

*****ATTACHMENTS*****

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Conditional Use and variance application by Signature Dental to construct a new addition and parking to their clinic located at 1630 N. Taylor Drive. SO Zone

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

REPORT DATE: February 8, 2019

MEETING DATE: February 12, 2019

FISCAL SUMMARY:

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

STATUTORY REFERENCE:

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

BACKGROUND / ANALYSIS:

Signature Dental is proposing to construct a new addition to their existing dental clinic located at 1630 N. Taylor Drive. The applicant states:

- In 1988, Dr. Robert Feider and Dr. Gus Tiboris built the dental clinic at 1630 N. Taylor Drive. In 2017, Feider and Tiboris retired. Dr. Chris Hill and Dr. Marc Stroobants joined Dr. Matthew Bistan and renamed the dental practice to Signature Dental.
- Signature Dental has a wonderful team of dental hygienists, assistants and administrative staff who continue to be dedicated to creating great smiles and empowering our patients to live healthier, happier and more comfortable lives. We offer cosmetic dentistry, sedation dentistry, implants and veneers, dentures, partials and TMJ treatment.
- Signature Dental is proposing to construct the new addition and remodel the existing clinic in order to enhance the patient experience. Not only will we be upgrading the existing space to make it more handicapped accessible, we will be updating the east wing for our patients' visits with their dental hygienists. On the west end of the building, the new addition will create five (5) new rooms for our doctors to treat their patients utilizing the newest technology and providing for each patient's unique needs and comfort.
- Additional parking spaces and a fire lane will be created on the west side of the building. Our landscaper and arborist have worked diligently to preserve the beautiful burr oak trees and perennial beds so our patients can continue to enjoy the birds and squirrels at the feeders located outside each exam room window. This project is designed to maintain and expand on the beautiful natural habitat here.

- Signature Dental is committed to providing an outstanding dental experience for our patients here in Sheboygan for many years to come.

The applicant states the following about the proposed project:

- Signature Dental is proposing to construct a 1,090sf (33 x 33) addition to the west side of their dental clinic. The new addition will create five (5) new rooms for our doctors to treat their patients utilizing the newest technology and providing for each patient's unique needs and comfort.
- The existing dental clinic is 4,040sf so the total square footage of the clinic will now be 5,130sf (footprint of the building). There is useable space in the basement as well (conference room, locker room, mechanicals, etc.).
- The applicant will also be remodeling/updating the existing clinic in order to make it more handicapped accessible, as well as, to improve our patients' visits with their dental hygienists.
- Architecturally the applicant is proposing to construct the addition so it seamlessly matches the design of the existing building.
- In addition to the building construction, the applicant will also be adding 11 additional parking spaces (for a total of 42 parking spaces), a new travel/fire lane that will now provide access to the entire building/site and a new storm drainage facility located at the northwest corner of the property.
- Signature Dental has 12 employees on its peak shift.

STAFF COMMENTS:

In order to construct the new facilities as proposed, the applicant needs more land. As part of the conditional use permit, the applicant is requesting that the proposed Certified Survey Map (CSM) be approved.

Signature Dental recently purchased and rezoned property from Ebenezer United Church of Christ. The Plan Commission may remember that the Church property was zoned Urban Residential (UR-12) and needed to be rezoned to Suburban Office (SO) in order for Signature Dental to propose commercial improvements on this portion of property.

The applicant needs only a portion of this property in order to construct the addition and parking. Thus, you can see that the applicant is proposing a CSM that adds approximately 7,750sf of additional property to the original Signature Dental property.

Per the attached CSM, 7,749 SF of land is being added to Lot 1 (the west side of the original Signature Dental parcel) to accommodate the building addition, the additional parking and

fire lane and the new storm water facility. Lot 2 is now 2 acres and will remain vacant and undeveloped at this time.

There are some large arborvitae located at the northeast corner of the property adjacent to the driveway along Taylor Drive. These arborvitae block the vehicle vision looking north to see oncoming traffic on Taylor Drive – very difficult to see pedestrians and/or vehicles heading south on Taylor Drive. Staff will be recommending a condition of approval that requires the applicant to remove or significantly trim these arborvitae to reduce the potential for vehicular and/or pedestrian conflicts.

Applicant is requesting the following variance:

- Requesting a variance from the locational and bufferyard landscaping requirements - Applicant shall meet the four (4) locational landscaping requirements.

The bufferyard requirement is 10 foot setback with a six (6) foot fence. The applicant is proposing a 5.7 foot setback with six (6) foot arborvitae landscaping. The reason for this variance request is to maintain the existing parking lot setback on the north side so the new spots are uniform with the existing parking spaces. The proposed 5.7 foot setback provides a uniform setback and the arborvitae will provide the necessary screening to the apartments to the north. The proposed setback and landscaping will match the existing setback and landscaping that is presently located on this north property line and appears to work well. In addition, the applicant owns the apartment complex to the north.

ACTION REQUESTED:

Staff recommends approval of the conditional use, variance and CSM subject to the following conditions:

1. Prior to building permit issuance, the applicant shall obtain all licenses/permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, health, water, sewer, storm drainage, etc. An occupancy permit will be granted only at such time as the applicant has met all requirements.
2. Submittal/approval of a proposed storm drainage plan prior to building permit issuance.
3. Submittal/approval of a landscape plan prior to building permit issuance. The proposed landscape and bufferyard plan shall provide a legend that shows how the four (4) landscape criteria are being met (create a legend along with the landscape plan site plan).
4. If using dumpsters, the dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility.
5. Outdoor storage of materials, products or equipment shall be prohibited.
6. All ground level and rooftop mechanicals shall be screened and/or enclosed and constructed of like materials and colors of the facility (HVAC equipment, etc.).
7. All new lighting shall be installed per Section 15.707 of the City of Sheboygan Zoning Ordinance. There shall be no spillover light onto adjacent properties or the streets.

8. Applicant shall obtain the necessary sign permits prior to installation. Applicant shall be permitted to install individual letter signs – no cabinet or flat panel signs. If staff has any concerns with proposed signage design, the matter may be brought back to the Plan Commission for their consideration.
9. All areas used for parking or maneuvering of vehicles shall be paved.
10. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping.
11. Absolutely no portion of the new building and/or site improvements shall cross the property lines including but not limited to buildings, foundations, walls, gutters, eaves, roof, parking, fencing/retaining walls, signs, landscaping, etc.
12. Any work within City of Sheboygan Public rights-of-way shall be discussed with the City Engineering Department and constructed to standard City specifications (including, but not limited to, new street improvements, new and/or closed ingress/egress driveway openings, curb, gutter, sidewalk, pavement, utilities, retaining walls, street trees, etc.).
13. It will be the applicant's responsibility to work with all private and public utilities in order to provide easements and/or relocate utilities as necessary.
14. Applicant will provide adequate public access along adjacent streets and minimize the time period that these sidewalks/streets will be closed/affected.
15. Applicant shall immediately clean any and all sediments, materials, tracking, etc. that may be spilled off-site on private or public lands and streets.
16. Streets and infrastructure damaged and/or disturbed during construction of all private and/or public improvements shall be promptly repaired by the applicant.
17. All vehicles, equipment, materials, products, etc. shall be located on the applicant's property (no storage on public rights-of-way).
18. The Conditional use permit is approved if and only if the City of Sheboygan Department of City Development and/or Planning Commission approve the Certified Survey Map (CSM) reconfiguring lot lines and/or creating the parcels as proposed.
19. City Development staff will sign the proposed CSM only if the proposal exactly matches the approved development plan/property layout. If there are any amendments to the approved site plan and/or parcel configuration, the applicant will have to submit an amended conditional use permit for review by the City of Sheboygan Plan Commission that accurately reflects any and all changes.
20. Applicant shall submit a Certified Survey Map (CSM) that meets the City of Sheboygan Subdivision Ordinance.
21. Building permits shall be issued only at such time as the applicant can provide documentation from Sheboygan County that the CSM has been officially recorded and that the lots as depicted on the approved site plan have been created.
22. If there are any amendments to the approved site plan, the applicant will be required to submit a new site plan and/or conditional use application reflecting those amendments.

ATTACHMENTS:

Conditional Use Permit Application and required attachment.

PARCEL NO. 631570
MAP NO. _____
ZONING CLASSIFICATION: 50

Office Use Only
APPLICATION/FILE NO. _____
REVIEW DATE: 2/12/19

FILING FEE: \$250.00 (Payable to City of Sheboygan)

**CITY OF SHEBOYGAN
APPLICATION FOR
CONDITIONAL USE PERMIT**
Requirements Per Section 15.905
Revised May 2018



Completed application is to be filed with the Department of City Development, 828 Center Avenue, Suite 104. To be placed on the agenda of the City Plan Commission, application must be filed two weeks prior to date of meeting. Applications will not be processed if all required attachments and filing fee of \$250 (payable to the City of Sheboygan) is not submitted along with a complete and legible application. Application filing fee is non-refundable.

1. APPLICANT INFORMATION

APPLICANT: Vincent Micha Project Architect -The Kubala Washatko Architects Inc.

ADDRESS: W61 N617 Mequon Ave Cedarburg, WI 53012
E-MAIL: vmicha@tkwa.com

PHONE: 262-377-6039 FAX NO. 262-377-2954

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Signature Dental

ADDRESS OF PROPERTY AFFECTED: 1630 N Taylor Drive, Sheboygan, WI 53081

LEGAL DESCRIPTION: Part of SE ¼ of the SW ¼, Section 16, T15N, R23E, City of Sheboygan, Sheboygan County, WI

BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE: Dental Clinic

DETAILED DESCRIPTION OF **PROPOSED** OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: Dental Clinic with 4 added Operatories

BRIEF DESCRIPTION OF ALL REQUESTED VARIANCES FROM PROVISIONS OF THE ZONING ORDINANCE, WHICH ARE RELATED TO THE PROPOSED OPERATION OR USE: A dental clinic use is a conditional use in Suburban Office Zone.

3. JUSTIFICATION OF THE PROPOSED CONDITIONAL USE

Written justification for the proposed conditional use, indicating reasons why the applicant believes the proposed conditional use is appropriate.

Signature Dental



Allow us to introduce ourselves! ***Feider, Tiboris & Bistan is now Signature Dental.*** Our name has changed and we have some fresh faces, but after 40 years of service, our dedication to providing friendly, professional and comfortable care is stronger than ever.

Our name change represents our refreshed commitment to creating great smiles and empowering our patients to live healthier, happier and more comfortable lives.

Since every one of our patients is unique, like a signature, we will continue to make your best interest our top priority.

We are dedicated to offering the same great services you have come to expect from over 40 years of experience. We are your Sheboygan dental office for general dentistry, cosmetic dentistry, root canals, dental implants and more. Whether you are a long time patient or looking for a new Sheboygan dentist, Signature Dental is here for you and your family.

Come see us today!

Written Description – Conditional Use Application

January 30, 2019

Signature Dental
1630 North Taylor Drive
Sheboygan, WI 53081

Zoning District

Suburban Office

Existing Land Use

Dental Clinic
4,039 SF = First Floor existing
2,802 SF = Basement existing
6,841 SF = Total Existing SF

Proposed Land Use

Dental Clinic Addition
1,086 SF = First Floor addition
1,086 SF = Basement addition
2,172 SF = Total Addition SF + 6,841 SF Total Existing = 9,013 SF Total Existing and Addition

Proposed Use Data

Reason for Site Selection

Was able to purchase adjacent site to the west which accommodated the growing Dental Clinic Practice.

Employees

12 Employees at peak shift

Access

Vehicles for Patients enter south parking lot off Taylor Drive
Vehicles for Staff enter north parking lot off Taylor Drive
Fire Lane added on west side that also accommodates added parking

Site Data

| | |
|-------------------------|--|
| 44,080 SF (1.012AC.) | = Total Site area including lot consolidation as CSM |
| 4,039 SF | = Total Existing Building Footprint |
| 13,264 SF | = Total Existing Paved Parking Lot |
| <u>210 SF</u> | = Total Existing Concrete Walk |
| 17,513 SF | = Total Existing Impervious Area (Pre-Development) |
| 1086 SF | = Proposed Building Addition Footprint |
| <u>5,322 SF</u> | = Proposed Pavement Addition |
| 23,921 SF (0.55 AC) | = Total Proposed Impervious Area (Post Development) |
| 54 Percent Lot Coverage | |
| 12,238 SF (.028AC) | = Total Land Disturbance |

CSM

Per attached Certified Survey Map 7,749 SF of land was added to Lot 1 on the west side accommodates the additional owner requested parking, an added fire lane on the west side of the building and provide an area to collect storm water in the northwest corner of the lot.

Landscape Requirements

BUILDING FOUNDATION

41 Points Required

46 Points Provided

DEVELOPED LOTS

16 Points Required

24 Points Provided

STREET FRONTAGE

80 Points Required

87 Points Provided

PAVEMENT AREA

43 Points Required

93 Points Provided

Setbacks

10' required = Building to Non-Residential Rear Lot Line
64.5' proposed = Building to Non-Residential Rear Lot Line

10' required = Building to Non-Residential Side Lot
64.6' proposed = Building to Non-Residential Side Lot

5' required = Minimum Paved Surface Setback from side or rear
19.3' rear proposed = Minimum Paved Surface Setback from rear
5.7' side proposed = Minimum Paved Surface Setback from side

35' = Maximum Building Height
22' = Actual Building Height

10' required + fence = Buffer Yard setback to adjacent north Residential property
5.7' provided = Proposed new north parking aligns with existing north parking.
Requesting a Variance from buffer yard setback requirements. Propose to add Landscape screening at new north parking spaces in lieu of a fence. This owner also owns adjacent north property with residential apartment building.

Parking Requirements

13 parking required for 13 operatories

12 parking for 12 employees at peak

25 parking required based on head count

5,125 SF = First Floor including addition

3,888 SF = Basement including addition

9,013 SF = Total Building divided by 300 = 30 parking spaces required

32 = Existing Parking Spaces

-1 = Removed as required for new design

31 = Existing Parking Spaces

11 = New Parking Added

42 = Total Parking Provided and 30 parking spaces required

Summary of Improvements

New Addition to provide 5 additional operatories

New Addition to match exterior existing building materials that are still available

New Landscaping in compliance with current City of Sheboygan Zoning Ordinance

Building Design

DESCRIPTION OF **EXISTING** EXTERIOR DESIGN AND MATERIALS: Exterior walls comprised of the bottom of wall with 2' high of decorative split face concrete block with face brick above with green accent tile bands and topped of with EIFS at gable ends. Painted wood windows and architectural grade fiberglass roof shingles.

DESCRIPTION OF THE **PROPOSED** EXTERIOR DESIGN AND MATERIALS: Same materials to match existing as described above except the following: Since the green accent tile color is no longer available, brick will be recessed 3/8" at the location of the green accent band to still give appearance of accent bands. All windows in existing building will be replaced with new aluminum clad wood windows with matching black color to the new addition. Since the existing roof shingle is no longer available a similar looking architectural grade fiberglass shingle will be installed on the entire existing roof and new addition roof.

Performance Standards / Potential Nuisances

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

Generally speaking the proposed Dental Clinic addition use is consistent with what exists on the site. The type of activities occurring with this use should not adversely impact adjacent property owners. Existing trash containers located on the north side of the building, north of the existing AC units will remain in this location, screened from view via a wood fence.

Site Lighting

New 20' pole Mounted Light Fixture at new west parking to match existing.

Signage

No new exterior signage is proposed.

Written Justification

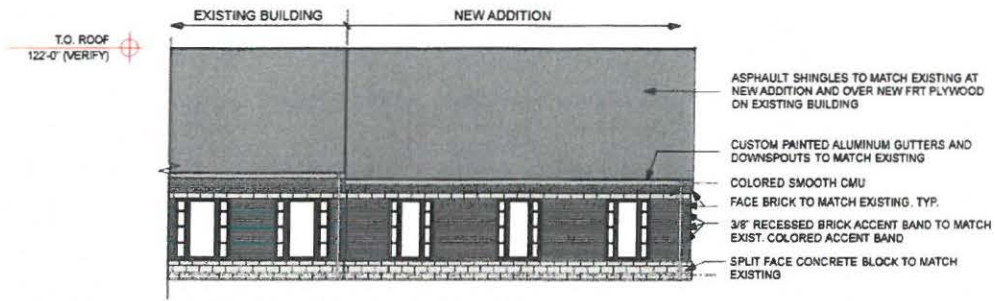
In 1988 Drs. Robert Feider and Gus Tiboris built a dental clinic in Sheboygan at 1630 N. Taylor Drive. They retired in 2017, and Dr. Chris Hill and Dr. Marc Stroobants joined Dr. Matthew Bistan. With that change came a new practice name – Signature Dental.

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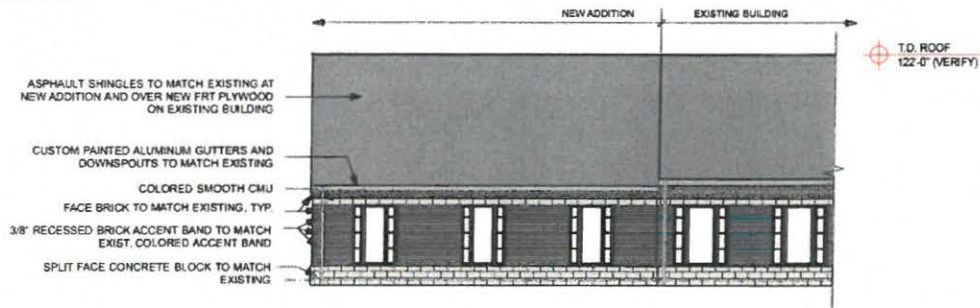
We would like to remodel to enhance the patient experience. Not only will we be upgrading the existing space to make it more handicapped accessible, we will be updating the east wing for our patients' visits with their dental hygienists. On the west end of the building, we will be creating five new rooms for our doctors to treat their patients utilizing the newest technology and providing for each patient's unique needs and comfort.

Additional parking spaces and a fire lane will be created on the west side of the building. Our landscaper and arborist have worked diligently to preserve the beautiful burr oak trees and perennial beds so our patients can enjoy the antics of the birds and the squirrels at the feeders outside each exam room window. This project is designed to maintain and expand on the beautiful natural habitat here.

We are committed to providing an outstanding dental experience for our patients here in Sheboygan for many more years to come.



1 NORTH ELEVATION
A3.0 SCALE: 1/4" = 1'-0"



2 SOUTH ELEVATION
A3.0 SCALE: 1/4" = 1'-0"



THE KUBALA WASHATKO ARCHITECTS, INC.
101 N. Taylor Drive
Sheboygan, WI 53081
920-457-8223

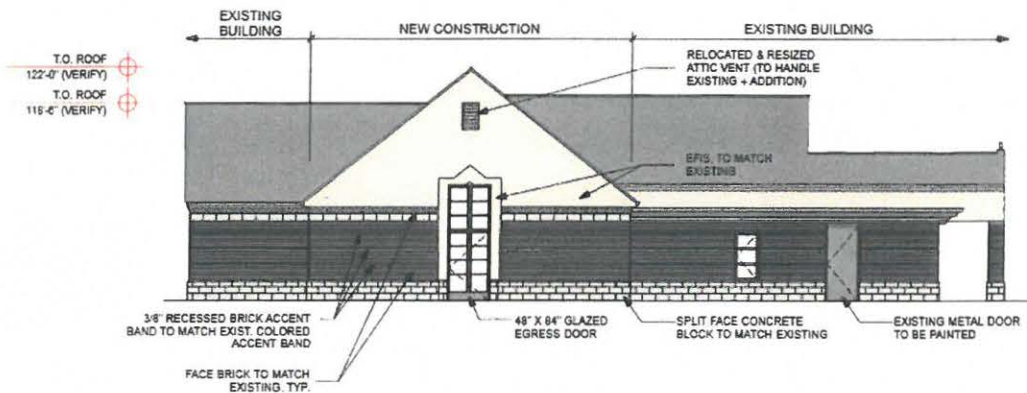
OWNER:
SIGNATURE DENTAL
1630 N. Taylor Drive
Sheboygan, WI 53081
920-457-3223

SIGNATURE DENTAL
1630 N. Taylor Drive
Sheboygan, WI 53081

Plan Commission
& Arch. Review
Submittal

DATE:
01.20.2019
PROJECT NO:
210010

A3.0



1 EAST ELEVATION
A3.1 SCALE: 1/8" = 1'-0"



THE KUBALA WASHATKO ARCHITECTS, INC.
101 N. Taylor Drive
Sheboygan, WI 53081
920-457-8223

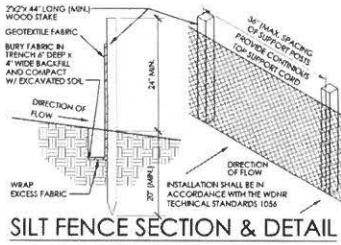
OWNER:
SIGNATURE DENTAL
1630 N. Taylor Drive
Sheboygan, WI 53081
920-457-3223

SIGNATURE DENTAL
1630 N. Taylor Drive
Sheboygan, WI 53081

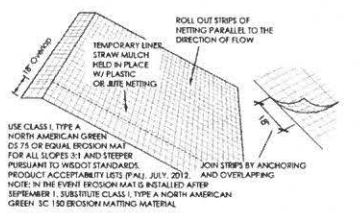
Plan Commission
& Arch. Review
Submittal

DATE:
01.20.2019
PROJECT NO:
210010

A3.1



SILT FENCE SECTION & DETAIL



EROSION MATTING DETAIL (FOR SIDE SLOPES ONLY - NOT FOR CHANNELIZED FLOW)



CALL DIGGERS' HOTLINE 1-800-242-8511

TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND BEFORE YOU DIG. WISCONSIN STATUTE HS.207.5 REQUIRES MARK OF WORK DATES NOTICE BEFORE YOU EXCAVATE.

NOTE:
THE LOCATION OF UNDERGROUND UTILITIES OR FACILITIES SHOWN ON PLANS ARE BASED ON AVAILABLE LOCATION RECORDS AT THE TIME OF PREPARATION AND ARE NOT GUARANTEED TO BE COMPLETE OR CORRECT. THE CONTRACTOR IS RESPONSIBLE FOR CONTRACTING ALL UTILITIES 72 HOURS PRIOR TO CONSTRUCTION TO DETERMINE THE EXACT LOCATION OF ALL FACILITIES AND TO PROVIDE ADEQUATE PROTECTION DURING THE COURSE OF THE PROJECT. THE CONTRACTOR IS ALSO RESPONSIBLE FOR REPAIR OF ALL DAMAGED UTILITIES DURING CONSTRUCTION TO THE SATISFACTION OF UTILITY OWNERS.



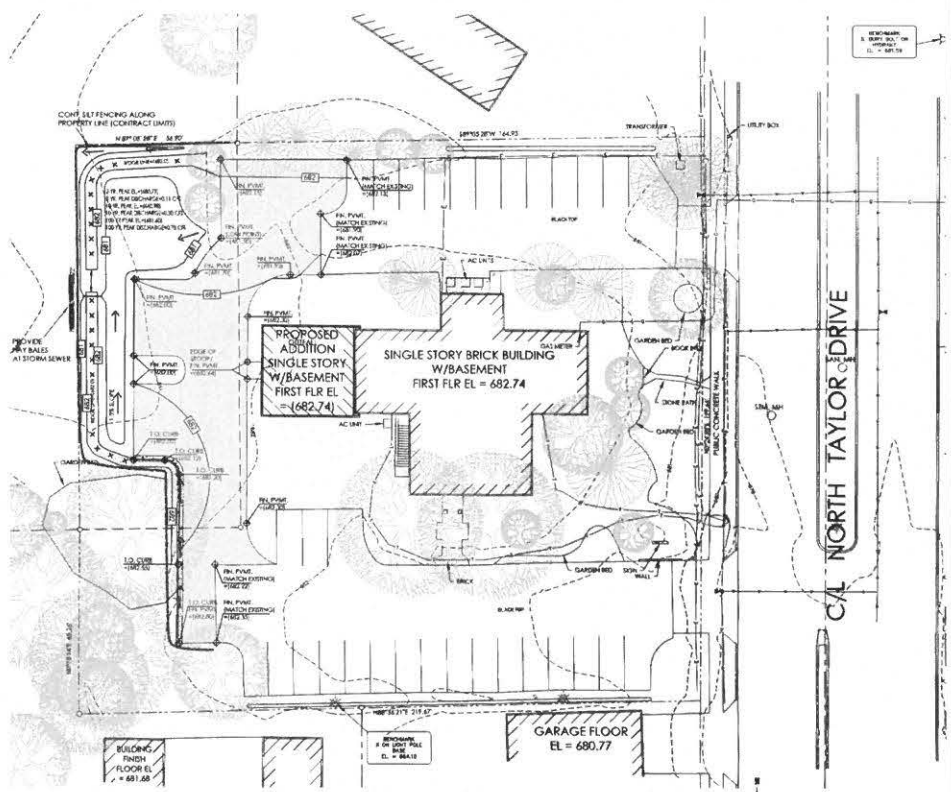
The Toledo Woodhull Architects, Inc.
WB1 N817 Mequon Avenue
Cedarburg, WI 53012
P: 262.377.8008 | F: 262.377.2954

PROJECT
Signature Dental
Addition & Remodel
1821 North Taylor Drive
Sheboygan, WI 53081

OWNER
SIGNATURE DENTAL
1821 N Taylor Drive
Sheboygan, WI 53081
P: 920.657.2255

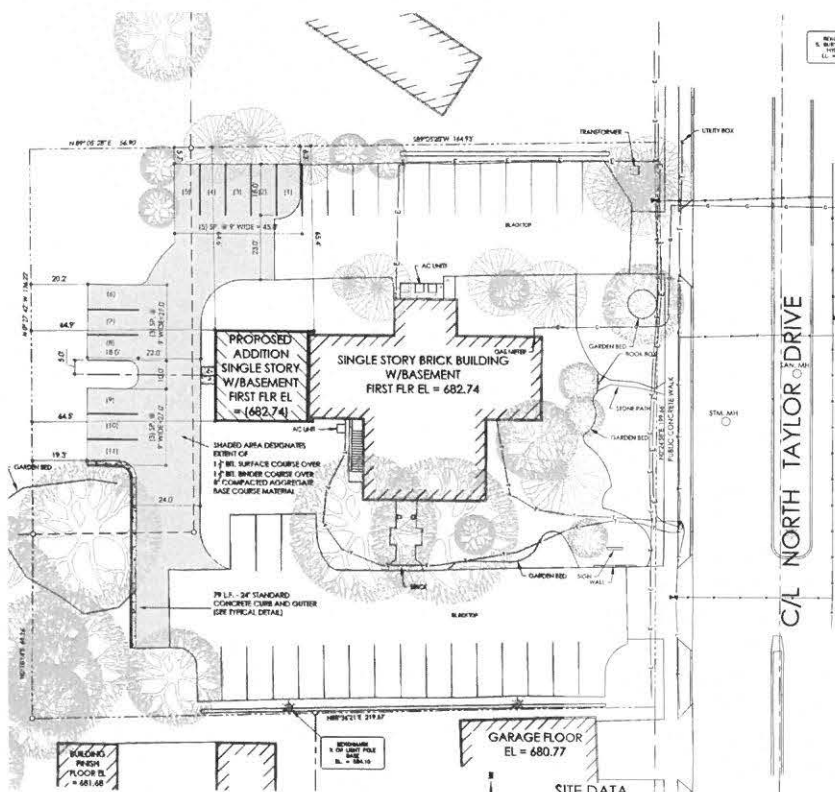
CONSTRUCTION MANAGER
Classius Construction, Inc.
1202A N 4th St
Sheboygan, WI 53081
P: 920.657.2885

CIVIL ENGINEER
JTB Site Design & Engineering, LLC
1129 Kennedy Avenue
Sheboygan, WI 53081
P: 920.207.9877



SITE GRADING AND EROSION CONTROL PLAN

- 1"=20'
- NOTES:**
- ALL DISTURBED AREAS SHALL BE TOPSOILED (4" MIN.), FERTILIZED, SEEDED AND MULCHED. THE SEED MIXTURE SHALL BE WIS DOT MIXTURE #10 APPLIED AT A RATE OF 3 POUNDS PER THOUSAND SQUARE FEET.
 - ALL SLOPES EXCEEDING 4:1 SHALL BE EROSION MATTED PER DETAIL SHOWN.
 - ALL EROSION CONTROL DEVICES SHOWN HEREIN WILL BE MAINTAINED UNTIL AT LEAST 90% OF THE DISTURBED AREA OF THE SITE HAS BEEN STABILIZED. ANY DISTURBED AREAS AND STOCKPILES LEFT INACTIVE FOR SEVEN DAYS SHALL BE TEMPORARILY SEEDED AND MULCHED.
 - THE GRADING CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTING, INSPECTION AND MAINTENANCE OF ALL EROSION CONTROL DEVICES PURSUANT TO WISCONSIN ADMINISTRATIVE CODE CHAPTER NR 214. AT A MINIMUM, ALL DEVICES SHALL BE INSPECTED AND REPAIRED (IF NECESSARY) WITHIN 24 HOURS OF ANY 1/2 INCH RAINFALL EVENT OR WINDY # 8 RAINFALL OCCURS.
 - GRADING CONTRACTOR SHALL BE RESPONSIBLE TO CONTRACT LANDSCAPE CONTRACTOR TO RESTORE ALL AREAS OF CONSTRUCTION SITE.



SITE PLAN

1"=20'

PARKING DATA

| | |
|--|---|
| EXISTING OFFICE BUILDING | = 4,039 SQ. FT. |
| EXISTING BASEMENT | = 2,802 SQ. FT. |
| (1) SP. FOR GA. 300 SQ. FT. (GROSS) FLOOR AREA | = (2) SPACES REQUIRED |
| (3) EXISTING PARKING SPACES PROVIDED | |
| PROPOSED OFFICE BUILDING ADDITION | = 1,086 SQ. FT. PER FLOOR (x 3) = 3,258 SQ. FT. |
| (1) SP. FOR GA. 300 SQ. FT. (GROSS) FLOOR AREA | = (2) SPACES REQUIRED |
| (15) ADDITIONAL PARKING SPACES PROVIDED (ONE EXISTING SPACE WAS REACQUIRED) | |
| POST DEVELOPED TOTAL PARKING COUNT | = (43) SPACES PROVIDED - (30) SPACES REQUIRED |

SITE DATA

| | |
|---|-----------------------------|
| TOTAL SITE AREA (INCLUDING LOT CONSOLIDATION AS CSM# 44-206 SQ. FT. (1.015 AC.) | |
| ZONING - CITY OF SHEBOYGAN | = SO-SUBURBAN OFFICE |
| EXISTING BUILDING FOOTPRINT | = 4,039 SQ. FT. |
| EXISTING PAVED PARKING LOT | = 13,284 SQ. FT. |
| EXISTING CONCRETE WALKS | = 210 SQ. FT. |
| TOTAL EXISTING IMPERVIOUS AREA (PRE-DEVELOPED) | = 17,533 SQ. FT. (0.40 AC.) |
| PROPOSED BUILDING ADDITION FOOTPRINT | = 1,086 SQ. FT. |
| PROPOSED PAVEMENT ADDITION | = 3,322 SQ. FT. |
| TOTAL PROPOSED IMPERVIOUS AREA (POST DEVELOPED) | = 23,907 SQ. FT. (0.55 AC.) |
| TOTAL LAND DISTURBANCE | = 54 PERCENT (0.75 AC.) |
| | = 12,238 SQ. FT. (0.28 AC.) |

PRELIMINARY NOT FOR CONSTRUCTION

REVISIONS

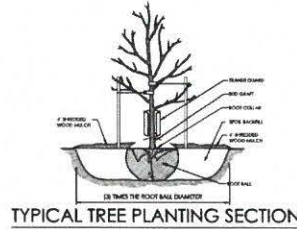
| NO. | DATE | DESCRIPTION |
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| | | |

DATE
January 29, 2019

PROJECT NUMBER
2018-47

SHEET TITLE
-Site Plan
-Site Grading and Erosion Control Plan

SHEET NUMBER
C1.2



CALL DIGGERS' HOTLINE
1-800-242-8511

TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND BEFORE YOU DIG. WISCONSIN STATUTE REL1515 REQUIRES MARK OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.

NOTE:
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- MINIMUM TREE REQUIREMENTS:**
- 500-1000 FT. SHADY ROOTS (MAIN ROOT BALL)
 - 50% COVER THE SIZE OF THE HOLE TO PROTECT (SHADE) IN CL AT HOLE
 - PLACE TREE IN HOLE, BACKFILL WITH COARSE SOIL AND FINISH BACKFILL (GRADE) ONE INCH ABOVE MULCH
 - OVERSHADE TREES AND TREMORING THE HOLE
 - 2" MULCH (MIN. 10" DEEP) TO THE AIR AND TRUNK AND 4" TO THE FEET
 - CREATE A WATER SAUCER TO COLLECT THE WATER WHEN IT RAINS INTO THE SOIL
 - REMOVE ALL DEEP WOUNDS FROM WOUNDS OF ROOT DAMAGE, KEEP THE HOLE CLEAN FROM THE TRUNK
 - REMOVE ONLY WOUNDS OR DAMAGED BRANCHES

GENERAL LANDSCAPE NOTES

ALL LANDSCAPE PLANTINGS INCLUDING BUT NOT LIMITED TO PLANTING BEDS, TREES AND SHRUBS AS DEFINED, TO BE INSTALLED NO LATER THAN OCTOBER 1, 2019.

ALL TREES, SHRUBS AND EVERGREENS WITHIN ALL TREE AREAS TO BE INSTALLED NO LATER THAN OCTOBER 1, 2019.

CALL DIGGERS' HOTLINE PRIOR TO DESIGNING.

ALL BUILDING DIMENSIONS, GRADES AND ELEVATIONS TO BE VERIFIED IN THE FIELD.

PLANT ALL TREES, SHRUBS AND EVERGREENS ACCORDING TO THE HEIGHT OF THE ROOT BALL OR POT.

ALL PERENNIAL BEDS TO RECEIVE 3" COMPOST.

ALL TREES IN THE LAWN AREAS TO RECEIVE A MISC. CIRCLE (NO LANDSCAPE EDGING) AND WATER SAUCER.

LANDSCAPE CONTRACTOR TO PROVIDE TWO LAYERS OF WOOD BARRIER WITHIN PLANNING AREAS AS DEFINED.

LANDSCAPE POINTS REQUIRED FOR 'SO' SUBURBAN OFFICE ZONING

BUILDING FOUNDATIONS = 102 LINEAL FEET

PER SECTION 15.406 AND TABLE 15.406 (MINIMUM) FOUNDATION LANDSCAPE REQUIREMENTS
45 POINTS PER 100 LINEAL FEET - FOR A TOTAL OF 45 POINTS REQUIRED
NO CLUMP TREES OR TALL TREES ALLOWED TO MEET REQUIREMENT

DEVELOPED LOTS = 1.084 SQUARE FOOT BUILDING FOOTPRINT

PER SECTION 15.406 AND TABLE 15.406 (DEVELOPED) LANDSCAPE REQUIREMENTS
15 POINTS PER 1,000 SQUARE FEET - FOR A TOTAL OF 16 POINTS REQUIRED

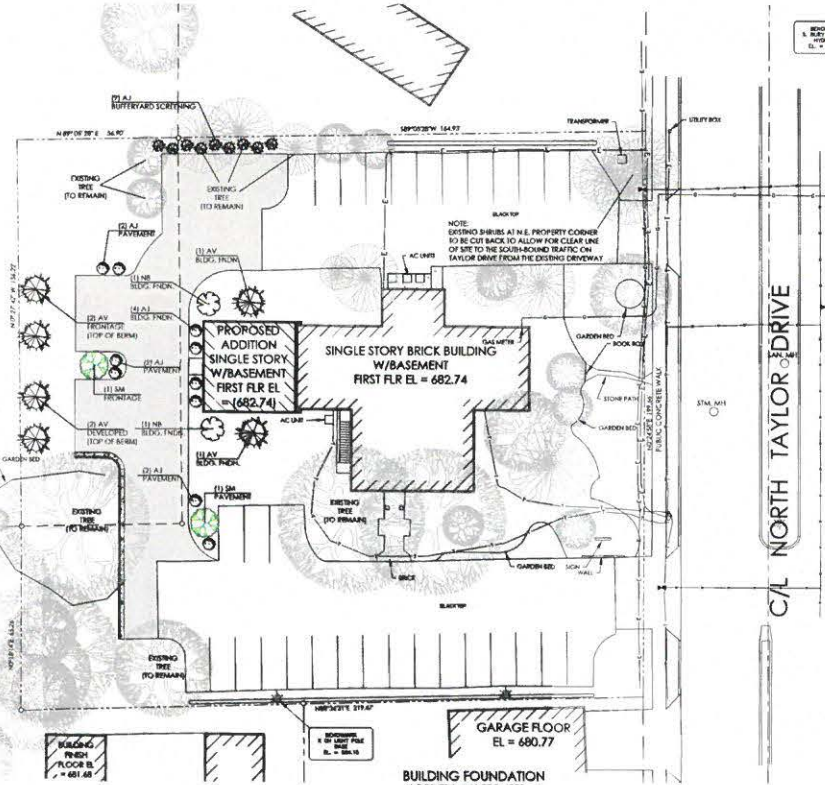
STREET FRONTAGE = 199.66 LINEAL FEET (NORTH TAYLOR DRIVE)

PER SECTION 15.406 AND TABLE 15.406 (STREET FRONTAGE) LANDSCAPE REQUIREMENTS
45 POINTS PER 100 LINEAL FEET - FOR A TOTAL OF 90 POINTS REQUIRED
A MINIMUM OF 30 PERCENT OF POINTS SHALL BE CLUMP AND/OR TALL TREES (40 POINTS)

PAVEMENT AREA/CONCRETE AREA = 5,322 SQUARE FEET

PER SECTION 15.407 AND TABLE 15.407 (PAVED AREA) LANDSCAPE REQUIREMENTS
15 POINTS PER 10,000 SQUARE FEET - FOR A TOTAL OF 8 POINTS REQUIRED
A MINIMUM OF 30 PERCENT OF POINTS SHALL BE CLUMP AND/OR TALL TREES (13 POINTS)
A MINIMUM OF 40 PERCENT OF POINTS SHALL BE SHRUBS (17 POINTS)

| SYMBOL | MARK | QTY. | BOTANICAL NAME | COMMON NAME | PLANTED SIZE |
|--------|------|------|-----------------------------------|---------------------|--------------|
| | SM | 2 | ACER SACCHARUM | SUGAR MAPLE | 2" DIA. |
| | AV | 15 | FRAXINUS OCCIDENTALIS 'TECHNY' | FRAXINATED 'TECHNY' | 40" TALL |
| | NB | 2 | VIBURNUM | NANNYBERRY | 12" x 15" |
| | AJ | 10 | JUNIPERUS HORIZONTALIS 'PLUMGOLD' | ANDORRA JUNIPER | 12" x 15" |



SITE LANDSCAPE PLAN



BUILDING FOUNDATION
41 POINTS (MIN.) REQUIRED
45 POINTS PROVIDED

14 ANDORRA JUNIPER = (2) PER. PER. = 12 POINTS TOTAL
02 NANNYBERRY = (2) PER. PER. = 10 POINTS TOTAL
02 FRAXINATED ANDORRA JUNIPER = (2) PER. PER. = 24 POINTS TOTAL

DEVELOPED LOTS
16 POINTS (MIN.) REQUIRED
24 POINTS PROVIDED

02 FRAXINATED ANDORRA JUNIPER = (1) PER. PER. = 24 POINTS TOTAL

STREET FRONTAGE
90 POINTS (MIN.) REQUIRED
87 POINTS PROVIDED

01 SUGAR MAPLE = (1) PER. PER. = 20 POINTS TOTAL
02 FRAXINATED ANDORRA JUNIPER = (2) PER. PER. = 24 POINTS TOTAL

PAVEMENT AREA
43 POINTS (MIN.) REQUIRED
93 POINTS PROVIDED

01 SUGAR MAPLE = (1) PER. PER. = 20 POINTS TOTAL
04 ANDORRA JUNIPER = (4) PER. PER. = 18 POINTS TOTAL



The Robert W. Anderson Architects, Inc.
WB1 14017 Mequon Avenue
Cedarburg, WI 53012
p: 262.377.8039 f: 262.377.2654

PROJECT
Signature Dental
Addition & Remodel
1621 North Taylor Drive
Sheboygan, WI 53081

OWNER
SIGNATURE DENTAL
1621 N Taylor Drive
Sheboygan, WI 53081
p: 920.457.3565

CONSTRUCTION MANAGER
Quasius Construction, Inc.
1800A N 6th St.
Sheboygan, WI 53081
p: 920.457.3666

CIVIL ENGINEER
JB Site Design & Engineering, LLC
1129 Kornhuber Avenue
Sheboygan, WI 53081
p: 920.257.8977

PRELIMINARY NOT FOR CONSTRUCTION

REVISIONS

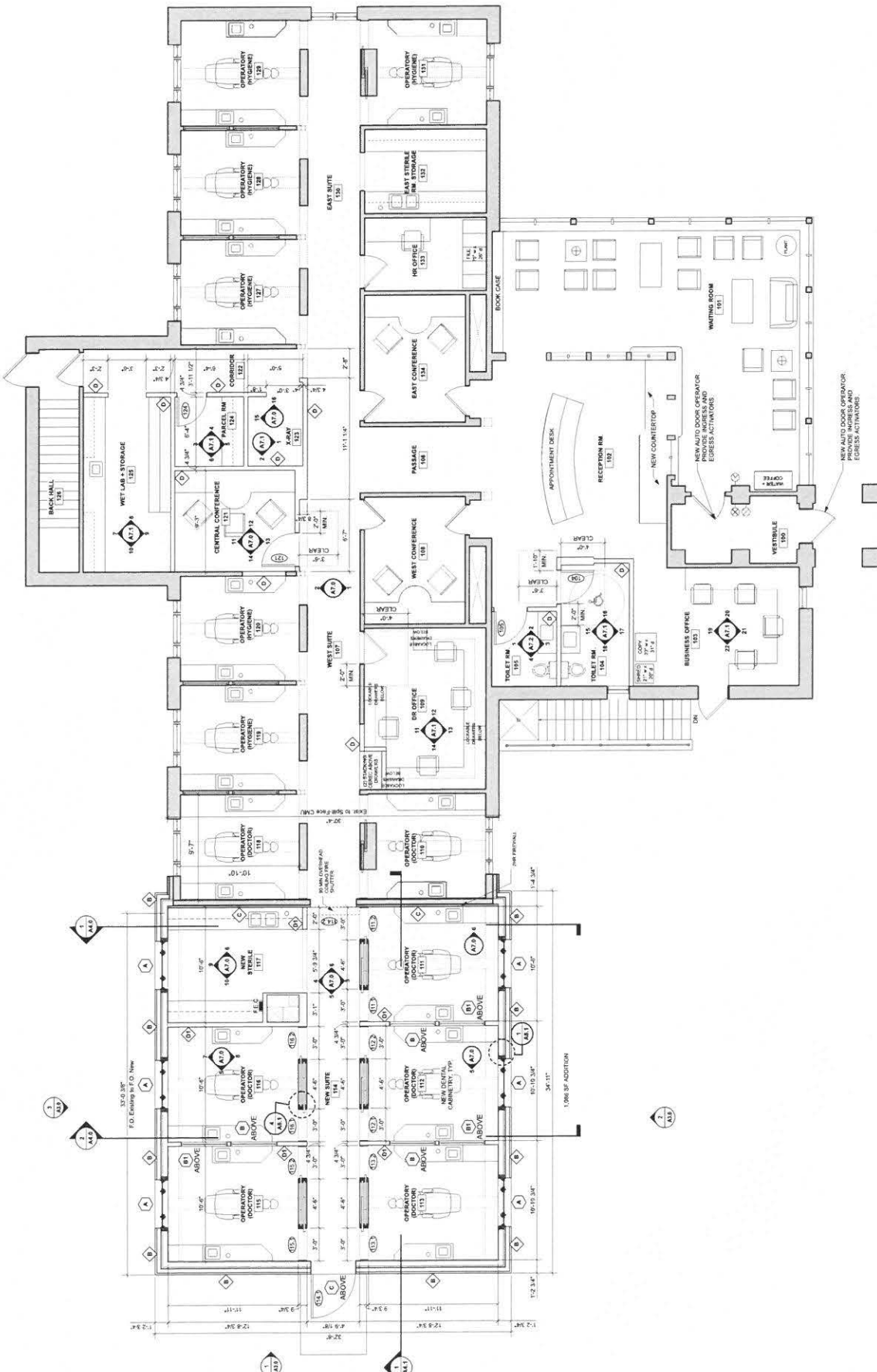
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| | |

DATE
January 29, 2019

PROJECT NUMBER
2018-47

SHEET TITLE
-Landscape Plan

SHEET NUMBER
C1.3



GENERAL NOTES:

- 1) ALL INFORMATION REGARDING EXISTING TO REMAIN CONSTRUCTION OR MATERIAL FINISHES, REFER TO THE ARCHITECTURAL CONDITIONS SET FROM THOSE SHOWN HERE.
- 2) SEE EXISTING PLANS FOR WINDOW TYPES.
- 3) SEE AS-BUILT FOR ASSEMBLY TYPES.
- 4) SEE MECHANICAL, ELECTRICAL, PLUMBING, FIRE AND/OR OTHER CONTRACTORS FOR ADDITIONAL INFORMATION.

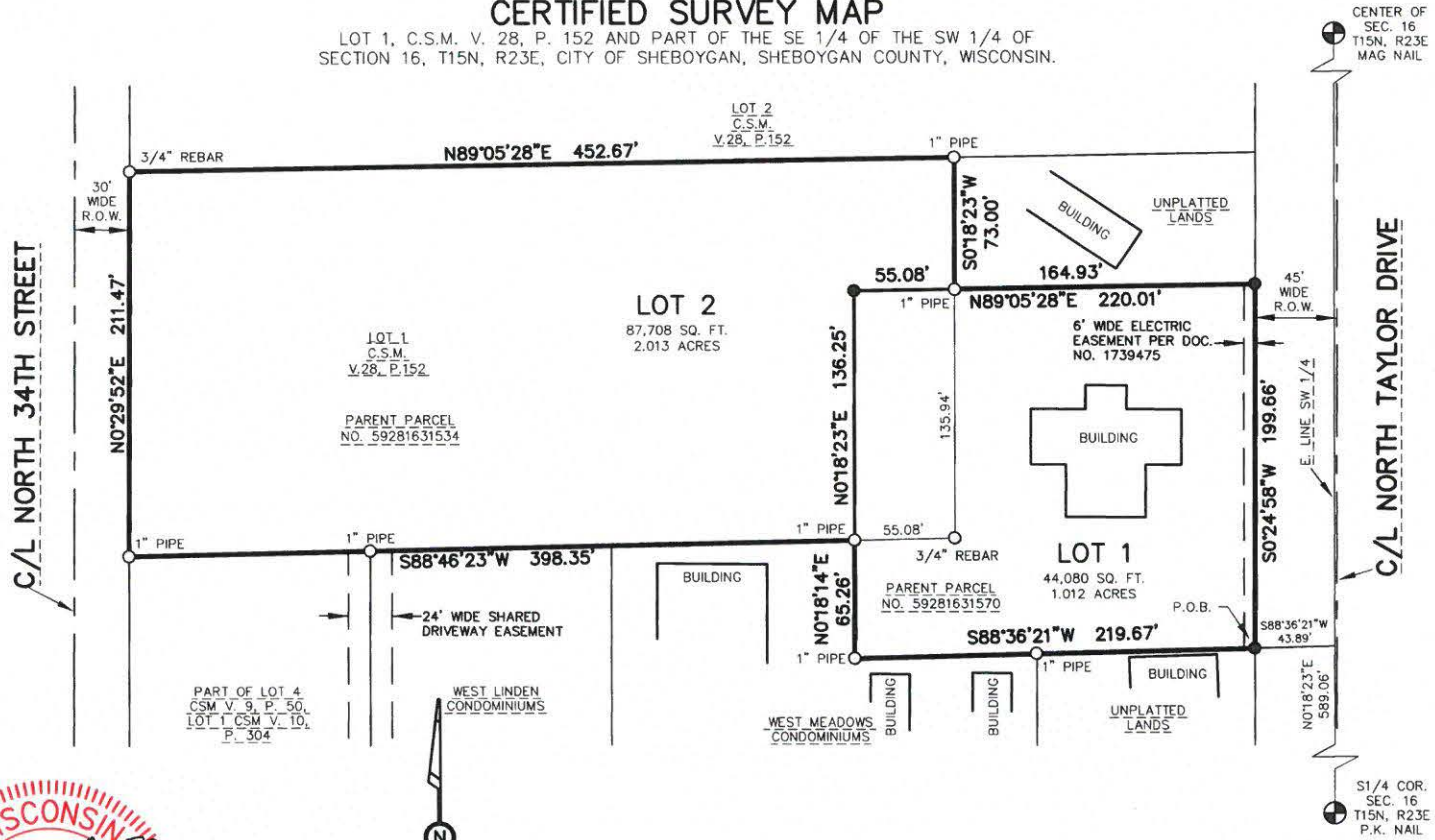
SYMBOL KEY:

- EXISTING WALL
- NEW WALL
- EXISTING DOOR TO REMAIN
- NEW DOOR
- DOOR TAG (SEE A4.0)
- ROOM NAME & NUMBER
- STRUCTURAL GRID LINE
- WALL OR BUILDING SECTION (SEE DETAIL SHEET)
- WALL TYPE (SEE A4.0)
- INTERIOR ELEVATION TAG (SEE A1.0)
- WINDOW TAG (SEE A4.1)
- SEAM RECEIVED FIRE EXTINGUISHER CABINET

1 Upper Level Plan
 Scale: 1/4" = 1'-0"

CERTIFIED SURVEY MAP

LOT 1, C.S.M. V. 28, P. 152 AND PART OF THE SE 1/4 OF THE SW 1/4 OF SECTION 16, T15N, R23E, CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN.



This instrument was drafted by Benjamin J. Reenders.

LEGEND

- = Set 3/4"x18" Rebar
min. 1.13 lbs. per foot
- = Found Iron Pipe
- ⊕ = Section Corner Monument

NOTES:

OWNER AND SUBDIVIDER:
 MATTHEW BISTAN

BEARINGS ARE BASED ON THE EAST LINE OF THE SW 1/4 OF SECTION 16, T15N, R23E, AS BEING N01°18'23"E AS MONUMENTED PER THE SHEBOYGAN COUNTY COORDINATE SYSTEM.

941 Center Avenue, Suite 1
 Oostburg, WI 53070
 920-547-0599

CEDAR CREEK SURVEYING, LLC
www.cedarcreeksurveying.com

FILE No.: 2019003 DATE: 1/21/2019 SHEET: 1 OF 2



