

*****ATTACHMENTS*****

CITY OF SHEBOYGAN

REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION

ITEM DESCRIPTION: Construction of the new Oscar Apartments at 1436 S. 15th Street (the Van Der Vaart property).

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

REPORT DATE: March 20, 2020

MEETING DATE: March 23, 2020

FISCAL SUMMARY:

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

STATUTORY REFERENCE:

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

BACKGROUND / ANALYSIS:

In November of 2019, the Architectural Review Board approved building elevations by Green Street Development for the Oscar Apartments project to be constructed on the Van Der Vaart property located at 1436 S. 15th Street. Since that initial approval, the applicant has discovered additional issues regarding areas that have been previously filled at the southwest corner of the property. It has been determined that a certain portion of this filled in area may not be used for residential construction (appears commercial construction ok). In order to address this issue, the applicant has amended their site plan and building elevations to:

- Construct three (3) larger buildings instead of four (4) buildings.
- Remove the garages and carports and construct new underground and at grade parking.
- Remove instead of reuse an existing Van Der Vaart structure and construct a new pavilion structure at the northeast corner of the site.

The applicant states the following concerning the amended site plan and building plans for this project:

- The proposed multifamily portion of the development consists of 240 apartments, constructed in three (3) stand-alone buildings, consisting of 80 units in each.
- Each building will be four (4) stories with a maximum ridge height of 49'-5" above grade. The maximum height of 49'5" from finished floor as previously approved plus the exposed foundation at the entrance of the tuck under parking adds an additional 10' in those instances. In all cases maximum exposed building height does not exceed 60'. Attached elevations illustrate extent of circumstance.

- 395 parking spaces will be provided as follows. 180 parking spots will be located under the residential buildings in secured, temperature controlled garages which will be below grade and accessed via ramping. (215) surface spots will also be provided.

Site improvements include:

- There will be 240 units (not sure about the square footage of the units):
 - 128 units – 1 bedroom/1 bath 53% of unit mix
 - 104 units – 2 bedroom/2 bath 43% of unit mix
 - 8 units – 3 bedroom/2 bath 3% of unit mix
- Building #1 (west side of the site):
 - 80 units – 48 1-bedroom and 32 2-bedrooms
 - 19,915sf (four stories = approximately 80,000sf)
- Building #2 (center of the site):
 - 80 units – 48 1-bedroom and 32 2-bedrooms
 - 19,915sf (four stories = approximately 80,000sf)
- Building #3 (east side of the site):
 - 80 units – 32 1-bedroom, 40 2-bedrooms and 8 3-bedrooms
 - 21,317sf (four stories = approximately 85,000sf)
- Applicant indicates all of the buildings and residential units will be built in one phase.
- There will be approximately 395 parking spaces (215 surface and 180 underground)
- New ingress/egress to the north will continue from N. 15th and N. 16th Streets.
- New ingress/egress to the south from Broadway Avenue which will be shared by both the Oscar Development and Kwik Trip (will require access easement).
- Main north south road though the property is a private road.
- New asphalt drives, parking, concrete walks, retaining walls, fencing.
- New landscaping and storm drainage throughout the site.
- Dumpster enclosures are mainly located at the ends of the garages.

The applicant states the following about the proposed apartment complex:

- In many instances an apartment building is built as a standalone development with little connection to its surroundings. Our vision for the Oscar has been to develop a neighborhood that just happens to be populated by renters. Our plan contemplates sidewalks connecting to not only our buildings but the surrounding neighborhoods and Kwik Trip. We will be constructing a pocket park in the northeast corner of the site with access to the City's new bike trail that will run adjacent to the eastern edge of the site. We envision a playground, picnic tables, grills and the construction of a new pavilion with elements that will be salvaged from the existing garage building.
- We are sensitive to the heights of the buildings and the requested variance. Through conversations with the residential neighbors near the site it was clear that they appreciated the current natural buffer from Van Der Vaart. This buffer is achieved with an existing berm and mature growth trees along the western edge of the property. Our plan is to retain a majority of the buffer and the mature growth trees.

- The material pallet, as presented, is thoughtfully put together with input from the City staff and our experienced team. Our intention is to present a project with a more “urban” form than the more typical “suburban” form. This is achieved through the use of hardi-board Cementous lap siding and reveal panels coupled with painted metallic panels.
- The existing masonry office building will be painted and converted to the community building for the development. Existing siding at the gable ends of the building will be removed and replaced with Turkish coffee (dark brown) board and batten fiber cement siding. Existing roofing will be replaced with dark gray architectural shingle roofing.
- The existing garage building will be demolished to accommodate the revised siting of the buildings.
- At the three (3) apartment buildings, the projecting bays will be clad in Terra Cotta fiber cement panels. Lower recessed areas will be clad in Bronze metal siding (at the front elevations) or Turkish Coffee (dark brown) board and batten fiber cement siding (at the rear elevations). Higher recessed areas will be clad in Maison Blanche (off-white) or Knitting Needles (light gray) horizontal lap fiber cement siding. Openings will be single hung windows and two panel sliding doors. Two panel sliding door areas will have Juliet style balconies at the upper floors. Flat low-slope roofs will direct water to scuppers and downspouts at the front and rear elevations.

STAFF COMMENTS:

Appears the proposal is very similar to the proposal the Architectural Review Board previously approved in terms of design, materials, colors, etc. The change has to do with the increased size of the buildings, the newly proposed underground parking and the elimination of the garages and carports.

Location of mechanicals?

ACTION REQUESTED:

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

ATTACHMENTS:

Architectural Review Board Application and required attachments.

New Plan 3/24/20

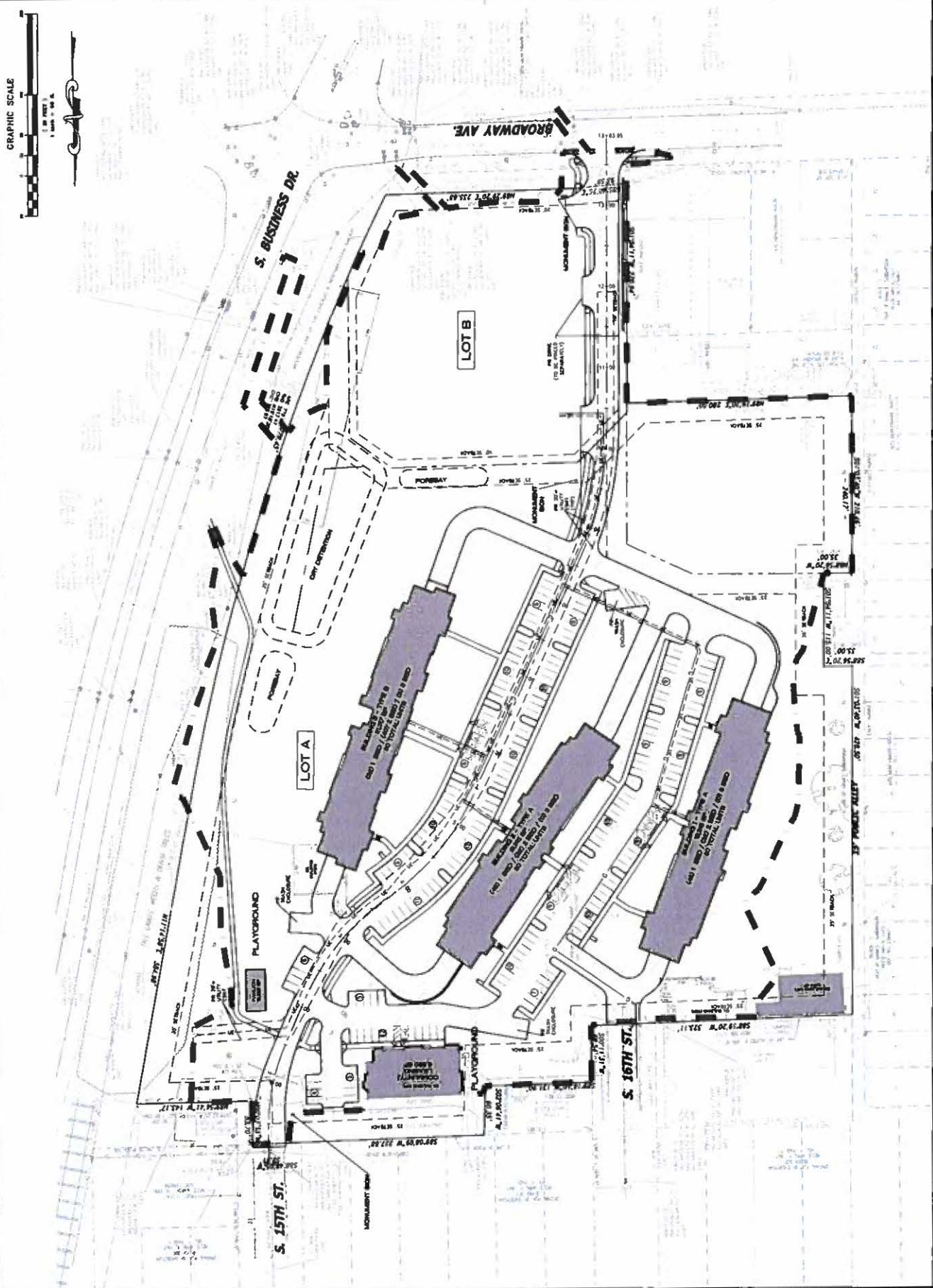
Stock & Associates
Consulting Engineers, Inc.
237 Kenwood Square Building
1500 West Wisconsin Ave.
Milwaukee, Wisconsin 53233
Tel: 414-382-1100
Fax: 414-382-1101

SITE PLAN FOR
THE OSCAR
1436 SOUTH 15TH STREET
CITY OF SHEBOYGAN
WISCONSIN

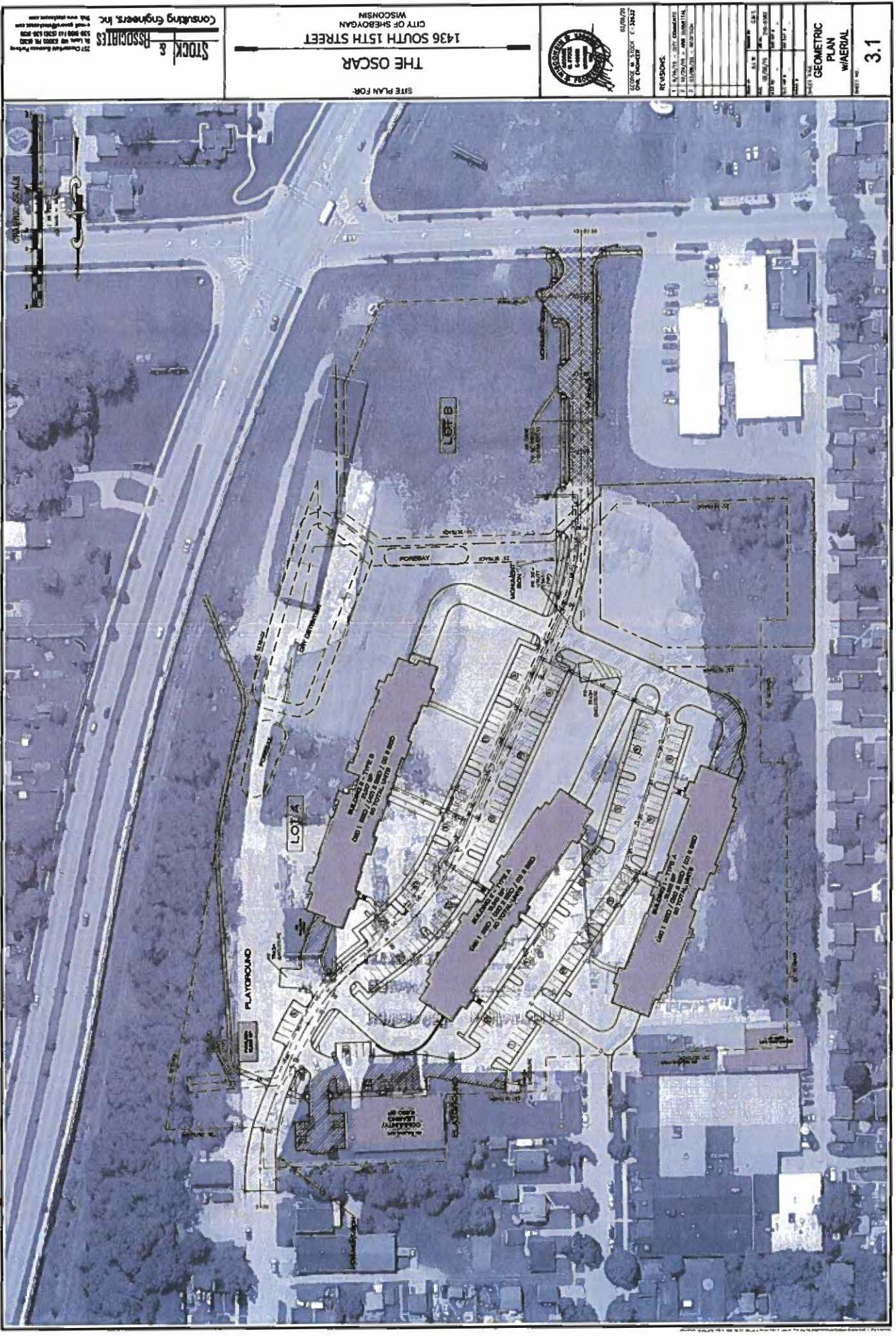


REVISIONS:
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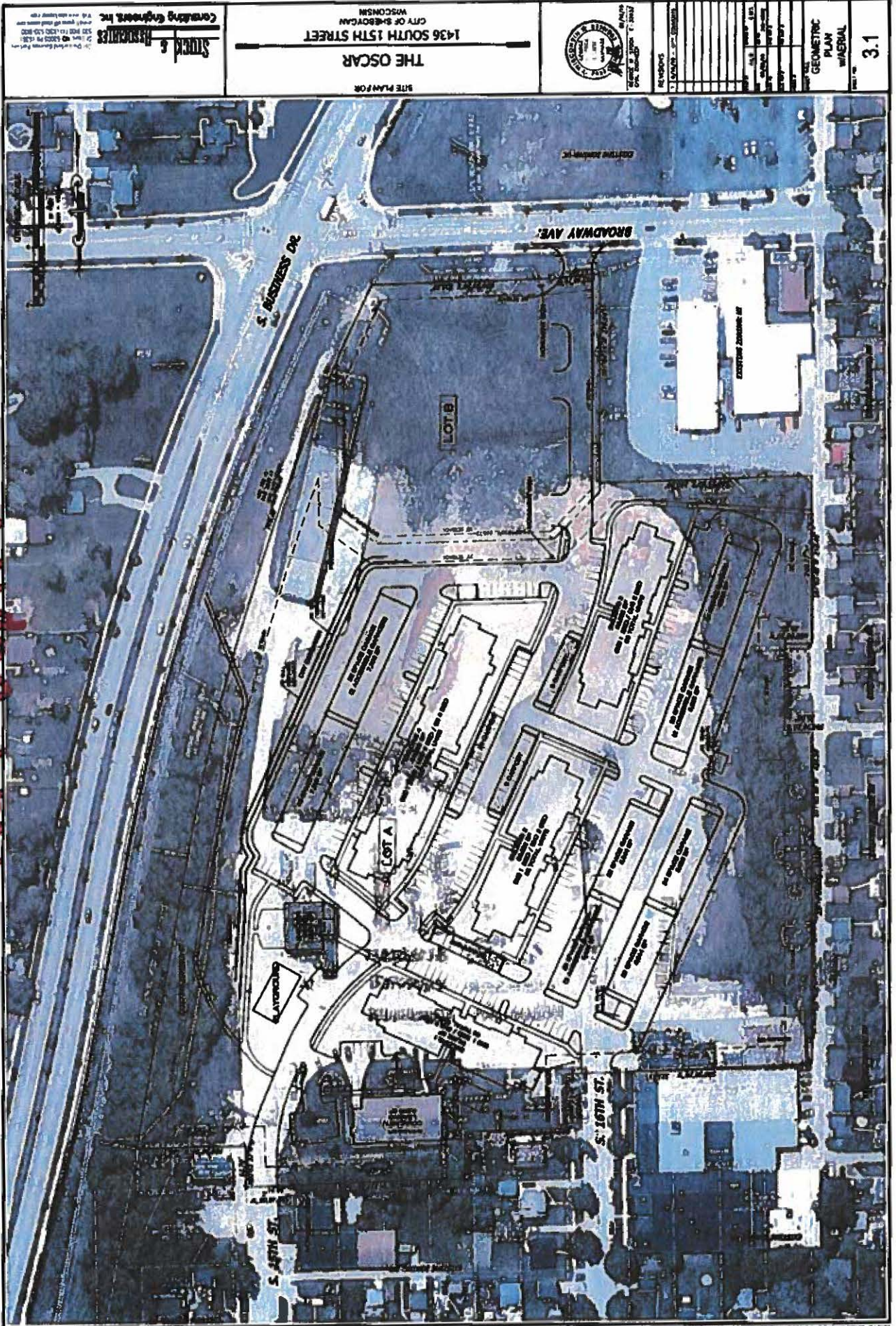
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New Plan 3/24/20



Old Plan Sept. 2019



PARCEL NO.:

Office Use Only

DATE SUBMITTED: _____

REVIEW DATE: _____

**CITY OF SHEBOYGAN
ARCHITECTURAL REVIEW APPLICATION**

Revised November 2009

Completed application must be filed with the Department of City Development, 828 Center Avenue, Suite 104. To be placed on the agenda of the Architectural Review Board, application must be filed two weeks prior to date of meeting. Applications that are not complete or that are not legible will not be accepted.

1. APPLICANT INFORMATION

APPLICANT: Green Street Development Group, LLC

ADDRESS: 8451 Maryland, St. Louis, MO, 63105

E-MAIL ADDRESS: joel@greenstreetstl.com

PHONE: (314)495-9884 - FAX NO.: (314)726-2725

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: The Oscar

ADDRESS OF PROPERTY AFFECTED: 1440 S. 16th St, Sheboygan, WI, 53081

NW BUILDING: X ADDITION: _____ REMODELING: X

DESCRIPTION OF PROPOSED PROJECT:

- The proposed multifamily portion of the development consists of (240) apartments, constructed in (3) stand-alone buildings with (80) units in each building.
- The retail portion of the development is a convenience store / gas station on the corner of S. Business Avenue and Broadway Avenue. This portion is 2.87 Acres is anticipated to be sold as a pad ready site to Kwiktrip. The balance of the metrics below are for the multifamily site only.
- Maximum height of 49'5" from finished floor as previously approved plus the exposed foundation at the entrance of the tuck under parking adds an additional 10' in those instances. In all cases maximum exposed building height does not exceed 60'. Attached elevations illustrate extent of circumstance.
- (395) parking spaces will be provided as follows. (180) parking spots will be located under the residential buildings in secured, temperature controlled garages which will be below grade and accessed via ramping. (215) surface spots will also be provided.
- 15th Street and 16th Street currently connect into the site and will remain in place and will connect to a new main drive through the site which will connect to a relocated curb cut on Broadway Avenue.

DESCRIPTION OF **EXISTING** EXTERIOR DESIGN AND MATERIALS: A majority of the site is currently used as a storage yard. One of the existing masonry buildings will remain. Two metal buildings will be demolished.

DESCRIPTION OF THE **PROPOSED** EXTERIOR DESIGN AND MATERIALS:

- The existing masonry office building will be painted and converted to the community building for the development. Existing siding at the gable ends of the building will be removed and replaced with Turkish coffee (dark brown) board and batten fiber cement siding.
- Materials will be salvaged from the current garage storage building and a new pavilion will be built in the north east corner of the site where the pocket park will be built.
- At the three apartment buildings, the projecting bays will be clad in Terra Cotta fiber cement panels. Lower recessed areas will be clad in Bronze metal siding (at the front elevations) or Turkish Coffee (dark brown) board and batten fiber cement siding (at the rear elevations). Higher recessed areas will be clad in Maison Blanche (off-white) or Knitting Needles (light gray) horizontal lap fiber cement siding. Openings will be single hung windows and two panel sliding doors. Two panel sliding door areas will have Juliet style balconies at the upper floors. Flat low-slope roofs will direct water to scuppers and downspouts at the front and rear elevations.
- As previously agreed to, the three building facades that face main drives will still have the same balcony detail.

3. NAMES AND ADDRESSES

OWNER OF SITE: Oscar GS GP, LLC (wholly owned by Green Street affiliates)

ADDRESS: 8451 Maryland Avenue, Clayton, MO, 63105

PHONE: ((314) 726-2500 FAX NO.: ((314) 726-2725

4. ARCHITECT: Rosemann & Associates

ADDRESS: 168 N. Meremac Ave, #200, St. Louis, MO, 63105

E-MAIL: jcooper@rosemann.com

5. CONTRACTOR: ARCO Construction Company, Inc.

ADDRESS: 900 N. Rock Hill Rd, St. Louis, MO, 63119

E-MAIL: kdarnell@arco1.com

6. APPLICATION SUBMITTAL REQUIREMENTS

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

The Oscar

SITE NARRATIVE - CONDITIONAL USE APPLICATION

March 18, 2020

PROJECT NAME AND ADDRESS:

The Oscar
1440 S. 16th Street
Sheboygan, Wisconsin 53081

PURPOSE OF AMENDMENT TO SEPTEMBER 2019 VARIANCE APPROVAL

Green Street was before the ARB and site plan approval in September of 2019 and received the required variances to build the project as then contemplated. Through further site investigation it was determined that the site as designed could not be built due to geological conditions. The revised site plan replaces the previously free-standing garages with structured parking underground, underneath the buildings. The previously agreed to design intent with the City has not changed.

WORKFORCE HOUSING PROGRAM

Green Street has been working on a new financing model to provide workforce housing without the use of tax credits. The Oscar is our furthest along project with this new structure and has received extremely positive market feedback. The concept is to restrict the asking rents on a majority of the units so that they are accessible to more renters. We also include more units with more than one bedroom than we would in a typical market rate development. The proposed rents will be in the \$990-\$1,600 range depending on the unit size and bedrooms. The anticipated project value for the multifamily site is \$45 million.

See the attached matrix which breaks down the exact allocation of unit type and size between the buildings.

See the attached matrix for the project schedule. The multifamily site will be constructed as one phase with the buildings coming online in a staggered fashion to allow for earlier occupancy. It is anticipated that Kwik Trip will construct their store in 2021.

PARCEL INFORMATION/SITE DATA/LEGAL DESCRIPTION:

SEC 27 T15N R23E PRT OF THE E 1/2 DESC AS: COM AT THE INTERSECTION OF THE S LINE OF ORIGINAL PLAT BLK 300 & THE E LINE OF S 15TH ST, TH S-88-DEG-25'- 00"-W 20' ALG THE S LINE OF THE ORIGINAL PLAT TO THE POB, TH CONT S-88-DEG-25'- 00"-W 299.56' ALG SD S LI

ZONING CLASSIFICATION/ZONING REQUIREMENTS:

Urban Residential (UR-12)

EXISTING SITE CONDITIONS/LAND USE:

The site is currently utilized by the Vandervart Concrete company. There is an office building, showroom building, two warehouses, garage building, outdoor storage and significant areas for staging and crushing broken concrete.

Vandervart is in the process of constructing a new consolidated facility slightly south of Sheboygan. Green Street will enter into a short term lease with Vandervart which will allow the continued use of several portions of the site during 2021. This will facilitate their migration to their new site and allow

Green Street to construct the Oscar. Our construction schedule contemplates the staggered withdrawal from the site.

SITE ACCESS AND TRANSPORTATION

15th Street and 16th Street currently connect into the site and will remain in place and will connect to a new main drive through the site which will connect to a relocated curb cut on Broadway Avenue. The new, main entrance, off of Broadway will be on Kwik Trip's parcel but a cross access easement agreement will be in place for the multifamily use.

Green Street has commissioned an update to the previous traffic study from Traffic Analysis & Design, Inc. which is based on criteria provided by City staff. The City has the revised report with no changes to the conclusions.

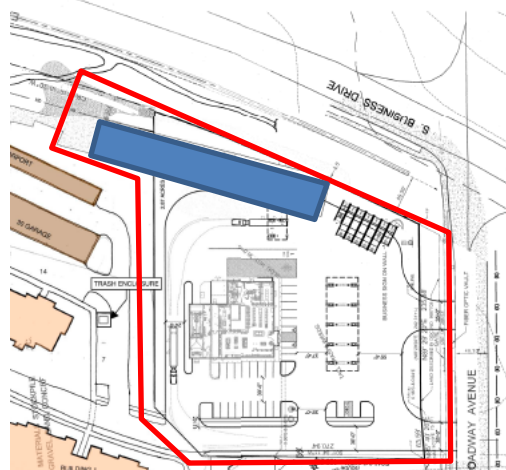
CERTIFIED SURVEY MAP

The site is currently platted as two separate parcels which will need to be re-platted into four new parcels. One issue that has arisen is related to Vandervarts continued use of the industrial building at Business and Broadway and the needed timing of the re-platting. In order to secure a first mortgage on the multifamily site by our anticipated closing on 7/1/2020 we will need to have the Kwik Trip parcel separated. The current plan is to submit a certified survey map which removes the corner and enough land for the industrial building to stay, once Vandervart has vacated the building in June of 2020, the corner buildings will be demolished and the corner parcel will be re-platted again creating the Kwik Trip parcel and a separate smaller parcel. See the diagram below for an approximate representation of the re-platting. Due to the delay in construction starting we will no longer have the orphan parcel that was originally contemplated with the timing issue of replatting.

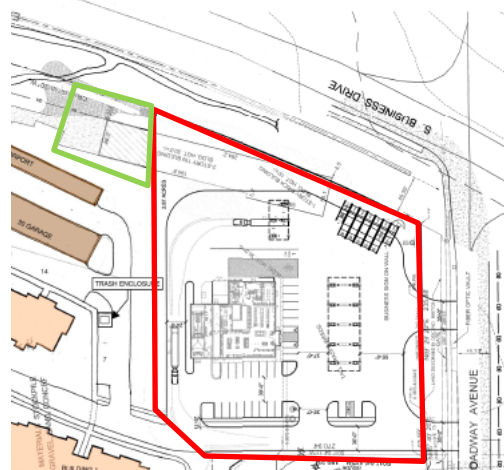
Green Street has also been approached by a neighboring property owner about purchasing a small piece of land to facilitate some improvements to their lot. We will likely request this parcel re-platting as well.

The reconfiguration of the site has also created a new future outparcel in the south west corner of the site. Any future use on this parcel will be separately addressed with the City.

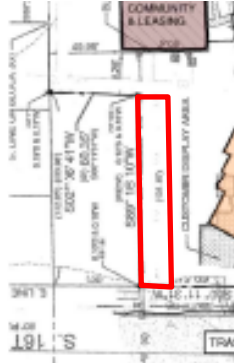
Kwik Trip parcel



Initial re-plat to keep building



2020 re-plat for Kwik Trip



Neighbor parcel



South West outparcel

PROPOSED LAND USE/LOT COVERAGE SITE DATA

- The proposed multifamily portion of the development consists of (240) apartments, constructed in (3) stand-alone buildings with (80) units in each building.
- The retail portion of the development is a convenience store / gas station on the corner of S. Business Avenue and Broadway Avenue. This portion is 2.87 Acres is anticipated to be sold as a pad ready site to Kwiktrip. The balance of the metrics below are for the multifamily site only.
- Each building will be four stories with a maximum ridge height of 49'-5" above grade.
 - Maximum height of 49'5" from finished floor as previously approved plus the exposed foundation at the entrance of the tuck under parking adds an additional 10' in those instances. In all cases maximum exposed building height does not exceed 60'. Attached elevations illustrate extent of circumstance.
- (395) parking spaces will be provided as follows. (180) parking spots will be located under the residential buildings in secured, temperature controlled garages which will be below grade and accessed via ramping. (215) surface spots will also be provided.
- The entire site will be graded such that developed storm water runoff will be collected and detain onsite with the ultimate storm water discharge being located along the east and south sides of the site.
- Both public sanitary sewer and public water main are and will be extended throughout the property.

SITE SELECTION

- Green Street's greatest strength is redeveloping challenging projects that others have shied away from because of either their size, environmental issues, complexities of urban infill or many other things. This site meets many of those criterias. We evaluated several sites throughout the City and chose this one because it had the potential for a project with enough scale to truly improve the surrounding area.
- The opportunity for a commercial / retail user on the corner of Business and Broadway was also attractive to us. We engaged in many conversations with various brokers and users and believe that the addition of the Kwiktrip store will be an asset to both our residents, the surrounding residents and commuters.
- We successfully rezoned the project in 2018 allowing for the current use and received the initial variances in September on 2019.

LANDSCAPE REQUIREMENTS

- Landscape plan to comply with the requirements of Section 15.6 and the subsequent point values defined for all four landscape point criteria (Building Foundation, Developed Lot, Lot Frontage and Pavement). A detailed landscaping plan will be submitted at a later date.

PERFORMANCE STANDARDS/POTENTIAL NUISANCES:

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

SITE LIGHTING:

- External lighting will be provided with wall mounted fixtures on the apartment buildings.
- Pole lighting will be provided throughout the parking lot.

ARCHITECTURE:

- In many instances an apartment building is built as a standalone development with little connection to its surroundings. Our vision for the Oscar has been to develop a neighborhood that just happens to be populated by renters. Our plan contemplates sidewalks connecting to not only our buildings but the surrounding neighborhoods and Kwiktrip. We will be constructing a pocket park in the north east corner of the site with access to the City's new bike trail that will run adjacent to the eastern edge of the site. We envision a playground, picnic tables, grills and the construction of a new pavilion with elements that will be salvaged from the existing garage building.
- We are sensitive to the heights of the buildings and the requested variance. Through conversations with the residential neighbors near the site it was clear that they appreciated the current natural buffer from Vandervart. This buffer is achieved with an existing berm and mature growth trees along the western edge of the property. Our plan is to retain a majority of the buffer and the mature growth trees.
- The material pallet, as presented, is thoughtfully put together with input from the City staff and our experienced team. Our intention is to present a project with a more "urban" form than the more typical "suburban" form. This is achieved through the use of hardiboard Cementous lap siding and reveal panels coupled with painted metallic panels.
- The existing masonry office building will be painted and converted to the community building for the development. Existing siding at the gable ends of the building will be removed and replaced with Turkish coffee (dark brown) board and batten fiber cement siding. Existing roofing will be removed and replaced with dark gray architectural shingle roofing.
- The existing garage building will be demolished to accommodate the revised siting of the buildings.
- At the three apartment buildings, the projecting bays will be clad in Terra Cotta fiber cement panels. Lower recessed areas will be clad in Bronze metal siding (at the front elevations) or Turkish Coffee (dark brown) board and batten fiber cement siding (at the rear elevations). Higher recessed areas will be clad in Maison Blanche (off-white) or Knitting Needles (light gray) horizontal lap fiber cement siding. Openings will be single hung windows and two panel sliding doors. Two panel sliding door areas will have Juliet style balconies at the upper floors. Flat low-slope roofs will direct water to scuppers and downspouts at the front and rear elevations.

VARIANCE REQUEST/VARIANCE DESCRIPTION:

(5) Total variances to be requested:

- Propose variance from Maximum Gross Density of 12 units/ acre to 18 units/ acre (240 units/ 13.33 acres) (previously approved as 17/acre)
- Propose variance from Maximum Height of Dwelling Unit from 35' to 49'-5" for four story structure with flat roof and parapets to hide AC condensing units (previously approved)
 - Maximum height of 49'5" from finished floor as previously approved plus the exposed foundation at the entrance of the tuck under parking adds an additional 10' in those instances. In all cases maximum exposed building height does not exceed 60'. Attached elevations illustrate extent of circumstance.
- Propose variance from Minimum Roof Pitch and Eave Width: flat roof with parapet walls to hide AC condensing units proposed instead of 3:12 roof pitch and 18 inch eave width (previously approved)
- Parking variance – 395 parking spots will be provided for the 240 units or 1.65 spots/unit.
- Zero (0) foot paving setback for access drive that crosses property line and runs through Kwik Trip property.



REAR VIEW



FRONT VIEW



BUILDING 1 - TYPE A - EXTERIOR PERSPECTIVE

THE OSCAR
BROADWAY & S. BUSINESS DR.

03/16/2020

2



REAR VIEW



FRONT VIEW



BUILDING 2 - TYPE A - EXTERIOR PERSPECTIVE

THE OSCAR
BROADWAY & S. BUSINESS DR.

03/16/2020

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rosemann & ASSOCIATES P.C. 



REAR VIEW



FRONT VIEW

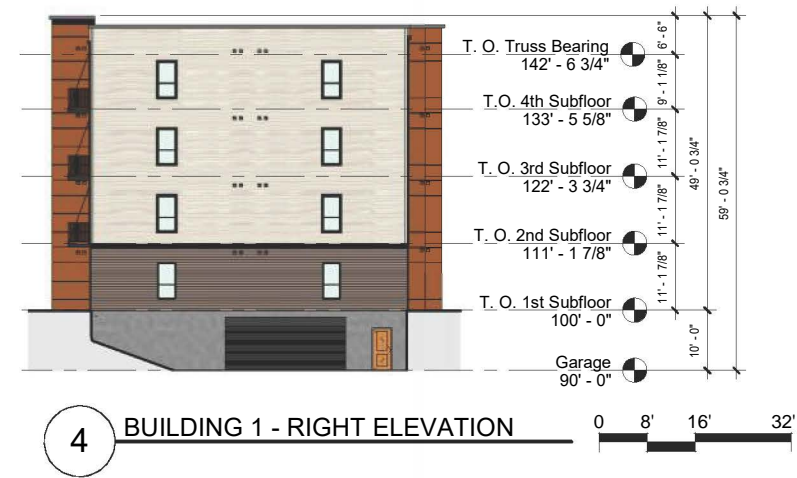
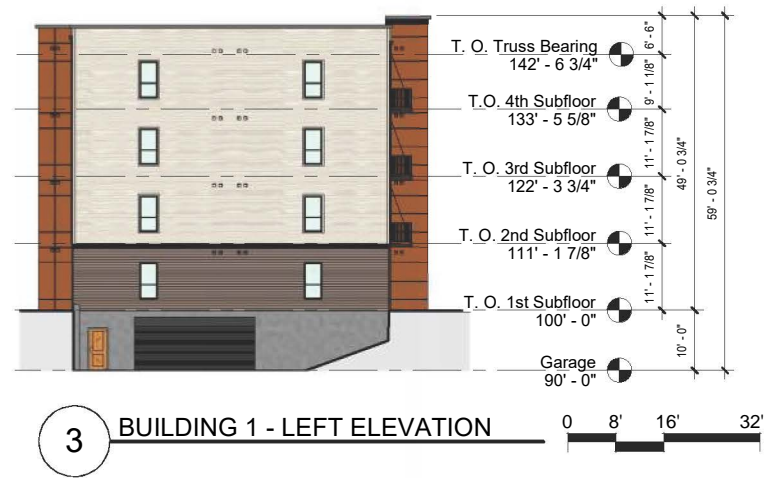


BUILDING 3 - TYPE B - EXTERIOR PERSPECTIVE

THE OSCAR
BROADWAY & S. BUSINESS DR.

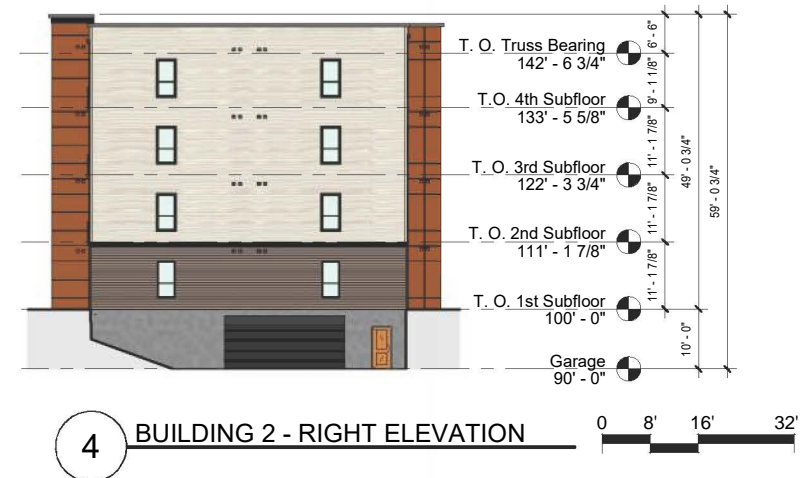
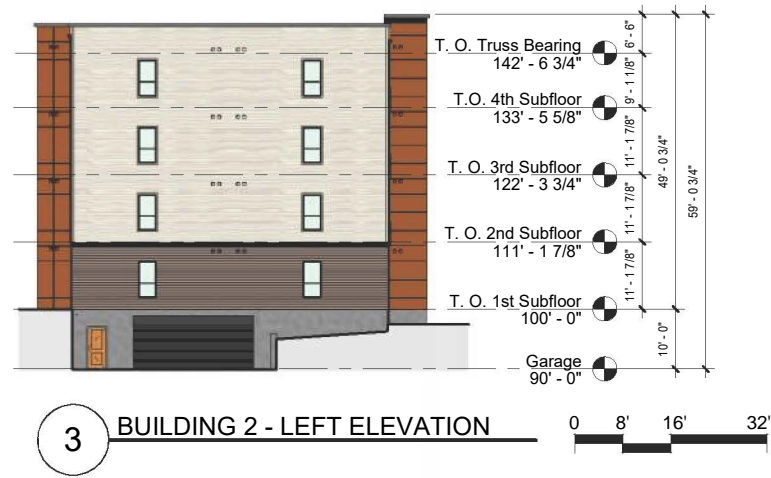
03/16/2020

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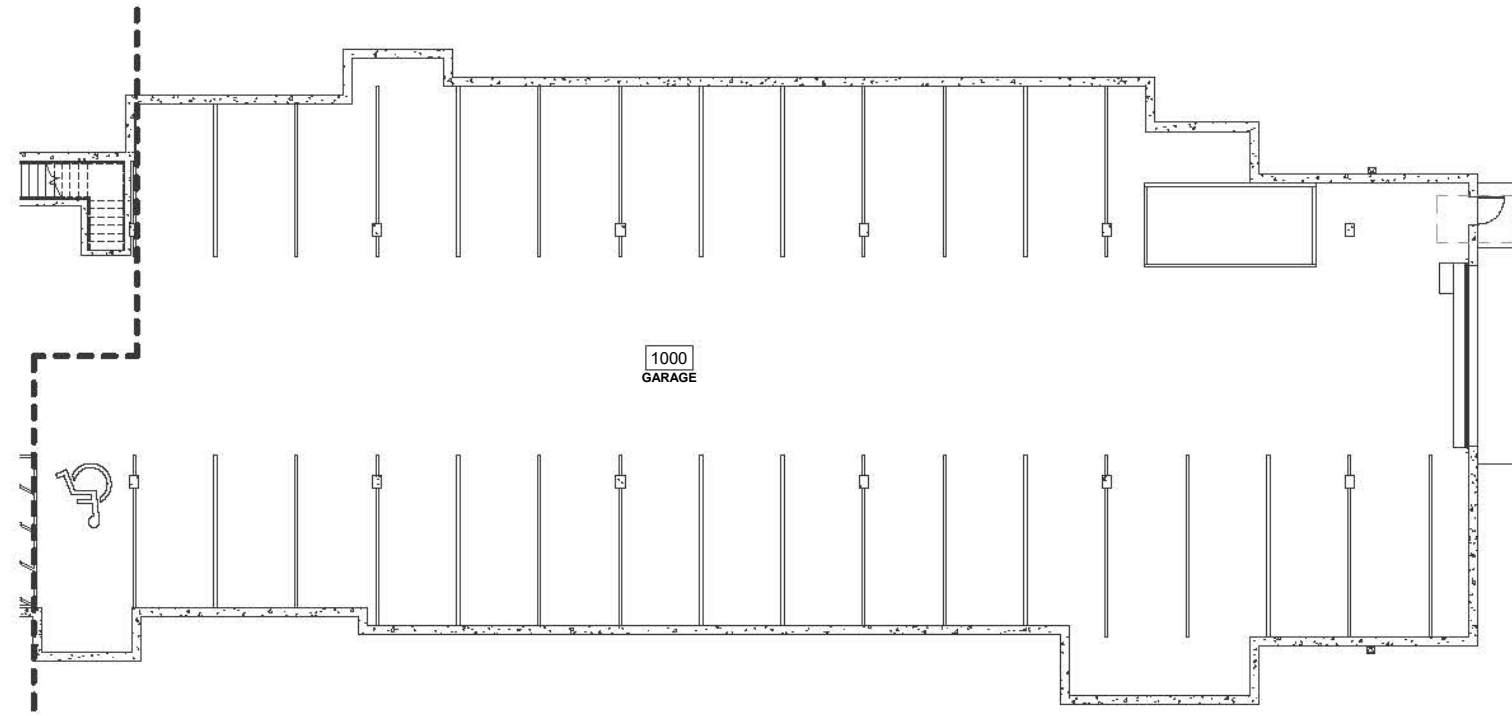
MATERIAL LEGEND

- 5" FIBER CEMENT SIDING - OFF WHITE
- 7" FIBER CEMENT SIDING - LIGHT GRAY
- HARDIE PANEL - REVEAL SYSTEM
- HARDIE PANEL - VERTICAL BATTEN SYSTEM
- PREFINISHED CORRUGATED METAL SIDING
- FACE BRICK (EXISTING)
- RIBBED CMU BLOCK (EXISTING)
- SMOOTH CMU BLOCK (EXISTING)
- SPLIT FACE CMU BLOCK
- PREFINISHED FIBER TRIM -
3-1/2" & 5-1/2" AT WINDOW
11-1/4" AT BANDING
3-1/2" VERTICAL OUTSIDE /
INSIDE CORNER TRIM



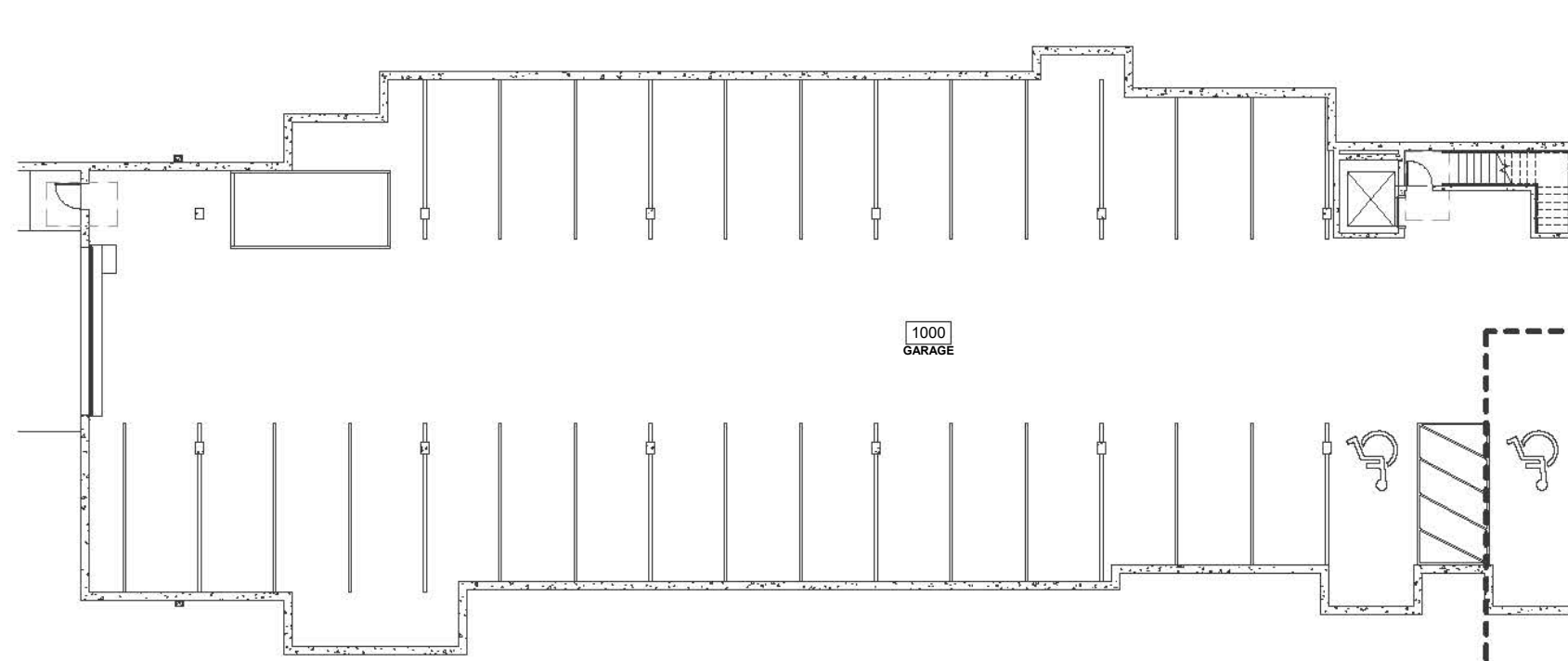
MATERIAL LEGEND

- 5" FIBER CEMENT SIDING - OFF WHITE
- 7" FIBER CEMENT SIDING - LIGHT GRAY
- HARDIE PANEL - REVEAL SYSTEM
- HARDIE PANEL - VERTICAL BATTEN SYSTEM
- PREFINISHED CORRUGATED METAL SIDING
- FACE BRICK (EXISTING)
- RIBBED CMU BLOCK (EXISTING)
- SMOOTH CMU BLOCK (EXISTING)
- SPLIT FACE CMU BLOCK
- PREFINISHED FIBER TRIM -
3-1/2" & 5-1/2" AT WINDOW
11-1/4" AT BANDING
3-1/2" VERTICAL OUTSIDE /
INSIDE CORNER TRIM



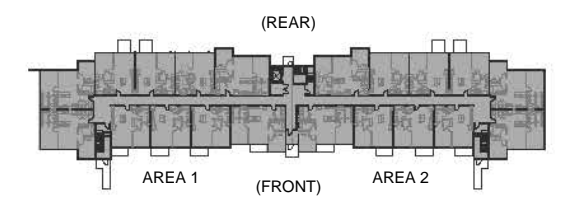
2 BUILDING 1 & 2 - TYPE A - GARAGE LEVEL - AREA 2

0 16' 32' 64'



1 BUILDING 1 & 2 - TYPE A - GARAGE LEVEL - AREA 1

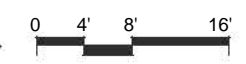
0 16' 32' 64'



KEYPLAN



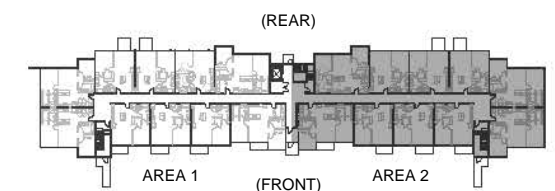
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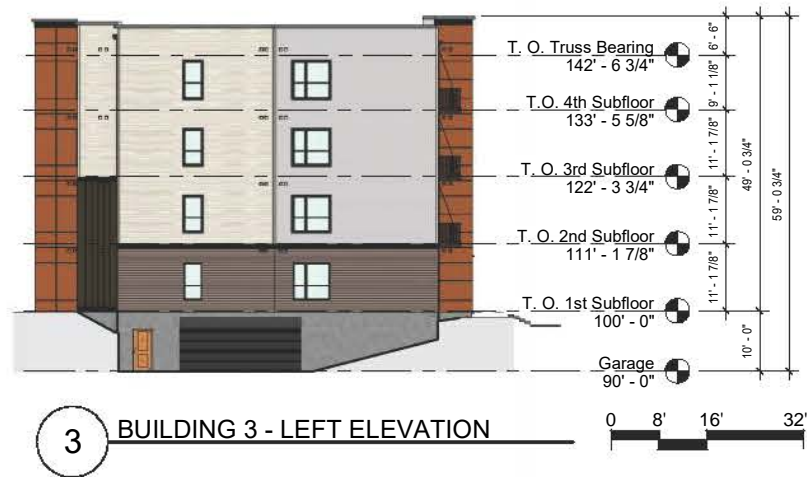
KEYPLAN



1 BUILDING 1 & 2 - TYPE A - FIRST FLOOR - AREA 2

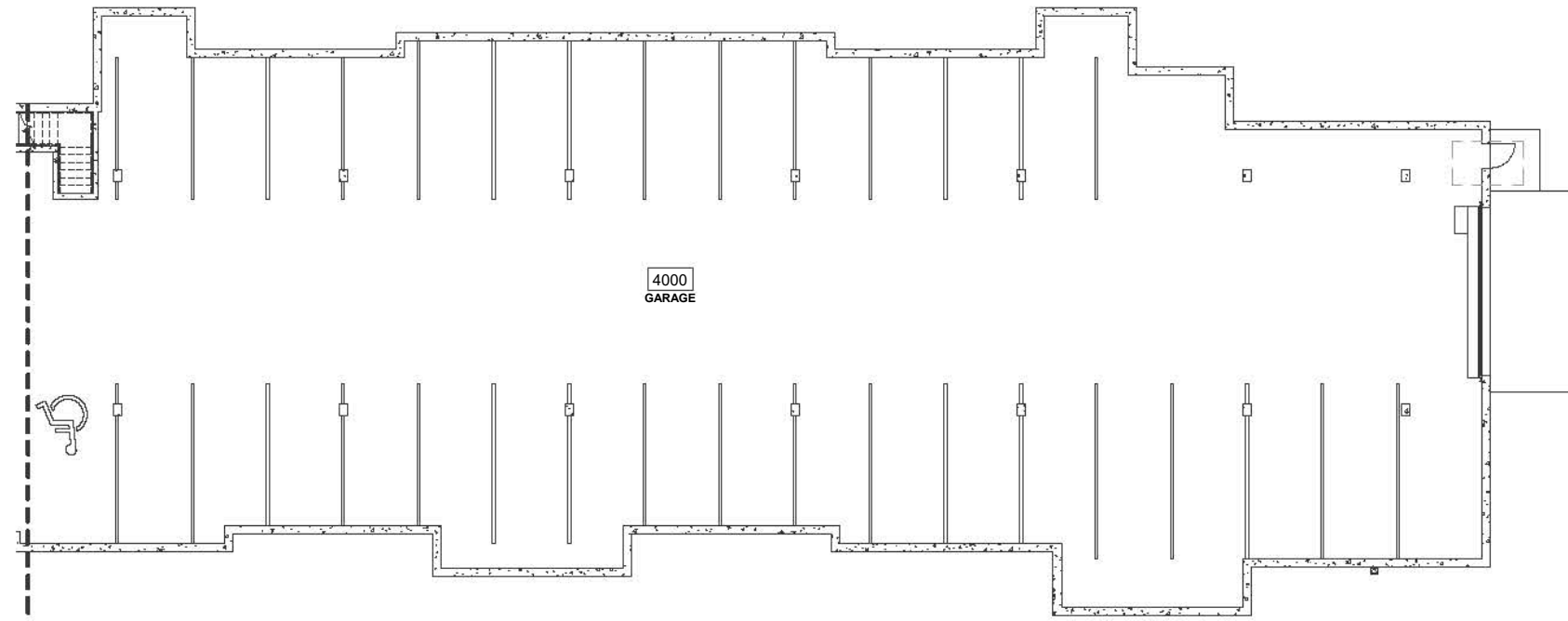


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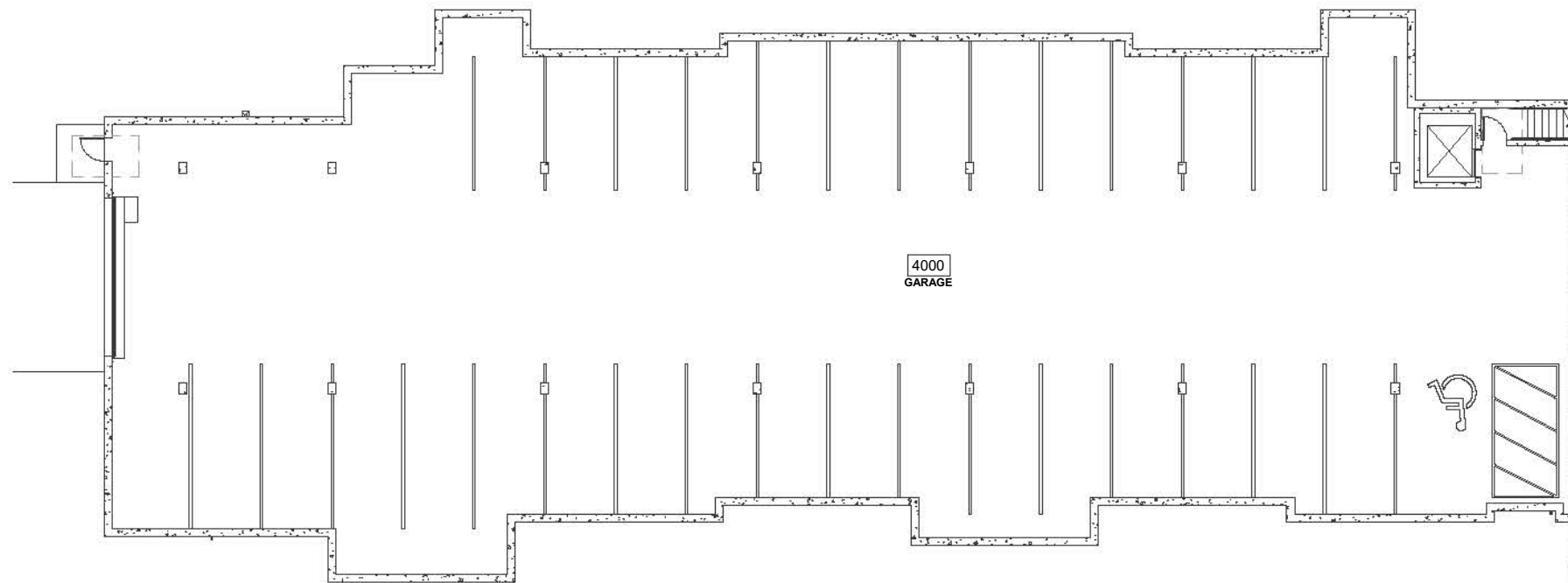


MATERIAL LEGEND

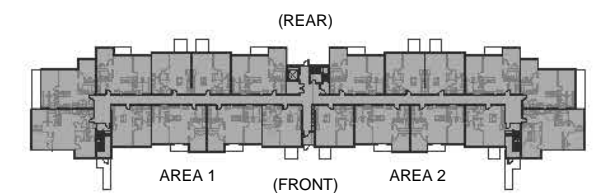
- 5" FIBER CEMENT SIDING - OFF WHITE
- 7" FIBER CEMENT SIDING - LIGHT GRAY
- HARDIE PANEL - REVEAL SYSTEM
- HARDIE PANEL - VERTICAL BATTEN SYSTEM
- PREFINISHED CORRUGATED METAL SIDING
- FACE BRICK (EXISTING)
- RIBBED CMU BLOCK (EXISTING)
- SMOOTH CMU BLOCK (EXISTING)
- SPLIT FACE CMU BLOCK
- PREFINISHED FIBER TRIM -
3-1/2" & 5-1/2" AT WINDOW
11-1/4" AT BANDING
3-1/2" VERTICAL OUTSIDE /
INSIDE CORNER TRIM



2 BUILDING 3 - TYPE B - GARAGE
LEVEL - AREA 2



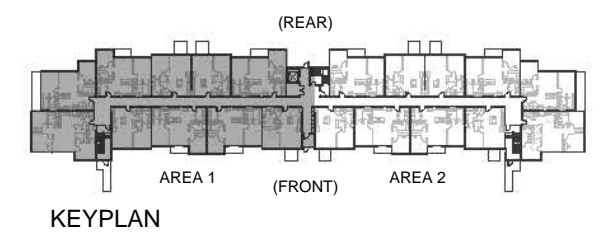
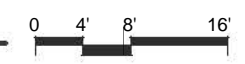
1 BUILDING 3 - TYPE B - GARAGE
LEVEL - AREA 1



KEYPLAN

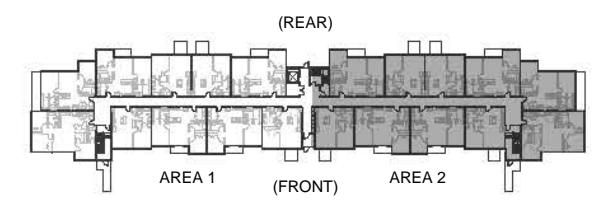
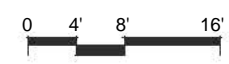


1 BUILDING 3 - TYPE B - FIRST FLOOR - AREA 1





1 BUILDING 3 - TYPE B - FIRST FLOOR - AREA 2



KEYPLAN













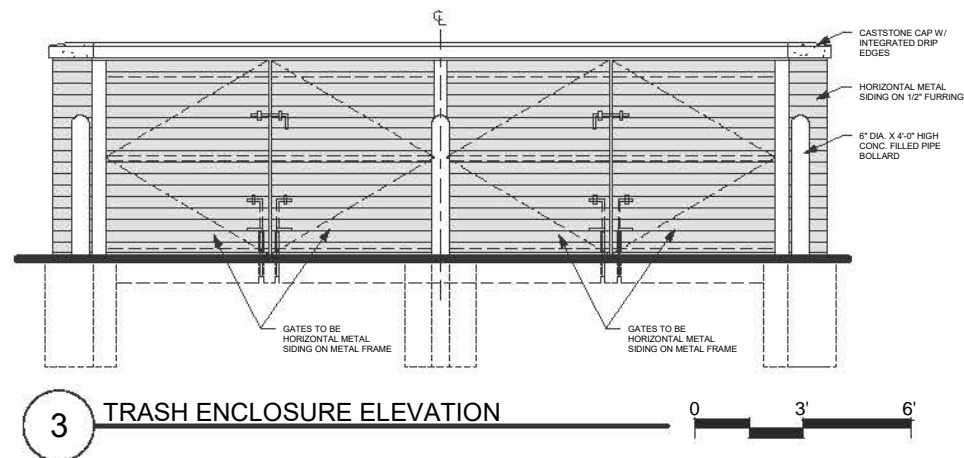
2
COMMUNITY BLDG - LEFT
ELEVATION



1
COMMUNITY BLDG - FRONT
ELEVATION

MATERIAL LEGEND

-  5" FIBER CEMENT SIDING - OFF WHITE
-  7" FIBER CEMENT SIDING - LIGH GRAY
-  HARDIE PANEL - REVEAL SYSTEM
-  HARDIE PANEL - VERTICAL BATTEN SYSTEM
-  PREFINISHED CORRUGATED METAL SIDING
-  FACE BRICK (EXISTING)
-  RIBBED CMU BLOCK (EXISTING)
-  SMOOTH CMU BLOCK (EXISTING)
-  SPLIT FACE CMU BLOCK
-  PREFINISHED FIBER TRIM -
3-1/2" & 5-1/2" AT WINDOW
1-1/4" AT BANDING
3-1/2" VERTICAL OUTSIDE /
INSIDE CORNER TRIM



3 TRASH ENCLOSURE ELEVATION



2 COMMUNITY BLDG - RIGHT ELEVATION

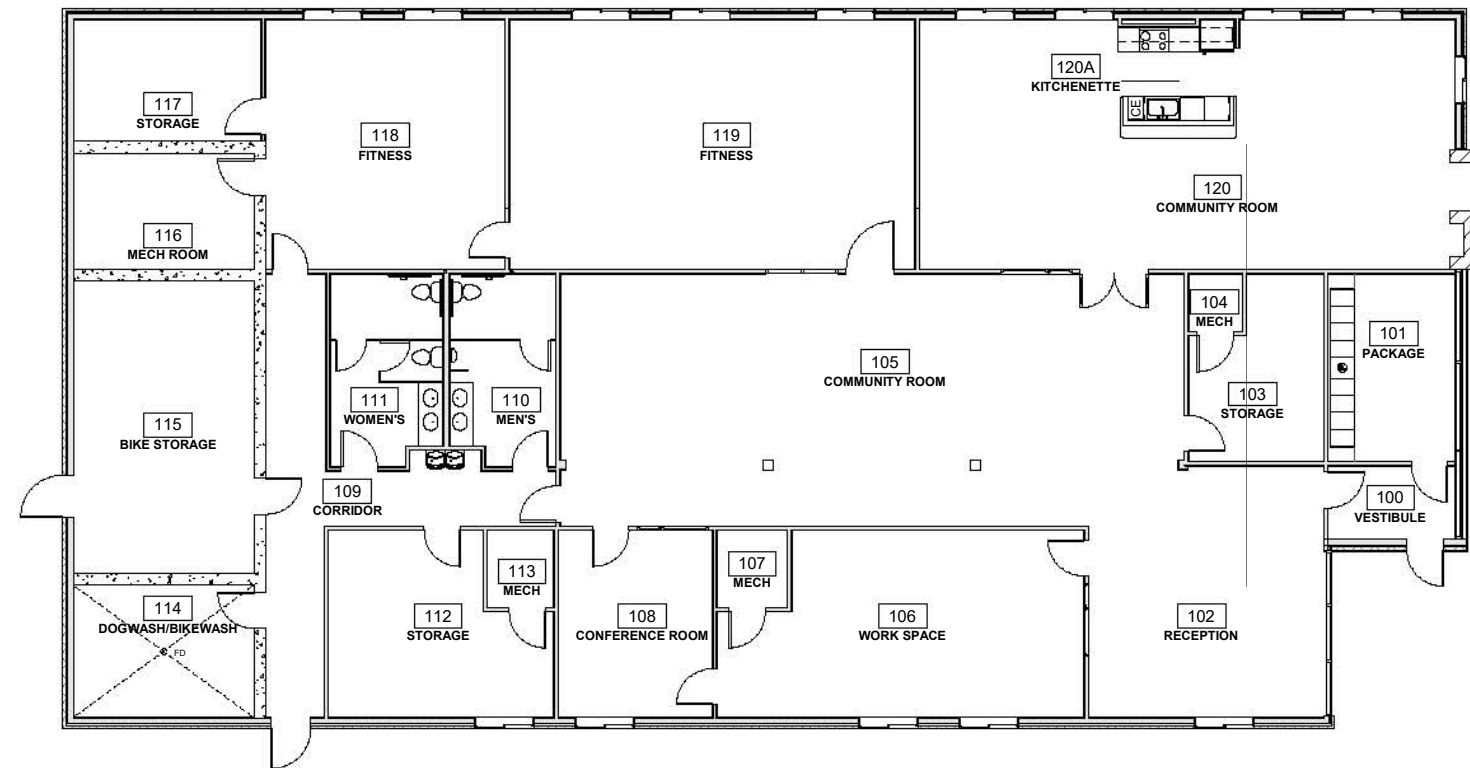


1 COMMUNITY BLDG - REAR ELEVATION



MATERIAL LEGEND

- 5" FIBER CEMENT SIDING - OFF WHITE
- 7" FIBER CEMENT SIDING - LIGHT GRAY
- HARDIE PANEL - REVEAL SYSTEM
- HARDIE PANEL - VERTICAL BATTEN SYSTEM
- PREFINISHED CORRUGATED METAL SIDING
- FACE BRICK (EXISTING)
- RIBBED CMU BLOCK (EXISTING)
- SMOOTH CMU BLOCK (EXISTING)
- SPLIT FACE CMU BLOCK
- PREFINISHED FIBER TRIM -
3-1/2" & 5-1/2" AT WINDOW
11-1/4" AT BANDING
3-1/2" VERTICAL OUTSIDE /
INSIDE CORNER TRIM

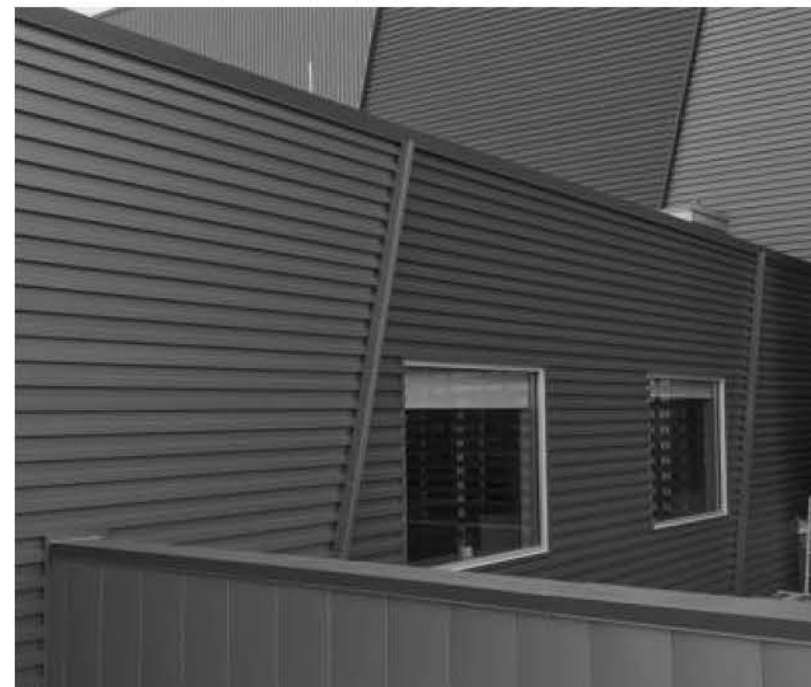


1 COMMUNITY BLDG - FLOOR PLAN



SW 2803
Rookwood Terra Cotta
 Interior / Exterior

PANEL FIBER CEMENT SIDING



SW 7048
Urbane Bronze
 Interior / Exterior
 Locator Number: 245-C7

METAL SIDING



SW 6076
Turkish Coffee
 Interior / Exterior
 Locator Number: 277-C3

BOARD AND BATTEN
 FIBER CEMENT SIDING



SW 7672
Knitting Needles
 Interior / Exterior
 Locator Number: 282-C2

7" LAP FIBER CEMENT SIDING

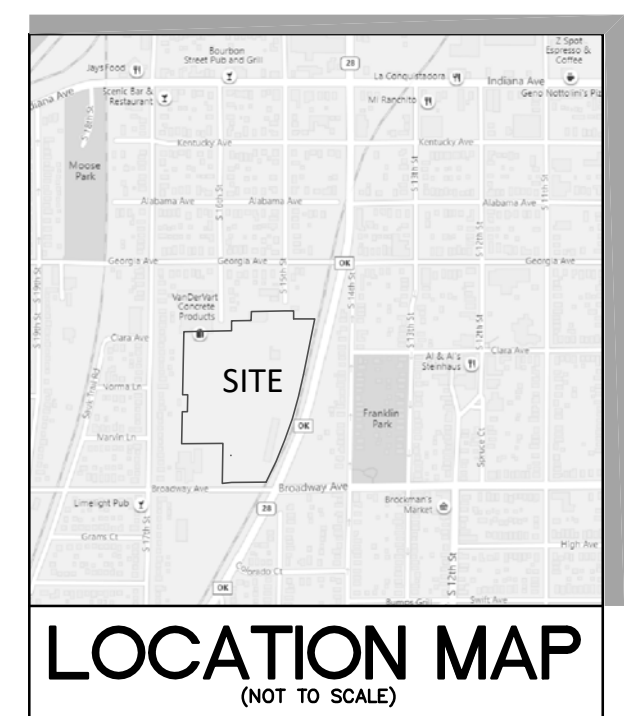
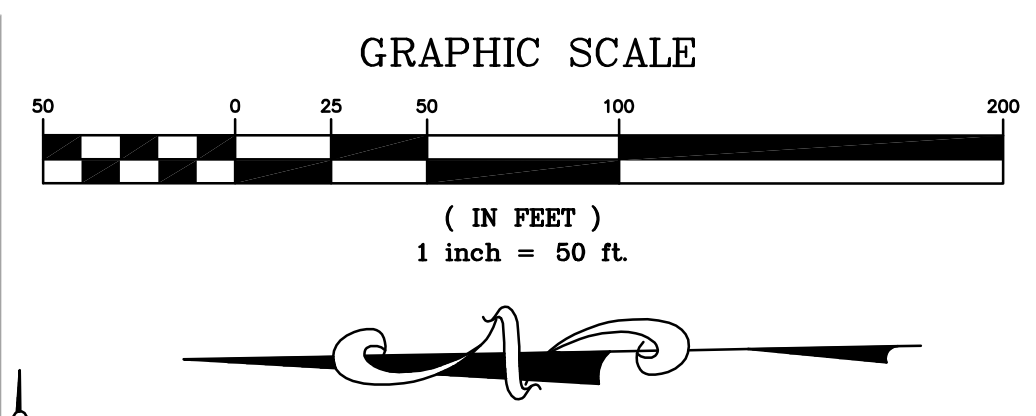
SW 7526
Maison Blanche
 Interior / Exterior
 Locator Number: 288-C1

5" LAP FIBER CEMENT SIDING

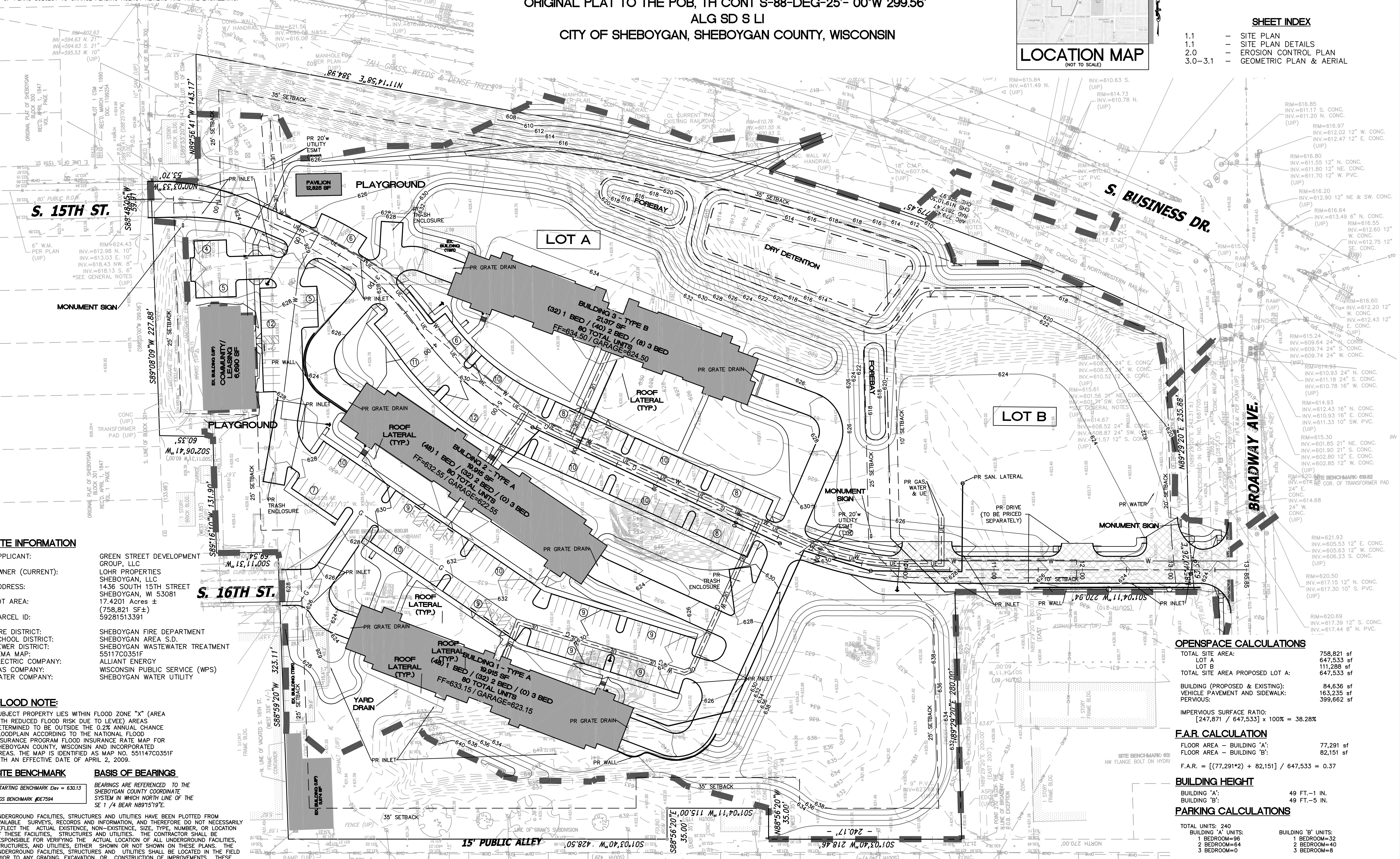
- GENERAL NOTES**
- TRASH ENCLOSURE DIMENSION AND DETAILS PER DESIGN BY OTHERS.
 - ON-SITE STORM WATER DRAINAGE REQUIREMENTS SHALL BE IN ACCORDANCE WITH CITY OF SHEBOYGAN STANDARDS.
 - ALL PROPOSED UTILITIES SHALL BE CONSTRUCTED TO CITY OF SHEBOYGAN STANDARDS.
 - ALL GRADING AND DRAINAGE SHALL BE IN CONFORMANCE TO CITY OF SHEBOYGAN STANDARDS.
 - PLANS SUBJECT TO CHANGE PENDING AGENCY REVIEWS AND FINAL ENGINEERING.

SITE PLAN

SEC 27 T15N R23E PRT OF THE E 1/2 DESC AS: COM AT THE INTERSECTION OF THE S LINE OF ORIGINAL PLAT BLK 300 AND THE E LINE OF S 15TH ST, THE S-88-DEG-25'-00"-W 20' ALG THE S LINE OF THE ORIGINAL PLAT TO THE POB, TH CONT S-88-DEG-25'- 00"W 299.56' ALG SD S LI
CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN



- SHEET INDEX**
- 1.1 - SITE PLAN
 - 1.1 - SITE PLAN DETAILS
 - 2.0 - EROSION CONTROL PLAN
 - 3.0-3.1 - GEOMETRIC PLAN & AERIAL



SITE INFORMATION

APPLICANT: GREEN STREET DEVELOPMENT GROUP, LLC
OWNER (CURRENT): LOHR PROPERTIES SHEBOYGAN, LLC
ADDRESS: 1436 SOUTH 15TH STREET SHEBOYGAN, WI 53081
LOT AREA: 17.4201 Acres ± (758,821 SF ±)
PARCEL ID: 59281513391
FIRE DISTRICT: SHEBOYGAN FIRE DEPARTMENT
SCHOOL DISTRICT: SHEBOYGAN AREA S.D.
SEWER DISTRICT: SHEBOYGAN WASTEWATER TREATMENT
FEMA MAP: 55117C0351F
ELECTRIC COMPANY: ALLIANT ENERGY
GAS COMPANY: WISCONSIN PUBLIC SERVICE (WPS)
WATER COMPANY: SHEBOYGAN WATER UTILITY

FLOOD NOTE:

SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "X" (AREA WITH REDUCED FLOOD RISK DUE TO LEVEE) AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR SHEBOYGAN COUNTY, WISCONSIN AND INCORPORATED AREAS. THE MAP IS IDENTIFIED AS MAP NO. 551147C0351F WITH AN EFFECTIVE DATE OF APRIL 2, 2009.

SITE BENCHMARK

STARTING BENCHMARK Elev = 630.13
 NGS BENCHMARK #E7594

BASIS OF BEARINGS

BEARINGS ARE REFERENCED TO THE SHEBOYGAN COUNTY COORDINATE SYSTEM IN WHICH NORTH LINE OF THE S 1/4 BEAR N89°15'19"E.

UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, RECORDS AND INFORMATION, AND THEREFORE DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NON-EXISTENCE, SIZE, TYPE, NUMBER, OR LOCATION OF THESE FACILITIES, STRUCTURES AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS. THE UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION, OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY WITH COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319 RSMc.

PREPARED FOR:

GREEN STREET DEVELOPMENT GROUP, LLC
 8451 MARYLAND, ST. LOUIS, MO 63105
 PHONE: (314) 495-9884

OPENSOURCE CALCULATIONS

TOTAL SITE AREA:	758,821 sf
LOT A:	647,533 sf
LOT B:	111,288 sf
TOTAL SITE AREA PROPOSED LOT A:	647,533 sf
VEHICLE (PROPOSED AND EXISTING):	84,636 sf
VEHICLE PAVEMENT AND SIDEWALK:	163,235 sf
PERVIOUS:	399,662 sf

F.A.R. CALCULATION

FLOOR AREA - BUILDING 'A': 77,291 sf
 FLOOR AREA - BUILDING 'B': 82,151 sf
 F.A.R. = [(77,291*2) + 82,151] / 647,533 = 0.37

BUILDING HEIGHT

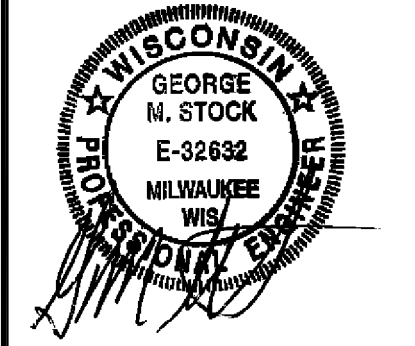
BUILDING 'A': 49 FT. - 1 IN.
 BUILDING 'B': 49 FT. - 5 IN.

PARKING CALCULATIONS

TOTAL UNITS: 240	BUILDING 'A' UNITS:	BUILDING 'B' UNITS:
1 BEDROOM=96	1 BEDROOM=32	1 BEDROOM=32
2 BEDROOM=64	2 BEDROOM=40	2 BEDROOM=40
3 BEDROOM=0	3 BEDROOM=0	3 BEDROOM=0
REQUIRED PARKING: UR-12	2 SPACES PER DU FOR 2 OR MORE BEDROOMS	
COMMUNITY ROOM	1.5 SPACES PER DU FOR 1 BEDROOM	
	[(2 x 112) + (1.5 x 128)] = 416 SPACES	
	1 SPACE FOR EVERY 4 EXPECTED PATRONS (1/4 x 75) = 19 SPACES	
TOTAL SPACES REQUIRED:	416 SPACES	
TOTAL SPACES PROVIDED:	215(SURFACE) + 180(GARAGE) = 395 SPACES	

SITE PLAN FOR:

THE OSCAR
 1436 SOUTH 15TH STREET
 CITY OF SHEBOYGAN
 WISCONSIN



03/06/20
 GEORGE M. STOCK E-32632
 CIVIL ENGINEER

REVISIONS:

1	9/16/19	- CITY COMMENTS
2	10/24/19	- ARB SUBMITTAL
3	03/06/20	- REDESIGN

DRAWN BY: A.L.W. CHECKED BY: G.M.S.
 DATE: 09/06/19 JOB NO: 219-6592
 HSD PR: BASE MAP # -
 SLC: MAT # - MAT SUP. # -
 WDR: # -

SHEET TITLE:

SITE PLAN

SHEET NO.: **1.0**

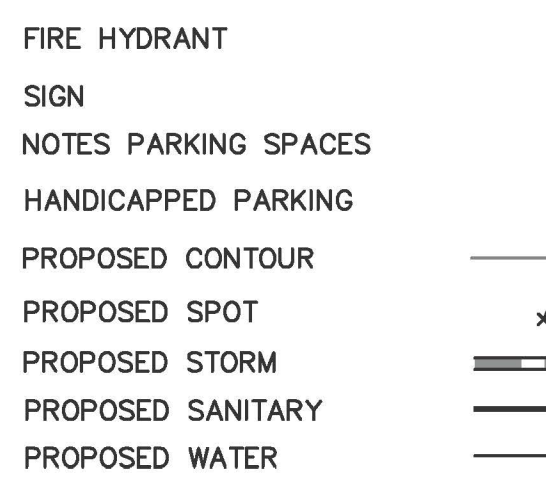
257 Chesterfield Business Parkway
 St. Louis, MO 63045 PH: (636) 530-9100 FAX: (636) 530-9100
 e-mail: general@stockass.com Web: www.stockass.com

STOCK & ASSOCIATES
 Consulting Engineers, Inc.

ABBREVIATIONS

- ATG - ADJUST TO GRADE
B.C. - BACK OF CURB
C.O. - CLEANOUT
DB. - DEED BOOK
E. - ELECTRIC
ELEV. - ELEVATION
EX. - EXISTING
F.C. - FACE OF CURB
FF - FINISHED FLOOR
FL - FLOWLINE
FT. - FEET
FND. - FOUND
G. - GAS
H.W. - HIGH WATER
LFB - LOW FLOW BLOCKED
M.H. - MANHOLE
N/F. - NOW OR FORMERLY
PB. - PLAT BOOK
PC. - PAGE
PR. - PROPOSED
P.V.C. - POLYVINYL CHLORIDE PIPE
R.C.P. - REINFORCED CONCRETE PIPE
R/W - RIGHT-OF-WAY
SQ. - SQUARE
T. - TELEPHONE CABLE
T.B.A. - TO BE ABANDONED
T.B.R. - TO BE REMOVED
T.B.R.&R. - TO BE REMOVED AND REPLACED
TYP. - TYPICALLY
U.I.P. - USE IN PLACE
U.O.N. - UNLESS OTHERWISE NOTED
V.C.P. - VITRIFIED CLAY PIPE
W. - WATER
(86'W) - RIGHT-OF-WAY WIDTH

LEGEND - PROPOSED

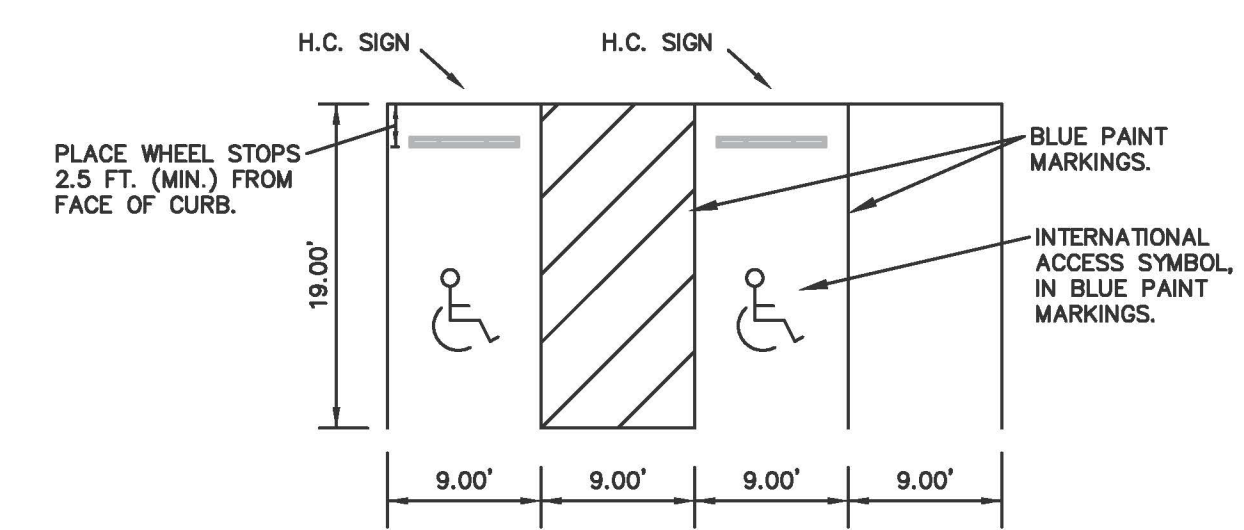


LEGEND - EXISTING

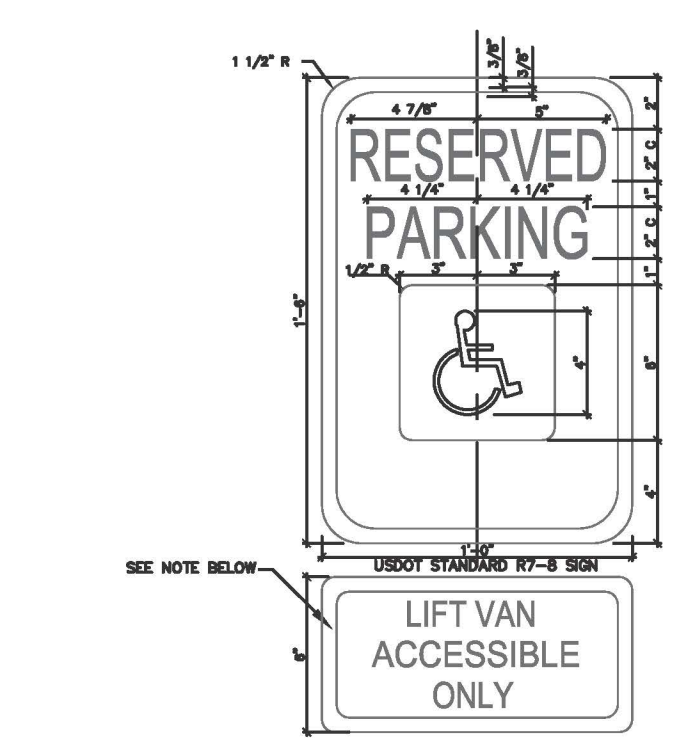
- INDICATES FOUND 1" IRON PIPE
INDICATES SET IRON PIPE
INDICATES FOUND CHISELED CROSS
SANITARY MANHOLE
SANITARY CLEANOUT OR VENT
SEPTIC TANK ACCESS COVER
SEPTIC MANHOLE
UNKNOWN MANHOLE
STORM MANHOLE
INLET (SQUARE)
CURB INLET
STORM SEWER END SECTION
GAS VALVE
GAS METER
WATER VALVE
HYDRANT
WATER MANHOLE
WATER SERVICE CURB STOP
WELL HD
STAND PIPE
WALL INDICATOR VALVE
POST INDICATOR VALVE
LIGHT POLE
SPOT YARD LIGHT
UTILITY POLE
GUY WIRE
STORM MANHOLE
ELECTRIC PEDESTAL
TELEPHONE MANHOLE
TELEPHONE PEDESTAL
CABLE PEDESTAL
CONTROL BOX
FIBER OPTIC SIGN
TRAFFIC LIGHT
COMMUNICATION MANHOLE
BOLLARD
SOIL BORING/MONITORING WELL
WATER SURFACE
WETLANDS FLAG
MARSH
FLAGPOLE
PARKING METER
SIGN
MAILBOX
RAILROAD CROSSING SIGNAL
HANDICAP SPACE
CONIFEROUS TREE
DECIDUOUS TREE
SANITARY SEWER
STORM SEWER
WATERLINE
MARKED GAS MAIN
MARKED ELECTRIC
OVERHEAD WIRES
MARKED TELEPHONE
MARKED CABLE TV LINE
MARKED FIBER OPTIC
BURIED ELECTRIC SERVICE
CHAIN LINK FENCE
WIRE FENCE

SURVEY NOTES

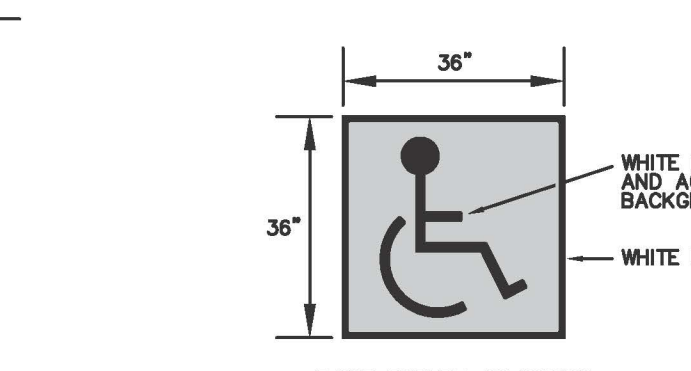
- UTILITY LINES ARE SHOWN FROM VISIBLE SURFACE EVIDENCE, MUNICIPAL PLANS AND FROM PLANS AND MARKINGS PROVIDED BY DIGGERS HOTLINE, THE ONE-CALL UTILITY MARKING SYSTEM (WISCONSIN STATUTE 182.0175), TICKET NUMBER 2019222568 & 2019222560.
BOUNDARY PER ALTA NPS SURVEY BY V3 ENGINEERS, SCIENTISTS AND SURVEYORS FOR GREEN STREET DEVELOPMENT DATED OCTOBER 10, 2018.
VERTICAL DATUM IS BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988.



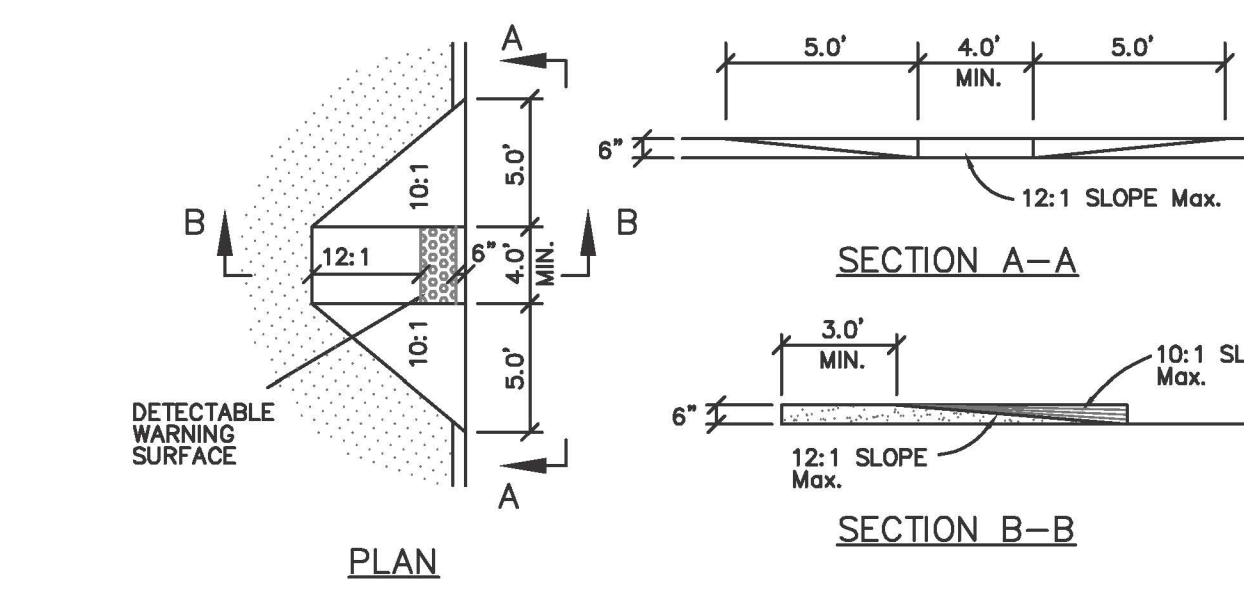
TYPICAL PARKING STALLS (n.t.s.)



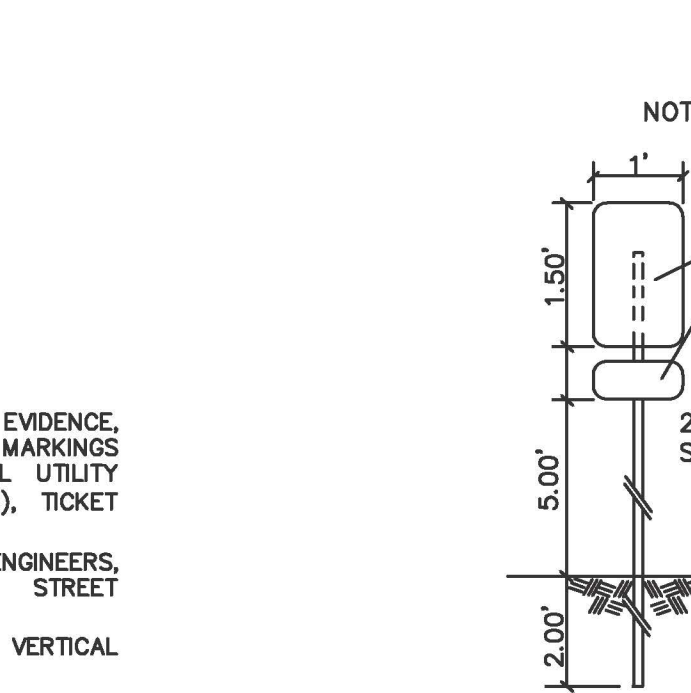
ACCESSIBLE SIGN DETAIL (n.t.s.)



PAINTED ACCESSIBLE PARKING STALL SIGN (n.t.s.)



ACCESSIBLE RAMP DETAIL (n.t.s.)



ACCESSIBLE PARKING SIGN (n.t.s.)

SEEDING, TEMPORARY

GENERAL
Temporary seeding stabilizes disturbed areas with fast growing annual grasses, small grains, or legumes until permanent vegetation can be established.

ADVANTAGES
Cost-effective
Easy to apply
Requires little maintenance
Increases infiltration and water retention

Table with columns: Type of Cover, Minimum Seeding Rate. Rows include Spring Oats, Ryegrass, Cowslip Seed, Winter Wheat, Annual Ryegrass.

VEGETATION
Temporary vegetation provides effective erosion control once it is established. Establishment typically takes at least 4 weeks, depending on specific site and hydrologic conditions.

Appendix II - BMP Descriptions 75

MULCHING

GENERAL
Mulching is the application of organic material to the soil surface to protect it from raindrop impact and prevent erosion.

ADVANTAGES
Cost-effective
Easy to apply
Protects the soil surface from raindrop impact, preventing erosion

APPLICATION
Seed should be applied uniformly following the supplier's recommendations by broadcast seeding or hydroseeding, or drill seeding.

CONSTRUCTION
Seeded areas should be free of construction activity for at least 21 days for temporary seed to be practical.

Appendix II - BMP Descriptions 76

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GENERAL
Mulching is the application of organic material to the soil surface to protect it from raindrop impact and prevent erosion.

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CONSTRUCTION
Seeded areas should be free of construction activity for at least 21 days for temporary seed to be practical.

Appendix II - BMP Descriptions 41

TOTAL TRACT DESCRIPTION

Part of the West One-half (1/2) of the Southeast One-quarter (1/4) of Section Twenty-seven (27), in Township Fifteen (15) North, Range Twenty-three (23) East, in the City of Sheboygan, Sheboygan County, Wisconsin, more particularly described as:

Commencing at the intersection of the South line of Block 300 of the Original Plat of the City of Sheboygan (which is also identified in a Plat of Survey dated May 8, 2006 as the North line of the Southeast 1/4 of Section 27) and the Eastern line of South 16th Street, thence South 88' 25' 00" West along the South line of said Original Plat 20.00 feet to the point of beginning...

PROPERTY DESCRIPTION

Part of the West One-half (1/2) of the Southeast One-quarter (1/4) of Section Twenty-seven (27), in Township Fifteen (15) North, Range Twenty-three (23) East, in the City of Sheboygan, Sheboygan County, Wisconsin, more particularly described as follows:

Commencing at the intersection of the South line of Block 300 of the Original Plat of the City of Sheboygan (which is also identified in a Plat of Survey dated May 8, 2006 as the North line of the Southeast 1/4 of Section 27) and the Eastern line of South 16th Street, thence along said South line, South 88 degrees 25 minutes 00 seconds West, 20.00 feet to the POINT OF BEGINNING of the herein described tract...

Containing 847,533 square feet or 14.865 acres, more or less. This description was prepared from survey by V3 COMPANIES OF ILLINOIS, LTD dated October 10, 2018 as provided by the client.

ANCHORING

Certain types of mulches, such as straw and wood fibers, are easily displaced by the wind and water. To keep them in place and effective, mechanical or chemical anchoring methods are applied.

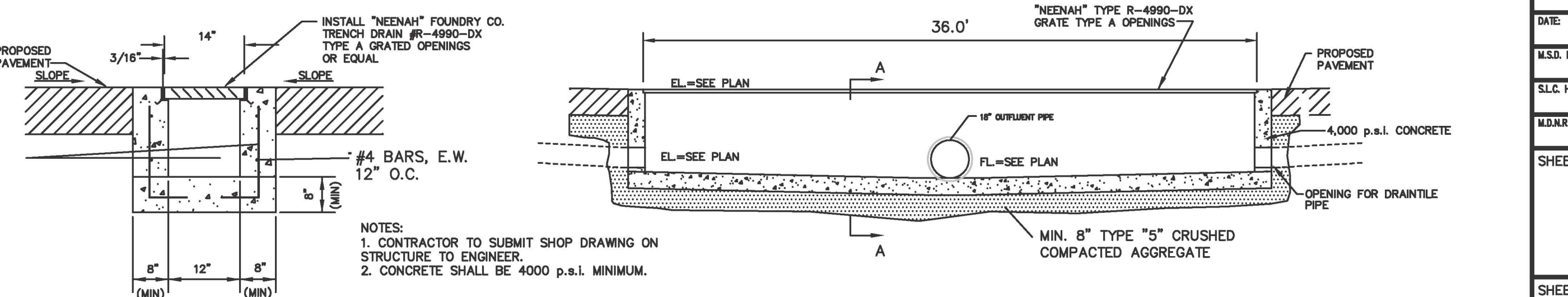
APPLICATION RATE

Mulch should be applied so that the soil surface is uniformly covered. The coverage rate corresponds with the application standards included in the following table.

Table with columns: Material, Rate (per acre), Notes. Rows include Straw, Wood Chips, Wood Fiber, Bark.

Mulch may be applied by hand or by mechanical methods. Mechanical methods are generally much faster and more cost effective, but may not

Appendix II - BMP Descriptions 42



TRENCH DRAIN DETAIL (n.t.s.)

Stock & Associates Consulting Engineers, Inc. 257 Chesterfield Business Parkway, St. Louis, MO 63105, PH: (636) 580-9100 FAX: (636) 580-9130

THE OSCAR 1436 SOUTH 15TH STREET CITY OF SHEBOYGAN WISCONSIN

WISCONSIN PROFESSIONAL ENGINEER GEORGE M. STOCK E-32632 MILWAUKEE

03/06/20 GEORGE M. STOCK E-32632 CIVIL ENGINEER

REVISIONS:

Table with columns: No., Date, Description. Rows include 1. 9/16/19 - CITY COMMENTS, 2. 10/24/19 - ARB SUBMITTAL, 3. 03/06/20 - REDESIGN

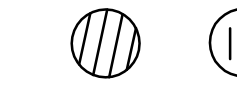
DRAWN BY: A.L.W. CHECKED BY: G.M.S. DATE: 09/06/19 JOB NO.: 219-6592

SHEET TITLE: SITE PLAN DETAILS

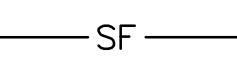
SHEET NO.: 1.1

LEGEND

INLET PROTECTION

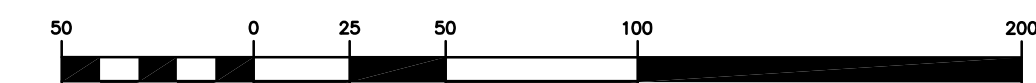


SILT FENCE

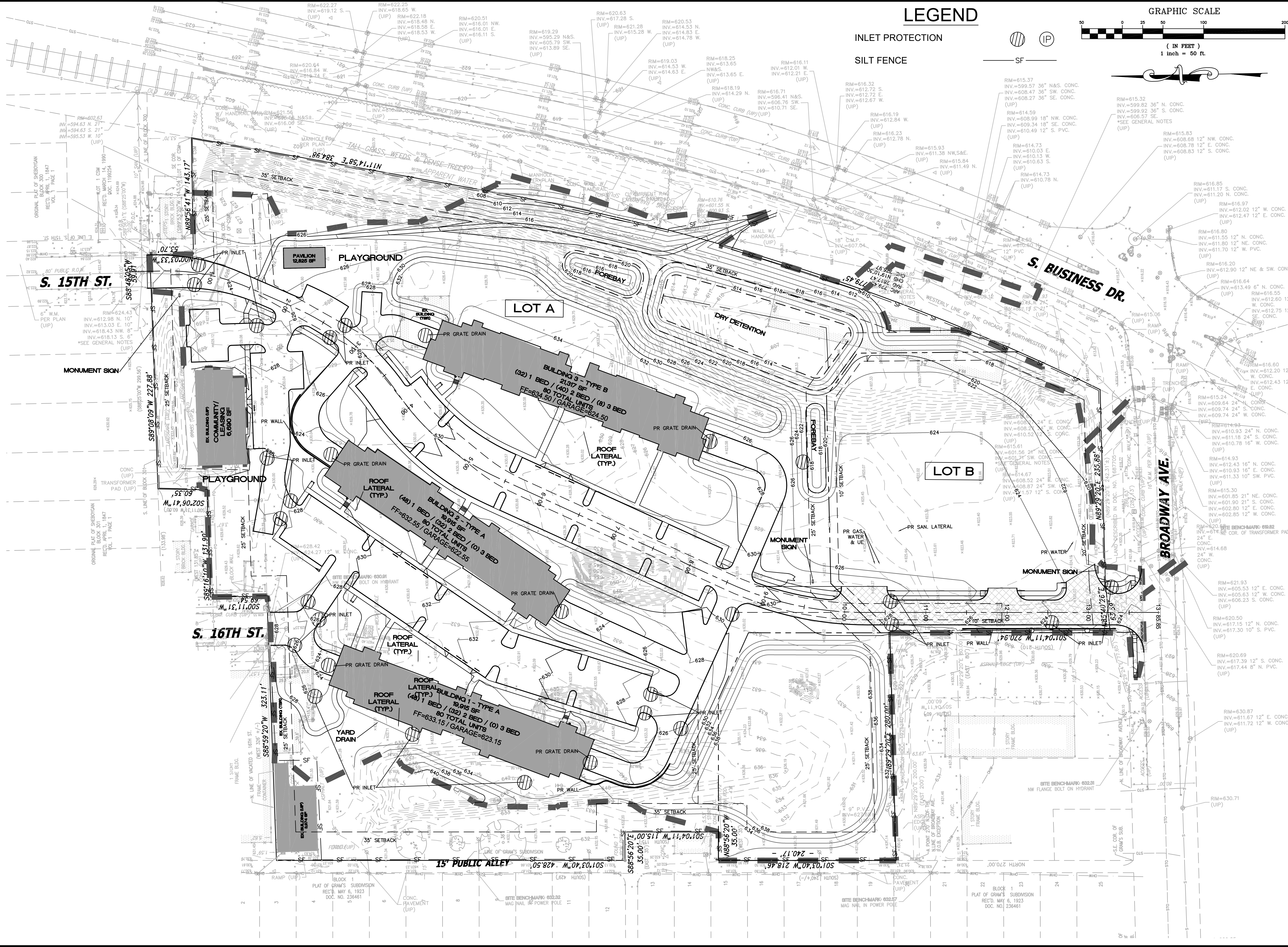


SF

GRAPHIC SCALE



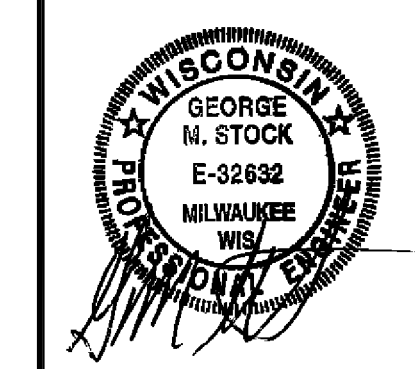
(IN FEET)
1 inch = 50 ft.



257 Chestnutfield Business Parkway
St. Louis, MO 63045 PH: (636) 530-9100 FAX: (636) 530-9130
e-mail: general@stockandassociates.com
Web: www.stockandassociates.com

STOCK & ASSOCIATES
Consulting Engineers, Inc.

SITE PLAN FOR:
THE OSCAR
1436 SOUTH 15TH STREET
CITY OF SHEBOYGAN
WISCONSIN



03/06/20
GEORGE M. STOCK E-32632
CIVIL ENGINEER

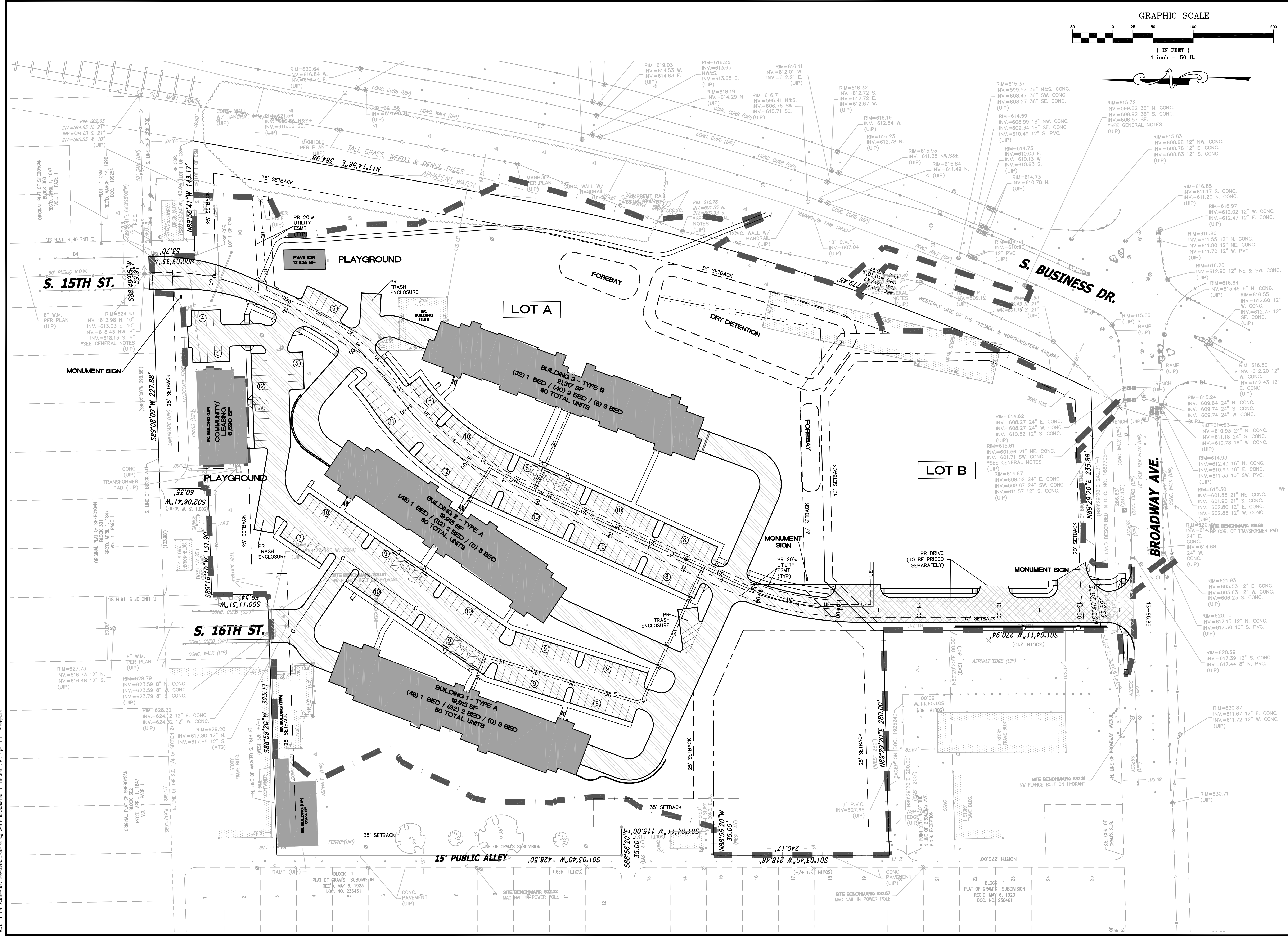
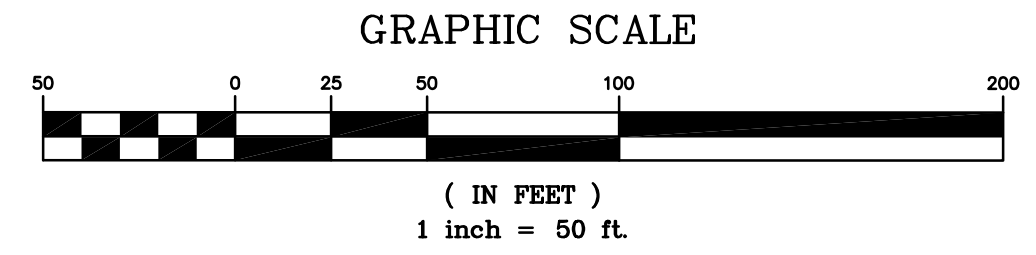
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1	9/16/19	- CITY COMMENTS
2	10/24/19	- ARB SUBMITTAL
3	03/06/20	- REDESIGN

DATE:	09/06/19	CHECKED BY:	G.M.S.
DRAWN BY:	A.L.W.	JOB NO.:	219-6592
M.S.D. #:		BASE MAP #:	
SLC. MAT #:		MAT. SUP. #:	
M.D.A.R. #:			

SHEET TITLE:
EROSION CONTROL PLAN

SHEET NO.:
2.0



257 Chestnutfield Business Parkway
St. Louis, MO 63005 PH: (636) 530-9100 FAX: (636) 530-9130
e-mail: general@stockass.com Web: www.stockass.com

STOCK & ASSOCIATES
Consulting Engineers, Inc.

SITE PLAN FOR:
THE OSCAR
1436 SOUTH 15TH STREET
CITY OF SHEBOYGAN
WISCONSIN

WISCONSIN PROFESSIONAL ENGINEER
GEORGE M. STOCK
E-32632
MILWAUKEE, WIS.

03/06/20
GEORGE M. STOCK E-32632
CIVIL ENGINEER

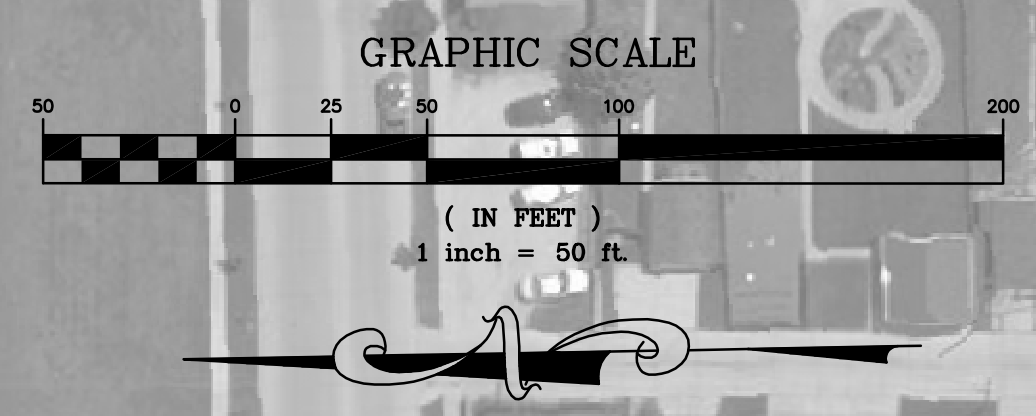
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2	10/24/19	- ARB SUBMITTAL
3	03/06/20	- REDESIGN

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DATE: 09/06/19 JOB NO.: 219-6592
MSD. # BASE MAP #
SLC. # MAT. #
MDAR. #

SHEET TITLE:
GEOMETRIC PLAN

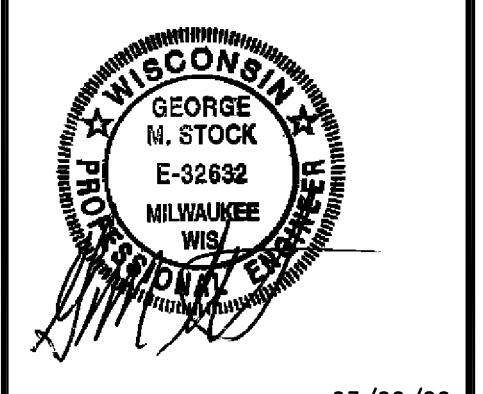
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3.0



257 Chesterfield Business Parkway
 St. Louis, MO 63005 PH: (636) 530-9100 FAX: (636) 530-9120
 e-mail: general@stockassc.com Web: www.stockassc.com

STOCK & ASSOCIATES
 Consulting Engineers, Inc.

SITE PLAN FOR:
THE OSCAR
 1436 SOUTH 15TH STREET
 CITY OF SHEBOYGAN
 WISCONSIN



03/06/20
 GEORGE M. STOCK E-32632
 CIVIL ENGINEER

REVISIONS:

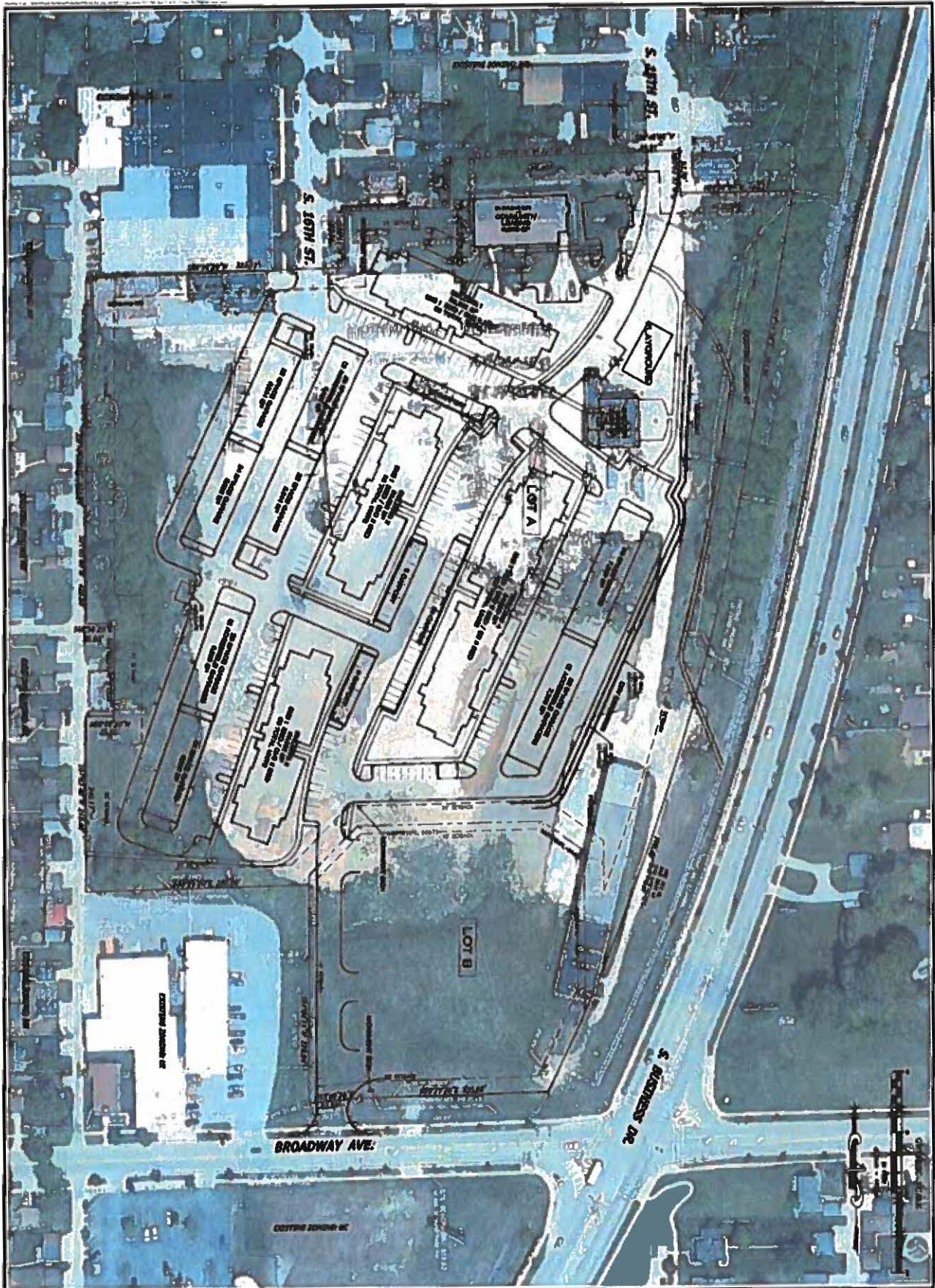
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2	10/24/19	- ARB SUBMITTAL
3	03/06/20	- REDESIGN

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MDAR. #	-		

SHEET TITLE:
**GEOMETRIC PLAN
 w/AERIAL**

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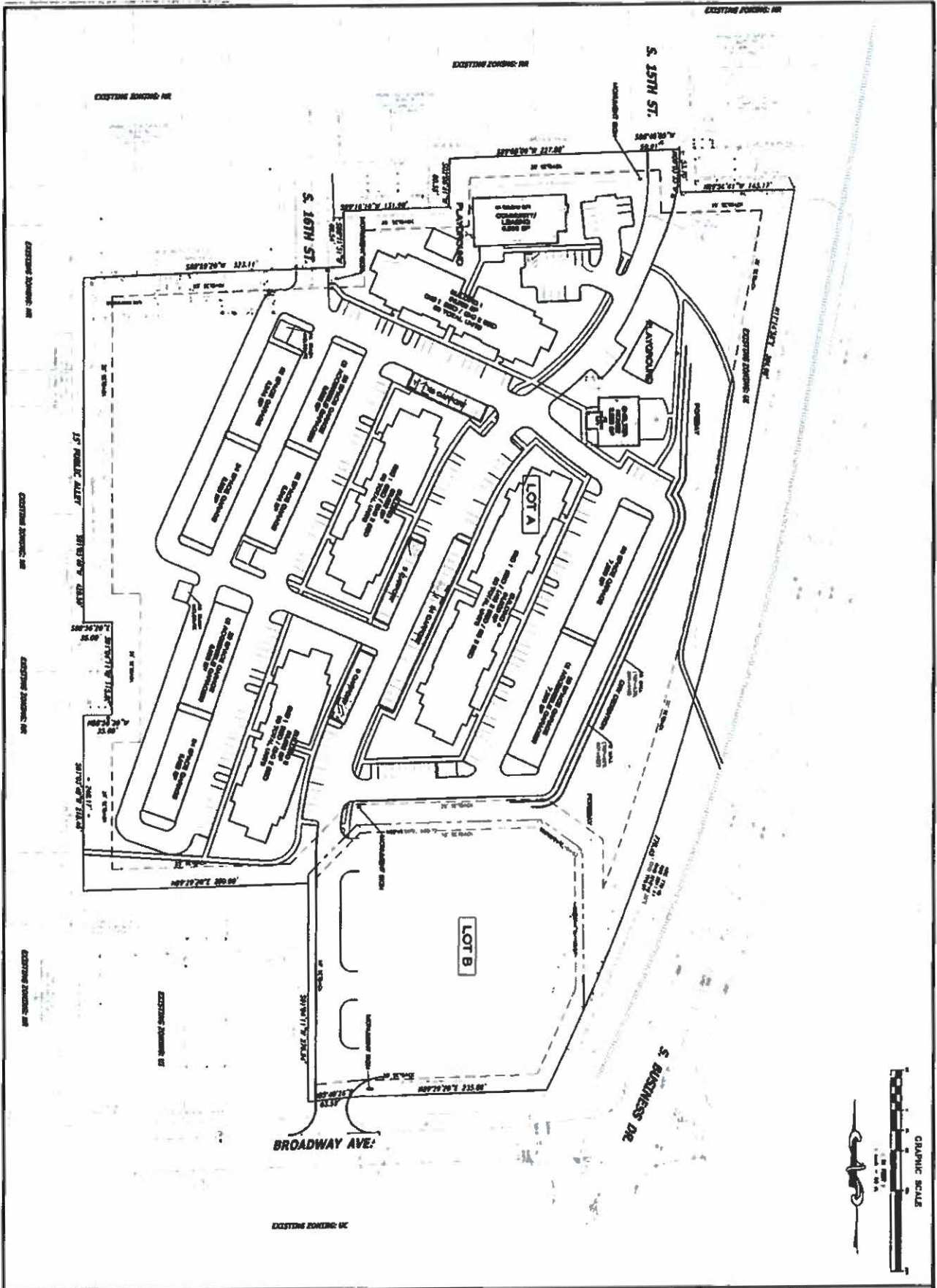


3.1	GEOMETRIC PLAN W/ASPHALT	REVISIONS	
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SITE PLAN FOR
THE OSCAR
 1436 SOUTH 15TH STREET
 CITY OF SHERBOYGAN
 WISCONSIN

Strick & Associates
 Consulting Engineers, Inc.

221 Duane Street, Suite 200
 Sherboogan, WI 53089-1601
 Phone: 414-223-1100
 Fax: 414-223-1101
 Email: info@strick.com
 Website: www.strick.com



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GEOMETRIC PLAN

NO. 1	NO. 2	NO. 3	NO. 4	NO. 5	NO. 6	NO. 7	NO. 8	NO. 9	NO. 10	NO. 11	NO. 12	NO. 13	NO. 14	NO. 15	NO. 16	NO. 17	NO. 18	NO. 19	NO. 20	NO. 21	NO. 22	NO. 23	NO. 24	NO. 25	NO. 26	NO. 27	NO. 28	NO. 29	NO. 30	NO. 31	NO. 32	NO. 33	NO. 34	NO. 35	NO. 36	NO. 37	NO. 38	NO. 39	NO. 40	NO. 41	NO. 42	NO. 43	NO. 44	NO. 45	NO. 46	NO. 47	NO. 48	NO. 49	NO. 50	NO. 51	NO. 52	NO. 53	NO. 54	NO. 55	NO. 56	NO. 57	NO. 58	NO. 59	NO. 60	NO. 61	NO. 62	NO. 63	NO. 64	NO. 65	NO. 66	NO. 67	NO. 68	NO. 69	NO. 70	NO. 71	NO. 72	NO. 73	NO. 74	NO. 75	NO. 76	NO. 77	NO. 78	NO. 79	NO. 80	NO. 81	NO. 82	NO. 83	NO. 84	NO. 85	NO. 86	NO. 87	NO. 88	NO. 89	NO. 90	NO. 91	NO. 92	NO. 93	NO. 94	NO. 95	NO. 96	NO. 97	NO. 98	NO. 99	NO. 100
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DATE PLAN FOR

THE OSCAR

1436 SOUTH 15TH STREET

CITY OF SHEBOYGAN

WISCONSIN

STOCK & ROSENBERG

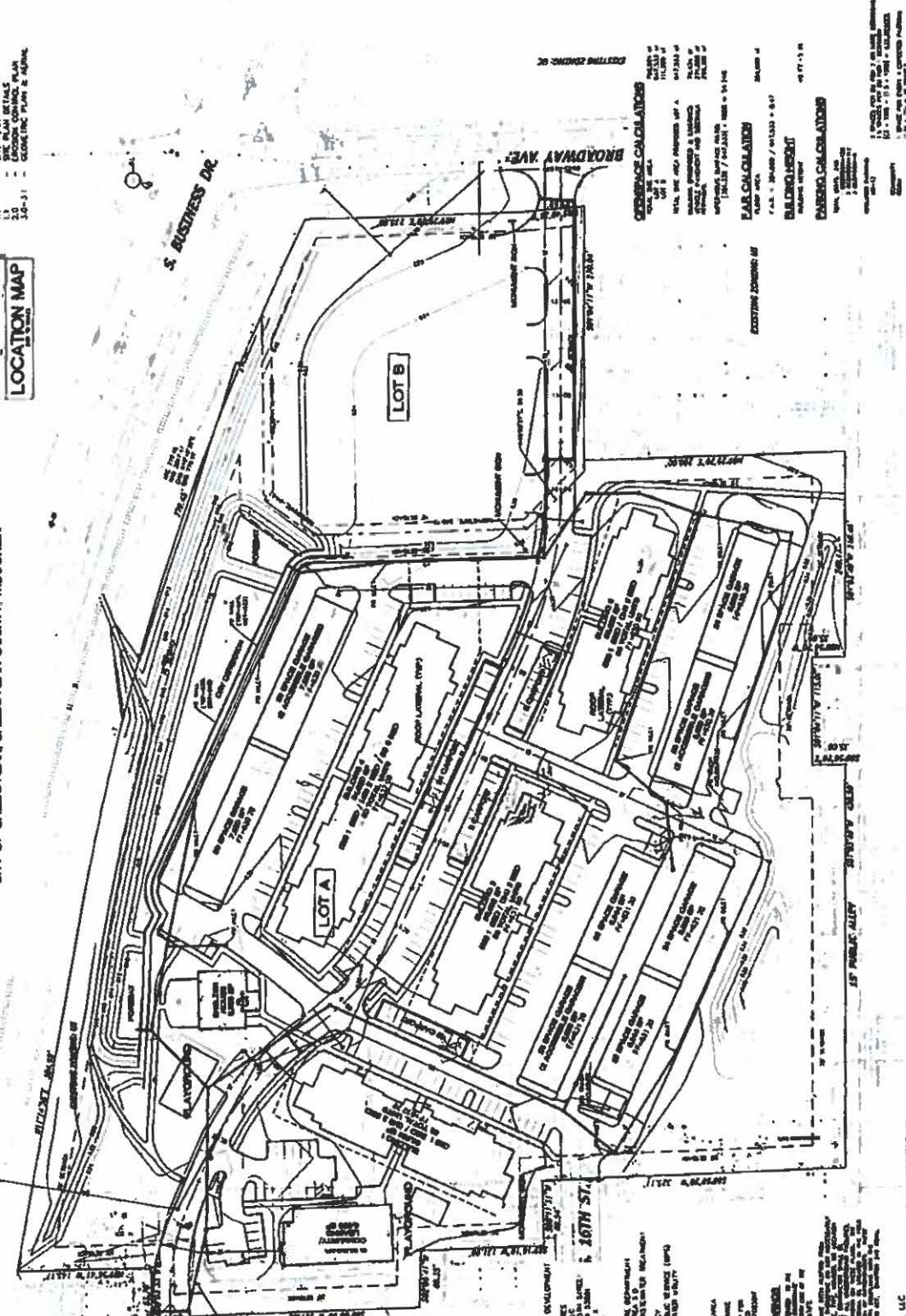
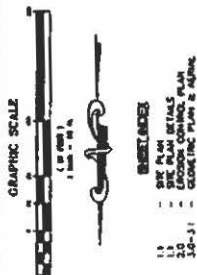
Consulting Engineers, Inc.

217 David Street, Sheboygan, WI 53081
 Tel: (920) 452-1111 Fax: (920) 452-1112
 401 W. Water Street, Sheboygan, WI 53081
 Tel: (920) 452-1111 Fax: (920) 452-1112
 Web: www.stockrosenberg.com

SITE PLAN

SEC 27 T29N R22E PRT OF THE E 1/2 DEBC AS COM AT THE INTERSECTION OF THE S LINE OF ORIGINAL PLAT BLK 300 AND THE E LINE OF S 15TH ST, THE S-88-DEG-25'-00"-W 20' ALG THE S LINE OF THE ORIGINAL PLAT TO THE POB, TH CONT S-88-DEG-25'-00"-W 200.56' ALG SD S L

CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN



GENERAL NOTES:

1. Refer to all other drawings and sheets for details not shown here.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF SHEBOYGAN ORDINANCES AND THE WISCONSIN STATUTES.
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF SHEBOYGAN ORDINANCES AND THE WISCONSIN STATUTES.
4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF SHEBOYGAN ORDINANCES AND THE WISCONSIN STATUTES.
5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF SHEBOYGAN ORDINANCES AND THE WISCONSIN STATUTES.

EXISTING CONDITIONS:

- EXISTING ZONING: M-1
- EXISTING ZONING: M-1
- EXISTING ZONING: M-1
- EXISTING ZONING: M-1

PERMITS:

- PERMIT NO. 123456
- PERMIT NO. 123456
- PERMIT NO. 123456
- PERMIT NO. 123456

CONTRACTOR:

GREEN STREET DEVELOPMENT GROUP, LLC
 1234 MAIN ST, SHEBOYGAN, WI 53081
 PHONE: (920) 882-1234

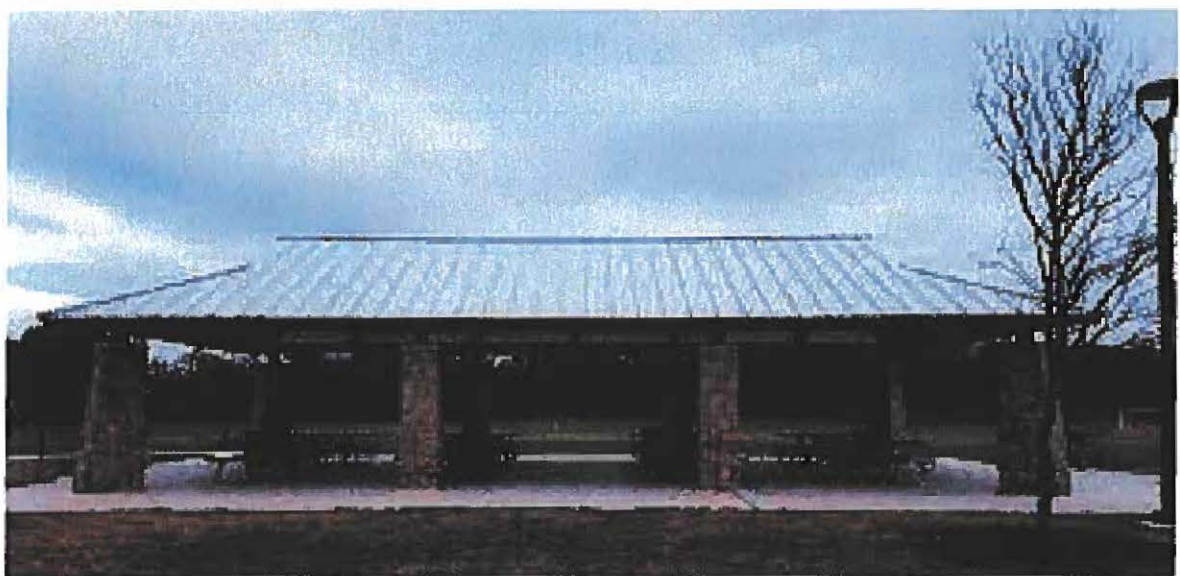
Stock & Associates
 Consulting Engineers, Inc.
 1234 Main St, Sheboygan, WI 53081
 Phone: (920) 882-1234

SITE PLAN FOR
 THE OSCAR
 1436 SOUTH 15TH STREET
 CITY OF SHEBOYGAN
 WISCONSIN

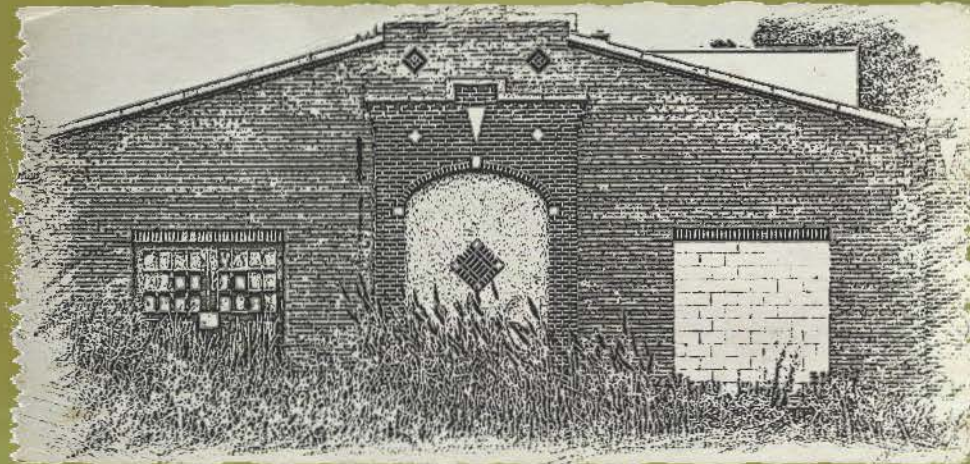


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3	REVISED	02/05/2024
4	REVISED	03/01/2024
5	REVISED	03/15/2024
6	REVISED	04/01/2024
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SITE PLAN
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The Oscar



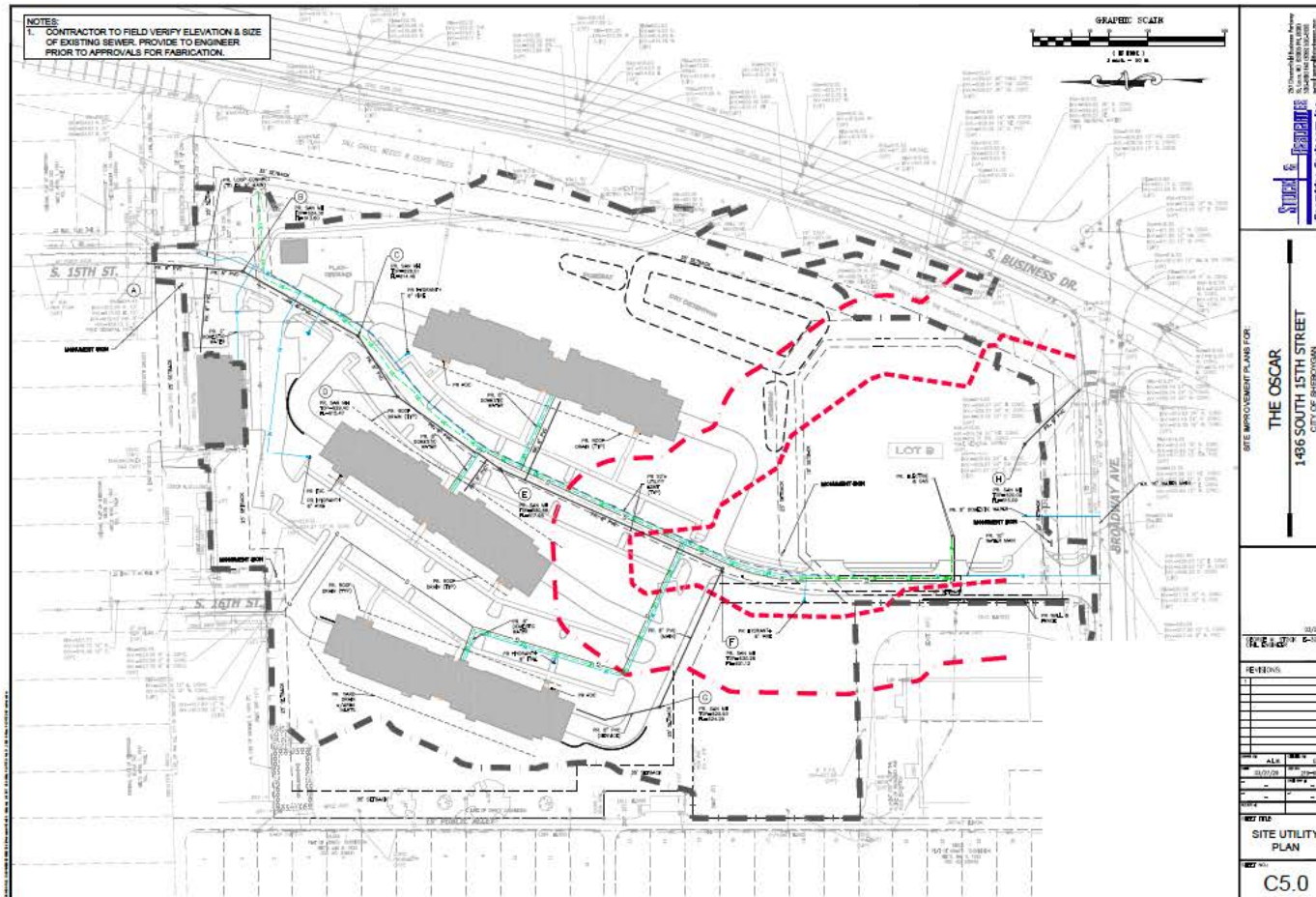
MAKE MORE POSSIBLE.

March 23 & 24, 2020



The Oscar

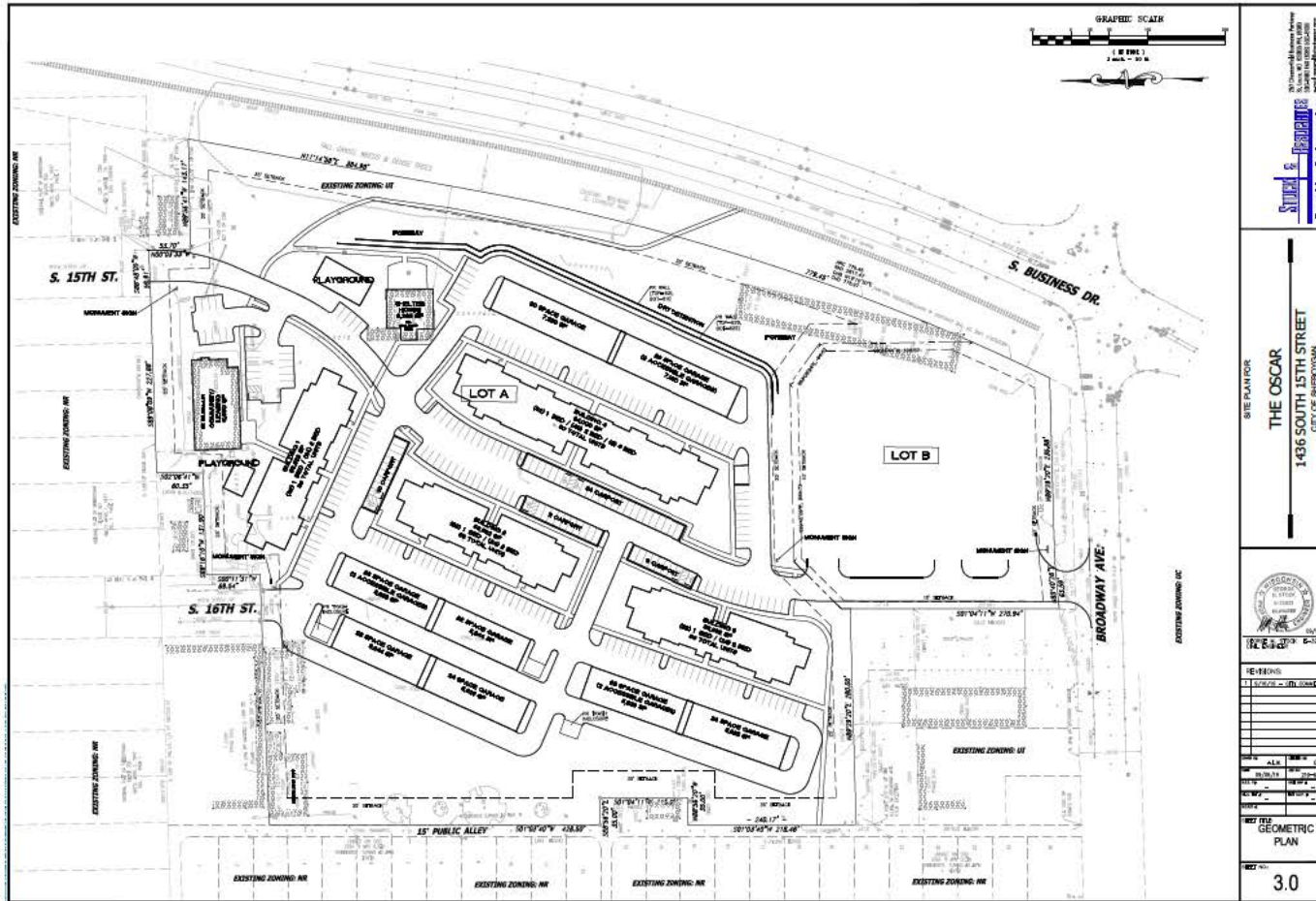
Condition Requiring Amendment



MAKE MORE POSSIBLE. |



The Oscar – Revised drawings from 12/19 APPROVED BY CITY



MAKE MORE POSSIBLE. |



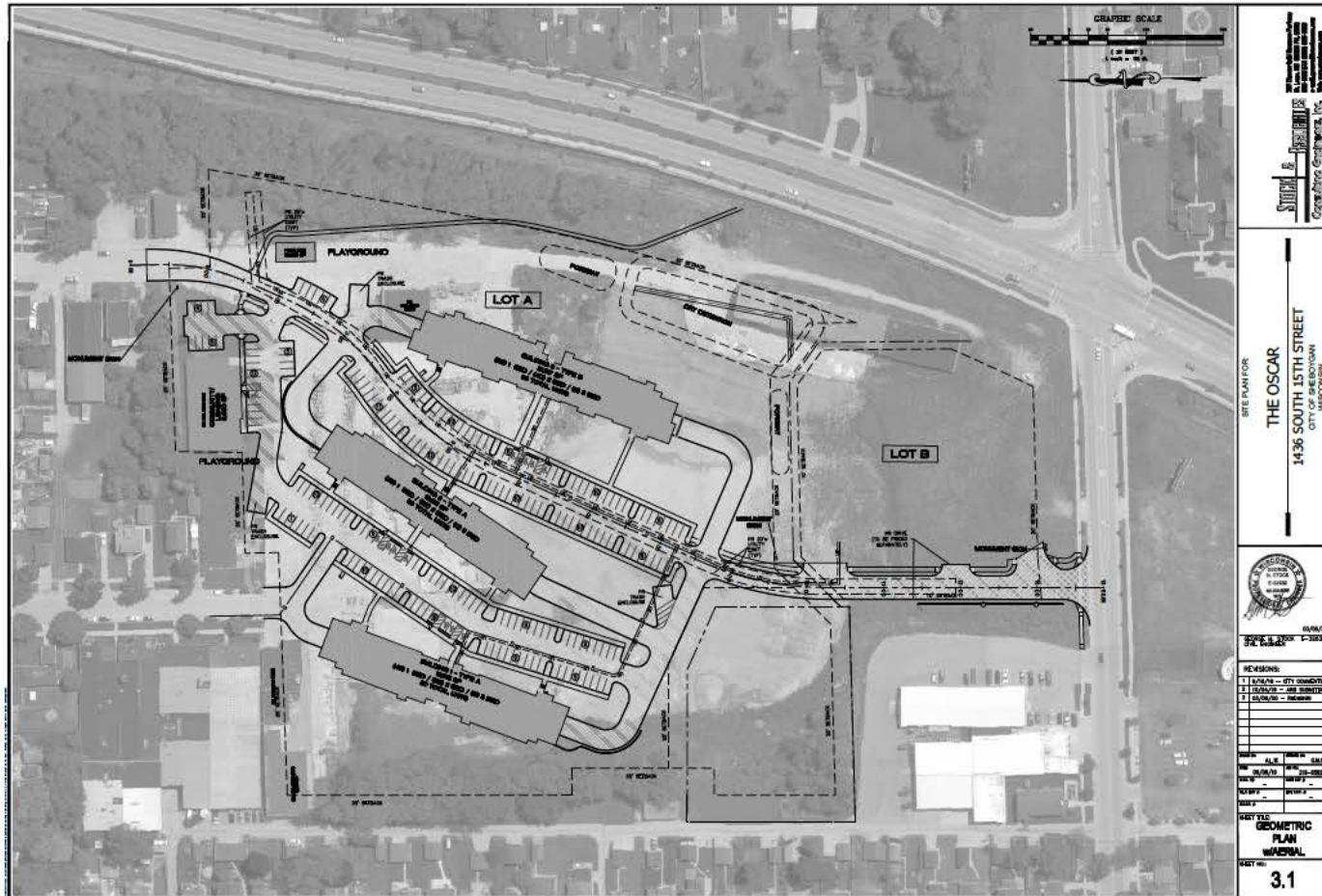
The Oscar – Revised drawings from 12/19 APPROVED BY CITY



MAKE MORE POSSIBLE. |



The Oscar



MAKE MORE POSSIBLE. |



The Oscar

New Building 1 Exterior (same approved materials)w



REAR VIEW



FRONT VIEW

BUILDING 1 - TYPE A - EXTERIOR RENDERS	THE OSCAR BROADWAY & S. BUSINESS DR.	1
03/06/2020		



MAKE MORE POSSIBLE. |

BUILDING 1 - TYPE A - EXTERIOR PERSPECTIVE	THE OSCAR BROADWAY & S. BUSINESS DR.	2
03/06/2020		



The Oscar

New Building 2A Exterior (same approved materials)



REAR VIEW



FRONT VIEW



BUILDING 2 - TYPE A - EXTERIOR RENDERS	THE OSCAR BROADWAY & S. BUSINESS DR.	3
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roseman
& AS

BUILDING 2 - TYPE A - EXTERIOR PERSPECTIVE	THE OSCAR BROADWAY & S. BUSINESS DR.	4
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rosemann
& ASSOCIATES



The Oscar

New Building 3B Exterior (same approved materials)



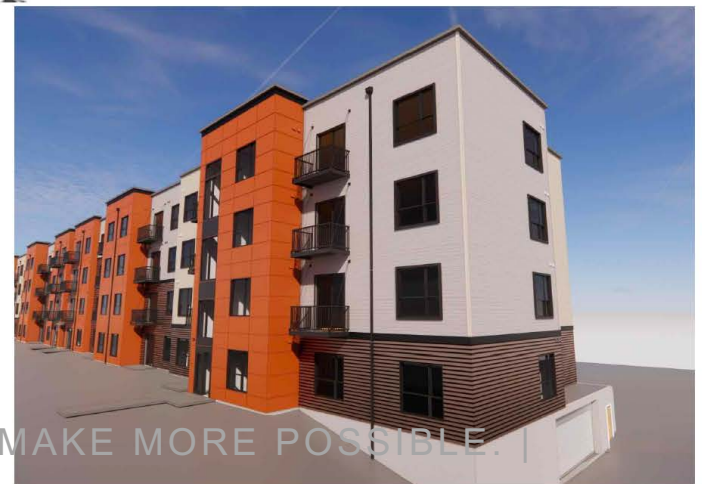
REAR VIEW



FRONT VIEW

BUILDING 3 - TYPE B - EXTERIOR RENDERS	THE OSCAR BROADWAY & S. BUSINESS DR.	5
03/09/2020		

roseman
& ASSOCI



MAKE MORE POSSIBLE. |

BUILDING 3 - TYPE B - EXTERIOR PERSPECTIVE	THE OSCAR BROADWAY & S. BUSINESS DR.	6
03/09/2020		

roseman
& ASSOCIATES



The Oscar – Revised drawings from 12/19 APPROVED BY CITY



BUILDING 1 SOUTH ELEVATION - FACING PARKING AND DRIVE



BUILDING 1 NORTH ELEVATION - FACING COMMUNITY BUILDING

BUILDING A EXTERIOR RENDERS	THE OSCAR BROADWAY & S. BUSINESS DR.	1	rosema & ASS
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BUILDING 1 SOUTH PERSPECTIVE - FACING PARKING AND DRIVE

BUILDING A EXTERIOR PERSPECTIVE	THE OSCAR BROADWAY & S. BUSINESS DR.	2	rosemann & ASSOCIATES
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MAKE MORE POSSIBLE. |



The Oscar – Revised drawings from 12/19 APPROVED BY CITY



BUILDINGS 2 AND 3 ELEVATION - FACING PARKING AND DRIVE



BUILDINGS 2 AND 3 ELEVATION - FACING ROAD

BUILDING A EXTERIOR RENDERERS
12/19/19

THE OSCAR
BROADWAY & D. BUSINESS DR.

3



BUILDINGS 2 AND 3 PERSPECTIVE - FACING ROAD

BUILDING A EXTERIOR PERSPECTIVE
12/19/19

THE OSCAR
BROADWAY & D. BUSINESS DR.

4



MAKE MORE POSSIBLE. |



The Oscar – Revised drawings from 12/19 APPROVED BY CITY



BUILDING 4 ELEVATION - FACING PARKING AND DRIVE



BUILDING 4 ELEVATION - FACING ROAD

BUILDING 8 EXTERIOR RENDERS
THE OSCAR
BROADWAY & S. BUSINESS DR.
12/19/19



BUILDING 4 PERSPECTIVE - FACING ROAD



BUILDING 4 PERSPECTIVE - FACING PARKING AND DRIVE

BUILDING 8 EXTERIOR PERSPECTIVE
THE OSCAR
BROADWAY & S. BUSINESS DR.
12/19/19

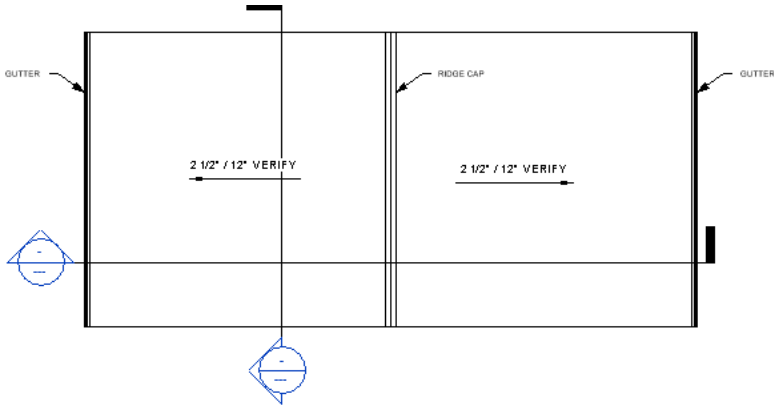


The Oscar

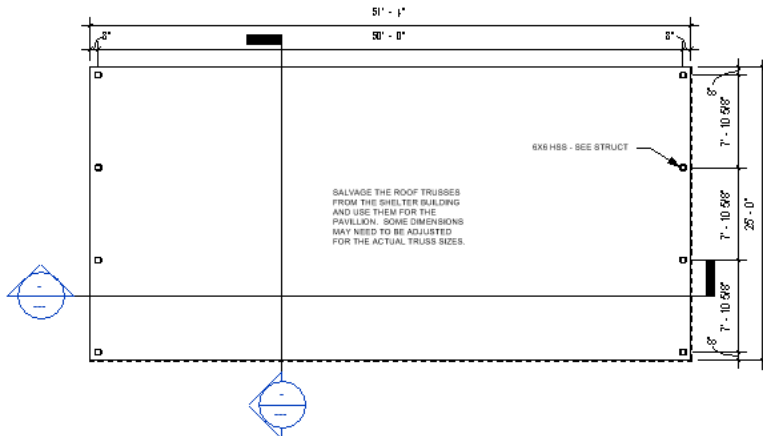
New Park Pavilion – approximately 1,200 SF
Salvaged materials from existing buildings



MAKE MORE POSSIBLE. |



C2 PAVILION - ROOF PLAN
1/8" = 1'-0"



C1 PAVILION - FLOOR PLAN
1/8" = 1'-0"

Thank you for your time.

Please direct any questions or comments to:

Joel Oliver

Joel@GreenStreetSTL.com

314.495.9884

CITY OF SHEBOYGAN

REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION

ITEM DESCRIPTION: Addition to Rewind Bar located at 1002 Michigan Avenue.

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

REPORT DATE: March 20, 2020

MEETING DATE: March 23, 2020

FISCAL SUMMARY:

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

STATUTORY REFERENCE:

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

BACKGROUND / ANALYSIS:

AChappa Construction is proposing to construct a new building addition and site improvements at Rewind Bar located at 1002 Michigan Avenue. The applicant states the following:

- The existing building is a two-story structure complete with an exterior bar/patio area and beer garden. The first floor of the structure has an indoor bar with an audio booth, dance floor & associated tavern games including arcade games and a pool table. The exterior bar/patio and beer garden area includes an exterior bar under a roof canopy, a wooden deck for seating and green space used for playing yard games. The second floor is currently closed off so that the 1st floor bar may be opened for business.
- The proposed addition is approximately 480sf (20 x 24) fully enclosed structure that will be erected on the existing building's west side. The new structure will be located on the south and west property lines (southwest corner of the property). The new addition will take place of the existing wood patio and fence.
- Currently, when the patio area is open, Rewind is required to have an additional employee oversee the existing fence gate on the west side. This employee's job is to monitor the number of patrons who enter and exit through this egress gate per requirements with the city's police department. This project will eliminate this gate and the new path of egress will be through the addition back onto Michigan Avenue's sidewalk. This addition would give the employee shelter all while closing off the patio area from the street side for wind and weather protection.
- Just north of the addition where the remainder of the existing patio remains is scheduled to be removed and replaced with a new concrete slab. This concrete slab will be approximately 225sf. This concrete pad will match the existing footprint of the remaining

wood patio and will serve as the remaining sitting/standing space that the addition does not occupy.

- The existing wood patio, south fence and portion of the west fence will be the main existing areas changed by this project. The other areas impacted includes the existing green siding along N. 10th Street that will be replaced to match the buildings colors and the existing exterior wood wainscoting that is deteriorating. This will be replaced with new PVC materials to match existing profile and colors.
- The proposed exterior design's goal is to match the design concept of the existing building, but with newer longer lasting materials. The south wall of the addition will include a large aluminum window to match the existing window size and style. The bottom approx. 2-1/2' will be a painted PVC wainscoting and associated trim to match the existing building's wainscoting style. This new painted PVC wainscoting and trim will be continuous from the south-west corner of the addition to the south-east corner of the existing building. The goal is to replace the rotten/damaged existing wood wainscoting with a more durable, new material. Around the window & above the new wainscoting on the addition will be stucco/EIFS to match the existing building. This stucco/EIFS will also be present on the entire west elevation of the addition.
- Along the roof line of the south side of the addition will be a wood parapet wall to match the existing. This includes all wood trim. This parapet wall will continue on the west side of the addition where it will terminate at the north-west corner. On the west side of the addition the parapet wall will not have trim allowing this wall to sit directly against the property line without having any projections. Painting of this parapet wall on the west side will be done in such a way that will show color complimentary lines where the associated trim would be in order to match the color scheme and design of the south wall parapet without having protruding trim.
- On the north wall of the addition, that is not visible by any passersby, will be new vinyl siding that will match the green color scheme of the building.
- We will be replacing the existing green vinyl siding on the east side of the existing building along N. 10th Street with new vinyl siding to correlate with existing building colors.
- With this new addition and removing & replacing existing building materials, the building will be substantially more pleasant to view from the street to any passerby by replacing existing damaged materials and creating one color scheme that is consistent throughout the property.
- Replacing existing deteriorating wainscoting with new, painted PVC materials will freshen up the face of the business.
- Replacing the existing green siding on the east side of the building with a new color will give us the opportunity to incorporate this elevation back into the existing building's color scheme creating more unity.
- The proposed additions parapet walls will allow us to better shield the existing rooftop HVAC unit located on the west side.

- Construction is scheduled to begin towards the end of April when weather cooperates for exterior construction.

STAFF COMMENTS:

The addition will be offset from the existing building by approximately one (1) foot in order to be constructed on the private property. The existing building is approximately one (1) foot over the property line and located within the City of Sheboygan Michigan Avenue public right-of-way.

The additions north elevation (facing existing outdoor patio) shows green siding to match the existing green siding that is located on the buildings west side. The applicant is not proposing to change the existing green siding on the west side of the building because they believe this 1st floor section of the building is not visible.

The applicant states that the green vinyl siding on the east side of the single-story building facing 10th Street will be replaced with a color that is more compatible to the building. The applicant should provide color elevations that reflect this change from the green siding to the matching color siding similar to what is done on elevation drawing A3.2.

Applicant indicates that the existing large mechanical rooftop units will be much better screened as part of the new building addition. The elevation does not show the large rooftop unit and how it will be screened (see photos).

There is some attractive wrought iron fencing that will be replaced by the new addition but the remaining fencing is just a treated wood fence. The Board may want to have the applicant explain what they are doing for fencing (staining, painting, etc. to match).

ACTION REQUESTED:

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

ATTACHMENTS:

Architectural Review Board Application and required attachments.

PARCEL NO.:

Office Use Only
DATE SUBMITTED: _____
REVIEW DATE: _____

**CITY OF SHEBOYGAN
ARCHITECTURAL REVIEW APPLICATION**
Revised May 2018

Completed application must be filed with the Department of City Development, 828 Center Avenue, Suite 104. To be placed on the agenda of the Architectural Review Board, application **must be filed two weeks prior** to date of meeting. Applications that are not complete or that are not legible will not be accepted.

1. APPLICANT INFORMATION

APPLICANT: AChappa Construction, LLC

ADDRESS: 443 North Main St, Sheboygan Falls, WI 53085

E-MAIL ADDRESS: Tyler@achappaconstruction.com

PHONE: (920) 467-2212 FAX NO.: ()

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Rewind

ADDRESS OF PROPERTY AFFECTED: 1002 Michigan Avenue, Sheboygan

NEW BUILDING: _____ ADDITION: X REMODELING: _____

DESCRIPTION OF PROPOSED PROJECT:

See Attached Letter

DESCRIPTION OF EXISTING EXTERIOR DESIGN AND MATERIALS: _____

See Attached Letter

DESCRIPTION OF THE PROPOSED EXTERIOR DESIGN AND MATERIALS: _____

See Attached Letter

Points To Note:

- **Existing Visible Rooftop Unit On Building's West Side:**

See Attached Letter

- **Expected Traffic Flow, Parking, Ingress/Egress, Garbage, Noise, Smells, Lighting, Etc:**

Site Narrative-Conditional Use Narrative

Property: Rewind Bar

Address: 1002 Michigan Avenue, Sheboygan

OWNER OF SITE: Sixth Parallel, Inc (Brandon Jovanovich, President)

ADDRESS: W7911 Center Road, Glenbeulah, WI 53023

E-MAIL: Brandon Jovanovich <brandonjovanovich@hotmail.com>

ARCHITECT: Hameister Architects

ADDRESS: 823 S Taylor Dr, Sheboygan, WI 53081

E-MAIL: DuWayne <duwayne@hameister-architects.com>

CONTRACTOR: AChappa Construction, LLC

ADDRESS: 443 North Main St, Sheboygan Falls, WI 53085

E-MAIL: Tyler Chappa Tyler@achappaconstruction.com

- **Existing building use and all business activities that take place onsite (tavern uses indoor/outdoor, parking, etc.):**

The existing building is a two-story structure complete with an exterior bar/patio area and beer garden. The first floor of the structure has an indoor bar with an audio booth, dance floor & associated tavern games including arcade games and a pool table. The exterior bar/patio and beer garden area includes an exterior bar under a roof canopy, a wooden deck for seating and green space used for playing yard games. The second floor is currently closed off and condemned so that the 1st floor bar may be opened for business. Parking for patrons is on local streets.

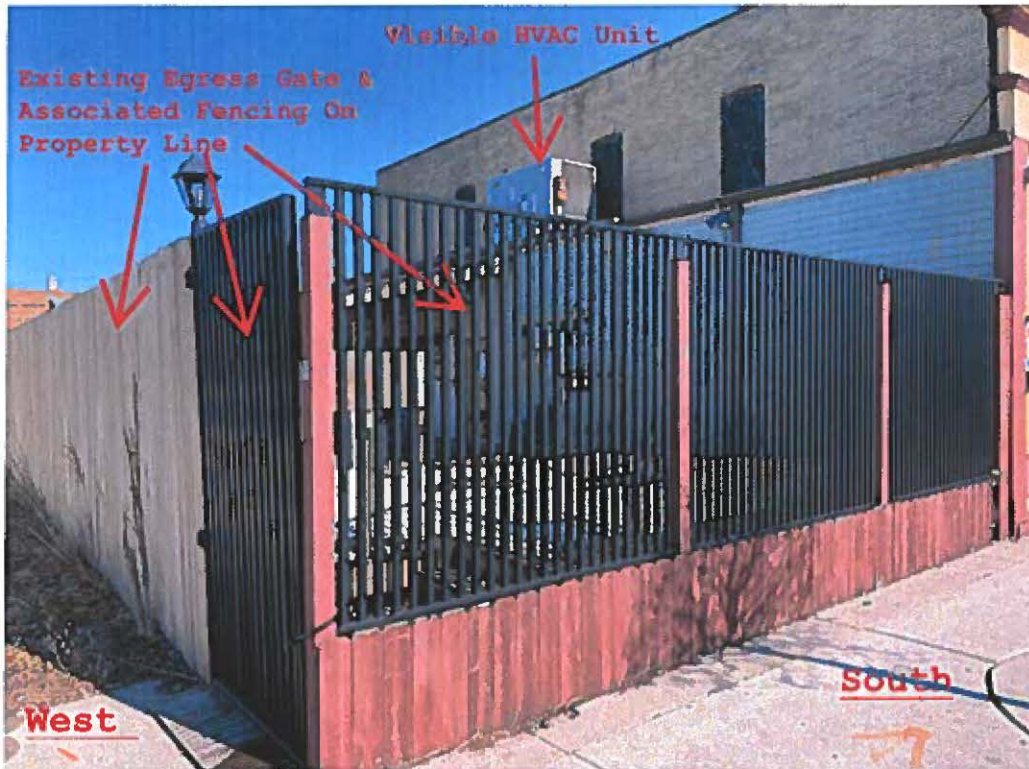
- **Proposed addition explanation (size of addition, why it is needed, what is its intended use, where it is to be located, how close to property lines, who will use it, when you will begin construction, etc.):**

The proposed addition is an approx. 410sf fully enclosed structure that will be erected on the existing building's West side. The new structure will lie both on the South property line and the West property line. The new addition will take place of the existing wood patio and fence. Currently, when the patio area is open Rewind is required to have an additional employee oversee the existing fence gate on the West side. This employee's job is to monitor the number of patrons who enter and exit through this egress gate per requirements with the city's police dept. This project will eliminate this gate. The new path of egress will be through the addition's new entrance back onto Michigan Avenue's sidewalk. This addition would then give the employee shelter all while closing off the patio area from the street side for wind and weather protection. Just North of the addition where the remainder of the existing patio is scheduled to be removed will be a new concrete slab. This concrete slab will be approx. 225 Square Feet. This concrete pad will match the existing footprint of the remaining wood patio and will serve as the remaining sitting/standing space that the addition does not occupy. Inside this addition will be arcade games that can be relocated from the existing bar space. This will free up room in the existing bar area. Construction is scheduled to begin towards the end of April when weather cooperates for exterior construction.

- **Explanation of areas proposed to be changed on the site:**

The existing wood patio, South fence and portion of the West fence will be the main existing areas changed by this project (picture 1). The other areas impacted includes the existing green siding along N 10th St (picture 2) that will be replaced to match the buildings colors and the existing exterior wood wainscoting (picture 3) that is deteriorating. This will be replaced with new PVC materials to match existing profile and colors.

Picture #1



Picture #2



Picture #3



- **Description of proposed facilities - Description of proposed building and all new site improvements (square footage of existing building, square footage of addition, design/materials of fencing, exterior remodeling, storm drainage, landscaping, lighting, traffic, ingress/egress, parking, sidewalk, retaining walls, dumpster enclosure, screening of mechanicals, etc.):**
 - Existing Building 1st Floor Square Footage: 3,802sf
 - Existing Building 2nd Floor Square Footage: 3,160sf
 - New Proposed Addition Square Footage: 420sf
 - **Fencing:** The existing fencing consists of black steel decorative fencing on the South property line and cedar dog ear fencing on the West property line extending North around exterior bar/patio/yard area.
 - **Drainage:** Along the North side of the addition will be a 2' wide green space to allow for rainwater drainage off the addition via gutter system to avoid draining onto adjacent lot or onto Michigan Ave.
 - **Landscaping:** A 2' wide area of greenspace noted above in "drainage" would be the designated area for landscaping.
 - **Lighting:** On the South side of the addition, located in the entrance's soffit area will be an additional egress light fixture for street visibility and egress purposes.

- Garbage/Noise/Smells: Currently the patio is visible to any passerby on Michigan Ave. The new addition will greatly help shield this back-patio area reducing the amount of garbage, noise, smells and lighting that it produces.
- Traffic/Parking: At this time traffic patterns & parking are not expected to change from their current state. All parking for patrons will be on local streets.
- Sidewalk: During construction the sidewalk directly South of the new addition location along Michigan Ave will be closed. Adequate sidewalk closed signage, barricades and fencing will be placed temporarily to direct pedestrians around the work area. Once complete with the project, all sidewalks affected will be patched/replaced.
- Mechanical Screening: Seen above in picture #1 is the existing rooftop HVAC unit. With the addition incorporating a parapet wall both on the South & West sides this unit will be better shielded from any passerby.
- Dumpster Enclosure: The existing dumpster enclosure currently has a gate that does not enclose the entire dumpster area. Approx. half of the enclosure is visible to passerby. Part of this project would be to bring a full enclosure back to this dumpster area.

- **General design/material description of the proposed addition structure:**

The proposed exterior design's goal is to match the design concept of the existing building, but with newer longer lasting materials. The South wall of the addition will include a large aluminum window to match the existing window size and style. The bottom approx. 2-1/2' will be a painted PVC wainscoting and associated trim to match the existing building's wainscoting style. This new painted PVC wainscoting and trim will be continuous from the South-West corner of the addition to the South-East corner of the existing building. The goal is to replace the rotten/damaged existing wood wainscoting (Picture #3) with a more durable, new material. Around the window & above the new wainscoting on the addition will be stucco/EIFS to match the existing building. This stucco/EIFS will also be present on the entire West elevation of the addition. Along the roof line of the South side of the addition will be a wood parapet wall to match the existing. This includes all wood trim. This parapet wall will continue on the West side of the addition where it will terminate at the North-West corner. On the West side of the addition the parapet wall will not have trim allowing this wall to sit directly against the property line without having any projections. Painting of this parapet wall on the West side will be done in such a way that will show color complimentary lines where the associated trim would be in order to match the

color scheme and design of the South wall parapet without having protruding trim. On the North wall of the addition, that is not visible by any passersby, will be new vinyl siding that will match the color scheme of the building. We will also be replacing the existing green vinyl siding on the East side of the existing building along N 10th St (Picture #2) with new vinyl siding to correlate with existing building colors. With this new addition and removing and replacing existing building materials, the building will be substantially more pleasant to view from the street to any passerby. Throughout this project's design, with the help of the city, we have been conscientious to a goal of creating one color scheme that is consistent throughout the property.

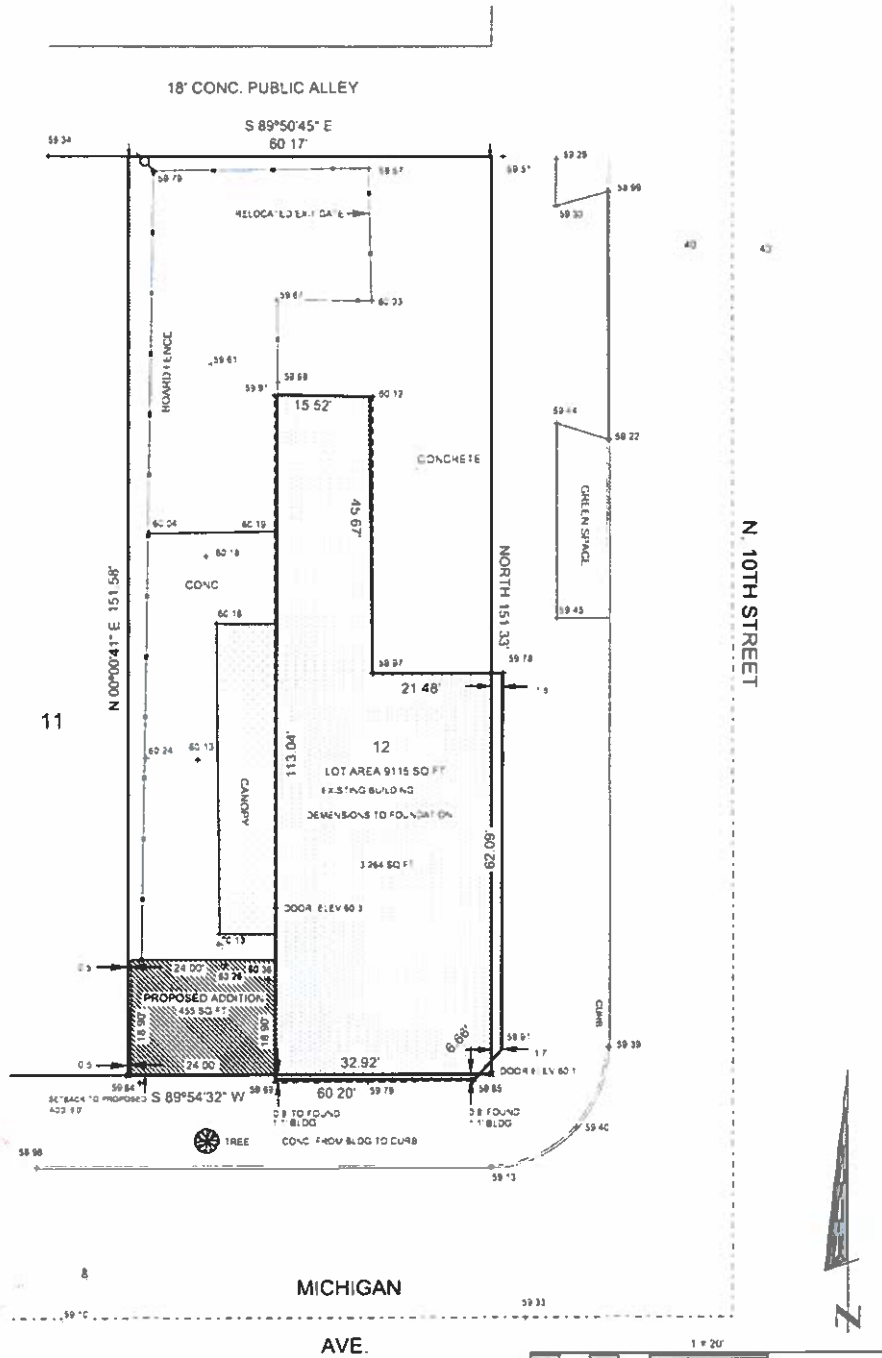
- **How will you ensure that the proposal will not become a nuisance to adjoining property owners?**
 - The current path of egress from the patio area leads onto the adjacent lot to the West through a fence gate. This path of egress would now change bringing patrons back onto Michigan Avenue's sidewalk.
 - The existing patio would be better shielded off from all properties to the South.

- **Proposed signage:**
 - At this time signage is expected to remain as is on the building.

- **How does this improvement enhance the business and the very visible Michigan Avenue commercial corridor?**
 - Replacing existing deteriorating wainscoting with new, painted PVC materials will freshen up the face of the business.
 - Replacing the existing green siding on the East side of the building with a new color will give us the opportunity to incorporate this elevation back into the existing building's color scheme creating more unity.
 - The proposed additions parapet walls will allow us to better shield the existing rooftop HVAC unit located on the West side.

D & H LAND SURVEYS LLC
 1628 GEORGIA AVENUE
 SHEBOYGAN WISCONSIN

1002 MICHIGAN AVE
 PARCEL NO. 59281200810
 BEING LOT 12 OF BLOCK 46 OF THE ORIGINAL PLAT
 OF THE CITY OF SHEBOYGAN SHEBOYGAN COUNTY,
 WISCONSIN



THIS IS TO CERTIFY THAT THE INFORMATION SHOWN HEREON
 IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF

D & H Land Surveys

Dennis J. Van Dusen S-238

BM
 TOP OF HYDRANT
 AT 10th & ALCH
 62.59 CITY DATUM

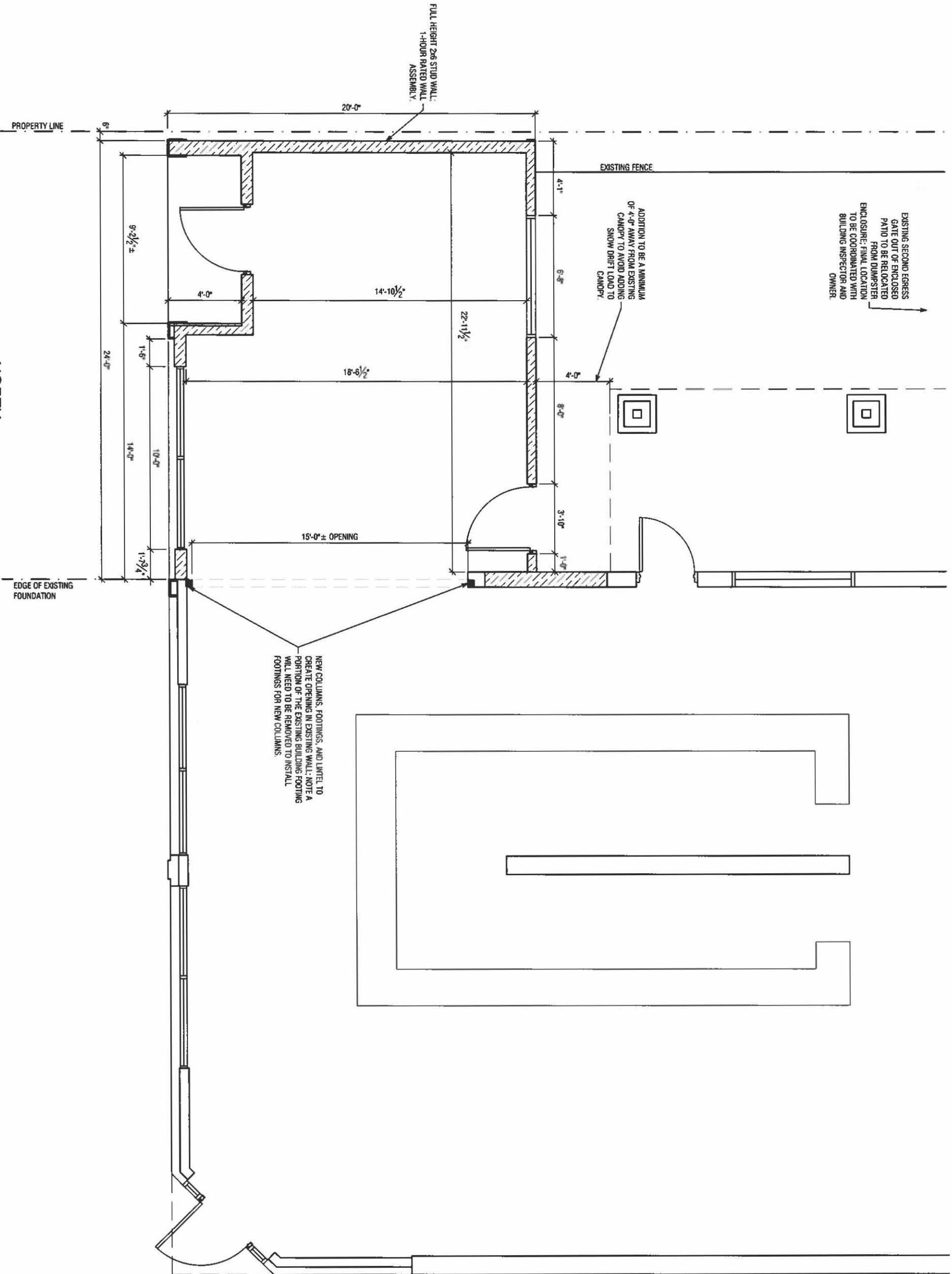
- ✕ CHISELED CROSS SET
- ↓ CHISELED ARROW SET
- ◆ EXISTING GRADE CITY DATUM

Dated this 9th day of March 2020 Rev 663/18/20

DATA CSHEB20-1002MICH D-3409

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FIRST FLOOR PLAN
 SCALE: 3/16" = 1'-0" [11x17]
 SCALE: 3/8" = 1'-0" [22x34]



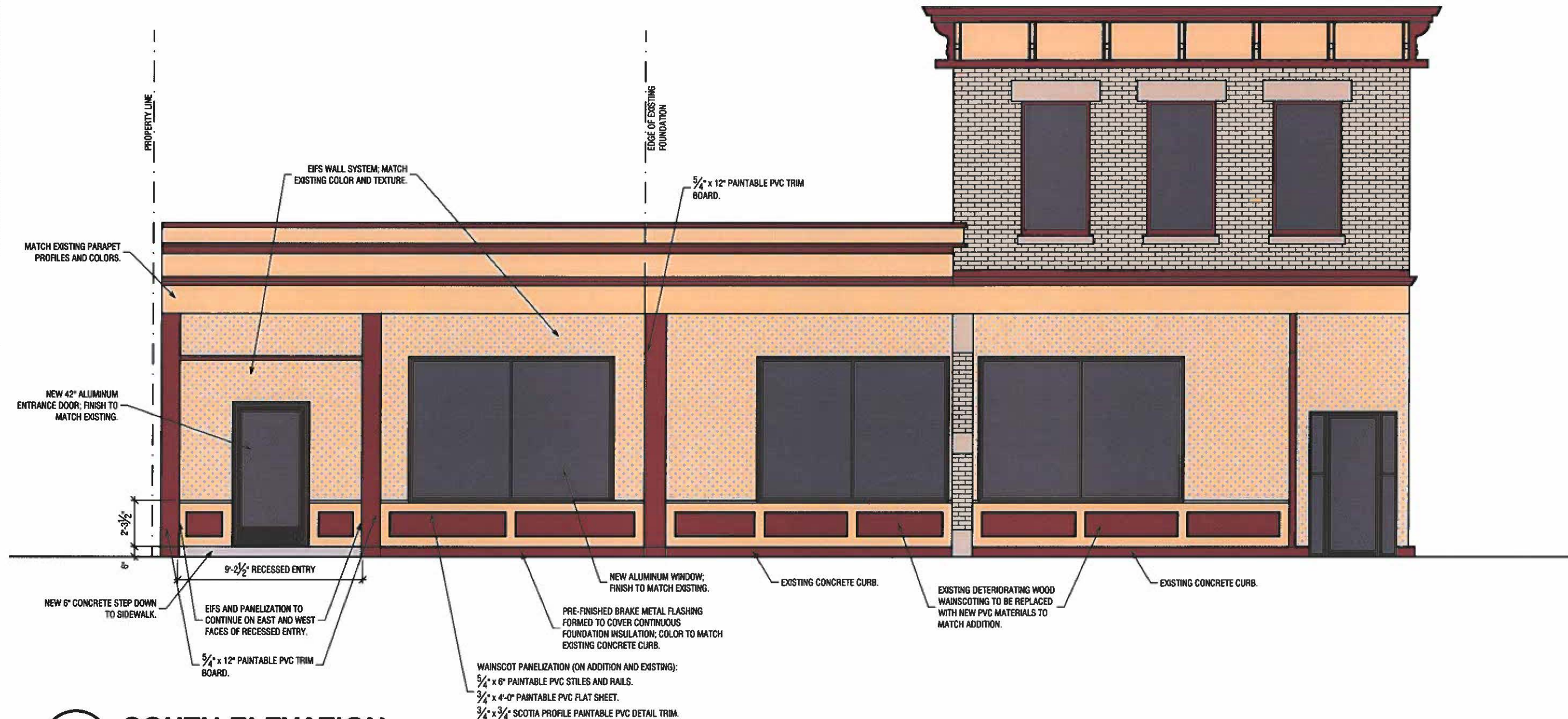
PROJECT NAME	102119
OWNER	CHRIS H
DATE	06 MARCH 2020
DESIGNER	CHRIS H
CHECKER	
DATE	
PROJECT NUMBER	102119
SHEET DESCRIPTION	FLOOR PLAN
SHEET NUMBER	A2.1

BUILDING ADDITION FOR REWIND BAR
 1002 MICHIGAN AVENUE
 SHEBOYGAN, WISCONSIN 53081

FOR ARCHITECTURAL REVIEW

HAMEISTER ARCHITECTS INCORPORATED
 823 SOUTH TAYLOR DRIVE
 SHEBOYGAN, WISCONSIN 53081
 PHONE (920) 457-5800 FAX (920) 457-5006

3/9/2020 3:07:37 PM \\MAIN-PC\ADMIN\PROJECTS\ACTIVE PROJECTS\102119 REWIND BAR ADDITION\DRAWINGS\102119 REWIND BAR ADDITION.DWG © COPYRIGHT 2020 - HAMEISTER ARCHITECTS, INC. - ALL RIGHTS RESERVED
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1 **SOUTH ELEVATION**
A3.1 SCALE: 3/16" = 1'-0" [11x17]
 SCALE: 3/8" = 1'-0" [22x34]

HAMEISTER ARCHITECTS
 INCORPORATED
 823 SOUTH TAYLOR DRIVE
 SHEBOYGAN, WISCONSIN 53081
 PHONE (820) 467-8600 FAX (820) 467-8006

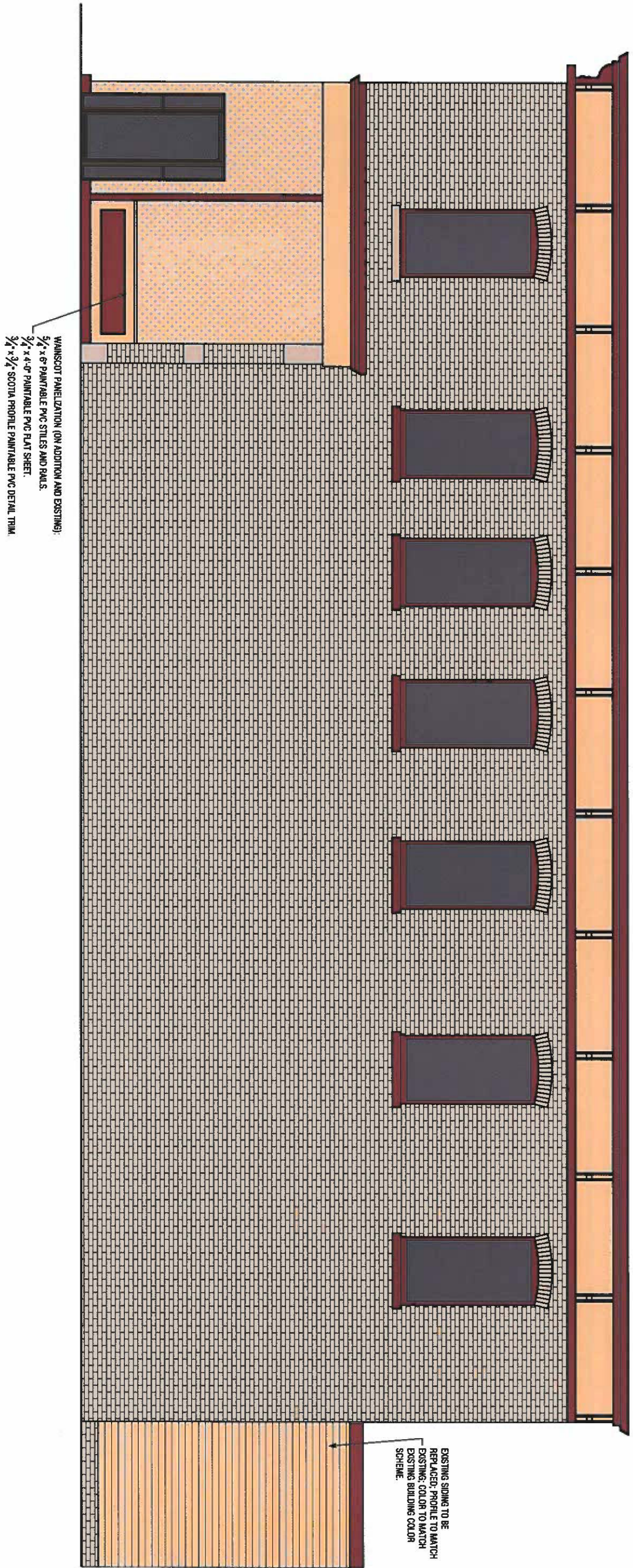
FOR
 ARCHITECTURAL
 REVIEW

BUILDING ADDITION FOR
REWIND BAR
 1002 MICHIGAN AVENUE
 SHEBOYGAN, WISCONSIN 53081

DOCUMENT DATE	
06 MARCH 2020	
REV #	DATE REVISED
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DRAWN BY	CHECKED BY
CHRIS	H
PROJECT NUMBER	
102119	
SHEET DESCRIPTION	
ELEVATION	
SHEET NUMBER	
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1
A3.2
EAST ELEVATION
 SCALE: 3/16" = 1'-0" [11x17]
 SCALE: 3/8" = 1'-0" [22x34]



**BUILDING ADDITION FOR
 REWIND BAR**
 1002 MICHIGAN AVENUE
 SHEBOYGAN, WISCONSIN 53081

**FOR
 ARCHITECTURAL
 REVIEW**

**HAMEISTER
 ARCHITECTS**
 INCORPORATED
 623 SOUTH TAYLOR DRIVE
 SHEBOYGAN, WISCONSIN 53081
 PHONE (820) 467-6600 FAX (820) 467-6006

DOCUMENT DATE	06 MARCH 2020
REV. # / DATE REVISION	
DRAWN BY	CHRIS H
DESIGNED BY	
PROJECT NUMBER	102119
SHEET DESCRIPTION	ELEVATION
SHEET NUMBER	A3.2

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1 WEST ELEVATION
A3.3 SCALE: 3/16" = 1'-0" [11x17]
 SCALE: 3/8" = 1'-0" [22x34]

HAMEISTER ARCHITECTS
 INCORPORATED
 828 SOUTH TAYLOR DRIVE
 SHEBOYGAN, WISCONSIN 53081
 PHONE (920) 457-8600 FAX (920) 457-8006

FOR ARCHITECTURAL REVIEW

BUILDING ADDITION FOR REWIND BAR
 1002 MICHIGAN AVENUE
 SHEBOYGAN, WISCONSIN 53081

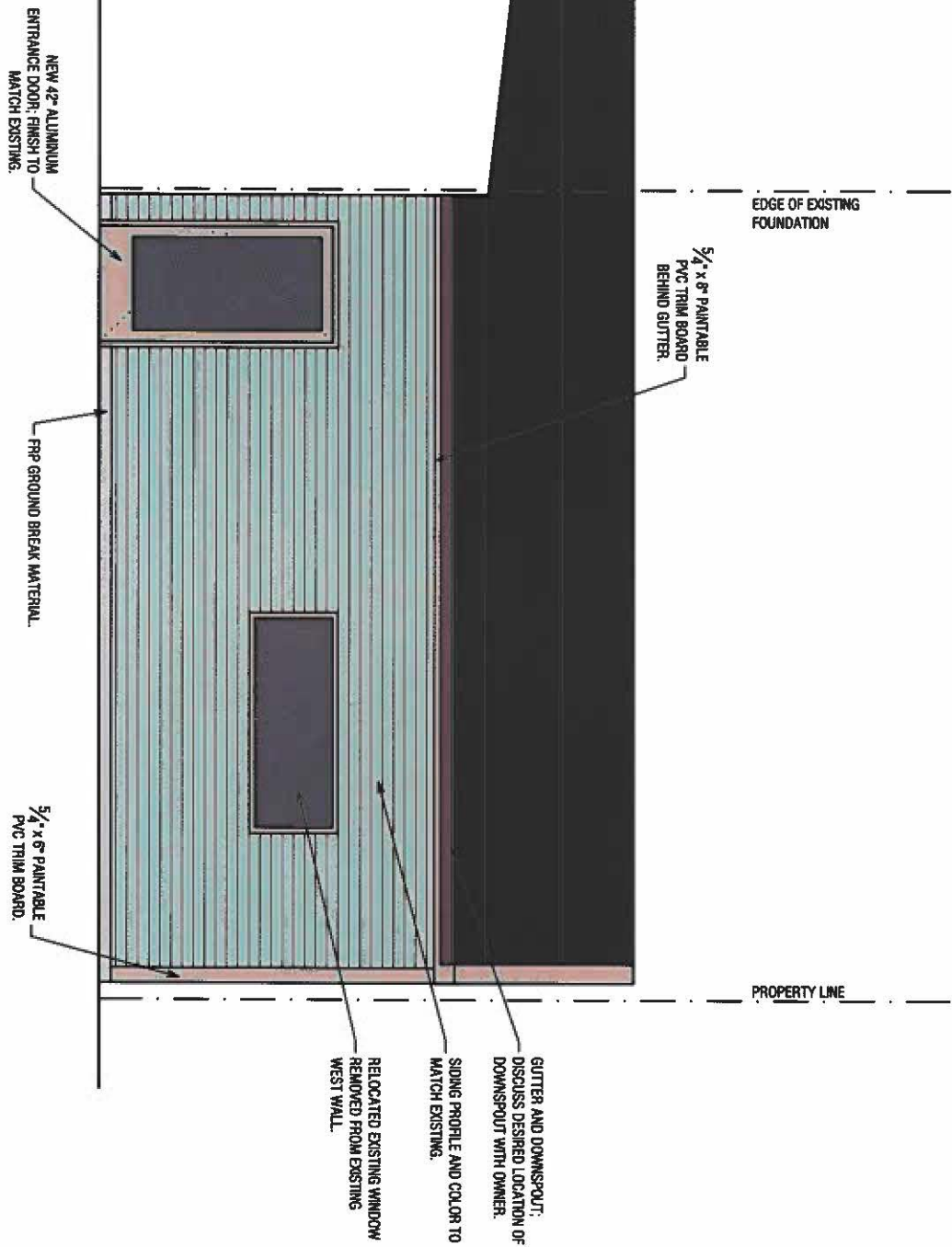
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ADDITION NORTH ELEVATION

SCALE: 3/16" = 1'-0" [11X17]
 SCALE: 3/8" = 1'-0" [22X34]



FOR ARCHITECTURAL REVIEW

BUILDING ADDITION FOR REWIND BAR
 1002 MICHIGAN AVENUE
 SHEBOYGAN, WISCONSIN 53081

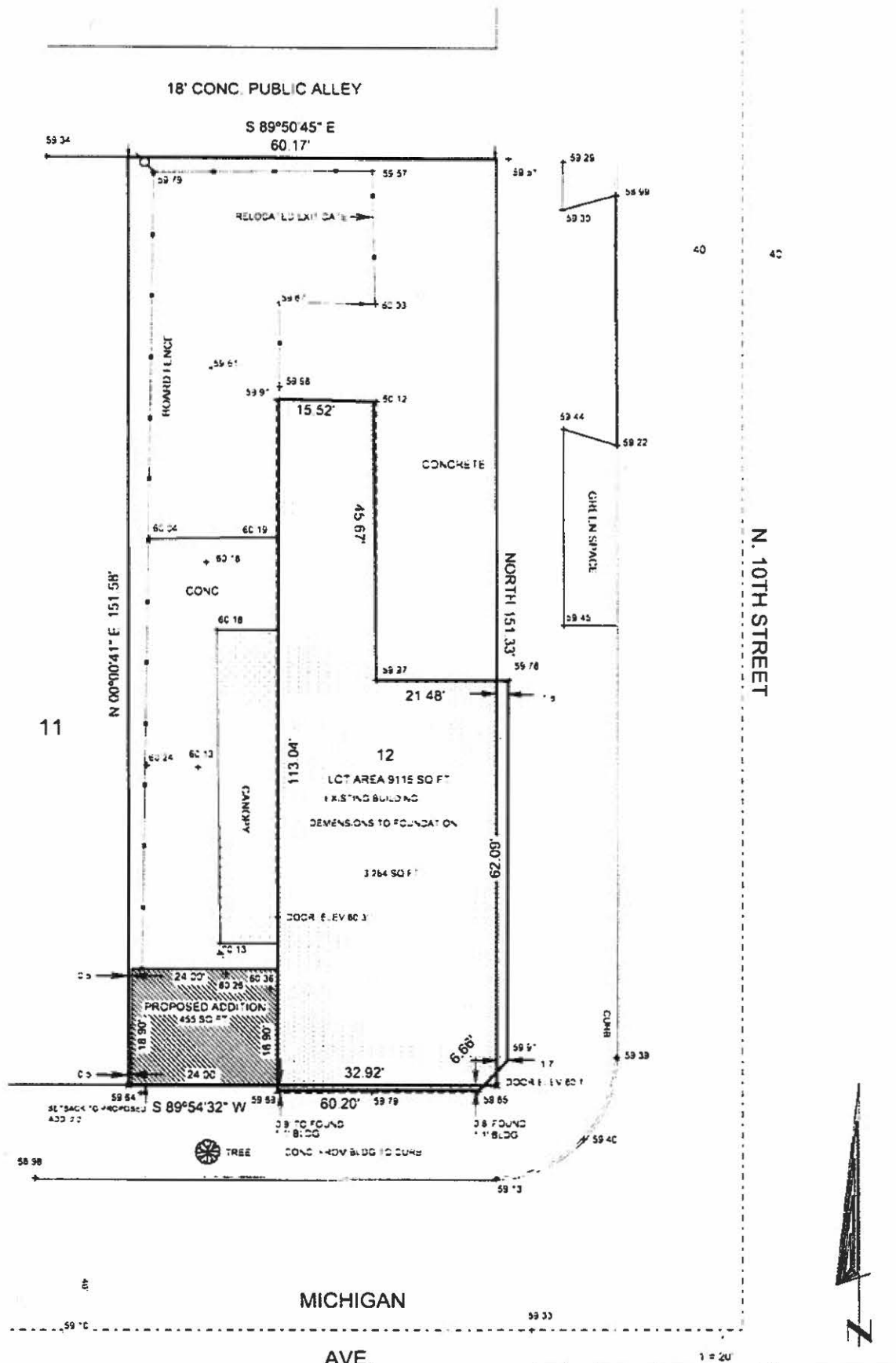
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DOCUMENT DATE	06 MARCH 2020
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DRAWN BY: CHRIS
 CHECKED BY: H
 PROJECT NUMBER: 102119
 SHEET IDENTIFIER: ELEVATION
 SHEET NUMBER: A3.4
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 SHEBOYGAN, WISCONSIN

1002 MICHIGAN AVE
 PARCEL NO. 59281200810
 BEING LOT 12 OF BLOCK 46 OF THE ORIGINAL PLAT
 OF THE CITY OF SHEBOYGAN, SHEBOYGAN COUNTY,
 WISCONSIN



THIS IS TO CERTIFY THAT THE INFORMATION SHOWN HEREON
 IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF

Dennis J. Van Sluys
 Dennis J. Van Sluys S-238

Dated this 5th day of March 2020 Revised 3/18/20

BM
 TOP OF HYDRANT
 AT 10th & MICH
 62.55 CITY DATUM

x = CHISELED CROSS SET
 ↓ = CHISELED ARROW SET
 + = EXISTING GRADE CITY DATUM

DATA CSHEB201002MICH D-3409



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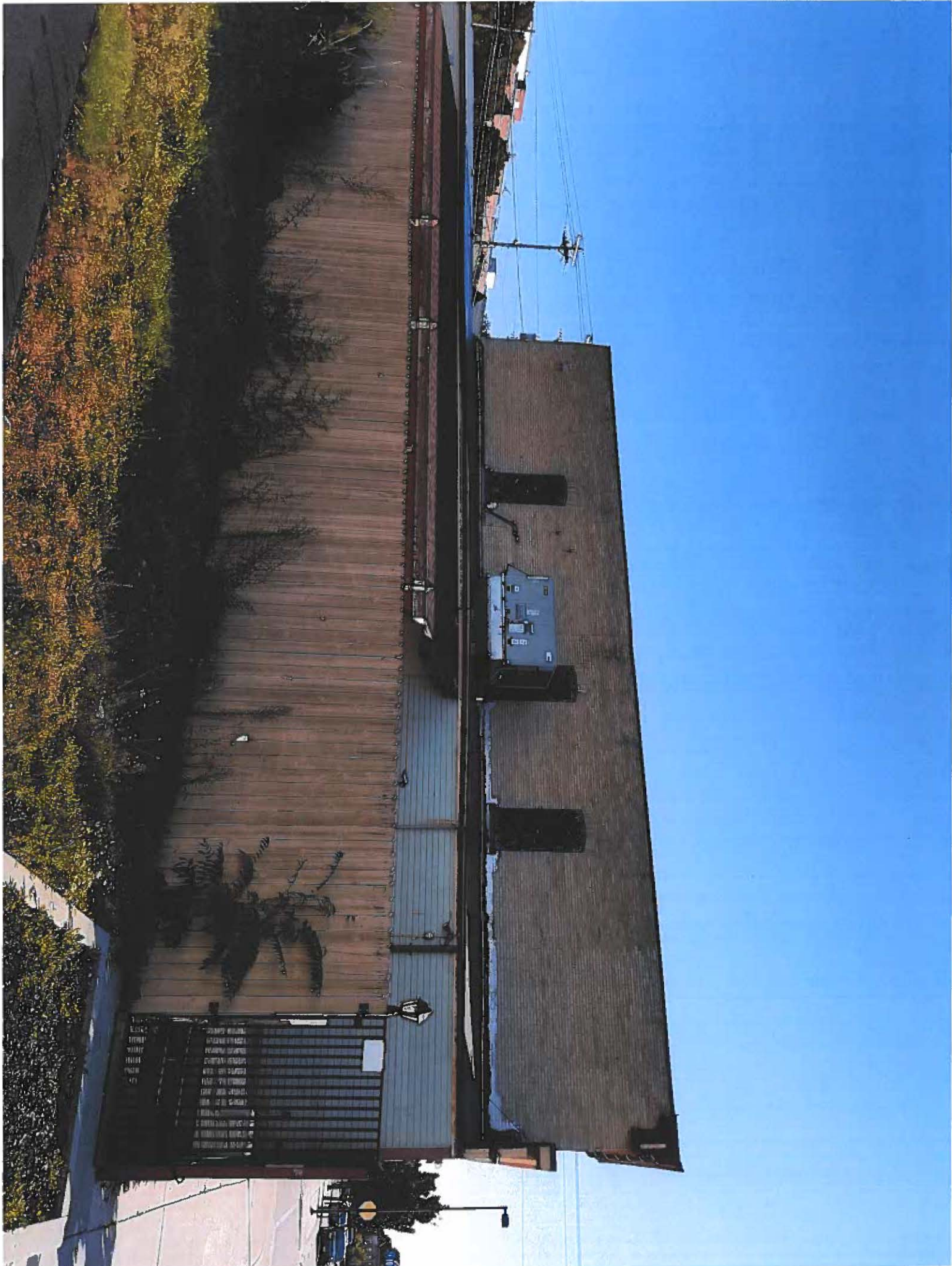
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WELCOME TO THE
CITY OF
MILWAUKEE
OFFICE OF THE
COMMISSIONER OF
CULTURAL AFFAIRS
100 N. MILWAUKEE AVENUE
MILWAUKEE, WI 53233
TEL: 414-273-3200
WWW.MILWAUKEE.CITY.GOV



1300 N 10th St



Image capture: Jul 2019 © 2020 Google

Sheboygan, Wisconsin



Street View



Google Maps Sheboygan, Wisconsin



Image capture: Jul 2019 © 2020 Google



Street View







CITY OF SHEBOYGAN

REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION

ITEM DESCRIPTION: New Transpo Mini-Storage building at 1210 S. 10th Street.

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

REPORT DATE: March 20, 2020

MEETING DATE: March 23, 2020

FISCAL SUMMARY:

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

STATUTORY REFERENCE:

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

BACKGROUND / ANALYSIS:

The Board at the March 9, 2020 meeting approved the Transpo building elevation plans subject to the following conditions:

1. The addition of panels on the Kentucky Avenue (north) and alley side (south) of the building.
2. Add a parapet on the Kentucky Avenue (north) in the center where sign will be located.
3. Updated plans to be submitted to staff for review. Staff may bring plans back to Board.

The applicant has submitted an updated building plans, site plan and landscaping plan to address concerns raised by the Architectural Review Board and Plan Commission.

Based on those discussions, the applicant has:

- Increased the setback to 10 feet along Kentucky Avenue (was 7 feet).
- Increased the setback to 10 feet along S.10th Street (was 4 feet).
- Increased the setback to 5.5 feet along the alley (was 3.5 feet).
- Decreased the overall number of storage units to 87 (was 93).
- Decreased the building size to 225 feet along Kentucky (was 230 feet).
- Decreased building 1 size to 135 feet along the S. 10th Street (was 140 feet).

- Decreased building 1 size to 205 feet along the alley (was 210 feet).
- Decreased building 2 size to 165 feet along the alley (was 170 feet).
- Added additional green space along the alley and all street frontages.
- Reduced north drive aisle to 25 feet (was 30 feet).

Condition #3 above stated updated plans would be submitted for staff review and that staff could bring back the plans back to the board if there were any concerns. Staff is bringing back the resubmitted plans back to the board because I am not sure if the resubmitted plans are meeting the intent of what the board was after.

The applicant believes the new elevations meet the conditions required by the board but staff has the following comments:

- The central element with the signage on the Kentucky Avenue elevation is taller and appears to be an “element” like the corners which are brick. It appears this main center element would also want to be brick.
- The two flanking brick wings of that center element should then have the number of bays modified to not center the brick piers
- Alley elevation has irregular bays (and a central brick pier) – can that be modified to be consistent spacing and have a background-bay in the center, rather than the brick?

Thus, staff has brought this matter back to the board for their consideration.

March 9, 2020 Staff Report:

- Transpo Mini-Storage office is presently located at 1209 S. 11th Street. Inside that office facility Transpo currently has storage units (not sure how many existing units).
- Ron Becker also owns the property to the east at 1210 S. 10th Street which is currently occupied by ABF Freight (truck distribution center). The existing buildings will be razed to make room for two (2) new self-storage buildings.
- Building #1 will be a U-shaped building 20 feet wide and 210-230 feet long at the north and south side of the property connected by a 10 foot wide x 100 foot long building on the east side. This building will have 52 storage units ranging in size from 100sf (10 x 10), to 200sf (10 x 20) and a couple at the corners that will be 400sf (20 x 20).
- Building #1 will have tan vertical metal siding. Faux brick veneer arcade elements with corrugated dark brown accent panels will anchor the corners of the building. Faux brick accent panels, evenly spaced, will be placed on the 10th street and Kentucky Avenue elevations in order to help break up the long horizontal lines of the building. Dark brown metal coping will trim out the building. A low slope standing seam metal roof will slope to the street and alley side. The elevations of building #1 to the inside of the site will consist of dark brown roll-up storage unit doors in tan vertical metal siding.

- Building #2 will be a 45 feet wide x 170 feet long building located in the center of U-shaped building #1. This building will have 41 storage units ranging in size from 50sf (5 X 10), to 200sf (10 x 20) and to 250sf (10 x 25).
- Building #2 will have tan vertical metal siding with dark brown roll-up storage unit doors, dark brown metal coping, and dark brown gutters and downspouts. A low slope standing seam metal roof will slope to the north and south.

STAFF COMMENTS:

Staff biggest concern has to do with the design of the proposed mini-storage buildings. The applicant is requesting some pretty significant building setback and landscaping variances because they are proposing to locate the building approximately seven (7) feet to the north property line, four (4) feet to the east property line and 3.5 feet to the south property line. The minimum setback in the UI zone is 25 feet to the property line.

One of the criteria for a mini-storage use in the zoning ordinance is that the

“Facility shall be designed so as to minimize adverse visual impacts on nearby developments. The color, exterior materials, and orientation of proposed buildings and structures shall complement surrounding development.”

Factors the Board should consider when reviewing the building(s) designs include:

- Architectural articulation of the street facades appropriate to a residential neighborhood.
- Use of massing, forms, and materials to provide simple/harmonious variations to the elevations.
- Higher-grade materials (like brick) on the street facades (metal panels might be an accent at most).

The City has been very interested in improving the overall look and feel of the neighborhoods in this area (8th to 14th from Indiana Avenue to Georgia). The design of this mini-storage facility will impact the overall feel and look of this neighborhood for decades to come. Thus, it is imperative that if Transpo wants to obtain the variances for their project as presented, that the facility be well designed because the Transpo building is going to be seen every day from the neighboring residential facilities. If well done, people will invest in the neighborhood as we hope they will. If the building is average, then you can expect the neighborhood investment to be average.

Staff has informed the applicant about these design concerns on several occasions. Based on those discussions, the applicant has made some minor modifications to the plans you see before you today.

Building Elevation Comments:

South Elevation – There is too much metal on this alley building elevation facing the residences to the south. This is a long/low building that needs better design to break-up the

length of the 190 foot long mass of wall. This elevation needs to be given appropriate architectural detailing.

The applicant could add additional vertical “elements” to help reduce the perceived length of the façade including but not limited to introducing additional downspouts, columns, etc.

The roof is also going to be a defining element and maybe introducing some sort of breaks in the roof-line could be visually appealing.

ACTION REQUESTED:

Staff would recommend that the applicant submit revised drawings that provide additional architectural design to this new building.

ATTACHMENTS:

Architectural Review Board Application and required attachments.



⑥ EXTERIOR ELEV. - OUTER BUILDING EAST INTERIOR
1/8" = 1'-0"



⑤ EXTERIOR ELEV. - OUTER BUILDING NORTH INTERIOR
1/8" = 1'-0"



④ EXTERIOR ELEV. - OUTER BUILDING SOUTH INTERIOR
1/8" = 1'-0"



③ EXTERIOR ELEV. - SOUTH 10TH STREET ELEVATION
1/8" = 1'-0"



② EXTERIOR ELEV. - ALLEY ELEVATION
1/8" = 1'-0"



① EXTERIOR ELEV. - KENTUCKY AVENUE ELEVATION
1/8" = 1'-0"

MATERIAL KEYNOTE	
#	MATERIAL
1	METAL PANEL SIDING, CREAM BEIGE
2	CLARK TOM BRICK PANELED BY FAIRFAXVILLE, BONDALUX
3	CONCRETE METAL SIDING, CONTINENTAL BROWN
4	STANDARD BURMENSAL ROOF, GALVALUME FINISH
5	BUILDING SIGNAGE
6	CONTINUOUS TRIM, CONTINENTAL BROWN
7	GUARD RAIL
8	LIGHT FIXTURES
9	COLEMAN OVERHEAD DOOR, CONTINENTAL BROWN

REVISIONS

DATE

DESCRIPTION

DISTINCTIVE DESIGN

216 Pine Street
Sheboygan, WI 53081
PH: (920) 366-1100
www.distinctivedesign.com

TRANSPO MINI STORAGE

NEW STORAGE UNITS
10TH STREET AND KENTUCKY AVENUE
SHEBOYGAN, WI 53081

PRELIMINARY PLANS

EXTERIOR ELEVATIONS

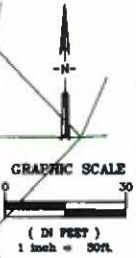
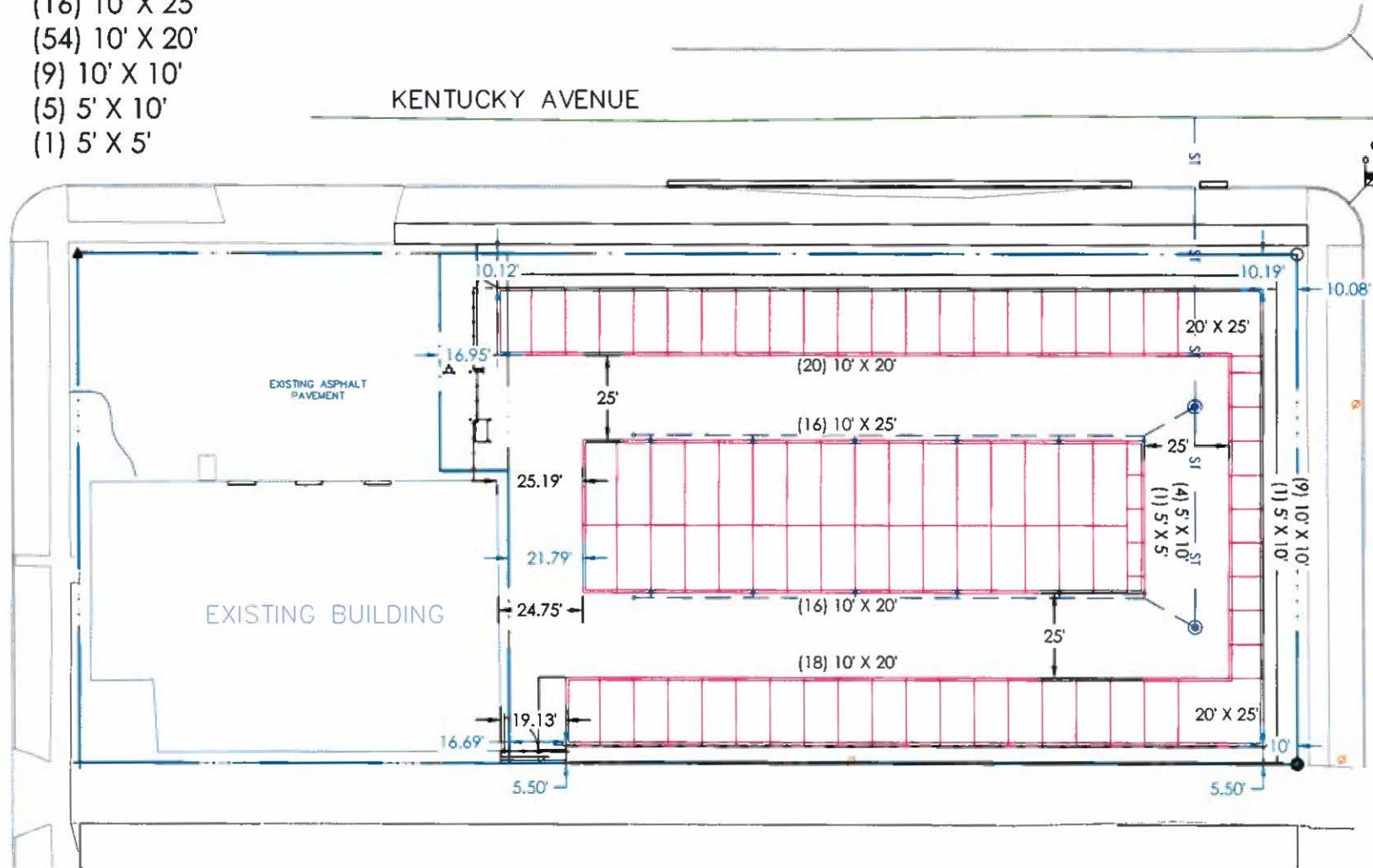
ISSUE DATE: 01/09/2020
DRAWN BY: JFA
CHECKED BY: JFA
PROJECT #: 19-069

A201

SCALE: 1/8" = 1'-0"
NOTES:
1. ALL METERS ARE REDUCED BY 1/8".
2. SCALE DRAWINGS ACCORDINGLY

- (2) 20' X 25'
- (16) 10' X 25'
- (54) 10' X 20'
- (9) 10' X 10'
- (5) 5' X 10'
- (1) 5' X 5'

KENTUCKY AVENUE



1308 S 12th Street
 Madison, WI 53711-8017
 Phone: (608) 233-1111
 Fax: (608) 233-1114
 www.miller-engineers.com

MILLER
 ENGINEERS
 SCIENTISTS

10TH & KENTUCKY AVE. STORAGE UNITS
 TRANSPORAM STORAGE INC.
 1210 S 10TH STREET
 SHEBOYGAN, WI 53081

SCALE	NOR.	VER.	DATE	JOB	BY	CK	DATE
	P-307	N/A	3/13/20	20490-A	BRW	RGH	
Sheet	1	1					

PRELIMINARY
 CONCEPTUAL SITE PLAN

FEINLUCK AVENUE VIEW



S. 10TH STREET VIEW



PUBLIC ALLEY VIEW



LANDSCAPE POINT REQUIREMENT CALCULATIONS (U - URBAN INDUSTRIAL)

PAVED AREA LANDSCAPE REQUIREMENTS (URBAN INDUSTRIAL ZONE)
- 10% ASPHALT PAVED AREA FOR TREES AND SHRUBS
- TOTAL POINTS OF PAVED SURFACES (ASPHALT, CONCRETE, GRAVEL, ETC.) MUST BE 10% OF TOTAL PAVED AREA

STREET FRONTAGE LANDSCAPE REQUIREMENTS (URBAN INDUSTRIAL ZONE)
- 10% POINTS FOR EACH FEET OF STREET FRONTAGE
- TOTAL POINTS FOR STREET FRONTAGE MUST BE 10% OF TOTAL STREET FRONTAGE

EXPOSED SOIL LANDSCAPE REQUIREMENTS (URBAN INDUSTRIAL ZONE)
- 10% POINTS FOR EACH SQUARE FOOT OF EXPOSED SOIL
- TOTAL POINTS FOR EXPOSED SOIL MUST BE 10% OF TOTAL EXPOSED SOIL AREA

BASIC REQUIREMENTS (URBAN INDUSTRIAL ZONE)
- 10% POINTS FOR EACH FEET OF FENCING ALONG ALL EXPOSED PERIMETERS
- TOTAL POINTS FOR FENCING MUST BE 10% OF TOTAL PERIMETER LENGTH

EXPOSED AREA REQUIREMENTS (URBAN INDUSTRIAL ZONE)
- 10% POINTS FOR EACH SQUARE FOOT OF EXPOSED AREA
- TOTAL POINTS FOR EXPOSED AREA MUST BE 10% OF TOTAL EXPOSED AREA

Table with 4 columns: Item, Description, Quantity, and Points. Includes rows for Paved Area, Street Frontage, Exposed Soil, and Fencing.

Table with 4 columns: Item, Description, Quantity, and Points. Includes rows for Street Frontage, Exposed Soil, and Fencing.

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UTPB

TRANSPO PROPERTY STORAGE UNITS

TRANSPO MINI-STORAGE
11 TH ST. & KENTUCKY AVE.
SHEBOYGAN, WI 53081

Table with 4 columns: Item, Description, Quantity, and Points. Includes rows for Paved Area, Street Frontage, Exposed Soil, and Fencing.



LANDSCAPE PLAN AND DETAILS

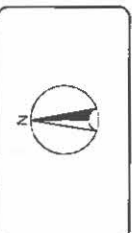
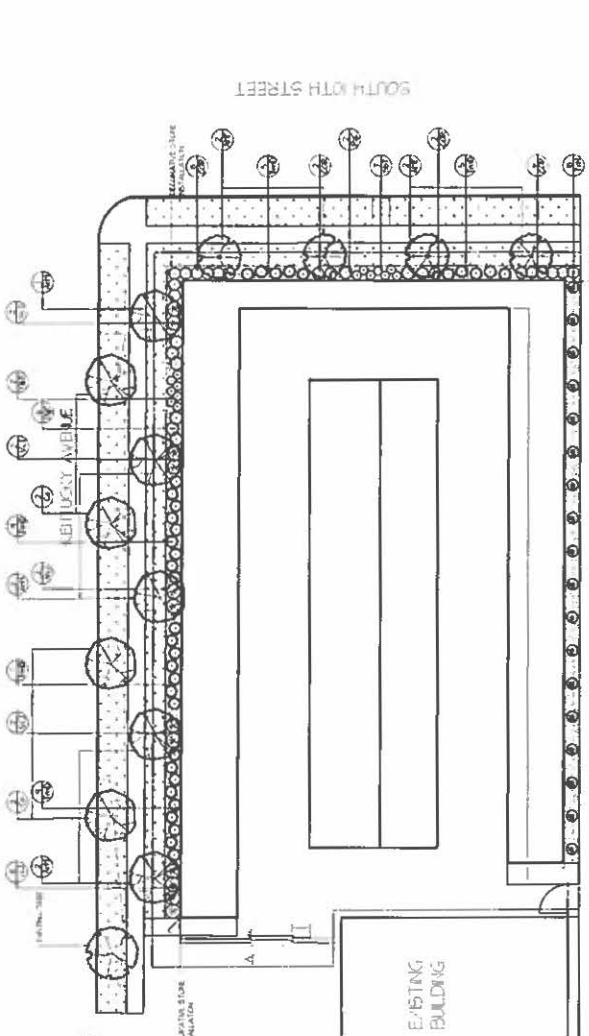


Table with 4 columns: Date, Rev, Description, and Drawn by. Includes a scale bar and a north arrow.



PLANT SCHEDULE

Table with 4 columns: Item, Description, Quantity, and Points. Lists various plant species and their requirements.

GENERAL NOTES

- 1. ALL PLANTINGS SHALL BE INSTALLED WITHIN THE SPECIFIED PLANTING AREAS.
2. ALL PLANTINGS SHALL BE INSTALLED WITHIN THE SPECIFIED PLANTING AREAS.
3. ALL PLANTINGS SHALL BE INSTALLED WITHIN THE SPECIFIED PLANTING AREAS.

LANDSCAPE NOTES

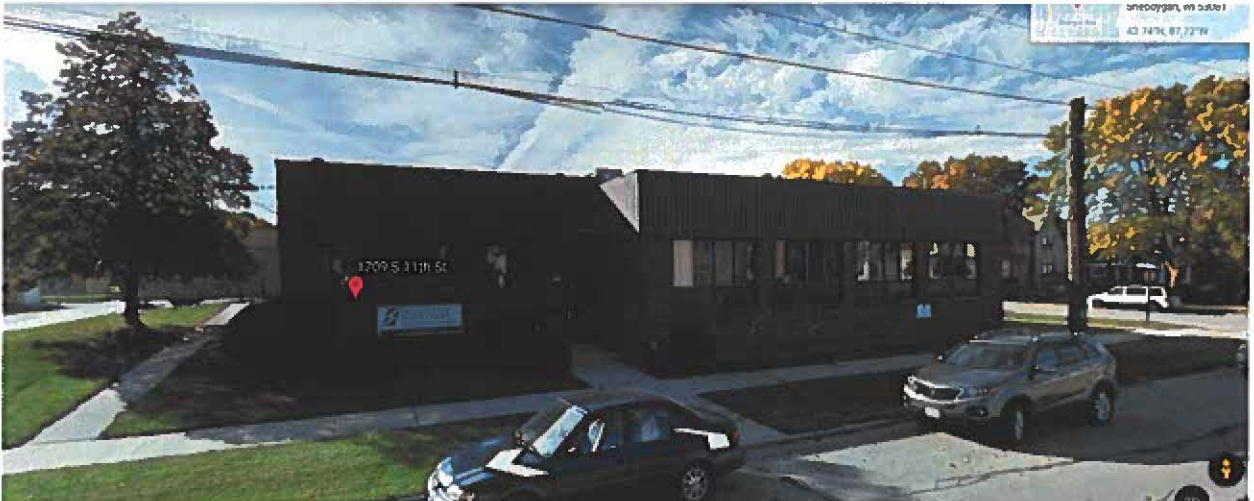
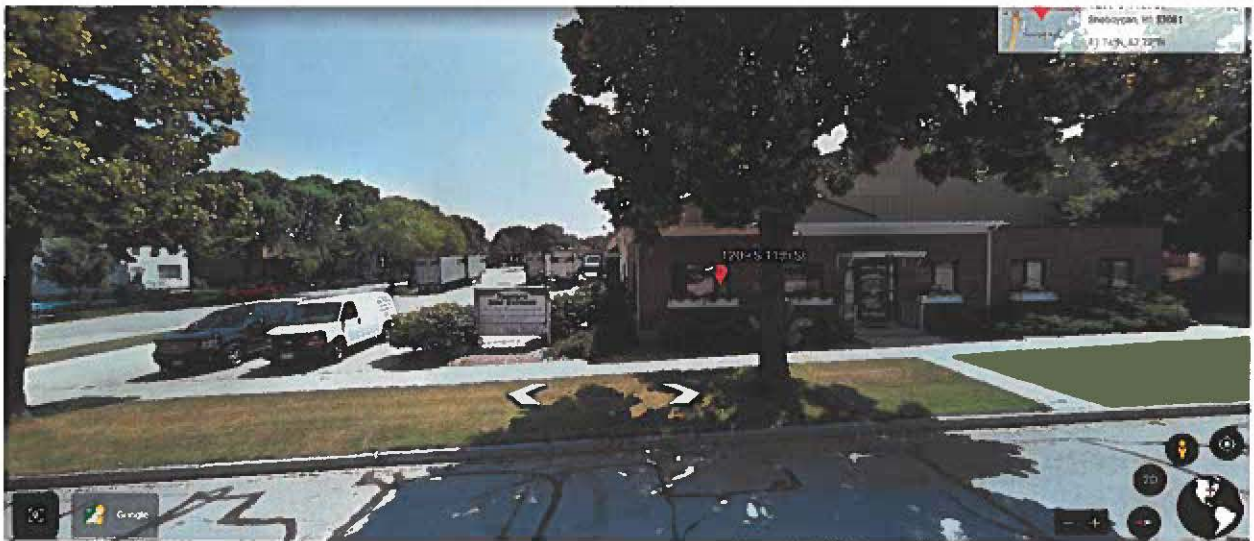
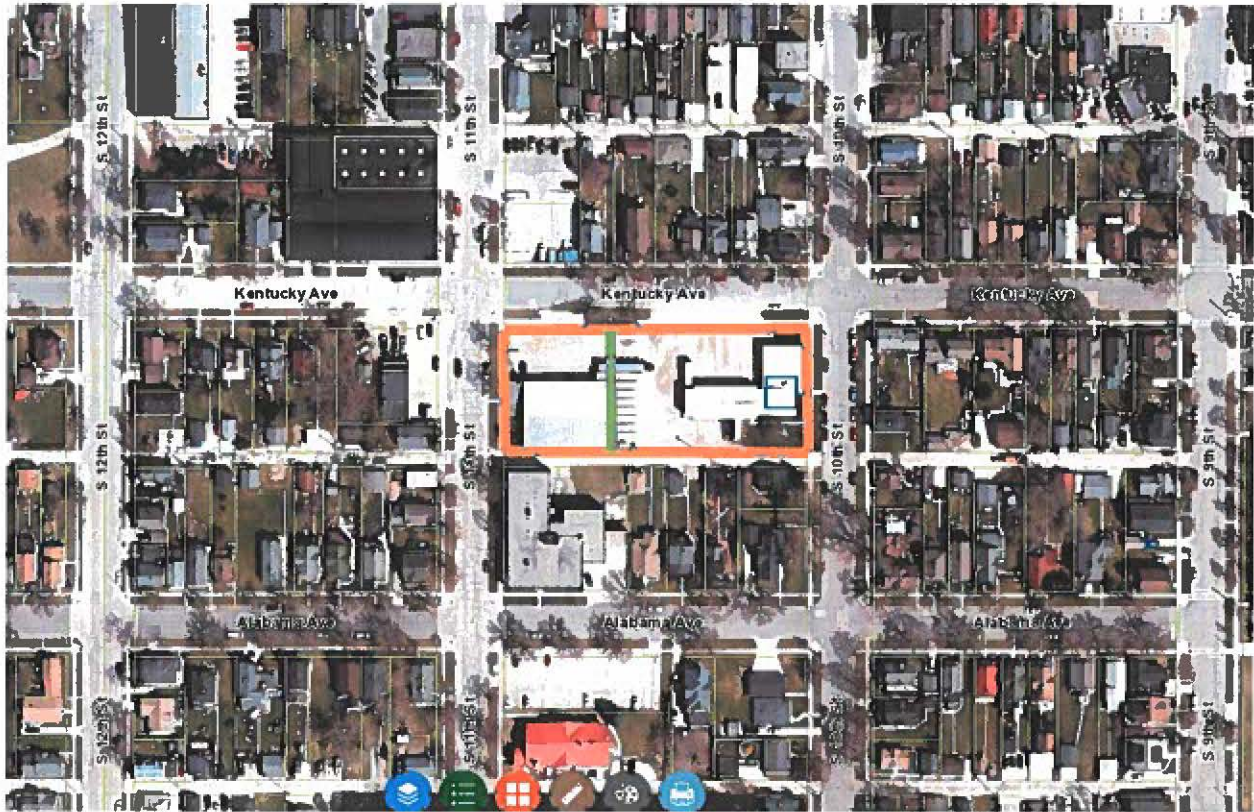
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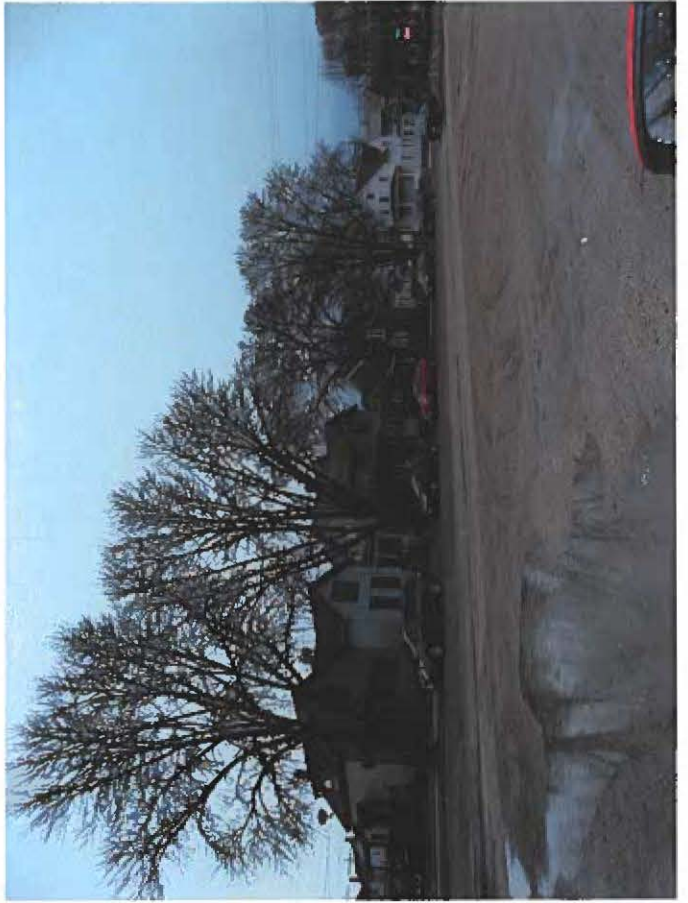
SCALE

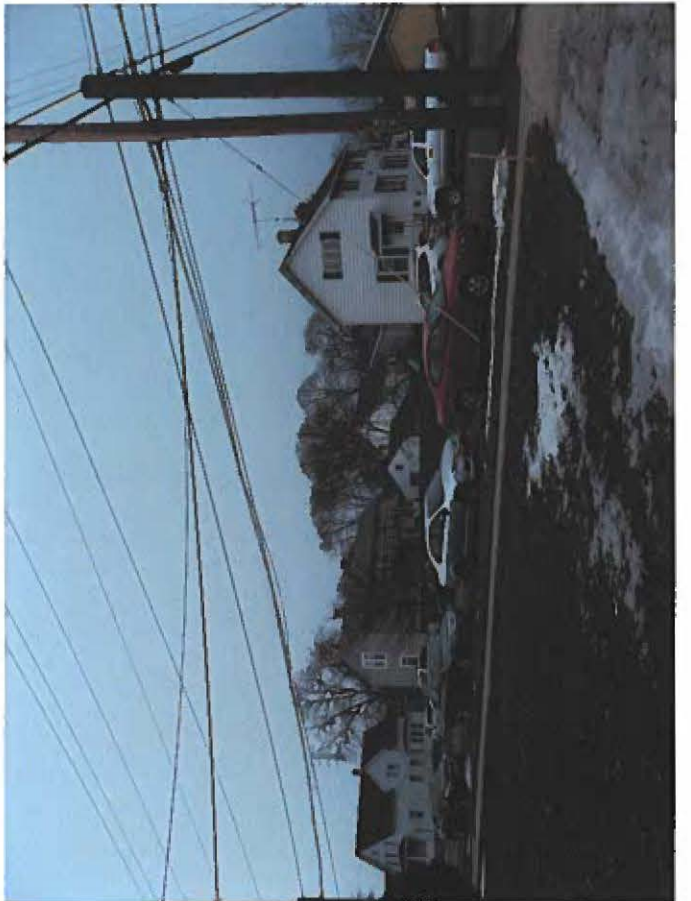
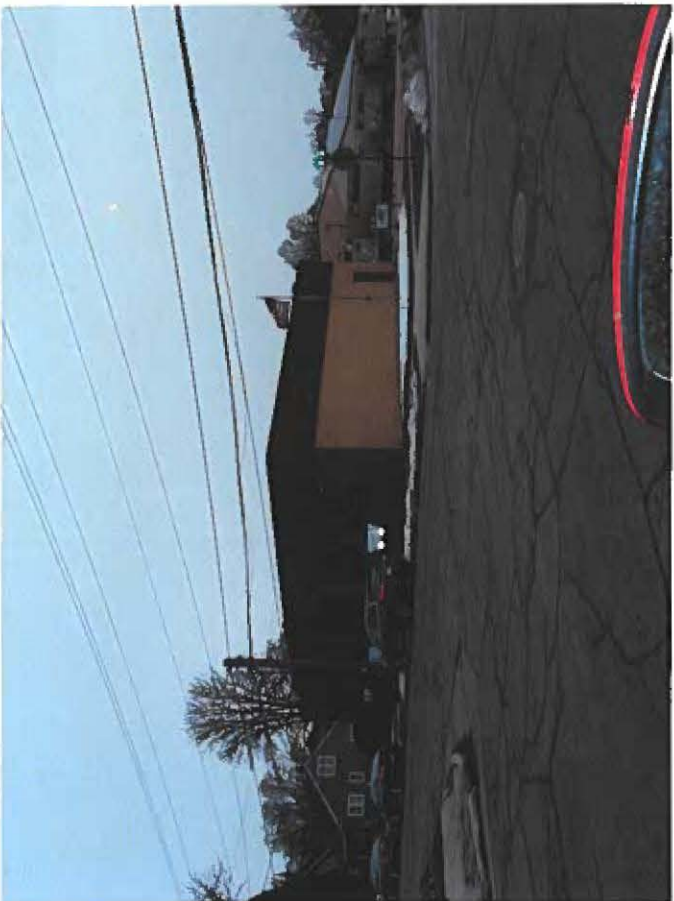
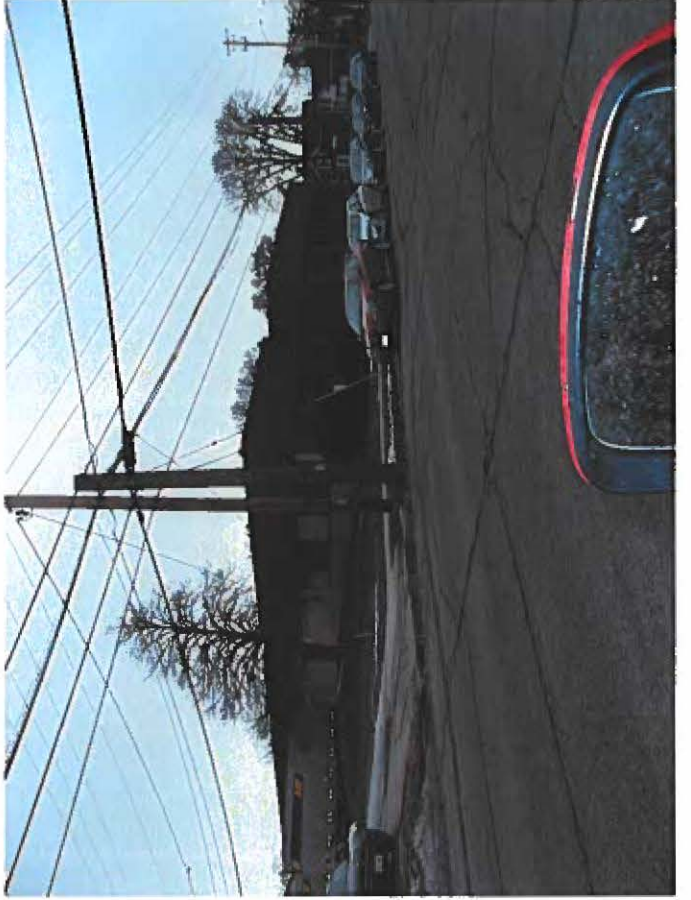
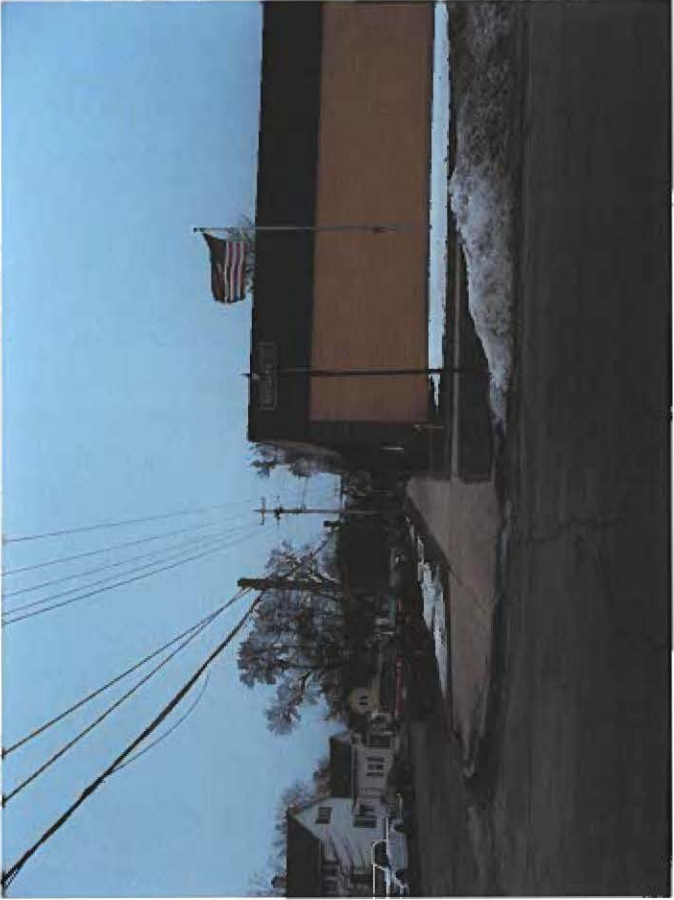


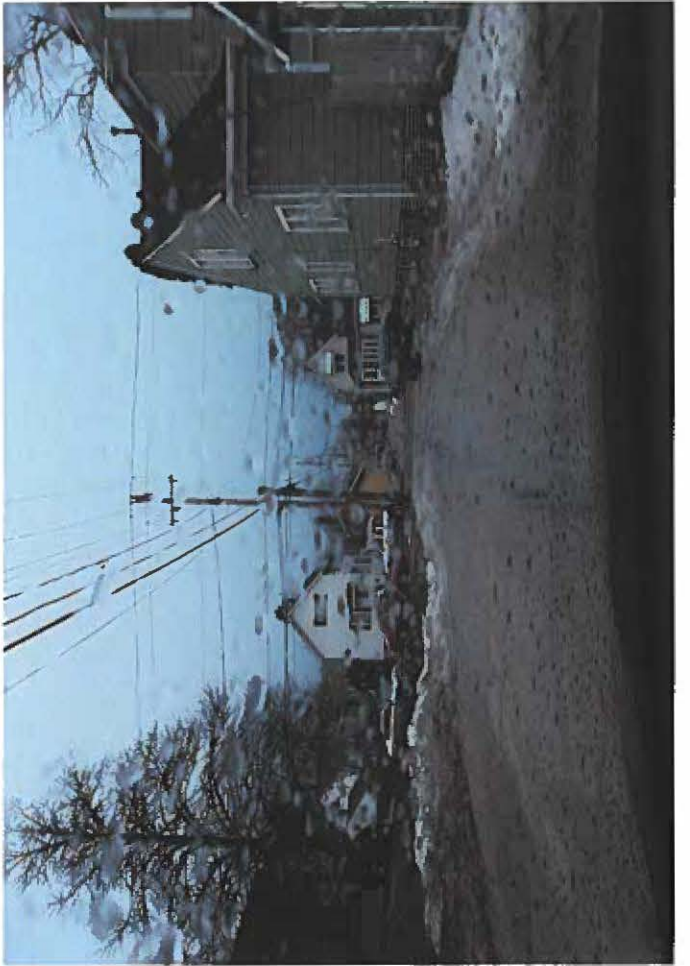
811
Call Before You Dig
Call 811 or visit 811.org











Sokolowski, Steve

From: Steven Peskie <steve@distinctivedesignstudio.com>
Sent: Wednesday, March 18, 2020 9:51 AM
To: Sokolowski, Steve; sschmitt@jschmitt.cc; Sazama, Ryan; Brian Wells; Ryan Zagorski; Mayor Vandersteen; Ron Becker; Pelishek, Chad; Duellman, Janet
Subject: RE: Discuss Transpo Revisions at S. 10th Street and Kentucky Avenue

See Below in Red.

Steven M. Peskie | Principal
Distinctive Design Studio LLC
215 Pine Street | Sheboygan Falls, WI 53085
Main: (920) 395-1090
Cell: (920) 946-0243
www.distinctivedesignstudio.com
CHECK OUT OUR NEW WEBSITE

From: Sokolowski, Steve <Steve.Sokolowski@sheboyganwi.gov>
Sent: Wednesday, March 18, 2020 8:59 AM
To: Steven Peskie <steve@distinctivedesignstudio.com>; sschmitt@jschmitt.cc; Sazama, Ryan <Ryan.Sazama@sheboyganwi.gov>; Brian Wells <bwells@startwithmiller.com>; Ryan Zagorski <ryanz@landmarklandscapesinc.com>; Mayor Vandersteen <Mayor.Vandersteen@sheboyganwi.gov>; Ron Becker <transpomini@hotmail.com>; Pelishek, Chad <Chad.Pelishek@sheboyganwi.gov>; Duellman, Janet <Janet.Duellman@sheboyganwi.gov>
Subject: RE: Discuss Transpo Revisions at S. 10th Street and Kentucky Avenue

Steve:

Can you provide a list of the things that have changed such as:

- Setback to Kentucky was 7' and now is 10.12'
- Setback to 10th was 4' and now is 10'
- Setback to alley was 3.5' and now is 5.5'
- Total number of storage units was XX and is now XX (and how it has changed in both buildings).
Center Building = (16) 10'x25' Original & Proposed
(16) 10'x20' Original & Proposed
(9) 5'X10' Original & (4) 5x10 Proposed
Perimeter Building = (38) 10'x20' Original & (36) proposed
(10) 10'X10' Original & (9) proposed
(2) 20'x20' Proposed & (2) 25'X20' Proposed
- How have the dimensions of the units changed?
See Previous Comment
- Have the dimensions changed for the buildings (240 feet, 210 feet, 140 feet)?
Yes
- Change to the interior drive was XX and is now XX.

Interior drives are all 25'

- Has the building foot print changed? If so, how has that changed the architecture of the building?
Yes, the footprint reduced to allow for additional setbacks. Overall architecture conforms with the recommendations from the Architectural Review Committee.
- Is the 5.5 foot setback being planted with grass to handle landscaping and storm drainage.
This will have decorative Stone to help assist with drainage.
- Please update the narrative explaining the proposal and variances. Include language that you believe justifies the variances as proposed.

Email me the new narrative as soon as it is completed (after our meeting today) so I can update my staff recommendations.

Sincerely,

Steve Sokolowski

From: Steven Peskie [<mailto:steve@distinctivedesignstudio.com>]

Sent: Tuesday, March 17, 2020 10:22 PM

To: sschmitt@jschmitt.cc; Sazama, Ryan; Brian Wells; Ryan Zagorski; Mayor Vandersteen; Ron Becker; Pelishek, Chad; Sokolowski, Steve; Duellman, Janet

Subject: RE: Discuss Transpo Revisions at S. 10th Street and Kentucky Avenue

Please see attached link for plans regarding our web meeting tomorrow.

https://www.dropbox.com/transfer/AAAAAD5t69tMJNAsrbX4w9IND-N6tzAYcZ2dN_N5tB9IY6GxfW6MYt4

Thanks,

Steven M. Peskie | Principal
Distinctive Design Studio LLC
215 Pine Street | Sheboygan Falls, WI 53085
(920) 946-0243
www.distinctivedesignstudio.com

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PARCEL NO.: 302000
MAP NO.: _____
ZONING CLASSIFICATION: UI

Office Use Only
DATE SUBMITTED: _____
REVIEW DATE: 3/9/20

CITY OF SHEBOYGAN
ARCHITECTURAL REVIEW APPLICATION

Revised November 2019

pd

FEE \$100.00

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

1. APPLICANT INFORMATION

APPLICANT: Transpo Mini Storage, Inc.
ADDRESS: 1209 S. 11th Street, Sheboygan, WI 53081
E-MAIL ADDRESS: transpomini@hotmail.com
PHONE: (920) 457-1155 FAX NO.: (920) 457-0527

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Transpo Mini Storage, Inc.
ADDRESS OF PROPERTY AFFECTED: 10th Street and Kentucky Avenue *1210 S. 10th St*
NEW BUILDING: X ADDITION: _____ REMODELING: _____

DESCRIPTION OF PROPOSED PROJECT: Two new storage buildings will be placed on the site. Building #1 will be a U-shaped building 20' wide and 210'-230' long at the north and south side of the property connected by a 10' wide x 100' long building on the east side. Building #2 will be a 45' wide x 170' long building located in the center of U-shaped building #1.

DESCRIPTION OF EXISTING EXTERIOR DESIGN AND MATERIALS: The existing buildings on the site will be removed. The existing Transpo Mini Storage building to the west of the site consists of a metal building storage facility with a brick office portion on the west side.

DESCRIPTION OF THE PROPOSED EXTERIOR DESIGN AND MATERIALS: The new building will have metal siding exterior with faux brick accents. See written description for more information.

3. NAMES AND ADDRESSES

OWNER OF SITE: Transpo Mini Storage, Inc.

ADDRESS: 1209 S. 11th Street, Sheboygan, WI 53081

EMAIL: transpomini@hotmail.com

PHONE: (920) 457-1155 **FAX NO.:** (920) 457-0527

ARCHITECT: Distinctive Design Studio

ADDRESS: 215 Pine Street, Sheboygan Falls, WI 53085

EMAIL ADDRESS: jason@distinctivedesignstudio.com

PHONE: (920) 458-5584 **FAX NO.:** ()

CONTRACTOR: Jos. Schmitt Construcion

ADDRESS: 2104 Union Avenue, Sheboygan, WI 53081

EMAIL: sscfhmitt@jschmitt.cc

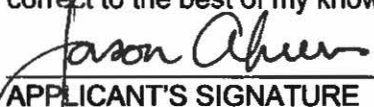
PHONE: (920) 457-4426 **FAX NO.:** ()

4. APPLICATION SUBMITTAL REQUIREMENTS

- A. A scale drawing of all exterior elevations showing the design and appearance of the proposed building or structure.
- B. Three 11 X 17 colored renderings of the proposed building elevations and material samples.
- C. A .pdf file of all drawings either by email or CD
- D. A scale drawing of the site plan showing the relationship of the building to the site and adjacent properties.
- E. A written description of the proposed general design, arrangement, texture, material and color of the building or structure. Describe the relationship of such factors to similar features of buildings located within the same block or located along the frontage or any block across the street from the proposed building or structure for which architectural approval is sought.

5. CERTIFICATE

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



APPLICANT'S SIGNATURE

02/25/2020

DATE

Jason Ahrens (Agent to Owner)

PRINT ABOVE NAME



WRITTEN DESCRIPTION – ARCHITECTURAL REVIEW APPLICATION

Transpo Mini Storage
1209 S. 11th Street
Sheboygan WI 53081

Zoning District

Urban Industrial (UI)

Existing Land Use

The site is currently occupied by AB Freight. The existing buildings will be razed to make room for the new self-storage buildings. The existing Transpo Mini Storage office building on the adjacent property to the east currently has interior self-storage units.

Proposed Land Use

The property will be used for exterior accessed self-storage units.

Reason for Site Selection

The 10th and Kentucky location is adjacent to the existing office and storage units. The location is close to new condo/ apartment development in and around the downtown area including the Coakley building apartments, High Pointe apartments on 8th street, as well as the several new apartment projects on South Pier. Transpo Mini Storage continues to receive calls for additional storage units.

Hours of Operation

The storage facility will be open 24/7. To the best of our knowledge, that has not been an issue at any of our other properties. We anticipate a few vehicles per day at this new storage building location.

Our office is located on the adjacent site located at 1209 S. 11th Street and will meet with tenants as necessary.

Estimated Employees

We currently have 4 employees and do not anticipate that changing.



Access

Access to the site will be provided off from Kentucky Avenue and is controlled by an electronically operated access gate.

Parking

Vehicles will park in front of their storage units during loading/ unloading. No additional parking is required.

Building Design

Two new storage buildings will be placed on the site. Building #1 will be a U-shaped building 20' wide and 210'-230' long at the north and south side of the property connected by a 10' wide x 100' long building on the east side. Building #2 will be a 45' wide x 170' long building located in the center of U-shaped building #1.

Building #1 will have tan vertical metal siding. Faux brick veneer arcade elements with corrugated dark brown accent panels will anchor the corners of the building. Faux brick accent panels, evenly spaced, will be placed on the 10th street and Kentucky Avenue elevations in order to help break up the long horizontal lines of the building. Dark brown metal coping will trim out the building. A low slope standing seam metal roof will slope to the street and alley side. The elevations of building #1 to the inside of the site will consist of dark brown roll-up storage unit doors in tan vertical metal siding.

Building #2 will have tan vertical metal siding with dark brown roll-up storage unit doors, dark brown metal coping, and dark brown gutters and downspouts. A low slope standing seam metal roof will slope to the north and south.

Landscape Requirements

A landscape plan submittal complying with the City of Sheboygan Zoning Ordinance Subchapter 15-6 will be provided.

Performance Standards / Potential Nuisances

All performance standards shall comply per City of Sheboygan Zoning Ordinance Subchapter 15-7 to ensure the development will not become a nuisance to adjacent property owners.

Access to the site is controlled and is secured with fencing. In addition, the area will be patrolled on a daily basis. We do not allow waste storage or outdoor storage of vehicles or equipment. We anticipate the units to primarily be used for storage of household goods or businesses using them for record storage. Any debris or garbage that is left is picked up daily. No noise should be generated other than from the small number of vehicles that would access the site. We also have cameras to monitor activity.



Transpo Mini Storage was formed in 1995. From that time, we have diligently run attractive, well managed facilities. To the best of our knowledge, we aren't considered a nuisance in any of our locations and will continue to see that this facility is an asset to the area.

Site Lighting

Wall packs will be provided to illuminate to the paved area between the buildings.

Signage Regulations

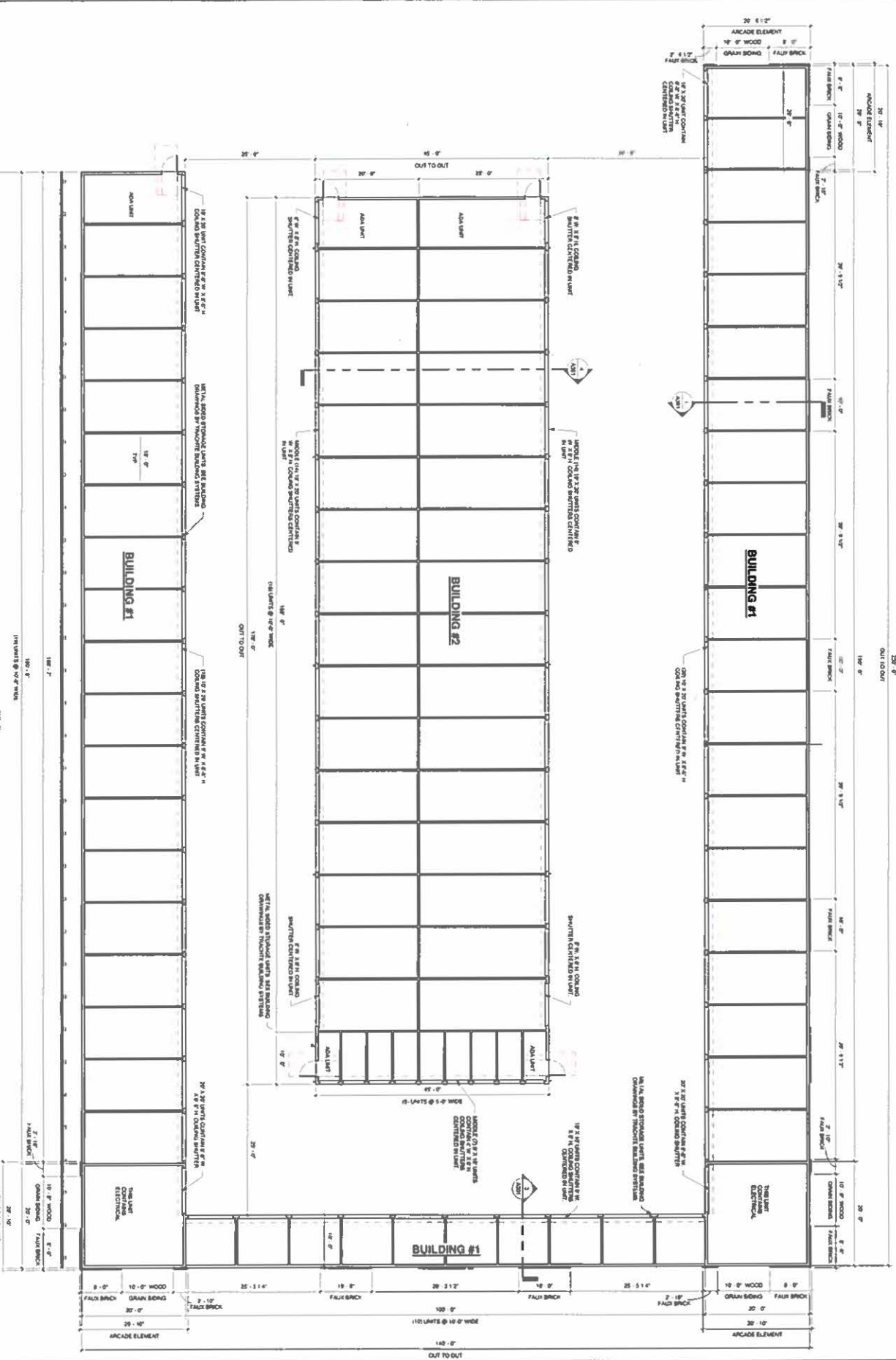
A signage application submittal complying with City of Sheboygan Ordinances will be provided.

Written Justification

Transpo Mini-Storage was formed in 1995. From that time we have diligently run attractive, well managed facilities. We currently operate 767 storage units at our other four locations. Storage has been in great demand for the past several years. All of our storage unit locations are in close proximity to apartment buildings, upon which we draw heavily from for our business. Most of our clients are city residents in the process of moving between homes or are people that are moving into the area. With the increased demand for new apartments in the city, there will be an increase in the demand for storage units, which this new facility will help provide.

There will not be an adverse impact on any nearby properties, and it will not significantly increase traffic, parking, or impact rights-of-way.

1 FLOOR PLAN - FIRST FLOOR
 REF - 1'-0"



SCALE: 1/8" = 1'-0"
 SHEET: 10/20/20
 DATE: 10/20/20
 DRAWN BY: JVA
 CHECKED BY: JVA
 PROJECT #: 15-089

1ST FLOOR PLAN
 PRELIMINARY PLANS

TRANSCO MINI STORAGE
 NEW STORAGE UNITS
 10TH STREET AND KENTUCKY AVENUE
 SHEBOYGAN, WI 53081

DISTINCTIVE DESIGN
 215 Pine Street
 Sheboygan Falls, WI 53085
 Ph: (920) 365-1080
 www.distinctivedesignstudio.com

NO.	DATE	DESCRIPTION
1	10/20/20	ISSUED FOR PERMITS

NOT TO SCALE
 DIMENSIONS SHOWN ON THIS PLAN SHALL CONTROL OVER ALL OTHER DIMENSIONS
 ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED
 ALL MATERIALS AND FINISHES ARE TO BE AS SHOWN ON THE SPECIFICATIONS
 ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE 2015 INTERNATIONAL BUILDING CODE (IBC)

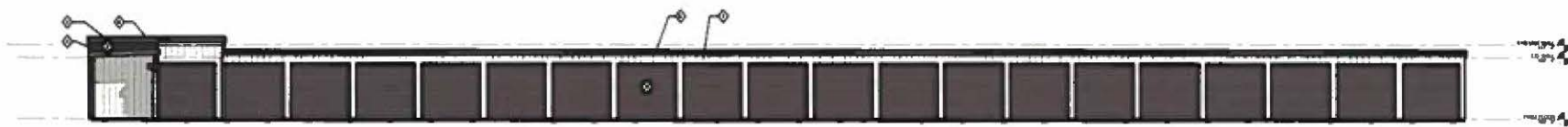


6 EXTERIOR ELEV. - OUTER BUILDING EAST INTERIOR
1/8" = 1'-0"

MATERIAL KEYNOTE	
#	MATERIAL
1	METAL PANEL SIDING - CREAM BEIGE
2	CLASH FOR BRICK PAVES BY FAUXBRICKS - BUCKRAUX
3	MONOCRYSTAL METAL SIDING - CONTINENTAL BROWN
4	STANDING SEAM METAL ROOF - GALVALUM FINISH
5	BUILDING SIDING
6	CONTRASTING TRIM - CONTINENTAL BROWN
7	BOARD WALK
8	LIGHT FIXTURES
9	COILING OVER LEAD DOOR - CONTINENTAL BROWN



5 EXTERIOR ELEV. - OUTER BUILDING NORTH INTERIOR
1/8" = 1'-0"



4 EXTERIOR ELEV. - OUTER BUILDING SOUTH INTERIOR
1/8" = 1'-0"



3 EXTERIOR ELEV. - SOUTH 10TH STREET ELEVATION
1/8" = 1'-0"



2 EXTERIOR ELEV. - ALLEY ELEVATION
1/8" = 1'-0"



1 EXTERIOR ELEV. - KENTUCKY AVENUE ELEVATION
1/8" = 1'-0"

REVISIONS

DISTINCTIVE DESIGN
215 Pine Street
Sheboygan Falls, WI 53089
Ph: (920) 266-1000
www.distinctivedesign.com

TRANSCO MINI STORAGE

NEW STORAGE UNITS
10TH STREET AND KENTUCKY AVENUE
SHEBOYGAN, WI 53081

PRELIMINARY PLANS

EXTERIOR ELEVATIONS

ISSUE DATE: 01/09/2020
DRAWN BY: JRA
CHECKED BY: JRA
PROJECT #: 19-089

A201

SCALE: 1/8" = 1'-0"
NOTES:
1. SHEETS ARE REDUCED BY 50% SCALE DRAWINGS ACCORDINGLY

MATERIAL KEYNOTE

#	DESCRIPTION	MATERIAL
1	METAL PANEL SIDING	CONCRETE BRICK
2	DOOR	STEEL
3	WALL	CONCRETE BLOCK
4	ROOF	ASPH/FLT
5	TRUSS	WOOD
6	CEILING	CONCRETE BRICK
7	FLOOR	CONCRETE BRICK
8	FOUNDATION	CONCRETE
9	PAINT	CONCRETE BRICK

215 Pine Street
Sheboygan Falls, WI 53086
PH: 920-262-1080
WWW.DISTINCTIVEDSIGN.COM

DISTINCTIVE DESIGN

TRANSPO MINI STORAGE
NEW STORAGE UNITS
10TH STREET AND KENTUCKY AVENUE
SHEBOYGAN, WI 53081

PRELIMINARY PLANS

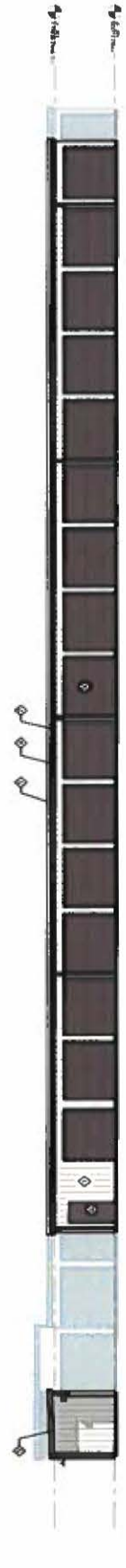
EXTERIOR ELEVATIONS

DATE: 01/09/2020
DRAWN BY: JSA
CHECKED BY: JSA
PROJECT #: 19-003

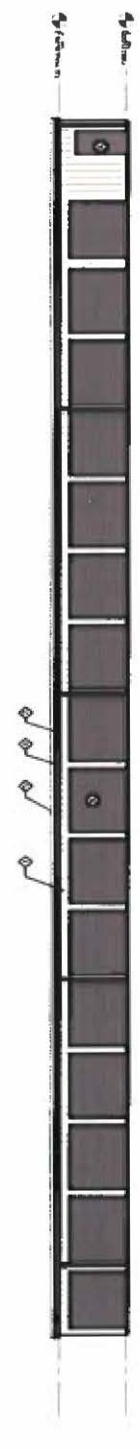
A202

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

NOTES: SEE SHEETS AND REVISIONS BY: MR. BOAL, CONTRACTOR



④ EXTERIOR ELEV. - INNER BUILDING NORTH
1/8" = 1'-0"



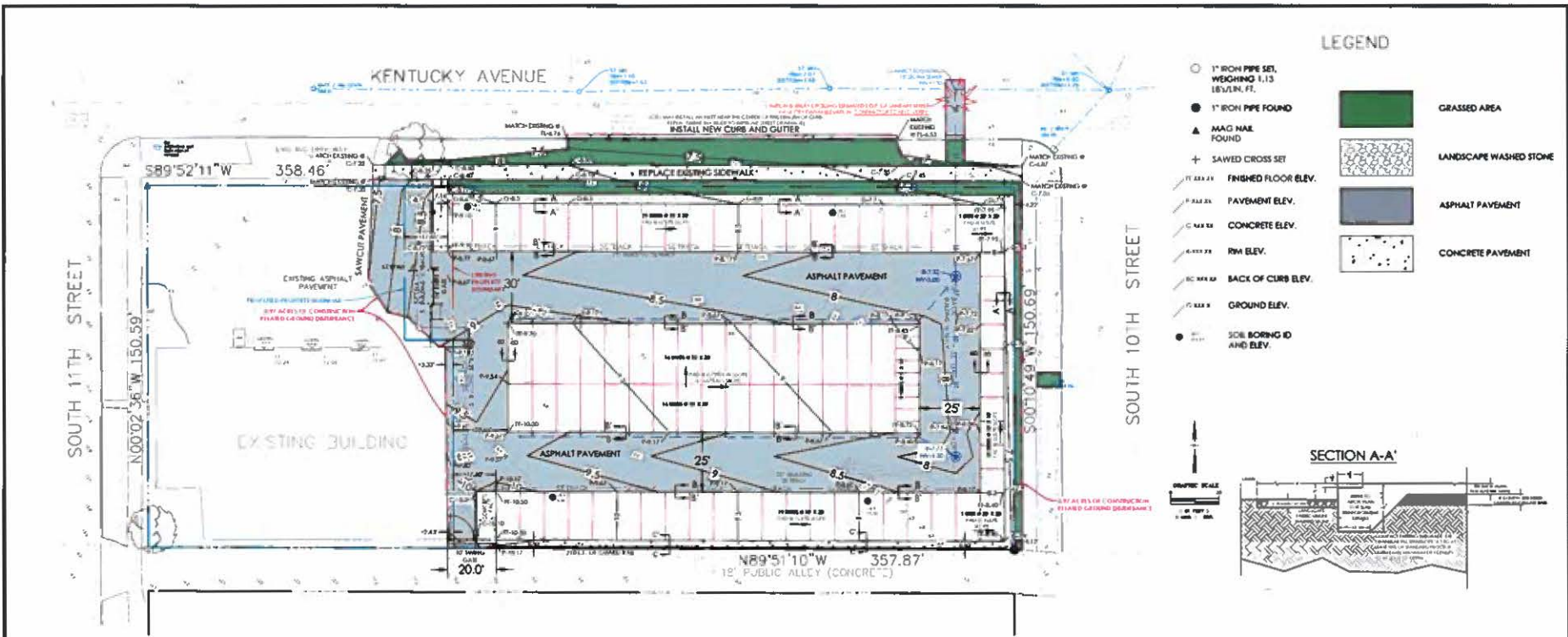
③ EXTERIOR ELEV. - INNER BUILDING SOUTH
1/8" = 1'-0"



② EXTERIOR ELEV. - WEST ELEVATION OF BUILDINGS
1/8" = 1'-0"

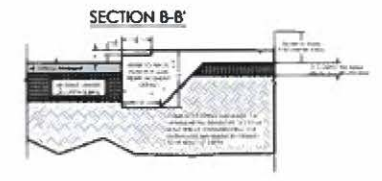
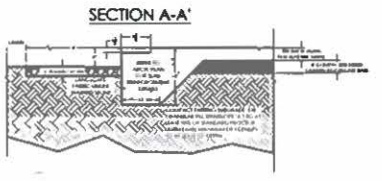
① EXTERIOR ELEV. - INNER BUILDING EAST
1/8" = 1'-0"

NOTES: SEE SHEETS AND REVISIONS BY: MR. BOAL, CONTRACTOR



LEGEND

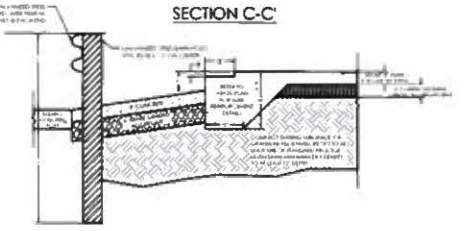
- 1" IRON PIPE SET, WEIGHING 1.13 LB/LIN. FT.
 - 1" IRON PIPE FOUND
 - ▲ MAG. NAIL FOUND
 - + SAWED CROSS SET
 - FINISHED FLOOR ELEV.
 - PAVEMENT ELEV.
 - CONCRETE ELEV.
 - RW ELEV.
 - BACK OF CURB ELEV.
 - GROUND ELEV.
 - SIDE BORING ID AND ELEV.
- GRASSED AREA
 - LANDSCAPE WASHED STONE
 - ASPHALT PAVEMENT
 - CONCRETE PAVEMENT



CONCRETE SIDEWALK FLUSH WITH PAVEMENT



CONCRETE CURB & GUTTER



SECTION C-C'

GRADING NOTES

1. FILL SHALL BE PLACED IN 6" LIFTS WITH THE EXISTING SURFACE GRAD. ALL FILL SHALL BE COMPACTED TO THE DEPTH OF 95% RELATIVE COMPACTION. ALL FILL SHALL BE PLACED IN 6" LIFTS WITH THE EXISTING SURFACE GRAD.
2. ALL EXISTING ASPHALT, BITUMENS AND OTHER MATERIALS SHALL BE REMOVED AND REPLACED WITH ASPHALT OR CONCRETE AS SHOWN ON THE PLAN.
3. ALL EXISTING CONCRETE SHALL BE REPAIRED OR REPLACED WITH CONCRETE AS SHOWN ON THE PLAN.
4. ALL EXISTING SIDEWALKS SHALL BE REPAIRED OR REPLACED WITH CONCRETE AS SHOWN ON THE PLAN.
5. ALL EXISTING CURBS SHALL BE REPAIRED OR REPLACED WITH CONCRETE AS SHOWN ON THE PLAN.
6. ALL EXISTING GUTTERS SHALL BE REPAIRED OR REPLACED WITH CONCRETE AS SHOWN ON THE PLAN.
7. ALL EXISTING DRIVEWAYS SHALL BE REPAIRED OR REPLACED WITH ASPHALT OR CONCRETE AS SHOWN ON THE PLAN.
8. ALL EXISTING PAVEMENT SHALL BE REPAIRED OR REPLACED WITH ASPHALT OR CONCRETE AS SHOWN ON THE PLAN.
9. ALL EXISTING GRASS SHALL BE REMOVED AND REPLACED WITH GRASS AS SHOWN ON THE PLAN.
10. ALL EXISTING TREES SHALL BE PRESERVED AND MAINTAINED AS SHOWN ON THE PLAN.
11. ALL EXISTING UTILITIES SHALL BE PRESERVED AND MAINTAINED AS SHOWN ON THE PLAN.
12. ALL EXISTING STRUCTURES SHALL BE PRESERVED AND MAINTAINED AS SHOWN ON THE PLAN.
13. ALL EXISTING FENCES SHALL BE PRESERVED AND MAINTAINED AS SHOWN ON THE PLAN.
14. ALL EXISTING SIGNAGE SHALL BE PRESERVED AND MAINTAINED AS SHOWN ON THE PLAN.
15. ALL EXISTING LIGHTING SHALL BE PRESERVED AND MAINTAINED AS SHOWN ON THE PLAN.
16. ALL EXISTING LANDSCAPING SHALL BE PRESERVED AND MAINTAINED AS SHOWN ON THE PLAN.
17. ALL EXISTING UTILITIES SHALL BE PRESERVED AND MAINTAINED AS SHOWN ON THE PLAN.
18. ALL EXISTING STRUCTURES SHALL BE PRESERVED AND MAINTAINED AS SHOWN ON THE PLAN.
19. ALL EXISTING FENCES SHALL BE PRESERVED AND MAINTAINED AS SHOWN ON THE PLAN.
20. ALL EXISTING SIGNAGE SHALL BE PRESERVED AND MAINTAINED AS SHOWN ON THE PLAN.
21. ALL EXISTING LIGHTING SHALL BE PRESERVED AND MAINTAINED AS SHOWN ON THE PLAN.
22. ALL EXISTING LANDSCAPING SHALL BE PRESERVED AND MAINTAINED AS SHOWN ON THE PLAN.

ASPHALT PAVEMENT

1. AGGREGATE BASE SHALL CONSIST OF 1/2" TO 3/4" SIZED (1/2" MINIMUM) AGGREGATE BASE.
2. ASPHALT CONCRETE PAVEMENT SHALL CONSIST OF 1" THICK BEAD CURTAIN MIX AND 1/2" THICK 1/2" SIZED CURTAIN MIX OR 1" THICK 1/2" SIZED CURTAIN MIX.
3. ALL MATERIALS AND METHODS SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION AND RELATED DOCUMENTS.

CONCRETE PAVEMENT

1. CONCRETE PAVEMENT SHALL BE 4" THICK (MINIMUM) WITH 1" AGGREGATE BASE COURSE COMPACTED TO AT LEAST 95% OF THE UNCOMPACTED PAVEMENT OR MORE IF SHOWN OTHERWISE.
2. CONCRETE PAVEMENT SHALL BE 8" THICK (MINIMUM) WITH 1" AGGREGATE BASE COURSE COMPACTED TO AT LEAST 95% OF THE UNCOMPACTED PAVEMENT OR MORE IF SHOWN OTHERWISE.
3. CONCRETE PAVEMENT AND CURBS SHALL BE IN ACCORDANCE WITH A.C.I. 308.
4. CURB IN PLACE CONCRETE SHALL USE TYPE I PORTLAND CEMENT AND PROVIDE 20 PSI (10 MPAS) COMPRESSIVE STRENGTH OF AT LEAST 3 INCHES USE THE MINIMUM AGGREGATE SIZE AND BE PROPORTIONED TO THE AGGREGATE SIZE (CONCRETE TO BE SHOWN ON THE PLAN).
5. A SET OF REINFORCING CHAIRS SHALL BE CAST IN EVERY THIRD FOOT PLACED IN THE CURB AND SHALL BE IN ACCORDANCE WITH A.C.I. 308.
6. FORMWORK SHALL BE IN GOOD REPAIR AND FREE OF OILS AND GREASES AND ARCHITECTURAL FINISH REQUIREMENTS.
7. CURB SHALL BE CAST IN PLACE AND SHALL BE 4" THICK (MINIMUM) WITH 1" AGGREGATE BASE COURSE COMPACTED TO AT LEAST 95% OF THE UNCOMPACTED PAVEMENT OR MORE IF SHOWN OTHERWISE.



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