

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

PARCEL NO. 215827  
MAP NO. 21126001  
ZONING CLASSIFICATION: GC

Office Use Only

APPLICATION/FILE NO. \_\_\_\_\_  
REVIEW DATE: 1/10/17

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

**CITY OF SHEBOYGAN**  
**APPLICATION FOR**  
**CONDITIONAL USE PERMIT** *pl*  
Requirements Per Section 15.905  
Revised May 2012

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 \$150 (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: RLO Sign  
ADDRESS: 1030 Ontario Ave. Sheboygan, WI 53081 E-MAIL: nikki@rloesign.com  
PHONE: ( 920 ) 457-6602 FAX NO. ( 920 ) 457-2399

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

NAME OF PROPOSED/EXISTING BUSINESS: Van Horn Hyundai/Mazda  
ADDRESS OF PROPERTY AFFECTED: 3512 Wilgus Ave. Sheboygan, WI 53081  
LEGAL DESCRIPTION: \_\_\_\_\_

BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE: Car Dealership

DETAILED DESCRIPTION OF **PROPOSED** OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: Car Dealership

BRIEF DESCRIPTION OF ALL REQUESTED VARIANCES FROM PROVISIONS OF THE ZONING ORDINANCE, WHICH ARE RELATED TO THE PROPOSED OPERATION OR USE: Van Horn would like to add additional signage to their building to celebrate becoming an employee owned company.

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: RLO Sign

ADDRESS: 1030 Ontario Ave. Sheboygan, WI 53081

E-MAIL ADDRESS: nikki@rloesign.com

PHONE: ( 920 ) 457-6602 FAX NO: ( 920 ) 457-2399

**2. OWNER INFORMATION**

OWNER OF SITE: Chuck Van Horn

ADDRESS: 3000 Eastern Ave. Plymouth, WI 53073

PHONE: ( 920 ) 254-2141 FAX NO: ( )

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

NAME OF PROPOSED/EXISTING BUSINESS: Van Horn Hyundai/Mazda

ADDRESS OF PROPERTY AFFECTED: 3512 Wilqus Ave. Sheboygan, WI 53081

USE OF PROPERTY: Car Dealership

TYPE OF SIGN: Plastic letters

DESCRIPTION OF PROPOSED SIGN: Non-illuminated formed plastic letters

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

**4. CONFIGURATION OF PROPOSED SIGN:**

HEIGHT: 6.1" X WIDTH: 120" = TOTAL SQUARE FOOTAGE: 5.08 sqft

AMOUNT OF PUBLIC STREET FRONTAGE: \_\_\_\_\_

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

SETBACK: \_\_\_\_\_

METHOD OF ATTACHMENT: Screws

METHOD OF ILLUMINATION: None

SIGN MATERIALS: Formed plastic

TOTAL SQUARE FOOTAGE OF SIGNS ON SUBJECT PROPERTY:

BEFORE PROPOSED SIGN: \_\_\_\_\_ AFTER PROPOSED SIGN: \_\_\_\_\_

**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.**

Nicole Hand  
**APPLICANT'S SIGNATURE**

12/7/16  
**DATE**

Nicole Hand  
**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.



**1030 Ontario Ave. Sheboygan, WI 53081**  
**920-457-6602 · 800-479-6602 · Fax: 920-457-2399**  
**www.rloesign.com**



12/7/16

***Narrative for new sign at Van Horn Hyundai - Sheboygan***

Steve Sokolowski  
City of Sheboygan  
828 Center Ave  
Sheboygan WI 53081

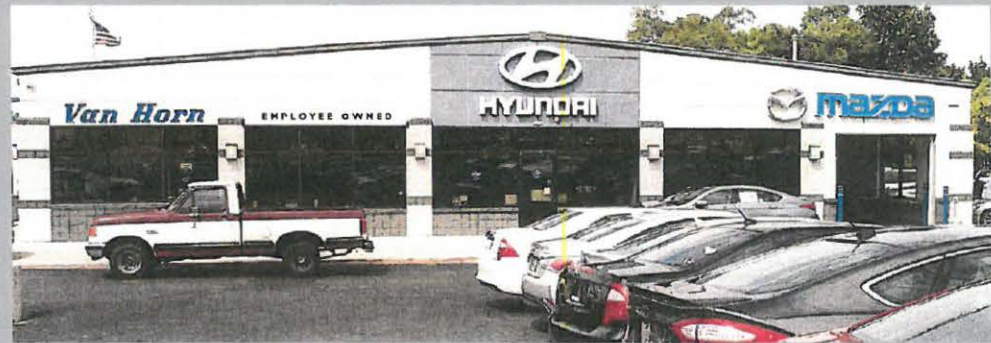
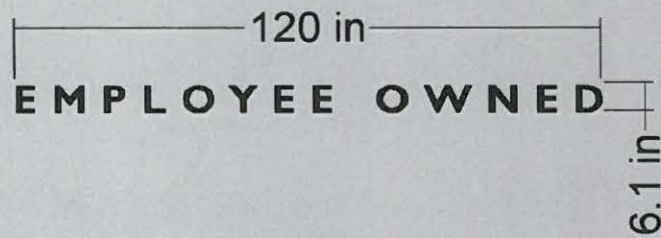
Mr. Sokolowski,

On behalf of our client, Van Horn Hyundai, we are requesting a sign conditional use permit to add an updated sign. The location of the church is 3512 Wilgus Ave., Sheboygan, WI 53081.

The sign that is being proposed will be made of plastic formed letters. The sign overall will be 6.1" high and be 120" wide. The sign itself will be mounted to the building.

Van Horn Hyundai has recently become an employed owned company, and would like to celebrate this milestone by proudly displaying this signage on their Sheboygan location as they do their other locations.

Thank you,  
RLO Sign, Inc  
920-457-6602



SIGN SPECIFICATIONS

(A)

- Qty: 1 set of formed plastic letters.
- Non-illuminated.
- Black.
- Standard font.

(B)

- 2A stud mount to wall.

 1810 Wisconsin Ave. Sheboygan, WI 53081 Phone: 920-437-6682 Fax: 920-437-2399 www.R&DUSA.com	
CUSTOMER:	Van Horn
CLIENT:	
DATE:	9-27-16
DESIGNER:	Katie S.
customer approval:	date:
<small>This letter design is an unpublished work and R&amp;D logo is a service mark of R&amp;D USA. All rights reserved. No part of this document may be reproduced without the written permission of R&amp;D USA. All other marks are the property of their respective owners.</small>	



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Google Earth

PARCEL NO. 300680  
MAP NO. 26 153 009  
ZONING CLASSIFICATION: CC

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REVIEW DATE: 1/10/17

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

**CITY OF SHEBOYGAN**  
**APPLICATION FOR**  
**CONDITIONAL USE PERMIT**  
Requirements Per Section 15.905  
Revised May 2012

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**1. APPLICANT INFORMATION**

APPLICANT: JCS AUTO REPAIR  
ADDRESS: 905 INDIANA AVE E-MAIL: Chester: ~~chester.croucha@gmail.com~~  
chestercrouch2@gmail.com  
PHONE: ( ) 920 287-9060 FAX NO. ( )

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

NAME OF PROPOSED/EXISTING BUSINESS: GAS STATION/OLD CARWASH

ADDRESS OF PROPERTY AFFECTED: 905 INDIANA AVE

LEGAL DESCRIPTION: \_\_\_\_\_

BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE: \_\_\_\_\_

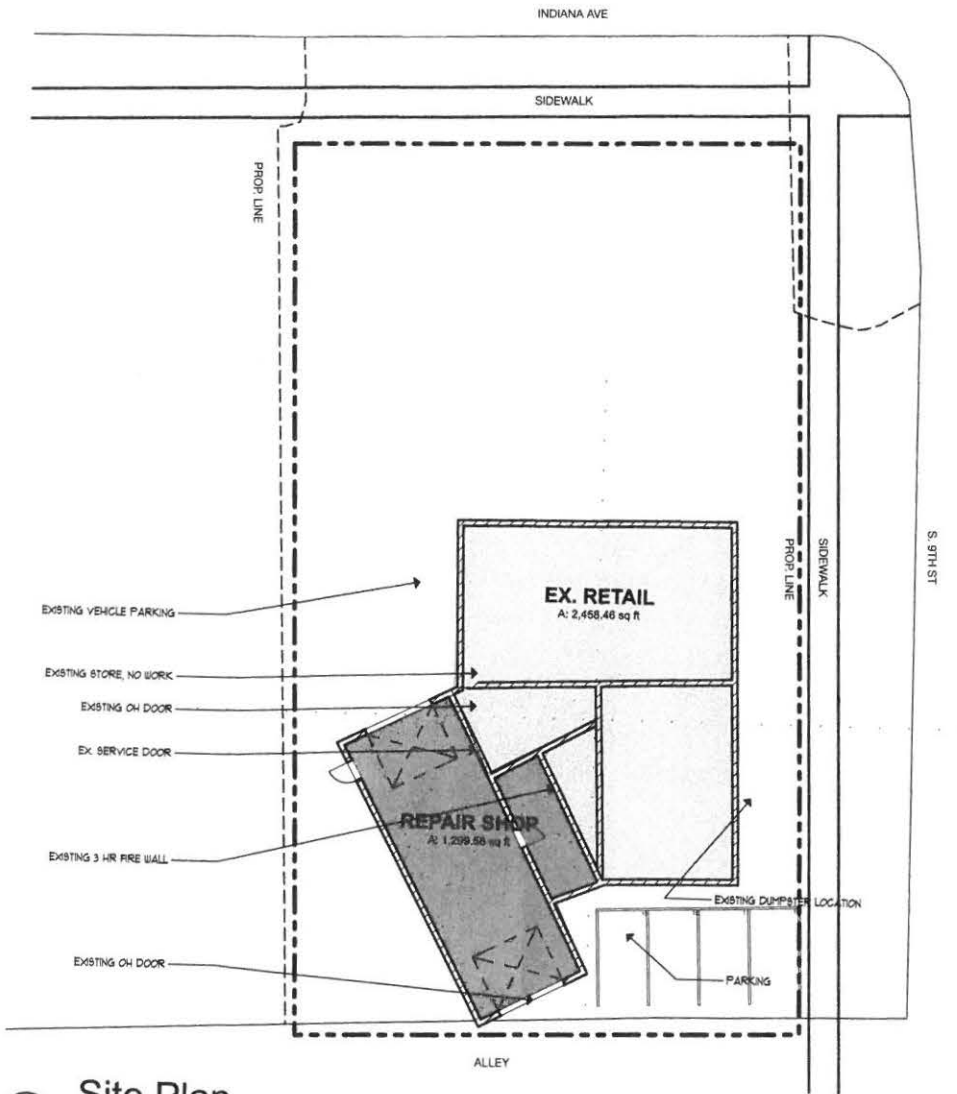
GAS STATION WITH UNUSED CAR WASH

DETAILED DESCRIPTION OF **PROPOSED** OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: \_\_\_\_\_

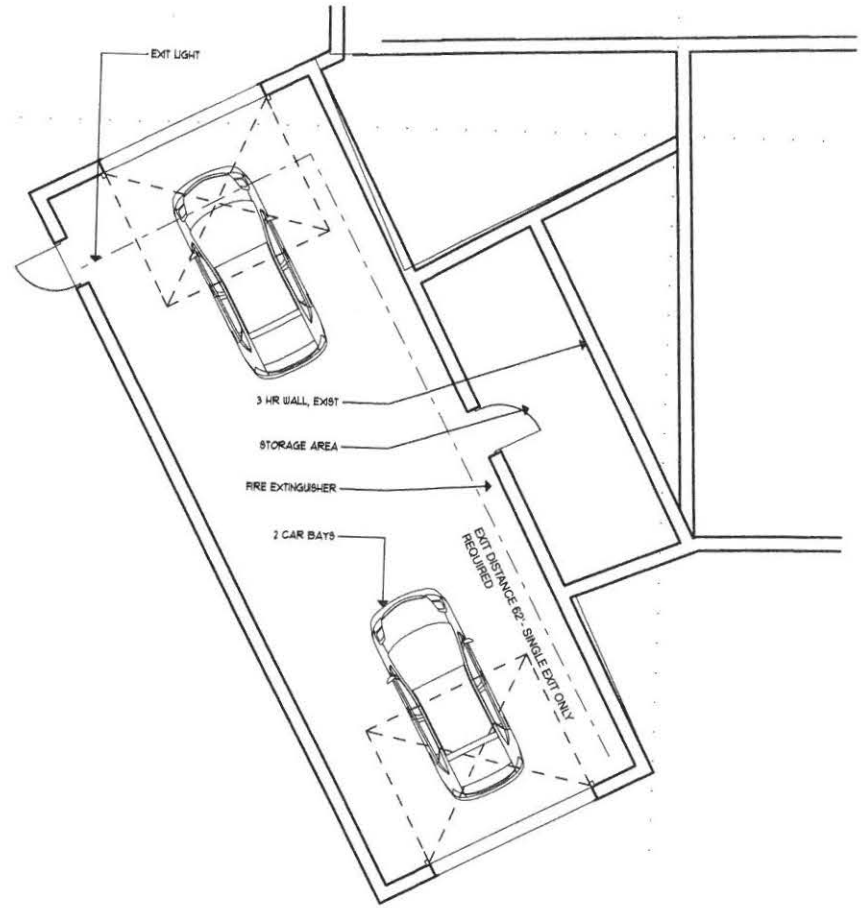
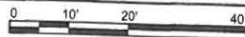
WE ARE PROPOSING A 1,300 SF REPAIR SHOP OUT OF THE EXISTING CAR WASH SPACE. THERE WILL BE TWO BAYS TO WORK ON CARS

BRIEF DESCRIPTION OF ALL REQUESTED VARIANCES FROM PROVISIONS OF THE ZONING ORDINANCE, WHICH ARE RELATED TO THE PROPOSED OPERATION OR USE: \_\_\_\_\_

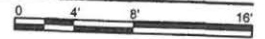
None



① Site Plan  
SCALE: 1" = 20'



② 1st Floor Plan  
SCALE: 1/8" = 1'-0"

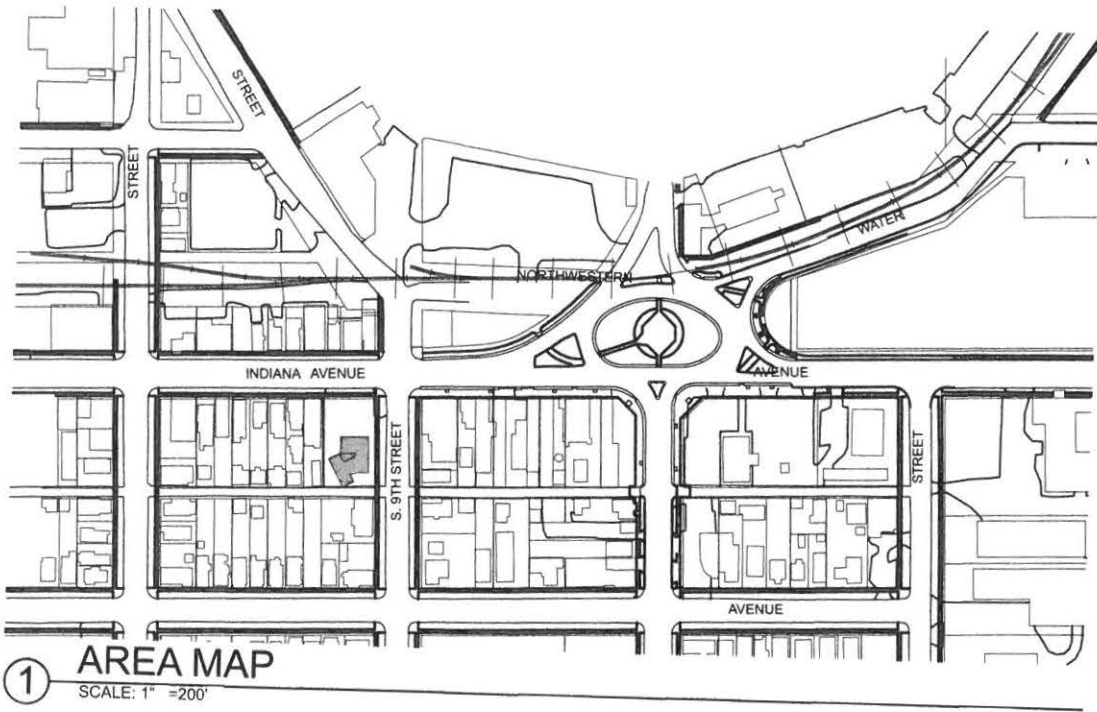


CHANGE OF USE for:  
**JCS AUTO**  
905 S. INDIANA AVE SHEBOYGAN WI 53081



ASPIRE ARCHITECTURE & DESIGN, LLC  
1416 N. 5th St. Sheboygan, WI 53081  
920-457-4884  
scott@aspirearchitects.com  
www.aspirearchitects.com

issue  
12.14.16  
rev.  
12.14.16  
08-046



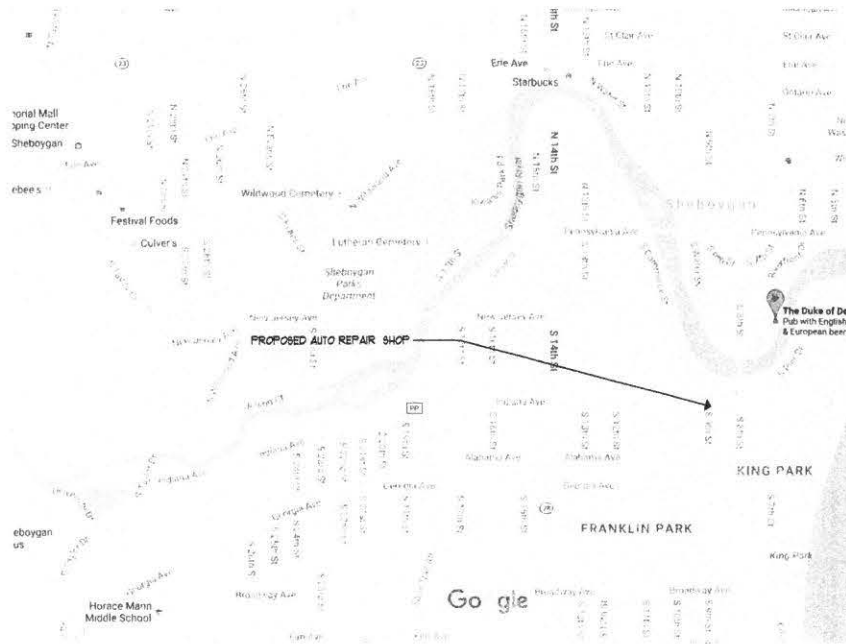
CHANGE OF USE for:  
**JCS AUTO**  
 905 S. INDIANA AVE SHEBOYGAN WI 53081



ASPIRE ARCHITECTURE & DESIGN, LLC  
 1416 N. 5th St. Sheboygan, WI 53081  
 920-457-4884  
 scott@aspirearchitects.com  
 www.aspirearchitects.com

issue  
 12.14.16  
 rev.  
 12.14.16  
 08-046

CHANGE OF USE FOR:  
**JCS AUTO**  
 905 S. INDIANA AVE  
 SHEBOYGAN, WI. 53081



SHEET INDEX	
ID	Name
A1.1	COVER PAGE
A1.2	AREA MAP
A1.3	FIRST FLOOR PLAN
A2.1	EAST ELEVATION
A3.1	BUILDING SECTION

BUILDING DATA	
ZONING	CENTRAL COMMERCIAL
REQUIRED SETBACK FRONT	0
PROVIDED SETBACK FRONT	N/A
REQUIRED SETBACK SIDE	0
PROVIDED SETBACK SIDE	N/A
REQUIRED SETBACK BACK	0
PROVIDED SETBACK BACK	N/A
BUILDING TYPE	IIB UNSPRINKLERED
BUILDING USE	S-1 VEHICLE REPAIR
ALLOWABLE AREA	
ALLOWABLE PROVIDED AREA	1,295
1ST FLOOR EXISTING	3,750 1ST FLOOR ADDITION
2ND FLOOR EXISTING	0 2ND FLOOR ADDITION
TOTAL EXISTING	3,750 TOTAL ADDITION
TOTAL BUILDING SIZE NEW	3,750

DESIGN LIVE LOADS			
ROOF LOADING		WIND LOADING	
LIVE LOADING	20 psf	BASIC WIND SPD. (3 sec gust)	20 psf
GROUND SNOW LOAD (Pg)	40 psf	EXPOSURE CATEGORY	1
ROOF SLOPE FACTOR (Cs)	1.0	EXPOSURE FACTOR (Cw)	1.0
EXPOSURE FACTOR (Ce)	1.0	IMPORTANCE FACTOR (Iw)	1.0
IMPORTANCE FACTOR (Ie)	1.0	NET LAT. ON END ZONE WALLS	1.0
THERMAL FACTOR (Ct)	1.1	NET LAT. ON INT. ZONE WALLS	1.0
ROOF SNOW LOAD (Pt)	31 psf		
DRIFT LOAD	20 psf	EARTHQUAKE	
		SITE CLASS	D
		IMPORTANCE FACTOR (Iw)	1.0
		SEISMIC USE GROUP CATEGORY	1.0
FLOOR LOADING	100 psf	SEISMIC DESIGN CATEGORY	A
LOADING		LATERAL EARTH PRESSURE	1.0



CHANGE OF USE for:  
**JCS AUTO**  
 905 S. INDIANA AVE SHEBOYGAN WI 53081

ASPIRE ARCHITECTURE & DESIGN  
 ASPIRE ARCHITECTURE & DESIGN, LLC  
 1416 N. 5th St. Sheboygan, WI. 53081  
 920-457-4884  
 scott@aspirearchitects.com  
 www.aspirearchitects.com



issue  
 12.14.16  
 rev.  
 12.14.16  
 08-046





PARCEL NO. 513560  
MAP NO. 27 153 008  
ZONING CLASSIFICATION: NC

Office Use Only  
APPLICATION/FILE NO. \_\_\_\_\_  
REVIEW DATE: 1/10/17

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

**CITY OF SHEBOYGAN  
APPLICATION FOR  
CONDITIONAL USE PERMIT**  
Requirements Per Section 15.905  
Revised May 2012

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**1. APPLICANT INFORMATION**

APPLICANT: Nyhuis Enterprises, LLC (Kevin Nyhuis)  
ADDRESS: 442 Forest Blvd., Sheboygan Falls, WI 53085 E-MAIL: \_\_\_\_\_  
PHONE: ( 920 ) 207-6560 FAX NO. ( )

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

NAME OF PROPOSED/EXISTING BUSINESS: Color Wheel/Nyhuis Enterprises  
ADDRESS OF PROPERTY AFFECTED: 2224 Indiana Avenue  
LEGAL DESCRIPTION: \_\_\_\_\_

BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE: Vacant Land

DETAILED DESCRIPTION OF **PROPOSED** OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: New 1,380 SF two-tenant commercial building. Front Unit: office or retail; Rear Unit: retail/workshop.

BRIEF DESCRIPTION OF ALL REQUESTED VARIANCES FROM PROVISIONS OF THE ZONING ORDINANCE, WHICH ARE RELATED TO THE PROPOSED OPERATION OR USE: We request variances for a reduced rear lot line setback (10' required) and for reduced landscaping of 72 points (128 points required) The size of the lot makes it difficult to comply with the setback requirements and to find sufficient space for landscape plantings.

## NARRATIVE DESCRIPTION

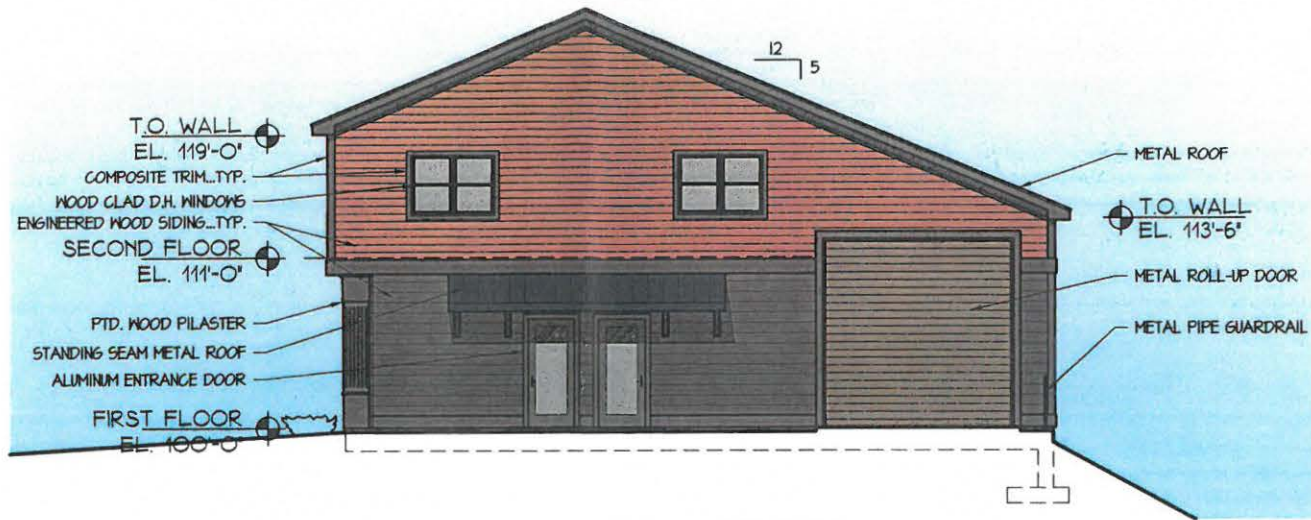
New Commercial Building  
Nyhuis Enterprises, LLC (Mr. & Mrs. Kevin Nyhuis)  
2224 Indiana Avenue  
Sheboygan, Wisconsin

Nyhuis Enterprises is proposing to construct a new 1,380 SF building at this vacant site on Indiana Avenue. The building will be designed to house two tenants. The front portion will be a rental office or retail unit of approximately 550 SF. The rear portion will be a retail/workshop unit of approx. 830 SF, with a partial second floor of approx. 700 SF. This space will be occupied by the owners' business, The Color Wheel, currently operated out of their home.

The Color Wheel designs, creates, customizes and sells various pieces of furniture, cabinetry, and works of art using wood, metal, glass, ceramic, stone tile, etc. In addition, the business restores and repurposes previously owned pieces for resale.

Besides the owners, 1-3 additional future employees are anticipated, subject to work load and required store hours.

The new two-story building will be designed in size and scale so as to fit in with the combined residential/commercial buildings along Indiana Avenue. The first floor street side windows will be storefront style, while the second floor windows will be double-hung with a residential look. The building will be clad with horizontal siding and wide trim boards. The roofing will be metal.



**EAST ELEVATION**

SCALE 1/8" = 1'-0"

**MATERIAL COLORS:**

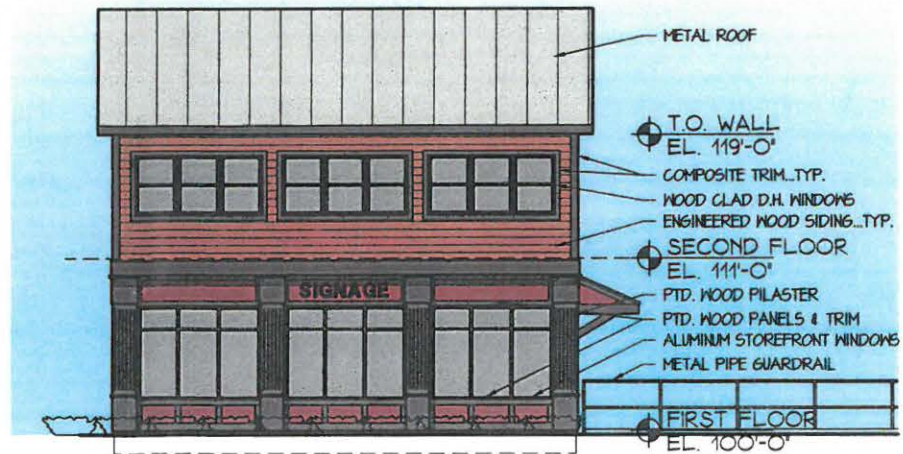
ENGINEERED WOOD SIDING IS NOVIK BRAND. COLOR NUMBERS SPECIFIED BELOW REFER TO NOVIK COLOR NUMBERS.

FIRST FLOOR SIDING AND TRIM: #667 BROWN  
 SECOND FLOOR SIDING: #652 RED AMBER  
 SIGN BOARD AND PANEL ACCENTS: #676 COLONIAL RED

ALUMINUM STOREFRONT WINDOW AND ENTRANCE DOORS BASIS OF DESIGN IS KAHNEER 451T WITH MEDIUM BRONZE FINISH.

METAL ROLL-UP DOOR PAINTED MEDIUM BRONZE.

SECOND FLOOR WINDOWS CLAD WOOD FINISH WILL MATCH FIRST FLOOR SIDING AND TRIM COLOR #667 BROWN.



**SOUTH ELEVATION**

SCALE 1/8" = 1'-0"

NO.	REVISIONS	DATE

**LJM Architects**  
 813 Riverfront Drive  
 Sheboygan, WI 53081  
 Phone (920) 458-4800 Fax (920) 458-1486

COMMERCIAL BUILDING FOR:  
**NYHUIS ENTERPRISES**  
 2224 INDIANA AVENUE  
 SHEBOYGAN, WISCONSIN 53081

SHEET TITLE

DRAWN BY  
 DP

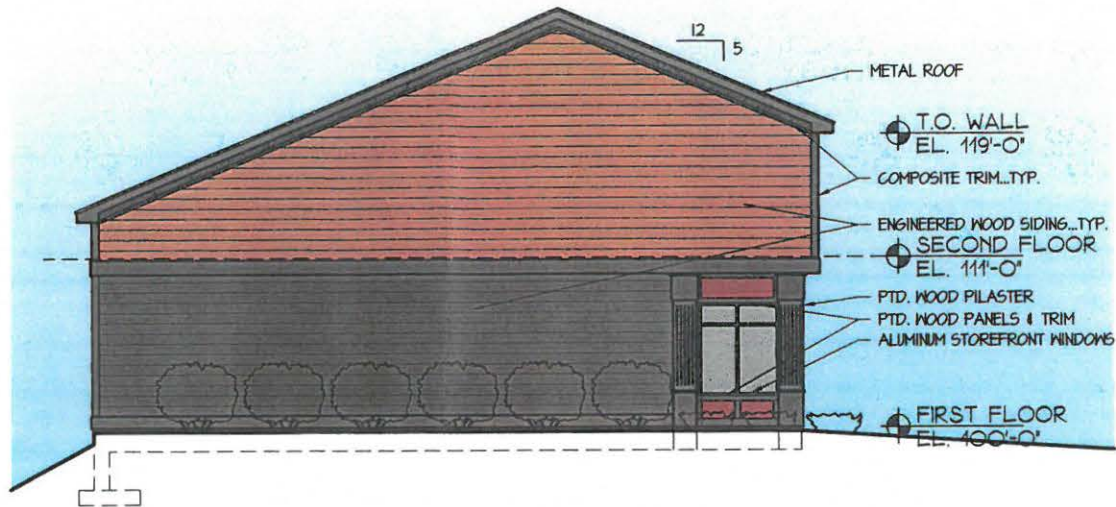
CHECKED BY  
 EJ

DATE  
 12-28-16

PROJECT NO.  
 1672

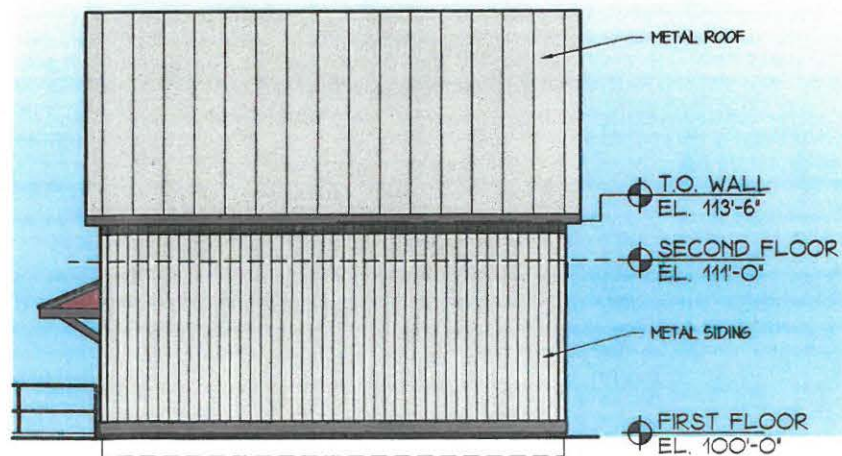
SHEET NO.

**A3**



### WEST ELEVATION

SCALE 1/8" = 1'-0"



### NORTH ELEVATION

SCALE 1/8" = 1'-0"

#### MATERIAL COLORS:

ENGINEERED WOOD SIDING IS NOVIK BRAND. COLOR NUMBERS SPECIFIED BELOW REFER TO NOVIK COLOR NUMBERS.

FIRST FLOOR SIDING AND TRIM: #667 BROWN  
 SECOND FLOOR SIDING: #652 RED AMBER  
 SIGN BOARD AND PANEL ACCENTS: #676 COLONIAL RED

ALUMINUM STOREFRONT WINDOW AND ENTRANCE DOORS BASIS OF DESIGN IS KAWNEER 451T WITH MEDIUM BRONZE FINISH.

METAL ROLL-UP DOOR PAINTED MEDIUM BRONZE.

SECOND FLOOR WINDOWS CLAD WOOD FINISH WILL MATCH FIRST FLOOR SIDING AND TRIM COLOR #667 BROWN.

NO.	REVISIONS	DATE

**LJM Architects**  
 813 Riverfront Drive Sheboygan, WI 53081  
 Phone (920) 458-4900 Fax (920) 458-1465

COMMERCIAL BUILDING FOR:  
 NYHUS ENTERPRISES  
 2224 INDIANA AVENUE  
 SHEBOYGAN, WISCONSIN 53081

SHEET TITLE

DRAWN BY  
DD

CHECKED BY  
CJ

DATE  
12-28-16

PROJECT NO.  
1672

SHEET NO.

**A3.1**



# NYHUIS ENTERPRISES EXISTING CONDITIONS PHOTOS



LOOKING NORTH

# NYHUIS ENTERPRISES EXISTING CONDITIONS PHOTOS



NEIGHBORING BUILDING ON THE WEST...LOOKING NORTH

# NYHUIS ENTERPRISES EXISTING CONDITIONS PHOTOS



LOOKING NORTH

# NYHUIS ENTERPRISES EXISTING CONDITIONS PHOTOS



NEIGHBORING BUILDING TO THE EAST...LOOKING NORTH

# NYHUIS ENTERPRISES EXISTING CONDITIONS PHOTOS



LOOKING NORTH



PARCEL NO. 423871  
MAP NO. \_\_\_\_\_  
ZONING CLASSIFICATION: SI

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**1. APPLICANT INFORMATION**

APPLICANT: NEMAK  
ADDRESS: 3101 S. TAYLOR DR. E-MAIL: Jason.Andrews@NEMAK.com  
PHONE: (920) 458-7724 FAX NO. (920) 458-0140

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

NAME OF PROPOSED/EXISTING BUSINESS: CNC LINE ADDITION  
ADDRESS OF PROPERTY AFFECTED: 3101 S. TAYLOR DR.  
LEGAL DESCRIPTION: \_\_\_\_\_

BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE: AUTOMOTIVE  
PARTS MANUFACTURING

DETAILED DESCRIPTION OF **PROPOSED** OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: NO CHANGE TO EXISTING USE -  
ADDITION IS FOR CNC MILLING EQUIPMENT

BRIEF DESCRIPTION OF ALL REQUESTED VARIANCES FROM PROVISIONS OF THE ZONING ORDINANCE, WHICH ARE RELATED TO THE PROPOSED OPERATION OR USE: REQUEST VARIANCE FOR FOUNDATION PUNTINGS  
RELOCATION



December 27, 2016

City of Sheboygan  
Steve Sokolowski, Manager of Planning and Zoning  
828 Center Ave Suite 104  
Sheboygan, WI 53081

Re: Nemak Conditional Use  
Hamann Construction – Magna Expansion  
McM. No. H0032-9-16-00892

Dear Mr. Sokolowski,

Nemak is proposing an 11,780 SF expansion to their existing facility located at 3101 S. Taylor Drive in the City of Sheboygan. The building addition will be constructed on the East side of the existing plant facing the Neighboring Wigwam Property. The addition is to house new CNC milling lines concurrent with the existing manufacturing use of the existing building.

The existing building, including the addition, is being designed as an unlimited area building per the current 2009 IBC Building code Section 507 and Wisconsin Amendments per Comm 62.0702. The unlimited area requirement states that the building must be fully sprinklered, limited to one or two stories with no basement, and have 60'-0" clear space around the entire perimeter of the building. Nemak can obtain the clear space requirement per Comm 62.0702 by entering into a no build easement agreement with the neighboring properties to the North and East. Documentation of the agreements will be provided to the city.

The purpose of the conditional use/variance is for the relocation of required foundation plantings from the proposed addition side of the building to the Taylor Drive side of the property where the plantings will not be in a drive/access way and will add to the existing green space along Taylor Drive.

Thank you for your time and consideration.

Respectfully,

McMAHON

A handwritten signature in blue ink, appearing to read "Michael A. Martin".

Michael A. Martin AIA  
Architect

MAM:lam

December 27<sup>th</sup> 2016

Steve Sokolowski

Manager of Planning and Zoning City of Sheboygan

828 Center Ave Suite 104

Sheboygan WI,

RE: Nematik Architectural Review

Mr. Sokolowski

Nematik is proposing a 11,780 SF expansion to their existing facility located at 3101 S. Taylor Drive in the City of Sheboygan. The building addition will be constructed on the East side of the existing plant facing the Neighboring Wigwam Property. The proposed addition will be constructed using a conventional steel frame similar to the existing plant. The exterior will have prefinished metal panel siding with colors complementary to the existing metal panel and precast concrete panels on the East side of the building. We are proposing to follow the "Earth Tone" color scheme already present on the building with a Tan siding and a Brown mansard to match the existing. We have also added Brown accent panels to carry a vertical element similar to the existing louvers in the precast panels.

Other buildings nearby have similar schemes: Wigwam is constructed of precast panels and includes a metal mansard and the neighboring properties to the North are pre-engineered structures with metal panel siding.

Thank you for your time and consideration.

Michael A. Martin AIA

# WIGWAM

December 27, 2016

To: Hamann Construction

CC: Nematik Corporation ; City of Sheboygan

From: Christopher Chesebro, Director of Operations

RE: Letter of Intent

---

Nematik and Wigwam Mills presently have a verbal agreement to allow a no build easement on the West side of Wigwam's property. The no build easement will satisfy the 60' of open space required for the Nematik building to be considered an unlimited area building by the building code.

Official documentation to follow at a later date.

Sincerely,



Christopher Chesebro



**Ivars USA, Inc.**  
2803 S Taylor Dr.  
Sheboygan WI 53081

December 27, 2016

Christopher Konzak  
Nemak  
3101 S. Taylor Drive  
Sheboygan, WI 53082

RE: Easement

Dear Chris,

Nemak and IVARS USA presently have a verbal agreement to allow a no build easement on IVARS USA's property. The no build easement will satisfy the 60' of open space required for the Nemak building to be considered an unlimited area building by the building code.

We will await the official documentation to be presented at a later date.

Sincerely Yours,

A handwritten signature in blue ink that reads "Gerald L. Vetter".

Gerald L. Vetter  
President  
Ivars USA







GENERAL DOOR & WINDOW NOTES

- ALL DOOR HARDWARE SHALL BE CAPABLE OF OPERATION IN THE USE OF ONE (1) HAND AND SHALL NOT REQUIRE TIGHT PULLING OR TWISTING OF WRIST TO OPERATE. THRESHOLD LEADED TO ARE PRESCRIBED UNLESS OTHERWISE NOTED. IF HARDWARE IS ACCEPTABLE, DOOR THRESHOLDS SHALL NOT EXCEED ONE (1) INCH (1") IN HEIGHT AND SHALL HAVE 1/2" RADIUS. DOOR CLOSERS SHALL MEET THE FORCE AND SLEEP PERIOD REQUIREMENTS.
- SEE SPECIFICATIONS FOR DOOR HARDWARE DESCRIPTIONS.
- SEE STRUCTURAL FOR LIMITS, SCHEDULES.
- FIELD VERIFY ALL DIMENSIONS OF EXISTING OPENINGS AND/OR EXISTING FRAMES THAT WILL BE UTILIZED BY THE NEW FRAMES OR DOORS PRIOR TO FABRICATION OR GROUP DRAWING SUBMITTALS.
- ALL GLASS TO BE TEMPERED SAFETY GLASS.

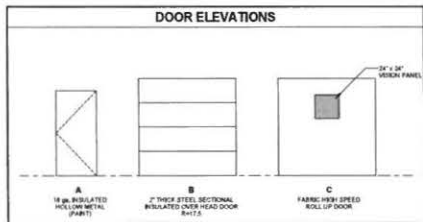
DOOR SCHEDULE									
DOOR NUMBER	LEAF	PANEL	OPENING SIZE		DOOR TYPE	FRAME TYPE	HARDWARE SET	DETAILS	COMMENTS
	QTY	WIDTH	HEIGHT	THICKNESS					
100A	1	7'-0"	7'-0"	1-3/4"	A	HMT	GROUP 1		
100B	1	7'-0"	7'-0"	1-3/4"	A	HMT	GROUP 1		
100C	1	7'-0"	7'-0"	1-3/4"	A	HMT	GROUP 1		
100D	1	8'-0"	19'-0"	2"	B	HMT			
100E	1	8'-0"	19'-0"	2"	B	HMT			
100F	1	12'-0"	12'-0"	2"	C	HMT			

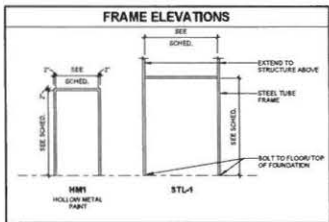
HARDWARE GROUPS	
GROUP #1: ENTRANCE	GROUP #2: STORAGE
1 1/2 PR HINGES	1 1/2 PR HINGES
1 LOCKSET - ENTRANCE	1 LOCKSET - STORAGE
1 CLOSER	1 SICK PLATE
1 THRESHOLD	1 SICK PLATE
1 SET TWO (2) STRIPPINGS	1 CLOSER
1 SICK PLATE	
1 SWEEP	

NOTE: VERIFY LOCKSETS AND FUNCTIONS WITH OWNER ON SITE.

DOOR ELEVATIONS



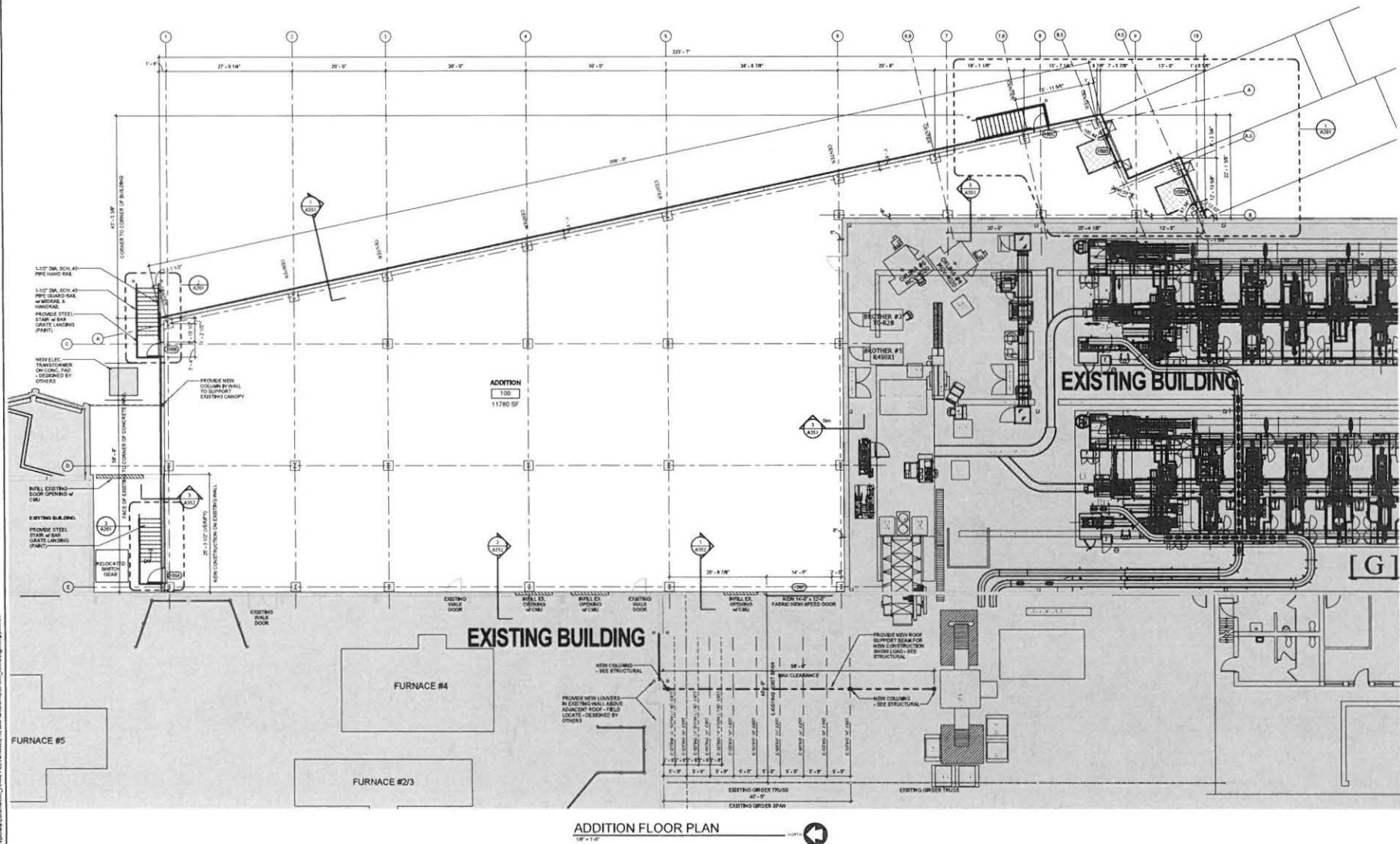
FRAME ELEVATIONS



GENERAL PLAN NOTES

- DO NOT SCALE FROM DRAWINGS. BRING ANY DISCREPANCIES TO THE ARCHITECT'S ATTENTION IMMEDIATELY.
- COORDINATE LOCATIONS AND QUANTITIES OF WORK WITH MECHANICAL, ELECTRICAL AND PLUMBING CONTRACTORS.
- ALL UNBRIDGES ARE CLEAR FROM THE FACE OF FINISHED WALL/PARTITION TO FACE OF FINISHED WALL/PARTITION OR FACE OF EXISTING WALLS ACTUAL FACE.
- ALL PIPING, CONDUIT AND RELATED MECHANICAL AND ELECTRICAL ITEMS SHALL BE CONCEALED WITHIN OPTIMUM ROOMS/CLUSTERS AS REQUIRED IN FINISHED AREAS UNLESS OTHERWISE SPECIFIED OR NOTED OTHERWISE.
- PROVIDE METAL PLATE BRACING AND/OR TREATED WOOD BRACING IN WALLS/VARIABLE WALL-MOUNTED EQUIPMENT IS SHOWN ON PLANS OF ELECTRICAL, LOW-VOLTAGE AND OTHER WITH ACTUAL EQUIPMENT.
- SEE SHEET A-11 FOR LIFE SAFETY PLAN.

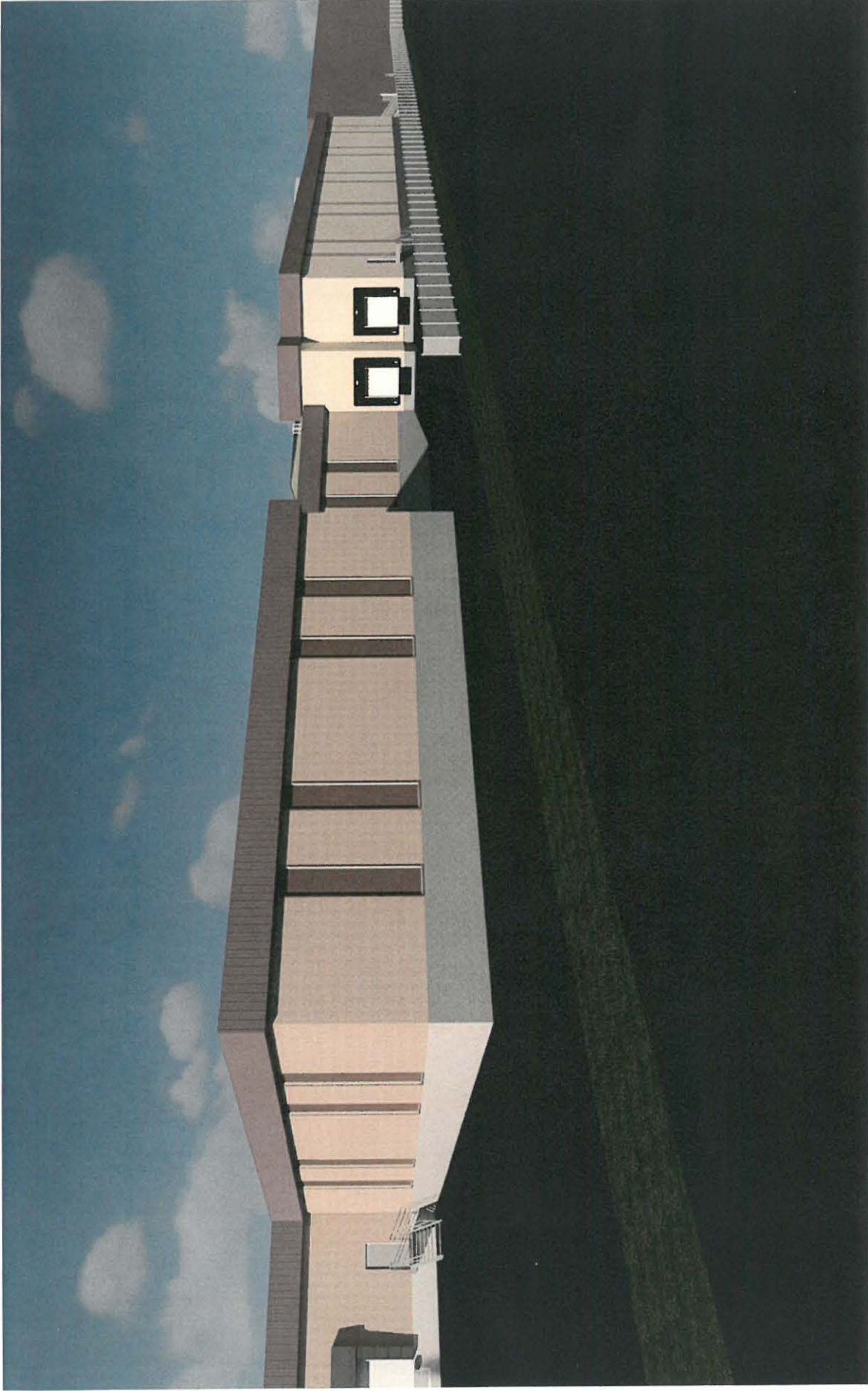
**McMAHON**  
 ARCHITECTS  
 1400 BROADWAY, SUITE 1000  
 SEASIDE, NJ 08086  
 TEL: 908.426.1000 FAX: 908.426.1001  
 WWW.McMAHONARCHITECTS.COM



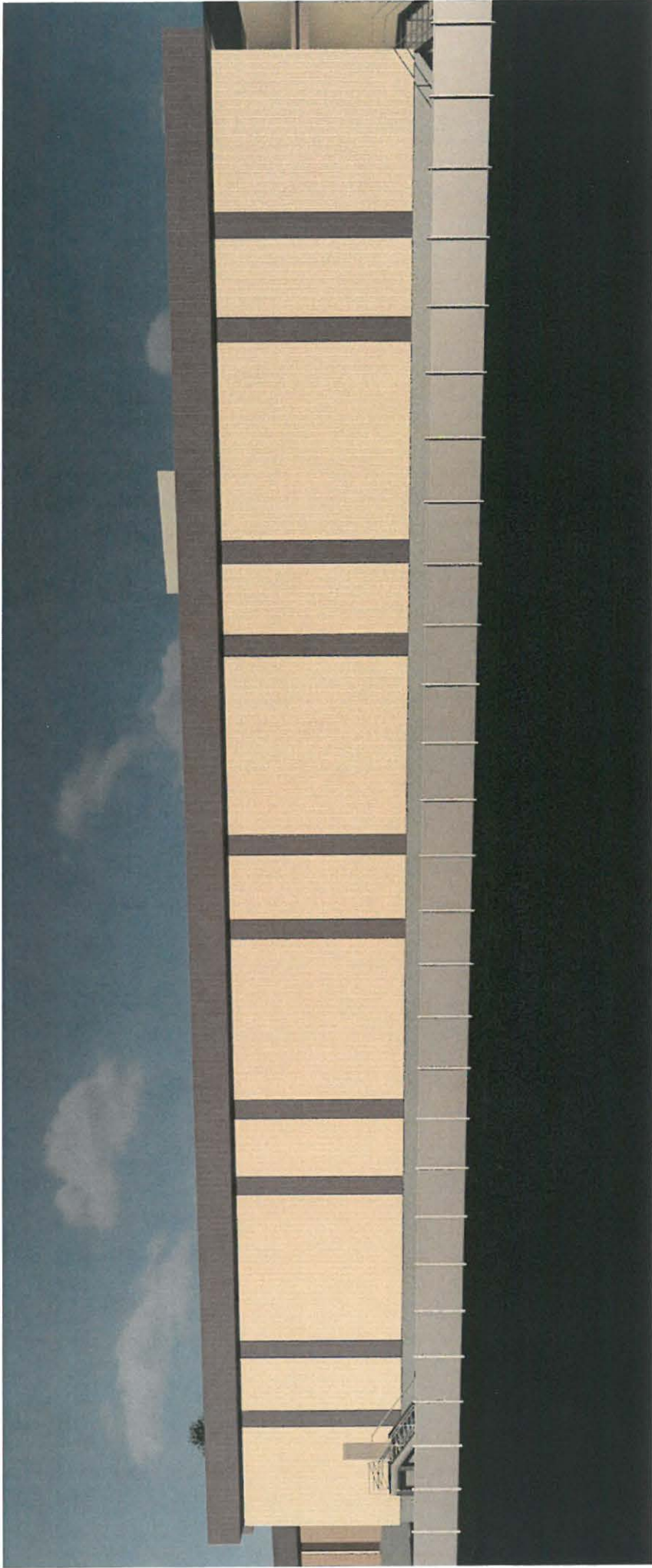
PRELIMINARY - NOT FOR CONSTRUCTION

NEMAK - MAGMA EXPANSION  
 HAMANN CONSTRUCTION SHEBOYGAN, WI  
 ADDITION FLOOR PLAN

DESIGNED BY: [ ]  
 DRAWN BY: [ ]  
 PROJECT NO.: [ ]  
 PROJECT NAME: [ ]  
 DATE: [ ]

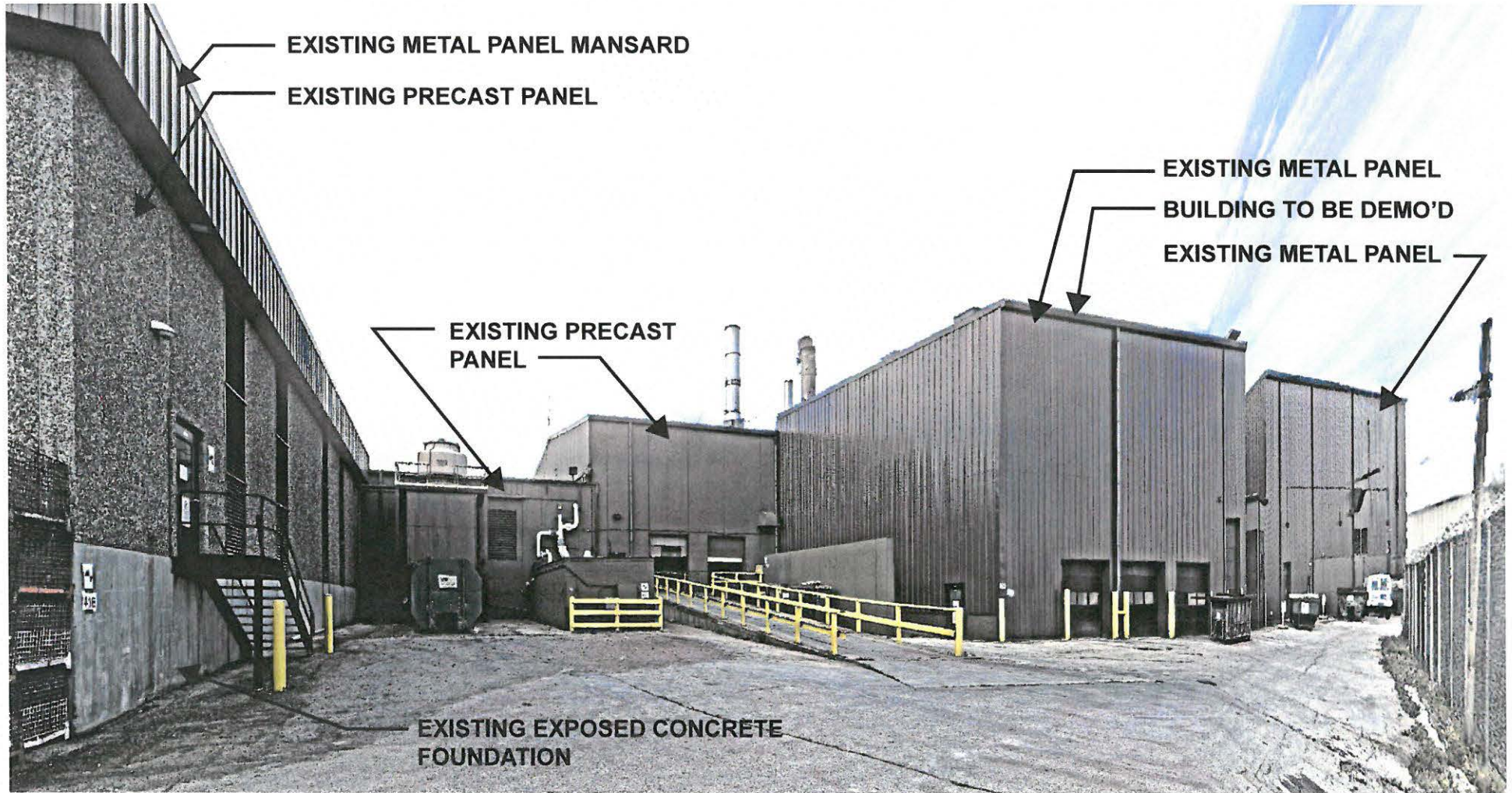


VIEW FROM CROCKER AVENUE



EAST ELEVATION

# EXISTING BUILDING MATERIALS

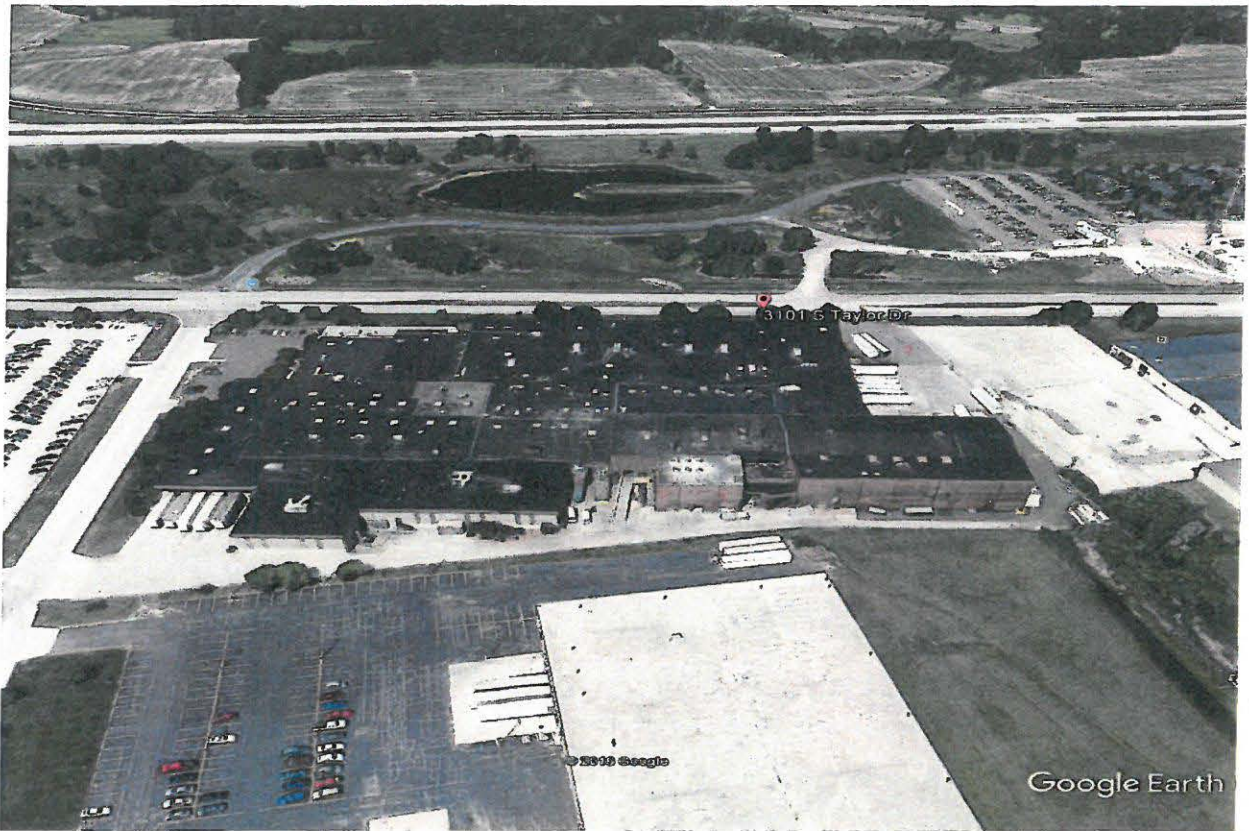


**VIEW FROM CROCKER AVE.**



**VIEW FROM CROCKER AVE.**





3.5

~~11~~  
R. O. No. 184 - 16 - 17. By CITY CLERK. December 19, 2016.

Submitting a communication from Aaron Sloma, Viand Hospitality, LLC, proposing a change in the dumpster location at 705 Riverfront Dr. to the west of the Parker John building into two existing parking stalls.

*City Hall*

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City Clerk



6.2

Gen. Ord. No. 33 - 16 - 17. By Alderpersons Donohue and Hou-Seye.  
December 19, 2016.

AN ORDINANCE granting Viand Hospitality, LLC, its successors and assigns, the privilege of encroaching upon described portions of Riverfront Dr. right-of-way located at 705 Riverfront Dr. in the City of Sheboygan for the purpose of constructing and maintaining a dumpster enclosure.

THE COMMON COUNCIL OF THE CITY OF SHEBOYGAN DO ORDAIN AS FOLLOWS:

Section 1. Subject to the terms and conditions contained herein, Viand Hospitality, LLC, its successors and assigns, is hereby granted the privilege of encroaching on Riverfront Dr. right-of-way, being adjacent to part of Lot 7, Blk. 206, of the Original Plat, City of Sheboygan, for the purpose of constructing and maintaining a dumpster enclosure, in accordance with the sketch attached hereto and made a part hereof:

ENCROACHMENT DESCRIPTION  
FOR DUMPSTER ENCLOSURE

PART OF LOT 7, BLOCK 206 OF THE ORIGINAL PLAT OF THE CITY OF SHEBOYGAN AND  
PART OF THE RIVERFRONT DRIVE RIGHT OF WAY,  
LOCATED IN THE SE 1/4 OF THE SW 1/4 OF SECTION 23, T15N - R23E,  
CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN

Part of Lot 7 of Block 206 of the Original Plat of the City of Sheboygan and part of the Riverfront Drive Right of Way, located in the Southeast 1/4 of the Southwest 1/4 of Section 23, Town 15 North, Range 23 East, City of Sheboygan, Sheboygan County, Wisconsin and being more particularly described as follows:

Commencing at the Southeast Corner of the Southwest 1/4 of said Section 23, thence  
North 89°37'08" West along the South line of said Southwest 1/4 a distance of 432.30 feet;  
thence North 00°22'52" East a distance of 337.26 feet to the Point of Beginning for this description;  
thence North 03°00'47" East a distance of 18.00 feet;  
thence South 86°02'10" East a distance of 17.00 feet;  
thence South 03°00'47" West a distance of 18.00 feet;  
thence North 86°02'10" West a distance of 17.00 feet to the Point of Beginning.

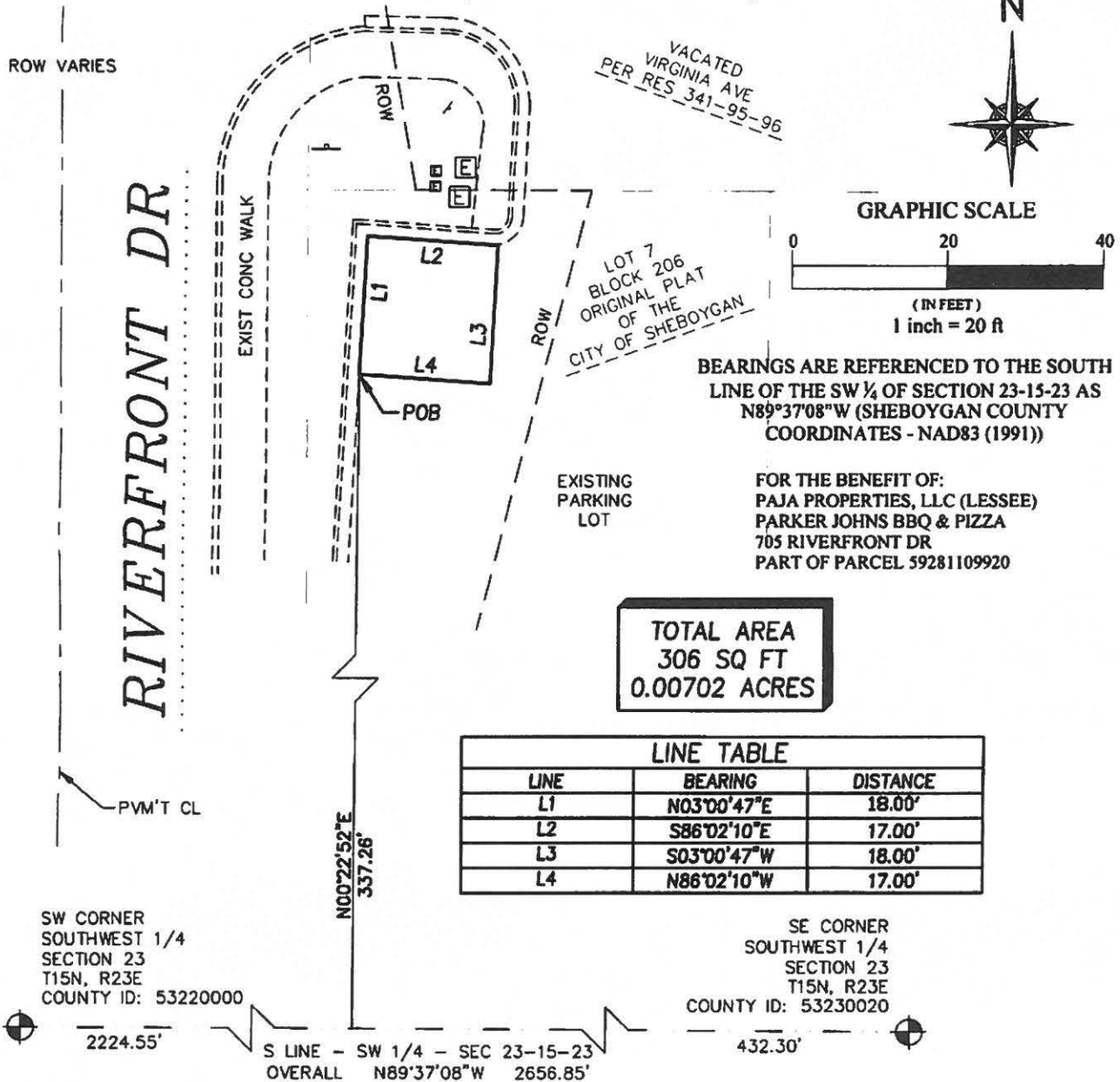
City Plan

# EXHIBIT A

## ENCROACHMENT MAP

### FOR DUMPSTER ENCLOSURE

PART OF LOT 7, BLOCK 206 OF THE ORIGINAL PLAT OF THE CITY OF SHEBOYGAN  
AND PART OF THE RIVERFRONT DRIVE RIGHT OF WAY,  
LOCATED IN THE SE 1/4 OF THE SW 1/4 OF SECTION 23, T15N - R23E,  
CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN



MAP PREPARED BY: MICHAEL P. BORN, PLS      DATED: 12/12/16

City of Sheboygan

spirit on the lake

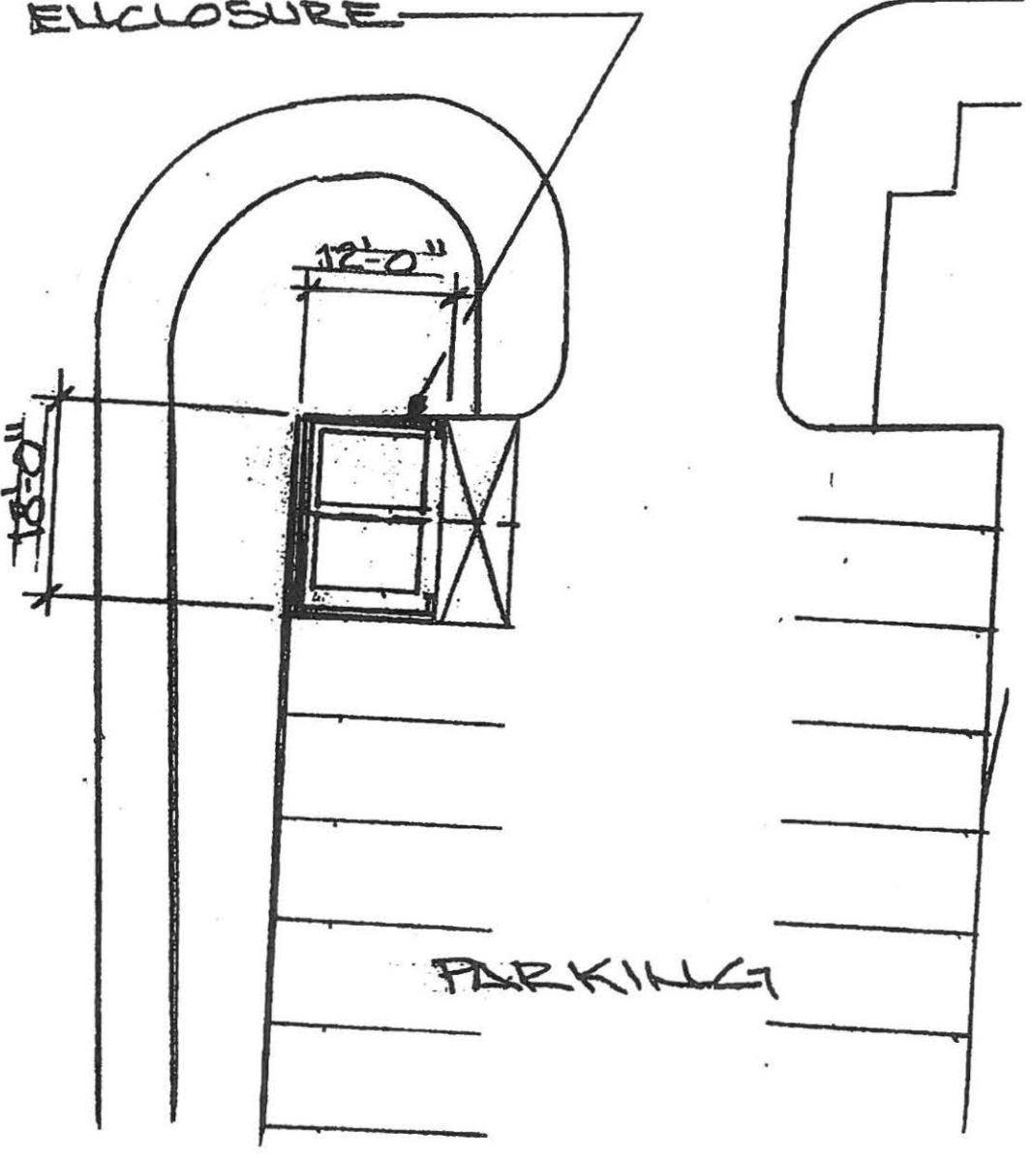
Department of Public Works  
Engineering Division  
City of Sheboygan, Wisconsin  
Phone: 920-459-3394  
Fax: 920-459-0227

**LEGEND**

⊕ RECORDED SHEBOYGAN COUNTY MONUMENT

DUMPSTER  
ENCLOSURE

RIVERFRONT DRIVE

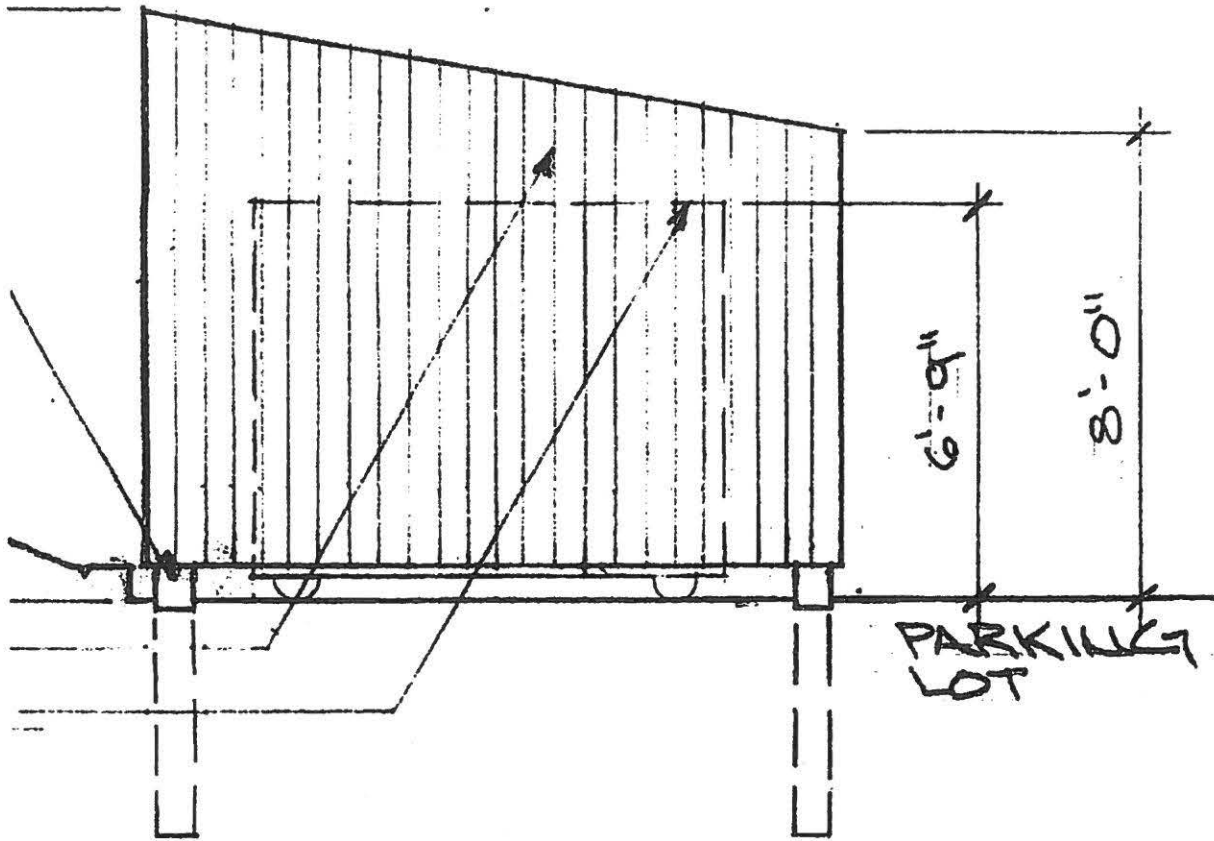


PARKING

NORTH



SITE PLAN  
SCALE: 1" = 20'-0"



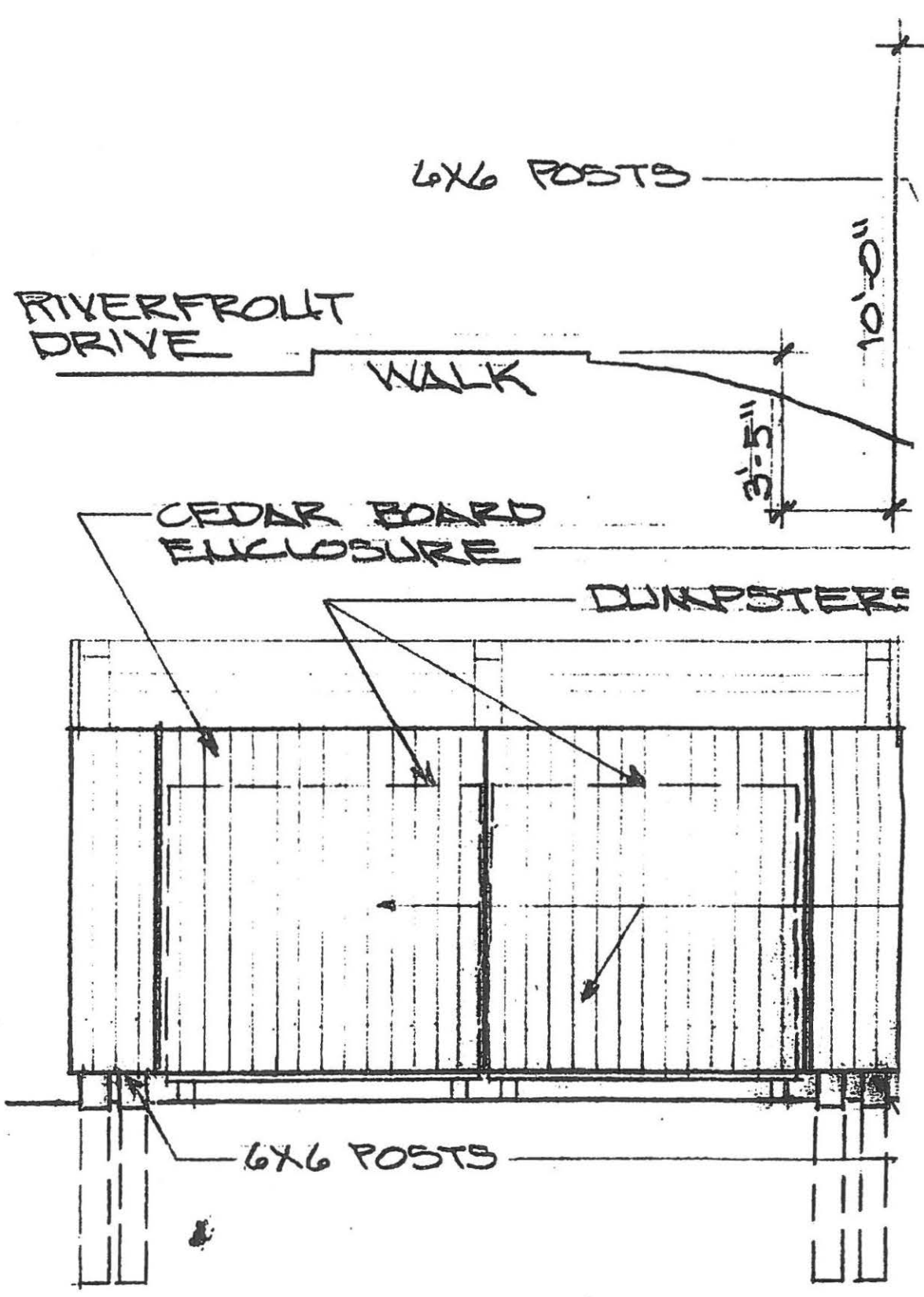
SOUTH ELEVATION

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

- GATES

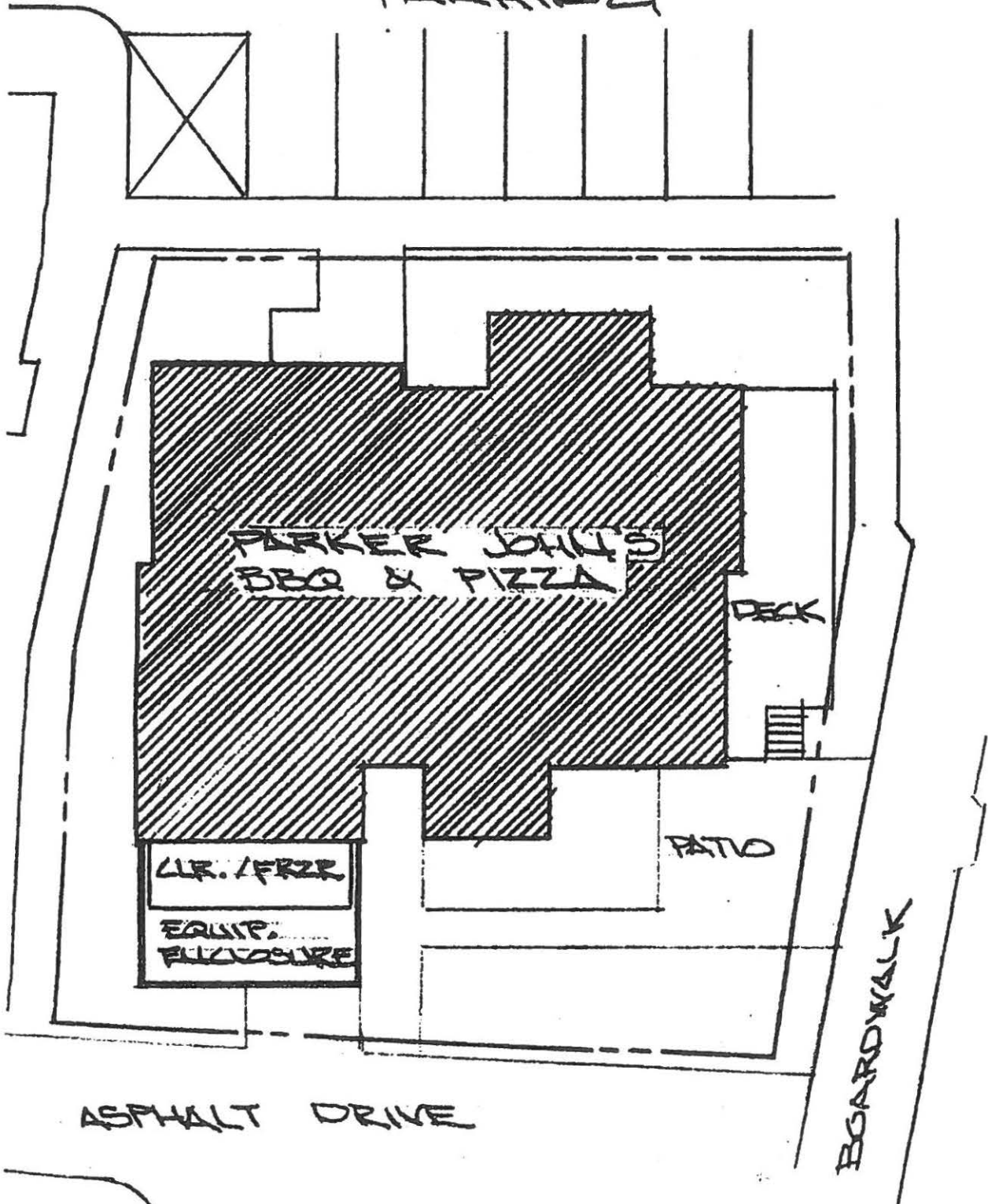
DUMPSTER  
ENCLOSURE

BARBER JOHN'S - RIVERFRONT  
SHEBOYGAN, WISCONSIN  
SKA Architectural, LLC 9/8/16



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

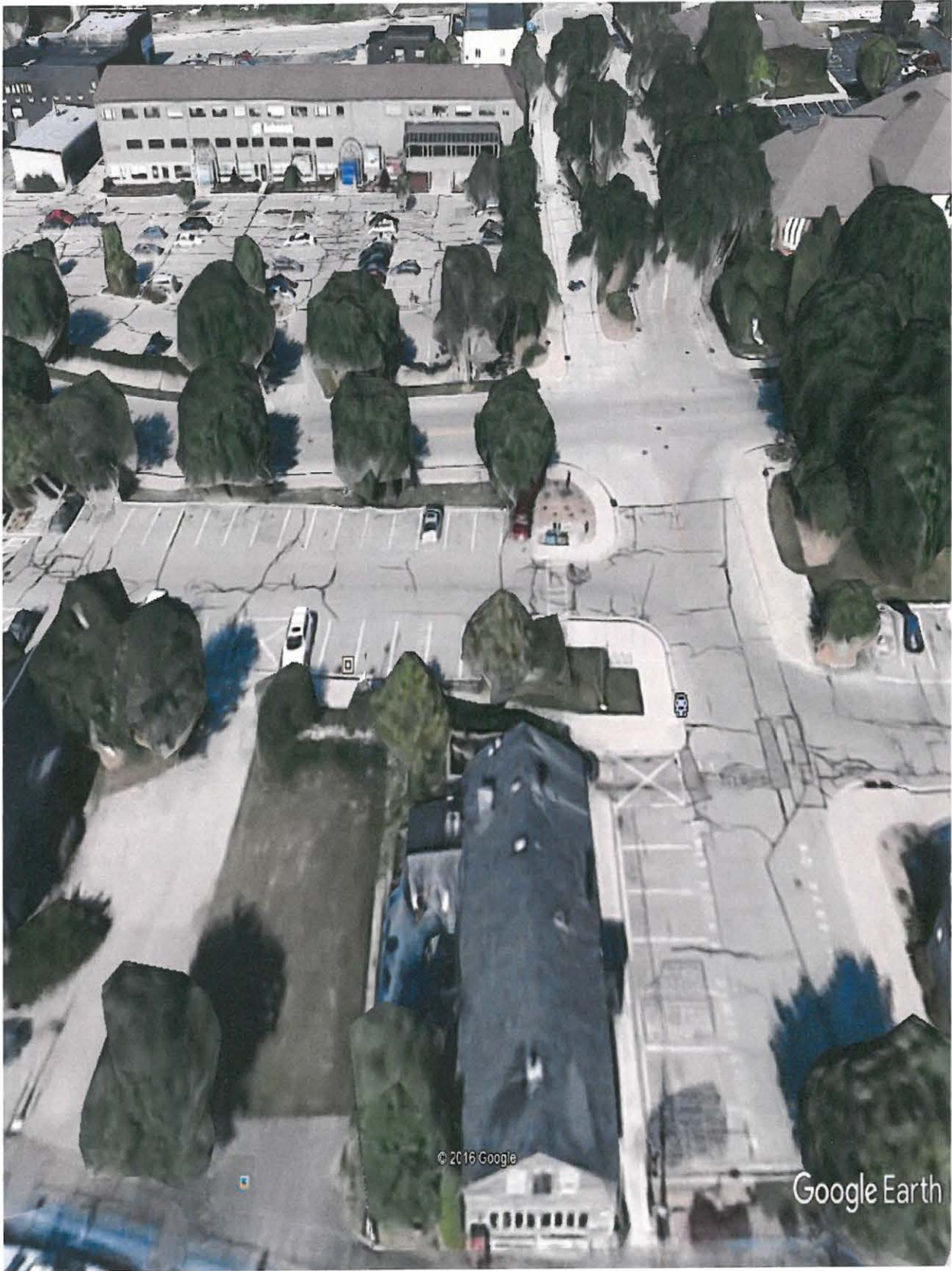
PARKING



PARKER JUHL'S - RIVERFRONT  
SHEBOYGAN, WISCONSIN

GKA Architectural, LLC

9/8/16



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