

*****ATTACHMENTS*****

PARCEL NO. 22 253 002
MAP NO. 25 260 7
ZONING CLASSIFICATION: UI

Office Use Only
APPLICATION/FILE NO. _____
REVIEW DATE: 7/26/16

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

pd

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: Steve Knaus

ADDRESS: 109 Thompson Sun Prairie, WI 53590

E-MAIL: Steve@weyauwegacheese.com

PHONE: (608) 575-8008 FAX NO. (608) 837-0070

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Old World Creamery LLC

ADDRESS OF PROPERTY AFFECTED: 1606 Erie Ave

LEGAL DESCRIPTION: Lots 1,2,3,4,5,6,7,8,9,10,11 and 12 in Block 84 in the original plat of the city of Sheboygan, Sheboygan County, Wisconsin and that part of the vacated east/west alley in Block 84, original plat of the City of Sheboygan adjoining the above described parcel 1 through 7 inclusive.

Excepting that part conveyed for street purposes in volume 1440 of records

Pages 143/144, as document no. 1448324

BRIEF DESCRIPTION OF EXISTING OPERATION OR USE:

The current facility is vacant and not in operations at this time. The prior Conditional Use Permit expired due to inactivity. This request is to re-authorize the CUP for a new dairy related operation at this site.

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

The facility will be converted into a butter packaging and butter processing plant.

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

No variances are being requested at this time.

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.

How is the proposed conditional use (independent of its location) in harmony with the purposes, goals, objectives, policies and standards of the City of Sheboygan Comprehensive Master Plan?

The approval of the Conditional Use Permit will allow for an existing vacant building to be returned to full use. The CUP will assist in providing employment opportunities and allow for a vacant property to return to its prior use as a light manufacturing facility.

Does the conditional use, in its proposed location, result in any substantial or undue adverse impact on nearby property the character of the neighborhood, environment, traffic, parking, public improvements, public property or rights-of-way?

The impact on the neighboring properties should be substantially reduced from its prior use as a dairy process plant. The Business Plan calls for a reduction in overall truck traffic in the neighborhood. Both noise and pollution should be reduced as this facility in to be contained within the current building.

How does the proposed conditional use maintain the desired consistency of land uses in relation to the setting within which the property is located?

The CUP is consistent with the current land use and zoning of the site.

Is the proposed conditional use located in an area that will be adequately served by utilities, or services provided by public agencies? If not, please explain. Yes it is our understanding that no additional utilities will be required. In addition, we are working with the wastewater treatment plant to insure property control of our waste products.

4. NAMES AND ADDRESS (Indicate N/A for "Not Applicable" items)

OWNER OF SITE: Dean Foods (Under contract for purchase by applicant)

ADDRESS: _____ **E-MAIL:** _____

Old World Creamery, LLC
109 S. Thompson Road
Sun Prairie, WI 53590

Steve Knaus, President
608 575 8008

July 18, 2016

Sheboygan Plan Commission
Steve Sokolowski
Manager of Planning and Zoning
City of Sheboygan
828 Center Ave.
Sheboygan, WI 53081-4442

Re: Conditional Use Permit Application
Old World Creamery, LLC

Dear Plan Commission Members and Mr. Sokolowski:

On behalf of Old World Creamery, LLC I am pleased to provide you with the additional information you requested regarding our Conditional Use Permit (CUP) application. The application was submitted to the City office on Tuesday July 12, 2016 along with our permit fee of \$250.00. Mr. Sokolowski's July 17, 2016 e mail requested that we supplement the application with additional information.

As part of your request, I have asked the current owner Dean Foods to sign and date the authorization section that you included in your correspondence. In my conversation with Dean Foods, they have asked and I will also request that the CUP be issued with the condition that if the property sale does not conclude between the two parties, then the CUP request would not be granted.

In response to your request, please see the attached information regarding Old World Creamery, LLC. At this time, this company is being newly created as part of a larger company known as Weyauwega Cheese. Weyauwega Cheese has several components within its organization. One of the companies is Steve's Wholesale Cheese. This company has been in business for 25 years and is located in Sun Prairie. This company processes various types of cheese for retail stores. This includes shredded cheeses, cheese curds and wide variety of cheeses most commonly used by consumers. One of our largest clients is Woodman's Grocery Stores, which has 15 mega stores located in Wisconsin and northern Illinois.

Also located in Sun Prairie is our cheese spread division. Processed under the name of Scott's of Wisconsin LLC, here we process a wide variety of cheese spreads that are sold in various retail stores. These various spreads range in flavors and textures.

A third component of our company is Valley Springs, LLC. This company located in Portage, WI provides bottled water for retail use. Again, one of the main clients is Woodman's grocery.

The main component of the company is Weyauwega Cheese. As the parent company located in Weyauwega we make the cheese that is sold and processed throughout our various companies. This family owned and operated company has been in business since 1946. We are currently in our fourth generation of family members working in the business.

Our intent in Sheboygan is to open a new butter production facility. Recent trends in this trade have created a limited number of producers in Wisconsin. We feel that with our vast experience in dairy market, we will be able to produce a high quality butter product in stick butter, butter tubs and butter cups (commonly served in restaurants).

The attached document will provide to you the additional information that you requested.

Please let me know if you have any additional questions or need additional information.

Sincerely,

A handwritten signature in black ink, appearing to read "Steve Knaus", with a long horizontal flourish extending to the right.

Steve Knaus
President
Old World Creamery, LLC

Old World Creamer, LLC

1. An explanation of the existing use(s).

The current facility is vacant at this time. Previously, it was used by Dean Food Inc. as a milk processing facility. They closed this site in 2015. It has remained vacant since that time.

2. An explanation of the proposed use and all business activities to take place onsite (inside and outside).

Our intent is to use the facility in three areas. The initial phase will be to process bulk butter into stick butter, rolled butter, European butter, butter tubs and butter cups.

The second phase of the project will be to create and provide cold storage for our products and leased space for other companies to utilize. We currently see a vast shortage of high quality cold storage available for lease.

The second part of Phase 2 will be to product butter. Here we will take cream from local farms and churn this into butter. The process will take several hours for the product to reach a consistency of butter. At this point, we will process the butter as shown in Phase 1.

3. A description as to why the auto repair business is being proposed from this property and why the plan commission should consider approving the proposal at this site. Why was this site selected?

The auto repair building and its operation were not included in our Offer to Purchase. It is not our intent to operate this type of business.

We selected this site in Sheboygan due to the availability of the site and the internal lay out of the building. While it was a former dairy related operation, we will need to complete major internal renovations in order to reach our intended goal of a Safe Quality Foods (SQF) 3 process plant. SQF 3 is the highest available to a butter process plant.

4. What specifically does Old World Creamer do – what products do you provide?

As indicated, we will process bulk butter into a variety of butter for retail use. In addition, we will provide cold storage for a variety of products. Our main intent is to churn cream into butter. This will be the main emphasis of our operation. These areas will employ the largest number of employees.

5. Description of proposed building and all new site improvements (sf of proposed building, storm drainage, landscaping, lighting, parking, access, signage, dumpster enclosure, screening, etc.).

It is our intention to maintain the current building with completion of minimal exterior changes. We plan on updating the landscaping and looking to create a small retail area for local residents to “buy local” products (butter and cheese) directly from the store.

It is our intention to remove approximately ½ of the existing truck doors. We find that we will not need this number of loading areas. In addition, these doors do not provide a high level of weather protection and one of the key components of our receiving a high food processing quality level is the ability to control the site from both weather and outside pests.

6. An explanation of the proposed architectural style and materials and how it is compatible with the development in and around the A written description of the proposed general design, arrangement, texture, material and color of the buildings/structures.

It is our intention to replace the truck doors with a brick that is comparable to the existing materials of the current building. We want to be proud of the building as we know you desire that also.

7. How many employees will you have?

At full production will have approximately 50 employees. Phase 1 will create 19 new jobs of the initial two years.

8. How will site be accessed and where are the proposed access points?

Access to the facility will remain as currently shown. It is our intention to route the truck traffic to the rear of the building similar to the method utilized by Dean Foods.

9. Description of trucking – hours, how often trucks are coming and going, planned routes, etc.

Products will arrive and be shipped via both straight trucks as well as semi-tractor trailers. It is our intent to handle the shipping and receiving during our normal hours of operation. However, due to the nature our products and the sensitivity to heat, there may be times when receiving takes place after normal hours.

10. How will site be serviced with streets and utilities?

There are no requests for changes to either the streets or utilities. In our prior discussions with city Staff, we felt that the current utilities will be sufficient for our needs.

11. Explain site lighting.

It is our intention to install security and exterior lighting that is compliant with the existing ordinances.

12. How will you insure that the proposal will not become a nuisance to adjoining property owners (i.e. outdoor storage of materials, vehicles, equipment, parking, lighting, noise, architectural style, etc.)?

As with all of our facilities, it is our intent to be a good neighbor. Our plans call for minimal activities that will cause problems within the neighborhood.

13. Are you proposing any fencing and landscaping?

At this time, we do not plan to add any additional fencing to the site. We do plan on addressing the landscaping in the front area. We will be contracting with a local landscaper to complete this portion of the project.

14. Number of parking spaces you have and the number of parking spaces required.

We will provide parking as required by your ordinances.

15. Any other information that will be useful for the Plan Commission to understand your proposed business.

We feel this is a great project for Sheboygan. It will take an existing vacant facility and return it to a viable food processing facility. This facility will help to create well-paying employment for areas residents as it is our intent to hire employees from the area.









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PORTSCAPE

APARTMENTS



Precise Implementation Plan

7-12-16

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PORTSCAPE

APARTMENTS



HCI Properties is proud to present Portscape Apartments – South Pier. Portscape will be a luxury apartment brand that will be a great addition to the South Pier peninsula and a major catalyst for future development. Additionally, this project will provide much needed housing for major local businesses and manufactures that are hiring new employees from out of the area. Recent market studies have discovered that there is a shortage of housing for new employees moving into the area and that there is a heavy demand for new lifestyle housing that the Portscape Apartments is designed to attract.

Portscape is an apartment development that has a luxury row house appearance. The project will consist of a mix of 4, 12, 16, and 20 unit buildings totaling 88 units on four development parcels located at the South Pier District in Sheboygan. Phase 1 will contain 52 total units on the two south development parcels “C” and “D” with construction starting August of 2016 and occupancy early spring of 2017. Phase 2 will total 36 units on the two north development parcels “A” and “B” with construction starting summer of 2017 and occupancy Spring of 2018.

All apartments will have private entrances and 1& 2 car attached garages. In addition, we will offer a nice mix of 1 and 2 bedroom units ranging in size from 980 -1440 square feet– all with dens, large decks and patios, designer kitchens, and modern amenities. Project rents will be from \$1100 - \$1600 per month depending on unit size and location.

The overall architecture, materials, scale and proportion are a blend of the existing shanties along the river and a traditional row house. Each block of units has repeating characteristics by incorporating stone and painted siding with a variegated finish and designer metal roofs. The combination creates a natural blend of materials that complement the surrounding structures.

The proposed exterior materials consist of a Smart Siding in contrasting colors, Smart Side shakes with a variegated wood finish, Smart Side stucco panel, cultured stone and dimensional asphalt shingles. Also incorporated are other architectural details such as gable roofs, louvered vents, stepped gable ends with corbels, decorative columns and metal roofs. Exterior materials are consistent with shanties along the river, and the colors are complimentary to the current buildings surrounding the site, which make these units an ideal fit for the overall architecture of South Pier.

Intent of Document:

The intent of the document is to provide the City of Sheboygan with a Precise Implementation Plan that details the components of the Portscape Apartments project.

Project Name:

Portscape Apartments – South Pier

Project Owner:

South Pier Sheboygan, LLC

HCI Properties WI, Inc.

Submitted By:

Horizon Capital Investments, LLC

Joseph T. Grasch – Partner

David Griffith – Partner

10060 W. Loomis Road

Franklin, WI 53132

414-406-2001

Contacts:

Chris Hitch – Engineer

Trio Engineering

12660D W. North Ave

Brookfield, WI 53005

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Cell 262-434-0296

Steve Peskie – Design Architect

Distinctive Design Studio, LLC

215 Pine Street

Sheboygan Falls, WI 53085

920 946 0243

David “Koz” Koscielniak – Supervising Construction Architect

Kozitecture

12310 W. Waterford Drive

Greenfield, WI 53228

Cell 414-303-8489

Jared Burbach – Builder
Burbach Builders
W185 S8095 Racine Ave
Muskego, WI 53150
Office 262-679-5154
Cell 414-241-5858

Eric Clappier – Marketing and Promotion
ADX Creative
260 E. Highland Ave Suite #401
Milwaukee, WI 53202
414-276-7122

Zoning Request & Proposed Zoning Changes:

Existing Zoning – PPUD

Proposed Zoning – South Pier Sheboygan PUD

See Proposed Zoning Change Sheets on pages 5-8.

Development Parcels:

The project area contains a total of 4.73 acres on four development parcels. Below are the specific sizes of each development parcel as represented on the actual CSM's on pages 17-19.

Site "A" - .98 Acres

Site "B" – 1.13 Acres

Site "C" – 1.75 Acres

Site "D" - .87 Acres

Existing Land Use:

All parcels are vacant land and have no current use.

Surrounding Land Uses:

North – Blue Harbor Resort, restaurants, boutique shopping, recreational retail and Park

South – Vacant land

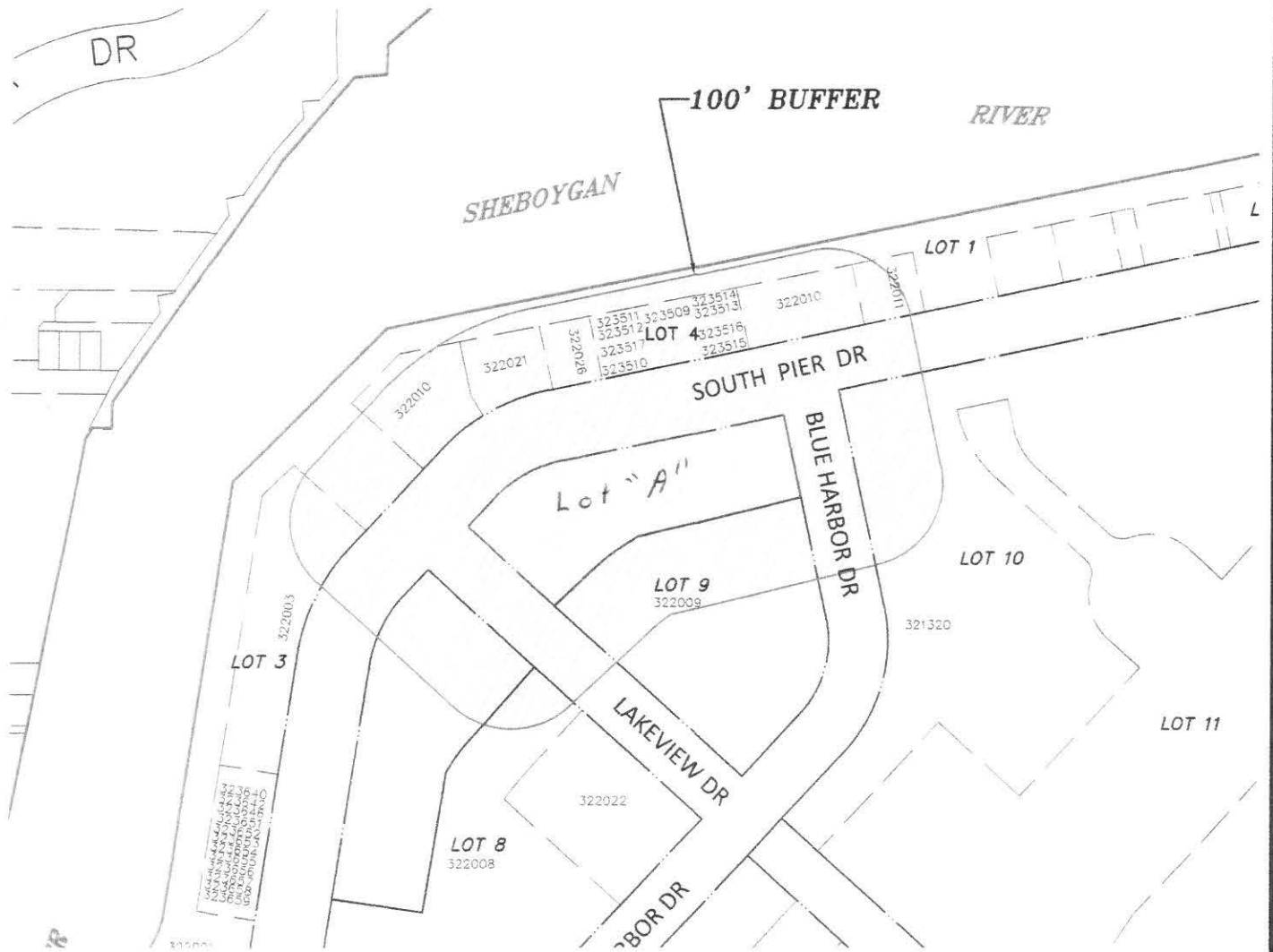
East – Blue Harbor Resort, future space port, parking lots

West – Restaurants, boutique shopping, recreational retail and vacant land

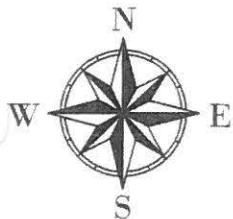
PROPOSED ZONING CHANGE FROM PPUD TO SOUTH PIER SHEBOYGAN PUD 2016 SECTION 23, T. 15 N., R. 23 E.

BEING PART OF LOT 9 OF THE SOUTH PIER PLAT, LOCATED IN THE SOUTHWEST $\frac{1}{4}$ OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 23, T. 15 N., R. 23 E. IN THE CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, STATE OF WISCONSIN. BEING MORE PARTICULARLY DESCRIBED AS

COMMENCING AT THE NORTHEAST CORNER OF LOT 9 OF THE SOUTH PIER PLAT, SAID CORNER BEING THE INTERSECTION OF THE SOUTH R/W LINE OF SOUTH PIER DRIVE WITH THE WEST R/W LINE OF BLUE HARBOR DRIVE, SAID CORNER ALSO BEING THE POINT OF BEGINNING, THENCE S 11°53'59" E ALONG SAID WEST R/W LINE 100.74', THENCE S 76°17'28" W 196.58', THENCE SOUTHWESTERLY 68.98' ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 275.0' AND A CHORD BEARING OF S 53°36'23" W 68.80', THENCE S 46°25'12" W 62.06' TO A POINT ON THE NORTHEAST R/W LINE OF LAKEVIEW DRIVE, THENCE N 47°23'48" W ALONG SAID NORTHEAST R/W LINE 139.80' TO ITS INTERSECTION WITH THE SOUTH R/W LINE OF SOUTH PIER DRIVE, THENCE N 42°36'12" E ALONG SAID SOUTH R/W LINE 43.16', THENCE NORTHEASTERLY ALONG SAID SOUTH R/W LINE 97.27' ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 157.0' AND A CHORD BEARING OF N 60°21'06" E 95.72', THENCE CONTINUING ALONG SAID SOUTH R/W LINE N 78°06'01" E 266.77' TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 42,612.48 SQ. FT. OR 0.98 ACRES.



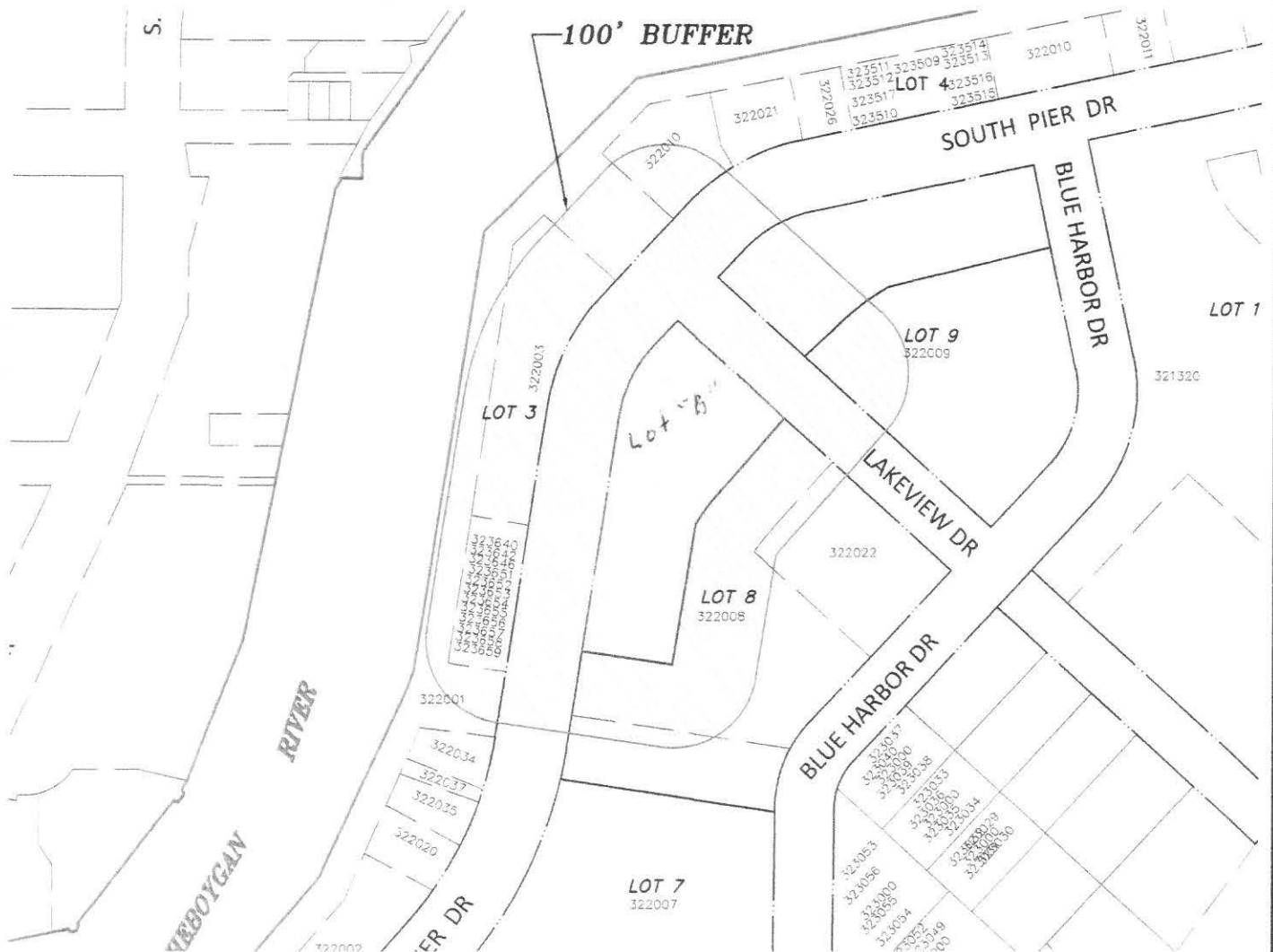
ALL SOUTH PIER AREA ZONED PPUD



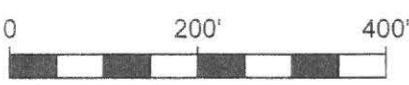
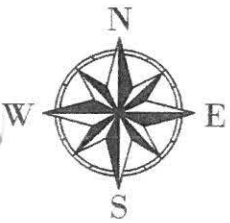
PROPOSED ZONING CHANGE FROM PPUD TO SOUTH PIER SHEBOYGAN PUD 2016 PART OF SECTIONS 23 & 26, T. 15 N., R. 23 E.

BEING PART OF LOT 8 OF THE SOUTH PIER PLAT, LOCATED IN THE SOUTHWEST $\frac{1}{4}$ OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 23 AND THE NORTHWEST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 26, T. 15 N., R. 23 E. IN THE CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, STATE OF WISCONSIN. BEING MORE PARTICULARLY DESCRIBED AS

COMMENCING AT THE NORTHWEST CORNER OF LOT 8 OF THE SOUTH PIER PLAT, SAID CORNER BEING THE INTERSECTION OF THE EAST R/W LINE OF SOUTH PIER DRIVE WITH THE SOUTHWEST R/W LINE OF LAKEVIEW DRIVE, SAID CORNER ALSO BEING THE POINT OF BEGINNING, THENCE S 47°23'48" E ALONG SAID SOUTHWEST R/W LINE 172.64', THENCE S 41°00'11" W 113.78', THENCE SOUTHWESTERLY 50.65' ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 285.0' AND A CHORD BEARING OF S 35°54'44" W 50.58', THENCE S 09°13'43" W 170.33', THENCE N 81°22'46" W 107.97' TO A POINT ON THE EAST R/W LINE OF SOUTH PIER DRIVE, THENCE N 08°37'14" E ALONG SAID EAST R/W LINE 284.57', THENCE NORTHEASTERLY ALONG SAID EAST R/W LINE 93.12' ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 157.0' AND A CHORD BEARING OF N 25°36'43" E 91.76', THENCE N 42°36'12" E ALONG SAID EAST R/W LINE 42.85' TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 49,338.37 SQ. FT. OR 1.13 ACRES.



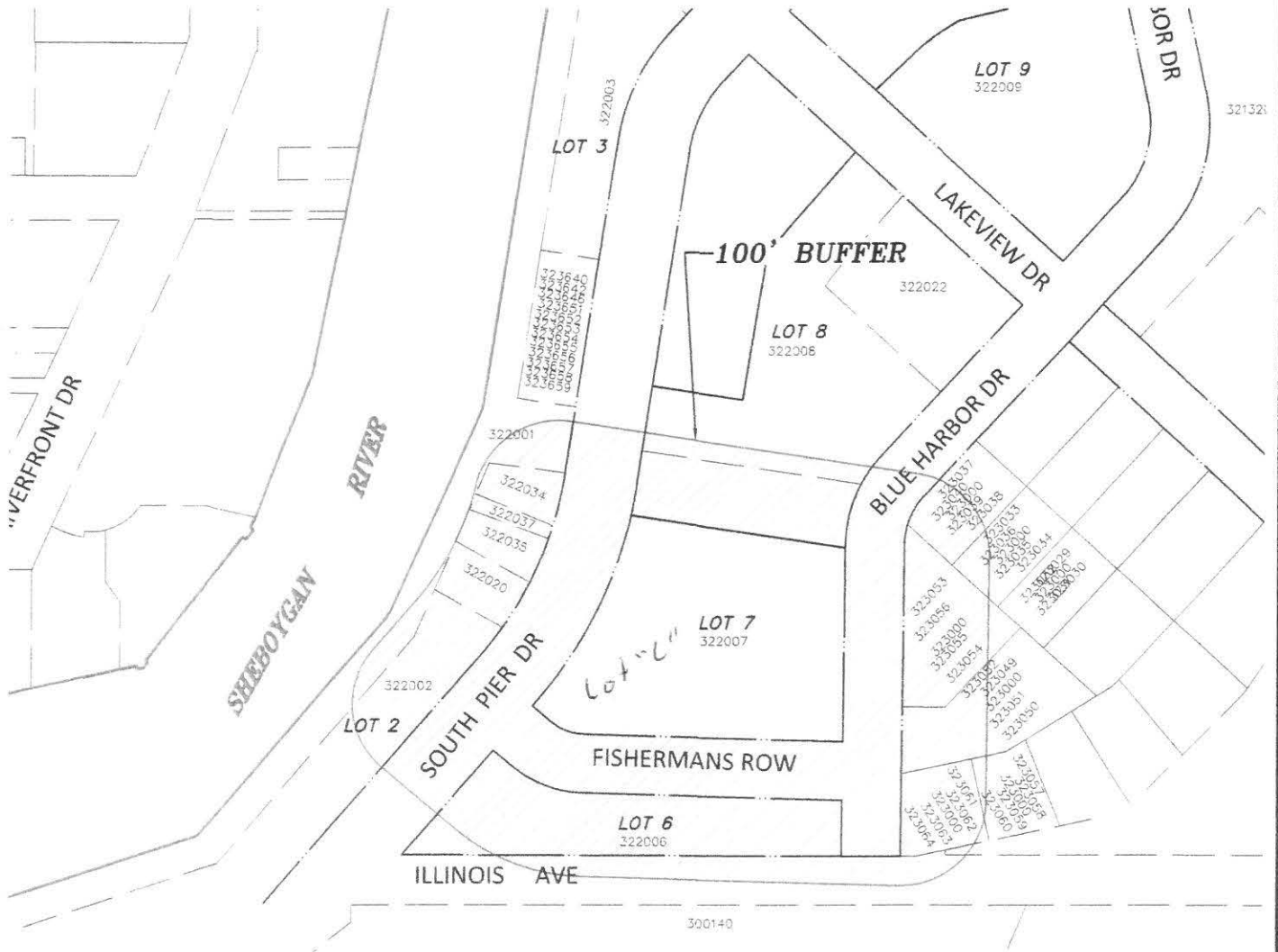
ALL SOUTH PIER AREA ZONED PPUD



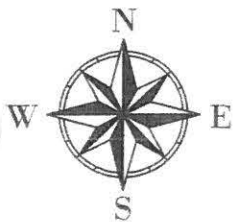
PROPOSED ZONING CHANGE FROM PPUD TO SOUTH PIER SHEBOYGAN PUD 2016 SECTION 26, T. 15 N., R. 23 E.

BEING PART OF LOT 7 OF THE SOUTH PIER PLAT, LOCATED IN THE NORTH $\frac{1}{2}$ OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 26, T. 15 N., R. 23 E. IN THE CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, STATE OF WISCONSIN. BEING MORE PARTICULARLY DESCRIBED AS

COMMENCING AT THE SOUTHEAST CORNER OF LOT 7 OF THE SOUTH PIER PLAT, SAID CORNER BEING THE INTERSECTION OF THE WEST R/W LINE OF BLUE HARBOR DRIVE WITH THE NORTH R/W LINE OF FISHERMANS ROW, SAID CORNER ALSO BEING THE POINT OF BEGINNING. THENCE N 88°18'23" W ALONG SAID NORTH R/W LINE 305.30', THENCE NORTHWESTERLY ALONG SAID NORTH R/W LINE 44.15' ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 65.0' AND A CHORD BEARING OF N 68°50'46" W 43.31', THENCE N 49°23'09" W ALONG SAID NORTH R/W LINE 28.21' TO ITS INTERSECTION WITH THE EAST R/W LINE OF SOUTH PIER DRIVE, THENCE N 40°35'24" E ALONG SAID EAST R/W LINE 2.95', THENCE NORTHEASTERLY ALONG SAID EAST R/W LINE 254.28' ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 525.0' AND A CHORD BEARING OF N 26°42'53" E 251.80', THENCE S 81°22'46" E 256.89' TO A POINT ON THE WEST R/W LINE OF BLUE HARBOR DRIVE, THENCE S 00°31'41" W ALONG SAID WEST R/W LINE 231.68' TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 76,170.10 SQ. FT. OR 1.75 ACRES.

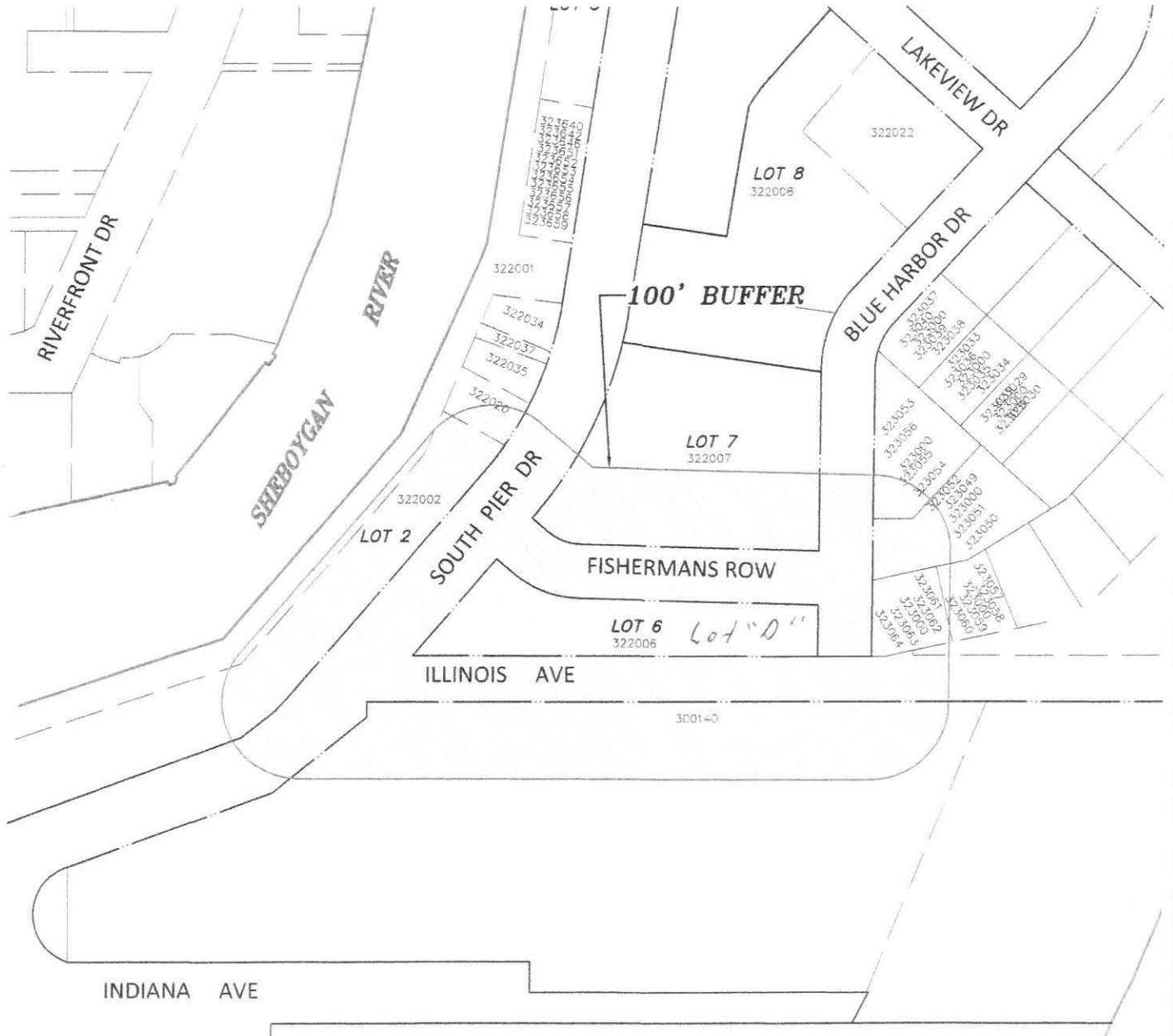


ALL SOUTH PIER AREA ZONED PPUD

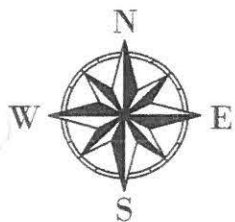


PROPOSED ZONING CHANGE FROM PPUD TO SOUTH PIER SHEBOYGAN PUD 2016 SECTION 26, T. 15 N., R. 23 E.

LOT 6 OF THE SOUTH PIER PLAT, LOCATED IN THE NE 1/4 OF THE NORTHWEST 1/4 AND THE NW 1/4 OF THE NORTHEAST 1/4 OF SECTION 26, T. 15 N., R. 23 E. IN THE CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, STATE OF WISCONSIN. SAID LOT 6 CONTAINS 37,974 SQ. FT. OR 0.87 ACRES.



ALL SOUTH PIER AREA ZONED PPUD





Pier
South
Apartments

Sheboygan

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miles
km





2000
800

feet
meters

Google earth

Nearby Property Owners:

DIRECTION	TAX ID	ADDRESS	OWNER
WEST	59281322020	682 SOUTH PIER DRIVE	DAYESEYE, LLC
WEST	59281322037	668 SOUTH PIER DRIVE	PHOHIBITION BISTRO 668, LLC
WEST	59281322034	668 SOUTH PIER DRIVE	PROHIBITION BISTRO 668, LLC
WEST	59281323659	652 SOUTH PIER DRIVE	DANIEL C. WILSON
WEST	59281323658	650 SOUTH PIER DRIVE	RANDALL W. MEYER
WEST	59281323657	650 SOUTH PIER DRIVE	PAUL RADERMACHER
WEST	59281323656	650 SOUTH PIER DRIVE	MOSCHWARZ, LLC
WEST	59281323655	650 SOUTH PIER DRIVE	MOSCHWARZ, LLC
WEST	59281323654	650 SOUTH PIER DRIVE	HILDA CIESZKI
WEST	59281323653	650 SOUTH PIER DRIVE	MOSCHWARZ, LLC
WEST	59281323652	650 SOUTH PIER DRIVE	BKKC, LLC
WEST	59281323651	650 SOUTH PIER DRIVE	BKKC, LLC
WEST	59281323646	646 SOUTH PIER DRIVE	DANIEL C. WILSON
WEST	59281323642	642 SOUTH PIER DRIVE	DANIEL C. WILSON
WEST	59281323640	640 SOUTH PIER DRIVE	GREGORY ZASTROW
WEST	59281322003	VACANT LAND	RDA
WEST	59281322002	718 SOUTH PIER DRIVE	RDA
WEST	59281322010	VACANT LAND	RDA
WEST	59281322035	676 SOUTH PIER DRIVE	DAN CHARTERS WELCH
WEST	59281322021	534 SOUTH PIER DRIVE	SPARROWS POINT, LLC
WEST	59281322026	528 SOUTH PIER DRIVE	SPARROWS POINT, LLC
WEST	59281323510	510 SOUTH PIER DRIVE	ANGLERS AVE, LLC
WEST	59281323511	514 SOUTH PIER DRIVE	DAVID ALTMAYER
WEST	59281323517	518 SOUTH PIER DRIVE	ANGLERS AVE, LLC
WEST	59281323512	514 SOUTH PIER DRIVE	PAUL VREEKE
WEST	59281323516	522 SOUTH PIER DRIVE	TRES CHIC REAL
WEST	59281323513	514 SOUTH PIER DRIVE	NEW HORIZON DEVELOPMENT
WEST	59281323515	524 SOUTH PIER DRIVE	SPARTACUS PROPERTIES, LLC
WEST	59281323514	514 SOUTH PIER DRIVE	DONNA SUSCHA
WEST	59281321310	725 BLUE HARBOR DRIVE	SHEBOYGAN ACQUISITIONS, LLC
WEST	59281322022	802 BLUE HARBOR DRIVE	SHEBOYGAN ACQUISITIONS, LLC
NORTH	59281322011	434 SOUTH PIER DRIVE	R&M MOELLER, LLC
NORTH	59281322033	342 SOUTH PIER DRIVE	R&M MOELLER, LLC
NORTH	59281322001	VACANT LAND	RDA
NORTH	59281322025	VACANT LAND	RDA
NORTH	59281322032	VACANT LAND	RDA
NORTH	59281322029	422 SOUTH PIER DRIVE	M&H DEVELOPMENT, LLC
NORTH	59281322028	322 SOUTH PIER DRIVE	HARBOR POINT MINIATURE

EAST	59281323001	435 BEACHFRONT LANE	TRENNA PROPERTY
EAST	59281323002	437 BEACHFRONT LANE	736 BLUE HARBOR, LLC
EAST	59281323003	439 BEACHFRONT LANE	SHEBOYGAN ACQUISITIONS, LLC
EAST	59281323004	441 BEACHFRONT LANE	ANTHONY & KATHLEEN EVERS
EAST	59281323005	427 BEACHFRONT LANE	ROBERT & DARA SCHNEIDER
EAST	59281323006	429 BEACHFRONT LANE	BKR PROPERTIES, LLC
EAST	59281323007	431 BEACHFRONT LANE	SHEBOYGAN RESORT OPERATOR, LLC
EAST	59281323008	433 BEACHFRONT LANE	LOMAT SW DEVELOPMENT, LLC
EAST	59281323009	419 BEACHFRONT LANE	CARL & MARY KLEINHEINZ
EAST	59281323010	421 BEACHFRONT LANE	WOLFGANG R.W. HEMSCHIK
EAST	59281323011	423 BEACHFRONT LANE	T&S DEVELOPMENT CO.
EAST	59281323012	425 BEACHFRONT LANE	CLAREMONT NEW FRONTIER
EAST	59281323013	411 BEACHFRONT LANE	SCHWEIBL HOLDINGS, LLC
EAST	59281323014	413 BEACHFRONT LANE	413 BEACHFRONT, LLC
EAST	59281323015	415 BEACHFRONT LANE	415 BEACHFRONT, LLC
EAST	59281323016	417 BEACHFRONT LANE	LINDA & LAWRENCE GAVIN
EAST	59281323017	807 BEACHFRONT DRIVE	GERALD FARSYTHE
EAST	59281323018	809 BEACHFRONT DRIVE	MICHAEL & ANNEKE SCHLICHT
EAST	59281323019	811 BEACHFRONT DRIVE	JOHN R BRIGHAM
EAST	59281323020	813 BEACHFRONT DRIVE	GERALD FARSYTHE
EAST	59281323037	436 BEACHFRONT COURT	GERALD FARSYTHE
EAST	59281323038	438 BEACHFRONT COURT	SHEBOYGAN ACQUISITIONS, LLC
EAST	59281323039	440 BEACHFRONT COURT	PATER & KRISTA WODARZ
EAST	59281323040	442 BEACHFRONT COURT	OPEN OUTCRY RENTALS
EAST	59281323033	428 BEACHFRONT COURT	PHILRO, LLC
EAST	59281323034	430 BEACHFRONT COURT	STEVEN & SHEILA BOOTH
EAST	59281323035	432 BEACHFRONT COURT	BRANDON & JENNIFER NELSON
EAST	59281323036	434 BEACHFRONT COURT	WILLIAM NOONAN
EAST	59281323029	420 BEACHFRONT COURT	MICHAEL & ANNEKE SCHLICHT
EAST	59281323030	422 BEACHFRONT COURT	BRYAN & MELISSA ANDERSON
EAST	59281323031	424 BEACHFRONT COURT	424 BEACHFRONT COURT, LLC
EAST	59281323032	426 BEACHFRONT COURT	STEVEN & KAROL NELSON
EAST	59281323025	412 BEACHFRONT COURT	OSCAR REAL ESTATE, LLC
EAST	59281323026	414 BEACHFRONT COURT	THOMAS & JANET SATHER
EAST	59281323027	416 BEACHFRONT COURT	WATERBABIES, LLC
EAST	59281323028	418 BEACHFRONT COURT	PALATINE RESORT
EAST	59281323021	817 BEACHFRONT DRIVE	J. PAHAR FAMILY, LLC
EAST	59281323022	819 BEACHFRONT DRIVE	MOJOHN GROUPO, LLC
EAST	59281323023	821 BEACHFRONT DRIVE	821 BEACHFRONT DRIVE, LLC
EAST	59281323024	823 BEACHFRONT DRIVE	PAUL SCHOLL

EAST	59281323041	825 BEACHFRONT DRIVE	DAVID ROBERT & DEANNE MARIE LESLIE TRUST
EAST	59281323042	827 BEACHFRONT DRIVE	827 BEACHFRONT DRIVE, LLC
EAST	59281323043	829 BEACHFRONT DRIVE	DAD'S GROUP, LLC
EAST	59281323044	831 BEACHFRONT DRIVE	JOHN & ROBERT BRIGHAM
EAST	59281323045	833 BEACHFRONT DRIVE	833 BEACHFRONT DRIVE, LLC
EAST	59281323046	835 BEACHFRONT DRIVE	835 BEACHFRONT DRIVE, LLC
EAST	59281323047	837 BEACHFRONT DRIVE	SPLISH SPLASH, LLC
EAST	59281323048	839 BEACHFRONT DRIVE	KENNETH & VICKI ZIMMERMANN
EAST	59281323057	841 BEACHFRONT DRIVE	KEVIN & ELIZABETH KURZ
EAST	59281323058	843 BEACHFRONT DRIVE	KAREN & BILL RODDY
EAST	59281323059	845 BEACHFRONT DRIVE	DEERFIELD BLUE HARBOR
EAST	59281323060	847 BEACHFRONT DRIVE	WILLIAM & SALLY ZEINEMANN
EAST	59281323061	849 BEACHFRONT DRIVE	DONALD & MARGUERITE BARSHCHEL
EAST	59281323062	851 BEACHFRONT DRIVE	PLANETTEK, LLC
EAST	59281323063	853 BEACHFRONT DRIVE	RACHEL SHIELDS
EAST	59281323064	855 BEACHFRONT DRIVE	THOMAS & JOYCE ATKINS
EAST	59281323053	423 BEACHFRONT COURT	RACHEL SHIELDS
EAST	59281323054	425 BEACHFRONT COURT	FLAHERTY INVESTMENT
EAST	59281323055	427 BEACHFRONT COURT	AMERICAN ORTHODANTICS CORP
EAST	59281323056	429 BEACHFRONT COURT	FREDRICK ZILLNER
EAST	59281323049	415 BEACHFRONT COURT	LIFES A HOLIDAY, LLC
EAST	59281323050	417 BEACHFRONT COURT	DUSTIN & AMANDA YOUNG
EAST	59281323051	419 BEACHFRONT COURT	TIMOTHY FREY
EAST	59281323052	421 BEACHFRONT COURT	EDWARD & SUSAN DAVIS
SOUTH	59281300140	502 INDIANA	NEW MIDWEST PROPERTIES

General Signage Plan:

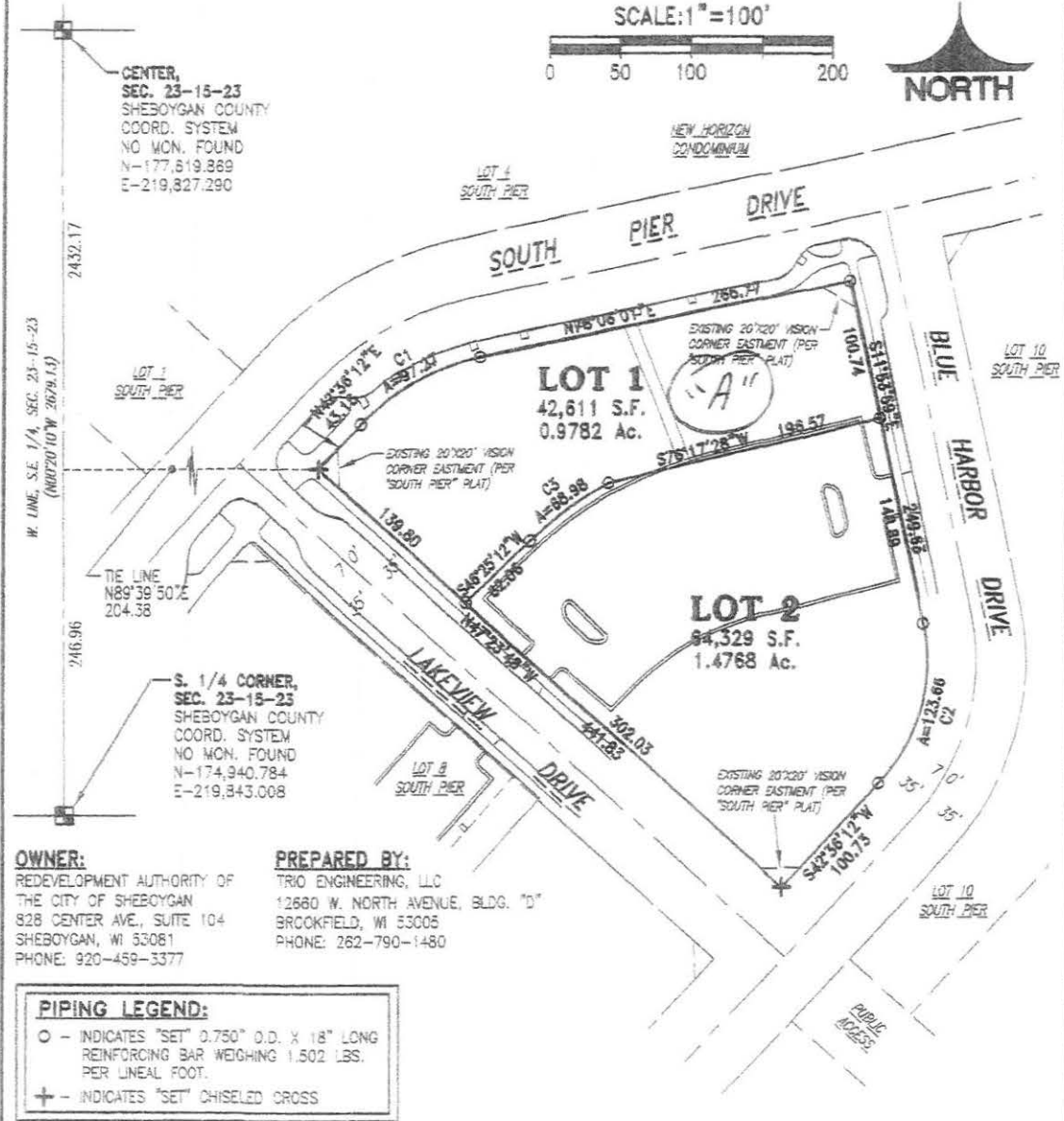
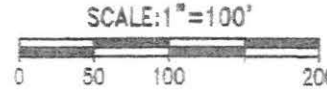
Project signage will be accomplished in two distinct ways.

1. Signage will be incorporated into the landscape plans as identified on pages 52-53 as Entry Feature Concept. A total of 5 such entry features will be installed at the property as identified on the landscape plans.
2. Each building will have decorative “hanging” signs at strategic locations around the building focusing on the side elevations and main entry points. All signs will be exact in terms of the hanging device, logo and color.



CERTIFIED SURVEY MAP NO.

BEING A REDVISION OF LOT 9 OF "SOUTH PIER", BEING A PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 23 AND THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 26, ALL IN TOWN 15 NORTH, RANGE 23 EAST, IN THE CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN.



CENTER, SEC. 23-15-23
SHEBOYGAN COUNTY
COORD. SYSTEM
NO MON. FOUND
N-177,619.869
E-219,327.290

NEW HORIZON
CONDOMINIUM

W. LINE, S.E. 1/4, SEC. 23-15-23
(N07°20'10\"/>

THE LINE
N89°39'50\"/>

S. 1/4 CORNER, SEC. 23-15-23
SHEBOYGAN COUNTY
COORD. SYSTEM
NO MON. FOUND
N-174,940.784
E-219,343.008

OWNER:
REDEVELOPMENT AUTHORITY OF
THE CITY OF SHEBOYGAN
828 CENTER AVE., SUITE 104
SHEBOYGAN, WI 53081
PHONE: 920-459-3377

PREPARED BY:
TRIO ENGINEERING, LLC
12680 W. NORTH AVENUE, BLDG. "D"
BROCKFIELD, WI 53005
PHONE: 262-790-1480

PIPING LEGEND:

- - INDICATES "SET" 0.750" O.D. X 18" LONG REINFORCING BAR WEIGHING 1.502 LBS. PER LINEAL FOOT.
- ⊕ - INDICATES "SET" CHISELED CROSS

CURVE TABLE:

NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING	TANGENT IN	TANGENT OUT
C1	137.00	35°29'49"	97.27	95.72	N60°21'06.5"E	N42°36'12"E	N78°06'01"E
C2	130.00	54°30'11"	123.68	119.05	S15°21'06.5"W	S11°53'59"E	S42°36'12"W
C3	275.00	14°22'21"	68.98	68.80	S53°56'22.5"W	S60°47'33"W	S46°25'12"W

GENERAL NOTES:

- * ALL BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, SHEBOYGAN COUNTY, IN WHICH THE WEST LINE OF THE S.E. 1/4 OF SECTION 23, TOWN 15 NORTH, RANGE 23 EAST, ASSUMED TO BEAR N00°20'10"W.
- * ALL ELECTRIC, TELEPHONE, AND COMMUNICATION DISTRIBUTION LINES AND LATERALS INCLUDING CATV CABLES, CONSTRUCTED AFTER THE RECORDING OF THIS CERTIFIED SURVEY MAP SHALL BE PLACED UNDERGROUND.



DRAFTED THIS 28th DAY OF APRIL, 2016
THIS INSTRUMENT WAS DRAFTED BY GRADY L. GOSSER, S-2972

JOB NO. 16-003-993-01
SHEET 1 OF 4

CERTIFIED SURVEY MAP NO.

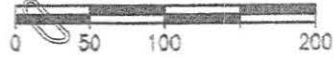
BEING A REDMISION OF LOTS 7 AND 8 OF "SOUTH PIER", BEING A PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 23, THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 28, ALL IN TOWN 15 NORTH, RANGE 23 EAST, IN THE CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN.

CENTER,
SEC. 23-15-23
SHEBOYGAN COUNTY
COORD. SYSTEM
NO MON. FOUND
N-177,819.869
E-219,827.290

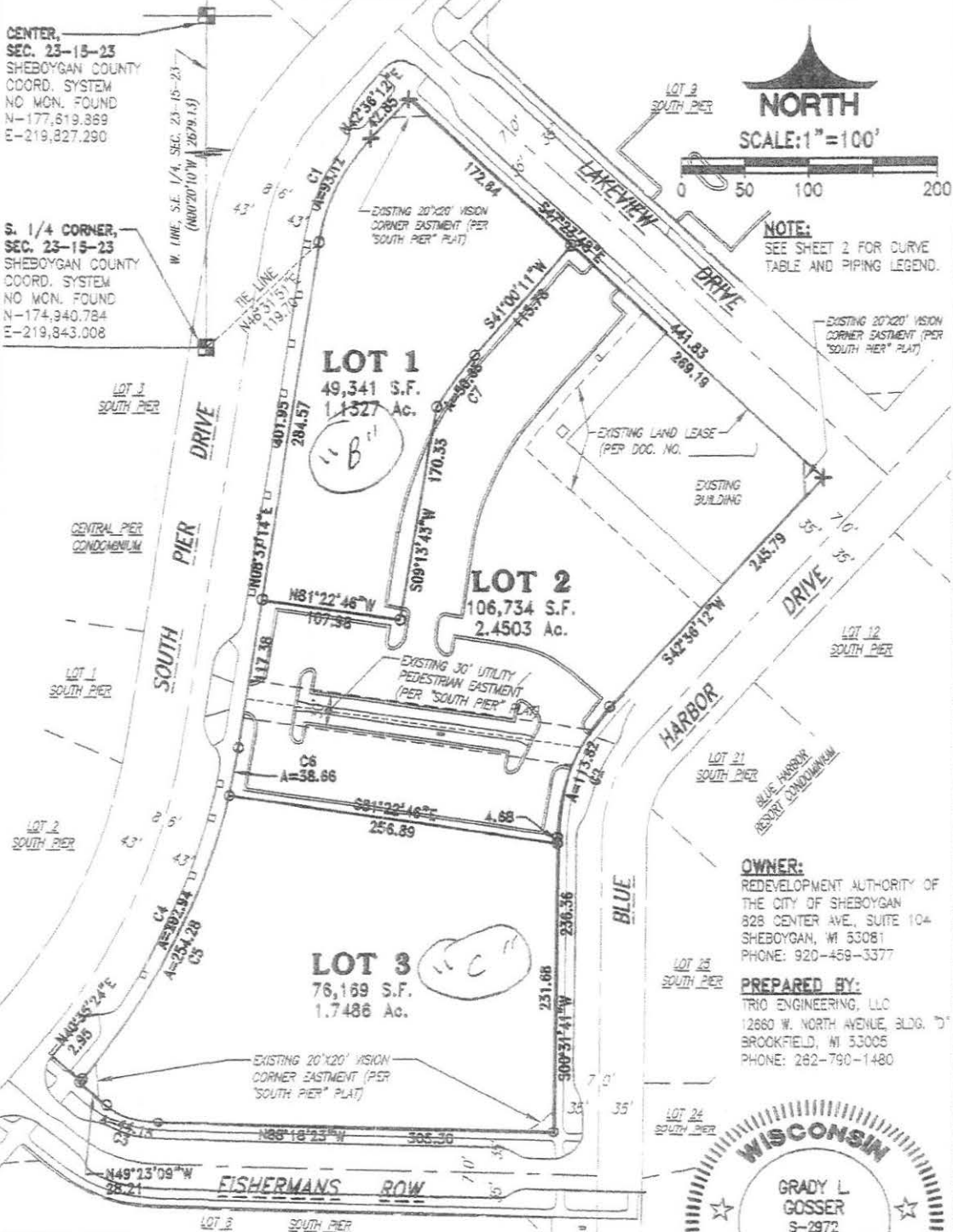
S. 1/4 CORNER,
SEC. 23-15-23
SHEBOYGAN COUNTY
COORD. SYSTEM
NO MON. FOUND
N-174,940.784
E-219,843.008

NORTH

SCALE: 1" = 100'



NOTE:
SEE SHEET 2 FOR CURVE
TABLE AND PIPING LEGEND.



OWNER:
REDEVELOPMENT AUTHORITY OF
THE CITY OF SHEBOYGAN
828 CENTER AVE., SUITE 104
SHEBOYGAN, WI 53081
PHONE: 920-459-3377

PREPARED BY:
TRIO ENGINEERING, LLC
12660 W. NORTH AVENUE, BLDG. D
BROOKFIELD, WI 53005
PHONE: 262-790-1480



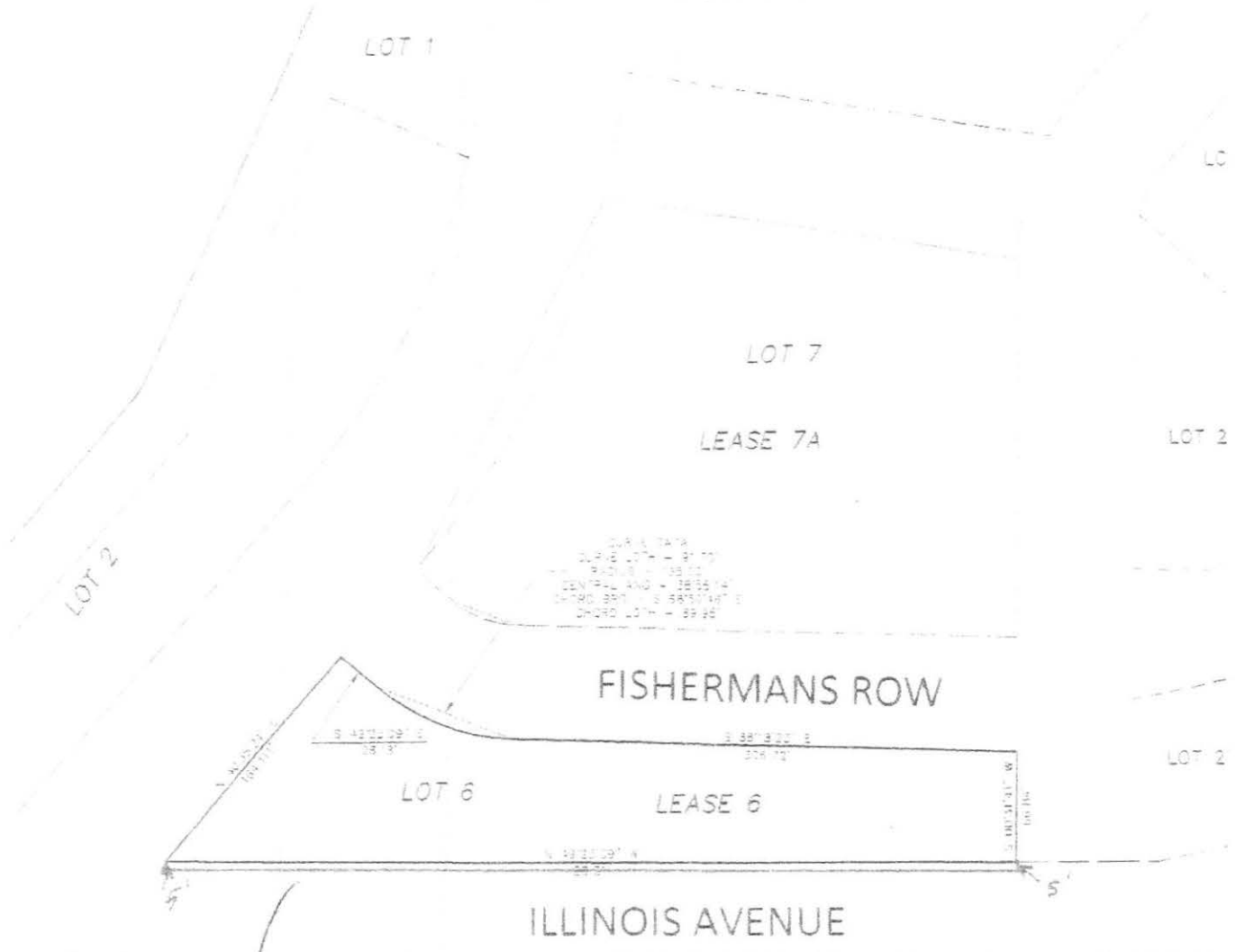
GENERAL NOTES:

- ALL BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, SHEBOYGAN COUNTY, IN WHICH THE WEST LINE OF THE S.E. 1/4 OF SECTION 23, TOWN 15 NORTH, RANGE 23 EAST, ASSUMED TO BEAR N00°20'10"W.
- ALL ELECTRIC, TELEPHONE, AND COMMUNICATION DISTRIBUTION LINES AND LATERALS INCLUDING CATV CABLES, CONSTRUCTED AFTER THE RECORDING OF THIS CERTIFIED SURVEY MAP SHALL BE PLACED UNDERGROUND.

DRAFTED THIS 28th DAY OF APRIL, 2016
THIS INSTRUMENT WAS DRAFTED BY GRADY L. GOSSER, S-2972

JOB NO. 16-003-993-01
SHEET 1 OF 5

GROUND LEASE DESCRIPTION
 LOT 6, PLAT OF SOUTH PIER
 SECTIONS 26, T. 15 N., R. 23 E.



LEGAL & PARCEL MAP

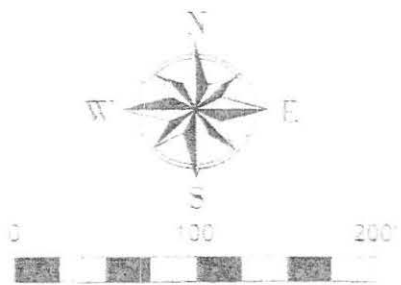


EXHIBIT "A"

ACCESS EASEMENT

LANDS BEING A PART OF LOT 9 IN SOUTH PIER SUBDIVISION, BEING A PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 23, IN TOWN 15 NORTH, RANGE 23 EAST, IN THE CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN.

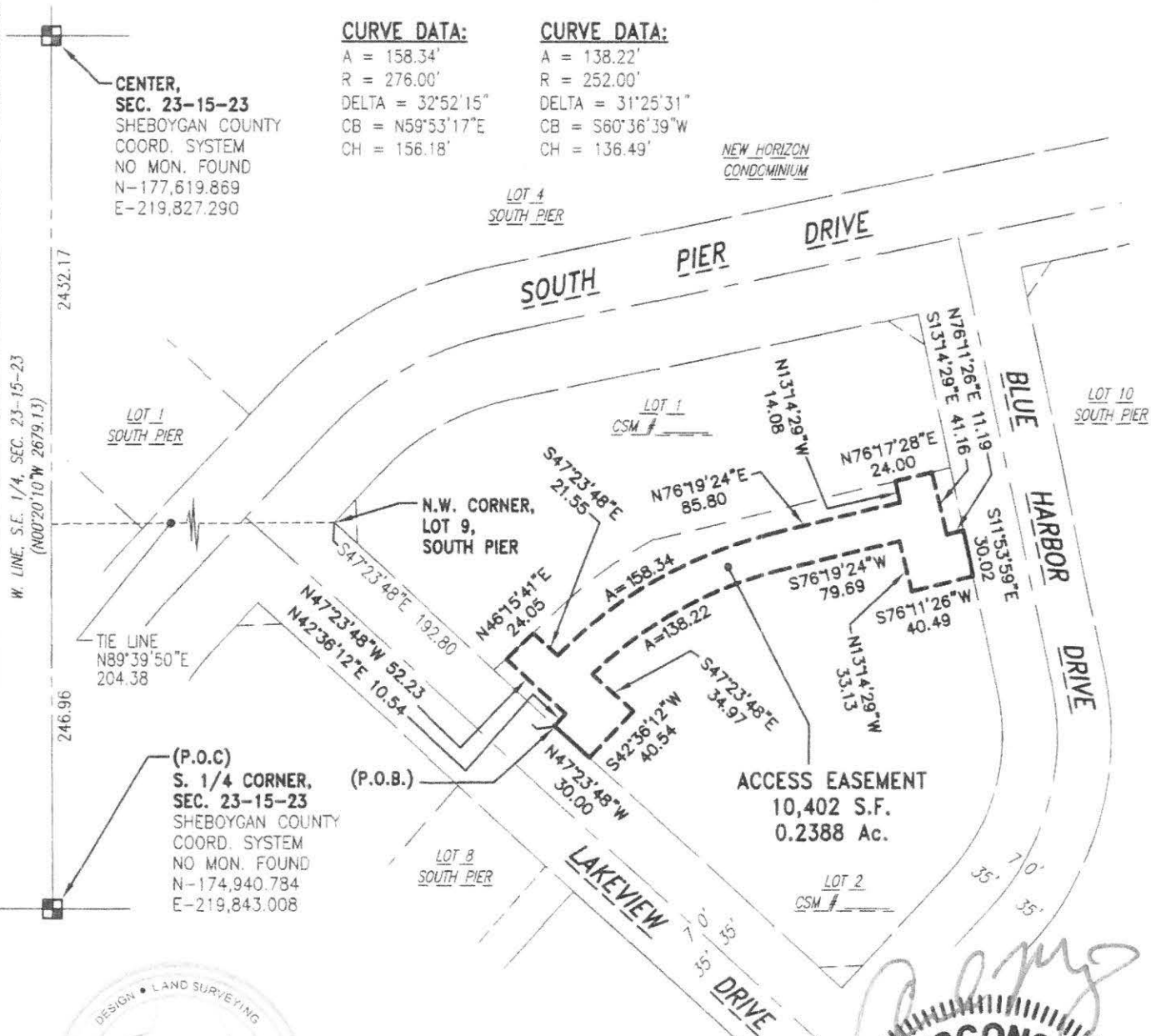
CENTER,
SEC. 23-15-23
 SHEBOYGAN COUNTY
 COORD. SYSTEM
 NO MON. FOUND
 N-177,619.869
 E-219,827.290

CURVE DATA:
 A = 158.34'
 R = 276.00'
 DELTA = 32°52'15"
 CB = N59°53'17"E
 CH = 156.18'

CURVE DATA:
 A = 138.22'
 R = 252.00'
 DELTA = 31°25'31"
 CB = S60°36'39"W
 CH = 136.49'

NEW HORIZON
 CONDOMINIUM

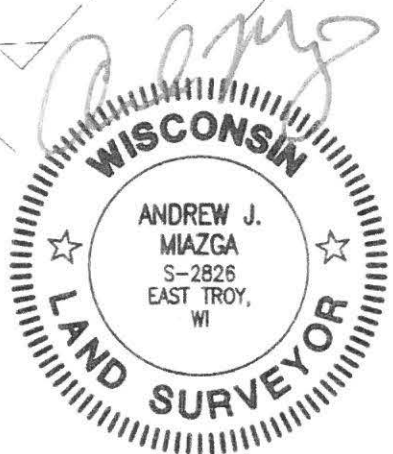
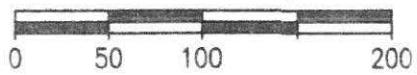
LOT 4
 SOUTH PIER



12660 W. NORTH AVE.
 Building "D"
 Brookfield, WI 53005
 Phone: (262) 790-1480
 Fax: (262) 790-1481



SCALE: 1" = 100'



DATE: 7-5-2016

SHEET 1 OF 1

THIS EXHIBIT WAS PREPARED BY ANDREW J. MIAZGA, P.L.S. (S-2826)

EXHIBIT "B"

ACCESS EASEMENT

LEGAL DESCRIPTION:

An access easement being a part of Lot 9 in "South Pier" (A Subdivision Plat of Record), being a part of the Southwest 1/4 of the Southeast 1/4 of Section 23, in Town 15 North, Range 23 East, in the City of Sheboygan, Sheboygan County, Wisconsin, now being more particularly bounded and described as follows:

Commencing at the Southwest corner of the Southeast 1/4 of said Section 23, Thence North 00°20'10" West along the West line of said Southeast 1/4 a distance of 246.96 feet to a point; Thence North 89°39'50" East 204.38 feet to a point, said point being the Northwest corner of Lot 9 of said subdivision; Thence South 47°23'48" East along the North Right-of-Way line of "Lakeview Drive" 192.80 feet to a point being the place of beginning of lands hereinafter described;

Thence North 42°36'12" East 10.54 feet to a point; Thence North 47°23'48" West 52.23 feet to a point; Thence North 46°15'41" East 24.05 feet to a point; Thence South 47°23'48" East 21.55 feet to a point; Thence Northeasterly 158.34 feet along the arc of a curve whose center lies to the Southeast, whose radius is 276.00 feet and whose chord bears North 59°53'17" East 156.18 feet to a point; Thence North 76°19'24" East 85.80 feet to a point; Thence North 13°14'29" West 14.08 feet to a point; Thence North 76°17'28" East 24.00 feet to a point; Thence South 13°14'29" East 41.16 feet to a point; Thence North 76°11'26" East 11.19 feet to a point on the Southerly Right-of-Way line of "Blue Harbor Drive"; Thence South 11°53'59" East along said Southerly line 30.02 feet to a point; Thence South 76°11'26" West 40.49 feet to a point; Thence North 13°14'29" West 33.13 feet; Thence South 76°19'24" West 79.69 feet to a point of curvature; Thence Southwesterly 138.22 feet along the arc of a curve whose center lies to the Southeast, whose radius is 252.00 feet and whose chord bears South 60°36'39" West 136.49 feet to a point; Thence South 47°23'48" East 34.97 feet to a point; Thence South 42°36'12" West 40.54 feet to a point on the Northerly Right-of-Way line of "Lakeview Drive"; Thence North 47°23'48" West along said Northerly line 30.00 feet to the point of beginning of this description.

Said Easement contains 10,402 Square Feet (or 0.2388 Acres) of land, more or less.

Date: 7/5/2016




Andrew J. Miazga, P.L.S.
Professional Land Surveyor, S-2826
TRIO ENGINEERING, LLC
12660 W. North Avenue, Building "D"
Brookfield, WI 53005
Phone: (262)790-1480 Fax: (262)790-1481

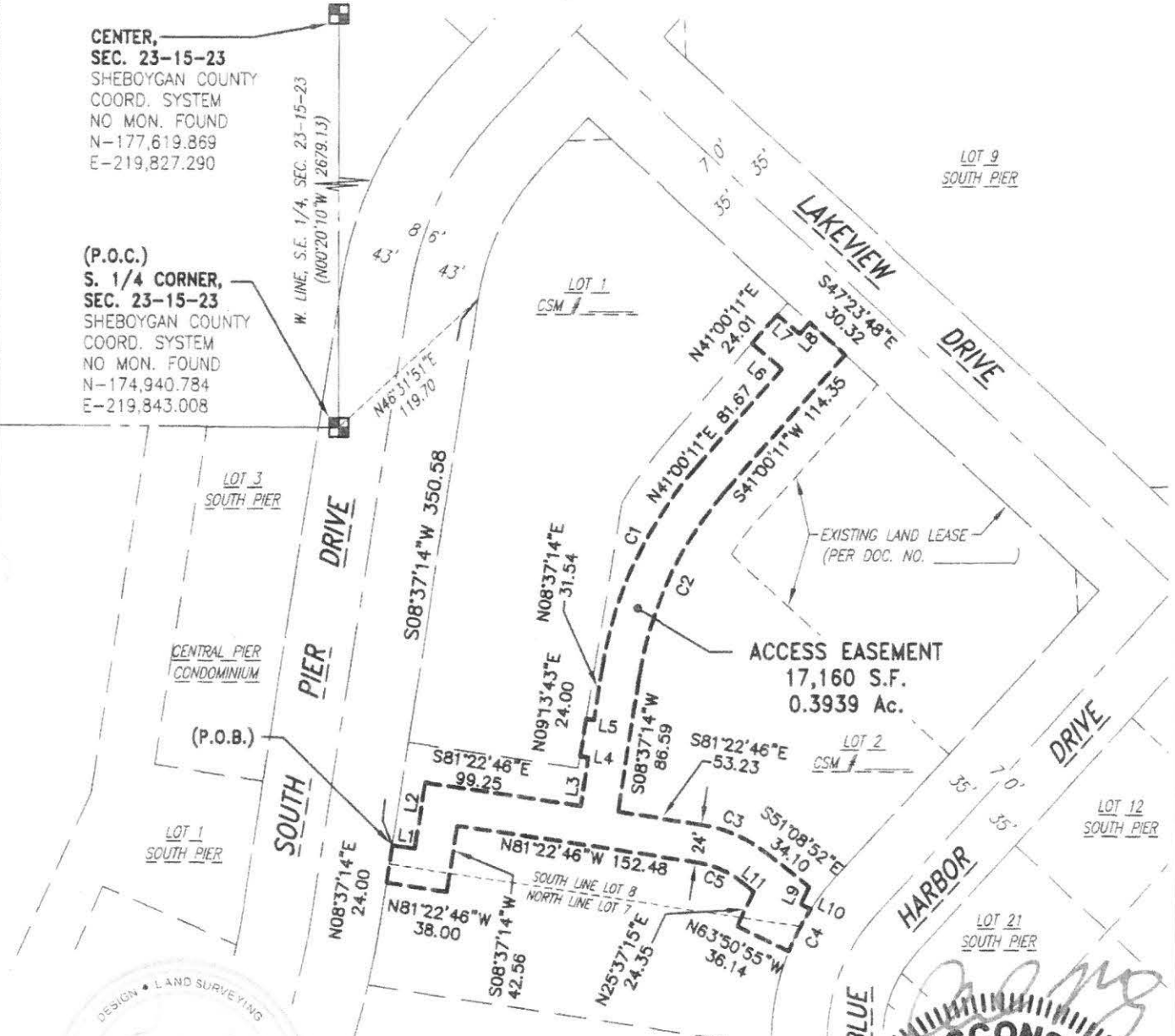
EXHIBIT "A"

ACCESS EASEMENT

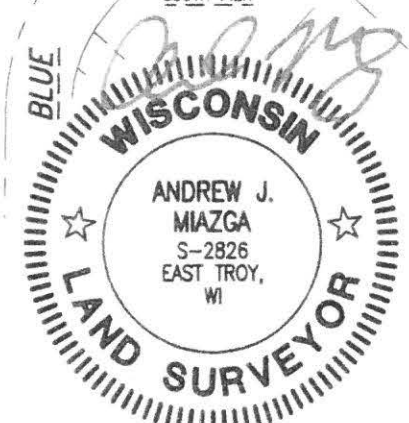
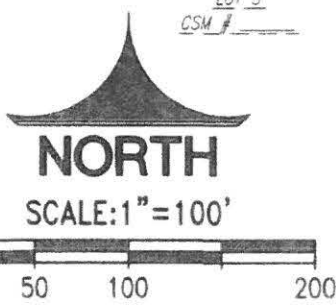
LANDS BEING A PART OF LOTS 7 AND 8 IN SOUTH PIER SUBDIVISION, BEING A PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 26, AND THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 23, ALL IN TOWN 15 NORTH, RANGE 23 EAST, IN THE CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN.

CENTER,
SEC. 23-15-23
 SHEBOYGAN COUNTY
 COORD. SYSTEM
 NO MON. FOUND
 N-177,619.869
 E-219,827.290

(P.O.C.)
S. 1/4 CORNER,
SEC. 23-15-23
 SHEBOYGAN COUNTY
 COORD. SYSTEM
 NO MON. FOUND
 N-174,940.784
 E-219,843.008



12660 W. NORTH AVE.
 Building "D"
 Brookfield, WI 53005
 Phone: (262) 790-1480
 Fax: (262) 790-1481



DATE: 7-5-2016
 SHEET 1 OF 2

THIS EXHIBIT WAS PREPARED BY ANDREW J. MIAZGA, P.L.S. (S-2826)

EXHIBIT "A"

ACCESS EASEMENT

LANDS BEING A PART OF LOTS 7 AND 8 IN SOUTH PIER SUBDIVISION, BEING A PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 26, AND THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 23, ALL IN TOWN 15 NORTH, RANGE 23 EAST, IN THE CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN.

CURVE TABLE:

NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING	TANGENT IN	TANGENT OUT
C1	256.00	32°22'57"	144.69	142.77	N24°48'43"E	N41°00'11"E	N08°37'14"E
C2	232.00	32°22'57"	131.12	129.38	S24°48'43"W	S08°37'14"W	S41°00'11"W
C3	87.00	30°13'54"	45.90	45.37	S66°15'49"E	S51°08'52"E	S81°22'46"E
C4	155.00	11°06'31"	30.05	30.00	S27°10'50"W	S21°37'34"W	S32°44'06"W
C5	63.00	30°13'54"	33.24	32.86	N66°15'49"W	N81°22'46"W	N51°08'52"W

LINE TABLE:

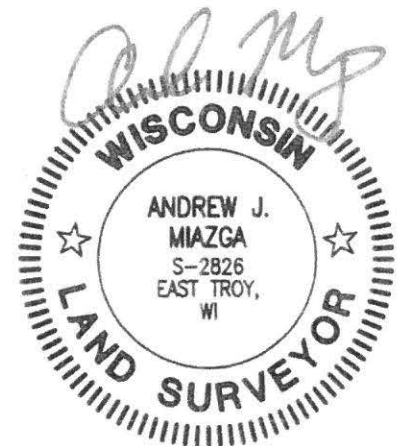
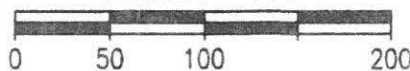
Line #	BEARING	LENGTH
L1	S81°22'46"E	14.00'
L2	N8°37'14"E	42.56'
L3	N8°37'14"E	31.05'
L4	N81°22'46"W	5.18'
L5	S81°22'46"E	4.93'
L6	N48°59'49"W	25.00'
L7	S48°59'49"E	18.69'
L8	N41°00'11"E	9.53'
L9	S25°37'15"W	12.22'
L10	S63°50'55"E	6.95'
L11	N51°08'52"W	8.92'



12660 W. NORTH AVE.
 Building "D"
 Brookfield, WI 53005
 Phone: (262) 790-1480
 Fax: (262) 790-1481



SCALE: 1" = 100'



DATE: 7-5-2016

SHEET 2 OF 2

H:\C900\9931\1\Survey\ESMT-EXHIBITS\8850EX_ACCESS_EASEMENT_SOUTH.dwg

THIS EXHIBIT WAS PREPARED BY ANDREW J. MIAZGA, P.L.S. (S-2826)

EXHIBIT "B"

ACCESS EASEMENT

LEGAL DESCRIPTION:

An access easement being a part of Lots 7 and 8 in "South Pier" (A Subdivision Plat of Record), being a part of the Northeast 1/4 of the Northwest 1/4 and the Northwest 1/4 of the Northeast 1/4 of Section 26, and the Southwest 1/4 of the Southeast 1/4 of Section 23, all in Town 15 North, Range 23 East, in the City of Sheboygan, Sheboygan County, Wisconsin, now being more particularly bounded and described as follows:

Commencing at the Southwest corner of the Southeast 1/4 of said Section 23, Thence North 46°31'51" East 119.70 feet to a point on the Easterly Right-of-Way line of "South Pier Drive"; Thence South 08°37'14" West along said Easterly line 350.58 feet to a point being the place of beginning of lands hereinafter described;

Thence South 81°22'46" East 14.00 feet to a point; Thence North 8°37'14" East 42.56 feet to a point; Thence; Thence South 81°22'46" East 99.25 feet to a point; Thence North 8°37'14" East 31.05' to a point; Thence North 81°22'46" West 5.18' to a point; Thence North 9°13'43" East 24.00 feet to a point; Thence South 81°22'46" East 4.93 feet to a point; Thence North 8°37'14" East 31.54 feet to a point; Thence Northeasterly 144.69 feet along the arc of a curve whose center lies to the Southeast, whose radius is 256.00 feet and whose chord bears North 24°48'43" East 142.77 feet to a point; Thence North 41°00'11" East 81.67 feet to a point; Thence North 48°59'49" West 25.00 feet to a point; Thence North 41°00'11" East 24.01 feet to a point; Thence South 48°59'49" East 18.69 feet to a point; Thence North 41°00'11" East 9.53 feet to a point on the Southerly Right-of-Way line of "Lakeview Drive"; Thence South 47°23'48" East along said Southerly line 30.32 feet to a point; Thence South 41°00'11" West 114.35 feet to a point; Thence Southwesterly 131.12 feet along the arc of a curve whose center lies to the Southeast, whose radius is 232.00 feet and whose chord bears South 24°48'43" West 129.38 feet to a point; Thence South 8°37'14" West 86.59 feet to a point; Thence South 81°22'46" East 53.23 feet to a point; Thence Southeasterly 45.90 feet along the arc of a curve whose center lies to the Southwest, whose radius is 87.00 feet and whose chord bears South 66°15'49" East 45.37' feet to a point; Thence South 51°08'52" East 34.10 feet to a point; Thence South 25°37'15" West 12.22 feet to a point; Thence South 63°50'55" East 6.95 feet to a point on the Westerly Right-of-Way line of "Blue Harbor Drive"; Thence Southwesterly 30.05 feet along said Westerly line and the arc of a curve whose center lies to the Southeast, whose radius is 155.00 feet and whose chord bears South 27°10'50" West 30.00 feet to a point; Thence North 63°50'55" West 36.14 feet to a point; Thence North 25°37'15" East 24.35 feet to a point; Thence North 51°08'52" West 8.92 feet to a point; Thence Northwesterly 33.24 feet along the arc of a curve whose center lies to the Southwest, whose radius is 63.00 feet and whose chord bears North 66°15'49" West 32.86 feet to a point; Thence North 81°22'46" West 152.48 feet to a point; Thence South 8°37'14" West 42.56 feet to a point; Thence North 81°22'46" West 38.00 feet to a point on the Easterly Right-of-Way line of "South Pier Drive"; Thence North 8°37'14" East along said Easterly line 24.00 feet to the point of beginning of this description.

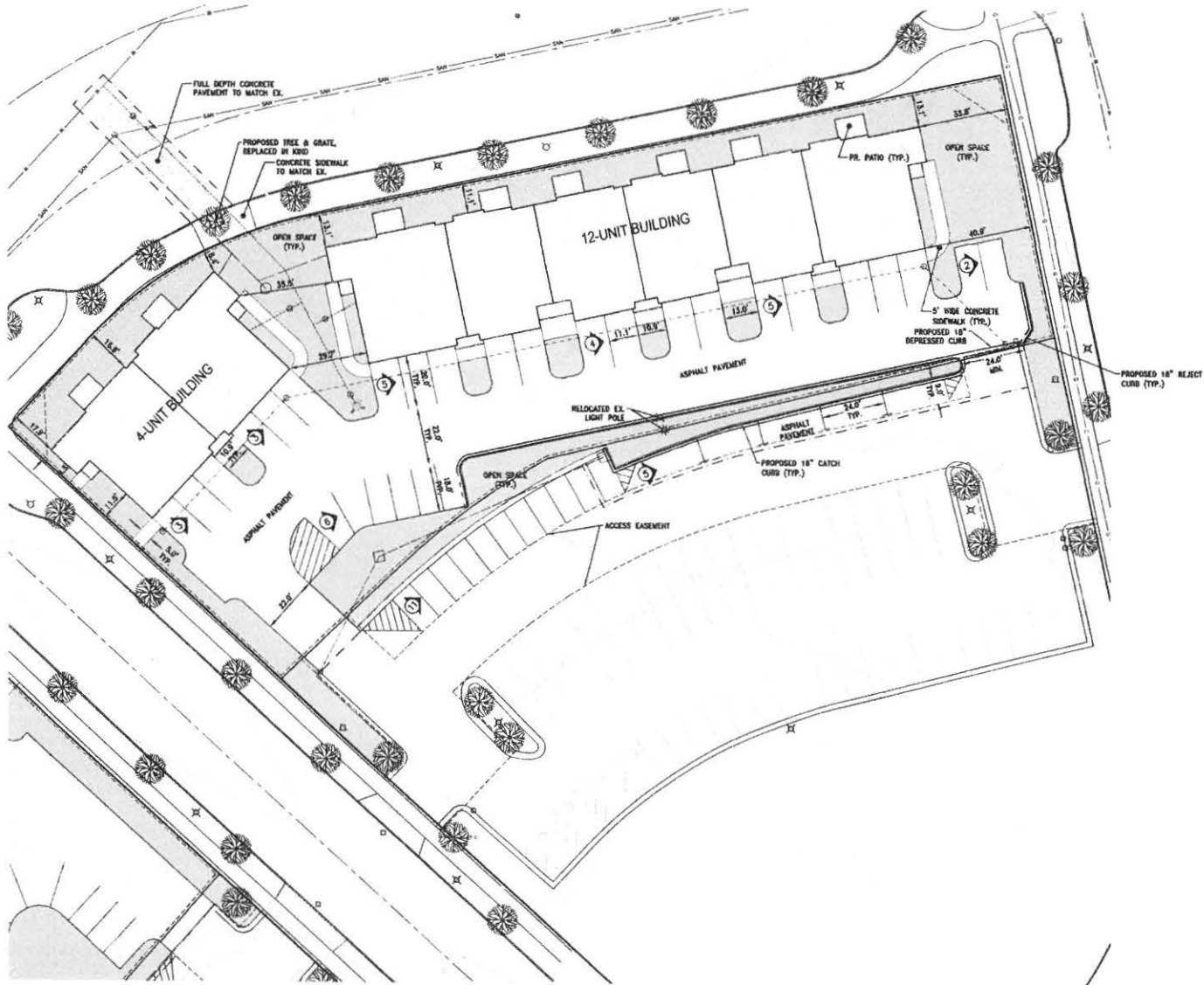
Said Easement contains 17,160 Square Feet (or 0.3939 Acres) of land, more or less.

Date: 7/5/2016




Andrew J. Miazga, P.L.S.

Professional Land Surveyor, S-2826
TRIO ENGINEERING, LLC
12660 W. North Avenue, Building "D"
Brookfield, WI 53005
Phone: (262)790-1480 Fax: (262)790-1481



LEGEND:

- - - - - EXISTING CONTOUR
- — — — EXISTING SANITARY SEWER
- ○ ○ ○ EXISTING SANITARY MANHOLE
- — — — EXISTING WATER MAIN
- ⊕ ⊕ ⊕ ⊕ EXISTING HYDRANT
- — — — EXISTING STORM SEWER
- ○ ○ ○ EXISTING STORM MANHOLE
- □ □ □ EXISTING STORM INLET
- ⊕ ⊕ ⊕ ⊕ EXISTING TRANSFORMER
- ⊕ ⊕ ⊕ ⊕ EXISTING ELECTRIC PEDESTAL
- ⊕ ⊕ ⊕ ⊕ EXISTING TELEPHONE PEDESTAL
- ⊕ ⊕ ⊕ ⊕ EXISTING CATV PEDESTAL
- ⊕ ⊕ ⊕ ⊕ EXISTING POWER POLE
- ○ ○ ○ PROPOSED SANITARY SEWER
- ○ ○ ○ PROPOSED SANITARY MANHOLE
- — — — PROPOSED WATER MAIN
- ⊕ ⊕ ⊕ ⊕ PROPOSED HYDRANT
- ○ ○ ○ PROPOSED WATER VALVE
- — — — PROPOSED STORM SEWER
- ○ ○ ○ PROPOSED STORM MANHOLE
- □ □ □ PROPOSED STORM INLET
- — — — PROPOSED STORM END SECTION



PROJECT:
PORTSCAPE APARTMENTS
 CITY OF SHEBOYGAN, WI
PREPARED FOR:
 HCI PROPERTIES
 10000 W. LOOMIS ROAD
 FRANKLIN, WI 53122

REVISION HISTORY

DATE	DESCRIPTION
02/14/18	PRELIM PLAN SET

DATE:
 JUNE 14, 2018

JOB NUMBER:
 18003

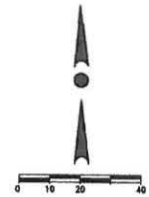
DESCRIPTION:
 DETAILED
 SITE PLAN
 DEVELOPMENT "A"

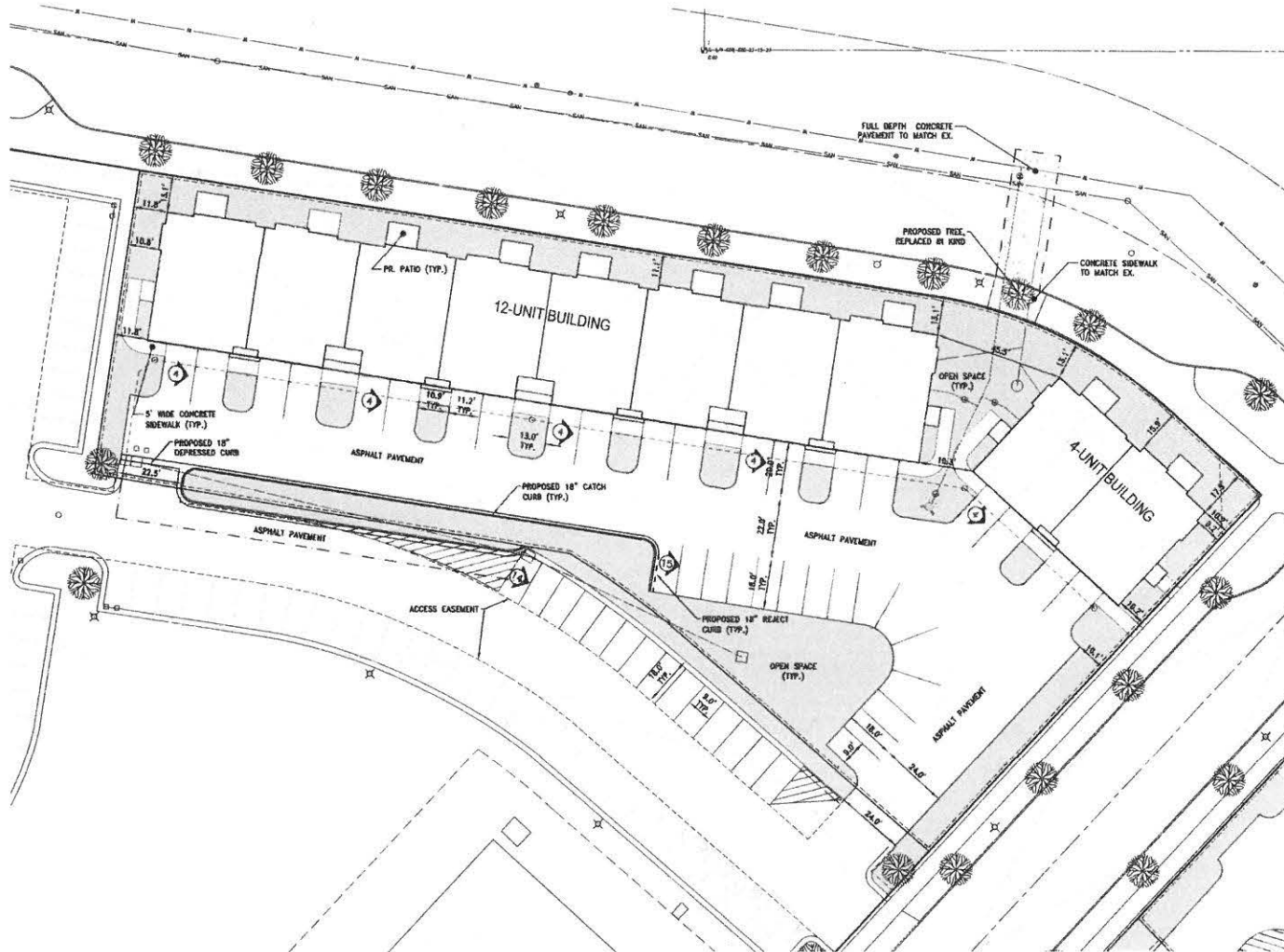
SHEET

C2.1

CONTRACTOR IS REQUIRED TO CONTACT DIGGERS HOTLINE TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND UTILITIES PRIOR TO COMMENCING THE WORK. WISCONSIN STATUTE 182.0715 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE. **CALL DIGGERS HOTLINE 1-800-948-6811**

NOTE: EXISTING UNDERGROUND UTILITY INFORMATION WAS OBTAINED FROM AVAILABLE RECORDS. THE ENGINEER MAKES NO GUARANTEE AS TO THE ACCURACY OF THIS INFORMATION. VERIFICATION TO THE SATISFACTION OF THE CONTRACTOR OF ALL UNDERGROUND UTILITIES, WHETHER OR NOT SHOWN ON THE PLANS, SHALL BE ASSUMED AS A CONDITION OF THE CONTRACT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN LOCATION OF UTILITIES IN THE FIELD AND LOCATIONS SHOWN ON THE PLANS.





LEGEND:

---	- EXISTING CONTOUR
---	- EXISTING SANITARY SEWER
○	- EXISTING SANITARY MANHOLE
---	- EXISTING WATER MAIN
⊕	- EXISTING HYDRANT
---	- EXISTING STORM SEWER
○	- EXISTING STORM MANHOLE
□	- EXISTING STORM INLET
⊕	- EXISTING TRANSFORMER
⊕	- EXISTING ELECTRIC PEDESTAL
⊕	- EXISTING TELEPHONE PEDESTAL
⊕	- EXISTING CATV PEDESTAL
⊕	- EXISTING POWER POLE
---	- EXISTING SANITARY SEWER
○	- PROPOSED SANITARY MANHOLE
---	- PROPOSED WATER MAIN
⊕	- PROPOSED HYDRANT
⊕	- PROPOSED WATER VALVE
---	- PROPOSED STORM SEWER
○	- PROPOSED STORM MANHOLE
□	- PROPOSED STORM INLET
---	- PROPOSED STORM END SECTION



PROJECT: PORTSCAPE APARTMENTS
 CITY OF SHEBOYGAN, WI
PREPARED FOR:
 HCI PROPERTIES
 10080 W. LOCKER ROAD
 FRANKLIN, WI 53122

REVISION HISTORY

DATE	DESCRIPTION
06/14/18	PRELIM PLAN SET

DATE:
 JUNE 14, 2018

JOB NUMBER:
 18003

DESCRIPTION:
 DETAILED
 SITE PLAN
 DEVELOPMENT "B"

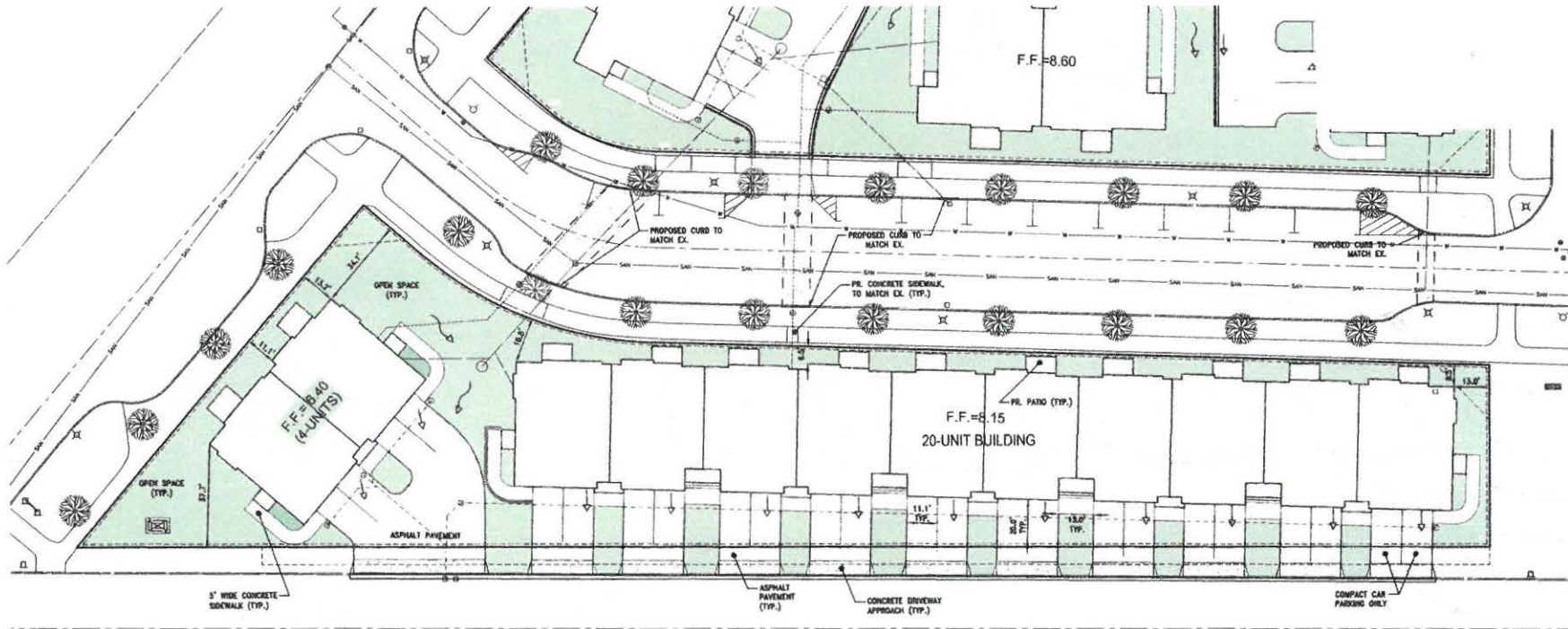
SHEET

C2.2

NOTICE: CONTRACTOR IS REQUIRED TO CONTACT DIGGERS HOTLINE TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND UTILITIES PRIOR TO COMMENCING THE WORK. WISCONSIN STATUTE 182.0715 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE. CALL DIGGERS HOTLINE 1-800-248-5811

NOTE: EXISTING UNDERGROUND UTILITY INFORMATION WAS OBTAINED FROM AVAILABLE RECORDS. THE ENGINEER MAKES NO GUARANTEE AS TO THE ACCURACY OF THIS INFORMATION. VERIFICATION TO THE SATISFACTION OF THE CONTRACTOR OF ALL UNDERGROUND UTILITIES, WHETHER OR NOT SHOWN ON THE PLANS, SHALL BE ASSUMED AS A CONDITION OF THE CONTRACT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN LOCATION OF UTILITIES IN THE FIELD AND LOCATIONS SHOWN ON THE PLANS.





LEGEND:

	EXISTING CONTOUR
	EXISTING SANITARY SEWER
	EXISTING SANITARY MANHOLE
	EXISTING WATER MAIN
	EXISTING HYDRANT
	EXISTING STORM SEWER
	EXISTING STORM MANHOLE
	EXISTING STORM INLET
	EXISTING TRANSFORMER
	EXISTING ELECTRIC PEDESTAL
	EXISTING TELEPHONE PEDESTAL
	EXISTING CATV PEDESTAL
	EXISTING POWER POLE
	PROPOSED SANITARY SEWER
	PROPOSED SANITARY MANHOLE
	PROPOSED WATER MAIN
	PROPOSED HYDRANT
	PROPOSED WATER VALVE
	PROPOSED STORM SEWER
	PROPOSED STORM MANHOLE
	PROPOSED STORM INLET
	PROPOSED STORM END SECTION



NOTICE:
 CONTRACTOR IS REQUIRED TO CONTACT DIGGERS HOTLINE TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND UTILITIES PRIOR TO COMMENCING THE WORK. WISCONSIN STATUTE 182.0715 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.
CALL DIGGERS HOTLINE 1-800-848-6811

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29

PROJECT: PORTSCAPE APARTMENTS
 CITY OF SHEBOYGAN, WI

PREPARED FOR:
 HCL PROPERTIES
 10050 W. LOCKER ROAD
 FRANKLIN, WI 53122

REVISION HISTORY	
DATE	DESCRIPTION
06/14/18	FIELD PLAN SET

DATE:
 JUNE 14, 2018

JOB NUMBER:
 18003

DESCRIPTION:
 DETAILED
 SITE PLAN
 DEVELOPMENT "D"

SHEET

C2.4

**PROPOSED
MODIFICATION EXHIBIT
SOUTH PIER TOWNHOMES**
CITY OF SHEBOYGAN, WI

NOTE: SEE DEVELOPMENT PLAN
FOR PROPOSED LAYOUT

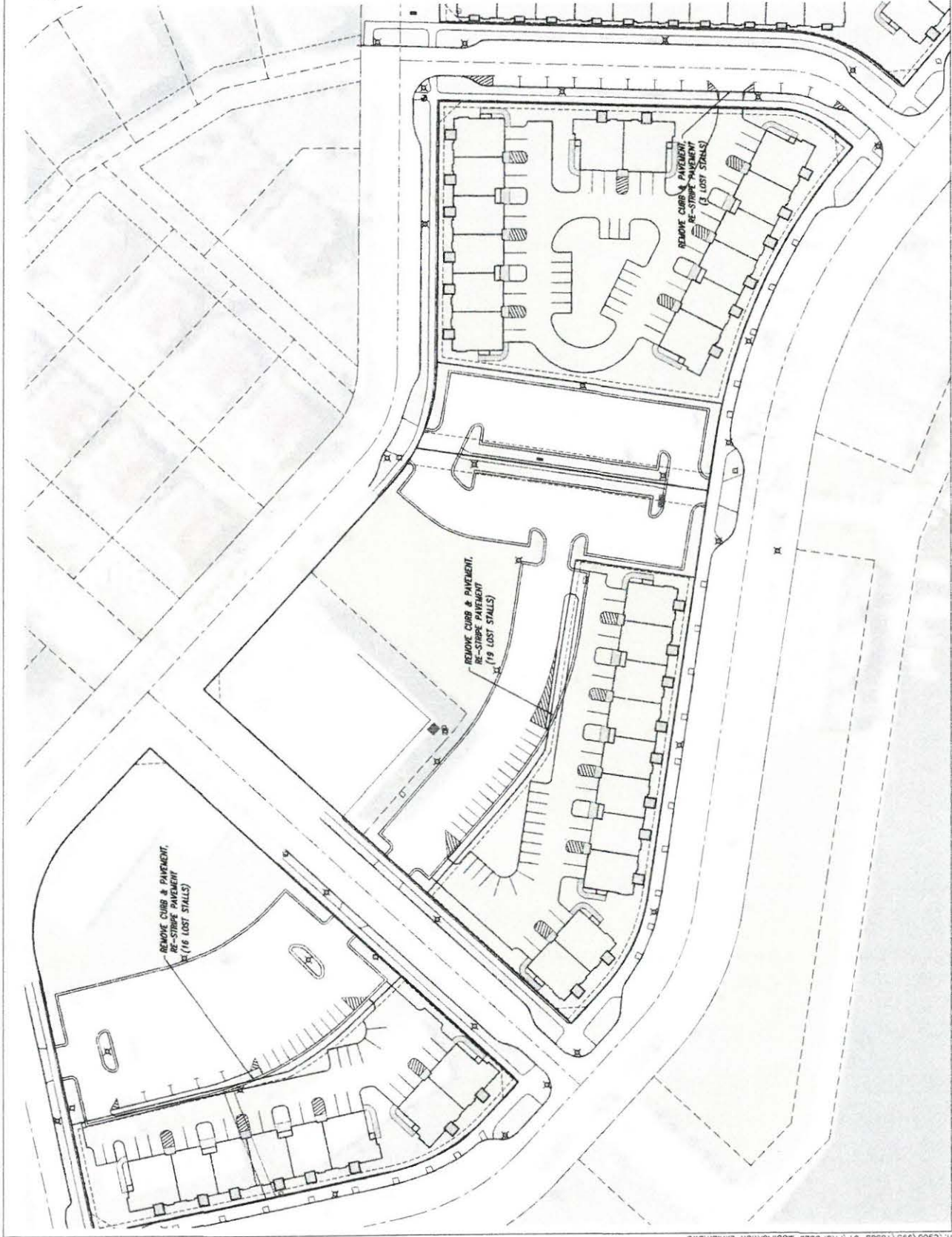


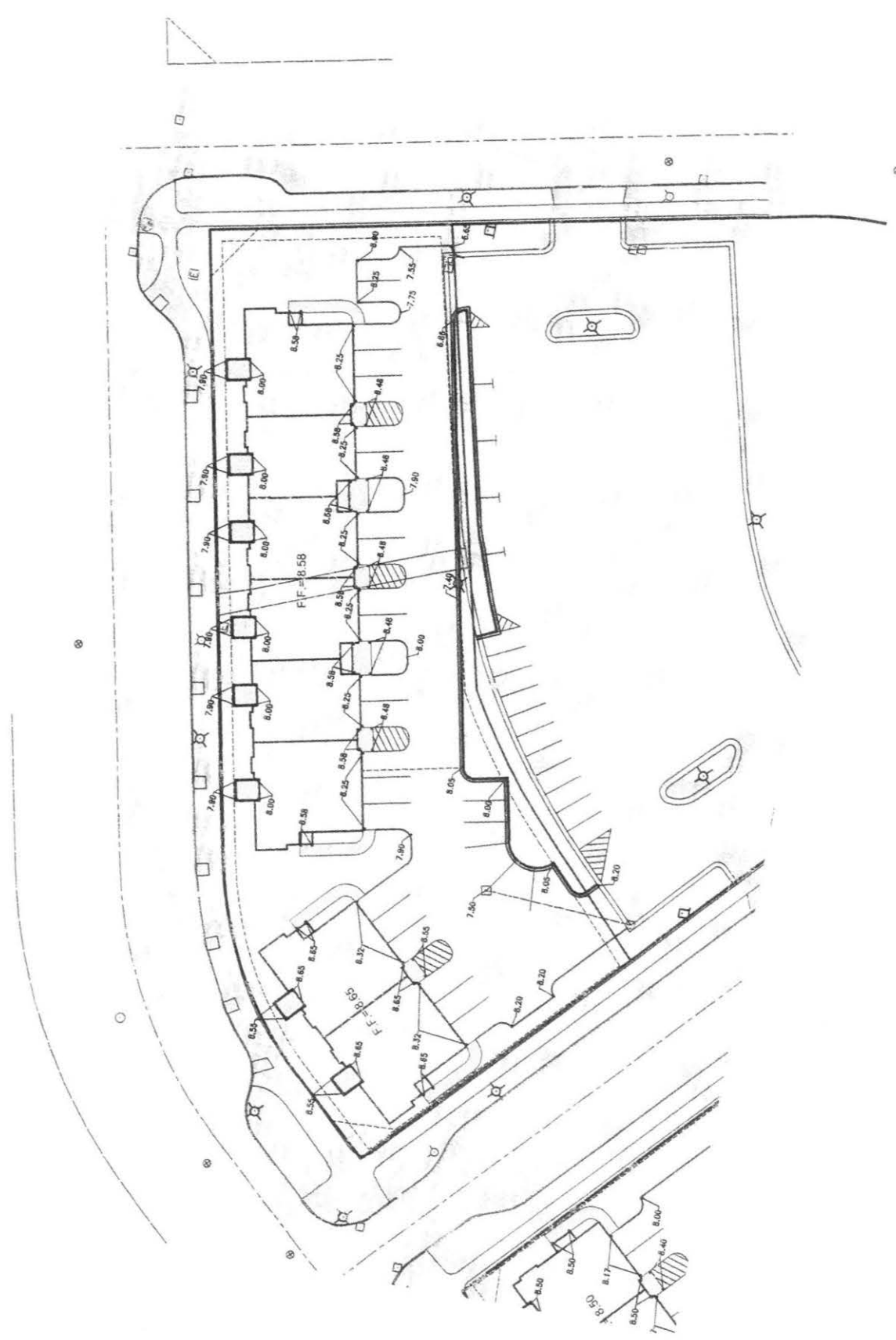
12860 W. NORTH AVE., BLDG D
BROOKFIELD, WI 53005
PHONE: (262) 790-1480
FAX: (262) 700-1481
EMAIL: j.pudielko@trioeng.com



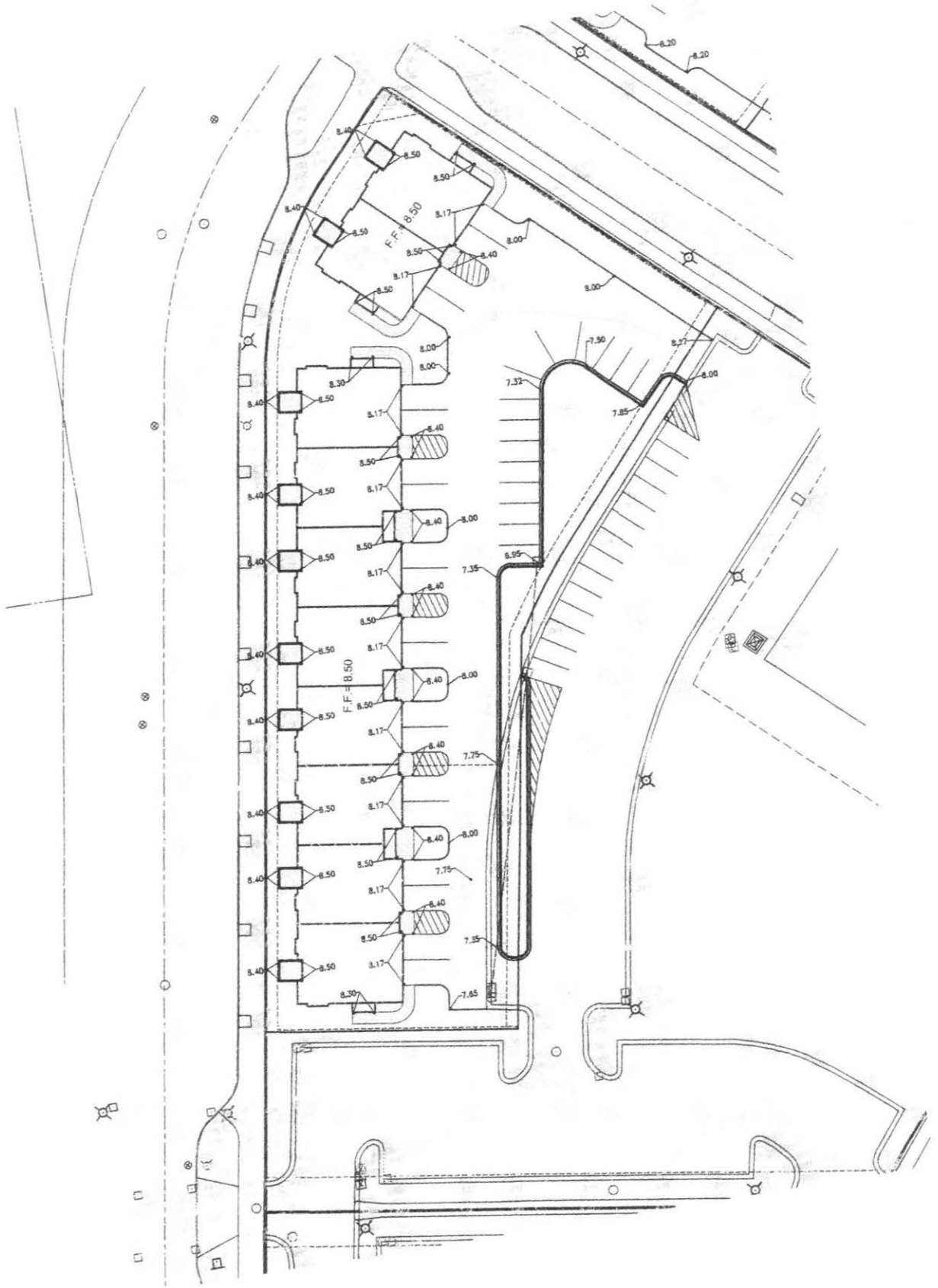
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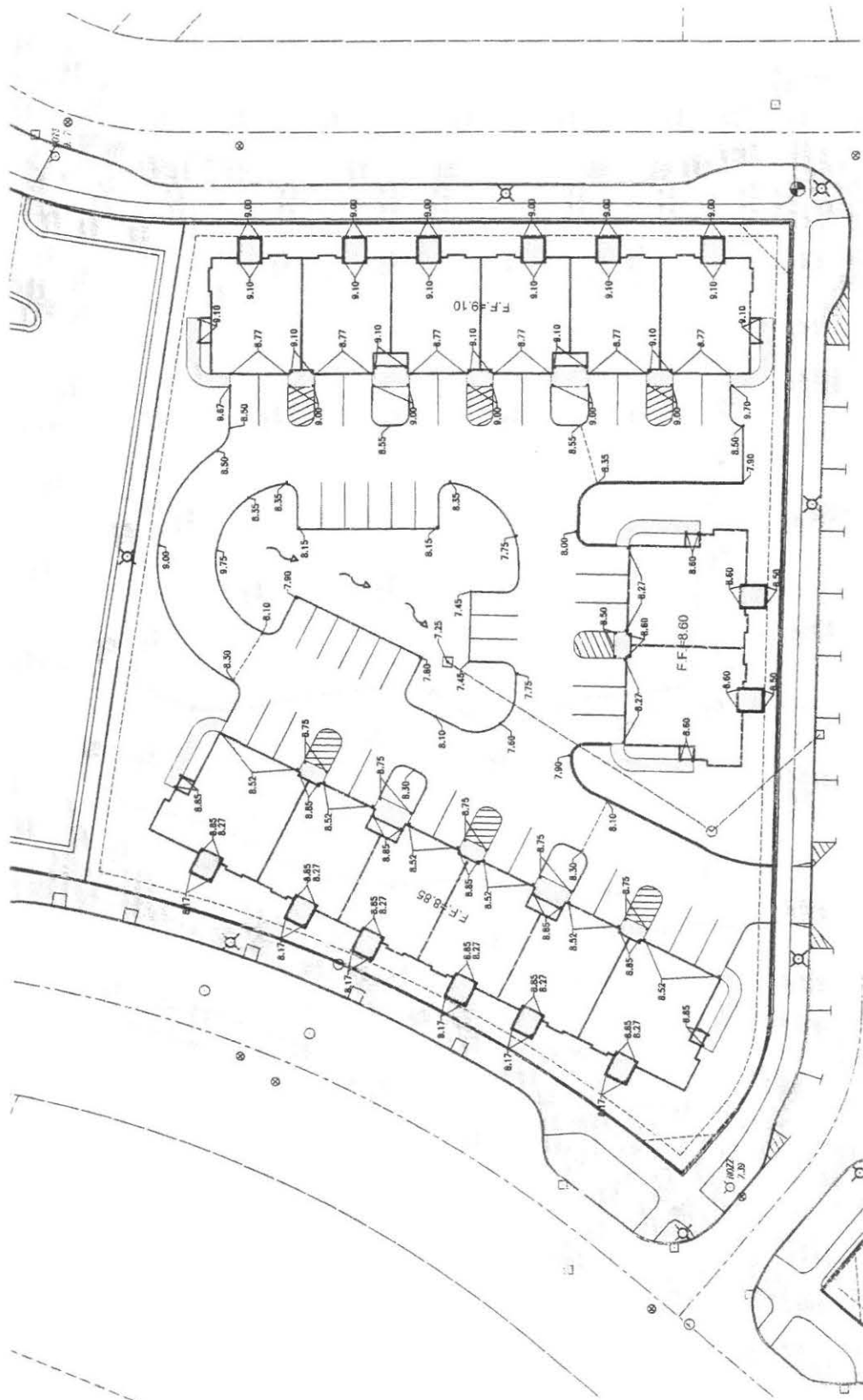
DATE: 03/28/2016





32







① 4 UNIT GARAGE ELEVATION
1/8" = 1'-0"



② 4 UNIT REAR ELEVATION
1/8" = 1'-0"

FOR TYPICAL MATERIAL LAYOUT, SEE SHEETS G004, G005, & G006

WRITTEN DIMENSIONS ON THESE DOCUMENTS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB



PORTSCAPE APARTMENTS



HCI Properties

REVISIONS	
Date	Description
06/28/16	ARCH REVIEW

ARCH REVIEW

4 UNIT

ISSUE DATE: 06/27/16
 RENDER BY: BURANT
 CHECKED BY: PESKIE

A004
 SCALE: 1/8" = 1'-0"

DISTINCTIVE DESIGN STUDIO / STEVEN M. PESKIE EXPRESSLY RESERVES THEIR COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE DOCUMENTS. THESE DOCUMENTS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF DISTINCTIVE DESIGN STUDIO. STEVEN M. PESKIE



① 4 UNIT SIDE ELEVATION A
1/8" = 1'-0"



② 4 UNIT SIDE ELEVATION B
1/8" = 1'-0"

FOR TYPICAL MATERIAL LAYOUT, SEE SHEETS G004, G005, & G006

WRITTEN DIMENSIONS ON THESE DOCUMENTS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB.



DISTINCTIVE
DESIGN
STUDIO



LJM
Architects

PORTSCAPE APARTMENTS



HCI Properties

REVISIONS	
Date	Description
06/28/16	ARCH REVIEW

ARCH
REVIEW

4 UNIT

ISSUE DATE: 06/27/16

RENDER BY: BURANT

CHECKED BY: PESKIE

A004.2

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

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STEVEN M. PESKIE



DISTINCTIVE
DESIGN
STUDIO



LJM
Architects

PORTSCAPE APARTMENTS



HCI Properties

REVISIONS

Date	Description
06/28/16	ARCH REVIEW

ARCH
REVIEW

4 UNIT WITH
2 CAR
GARAGE

ISSUE DATE: 06/27/16

DRAWN BY: BURANT

CHECKED BY: PESKIE

A004.3

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



① 4 UNIT - 2 CAR GARAGE
1/8" = 1'-0"

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① 4 UNIT - 2CAR GARAGE SIDE
ELEVATIONS
1/8" = 1'-0"

**DISTINCTIVE
DESIGN
STUDIO**
**LJM
Architects**

PORTSCAPE APARTMENTS
HCI Properties

REVISIONS

Date	Description
06/28/16	ARCH REVIEW

**ARCH
REVIEW**
**4 UNIT WITH
2 CAR
GARAGE**

ISSUE DATE: 06/27/16
DRAWN BY: BURANT
CHECKED BY: PESKIE

A004.4
SCALE: 1/8" = 1'-0"

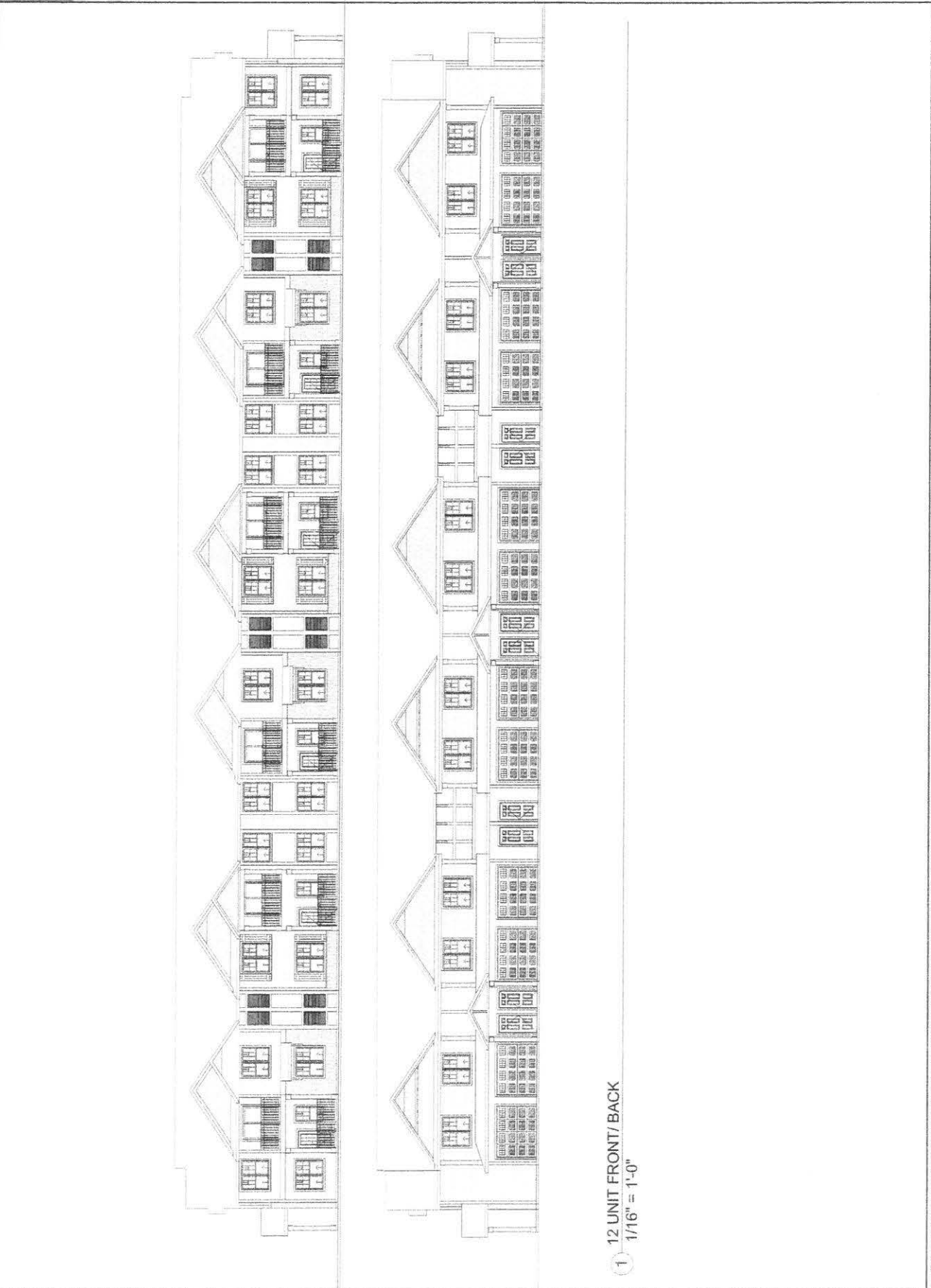
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Date	Description
06/28/16	ARCH REVIEW

ARCH REVIEW
 12 UNIT

ISSUE DATE: 06/27/16
 DRAWN BY: BURANT
 CHECKED BY: PESKIE
A012
 SCALE: 1/16" = 1'-0"



1 12 UNIT FRONT/ BACK
 1/16" = 1'-0"

WRITTEN DIMENSIONS ON THESE DOCUMENTS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB.

40

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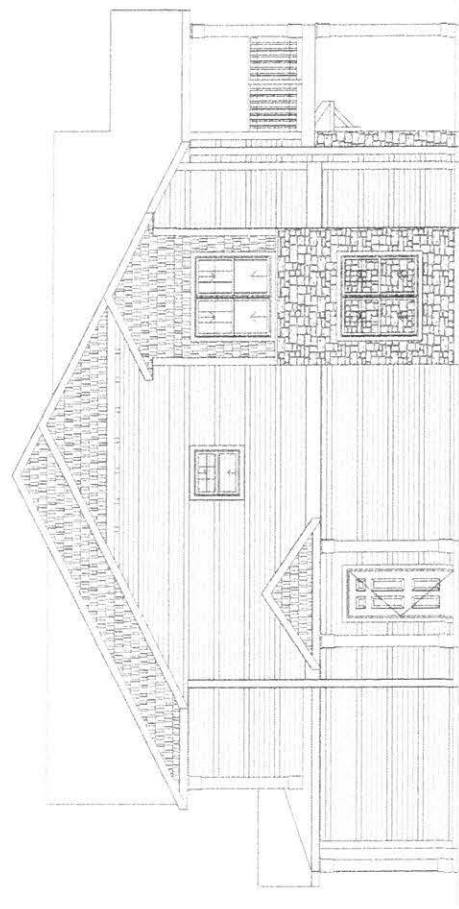
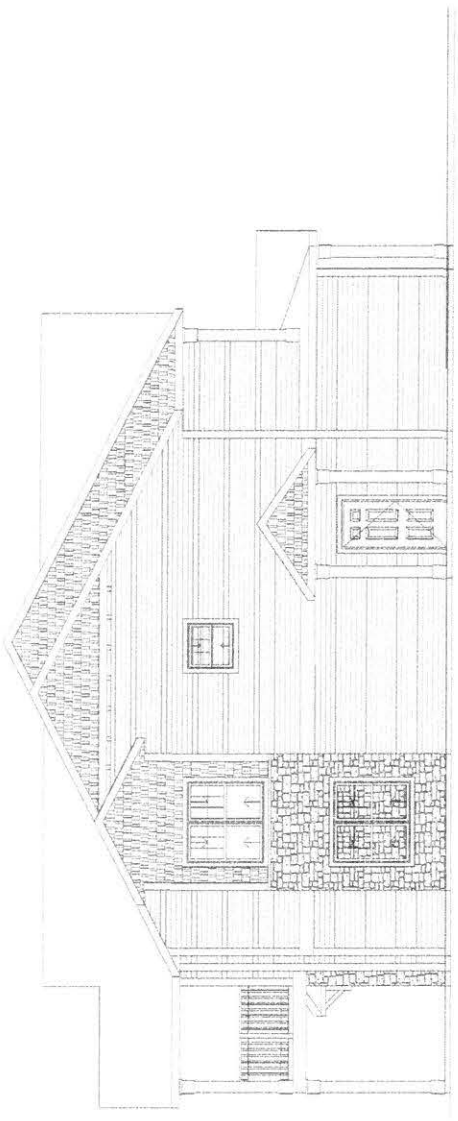
REVISIONS	Date	Description
	06/28/16	ARCH REVIEW

ARCH REVIEW

12 UNIT

ISSUE DATE: 06/27/16
 DRAWN BY: BURANT
 CHECKED BY: PESKIE

A012.1
 SCALE: 1/8" = 1'-0"



1 12 UNIT SIDES
 1/8" = 1'-0"

WRITTEN DIMENSIONS ON THESE DOCUMENTS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB

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① 12 UNIT - 2 CAR FRONT / BACK
 1/16" = 1'-0"



PORTSCAPE APARTMENTS



REVISIONS

Date	Description
06/28/16	ARCH REVIEW

ARCH REVIEW

12 UNIT WITH 2 CAR GARAGE

ISSUE DATE: 06/27/16

DRAWN BY: BURANT

CHECKED BY: PESKIE

A012.2

SCALE: 1/16" = 1'-0"

WRITTEN DIMENSIONS ON THESE DOCUMENTS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB

DISTINCTIVE DESIGN STUDIO (STEVEN M. PESKIE EXPRESSLY RESERVES THEIR COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE DOCUMENTS. THESE DOCUMENTS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF DISTINCTIVE DESIGN STUDIO / STEVEN M. PESKIE



① 12 UNIT - 2 CAR SIDES
1/8" = 1'-0"

WRITTEN DIMENSIONS ON THESE DOCUMENTS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB.



**DISTINCTIVE
DESIGN
STUDIO**



**LJM
Architects**

PORTSCAPE APARTMENTS



HCI Properties

REVISIONS

Date	Description
06/28/16	ARCH REVIEW

**ARCH
REVIEW**

**12 UNIT
WITH 2 CAR
GARAGE**

ISSUE DATE: 06/27/16

DRAWN BY: BURANT

CHECKED BY: PESKIE

A012.3

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

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STEVEN M. PESKIE

MATCHLINE A



1 20 UNIT GARAGE ELEVATION PART A
1/16" = 1'-0"



3 20 UNIT ELEVATION SIDE A
1/16" = 1'-0"



2 20 UNIT GARAGE ELEVATION PART B
1/16" = 1'-0"

MATCHLINE A

MATCHLINE B



4 20 UNIT REAR ELEVATION PART A
1/16" = 1'-0"



6 20 UNIT REAR ELEVATION
1/16" = 1'-0"



5 20 UNIT REAR ELEVATION PART B
1/16" = 1'-0"

MATCHLINE B

FOR TYPICAL MATERIAL LAYOUT, SEE SHEETS G004, G005, & G006



PORTSCAPE APARTMENTS



REVISIONS

Date	Description
06/28/16	ARCH REVIEW

ARCH REVIEW

20 UNIT ELEVATION

ISSUE DATE: 06/27/16
RENDER BY: BURANT
CHECKED BY: PESKIE

A020

SCALE: 1/16" = 1'-0"

WRITTEN DIMENSIONS ON THESE DOCUMENTS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB.

DISTINCTIVE DESIGN STUDIO / STEVEN M. PESKIE EXPRESSLY RESERVES THEIR COMMON LAW, COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE DOCUMENTS. THESE DOCUMENTS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF DISTINCTIVE DESIGN STUDIO. STEVEN M. PESKIE



LJM Architects

PORTSCAPE APARTMENTS



REVISIONS

Date	Description
06/28/16	ARCH REVIEW

ARCH REVIEW

MATERIAL

ISSUE DATE: 06/27/16

DRAWN BY: BURANT

CHECKED BY: PESKIE

G001

SCALE:

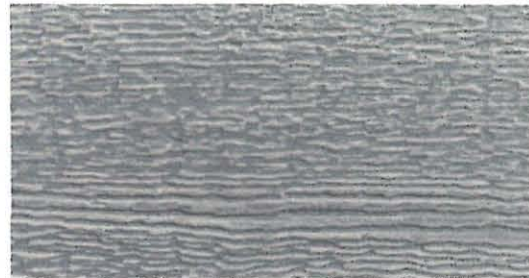
DISTINCTIVE DESIGN STUDIO / STEVEN M. PESKIE EXPRESSLY RESERVES THEIR COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE DOCUMENTS. THESE DOCUMENTS ARE NOT TO BE REPRODUCED, CHANGED, COPIED, OR TRANSMITTED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF DISTINCTIVE DESIGN STUDIO / STEVEN M. PESKIE.



SMARTSIDE W/ DIAMOND KOTE - LIGHT GRAY



SMARTSIDE W/ DIAMOND KOTE - MOUNTAIN LAKE



SMARTSIDE W/ DIAMOND KOTE - BEDROCK



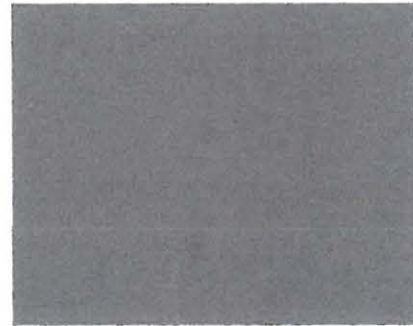
SMARTSIDE W/ DIAMOND KOTE - PELICAN



SMARTSIDE W/ DIAMOND KOTE - WHITE



ELDORADO STONE - NANTUCKET



BRONZE METAL ROOF & RAILINGS



CERTAINTED - WEATHERED WOOD

WRITTEN DIMENSIONS ON THESE DOCUMENTS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB.

NOTE:
MATERIALS DEPICTED ARE CONSISTENT
ON ALL SIZED UNITS.

KEYNOTE LEGEND

- 1 DIMENSIONAL ASPHALT SHINGLES
- 2 SMARTSIDE SHINGLE STRAIGHT BUTT EDGE
- 3 SMARTSIDE 6" EXPOSED LAP SIDING TEXTURE
- 4 ROOF EDGES, DOOR, WINDOW, AND MISC TRIM CASINGS- SMOOTH
- 5 COMPOSITE RAILING
- 6 SMARTSIDE TRIM WRAPPED POST
- 7 METAL ROOF

KEYNOTE LEGEND

- 8 SMARTSIDE STUCCO TEXTURE FRAMED PANELS WITH 3/4" X 6" SMART TRIM SMOOTH FRAMES
- 9 THIN STONE VENEER CLADDING
- 10 CORNER BOARDS; SMOOTH AND TEXTURED TO MATCH RESPECTED SIDING.
- 11 VINYL LOUVER
- 12 VINYL SHUTTER



DEPICTING 2 CAR UNIT OPTION

① REAR ELEVATION PART A
1/8" = 1'-0"



② REAR ELEVATION PART B
1/8" = 1'-0"



PORTSCAPE APARTMENTS

HCI Properties

REVISIONS

Date	Description
06/28/16	ARCH REVIEW

**ARCH
REVIEW**

**TYPICAL
ELEVATION**

ISSUE DATE: 06/27/16

DRAWN BY: BURANT

CHECKED BY: PESKIE

G004

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

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NOTE:
MATERIALS DEPICTED ARE CONSISTENT
ON ALL SIZED UNITS.

KEYNOTE LEGEND

- 1 SMARTSIDE 6" EXPOSED LAP SIDING TEXTURE
- 2 DIMENSIONAL ASPHALT SHINGLES
- 3 GARAGE DOOR
- 4 SMARTSIDE SHINGLE STRAIGHT BUTT EDGE
- 5 ROOF EDGES, DOOR, WINDOW, AND MISC TRIM CASINGS- SMOOTH
- 6 SMARTSIDE STUCCO TEXTURE FRAMED PANELS WITH 3/4" X 6" SMART TRIM SMOOTH FRAMES
- 7 CORNER BOARDS; SMOOTH AND TEXTURED TO MATCH RESPECTED SIDING.
- 8 SMARTSIDE TRIM WRAPPED POST
- 9 VINYL LOUVER



① GARAGE ELEVATION PART A
1/8" = 1'-0"



② GARAGE ELEVATION PART B
1/8" = 1'-0"

DEPICTING 2 CAR GARAGE OPTION

WRITTEN DIMENSIONS ON THESE DOCUMENTS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB.



REVISIONS

Date	Description
06/28/16	ARCH REVIEW

**ARCH
REVIEW**

**TYPICAL
ELEVATION**

ISSUE DATE: 06/27/16

DRAWN BY: BURANT

CHECKED BY: PESKIE

G005

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

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DISTINCTIVE DESIGN STUDIO



PORTSCAPE APARTMENTS



REVISIONS

Date	Description
06/28/16	ARCH REVIEW

ARCH REVIEW

TYPICAL ELEVATION

ISSUE DATE: 06/27/16

DRAWN BY: BURANT

CHECKED BY: PESKIE

G006

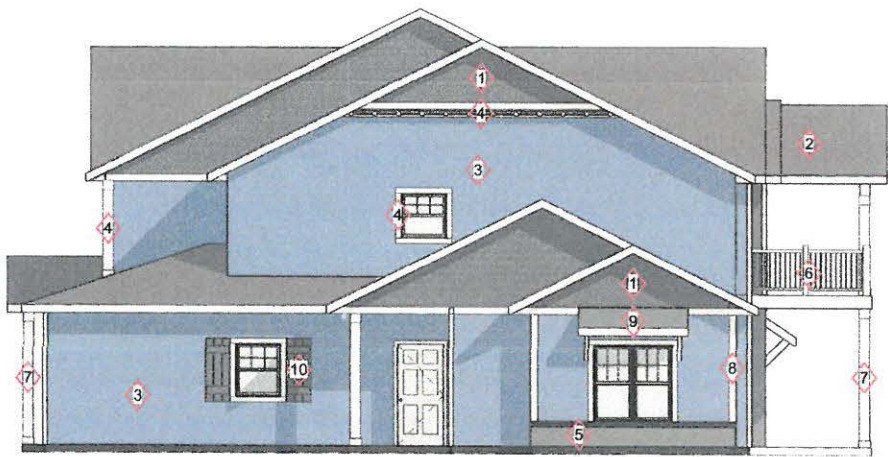
SCALE: 1/8" = 1'-0"

KEYNOTE LEGEND

- 1 SMARTSIDE SHINGLE STRAIGHT BUTT EDGE
- 2 DIMENSIONAL ASPHALT SHINGLES
- 3 SMARTSIDE 6" EXPOSED LAP SIDING TEXTURE
- 4 ROOF EDGES, DOOR, WINDOW, AND MISC TRIM CASINGS- SMOOTH
- 5 THIN STONE VENEER CLADDING
- 6 COMPOSITE RAILING
- 7 SMARTSIDE TRIM WRAPPED POST
- 8 CORNER BOARDS; SMOOTH AND TEXTURED TO MATCH RESPECTED SIDING.
- 9 METAL ROOF
- 10 VINYL SHUTTER



2 SIDE ELEVATION A
1/8" = 1'-0"



DEPICTING 2 CAR GARAGE OPTION

1 SIDE ELEVATION B
1/8" = 1'-0"

NOTE:
MATERIALS DEPICTED ARE CONSISTENT
ON ALL SIZED UNITS.

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4/8

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REVISIONS

Date	Description
06/28/16	ARCH REVIEW

ARCH REVIEW

EXTERIOR RENDERING

ISSUE DATE: 06/27/16

RENDER BY: BURANT

CHECKED BY: PESKIE

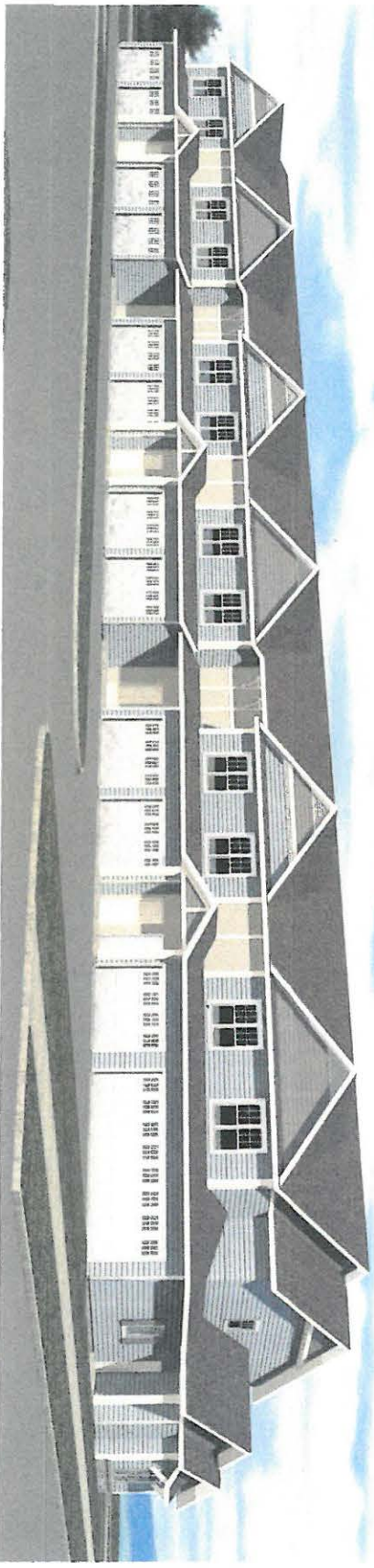
G002

SCALE:



WRITTEN DIMENSIONS ON THESE DOCUMENTS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB.

49



WRITTEN DIMENSIONS ON THESE DOCUMENTS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB.

50

PORTSCAPE APARTMENTS



Distinctive Design Studio Architects

REVISIONS

Date	Description
06/28/16	ARCH REVIEW

ARCH REVIEW

EXTERIOR RENDERING

ISSUE DATE: 06/27/16

RENDER BY: BURANT

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G003

SCALE:

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1 BEDROOM + DEN
1 BATH



2 BEDROOM + DEN
2 BATH



2 BEDROOM + DEN
2 BATH



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DATE	12/28/2014
SCALE	AS SHOWN

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SOUTH PIER TOWNHOMES
CITY OF SHEBOYGAN, WI
LANDSCAPE PLAN
SOUTH

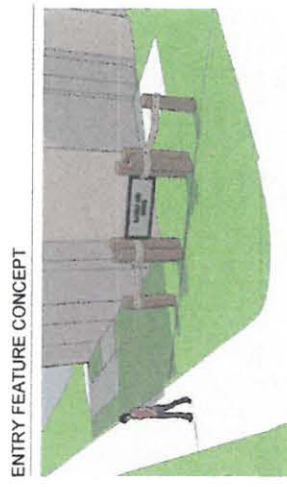
DATE	04/22/2014
SCALE	1" = 30'
PROJECT MANAGER	BOB MC 3180082
DRAWN BY	BOB MC 3180082
CHECKED BY	BOB MC 3180082
DESIGNED BY	BOB MC 3180082
ISSUED BY	BOB MC 3180082
SHEET NUMBER	L100

PLANT SCHEDULE SOUTH

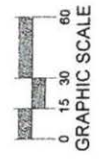
PLANT	QTY	COMMON NAME	RECOMMENDED NAME	SIZE	ROOT	REMARKS
141	14	WCF	White Flowering Canna	2' x 1/2"	WCF	For planting in beds
142	14	WCF	White Flowering Canna	2' x 1/2"	WCF	For planting in beds
143	14	WCF	White Flowering Canna	2' x 1/2"	WCF	For planting in beds
144	14	WCF	White Flowering Canna	2' x 1/2"	WCF	For planting in beds
145	14	WCF	White Flowering Canna	2' x 1/2"	WCF	For planting in beds
146	14	WCF	White Flowering Canna	2' x 1/2"	WCF	For planting in beds
147	14	WCF	White Flowering Canna	2' x 1/2"	WCF	For planting in beds
148	14	WCF	White Flowering Canna	2' x 1/2"	WCF	For planting in beds
149	14	WCF	White Flowering Canna	2' x 1/2"	WCF	For planting in beds
150	14	WCF	White Flowering Canna	2' x 1/2"	WCF	For planting in beds
151	14	WCF	White Flowering Canna	2' x 1/2"	WCF	For planting in beds
152	14	WCF	White Flowering Canna	2' x 1/2"	WCF	For planting in beds
153	14	WCF	White Flowering Canna	2' x 1/2"	WCF	For planting in beds
154	14	WCF	White Flowering Canna	2' x 1/2"	WCF	For planting in beds
155	14	WCF	White Flowering Canna	2' x 1/2"	WCF	For planting in beds
156	14	WCF	White Flowering Canna	2' x 1/2"	WCF	For planting in beds
157	14	WCF	White Flowering Canna	2' x 1/2"	WCF	For planting in beds
158	14	WCF	White Flowering Canna	2' x 1/2"	WCF	For planting in beds
159	14	WCF	White Flowering Canna	2' x 1/2"	WCF	For planting in beds
160	14	WCF	White Flowering Canna	2' x 1/2"	WCF	For planting in beds
161	14	WCF	White Flowering Canna	2' x 1/2"	WCF	For planting in beds
162	14	WCF	White Flowering Canna	2' x 1/2"	WCF	For planting in beds
163	14	WCF	White Flowering Canna	2' x 1/2"	WCF	For planting in beds
164	14	WCF	White Flowering Canna	2' x 1/2"	WCF	For planting in beds
165	14	WCF	White Flowering Canna	2' x 1/2"	WCF	For planting in beds
166	14	WCF	White Flowering Canna	2' x 1/2"	WCF	For planting in beds
167	14	WCF	White Flowering Canna	2' x 1/2"	WCF	For planting in beds
168	14	WCF	White Flowering Canna	2' x 1/2"	WCF	For planting in beds
169	14	WCF	White Flowering Canna	2' x 1/2"	WCF	For planting in beds
170	14	WCF	White Flowering Canna	2' x 1/2"	WCF	For planting in beds
171	14	WCF	White Flowering Canna	2' x 1/2"	WCF	For planting in beds
172	14	WCF	White Flowering Canna	2' x 1/2"	WCF	For planting in beds
173	14	WCF	White Flowering Canna	2' x 1/2"	WCF	For planting in beds
174	14	WCF	White Flowering Canna	2' x 1/2"	WCF	For planting in beds
175	14	WCF	White Flowering Canna	2' x 1/2"	WCF	For planting in beds
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177	14	WCF	White Flowering Canna	2' x 1/2"	WCF	For planting in beds
178	14	WCF	White Flowering Canna	2' x 1/2"	WCF	For planting in beds
179	14	WCF	White Flowering Canna	2' x 1/2"	WCF	For planting in beds
180	14	WCF	White Flowering Canna	2' x 1/2"	WCF	For planting in beds
181	14	WCF	White Flowering Canna	2' x 1/2"	WCF	For planting in beds
182	14	WCF	White Flowering Canna	2' x 1/2"	WCF	For planting in beds
183	14	WCF	White Flowering Canna	2' x 1/2"	WCF	For planting in beds
184	14	WCF	White Flowering Canna	2' x 1/2"	WCF	For planting in beds
185	14	WCF	White Flowering Canna	2' x 1/2"	WCF	For planting in beds
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187	14	WCF	White Flowering Canna	2' x 1/2"	WCF	For planting in beds
188	14	WCF	White Flowering Canna	2' x 1/2"	WCF	For planting in beds
189	14	WCF	White Flowering Canna	2' x 1/2"	WCF	For planting in beds
190	14	WCF	White Flowering Canna	2' x 1/2"	WCF	For planting in beds
191	14	WCF	White Flowering Canna	2' x 1/2"	WCF	For planting in beds
192	14	WCF	White Flowering Canna	2' x 1/2"	WCF	For planting in beds
193	14	WCF	White Flowering Canna	2' x 1/2"	WCF	For planting in beds
194	14	WCF	White Flowering Canna	2' x 1/2"	WCF	For planting in beds
195	14	WCF	White Flowering Canna	2' x 1/2"	WCF	For planting in beds
196	14	WCF	White Flowering Canna	2' x 1/2"	WCF	For planting in beds
197	14	WCF	White Flowering Canna	2' x 1/2"	WCF	For planting in beds
198	14	WCF	White Flowering Canna	2' x 1/2"	WCF	For planting in beds
199	14	WCF	White Flowering Canna	2' x 1/2"	WCF	For planting in beds
200	14	WCF	White Flowering Canna	2' x 1/2"	WCF	For planting in beds

EXISTING SHADE TREE

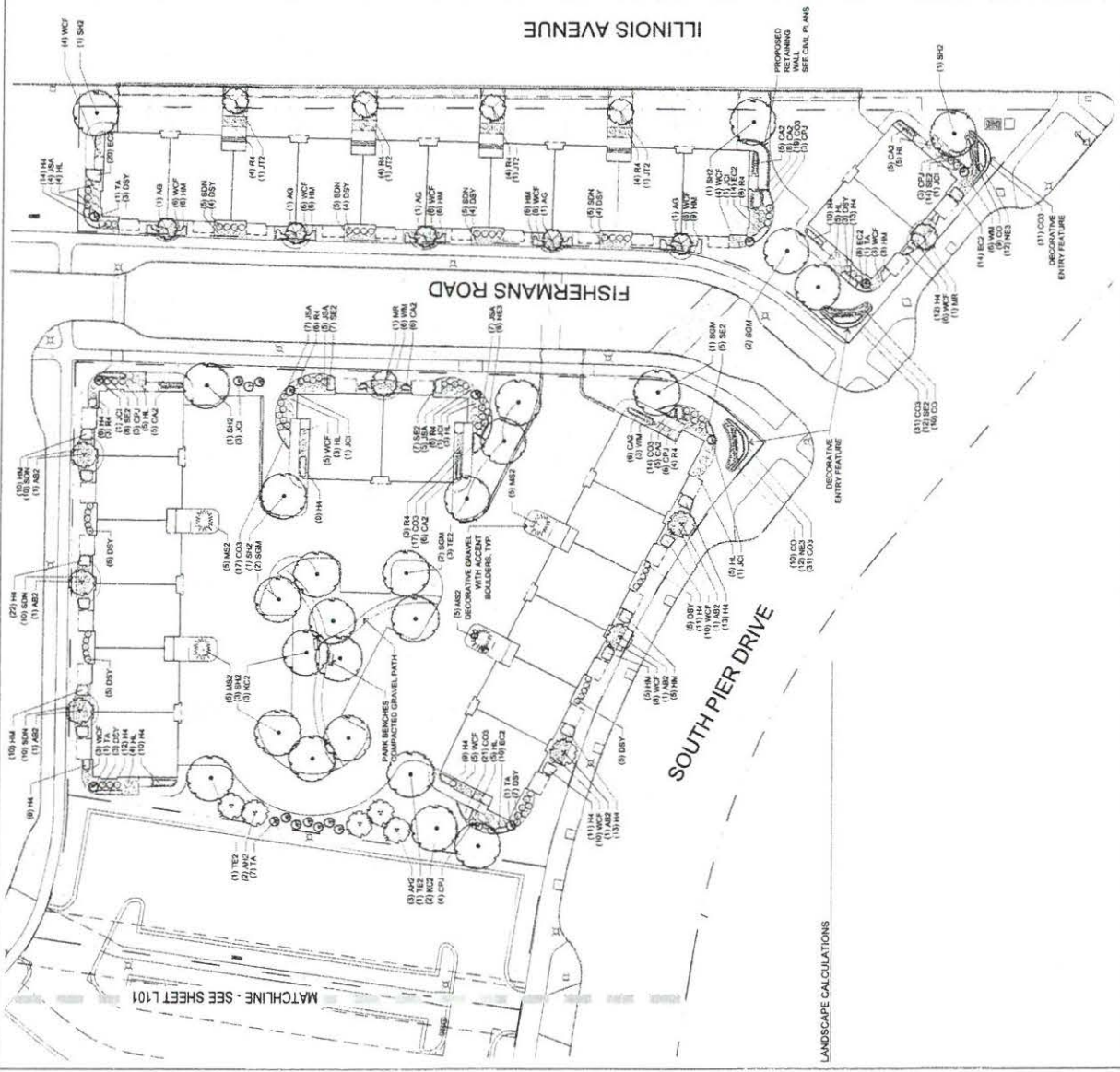
Note: Lawn shall be a premium quality seed mix. All tree details and specifications to be supplied in construction documents.



THIS PLAN IS FOR MUNICIPAL REVIEW
 NOT FOR BIDDING
 OR CONSTRUCTION PURPOSES



RA SMITH NATIONAL
 1000 W. Wisconsin Ave., Suite 100
 Sheboygan, WI 53081
 Phone: 920.452.2789
 Fax: 920.452.2790
 www.ra-smith.com



LANDSCAPE CALCULATIONS

Project Data:

<u>NUMBER</u>	<u>TYPE</u>		<u>FOOTAGE</u>	<u>Total Footage</u>	<u>UNIT RENT</u>	<u>COST / SQ. FT</u>
6	1 Bed / 1 Bath / Den / Lower - End Cap	1A	984	5,904	1,125	1.14
26	1 Bed / 1 Bath / Den / Lower - Interior	1B	984	25,584	1,095	1.11
4	1 Bed / 1 Bath / Den / Lower - End Cap - 4 Unit	1A	984	3,936	1,175	1.19
4	2 Bed / 2 Bath / Den / Lower / 2 Car Garage - End Cap	1F	1,130	4,520	1,450	1.28
4	2 Bed / 2 Bath / Den / Lower / 2 Car Garage - End Cap - 4 Unit	1F	1,130	4,520	1,500	1.33
10	2 Bed / 2 Bath / Den / Upper - End Cap	2A	1,444	14,440	1,475	1.02
8	2 Bed / 2 Bath / Den / Upper - End Cap - 4 Unit	2A	1,444	11,552	1,500	1.04
26	2 Bed / 2 Bath / Den / Upper - Interior	2B	1,444	37,544	1,445	1.00

Site Data:

Development "A"		
Total Lot Size	0.978 AC	100.0%
Greenspace	0.303 AC	31.0%
Building	0.302 AC	30.9%
Parking	0.373 AC	38.1%
Development "B"		
Total Lot Size	1.133 AC	100.0%
Greenspace	0.356 AC	31.4%
Building	0.344 AC	30.4%
Parking	0.433 AC	38.2%
Development "C"		
Total Lot Size	1.749 AC	100.0%
Greenspace	0.639 AC	36.5%
Building	0.508 AC	29.1%
Parking	0.602 AC	34.4%
Development "D"		
Total Lot Size	0.872 AC	100.0%
Greenspace	0.199 AC	22.8%
Building	0.414 AC	47.5%
Parking	0.259 AC	29.7%
Overall Development		
Total Lot Size	4.732 AC	100.0%
Greenspace	1.497 AC	31.6%
Building	1.568 AC	33.2%
Parking	1.667 AC	35.2%

Office Use Only

PARCEL NO. _____

MAP NO. _____

ZONING CLASSIFICATION: CC

DATE SUBMITTED: _____

REVIEW DATE: 7/26/16

FILING FEE: \$100.00 (Payable to City of Sheboygan)

**CITY OF SHEBOYGAN
SITE PLAN REVIEW APPLICATION
(Requirements Per Section 15.908)
Revised May, 2012**

Completed application must be filed with the Department of City Development, 828 Center Avenue, Suite 104. To be placed on agenda of the City Plan Commission, application must be filed two weeks prior to date of meeting. Applications that are not complete or that are not legible will not be accepted. Application filing fee is non-refundable.

1. APPLICANT INFORMATION

APPLICANT: City of Sheboygan

ADDRESS: 828 Center Ave

E-MAIL: Chad.pelishak@sheboyganwi.gov

PHONE: (920) 459-3383 FAX NO.: ()

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Art/Culture Plaza

ADDRESS OF PROPERTY AFFECTED: 734 N. 7th St (former Boston Store)

LEGAL DESCRIPTION: _____

BRIEF DESCRIPTION OF EXISTING OPERATION OR USE: Site

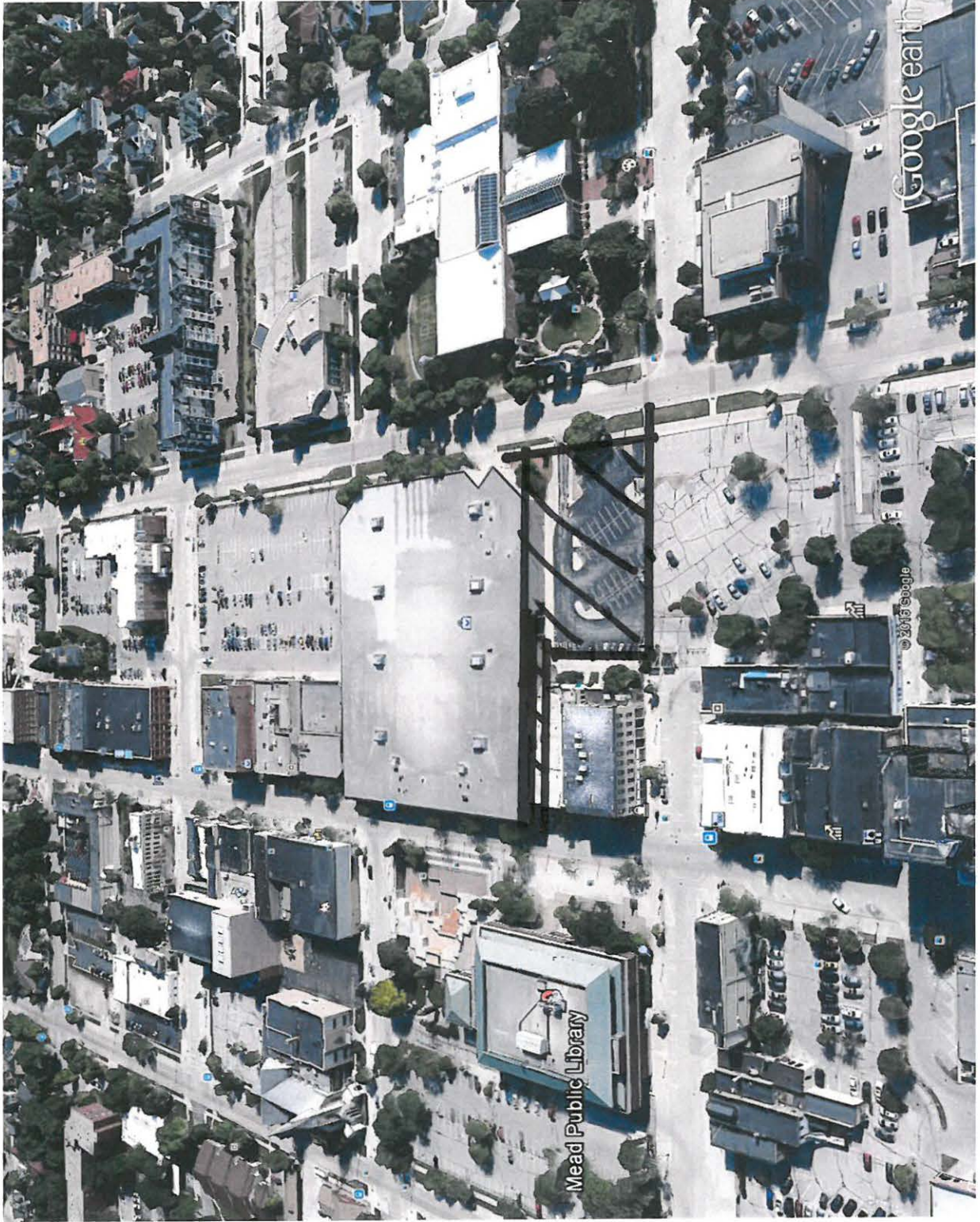
Contained a parking lot connected to the former Boston Store.

BRIEF DESCRIPTION OF PROPOSED OPERATION OR USE: The space

will be used as arts/cultural space for concerts & other venues throughout the year

BRIEF DESCRIPTION OF TYPE OF STRUCTURE: Stage that incorporates the JMKAC MIKE Stage - overhead canopy, Amphitheater style seating, landscaping, lights





Mead Public Library

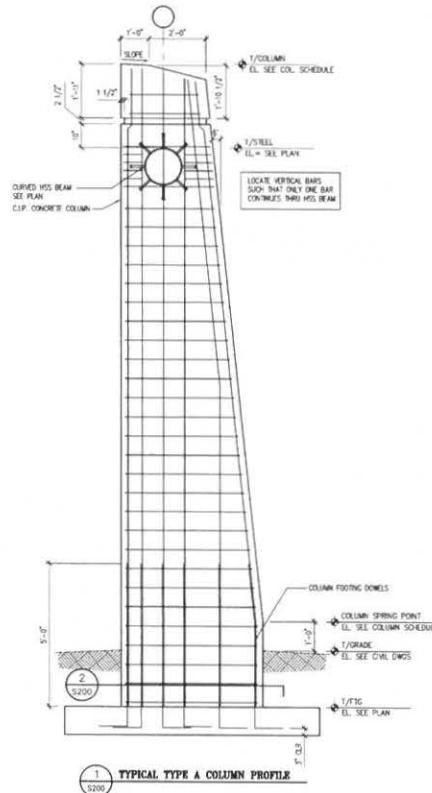
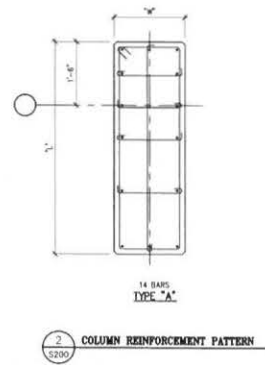
Google earth

© 2015 Google

CONCRETE COLUMN SCHEDULE						
COLUMN LOCATION	CONCRETE STRENGTH	A-1 (PIER A)	B-1 (PIER B)	A-2 (PIER B)	B-3 (PIER C)	SITE SIGN (PIER E)
SIZE		18"x36"	18"x36"	18"x36"	18"x36"	18"x36"
1/COLUMN		CL=73.21	CL=73.21	CL=76.38	CL=68.71	CL=76.15
1/TYPE		(14) #8 1 @ 8" TAPERED	(14) #8 1 @ 8" TAPERED	(14) #8 1 @ 8" TAPERED	(14) #8 1 @ 8" TAPERED	(14) #8 1 @ 8" TAPERED
SIZE W x L		18"x61 1/2"	18"x60 3/4"	18"x64 3/4"	18"x60 3/4"	18"x60 3/8"
BOWELS		(14) #8	(14) #8	(14) #8	(14) #8	(14) #8
SPRING POINT ELEVATION		54.40	53.00	53.00	53.47	55.40
REMARKS						ONE

COLUMN NOTES:
 ONE: SET SHEET SHOW & SIZE FOR GENERAL NOTES.
 TWO: SEE PLAN FOR TYPICAL FOOTING ELEVATIONS AT EACH COLUMN.
 THREE: SEE DETAILS ON THIS SHEET FOR COLUMN BAR ARRANGEMENT.
 FOUR: COLUMN TIE CLIPS & SPACING INDICATED ARE CONTAINED FOR THE FULL HEIGHT OF THE COLUMN FROM TOP/FOOTING TO TOP/COLUMN INCLUDING BEAM/COLUMN INTERSECTIONS. SEE COLUMN BAR DETAILS FOR TIES & REINFORCING REQUIRED IN ADDITION TO WHAT IS INDICATED ON THIS SCHEDULE.
 FIVE: ALL COLUMN REINFORCING & FOOTING BOWELS SHALL BE EPOXY COATED.
 SIX: PROVIDE F7.5 FOOTING W/1/4" SET AT CL = SEE PLAN. SEE SITE PLAN FOR LOCATION.

FOOTING SCHEDULE			
MARK	SIZE	REINFORCING	REMARKS
F7.0	7'-0" x 7'-0" x 1'-6"	(3) #8	
F10.0	10'-0" x 10'-0" x 2'-3"	(8) #8	
F10.5	10'-0" x 10'-0" x 2'-4"	(9) #8	
F11.0	11'-0" x 11'-0" x 2'-5"	(12) #8	
F11.5	11'-0" x 11'-0" x 2'-6"	(11) #8	
F12.0	12'-0" x 12'-0" x 2'-7"	(11) #8	
F12.5	12'-0" x 12'-0" x 2'-8"	(12) #8	



HKMI

ARCHITECTS + PLANNERS, INC.

40 South 10th Avenue
 Ankeny Heights, Iowa 50005
 P 567.262.8850
 F 567.262.8859

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The City of
 Sheboygan

Arts & Culture Plaza

no.	revision	BY	DATE
1	ISSUE FOR PRICING		3/8/18
2			
3			
4			
5			
6			
7			
8			
9			
10			

Schedules,
 Sections & Details

DATE: _____ DRAWN BY: _____ CHECKED BY: _____

Job No. **15034**

Sheet No. **S200**

