

**\*\*\*ATTACHMENTS\*\*\***

**CITY OF SHEBOYGAN**

**REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION**

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**ITEM DESCRIPTION:** Exterior Remodel of Central Tool House multi-tenant facility at 1320 Niagara Avenue (former Boat Doctors facility and Harmony Bar).

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

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**REPORT DATE:** May 10, 2019

**MEETING DATE:** May 13, 2019

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**FISCAL SUMMARY:**

**STATUTORY REFERENCE:**

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

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

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**BACKGROUND / ANALYSIS:**

Paul Weaver is redeveloping the former Boat Doctors facility, the former Harmony Bar and a vacant City lot in to a new multi-tenant facility that will house LTC and other potential tenants from 1320 Niagara Avenue. The project is referred to as the Central Tool House Development.

The Central Tool House development will continue to keep the industrial qualities of the existing building while modernizing both the exterior the interior spaces for educational and entertainment environments.

The Central Tool House sits on a relatively flat, rectangular lot covered with a mix of gravel and asphalt and bordered along the northern boundary by the Sheboygan River. The original building is a two-story, four-bay-by-six-bay heavy timber structure, c. 1922 twentieth century commercial style brick building. A single-story high crane bay brick steel addition with chimney was added later.

The original building fenestration is regular on all elevations. The primary entrance is found on the south facade, facing Niagara Avenue. It features a centered door, which is flanked by two garage doors. All windows in the original building are wooden double hung windows. The second story features similar windows with two each directly above the first-floor windows and primary entrance.

The high bay crane addition fenestration is regular on all elevations. The primary entrance is found on the north facade, facing the Sheboygan River. It features large steel framed windows commonly used for these types of building.

All masonry materials will be restored in place. All door and window openings will be replaced with aluminum storefront systems. All gutters and downspouts will be replaced with colors to match the new doors and windows. There will be new painted steel canopies over three of the doors. Building signage will be added to the north, west and south facades. 260sf addition will be clad in formed metal panels (north side of the existing section of building located at the southeast corner of the building).

**STAFF COMMENTS:**

Applicant's elevations are very general and do not specify any of the building materials to be used. Applicant basically states no major change in materials.

Applicant indicates there is a small 260sf addition at the southeast corner of the building (north side of the existing section of building). Just states formed metal panels but cannot tell with the metal panels will look like based on the elevation. The board really needs to have the applicant address how this metal panel will blend into the rest of this masonry building – need plans that show us exactly what is proposed from a design, materials, colors, etc. perspective.

There is a small section of building on the north side that is to be demolished (northeast corner of building that looks like it was an addition in the past). Not sure how this should be addressed if the newly exposed exterior wall is in bad shape (not sure we know what shape this is in).

**ACTION REQUESTED:**

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

**ATTACHMENTS:**

Architectural Review Board Application and required attachments.

|                        |               |
|------------------------|---------------|
| PARCEL NO.:            | <u>500120</u> |
| MAP NO.:               |               |
| ZONING CLASSIFICATION: | <u>UC</u>     |

|                 |                |
|-----------------|----------------|
| Office Use Only |                |
| DATE SUBMITTED: |                |
| REVIEW DATE:    | <u>5/13/19</u> |

## 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: PAUL WEAVER

ADDRESS: 7722 Hawthorne Rd. Mequon, WI

E-MAIL ADDRESS: paulw@project4services.com

PHONE: (414) 731-0795 FAX NO.:

### 2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Lakeshore Technical College

ADDRESS OF PROPERTY AFFECTED: 1320 Niagara Avenue

NEW BUILDING: \_\_\_\_\_ ADDITION: \_\_\_\_\_ X REMODELING: X  
DESCRIPTION OF PROPOSED PROJECT: Renovate and repurpose existing masonry building TO INCLUDE small 260 SF east addition

DESCRIPTION OF **EXISTING** EXTERIOR DESIGN AND MATERIALS: Masonry with wood framed and steel framed windows and doors.

DESCRIPTION OF THE **PROPOSED** EXTERIOR DESIGN AND MATERIALS: No major change in materials. Windows and doors will be replaced with aluminum windows and doors. Addition will be clad in formed metal panels

### 3. NAMES AND ADDRESSES

OWNER OF SITE: OFFICE SERVICES COMPANY LLP

ADDRESS: 7722 Hawthorne Rd. Mequon, WI

E-MAIL ADDRESS: paulw@project4services.com

PHONE: (414) 731-0795 FAX NO.:

# SITE NARRATIVE - CONDITIONAL USE APPLICATION

April 23, 2019

## PROJECT NAME AND ADDRESS:

Central Tool House Development – Lakeshore Technical College (LTC)  
1320 Niagara Avenue, Sheboygan, Wisconsin 53081

## PARCEL INFORMATION/SITE DATA/LEGAL DESCRIPTION:

- The development consists of three separate parcels that are defined as tax parcels:
  - Parcel 1 - 59281500131, ORIGINAL PLAT LOTS 17 & 18 BLK 111, EXC HWY CONV #1996914 (0.02 AC) PARCEL 2 TPP 4640-06-21-4.01, Original Plat of the City of Sheboygan
  - Parcel 2 - 59281500120, ORIGINAL PLAT THE W 40' OF LOT 14 & ALL OF LOTS 15 & 16 BLOCK 111, Original Plat of the City of Sheboygan
  - Parcel 3 - 59281500110, ORIGINAL PLAT LOTS 12 & 13 & PRT OF LOTS 11 & 14 BLK 111 DESC AS: COM IN THE S LINE OF LOT 14, 40' SE OF THE SW CORN OF SD LOT, TH NE 216' M/L PARALLEL TO THE W LINE OF LOT 14 TO THE SHORE OF THE SHEB RIVER, TH DOWNSTREAM ALG THE SHORE OF RIVER 132' M/L TO THE W R/W LINE OF C&NW RR CO MAIN TRACK, TH SLY ON SD R/W LINE 180' M/L TO THE NE CORN OF NIAGARA AVE & N COMMERCE ST, TH WLY 151.6' M/L ALG THE NLY LINE OF NIAGARA AVE TO BEG, Original Plat of the City of Sheboygan
- The entire development area is 1.62 acres.

## ZONING CLASSIFICATION/ZONING REQUIREMENTS:

### UC-Urban Commercial

0-feet front yard setback (Niagara Avenue)  
0-5 feet side lot setback (14<sup>th</sup> Street)  
10-feet rear yard setback (Sheboygan River)  
5 feet from side or rear; 5 feet from street 5-foot minimum paved surface setback  
One space per staff member on the largest work shift, plus one space per two students of the largest class attendance period – Indoor Institutional \*  
(1) space per every three patron seats or (1) space per three persons at the maximum capacity of the establishment (whichever is greater) – Indoor Commercial Entertainment  
(50)-foot maximum building height

#### EXISTING SITE CONDITIONS/LAND USE:

Development currently consists of three separate parcels.

- Parcel 1: Formerly Mertz's Harmony Bar all previous above grade components have been demolished and removed offsite.
- Parcel 2: Formerly part of Boat Doctors operations the site and building is currently being vacated. The single-story masonry office addition on north of the building will be demolished and removed offsite.
- Parcel 3: Currently a gravel lot with Sheboygan River access boat landing

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

- The proposed development consists of (1) repurposed building
- There will be a single paved parking area with link North 14<sup>th</sup> Street via existing curb cut
- There will be a single paved parking area with link to Niagara Avenue
- 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 north of building draining into the Sheboygan River (above the current defined flood)
- Both public sanitary sewer and public water main are available within 14<sup>th</sup> Street and will be extended into the property.
- Building 12,330 square feet

#### SITE SELECTION

- The current site was selected due to the adjacency to the Sheboygan River, its view overlooking the river and its proximity to the bike path and shops/businesses within walking distance to the site.
- The proposed commercial development coincides with the current surrounding Urban Commercial (UC) zoned properties within the neighborhood and would address the need for new commercial and educational opportunities within the City of Sheboygan.

#### LANDSCAPE REQUIREMENTS

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

#### PERFORMANCE STANDARDS/POTENTIAL NUISANCES:

- 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:

- Pole lighting in the parking areas

- Wall mounted fixtures over some of the windows and signage on the building
- Front entry canopy (ceiling mounted) will be provided at each front entry

#### ARCHITECTURE:

The Central Tool House development will continue to keep the industrial qualities of the existing building while modernizing both the exterior the interior spaces for educational and entertainment environments.

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#### VARIANCE REQUEST/VARIANCE DESCRIPTION:

No variances requested

## **About Lakeshore Technical College**

Lakeshore Technical College (LTC) is a not-for-profit, public, two-year post-secondary educational institution focused on technical education. LTC is locally-governed by a nine-member District Board whose representation is determined by State Statute. LTC serves a district covering Manitowoc and Sheboygan counties and small portions of Calumet and Ozaukee counties. The main campus is in the Village of Cleveland. The College also operates two learning sites in the cities of Sheboygan and Manitowoc, as well as the Lakeshore Culinary Institute in downtown Sheboygan, and the School of Agriculture located adjacent to the Farm Wisconsin Discovery Center in Newton. LTC also offers community education courses throughout the district, including library sites, as well as Oostburg and Plymouth high schools. Plymouth High School is also home to the Science and Technology Center. LTC demonstrates a commitment to excellence through its focus on workforce preparation, access and affordability, institutional effectiveness and responsiveness to community needs. Partnerships in the community, with businesses and within education, both K-12 and post-secondary, are key to building career pathways and that help keep the economy strong.

## **LTC in Sheboygan**

LTC has operated a satellite campus in the Sheboygan County Job Center since 1998. In 2017-18, we served over 750 students at this location. These students are committed adult learners returning to earn their General Education Development (GED) diplomas and first-generation immigrants seeking English skills to communicate with neighbors and in the workplace. LTC's lease in the current facility was up for renewal and a Request for Proposal (RFP) was issued to the current landlord, and others who wished to propose locations, amenities, and lease terms which met college requirements. The proposal from Paul Weaver at the former Boat Doctors location best met the college's criteria for a Sheboygan-based facility.

## **Benefits of the Boat Doctors Location**

LTC realizes numerous benefits from the relocation to this site. First and foremost is an easily-accessed, central location for students. The traffic and high-visibility of this area is attractive to the college as it continues to attract more students to improve their lives through job skill training and education. Further, the newly-renovated interior is being designed to meet requirements for high-tech and interactive learning environments.

## **Program & Services Offered**

In addition to the services mentioned above, the college will offer high-demand, for-credit courses and non-credit, personal & professional enrichment courses through our Community Education division.



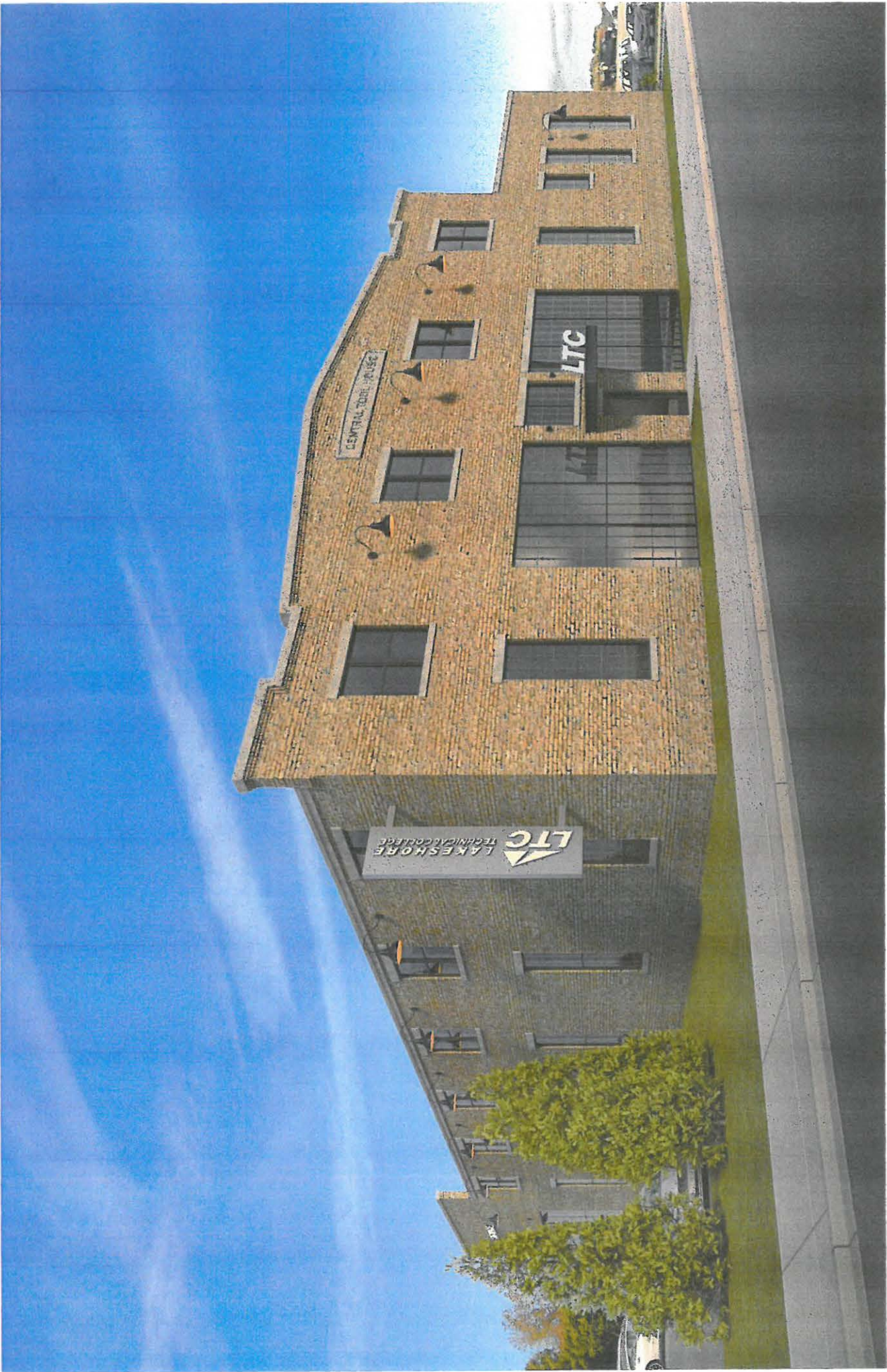
Brenda Riesterer | Vice President of Administrative Services

Office: 920.693.1140 | Mobile:920.980.9076

1.888.GO TO LTC

[Website](#) | [Explore Programs](#) | [Facebook](#) | [Upcoming Events](#)



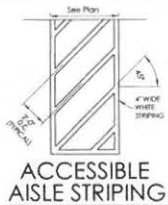
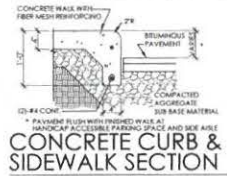
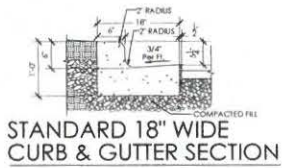






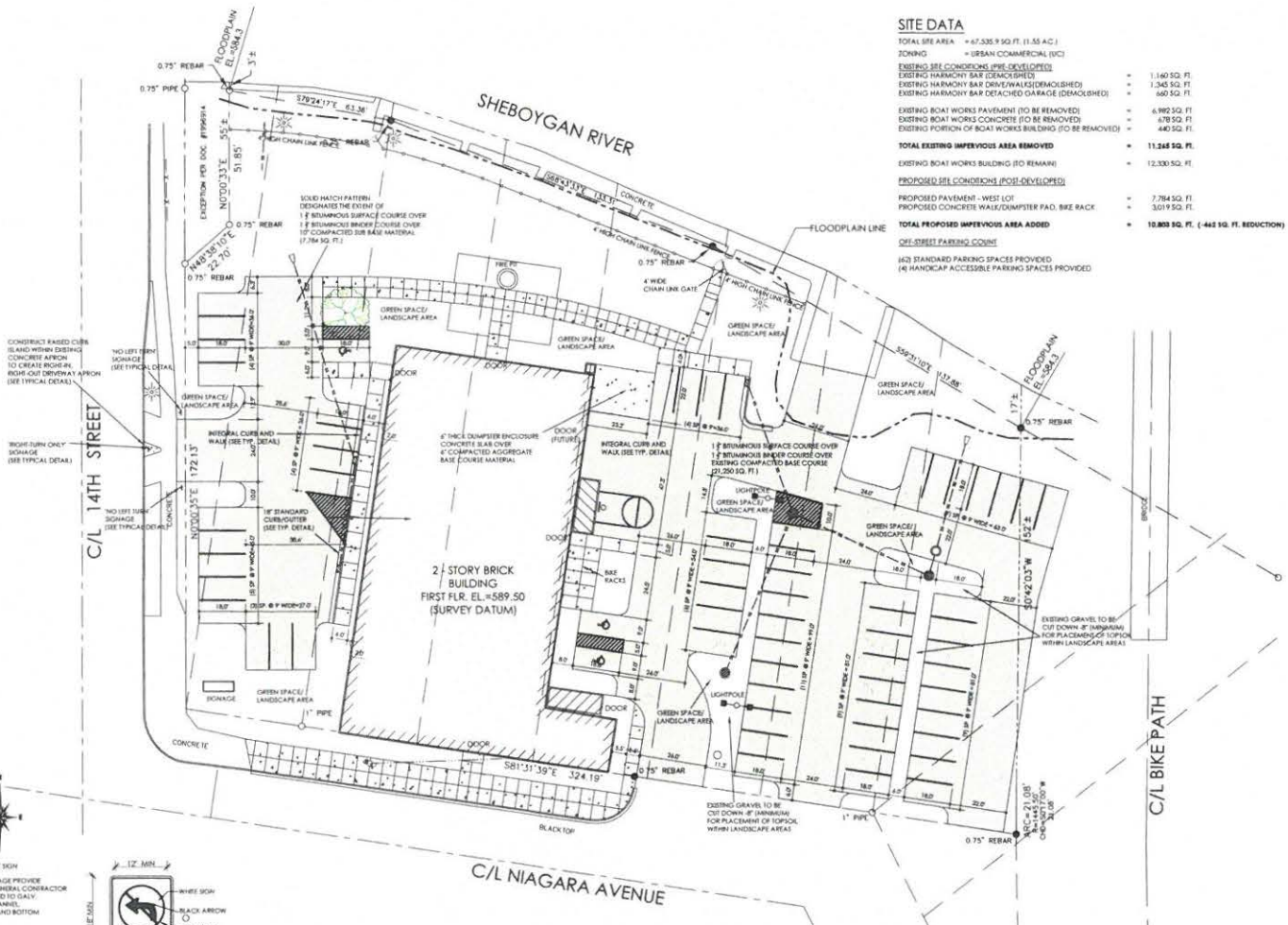
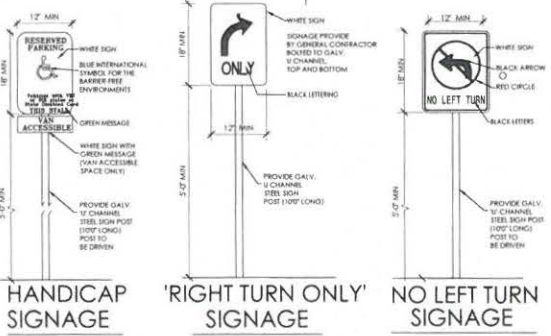






C/L 14TH STREET

14TH STREET DRIVEWAY PLAN



**SITE DATA**

|   |   |
|---|---|
| TOTAL SITE AREA   | = 67,535.9 SQ. FT. (1.55 AC.)                   |
| ZONING  | = URBAN COMMERCIAL (UC)                         |
| EXISTING LIFE CONDITIONS (PRE-DEVELOPED)                | = 1,140 SQ. FT.                                 |
| EXISTING HARMONY BAR (DEMOLISHED)                       | = 1,345 SQ. FT.                                 |
| EXISTING HARMONY BAR DRIVEWALKS (DEMOLISHED)            | = 680 SQ. FT.                                   |
| EXISTING HARMONY BAR DETACHED GARAGE (DEMOLISHED)       | = 440 SQ. FT.                                   |
| EXISTING BOAT WORKS PAVEMENT (TO BE REMOVED)            | = 6,192 SQ. FT.                                 |
| EXISTING BOAT WORKS CONCRETE (TO BE REMOVED)            | = 318 SQ. FT.                                   |
| EXISTING PORTION OF BOAT WORKS BUILDING (TO BE REMOVED) | = 440 SQ. FT.                                   |
| <b>TOTAL EXISTING IMPERVIOUS AREA REMOVED</b>           | <b>= 11,245 SQ. FT.</b>                         |
| EXISTING BOAT WORKS BUILDING (TO REMAIN)                | = 12,300 SQ. FT.                                |
| PROPOSED LIFE CONDITIONS (POST-DEVELOPED)               | = 7,784 SQ. FT.                                 |
| PROPOSED CONCRETE WALK/COMPOSTER PAD, BIKE RACK         | = 310 SQ. FT.                                   |
| <b>TOTAL PROPOSED IMPERVIOUS AREA ADDED</b>             | <b>= 10,890 SQ. FT. (445 SQ. FT. REDUCTION)</b> |

**OFF-STREET PARKING COUNT**

162 STANDARD PARKING SPACES PROVIDED

14 HANDICAP ACCESSIBLE PARKING SPACES PROVIDED

**SITE PLAN**

**CALL DIGGERS' HOTLINE**  
1-800-242-8511

TILL FREE TO OBTAIN LOCATION OF UNDERGROUND BEFORE YOU DIG. WISCONSIN STATUTE 192.013 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE 10:00 EXCAVATE.

|     |           |
|-----|-----------|
| NO. | REVISIONS |
|     |           |
|     |           |
|     |           |

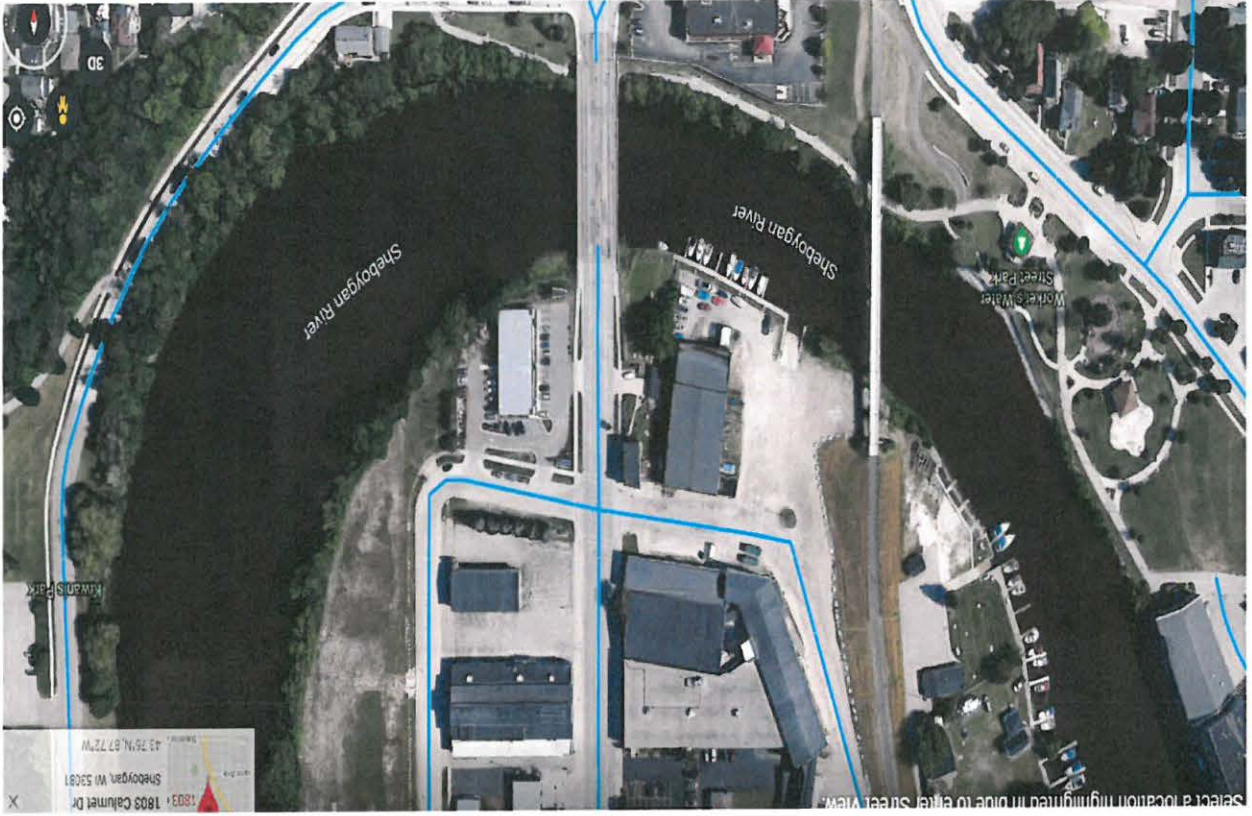


**Issue Dates**

|          |      |
|----------|------|
| Revision | Date |
|          |      |

**1320 NIAGARA AVENUE**  
**SHEBOYGAN, WISCONSIN**

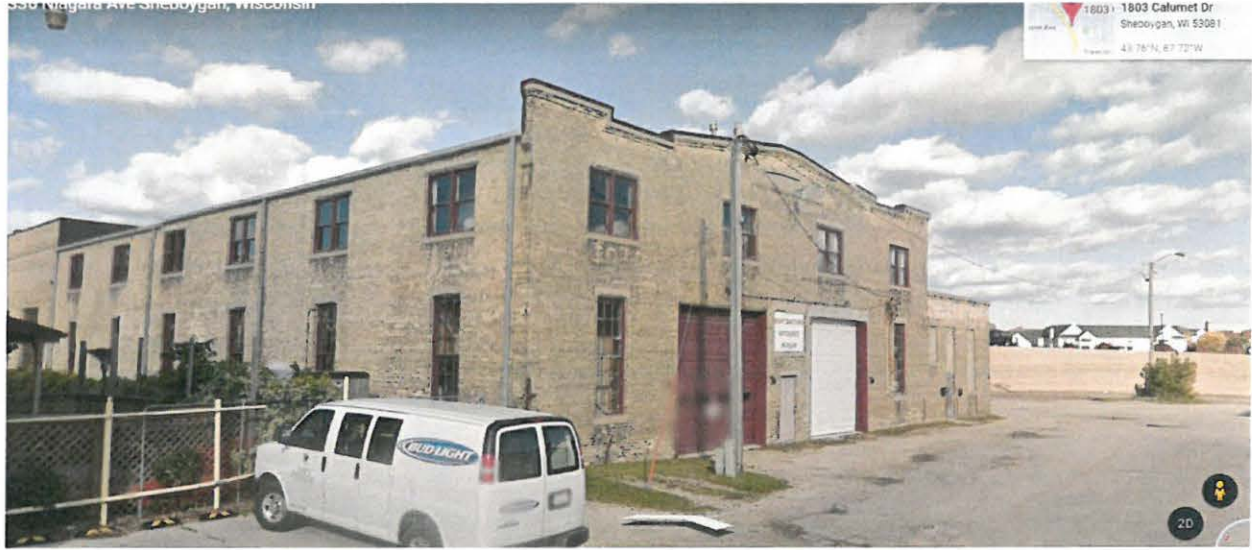
|                    |             |
|--------------------|-------------|
| <b>SHEET TITLE</b> | SITE PLAN   |
| <b>DRAWN BY</b>    |             |
| <b>CHECKED BY</b>  |             |
| <b>DATE</b>        | 04/07/2019  |
| <b>PROJECT NO.</b> | 2018-36     |
| <b>SHEET NO.</b>   | <b>C1.2</b> |



1800 W 28 Sheboygan, Wisconsin



1320 Niagara Ave Sheboygan, Wisconsin

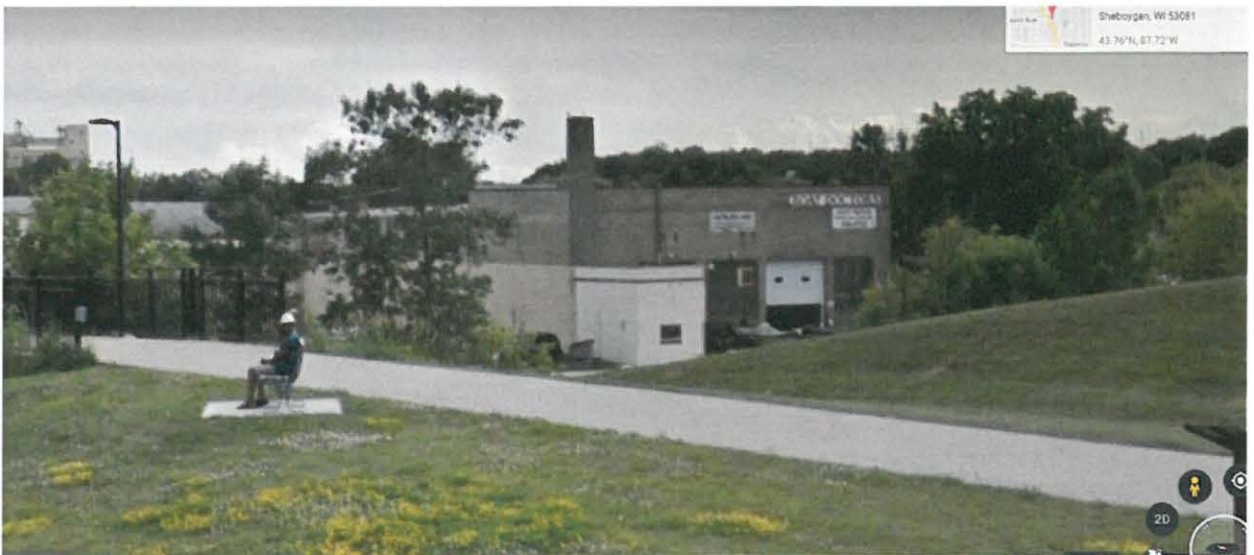


1320 Niagara Ave Sheboygan, Wisconsin



1320 Niagara Ave Sheboygan, Wisconsin













PARCEL NO.: \_\_\_\_\_  
MAP NO.: \_\_\_\_\_  
ZONING CLASSIFICATION: \_\_\_\_\_

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: JIM FREY  
ADDRESS: 633 ST. CLAIR  
E-MAIL ADDRESS: JIMFREY@VISTACAKE.ORG  
PHONE: (920) 694-1102 FAX NO.: (920) 694-4685

### 2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: VISTA CAKE CCRF BLDGS  
ADDRESS OF PROPERTY AFFECTED: 1500 N. 17<sup>TH</sup> ST. 2 + 3  
NEW BUILDING:  ADDITION: \_\_\_\_\_ REMODELING: \_\_\_\_\_

DESCRIPTION OF PROPOSED PROJECT: 2 NEW CCRF'S SERVING NO MORE THAN 8 INDIVIDUALS FOCUSING ON SUBSTANCE ABUSE TREATMENT. THE HOME WILL BE STAFFED 24 HOURS A DAY. SINGLE STORY, SLAB ON GRADE, WOOD CONSTRUCTION, PITCHED SHINGLE ROOF.

DESCRIPTION OF EXISTING EXTERIOR DESIGN AND MATERIALS: \_\_\_\_\_  
\_\_\_\_\_  
N/A  
\_\_\_\_\_

DESCRIPTION OF THE PROPOSED EXTERIOR DESIGN AND MATERIALS: \_\_\_\_\_  
THE EXTERIOR IS CLAD WITH VINYL CLAY SIDING. TRIM AROUND ALL WINDOWS AND DOORS. HIP SHINGLED ROOF WITH FRONT DORMER. LARGE COVERED PORCH FACING ROAD.  
\_\_\_\_\_

**3. NAMES AND ADDRESSES**

OWNER OF SITE: JIM FREY

ADDRESS: 633 ST. CLAIR, SHEBOYGAN

PHONE: (920) 694-1102 FAX NO.: (920) 694-4685

ARCHITECT: PAUL MENTINK - ABACUS

ADDRESS: 1135A MICHIGAN AV., SHEBOYGAN

E-MAIL ADDRESS: PMENTINK @ ABACUSARCHITECTS.NET

PHONE: (920) 452-4444 FAX NO.: ( ) —

CONTRACTOR: JEREMY HAUSE - JERY'S WORKSHOP

ADDRESS: 628 5<sup>TH</sup> AV., BARABOO

PHONE: (608) 448-9980 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. Provide eight 11 X 17 colored renderings of the proposed building elevations and material samples.
- C. A scale drawing of the site plan showing the relationship of the building to the site and adjacent properties.
- D. 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

\_\_\_\_\_  
DATE

\_\_\_\_\_  
PRINT ABOVE NAME

OFFICE USE ONLY

**ACTION BY ARCHITECTURAL REVIEW BOARD**

DATE OF MEETING: \_\_\_\_\_

APPROVED: \_\_\_\_\_

CONDITIONALLY APPROVED: \_\_\_\_\_

DENIED: \_\_\_\_\_

**CONDITIONS**

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**SIGNATURE:** \_\_\_\_\_

Chairperson, Architectural Review Board OR  
Manager of Planning & Zoning

**DATE:** \_\_\_\_\_

## Design Narrative

# Vista Care Buildings 1, 2 and 3

## Sheboygan, Wisconsin

Abacus Architects, Inc.      Project No. 2018-91.1 and 2018-91.2  
April 29, 2019

The proposed three buildings are on a vacant site along N. 17<sup>th</sup> street and north of Superior Avenue. For future reference, building 1 will be tucked in back in the south west corner facing north. Building one will be a CBRF serving 8 residents focusing on behavioral health. Buildings 2 and 3 will be up front facing east on 17<sup>th</sup> street. These buildings will also be licensed as a CBRF serving 8 residents each focusing on substance abuse treatment. Both facilities will be staffed 24 hours a day.

Proposed building 1 will be around 5,300 s.f. It will be single story slab on grade wood construction. The exterior will be a tan colored vinyl lap siding. The windows will be a white, vinyl double hung window. We are proposing a white Smartside trim around the windows and doors and also at the corners. The soffit and fascia will be prefinished metal in a dark bronze color. The roof is a 4:12 pitch with brown colored dimensional shingles.

Proposed buildings 2 and 3 will be around 3,850 s.f. They will also be single story slab on grade wood construction. The exterior color and materials will be the same as building 1. Buildings 2 and 3 will also have a front porch that fronts the street. The porch will have white wood columns and a vinyl railing system. We feel the front porch gives these buildings a more residential and welcoming feel.

The entire site is well landscaped and meets all the city requirements. There will be a 6'-0" fence along the south side of the property to separate these facilities from the neighboring homes.

We did have a meeting with the planning and engineering departments to discuss our plans for the development. It was brought to our attention at that meeting that we should do what we can to try and blend in with the surrounding neighborhood. Below are a few pictures.



We looked at this at length. There is no overwhelming style of home in this area and all the residences are all two story. There are steep roof pitches and shallow, dormers, gables and shed roofs. We played around with a number of ideas but in the end we have a one story building. We tried increasing the roof pitch and adding dormers and clerestory windows but all we were doing is adding money. These facilities rely on federal, state and county funding to survive. Federal and state agencies provide a limited amount of money for these projects. Any shortfall is picked up by the local county taxpayers. We understand the desire to fit in with the surrounding neighborhood but it is Vista Care's desire to use all available money for programing and resident use. Any extra money used on the building comes right out of the tax payer's pocket. Even though the style of these facilities may not match the two story residences surrounding the property we feel they are residential in scale and will fit in well with the neighborhood.

## **Addendum to Vista Care (Tim Frey) Architectural & CUP for North 17<sup>th</sup> Vacant Land**

The project is being developed in collaboration with Sheboygan County Health & Human Services to return citizens of Sheboygan County back to Sheboygan County. The project will support individuals needing care and treatment close to their families and other community resources. It will reduce costly out-of-county placements far from their homes. The programs will provide a home-like atmosphere in which the individuals can be proud to participate. The location is conducive to providing residents access to numerous resources, churches, public transportation and community activities appropriate to individual need. The central location in the city makes this location ideal for the services being provided. The services are residential or residential treatment and are not outpatient services.

The development is designed to have minimal impact on the neighbors and blend in as much as possible within a mixed use neighborhood. There will be 20 off street parking spots which should be more than adequate for all Vista Care staff and visitors. It isn't expected but there may be times that street parking is utilized if the off street parking is full. The traffic patterns should mirror that of normal residential traffic with peaks in the morning and afternoon. The highest staffing level (9) occurs weekdays in the late afternoon. There will be minimal to no traffic after 10pm and before 7am. There is no plan to add signage at this time and none of Vista Care's residential facilities have signage. The plan is for privacy fencing to start at the southeast point of the lot on North 17<sup>th</sup> Street run west and then south to the eastern edge of the southern lot line. From there chain link fence will run across the southern lot line, then north and enclosing the retention pond. The chain link fence will be minimally visible if at all from the Superior Avenue & North 17<sup>th</sup> Street. The homes are designed as ranch-style homes and will have a home-like residential atmosphere. The feedback received from neighbors on Thursday May 2<sup>nd</sup> is that they were happy with the ranch style. The cost of the physical plant including all landscaping determines the Room & Board rate that will be charged to individuals living at the home. Any cost that the individuals are unable to cover is paid for by Sheboygan County. Any money paid by Sheboygan County for Room & Board is 100% county tax levy funded. Vista Care is almost 100% funded by tax payer money and is always a good steward of these funds. The planned development is our best effort to balance between minimizing county tax levy funds and the aesthetics of our buildings and site. The estimated cost for the land and three buildings is \$1,750,000. This doesn't include the cost of the retention pond and potentially environmental cost of removing contaminated soil.

Vista Care (TLC Homes) has provided residential services, day services and in-home services to a variety of populations since 1994. While there have been minimal concerns over the years we have always been responsive to any concerns from our neighbors and the municipalities. We fully understand that it is essential that we do our best to be a good neighbor. Being a good

neighbor benefits the individuals we serve and the community as a whole. 25 years ago Vista Care (Frey Adult Family Care) started as a private adult family home provider on the corner of 7<sup>th</sup> & St. Clair in Sheboygan. Vista Care has grown to be the leading provider of services to adults with developmental disabilities and behavioral health needs in the lakeshore area and the premiere provider in the state to adults with high acuity behavioral health needs. The core values of the owner have remained unchanged to provide the highest quality of care possible in a cost effective manner. However, as Vista Care has evolved the owner's role in maintaining the core values are focused on providing the best systems, then recruiting and retaining the most talented staff. This development is Vista Care's first time providing services to adults with substance abuse issues. In preparation Vista Care has hired the first of four professionals with extensive experience serving AODA population to start the development of policies & procedures. When fully staffed the homes will have two Masters Level Counselors or Masters Level Social Worker, Independent Clinical Supervisor and a Mental Health Professional.

As mentioned previously this location is ideal for the services being provided. In addition to the reasons already mentioned having all three homes on one property will allow for the professional and care staff to work between all three programs. The close proximity of these homes to each other help contain cost, improve the quality of the services and outcomes to the individuals being served. Better outcomes will have a direct positive impact on Sheboygan County, City of Sheboygan and the neighborhood. Substance use/addiction has had a significant and devastating impact in our community. The county medical examiner's office reports that 87 deaths in the county between 2015 and 2018 involved drugs and/or alcohol. This would indicate that twice, perhaps three times as many individuals, families and children have had their lives dramatically changed by the disease of addiction. Vista Care looks forward to providing Behavioral Health and Community Substance Abuse Services, which will help prevent such devastation and be part of the solution to heal individuals and families here at home.

Vista Care has 25 years of experience providing 24/7/365 residential care. Vista Care has developed on call systems to assure proper staffing levels are met at all times and for management staff to be able to react in the case of emergencies. The close proximity to each other and to Vista Care's other Sheboygan locations will enhance the supervision and management of the 26 staff that are expected to be employed at this location. The goal of these programs is to serve the citizens of Sheboygan County in Sheboygan, close to family, friends and community resources with which they can build a strong network. Sheboygan County Health & Human Services will work with Vista Care to determine when the individuals receiving services are prepared to move into a more independent setting in the community.

For the remainder of this document the buildings will be identified as CBRF 1, CBRF 2 and CBRF 3. All 3 building will be licensed as a Community Based Residential Facility (CBRF) under DHS 83 with a maximum capacity of 8. All 3 CBRF's will be class CNA to be capable of serving non-

ambulatory individuals. This class requires full compliance with Americans with Disabilities Act and installation of a sprinkler system. CBRF 1 will be licensed to serve Emotionally disturbed/Mental illness and Alcohol/Drug dependent with a focus on serving Emotionally disturbed/Mental Illness. CBRF 2 & 3 will be licensed to serve Alcohol/Drug dependent and Emotionally disturbed/Mental illness with a focus on serving Alcohol/Drug dependent. The terms “Emotionally disturbed/Mental illness” and “Alcohol/Drug dependent” are taken from DHS Form “F-60287” which is the CBRF application. Within the rest of the document and during discussions Behavioral Health will be used for “Emotionally disturbed/Mental illness” and AODA or Substance Abuse will be used for “Alcohol/Drug dependent”. CBRF 2 & 3 will be also be licensed under DHS 75 which is the Community Substance Abuse Service Standards.

CBRF 1 will have at least at one awake staff present 24/7/365 and the current staffing plan is for three staff to be on duty at all times. Staffing levels will fluctuate to meet the increased or decreased needs of the individuals living at the CBRF. All individuals receiving services will be living at the CBRF. The length of stay for individuals at this CBRF will vary anywhere from 1-2 weeks up to this being their permanent home. The individuals living at the CBRF will be referred by Sheboygan County Health & Human Services. The focus of this CBRF will be relocation of individuals to their home community from out of county placement in residential homes or institutions. The services provided may include personal cares, assistance with daily living skills, meal preparation, laundry, general supervision, learning of independent living skills, effective coping strategies, healthy social skills, and responsible decision making skills. The home is designed to serve individuals with varying levels of needs from low to extreme needs. The home is also designed to permit for individuals to live independently or in group settings. All staff will receive 100+ hours of training in Vista Care’s training program to serve adults with behavioral health issues. The primary purpose of this CBRF is to transition individuals back into their home community. Currently there is no home specifically designed to serve this purpose and individuals are placed into other CBRF’s or directly into the community. The facility and training are designed to eliminate unplanned contact with the community. The placement of the CBRF on the land will act as an additional natural buffer.

CBRF 2 & 3 will have at least at one awake staff present 24/7/365 and the current staffing plan is for up to three staff on duty weekdays from 8am – 5pm. Staffing levels will be reduced during nights and weekends. The staffing levels will fluctuate to meet the increased or decreased needs of the individuals living at the CBRF. All individuals receiving services will be living at the CBRF. The length of stay for individuals at this CBRF will vary anywhere from 1-2 weeks up to about six months. The individuals living at the CBRF will be referred by Sheboygan County Health & Human Services. The focus of this CBRF will be relocation of individuals to their home community from out of county placement in residential homes. The services provided may include personal cares, assistance with daily living skills, meal preparation, laundry, general supervision, learning of independent living skills, effective coping strategies, healthy social skills, and responsible decision making skills. Each CBRF will have a Master’s level counselor to lead group sessions. In addition each home will be staffed with licensed

substance abuse counselors. The individuals living in these homes are here **voluntarily** and want to be in recovery. Each individual will receive 12 hours of counseling/treatment per week.

If approved the plan is to start construction as soon as possible on CBRF 1 and then CBRF 2 & 3 in late summer. When construction starts for each CBRF the licensing applications will be submitted to Department of Health Services. CBRF 1 is expected to be operational by November 2019, CBRF 2 by February 2020 and CBRF 3 by March 2020.

A handwritten signature in black ink, reading "Timothy A. Frey". The signature is written in a cursive style with a large initial 'T' and 'F'.

Timothy A. Frey

REVISIONS:

NOTICE TO BIDDERS  
BIDDERS SHALL REVIEW ALL DRAWINGS AND SPECIFICATION  
SECTIONS TO DETERMINE THE IMPACT OF OTHER SECTIONS  
OF WORK ON THEIR OWN WORK

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ISSUE DATE: APRIL 26, 2019  
NEW FACILITY FOR:  
**VISTA CARE BUILDING 3**

N17TH ST, SHEBOYGAN, WI 53081  
1135A MICHIGAN AVE., SHEBOYGAN, WI 53081 | (920) 452-4444 | 313 N. PLANKINTON AVE. · MILWAUKEE, WI 53203

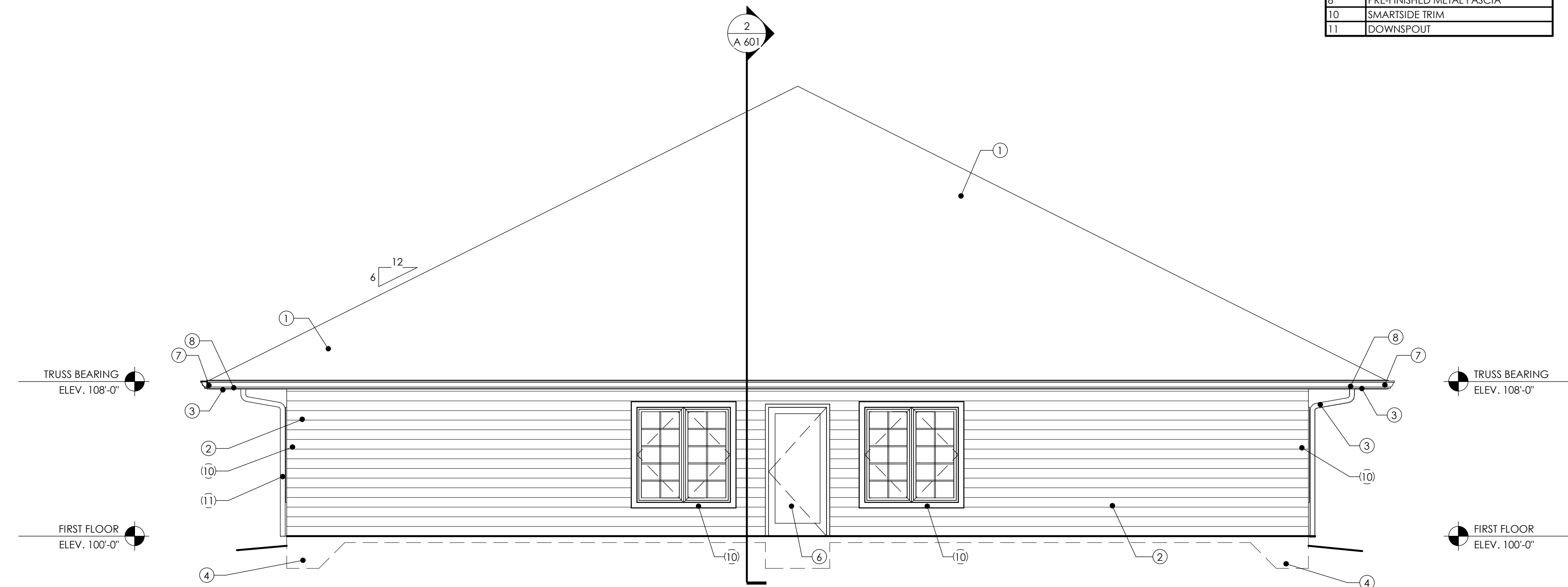
DRAWN BY: GKR

CHECKED BY: PGM

**A**  
**501**

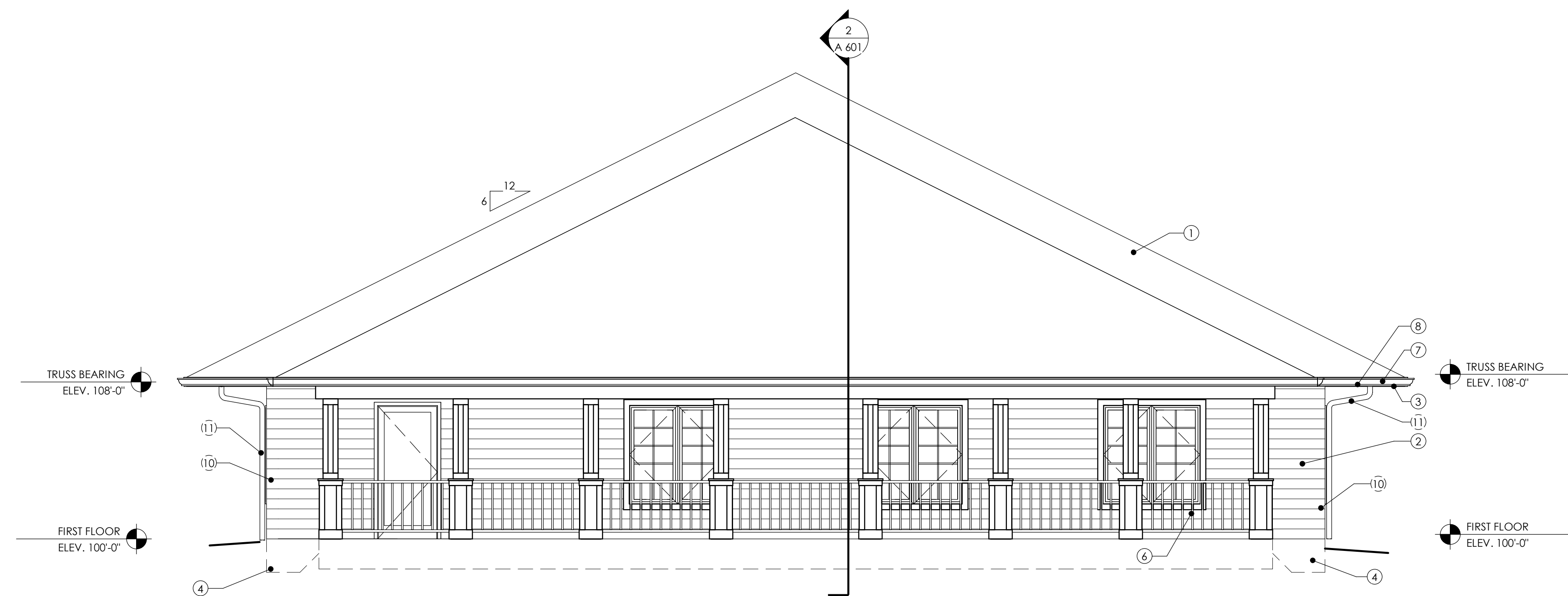
PROJ. NO. 2018-91.2

| ELEVATION KEYNOTES |                           |
|--------------------|---------------------------|
| NO.                | DESCRIPTION               |
| 1                  | ASPHALT SHINGLES          |
| 2                  | VINYL SIDING              |
| 3                  | VENTED ALUMINUM SOFFIT    |
| 4                  | POURED GRADE BEAM         |
| 6                  | GLASS ENTRY DOOR          |
| 7                  | PRE-FINISHED METAL GUTTER |
| 8                  | PRE-FINISHED METAL FASCIA |
| 10                 | SMARTSIDE TRIM            |
| 11                 | DOWNSPOUT                 |



**WEST ELEVATION**

SCALE: 1/4" = 1'-0" 2  
A 501

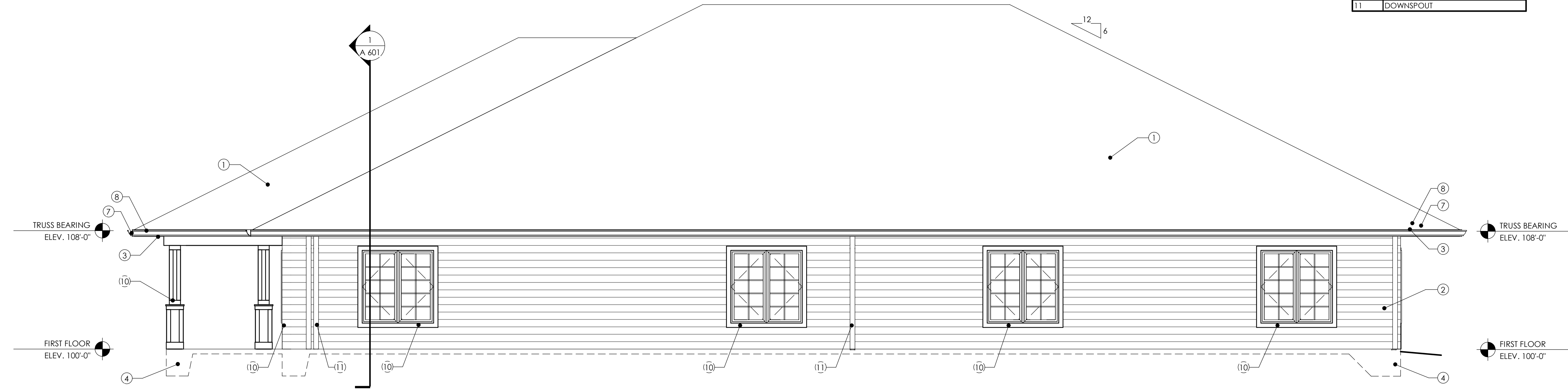


**EAST ELEVATION**

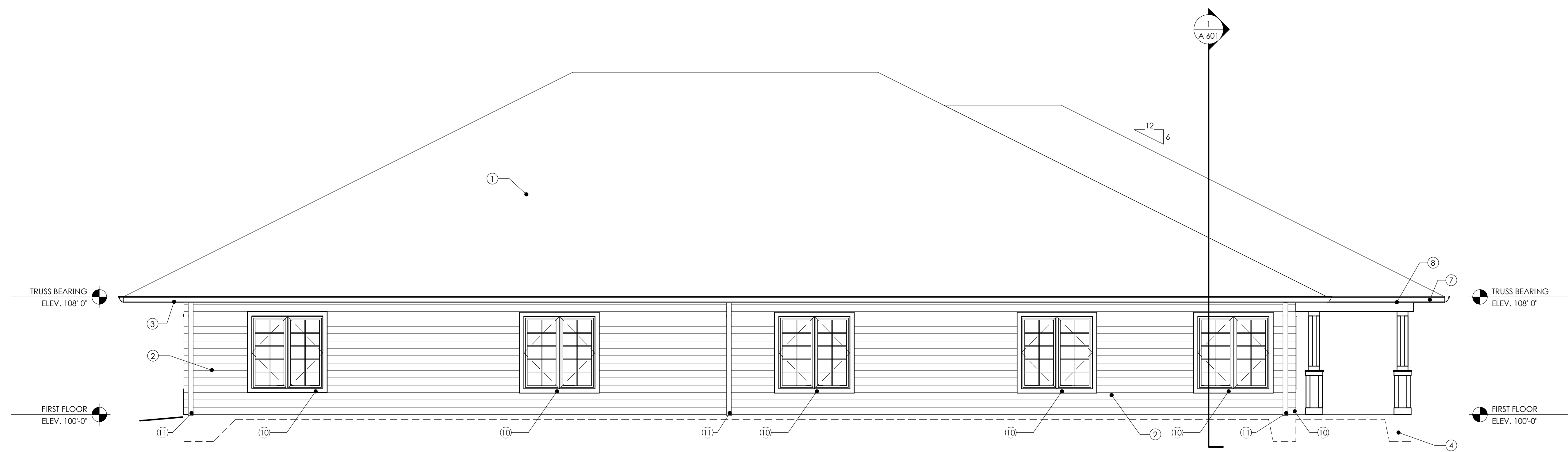
SCALE: 1/4" = 1'-0" 1  
A 501

REVISIONS:

| ELEVATION KEYNOTES |                           |
|--------------------|---------------------------|
| NO.                | DESCRIPTION               |
| 1                  | ASPHALT SHINGLES          |
| 2                  | VINYL SIDING              |
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| 8                  | PRE-FINISHED METAL FASCIA |
| 10                 | SMARTSIDE TRIM            |
| 11                 | DOWNSPOUT                 |



**NORTH ELEVATION** 2  
SCALE: 1/4" = 1'-0" A 502



**SOUTH ELEVATION** 1  
SCALE: 1/4" = 1'-0" A 502

NOTICE TO BIDDERS  
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ISSUE DATE: APRIL 26, 2019  
NEW FACILITY FOR:

**VISTA CARE BUILDING 3**

N17TH ST, SHEBOYGAN, WI 53081

1135A MICHIGAN AVE. SHEBOYGAN, WI 53081 | (920) 452-4444 | 313 N. PLANKINTON AVE. MILWAUKEE, WI 53203

DRAWN BY: GKR

CHECKED BY: PGM

**A**  
**502**

PROJ. NO. 2018-91.2

REVISIONS:

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ISSUE DATE: APRIL 26, 2019  
NEW FACILITY FOR:  
**VISTA CARE BUILDING 2**  
N17TH ST, SHEBOYGAN, WI 53081  
1135A MICHIGAN AVE., SHEBOYGAN, WI 53081 | (920) 452-4444 | 313 N. PLANKINTON AVE. · MILWAUKEE, WI 53203

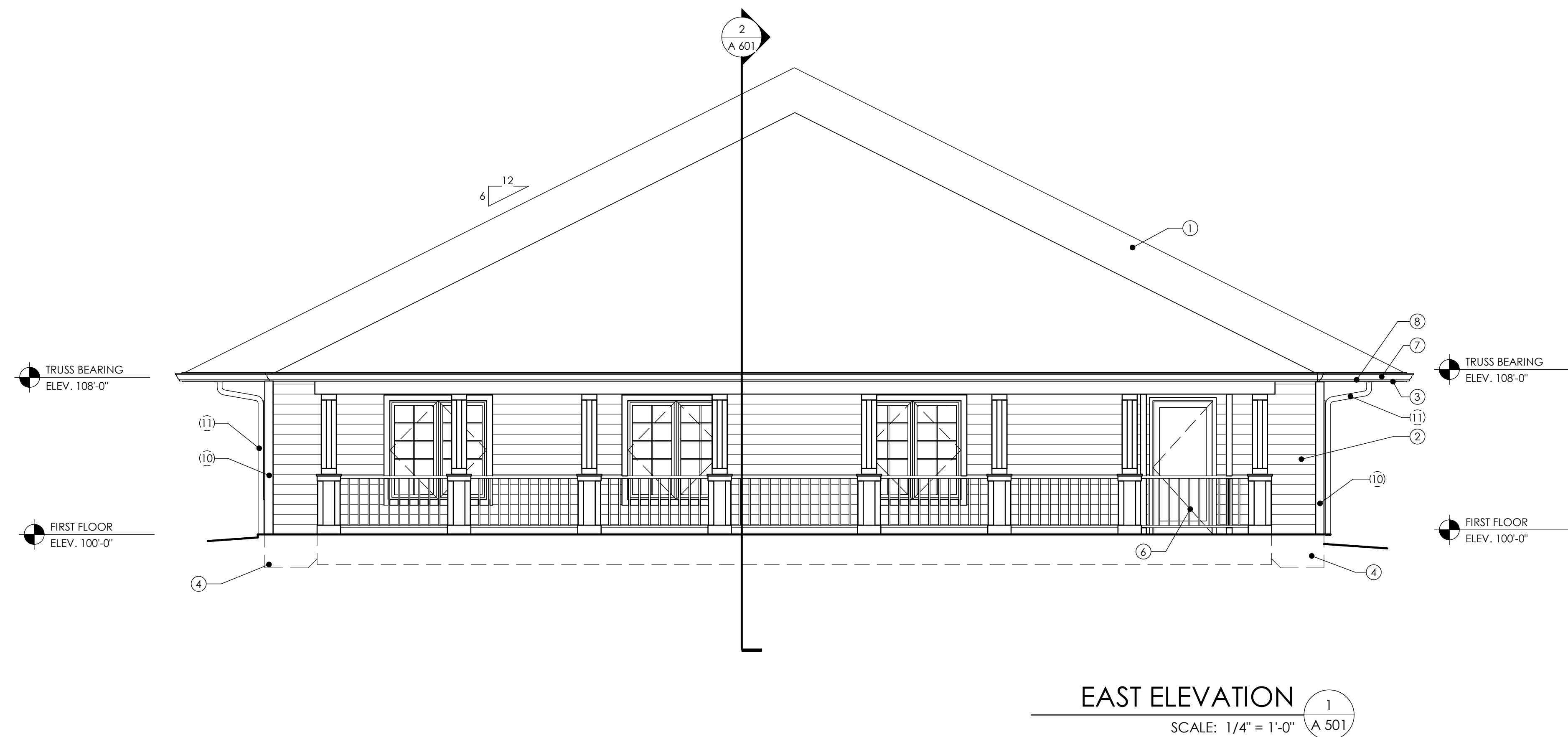
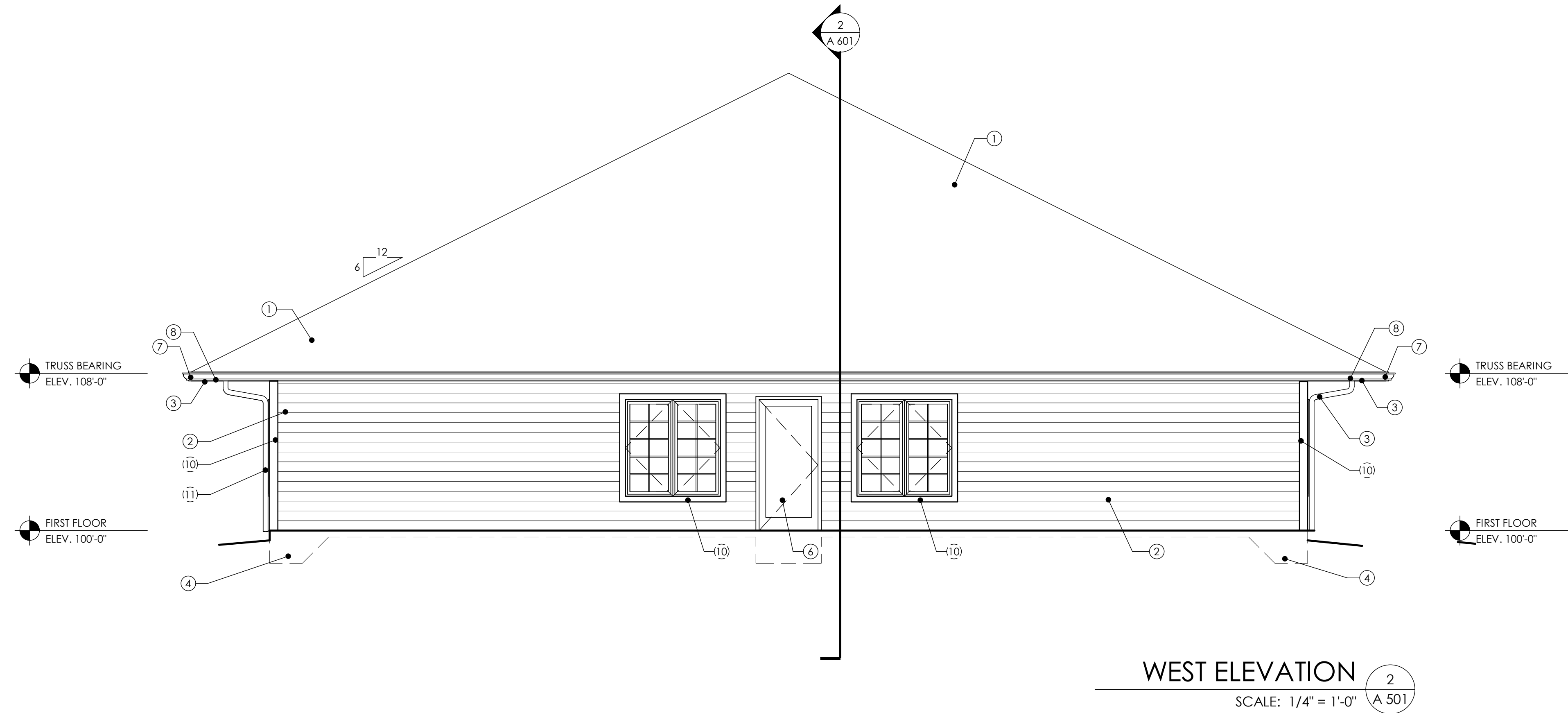
DRAWN BY: AEB, GKR

CHECKED BY: PGM

**A**  
**501**

PROJ. NO. 2018-91.2

| ELEVATION KEYNOTES |                           |
|--------------------|---------------------------|
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| 3                  | VENTED ALUMINUM SOFFIT    |
| 4                  | POURED GRADE BEAM         |
| 5                  | GLASS ENTRY DOOR          |
| 6                  | PRE-FINISHED METAL GUTTER |
| 7                  | PRE-FINISHED METAL FASCIA |
| 8                  | SMARTSIDE TRIM            |
| 10                 | SMARTSIDE TRIM            |
| 11                 | DOWNSPOUT                 |

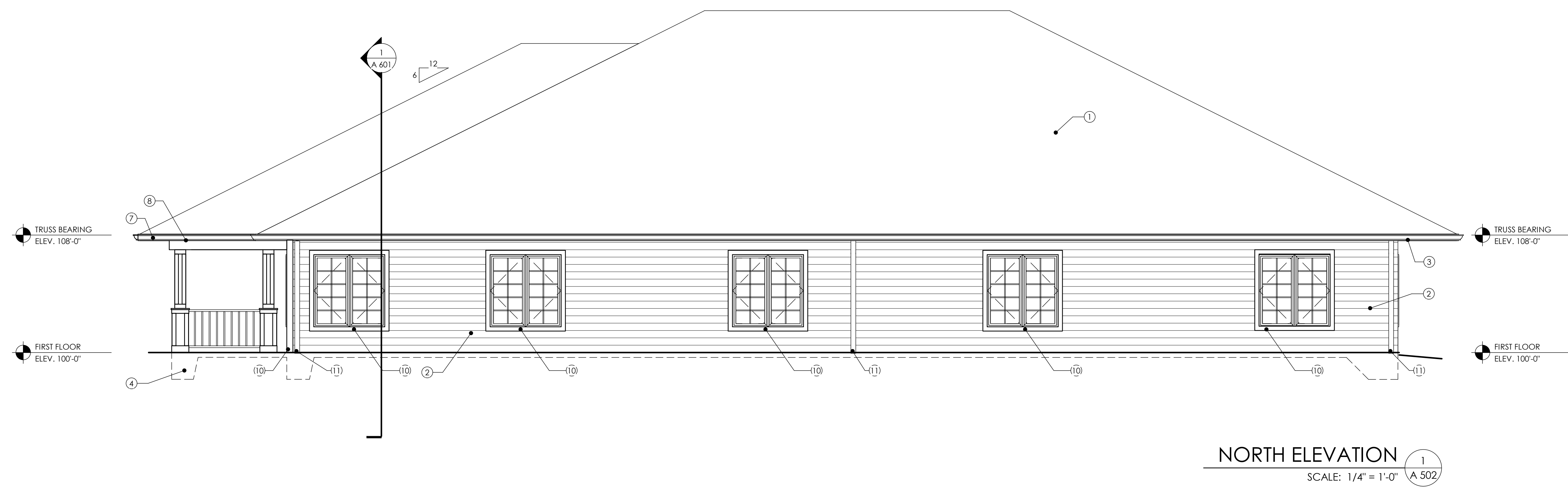
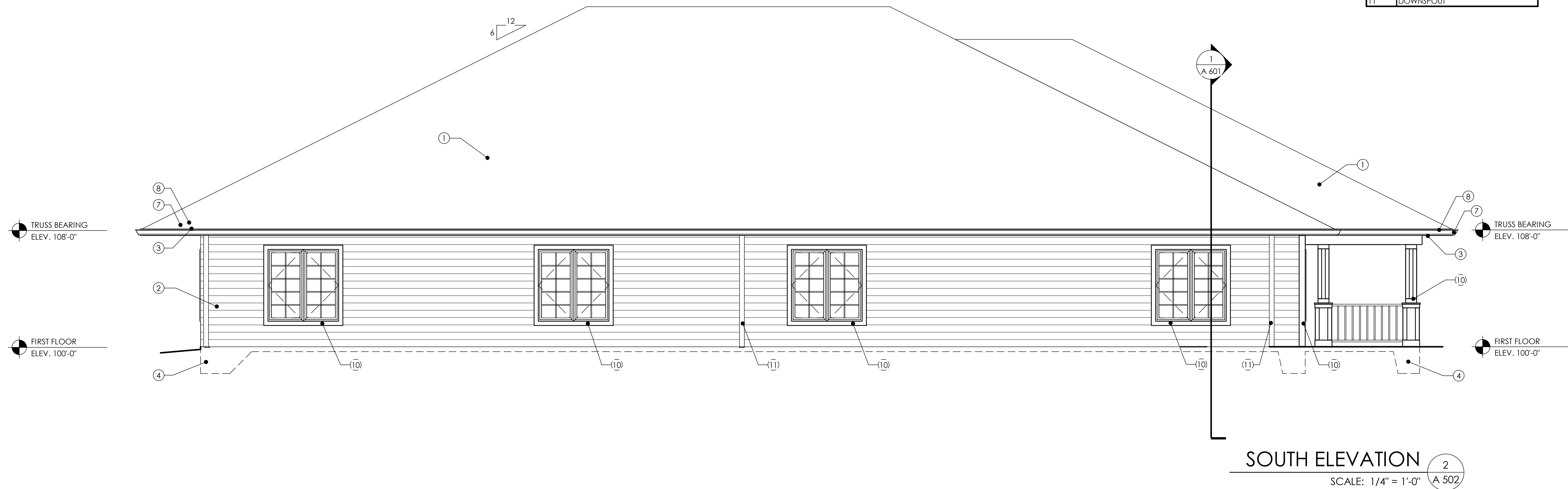


REVISIONS:

| ELEVATION KEYNOTES |                           |
|--------------------|---------------------------|
| NO.                | DESCRIPTION               |
| 1                  | ASPHALT SHINGLES          |
| 2                  | VINYL SIDING              |
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**VISTA CARE BUILDING 2**

N17TH ST, SHEBOYGAN, WI 53081  
1135A MICHIGAN AVE., SHEBOYGAN, WI 53081 | (920) 452-4444 | 313 N. PLANKINTON AVE. · MILWAUKEE, WI 53203

DRAWN BY: AEB, GKR  
CHECKED BY: PGM

**A**  
**502**

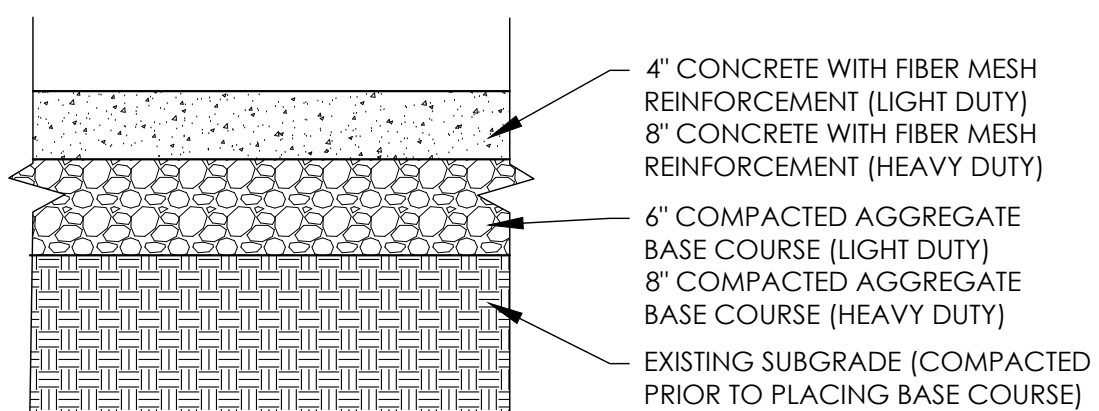
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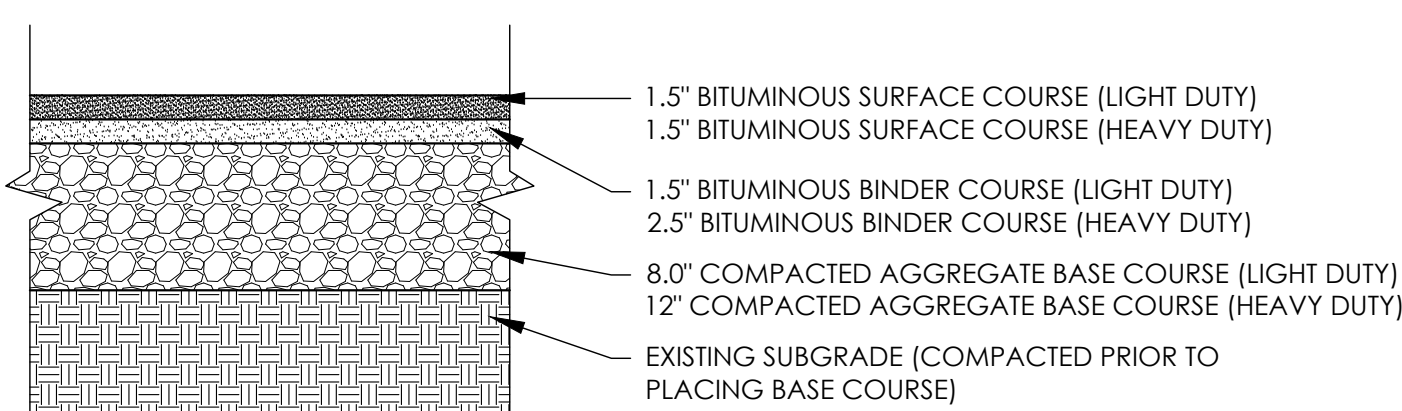


**SITE LEGEND**

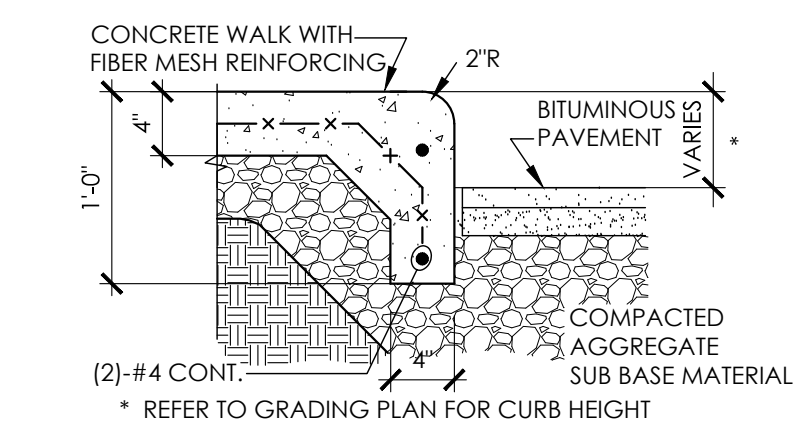
- EXTENTS OF PROPOSED BUILDING. REFER TO ARCHITECTURAL DRAWINGS.
- PROPOSED LIGHT DUTY PAVEMENT HATCH. SEE DETAIL.
- PROPOSED LIGHT DUTY CONCRETE HATCH. SEE DETAIL.
- PROPOSED HEAVY DUTY CONCRETE HATCH. SEE DETAIL.



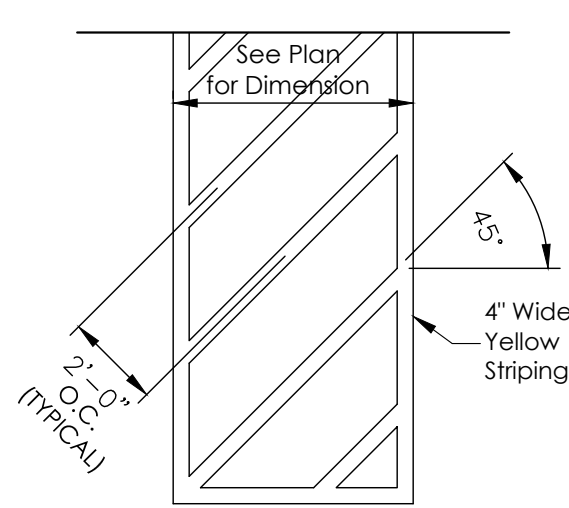
**CONCRETE PAVEMENT CROSS SECTION**



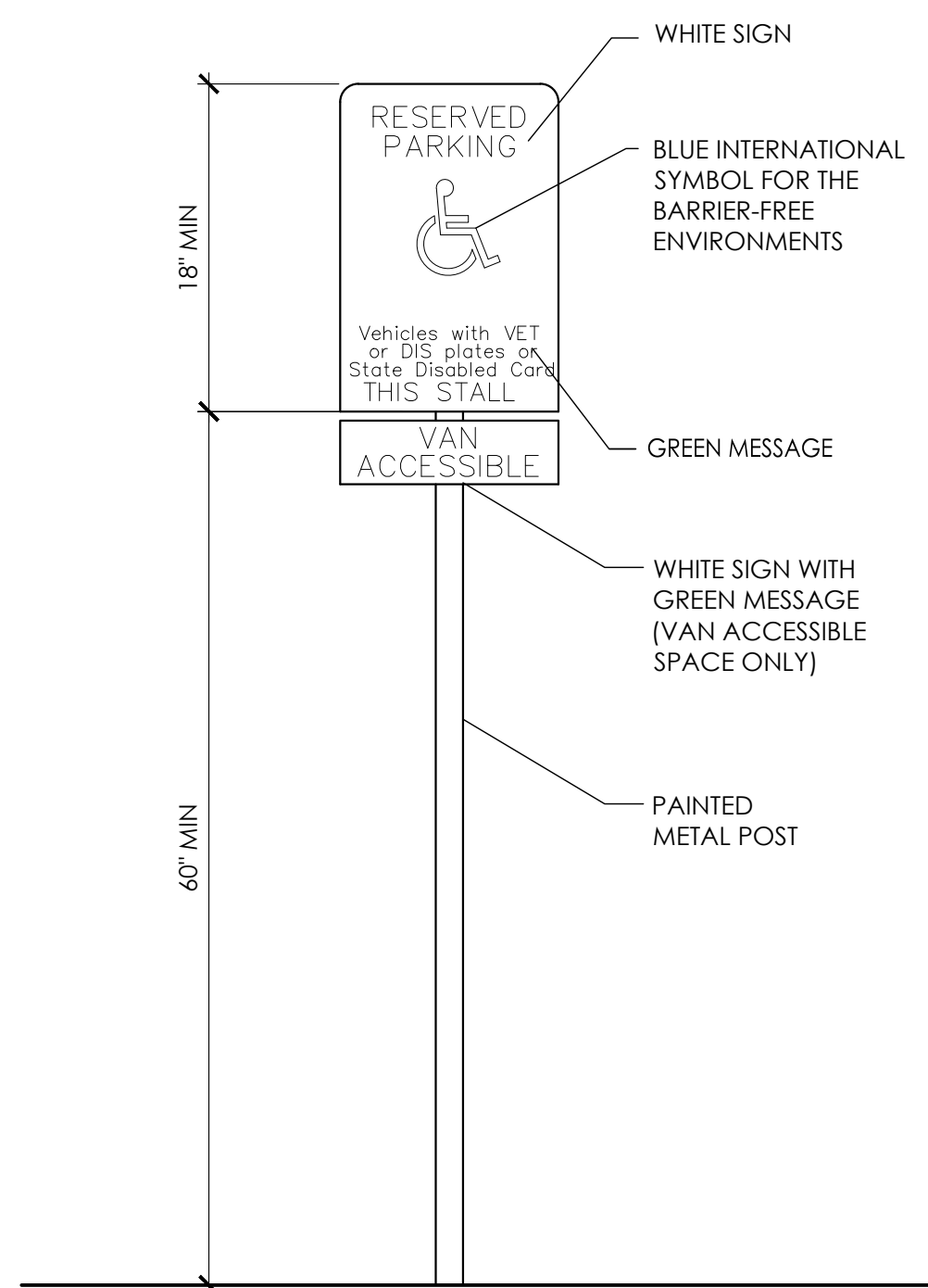
**ASPHALT PAVEMENT CROSS SECTION**



**CONCRETE CURB & SIDEWALK SECTION**

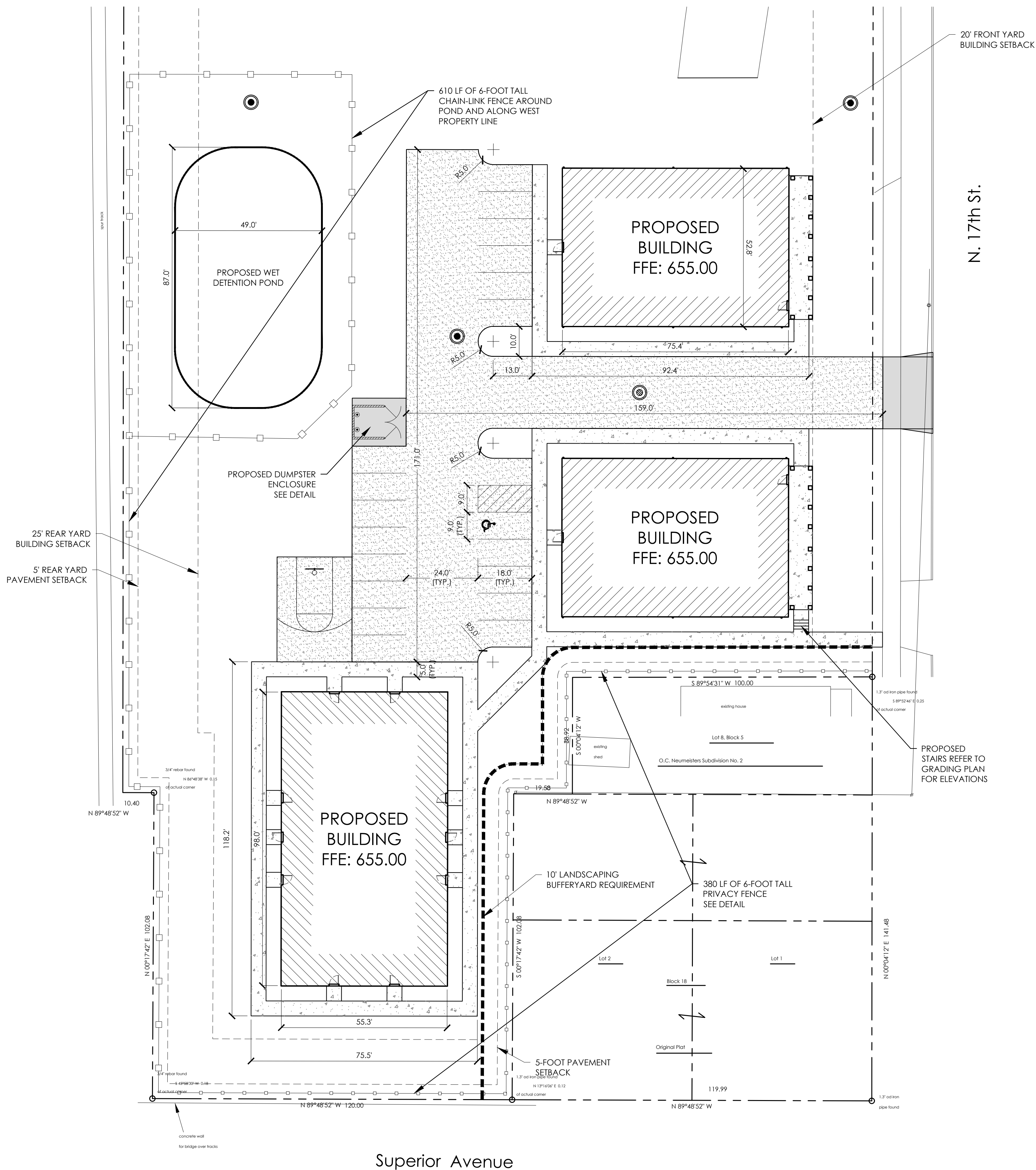


**ACCESS AISLE STRIPING**



**HANDICAPPED PARKING SIGNAGE DETAIL**

Union Pacific Railroad



REVISIONS:

NOTICE TO BIDDERS  
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ISSUE DATE: APRIL 30, 2019

NEW FACILITY FOR:

**VISTA CARE SITE MASTERPLAN**

N 17TH ST, SHEBOYGAN, WI 53081

ABACUS ARCHITECTS INC., 1135A MICHIGAN AVENUE, SHEBOYGAN, WISCONSIN 53081 PH. 920-452-4444 FX. 920-452-9198

DRAWN BY: MDW

CHECKED BY: JRV

**A**  
**202**

PROJ. NO. 2018-91.4

**SITE PLAN**  
SCALE: 1"=20'





REVISIONS:

NOTICE TO BIDDERS  
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ISSUE DATE: APRIL 30, 2019  
NEW FACILITY FOR:

VISTA CARE SITE MASTERPLAN

117TH ST, SHEBOYGAN, WI 53081

ABACUS ARCHITECTS INC., 1135A MICHIGAN AVENUE, SHEBOYGAN, WISCONSIN 53081 PH. 920-452-4444 FX. 920-452-9198

DRAWN BY: MDW

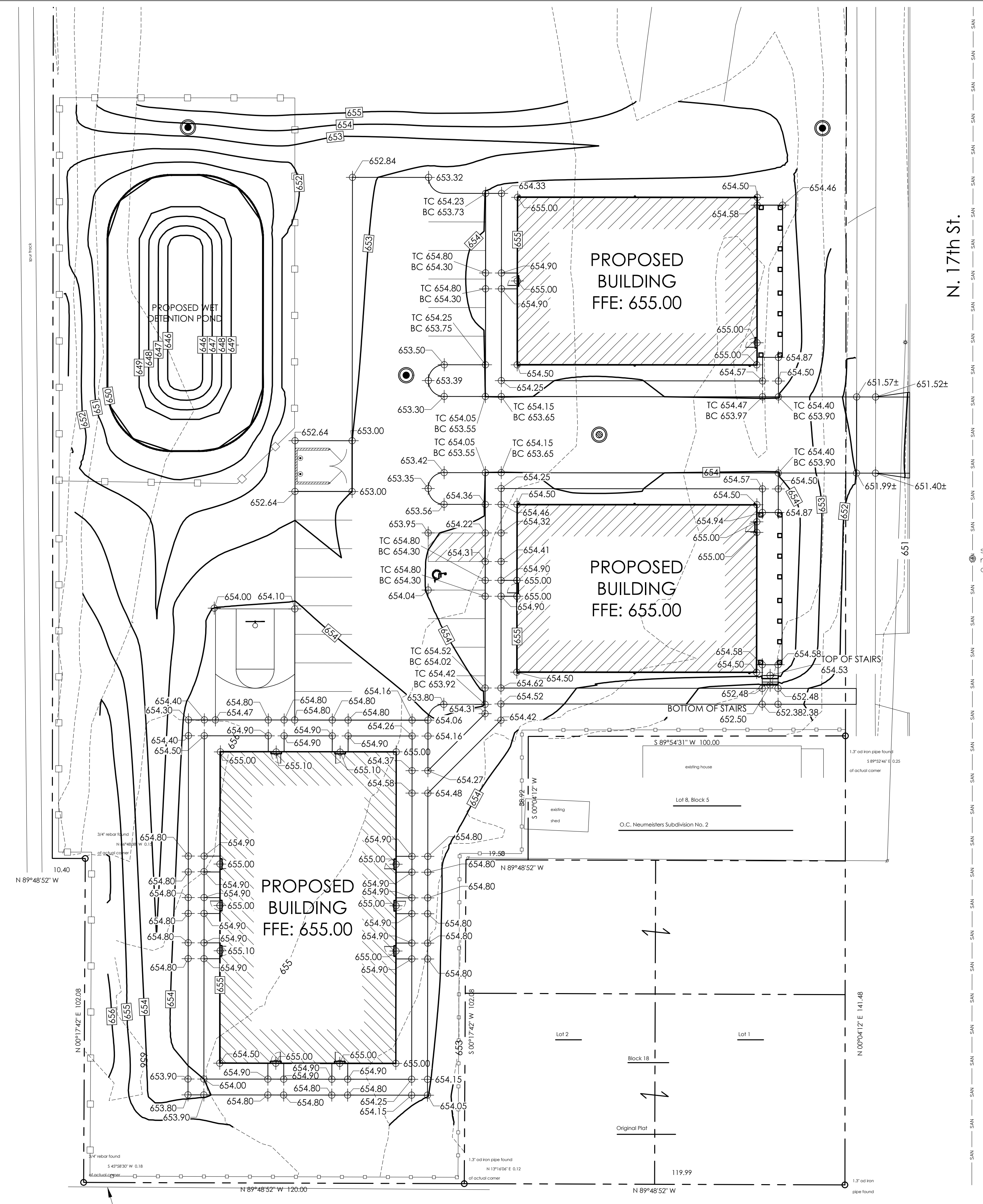
CHECKED BY: JRV

A  
203

PROJ. NO. 2018-91.4

| GRADING LEGEND |   |
|----------------|---|
|                | PROPOSED CONTOUR  |
|                | EXISTING CONTOUR  |
|                | PROPOSED SPOT ELEVATION   |
|                | PROPOSED TOP OF CURB ELEVATION<br>PROPOSED BOTTOM OF CURB ELEVATION |
|                | MATCH EXISTING ELEVATION  |

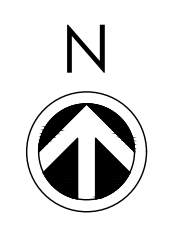
Union Pacific Railroad



Superior Avenue

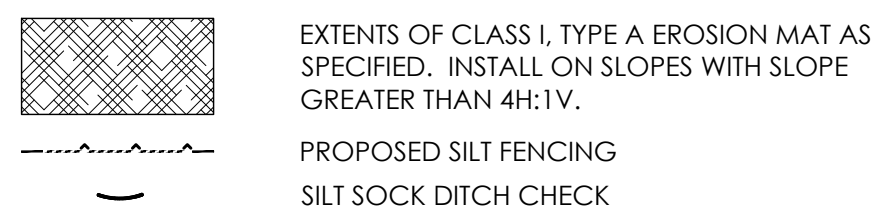
N. 17th St.

SITE GRADING PLAN  
SCALE: 1"=20'



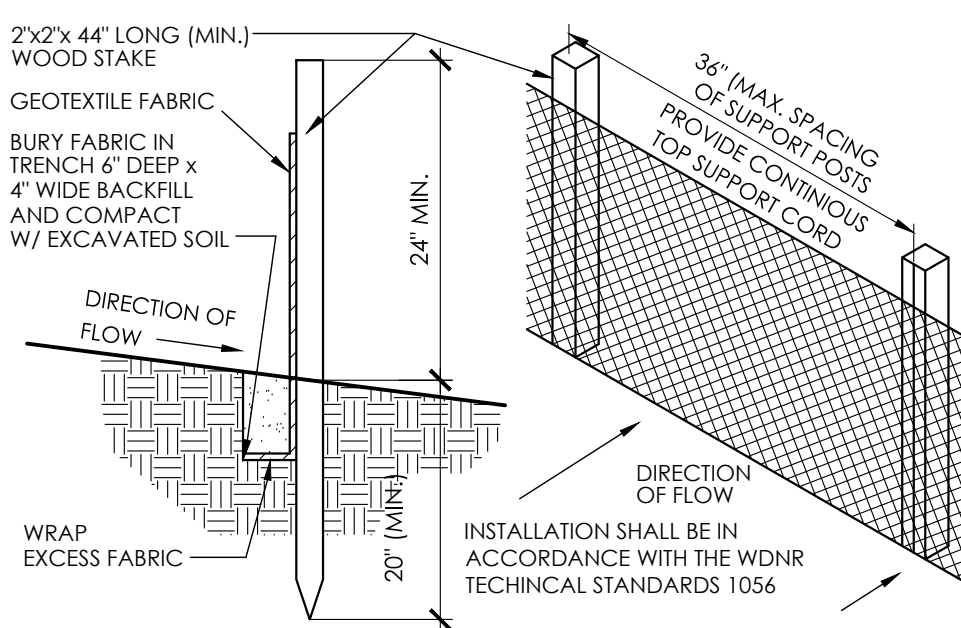


## EROSION CONTROL LEGEND

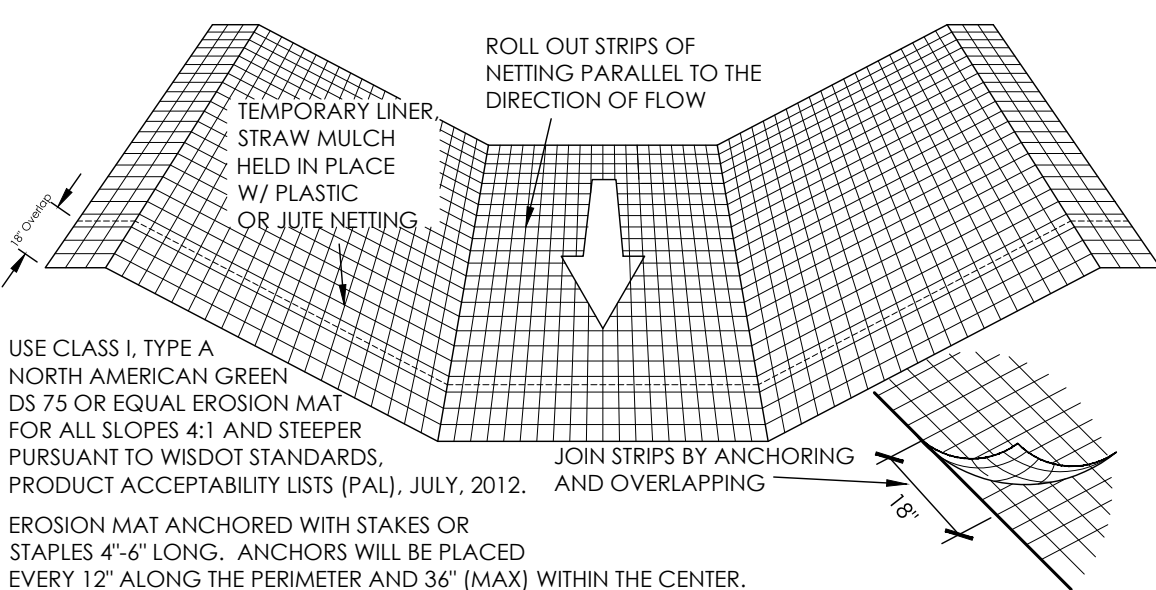


## SEQUENCE OF CONSTRUCTION ACTIVITIES

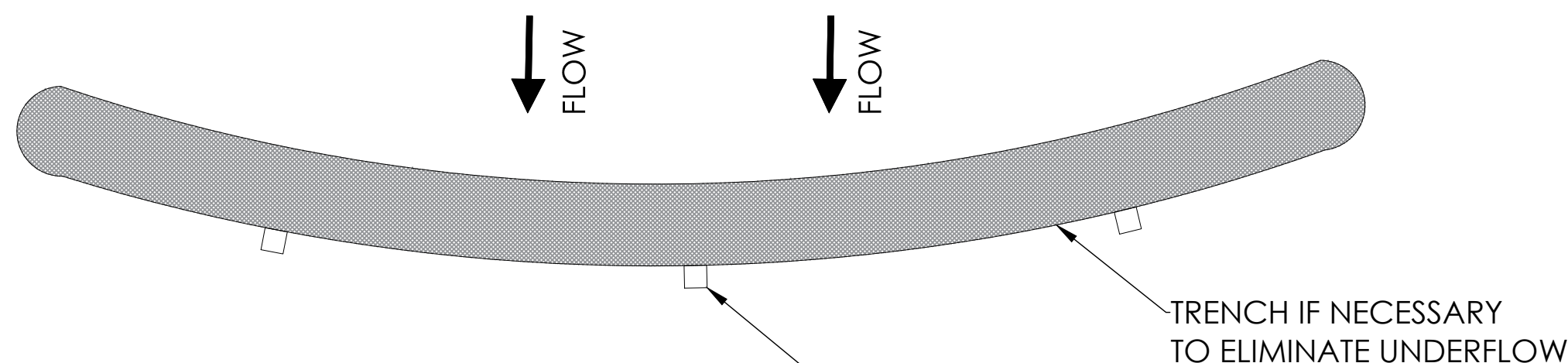
1. INSTALL SILT FENCING ALONG PERIMETER OF CONSTRUCTION LIMITS AS IDENTIFIED ON THE 'EROSION CONTROL PLAN'. INSTALL STONE TRACKING PAD AS IDENTIFIED.
2. CLEAR AND GRUB WHERE REQUIRED.
3. MOBILIZE GRADING EQUIPMENT.
4. STRIP TOPSOIL FROM REMAINDER OF THE SITE AS NEEDED TO PERFORM GRADING ACTIVITIES AS SHOWN IN THE SITE GRADING PLANS (A203 SHEET).
5. ALL PIPING TO BE INSTALLED STARTING WITH THE DOWNSTREAM END.
6. INSTALL REMAINING STRUCTURES AND PIPING ON SITE. PERFORM PROPOSED GRADING THROUGHOUT SITE AND CONSTRUCT ALL PROPOSED CONCRETE SURFACES AND PROPOSED ASPHALT SURFACES UP TO THE BINDER COURSE.
7. RESPREAD TOPSOIL AND SEED THE BASIN. STABILIZE THE RESPREAD TOPSOIL WITH EROSION MAT TO ALL SLOPES 4:1 AND STEEPER OR AS IDENTIFIED ON THE SITE GRADING AND EROSION CONTROL PLAN.
8. INSTALL ASPHALT PAVEMENT SURFACE COURSE AFTER GRADING ACTIVITIES HAVE BEEN FINALIZED.
9. STRIPE PARKING LOT IN ACCORDANCE WITH THE A/202 - SITE PLAN.
10. AFTER A SUFFICIENT STAND OF GRASS HAS BEEN ESTABLISHED, CONTRACTOR IS TO CONTACT ENGINEER FOR PUNCH LISTING OF SITE TO BE PERFORMED.
11. AN AS-BUILT SURVEY IS TO BE PERFORMED AND PROVIDED TO THE CITY OF SHEBOYGAN AFTER COMPLETION OF PROJECT.



## SILT FENCE SECTION & DETAIL



## EROSION MATTING DETAIL (FOR SIDE SLOPES ONLY - NOT FOR CHANNELIZED FLOW)



### NOTE:

INSTALL SILT SOCK PERPENDICULAR TO FLOW WITH ENDS CURLED SLIGHTLY UPSTREAM TO PREVENT HIGH WATER FROM GOING AROUND THE ENDS. SLOW AND SPREAD WATER TO REDUCE CHANNELING AND EROSION.

STAKE BEHIND, OR THROUGH TO HOLD SECURELY TO GROUND

## SILT SOCK DITCH CHECK

## EROSION CONTROL NOTES

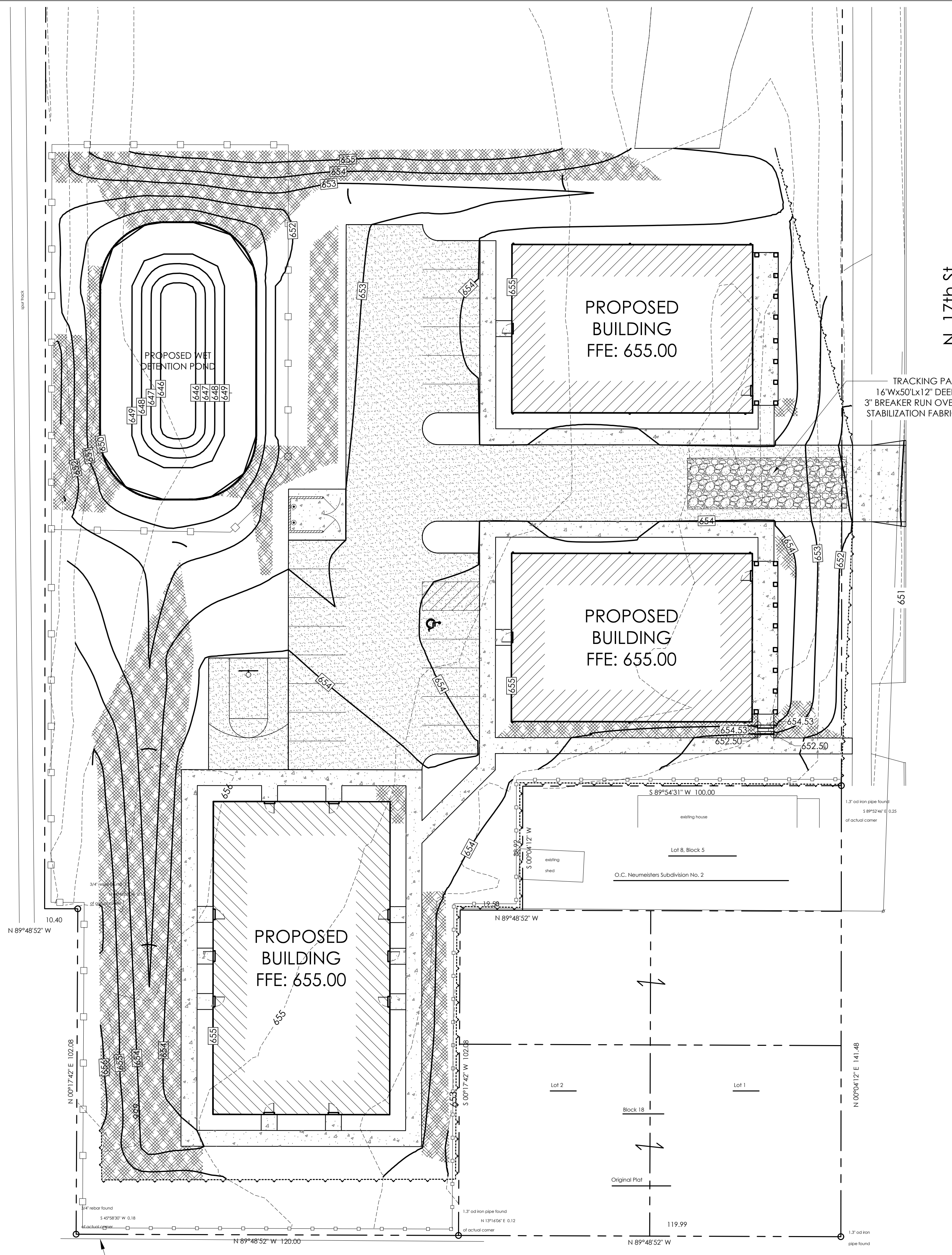
1. POST WDNR CERTIFICATE OF PERMIT COVERAGE ON SITE AND MAINTAIN UNTIL CONSTRUCTION ACTIVITIES HAVE CEASED, THE SITE IS STABILIZED, AND A NOTICE OF TERMINATION IS FILED WITH WDNR.
2. KEEP A COPY OF THE CURRENT EROSION CONTROL PLAN ON SITE THROUGHOUT THE DURATION OF THE PROJECT.
3. SUBMIT PLAN REVISIONS OR AMENDMENTS TO THE WDNR AT LEAST 5 DAYS PRIOR TO FIELD IMPLEMENTATION.
4. THE CONTRACTOR IS RESPONSIBLE FOR ROUTINE SITE INSPECTIONS AT LEAST ONCE EVERY 7 DAYS AND WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR GREATER. KEEP INSPECTION REPORTS ON-SITE AND MAKE THEM AVAILABLE UPON REQUEST.
5. INSPECT AND MAINTAIN ALL INSTALLED EROSION CONTROL PRACTICES UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.
6. WHEN POSSIBLE: PRESERVE EXISTING VEGETATION (ESPECIALLY ADJACENT TO SURFACE WATERS). MINIMIZE LAND-DISTURBING CONSTRUCTION ACTIVITY ON SLOPES OF 20% OR MORE. MINIMIZE SOIL COMPACTION, AND PRESERVE SOIL.
7. REFER TO THE WDNR STORMWATER CONSTRUCTION TECHNICAL STANDARDS AT [http://dnr.wi.gov/topic/stormwater/standards/const\\_standards.html](http://dnr.wi.gov/topic/stormwater/standards/const_standards.html).
8. INSTALL PERIMETER EROSION CONTROLS AND ROCK TRACKING PAD CONSTRUCTION ENTRANCE(S) PRIOR TO ANY LAND-DISTURBING ACTIVITIES, INCLUDING CLEARING AND GRUBBING. USE **WDNR TECHNICAL STANDARD STONE TRACKING PAD AND TIRE WASHING #1057** FOR ROCK CONSTRUCTION ENTRANCE(S).
9. INSTALL INLET PROTECTION PRIOR TO LAND-DISTURBING ACTIVITIES IN THE CONTRIBUTING DRAINAGE AREA. PROVIDE RUNOFF IN ACCORDANCE WITH **WDNR TECHNICAL STANDARD STORM DRAIN INLET PROTECTION FOR CONSTRUCTION SITES #1060**.
10. STAGE CONSTRUCTION GRADING ACTIVITIES TO MINIMIZE THE CUMULATIVE EXPOSED AREA. CONDUCT TEMPORARY GRADING FOR EROSION CONTROL PER **WDNR TECHNICAL STANDARD TEMPORARY GRADING PRACTICES FOR EROSION CONTROL #1067**.
11. PERMITTING OF GROUNDWATER DEWATERING IS THE RESPONSIBILITY OF THE CONTRACTOR. GROUNDWATER DEWATERING IS SUBJECT TO A DNR WASTEWATER DISCHARGE PERMIT AND A DNR HIGH CAPACITY WELL APPROVAL IF CUMULATIVE PUMP CAPACITY IS 70 GPM OR MORE. (Rev. February 2017)
12. PROVIDE ANTI-SCOUR PROTECTION AND MAINTAIN NON-EROSIVE FLOW DURING DEWATERING. PERFORM DEWATERING OF AREA TO BE RUNOFF IN ACCORDANCE WITH **WDNR TECHNICAL STANDARD DE-WATERING #1061**. (Rev. February 2017)
13. COMPLETE AND STABILIZE SEDIMENT BASINS/TRAPS OR WET PONDS PRIOR TO MASS LAND DISTURBANCE TO CONTROL RUNOFF DURING CONSTRUCTION. REMOVE SEDIMENT AS NEEDED TO MAINTAIN 3 FEET OF DEPTH TO THE OUTLET, AND PROPERLY DISPOSE OF SEDIMENT REMOVED DURING MAINTENANCE (REFER TO NR 528). CONSTRUCT AND MAINTAIN THE SEDIMENT BASIN PER **WDNR TECHNICAL STANDARD SEDIMENT BASIN #1064** AND **SEDIMENT TRAP #1063**.
14. INSTALL AND MAINTAIN SILT FENCING PER **WDNR TECHNICAL STANDARD SILT FENCE #1056**. REMOVE SEDIMENT FROM BEHIND SILT FENCES AND SEDIMENT BARRIERS BEFORE SEDIMENT REACHES A DEPTH THAT IS EQUAL TO ONE-HALF OF THE FENCE AND/OR BARRIER HEIGHT. REPAIR BREAKS AND GAPS IN SILT FENCES AND BARRIERS IMMEDIATELY. REPLACE DECOMPOSING STRAW BALES (TYPICAL BALE LIFE IS 3 MONTHS). LOCATE, INSTALL, AND MAINTAIN STRA BALES PER **WDNR TECHNICAL STANDARD DITCH CHECKS #1062**.
15. INSTALL AND MAINTAIN FILTER SOCKS IN ACCORDANCE WITH **WDNR TECHNICAL STANDARD INTERIM MANUFACTURED PERIMETER CONTROL AND SLOPE INTERRUPTION PRODUCTS #1071**.
16. IMMEDIATELY STABILIZE STOCKPILES AND SURROUND STOCKPILES AS NEEDED WITH SILT FENCE OR OTHER PERIMETER CONTROL IF STOCKPILES WILL REMAIN INACTIVE FOR 7 DAYS OR LONGER.
17. IMMEDIATELY STABILIZE ALL DISTURBED AREAS THAT WILL REMAIN INACTIVE FOR 14 DAYS OR LONGER. BETWEEN SEPTEMBER 15 AND OCTOBER 15: STABILIZE WITH MULCH, TACKIFIER, AND A PERENNIAL SEED MIXED WITH WINTER WHEAT, ANNUAL OATS, OR ANNUAL RYE, AS APPROPRIATE FOR REGION AND SOIL TYPE. OCTOBER 15 THROUGH COLD WEATHER: STABILIZE WITH A POLYMER AND DIRT MIX, AS APPROPRIATE TO REGION AND SOIL TYPE.
18. STABILIZE AREAS OF FINAL GRADING WITHIN 7 DAYS OF REACHING FINAL GRADE.
19. SWEEP/CLEAN UP ALL SEDIMENT/TRASH THAT MOVES OFF-SITE DUE TO CONSTRUCTION ACTIVITY OR STORM EVENTS BEFORE THE END OF THE SAME WORKDAY OR AS DIRECTED BY THE MUNICIPALITY. SEPARATE SWEEP MATERIALS (SOILS AND TRASH) AND DISPOSE OF APPROPRIATELY.
20. THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST PER **WDNR TECHNICAL STANDARD DUST CONTROL ON CONSTRUCTION SITES #1068**.
21. PROPERLY DISPOSE OF ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, OR OTHER CONSTRUCTION MATERIALS) AND DO NOT ALLOW THESE MATERIALS TO BE CARRIED BY RUNOFF INTO THE RECEIVING CHANNEL.
22. COORDINATE WITH THE CONTRACTOR TO UPDATE THE LAND DISTURBANCE PERMIT TO INDICATE THE ANTICIPATED OR LIKELY DISPOSAL LOCATIONS FOR ANY EXCAVATED SOILS OR CONSTRUCTION DEBRIS THAT WILL BE HAULED OFF-SITE FOR DISPOSAL. THE DEPOSITED OR STOCKPILED MATERIAL NEEDS TO INCLUDE PERIMETER SEDIMENT CONTROL MEASURES (SUCH AS SILT FENCE, HAY BALES, FILTER SOCKS, OR COMPACTED EARTHEN BERMS).
23. FOR NON-CHANNELIZED FLOW ON DISTURBED OR CONSTRUCTED SLOEPS, PROVIDE APPROPRIATE EROSION CONTROL MATTING. SELECT EROSION MATTING FROM APPROPRIATE MATRIX IN WDOT'S WIDOT PRODUCT ACCEPTABILITY LIST (PAL); INSTALL AND MAINTAIN PER **WDNR TECHNICAL STANDARD NON-CHANNEL EROSION MAT #1052**.
24. FOR CHANNELIZED FLOW ON DISTURBED OR CONSTRUCTED AREAS, PROVIDE APPROPRIATE EROSION CONTROL MATTING. SELECT EROSION MATTING FROM APPROPRIATE MATRIX IN WDOT'S WIDOT PRODUCT ACCEPTABILITY LIST (PAL); INSTALL AND MAINTAIN PER **WDNR TECHNICAL STANDARD CHANNEL EROSION MAT #1053**.
25. MAKE PROVISIONS FOR WATERING DURING THE FIRST 8 WEEKS FOLLOWING SEEDING OR PLANTING OF DISTURBED AREAS WHENEVER MORE THAN 7 CONSECUTIVE DAYS OF DRY WEATHER OCCUR.
26. INSTALL ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES (SUCH AS TEMPORARY SEDIMENT BASINS, DITCH CHECKS, EROSION CONTROL MATTING, SILT FENCING, FILTER SOCKS, WATLES, SWALES, ETC.) OR AS DIRECTED BY THE MUNICIPALITY.
27. THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE WDNR REMEDIATION AND WASTE MANAGEMENT REQUIREMENTS FOR HANDLING AND DISPOSING OF CONTAMINATED MATERIALS. SITE-SPECIFIC INFORMATION FOR AREAS WITH KNOWN OR SUSPECTED SOIL AND/OR GROUNDWATER CONTAMINATION CAN BE FOUND ON WDNR'S BUREAU OF REMEDIATION AND REDEVELOPMENT TRACKING SYSTEM (BRRTS) PUBLIC DATABASE AT <http://dnr.wi.gov/botw/>.

EROSION CONTROL NOTES PROVIDED BY WDNR BUREAU OF WATERSHED MANAGEMENT PROGRAM GUIDANCE #3800-2015-03

## CONTACT INFORMATION

**ENGINEER:**  
JOEL VAN ESS, P.E.  
ABACUS ARCHITECTS, INC.  
1135A MICHIGAN AVENUE  
SHEBOYGAN, WI 53081  
(920)452-4444

**CONTRACTOR:**  
JEREMY HAUSE  
JARI'S WORKSHOP LLC  
628 5TH AVENUE  
BARABOO, WI 53913  
CALL/TEXT: 608-448-9980



N. 17th St.



### REVISIONS:

NOTICE TO BIDDERS  
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ISSUE DATE: APRIL 30, 2019  
NEW FACILITY FOR:

VISTA CARE SITE MASTER PLAN

117TH ST, SHEBOYGAN, WI 53081

ABACUS ARCHITECTS INC., 1135A MICHIGAN AVENUE, SHEBOYGAN, WISCONSIN 53081 PH. 920-452-4444 FX. 920-452-9198

DRAWN BY: MDW

CHECKED BY: JRV

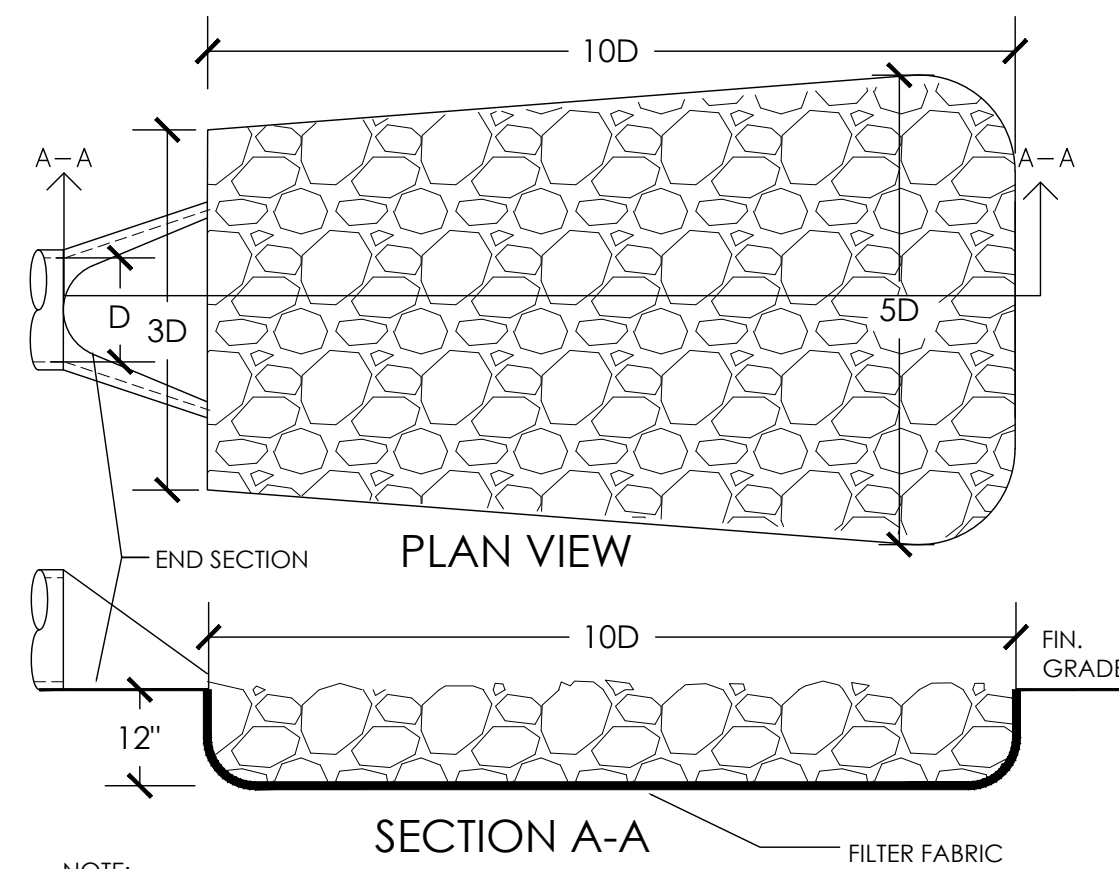
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PROJ. NO. 2018-91.4

## SITE EROSION CONTROL PLAN

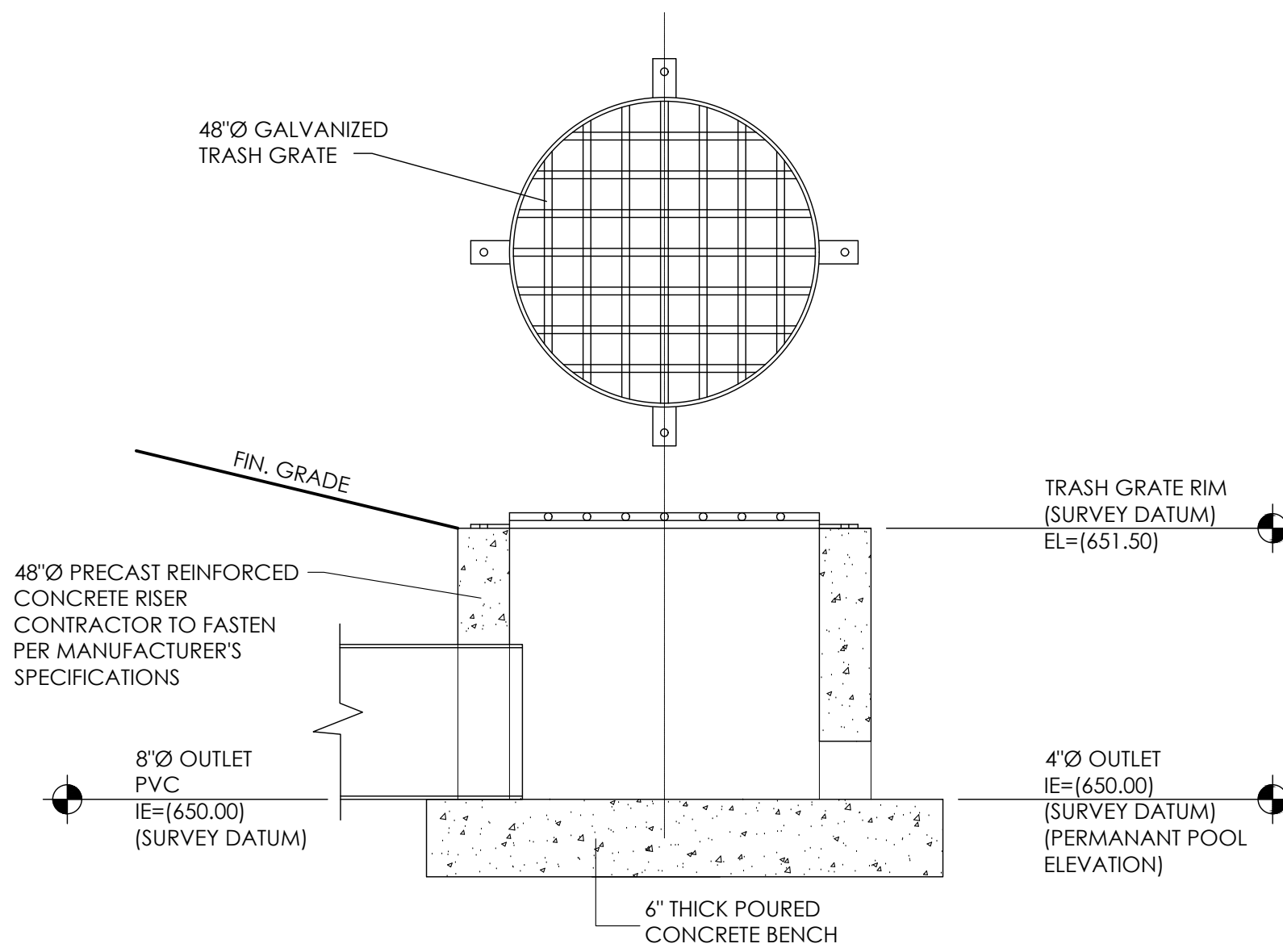
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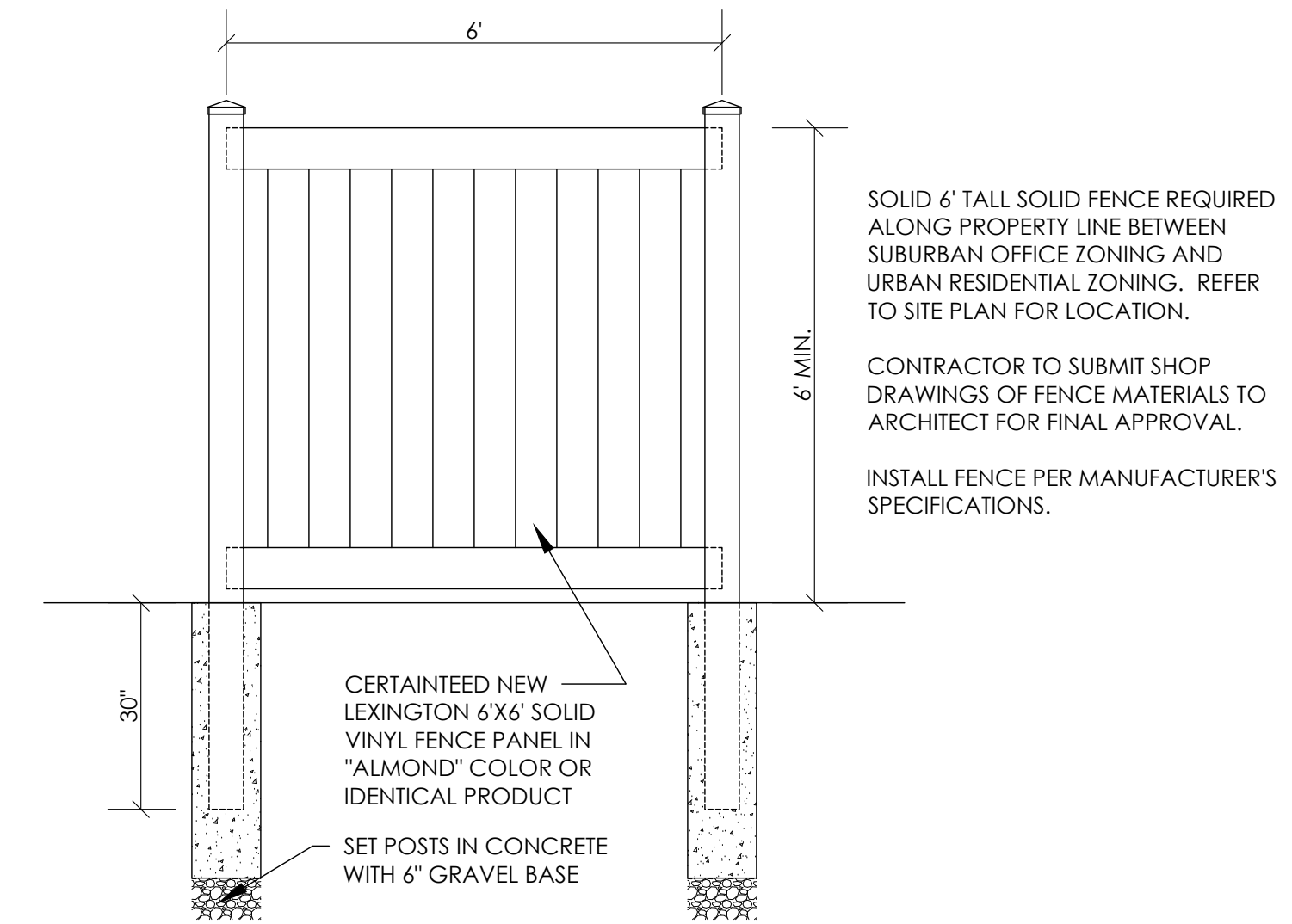


NOTE:  
APRON TO BE PLACED LEVEL WITH THE TOP SURFACE OF RIPRAP AT SAME LEVEL AS SURROUNDING LAND SURFACE NO OVERFALL SHOULD EXIST.

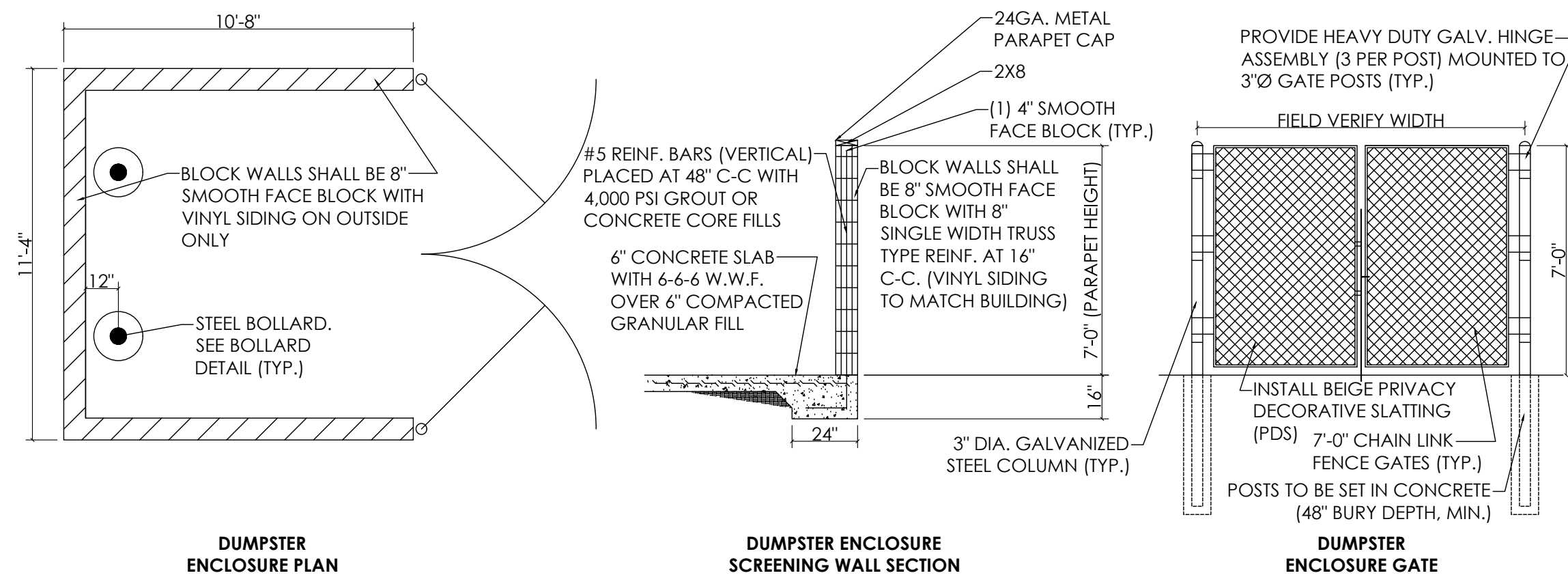
**STORM SEWER OUTFALL**



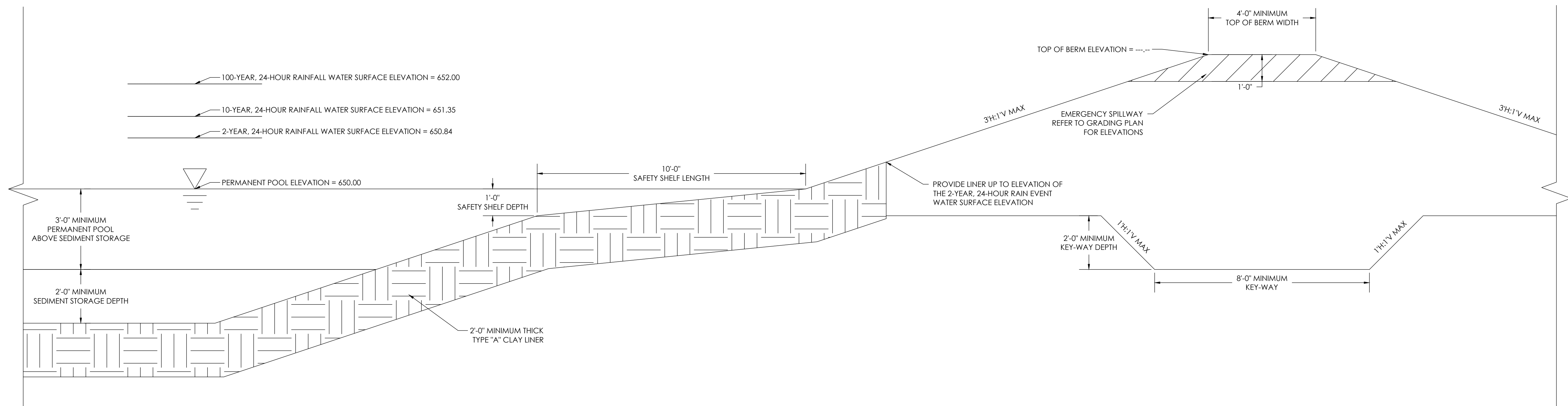
**STORM OUTLET SECTION**



**6' TALL BUFFERYARD FENCE**



**DUMPSTER ENCLOSURE**



**WET DETENTION POND CROSS SECTION**

REVISIONS:

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ISSUE DATE: APRIL 30, 2019  
NEW FACILITY FOR:  
**VISTA CARE SITE MASTERPLAN**

117TH ST, SHEBOYGAN, WI 53081

ABACUS ARCHITECTS INC., 1135A MICHIGAN AVENUE, SHEBOYGAN, WISCONSIN 53081 PH. 920-452-4444 FX. 920-452-9198

DRAWN BY: MDW

CHECKED BY: JRV

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**206**

**SITE DETAILS**

SCALE: N.T.S.

PROJ. NO. 2018-91.4

# LANDSCAPE PLANT SCHEDULE

| KEY | BOTANICAL NAME               | COMMON NAME           | QTY               | SIZE | R.C. | MATURE HT. | MATURE WD. | FRUIT COLOR   | FRUIT TYPE | POINTS TOTALS                         |     |                     |                     |                   |  |
|-----|------------------------------|-----------------------|-------------------|------|------|------------|------------|---------------|------------|---------------------------------------|-----|---------------------|---------------------|-------------------|--|
|     |                              |                       |                   |      |      |            |            |               |            | 1                                     | 2   | 3                   | 4                   |                   |  |
| A   | Ginkgo biloba                | Ginkgo                | 4                 | 3"   | B&B  | 50-80'     | 30-50'     | no fruit      |            | 0                                     | 0   | 150                 | 150                 |                   |  |
|     |                              |                       |                   |      |      |            |            |               |            | 75 Points per plant                   |     |                     |                     |                   |  |
| B   | Picea abies                  | Norway Spruce         | 3                 | 6'   | B&B  | 50-70'     | 25-30'     | brown cone    |            | 0                                     | 120 | 0                   | 0                   |                   |  |
|     |                              |                       |                   |      |      |            |            |               |            |                                       |     | 40 points per plant |                     |                   |  |
| C   | Acer x freemanii             | Blaze maple           | 5                 | 2.5" | B&B  | 40'        | 30'        | brown samaras |            | 0                                     | 150 | 0                   | 0                   |                   |  |
|     |                              |                       |                   |      |      |            |            |               |            | 30 points per plant                   |     |                     |                     |                   |  |
| D   | Pyrus calleryana             | Cleveland Select      | 2                 | 2"   | B&B  | 20'        | 10'        | brown pome    |            | 20                                    | 0   | 0                   | 0                   |                   |  |
|     |                              | Select Flowering Pear |                   |      |      |            |            |               |            |                                       |     |                     | 10 points per plant |                   |  |
| E   | Thuja occidentalis           | Holmstrup             | 26                | 5'   | cont | 12'        | 4'         | brown caps    |            | 130                                   | 0   | 0                   | 0                   |                   |  |
|     |                              | Arborvitae            |                   |      |      |            |            |               |            |                                       |     |                     | 5 points per plant  |                   |  |
| F   | Weigelia                     | Wine and Roses        | 24                | 2'   | cont | 3-4"       | 4'         | none          | none       | 72                                    | 0   | 0                   | 0                   |                   |  |
|     |                              | Weigelia              |                   |      |      |            |            |               |            |                                       |     |                     | 3 points per plant  |                   |  |
| G   | Spiraea                      | Tor                   | 80                | 2'   | cont | 2.5'       | 3'         | tan           | clust      | 80                                    | 0   | 0                   | 0                   |                   |  |
|     |                              | Betulfolia 'Tor'      | Birchleaf Spiraea |      |      |            |            |               |            |                                       |     |                     |                     | 1 point per plant |  |
| H   | Syringa 'Miss Kim'           | Miss Kim Lilac        | 2                 | 5'   | cont | 12'        | 6'         | tan           | caps       | 20                                    | 0   | 0                   | 0                   |                   |  |
|     |                              |                       |                   |      |      |            |            |               |            |                                       |     | 10 Points per plant |                     |                   |  |
| I   | Buxus 'Green Velvet'         | Green Velvet          | 18                | 18"  | cont | 3'         | 3'         | tan           | caps       | 54                                    | 0   | 0                   | 0                   |                   |  |
|     |                              | Boxwood               |                   |      |      |            |            |               |            |                                       |     |                     | 3 points per plant  |                   |  |
| J   | Hydrangea 'Annabelle'        | Annabelle             | 14                | 18"  | cont | 3'         | 3'         | brown caps    |            | 14                                    | 0   | 0                   | 0                   |                   |  |
|     |                              | Hydrangea             |                   |      |      |            |            |               |            |                                       |     |                     | 1 point per plant   |                   |  |
| K   | Hosta 'Sum and Substance'    | Sum and Substance     | 14                | 18"  | gal  | 30"        | 30"        |               |            | 14                                    | 0   | 0                   | 0                   |                   |  |
|     |                              | Substance Hosta       |                   |      |      |            |            |               |            |                                       |     |                     | 1 point per plant   |                   |  |
| L   | Calamagrostic 'Karl Foester' | Karl Foester          | 12                | 18"  | gal  | 4'         | 2'         |               |            | 12                                    | 0   | 0                   | 0                   |                   |  |
|     |                              | Reed Grass            |                   |      |      |            |            |               |            |                                       |     |                     | 1 point per plant   |                   |  |
|     |                              |                       |                   |      |      |            |            |               |            | TOTAL NUMBER POINT IN EACH CATEGORY   |     |                     |                     |                   |  |
|     |                              |                       |                   |      |      |            |            |               |            | 409 267 100 85                        |     |                     |                     |                   |  |
|     |                              |                       |                   |      |      |            |            |               |            | TOTAL POINT REQUIRED IN EACH CATEGORY |     |                     |                     |                   |  |
|     |                              |                       |                   |      |      |            |            |               |            | 416 270 150 150                       |     |                     |                     |                   |  |
|     |                              |                       |                   |      |      |            |            |               |            | TOTAL POINT REQUIRED                  |     |                     |                     |                   |  |
|     |                              |                       |                   |      |      |            |            |               |            | 816                                   |     |                     |                     |                   |  |
|     |                              |                       |                   |      |      |            |            |               |            | TOTAL POINT ON THE PLAN               |     |                     |                     |                   |  |
|     |                              |                       |                   |      |      |            |            |               |            | 986                                   |     |                     |                     |                   |  |

## PLANTING SPECIFICATION

### SCOPE OF WORK

- The Landscape Contractor shall provide all materials, labor and equipment to complete all landscape work as shown on the plans and specifications.
- The total number of plants shall be drawn on the landscape plan. The Landscape Contractor shall state the total number of each plant with the Contract price. The plant list submitted with the bid will automatically become part of the Contract Documents. NOTE: If the Contractor bids according to the Plant Schedule, he/she should thoroughly check the plant schedule quantities with the symbols drawn on the plan. Be sure the plant count is correct on both the plan and the plant schedule.

### STANDARDS

- All plant material will conform to the current issue of the American Standard for Nursery Stock published by the American Nursery & Landscape Association (ANLA).
- Plant material must be selected from nurseries that have been inspected and certified by State Plant Inspectors.
- Collected material may be used only when approved by Owner's representative.
- Nomenclature will be in accordance with *Hortus III* by L.H. Bailey.

### SUBMITTALS

- When requested by the Owner or Owner's representative, samples of all materials other than plants shall be submitted to the Owner's designated representative for approval.

### APPROVALS

- All approvals will be in writing.

### WATER

- The Owner shall supply water on site at no cost. If the Landscape Contractor has to supply water to the site, there will be at an additional cost.

### INSPECTION AND ACCEPTANCE

- INSPECTION:** There should be verification of performance for Work by Contract Documents, to be conducted by the Landscape Architect or Owner's Representative on-site and in the presence of the Landscape Contractor, for purpose of acceptance. Inspection shall be made within two (2) weeks of written notification from the Landscape Contractor.

### WARRANTY

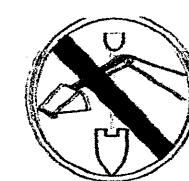
- The standard warranty is for a one (1) year period, commencing on the date of initial acceptance. All plants shall be alive and in satisfactory growth at the end of the guarantee period.
- Any material that is 25% dead or more shall be considered dead and must be replaced at no charge. A tree shall be considered dead when the main leader has died back, or 25% of the crown is dead.
- Warranty may be void if proper care, by Owner or Owner's maintenance contractor, is not maintained.
- The Landscape Contractor shall be responsible for a one-time replacement only.
- Replacement shall be of the same type, size, and quality as original species unless otherwise negotiated.
- The Landscape Contractor will not be responsible for plant material that has been damaged by vandalism, fire, removal, relocation, wildlife, theft or other activities beyond the Landscape Contractor's control. Plant losses due to abnormal weather conditions such as floods, excess wind damage, drought, severe freezing or abnormal rains will in no way be the responsibility of the Landscape Contractor.
- Existing plant material that is transplanted shall not be guaranteed unless otherwise stated by the Landscape Contractor.

### PLANT FERTILIZER

- Fertilizer shall be added, except when compost is used to amend soil. Depending on the size of the plant and the manufacturer's recommendation. The following application rates should be used:
  - Trees: Use 1 to 3 pounds of actual nitrogen contained in a complete fertilizer per 1,000 square feet of treated area, i.e. if using 10-6-4 at the rate of 1 pound of actual nitrogen per 1,000 square feet, apply at the rate of 10 pounds per 1,000 square feet of treated area annually.
  - Shrubs: 1/2 Pound of actual nitrogen containing in a complete fertilizer per 100 square feet of bed area, i.e. if using 10-6-4, this would be at the rate of 5 pounds per 100 square feet of bed area.

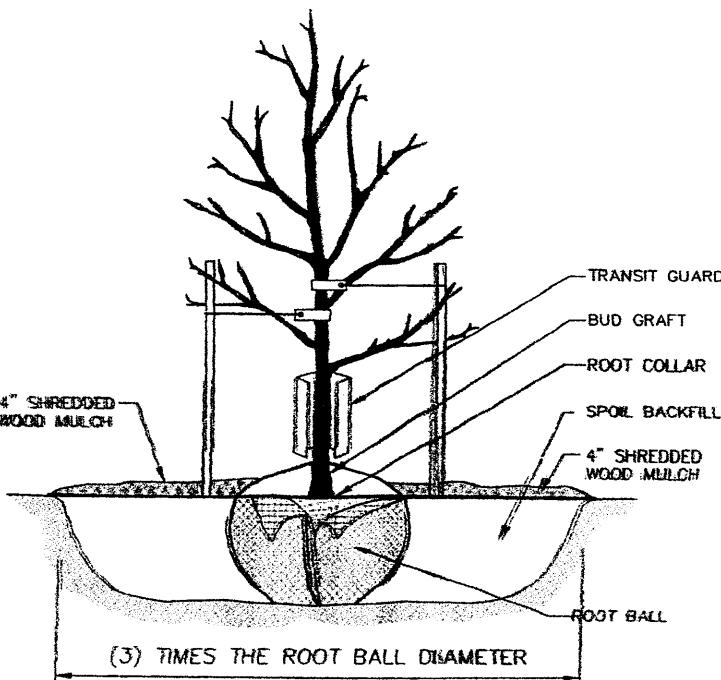
### MULCH

- Organic material including shredded hardwood bark and ground wood waste shall be composted and spread 4" thick.
- Organic material to be spread around all trees and shrubs.
  - Trees: The mulch around the trees should be installed 3' out from the trunk and spread 3-4" thick.
  - Shrubs: The mulch around the shrubs should be installed 2' out from the branches and spread 3-4" thick.



**CALL DIGGERS' HOTLINE**  
1-800-242-8511

TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND BEFORE YOU DIG.  
WISCONSIN STATUTE 182.0715 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.

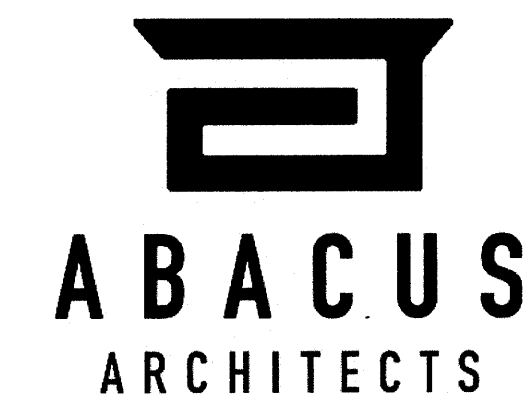
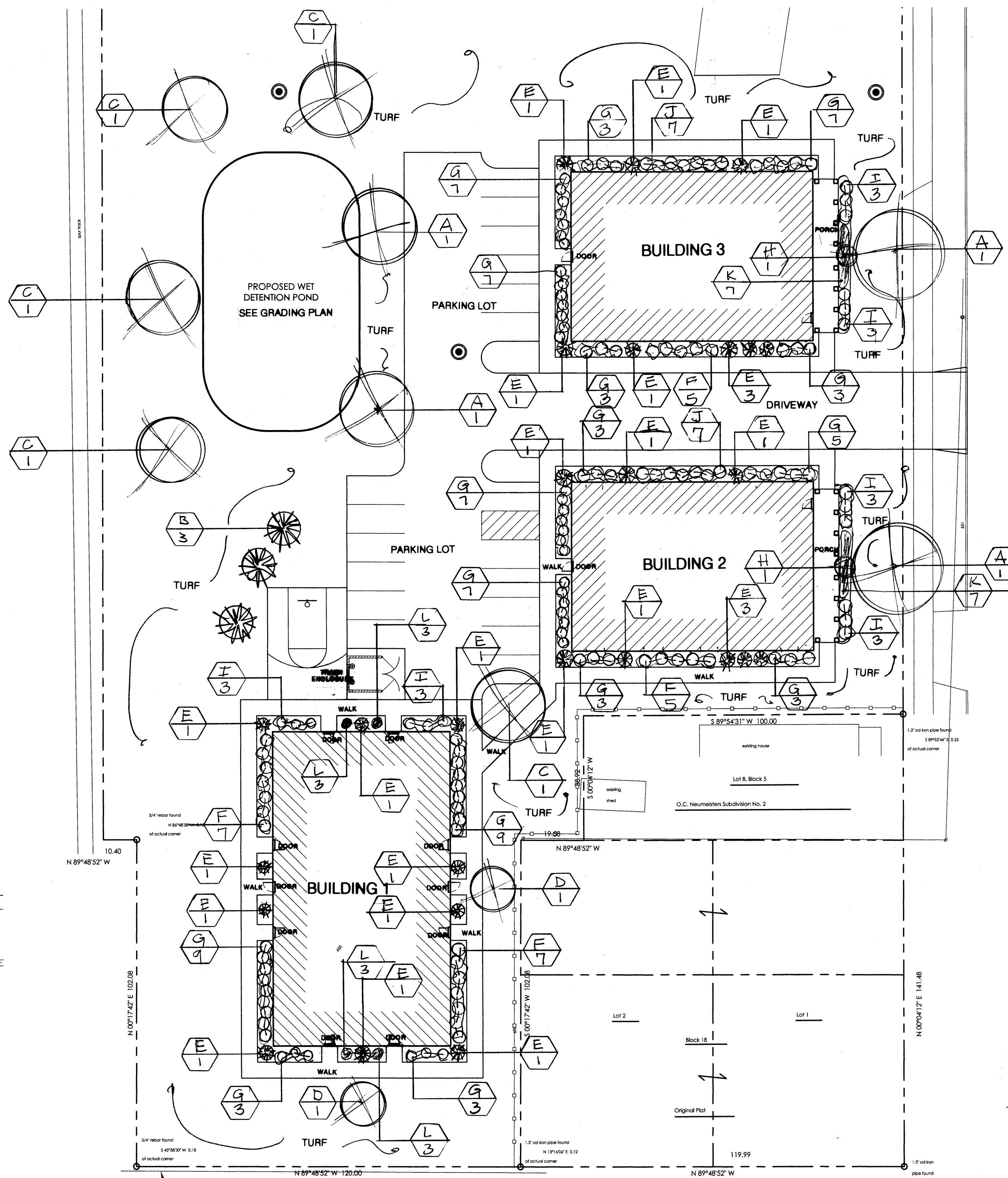


### Plan Key

- Key
- Landscape Plant Schedule
  - Quantity
  - Trees
  - Shrubs
  - Evergreens
  - Perennials

### Landscape Plan Notes

- Field Verify all dimensions, elevations and grades in the field. Grading plan is by Abacus Architects.
- Pond design by Abacus Architects.
- All area disturbed to be seeded with turf seed except areas to be mulched.
- All trees to be mulched with shredded hardwood 4" thick. Do not mound on trunk of trees.
- Install plants at the correct elevation and according to the specifications.
- All plantings to be mulched with twice-shredded hardwood. Apply 4" thick.
- All beds to have a natural cut edge.
- See landscape schedule for the trees, and shrubs to be installed.



PROJECT #: 3047-19  
SCALE: 1" = 20'-0"  
DATE: 24 APRIL 2019

PAGE #S: 1 OF 1  
DRAWN BY:  
K. BAHR'S #336-14

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LANDSCAPE PLAN FOR:

ISSUE DATE: APRIL 26, 2019  
NEW FACILITY FOR:

VISTA CARE SITE MASTERPLAN

N17TH ST, SHEBOYGAN, WI 53081

ABACUS ARCHITECTS INC., 1135A MICHIGAN AVENUE, SHEBOYGAN, WISCONSIN 53081 PH. 920-452-4444 FX. 920-452-9198

DRAWN BY: MDW

CHECKED BY: JRV

LANDSCAPE ARCHITECT  
Kelly's Landscape Design

920-918-2613 (cell)  
Website: kellyslandscape design.com  
E-Mail: kellyslandscape design@yahoo.com

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PROJ. NO. 2018-91.4

REVISIONS:

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ISSUE DATE: APRIL 30, 2019  
NEW FACILITY FOR:

**VISTA CARE SITE MASTERPLAN**






ABACUS ARCHITECTS INC., 1135A MICHIGAN AVENUE, SHEBOYGAN, WISCONSIN 53081 PH. 920-452-4444 FX. 920-452-9198

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CHECKED BY: JRV

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**208**

PROJ. NO. 2018-91.4

| HATCH LEGEND  |  |
|---|--|
|  | EXTENTS OF PROPOSED BUILDING. REFER TO ARCHITECTURAL DRAWINGS. |
|  | ASPHALT HATCH  |
|  | CONCRETE HATCH   |
|  | GREENSPACE HATCH   |
|  | WATER HATCH  |

**SITE INFORMATION**

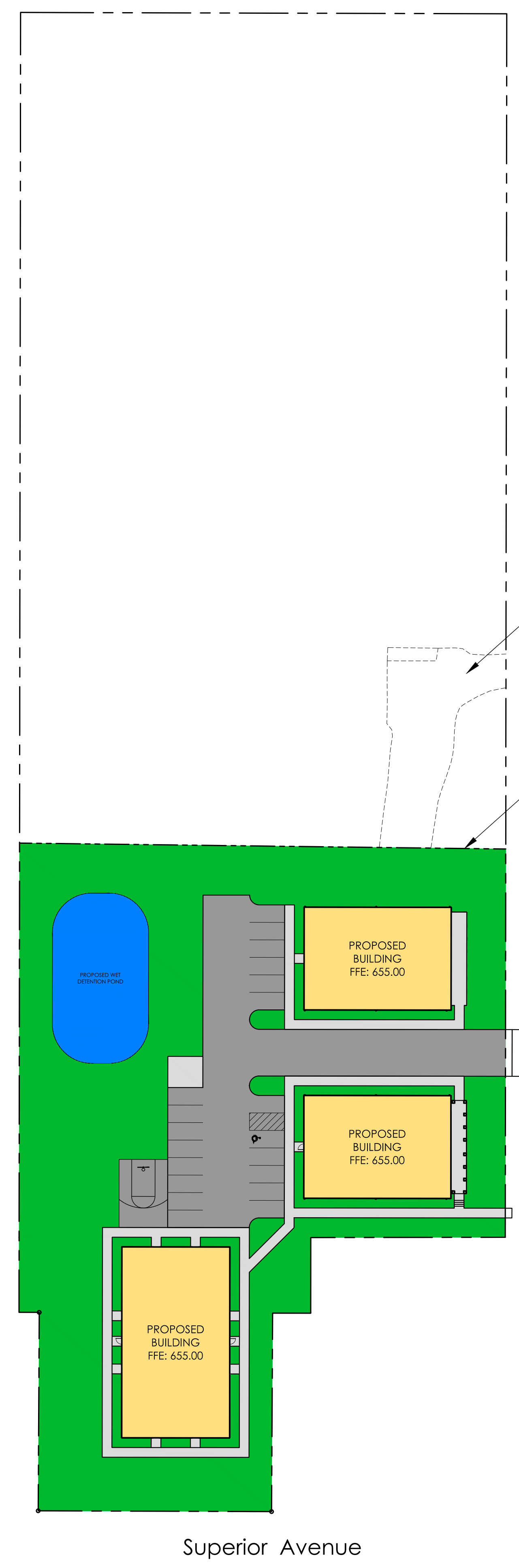
**ZONED:** URBAN RESIDENTIAL-12  
**CONDITIONAL USE:** CBRF (COMMUNITY BASED RESIDENTIAL FACILITY)

**EXISTING SITE:**

|              |                   |
|--------------|-------------------|
| IMPERVIOUS   | 0.13 ACRES        |
| PERVIOUS     | 1.44 ACRES        |
| <b>TOTAL</b> | <b>1.57 ACRES</b> |

**PROPOSED SITE:**

|                             |                   |
|-----------------------------|-------------------|
| PROPOSED BUILDING FOOTPRINT | 0.31 ACRES        |
| IMPERVIOUS                  | 0.79 ACRES        |
| PERVIOUS                    | 0.78 ACRES        |
| <b>TOTAL</b>                | <b>1.57 ACRES</b> |



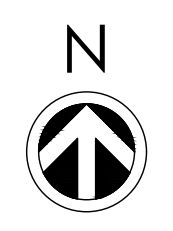
EXISTING PAVEMENT WILL REMAIN OUTSIDE OF GRADING LIMITS

APPROXIMATE FUTURE PROPERTY BOUNDARY LOCATION. BOUNDARY MUST MEET BUILDING AND PAVEMENT SIDE YARD SETBACK REQUIREMENTS

N. 17th St.

Superior Avenue

**LAND USE**  
SCALE: 1" = 40'



**CITY OF SHEBOYGAN**

**REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION**

---

**ITEM DESCRIPTION:** New Vista Care Community Based Residential Facilities on Parcel # 59281624220 located west of N. 17th Street between Superior Avenue and Cambridge Avenue.

---

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

---

**REPORT DATE:** May 10, 2019

**MEETING DATE:** May 13, 2019

---

**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:**

Tim Frey is proposing to construct and operate three (3) new Vista Care Community Based Residential Facilities (CBRF's) from the vacant and undeveloped Parcel # 59281624220 located west of N. 17<sup>th</sup> Street between Superior Avenue and Cambridge Avenue.

The homes are designed as ranch-style homes and will have a home-like residential atmosphere. The feedback received from neighbors on Thursday May 2nd is that they were happy with the ranch style. The cost of the physical plant including all landscaping determines the Room & Board rate that will be charged to individuals living at the home. Any cost that the individuals are unable to cover is paid for by Sheboygan County. Any money paid by Sheboygan County for Room & Board is 100% county tax levy funded. Vista Care is almost 100% funded by tax payer money and is always a good steward of these funds. The planned development is our best effort to balance between minimizing county tax levy funds and the aesthetics of our buildings and site. The estimated cost for the land and three buildings is \$1,750,000. This doesn't include the cost of the retention pond and potentially environmental cost of removing contaminated soil.

Proposed building 1:

- Building 1 will be approximately 5,300sf and will be tucked in back in the southwest corner facing north/Superior Avenue.
- This building will be a CBRF serving 8 residents focusing on behavioral health.
- It will be single story slab on grade wood construction.
- The exterior will be a tan colored vinyl lap siding.
- The windows will be a white, vinyl double hung window.

- Proposing a white Smartside trim around the windows, doors and at the corners.
- The soffit and fascia will be prefinished metal in a dark bronze color.
- The roof is a 4:12 pitch with brown colored dimensional shingles.

Proposed buildings 2 and 3:

- Buildings 2 and 3 will be approximately 3,850sf and will be located along and facing east on 17th street.
- These buildings will also be licensed as a CBRF serving 8 residents each focusing on substance abuse treatment.
- They will be single story slab on grade wood construction.
- The exterior color and materials will be the same as building 1.
- Buildings 2 and 3 will also have a front porch that fronts the street. The porch will have white wood columns and a vinyl railing system. We feel the front porch gives these buildings a more residential and welcoming feel.

If approved the plan is to start construction as soon as possible on CBRF 1 and then CBRF 2 & 3 in late summer. When construction starts for each CBRF the licensing applications will be submitted to Department of Health Services. CBRF 1 is expected to be operational by November 2019, CBRF 2 by February 2020 and CBRF 3 by March 2020.

We did have a meeting with the planning and engineering departments to discuss our plans for the development. It was brought to our attention at that meeting that we should do what we can to try and blend in with the surrounding neighborhood.

We looked at this at length. There is no overwhelming style of home in this area and all the residences are all two story. There are steep roof pitches and shallow, dormers, gables and shed roofs. We played around with a number of ideas but in the end we have a one story building. We tried increasing the roof pitch and adding dormers and clerestory windows but all we were doing is adding money. These facilities rely on federal, state and county funding to survive. Federal and state agencies provide a limited amount of money for these projects. Any shortfall is picked up by the local county taxpayers. We understand the desire to fit in with the surrounding neighborhood but it is Vista Care's desire to use all available money for programing and resident use. Any extra money used on the building comes right out of the tax payer's pocket. Even though the style of these facilities may not match the two story residences surrounding the property we feel they are residential in scale and will fit in well with the neighborhood.

**STAFF COMMENTS:**

Building 1 comments:

- Very basic design and materials (vinyl).
- Appears there is no front/main entrance to this building.
- Hip roof design and pitch quite a bit different than the housing located on the east side of 17<sup>th</sup> Street.
- Why does this building not have any type of porch especially if you may have residences living there on a full-time basis?

Building 2 comments:

- Very basic design and materials (vinyl).
- Seem the front windows could be better realigned so that they are evenly spaced between the front porch columns.
- Hip roof design and pitch quite a bit different than the housing located on the east side of 17<sup>th</sup> Street. The roof seems to dominate the front porch.
- Why does this building not have any type of porch especially if you may have residences living there on a full-time basis?

**ACTION REQUESTED:**

Seems the applicant could add some additional design/architectural elements to each building in order to construct more attractive buildings that are more compatible with the rest of the neighborhood.

**ATTACHMENTS:**

Architectural Review Board Application and required attachments.

## Design Narrative

# Vista Care Buildings 1, 2 and 3

## Sheboygan, Wisconsin

Abacus Architects, Inc.  
April 29, 2019

Project No. 2018-91.1 and 2018-91.2

The proposed three buildings are on a vacant site along N. 17<sup>th</sup> street and north of Superior Avenue. For future reference, building 1 will be tucked in back in the south west corner facing north. Building one will be a CBRF serving 8 residents focusing on behavioral health. Buildings 2 and 3 will be up front facing east on 17<sup>th</sup> street. These buildings will also be licensed as a CBRF serving 8 residents each focusing on substance abuse treatment. Both facilities will be staffed 24 hours a day.

Proposed building 1 will be around 5,300 s.f. It will be single story slab on grade wood construction. The exterior will be a tan colored vinyl lap siding. The windows will be a white, vinyl double hung window. We are proposing a white Smartside trim around the windows and doors and also at the corners. The soffit and fascia will be prefinished metal in a dark bronze color. The roof is a 4:12 pitch with brown colored dimensional shingles.

Proposed buildings 2 and 3 will be around 3,850 s.f. They will also be single story slab on grade wood construction. The exterior color and materials will be the same as building 1. Buildings 2 and 3 will also have a front porch that fronts the street. The porch will have white wood columns and a vinyl railing system. We feel the front porch gives these buildings a more residential and welcoming feel.

The entire site is well landscaped and meets all the city requirements. There will be a 6'-0" fence along the south side of the property to separate these facilities from the neighboring homes.

We did have a meeting with the planning and engineering departments to discuss our plans for the development. It was brought to our attention at that meeting that we should do what we can to try and blend in with the surrounding neighborhood. Below are a few pictures.



We looked at this at length. There is no overwhelming style of home in this area and all the residences are all two story. There are steep roof pitches and shallow, dormers, gables and shed roofs. We played around with a number of ideas but in the end we have a one story building. We tried increasing the roof pitch and adding dormers and clerestory windows but all we were doing is adding money. These facilities rely on federal, state and county funding to survive. Federal and state agencies provide a limited amount of money for these projects. Any shortfall is picked up by the local county taxpayers. We understand the desire to fit in with the surrounding neighborhood but it is Vista Care's desire to use all available money for programming and resident use. Any extra money used on the building comes right out of the tax payer's pocket. Even though the style of these facilities may not match the two story residences surrounding the property we feel they are residential in scale and will fit in well with the neighborhood.

## **Addendum to Vista Care (Tim Frey) Architectural & CUP for North 17<sup>th</sup> Vacant Land**

The project is being developed in collaboration with Sheboygan County Health & Human Services to return citizens of Sheboygan County back to Sheboygan County. The project will support individuals needing care and treatment close to their families and other community resources. It will reduce costly out-of-county placements far from their homes. The programs will provide a home-like atmosphere in which the individuals can be proud to participate. The location is conducive to providing residents access to numerous resources, churches, public transportation and community activities appropriate to individual need. The central location in the city makes this location ideal for the services being provided. The services are residential or residential treatment and are not outpatient services.

The development is designed to have minimal impact on the neighbors and blend in as much as possible within a mixed use neighborhood. There will be 20 off street parking spots which should be more than adequate for all Vista Care staff and visitors. It isn't expected but there may be times that street parking is utilized if the off street parking is full. The traffic patterns should mirror that of normal residential traffic with peaks in the morning and afternoon. The highest staffing level (9) occurs weekdays in the late afternoon. There will be minimal to no traffic after 10pm and before 7am. There is no plan to add signage at this time and none of Vista Care's residential facilities have signage. The plan is for privacy fencing to start at the southeast point of the lot on North 17<sup>th</sup> Street run west and then south to the eastern edge of the southern lot line. From there chain link fence will run across the southern lot line, then north and enclosing the retention pond. The chain link fence will be minimally visible if at all from the Superior Avenue & North 17<sup>th</sup> Street. The homes are designed as ranch-style homes and will have a home-like residential atmosphere. The feedback received from neighbors on Thursday May 2<sup>nd</sup> is that they were happy with the ranch style. The cost of the physical plant including all landscaping determines the Room & Board rate that will be charged to individuals living at the home. Any cost that the individuals are unable to cover is paid for by Sheboygan County. Any money paid by Sheboygan County for Room & Board is 100% county tax levy funded. Vista Care is almost 100% funded by tax payer money and is always a good steward of these funds. The planned development is our best effort to balance between minimizing county tax levy funds and the aesthetics of our buildings and site. The estimated cost for the land and three buildings is \$1,750,000. This doesn't include the cost of the retention pond and potentially environmental cost of removing contaminated soil.

Vista Care (TLC Homes) has provided residential services, day services and in-home services to a variety of populations since 1994. While there have been minimal concerns over the years we have always been responsive to any concerns from our neighbors and the municipalities. We fully understand that it is essential that we do our best to be a good neighbor. Being a good

neighbor benefits the individuals we serve and the community as a whole. 25 years ago Vista Care (Frey Adult Family Care) started as a private adult family home provider on the corner of 7<sup>th</sup> & St. Clair in Sheboygan. Vista Care has grown to be the leading provider of services to adults with developmental disabilities and behavioral health needs in the lakeshore area and the premiere provider in the state to adults with high acuity behavioral health needs. The core values of the owner have remained unchanged to provide the highest quality of care possible in a cost effective manner. However, as Vista Care has evolved the owner's role in maintaining the core values are focused on providing the best systems, then recruiting and retaining the most talented staff. This development is Vista Care's first time providing services to adults with substance abuse issues. In preparation Vista Care has hired the first of four professionals with extensive experience serving AODA population to start the development of policies & procedures. When fully staffed the homes will have two Masters Level Counselors or Masters Level Social Worker, Independent Clinical Supervisor and a Mental Health Professional.

As mentioned previously this location is ideal for the services being provided. In addition to the reasons already mentioned having all three homes on one property will allow for the professional and care staff to work between all three programs. The close proximity of these homes to each other help contain cost, improve the quality of the services and outcomes to the individuals being served. Better outcomes will have a direct positive impact on Sheboygan County, City of Sheboygan and the neighborhood. Substance use/addiction has had a significant and devastating impact in our community. The county medical examiner's office reports that 87 deaths in the county between 2015 and 2018 involved drugs and/or alcohol. This would indicate that twice, perhaps three times as many individuals, families and children have had their lives dramatically changed by the disease of addiction. Vista Care looks forward to providing Behavioral Health and Community Substance Abuse Services, which will help prevent such devastation and be part of the solution to heal individuals and families here at home.

Vista Care has 25 years of experience providing 24/7/365 residential care. Vista Care has developed on call systems to assure proper staffing levels are met at all times and for management staff to be able to react in the case of emergencies. The close proximity to each other and to Vista Care's other Sheboygan locations will enhance the supervision and management of the 26 staff that are expected to be employed at this location. The goal of these programs is to serve the citizens of Sheboygan County in Sheboygan, close to family, friends and community resources with which they can build a strong network. Sheboygan County Health & Human Services will work with Vista Care to determine when the individuals receiving services are prepared to move into a more independent setting in the community.

For the remainder of this document the buildings will be identified as CBRF 1, CBRF 2 and CBRF 3. All 3 building will be licensed as a Community Based Residential Facility (CBRF) under DHS 83 with a maximum capacity of 8. All 3 CBRF's will be class CNA to be capable of serving non-

ambulatory individuals. This class requires full compliance with Americans with Disabilities Act and installation of a sprinkler system. CBRF 1 will be licensed to serve Emotionally disturbed/Mental illness and Alcohol/Drug dependent with a focus on serving Emotionally disturbed/Mental Illness. CBRF 2 & 3 will be licensed to serve Alcohol/Drug dependent and Emotionally disturbed/Mental illness with a focus on serving Alcohol/Drug dependent. The terms "Emotionally disturbed/Mental illness" and "Alcohol/Drug dependent" are taken from DHS Form "F-60287" which is the CBRF application. Within the rest of the document and during discussions Behavioral Health will be used for "Emotionally disturbed/Mental illness" and AODA or Substance Abuse will be used for "Alcohol/Drug dependent". CBRF 2 & 3 will be also be licensed under DHS 75 which is the Community Substance Abuse Service Standards.

CBRF 1 will have at least at one awake staff present 24/7/365 and the current staffing plan is for three staff to be on duty at all times. Staffing levels will fluctuate to meet the increased or decreased needs of the individuals living at the CBRF. All individuals receiving services will be living at the CBRF. The length of stay for individuals at this CBRF will vary anywhere from 1-2 weeks up to this being their permanent home. The individuals living at the CBRF will be referred by Sheboygan County Health & Human Services. The focus of this CBRF will be relocation of individuals to their home community from out of county placement in residential homes or institutions. The services provided may include personal cares, assistance with daily living skills, meal preparation, laundry, general supervision, learning of independent living skills, effective coping strategies, healthy social skills, and responsible decision making skills. The home is designed to serve individuals with varying levels of needs from low to extreme needs. The home is also designed to permit for individuals to live independently or in group settings. All staff will receive 100+ hours of training in Vista Care's training program to serve adults with behavioral health issues. The primary purpose of this CBRF is to transition individuals back into their home community. Currently there is no home specifically designed to serve this purpose and individuals are placed into other CBRF's or directly into the community. The facility and training are designed to eliminate unplanned contact with the community. The placement of the CBRF on the land will act as an additional natural buffer.

CBRF 2 & 3 will have at least at one awake staff present 24/7/365 and the current staffing plan is for up to three staff on duty weekdays from 8am – 5pm. Staffing levels will be reduced during nights and weekends. The staffing levels will fluctuate to meet the increased or decreased needs of the individuals living at the CBRF. All individuals receiving services will be living at the CBRF. The length of stay for individuals at this CBRF will vary anywhere from 1-2 weeks up to about six months. The individuals living at the CBRF will be referred by Sheboygan County Health & Human Services. The focus of this CBRF will be relocation of individuals to their home community from out of county placement in residential homes. The services provided may include personal cares, assistance with daily living skills, meal preparation, laundry, general supervision, learning of independent living skills, effective coping strategies, healthy social skills, and responsible decision making skills. Each CBRF will have a Master's level counselor to lead group sessions. In addition each home will be staffed with licensed

substance abuse counselors. The individuals living in these homes are here **voluntarily** and want to be in recovery. Each individual will receive 12 hours of counseling/treatment per week.

If approved the plan is to start construction as soon as possible on CBRF 1 and then CBRF 2 & 3 in late summer. When construction starts for each CBRF the licensing applications will be submitted to Department of Health Services. CBRF 1 is expected to be operational by November 2019, CBRF 2 by February 2020 and CBRF 3 by March 2020.

A handwritten signature in black ink that reads "Timothy A. Frey". The signature is written in a cursive style with a large initial 'T' and 'F'.

Timothy A. Frey

PARCEL NO.: \_\_\_\_\_  
MAP NO.: \_\_\_\_\_  
ZONING CLASSIFICATION: \_\_\_\_\_

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: TIM FREY

ADDRESS: 633 ST. CLAIR

E-MAIL ADDRESS: JIMFREY@VISTACARE.ORG

PHONE: (920) 694-1102 FAX NO.: (920) 694-4685

**2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT**

NAME OF PROPOSED/EXISTING BUSINESS: VISTA CARE CBRF BLDG. 1

ADDRESS OF PROPERTY AFFECTED: 1500 N. 17<sup>TH</sup> STREET

NEW BUILDING:  ADDITION: \_\_\_\_\_ REMODELING: \_\_\_\_\_

DESCRIPTION OF PROPOSED PROJECT: A CBRF SERVING NO MORE THAN 8 INDIVIDUALS FOCUSING ON BEHAVIORAL HEALTH TREATMENT. THE HOME WILL BE STAFFED 24 HRS A DAY. SINGLE STORY, SLAB ON GRADE, WOOD CONSTRUCTION. PITCHED SHINGLE ROOF.

DESCRIPTION OF EXISTING EXTERIOR DESIGN AND MATERIALS: \_\_\_\_\_

N/A

DESCRIPTION OF THE PROPOSED EXTERIOR DESIGN AND MATERIALS: THE EXTERIOR IS CLAD WITH VINYL LAP SIDING. TRIM AROUND ALL WINDOWS AND DOORS. HIP SHINGLED ROOF WITH DORMERS. WINDOWS WILL ALL BE DOUBLE HUNG.



REVISIONS:

NOTED ROOMS  
REFER TO LAYOUTS FOR DIMENSIONS AND SPECIFICATIONS  
OR OTHER DRAWING SHEETS

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ISSUE DATE: APRIL 26, 2019  
NEW FACILITY

VISTA CARE - BUILDING 1  
SHEBOYGAN, WISCONSIN  
1135A MICHIGAN AVE. SHEBOYGAN, WI 53081 | (920) 452-4444 | 313 N. PLANKENBORG AVE. MILWAUKEE, WI 53203

DRAWN BY: Author

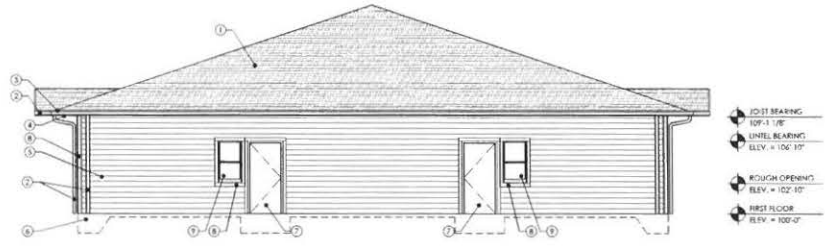
CHECKED BY: Checker

A  
501

PROJ. NO. 2018-91.1

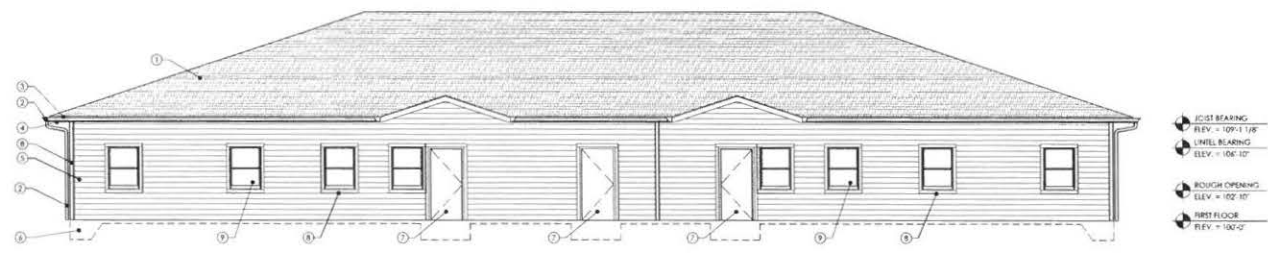


**SOUTH ELEVATION** 3  
SCALE: 3/16" = 1'-0" A 501

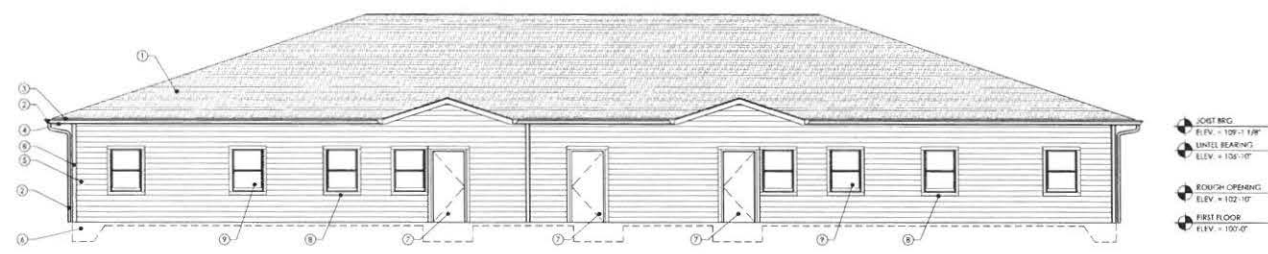


**NORTH ELEVATION** 4  
SCALE: 3/16" = 1'-0" A 501

| ELEVATION KEYNOTES |                                     |
|--------------------|-------------------------------------|
| NO.                | DESCRIPTION                         |
| 1                  | ASPHALT SHINGLES                    |
| 2                  | SEAMLESS ALUM. GUTTERS & DOWNSPOUTS |
| 3                  | PRE-FINISHED METAL FASCIA           |
| 4                  | PRE-FINISHED VENTED ALUMINUM SOFFIT |
| 5                  | VINYL LAP SIDING                    |
| 6                  | POURED GRADE BEAM                   |
| 7                  | INSULATED HOLLOW METAL DOOR         |
| 8                  | SMARTSIDE TRIM                      |
| 9                  | VINYL DOUBLE HUNG WINDOW            |



**EAST ELEVATION** 2  
SCALE: 3/16" = 1'-0" A 501



**WEST ELEVATION** 1  
SCALE: 3/16" = 1'-0" A 501



REVISIONS:

REVISIONS:

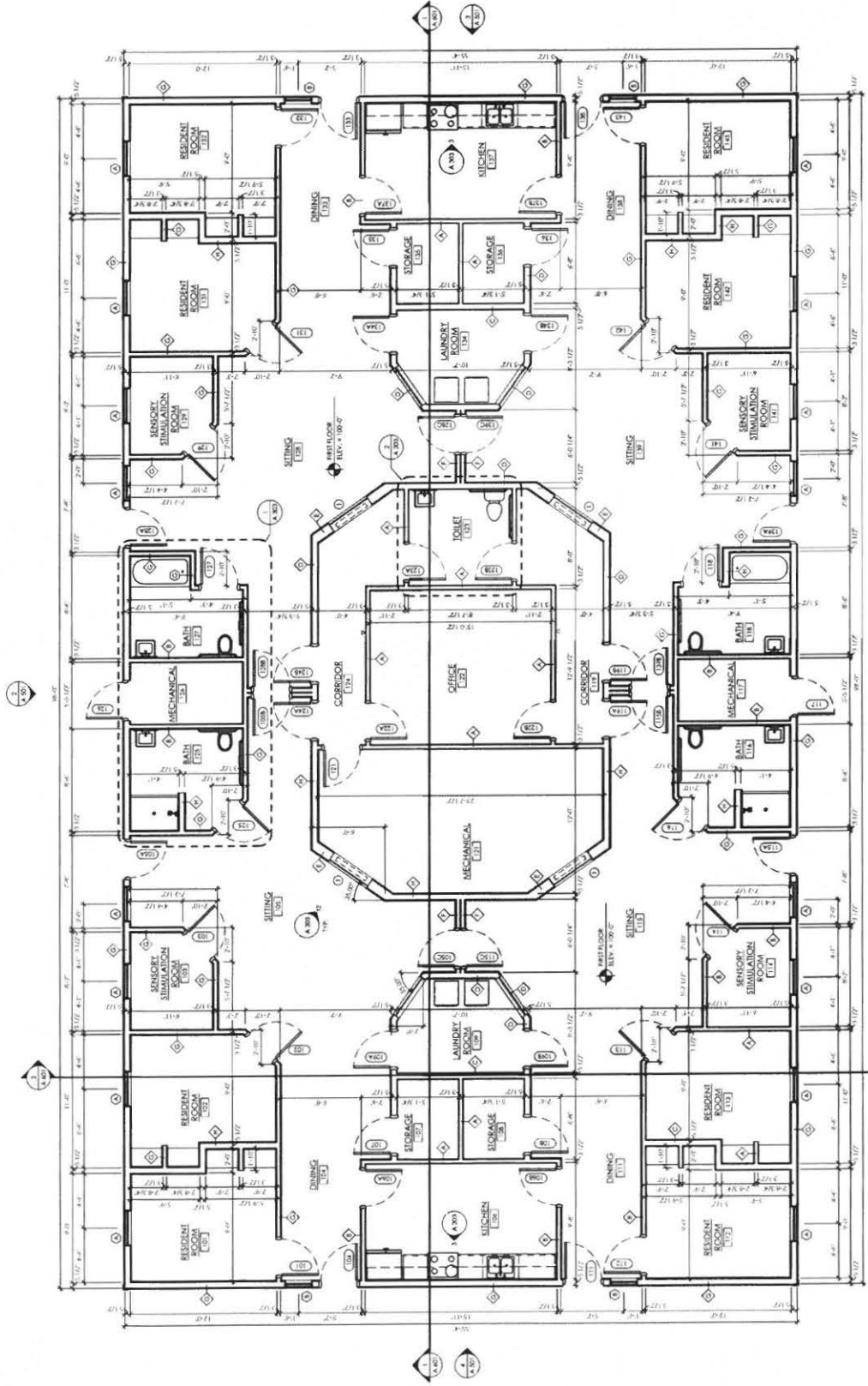
ISSUE DATE: APRIL 26, 2019  
NEW FACILITY  
VISTA CARE - BUILDING 1  
SHEBOYGAN, WISCONSIN  
1135A MICHIGAN AVE. SHEBOYGAN, WI 53081 (920) 482-4444 313 N PLANKINING AVE. MILWAUKEE, WI 53203

DRAWN BY: PGM  
CHECKED BY: PGM

A  
302

PROJ. NO. 2018-91.1

| FLOOR PLAN KEYNOTES |   |
|---------------------|---|
| NO.                 | DESCRIPTION   |
| 1                   | VIEWERS SHOULD BE AWARE OF SAFETY GLASS SEE INTERIOR ELEVATION FOR ROUGH OPENING SIZE AND LOCATION. |



FIRST FLOOR PLAN  
SCALE: 1/8" = 1'-0" A-302

PARCEL NO.: \_\_\_\_\_  
MAP NO.: \_\_\_\_\_  
ZONING CLASSIFICATION: \_\_\_\_\_

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: TIM FREY  
ADDRESS: 633 ST. CLAIR  
E-MAIL ADDRESS: TIMFREY@VISTACAKE.ORG  
PHONE: (920) 694-1102 FAX NO.: (920) 694-4685

**2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT**

NAME OF PROPOSED/EXISTING BUSINESS: VISTA CAKE CRRF BLDGS  
ADDRESS OF PROPERTY AFFECTED: 1500 N. 17<sup>TH</sup> ST. 2 + 3  
NEW BUILDING:  ADDITION: \_\_\_\_\_ REMODELING: \_\_\_\_\_

DESCRIPTION OF PROPOSED PROJECT: 2 NEW CRRF'S SERVING NO MORE THAN 8 INDIVIDUALS FOCUSING ON SUBSTANCE ABUSE TREATMENT. THE HOME WILL BE STAFFED 24 HOURS A DAY. SINGLE STORY, SLAB ON GRADE, WOOD CONSTRUCTION, PITCHED SHINGLE ROOF.

DESCRIPTION OF EXISTING EXTERIOR DESIGN AND MATERIALS: \_\_\_\_\_

N/A

DESCRIPTION OF THE PROPOSED EXTERIOR DESIGN AND MATERIALS: \_\_\_\_\_

THE EXTERIOR IS CLAY WITH VINYL CLAP SIDING. TRIM AROUND ALL WINDOWS AND DOORS. HIP SHINGLED ROOF WITH FRONT DORMER. LARGE COVERED PORCH FACING ROAD.





REVISIONS:

| NO. | DESCRIPTION    |
|-----|----------------|
| 1   | INSTALL SERRIS |
| 2   | WHITE STAINING |
| 3   | INSTALL SERRIS |
| 4   | INSTALL SERRIS |
| 5   | INSTALL SERRIS |
| 6   | INSTALL SERRIS |
| 7   | INSTALL SERRIS |
| 8   | INSTALL SERRIS |
| 9   | INSTALL SERRIS |
| 10  | INSTALL SERRIS |
| 11  | INSTALL SERRIS |

NOTES:  
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 704.

1135A MICHIGAN AVE. SHEBOYGAN, WI 53081 | 920.452.4444 | 313 N. PLANKENON AVE. MILWAUKEE, WI 53203

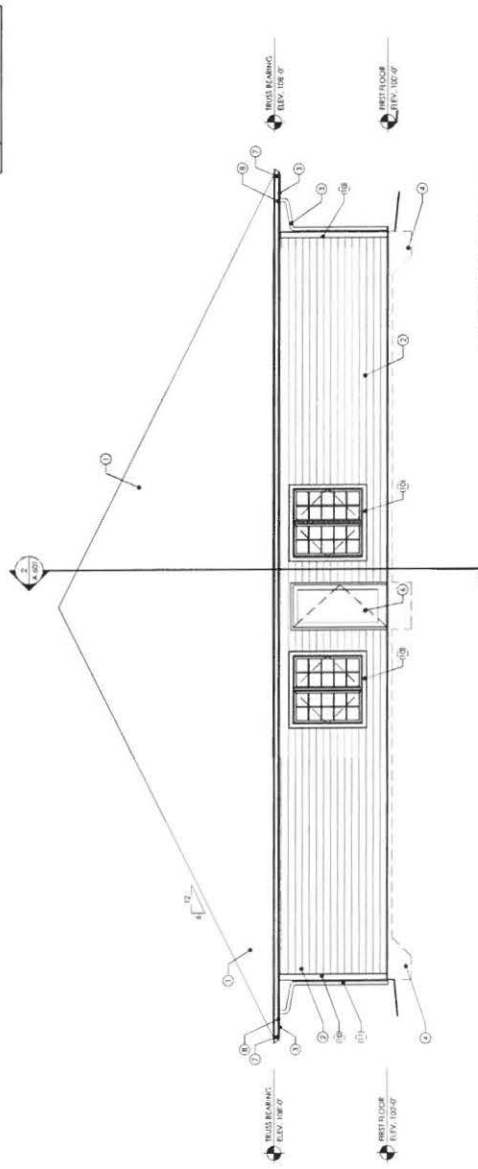
VISTA CARE BUILDING 2  
 NEW FACILITY FOR:

ISSUE DATE: APRIL 24, 2019

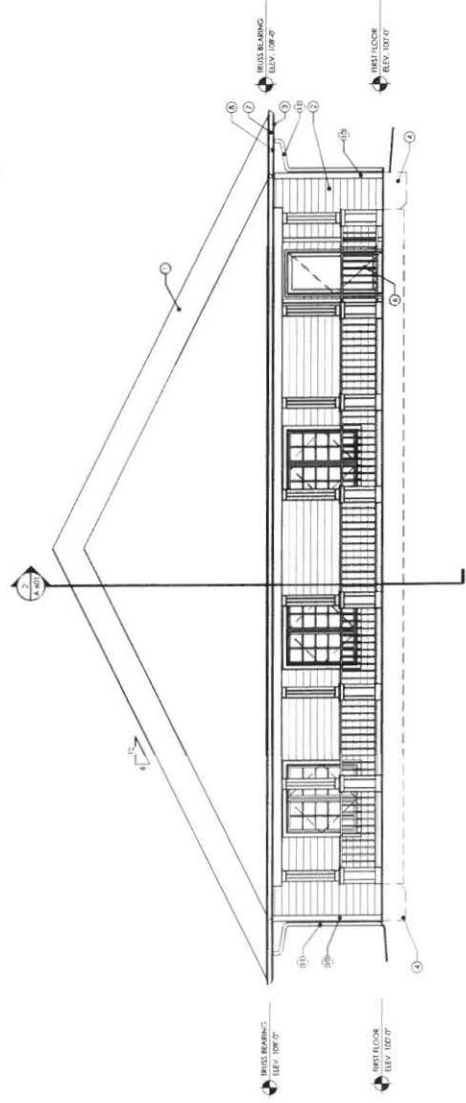
DRAWN BY: AES, GCR  
 CHECKED BY: POM

A  
 501

PROJ. NO. 2018-91.2



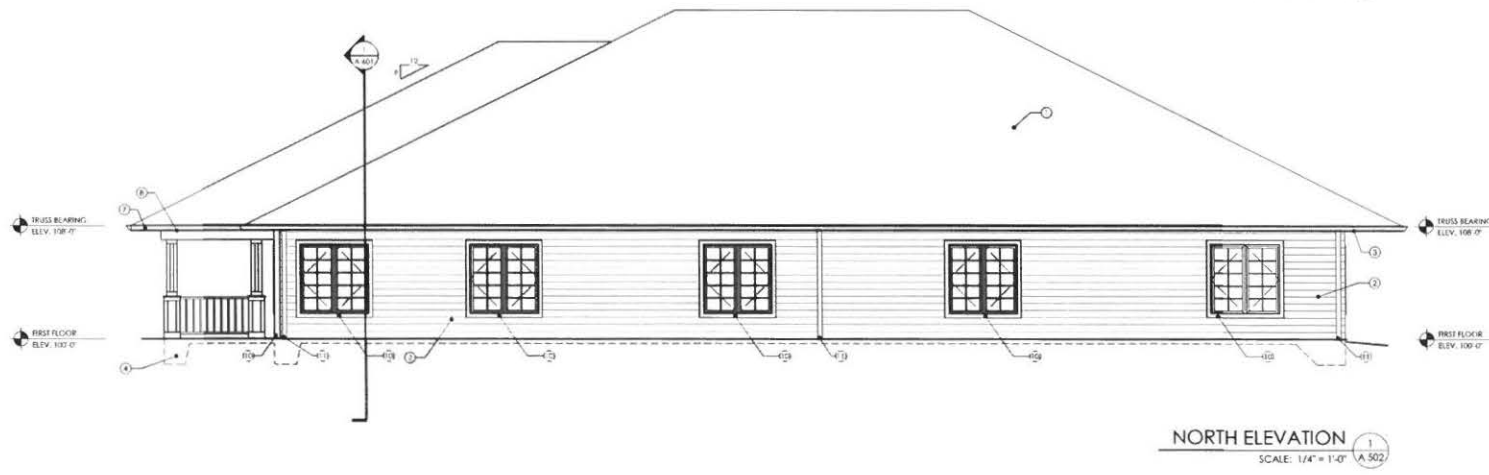
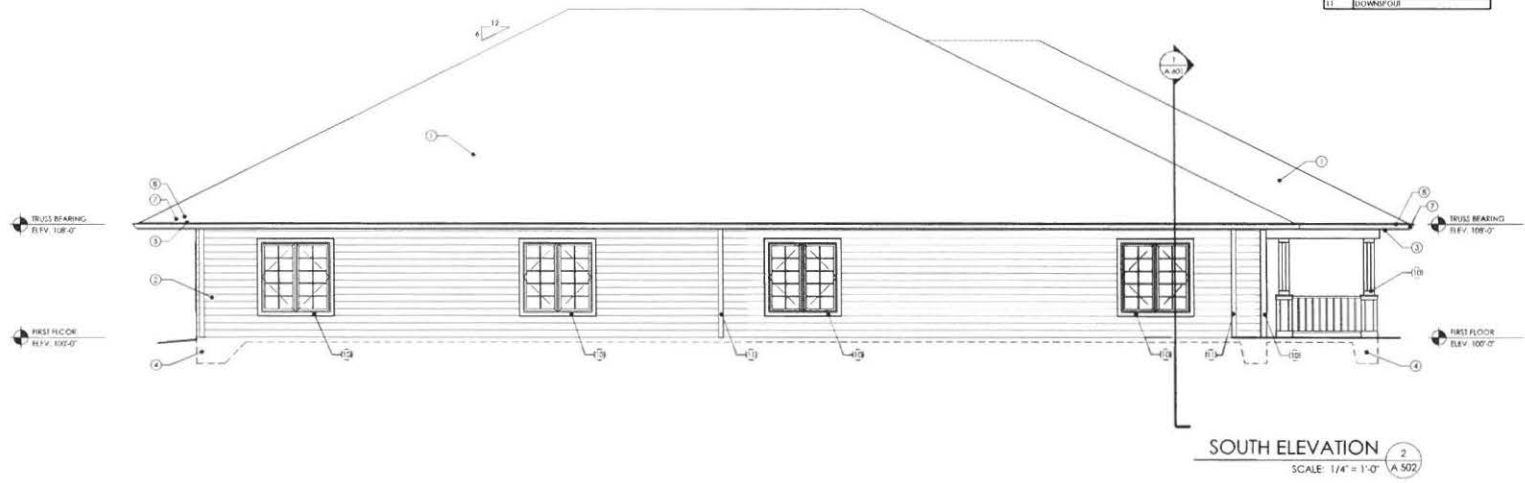
WEST ELEVATION 2  
 SCALE: 1/4" = 1'-0" (A 501)



EAST ELEVATION 1  
 SCALE: 1/4" = 1'-0" (A 501)

REVISIONS:

| ELEVATION KEYNOTES |                            |
|--------------------|----------------------------|
| NO.                | DESCRIPTION                |
| 1                  | ASPHALT SHINGLES           |
| 2                  | EXPOSED BRICK              |
| 3                  | PAINTED ALUMINUM SIDING    |
| 4                  | POURED GRADE SLAB          |
| 5                  | GLASS ENTRY DOOR           |
| 6                  | PRES-FINISHED METAL CORNER |
| 7                  | PRES-FINISHED METAL FASCIA |
| 8                  | SMALL-TILE TERRAZZO        |
| 9                  | DOWNPOUT                   |



NOT TO SCALE  
OWNER SHALL REVIEW ALL SUBMITTALS AND SPECIFICATIONS  
SECTION TO DETERMINE THE IMPACT OF OTHER SECTIONS  
OR NOTES ON THESE DRAWINGS

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ISSUE DATE: APRIL 26, 2019  
NEW FACILITY FOR:  
**VISTA CARE BUILDING 2**  
N17TH ST, SHEBOYGAN, WI 53081  
1135A MICHIGAN AVE, SHEBOYGAN, WI 53081 | (720) 452-4444 | 313 N PLANKINTON AVE - MILWAUKEE, WI 53203

DRAWN BY: AEB, GKR

CHECKED BY: PGM

**A**  
**502**

PROJ. NO. 2018-91.2



REVISIONS:

| ELEVATION REVISIONS |                     |
|---------------------|---------------------|
| NO.                 | DESCRIPTION         |
| 1                   | ADDITIONAL FINISHES |
| 2                   | UPPER CORNER        |
| 3                   | UPPER CORNER        |
| 4                   | UPPER CORNER        |
| 5                   | UPPER CORNER        |
| 6                   | UPPER CORNER        |
| 7                   | UPPER CORNER        |
| 8                   | UPPER CORNER        |
| 9                   | UPPER CORNER        |
| 10                  | UPPER CORNER        |
| 11                  | UPPER CORNER        |

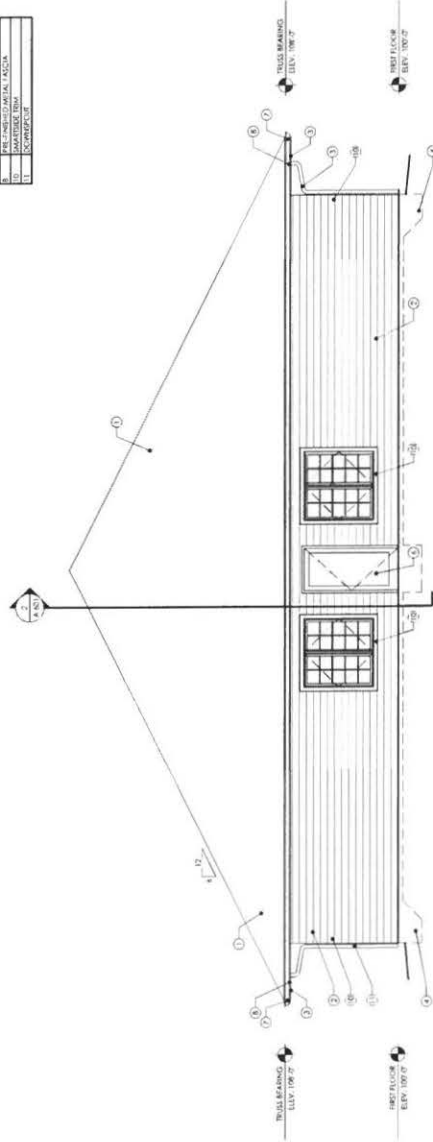
NOTICE TO USER:  
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 IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY  
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 IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS  
 WITHOUT THE WRITTEN PERMISSION OF ABACUS ARCHITECTS, INC.  
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ISSUE DATE: APRIL 26, 2019  
 NEW FACILITY FOR:  
**VISTA CARE BUILDING 3**  
 117TH ST. SHEBOYGAN, WI 53081  
 1135A MICHIGAN AVE. SHEBOYGAN, WI 53081 | 920.452.4444 | 313 N. PLANKINTON AVE. MILWAUKEE, WI 53203

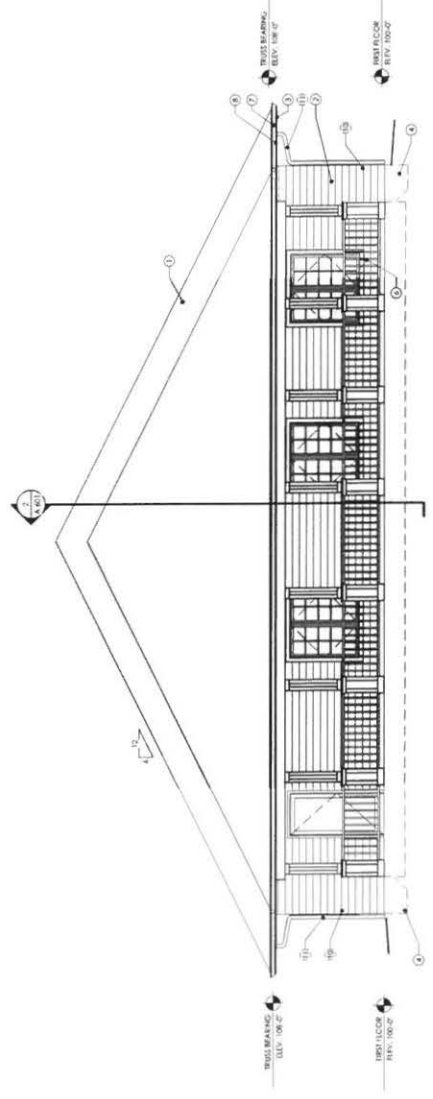
DRAWN BY: GEP  
 CHECKED BY: PGM

**A**  
**501**

PROJ. NO. 2018-91.2



**WEST ELEVATION**  
 SCALE: 1/4" = 1'-0" (A.501)

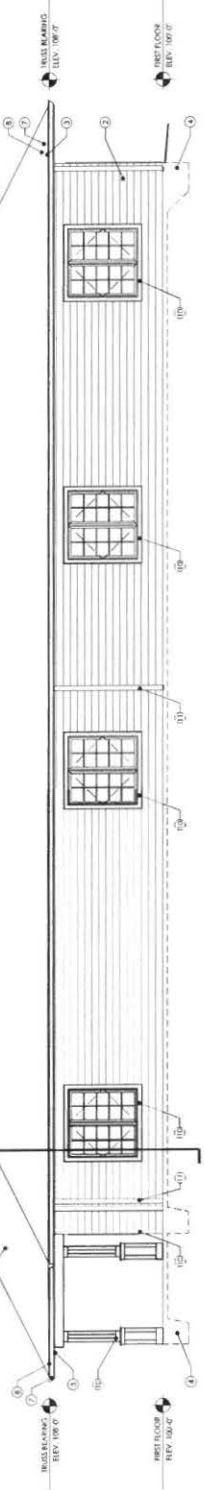


**EAST ELEVATION**  
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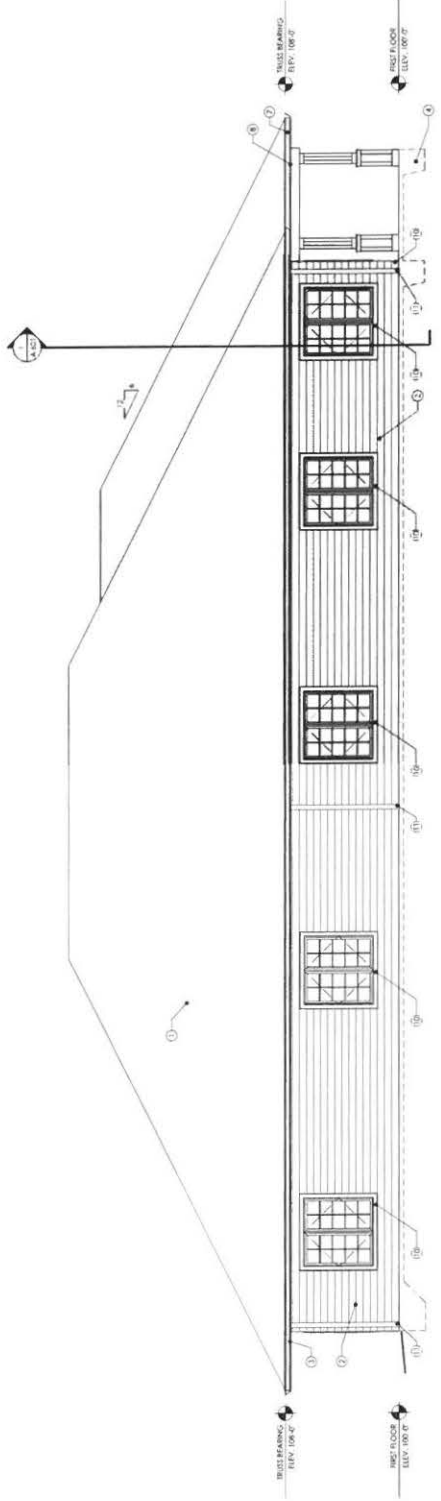


REVISIONS:

| ELEVATION KEYNOTES |                 |
|--------------------|-----------------|
| NO.                | DESCRIPTION     |
| 1                  | ADJUSTED WINDOW |
| 2                  | ADJUSTED WINDOW |
| 3                  | ADJUSTED WINDOW |
| 4                  | ADJUSTED WINDOW |
| 5                  | ADJUSTED WINDOW |
| 6                  | ADJUSTED WINDOW |
| 7                  | ADJUSTED WINDOW |
| 8                  | ADJUSTED WINDOW |
| 9                  | ADJUSTED WINDOW |
| 10                 | ADJUSTED WINDOW |
| 11                 | ADJUSTED WINDOW |
| 12                 | ADJUSTED WINDOW |



**NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"  
A 502



**SOUTH ELEVATION**  
SCALE: 1/4" = 1'-0"  
A 502

ISSUE DATE: APRIL 26, 2019  
 NEW FACILITY FOR:  
**VISTA CARE BUILDING 3**  
 1135A MICHIGAN AVE. SHEBOYGAN, WI 53081 (920) 452-4444 | 313 N. PLANKINTON AVE. MILWAUKEE, WI 53203

DRAWN BY: GSR  
 CHECKED BY: PGM

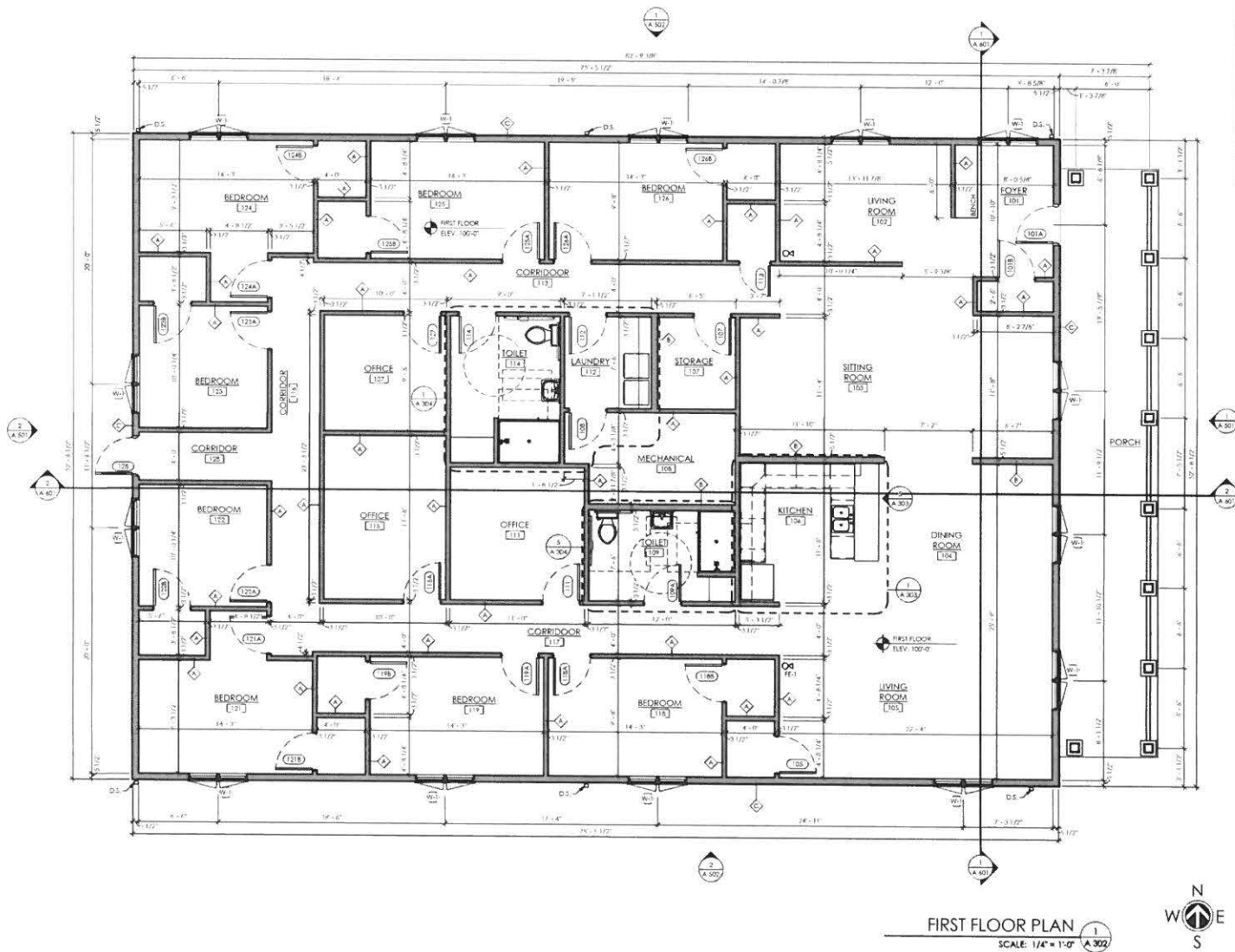
**A 502**

PROJ. NO. 2018-91.2

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**GENERAL PLAN NOTES**

- ALL LOOSE FURNISHINGS SHOWN ON PLANS ARE NOT IN CONTRACT AND ARE SHOWN FOR REFERENCE PURPOSES ONLY. ANY DEVICES OR EQUIPMENT TO BE LOCATED BASED UPON LOCATION OR CONSIDERATION OF LOCAL FURNISHINGS SHALL BE VERIFIED WITH THE OWNER PRIOR TO INSTALLATION.
- INTERIOR DIMENSIONS TAKEN FROM FACE OF STUD TO FACE OF STUD.



FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"  
1 A 302



REVISIONS:

NOTICE TO READER: THESE PLANS HAVE BEEN REVIEWED AND APPROVED FOR CONSTRUCTION BY THE CITY OF MILWAUKEE. THE CITY OF MILWAUKEE IS NOT RESPONSIBLE FOR THE ACCURACY OF THESE PLANS OR THE RESULTS OF THEIR USE.

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ISSUE DATE: APRIL 24, 2019  
NEW FACILITY FOR:  
**VISTA CARE BUILDING 2**  
1177H ST., SHEBOYGAN, WI 53081  
1188A WISCONSIN AVE., SHEBOYGAN, WI 53081 | (920) 459-4444 | 313 N. PLANKIN AVE., MILWAUKEE, WI 53203

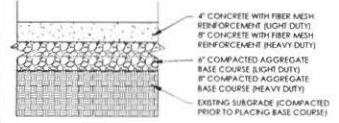
DRAWN BY: AEB, GKR

CHECKED BY: PGM

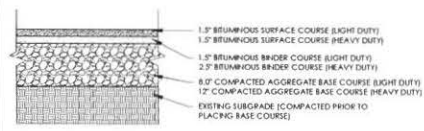
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PROJ. NO. 2018-91.2

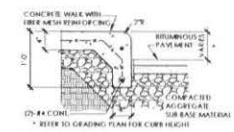
| SITE LEGEND |   |
|-------------|---|
|             | EXTENS OF PROPOSED BUILDING. REFER TO ARCHITECTURAL DRAWINGS. |
|             | PROPOSED LIGHT DUTY PAVEMENT HATCH. SEE DETAIL.               |
|             | PROPOSED LIGHT DUTY CONCRETE HATCH. SEE DETAIL.               |
|             | PROPOSED HEAVY DUTY CONCRETE HATCH. SEE DETAIL.               |



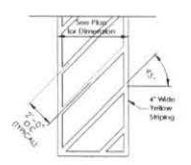
CONCRETE PAVEMENT CROSS SECTION



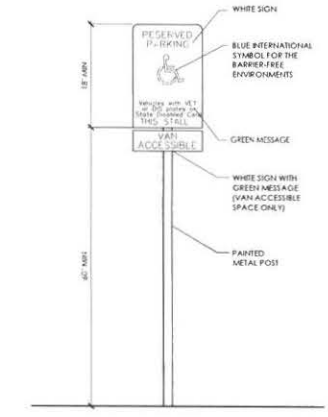
ASPHALT PAVEMENT CROSS SECTION



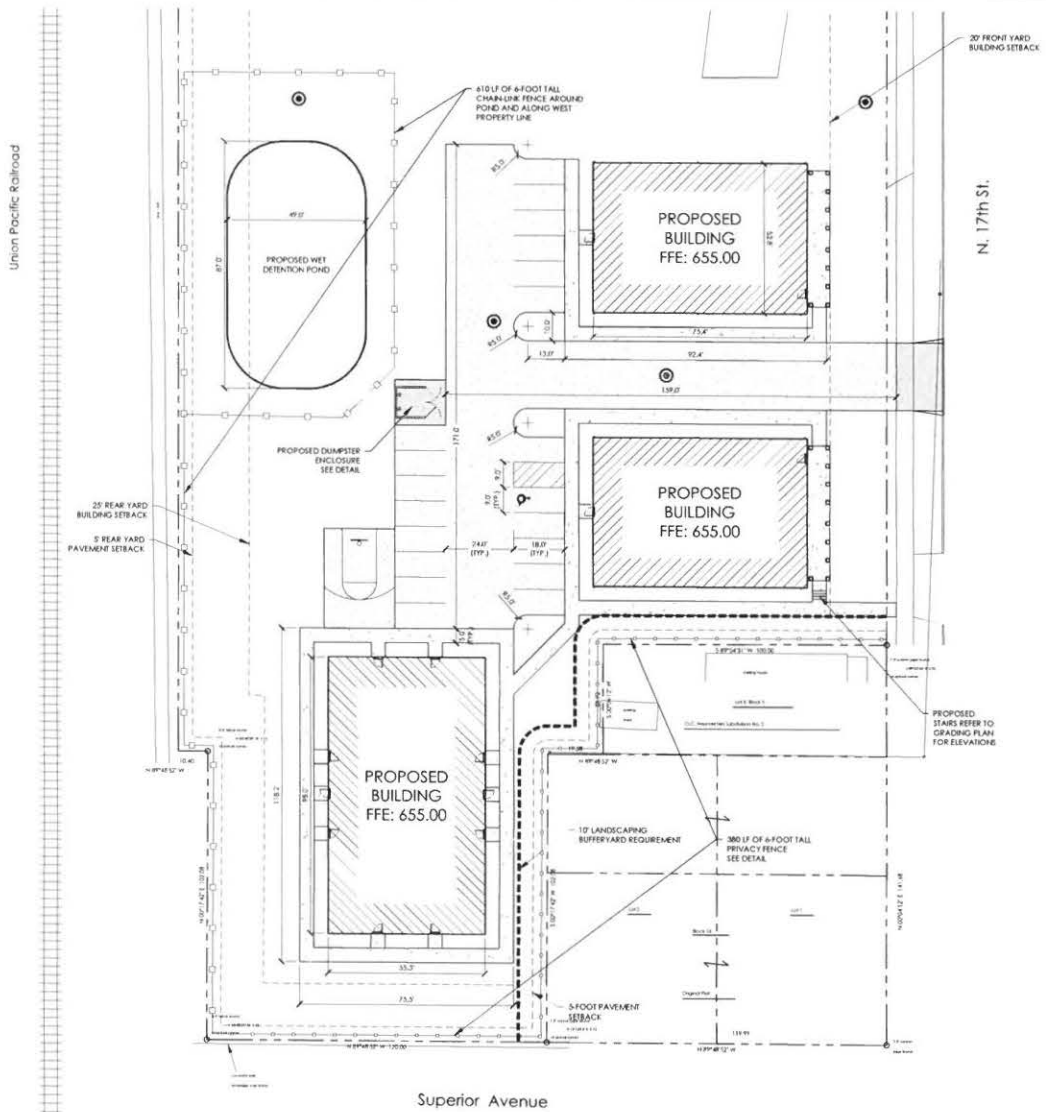
CONCRETE CURB & SIDEWALK SECTION



ACCESS AISLE STRIPING



HANDICAPPED PARKING SIGNAGE DETAIL



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



REVISIONS:

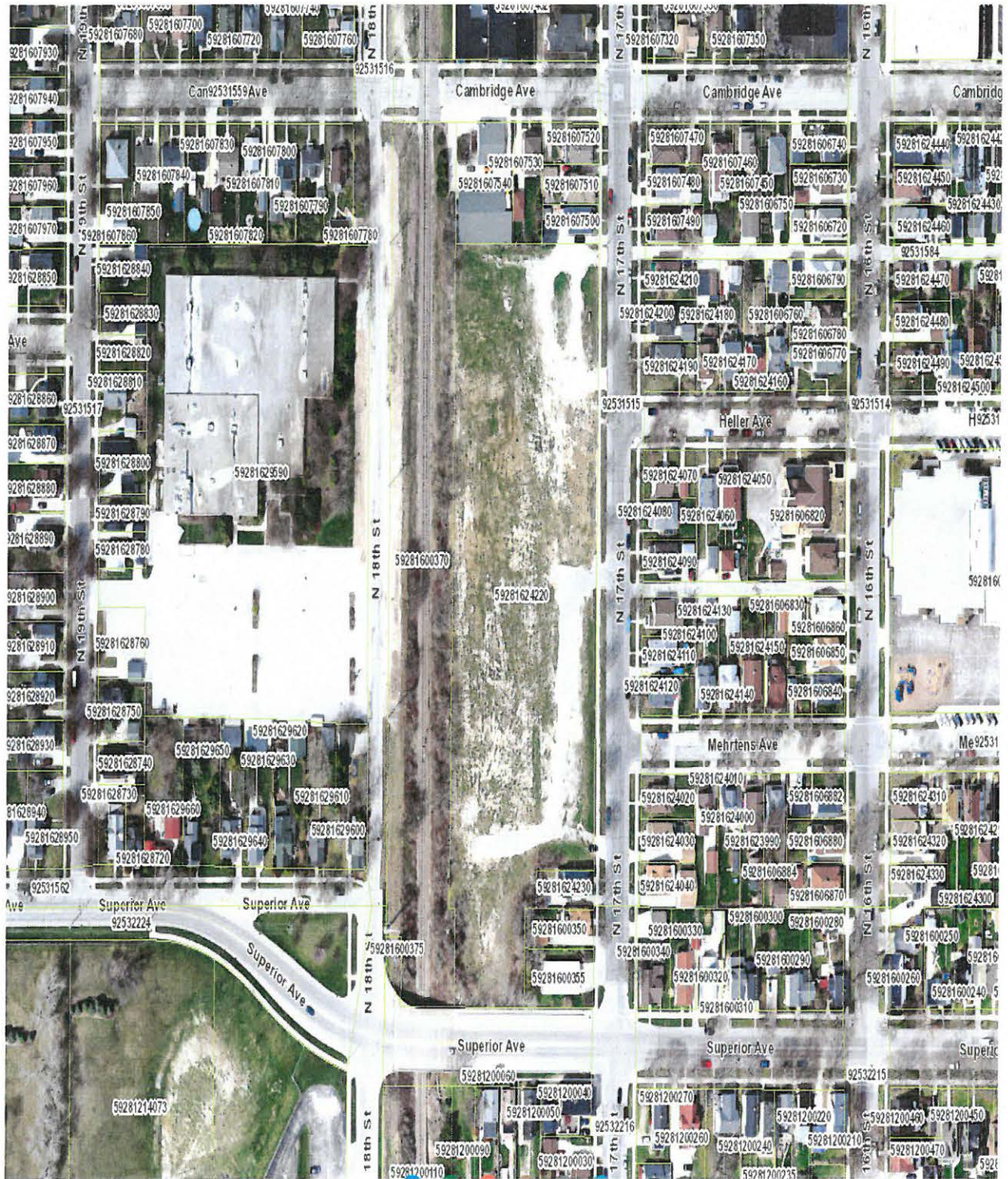
NOTICE TO OWNER:  
REVISIONS SHALL BE REVIEWED BY THE ARCHITECT AND SPECIFICATION SECTION TO BE REVIEWED BY THE ARCHITECT OR OTHER SECTIONAL OF WORK ON THEIR OWN WORK.  
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ISSUE DATE: APRIL 30, 2019  
NEW FACILITY FOR:  
**VISTA CARE SITE MASTER PLAN**  
N. 17TH ST., SHEBOYGAN, WI 53081  
ABACUS ARCHITECTS INC., 1135A MICHIGAN AVENUE, SHEBOYGAN, WISCONSIN 53081 PH: 920-452-4444 FX: 920-452-9178

DRAWN BY: MDW  
CHECKED BY: JRV

**A**  
**202**

PROJ. NO. 2018-91.4



PARCEL NO.: \_\_\_\_\_  
MAP NO.: \_\_\_\_\_  
ZONING CLASSIFICATION: \_\_\_\_\_

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: TIM FREY

ADDRESS: 633 ST. CLAIR

E-MAIL ADDRESS: JIMFREY@VISTACARE.ORG

PHONE: (920) 694-1102 FAX NO.: (920) 694-4685

**2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT**

NAME OF PROPOSED/EXISTING BUSINESS: VISTA CARE CBRF BLDG. 1

ADDRESS OF PROPERTY AFFECTED: 1500 N. 17<sup>TH</sup> STREET

NEW BUILDING:  ADDITION: \_\_\_\_\_ REMODELING: \_\_\_\_\_

DESCRIPTION OF PROPOSED PROJECT: A CBRF SERVING NO MORE THAN 8 INDIVIDUALS FOCUSING ON BEHAVIORAL HEALTH TREATMENT. THE HOME WILL BE STAFFED 24 HRS A DAY. SINGLE STORY, SLAB ON GRADE, WOOD CONSTRUCTION, PITCHED SHINGLE ROOF.

DESCRIPTION OF EXISTING EXTERIOR DESIGN AND MATERIALS: \_\_\_\_\_

N/A

DESCRIPTION OF THE PROPOSED EXTERIOR DESIGN AND MATERIALS: THE EXTERIOR IS CLAD WITH VINYL LAP SIDING. TRIM AROUND ALL WINDOWS AND DOORS. HIP SHINGLED ROOF WITH DORMERS. WINDOWS WILL ALL BE DOUBLE HUNG.

**3. NAMES AND ADDRESSES**

OWNER OF SITE: TIM FIREY

ADDRESS: 633 ST. CLAIR, SHERBOYGAN

PHONE: (920) 694-1102 FAX NO.: (920) 694-4685

ARCHITECT: PAUL MENTWK - ABACUS

ADDRESS: 1135A MICHIGAN AV., SHERBOYGAN

E-MAIL ADDRESS: PMENTWK@ABACUSARCHITECTS.NET

PHONE: (920) 452-4444 FAX NO.: ( ) -

CONTRACTOR: JEREMY HAUSE - JAZZ'S WORKSHOP

ADDRESS: 628 5TH AV, BARABOO

PHONE: (608) 448-9980 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. Provide eight 11 X 17 colored renderings of the proposed building elevations and material samples.
- C. A scale drawing of the site plan showing the relationship of the building to the site and adjacent properties.
- D. 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

\_\_\_\_\_  
DATE

\_\_\_\_\_  
PRINT ABOVE NAME

OFFICE USE ONLY

**ACTION BY ARCHITECTURAL REVIEW BOARD**

DATE OF MEETING: \_\_\_\_\_

APPROVED: \_\_\_\_\_      CONDITIONALLY APPROVED: \_\_\_\_\_

DENIED: \_\_\_\_\_

**CONDITIONS**

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**SIGNATURE:** \_\_\_\_\_

Chairperson, Architectural Review Board OR  
Manager of Planning & Zoning

**DATE:** \_\_\_\_\_

## Design Narrative

# Vista Care Buildings 1, 2 and 3

## Sheboygan, Wisconsin

Abacus Architects, Inc.      Project No. 2018-91.1 and 2018-91.2  
April 29, 2019

The proposed three buildings are on a vacant site along N. 17<sup>th</sup> street and north of Superior Avenue. For future reference, building 1 will be tucked in back in the south west corner facing north. Building one will be a CBRF serving 8 residents focusing on behavioral health. Buildings 2 and 3 will be up front facing east on 17<sup>th</sup> street. These buildings will also be licensed as a CBRF serving 8 residents each focusing on substance abuse treatment. Both facilities will be staffed 24 hours a day.

Proposed building 1 will be around 5,300 s.f. It will be single story slab on grade wood construction. The exterior will be a tan colored vinyl lap siding. The windows will be a white, vinyl double hung window. We are proposing a white Smartside trim around the windows and doors and also at the corners. The soffit and fascia will be prefinished metal in a dark bronze color. The roof is a 4:12 pitch with brown colored dimensional shingles.

Proposed buildings 2 and 3 will be around 3,850 s.f. They will also be single story slab on grade wood construction. The exterior color and materials will be the same as building 1. Buildings 2 and 3 will also have a front porch that fronts the street. The porch will have white wood columns and a vinyl railing system. We feel the front porch gives these buildings a more residential and welcoming feel.

The entire site is well landscaped and meets all the city requirements. There will be a 6'-0" fence along the south side of the property to separate these facilities from the neighboring homes.

We did have a meeting with the planning and engineering departments to discuss our plans for the development. It was brought to our attention at that meeting that we should do what we can to try and blend in with the surrounding neighborhood. Below are a few pictures.



We looked at this at length. There is no overwhelming style of home in this area and all the residences are all two story. There are steep roof pitches and shallow, dormers, gables and shed roofs. We played around with a number of ideas but in the end we have a one story building. We tried increasing the roof pitch and adding dormers and clerestory windows but all we were doing is adding money. These facilities rely on federal, state and county funding to survive. Federal and state agencies provide a limited amount of money for these projects. Any shortfall is picked up by the local county taxpayers. We understand the desire to fit in with the surrounding neighborhood but it is Vista Care's desire to use all available money for programing and resident use. Any extra money used on the building comes right out of the tax payer's pocket. Even though the style of these facilities may not match the two story residences surrounding the property we feel they are residential in scale and will fit in well with the neighborhood.

## **Addendum to Vista Care (Tim Frey) Architectural & CUP for North 17<sup>th</sup> Vacant Land**

The project is being developed in collaboration with Sheboygan County Health & Human Services to return citizens of Sheboygan County back to Sheboygan County. The project will support individuals needing care and treatment close to their families and other community resources. It will reduce costly out-of-county placements far from their homes. The programs will provide a home-like atmosphere in which the individuals can be proud to participate. The location is conducive to providing residents access to numerous resources, churches, public transportation and community activities appropriate to individual need. The central location in the city makes this location ideal for the services being provided. The services are residential or residential treatment and are not outpatient services.

The development is designed to have minimal impact on the neighbors and blend in as much as possible within a mixed use neighborhood. There will be 20 off street parking spots which should be more than adequate for all Vista Care staff and visitors. It isn't expected but there may be times that street parking is utilized if the off street parking is full. The traffic patterns should mirror that of normal residential traffic with peaks in the morning and afternoon. The highest staffing level (9) occurs weekdays in the late afternoon. There will be minimal to no traffic after 10pm and before 7am. There is no plan to add signage at this time and none of Vista Care's residential facilities have signage. The plan is for privacy fencing to start at the southeast point of the lot on North 17<sup>th</sup> Street run west and then south to the eastern edge of the southern lot line. From there chain link fence will run across the southern lot line, then north and enclosing the retention pond. The chain link fence will be minimally visible if at all from the Superior Avenue & North 17<sup>th</sup> Street. The homes are designed as ranch-style homes and will have a home-like residential atmosphere. The feedback received from neighbors on Thursday May 2<sup>nd</sup> is that they were happy with the ranch style. The cost of the physical plant including all landscaping determines the Room & Board rate that will be charged to individuals living at the home. Any cost that the individuals are unable to cover is paid for by Sheboygan County. Any money paid by Sheboygan County for Room & Board is 100% county tax levy funded. Vista Care is almost 100% funded by tax payer money and is always a good steward of these funds. The planned development is our best effort to balance between minimizing county tax levy funds and the aesthetics of our buildings and site. The estimated cost for the land and three buildings is \$1,750,000. This doesn't include the cost of the retention pond and potentially environmental cost of removing contaminated soil.

Vista Care (TLC Homes) has provided residential services, day services and in-home services to a variety of populations since 1994. While there have been minimal concerns over the years we have always been responsive to any concerns from our neighbors and the municipalities. We fully understand that it is essential that we do our best to be a good neighbor. Being a good

neighbor benefits the individuals we serve and the community as a whole. 25 years ago Vista Care (Frey Adult Family Care) started as a private adult family home provider on the corner of 7<sup>th</sup> & St. Clair in Sheboygan. Vista Care has grown to be the leading provider of services to adults with developmental disabilities and behavioral health needs in the lakeshore area and the premiere provider in the state to adults with high acuity behavioral health needs. The core values of the owner have remained unchanged to provide the highest quality of care possible in a cost effective manner. However, as Vista Care has evolved the owner's role in maintaining the core values are focused on providing the best systems, then recruiting and retaining the most talented staff. This development is Vista Care's first time providing services to adults with substance abuse issues. In preparation Vista Care has hired the first of four professionals with extensive experience serving AODA population to start the development of policies & procedures. When fully staffed the homes will have two Masters Level Counselors or Masters Level Social Worker, Independent Clinical Supervisor and a Mental Health Professional.

As mentioned previously this location is ideal for the services being provided. In addition to the reasons already mentioned having all three homes on one property will allow for the professional and care staff to work between all three programs. The close proximity of these homes to each other help contain cost, improve the quality of the services and outcomes to the individuals being served. Better outcomes will have a direct positive impact on Sheboygan County, City of Sheboygan and the neighborhood. Substance use/addiction has had a significant and devastating impact in our community. The county medical examiner's office reports that 87 deaths in the county between 2015 and 2018 involved drugs and/or alcohol. This would indicate that twice, perhaps three times as many individuals, families and children have had their lives dramatically changed by the disease of addiction. Vista Care looks forward to providing Behavioral Health and Community Substance Abuse Services, which will help prevent such devastation and be part of the solution to heal individuals and families here at home.

Vista Care has 25 years of experience providing 24/7/365 residential care. Vista Care has developed on call systems to assure proper staffing levels are met at all times and for management staff to be able to react in the case of emergencies. The close proximity to each other and to Vista Care's other Sheboygan locations will enhance the supervision and management of the 26 staff that are expected to be employed at this location. The goal of these programs is to serve the citizens of Sheboygan County in Sheboygan, close to family, friends and community resources with which they can build a strong network. Sheboygan County Health & Human Services will work with Vista Care to determine when the individuals receiving services are prepared to move into a more independent setting in the community.

For the remainder of this document the buildings will be identified as CBRF 1, CBRF 2 and CBRF 3. All 3 building will be licensed as a Community Based Residential Facility (CBRF) under DHS 83 with a maximum capacity of 8. All 3 CBRF's will be class CNA to be capable of serving non-

ambulatory individuals. This class requires full compliance with Americans with Disabilities Act and installation of a sprinkler system. CBRF 1 will be licensed to serve Emotionally disturbed/Mental illness and Alcohol/Drug dependent with a focus on serving Emotionally disturbed/Mental Illness. CBRF 2 & 3 will be licensed to serve Alcohol/Drug dependent and Emotionally disturbed/Mental illness with a focus on serving Alcohol/Drug dependent. The terms “Emotionally disturbed/Mental illness” and “Alcohol/Drug dependent” are taken from DHS Form “F-60287” which is the CBRF application. Within the rest of the document and during discussions Behavioral Health will be used for “Emotionally disturbed/Mental illness” and AODA or Substance Abuse will be used for “Alcohol/Drug dependent”. CBRF 2 & 3 will be also be licensed under DHS 75 which is the Community Substance Abuse Service Standards.

CBRF 1 will have at least at one awake staff present 24/7/365 and the current staffing plan is for three staff to be on duty at all times. Staffing levels will fluctuate to meet the increased or decreased needs of the individuals living at the CBRF. All individuals receiving services will be living at the CBRF. The length of stay for individuals at this CBRF will vary anywhere from 1-2 weeks up to this being their permanent home. The individuals living at the CBRF will be referred by Sheboygan County Health & Human Services. The focus of this CBRF will be relocation of individuals to their home community from out of county placement in residential homes or institutions. The services provided may include personal cares, assistance with daily living skills, meal preparation, laundry, general supervision, learning of independent living skills, effective coping strategies, healthy social skills, and responsible decision making skills. The home is designed to serve individuals with varying levels of needs from low to extreme needs. The home is also designed to permit for individuals to live independently or in group settings. All staff will receive 100+ hours of training in Vista Care’s training program to serve adults with behavioral health issues. The primary purpose of this CBRF is to transition individuals back into their home community. Currently there is no home specifically designed to serve this purpose and individuals are placed into other CBRF’s or directly into the community. The facility and training are designed to eliminate unplanned contact with the community. The placement of the CBRF on the land will act as an additional natural buffer.

CBRF 2 & 3 will have at least at one awake staff present 24/7/365 and the current staffing plan is for up to three staff on duty weekdays from 8am – 5pm. Staffing levels will be reduced during nights and weekends. The staffing levels will fluctuate to meet the increased or decreased needs of the individuals living at the CBRF. All individuals receiving services will be living at the CBRF. The length of stay for individuals at this CBRF will vary anywhere from 1-2 weeks up to about six months. The individuals living at the CBRF will be referred by Sheboygan County Health & Human Services. The focus of this CBRF will be relocation of individuals to their home community from out of county placement in residential homes. The services provided may include personal cares, assistance with daily living skills, meal preparation, laundry, general supervision, learning of independent living skills, effective coping strategies, healthy social skills, and responsible decision making skills. Each CBRF will have a Master’s level counselor to lead group sessions. In addition each home will be staffed with licensed

substance abuse counselors. The individuals living in these homes are here **voluntarily** and want to be in recovery. Each individual will receive 12 hours of counseling/treatment per week.

If approved the plan is to start construction as soon as possible on CBRF 1 and then CBRF 2 & 3 in late summer. When construction starts for each CBRF the licensing applications will be submitted to Department of Health Services. CBRF 1 is expected to be operational by November 2019, CBRF 2 by February 2020 and CBRF 3 by March 2020.

A handwritten signature in black ink, reading "Timothy A. Frey". The signature is written in a cursive style with a large initial 'T' and 'F'.

Timothy A. Frey

REVISIONS:

NOTICE TO BIDDERS  
BIDDERS SHALL REVIEW ALL DRAWINGS AND SPECIFICATION  
SECTIONS TO DETERMINE THE IMPACT OF OTHER SECTIONS  
OF WORK ON THEIR OWN WORK.

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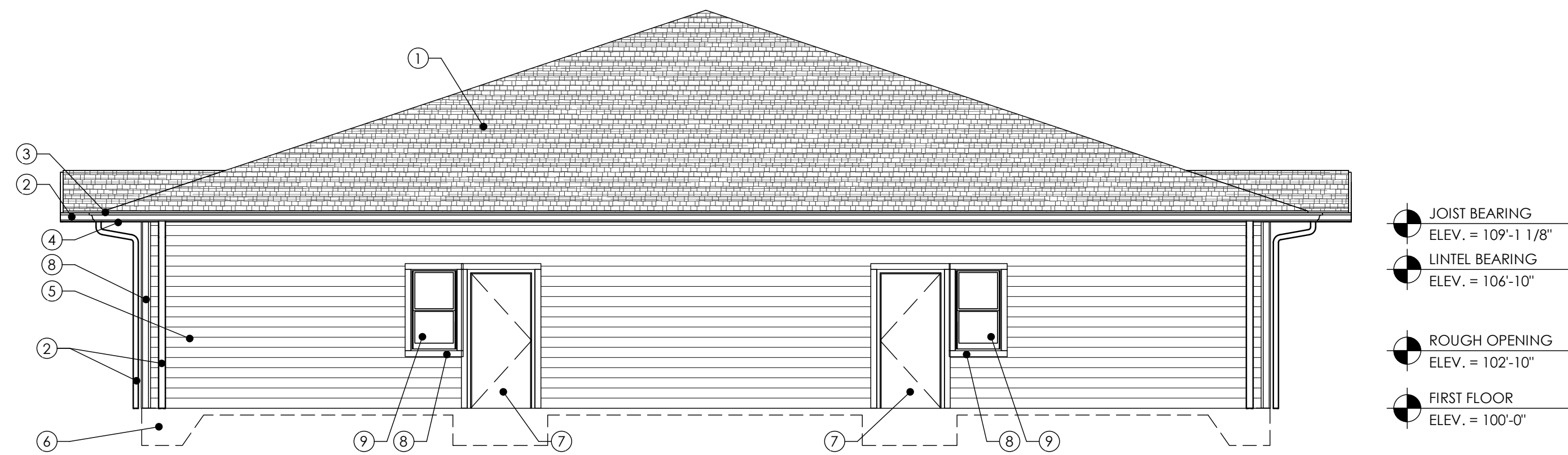
ISSUE DATE: APRIL 26, 2019  
NEW FACILITY  
**VISTA CARE - BUILDING 1**  
SHEBOYGAN, WISCONSIN  
1135A MICHIGAN AVE. SHEBOYGAN, WI 53081 (920) 452-4444 | 313 N. PLANKINGTON AVE. MILWAUKEE, WI 53203

DRAWN BY: Author

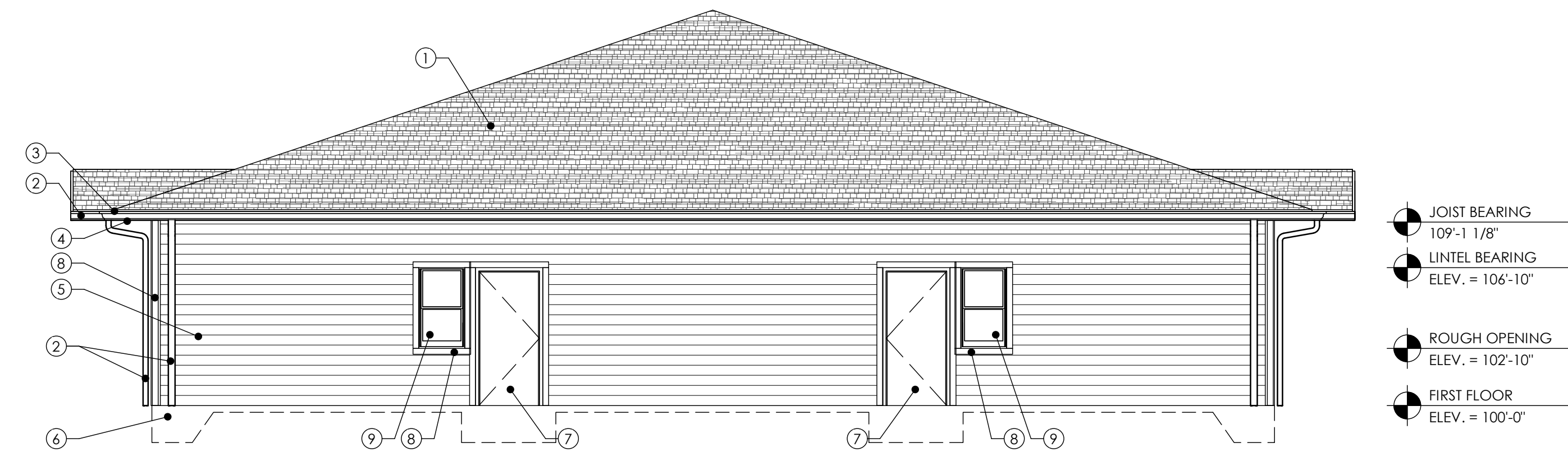
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**A**  
**501**

PROJ. NO. 2018-91.1

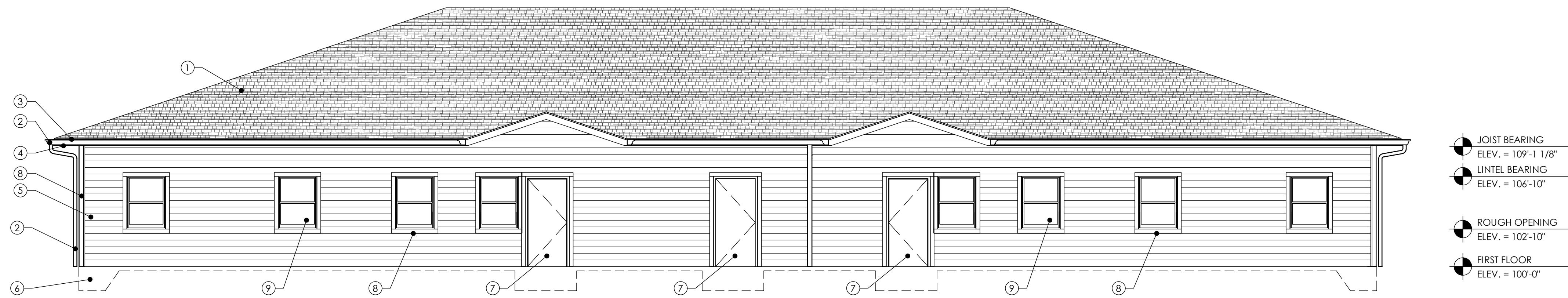


**SOUTH ELEVATION** 3  
SCALE: 3/16" = 1'-0" A 501

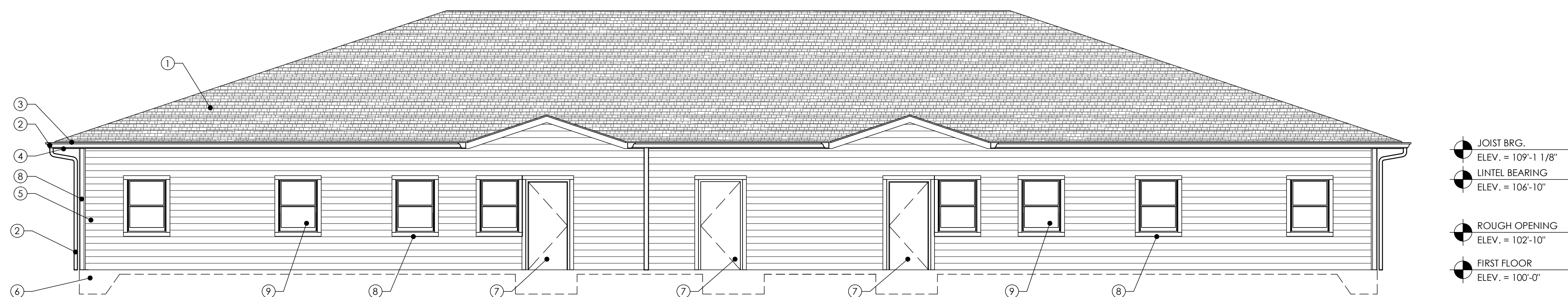


**NORTH ELEVATION** 4  
SCALE: 3/16" = 1'-0" A 501

| ELEVATION KEYNOTES |                                     |
|--------------------|-------------------------------------|
| NO.                | DESCRIPTION                         |
| 1                  | ASPHALT SHINGLES                    |
| 2                  | SEAMLESS ALUM. GUTTERS & DOWNSPOUTS |
| 3                  | PRE-FINISHED METAL FASCIA           |
| 4                  | PRE-FINISHED VENTED ALUMINUM SOFFIT |
| 5                  | VINYL LAP SIDING                    |
| 6                  | POURED GRADE BEAM                   |
| 7                  | INSULATED HOLLOW METAL DOOR         |
| 8                  | SMARTSIDE TRIM                      |
| 9                  | VINYL DOUBLE HUNG WINDOW            |



**EAST ELEVATION** 2  
SCALE: 3/16" = 1'-0" A 501

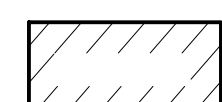


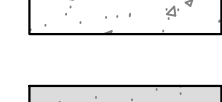


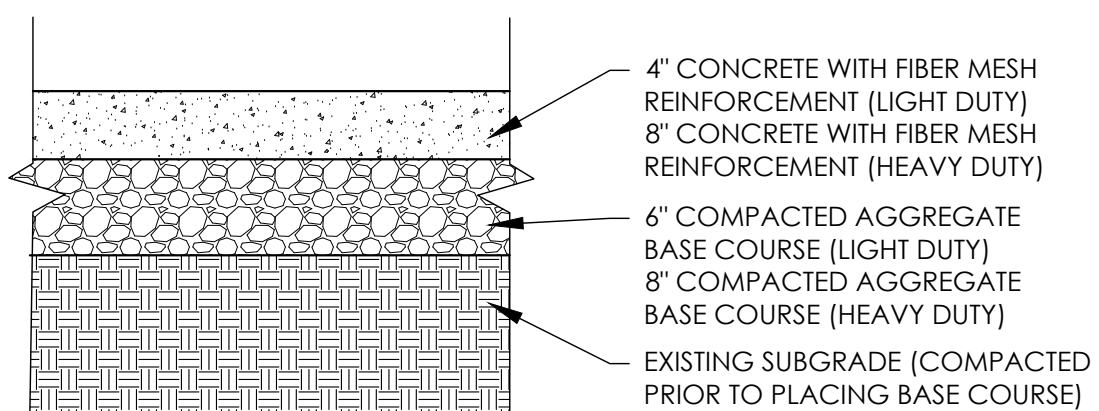
**WEST ELEVATION** 1  
SCALE: 3/16" = 1'-0" A 501



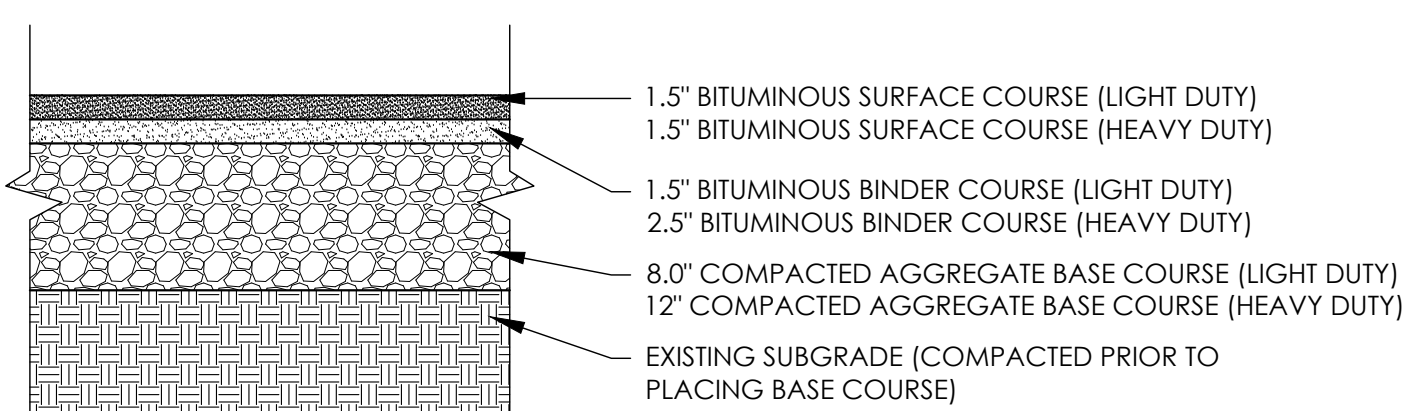


**SITE LEGEND**

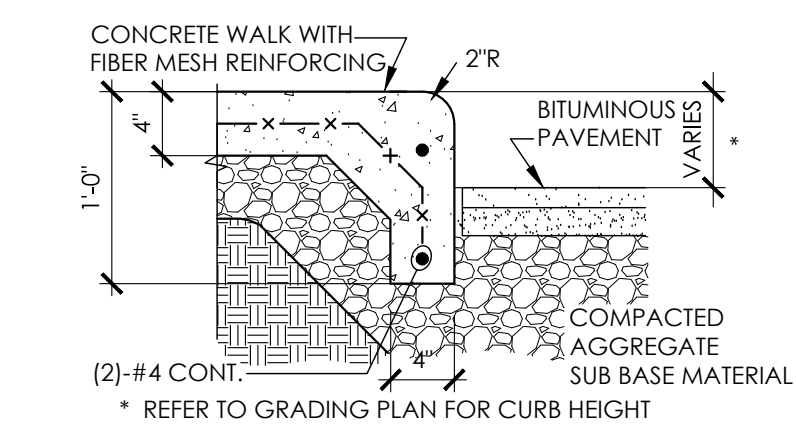
-  EXTENTS OF PROPOSED BUILDING. REFER TO ARCHITECTURAL DRAWINGS.
-  PROPOSED LIGHT DUTY PAVEMENT HATCH. SEE DETAIL.
-  PROPOSED LIGHT DUTY CONCRETE HATCH. SEE DETAIL.
-  PROPOSED HEAVY DUTY CONCRETE HATCH. SEE DETAIL.



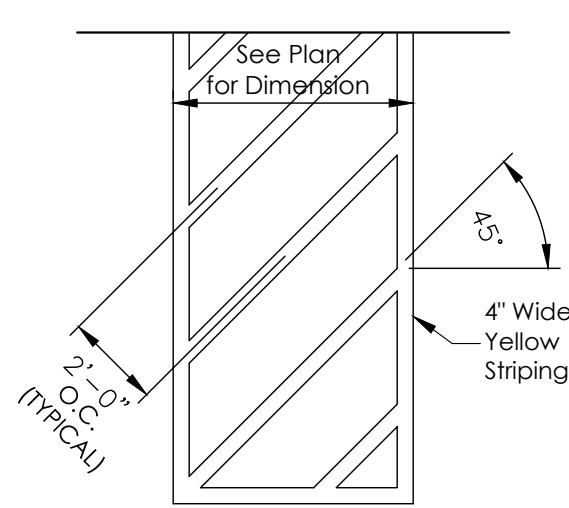
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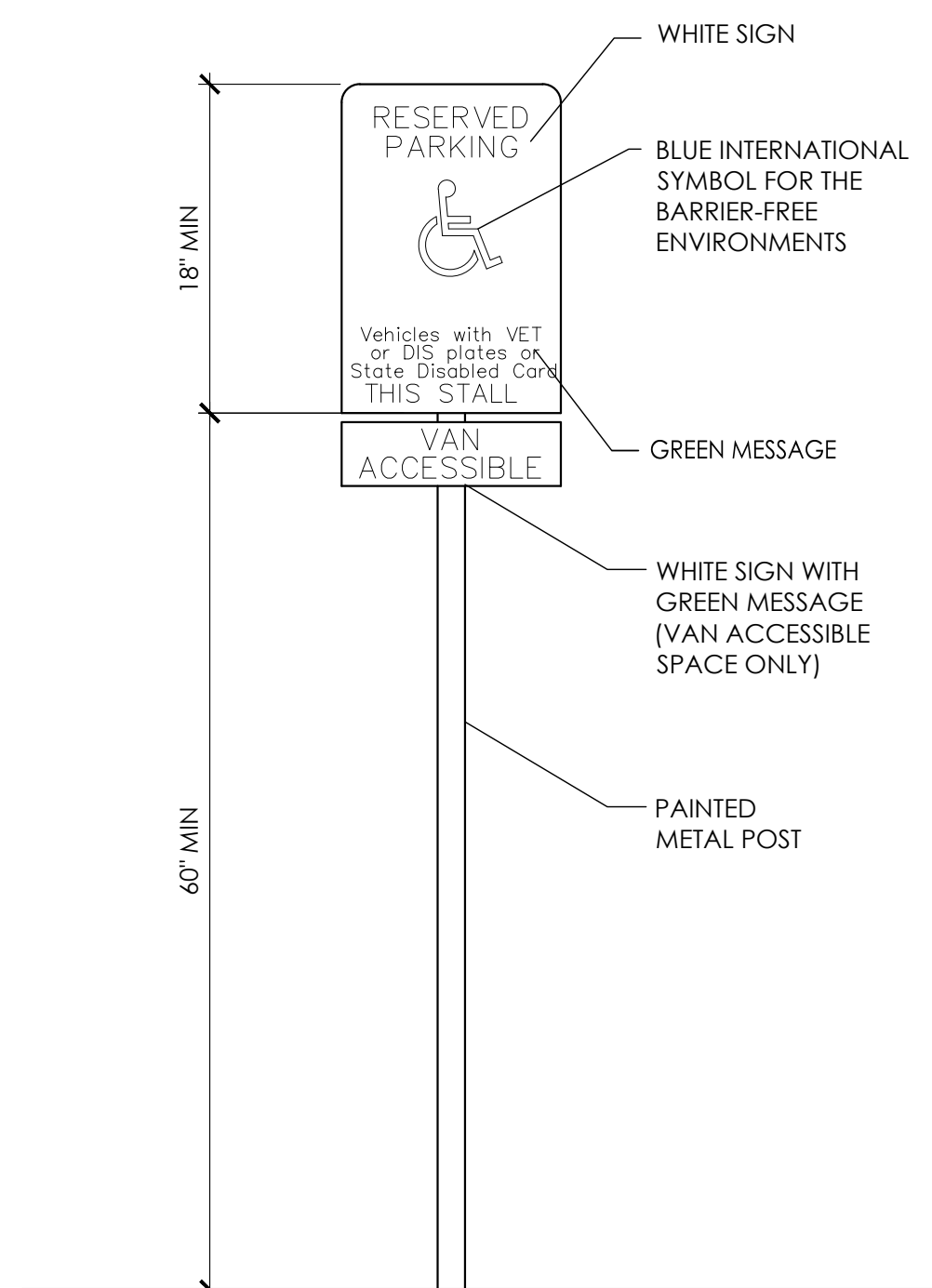
**ASPHALT PAVEMENT CROSS SECTION**



**CONCRETE CURB & SIDEWALK SECTION**

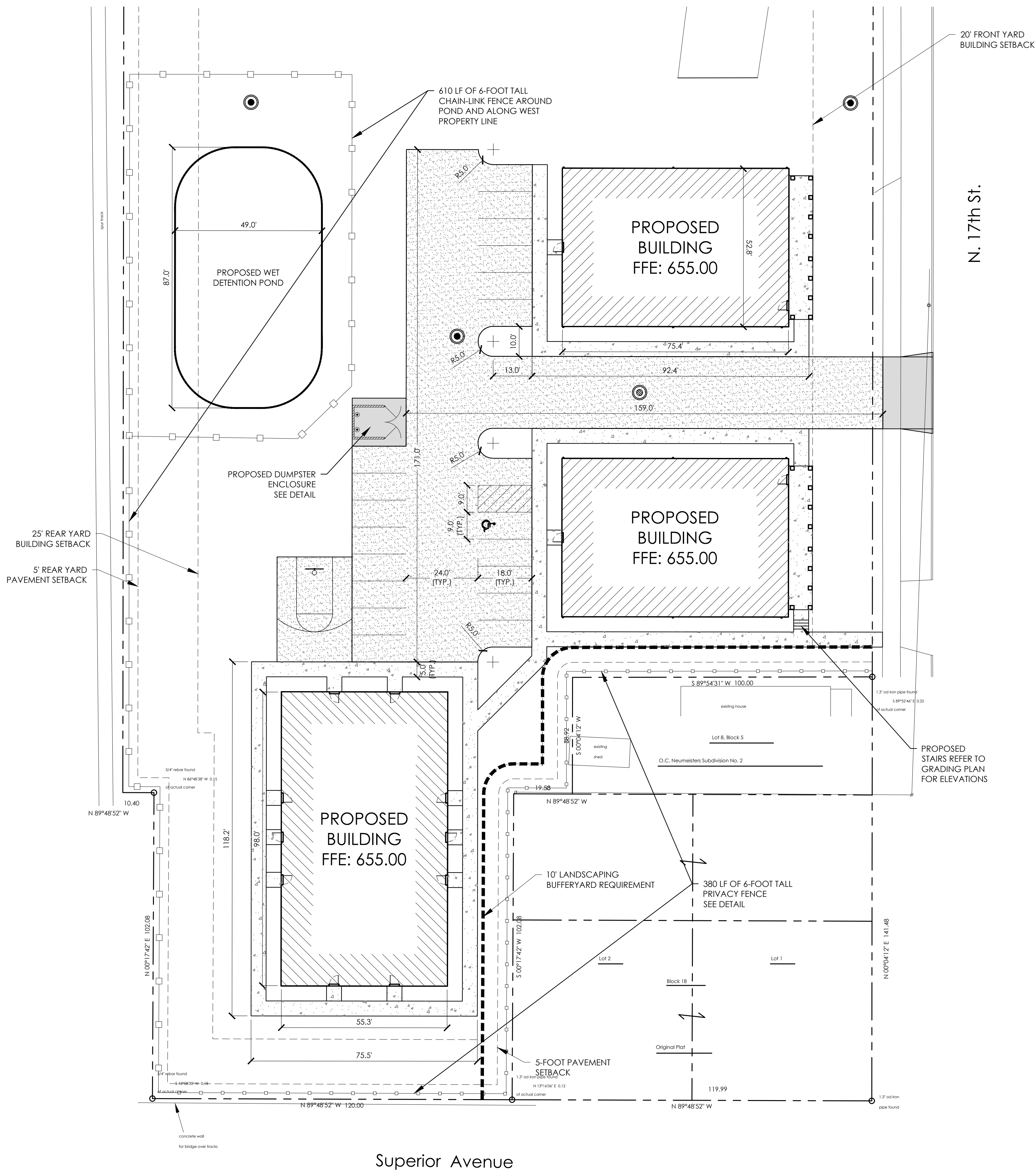


**ACCESS AISLE STRIPING**



**HANDICAPPED PARKING SIGNAGE DETAIL**

Union Pacific Railroad



REVISIONS:

NOTICE TO BIDDERS  
BIDDERS SHALL REVIEW ALL DRAWINGS AND SPECIFICATION SECTIONS TO DETERMINE THE IMPACT OF OTHER SECTIONS OF WORK ON THEIR OWN WORK

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ISSUE DATE: APRIL 30, 2019  
NEW FACILITY FOR:

**VISTA CARE SITE MASTERPLAN**

ABACUS ARCHITECTS INC., 1135A MICHIGAN AVENUE, SHEBOYGAN, WISCONSIN 53081 PH. 920-452-4444 FX. 920-452-9198  
N17TH ST, SHEBOYGAN, WI 53081

DRAWN BY: MDW

CHECKED BY: JRV

**A**  
**202**

PROJ. NO. 2018-91.4

**SITE PLAN**  
SCALE: 1"=20'





REVISIONS:

NOTICE TO BIDDERS  
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ISSUE DATE: APRIL 30, 2019  
NEW FACILITY FOR:

VISTA CARE SITE MASTERPLAN

117TH ST, SHEBOYGAN, WI 53081

ABACUS ARCHITECTS INC., 1135A MICHIGAN AVENUE, SHEBOYGAN, WISCONSIN 53081 PH. 920-452-4444 FX. 920-452-9198

DRAWN BY: MDW

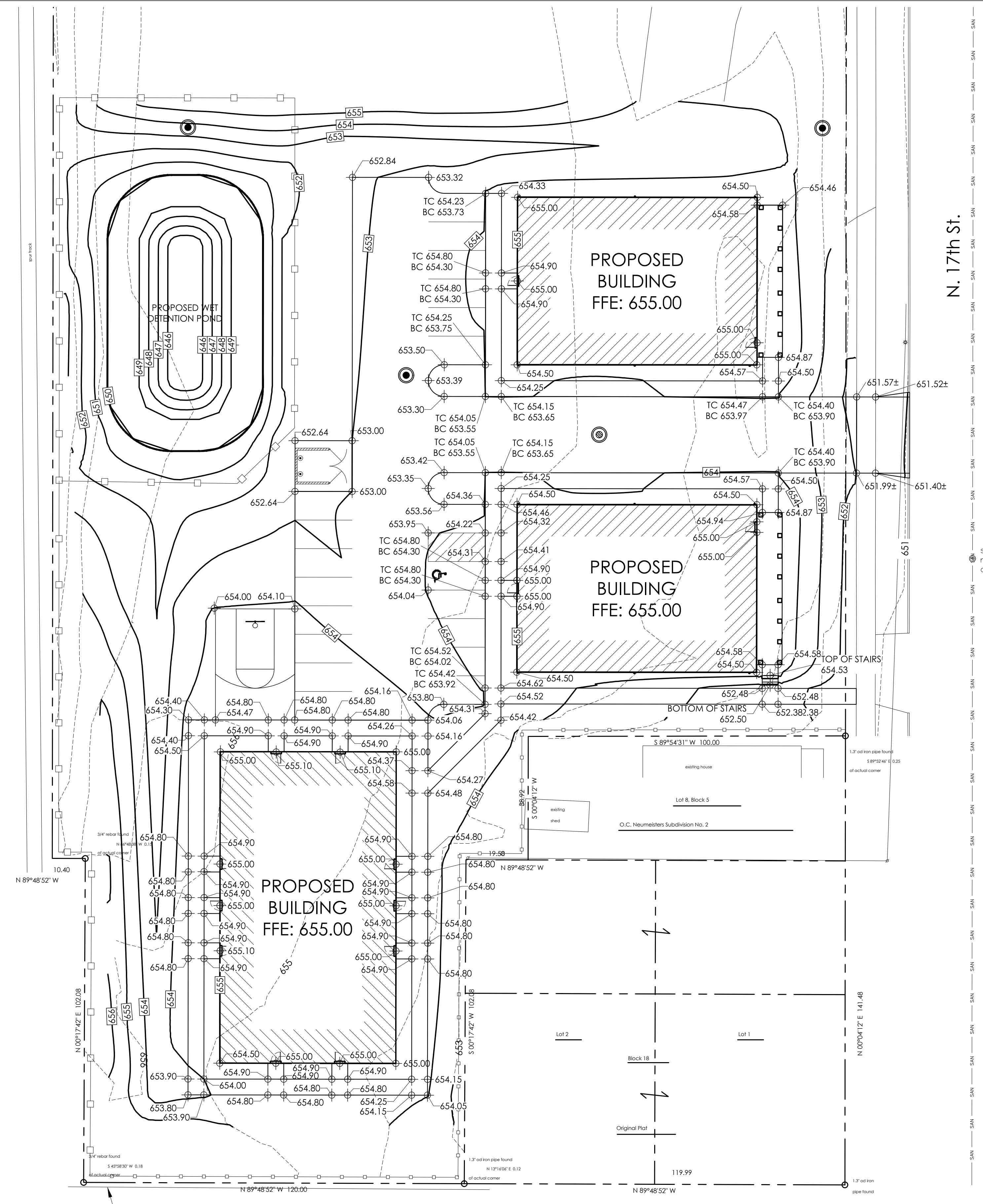
CHECKED BY: JRV

A  
203

PROJ. NO. 2018-91.4

| GRADING LEGEND |   |
|----------------|---|
|                | PROPOSED CONTOUR  |
|                | EXISTING CONTOUR  |
|                | PROPOSED SPOT ELEVATION   |
|                | PROPOSED TOP OF CURB ELEVATION<br>PROPOSED BOTTOM OF CURB ELEVATION |
|                | MATCH EXISTING ELEVATION  |

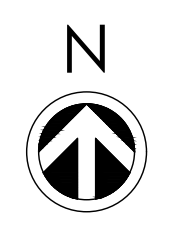
Union Pacific Railroad



Superior Avenue

N. 17th St.

SITE GRADING PLAN  
SCALE: 1"=20'



REVISIONS:

NOTICE TO BIDDERS  
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**VISTA CARE SITE MASTERPLAN**

117TH ST, SHEBOYGAN, WI 53081

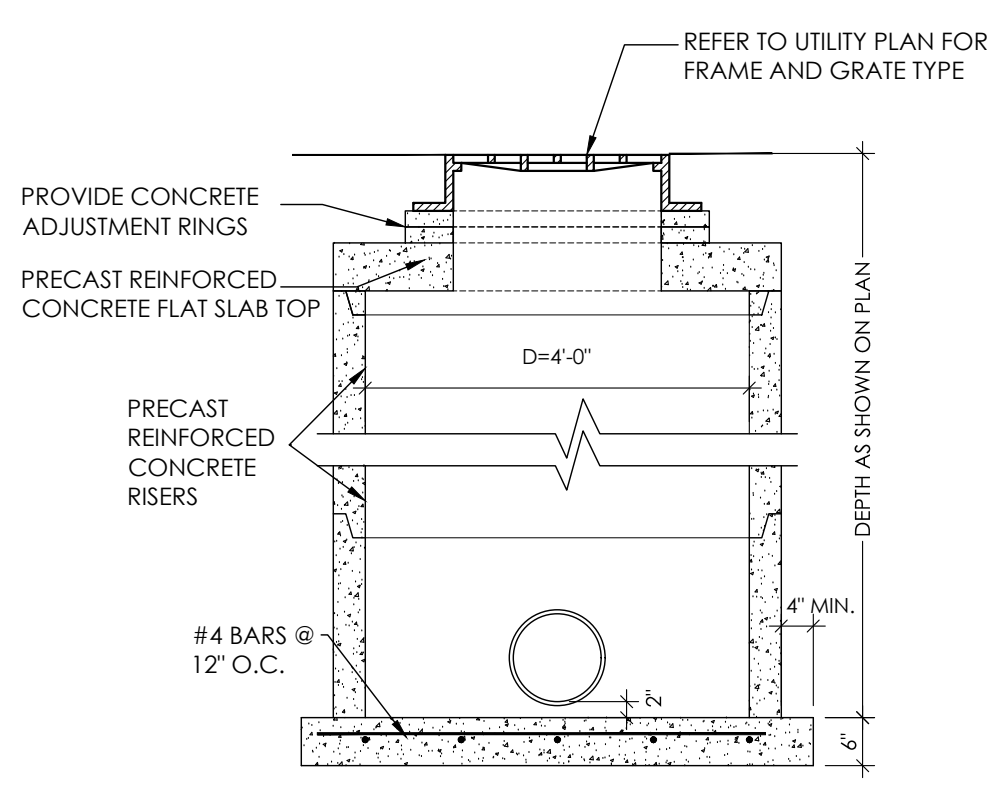
ABACUS ARCHITECTS INC., 1135A MICHIGAN AVENUE, SHEBOYGAN, WISCONSIN 53081 PH. 920-452-4444 FX. 920-452-9198

DRAWN BY: MDW

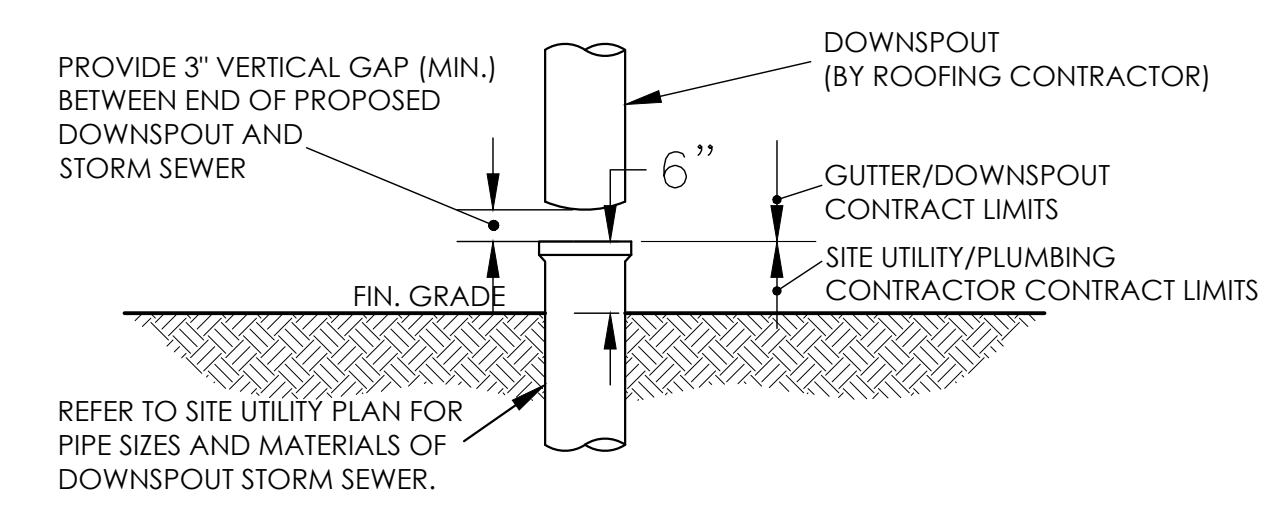
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**A**  
**204**

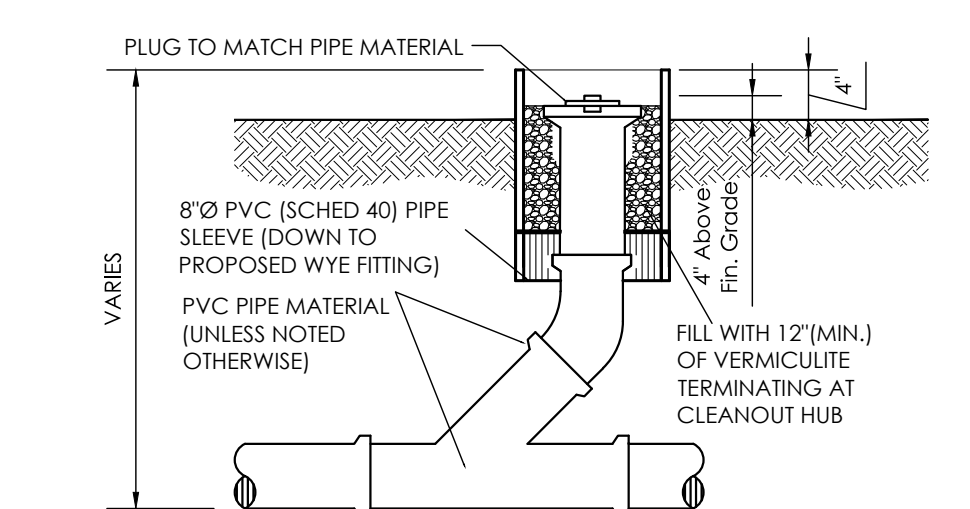
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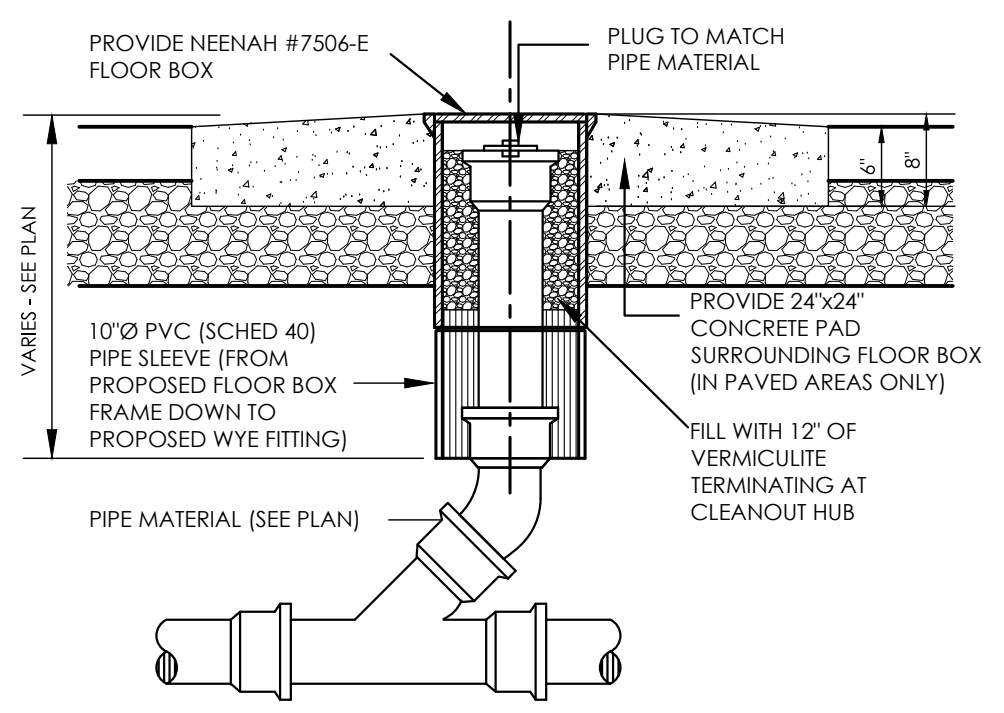
PRECAST REINFORCED  
CONCRETE ACCEPTABLE  
**STORM INLET SECTION**



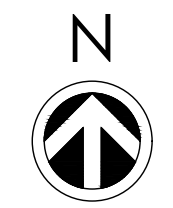
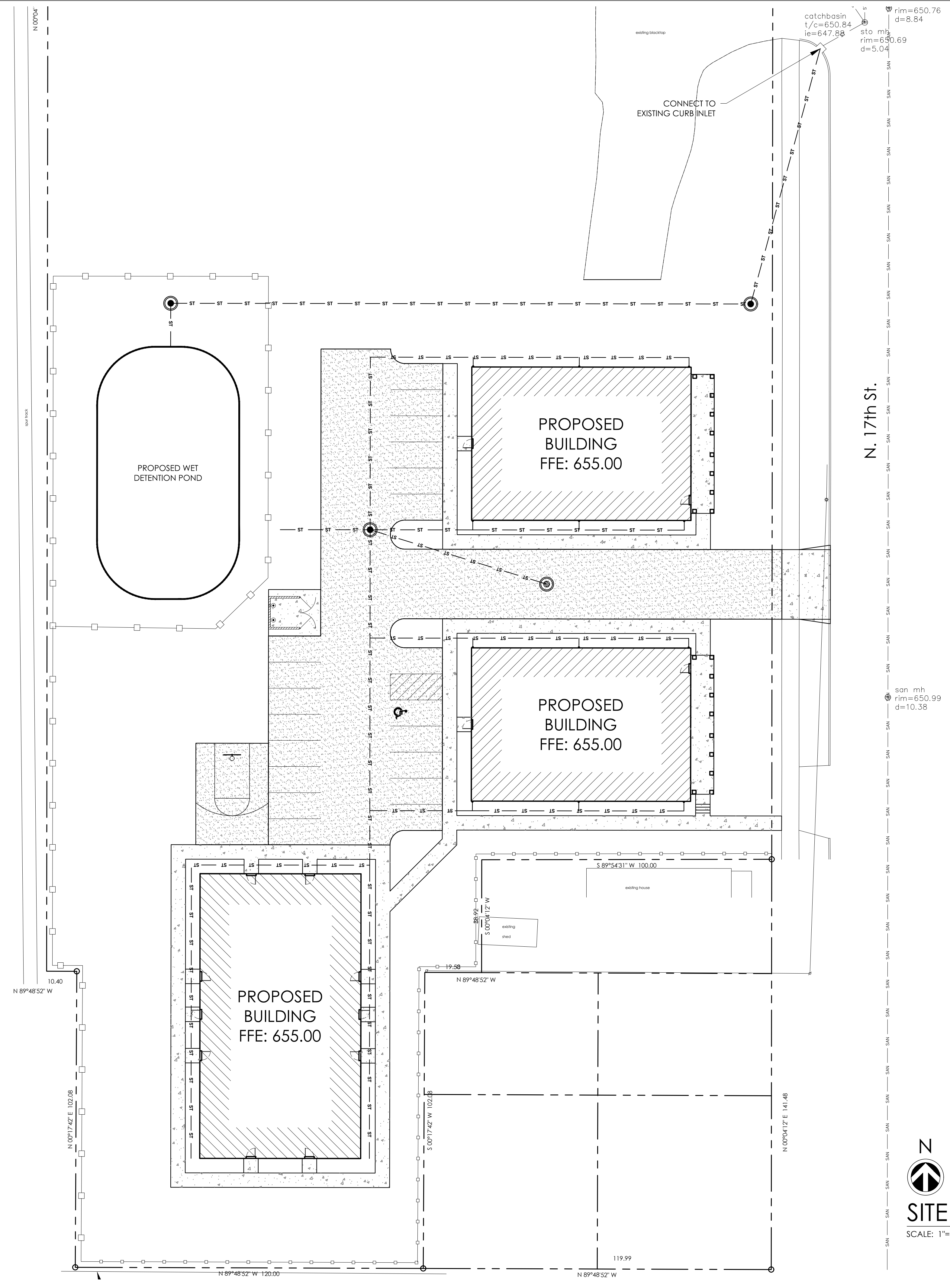
**DOWNSPOUT HUB SECTION**



**EXTERIOR CLEANOUT SECTION**  
(@ LOCATIONS WITHIN TURF AREAS)

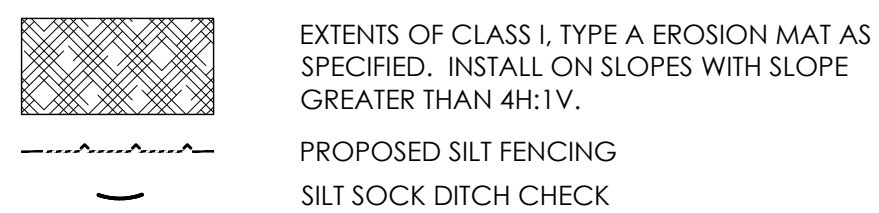


**EXTERIOR CLEANOUT SECTION  
W/FROST SLEEVE**  
(@ LOCATIONS WITHIN PAVEMENT/CONCRETE AREAS)



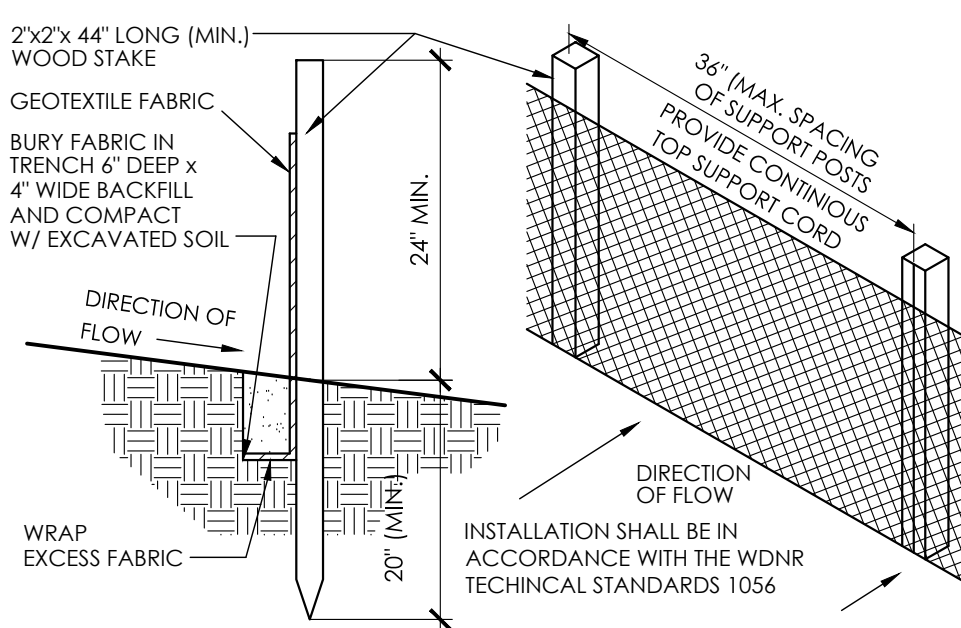
**SITE UTILITY PLAN**  
SCALE: 1"=20'

## EROSION CONTROL LEGEND

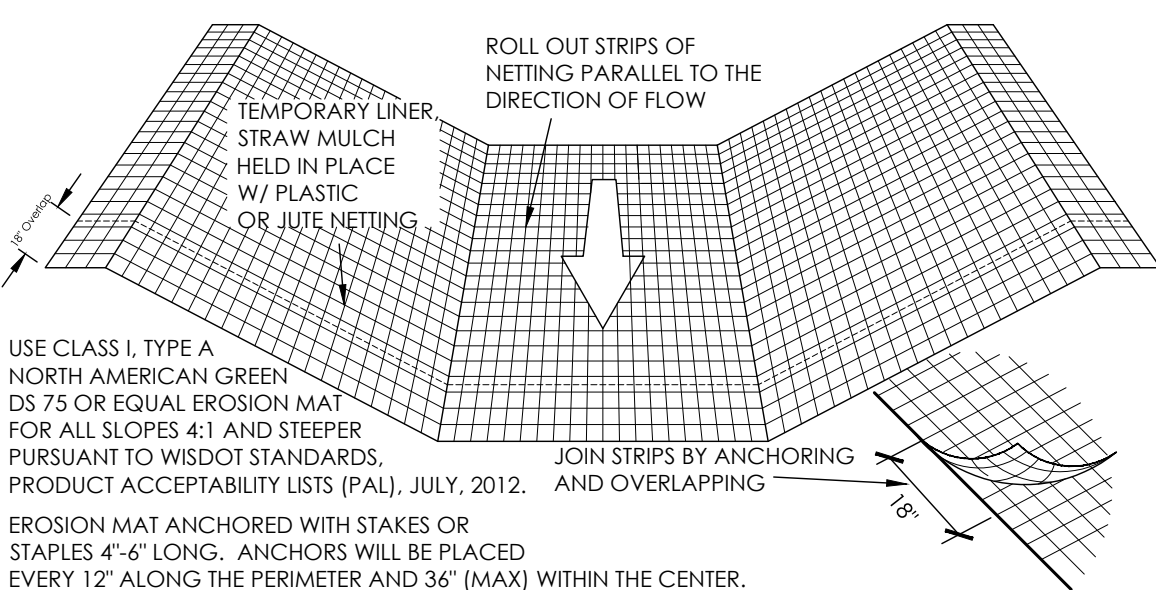


## SEQUENCE OF CONSTRUCTION ACTIVITIES

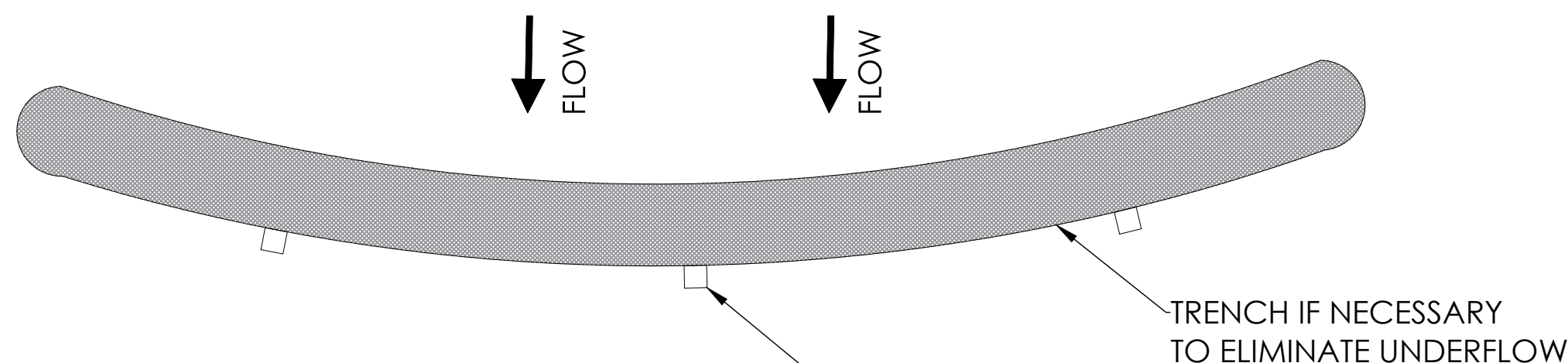
1. INSTALL SILT FENCING ALONG PERIMETER OF CONSTRUCTION LIMITS AS IDENTIFIED ON THE 'EROSION CONTROL PLAN'. INSTALL STONE TRACKING PAD AS IDENTIFIED.
2. CLEAR AND GRUB WHERE REQUIRED.
3. MOBILIZE GRADING EQUIPMENT.
4. STRIP TOPSOIL FROM REMAINDER OF THE SITE AS NEEDED TO PERFORM GRADING ACTIVITIES AS SHOWN IN THE SITE GRADING PLANS (A203 SHEET).
5. ALL PIPING TO BE INSTALLED STARTING WITH THE DOWNSTREAM END.
6. INSTALL REMAINING STRUCTURES AND PIPING ON SITE. PERFORM PROPOSED GRADING THROUGHOUT SITE AND CONSTRUCT ALL PROPOSED CONCRETE SURFACES AND PROPOSED ASPHALT SURFACES UP TO THE BINDER COURSE.
7. RESPREAD TOPSOIL AND SEED THE BASIN. STABILIZE THE RESPREAD TOPSOIL WITH EROSION MAT TO ALL SLOPES 4:1 AND STEEPER OR AS IDENTIFIED ON THE SITE GRADING AND EROSION CONTROL PLAN.
8. INSTALL ASPHALT PAVEMENT SURFACE COURSE AFTER GRADING ACTIVITIES HAVE BEEN FINALIZED.
9. STRIPE PARKING LOT IN ACCORDANCE WITH THE A/202 - SITE PLAN.
10. AFTER A SUFFICIENT STAND OF GRASS HAS BEEN ESTABLISHED, CONTRACTOR IS TO CONTACT ENGINEER FOR PUNCH LISTING OF SITE TO BE PERFORMED.
11. AN AS-BUILT SURVEY IS TO BE PERFORMED AND PROVIDED TO THE CITY OF SHEBOYGAN AFTER COMPLETION OF PROJECT.



## SILT FENCE SECTION & DETAIL



## EROSION MATTING DETAIL (FOR SIDE SLOPES ONLY - NOT FOR CHANNELIZED FLOW)



### NOTE:

INSTALL SILT SOCK PERPENDICULAR TO FLOW WITH ENDS CURLED SLIGHTLY UPSTREAM TO PREVENT HIGH WATER FROM GOING AROUND THE ENDS. SLOW AND SPREAD WATER TO REDUCE CHANNELING AND EROSION.

STAKE BEHIND, OR THROUGH TO HOLD SECURELY TO GROUND

## SILT SOCK DITCH CHECK

## EROSION CONTROL NOTES

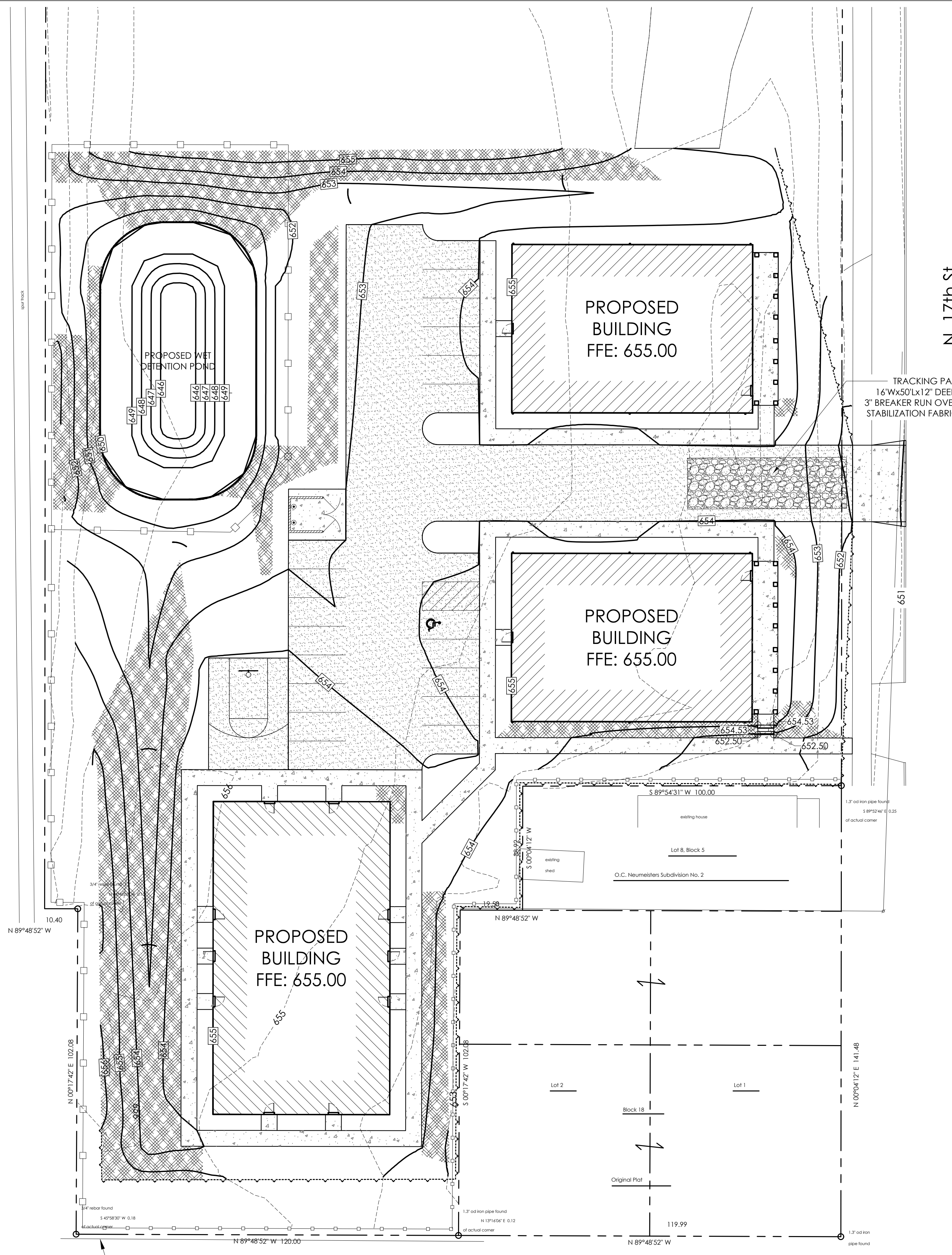
1. POST WDNR CERTIFICATE OF PERMIT COVERAGE ON SITE AND MAINTAIN UNTIL CONSTRUCTION ACTIVITIES HAVE CEASED, THE SITE IS STABILIZED, AND A NOTICE OF TERMINATION IS FILED WITH WDNR.
2. KEEP A COPY OF THE CURRENT EROSION CONTROL PLAN ON SITE THROUGHOUT THE DURATION OF THE PROJECT.
3. SUBMIT PLAN REVISIONS OR AMENDMENTS TO THE WDNR AT LEAST 5 DAYS PRIOR TO FIELD IMPLEMENTATION.
4. THE CONTRACTOR IS RESPONSIBLE FOR ROUTINE SITE INSPECTIONS AT LEAST ONCE EVERY 7 DAYS AND WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR GREATER. KEEP INSPECTION REPORTS ON-SITE AND MAKE THEM AVAILABLE UPON REQUEST.
5. INSPECT AND MAINTAIN ALL INSTALLED EROSION CONTROL PRACTICES UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.
6. WHEN POSSIBLE: PRESERVE EXISTING VEGETATION (ESPECIALLY ADJACENT TO SURFACE WATERS). MINIMIZE LAND-DISTURBING CONSTRUCTION ACTIVITY ON SLOPES OF 20% OR MORE. MINIMIZE SOIL COMPACTION, AND PRESERVE SOIL.
7. REFER TO THE WDNR STORMWATER CONSTRUCTION TECHNICAL STANDARDS AT [http://dnr.wi.gov/topic/stormwater/standards/const\\_standards.html](http://dnr.wi.gov/topic/stormwater/standards/const_standards.html).
8. INSTALL PERIMETER EROSION CONTROLS AND ROCK TRACKING PAD CONSTRUCTION ENTRANCE(S) PRIOR TO ANY LAND-DISTURBING ACTIVITIES, INCLUDING CLEARING AND GRUBBING. USE **WDNR TECHNICAL STANDARD STONE TRACKING PAD AND TIRE WASHING #1057** FOR ROCK CONSTRUCTION ENTRANCE(S).
9. INSTALL INLET PROTECTION PRIOR TO LAND-DISTURBING ACTIVITIES IN THE CONTRIBUTING DRAINAGE AREA. PROVIDE RUNOFF IN ACCORDANCE WITH **WDNR TECHNICAL STANDARD STORM DRAIN INLET PROTECTION FOR CONSTRUCTION SITES #1060**.
10. STAGE CONSTRUCTION GRADING ACTIVITIES TO MINIMIZE THE CUMULATIVE EXPOSED AREA. CONDUCT TEMPORARY GRADING FOR EROSION CONTROL PER **WDNR TECHNICAL STANDARD TEMPORARY GRADING PRACTICES FOR EROSION CONTROL #1067**.
11. PERMITTING OF GROUNDWATER DEWATERING IS THE RESPONSIBILITY OF THE CONTRACTOR. GROUNDWATER DEWATERING IS SUBJECT TO A DNR WASTEWATER DISCHARGE PERMIT AND A DNR HIGH CAPACITY WELL APPROVAL IF CUMULATIVE PUMP CAPACITY IS 70 GPM OR MORE. (Rev. February 2017)
12. PROVIDE ANTI-SCOUR PROTECTION AND MAINTAIN NON-EROSIVE FLOW DURING DEWATERING. PERFORM DEWATERING OF AREA TO BE RUNOFF IN ACCORDANCE WITH **WDNR TECHNICAL STANDARD DE-WATERING #1061**. (Rev. February 2017)
13. COMPLETE AND STABILIZE SEDIMENT BASINS/TRAPS OR WET PONDS PRIOR TO MASS LAND DISTURBANCE TO CONTROL RUNOFF DURING CONSTRUCTION. REMOVE SEDIMENT AS NEEDED TO MAINTAIN 3 FEET OF DEPTH TO THE OUTLET, AND PROPERLY DISPOSE OF SEDIMENT REMOVED DURING MAINTENANCE (REFER TO NR 528). CONSTRUCT AND MAINTAIN THE SEDIMENT BASIN PER **WDNR TECHNICAL STANDARD SEDIMENT BASIN #1064** AND **SEDIMENT TRAP #1063**.
14. INSTALL AND MAINTAIN SILT FENCING PER **WDNR TECHNICAL STANDARD SILT FENCE #1056**. REMOVE SEDIMENT FROM BEHIND SILT FENCES AND SEDIMENT BARRIERS BEFORE SEDIMENT REACHES A DEPTH THAT IS EQUAL TO ONE-HALF OF THE FENCE AND/OR BARRIER HEIGHT. REPAIR BREAKS AND GAPS IN SILT FENCES AND BARRIERS IMMEDIATELY. REPLACE DECOMPOSING STRAW BALES (TYPICAL BALE LIFE IS 3 MONTHS). LOCATE, INSTALL, AND MAINTAIN STRA BALES PER **WDNR TECHNICAL STANDARD DITCH CHECKS #1062**.
15. INSTALL AND MAINTAIN FILTER SOCKS IN ACCORDANCE WITH **WDNR TECHNICAL STANDARD INTERIM MANUFACTURED PERIMETER CONTROL AND SLOPE INTERRUPTION PRODUCTS #1071**.
16. IMMEDIATELY STABILIZE STOCKPILES AND SURROUND STOCKPILES AS NEEDED WITH SILT FENCE OR OTHER PERIMETER CONTROL IF STOCKPILES WILL REMAIN INACTIVE FOR 7 DAYS OR LONGER.
17. IMMEDIATELY STABILIZE ALL DISTURBED AREAS THAT WILL REMAIN INACTIVE FOR 14 DAYS OR LONGER. BETWEEN SEPTEMBER 15 AND OCTOBER 15: STABILIZE WITH MULCH, TACKIFIER, AND A PERENNIAL SEED MIXED WITH WINTER WHEAT, ANNUAL OATS, OR ANNUAL RYE, AS APPROPRIATE FOR REGION AND SOIL TYPE. OCTOBER 15 THROUGH COLD WEATHER: STABILIZE WITH A POLYMER AND DRY MIX, AS APPROPRIATE TO REGION AND SOIL TYPE.
18. STABILIZE AREAS OF FINAL GRADING WITHIN 7 DAYS OF REACHING FINAL GRADE.
19. SWEEP/CLEAN UP ALL SEDIMENT/TRASH THAT MOVES OFF-SITE DUE TO CONSTRUCTION ACTIVITY OR STORM EVENTS BEFORE THE END OF THE SAME WORKDAY OR AS DIRECTED BY THE MUNICIPALITY. SEPARATE SWEEP MATERIALS (SOILS AND TRASH) AND DISPOSE OF APPROPRIATELY.
20. THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST PER **WDNR TECHNICAL STANDARD DUST CONTROL ON CONSTRUCTION SITES #1068**.
21. PROPERLY DISPOSE OF ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, OR OTHER CONSTRUCTION MATERIALS) AND DO NOT ALLOW THESE MATERIALS TO BE CARRIED BY RUNOFF INTO THE RECEIVING CHANNEL.
22. COORDINATE WITH THE CONTRACTOR TO UPDATE THE LAND DISTURBANCE PERMIT TO INDICATE THE ANTICIPATED OR LIKELY DISPOSAL LOCATIONS FOR ANY EXCAVATED SOILS OR CONSTRUCTION DEBRIS THAT WILL BE HAULED OFF-SITE FOR DISPOSAL. THE DEPOSITED OR STOCKPILED MATERIAL NEEDS TO INCLUDE PERIMETER SEDIMENT CONTROL MEASURES (SUCH AS SILT FENCE, HAY BALES, FILTER SOCKS, OR COMPACTED EARTHEN BERMS).
23. FOR NON-CHANNELIZED FLOW ON DISTURBED OR CONSTRUCTED SLOEPS, PROVIDE APPROPRIATE EROSION CONTROL MATTING. SELECT EROSION MATTING FROM APPROPRIATE MATRIX IN WDOT'S WIDOT PRODUCT ACCEPTABILITY LIST (PAL); INSTALL AND MAINTAIN PER **WDNR TECHNICAL STANDARD NON-CHANNEL EROSION MAT #1052**.
24. FOR CHANNELIZED FLOW ON DISTURBED OR CONSTRUCTED AREAS, PROVIDE APPROPRIATE EROSION CONTROL MATTING. SELECT EROSION MATTING FROM APPROPRIATE MATRIX IN WDOT'S WIDOT PRODUCT ACCEPTABILITY LIST (PAL); INSTALL AND MAINTAIN PER **WDNR TECHNICAL STANDARD CHANNEL EROSION MAT #1053**.
25. MAKE PROVISIONS FOR WATERING DURING THE FIRST 8 WEEKS FOLLOWING SEEDING OR PLANTING OF DISTURBED AREAS WHENEVER MORE THAN 7 CONSECUTIVE DAYS OF DRY WEATHER OCCUR.
26. INSTALL ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES (SUCH AS TEMPORARY SEDIMENT BASINS, DITCH CHECKS, EROSION CONTROL MATTING, SILT FENCING, FILTER SOCKS, WATLES, SWALES, ETC.) OR AS DIRECTED BY THE MUNICIPALITY.
27. THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE WDNR REMEDIATION AND WASTE MANAGEMENT REQUIREMENTS FOR HANDLING AND DISPOSING OF CONTAMINATED MATERIALS. SITE-SPECIFIC INFORMATION FOR AREAS WITH KNOWN OR SUSPECTED SOIL AND/OR GROUNDWATER CONTAMINATION CAN BE FOUND ON WDNR'S BUREAU OF REMEDIATION AND REDEVELOPMENT TRACKING SYSTEM (BRRTS) PUBLIC DATABASE AT <http://dnr.wi.gov/botw/>.

EROSION CONTROL NOTES PROVIDED BY WDNR BUREAU OF WATERSHED MANAGEMENT PROGRAM GUIDANCE #3800-2015-03

## CONTACT INFORMATION

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SHEBOYGAN, WI 53081  
(920)452-4444

**CONTRACTOR:**  
JEREMY HAUSE  
JARI'S WORKSHOP LLC  
628 5TH AVENUE  
BARABOO, WI 53913  
CALL/TEXT: 608-448-9980



N. 17th St.



### REVISIONS:

NOTICE TO BIDDERS  
BIDDERS SHALL REVIEW ALL DRAWINGS AND SPECIFICATION SECTIONS TO DETERMINE THE IMPACT OF OTHER SECTIONS OF WORK ON THEIR OWN WORK

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ISSUE DATE: APRIL 30, 2019  
NEW FACILITY FOR:

VISTA CARE SITE MASTER PLAN

117TH ST, SHEBOYGAN, WI 53081

ABACUS ARCHITECTS INC., 1135A MICHIGAN AVENUE, SHEBOYGAN, WISCONSIN 53081 PH. 920-452-4444 FX. 920-452-9198

DRAWN BY: MDW

CHECKED BY: JRV

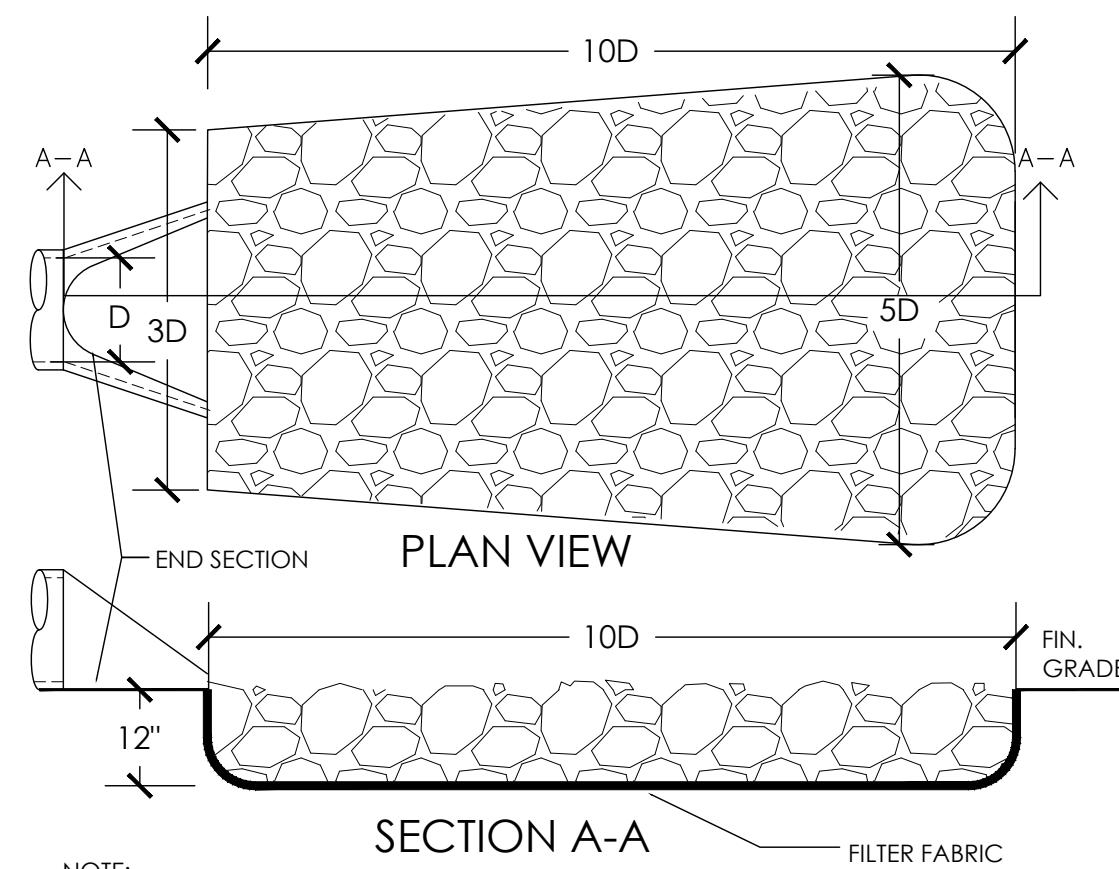
A  
205

PROJ. NO. 2018-91.4

## SITE EROSION CONTROL PLAN

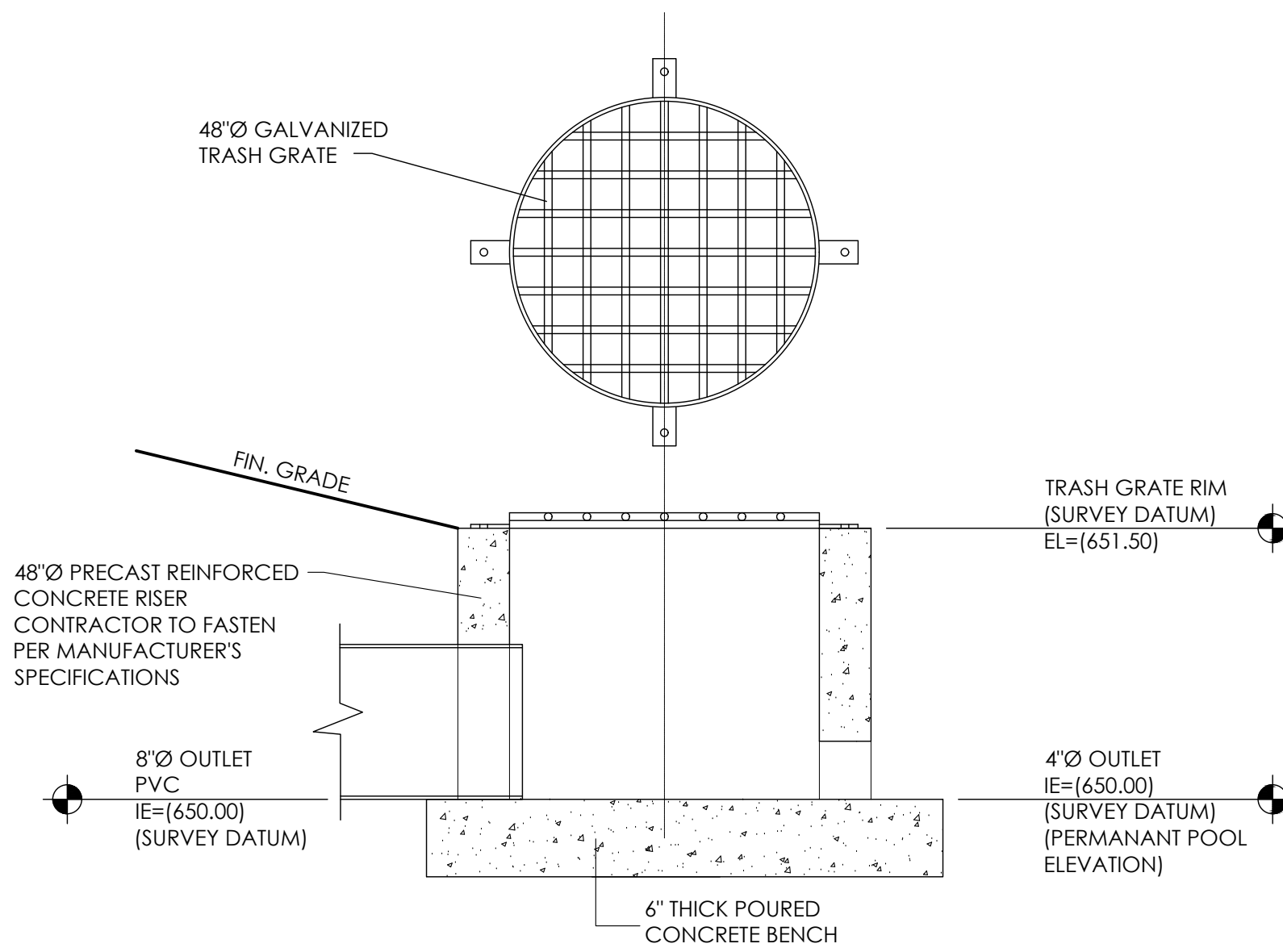
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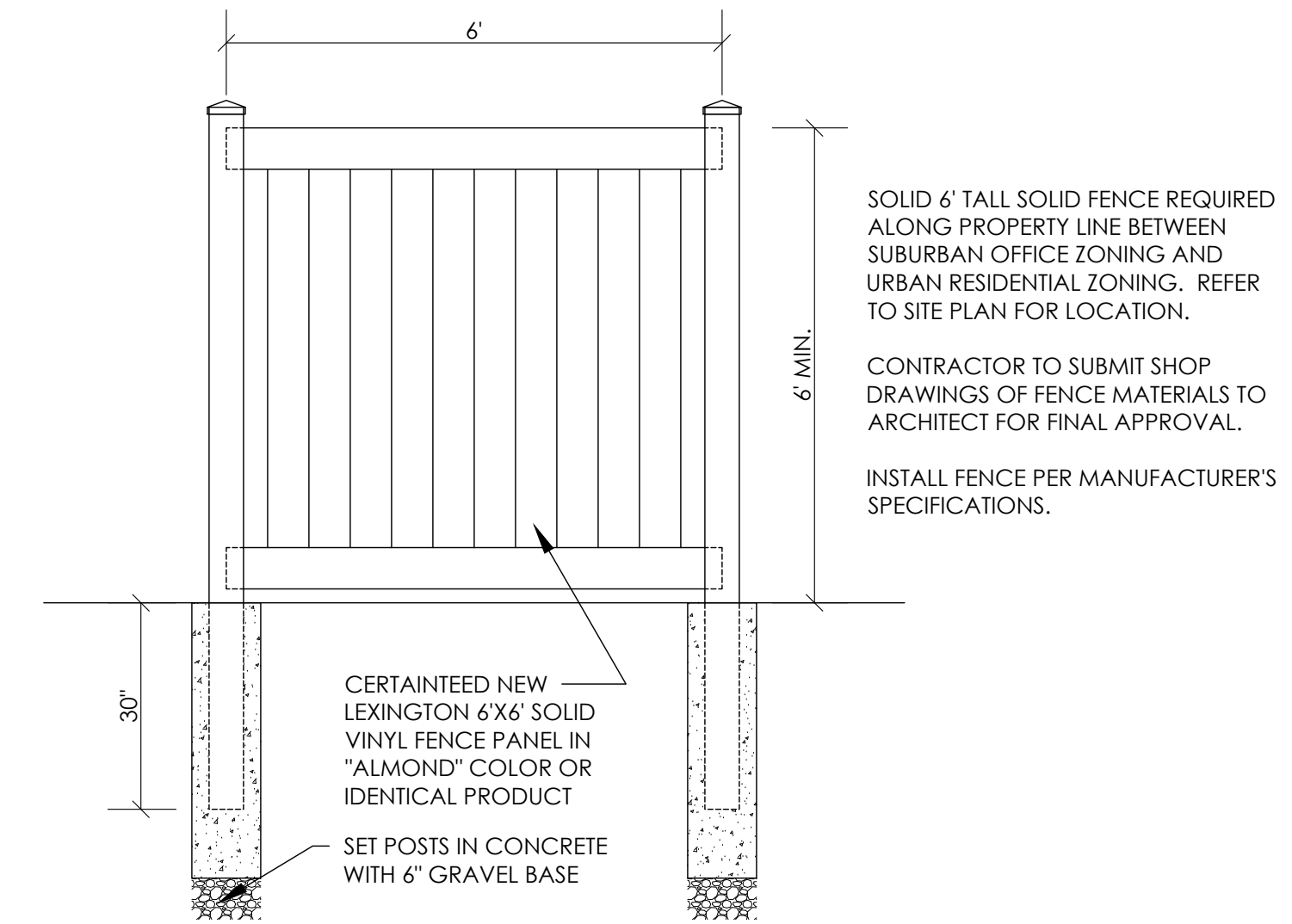


NOTE:  
APRON TO BE PLACED LEVEL WITH THE TOP SURFACE OF RIPRAP AT  
SAME LEVEL AS SURROUNDING LAND SURFACE NO OVERFALL SHOULD EXIST.

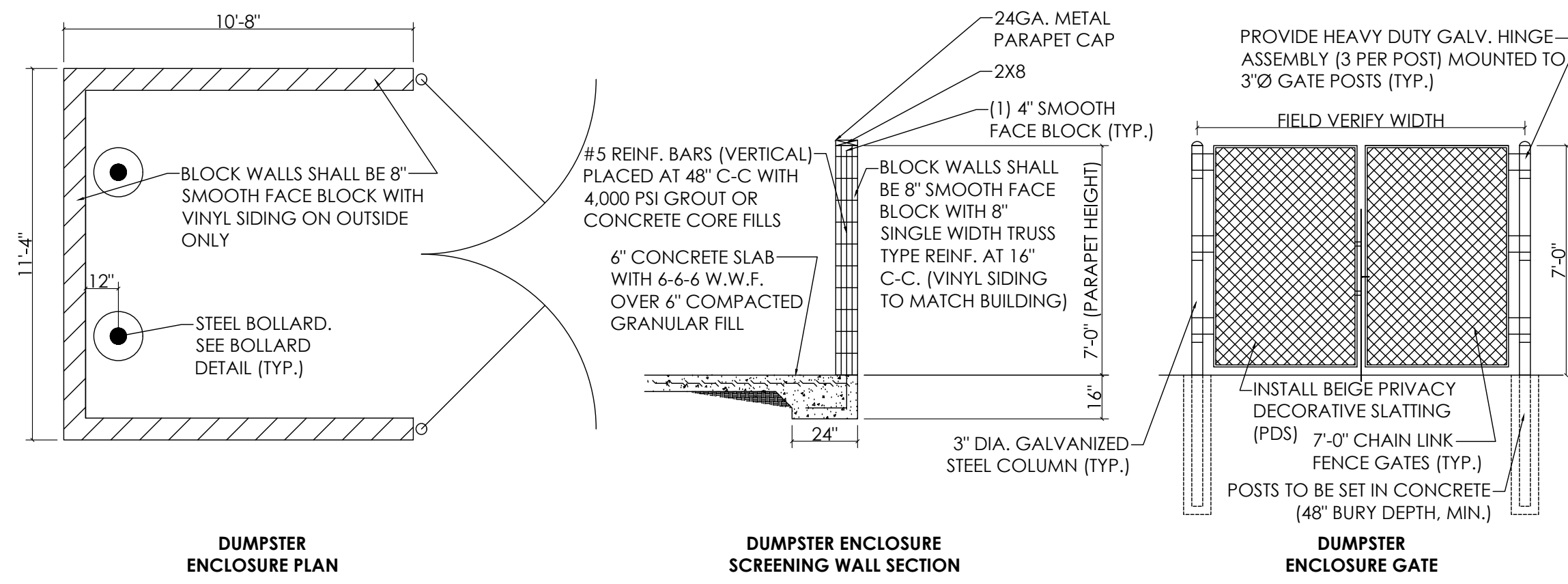
**STORM SEWER OUTFALL**



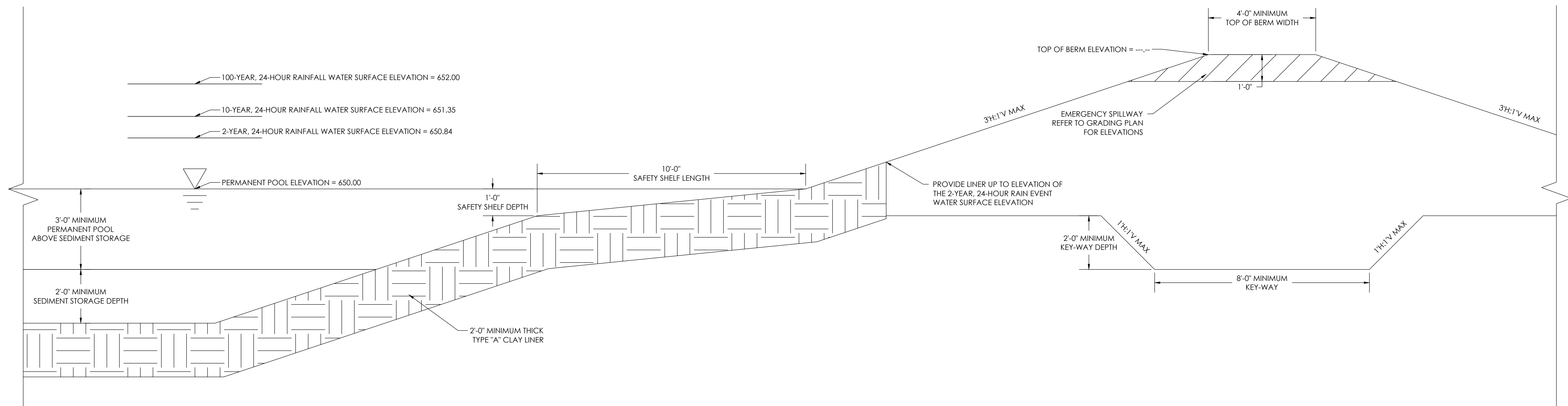
**STORM OUTLET SECTION**



**6' TALL BUFFERYARD FENCE**



**DUMPSTER ENCLOSURE**



**WET DETENTION POND CROSS SECTION**



REVISIONS:

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DRAWN BY: MDW

CHECKED BY: JRV

**A**  
**206**

**SITE DETAILS**

SCALE: N.T.S.

PROJ. NO. 2018-91.4

P:\2018-CONTRACTS\2018-91\_4 TLC Homes Sheboygan CBRF's Master Plan\Phase - 2\Construction Documents\3 Site\SiteMFP\_2018-91.dwg

# LANDSCAPE PLANT SCHEDULE

| KEY | BOTANICAL NAME               | COMMON NAME           | QTY               | SIZE | R.C. | MATURE HT. | MATURE WD. | FRUIT COLOR   | FRUIT TYPE | POINTS TOTALS                         |     |                     |                     |                    |  |
|-----|------------------------------|-----------------------|-------------------|------|------|------------|------------|---------------|------------|---------------------------------------|-----|---------------------|---------------------|--------------------|--|
|     |                              |                       |                   |      |      |            |            |               |            | 1                                     | 2   | 3                   | 4                   |                    |  |
| A   | Ginkgo biloba                | Ginkgo                | 4                 | 3"   | B&B  | 50-80'     | 30-50'     | no fruit      |            | 0                                     | 0   | 150                 | 150                 |                    |  |
|     |                              |                       |                   |      |      |            |            |               |            | 75 Points per plant                   |     |                     |                     |                    |  |
| B   | Picea abies                  | Norway Spruce         | 3                 | 6'   | B&B  | 50-70'     | 25-30'     | brown cone    |            | 0                                     | 120 | 0                   | 0                   |                    |  |
|     |                              |                       |                   |      |      |            |            |               |            |                                       |     | 40 points per plant |                     |                    |  |
| C   | Acer x freemanii             | Autumn Blaze maple    | 5                 | 2.5" | B&B  | 40'        | 30'        | brown samaras |            | 0                                     | 150 | 0                   | 0                   |                    |  |
|     |                              |                       |                   |      |      |            |            |               |            | 30 points per plant                   |     |                     |                     |                    |  |
| D   | Pyrus calleryana             | Cleveland Select      | 2                 | 2"   | B&B  | 20'        | 10'        | brown pome    |            | 20                                    | 0   | 0                   | 0                   |                    |  |
|     |                              | Select Flowering Pear |                   |      |      |            |            |               |            |                                       |     |                     | 10 points per plant |                    |  |
| E   | Thuja occidentalis           | Holmstrup             | 26                | 5'   | cont | 12'        | 4'         | brown caps    |            | 130                                   | 0   | 0                   | 0                   |                    |  |
|     |                              | 'Holmstrup'           | Arborvitae        |      |      |            |            |               |            |                                       |     |                     |                     | 5 points per plant |  |
| F   | Weigelia                     | Wine and Roses        | 24                | 2'   | cont | 3-4"       | 4'         | none          | none       | 72                                    | 0   | 0                   | 0                   |                    |  |
|     |                              |                       |                   |      |      |            |            |               |            |                                       |     | 3 points per plant  |                     |                    |  |
| G   | Spiraea                      | Tor                   | 80                | 2'   | cont | 2.5'       | 3'         | tan           | clust      | 80                                    | 0   | 0                   | 0                   |                    |  |
|     |                              | Betulfolia 'Tor'      | Birchleaf Spiraea |      |      |            |            |               |            |                                       |     |                     |                     | 1 point per plant  |  |
| H   | Syringa 'Miss Kim'           | Miss Kim Lilac        | 2                 | 5'   | cont | 12'        | 6'         | tan           | caps       | 20                                    | 0   | 0                   | 0                   |                    |  |
|     |                              |                       |                   |      |      |            |            |               |            |                                       |     | 10 Points per plant |                     |                    |  |
| I   | Buxus 'Green Velvet'         | Green Velvet          | 18                | 18"  | cont | 3'         | 3'         | tan           | caps       | 54                                    | 0   | 0                   | 0                   |                    |  |
|     |                              | Boxwood               |                   |      |      |            |            |               |            |                                       |     |                     | 3 points per plant  |                    |  |
| J   | Hydrangea 'Annabelle'        | Annabelle             | 14                | 18"  | cont | 3'         | 3'         | brown caps    |            | 14                                    | 0   | 0                   | 0                   |                    |  |
|     |                              |                       |                   |      |      |            |            |               |            |                                       |     | 1 point per plant   |                     |                    |  |
| K   | Hosta 'Sum and Substance'    | Sum and Substance     | 14                | 18"  | gal  | 30"        | 30"        |               |            | 14                                    | 0   | 0                   | 0                   |                    |  |
|     |                              |                       |                   |      |      |            |            |               |            |                                       |     | 1 point per plant   |                     |                    |  |
| L   | Calamagrostic 'Karl Foester' | Karl Foester          | 12                | 18"  | gal  | 4'         | 2'         |               |            | 12                                    | 0   | 0                   | 0                   |                    |  |
|     |                              | Reed Grass            |                   |      |      |            |            |               |            |                                       |     |                     | 1 point per plant   |                    |  |
|     |                              |                       |                   |      |      |            |            |               |            | TOTAL NUMBER POINT IN EACH CATEGORY   |     |                     |                     |                    |  |
|     |                              |                       |                   |      |      |            |            |               |            | 409 267 100 85                        |     |                     |                     |                    |  |
|     |                              |                       |                   |      |      |            |            |               |            | TOTAL POINT REQUIRED IN EACH CATEGORY |     |                     |                     |                    |  |
|     |                              |                       |                   |      |      |            |            |               |            | 416 270 150 150                       |     |                     |                     |                    |  |
|     |                              |                       |                   |      |      |            |            |               |            | TOTAL POINT REQUIRED                  |     |                     |                     |                    |  |
|     |                              |                       |                   |      |      |            |            |               |            | 816                                   |     |                     |                     |                    |  |
|     |                              |                       |                   |      |      |            |            |               |            | TOTAL POINT ON THE PLAN               |     |                     |                     |                    |  |
|     |                              |                       |                   |      |      |            |            |               |            | 986                                   |     |                     |                     |                    |  |

## PLANTING SPECIFICATION

### SCOPE OF WORK

- The Landscape Contractor shall provide all materials, labor and equipment to complete all landscape work as shown on the plans and specifications.
- The total number of plants shall be drawn on the landscape plan. The Landscape Contractor shall state the total number of each plant with the Contract price. The plant list submitted with the bid will automatically become part of the Contract Documents. NOTE: If the Contractor bids according to the Plant Schedule, he/she should thoroughly check the plant schedule quantities with the symbols drawn on the plan. Be sure the plant count is correct on both the plan and the plant schedule.

### STANDARDS

- All plant material will conform to the current issue of the American Standard for Nursery Stock published by the American Nursery & Landscape Association (ANLA).
- Plant material must be selected from nurseries that have been inspected and certified by State Plant Inspectors.
- Collected material may be used only when approved by Owner's representative.
- Nomenclature will be in accordance with *Hortus III* by L.H. Bailey.

### SUBMITTALS

- When requested by the Owner or Owner's representative, samples of all materials other than plants shall be submitted to the Owner's designated representative for approval.

### APPROVALS

- All approvals will be in writing.

### WATER

- The Owner shall supply water on site at no cost. If the Landscape Contractor has to supply water to the site, there will be at an additional cost.

### INSPECTION AND ACCEPTANCE

- INSPECTION:** There should be verification of performance for Work by Contract Documents, to be conducted by the Landscape Architect or Owner's Representative on-site and in the presence of the Landscape Contractor, for purpose of acceptance. Inspection shall be made within two (2) weeks of written notification from the Landscape Contractor.

### WARRANTY

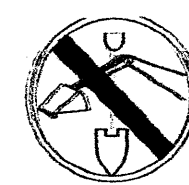
- The standard warranty is for a one (1) year period, commencing on the date of initial acceptance. All plants shall be alive and in satisfactory growth at the end of the guarantee period.
- Any material that is 25% dead or more shall be considered dead and must be replaced at no charge. A tree shall be considered dead when the main leader has died back, or 25% of the crown is dead.
- Warranty may be void if proper care, by Owner or Owner's maintenance contractor, is not maintained.
- The Landscape Contractor shall be responsible for a one-time replacement only.
- Replacement shall be of the same type, size, and quality as original species unless otherwise negotiated.
- The Landscape Contractor will not be responsible for plant material that has been damaged by vandalism, fire, removal, relocation, wildlife, theft or other activities beyond the Landscape Contractor's control. Plant losses due to abnormal weather conditions such as floods, excess wind damage, drought, severe freezing or abnormal rains will in no way be the responsibility of the Landscape Contractor.
- Existing plant material that is transplanted shall not be guaranteed unless otherwise stated by the Landscape Contractor.

### PLANT FERTILIZER

- Fertilizer shall be added, except when compost is used to amend soil. Depending on the size of the plant and the manufacturer's recommendation. The following application rates should be used:
  - Trees: Use 1 to 3 pounds of actual nitrogen contained in a complete fertilizer per 1,000 square feet of treated area, i.e. if using 10-6-4 at the rate of 1 pound of actual nitrogen per 1,000 square feet, apply at the rate of 10 pounds per 1,000 square feet of treated area annually.
  - Shrubs: 1/2 Pound of actual nitrogen containing in a complete fertilizer per 100 square feet of bed area, i.e. if using 10-6-4, this would be at the rate of 5 pounds per 100 square feet of bed area.

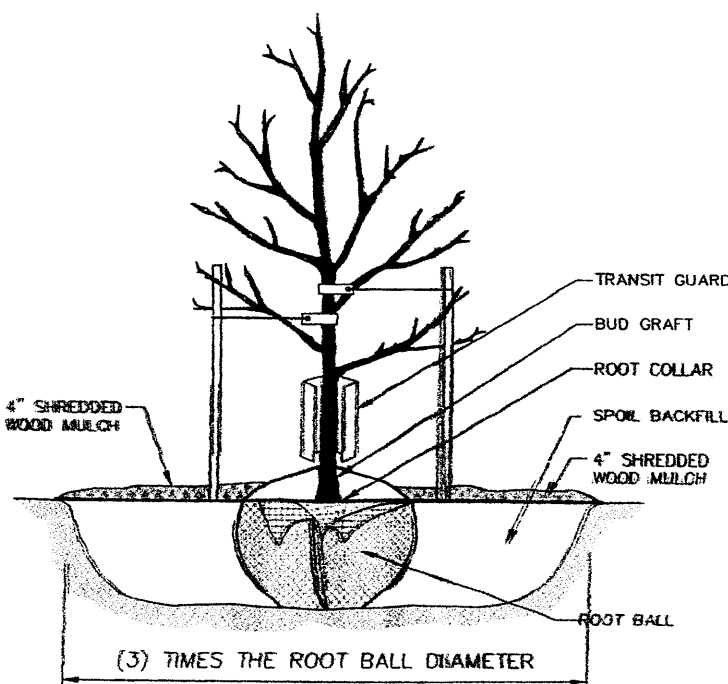
### MULCH

- Organic material including shredded hardwood bark and ground wood waste shall be composted and spread 4" thick.
- Organic material to be spread around all trees and shrubs.
  - Trees: The mulch around the trees should be installed 3' out from the trunk and spread 3-4" thick.
  - Shrubs: The mulch around the shrubs should be installed 2' out from the branches and spread 3-4" thick.



**CALL DIGGERS' HOTLINE**  
1-800-242-8511

TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND BEFORE YOU DIG.  
WISCONSIN STATUTE 182.0715 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.

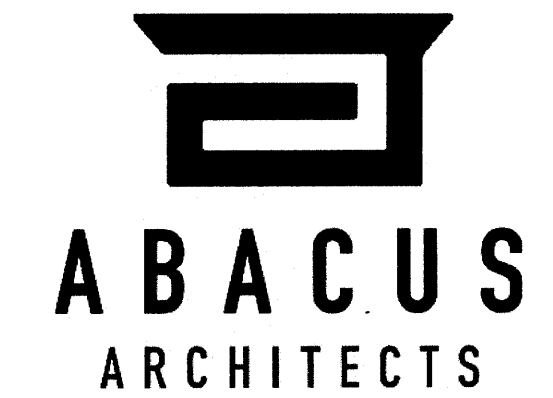
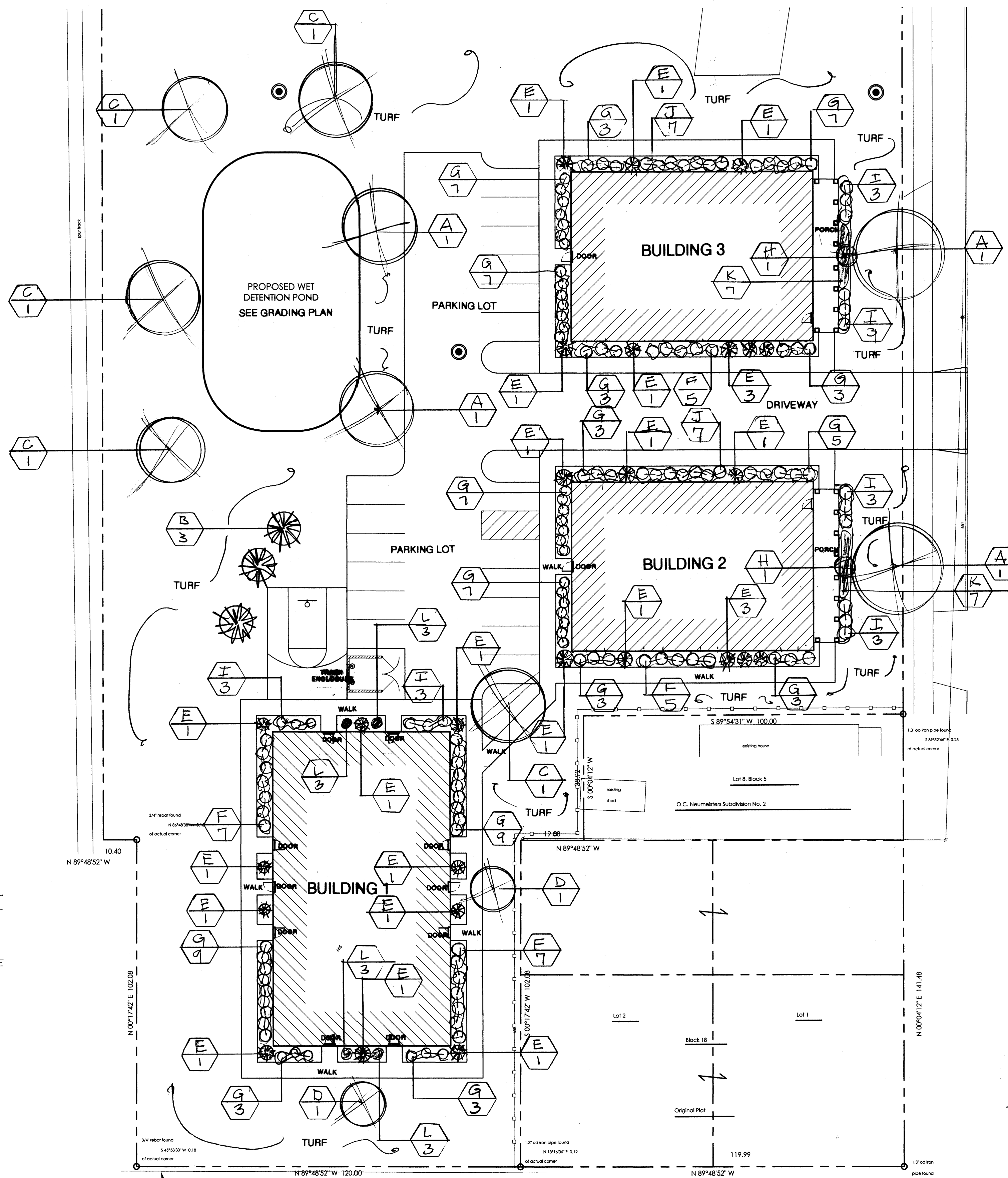


### Plan Key

- Key
- Landscape Plant Schedule
  - Quantity
  - Trees
  - Shrubs
  - Evergreens
  - Perennials

### Landscape Plan Notes

- Field Verify all dimensions, elevations and grades in the field. Grading plan is by Abacus Architects.
- Pond design by Abacus Architects.
- All area disturbed to be seeded with turf seed except areas to be mulched.
- All trees to be mulched with shredded hardwood 4" thick. Do not mound on trunk of trees.
- Install plants at the correct elevation and according to the specifications.
- All plantings to be mulched with twice-shredded hardwood. Apply 4" thick.
- All beds to have a natural cut edge.
- See landscape schedule for the trees, and shrubs to be installed.



PROJECT #: 3047-19  
SCALE: 1" = 20'-0"  
DATE: 24 APRIL 2019

PAGE #S: 1 OF 1  
DRAWN BY:  
K. BAHR #336-14

NOTICE TO BIDDERS  
BIDDERS SHALL REVIEW ALL DRAWINGS AND SPECIFICATION SECTIONS TO DETERMINE THE IMPACT OF OTHER SECTIONS OF WORK ON THEIR OWN WORK.

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LANDSCAPE PLAN FOR:

ISSUE DATE: APRIL 26, 2019  
NEW FACILITY FOR:

VISTA CARE SITE MASTERPLAN

N17TH ST, SHEBOYGAN, WI 53081

ABACUS ARCHITECTS INC., 1135A MICHIGAN AVENUE, SHEBOYGAN, WISCONSIN 53081 PH. 920-452-4444 FX. 920-452-9198

DRAWN BY: MDW

CHECKED BY: JRV

LANDSCAPE ARCHITECT  
Kelly's Landscape Design

920-918-2613 (cell)  
Website: kellyslandscape design.com  
E-Mail: kellyslandscape design@yahoo.com

A  
207

PROJ. NO. 2018-91.4

REVISIONS:

NOTICE TO BIDDERS  
BIDDERS SHALL REVIEW ALL DRAWINGS AND SPECIFICATION SECTIONS TO DETERMINE THE IMPACT OF OTHER SECTIONS OF WORK ON THEIR OWN WORK

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ISSUE DATE: APRIL 30, 2019  
NEW FACILITY FOR:

**VISTA CARE SITE MASTERPLAN**






117TH ST, SHEBOYGAN, WI 53081  
ABACUS ARCHITECTS INC., 1135A MICHIGAN AVENUE, SHEBOYGAN, WISCONSIN 53081 PH. 920-452-4444 FX. 920-452-9198

DRAWN BY: MDW

CHECKED BY: JRV

**A**  
**208**

PROJ. NO. 2018-91.4

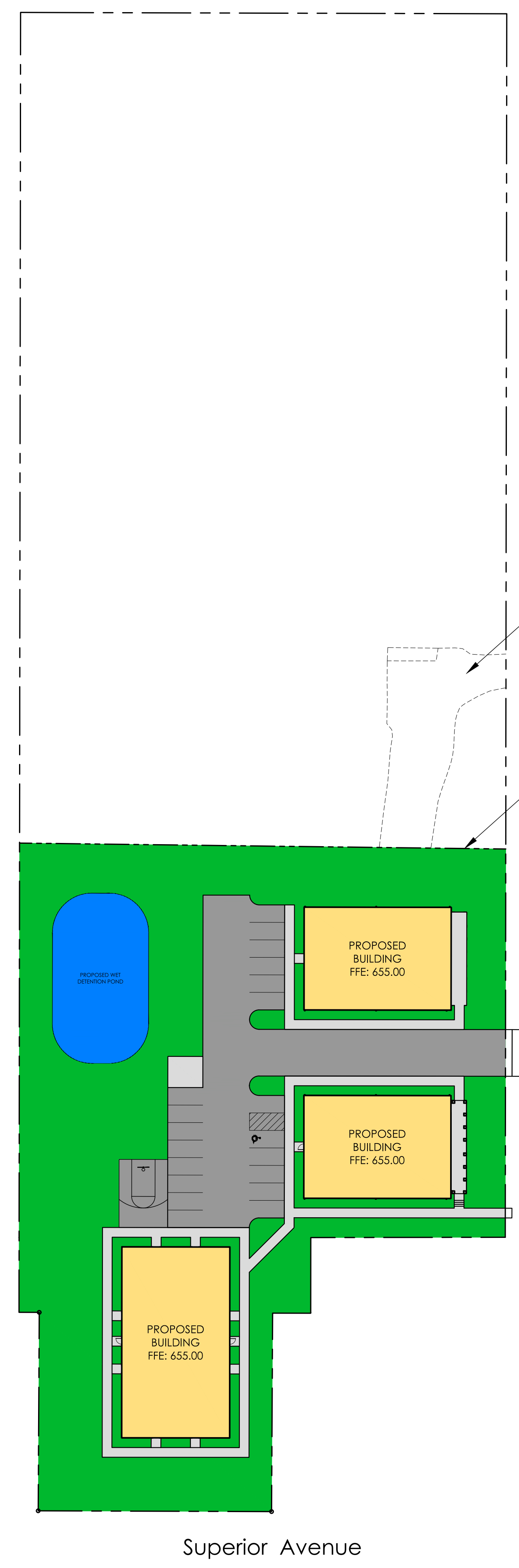
| HATCH LEGEND  |  |
|---|--|
|  | EXTENTS OF PROPOSED BUILDING. REFER TO ARCHITECTURAL DRAWINGS. |
|  | ASPHALT HATCH  |
|  | CONCRETE HATCH   |
|  | GREENSPACE HATCH   |
|  | WATER HATCH  |

**SITE INFORMATION**

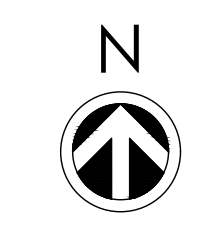
**ZONED:** URBAN RESIDENTIAL-12  
**CONDITIONAL USE:** CBRF (COMMUNITY BASED RESIDENTIAL FACILITY)

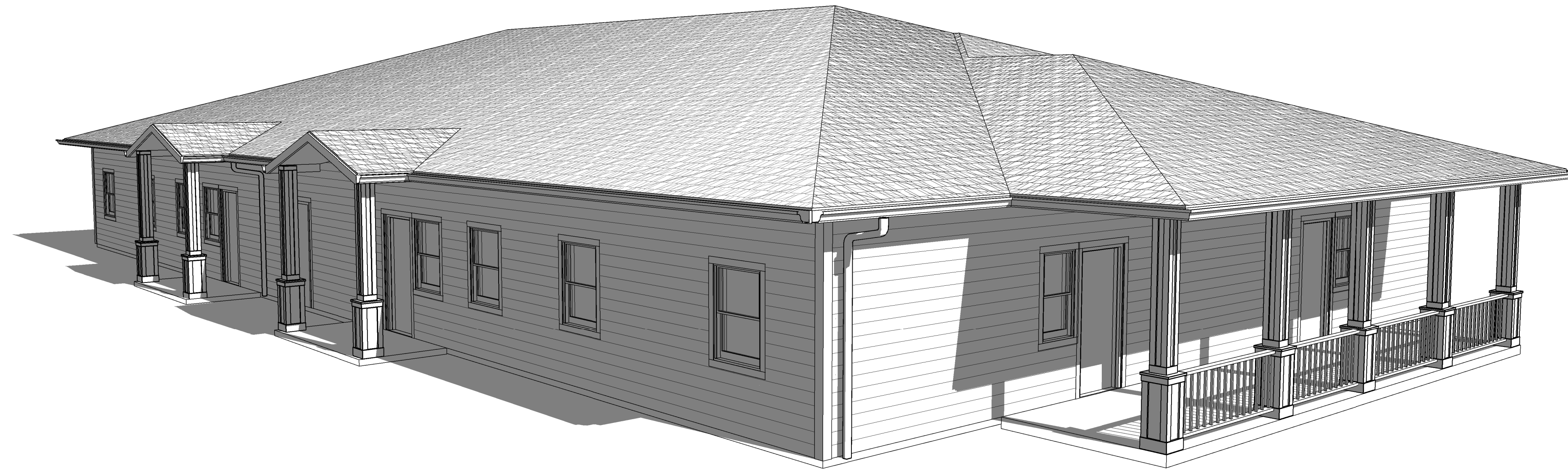
|                       |                   |
|-----------------------|-------------------|
| <b>EXISTING SITE:</b> |                   |
| IMPERVIOUS            | 0.13 ACRES        |
| PERVIOUS              | 1.44 ACRES        |
| <b>TOTAL</b>          | <b>1.57 ACRES</b> |

|                             |                   |
|-----------------------------|-------------------|
| <b>PROPOSED SITE:</b>       |                   |
| PROPOSED BUILDING FOOTPRINT | 0.31 ACRES        |
| IMPERVIOUS                  | 0.79 ACRES        |
| PERVIOUS                    | 0.78 ACRES        |
| <b>TOTAL</b>                | <b>1.57 ACRES</b> |

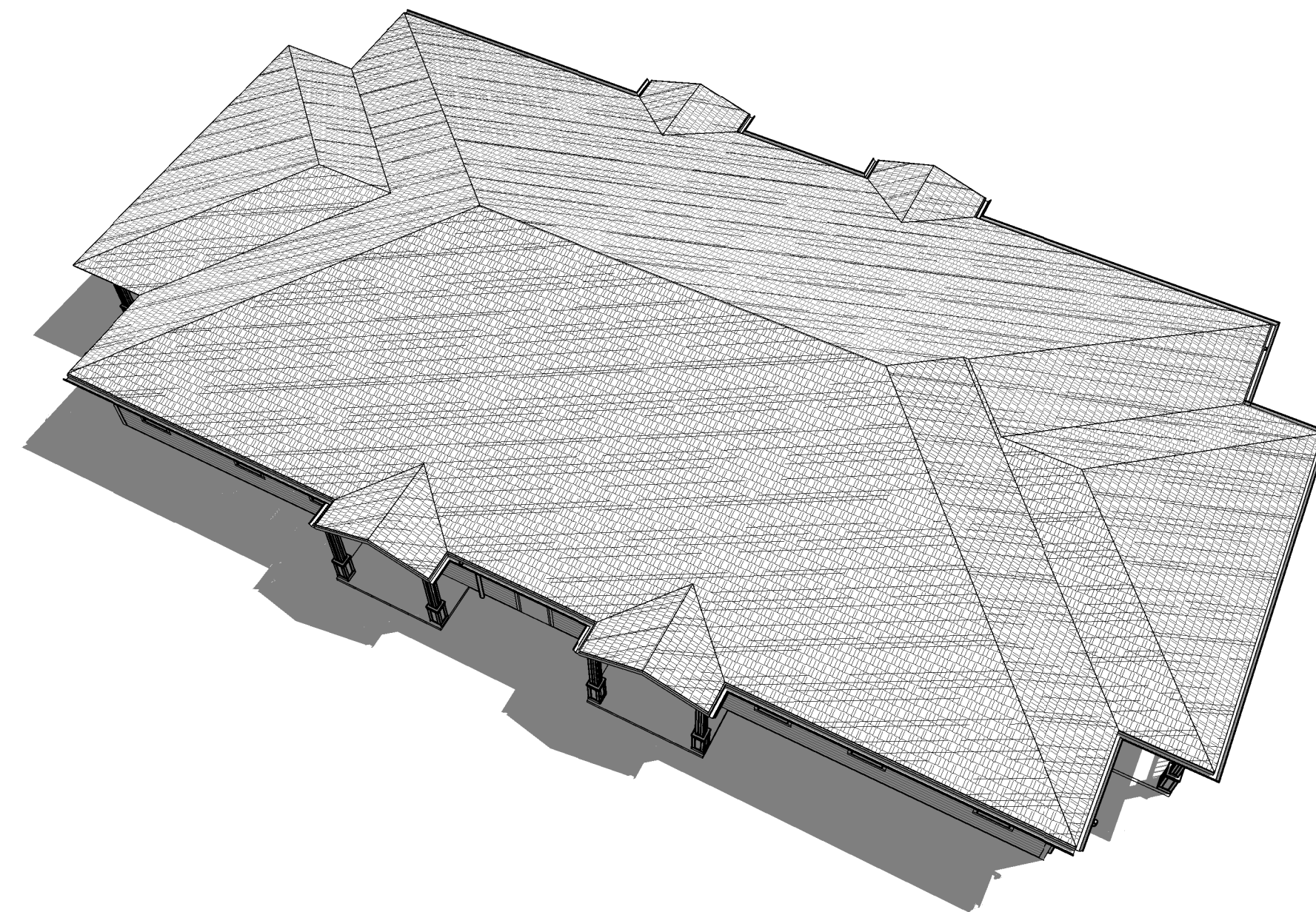


**LAND USE**  
SCALE: 1" = 40'

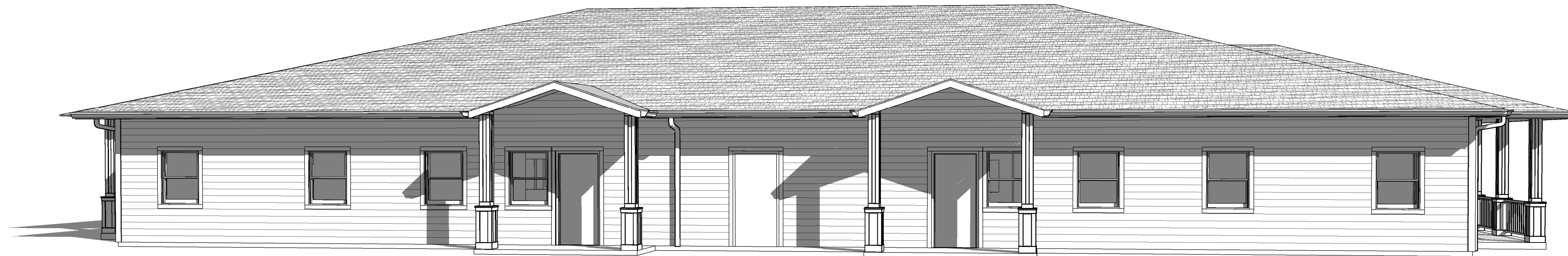




PERSPECTIVE 2  
SCALE:



ROOF VIEW  
SCALE:



PERSPECTIVE 1  
SCALE:

REVISIONS:

NOTICE TO BIDDERS  
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OF WORK ON THEIR OWN WORK.

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ISSUE DATE: MAY 10, 2019  
NEW FACILITY

VISTA CARE - BUILDING 1

SHEBOYGAN, WISCONSIN  
1135A MICHIGAN AVE. SHEBOYGAN, WI 53081 | 920) 452-4444 | 313 N. PLANKINGTON AVE. MILWAUKEE, WI 53203

DRAWN BY: GKR

CHECKED BY: PGM

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PROJ. NO. 2018-91.1