

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

**CITY OF SHEBOYGAN**

**REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION**

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**ITEM DESCRIPTION:** Exterior remodel of multi-tenant commercial building located at 2121 S. Business Drive.

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

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**REPORT DATE:** August 20, 2021

**MEETING DATE:** August 23, 2021

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**FISCAL SUMMARY:**

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

**STATUTORY REFERENCE:**

Wisconsin Statutes:  
Municipal Code: N/A

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**BACKGROUND / ANALYSIS:**

Legacy Architecture is proposing exterior renovations at the multi-tenant commercial building located at 2121 S. Business Drive. The applicant states the following about the existing building:

- Legacy Architecture is pleased to be working with Mr. James Petr to propose façade upgrades to his multi-tenant retail property at 2121 S. Business Drive in Sheboygan. The current building has seen numerous additions and alterations over the years, and unfortunately the current exterior is somewhat visually disjointed.
- The original building was red brick with gray stone windowsills and copings. The brick has been patched and tuckpointed in multiple locations, but the repairs are not a good match, and any remaining stone sills have been painted red. An addition at the south end of the building is red-colored CMU with matching mortar and a band of gray concrete as a wainscot cap. Unfortunately, the red CMU is not a good complement to the original brick.
- Most of the original window openings have been infilled to some extent. On the west elevation, a buff-colored EIFS has been used to infill the upper portions of the original openings and also as vertical piers. The bases of the piers are red CMU with gray concrete caps matching the south addition.
- On the east elevation, the original window openings have been infilled with red CMU and mortar, and white aluminum-clad windows have been introduced with white aluminum trim.
- Original door openings on the east façade have been infilled with two different colors (red and white) of horizontal lap siding. While doors on the west elevation are consistently

aluminum, on the other facades they are a mix of clear-anodized aluminum and white hollow-metal.

- The stone coping of the original building has been covered with pre-finished metal, but on the front of the building it has been removed and replaced with a three-segmented white metal frieze panel with a red fascia/coping above. That red-and-white cap-band continues on the west and south elevations of the addition. The west elevation also has three differently-sized black awnings and a variety of sign types and sizes.
- The Owner has also noticed that the windows on the west elevation are often covered on the interior to help block the afternoon sun. Unfortunately, most of the current tenants have different window treatments which adds to the mismatched appearance of the building.

The applicant states that the proposed project is very limited in scope and focuses on the west/main elevation of the property:

- Two old/failing existing aluminum storefront frames at the north end will be replaced with new, more energy efficient aluminum storefront systems in clear-anodized finish to match the existing/remaining storefront system.
- The existing EIFS/CMU piers will be removed and replaced with new dry-stack ledge-stone piers. New, matching stone piers will be added at each end of the west façade and wrap onto the adjacent elevations to “book-end” the main façade composition.
- The new stone piers will be capped with pre-finished metal just below the existing metal frieze panel and fascia, which will be painted a single light gray color. That light gray paint will be used for the fascia/copings around the entire building.
- The remaining lower portion of the building will be painted dark gray on all the facades to unify all the previously disjointed colors/materials.
- New, matching awnings will be introduced for the full-width of each window/door bay on the west elevation.
- Above the awning height, a wood-look aluminum horizontal siding will provide a consistent band on which signage will be mounted.
- Signage will be submitted separately in the future, but the Owner anticipates the new signage to be more consistent in size and appearance, and to be either back-lit or internally-illuminated.
- The Owner will also be installing new, matching interior window treatments at all the windows on the west elevation to help give the building a more unified presence.
- Existing roof-top HVAC units are to remain as they are. The dumpsters are located on the north side of the building behind two steel-framed gates with vertical wood slats. The gates are in good condition and are to remain as they are. Parking is not being impacted by the proposed project.

- The existing building also has long, white PVC roof-drain conductor extensions that the Owner has not found to be necessary. These will be removed, and a new splash-block is to be provided at each roof-drain conductor projection from the exterior wall.
- Mr. Petr is also planning to completely re-do the strip of landscaping along the west façade to remove the overgrown trees and bushes and replace them with a more tailored installation.

We believe that the proposed project will significantly improve the appearance of this building and provide a more contemporary look compatible with other current developments along South Business Drive.

**STAFF COMMENTS:**

The applicant states the proposed project will unify all four (4) elevations with a simple paint color scheme and will update the main front/west elevation with a more contemporary look using stone piers, wood look siding and new fabric awnings.

The improvements proposed to the main front/west elevation of the building will certainly improve the look and feel of this building along S. Business Drive. The applicant is proposing to paint the entire building but is painting enough on the east/rear side of the building along S. 17<sup>th</sup> Street?

Applicant should explain the proposed painting and how this helps improve the overall feel and look of the entire building.

Items for discussion include:

- Two doorways that have been infilled with a single door with red and white aluminum horizontal siding that does not match in terms of design, color and/or material of the rest of the building. The applicant believes that painting these areas should help the overall design of the east side of the building.

Is there a reason why the applicant cannot infill these areas with a similar color brick to eliminate the use of the siding on this building (there is no other areas on the building other than these infill areas using horizontal siding)?

- There are several doors on the east side of the building that have been installed and are not uniform with one another.

In addition to the painting scheme, installing similarly designed doors would certainly improve the overall look and feel of the east elevation (design, colors, materials, etc.).

**ACTION REQUESTED:**

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

**ATTACHMENTS:**

Architectural Review Board Application and required attachments.

PARCEL NO.:

59281425400

Office Use Only

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

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

## CITY OF SHEBOYGAN ARCHITECTURAL REVIEW APPLICATION

Revised July 2021

FEE \$100.00

*pd*

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: James Petr

ADDRESS: 8900 N UPPER RIVER CT., RIVERHILLS, WI 53217

E-MAIL ADDRESS: jmpetr@gmail.com

PHONE: (414) 349-7637 FAX NO.: ( )

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

NAME OF PROPOSED/EXISTING BUSINESS: Strip Mall

ADDRESS OF PROPERTY AFFECTED: 2121 S. BUSINESS DR.

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

DESCRIPTION OF PROPOSED PROJECT: PROJECT CONSISTS OF FACADE IMPROVEMENTS ON WEST FACADE & NEW PAINT ON ALL ELEVATIONS. IMPROVEMENTS INCLUDE NEW STONE PIERS, NEW AWNINGS, NEW WOOD-LOOK HORIZONTAL SIDING, AND TWO REPLACED STOREFRONT OPENINGS. PLEASE SEE MORE DETAILED DESCRIPTION IN SUBMITTAL LETTER.

DESCRIPTION OF EXISTING EXTERIOR DESIGN AND MATERIALS: EAST FACADE IS A MIX OF RED BRICK, RED CMU W/ COLORED MORTAR, GRAY CONCRETE WAINSCOT / BASE CAPS, BUFF-COLORED EIFS WINDOW INFIL + PIERS, TWO-TONED METAL CAP BAND, MISMATCHED BLACK AWNINGS, & RED AND WHITE HORIZONTAL SIDING INFILS. PLEASE SEE MORE DETAILED DESCRIPTION IN SUBMITTAL LETTER.

DESCRIPTION OF THE PROPOSED EXTERIOR DESIGN AND MATERIALS: PROPOSED PROJECT WILL UNIFY THE 4 ELEVATIONS W/ A SIMPLE PAINT COLOR SCHEME & WILL UPDATE THE MAIN / WEST FACADE W/ A MORE CONTEMPORARY LOOK USING STONE PIERS, WOOD-LOOK SIDING & NEW FABRIC AWNINGS. PLEASE SEE MORE DETAILED DESCRIPTION IN SUBMITTAL LETTER.

### 3. NAMES AND ADDRESSES

OWNER OF SITE: JIM PETR

ADDRESS: 8900 N. UPPER RIVER CT., RIVER HILLS, WI 53217

EMAIL: jmpetr@gmail.com

PHONE: (414) 349-7637 FAX NO.: ( )

ARCHITECT: LEGACY ARCHITECTURE

ADDRESS: 605 ERIE AVE., SHEBOYGAN, WI 53081

EMAIL ADDRESS: jclarke@legacy-architecture.com

PHONE: (920) 783-6303 FAX NO.: ( )

CONTRACTOR: JIM PETR

ADDRESS: 8900 N. UPPER RIVER CT., RIVER HILLS, WI 53217

EMAIL: jmpetr@gmail.com

PHONE: (414) 349-7637 FAX NO.: ( )

**4. APPLICATION SUBMITTAL REQUIREMENTS**

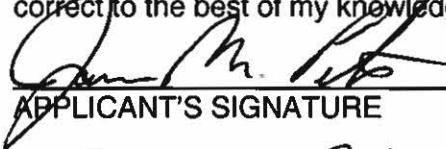
- A. A scale drawing of all exterior elevations showing the design and appearance of the proposed building or structure.
- B. Three 11 X 17 colored renderings of the proposed building elevations and material samples.

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

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

**5. CERTIFICATE**

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

  
\_\_\_\_\_  
APPLICANT'S SIGNATURE

7/27/21  
\_\_\_\_\_  
DATE

James M. Petr  
\_\_\_\_\_  
PRINT ABOVE NAME

OFFICE USE ONLY



605 Erie Avenue, Suite 101  
Sheboygan, Wisconsin 53081  
(920) 783-6303  
info@legacy-architecture.com  
www.legacy-architecture.com

August 2, 2021

Mr. Steve Sokolowski  
Manager of Planning & Zoning  
City Hall  
828 Center Avenue, Suite 208  
Sheboygan, WI 53081

Re: Exterior Alterations For: James Petr property - 2121 S. Business Drive, Sheboygan

Dear Steve:

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The original building was red brick with gray stone windowsills and copings. The brick has been patched and tuckpointed in multiple locations, but the repairs are not a good match, and any remaining stone sills have been painted red. An addition at the south end of the building is red-colored CMU with matching mortar and a band of gray concrete as a wainscot cap. Unfortunately, the red CMU is not a good complement to the original brick. Most of the original window openings have been infilled to some extent. On the west elevation, a buff-colored EIFS has been used to infill the upper portions of the original openings and also as vertical piers. The bases of the piers are red CMU with gray concrete caps matching the south addition. On the east elevation, the original window openings have been infilled with red CMU and mortar, and white aluminum-clad windows have been introduced with white aluminum trim. Original door openings on the east façade have been infilled with two different colors (red and white) of horizontal lap siding. While doors on the west elevation are consistently aluminum, on the other facades they are a mix of clear-anodized aluminum and white hollow-metal. The stone coping of the original building has been covered with pre-finished metal, but on the front of the building it has been removed and replaced with a three-segmented white metal frieze panel with a red fascia/coping above. That red-and-white cap-band continues on the west and south elevations of the addition. The west elevation also has three differently-sized black awnings and a variety of sign types and sizes.

The Owner has also noticed that the windows on the west elevation are often covered on the interior to help block the afternoon sun. Unfortunately, most of the current tenants have different window treatments which adds to the mismatched appearance of the building.

The proposed project is very limited in scope. It will focus on the west/main elevation of the property. Two old/failing existing aluminum storefront frames at the north end will be replaced with new, more energy efficient aluminum storefront systems in clear-anodized finish to match the existing/remaining storefront system. The existing EIFS/CMU piers will be removed and replaced with new dry-stack ledge-stone piers. New, matching stone piers will be added at each end of the west façade and wrap onto the adjacent elevations to “book-end” the main façade composition. The new stone piers will be capped with pre-finished metal just below the existing metal frieze panel and fascia, which will be painted a single light gray color. That light gray paint will be used for the fascia/copings around the entire building. The remaining lower portion of the building will be painted dark gray on all the facades to unify all the previously disjointed colors/materials. New, matching awnings will be introduced for the full-width of each window/door bay on the west elevation. Above the awning height, a wood-look aluminum horizontal siding will provide a consistent band on which signage will be mounted. Signage will

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We believe that the proposed project will significantly improve the appearance of this building and provide a more contemporary look compatible with other current developments along South Business Drive. If you have questions or require any additional information, please let us know.

Sincerely,

Legacy Architecture, Inc.

Joseph E. J. Clarke,  
Senior Project Manager

# EXTERIOR ALTERATIONS FOR: JIM PETR 2119-2135 S. BUSINESS DR. SHEBOYGAN, WI 53081

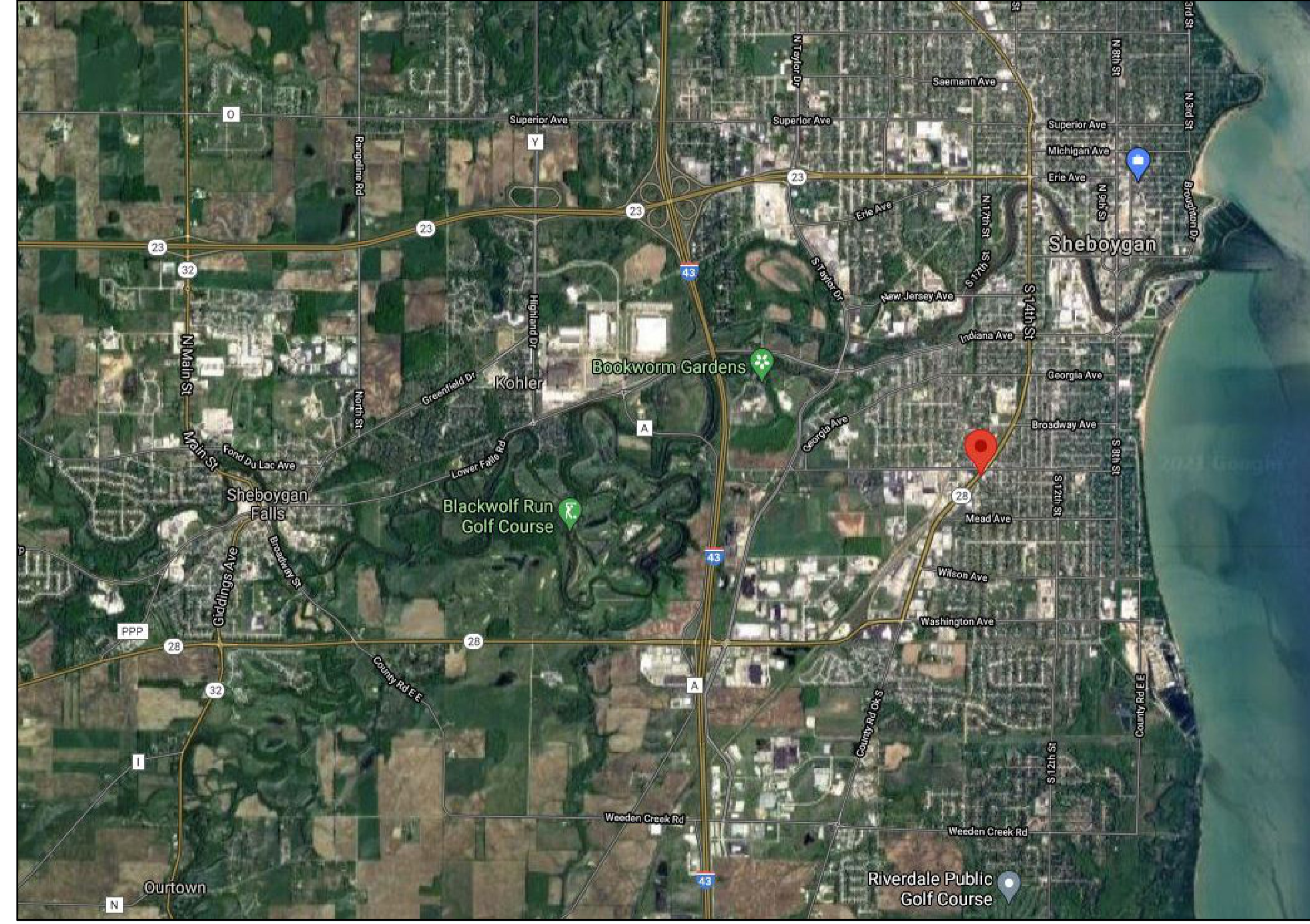
NO.	REVISIONS	DATE

**LEGACY**  
architecture  
605 Erie Avenue  
Sheboygan, Wisconsin 53081  
(920) 785-6303  
www.legacy-architecture.com



ABBREVIATIONS					
A.C.T.	ACOUSTICAL CEILING TILE	F.E.	FIRE EXTINGUISHER	P.C.	PRE-CAST
A.F.F.	ABOVE FINISH FLOOR	F.E.C.	FIRE EXTINGUISHER CABINET	P. LAM.	PLASTIC LAMINATE
ALUM.	ALUMINUM	FIN.	FINISH	PR.	PAIR
APPROX.	APPROXIMATE	FLR.	FLOOR	P.T.	PRE-TREATED
ARCH.	ARCHITECT	FLUOR.	FLUORESCENT	R.	RISER
BLDG.	BUILDING	FND.	FOUNDATION	R.D.	ROOF DRAIN
BLK'G.	BLOCKING	FT.	FOOT or FEET	RE:	REFER TO...
BOT.	BOTTOM	FTG.	FOOTING	REQ'D.	REQUIRED
BTWN.	BETWEEN	GA.	GAUGE	R.O.	ROUGH OPENING
B.W.	BOTH WAYS	GALV.	GALVANIZED	S.F.	SQUARE FOOT or SQUARE FEET
CLG.	CENTERLINE	G.C.	GENERAL CONTRACTOR	SHT.	SHEET
CLR.	CLEAR	GYP. BD.	GYPSUM BOARD	SIM.	SIMILAR
C.M.U.	CONCRETE MASONRY UNIT	H.B.	HOSE BIB	SPEC.	SPECIFICATION
COL.	COLUMN	HDWR.	HARDWARE	SQ.	SQUARE
CONC.	CONCRETE	H.M.	HOLLOW METAL	S.S.	STAINLESS STEEL
CONT.	CONTINUOUS	HVAC	HEATING, VENTILATION & AIR CONDITIONING	STL.	STEEL
C.T.	CERAMIC TILE	I.D.	INSIDE DIAMETER	STRUCL.	STRUCTURAL
D.F.	DRINKING FOUNTAIN	INSUL.	INSULATION	T.	TREAD
DIA.	DIAMETER	INT.	INTERIOR	T.B.D.	TO BE DETERMINED
DIAG.	DIAGONAL	JAN.	JANITOR	T.O.	TOP OF
DN.	DOWN	MAX.	MAXIMUM	T & B	TOP & BOTTOM
DS.	DOWNSPOUT	MECH.	MECHANICAL	T & G	TONGUE & GROOVE
DWG.	DRAWING	MIN.	MINIMUM	TH.	THICK
E.A.	EACH	MISC.	MISCELLANEOUS	T.P.	TOILET PAPER DISPENSER
E.I.F.S.	EXTERIOR INSULATION & FINISH SYSTEM	M.O.	MASONRY OPENING	T.R.	TOWEL RING
EL.	ELECTRICAL	MTL.	METAL	TYP.	TYPICAL
ELEV.	ELEVATION	N.I.C.	NOT IN CONTRACT	U.O.N.	UNLESS OTHERWISE NOTED
EQ.	EQUAL	NO.	NUMBER	V.C.T.	VINYL COMPOSITION TILE
EQUIP.	EQUIPMENT	NOM.	NOMINAL	VER.	VERIFY
E.W.	EACH WAY	N.T.S.	NOT TO SCALE	VERT.	VERTICAL
EXIST.	EXISTING	O.C.	ON CENTER	V.I.F.	VERIFY IN FIELD
EXT.	EXTERIOR	O.D.	OUTSIDE DIMENSION	V.V.C.	VINYL WALL COVERING
F.A.	FIRE ALARM	OH.	OVERHEAD	W/	WITH
F.D.	FLOOR DRAIN	OHD.	OVERHEAD DOOR	W.C.	WATER CLOSET
F.D.C.	FIRE DEPARTMENT CONNECTION	OPG.	OPENING	WD.	WOOD
		O.S.B.	ORIENTED STRAND BOARD	W/O	WITHOUT

LEGEND			
<b>MATERIAL DESIGNATIONS</b>			
<b>ELEVATION</b>	<b>PLAN &amp; SECTION</b>		
	CONCRETE		WOOD BLOCKING
	STONE		FINISHED WOOD
	BRICK		PLYWOOD or O.S.B.
	CERAMIC TILE		GYPSUM BOARD
	GLAZING		RIGID INSULATION
	SHINGLES		SPRAY, FOAM INSULATION
	LOOSE FILL or BATT INSULATION		
<b>ARCHITECTURAL SYMBOLS</b>			
	LAYOUT DESIGNATION		COLUMN GRID
	SECTION		CENTER LINE
	DETAIL		WALL TYPE
	ELEVATION		WINDOW TYPE
	NORTH DESIGNATION		DOOR NUMBER
	REVISION		ROOM NUMBER
	ROOF SLOPE INDICATION		ELEVATION TAG
	SPOT ELEVATION		EXISTING CONTOUR LINE
	NEW CONTOUR LINE		

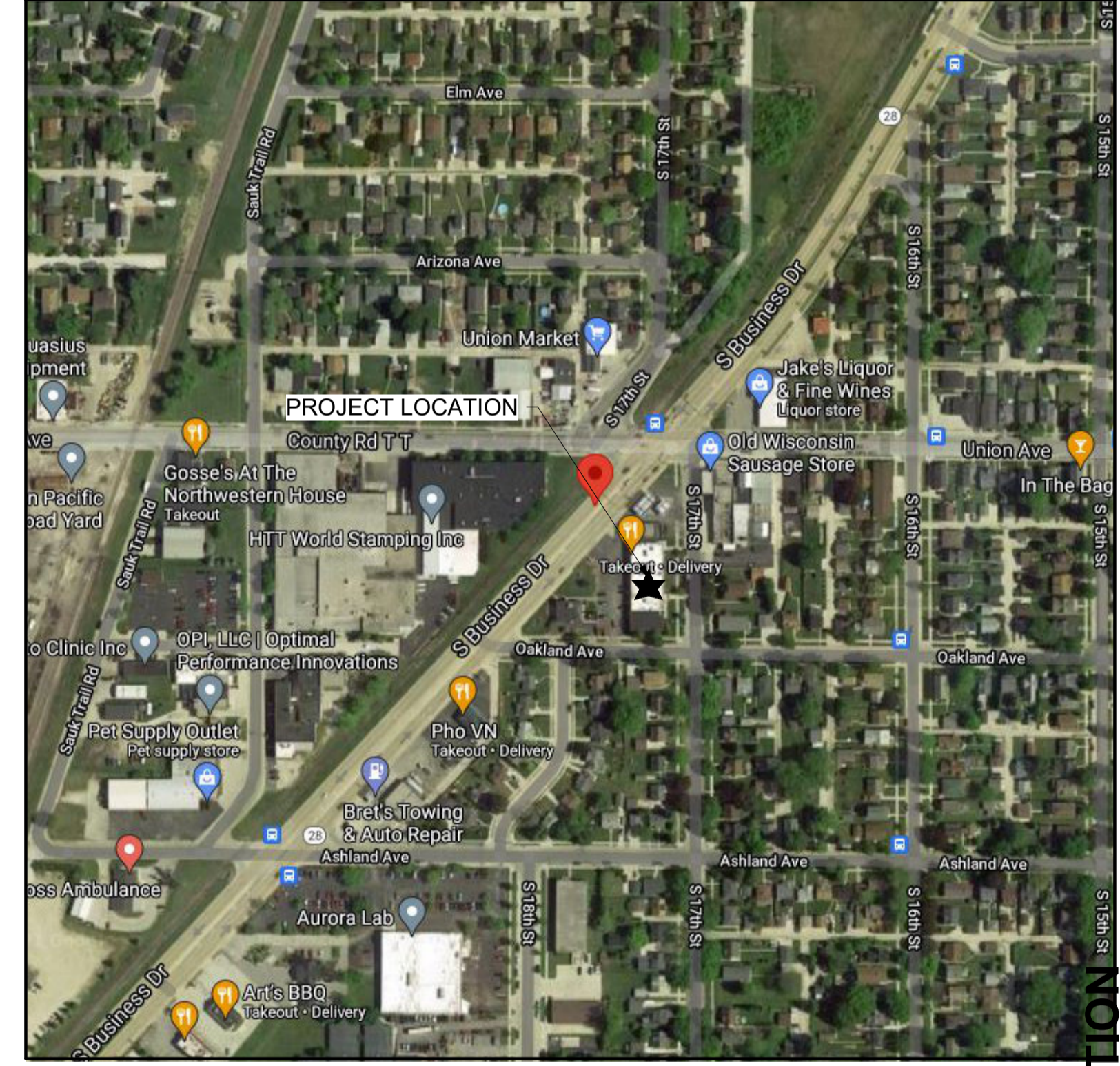


**2** LOCATION MAP  
G0.01 N.T.S.

PROJECT DIRECTORY
OWNER JIM PETR 2130 S. BUSINESS DRIVE SHEBOYGAN, WI 53081 (414) 349-7637
ARCHITECT LEGACY ARCHITECTURE, INC. JENNIFER L. LEHRKE, AIA, NCARB 605 ERIE AVENUE, SUITE 101 SHEBOYGAN, WI 53081 (920) 785-6303

**NOTES**

ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR MUST CHECK ALL DETAILS AND DIMENSIONS AND BE RESPONSIBLE FOR THE SAME. INFORMATION PERTAINING TO EXISTING PROJECT CONDITIONS, SUCH AS PRESENT LOCATIONS OF ARCHITECTURAL AND STRUCTURAL BUILDING COMPONENTS, MECHANICAL AND ELECTRICAL EQUIPMENT, PIPING, DUCTWORK, ROUGHINS, AND OTHER MISCELLANEOUS CONSTRUCTION, APPEARS IN THE DRAWINGS. WHILE SUCH INFORMATION HAS BEEN BASED ON AVAILABLE RECORDS AND COLLECTED WITH REASONABLE CARE, THE ARCHITECT AND OWNER DO NOT ASSUME ANY EXPRESSED OR IMPLIED GUARANTEE THAT CONDITIONS SO INDICATED ARE SHOWN ENTIRELY COMPLETE, CORRECT, AND REPRESENTATIVE OF THOSE ACTUALLY EXISTING. ALL CONTRACTORS SHALL SATISFY THEMSELVES AS TO ALL EXISTING JOB CONDITIONS PRIOR TO CONSTRUCTION AND VERIFY ALL DIMENSIONS AT THE SITE. THE EXACT LOCATION OF ALL UTILITIES MUST BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO BEGINNING ANY CONSTRUCTION.



**1** AREA MAP  
G0.01 N.T.S.

DRAWING INDEX			
SHEET NO.	SHEET NAME	REVISION	REVISION DATE
<b>GENERAL</b>			
G0.01	PROJECT INFORMATION, DRAWING INDEX, AREA MAP		
<b>ARCHITECTURAL</b>			
A1.01	SITE PLAN & NOTES		
A1.02	FLOOR PLAN, DEMO ELEVATION & RENDERED ELEVATION		
A2.01	EXTERIOR ELEVATIONS		
A3.01	WALL SECTIONS & DETAILS		
A6.01	STOREFRONT TYPES, DOOR SCHEDULE	1	06/09/2021

ZONING DATA		
ZONING DISTRICT	UC - URBAN COMMERCIAL DISTRICT	
BUILDING TYPE	-	
PARCEL	59281425400	
LOT AREA	33,455 SF / 0.76 ACRES	
LOT LENGTH x WIDTH	174' - 10" x 66' - 7"	
BUILDING AREA	11,650 SF	
YEAR BUILT	1945	
CONSTRUCTION CLASS	TYPE IIIb	
OCCUPANCY TYPES	BUSINESS GROUP B, STORAGE GROUP S-1	
SANITARY	MUNICIPAL SEWER	
WATER	MUNICIPAL WATER	
	<b>REQUIRED</b>	<b>ACTUAL</b>
MOTOR VEHICLE PARKING SPACES	(1 PER 300 SF) = 39 SPACES	33 SPACES

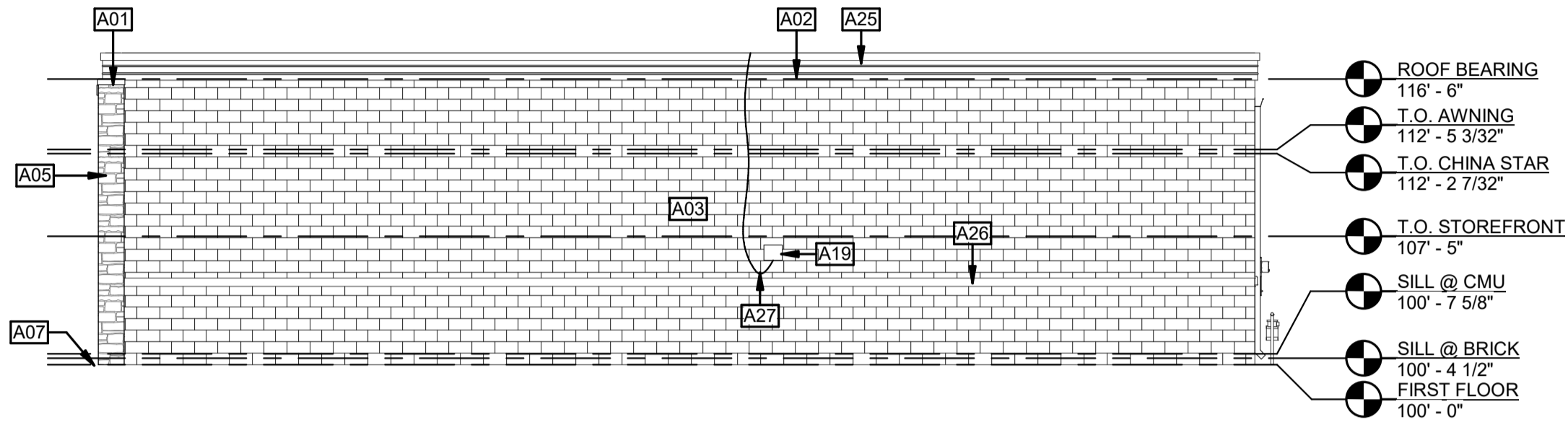
**PRELIMINARY - NOT FOR CONSTRUCTION**

**EXTERIOR ALTERATIONS FOR:  
JIM PETR  
2119-2135 S. BUSINESS DR.  
SHEBOYGAN, WI 53081**

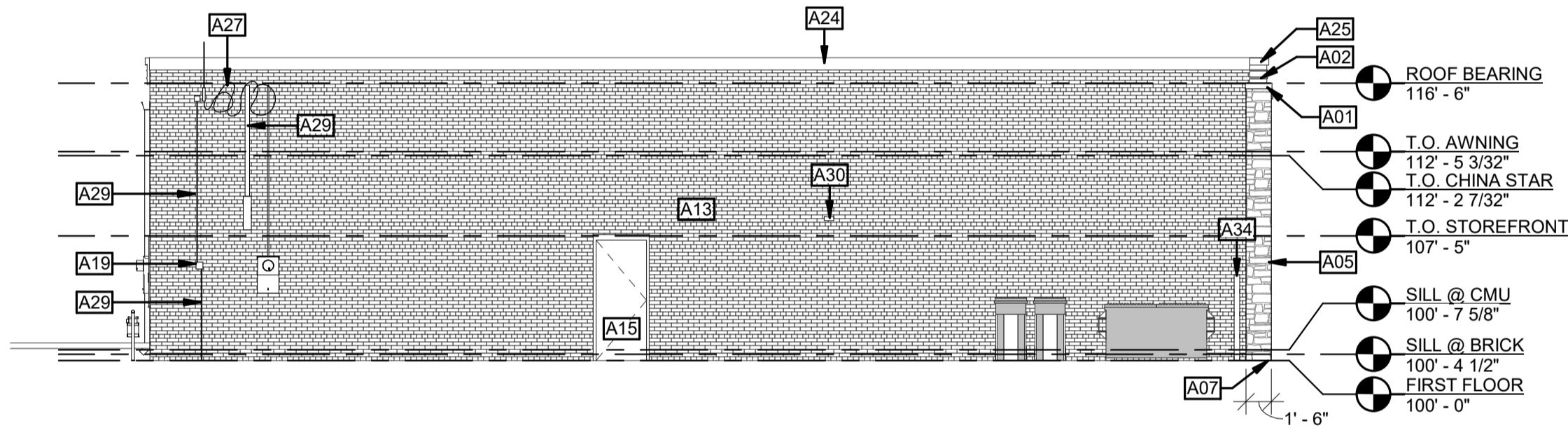
PROJECT NUMBER	21.043
DRAWN BY	K. CARMODY
CHECKED BY	J. LEHRKE
DATE	08/02/2021
SHEET TITLE	PROJECT INFORMATION, DRAWING INDEX, AREA MAP
<b>SHEET NUMBER</b>	<b>G0.01</b>



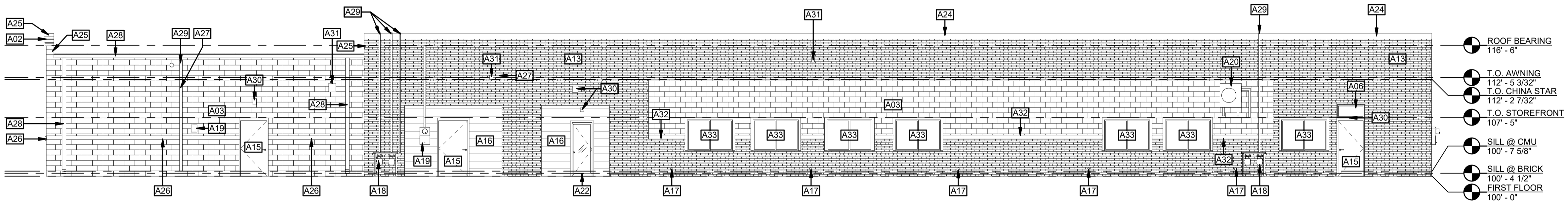




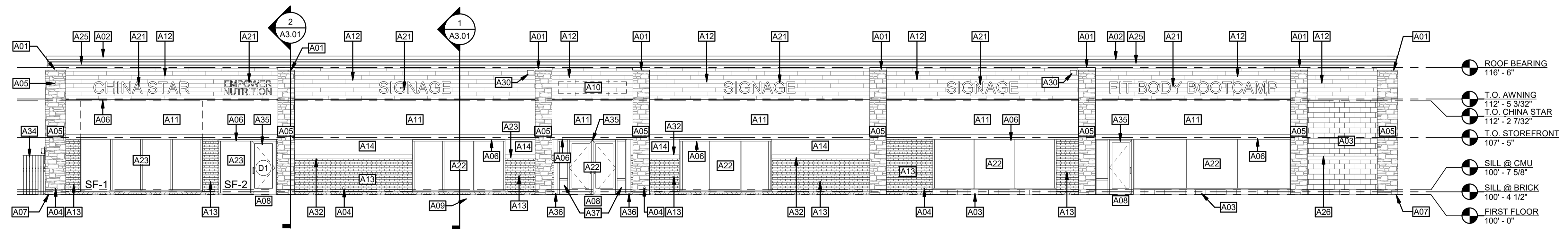
4 SOUTH ELEVATION  
A2.01 1/8" = 1'-0"



3 NORTH ELEVATION  
A2.01 1/8" = 1'-0"



2 EAST ELEVATION  
A2.01 1/8" = 1'-0"



1 WEST ELEVATION  
A2.01 1/8" = 1'-0"

**EXTERIOR PAINT SCHEDULE**

- EXTERIOR FERROUS METALS**  
 • PRIMER: PRO INDUSTRIAL PRO-CRYL UNIVERSAL PRIMER, B66-310 SERIES, COLOR TBD  
 • 1ST COAT: PRO INDUSTRIAL ACRYLIC SEMI-GLOSS, B66-650 SERIES, COLOR TBD  
 • 2ND COAT: PRO INDUSTRIAL ACRYLIC SEMI-GLOSS, B66-650 SERIES, COLOR TBD
- EXTERIOR NON-FERROUS METALS**  
 • PRIMER: PRO INDUSTRIAL PRO-CRYL UNIVERSAL PRIMER, B66-310 SERIES, COLOR TBD  
 • 1ST COAT: PRO INDUSTRIAL ACRYLIC SEMI-GLOSS, B66-650 SERIES, COLOR TBD  
 • 2ND COAT: PRO INDUSTRIAL ACRYLIC SEMI-GLOSS, B66-650 SERIES, COLOR TBD
- EXTERIOR WOOD**  
 • PRIMER: EXTERIOR LATEX WOOD PRIMER, B42W9041, COLOR TBD  
 • 1ST COAT: A-100 EXTERIOR LATEX SATIN, A82 SERIES, COLOR TBD  
 • 2ND COAT: A-100 EXTERIOR LATEX SATIN, A82 SERIES, COLOR TBD

**ELEVATION NOTES**

A01	PRE-FINISHED METAL CAP / FLASHING : PAC-CLAD SILVER
A02	EXISTING METAL FRIEZE PANELS, NEW PAINT COLOR : SHERWIN WILLIAMS SW 7065 ARGOS
A03	EXISTING PAINTED CMU, NEW PAINT COLOR : SHERWIN WILLIAMS SW7047 PORPOISE
A04	EXISTING PVC ROOF DRAIN CONDUCTORS TO BE REMOVED
A05	NEW THIN STONE VENEER PIERS : NATURAL STONE VENEER, VIRGINIA LEDGESTONE
A06	REMOVE RUST FROM EXISTING STEEL LINTELS, PAINT
A07	NEW STEEL ANGLES AT FOUNDATION, SIZE TO MATCH EXISTING
A08	EXISTING STOOP TO REMAIN
A09	NOT USED
A10	ROUGH-IN ELECTRICAL FOR FUTURE SIGNAGE
A11	NEW FABRIC AWNINGS : SUNBRELLA GREY/BEIGE CHIP FANCY 4777-0000
A12	WOOD-LOOK ALUMINUM SIDING, HORIZONTAL ORIENTATION WITH V-GROOVE : DIZAL WHITE OAK NATURAL 127-01
A13	EXISTING BRICK, TUCK POINT AS NECESSARY, NEW PAINT : SHERWIN WILLIAMS SW7047 PORPOISE
A14	EXISTING EIFS, NEW PAINT : SHERWIN WILLIAMS SW7047 PORPOISE
A15	EXISTING HOLLOW METAL DOOR, NEW PAINT : SHERWIN WILLIAMS SW7047 PORPOISE
A16	EXISTING TRIM, NEW PAINT : SHERWIN WILLIAMS SW7047 PORPOISE
A17	EXISTING PVC CONDUCTORS TO BE REMOVED
A18	EXISTING GAS METER TO REMAIN
A19	EXISTING ELECTRIC METER / BOX TO REMAIN
A20	EXISTING AIR CONDITIONING UNIT TO REMAIN
A21	NEW BACK LIT OR SELF ILLUMINATING SIGNAGE, STYLE / VERBIAGE T.B.D. & SUBMITTED SEPARATELY FOR SIGN PERMIT
A22	EXISTING ALUMINUM STOREFRONT TO REMAIN, CLEAR ANODIZED FINISH
A23	NEW ALUMINUM STOREFRONT, CLEAR ANODIZED FINISH TO MATCH EXISTING
A24	EXISTING METAL COPING / ROOF EDGE TO REMAIN, NEW PAINT COLOR : SHERWIN WILLIAMS SW 7065 ARGOS (WHERE ORIGINAL STONE COPING IS EXPOSED BELOW, PAINT TO MATCH METAL COPING / ROOF EDGE COLOR)
A25	EXISTING METAL COPING / ROOF EDGE TRIM TO REMAIN, NEW PAINT COLOR : SHERWIN WILLIAMS SW 7065 ARGOS
A26	EXISTING STONE BAND TO REMAIN, NEW PAINT : SHERWIN WILLIAMS SW7047 PORPOISE
A27	EXISTING ELECTRICAL LINES TO REMAIN
A28	EXISTING METAL GUTTER / DOWNSPOUTS TO REMAIN, NEW PAINT : SHERWIN WILLIAMS SW7047 PORPOISE
A29	EXISTING GAS PIPE OR ELECTRICAL CONDUIT TO REMAIN, NEW PAINT TO MATCH ADJACENT WALL
A30	EXISTING LIGHT FIXTURE TO REMAIN
A31	EXISTING VENT TO REMAIN
A32	EXISTING PAINTED STONE BAND, NEW PAINT : SHERWIN WILLIAMS SW7047 PORPOISE
A33	EXISTING ALUMINUM CLAD (WHITE) WINDOW / TRIM TO REMAIN
A34	EXISTING STEEL FRAME / VERTICAL WOOD SLAT GATES TO REMAIN
A35	NEW SURFACE-MOUNTED LIGHT FIXTURE ON FACE OF WALL (BEHIND AWNING)
A36	EXISTING WOOD TRIM AROUND OPENING TO REMAIN, NEW PAINT : SHERWIN WILLIAMS SW7047 PORPOISE
A37	EXISTING WHITE SPANDREL PANELS TO BE PAINTED, NEW PAINT : SHERWIN WILLIAMS SW7047 PORPOISE

**PRELIMINARY - NOT FOR CONSTRUCTION**

**EXTERIOR ALTERATIONS FOR:**  
**JIM PETR**  
 2119-2135 S. BUSINESS DR.  
 SHEBOYGAN, WI 53081

PROJECT NUMBER	21.043
DRAWN BY	K.CARMODY
CHECKED BY	J. LEHRKE
DATE	08/02/2021
SHEET TITLE	EXTERIOR ELEVATIONS
SHEET NUMBER	<b>A2.01</b>

NO.	REVISIONS	DATE

**LEGACY**  
 architecture  
 605 Erie Avenue  
 Sheboygan, Wisconsin 53081  
 (920) 785-6303  
 www.legacy-architecture.com



### GENERAL DOOR NOTES

- ALL DOOR OPENINGS SHALL BE FIELD MEASURED BEFORE PRODUCTION. DOOR SIZES SHOWN ARE FOR REFERENCE ONLY.
- ROUGH OPENINGS SHALL BE 3/8" LARGER THAN FRAME IN EACH DIRECTION.
- PATCH AND REPAIR DOORS, FRAMES, AND TRIM TO MATCH HISTORIC.
- FLOOR ELEVATIONS: LANDINGS SHALL BE LEVEL EXCEPT FOR EXT. LANDINGS, WHICH ARE PERMITTED TO HAVE A SLOPE NOT TO EXCEED 1/4 UNIT VERTICAL IN 12 UNITS HORIZONTAL.
- HARDWARE: DOOR HANDLES, PULLS, LATCHES, LOCKS & OTHER OPERATING DEVICES ON DOORS REQUIRED TO BE ACCESSIBLE SHALL NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING, OR TWISTING OF THE WRIST TO OPERATE AND SHALL BE LEVER HANDLE OPERATED.
- HARDWARE HEIGHT: DOOR HANDLES, PULLS, LATCHES, LOCKS & OTHER OPERATING DEVICES ON SHALL BE INSTALLED 34" MIN. & 48" MAX. ABOVE THE FINISHED FLOOR. LOCKS USED ONLY FOR SECURITY PURPOSES AND NOT USED FOR NORMAL OPERATION ARE PERMITTED AT ANY HEIGHT.
- THRESHOLDS: THRESHOLDS AT DOORWAYS SHALL NOT EXCEED 1/2". RAISED THRESHOLDS AND FLOOR LEVEL CHANGES GREATER THAN 1/4" AT DOORWAYS SHALL BE BEVELED WITH A SLOPE NOT GREATER THAN 1 UNIT VERTICAL IN 2 UNITS HORIZONTAL.
- BASIS OF DESIGN FOR NEW OVERHEAD DOORS IS WAYNE DALTON CLASSIC 311 5-6 RAISED-PANEL WOOD WITH COLONIAL STOCKTON TRUE DIVIDED LITES
- INTERIOR: PRIMED & PAINTED, COLOR TBD
- EXTERIOR: PRIMED & PAINTED, COLOR TBD
- HARDWARE: BLACK FINISH

### KEY

- FRAME**  
F1 ALUMINUM STOREFRONT DOOR
- HARDWARE**  
H1 BY DOOR MANUFACTURER
- TRIM**  
T1 NO TRIM
- FINISH**  
N1 ANODIZED ALUMINUM
- REMARKS**  
R1 NONE

### DOOR SCHEDULE

Mark	WIDTH x HEIGHT X THICKNESS	COUNT	FRAME TYPE	HARDWARE	FINISH	TRIM	REMARKS
FIRST FLOOR							
D1	3'-0" x 6'-11 1/2" x 0'-1 3/8"	1					

NO.	REVISIONS	DATE
1	Revision 1	06/09/2021

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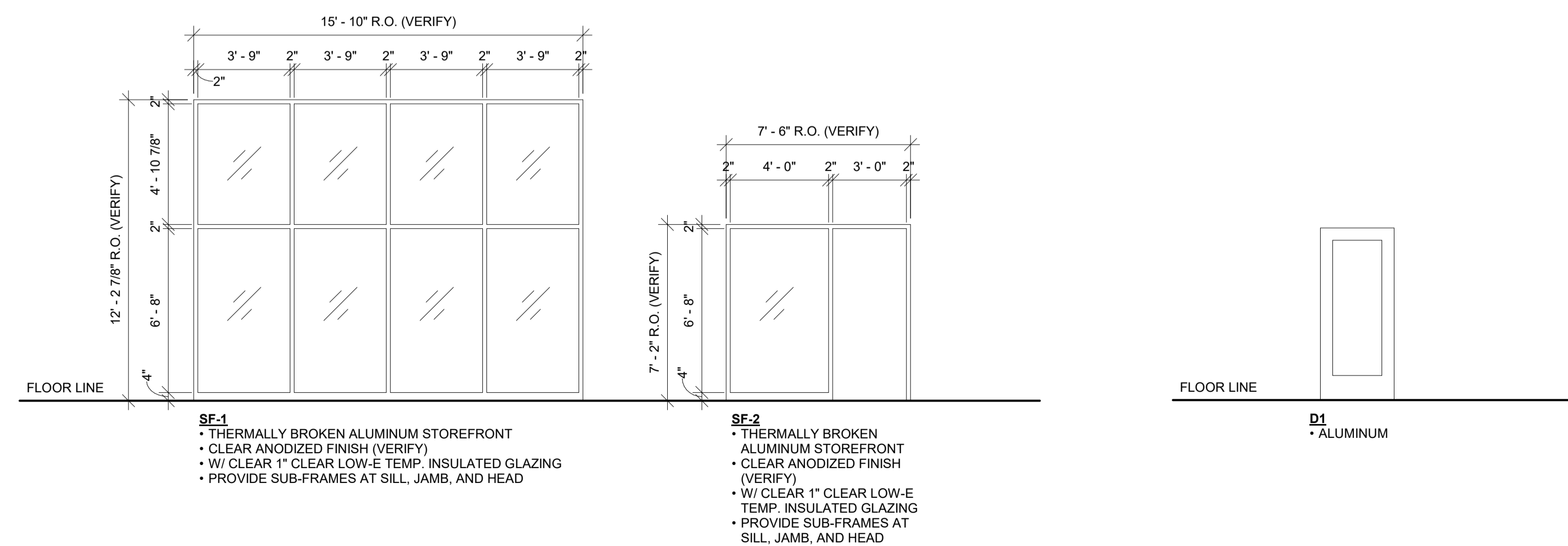
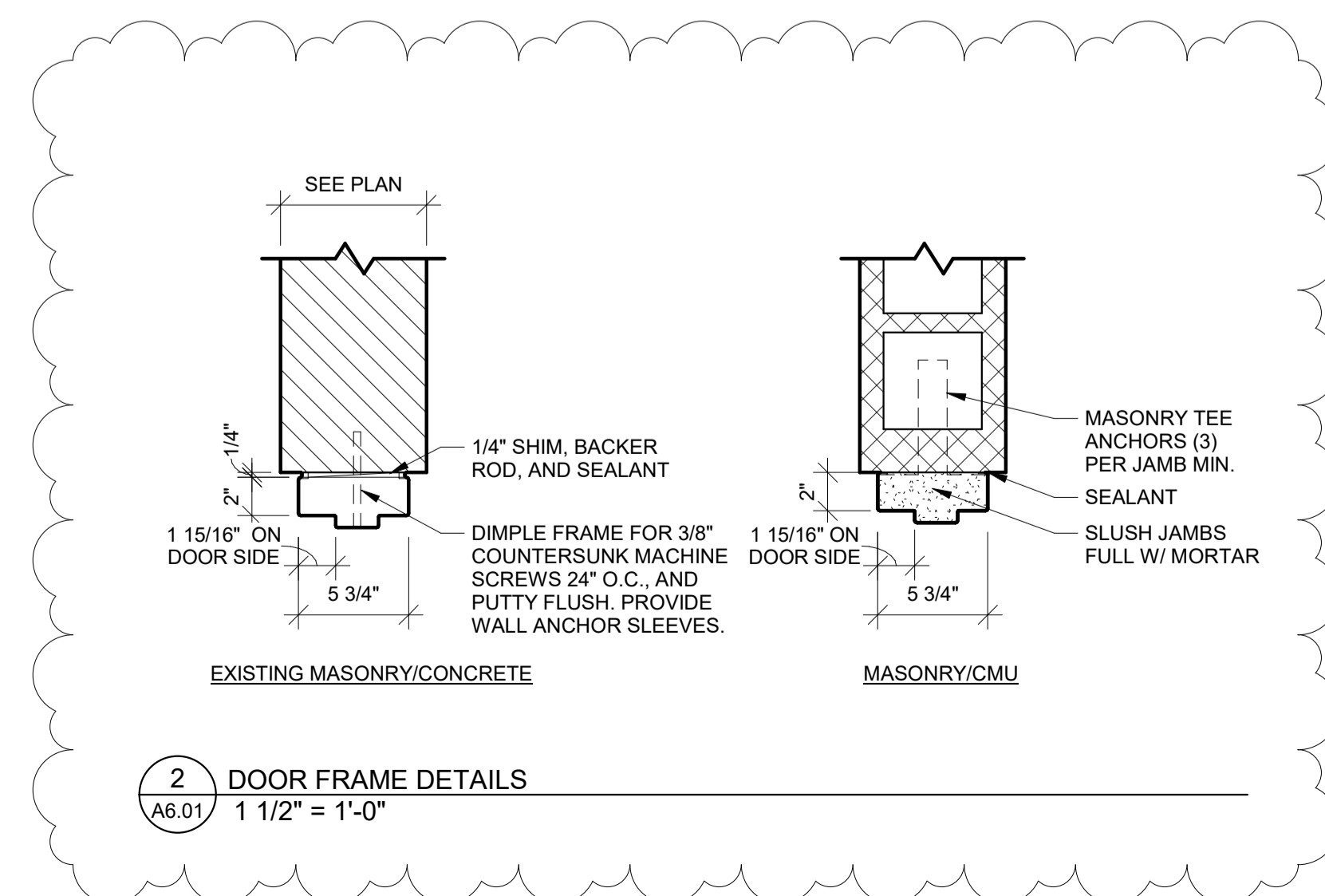


**EXTERIOR ALTERATIONS FOR:**  
**JIM PETR**  
2119-2135 S. BUSINESS DR.  
SHEBOYGAN, WI 53081

<b>PROJECT NUMBER</b>	21.043
<b>DRAWN BY</b>	K. CARMODY
<b>CHECKED BY</b>	J. LEHRKE
<b>DATE</b>	08/02/2021
<b>SHEET TITLE</b>	STOREFRONT TYPES, DOOR SCHEDULE

**SHEET NUMBER**  
**A6.01**

**PRELIMINARY - NOT FOR CONSTRUCTION**



**STOREFRONT TYPES**  
1/4" = 1'-0"

**DOOR TYPES**  
1/4" = 1'-0"



NEW WOOD-LOOK FINISH ALUMINUM HORIZONTAL SIDING, DIZAL 6" V-GROOVE, WHITE OAK NATURAL 127-01

EXISTING METAL ROOF EDGE, FASCIA & COPING TO BE PAINTED, SHERWIN WILLIAMS SW7065 ARGOS

NEW AWNING, FABRIC SUNBRELLA, GREY/BEIGE CHIP FANCY 4777-0000

EXISTING WALL FINISHES (BRICK, CMU, STONE, EFIS, WOOD PANEL) TO BE PAINTED SHERWIN WILLIAMS SW7047 PORPOISE

NEW STONE PIERS, NATURAL STONE VENEERS, VIRGINIA LEDGESTONE W/ PREFINISHED METAL CAP, PAC=CLAD SILVER

**PRELIMINARY - NOT FOR CONSTRUCTION**



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**EXTERIOR ALTERATIONS FOR:**  
**JIM PETR**  
2119-2135 S. BUSINESS DR.  
SHEBOYGAN, WI 53081

PROJECT NUMBER 21.043
DATE 08/02/2021
SHEET NUMBER <b>MATERIALS</b>



EXISTING CONDITIONS -  
**NORTH ELEVATION**  
 (WEST END)



EXISTING CONDITIONS - **WEST ELEVATION** (NORTH END)



EXISTING CONDITIONS - **WEST ELEVATION** (SOUTH END)



EXISTING CONDITIONS - **SOUTH ELEVATION** (WEST END)



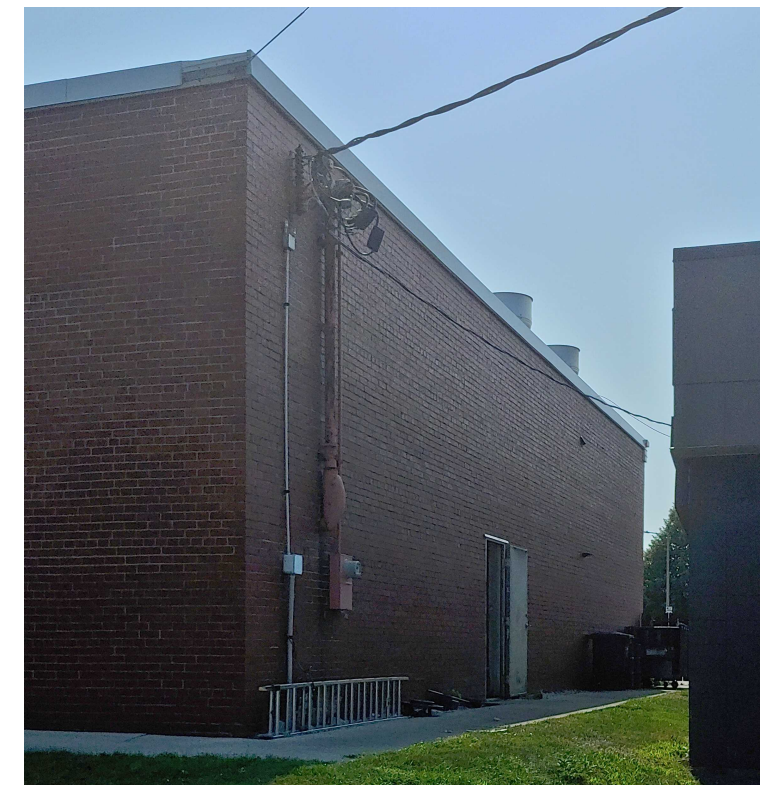
EXISTING CONDITIONS - **SOUTH ELEVATION** (EAST END)



EXISTING CONDITIONS - **EAST ELEVATION** (SOUTH END)



EXISTING CONDITIONS - **EAST ELEVATION** (NORTH END)



EXISTING CONDITIONS - **NORTH ELEVATION** (EAST END)



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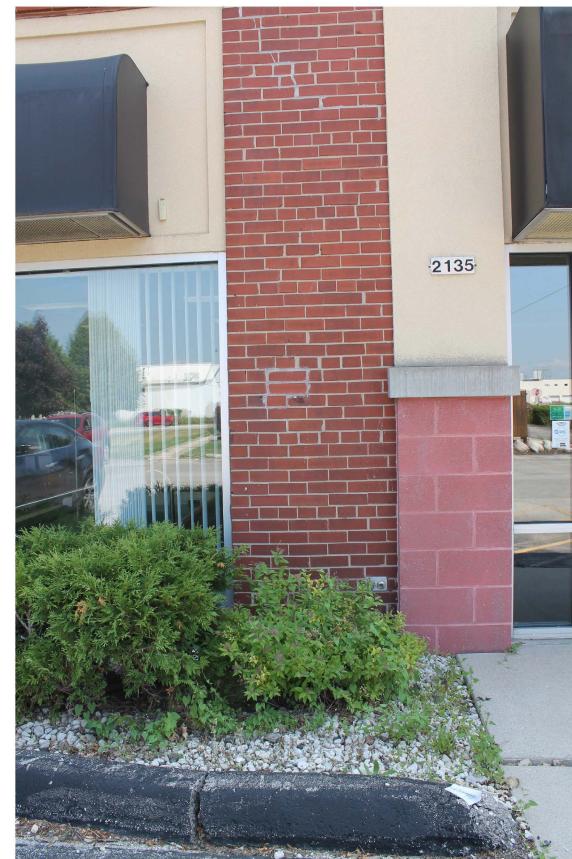
**EXTERIOR ALTERATIONS FOR:**  
**JIM PETR**  
2121 S. BUSINESS DR.  
SHEBOYGAN, WI 53081

PROJECT NUMBER  
21.043

DATE  
08/02/2021

SHEET NUMBER

**PHOTOS-2**



EXISTING CONDITIONS - WEST ELEVATION



EXISTING CONDITIONS - EAST ELEVATION



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**EXTERIOR ALTERATIONS FOR:**  
**JIM PETR**  
2121 S. BUSINESS DR.  
SHEBOYGAN, WI 53081

PROJECT NUMBER 21.043
DATE 08/02/2021
SHEET NUMBER <b>PHOTOS-3</b>







**CITY OF SHEBOYGAN**

**REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION**

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**ITEM DESCRIPTION:** Construction of new addition and exterior remodel at Kwik Trip located at 1618 Calumet Drive.

---

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

---

**REPORT DATE:** August 20, 2021

**MEETING DATE:** August 23, 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

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**BACKGROUND / ANALYSIS:**

Kwik Trip is proposing to construct a new building addition and to remodel the interior and exterior of their convenience store located at 1618 Calumet Drive. The applicant states :

- In order to construct the addition and site improvements as proposed, Kwik Trip is proposing to purchase the Menzer Glass Property to the north at 1628 Calumet Drive. The parcel would now be 1.2 acres and would allow for the addition and site improvements to be constructed at this existing facility.
- Kwik Trip is proposing construction of a 3,395sf building addition on the north side of the existing convenience retail facility, as well as a 91sf vestibule addition and a 170sf separate storage shed. The total building will now be 6,395sf.
- We are also proposing to alter the existing exterior building façade to provide a uniform upscale appearance very similar to the Standard Kwik Trip new store prototype facilities.
- The retail sales floor will be increased to allow wider isles for safer customer flow and better product visibility.
- The toilet rooms will be increased in size to provide better access and a fresh appearance.
- The kitchen will be increased to allow for additional equipment and safer work environment for the employees.
- The back of house will be increased to allow for additional storage and better organization within the facility.

- The building occupied by Menzer Glass will be demolished for additional vehicle movements, a new dumpster location and delivery area.
- New waste enclosure with connected maintenance storage building on the north end of the site.
- There are no changes proposed to the fuel pumps or fuel pump canopy.

The applicant states the following about the architecture:

- The existing convenience store, which has a decades old prototypical look, provided a residential appearance which assimilated well into the many residential neighborhoods the stores were built at the time. This façade is composed of white vinyl siding, black asphalt shingled roof and red brick wainscot with a gable return to identify the main entrance. The existing Menzer Glass building is a metal clad building with large windows on the southeast corner to identify the entrance.
- Proposed massing is based on Kwik Trip’s current prototypical appearance. This façade includes upscale materials (brick veneer, metal standing seam roof mansard), articulations to break up the mass of the building and provide interest, and an arched gable return to identify the main entrance. The materials will include a red brick, cream soldier course banding, aluminum framed windows with mullions details to create additional interest, a green standing seam roof and exterior finish system background to the gable returns for the signage articulation.
- The new mechanical equipment will be placed on the new roof and will be screen by the new standing seam roof mansard on the public sides (north, east, south) and a standing seam clad parapet on the rear side (west).

**STAFF COMMENTS:**

The applicant states that there are no changes proposed to the fuel pumps or fuel pump canopy. The Board should have the applicant address why they are not improving the look of the posts of the fuel pumps similarly to what they have at North Avenue, Taylor Drive and the future station on Broadway Avenue. Installing brick on these posts would really enhance the fuel canopy and would better tie in with the rest of the improvements to the convenience store. Such improvements would make the building and fuel canopy more uniform and compatible with one another instead of the fuel pump canopy having a design and look of the 1980’s and the new convenience store being improved in 2022.

The existing store is a little weathered so this building addition, exterior remodel, new site improvements and landscaping will certainly enhance the appearance of this building/property in this very visible Calumet Drive neighborhood.

**ACTION REQUESTED:**

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

**ATTACHMENTS:**

Architectural Review Board Application and required attachments.

PARCEL NO.:

Office Use Only

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

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

## CITY OF SHEBOYGAN ARCHITECTURAL REVIEW APPLICATION

Revised 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: KWIK TRIP INC (BJORN BERG)

ADDRESS: 1626 OAK ST, LACROSSE, WI 54602

E-MAIL ADDRESS: bberg@kwiktrip.com

PHONE: (608) 791-4343 FAX NO.: ( )

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

NAME OF PROPOSED/EXISTING BUSINESS: KWIK TRIP #361

ADDRESS OF PROPERTY AFFECTED: 1618 CALUMET DR

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

DESCRIPTION OF PROPOSED PROJECT: 3,400 SF BUILDING ADDITION  
WITH EXTERIOR FACELIFT, ADDITIONAL LOT, ADDITIONAL PARKING

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

BRICK WAINSCOT, WHITE VINYL SIDING, ASPHALT SHINGLES

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

NEW BRICK, NEW METAL ROOF, STUCCO GABLES FOR SIGNAGE  
MAROON VINYL SIDING AT REAR OF BUILDING

### 3. NAMES AND ADDRESSES



## Store Engineering

FAX 608-793-6237

1626 Oak St., P.O. Box 2107  
La Crosse, WI 54602

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

### **Site Narrative – CUP & ARB**

**08/17/2021**

#### **Project Name and Address**

Kwik Trip 361  
1618 Calumet Dr  
Sheboygan, WI 53081

#### **Parcel Information/Site Data/Zoning Classification**

- Tax Parcel #'s 59281601035 & 592816601010 (to be combined via CSM)
- The entire lot area is 52,473 S.F. (1.20 Acres) after CSM combination
- UC-Urban Commercial

#### **Existing Site Conditions/Land Use:**

- The south parcel is currently operated as a Kwik Trip. The north parcel is currently occupied by Menzer Glass. Kwik Trip will be acquiring the north parcel.
- Calumet Dr borders the site to the east and the Shoreland 400 Bike Trail borders the site to the west.

#### **Site Selection**

- Kwik Trip is already in operation at this parcel and acquiring the property to the north allows for room to expand.

#### **Proposed Building and All New Site Improvements.**

- Construction of a 3,395sf building addition on the north side of the existing convenience retail facility, as well as a 91sf vestibule addition, and a 170sf separate storage shed. The total Building SF for the entire proposed property is a 6,395sf. We are also proposing to alter the existing exterior building façade to provide a uniform upscale appearance very similar to the Standard Kwik Trip new store prototype facilities. These additions and

---

#### **OUR MISSION**

*To serve our customers and community more effectively than anyone else by treating our customers, co-workers and suppliers as we, personally, would like to be treated, and to make a difference in someone's life.*

---

changes to the site will require the purchase of the property to the north, currently occupied by Menzer Glass.

- The addition will be used for:
  - The retail sales floor will be increased to allow wider aisles for safer customer flow, and better product visibility.
  - The toilet rooms will be increased in size to provide better access and a fresh appearance
  - The kitchen will be increased to allow for additional equipment and safer work environment for the employees.
  - The back of house will be increased to allow for additional storage and better organization within the facility.
- The building occupied by Menzer Glass will be demolished for additional vehicle movements, a new dumpster location and delivery area.
- Asphalt paving will be changed to concrete paving to conform to Kwik Trip standards.
- New walks and bollards on the front (east elevation) and side (south elevation).
- New parking on the north end of the site. A total of 31 spaces (2 H.C. accessible) are proposed.
- New waste enclosure with connected maintenance storage building on the north end of the site.
- Four access drives currently exist to the parcels. The northern/centrally located access drive (just north of the current Kwik Trip) will be removed as requested by the City.
- The disturbed area will be 0.83 acres.
- The project is a redevelopment site with no increased exposed parking or roads and is therefore exempt from stormwater requirements. Site runoff will reflect current drainage patterns around the site. One curb inlet is proposed on the east side of the building. Roof runoff will be collected via downspouts to storm sewer and internal roof drain. Runoff will drain to the proposed storm sewer that is proposed to connect to the City storm sewer on the east side of the site.
- The addition meets the building set back requirements and is a minimum of 11.63' from the rear property line. The rear building setback is 10'.
- The proposed pavement along the northern side of the site meets the pavement setbacks. The pavement on the south side of the lot currently encroaches into the setback for paving. We are proposing to maintain these paving extents when we upgrade from asphalt to concrete. Since the pavement is being replaced, a variance has been requested.
- There are no changes proposed to the fuel pumps or fuel pump canopy.
- Seven new light poles are proposed on the site to light the parking/delivery area. Overhang can lights are also proposed as part of the building. See variance request below.
- Landscaping will be enhanced around the site. A new landscape island is proposed on the east elevation of the building along the property line. The landscape area is proposed to be curbed to protect the plantings from vehicular traffic. The dumpster enclosure area is proposed to be screened with evergreen plantings as required per code. Landscaping is proposed to be replaced around the pylon sign on the south side of the site. No plantings are proposed on the southwest side of the site due to snow storage during winter months.

- A new 2" water service is proposed to meet Kwik Trip's demand for water of the addition. Currently the facility is served with a 1" water service that is inadequate. The existing service is proposed to be abandoned.
- The existing facility sanitary service will remain to the current footprint and a new service (existing Menzer Glass service) will be used for the sanitary of the addition. A grease trap is proposed for the food waste prior to connection to the domestic lateral. Storm sewer is proposed to collect the roof runoff as well as a portion of the pavement area east of the building. The storm sewer is proposed to connect to the city curb inlet on the east side of the site. This will limit the runoff over the pavement from the existing condition.
- New Signage will be installed in the Gables on the building, we will submit for proper signage permits once that time comes.

### **Parking Requirements**

- One parking space per 300 SF of gross floor area is required.
  - 21 parking stalls are required.
  - Adequate parking will be provided with a total of 31 spaces (2 H.C. accessible) proposed.

### **Architecture Description**

- The existing convenience store, which has a decades old prototypical look, provided a residential appearance which assimilated well into the many residential neighborhoods the stores were built at the time. This façade is composed of white vinyl siding, black asphalt shingled roof and red brick wainscot with a gable return to identify the main entrance. The existing Menzer Glass building is a metal clad building with large windows on the southeast corner to identify the entrance.
- Proposed massing is based on Kwik Trip's current prototypical appearance. This façade includes upscale materials (brick veneer, metal standing seam roof mansard), articulations to break up the mass of the building and provide interest, and an arched gable return to identify the main entrance. The materials will include a red brick, cream soldier course banding, aluminum framed windows with mullions details to create additional interest, a green standing seam roof and exterior finish system background to the gable returns for the signage articulation.
- The new mechanical equipment will be placed on the new roof and will be screen by the new standing seam roof mansard on the public sides (north, east, south) and a standing seam clad parapet on the rear side (west).

### **Explanation of Business Activities**

- This Kwik Trip is currently open 24 hours per day, 7 days per week.
- The anticipated number of employees is 15 full time and 15 part time employees, with 4-6 employees on staff at any given time.
- The anticipated number of customers is 2,000 per day or 15,000 per week.
- There is not a carwash at this location
- Grocery truck deliveries will include 1 time per day and typically occur around 9pm.
- Fuel is delivered expected to be every other day around 11am.

- A delivery loading zone is located on the north side of the facility for products and fuel delivery at the fuel tanks is located on the south as currently exists.
- There will be no change to the existing outdoor merchandising: ice, firewood, and propane next to the store and softener salt under the gas canopy.
- Outdoor Storage Items are shown on the plans and will include Outdoor Ice Merchandisers, an LP Storage Cage, a Firewood Display, Water Softener Salt displays, a Recycle Center, Trash Cans, and a Picnic Table.

#### **Potential Nuisances to Adjoining Property Owners**

- Kwik Trip sites are kept clean, neat, and orderly at all times. We would never want to become a nuisance to any of our neighbors therefore we take a lot of pride in our operations and keeping up a well-maintained facility. We have a great reputation for clean bathrooms as well as an overall clean business operation. Any outdoor storage of materials is also kept up and well maintained to not become an issue.
- All waste will be stored in the waste enclosure. The proposed waste enclosure is located on the north side of the site. Maintenance storage building is attached to the dumpster for site maintenance tools and products (salt, shovels, etc.).
- Site lighting is proposed to be improved as currently there is no light poles on site. See proposed building and all new site improvements section of this narrative and variance requests below.
- The architectural style of the building will fit in and compliment surrounding commercial developments. See architectural description.
- No negative traffic impacts to the neighborhood are anticipated as a Kwik Trip already exists as this location. One of the existing access drives will be removed to allow for better ingress/egress from the site.

#### **Construction Timeline**

- Proposed construction start date is March 7<sup>th</sup>, 2022 with an anticipated completion date of July 12<sup>th</sup>, 2022.

#### **Estimated Value of Project**

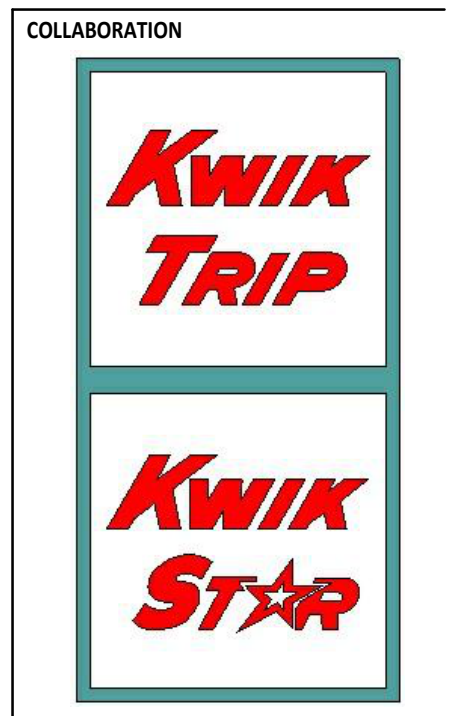
- Approximately \$3 Million

#### **Variance Request/Variance Description**

- Locational Landscaping
  - All landscape categories – The locational variance is requested for all categories of landscaping pending site visit by City staff. Project team will work with city staff to locate additional landscape plantings prior to approval. Given the limited landscape area around the foundation & site we have placed some plantings along the street frontage and around the site to meet the total points required for this category. With our operations it is not feasible to provide foundation plantings as these usually will not survive due to the winter conditions and salt around the perimeter sidewalk.

- Pavement Setback
  - The rear and front pavement setbacks are 5'. Currently the existing pavement exists within this area. As part of the project, the vehicular maneuvering area is proposed to be improved from asphalt to concrete and follow the existing pavement limits. A concrete patio area is also proposed on the southwest side of the building and a portion of the patio is within the pavement setback (no more than the current pavement). A variance is requested for the pavement encroaching in the rear and front pavement setbacks for the proposed pavement that is no closer to the property lines than current exists.
- Site Lighting
  - In order to properly light the improved site, we exceed the 0.5 FC requirement at the property line and do not provide the minimum 0.4 FC at all portions of vehicular maneuvering. Currently there are no light poles on site so providing additional light for safety will be a considerable improvement. The site directly north is another commercial business so this wouldn't be a negative effect on any residences. The Shoreland 400 trail is to the west that separates the site from residential area. Existing vegetation is also present along the west that will limit light spillage to the west. See included site photometric plan.
  - We meet all requirements for site lighting except for the variance requested.





**PROJECT INFORMATION**

PROPOSED ALTERATION FOR:  
**KWIK TRIP STORE #361**  
 1618 CALUMET DRIVE • SHEBOYGAN, WI 53081

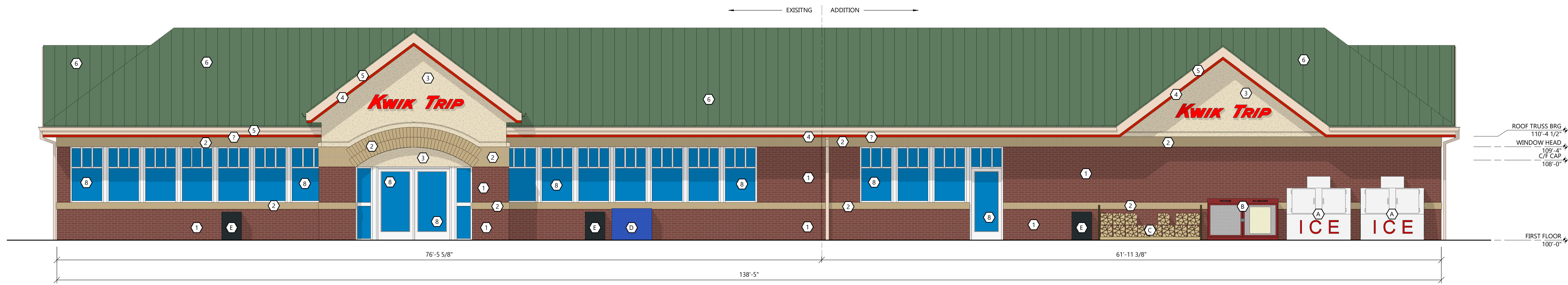
PROFESSIONAL SEAL

**PRELIMINARY DATES**  
 JULY 28, 2021  
 AUG 16, 2021

**NOT FOR CONSTRUCTION**

**JOB NUMBER**  
 2147900

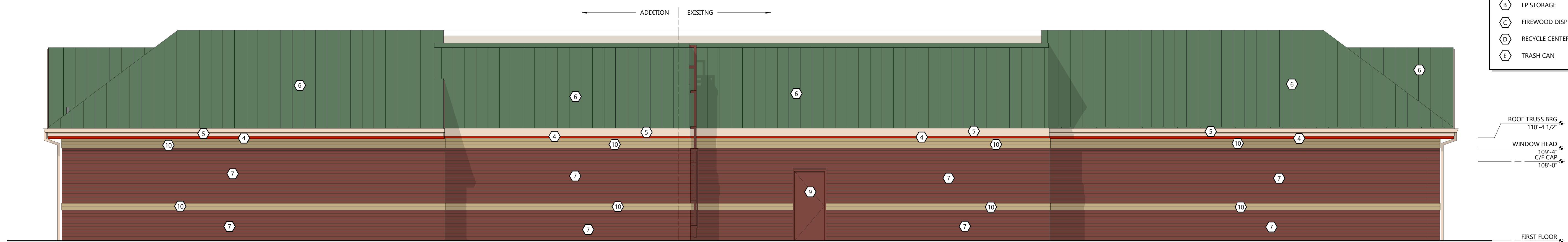
**SHEET NUMBER**  
**A200**



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

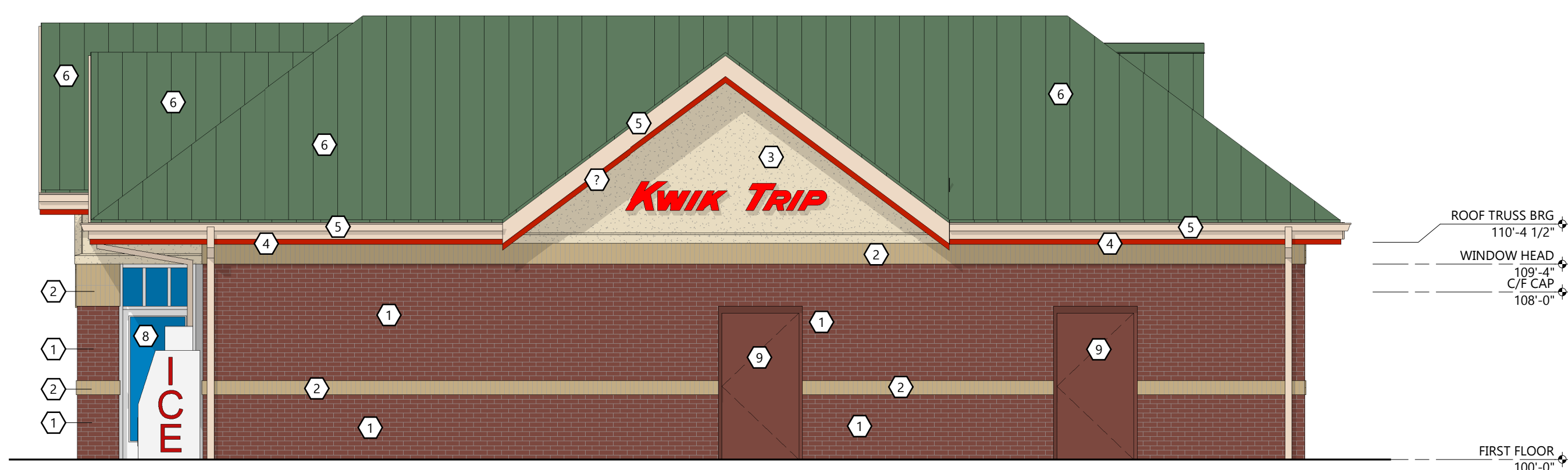
ROOF TRUSS BRG 110'-4 1/2"  
 WINDOW HEAD 109'-4"  
 C/F CAP 108'-0"  
 FIRST FLOOR 100'-0"

- EXTERIOR KEYNOTES**
- (A) OUTDOOR ICE BUNKER
  - (B) LP STORAGE
  - (C) FIREWOOD DISPLAY
  - (D) RECYCLE CENTER
  - (E) TRASH CAN

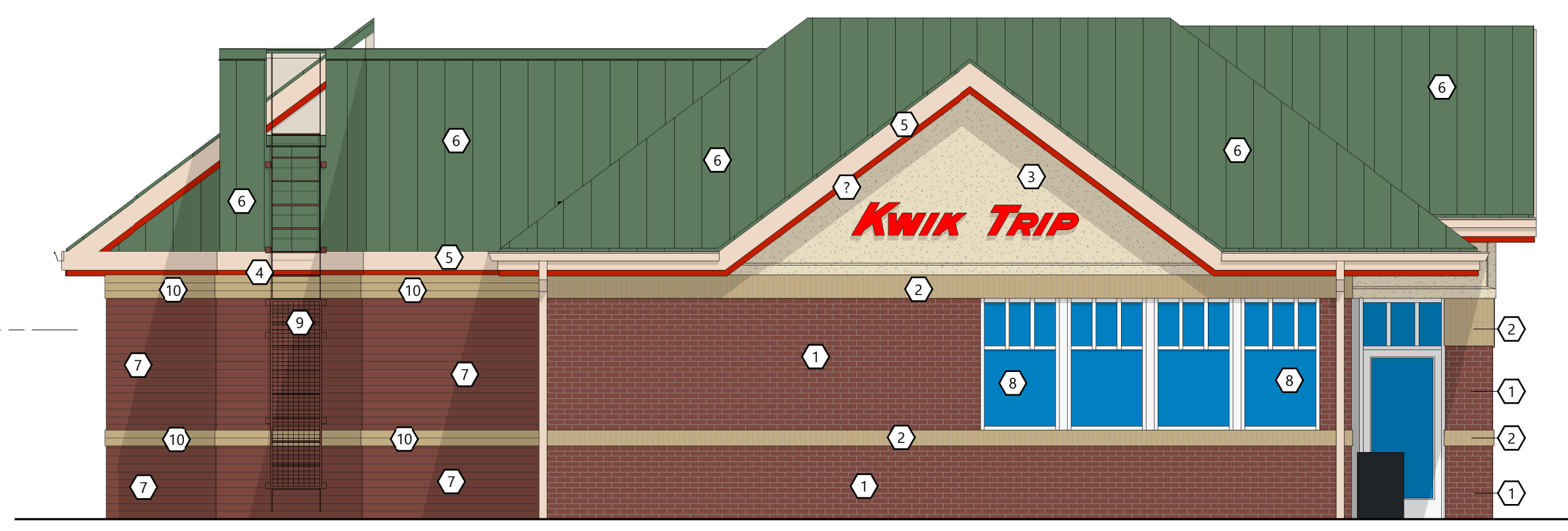


**WEST ELEVATION**  
 SCALE: 3/16" = 1'-0"

ROOF TRUSS BRG 110'-4 1/2"  
 WINDOW HEAD 109'-4"  
 C/F CAP 108'-0"  
 FIRST FLOOR 100'-0"

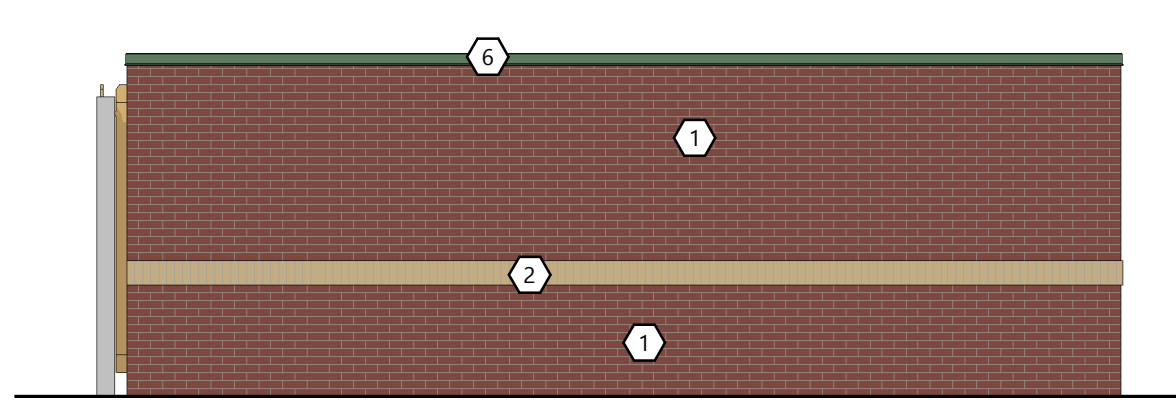


**NORTH ELEVATION**  
 SCALE: 3/16" = 1'-0"

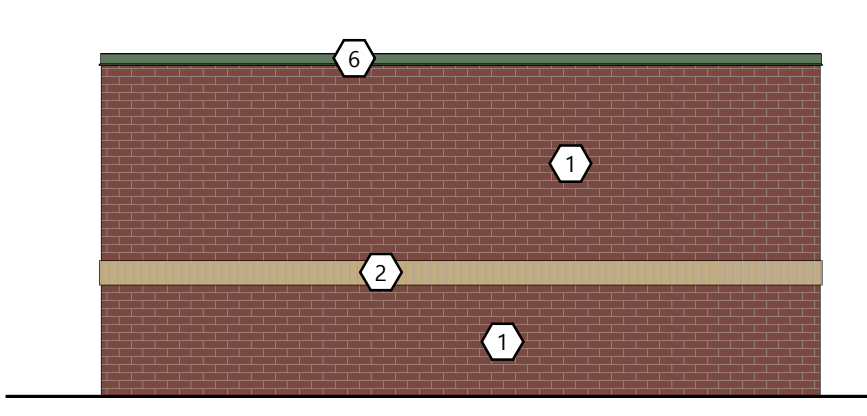


**SOUTH ELEVATION**  
 SCALE: 3/16" = 1'-0"

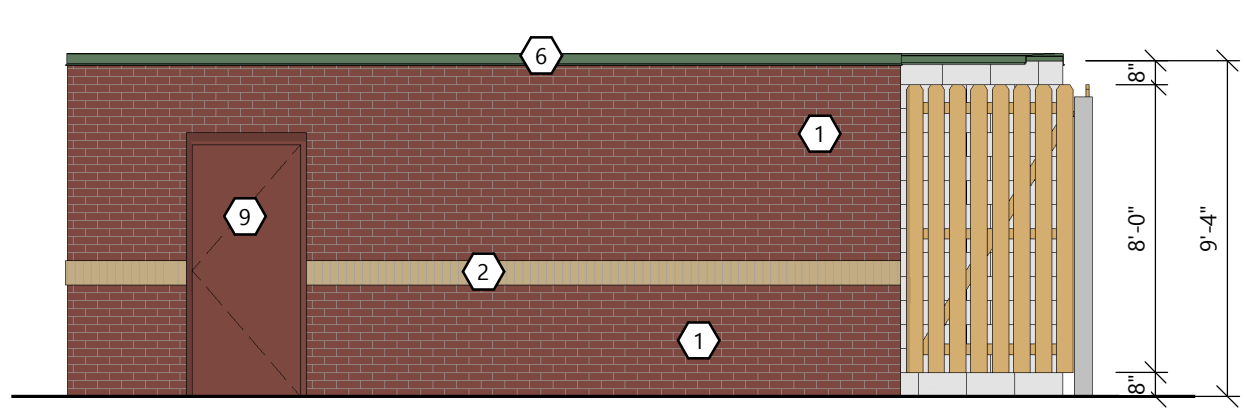
- EXTERIOR FINISH KEY**
- (10) TAN VINYL SIDING (COLOR TO MATCH TAN BRICK)
  - (9) PAINT TO MATCH RED BRICK
  - (8) INSULATED GLAZING IN CLEAR ANODIZED ALUMINUM FRAMES
  - (7) RED VINYL SIDING (COLOR TO MATCH RED BRICK)
  - (6) STANDING SEAM METAL ROOFING
  - (5) ALMOND ALUMINUM FASCIA / GUTTER
  - (4) RED ALUMINUM FASCIA
  - (3) TAN EPS
  - (2) TAN BRICK SOLDIER COURSE
  - (1) RED FIELD BRICK



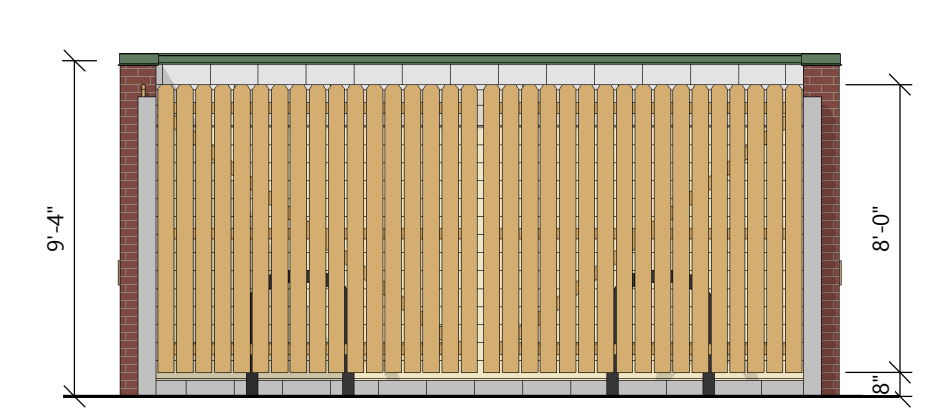
**NORTH DUMPSTER ELEVATION**  
 SCALE: 3/16" = 1'-0"



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



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



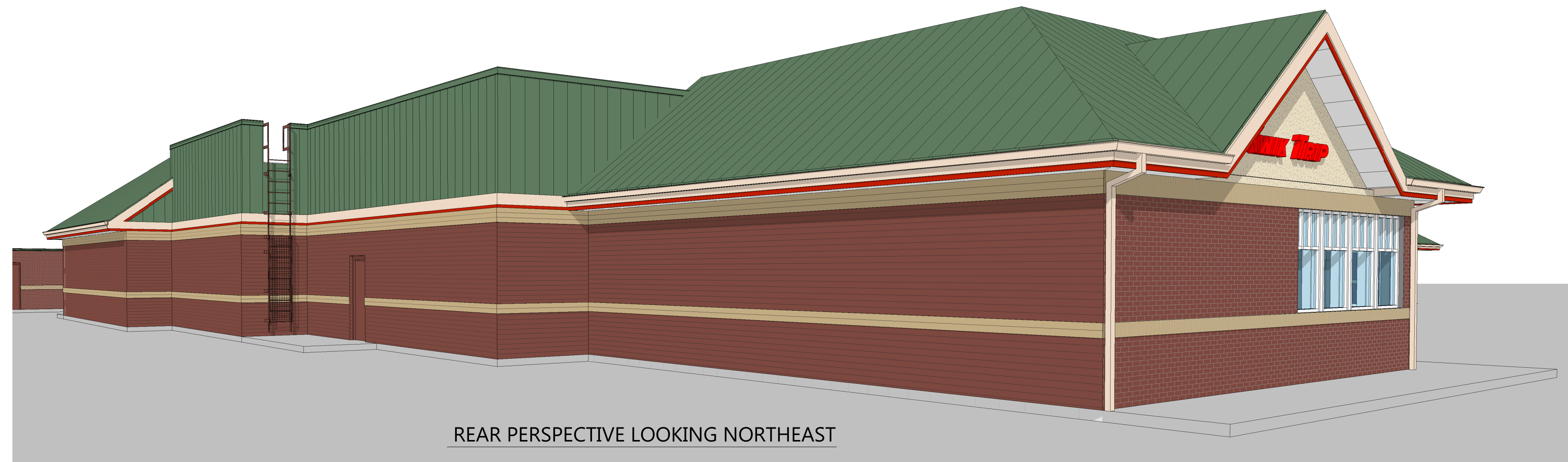
**EAST DUMPSTER ELEVATION**  
 SCALE: 3/16" = 1'-0"



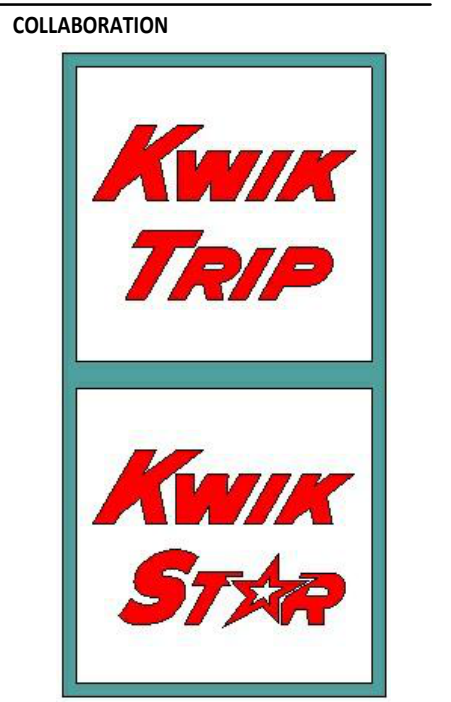
FRONT PERSPECTIVE LOOKING SOUTHWEST



FRONT PERSPECTIVE LOOKING NORTHWEST



REAR PERSPECTIVE LOOKING NORTHEAST



PROJECT INFORMATION

PROPOSED ALTERATION FOR:  
**KWIK TRIP STORE #361**  
 1618 CALUMET DRIVE • SHEBOYGAN, WI 53081

PROFESSIONAL SEAL

PRELIMINARY DATES

JULY 22, 2021  
 JULY 28, 2021  
 AUG 16, 2021

NOT FOR CONSTRUCTION

JOB NUMBER

2147900

SHEET NUMBER

**A201**

### GENERAL EQUIPMENT NOTES

- ALL CASEWORK, SHELVING AND FIXTURES BY OWNER (TYP.)
- CAULK ALL EXPOSED SEAMS IN FOOD AREAS.
- CAULK SINK COUNTERTOPS AT WALL.
- CAULK/ROPE INSIDE COOLER/FREEZER GLASS DOORS.
- SEAL (CAULK) ALL OPENINGS AROUND PIPES AND OTHER CONDUITS, WHERE THEY PASS THROUGH WALLS AND FLOORS. SEAL ALL JUNCTIONS BETWEEN THE WALL SURFACE AND THE EDGES OF ATTACHED EQUIPMENT WITH APPROVED CAULK/SEALING COMPOUND.
- EXTEND CONDUIT PIPES FOR BEVERAGE LINES AT LEAST FOUR INCHES ABOVE THE FINISHED FLOOR ELEVATION AT BOTH ENDS. THE SPACE BETWEEN THE BEVERAGE LINES AND THE CONDUIT PIPE MUST BE SEALED WITH A HARD MATERIAL AND PROVIDE A CLEANABLE FINISH.
- MECHANICAL SYSTEM CONTROLS SHALL BE LOCATED MAXIMUM OF 48" AND MINIMUM OF 15" ABOVE FINISHED FLOOR.
- DIMENSIONS ARE FROM FINISHED FACE.
- CONFIRM EQUIPMENT LAYOUT AND QUANTITIES WITH OWNER PRIOR TO START OF WORK.

### EQUIPMENT PLAN KEY NOTES

MARK	DESCRIPTION
1	32" DEEP COUNTER MOUNTED 31 3/4" AFF TO TOP
2	SOLID SURFACE TOP ONLY.
3	END OF ELECTRICAL FACEWAY. PROVIDE SOLID SURFACE END CAP.
4	RAMP UP TO IMP FREEZER FLOOR
5	MEP SERVICE EQUIPMENT. SEE MEP DRAWINGS FOR MORE INFORMATION.

### EQUIPMENT SCHEDULE

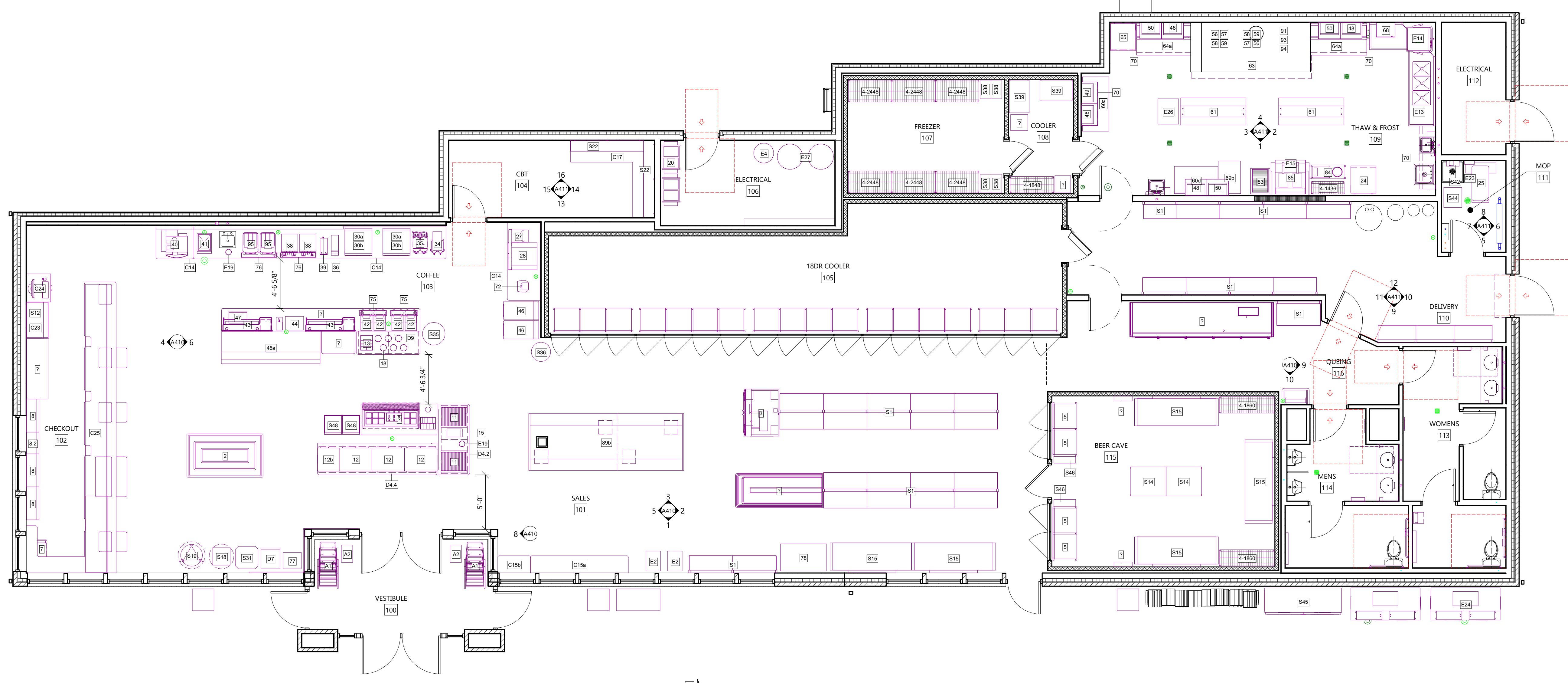
MARK	ITEM	COUNT
		25
2	BAKERY ISLAND DISPLAY SHELF	1
3	ZERO ZONE KWIK TRIP 2RVMC24	1
4-1436		1
4-1848		1
4-1860		6
4-2448		22
5	NSF APPROVED 30" x 27" ROLL-AWAY 200# SHELVES - COOLERS/FREEZERS	22
6	SANCHON BOWL	1
7	WIRE UTILITY CART	1
8	3'-0" METAL LIGHTED CIGARETTE MERCHANDISER - SCREW TO STUDS @ 30" AFF	3
8.2	2'-0" METAL LIGHTED CIGARETTE MERCHANDISER - SCREW TO STUDS @ 30" AFF	1
10	4'-0" OVERHEAD CIGARETTE PACK ORGANIZER	2
11	GRILL-MAX ROLLER GRILL w/ BUN DRAWER	2
12	HATCO FLAV-R-SAVOR F53HAC-3626 HEATED AIR CURTAIN HOT FOOD DISPLAY CABINET - 36"	3
12b	HATCO FLAV-R-SAVOR F53HAC-3626 HEATED AIR CURTAIN HOT FOOD DISPLAY CABINET - 36"	1
13	CRACKER AND SILVERWARE BASKET	1
15	CHILI & CHEESE DISPENSER	1
18	VOLLRATH MODULAR DROP-IN SOUP WELL	6
20	TAPRITE BAG-IN-A-BOX RACK	1
24	TRUE TUC-27-19-HC LOW PROFILE UNDERCOUNTER REFRIGERATOR	1
25	TASKI SWINGO 455 B BMS BATTERY FLOOR SCRUBBER	1
27	FREAL MALT BLENDER	1
28	FREAL MALT FREEZER - STANDARD	1
30a	CORNELIUS 621055181 ENDURO ED300 FOUNTAIN MACHINE w/ FLAVORBLAST	2
30b	CORNELIUS WCC CHUNKLET CARBON ICE MAKER	2
33	BUNN HW2 SST HOT WATER DISPENSER	1
34	BUNN TB6 ICE TEA MAKER	1
35	BUNN ULTRA-2 WHT/SST SLUSHEE MACHINE	1
36	SURESHOT ACF5-10 FLAVORSHOT 2	1
38	BUNN ICB TWIN SH COFFEE BREWER	2
39	BUNN G9-2T DBC SST COFFEE GRINDER	1
40	CONCORDIA XT6 XPRESSTOUCH	1
41	CORNELIUS D45 ICE DISPENSER	1
42	BUNN IMX-35+ SILVER SERIES 38600.0001	4
43	COFFEE CONDIMENT DISPLAY	2
44	CREAMISER 400	1
45a	BAKERY CASE 9'-1"	1
46	MULTIPLY FRESHBLENDER INTEGRATED BEVERAGE SYSTEM	2
47	PANASONIC NE1025F MICROWAVE - SALES	1
48	PANASONIC NE1054F MICROWAVE - THAW & FROST	4
49	METTLER TOLEDO IMPACT 5' SCALE / LABEL MAKER	1
50	GE 'GE-15DV' TRUVISION 15" LCD SECURITY MONITOR	3
52	BIN RACK	1
53	SOAP DISPENSER	2
55	PAPER TOWER DISPENSER - KITCHEN	2
56	TURBOCHEF OVEN STACKING STAND	2
57	TURBOCHEF HIGH h BATCH 2 OVEN	2
58	TURBOCHEF i3 TOUCH OVEN	2

### EQUIPMENT SCHEDULE

MARK	ITEM	COUNT
59	TURBOCHEF OVEN CART	2
60c	30" x 60" STAINLESS STEEL TABLE w/ BACKSPLASH (FLG-305)	1
60d	30" x 48" STAINLESS STEEL TABLE w/ BACKSPLASH (FLG-304)	1
61	30" x 72" SS TABLE w/ SHELF (GLG-306 + DS12-72) & HATCO GLO-RAY IR HEATER (GRA-36)	2
63	CAPTIVE AIRE HOOD - 11'-0"	1
64a	TRUE TPP-67 REFRIGERATED FOOD PREP TABLE - 67 3/4"	2
65	TRUE TUC-27F-HC UNDERCOUNTER FREEZER	1
68	JOHN BOOS PB-SRW-21 STAINLESS STEEL DRY RACK - 21"	1
69b	24" x 36" STAINLESS STEEL TABLE w/ BACKSPLASH (FLG-244)	1
70	TSS WALL MOUNT WIRE KITCHEN SHELF BRACKET	18
72	MY TOP WHIPPED CREAM	1
75	30" DRIP TRAY	2
76	40" DRIP TRAY	3
77	CANON IMAGERUNNER 1643 PRINTER/SCANNER/FAX	1
78	LEER MODEL 40 INSIDE ICE MERCHANDISER	1
83	GILES PORTABLE LANDING TABLE LT	1
84	ARYKING BREADER/BLENDER/SIFTER BBSU3615-3814	1
85	HENNY PENNY OGA 322 AUTO LIFT FRYER	1
89b	HILLPHOENIX PFI-514R 56 - 14" BACK-TO-BACK w/ MEAT AND PIZZA CASES	1
91	ALTO SHAAAM VMC-H4 VECTOR H SERIES OVEN	1
93	ALTO SHAAAM VECTOR SERIES MULTI-COOK OVEN STAND	1
94	ALTO SHAAAM 750-S HOT FOOD HOLDING CABINET	1
95	BUNN FAST CUP BEAN-TO-CUP SINGLE SERVE BREWER	1
A1	SHOPPING CARTS	2
A2	SHOPPING BASKETS	2
A3	1' x 5' WOOD CART BUMPER - MOUNT DIRECTLY ABOVE BASE	3
C1	LOWER CABINET - 18" - ONE DOOR	1
C2	LOWER CABINET - 24" - TWO DOORS	6
C3	LOWER CABINET - 30" - TWO DOORS	1
C5	LOWER CABINET - 30" - LIDS	2
C6	LOWER CABINET - 24" - (6) CUPS	3
C7a	LOWER CABINET - 18" SMOOTHIE - (2) LIDS	1
C7b	LOWER CABINET - 24" SMOOTHIE - (3) CUPS	1
C7c	LOWER CABINET - 36" SMOOTHIE - (3) CUPS & (1) LIDS	1
C7d	LOWER CABINET - 42" SMOOTHIE - (3) CUPS & (2) LIDS	1
C8	LOWER CABINET - 42" HIGH - 4 CUPS, 1 LIDS	5
C9	LOWER CABINET - 42" LOW - 3 CUPS, 2 LIDS	1
C10a	COUNTERTOP CUP DISPENSER - TRIPLE	1
C10b	COUNTERTOP LID DISPENSER - DOUBLE	2
C10c	COUNTERTOP LID DISPENSER - SINGLE	1
C14	COUNTERTOP - CAULK TO CERAMIC TILE	4
C15a	SNACK COUNTER - 3'-4" AFF	1
C15b	SNACK COUNTER - 2'-8" AFF	1

### EQUIPMENT SCHEDULE

MARK	ITEM	COUNT
C17	32" DEEP COUNTER - CBT	1
C18	TOILET COUNTERTOP w/ INTEGRAL SINKS	2
C23	LOWER COMPUTER CABINET AND SWITCH	1
C24	COMPUTER CABINET	1
C25	CHECKOUT	1
D4.2	HOT FOOD DISPLAY MOVABLE CART - 2 CABINETS	1
D4.4	HOT FOOD DISPLAY MOVABLE CART - 4 CABINETS	1
D7	BAIT COOLER	1
D9	SOUP CART	1
E1	LOTTO SCANNER	1
E2	ATM	2
E4	CO2	1
E13	3 COMPARTMENT SINK w/ DRAIN BOARDS	1
E14	CHAMPION DH600T-VHR DISH WASHER	1
E15	TYPE I HOOD	1
E19	TRASH RING	2
E20	49" TV MONITOR	12
E21	55" TV MONITOR	7
E22	AIR CURTAIN UNIT	1
E23	PAPER TOWER DISPENSER - MOP ROOM	1
E24	OUTSIDE ICE MERCHANDISER	2
E26		1
E27		1
S1	MODULAR SALES FLOOR SHELVING	8
S12	LIQUOR CABINET	1
S14	DUNNAGE RACK 2'-8" DEEP	2
S1	BEER SHELF	5
S18	LEANIN' TREE CARD RACK	1
S19	FINANCIAL CENTER	1
S21	UTILITY CART - BACK ROOM	1
S22	SHELVES ON METAL BRACKETS AND STANDARDS - CBT	2
S29	EMPLOYEE LOCKER	1
S31	SUNGLASSES DISPLAY	1
S32	SINGLE NEWSPAPER DISPLAY - TALL	1
S32a	MAP DISPLAY	1
S35	URGE CHIP SPINNER	1
S36	MILK PITCHER STAND	1
S38	BLACK RISER	4
S39	DUNNAGE RACK 1'-10" DEEP	2
S42	MOP ROOM BOTTLE WALL RACK & CHEMICAL PROPORTIONER	1
S44	CLEANING CART	1
S45	PROPANE CAGE	1
S46	BEER CAVE SIDE RACK	2
S48	5-SHELF ROLLING DISPLAY RACK	2



**EQUIPMENT PLAN**  
SCALE: 3/16" = 1'-0"

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Fond Du Lac, WI 54935  
Phone: (920) 926-9800  
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COLLABORATION

**PROJECT INFORMATION**

PROPOSED ALTERATION FOR:  
**KWIK TRIP STORE #361**  
1618 CALUMET DRIVE • SHEBOYGAN, WI 53081

PROFESSIONAL SEAL

**PRELIMINARY DATES**  
AUG 16, 2021

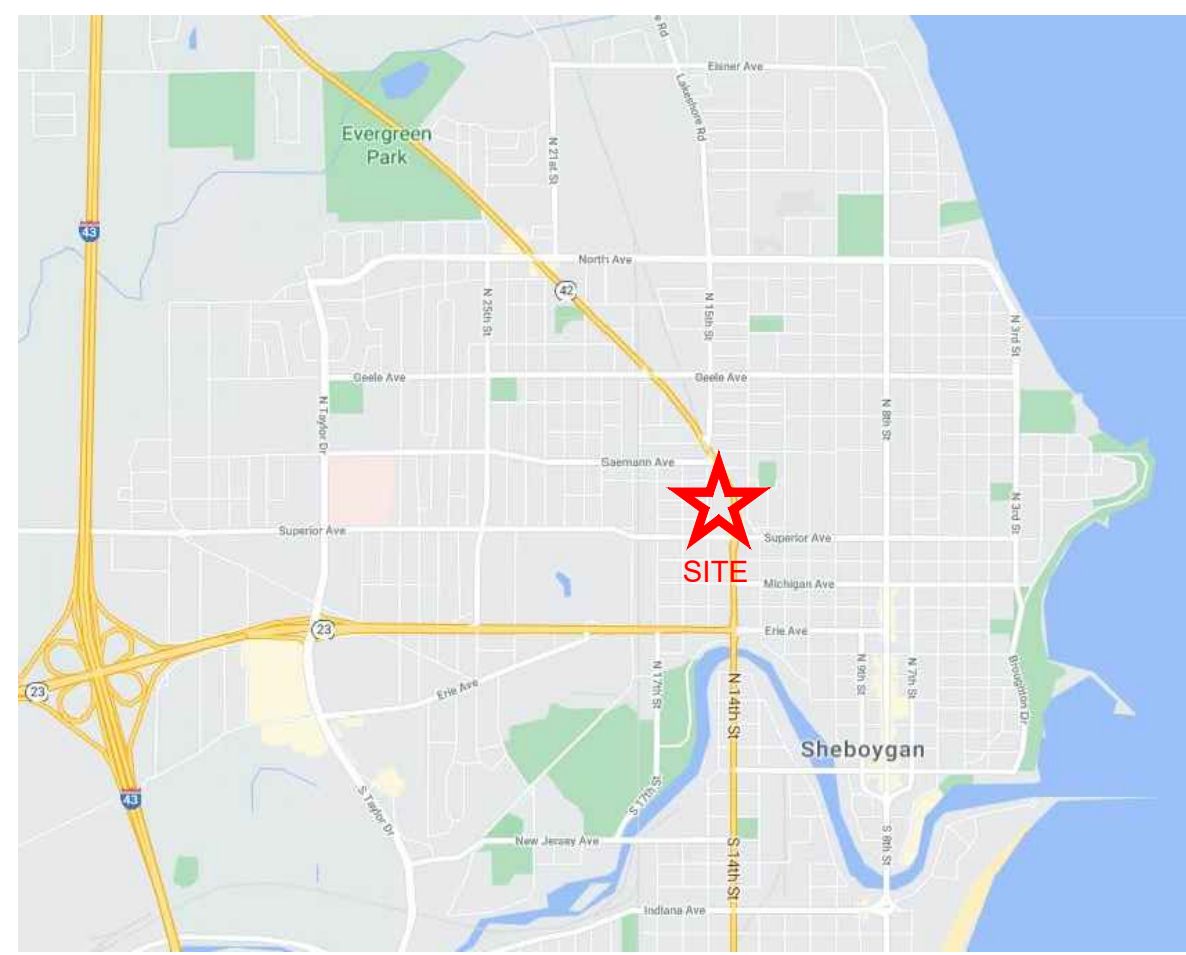
**NOT FOR CONSTRUCTION**

**JOB NUMBER**  
2147900

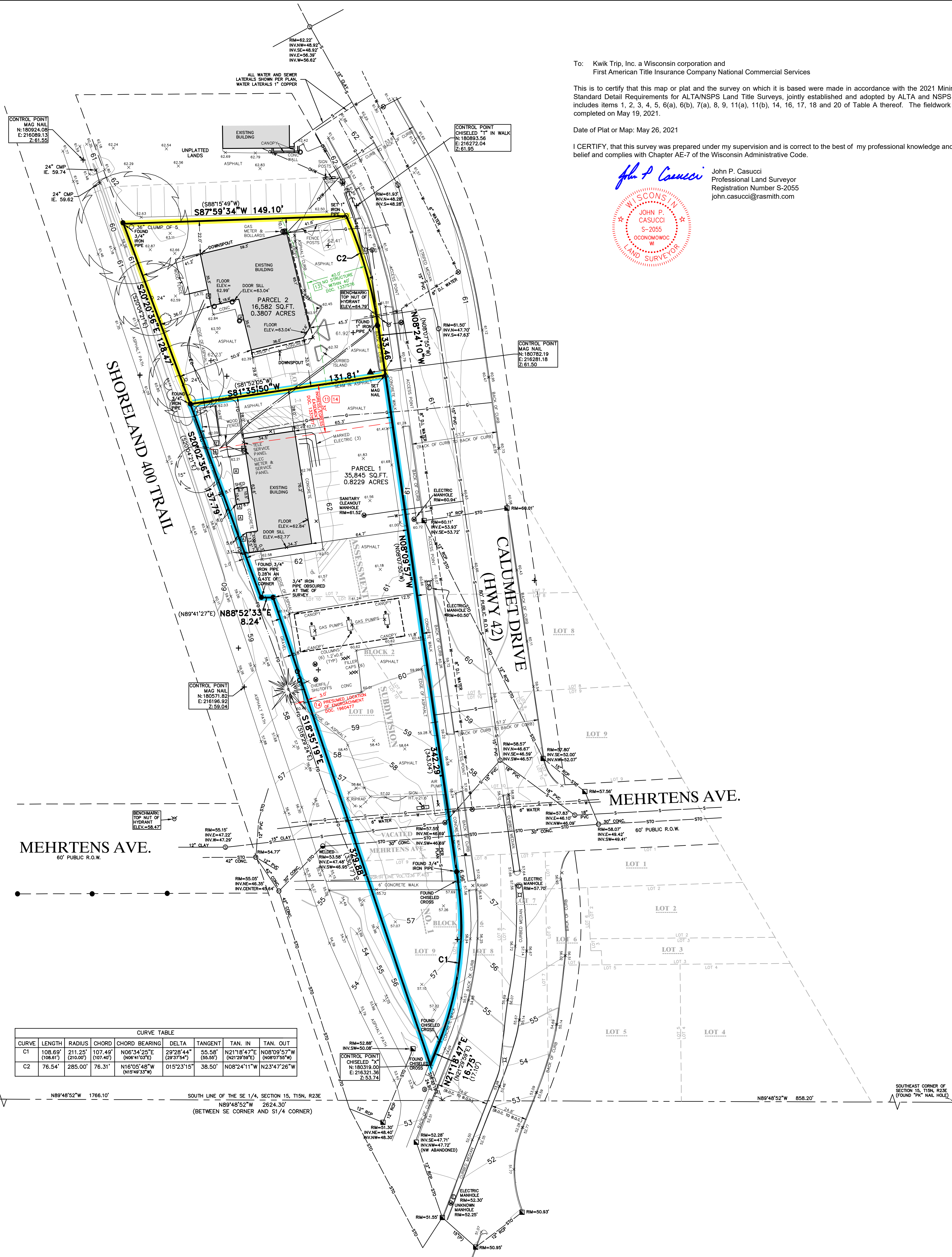
**SHEET NUMBER**  
**A120**



# ALTA/NSPS LAND TITLE SURVEY



VICINITY MAP (NOT TO SCALE)



To: Kwik Trip, Inc. a Wisconsin corporation and  
First American Title Insurance Company National Commercial Services

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS and includes items 1, 2, 3, 4, 5, 6(a), 6(b), 7(a), 8, 9, 11(a), 11(b), 14, 16, 17, 18 and 20 of Table A thereof. The fieldwork was completed on May 19, 2021.

Date of Plat or Map: May 26, 2021

I CERTIFY, that this survey was prepared under my supervision and is correct to the best of my professional knowledge and belief and complies with Chapter AE-7 of the Wisconsin Administrative Code.

*John P. Casucci*  
John P. Casucci  
Professional Land Surveyor  
Registration Number S-2055  
john.casucci@rasmith.com



## PARCEL 1

PART OF LOTS 7, 8 AND 10 IN BLOCK 2 AND PART OF LOTS 8 AND 9 IN BLOCK 6 OF ASSESSMENT SUBDIVISION NO. 1, AND PART OF VACATED MEHRTENS AVENUE, CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN, ALL DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF LOT 10, BLOCK 2; THENCE SOUTH 18° 29' 24" EAST 189.99 FEET ALONG THE EASTERLY RIGHT-OF-WAY LINE OF THE CHICAGO & NORTHWESTERN RAILROAD THE INTERSECTION WITH WEST LINE OF CALUMET DRIVE; THENCE NORTH 21° 29' 59" EAST 17.10 FEET ALONG THE WESTERLY LINE OF CALUMET DRIVE; THENCE NORTHERLY 108.61 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 210.00 FEET, THE CHORD OF WHICH BEARS NORTH 06° 41' 03" EAST 107.40 FEET; THENCE NORTH 08° 07' 55" WEST 343.04 FEET ALONG SAID WEST LINE; THENCE SOUTH 81° 52' 05" WEST 131.81 FEET TO THE WEST LINE OF LOT 7, BLOCK 2, BEING THE EASTERLY RIGHT-OF-WAY LINE OF THE CHICAGO & NORTHWESTERN RAILROAD; THENCE SOUTH 20° 04' 21" EAST 137.79 FEET ALONG SAID EASTERLY LINE; THENCE NORTH 89° 41' 27" EAST 8.24 FEET ALONG THE SOUTH LINE OF SAID LOT 7; THENCE SOUTH 18° 29' 24" EAST 141.17 FEET ALONG THE WEST LINE OF LOT 10 TO THE POINT OF BEGINNING.

Tax Parcel No. 59281601035  
Property Address: 1618 Calumet Drive, Sheboygan, WI 53081

## PARCEL 2

A PART OF LOT 7, BLOCK 2, ASSESSMENT SUBDIVISION NO. 1, CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN, DESCRIBED AS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 7; THENCE NORTH 20° 04' 21" WEST 137.79 FEET ALONG THE EAST LINE OF THE C&NW RAILROAD TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 20° 04' 21" WEST 128.47 FEET ALONG SAID EAST LINE; THENCE NORTH 88° 15' 49" EAST 149.10 FEET TO THE WEST LINE OF NORTH 14TH STREET; THENCE ALONG SAID WEST LINE 76.54 FEET ALONG THE ARC OF 285.00 FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD WHICH BEARS SOUTH 15° 49' 33" EAST 76.31 FEET; THENCE SOUTH 08° 07' 55" EAST 33.46 FEET ALONG SAID WEST LINE; THENCE SOUTH 81° 52' 05" WEST 131.81 FEET TO THE POINT OF BEGINNING.

Tax Parcel No. 59281601010  
Property Address: 1628 Calumet Drive, Sheboygan, WI 53081

Prepared for: Kwik Trip, Inc.

Survey No. 165494-SMC

**A. Basis of Bearings**  
Bearings are based on the Sheboygan County Coordinate System. North is referenced to the South line of the Southeast 1/4 of Section 15, T15N, R23E, which is assumed to bear N89°48'52"W.

**B. Title Commitment**  
**Applies to: Tax parcel No. 59281601035**  
This survey was prepared based on First American Title Insurance Company title commitment number NCS-1063872-MAD, commitment date April 21, 2021, which lists the following easements and/or restrictions from schedule B-I:

- 1-3, 9-10. **Visible evidence shown, if any.**
- 4-8, 15-17. **Not survey related.**
- 11. Terms, conditions, restrictions and provisions relating to the use and maintenance of the Easement for Ingress and Egress recorded on March 20, 1992, as Document No. 1337577. **Lies within or crosses the surveyed property - its location is shown.**
- 12. Driveway Restoration Agreement upon the terms, conditions and provisions contained therein:  
Dated: April 23, 1992  
Parties: Kwik Trip, Inc. and City of Sheboygan Plan Commission of the City of Sheboygan, a municipal corporation of the State of Wisconsin  
Recorded: May 6, 1992  
Instrument No.: 1341815  
**Lies within or crosses the surveyed property - it is a blanket easement - its location is not shown.**

13. Covenants, Conditions and Restrictions as set forth in Warranty Deed recorded in September 21, 1992 as Document No. 1352691 of Official Records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). **Lies within or crosses the surveyed property - it is a blanket easement - its location is not shown.**

14. Revocable Occupancy Permit recorded on January 10, 2013 as Document No. 1960477. **Lies within or crosses the surveyed property - presumed location shown.**

**Title Commitment**  
**Applies to: Tax parcel No. 59281601010**  
This survey was prepared based on First American Title Insurance Company title commitment number NCS-1063871-MAD, commitment date April 22, 2021, which lists the following easements and/or restrictions from schedule B-I:

- 1-3, 10-11. **Visible evidence shown, if any.**
- 4-8, 15-16. **Not survey related.**
- 12. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Map of Assessment Subdivision No. 1, as recorded in April 27, 1916 in Volume 4, Pages 6-7 as Document No. 174308, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). **The documents are illegible.**
- 13. Covenants, Conditions and Restrictions as set forth in Warranty Deed recorded in March 20, 1992 in Volume 1205, Page 721 as Document No. 1337576 of Official Records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). **Lies within or crosses the surveyed property - its location is shown.**

14. Terms, conditions, restrictions and provisions relating to the use and maintenance of the Easement for Ingress and Egress recorded on March 20, 1992 in Volume 1205, Page 722, as Document No. 1337577. **Lies within or crosses the surveyed property - its location is shown.**

**C. Flood Note**  
According to flood insurance rate map of the City of Sheboygan, community panel number 55117C0238F, effective date of 4/2/2009, this site falls in zone X (areas determined to be outside the 0.2% annual chance floodplain).

**D. Parking Spaces**  
There are 24 regular and 1 handicapped parking spaces marked on this site.

**E. Elevations**  
Elevations refer to City of Sheboygan Datum.

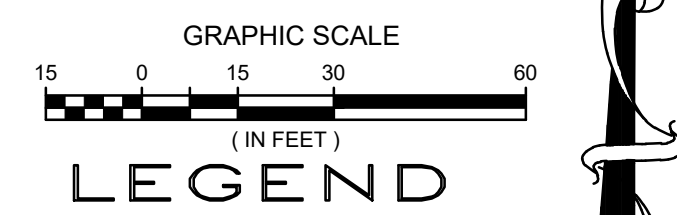
**F. Municipal Zoning**  
The zoning information listed below is taken from a Zoning Report prepared by The City Of Sheboygan Department of City Development, dated April 26, 2021 - site is zoned UC (Urban Commercial).

**G. Notes**  
As to table A item 11  
Surveyor's responsibility to coordinate markings shall be limited to one marking request to 811 (national "call before you dig" number) based on the property address, as provided by the client.  
Note to the client, insurer, and lender - With regard to Table A, item 11, information from the sources checked within will be combined with observed evidence of utilities pursuant to Section 5.6.iv. to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response. As of the field date indicated below in certificate (most recent site visit/inspection), it appears some underground utilities were not marked. This affected the surveyor's assessment of the location of the utilities resulting in partial illustration and/or mapping per plan. Where additional or more detailed information is required, the client is advised that excavation may be necessary.

There are no proposed changes in street right of way lines, if such information is made available to the surveyor by the controlling jurisdiction observed in the process of conducting the fieldwork.

There is no visible evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.

- POSSIBLE ENCROACHMENTS:**
1. Parking lot pavement edge 3.0' West of Western property line.
  2. Parking lot pavement edge 2.0' West of Western property line.
  3. Portions of the public sidewalk along Calumet Dr.
  4. Portions of the parking lot curb along Calumet Dr.



## LEGEND

- BOLLARD
- ⊕ SOIL BORING/MONITORING WELL
- ⚑ FLAGPOLE
- ☐ MAILBOX
- ⚡ SIGN
- ⊠ AIR CONDITIONER
- ☐ CONTROL BOX
- ⊠ TRAFFIC SIGNAL
- ⊠ CABLE PEDESTAL
- ⊠ POWER POLE
- ⊠ GUY WIRE
- ⊠ GUY POLE
- ⊠ SPOT/PARD/PEDESTAL LIGHT
- ⊠ HANDICAPPED PARKING
- ☐ PULL BOX
- ⊠ ELECTRIC MANHOLE
- ⊠ ELECTRIC PEDESTAL
- ⊠ ELECTRIC METER
- ⊠ ELECTRIC TRANSFORMER
- ⊠ TELEPHONE MANHOLE
- ⊠ TELEPHONE PEDESTAL
- ⊠ UTILITY VAULT
- ⊠ GAS VALVE
- ⊠ GAS METER
- ⊠ GAS WARNING SIGN
- ⊠ STORM MANHOLE
- ⊠ ROUND INLET
- ⊠ SQUARE INLET
- ⊠ STORM SEWER END SECTION
- ⊠ SANITARY MANHOLE
- ⊠ SANITARY CLEANOUT OR SEPTIC VENT
- ⊠ SANITARY INTERCEPTOR MANHOLE
- ⊠ MISCELLANEOUS MANHOLE
- ⊠ IRRIGATION CONTROL BOX
- ⊠ WATER VALVE
- ⊠ HYDRANT
- ⊠ WATER SERVICE CURB STOP
- ⊠ WELL
- ⊠ WATER SURFACE
- ⊠ WETLANDS FLAG
- ⊠ MARSH
- ⊠ CONIFEROUS TREE
- ⊠ DECIDUOUS TREE
- ⊠ SHRUB
- EDGE OF TREES
- SANITARY SEWER
- STORM SEWER
- WATER MAIN
- MARKED GAS MAIN
- MARKED ELECTRIC
- OVERHEAD WIRES
- BUREAU ELEC. SERV.
- MARKED TELEPHONE
- MARKED CABLE TV LINE
- MARKED FIBER OPTIC
- INDICATES EXISTING CONTOUR ELEVATION
- INDICATES EXISTING SPOT ELEVATION

DIGGERS HOTLINE TICKET NO. 2021-19-11327

THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.

(P) INDICATES PIPE SIZES PER RECORD PLANS. OTHER PIPE SIZES ARE ESTIMATED. NO PIPE SIZES SHOULD BE RELIED UPON WITHOUT FURTHER VERIFICATION.

CURVE TABLE							
CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING	DELTA	TANGENT	TAN. IN.
C1	108.69'	211.25'	107.49'	N06°34'25"E	29°28'44"	55.58'	N21°18'47"E
	(108.61')	(210.60')	(107.40')	(N06°41'03"E)	(29°37'54")	(56.95')	(N02°29'39"E)
C2	76.54'	285.00'	76.31'	N18°03'48"W	015°23'15"	38.50'	N08°24'11"W
				(N02°49'35"W)			(N23°47'26"W)

SOUTH 1/4 CORNER OF SECTION 16, T15N, R23E (FOUND ALUMINUM MONUMENT)  
N89°48'52"W 1766.10'  
SOUTH LINE OF THE SE 1/4, SECTION 15, T15N, R23E (BETWEEN SE CORNER AND S1/4 CORNER)  
N89°48'52"W 2624.30'  
SOUTHWEST CORNER OF SECTION 15, T15N, R23E (FOUND THE NAIL HOE)  
N89°48'52"W 858.20'









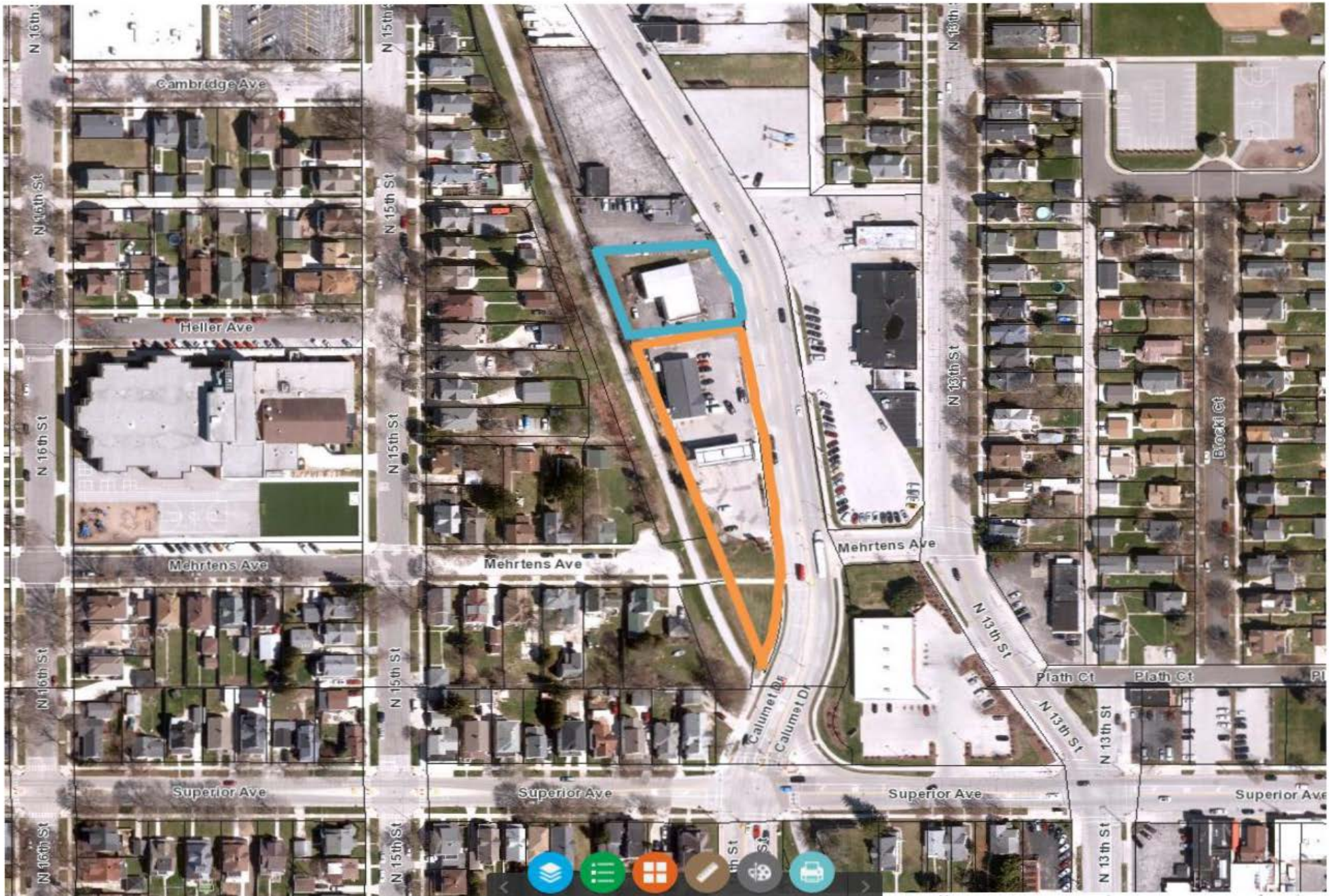














1618 Calumet Dr

1618 Calumet Ave  
 Sheboygan, WI 53081  
 Superior, WI 53090  
 43.761° N, 89.476° W

← 1628 WI-42 Trunk Sheboygan, Wisconsin

1618 Calumet Dr  
Sheboygan, WI 53081  
43.76°N, 87.72°W



Navigation controls including a person icon, a compass icon, a 2D view button, and a zoom in (+) button.