

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

PARCEL NO.:

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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: Senior Activity Center of Sheboygan / Sheboygan D.P.W.

ADDRESS: 828 Center Avenue

E-MAIL ADDRESS: David.Biebel@sheboyganwi.gov

PHONE: ( 920 ) 459-3366 FAX NO.: ( )

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

NAME OF PROPOSED/EXISTING BUSINESS: Senior Activity Center of Sheboygan

ADDRESS OF PROPERTY AFFECTED: 1817 N. 8<sup>th</sup> Street

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

DESCRIPTION OF PROPOSED PROJECT: The project is a remodel of the existing, and currently vacant former Save-A-Lot grocery store and Pet Store to transform it into a Senior Activity Center for residents 55+ in the community.

This remodel is to include updating the materials and design of the exterior facades including new projecting window boxes, other windows, updated entries, and newly painted block, with accents of wood look panels and corrugated metal. The exterior landscaping will also be enhanced to include outdoor seating areas, planters, and a reworking of the drop off and accessible parking spaces.

The remodeling of the interior spaces will include a lounge/café space for socializing with food and drinks, a game room, ping-pong areas, a dance studio, an arts and crafts studio and a set of connected hallways intended to be used as a walking track. Future spaces will include a large gym/physical activity space, a weight room and a large kitchen and multipurpose/reception space. There are also plans to have a separate tenant occupy a small section of the building in the north east corner. The SAC is still exploring options for the specific tenant at this time.

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

The current exterior is a painted CMU “big box” retail building with an accent band of painted EIFS. The building does not have many window openings or doors to the street, and the façade is not articulated or broken up with any rhythm or material changes along its entire perimeter. The existing materials have not been maintained in recent years and the building is showing some age.

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

The proposed updates to the exterior materials and design will include several wood look panel projections for window boxes and new entry areas. There will also be several new punched opening windows added. The rhythm and repetition of these elements is meant to reflect the smaller residential lots and spacing of the surrounding streetscape. The exiting CMU will be repainted and the EIFS band will be replaced on the north, west, and south sides with a corrugated metal panel system to update and modernize the look of the facades. All exterior materials are to be low maintenance materials which will ensure that the updates to the building continue to enhance the neighborhood for years to come.

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**3. NAMES AND ADDRESSES**

**OWNER OF SITE:** City of Sheboygan – David Biebel

ADDRESS: 828 Center Avenue Sheboygan WI 53081 \_\_\_\_\_

EMAIL: David.Biebel@sheboyganwi.gov

PHONE: ( 920 ) 459-3366 FAX NO.: ( )

**ARCHITECT:** Groth Design Group – John Schwenzen – Project Manager

ADDRESS: N58 W6181 Columbia Rd. Cedarburg WI. 53012

EMAIL ADDRESS: jschwenzen@gdg-architects.com

PHONE: (262 ) 377-8001 FAX NO.: ( )

**CONTRACTOR:** TBD

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

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

PHONE: ( ) FAX NO.: ( )



**EXISTING BUILDING VIEW FROM NORTHWEST - 8TH STREET**



**EXISTING BUILDING VIEW FROM SOUTHWEST - 8TH STREET & ZIMBAL AVE.**

**CITY SUBMITTAL PACKAGE:**  
PROPOSED RENOVATION OF OLD  
SAVE-A-LOT GROCERY STORE BLDG.  
FOR NEIGHBORHOOD REVITALIZATION  
AND NEW USE AS CITY OF SHEBOYGAN'S  
**ACTIVE SENIOR COMMUNITY CENTER**

**NOTE:**

- ARTIST'S RENDITION
- COLORS MAY HAVE SHIFTED FROM ORIGINAL MEDIA
- ORIGINAL SHEET SIZE: 30"X42"

GDG #: 20.115

APRIL 19, 2021

**RENOVATION OF 1817 NORTH 8TH STREET FOR:  
ACTIVE SENIOR COMMUNITY CENTER**

**SHEBOYGAN, WI**

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**REMODELED BUILDING VIEW FROM NORTHWEST - 8TH STREET**



**REMODELED BUILDING VIEW FROM SOUTHWEST - 8TH STREET & ZIMBAL AVE.**

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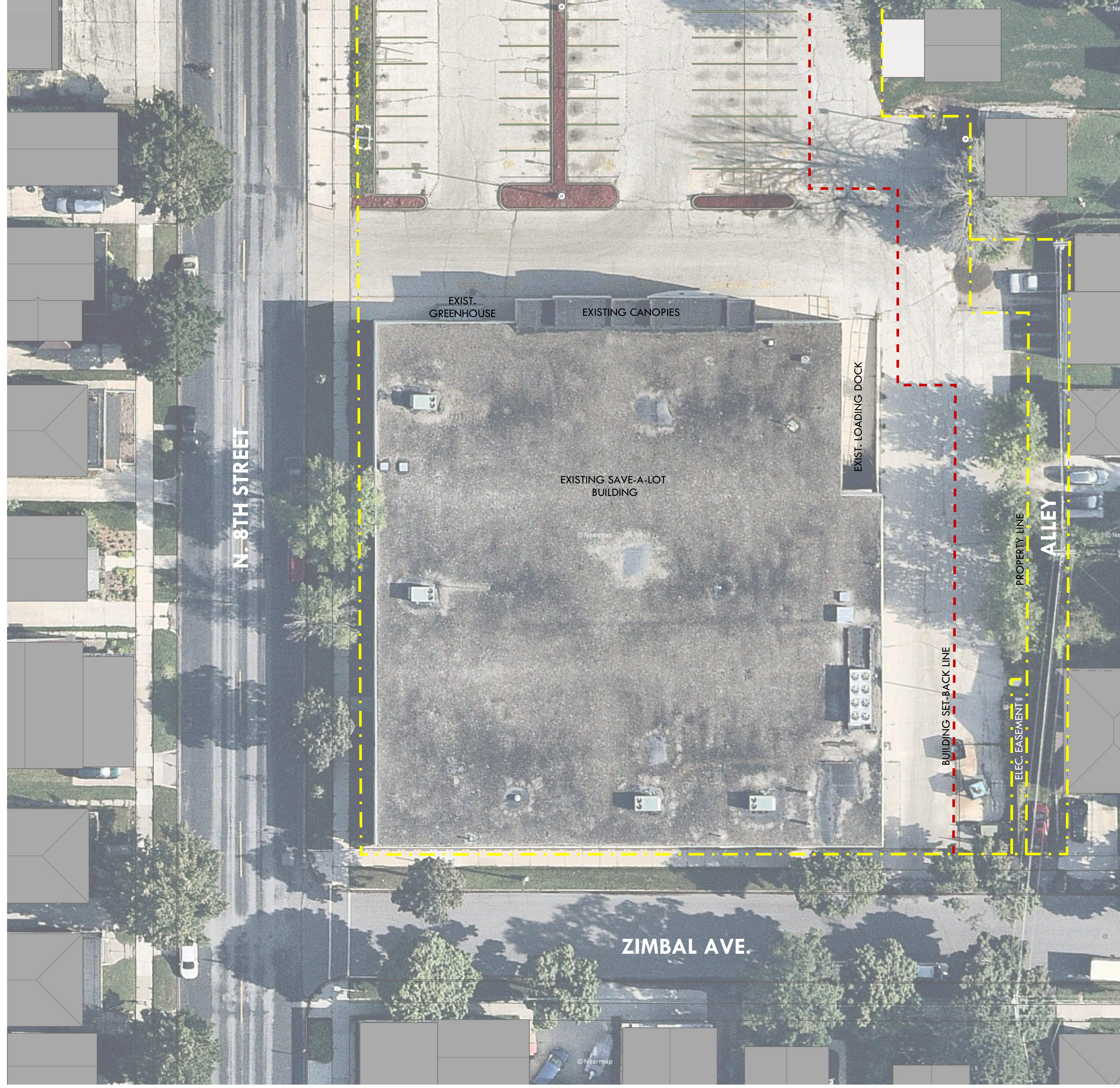
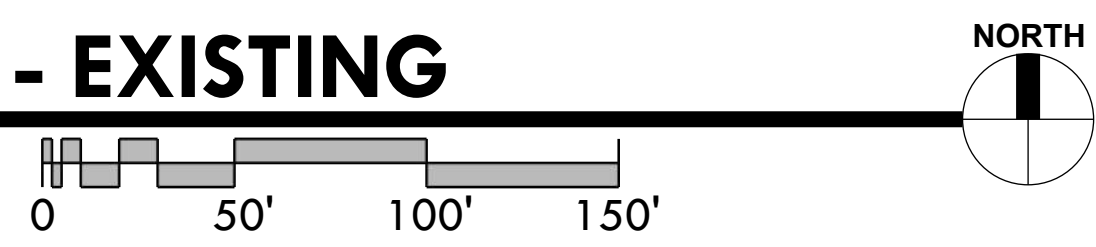
**RENOVATION OF 1817 NORTH 8TH STREET FOR:  
 ACTIVE SENIOR COMMUNITY CENTER**

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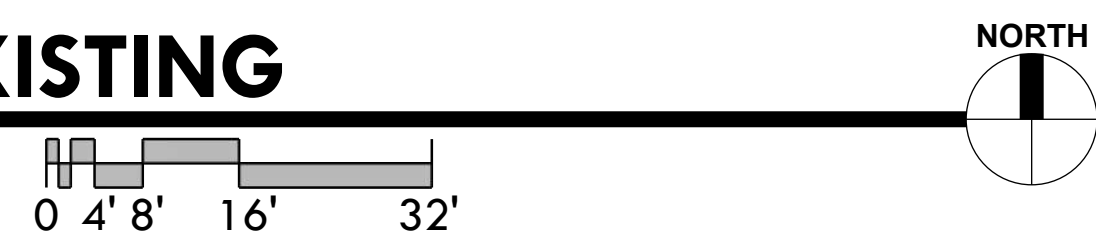
**SITE CONTEXT - EXISTING**

SCALE: 1" = 50'-0"  
@ ORIGINAL SHEET SIZE



**SITE PLAN - EXISTING**

SCALE: 1/16" = 1'-0"  
@ ORIGINAL SHEET SIZE



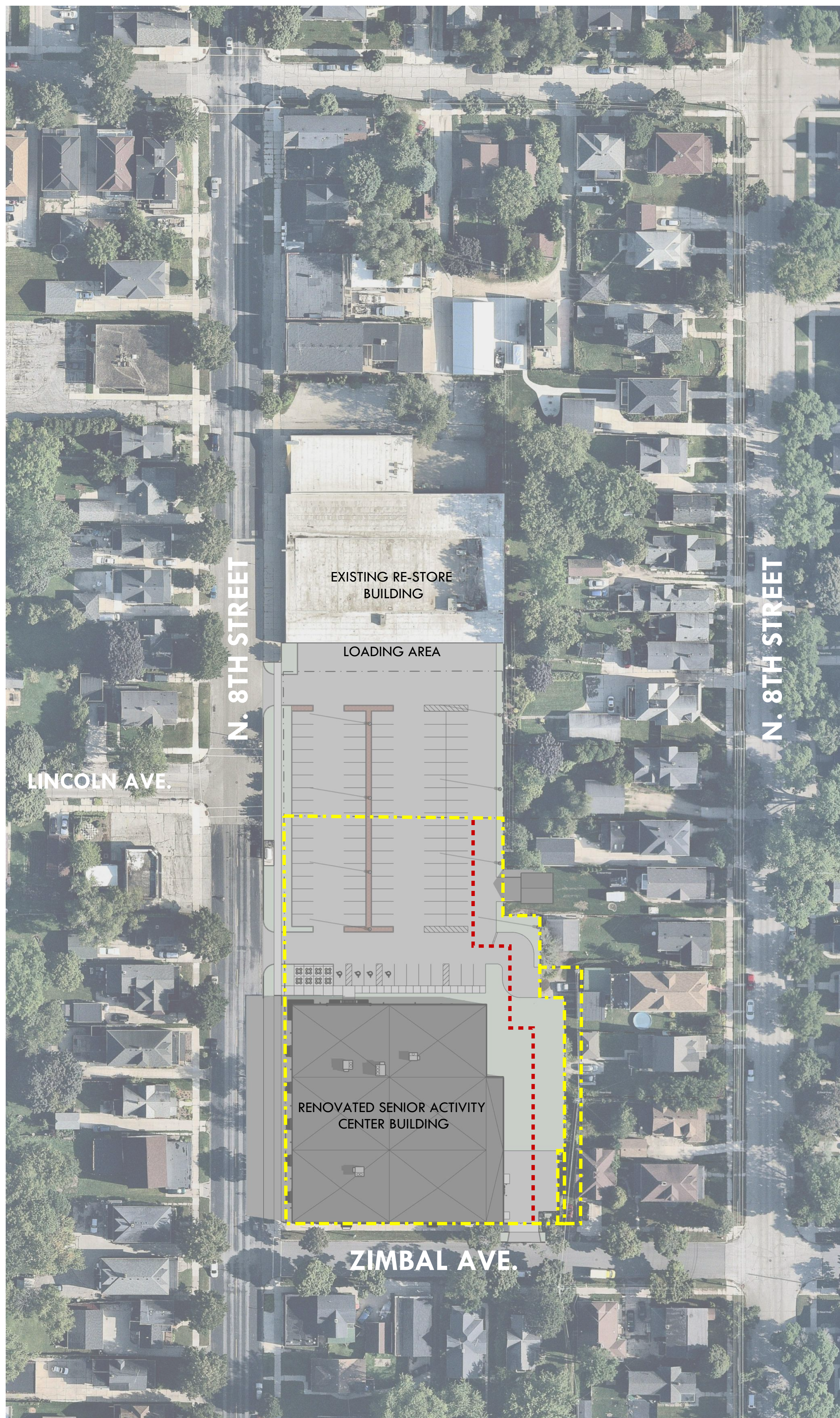
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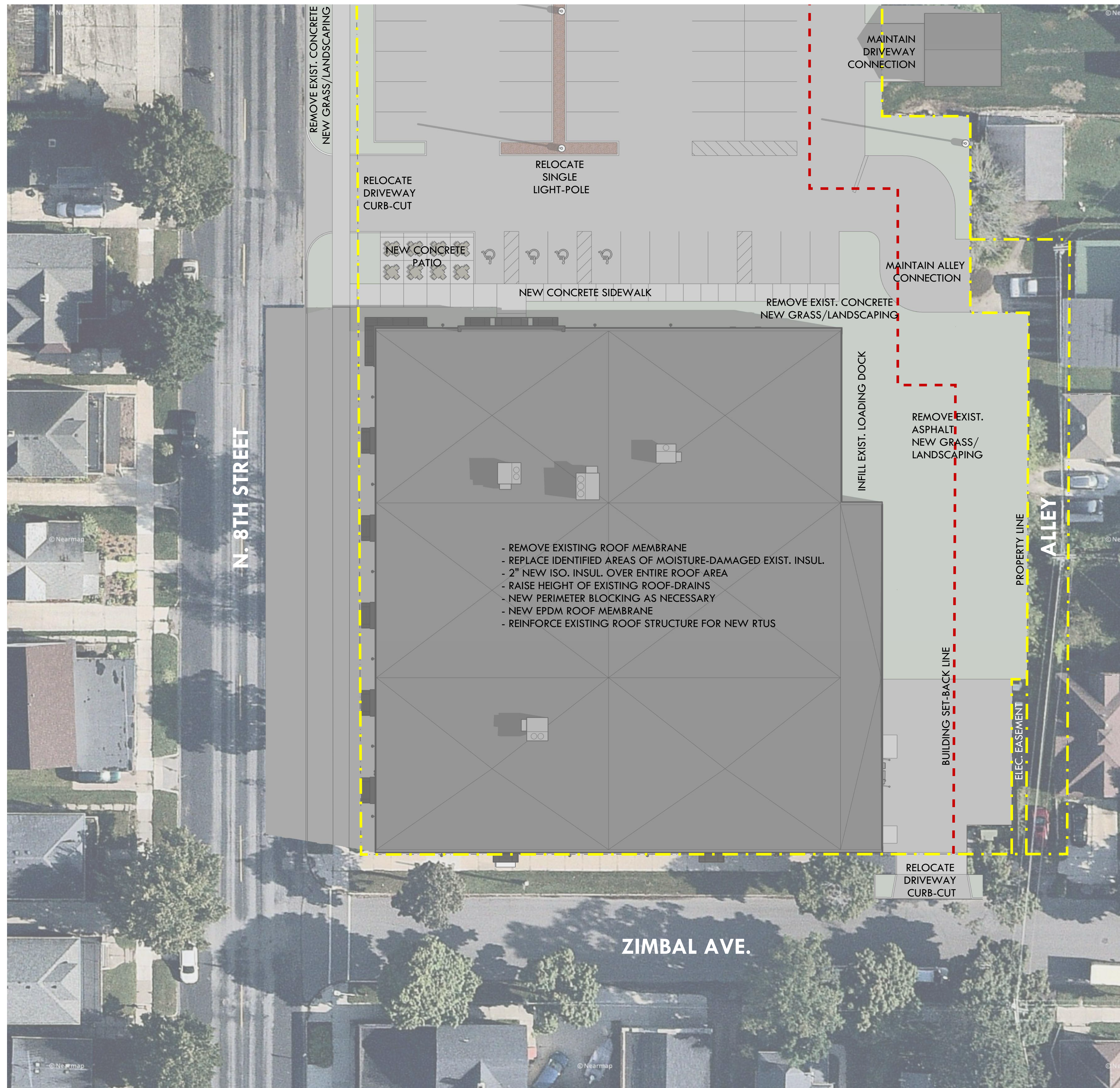
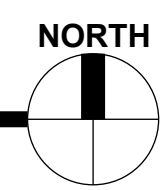
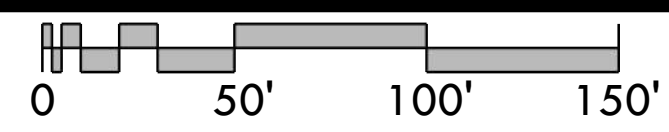
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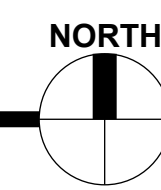
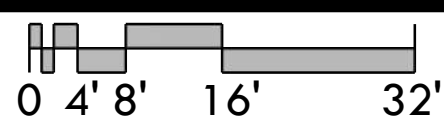
**SITE CONTEXT - PROPOSED**

SCALE: 1" = 50'-0"  
@ ORIGINAL SHEET SIZE



**SITE PLAN - PROPOSED**

SCALE: 1/16" = 1'-0"  
@ ORIGINAL SHEET SIZE



- REMOVE EXISTING ROOF MEMBRANE
- REPLACE IDENTIFIED AREAS OF MOISTURE-DAMAGED EXIST. INSUL.
- 2" NEW ISO. INSUL. OVER ENTIRE ROOF AREA
- RAISE HEIGHT OF EXISTING ROOF-DRAINS
- NEW PERIMETER BLOCKING AS NECESSARY
- NEW EPDM ROOF MEMBRANE
- REINFORCE EXISTING ROOF STRUCTURE FOR NEW RTUS

**NOTE: CONCEPTUAL SITE PLANS**

SEE CITY ENGINEERING PLAN SHEETS FOR ALL CIVIL AND LANDSCAPING INFORMATION



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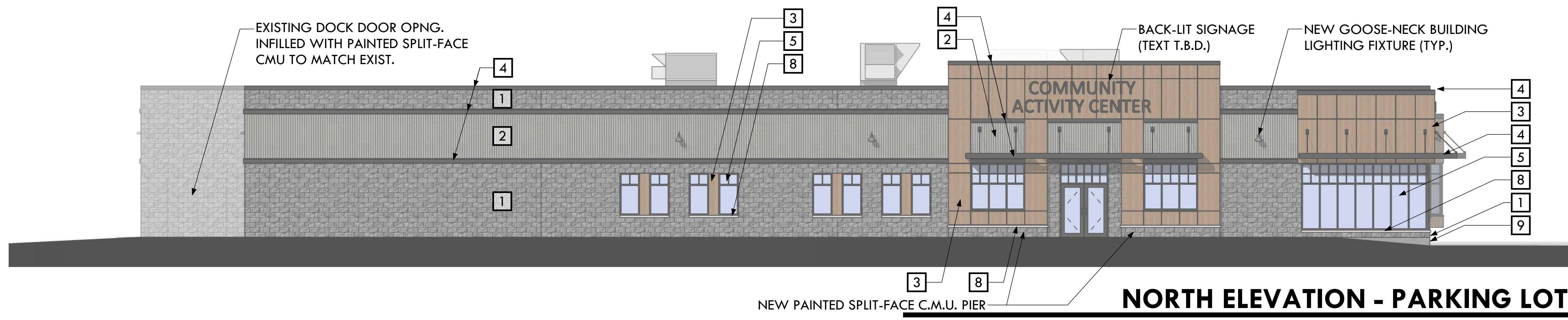
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**LEGEND** SEE SAMPLE BOARD FOR ACTUAL COLORS

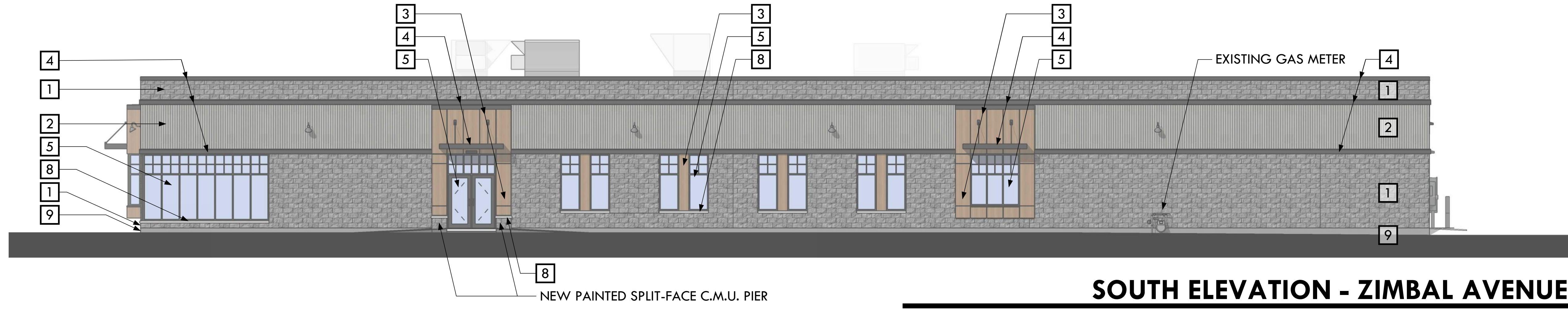
- 1 PAINTED EXIST. SPLIT-FACE C.M.U.
- 2 CORRUGATED METAL SIDING
- 3 WOOD-LOOK PHENOLIC PANELS
- 4 PRE-FINISHED METAL TRIM/FLASHING/ AWNINGS
- 5 LOW-E GLAZING IN DARK BRONZE ANODIZED ALUM. STOREFRONT
- 6 PAINTED EXIST. E.I.F.S. TRIM BAND
- 7 PAINTED EXIST. E.I.F.S. FIELD AREA
- 8 CAST STONE SILLS AT NEW PUNCHED OPENINGS AND TRIM BANDS
- 9 PAINTED EXIST. CONCRETE FNDN.
- 10 PAINTED EXIST. HOLLOW METAL DOOR/FRAME



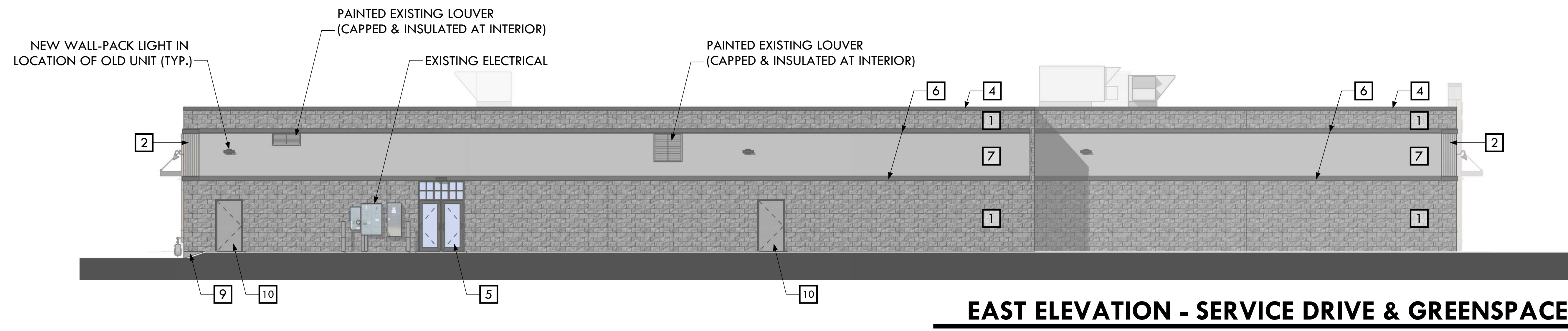
**NORTH ELEVATION - PARKING LOT**



**WEST ELEVATION - N. 8TH STREET**



**SOUTH ELEVATION - ZIMBAL AVENUE**



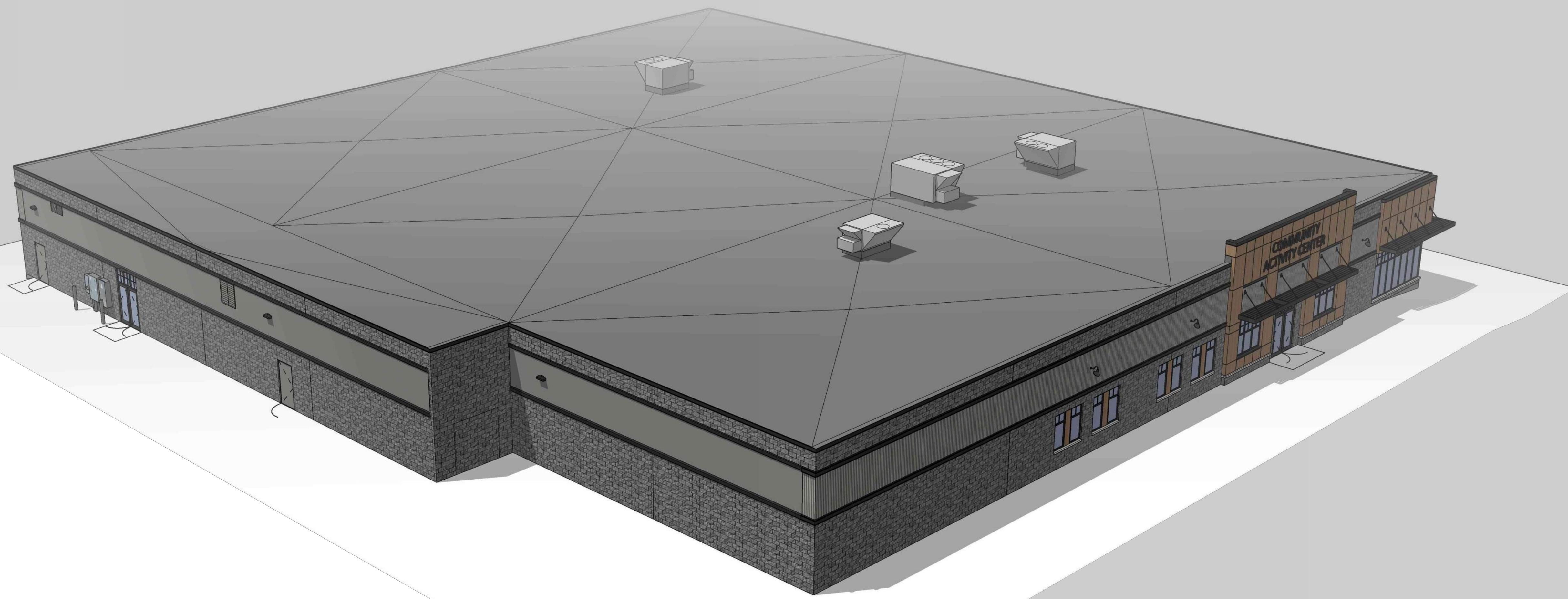
**EAST ELEVATION - SERVICE DRIVE & GREENSPACE**

**NOTES:**

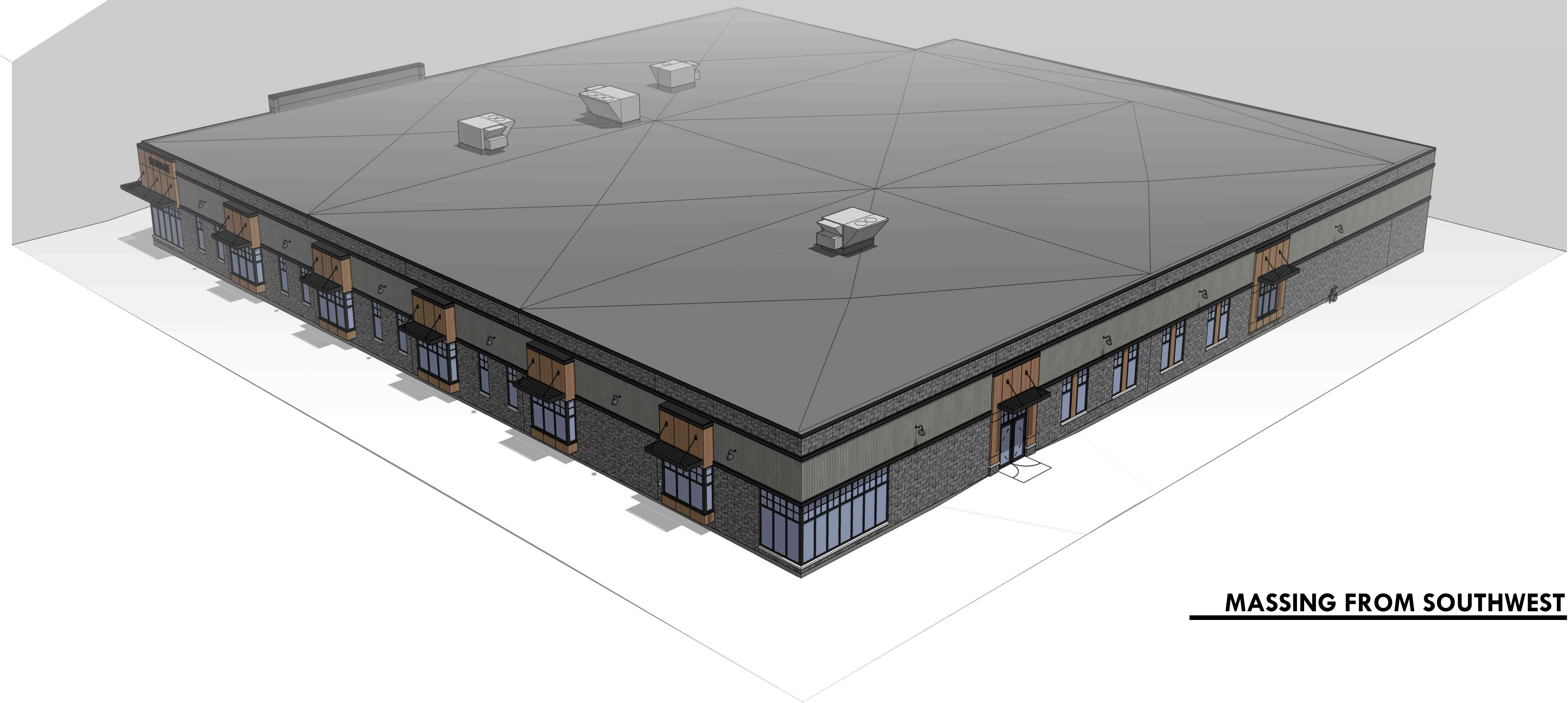
- ROOF-TOP H.V.A.C. UNITS (R.T.U.S) SHOWN IN DISTANCE IN ELEVATION VIEWS
- SEE ROOF PLAN FOR DISTANCE OF R.T.U.S FROM EDGE OF ROOF
- SEE SHEET OF VIEWS TO EVALUATE DISTANCE FROM BUILDING AT WHICH R.T.U.S START TO BECOME VISIBLE
- IF ADDITIONAL R.T.U. SCREENING IS NECESSARY, NEW STRUCTURAL SUPPORTS / ROOF PENETRATIONS WILL BE REQUIRED AT ADDITIONAL COST

**BUILDING ELEVATIONS**

SCALE: 1/8" = 1'-0"  
@ ORIGINAL SHEET SIZE 0' 2' 4' 8' 16'



**MASSING FROM NORTHEAST**



**MASSING FROM SOUTHWEST**

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ACTIVE SENIOR COMMUNITY CENTER**

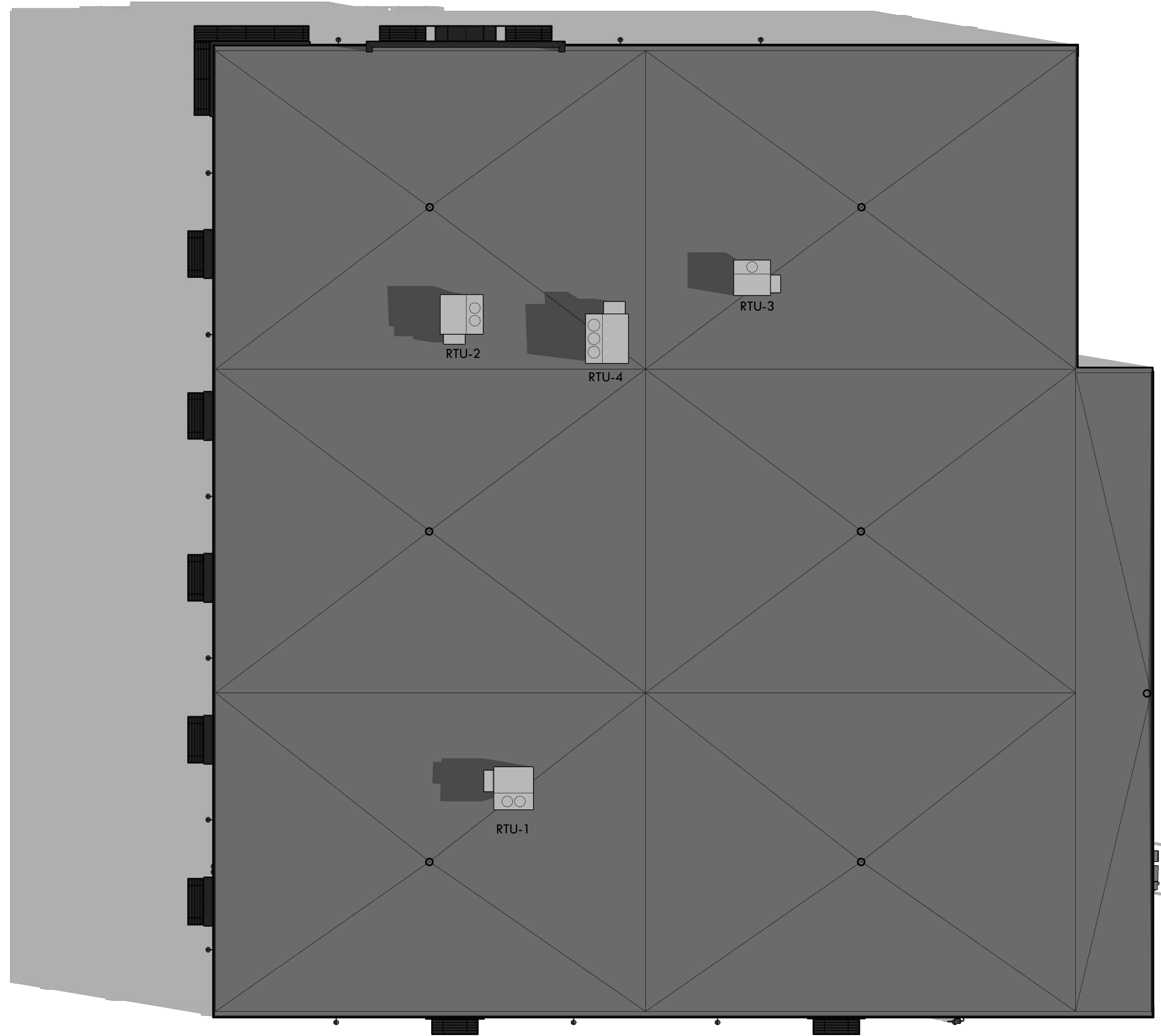
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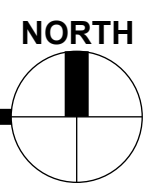
**R.T.U. LOCATIONS - EXISTING**

SCALE: 3/32" = 1'-0"  
@ ORIGINAL SHEET SIZE



**R.T.U. LOCATIONS - NEW**

SCALE: 3/32" = 1'-0"  
@ ORIGINAL SHEET SIZE



**ROOF PLANS TO EVALUATE R.T.U. VISIBILITY**

- PROPOSED NEW R.T.U.S ARE SIGNIFICANTLY FURTHER FROM EDGE OF BUILDING THAN EXISTING R.T.U.S
- SEE EXISTING BUILDING PHOTOS FOR HOW LITTLE THE EXISTING R.T.U.S ARE VISIBLE IN CURRENT LOCATIONS
- SEE FINAL SHEET IN THIS SET FOR IMAGES CONVEYING THE DISTANCES AT WHICH THE NEW R.T.U.S START TO BECOME VISIBLE

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**VIEW FROM NORTHEAST**



**VIEW FROM NORTHWEST**



**VIEW FROM SOUTHWEST**



**VIEW FROM SOUTHEAST**

**VIEWS TO EVALUATE R.T.U. VISIBILITY**

VIEWS TAKEN AT STANDING HEIGHT, NOT AT LOWER AUTOMOBILE VISIBILITY HEIGHT

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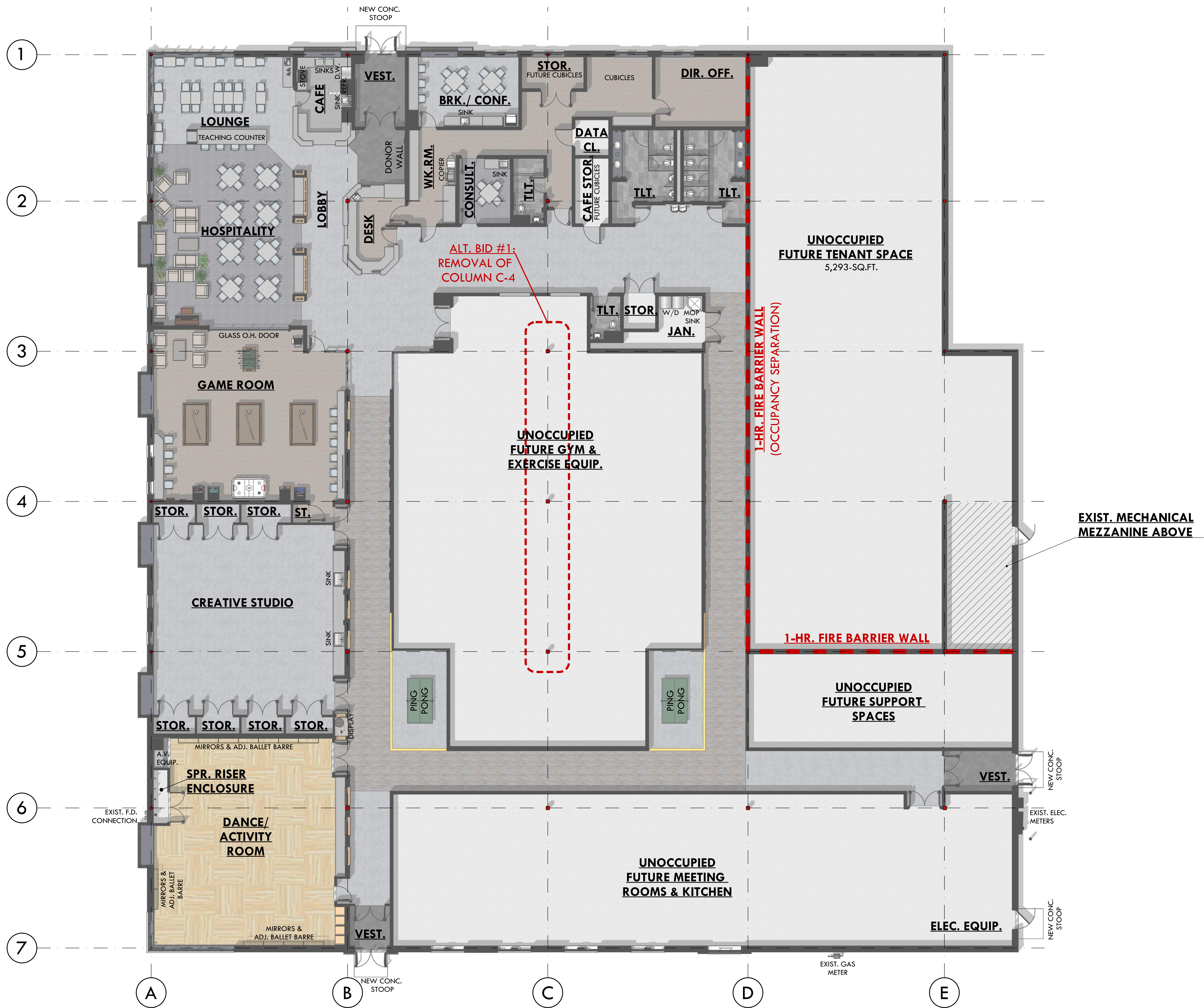
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ALT. BID #1:  
REMOVAL OF  
COLUMN C-4

1-HR. FIRE BARRIER WALL  
(OCCUPANCY SEPARATION)

UNOCCUPIED  
FUTURE TENANT SPACE  
5,293-SQ.FT.

UNOCCUPIED  
FUTURE GYM &  
EXERCISE EQUIP.

1-HR. FIRE BARRIER WALL

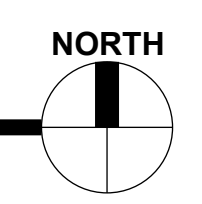
UNOCCUPIED  
FUTURE SUPPORT  
SPACES

UNOCCUPIED  
FUTURE MEETING  
ROOMS & KITCHEN

EXIST. MECHANICAL  
MEZZANINE ABOVE

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**FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"  
 @ ORIGINAL SHEET SIZE 0' 2' 4' 8' 16'



**RENOVATION OF 1817 NORTH 8TH STREET FOR:  
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**MAIN ENTRANCE VESTIBULE - LOOKING SOUTH**



**MAIN ENTRANCE LOBBY - LOOKING SOUTH**



**MAIN ENTRANCE LOBBY - LOOKING WEST**



**MAIN ENTRANCE LOBBY - LOOKING NORTHWEST**

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GDG #: 20.115  
MAY 04, 2021

**RENOVATION OF 1817 NORTH 8TH STREET FOR:  
ACTIVE SENIOR COMMUNITY CENTER  
GYMNASIUM OPTION**

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**LOUNGE - LOOKING NORTHWEST**



**LOUNGE - LOOKING SOUTHWEST**



**LOUNGE - LOOKING SOUTHWEST - TV DOWN**



**LOUNGE - LOOKING SOUTH**

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**HOSPITALITY - LOOKING SOUTHEAST**



**HOSPITALITY - LOOKING SOUTH**



**HOSPITALITY - LOOKING SOUTH**



**HOSPITALITY FIREPLACE AREA - LOOKING SOUTHEAST**



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ACTIVE SENIOR COMMUNITY CENTER**

**GYMNASIUM OPTION**

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**HOSPITALITY - LOOKING NORTH - TV DOWN**



**HOSPITALITY - LOOKING NORTH**



**HOSPITALITY - LOOKING NORTHEAST**



**HOSPITALITY - LOOKING NORTHEAST TO CAFE**



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 GYMNASIUM OPTION**

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RECEPTION DESK - LOOKING WEST



RECEPTION DESK - LOOKING NORTH



RECEPTION DESK - LOOKING SOUTHEAST



RECEPTION DESK - LOOKING SOUTHWEST



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**WEST HALLWAY - LOOKING SOUTH**



**WEST HALLWAY - LOOKING SOUTH**



**WEST PING-PONG ALCOVE - LOOKING NORTHEAST**



**EAST PING-PONG ALCOVE - LOOKING NORTHWEST**



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**GYM / MULTI-PURPOSE ROOM - LOOKING SOUTHEAST**



**MAIN LOBBY - LOOKING SOUTHEAST**



**GYM / MULTI-PURPOSE ROOM - LOOKING NORTHWEST**



**EXERCISE EQUIPMENT ROOM - LOOKING SOUTHWEST**

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**WEST HALLWAY - LOOKING NORTH**



**ACTIVITY STUDIO / CREATIVE STUDIO ENTRANCE ALCOVE - LOOKING WEST**



**ACTIVITY STUDIO / CREATIVE STUDIO ENTRANCE ALCOVE - LOOKING NORTHWEST**



**CREATIVE STUDIO / GAME ROOM ENTRANCE ALCOVE - LOOKING NORTHWEST**

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**ACTIVITY STUDIO - LOOKING NORTHWEST**



**ACTIVITY STUDIO - LOOKING NORTHEAST**



**ACTIVITY STUDIO - LOOKING SOUTHEAST**



**ACTIVITY STUDIO - LOOKING SOUTHWEST**



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**CREATIVE STUDIO - LOOKING NORTHWEST**



**CREATIVE STUDIO - LOOKING NORTHEAST**



**CREATIVE STUDIO - LOOKING SOUTHEAST**



**CREATIVE STUDIO - LOOKING SOUTHWEST**

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**GAME ROOM - VIEW FROM HOSPITALITY ROOM LOOKING SOUTH**



**GAME ROOM - VIEW FROM FIREPLACE SEATING AREA TO EAST**



**GAME ROOM - VIEW LOOKING NORTHWEST**



**GAME ROOM - VIEW LOOKING NORTHEAST**

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**OFFICE AREA  
AXONOMETRIC LOOKING SOUTHEAST**



**OFFICE AREA  
AXONOMETRIC LOOKING NORTHWEST**

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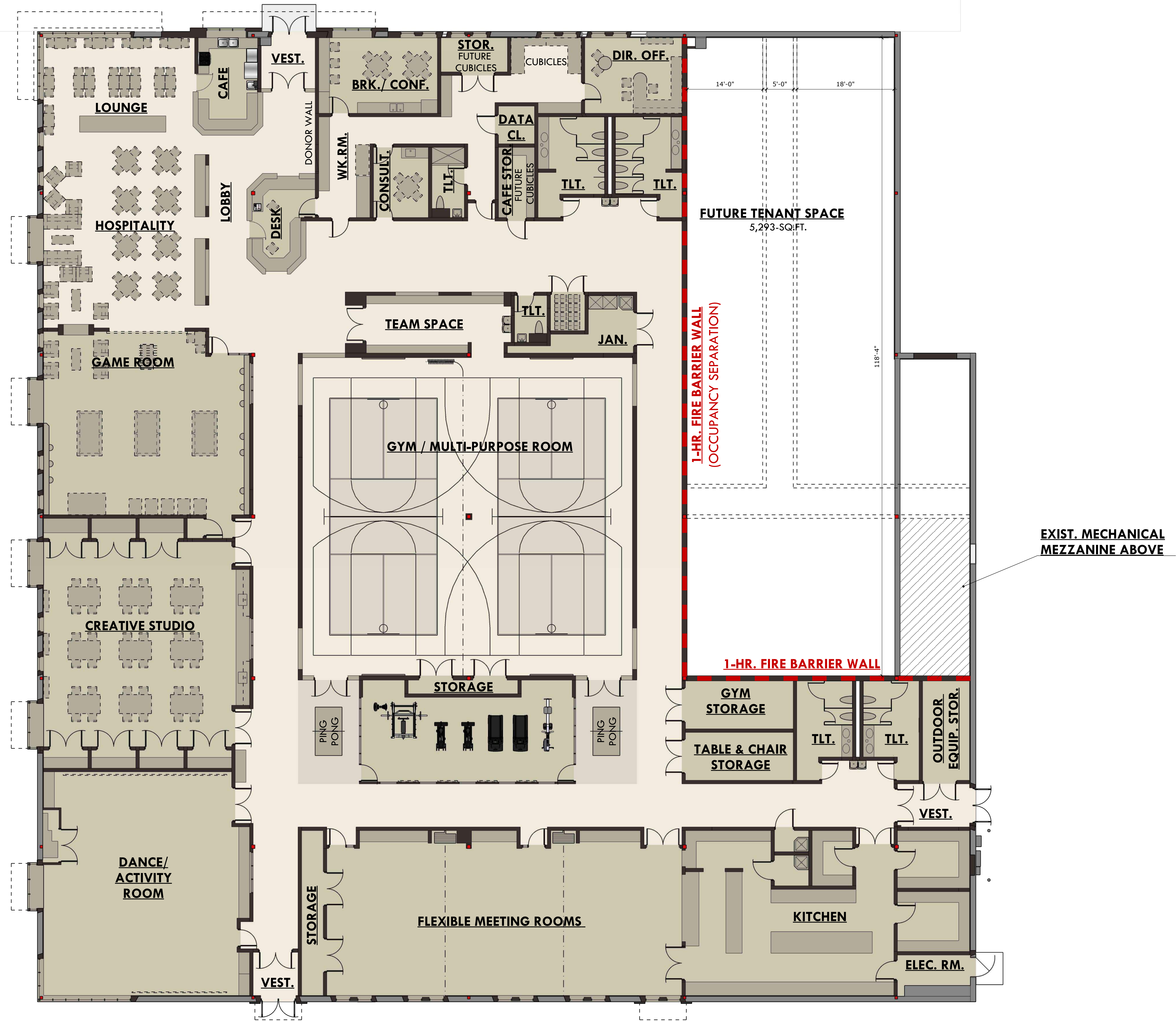
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**SHEBOYGAN, WI**

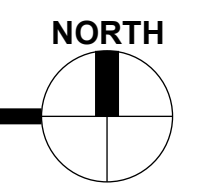
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**FLOOR PLAN - FUTURE LAYOUTS**

SCALE: 1/8" = 1'-0"  
 @ ORIGINAL SHEET SIZE 0 2' 4' 8' 16'



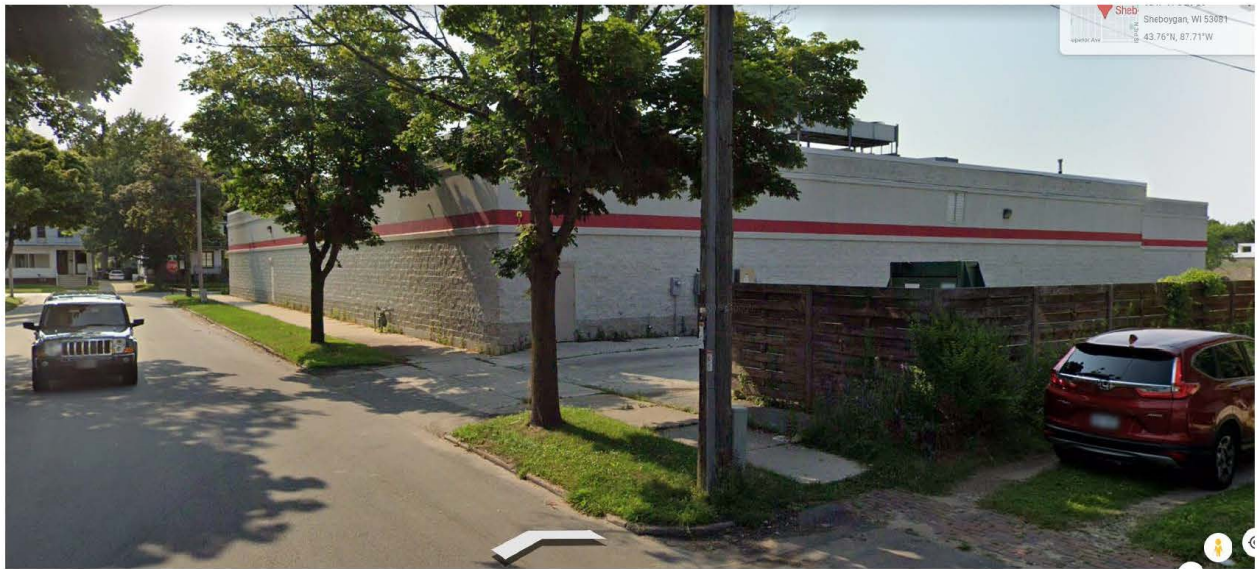
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**SHEBOYGAN, WI**

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**CITY OF SHEBOYGAN**

**REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION**

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**ITEM DESCRIPTION:** Exterior remodel of Sheboygan Senior Activity Center at 1817 N. 8<sup>th</sup> Street.

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

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**REPORT DATE:** May 7, 2021

**MEETING DATE:** May 10, 2021

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**FISCAL SUMMARY:**

**STATUTORY REFERENCE:**

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

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

**BACKGROUND / ANALYSIS:**

The City of Sheboygan is proposing to operate the Sheboygan Senior Activity Center from the existing facility located at 1817 N. 8th Street. The applicant states the following:

- In September 2019, the Friends of the Senior Activity Center of Sheboygan (SACS) Board of Directors and the City of Sheboygan Administration met for strategic planning to set a direction for the growth of the Senior Activity Center. The priority outcome was to assess the physical and programming needs of the current building located at 428 Wisconsin Avenue.
- The feasibility study was commissioned with Groth Design Group. This study began in early 2020, prior to the COVID-19 outbreak. Work continued on the feasibility study throughout the closure of the center due to COVID-19 in March. In July, a significant failure of building systems was discovered. The HVAC system was known to be outdated and failing, as well as the roof system. The costs to repair both the HVAC and roof, as well as bringing the building into ADA compliance were found to be estimated at more than \$700,000, which did not address the additional programming needs of the building.
- These building costs created an immediate and urgent need to determine if repairing the building was a better option versus finding a new location for the center. Three (3) options were presented to the Common Council, the Friends of SACS, and the SACS Commission. The first was to repair the current structure, the second was to investigate a move to a temporary location, and the third was to purchase a new site.
- Based on these building issues and as an outcome of strategic planning and a feasibility study, the City Council and the City of Sheboygan Senior Activity Center of Sheboygan

Board of Directors, determined that a new building site was necessary for the Senior Activity Center.

- The former Save-A-Lot building at 1817 N. 8th Street was for sale and was identified as a potential new home for the Sheboygan Senior Activity Center. The Common Council unanimously confirmed their commitment to provide senior services for the community and purchased the former Save A-Lot store earlier this year.
- The 30,000-square-foot former Save-A-Lot and Pet Supplies Plus was vacated in 2018. Plans for the new space include a phased build-out to address the current needs of the Senior Activity Center of Sheboygan, with future needs for expansion, and potential community partnerships. The City plans to upgrade the façade to be a more suitable fit for the residential neighborhood.

The applicant states the following about the exterior remodel architecture:

- The current exterior is a painted CMU “big box” retail building with an accent band of painted EIFS. The building does not have many window openings or doors to the street, and the façade is not articulated or broken up with any rhythm or material changes along its entire perimeter. The existing materials have not been maintained in recent years and the building is showing some age.
- This remodel is to include updating the materials and design of the exterior facades including new projecting window boxes, other windows, updated entries, and newly painted block, with accents of wood look panels and corrugated metal.
- The proposed updates to the exterior materials and design will include several wood look panel projections for window boxes and new entry areas. There will also be several new punched opening windows added. The rhythm and repetition of these elements is meant to reflect the smaller residential lots and spacing of the surrounding streetscape.
- The exiting CMU will be repainted and the EIFS band will be replaced on the north, west, and south sides with a corrugated metal panel system to update and modernize the look of the facades.
- All exterior materials are to be low maintenance materials which will ensure that the updates to the building continue to enhance the neighborhood for years to com
- The exterior landscaping will also be enhanced to include outdoor seating areas, planters, and a reworking of the drop off and accessible parking spaces.

#### **STAFF COMMENTS:**

The City would like to see the overall look and feel of this section of N. 8<sup>th</sup> Street corridor improve. The Sheboygan Senior Activity Center remodel project is a significant improvement to this building/property and positively impacts the look and feel of this N. 8<sup>th</sup> Street neighborhood.

**ACTION REQUESTED:**

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

**ATTACHMENTS:**

Architectural Review Board Application and required attachments.

**CITY OF SHEBOYGAN**

**REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION**

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**ITEM DESCRIPTION:** Exterior Remodel of Legend Larry's located at 733 Pennsylvania Avenue.

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

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**REPORT DATE:** May 7, 2021

**MEETING DATE:** May 10, 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:**

Legend Larry's is proposing to remodel the exterior of their restaurant at 733 Pennsylvania Avenue. The applicant states the following about the project:

- Legend Larry's Sheboygan is proposing an exterior renovation to their existing building. The intent of the project is to create a passthrough with operable windows similar to other establishments in the area to extend the service offerings and to increase traffic to the restaurant in summer months when tourism is at its peak.
- Legend Larry's is proposing to cut in new windows and add a removable drink rail to the opening that is created. This will allow for outdoor service, without impeding on the flow of foot traffic on the sidewalk of Pennsylvania Avenue.
- The existing building façade will be taken into consideration when this renovation is being completed. All materials needed for the reconstruction of this opening will match existing materials, and the new windows will be of a dark bronze color that is to match existing windows on the other elevations of the building. The windows will fold inwards into the building to not impede on the flow of foot traffic.
- This will be a significant upgrade for the business and will provide lucrative outdoor space that has been found to be popular with other bars/restaurants/coffee shops in the area. This design has been well considered to preserve the integrity of the city's vision for 8<sup>th</sup> Street. in this area.

**STAFF COMMENTS:**

None.

**ACTION REQUESTED:**

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

**ATTACHMENTS:**

Architectural Review Board Application and required attachments.

PARCEL NO.:  
59281109140

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: Ryan Guentner (Quasius Construction)

ADDRESS: 1202A N 8<sup>th</sup> St. Sheboygan, WI 53081

E-MAIL ADDRESS: rguentner@quasius.com

PHONE: (920) 457-5585 FAX NO.: \_\_\_\_\_

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

NAME OF PROPOSED/EXISTING BUSINESS: Legend Larry's

ADDRESS OF PROPERTY AFFECTED: 733 Pennsylvania Ave. Sheboygan WI 53081

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

DESCRIPTION OF PROPOSED PROJECT: Replace existing windows with operable windows spanning west of north entrance door. Frames are designed to match existing with an aluminum dark bronze finish. Install a removable countertop under proposed window opening to accommodate standup countertop.

DESCRIPTION OF **EXISTING** EXTERIOR DESIGN AND MATERIALS: EFIS with modular brick accents.

DESCRIPTION OF THE **PROPOSED** EXTERIOR DESIGN AND MATERIALS: New north side 4 bay window to take the place of the three individual existing windows. Two middle windows are going to be operatable to give access to outside stand-up countertop. All trim, opening reconstruction and window accessories are to match the existing finishes.

### 3. NAMES AND ADDRESSES

**OWNER OF SITE:** Larmy Holdings LLC

ADDRESS: 733 Pennsylvania Ave. Sheboygan WI 53081

EMAIL: [larry@legendlarrys.com](mailto:larry@legendlarrys.com)

PHONE: (920) 207-6698 FAX NO.: ( )

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**ARCHITECT:** N/A

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

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

PHONE: \_\_\_\_\_ FAX NO.: ( )

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**CONTRACTOR:** Quasius Construction

ADDRESS: 1202A Nth. 8<sup>th</sup> St, PO Box 727, Sheboygan WI 53082-0727

EMAIL: [rguentner@quasius.com](mailto:rguentner@quasius.com)

PHONE: (920) 457-5585 FAX NO.: ( )

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### 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

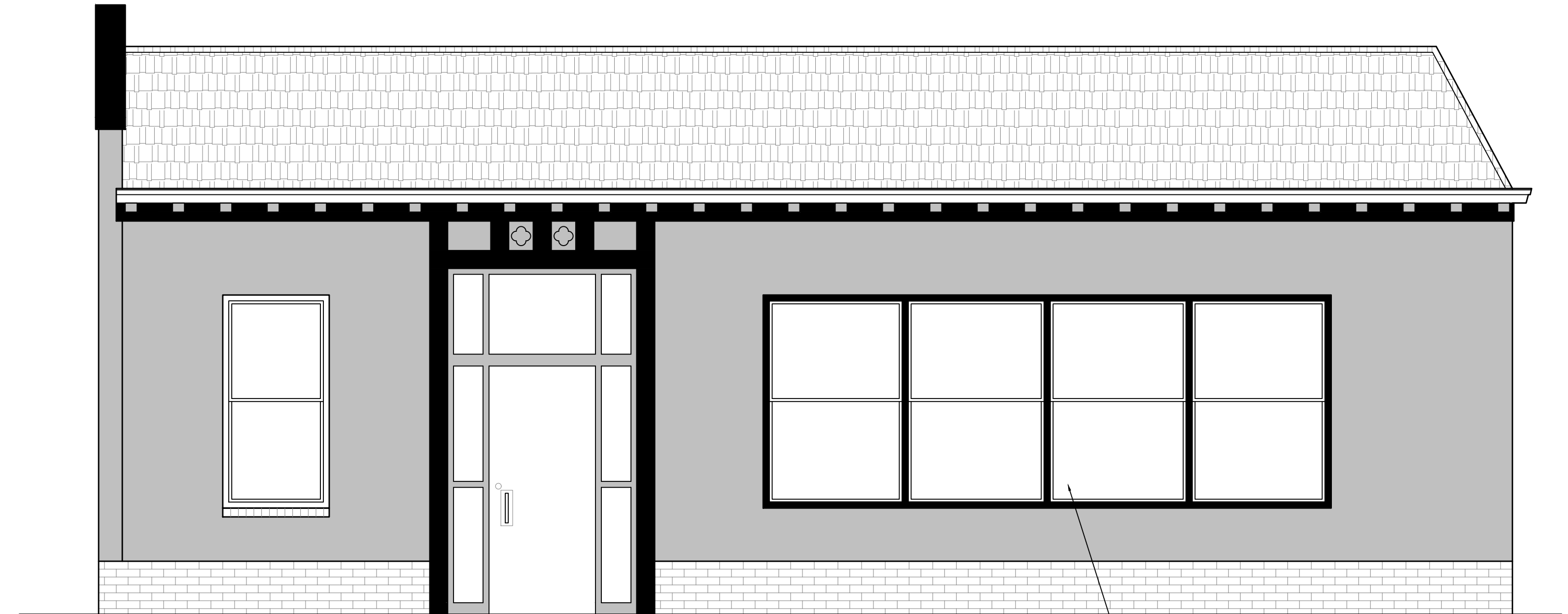
I hereby certify that all the above statements and attachments submitted hereto are true and correct to the best of my knowledge and belief.

## LEGEND LARRY'S FACADE RENOVATION – ARCHITECTURAL REVIEW NARRATIVE

Legend Larry's Sheboygan (733 Pennsylvania Avenue) is proposing an exterior renovation to their existing building. The intent of the project is to create a passthrough with operable windows similar to other establishments in the area to extend the service offerings and to increase traffic to the restaurant in summer months when tourism is at its peak. Legend Larry's is proposing to cut in new windows and add a removable drink rail to the opening that is created. This will allow for outdoor service, without impeding on the flow of foot traffic on the sidewalk of Pennsylvania Avenue. The existing building façade will be taken into consideration when this renovation is being completed. All materials needed for the reconstruction of this opening will match existing materials, and the new windows will be of a dark bronze color that is to match existing windows on the other elevations of the building. The windows will fold inwards into the building to not impede on the flow of foot traffic. This will be a significant upgrade for the business and will provide lucrative outdoor space that has been found to be popular with other bars/restaurants/coffee shops in the area. This design has been well considered to preserve the integrity of the city's vision for 8<sup>th</sup> St. in this area.



WEST ELEVATION  
SCALE: 3/8"=1'-0"



NORTH ELEVATION  
SCALE: 3/8"=1'-0"

NEW BI-FOLD WINDOWS

ISSUE NO	REVISIONS	ISSUE DATE

LEGEND LARRY'S  
733 PENNSYLVANIA AVE,  
SHEBOYGAN, WI 53081

Project number 21025  
Date 23 MARCH, 2021  
Drawn by T. JOHNSON  
Checked by C. DUESCHER

A2.0

PRELIMINARY, NOT FOR CONSTRUCTION



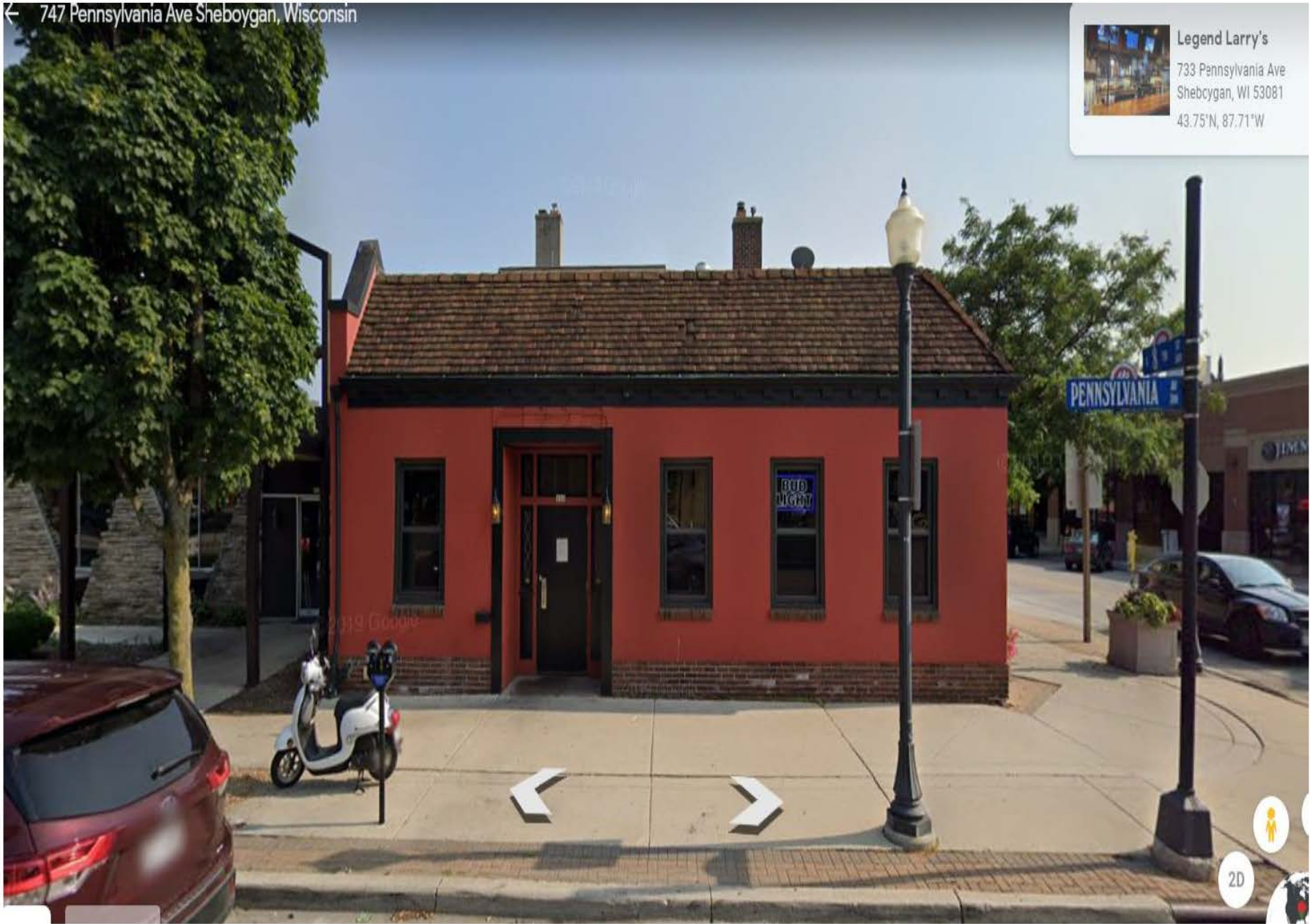
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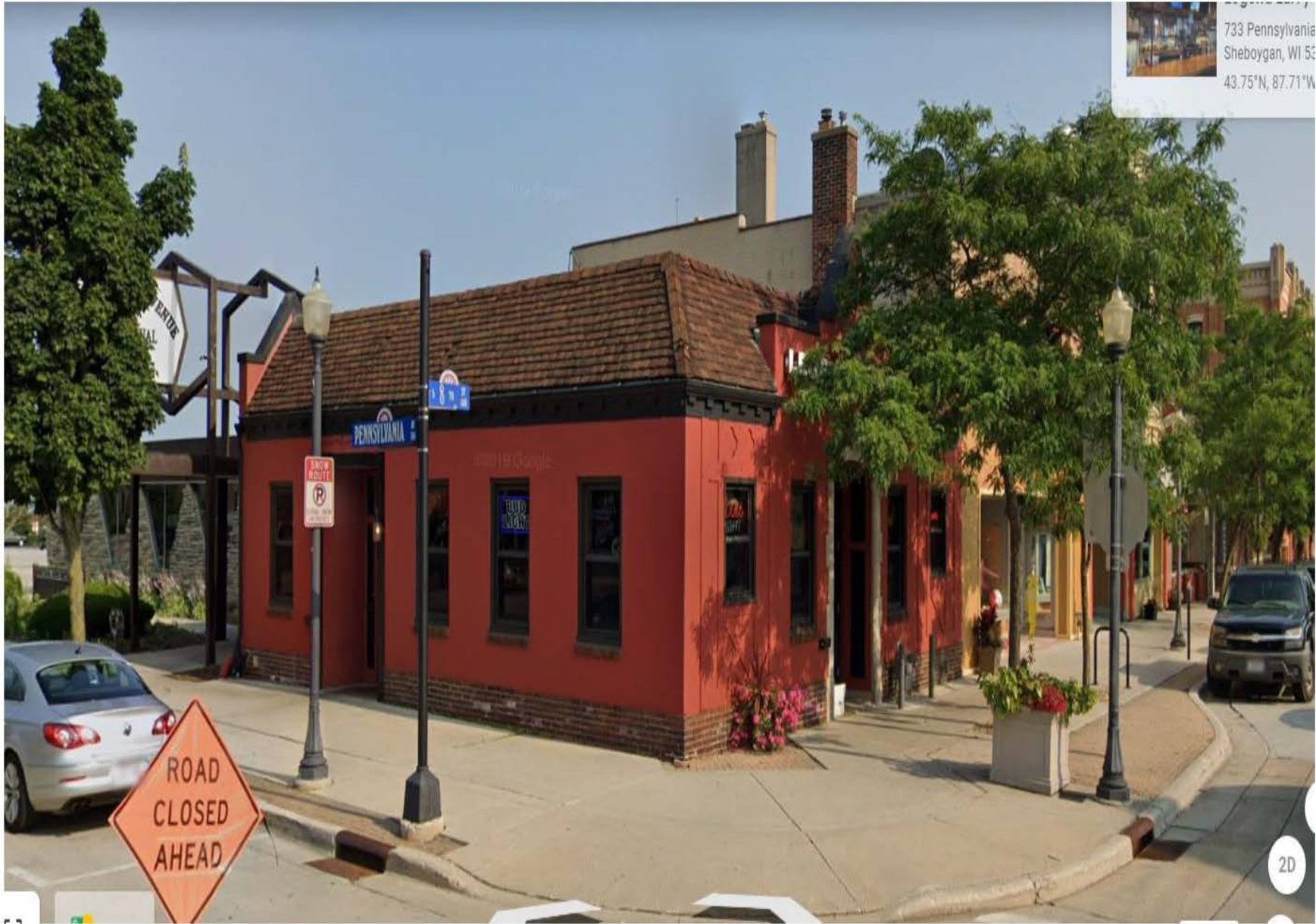
FFGC-11-10



← 747 Pennsylvania Ave Sheboygan, Wisconsin

 **Legend Larry's**  
733 Pennsylvania Ave  
Sheboygan, WI 53081  
43.75°N, 87.71°W





733 Pennsylvania  
Sheboygan, WI 53  
43.75°N, 87.71°W



PARCEL NO.: 59281431720

MAP NO.: \_\_\_\_\_

ZONING CLASSIFICATION: \_\_\_\_\_ SC

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: 2720 BUS, LLC

ADDRESS: 802 N. 109<sup>th</sup> St. Milwaukee, WI 53072

E-MAIL ADDRESS: jholborow@evodevoinc.com

PHONE: (414) 393-1800 FAX NO.: N/A

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

NAME OF PROPOSED/EXISTING BUSINESS: Cousins Subs

ADDRESS OF PROPERTY AFFECTED: 2720 S. Business Dr.

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

DESCRIPTION OF PROPOSED PROJECT: The project will entail the demolition of the existing small commercial building and metal canopy for a new, freestanding, 2,400 square foot Cousins Subs restaurant with outdoor patio and drive-thru window

DESCRIPTION OF **EXISTING** EXTERIOR DESIGN AND MATERIALS: The existing building is primarily painted efis material. The canopy at the front of the site is steel framing with corrugated metal roofing. These structures will be demolished as part of the new project.

DESCRIPTION OF THE **PROPOSED** EXTERIOR DESIGN AND MATERIALS: The new building will feature many of Cousins Subs new rebranding elements to create a fresh new look on the site. The main façade facing S. Business Dr. will consist of masonry brick with metal punched openings, a porcelain tile parapet wall and clearstory above to allow for natural light on the inside exposed ceiling dining area. The porcelain tile will give the appearance of natural wood. Accent materials on other portions of the building will include masonry wainscoting, corrugated metal panels and efis.

**3. NAMES AND ADDRESSES**

OWNER OF SITE: Cheryl Eggen – Personal Representative (Seller)

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

EMAIL: SHEBOYGANCOUNTYHOMES@gmail.com (Heather Kiehl – Seller’s Agent)

PHONE: ( ) \_\_\_\_\_ FAX NO.: ( ) \_\_\_\_\_

ARCHITECT: Perspective Design Inc. – Brad Kropp

ADDRESS: 11525 W. North Ave. Wauwatosa, WI 53226

EMAIL ADDRESS: bkropp@pdi-arch.com

PHONE: (414) 302-1780 ext. 202 FAX NO.: (414) 302-1781

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.

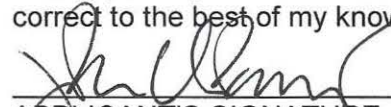
**C. A .pdf file of all drawings either by email or CD**

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

4/20/2021  
DATE

John Holborow- Member  
PRINT ABOVE NAME

# 2720 BUS, LLC

## **SITE NARRATIVE - CONDITIONAL USE APPLICATION**

**April 20, 2021**

### PROJECT NAME AND ADDRESS:

Cousins Subs, Redevelopment  
2720 S. Business Dr.  
Sheboygan, WI 53081

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

The parcel is defined as tax parcel 59281431720

The legal description is:

*Lot 2 of the Certified Survey Map recorded in volume 7 on page 116, being a part of the south ½ of the south ½ of the northwest ¼ of section 34, town 15 north, range 23 east, in the City of Sheboygan, Sheboygan County, Wisconsin.*

The entire lot area = 1.37 acres

### ZONING CLASSIFICATION/ZONING REQUIREMENTS:

SC – Suburban Commercial Zoning District

#### Non-Residential MINIMUM Setbacks

Building to Front or Street Side Lot Line: 25 Feet

Building to Residential Side Lot Line: 25 Feet

Building to Residential Rear Lot Line: 25 Feet

Building to Non-Residential Side Lot Line: 10 Feet or 0 Feet on Zero Lot Line Side

Building to Non-Residential Rear Lot Line: 10 Feet

### EXISTING SITE CONDITIONS/LAND USE:

This site is the former Gilly's Custard restaurant/custard store. Gilley's is no longer in operation and the site is currently vacant. The previous owner passed away and all of the personal property is currently being liquidated from the estate or removed from the premises. The existing building and canopy will be demolished as part of the redevelopment.

## PROPOSED LAND USE/LOT COVERAGE SITE DATA:

- The proposed redevelopment will include a new, 2,400 square foot Cousins Subs restaurant with a full service drive-thru and seasonal patio dining.
- The new building will shift approximately 60' feet to the east (closer to the road) from the existing building structure. In addition, the existing canopy at the site will be demolished creating approximately 60' of new space between the road and the front of the new store.
- Total Property Area = 59,688 s.f. (1.37 acres)

- Existing Site:

Impervious area = 35,736 s.f. (0.82 ac.), 60%  
[1982 s.f. of bldg. + 33,754 s.f. of pavement]  
Open / Green space = 23,952 s.f. (0.55 ac.) 40%

- Proposed Site:

Impervious area = 30,950 s.f. (0.71 ac.) , 52%  
[2408 s.f. pf bldg. + 28,542 s.f. of pavement]  
Open / Green space = 28,738 s.f. (0.66 ac.) 48%

- **The new site will reduce the impervious area of the site by 4786 s.f. (0.11 acres).**
- The site will contain 34 parking stalls total. 2 ADA accessible stalls.
- The existing driveway connection to S. Business Dr. will remain, as-is in its current location and configuration.
- There is a cross access easement recorded between the property to the north allowing vehicles access to curb cuts/connections on both properties minimizing traffic stacking and impacts.
- The drive-thru lane provides for a minimum 150' stack from the "pass through" window. Code requires a minimum 100' stack. The site plan also allows for 60' of post window stack. Code requires a minimum of 40'.
- Cousins will utilize fully digital pre-menu order boards and menu order boards.
- The new building pad area will be graded to tie into existing parking lot grades at certain points.
- The front portion of the site will continue to drain to the catch basin located at the NEC of the site, as it does today.
- The rooftop rain water will be collected at the rear (west side) of the building in a gutter/downspout configuration that will tie back into the existing storm water pipe as the canopy does today.
- The rear portion of the site will sheet drain to the large open green space at the rear of the site, as it does today.

- The site is currently serviced by a 1" water lateral and sanitary lateral. The plan is to reuse the existing laterals on site. The sanitary lateral will be televised to ensure it is in sound condition and good working order. This will be coordinated by the GC during construction.
- The existing garage and dumpster enclosure will remain and be cleaned up. In addition, the CMU wall and pilasters will be painted to match the building colors. The dumpster enclosure will also get a new metal coping to match the building.
- The paved area to the north of the existing garage/trash enclosure will be removed and turned into new greenspace.

#### BUILDING AND MATERIALS:

- The building will feature several of Cousins rebranding materials to create a fresh, new look reflecting the brands cuisine philosophy and rich history.
- The main façade materials will consist of brick masonry with aluminum storefront punched openings and a porcelain tile eyebrow with clearstory above. In addition, the porcelain tile is designed to give the appearance of a wood.
- Other materials, inside and outside, include corrugated metal accents. All of these materials are blended together to create the new Cousins image.

#### SITE SELECTION:

- Cousins has had a location on South Business Drive dating back to June, 2001
- The old location at 2139 S. Business Drive could not accommodate a full service drive-thru.
- This site was selected because of its close proximity to the old store and it allows Cousins to accommodate its full service drive-thru and adequate parking for its customers.
- The overall investment is expected to be just over \$1.5 million dollars. This includes the land purchase, new building shell and Tenant buildout, ready for business.

#### HISTORY IN THE MARKETPLACE:

- Cousins Subs has been in operating in Sheboygan since opening its first location in November, 1989 on Taylor Drive
- Up until this year, Sheboygan has been operated by franchisees of Cousins Subs
- The previous location on Business Drive was closed at the end of its lease because it needed a full reinvestment and remodel, but the location could not accommodate a full service drive-thru and it did not have adequate parking for its guests.

#### SITE OPERATION/SITE IMPACTS/POTENTIAL NUISANCES:

- A typical, corporate Cousins Subs store hires 15-25 full and part time employees.
- Store hours vary from location to location, but typical store hours are 10 a.m. to 10 p.m. daily.
- Cousins Subs will typically serve 200-250 customers per day at a full service, drive-thru location.
- Cousins will utilize its new, digital menu order boards and speaker system creating a clearer connection to customers without the old “squawk box” sound.
- Landscaping will be upgraded to add a variety of foundation and ground plantings to enhance the site, while preserving a majority of the mature trees around the parking lot and drive through. Additional decorative trees are also added to complement the site.
- Light pole bases and light poles will be reused on site. They will be sanded, painted and fitted with new, modern LED heads. The current two head, halogen fixtures are tipped up at angles to give a wide glow and typically give off the old “high school gym” look. The new LED fixtures will create a bright, inviting light with reduced energy consumption and with a stylish, clean look.
- This will be a corporate operated store. Cousins Submarines, Inc. owns and operates 33 of the roughly 100 total stores.
- Cousins is a Wisconsin based company that is a trusted partner in the communities they operate in.
- Cousins gives back to local charities and communities through its “Make it Better Foundation” which supports hunger, health & wellness and youth education.
- As this is an already developed commercial area with abutting train tracks on the west side there are not too many concerns with regards to becoming a nuisance. Rather, Cousins looks to redevelop the site giving it a new and vibrant, life. In hopes of contributing for years to come to the solid commercial foundation already in place on S. Business Dr. Cousins looks to build upon its reputation as a solid partner and clean, friendly destination for Sheboygan to enjoy.

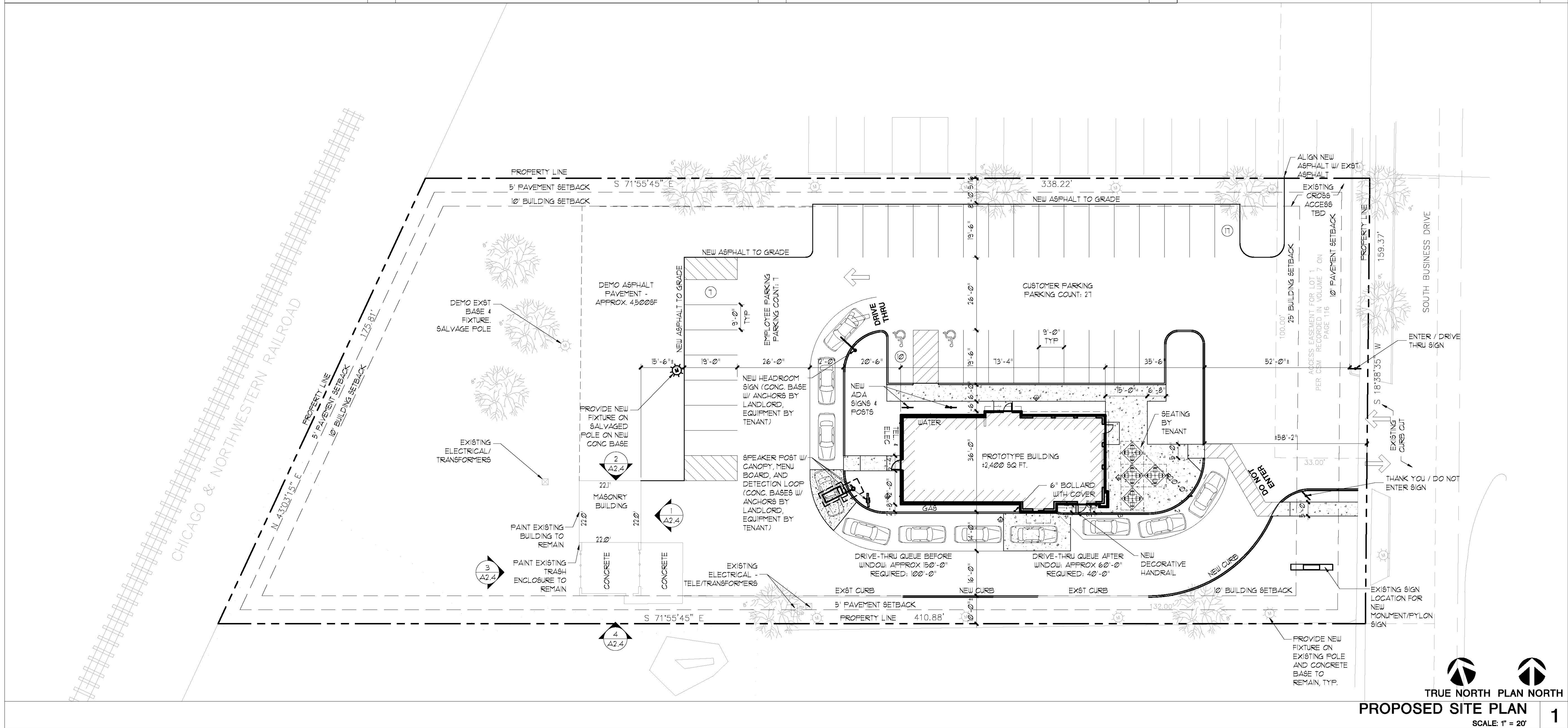
**SITE PLAN NOTE:**  
 - SITE PLAN IS APPROXIMATE, SHOWN FOR REFERENCE ONLY. FOR THE MOST ACCURATE INFORMATION REFER TO CIVIL PLANS.  
 - SITE IS ZONED (SC) SUBURBAN COMMERCIAL.  
 - PROPERTY AREA = 59,688 SQ. FT. (1.31 ACRES.)

**EXISTING SITE:**  
 IMPERVIOUS AREA = 35,136 SQ. FT. (0.82 AC) = 60%  
 1982 SQ. FT. OF BLDG., 133,154 SQ. FT. OF PAVEMENT  
 OPEN / GREEN SPACE = 23,952 SQ. FT. (0.55 AC) 40%

**PROPOSED SITE:**  
 IMPERVIOUS AREA = 30,350 SQ. FT. (0.71 AC) = 52%  
 1982 SQ. FT. OF BLDG., 133,154 SQ. FT. OF PAVEMENT  
 OPEN / GREEN SPACE = 28,138 SQ. FT. (0.66 AC) 48%

TOTAL IMPERVIOUS AREA OF THE SITE REDUCED BY 4,186 SQ. FT. (0.11 AC).

- PARKING STALLS: 34 PROVIDED (INCLUDES 2 ADA STALLS)  
 - DRIVE THRU LANE:  
 - 150' PROVIDED BEFORE THE WINDOW  
 - 100' PROVIDED AFTER THE WINDOW  
 - BUILDING SET BACKS (PROPOSED DEVELOPMENT COMPLIES):  
 - FRONT LOT LINE: 25 FT  
 - SIDE LOT LINE: 10 FT  
 - REAR LOT LINE: 10 FT  
 - PARKING SETBACK, ALL NEW WORK COMPLIES  
 - FRONT SETBACK: 10 FT  
 - SIDE AND REAR SETBACK: 5 FT



PROPOSED SITE PLAN  
 SCALE: 1" = 20'  
 1

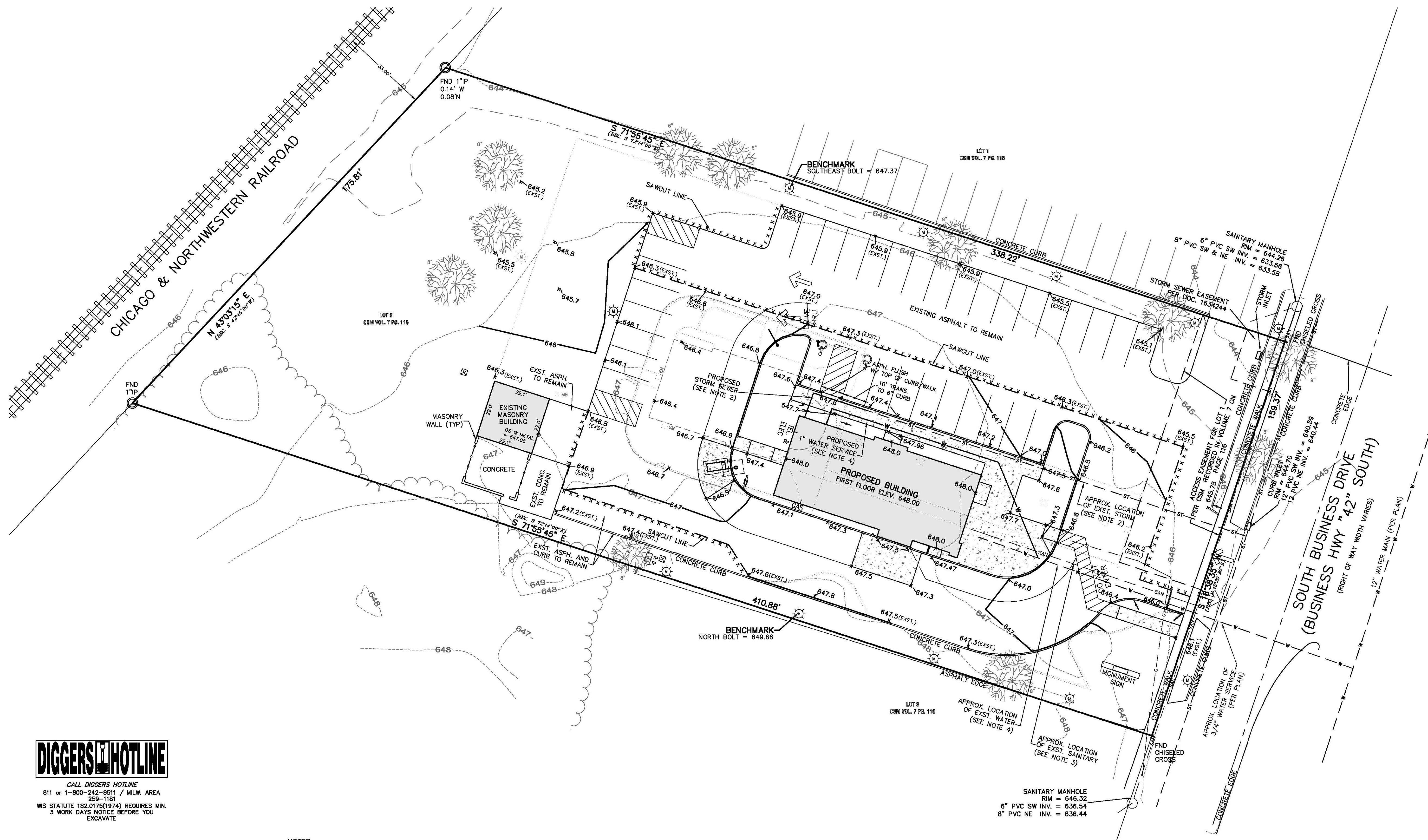
FULL SIZE PRINT = 24" x 36" SHEET

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PROPOSED BUILDING FOR: <b>2720 BUS, LLC.</b> 2720 S Business Dr, Sheboygan, WI 53081		DESCRIPTION PLANNING COMMISSION SET	REV. BY: S.J.F.
REV. #	REV. DATE	DATE	REV. BY
	04/20/21		S.J.F.
Drawing Title: <b>PROPOSED SITE PLAN</b>		Date: 04/20/21	Scale: NOTED
THIS BOX IS 1/2" x 1/2"		Drawn: SJF	Job: 21-TBD
Sheet: (SHELL)		<b>SP1.1</b>	

- PRELIMINARY -  
 FOR ESTIMATING AND REVIEW ONLY

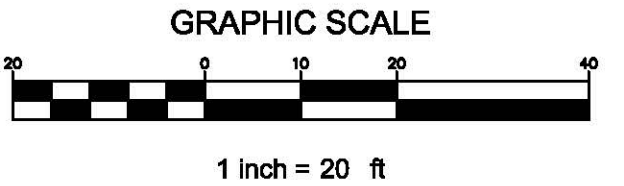
NOT FOR CONSTRUCTION



CALL DIGGERS HOTLINE  
811 or 1-800-242-8511 / MILW. AREA  
269-1181  
WS STATUTE 182.0175(1974) REQUIRES MIN.  
3 WORK DAYS NOTICE BEFORE YOU  
EXCAVATE

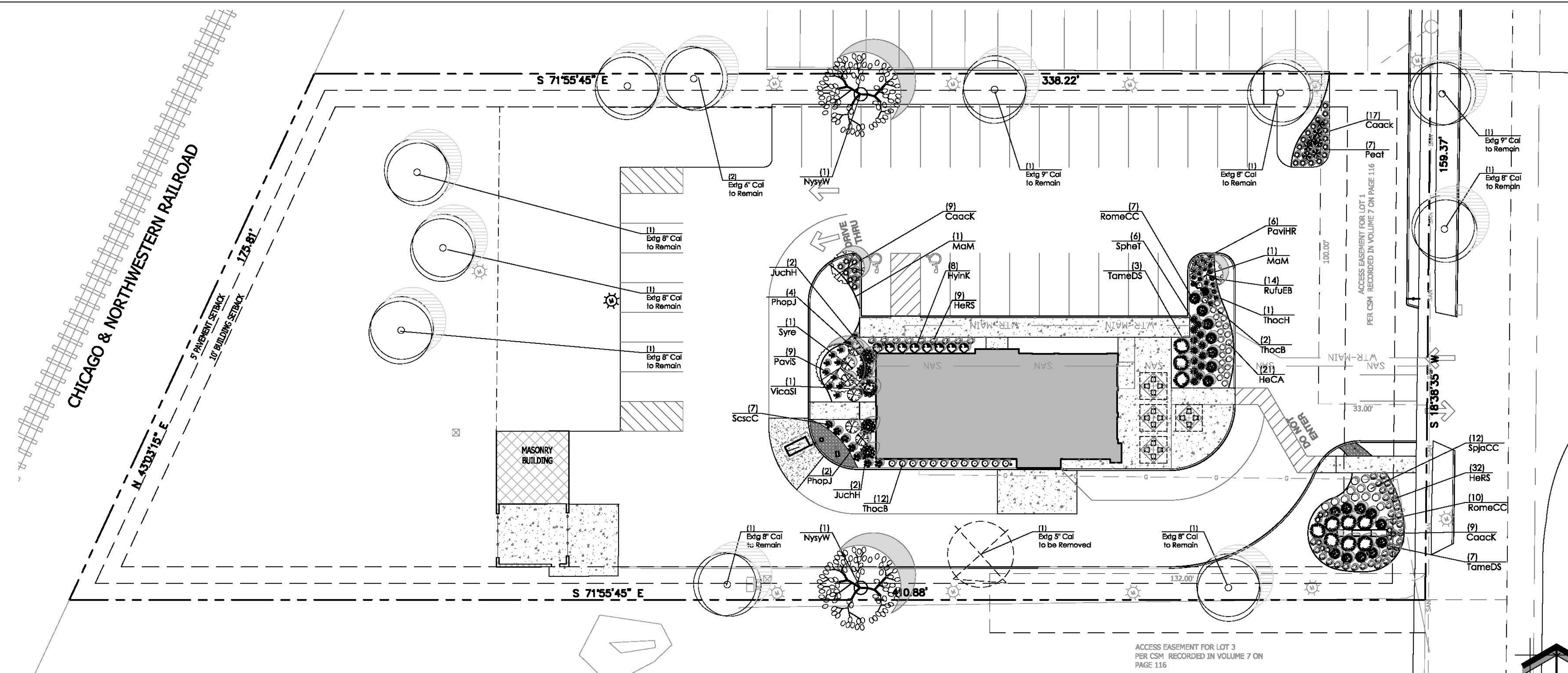
LEGEND	
--- 648 ---	EXISTING CONTOUR
— 647 —	PROPOSED CONTOUR
x 646.5	PROPOSED ELEVATION
— ST —	EXISTING STORM SEWER
— ST —	PROPOSED STORM SEWER
— SAN —	EXISTING SANITARY SEWER
— SAN —	PROPOSED SANITARY SEWER
— W —	EXISTING WATER MAIN
— W —	PROPOSED WATER MAIN
— C —	UNDERGROUND GAS MAIN
— TEL —	UNDERGROUND TELEPHONE
— E —	UNDERGROUND ELECTRIC
XXXXXX	SAWCUT LINE

- NOTES:**
1. ALL STORM SEWER, MATERIALS AND INSTALLATION PER APPLICABLE SECTIONS OF THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN (STANDARD SPECIFICATIONS), WISCONSIN ADMINISTRATIVE PLUMBING CODE AND THE CITY OF SHEBOYGAN REQUIREMENTS.
  2. CONTRACTOR TO LOCATE EXISTING STORM SEWER FROM THE EXISTING CANOPY AND REUSE FOR THE ROOF DRAINS FROM THE NEW BUILDING. EXISTING CANOPY AREA 3300 S.F. NEW BUILDING AREA 2400 S.F. EXTEND / RELOCATE SEWER TO PICK UP ROOF DRAIN AT THE WEST END OF THE BUILDING.
  3. CONTRACTOR TO VERIFY EXISTING SANITARY SEWER LATERAL LOCATION, SIZE AND CONDITION AND REUSE FOR THE NEW BUILDING.
  4. EXISTING WATER IS A 3/4" IN R.O.W. AND 1" IN THE SITE PER INFORMATION PROVIDED BY THE CITY. PLUMBER TO DETERMINE IF THE EXISTING WATER CAN BE REUSED OR IF IT NEEDS TO BE REPLACED. CONTACT CJ ENGINEERING IF A NEW SERVICE IS REQUIRED. IF THE EXISTING WATER SERVICE CAN BE REUSED, CONNECT A NEW 1" WATER SERVICE AND EXTEND THE NEW SERVICE TO THE NORTHWEST CORNER OF THE BUILDING AS SHOWN.
  5. EXISTING ASPHALT TO REMAIN SHALL BE RESURFACED AND STRIPED AT THE DIRECTION OF THE DEVELOPER.
  6. DISTURBED AREA: 27,300 S.F. (0.63 ACRES)
  7. THE REDEVELOPMENT OF THIS SITE WILL RESULT IN A DECREASE IN THE AMOUNT OF IMPERVIOUS AREA.
  8. SPOT GRADES ALONG THE CURB ARE AT THE BOTTOM OF THE CURB.



**SITE GRADING  
AND UTILITY PLAN C1.0**

CJE NO.: 2115RI  
APRIL 20, 2021



- ### LANDSCAPE PLAN GENERAL NOTES
- PLANT MATERIAL SHOWN ON LANDSCAPE PLAN IS DEPICTED AT MATURE GROWTH.
- AT LEAST SEVENTY-TWO HOURS PRIOR TO ANY EXCAVATION, CONTRACTOR SHALL VERIFY UTILITY LOCATIONS AS GIVEN BY THE ELECTRIC, GAS, TELEPHONE, WATER, SEWER, AND CABLE TELEVISION COMPANIES, UTILITIES OR ENTITIES. REVIEW WITH OWNER'S REPRESENTATIVE MECHANICAL, SITE ELECTRICAL AND LIGHTING, SITE GRADING AND DRAINAGE, SITE IRRIGATION AND ALL OTHER DRAWINGS PERTAINING TO UNDERGROUND UTILITY LOCATIONS. RECORD SET OF INFORMATION THE SAME AS IN POSSESSION OF OWNERS REPRESENTATIVE. ALSO REVIEW OWNERS' MARK SETS OF ALL OF THESE DRAWINGS IN POSSESSION OF THE CONTRACTOR OR OWNER MARK ALL SUCH UTILITIES ON THE SITE PRIOR TO COMMENCING CONSTRUCTION. COORDINATE WITH OWNER BEFORE AND DURING CONSTRUCTION. REPAIR ANY DAMAGE TO ANY SYSTEM THAT IS CAUSED BY LANDSCAPE CONTRACTOR AT NO COST TO OWNER.
  - ALL PLANTINGS SPECIFIED FOR THE COUSINS SHEBOYGAN PROJECT PLANTING TABLES SHALL COMPLY WITH STANDARDS AS DESCRIBED AMERICAN STANDARD OF NURSERY STOCK ANSI Z60.1 2014 AND ANSI STANDARDS FOR PLANTING 2012.
  - ALL DEVIATIONS FROM THE APPROVED COUSINS SHEBOYGAN PROJECT PLANS SHALL BE NOTED ON THE RECORD DRAWINGS BY THE CONTRACTOR AND MAY BE EXECUTED ONLY WITH PRIOR APPROVAL FROM THE LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE. VERBAL AGREEMENTS OR REVISIONS WITHOUT A CHANGE ORDER WILL NOT BE RECOGNIZED BY LANDSCAPE ARCHITECT AND OWNER.
  - ALL PLANTS MUST BE BID AND SELECTED PER THE SPECIES SPECIFIED ON THE PLANS. ANY SPECIES SUBSTITUTIONS MUST BE APPROVED WRITING BY LANDSCAPE ARCHITECT. THE SIZES OF PLANT MATERIAL LISTED HEREIN IS A MINIMUM ACCEPTABLE SIZE. ADDITIONALLY, EXCESSIVE PRUNING REDUCES THE CROWN THE PLANT SHALL BE REPLACED.
  - PROTECT PUBLIC FROM CONSTRUCTION WITH BARRIERS AND BARRICADES.
  - ALL AREAS THAT WERE DISTURBED DURING CONSTRUCTION AND AREAS NOT COVERED WITH PAVEMENT, BUILDING, PLANTING BEDS, OR TREE PITS ARE TO BE TOPSOILED 3" DEEP (MIN) AND SHALL BE SOODED/SEEDED WITH SPECIFIED LAWN GRASS. LANDSCAPE CONTRACTOR SHALL INCLUDE COST PER SQUARE YARD FOR ADDITIONAL SEED OPERATIONS AS MAY BE POSSIBLY REQUIRED TO REESTABLISH ADJACENT TURF GRASS AREAS WHICH MAY BECOME DAMAGED DURING THE CONSTRUCTION PROCESS OR TO REPAIR DAMAGE DONE BY OTHERS.
  - CONTRACTOR IS RESPONSIBLE FOR FURNISHING ALL MATERIALS, TOOLS, EQUIPMENT, LABOR, AND PLANTS NECESSARY FOR PROPER PLANTING AND INSTALLATION OF ALL LANDSCAPE MATERIAL.
  - QUANTITIES ON PLANT MATERIALS LIST ARE FOR CONVENIENCE OF BIDDING ONLY. CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS SHOWN ON LANDSCAPE PLANS AND COVERAGE OF ALL AREAS DELINEATED. THE PLANS ARE TO SUPERSEDE THE PLANT LIST IN ALL CASES.
  - CONTRACTOR IS RESPONSIBLE FOR ALL ESTIMATING AND BIDDING. ALL AREAS, QUANTITIES MATERIALS SHOULD BE FIELD VERIFIED WITH SITE CONDITION.
  - WHERE DISCREPANCIES OCCUR BETWEEN THE LANDSCAPE PLANS AND/OR ARCHITECTURAL AND/OR THE CIVIL DRAWINGS (AND ANY OTHER DRAWINGS) THE DISCREPANCIES MUST BE BROUGHT TO THE LANDSCAPE ARCHITECT'S ATTENTION FOR COORDINATION AND RESOLUTION.
  - ALL DISEASED, NOXIOUS OR INAPPROPRIATE MATERIALS SHALL BE REMOVED FROM THE PROPOSED SITE PRIOR TO THE START OF CONSTRUCTION AND DURING THE MAINTENANCE PERIOD.
  - GENERAL CONTRACTOR SHALL LEAVE THE SITE FREE OF CONSTRUCTION DEBRIS.
  - ALL LAWN AND PLANTING AREAS SHALL SLOPE TO DRAIN A MINIMUM OF 2% UNLESS NOTED OTHERWISE AND REVIEWED WITH OWNER'S REPRESENTATIVE FOR FINAL APPROVAL.
  - FINISH GRADES FOR SHRUB AND GROUND COVER AREAS SHALL BE HELD 1" BELOW TOP OF ADJACENT PAVEMENTS AND CURBS, UNLESS NOTED OTHERWISE ON THE PLANS. REFER TO LSP1.2 FOR FURTHER INFORMATION.
  - ALL PERENNIAL, ANNUAL AND GROUND COVER AREAS TO RECEIVE A BLEND OF ORGANIC SOIL AMENDMENTS PRIOR TO PLANTING. TILL FOLLOWING MATERIALS INTO EXISTING TOPSOIL TO A DEPTH OF APPROXIMATELY 8". A DEPTH OF 12" IN TREE PITS. PROPORTIONS AS QUANTITIES MAY REQUIRE ADJUSTMENT DEPENDING ON THE CONDITION OF EXISTING SOIL. REFER TO LSP1.2 FOR FURTHER INFORMATION.  
PER EVERY 100 SQUARE FEET ADD: ONE - 2 CUBIC FOOT BALE OF PEAT MOSS, 2 POUNDS OF 5-10-5 GARDEN FERTILIZER, 1/4 CU YARD OF COMPOSTED MANURE OR OTHER COMPOSTED, ORGANIC MATERIAL.
  - ALL SHRUBS TO BE POCKET PLANTED WITH A 50/50 MIX OF COMPOSTED, ORGANIC MATERIAL AND EXISTING SOIL. INSTALL TOPSOIL INTO ALL B AS NEEDED TO ACHIEVE PROPER GRADE. REMOVE ALL EXCESSIVE GRAVEL, CLAY AND STONES. REFER TO LSP1.2 FOR FURTHER INFORMATION.
  - PLANT ALL TREES SLIGHTLY HIGHER THAN FINISHED GRADE AT ROOT FLARE. BACK FILL HOLE WITH 2/3 EXISTING TOPSOIL AND ORGANIC SOIL AMENDMENTS SPECIFIED IN NOTE 15. AVOID ANY AIR POCKETS. DISCARD ANY GRAVEL, CLAY OR STONES. REFER TO LSP1.2 FOR FURTHER INFORMATION.
  - ALL TREES TO BE INSTALLED, STAKED AND GUYED ACCORDING TO DETAILS. REFER TO ANSI STANDARDS FOR PLANTING 2012 AND DET ON LSP1.2 FOR FURTHER INFORMATION.
  - PROVIDE A 4'-0" - 5'-0" DIAMETER MULCH RING AT THE ROOT BALL FLARE OF ALL LAWN TREES.
  - ALL PLANTINGS TO BE WATERED AT THE TIME OF PLANTING, THROUGHOUT CONSTRUCTION AND UPON COMPLETION OF PROJECT AS REQUIRED.
  - WHERE SPECIFIED, ALL PLANT BEDS, PITS AND TREE RINGS ARE TO RECEIVE A MINIMUM OF 2" - 3" DRESSING OF SHREDDED HARDWOOD OAK BARK MULCH SHAVINGS FREE OF GROWTH, WEEDS, FOREIGN MATTER DETRIMENTAL TO PLANT LIFE OR GERMINATION INHIBITING INGREDIENTS. LANDSCAPE CONTRACTOR TO PROVIDE A SAMPLE TO OWNER FOR APPROVAL. CONTRACTOR TO TAKE CARE WITH INSTALLATION NOT TO DAMAGE OR COVER PLANTS. REFER TO LSP1.2 FOR FURTHER INFORMATION.
  - LAWN INSTALLATION: CONTRACTOR TO FURNISH AND PREPARE TOPSOIL (3" MIN) AND SEED BED (REMOVE ALL STONES 1" OR LARGER). APPLY STARTER FERTILIZER AND SEED UNIFORMLY. PROVIDE A MULCH COVERING SUITABLE TO GERMINATE AND ESTABLISH TURF. EROSION CONTROL MESH SHOULD BE USED IN SWALES AND STEEP GRADES WHERE APPLICABLE. METHODS OF INSTALLATION MAY VARY AT THE DISCRETION OF CONTRACTOR. IT IS HIS/HER RESPONSIBILITY TO ESTABLISH AND GUARANTEE A SMOOTH, UNIFORM, QUALITY TUI IF STRAW MULCH IS USED AS A COVERING, A TACKIFIER MAY BE NECESSARY TO AVOID WIND DAMAGE.
  - DELUXE 50 GRASS SEED MIX REINDERS (800) 785-3301  
20% KENTUCKY BLUE GRASS  
15% NEWPORT KENTUCKY BLUE GRASS  
15% SR 2100 Kentucky Bluegrass  
25% Creeping Red Fescue  
15% Rapidcure Perennial Ryegrass  
10% Fiesta 4 Perennial Ryegrass  
APPLY AT A RATE OF 200 POUNDS PER ACRE. REFER TO SUPPLIERS SPECIFICATIONS & INSTALLATION CUT SHEETS FOR FURTHER INFORMATION.
  - DURING THE INITIAL "30 DAY MAINTENANCE PERIOD" THE LANDSCAPE CONTRACTOR IS REQUIRED TO PROVIDE AND ON-GOING PLEASANT VISUAL ENVIRONMENT WHEREAS ANY PLANT WHICH IS NOT RESPONDING TO TRANSPORTING OR THRIVING SHALL IMMEDIATELY BE REPLANT NEW LAWNS SHALL BE WATERED AND REPAIRED AND WEEDS MUST CONSTANTLY BE REMOVED, NO EXCEPTIONS WILL BE GRANTED.  
MAINTENANCE NOTES:  
MAINTENANCE IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN REQUIRED LANDSCAPING IN ACCORDANCE WITH THE MUNICIPALITY'S PROPERTY MAINTENANCE CODE AND AN APPROVED MAINTENANCE PLAN. THE MAINTENANCE MUST INCLUDE, AT A MINIMUM, METHODS FOR PROVIDING THE FOLLOWING:  
• NECESSARY IRRIGATION (IF REQUIRED)  
• INTEGRATED PEST MANAGEMENT,  
• PROPER FERTILIZATION  
• TREE CARE AND PRUNING, SHRUB TIP CLIPPING AND SHAPING AS REQUIRED  
• REPLACEMENT OF LOST VEGETATION, AND ALL DISEASED, DAMAGED, OR DEAD MATERIAL WILL BE REPLACED BY THE END OF 1 FOLLOWING PLANTING SEASON IN PERPETUITY.  
• WEED MANAGEMENT AND BED CARE.
  - ALL NEWLY PLANTED TREES AND SHRUBS ARE TO RECEIVE AN APPLICATION OF AN ANTI-TRANSPIRANT SPRAY THAT WILL EFFECTIVELY REDUCE THE WATER LOSS OF TRANSPORTATION OF PLANT MATERIAL AND REDUCE THE STRESS OF TRANSPORTATION. IT IS RECOMMENDED AS PART OF THE ONGOING MAINTENANCE THAT ANY BROADLEAF EVERGREEN AND CONIFEROUS TREE AND SHRUBS (EXCLUDING ARBORVITAE) RECEIVE AN APPLICATION OF AN ANTI-DESICCANT SPRAY TO REDUCE THE LOSS OF MOISTURE DUE TO WINTER DESICCATION.
  - MAINTENANCE: THE OWNER SHALL TEND AND MAINTAIN ALL PLANT MATERIALS IN A HEALTHY GROWING CONDITION AS PER THE APPROVED PLAN. PLANTINGS SHALL BE REPLACED WHEN NECESSARY AND KEPT FREE FROM REFUSE & DEBRIS. ALL PLANTING MATERIAL WHICH IS DYING DAMAGED RECOVERY SHALL BE REPLACED WITHIN SIX (6) MONTHS OR BY THE NEXT PLANTING SEASON, WHICHEVER COMES FIRST.
  - LANDSCAPE / SITE DEMOLITION CONTRACTOR TO VERIFY LOCATIONS OF EXISTING TREES AND SHRUBS TO BE SALVAGED AND CLEARLY THEM WITH MARKING TAPE AND CONSTRUCTION FENCE.

## 1 PROPOSED LANDSCAPE PLAN

Proposed Plant Material Table

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Points	Comments
<b>Broadleaf Deciduous Climax / Tall Tree</b>							
2	NysyW	☉	<i>Nyssa sylvatica</i> 'Wildfire'	Wildfire Black Gum	2'-Cal - B&B	15	1
2	Extg	☉	Existing Tree to Remain	Existing Tree to Remain	Existing 6" Cal	30	2
6	Extg	☉	Existing Tree to Remain	Existing Tree to Remain	Existing 8" Cal	30	2
1	Extg	☉	Existing Tree to Remain	Existing Tree to Remain	Existing 9" Cal	30	2
1	Extg	☉	Existing Tree to be Removed	Existing Tree to be Removed	Existing 5" Cal	-	3
<b>Broadleaf Deciduous Medium / Low Tree</b>							
2	Mam	☉	<i>Malus</i> 'Marilee'	Marilee Flowering Crab	1 1/2' Cal - B&B	10	1
1	Syre	☉	<i>Syringa reticulata</i>	Ivory Silk Tree Lilac	1 1/2' Cal - B&B	10	1
<b>Conifer Evergreen Tree</b>							
4	JuchH	☉	<i>Juniperus chinensis</i> 'Hetzl'	Hetz Columnar Juniper	3' - 4' - B&B	5	4
<b>Broadleaf Deciduous Shrub</b>							
8	HykK	☉	<i>Hypericum x Inodorum</i> 'Kolar'	FloralBerry Rose St. John's Wort	18" - Cont	1	5
6	PhopJ	☉	<i>Physocarpus opulifolius</i> 'Jefam'	First Edition Amber Jubilee Ninebark	24" - Cont	3	5
17	RomeCC	☉	<i>Rosa</i> 'Melihansolt'	Candy Cane Cocktail Rose	24" - Cont	3	5
12	SpjaCC	☉	<i>Spiraea japonica</i> 'NCSX1'	Double Play Candy Corn Spirea	18" - Cont	1	5
1	VicaSI	☉	<i>Viburnum coccineum</i> 'J.N. Select A'	Spice Island Kouspaspis viburnum	24" - Cont	3	5
<b>Conifer Evergreen Shrub</b>							
10	TameDS	☉	<i>Taxus x media</i> 'Densiformis Select'	Select Dense Spreading Yew	24" - B&B	5	5
14	ThocB	☉	<i>Thuja occidentalis</i> 'Bobazam'	Mr. Bowling Ball Arborvitae	18" - Cont	3	5
1	ThocH	☉	<i>Thuja occidentalis</i> 'Holmstrup'	Holmstrup Dwarf Arborvitae	2' - 3' - B&B	3	4
<b>Perennial Grass</b>							
34	Coack	☉	<i>Calamagrostis acutiflora</i> 'Kar Forester'	Kar Forester Feather Reed Grass	1-Gal - Cont	0	6
6	PaviHR	☉	<i>Panicum virgatum</i> 'Hot Rod'	Hot Rod Switch Grass	1-Gal - Cont	0	6
11	PaviS	☉	<i>Panicum virgatum</i> 'Shenandoah'	Shenandoah Switch Grass	1-Gal - Cont	0	6
7	ScscC	☉	<i>Schizachyrium scoparium</i> 'Carousef'	Carousef Little Blue Stem	1-Gal - Cont	0	6
13	SpheI	☉	<i>Sporobolus heterolepis</i> 'Tara'	Tara Prairie Dropseed	1-Gal - Cont	0	6
<b>Perennial</b>							
21	HeCA	☉	<i>Hemerocallis x Chicago Apache</i>	Chicago Apache Daylily	4 1/2" pot	0	6
41	HeRS	☉	<i>Hemerocallis x Ruby Spider</i>	Ruby Spider Daylily	4 1/2" pot	0	6
7	Peat	☉	<i>Perovskia atriplicifolia</i>	Russian Sage	4 1/2" pot	0	6
14	RufUEB	☉	<i>Rudbeckia fulgida</i> 'Early Bird Gold'	Early Bird Gold Gloriosa Daisy	4 1/2" pot	0	6
<b>Comments</b>							
1. Straight central leader, full & even crown. Prune only after planting.							
2. Prune existing tree, remove any dead, diseased or hazardous limbs. Thin out as required and raise canopy for safety and visibility for both pedestrians and motorists.							
3. Remove tree in its entirety and grind stump to a minimum of 6" below adjacent grade. Remove grinding chips and fill hole with topsoil and sow turf grass seed as required.							
4. Evenly shaped upright tree with full branching to the ground.							
5. Full, well rooted plant, evenly shaped.							
6. 5-1/2" well rooted plant.							

### SITE INFORMATION

USDA PLANT HARDINESS ZONE	5b (-15 to -10 Degrees F)
LOT ZONING	SC - Suburban Commercial District
LOT AREA	59,688 SQ. FT. (1.37 Acres)
SITE BUILDING AREA	2,408 SQ. FT.
TOTAL IMPERVIOUS PAVEMENT	30,950 SQ. FT. (0.71 Acres)
TOTAL GREENSPACE	28,738 SQ. FT. (.66 Acres)
SITE LANDSCAPE PERCENTAGE	48.0%
TOTAL PARKING STALLS	34 STALLS

**DESIGN COMPLIANCE:** THIS LANDSCAPE PLAN IS ACCURATE AND IN COMPLIANCE WITH THE CITY OF SHEBOYGAN LANDSCAPE REQUIREMENTS SET FOR IN SECTION 15.033 LANDSCAPING POINTS, SAMPLE LANDSCAPING SCHEMES AND MEASUREMENT FOR LANDSCAPING REQUIREMENTS.

**CONTRACTOR NOTE:** THE LANDSCAPE CONTRACTOR/GENERAL CONTRACTOR ARE RESPONSIBLE TO INSTALL THE LANDSCAPE AS PER THE APPROVED PLAN. IF ANY CHANGES OR DEVIATIONS ARE MADE FROM THIS APPROVED PLAN, THE LANDSCAPE CONTRACTOR / GENERAL CONTRACTOR ARE RESPONSIBLE FOR UPDATING THE PLANS ACCORDINGLY AND SUBMITTING THOSE REVISED PLANS FOR APPROVAL AND "SIGN OFF" WITH THE CITY OF SHEBOYGAN. THE LANDSCAPE CONTRACTOR / GENERAL CONTRACTOR ARE ALSO RESPONSIBLE FOR VERIFYING THAT ANY PLANT MATERIAL SUBSTITUTIONS OR MODIFICATIONS THAT ARE MADE TO THE APPROVED LANDSCAPE DESIGN DOCUMENTS WILL NOT CHANGE OR ALTER ANY OF THE REQUIRED SUPPORTING LANDSCAPE REQUIREMENT CALCULATIONS. UPON COMPLETION OF THE CONSTRUCTION PROJECT AND FILE THE FINAL PLAN WITH THE CITY OF SHEBOYGAN.

#### LANDSCAPE REQUIREMENT INFORMATION FOR BUILDING FOUNDATIONS

FOR EACH 100 FEET OF BUILDING FOUNDATION PERIMETER, THE FOLLOWING NUMBER OF LANDSCAPING POINTS (40) SHALL BE PROVIDED ON A PROXIMATE BASIS.

FOUNDATION LENGTH	226' LINEAL FEET
LANDSCAPE POINTS REQUIRED	91 POINTS
LANDSCAPE POINTS PROVIDED	95 POINTS

#### LANDSCAPE REQUIREMENT INFORMATION FOR DEVELOPED LOTS

FOR EVERY 1,000 SQUARE FEET OF GROSS FLOOR AREA, THE FOLLOWING NUMBER OF LANDSCAPING POINTS (10) SHALL BE PROVIDED ON A PROXIMATE BASIS.

BUILDING AREA	2,400 SQ. FT.
LANDSCAPE POINTS REQUIRED	24 POINTS
LANDSCAPE POINTS PROVIDED	65 POINTS

#### LANDSCAPE REQUIREMENT INFORMATION FOR STREET YARD FRONTAGE

FOR EACH 100 FEET OF STREET YARD FRONTAGE, THE FOLLOWING NUMBER OF LANDSCAPING POINTS (40) SHALL BE PROVIDED ON A PROXIMATE BASIS.

STREET YARD LENGTH	159.4' LINEAL FEET
LANDSCAPE POINTS REQUIRED	64 POINTS
LANDSCAPE POINTS PROVIDED	77 POINTS

#### LANDSCAPE REQUIREMENT INFORMATION FOR TREE REPLACEMENT

TREE REPLACEMENT: EXISTING TREES TO BE REMOVED ARE AS FOLLOWS:  
EXISTING BROADLEAF DECIDUOUS TREES 1 @ 5"  
EXISTING BROADLEAF DECIDUOUS TREES TO BE REPLACED WITH:  
1 @ 5" = (2) 2" CALIPER REPLACEMENT TREES

#### EXISTING CONDITIONS GENERAL NOTES

- INFORMATION PERTAINING TO EXISTING CONDITIONS GIVEN ON THESE LANDSCAPE DRAWINGS REPRESENTS TO THE BEST OF OUR KNOWLEDGE THE ACTUAL EXISTING FIELD CONDITIONS. INSITE LANDSCAPE DESIGN, INC. MAKES NO WARRANTY AS TO THEIR ACCURACY. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS IMPERATIVE TO THEIR NEW WORK. REPORT ANY DISCREPANCIES BETWEEN THE DRAWINGS AND FIELD CONDITIONS TO THE LANDSCAPE ARCHITECT FOR REVIEW. ANY WORK PERFORMED PRIOR TO RESOLUTION OF DISCREPANCIES BY THE LANDSCAPE ARCHITECT IS SUBJECT TO REMOVAL AND REPLACEMENT AT NO ADDITIONAL COST TO THE CONTRACTOR.
- THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE. THERE MAY BE UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA OF DISTURBANCE THAT ARE NOT SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES.
- VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, AND ALIGNMENT OF WALLS. BRING ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT'S ATTENTION PRIOR TO FABRICATION / CONSTRUCTION BEGINS.
- VERIFY LOCATION OF ACCESS PANELS W/ MECHANICAL AND ELECTRICAL EQUIPMENT FOR ACCESSIBILITY OF MECHANICAL & ELECTRICAL ITEMS. VERIFY LOCATIONS OF ALL BURIED UTILITIES AND STRUCTURES AND LOCATIONS OF ALL OVERHEAD WIRES.
- VERIFY LOCATION OF ALL EXISTING EASEMENTS.
- INSITE LANDSCAPE DESIGN, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF INSITE LANDSCAPE DESIGN, INC.

TO OBTAIN LOCATION OF PARTICIPANT'S UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

## DIGGERS HOT LINE

WISCONSIN STATUTE 182.075 (1974) REQUIRES A MINIMUM OF 3 DAYS NOTICE BEFORE YOU EXCAVATE (NOT INCLUDING SATURDAY, SUNDAY OR LEGAL HOLIDAYS)

<p>UNDERGROUND SEWER AND UTILITY INFORMATION AS SHOWN IS OBTAINED FROM THE RECORDS OF MUNICIPALITY AND LOCAL UTILITY COMPANIES. THE ACCURACY OF WHICH CAN NOT BE GUARANTEED OR CERTIFIED. THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS SURVEY ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.</p>	<p>TO OBTAIN LOCATION OF PARTICIPANT'S UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN CALL THE MILWAUKEE UTILITY ALERT NETWORK (800) 242-8511, (262) 432-7910 (877) 500-7972 www.DiggersHotline.com</p>
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**811**  
Know what's below.  
Call before you dig.

# INSITE

LANDSCAPE DESIGN

Landscape Consulting  
& Master Planning Design Services

11525 W. North Avenue, Suite 1B  
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Project:

## 2720 BUS, LLC

2720 Business Drive  
Sheboygan, WI

#### Issuance and Revisions:

Date	Number	Description
04/15/21		Client Review Submittal
04/20/21		Plan Commission Submittal

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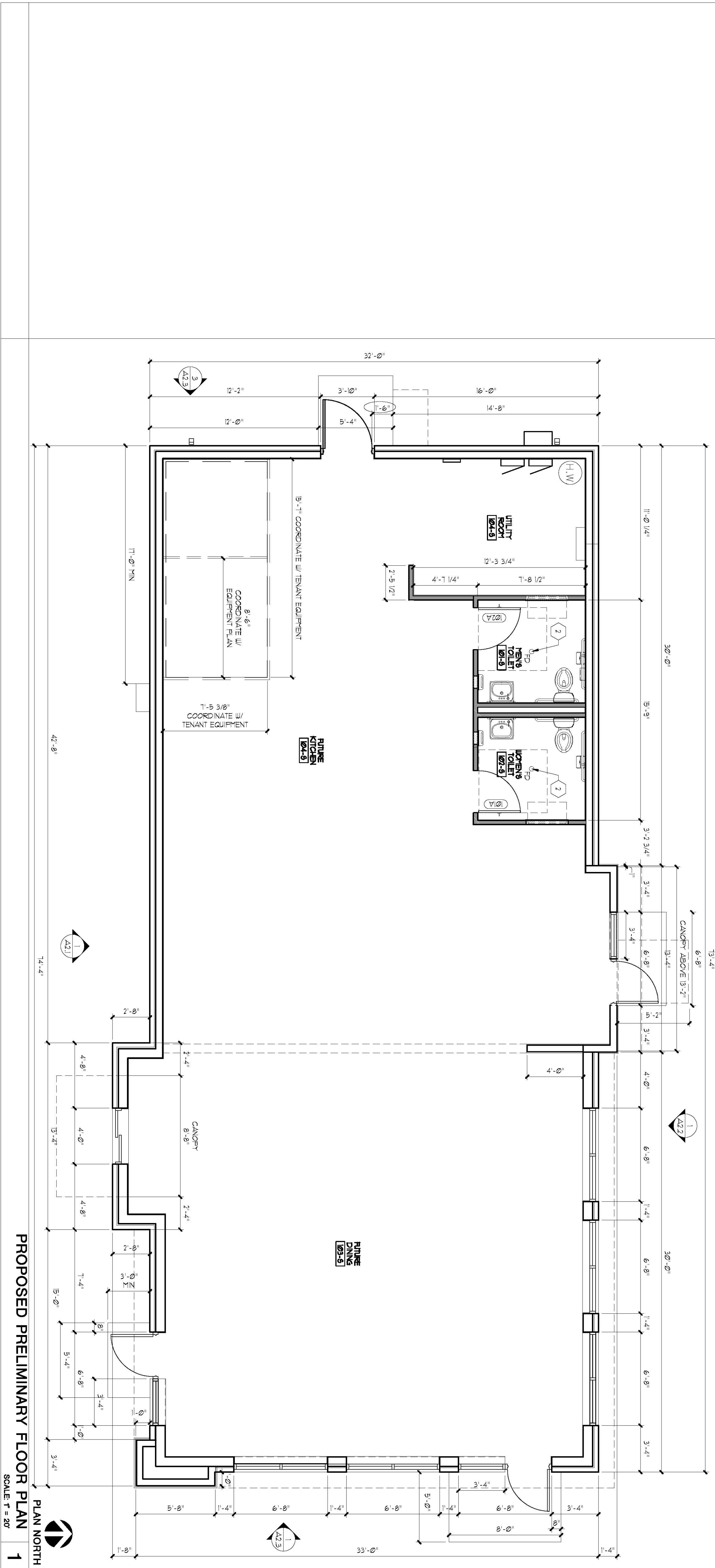
Sheet Title:

PROPOSED LANDSCAPE PLAN,  
GENERAL NOTES,  
AND PLANT MATERIAL TABLE

Date of Drawing: 04/20/21  
Scale: 1" = 20'-0"  
Drawn By: MCD  
Job Number: L21-049  
Sheet Number:

# LSP1.1

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**FLOOR PLAN NOTES**  
SCALE T = 20'

FLOOR PLAN NOTE:  
- FLOOR PLAN IS PRELIMINARY IN NATURE. IT WAS PREPARED TO PORTRAY THE SCOPE OF WORK. NO EXTENSIVE BUILDING CODE RESEARCH WAS PREPARED.  
- THE BUILDING CODE AND THE AMERICAN WITH DISABILITIES ACT (ADA) REQUIRE THAT BUILDINGS AND FACILITIES BE ACCESSIBLE TO AND USABLE BY INDIVIDUALS WITH DISABILITIES.

**PROPOSED PRELIMINARY FLOOR PLAN 1**  
SCALE T = 20'  
PLAN NORTH

FULL SIZE PRINT = 24" x 36" SHEET

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<b>A1.1</b>	Sheet: (SHELL)	Job: 21-TBD	Drawn: SJF	Date: 04/20/21	Scale: NOTED
	THIS BOX IS 1/2" x 3/4"				
	Drawing Title: PROPOSED SITE PLAN				
	Date: 04/20/21				
	Scale: NOTED				

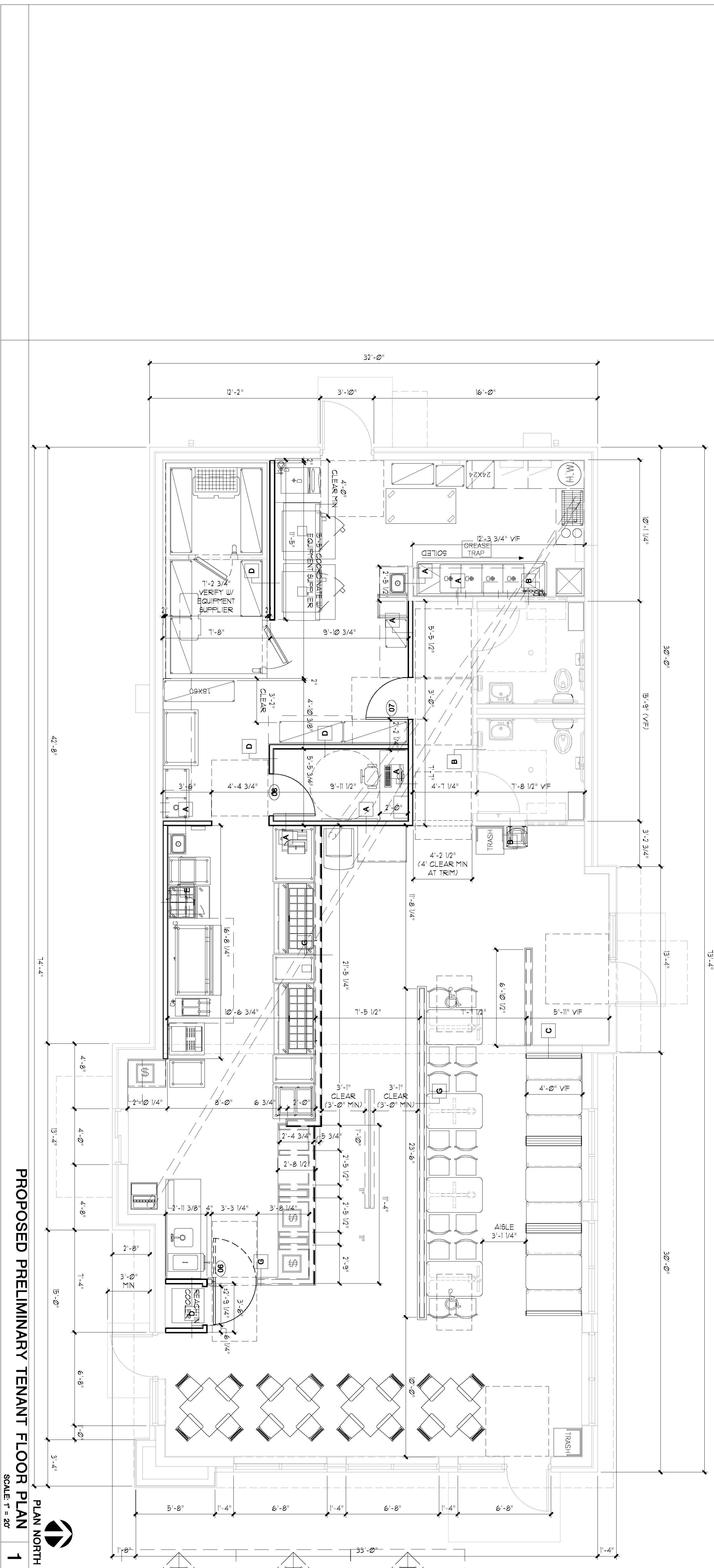
**PERSPECTIVE DESIGN, INC.**  
11525 W. North Avenue  
Wauwatosa, WI 53226  
Tel (414) 302-1780 Fax (414) 302-1781

PROPOSED BUILDING FOR:  
**2720 BUS, LLC.**  
2720 S Business Dr,  
Sheboygan, WI 53081

REV. #	REV. DATE	DESCRIPTION	REV. BY:
1	04/20/21	PLANNING COMMISSION SET	SJF

- PRELIMINARY -  
FOR ESTIMATING AND REVIEW ONLY

NOT FOR CONSTRUCTION



PROPOSED PRELIMINARY TENANT FLOOR PLAN 1  
SCALE: 1" = 20'

FLOOR PLAN NOTES  
SCALE: 1" = 20'

FLOOR PLAN NOTE:  
 - FLOOR PLAN IS PRELIMINARY IN NATURE. IT WAS PREPARED TO PORTRAY THE SCOPE OF WORK. NO EXTENSIVE BUILDING CODE RESEARCH WAS PERFORMED.  
 - THE BUILDING CODE AND THE AMERICAN WITH DISABILITIES ACT (ADA) REQUIRE THAT BUILDINGS AND FACILITIES BE ACCESSIBLE TO AND USABLE BY INDIVIDUALS WITH DISABILITIES.

FULL SIZE PRINT = 24" x 36" SHEET

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Drawing Title: PROPOSED FLOOR PLAN

Date: 04/20/21

Scale: NOTED

Drawn: SJF

Job: 21-TBD

Sheet: (TENANT)

**A1.1**

**PERSPECTIVE DESIGN, INC.**  
 11525 W. North Avenue  
 Wauwatosa, WI 53226  
 Tel (414) 302-1780 Fax (414) 302-1781

PROPOSED BUILDING FOR:  
**2720 BUS, LLC.**  
 2720 S Business Dr,  
 Sheboygan, WI 53081

REV. #	REV. DATE	DESCRIPTION	REV. BY:
	04/20/21	PLANNING COMMISSION SET	SJF

- PRELIMINARY -  
 FOR ESTIMATING AND REVIEW ONLY

NOT FOR CONSTRUCTION

A EXTERIOR MATERIALS				
TAG	MATERIAL DESCRIPTION	MFR. / STYLE / CAT. NO.	COLOR/SPECS.	NOTES
A	FULL SIZE MASONRY BRICK VENEER	MFG.: BELDEN BRICK OR APPROVED EQ. SIZE: "STANDARD MODULAR" (3-5/8" x 2-1/4" x 8") INSTALL PATTERN: STRETCHER RUNNING BOND	COLOR: BLACK DIAMOND VELOUR FINISH: VELOUR	(BASE AND ACCENTS) APPROVED EQUAL SHALL HAVE MATCHING COLOR AND TEXTURE
B	FULL SIZE MASONRY BRICK VENEER	MFG.: BELDEN BRICK OR APPROVED EQ. SIZE: "STANDARD MODULAR" (3-5/8" x 2-1/4" x 8") (CUT LENGTH AS REQUIRED) INSTALL ORIENTATION: ROWLOCK	COLOR: BLACK DIAMOND VELOUR FINISH: VELOUR	(ACCENTS AND WATER TABLE) BRICKS SHALL EXTEND 3/4" BEYOND TYPICAL FACE AT WATERTABLE. APPROVED EQUAL SHALL HAVE MATCHING COLOR AND TEXTURE
C	FULL SIZE MASONRY BRICK VENEER	MFG.: BELDEN BRICK OR APPROVED EQ. SIZE: "STANDARD MODULAR" (3-5/8" x 2-1/4" x 8") INSTALL PATTERN: STRETCHER RUNNING BOND	COLOR: ALASKA WHITE VELOUR FINISH: VELOUR	(TYPICAL ABOVE BASE) APPROVED EQUAL SHALL HAVE MATCHING COLOR AND TEXTURE.
D	PRECAST SILL	PER GC.	FINISH "BLACK FOX" OR MATCH "B"	
E	WALL TILE	DAL TILE - ACACIA VALLEY. INSTALL PATTERN: LAID HORIZONTAL W/ 1/3 STAGGER	ARK 9" X 36" AV14 W/ #52- TOBACCO BROWN GROUT	
F	PREFINISHED METAL WALL PANELS	PAC-CLAD	HWP PRECISION METAL WALL PANEL/TRIM. COLOR: CITYSCAPE	HORIZONTAL INSTALLATION
G	PREFINISHED METAL TRIM	PAC-CLAD	COLOR: CITY SCAPE	BY PANEL SUPPLIER. TRIM STYLE VARIES. R/T SECTION & ELEVATIONS AS APPROPRIATE. HEM EDGES.
H	PREFINISHED METAL COPING	PAC-CLAD	TAPERED PARAPET COPING W/ CONCEALED FASTENERS. COLOR: CITYSCAPE	VERIFY DEPTH WITH SECTION. 6-1/2" TYPICAL. 2-1/2" AT TILE. U.O.N.
J	PREFINISHED METAL FASCIA	PAC-CLAD	EXTENDED CANTED FASCIA W/ CONCEALED FASTENERS. COLOR: CITYSCAPE	PROVIDE EXTENSIONS AND STIFFENERS AS RECOMMENDED BY MFG.

A EXTERIOR MATERIALS (CONT.)				
TAG	MATERIAL DESCRIPTION	MFR. / STYLE / CAT. NO.	COLOR/SPECS.	NOTES
K	PREFINISHED SOFFIT	PAC-CLAD	FLUSH SOFFIT. 12" O.C. COLOR: CITYSCAPE	VENTED SOFFIT. PROVIDE SOLID SOFFIT WHEN NOTED ON SECTIONS
L	COUNTER FLASHING	PAC-CLAD OR EQUAL	COLOR: CITY SCAPE	
M	PREFINISHED BRAKE METAL WRAPPED "COLUMN"	PER SUPPLIER	BLACK TO MATCH STOREFRONT	
N	CANOPY	SITE BUILT. BRAKE METAL WRAPPED PRE-FINISHED CANOPY BY SIGN SUPPLIER) R/T RELATED SECTIONS AND STRUCTURAL.	BRAKE METAL WRAPPED, BLACK COLOR MATCH STOREFRONT.	TIE RODS & ATTACHMENT PLATES PAINTED TO MATCH. EXCEPT AS 'SIM'. PROVIDE SOLID SOFFIT & ACCESS PANEL AT BOTTOM FOR FUTURE ELECTRICAL
P	EXTERIOR INSULATION FINISH SYSTEM (EIFS)	OUTSULATION PLUS MD BY DRYVIT OR EQUAL DRAINAGE TYPE SYSTEM W/ COLOR MATCHED EXPANSION JOINTS PER MFG.	"LACEY PEARL" W/ FINE SAND TEXTURE	SEE NOTE 6. VERIFY THICKNESS AND PROFILE W/ SECTIONS.
Q	EXPOSED EDPM	PER ROOFER. WHITE U.O.N.	R/T ROOF PLAN	MATCH ROOF MEMBRANE
R	PREFINISHED GUTTER AND DOWNSPOUT	SIZE AND GUTTER PROTECTION PER ROOFER. COORDINATE W/ PLUMBER.	COLOR: MATCH CITYSCAPE	SIZE BY ROOFER AT (1) PROVIDE FITTED CONNECTION TO STORM (VERIFY W/ PLUMBER) AND PAINT EXPOSED PIPING TO MATCH.
S	PRE-FINISHED FULL-LITE DOOR		WOODGRAIN FINISH. R/T DOOR TYPES.	EXTERIOR MATCHES INTERIOR. U.O.N.
T	PRE-FINISHED FULL-LIGHT DOOR		BLACK R/T DOOR TYPES.	EXTERIOR MATCHES INTERIOR. U.O.N.
U	PREFINISHED STOREFRONT	BY STOREFRONT SUPPLIER	BLACK	R/T STOREFRONT TYPES
V	FRAME	BY DOOR SUPPLIER	PAINTED BLACK FOX R/T SCHEDULE	EXTERIOR MATCHES INTERIOR. U.O.N.
W	DRAINAGE TYPE EIFS - TRIM	DRYVIT 'OUTSULATION PLUS MD'	"BLACK FOX" W/ FINE SAND TEXTURE	SEE NOTE 6. VERIFY THICKNESS AND PROFILE W/ SECTIONS.
X	EMERGENCY EGRESS LIGHT	BY D/B ELECTRICAL CONTRACTOR	BLACK	"SLIM" PROFILE. PROVIDE COLOR MATCHED MOUNTING BLOCK & J-BOX AS REQUIRED.

A EXTERIOR MATERIALS (CONT.)				
TAG	MATERIAL DESCRIPTION	MFR. / STYLE / CAT. NO.	COLOR/SPECS.	NOTES
Y	EMERGENCY EGRESS AND SECURITY LIGHT	BY D/B ELECTRICAL CONTRACTOR	WHITE OR SILVER. VERIFY W/ GC	"BUGEYE" PROFILE. PROVIDE MOUNTING BLOCK AS REQUIRED.
Z	RECESSED CAN LIGHTS	BY D/B BUILD ELECTRICAL CONTRACTOR 4". U.O.N.	BLACK OR MATCH ADJACENT SOFFIT	IN SOFFIT OR CANOPY. VERIFY LOCATION, AND QUANTITY W/ REFLECTED CEILING PLAN
AA	SCONCE LIGHT	BARN LIGHT ELEC. - ATOMIC TOPLESS STREAMLINE INDUSTRIAL GUARD SCONCE	975- GALVANIZED-FROSTED GLASS	FINAL DESIGN AND LOCATIONS BY ELECTRICAL D/B CONTRACTOR
BB	PAINT EXISTING	VERIFY BASE MATERIAL	BLACK FOX	SEE NOTE 5
CC	PAINT EXISTING	VERIFY BASE MATERIAL	LACEY PEARL	SEE NOTE 6
DD	HOSE BIB OR WALL HYDRANT	KEYED, FROST-FREE DESIGN. FINAL SELECTION, QUANTITY, AND LOCATION BY D/B PLUMBER		SURFACE MOUNTED U.O.N. COORDINATE W/ OWNER
EE	FLUSH DOOR		PAINTED BLACK FOX. R/T SCHEDULE	EXTERIOR MATCHES INTERIOR. U.O.N.
FF	EFIS REVEAL	DRYVIT 'OUTSULATION PLUS MD'	"LACEY PEARL" W/ FINE SAND FINISH	V GROOVE (1/2" DEEP, 1" WIDE )
GG	STRIP "ART" LIGHT	BY D/B ELECTRICAL CONTRACTOR	BLACK OR SILVER	TBD
HH	WALL PACK	BY D/B ELECTRICAL CONTRACTOR	BLACK	PROVIDE MOUNTING BLOCK AS REQUIRED. BY SIGN SUPPLIER.
JJ	ADDRESS NUMBERS	SIGNAGE VENDOR	BLOCK LETTERS OR STENCILS ON GLAZING.	COORDINATE LOCATION AND STYLE WITH TENANT AND CITY REQUIREMENTS.

1. PROVIDE COLOR SAMPLES OF ALL EXT. MATERIALS TO OWNER/ARCH. FOR APPROVAL PRIOR TO INSTALLATION. R/T FINISH SCHEDULE FOR REFERENCED PAINT (PT) COLORS.
2. ELECTRICAL D/B CONTRACTOR TO PROVIDE ELECTRIC AS NEEDED
3. ALL SHARP EDGES OF METAL TRIM AND PANELS SHALL DEBURRED AND SMOOTHED, HEMMED, AND/OR COVERED, LEAVING NO EXPOSED SHARP EDGES.
4. CONTRACTOR TO PROVIDE CLEAN, TOOLED CAULK JOINTS, MATCHING METAL FINISH AT ALL METAL MITER JOINTS AND MOUNTING BLOCKS.
5. "BLACK FOX" (SW #7020) PAINT SHALL BE TWO COATS SHERWIN WILLIAMS "DURATION" EXTERIOR LATEX K33 TOP COAT, SATIN SHEEN OVER APPLIED OVER "LOXON" LX02W0050 PRIMER.
6. "LACEY PEARL" (BM 2108-70) PAINT SHALL BE TWO COATS BENJAMIN MOORE "ULTRA SPEC" OR OTHER (APPROVE PAINT EQUAL TO NOTE 5), SATIN SHEEN OVER APPLIED OVER "LOXON" LX02W0050 PRIMER.
7. COPING, FASCIA, AND BRAKE METAL SILLS SHALL BE CONSTRUCTED WITH APPROPRIATE GAUGE METAL, SLIP JOINTS, JOINT COVERS, ETC. PER MFG. INSTALLATION INSTRUCTIONS TO PROVIDE A CLEAN STRAIGHT APPEARANCE AND PREVENT OIL CANNING, TYP.

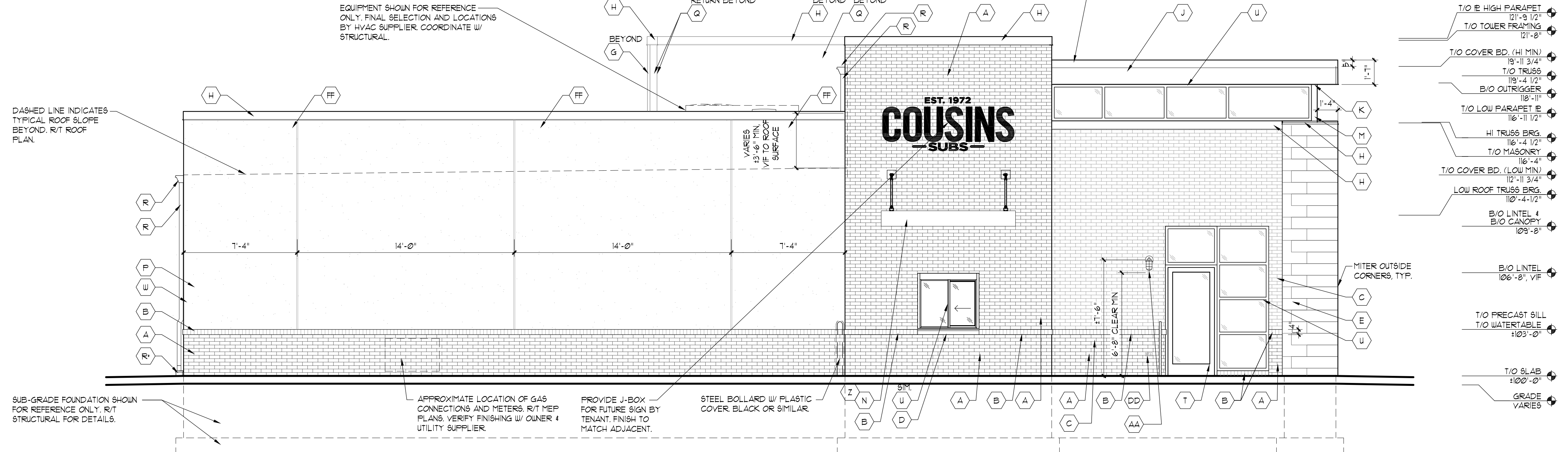
EXTERIOR MATERIAL SCHEDULE

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

2

STEEL LINTELS, WHEN EXPOSED, SHALL BE PAINTED EXTERIOR GRADE BLACK FOX. U.O.N. VERIFY W/ RELATED SECTIONS.

FLASHINGS NOT SHOWN SHALL BE PRE-FINISHED AS REQUIRED TO MATCH ADJACENT SURFACES. U.O.N. VERIFY W/ RELATED SECTIONS.



EXTERIOR ELEVATION - SOUTH FACE

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

1

FULL SIZE PRINT = 24" x 36" SHEET

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REV. BY:	DESCRIPTION	REV. #	REV. DATE
SJF	PLANNING COMMISSION SET	04/20/21	
PROPOSED BUILDING FOR: <b>2720 BUS, LLC.</b> 2720 S Business Dr, Sheboygan, WI 53081			
PERSPECTIVE DESIGN, INC. 11525 W. North Avenue Wauwatosa, WI 53226 Tel (414) 302-1780 Fax (414) 302-1751			
Drawing Title: <b>ELEVATIONS</b>			
Date:	04/20/21	THIS BOX IS 1/2" x 1/2"	
Scale:	NOTED		
Drawn:	SJF		
Job:	21-TBD		
Sheet:	(SHELL)		
<b>A2.1</b>			

NOT FOR CONSTRUCTION

- PRELIMINARY -  
FOR ESTIMATING AND REVIEW ONLY

A EXTERIOR MATERIALS				
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E	WALL TILE	DAL TILE- ACACIA VALLEY. INSTALL PATTERN: LAID HORIZONTAL W/ 1/3 STAGGER.	ARK 9" X 36" AV14 W/ #52- TOBACCO BROWN GROUT	
F	PREFINISHED METAL WALL PANELS	PAC-CLAD	HWP PRECISION METAL WALL PANEL/TRIM. COLOR: CITYSCAPE	HORIZONTAL INSTALLATION
G	PREFINISHED METAL TRIM	PAC-CLAD	COLOR: CITY SCAPE	BY PANEL SUPPLIER. TRIM STYLE VARIES. R/T SECTION & ELEVATIONS AS APPROPRIATE. HEM EDGES.
H	PREFINISHED METAL COPING	PAC-CLAD	TAPERED PARAPET COPING W/ CONCEALED FASTENERS. COLOR: CITYSCAPE	VERIFY DEPTH WITH SECTION. 6-1/2" TYPICAL. 2-1/2" AT TILE, U.O.N.
J	PREFINISHED METAL FASCIA	PAC-CLAD	EXTENDED CANTED FASCIA W/ CONCEALED FASTENERS. COLOR: CITYSCAPE	PROVIDE EXTENSIONS AND STIFFENERS AS RECOMMENDED BY MFG.

A EXTERIOR MATERIALS (CONT.)				
TAG	MATERIAL DESCRIPTION	MFR. / STYLE / CAT. NO.	COLOR/SPECS.	NOTES
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L	COUNTER FLASHING	PAC-CLAD OR EQUAL	COLOR: CITY SCAPE	
M	PREFINISHED BRAKE METAL WRAPPED "COLUMN"	PER SUPPLIER	BLACK TO MATCH STOREFRONT	
N	CANOPY	SITE BUILT, BRAKE METAL WRAPPED PRE-FINISHED CANOPY BY SIGN SUPPLIER R/T RELATED SECTIONS AND STRUCTURAL.	BRAKE METAL WRAPPED, BLACK COLOR. MATCH STOREFRONT.	TIE RODS & ATTACHMENT PLATES PAINTED TO MATCH. EXCEPT AS 'SIM'. PROVIDE SOLID SOFFIT & ACCESS PANEL AT BOTTOM FOR FUTURE ELECTRICAL.
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T	PRE-FINISHED FULL-LIGHT DOOR		BLACK R/T DOOR TYPES.	EXTERIOR MATCHES INTERIOR, U.O.N.
U	PREFINISHED STOREFRONT	BY STOREFRONT SUPPLIER	BLACK	R/T STOREFRONT TYPES
V	FRAME	BY DOOR SUPPLIER	PAINTED BLACK FOX R/T SCHEDULE.	EXTERIOR MATCHES INTERIOR, U.O.N.
W	DRAINAGE TYPE EIFS - TRIM	DRYVIT 'OUTSULATION PLUS MD'	"BLACK FOX" W/ FINE SAND TEXTURE	SEE NOTE 6. VERIFY THICKNESS AND PROFILE W/ SECTIONS.
X	EMERGENCY EGRESS LIGHT	BY D/B ELECTRICAL CONTRACTOR	BLACK	"SLIM" PROFILE. PROVIDE COLOR MATCHED MOUNTING BLOCK & J-BOX AS REQUIRED.

A EXTERIOR MATERIALS (CONT.)				
TAG	MATERIAL DESCRIPTION	MFR. / STYLE / CAT. NO.	COLOR/SPECS.	NOTES
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Z	RECESSED CAN LIGHTS	BY D/B BUILD ELECTRICAL CONTRACTOR 4". U.O.N.	BLACK OR MATCH ADJACENT SOFFIT	IN SOFFIT OR CANOPY. VERIFY LOCATION, AND QUANTITY W/ REFLECTED CEILING PLAN
AA	SCONCE LIGHT	BARN LIGHT ELEC. - ATOMIC TOPLESS STREAMLINE INDUSTRIAL GUARD SCONCE	975- GALVANIZED-FROSTED GLASS	FINAL DESIGN AND LOCATIONS BY ELECTRICAL D/B CONTRACTOR
BB	PAINT EXISTING	VERIFY BASE MATERIAL	BLACK FOX	SEE NOTE 5
CC	PAINT EXISTING	VERIFY BASE MATERIAL	LACEY PEARL	SEE NOTE 6
DD	HOSE BIB OR WALL HYDRANT	KEYED, FROST-FREE DESIGN. FINAL SELECTION, QUANTITY, AND LOCATION BY D/B PLUMBER		SURFACE MOUNTED U.O.N. COORDINATE W/ OWNER
EE	FLUSH DOOR		PAINTED BLACK FOX R/T SCHEDULE.	EXTERIOR MATCHES INTERIOR, U.O.N.
FF	EFIS REVEAL	DRYVIT 'OUTSULATION PLUS MD'	"LACEY PEARL" W/ FINE SAND FINISH	V GROOVE (1/2" DEEP, 1" WIDE )
GG	STRIP "ART" LIGHT	BY D/B ELECTRICAL CONTRACTOR	BLACK OR SILVER	TBD
HH	WALL PACK	BY D/B ELECTRICAL CONTRACTOR	BLACK	PROVIDE MOUNTING BLOCK AS REQUIRED. BY SIGN SUPPLIER.
JJ	ADDRESS NUMBERS	SIGNAGE VENDOR	BLOCK LETTERS OR STENCILS ON GLAZING.	COORDINATE LOCATION AND STYLE WITH TENANT AND CITY REQUIREMENTS.

1. PROVIDE COLOR SAMPLES OF ALL EXT. MATERIALS TO OWNER/ARCH. FOR APPROVAL PRIOR TO INSTALLATION. R/T FINISH SCHEDULE FOR REFERENCED PAINT (PT) COLORS.
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EXTERIOR MATERIAL SCHEDULE  
SCALE: 1/4" = 1'-0" 2



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

FULL SIZE PRINT = 24" x 36" SHEET

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REV. #	REV. DATE	DESCRIPTION
04/20/21		PLANNING COMMISSION SET

PROPOSED BUILDING FOR:  
**2720 BUS, LLC.**  
2720 S Business Dr,  
Sheboygan, WI 53081

**PERSPECTIVE DESIGN, INC.**  
11525 W. North Avenue  
Wauwatosa, WI 53226  
Tel (414) 302-1780 Fax (414) 302-1751

Drawing Title:  
**COLOR ELEVATIONS**

Date: 04/20/21  
Scale: NOTED  
Drawn: SJF  
Job: 21-TBD  
Sheet: (SHELL)

**R2.1**

- PRELIMINARY -  
FOR ESTIMATING AND REVIEW ONLY



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J	PREFINISHED METAL FASCIA	PAC-CLAD	EXTENDED CANTED FASCIA W/ CONCEALED FASTENERS. COLOR: CITYSCAPE	PROVIDE EXTENSIONS AND STIFFENERS AS RECOMMENDED BY MFG.

A EXTERIOR MATERIALS (CONT.)				
TAG	MATERIAL DESCRIPTION	MFR. / STYLE / CAT. NO.	COLOR/SPECS.	NOTES
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L	COUNTER FLASHING	PAC-CLAD OR EQUAL	COLOR: CITY SCAPE	
M	PREFINISHED BRAKE METAL WRAPPED "COLUMN"	PER SUPPLIER	BLACK TO MATCH STOREFRONT	
N	CANOPY	SITE BUILT, BRAKE METAL WRAPPED PRE-FINISHED CANOPY BY SIGN SUPPLIER) R/T RELATED SECTIONS AND STRUCTURAL.	BRAKE METAL WRAPPED, BLACK COLOR. MATCH STOREFRONT.	TIE RODS & ATTACHMENT PLATES PAINTED TO MATCH, EXCEPT AS 'SIM'. PROVIDE SOLID SOFFIT & ACCESS PANEL AT BOTTOM FOR FUTURE ELECTRICAL.
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Q	EXPOSED EDPM	PER ROOFER. WHITE U.O.N.	R/T ROOF PLAN	MATCH ROOF MEMBRANE
R	PREFINISHED GUTTER AND DOWNSPOUT	SIZE AND GUTTER PROTECTION PER ROOFER. COORDINATE W/ PLUMBER	COLOR: MATCH CITYSCAPE	SIZE BY ROOFER AT (*) PROVIDE FITTED CONNECTION TO STORM (VERIFY W/ PLUMBER) AND PAINT EXPOSED PIPING TO MATCH.
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T	PRE-FINISHED FULL-LIGHT DOOR		BLACK. R/T DOOR TYPES.	EXTERIOR MATCHES INTERIOR, U.O.N.
U	PREFINISHED STOREFRONT	BY STOREFRONT SUPPLIER	BLACK	R/T STOREFRONT TYPES
V	FRAME	BY DOOR SUPPLIER	PAINTED BLACK FOX R/T SCHEDULE.	EXTERIOR MATCHES INTERIOR, U.O.N.
W	DRAINAGE TYPE EIFS - TRIM	DRYVIT 'OUTSULATION PLUS MD'	"BLACK FOX" W/ FINE SAND TEXTURE	SEE NOTE 6. VERIFY THICKNESS AND PROFILE W/ SECTIONS.
X	EMERGENCY EGRESS LIGHT	BY D/B ELECTRICAL CONTRACTOR	BLACK	"SLIM" PROFILE. PROVIDE COLOR MATCHED MOUNTING BLOCK & J-BOX AS REQUIRED.

A EXTERIOR MATERIALS (CONT.)				
TAG	MATERIAL DESCRIPTION	MFR. / STYLE / CAT. NO.	COLOR/SPECS.	NOTES
Y	EMERGENCY EGRESS AND SECURITY LIGHT	BY D/B ELECTRICAL CONTRACTOR	WHITE OR SILVER, VERIFY W/ GC	"BUGEYE" PROFILE. PROVIDE MOUNTING BLOCK AS REQUIRED.
Z	RECESSED CAN LIGHTS	BY D/B BUILD ELECTRICAL CONTRACTOR 4", U.O.N.	BLACK OR MATCH ADJACENT SOFFIT	IN SOFFIT OR CANOPY. VERIFY LOCATION, AND QUANTITY W/ REFLECTED CEILING PLAN
AA	SCONCE LIGHT	BARN LIGHT ELEG - ATOMIC TOPLESS STREAMLINE INDUSTRIAL GUARD SCONCE	975- GALVANIZED-FROSTED GLASS	FINAL DESIGN AND LOCATIONS BY ELECTRICAL D/B CONTRACTOR.
BB	PAINT EXISTING	VERIFY BASE MATERIAL	BLACK FOX	SEE NOTE 5
CC	PAINT EXISTING	VERIFY BASE MATERIAL	LACEY PEARL	SEE NOTE 6
DD	HOSE BIB OR WALL HYDRANT	KEYED, FROST-FREE DESIGN. FINAL SELECTION, QUANTITY, AND LOCATION BY D/B PLUMBER.		SURFACE MOUNTED U.O.N. COORDINATE W/ OWNER
EE	FLUSH DOOR		PAINTED BLACK FOX R/T SCHEDULE.	EXTERIOR MATCHES INTERIOR, U.O.N.
FF	EFIS REVEAL	DRYVIT 'OUTSULATION PLUS MD'	"LACEY PEARL" W/ FINE SAND FINISH	V GROOVE (1/2" DEEP, 1" WIDE )
GG	STRIP "ART" LIGHT	BY D/B ELECTRICAL CONTRACTOR	BLACK OR SILVER	TBD
HH	WALL PACK	BY D/B ELECTRICAL CONTRACTOR	BLACK	PROVIDE MOUNTING BLOCK AS REQUIRED. BY SIGN SUPPLIER.
JJ	ADDRESS NUMBERS	SIGNAGE VENDOR	BLOCK LETTERS OR STENCILS ON GLAZING.	COORDINATE LOCATION AND STYLE WITH TENANT AND CITY REQUIREMENTS.

1. PROVIDE COLOR SAMPLES OF ALL EXT. MATERIALS TO OWNER/ARCH. FOR APPROVAL PRIOR TO INSTALLATION. R/T FINISH SCHEDULE FOR REFERENCED PAINT (P,T) COLORS.
2. ELECTRICAL D/B CONTRACTOR TO PROVIDE ELECTRIC AS NEEDED
3. ALL SHARP EDGES OF METAL TRIM AND PANELS SHALL DEBURRED AND SMOOTHED, HEMMED, AND/OR COVERED. LEAVING NO EXPOSED SHARP EDGES.
4. CONTRACTOR TO PROVIDE CLEAN, TOOLED CAULK JOINTS, MATCHING METAL FINISH AT ALL METAL MITER JOINTS AND MOUNTING BLOCKS.
5. "BLACK FOX" (SW #7020) PAINT SHALL BE TWO COATS SHERWIN WILLIAMS "DURATION" EXTERIOR LATEX K33 TOP COAT, SATIN SHEEN OVER APPLIED OVER "LOXON" LX02W0050 PRIMER.
6. "LACEY PEARL" (BM 2108-70) PAINT SHALL BE TWO COATS BENJAMIN MOORE "ULTRA SPEC" OR OTHER (APPROVE PAINT EQUAL TO NOTE 5), SATIN SHEEN OVER APPLIED OVER "LOXON" LX02W0050 PRIMER.
7. COPING, FASCIA, AND BRAKE METAL SILLS SHALL BE CONSTRUCTED WITH APPROPRIATE GAUGE METAL, SLIP JOINTS, JOINT COVERS, ETC. PER MFG. INSTALLATION INSTRUCTIONS TO PROVIDE A CLEAN STRAIGHT APPEARANCE AND PREVENT OIL CANNING, TYP.

EXTERIOR MATERIAL SCHEDULE

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

2



EXTERIOR ELEVATION - NORTH FACE

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

1

FULL SIZE PRINT = 24" x 36" SHEET

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REV. #	REV. DATE	DESCRIPTION

PROPOSED BUILDING FOR:  
**2720 BUS, LLC.**  
2720 S Business Dr,  
Sheboygan, WI 53081

**PERSPECTIVE DESIGN, INC.**  
11525 W. North Avenue  
Wauwatosa, WI 53226  
Tel (414) 302-1780 Fax (414) 302-1751

Drawing Title:  
**COLOR ELEVATIONS**

Date: 04/20/21  
Scale: NOTED  
Drawn: SJF  
Job: 21-TBD  
Sheet: (SHELL)

**R2.2**

- PRELIMINARY -  
FOR ESTIMATING AND REVIEW ONLY



A EXTERIOR MATERIALS				
TAG	MATERIAL DESCRIPTION	MFR. / STYLE / CAT. NO.	COLOR/SPECS.	NOTES
A	FULL SIZE MASONRY BRICK VENEER.	MFG.: BELDEN BRICK OR APPROVED EQ. SIZE: "STANDARD MODULAR" (3-5/8" x 2-1/4" x 8") INSTALL PATTERN: STRETCHER RUNNING BOND	COLOR: BLACK DIAMOND VELOUR FINISH: VELOUR	(BASE AND ACCENTS) APPROVED EQUAL SHALL HAVE MATCHING COLOR AND TEXTURE
B	FULL SIZE MASONRY BRICK VENEER.	MFG.: BELDEN BRICK OR APPROVED EQ. SIZE: "STANDARD MODULAR" (3-5/8" x 2-1/4" x 8") (CUT LENGTH AS REQUIRED) INSTALL ORIENTATION: ROWLOCK	COLOR: BLACK DIAMOND VELOUR FINISH: VELOUR	(ACCENTS AND WATER TABLE) BRICKS SHALL EXTEND 3/4" BEYOND TYPICAL FACE AT WATERTABLE. APPROVED EQUAL SHALL HAVE MATCHING COLOR AND TEXTURE
C	FULL SIZE MASONRY BRICK VENEER	MFG.: BELDEN BRICK OR APPROVED EQ. SIZE: "STANDARD MODULAR" (3-5/8" x 2-1/4" x 8") INSTALL PATTERN: STRETCHER RUNNING BOND	COLOR: ALASKA WHITE VELOUR FINISH: VELOUR	(TYPICAL ABOVE BASE) APPROVED EQUAL SHALL HAVE MATCHING COLOR AND TEXTURE.
D	PRECAST SILL	PER GC.	FINISH "BLACK FOX OR MATCH "B"	
E	WALL TILE	DAL TILE- ACACIA VALLEY. INSTALL PATTERN: LAID HORIZONTAL W/ 1/3 STAGGER.	ARK 9" X 36" AV14 W/ #52- TOBACCO BROWN GROUT	
F	PREFINISHED METAL WALL PANELS	PAC-CLAD	HWP PRECISION METAL WALL PANEL/TRIM, COLOR: CITYSCAPE	HORIZONTAL INSTALLATION
G	PREFINISHED METAL TRIM	PAC-CLAD	COLOR: CITY SCAPE	BY PANEL SUPPLIER. TRIM STYLE VARIES, R/T SECTION & ELEVATIONS AS APPROPRIATE. HEM EDGES.
H	PREFINISHED METAL COPING	PAC-CLAD	TAPERED PARAPET COPING W/ CONCEALED FASTENERS. COLOR: CITYSCAPE	VERIFY DEPTH WITH SECTION. 6-1/2" TYPICAL, 2-1/2" AT TILE, U.O.N.
J	PREFINISHED METAL FASCIA	PAC-CLAD	EXTENDED CANTED FASCIA W/ CONCEALED FASTENERS. COLOR: CITYSCAPE	PROVIDE EXTENSIONS AND STIFFENERS AS RECOMMENDED BY MFG.

A EXTERIOR MATERIALS (CONT.)				
TAG	MATERIAL DESCRIPTION	MFR. / STYLE / CAT. NO.	COLOR/SPECS.	NOTES
K	PREFINISHED SOFFIT	PAC-CLAD	FLUSH SOFFIT. 12" O.C. COLOR: CITYSCAPE	VENTED SOFFIT. PROVIDE SOLID SOFFIT WHEN NOTED ON SECTIONS
L	COUNTER FLASHING	PAC-CLAD OR EQUAL	COLOR: CITY SCAPE	
M	PREFINISHED BRAKE METAL WRAPPED "COLUMN"	PER SUPPLIER	BLACK TO MATCH STOREFRONT	
N	CANOPY	SITE BUILT, BRAKE METAL WRAPPED PRE-FINISHED CANOPY BY SIGN SUPPLIER) R/T RELATED SECTIONS AND STRUCTURAL.	BRAKE METAL WRAPPED, BLACK COLOR. MATCH STOREFRONT.	TIE RODS & ATTACHMENT PLATES PAINTED TO MATCH, EXCEPT AS 'SIM'. PROVIDE SOLID SOFFIT & ACCESS PANEL AT BOTTOM FOR FUTURE ELECTRICAL
P	EXTERIOR INSULATION FINISH SYSTEM (EIFS)	OUTSULATION PLUS MD BY DRYVIT OR EQUAL DRAINAGE TYPE SYSTEM W/ COLOR MATCHED EXPANSION JOINTS PER MFG.	"LACEY PEARL" W/ FINE SAND TEXTURE	SEE NOTE 6. VERIFY THICKNESS AND PROFILE W/ SECTIONS.
Q	EXPOSED EDPM	PER ROOFER. WHITE U.O.N.	R/T ROOF PLAN	MATCH ROOF MEMBRANE
R	PREFINISHED GUTTER AND DOWNSPOUT	SIZE AND GUTTER PROTECTION PER ROOFER. COORDINATE W/ PLUMBER.	COLOR: MATCH CITYSCAPE	SIZE BY ROOFER. AT ("): PROVIDE FITTED CONNECTION TO STORM (VERIFY W/ PLUMBER) AND PAINT EXPOSED PIPING TO MATCH.
S	PRE-FINISHED FULL-LITE DOOR		WOODGRAIN FINISH. R/T DOOR TYPES.	EXTERIOR MATCHES INTERIOR, U.O.N.
T	PRE-FINISHED FULL-LIGHT DOOR		BLACK. R/T DOOR TYPES.	EXTERIOR MATCHES INTERIOR, U.O.N.
U	PREFINISHED STOREFRONT	BY STOREFRONT SUPPLIER	BLACK	R/T STOREFRONT TYPES
V	FRAME	BY DOOR SUPPLIER	PAINTED BLACK FOX R/T SCHEDULE.	EXTERIOR MATCHES INTERIOR, U.O.N.
W	DRAINAGE TYPE EIFS - TRIM	DRYVIT 'OUTSULATION PLUS MD'	"BLACK FOX" W/ FINE SAND TEXTURE	SEE NOTE 6. VERIFY THICKNESS AND PROFILE W/ SECTIONS.
X	EMERGENCY EGRESS LIGHT	BY D/B ELECTRICAL CONTRACTOR	BLACK	"SLIM" PROFILE. PROVIDE COLOR MATCHED MOUNTING BLOCK & J-BOX AS REQUIRED.

A EXTERIOR MATERIALS (CONT.)				
TAG	MATERIAL DESCRIPTION	MFR. / STYLE / CAT. NO.	COLOR/SPECS.	NOTES
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Z	RECESSED CAN LIGHTS	BY D/B BUILD ELECTRICAL CONTRACTOR 4", U.O.N.	BLACK OR MATCH ADJACENT SOFFIT	IN SOFFIT OR CANOPY. VERIFY LOCATION, AND QUANTITY W/ REFLECTED CEILING PLAN
AA	SCONCE LIGHT	BARN LIGHT ELEC. ATOMIC TOPLESS STREAMLINE INDUSTRIAL GUARD SCONCE	975- GALVANIZED-FROSTED GLASS	FINAL DESIGN AND LOCATIONS BY ELECTRICAL D/B CONTRACTOR.
BB	PAINT EXISTING	VERIFY BASE MATERIAL	BLACK FOX	SEE NOTE 5
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DD	HOSE BIB OR WALL HYDRANT	KEYED, FROST-FREE DESIGN. FINAL SELECTION, QUANTITY, AND LOCATION BY D/B PLUMBER.		SURFACE MOUNTED U.O.N. COORDINATE W/ OWNER
EE	FLUSH DOOR		PAINTED BLACK FOX R/T SCHEDULE.	EXTERIOR MATCHES INTERIOR, U.O.N.
FF	EFIS REVEAL	DRYVIT 'OUTSULATION PLUS MD'	"LACEY PEARL" W/ FINE SAND FINISH	V GROOVE (1/2" DEEP, 1" WIDE )
GG	STRIP "ART" LIGHT	BY D/B ELECTRICAL CONTRACTOR	BLACK OR SILVER	TBD
HH	WALL PACK	BY D/B ELECTRICAL CONTRACTOR	BLACK	PROVIDE MOUNTING BLOCK AS REQUIRED. BY SIGN SUPPLIER.
JJ	ADDRESS NUMBERS	SIGNAGE VENDOR	BLOCK LETTERS OR STENCILS ON GLAZING.	COORDINATE LOCATION AND STYLE WITH TENANT AND CITY REQUIREMENTS.

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EXTERIOR MATERIAL SCHEDULE

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

2



EXTERIOR ELEVATION - WEST FACE

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

3



EXTERIOR ELEVATION - EAST FACE

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

1

FULL SIZE PRINT = 24" x 36" SHEET

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REV. #	REV. DATE	DESCRIPTION
04/20/21		PLANNING COMMISSION SET

PROPOSED BUILDING FOR:  
**2720 BUS, LLC.**  
2720 S Business Dr,  
Sheboygan, WI 53081

**PERSPECTIVE DESIGN, INC.**  
11525 W. North Avenue  
Wauwatosa, WI 53226  
Tel (414) 302-1750 Fax (414) 302-1751

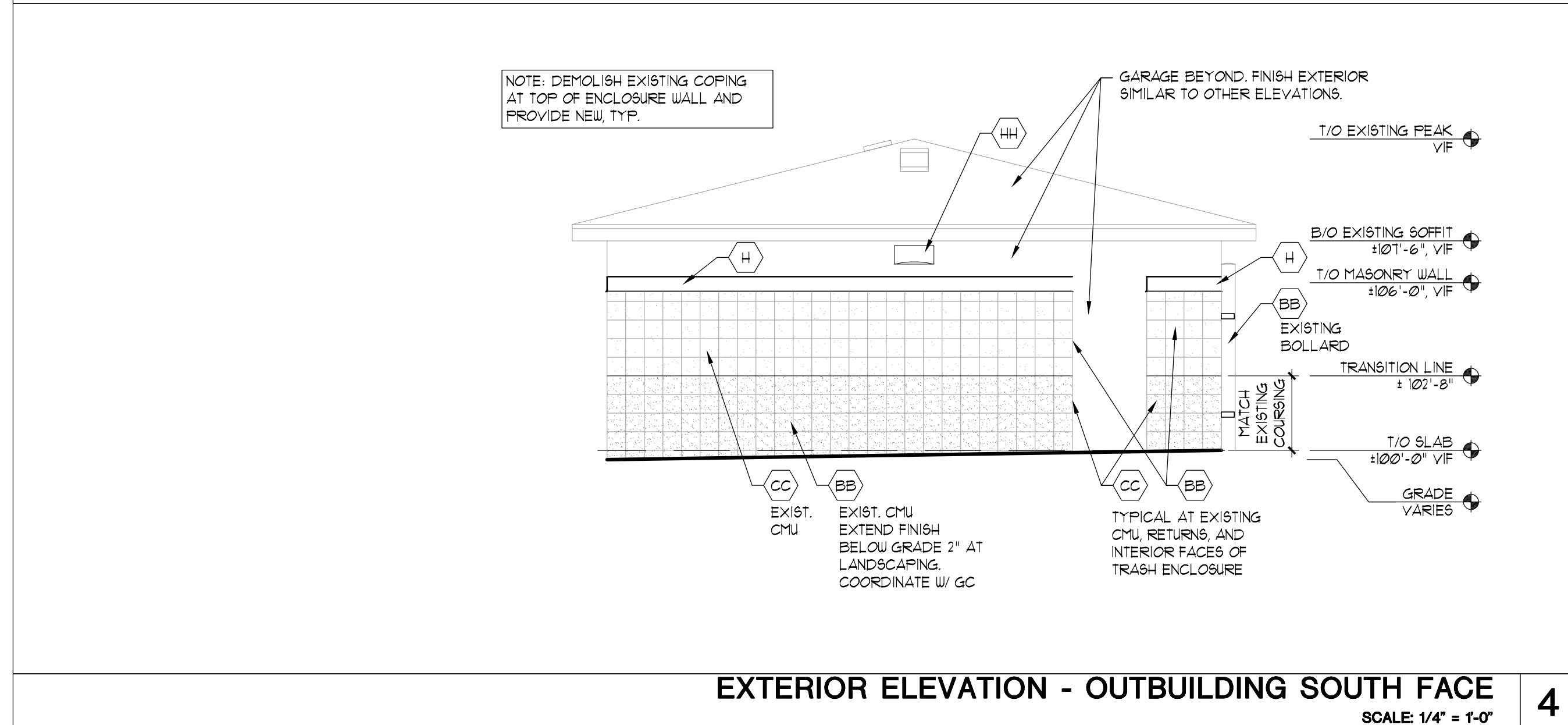
Drawing Title:  
**COLOR ELEVATIONS**

Date: 04/20/21  
Scale: NOTED  
Drawn: SJF  
Job: 21-TBD  
Sheet: (SHELL)

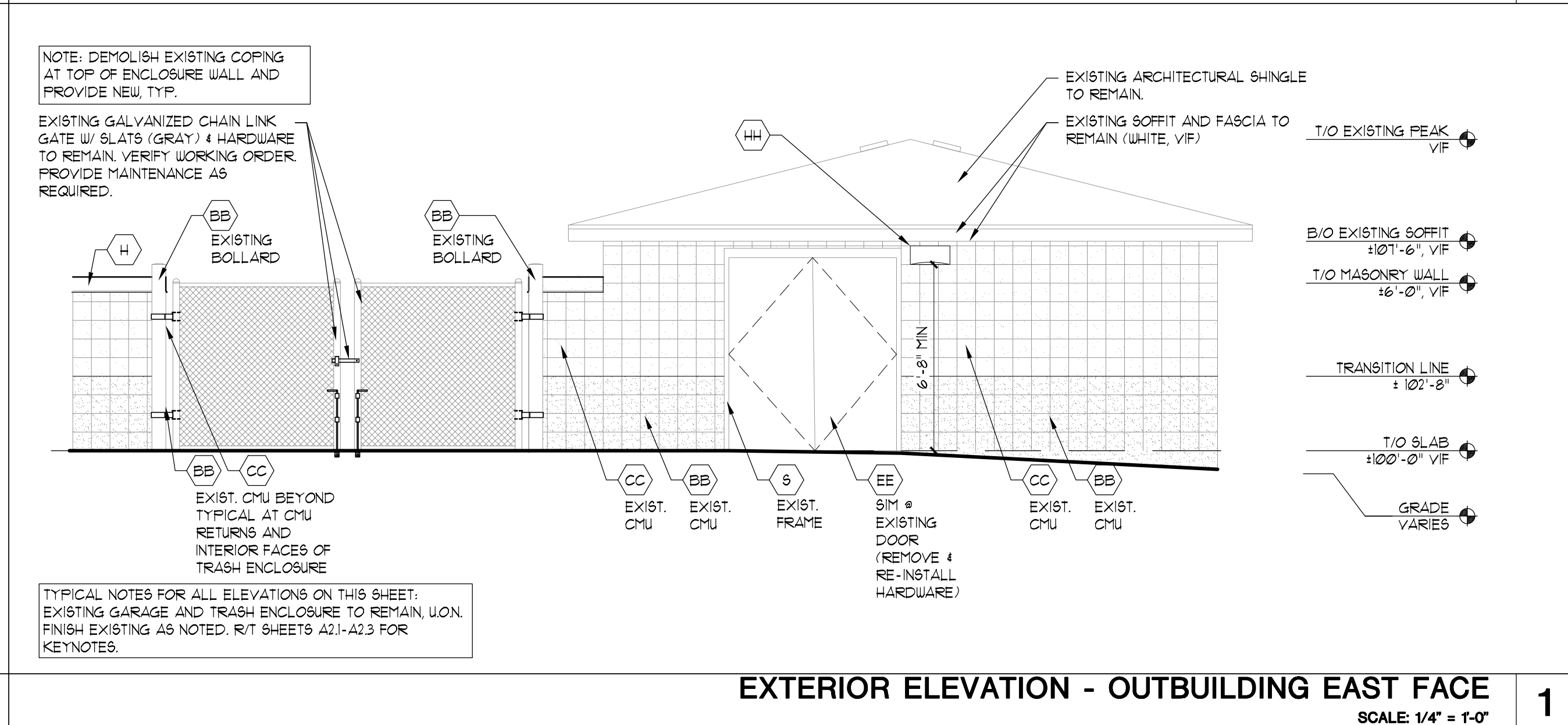
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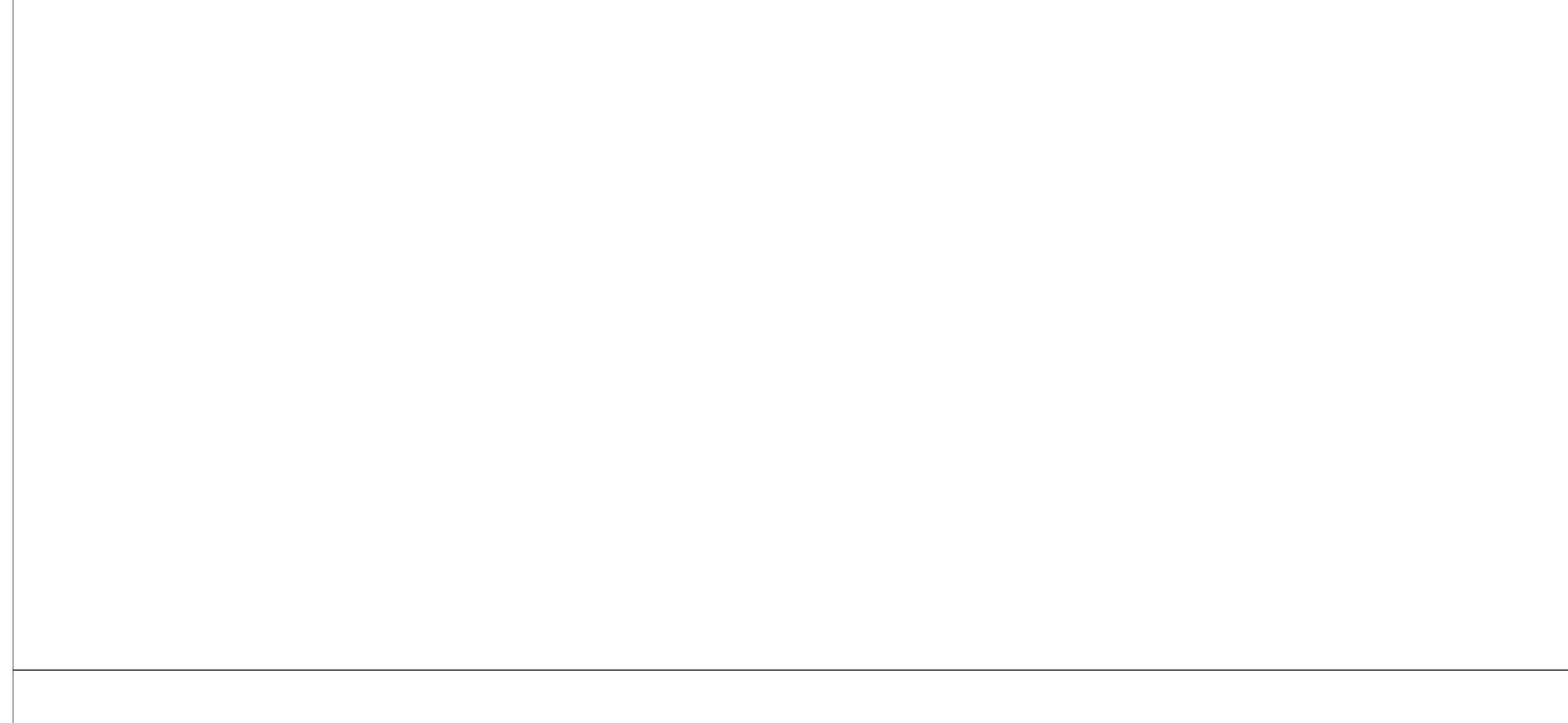
- PRELIMINARY -  
FOR ESTIMATING AND REVIEW ONLY



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



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



**EXTERIOR ELEVATION - OUTBUILDING NORTH FACE**  
SCALE: 1/4" = 1'-0" **2**



**EXTERIOR ELEVATION - OUTBUILDING WEST FACE**  
SCALE: 1/4" = 1'-0" **3**

FULL SIZE PRINT = 24" x 36" SHEET

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<b>Drawing Title:</b>	
<b>OUTBUILDING ELEVATIONS</b>	
<b>Date:</b>	04/20/21
<b>Scale:</b>	NOTED
<b>Drawn:</b>	SJF
<b>Job:</b>	21-TBD
<b>Sheet:</b>	(SHELL)
<b>A2.4</b>	











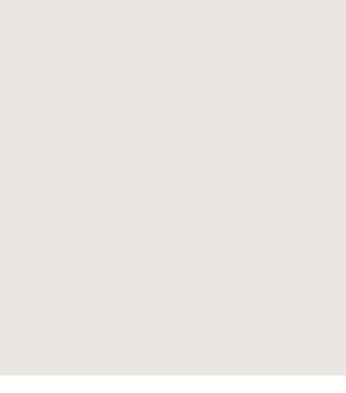

**PERSPECTIVE DESIGN, INC.**  
11525 W. North Avenue  
Wauwatosa, WI 53226  
Tel (414) 302-1780 Fax (414) 302-1781

**PROPOSED BUILDING FOR:**  
**2720 BUS, LLC.**  
2720 S Business Dr,  
Sheboygan, WI 53081

REV. #	REV. DATE	DESCRIPTION	REV. BY:
04/20/21		PLANNING COMMISSION SET	SJF

- PRELIMINARY -  
FOR ESTIMATING AND REVIEW ONLY

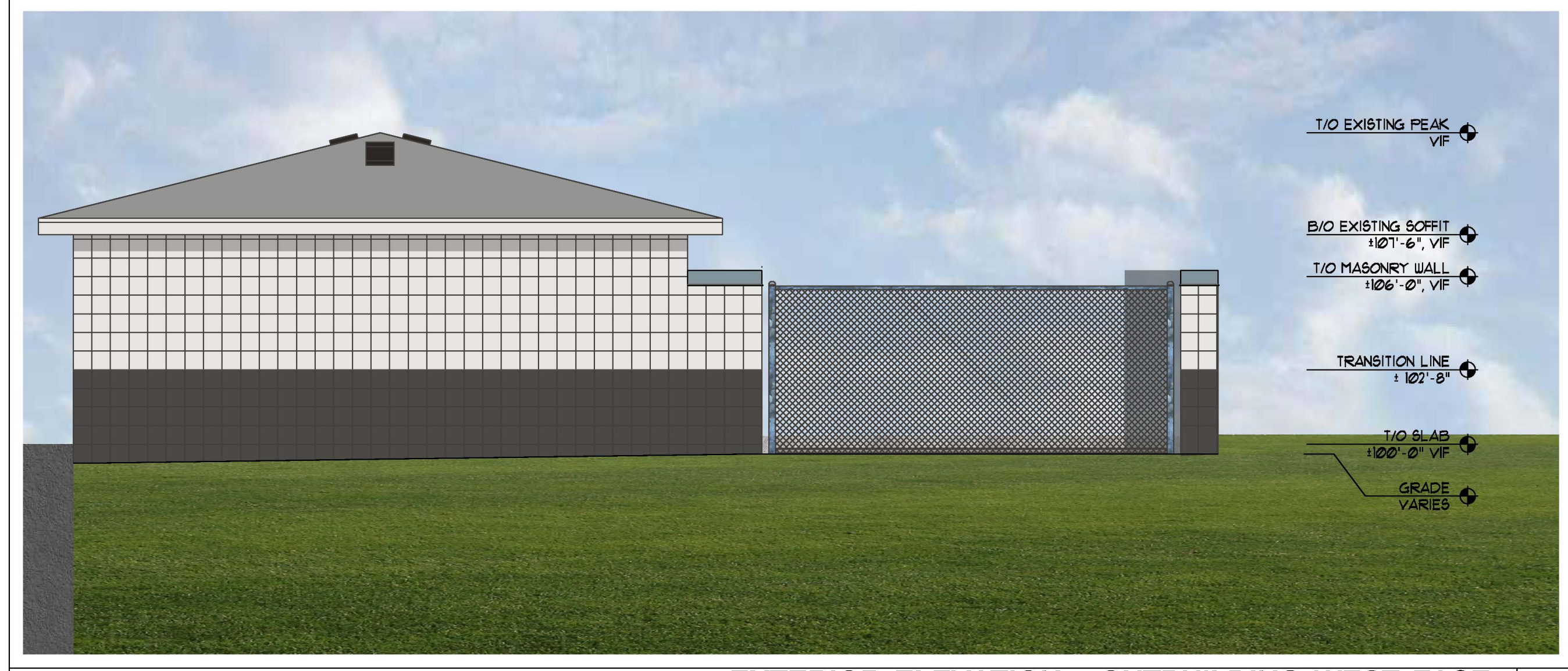
NOT FOR CONSTRUCTION

			
<b>Brick ('A' &amp; 'B')</b> Mfg Belden Brick Color Black Diamond Velour	<b>Metal Wall Panel ('F')</b> Mfg Pac Clad Style HWP 12 Color Cityscape	<b>Wall Tile ('E')</b> Mfg Dal Tile Style Acacia Valley Size 9"x36" Grout Tobacco Brown	<b>Prefinished Door ('S')</b> Mfg Steelcraft Finish Grantech Walnut Custom 'Est. 1912' Pull and Graphics per Tenant
			
<b>Brick ('C')</b> Mfg Belden Brick Color Alaska White Velour	<b>Metal Trim, Soffit, &amp; Gutters ('G'-L, 'R')</b> Mfg Pac Clad or Eq. Color Match 'Cityscape'	<b>Storefront Frames ('U')</b> Canopies ('N') Similar Mfg Per Supplier Color Black	<b>Scones Light 'AA'</b> Mfg Barn Light Elec. Style Atomic Topless Streamline w/ Frosted Glass Color 915 Galvanized
			
<b>Exterior Insulation Finish System ('EIFS') 'W'</b> Mfg Dryvit or Eq. Color Lacey Pearl (2108-10) Finish Fine Sand Texture	<b>PAINT 'AA'</b> (DOORS, FRAMES & EXISTING CMU) Mfg. Sherwin Williams Color Black Fox (1020) Sheen Satin, U.O.N.	<b>PAINT 'BB'</b> (EXISTING CMU) Mfg. Benjamin Moore Color Lacey Pearl (2108-10) Sheen Satin, U.O.N.	<b>Recessed Can Light 'Z'</b> Mfg. Per Supplier Size 4" Trim Color Black (or Match Soffit)

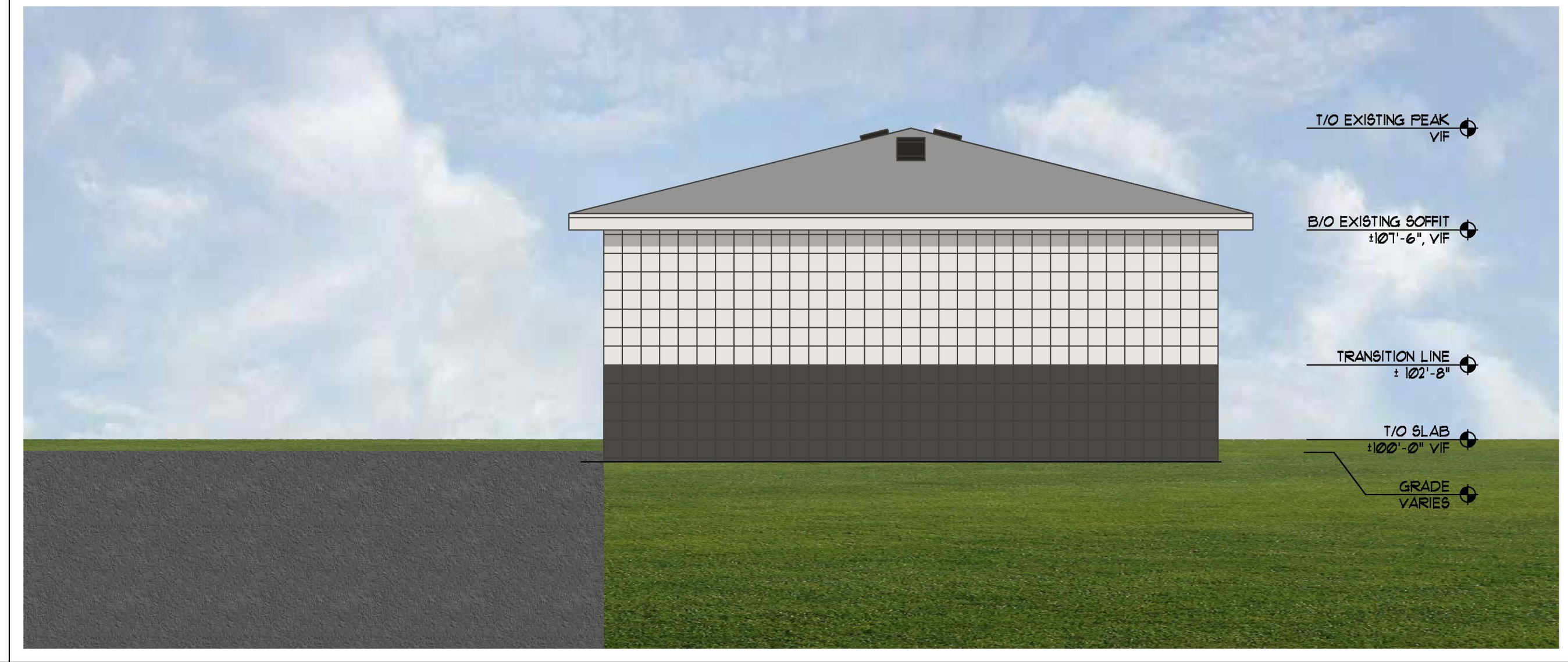
**EXTERIOR ELEVATION - OUTBUILDING SOUTH FACE**  
SCALE: 1/4" = 1'-0" **5**



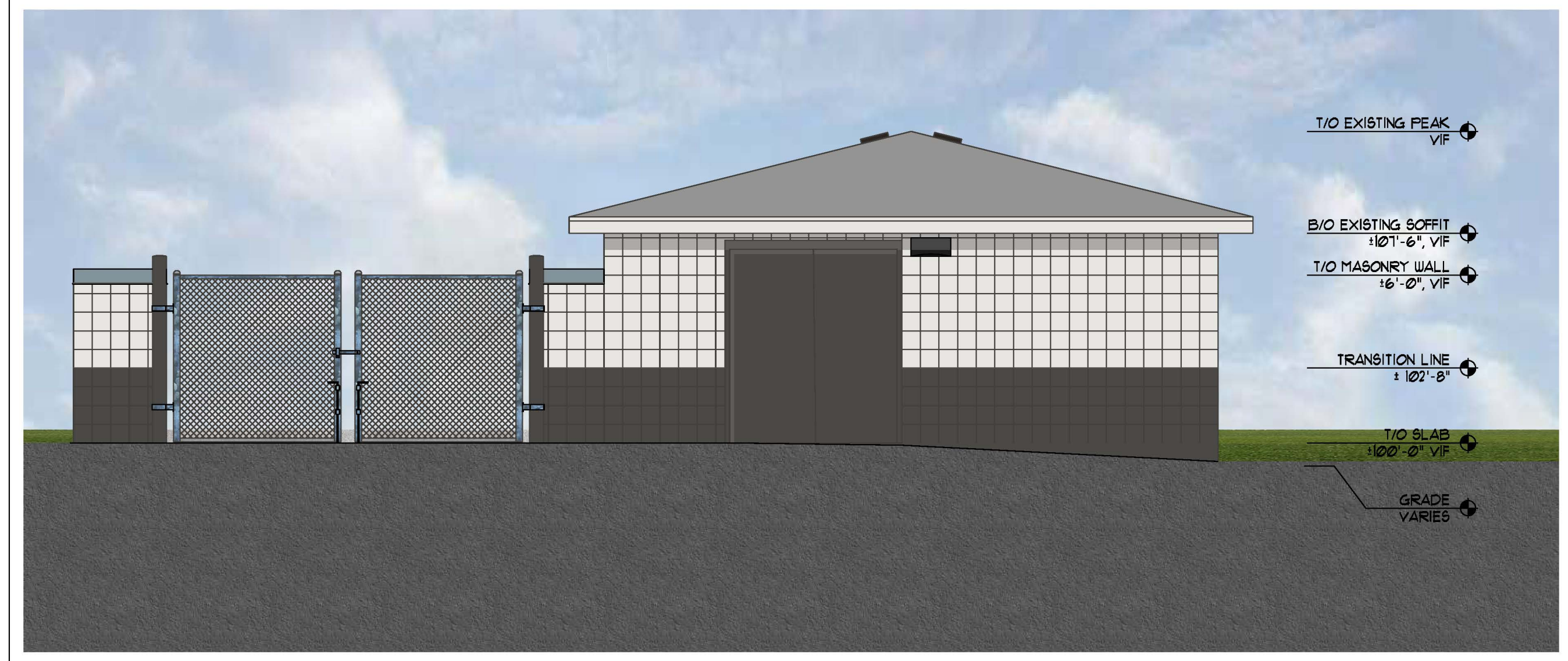
**EXTERIOR ELEVATION - OUTBUILDING SOUTH FACE**  
SCALE: 1/4" = 1'-0" **4**



**EXTERIOR ELEVATION - OUTBUILDING WEST FACE**  
SCALE: 1/4" = 1'-0" **3**



**EXTERIOR ELEVATION - OUTBUILDING NORTH FACE**  
SCALE: 1/4" = 1'-0" **2**



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

FULL SIZE PRINT = 24" x 36" SHEET  
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REV. #	REV. DATE	DESCRIPTION	REV. BY:
	04/20/21	PLANNING COMMISSION SET	SJF
PROPOSED BUILDING FOR: <b>2720 BUS, LLC.</b> 2720 S Business Dr, Sheboygan, WI 53081			
PERSPECTIVE DESIGN, INC. 11525 W. North Avenue Wauwatosa, WI 53226 Tel (414) 302-1780 Fax (414) 302-1781			
Drawing Title: <b>COLOR OUTBUILDING ELEVATIONS &amp; MATERIALS</b>			
Date:	04/20/21	THIS BOX IS 1/2" x 1/2"	
Scale:	NOTED		
Drawn:	SJF		
Job:	21-TBD		
Sheet:	(SHELL)		
<b>R2.4</b>			

- PRELIMINARY -  
 FOR ESTIMATING AND REVIEW ONLY

***Similar Cousins Sub in Southeast Wisconsin***



***Similar Cousins Sub in Southeast Wisconsin***



OFFICE USE ONLY

PARCEL NO.: \_\_\_\_\_

MAP NO.: \_\_\_\_\_

ZONING CLASSIFICATION: \_\_\_\_\_

OFFICE USE ONLY

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

APPROVAL: \_\_\_\_\_  
Steve Sokolowski, City Planner

**CITY OF SHEBOYGAN  
DEPARTMENT OF CITY DEVELOPMENT**

828 Center Avenue Suite 104, Sheboygan, WI 53081  
Phone: (920) 459-3377 Fax: (920) 459-7302  
E-Mail: development@ci.sheboygan.wi.us

**SIGN PERMIT APPLICATION**

(November, 2009)

Completed application and all required attachments are to be filed with the Department of City Development, 828 Center Avenue, Suite 104 for review by the City Planner.

**1. APPLICANT INFORMATION**

APPLICANT: Innovative Signs

ADDRESS: 21795 Doral Rd. Suite B Waukesha, WI 53186

E-MAIL ADDRESS: melissa@innovative-signs.com

PHONE: (262-432-1330) FAX NO: (262-432-1331)

**2. OWNER INFORMATION**

OWNER OF SITE: Daniel C. Wilson

ADDRESS: 2420 ELM AVE SHEBOYGAN WI 53081-5528

PHONE: ( ) FAX NO: ( )

**3. DESCRIPTION OF THE PROPOSED SIGN AND USE OF THE SUBJECT SITE**

NAME OF PROPOSED/EXISTING BUSINESS: Cousins Subs

ADDRESS OF PROPERTY AFFECTED: 2720 S. Business Dr. Sheboygan, WI 53081

USE OF PROPERTY: Restaurant

TYPE OF SIGN: Lit channel letter set

DESCRIPTION OF PROPOSED SIGN: Cousins Grilled & Deli Fresh  
Channel letter set--to be installed on east elevation, facing Business Dr.

\_\_\_\_\_  
\_\_\_\_\_

**4. CONFIGURATION OF PROPOSED SIGN:**

HEIGHT: 32-3/8" X WIDTH: 159" = TOTAL SQUARE FOOTAGE: 35.75sf

AMOUNT OF PUBLIC STREET FRONTAGE: 153'

AMOUNT OF EXPOSED EXTERIOR WALL LENGTH: \_\_\_\_\_

SETBACK: 150'

METHOD OF ATTACHMENT: \_\_\_\_\_

METHOD OF ILLUMINATION: LED

SIGN MATERIALS: aluminum, polycarbonate, vinyl

TOTAL SQUARE FOOTAGE OF SIGNS ON SUBJECT PROPERTY:

BEFORE PROPOSED SIGN: 0 AFTER PROPOSED SIGN: 35.75sf

**5. CERTIFICATE**

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

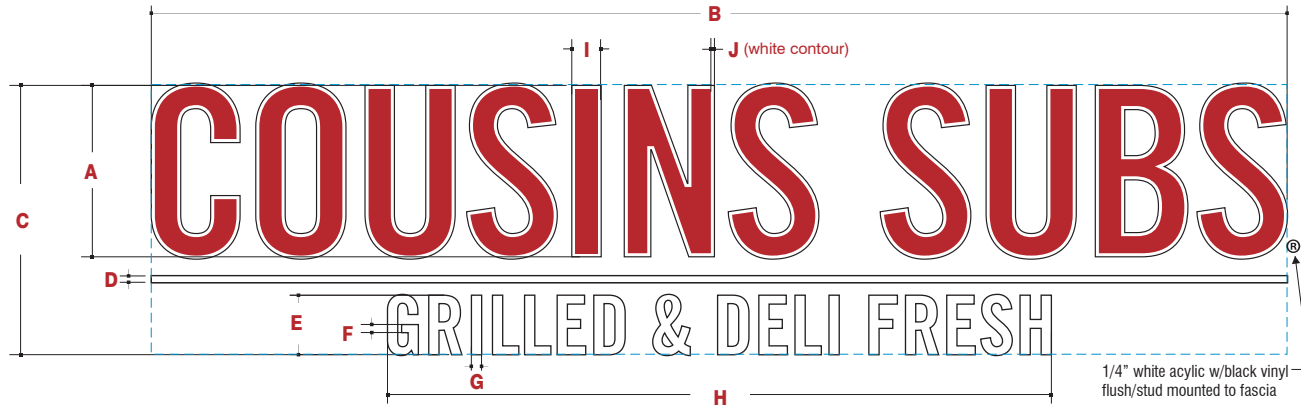
Melissa Cataldo  
**APPLICANT'S SIGNATURE**

4.19.21  
**DATE**

Melissa Cataldo  
**PRINT ABOVE NAME**

**6. APPLICATION SUBMITTAL REQUIREMENTS**

- a. For new development, the approved site plan for the subject property, showing the location and dimensions of all buildings, structures, signs on the subject property, property boundaries and dimensions; and the location of the proposed sign.
- b. For existing development, a site plan approved by the City Planner & Zoning Manager, showing the location and dimensions of all buildings, structures, signs on the subject property, property boundaries and dimensions; and the location of the proposed sign.
- c. A scale drawing of the proposed sign listing the height, width, total square footage, method of attachment, method of illumination, sign materials, design and appearance.



**A LETTER SET LAYOUT**

VARIOUS SIZES										
A	B	C	D	E	F	G	H	I	J	AREA - Sq.Ft.
24 <sup>3/2</sup>	13'-3"	3'-1 3/4"	1"	8 3/8"	1 1/8"	1 3/8"	7'-9"	4"	1/2"	41.67

**GENERAL SPECIFICATIONS**

**"COUSINS SUBS":**  
5" deep fabricated aluminum channels with Black trim cap & returns. White Acrylic faces w/RED Vinyl applied to first surface.

**Underscore (non-illuminated):**  
1" x 2" deep Underscore to be constructed from aluminum tube painted White. Flush mounted to wall.

**"GRILLED & DELI FRESH":**  
3" deep fabricated aluminum channels with White trim cap, Black returns White Acrylic faces.

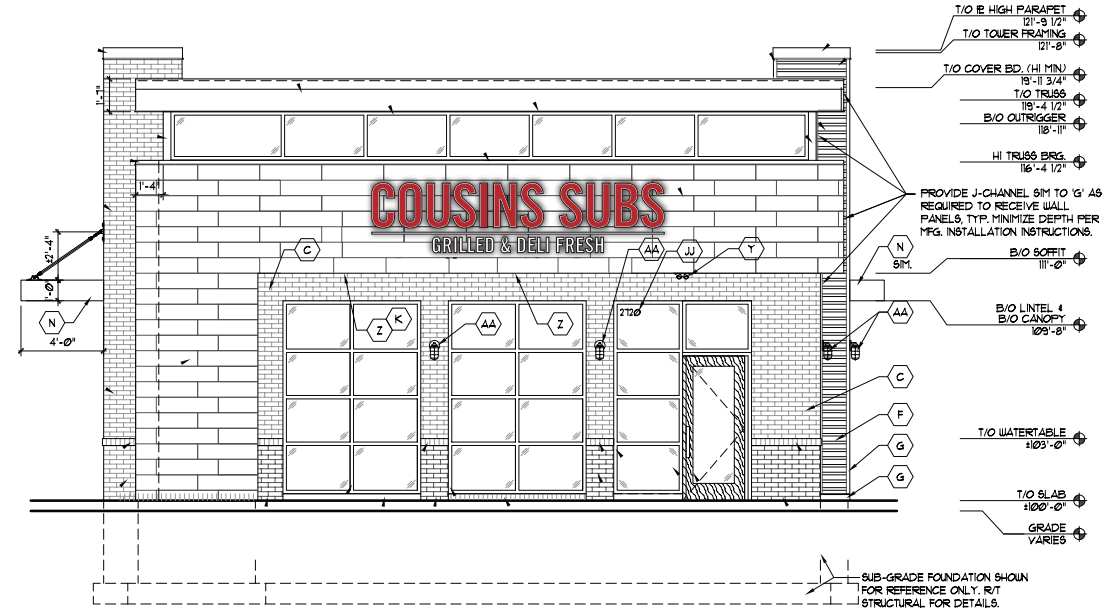
**COLOR SPECIFICATIONS**

- 'COUSINS SUBS'** Paint - ALL LETTERS
- White acrylic Faces
  - Black Returns**
- 'GRILLED & DELI FRESH'**
- White acrylic Faces
  - White Trim Cap

**LED Illuminated Channel Letters - REMOTE**

<b>A</b> Illumination	LED Type	PER MANUF.
	Color	White
<b>B</b> Power Supply	Type	PER MANUF.
<b>C</b> Face	Material	#2447 ACRYLIC
	Color	White
	VINYL	RED-3M # 3730-73L
<b>D</b> Retainer	Type	1" TRIM CAP
	Color	BLACK (COUSINS SUBS)
	Type	3/4" TRIM CAP
	Color	WHIT (GRILLED & DELI FRESH)
<b>E</b> Return	Material	6063 T6 ALUMINUM
	Color	BLACK
	Depth	SEE GENERAL SPECS.
<b>F</b> Back	Gauge	.063
<b>G</b> Mounting	Type	aluminum
	Fastener	PER SITE CONDITIONS
<b>H</b> Electrical	Type	CASS. THRU
	Type	Disconnect/Loggale
<b>I</b> Switch	Location	BY ELECTRICIAN

\*KEEP HOLE(S) PER MFG. STANDARDS  
\*CAULK REQUIRED  
\*UL LISTED PRODUCT  
\*ALL ELECTRICAL OUTS LOCATED FOR RACEWAY OR REMOTE APPLICATION



www.Innovative-Signs.com

Client  
**Cousins Subs,**  
Sheboygan Business Dr.

EST/INV #  
**ISI - 7246**

Size  
**See Above**

Quantity  
 1  2  3  4  5  88

Revisions

- REVISION
- REVISION
- REVISION
- REVISION
- REVISION

Representative  
Beth D.  
Designer  
Brian Harrigan  
Date: 04/19/2021

OFFICE USE ONLY

PARCEL NO.: \_\_\_\_\_

MAP NO.: \_\_\_\_\_

ZONING CLASSIFICATION: \_\_\_\_\_

OFFICE USE ONLY

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

APPROVAL: \_\_\_\_\_  
Steve Sokolowski, City Planner

**CITY OF SHEBOYGAN  
DEPARTMENT OF CITY DEVELOPMENT**

828 Center Avenue Suite 104, Sheboygan, WI 53081  
Phone: (920) 459-3377 Fax: (920) 459-7302  
E-Mail: development@ci.sheboygan.wi.us

**SIGN PERMIT APPLICATION**

(November, 2009)

Completed application and all required attachments are to be filed with the Department of City Development, 828 Center Avenue, Suite 104 for review by the City Planner.

**1. APPLICANT INFORMATION**

APPLICANT: Innovative Signs

ADDRESS: 21795 Doral Rd. Suite B Waukesha, WI 53186

E-MAIL ADDRESS: melissa@innovative-signs.com

PHONE: (262-482-1330) FAX NO: (262-482-1331)

**2. OWNER INFORMATION**

OWNER OF SITE: Daniel C. Wilson

ADDRESS: 2420 ELM AVE SHEBOYGAN WI 53081-5528

PHONE: ( ) FAX NO: ( )

**3. DESCRIPTION OF THE PROPOSED SIGN AND USE OF THE SUBJECT SITE**

NAME OF PROPOSED/EXISTING BUSINESS: Cousins Subs

ADDRESS OF PROPERTY AFFECTED: 2720 S. Business Dr. Sheboygan, WI 53081

USE OF PROPERTY: Restaurant

TYPE OF SIGN: Lit channel letter set

DESCRIPTION OF PROPOSED SIGN: 'Cousins Subs'

Lit channel letter set(s)--one installed on NORTH elevation, one installed on SOUTH elevation

\_\_\_\_\_  
\_\_\_\_\_

**4. CONFIGURATION OF PROPOSED SIGN:**

HEIGHT: 33.15" X WIDTH: 102" = TOTAL SQUARE FOOTAGE: 23.5sf

AMOUNT OF PUBLIC STREET FRONTAGE: 153'

AMOUNT OF EXPOSED EXTERIOR WALL LENGTH: \_\_\_\_\_

SETBACK: 150'

METHOD OF ATTACHMENT: \_\_\_\_\_

METHOD OF ILLUMINATION: LED

SIGN MATERIALS: aluminum, polycarbonate, vinyl

TOTAL SQUARE FOOTAGE OF SIGNS ON SUBJECT PROPERTY:

BEFORE PROPOSED SIGN: 0 AFTER PROPOSED SIGN: 47sf

**5. CERTIFICATE**

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

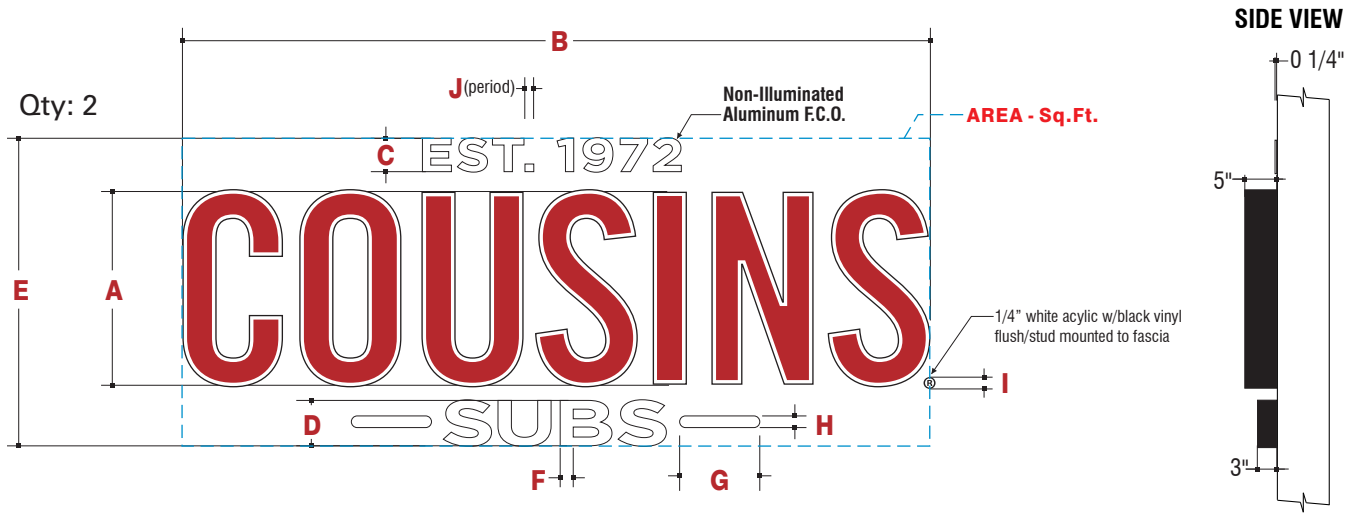
Melissa Cataldo  
**APPLICANT'S SIGNATURE**

4.19.21  
**DATE**

Melissa Cataldo  
**PRINT ABOVE NAME**

**6. APPLICATION SUBMITTAL REQUIREMENTS**

- a. For new development, the approved site plan for the subject property, showing the location and dimensions of all buildings, structures, signs on the subject property, property boundaries and dimensions; and the location of the proposed sign.
- b. For existing development, a site plan approved by the City Planner & Zoning Manager, showing the location and dimensions of all buildings, structures, signs on the subject property, property boundaries and dimensions; and the location of the proposed sign.
- c. A scale drawing of the proposed sign listing the height, width, total square footage, method of attachment, method of illumination, sign materials, design and appearance.



**B** LETTER SET LAYOUT

VARIOUS SIZES										
A	B	C	D	E	F	G	H	I	J	AREA - Sq.Ft.
26"	8'-6"	4 1/2"	6.15"	3'-5 7/8"	1 3/4"	10 7/8"	1.57"	1.6"	1.2"	30

**GENERAL SPECIFICATIONS**

**"EST. 1972":**

1/4" thick FLAT CUT OUT ALUMINUM LETTERS painted semi-gloss White. Flush mounted to the wall.

**"COUSINS SUBS":**

5" deep fabricated aluminum channels with Black trim cap & returns. White Acrylic faces w/RED Vinyl applied to first surface.

**"- SUBS -":**

3" deep fabricated aluminum channels with White trim cap, Black returns. White Acrylic faces. See COLOR SPECIFICATIONS.

**COLOR SPECIFICATIONS**

**'COUSINS SUBS'**

- White acrylic Faces
- Black Trim Cap 'COUSINS SUBS'
- RED 3M #3730-73L (to match PMS 1805)
- White Trim Cap '-SUBS-'
- Black Trim Cap

- Black Painted Returns - 'COUSINS SUBS', '-SUBS-'

**ALUMINUM Flat Cut Out Letters**

(A) F.c.o.	Material	1/4" ALUMINUM
	Color	WHITE
	Finish	Semi-Gloss
(B) Mounting	Type	10-32 NF STUDS
	Fastener	N/a

**LED Illuminated Channel Letters - REMOTE**

(A) Illumination	LED TYPE	PER MANUF.
	Color	White
(B) POWER SUPPLY	Type	PER MANUF.
	Type	
(C) Face	Material	#2447 ACRYLIC
	Color	White
	VINYL	RED-3M #3730-73L
(D) Retainer	Type	1" TRIM CAP
	Color	BLACK (COUSINS SUBS)
	Type	3/4" TRIM CAP
	Color	white (-subs-)
(E) Return	Material	.040 x 5.3" ALUMINUM
	Color	BLACK
	Depth	SEE GENERAL SPECS.
(F) Back	Gauge	.063
		aluminum
(G) Mounting	Type	Mechanical
	Fastener	PER SITE CONDITIONS
(H) Electrical	Type	PASS THRU
	Type	
(I) Switch	Type	Disconnect/toggle
	Location	BY ELECTRICIAN

\* WEEP HOLE(S) PER MFG. STANDARDS  
 \* CAULK REQUIRED  
 \* UL LISTED PRODUCT  
 \* ALL ELECTRICAL OUTS LOCATED FOR RACEWAY OR REMOTE APPLICATION



www.Innovative-Signs.com

Client  
**Cousins Subs,**  
 Sheboygan Business Dr.

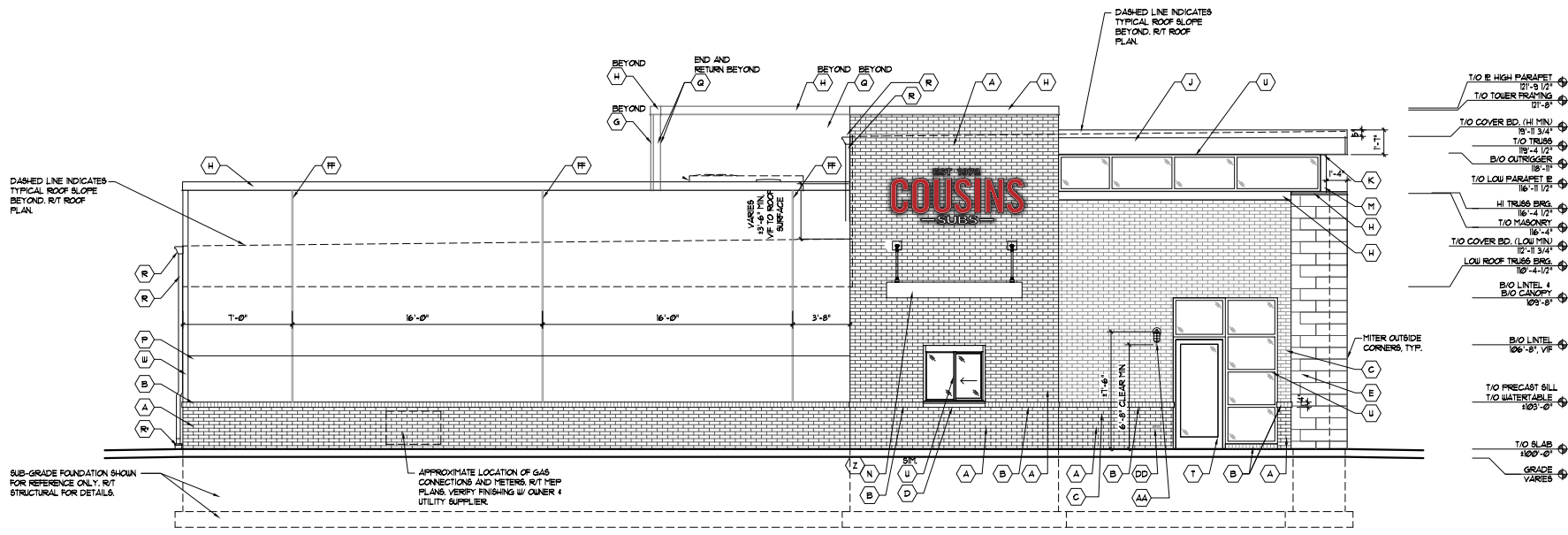
EST/INV #  
**ISI - 7246**

Size  
 See Above

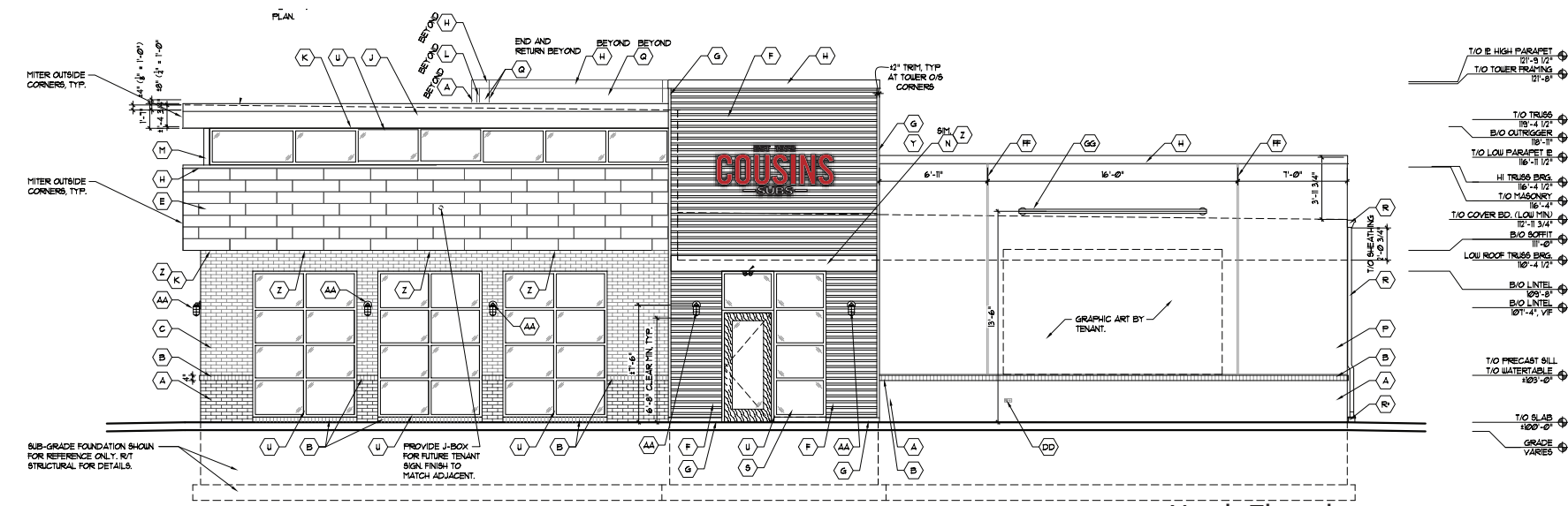
Quantity  
 1  2  3  4  5  88

Revisions  
 REVISION  
 REVISION  
 REVISION  
 REVISION  
 REVISION

Representative  
 Beth D.  
 Designer  
 Brian Harrigan  
 Date: 04/19/2021



South Elevation



North Elevation



www.Innovative-Signs.com

Client	EST/INV #	Size	Quantity	Revisions	Representative
Cousins Subs, Sheboygan Business Dr.	ISI - 7246	See Above	<input type="checkbox"/> 1 <input checked="" type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5 <input type="checkbox"/> 88	<input type="checkbox"/> REVISION <input type="checkbox"/> REVISION <input type="checkbox"/> REVISION <input type="checkbox"/> REVISION <input type="checkbox"/> REVISION	Beth D. Designer Brian Harrigan Date: 04/19/2021

OFFICE USE ONLY

PARCEL NO.: \_\_\_\_\_

MAP NO.: \_\_\_\_\_

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PHONE: ( ) FAX NO: ( )

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NAME OF PROPOSED/EXISTING BUSINESS: Cousins Subs

ADDRESS OF PROPERTY AFFECTED: 2720 S. Business Dr. Sheboygan, WI 53081

USE OF PROPERTY: Restaurant

TYPE OF SIGN: Pylon/pole sign

DESCRIPTION OF PROPOSED SIGN: New double sided pylon sign advertising Cousins Subs

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**4. CONFIGURATION OF PROPOSED SIGN:**

Oval= 50" H x 120" W= 41.67sf

Base HEIGHT: 51" X WIDTH: 72" (25.5sf) TOTAL SQUARE FOOTAGE: 67.17sf

AMOUNT OF PUBLIC STREET FRONTAGE: 153'

AMOUNT OF EXPOSED EXTERIOR WALL LENGTH: \_\_\_\_\_

SETBACK: 150'

METHOD OF ATTACHMENT: \_\_\_\_\_

METHOD OF ILLUMINATION: \_\_\_\_\_

SIGN MATERIALS: aluminum, polycarbonate, vinyl

TOTAL SQUARE FOOTAGE OF SIGNS ON SUBJECT PROPERTY:

BEFORE PROPOSED SIGN: 0 AFTER PROPOSED SIGN: 67.17sf

**5. CERTIFICATE**

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

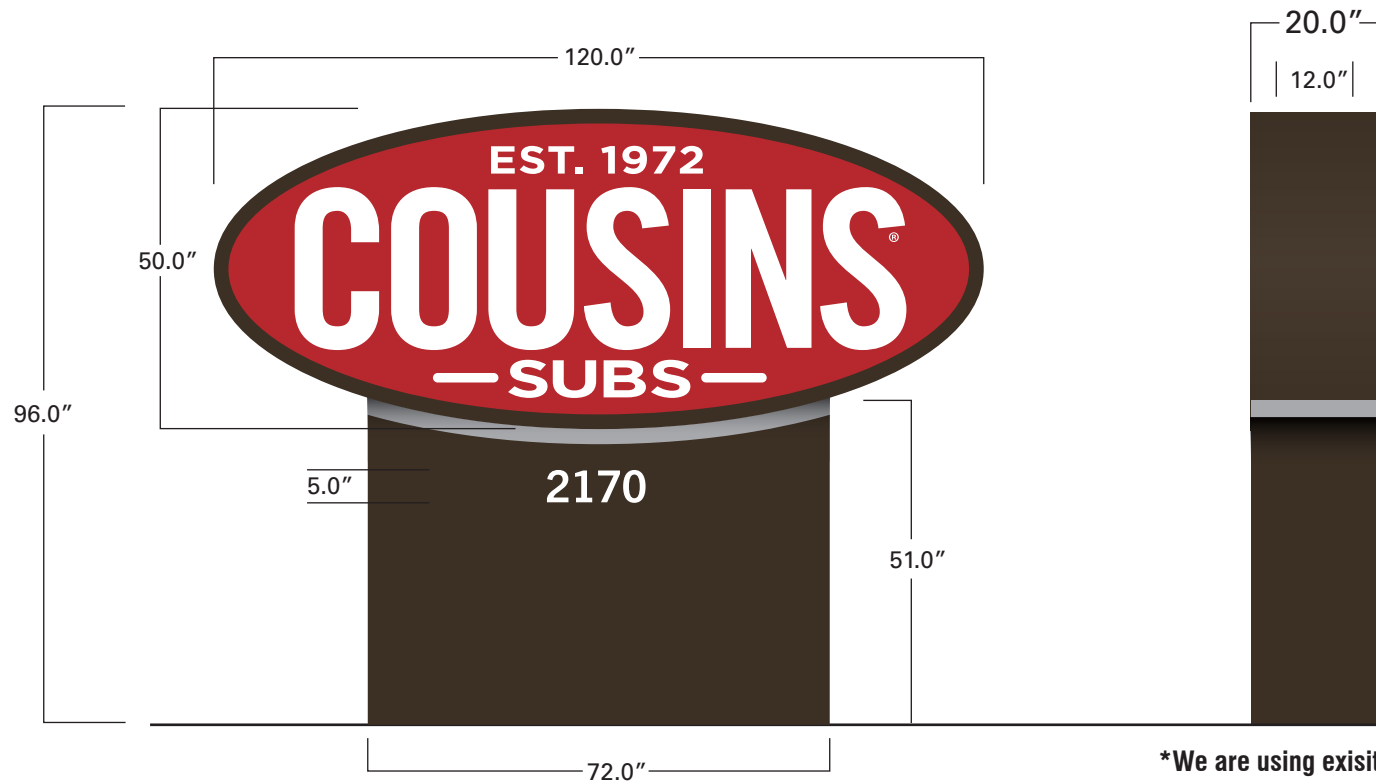
Melissa Cataldo  
**APPLICANT'S SIGNATURE**

4.20.21  
**DATE**

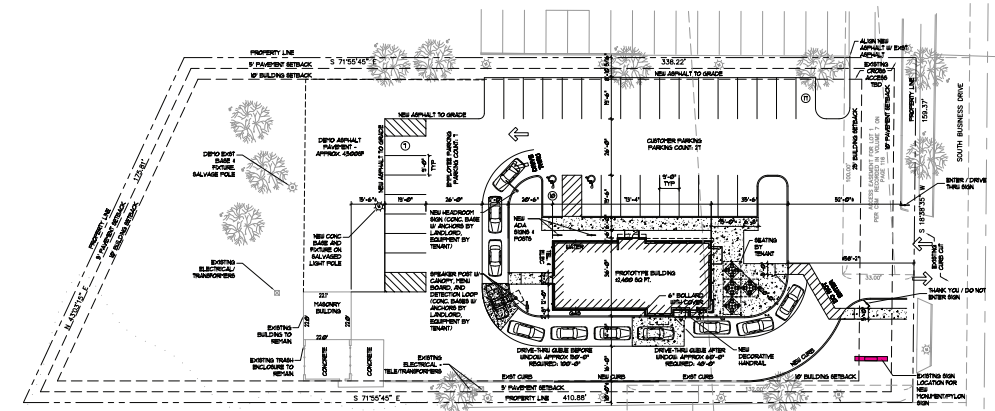
Melissa Cataldo  
**PRINT ABOVE NAME**

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\*We are using existing match plates for new pylon



**COLOR SPECIFICATIONS**

**'COUSINS' Oval**

**RED 3M #3630-73**  
(to match PMS 1805)

**White Polycarbonate Face's**

**Shroud**

**Duranotic Bronze**

**White Cut Vinyl**



www.Innovative-Signs.com

Client  
**Cousin Subs**  
Sheboygan  
EST/ORD #  
EST - 7246

Quantity  
 1 
  2 
  3 
  4 
  5 
  88

Size  
**See Above**

Sides  
 S/S 
  D/S

Materials & Specs  
**New Pylon Sign**  
 - Double Sided  
 - Polycarbonate Face's  
 - Translucent Cut Vinyl Graphics  
 - Shroud and Cabinet painted Duranotic Bronze  
 - White Cut Vinyl for shroud text

Project Manager  
**Beth D.**  
 Designer - Date  
**Brian Harrigan**  
04/20/2021



**EST. 1972**

**MILWAUKEE, WI**



WE BELIEVE IN BETTER®

1 CHOOSE YOUR SUB

2 SELECT YOUR BREAD OR BOWL

ITALIAN • MULTI-GRAIN (3/6 ADDED CAL)
PARMESAN ASIAGO (85/170 ADDED CAL) • GARLIC HERB (5/10 ADDED CAL)

3 ADD ADDITIONAL TOPPINGS

Table with 3 columns: Dressings (Mayo, Oil, Red Wine Vinegar, Brown Mustard, Yellow Mustard, Marinara, Ranch), Toppings (Lettuce, Spring Mix, Tomatoes, Green Peppers, Mushrooms, Pickles, Black Olives, Cucumbers), and Extras (Onions, Jalapeños, Pepperoncini, Hot Pepper Relish, Salt, Oregano, Black Pepper) with their respective added calories.

Table with 2 columns: Extra Toppings (Cheese, Bacon, DBL Portion, DBL Portion Chicken/Steak Sub) with their respective added calories.



GRILLED TO ORDER

CHOICE OF CHICKEN OR STEAK

CHEESE STEAK

CHICKEN 560/1120/310 CAL STEAK 540/1080/290 CAL
CHICKEN OR STEAK, PROVOLONE, LETTUCE, ONIONS, TOMATOES & SALT
7 1/2" 15" BOWL

PHILLY

CHICKEN 670/1340/410 CAL STEAK 650/1300/390 CAL
CHICKEN OR STEAK, AMERICAN, SAUTÉED GREEN PEPPERS & ONIONS
7 1/2" 15" BOWL

BACON CHEDDAR

CHICKEN 620/1240/370 CAL STEAK 600/1200/350 CAL
CHICKEN OR STEAK, BACON, CHEDDAR, LETTUCE, ONIONS & TOMATOES
7 1/2" 15" BOWL

DOUBLE CHEESE STEAK

CHICKEN 840/1680/590 CAL STEAK 800/1600/550 CAL
DOUBLE CHICKEN OR STEAK AND PROVOLONE, LETTUCE, ONIONS, TOMATOES & SALT
7 1/2" 15" BOWL

CLASSICS

CLUB

670/1340/220 CAL
HAM, TURKEY BREAST, PROVOLONE, LETTUCE, ONIONS, TOMATOES, OREGANO & MAYO
7 1/2" 15" BOWL

ITALIAN SPECIAL

830/1660/390 CAL
CAPPACOLLA HAM, COTEGHINO BOLOGNA, GENOA SALAMI, PROVOLONE, LETTUCE, ONIONS, TOMATOES, SALT, OREGANO & OIL
7 1/2" 15" BOWL

PEPPERONI MELT

750/1500/300 CAL
HAM, PEPPERONI, PROVOLONE, LETTUCE, ONIONS, TOMATOES, OREGANO & MAYO
7 1/2" 15" BOWL

MEATBALL & PROVOLONE

820/1640/560 CAL
MEATBALLS, PROVOLONE & MARINARA SAUCE
7 1/2" 15" BOWL

TUNA

650/1300/390 CAL
A BLEND OF TUNA & MAYO WITH LETTUCE, ONIONS, TOMATOES & OREGANO
7 1/2" 15" BOWL

DELI FRESH

HAM & PROVOLONE

630/1260/180 CAL
HAM, PROVOLONE, LETTUCE, ONIONS, TOMATOES, OREGANO & MAYO
7 1/2" 15" BOWL

TURKEY BREAST

550/1100/100 CAL
TURKEY BREAST, LETTUCE, ONIONS, TOMATOES, SALT & MAYO
7 1/2" 15" BOWL

VEGGIE

370/740/120 CAL
PROVOLONE, SPRING MIX, CUCUMBERS, GREEN PEPPERS, ONIONS & TOMATOES
7 1/2" 15" BOWL

ROAST BEEF & CHEDDAR

740/1480/290 CAL
ROAST BEEF, CHEDDAR, LETTUCE, ONIONS, TOMATOES, SALT & MAYO
7 1/2" 15" BOWL

CHICKEN CHEDDAR DELUXE

730/1460/280 CAL
SLICED CHICKEN BREAST, BACON, CHEDDAR, LETTUCE, ONIONS, TOMATOES & MAYO
7 1/2" 15" BOWL

2,000 CALORIES A DAY IS USED FOR GENERAL NUTRITION ADVICE, BUT CALORIE NEEDS VARY. WRITTEN NUTRITION INFORMATION IS AVAILABLE UPON REQUEST.

## DRINKS

REGULAR 0-300 CAL    LARGE 0-490 CAL



BOTTLED 0-240 CAL    WATER

### SHAKES



VANILLA OR CHOCOLATE    720/920 CAL

### FLOATS



ROOT BEER OR SODA    320-560 CAL

## SUB IN A BOWL

**MAKE ANY SUB, A SUB IN A BOWL**

ALL BOWLS ARE SERVED OVER A SPRING MIX,  
EXCEPT THE PHILLY AND MEATBALL & PROVOLONE.

## SOUPS OF THE DAY

CUP 70-170 CAL    BOWL 110-270 CAL

## MAKE IT A MEAL

ADD A REGULAR DRINK & CHIPS  
OR REGULAR FRIES TO ANY SUB



## SIDES

### FRIES

REGULAR 260 CAL    LARGE 520 CAL

### WISCONSIN MAC & CHEESE

CUP 290 CAL    BOWL 410 CAL

ADD CHOICE OF HAM, TURKEY BREAST,  
SLICED CHICKEN BREAST, OR BACON 20-60 CAL

### WISCONSIN CHEESE CURDS

REGULAR 690 CAL    LARGE 1360 CAL

### CHIPS

21 0-310 CAL

### FRESH BAKED COOKIES

180-200 CAL/COOKIE, 3 COOKIES

## CATERING

### PARTY PACK

INCLUDES 20 PIECE PARTY BOX,  
PARTY CHIPS & DOZEN COOKIES

### PARTY BOX

12 PIECE    20 PIECE

### PARTY SALAD

SERVES 4-5

### PARTY MAC

10 CUPS

### PARTY SOUP

10 CUPS

### BOX LUNCH

7½ SUB, CHIPS & COOKIE

### DOZEN COOKIES

### PARTY CHIPS

Advance notice appreciated on catering  
orders. Menu items and individual  
ingredients may vary by location. Prices  
subject to change without notice.

11/19



SKIP THE LINE® AND ORDER ONLINE  
**COUSINSSUBS.COM**





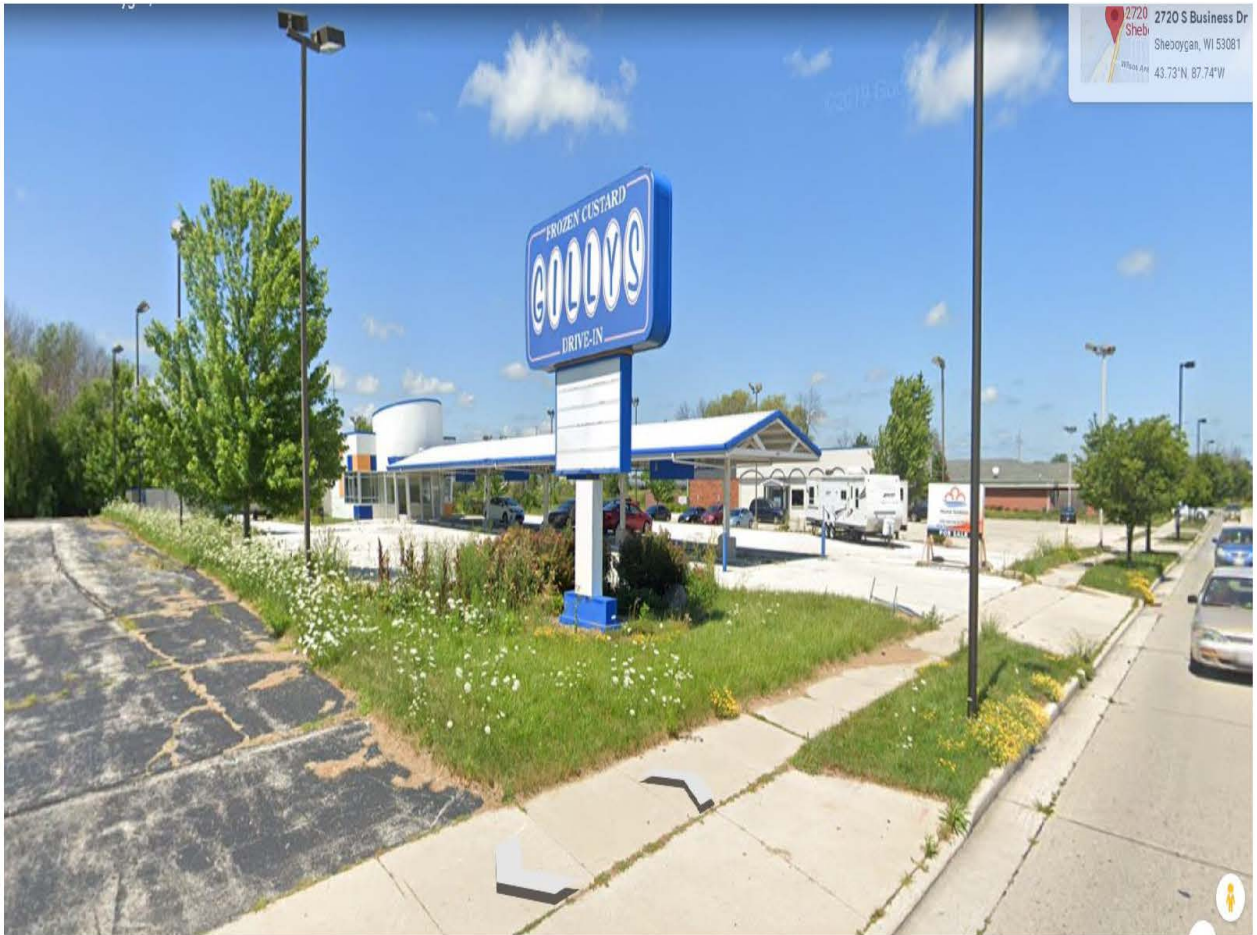












**CITY OF SHEBOYGAN**

**REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION**

---

**ITEM DESCRIPTION:** Construction of new Cousins Restaurant at 3207 S. Business Drive.

---

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

---

**REPORT DATE:** May 7, 2021

**MEETING DATE:** May 10, 2021

---

**FISCAL SUMMARY:**

**STATUTORY REFERENCE:**

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

Wisconsin Statutes:  
Municipal Code: N/A

---

**BACKGROUND / ANALYSIS:**

2720 BUS, LLC is proposing to construct/operate a Cousins Drive Thru Restaurant at 2720 S. Business Drive. The applicant states the following about the project:

- This site is the former Gilly's Custard restaurant/custard store. Gilley's is no longer in operation and the site is currently vacant. The previous owner (Paradise Auto) passed away and all of the personal property is currently being liquidated from the estate or removed from the premises.
- The project will entail the demolition of the existing facility and construction of a new 2,400sf Cousins Subs drive thru restaurant with full service drive-thru and seasonal outdoor patio.
- The existing building and canopy will be demolished as part of the redevelopment. The new building will shift approximately 60 feet to the east (closer to the road) from the existing building structure. In addition, the existing canopy at the site will be demolished creating approximately 60 feet of new space between the road and the front of the new store.

The applicant states the following about the restaurant architecture:

- The building will feature several of Cousins rebranding materials to create a fresh, new look reflecting the brands cuisine philosophy and rich history.
- The main façade materials will consist of brick masonry with aluminum storefront punched openings and a porcelain tile eyebrow with clearstory above. In addition, the porcelain tile is designed to give the appearance of a wood.
- Accent materials on other portions of the building include masonry wainscoting, corrugated metal panels and EIFS. All of these materials are blended together to create

the new Cousins image.

- Wall panel west side of north elevation - The "Running Sub" is a heritage mural, paying homage to the original Cousins Submarine's logo from 1972. It is an interior/exterior substrate with an aluminum frame that includes blind mounting system so hardware isn't visible. It is illuminated via the light bar above the mural (not internally illuminated).
- The existing garage and dumpster enclosure will remain and be cleaned up. In addition, the CMU wall and pilasters will be painted to match the building colors. The dumpster enclosure will also get a new metal coping to match the building.

**STAFF COMMENTS:**

Other general comments:

- Why is there so much EIFS proposed on the south elevation?
- South elevation – the applicant is proposing the Alaska white brick compared to the black diamond velour. Why is he applicant proposing to add this portion of white brick when everything else east of the Cousins tower elements are browns. Should this match the overall design, colors and materials of the north and east elevations east of the tower element (match darker colors instead of adding white).
- Does the proposed parapet wall adequately address the mechanicals?
- There is quite a bit of brick development in this section of S. Business Drive including the Washington Square and the outlot developments.

**ACTION REQUESTED:**

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

**ATTACHMENTS:**

Architectural Review Board Application and required attachments.