

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

**CITY OF SHEBOYGAN**

**REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION**

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**ITEM DESCRIPTION:** Construction of new Starbucks at 2108 North Avenue.

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

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**REPORT DATE:** July 23, 2021

**MEETING DATE:** July 27, 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: N/A  
Municipal Code: N/A

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**BACKGROUND / ANALYSIS:**

Logic Design and Architecture is proposing to construct/operate a Starbucks Coffee Shop with Drive Thru at 2108 North Avenue. The applicant states the following about the project:

- This site is currently vacant and undeveloped (grass).
- The proposed redevelopment will include a new 2,230sf square foot Starbucks with a full-service drive-thru and a 250sf seasonal outdoor patio area. The café will provide an indoor seating capacity of approximately 50 patrons and an outdoor seating capacity of approximately 20 patrons.

The applicant states the following about the restaurant architecture:

- The proposed design is consistent with Starbuck’s new prototype but also includes several upgrades such as raised parapets for RTU screening and also façade massing/articulation (both up/down and in/out) to add some visual complexity and hierarchy to the façade designs.
- High quality materials are being used throughout the design – brick as a wainscot and also accent walls, precast sills, spruce fiber cement panels, and drainage type EIFS used only on upper portions of the building rear, which will be coated in a self-cleaning Sto Lotusan finish.
- Also note that several lighting solutions are being implemented – wall sconces from the façade, recessed lighting from the covered awnings at doors and drive-thru window, and also accent lighting on the spruce louvered awnings over the windows.
- These finish materials and building upgrades satisfy the prototype requirements of

Starbucks, but also provide durable and high-quality finishes in contrasting yet complimentary colors and textures to ensure a high-quality building that is consistent with the future vision of the surrounding neighborhood.

**STAFF COMMENTS:**

Does the proposed parapet wall adequately address the mechanicals?

**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: Adam J. Stein

ADDRESS: 802 N. 109th St., Milwaukee, WI 53226

E-MAIL ADDRESS: astein@logicda.com

PHONE: (414)559.6324 FAX NO.: ( )

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

NAME OF PROPOSED/EXISTING BUSINESS: Starbucks

ADDRESS OF PROPERTY AFFECTED: 2108 North Avenue Lot1  
(assumed 2120 future address)

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

DESCRIPTION OF PROPOSED PROJECT: \_\_\_\_\_

Proposed construction of new retail building with drive-thru. The anticipated major tenant to be Starbucks. The building shell is approximately 2,230 +/- sf gross footprint + 250 +/- sf exterior patio.

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

Vacant property

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

Proposed materials are a dark gray brick veneer, spruce Nichiha fiber cement wood panels and soffits, light gray EIFS, black steel awnings with spruce louvers, and black aluminum storefront. Modern massing, awnings, and material use is consistent with both Starbucks current prototype and new/renovated buildings in the area (i.e. McDonalds, Walgreens, adjacent future Cousin's, etc.).

**3. NAMES AND ADDRESSES**

**OWNER OF SITE:** North/Calumet, LLC, a Wisconsin limited liability company

ADDRESS: 2551 N. Wahl Ave.

EMAIL: tschafer@wi.rr.com

PHONE: ( 414 ) 840.6667 FAX NO.: ( )

**ARCHITECT:** Adam J. Stein, Logic Design & Architecture, Inc.

ADDRESS: 802 N. 109th St., Milwaukee, WI 53226

EMAIL ADDRESS: astein@logicda.com

PHONE: ( 414 ) 559.6324 FAX NO.: ( )

**CONTRACTOR:** TBD

ADDRESS: \_\_\_\_\_

EMAIL: \_\_\_\_\_

PHONE: ( ) 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

07.06.2021  
\_\_\_\_\_  
DATE

Adam J. Stein  
\_\_\_\_\_  
PRINT ABOVE NAME

7/7/2021

City of Sheboygan  
Department of City Development  
828 Center Avenue – Suite 208  
Sheboygan, WI 53081

Property Owner:  
North/Calumet, LLC  
Thomas Schafer – sole member  
2551 N Wahl Ave  
Milwaukee, WI 53211  
tschafer@wi.rr.com and lwyant@wyantlaw.com

### **Proposed development narrative for Architectural Review and Conditional Use Approval**

#### General Project Information:

Restaurant with drive-thru is a permitted conditional use in the UC Zoning district. Proposed new building for sole tenant Starbucks coffee shop with drive-thru, to be located on the future “Lot 1” of prior 2108 North Avenue – CSM approved by PC on 6/29/21 for creation of “Lot 1” (currently vacant) and “Lot 2” (redeveloped of existing unoccupied building into Cousin’s). Anticipated new address of site is 2120 as indicated on our drawing submittal. The included proposal is for an approximate 2,230 square foot Starbucks café with drive thru and approximately 250 square foot outdoor patio area. The café will provide an indoor seating capacity of ±50 patrons and outdoor seating capacity of ±20 patrons. (1 parking stall per 3 seats is satisfied, see site plan, 26 total stalls) Proposed business hours will be daily from 5am-9pm (may vary on weekends). The café anticipates employing ±25-30 persons in total. The project schedule anticipates construction start in late Fall 2021 with completion in late Spring 2022.

### General Site and Adjacency Information:

The Property is located in a commercially-designated area within the City Urban Commercial (UC) Zoning District and has been previously used for commercial purposes; no zoning change is necessary. As part of the property development strategy, we are proposing to close two curb cuts (one located at the intersection of N 21st Street and North Ave, and the eastern one located on North Ave, as shown on the site plan) so the development utilizes just one existing curb cut on North Ave and one existing curb cut on N 21st Street. A cross-access and cross-utility easement was also proposed as part of the CSM. Nearby property uses include several commercial uses, such as Advance Auto Parts, and various retail and restaurant/fast food uses. Existing residential is located behind the property but note that the homes are located across the shared stormwater detention area and across Schetter Avenue, more than 100' from our proposed site paving areas and ±200' from our proposed building. Please refer to included site plan and landscape plan for proposed improvements to this area to further improve the residential buffer between these properties.

### Site Specifics:

Great care goes into selecting sites for Starbucks after a market has been identified – they must provide ample parking and drive-thru queuing to optimize guest experience. Great care was taken through exploring several different site plan options with Starbucks' team to ensure this criteria was being met, and also satisfying the Zoning requirements. The added bypass lane further improves site circulation and drive-thru efficiency. In regards to landscaping, the site has also been designed to exceed minimum zoning requirements in all sections - please note the summary under "Design Requirements" and "Proposed Plant Material Table" on sheet LSP1.0. Trash enclosure and Monument sign have also been designed with similar building materials to create a cohesive development.

### Building Specifics:

As presented, this design is consistent with Starbucks' new prototype but also includes several upgrades such as raised parapets for RTU screening and also façade massing/articulation (both up/down and in/out) to add some visual complexity and hierarchy to the façade designs. Please note that high quality materials are being used throughout the design – brick as a wainscot and also accent walls, precast sills, spruce fiber cement panels, and drainage type EIFS used only on upper portions of the building rear, which will be coated in a self-cleaning Sto Lotusan finish. Also note that several lighting solutions are being implemented – wall sconces from the façade, recessed lighting from the covered awnings at doors and drive-thru window, and also accent lighting on the spruce louvered awnings over the windows. These finish materials and building upgrades satisfy the prototype requirements of Starbucks, but also provide durable and high quality finishes in contrasting yet complimentary colors and textures to ensure a high quality building that is consistent with the future vision of the surrounding neighborhood.

Consistency with City Plans:

The City of Sheboygan Comprehensive Plan (“Comp Plan”) Future Land Use Map designates the Property, and neighboring properties, as Community Mixed Use. The proposed development advances several goals, objectives and policies of the Comp Plan, including:

- Accommodating a mix of uses within a finite amount of land.
- Following the existing land use pattern of the general neighborhood.
- Promoting infill development and redevelopment of aging sites, with compatible uses.
- Generally promote the mixture of compatible land uses on the same site.

Exceptions / Variance requested:

Consistent with the previously approved CSM submittal, an exception/variance is being requested for otherwise required paving setbacks from the property lines. At two separate locations on this site, there is shared access between both adjacent sites to the East and West that is being handled with a shared cross access agreement. Shared utility and stormwater easements will also be utilized on this site, as identified on the included Civil drawings.

Project Team:

Architect: Logic Design & Architecture, Inc.

Civil Engineer: Pinnacle Engineering Group

Landscape Design: InSite Landscape Design

Structural Engineer: TBD

Mechanical Engineer: TBD

We look forward to working with the city throughout the approval process to transform this site and believe that the proposed site layout, new building, parking, and landscaping all contribute to a better use, circulation, and substantial improvement to the overall aesthetic of the parcel and surrounding environment.

Warm regards,

Adam J. Stein  
Principal, Architect, NCARB

Signage shown as example only, final design/details submittal for AHJ approvals by tenants. Landscaping shown for reference only, refer to Landscape design drawings for final design & details

NW Corner



NE Corner



SE Corner



SW Corner



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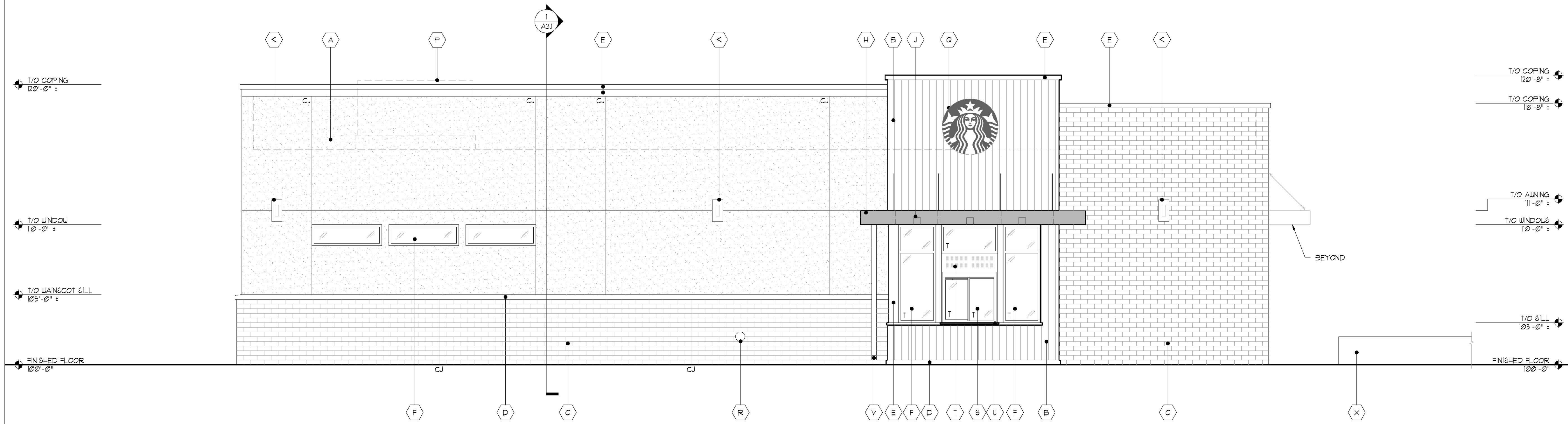
# Proposed Building @ 2120 North Ave

City of Sheboygan, WI | July 2021



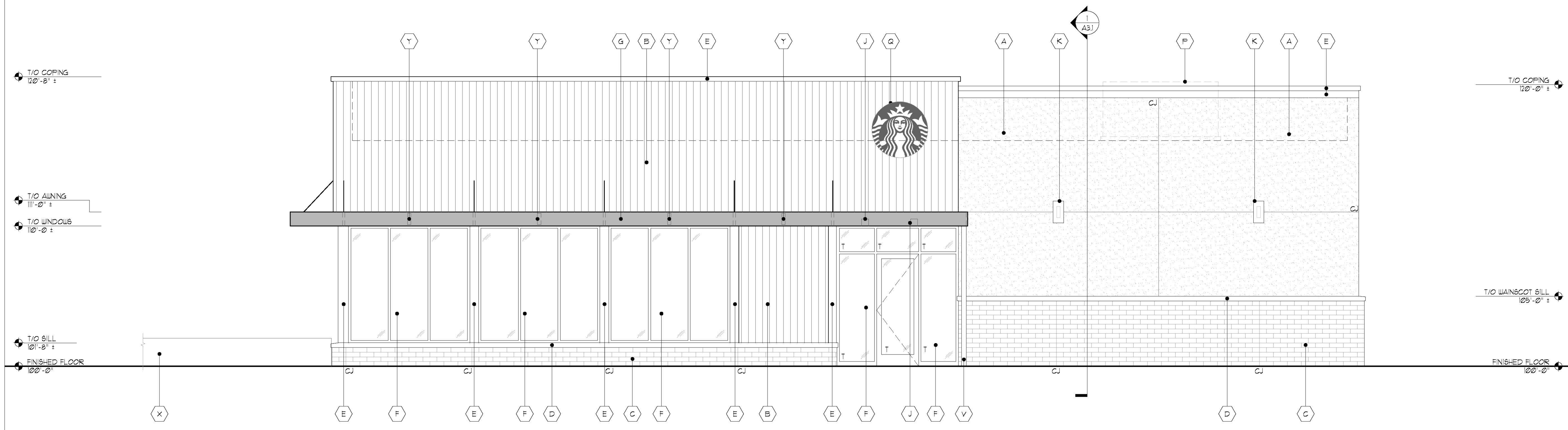
PLOT DATE: 7/6/2021

FILE NAME: C:\USERS\WMACDONALD\DROPBOX\_ACTIVE PROJECTS\21-057 STARBUCKS SHEBOYGAN SHEETS\21-057\_SBX\_SHEBOYGANDWG



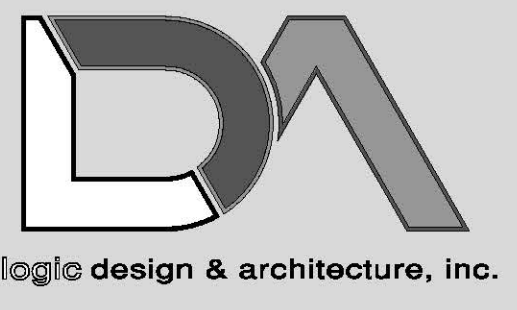
GLAZING: S = SPANDREL T = TEMPERED --- SIGNAGE SHOWN FOR REFERENCE PURPOSES ONLY - FINAL LOCATIONS, TYPE, AND AHJ APPROVALS BY TENANT, TYPICAL.

PROPOSED WEST ELEVATION  
1/4" = 1'-0" 2



GLAZING: S = SPANDREL T = TEMPERED --- SIGNAGE SHOWN FOR REFERENCE PURPOSES ONLY - FINAL LOCATIONS, TYPE, AND AHJ APPROVALS BY TENANT, TYPICAL.

PROPOSED EAST ELEVATION  
1/4" = 1'-0" 1



LogicDA.com | 414.909.0080  
Project Manager: WBM  
Job Number: 21-057

Additional Info

Project Name

Proposed Outlot

2120 North Ave  
Sheboygan, WI 53083

Dates/Revisions

07.06.21  
PLAN COMMISSION  
SUBMITTAL

Drawing Title  
ELEVATIONS

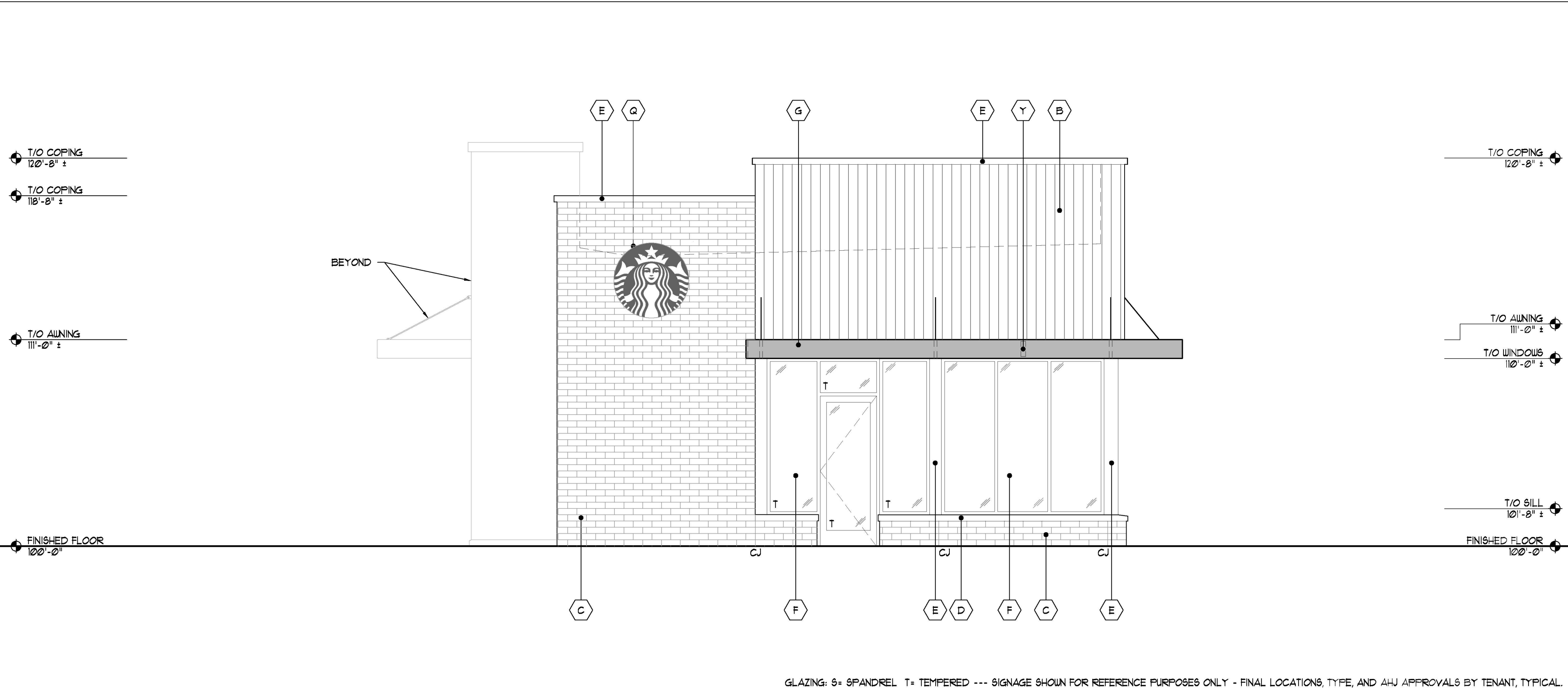
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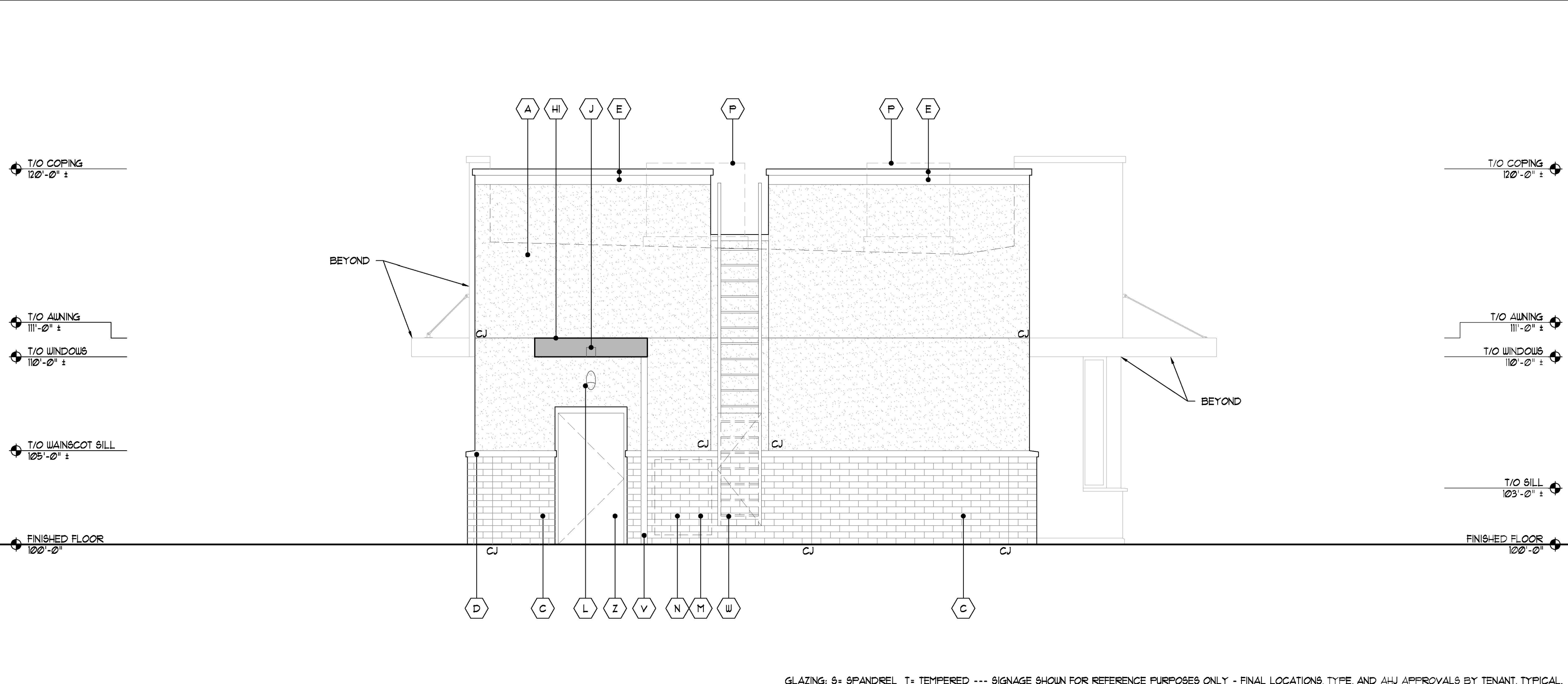
- PRELIMINARY -  
NOT FOR CONSTRUCTION

Exterior Material Schedule				
Key	Material	Color / Spec	Details / Add'l Info	Mfg. Info
A	EFS Finish	STO Lotusan   or Equal   Color: SW 7068 Grizzle Gray	Drainage Type EFS per mfg.   Install per mfg.   **GC to provide Architect large color sample for final approval **	STO Lotusan
B	Vintage Wood Fiber Cement Panels	Vintage Wood - Spruce	Install Vertical   Use only factory corners, H/J trim, & coping and color matched sealants - R/T Elevations & Details, typical.	Nichiha USA, Inc.
C	Brick Veneer	Heritage Collection Color: Slate	Running Bond   Unit Size   Mortar: Black (SM800)   Apply penetrating sealer to brick & grout per Mfg recommendations	County Materials or similar
D	Cast Stone / Precast Concrete	Soft Gray   Smooth Finish	Caps, bands, sills - refer to sections   Mortar: Gray (SM100)   Apply penetrating sealer per mfg.   Submit shop drawings for review and approval	Custom Cast Stone / Spec Mix
E	Metal #1	Color: Matte Black	coping, flashing, etc. - also see sections	Pac-Clad (Peterson)
F	Aluminum Storefront System	Black Frames	Full lite doors w/ 1" insulated Low-E clear glazing (u.o.n.) w/ thermally broken frames - R/T elevations for tempered and spandrel locations.	Kawneer or approved equal
G	Steel Awning (with welded chamfered corners) & Spruce Louvers	Prime & Epoxy Paint Sherwin Williams 6991 Black Magic   Sealed Spruce	Galvanized Steel Tube perimeter w/ steel tube standoffs. Finish all with exterior epoxy coating system or equal per Mfg. recommendations   Submit shop drawings for review and approval. Spruce to be stained <b>AND SEALED (ALL SIDES)</b> to match Nichiha	TBD
H	Steel Drive-Thru Canopy (with welded chamfered corners)	Prime & Epoxy Paint Sherwin Williams 6991 Black Magic	Galvanized Steel Tube perimeter w/ steel tube standoffs. Finish all with exterior epoxy coating system or equal per Mfg. recommendations   Submit shop drawings for review and approval	TBD
H1	Steel Awning (with welded chamfered corners)	Prime & Epoxy Paint Sherwin Williams 6991 Black Magic	Galvanized Steel Tube perimeter w/ steel tube standoffs. Finish all with exterior epoxy coating system or equal per Mfg. recommendations   Submit shop drawings for review and approval	TBD
J	Recessed Lighting	Black Finish	Recessed LED - Coord. Locations w/ Reflected Ceiling Plan. Provide battery backup at all egress doors, typ.	TBD
K	Wall Mounted Lighting	Black Finish	Down   CY91 40K MVD W X NCLR-B-RDB   Wall Mount 11'-0" AFF	ConTech
L	Emergency Egress Lighting	Black Finish	TRL-EM-BR-EL   Wall mounted centered over door	Triton LED
M	Gas Meter	Prefinished	GC to coordinate location with local utility & AHJ. Protect with bollards and maintain clear floor requirements   Exterior piping not permitted - Run supply line from meter through wall, up interior wall and overhead to RTU/s	TBD
N	Electric Service	Prefinished	GC to coordinate location with local utility & AHJ. Protect with bollards and maintain clear floor requirements	TBD
P	Roof Top Unit	Prefinished	GC to coordinate location & Details w/ Tenant Drawings	TBD
Q	Tenant Signage	TBD by tenant	Generic signage shown for reference - Tenants are responsible for actual signage design and AHJ approvals, typical. LL GC to coordinate w/ tenant for all sign locations, provide power & blocking as necessary.	TBD
R	Overflow Downspout Nozzle	Z199-Prefinished	Mount 20" AFF	TBD
S	Drive-Thru Window	To Match Storefront	Z75 Series - 47'-1/2" W x 43'-1/2" H with Manual open/Electronic Release (M.O.E.R.) - R/T Tenant Specs	Ready Access
T	Drive-Thru Air Curtain	To Match Storefront	AA300 - Z75 Pass-Thru Air Curtain System - R/T Tenant Specs	Ready Access
U	Drive-Thru Shelf	Stainless Steel	Z75 Series - 47'-1/2" W x 10" D - R/T Tenant Specs	Ready Access
V	Open Face Downspout	Color: Black	Prefinished to match concrete panels	TBD
W	Roof Access Ladder & Gate	Color: Black	Prefinished to match concrete panels   Submit shop drawings for review and approval	TBD
X	Patio Wall	Soft Gray   Smooth Finish	Apply penetrating sealer per Mfg recommendations.	TBD
Y	Awning Mounted Lighting	Black Finish	Down   9002 W1 RW LED3590 M BK L1 WRS   Wall Mount 10'-0" AFF	Lumiere Lanterna
Z	HM Painted Door	Color: Black	Hollow metal insulated door and frame	TBD

Notes: Refer to sections and wall types for additional information. GC to install all products per industry standards and manufacturer's recommendations. Design/Build Contractors and GC to coordinate Knox Box, Security Camera, and all other AHJ required items not shown on elevations, typical.



**PROPOSED WEST ELEVATION**  
1/4" = 1'-0" **2**



**PROPOSED NORTH ELEVATION**  
1/4" = 1'-0" **1**

**SCHEDULE**  
**3**

LogicDA.com | 414.909.0080  
Project Manager: WBM  
Job Number: 21-057

**Additional Info**

**Project Name**  
Proposed Outlot  
2120 North Ave  
Sheboygan, WI 53083

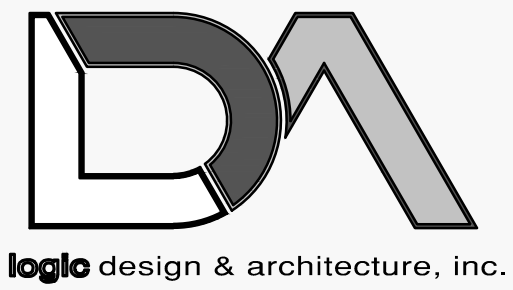
**Dates/Revisions**  
07.06.21  
PLAN COMMISSION  
SUBMITTAL

**Drawing Title**  
**ELEVATIONS**

**A2.2**

- PRELIMINARY -  
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Project Manager: WBM  
Job Number: 2488.00

Additional Info

Project Name

SHEBOYGAN OUTLOT  
2120 NORTH AVENUE,  
SHEBOYGAN, WI 53083

Dates/Revisions

05.13.21	PRELIM. (20%) SET FOR TENANT
06.08.21	PRELIM. SITE
06.09.21	PRELIM. SITE
06.11.21	PRELIM. (20%) SET FOR TENANT
07.14.21	TENANT COORD.

Drawing Title

SITE  
DIMENSIONAL &  
PAVING PLAN

C-3

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### LEGEND

- LIGHT DUTY ASPHALT PAVEMENT**
  - 1" - 1 1/2" CRUSHED AGGREGATE TB
  - 3" HMA PAVEMENT (2 LIFTS)
  - 2" BINDER COARSE - 3 LT 50-28.5
  - 1" SURFACE COARSE - 5 LT 50-28.5
- HEAVY DUTY ASPHALT PAVEMENT**
  - 1 1/2" - 1 3/4" CRUSHED AGGREGATE TB
  - 4" HMA PAVEMENT (2 LIFTS)
  - 2 1/2" BINDER COARSE - 3 LT 50-28.5
  - 1 1/2" SURFACE COARSE - 5 LT 50-28.5
- CONCRETE PAVEMENT**
  - 5" CONCRETE SLAB WITH 6 x 6 - W2.9 x W2.9 W.W.M.
  - 6" MIN. - 1 1/2" CRUSHED AGGREGATE TB
- CONCRETE SIDEWALK**
  - 5" CONCRETE SIDEWALK
  - 4" - 1 1/2" CRUSHED AGGREGATE TB
- 4" SOLID WHITE STRIPE**
- 4" DIAGONAL AT 45° SPACED 2" O.C.**
- ADA PARKING STALL SIGNAGE WITH BOLLARD (SEE DETAIL)**
- 18" CURB & GUTTER (SEE DETAIL)**
- 18" REVERSE PITCH CURB & GUTTER (SEE DETAIL)**
- ADA STALL INSIGNIA**
- INTEGRAL CURB AND GUTTER (SEE DETAIL)**
- BOLLARD**
- WHEEL STOP**
- ADA COMPLIANT RAMP, TAPER CURB HEAD AND INSTALL TRUNCATED DOMES**
- PARKING COUNT (FOR INFORMATION ONLY, NOT TO BE PAINTED)**

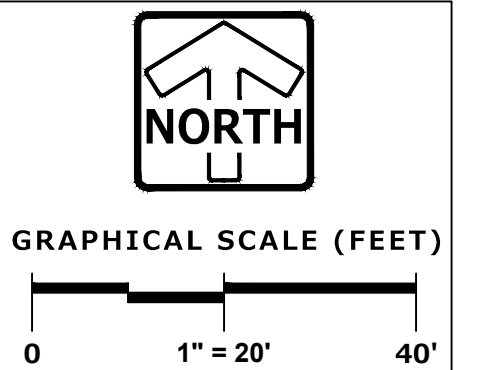
### SITE DATA

SITE AREA:	0.77 AC
DISTURBANCE LIMITS:	0.77 AC
BUILDING AREA:	2,230 SF
PROPOSED CAR PARKING SPACES:	11 SPACES (2 A.D.A.)
	15 SPACES (EXISTING)
	26 SPACES TOTAL
GRASS AREA:	0.24 AC
TOTAL IMPERVIOUS AREA:	0.53 AC
GREEN SPACE (%):	30.85%

**CONTRACTOR RESPONSIBILITY: SEE ADDITIONAL CONSTRUCTION NOTES LOCATED ON SHEET C-2**

**LANDLORD GENERAL CONTRACTOR TO PROVIDE POLES AND TENANT GENERAL CONTRACTOR TO PROVIDE SIGNAGE FOR ALL SIGNS**

**LANDLORD GENERAL CONTRACTOR TO COORDINATE WITH TENANT PERMIT DRAWINGS FOR FINAL LOCATIONS AND DETAILS OF ALL DRIVE-THRU EQUIPMENT AND WAYFINDING**



**PINNACLE ENGINEERING GROUP**  
ENGINEERING | NATURAL RESOURCES | SURVEYING  
PLAN | DESIGN | DELIVER

**WISCONSIN OFFICE:**  
20725 WATERTOWN RD  
BROOKFIELD, WI 53186  
(262) 754-8888  
CHICAGO | MILWAUKEE | NATIONWIDE

SITE DIMENSIONAL & PAVING PLAN  
1"=20'

