ATTACHMENTS

PARCEL NO.: 003370
NC

Office Use Only
DATE SUBMITTED: _____
REVIEW DATE: 9/27/21

CITY OF SHEBOYGAN
ARCHITECTURAL REVIEW APPLICATION

Revised July 2021

FEE $100.00

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

1. APPLICANT INFORMATION

APPLICANT: Sunnyside Daycare / Nou Xiong

ADDRESS: 1921 N. 8th St. Sheboygan

E-MAIL ADDRESS: xiongn17@uww.edu

PHONE: (920) 783-8330 FAX NO.: ( ) N/A

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Sunnyside Daycare

ADDRESS OF PROPERTY AFFECTED: 1921 N. 8th St.

NEW BUIILDING: _____ ADDITION: _____ REMODELING: X_____

DESCRIPTION OF PROPOSED PROJECT: Remove select masonry and rainbow, add thin stone on west face, and add planting bed on west side of building.

DESCRIPTION OF **EXISTING** EXTERIOR DESIGN AND MATERIALS:
West elevation of building has design elements from previous business that new Owner would like to change.

Adjacent building (Habitat for Humanity) to the south is face brick in a brown/beige color tone palette.

DESCRIPTION OF THE **PROPOSED** EXTERIOR DESIGN AND MATERIALS:
The new finish for this elevation will be a lightweight manufactured stone veneer laid without mortar joints.

3. **NAMES AND ADDRESSES**

OWNER OF SITE: Nou Xiong

ADDRESS: 1921 N. 8th St. Sheboygan

EMAIL: xiongn17@uww.edu

PHONE: (920) 783-8330 FAX NO.: ( ) N/A

ARCHITECT: None

ADDRESS:

EMAIL ADDRESS:

PHONE: ( ) FAX NO.: ( )

CONTRACTOR: Jos. Schmitt Const.

ADDRESS: 2104 Union Ave.

EMAIL: kmendini@jschmitt.cc (Kelly Mendini)

PHONE: (920) 457-4426 FAX NO.: (920) 457-9474

4. APPLICATION SUBMITTAL REQUIREMENTS

A. A scale drawing of all exterior elevations showing the design and appearance of the proposed building or structure.

B. Three 11 X 17 colored renderings of the proposed building elevations and material samples.

C. A .pdf file of all drawings either by email or CD

D. A scale drawing of the site plan showing the relationship of the building to the site and adjacent properties.

E. A written description of the proposed general design, arrangement, texture, material and color of the building or structure. Describe the relationship of such factors to similar features of buildings located within the same block or located along the frontage or any block across the street from the proposed building or structure for which architectural approval is sought.

5. **CERTIFICATE**

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

APPLICANT'S SIGNATURE 9/9/21 DATE

Nou Xiong

PRINT ABOVE NAME

ESTABLISHED 1899
Jos. Schmitt
CONSTRUCTION

2104 UNION AVE., P.O. BOX 1084, SHEBOYGAN, WI 53082-1084
TEL 920.457.4426 FAX 920.457.9474

Sunnyside Daycare
1921 North 8th St.
Sheboygan, WI 83081

Re: Renovations

- Remove existing signage & logo, and reinstall upon completion of the project
- Pressure wash building before stone veneer is applied
- Removal/relocation of a duplex electrical receptacle in the rainbow
- Demolition of the rainbow structure on the west face of the building
- Demo concrete masonry units (CMU) at the former sign pier, that extend above the roof, down to a height that matches the parapets
- Remove existing parapet cap flashing & wood blocking along the west wall
- Saw cut & remove an area of concrete on the west side of the building and fill with landscaping (plantings & mulch)
- New CUM at the top of the area of removed former sign pier to provide for solid structure at the cap flashing
- Treated wood blocking for new parapet cap flashings
- Metal lath
- Stone mortar
- Lightweight manufactured stone veneer, laid without mortar joints, on the & west elevation including the pier
- Metal parapet flashings
- Extend receptacle on west elevation of the building to face of new stone veneer

Below is an example of lightweight manufactured stone veneer by Stone Master®. This is their Rocky Mountain Ledgestone – Glenwood Springs

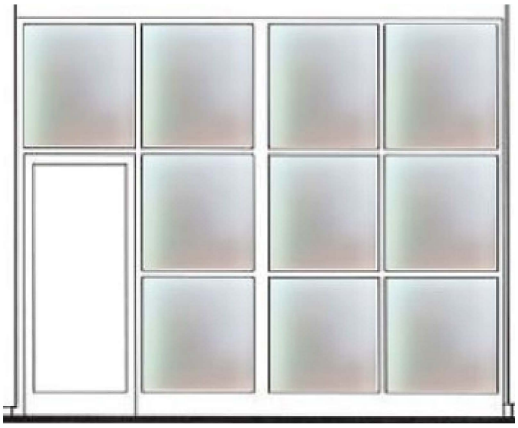


TER TOGETHER

ESTABLISHED 1899
Jos. Schmitt
CONSTRUCTION

2104 UNION AVE., P.O. BOX 1084, SHEBOYGAN, WI 53082-1084
TEL 920.457.4426 FAX 920.457.9474

Apply premium frosted privacy film to ten (10) west-facing windows at the entrance.

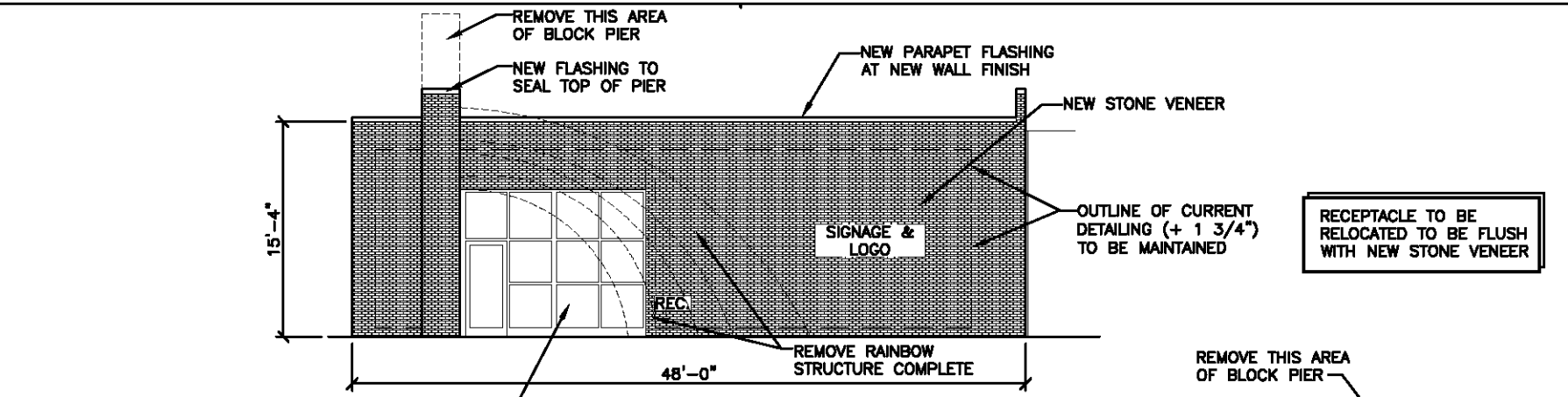


BUILDING BETTER TOGETHER

Stone Master®

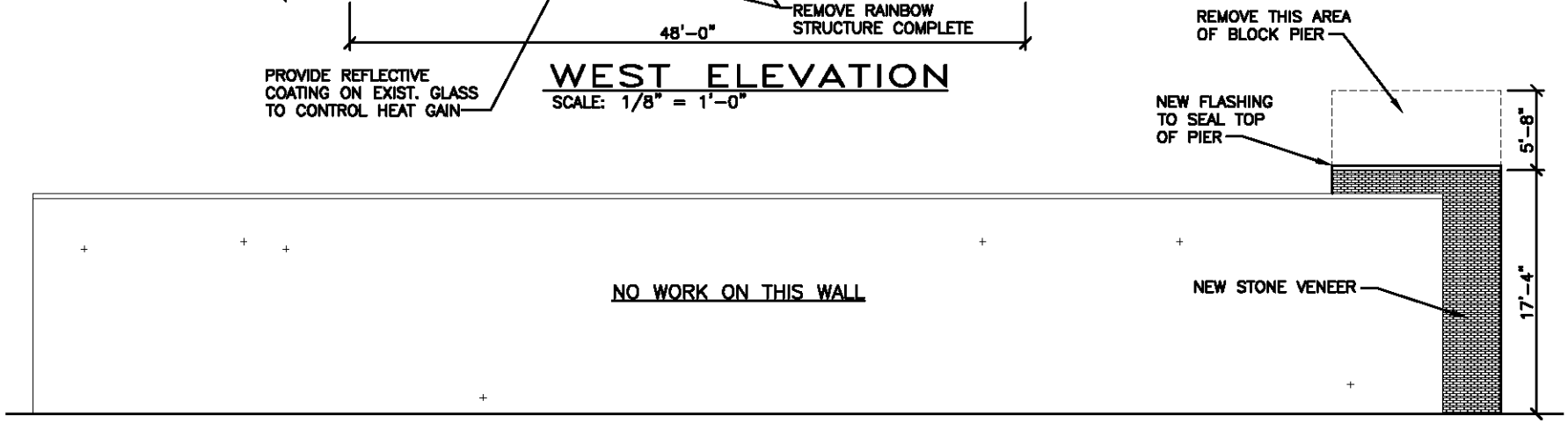
Easy-to-Install Lightweight Manufactured Stone Veneer





WEST ELEVATION

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



NORTH ELEVATION

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

PRELIMINARY
NOT FOR CONSTRUCTION

THIS DRAWING HAS BEEN PROVIDED FOR CONCEPTUAL DESIGN & ESTIMATING PURPOSES FOR THE CLIENT LISTED. IT REMAINS THE PROPERTY OF JOS. SCHMITT CONST. & MAY NOT BE REPRODUCED OR COPIED IN WHOLE OR IN PART WITHOUT PREVIOUS WRITTEN CONSENT FROM JOS. SCHMITT CONST.

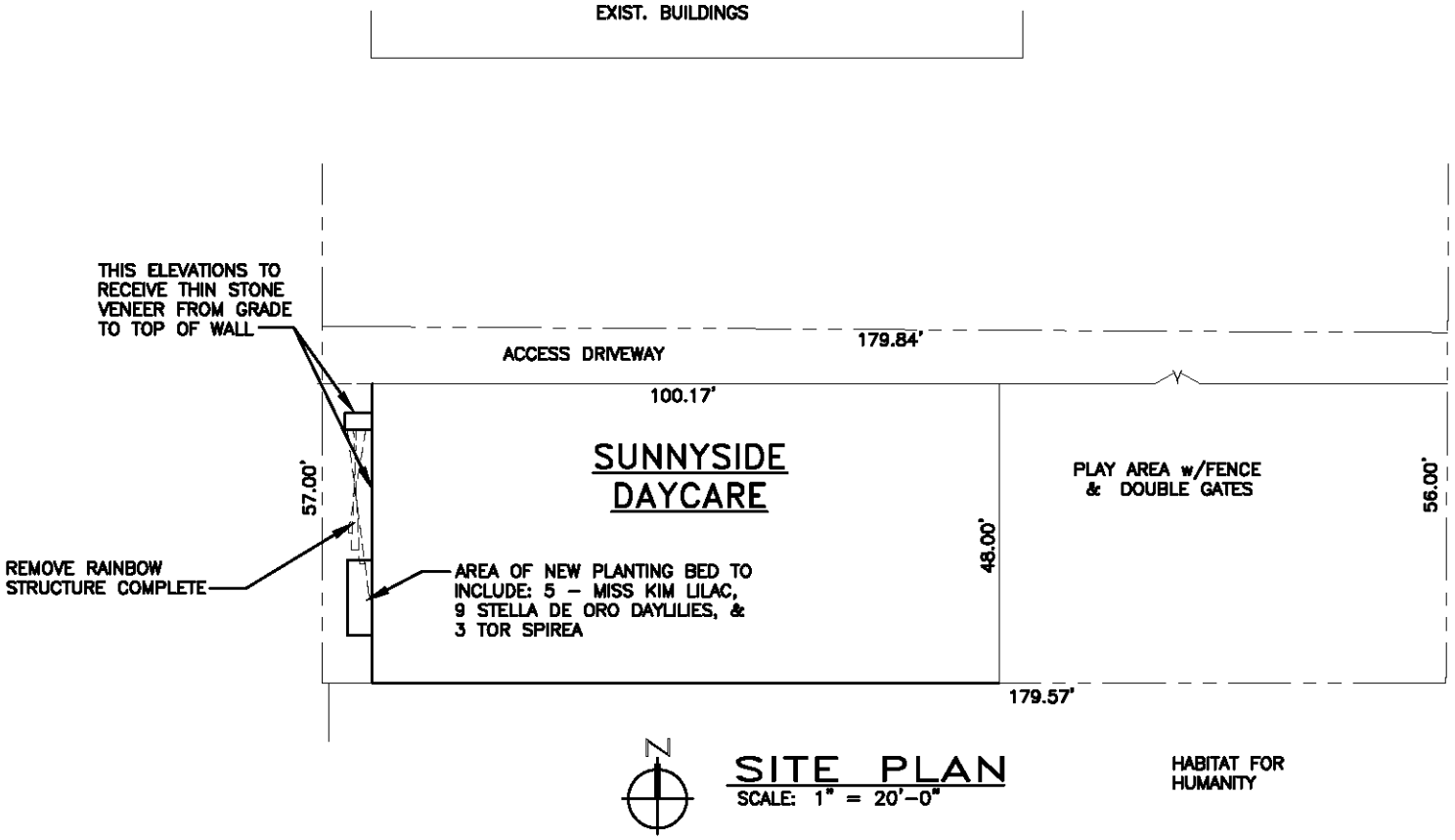
NO.	DATE	REVISION	BY
A	09/07/21	CHANGED VENEER FOR WEST ELEV.	KJM

NO.	DATE	REVISION	BY

DRAWN BY: KJM	DATE: 06/14/21	JOB NO. 21003-041	
SCALE: 1/8" = 1'-0"	PLOT DATE: 09/07/21	DRAWING NO. A1	
	PLOT-SCALE: 96		

SUNNYSIDE DAYCARE
ELEVATIONS
1921 N. 8th ST. ~ SHEBOYGAN, WI

Jos. Schmitt Construction
2104 UNION AVENUE SHEBOYGAN, WI 53082 PH: (920) 457-4426 FAX: (920) 457-9474
www.joschmitt.co



PRELIMINARY
NOT FOR CONSTRUCTION

NO.	DATE	REVISION	BY
A	09/07/21	CHANGE VENEER FOR WEST ELEV.	KJM

THIS DRAWING HAS BEEN PROVIDED FOR CONCEPTUAL DESIGN & ESTIMATING PURPOSES FOR THE CLIENT LISTED. IT REMAINS THE PROPERTY OF JOS. SCHMITT CONST. & MAY NOT BE REPRODUCED OR COPIED IN WHOLE OR IN PART WITHOUT PREVIOUS WRITTEN CONSENT FROM JOS. SCHMITT CONST.

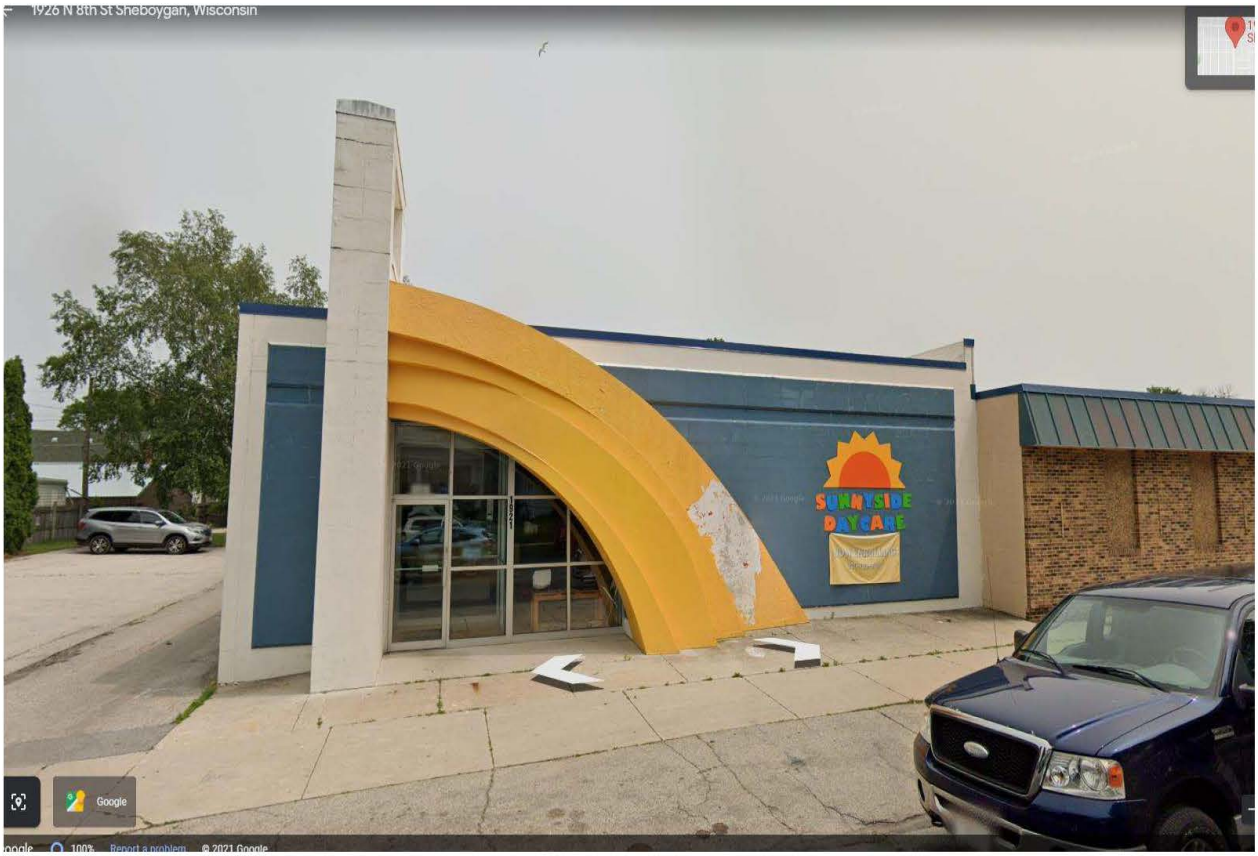
NO.	DATE	REVISION	BY

DRAWN BY: KJM
DATE: 07/12/21
JOB NO. 21003-041
SCALE: 1" = 20'-0"
PLOT DATE: 09/07/21
DRAWING NO. C1
PLOT-SCALE: 240

SUNNYSIDE DAYCARE
SITE PLAN
1921 N. 8th ST. ~ SHEBOYGAN, WI

Jos. Schmitt Construction
2104 UNION AVENUE SHEBOYGAN, WI 53082 PH: (920) 457-4426 FAX: (920) 457-9474
www.joschmitt.co


Bluff Ave
Bluff Ave
N 8th St
N 7th St
Lincoln Ave


1926 N 8th St Sheboygan, Wisconsin
SUNNYSIDE DAYCARE
Google
100%
Report a problem
© 2021 Google




SUNNYSIDE
DAYCARE



CITY OF SHEBOYGAN

REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION

ITEM DESCRIPTION: Exterior remodel of the Sunnyside Daycare building located at 1921 N. 8th Street.

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

REPORT DATE: September 24, 2021 **MEETING DATE:** September 27, 2021

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:

Joseph Schmitt Construction is proposing exterior renovations at the Sunnyside Daycare building located at 1921 N. 8th Street. The applicant states the following about the project:

- Remove existing signage and logo, and reinstall upon completion of the project.
- Pressure wash building before stone veneer is applied.
- Removal/relocation of a duplex electrical receptacle in the rainbow.
- Demolition of the rainbow structure on the west face of the building.
- Demo concrete masonry units (CMU) at the former sign pier, that extend above the roof, down to a height that matches the parapets.
- Remove existing parapet cap flashing & wood blocking along the west wall.
- Saw cut & remove an area of concrete on the west side of the building and fill with landscaping (plantings & mulch).
- New CUM at the top of the area of removed former sign pier to provide for solid structure at the cap flashing.
- Treated wood blocking for new parapet cap flashings.
- Metal lath

- Stone mortar

- Lightweight manufactured stone veneer, laid without mortar joints, on the & west elevation including the pier. Rocky Mountain Ledgestone – Glenwood Springs by Stone Master.

- Metal parapet flashings.

- Extend receptacle on west elevation of the building to face of new stone veneer

- Apply premium frosted privacy film to 10 west facing windows at entrance.

STAFF COMMENTS:

None.

ACTION REQUESTED:

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

ATTACHMENTS:

Architectural Review Board Application and required attachments.

CITY OF SHEBOYGAN

REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION

ITEM DESCRIPTION: Construction of new addition at HTT located at 1828 Oakland Avenue.

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

REPORT DATE: October 8, 2021 **MEETING DATE:** October 11, 2021

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:

HTT, Inc. is proposing to construct a new addition at their facility located at 1828 Oakland Avenue. The applicant states the following:

- Construction of an approximately 4,000sf building addition on the north side building to the west of existing loading dock area. The addition location is over an existing impervious fenced-in area used for outdoor storage.
- The addition will be used for manufacturing of metal components.
- The existing outdoor storage will be eliminated and no storage will be added.
- The loading area will continue to be utilized as it currently is. No new parking or access changes are proposed.

The applicant states the following about the architecture:

- The exterior or the existing building is painted concrete block.
- The architectural style of the building will match the existing facility
- The addition will have precast concrete wall panels with a concrete block pattern to match the existing, these will then be painted to match the existing concrete block, this is along the north and east sides of the building. Insulated metal panels white in color will be used where the addition projects above the existing roof.
- Proposed addition height is 26’-10”.

- Exterior wall mounted lighting will be added to match existing lighting conditions

- There will be a rooftop unit to provide heating and cooling of the addition. This will be placed back from the edge of the building to minimize the visual impact.

STAFF COMMENTS:

Applicant appears to be proposing an addition that matches the existing facility in terms of design, materials and colors.

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: _____

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: HTT Inc

ADDRESS: 1828 Oakland Ave
Sheboygan, WI 53081

E-MAIL ADDRESS: mpasch@htt-inc.com

PHONE: (920) 453-5313 FAX NO.: ( )

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: HTT Inc

ADDRESS OF PROPERTY AFFECTED: 1828 Oakland Ave
Sheboygan, WI 53081

NEW BUIILDING: _____ ADDITION: x REMODELING: _____

DESCRIPTION OF PROPOSED PROJECT:
Approximate 4,000 SF building addition over existing impervious.

DESCRIPTION OF **EXISTING** EXTERIOR DESIGN AND MATERIALS:
See attached narrative.

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

3. NAMES AND ADDRESSES

OWNER OF SITE: HTT Inc

ADDRESS: 1828 Oakland Ave
Sheboygan, WI 53081

PHONE: (920) 453-5313 FAX NO.: ( )

ARCHITECT: Excel Engineering Inc

ADDRESS: 100 Camelot Dr
Fond du Lac, WI 54935

E-MAIL ADDRESS: tom.s@excelengineer.com

PHONE: (920) 926-9800 FAX NO.: ( )

CONTRACTOR: Catalyst Construction, Inc

ADDRESS: 833 E. Michigan Street, Suite 1000
Milwaukee, WI 53202-5618

PHONE: (414) 727-6840 FAX NO.: ( )

4. **APPLICATION SUBMITTAL REQUIREMENTS**

A. A scale drawing of all exterior elevations showing the design and appearance of the proposed building or structure.

B. Provide eight 11 X 17 colored renderings of the proposed building elevations and material samples.

C. A scale drawing of the site plan showing the relationship of the building to the site and adjacent properties.

D. A written description of the proposed general design, arrangement, texture, material and color of the building or structure. Describe the relationship of such factors to similar features of buildings located within the same block or located along the frontage or any block across the street from the proposed building or structure for which architectural approval is sought.

5. **CERTIFICATE**

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

Mark Pasch
APPLICANT'S SIGNATURE

8-13-2021
DATE

MARK PASCH
PRINT ABOVE NAME

OFFICE USE ONLY

Site Narrative – CUP & ARB
09/21/21

Project Name and Address

HTT World Stamping Inc Addition
1828 Oakland Ave
Sheboygan, WI 53081

Parcel Information/Site Data/Zoning Classification

- Tax Parcel # 59281425440
- The entire lot area is 3.74 acres
- UI-Urban Industrial

Existing Site Conditions/Land Use:

- Site contains the existing HTT facility.
- S 19th St borders the site to the west, Union Ave borders to the north, S Business Dr to the east and Oakland Ave to the South.

Site Selection

- HTT is already in operation at this parcel.

Proposed Building and All New Site Improvements.

- Construction of a ±4,000 S.F. building addition on the north side building to the west of existing loading dock area. The addition location is over an existing impervious fenced-in area.
- Proposed addition height is 26'-10".
- The addition will be used for manufacturing of metal components.
- No new parking or access changes are proposed.
- The disturbed area will be approximately .10 acres.
- The project is a redevelopment site with no increased exposed parking or roads and is therefore exempt from stormwater requirements. Roof runoff will be collected via downspouts to storm sewer and internal roof drain.
- Exterior wall mounted lighting will be added to match existing lighting conditions.
- The landscaping will be with a stone to match existing and added trees on the NE corner as required by code.

Architecture Description

- The exterior or the existing building is painted concrete block.
- The addition will have precast concrete wall panels with a concrete block pattern to match the existing, these will then be painted to match the existing concrete block, this is along the north and east sides of the building. Insulated metal panels white in color will be used where the addition projects above the existing roof.
- There will be a rooftop unit to provide heating and cooling of the addition. This will be placed back from the edge of the building to minimize the visual impact.

Explanation of Business Activities

- HTT is currently open 24 hours/day 5 days per week.
- The current number of employees at the facility is 130. No new additional employees are proposed as part of the project.
- The existing outdoor storage will be eliminated and no storage will be added.
- The loading area will continue to be utilized as it currently is.

Potential Nuisances to Adjoining Property Owners

- The architectural style of the building will match the existing facility and will fit in with the existing neighborhood.
- No negative traffic impacts to the neighborhood are anticipated as there are no proposed changes to the existing operations.
- New site lighting, site lighting will meet City light intensity requirements

Construction Timeline

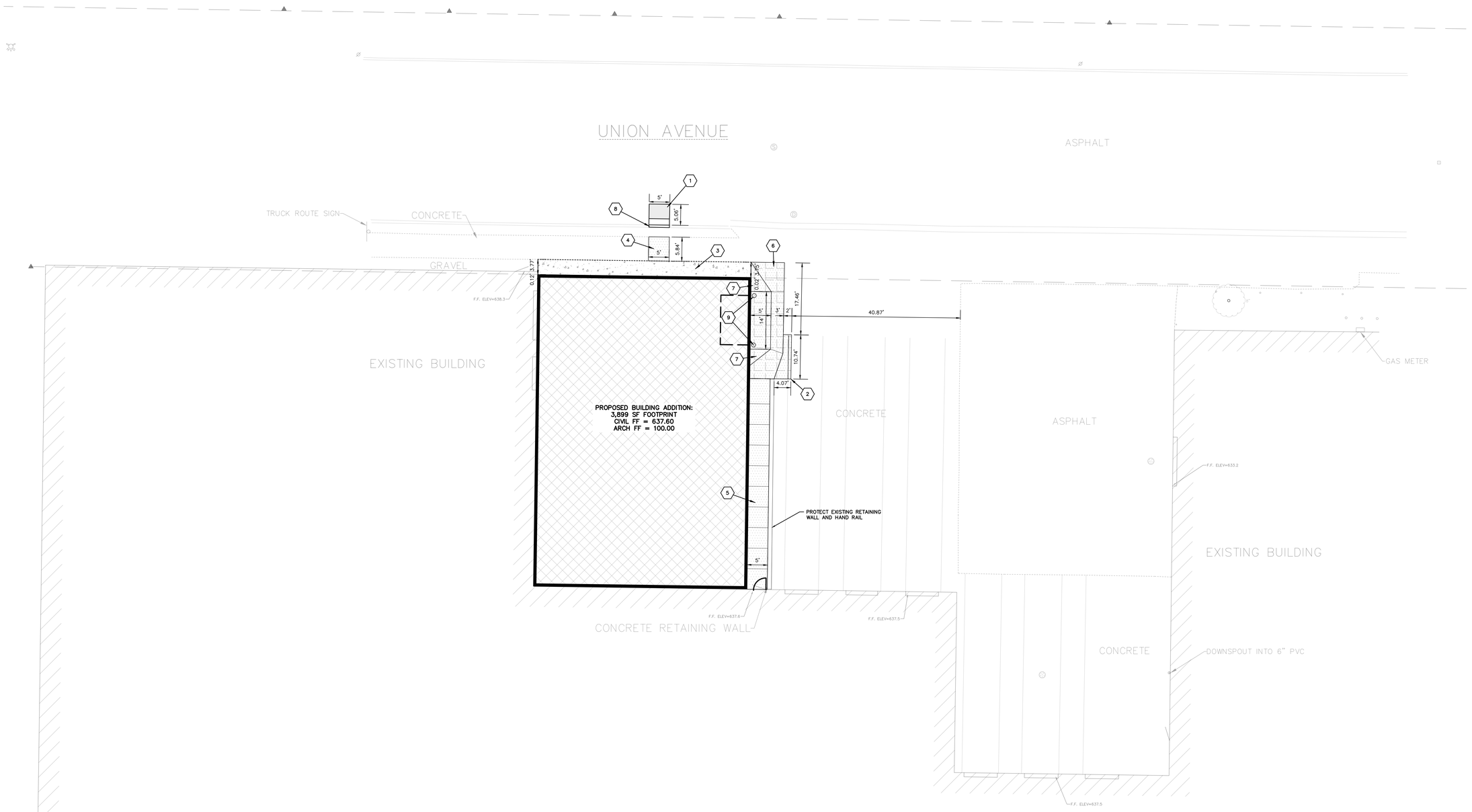
- Proposed construction start is October 2021 with an anticipated completion date of June 2022.

Estimated Value of Project

- Approximately $1,200,000.

Variance Request/Variance Description

- Building Foundation, Street Frontage, and Developed Lot Landscaping requirements.
    - For this proposed development, the code requires 25.2 building foundation landscaping points (20 points/100 linear feet of bldg. foundation); 10.2 street frontage landscaping points (20 points per 100 linear feet of street frontage-based on length of street frontage in the area of the proposed addition); 19.5 developed lot landscaping points (5 points per 1,000 SF of floor area of the addition-outside wall dimensions). The total number of landscape points required for this proposed development is 54.9 points.
    - The intent is to provide the total required landscape points associated with each of the three (3) landscape criteria. However, given the location of the building addition in relationship to the street ROW we request a locational variance to provide the required street frontage and building foundation landscape points elsewhere on the property. Three tall deciduous trees (Redmond Linden) are being proposed to achieve 90 points (30 points per tree).
- Building Setback
    - The property is zoned UI (Urban Industrial); the minimum front or street side building setback is 25 feet from the right-of-way. The proposed addition will not encroach into the ROW but will be located up to the Union Avenue ROW.



EXISTING SITE DATA (DISTURBED AREA)

	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	0.10	4,379	
BUILDING FLOOR AREA	0.00	0	0.0%
PAVEMENT (ASP. & CONC.)	0.10	4,379	100.0%
TOTAL IMPERVIOUS	0.10	4,379	100.0%
LANDSCAPE/ OPEN SPACE	0.00	0	0.0%

PROPOSED SITE DATA (DISTURBED AREA)

	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	0.10	4,379	
BUILDING FLOOR AREA	0.09	3,899	89.0%
PAVEMENT (ASP. & CONC.)	0.01	480	11.0%
TOTAL IMPERVIOUS	0.10	4,379	100.0%
LANDSCAPE/ OPEN SPACE	0.00	0	0.0%

SITE INFORMATION:

LEGAL DESCRIPTION: SEC 21 T15N R23E LOT 2 CSM REC IN VOL 13 P 258-259 AS DOC #1468765 R.O.D.

PROPERTY AREA: AREA = 611,582 S.F. (14.04 ACRES).
EXISTING ZONING: UI – URBAN INDUSTRIAL
PROPOSED ZONING: UI – URBAN INDUSTRIAL
PROPOSED USE: XXXXX
AREA OF SITE DISTURBANCE: 5,150 SF
SETBACKS: N/A
PARKING REQUIRED: NONE
PARKING PROVIDED: NONE
HANDICAP STALLS REQUIRED: NONE
LANDSCAPE REQUIREMENTS: SEE C1.4 LANDSCAPE PLAN FOR REQUIREMENTS

SITE PLAN KEYNOTES

1	ASPHALT SECTION PER CITY STANDARDS
2	HEAVY DUTY ASPHALT SECTION (TYP.)
3	STONE STRIP (MATCH EXISTING)
4	CONCRETE SIDEWALK PER CITY STANDARDS
5	CONCRETE SIDEWALK (TYP.)
6	LOADING DOCK CONCRETE (TYP.)
7	CONCRETE SLOPED TRANSITION AREA
8	24" CONCRETE CURB AND GUTTER PER CITY STANDARDS
9	6" CONCRETE BOLLARDS (SEE DETAIL ON ARCH. PLAN)
10	4" PAINTED STRIPING (TYP.)

CURB & GUTTER MARKING KEY:
- INVERTED CURB & GUTTER
- SHEDDING CURB & GUTTER

PAVEMENT HATCH KEY:
- HEAVY DUTY ASPHALT
- SIDEWALK CONCRETE
- HEAVY DUTY CONCRETE
- STONE

SPECIFICATION NOTE:
SEE SHEET C0.1 FOR PLAN SPECIFICATIONS AND REQUIREMENTS

NORTH
10' 0 10' 20'
1"= 10'
SCALE FEET

CIVIL SITE PLAN

EXCEL
ARCHITECTS • ENGINEERS • SURVEYORS
Always a **Better Plan**
100 Camelot Drive
Fond Du Lac, WI 54935
Phone: (920) 926-9800
www.EXCELENGINEER.com

COLLABORATION
CATALYST CONSTRUCTION

PROJECT INFORMATION

PROPOSED BUILDING ADDITION FOR:
HTT WORLD STAMPING INC.
1828 OAKLAND AVENUE • SHEBOYGAN, WI 53081

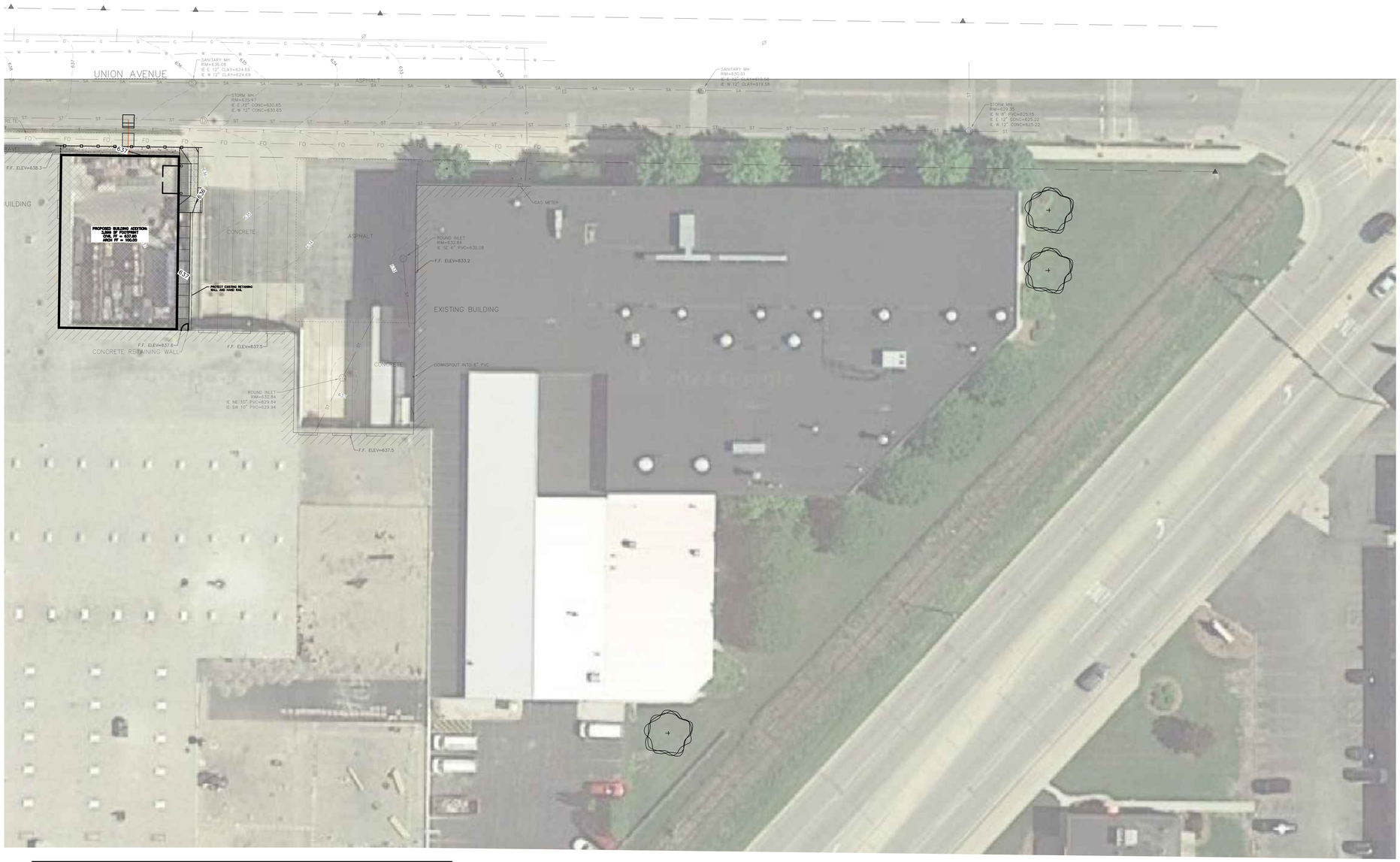
PROFESSIONAL SEAL

SHEET DATES
SHEET ISSUE SEPT. 16, 2021
REVISIONS
AD1 SEPT. 16, 2021

JOB NUMBER
2148180

SHEET NUMBER
C1.1

2021 © EXCEL ENGINEERING, INC.



LANDSCAPING PLANTING SCHEDULE

SYMBOL	COMMON NAME	BOTANICAL NAME	PLANTED SIZE	QUANTITY	MATURE SIZE
	DECIDUOUS TREES				
	REDMOND LINDEN	Tilia americana	2"	3	25'-30'

LANDSCAPING CALCULATIONS

ZONE	REQ. PLANTS	PLANTS PROVIDED
FOUNDATION	20 PTS/100' FNDN 126' = 25.2 POINTS	
DEVELOPED LOT	5 PTS/1,000 SF X 3,900 = 19.5 POINTS	
FRONTAGE	20 PTS/100' X 51' = 10.2 POINTS	
PAVEMENT	40 PTS/10,000 SF X 0 = 0 POINTS	
TOTAL SITE	54.9 TOTAL POINTS REQUIRED	3 TALL DECIDUOUS TREES = 90 POINTS 90 TOTAL POINTS PROVIDED

SPECIFICATION NOTE:
SEE SHEET C0.1 FOR PLAN SPECIFICATIONS AND REQUIREMENTS

NORTH

1"= 20' SCALE 20' 0 20' 40' FEET

CIVIL LANDSCAPE AND RESTORATION PLAN

EXCEL
ARCHITECTS • ENGINEERS • SURVEYORS
Always a **Better Plan**
100 Camelot Drive
Fond Du Lac, WI 54935
Phone: (920) 926-9800
www.EXCELENGINEER.com

COLLABORATION

CATALYST CONSTRUCTION

PROJECT INFORMATION

PROPOSED BUILDING ADDITION FOR:
HTT WORLD STAMPING INC.
1828 OAKLAND AVENUE• SHEBOYGAN, WI 53081

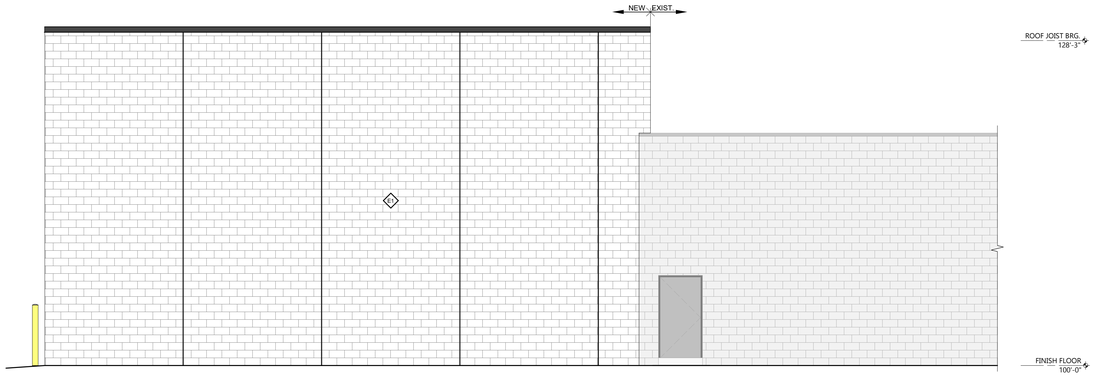
PROFESSIONAL SEAL

SHEET DATES
SHEET ISSUE SEPT. 16, 2021
REVISIONS
AD1 SEPT. 16, 2021

JOB NUMBER
2148180

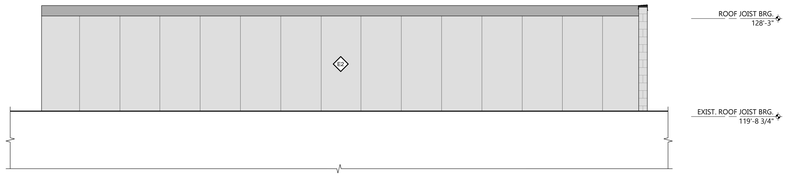
SHEET NUMBER
C1.4

2021 © EXCEL ENGINEERING, INC.



NORTH ELEVATION

SCALE: 3/16" = 1'-0"



SOUTH ELEVATION

SCALE: 3/16" = 1'-0"

MATERIAL LEGEND

PRECAST WALL PANEL
SHERWIN WILLIAMS SUPERPAINT ACRYLIC SATIN
COLOR: MATCH EXISTING

INSULATED METAL WALL PANEL:
MANUFACTURER: KINSPAN
COLOR: REGAL WHITE

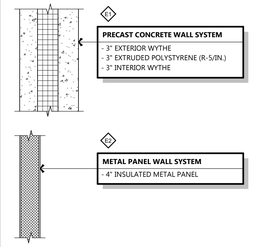
METAL COPING
COLOR: DARK BRONZE (MATCH EXISTING)

HOLLOW METAL DOOR & STAINLESS STEEL FRAME
DOOR COLOR: DARK BRONZE (MATCH EXISTING)
FRAME FINISH: DARK BRONZE (MATCH EXISTING)

PIPE BOLLARDS - PAINTED
COLOR: SAFETY YELLOW

NOTES:
- ALL EXTERIOR SIGNAGE IS BY OWNER

EXTERIOR WALL TYPE LEGEND



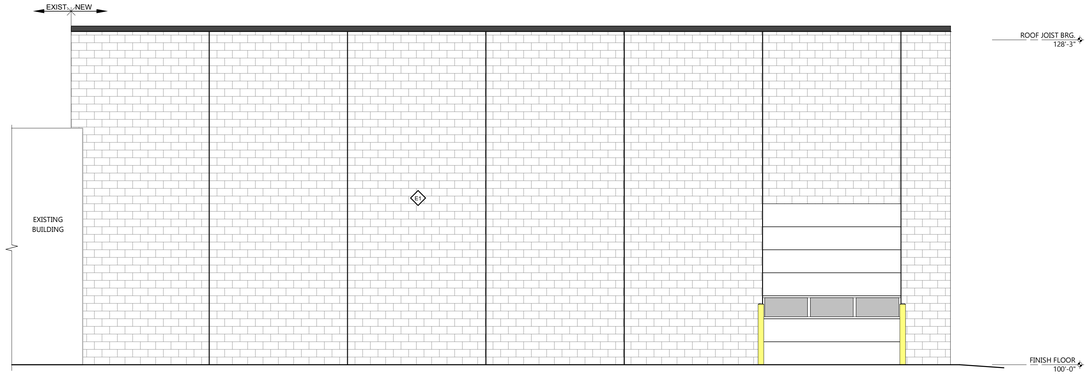
EXCEL
ARCHITECTS • ENGINEERS • SURVEYORS
Always a **Better Plan**
100 Camelot Drive
Fond Du Lac, WI 54935
Phone: (920) 926-9800
www.EXCELENGINEER.com

COLLABORATION

CATALYST CONSTRUCTION

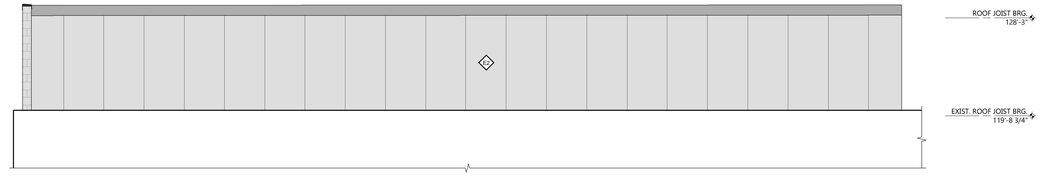
PROJECT INFORMATION

PROPOSED BUILDING ADDITION FOR:
HTT WORLD STAMPING INC.
1828 OAKLAND AVENUE • SHEBOYGAN, WI 53081



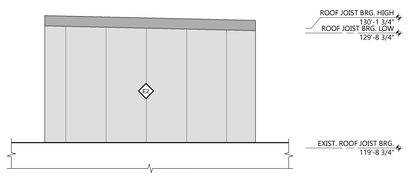
EAST ELEVATION

SCALE: 3/16" = 1'-0"



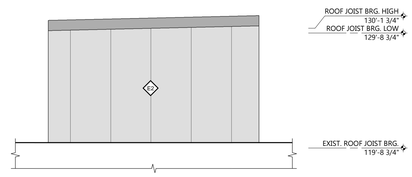
WEST ELEVATION

SCALE: 3/16" = 1'-0"



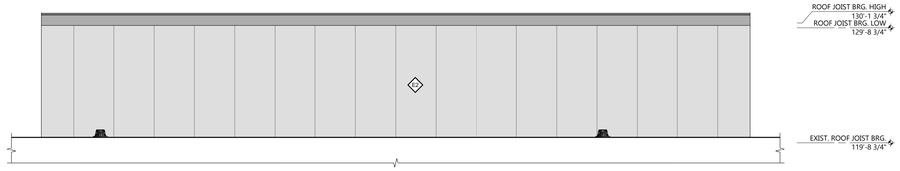
NORTH ELEVATION - HIGH/LOW

SCALE: 3/16" = 1'-0"



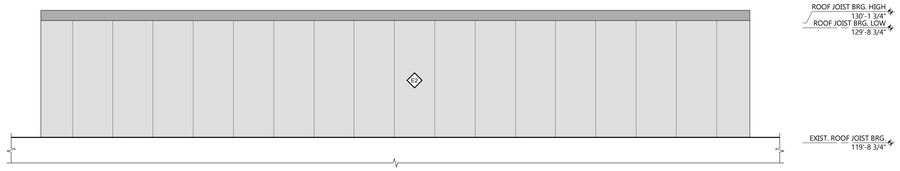
SOUTH ELEVATION - HIGH/LOW

SCALE: 3/16" = 1'-0"



WEST ELEVATION - HIGH/LOW

SCALE: 3/16" = 1'-0"



EAST ELEVATION - HIGH/LOW

SCALE: 3/16" = 1'-0"

PROFESSIONAL SEAL

SHEET DATES

SHEET ISSUE SEPT. 15, 2021

REVISIONS

JOB NUMBER

2148180

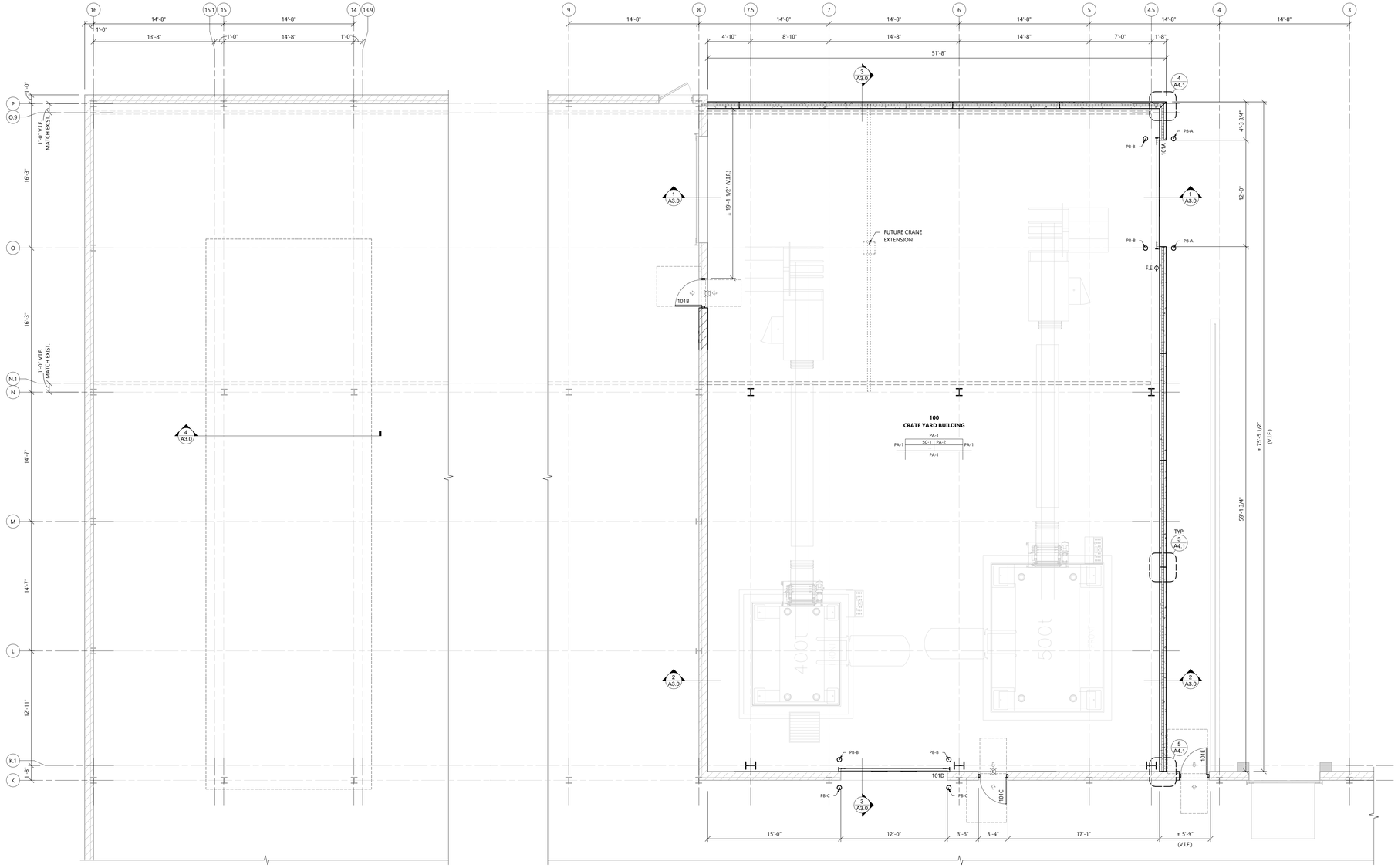
SHEET NUMBER

A2.0

ARCHITECTURAL EXTERIOR ELEVATIONS

2021 © EXCEL ENGINEERING, INC.

C:\Users\mark\Documents\2148180_Central_v2023_exvs.rvMARK.rvt
9/13/2021 1:22:42 PM



FIRST FLOOR PLAN

NORTH

SCALE: 3/16" = 1'-0"

4' 0' 4' 8'

SYMBOLS LEGEND

- SEE SHEET AX.X FOR WALL TYPES
- EXIT SIGNAGE
- FIRE EXTINGUISHER -BY OWNER
- PB-X — PIPE BOLLARD DESIGNATION -SEE DETAIL 14/A4.1
- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE DEMOLISHED
- CONCRETE WALL
- C.M.U. WALL

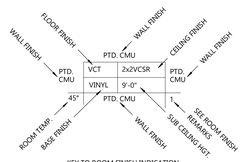
SEE PLAN FOR ALL WALL WIDTHS

- EXISTING DOOR TO REMAIN
- EXISTING DOOR TO BE DEMOLISHED
- NEW DOOR

GENERAL NOTES

- SEE A4 SHEETS FOR TYPICAL CONTROL JOINT DETAILS.

ROOM FINISH KEY



KEY TO ROOM FINISH INDICATION
SEE FLOOR PLAN FOR INDICATION AT ROOM

EXCEL
ARCHITECTS • ENGINEERS • SURVEYORS
Always a **Better Plan**
100 Camelot Drive
Fond Du Lac, WI 54935
Phone: (920) 926-9800
www.EXCELENGINEER.com

COLLABORATION

CATALYST CONSTRUCTION

PROJECT INFORMATION

PROPOSED BUILDING ADDITION FOR:

HTT WORLD STAMPING INC.

1828 OAKLAND AVENUE • SHEBOYGAN, WI 53081

PROFESSIONAL SEAL

SHEET DATES

SHEET ISSUE SEPT. 15, 2021

REVISIONS

JOB NUMBER 2148180

SHEET NUMBER **A1.1**

ARCHITECTURAL FIRST FLOOR PLAN

2021 © EXCEL ENGINEERING, INC.

C:\Users\mwh\Documents\2148180_Central_v2022_wwh.rvt
9/15/2021 1:17:53 PM


Elm Ave
Elm Ave
Elm Ave
Elm Ave
S 22nd St
S 21st St
Sauk Trail Rd
S 17th St
S Business Dr
S 16th St
Arizona Ave
Arizona Ave
Arizona Ave
Arizona Ave
S 22nd St
S 21st St
S 19th St
S 17th St
Union Ave
Union Ave
Union Ave
Union Ave
Union Ave
Union Ave
Union
S Business Dr
Sauk Trail Rd
S 19th St
S Business Dr
S 17th St
S 16th St
Oakland Ave
Oakland Ave
Oakland Ave
Oakland Ave
Oakland
Sauk Trail Rd
S 19th St
S Business Dr
Plymouth Ln
S 17th St
S 16th St
Ashland Ave
Ashland Ave
Ashland Ave
Ashland Ave
Ashland Ave
Ashlan
S Business Dr
S Business Dr
S 18th St
S 17th St
S 16th St


1828 Oakland Ave
1828 Oakland Ave
Sheboygan, WI 5308
43.73°N, 87.73°W
2D


HTT
Stamping


SHIPPING
RECEIVING
725520


SCHNEIDER
BADGERLAND
PALLET
4722
HTT
INC.
World Class
Stamping
World Class Metal Stampings
5


HTT
INC.
World Class
Stamping
World Class Metal Stampings
5

PARCEL NO.:

Office Use Only

DATE SUBMITTED: _____

REVIEW DATE: _____

CITY OF SHEBOYGAN
ARCHITECTURAL REVIEW APPLICATION

Revised July 2021

FEE $100.00

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

1. APPLICANT INFORMATION

APPLICANT: Paul Mentink

ADDRESS: 1135 Michigan Avenue, Sheboygan

E-MAIL ADDRESS: pmentink@abacusarchitects.net

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

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: South Pier Apartments – Phase 2

ADDRESS OF PROPERTY AFFECTED: South Pier Drive

NEW BUIILDING: X ADDITION: _____ REMODELING: _____

DESCRIPTION OF PROPOSED PROJECT:

The proposed apartment building will be 4 stories just like the phase 1 apartments. The proposed building will have first floor parking and 3 stories of units above. There will be 5 units per floor, 15 in all. This building is roughly 2/3rds the size of the existing phase 1 building.

DESCRIPTION OF **EXISTING** EXTERIOR DESIGN AND MATERIALS: _____

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

The materials on this building will be similar in color but slightly different than the existing building. The exterior will consist of brick masonry on the lower level with smartside lap siding above. The orange, grey and charcoal will match the existing building as well as the masonry. There will be spiral stairs from the second floor units to grade similar to the existing building. As you can see in the renderings this building has more of a tower feature at the entrance.

3. **NAMES AND ADDRESSES**

OWNER OF SITE: Toby Watson

ADDRESS: 2808 Kohler Memorial Drive, Suite 1, Sheboygan

EMAIL: Tobytylerwatson@gmail.com

PHONE: (920) 918-7377 FAX NO.: ( )

ARCHITECT: Paul Mentink

ADDRESS: 1135 Michigan Avenue, Sheboygan

EMAIL ADDRESS: pmentink@abacusarchitects.net

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

CONTRACTOR: A Chappa Construction

ADDRESS: 443 N. Main Street, Sheboygan Falls

EMAIL: andy@chappaconstruction.com

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

4. **APPLICATION SUBMITTAL REQUIREMENTS**

A. A scale drawing of all exterior elevations showing the design and appearance of the proposed building or structure.

B. Three 11 X 17 colored renderings of the proposed building elevations and material samples.

C. A .pdf file of all drawings either by email or CD

D. A scale drawing of the site plan showing the relationship of the building to the site and adjacent properties.

E. A written description of the proposed general design, arrangement, texture, material and color of the building or structure. Describe the relationship of such factors to similar features of buildings located within the same block or located along the frontage or any block across the street from the proposed building or structure for which architectural approval is sought.

ABACUS ARCHITECTS

RELATIONAL ARCHITECTURE

Design Narrative

South Pier Apartments – Phase 2
Sheboygan, Wisconsin

Abacus Architects, Inc. Project No. 2021-53
August 25, 2021

The second building for South Pier Apartments (Phase 2) will be very similar in appearance and size to the first building. Phase 1 was 11,200 s.f. and 7 units per floor, Phase 2 will be 9,300 s.f. and 5 units per floor. The total s.f. of the building is 37,992 s.f. The first floor will consist of an entry lobby and indoor parking for 22 cars. Floors 2-4 will have 5 units per floor for a total of 15 units. The elevator and one stairwell will continue up to the roof where a public rooftop deck will be located. The first floor will be masonry construction with a precast cap. Floors 2-4 will be wood frame.

The materials on the exterior of the building will be very similar to the existing apartment building. The masonry base will match the existing masonry. The siding will be the same color as the existing building but will be a smartside lap siding in lieu of the current smartside panel system. The windows will be dark bronze sliding windows like the existing building. The new building will have decks similar in color and materials to the existing building but configured differently.

The building will be located and fit in the footprint that was previously approved as part of Phase 1. The only thing that is changing on the site plan is the location of a couple of sidewalks. The drives and landscaping will follow the previously approved plans.

South Pier Riverfront Condominiums

South Pier Drive
Sheboygan, WI

September 20, 2021

Precise Implementation Plan

Introduction

South Pier Riverfront Condominiums is a two-phase development. Phase 1 has already been completed, but is included in this precise implementation plan. Phase 1 included a new 4-story building, featuring 21 dwelling units with an enclosed on-grade parking structure. This building was constructed on the western portion of the site, whereas Phase 2 will occur on the eastern portion of the site. Phase 2 will involve a complimentary 4-story building, featuring 15 dwelling units with an enclosed on-grade parking structure.

The site is nestled between South Pier Drive, the Sheboygan River, The Reiss River Condominiums, and the public Fish Shanty. The project site is a partially developed City owned parcel of land. The development is focused on creating another opportunity for residential ownership within the South Pier Development District. The buildings have been designed to meet the South Pier Design Standards.

The Project Team

South Pier Riverfront Condominiums is headed by Dr. Toby Watson, President of South Pier Family Investments, Inc. The team members and their contact information is as follows:

Developer:
Dr. Toby Watson, President
South Pier Family Investments, Inc.
2808 Kohler Memorial Drive, Suite 1
Sheboygan, Wi 53081
920-918-7377

Architect:
Paul Mentink
Abacus Architects, Inc.
1135A Michigan Avenue
Sheboygan, WI 53081
920-452-4444

Civil Engineer:
Joel Van Ess, PE
Abacus Architects, Inc.
1135A Michigan Avenue
Sheboygan, WI 53081
920-452-4444

Construction Manager:
Andy Chappa
A. Chappa Construction, LLC
443 N Main Street
Sheboygan Falls, WI 53085
920-467-2212

The Project Site

South Pier Riverfront Condominiums will continue to be constructed on a City of Sheboygan owned parcel of land referred to as "Lot 2 South Pier Plat". The site is approximately 43,905 square feet (1.008 acres) in size. Prior to the construction of Phase 1, the site was used as a public parking lot. The portion of the lot where Phase 2 will occur is currently a relatively flat, grassed area. The site is fronted on the south by South Pier Drive, and the river walk of the Sheboygan River on the north. The parcel is bisected by a 35-foot wide public utility easement. The placement of the two buildings have taken this easement into consideration. The existing driveway located at the western end of the parcel is a "shared driveway" regulated by a perpetual access agreement between South Pier Riverfront Condominiums and Reiss River Condominiums.

Site improvements include new public and private sidewalks along South Pier Drive, along with landscaping integrated into the streetscape theme. The river side (rear of the site) will feature landscaping that will complement the "river walk" as it extends north and south from the site, including accent lighting for the large lawn area. Strong consideration shall also be given to use of boat slips along the length of the parcel at the river, for unit owners wishing to rent a boat slip in their "back yard".

The proposed use of this site as a residential development complies with the comprehensive plan, as envisioned by the City of Sheboygan for the South Pier District.

Site unit density will be 36 dwelling units. This includes the 21 Phase 1 dwelling units, plus the 15 proposed Phase 2 dwelling units. Based on our site area of 1.008 acres, this will yield approximately 36 units per acre.

Parking for the site will include both on-grade exterior and on-grade interior parking spaces. Phase 1 included 25 interior spaces and 21 of the 23 exterior spaces shown on the site plan, thus yielding a total existing parking stall count of 46 spaces. The construction of Phase 2 will include the two remaining on-grade exterior parking stalls as well as 21 on-grade interior parking stalls. The City of Sheboygan Zoning ordinance states the requirement as a minimum of two parking stalls for each dwelling unit containing two or more bedrooms. The total proposed parking stall count will be 69 stalls, which does not meet the 72 parking stall requirement. We believe the proposed parking stall count is sufficient for the development.

The landscaping associated with this overall development was previously approved by the City during the permitting of Phase 1, and the same landscape plan will continue to be implemented during Phase 2 construction. The landscaping is an important component of the project's visual presentation and appeal. Please refer to the enclosed landscape plan for additional information.

The Building Plans

The South Pier Riverfront Condominiums will have an interior on-grade parking structure with three floors of dwelling units above. Phase 1 involved a grade level floor area of 11,757 square feet, and three identical floors above at approximately 11,265 square feet of floor area. The roof is used for mechanical equipment, screened from view. The total floor area of the Phase 1 building is approximately 45,552 square feet.

The Phase 2 building will have a grade level floor area of 9,912 square feet, and three identical floors above at approximately 9,360 square feet of floor area. The roof will also be used for mechanical equipment, which will be screened from view. The roof will also have an accessible 740 square feet rooftop area for the residents of the condominiums. The total floor area of the Phase 2 building will be approximately 38,732 square feet.

The building design complies with all of the applicable state and local building codes. It will be equipped with an automatic fire protection system.

The three floors of dwelling units will be duplicated at each floor. There will be five two-bedroom, two-bath units on each floor, ranging from 1,408-1,967 square feet. Each unit will have an outdoor deck. The entire building will be served by an elevator affording easy access to each of the units by owners and their guests.

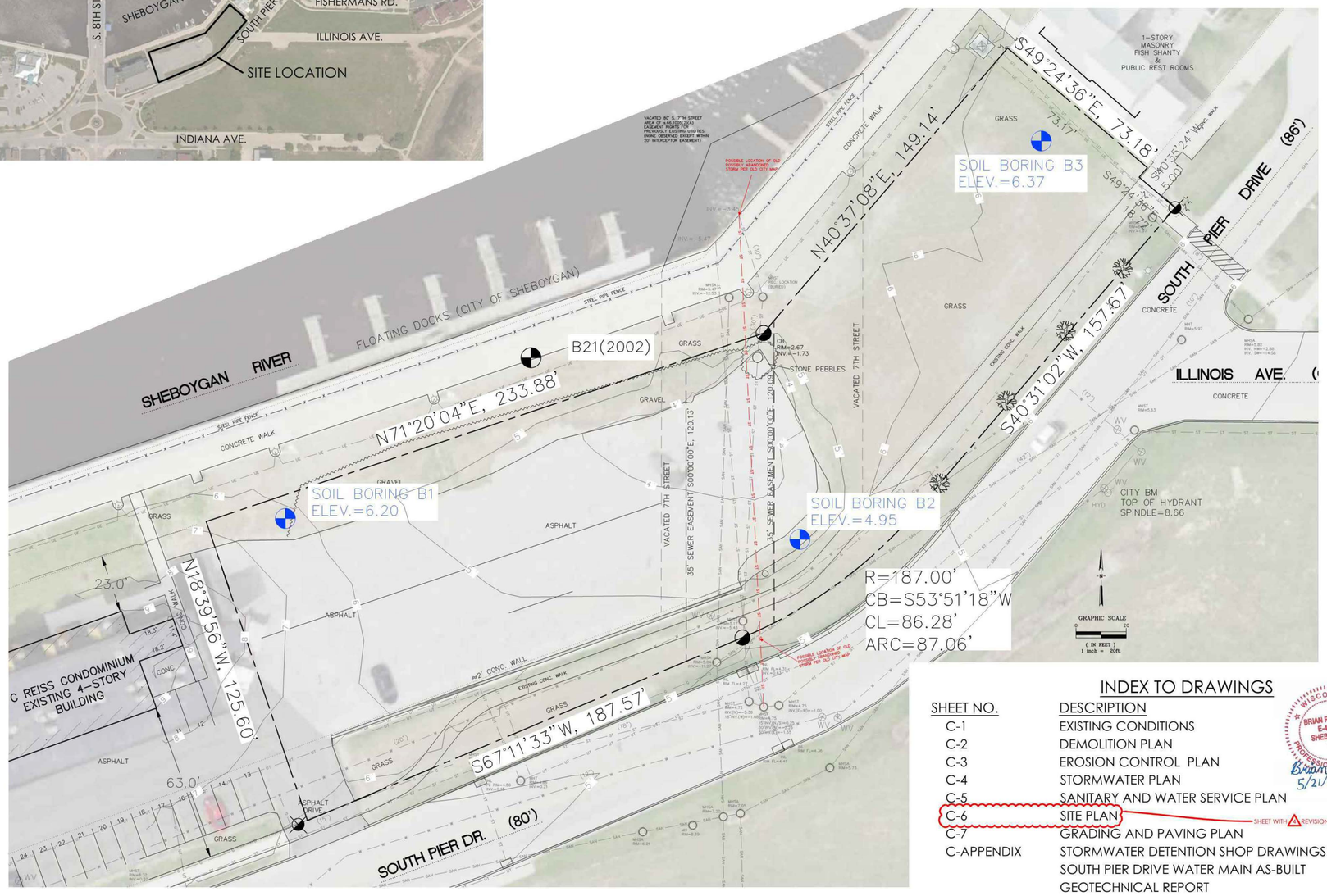
Targeted unit sale prices will range from $385,000 to $425,000. The estimated approximate value of the Phase 2 building and site improvements will be approximately $4,500,000.

SP RIVERFRONT CONDOMINIUMS

CITY OF SHEBOYGAN
SHEBOYGAN COUNTY, WISCONSIN

CITY OF SHEBOYGAN





INDEX TO DRAWINGS

SHEET NO.	DESCRIPTION
C-1	EXISTING CONDITIONS
C-2	DEMOLITION PLAN
C-3	EROSION CONTROL PLAN
C-4	STORMWATER PLAN
C-5	SANITARY AND WATER SERVICE PLAN
C-6	SITE PLAN
C-7	GRADING AND PAVING PLAN
C-APPENDIX	STORMWATER DETENTION SHOP DRAWINGS FROM CONTECH SOUTH PIER DRIVE WATER MAIN AS-BUILT GEOTECHNICAL REPORT

SHEET WITH ⚠ REVISIONS

WISCONSIN BRIAN R. WELLS E-46984 SHEBOYGAN WI PROFESSIONAL ENGINEER 5/21/20

BUILDING PLAN REVIEW SET

REFERENCE DRAWING

Koz-i-tec-ture
It's not simply Architecture, it's Kaztecture
David J. Kozelek, A.I.A.
2200 S. West Allis Terrace
Greenfield, Wisconsin 53228
Cell: (414) 305-5489
E-mail: kozi-tec@wi.rr.com
www.kaztecture.com

OWNERSHIP OF DOCUMENTS
This document, and ideas and design, incorporated herein as an instruments of professional service, is the sole property of Koz-i-tec-ture and is not to be used in whole or in part for any other project without expressed written authorization of Koz-i-tec-ture.

Project:
NEW CONSTRUCTION FOR:
S P RIVERFRONT CONDOMINIUMS
SOUTH PIER DRIVE AT ILLINOIS AVENUE
SHEBOYGAN, WISCONSIN 53081

Sheet Title
EXISTING CONDITIONS

Revisions
1 10/9/2019
2 10/17/2019
3 10/22/2019
4 5/21/2020

Date 07/15/2019
Job No. 18-160
Sheet No.

ABACUS ARCHITECTS

REVISIONS:

NOTICE TO BIDDERS
BIDDERS SHALL REVIEW ALL DRAWINGS AND SPECIFICATION SECTIONS TO DETERMINE THE IMPACT OF OTHER SECTIONS OF WORK ON THEIR OWN WORK
© 2021 ABACUS ARCHITECTS, INC.

SEPTEMBER 20, 2021
NEW CONSTRUCTION FOR:
SOUTH PIER RIVERFRONT CONDOMINIUMS
GROUND LEASE PARCEL TWO SHEBOYGAN, WISCONSIN, 53081
1135A MICHIGAN AVE. SHEBOYGAN, WI 53081 | (920) 452-4444 | 313 N. PLANKINTON AVE SUITE 208. MILWAUKEE, WI 53203

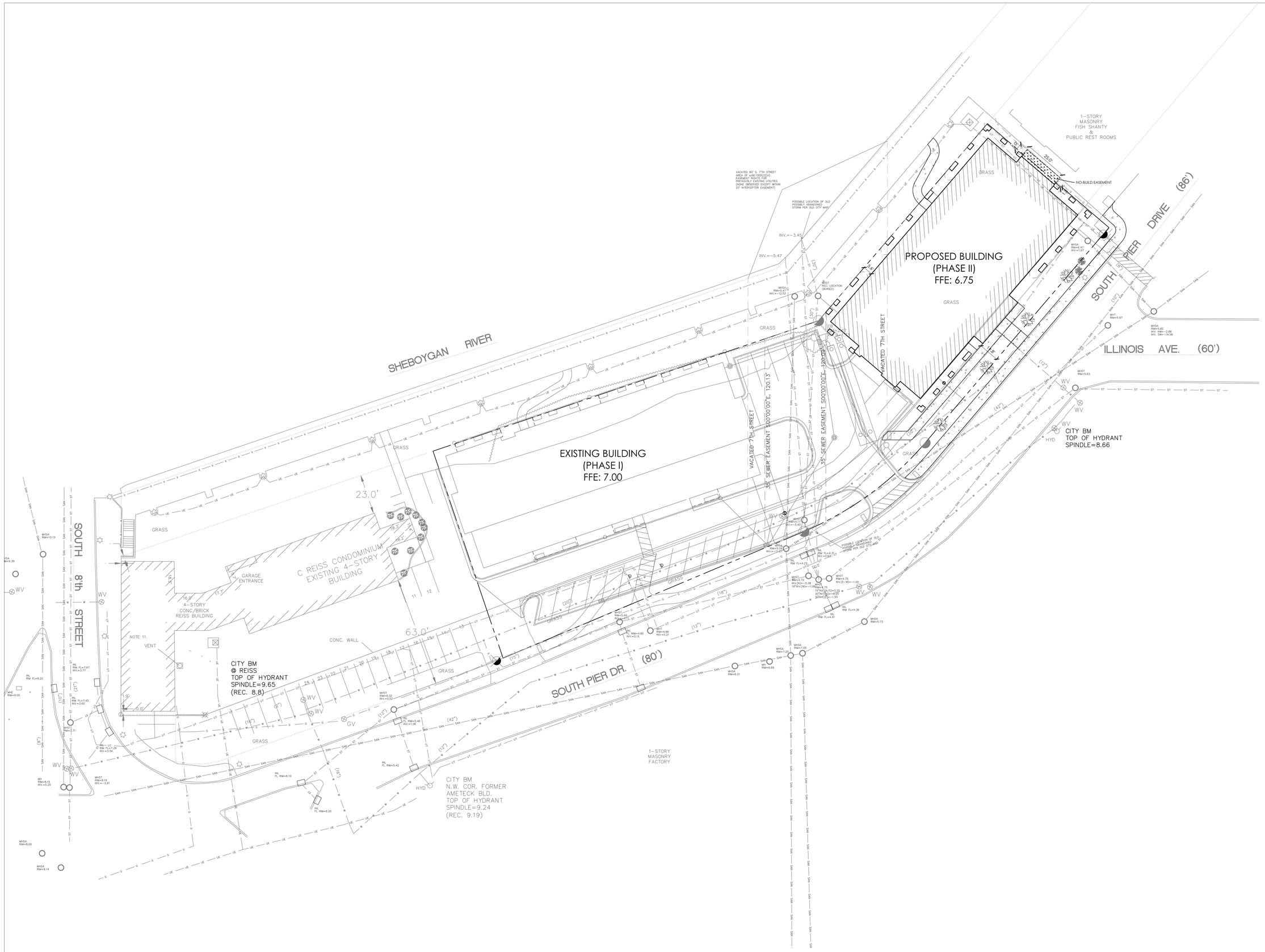
DRAWN BY: MDW
CHECKED BY: JRV

REFERENCE DRAWING

A
202

PROJ. NO. 2021-53

September 20, 2021
P:\2021-CONTRACTS\2021-53 South Pier Riverfront Condos\Phase - 2\Construction Documents\3.3 Site\2021-53 Design.dwg
E:\DATA\2020\2021S - South Pier District\CAD\2021S-L Watson PP.dwg 5/21/2020 9:29 AM



SITE PLAN

SCALE: 1"=20'

N

ABACUS ARCHITECTS

REVISIONS:

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

© 2021 ABACUS ARCHITECTS, INC.

SEPTEMBER 15, 2021

NEW CONSTRUCTION FOR:

SOUTH PIER RIVERFRONT CONDOMINIUMS

GROUND LEASE PARCEL TWO SHEBOYGAN, WISCONSIN, 53081

1135A MICHIGAN AVE. SHEBOYGAN, WI 53081 | (920) 452-4444 | 313 N. PLANKINTON AVE SUITE 208. MILWAUKEE, WI 53203

BID SET

DRAWN BY: MDW

CHECKED BY: JRV

SITE PLAN

A
201

PROJ. NO. 2021-53

September 15, 2021

P:\2021-CONTRACTS\2021-53 South Pier Riverfront Condos\Phase - 2\Construction Documents\5.3 Site\2021-53 Design.dwg

September 20, 2021

P:\2021-CONTRACTS\2021-53 South Pier Riverfront Condos\Phase - 2\Construction Documents\5.3 Site\2021-53 Design - Option 2.dwg

SHEBOYGAN RIVER

GRASS

EXISTING BUILDING
(PHASE I)
FFE: 7.00

PROPOSED BUILDING
(PHASE II)
FFE: 6.75

VACATED 7TH STREET

VACATED 80' S. 7TH STREET
AREA OF 6,661(SQ.FT.)(1)
EASEMENT RIGHTS FOR
PREVIOUSLY EXISTING UTILITIES
(NONE OBSERVED EXCEPT WITHIN
20' INTERCEPTOR EASEMENT)

POSSIBLE LOCATION OF OLD
POSSIBLY ABANDONED
STORM PER OLD CITY MAP

INV.=-3.45

INV.=-5.47

35' SEWER EASEMENT S00°00'00"E, 120.13'

1-STORY
MASONRY
FISH SHANTY
&
PUBLIC REST ROOMS

NO-BUILD EASEMENT

OPTION 2
COLUMN AND DECK
LOCATION WITH
EXISTING PROPERTY LINE

SOUTH PIER DRIVE (86')

ILLINOIS AVE. (60')

CITY BM
TOP OF HYDRANT
SPINDLE=8.66

SOUTH 8th STREET

C REISS CONDOMINIUM
EXISTING 4-STORY
BUILDING

GARAGE
ENTRANCE

4-STORY
CONC/BRICK
REISS BUILDING

NOTE 11.
VENT

CONC. WALL

CITY BM
@ REISS
TOP OF HYDRANT
SPINDLE=9.65
(REC. 8.8)

SOUTH PIER DR. (80')

1-STORY
MASONRY
FACTORY

CITY BM
N.W. COR. FORMER
AMETECK BLD.
TOP OF HYDRANT
SPINDLE=9.24
(REC. 9.19)

SITE PLAN - OPTION 2

SCALE: 1"=20'

N

ABACUS ARCHITECTS

REVISIONS:

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

© 2021 ABACUS ARCHITECTS, INC.

SEPTEMBER 20, 2021

NEW CONSTRUCTION FOR:

SOUTH PIER RIVERFRONT CONDOMINIUMS

GROUND LEASE PARCEL TWO SHEBOYGAN, WISCONSIN, 53081

1135A MICHIGAN AVE. SHEBOYGAN, WI 53081 | (920) 452-4444 | 313 N. PLANKINTON AVE SUITE 208. MILWAUKEE, WI 53203

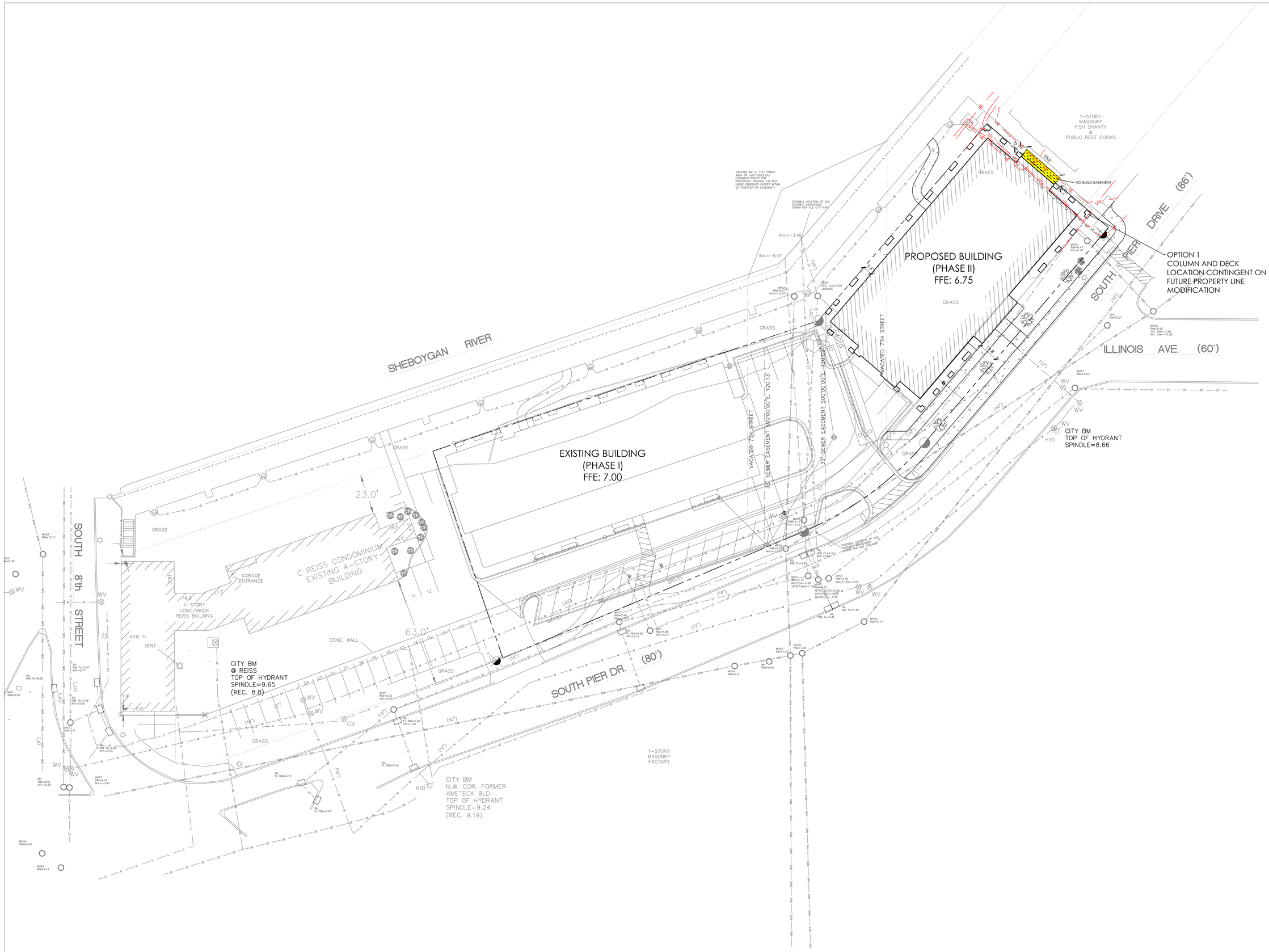
DRAWN BY: MDW

CHECKED BY: JRV

SITE PLAN

A
201B

PROJ. NO. 2021-53



SITE PLAN - OPTION 1

SCALE: 1"=20'

N

ABACUS ARCHITECTS

REVISIONS:

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

© 2021 ABACUS ARCHITECTS, INC.

SEPTEMBER 20, 2021

NEW CONSTRUCTION FOR:

SOUTH PIER RIVERFRONT CONDOMINIUMS

GROUND LEASE PARCEL TWO SHEBOYGAN, WISCONSIN, 53081

1135A MICHIGAN AVE. SHEBOYGAN, WI 53081 | (920) 452-4444 | 313 N. PLANKINTON AVE SUITE 208. MILWAUKEE, WI 53203

DRAWN BY: MDW

CHECKED BY: JRV

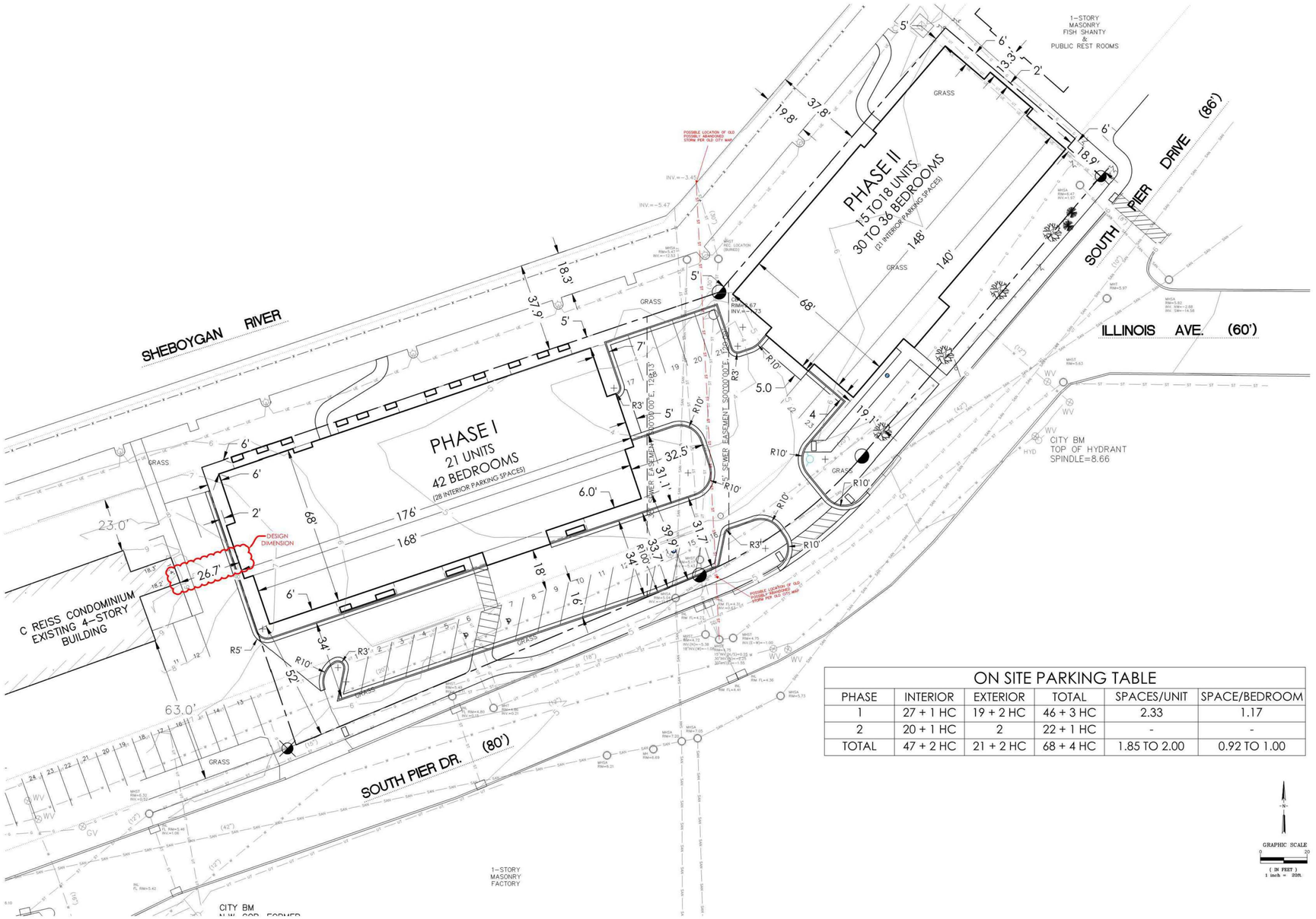
SITE PLAN

A
201A

PROJ. NO. 2021-53

September 20, 2021

P:\2021-CONTRACTS\2021-53 South Pier Riverfront Condos\Phase - 2\Construction Documents\5.3 Site\2021-53 Design.dwg



ON SITE PARKING TABLE					
PHASE	INTERIOR	EXTERIOR	TOTAL	SPACES/UNIT	SPACE/BEDROOM
1	27 + 1 HC	19 + 2 HC	46 + 3 HC	2.33	1.17
2	20 + 1 HC	2	22 + 1 HC	-	-
TOTAL	47 + 2 HC	21 + 2 HC	68 + 4 HC	1.85 TO 2.00	0.92 TO 1.00

BUILDING PLAN REVIEW SET

I:\DATA\20200\20215 - South Pier District\CAD\20215-L Watson PP.dwg 5/21/2020 9:29 AM

REFERENCE DRAWING

Koz-i-tec-ture
It's not simply Architecture, It's Kaztecture
David J. Kozlowski, R.A.
2200 S. West Glen Park Drive
Greenfield, Wisconsin 53228
Cell: (414) 305-5489
E-mail: kozi-tec@wi.rr.com
www.kaztecture.com

OWNERSHIP OF DOCUMENTS
This document, and ideas and design, incorporated herein as an instruments of professional service, is the sole property of Koz-i-tec-ture and is not to be used in whole or in part for any other project without expressed written authorization of Koz-i-tec-ture.

NEW CONSTRUCTION FOR:
S P RIVERFRONT CONDOMINIUMS
SOUTH PIER DRIVE AT ILLINOIS AVENUE
SHEBOYGAN, WISCONSIN 53081

Project:

Sheet Title
SITE PLAN

Revisions
1 10/9/2019
2 10/17/2019
3 10/22/2019
4 5/21/2020

Date 07/15/2019
Job No. 18-160
Sheet No.

ABACUS ARCHITECTS

REVISIONS:

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

© 2021 ABACUS ARCHITECTS, INC.

SEPTEMBER 20, 2021
NEW CONSTRUCTION FOR:
SOUTH PIER RIVERFRONT CONDOMINIUMS
GROUND LEASE PARCEL TWO SHEBOYGAN, WISCONSIN, 53081
1135A MICHIGAN AVE. SHEBOYGAN, WI 53081 (920) 452-4444 | 313 N. PLANKINTON AVE SUITE 208. MILWAUKEE, WI 53203

DRAWN BY: MDW
CHECKED BY: JRV

REFERENCE DRAWING

A
207

PROJ. NO. 2021-53

September 20, 2021
P:\2021-CONTRACTS\2021-53 South Pier Riverfront Condos\Phase - 2\Construction Documents\5.3 Site\2021-53 Design.dwg

GRADING NOTES

1. TOPSOIL STRIPPED FROM THE AREAS TO BE GRADED SHALL BE STOCKPILED ON SITE AT A LOCATION SELECTED BY THE OWNER AND SHALL BE USED IN THE FINISH GRADING OF THE AREAS TO BE SEEDED. AT THE COMPLETION OF GRADING, THE FINISH GRADE SHALL INCLUDE 6" OF TOPSOIL. THE TOPSOIL IS NOT TO BE USED AS FILL. THE REMOVAL OF ANY EXCESS TOPSOIL FROM THE SITE SHALL BE THE CONTRACTOR'S RESPONSIBILITY AND DONE AT THE DIRECTION OF THE OWNER.
2. SUITABLE FILL MATERIAL SHALL BE COMPACTED IN 8" LIFTS TO AT LEAST 98% STANDARD PROCTOR (ASTM D698) MAXIMUM DRY DENSITY BELOW BUILDINGS, DRIVES, PARKING AREAS, RAMPS, CONCRETE PADS, CURBS, AND WALKS, AND TO AT LEAST 90% STANDARD PROCTOR MAXIMUM DRY DENSITY ELSEWHERE. REFER TO THE GEOTECHNICAL EXPLORATION REPORT FOR ADDITIONAL SPECIFICATIONS AND RECOMMENDATIONS.
3. IN PAVEMENT AREAS, REMOVE AND REPLACE ANY SOILS THAT HAVE BEEN SOFTENED BY RAINS, FREEZING, CONSTRUCTION EQUIPMENT, ETC., REPLACE WITH COMPACTED CONTROLLED FILL.
4. BEFORE PAVEMENT BASE OR ROADWAY BASE COURSE MATERIALS ARE PLACED, THE SUBGRADE SHALL BE PROOF-ROLLED OR INSPECTED BY THE ENGINEER TO LOCATE ANY UNSTABLE AREAS WHICH SHALL BE REMOVED AND REPLACED WITH COMPACTED FILL. COMPACTION TESTS SHALL BE TAKEN WHERE FILL IS PLACED AT THE OWNER'S OPTION AND IF TAKEN, THE OWNER SHALL CARRY THE COSTS OF THESE TESTS.
5. PRIOR TO BEGINNING CONSTRUCTION, THE GRADING CONTRACTOR SHALL RELOCATE OR CLEAR, GRUB AND DISPOSE OF, AT THE DIRECTION OF THE OWNER, ALL TREES AND SHRUBS WHICH MAY INTERFERE WITH GRADING AND/OR UTILITY WORK.
6. THE GRADING CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING THE EROSION CONTROL DEVICES SHOWN ON THE PLANS TO ENSURE THE INTEGRITY OF THE DESIGN.
7. THE GRADING CONTRACTOR IS RESPONSIBLE FOR SEEDING, FERTILIZING AND MULCHING ALL TOPSOILED AREAS WITHIN THE GRADING LIMITS.
8. EXISTING ROADWAY IMPROVEMENTS WITHIN STREET RIGHT-OF-WAYS, WHICH ARE DAMAGED DURING CONSTRUCTION, SHALL BE RESTORED TO THEIR ORIGINAL GRADE AND CONDITION.
9. UNLESS OTHERWISE SHOWN ON THE PLANS, THE MAXIMUM ALLOWABLE GRADED SLOPE SHALL BE 4:1.
10. PROPOSED CONTOURS AND "SPOT" ELEVATIONS SHOWN HEREON INDICATE FINISH GRADE UPON COMPLETION OF THE PROJECT.
11. CONTRACTOR SHALL MEET EXISTING GRADE AT THE LIMITS OF THE PROPOSED CONTOURS AS SHOWN ON THESE PLANS.
12. GRADING CONTRACTOR SHALL REMOVE ANY EXCESS CUT MATERIAL FROM THE SITE AT THE DIRECTION OF THE OWNER.

CONCRETE

1. CONCRETE SIDEWALKS SHALL BE 4" THICK, UNDERLAIN BY AT LEAST 6" OF AGGREGATE BASE COURSE COMPACTED TO AT LEAST 95% OF THE MODIFIED PROCTOR (ASTM D1557) MAXIMUM DRY DENSITY. SIDEWALKS SHALL BE INSTALLED ACCORDING TO WISDOT STANDARD SPECIFICATION 602.
2. CONCRETE APRONS SHALL BE 8" THICK, UNDERLAIN BY AT LEAST 6" OF AGGREGATE BASE COURSE COMPACTED TO AT LEAST 95% OF THE MODIFIED PROCTOR (ASTM D1557) MAXIMUM DRY DENSITY.
3. CONCRETE PLACEMENT AND CURING SHALL BE IN ACCORDANCE WITH ACI-304.
4. CAST IN PLACE CONCRETE SHALL USE TYPE I PORTLAND CEMENT TO PROVIDE 28 DAY COMPRESSIVE STRENGTH OF AT LEAST 3,500 PSI. USE ¾" MAXIMUM AGGREGATE SIZE AND AIR ENTRAINMENT FROM 5% TO 7%. AGGREGATES SHALL CONFORM TO REQUIREMENTS OF ASTM C-33.
5. A SET OF FOUR TEST CYLINDERS SHALL BE CAST FOR EVERY 50 CY OF MIX PLACED, WITH NOT LESS THAN ONE SET FOR EACH DATE OF PLACEMENT.
6. FINISH TEXTURE SHALL BE IN ACCORDANCE WITH CITY OF SHEBOYGAN AND ARCHITECTURAL PLAN REQUIREMENTS.
7. SAW CUT CRACK CONTROL JOINTS TO ¼ OF CONCRETE THICKNESS AT 5' INTERVALS FOR WALK AREAS. JET CLEAR WITH COMPRESSED AIR, AND SEAL. INSTALL ½" EXPANSION JOINTS AT 100' INTERVALS MAXIMUM.

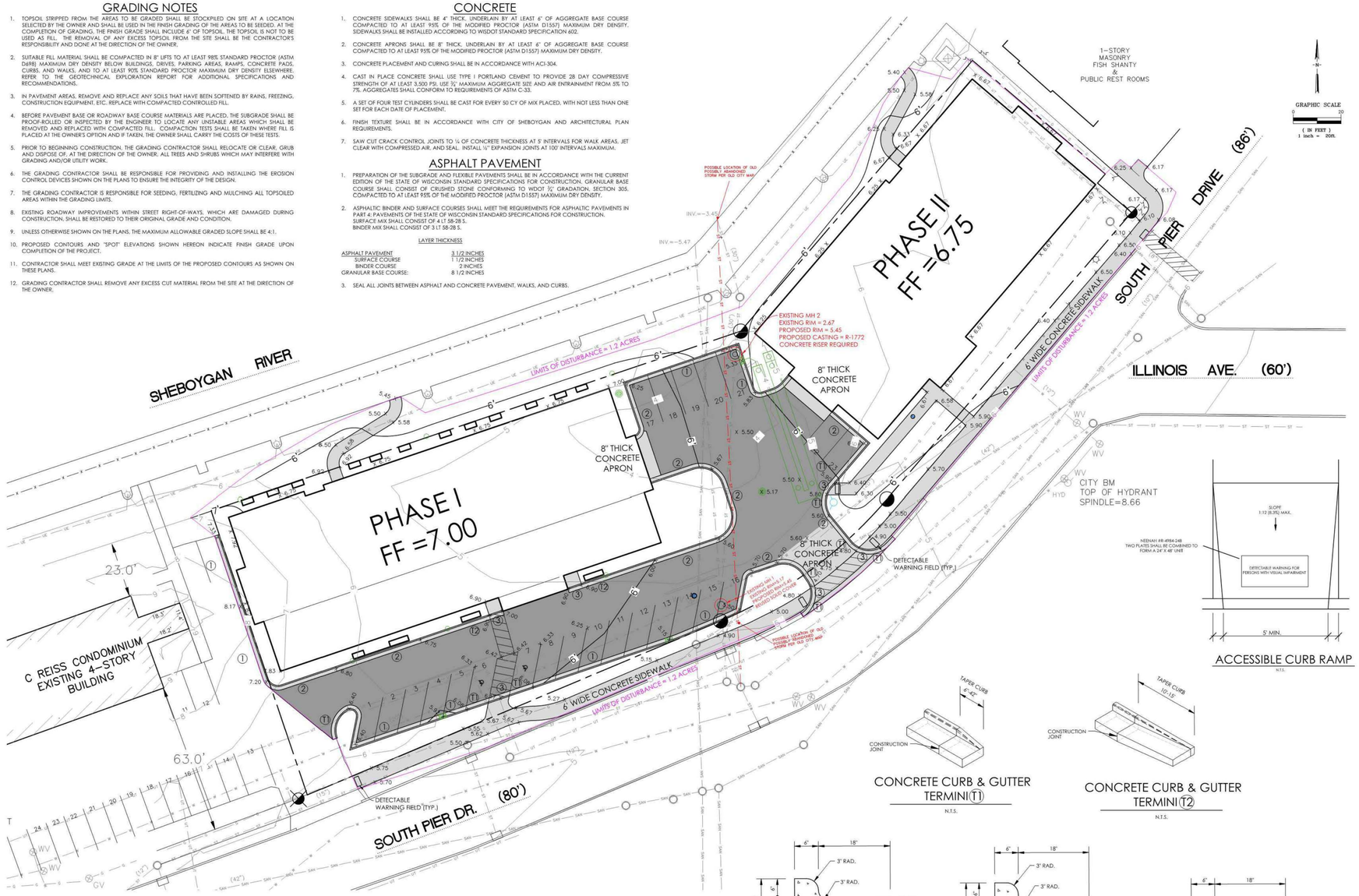
ASPHALT PAVEMENT

1. PREPARATION OF THE SUBGRADE AND FLEXIBLE PAVEMENTS SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR CONSTRUCTION. GRANULAR BASE COURSE SHALL CONSIST OF CRUSHED STONE CONFORMING TO WDOT ¾" GRADATION, SECTION 305. COMPACTED TO AT LEAST 95% OF THE MODIFIED PROCTOR (ASTM D1557) MAXIMUM DRY DENSITY.
2. ASPHALTIC BINDER AND SURFACE COURSES SHALL MEET THE REQUIREMENTS FOR ASPHALTIC PAVEMENTS IN PART 4: PAVEMENTS OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR CONSTRUCTION.
   SURFACE MIX SHALL CONSIST OF 4 LT 58-28 S.
   BINDER MIX SHALL CONSIST OF 3 LT 58-28 S.

LAYER THICKNESS

ASPHALT PAVEMENT	3 1/2 INCHES
SURFACE COURSE	1 1/2 INCHES
BINDER COURSE	2 INCHES
GRANULAR BASE COURSE:	8 1/2 INCHES

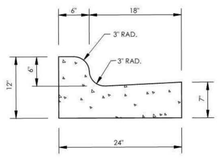
3. SEAL ALL JOINTS BETWEEN ASPHALT AND CONCRETE PAVEMENT, WALKS, AND CURBS.



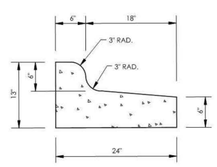
ACCESSIBLE CURB RAMP
N.T.S.

CONCRETE CURB & GUTTER TERMINI (T1)
N.T.S.

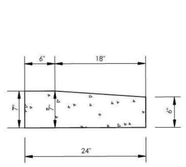
CONCRETE CURB & GUTTER TERMINI (T2)
N.T.S.



TYPE (1) CONCRETE CURB & GUTTER
N.T.S.



TYPE (2) CONCRETE CURB & GUTTER
N.T.S.



TYPE (3) CONCRETE CURB & GUTTER
N.T.S.

DIGGERS HOTLINE
CALL 811 OR 1-800-242-8511
TDD (FOR HEARING IMPAIRED) 1-800-542-2289
WIS. STATUE 182.0175 (1974)
REQUIRES MIN. OF 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE.
ALL UNDERGROUND UTILITY LOCATIONS SHOWN HEREON ARE BASED UPON FIELD SURVEY OF VISIBLE ABOVE GROUND STRUCTURES. THIS INFORMATION IS NOT GUARANTEED TO BE ACCURATE OR COMPLETE AND HAS NOT LOCATED THE ACTUAL UNDERGROUND UTILITY. THE EXACT LOCATION OF ALL UTILITIES MUST BE FIELD LOCATED AND MARKED PRIOR TO BEGINNING ANY CONSTRUCTION.

BUILDING PLAN REVIEW SET

I:\DATA\20200\20215 - South Pier District\CAD\20215-L Watson PP.dwg 5/21/2020 9:29 AM

REFERENCE DRAWING

ABACUS ARCHITECTS

Koz-i-tec-ture
It's not simply Architecture, it's Kaztecture
David J. Kozsiniak, A.I.A.
President, Koz-i-tec-ture
Greenfield, Wisconsin 53228
Cell: (414) 305-5489
E-mail: dkozsiniak@wi.rr.com
www.kozitecture.com

REVISIONS:

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

© 2021 ABACUS ARCHITECTS, INC.

OWNERSHIP OF DOCUMENTS
This document, and ideas and design, incorporated herein as an instruments of professional service, is the sole property of Koz-i-tec-ture and is not to be used in whole or in part for any other project without expressed written authorization of Koz-i-tec-ture.

Project:
NEW CONSTRUCTION FOR:
S P RIVERFRONT CONDOMINIUMS
SOUTH PIER DRIVE AT ILLINOIS AVENUE
SHEBOYGAN, WISCONSIN 53081

Sheet Title
GRADING AND PAVING PLAN

Revisions
1 10/9/2019
2 10/17/2019
3 10/22/2019
4 5/21/2020

Date 07/15/2019
Job. No. 18-160
Sheet No.

SEPTEMBER 20, 2021
NEW CONSTRUCTION FOR:
SOUTH PIER RIVERFRONT CONDOMINIUMS
GROUND LEASE PARCEL TWO SHEBOYGAN, WISCONSIN, 53081
1135A MICHIGAN AVE. SHEBOYGAN, WI 53081 | (920) 452-4444 | 313 N. PLANKINTON AVE SUITE 208. MILWAUKEE, WI 53203

DRAWN BY: MDW
CHECKED BY: JRV

REFERENCE DRAWING

A
208

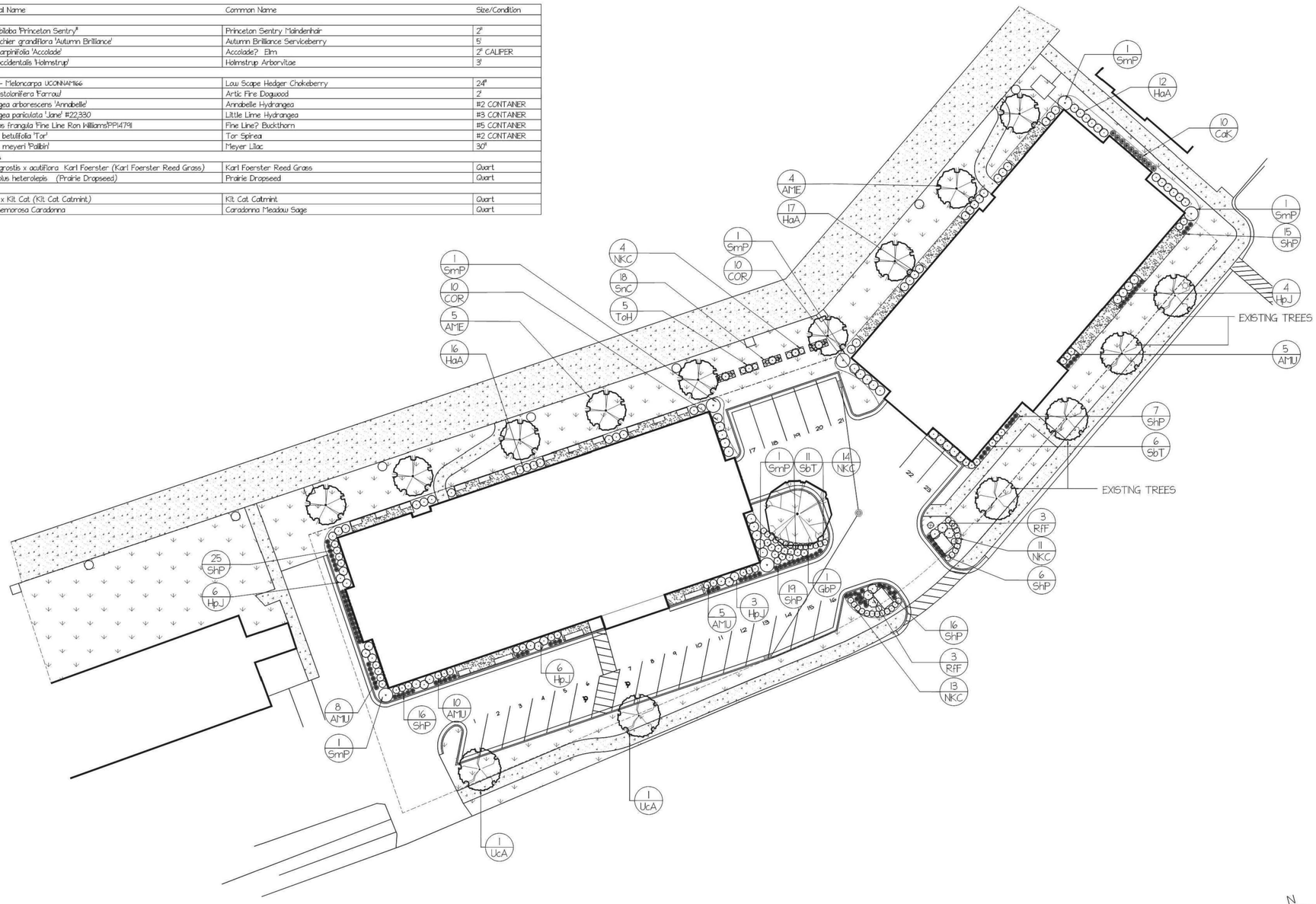
PROJ. NO. 2021-53

September 20, 2021

P:\2021-CONTRACTS\2021-53 South Pier Riverfront Condos\Phase - 2\Construction Documents\5.3 Site\2021-53 Design.dwg

SP RIVERFRONT CONDOMINIUMS PLANT SCHEDULE

Key	Qty.	Botanical Name	Common Name	Size/Condition
Trees				
GbP	1	Ginkgo biloba 'Princeton Sentry®'	Princeton Sentry Maidenhair	2"
AME	9	Amelanchier grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	5'
UcA	2	Ulmus carpinifolia 'Accolade'	Accolade? Elm	2" CALIPER
ToH	5	Thuja occidentalis 'Holmstrup'	Holmstrup Arborvitae	3'
Shrubs				
AMU	28	Aronia - Meloncarpa UCONNAM166	Low Scape Hedger Chokeberry	24"
COR	20	Cornus stolonifera 'Farrow'	Artic Fire Dogwood	2'
HaA	45	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	#2 CONTAINER
HpJ	19	Hydrangea paniculata 'Jane' #22,330	Little Lime Hydrangea	#3 CONTAINER
RfF	6	Rhamnus frangula 'Fine Line Ron Williams'PP14791	Fine Line? Buckthorn	#5 CONTAINER
SbT	17	Spiraea betulifolia 'Tor'	Tor Spirea	#2 CONTAINER
SmP	6	Syringa meyeri 'Palibin'	Meyer Lilac	30"
Ornamental Grasses				
CaK	10	Calamagrostis x acutiflora Karl Foerster (Karl Foerster Reed Grass)	Karl Foerster Reed Grass	Quart
SnP	88	Sporobolus heterolepis (Prairie Dropseed)	Prairie Dropseed	Quart
Perennials				
NKC	42	Nepeta x Kit Cat (Kit Cat Catmint)	Kit Cat Catmint	Quart
SnC	18	Salvia nemorosa Caradonna	Caradonna Meadow Sage	Quart



BUILDING PLAN REVIEW SET

REFERENCE DRAWING

Koz-i-tec-ture™ It's not simply Architecture, it's Kozitecture

OWNERSHIP OF DOCUMENTS

This document, and ideas and design, incorporated herin as an instrument of professional service, is the sole property of Koz-i-tec-ture and is not to be used in whole or in part for any other project without expressed written authorization of Koz-i-tec-ture.

Project:

NEW CONSTRUCTION FOR:

SP RIVERFRONT CONDOMINIUMS

SOUTH PIER DRIVE AT ILLINOIS AVENUE
SHEBOYGAN, WISCONSIN 53081

Sheet Title:

LANDSCAPE PLAN

Revisions:

Date: 06/26/2019

Job No. 18-160

Sheet No.

ABACUS ARCHITECTS

REVISIONS:

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

© 2021 ABACUS ARCHITECTS, INC.

SEPTEMBER 20, 2021

NEW CONSTRUCTION FOR:

SOUTH PIER RIVERFRONT CONDOMINIUMS

GROUND LEASE PARCEL TWO SHEBOYGAN, WISCONSIN, 53081

11356A MICHIGAN AVE. SHEBOYGAN, WI 53081 (920) 452-4444 | 313 N. PLANKINTON AVE SUITE 208. MILWAUKEE, WI 53203

DRAWN BY: MDW

CHECKED BY: JRV

REFERENCE DRAWING

A
209

PROJ. NO. 2021-53

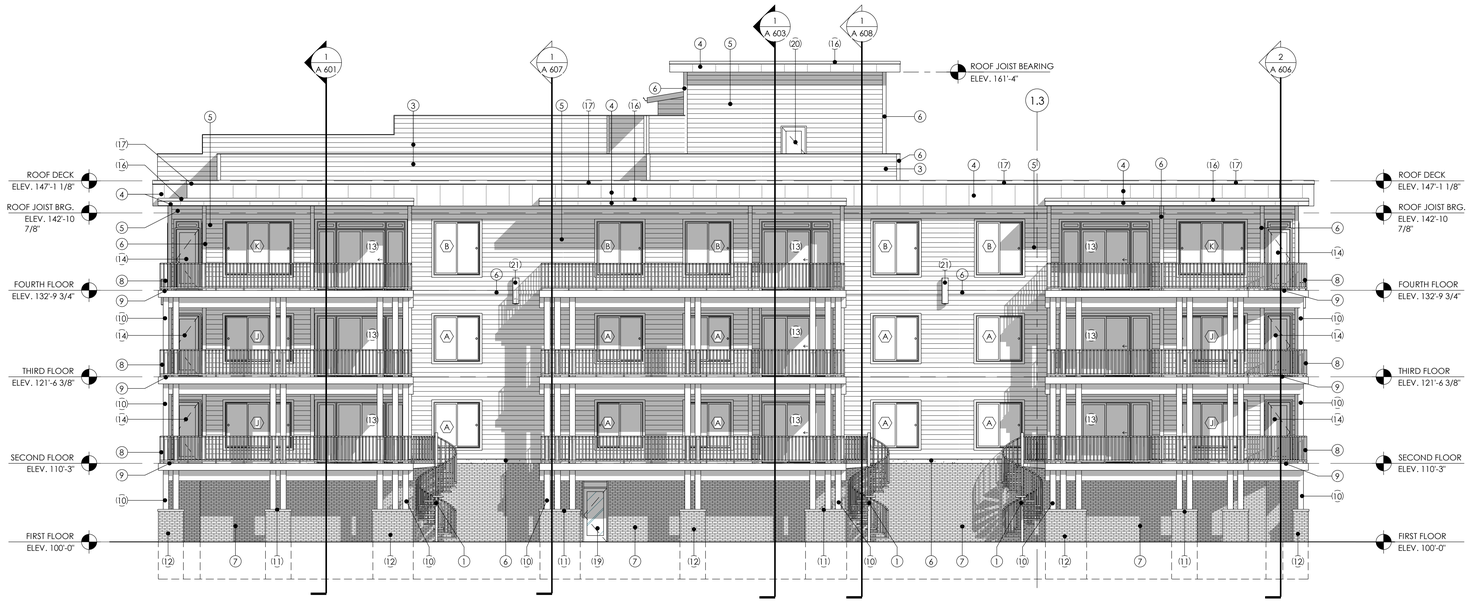
September 20, 2021
P:\2021-CONTRACTS\2021-53 South Pier Riverfront Condos\Phase - 2\Construction Documents\3.3 Site\2021-53 Design.dwg

ELEVATION KEYNOTES

NO.	DESCRIPTION
1	PRE-FABRICATED SPIRAL STAIR ASSEMBLY w/ LOCKABLE GATE
3	MECHANICAL EQUIPMENT SCREEN / ROOF DECK FENCE. REFERENCE DETAILS
4	ALUMINUM FASCIA PANEL. COLOR TO BE DETERMINED BY OWNER
5	STRAND SUBSTRATE LAP SIDING. COLOR TO BE DETERMINED BY OWNER
6	STRAND SUBSTRATE TRIM. ALL TRIM SHALL BE 6" X 1 1/4" UNLESS SPECIFICALLY NOTED OTHERWISE. COLORS AND TEXTURES TO BE DETERMINED BY OWNER
7	FACE BRICK VENEER
8	PRE-FABRICATED ALUMINUM RAILING SYSTEM. COLOR TO BE DETERMINED BY OWNER. PROVIDE ALL REQUIRED ACCESSORIES AND MOUNTING BRACKETS AND HARDWARE. COMPLETED INSTALLATION MUST MEET STRUCTURAL REQUIREMENTS FOR A LATERAL LOAD OF 200 POUND APPLIED IN ANY DIRECTION.
9	COMPOSITE DECKING ON PRESERVATIVE 2x WOOD FRAMING. COLOR TO BE DETERMINED BY OWNER
10	BUILT-UP COLUMN. REFERENCE STRUCTURAL DRAWINGS. COLUMN TO BE CLAD WITH STRAND SUBSTRATE TRIM BOARDS. COLOR TO BE DETERMINED BY OWNER
11	CASE STONE COPING CAP. COLOR TO BE DETERMINED BY OWNER. CAP SHALL BE TWO PIECE CONSTRUCTION. GROUND AND CAULK JOINT
12	BRICK COLUMN BASE ENCLOSURE - MATCH FACE BRICK VENEER
13	FIBERGLASS SLIDING PATIO DOOR ASSEMBLY
14	SWINGING FIBERGLASS PATIO DOOR ASSEMBLY
15	OVERHEAD SECTIONAL DOOR
16	PRE-FINISHED ROOF EDGE FLASHING
17	PRE-FINISHED METAL COPING
18	ALUMINUM STOREFRONT ASSEMBLY
19	ALUMINUM STOREFRONT ENTRY DOOR AND FRAME
20	HALF LITE INSULATED HOLLOW METAL DOOR & FRAME
21	UP/DOWN LIGHTING FIXTURE - SEE ELECTRICAL DRAWINGS
22	42" HIGH FRAMELESS TEMPERED GLASS GUARDRAIL AROUND PERIMETER OF PRIVATE PATIO
23	DOUBLE BARN STYLE DOOR & TRACK
24	DOUBLE HOLLOW METAL DOOR & FRAME

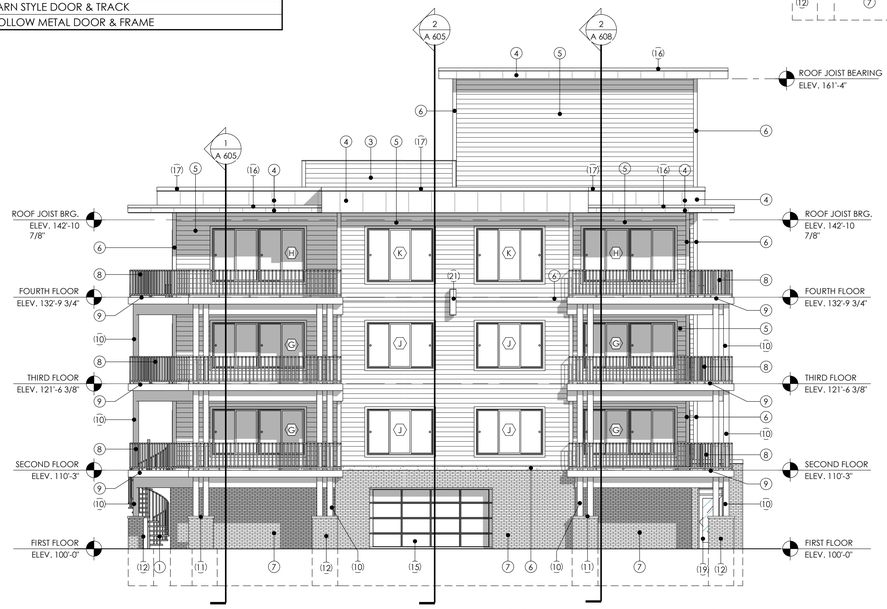
GENERAL EXTERIOR ELEVATION NOTES

- ALL EXPOSED MISC. EXTERIOR STEEL SHALL BE PAINTED WITH PAINT FINISH E-1.
- MASONRY COURSING SHOWN FOR MATERIAL REPRESENTATION ONLY. ACTUAL COURSING MAY VARY.
- MASONRY CONTROL JOINTS SHALL BE LOCATED AT ALL MASONRY HEIGHT CHANGES, WINDOW OPENINGS, DOOR OPENINGS, 5' MAX. FROM BUILDING CORNERS, AND 25' MAX. AT CONTINUOUS WALL LOCATIONS.



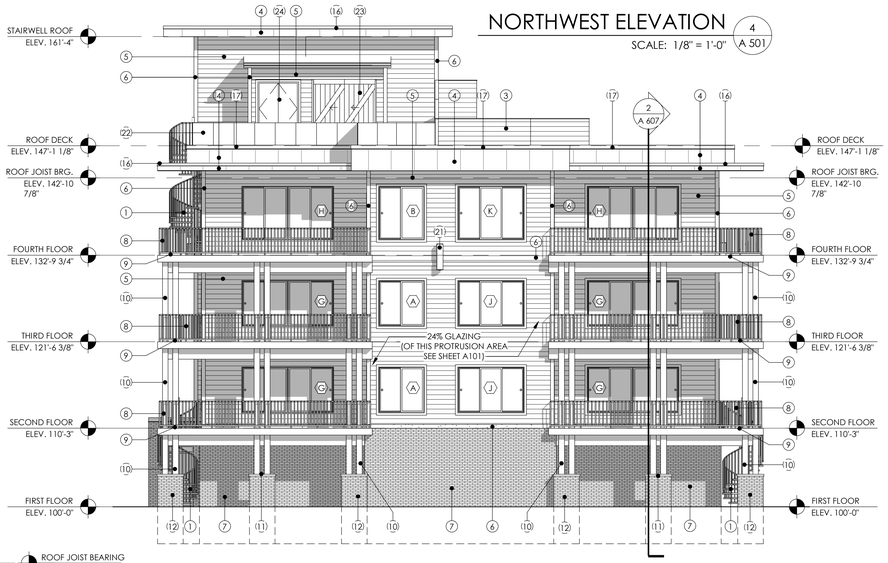
NORTHWEST ELEVATION

SCALE: 1/8" = 1'-0" (4 / A 501)



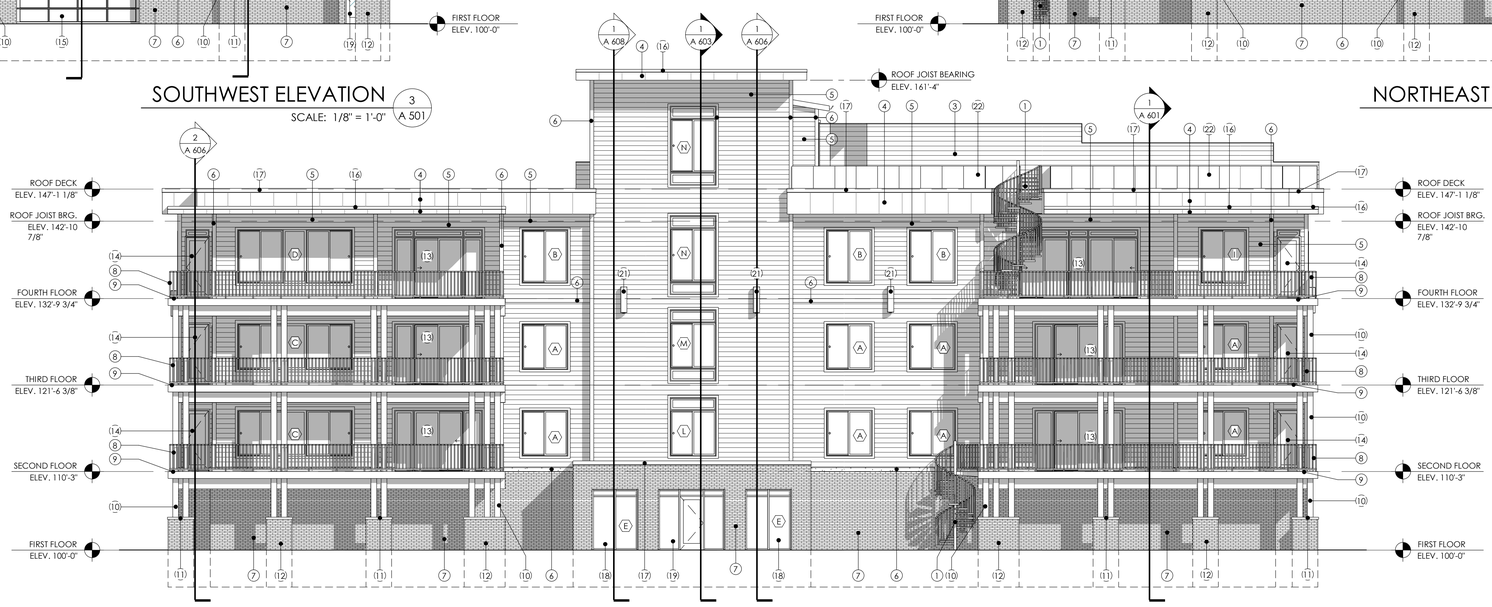
SOUTHWEST ELEVATION

SCALE: 1/8" = 1'-0" (3 / A 501)



NORTHEAST ELEVATION

SCALE: 1/8" = 1'-0" (2 / A 501)



SOUTHEAST ELEVATION

SCALE: 1/8" = 1'-0" (1 / A 501)

ABACUS ARCHITECTS

REVISIONS:

NOTICE TO BIDDERS
BIDDERS SHALL REVIEW ALL DRAWINGS AND SPECIFICATION SECTIONS TO DETERMINE THE IMPACT OF OTHER SECTIONS OF WORK ON THEIR OWN WORK
© 2021 ABACUS ARCHITECTS, INC.

SEPTEMBER 15, 2021
NEW CONSTRUCTION FOR:

SOUTH PIER RIVERFRONT CONDOMINIUMS

SOUTH PIER DRIVE, SHEBOYGAN, WISCONSIN, 53081

1135A MICHIGAN AVE. SHEBOYGAN, WI 53081 | (920) 452-4444 | 313 N. PLANKINTON AVE SUITE 208. MILWAUKEE, WI 53203

BID SET

DRAWN BY: Author
CHECKED BY: Checker

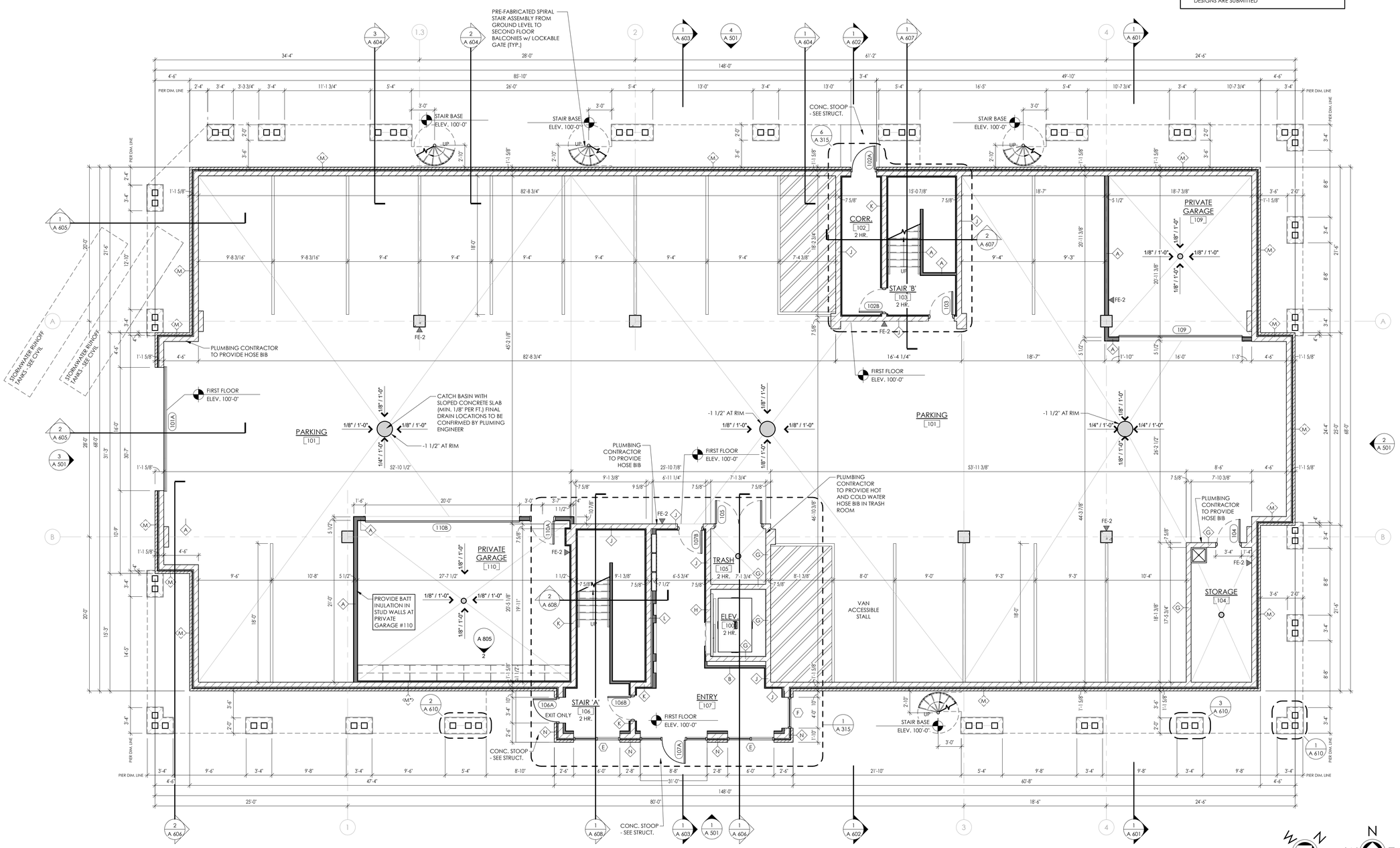
EXTERIOR ELEVATIONS

A 501

PROJ. NO. 2021-53

GENERAL PLAN NOTES

- ALL LOOSE FURNISHINGS SHOWN ON PLANS ARE NOT IN CONTRACT AND ARE SHOWN FOR REFERENCE PURPOSES ONLY. ANY DEVICES OR EQUIPMENT TO BE LOCATED BASED UPON LOCATION OR CONFIGURATION OF LOOSE FURNISHINGS SHALL BE VERIFIED WITH THE OWNER PRIOR TO INSTALLATION.
- INTERIOR DIMENSIONS TAKEN FROM FACE OF STUD TO FACE OF STUD.
- EXTERIOR DIMENSIONS TAKEN FROM FACE OF BRICK ON FIRST FLOOR & FACE OF STUDS ON 2ND FLOOR THROUGH ROOF DECK LEVEL.
- ALL DOOR FRAMES TO BE 4" OFF WALL UNLESS OTHERWISE NOTED
- SEE SHEETS A316-A322 FOR ENLARGED RESIDENT UNIT PLANS
- ALL INSULATION SHOWN IN INTERIOR WALLS TO BE SOUND ATTENUATING BATT INSULATION
- FIRE EXTINGUISHER CABINETS LOCATED IN CORRIDOR WALLS SHALL BE 1 HOUR RATED CABINETS
- EXACT ELEVATOR SHAFT SIZE TO BE DETERMINED BASED ON FINAL ELAVATOR MANUFACTURER SELECTION
- WHEEL STOPS AND PIPE BALLARDS SHOULD BE ADDED AT ALL MEP EQUIPMENT LOCATIONS IN PARKING GARAGES. THIS WILL BE COORDINATED AFTER MEP DESIGNS ARE SUBMITTED



OVERALL FIRST FLOOR PLAN

SCALE: 3/16" = 1'-0"

PLAN NORTH

ABACUS ARCHITECTS

REVISIONS:

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

© 2021 ABACUS ARCHITECTS, INC.

SEPTEMBER 15, 2021
NEW CONSTRUCTION FOR:

SOUTH PIER RIVERFRONT CONDOMINIUMS

SOUTH PIER DRIVE, SHEBOYGAN, WISCONSIN, 53081

1135A MICHIGAN AVE. SHEBOYGAN, WI 53081 | (920) 452-4444 | 313 N. PLANKINTON AVE SUITE 208. MILWAUKEE, WI 53203

BID SET

DRAWN BY: Author
CHECKED BY: Checker

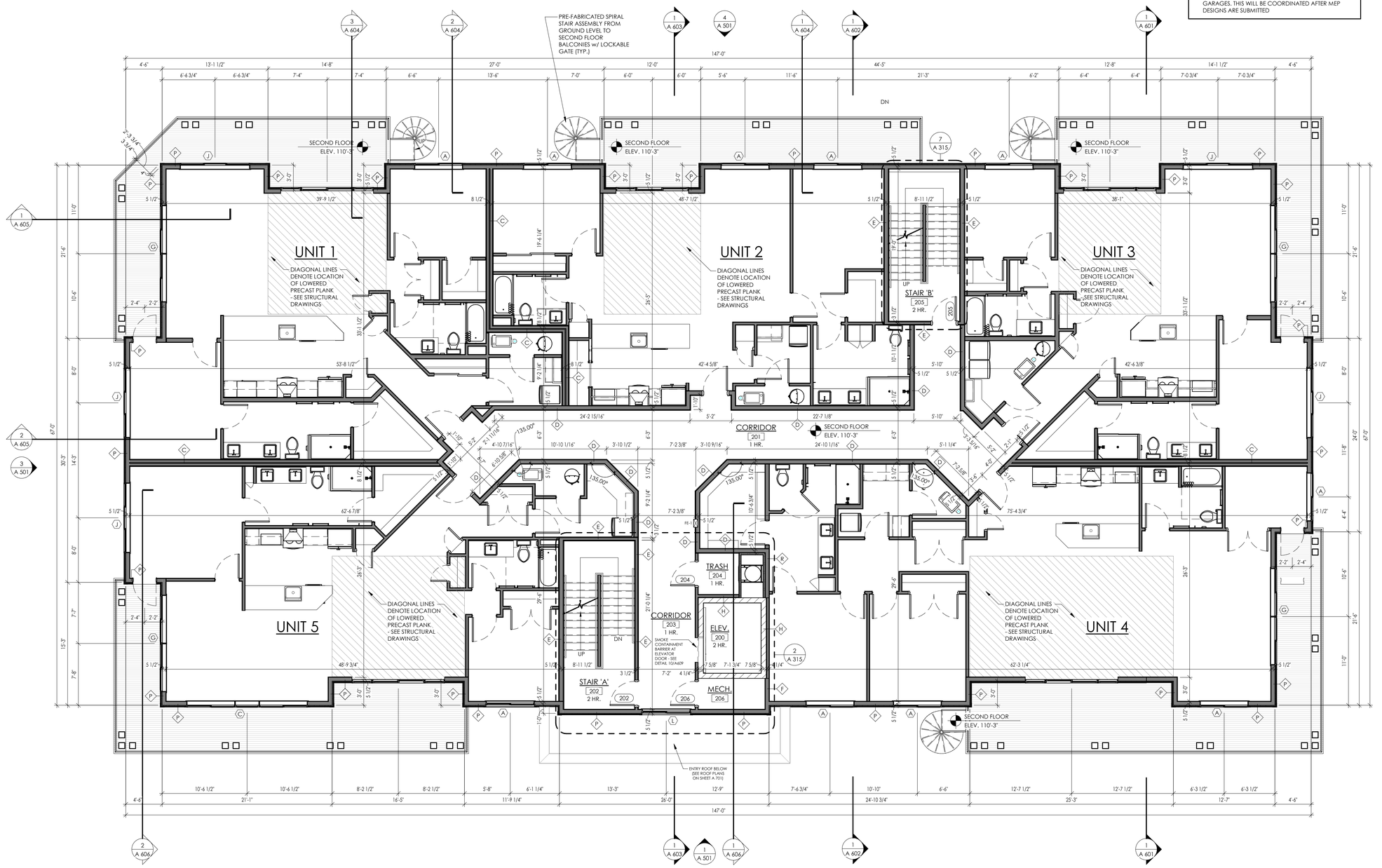
FIRST FLOOR PLAN

A 306

PROJ. NO. 2021-53

GENERAL PLAN NOTES

- ALL LOOSE FURNISHINGS SHOWN ON PLANS ARE NOT IN CONTRACT AND ARE SHOWN FOR REFERENCE PURPOSES ONLY. ANY DEVICES OR EQUIPMENT TO BE LOCATED BASED UPON LOCATION OR CONFIGURATION OF LOOSE FURNISHINGS SHALL BE VERIFIED WITH THE OWNER PRIOR TO INSTALLATION.
- INTERIOR DIMENSIONS TAKEN FROM FACE OF STUD TO FACE OF STUD.
- EXTERIOR DIMENSIONS TAKEN FROM FACE OF BRICK ON FIRST FLOOR & FACE OF STUDS ON 2ND FLOOR THROUGH ROOF DECK LEVEL.
- ALL DOOR FRAMES TO BE 4" OFF WALL UNLESS OTHERWISE NOTED
- SEE SHEETS A316-A322 FOR ENLARGED RESIDENT UNIT PLANS
- ALL INSULATION SHOWN IN INTERIOR WALLS TO BE SOUND ATTENUATING BATT INSULATION
- FIRE EXTINGUISHER CABINETS LOCATED IN CORRIDOR WALLS SHALL BE 1 HOUR RATED CABINETS
- EXACT ELEVATOR SHAFT SIZE TO BE DETERMINED BASED ON FINAL ELAVATOR MANUFACTURER SELECTION
- WHEEL STOPS AND PIPE BALLARDS SHOULD BE ADDED AT ALL MEP EQUIPMENT LOCATIONS IN PARKING GARAGES. THIS WILL BE COORDINATED AFTER MEP DESIGNS ARE SUBMITTED



OVERALL SECOND FLOOR PLAN

SCALE: 3/16" = 1'-0"

GROSS FLOOR AREA: 9,360 SQ. FT.

PLAN NORTH

ABACUS ARCHITECTS

REVISIONS:

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

© 2021 ABACUS ARCHITECTS, INC.

SEPTEMBER 15, 2021
NEW CONSTRUCTION FOR:

SOUTH PIER RIVERFRONT CONDOMINIUMS

SOUTH PIER DRIVE, SHEBOYGAN, WISCONSIN, 53081
1135A MICHIGAN AVE, SHEBOYGAN, WI 53081 | (920) 452-4444 | 313 N. PLANKINTON AVE SUITE 208, MILWAUKEE, WI 53203

BID SET

DRAWN BY: Author
CHECKED BY: Checker

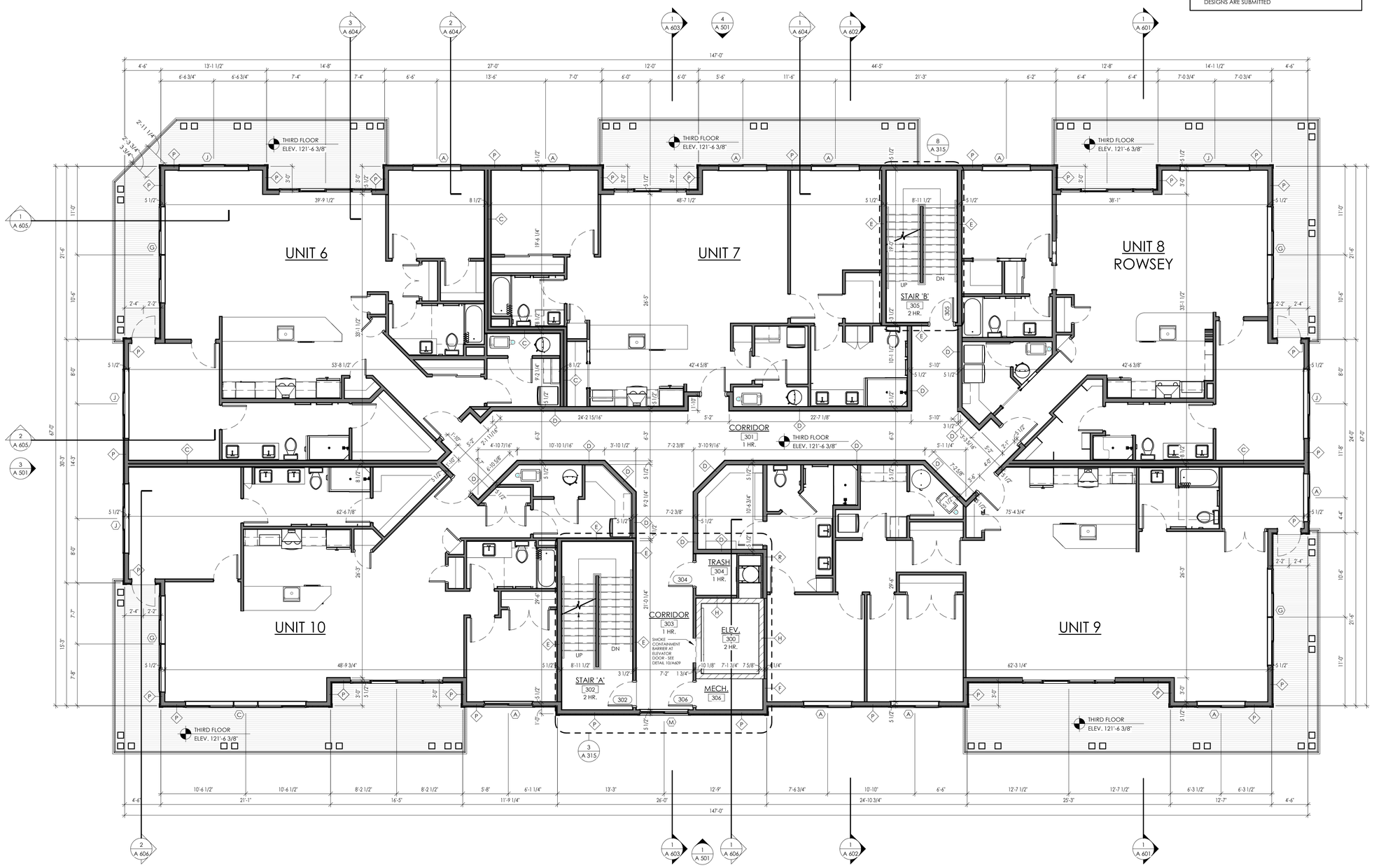
SECOND FLOOR PLAN

A
307

PROJ. NO. 2021-53

GENERAL PLAN NOTES

- ALL LOOSE FURNISHINGS SHOWN ON PLANS ARE NOT IN CONTRACT AND ARE SHOWN FOR REFERENCE PURPOSES ONLY. ANY DEVICES OR EQUIPMENT TO BE LOCATED BASED UPON LOCATION OR CONFIGURATION OF LOOSE FURNISHINGS SHALL BE VERIFIED WITH THE OWNER PRIOR TO INSTALLATION.
- INTERIOR DIMENSIONS TAKEN FROM FACE OF STUD TO FACE OF STUD.
- EXTERIOR DIMENSIONS TAKEN FROM FACE OF BRICK ON FIRST FLOOR & FACE OF STUDS ON 2ND FLOOR THROUGH ROOF DECK LEVEL.
- ALL DOOR FRAMES TO BE 4" OFF WALL UNLESS OTHERWISE NOTED
- SEE SHEETS A316-A322 FOR ENLARGED RESIDENT UNIT PLANS
- ALL INSULATION SHOWN IN INTERIOR WALLS TO BE SOUND ATTENUATING BATT INSULATION
- FIRE EXTINGUISHER CABINETS LOCATED IN CORRIDOR WALLS SHALL BE 1 HOUR RATED CABINETS
- EXACT ELEVATOR SHAFT SIZE TO BE DETERMINED BASED ON FINAL ELAVATOR MANUFACTURER SELECTION
- WHEEL STOPS AND PIPE BALLARDS SHOULD BE ADDED AT ALL MEP EQUIPMENT LOCATIONS IN PARKING GARAGES. THIS WILL BE COORDINATED AFTER MEP DESIGNS ARE SUBMITTED



OVERALL THIRD FLOOR PLAN

SCALE: 3/16" = 1'-0"

GROSS FLOOR AREA: 9,360 SQ. FT.

PLAN NORTH

ABACUS ARCHITECTS

REVISIONS:

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

© 2021 ABACUS ARCHITECTS, INC.

SEPTEMBER 15, 2021

NEW CONSTRUCTION FOR:

SOUTH PIER RIVERFRONT CONDOMINIUMS

SOUTH PIER DRIVE, SHEBOYGAN, WISCONSIN, 53081

1135A MICHIGAN AVE. SHEBOYGAN, WI 53081 | (920) 452-4444 | 313 N. PLANKINTON AVE SUITE 208. MILWAUKEE, WI 53203

BID SET

DRAWN BY: Author

CHECKED BY: Checker

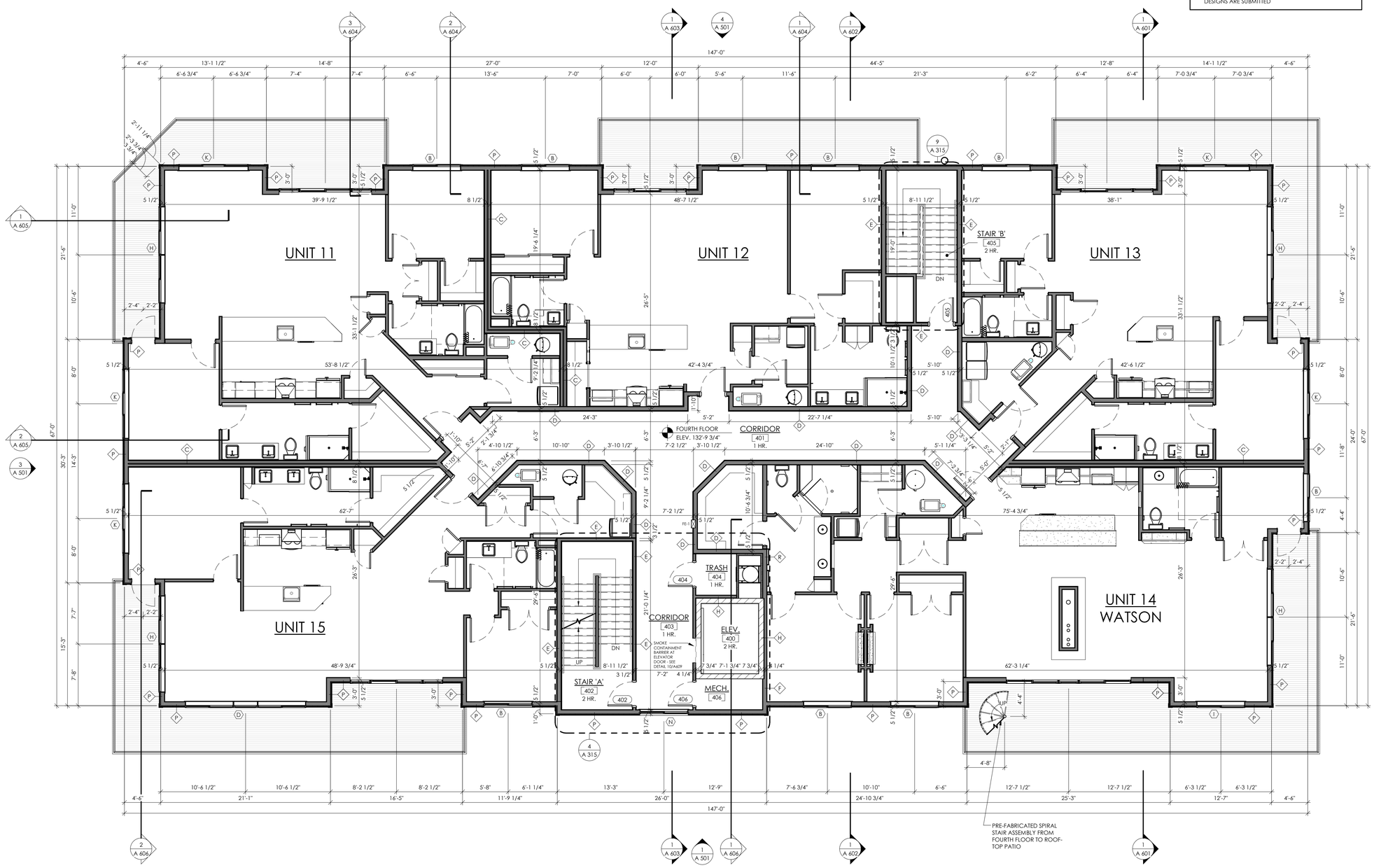
THIRD FLOOR PLAN

A
308

PROJ. NO. 2021-53

GENERAL PLAN NOTES

- ALL LOOSE FURNISHINGS SHOWN ON PLANS ARE NOT IN CONTRACT AND ARE SHOWN FOR REFERENCE PURPOSES ONLY. ANY DEVICES OR EQUIPMENT TO BE LOCATED BASED UPON LOCATION OR CONFIGURATION OF LOOSE FURNISHINGS SHALL BE VERIFIED WITH THE OWNER PRIOR TO INSTALLATION.
- INTERIOR DIMENSIONS TAKEN FROM FACE OF STUD TO FACE OF STUD.
- EXTERIOR DIMENSIONS TAKEN FROM FACE OF BRICK ON FIRST FLOOR & FACE OF STUDS ON 2ND FLOOR THROUGH ROOF DECK LEVEL.
- ALL DOOR FRAMES TO BE 4" OFF WALL UNLESS OTHERWISE NOTED
- SEE SHEETS A316-A322 FOR ENLARGED RESIDENT UNIT PLANS
- ALL INSULATION SHOWN IN INTERIOR WALLS TO BE SOUND ATTENUATING BATT INSULATION
- FIRE EXTINGUISHER CABINETS LOCATED IN CORRIDOR WALLS SHALL BE 1 HOUR RATED CABINETS
- EXACT ELEVATOR SHAFT SIZE TO BE DETERMINED BASED ON FINAL ELAVATOR MANUFACTURER SELECTION
- WHEEL STOPS AND PIPE BALLARDS SHOULD BE ADDED AT ALL MEP EQUIPMENT LOCATIONS IN PARKING GARAGES. THIS WILL BE COORDINATED AFTER MEP DESIGNS ARE SUBMITTED



OVERALL FOURTH FLOOR PLAN

1 / A 309

SCALE: 3/16" = 1'-0"

GROSS FLOOR AREA: 9,360 SQ. FT.

PLAN NORTH

ABACUS ARCHITECTS

REVISIONS:

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

© 2021 ABACUS ARCHITECTS, INC.

SEPTEMBER 15, 2021

NEW CONSTRUCTION FOR:

SOUTH PIER RIVERFRONT CONDOMINIUMS

SOUTH PIER DRIVE, SHEBOYGAN, WISCONSIN, 53081

1135A MICHIGAN AVE. SHEBOYGAN, WI 53081 | (920) 452-4444 | 313 N. PLANKINTON AVE SUITE 208. MILWAUKEE, WI 53203

BID SET

DRAWN BY: Author

CHECKED BY: Checker

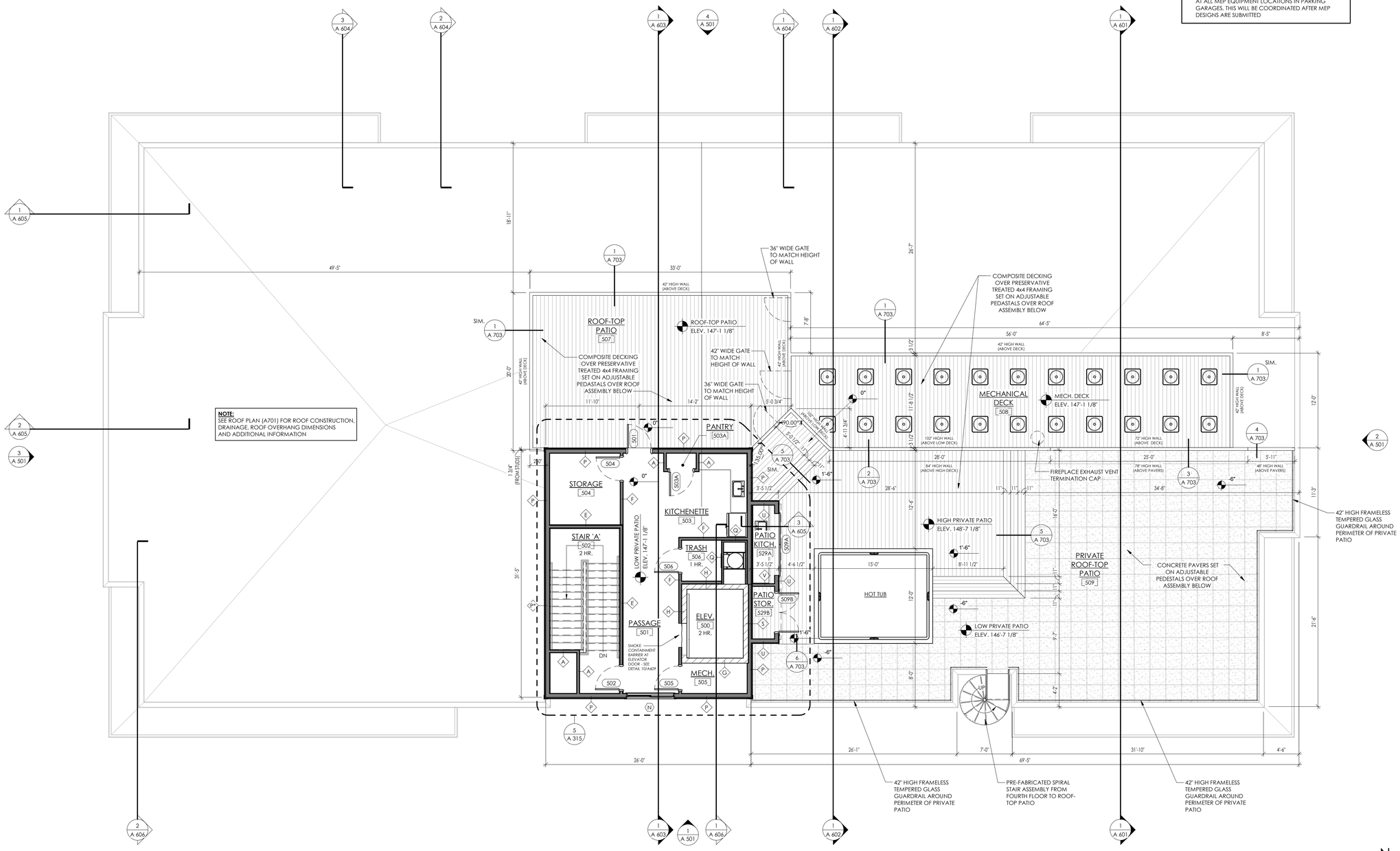
FOURTH FLOOR PLAN

A 309

PROJ. NO. 2021-53

GENERAL PLAN NOTES

- ALL LOOSE FURNISHINGS SHOWN ON PLANS ARE NOT IN CONTRACT AND ARE SHOWN FOR REFERENCE PURPOSES ONLY. ANY DEVICES OR EQUIPMENT TO BE LOCATED BASED UPON LOCATION OR CONFIGURATION OF LOOSE FURNISHINGS SHALL BE VERIFIED WITH THE OWNER PRIOR TO INSTALLATION.
- INTERIOR DIMENSIONS TAKEN FROM FACE OF STUD TO FACE OF STUD.
- EXTERIOR DIMENSIONS TAKEN FROM FACE OF BRICK ON FIRST FLOOR & FACE OF STUDS ON 2ND FLOOR THROUGH ROOF DECK LEVEL.
- ALL DOOR FRAMES TO BE 4" OFF WALL UNLESS OTHERWISE NOTED
- SEE SHEETS A316-A322 FOR ENLARGED RESIDENT UNIT PLANS
- ALL INSULATION SHOWN IN INTERIOR WALLS TO BE SOUND ATTENUATING BATT INSULATION
- FIRE EXTINGUISHER CABINETS LOCATED IN CORRIDOR WALLS SHALL BE 1 HOUR RATED CABINETS
- EXACT ELEVATOR SHAFT SIZE TO BE DETERMINED BASED ON FINAL ELAVATOR MANUFACTURER SELECTION
- WHEEL STOPS AND PIPE BALLARDS SHOULD BE ADDED AT ALL MEP EQUIPMENT LOCATIONS IN PARKING GARAGES. THIS WILL BE COORDINATED AFTER MEP DESIGNS ARE SUBMITTED

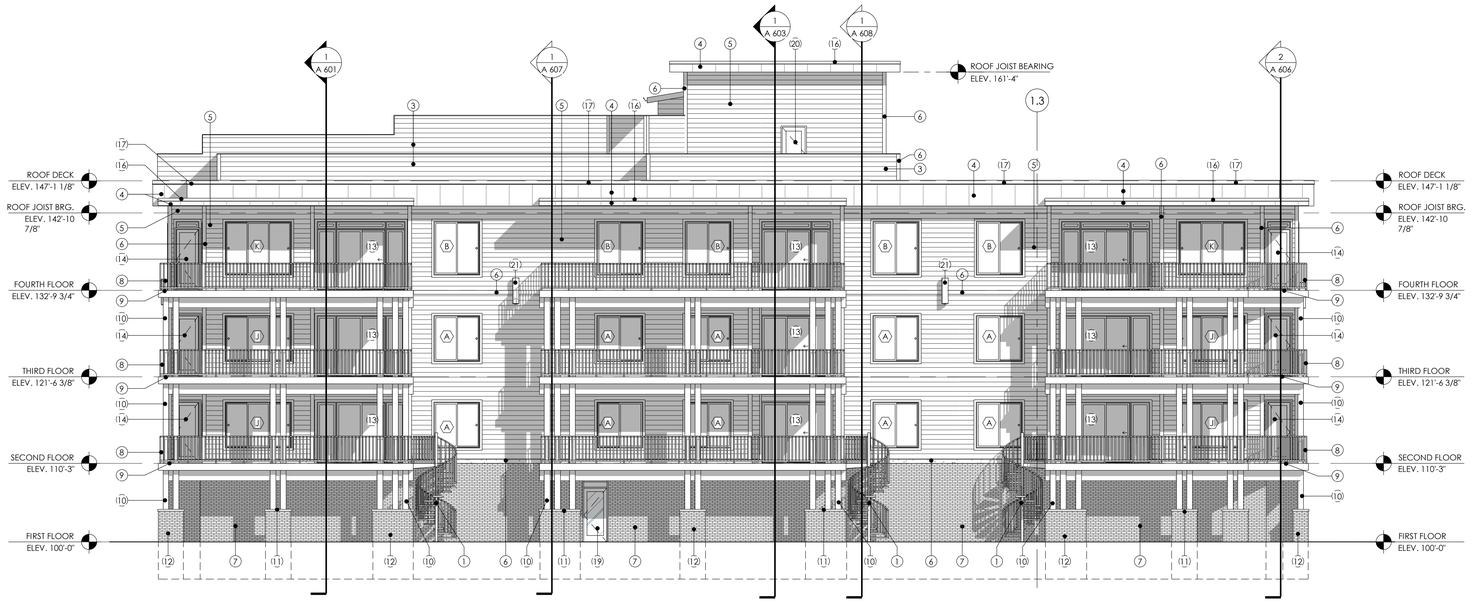

ROOF-TOP PATIO
507
ROOF-TOP PATIO
ELEV. 147'-1 1/8"
COMPOSITE DECKING OVER PRESERVATIVE TREATED 4x4 FRAMING SET ON ADJUSTABLE PEDASTALS OVER ROOF ASSEMBLY BELOW
42" WIDE GATE TO MATCH HEIGHT OF WALL
36" WIDE GATE TO MATCH HEIGHT OF WALL
42" HIGH WALL (ABOVE DECK)
36" WIDE GATE TO MATCH HEIGHT OF WALL
COMPOSITE DECKING OVER PRESERVATIVE TREATED 4x4 FRAMING SET ON ADJUSTABLE PEDASTALS OVER ROOF ASSEMBLY BELOW
MECHANICAL DECK
508
MECH. DECK
ELEV. 147'-1 1/8"
102" HIGH WALL (ABOVE LOW DECK)
72" HIGH WALL (ABOVE DECK)
78" HIGH WALL (ABOVE PAVERS)
48" HIGH WALL (ABOVE PAVERS)
84" HIGH WALL (ABOVE HIGH DECK)
FIREPLACE EXHAUST VENT TERMINATION CAP
42" HIGH FRAMELESS TEMPERED GLASS GUARDRAIL AROUND PERIMETER OF PRIVATE PATIO
PANTRY
503A
STORAGE
504
KITCHENETTE
503
PATIO KITCH.
529A
TRASH
506
1 HR.
STAIR 'A'
502
2 HR.
LOW PRIVATE PATIO ELEV. 147'-1 1/8"
PASSAGE
501
SMOKE CONTAINMENT BARRIER AT ELEVATOR DOOR - SEE DETAIL 10/A609
ELEV.
500
2 HR.
PATIO STOR.
529B
MECH.
505
HOT TUB
HIGH PRIVATE PATIO
ELEV. 148'-7 1/8"
LOW PRIVATE PATIO
ELEV. 146'-7 1/8"
PRIVATE ROOF-TOP PATIO
509
CONCRETE PAVERS SET ON ADJUSTABLE PEDESTALS OVER ROOF ASSEMBLY BELOW
42" HIGH FRAMELESS TEMPERED GLASS GUARDRAIL AROUND PERIMETER OF PRIVATE PATIO
PRE-FABRICATED SPIRAL STAIR ASSEMBLY FROM FOURTH FLOOR TO ROOF-TOP PATIO
42" HIGH FRAMELESS TEMPERED GLASS GUARDRAIL AROUND PERIMETER OF PRIVATE PATIO
NOTE:
SEE ROOF PLAN (A701) FOR ROOF CONSTRUCTION, DRAINAGE, ROOF OVERHANG DIMENSIONS AND ADDITIONAL INFORMATION
49'-5"
33'-0"
18'-11"
26'-7"
64'-5"
56'-0"
8'-5"
26'-0"
26'-1"
7'-0"
31'-10"
4'-6"
69'-5"
31'-5"
21'-6"
12'-0"
11'-3"
5'-11"
25'-0"
34'-8"
28'-6"
28'-6"
15'-0"
12'-0"
16'-0"
9'-7"
8'-0"
4'-2"
11'-8 1/2"
4'-11 3/4"
5'-0 3/4"
5'-0 1/2"
3'-5 1/2"
4'-6 1/2"
8'-11 1/2"
1'-3 1/2"
1'-3 1/2"
11"
11"
11

ELEVATION KEYNOTES

NO.	DESCRIPTION
1	PRE-FABRICATED SPIRAL STAIR ASSEMBLY w/ LOCKABLE GATE
3	MECHANICAL EQUIPMENT SCREEN / ROOF DECK FENCE. REFERENCE DETAILS
4	ALUMINUM FASCIA PANEL. COLOR TO BE DETERMINED BY OWNER
5	STRAND SUBSTRATE LAP SIDING. COLOR TO BE DETERMINED BY OWNER
6	STRAND SUBSTRATE TRIM. ALL TRIM SHALL BE 6" X 1 1/4" UNLESS SPECIFICALLY NOTED OTHERWISE. COLORS AND TEXTURES TO BE DETERMINED BY OWNER
7	FACE BRICK VENEER
8	PRE-FABRICATED ALUMINUM RAILING SYSTEM. COLOR TO BE DETERMINED BY OWNER. PROVIDE ALL REQUIRED ACCESSORIES AND MOUNTING BRACKETS AND HARDWARE. COMPLETED INSTALLATION MUST MEET STRUCTURAL REQUIREMENTS FOR A LATERAL LOAD OF 200 POUND APPLIED IN ANY DIRECTION.
9	COMPOSITE DECKING ON PRESERVATIVE 2x WOOD FRAMING. COLOR TO BE DETERMINED BY OWNER
10	BUILT-UP COLUMN. REFERENCE STRUCTURAL DRAWINGS. COLUMN TO BE CLAD WITH STRAND SUBSTRATE TRIM BOARDS. COLOR TO BE DETERMINED BY OWNER
11	CASE STONE COPING CAP. COLOR TO BE DETERMINED BY OWNER. CAP SHALL BE TWO PIECE CONSTRUCTION. GROUND AND CAULK JOINT
12	BRICK COLUMN BASE ENCLOSURE - MATCH FACE BRICK VENEER
13	FIBERGLASS SLIDING PATIO DOOR ASSEMBLY
14	SWINGING FIBERGLASS PATIO DOOR ASSEMBLY
15	OVERHEAD SECTIONAL DOOR
16	PRE-FINISHED ROOF EDGE FLASHING
17	PRE-FINISHED METAL COPING
18	ALUMINUM STOREFRONT ASSEMBLY
19	ALUMINUM STOREFRONT ENTRY DOOR AND FRAME
20	HALF LITE INSULATED HOLLOW METAL DOOR & FRAME
21	UP/DOWN LIGHTING FIXTURE - SEE ELECTRICAL DRAWINGS
22	42" HIGH FRAMELESS TEMPERED GLASS GUARDRAIL AROUND PERIMETER OF PRIVATE PATIO
23	DOUBLE BARN STYLE DOOR & TRACK
24	DOUBLE HOLLOW METAL DOOR & FRAME

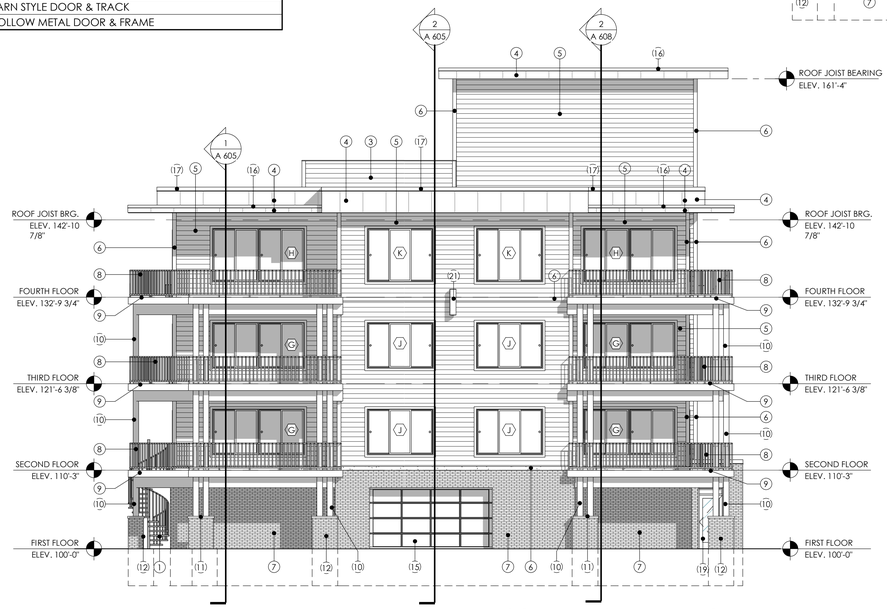
GENERAL EXTERIOR ELEVATION NOTES

- ALL EXPOSED MISC. EXTERIOR STEEL SHALL BE PAINTED WITH PAINT FINISH E-1.
- MASONRY COURSING SHOWN FOR MATERIAL REPRESENTATION ONLY. ACTUAL COURSING MAY VARY.
- MASONRY CONTROL JOINTS SHALL BE LOCATED AT ALL MASONRY HEIGHT CHANGES, WINDOW OPENINGS, DOOR OPENINGS, 5' MAX. FROM BUILDING CORNERS, AND 25' MAX. AT CONTINUOUS WALL LOCATIONS.



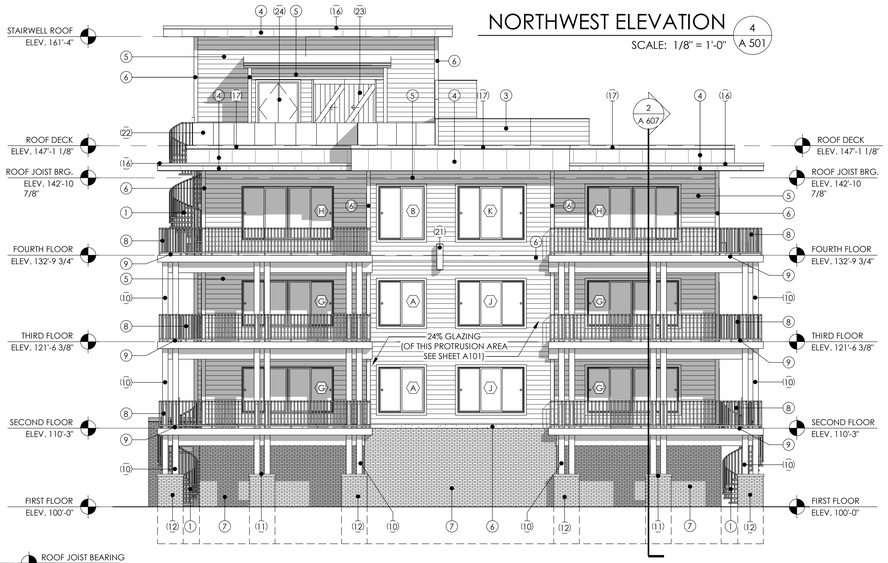
NORTHWEST ELEVATION

SCALE: 1/8" = 1'-0" (4 / A 501)



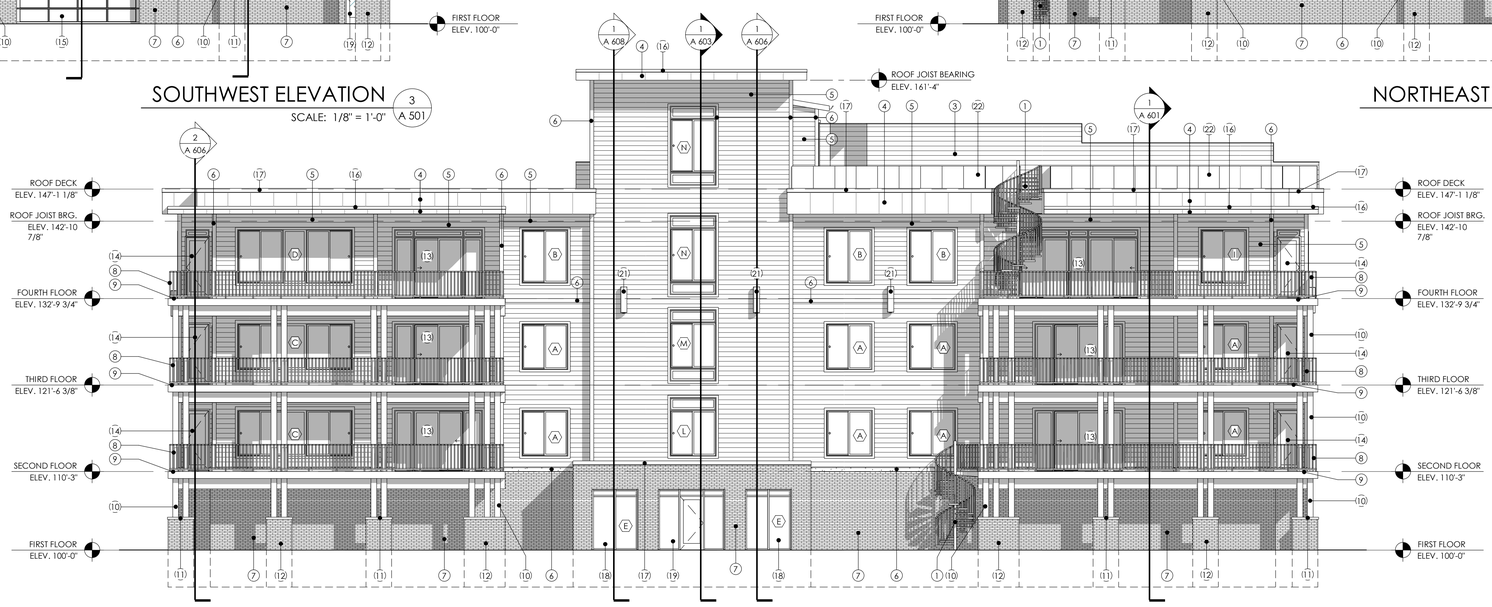
SOUTHWEST ELEVATION

SCALE: 1/8" = 1'-0" (3 / A 501)



NORTHEAST ELEVATION

SCALE: 1/8" = 1'-0" (2 / A 501)



SOUTHEAST ELEVATION

SCALE: 1/8" = 1'-0" (1 / A 501)

ABACUS ARCHITECTS

REVISIONS:

NOTICE TO BIDDERS
BIDDERS SHALL REVIEW ALL DRAWINGS AND SPECIFICATION SECTIONS TO DETERMINE THE IMPACT OF OTHER SECTIONS OF WORK ON THEIR OWN WORK
© 2021 ABACUS ARCHITECTS, INC.

SEPTEMBER 15, 2021
NEW CONSTRUCTION FOR:

SOUTH PIER RIVERFRONT CONDOMINIUMS

SOUTH PIER DRIVE, SHEBOYGAN, WISCONSIN, 53081

1135A MICHIGAN AVE. SHEBOYGAN, WI 53081 | (920) 452-4444 | 313 N. PLANKINTON AVE SUITE 208. MILWAUKEE, WI 53203

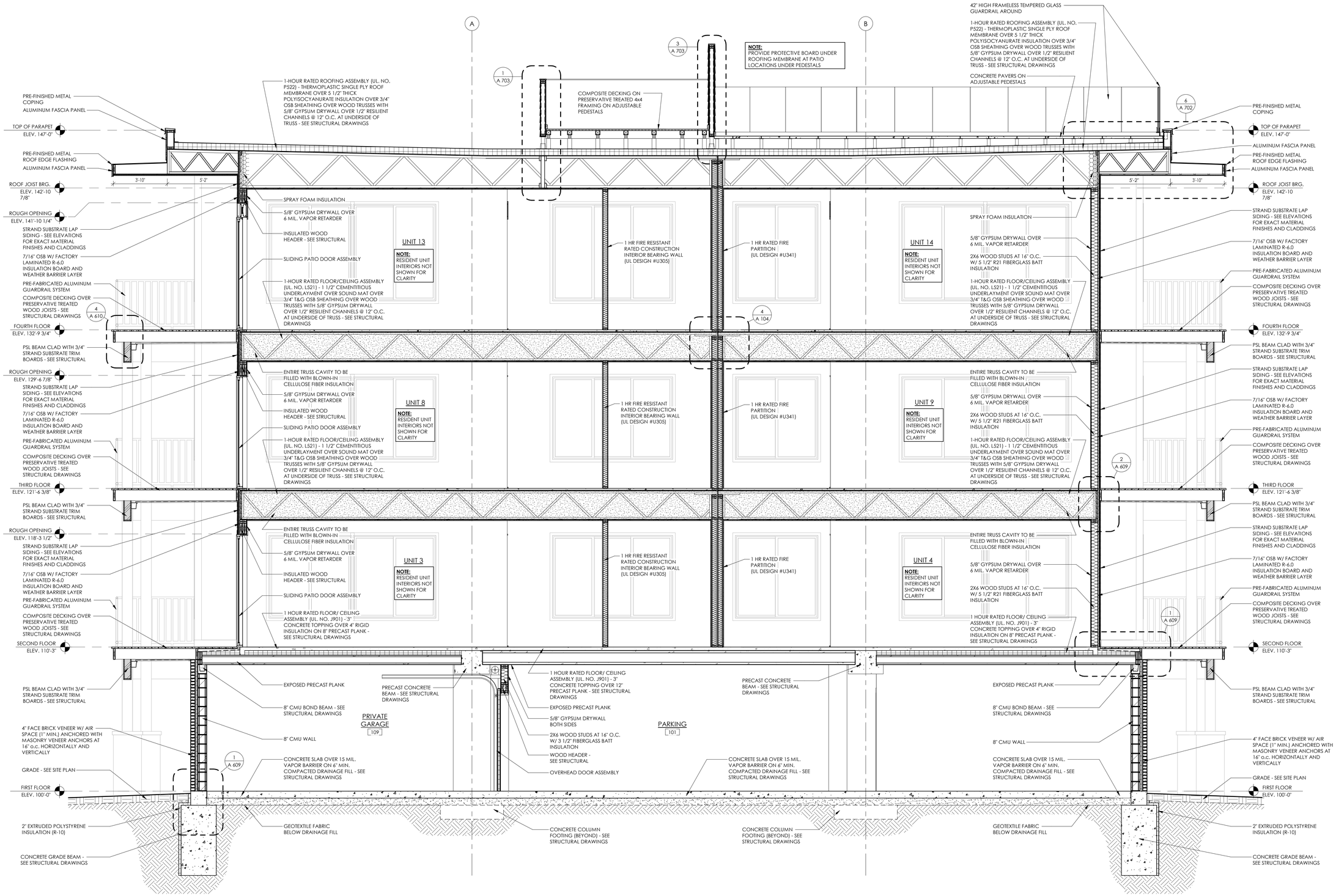
BID SET

DRAWN BY: Author
CHECKED BY: Checker

EXTERIOR ELEVATIONS

A 501

PROJ. NO. 2021-53



BUILDING SECTION 02

SCALE: 3/8" = 1'-0" (1 / A 601)

ABACUS ARCHITECTS

REVISIONS:

NOTICE TO BIDDERS
BIDDERS SHALL REVIEW ALL DRAWINGS AND SPECIFICATION SECTIONS TO DETERMINE THE IMPACT OF OTHER SECTIONS OF WORK ON THEIR OWN WORK
© 2021 ABACUS ARCHITECTS, INC.

SEPTEMBER 15, 2021
NEW CONSTRUCTION FOR:

SOUTH PIER RIVERFRONT CONDOMINIUMS

SOUTH PIER DRIVE, SHEBOYGAN, WISCONSIN, 53081

1135A MICHIGAN AVE. SHEBOYGAN, WI 53081 | (920) 452-4444 | 313 N. PLANKINTON AVE SUITE 208. MILWAUKEE, WI 53203

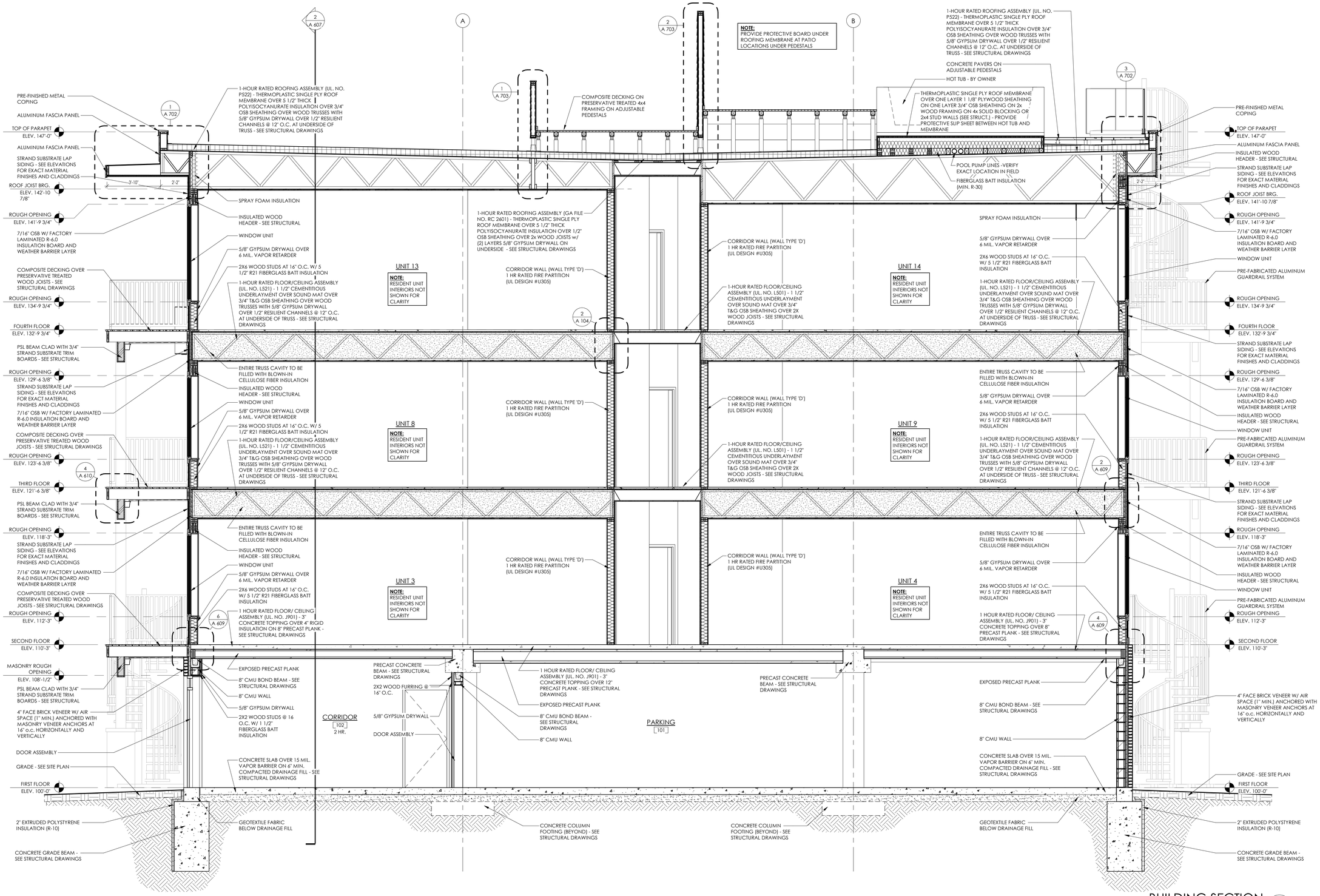
BID SET

DRAWN BY: Author
CHECKED BY: Checker

BUILDING SECTIONS

A 601

PROJ. NO. 2021-53



BUILDING SECTION
SCALE: 3/8" = 1'-0"

ABACUS ARCHITECTS

REVISIONS:

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

© 2021 ABACUS ARCHITECTS, INC.

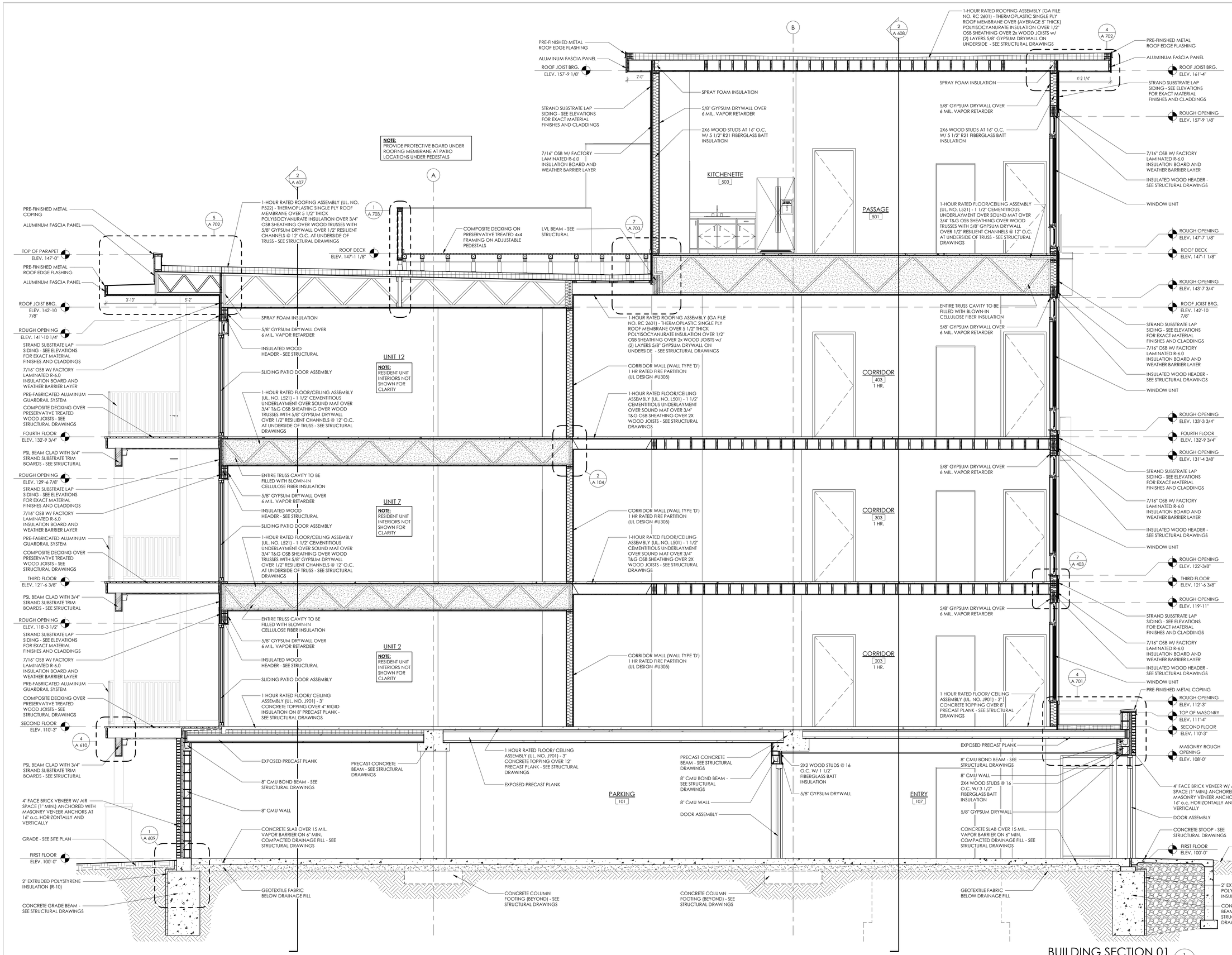
SEPTEMBER 15, 2021
NEW CONSTRUCTION FOR:
SOUTH PIER RIVERFRONT CONDOMINIUMS
SOUTH PIER DRIVE, SHEBOYGAN, WISCONSIN, 53081
1135A MICHIGAN AVE., SHEBOYGAN, WI 53081 | (920) 452-4444 | 313 N. PLANKINTON AVE SUITE 208, MILWAUKEE, WI 53203
BID SET

DRAWN BY: Author
CHECKED BY: Checker

BUILDING SECTIONS

A 602

PROJ. NO. 2021-53



BUILDING SECTION 01
SCALE: 3/8" = 1'-0"

ABACUS ARCHITECTS

REVISIONS:

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

© 2021 ABACUS ARCHITECTS, INC.

SEPTEMBER 15, 2021
NEW CONSTRUCTION FOR:
SOUTH PIER RIVERFRONT CONDOMINIUMS
SOUTH PIER DRIVE, SHEBOYGAN, WISCONSIN, 53081
1135A MICHIGAN AVE. SHEBOYGAN, MI 53081 | (920) 452-4444 | 313 N. PLANKINTON AVE SUITE 208. MILWAUKEE, WI 53203

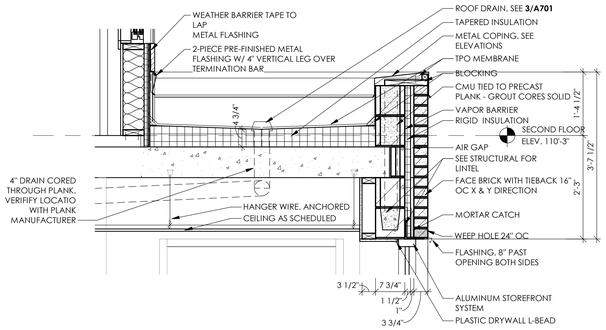
BID SET

DRAWN BY: Author
CHECKED BY: Checker

BUILDING SECTIONS

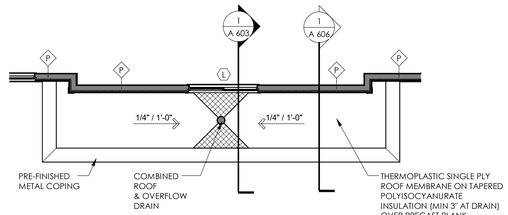
A
603

PROJ. NO. 2021-53



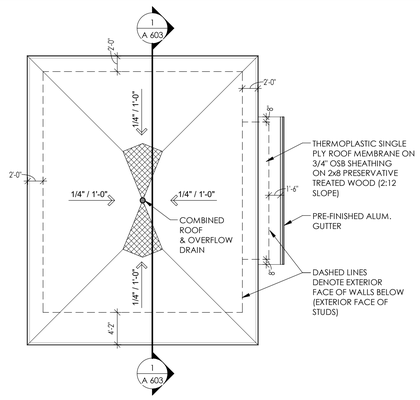
ENTRY ROOF DETAIL 4 / A 701

SCALE: 3/4" = 1'-0"



ENTRY ROOF PLAN 3 / A 701

SCALE: 3/16" = 1'-0"



HIGH ROOF PLAN 2 / A 701

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

GENERAL ROOF NOTES

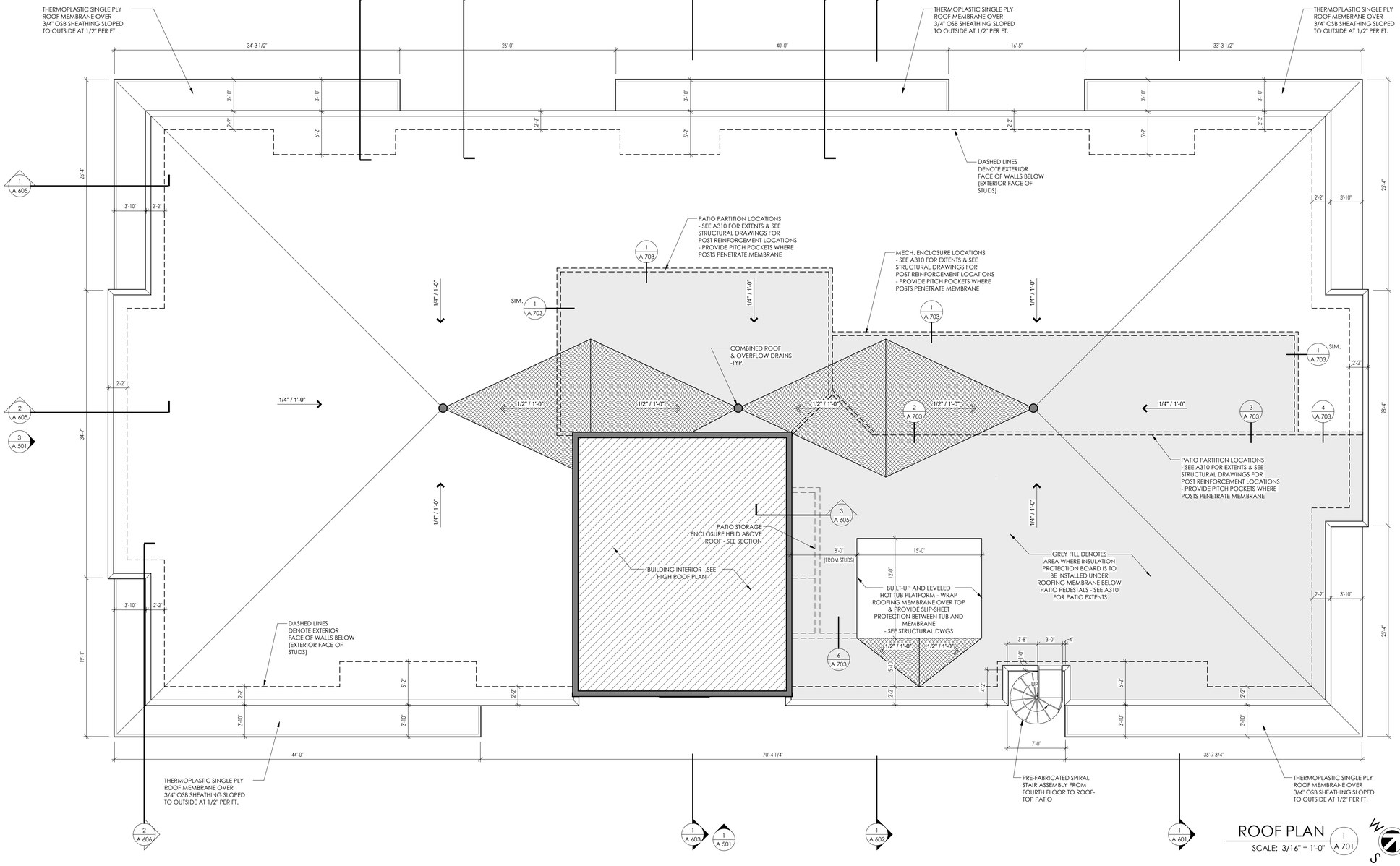
- ROOF CONTRACTOR IS RESPONSIBLE FOR ROOF DRAINAGE INCLUDING TAPERED INSULATION LAYOUT, CRICKETS & SADDLES. SEE STRUCTURAL PLANS AND COORDINATE WITH PLUMBING, HVAC AND ELECTRICAL CONTRACTORS FOR ROOF TOP PENETRATIONS. PROVIDE WATER TIGHT INTEGRITY AT ALL ROOF PENETRATIONS AND EQUIPMENT PER FSR MANUFACTURERS REQUIREMENTS AND CURRENT NRCA STANDARDS.
- TAPERED INSULATION SLOPE TO BE 1/4" PER 1'-0" MINIMUM.
- ROOFING CONTRACTOR RESPONSIBLE FOR MAKING A WATER-TIGHT ROOF SYSTEM
- ALL ROOF DRAINAGE SHALL BE SIZED BY PLUMBING CONTRACTOR AND VERIFIED WITH ARCHITECT
- HVAC CONTRACTOR TO COORDINATE LOCATIONS AND SIZE OF ALL UNITS WITH STRUCTURAL ENGINEER

ROOF SYMBOLS

TAPERED INSULATION ROOF DRAINAGE
THERMOPLASTIC SINGLE PLY ROOF MEMBRANE ON TAPERED ISO (MIN. 3" AT DRAIN) INSULATION OVER OSB ON FLAT WOOD STRUCTURE

SLOPED STRUCTURE ROOF DRAINAGE
THERMOPLASTIC SINGLE PLY ROOF MEMBRANE ON ISO INSULATION (5 1/2" MIN.) OVER OSB ON SLOPED WOOD STRUCTURE

TAPERED INSULATION SADDLE / EDGE STRIP



ROOF PLAN 1 / A 701

SCALE: 3/16" = 1'-0"

ABACUS ARCHITECTS

REVISIONS:

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

© 2021 ABACUS ARCHITECTS, INC.

SEPTEMBER 15, 2021

NEW CONSTRUCTION FOR:

SOUTH PIER RIVERFRONT CONDOMINIUMS

SOUTH PIER DRIVE, SHEBOYGAN, WISCONSIN, 53081

1135A MICHIGAN AVE. SHEBOYGAN, WI 53081 | (920) 452-4444 | 313 N. PLANKINTON AVE SUITE 208. MILWAUKEE, WI 53203

BID SET

DRAWN BY: AJK

CHECKED BY: PGM

ROOF PLAN

A 701

PROJ. NO. 2021-53







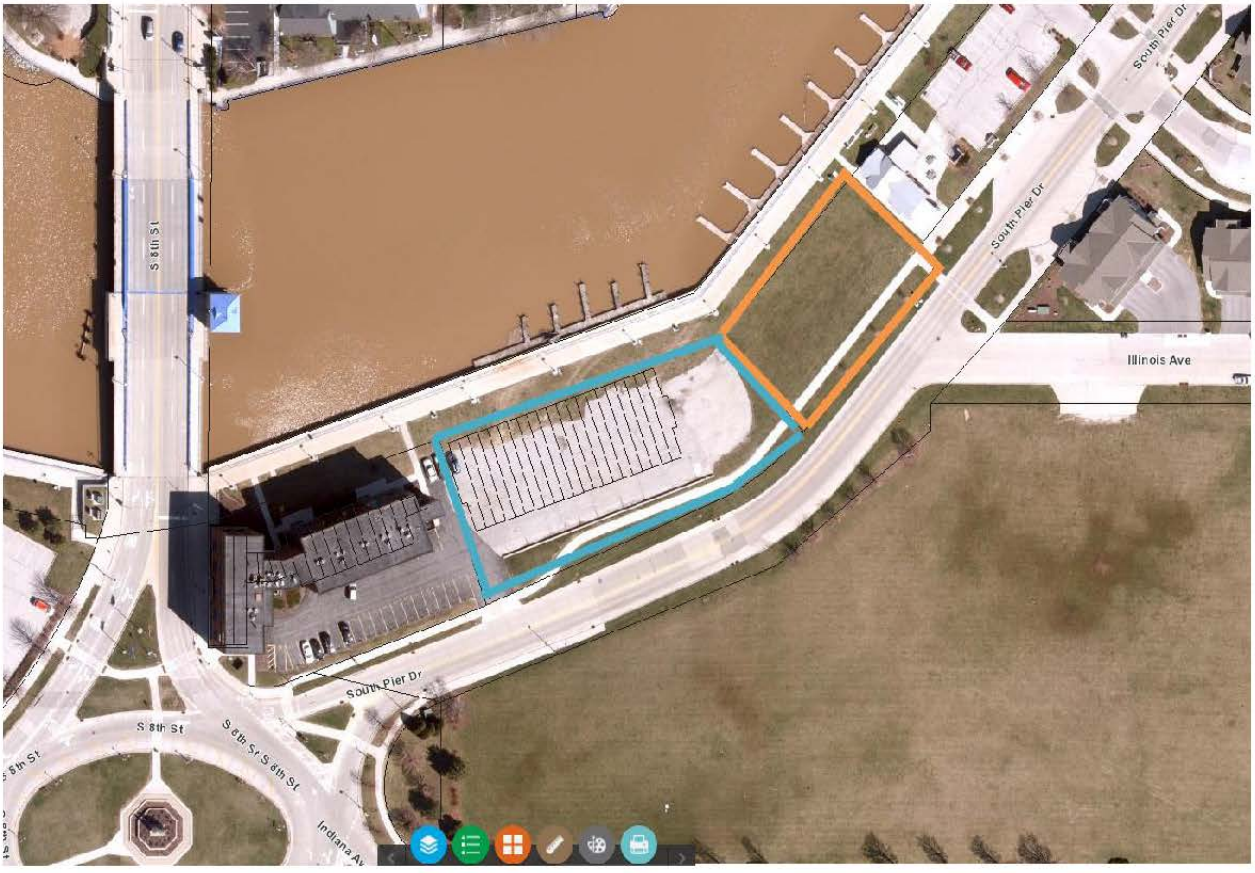









Virginia Ln
S 11th St
S Commerce St
S Water St
S 8th St
New Jersey Ave
Riverfront Dr
Maryland Ave
S 10th St
S 9th St
Illinois Ave
South Pier Dr
Lakeview Dr
Blue Harbor Dr
Beachfront Dr
Fishermans Row
Indiana Ave
S 7th St
Kentucky Ave
Alabama Ave


S 8th St
South Pier Dr
Illinois Ave
S 6th St
Indiana Ave









CITY OF SHEBOYGAN

REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION

ITEM DESCRIPTION: Construction of Phase 2 SP Riverfront Condominiums located in the S. Pier District along S. Pier Drive (between Phase 1 Condos and the fish cleaning station).

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

REPORT DATE: October 8 2021 **MEETING DATE:** October 11, 2021

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:

South Pier Family Investments, LLC, is proposing to construct the 2nd Phase of SP Riverfront Condominiums located in the S. Pier District along S. Pier Drive (between Phase 1 condos and the fish cleaning station). The applicant states the following concerning the SP Riverfront Condominiums development project:

- SP Riverfront Condominiums previously received approval for a two phase condominium project on a previously vacant city owned parcel of land along the north side of South Pier Drive. This City owned site is approximately one (1) acre in size and is located between S. Pier Drive, the Sheboygan River, The Reiss River Condominiums and the public Fish Shanty. The parcel is bisected by a 35 feet wide public utility easement and the placement of the two (2) buildings has taken this easement into consideration.

- South Pier Riverfront Condominiums is a two-phase development. Phase 1 has already been completed, but is included in this precise implementation plan. Phase 1 included a new 4-story building, featuring 21 dwelling units with an enclosed on-grade parking structure. This building was constructed on the western portion of the site, whereas Phase 2 will occur on the eastern portion of the site. Phase 2 will involve a complimentary 4-story building, featuring 15 dwelling units with an enclosed on-grade parking structure.

- The second building for SP Riverfront Condominiums (Phase 2) will be very similar in appearance and size to the first building. Phase 1 was 11,200sf and has seven (7) units per floor (total floor area of approximately 45,552 square feet).

- The Phase 2 building will have a grade level floor area of 9,912 square feet, and three (3) identical floors above at approximately 9,360 square feet of floor area. The roof will also be used for mechanical equipment, which will be screened from view. The roof will also have

an accessible 740 square feet rooftop area for the residents of the condominiums. The total floor area of the Phase 2 building will be approximately 38,732 square feet.

- The first floor will consist of an entry lobby and indoor parking for 22 cars. Floors 2-4 will have five (5) units per floor for a total of 15 units. The elevator and one (1) stairwell will continue up to the roof where a public rooftop deck will be located.

- The three (3) floors of dwelling units will be duplicated at each floor. There will be five (5) two-bedroom, two-bath units on each floor, ranging from 1,408-1,967 square feet. Each unit will have an outdoor deck. The entire building will be served by an elevator affording easy access to each of the units by owners and their guests.

- Targeted unit sale prices will range from $385,000 to $425,000. The estimated approximate value of the Phase 2 building and site improvements will be approximately $4,500,000.

- The materials on the exterior of the building will be very similar to the existing condo building. The first floor will be masonry construction with a precast cap. Floors 2-4 will be wood frame.

- The exterior envelope of the Riverfront Condominium project will feature a blend of masonry, wood, glass and metal surfaces. The color palette for the building will be similar to the phase 1 project, featuring dark gray tones at the base of the base of the building with lighter shades of gray on the upper wall areas in a warm color gradient. The cedar toned wood accents will be applied at the inset deck areas on the corners and at the main entry tower. The perimeter of the roof will be a dark grey metal panel like phase 1. The windows, patio doors, decks, posts and railings will also be a dark grey to match the roof panels like in phase 1.

- The masonry base will match the existing masonry. The siding will be the same color as the existing building but will be a smartside lap siding in lieu of the current smartside panel system. The windows will be dark bronze sliding windows like the existing building. The new building will have decks similar in color and materials to the existing building but configured differently.

- The public roof deck (west side of elevator shaft facing river) will be synthetic decking over adjustable pedestals and the railing around the public deck will be a half wall with matching lap siding. The private condo rooftop deck (northeast corner) will be tile pavers over adjustable pedestals with a glass guardrail around the whole thing. Any rooftop equipment will be screened with a half wall and lap siding like on phase 1.

STAFF COMMENTS:

The applicant states the exterior design theme for the Phase One and Phase Two buildings were generated from the South Pier Design Guidelines as well as consideration for the existing buildings such as the Reiss River Condominiums and the PortScape Apartments.

The applicant shows two (2) options that specifically deal with the northeast corner of the building/site. The property line presently jogs in a bit at this corner and is not a 90 degree angle. If the jog needs to remain, the applicant has submitted option 2 that addresses the building and the jog at the northeast corner of the building accordingly. Staff is working with

the applicant to determine why this jog was placed in the proposed property line. If there are no utilities or other reason to maintain this jog, staff will work with the applicant to adjust this property line accordingly.

Building 1 - The top of the roof is at 45 feet and the top of the stair tower is at 54.3 feet.

Building 2 - The top of our roof is at 47 feet and the top of the elevator roof is at 61.3 feet.

The reason that Building 2 is taller is because of the roof decks. Because there is a public roof deck on Building 2, the elevator must go to the roof so that is why this building is a bit taller. The roof decks are certainly a nice amenity for these condo owners to take advantage of the riverfront and lakefront views provided from this location.

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: _____

CITY OF SHEBOYGAN
ARCHITECTURAL REVIEW APPLICATION

Revised November 2019

FEE $100.00

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

1. APPLICANT INFORMATION

APPLICANT: CR Structures

ADDRESS: 327 Randolph Drive Appleton, WI 54913

E-MAIL ADDRESS: jeff@crstructures.com

PHONE: (920) 858-1648 FAX NO.: ( )

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Tidy Store

ADDRESS OF PROPERTY AFFECTED: 810 N 14th St

NEW BUIILDING: _____ ADDITION: X REMODELING: _____

DESCRIPTION OF PROPOSED PROJECT: Adding additional space for cooler, storage, and restaurant

DESCRIPTION OF **EXISTING** EXTERIOR DESIGN AND MATERIALS: Contemporary design with Faux Brick, horizontal metal wall panels, vertical metal wall panels (North elev) and alum. store front windows

DESCRIPTION OF THE **PROPOSED** EXTERIOR DESIGN AND MATERIALS: Maintain ex. contemporary design and materials - Faux brick, horizontal metal wall panels, vert. metal wall panels (North elev) EPS on West Elevation and alum. store front windows to match existing

3. **NAMES AND ADDRESSES**

OWNER OF SITE: Basudev Adhikari

ADDRESS: 916 Mulberry Lane Kohler, WI 53044

EMAIL: missionbda@gmail.com

PHONE: (920) 226-1786 FAX NO.: ( )

ARCHITECT: Kelly Sperl ACS, Inc

ADDRESS: 327 Randolph Drive Appleton, WI 54913

EMAIL ADDRESS: acs.Ksperl@gmail.com

PHONE: (920) 707-4226 FAX NO.: ( )

CONTRACTOR: CR Structures

ADDRESS: 327 Randolph Drive Appleton, WI 54913

EMAIL: Jeff@crstructures.com

PHONE: (920) 858-1648 FAX NO.: ( )

4. **APPLICATION SUBMITTAL REQUIREMENTS**

A. A scale drawing of all exterior elevations showing the design and appearance of the proposed building or structure.

B. Three 11 X 17 colored renderings of the proposed building elevations and material samples.

C. A .pdf file of all drawings either by email or CD

D. A scale drawing of the site plan showing the relationship of the building to the site and adjacent properties.

E. A written description of the proposed general design, arrangement, texture, material and color of the building or structure. Describe the relationship of such factors to similar features of buildings located within the same block or located along the frontage or any block across the street from the proposed building or structure for which architectural approval is sought.

5. **CERTIFICATE**

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

Jeff Peterson
APPLICANT'S SIGNATURE

9/20/21
DATE

Jeff Peterson
PRINT ABOVE NAME

Tidy Store

Proposal:

An explanation of the existing use and all the business activities that take place onsite. An explanation of the existing parking lot, access etc.
The existing business is operating as a convenience store. The current business activities include gasoline sales and grab and go snacks and beverages. The convenience store has no room for additional products or storage. We will be adding striped parking stalls with a handicap space and the understanding most patron's park at the gas pumps.

An explanation of the proposed project, parking lot, access etc. (Why it is needed, what is its intended us, where it is to be located, how close to property lines, who will use it, when you begin construction, new driveways, and driveways to be closed, existing parking lot reconfiguration, etc.)
The goal of the project is to add additional space for storage, more product options, and a small restaurant. The restaurant would include a kitchen, two restrooms, an order counter and limited seating. It is anticipated that most of the restaurant orders will be grab and go with most of them coming from fuel customers. The addition would be behind (west side) the current location of approximately 3000 sf including the restaurant. The existing access along 14th street will remain as is. We will be adding stiped parking stalls with a handicap space. Construction will begin immediately upon approval.

Are you proposing to remove and/or modify any existing driveways?
We will be removing the driveway on the southwest corner of the lot (Wisconsin Ave). The remaining three driveways two on 14th and one on Wisconsin will remain the same. The current driveway will be replaced with sidewalk, curb, and greenspace to match neighboring space. We will be adding green space to tie in with current green space between the sidewalk and new restaurant, as well.

An explanation and plans/photos of the areas proposed to be changed on the site?
Refer to the provided for the scope of site modifications.

Description of proposed facilities – Description of proposed building and all new site improvements (square footage of existing building, square footage of addition, design/materials of canopy, exterior remodeling, storm drainage, landscaping, lighting traffic, ingress/egress, parking, sidewalk, retaining walls, dumpster enclosure, screening of mechanicals, etc.)
The addition will occur on the back of the C-Store (west side) and expand off the southside as well. The southside will be a small restaurant of approx. 900 sf. The total square foot of the addition is 3000 sf for the restaurant, storage area, and coolers. The exterior of the building will be a contemporary design with face brick, horizontal architectural metal wall panels, vertical architectural metal wall panels and aluminum store front windows as shown in the attached elevations. The existing fuel canopy will be replaced by the gas company. A complete storm water drainage and landscape plan for staff review to follow. The existing site lighting will remain as-is. The existing dumpsters enclosure will remain the same. All mechanicals will be located either within the building or on the roof behind existing parapet walls.

A written description of the proposed general orientation, design, arrangement, texture, material and color of the building or structure. Proposed building is very visible so the building will need to be constructed accordingly. An explanation of the proposed architectural style and materials and how it is compatible with the development and redevelopment in and around the area. An explanation of any interior and/or exterior renovations.

The existing building orientation, design and overall characteristics will remain. The intent will be to modernize this facility with face brick, horizontal architectural metal wall panels, vertical architectural metal wall panels and aluminum store front windows on the addition. We will be cleaning up the exterior façade on current building so everything looks brand new. The proposed addition and cleaning of old building will improve the aesthetics of the building while tying in well with the neighboring properties.

How will you ensure that the proposal will not become a nuisance to adjoining property owners or a pedestrian/traffic hazard?

The property has been operating as a convenience store for many years. Neighboring property owners have been living and working around this business for quite some time. The addition will provide a convenient food option as well as space for additional products choices.

Show all Ingress/Egress driveways on the lot.

Refer to the site plan.

Explain site lighting.

The existing site lighting will remain as-is.

Explain proposed signage.

The canopy and signage are planned by US Oil.

How does this improvement enhance the business and the very visible 14th Street commercial corridor?

The building exterior will be cleaned so everything looks new and consistent with the additional space tying into the current contemporary look. The additional landscaping will improve the visual aesthetics. The restaurant will provide another quality option to for food as well as other additional items to pick from.

Additional information for the new restaurant and addition.

The new restaurant will be seating for 12 or less. The menu will emphasize grab and go items such as pizza, sandwiches, chicken tenders, fish fry and appetizers. The owner will be operating the space.

The restaurant will have a commercial hood that includes Ansul fire protection system with stainless steel back panels behind the hood. It will also include grease duct work and fire wrap for the grease ductwork. There will be Make Up Air unit with interlock controls.

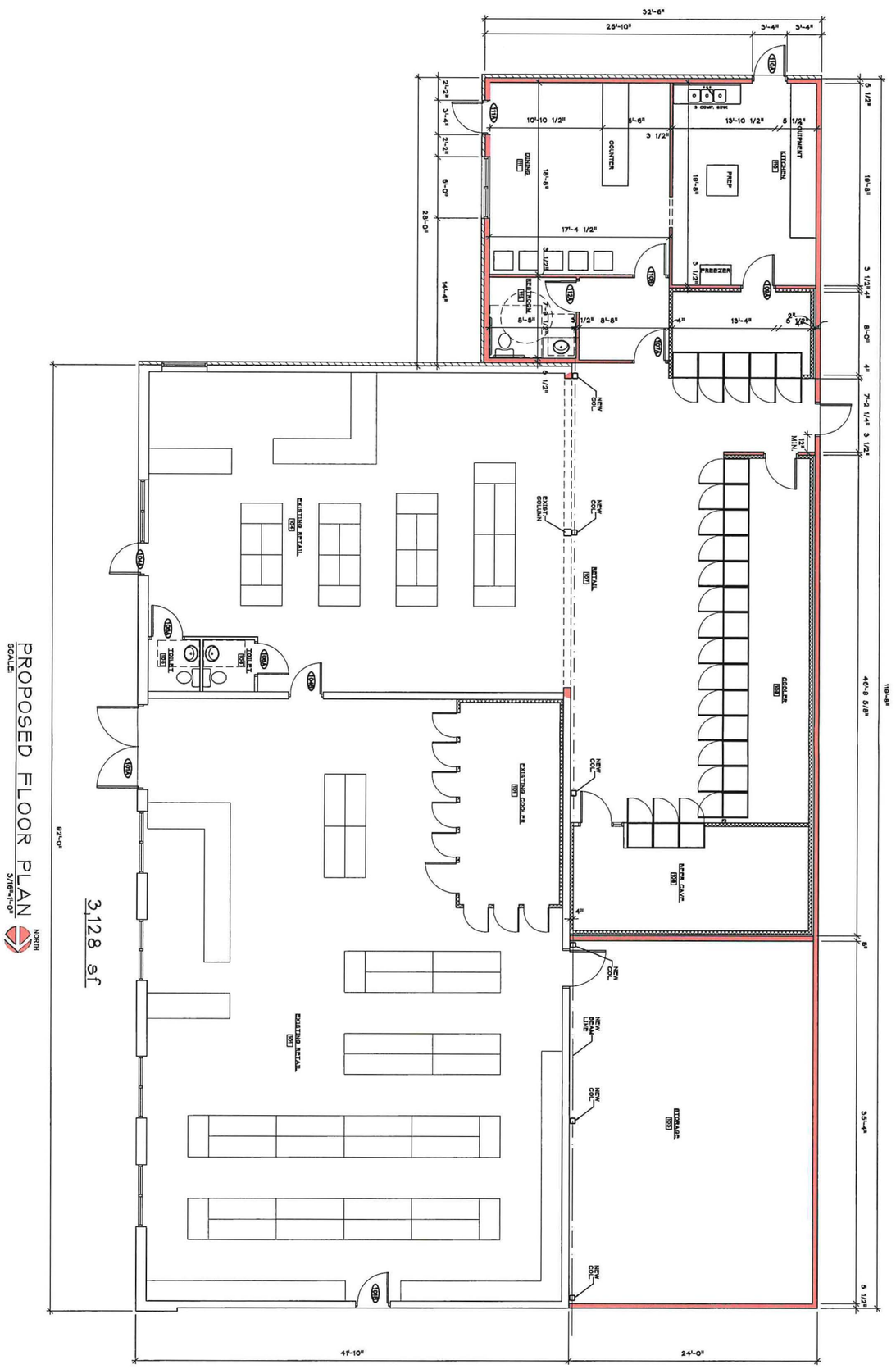
The hood exhaust will exhaust through the roof. The noise and smell will be at a minimal. We are placing one 5-ton variable speed roof top unit for heating and cooling of the proposed new restaurant.

The roof top unit will be a variable Speed which will produce fewer sound decibels then any of the existing units on this building or any of the adjacent or nearby buildings RTUs.

The landscaping will per city requirements including river rock and arborvitaes. A detailed plan will follow.

CR Structures Group

Jeff Peterson
VP Business Development
920-858-1648



A FACILITY ADDITION FOR,

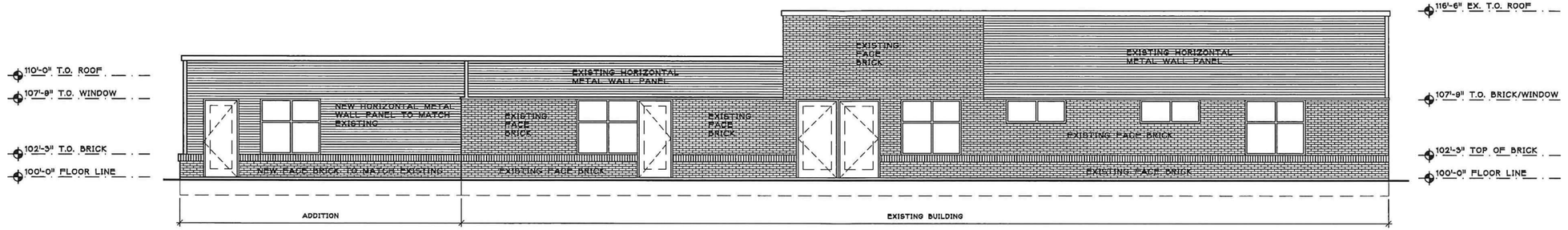
TIDY STORE

SHEBOYGAN, WISCONSIN

A 1.0

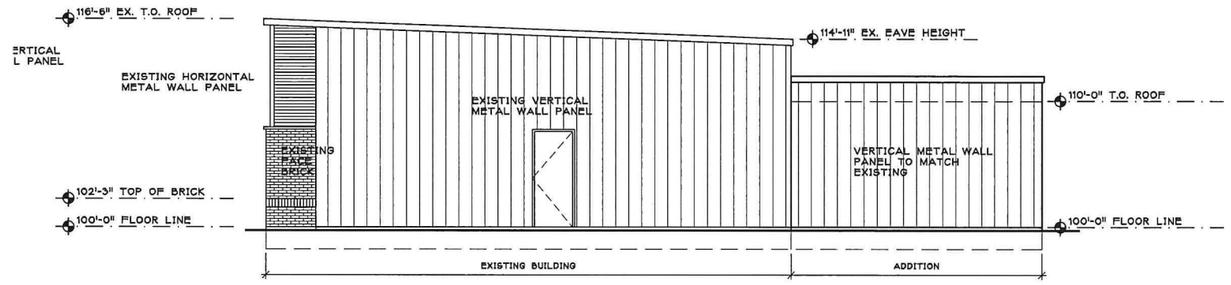
DATE: 8/5/21
ARCH: K. EPPEL
D. BY: —
JOB:
REV.

CR STRUCTURES Group, Inc.
Design-build • Construction Management • Commercial • Industrial
527 RANDOLPH DRIVE - SUITE A
APPLETON, WI 54913
TELE: 920-733-7305



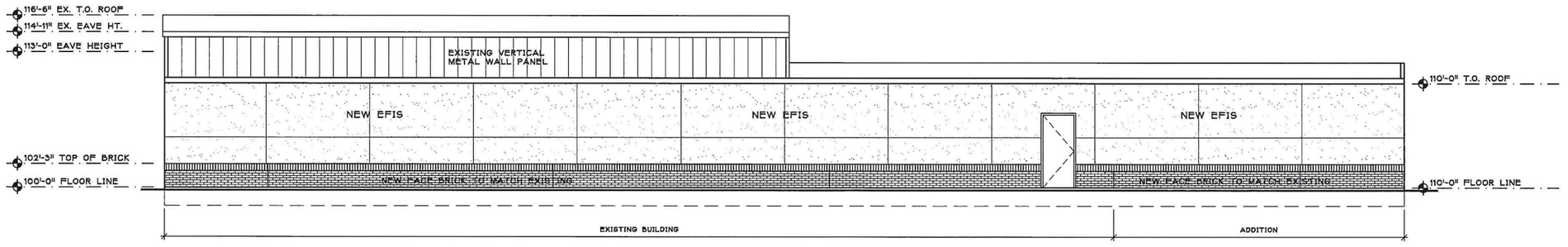
EAST ELEVATION

SCALE: 3/16"=1'-0"



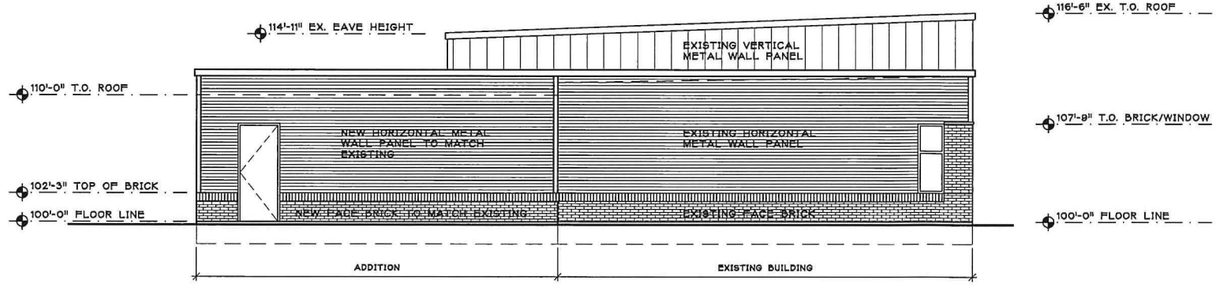
NORTH ELEVATION

SCALE: 3/16"=1'-0"



WEST ELEVATION

SCALE: 3/16"=1'-0"



SOUTH ELEVATION

SCALE: 3/16"=1'-0"

CR STRUCTURES Group, Inc.
Design-build • Construction Management • Commercial • Industrial
527 RANDOLPH DRIVE - SUITE A
APPLETON, WI 54913
TELE: 920-733-7305

A FACILITY ADDITION FOR,

TIDY STORE

SHEBOYGAN, WISCONSIN

DATE: 9/8/2021
ARCH: K. SPERL
D. BY: —
JOB:
REV.

A
2.0

CONCEPTUAL SITE PLAN



10 5 0 10 20
GRAPHIC SCALE

MACH IV
ENGINEERING • SURVEYING • ENVIRONMENTAL
2260 Salscheider Court Green Bay, WI 54313
PH:920-569-5765; Fax: 920-569-5767
www.mach-iv.com
Project Number: CR STRUCTURES

CR STRUCTURES group, Inc.
Shifting Construction Industry Paradigms
1015 TANA LANE
MENASHA, WI 54952
TELE: 920-733-7305 FAX: 920-733-7306

A FACILITY ADDITION FOR,

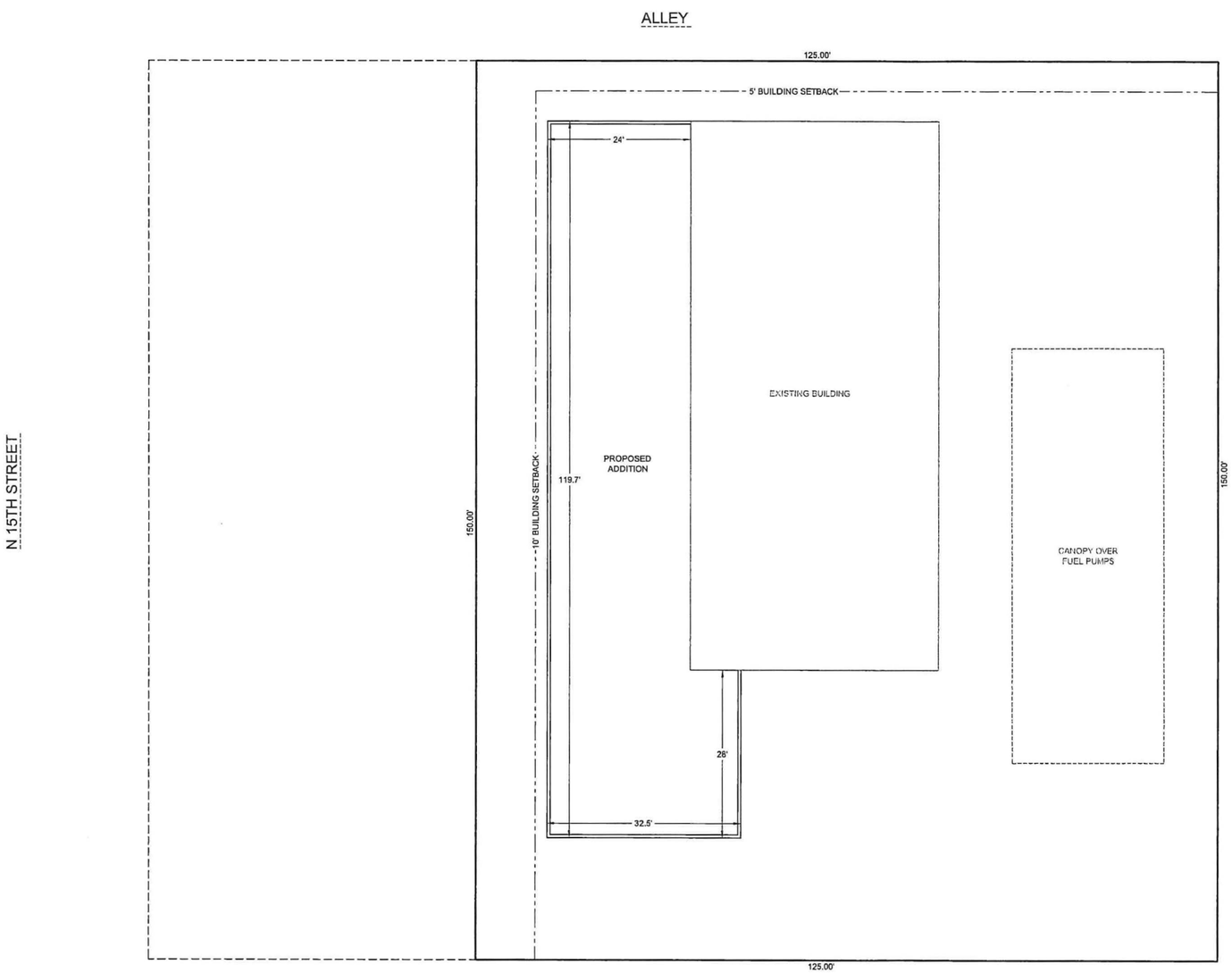
TIDY STORE

SHEBOYGAN, WISCONSIN

DATE: 05/15/2021
ARCH: J EHRFURTH
D. BY: RPH
JOB: 20-047
PROJ. MAN. Project Manager
EXP. Exp
SUPER Super

C
1.0

CONCEPTUAL SITE PLAN



10 5 0 10 20
GRAPHIC SCALE

MACH IV
ENGINEERING • SURVEYING • ENVIRONMENTAL
2260 Salscheider Court Green Bay, WI 54313
PH:920-569-5765; Fax: 920-569-5767
www.mach-iv.com
Project Number: CR STRUCTURES

CR STRUCTURES group, inc.
Shifting Construction Industry Paradigms
1013 TANA LANE
MENASHA, WI 54952
TELE: 920-733-7305 FAX: 920-733-7306

PROPOSED NEW FACILITIES FOR,

810 N 14TH STREET

VILLAGE OF HARRISON, WISCONSIN

DATE: 05/18/2021
ARCH: J ERFURTH
D. BY: RPH
JOB: 00-000
PROJ. MAN. Project Manager
EXP. Exp
SUPER Super

C
1.0

CONCEPTUAL SITE PLAN

10 5 0 10 20
GRAPHIC SCALE

MACH IV
ENGINEERING • SURVEYING • ENVIRONMENTAL
2260 Salscheider Court Green Bay, WI 54313
PH:920-569-5765; Fax: 920-569-5767
www.mach-iv.com
Project Number:CR STRUCTURES

CR STRUCTURES
Shifting Construction Industry Paradigms
1013 TANA LANE
MENASHA, WI 54952
TELE: 820-733-7305 FAX: 820-733-7306

PROPOSED NEW FACILITIES FOR,

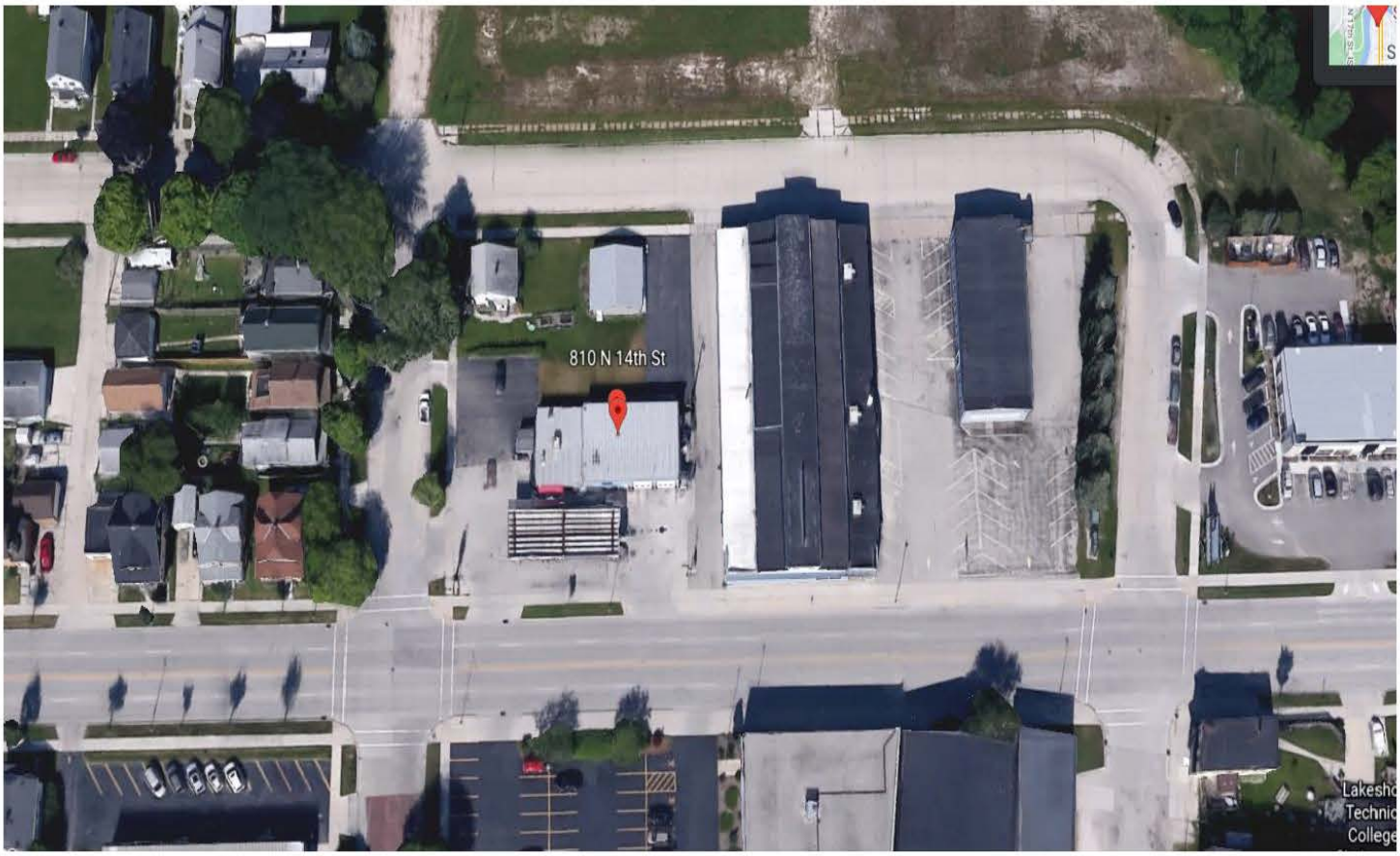
810 N 14TH STREET

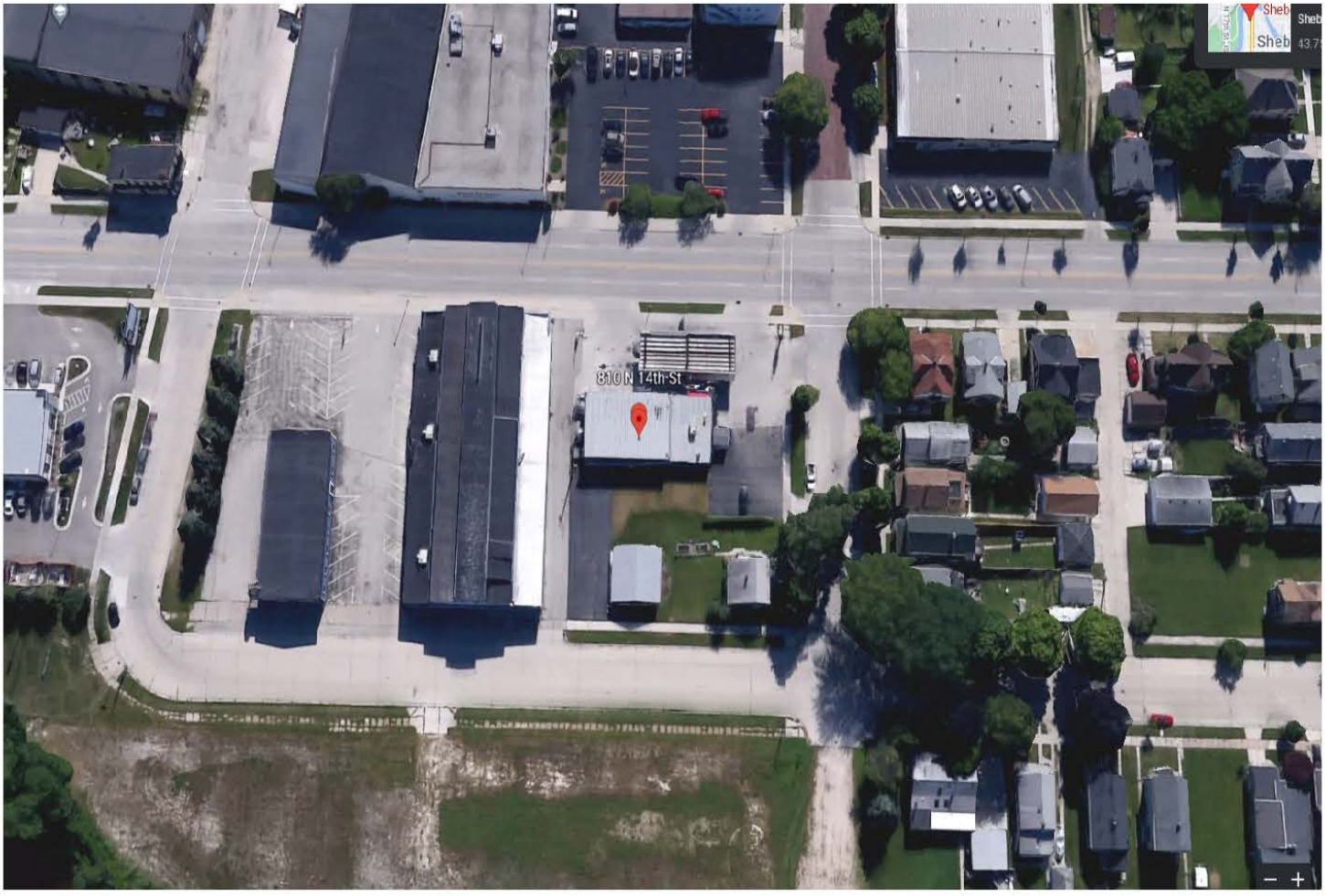
VILLAGE OF HARRISON, WISCONSIN

DATE: 05/28/2021
ARCH: J BIRFURTH
D. BY: RPH
JOB: 00-000
PROJ. MAN. Project Manager
EXP. Exp
SUPER Super

C
1.0


N 15th St
N 15th St
Wisconsin Ave
Wisconsin Ave
New York Ave
Niagara Ave
N 14th St
N 14th St
N 14th St
N 14th St
N 14th St
N 14th St
New York Ave
Wisconsin Ave
Niagara Ave
N Commerce St
N 13th St
Wisconsin Ave
New York Ave
N Commerce St

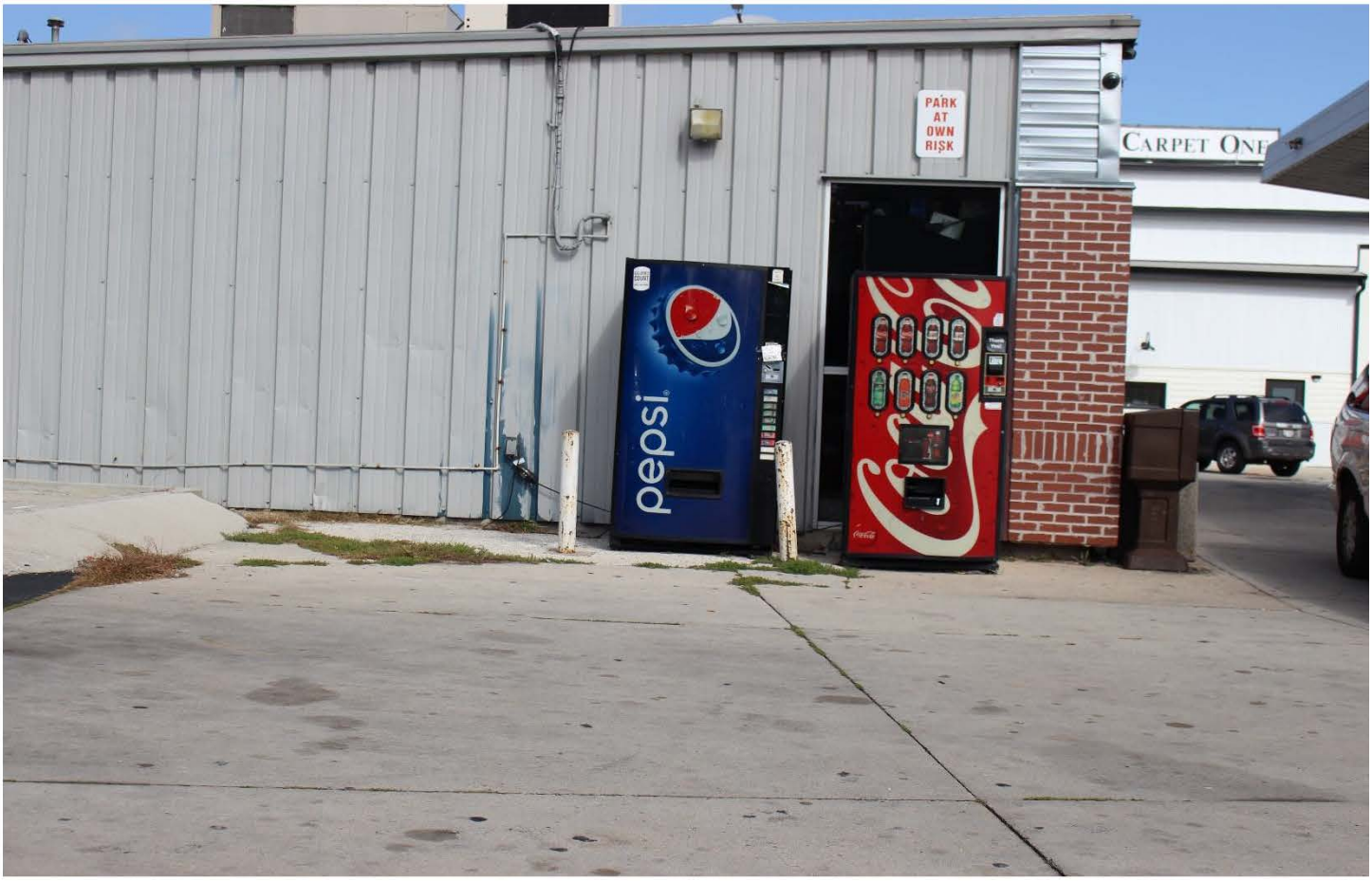

810 N 14th St


810 N 14th St


800 WI-28 Sheboygan, Wisconsin
810 N 14th St
Sheboygan, WI 53081
43.75°N, 87.72°W
TIDY STORE
BOYGAN
R DEPOT
©2019 Google
2D
Google


810 N 14th St
Sheboygan, WI 53081
43.75°N, 87.72°W
2D


SHEBOYGAN
LIQUOR DEPOT
Home City Ice
ICE
Dr Pepper
OVERFILL ALARM


PARK AT OWN RISK
pepsi
CARPET ONE


DULMES DECOR CARPET ONE
PARK AT OWN RISK


DULMES DECOR CARPET ONE









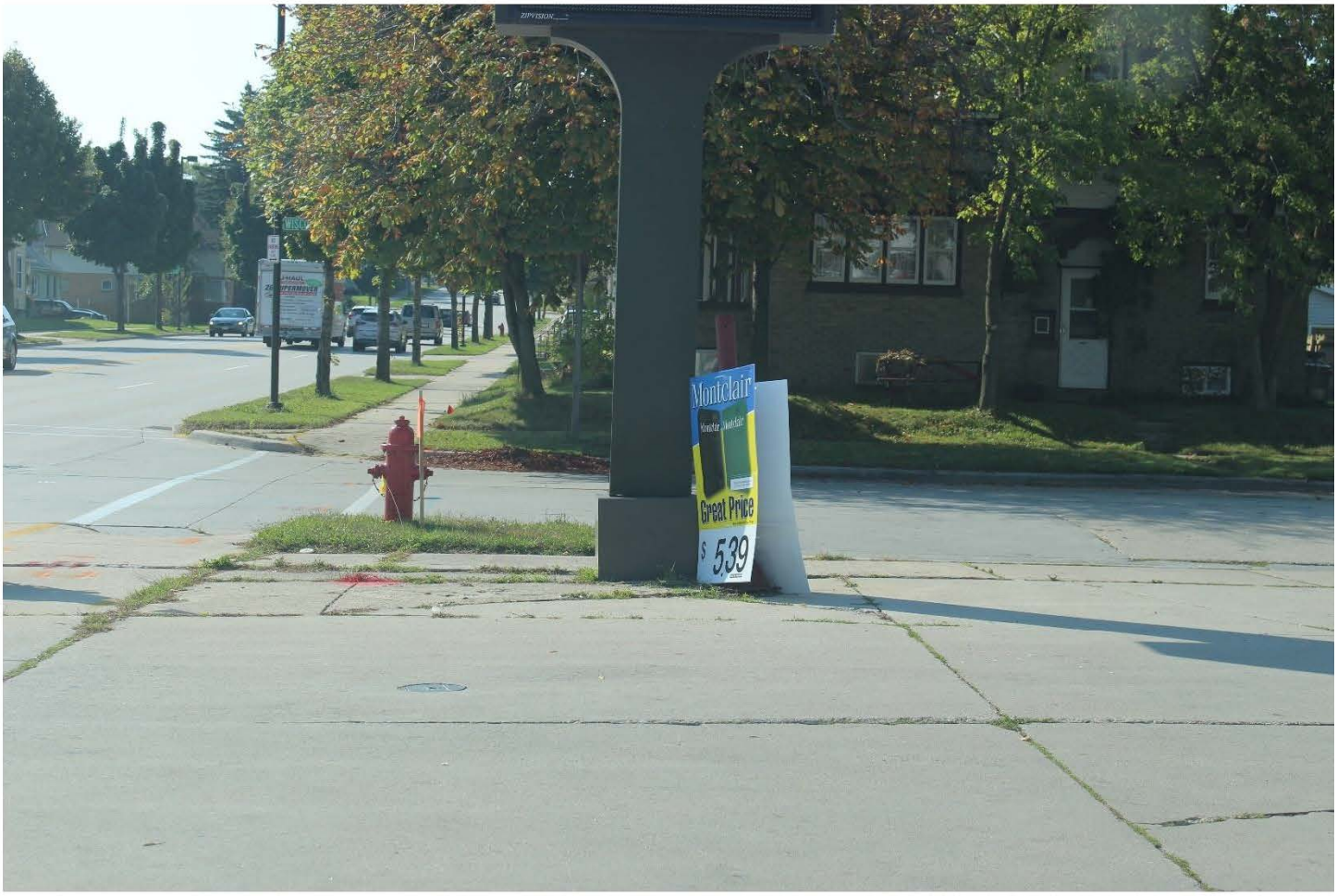



Clothes
& Shoes


CLOTHES
& SHOES
CLOTHES
& SHOES

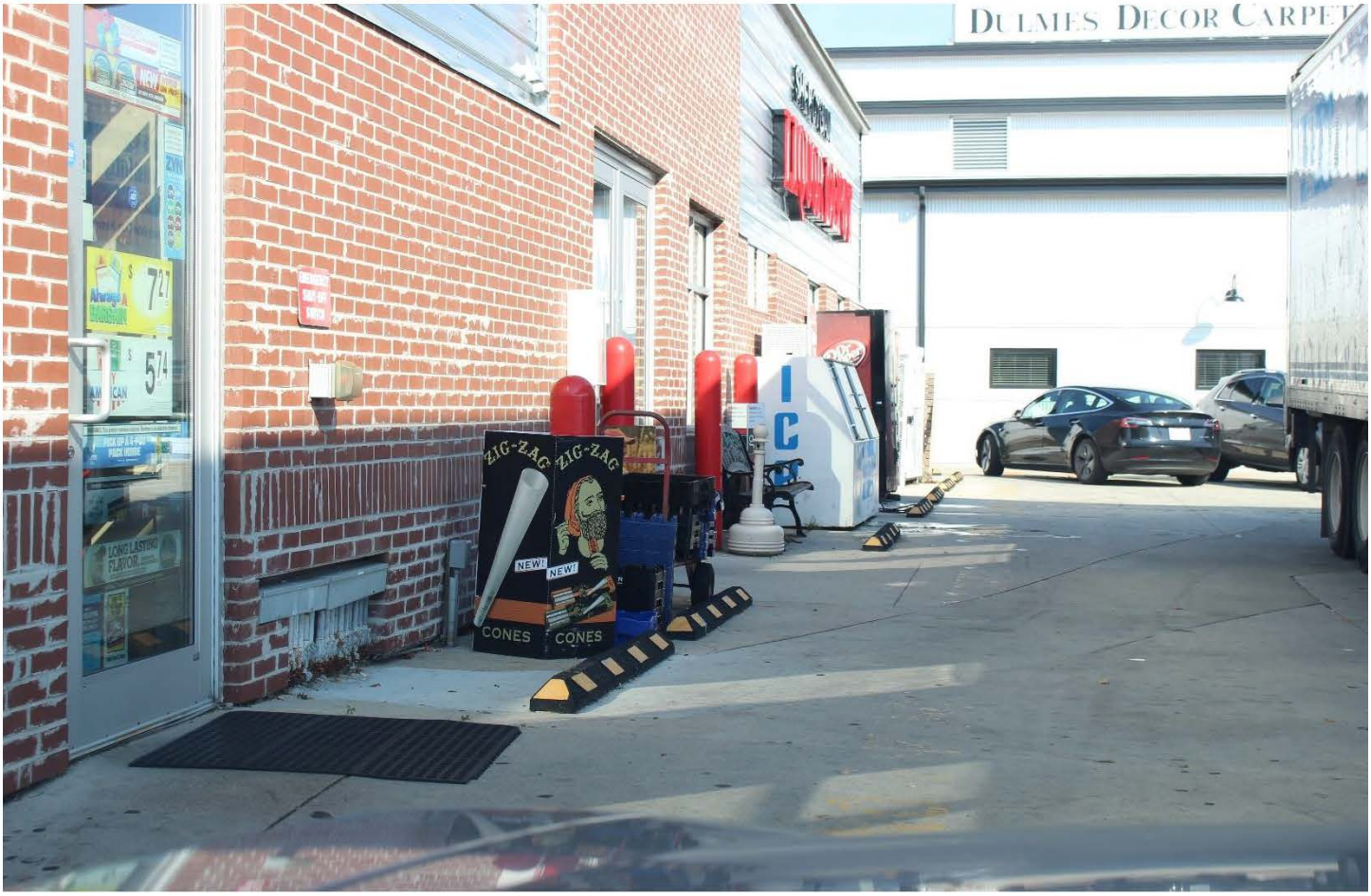



TIDY
STORE
of
Sheboygan
REGULAR
REGULAR
PREMIUM
2.99
3.19
3.89
SONOMA
Escape for less
$ 549


Montclair
Great Price
$ 539


SAVE MORE WHEN 2
SLOW BURN
NATURAL LEAF WRAPPER
Dutch
BY DUTCH MASTERS
BERRY FUSION
BURST
2 PREMIUM CIGARILLOS
CIGARS
BACKWOODS
ALWAYS TRUE
ALL NATURAL LEAF WRAPPER


MEGA BUCKS
7.27
5.74
EMERGENCY SHUT-OFF SWITCH
Here
Best
THIS
IS HERE
WARNING: This product contains nicotine. Nicotine is an addictive chemical.
SATISFACTION
ANYTIME, ANYWHERE
NICOTINE POUCHES


DULMES DECOR CARPET
ZIG-ZAG
ZIG-ZAG
NEW!
NEW!
CONES
CONES
ICE


Security Cameras In Use
POWER DEPOT
Always A Bargain
$ 727
BUY AMERICAN
$ 574
Dr Pepper
5.21
WARNING: Cigar smoking can cause lung cancer and heart disease.
game
RED SWEETS
ICE
Home Baby Ice

CITY OF SHEBOYGAN

REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION

ITEM DESCRIPTION: Construction of new building addition at Tidy Store located at 810 N. 14th Street

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

REPORT DATE: October 8, 2021 **MEETING DATE:** October 11, 2021

FISCAL SUMMARY:		**STATUTORY REFERENCE:**	
Budget Line Item:	N/A	Wisconsin Statutes:	N/A
Budget Summary:	N/A		
Budgeted Expenditure:	N/A	Municipal Code:	N/A
Budgeted Revenue:	N/A		

BACKGROUND / ANALYSIS:

Basudev Adhikari is proposing to construct an addition to the existing Tidy Store facility and service station located at 810 N. 14th Street. The applicant states the following about the project:

- In June of 2016, the Architectural Review Board approved drawings to remodel the existing convenience store and add a new liquor store at Tidy Store Gas Station located at 810 N. 14th Street. Thus, the applicant currently operates a convenience store a liquor store and a service station from this property.

- The current business activities include gasoline sales, grab and go snacks, beverages, wine, beer and liquor. The convenience store presently has no room for additional products or storage.

- The goal of this project is to add additional space for storage, more product options, and a small restaurant. The addition will be constructed on the west/rear side of the existing building.

- The applicant is proposing to add approximately 3,120sf of storage room space, walk-in cooler space and restaurant to the existing 3,600sf building. Building will now be 6,720sf.

- The restaurant, which is approximately 900sf and located at the southwest corner of the building, would include a kitchen, two restrooms, an order counter and limited seating. It is anticipated that most of the restaurant orders will be grab and go with most of them coming from fuel customers.

- The restaurant will have a commercial hood that includes Ansul fire protection system with stainless steel back panels behind the hood. It will also include grease duct work and fire wrap for the grease ductwork. There will be Make Up Air unit with interlock controls

- The hood exhaust will exhaust through the roof. The noise and smell will be at a minimal. We are placing one 5-ton variable speed roof top unit for heating and cooling of the proposed new restaurant

- The roof top unit will be a variable Speed which will produce fewer sound decibels then any of the existing units on this building or any of the adjacent or nearby buildings RTUs.

- The existing fuel canopy will remain as is and may be replaced by the gas company in the future.

- The existing building has face brick, horizontal metal wall panels (east and south), vertical metal wall panels (north) and aluminum store front windows.

- The proposed addition will also include face brick, horizontal metal wall panels, vertical metal wall panels (north), EIFS on west elevation and aluminum store front windows to match the existing.

STAFF COMMENTS:

Staff has a number of concerns and questions with the existing site and project:

- This is a very cluttered property. Pipe bollards with temporary cigarette signage throughout the site, temporary signage by the pylon sign, garbage cans, vending machines, ice-cooler, product displays, newspaper dispenser, log rack, propane tanks, non-functioning air-dispenser, overgrown and unmaintained landscaping, etc. None of these items are being shown in the new drawings. What is happening to them, and will there be more outdoor items with this new addition?

- The implications with the previous liquor store remodel project had been that a lot of the clutter was going to be cleaned-up, but that doesn't seem to have been the case. It seems like this new project should take the opportunity to make sure the site is being improved, rather than creating more space for additional clutter. Areas should be designated for those items so that they don't just sprawl along the face of the building, and so that we know the extents/limits?

- The Tidy Store site is located in an area that is redeveloping so design of both the building and site is very important. The west side of the building faces the new Water's Edge Condominiums and the new Watershed Hotel project. The north side of the site faces the updated Dulmes Décor facility. The south side of the site faces a residential neighborhood. The east side faces N. 14th street one of the busiest and visible transportation corridors in the City.

The architectural review Board should question and address the following:

- Should the EIFS to be installed on the west side of the new addition wrap around the corners and be used on the new additions north and south elevations?

- Is there any reason why a window could not be installed in the dining area of the new restaurant on the south wall facing Wisconsin Avenue?

- The applicant discusses new rooftop mechanicals and venting but does not show them on the drawings.

- One question staff has is should the applicant be required to screen the existing equipment on the roof of the convenience store on the south side of the building. With the new kitchen addition this south building elevation becomes much more prominent and visible. There are quite a few rooftop mechanicals and it appears that it would be a good idea to have these screened.

ACTION REQUESTED:

Motion to hold and have the applicant resubmit drawings that accurately reflect the proposed building addition (if design, materials, and /or colors are changing on and of the elevations) and to show the location of the mechanicals and how those mechanicals are to be screened.

ATTACHMENTS:

Architectural Review Board Application and required attachments.