

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

**CITY OF SHEBOYGAN**

**REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION**

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**ITEM DESCRIPTION:** New Lakeshore Community Health Care garage/storage building at 1721 Saemann Avenue.

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

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**REPORT DATE:** February 8, 2019

**MEETING DATE:** February 11, 2019

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**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

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**BACKGROUND / ANALYSIS:**

Lakeshore Community Health Care is proposing to construct a new garage/storage building at their property located at 1721 Saemann Avenue. The applicant states the following about the project:

- The new garage/storage building will be 1,410sf (30 x 47) and there will be new paving (paving from garage to existing alley, reconfigured asphalt drives and concrete walks).
- The garage is necessary for the day-to-day operations of Lakeshore Community Health Care that include vehicle storage (that would otherwise be located in the parking lot) and for bulk storage of necessary medical, dental and administrative supplies. The building should also alleviate any short term storage needs.
- Proposed exterior design and materials will match the most recent building addition/remodel. This will include using gray LP Smart Siding/Trim, aluminum windows and hollow metal doors. The gray siding is also a nice compliment to the existing house on the northeast corner of Saemann and 17<sup>th</sup> Street.
- The proposed storage garage will be a wood framed structure with a single slope membrane roof. The exterior finish will be a pre-finished trim and siding with colors to match the existing facility. Aluminum fixed windows, hollow metal panel and frame walk doors matching the existing facility will be used, along with existing steel overhead doors re-used from the existing building. Pre-finished metal gutter and downspouts along with pre-finished metal trim package will be used to match the existing facility. All new materials will be of the same materials used on the adjacent existing facility to make the proposed building to complement the existing visually appealing facility.

**STAFF COMMENTS:**

The City Plan Commission did grant the applicant a variance to locate the new garage/storage building with a 12 foot setback – this was a similar setback to the single-family home that previously was located on this lot. That being said, the Plan Commission did indicate the building will be quite visible on N. 17<sup>th</sup> Street based on this 12 foot front yard setback. Thus, the Board may want to have the applicant provide a bit more design on those building elevations visible to N. 17<sup>th</sup> Street

**ACTION REQUESTED:**

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

**ATTACHMENTS:**

Architectural Review Board Application and required attachments.

PARCEL NO.: 607432  
MAP NO.: \_\_\_\_\_  
ZONING CLASSIFICATION: UC

Office Use Only  
DATE SUBMITTED: \_\_\_\_\_  
REVIEW DATE: 1/28/19

**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: Lakeshore Community Health Care

ADDRESS: 1721 Saemann Avenue

E-MAIL ADDRESS: kstearns@lakeshorechc.org

PHONE: ( 920 ) 783-6633 Ext. 204 FAX NO.: ( ) N/A

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

NAME OF PROPOSED/EXISTING BUSINESS: Lakeshore Community Health Care

ADDRESS OF PROPERTY AFFECTED: 1721 Saemann Avenue

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

DESCRIPTION OF PROPOSED PROJECT: New Storage Garage Facility to house vehicle(s) and bulk storage for the day to day operation of the facility.

DESCRIPTION OF **EXISTING** EXTERIOR DESIGN AND MATERIALS: The existing facility adjacent to the new Proposed Storage Garage is an existing masonry structure. The exterior of the existing masonry structure has been remodeled and a new pre-finished metal panel façade has been added. The façade includes various colors and different levels of depth to be visually appealing.

DESCRIPTION OF THE **PROPOSED** EXTERIOR DESIGN AND MATERIALS: The Proposed Storage Garage will be a wood framed structure with a single slope membrane roof. The exterior finish will be a pre-finished Trim and Siding with colors to match the existing facility. Aluminum fixed windows, hollow metal panel and frame walk doors matching the existing facility will be used, along with existing steel overhead doors re-used from the existing building. Pre-finished metal gutter and downspouts along with pre-finished metal trim package will be used to match the existing facility.



*Architectural and Engineering Services*

## **Project Narrative**

Lakeshore community Health Care, Site Plan Addition and Remodeling-  
1713 Saemann Avenue Sheboygan, WI 53081

### **Zoning District**

Urban Commercial (UC)

### **Existing Land Use**

Land Use:

Personal or Professional Services – Lakeshore Community Health Care - Primary Care including Medical, Behavioral Health Dental and Administrative services for Sheboygan County Residents.

### **Proposed Land Use**

**Personal Storage Facility (Requires Conditional Use)**

**New 1,410 S.F. garage**

**(Entire garage to be constructed over Former House on 17<sup>th</sup> Street)**

### **Time Frame**

Start Construction

Spring 2019

Finish Construction

Summer 2019

### **Setbacks (based on 1713 Saemann Avenue)**

Building to Front or Street Lot Line: 0 feet

- Saemann Avenue

Building to Residential Side Lot Line: 25 feet

- Variance being requested to match existing House to North at approx.. 12'-0" or roughly 15'-0" from back of walk.

Building to Rear Lot Line: 25 feet

- )

Maximum Building Height: 50 feet

- 16' Proposed

### **Parking Requirements**

No Additional Parking required. There will not be any additional personnel for the new garage.

### **Summary of Site Improvements**

Reconfigured asphalt drives and concrete walks

Additional landscaping in compliance with current City of Sheboygan Zoning Ordinance

Additional site lighting in compliance with current City of Sheboygan Zoning Ordinance

### **Building Design**

The project includes:

New Building: 1,410 S.F. (30'-0" x 47'-0") for storage of vehicles and bulk storage for the day to day operation of LCHC. The purpose of this facility is to better serve the users of LCHC and to help alleviate potential temporary storage issues on site. The storage garage will also continue the economic viability of the existing development.

Proposed exterior design and materials will match the most recent building addition/ remodel. This will include using gray LP Smart Siding/ Trim, aluminum windows and hollow metal doors. The gray siding is also a nice compliment to the existing house on the northeast corner of Saemann and 17<sup>th</sup> Street.

Architect to provide sample at Architectural Review Meeting.

At this time there is no signage proposed for the new garage.

### **Landscape Requirements**

Landscape plan submittal complying with all standards per City of Sheboygan Zoning Ordinance Subchapter 15-6 to be provided at time of permitting.

### **Performance Standards / Potential Nuisances / Site Lighting**

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

New garage will be served via the existing alley from 17<sup>th</sup> Street and from existing parking lot adjacent to the main building. Existing traffic patterns should not be affected by this project.

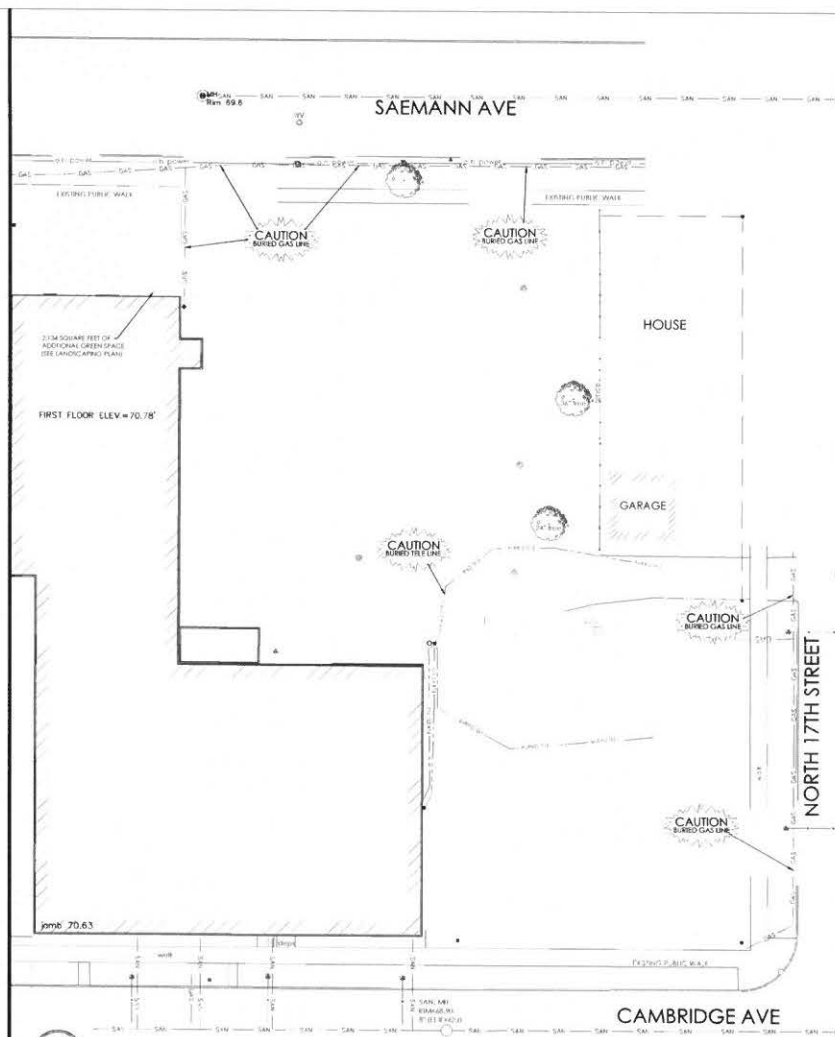
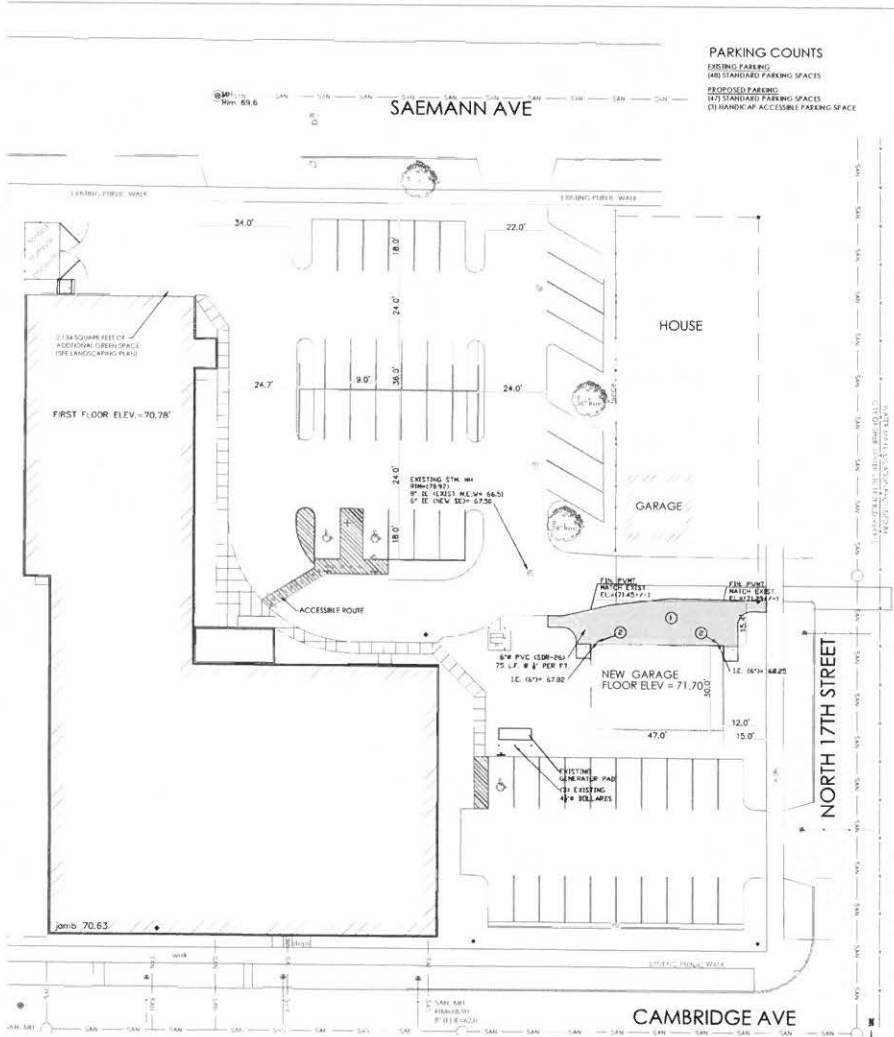
Storm Drainage will be routed via sloped roof to gutters and downspouts that eventually tie into the existing storm line in the alley.

Site lighting to be provided via three fixture types including:

- Building Mounted Wall Pack Light Fixture
- Building Mounted Decorative Pendant Light Fixture

Note: Styles and heights to match adjacent properties.

Locations of light fixtures to be determined at time of submittal to City of Sheboygan Building Inspection Department.



**SITE PLAN**  
1"=20'

**PLAN NOTES**

- 1) 4" CONCRETE WALK WITH REBAR AND REINFORCING OVER 4" COMPACTED AGGREGATE BASE COURSE MATERIAL
- 2) METALLIC CURB & WALK (SEE TYP. DETAIL)
- 3) LANDSCAPE SIGN (SEE TYPICAL DETAIL)
- 4) 2" CONSTRUCTED BITUMINOUS PAVEMENT AREA WITH 1 1/2" BITUMINOUS SURFACE COURSE OVER 4" SHAKED AGGREGATE BASE COURSE MATERIAL
- 5) 2" BITUMINOUS SURFACE COURSE OVER 4" SHAKED AGGREGATE BASE COURSE MATERIAL
- 6) 1 1/2" BITUMINOUS SURFACE COURSE OVER 4" SHAKED AGGREGATE BASE COURSE MATERIAL
- 7) EXISTING SUB BASE TO BE PROOF ROLLED WITH THE PROOF ROLL WITNESSED BY THE ARCHITECT. SOFT SPOTS TO BE ADDRESSED AS NEEDED PRIOR TO PLACEMENT OF NEW BITUMINOUS PAVEMENT.
- 8) STANDARD 24" CURB AND GUTTER (SEE TYPICAL SECTION)
- 9) PROPOSED PAVEMENT
- 10) 1 1/2" BITUMINOUS SURFACE COURSE OVER 4" COMPACTED AGGREGATE BASE COURSE MATERIAL
- 11) PROVIDE TREE PROTECTION (SEE DEMOLITION PLAN)
- 12) EXISTING CONCRETE TO REMAIN
- 13) NEW TRANSFORMER PAD WITH BRAND OWNER (SEE ELECTRICAL SITE PLAN FOR PAD DIMENSION AND TRENCH)
- 14) PPE BOLLARDS (SEE TYP. DETAIL)

**PROPOSED IMPERVIOUS AREAS (WITHIN THE CERTIFIED SURVEY MAP)**

- 20,700 SQUARE FOOT BUILDING (FORMER 1714 CAMBRIDGE AVENUE)
- 235 SQUARE FOOT VESTIBULE ADDITION
- 900 SQUARE FOOT SINGLE FAMILY RESIDENCE (FORMER 1712 NORTH 17TH STREET)
- 300 SQUARE FOOT DETACHED GARAGE
- 5,500 SQUARE FOOT PARKING LOT FOR 200 VEHICLES
- 16,733 SQUARE FOOT RECONSTRUCTED ASPHALT PAVED PARKING LOT
- 44,988 SQUARE FEET

**SITE DEMOLITION PLAN**  
1"=20'

**EXISTING IMPERVIOUS AREAS (WITHIN THE CERTIFIED SURVEY MAP)**

- 20,700 SQUARE FOOT BUILDING (FORMER 1714 CAMBRIDGE AVENUE)
- 900 SQUARE FOOT SINGLE FAMILY RESIDENCE (FORMER 1712 NORTH 17TH STREET)
- 300 SQUARE FOOT DETACHED GARAGE
- 2,500 SQUARE FOOT VACATED CHURCH BUILDING (DEMOLISHED, SUMMER 2015)
- 19,640 SQUARE FOOT ASPHALT PAVED PARKING LOT
- 44,245 SQUARE FEET

**SITE DATA**  
PROPERTY ZONE - UC1 URBAN COMMERCIAL

- BUILDING SETBACKS - 8 FEET
- FRONT YARD - 25 FEET (ADJACENT TO RESIDENTIAL DISTRICT)
- REAR YARD - 35 FEET (ADJACENT TO NON-RESIDENTIAL DISTRICT)
- REAR YARD - 25 FEET (ADJACENT TO RESIDENTIAL DISTRICT)
- PAVEMENT SETBACK - 10 FEET
- EXISTING OUTDOOR REUSE ENCLOSURE TO REMAIN (INDENTMENT CORNER OF THE SITE).
- NEW WATER SERVICE PIPING WILL BE PROVIDED TO ADDRESS DOMESTIC WATER SERVICE AND FIRE PROTECTION.



C.B. #6 - (10-27-16)

NOTICE TO HOMEOWNERS  
BEFORE SHOWN TO ANY OTHER PARTIES AND SPECIFICATION SECTIONS TO DETERMINE THE IMPACT OF OTHER UTILITIES OR MORE ON THIS OWN HOME

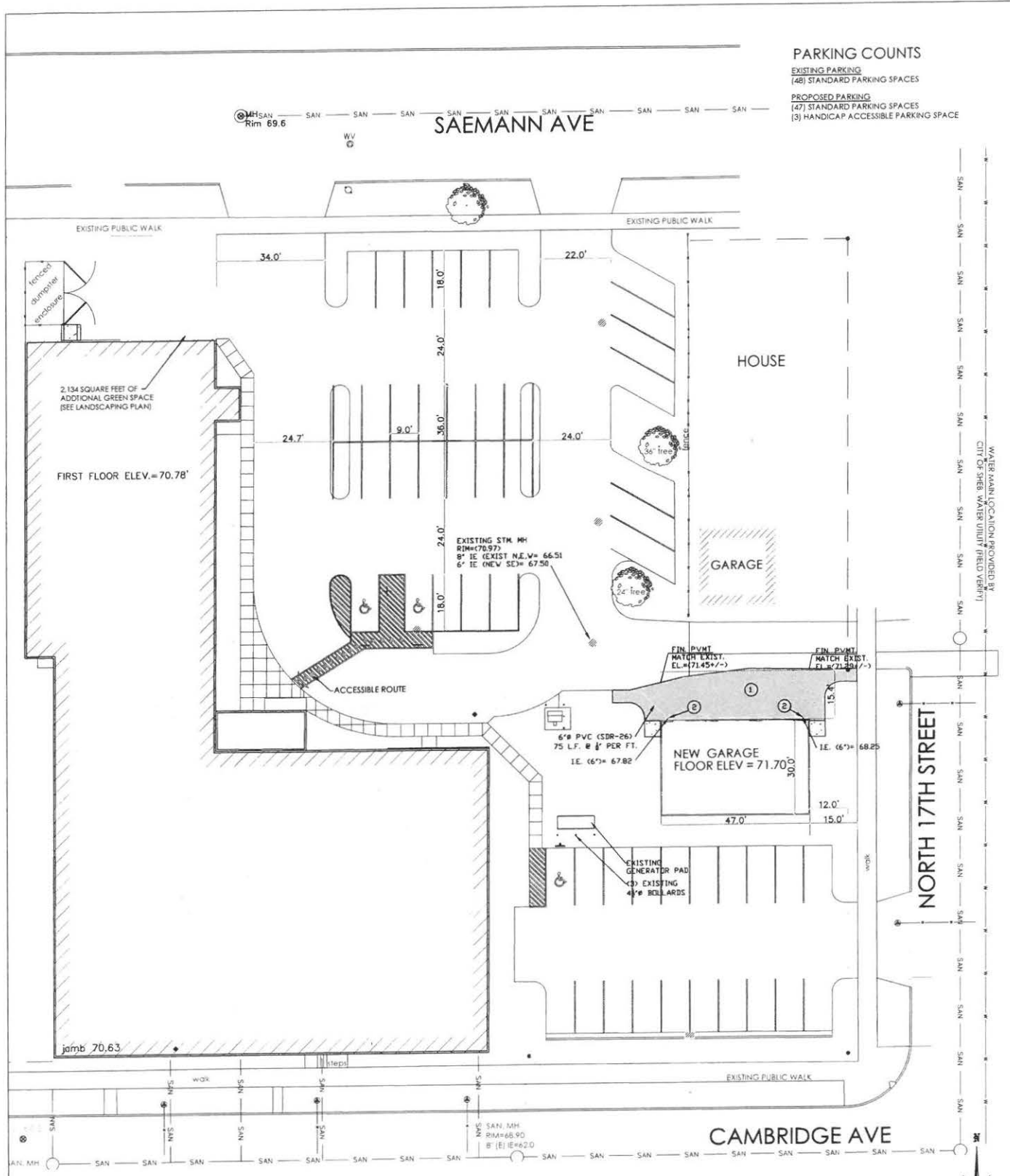
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JANUARY 4, 2019  
ADDITION AND REMODEL  
**LAKESHORE COMMUNITY HEALTH CARE**  
1714 CAMBRIDGE AVE. SHEBOYGAN, WI. 53081  
ABACUS ARCHITECTS INC., 1115A MICHIGAN AVENUE, SHEBOYGAN, WISCONSIN 53081 P. 920-452-4444 F. 920-452-8198

DRAWN BY: J.E.G.  
CHECKED BY: J.R.V.

**A**  
**201**

PROJ. NO. 2015-76



**PARKING COUNTS**  
 EXISTING PARKING  
 (48) STANDARD PARKING SPACES  
 PROPOSED PARKING  
 (47) STANDARD PARKING SPACES  
 (3) HANDICAP ACCESSIBLE PARKING SPACE

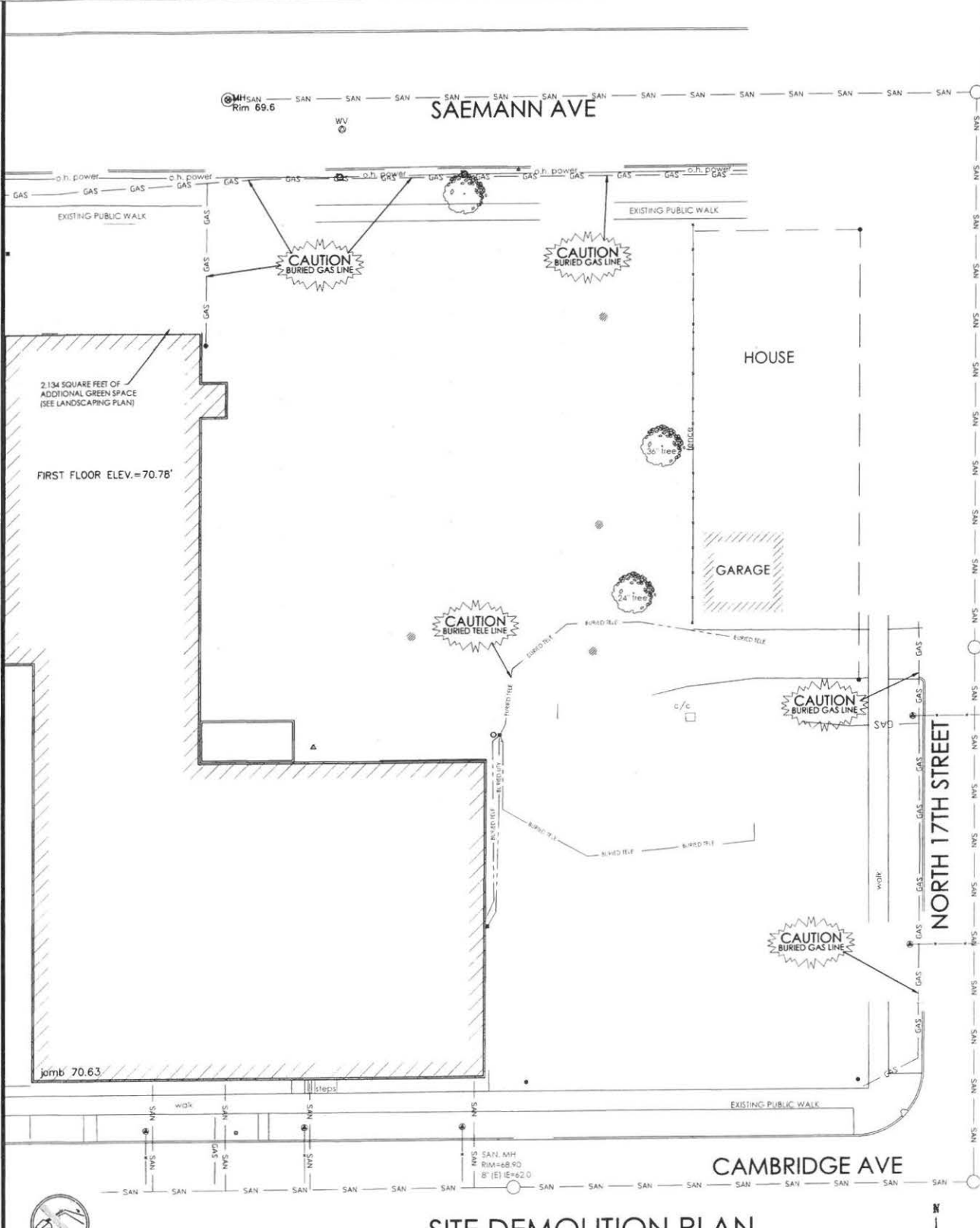
**SITE PLAN**  
 1"=20'



- PLAN NOTES**
- 4" CONCRETE WALK WITH FIBER MESH REINFORCING OVER 6" COMPACTED AGGREGATE BASE COURSE MATERIAL
  - INTEGRAL CURB & WALK (SEE TYP. DETAIL)
  - HANDICAP SIGN (SEE TYPICAL DETAIL)
  - RE-CONSTRUCTED BITUMINOUS PAVEMENT AREA WITH 1 1/2" BITUMINOUS SURFACE COURSE OVER 1 1/2" BITUMINOUS BINDER COURSE OVER RE-SHAPED AGGREGATE BASE COURSE MATERIAL  
NOTE: EXISTING SUB BASE TO BE PROOF ROLLED WITH THE PROOF ROLL WITNESSED BY THE ARCHITECT. SOFT AREAS TO BE ADDRESSED AS NEEDED PRIOR TO PLACEMENT OF NEW BITUMINOUS PAVEMENT.
  - STANDARD 24" CURB AND GUTTER (SEE TYPICAL SECTION)
  - PROPOSED PAVEMENT  
1 1/2" BITUMINOUS SURFACE COURSE COVER  
1 1/2" BITUMINOUS BINDER OVER  
8" COMPACTED AGGREGATE BASE COURSE MATERIAL
  - PROVIDE TREE PROTECTION (SEE DEMOLITION PLAN)
  - EXISTING CONCRETE TO REMAIN
  - NEW TRANSFORMER PAD WITH TRANSFORMER (SEE ELECTRICAL SITE PLAN FOR PAD DIMENSION AND THICKNESS)
  - PIPE BOLLARDS (SEE TYP. DETAIL)

**PROPOSED IMPERVIOUS AREAS (WITHIN THE CERTIFIED SURVEY MAP)**

20,700 SQUARE FOOT BUILDING (FORMER 1714 CAMBRIDGE AVENUE)
255 SQUARE FOOT VESTIBULE ADDITION
900 SQUARE FOOT SINGLE FAMILY RESIDENCE (FORMER 1712 NORTH 17TH STREET)
500 SQUARE FOOT DETACHED GARAGE
5,900 SQUARE FOOT DETACHED GARAGE
16,733 SQUARE FOOT RECONSTRUCTED ASPHALT PAVED PARKING LOT
<b>44,988 SQUARE FEET</b>



**SITE DEMOLITION PLAN**  
 1"=20'



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

**EXISTING IMPERVIOUS AREAS (WITHIN THE CERTIFIED SURVEY MAP)**

20,700 SQUARE FOOT BUILDING (FORMER 1714 CAMBRIDGE AVENUE)
900 SQUARE FOOT SINGLE FAMILY RESIDENCE (FORMER 1712 NORTH 17TH STREET)
500 SQUARE FOOT DETACHED GARAGE
2,500 SQUARE FOOT VACATED CHURCH BUILDING (DEMOLISHED, SUMMER 2015)
19,665 SQUARE FOOT ASPHALT PAVED PARKING LOT
<b>44,265 SQUARE FEET</b>

**SITE DATA**  
 PROPERTY ZONED - 1'U' URBAN COMMERCIAL

BUILDING SETBACKS	- 0 FOOT
FRONT YARD	- 25 FOOT (ADJACENT TO RESIDENTIAL DISTRICT)
SIDE YARD	- 5 FOOT (ADJACENT TO NON-RESIDENTIAL DISTRICT)
REAR YARD	- 25 FOOT (ADJACENT TO RESIDENTIAL DISTRICT)
	- 10 FOOT (ADJACENT TO NON-RESIDENTIAL DISTRICT)
PAVEMENT SETBACK	- 5 FOOT
EXISTING OUTDOOR REFUSE ENCLOSURE TO REMAIN (NORTHWEST CORNER OF THE SITE).	
NEW WATER SERVICE PIPING WILL BE PROVIDED TO ADDRESS DOMESTIC WATER SERVICE AND FIRE PROTECTION.	



C.B. #6 - (10-27-16)

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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JANUARY 4, 2019  
 ADDITION AND REMODEL  
**LAKESHORE COMMUNITY HEALTH CARE**  
 1714 CAMBRIDGE AVE. SHEBOYGAN, WI, 53081

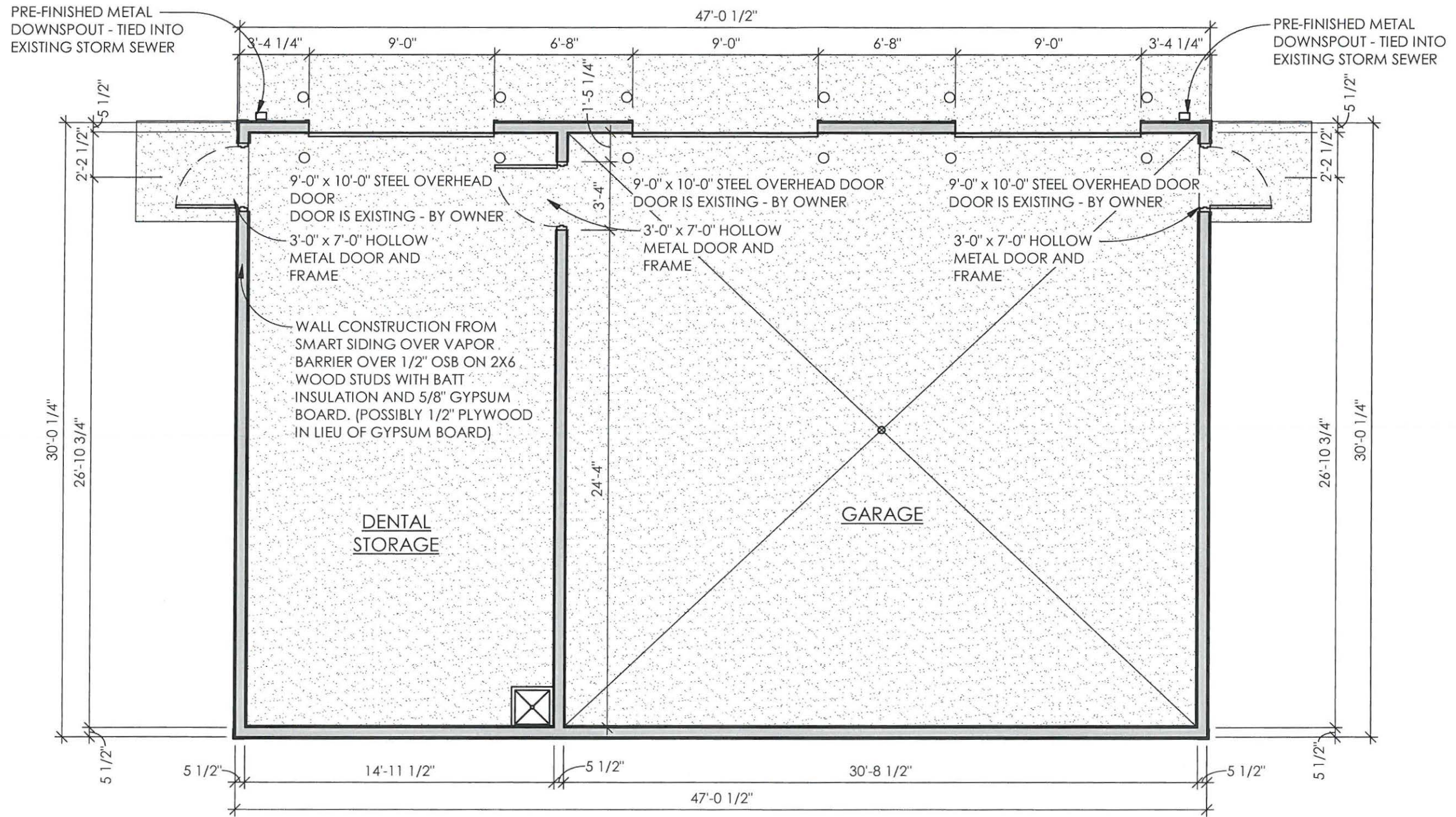
ABACUS ARCHITECTS INC., 1135A MICHIGAN AVENUE, SHEBOYGAN, WISCONSIN 53081 P: 920-452-4444 F: 920-452-9198

DRAWN BY: J.E.G.

CHECKED BY: J.R.V.

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**201**

PROJ. NO. 2015-76



**FIRST FLOOR PLAN**  
 SCALE: 3/16" = 1'-0"  
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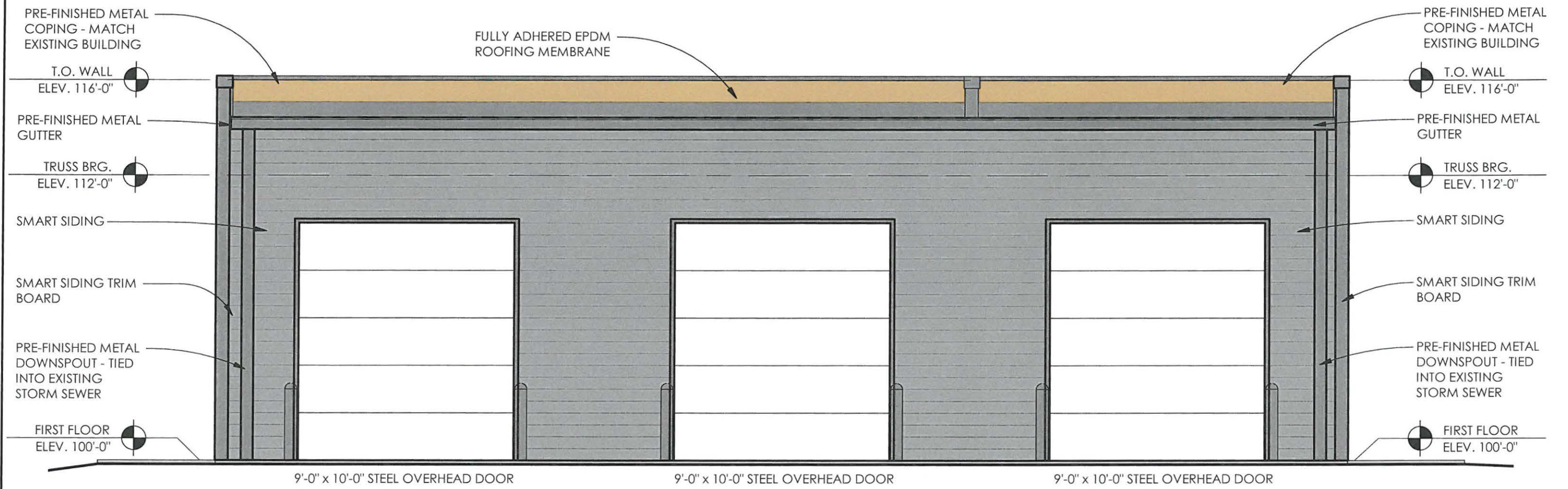
JANUARY 11, 2019  
 NEW STORAGE GARAGE

# LAKESHORE COMMUNITY HEALTH CARE

1721 SAEMANN AVENUE, SHEBOYGAN, WI 53081  
 PROJ. NO. 2017-78

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

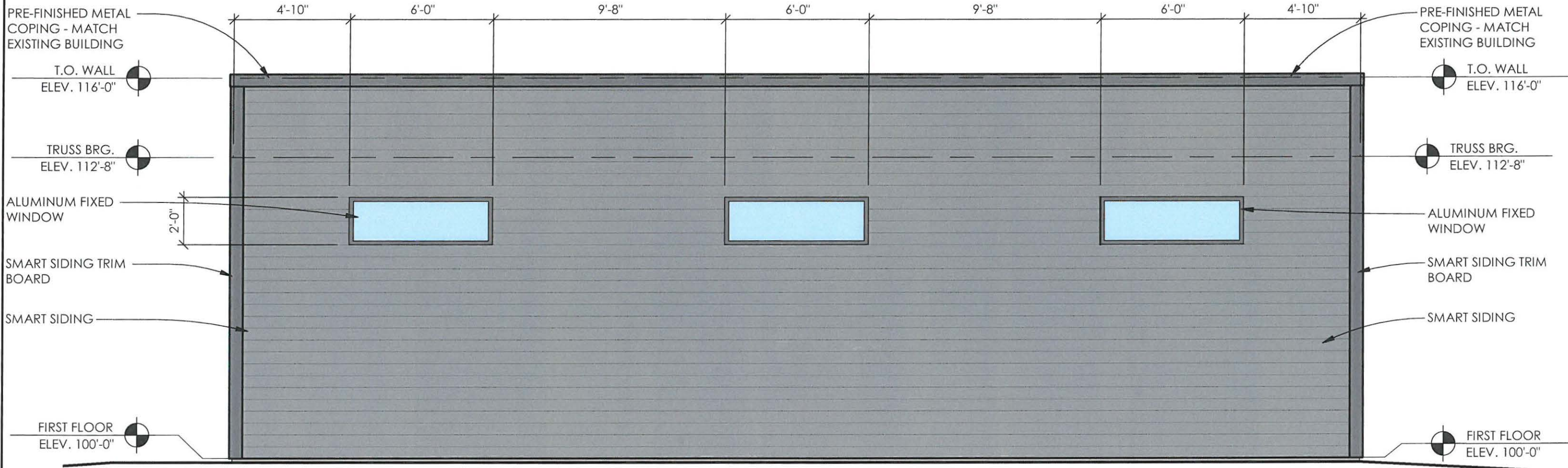
JANUARY 11, 2019  
 NEW STORAGE GARAGE

**LAKESHORE COMMUNITY HEALTH CARE**

1721 SAEMANN AVENUE, SHEBOYGAN, WI 53081  
 PROJ. NO. 2017-78

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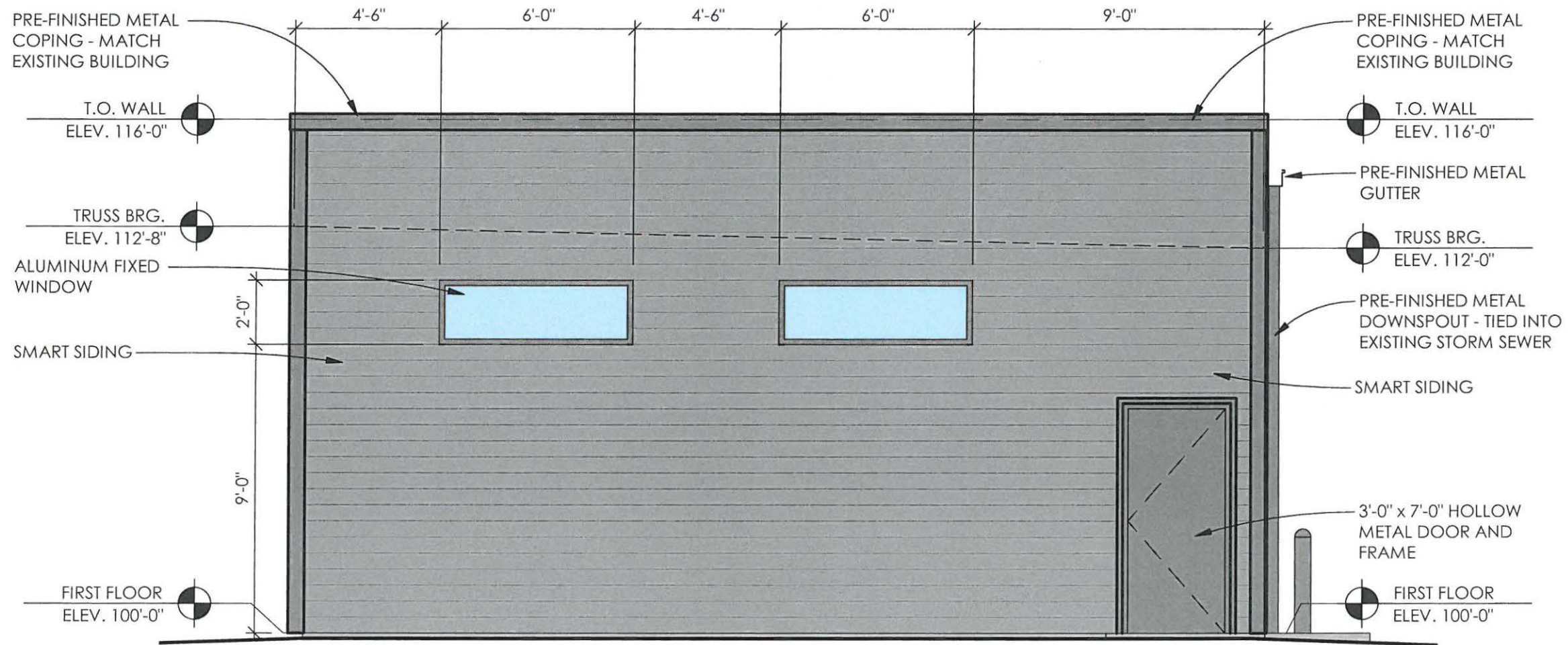


**SOUTH ELEVATION**  
 SCALE: 1/4" = 1'-0"

JANUARY 11, 2019  
 NEW STORAGE GARAGE  
**LAKESHORE COMMUNITY HEALTH CARE**  
 1721 SAEMANN AVENUE, SHEBOYGAN, WI 53081  
 PROJ. NO. 2017-78

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## EAST ELEVATION

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

JANUARY 11, 2019

NEW STORAGE GARAGE

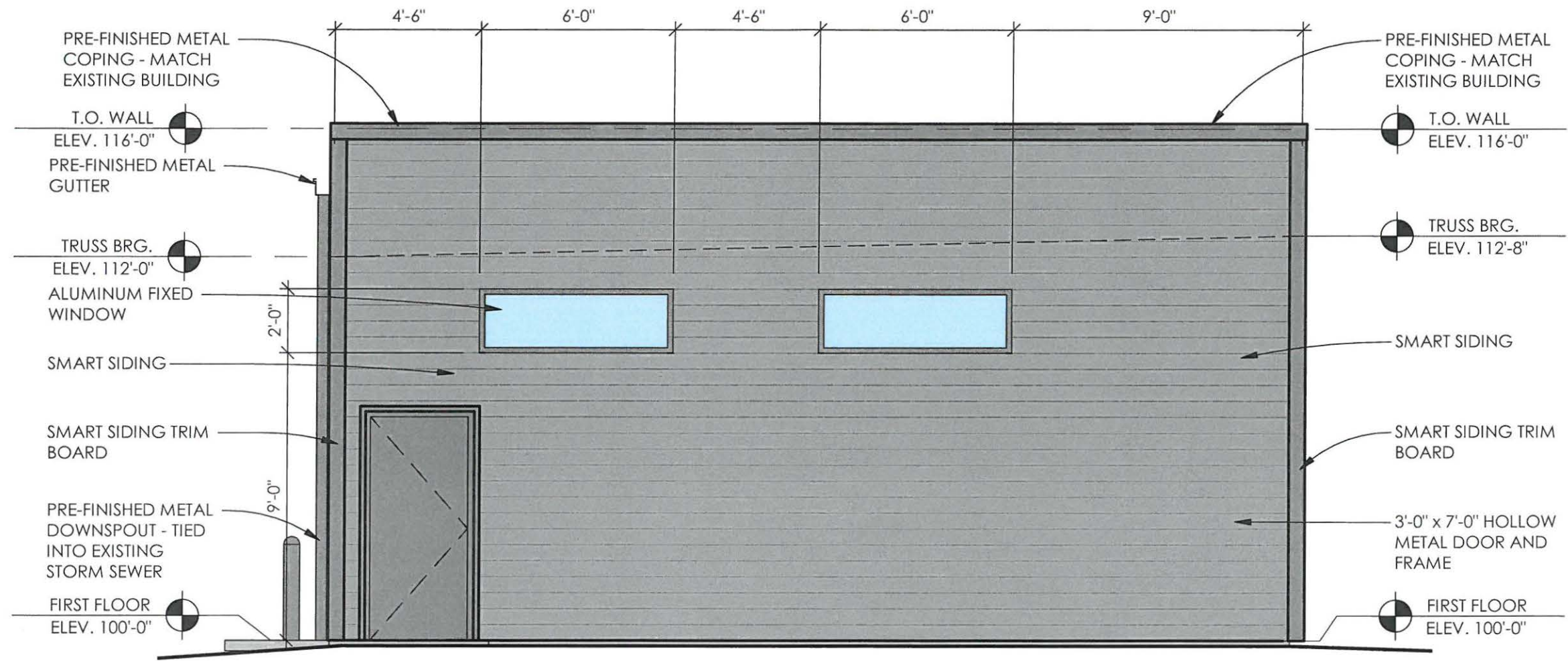
# LAKESHORE COMMUNITY HEALTH CARE

1721 SAEMANN AVENUE, SHEBOYGAN, WI 53081

PROJ. NO. 2017-78

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**WEST ELEVATION**  
SCALE: 1/4" = 1'-0"

JANUARY 11, 2019  
NEW STORAGE GARAGE

# LAKESHORE COMMUNITY HEALTH CARE

1721 SAEMANN AVENUE, SHEBOYGAN, WI 53081  
PROJ. NO. 2017-78

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**CITY OF SHEBOYGAN**

**REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION**

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**ITEM DESCRIPTION:** Construction of new Sheboygan A's deck at Wildwood Baseball Park located at 2328 New Jersey Avenue.

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

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**REPORT DATE:** February 8, 2019

**MEETING DATE:** February 11, 2019

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**FISCAL SUMMARY:**

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

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**STATUTORY REFERENCE:**

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

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**BACKGROUND / ANALYSIS:**

The Sheboygan A's are proposing to construct a new deck at Wildwood Baseball Park located at 2328 New Jersey Avenue. The applicant states:

- The proposed development consists of the addition of an 800sf deck immediately north of the current press box, between the grandstand and the concession/restroom facility. The floor level of this deck is just above the top of the grand stand seating.
- Materials for the project are inspired by the existing structures adjacent to the new addition. The deck is made up of stained wood columns, wood floor structure, with membrane roofing to provide a drainage plane below the wood decking walking surface. Metal railings will be provided in a similar fashion to the existing railings with additional horizontal wiring for safety.
- The A's are facing new baseball competition from Northwood League franchises in Mequon, Fond du Lac and Green Bay so enhancing the game day experience is a must.
- Current fan base is aging and the club continues to work on ways to appeal to our "new" fans that will be the club's lifeblood of the future. The deck provides an amenity to attract a new younger fan base that are looking for a greater entertainment experience. The deck provides an amenity to attract a new fan base interested in more than just the game. Construction of the deck will offer a premier seating area to groups and general fans that will enhance the fan experience.

**STAFF COMMENTS:**

None.

**ACTION REQUESTED:**

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

**ATTACHMENTS:**

Architectural Review Board Application and required attachments.

PARCEL NO.: 59281208790  
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: SHEBOYGAN A'S BASEBALL  
MAILING ADDRESS: P.O. BOX 32 SHEBOYGAN WI 53082-0036  
E-MAIL ADDRESS: SCOTT.STANGEL@QUALITYSTATE.COM  
PHONE: (920) 946-6764 FAX NO.: ( ) N/A

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

NAME OF PROPOSED/EXISTING BUSINESS: SHEBOYGAN A'S BASEBALL  
ADDRESS OF PROPERTY AFFECTED: 2328 NEW JERSEY AVE SHEBOYGAN  
NEW BUILDING: \_\_\_\_\_ ADDITION: X REMODELING: \_\_\_\_\_

DESCRIPTION OF PROPOSED PROJECT: THE ADDITION OF A <sup>SF</sup> GROUP DECK IMMEDIATELY NORTH OF THE CURRENT PRESS BOX AND BETWEEN THE NORTH GRAND STAND & THE TOILET ROOM BUILDING. THE FLOOR LEVEL OF THIS DECK IS JUST ABOVE THE TOP OF THE GRAND STAND SEATING. THIS DECK CREATES A COVERED WALKING ARE BY THE CONCESSIONS.

DESCRIPTION OF EXISTING EXTERIOR DESIGN AND MATERIALS: THE PRESS BOX IS WOOD SIDING & THE RESTROOM BUILDING IS A FLUTED CONCRETE BLOCK BUILDING. THE BLEACHER SEATING IS ALUMINUM FRAME. THE GROUND IS ASPHALT PAVED

DESCRIPTION OF THE PROPOSED EXTERIOR DESIGN AND MATERIALS: THE STRUCTURE OF THE NEW DECK IS MADE UP OF STAINED WOOD COLUMNS, WOOD FLOOR STRUCTURE WITH MEMBRANE ROOFING & COMPOSITE DECKING SECTIONS OVER ROOFING. THERE ARE METAL RAILINGS AT THE PERIMETER OF THE DECK.

## SITE NARRATIVE - CONDITIONAL USE APPLICATION

January 14, 2019

### PROJECT NAME AND ADDRESS:

2328 New Jersey Ave.,  
Sheboygan, Wisconsin 53081

### PARCEL INFORMATION/SITE DATA/LEGAL DESCRIPTION:

- The parcel is defined as tax parcel 59281208790.
- It is defined as LYMAN ADDN BLKS 4 & 5 AND LOTS 12 THRU 21.

### ZONING CLASSIFICATION/ZONING REQUIREMENTS:

SR-5 - Suburban Residential 5  
25-foot front yard setback  
25-foot rear yard setback  
(35)-foot maximum building height

### EXISTING SITE CONDITIONS/LAND USE:

Currently in use as a baseball field and bleachers, with moderate amenities, including restrooms.

### PROPOSED LAND USE/LOT COVERAGE SITE DATA

- The proposed development consists of the addition of 800 SF deck immediately north of the current press box and between the north grand stand and the toilet building.
- The floor level of this deck is just above the top of the grand stand seating.
  
- Proposed pavement area: No Additional Pavement
- Proposed green space: No change to green space.

### LANDSCAPE REQUIREMENTS

- Landscape requirements are handled by existing landscape.
- Drainage will be handled by existing infrastructure.

### 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 property owners.

### SITE LIGHTING:

- Site lighting will be limited to wall mounted fixtures and down-lights mounted to underside of deck structure.
- No pole lighting will be provided.

### ARCHITECTURE:

- This deck is a necessary expansion to the existing grandstand, and provides a new type of seating, notably on a flat surface, for a group of spectators. This deck will be built within the current footprint of the pavement and between other existing structures.
  
- Materials on the project are inspired by the existing structures adjacent to the new addition. The new structure of the deck is made up of stained wood columns, wood floor structure, with membrane roofing to provide a drainage plane below the wood deck walking surface. Metal railings at the perimeter of the deck will be provided in a similar fashion to the existing railings with additional horizontal wires to meet railing gap requirements.

### VARIANCE REQUEST/VARIANCE DESCRIPTION:

- No variance is requested.



1/11/2019

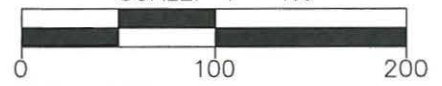
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January 11, 2019  
**Wildwood Park**

Sheboygan, WI 2015-79



SCALE: 1" = 100'



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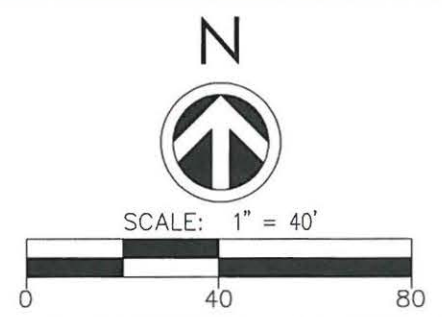


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January 11, 2019  
**Wildwood Park**  
 Sheboygan, WI 2015-79

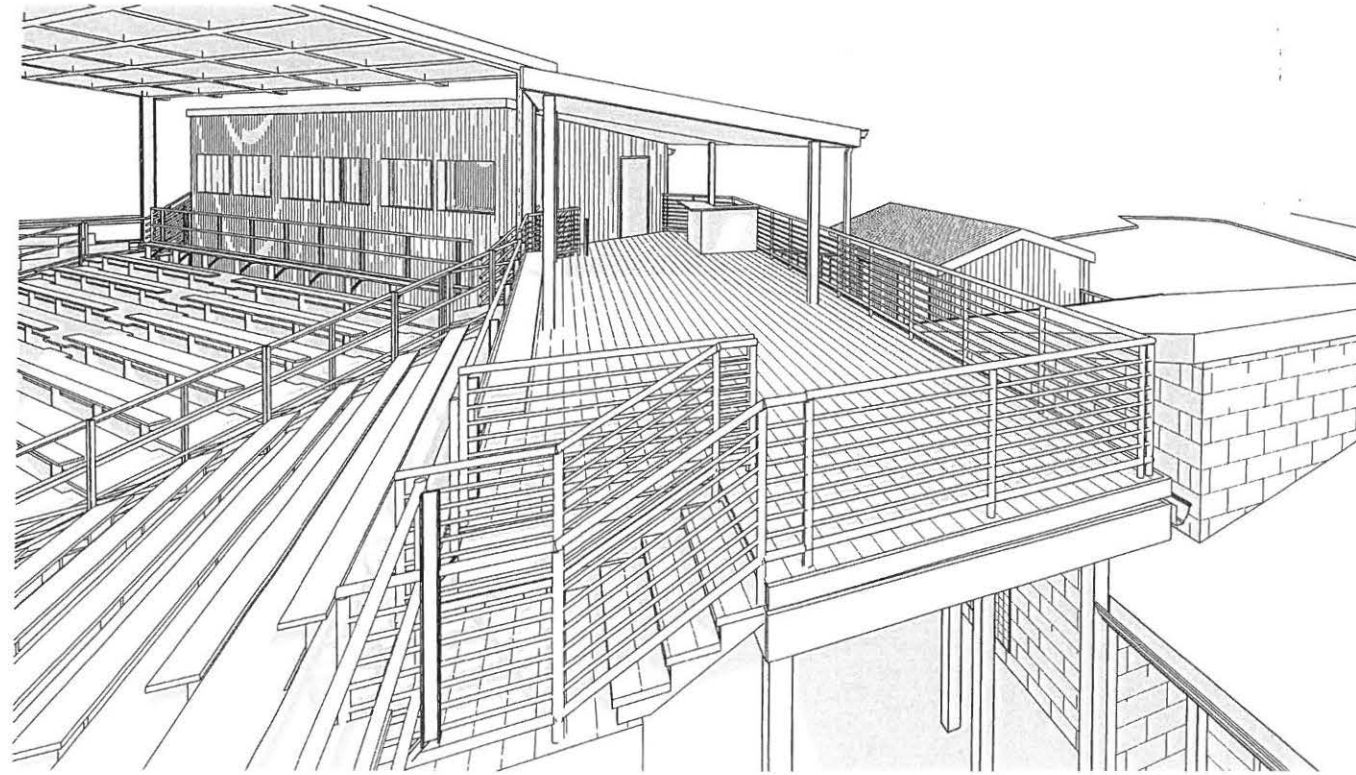


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NEW SPECTATOR DECK FOR:  
**WILDWOOD PARK**

2276 NEW JERSEY, SHEBOYGAN, WI 53081



REVISIONS:

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**ARCHITECTURAL**

ABACUS ARCHITECTS, INC.  
 1135A MICHIGAN AVENUE  
 SHEBOYGAN, WISCONSIN 53081  
 P: 920-452-4444

A 101	TITLE SHEET
A 301	DEMOLITION PLAN
A 302	DECK PLANS
A 501	SECTIONS AND ELEVATIONS
A 502	SECTIONS

**PROJECT NOTES**

**EXTENT OF WORK**

THE INTENT OF THE CONTRACT DOCUMENTS IS TO INCLUDE ALL ITEMS NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK BY THE CONTRACTOR. PERFORMANCE BY THE CONTRACTOR SHALL BE REQUIRED TO THE EXTENT CONSISTENT WITH THE CONTRACT DOCUMENTS AND REASONABLY INFERRABLE FROM THEM AS BEING NECESSARY TO PRODUCE THE INTENDED RESULTS.

**SITE VISIT**

THE CONTRACTOR SHALL VISIT THE SITE, BECOME FAMILIAR WITH LOCAL CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED AND CORRELATE PERSONAL OBSERVATIONS WITH REQUIREMENTS OF THE CONTRACT DOCUMENTS.

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**ABBREVIATIONS**

A.B.	ANCHOR BOLT	CONC	CONCRETE	F.A.C.E.	FAMILY AND CONSUMER EDUCATION	J.B.	JOIST BEARING	PLYWD	PLYWOOD	T&G	TONGUE AND GROOVE
A.D.A.	AMERICAN WITH DISABILITIES ACT	CONT CORR	CONTINUOUS CORRUGATED	F.C.O.	FLOOR CLEAN OUT	JAN	JANITOR	PR	PAIR	T.B.	TACK BOARD
A.F.F.	ABOVE FINISHED FLOOR	CPT	CARPET	F.D.	FLOOR DRAIN	JST	JOIST	PREFAB	PREFABRICATED	T.O.	TOP OF
A/C	AIR CONDITIONING	D	DEPTH	F.E.	FIRE EXTINGUISHER	JT	JOINT	PSF	POUNDS PER SQUARE FOOT	T.O.B.	TOP OF BEAM
ACOUS	ACOUSTIC(AL)	D.F.	DEAD LOAD	F.F.	FINISHED FLOOR	K.O.	KNOCK OUT	PSI	POUNDS PER SQUARE INCH	T.O.F.	TOP OF FOOTING
ADD	ADDITION	D.L.	DEAD LOAD	FAB	FABRICATED	KIP	KITCHEN AND POUNDS	PT. P.I.	POINT, PORCELAIN TILE, PAINT, PRESSURE TREATED	T.O.M.	TOP OF MASONRY
ADJ	ADJUSTABLE	DBL	DOUBLE	FDN	FOUNDATION	L	LENGTH	Q.T.	QUARRY TILE	T.O.P.	TOP OF PIER
ALT	ALTERNATE	DEG	DEGREE	FIN	FINISH	L.H.	LEFT HAND	R	RADIUS, RISER	T.O.S.	TOP OF STEEL
ALUM	ALUMINUM	DEPT	DEPARTMENT	FL	FLOOR	L.L.	LIVE LOAD	R.C.	ROOF CONDUCTOR	T.S.	TUBE STEEL
APPROX	APPROXIMATE	DET	DETAIL	FT	FOOT, FEET	LAM	LAMINATE(D)	R.D.	ROOF DRAIN	T.W.	TACK WALL
ARCH	ARCHITECTURAL	DIA	DIAMETER	FTG	FOOTING	LAV	LAVATORY	R.O.	ROUGH OPENING	TEL	TELEPHONE
ATTEN	ATTENUATION	DIM	DIAGONAL	FURN	FURNACE, FURNITURE	LB	LOUVER	R.H.	RIGHT HAND	TERR	TEMPERED TERRAZZO
AUTO	AUTOMATED	DISP	DISPENSER	FURR	FURRING	LOUV	LOUVER	TOT	TOTAL <td>THK</td> <td>THICK</td>	THK	THICK
B.L.	BORROWED LINE	DIV	DIVISION	G	GAS	M.B.	MARKER BOARD	REF	REFERENCE	TV	TELEVISION
B.M.	BENCH MARK	DN	DOWN	G.B.	GRAB BAR	MACH	MACHINE	REG	REGISTER	TYP	TYPICAL
B.O.	BOTTOM OF	DR	DOOR	G.C.	GENERAL CONTRACTOR	MAINT	MAINTENANCE	REIN	REINFORCING (ING, ME NT)	UNFIN	UNFINISHED
B.T.U.	BRITISH THERMAL UNIT	DS	DOWNSPOUT	G.M.	GAS METER	MATL	MATERIAL	REQ'D	REQUIRED	UTIL	UTILITIES
BD	BOARD	DW	DRYWALL	GA	GAUGE	MAX	MAXIMUM	RESIL	RESILIENT	V	VINYL
BLDG	BUILDING	E.I.F.S.	EXTERIOR INSULATION FINISH SYSTEM	GALV	GALVANIZED	MECH	MECHANICAL	REV	REVISION	V.C.I.	VINYL COMPOSITION TILE
BLK(G)	BLOCK(ING)	E.J.	EXPANSION JOINT	G.F.P. BD.	GYP(SUM) BOARD	MEMB	MEMBRANE	ROOM	ROOM	VENT	VENTILATION
BOT	BOTTOM	E.W.	EACH WAY	H. HGT	HEIGHT	MEZZ	MEZZANINE	S.C.	SOLID CORE	VERT	VERTICAL
BRG	BEARING	E.W.C.	ELECTRIC WATER COOLER	H.L.	HOLE BIBB	MFR	MANUFACTURER	S.S.	STAINLESS STEEL	VEST	VESTIBULE
C.B.	CATCH BASIN, CHALK BOARD	EA	EACH	H.V.A.C.	HEATING, VENTILATION AND AIR CONDITIONING	MH	MANHOLE	SAN	SANITARY SEWER	VOL	VOLUME
C.F.	CUBIC FEET	EL ELEV	ELEVATION, ELEVATOR	H.W.	HOT WATER	MIN	MINIMUM	SECT	SECTION	W	WIDTH, WATER
C.G.	CORNER GUARD	EMER	EMERGENCY	HC	HANDICAPPED	MISC	MISCELLANEOUS	SECUR	SECURITY	W.C.	WATER CLOSET, WATER COOLER
C.J.	CONTROL JOINT	ENCL	ENCLOSED	HD	HEAD	MTL	METAL	SERV	SERVICE	W/O	WALL CLEAN OUT, WATER HEATER
C.L.	CENTER LINE	ENGR	ENGINEER(D)	HDR	HEADER	MULL	MULLION	SHT	SHEET	W/	WITH
C.M.P.	CORRUGATED METAL PIPE	EQ	EQUAL	HWIR	HARDWARE	N	NORTH	SIM	SIMILAR	W.H.	WATER HEATER
C.O.	CLEAN OUT	EQU	EQUIPMENT	HORZ	HORIZONTAL	N.I.C.	NOT IN CONTRACT	SPEC(S)	SPECIFICATION(S)	W/	WITH
C.W.	COLD WATER	EXCAV	EXCAVATE	HOUR	HOUR	N.T.S.	NOT TO SCALE	SPKLR	SPRINKLER	W/O	WITH OUT
CAB	CABINET	EXIST	EXISTING	HR	HORIZONTAL	NO	NUMBER	SQ	SQUARE	WD	WOOD
CLG	CEILING	EXP	EXPOSED	HTR	HEATER	NOM	NOMINAL	ST. STORE	STANDARD	WT	WEIGHT
CLB	CLEAR	EXT	EXTERIOR	ID.	INSIDE DIAMETER	O.C./O/C	ON CENTER	STD	STANDARD	WWM	WELDED WIRE MESH
CMU	CONCRETE MASONRY UNIT	INT	INTERIOR	INSUL	INSULATION	O.D.	OUTSIDE DIAMETER	STL	STEEL	YD	YARD
COL	COLUMN	INV	INVERT	INT	INTERIOR	OH	OVERHEAD	STRM	STORM SEWER		
COMP	COMPOSITION, COMPACT			INT	INTERIOR	P.L.A.M.	PLASTIC LAMINATE	STRUCT	STRUCTURAL		
				INT	INTERIOR	PL	PLATE	SUSP	SUSPENDED		
				INT	INTERIOR	PLAS	PLASTIC	T	TREAD		
				INT	INTERIOR	PLBG	PLUMBING	T&B	TOP AND BOTTOM		

**MATERIALS AND SYMBOLS**

	ROUGH LUMBER		CENTER LINE, C
	FINISH LUMBER		PROPERTY LINE
	STRUCTURAL STEEL		NEW CONTOURS
	BRICK		EXISTING CONTOURS
	CONCRETE MASONRY UNIT		ELEVATION MARKER
	POURED-IN-PLACE CONCRETE		ELEVATION REFERENCE
	METAL / WOOD STUD WALL		SECTION REFERENCE
	GLAZING		PLAN / DETAIL REFERENCE
	SPRAYED FOAM INSULATION		CEILING TAG
	BATT INSULATION		DOOR TAG
	RIGID INSULATION		WINDOW TAG
	PLYWOOD / PARTICLE BOARD		PLAN NOTE TAG
	SAND / MORTAR / GYPSUM BOARD		DEMOLITION NOTE TAG
	COMPACTED DRAINAGE FILL		COLUMN GRID
	COMPACTED STRUCTURAL FILL		REVISION TAG
	TOPSOIL		VIEW / DETAIL IDENTIFICATION
	NON-STRUCTURAL FILL		
	EXISTING CONSTRUCTION / MATERIAL		

**PROJECT INFORMATION**

**APPLICABLE BUILDING CODES**  
 2018 WISCONSIN COMMERCIAL BUILDING CODE (2015 IBC)

**BUILDING AREA**  
 NEW BUILDING AREA:  
 DECK AREA - 800 S.F.

**CONSTRUCTION CLASSIFICATION**  
 TYPE VB CONSTRUCTION (W.C.B.C. SECTION 602.5)

**OCCUPANCY CLASSIFICATION**  
 ASSEMBLY GROUP "A-5" (W.C.B.C. SECTION 303.6)

**FIRE PROTECTION**  
 BUILDING IS UN-SPRINKLERED.

ISSUE DATE: 12/18/2018  
 NEW SPECTATOR DECK FOR:  
**WILDWOOD PARK**  
 2276 NEW JERSEY, SHEBOYGAN, WI 53081  
 1135A MICHIGAN AVE. SHEBOYGAN, WI 53081 | 920.452-4444 | 225 EAST ST. PAUL AVE. MILWAUKEE, WI 53202 | 414.837-6450

DRAWN BY: JAM  
 CHECKED BY: Checker

**A**  
**101**

PROJ. NO. 2015-79

PRELIMINARY - NOT FOR CONSTRUCTION

**GENERAL PLAN NOTES**

- CONSTRUCTION IS TO BE IN COMPLIANCE WITH ALL GOVERNING CODES, ORDINANCES, AND STANDARDS.
- THE INSTALLATION AND EXECUTION OF ALL PRODUCTS AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S STANDARDS, INSTRUCTIONS AND SPECIFICATIONS.
- ALL EXISTING CONDITIONS AND DIMENSIONS SHOWN ON PLANS ARE TO BE FIELD VERIFIED PRIOR TO DEMOLITION AND CONSTRUCTION.
- EACH TRADE IS RESPONSIBLE FOR THE DEMOLITION IN THEIR AREA OF EXPERTISE.

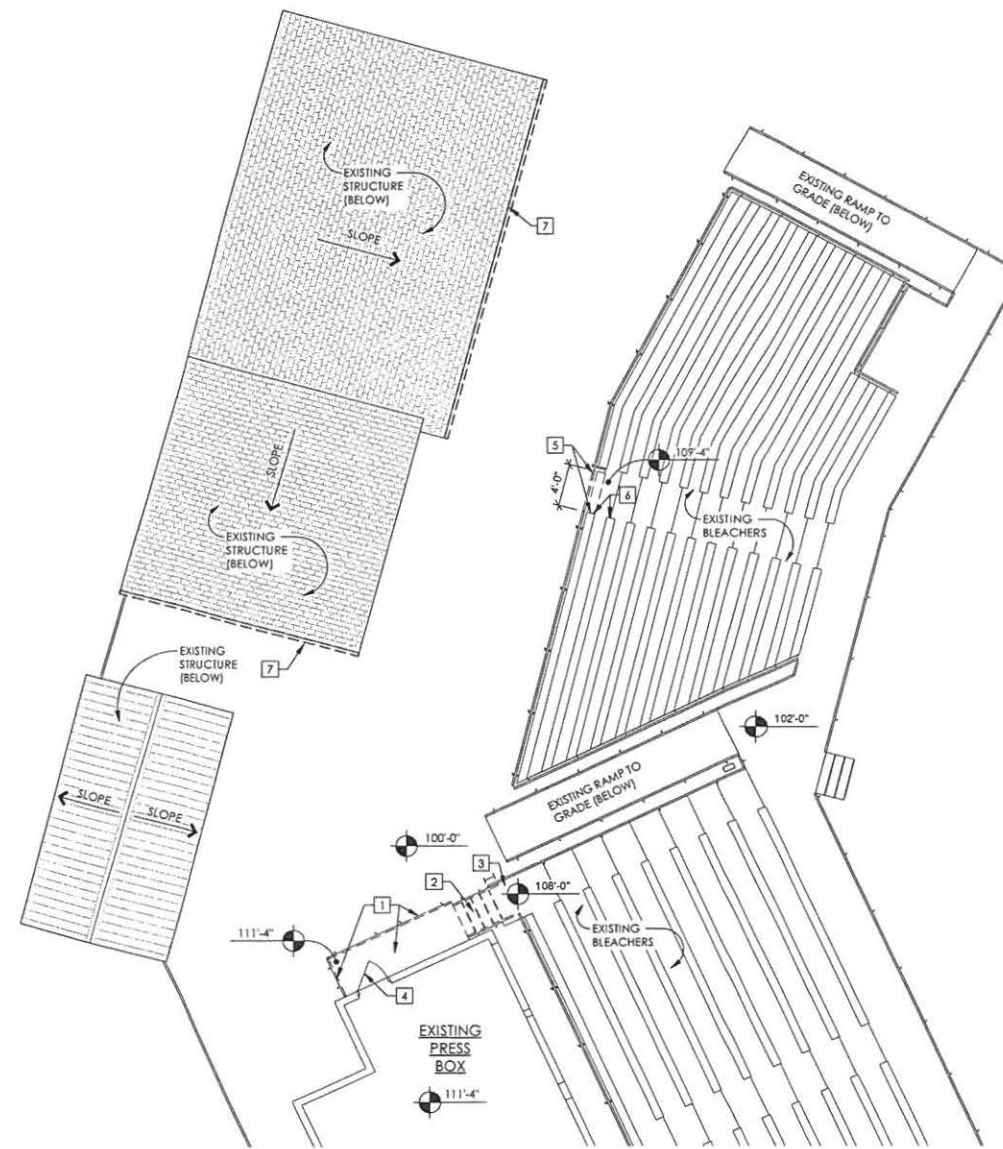
**DEMOLITION PLAN KEYNOTES**

NO.	DESCRIPTION
1	REMOVE EXISTING ELEVATED DECK, SUPPORT COLUMNS, GUARDS AND ALL ASSOCIATED CONSTRUCTION - PATCH AND REPAIR EXISTING ADJACENT CONSTRUCTION AS NEEDED FOR NEW PLAN.
2	TEMPORARILY REMOVE EXISTING STAIR & ALL ASSOCIATED EQUIPMENT AND SALVAGE FOR RE-USE IN EXISTING LOCATION.
3	EXISTING BLEACHER CONSTRUCTION AND STAIR LANDING TO REMAIN.
4	EXISTING SECOND FLOOR PRESS BOX DOOR AND WINDOWS TO REMAIN.
5	REMOVE SEGMENT OF EXISTING GUARD RAIL AND BLEACHER SEAT AS NECESSARY FOR INSTALLATION OF NEW STAIR - CAP AND REPAIR ADJACENT CONSTRUCTION TO REMAIN AS NECESSARY. SEE NEW PLAN FOR ADDITIONAL INFORMATION.
6	ALIGN END OF TOP BLEACHER SEAT, FOLLOWING REMOVAL OF SEGMENT, WITH EXISTING BLEACHER SEATS BELOW ON SOUTH SIDE OF AISLE.
7	REMOVE EXISTING GUTTER AND DOWNSPOUT



REVISIONS:

NOTICE TO BIDDERS  
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**DEMOLITION PLAN**  
SCALE: 1/8" = 1'-0"  
N  
W  
E  
S

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**WILDWOOD PARK**

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**A**  
**301**

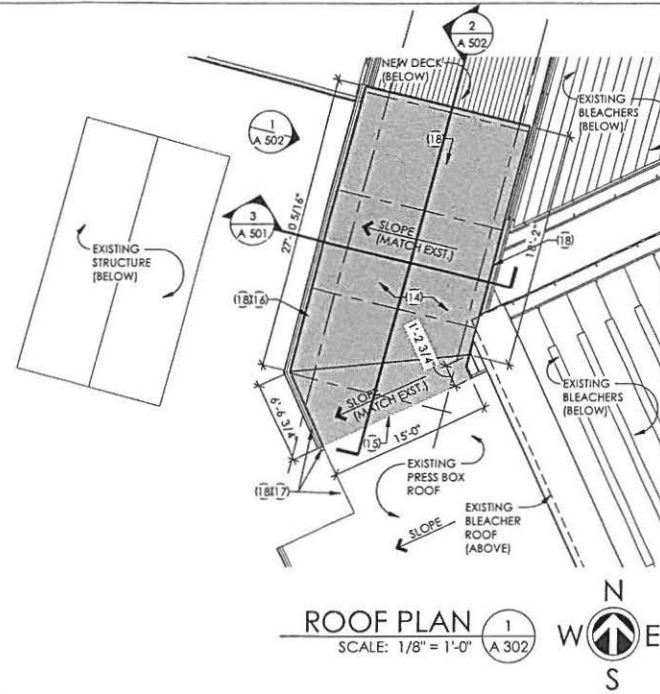
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### GENERAL PLAN NOTES

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- THE INSTALLATION AND EXECUTION OF ALL PRODUCTS AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S STANDARDS, INSTRUCTIONS AND SPECIFICATIONS.
- ALL EXISTING CONDITIONS AND DIMENSIONS SHOWN ON PLANS ARE TO BE FIELD VERIFIED PRIOR TO DEMOLITION AND CONSTRUCTION.
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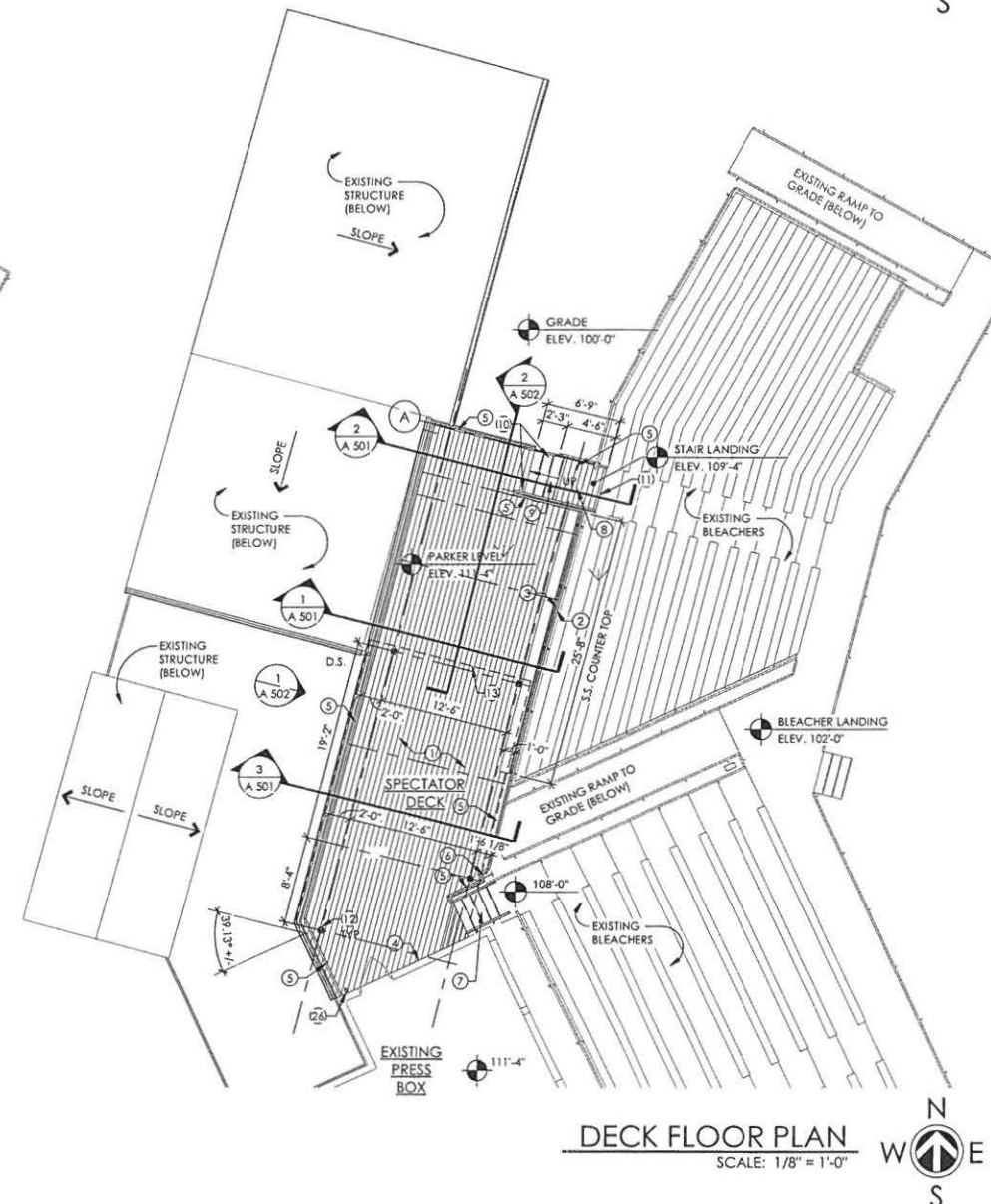
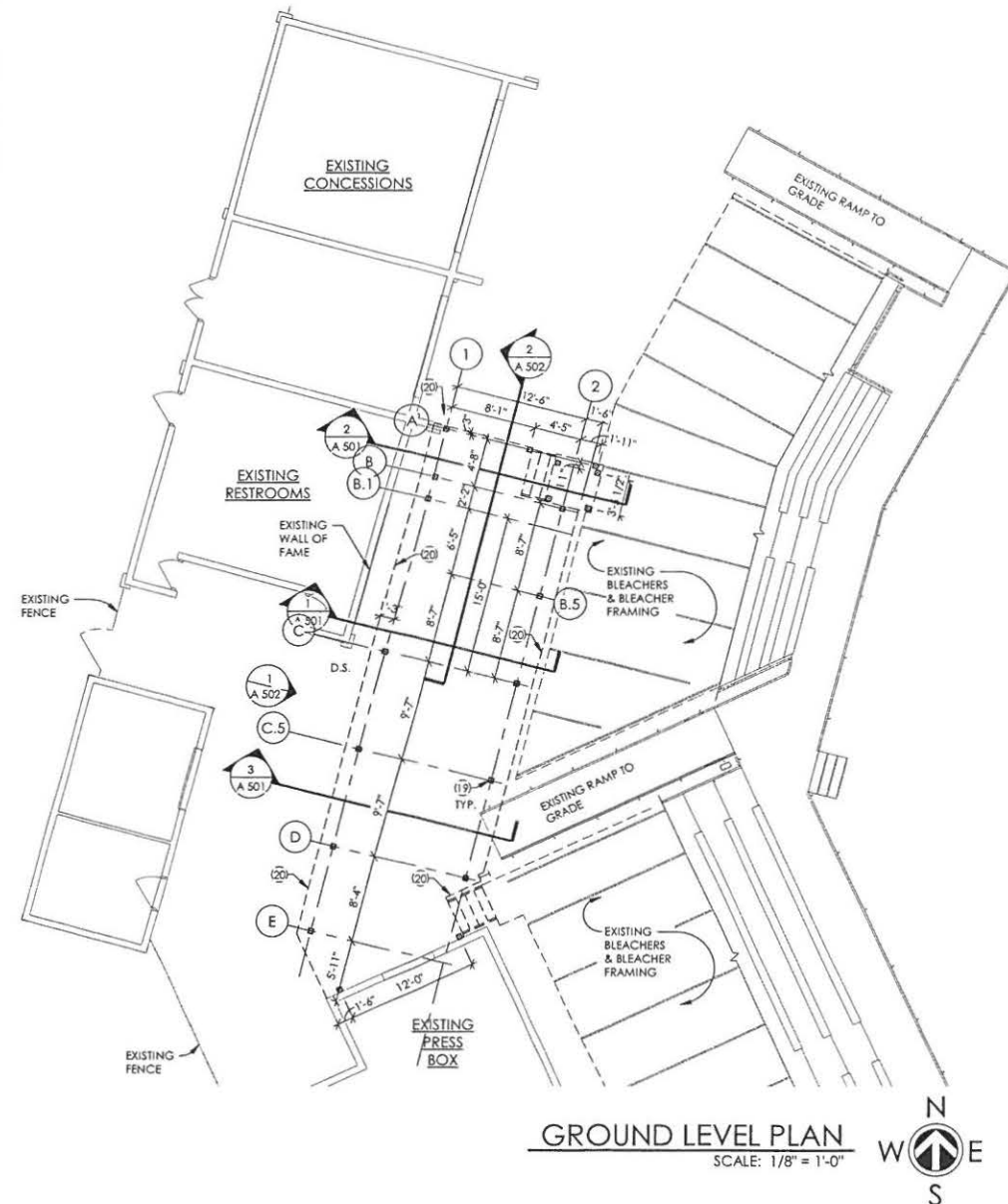
### ROOF SYMBOLS

- SLOPED STRUCTURE ROOF DRAINAGE  
ROOF CONSTRUCTION VARIES
- FILLED REGION DENOTES AREA OF NEW ROOF CONSTRUCTION



### FLOOR PLAN KEYNOTES

NO.	DESCRIPTION
1	COMPOSITE DECKING ON PRESERVATIVE TREATED WOOD JOISTS, SEE STRUCTURAL DRAWINGS
2	EXISTING GUARD AT TOP OF BLEACHERS TO REMAIN.
3	ALIGN NEW DECK WITH BACK SIDE OF EXISTING GUARD - NOTCH DECK CONSTRUCTION AROUND EXISTING GUARD SUPPORTS AS NECESSARY.
4	SECURE DECK CONSTRUCTION TO EXISTING PRESS BOX STRUCTURE, SEE STRUCTURAL DRAWINGS.
5	NEW 1 1/2" O.D. PAINTED STEEL GUARD RAIL (42" HIGH) WITH 1" HORIZONTAL INTERMEDIATE STEEL RAILS. GUARD SHALL NOT HAVE OPENINGS WHICH ALLOW PASSAGE OF A 4" SPHERE FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT PER IBC 1015.4. THE TRIANGULAR OPENINGS AT THE OPEN SIDES OF A STAIR FORMED BY THE RISER, TREAD AND BOTTOM RAIL SHALL NOT ALLOW PASSAGE OF A SPHERE 6" IN DIAMETER PER IBC 1015.4. EXCEPTION 2. GUARD MUST BE DESIGNED TO RESIST A LOAD OF 50 POUNDS PER LINEAR FOOT PER IBC 1607.8.1 AND DESIGNED TO RESIST A SINGLE CONCENTRATED LOAD OF 200 POUNDS APPLIED IN ANY DIRECTION PER IBC 1607.8.1.1. REFER TO SECTIONS AND FOR ADDITIONAL INFORMATION.
6	NOTCH DECK & GUARD CONSTRUCTION AROUND EXISTING STRUCTURAL COLUMN AS NECESSARY.
7	REINSTALL SALVAGED STAIR AND ALL ASSOCIATED EQUIPMENT IN EXISTING LOCATION.
8	STAIR LANDING ELEVATION TO MATCH HEIGHT OF TOP BLEACHER TREAD. CONSTRUCTION TO BE COMPOSITE DECKING ON PRESERVATIVE TREATED WOOD FRAMING, SEE STRUCTURAL DRAWINGS.
9	PREFABRICATED METAL STAIR WITH 4 EQUAL RISERS INCLUDING TOP STEP TO DECK SURFACE (7" MAX.) - SECURED TO DECK & LANDING.
10	1 1/2" O.D. PAINTED STEEL HANDRAILS (36" HIGH) ATTACHED TO ADJACENT GUARD WITH HANDRAIL EXTENSIONS PER IBC 1014.6. HANDRAIL MUST BE DESIGNED TO RESIST A LOAD OF 50 POUNDS PER LINEAR FOOT PER IBC 1607.8.1. AND DESIGNED TO RESIST A SINGLE CONCENTRATED LOAD OF 200 POUNDS APPLIED IN ANY DIRECTION PER IBC 1607.8.1.1. SEE SECTIONS FOR ADDITIONAL INFORMATION.
11	ALIGN EDGE OF STAIR LANDING WITH BACK EDGE OF TOP BLEACHER TREAD AND SECURE TO EXISTING BLEACHERS, SEE STRUCTURAL DRAWINGS.
12	COLUMN TO SUPPORT EXTENDED ROOF ABOVE. SEE STRUCTURAL DRAWINGS FOR EXACT COLUMN DESIGN AND LOCATIONS, TYPICAL.
13	DASHED LINE DENOTES PERIMETER OF ROOF EXTENSION ABOVE, SEE ROOF PLAN.
14	ASPHALT SHINGLES OVER # 15 ROOFING FLET ON 3/4" OSB SHEATHING ON WOOD STRUCTURE. SEE STRUCTURAL DRAWINGS.
15	REMOVE EXISTING FACIA WHERE NECESSARY FOR NEW ROOF EXTENSION AND TIE NEW ROOF CONSTRUCTION INTO EXISTING AS NEEDED TO PROVIDE SEAMLESS TRANSITION TO THE FULLEST EXTENT POSSIBLE.
16	NEW PREFABRICATED ALUMINUM GUTTER - STYLE & FINISH TO MATCH EXISTING.
17	REMOVE EXISTING GUTTER AND DOWNSPOUT AS NECESSARY AND REPLACE WITH NEW PREFABRICATED ALUMINUM GUTTER & DOWNSPOUT AT ROOF EXTENSION AND ADJACENT LOCATION - STYLE & FINISH TO MATCH EXISTING
18	NEW FACIA CONSTRUCTION TO MATCH EXISTING - PROVIDE FLASHING AT ROOF EDGES AND GU
19	COLUMNS FOR DECK AND STAIR LANDING ABOVE - LOCATIONS SHOWN AND DIMENSIONS ARE FOR REFERENCE ONLY. SEE STRUCTURAL DRAWINGS FOR EXACT LOCATIONS AND SPECIFICATIONS
20	DASHED LINE DENOTES PERIMETER OF DECK AND STAIR LANDING ABOVE
26	ROUGH IN HOT/ COLD WATER AND DRAIN FOR FUTURE SINK



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**302**

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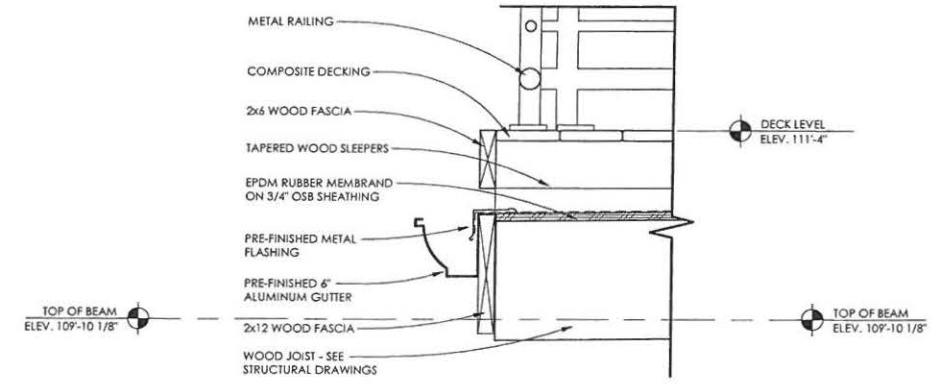
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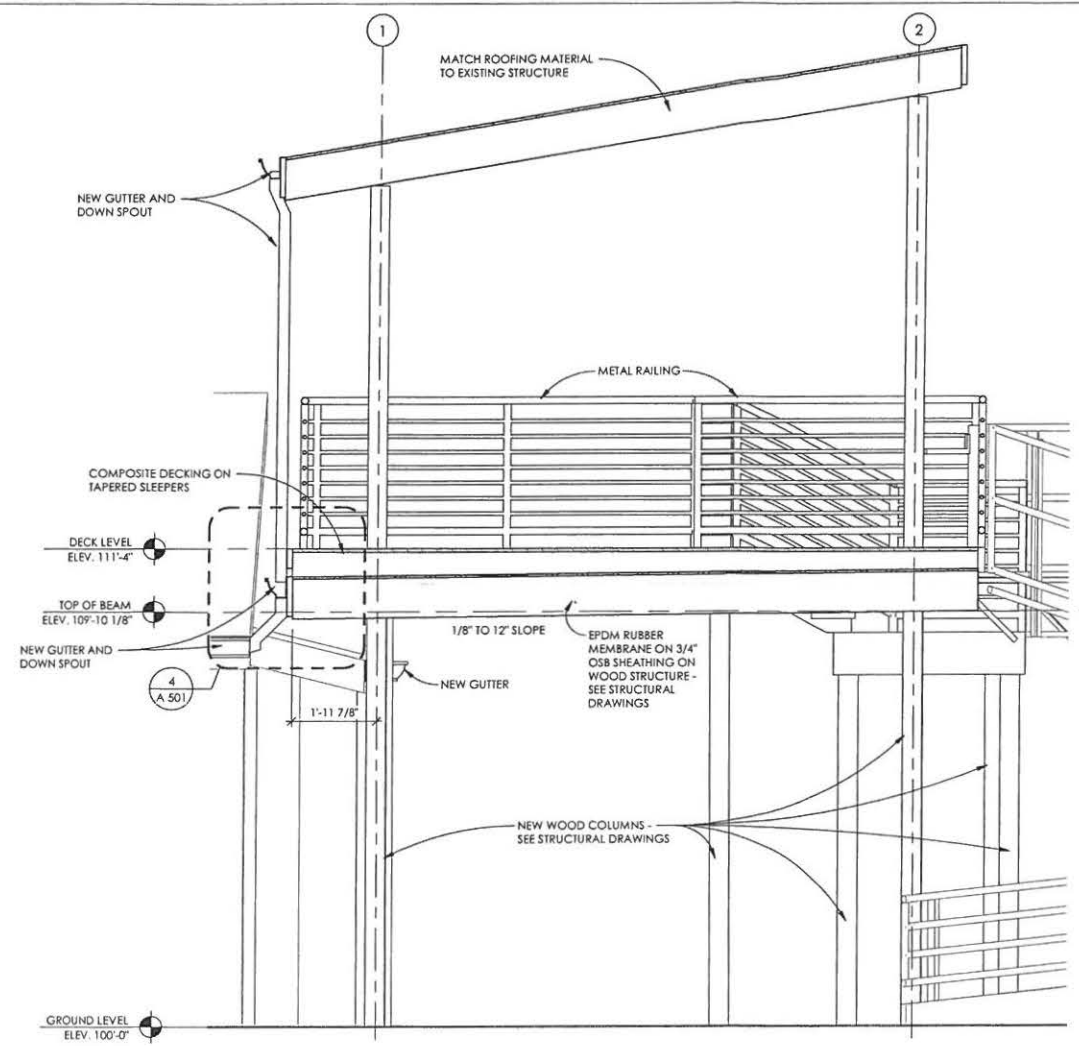
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**501**

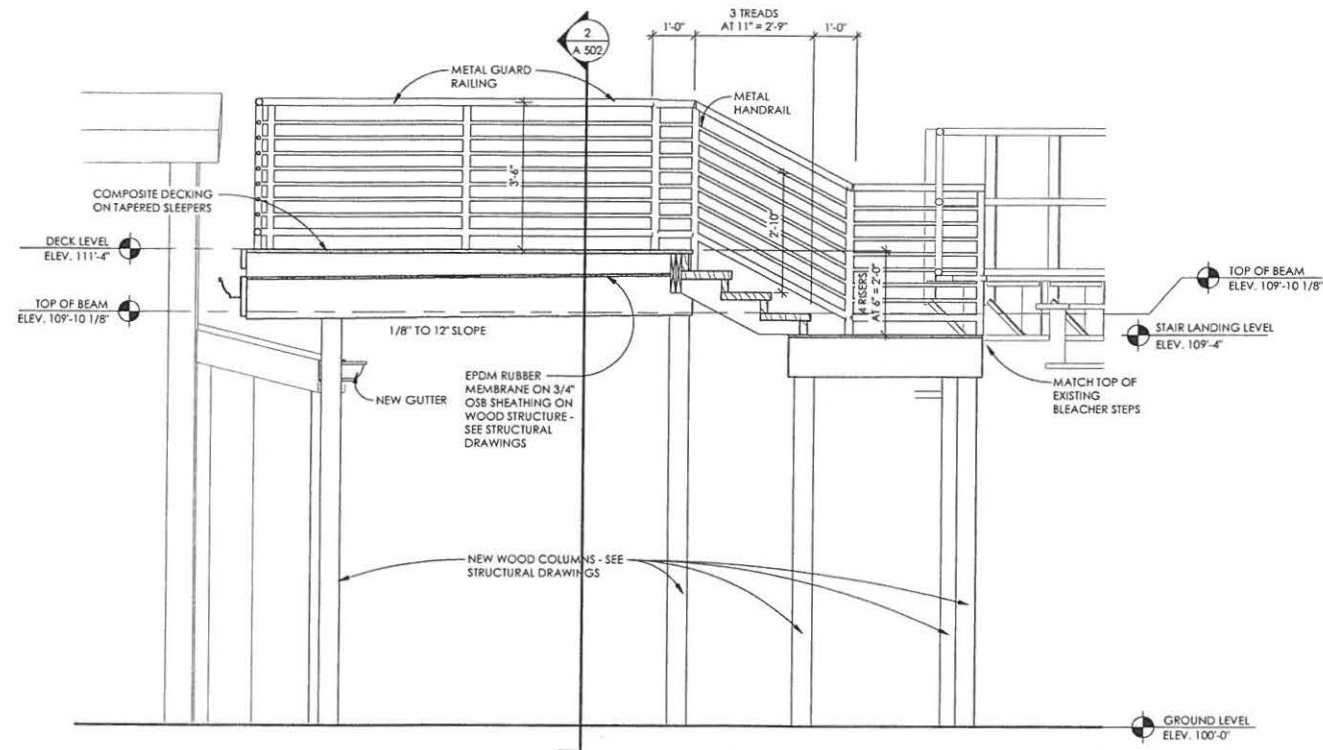
PROJ. NO. 2015-79



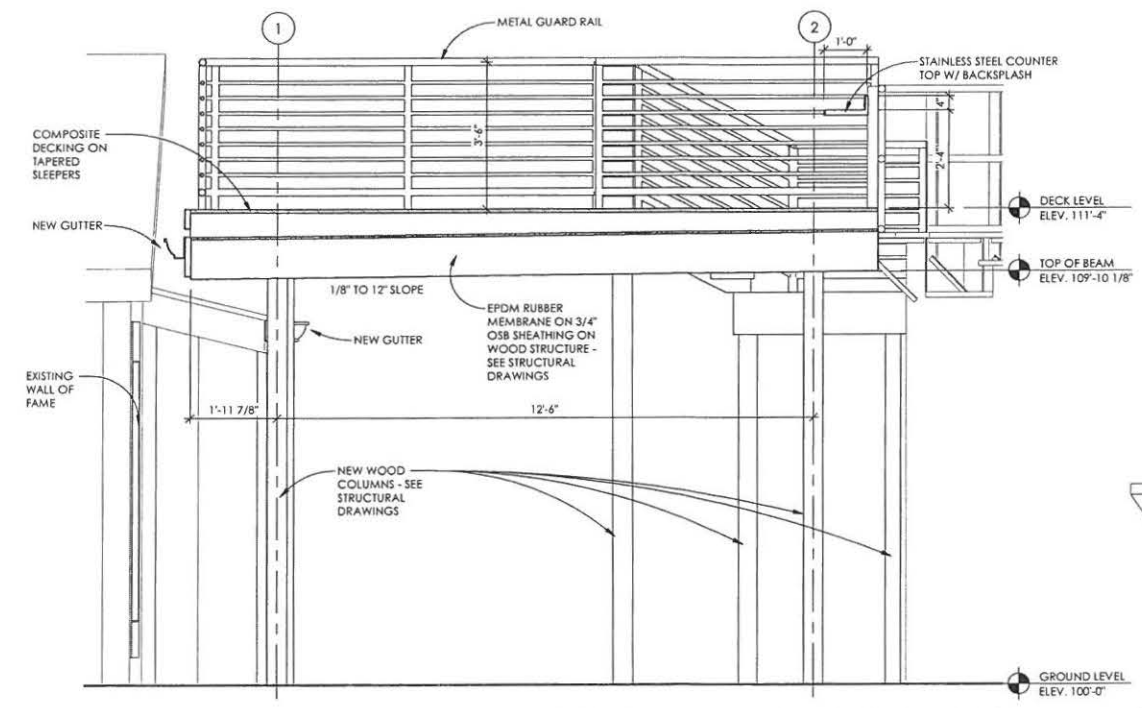
**GUTTER DETAIL** 4  
SCALE: 1 1/2" = 1'-0" A 501



**SECTION THROUGH ROOF** 3  
SCALE: 1/2" = 1'-0" A 501



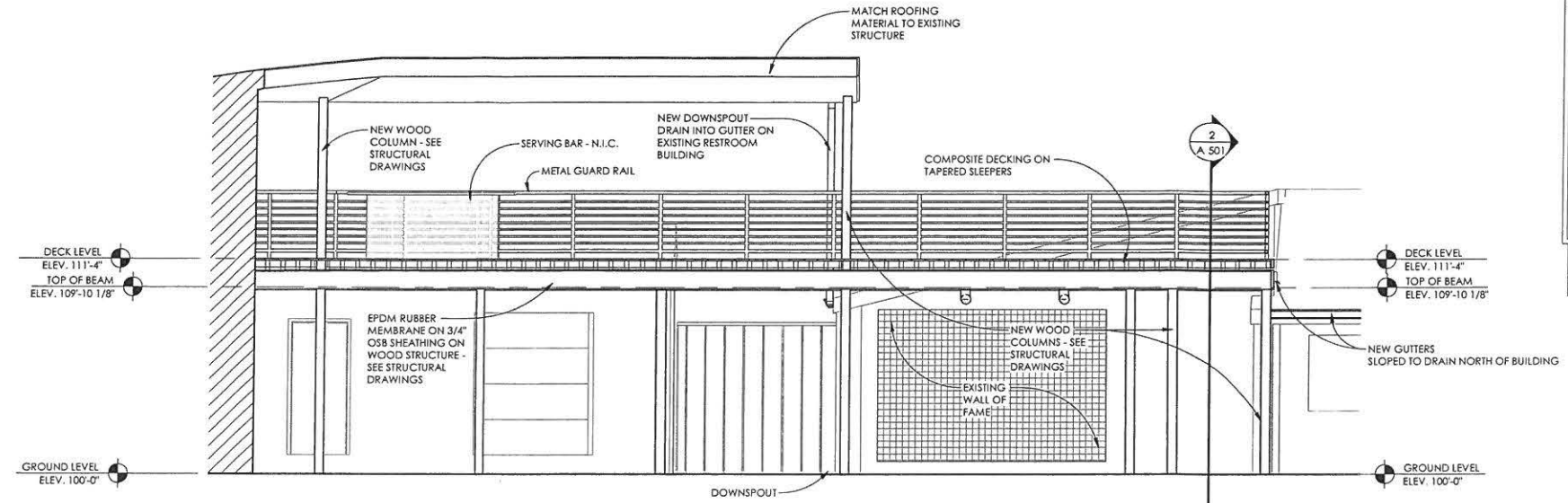
**SECTION THROUGH STAIRS** 2  
SCALE: 1/2" = 1'-0" A 501



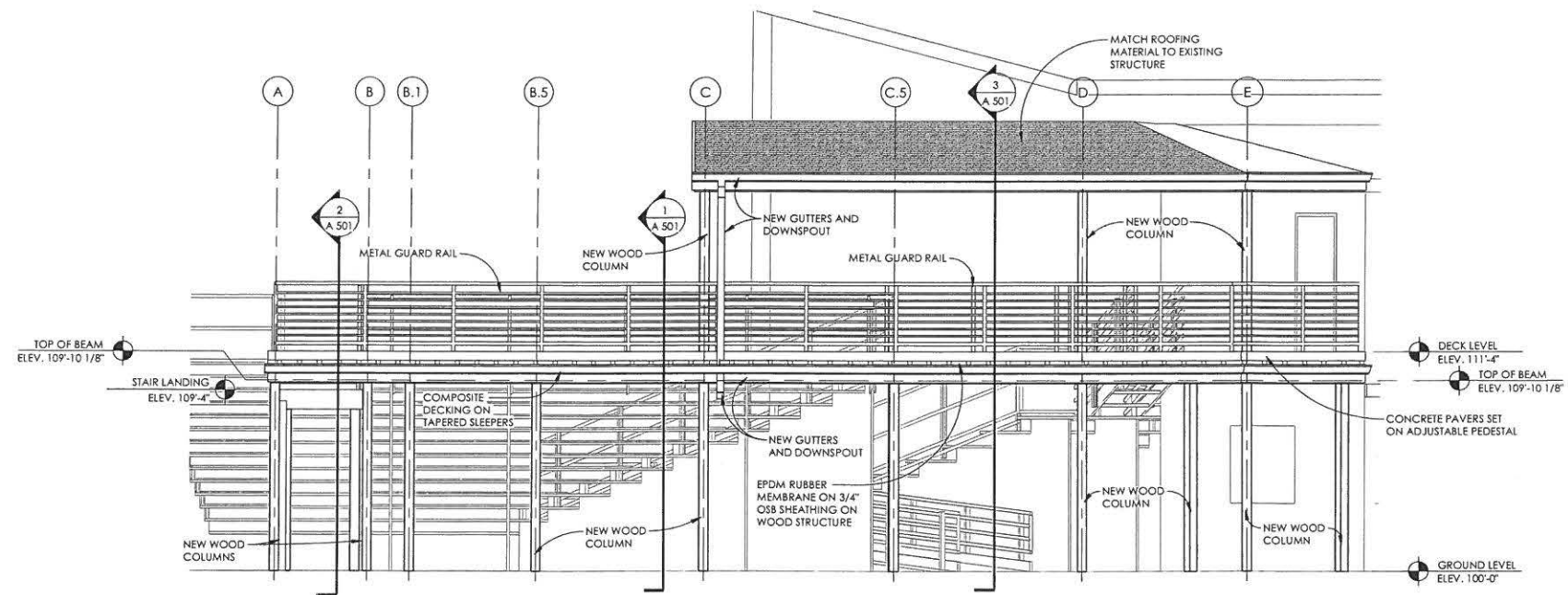
**TYPICAL SECTION THROUGH DECK** 1  
SCALE: 1/2" = 1'-0" A 501

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**LONGITUDINAL SECTION** 2  
SCALE: 1/4" = 1'-0" A 502



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

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**A**  
**502**

PROJ. NO. 2015-79





ABACUS  
ARCHITECTS



**CITY OF SHEBOYGAN**

**REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION**

---

**ITEM DESCRIPTION:** Building Addition at Signature Dental located at 1630 N. Taylor Drive.

---

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

---

**REPORT DATE:** February 8, 2019

**MEETING DATE:** February 11, 2019

---

**FISCAL SUMMARY:**

**STATUTORY REFERENCE:**

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

---

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

---

**BACKGROUND / ANALYSIS:**

Signature Dental is proposing to construct an addition at their dental clinic located at 1630 N. Taylor Drive. The applicant states:

- Signature Dental is proposing to construct a 1,090sf (33 x 33) addition to the west side of their dental clinic. The new addition will create five (5) new rooms for our doctors to treat their patients utilizing the newest technology and providing for each patient’s unique needs and comfort.
- The existing dental clinic is 4,040sf so the total square footage of the clinic will now be 5,130sf (footprint of the building). There is useable space in the basement as well (conference room, locker room, mechanicals, etc.).
- The applicant will also be remodeling/updating the existing facility in order to make it more handicapped accessible, as well as, to improve our patients’ visits with their dental hygienists.
- The existing buildings exterior walls are comprised of the bottom of wall with two (2) foot high of decorative split face concrete block with face brick above with green accent tile bands and topped off with EIFS at gable ends. Painted wood windows and architectural grade fiberglass roof shingles.
- Applicant is proposing to construct the addition so it seamlessly matches the design of the existing building. The proposed addition will utilize the same materials to match existing as described above except the following: Since the green accent tile color is no longer available, brick will be recessed 3/8” at the location of the green accent band to still give appearance of accent bands. All windows in existing building will be replaced with new aluminum clad wood windows with matching black color to the new addition.

Since the existing roof shingle is no longer available a similar looking architectural grade fiberglass shingle will be installed on the entire existing roof and new addition roof.

**STAFF COMMENTS:**

None.

**ACTION REQUESTED:**

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

**ATTACHMENTS:**

Architectural Review Board Application and required attachments.

PARCEL NO.: 631570  
MAP NO.: \_\_\_\_\_  
ZONING CLASSIFICATION: SO

Office Use Only  
DATE SUBMITTED: \_\_\_\_\_  
REVIEW DATE: 2/11/19

**CITY OF SHEBOYGAN  
ARCHITECTURAL REVIEW APPLICATION**

Revised May 2018

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

**1. APPLICANT INFORMATION**

APPLICANT: Vincent Micha Project Architect -The Kubala Washatko Architects Inc.

ADDRESS: W61 N617 Mequon Ave Cedarburg, WI 53012

E-MAIL ADDRESS: vmicha@tkwa.com

PHONE: 262-377-6039 FAX NO.: 262-377-2954

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

NAME OF PROPOSED/EXISTING BUSINESS: Signature Dental

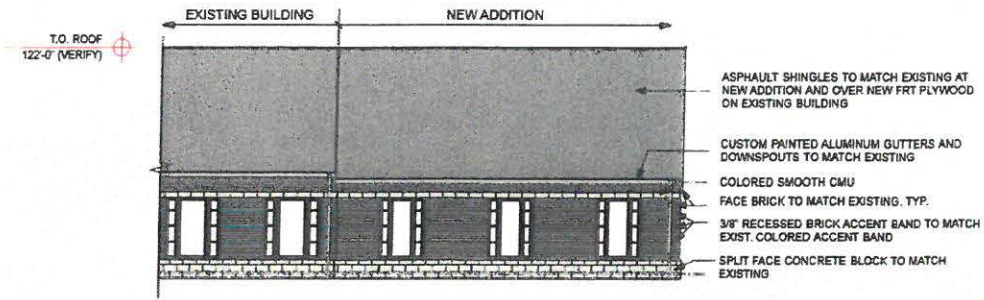
ADDRESS OF PROPERTY AFFECTED: 1630 N Taylor Drive, Sheboygan, WI 53081

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

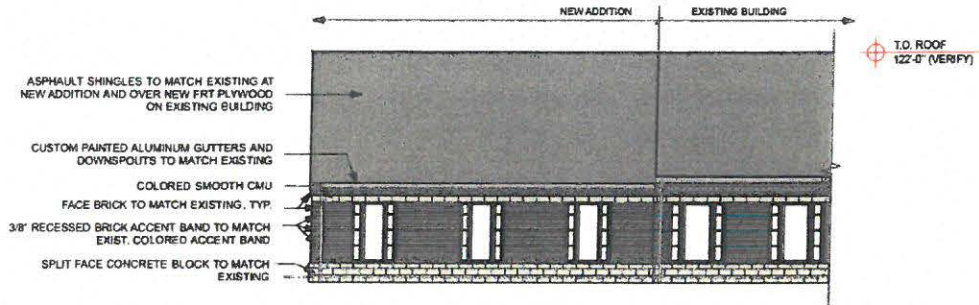
DESCRIPTION OF PROPOSED PROJECT: Proposed addition of 1,086 SF for first floor to provide 4 additional Operatories and Basement addition of 1,086 SF for Mechanical and Dental Equipment Room. First Remodeling of 805 SF to accommodate an added Toilet Room, Doctor's Office, Conference Room and support spaces. Basement remodeling of 1,190 SF to accommodate an expanded Conference Room, Staff Locker Room.

DESCRIPTION OF **EXISTING** EXTERIOR DESIGN AND MATERIALS: Exterior walls comprised of the bottom of wall with 2' high of decorative split face concrete block with face brick above with green accent tile bands and topped of with EIFS at gable ends. Painted wood windows and architectural grade fiberglass roof shingles.

DESCRIPTION OF THE **PROPOSED** EXTERIOR DESIGN AND MATERIALS: Same materials to match existing as described above except the following: Since the green accent tile color is no longer available, brick will be recessed 3/8" at the location of the green accent band to still give appearance of accent bands. All windows in existing building will be replaced with new aluminum clad wood windows with matching windows in the new addition. Since the existing roof shingle is no longer available a similar looking architectural grade fiberglass shingle will be installed on the entire



1 NORTH ELEVATION  
A3.0 SCALE: 1/4" = 1'-0"



2 SOUTH ELEVATION  
A3.0 SCALE: 1/4" = 1'-0"



THE KUBALA WASHATKO ARCHITECTS, INC.  
181 N. Taylor Avenue  
Sheboygan, WI 53081  
920-451-8233

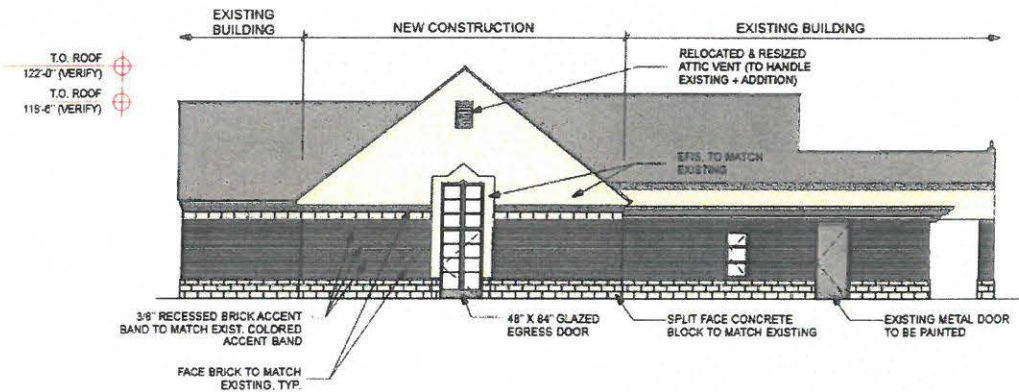
OWNER:  
SIGNATURE DENTAL  
1830 N. Taylor Drive  
Sheboygan, WI 53081  
920-451-8233

**SIGNATURE DENTAL**  
1830 N. Taylor Drive  
Sheboygan, WI 53081

Plan Commission  
& Arch. Review  
Submittal

DATE:  
01.28.2019  
PROJECT NO:  
210616

**A3.0**



1 EAST ELEVATION  
A3.1 SCALE: 1/8" = 1'-0"



THE KUBALA WASHATKO ARCHITECTS, INC.  
181 N. Taylor Avenue  
Sheboygan, WI 53081  
920-451-8233

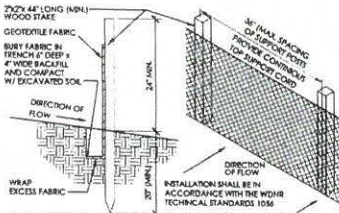
OWNER:  
SIGNATURE DENTAL  
1830 N. Taylor Drive  
Sheboygan, WI 53081  
920-451-8233

**SIGNATURE DENTAL**  
1830 N. Taylor Drive  
Sheboygan, WI 53081

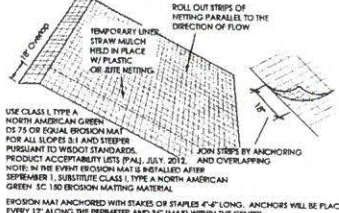
Plan Commission  
& Arch. Review  
Submittal

DATE:  
01.28.2019  
PROJECT NO:  
210616

**A3.1**



**SILT FENCE SECTION & DETAIL**



**EROSION MATTING DETAIL  
(FOR SIDE SLOPES ONLY - NOT FOR CHANNELIZED FLOW)**  
EROSION MATTING TO BE COMPLIANT WITH WOH TECHNICAL STANDARD 1052



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

TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND BEFORE YOU DIG. WISCONSIN STATUTE 88.15 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.

**NOTE:**  
THE LOCATION OF UNDERGROUND UTILITIES OR FACILITIES SHOWN ON PLANS ARE BASED ON AVAILABLE RECORDS AT THE TIME OF PREPARATION AND ARE NOT GUARANTEED TO BE COMPLETE OR CORRECT. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL UTILITIES 72 HOURS PRIOR TO CONSTRUCTION TO DETERMINE THE EXACT LOCATION OF ALL FACILITIES AND TO PROVIDE ADEQUATE PROTECTION DURING THE COURSE OF THE PROJECT. THE CONTRACTOR IS ALSO RESPONSIBLE FOR REPAIR OF ALL DAMAGED UTILITIES DURING CONSTRUCTION TO THE SATISFACTION OF UTILITY OWNERS.



The Kuhnle-Worland Architects, Inc.  
W911 N817 Maquon Avenue  
Cedarburg, WI 53012  
P: 262.377.8009 | F: 262.377.2954

**Signature Dental**  
Addition & Remodel  
1821 N Taylor Drive  
Sheboygan, WI 53081

**OWHRA**  
**SIGNATURE DENTAL**  
1821 N Taylor Drive  
Sheboygan, WI 53081  
P: 920.457.2868

**CONSTRUCTION MANAGER**  
**Qualius Construction, Inc.**  
1208A N 8th St.  
Sheboygan, WI 53081  
P: 920.457.2868

**CIVIL ENGINEER**  
**JR Site Design & Engineering, LLC**  
1178 Parkside Avenue  
Sheboygan, WI 53081  
P: 920.307.3677

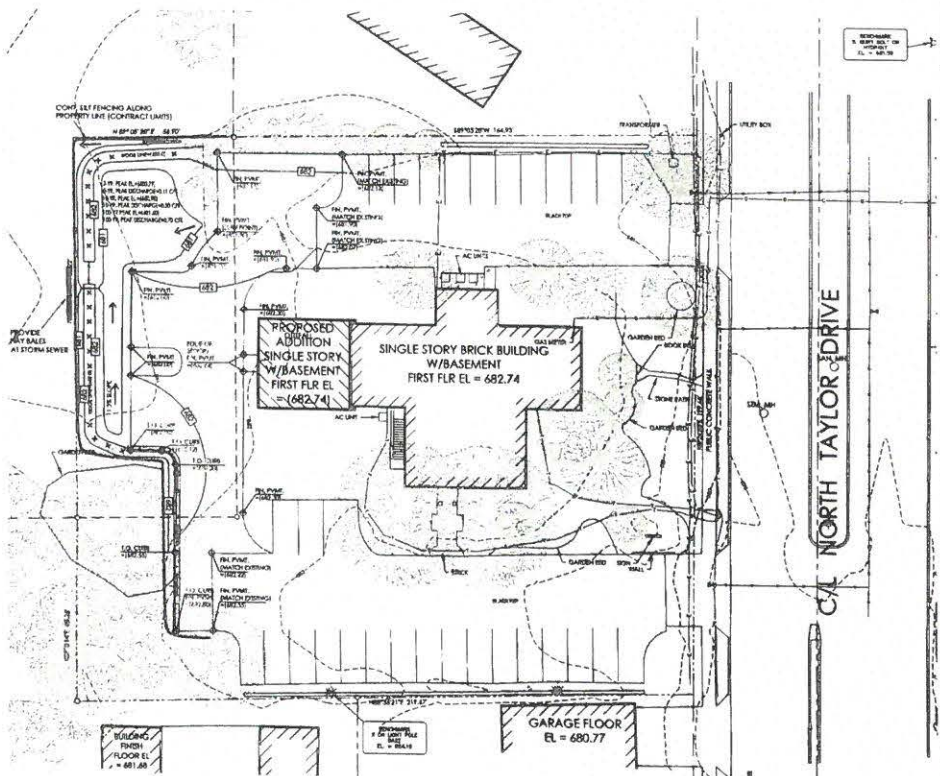
**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

REVISION	DATE

DATE: **January 29, 2019**  
PROJECT NUMBER: **2018-47**

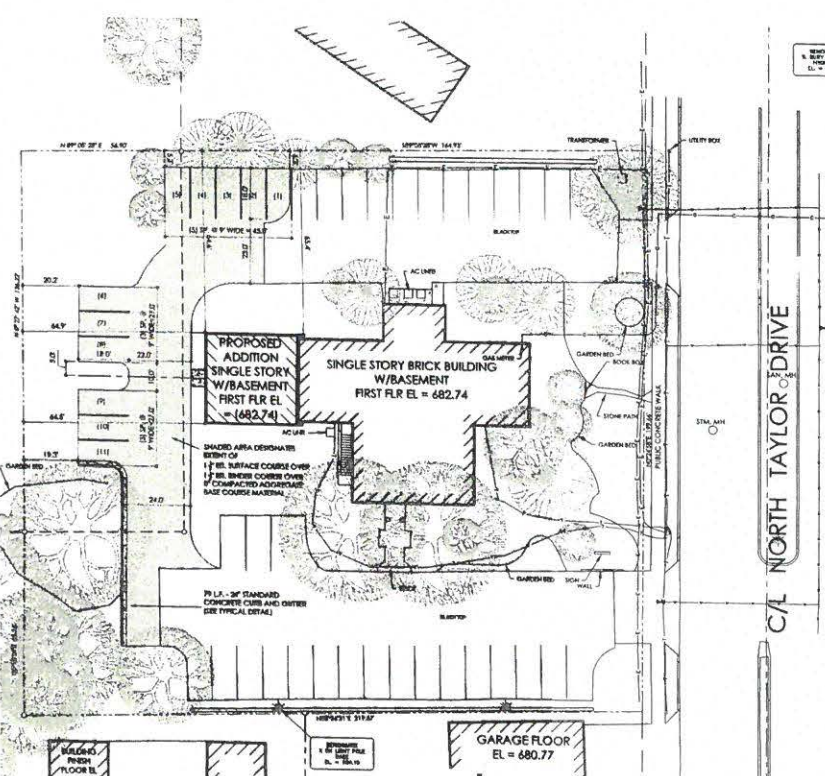
SHEET TITLE:  
**-Site Plan  
-Site Grading and Erosion Control Plan**  
SHEET NUMBER:

**C1.2**



**SITE GRADING AND EROSION CONTROL PLAN**

- 1"=20'
- NOTES:**
- ALL DISTURBED AREAS SHALL BE TOPSOILED (4" MIN.), FERTILIZED, SEEDED AND MULCHED. THE SEED MIXTURE SHALL BE WIS DOF MIXTURE #10 APPLIED AT A RATE OF 3 POUNDS PER THOUSAND SQUARE FEET.
  - ALL SLOPES EXCEEDING 4:1 SHALL BE EROSION MATTED PER DETAIL SHOWN.
  - ALL EROSION CONTROL DEVICES SHOWN HEREIN WILL BE MAINTAINED UNTIL AT LEAST 90% OF THE DISTURBED AREA OF THE SITE HAS BEEN STABILIZED. ANY DISTURBED AREAS AND STOCKPILES LEFT INACTIVE FOR SEVEN DAYS SHALL BE TEMPORARILY SEEDED AND MULCHED.
  - THE GRADING CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTING, INSPECTING AND MAINTAINING ALL EROSION CONTROL DEVICES PURSUANT TO WISCONSIN ADMINISTRATIVE CODE CHAPTER NR 216. AT A MINIMUM, ALL DEVICES SHALL BE INSPECTED AND REPAIRED (IF NECESSARY) WITHIN 24 HOURS OF ANY 1/2 INCH RAINFALL EVENT OR HEAVILY RAINFALL OCCURS.
  - GRADING CONTRACTOR SHALL BE RESPONSIBLE TO CONTRACT LANDSCAPE CONTRACTOR TO RESTORE ALL AREAS OF CONSTRUCTION SITE.



**SITE PLAN**

1"=20'

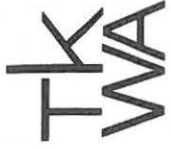
**PARKING DATA**

EXISTING OFFICE BUILDING	=	4,029 SQ. FT.
EXISTING BASEMENT	=	2,823 SQ. FT.
(1) SP. FOR BA. 300 SQ. FT. (GROSS) FLOOR AREA	=	(37) SPACES REQUIRED
<b>(2) EXISTING PARKING SPACES PROVIDED</b>		
PROPOSED OFFICE BUILDING ADDITION	=	1,284 SQ. FT. PER FLOOR (N 2) = 2,172 SQ. FT.
(1) SP. FOR BA. 300 SQ. FT. (GROSS) FLOOR AREA	=	(27) SPACES REQUIRED
<b>(10) ADDITIONAL PARKING SPACES PROVIDED (ONE EXISTING SPACE WAS REMOVED)</b>		
POST DEVELOPED TOTAL PARKING COUNT	=	(47) SPACES PROVIDED - (29) SPACES REQUIRED

**SITE DATA**

TOTAL SITE AREA (INCLUDING LOT CONSOLIDATION AS CSM) = 44,206 SQ. FT. (1.015 AC.)	
ZONING - CITY OF SHEBOYGAN	SO-SUBURBAN OFFICE
EXISTING BUILDING FOOTPRINT	= 4,029 SQ. FT.
EXISTING PAVED PARKING LOT	= 13,244 SQ. FT.
EXISTING CONCRETE WALK	= 2,102 SQ. FT.
TOTAL EXISTING IMPERVIOUS AREA (PRE-DEVELOPED)	= 17,313 SQ. FT. (0.40 AC.)
PROPOSED BUILDING ADDITION FOOTPRINT	= 1,066 SQ. FT.
PROPOSED PAVEMENT ADDITION	= 5,322 SQ. FT.
TOTAL PROPOSED IMPERVIOUS AREA (POST DEVELOPED)	= 23,707 SQ. FT. (0.55 AC.)
TOTAL LAND DISTURBANCE	= 54,782 SQ. FT. (1.26 AC.)
	= 12,238 SQ. FT. (0.28 AC.)





The Kubie Woodley Architects, Inc.  
 1001 North Main Street  
 1001 North Main Street  
 P.O. Box 277, 2013  
 P.O. Box 277, 2013

PROJECT  
**Signature  
 Dental  
 Addition & Remodel**

1001 North Main Street  
 1001 North Main Street  
 P.O. Box 277, 2013  
 P.O. Box 277, 2013

OWNER  
**SIGNATURE DENTAL**

1001 North Main Street  
 1001 North Main Street  
 P.O. Box 277, 2013  
 P.O. Box 277, 2013

CONSTRUCTION MANAGER  
**Quaska Construction, Inc.**

1001 North Main Street  
 1001 North Main Street  
 P.O. Box 277, 2013  
 P.O. Box 277, 2013

STRUCTURAL ENGINEER  
**Spare Engineering**

1001 North Main Street  
 1001 North Main Street  
 P.O. Box 277, 2013  
 P.O. Box 277, 2013

ELECTRICAL ENGINEER  
**Quaska Electric, Inc.**

1001 North Main Street  
 1001 North Main Street  
 P.O. Box 277, 2013  
 P.O. Box 277, 2013

Mechanical, Electrical, Plumbing & Heating  
**Quaska Electric, Inc.**

1001 North Main Street  
 1001 North Main Street  
 P.O. Box 277, 2013  
 P.O. Box 277, 2013

GENERAL CONTRACTOR  
**Quaska Construction, Inc.**

1001 North Main Street  
 1001 North Main Street  
 P.O. Box 277, 2013  
 P.O. Box 277, 2013

GENERAL CONTRACTOR  
**Spare Engineering**

1001 North Main Street  
 1001 North Main Street  
 P.O. Box 277, 2013  
 P.O. Box 277, 2013

ELECTRICAL ENGINEER  
**Quaska Electric, Inc.**

1001 North Main Street  
 1001 North Main Street  
 P.O. Box 277, 2013  
 P.O. Box 277, 2013

Mechanical, Electrical, Plumbing & Heating  
**Quaska Electric, Inc.**

1001 North Main Street  
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 P.O. Box 277, 2013  
 P.O. Box 277, 2013

GENERAL CONTRACTOR  
**Quaska Construction, Inc.**

1001 North Main Street  
 1001 North Main Street  
 P.O. Box 277, 2013  
 P.O. Box 277, 2013

GENERAL CONTRACTOR  
**Spare Engineering**

1001 North Main Street  
 1001 North Main Street  
 P.O. Box 277, 2013  
 P.O. Box 277, 2013

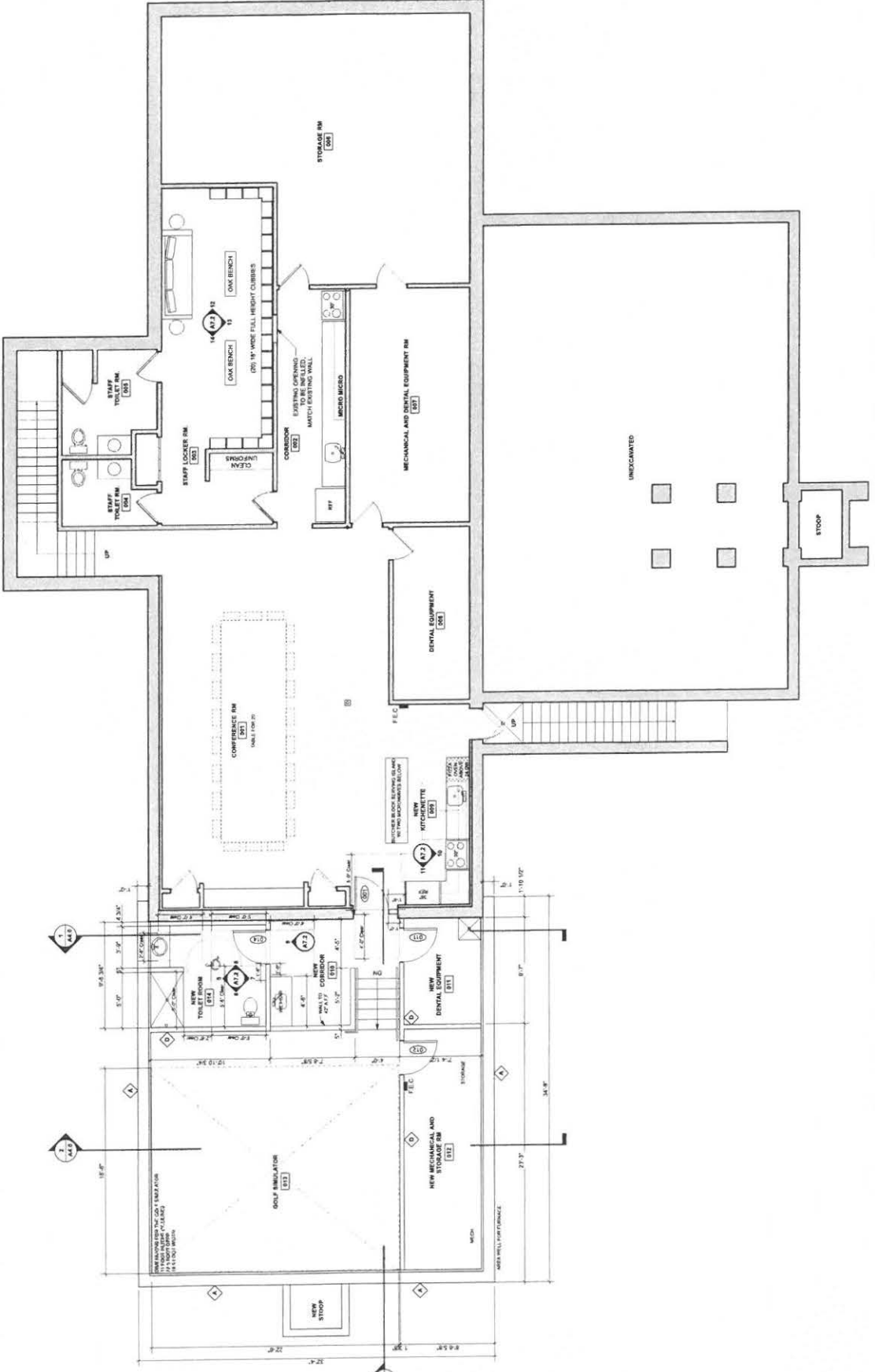
PRELIMINARY  
 NOT FOR  
 CONSTRUCTION

DATE  
 January 20, 2019  
 PROJECT NUMBER  
 216916.00  
 SHEET TITLE  
 Lower Level Plan

DATE  
 January 20, 2019  
 PROJECT NUMBER  
 216916.00  
 SHEET TITLE  
 Lower Level Plan

DATE  
 January 20, 2019  
 PROJECT NUMBER  
 216916.00  
 SHEET TITLE  
 Lower Level Plan

DATE  
 January 20, 2019  
 PROJECT NUMBER  
 216916.00  
 SHEET TITLE  
 Lower Level Plan



**GENERAL NOTES:**

- 1) ALL INFORMATION REGARDING EXISTING TO CONSTRUCTION OR MATERIAL FABRICATION INFORMATION, AT YOUR ACTUAL CONSTRUCTION SITE, PLEASE REFER TO THE PROJECT INFORMATION.
- 2) SEE EXTERIOR ELEVATIONS FOR WINDOW TYPES.
- 3) SEE AS FOR ASSEMBLY TYPES.
- 4) SEE MECHANICAL, ELECTRICAL, PLUMBING & HEATING INFORMATION FOR WINDOW INFORMATION.

**SYMBOL KEY:**

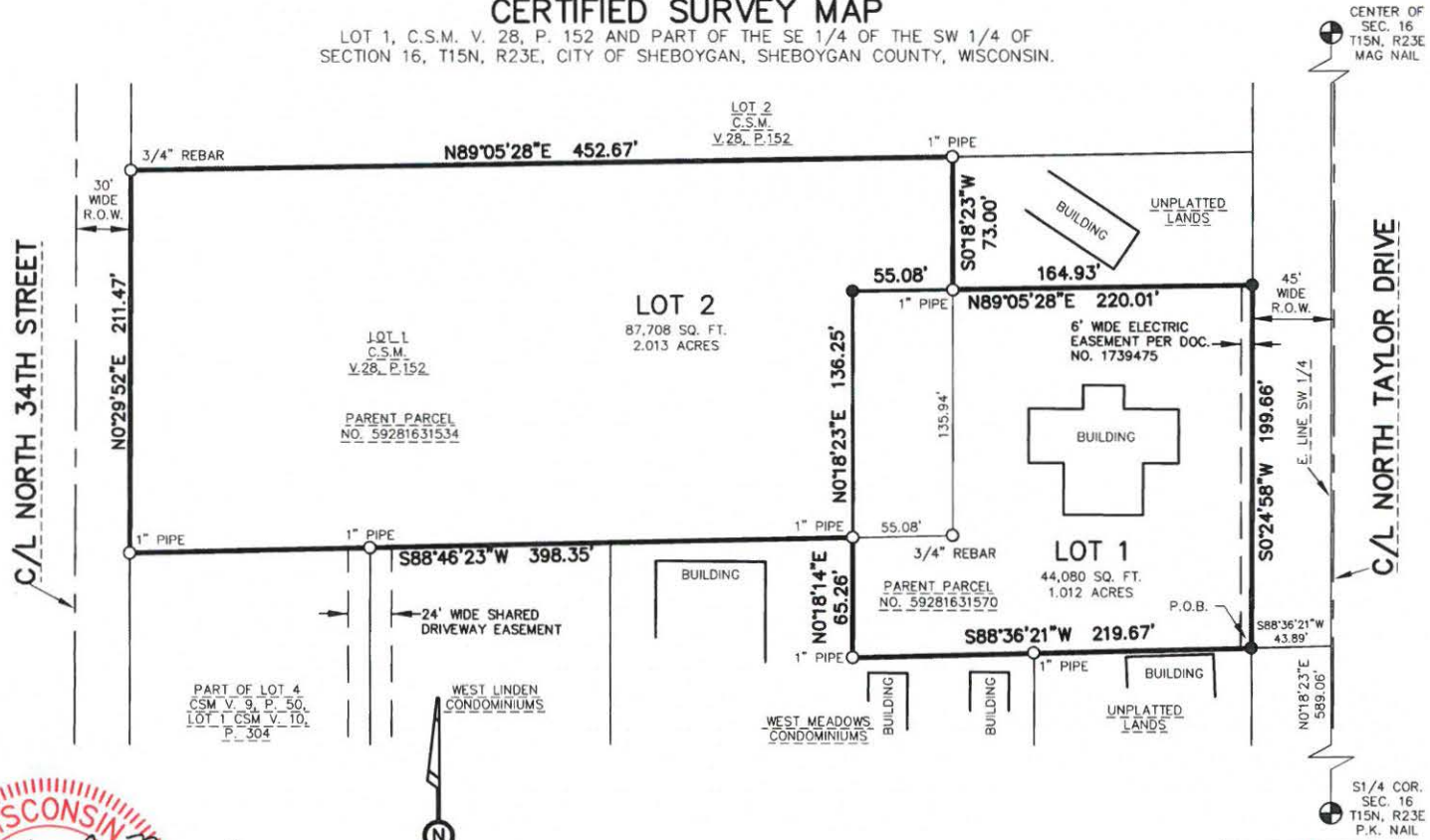
- EXISTING WALL
- NEW WALL
- EXISTING DOOR TO REMAIN
- NEW DOOR
- DOOR TAG (SEE A.2)
- ROOM NAME & NUMBER
- STRUCTURAL GRID LINE
- WALL OR SLAB SECTION (SEE DESIGNATED SHEET)
- WALL TYPE (SEE A.5)
- INTERIOR ELEVATION TAG (SEE A.7)
- WINDOW TAG (SEE A.1)
- NEW WINDOW (SEE EXTERIOR ELEVATION)
- EXTINGUISHER CABINET

1 Lower Level Plan  
 Scale 1/4" = 1'-0"

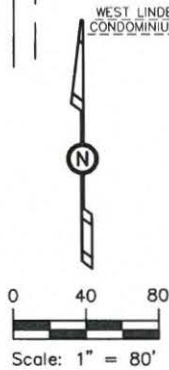


# CERTIFIED SURVEY MAP

LOT 1, C.S.M. V. 28, P. 152 AND PART OF THE SE 1/4 OF THE SW 1/4 OF SECTION 16, T15N, R23E, CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN.



This instrument was drafted by Benjamin J. Reenders.



## LEGEND

- = Set 3/4"x18" Rebar min. 1.13 lbs. per foot
- = Found Iron Pipe
- ⊕ = Section Corner Monument

## NOTES:

OWNER AND SUBDIVIDER:  
 MATTHEW BISTAN

BEARINGS ARE BASED ON THE EAST LINE OF THE SW 1/4 OF SECTION 16, T15N, R23E, AS BEING N018°23'E, AS MONUMENTED PER THE SHEBOYGAN COUNTY COORDINATE SYSTEM.

941 Center Avenue, Suite 1  
 Oostburg, WI 53070  
 920-547-0599  
**CEDAR CREEK SURVEYING, LLC**  
[www.cedarcreeksurveying.com](http://www.cedarcreeksurveying.com)

FILE No.: 2019003 DATE: 1/21/2019 SHEET: 1 OF 2

**CITY OF SHEBOYGAN**

**REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION**

---

**ITEM DESCRIPTION:** Exterior Remodel of Culver's Restaurant located at 641. S. Taylor Drive.

---

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

---

**REPORT DATE:** February 8, 2019

**MEETING DATE:** February 11, 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:**

Culver's Restaurant is proposing to remodel the exterior of their restaurant at 641. S. Taylor Drive. The applicant states:

- Culver's is reimagining their restaurant at 641 S. Taylor Drive to conform to their current design standard. The applicant will be removing all of the existing vinyl, all of the awnings over the windows and doors, and will be removing their existing drive thru canopy which will not be replaced.
- Culver's will remove the existing vinyl siding and replace with James Hardie, Hardiplank Lap Siding. The color will be Autumn Tan.
- Existing masonry will be stained with custom color Culver's Dark 1.
- The corners on the front of the building will have cultured stone installed on them. The style is Tuscan Ledge and the color will be Aspen Nickel Creek.
- The soffit and fascia will be painted and the color will be Sherwin Williams Homestead Brown.
- All recessed can lights will be replaced and all awnings are to be removed.

**STAFF COMMENTS:**

None.

**ACTION REQUESTED:**

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

**ATTACHMENTS:**

Architectural Review Board Application and required attachments.

PARCEL NO.: 215129  
 MAP NO.: \_\_\_\_\_  
 ZONING CLASSIFICATION: SC

Office Use Only  
 DATE SUBMITTED: \_\_\_\_\_  
 REVIEW DATE: 2/11/19

## CITY OF SHEBOYGAN ARCHITECTURAL REVIEW APPLICATION

Revised January 2014

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: David OBrien  
 ADDRESS: P.O. Box 13571 Green Bay, WI 54307  
 E-MAIL ADDRESS: dobrien@baylandbuildings.com  
 PHONE: (920) 371-6200 FAX NO.: (920) 498-3033

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

NAME OF PROPOSED/EXISTING BUSINESS: Culvers 641 S. Taylor  
 ADDRESS OF PROPERTY AFFECTED: 641 S Taylor  
 NEW BUILDING: \_\_\_\_\_ ADDITION: \_\_\_\_\_ REMODELING:

DESCRIPTION OF PROPOSED PROJECT: Reimage of existing culvers, remove drive thru roof covering, remove all vinyl siding and replace w/ cement board siding, remove all awnings over windows and doors and new cultured stone stain existing masonry

DESCRIPTION OF EXISTING EXTERIOR DESIGN AND MATERIALS: \_\_\_\_\_  
Vinyl siding  
masonry

DESCRIPTION OF THE PROPOSED EXTERIOR DESIGN AND MATERIALS: \_\_\_\_\_  
cement board siding  
masonry  
cultured stone

February 5, 2019

Architectural Review Board:

The existing Culver's will have the existing vinyl siding removed and replaced with James Hardie, Hardiplank Lap Siding (color: Autumn Tan). Existing masonry will be stained with custom color: Culver's Dark 1. The corners on the front of the building will have cultured stone placed on them. Tuscan ledge Color: Aspen Nickel Creek. The soffit and fascia will be painted with color: Sherwin Williams Homestead Brown. All recessed can lighting to be replaced with new, and all awnings to be removed.

Submitted By:

  
\_\_\_\_\_  
David O'Brien                      Date  
Bayland Buildings, Inc.

**CULVERS OF SHEBOYGAN**  
 SHEBOYGAN, WISCONSIN; COUNTY OF SHEBOYGAN  
 PROPOSED BUILDING REMAIGE FOR:

**SCALE VERIFICATION**

THIS IS A CONCEPTUAL SITE PLAN. IT IS NOT TO BE USED FOR PERMITS OR AS A BASIS FOR CONTRACT. THE CLIENT IS RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED HEREON. THE CLIENT'S REPRESENTATIVE HAS REVIEWED THIS CONCEPTUAL SITE PLAN AND HAS APPROVED IT FOR THE PURPOSES OF THIS PROJECT. THE CLIENT'S REPRESENTATIVE HAS REVIEWED THIS CONCEPTUAL SITE PLAN AND HAS APPROVED IT FOR THE PURPOSES OF THIS PROJECT. THE CLIENT'S REPRESENTATIVE HAS REVIEWED THIS CONCEPTUAL SITE PLAN AND HAS APPROVED IT FOR THE PURPOSES OF THIS PROJECT.

**JOB NUMBER:** 19-3956  
**SALES REP:** TOM AMBROSIOUS (920) 371-2544  
**DRAWN BY:** DPO  
**DATE:** 2-4-19  
**REVISIONS:**

**CONCEPTUAL SITE PLAN**  
 THIS CONCEPTUAL SITE PLAN IS NOT TO BE USED FOR PERMITS OR AS A BASIS FOR CONTRACT. THE CLIENT IS RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED HEREON. THE CLIENT'S REPRESENTATIVE HAS REVIEWED THIS CONCEPTUAL SITE PLAN AND HAS APPROVED IT FOR THE PURPOSES OF THIS PROJECT.

**APPROVED**  
 PROJECT NUMBER: \_\_\_\_\_ DATE: \_\_\_\_\_  
 NAME: \_\_\_\_\_ TITLE: \_\_\_\_\_



**C1.0**

**SHEET**

ISSUED FOR:  
 PRELIMINARY  
 BID SET  
 CONSTRUCTION

PROPOSED BUILDING REIMAGE FOR:  
**CULVER'S OF SHEBOYGAN**  
 SHEBOYGAN, WISCONSIN; COUNTY OF SHEBOYGAN

SCALE VERIFICATION  
 THIS DRAWING IS ON ORIGINAL  
 ADJUST SCALE ACCORDINGLY

NOTED BY CONTRACTOR:  
 THESE PLANS ARE COMPLETED AND ARE SUBJECT TO CORRECTION  
 FROM THE FIELD AND ARE NOT TO BE USED FOR CONSTRUCTION. THE  
 CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY  
 PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL  
 AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING  
 ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE  
 AND FEDERAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE  
 FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE  
 LOCAL, STATE AND FEDERAL AUTHORITIES. THE CONTRACTOR SHALL  
 BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND  
 APPROVALS FROM THE LOCAL, STATE AND FEDERAL AUTHORITIES.

JOB NUMBER: 19-3956

SALES REP:  
 TOM AMBROGIUS  
 (920) 371-2544

DRAWN BY: DPC

DATE:

REVISIONS:

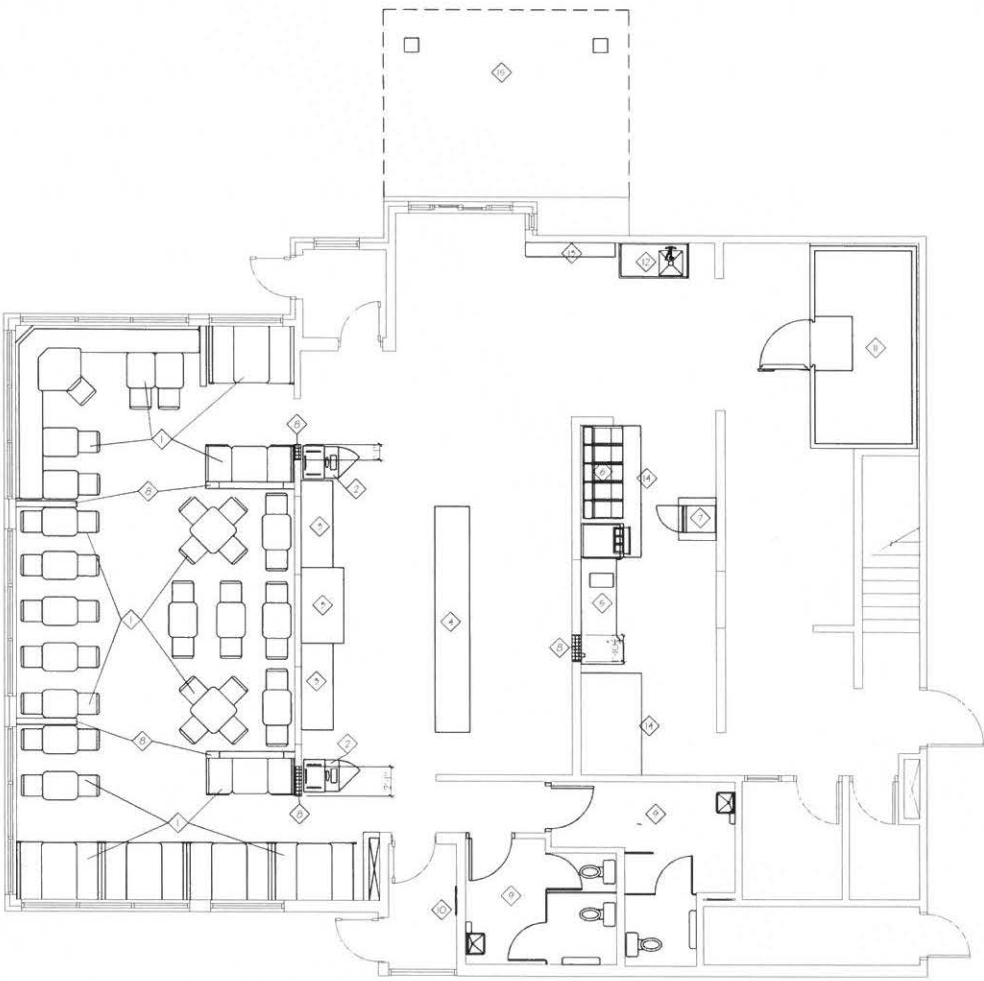
△

ISSUED FOR:

- PRELIMINARY
- BID SET
- CONSTRUCTION

SHEET

**A1.0**



**GENERAL NOTES:**

1. Demo items indicated in circles by dotted lines.
2. Demo wall opening and floor & water checked for above wall opening.
3. Demo carpet, tile and tile base, see sheet A-10 for new in. construction locations.
4. See reflected ceiling plan, sheet A-15 for ceiling demo information.

**KEYED NOTES:**

- ◇ CC TO DEMO EXISTING ROOMS, TABLES, AND CHAIRS AND DISPOSAL OF AS DIRECTED BY THE OWNER. ALL TABLE FLOOR AND CANTILEVER PANELS TO BE REPIED.
- ◇ CC TO DEMO EXISTING WARE COULDERS AND DISPOSAL OF AS DIRECTED BY THE OWNER.
- ◇ CC TO DEMO EXISTING SODA AND CONDIMENT COULDERS AND DISPOSAL OF AS DIRECTED BY THE OWNER.
- ◇ CC TO DEMO EXISTING CASHIER COUNTER AND DISPOSAL OF AS DIRECTED BY THE OWNER. OWNER TO COORDINATE REMOVAL AND REINSTALLATION OF THE POS SYSTEM.
- ◇ CC TO DEMO EXISTING WAIT TABLE AND DISPOSAL OF AS DIRECTED BY THE OWNER.
- ◇ CC TO DEMO EXISTING PRINTS AND DISPOSAL OF AS DIRECTED BY THE OWNER.
- ◇ CC TO DEMO EXISTING WORK TABLE AND DISPOSAL OF AS DIRECTED BY OWNER.
- ◇ CC TO DEMO EXISTING WALL, CON. COLUMNS AND ACCENT GLASS.
- ◇ CC TO DEMO TOILET PARTITIONS, VANITIES, DOORS, TOILETS, BABY CHANGING STATIONS, PAPER TOWEL DISPENSERS, AND RE-USE/RECYCLE BRUSH/PAPER TOWEL DISPENSERS. PATCH AND REPAIR WALL TO RECEIVE NEW FINISH.
- ◇ CC TO DEMO EXISTING POP IN ENTRANCE, PATCH AND REPAIR WALL.
- ◇ CC TO DEMO EXISTING WALL IN COOLER ROOM, COORDINATE REPERATION REMOVAL WITH REPERATION CONTRACTOR.
- ◇ CC TO DEMO EXISTING WORK TABLE SHIP AND DISPOSAL OF AS DIRECTED BY THE OWNER. CAP/FULL WALL.
- ◇ CC TO DEMO EXISTING SINGLE-55 STEEL SHELF AND DISPOSAL OF AS DIRECTED BY THE OWNER.
- ◇ CC TO DEMO EXISTING ERGONOMY HOOPS AND RELATED FIXTURES AND PARTS.
- ◇ CC TO DEMO EXISTING DRIVE THRU CANOPY.

**DEMO PLAN - CULVER'S OF SHEBOYGAN, WI #039**  
 SCALE: 1/4" = 1'-0"



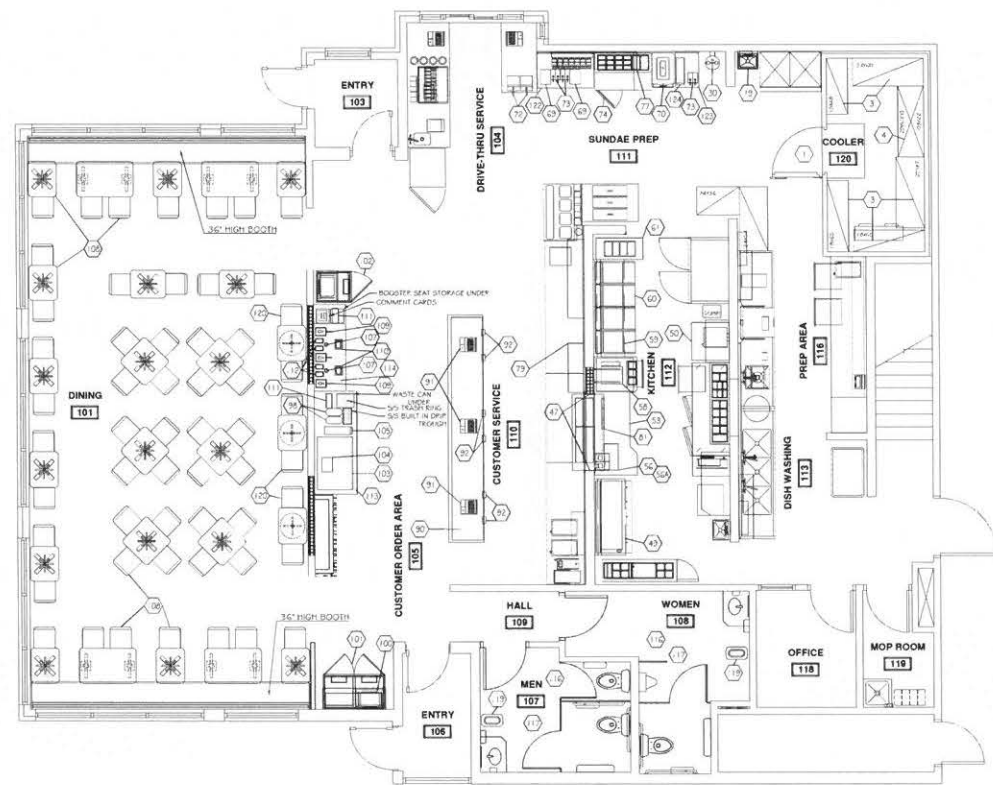
**APPROVED**  
 Contract Administrator: \_\_\_\_\_ Date: \_\_\_\_\_  
 Title Representative: \_\_\_\_\_ Date: \_\_\_\_\_

**EXISTING CONDITIONS**  
 FIELD VERIFY ALL DIMENSIONS,  
 ELEVATIONS, AND CONDITIONS  
 PRIOR TO CONSTRUCTION



**BAYLAND BUILDINGS**  
 P.O. BOX 13571 GREEN BAY, WI 54307  
 (920) 498-9300 FAX (920) 498-3033  
 www.baylandbuildings.com

DESIGN & BUILD GENERAL CONTRACTOR



EQUIPMENT SCHEDULE			
ITEM	DESCRIPTION	ITEM	DESCRIPTION
1	WALK IN COOLER	70	SHRIMP MACHINE - EXISTING / RELOCATED
3	WALK IN COOLER SHELVING	72	HEATED SHRIMP DISPENSERS - EXISTING / RELOCATED
4	WALK IN COOLER DRAINAGE	75	LIQUID SOFFING DISPENSERS
19	HAND SINK	74	REPLACEMENT SOFFING TABLE - EXISTING / RELOCATED
20	THE WASH STATION	77	SUNDAAE SOFFING SYSTEM
47	5/3 PASS THRU TRAY	79	CONTEMP SHLF - EXISTING / RELOCATED
49	EXHAUST HOOD	81	HEATED PASS SHLF - EXISTING / RELOCATED
50	MIZLE BROWN TABLE	90	FRESH SERVICE COUNTER
55	SANDWICH WRAP STATION	91	CASH REGISTERS AND SYSTEM - EXISTING
56	PAN WARMER	92	CUP DISPENSER
58A	PAN WARMER BRACKET	98	KEEP B&A DISPENSER - EXISTING / RELOCATED
59	FRY STATION HEAT LAMP	100	DISPLAY CASE
60	EXHAUST HOOD	101	DOUBLE TRAY / TRASH CABINET
60	FRIDGES	102	TRAYLE TRAY / TRASH CABINET
61	CUSTOM FRIG CASE - EXISTING / RELOCATED	103*	SCDA MACHINE - EXISTING / RELOCATED
69	ASST'D DUTCHER - EXISTING / RELOCATED	104	SCDA MACHINE CARBONADO - EXISTING / RELOCATED
		105*	LED DISPENSER
		107	CONTEMP CUP DISPENSERS
		108	TABLES / CHAIRS / BOOTH
		109	CONTEMP DISPENSERS
		110	HANDY DISPENSERS
		111	SHRIMP DISPENSERS
		112	CONTEMP PANS
		113	DRIVE THRU COUNTER
		114	CONTEMP COUNTER
		116	PAPER TOWEL DISPENSERS
		117	TOILET PAPER DISPENSERS
		119	15 SPEEDOM TRASH RECEPTACLES
		120	HIGH TOP TABLES / CHAIRS
		122	MIZLE BROWN TABLE
		125	MIZLE BROWN TABLE
		200	TRAY PACKAGE (NOT SHOWN)

**FOODSERVICE PLAN - CULVER'S OF SHEBOYGAN, WI #39**  
 SCALE: 1/4" = 1'-0"

PROPOSED BUILDING REIMAGE FOR:  
**CULVER'S OF SHEBOYGAN**  
 SHEBOYGAN, WISCONSIN; COUNTY OF SHEBOYGAN

SCALE VERIFICATION  
 THIS DRAWING MEASURES 1" ON ORIGINAL  
 ADJUST SCALE ACCORDINGLY

NOTICE TO CONTRACTOR:  
 THIS PLAN AND SPECIFICATIONS ARE THE PROPERTY OF BAYLAND BUILDINGS. NO PART OF THIS PLAN OR SPECIFICATIONS IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF BAYLAND BUILDINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES.

JOB NUMBER: 19-3956

SALES REP:  
 TOM AMBROSIOUS  
 (920) 371-2544

DRAWN BY: DPO

DATE: -

REVISIONS:  
 -

ISSUED FOR:

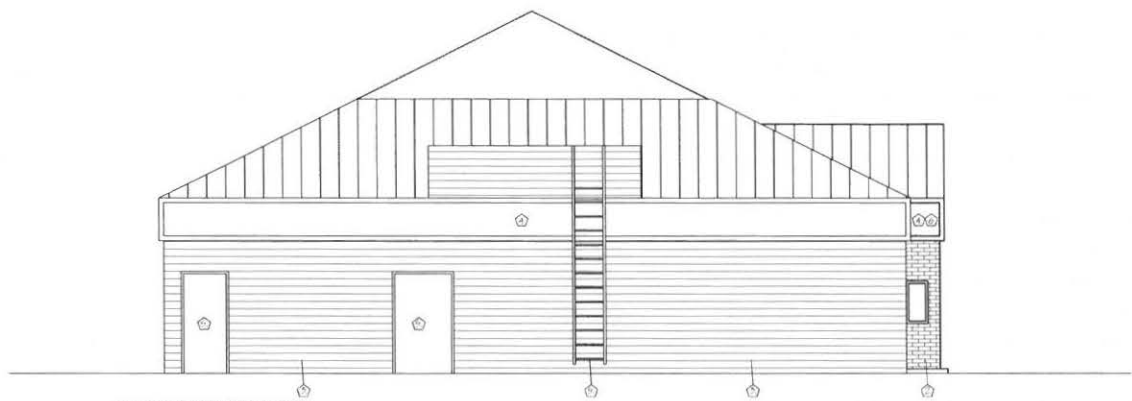
- PRELIMINARY
- BID SET
- CONSTRUCTION

SHEET

**A1.5**

**APPROVED**  
 CONTRACT SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_  
 TITLE: \_\_\_\_\_

**EXISTING CONDITIONS**  
 FIELD VERIFY ALL DIMENSIONS,  
 ELEVATIONS, AND CONDITIONS  
 PRIOR TO CONSTRUCTION



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



**EAST ELEVATION**  
 SCALE: 1/4" = 1'-0"

**GENERAL NOTES**

1. THE EXISTING REFER IN SCOPE OF WORK DOCUMENT IS TO BE USED IN COLLISION WITH OTHER LISTED EXISTING ELEVATIONS.
2. OFFEROR'S NOT GUARANTEE THE AVAILABILITY OF SELECTED PRODUCTS.
3. GC TO FIELD VERIFY DIMENSIONS PRIOR TO ORDERING MATERIALS.
4. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO COORDINATE THE REMOVAL, DELIVERY, AND INSTALLATION OF ALL MATERIALS AND FINISHES UNLESS NOTED OTHERWISE.
5. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO COORDINATE INSTALLATION OF MATERIALS WHEN THE REPAIR PARTS AND DETAILS FALL WITHIN THE MANUFACTURER'S RECOMMENDATIONS FOR INSTALLATION.
6. GENERAL CONTRACTOR TO REVIEW ACTUAL SAMPLES OF ALL FINISHES WITH OWNER PRIOR TO APPLICATION. COLOR AND SHEET TO BE REVIEWED.
7. ANY AREAS RECEIVING NEW MATERIALS MUST BE CLEANED PER THE MANUFACTURER'S RECOMMENDATIONS PRIOR TO INSTALL.
8. EXTERIOR BUILDING STORAGE AND INSTALLATION IS OWNER DIRECT PURCHASE FROM UPS APPROVED STORAGE PROVIDER. APPROVED STORAGE SUPPLIER WILL BE ASSIGNED BASED ON GEOGRAPHICAL LOCATION AND WORK LOAD. FOR MORE INFORMATION, CONTACT UPS CARE AT 800-644-2607 OR UPS.COM/UPS.CUSTOMERS.COM.
9. GC TO COORDINATE CURB/STEP ENCLOSURE FINISH SELECTIONS WITH OWNER. PAINT EXISTING DOOR TO MATCH FASCIA COLOR.

**KEYED NOTES**

- ① NEW CLAY-TILED SHINGLES: ENVIRONMENTAL, SIKENWORKS, TUSCAN LEUGE, ASPEN NOVELTY CEDAR, 1/2" DRYFACE.
- ② SHINGLES MATCHING HARRINGTONMANOR.PE PLUS CUSTOM COLOR: CULVER'S PINK 1 TO MATCH SHEETBY WILLIAMS COOK, MODEL 50075-09
- ③ REPLACE EXISTING VENT, SHINGLES / FIBER CEMENT / JAMES HARDIE, HARDYPLAK LAF SHING, AUSTIN TAN.
- ④ PAINT EXISTING TO MATCH SHEETBY WILLIAMS HOME 18 ADORNING SWISS.
- ⑤ PAINT BACK DOOR AND LANTERNE TO MATCH SOFFIT / FASCIA COLOR.
- ⑥ REPLACE EXISTING RECESSED CAN SOFFIT LIGHTING WITH NEW. SEE LIGHTING SPECIFICATION IN LIGHTING LEGEND (ON SHEET A-1).
- ⑦ NEW BUILDING SIGNS, GC TO COORDINATE ELECTRICAL.
- ⑧ REMOVE BRACKETS, PATCH AND REPAIR HOLES AS NEEDED.



PROPOSED BUILDING REIMAGE FOR:  
**CULVER'S OF SHEBOYGAN**  
 SHEBOYGAN, WISCONSIN; COUNTY OF: SHEBOYGAN

**SCALE VERIFICATION**  
 THIS DRAWING MEASURES 1" ON ORIGINAL "AS-BUILT" SCALE ACCORDING TO:

NOTICE OF CONTRACTOR: THE DRAWING CONTRACTOR HAS MADE SURE TO CONFIRM THE PROJECT WITH AN ARCHITECT'S DRAWING UNDER A SEAL AND SIGNATURE. THE CONTRACTOR IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THE DRAWING. THE CONTRACTOR HAS MADE SURE TO CONFIRM THE PROJECT WITH AN ARCHITECT'S DRAWING UNDER A SEAL AND SIGNATURE. THE CONTRACTOR IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THE DRAWING. THE CONTRACTOR HAS MADE SURE TO CONFIRM THE PROJECT WITH AN ARCHITECT'S DRAWING UNDER A SEAL AND SIGNATURE. THE CONTRACTOR IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THE DRAWING.

JOB NUMBER: 19-3956

SALES REP: TOM AMBROSIOUS (920) 371-2544

DRAWN BY: DPO

DATE:

REVISIONS:

NO.	DATE	DESCRIPTION
1		

ISSUED FOR:

- PRELIMINARY
- BID SET
- CONSTRUCTION

SHEET

**A2.0**

**APPROVED**

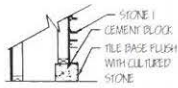
DATE: \_\_\_\_\_

BY: \_\_\_\_\_

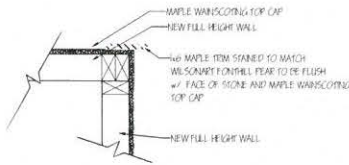
**EXISTING CONDITIONS**

FIELD VERIFY ALL DIMENSIONS, ELEVATIONS, AND CONDITIONS PRIOR TO CONSTRUCTION

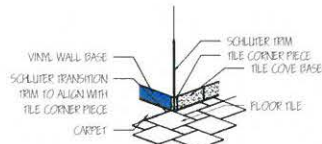




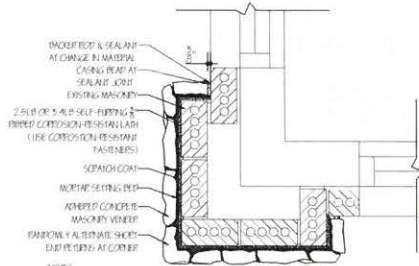
**7 SECT. - STONE ENTRY**  
SCALE: NTS



**8 DETAIL - STONE TRIM**  
SCALE: NTS

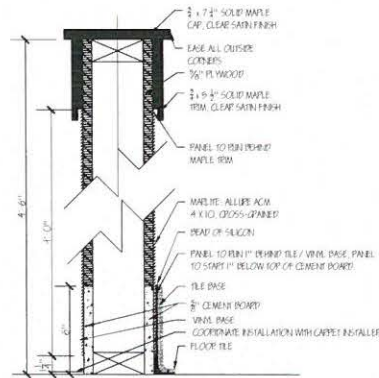


**9 CORNER TILE TRANSITION**  
SCALE: NTS

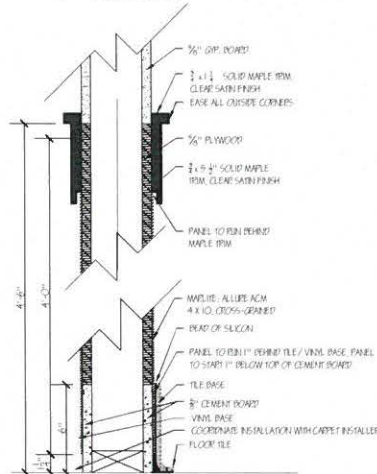


- NOTES:**
1. SHOULD INTEGRITY OF EXISTING MASONRY BE SUSPECT INSTALL WIP PRIOR TO INSTALLATION OF LASH
  2. HOLD VENEER 4" MIN ABOVE GRADE AND PROVIDE FOUNDATION WEEP SCREEPER MIN 4" BELOW S.
  3. PREFERENCE MASONRY VENEER MANUFACTURER'S ASSOCIATION INSTALLATION GUIDELINES - FOLLOW FOR CONDITIONS NOT DETAIL.
  4. TESTAN EXISTING WATER BARRIER AND EXISTING MORTAR RIGHT ENVELOPE.

**10 DETAIL - NEW EXTERIOR STONE**  
NTS



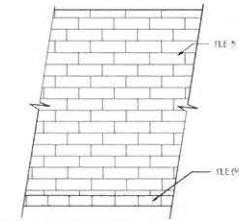
**5 DETAIL - HALF WALL**  
SCALE: NTS



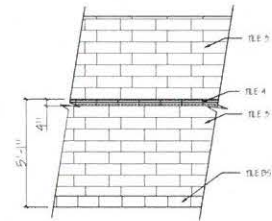
**6 DETAIL - FULL WALL**  
SCALE: NTS

- GENERAL NOTES:**
1. USE MANUFACTURER RECOMMENDED ADHESIVES AND INSTALLATION METHODS
  2. GC TO VERIFY INSTALLATION FOR EXTERIOR WALLS w/ MAPLE MANUFACTURER'S REP
  3. TILE BASE AT TILE FLOOR
  4. VINYL BASE AT CARPET

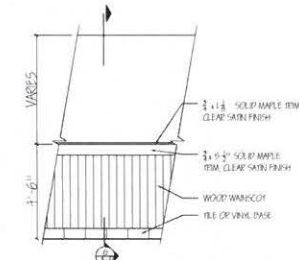
MAPLE TRIM:	
DESCRIPTION	SIZE
FULL WALL TOP CAP	2 1/2" x 1"
HALF WALL TOP CAP	2" x 7/8"
WAINSCOTING CAP	2" x 6"
CASED OPENING TRIM	1 1/2" x 2 1/2"
CASED OPENINGS	1 1/2" x 4 1/2"



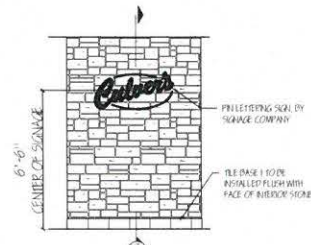
**1 TILE PATTERN 1b**  
SCALE: NTS



**2 TILE PATTERN 2**  
SCALE: NTS



**3 WAINSCOTING TYP.**  
SCALE: NTS



**4 STONE ENTRY - FRONT**  
SCALE: NTS

SCALE VERIFICATION  
THIS DRAWING IS TO BE CONSIDERED AS A PRELIMINARY DRAWING. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION.

NOTICE OF COPYRIGHT  
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JOB NUMBER: 19-3956

SALES REP: TOM AMBROSIOUS (920) 371-2544

DRAWN BY: DPO

DATE: -

REVISIONS:

1. -

ISSUED FOR:

- PRELIMINARY  
 BID SET  
 CONSTRUCTION

SHEET

**A3.0**

APPROVED

DESIGNER SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_  
PROJECT ENGINEER SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

EXISTING CONDITIONS

FIELD VERIFY ALL DIMENSIONS, ELEVATIONS, AND CONDITIONS PRIOR TO CONSTRUCTION

## CULTURED STONE:

To order samples or get distribution and pricing info:

Environmental Stoneworks: Dennis Johnson 651-248-9813 or [djohnson@estoneworks.com](mailto:djohnson@estoneworks.com)

Boral: Holly Hirsch 224-250-0317 or [holly.hirsch@boral.com](mailto:holly.hirsch@boral.com)

**Notes:**

- Manufactured stone not to be dry stacked, mortar joins ONLY.

**Location:**

- Front Corners**
- Box out existing round columns at entrance
- Below Windows
- Dumpster Corral
- Other, to be verified with CFS Design Services
- None



Environmental Stoneworks  
 Style: Tuscan Ledge  
 Color: Aspen



Environmental Stoneworks  
 Style: Tuscan Ledge  
 Color: Aspen Nickel Creek

*SAME AS OTHER  
 CULVERS IN SHEBOYGAN*



Environmental Stoneworks  
 Style: Tuscan Ledge  
 Color: Absaroka



Boral  
 Style: Country Ledge  
 Color: Aspen



Boral  
 Style: Country Ledge  
 Color: Echo Ridge



Boral  
 Style: Country Ledge  
 Color: Ashfall

**COLOR PALETTES:**

Culvers Dark Color Palette:



Culvers Light Color Palette: **NO**



## MASONRY STAIN:

**Stain Manufacturer:** Nawkaw,

**Rep:** Emmet Croke, Nawkaw Midwest, Cell: 630-240-8766; ecroke@nawkaw.com

**Notes:**

- CFS does not guarantee that the actual samples will match the pictures shown below.
- It is important to work with your contractor to finalize the actual color sample prior to application. We recommend staining samples on an inconspicuous location, like your dumpster corral, prior to application on the whole building.



An Example of how you can approve samples on your dumpster corral prior to applying it to your entire building

**Main Solid Stain:**

**Location:**

- |   |  |  |
|---|--|--|
| <input checked="" type="checkbox"/> Main Façade (field color) | <input type="checkbox"/> Dumpster Corral               | <input type="checkbox"/> Other, location to be reviewed w/ CFS Design Services |
| <input type="checkbox"/> Front Tower Bump Out                 | <input type="checkbox"/> Trash Cans                    | <input type="checkbox"/> None  |
| <input checked="" type="checkbox"/> Drive-thru Bump Out       | <input type="checkbox"/> Light Post Concrete Pedestals |  |
| <input type="checkbox"/> Main Entrance Bump Out               |  |  |

**Dark Color Palette:**



- NawTone Plus  
Nawkaw Custom Color: Culvers Dark 1  
(To Match SW7539 Cork Wedge)

*ALL EXIST. BRICK TO BE STAINED THIS COLOR*

**Light Color Palette:** *NO*



- NawTone Plus  
Nawkaw Custom Color: Culvers Light 1  
(To Match SW7569 Stucco)

## SIDING:

- Existing to remain, Contractor to clean siding
- Refinish vinyl or aluminum siding
- Replace vinyl or aluminum siding with Fiber Cement
- None

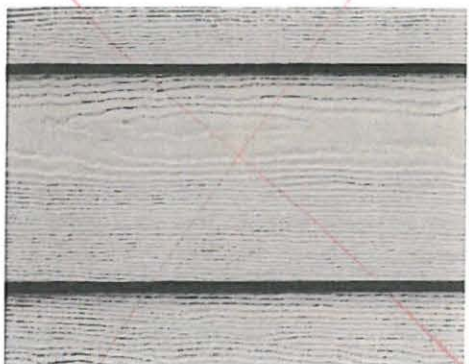
### Dark Color Palette:



- James Hardie  
Style: Hardieplank Lap Siding  
Color: Autumn Tan

*THIS HARDIE PLANK IS ON THE OTHER STORE IN SHEBOYGAN NOT SURE IF IT IS SAME COLOR.*

### ~~Light Color Palette: No~~



- James Hardie  
Style: Hardieplank Lap Siding  
Color: Cobble Stone

**SOFFIT AND FASCIA:**

**Notes:**

- CFS does not guarantee that the actual sample will match the pictures shown below.
- It is important to work with your contractor to finalize the actual color sample and sheen prior to application.
- It is important to work with a qualified contractor that has experience in painting exterior metal surfaces.
- Contractor to properly clean and prep the surface prior to applying coatings
- Do not apply coatings when the temperature and dew point is not within the manufacturer's recommendations.
- If the fascia is to be replaced it is the owner's responsibility to send a sample to Design Services for review. Samples will not be reviewed or approved via online color chips. Please allow time to ship the sample and 2-3 days after arrival for it to be reviewed and approved.

**Soffit:**

- Existing finish to remain, contractor to clean soffit
- Replace existing, color to match color spec below
- None

**Fascia:**

- Existing finish to remain, contractor to clean soffit (not recommended if updating signage)
- Replace existing
- Replace existing, color to match color spec below
- Other, to be verified with CFS Design Services
- None

**Dark Color Palette:**



- Exterior Weather Guard Latex Low Sheen  
**Spray Applied, rolled/touch paint**  
Color: to match Sherwin Williams Homestead Brown SW7515

**Light Color Palette: NO**



- Exterior Weather Guard Latex Low Sheen  
**Spray Applied, rolled/touch paint**  
Color: to match Sherwin Williams Sanderling SW7513

- Other (Other to be reviewed with CFS Design Services prior to application)

## ADDITIONAL EXTERIOR PAINT:

### Location:

- Back Door
- Ladder
- Dumpster Corral Doors
- Window and Door Lintels
- Gutters and Down Spouts

### Dark Color Palette:



- Oil Based Enamel Gloss  
Color: to match Sherwin Williams Homestead Brown SW7515

### Light Color Palette: ~~NO~~



- Oil Based Enamel Gloss  
Color: to match Sherwin Williams Sanderling SW7513

## PATIO DESIGN & STRUCTURE:

- |   |  |
|---|--|
| <ul style="list-style-type: none"> <li><input type="checkbox"/> Block Seating Wall</li> <li><input type="checkbox"/> Lit Stone Bollard: Manufactured stone and illuminated glass block caps, see lamp spec in lighting legend on sheet A-5</li> <li><input type="checkbox"/> Landscaping – Along Drive</li> <li><input type="checkbox"/> Pergola</li> </ul> | <ul style="list-style-type: none"> <li><input type="checkbox"/> Shade Sails</li> <li><input type="checkbox"/> Fencing</li> <li><input type="checkbox"/> Water Feature</li> <li><input type="checkbox"/> Other</li> <li><input checked="" type="checkbox"/> None</li> </ul> |
|---|--|

## LIGHTING:

For lighting information please contact:

Crescent Electric Supply Co.

General Questions & Ordering - Dana McCook- 608-241-2882 or [culvers@cesco.com](mailto:culvers@cesco.com)

Site Lighting, Energy Credits and Rebates - Adam Pavlovich - 920-585-4986 or [adam.pavlovich@cesco.com](mailto:adam.pavlovich@cesco.com)

ATTENTION: All lighting must be purchased through Crescent Electric except blue LED perimeter lighting

- No Work, In Good Condition
- Replace Existing Recessed Cans with New – see lighting legend on sheet A-5 for specification
- Replace Existing Patio Bollards with New – see lighting legend on sheet A-5 for specification
- Replace Parking Lot Lights with LED, verify Acuity specification with Crescent Electric
  - Please provide pole heights, existing fixture specification & site plan

## SIGNAGE:

Signage is owner provided and installed

For more information, contact Chris Carr at 608-644-2607 or [chriscarr@culvers.com](mailto:chriscarr@culvers.com)

- None
- Replace face of Monument/Pylon Sign
- Replace Exterior Building Signage
- Speaker Post/Order Confirmation
- Replace Menu Board
- Replace Menu Board Translites
- Replace Building Fin Sign
- Replace Directional Signs
- Remove Pre-sale Board

## BLUE NEON OR LED ACCENT:

- No Work
- Remove Existing Neon, Paint and Repair Channel, Scope to be verified w/Owner
- Replace Existing Neon with LED, provided by signage supplier

## AWNINGS:

- No Work, In Good Condition
- Remove Awnings, Contractor to Patch and Repair Masonry

## ROOF:

- No Work, In Good Condition
- Replace Existing – GC to submit specifications and samples to CFS for review prior to application
- Clean Existing, Remove Rust, Refinish
  - Jones-Blaire paint, HHN-D51151 Acrylithane 2.8 Neutral Base, Culver's Blue
  - Other – Specification, Warranty Information, and Sample to be reviewed with CFS Design Services

## OTHER:

- None
- Repair Sidewalk
- Restripe Parking Lot
- Reseal Parking Lot

Culver Franchising System, LLC.

1240 Water Street • Prairie du Sac, WI 53578 • Phone: 608.643.7980 • Fax: 608.643.7982