

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

**CITY OF SHEBOYGAN**

**REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION**

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**ITEM DESCRIPTION:** Exterior Remodel of KFC located at 2333 S. Business Drive.

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

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**REPORT DATE:** November 10, 2017

**MEETING DATE:** November 13, 2017

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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

**BACKGROUND / ANALYSIS:**

KFC is proposing exterior remodeling at the restaurant located at 809 Wilson Avenue. Quick service restaurants strive to achieve a brand that is instantly recognizable while following modern design trends. As a result, many of these types of businesses update their image every few years to stay relevant in the ever-changing restaurant industry. Repainting the exterior of the building and installing new signage and stenciling will bring the restaurant into conformance with the company's current branding standards.

The applicant states the following about the project:

- The current exterior elevations consist of brown, white, and tan EIFS with red, brown, and blue trim. It also has red and white awnings and blue parapet coping. The building has a horizontal feel to it due to the multiple horizontal bands that run the length of the building at different heights. A vertical tower element on the front of the building highlights the entrance of the building. This tower is capped with a red and white pyramid and has a sign of the Colonel Sanders above the entry doors. KFC letter signs located above windows on the drive-thru and non-drive-thru sides of the building.
- The building will be repainted with a red, white, and black color scheme. The base of the building up to the window sills will be painted "black horizon", the top 30" will be painted "wedding veil", and the middle area painted alternating areas of "exotic red" and "wedding veil".
- Vertical stripes painted toward the rear of the building on the drive-thru and non-drive-thru sides will help give a little bit of a vertical feel to the building.

- The tower at the front of the building will be painted "exotic red" and will have new Colonel Sanders signage. The pyramid at the top of the entry tower will be removed.
- New red metal awnings will be installed over the windows and a white awning element will be installed above the drive-thru window.
- Red KFC channel letter signage will be installed on the front of the building and on the drive-thru side of the building. New stencil signage will also be placed on the drive-thru and non-drive-thru sides of the building.
- New lighting will be installed along the parapet.

**STAFF COMMENTS:**

The applicant has been made aware that the Architectural Review Board may comment on proposed signage but the applicant will eventually need to submit the sign package to staff and the Plan Commission to review. It appears there may be variances required in order to try to install the signage presently detailed on these elevations due to:

- The total number of signs proposed to be installed.
- Signs are not permitted to be painted/stenciled on buildings.

The applicant may want to reconsider their sign package especially the tagline signs.

**ACTION REQUESTED:**

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

**ATTACHMENTS:**

Architectural Review Board Application and required attachments.

PARCEL NO.: 416860  
MAP NO.: \_\_\_\_\_  
ZONING CLASSIFICATION: UC

Office Use Only  
DATE SUBMITTED: \_\_\_\_\_  
REVIEW DATE: 11/13/17

**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: KFC ADDRESS: 2333 South Business Drive, Sheboygan, WI  
E-MAIL ADDRESS: kfcsheboy@aol.com  
PHONE: (920) 207-4827 FAX NO.: ( 920 )783-6040

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

NAME OF PROPOSED/EXISTING BUSINESS: KFC  
ADDRESS OF PROPERTY AFFECTED: 2333 South Business Dr., Sheboygan, WI  
NEW BUILDING: \_\_\_\_\_ ADDITION: \_\_\_\_\_ REMODELING: X

DESCRIPTION OF PROPOSED PROJECT: Repaint exterior of the building and install new signage and lighting to meet current company standards.

DESCRIPTION OF **EXISTING** EXTERIOR DESIGN AND MATERIALS: **The current exterior elevations consist of brown, white, and tan EIFS with red, brown, and blue trim. It also has red and white awnings and blue parapet coping. The building has a horizontal feel to it due to the multiple horizontal bands that run the length of the building at different heights. A vertical tower element on the front of the building highlights the entrance of the building. This tower is capped with a red and white pyramid and has a sign of the Colonel Sanders above the entry doors. KFC letter signs located above windows on the drive-thru and non drive-thru sides of the building.**

DESCRIPTION OF THE **PROPOSED** EXTERIOR DESIGN AND MATERIALS: **See attached Written Description.**



## **WRITTEN DESCRIPTION – ARCHITECTURAL REVIEW APPLICATION**

KENTUCKY FRIED CHICKEN  
2333 South Business Drive  
Sheboygan, WI 53081

### **Zoning District**

Urban Commercial (UC)

### **Existing Land Use**

KFC is an existing quick service food restaurant.

### **Proposed Land Use**

The land use will not change.

### **Reason for Site Selection**

The business currently exists in this location.

### **Hours of Operation**

The hours of operation are Monday thru Sunday from 11:00 am – 9:00 pm.

### **Estimated Employees**

We currently have 12 full-time employees and do not anticipate that changing.

### **Access**

Access to the site is from South Business Drive. The site access will not change.

### **Parking**

Roughly 21 parking spaces currently exist on the site. The parking count will not change.

### **Building Design**

The building will be repainted with a red, white, and black color scheme. The base of the building up to the window sills will be painted “black horizon”, the top 30” will be painted “wedding veil”, and the middle area painted alternating areas of “exotic red” and “wedding veil”. Vertical stripes painted toward the rear of the building on the drive-thru and non drive-thru sides will help give a little bit of a vertical feel to the building. The

tower at the front of the building will be painted “exotic red” and will have new Colonel Sanders signage. The pyramid at the top of the entry tower will be removed. New red metal awnings will be installed over the windows and a white awning element will be installed above the drive-thru window. Red KFC channel letter signage will be installed on the front of the building and on the drive-thru side of the building. New stencil signage will also be placed on the drive-thru and non drive-thru sides of the building. New lighting will be installed along the parapet.

### **Landscape Requirements**

New landscaping will not be required for this project.

### **Performance Standards / Potential Nuisances**

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

### **Site Lighting**

Site lighting will not change.

### **Signage Regulations**

New signage will be installed.

### **Written Justification**

Quick service restaurants strive to achieve a brand that is instantly recognizable while following modern design trends. As a result, many of these types of businesses update their image every few years to stay relevant in the ever-changing restaurant industry. Repainting the exterior of the building and installing new signage and stenciling will bring the restaurant into conformance with the company's current branding standards.

Other quick service restaurants in the area include McDonald's next door and Dunkin Donuts and Taco Bell a little farther down the street. These restaurants also have instantly recognizable brands that are updated every few years. The updates to this KFC restaurant will follow the new branding of these other restaurants.



NEW AWNINGS OVER EXISTING WINDOWS...TYP.

### SOUTH ELEVATION

FULL SIZED STAMP GRAPHICS

SCALE 1/8" = 1'-0"



NEW 36" LED LIGHT...TYP.  
8' W. DRIVE THRU AWNING

30" CHANNEL LETTERS

CIRCULAR DRIVE THRU STAMP

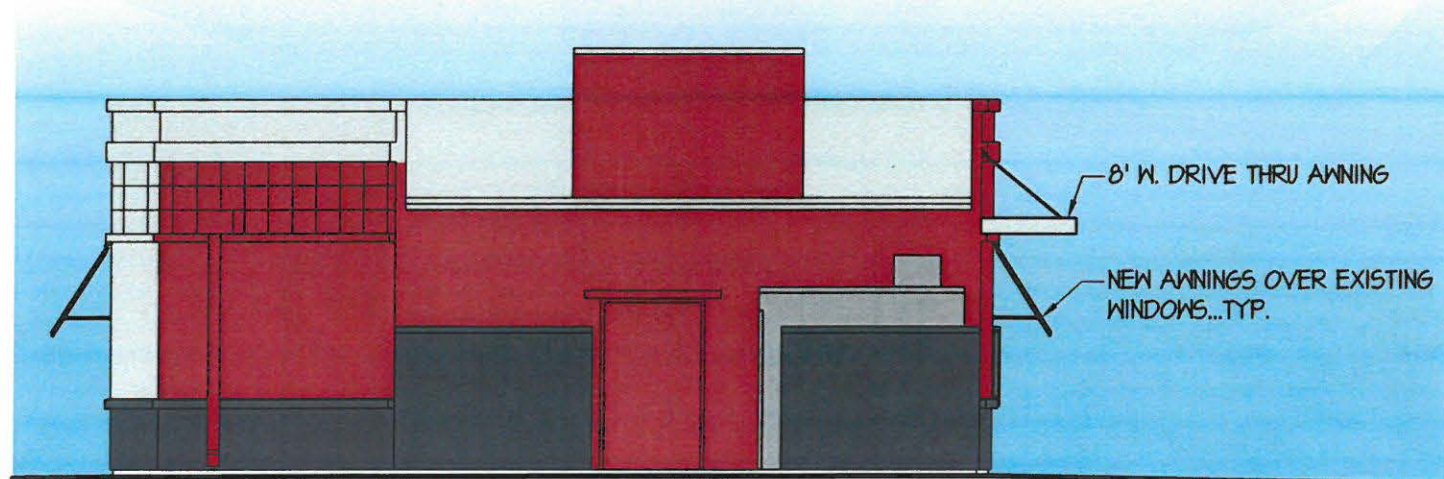
EXISTING BOLLARDS

NEW AWNINGS OVER EXISTING WINDOWS...TYP.

### DRIVE-THRU ELEVATION

SCALE 1/8" = 1'-0"

- ALL COLORS ARE BENJAMIN MOORE PAINTS
- 2086-10 EXOTIC RED
  - 2132-30 BLACK HORIZON
  - 2125-70 WEDDING VEIL



### REAR ELEVATION

SCALE 1/8" = 1'-0"



NEW COLONEL SANDERS GRAPHIC  
NEW 36" LED LIGHT...TYP.  
8' W. DRIVE THRU AWNING

30" CHANNEL LETTERS

NEW AWNINGS OVER EXISTING WINDOWS...TYP.

### FRONT ELEVATION

SCALE 1/8" = 1'-0"

NO.	REVISIONS	DATE

**LJM Architects**  
 813 Riverfront Drive Sheboygan, WI 53081  
 Phone (920) 458-4800 Fax (920) 458-1486

EXTERIOR RENOVATIONS FOR:  
**KENTUCKY FRIED CHICKEN**  
 2333 SOUTH BUSINESS DRIVE  
 SHEBOYGAN, WI 53081

SHEET TITLE
DRAWN BY JA
CHECKED BY EJ
DATE 10-18-17
PROJECT NO. 1733
SHEET NO. <b>A2</b>

## Sokolowski, Steve

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**From:** Jason Ahrens <jahrens@ljmarchitects.com>  
**Sent:** Thursday, November 09, 2017 10:55 AM  
**To:** Sokolowski, Steve  
**Cc:** Erik Jensen  
**Subject:** Classic Coatings  
**Attachments:** 1732 - T1 Cover Sheet - 110717.pdf; 1732 - A1 Floor Plan and Schedules - 110717.pdf; 1732 - A2 Elevations and Section - 110717.pdf

Steve,

I have attached the current Classic Coatings drawings for your review. As we talked about over the phone, the elevation changed slightly. The owner requested that the center column be removed and replaced with a window. I have also included some details showing how the columns will be wrapped.

Let us know if you have any questions or need anything else.

Thank you,

Jason Ahrens



813 Riverfront Drive  
Sheboygan, WI 53081  
920-458-4800

[www.ljmarchitects.com](http://www.ljmarchitects.com)

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DOOR SCHEDULE					
NO.	SIZE	TYPE	FRAME	HDWR.	R'MARK
<b>LOWER LEVEL</b>					
1	3'-0" X 7'-0"	1	ALUM.	1	-
2	3'-0" X 7'-0"	1	ALUM.	7	-
3	3'-0" X 7'-0"	2	WD	3	W/ 1'-6" SIDELITE
4	3'-0" X 7'-0"	5	WD	6	-
5	3'-0" X 7'-0"	3	WD	4	-
6	3'-0" X 7'-0"	4	HM	3	HALF-LITE
7	3'-0" X 7'-0"	4	HM	4	HALF-LITE
8	(2) 2'-0" X 7'-0"	5	WD	5	SLIDING DOORS
9	3'-0" X 7'-0"	2	WD	3	-
10	2'-0" X 7'-0"	5	WD	6	-
11	3'-0" X 7'-0"	2	WD	3	-
12	2'-10" X 7'-0"	5	WD	3	-
13	2'-0" X 7'-0"	5	WD	2	-
14	3'-0" X 7'-0"	2	WD	3	-
15	2'-4" X 7'-0"	5	WD	6	-

DOORS ON EGRESS PATHS SHALL HAVE ILLUMINATED EXIT SIGNS WITH BATTERY BACK-UP.

**GENERAL NOTES:**

**WALL CONSTRUCTION**  
TYPICAL INTERIOR WALL CONSTRUCTION SHALL BE 3-5/8" METAL STUD WALL @ 16" O.C. WITH 3/8" GYP. BD. EACH SIDE UNLESS NOTED OTHERWISE. MATCH ADJACENT FINISHES.

**MEANS OF EGRESS**

**DOORS**  
FLOOR ELEVATION:  
LANDINGS SHALL BE LEVEL EXCEPT FOR EXTERIOR LANDINGS, WHICH ARE PERMITTED TO HAVE A SLOPE NOT TO EXCEED 0.25 UNIT VERTICAL IN 12 UNITS HORIZONTAL.

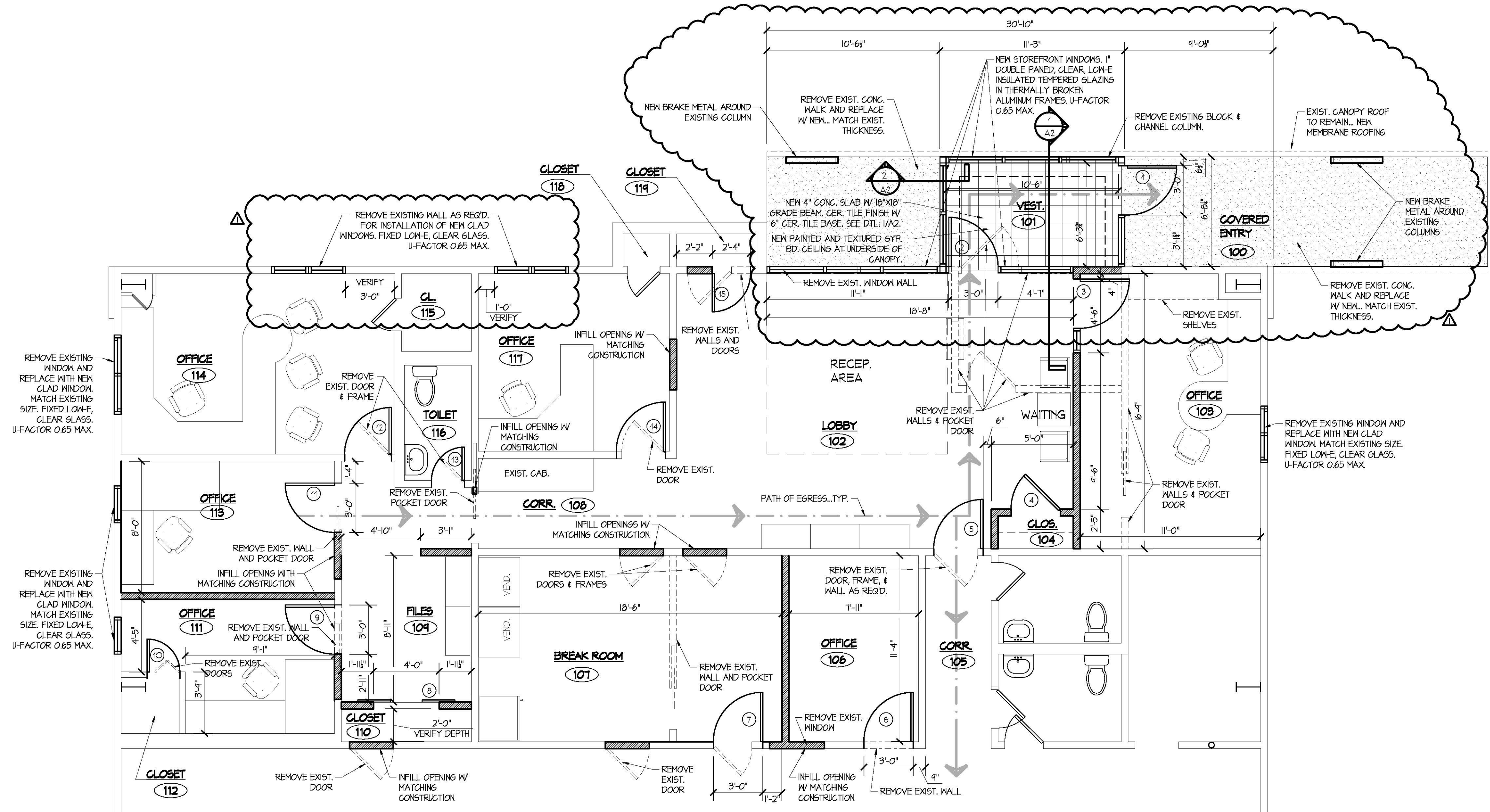
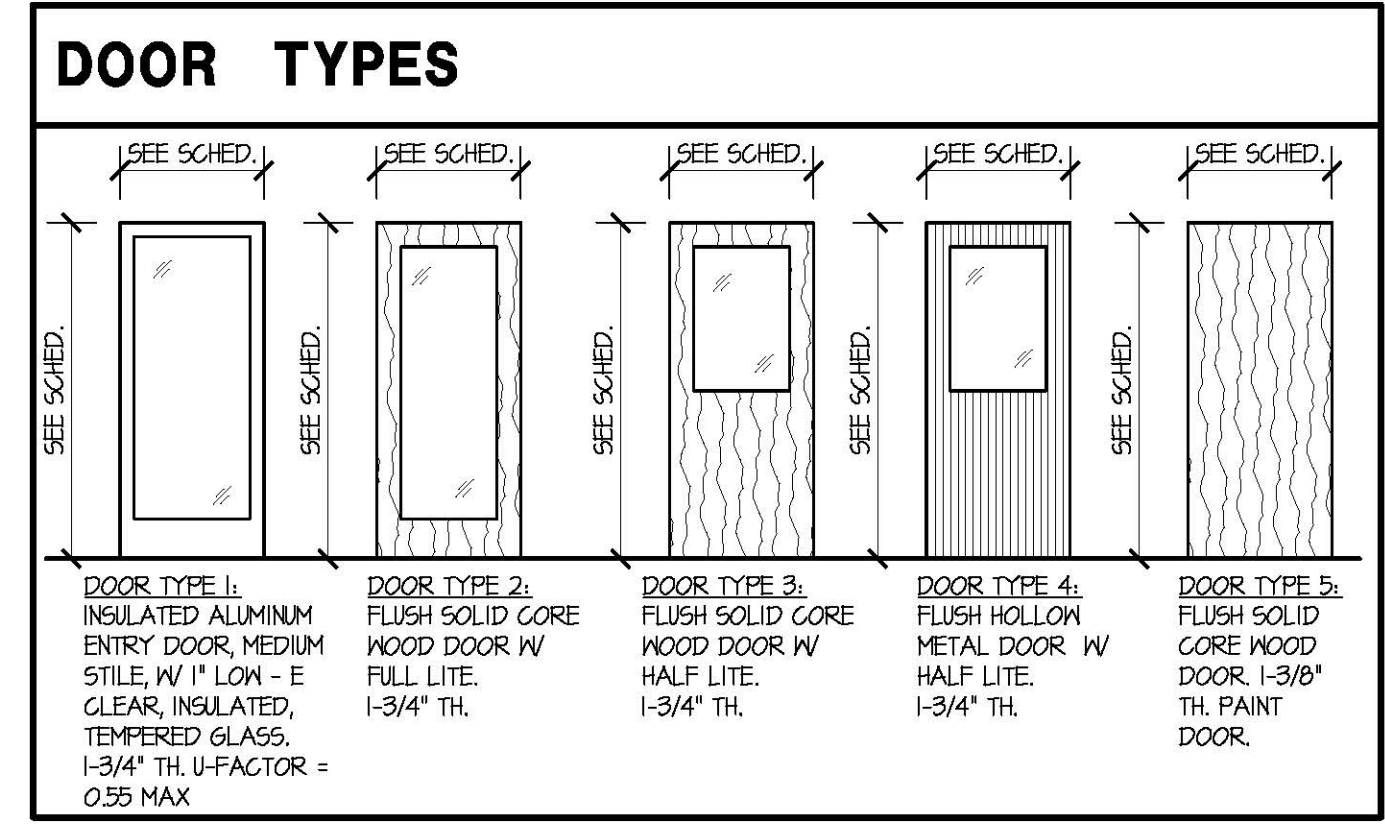
**THRESHOLDS:**  
THRESHOLDS AT DOORWAYS SHALL NOT EXCEED 0.5 INCH. RAISED THRESHOLDS AND FLOOR LEVEL CHANGES GREATER THAN 0.25 INCH AT DOORWAYS SHALL BE BEVELED WITH A SLOPE NOT GREATER THAN ONE UNIT VERTICAL IN TWO UNITS HORIZONTAL.

**HARDWARE:**  
DOOR HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES ON DOORS REQUIRED TO BE ACCESSIBLE SHALL NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING OR TWISTING OF THE WRIST TO OPERATE.

**HARDWARE HEIGHT:**  
DOOR HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES SHALL BE INSTALLED 34 INCHES MINIMUM AND 48 INCHES MAXIMUM ABOVE THE FINISHED FLOOR. LOCKS USED ONLY FOR SECURITY PURPOSES AND NOT USED FOR NORMAL OPERATION ARE PERMITTED AT ANY HEIGHT.

**CLOSERS:**  
INTERIOR DOOR CLOSING FORCE SHALL BE 5 LBS. MAX AND 5 SECONDS CLOSING TIME FROM 90 DEGREES OPEN TO 7" FROM CLOSED.  
EXTERIOR DOOR CLOSING FORCE SHALL BE 8.5 LBS. MAX AND 5 SECONDS CLOSING TIME FROM 90 DEGREES OPEN TO 7" FROM CLOSED.

HARDWARE GROUPS		
<b>GROUP 1:</b> CONTINUOUS HINGE PUSH/PULL CLOSER PADDLE ACTIVATED LATCH	<b>GROUP 2:</b> 1-1/2 FR. HINGES LEVER OFFICE LOCKSET DOOR STOP	<b>GROUP 3:</b> 1-1/2 FR. HINGES LEVER OFFICE LOCKSET DOOR STOP
<b>GROUP 4:</b> 1-1/2 FR. HINGES LEVER HANDLE PASSAGE LATCHSET DOOR STOP CLOSER	<b>GROUP 5:</b> SLIDING BARN DOOR TRACK AND TRUCKS PULL EA. LEAF	<b>GROUP 6:</b> 1-1/2 FR. HINGES LEVER HANDLE CLOSET LATCHSET DOOR STOP
<b>GROUP 7:</b> 1-1/2 FR. HINGES LEVER HANDLE PRIVACY LOCKSET DOOR STOP	<b>GROUP 8:</b> CONTINUOUS HINGE PUSH/PULL CLOSER	



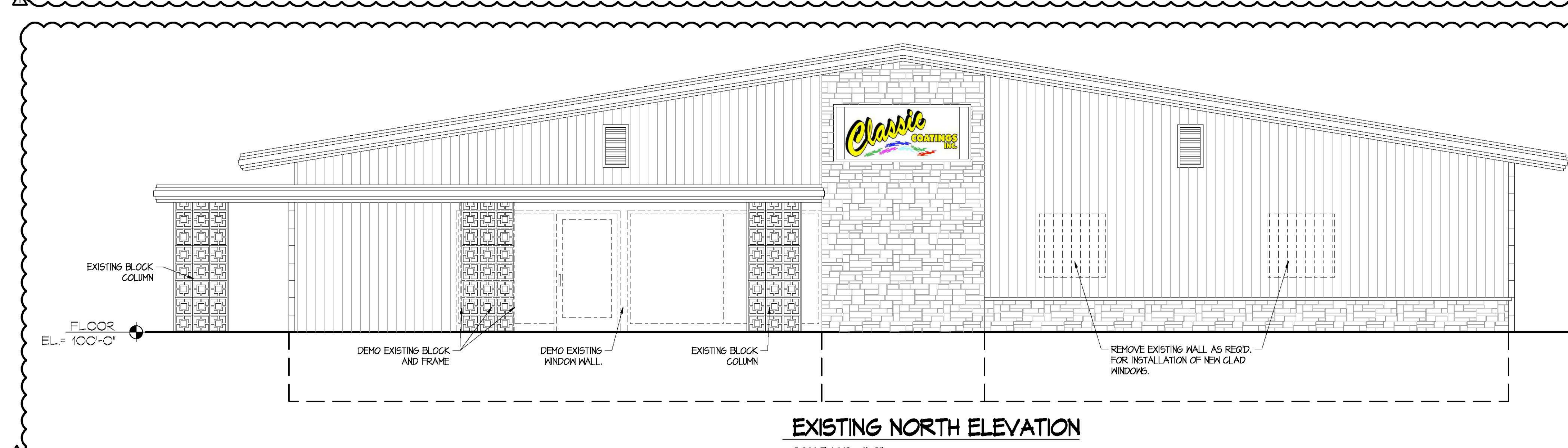
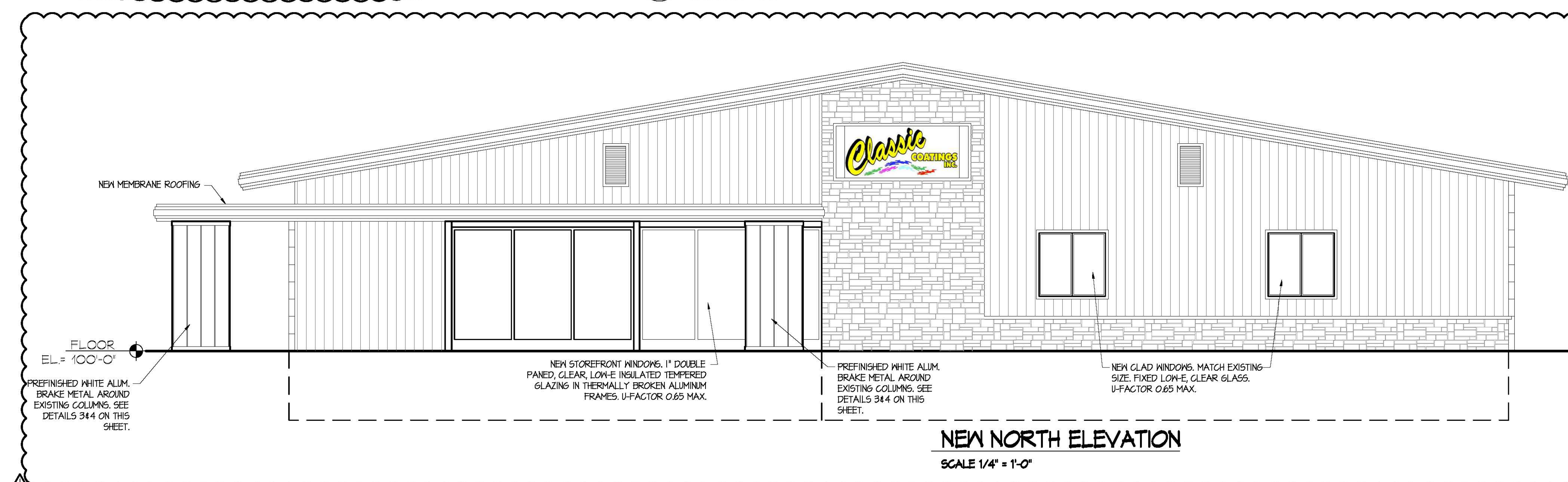
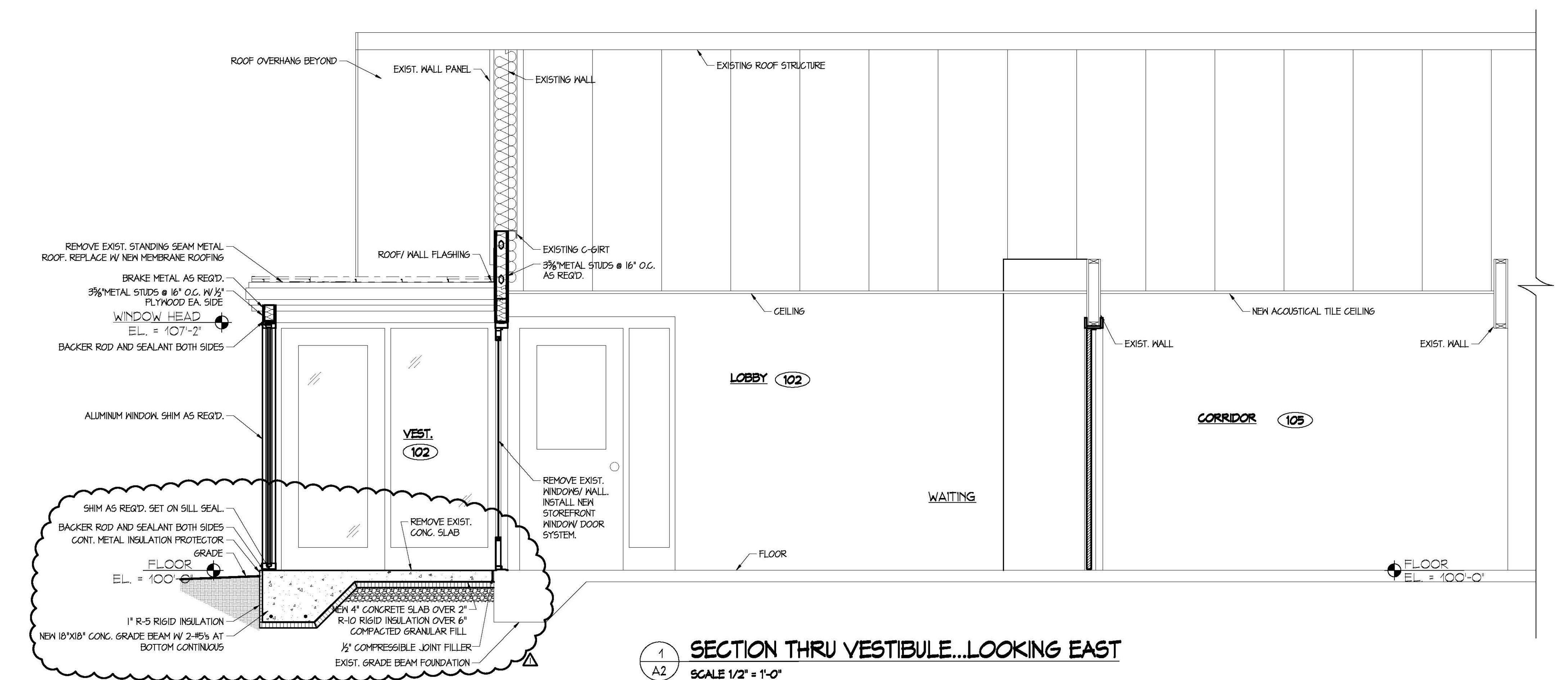
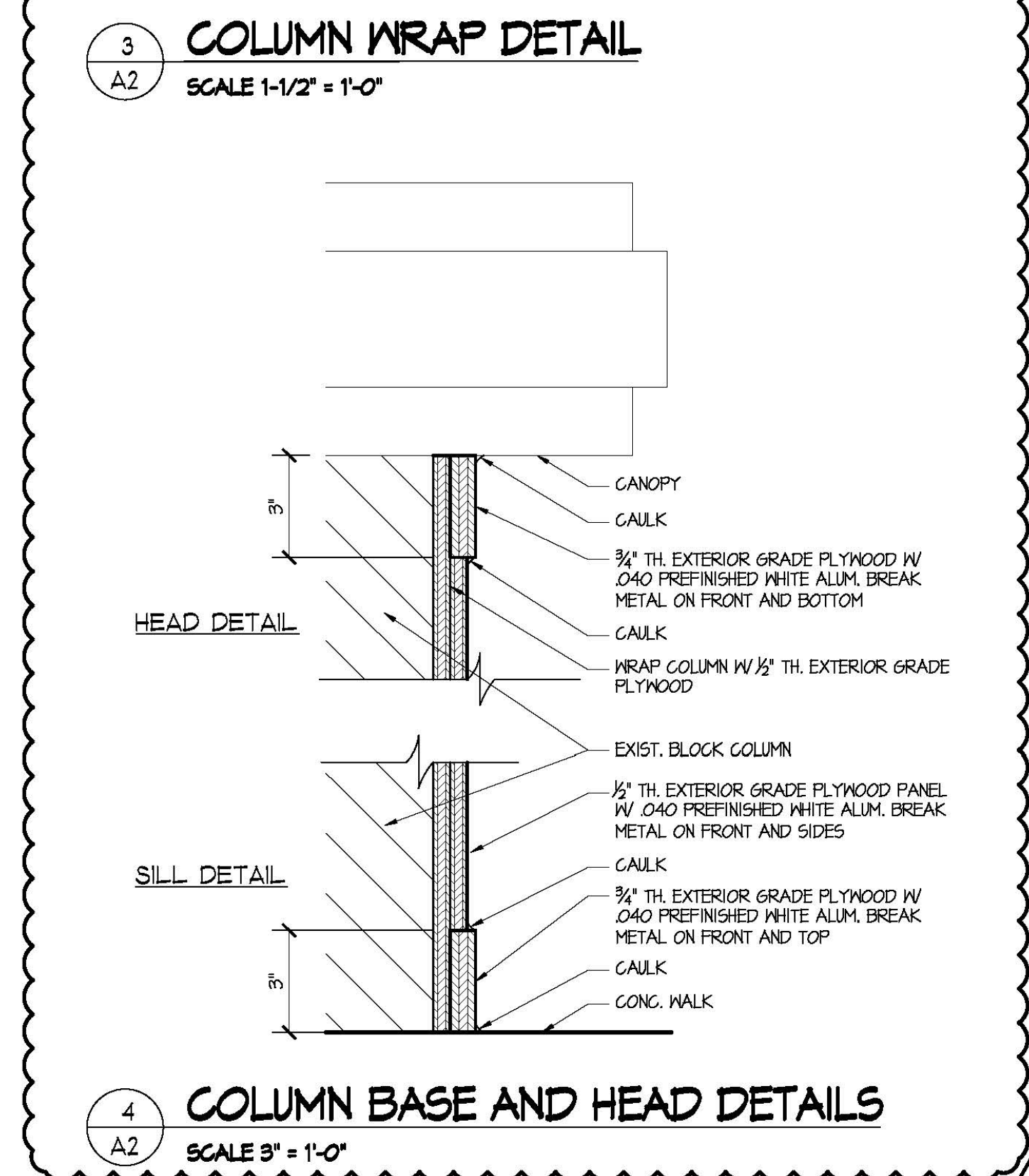
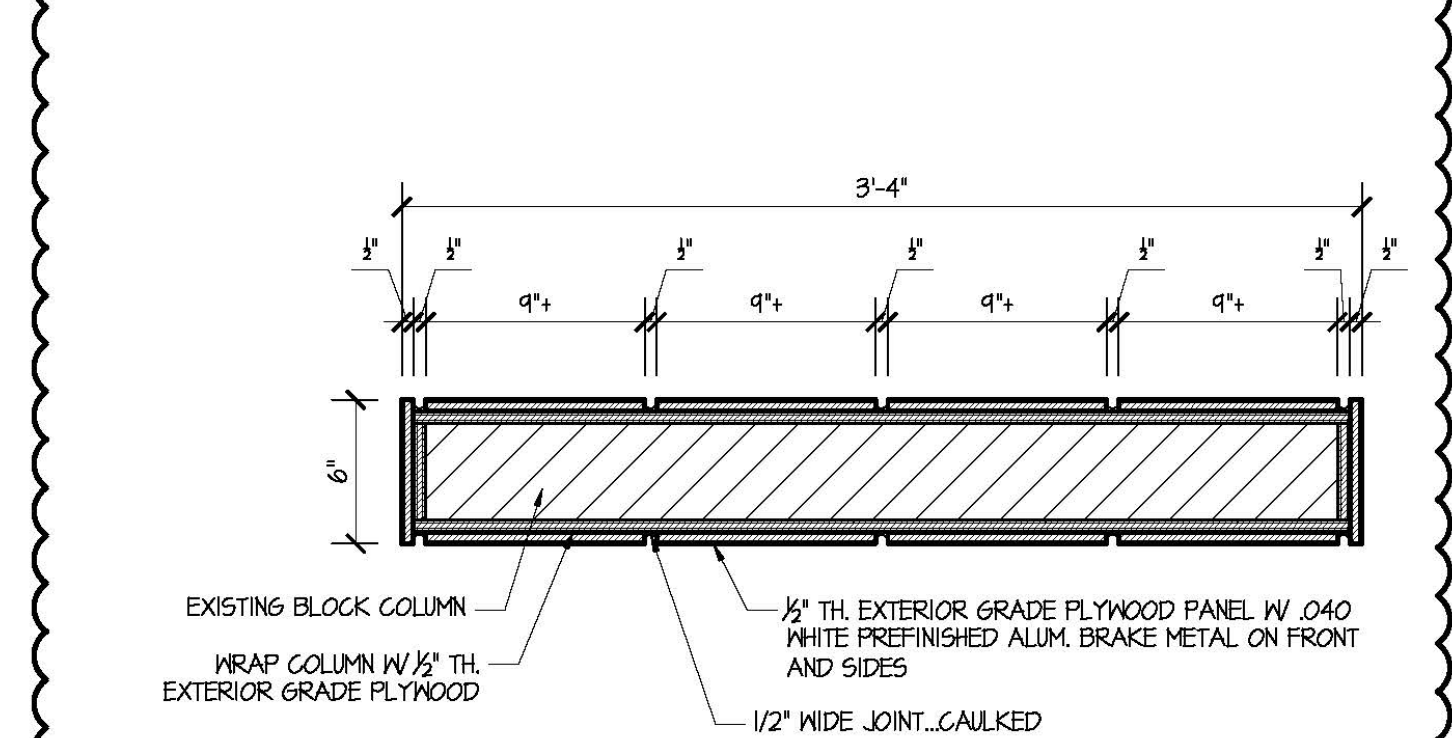
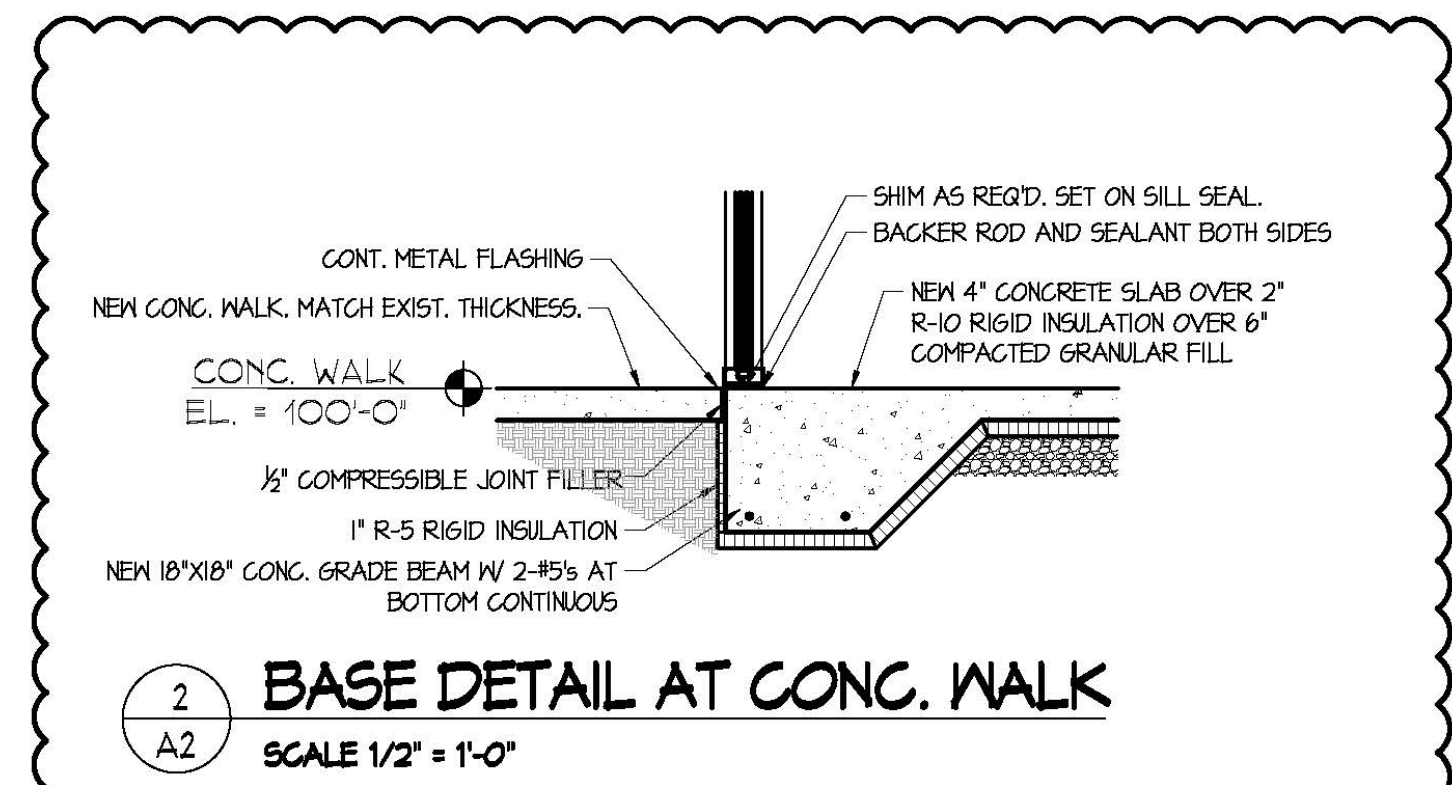
**FLOOR PLAN**  
SCALE 1/4" = 1'-0"

NO.	REVISIONS	DATE
1	ADDED GRADE BEAM	11-17-17

**LJM Architects**  
613 Riverfront Drive  
Sheboygan, WI 53081  
Phone (920) 466-1800  
Fax (920) 466-1465

**REMODELING FOR:**  
**CLASSIC COATINGS, INC.**  
809 WILSON AVENUE  
SHEBOYGAN, WI 53081

<b>SHEET TITLE</b>
<b>DRAWN BY</b> JA
<b>CHECKED BY</b> EJ
<b>DATE</b> 10-10-17
<b>PROJECT NO.</b> 1732
<b>SHEET NO.</b> <b>A1</b>



NO.	REVISIONS	DATE
1	ADDED GRADE BEAM	11-7-17

**LJM Architects**  
 913 Riverfront Drive  
 Sheboygan, WI 53081  
 Phone (920) 466-4800  
 Fax (920) 466-1485

REMODELING FOR:  
**CLASSIC COATINGS, INC.**  
 809 WILSON AVENUE  
 SHEBOYGAN, WI 53081

SHEET TITLE

DRAWN BY  
JA

CHECKED BY  
EJ

DATE  
10-10-17

PROJECT NO.  
1732

SHEET NO.  
**A2**

**CITY OF SHEBOYGAN**

**REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION**

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**ITEM DESCRIPTION:** Construction of new vestibule at Classic Coatings located at 809 Wilson Avenue.

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

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**REPORT DATE:** October 20, 2017

**MEETING DATE:** October 23, 2017

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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:**

Classic Coatings is proposing some interior and exterior remodeling at their facility located at 809 Wilson Avenue. The applicant states the following about the project:

- Classic Coatings is in the process of a cosmetic upgrade to its office interiors. The space will receive new flooring, drywall, paint and ceiling tiles. The interior doors are being replaced to match. The current interior vestibule will be removed and be relocated north under the existing canopy roof.
- The exterior has a current structural canopy supported by metal channels with a decorative block infill.
- The existing window wall under the canopy will be replaced and a new 77sf (11 x 7) storefront vestibule will be constructed under the center portion of the existing canopy. The new glass aluminum storefront entry vestibule will receive tile floor and new lights. The leaking roof membrane will be replaced.
- Two (2) new white clad wood windows will be installed on the north side of the building to match the new aluminum storefront design.
- Existing windows on the east and west elevations will also be replaced with new white clad wood windows. All new windows units will match existing in size and appearance.
- The decorative block columns holding up the canopy will be wrapped in white colored brake metal to tie into the fascia detail and create a modern look.

- Moving/constructing a new entry vestibule will provide an improved entryway and renovating the interior space will allow for a more efficient layout of the office area without significantly altering the existing footprint and/or appearance of the building.
- Classic Coatings is an applicator of commercial and industrial powder coatings.

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

Office Use Only  
DATE SUBMITTED: \_\_\_\_\_  
REVIEW DATE: 10/23/17

**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: Classic Coatings, Inc. ADDRESS: 809 Wilson Avenue, Sheboygan, WI

E-MAIL ADDRESS: bradr@classiccoatings.com

PHONE: (920) 458-3790 FAX NO.: (920) 458-3748

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

NAME OF PROPOSED/EXISTING BUSINESS: Classic Coatings, Inc.

ADDRESS OF PROPERTY AFFECTED: 809 Wilson Avenue, Sheboygan, WI

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

DESCRIPTION OF PROPOSED PROJECT: Remodel interior of existing building and construct new vestibule entrance.

DESCRIPTION OF **EXISTING** EXTERIOR DESIGN AND MATERIALS: Grey colored metal siding w/ white roof trim. A full-height stone accent in the center of the north elevation joins a stone planter that runs along the west portion of the north elevation. An existing canopy at the main entrance is supported by metal channels with a decorative block infill.

DESCRIPTION OF THE **PROPOSED** EXTERIOR DESIGN AND MATERIALS: The new vestibule entrance will consist of an aluminum storefront system. The decorative block canopy supports will be wrapped in brake metal. See attached written description.

**2. NAMES AND ADDRESSES**

OWNER OF SITE: Brad Roberts

ADDRESS: 809 Wilson Avenue, Sheboygan, WI

PHONE: (920) 458-3790 FAX NO: (920) 458-3748



## **WRITTEN DESCRIPTION – ARCHITECTURAL REVIEW APPLICATION**

Classic Coatings, Inc.  
809 Wilson Avenue  
Sheboygan, WI 53081

### **Zoning District**

Urban Industrial (UI)

### **Existing Land Use**

Classic Coatings, Inc. is an applicator of commercial and industrial powder coatings.

### **Proposed Land Use**

The land use will not change.

### **Reason for Site Selection**

The business currently exists in this location.

### **Hours of Operation**

The hours of operation are Monday thru Friday from 8:00 am – 4:30 pm, no weekends or holidays.

### **Estimated Employees**

We currently have 12 full-time employees and do not anticipate that changing.

### **Access**

Access to the site is from Wilson Avenue. The site access will not change.

### **Parking**

Roughly 18 parking spaces currently exist on the east side of the building. The parking count will not change.

### **Building Design**

The existing building has grey colored metal siding w/ white roof trim. A 9'-6" wide stone accent in the center of the north elevation runs to the underside of the roof. A stone planter runs along the west portion of the north elevation from the vertical stone accent

to the edge of the building. On the east side of the north elevation is an existing canopy supported by metal channels with a decorative block infill, below which is the main entrance.

The existing window wall under the canopy will be replaced and a new small 11'-3" x 7'-0" storefront entrance vestibule will be built under the center portion of the existing canopy. Two new white clad wood windows will be installed on the north side of the building. Existing windows on the east and west elevations will be replaced with new white clad wood units as well. All new window units will match existing windows in size and appearance. The decorative block features holding up the canopy will be wrapped in white colored brake metal.

### **Landscape Requirements**

New landscaping will not be required for this project. The small addition barely increases the footing length or area of the building.

### **Performance Standards / Potential Nuisances**

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

### **Site Lighting**

Site lighting will not change.

### **Signage Regulations**

Signage will not change.

### **Written Justification**

Moving the entry vestibule and renovating the interior spaces will allow for a more efficient layout of the office area of the building without altering the exterior appearance of the building to a significant degree. The new entry vestibule will have a very similar appearance to the existing storefront entry on the building. The decorative stone canopy supports are currently painted white and will remain white after the application of a new brake metal finish.

## **Sokolowski, Steve**

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**From:** PWeaver832@aol.com  
**Sent:** Tuesday, October 17, 2017 5:42 AM  
**To:** Sokolowski, Steve  
**Subject:** Classic Coatings

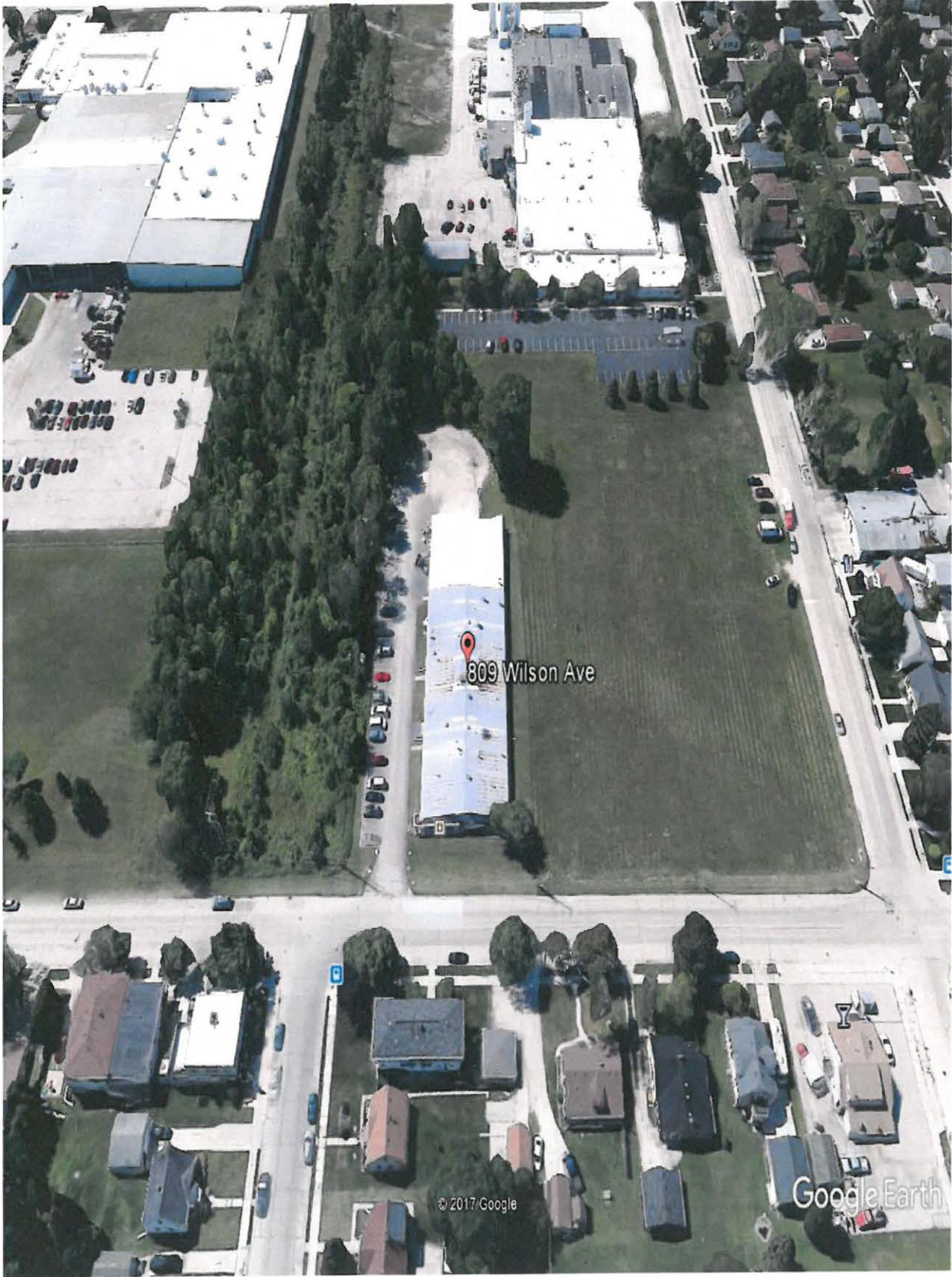
### Work Summary:

Classic Coatings is in the process of a cosmetic upgrade to it's office interiors. The space will receive new flooring , drywall ,paint and ceiling tiles. The interior doors are being replaced to all match. The current interior vestibule will be removed and be relocated north under the current canopy roof.

The exterior has a current structural canopy. The leaking roof membrane will be replaced, along with a new glass aluminum storefront entry vestibule which will receive tile floor and new lights. The present white painted masonry columns are being wrapped in white aluminum to tie into the fascia detail and create a modern look. There will be two additional windows added on the north face to match the new aluminum storefront design.

Let me know if you need any further information  
Thanks

**Paul C. Weaver**  
**Project 4 Services, LLC.**  
**7722 Hawthorne Rd.**  
**Mequon , Wi 53097**  
**Ph 414-731-0795**  
[Paulw@project4services.com](mailto:Paulw@project4services.com)



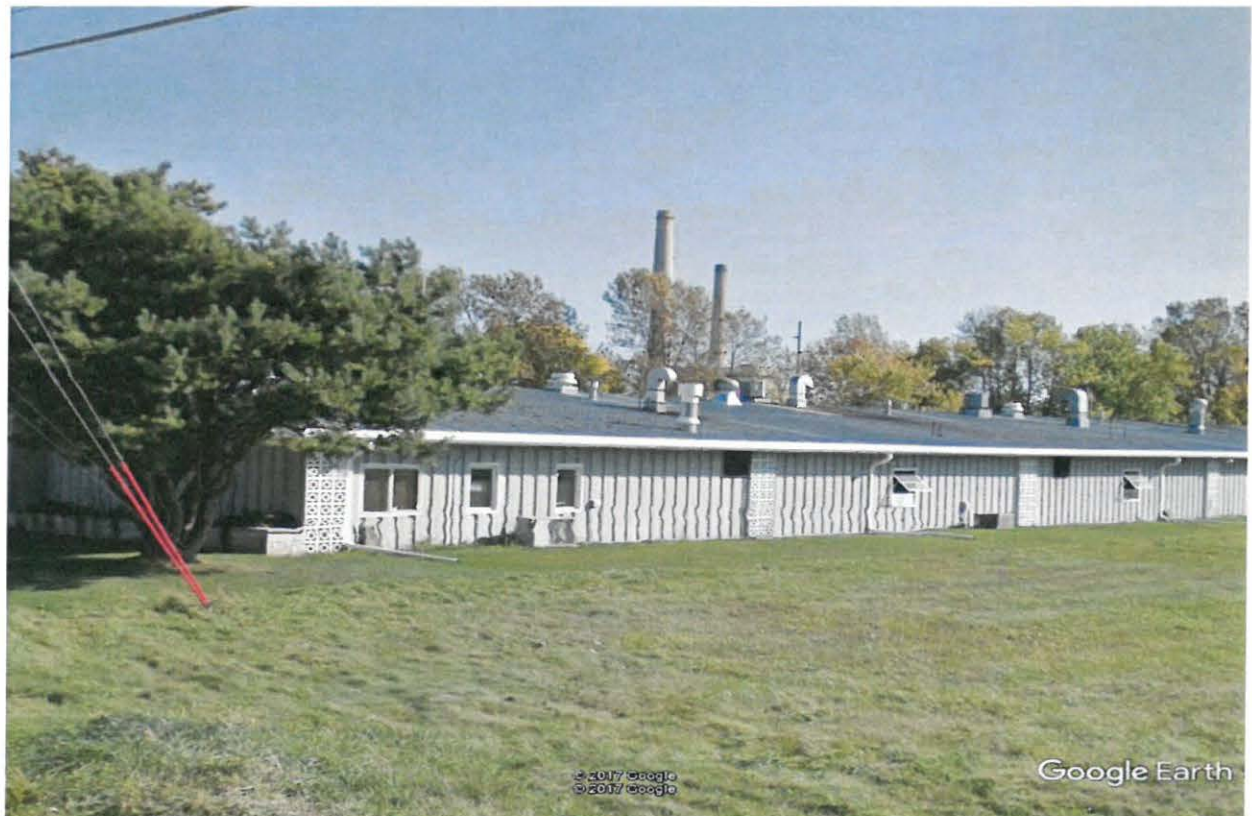


Classic  
COUNTRY CLUB  
A Division of Park & Recreation Services

Welcome to Classic









## NEW NORTH ELEVATION

SCALE 1/8" = 1'-0"



## NEW NORTH ELEVATION (COLORED)

SCALE 1/8" = 1'-0"

NO.	REVISIONS	DATE

**LJM Architects**  
 813 Riverfront Drive  
 Sheboygan, WI 53081  
 Phone (920) 456-4800 Fax (920) 456-1485

REMODELING FOR:  
**CLASSIC COATINGS, INC.**  
 809 WILSON AVENUE  
 SHEBOYGAN, WI 53081

SHEET TITLE

DRAWN BY  
JA

CHECKED BY  
EJ

DATE  
10-13-17

PROJECT NO.  
1732

SHEET NO.

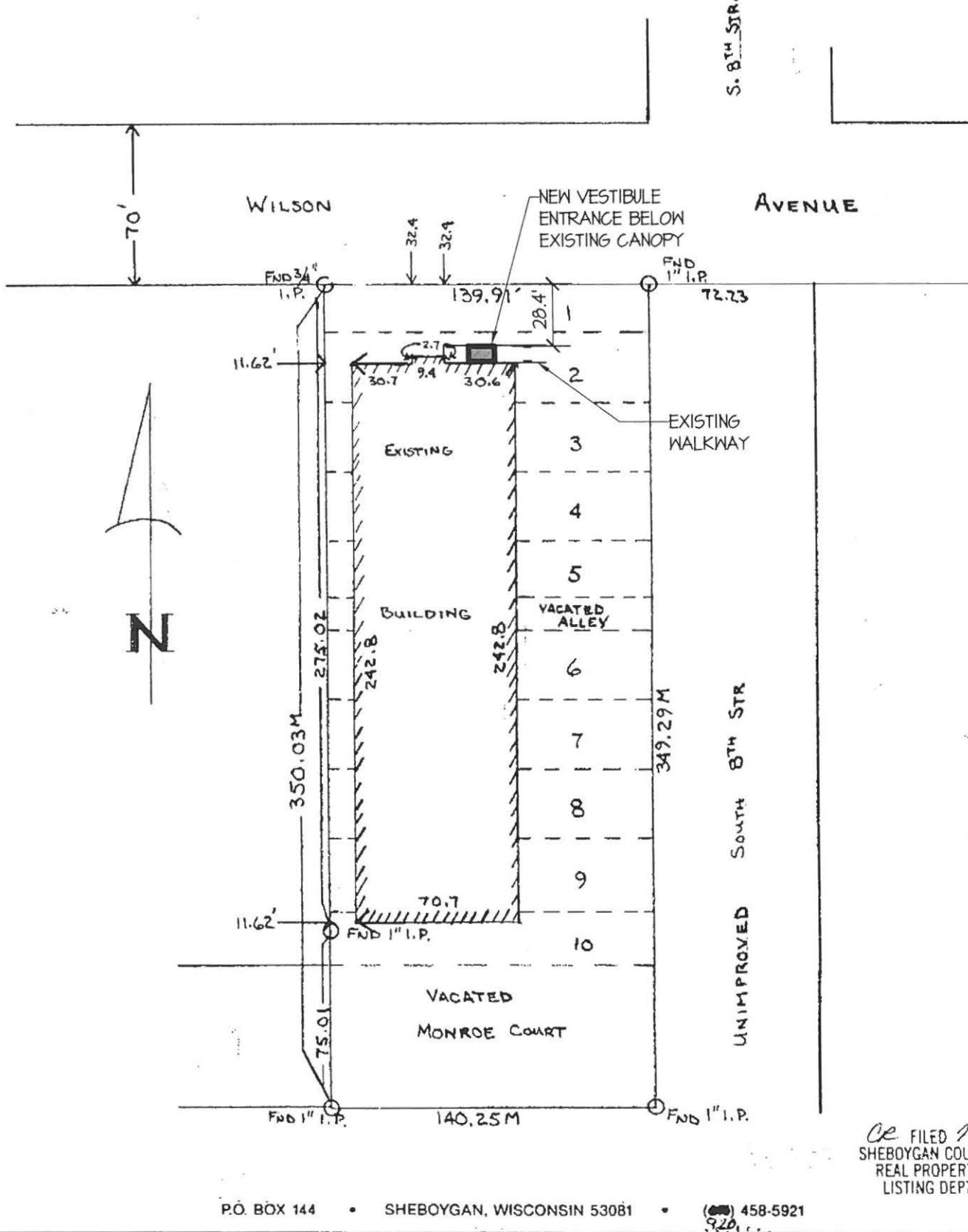
**A2**

Tax No. 312570

Description: The South 20' of Lot 1 & all of Lots 2 - 10, Block 20, also the Est 140' of vacated east/west alley between Lots 5 & 6 also the East 140' of vacated Monroe Court adjacent Lot 10, Block 20, Lake View Park Subdivision, City of Sheboygan, Sheboygan County, Wisconsin.

JUNE, 1999

1" = 60'



GBB INC. 597838

P.O. BOX 144 • SHEBOYGAN, WISCONSIN 53081 • (920) 458-5921

CE FILED 7-8-99  
SHEBOYGAN COUNTY  
REAL PROPERTY  
LISTING DEPT.

**SURVEY CERTIFICATE**

I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION AND DIMENSIONS OF ALL VISIBLE STRUCTURES THEREON, FENCES, APPARENT EASEMENTS AND ROADWAYS AND VISIBLE ENCROACHMENTS, IF ANY. THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO WITHIN ONE YEAR FROM DATE HEREOF.

WISCONSIN  
LAND SURVEYOR  
M. J. DUNDAS  
SURVEYOR

Book No. 142 p. 132

Job No. D-4348

A-27218



**SURVEY/ SITE PLAN**

SCALE 1" = 60'-0"

<b>C1</b>	SHEET NO.	DATE	10-14-17	DRAWN BY JA	CHECKED BY EJ	PROJECT NO. 1732	SHEET TITLE REMODELING FOR: CLASSIC COATINGS, INC. 809 WILSON AVENUE SHEBOYGAN, WI 53081	LJM Architects 813 Riverfront Drive Sheboygan, WI 53081 Phone (920) 458-4800 Fax (920) 458-1485	NO. REVISIONS	DATE
		DATE	10-14-17							



