

*****ATTACHMENTS*****

PARCEL NO. 427430
MAP NO. 34-228-008
ZONING CLASSIFICATION: MR-8

Office Use Only
APPLICATION/FILE NO. _____
REVIEW DATE: 11/29/16

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

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: RLO Sign Inc.
ADDRESS: 1030 Ontario Ave. E-MAIL: katie@rlosign.com
PHONE: (920) 457-6602 FAX NO. (920) 457-2399

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: St. Pauls UCC
ADDRESS OF PROPERTY AFFECTED: 2114 Wedemeyer St., Sheboygan, WI 53081
LEGAL DESCRIPTION: Church

BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE: To establish in the
community a Christian Congregation for worship.

DETAILED DESCRIPTION OF **PROPOSED** OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: To replace existing church sign with upgraded sign.

BRIEF DESCRIPTION OF ALL REQUESTED VARIANCES FROM PROVISIONS OF THE ZONING ORDINANCE, WHICH ARE RELATED TO THE PROPOSED OPERATION OR USE: The church would like to remove their existing sign and put an updated sign
in it's place.



INTERNATIONAL SIGN ASSOCIATION



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



11/14/16

Narrative for new sign at St. Pauls UCC

Steve Sokolowski
City of Sheboygan
828 Center Ave
Sheboygan WI 53081

Mr. Sokolowski,

On behalf of our client St. Paul's UCC we are requesting a sign conditional use permit to add an updated sign. The location of the church is 2114 Wedemeyer St., Sheboygan, WI 53081.

The sign that is being proposed will be double sided and mounted on a new brick base. The sign overall will be out of the ground by 76" and be 66" wide. The sign itself will be mounted to new brickwork to support a new internally illuminated aluminum cabinet painted black with a decorative topper which houses message centers.

The church has raised funds to replace their old sign that is falling apart and would like a new sign that reflects their new logo and to create awareness within the community of upcoming events.

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

4. CONFIGURATION OF PROPOSED SIGN:

HEIGHT: 6' X WIDTH: 5' 6" = TOTAL SQUARE FOOTAGE: 33 Sq. ft.

AMOUNT OF PUBLIC STREET FRONTAGE: 192'

AMOUNT OF EXPOSED EXTERIOR WALL LENGTH: 146'

SETBACK: 8' 6" from right of way

METHOD OF ATTACHMENT: Saddle mount over pipe

METHOD OF ILLUMINATION: LED

SIGN MATERIALS: Aluminum, polycarbonate, vinyl

TOTAL SQUARE FOOTAGE OF SIGNS ON SUBJECT PROPERTY:

BEFORE PROPOSED SIGN: 28 sq. ft AFTER PROPOSED SIGN: 33 sq. ft

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.

Katie Scholz
APPLICANT'S SIGNATURE

11-14-16
DATE

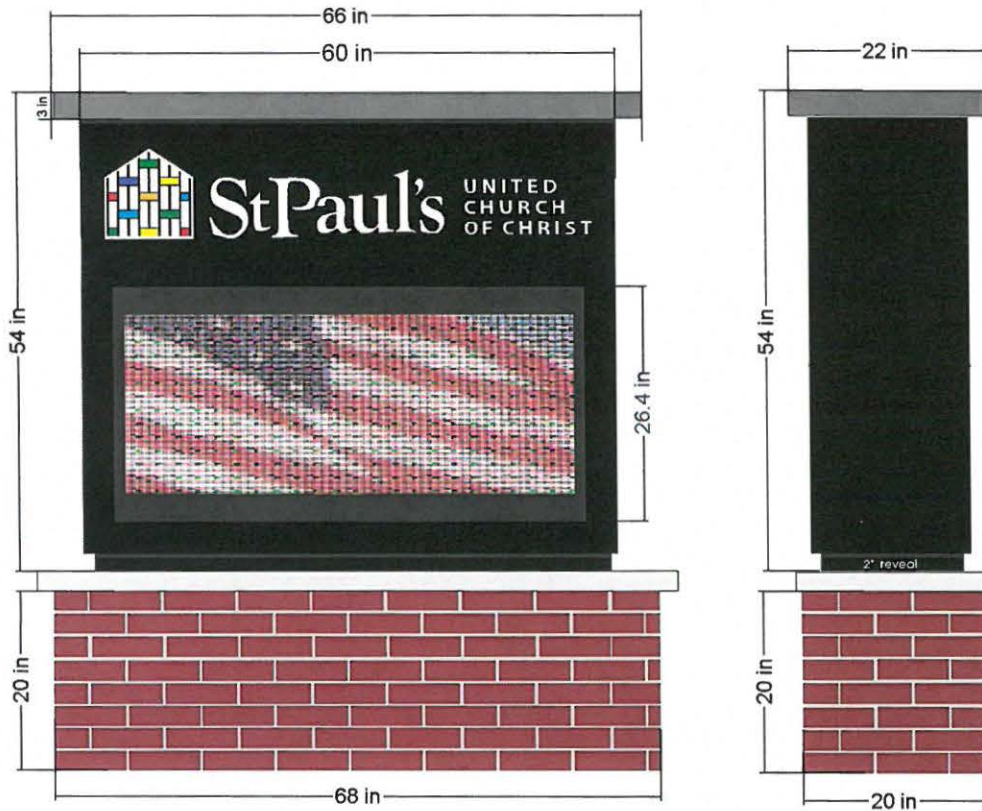
Katie Scholz
PRINT ABOVE NAME

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.

Saint Paul's Church

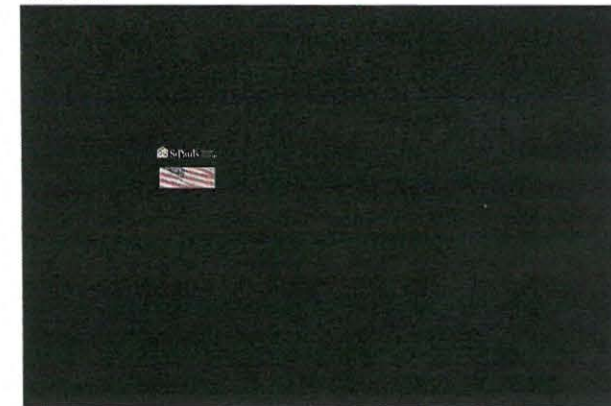
- Includes Qty: 1 double sided internally illuminated (LED) aluminum sign cabinet.
 - Includes Qty: 2 single sided Adaptive Full color EMC units (32x80).
 - Mounting: Saddle mount over 4" schedule 40 pipe.
 - Cabinet to be painted to match PMS Black and PMS Gray 9c.
- Routed copy backed up with white and trans. vinyl prints applied per proof.
 - New masonry provided by RLO.



DAY



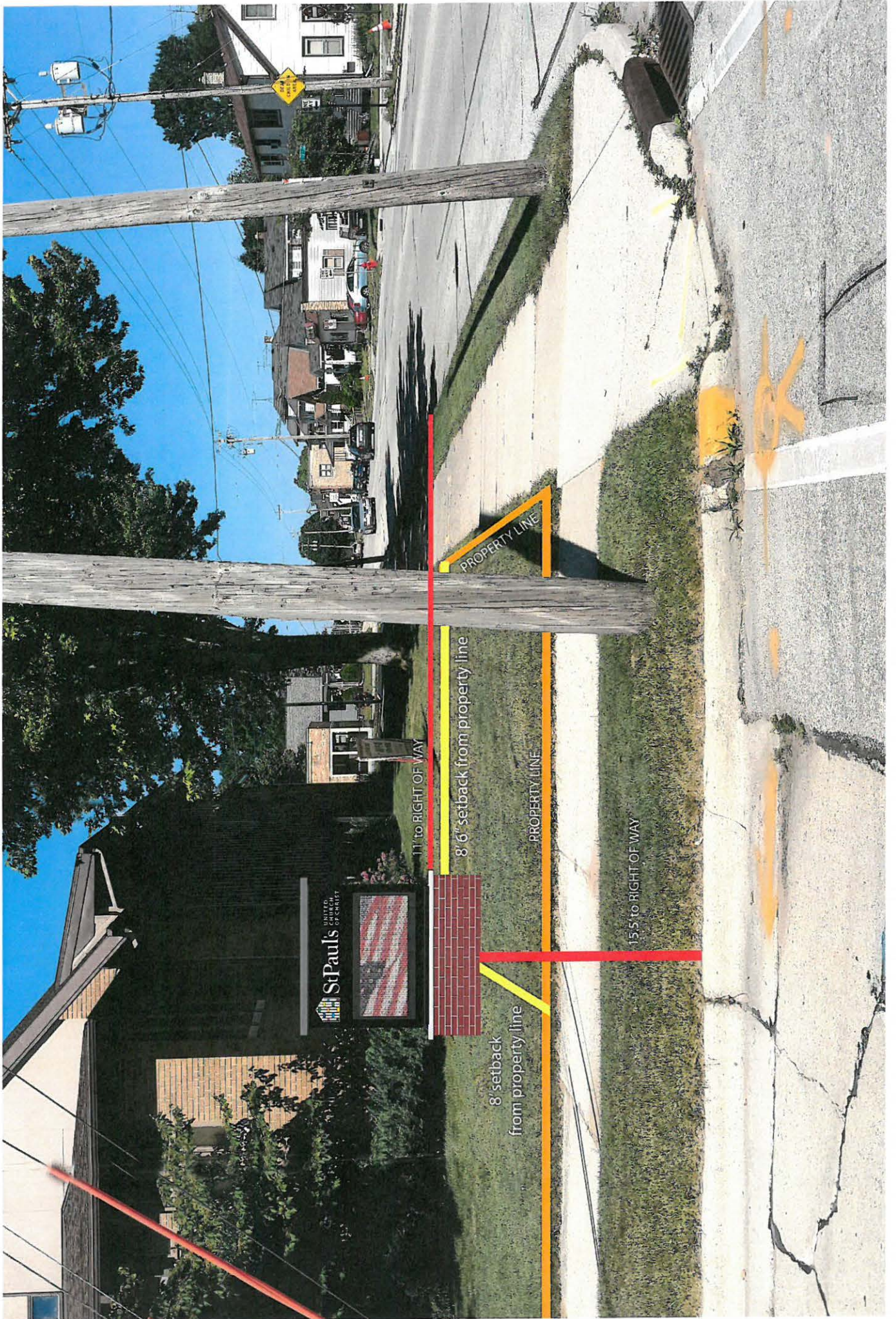
NIGHT




 1030 Ontario Ave
 Sheboygan, WI 53081
 Phone: 920-457-6603 Fax: 920-457-2399
 www.RLOSIGN.com

customer approval _____ date _____
This layout design is an unqualified trade and RLO Sign hereby expressly cedes on this condition the right provided in Article 17, section 2 of the Uniform Gifts to preserve the use of this design and to obtain drawings, etc. etc.

CUSTOMER: St. Pauls sheboygan
 CLIENT: Richard R.
 DATE: 6-24-16
 DESIGNER: Katie S.



StPauls
UNITED
METHODIST
CHURCH
OF CHRIST

11' to RIGHT OF WAY

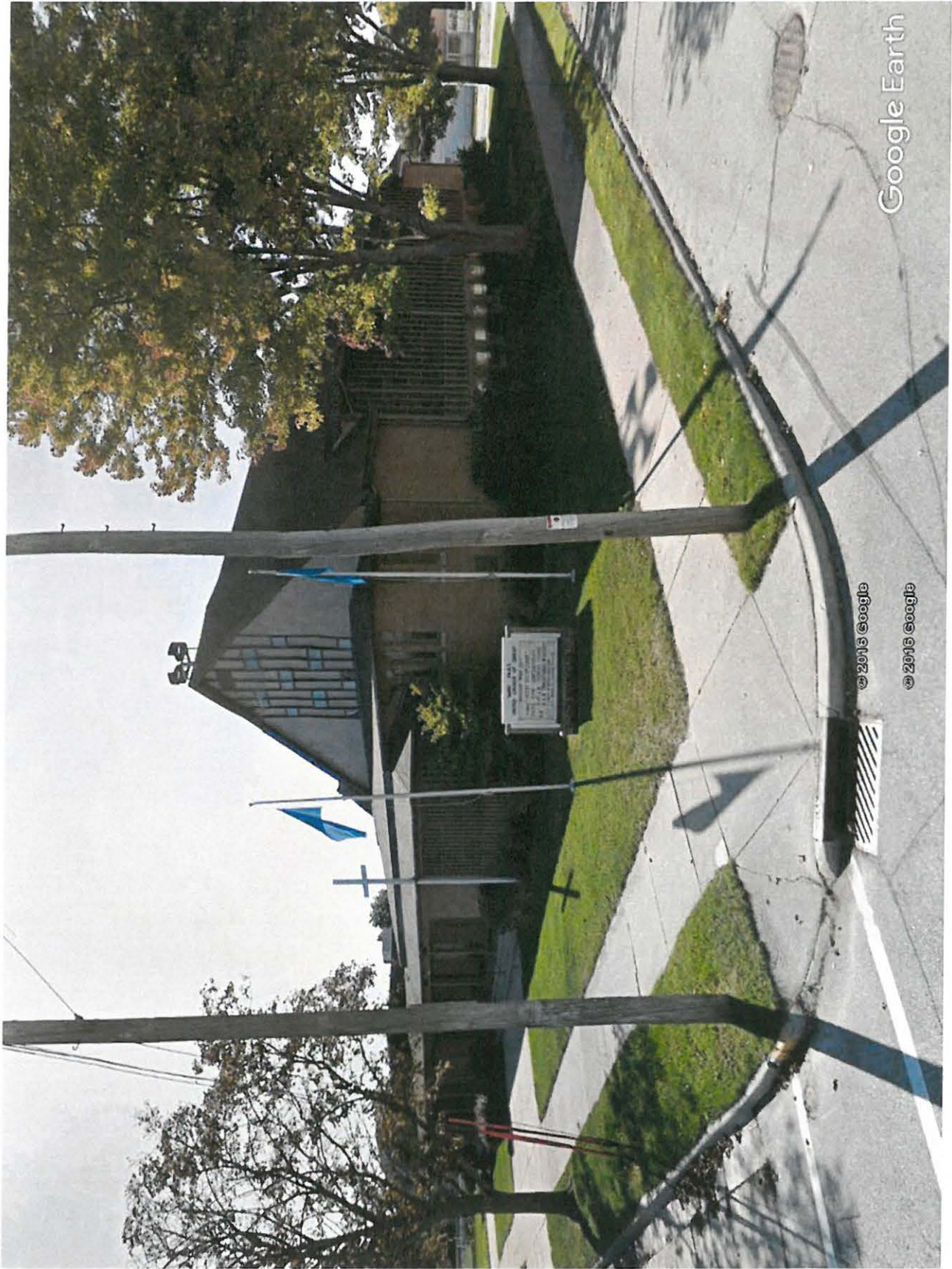
8' 6" setback from property line

PROPERTY LINE

8' setback
from property line

15' 5" to RIGHT OF WAY

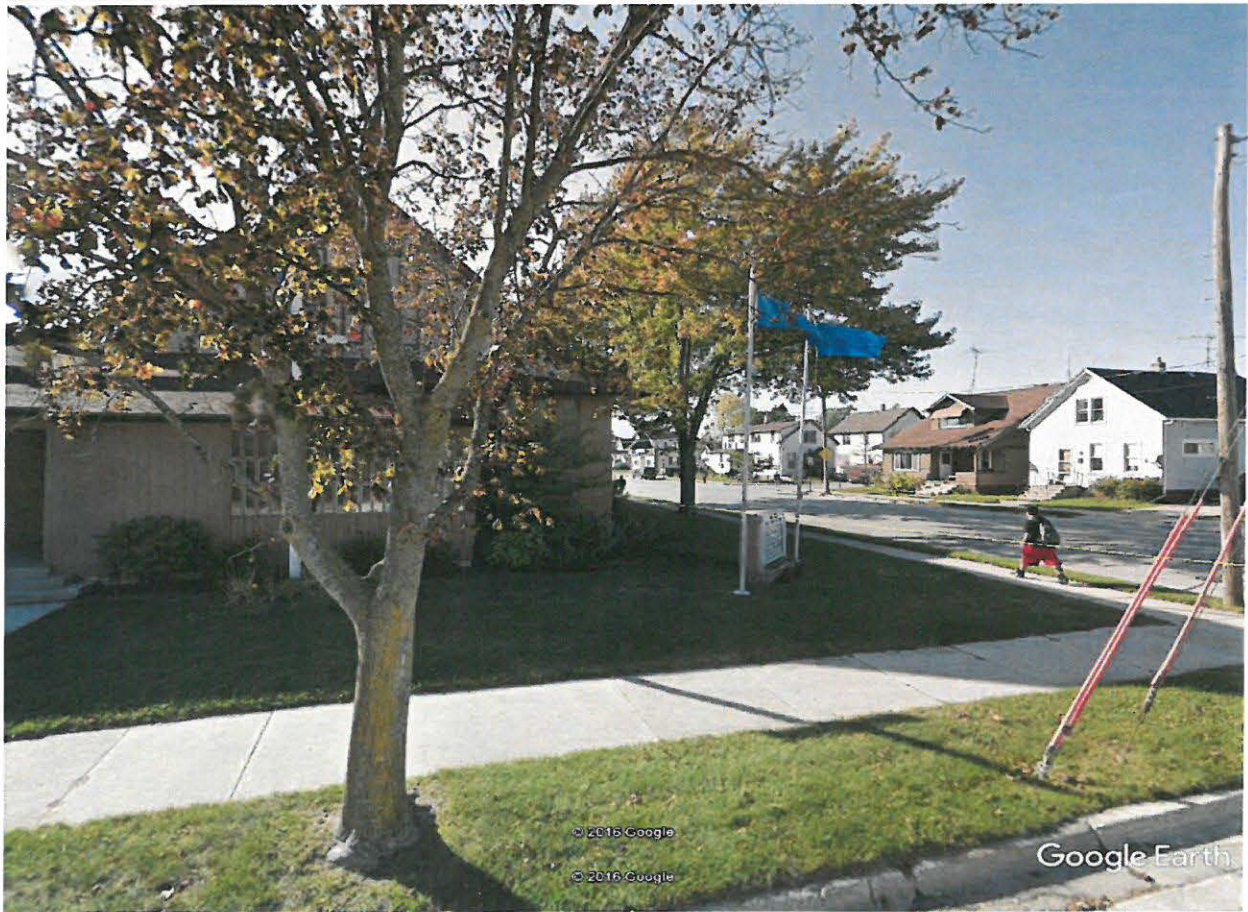
PROPERTY LINE



Google Earth

© 2015 Google

© 2015 Google



PARCEL NO. 630531 + 63210
MAP NO. 15103014 + 15103017
ZONING CLASSIFICATION: UC

Office Use Only
APPLICATION/FILE NO. _____
REVIEW DATE: 11/29/16

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CITY OF SHEBOYGAN
APPLICATION FOR
CONDITIONAL USE PERMIT
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Revised May 2012

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1. APPLICANT INFORMATION

APPLICANT: ABALUS ARCHITECTS, INC. - DERREK LEMAHIEU
1135A MELHEGAN AVE. DLEMAHIEU@
ADDRESS: SHEBOYGAN, WI 53081 E-MAIL: ABALUSARCHITECTS.NET
PHONE: (920) 452-4444 FAX NO. (-) -

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: ADVANCE AUTO PARTS & DICKEY'S BBQ
ADDRESS OF PROPERTY AFFECTED: 2713, 2719 & 2723 CALUMET DRIVE
2108 NORTH AVENUE
LEGAL DESCRIPTION: LOT #1 OF CSM VOL. 25, PGS. 176-178
Doc. No. 1946379

BRIEF DESCRIPTION OF EXISTING OPERATION OR USE: ADVANCE AUTO PARTS (INDOOR SALES OR SERVICE) DICKEY'S BBQ (INDOOR COMMERCIAL ENTERTAINMENT)

DETAILED DESCRIPTION OF PROPOSED OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: POSSIBLE USES: OFFICE, PERSONAL OR PROFESSIONAL SERVICE, INDOOR SALES OR SERVICE, AND/OR INDOOR COMMERCIAL ENTERTAINMENT.

BRIEF DESCRIPTION OF ALL REQUESTED VARIANCES FROM PROVISIONS OF THE ZONING ORDINANCE, WHICH ARE RELATED TO THE PROPOSED OPERATION OR USE: ① VARIANCE TO THE 5' MINIMUM PAVING SETBACK

City of Sheboygan - Conditional Use Application

Zoning District

Urban Commercial (UC)

Existing Use

Lot 1

Multi-Tenant Retail Building

- Advance Auto Parts (Indoor Sales or Service)
- Dickey's Barbecue Restaurants, Inc. (Indoor Commercial Entertainment)
- Vacant Tenant Space

Lot 2

Loan Max Title Loans

Proposed Use

Lot 1 and Lot 2

Future development anticipated to consist of the following possible uses:

- Office
- Professional Sales or Service
- Indoor Sales or Service
- Indoor Commercial Entertainment

Any conditional use permits required for any of these proposed uses would be applied for at a later date.

Site Improvements

No site work is associated with this conditional use.

Site Data

Lot 1

| | |
|----------------------------|------------------------------------|
| Total Site Area - | 50,750 sq. ft. |
| Total Impervious Area - | 40,258 sq. ft. (49% of total site) |
| Landscape Area Remaining - | 10,492 sq. ft. (51% of total site) |

Lot 2

| | |
|----------------------------|------------------------------------|
| Total Site Area - | 55,308 sq. ft. |
| Total Impervious Area - | 27,142 sq. ft. (21% of total site) |
| Landscape Area Remaining - | 28,166 sq. ft. (79% of total site) |



Density and Intensity Requirements

Lot 1

Minimum Landscape Surface Ratio (LSR): .10

- .21

Minimum Lot Area: (MLA): 3,000 sq. ft.

- 50,750 sq. ft.

Lot 2

Minimum Landscape Surface Ratio (LSR): .10

- .51

Minimum Lot Area: (MLA): 3,000 sq. ft.

- 55,308 sq. ft.

Setbacks

Lot 1

Building to Front or Street Side Lot: 0 feet

- Actual existing building 57.5' min. to street

Building to Nonresidential Side Lot Line: 5 feet

- Actual existing building 75.5' to adjacent northwest lot
- Actual existing building 33.9' to adjacent north lot
- Actual existing building 38.0' to adjacent east lot

Building to Nonresidential Rear Lot Line: 10 feet

- Actual existing building 2.7' to Schetter Ave & 21st Street right of way

(variance previously granted)

Minimum paved Surface Setback: 5 feet from street, side or rear

- 0 feet along east property line , 5' at all other existing pavement locations

(variance requested as a part of this submittal)

Lot 2

Building to Front or Street Side Lot: 0 feet

- Actual existing building 58.6' min. to street

Building to Nonresidential Side Lot Line: 5 feet

- Actual existing building 151.7' to adjacent west lot
- Actual existing building 55.5' to adjacent north lot
- Actual existing building 38.0' to adjacent east lot

Building to Nonresidential Rear Lot Line: 10 feet

- Actual existing building 55.5' to adjacent lot

Minimum paved Surface Setback: 5 feet from street, side or rear

- 0 feet along west property line , 5' at all other existing pavement locations

(variance requested as a part of this submittal)



Parking Requirements

Minimum Number of Off-Street parking Spaces Required on the Lot:

- Indoor Sales or Service
 - 1 space per 300 sq. ft. of building area per Section 15.206 of the City of Sheboygan Zoning Ordinance
- Indoor Commercial Entertainment
 - 1 space per every 3 patron seats or lockers or 1 space per 3 persons at the maximum capacity of the establishment

Lot 1

Advance Auto Parts (Indoor Sales or Service)

- 6,549 sq. ft. / 300 sq. ft. = 22 spaces required

Dickey's Barbecue Restaurants, Inc. (Indoor Commercial Entertainment)

- 42 patrons / 3 = 14 spaces required

Vacant Tenant Space (assumed Indoor Sales or Service)

- 1,980 sq. ft. / 300 sq. ft. = 7 spaces required

43 total spaces required on Lot 1 - 44 total spaces provided

Lot 2

Loan Max Title Loans (Professional Sales or Service)

- 1,768 sq. ft. / 300 sq. ft. = 6 spaces required

6 total spaces required on Lot 2 - 40 total spaces provided

Performance Standards / Potential Nuisances

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

Signage Regulations

No signage work to be a part of this project. The existing monument sign will remain with the existing building on Lot 1.

Variance Requests

Lot 1

- 5' Minimum Pavement Setback - 0' Actual along east property line

Lot 2

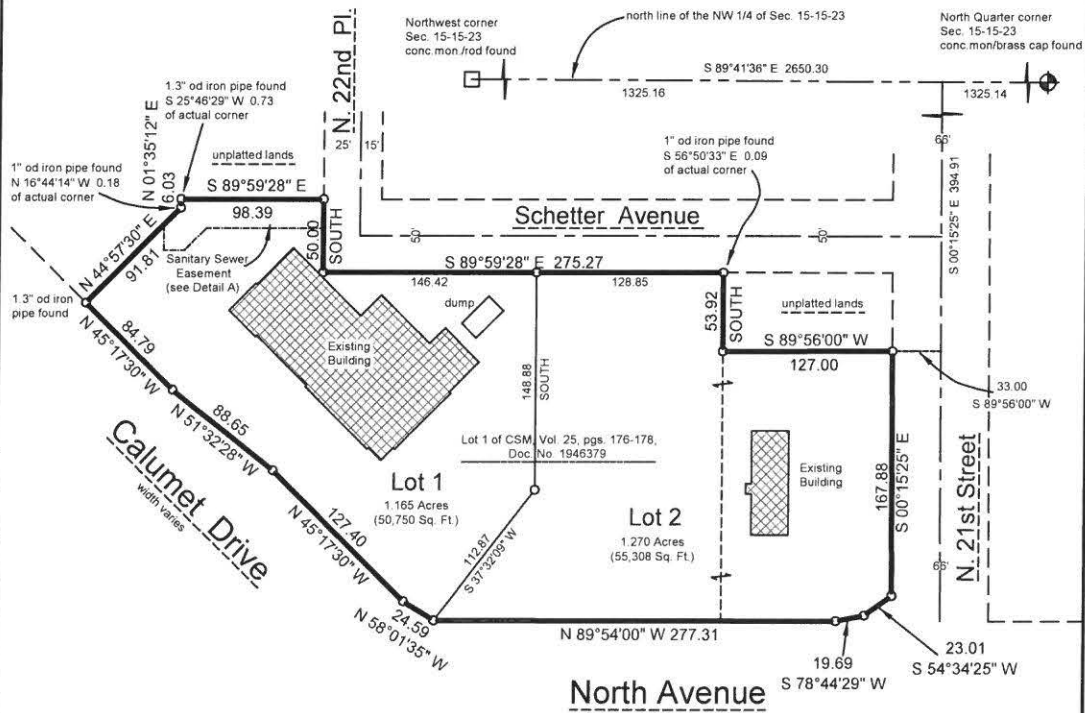
- 5' Minimum Pavement Setback - 0' Actual along west property line

Sheboygan County Certified Survey Map

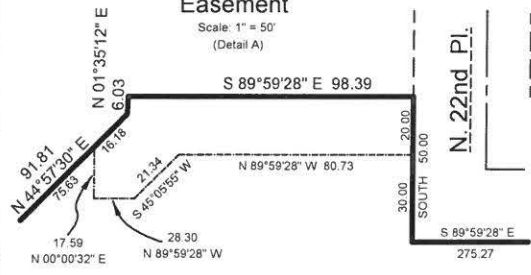
Lot 1 of Certified Survey Map recorded in Volume 25 of Certified Survey Maps on pages 176-178, as Document No. 1946379 and Affidavit of Correction, recorded as Document No. 1950555, being all of Lots 1 and 2 of Certified Survey Map recorded in Volume 20 of Certified Survey Maps on pages 161-164, as Document No. 1723561, being a redivision of Lot 1 and part of Lot 2 of Certified Survey Map recorded in Volume 3 of Certified Survey Maps on page 278-279, as Document No. 1009745, and unplatted lands, all being part of the NW 1/4 of the NW 1/4 of Section 15, Township 15 North, Range 23 East, City of Sheboygan, Sheboygan County, Wisconsin.

Sheet 1 of 3

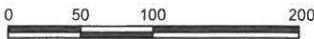
| | |
|--|---|
| Owner | Surveyor |
| North/Calumet, LLC 2551 N. Wahl Ave. Milwaukee, WI 53211 | David J. Leininger Homeland Surveying, LLC 2079 Cold Springs Rd. Saukville, WI 53080 |



Sanitary Sewer Easement



Bearings are referenced to the east line of Lot 1 of CSM, Vol. 20, pg. 161 which has a recorded bearing of NORTH.



Scale in feet
1" = 100'

David J. Leininger S-2285

Dated this ____ day of _____, 2016.

Sheboygan County Certified Survey Map

Lot 1 of Certified Survey Map recorded in Volume 25 of Certified Survey Maps on pages 176-178, as Document No. 1946379 and Affidavit of Correction, recorded as Document No. 1950555, being all of Lots 1 and 2 of Certified Survey Map recorded in Volume 20 of Certified Survey Maps on pages 161-164, as Document No. 1723561, being a redivision of Lot 1 and part of Lot 2 of Certified Survey Map recorded in Volume 3 of Certified Survey Maps on page 278-279, as Document No. 1009745, and unplatted lands, all being part of the NW 1/4 of the NW 1/4 of Section 15, Township 15 North, Range 23 East, City of Sheboygan, Sheboygan County, Wisconsin.

Surveyor's Certificate:

I, David J. Leininger, professional land surveyor, hereby certify that by the direction of North/Calumet, LLC, I have surveyed, divided and mapped the land shown and described hereon, being all of Lot 1 of Certified Survey Map recorded in Volume 25 of Certified Survey Maps on pages 176-178, as Document No. 1946379 and Affidavit of Correction, recorded as Document No. 1950555, being all of Lots 1 and 2 of Certified Survey Map recorded in Volume 20 of Certified Survey Maps on pages 161-164, as Document No. 1723561, being a redivision of Lot 1 and part of Lot 2 of Certified Survey Map recorded in Volume 3 of Certified Survey Maps on page 278 and 279, as 1009745, and unplatted lands, all part of the NW 1/4 of the NW 1/4 of Section 15, Township 15 North, Range 23 East, City of Sheboygan, Sheboygan County, Wisconsin, which is bounded and described as follows:

Commencing at the northwest corner of said Section 15; thence S 89°41'36" E, along the north line of said NW 1/4 of Section 15, 1325.16 feet; thence S 00°15'25" E, 394.91 feet; thence S 89°56'00" W, 33.00 feet to a point in the west right of way line of N. 21st Street, being the point of beginning of lands herein described; thence S 00°15'25" E, along said west right of way line, 167.88 feet; thence S 54°34'25" W, along the northerly right of way line of North Avenue; thence S 78°44'29" W, continuing along said northerly right of way line of North Avenue, 19.69 feet; thence N 89°54'00" W, along the north right of way line of said North Avenue, 227.31 feet to a point of intersection with the northeasterly right of way line of Calumet Drive; thence N 58°01'35" W, along said northeasterly right of way line, 24.59 feet; thence N 45°17'30" W, continuing along said northeasterly right of way line, 127.40 feet; thence N 51°32'28" W, continuing along said northeasterly right of way line, 88.65 feet; thence N 45°17'30" W, continuing along said northeasterly right of way line, 84.79 feet to the most westerly corner of said Lot 2 of Certified Survey Map recorded in Volume 20 on pages 161-164; thence N 44°57'30" E, along the most northwesterly line of said Lot 2, 91.81 feet; thence N 01°35'12" E, 6.03 feet; thence S 89°59'28" E, along the most northerly line of said Lot 2, 98.39 feet to a point in the west right of way line of N. 22nd Place; thence South, along said west right of way line of N. 22nd Place, 50.00 feet to the intersection with the south right of way line of Schetter Avenue; thence S 89°59'28" E, along said south right of way line of Schetter Avenue, 275.27 feet to the northeast corner of Lot 1 of said Certified Survey Map recorded in Volume 25, page 176-178; thence South, along said east line of Lot 1, 53.92 feet; thence N 89°56'00" E, 127.00 feet to the point of beginning.

Containing 106,058 square feet (2.435 acres) more or less.

I further certify that I have fully complied with the provisions of sec. 236.34 of Wisconsin Statutes and the City of Sheboygan Land Division Ordinance in surveying, dividing, and mapping said land, and that this map is a correct representation of the exterior boundaries of said land and the division of said lands.

Dated this ____ day of _____, 2016.

David J. Leininger, S-2285

Owner's Certificate:

As representatives of North/Calumet, LLC, we hereby certify that we caused the land shown and described herein to be surveyed, divided, mapped, and dedicated as represented on this Certified Survey Map. We also certify that this Certified Survey Map is required to be submitted to the following for approval:

City of Sheboygan

(Sign) _____ (Sign) _____

(Print Name) (Title) (Print Name) (Title)

STATE OF WISCONSIN)

COUNTY)s.s.

Personally came before me this ____ day of _____, 2016, the above named representatives are to me known to be the same persons who executed the foregoing instrument and acknowledge the same.

(Notary Seal) _____, Notary Public, _____, Wisconsin.

My commission expires _____

Sheboygan County Certified Survey Map

All of Lots 1 and 2 of Certified Survey Map recorded in Volume 20 of Certified Survey Maps on pages 161-164, as Document No. 1723561, being a redivision of Lot 1 and part of Lot 2 of Certified Survey Map recorded in Volume 3 of Certified Survey Maps on page 278-279, as Document No. 1009745, all being part of the NW 1/4 of the NW 1/4 of Section 15, Township 15 North, Range 23 East, City of Sheboygan, Sheboygan County, Wisconsin.

City of Sheboygan Common Council Approval:

This Certified Survey Map has been reviewed and approved by the City of Sheboygan

this ____ day of _____, 2016.

Mike Vandersteen - Mayor

Sue Richards - City Clerk

David J. Leininger S-2285

Dated this ____ day of _____, 2016.

JOINT STORMWATER AND RECIPROCAL ACCESS AGREEMENT

This Joint Stormwater and Reciprocal Access Agreement (this "Agreement") is entered into by and between NORTH/CALUMET, LLC ("North/Calumet") and DREXEL, LLC ("Drexel").

RECITALS:

- A. North/Calumet is the owner of the real property described on Exhibit A attached hereto ("Parcel 1").
- B. Drexel is the owner of the real property described on Exhibit B attached hereto ("Parcel 2" and collectively with Parcel 1, the "Parcels").
- C. There are stormwater facilities, including stormwater detention ponds located on the Parcels as depicted on Exhibit C attached hereto (the "Stormwater Facilities") that collectively serve the Parcels.
- D. There are access drives located on the Parcels, as depicted on Exhibit D attached hereto (the "Access Drives").
- E. North/Calumet and Drexel desire to grant the easements set forth herein on and subject to the terms and provisions of this Agreement.

AGREEMENTS:

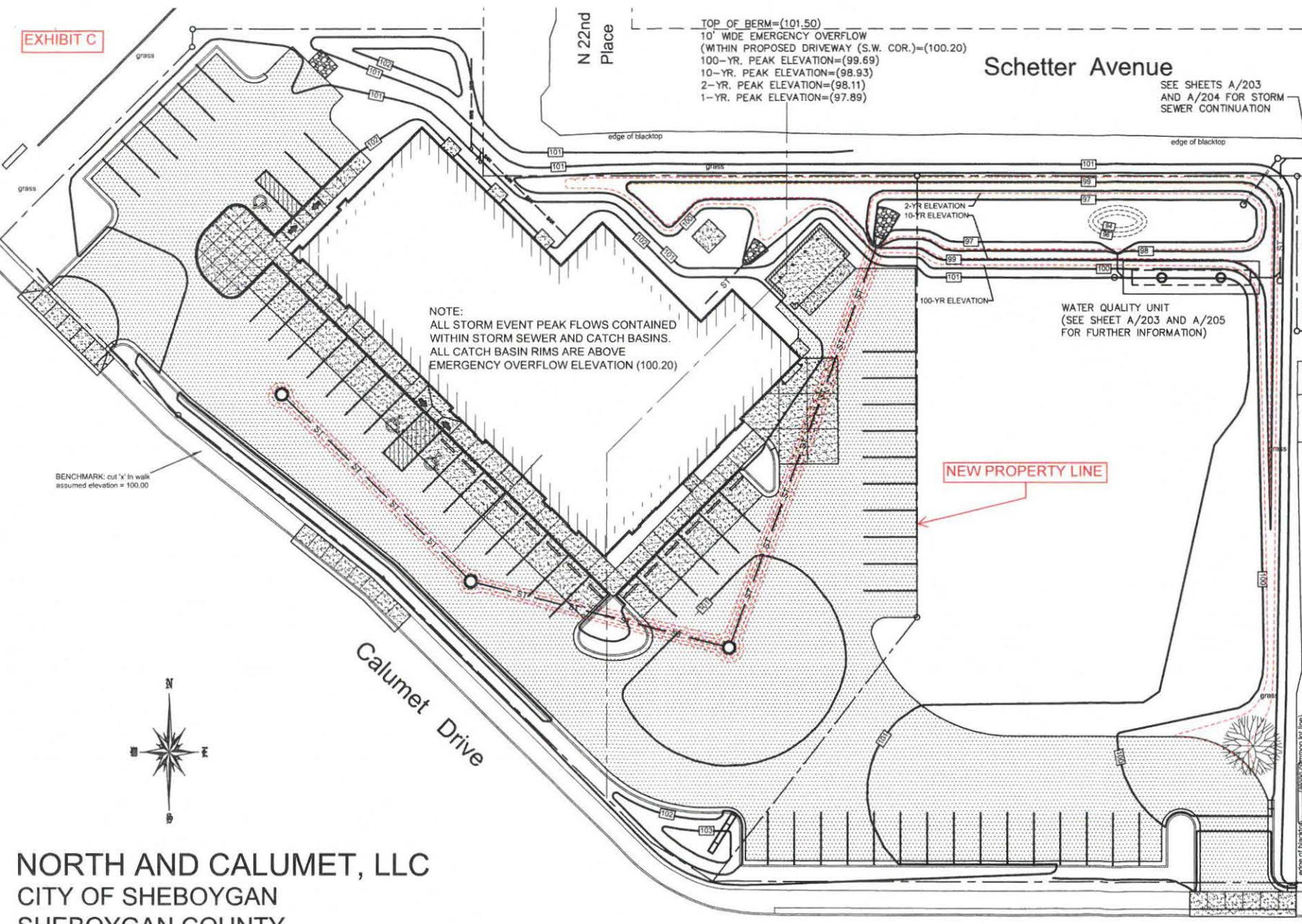
In consideration of the Recitals and the mutual agreements that follow, North/Calumet and Drexel agree as follows:

1. Grant of Stormwater Easement. There is hereby granted, created and imposed, for the benefit and burden of both Parcels, a perpetual general reciprocal easement over, through, across, under and upon those lands identified as the Stormwater Easement Areas ("Stormwater Easement Areas") on Exhibit C attached hereto, upon (or under) which are located the Stormwater Facilities, for the purposes of draining, collecting, storing and retaining stormwater runoff and other natural surface waters from the Parcels over, through, across, under and upon the Stormwater Easement Areas to the Stormwater Facilities.
2. Grant of Access and Construction Easement. Drexel hereby grants to North/Calumet, a perpetual construction and access easement for the benefit of Parcel 1 and its owner, on, over, under and across those portions of Parcel 2 reasonably necessary for the purposes of operating, maintaining, repairing, inspecting and replacing the Stormwater Facilities.
3. Maintenance of Stormwater Facilities. North/Calumet shall be responsible (subject to the reimbursement obligations of Drexel as set forth herein) for operating, maintaining, repairing, inspecting and replacing the Stormwater Facilities in good condition and repair and in compliance with all applicable laws, codes, ordinances

EXHIBIT C



ABACUS ARCHITECTS, INC.
1135A MICHIGAN AVENUE
SHEBOYGAN, WISCONSIN
(920) 452-4444



TOP OF BERM=(101.50)
10' WIDE EMERGENCY OVERFLOW
(WITHIN PROPOSED DRIVEWAY (S.W. COR.)=(100.20)
100-YR. PEAK ELEVATION=(99.69)
10-YR. PEAK ELEVATION=(98.93)
2-YR. PEAK ELEVATION=(98.11)
1-YR. PEAK ELEVATION=(97.89)

Schetter Avenue

SEE SHEETS A/203
AND A/204 FOR STORM
SEWER CONTINUATION

NOTE:
ALL STORM EVENT PEAK FLOWS CONTAINED
WITHIN STORM SEWER AND CATCH BASINS.
ALL CATCH BASIN RIMS ARE ABOVE
EMERGENCY OVERFLOW ELEVATION (100.20)

WATER QUALITY UNIT
(SEE SHEET A/203 AND A/205
FOR FURTHER INFORMATION)

NEW PROPERTY LINE

BENCHMARK: cut 'n' in walk
assumed elevation = 100.00



NORTH AND CALUMET, LLC
CITY OF SHEBOYGAN
SHEBOYGAN COUNTY

North Avenue

POST DEVELOPED
DRAINAGE MAP
1" = 30'

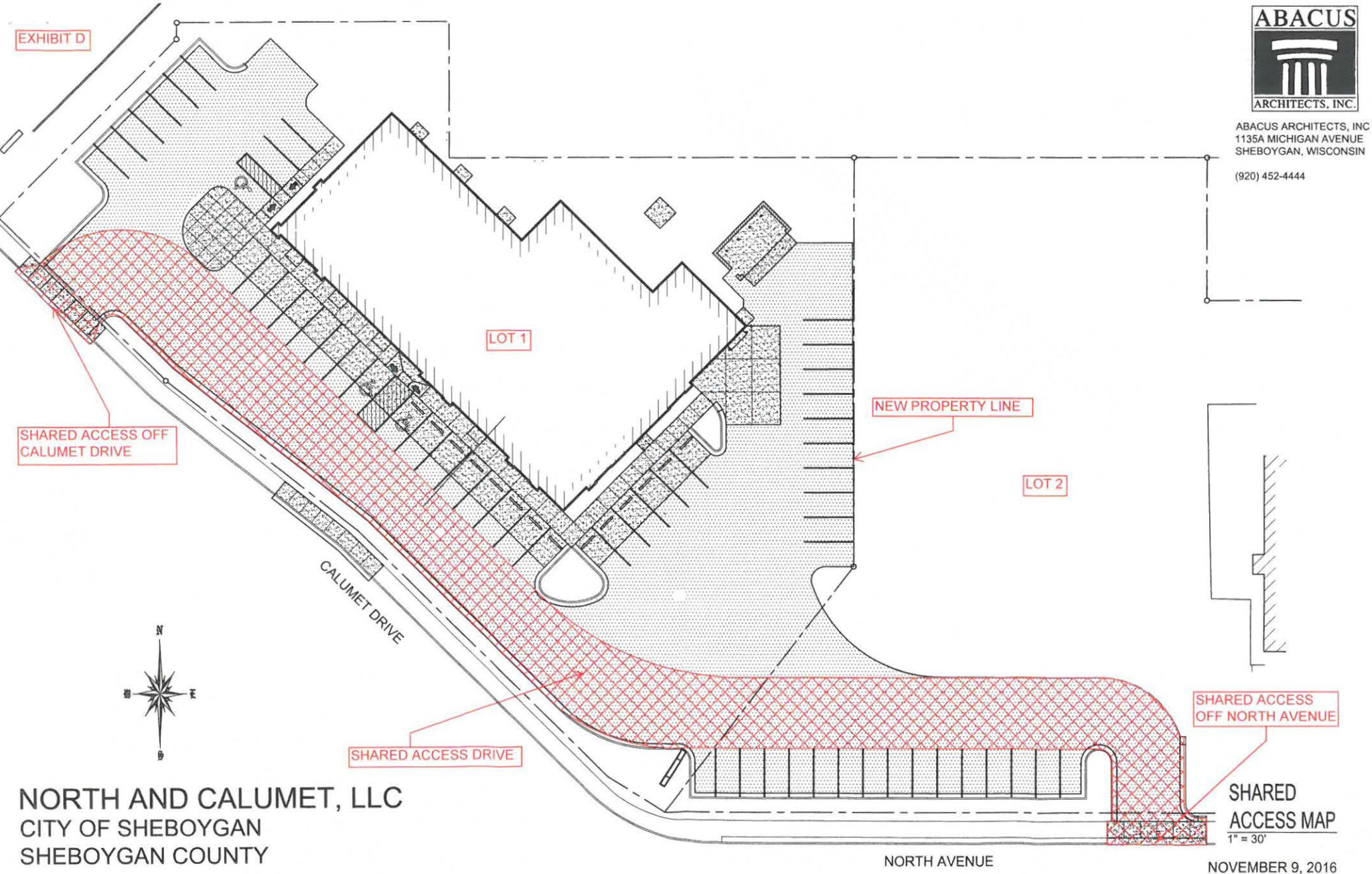
NOVEMBER 9, 2016

EXHIBIT D



ABACUS ARCHITECTS, INC
1135A MICHIGAN AVENUE
SHEBOYGAN, WISCONSIN

(920) 452-4444



NORTH AND CALUMET, LLC
CITY OF SHEBOYGAN
SHEBOYGAN COUNTY

SHARED ACCESS
OFF NORTH AVENUE

SHARED
ACCESS MAP
1" = 30'

NORTH AVENUE

NOVEMBER 9, 2016





PARCEL NO. 479034
MAP NO. 04302006
ZONING CLASSIFICATION: INDUSTRIAL SI

Office Use Only
APPLICATION/FILE NO. _____
REVIEW DATE: 11/29/16

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

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APPLICATION FOR
CONDITIONAL USE PERMIT** *bl*
Requirements Per Section 15.905
Revised May 2012

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1. APPLICANT INFORMATION

APPLICANT: NemaK
ADDRESS: 4243 Gateway Dr. E-MAIL: bob.wiensch@nemaK.com
PHONE: (920) 458-7724 FAX NO. (920) 458-0140

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: NemaK
ADDRESS OF PROPERTY AFFECTED: 4243 Gateway Drive
LEGAL DESCRIPTION: see attached

BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE: parking lot
for employee use at manufacturing facility

DETAILED DESCRIPTION OF **PROPOSED** OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: additional parking spaces
needed due to hiring of additional employees

BRIEF DESCRIPTION OF ALL REQUESTED VARIANCES FROM PROVISIONS OF THE ZONING ORDINANCE, WHICH ARE RELATED TO THE PROPOSED OPERATION OR USE: _____
None

PROJECT: Nematik Parking Lot Expansion

PROJECT NARRATIVE

Nematik proposes to expand its current employee parking lot at its Gateway Facility in Sheboygan. The existing employee parking lot is located on the west side of Gateway Drive, across from the main plant building. The proposed parking lot expansion is planned to extend to the west off the existing lot. The parking lot expansion is required due to the hiring of additional employees and overlap during shift changes.

The proposed parking pavement area will extend 172 feet west of the existing parking lot. The proposed pavement area will have a tapered north edge, with the eastern north-south dimension of 158 feet and a west north-south dimension of 125 feet. The proposed parking lot expansion will have a pavement area of 28,328 square feet.

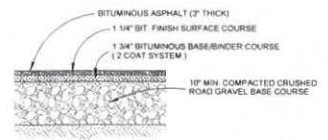
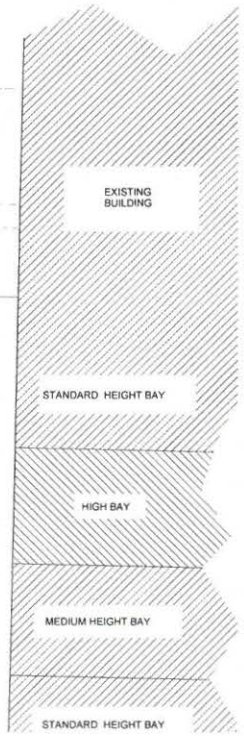
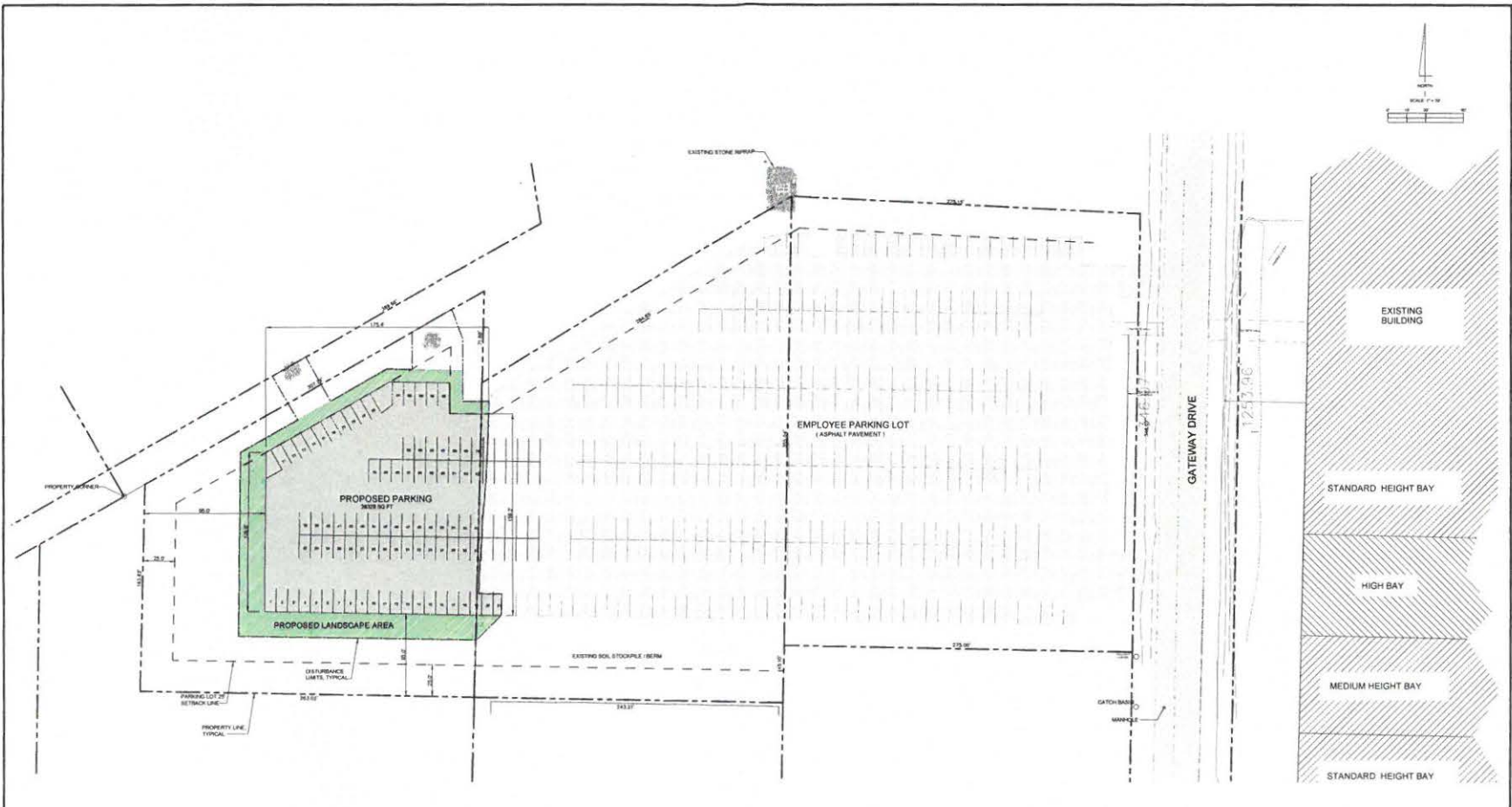
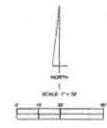
Our permit application includes a site plan showing the location of the proposed parking lot expansion, property lines, required setback and dimensions of property line to proposed pavement edge.

The layout of the existing parking spaces and egress routes will remain unchanged. The existing lot provides 368 parking spaces, with the proposed expansion providing 85 additional stalls.

Nematik proposes to begin construction of the parking lot in the first week of December and finish the grading, storm sewer and graveling before the end of the year. Due to winter weather, the asphalt paving and landscape work will take place in spring or early summer of 2017.

The proposed parking lot expansion is well situated not to provide a nuisance to adjacent property owners or pedestrian traffic. North and south of the proposed parking area are undeveloped business park lots. Southwest of the proposed lot is the Rockline office building employee parking lot and to the west is the truck dock area of the commercial building on Taylor Drive.

Lighting for the proposed parking lot expansion will be similar to the system provided for the existing lot, with a single pole and fixture. The designed lighting will not exceed 0.50 footcandles of light above ambient lighting conditions on a cloudless night, measured at the property line.



PAVING DETAIL

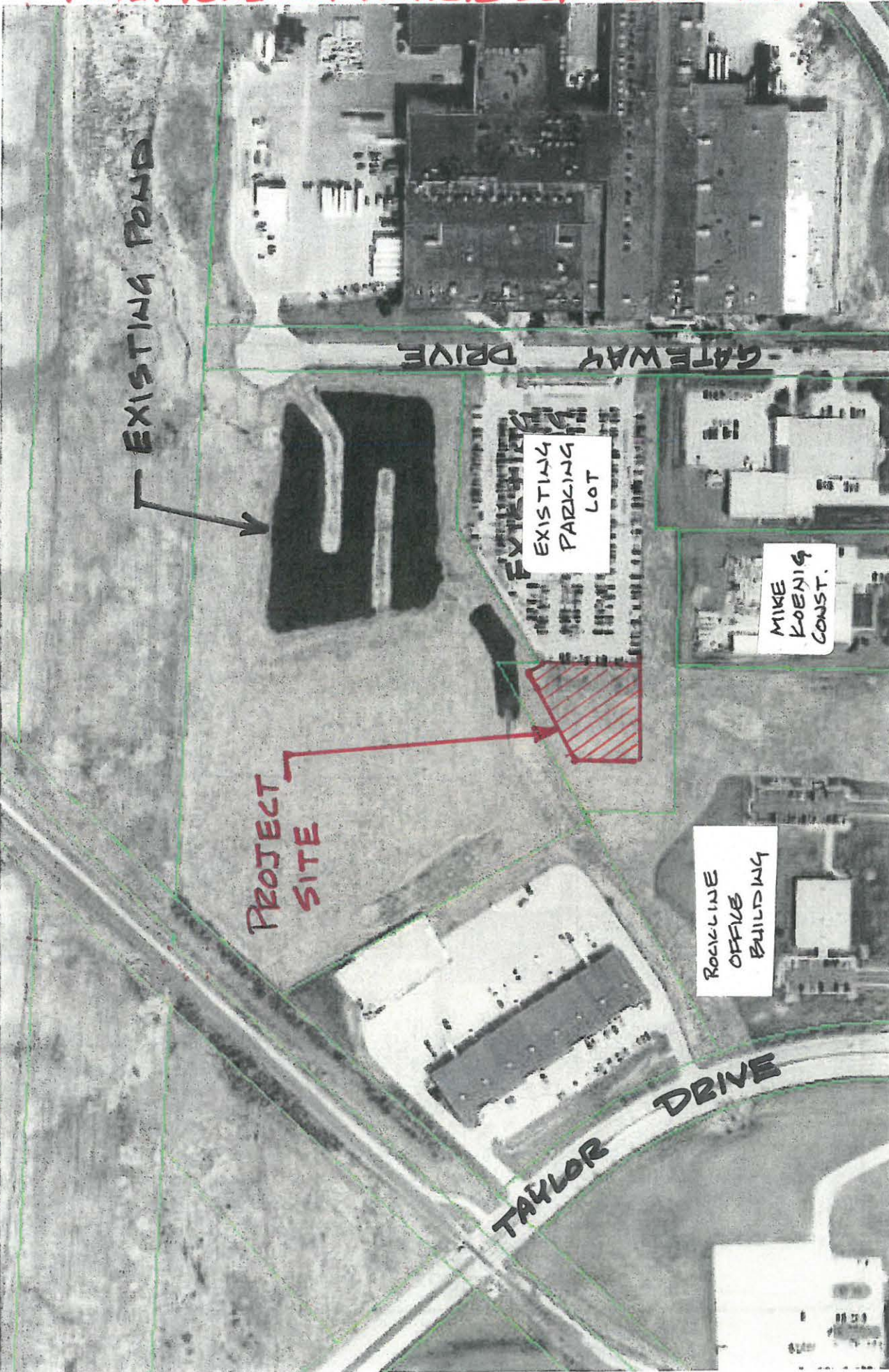
NOTE:
 NOT ALL PUBLIC AND PRIVATE UTILITIES MAY BE SHOWN ON THIS DRAWING. THE UTILITIES SHOWN ON THIS DRAWING ARE BELIEVED TO BE ACCURATE. HOWEVER, ALL CONTRACTORS SHALL CONTACT THE UTILITIES AND THE COUNTY OF SHELBY COUNTY TO VERIFY THE EXACT LOCATION OF ALL UTILITIES MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION. CONTRACTORS SHALL BE RESPONSIBLE FOR ANY DAMAGE DONE TO EXISTING UTILITIES.

TO OBTAIN THE LOCATION OF UTILITIES OR TO VERIFY THE LOCATION OF UTILITIES SHOWN ON THIS DRAWING, CALL DIGGERS' HOTLINE 1-800-242-8511
 CALL DIGGER'S HOTLINE 1-800-242-8511
 TO GET THE LOCATION OF UTILITIES OR TO VERIFY THE LOCATION OF UTILITIES SHOWN ON THIS DRAWING, CALL DIGGERS' HOTLINE 1-800-242-8511

| SITE PLAN | | | |
|--|--------|--------|----------|
| BUTEY-PETERSON CONSTRUCTION COMPANY 11 WEST DARTMOUTH DRIVE, SHEBOYGAN, WI 53081 | | | |
| EMPLOYEE PARKING LOT EXPANSION NEMAK MANUFACTURING GATEWAY PLANT SHEBOYGAN, WI | | | |
| DATE | JOB NO | SCALE | SHEET NO |
| 11/15/18 | 16085 | 1"=30' | C-1 |

PROJECT LOCATION MAP

11/15/2016



NE MAK - EMPLOYEE PARKING LOT EXPANSION

EXISTING POND

GATEWAY DRIVE

EXISTING
PARKING
LOT

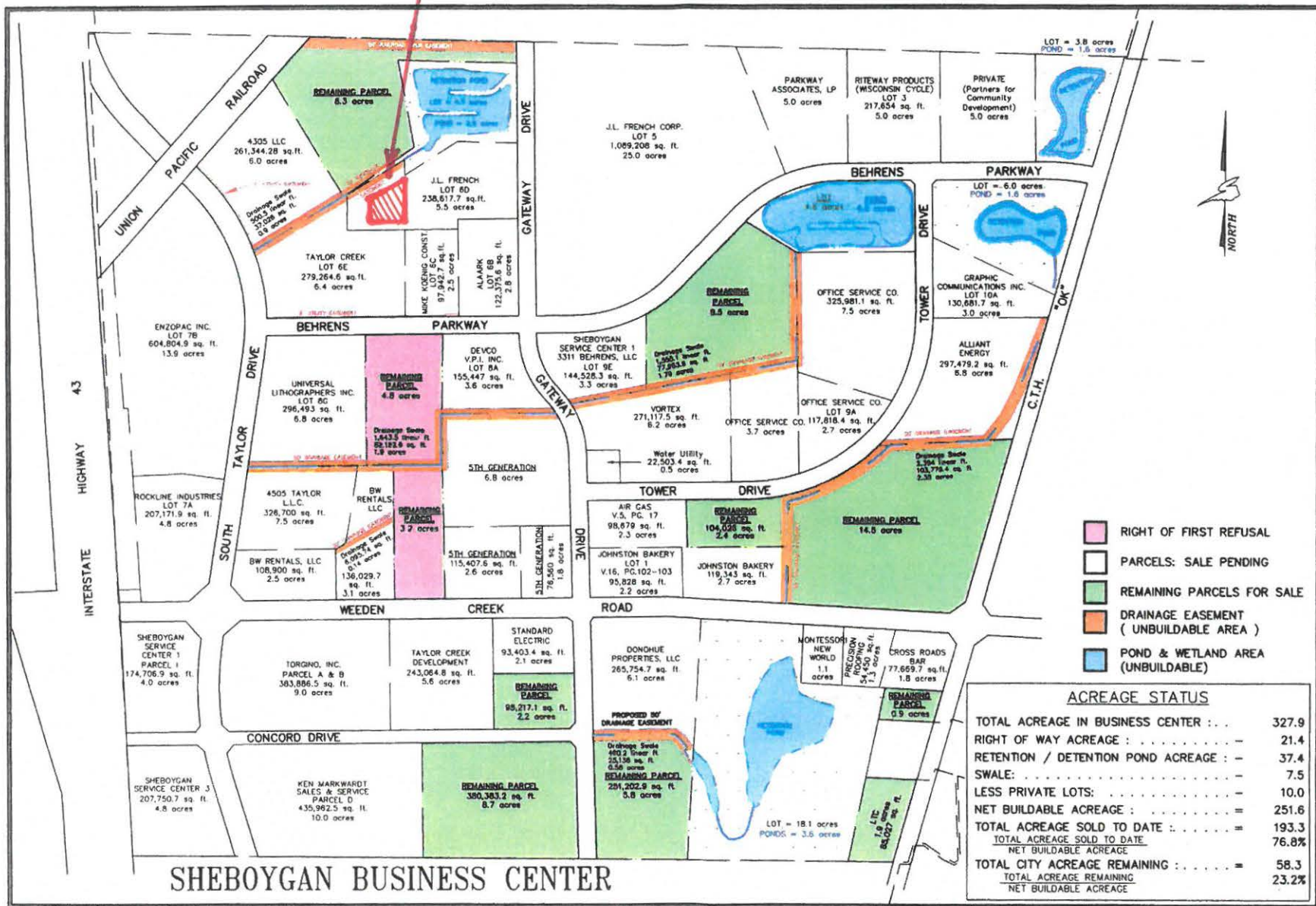
MIKE
KOENIG
CONST.

PROJECT
SITE

ROCKLINE
OFFICE
BUILDING

TAYLOR DRIVE

PROJECT SITE



- RIGHT OF FIRST REFUSAL
- PARCELS: SALE PENDING
- REMAINING PARCELS FOR SALE
- DRAINAGE EASEMENT (UNBUILDABLE AREA)
- POND & WETLAND AREA (UNBUILDABLE)

| ACREAGE STATUS | |
|---|-------|
| TOTAL ACREAGE IN BUSINESS CENTER | 327.9 |
| RIGHT OF WAY ACREAGE | 21.4 |
| RETENTION / DETENTION POND ACREAGE | 37.4 |
| SWALE | 7.5 |
| LESS PRIVATE LOTS | 10.0 |
| NET BUILDABLE ACREAGE | 251.6 |
| TOTAL ACREAGE SOLD TO DATE | 193.3 |
| TOTAL ACREAGE SOLD TO DATE NET BUILDABLE ACREAGE | 76.8% |
| TOTAL CITY ACREAGE REMAINING | 58.3 |
| TOTAL ACREAGE REMAINING NET BUILDABLE ACREAGE | 23.2% |

SHEBOYGAN BUSINESS CENTER

11/15/2016

PROJECT LOCATION MAP

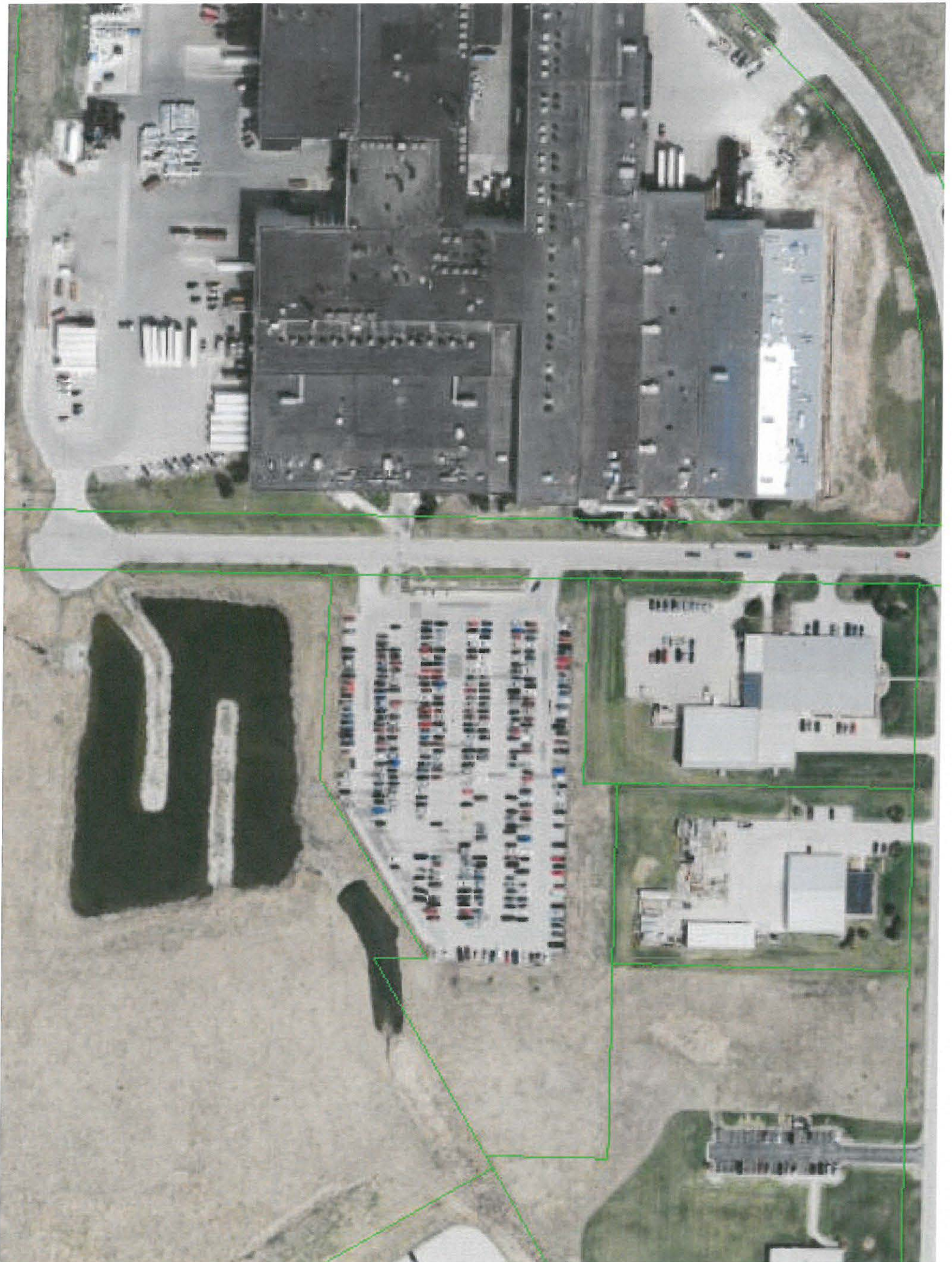
Graphic Scale
0' 200' 400'
BUSINESS CENTER LOT DIVISIONS



City of Sheboygan
spirit on the lake
SHEBOYGAN BUSINESS CENTER
LOT DIVISIONS AND REMAINING ACREAGE
SHEBOYGAN, WISCONSIN

Sheet No. 1 of 1
Date: Revised 1/8/2014

NEMAK - EMPLOYEE PARKING LOT EXPANSION







22-441-001

TAX PARCEL NO. 51670

PARCEL NO. 59-28-150-1670 501670

MAP NO. 22-441-001

ZONING CLASSIFICATION: LI URBAN INDUSTRIAL DISTRICT

Office Use Only

APPLICATION/FILE NO. _____

REVIEW DATE: 4/29/16

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

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

REPRESENTATIVE:

APPLICANT: RR STEEL CONSTRUCTION Co., Inc.

ADDRESS: 5521 COUNTY RD. BB E-MAIL: T.VANDALEN @
APPLETON, WISC. 54914 RRSTEELCONSTRUCTION.COM

PHONE: (920) 739-6521 FAX NO. (920) 739-3776

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: HYGIENICS FABRICS & FILTERS, INC.

ADDRESS OF PROPERTY AFFECTED: 527 N. 13TH ST. - SHEBOYGAN, WISC.

LEGAL DESCRIPTION: LOTS 6, 7 AND 8, BLOCK 159, EXCEPT THE EAST 30.00 FEET OF LOT 8, BLOCK 159; ALSO THE VACATED ALLEY BETWEEN LOTS 6 AND 7, AND THE SOUTH 1/2 OF THE VACATED EAST/WEST ALLEY LYING NORTH OF AND ADJACENT TO LOT 8, EXCEPT THE EAST 30.00 FEET THEREOF; ORIGINAL PLAT OF THE CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN.

BRIEF DESCRIPTION OF EXISTING OPERATION OR USE: ONE (1) DAYTIME SHIFT OF SIX (6) PEOPLE FABRICATING FOOD GRADE AND MEDICAL GRADE FILTER PRODUCTS (6:30AM - 3:00PM)

DETAILED DESCRIPTION OF PROPOSED OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: UP TO TWO (2) - EIGHT (8) HOUR SHIFTS OF TEN (10) PEOPLE FABRICATING FOOD GRADE AND MEDICAL GRADE FILTER PRODUCTS (6:30AM - 3:00PM + 3:00PM - 11:30PM)

BRIEF DESCRIPTION OF ALL REQUESTED VARIANCES FROM PROVISIONS OF THE ZONING ORDINANCE, WHICH ARE RELATED TO THE PROPOSED OPERATION OR USE: DUE TO SIZE, LOCATION AND CONFIGURATION OF THE SITE THE REQUIRED 18 ONSITE PARKING SPACES CANNOT BE SAFELY LOCATED ON SITE. 1 HANDICAPPED PARKING SPACE WILL BE LOCATED ON THE SITE AND THE ADDITIONAL 9 SPACES WILL BE LOCATED ONSITE AT 1212 PENNSYLVANIA AVE WHICH IS ALSO OWNED BY THE SAME OWNER AND IS WITHIN 90' OF THE SITE.



SITE PLAN REVIEW WRITTEN NARRATIVE

1.0 SITE LOCATION

Hygienic Fabrics & Filters, Inc.
527 N. 13th. St.
Parcel No. 59-28-150-1670
Sheboygan, Wisconsin 53081

2.0 OWNER

LW Acquisitions, LLC
527 N. 13th St.
Sheboygan, Wisconsin 53081

Attention: Thomas E. Laiken

3.0 SITE PLAN REVIEW WRITTEN NARRATIVE

Currently the site is used for the fabrication of food and medical grade filter products, which complies with the allowable uses in that zoning district. The proposed building addition will be used to expand the capacity of the current use. All fabrication activities occur in the existing building and will be expanded into the proposed building.

Product loading and unloading is done and will continue to be done at 3 existing loading dock stations located at the north end of the existing building. The existing onsite parking that occurs at the south end of the site will be eliminated and replaced by the proposed building addition.

Normally the three existing loading dock stations are used to load or unload a total of 2 box trucks per day. With the proposed expansion, it is expected that this activity could increase to 4 to 6 trucks per day, utilizing the same 3 loading dock stations. Expansion of the loading dock stations are not required to facilitate the proposed business expansion.

Currently there are 6 people working a one daytime shift from 6:30 A.M. to 3:00 P.M., up to 6 days a week (Monday – Saturday). With the proposed building addition, it is expected to expand the shift to 10 people and if necessary run a second shift of up to 10 employees from 3:00 P.M. to 11:30 P.M., 6 days per week (Monday – Saturday).

Due to the size, configuration and location of the site along with the proposed building addition, it is not possible to locate the city required 10 parking stalls on site, without utilizing the existing 13th Street or Pennsylvania Ave. R.O.W.'s for maneuvering. As a result a variance is requested to allow only one handicapped parking stall onsite that complies with City ordinances and allow the 9 other required

onsite parking spaces to be located at 1212 Pennsylvania Ave. That site is located 90' east of the site and is also owned by the same Owner. There are sufficient existing parking spaces on that site to absorb those 9 spaces and that parking lot can be expanded to handle any foreseeable future needs.

With the proposed building addition, the required 25' setback street frontage yards along Pennsylvania Ave. and 13th. St. will be landscaped exceeding the City landscaping ordinance requirements. The Owner has also agreed to add 4 street trees within the east R.O.W. of 13th. St., as per the request by city of Sheboygan staff.

Along with that landscaping, the proposed location of an onsite garbage dumpster location was discussed and agreed to by City of Sheboygan staff. It is proposed to be enclosed by a 6' high painted concrete masonry wall, blocking views off of 13th. St. and Center St. The wall will be painted to match the proposed painting of the existing building façade along 13th. St.

There is no additional site lighting proposed to be added. The existing site lighting will be maintained. The only lighting added will be building code required emergency exit egress lights alongside each of the three proposed building entrances along 13th. St. and Pennsylvania Ave.

The current building covers 7,980 s.f. of the 24,073 s.f. site. The proposed building addition will cover an additional 7,395 s.f. of site area, giving a total lot coverage of 15,240 s.f. Currently the south vacant portion of the site and most of the existing building drain on to the neighboring properties to the east. The entire proposed development along with 1/4 of the existing building will be collected on site and diverted to the City storm water drainage system.

The existing building has a painted smooth faced concrete masonry façade. The proposed building addition facades along 13th. St. and Pennsylvania Ave. are to be a combination of colored textured concrete masonry unit base with colored smooth faced concrete masonry unit striping. The upper portion of those facades will be faced with stucco textured vertical steel panels with concealed fasteners. The east wall of the proposed building addition, which is concealed from the street view off of Pennsylvania Ave. with existing vegetation, is proposed to be colored smoothed faced concrete masonry units to match the architectural pattern of the 13th. St. and Pennsylvania Ave. facades. The existing building 13th. St. façade will be painted to match the colors and pattern of the proposed building addition along 13th. St.

There is an existing monument sign located on the northeast corner of 13th. St. and Pennsylvania Ave. The messaging on the sign may be modified in the future to reflect the proposed changes to the site. No new signage is anticipated at this time.

The total building and site improvements to the site is estimated to cost from \$900,000 to \$950,000.

SITE PLAN & ARCHITECTURAL REVIEW FOR: BUILDING ADDITION ALTERATION HYGIENIC FABRICS & FILTERS, INC. 527 N. 13TH ST. - PARCEL NO. 59-28-150-1670 SHEBOYGAN, WISCONSIN



PROPOSED BUILDING FOR:
Hygienic Fabrics & Filters
 SHEBOYGAN, WISCONSIN

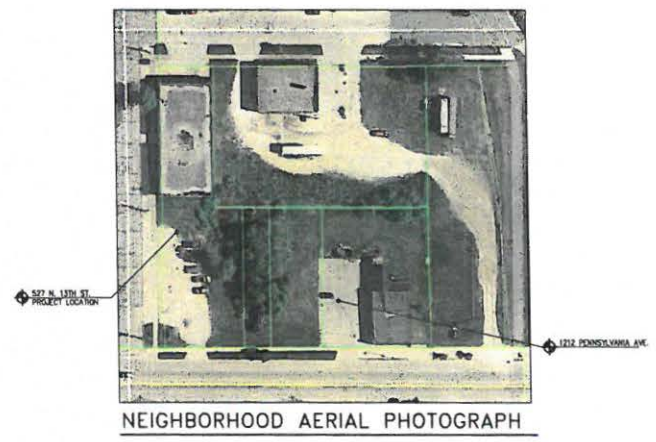
SITE PLAN REVIEW INFORMATION & ZONING ORDINANCE and SITE DATA ANALYSIS

- 1. SITE LOCATION**
 Hygienic Fabrics & Filters, Inc.
 527 N. 13th St.
 Parcel No. 59-28-150-1670
 Sheboygan, Wisconsin 53081
- 2. OWNER**
 LW Acquisitions, LLC
 527 N. 13th St.
 Sheboygan, Wisconsin 53081
 Attention: Thomas E. Lubert
- 3. SITE ARCHITECTURAL PLAN REVIEW INFORMATION**
 3.1. City of Sheboygan - Planning and Development Department
 3.1.1. Plan Review Number = 803
 3.1.2. Assigned Plan Review Coordinator: Mr. Steve Sokolowski - Manager of Planning and Zoning
- 4. ZONING AND UTILITY ORDINANCES**
 4.1. City of Sheboygan Chapter 15: Zoning / Ordinances
 4.2. City of Sheboygan - Storm Water Management Ordinance
 4.3. City of Sheboygan - Erosion Control Ordinance
 4.4. City of Sheboygan - Snow and Water Utility Ordinance
- 5. APPLICABLE ZONING ORDINANCES and OFF DATA ANALYSIS**
 5.1. Site Zoning = U - Urban Industrial District
 5.2. Existing / Proposed Use
 5.2.1. Existing Building = Warehouse/Storage / Light Industry (Food and Medical Grade Fibre Fabrication) - (Preserved by Right and Conditional Use Permit)
 5.2.2. Building Addition = Warehouse/Storage / Light Industry (Food and Medical Grade Fibre Fabrication) - (Preserved by Right and Conditional Use Permit)
 5.2.3. Ancillary Use = On-Site Parking (Preserved by Right)
 5.3. Minimum Lot Size / Maximum Building Size
 5.3.1. Zoning Ordinance = 1,000 s.f. Minimum First Applicable
 5.3.2. Existing / Proposed = 24,012 s.f. (530' x 45') (15,210 s.f.)
 5.4. Site Building Area
 5.4.1. Building
 5.4.1.1. Existing Building = 7,900 s.f.
 5.4.1.2. Proposed Building Addition = 7,305 s.f.
 5.4.1.3. Total Building = 15,205 s.f.
 5.4.2. Total Building Area = 15,210 s.f.
 5.5. Lot Coverage
 5.5.1. Zoning Ordinance = Not Applicable - No Maximum
 5.5.2. Existing / Proposed = 15,210 s.f. / 24,012 s.f. = 63.3%
 5.6. Building Height
 5.6.1. Zoning Ordinance = 30' Maximum
 5.6.2. Existing / Proposed = 25'
 5.7. Building Addition Setback Surface
 5.7.1. Zoning Ordinance and Variations Granted to Zoning Ordinance
 5.7.1.1. South Front Setback (Don't) = 25'
 5.7.1.2. East Side Yard = 7' min for 10'
 5.7.1.3. West Side Yard = 25'
 5.7.1.4. North Side Street Yard = 25'
 5.7.1.5. Front Setback - setback = 25'
 5.7.1.6. Front Setback - setback = 25'
 5.7.1.7. Front Setback - setback = 25'
 5.7.1.8. Side (Rear) Yard (Don't) = 25'
 5.7.1.9. Side (Rear) Yard (Don't) = 25'
 5.7.1.10. Front Setback Yard = 25'
 5.7.1.11. On-Site Paved Parking Surface = 0'
 5.8. Front Yards
 5.8.1. Existing = 0'
 5.8.2. Future = 4'
 5.8.3. Total for Existing / Proposed Facility = 10'
 5.9. Parking (On site)
 5.9.1. Required as Per Zoning Ordinance = 1 per employee
 5.9.2. Existing / Proposed = 1 better low speed
 5.9.3. Given site conditions, the City will allow the proposed parking configuration to be waived by site compliance parking at an existing center parking lot located at 1212 Fremont Avenue, which is 100' of rear of this project site and is also owned by the same Owner.
- 5.10. Off-Site Street Lighting**
 5.10.1. Required as per Zoning Ordinance
 5.10.1.1. Not applicable for proposed building addition since there are no additional building areas.
 5.10.2. Existing Building
 5.10.2.1. The existing building has two off-site lighting poles off of Crown Ave.
 5.11. The Appropriate Access / Building Fire Protection
 5.11.1. There are public utilities on the site of the existing / proposed building.
 5.11.2. Detail notes of the site fire apparatus access road do not exceed 100' in length.
 5.11.3. All parts of the existing / proposed building are within 100' of a fire fighting apparatus accessible public R.O.W.
 5.11.4. A fire Dept. Lockbox will be located next to the building addition Employee / Visitor Drive entrance by the Owner.
 5.11.5. 6 - Type ABC - Size 2A wall mounted fire extinguishers mounted 4' above finished floor will be installed by the Owner at the building addition.
 5.11.6. 2 fire extinguishers will be located on the rear access drive.
 5.11.7. 2 fire extinguishers will be located on the ground floor.
 5.11.8. No hazardous materials are stored within the existing building or proposed building addition as per (ISC Table 301.11) and 301.12.
 5.11.9. As per (ISC (B) 315.1) - Emergency response team coverage shall be provided in all new buildings in accordance with Section 510 of the International Fire Code.
 5.12. Underserved Site Area - Proposed Development Site Surface Area Analysis
 5.12.1. Existing Site Conditions
 5.12.1.1. Impervious Area (ground parking area) = 3,863 s.f. (37.7%)
 5.12.1.2. Green Area = 7,267 s.f. (68.7%)
 5.12.1.3. Total Area = 11,130 s.f. (100%)
 5.12.2. Proposed Site Conditions
 5.12.2.1. Proposed Impervious Area
 5.12.2.1.1. Building Area = 7,305 s.f.
 5.12.2.1.2. Paved Walkways & Drives = 375 s.f.
 5.12.2.1.3. Other Paved Parking Area = 792 s.f.
 5.12.2.1.4. Total Impervious Area = 8,472 s.f. (75.7%)
 5.12.2.2. Proposed Green Area (Grass / Plantings) = 4,368 s.f. (34.7%)
 5.12.2.3. Total Site Area = 12,840 s.f. (100%)
 5.12.2.4. Proposed Impervious Area Increase = 609 s.f. (5.5%) s.f. - 7,305 s.f. - 696 s.f.

- 5.13. On-Site Storm Water Drainage**
 5.13.1. Requirements by City of Sheboygan - Dept. of Public Works
 5.13.1.1. All on-site storm water to be collected on site and directed to the City storm water drainage network on 13th St.
 5.13.1.2. On-site storm water management is not required if new impervious areas is limited to an increase of 1,000 s.f. or less of existing impervious area.
 5.13.2. Existing Site Drainage System Description
 5.13.2.1. The entire underserved south half of the site drains south and east to and along the rear property line.
 5.13.2.2. The existing building that covers almost all of the north half of the site is drained by two downspouts into the rear property line.
 5.13.3. Proposed Development Site Drainage
 5.13.3.1. The proposed building addition area, a 30' x 107 portion of the existing building and the remaining proposed impervious / pervious areas of the West side of the site will be drained directly to a proposed under-surface storm water catch basin area located at the North-West corner of the underserved site area.
 5.13.3.2. The under-surface pervious areas North and East of the proposed building addition to be surfaced down to a catch basin located at the North-East corner of the proposed site development. That catch basin will be piped to a 18" main, 10' long pump-out and control located in the proposed building addition, then piped to the under-surface catch basin as noted in Item 5.13.3.1.
 5.13.3.3. The new on-site catch basin structures will be piped to the back of an existing catch basin structure along the East side of 13th St. with a minimum of an 18" diameter pipe.
 5.13.3.4. Storm water impervious area is less than 1,000 s.f., under-surface storm water management is not required.
 5.13.4. Proposed Development Storm Water Runoff Calculations (Based on Wis. Planning Code Chapter R2, Paragraph R2.36(3) (a) Peak Flow Rates)
 5.13.4.1. Proposed North-East Catch Basin below
 5.13.4.1.1. Paved Area = 1195 s.f. / (22.3 s.f. / GPM) = 53.6 GPM / 01 CPS
 5.13.4.1.2. Green Area = 1565 s.f. / (108 s.f. / GPM) = 14.47 GPM / 085 CPS
 5.13.4.1.3. Total Peak Flow = 34.8 GPM / 078 CPS
 5.13.4.2. Proposed North-West Catch Basin below
 5.13.4.2.1. Proposed Building Addition Area = 7,265 s.f. / (28 s.f. / GPM) = 259.42 GPM / 01 CPS
 5.13.4.2.2. Paved Area = 1,077 s.f. / (22.3 s.f. / GPM) = 48.3 GPM / 073 CPS
 5.13.4.2.3. Green Area = 13,068 s.f. / (108 s.f. / GPM) = 120.16 GPM / 666 CPS
 5.13.4.2.4. Part of Existing Building Foot = 11,800 s.f. / (28 s.f. / GPM) = 421.43 GPM / 134 CPS
 5.13.4.2.5. Total Peak Flow = 677.32 GPM / 318 CPS
 5.13.4.3. Total Peak Flow from Proposed North-West Under-Surface Storm Water Catch Basin to Existing 13th St. Catch Basin = 651.82 GPM / 132 CPS
- 5.14. Landscaping and Screening** - Refer to Drawing Sheet No. 11 & 12
5.15. Exterior Lighting
 Refer to the Sheet A1 - Building Plan and Sheet A2 - Building Elevations for the location of existing and proposed light fixtures. There are no changes to the existing building exterior light fixtures. Each of the two required units along 13th St. of the proposed building addition remains as will have the code required and minimum emergency light beam down the entrance door opening. There are no changes to the site exterior lighting. A site lighting plan is not required. A cut sheet for the proposed emergency light fixture will be attached to the Site Plan Approval Package.
5.16. Exterior Drainage
 5.16.1. Required
 5.16.1.1. The requirement for decorative exterior construction materials as indicated in 15.718 Exterior Construction Materials Standards is not required for this zoning district.
 However, the City of Sheboygan Dept. of Planning & Development will indicate that given the location of the property along Fremont Avenue, the City strongly encourages that the proposed building addition facade be visible to that R.O.W. have a decorative exterior construction materials as indicated in 15.718 in order to receive Site Plan Approval.
 The City of Sheboygan Dept. of Planning & Development staff will conduct an on-site inspection of the exterior facade of the existing building to determine.
 5.16.2. Proposed
 5.16.2.1. The south and west facade of the building addition are proposed to be clad with finished, stained and colored concrete masonry units with a mix of recessed vertical panel joints. That facade pattern is also proposed to cover the South 5' of the rear wall. Please refer to Drawing A2.
 5.16.2.2. The remaining wall will be side of the proposed building addition is to be finished with concrete masonry units with a mix of the color and pattern of the materials used on the proposed building addition in South and West facades (please refer to Drawing Sheet A2). That facade is currently finished from the street view by an existing half round sign and registration on the adjacent site and would be detected by adjacent future building developments on that site, which is allowed to be within 5' of the property line. Please refer to Drawing C2.
 5.16.2.3. The existing building west wall will be painted to match the pattern of the proposed building addition west wall (please refer to Drawing Sheet A2).

SHEET INDEX

- TS1 - SITE PLAN REVIEW TITLE SHEET
- G1 - GENERAL NOTES
- C1 - EXISTING SITE SURVEY PLAN
- C2 - SITE DEMOLITION PLAN
- PROPOSED SITE PLAN
- C3 - SITE UTILITY PLAN
- PROPOSED SITE GRADING & EROSION CONTROL PLAN
- L1 - EXISTING / PROPOSED SITE LANDSCAPE PLAN
- L2 - LANDSCAPE PLANTING DETAILS
- A1 - FLOOR PLAN
- A2 - ELEVATIONS
- BUILDING SECTION
- R1 - RENDERED EXTERIOR ELEVATIONS w/ FINISHES



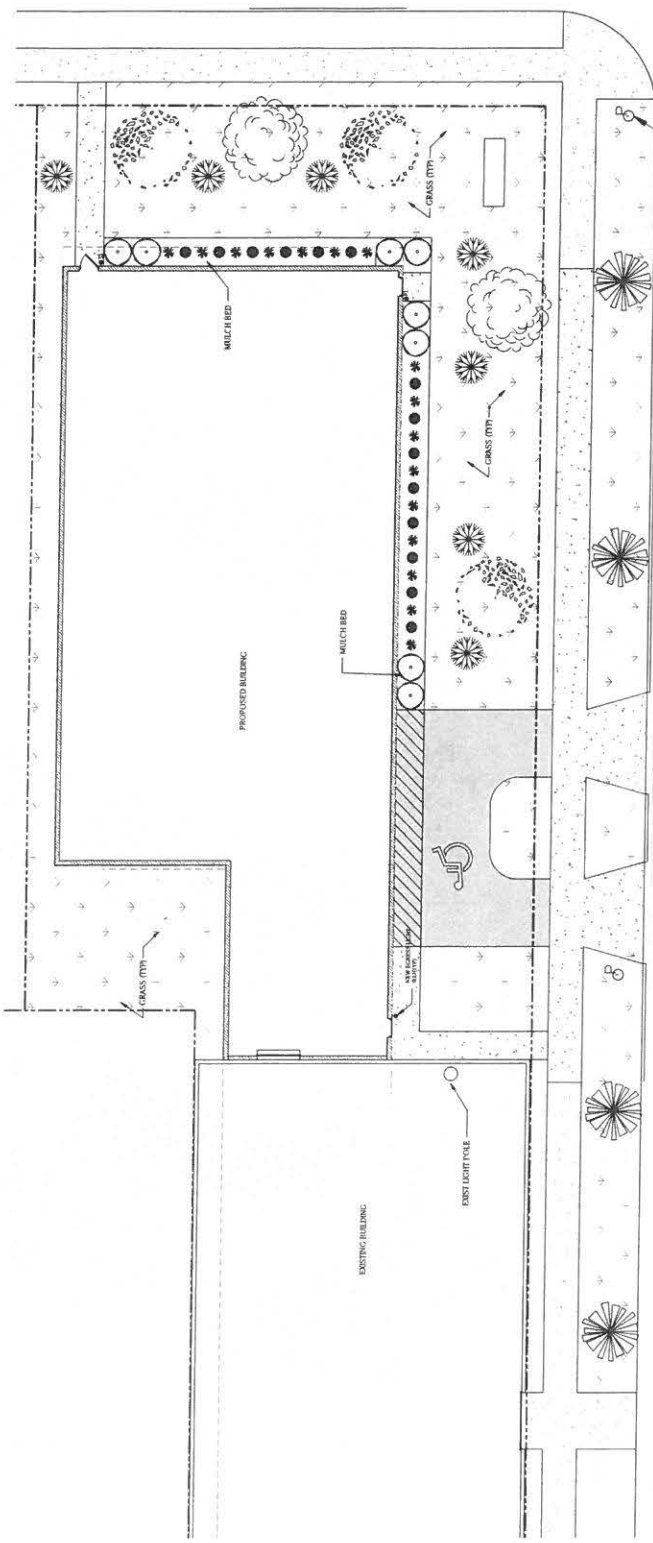
PROJECT NO. 707
 PLAN DATE: NOVEMBER 15, 2016
 DRAWN BY: DJN
 SHEET NO. SITE PLAN REVIEW TITLE SHEET
 TS1



PROPOSED BUILDING FOR:
Hygienic Fabrics & Filters
 SHEBOYGAN, WISCONSIN

PROJECT NO. 707
 PLAN DATE: NOVEMBER 15, 2016
 DRAWN BY: DJM

SCALE: 1" = 20'-0"
 SHEET: L1
 DATE: 11/15/16



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

| SYMBOL | DESCRIPTION | QTY |
|--------|--|----------------|
| | PROPOSED BLACK JAPANESE MAPLE PLANTING SIZE: 6" OF TALL FULL CROWN SIZE: 2'0" H x 4'0" W x 4'0" CLEAR UNDERCOVER | ADD 09 TO SITE |
| | PROPOSED BLACK JAPANESE MAPLE PLANTING SIZE: 6" OF TALL FULL CROWN SIZE: 2'0" H x 4'0" W x 4'0" CLEAR UNDERCOVER | ADD 09 TO SITE |
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| | PROPOSED BLACK JAPANESE MAPLE PLANTING SIZE: 6" OF TALL FULL CROWN SIZE: 2'0" H x 4'0" W x 4'0" CLEAR UNDERCOVER | ADD 09 TO SITE |

LANDSCAPE NOTES:
 1. PROVIDE 4" PVC MULCH BARRIER BEHIND AND AROUND ALL MULCH BEDS AND LOW IMPERMEABLE TREES.
 2. PROVIDE 4" PVC MULCH BARRIER BEHIND AND AROUND ALL MULCH BEDS AND LOW IMPERMEABLE TREES.
 3. PROVIDE COMMERCIAL GRADE PLASTIC MULCH UNDER MULCH BEDS AND AROUND ALL MULCH BEDS AND TREES.
 4. ALL TREES PLANTED AND NON-PLANTED AREAS TO HAVE GRASS COVERING.

- Landscaping and Screening:**
- 1.1. 1" Proposed Landscaping Plants:
 - 1.1.1. 1" Proposed Landscaping Plants: 20-25 plants (15-20' x 15-20' x 15-20')
 - 1.1.2. 1" Proposed Landscaping Plants: 20-25 plants (15-20' x 15-20' x 15-20')
 - 1.1.3. 1" Proposed Landscaping Plants: 20-25 plants (15-20' x 15-20' x 15-20')
 - 1.1.4. 1" Proposed Landscaping Plants: 20-25 plants (15-20' x 15-20' x 15-20')
 - 1.1.5. 1" Proposed Landscaping Plants: 20-25 plants (15-20' x 15-20' x 15-20')
 - 2. 2" Proposed Landscaping Plants:
 - 2.1. 2" Proposed Landscaping Plants: 20-25 plants (15-20' x 15-20' x 15-20')
 - 2.1.1. 2" Proposed Landscaping Plants: 20-25 plants (15-20' x 15-20' x 15-20')
 - 2.1.2. 2" Proposed Landscaping Plants: 20-25 plants (15-20' x 15-20' x 15-20')
 - 2.1.3. 2" Proposed Landscaping Plants: 20-25 plants (15-20' x 15-20' x 15-20')
 - 2.1.4. 2" Proposed Landscaping Plants: 20-25 plants (15-20' x 15-20' x 15-20')
 - 2.1.5. 2" Proposed Landscaping Plants: 20-25 plants (15-20' x 15-20' x 15-20')
 - 3. 3" Proposed Landscaping Plants: 20-25 plants (15-20' x 15-20' x 15-20')
 - 4. 4" Proposed Landscaping Plants: 20-25 plants (15-20' x 15-20' x 15-20')
 - 5. 5" Proposed Landscaping Plants: 20-25 plants (15-20' x 15-20' x 15-20')

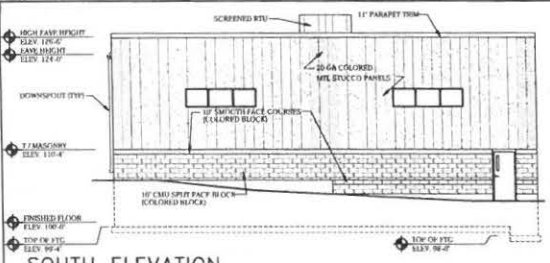
See sheet L2 for planting details.



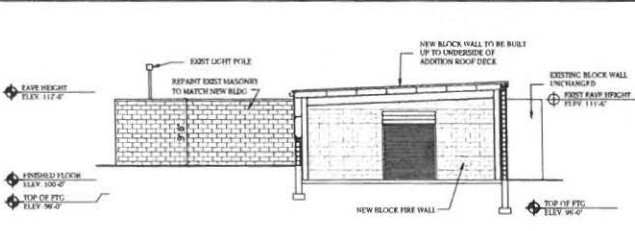
PROPOSED BUILDING FOR:
Hygienic Fabrics & Filters
 SHEBOYGAN, WISCONSIN

PROJECT NO. 707
 PLAN DATE: NOVEMBER 15, 2016
 DRAWN BY: DJN

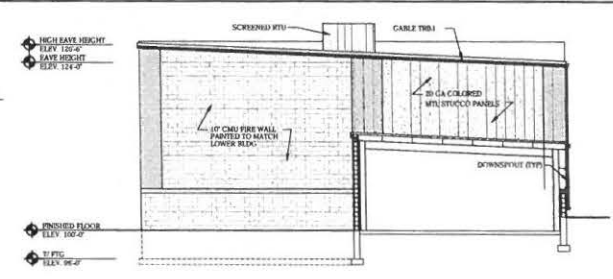
WEST ELEVATIONS
 A2



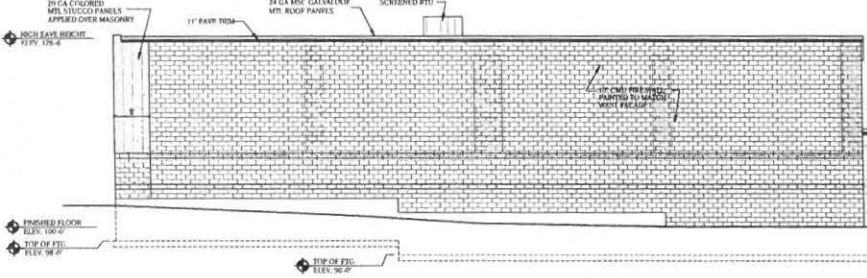
SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"



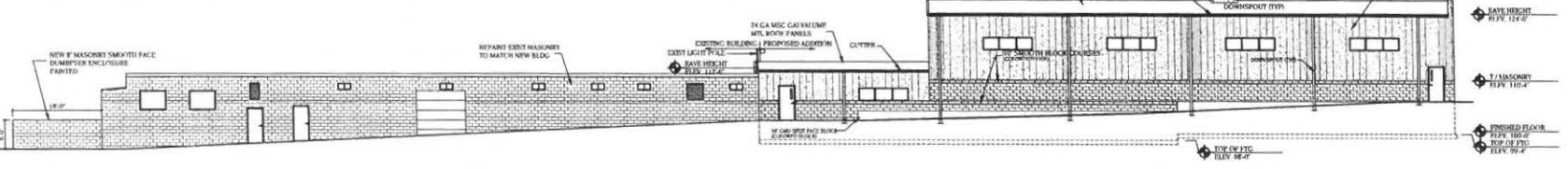
SOUTH ELEVATION @ EXISTING BLDG
 SCALE: 1/8" = 1'-0"



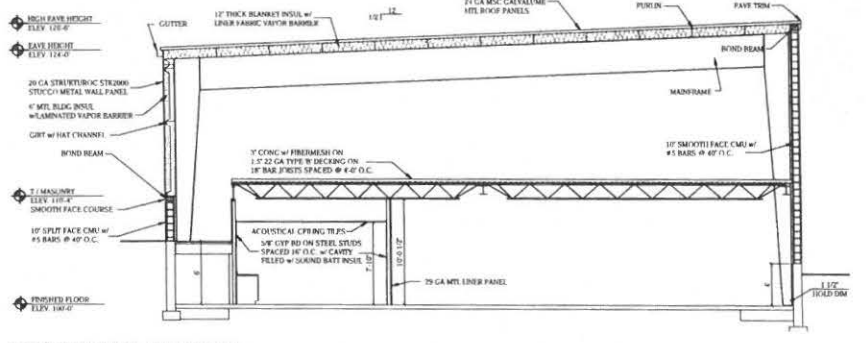
NORTH ELEVATION
 SCALE: 1/8" = 1'-0"



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

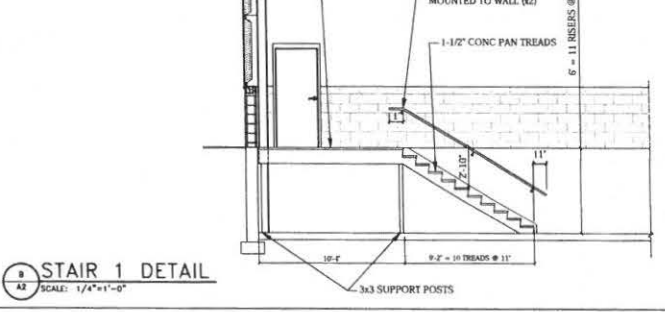


WEST ELEVATION
 SCALE: 3/32" = 1'-0"



BUILDING SECTION
 SCALE: 3/16" = 1'-0"

STAIR ASSEMBLY LOADING REQUIREMENTS
 TO MEET OR EXCEED IBC 2009
 MINIMUM REQUIREMENTS:
 - STAIRS AND LANDINGS TO RESIST A MINIMUM LIVE LOAD OF 100 PSF
 - HAND RAIL & CHAIR RAIL ASSEMBLIES TO RESIST A LOAD OF 50 PSF APPLIED IN ANY DIRECTION AND A CONCENTRATED LOAD OF 200# APPLIED IN ANY DIRECTION



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



PROPOSED BUILDING FOR:
Hygienic Fabrics & Filters
 SHEBOYGAN, WISCONSIN

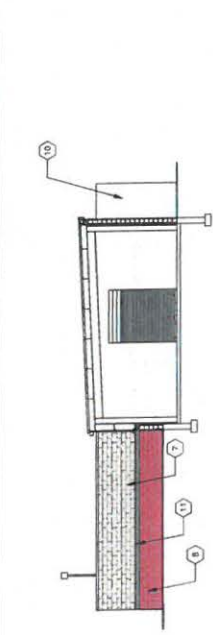
PROJECT NO. 707
 PLAN DATE: NOVEMBER 15, 2016
 DRAWN BY: DJM

WET WALL FINISH
 RENDERING

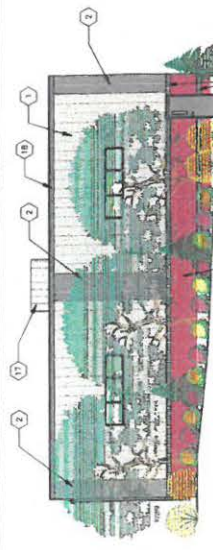
R1

FINISH KEYNOTES

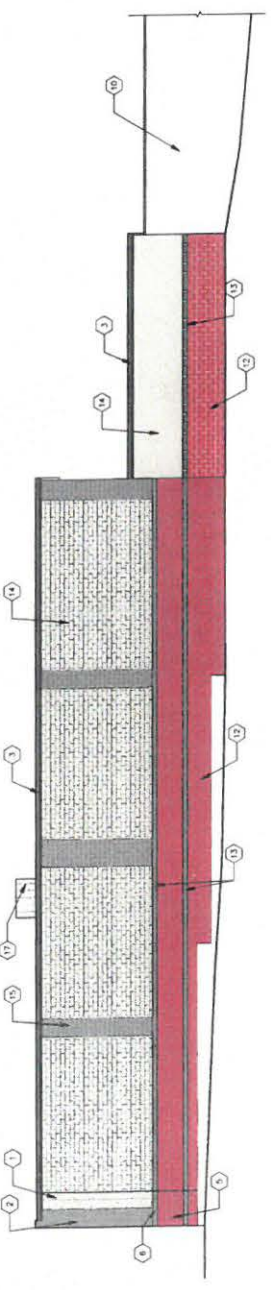
- 1 IN GA STAINLESS STEEL SPUN STEEL - AIR
- 2 IN GA STAINLESS STEEL SPUN STEEL -
- 3 IN GA STAINLESS STEEL SPUN STEEL -
- 4 IN GA STAINLESS STEEL SPUN STEEL -
- 5 IN GA STAINLESS STEEL SPUN STEEL -
- 6 IN GA STAINLESS STEEL SPUN STEEL -
- 7 IN GA STAINLESS STEEL SPUN STEEL -
- 8 IN GA STAINLESS STEEL SPUN STEEL -
- 9 IN GA STAINLESS STEEL SPUN STEEL -
- 10 IN GA STAINLESS STEEL SPUN STEEL -
- 11 IN GA STAINLESS STEEL SPUN STEEL -
- 12 IN GA STAINLESS STEEL SPUN STEEL -
- 13 IN GA STAINLESS STEEL SPUN STEEL -
- 14 IN GA STAINLESS STEEL SPUN STEEL -
- 15 IN GA STAINLESS STEEL SPUN STEEL -
- 16 IN GA STAINLESS STEEL SPUN STEEL -
- 17 IN GA STAINLESS STEEL SPUN STEEL -
- 18 IN GA STAINLESS STEEL SPUN STEEL -
- 19 IN GA STAINLESS STEEL SPUN STEEL -
- 20 IN GA STAINLESS STEEL SPUN STEEL -



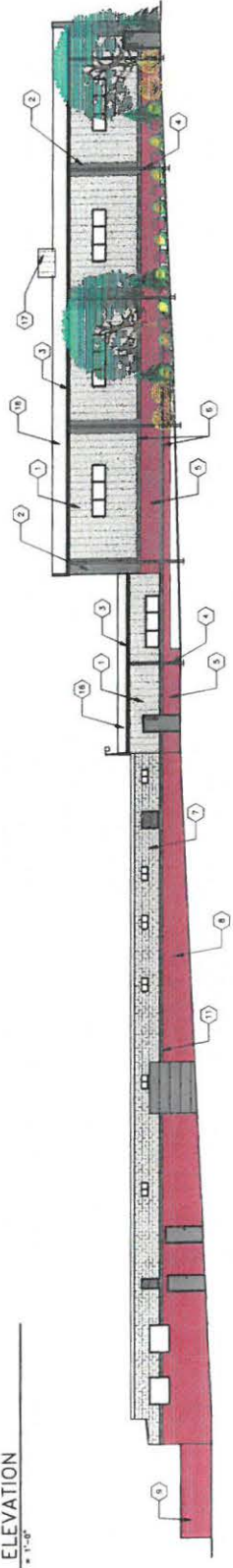
SOUTH ELEVATION @ EXISTING BLDG
 SCALE: 1/8" = 1'-0"



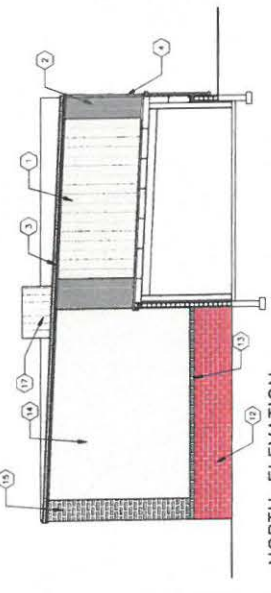
SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"



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



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



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



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