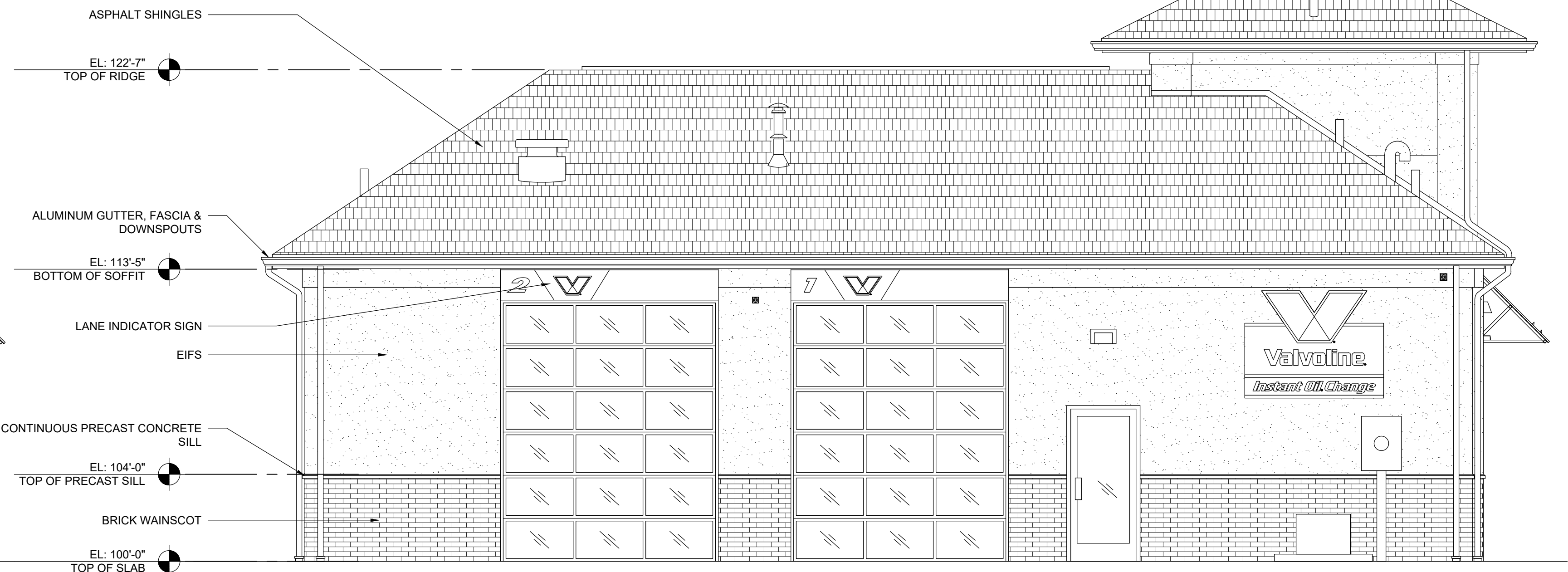


3350 SOUTH RIVER ROAD
WEST BEND, WI 53095-7884
(262) 334-3811 FAX: (262) 334-4990



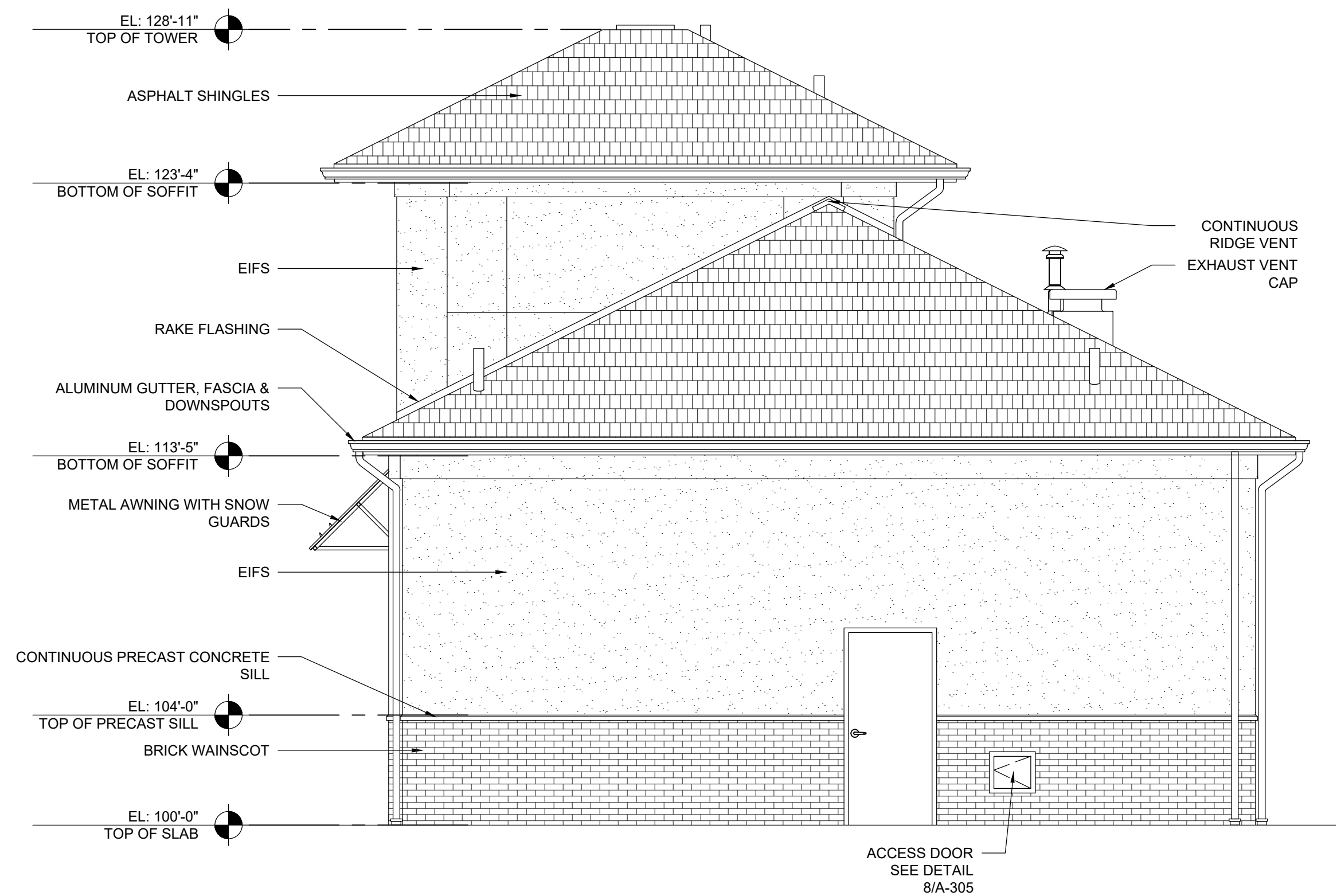
NORTH ELEVATION

1/4" = 1'-0"



EAST ELEVATION

1/4" = 1'-0"



SOUTH ELEVATION

1/4" = 1'-0"



WEST ELEVATION

1/4" = 1'-0"

PROPOSED BUILDING

Valvoline Instant Oil Change

3107 S. BUSINESS DRIVE

CITY OF SHEBOYGAN, SHEBOYGAN COUNTY

Issue:

Document Date:

Project Number:

Sheet Title:
EXTERIOR ELEVATIONS

Sheet Number:

A-201

PROPOSED BUILDING

Issue:

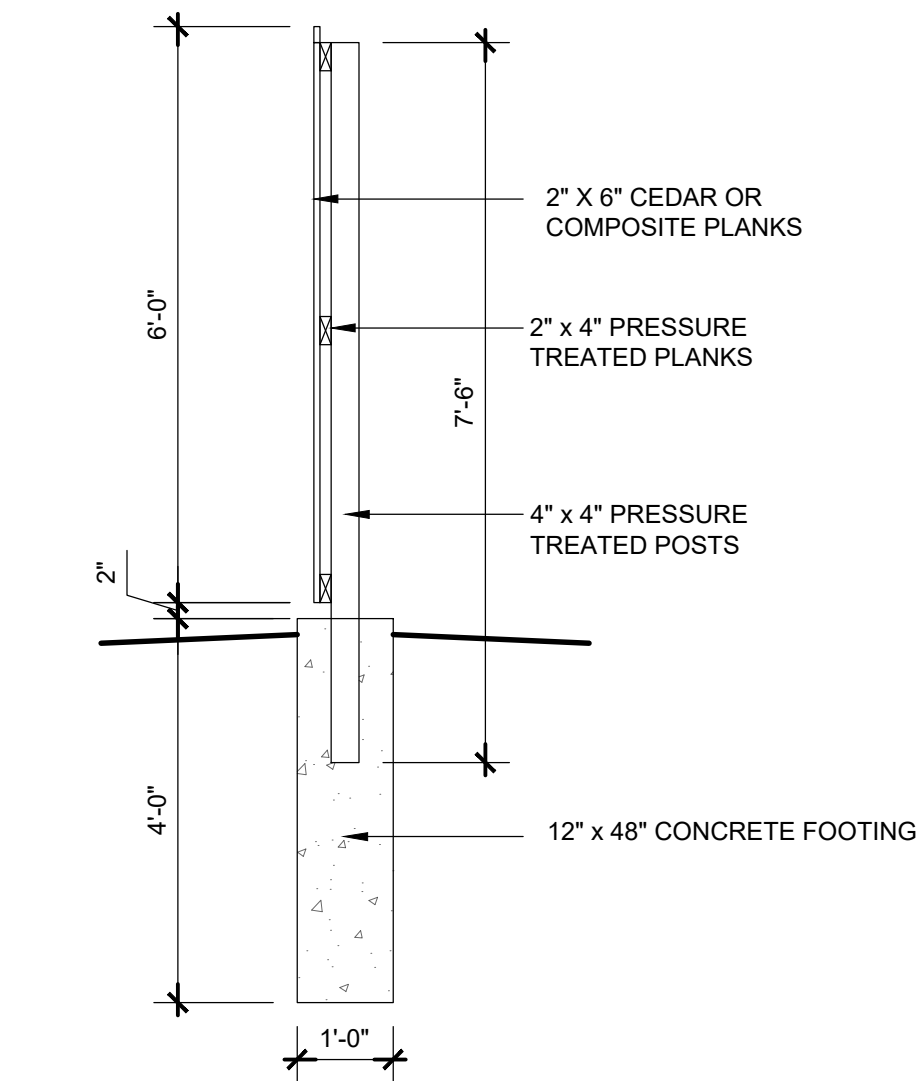
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Project Number:

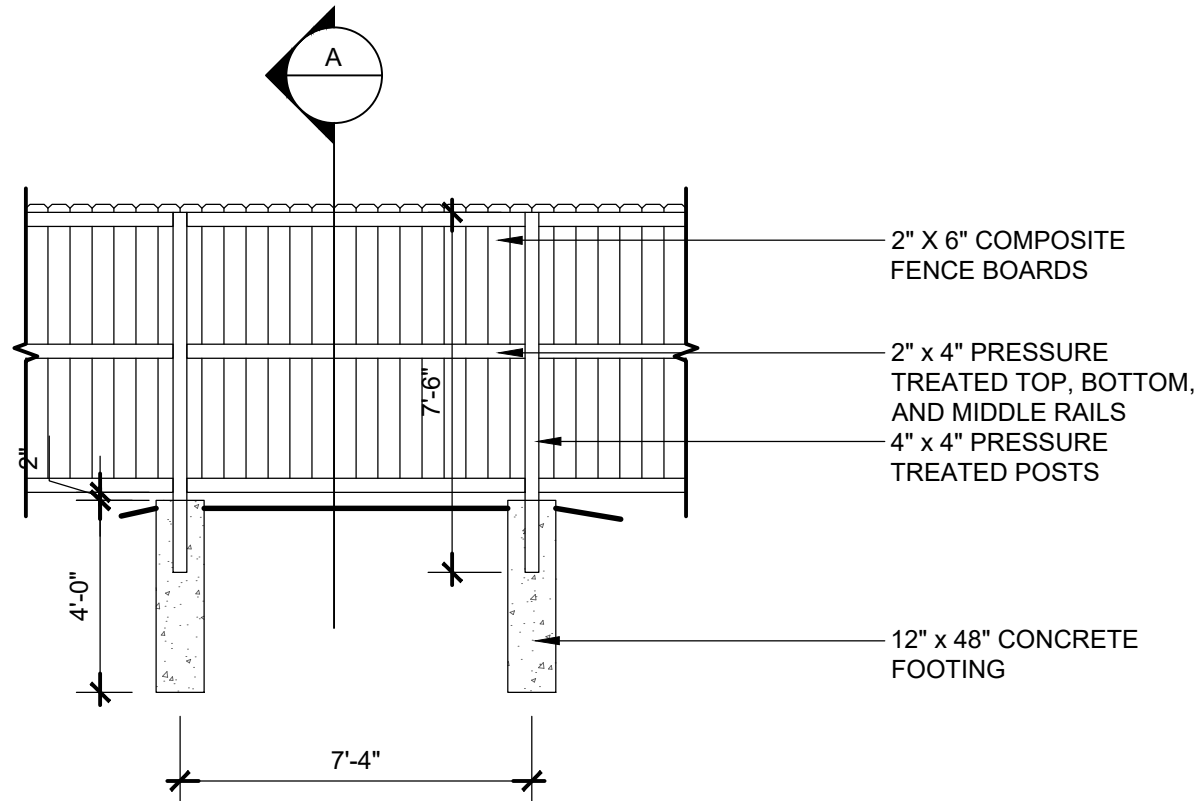
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DUMPSTER ENCLOSURE
AND SIGN DETAILS

Sheet Number:

A-202

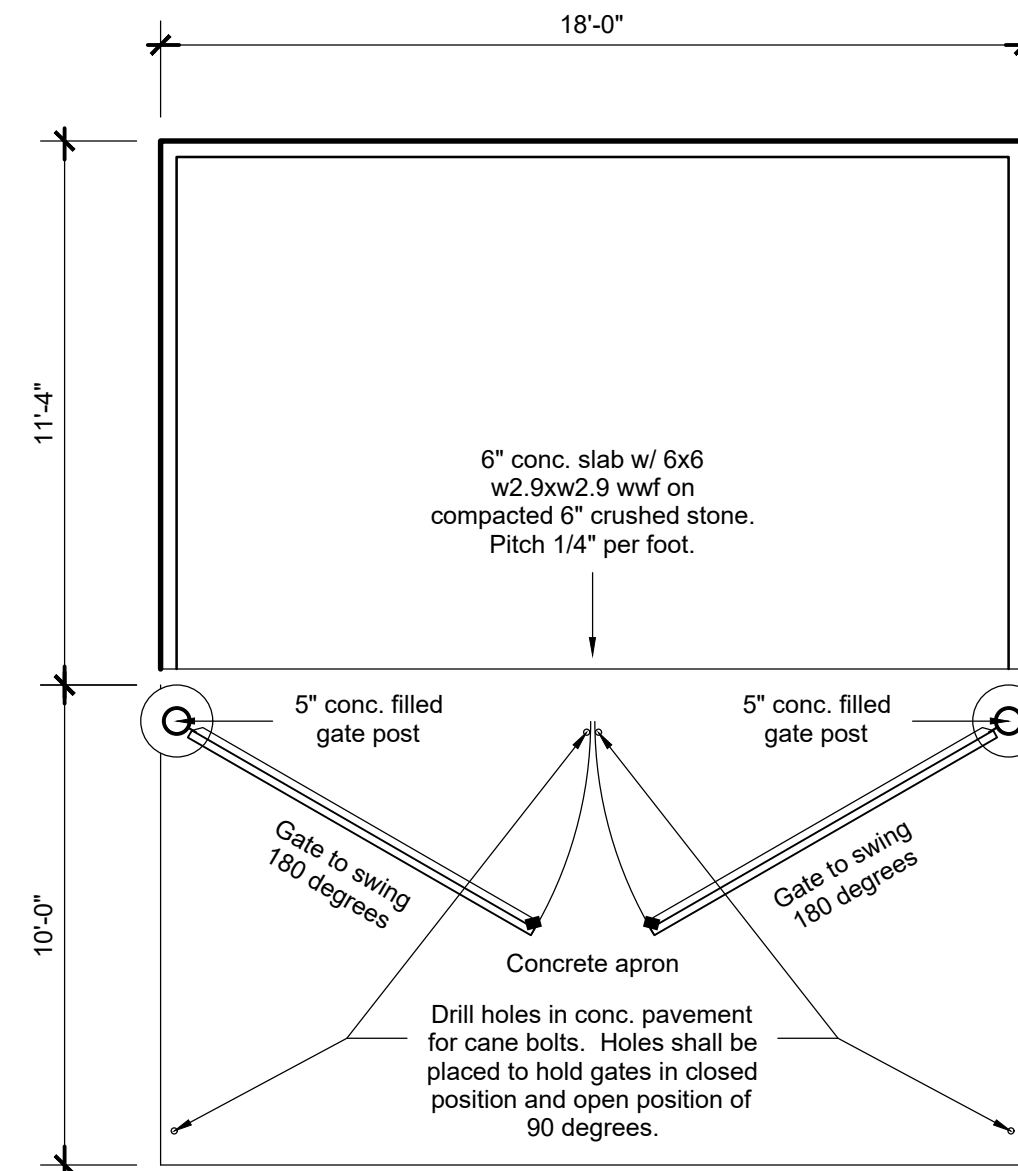


SECTION A

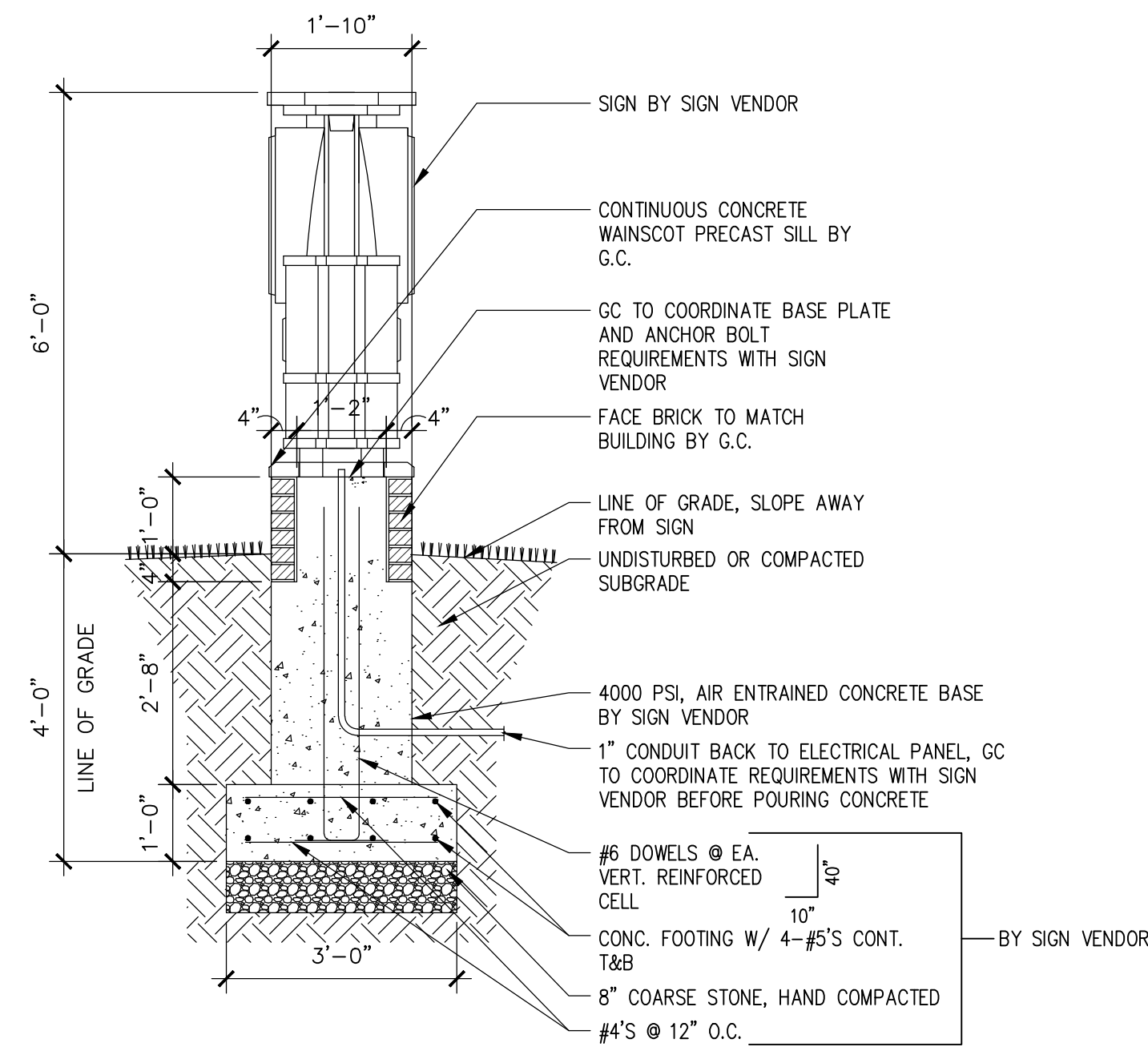
$$1/2'' = 1'-0''$$


TYPICAL FENCE FRAMING

DUMPSTER ENCLOSURE

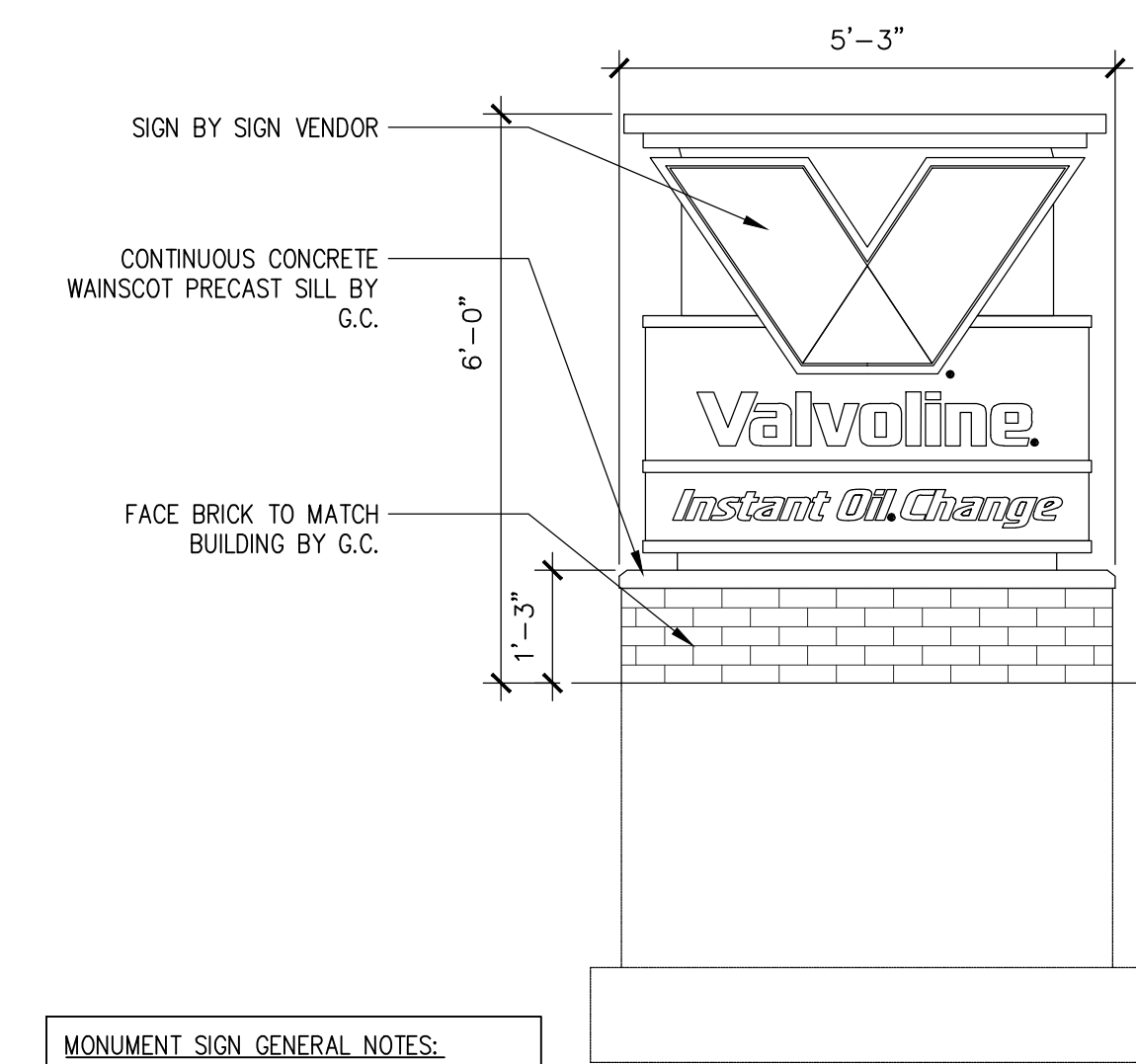


DUMPSTER ENCLOSURE PLAN



SECTION

1/2" = 1'-0"



MONUMENT SIGN

1/2" = 1'-0"

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Application for Special Use Permit by Paul Mertens to operate God Connection located at 818 Erie Ave. CC Central Commercial Zone.

REPORT PREPARED BY: Ellise Rose, Zoning Administrator

REPORT DATE: September 2, 2025

MEETING DATE: September 9, 2025

APPLICANT PROPOSAL:

Paul Mertens is proposing to operate God Connection located at 818 Erie Ave. The applicant states the following:

- The structure is a retail storefront that is currently vacant
- The proposed use is a learning center open to the public for the study of Jesus Christ thru: movies, books, bible studies, lectures, and fellowship at no cost.

STAFF ANALYSIS:

The use is permitted as special use under the Central Commercial zoning district as indoor institutional. No exceptions are required for the project.

ACTION REQUESTED:

Staff recommends approval of the site 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, State of Wisconsin, etc. An occupancy permit shall be granted only at such time as the applicant has met all requirements.
2. If dumpsters are used, dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility. Applicant will provide plans that show the location of any dumpsters and will provide plans that show how the dumpster is to be screened and enclosed (design, materials, colors, location, etc.).
3. Outdoor storage of materials or equipment shall be prohibited.
4. All lighting shall be installed per Section 105-932 of the City of Sheboygan Zoning Ordinance. There shall be no spillover light onto adjacent properties or the streets.
5. 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 sign design, the matter may be brought back to the Plan Commission for their consideration.

6. If there are to be any remodel/renovations to the exterior of the facility, the applicant will be required to obtain Architectural Review approval prior to receiving a building permit for such remodel/renovation.
7. If there are any amendments to the approved special use permit and/or site plan, the applicant will be required to submit a new application reflecting those amendments.

ATTACHMENTS:

Site plan review application and attachments

| | | | |
|--|---|--------------------|----------|
|  | CITY OF SHEBOYGAN SPECIAL USE AND SITE PLAN REVIEW APPLICATION | Fee: \$100 | Item 15. |
| | | Review Date: _____ | |
| | | Zoning: _____ | |

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

| SECTION 1: Applicant/ Permittee Information | | | |
|--|---|---------------------------------|--------------------------|
| Name (Ind., Org. or Entity) GOD CONNECTION | Authorized Representative PAUL R. MERTENS | Title OWNER | |
| Mailing Address 1401 S. 25TH ST | City SHEBOYGAN | State WI | ZIP Code 53081 |
| Email Address PAULMERTENS@ICLOUD.COM | Phone Number (incl. area code) 920-918-0554 | | |
| SECTION 2: Landowner Information (complete these fields when project site owner is different than applicant) | | | |
| Name (Ind., Org. or Entity) HM2 PROPERTY MANAGEMENT | Contact Person KEVIN | Title MANAGER | |
| Mailing Address 1313 MICHIGAN AVE | City SHEBOYGAN | State WI | ZIP Code 53081 |
| Email Address | Phone Number (incl. area code) 920-990-2015 | | |
| SECTION 3: Architect Information | | | |
| Name N/A | | | |
| Mailing Address | City | State | Zip |
| Email Address | Phone Number (incl. area code) | | |
| SECTION 4: Contractor Information | | | |
| Name N/A | | | |
| Mailing Address | City | State | Zip |
| Email Address | Phone Number (incl. area code) | | |
| SECTION 5: Certification and Permission | | | |
| Certification: I hereby certify that I am the owner or authorized representative of the owner of the property which is the subject of this Site Plan Review Application. I certify that the information contained in this form and attachments are true and accurate. I certify that the project will be in compliance with all conditions. I understand that failure to comply with any or all of the provisions of the permit may result in permit revocation and a fine and/or forfeiture under the provisions of applicable laws. | | | |
| Permission: I hereby give the City permission to enter and inspect the property at reasonable times, to evaluate this notice and application, and to determine compliance with any resulting permit coverage. | | | |
| Name of Owner/Authorized Representative (please print) | | Title | Phone Number |
| Signature of Applicant Paul R. Mertens | | Date Signed 8/20/2025 | |

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 \$100 (payable to the City of Sheboygan) are not submitted along with a complete and legible application. Application filing fee is non-refundable.

SECTION 6: Description of the Subject Site/Proposed Project

Item 15.

Parcel No.

Zoning Classification

Name of Proposed/Existing Business:

GOD CONNECTION

Address of Property Affected:

818 ERIE AVE SHEBOYGAN

New Building: ☐Addition: ☐Remodeling: ☐**SECTION 7: Brief Description of Type of Structure**

RETAIL STOREFRONT

SECTION 8: Description of EXISTING Operation or Use

VACANT

SECTION 9: Description of the PROPOSED Operation or Use

A LEARNING CENTER OPEN TO THE PUBLIC FOR
THE STUDY OF JESUS CHRIST THRU:

MOVIES - BOOKS - BIBLE STUDIES -

LECTURES - + FELLOWSHIP AT NO COST.



Item 15.

