

PUD Concept Plan for Commerce/Mayline Development

General Project Description

The project

The proposed development is a high-density, luxury, market rate residential project located on the former Mayline plant site along the Sheboygan River. Aimed at revitalizing this historically industrial area while addressing the growing demand for modern housing. The development will consist of two distinct buildings, with a central courtyard that provides both visual relief and framed views of the Sheboygan River from N. Commerce Street.

In alignment with the River Bend Neighborhood Plan and based on staff recommendations, the project maximizes density and unit mix, while maintaining a balanced parking ratio.

Both buildings feature parking on the ground floor, with four stories of residential units above. The southern building will include a two-story amenity space that features an expansive clubroom, oversized fitness with upscale equipment and connects seamlessly to the central courtyard with a variety of outdoor activities such as a pool, firepit, bocce ball court, grilling stations and access to the river and public kayak slips thus providing a variety of recreational and social spaces for residents.

Paying homage to the area's industrial past, the design incorporates elements of brick and block in detailed rectilinear forms, complemented by clean, flat roofs. This aesthetic choice reflects the historical character of the site while bringing a fresh, contemporary look to the development, ensuring it both respects and enhances the neighborhood's heritage. Additionally, the design draws inspiration from the high-density housing across the river, creating a cohesive visual connection between the two sides of the Sheboygan River. By reflecting the existing urban density on the opposite bank, the development reinforces the sense of

continuity and growth. This thoughtful integration of design elements ensures the project contributes to the overall revitalization of the area while promoting an urban, interconnected community.

General Information

Residential Unit Mix

Studios = 30

1 Bedroom = 186

2 Bedroom = 63

3 Bedroom = 4

Total Residential Units = 283

Site – 5.586 acres

Dwelling Units Per Acre - 50.7 Units per acre

Building Footprint percentage - 54.99%

FAR – .8

Impervious Surface Ratio 74.33%

Maximum Gross Density

Studios = $30 \times 14/\text{acre} = 2.14$ acres required

1 Bedroom = $186 \times 13/\text{acre} = 14.31$ acres required

2 Bedroom = $63 \times 12/\text{acre} = 5.25$ acres required

3 Bedroom = $4 \times 12/\text{acre} = 0.33$ acres required

Total units = 283 = 22.03 acres required by UR-12 without PUD overlay.

Natural features

This site is located on the Sheboygan River. In conjunction with the proposed development, the City of Sheboygan will be constructing an adjacent riverwalk. The riverfront will undergo improvements, including the installation of riprap and city owned and maintained kayak slips.

Relationship with nearby properties and public streets

The proposed building will be situated between the Sheboygan River and the reconstructed N Commerce Street. It aims to revitalize the former Mayline plant site, as well as the underutilized land acquired during the redevelopment of N Commerce Street. Though the immediate surrounding area primarily consists of older industrial structures and underdeveloped land, across the river we see other high density multifamily projects. The site offers a valuable opportunity to loop The Shoreland 400 Rail Trail to the riverfront, providing public access and enhancing connectivity between the site and the broader city.

Relationship of the project to the comprehensive master plan

Both the City of Sheboygan Comprehensive Plan and the River Bend Neighborhood Plan emphasize the goal of redeveloping the river corridor and fostering higher-density multifamily housing. To support this vision, it is intended that the site will be rezoned from a Suburban Industrial District to an Urban Residential-12 District (UR-12). Consistent with the Preferred Site Design outlined in the River Bend Neighborhood Plan and staff recommendation, the project will feature high density housing at 50 units per acre, within the density range of 41 to 55 units per acre noted in the River Bend Neighborhood Plan Preferred Site Design. The proposed development is a traditional multifamily apartment complex, designed with a double-loaded corridor, first-floor parking, and a combination of indoor and outdoor amenities.

Justification for PUD Zoning

The proposed Planned Unit Development (PUD) zoning aligns with both the City of Sheboygan Comprehensive Plan and the River Bend Neighborhood Plan by addressing the critical goals of redeveloping the blighted river corridor and fostering higher-density multifamily housing. The PUD zoning would provide the necessary flexibility to enhance the development's connection to the river and its amenities, while ensuring an urban, vibrant feel that is central to the city's revitalization goals.

The integration of this development with the Sheboygan River not only supports these objectives but also positions the project as a key catalyst for positive change in the area.

The benefits of such a project to the community are extensive. By introducing higher-density housing in this desirable location, the development would increase the city's tax base and contribute to the ongoing revitalization of the riverfront. This would also support the city's growing economy, providing much-needed housing to accommodate the expanding workforce driven by the area's strong employer base. With Sheboygan experiencing a low vacancy rate and a limited supply of new luxury apartment rentals, the demand for multifamily housing is evident. The Riverview District, ideally located within walking distance of downtown and other amenities, offers the perfect opportunity to address these housing needs while promoting economic growth. Furthermore, increased density will support local businesses and contribute to a more vibrant, thriving downtown.

Requested Modifications to Zoning District

Land use modifications

Zoning designation is intended to be changed from a Suburban Industrial District to Urban Residential – 12 District with PUD overlay as suggested by the River Bend Neighborhood Plan.

Density and intensity modifications

We are requesting an increase in the maximum gross density beyond the current limits established for the Urban Residential-12 District (UR-12). Under the existing UR-12 zoning, the maximum density allowances are 12 units per acre for two or more bedroom units, 13 units per acre for one-bedroom units, and 14 units per acre for efficiency units. Based on our proposed unit mix, achieving these density limits would require approximately 22.03 acres of land, while our site spans only 5.586

acres. In alignment with the Preferred Site Design outlined in the River Bend Neighborhood Plan and consistent with staff recommendations, the project proposes high-density housing at 50 units per acre—falling within the density range of 41 to 55 units per acre specified in the plan. This request for increased density is also consistent with the high-density multifamily developments located across the river.

Bulk modifications

Set back modification

While the proposed project does include the required 30-foot setback from the river edge it does not meet the 25-foot setback at the rear lot line. Due to the need to provide site access, adequate parking, and incorporate the riverwalk, the site constraints have necessitated a proposal for a 0-foot setback at the rear lot line. The proposed buildings will be as close as 5 inches from the rear lot line on the north building and 3 foot 11 inches on the south building. Additionally, the footings extend 1 foot beyond the building foundation, resulting in an encroachment of 5 inches and 7 inches beyond the property line on the north end. While this deviates from the UR-12 zoning requirements, it does fit seamlessly into the desire for an urbanized design language and experience as indicated in the River Bend Neighborhood Plan for this segment of the riverwalk. The proposed building would active the land near the river walk providing interest with plantings, retaining walls and material changes. The contrast between areas of compression and openness will add to the varied experience along the walk.

Height Modification

The proposed project, standing at five stories with a total height of 61 feet 8 inches, exceeds the maximum allowable height of 35 feet specified for the Urban Residential-12 (UR-12) zoning district. However, this design aligns with the Preferred

Site Design outlined in the River Bend Neighborhood Plan, which recommends up to four stories of residential units above a partially exposed parking level. Given the proximity to the river and the site's contamination, the decision was made to fully expose the parking level in the proposed development.

In order to achieve the desired density while accommodating parking requirements and preserving open space, the additional height is essential. Furthermore, the increased height is consistent with the broader urban context, particularly on the opposite side of the river, where taller buildings are already present. The height also supports the goal of establishing a more urban design language along the newly developed riverwalk, making it a fitting addition to the area's evolving character.

Landscaping modifications

The site is being zoned UR12 (Urban Residential District) with a PUD overlay. The landscape requirements described in this landscape narrative are based upon UR12 zoning landscape requirements for building foundations, developed lots, street frontages and paved areas. Based on Urban Industrial zoning to the north and Urban Commercial zoning to the south there are no requirements for bufferyard landscaping. The following is a summary of the requirements for each landscape area and whether the landscape design is deficient, meets or exceeds landscape requirements.

Building Foundation Landscaping:

Required landscaping points for UR12 zoning

(Total of 2458 linear feet for both building foundations / 100 linear feet) x (50 landscaping points for UR12 zoning) = 1229 landscaping points required

Provided landscaping points

796 landscaping points provided

Summary

1229 landscaping points required – 796 landscaping points provided =
433 landscaping points deficient

Reason why deficient

There are many areas along the building foundation that are planned to be paved with sidewalks, patios and parking garage entries which limits the available foundation area that can be planted. As a result, the landscape design is deficient in “building foundation landscaping” points.

Developed Lots Landscaping:

Required landscaping points for UR12 zoning

(Total of 133,722 square feet for both buildings floor area / 1000
square feet) x (20 landscaping points for UR12 zoning) = 2674
landscaping points required

Provided landscaping points

1611 landscaping points provided

Summary

2674 landscaping points required – 1611 landscaping points
provided= 1063 landscaping points deficient

Reason why deficient

The high density of the development including two buildings, sidewalks, patios, paved amenity areas, pool and parking lots limits the amount of green space available for “developed lots landscaping”. As a result, the landscape design is deficient in “developed lots landscaping” points.

Street Frontages Landscaping:

Required landscaping points for UR12 zoning

(Total of 1127 linear feet of street frontage along Commerce Street and Pennsylvania Avenue / 100 square feet) x (50 landscaping points for UR12 zoning) = 564 landscaping points required

Provided landscaping points

190 landscaping points provided

Summary

564 landscaping points required – 190 landscaping points provided = 374 landscaping points deficient

Reason why deficient

Trees must be used to meet the “street frontages landscape” requirement. Trees were added in the street frontage in between the spacing of the proposed street trees along Commerce Street. However, in some locations there are light poles between the street trees. Trees are not proposed in the street frontage at these locations to avoid the tree canopy from growing towards these light poles and thereby blocking the light shining down from them. As a result, the landscape design is deficient in “street frontages landscaping” points.

Paved Areas Landscaping:

Required landscaping points for UR12 zoning

(Total of 28,356 square feet of parking area / 10,000 square feet) x (100 landscaping points for UR12 zoning) = 284 landscaping points required

Provided landscaping points

359 landscaping points provided

Summary

359 landscaping points provided – 284 landscaping points required =
exceeds minimum requirement by 75 landscaping points

Reason why exceeds minimum requirements

The parking lot design provides many landscape islands that are conducive to incorporating “paved areas landscaping”. As a result, the landscape design has a surplus of “paved areas landscaping”.

Parking and loading requirements modifications

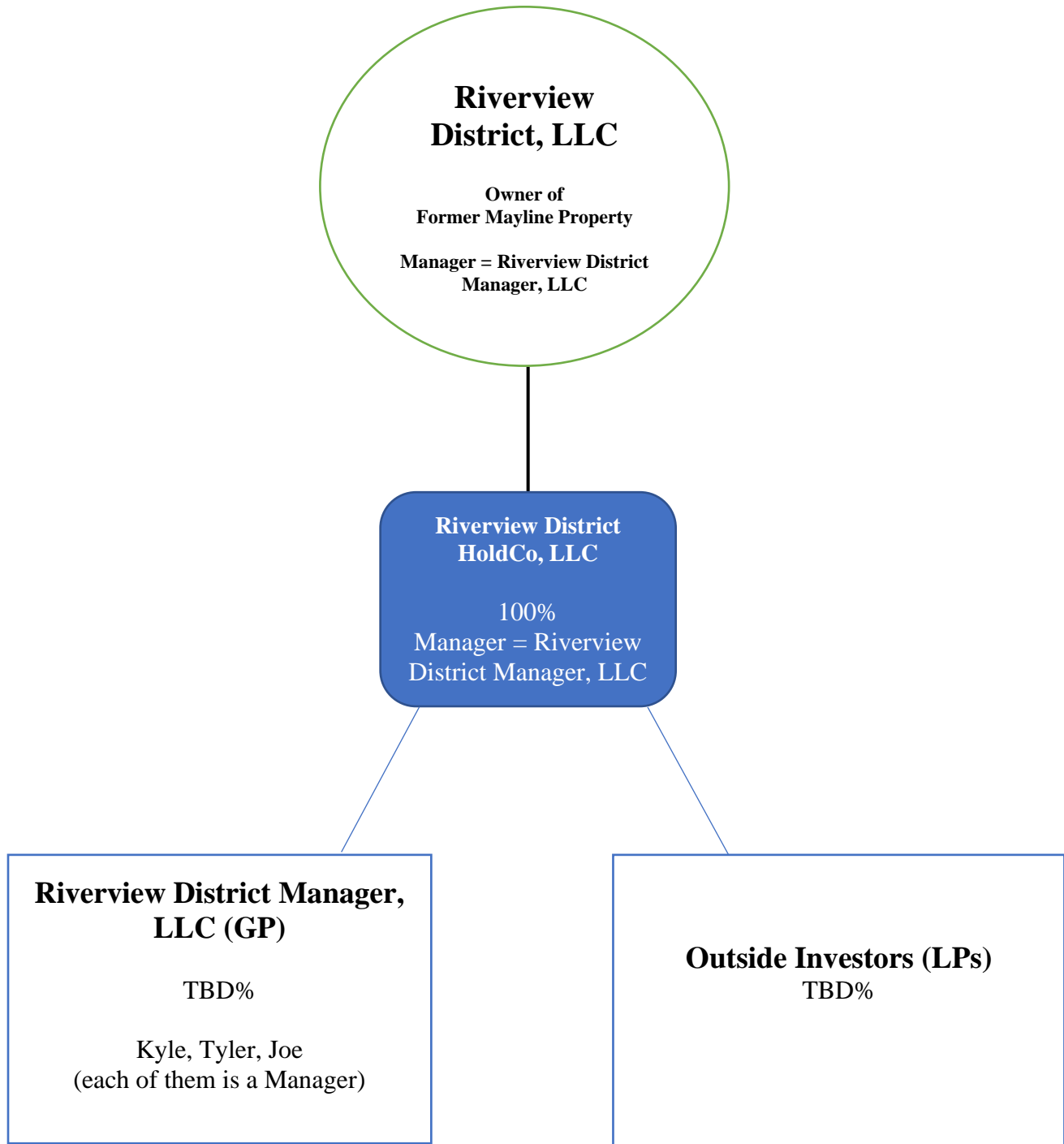
The City of Sheboygan's Comprehensive Plan and the River Bend Neighborhood Plan emphasize the importance of fostering higher-density multifamily housing, which is a key goal of the proposed project. In balancing site access, parking, and the creation of both public and private open spaces, we were able to provide 392 parking spaces and 18 motorcycle parking spaces, while the UR-12 zoning code requires 458 spaces. Despite this shortfall, the 392 parking spaces we've provided still align with industry standards for parking ratios, making it a reasonable allocation for the development.

Additionally, the project is situated in an area with access to public transportation, is set up for ride share with an off-street pickup location and is highly walkable or bikeable, with a direct connection to the Shoreland 400 Rail Trail and proximity to downtown. The inclusion of bicycle parking within the garage provides residents with an accessible alternative to private vehicle use. These factors contribute to a reduced dependence on private vehicles. By allowing a reduction in the number of required parking spaces, the project can better align with the city's objectives of encouraging higher-density development and providing more space to allow interactions with the river.

Requested Modifications to Zoning District Summery

	Current zoning	Requested Modifications
Land use modifications	Suburban Industrial District	Urban Residential – 12 District with PUD overlay as intended by the River Bend Neighborhood Plan.
Density and intensity modifications	Maximum Gross Density for a UR-12 allows 12 du/acre for two or more-bedroom units, 13 du/acre for one-bedroom units, and 14 du/acre for efficiency units.	Based on our proposed unit mix, this would require approximately 22.03 acres of land, whereas our site encompasses only 5.586 acres.
Bulk modifications	<p>Set back modifications 25' from rear lot line</p> <p>Height modifications 35' maximum height.</p>	<p>Set back modifications distance from the lot line is as close as 5 inches, while on the southern building, it is 3 feet 11 inches. Additionally, the footings extend 1 foot beyond the building foundation, resulting in an encroachment of 5 inches and 7 inches beyond the property line.</p> <p>Height modifications The proposed project has a total height of 61 feet 8 inches</p>
Landscaping modifications	<p>Building foundation 1229 landscaping points required</p> <p>Developed Lots 2674 landscaping points required</p> <p>Street frontages 564 landscaping points required</p> <p>Paved areas 284 landscaping points required</p>	<p>Building foundation 796 landscaping points provided</p> <p>Developed Lots 1611 landscaping points provided</p> <p>Street frontages 190 landscaping points provided</p> <p>Paved areas 359 landscaping points provided</p>
Parking and loading requirements modifications	458 parking stalls required	392 parking stalls and 18 motorcycle stalls provided

HKS – Sheboygan Mayline Org Chart
8/14/2024





Legend

Planned Unit Development Overlay

Planned Unit Development Overlay



All Zoning Districts

Zoning

- Central Commercial District
- Mixed Residential- 8 District
- Neighborhood Commercial District
- Neighborhood Office District
- Neighborhood Residential- 6 District
- Pre-Planned Unit Development District
- Railroad
- Road Right-of-Way
- Rural Agriculture
- Suburban Commercial District
- Suburban Industrial District
- Suburban Office District
- Suburban Residential- 3 District
- Suburban Residential- 5 District
- Unit Development
- Urban Commercial District
- Urban Industrial District
- Urban Residential
- Urban Residential- 12 District
- #N/A

-87.705 43.755 Degrees

100m

300ft

Project Location



1"=60'-0" CAMPUS PLAN

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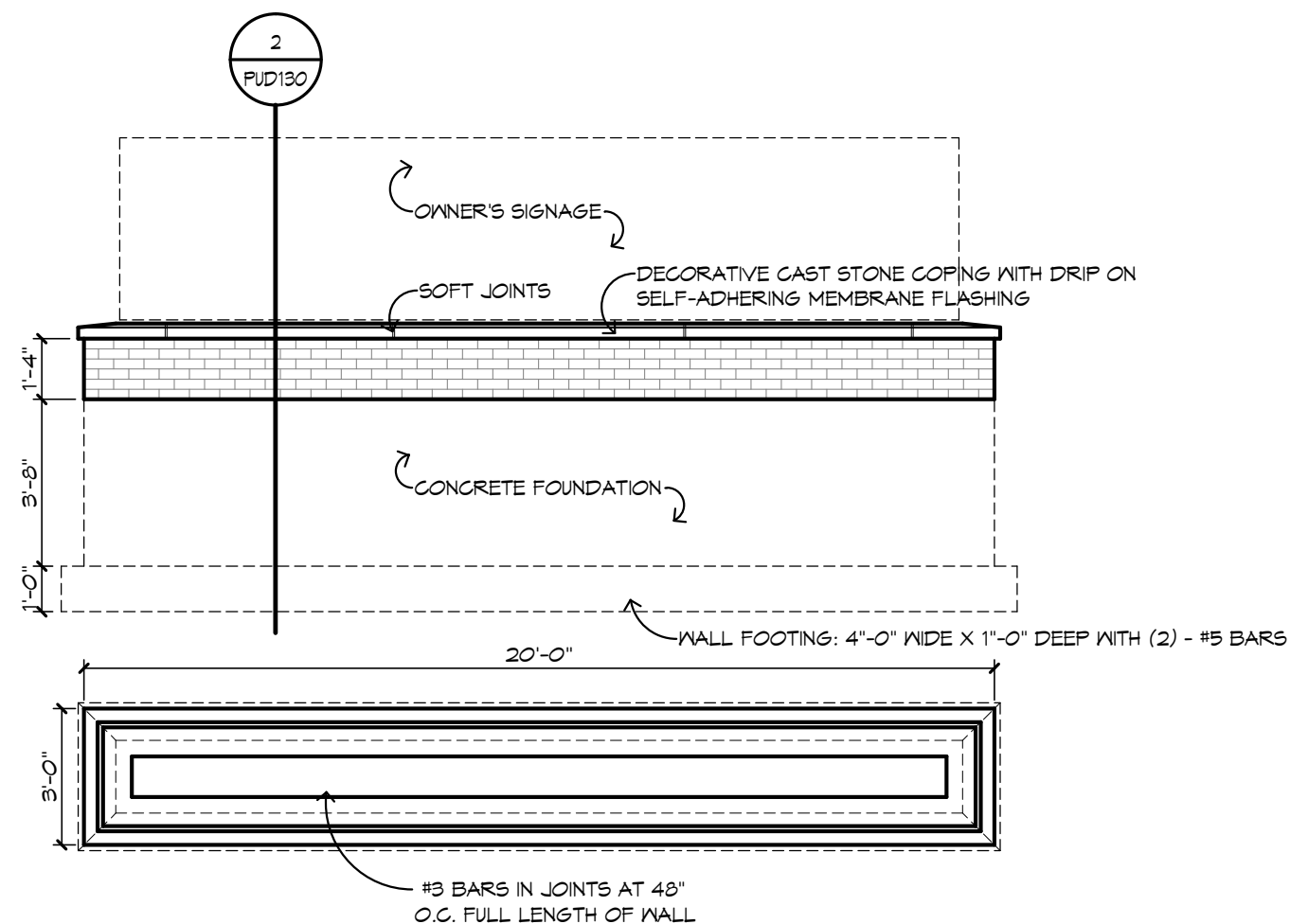
Sheboygan, Wisconsin

PRELIMINARY DRAFT - NOT FOR CONSTRUCTION

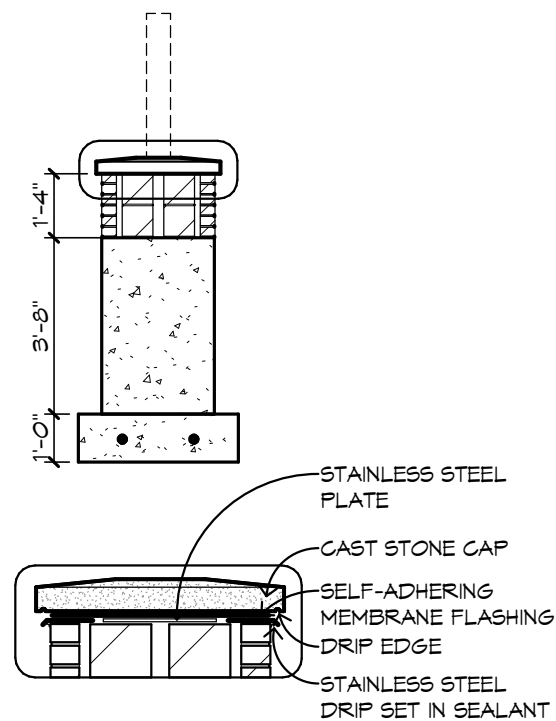
6 MAY 2025

PUD100

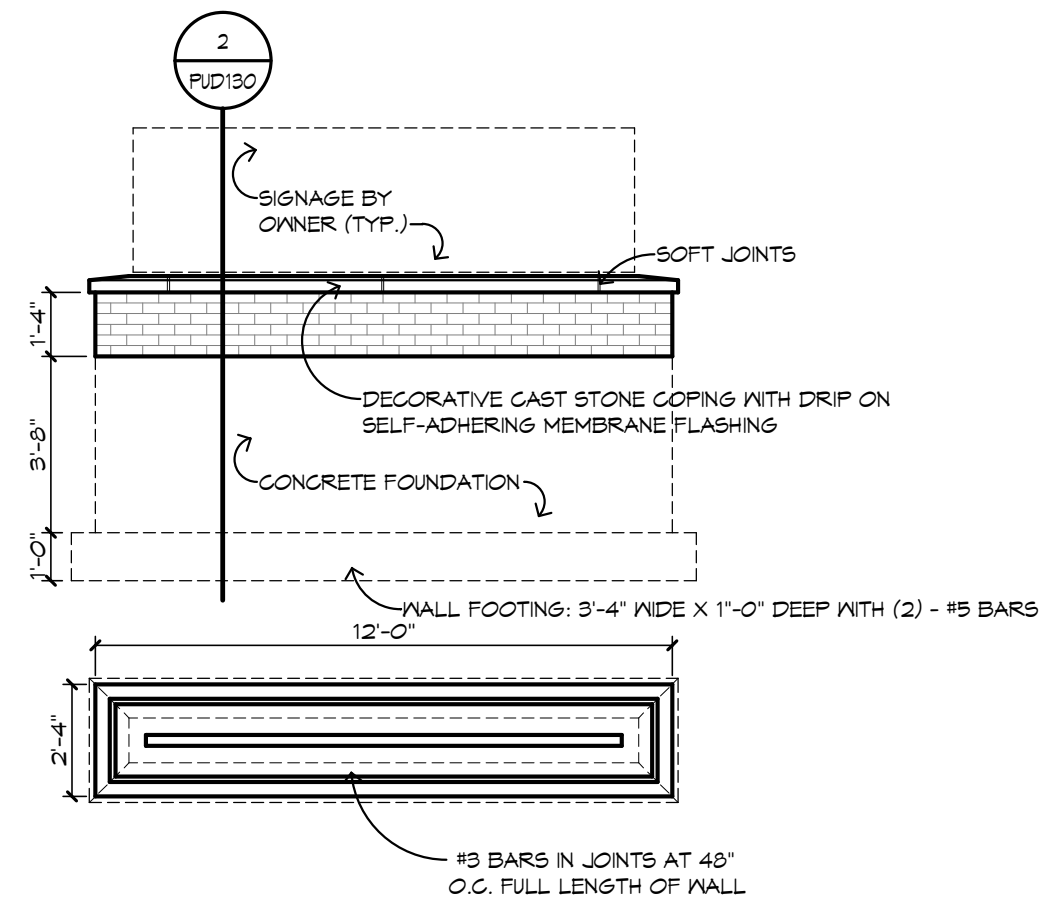




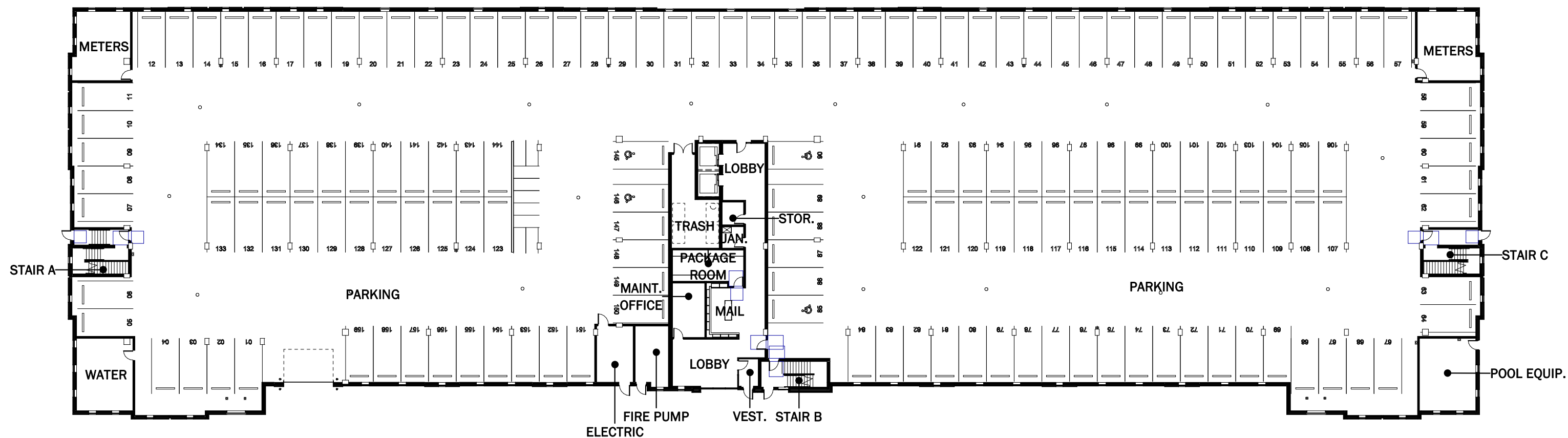
3 MONUMENT SIGN PLAN AND ELEVATION
PUD130 1/4" = 1'-0"

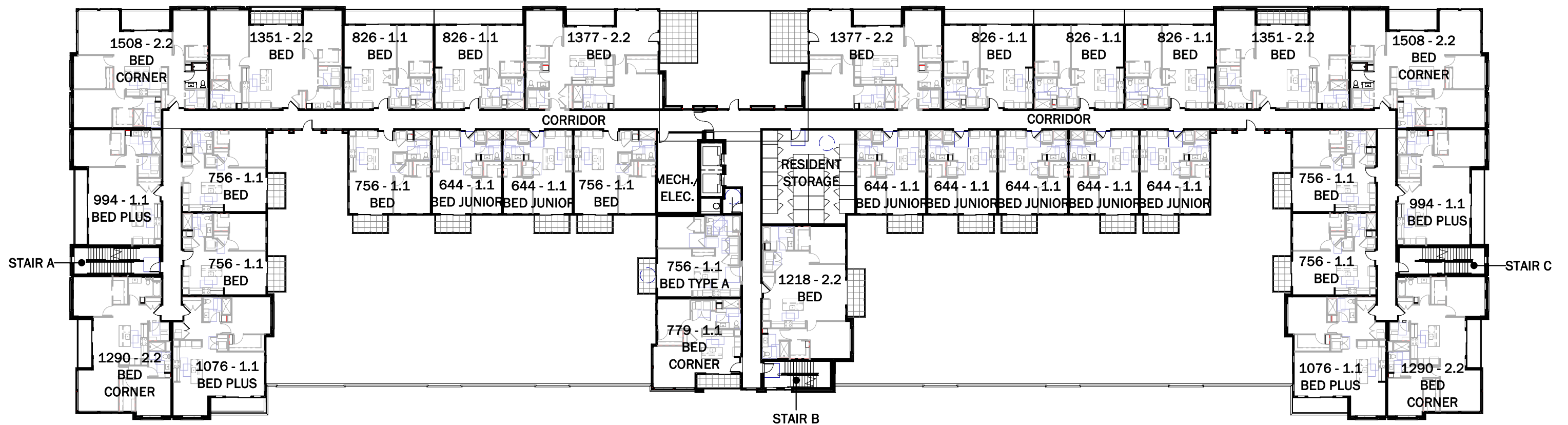


2 MONUMENT SIGN SECTION
PUD130 1/4" = 1'-0"



1 MONUMENT SIGN PLAN AND ELEVATION
PUD130 1/4" = 1'-0"



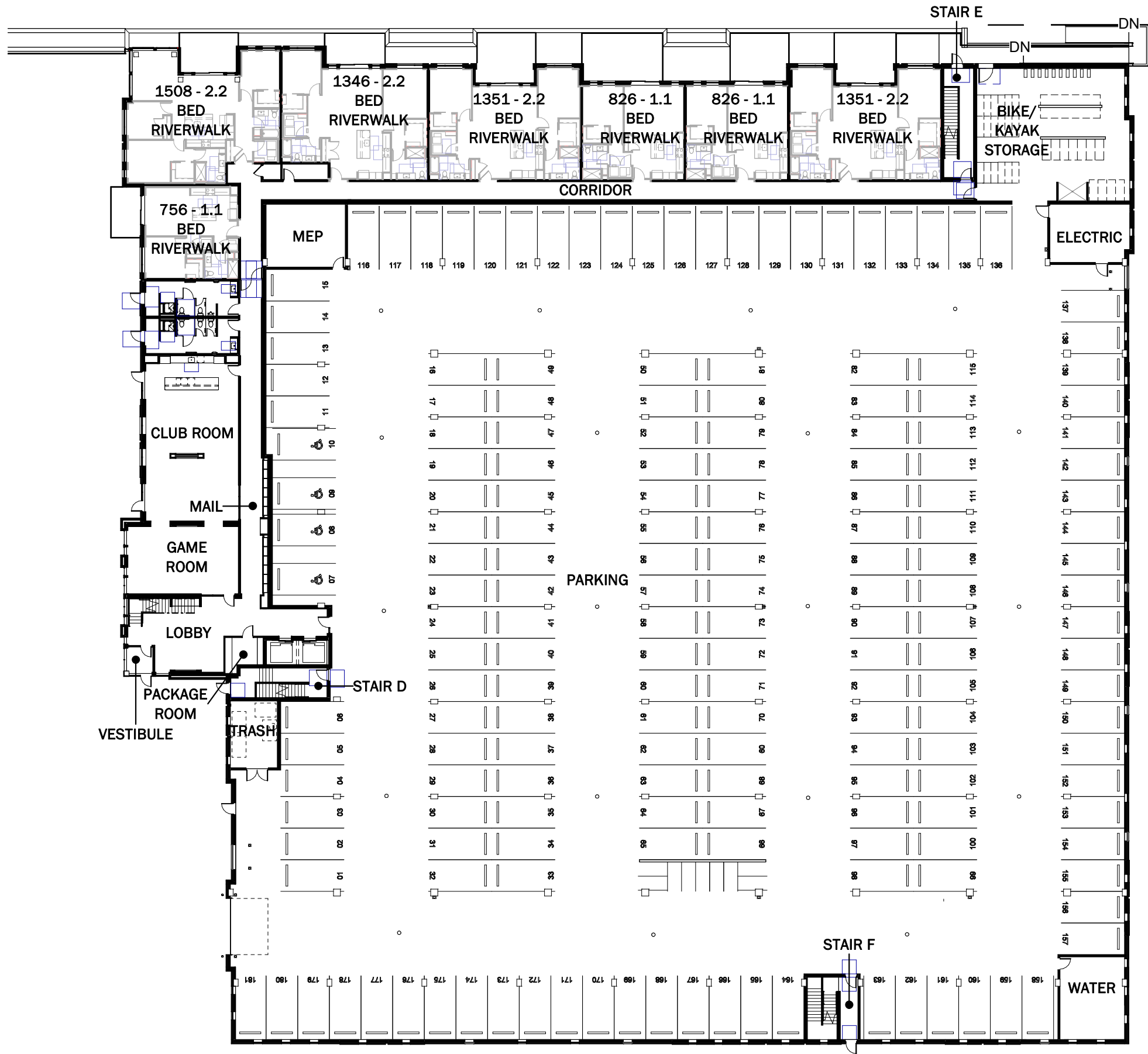


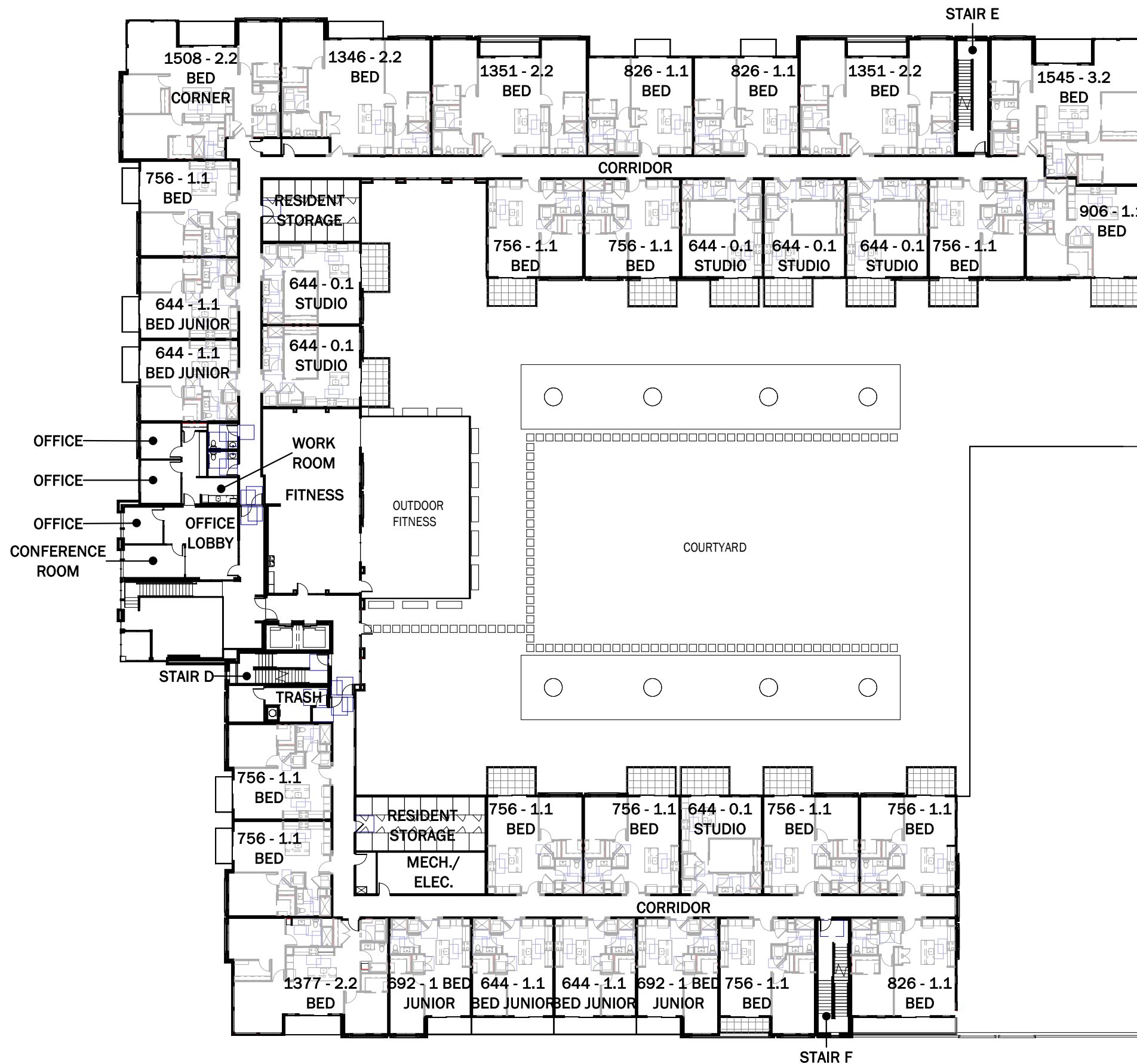
1/32" SECOND - FIFTH FLOOR OVERALL PLAN - NORTH BUILDING

6 MAY 2025

PUD201

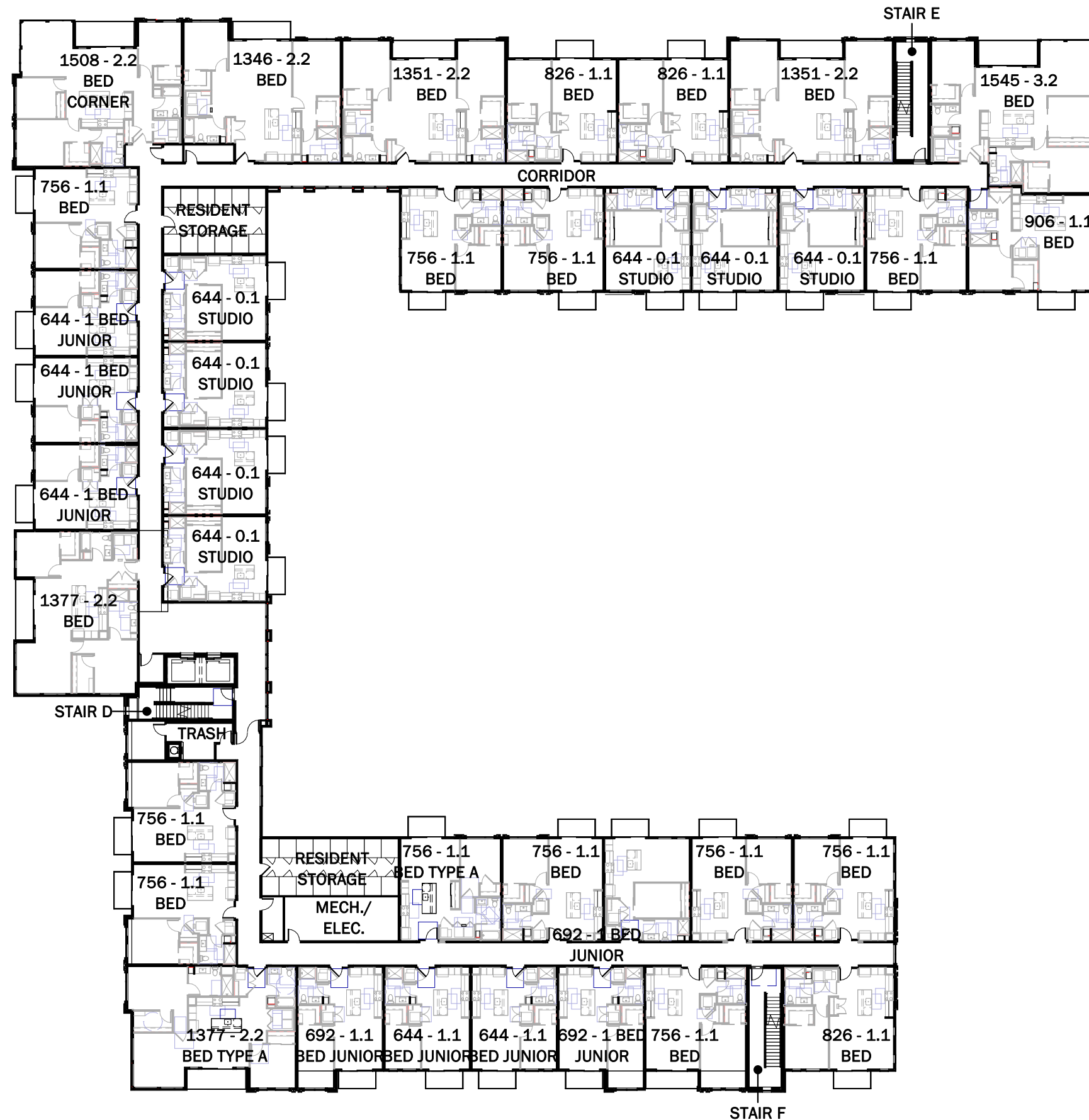






1/32" SECOND FLOOR OVERALL PLAN - SOUTH BUILDING





1/32" THIRD-FIFTH FLOOR OVERALL PLAN - SOUTH BUILDING





BUILDING ELEVATION



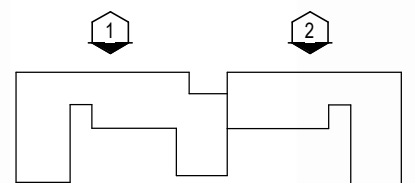
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PUD500



BUILDING ELEVATION



1
PUD500



1" = 20' EXTERIOR ELEVATIONS - NORTH BUILDING

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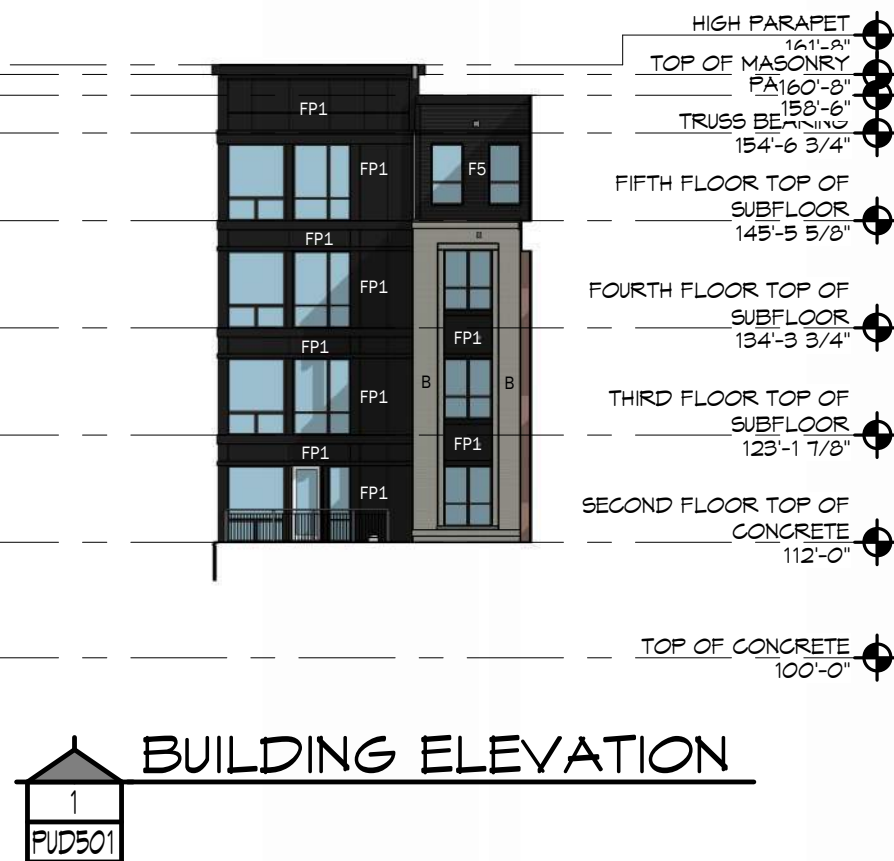
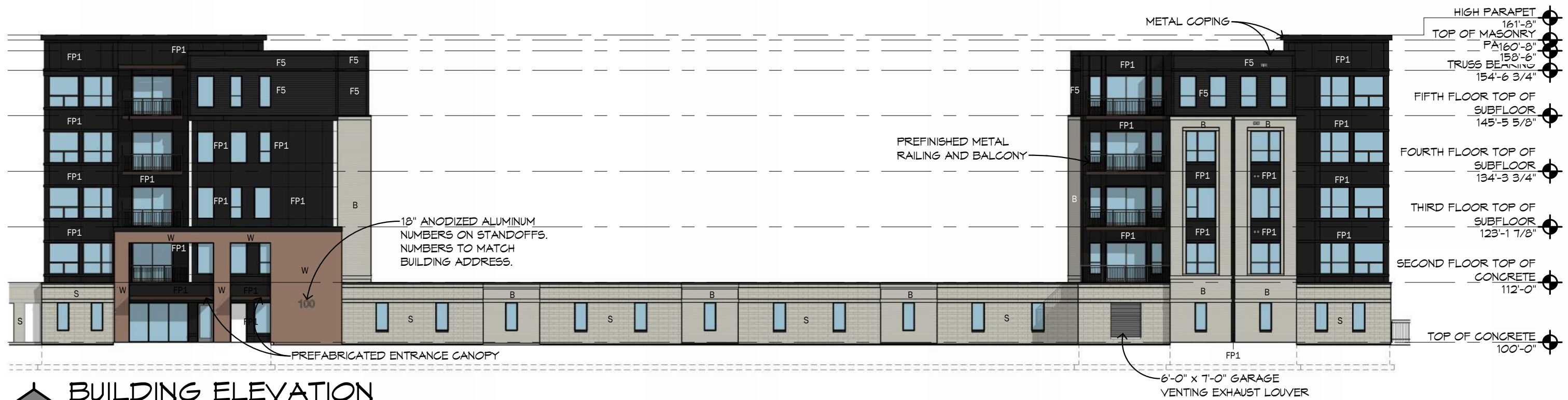
Sheboygan, Wisconsin

PRELIMINARY DRAFT - NOT FOR CONSTRUCTION

6 MAY 2025

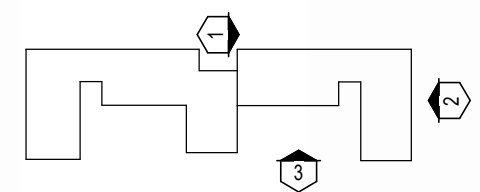
PUD500





EXTERIOR ELEVATION KEY NOTES:

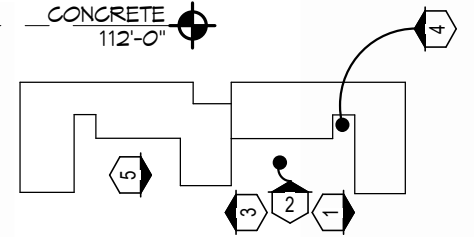
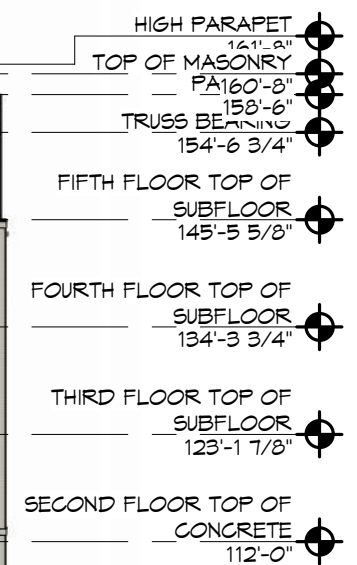
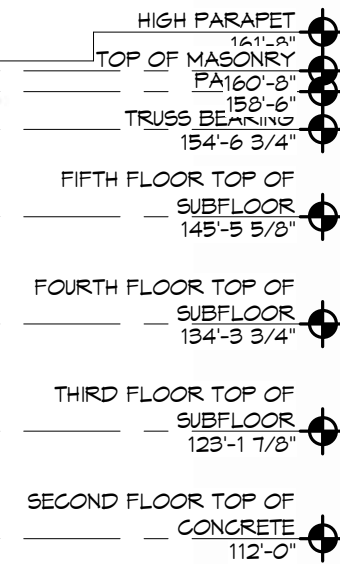
- B BRICK - INTERSTATE - ASH
- S DECORATIVE CMU - ARRISCRRAFT RENAISSANCE - BIRCHBARK (SMOOTH AND ROCKFACE FINISHES)
- W WOOD LOOK METAL SIDING - LUX V GROOVE STEEL SIDING - CEDAR
- F5 FIBER CEMENT SIDING WITH 5" LAP - JAMES HARDIE - BLACK WATER
- FP FIBER CEMENT PANELS - JAMES HARDIE - COBBLESTONE
- FP1 FIBER CEMENT PANELS - JAMES HARDIE - BLACK WATER
- R RETAINING WALL - UNILOCK PISA XL SMOOTH - BUFF





EXTERIOR ELEVATION KEY NOTES:

- B BRICK - INTERSTATE - ASH
- S DECORATIVE CMU - ARRISCRAFT RENAISSANCE - BIRCHBARK (SMOOTH AND ROCKFACE FINISHES)
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- R RETAINING WALL - UNILOCK PISA XL SMOOTH - BUFF



1" = 20' EXTERIOR ELEVATIONS - NORTH BUILDING

6 MAY 2025

PUD502



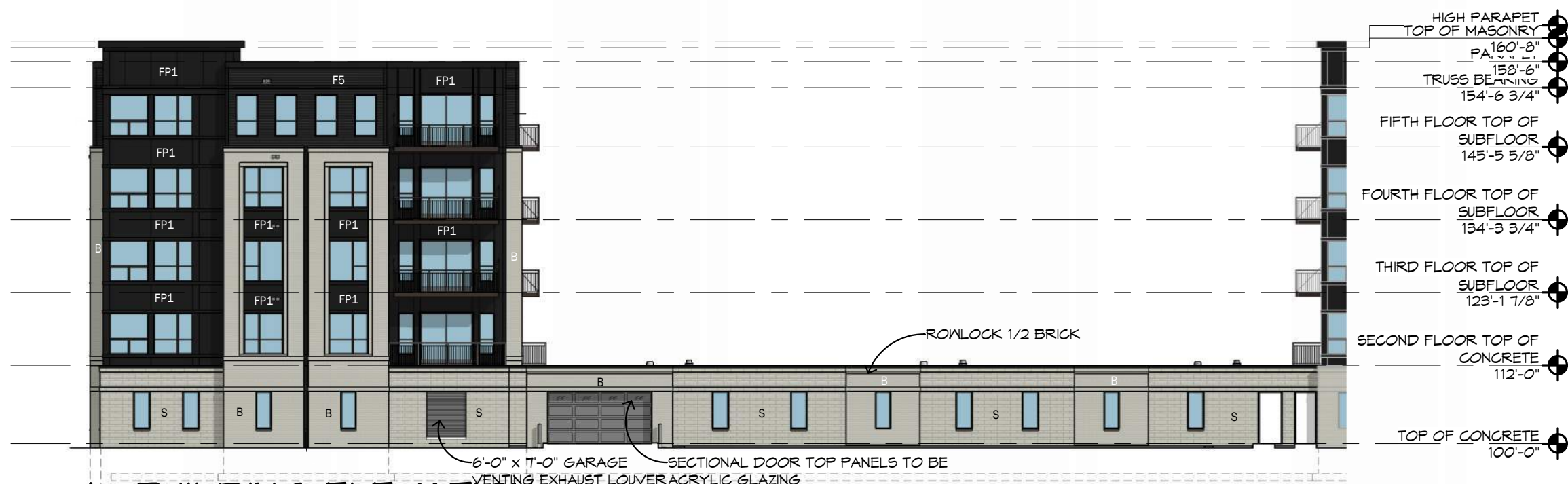


BUILDING ELEVATION
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PUD503

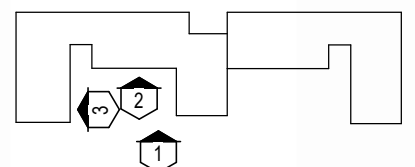
BUILDING ELEVATION
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PUD503

EXTERIOR ELEVATION KEY NOTES:

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- W WOOD LOOK METAL SIDING - LUX V GROOVE STEEL SIDING - CEDAR
- F5 FIBER CEMENT SIDING WITH 5" LAP - JAMES HARDIE - BLACK WATER
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- R RETAINING WALL - UNILOCK PISA XL SMOOTH - BUFF



BUILDING ELEVATION
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PUD503



1" = 20' EXTERIOR ELEVATIONS - NORTH BUILDING

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Sheboygan, Wisconsin

PRELIMINARY DRAFT - NOT FOR CONSTRUCTION

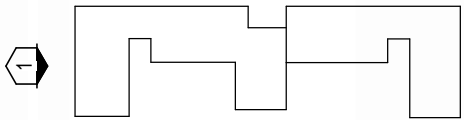
6 MAY 2025

PUD503



EXTERIOR ELEVATION KEY NOTES:

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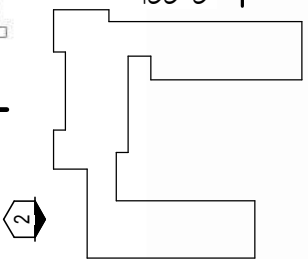




BUILDING ELEVATION
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PUD511



BUILDING ELEVATION
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PUD511



EXTERIOR ELEVATION KEY NOTES:

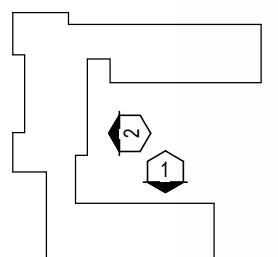
- B BRICK - INTERSTATE - ASH
- S DECORATIVE CMU - ARRISCRAFT RENAISSANCE - BIRCHBARK (SMOOTH AND ROCKFACE FINISHES)
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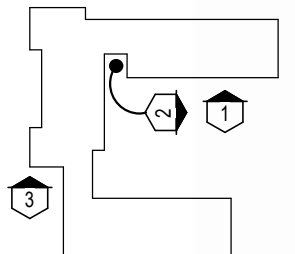
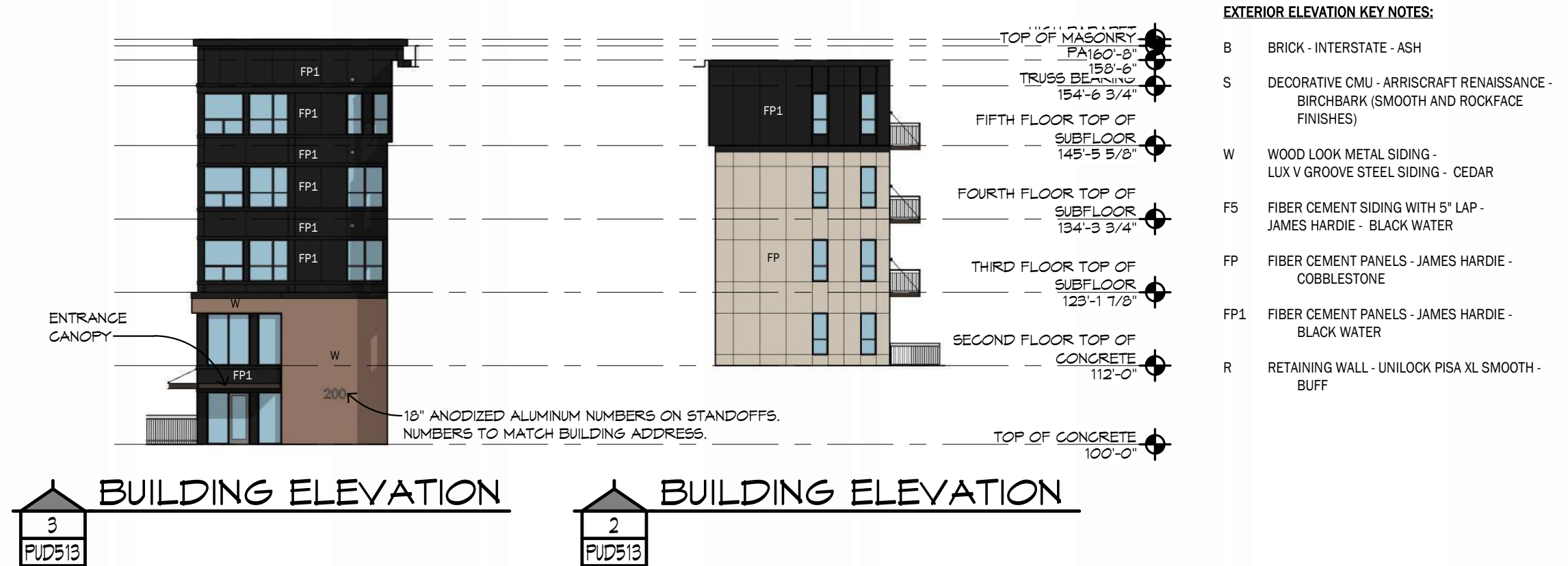


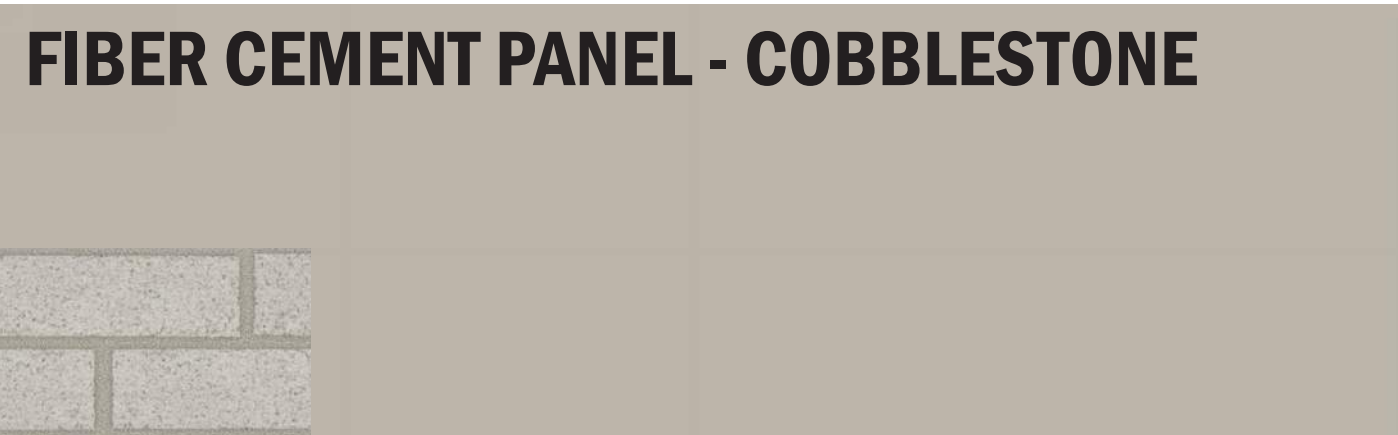
BUILDING ELEVATION
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PUD512



BUILDING ELEVATION
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PUD512









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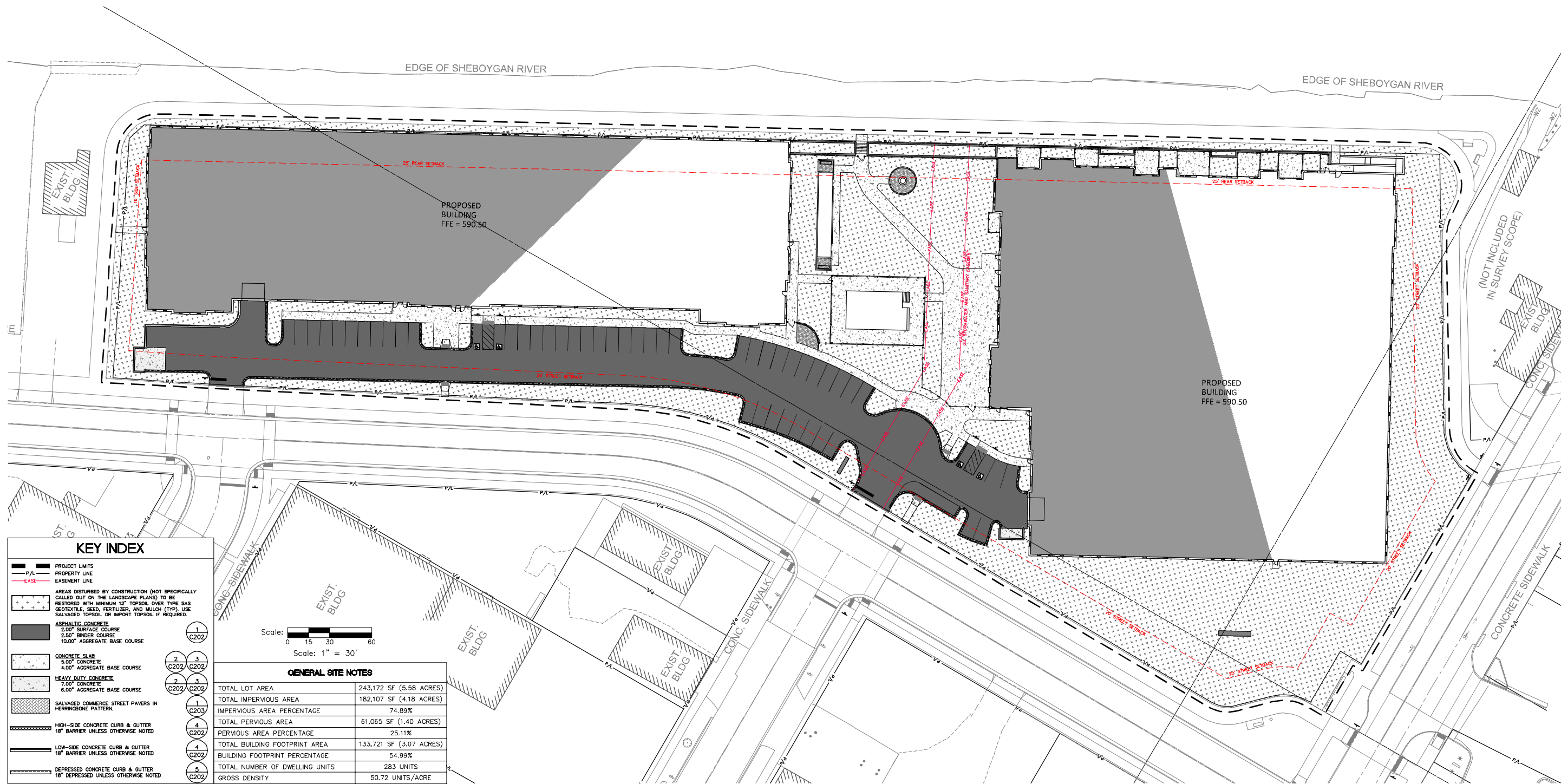




Sheboygan, Wisconsin | RENDERINGS ARE ARTISTS REPRESENTATIONS SHOWN FOR ILLUSTRATION PURPOSES ONLY

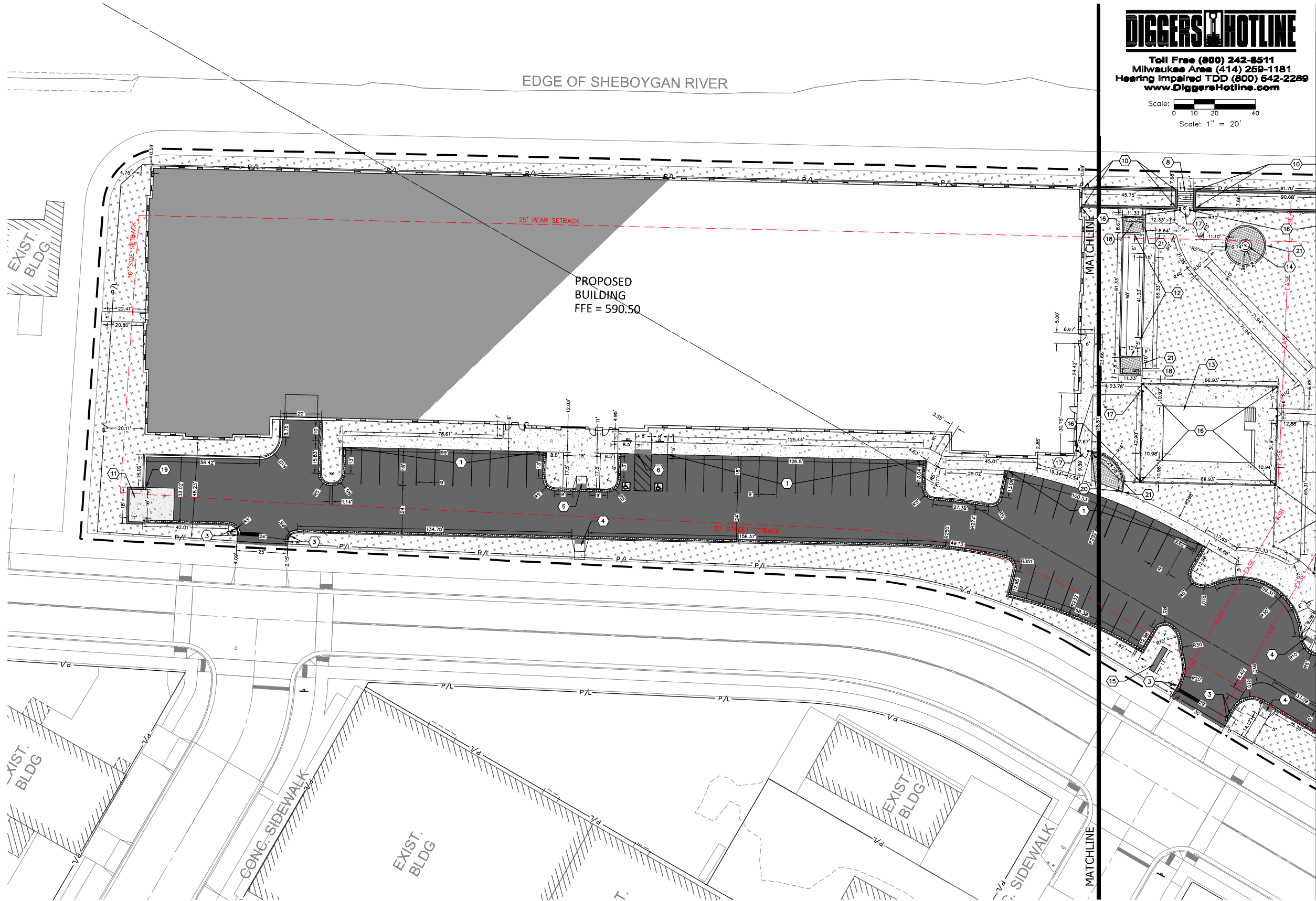
Commerce/Mayline | PUD Submission





OVERALL SITE LAYOUT PLAN

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PLOT NAME: 180724.dwg

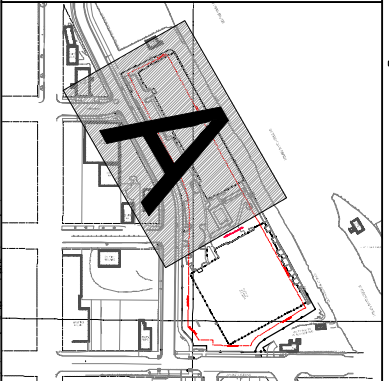


DIGGERSHOTLINE

Toll Free (800) 242-8511
Milwaukee Area (414) 269-1181
Hearing Impaired TDD (800) 642-2289
www.DiggersHotline.com

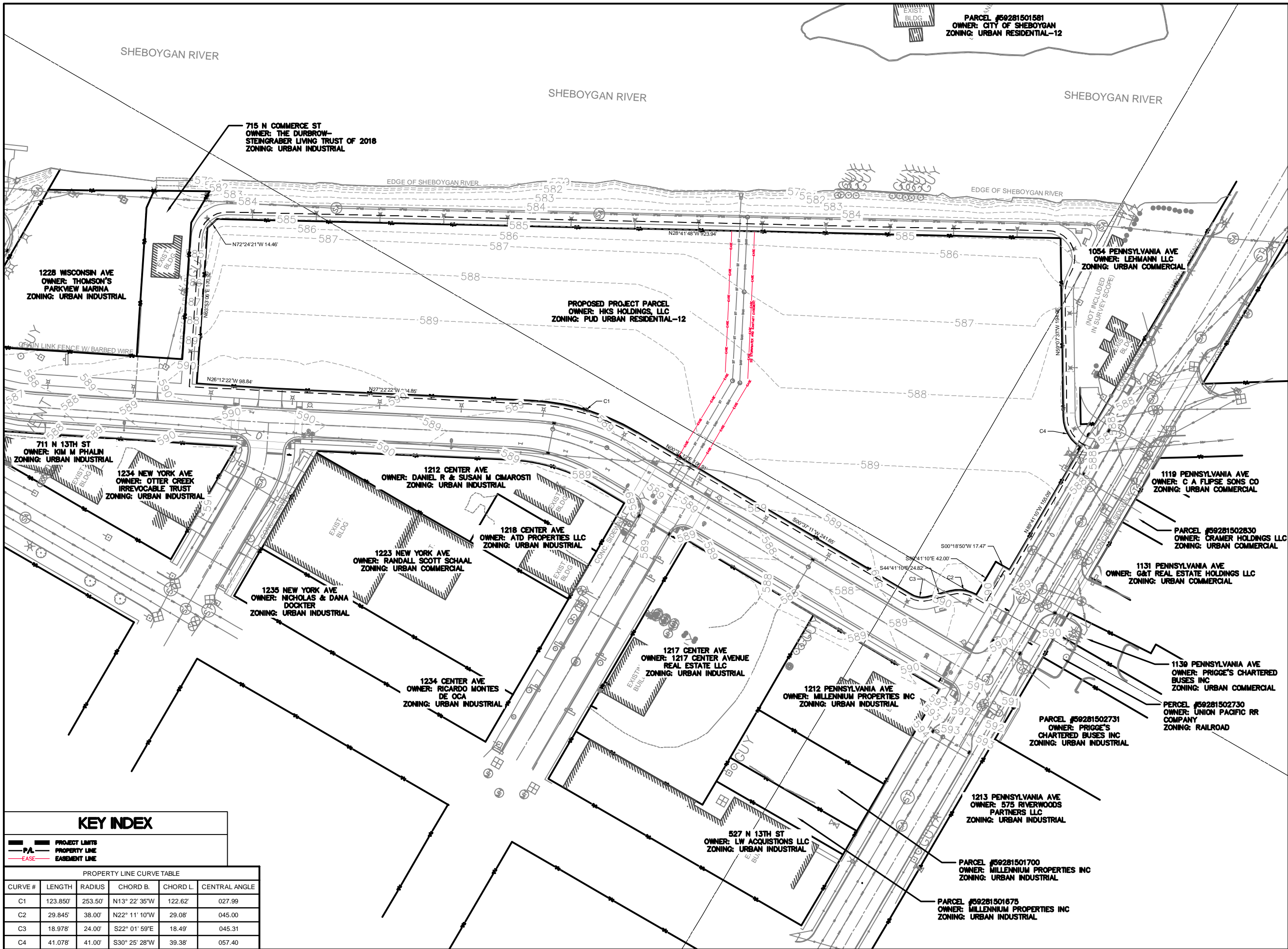
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VICINITY MAP



KEY INDEX

PROJECT LIMITS	1
PROPERTY LINE	2
EASEMENT LINE	3
AREAS DISTURBED BY CONSTRUCTION (NOT SPECIFICALLY CALLED OUT ON THE LANDSCAPE PLANS) TO BE RESTORED WITH MINIMUM 12" TOPSOIL OVER TYPE SAS GEOTEXTILE, SEED, FERTILIZER, AND MULCH (TYP). USE SALVAGED TOPSOIL OR IMPORT TOPSOIL IF REQUIRED.	4
ASPHALTIC CONCRETE	5
2.00" SURFACE COURSE	6
2.50" BINDER COURSE	7
10.00" AGGREGATE BASE COURSE	8
CONCRETE SLAB	9
5.00" CONCRETE	10
4.00" AGGREGATE BASE COURSE	11
HEAVY DUTY CONCRETE	12
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HIGH-SIDE CONCRETE CURB & GUTTER	16
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18" BARRIER UNLESS OTHERWISE NOTED	19
DEPRESSED CONCRETE CURB & GUTTER	20
18" DEPRESSED UNLESS OTHERWISE NOTED	21
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KEY INDEX					
	PROJECT LIMITS		PROPERTY LINE		EASEMENT LINE
PROPERTY LINE CURVE TABLE					
CURVE #	LENGTH	RADIUS	CHORD B.	CHORD L.	CENTRAL ANGLE
C1	123.850'	253.50'	N13° 22' 35"W	122.62'	027.99
C2	29.845'	38.00'	N22° 11' 10"W	29.08'	045.00
C3	18.978'	24.00'	S22° 01' 59"E	18.49'	045.31
C4	41.078'	41.00'	S30° 25' 28"W	39.38'	057.40

FILENAME: S:_SiteDsgn\AG Architecture\240389 Mayline Development\Design\C100 - EXISTING CONDITIONS PLAN.dwg

788 N. Jefferson Street, Ste 900
Milwaukee, Wisconsin 53202
kapurinc.com

PROJECT:
COMMERCE/
MAYLINE
MULTI-FAMILY
RESIDENTIAL

LOCATION:
SHEBOYGAN, WI

CLIENT:

AG ARCHITECTURE
Bright Vision. Bold Communities.

RELEASE:
PUD SUBMITTAL

REVISIONS:

#	DATE	DESCRIPTION

NORTH ARROW:

SCALE: 1" = 100'

SEAL:

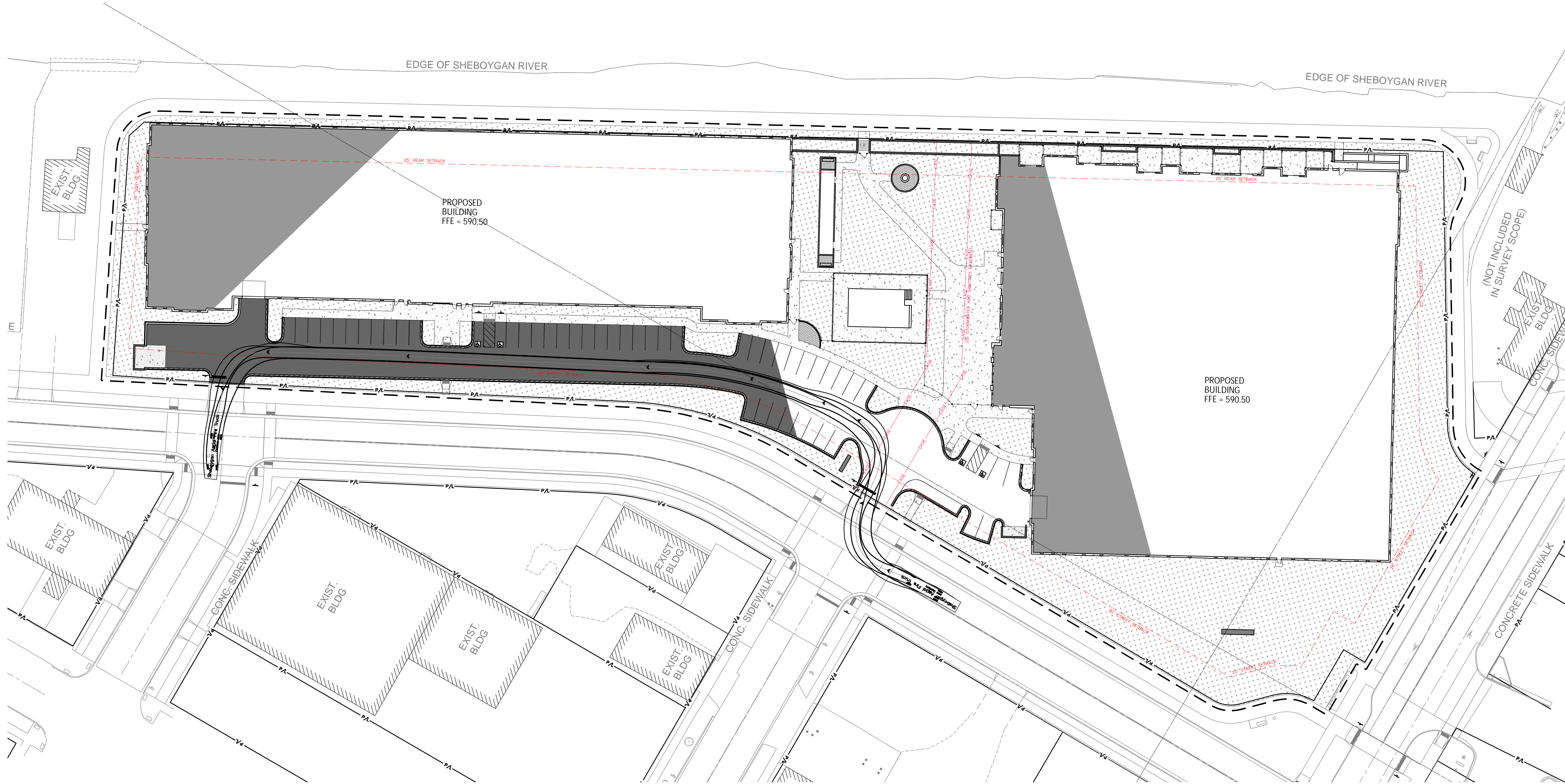
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CONDITIONS
FIGURE

PROJECT MANAGER: RB
PROJECT NUMBER: 24.0389
DATE: 05-06-2025

SHEET NUMBER:
EX-1

SHEET PRINTED ON:
18 APR 2025 10:14 AM
FILE PATH:
S:_SiteDesign\AG Architecture\240201 Mayline Development\Design\EX-2 - TURNING MOVEMENT PLAN.dwg



1"=30'-0" FIRE ACCESS MOVEMENTS

Commerce/Mayline
Multi-Family Residential
Sheboygan, Wisconsin

Kapur
AG
AG ARCHITECTURE
Bright Vision. Bold Communities.

REVISIONS
NO. DATE DESCRIPTION

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PROJECT
240201
SHEET NO.

EX-2
TYPICAL



DEMOLITION NOTES

1. CONSULT WITH OWNER TO DETERMINE A SAFE STORAGE LOCATION OF ITEMS SPECIFICALLY CALLED OUT TO BE SALVAGED FOR OWNER REUSE. EXERCISE CARE DURING REMOVAL AND TRANSPORT TO PREVENT DAMAGE.
2. THE UNDERGROUND AND OVERHEAD UTILITY INFORMATION AS SHOWN HEREON IS BASED IN PART UPON INFORMATION FURNISHED BY UTILITY COMPANIES, LOCAL MUNICIPALITY, PROPERTY OWNER, AND DIGGERS HOTLINE. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.
3. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS SHALL APPLY FOR AND OBTAIN ALL THEIR REQUIRED PERMITS AND APPROVALS PRIOR TO THE START OF THEIR WORK. CONSULT WITH AND OBTAIN FROM ENGINEER COPIES OF ENGINEERING DESIGN APPROVAL PERMITS, INCLUDING BUT NOT LIMITED TO WDNR, STATE OR LOCAL PLUMBING, WDOT, COUNTY, AND STORM WATER MANAGEMENT.
4. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS SHALL CONTACT DIGGERS HOTLINE TO ALLOW THEM SUFFICIENT TIME TO LOCATE EXISTING UTILITIES PRIOR TO COMMENCEMENT OF WORK.
5. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR COORDINATING THEIR WORK WITH ALL OTHER CONTRACTORS.
6. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR VERIFYING OWNERSHIP OF AND COORDINATING THE DEMOLITION AND / OR RELOCATION / ELEVATION ADJUSTMENT OF ALL EXISTING PUBLIC OR PRIVATE UTILITIES WITHIN THE PROJECT LIMITS THAT MAY BE AFFECTED BY TOPOGRAPHICAL CHANGES, UTILITIES, OR OTHER PROPOSED CONSTRUCTION ON THE PROJECT, INCLUDING BUT NOT LIMITED TO ELECTRICAL / FIBER OPTIC / TELEPHONE / CABLE / GAS / WATER / SANITARY / STORM DEMOLITION / RELOCATION OF THIS UTILITY WORK MUST BE IN ACCORDANCE WITH ALL STATE, FEDERAL, LOCAL, AND UTILITY OWNER REGULATIONS.
7. FOR ALL WORK, GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR REVIEWING BID DOCUMENTS, VERIFYING THE VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES WITHIN THE PROJECT LIMITS, AND INCLUDE IN THEIR CONTRACT THE RELOCATION OF SAID UTILITIES (NOTED OR NOT ON THE BID DOCUMENTS) AS NECESSARY TO PROVIDE PROPER DEPTH/CLEARANCE PER UTILITY OWNER'S REQUIREMENTS.

KEY INDEX

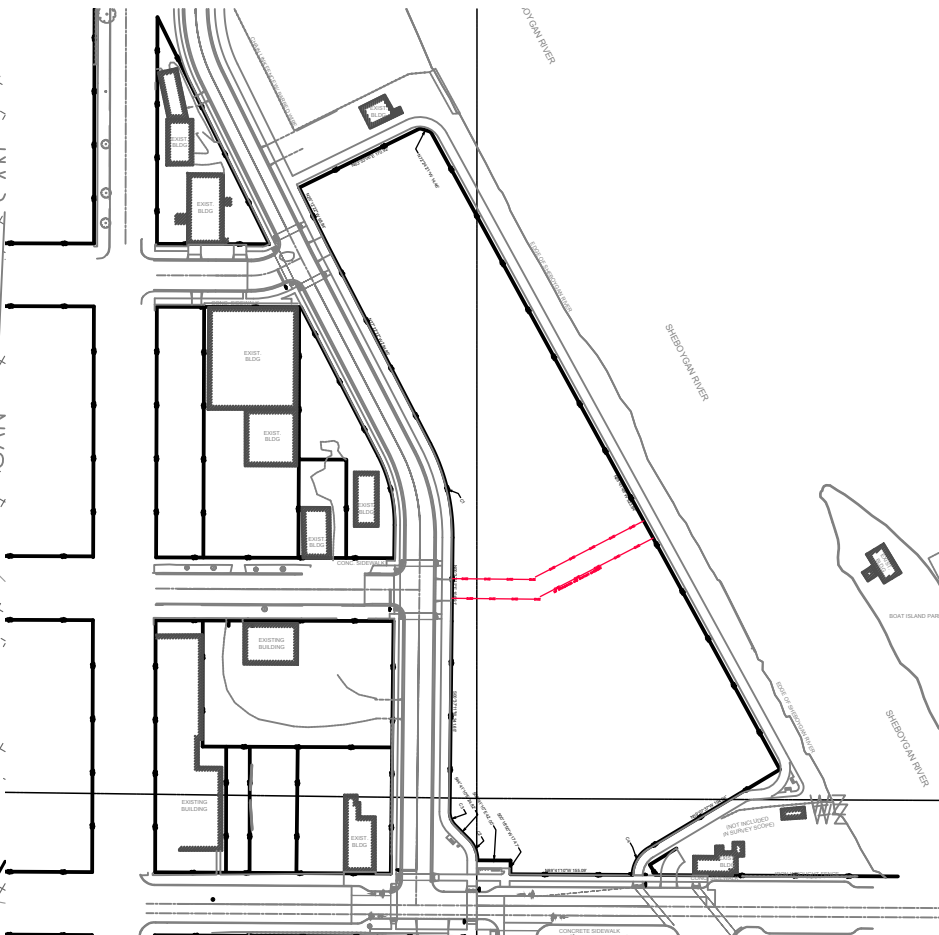
- PROJECT LIMITS
- PROPERTY LINE
- EASEMENT LINE

VEGETATION TO BE REMOVED & DISPOSED OF OFF-SITE. IF SUITABLE FOR REUSE, TOPSOIL TO BE STOCKPILED. UNUSED & UNSUITABLE TOPSOIL TO BE REMOVED OFF-SITE. TOPSOIL THICKNESS MAY VARY. REFER TO GEOTECHNICAL REPORT.

PROPERTY LINE CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD B.	CENTRAL ANGLE
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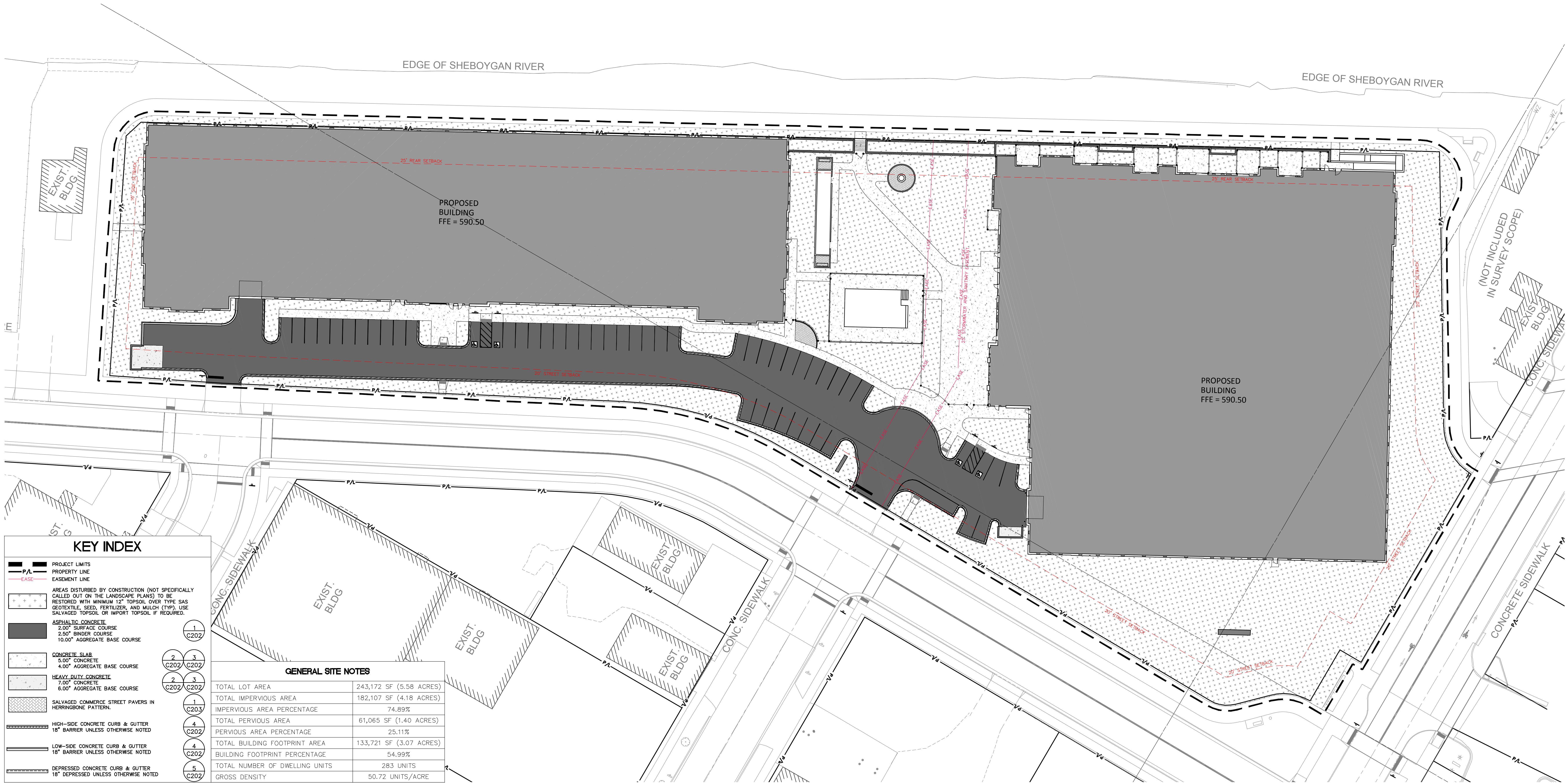


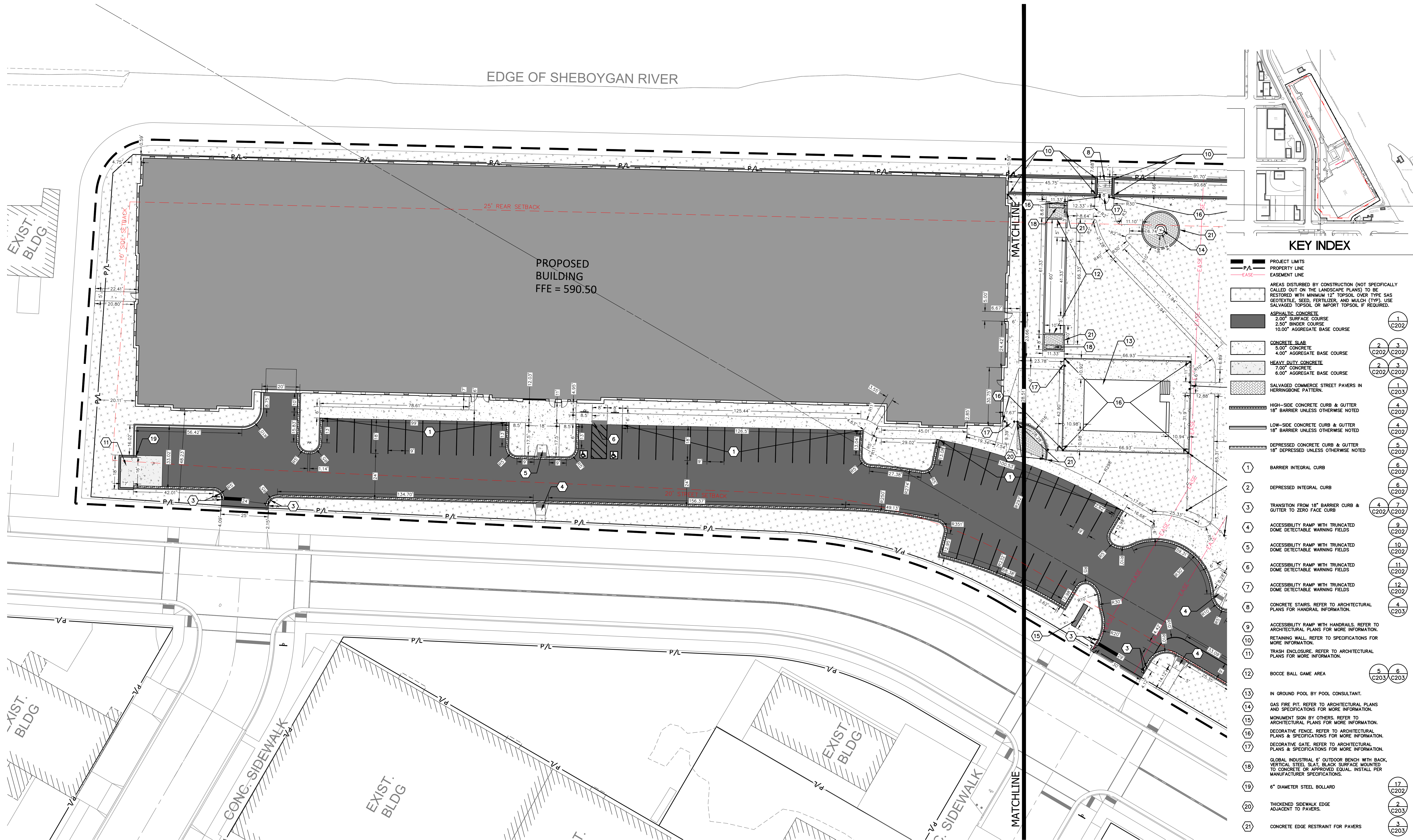
DEMOLITION NOTES

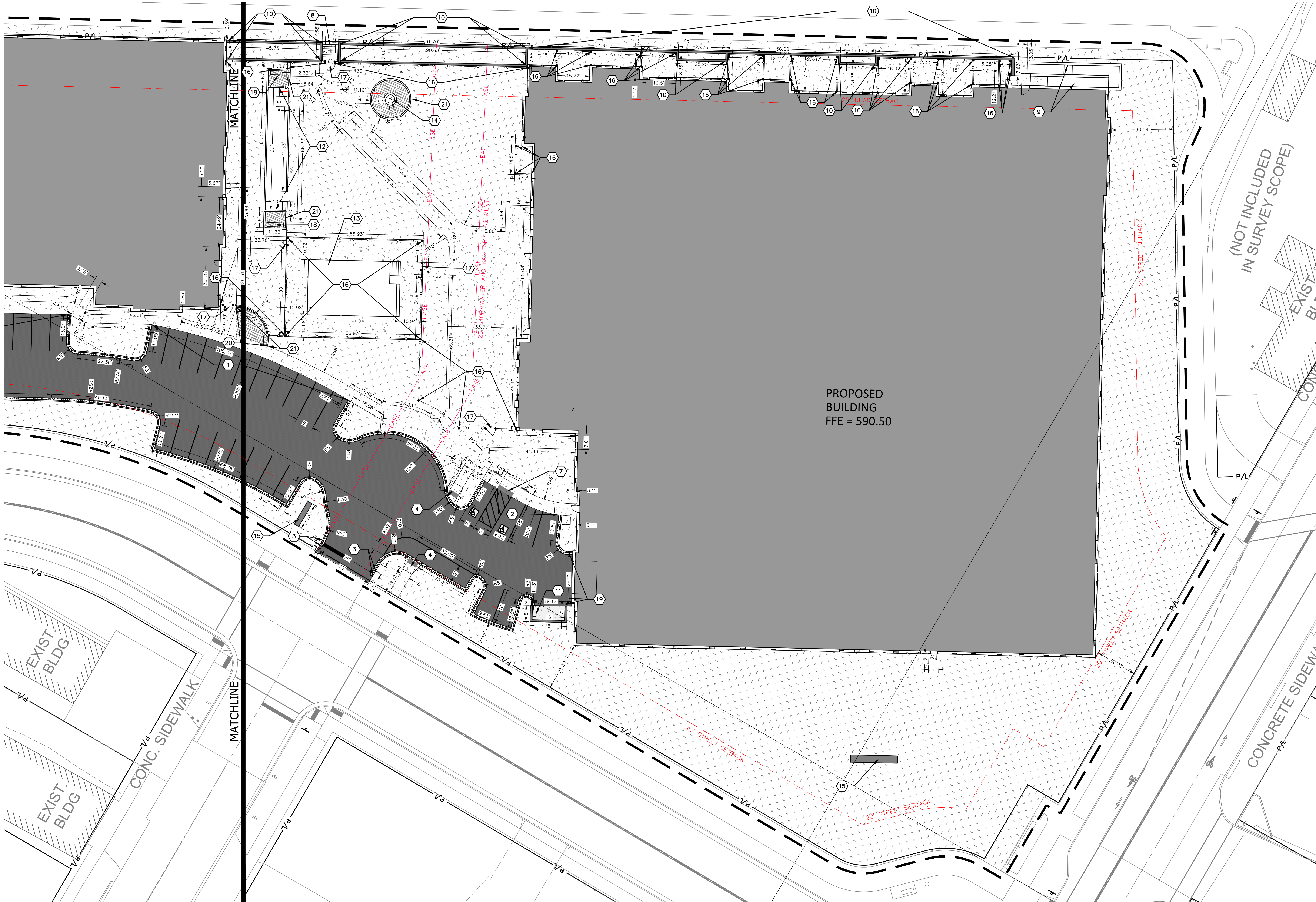
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KEY INDEX

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|--|---|
| | PROJECT LIMITS |
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| | EXISTING MANHOLE TO REMAIN. CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION. |
| | EXISTING LIGHTING POLES TO REMAIN. CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION. |







KEY INDEX

P/L

PROPERTY LINE

EASE

EASEMENT LINE

AREAS DISTURBED BY CONSTRUCTION (NOT SPECIFICALLY CALLED OUT ON THE LANDSCAPE PLANS) TO BE RESTORED WITH MINIMUM 12" TOPSOIL OVER TYPE SAS GEOTEXTILE, SEED, FERTILIZER, AND MULCH (TYP). USE SALVAGED TOPSOIL OR IMPORT TOPSOIL IF REQUIRED.

ASPHALTIC CONCRETE

2.00" SURFACE COURSE

2.50" BINDER COURSE

10.00" AGGREGATE BASE COURSE

CONCRETE SLAB

5.00" CONCRETE

4.00" AGGREGATE BASE COURSE

HEAVY DUTY CONCRETE

7.00" CONCRETE

6.00" AGGREGATE BASE COURSE

SALVAGED COMMERCE STREET PAVERS IN HERRINGBONE PATTERN.

HIGH-SIDE CONCRETE CURB & GUTTER

18" BARRIER UNLESS OTHERWISE NOTED

LOW-SIDE CONCRETE CURB & GUTTER

18" BARRIER UNLESS OTHERWISE NOTED

DEPRESSED CONCRETE CURB & GUTTER

18" DEPRESSED UNLESS OTHERWISE NOTED

1

BARRIER INTEGRAL CURB

1

C202

2

DEPRESSED INTEGRAL CURB

6

C202

3

TRANSITION FROM 18" BARRIER CURB & GUTTER TO ZERO FACE CURB

4

7

C202

C202

4

ACCESSIBILITY RAMP WITH TRUNCATED DOME DETECTABLE WARNING FIELDS

9

C202

5

ACCESSIBILITY RAMP WITH TRUNCATED DOME DETECTABLE WARNING FIELDS

10

C202

6

ACCESSIBILITY RAMP WITH TRUNCATED DOME DETECTABLE WARNING FIELDS

11

C202

7

ACCESSIBILITY RAMP WITH TRUNCATED DOME DETECTABLE WARNING FIELDS

12

C202

8

CONCRETE STAIRS. REFER TO ARCHITECTURAL PLANS FOR HANDRAIL INFORMATION.

4

C203

9

ACCESSIBILITY RAMP WITH HANDRAILS. REFER TO ARCHITECTURAL PLANS FOR MORE INFORMATION.

5

6

C203

C203

10

RETAINING WALL. REFER TO SPECIFICATIONS FOR MORE INFORMATION.

2

C203

11

TRASH ENCLOSURE. REFER TO ARCHITECTURAL PLANS FOR MORE INFORMATION.

3

C203

12

BOCCE BALL GAME AREA

17

C202

13

IN GROUND POOL BY POOL CONSULTANT.

2

C203

14

GAS FIRE PIT. REFER TO ARCHITECTURAL PLANS AND SPECIFICATIONS FOR MORE INFORMATION.

3

C203

15

MONUMENT SIGN BY OTHERS. REFER TO ARCHITECTURAL PLANS FOR MORE INFORMATION.

17

C202

16

DECORATIVE FENCE. REFER TO ARCHITECTURAL PLANS & SPECIFICATIONS FOR MORE INFORMATION.

2

C203

17

DECORATIVE GATE. REFER TO ARCHITECTURAL PLANS & SPECIFICATIONS FOR MORE INFORMATION.

3

C203

18

GLOBAL INDUSTRIAL 6" OUTDOOR BENCH WITH BACK, VERTICAL STEEL SLAT, BLACK SURFACE MOUNTED TO CONCRETE OR APPROVED EQUAL. INSTALL PER MANUFACTURER SPECIFICATIONS.

17

C202

19

6" DIAMETER STEEL BOLLARD

2

C203

20

THICKENED SIDEWALK EDGE ADJACENT TO PAVERS.

3

C203

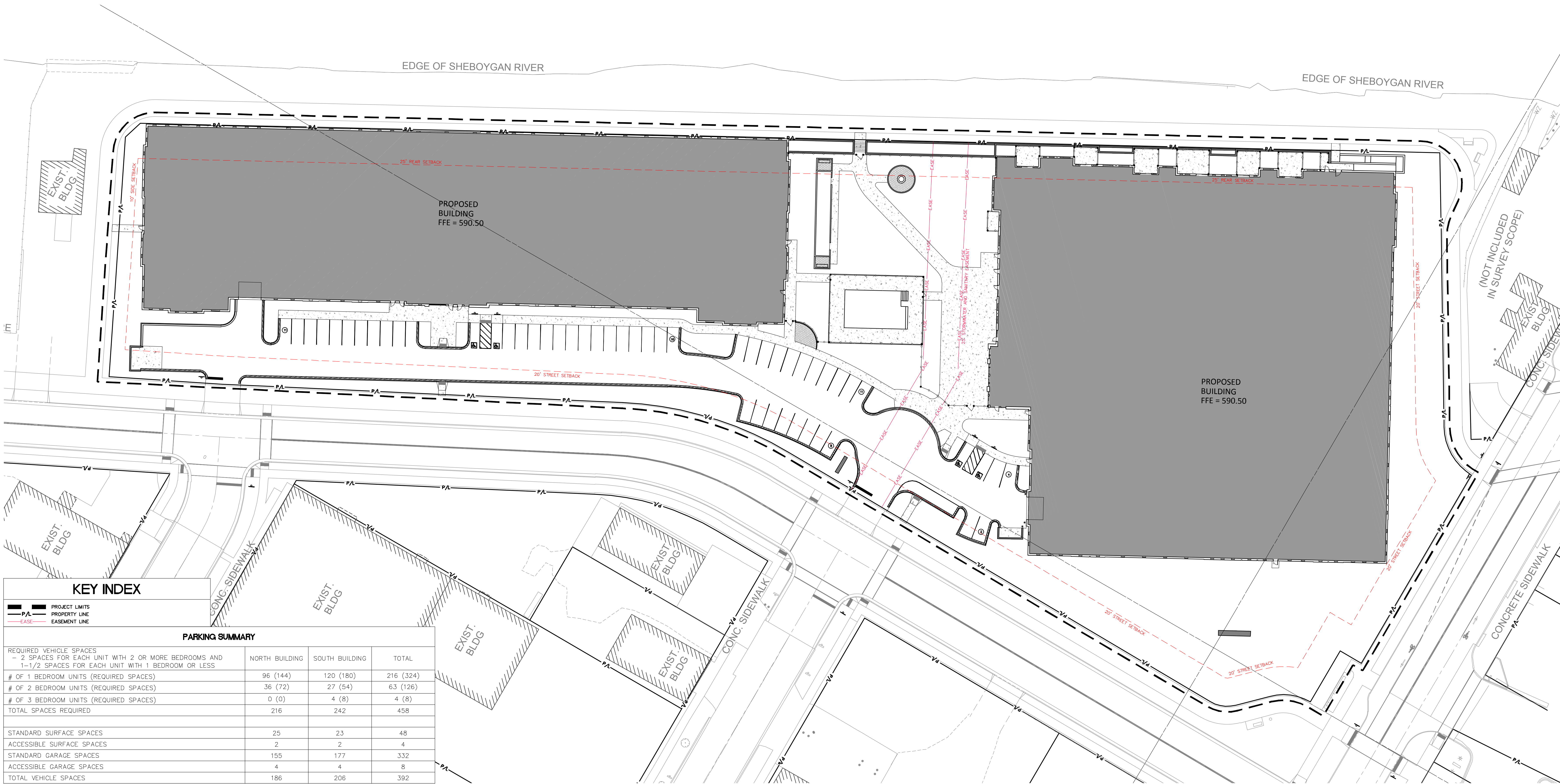
21

CONCRETE EDGE RESTRAINT FOR PAVERS

3

C203

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S:_Site\Drawings\AG Architecture\240389 Mayline Development\Design\CD03 - SITE STORAGE & TRAFFIC CONTROL
PLANNING



KEY INDEX	
	PROJECT LIMITS
	PROPERTY LINE
	EASEMENT LINE

PARKING SUMMARY			
REQUIRED VEHICLE SPACES - 2 SPACES FOR EACH UNIT WITH 2 OR MORE BEDROOMS AND 1-1/2 SPACES FOR EACH UNIT WITH 1 BEDROOM OR LESS			
# OF 1 BEDROOM UNITS (REQUIRED SPACES)	96 (144)	120 (180)	216 (324)
# OF 2 BEDROOM UNITS (REQUIRED SPACES)	36 (72)	27 (54)	63 (126)
# OF 3 BEDROOM UNITS (REQUIRED SPACES)	0 (0)	4 (8)	4 (8)
TOTAL SPACES REQUIRED	216	242	458
STANDARD SURFACE SPACES	25	23	48
ACCESSIBLE SURFACE SPACES	2	2	4
STANDARD GARAGE SPACES	155	177	332
ACCESSIBLE GARAGE SPACES	4	4	8
TOTAL VEHICLE SPACES	186	206	392

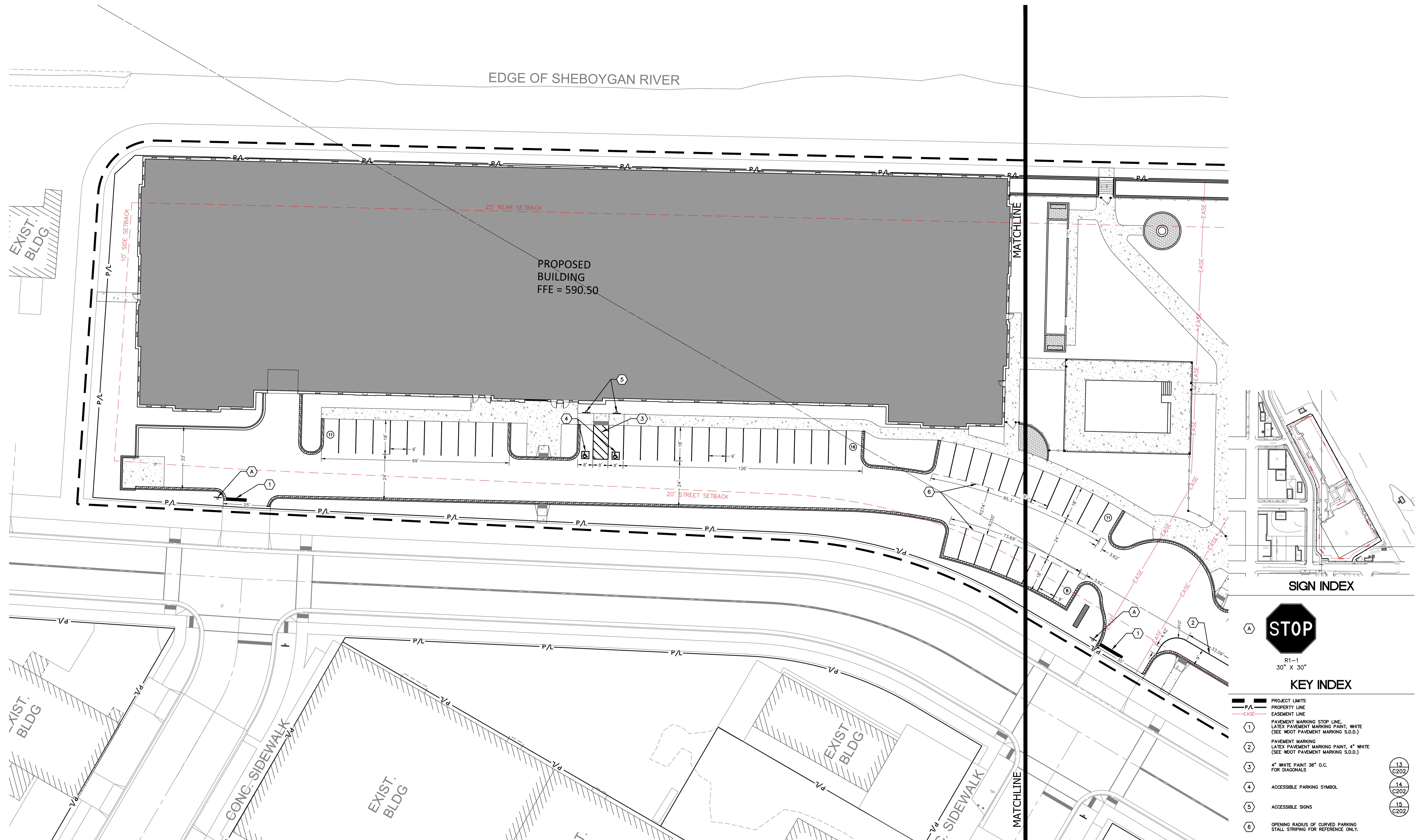
Commerce/Mayline
Multi-Family Residential
Sheboygan, Wisconsin

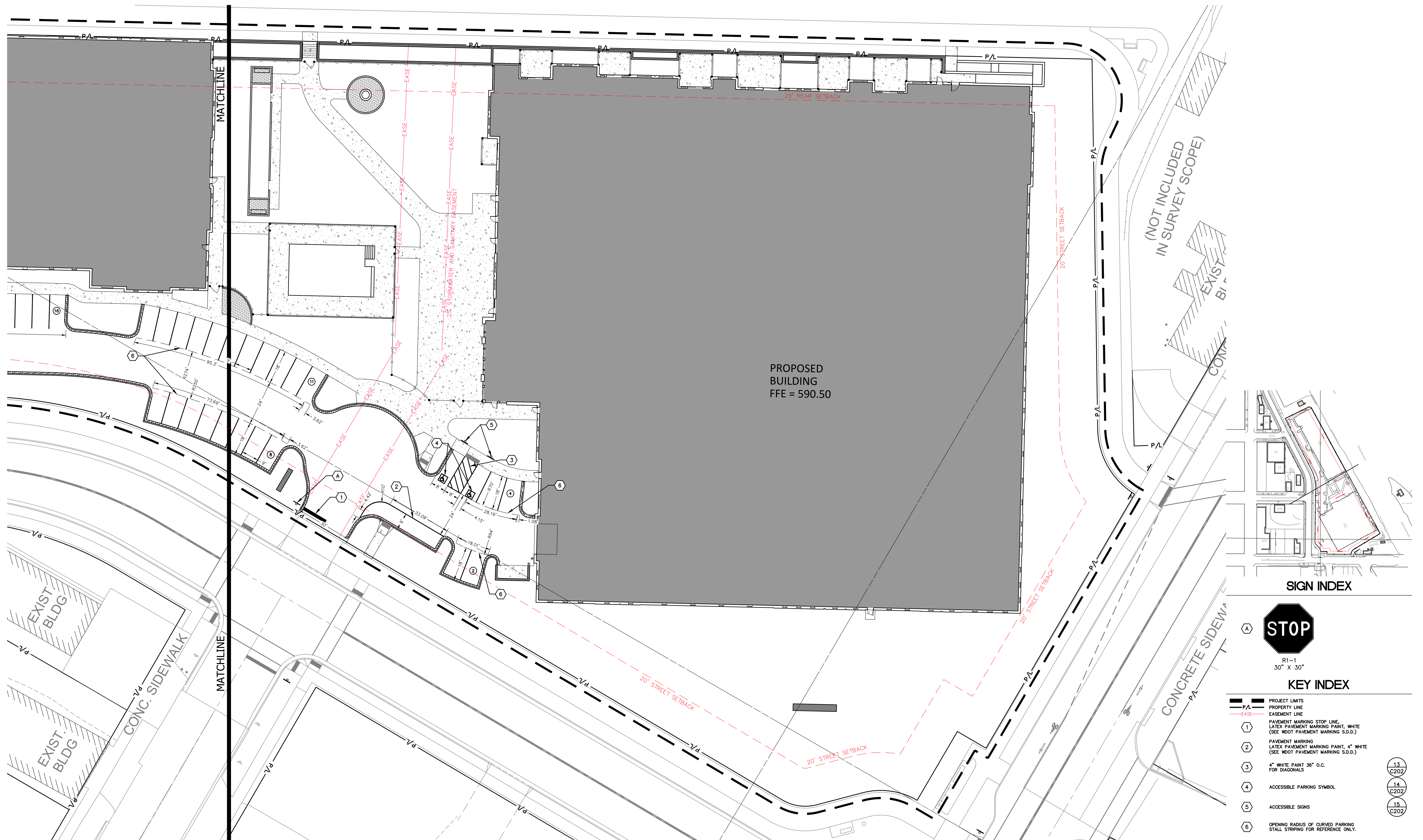
Kapur
AG
AG ARCHITECTURE
Bright Vision. Bold Communities.

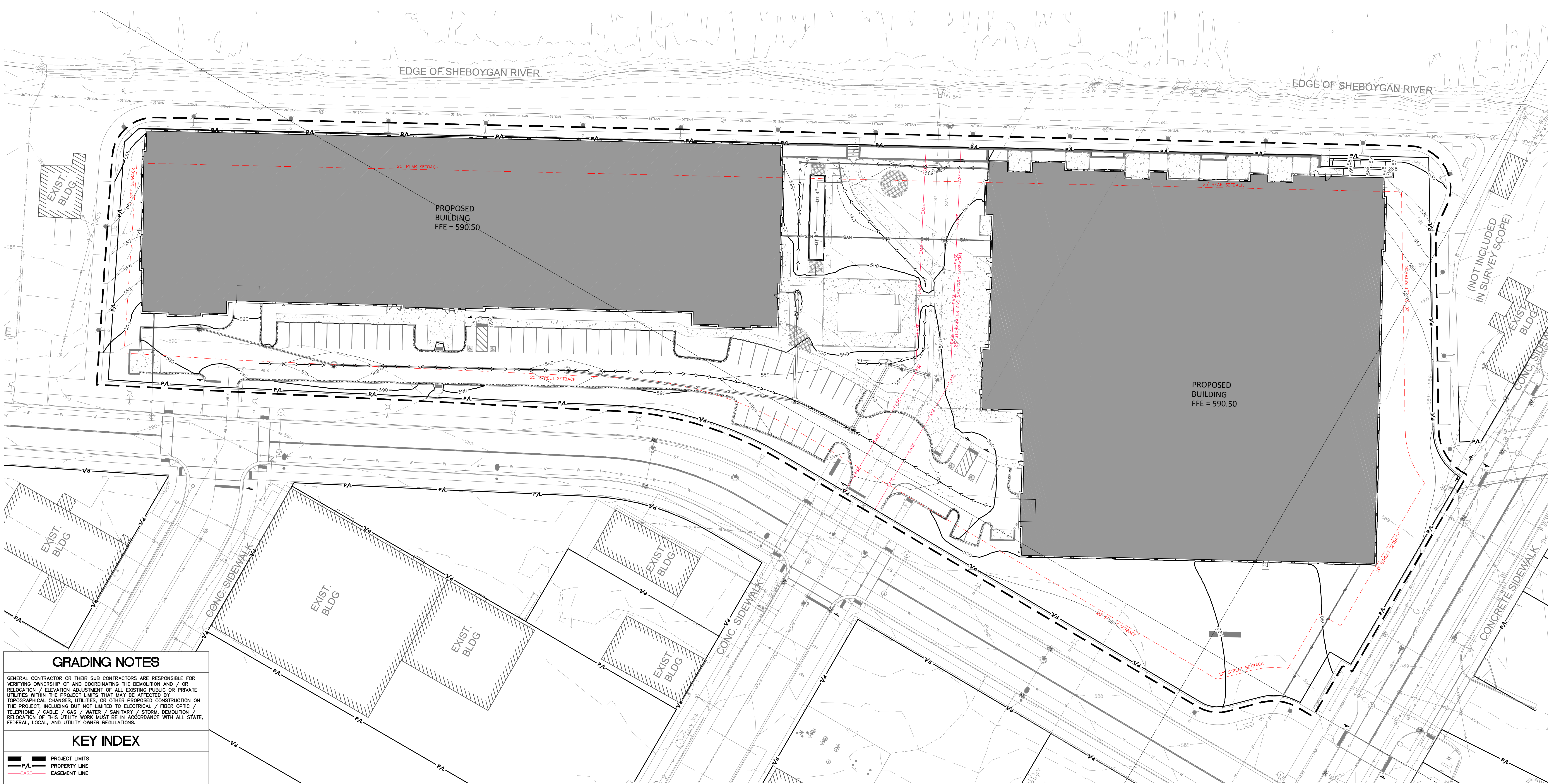
REVISIONS		
NO.	DATE	DESCRIPTION

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PROJECT
240201
SHEET NO.







GRADING NOTES

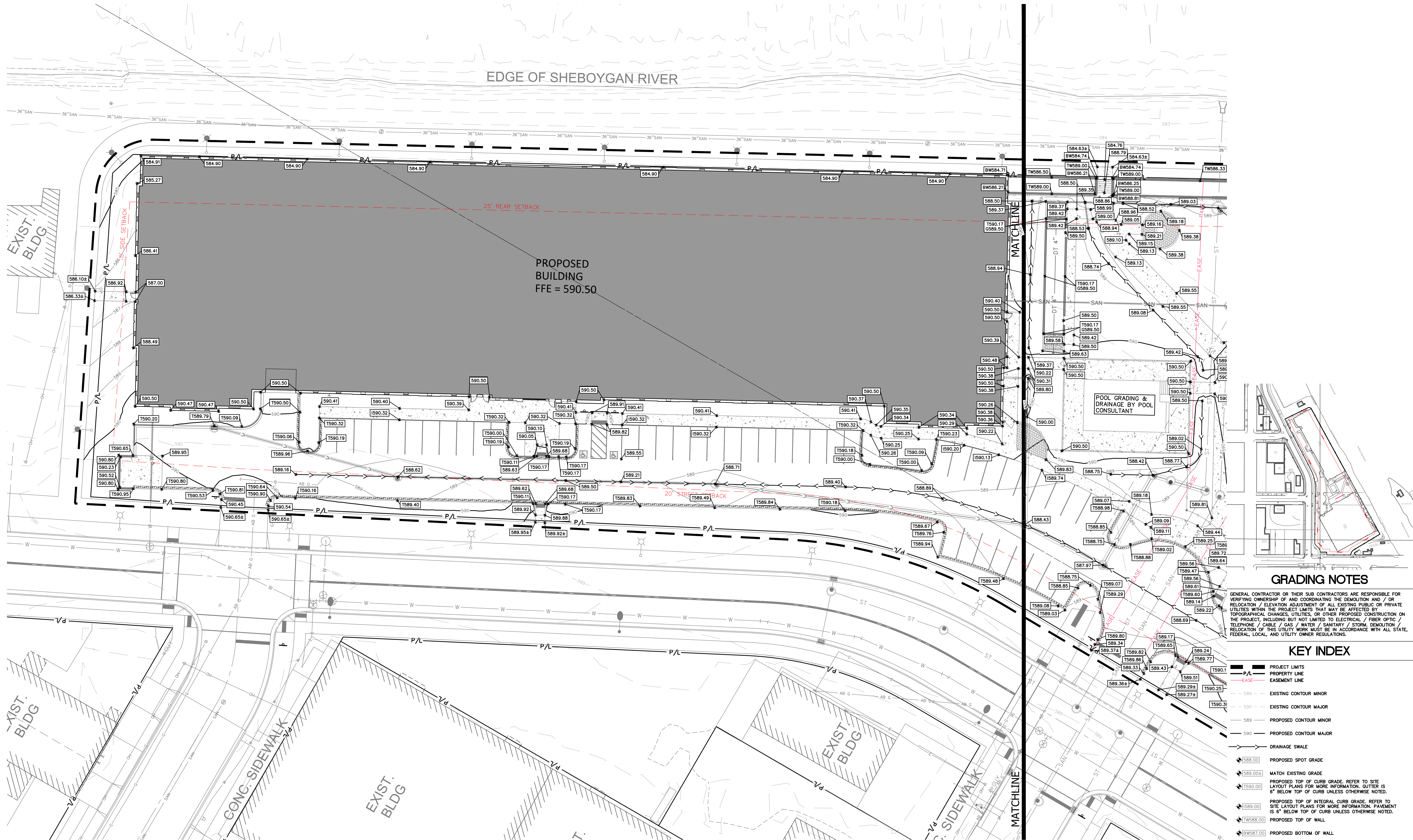
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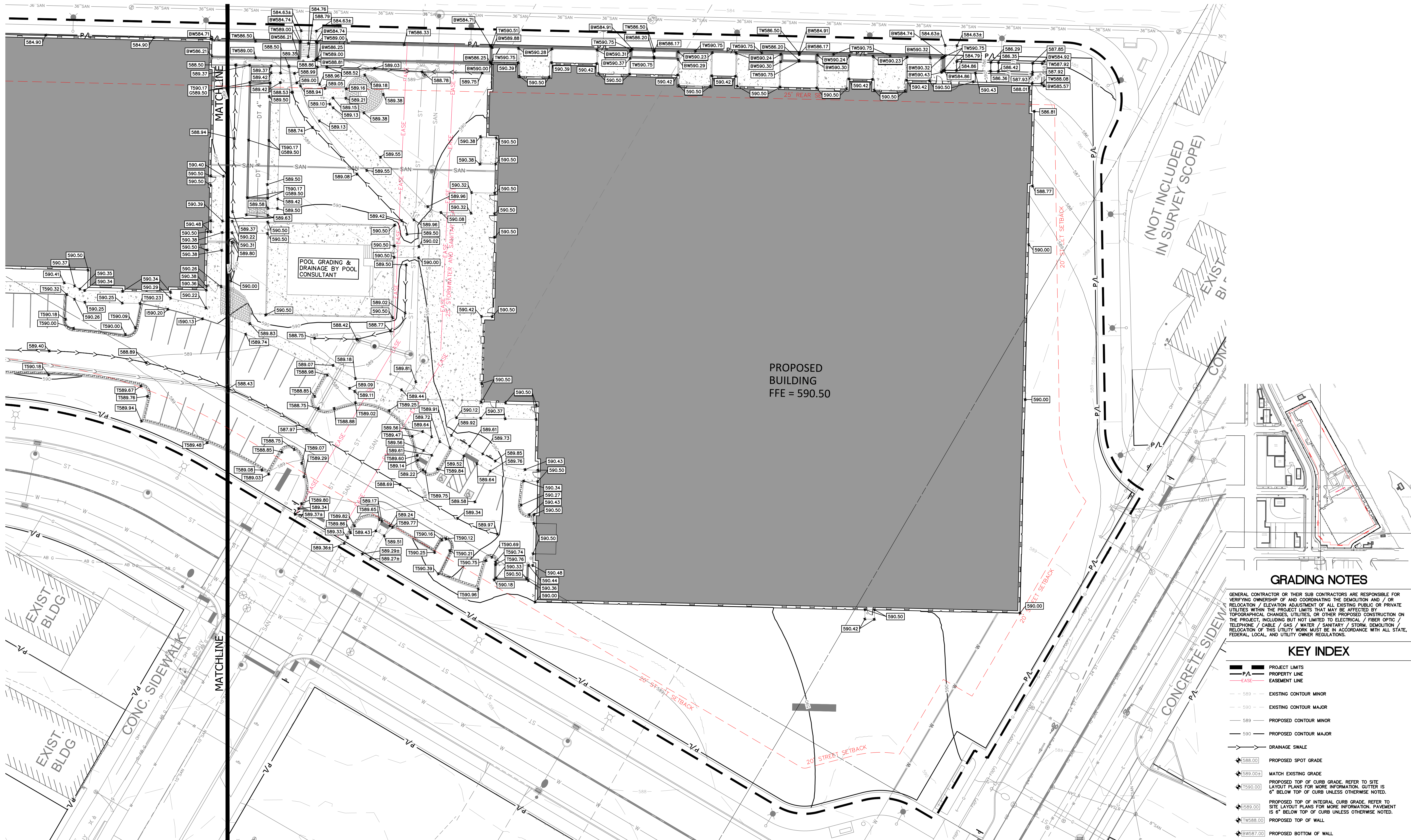
KEY INDEX

- PROJECT LIMITS
- PROPERTY LINE
- EASEMENT LINE
- EXISTING CONTOUR MINOR
- EXISTING CONTOUR MAJOR
- PROPOSED CONTOUR MINOR
- PROPOSED CONTOUR MAJOR
- DRAINAGE SWALE

1"=30'-0" OVERALL SITE GRADING PLAN

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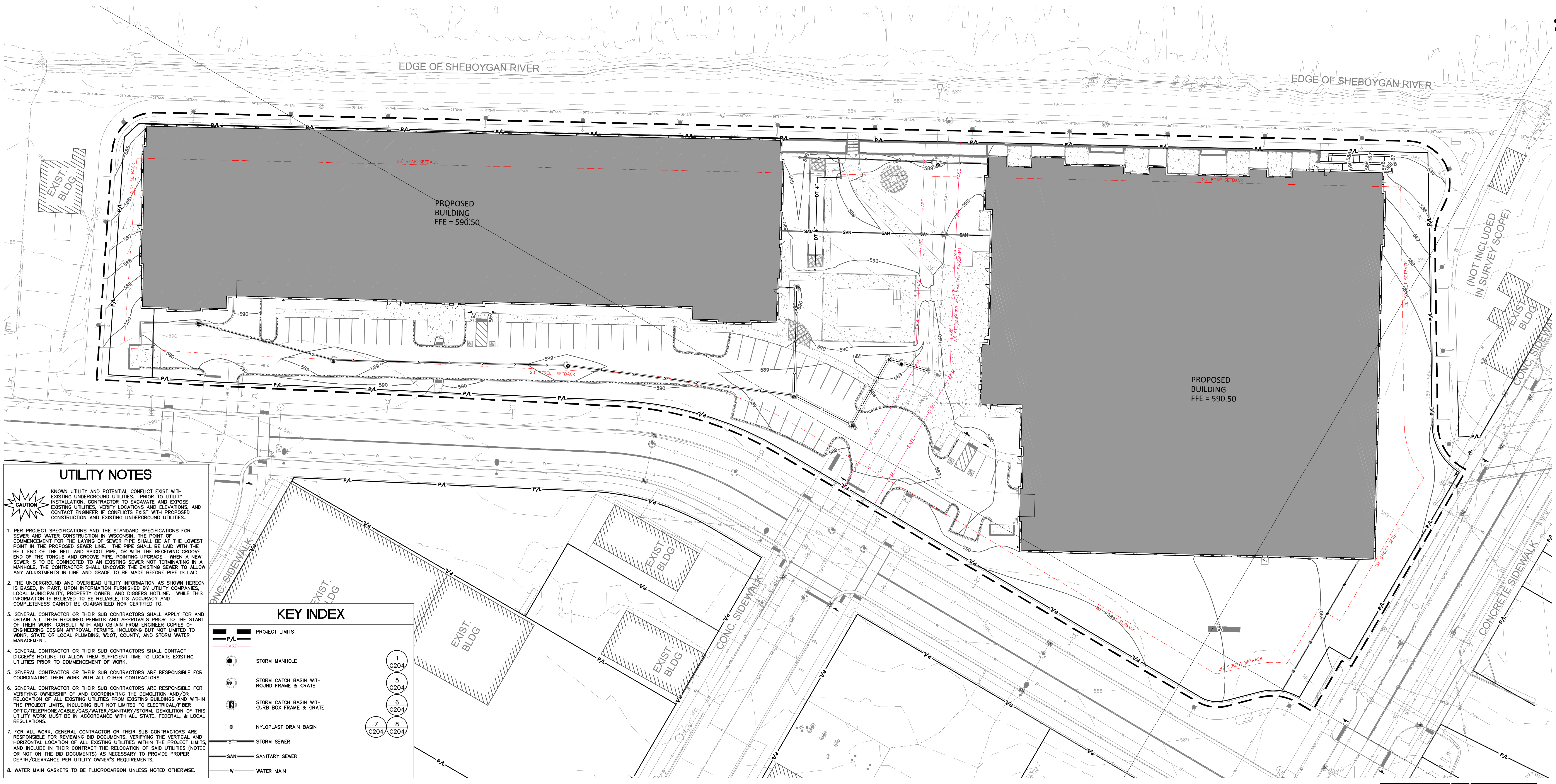
PROPOSED
BUILDING
FFE = 590.50

GRADING NOTES

GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR VERIFYING OWNERSHIP OF AND COORDINATING THE DEMOLITION AND / OR RELOCATION / ELEVATION ADJUSTMENT OF ALL EXISTING PUBLIC OR PRIVATE UTILITIES WITHIN THE PROJECT LIMITS THAT MAY BE AFFECTED BY TOPOGRAPHICAL CHANGES, UTILITIES, OR OTHER PROPOSED CONSTRUCTION ON THE PROJECT, INCLUDING BUT NOT LIMITED TO ELECTRICAL / FIBER OPTIC / TELEPHONE / CABLE / GAS / WATER / SANITARY / STORM. DEMOLITION / RELOCATION OF THIS UTILITY WORK MUST BE IN ACCORDANCE WITH ALL STATE, FEDERAL, LOCAL, AND UTILITY OWNER REGULATIONS.

KEY INDEX

- PROJECT LIMITS
- PROPERTY LINE
- EASEMENT LINE
- EXISTING CONTOUR MINOR
- EXISTING CONTOUR MAJOR
- PROPOSED CONTOUR MINOR
- PROPOSED CONTOUR MAJOR
- DRAINAGE SWALE
- PROPOSED SPOT GRADE
- MATCH EXISTING GRADE
- PROPOSED TOP OF CURB GRADE. REFER TO SITE LAYOUT PLANS FOR MORE INFORMATION. GUTTER IS 6" BELOW TOP OF CURB UNLESS OTHERWISE NOTED.
- PROPOSED TOP OF INTEGRAL CURB GRADE. REFER TO SITE LAYOUT PLANS FOR MORE INFORMATION. PAVEMENT IS 6" BELOW TOP OF CURB UNLESS OTHERWISE NOTED.
- PROPOSED TOP OF WALL
- PROPOSED BOTTOM OF WALL



UTILITY NOTES

CAUTION

KNOWN UTILITY AND POTENTIAL CONFLICT EXIST WITH EXISTING UNDERGROUND UTILITIES. PRIOR TO UTILITY INSTALLATION, CONTRACTOR TO EXCAVATE AND EXPOSE EXISTING UTILITIES, VERIFY LOCATIONS AND ELEVATIONS, AND CONTACT ENGINEER IF CONFLICTS EXIST WITH PROPOSED CONSTRUCTION AND EXISTING UNDERGROUND UTILITIES.

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	PROJECT LIMITS
	EASE
	STORM MANHOLE
	STORM CATCH BASIN WITH ROUND FRAME & GRATE
	STORM CATCH BASIN WITH CURB BOX FRAME & GRATE
	NYLOPLAST DRAIN BASIN
	ST - STORM SEWER
	SAN - SANITARY SEWER
	W - WATER MAIN

1

5

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7

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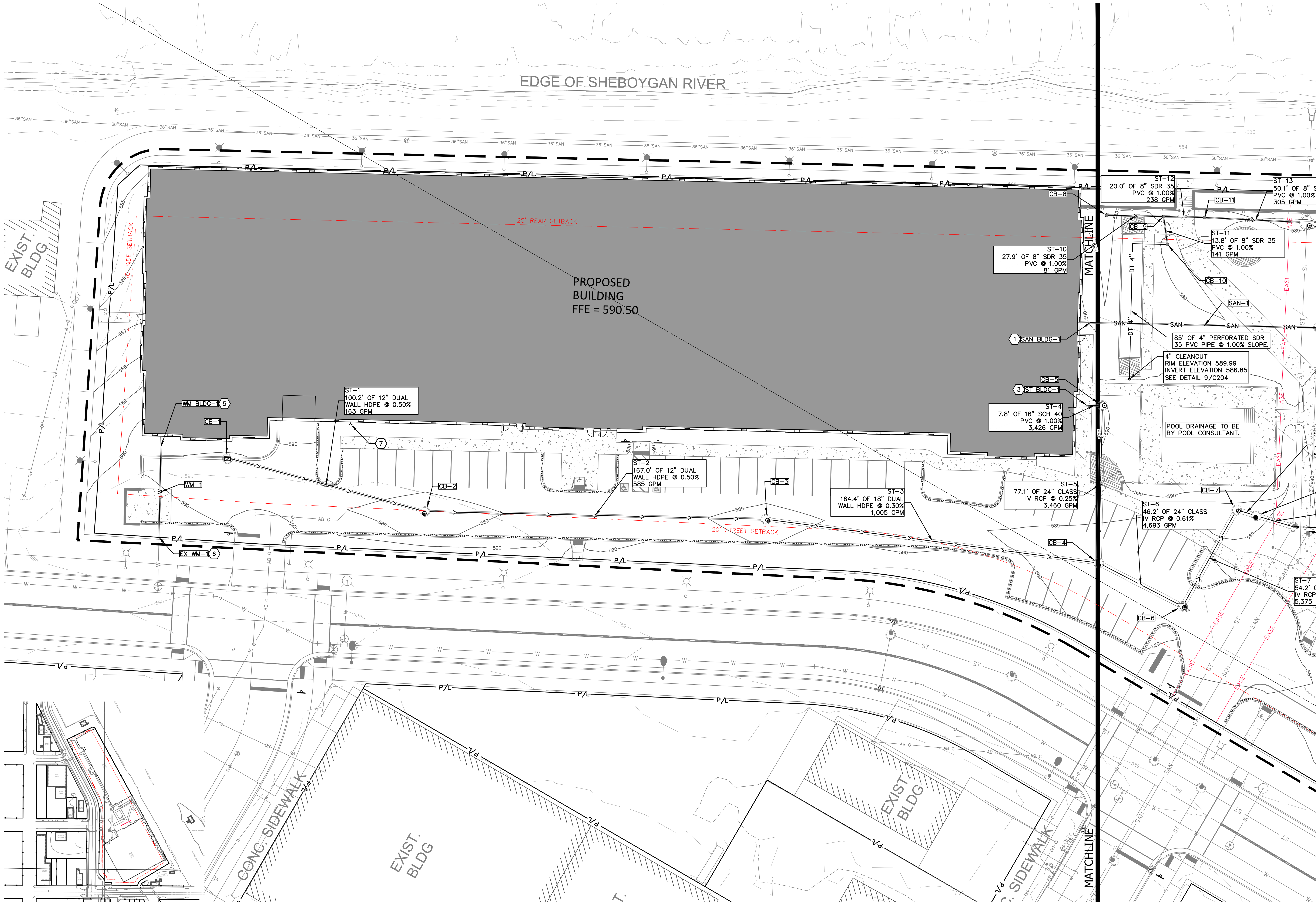
C204

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UTILITY NOTES



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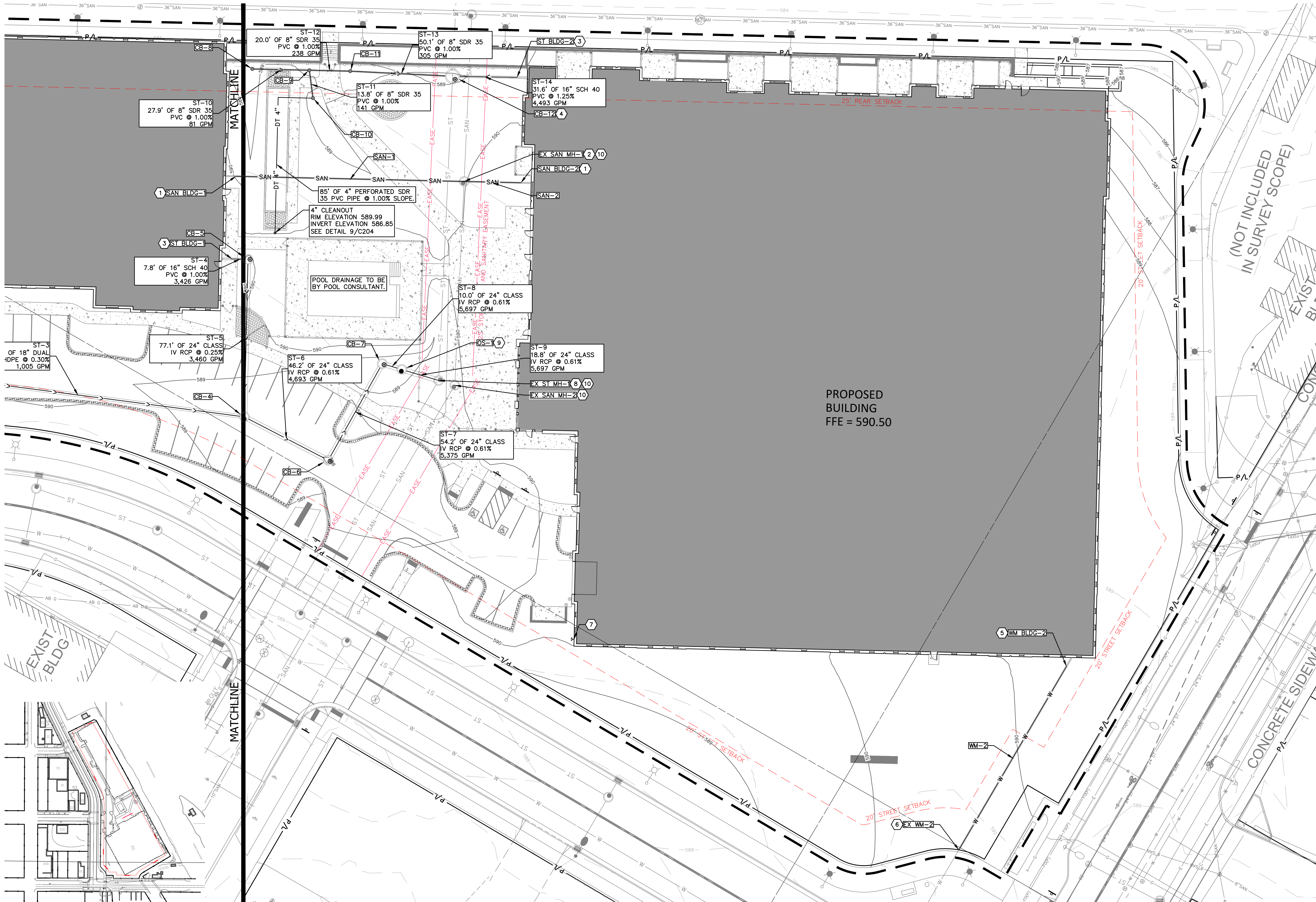
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- SAN - SANITARY SEWER
- W - WATER MAIN

- SITE UTILITY CONTRACTOR TO PROVIDE CONTINUATION OF 8" SANITARY SEWER 5' FROM BUILDING. VERIFY EXACT LOCATION AND INVERT IN FIELD.
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- SITE UTILITY CONTRACTOR TO ADJUST EXISTING STRUCTURE RIM. REFER TO EXISTING STRUCTURE ADJUSTMENT TABLE ON SHEET C105C.

- 1 C204
- 5 C204
- 6 C204
- 7 C204
- 8 C204

- 4 C204

- 1 C205



UTILITY NOTES



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KEY INDEX

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|--|---|------------------|
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| | STORM CATCH BASIN WITH ROUND FRAME & GRATE | 5
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| | NYLOPLAST DRAIN BASIN | 7 8
C204 C204 |
| | STORM SEWER | |
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-
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C204 |
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C205 |
| 10 | SITE UTILITY CONTRACTOR TO ADJUST EXISTING STRUCTURE RIM. REFER TO EXISTING STRUCTURE ADJUSTMENT TABLE ON SHEET C105C. | |

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1/17/2025 10:14 AM
S:_SiteDesign\AG Architecture\240201 Mayline Development\Design\C105 - SITE UTILITY PLAN.dwg

STORM SEWER STRUCTURE TABLE					
STRUCTURE NAME:	TYPE (FRAME AND GRATE):	RIM ELEVATION:	PIPES IN:	PIPES OUT	BOTTOM:
CB-1	48" DIAMETER (R-3067-R)	589.29	N/A	ST-1, 12" S INV = 586.40	584.90
CB-2	48" DIAMETER (R-2502-D)	588.62	ST-1, 12" N INV = 585.90	ST-2, 12" SE INV = 585.90	584.40
CB-3	48" DIAMETER (R-2502-D)	588.71	ST-2, 12" NW INV = 585.06	ST-3, 18" SE INV = 584.56	583.06
CB-4	48" DIAMETER (R-2502-D)	588.43	ST-3, 18" NW INV = 584.07 ST-5, 24" NE INV = 583.57	ST-6, 24" S INV = 583.57	582.07
CB-5	48" DIAMETER (R-2502-D)	589.80	ST-4, 16" NW INV = 584.42	ST-5, 24" SW INV = 583.76	582.26
CB-6	48" DIAMETER (R-2502-D)	587.97	ST-6, 24" N INV = 583.29	ST-7, 24" E INV = 583.29	581.79
CB-7	48" DIAMETER (R-2502-D)	588.42	ST-7, 24" W INV = 582.96	ST-8, 24" S INV = 582.96	581.46
CB-8	18" NYLOPLAST DRAIN (1899CGS)	588.50	N/A	ST-10, 8" SE INV = 585.50	584.00
CB-9	18" NYLOPLAST DRAIN (1899CGS)	588.50	ST-10, 8" NW INV = 585.22 ST-11, 8" SW INV = 585.36	ST-12, 8" SE INV = 585.22	583.72
CB-10	18" NYLOPLAST DRAIN (1899CGS)	588.53	DT, 4" NW INV = 586.00	ST-11, 8" NE INV = 585.50	584.00
CB-11	18" NYLOPLAST DRAIN (1899CGS)	588.52	ST-12, 8" NW INV = 585.02	ST-13, 8" SE INV = 585.02	583.52
CB-12	72" DIAMETER (R-2502-D)	588.78	ST-13, 8" NW INV = 584.52 ST-14, 16" SE INV = 583.00 EX ST, 30" SW INV = 580.88±	EX ST, 30" NE INV = 580.88±	580.88±
EX ST MH-1	N/A	589.64	ST-9, 24" N INV = 581.99 EX ST, 24" SW INV = 581.99±	EX ST, 30" NE INV = 581.99±	581.99±
OS-1	6' X 10' UPFLO FILTER VAULT	588.76	ST-8, 24" N INV = 582.90	ST-9, 24" S INV = 582.10	580.10
ST BLDG-1	N/A	N/A	N/A	ST-4, 16" SE INV = 584.50	N/A
ST BLDG-2	N/A	N/A	N/A	ST-14, 16" NW INV = 583.39	N/A

EXISTING STRUCTURE ADJUSTMENT TABLE		
NAME:	EXISTING RIM ELEVATION:	PROPOSED RIM ELEVATION:
EX SAN MH-1	587.68±	589.98
EX SAN MH-2	588.65±	589.92
EX ST MH-1	588.71±	589.58

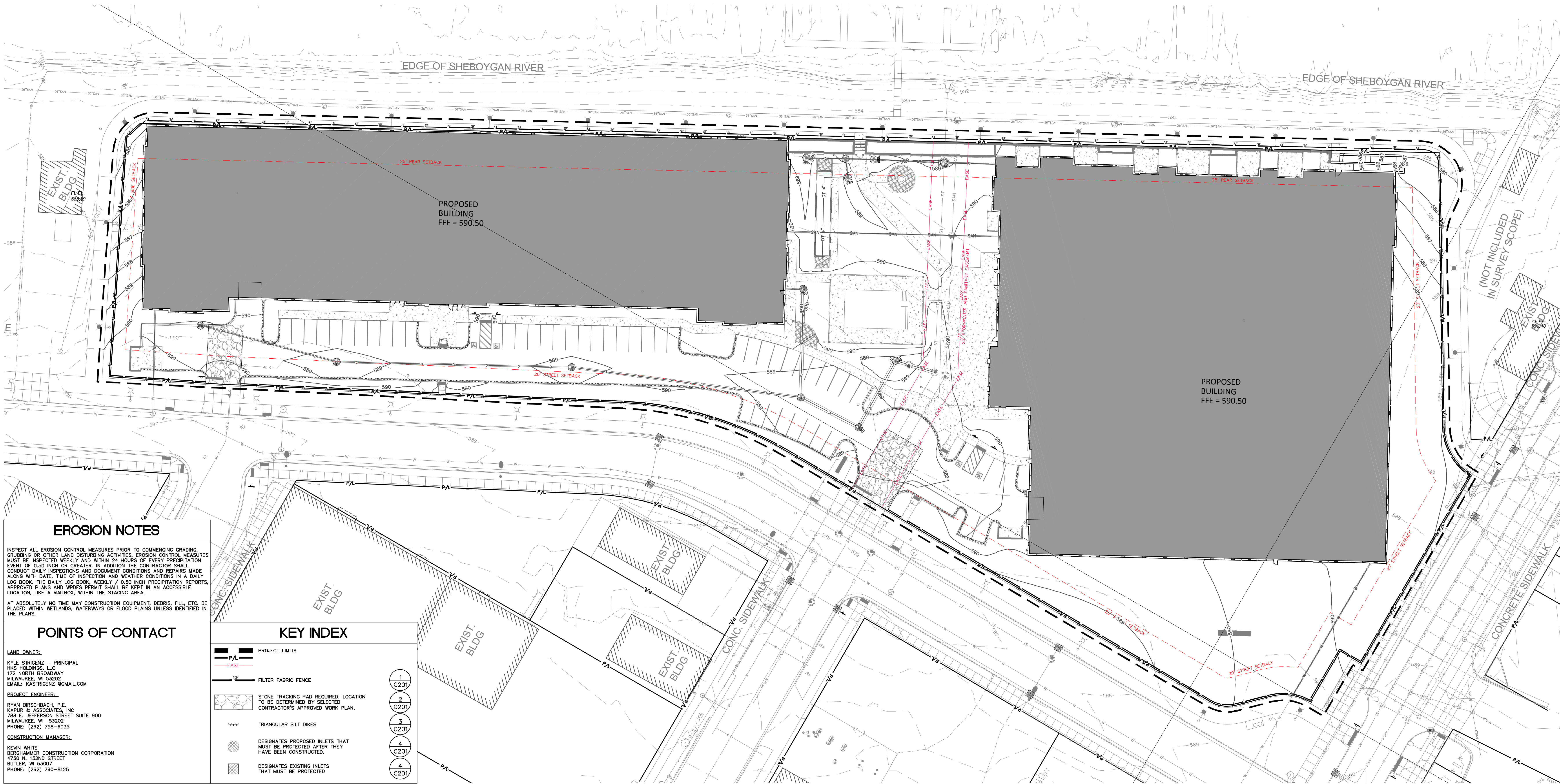
SANITARY SEWER STRUCTURE TABLE					
STRUCTURE NAME:	TYPE (FRAME AND GRATE):	RIM ELEVATION:	PIPES IN:	PIPES OUT	BOTTOM:
EX SAN MH-1	N/A	589.98	SAN-1, 8" NW INV = 579.00 SAN-1, 8" NW INV = 572.82 (DROP) SAN-2, 8" SE INV = 579.00 SAN-2, 8" SE INV = 572.82 (DROP) EX SAN, 10" SW INV = 574.20±	EX SAN, 12" NE INV = 572.49±	572.49±
SAN BLDG-1	N/A	N/A	N/A	SAN-1, 8" SE INV = 580.12	N/A
SAN BLDG-2	N/A	N/A	N/A	SAN-2, 8" NW INV = 579.28	N/A

SANITARY SEWER PIPE TABLE								
PIPE NAME:	FROM:	TO:	UPSTREAM INVERT ELEVATION:	DOWNSTREAM INVERT ELEVATION:	LENGTH:	SLOPE:	SIZE AND MATERIAL:	DFU:
SAN-1	SAN BLDG-1	EX SAN MH-1	580.12	579.00	111.69'	1.00%	8" SCH 40 PVC	
SAN-2	SAN BLDG-2	EX SAN MH-1	579.28	579.00	27.81'	1.00%	8" SCH 40 PVC	

WATER MAIN FITTINGS TABLE		
STRUCTURE NAME:	TYPE:	INVERT ELEVATION:
EX WM-1	CONNECT TO EXISTING 8" WM	582.15±
EX WM-2	CONNECT TO EXISTING 8" WM	583.34±
WM BLDG-1	N/A	582.60
WM BLDG-2	N/A	583.60

WATER MAIN PIPE TABLE						
PIPE NAME:	FROM:	TO:	FROM INVERT ELEVATION:	TO INVERT ELEVATION:	LENGTH:	SLOPE:
WM-1	EX WM-1	WM BLDG-1	582.15	582.60	44.53'	-1.00%
WM-2	EX WM-2	WM BLDG-2	583.34	583.60	104.16'	-0.25%

SITE UTILITY TABLES



EROSION NOTES

INSPECT ALL EROSION CONTROL MEASURES PRIOR TO COMMENCING GRADING, GRUBBING OR OTHER LAND DISTURBING ACTIVITIES. EROSION CONTROL MEASURES MUST BE INSPECTED WEEKLY AND WITHIN 24 HOURS OF EVERY PRECIPITATION EVENT OF 0.50 INCH OR GREATER. IN ADDITION THE CONTRACTOR SHALL CONDUCT DAILY INSPECTIONS AND DOCUMENT CONDITIONS AND REPAIRS MADE ALONG WITH DATE, TIME OF INSPECTION AND WEATHER CONDITIONS IN A DAILY LOG BOOK. THE DAILY LOG BOOK, WEEKLY / 0.50 INCH PRECIPITATION REPORTS, APPROVED PLANS AND WPDES PERMIT SHALL BE KEPT IN AN ACCESSIBLE LOCATION, LIKE A MAILBOX, WITHIN THE STAGING AREA.

AT ABSOLUTELY NO TIME MAY CONSTRUCTION EQUIPMENT, DEBRIS, FILL, ETC. BE PLACED WITHIN WETLANDS, WATERWAYS OR FLOOD PLAINS UNLESS IDENTIFIED IN THE PLANS.

POINTS OF CONTACT

LAND OWNER:
KYLE STRIGENZ - PRINCIPAL
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172 NORTH BROADWAY
MILWAUKEE, WI 53202
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PHONE: (262) 759-6035

CONSTRUCTION MANAGER:
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BERCHAMMER CONSTRUCTION CORPORATION
4750 N. 132ND STREET
BUTLER, WI 53007
PHONE: (262) 790-8125

KEY INDEX

- PROJECT LIMITS
- EASE
- FILTER FABRIC FENCE
- STONE TRACKING PAD REQUIRED, LOCATION TO BE DETERMINED BY SELECTED CONTRACTOR'S APPROVED WORK PLAN.
- TRIANGULAR SILT DIKES
- DESIGNATES PROPOSED INLETS THAT MUST BE PROTECTED AFTER THEY HAVE BEEN CONSTRUCTED.
- DESIGNATES EXISTING INLETS THAT MUST BE PROTECTED

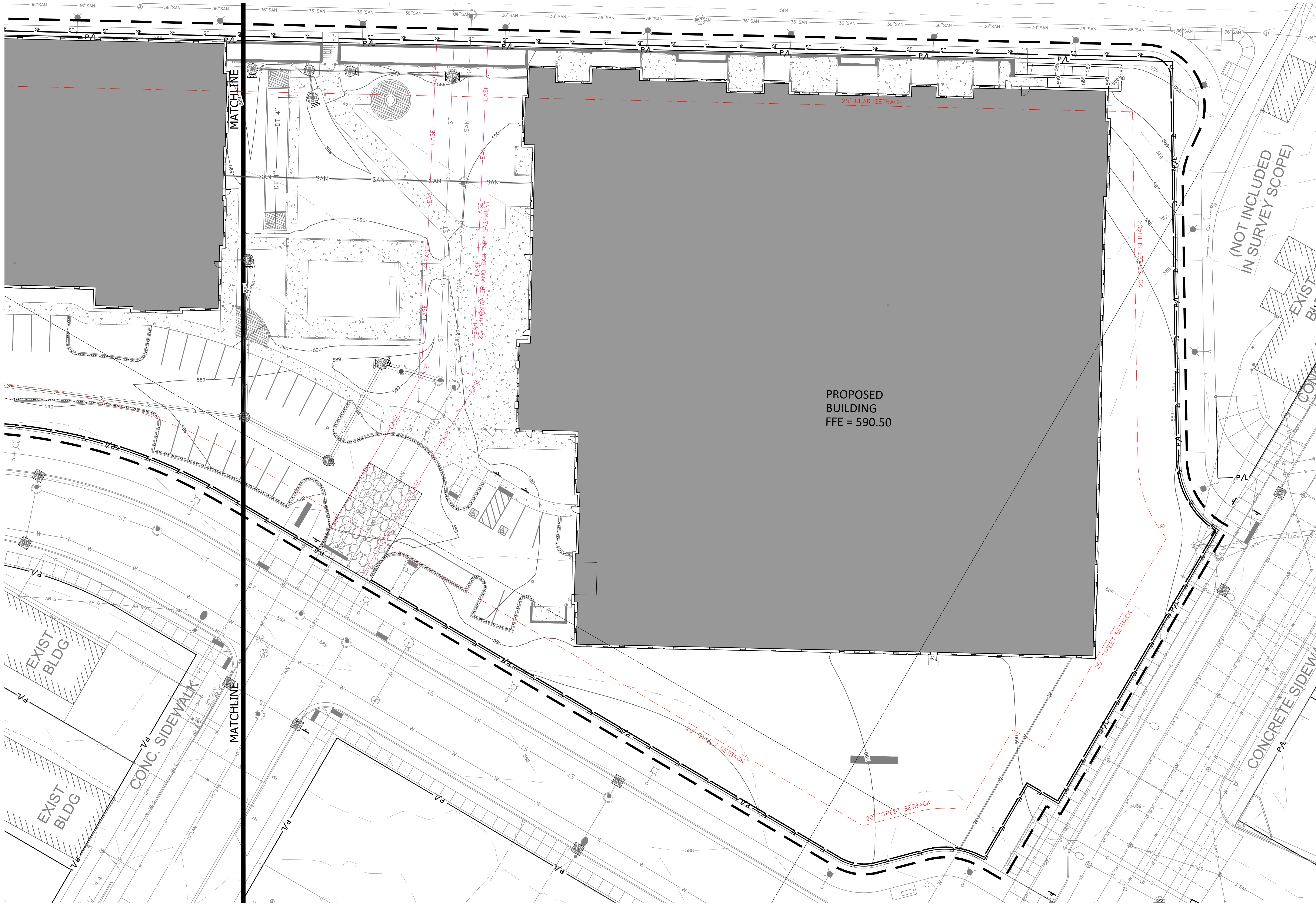
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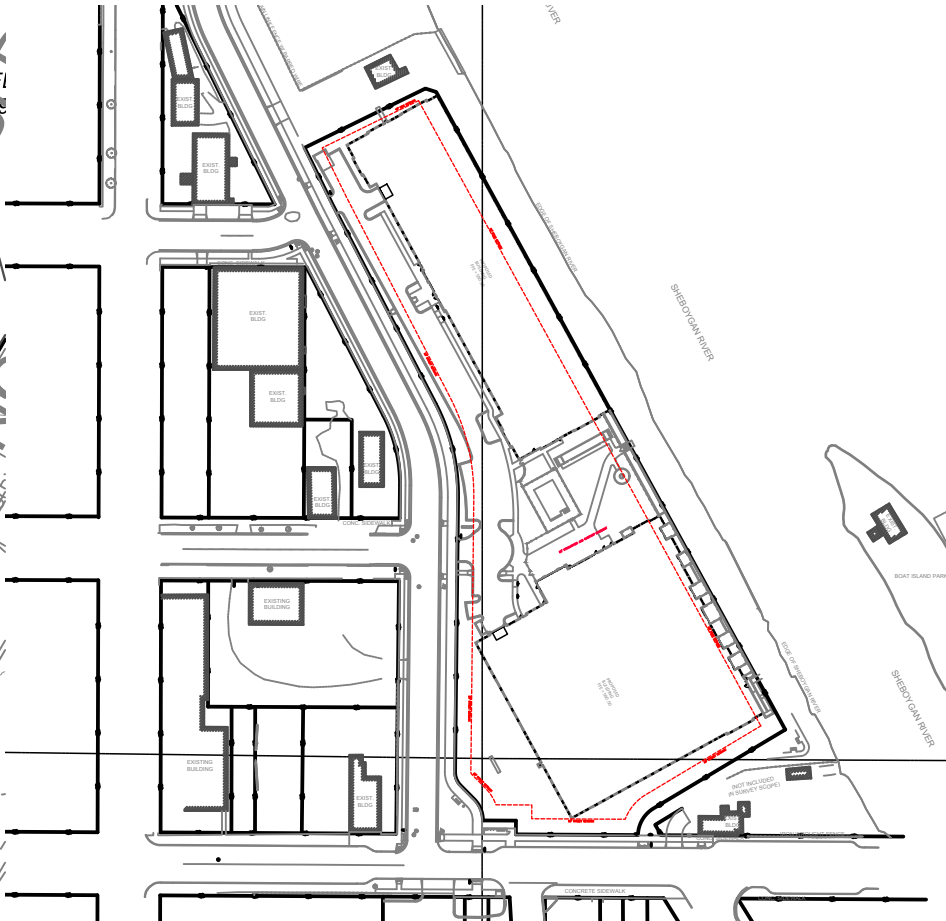
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DATE
18 APR 2025
PROJECT
240201
SHEET NO.



PROPOSED
BUILDING
FFE = 590.50

(NOT INCLUDED
IN SURVEY SCOPE)



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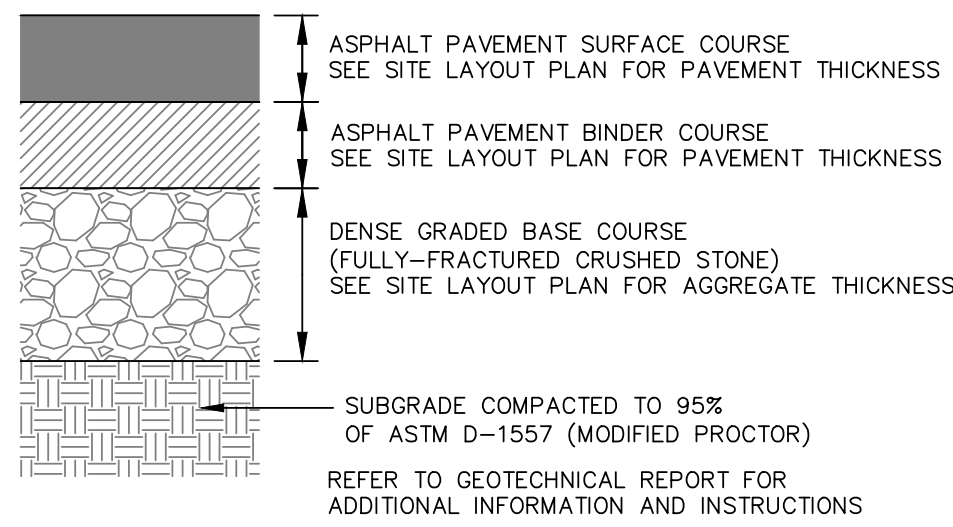
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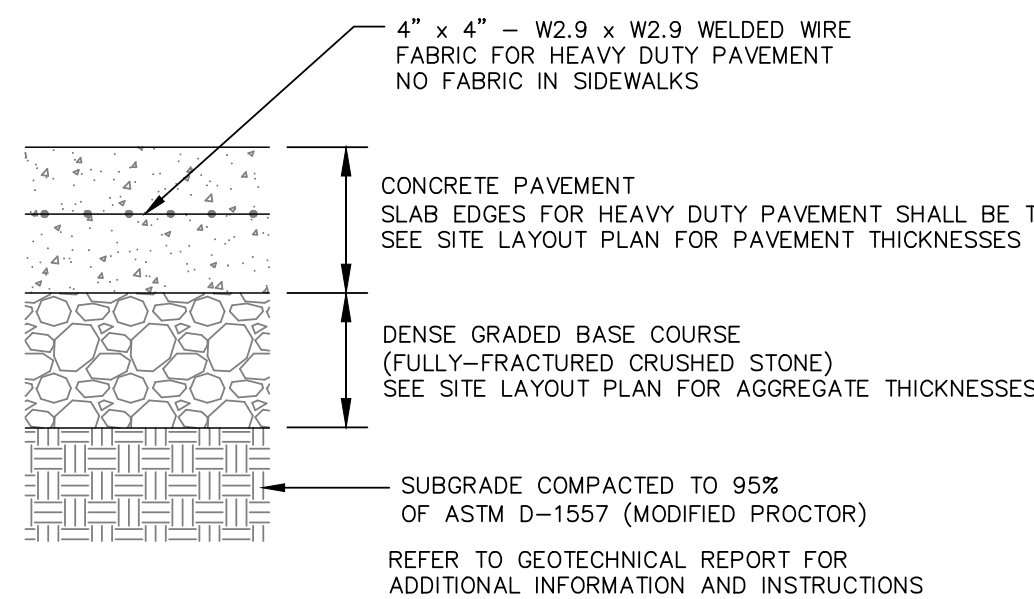
KEY INDEX

- PROJECT LIMITS
- EASE
- FILTER FABRIC FENCE
- STONE TRACKING PAD REQUIRED. LOCATION TO BE DETERMINED BY SELECTED CONTRACTOR'S APPROVED WORK PLAN.
- TRIANGULAR SILT DIKES
- DESIGNATES PROPOSED INLETS THAT MUST BE PROTECTED AFTER THEY HAVE BEEN CONSTRUCTED.
- DESIGNATES EXISTING INLETS THAT MUST BE PROTECTED

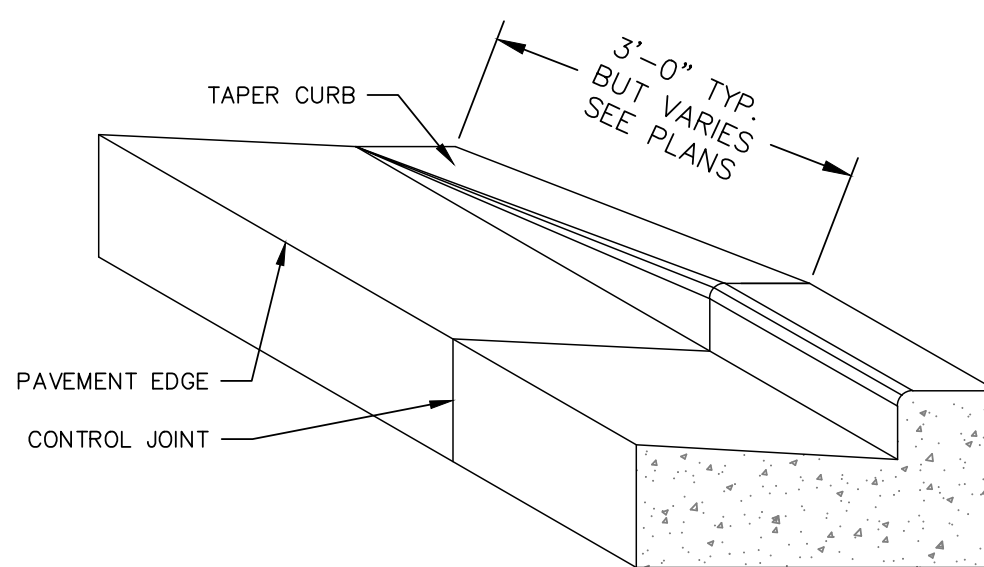
- 1 C201
- 2 C201
- 3 C201
- 4 C201
- 4 C201



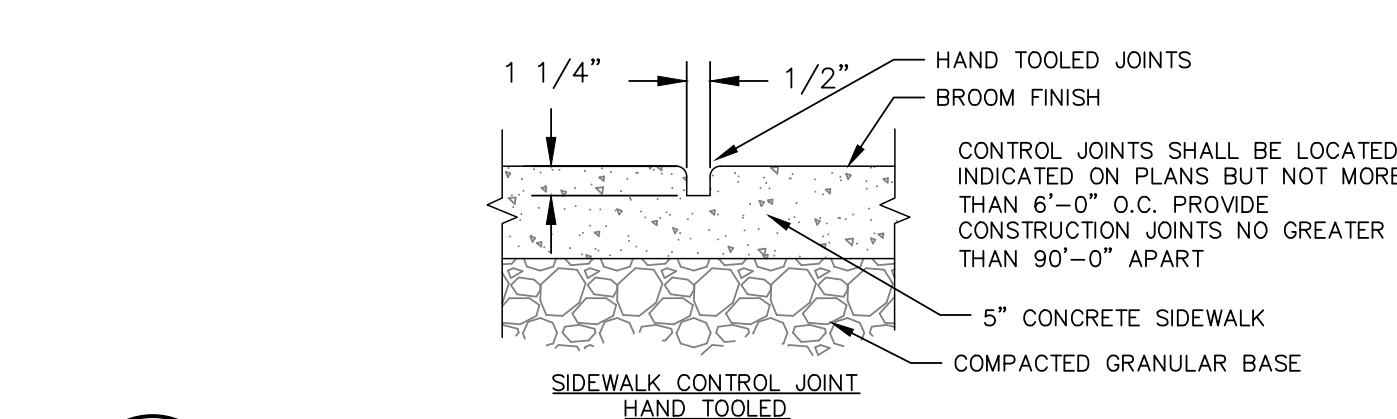
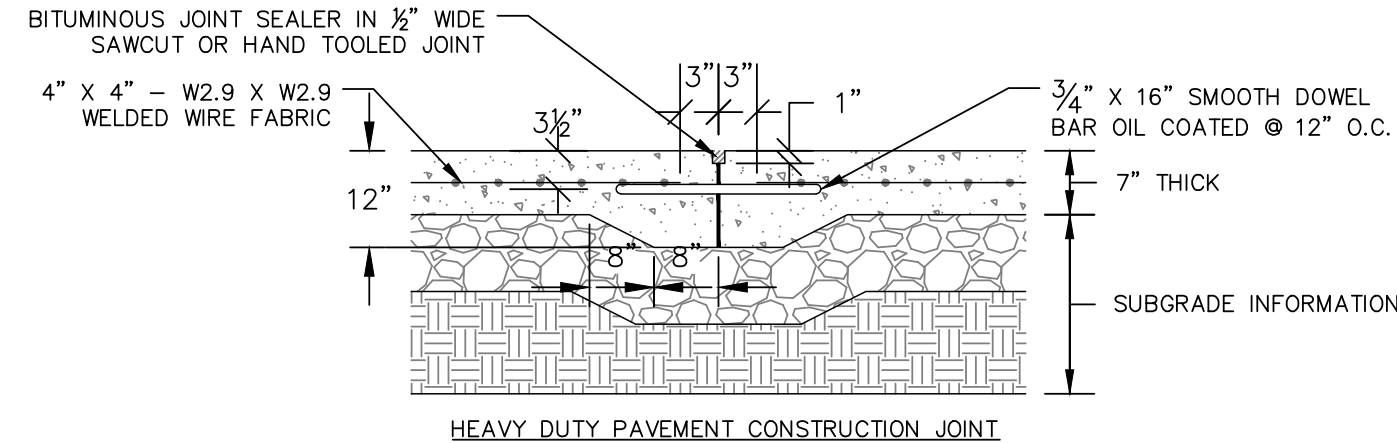
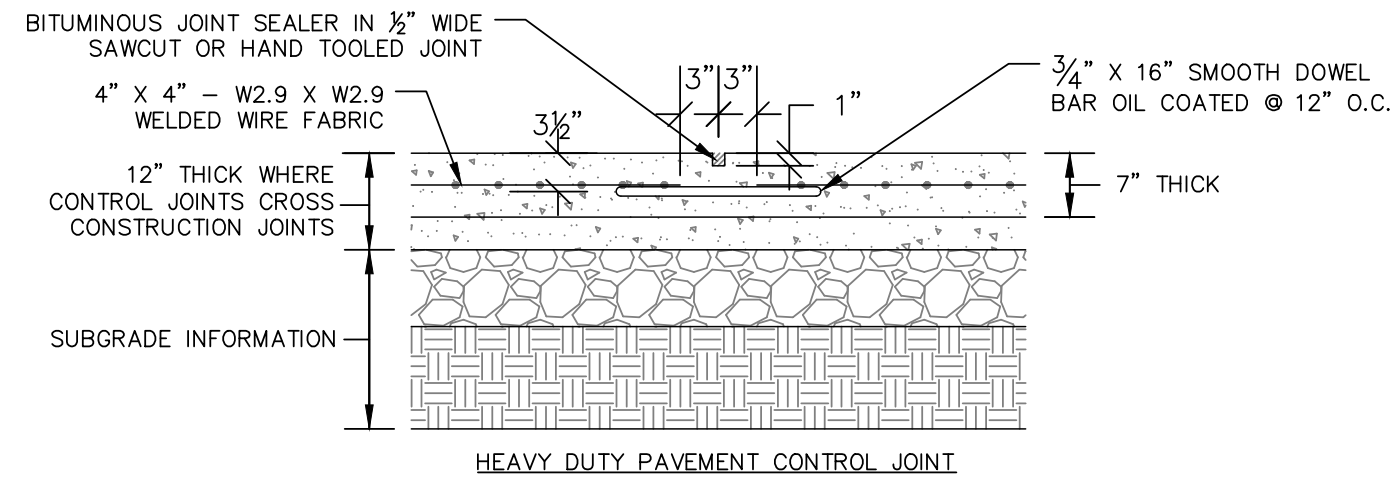
1 ASPHALTIC CONCRETE PAVEMENT
N.T.S.



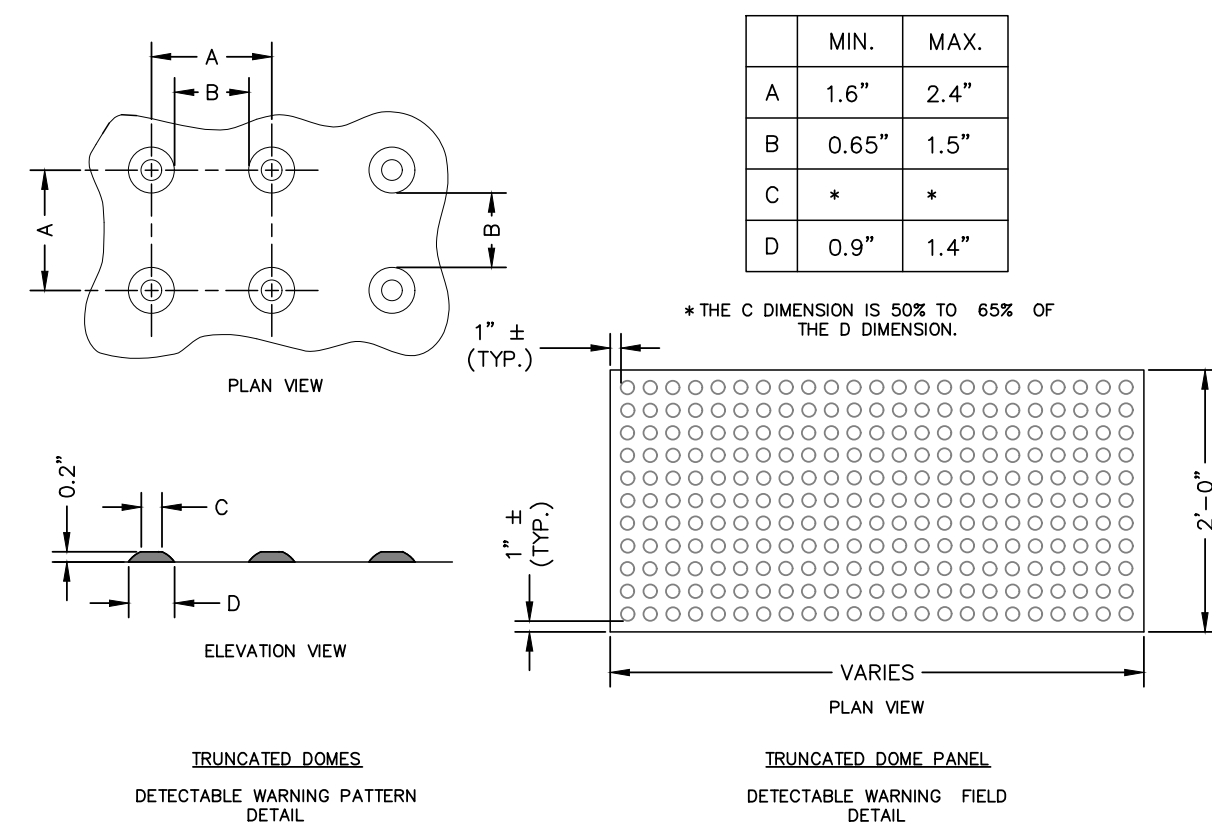
2 CONCRETE SIDEWALK/SLAB
N.T.S.



7 CONCRETE CURB & GUTTER TRANSITION TO ZERO-FACE CURB
N.T.S.

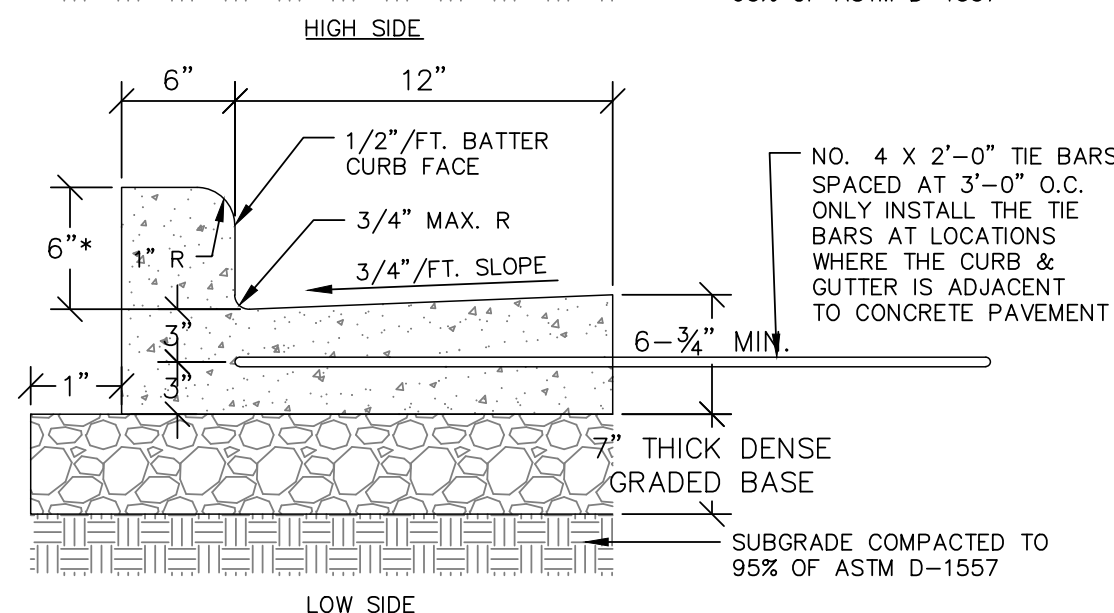
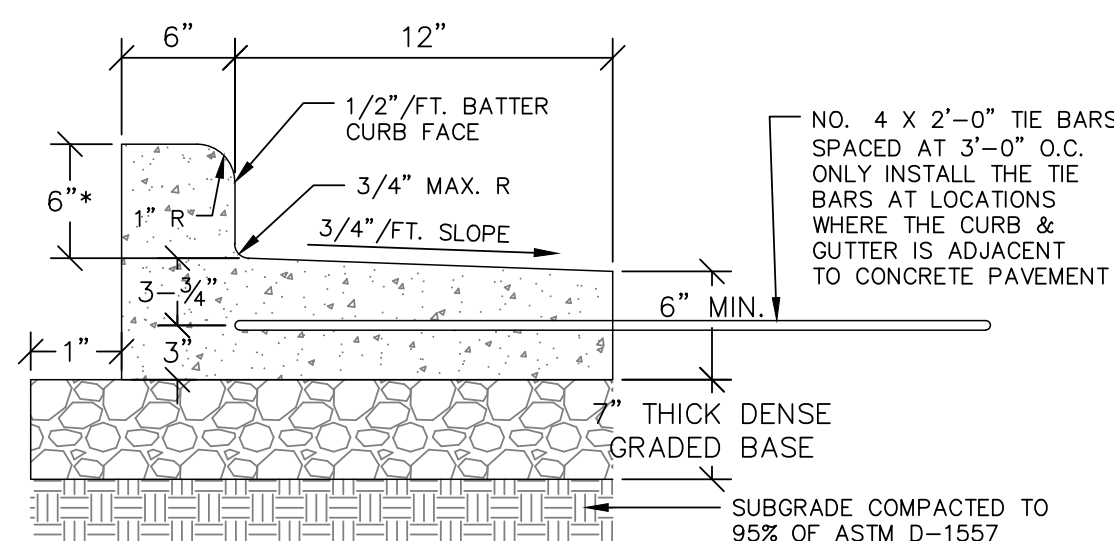


3 CONTROL & CONSTRUCTION JOINT DETAILS (TYP.)
C202 N.T.S.



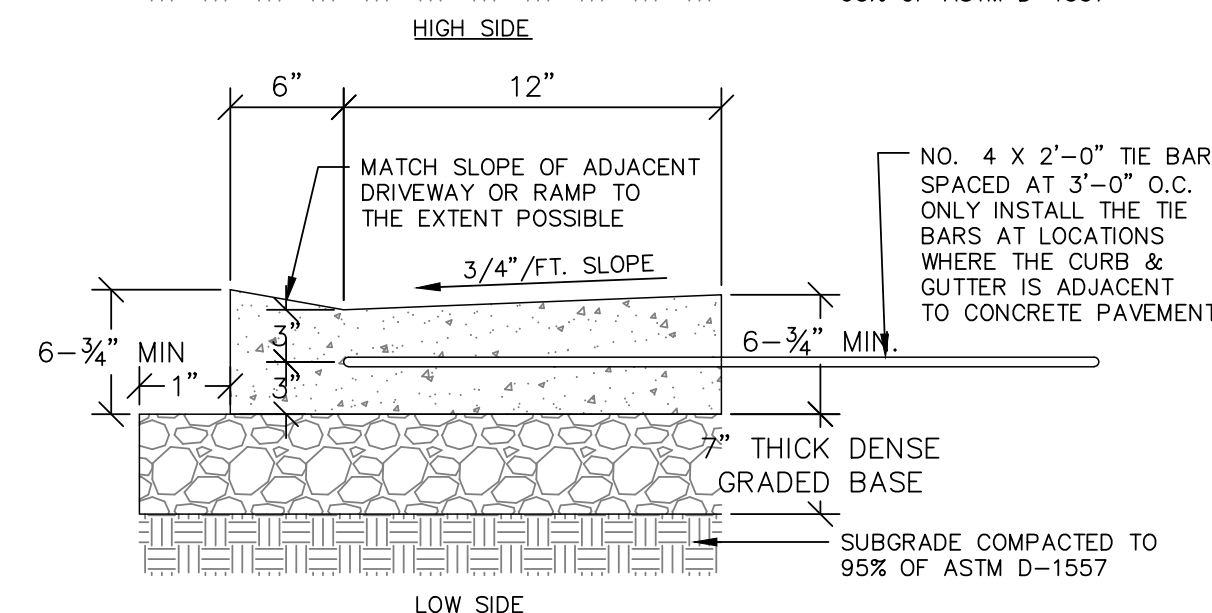
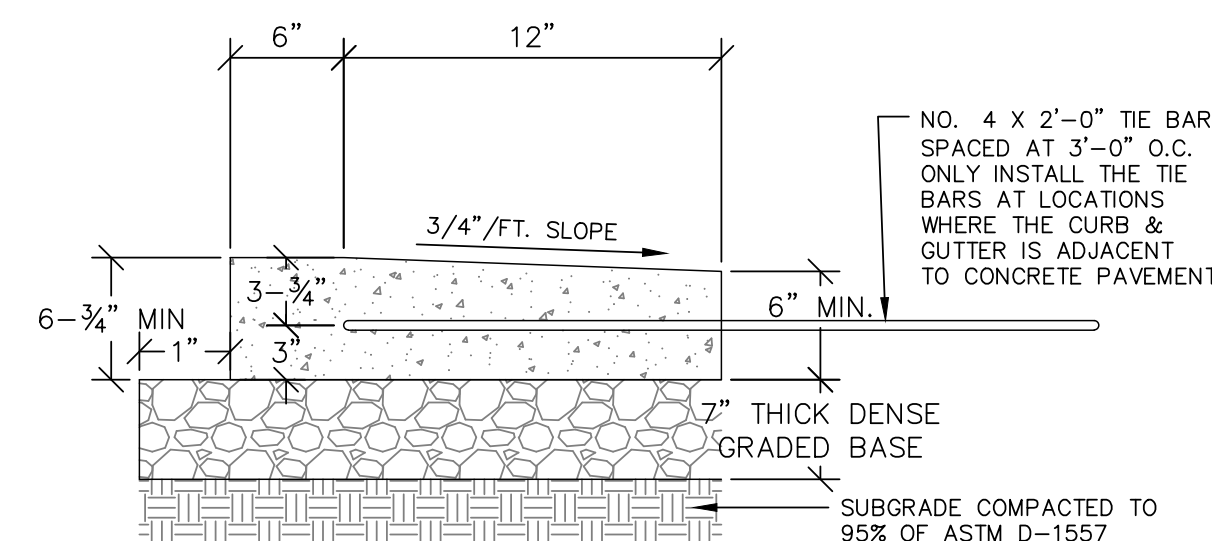
GENERAL NOTES
TRUNCATED DOME DETECTABLE WARNING FIELD SHALL CONSIST OF CAST IRON PLATES WITH NO COLOR, SUCH AS THOSE MANUFACTURED BY NENAH FOUNDRY. PLATES SHOULD WEATHER TO A RUST COLOR OVER TIME. THE TYPICAL SIZE OF DWP PANEL IN CAST IRON IS 2 FT X 2 FT. OTHER CAST IRON PANEL SIZES AVAILABLE INCLUDE 2 FT X 1 FT, 2 FT X 1.5 FT, 2 FT X 2.5 FT, AND 2 FT X 3 FT. COVER THE ENTIRE CURB RAMP WIDTH (EXCLUDING CONCRETE PLATES) WITH DETECTABLE WARNING FIELDS. DO NOT LEAVE GAPS BETWEEN ADJACENT WARNING PLATES. THE DETECTABLE WARNING FIELD IS TO RUN PERPENDICULAR TO THE DIRECTION OF TRAVEL, WITH THE EDGE NEAREST THE BACK OF CURB 4" AWAY FROM THE BACK OF CURB.

8 CAST IRON TRUNCATED DOME DETECTABLE WARNING FIELD
C202 N.T.S.



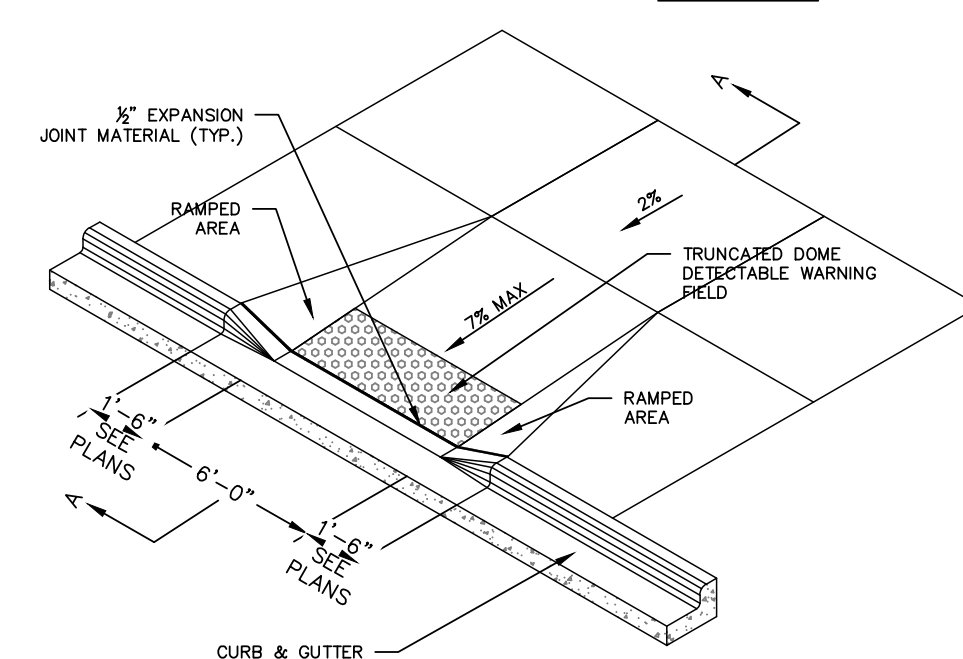
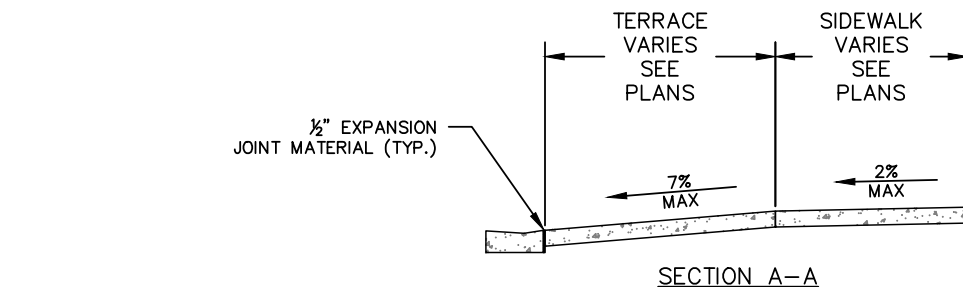
*CURB HEIGHT MAY VARY. SEE SITE GRADING PLAN FOR EXACT CURB HEIGHTS. CONTACT ENGINEER WITH ANY QUESTIONS THAT ARISE. PROVIDE CONSTRUCTION JOINTS BETWEEN 10- FEET AND 300- FEET.

4 18-INCH BARRIER CONCRETE CURB & GUTTER
C202 N.T.S.

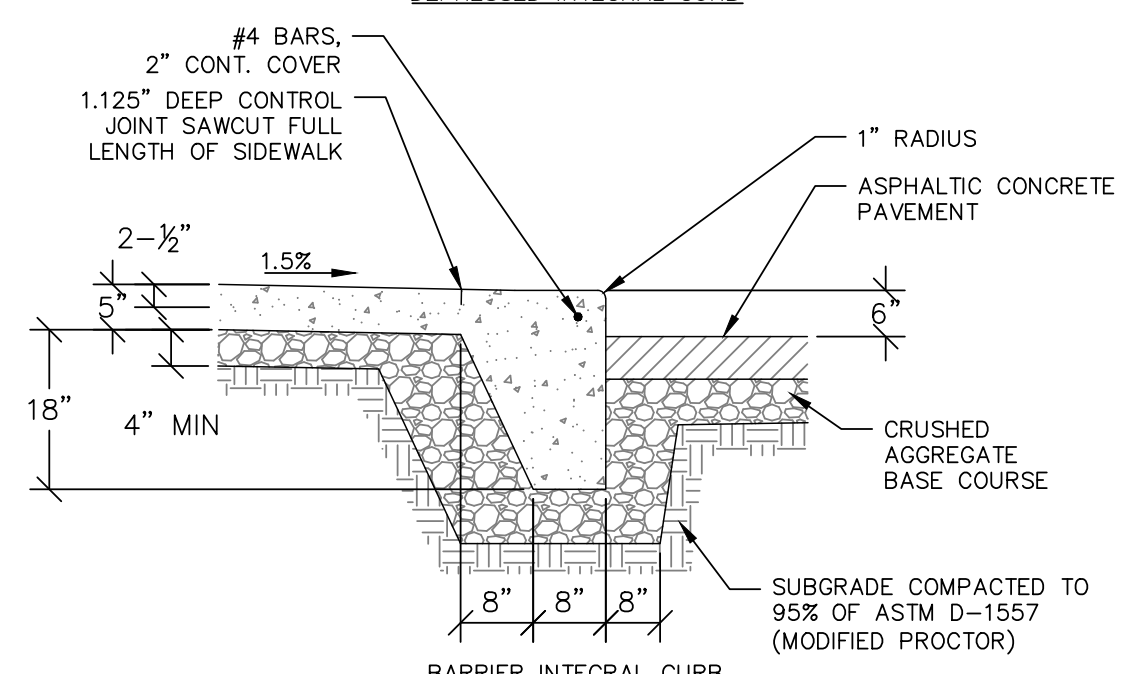
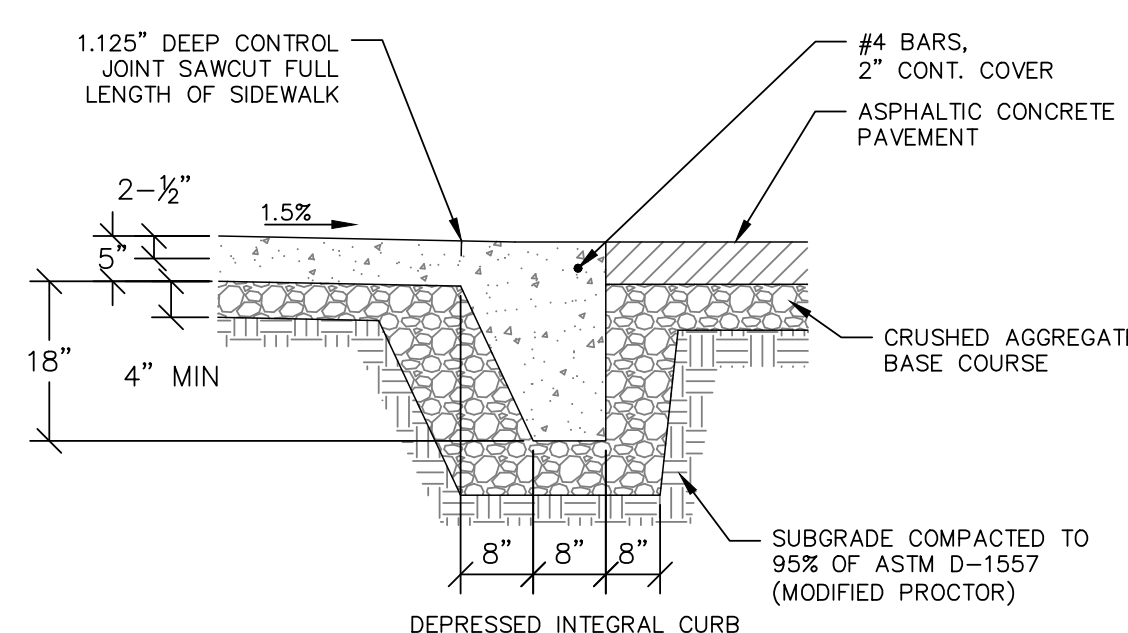


*CURB HEIGHT MAY VARY. SEE SITE GRADING PLAN FOR EXACT CURB HEIGHTS. CONTACT ENGINEER WITH ANY QUESTIONS THAT ARISE. PROVIDE CONSTRUCTION JOINTS BETWEEN 10- FEET AND 300- FEET.

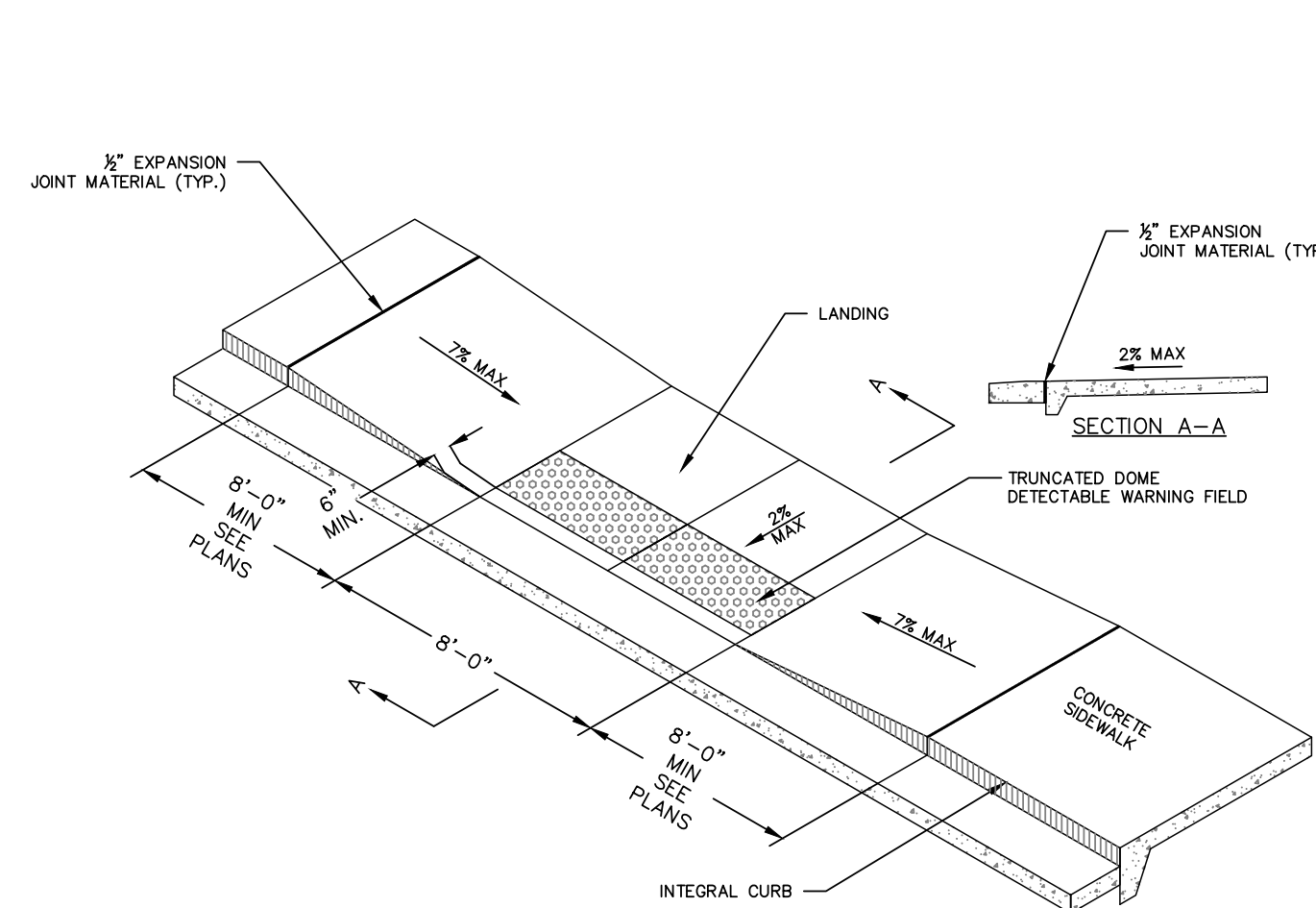
5 18-INCH DEPRESSED CONCRETE CURB & GUTTER
C202 N.T.S.



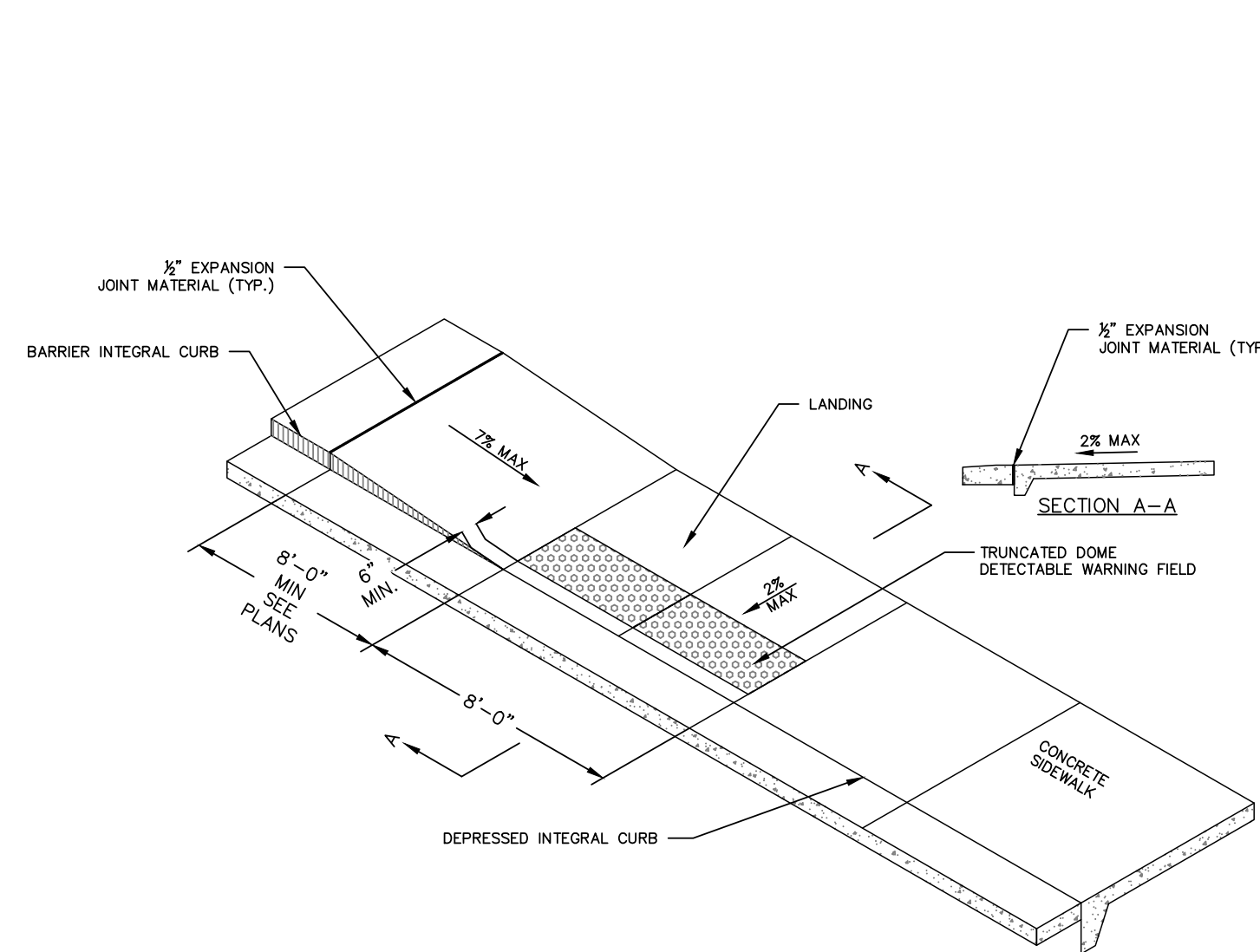
10 ACCESSIBILITY RAMP DETAIL WITH TRUNCATED DOME DETECTABLE WARNING FIELD
C202 N.T.S.



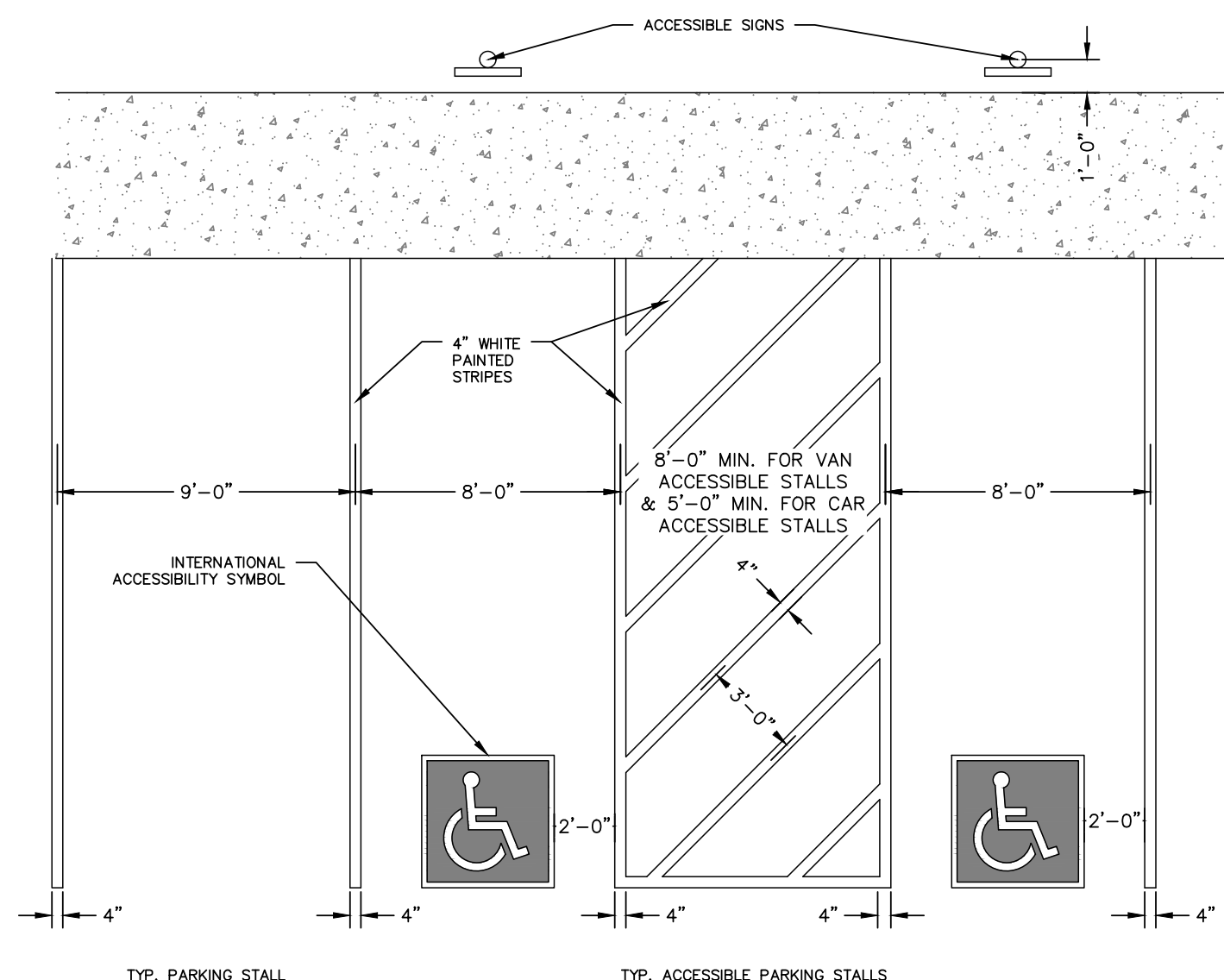
6 CONCRETE SIDEWALK WITH INTEGRAL CURB
C202 N.T.S.



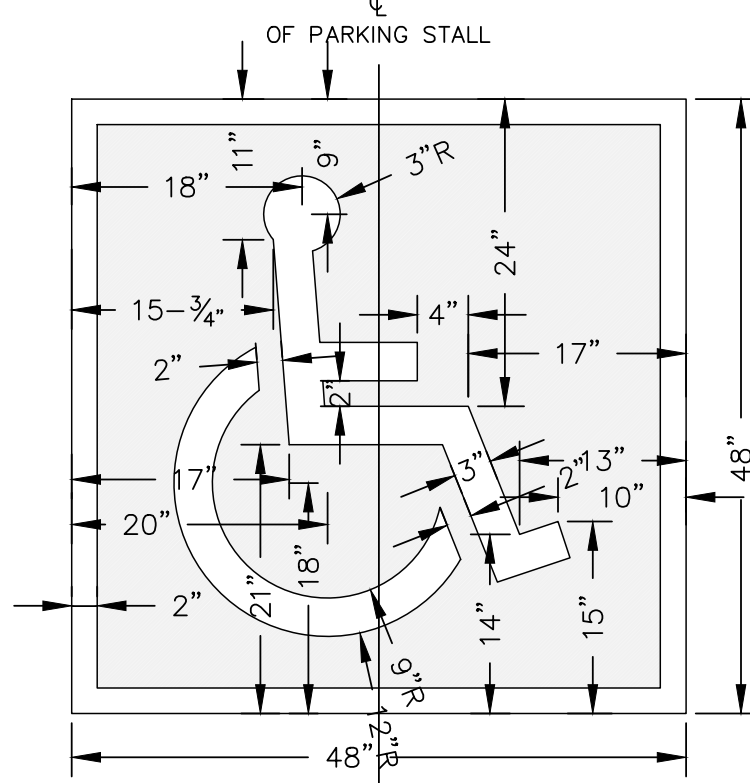
11 ACCESSIBILITY RAMP DETAIL WITH TRUNCATED DOME DETECTABLE WARNING FIELD
C202 N.T.S.



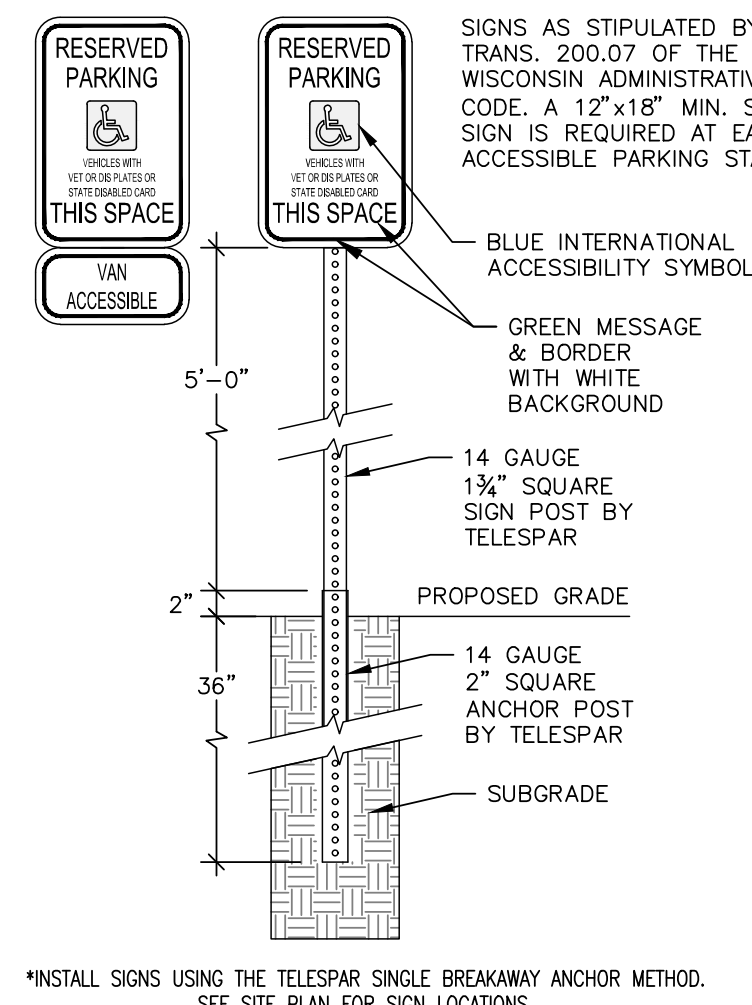
12 ACCESSIBILITY RAMP DETAIL WITH TRUNCATED DOME DETECTABLE WARNING FIELD
C202 N.T.S.



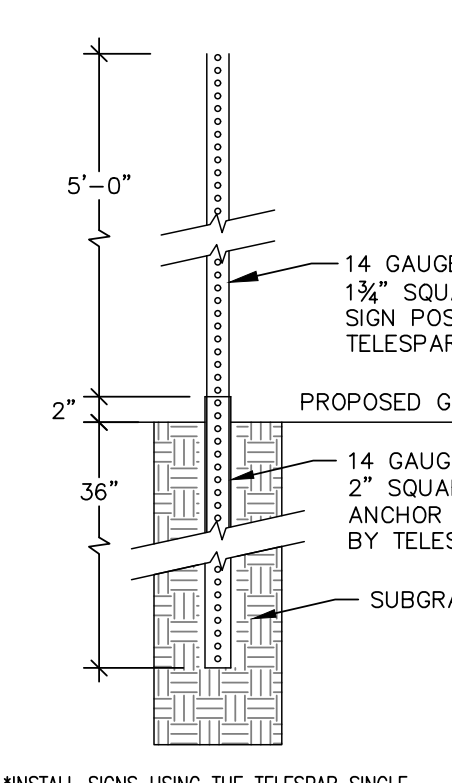
13 ACCESSIBLE PARKING STALL MARKING
C202 N.T.S.



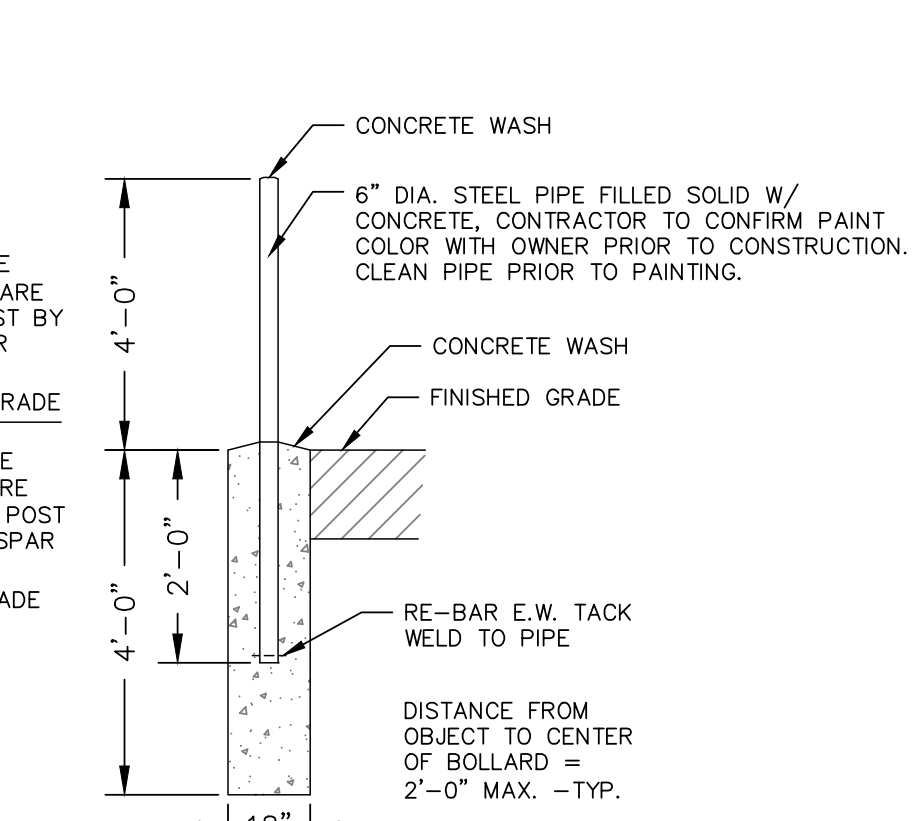
14 INTERNATIONAL ACCESSIBILITY SYMBOL FOR PARKING STALLS
C202 N.T.S.



15 ACCESSIBLE PARKING STALL SIGN
C202 N.T.S.



16 SIGN POST DETAIL
C202 N.T.S.



17 STANDARD STEEL BOLLARD
C202 N.T.S.

SITE DETAILS

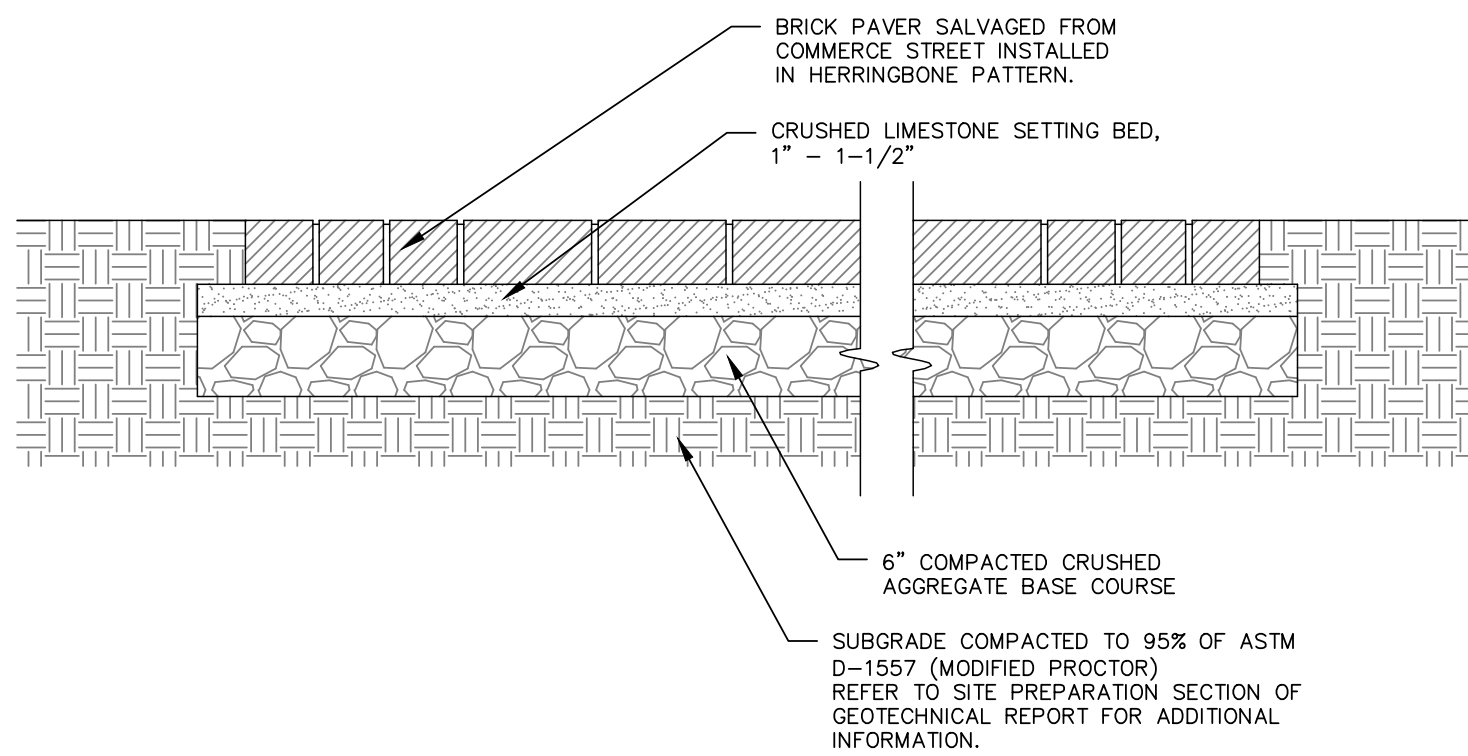
Commerce/Mayline
Multi-Family Residential
Sheboygan, Wisconsin

Kapur
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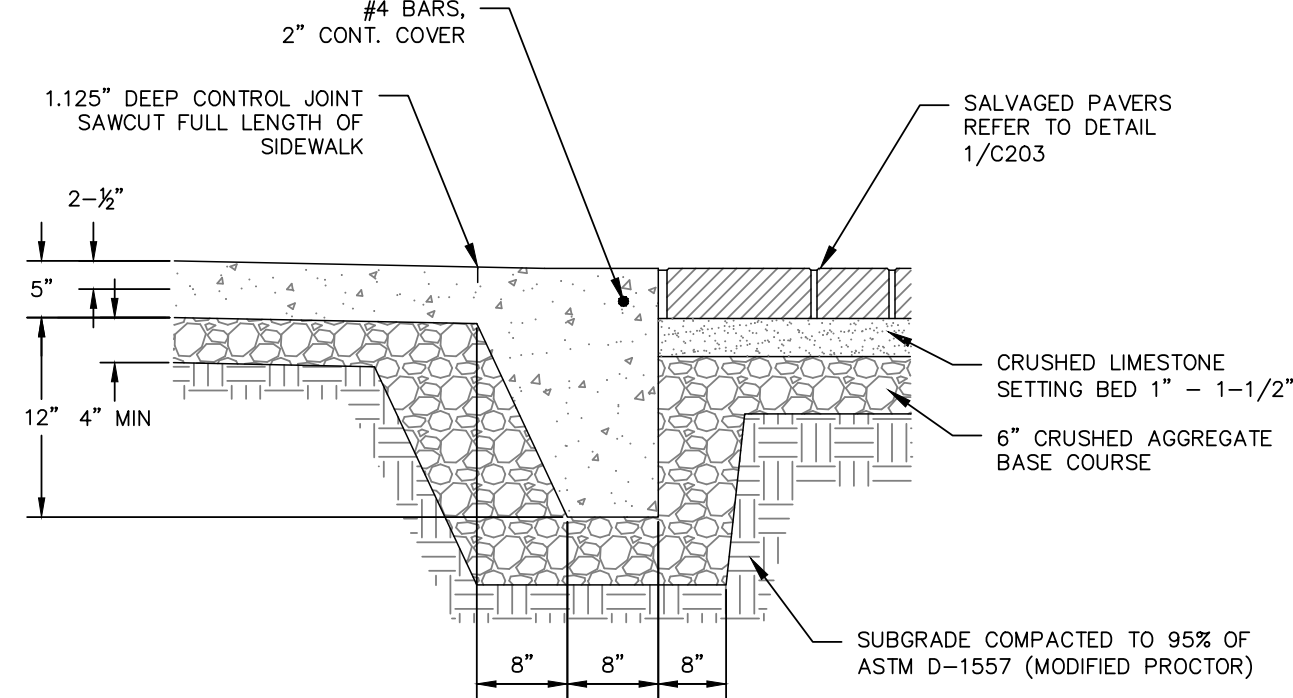
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NO. DATE DESCRIPTION

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18 APR 2025
PROJECT
240201
SHEET NO.

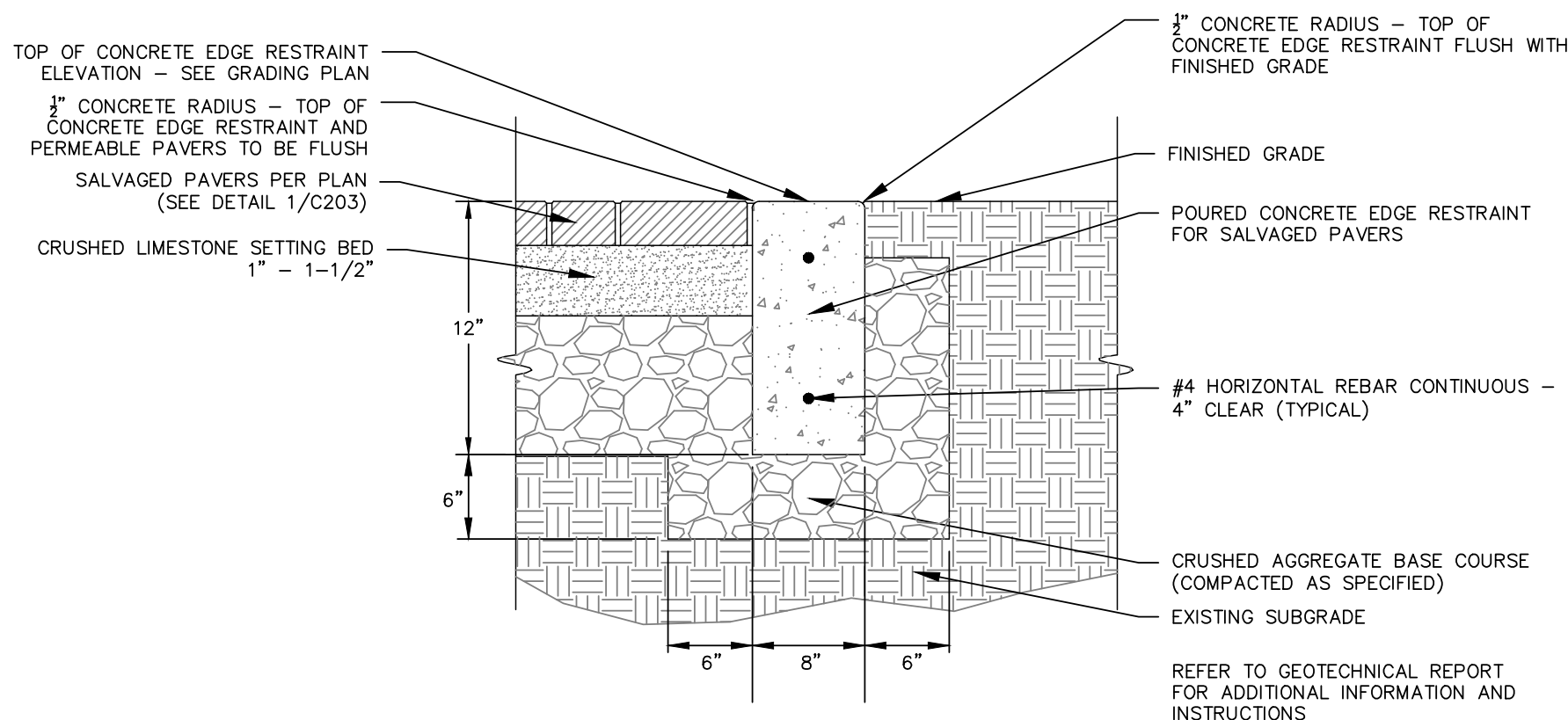
C202
TYPICAL



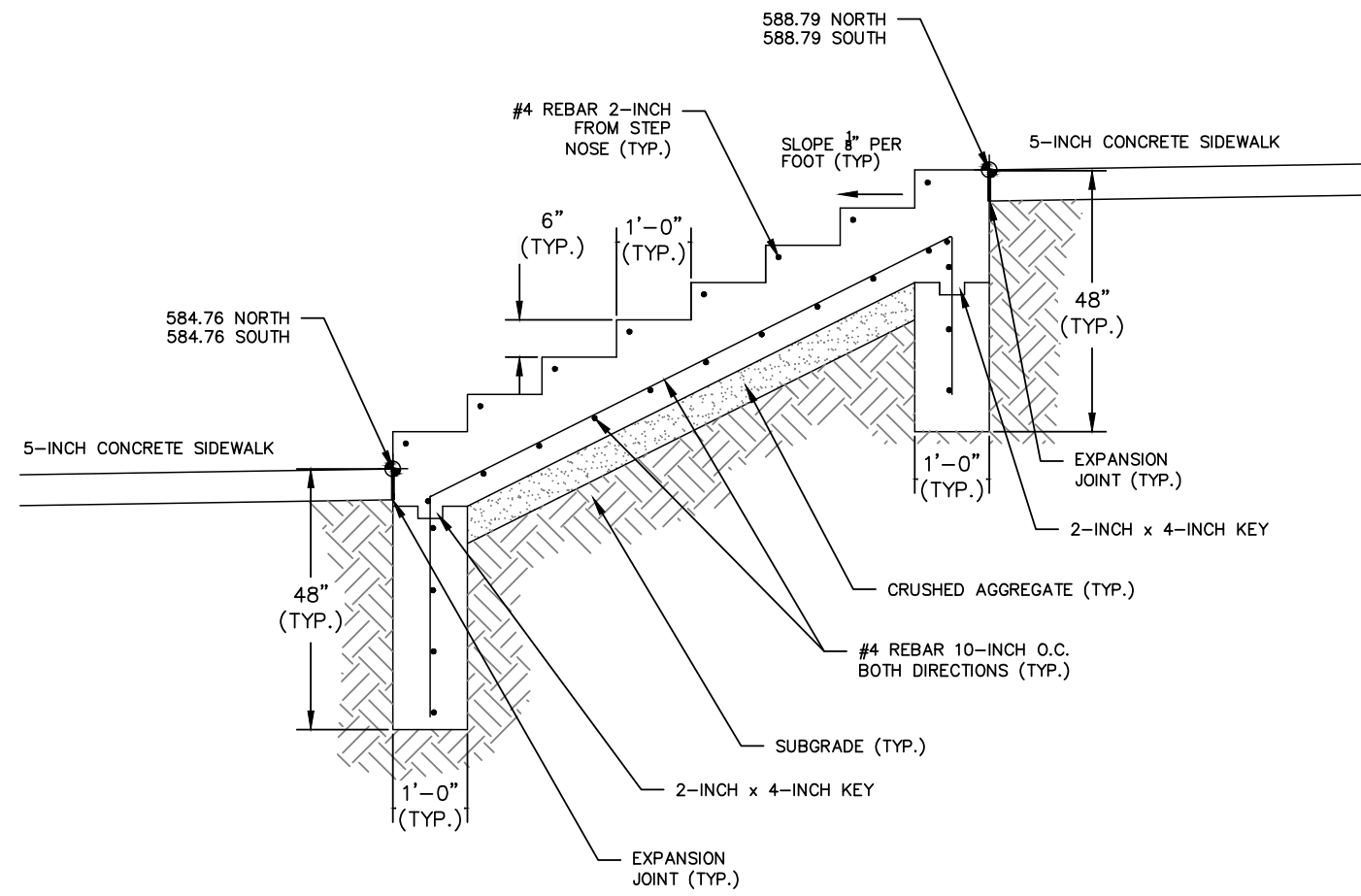
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C203
SALVAGED BRICK PAVER DETAIL
N.T.S.



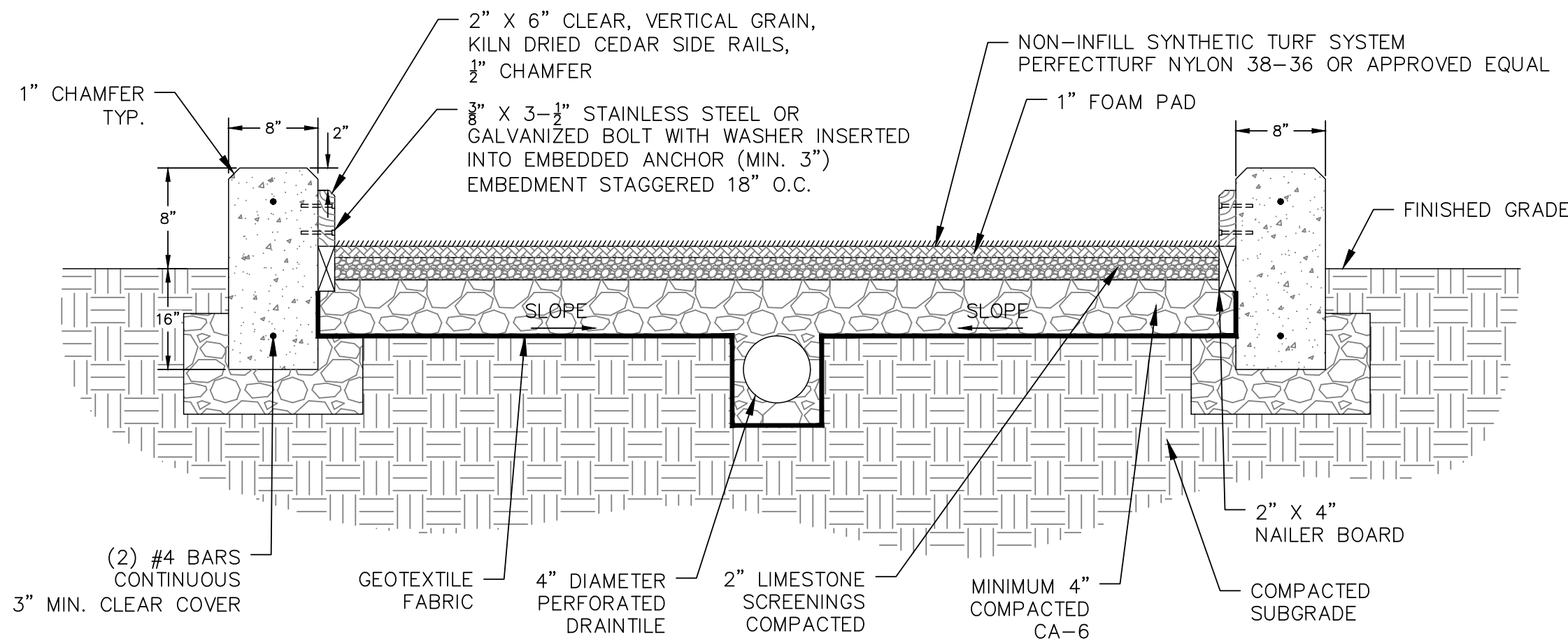
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C203
SIDEWALK ADJACENT TO SALVAGED PAVERS
N.T.S.



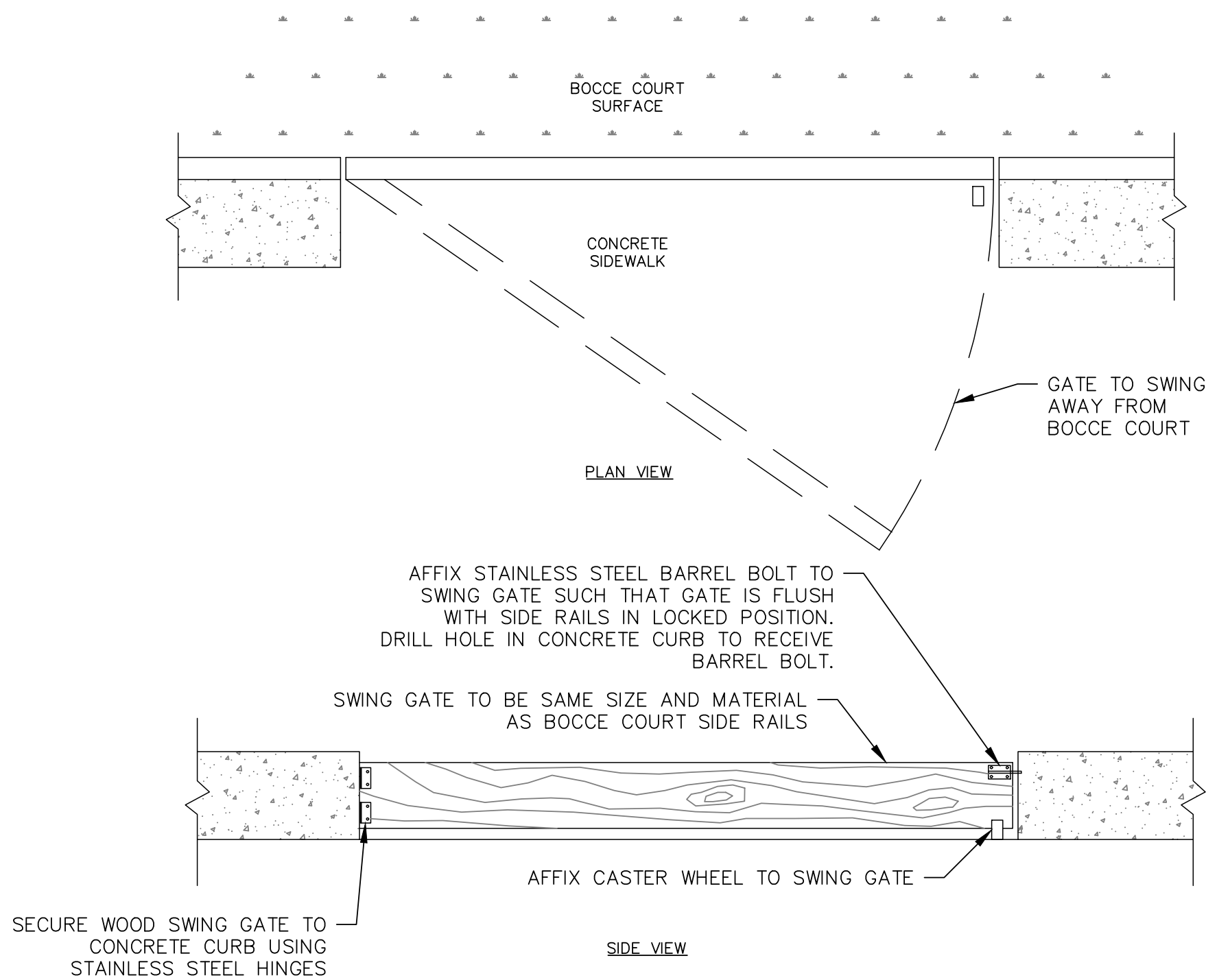
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C203
CONCRETE EDGE RESTRAINT FOR BRICK PAVERS
N.T.S.



4
C203
CONCRETE STAIRS
N.T.S.

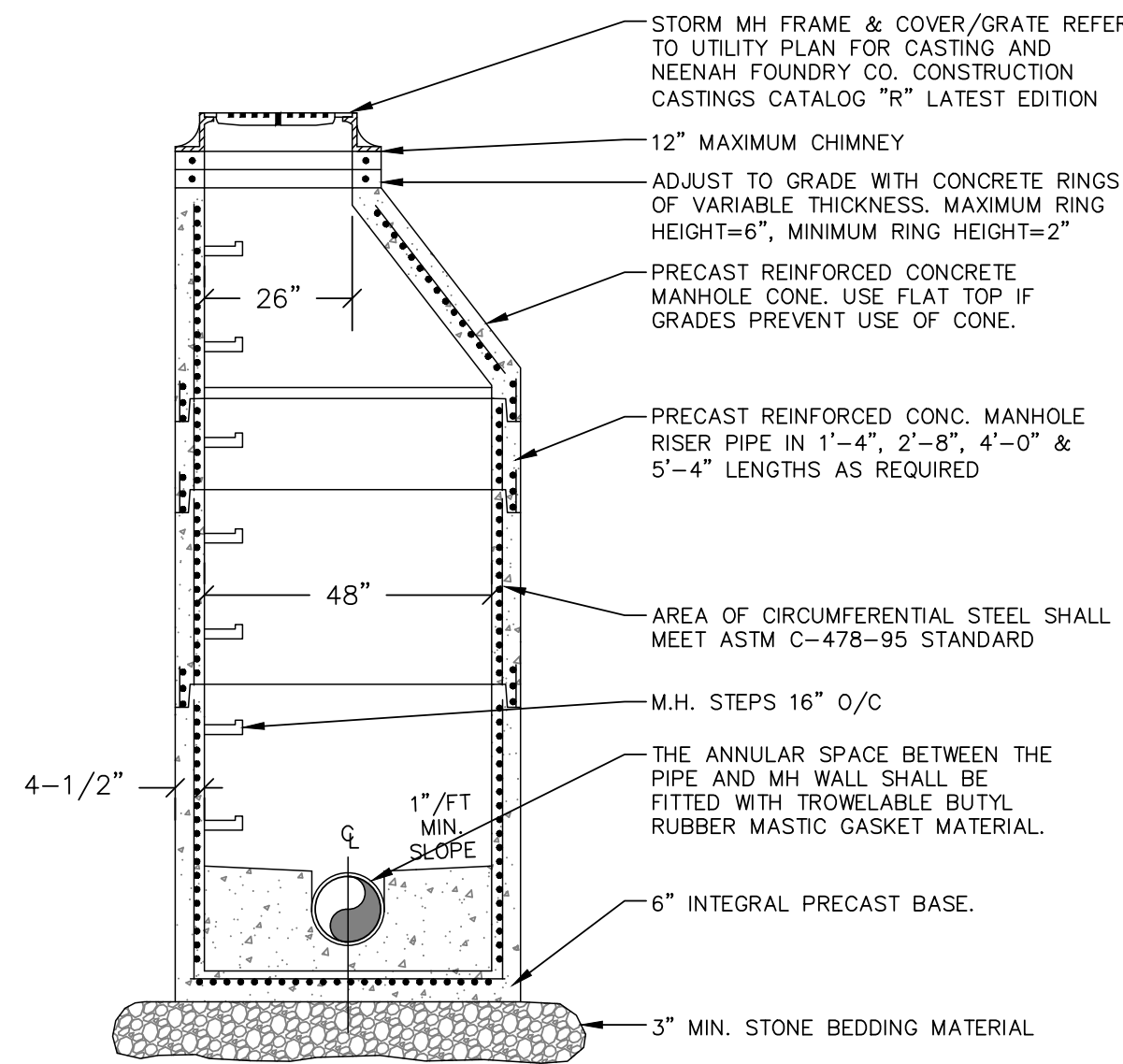


5
C203
BOCCIE COURT SECTION
N.T.S.



6
C203
BOCCIE COURT SWING GATE
N.T.S.

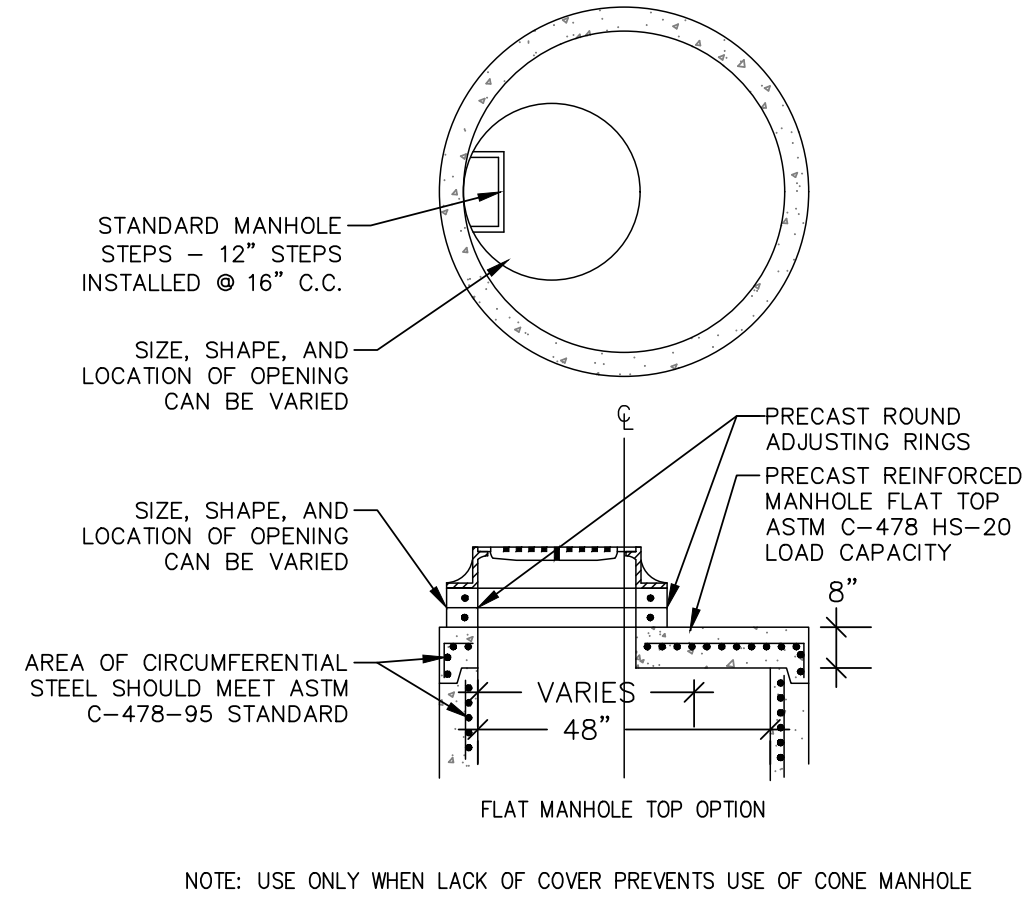
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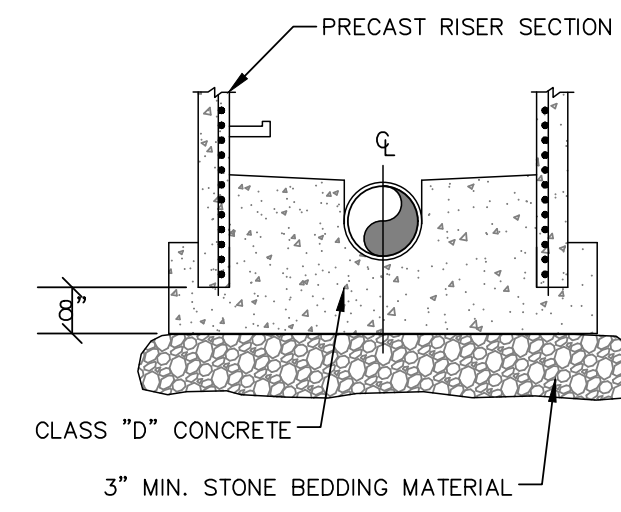
STORM MANHOLE NOTES:

- 1.) PRECAST CONCRETE ADJUSTING RINGS TO BE REINFORCED WITH ONE HOOP OF STEEL CENTERED WITHIN THE RING. WHERE NECESSARY, RINGS SHALL BE GROOVED TO RECEIVE STEP.
- 2.) CONCRETE AND STEEL REINFORCEMENT SHALL CONFORM TO DESIGNATION C-478 REQUIREMENTS OF ASTM SPECIFICATIONS.
- 3.) JOINTS SHALL BE WATERTIGHT AND SHALL BE MADE USING RUBBER GASKETS OR BUTYL RUBBER MASTIC MATERIAL.
- 4.) 3" MIN. BEDDING MATERIAL REQUIRED UNDER MANHOLE BASE AND BACKFILLED STRUCTURE WITH GRANULAR BACKFILL MATERIAL.
- 5.) SEE STANDARD SPECIFICATIONS, FILE NO. 12 FOR PRECAST MANHOLE AND FILE NO. 13 FOR MANHOLE INVERTS, INCLUDING INVERTS OF LATERAL SEWERS THAT CONNECT DIRECTLY TO MANHOLES.

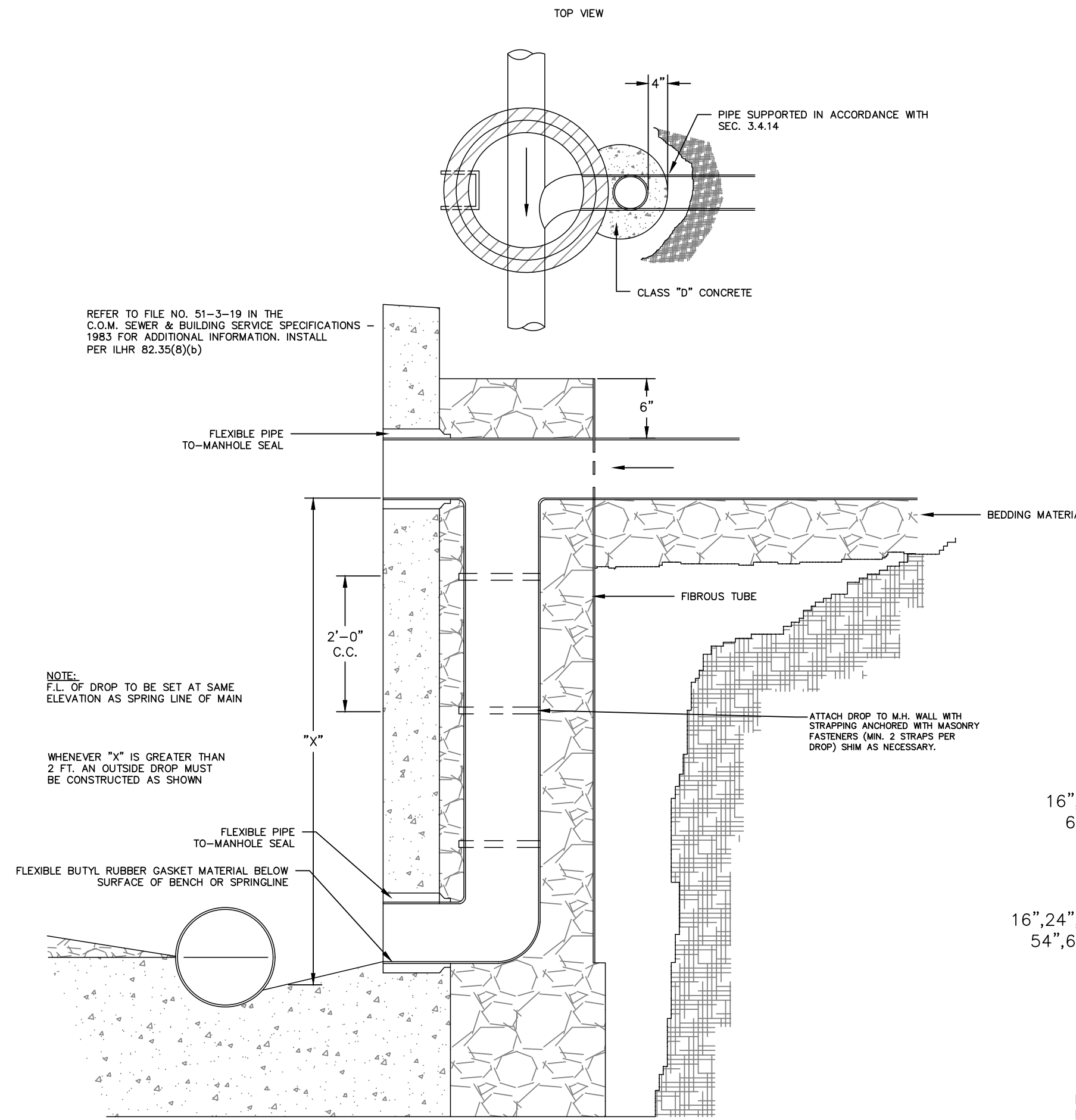
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C204 N.T.S. **STORM MANHOLE DETAIL**



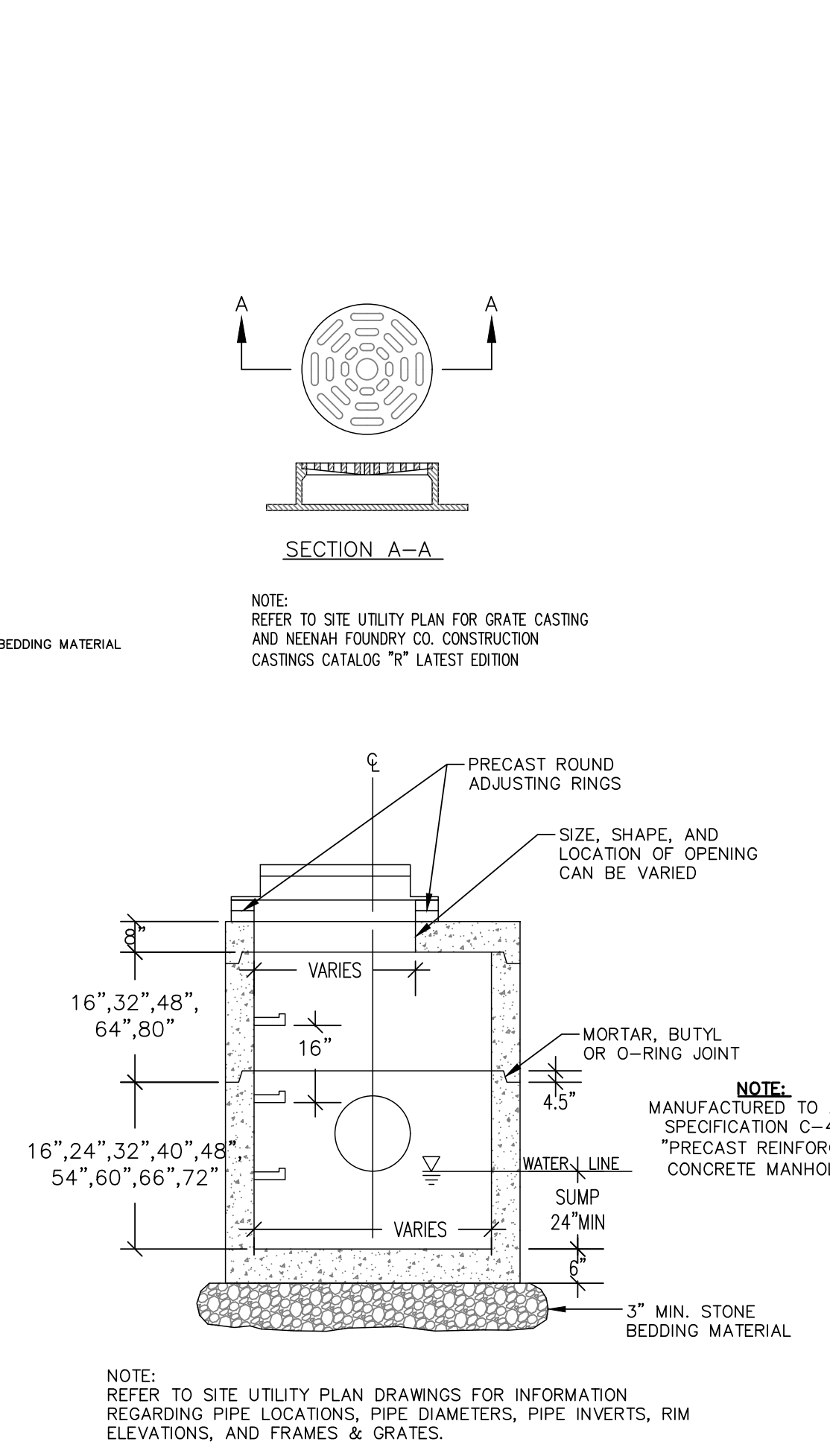
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C204 N.T.S. **OPTIONAL FLAT TOP MANHOLE WITH ROUND FRAME & COVER**



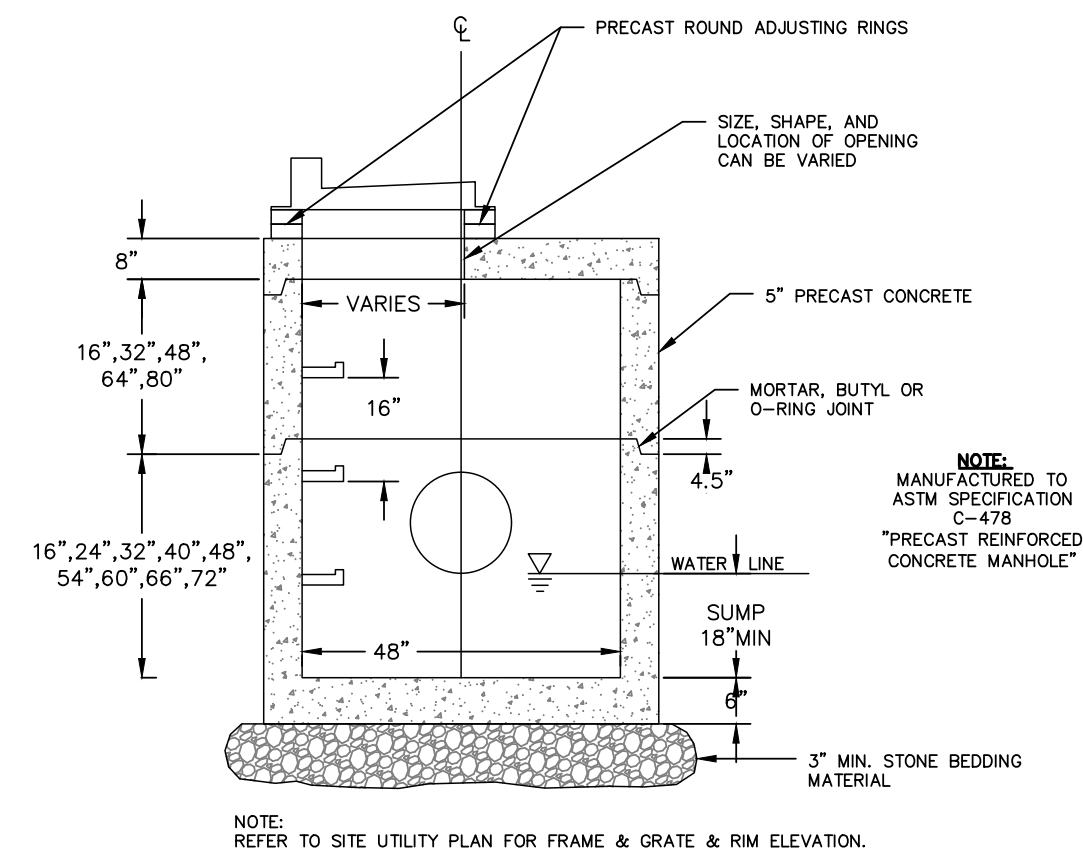
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C204 N.T.S. **OPTIONAL POURED MANHOLE BASE FOR MANHOLES**



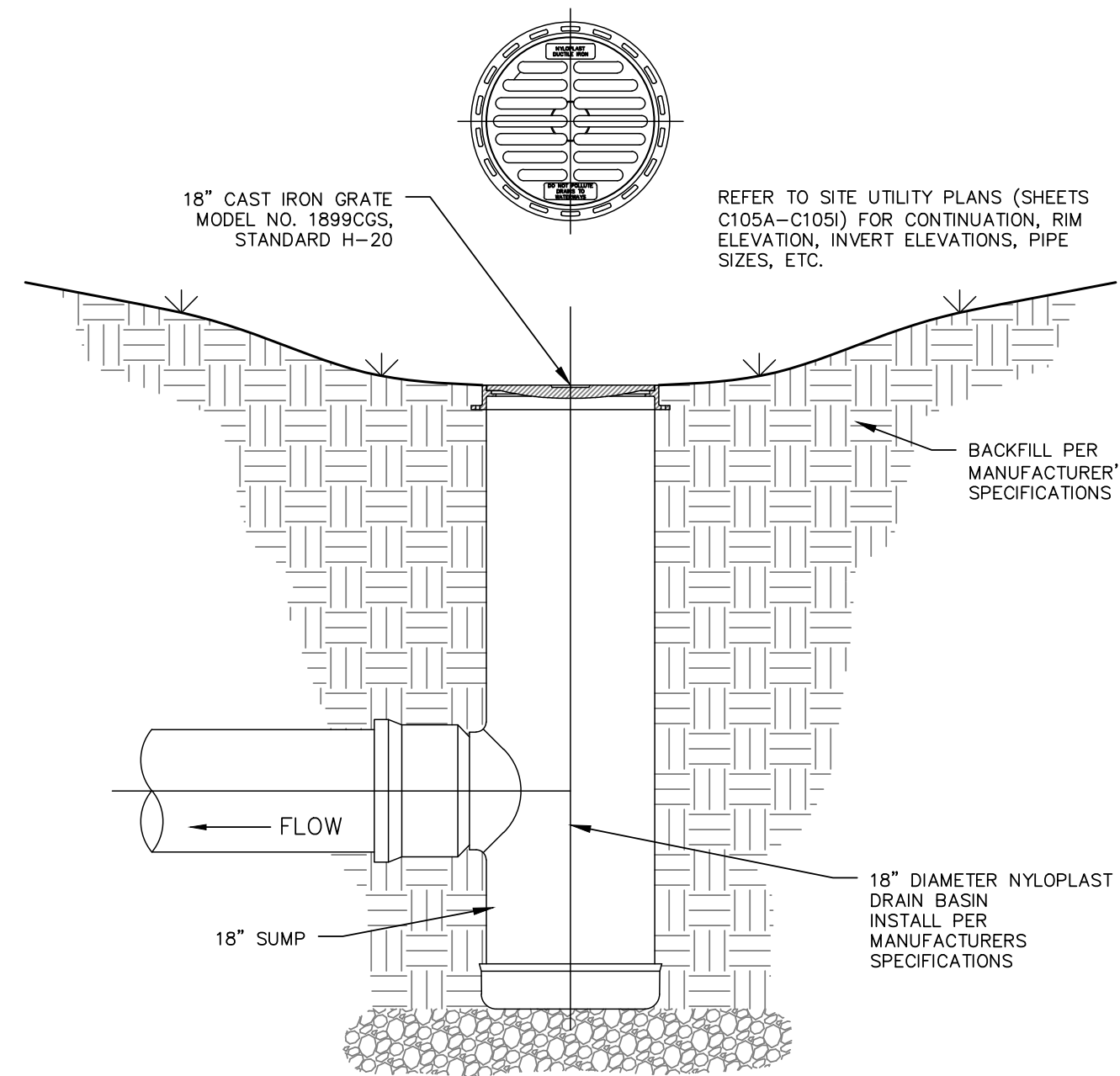
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C204 N.T.S. **OUTSIDE DROP FOR MANHOLES**



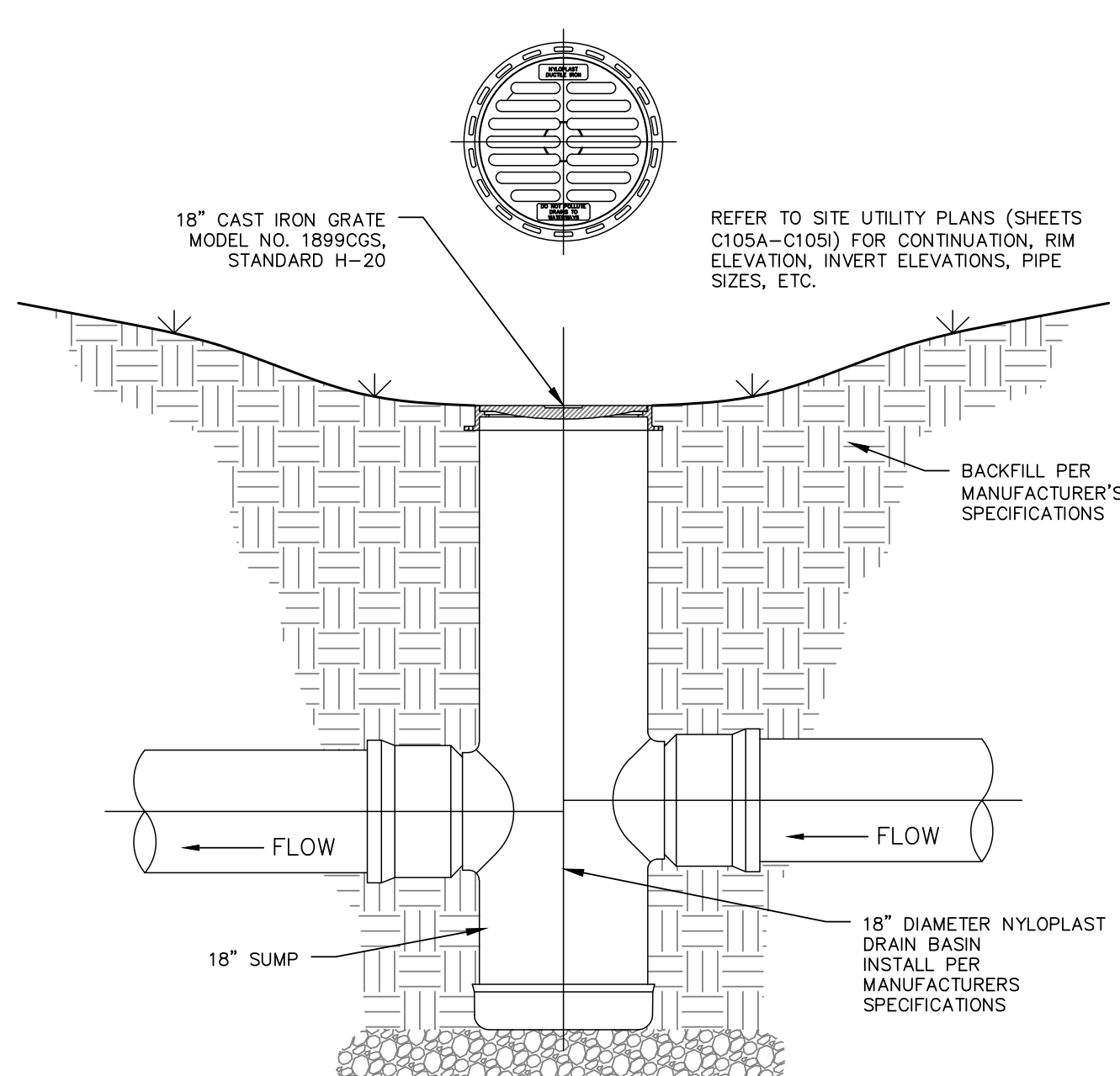
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C204 N.T.S. **24\"/>**



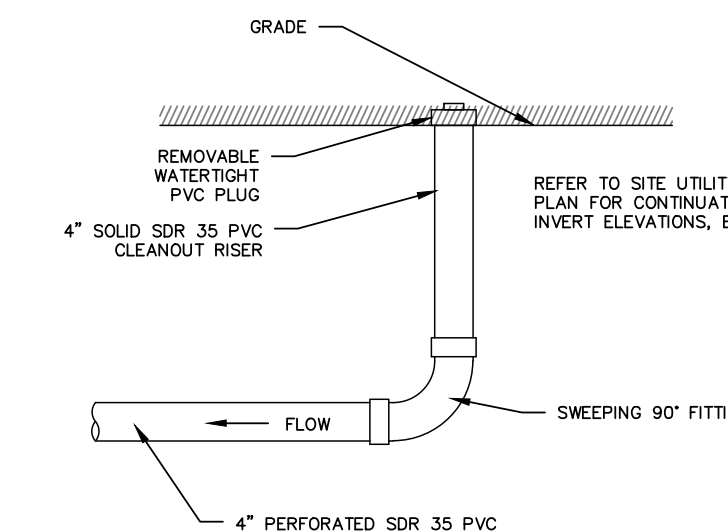
6
C204 N.T.S. **48-INCH DIAMETER STORM CATCH BASIN WITH CURB BOX FRAME & GRATE**



7
C204 N.T.S. **18\"/>**



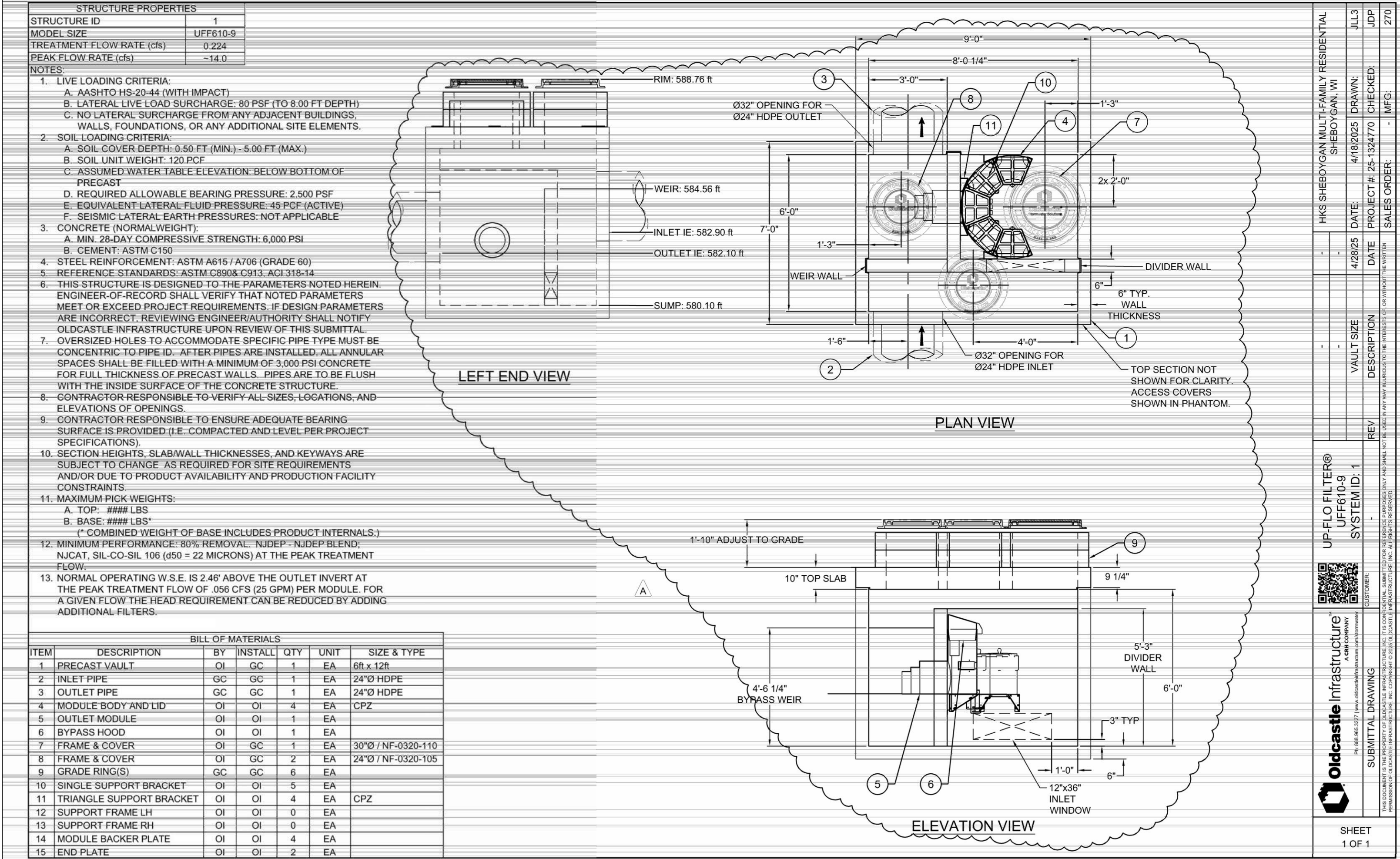
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C204 N.T.S. **18\"/>**



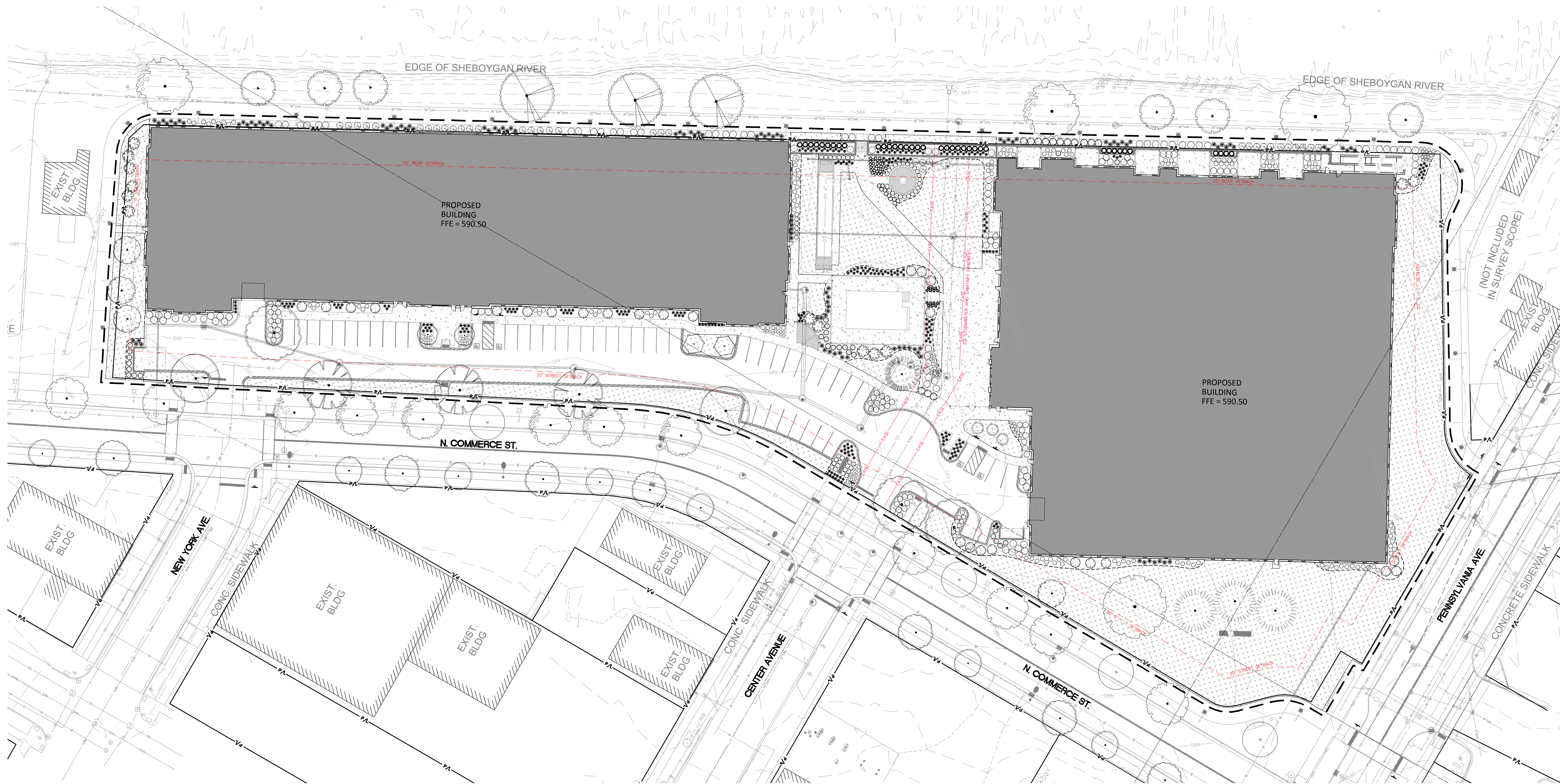
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C204 N.T.S. **STORM SEWER END RUN 4\"/>**

SITE DETAILS

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 1"=30'-0" OVERALL SITE LANDSCAPE PLAN

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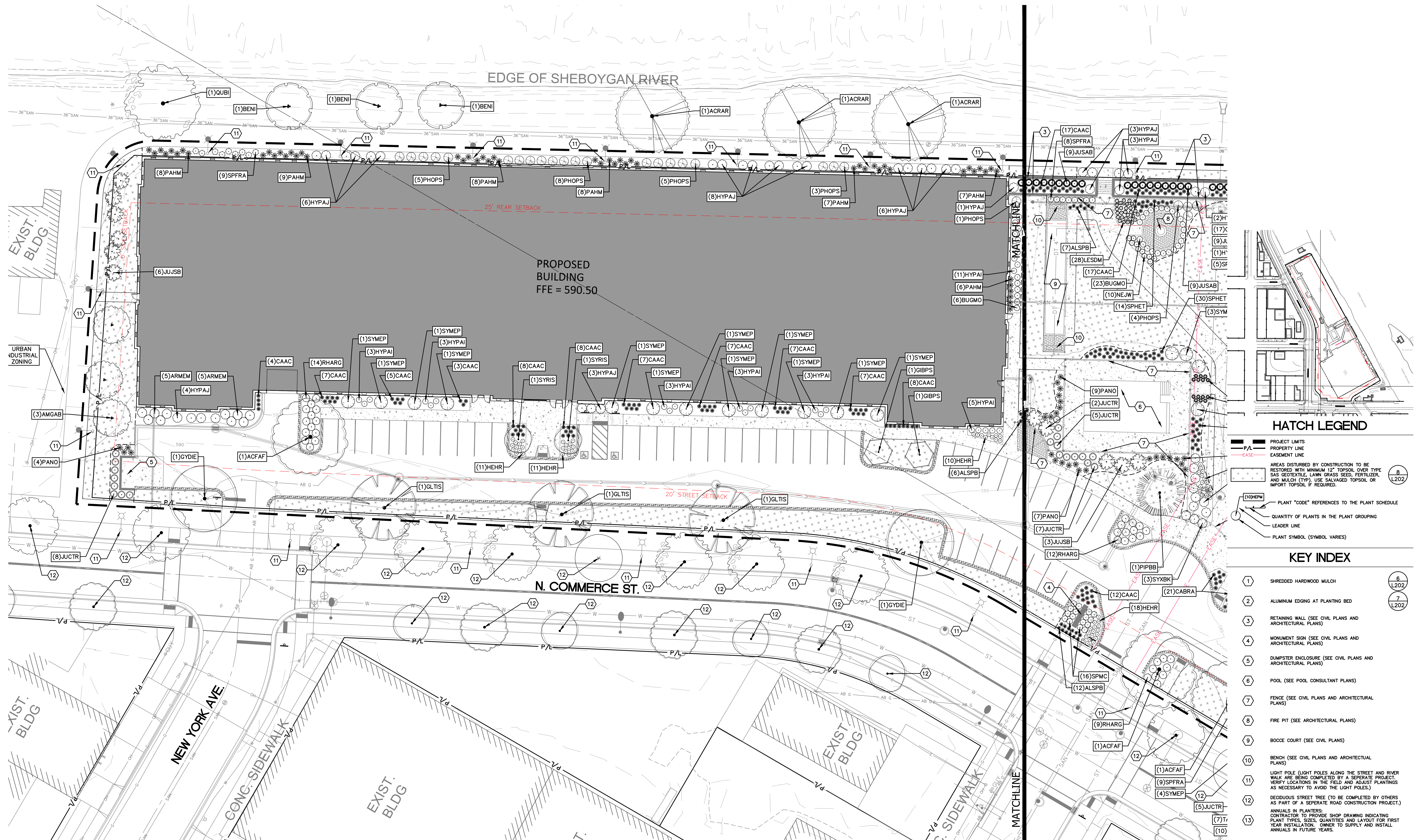
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240201
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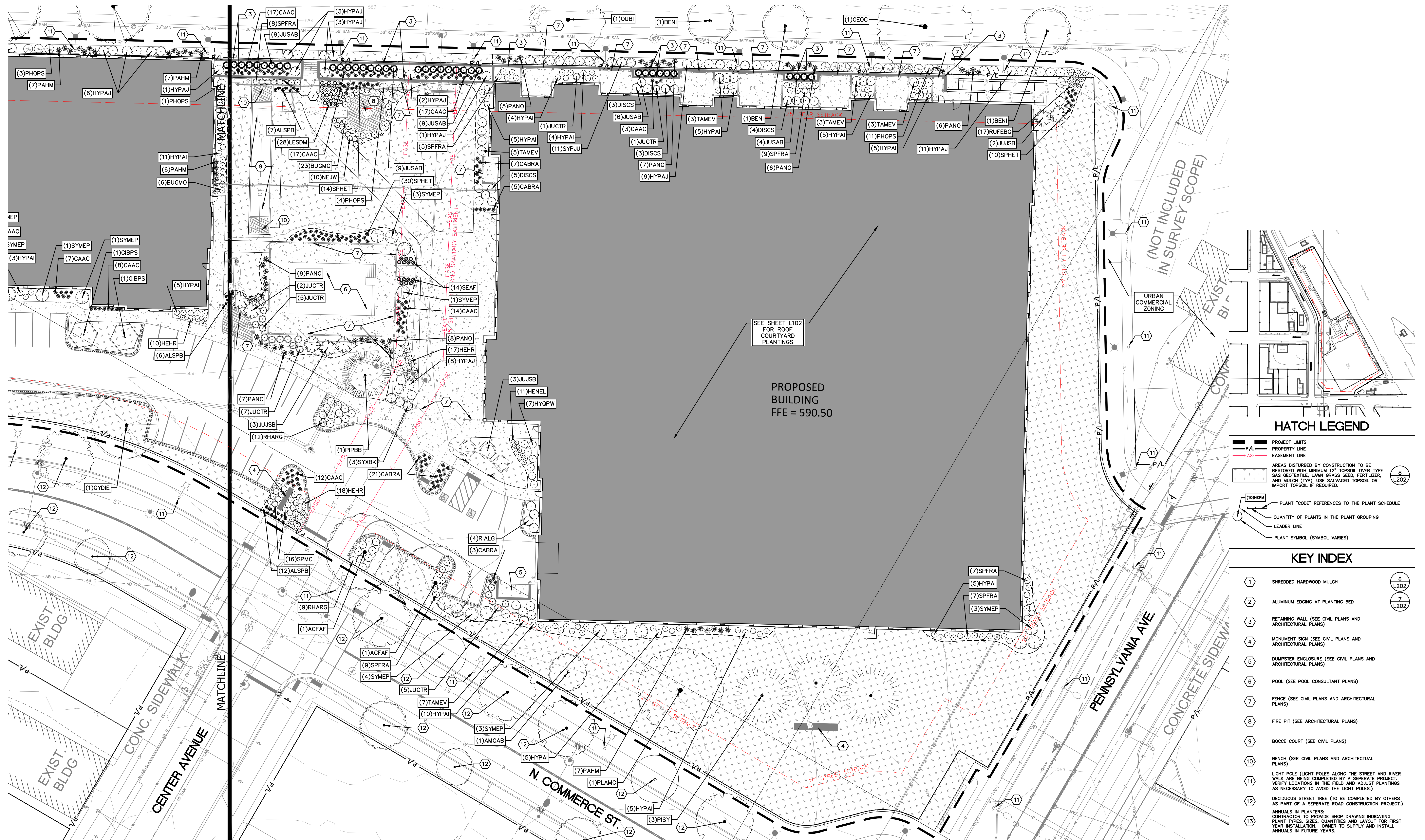
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Multi-Family Residential
Sheboygan, Wisconsin

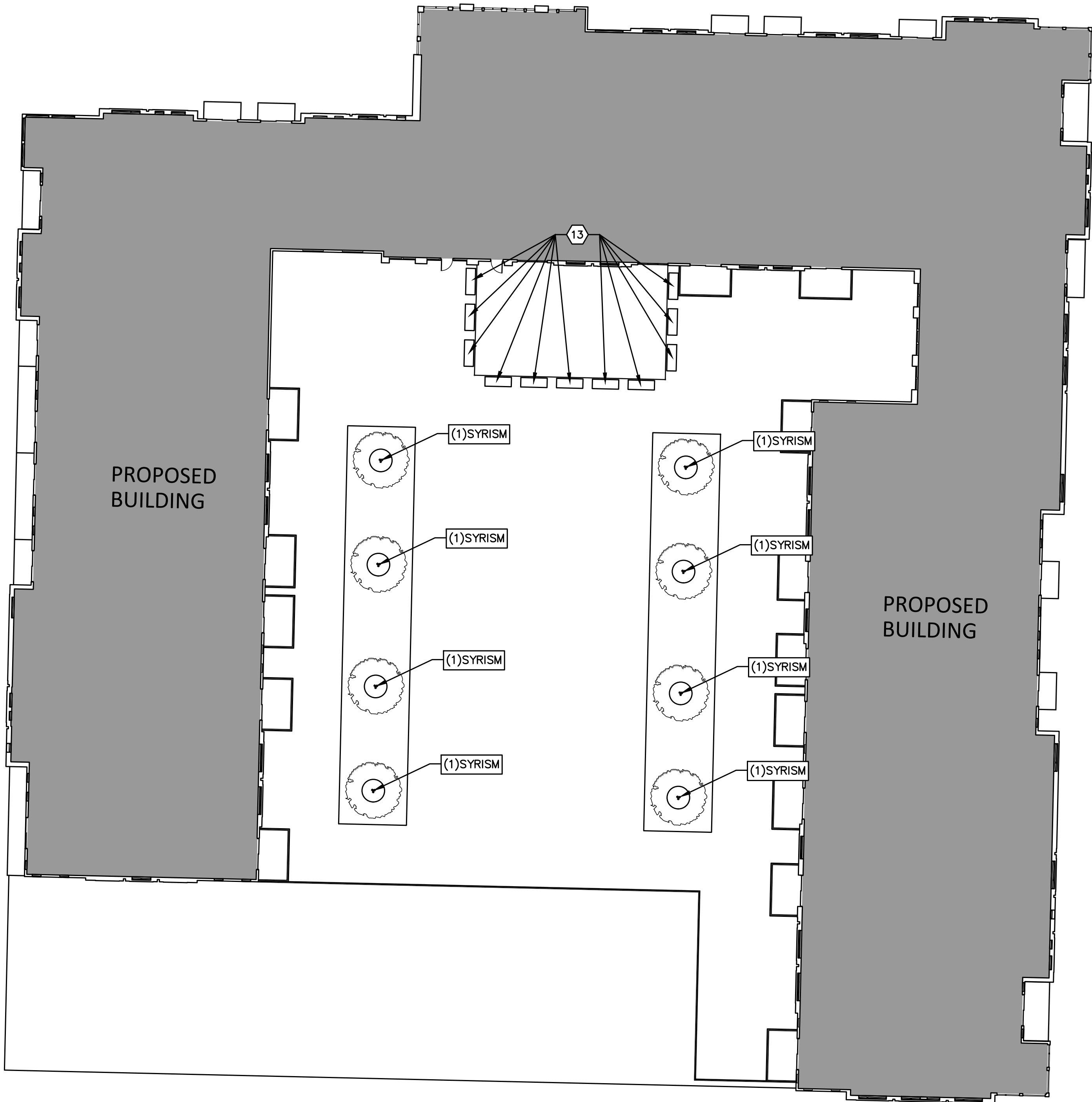
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NO.	DATE	DESCRIPTION

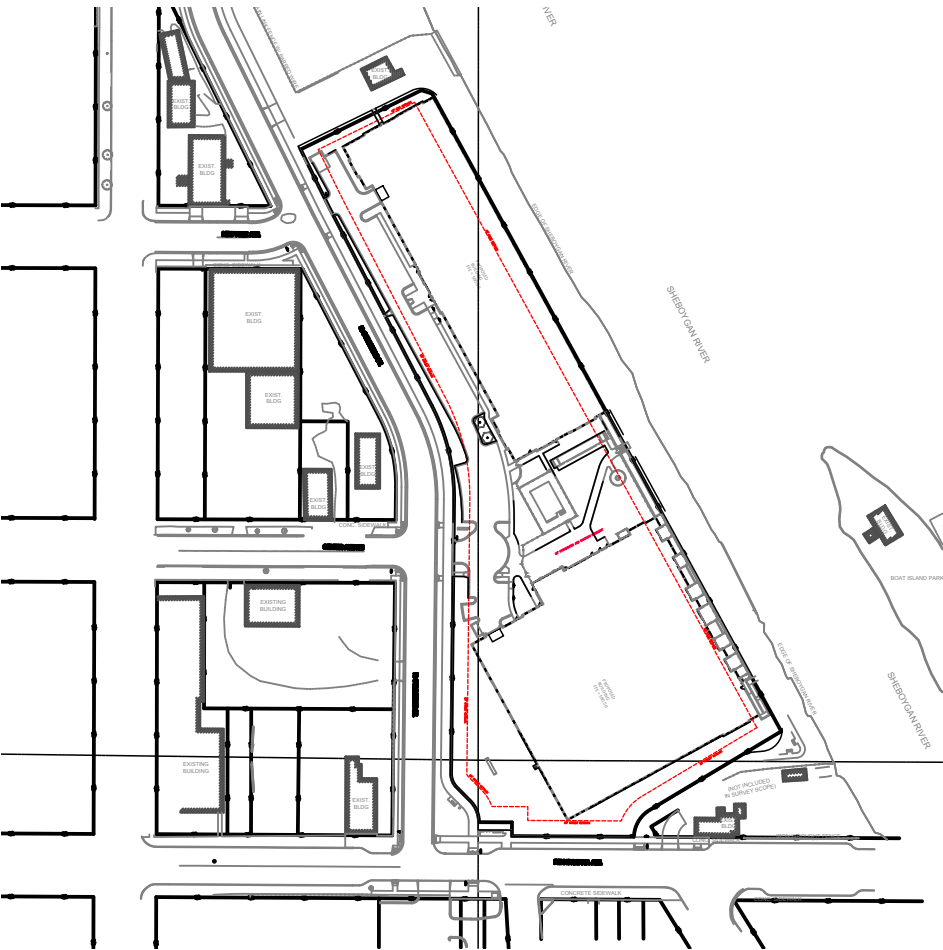
L101
TYPICAL







SOUTH BUILDING



HATCH LEGEND

PROJECT LIMITS
PROPERTY LINE
EASEMENT LINE

AREAS DISTURBED BY CONSTRUCTION TO BE RESTORED WITH MINIMUM 12" TOPSOIL OVER TYPE SAS GEOTEXTILE, LAWN GRASS SEED, FERTILIZER, AND MULCH (TYP). USE SALVAGED TOPSOIL OR IMPORT TOPSOIL IF REQUIRED.

PLANT "CODE" REFERENCES TO THE PLANT SCHEDULE
QUANTITY OF PLANTS IN THE PLANT GROUPING
LEADER LINE
PLANT SYMBOL (SYMBOL VARIES)

KEY INDEX

- | | | |
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| 1 | SHREDDED HARDWOOD MULCH | 6
L202 |
| 2 | ALUMINUM EDGING AT PLANTING BED | 7
L202 |
| 3 | RETAINING WALL (SEE CIVIL PLANS AND ARCHITECTURAL PLANS) | |
| 4 | MONUMENT SIGN (SEE CIVIL PLANS AND ARCHITECTURAL PLANS) | |
| 5 | DUMPSTER ENCLOSURE (SEE CIVIL PLANS AND ARCHITECTURAL PLANS) | |
| 6 | POOL (SEE POOL CONSULTANT PLANS) | |
| 7 | FENCE (SEE CIVIL PLANS AND ARCHITECTURAL PLANS) | |
| 8 | FIRE PIT (SEE ARCHITECTURAL PLANS) | |
| 9 | BOOCE COURT (SEE CIVIL PLANS) | |
| 10 | BENCH (SEE CIVIL PLANS AND ARCHITECTURAL PLANS) | |
| 11 | LIGHT POLE (LIGHT POLES ALONG THE STREET AND RIVER WALK ARE BEING COMPLETED BY A SEPERATE PROJECT. VERIFY LOCATIONS IN THE FIELD AND ADJUST PLANTINGS AS NECESSARY TO AVOID THE LIGHT POLES.) | |
| 12 | DECIDUOUS STREET TREE (TO BE COMPLETED BY OTHERS AS PART OF A SEPERATE ROAD CONSTRUCTION PROJECT.) | |
| 13 | ANNUALS IN PLANTERS:
CONTRACTOR TO PROVIDE SHOP DRAWING INDICATING PLANT TYPES, SIZES, QUANTITIES AND LAYOUT FOR FIRST YEAR INSTALLATION. OWNER TO SUPPLY AND INSTALL ANNUALS IN FUTURE YEARS. | |

Plant Schedule							Site is zoned UR12 (Urban Residential District) with a PUD overlay					
Code	Scientific Name	Common Name	Quantity	Spacing	Install Size	Mature Size (Height/Spread)	Landscape points each	Building foundations landscape points	Developed Lots landscape points	Street Frontages landscape points	Paved areas landscape points	Bufferyard landscape points
Shade and Tall Trees: (Install in accordance with detail 2/L202)												
ACFAF	Acer x freemanii 'Autumn Fantasy'	Autumn Fantasy Maple	3	Per Plan	1.5" caliper B&B	50'/40'	30 points		30	30	30	
ACRAR	Acer rubrum 'Autumn Radiance'	Autumn Radiance Red Maple	3	Per Plan	1.5" caliper B&B	50'/40'	30 points		90			
CEOC	Celtis occidentalis	Common Hackberry	1	Per Plan	1.5" caliper B&B	40'-60'/40'-60'	30 points		30			
GIBPS	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo (male)	2	Per Plan	2" caliper B&B	40'/15'	75 points				150	
GLTIS	Gleditsia tricanthos 'Shademaster' PP1,515	Shademaster Honeylocust	3	Per Plan	1.5" caliper B&B	60'/35'	30 points			90		
GYDIE	Gymnocladus dioicus 'Espresso'	Espresso Kentucky Coffee Tree	2	Per Plan	1.5" caliper B&B	50'/35'	30 points			60		
PLAMC	Platanus x acerifolia 'Morton Circle'	Exclamation London Planetree	1	Per Plan	1.5" caliper B&B	60'/45'	30 points		30			
QUBI	Quercus bicolor	Swamp White Oak	2	Per Plan	2" caliper B&B	50'/40'	75 points		150			
Medium and Low Trees: (Install in accordance with detail 2/L202)												
AMGAB	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	4	Per Plan	6' multi-stem B&B	20'-25'/20'-25'	10 points		30	10		
BENI	Betula nigra	Rver Birch	6	Per Plan	6' multi-stem B&B	40'-70'/35'-50'	15 points		90			
SYRIS	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	2	Per Plan	1.5" caliper B&B	25'/15'	10 points				20	
SYRISM	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	8	Per Plan	7" tall multi-stem B&B	25'/15'	10 points		80			
Evergreen Trees: (Install in accordance with detail 3/L202)												
JUCTR	Juniperus chinensis 'Trautman'	Trautman Juniper	29	Per Plan	3' tall B&B	12'/4'	12 points	24	240		84	
JUJSB	Juniperus chinensis 'J.N. Select Blue'	Star Power Juniper	14	Per Plan	3' tall B&B	17'/7'-9'	12 points	12	156			
PIPBB	Picea pungens 'Baby Blue Eyes'	Baby Blue Eyes Spruce	1	Per Plan	5' tall B&B	30'/20'-25'	40 points		40			
PISY	Pinus sylvestris	Scots Pine	3	Per Plan	5' tall B&B	30'-60'/30'-40'	40 points		120			
Deciduous Shrubs: (Install in accordance with detail 4/L202)												
ARMEM	Aronia melanocarpa 'Morton'	Iroquois Beauty Chokeberry	10	Per Plan	24" spread pot	2'-3'/4'-5'	3 points	30				
DISCS	Diervilla sessilifolia 'LPDC Podras' PP19,391	Cool Splash Dwarf Bush Honeysuckle	15	Per Plan	24" tall pot	30"/30"-54"	3 points	45				
HYPAL	Hydrangea paniculata 'ILVOBO' PP22,782	Bobo Hydrangea	84	Per Plan	24" tall pot	3'/3'-4'	3 points	252				
HYPAJ	Hydrangea paniculata 'Jane'	Little Lime Hydrangea	65	Per Plan	24" tall pot	3'-5'/3'-5'	3 points	84	111			
HYQPW	Hydrangea quercifolia 'Pee Wee'	Pee Wee Oakleaf Hydrangea	7	Per Plan	18" tall pot	3'-4'/2'-5'-3'	3 points	21				
PHOPS	Physocarpus opulifolius 'Seward'	Summer Wine Ninebark	37	Per Plan	24" tall pot	5'-6'/4'-5'	3 point	66	45			
RHARG	Rhus aromatica 'Gro-Low'	Gro-Low Sumac	35	Per Plan	18" spread pot	2'-3'/6'-8'	1 point	5			30	
RIALG	Ribes alpinum 'Green Mound'	Green Mound Alpine Currant	4	Per Plan	24" tall pot	3'-5'/3'-5'	3 point	12				
SPFRA	Spiraea x fritschiana 'JN Select A'	Pink-a-licious Fritsch Spirea	54	Per Plan	18" tall pot	2'-3'/2'-3'	1 point	32	13		9	
SPMC	Spiraea x japonica 'Magic Carpet'	Magic Carpet Spirea	16	Per Plan	18" tall pot	2'/2'-3'	1 point				16	
SYMEP	Syringa meyeri 'Palibin'	Meyer Lilac (Dwarf Korean Lilac)	26	Per Plan	36" tall pot	4'-5'/5'-7'	5 points	90	60		20	
SYPUJ	Syringa patula 'JN Upright Select' PPAF	Violet Uprising Lilac	11	Per Plan	36" tall pot	4'-6'/4'-5'	5 points		55			
SYXBK	Syringa x 'SMNSDTP'	Baby Kim Lilac	3	Per Plan	18" tall pot	2'-3'/2'-5'-3'	1 points		3			
Evergreen Shrubs: (Install in accordance with detail 4/L202)												
BUGMO	Buxus x 'Green Mound'	Green Mound Boxwood	29	Per Plan	18" tall B&B	3'/3'	5 points	30	115			
JUSAB	Juniperus sabina 'Buffalo'	Buffalo Juniper	37	Per Plan	12" spread pot	12"/4'-6'	3 points	3	108			
TAMEV	Taxus x media 'Everlow'	Everlow Yew	21	Per Plan	18" spread pot	2'-3'/4'-5'	5 points	90	15			
Perennials: (Install in accordance with detail 5/L202)												
ALSPB	Allium x 'Summer Peek-a-Boo'	Summer Peek-a-Boo Globe Lily	25	Per Plan	#1 cont.	8"-12"/18"-24"	0 points					
CAAC	Calamagrostis x acutiflora Karl Foerster	Karl Foerster Reed Grass	151	Per Plan	#1 cont.	5'-6'/18"-24"	0 points					
CABRA	Calamagrostis brachytricha	Fall Blooming Feather Reed Grass	36	Per Plan	#1 cont.	36"-60"/24"	0 points					
HEHR	Hemerocallis 'Happy Returns'	Happy Returns Daylily	67	Per Plan	#1 cont.	12"-18"/16"-24"	0 points					
HENEL	Heuchera x 'Northern Exposure Lime'	Northern Exposure Lime Coral Bells	11	Per Plan	#1 cont.	22"-24"/18"-22"	0 points					
LESDM	Leucanthemum x superbum 'Daisy May' (Daisy Duke)	Daisy May Shasta Daisy	28	Per Plan	#1 cont.	12"-24"/12"-18"	0 points					
NEJW	Nepeta x 'Junior Walker'	Junior Walker Catmint	10	Per Plan	#1 cont.	15"-18"/30"-36"	0 points					
PAHM	Panicum virgatum 'Heavy Metal'	Heavy Metal Switchgrass	60	Per Plan	#1 cont.	3'-4'/2'-3'	0 points					
PANO	Panicum virgatum 'Northwinds'	Northwinds Switch Grass	52	Per Plan	#1 cont.	4'-5'/24"-30"	0 points					
RUFEBG	Rudbeckia fulgida 'Early Bird Gold'	F. Early Bird Gold Black-eyed Susan	17	Per Plan	#1 cont.	20"-24"/18"-24"	0 points					
SEAF	Sedum x 'Autumn Fire'	Autumn Fire Sedum	14	Per Plan	#1 cont.	18"-24"/24"	0 points					
SPHET	Sporobolus heterolepis 'Tara'	Tara Prairie Dropseed	54	Per Plan	#1 cont.	18"-24"/18"-24"	0 points					
NOTE: Plant quantities indicated in the plant schedule are for convenience only. Installation contractor is responsible for verifying plant count on the landscape plan. When discrepancies between the plant schedule, labels and the landscape plan occur, the quantity drawn on the landscape plan shall be the official quantity.												
Total Landscape Points Provided								796	1611	190	359	0
Total Landscape Points Required for UR12 zoning								1229	2674	564	284	N/A

LANDSCAPE CALCULATIONS		
City of Sheboygan Landscaping Requirements		
Site Zoning = UR12 (Urban Residential District) with a PUD overlay		
Building Foundation Landscaping		
Proposed North Building Foundation length = 1230 linear feet		
Proposed South Building Foundation length = 1228 linear feet		
Total Building Foundation length = 1230 linear feet + 1228 linear feet = 2458 total linear feet		
Placement of Landscaping	Required Landscaping required by this Section shall be placed so that at maturity, the plant's drip line is located within 10 feet of the building foundation. Such landscaping shall not be located in those areas required for landscaping as street frontages, paved areas, protected green space areas, reforestation areas, or bufferyards.	Provided Landscaping is placed so that at maturity, the plant's drip line is located within 10 feet of the building foundation. Such landscaping is not located in those areas required for landscaping as street frontages, paved areas, protected green space areas, reforestation areas, or bufferyards.
Calculation of Landscaping Points		
50 landscaping points per 100 feet of building foundation required.	50 landscaping points per 100 feet of building foundation required.	Less than 80 landscaping points per 100 ft of building foundation is provided
(2458 ft of building foundation/100 lf) x (50 landscaping points) = 1229 landscaping points required	1229 landscape points required	796 landscape points provided

Developed Lots		
Proposed North Building Floor area = 57,740 square feet		
Proposed South Building Floor area = 75,982 square feet		
Gross Floor area = 57,740 square feet + 75,982 square feet = 133,722 total square feet		
	Required	Provided
Landscaping required by this Section is most effective if located away from those areas required for landscaping as builng foundations, street frontages, paved areas, protected green space areas, reforestation areas, or bufferyards.		
Calculation of Landscaping Points		
20 landscaping points per 1,000 square feet of gross floor area required.	20 landscaping points per 1,000 square feet of gross floor area required.	Less than 20 landscaping points per 1,000 square feet of gross floor area is provided
(133,722 sf gross floor area/1,000 sf) x 20 landscaping points = 2674 landscaping points	2674 total landscaping points required	1611 landscaping points provided

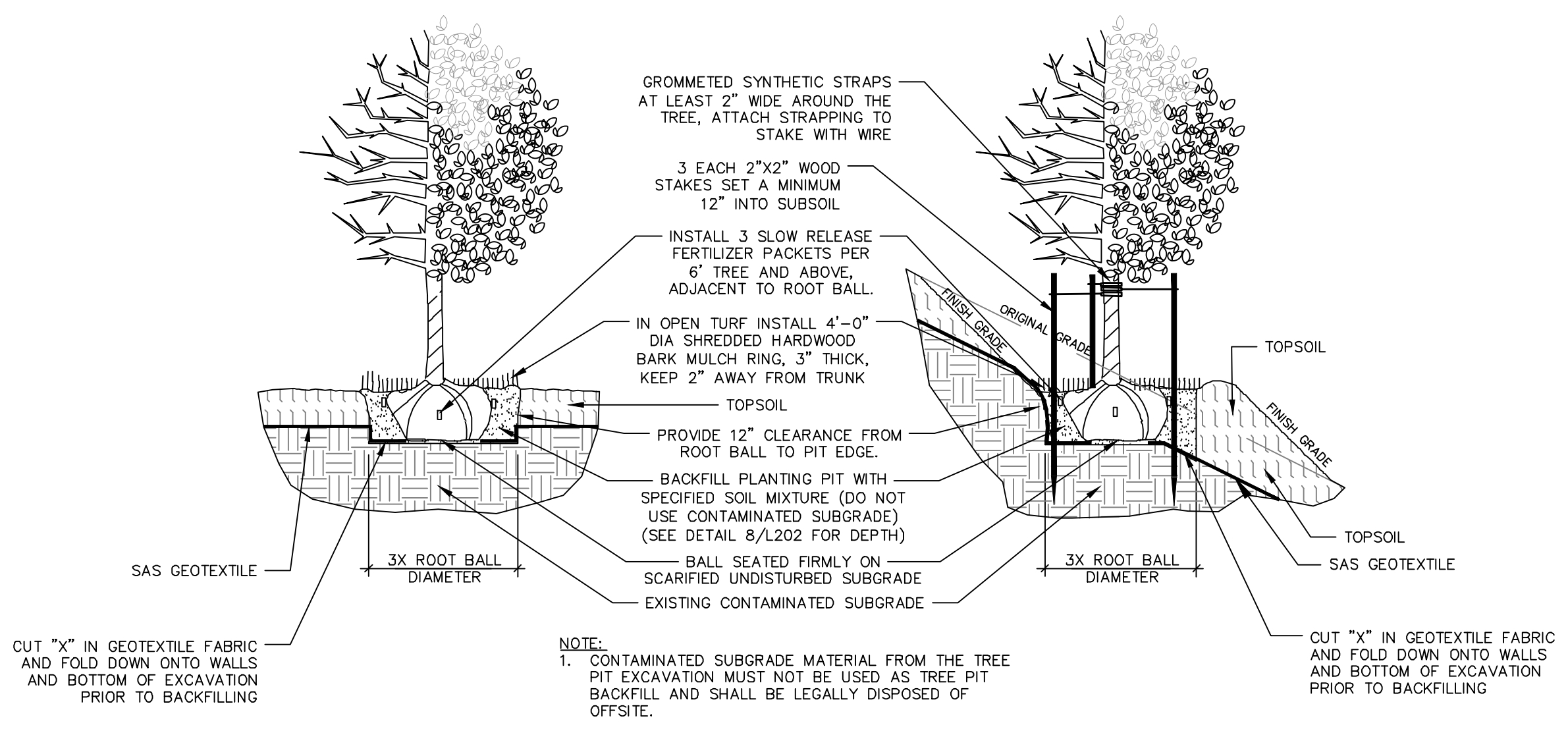
Street Frontages		
Linear feet of street frontage along Commerce Street = 912 linear feet		
Linear feet of street frontage along Pennsylvania Avenue = 215 linear feet		
Total linear feet of street frontage = 912 linear feet + 215 linear feet = 1127 linear feet total		
	Required	Provided
Types of Landscaping	Shrubs shall not be used to meet this requirement. A minimum of 50% of all points shall be devoted to climax and/or tall trees and a minimum of 30% of all points shall be devoted to small trees	No shrubs are used to meet this requirement. 94.7% of points devoted to climax trees and 5.3% of points devoted to small trees.
Placement of Landscaping	All landscaping used to meet this requirement shall be located within 10 feet of the public right-of-way.	All landscaping used to meet this requirement is located within 10 feet of the public right-of-way.
Calculation of Landscaping Points		
50 landscaping points per 100 linear feet of street frontage required	50 landscaping points per 100 feet of street frontage required	Less than 50 landscaping points per 100 lf of street frontage is provided
(1127 total ft of street frontage / 100 feet) x 50 landscaping points = 563.5 Landscape Points required	564 Landscaping Points required	190 Landscaping Points provided

Paved Areas		
Parking Lot paving area = 28,356 square feet		
Parking Stalls = 52 stalls		
	Required	Provided
Placement of landscaping	Landscaping shall be within 10 feet of the paved area. The intent is to require continuous visual screen of parking areas from public rights-of-way at a minimum height of 40 inches.	Landscaping is within 10 feet of the paved area. A continuous visual screen of parking areas from public rights-of-way at a minimum height of 40 inches is not provided.
Calculation of Landscaping Points		
100 landscaping points per 20 parking stalls -or- per 10,000 sf of pavement area (Whichever yields the greater landscaping requirement)	260 total landscaping points required in the stall calculation method	N/A - more points required with paved area method (see below cell)
(52 total parking stalls provided / 20) x 100 landscaping points = 260 landscaping points required	284 total landscaping points required in the paved area calculation method	359 landscaping points provided
(28,356 sf total parking area/10,000 sf) x 100 landscaping points = 283.6 landscaping points		

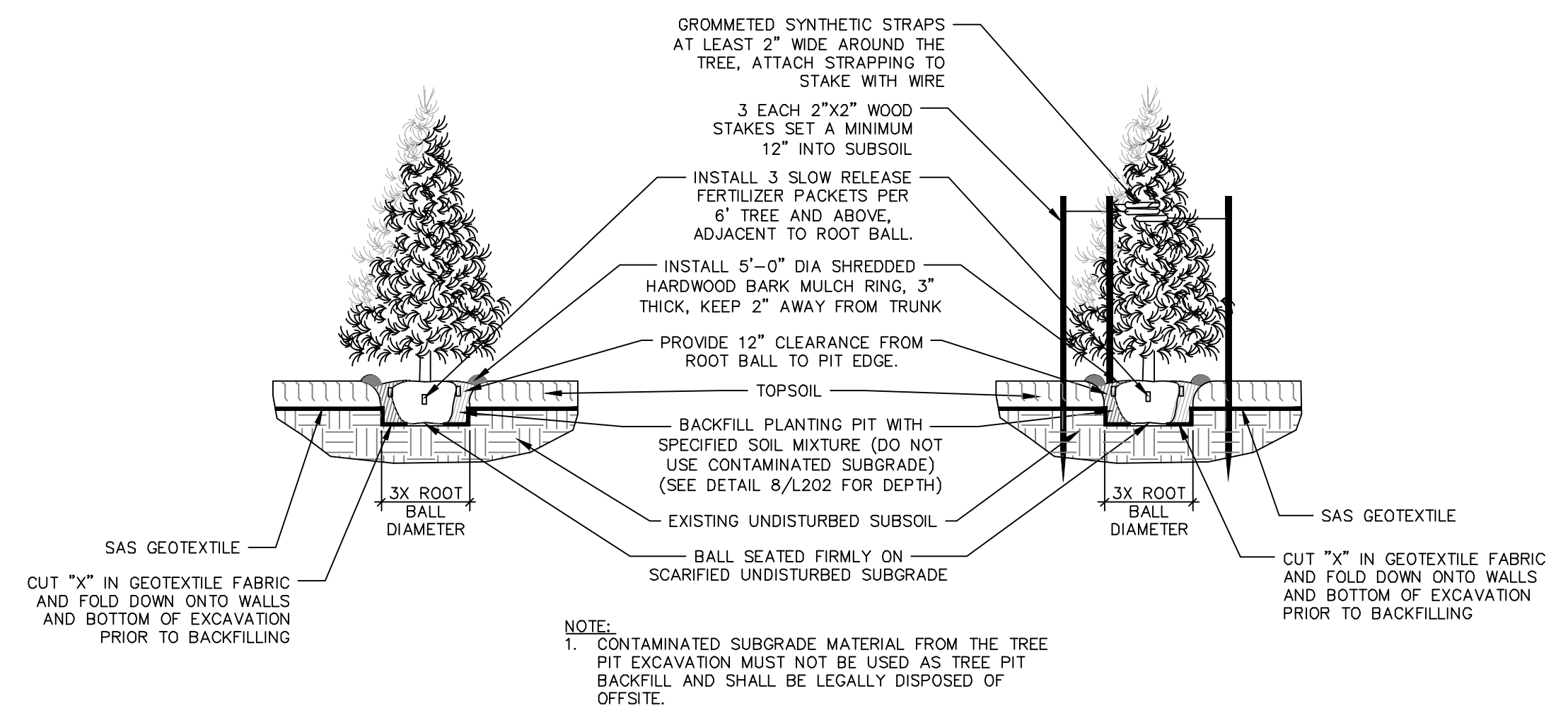
Bufferyard Landscaping		
Adjacent zoning to the north = Urban Industrial (No bufferyard required)		
Adjacent zoning to the south = Urban Commercial (No bufferyard required)		
	Required	Provided
Required Landscaping	Not applicable	Not applicable

1. ALL PLANT MATERIAL SHALL BE OBTAINED FROM A NURSERY LOCATED IN ZONE 5, CONFORM TO APPLICABLE REQUIREMENTS OF THE CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AND BOTANICAL NAMES SHALL BE ACCORDING TO THE CURRENT EDITION OF "STANDARDIZED PLANT NAMES" PREPARED BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURE NOMENCLATURE.
2. CONTRACTOR TO PROVIDE TO THE LANDSCAPE ARCHITECT SAMPLES OF ALL WOOD AND MINERAL/STONE MULCHES, DECORATIVE GRAVELS, MAINTENANCE STRIP STONE, OR OTHER GROUND COVER MATERIALS FOR APPROVAL PRIOR TO INSTALLATION.
3. WOOD MULCH TO BE FRESHLY ACQUIRED SHREDDED HARDWOOD MULCH, DOUBLE MILLED, EXCESSIVE DIRT AND DUST LIKE MATERIAL OR OLD MATERIAL IS NOT ACCEPTABLE.
4. LANDSCAPE EDGING TO BE ALUMINUM EDGING, REFER TO SPECIFICATION 32 93 00 PLANTS FOR ADDITIONAL INFORMATION.
5. ALL PLANTING AREAS TO RECEIVE A 3-INCH THICK LAYER OF SHREDDED HARDWOOD MULCH WITH EDGING. EDGING TO BE INSTALLED BETWEEN DIFFERENT TYPES OF MULCHES, BETWEEN MULCHES AND TURF, AND/OR WHERE SPECIFICALLY NOTED ON THE PLAN, REFER TO SPECIFICATION 32 93 00 PLANTS FOR ADDITIONAL INFORMATION.
6. INSTALL SHOVEL CUT EDGE AROUND ALL INDIVIDUAL TREES AND SHRUBS IN LAWN AREAS AND ALONG PAVEMENT WHERE PLANTING AREAS ADJ TO PREVENT HARDWOOD SHREDDED BARK MULCH FROM SPILLING OUT OF PLANTING AREA.
7. CONTRACTOR RESPONSIBLE FOR MAINTENANCE OF PLANT MATERIAL FOR 90 DAYS FROM INSTALLATION, INCLUDING WATERING, WEEDING, ETC. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF SEEDED AREAS FOR 60 DAYS FROM INSTALLATION, INCLUDING WATERING, WEEDING, ETC. CONTRACTOR TO PROVIDE AND REVIEW MAINTENANCE INSTRUCTIONS WITH THE OWNER PRIOR TO THE COMPLETION OF THESE MAINTENANCE PERIODS. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
8. CLEANLY PRUNE AND REMOVE DAMAGED BRANCHES, DEAD WOOD, AND ROOTS IMMEDIATELY PRIOR TO PLANTING. DO NOT CUT LEADERS OR LEAVE "Y" CROTCHES OR DOUBLE LEADERS UNLESS A MULTI-STEM TREE IS SPECIFIED.
9. REMOVE BURLAP, WIRE BASKET, ROPE, TWINE, AND ALL SYNTHETIC MATERIAL FROM THE ROOTS, TRUNK, OR CROWN OF PLANT.
10. REMOVE EXCESS SOIL ABOVE ROOT COLLAR.
11. PLANT TREES AND SHRUBS SO THAT THE ROOT COLLAR IS 2" ABOVE FINISHED GRADE OR SEVERAL INCHES ABOVE GRADE IF PLANT IS INSTALLED IN POOR SOILS.
12. PLANT TREES AND SHRUBS WITH SAME ORIENTATION AS WHEN HARVESTED FROM THE NURSERY OR TO SHOWCASE THE MOST AESTHETIC VIEW.
13. PLANT ALL TREES WITH THREE SLOW RELEASE FERTILIZER PACKETS, SPACED EQUIDISTANT AROUND THE EDGE OF THE ROOT BALL.
14. PLANT ALL SHRUBS WITH ONE SLOW RELEASE FERTILIZER PACKET, PLACED BELOW THE ROOTING SYSTEM.
15. WATER AND TAMP BACKFILL AND ROOTS OF ALL NEWLY SET PLANT MATERIAL SO THE SOIL AND ROOTS ARE THOROUGHLY SOAKED AND AIR POCKETS ARE REMOVED.
16. FOR INDIVIDUAL TREES & SHRUBS PLANTED IN TURF AREAS, PROVIDE CONTINUOUS 3" SOIL SAUCER TO CONTAIN WATER & MULCH (TREES ON SLOPES SHALL BE SAUCERED ON THE DOWNHILL SIDE)
17. INSTALL 3" THICK SHREDDED HARDWOOD BARK MULCH RING 3'-0" DIA. FOR DECIDUOUS TREES AND ALL INDIVIDUAL SHRUBS IN LAWN AREAS, 5'-0" DIA. FOR EVERGREEN TREES. KEEP MULCH 2" AWAY FROM TRUNKS.
18. STAKING -- ONLY STAKE EVERGREEN TREES 5'-0" OR GREATER IN HEIGHT OR TREES THAT ARE UNABLE TO REMAIN UPRIGHT AFTER PLANTING. TREES WILL BECOME STRONGER FASTER WHEN THE TOP 2/3 OF THE TREE IS FREE TO SWAY. DO NOT ATTACH WIRE DIRECTLY TO TREES OR THROUGH HOSES -- UTILIZE GROMMETED, SYNTHETIC STRAPS AT LEAST 2" WIDE AROUND THE TREE, ATTACH STRAPPING TO STAKE WITH WIRE. STAKE ONLY WHEN NECESSARY. STAKES SHOULD BE DRIVEN DEEPLY INTO THE GROUND TO PREVENT DISLODGING. CHECK AT LEAST EVERY THREE MONTHS FOR BINDING OR OTHER PROBLEMS. STAKES AND TIES SHOULD BE REMOVED SIX MONTHS TO ONE YEAR AFTER PLANTING.
19. THE LOCATION OF PROPOSED PARKING LOT LIGHT POLES AND COURTYARD LIGHT POLES/LIGHT BOLLARDS IS UNKNOWN. ADJUST PLANTINGS AS NECESSARY TO AVOID LIGHT POLE AND LIGHT BOLLARD CONFLICTS.
20. REFER TO SPECIFICATIONS 32 93 00 PLANTS AND 32 92 00 TURF AND GRASSES FOR ADDITIONAL INFORMATION.

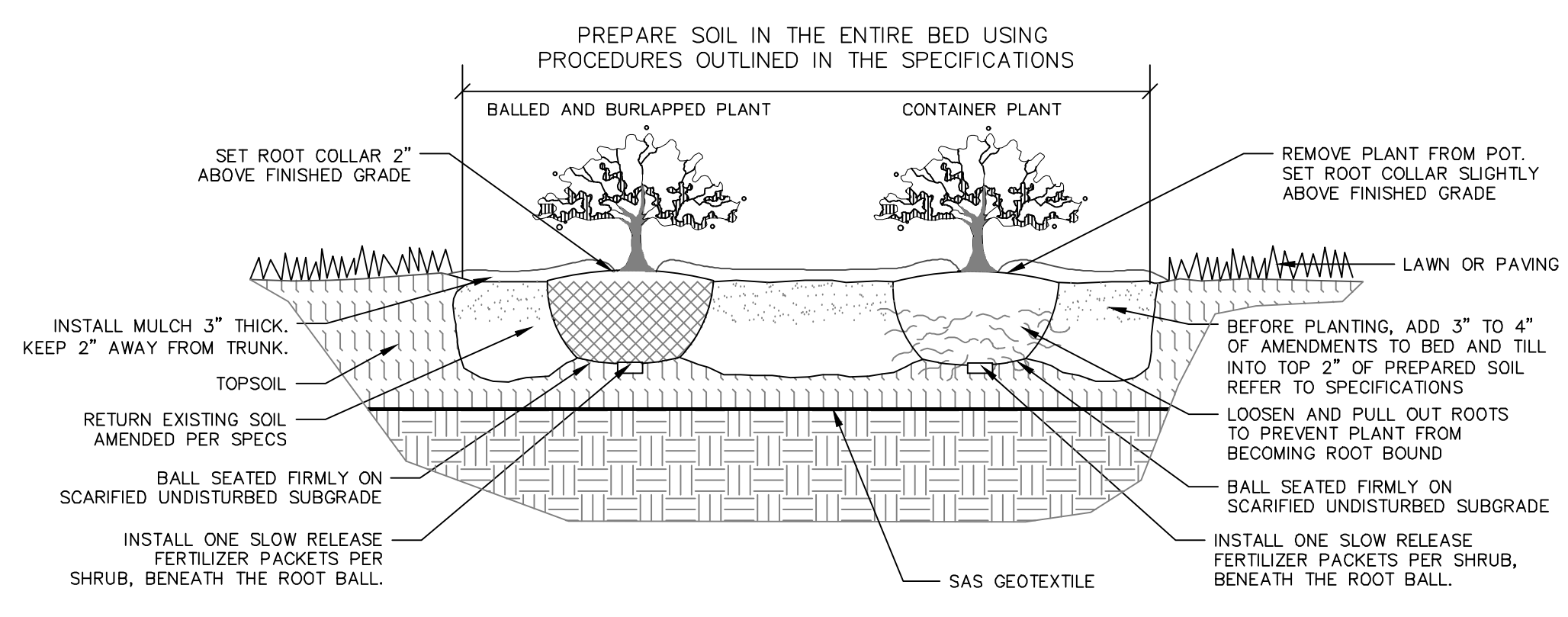
1 LANDSCAPE NOTES
L202 REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION



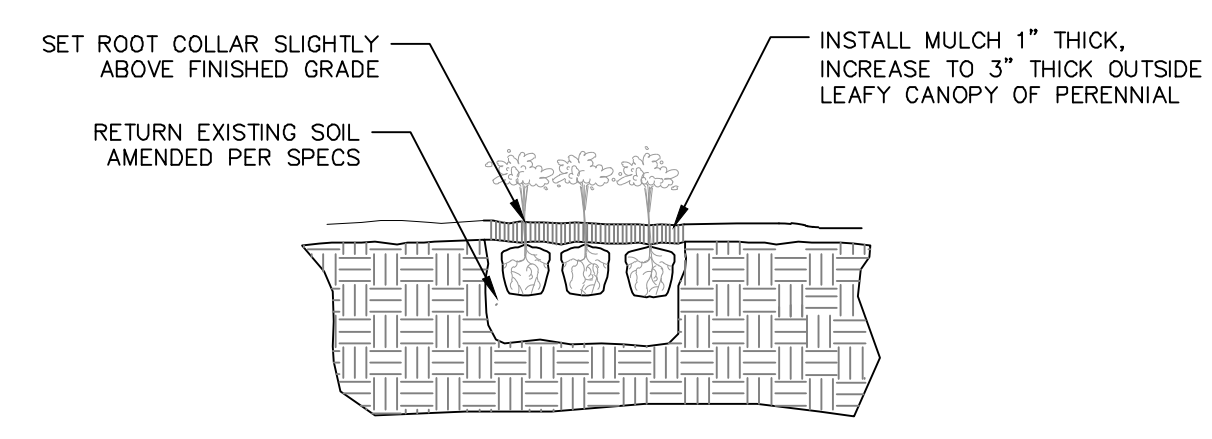
2 DECIDUOUS TREE PLANTING, STAKING, & PLANTING ON A SLOPE OVER CONTAMINATED SUBGRADE
L202 N.T.S.



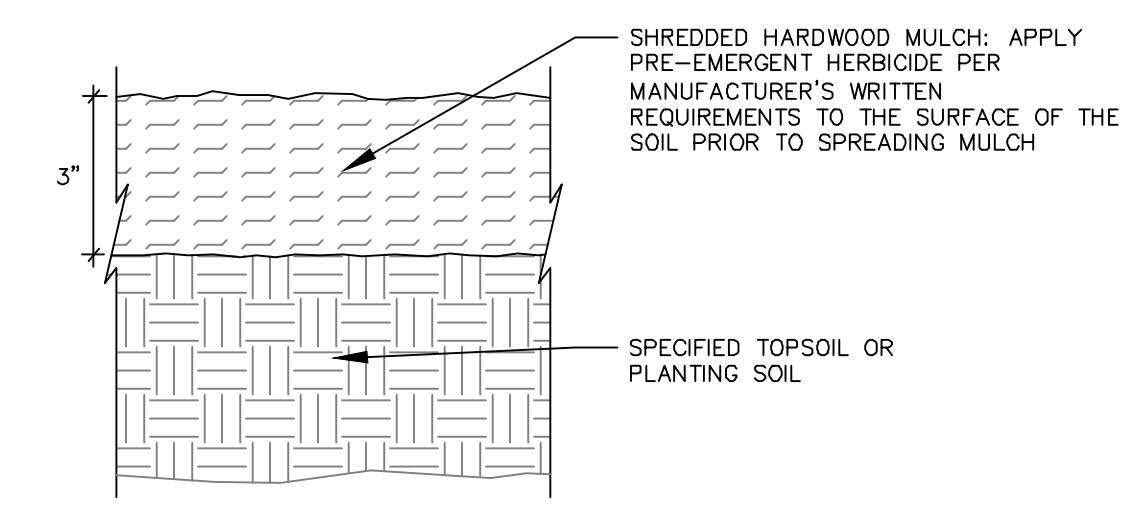
3 EVERGREEN TREE PLANTING & STAKING OVER CONTAMINATED SUBGRADE
L202 N.T.S.



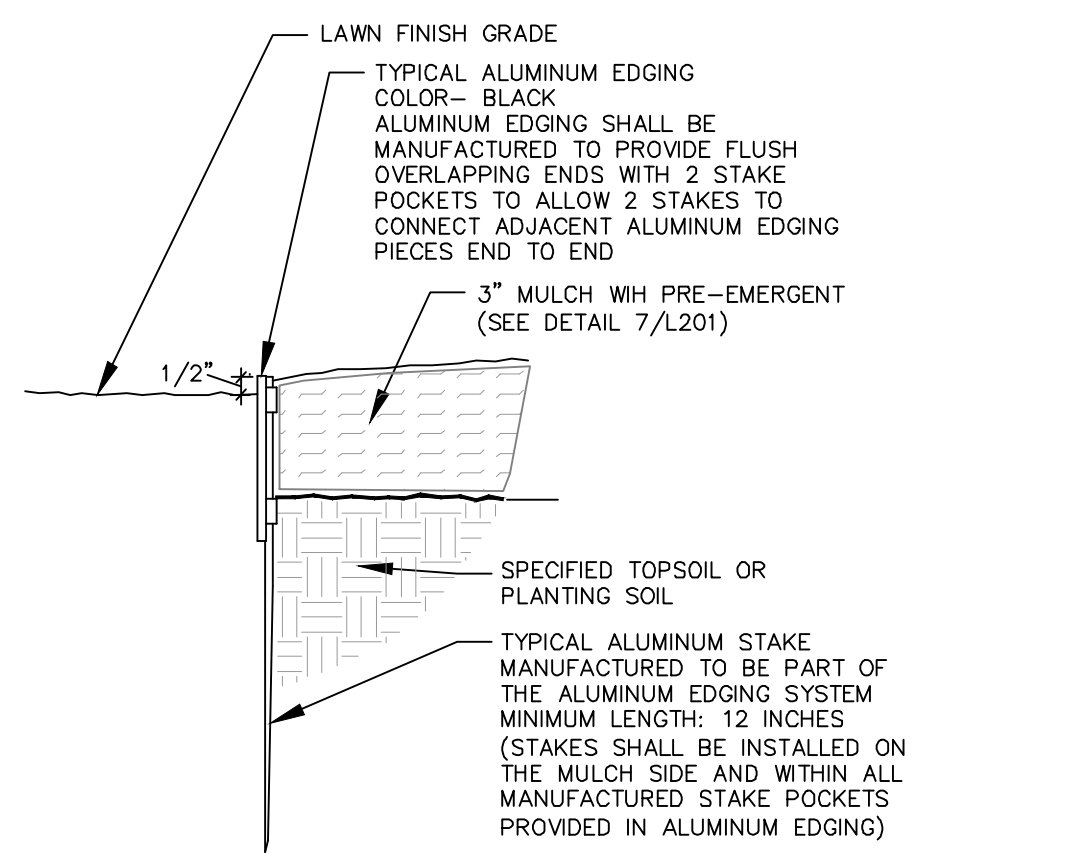
4 DECIDUOUS & EVERGREEN SHRUB PLANTING OVER CONTAMINATED SUBGRADE
L202 N.T.S.



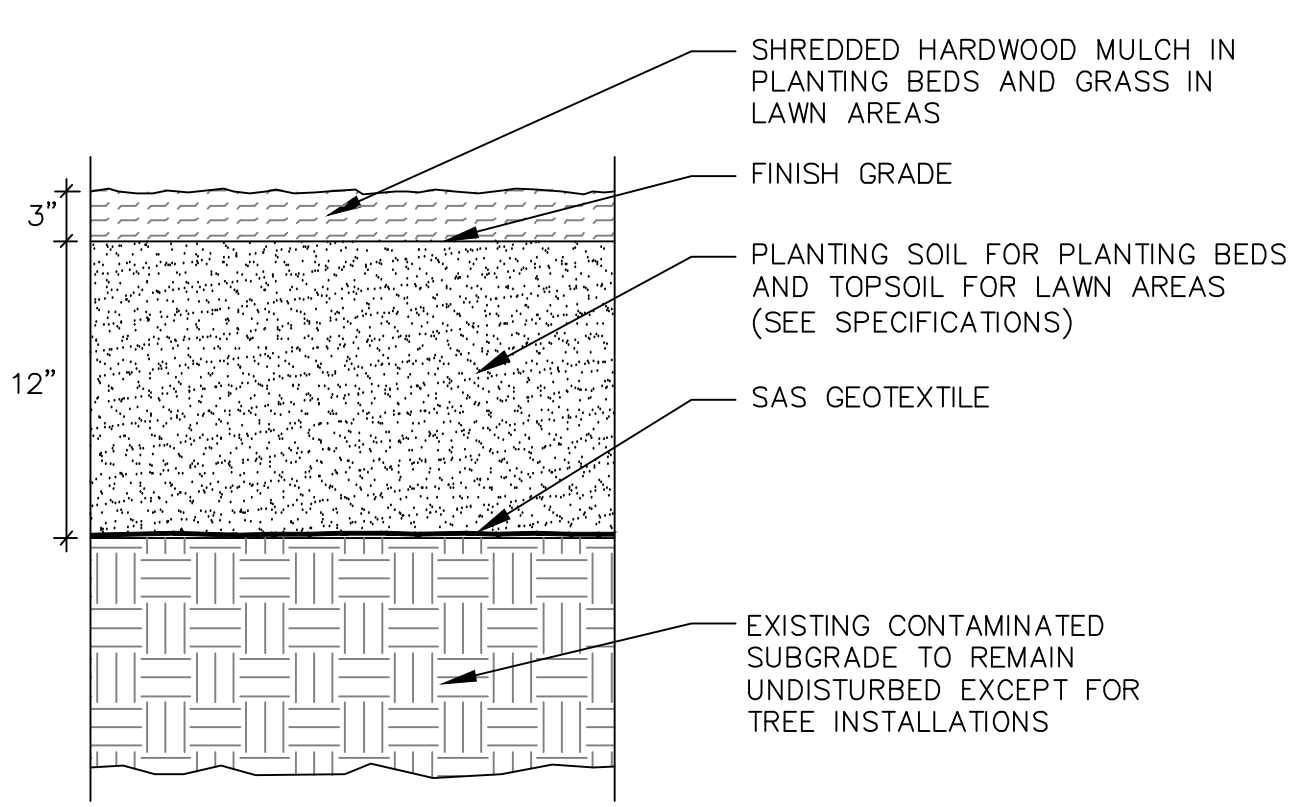
5 PERENNIAL PLANTING
L202 N.T.S.



6 SHREDDED HARDWOOD MULCH SECTION
L202 N.T.S.



7 ALUMINUM EDGING AT PLANTING BED SECTION
L202 N.T.S.



8 SOIL FOR PLANTING AREAS OVER CONTAMINATED SUBGRADE SECTION
L202 N.T.S.

- IMPORTANT GUIDELINES FOR PLANTING AND MAINTENANCE ON THE SITE DUE TO CLEAN SOIL COVER AND UNDERLYING, CONTAMINATED SOILS:
- ALL EXCAVATION FOR PLANTINGS SHALL BE NO DEEPER THAN 12" WITHIN LAWN AND PLANTING BED AREAS, EXCEPT FOR TREE PLANTINGS, TO AVOID PENETRATION THROUGH THE GEOTEXTILE FABRIC INTO IMPACTED SOILS.
 - IF THE TOPSOIL AND GEOTEXTILE FABRIC ARE FULLY PENETRATED AND IMPACTED SOIL ENCOUNTERED, THE INSTALLER SHALL MANAGE THE IMPACTED SOIL IN ACCORDANCE WITH THE SOIL MANAGEMENT PLAN AND WDNR CHAPTER NR 718 REQUIREMENTS.
 - IN THE CASE OF REPLACEMENT OF A TREE OR SHRUB:
 - ANY DISTURBANCE OF THE GEOTEXTILE FABRIC AND UNDERLYING IMPACTED SOILS MUST BE APPROVED IN WRITING BY WDNR PRIOR TO DISTURBANCE. CERTAIN ACTIVITIES MAY REQUIRE A WDNR APPROVED POST CLOSURE MODIFICATION SUBMITTAL.
 - EXCAVATE AROUND THE ROOTS DOWN TO 24" MAXIMUM IN TREE PITS, AND 12" MAXIMUM IN LAWN AREAS AND CUT ROOTS TO ALLOW FOR REMOVAL OF THE TREE WITHOUT PULLING UP ROOTS THAT MIGHT BE GROWING INTO THE IMPACTED SOIL.
 - IF STUMP GRINDING SHOULD OCCUR DO NOT DISTURB SOIL DEEPER THAN 24" MAXIMUM IN TREE PITS AND 12" MAXIMUM IN LAWN AREAS TO AVOID PENETRATION THROUGH THE IMPACTED SOIL.
 - PLANT REPLACEMENT IN KIND FOLLOWING INITIAL PLANTING METHODS THAT AVOID DISTURBANCE OF SOIL DEEPER THAN 24" MAXIMUM IN TREE PITS, AND 12" MAXIMUM IN LAWN AND PLANTING BED AREAS.
 - IN SOME CASES WHERE A MATURE TREE/SHRUB WAS REMOVED AND AN EXTENSIVE ROOT SYSTEM REMAINS, PLANTING OF REPLACEMENT TREE/SHRUB SHALL BE LOCATED SLIGHTLY ADJACENT ALLOWING PROPER GROWTH FOR NEW ROOTS.

9 CONTAMINATED SOILS NOTES
L202 N.T.S.

SHEET PRINTED ON: 1/17/2025 10:41 AM
S:_SiteDesign\AG Architecture\240201 Mayline Development\Design\L202 - SITE LANDSCAPE PLAN.dwg

Commerce/Mayline
Multi-Family Residential
Sheboygan, Wisconsin

Kapur
AG ARCHITECTURE
Bright Vision. Bold Communities.

REVISIONS
NO. DATE DESCRIPTION

THIS DRAWING, ITS DESIGN CONCEPT AND ITS DETAIL ARE THE SOLE PROPERTY OF AG ARCHITECTURE, INC. AND SHALL NOT BE COPIED IN ANY FORM OR MANNER WITHOUT WRITTEN AUTHORIZATION OF ITS DESIGNER/CREATOR.
DATE: 18 APR 2025
PROJECT: 240201
SHEET NO.

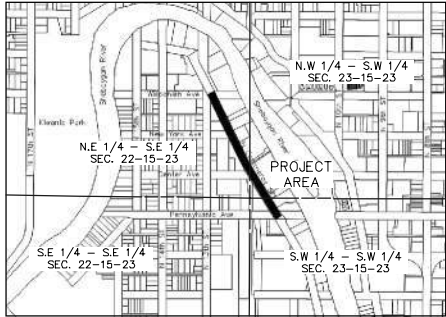
L202
TYPICAL

SITE LANDSCAPE DETAILS

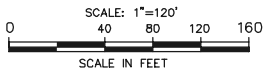
CERTIFIED SURVEY MAP NO. _____

Part of Lots 1 & 9, all of Lot 10, and part of the vacated alley between said Lots 1 & 9, in Block 147, Lots 1 through 12 in Block 148, part of Lot 2 and all of Lots 3 through 10 in Block 157, all of Block 158, Lots 1 & 12 of Block 159, and part of the vacated alley between said Lots 1 & 12, together with parts of vacated Commerce Street, and a part of vacated Center Avenue, all being in the Original Plat of the City of Sheboygan, located in Government Lots 5 and 6 of Section 22 and the SW 1/4 and the NW 1/4 of the SW 1/4 of Section 23, all in Township 15 North, Range 23 East, in the City of Sheboygan, Sheboygan County, Wisconsin.

EAST 1/4 CORNER
SEC. 22, T15N, R23E
PK NAIL WITNESS CORNER
N: 177625.454
E: 217186.777



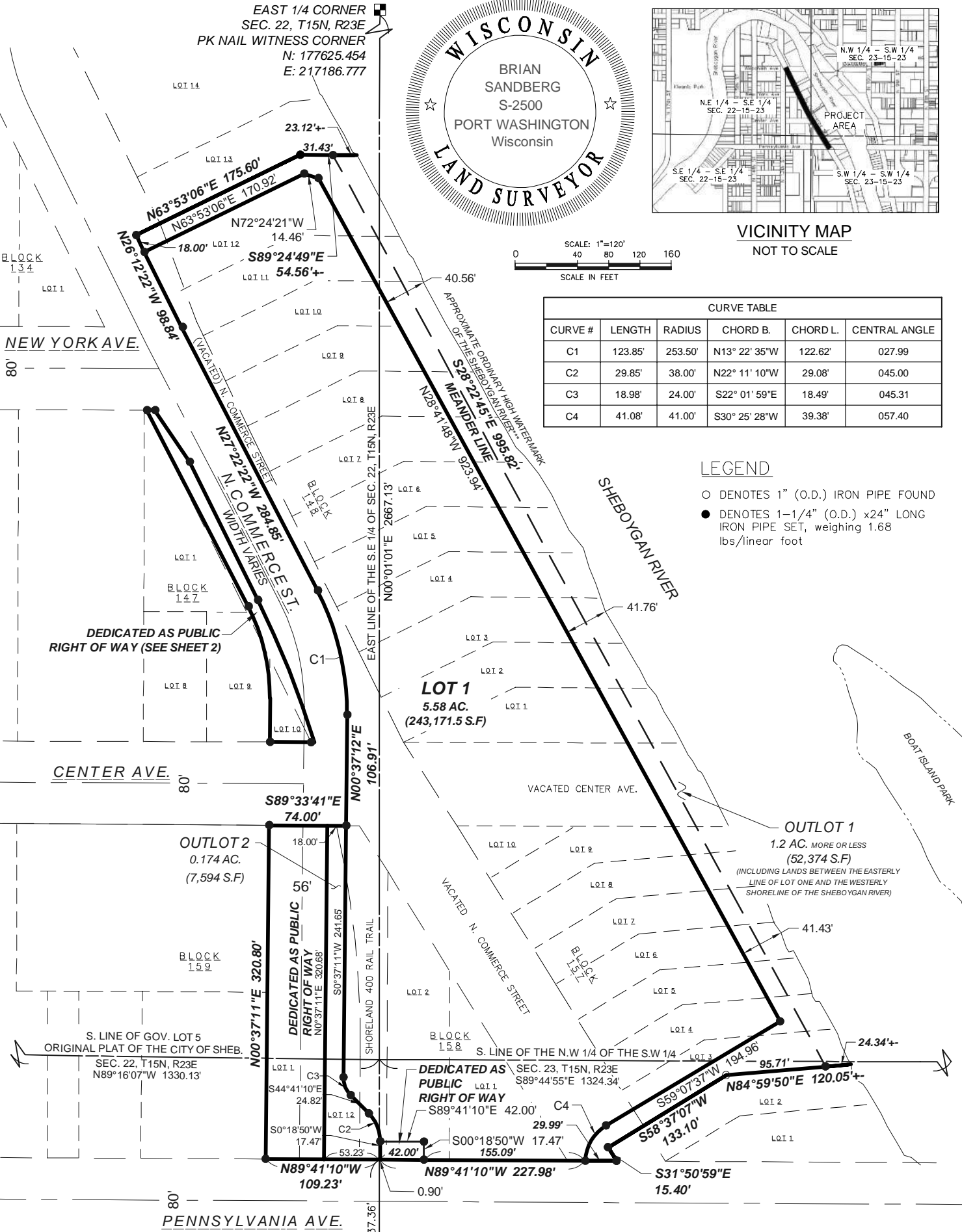
VICINITY MAP
NOT TO SCALE



CURVE TABLE					
CURVE #	LENGTH	RADIUS	CHORD B.	CHORD L.	CENTRAL ANGLE
C1	123.85'	253.50'	N13° 22' 35"W	122.62'	027.99
C2	29.85'	38.00'	N22° 11' 10"W	29.08'	045.00
C3	18.98'	24.00'	S22° 01' 59"E	18.49'	045.31
C4	41.08'	41.00'	S30° 25' 28"W	39.38'	057.40

LEGEND

- DENOTES 1" (O.D.) IRON PIPE FOUND
- DENOTES 1-1/4" (O.D.) x24" LONG IRON PIPE SET, weighing 1.68 lbs/linear foot



*NOTE:
ALL BLOCKS SHOWN HEREON ARE PART OF THE ORIGINAL PLAT OF THE CITY OF SHEBOYGAN.
**BLOCK 147 R/W DETAIL SHOWN ON PAGE 2 OF 5. EASEMENT DETAILS SHOWN ON PAGE 3 OF 5.
***APPROXIMATE ORDINARY HIGH WATER MARK IS SHOWN FOR 236.025(3) REFERENCE ONLY.

kapur 7711 N. Port Washington Road
Milwaukee, Wisconsin 53217

kapurinc.com

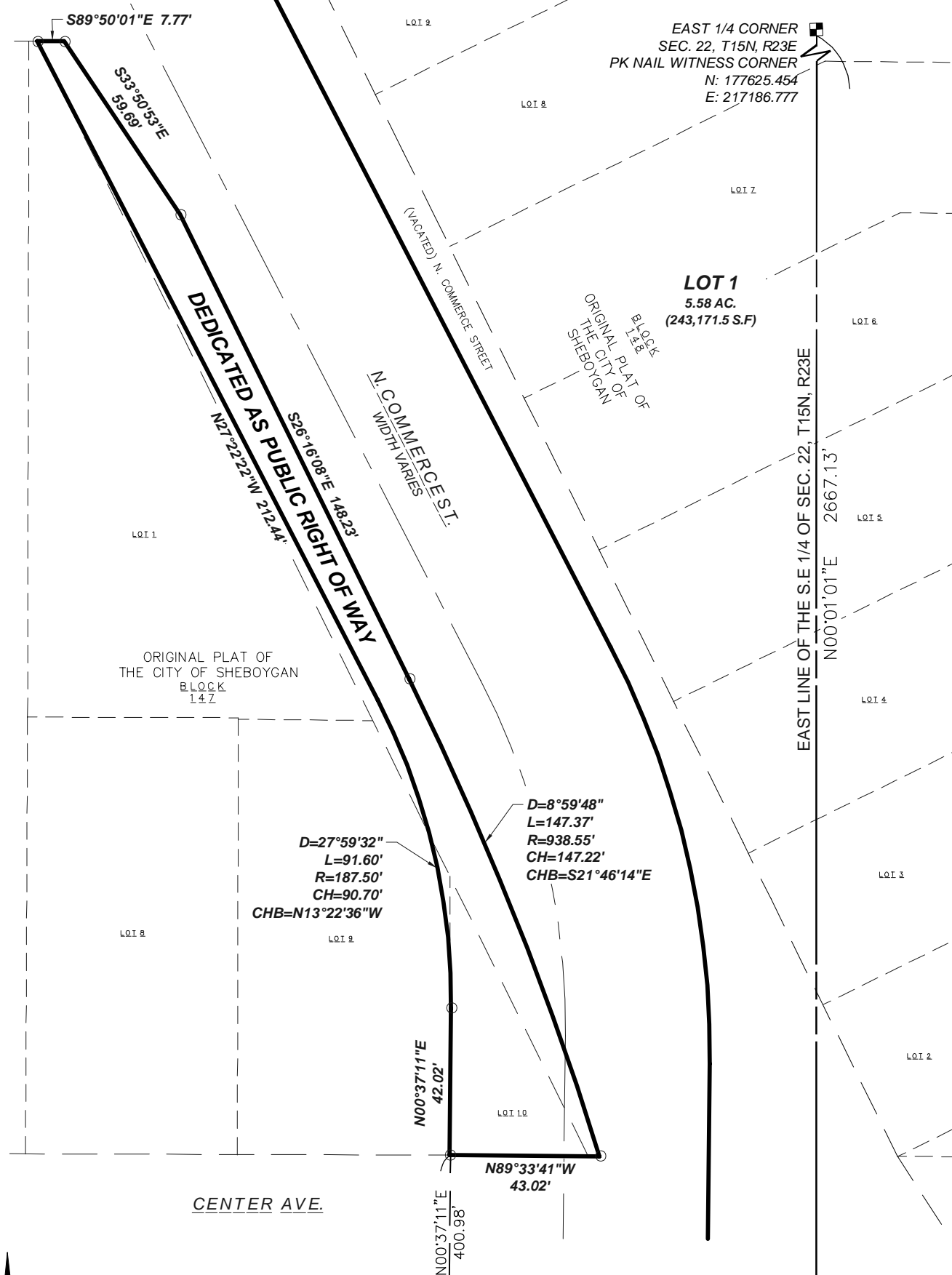
This instrument drafted by Brian E. Sandberg, PLS S-2500

HORIZONTAL DATUM IS REFERENCED TO THE SHEBOYGAN COUNTY COORDINATE SYSTEM NAD 83(2011) THE EAST LINE OF THE SE 1/4 OF SECTION 22-15-23, ASSUMED TO BEAR N00°01'11"E.

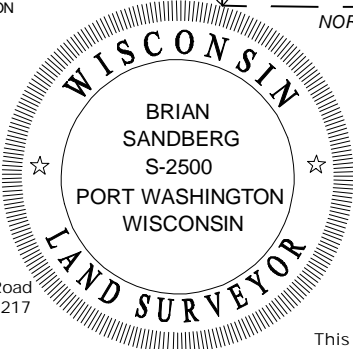
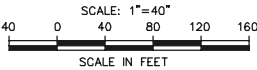
CERTIFIED SURVEY MAP NO. _____

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NEW YORK AVE.



HORIZONTAL DATUM IS REFERENCED TO THE SHEBOYGAN COUNTY COORDINATE SYSTEM NAD 83(2011) THE EAST LINE OF THE SE 1/4 OF SECTION 22-15-23, ASSUMED TO BEAR N00°01'11"E.



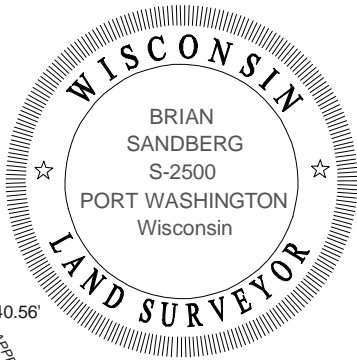
SOUTHEAST CORNER SEC. 22, T15N, R23E 10" MAG NAIL N: 174958.392 E: 217185.981

This instrument drafted by Brian E. Sandberg, PLS S-2500

CERTIFIED SURVEY MAP NO. _____

Part of Lots 1 & 9, all of Lot 10, and part of the vacated alley between said Lots 1 & 9, in Block 147, Lots 1 through 12 in Block 148, part of Lot 2 and all of Lots 3 through 10 in Block 157, all of Block 158, Lots 1 & 12 of Block 159, and part of the vacated alley between said Lots 1 & 12, together with parts of vacated Commerce Street, and a part of vacated Center Avenue, all being in the Original Plat of the City of Sheboygan, located in Government Lots 5 and 6 of Section 22 and the SW ¼ and the NW ¼ of the SW ¼ of the SW ¼ of Section 23, all in Township 15 North, Range 23 East, in the City of Sheboygan, Sheboygan County, Wisconsin.

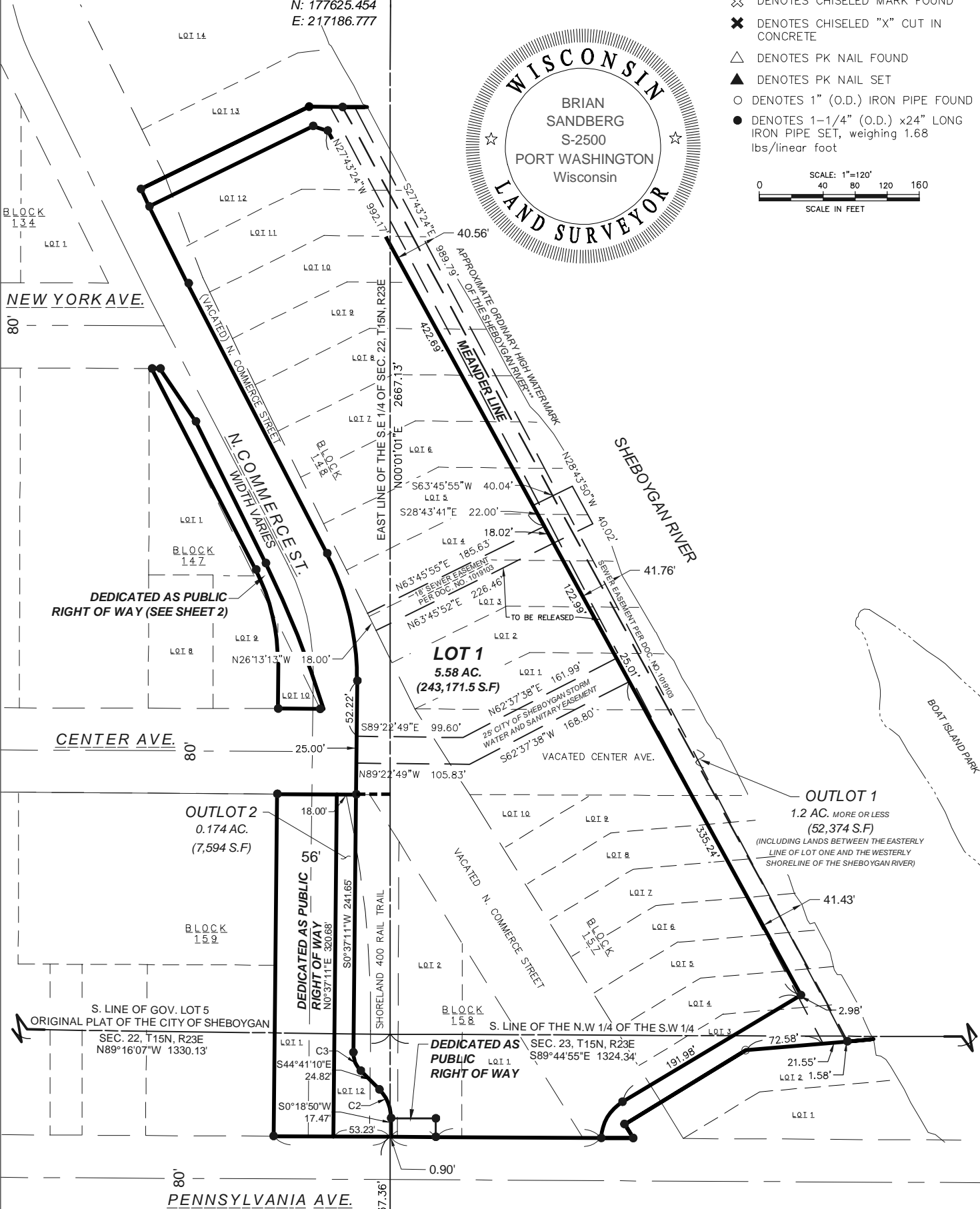
EAST 1/4 CORNER
SEC. 22, T15N, R23E
PK NAIL WITNESS CORNER
N: 177625.454
E: 217186.777



LEGEND

- ✕ DENOTES CHISELED MARK FOUND
- ✕ DENOTES CHISELED "X" CUT IN CONCRETE
- △ DENOTES PK NAIL FOUND
- ▲ DENOTES PK NAIL SET
- DENOTES 1" (O.D.) IRON PIPE FOUND
- DENOTES 1-1/4" (O.D.) x24" LONG IRON PIPE SET, weighing 1.68 lbs/linear foot

SCALE: 1"=120'
0 40 80 120 160
SCALE IN FEET



*NOTE:
ALL BLOCKS SHOWN HEREON ARE PART OF THE ORIGINAL PLAT OF THE CITY OF SHEBOYGAN.
**BLOCK 147 R/W DETAIL SHOWN ON PAGE 2 OF 5.
***APPROXIMATE ORDINARY HIGH WATER MARK IS SHOWN FOR 236.025(3) REFERENCE ONLY.

SOUTHEAST CORNER
SEC. 22, T15N, R23E
10" MAG NAIL
N: 174958.392
E: 217185.981

HORIZONTAL DATUM IS REFERENCED TO THE SHEBOYGAN COUNTY COORDINATE SYSTEM NAD 83(2011) THE EAST LINE OF THE SE 1/4 OF SECTION 22-15-23, ASSUMED TO BEAR N00°01'11"E.



7711 N. Port Washington Road
Milwaukee, Wisconsin 53217

kapurinc.com

This instrument drafted by Brian E. Sandberg, PLS S-2500

Sheet 3 of 5

S:\Sheb_Co\Sheboygan_City\Gov\240331 Commerce Street Mayline\Survey\DWG\240331_BES_CSM.dwg

CERTIFIED SURVEY MAP NO. _____

Part of Lots 1 & 9, all of Lot 10, and part of the vacated alley between said Lots 1 & 9, in Block 147, Lots 1 through 12 in Block 148, part of Lot 2 and all of Lots 3 through 10 in Block 157, all of Block 158, Lots 1 & 12 of Block 159, and part of the vacated alley between said Lots 1 & 12, together with parts of vacated Commerce Street, and a part of vacated Center Avenue, all being in the Original Plat of the City of Sheboygan, located in Government Lots 5 and 6 of Section 22 and the SW ¼ and the NW ¼ of the SW ¼ of Section 23, all in Township 15 North, Range 23 East, in the City of Sheboygan, Sheboygan County, Wisconsin.

SURVEYOR'S CERTIFICATE

I, Brian E. Sandberg, Professional Land Surveyor, hereby certify that I have surveyed, divided, and mapped Lots 1 through 12 in Block 148, part of Lot 2 and all of Lots 3 through 10 in Block 157, all of Block 158, Lots 1 and 12 of Block 159, together with a parts of vacated Commerce Street, and a part of vacated Center Avenue, all being in the Original Plat of the City of Sheboygan, located in Government Lots 5 and 6 of Section 22 and the SW ¼ and the NW ¼ of the SW ¼ of Section 23, all in Township 15 North, Range 23 East, in the City of Sheboygan, Sheboygan County, Wisconsin, bounded and described as follows:

Commencing at the Southeast Corner of said Section 22; thence N00°01'01"E along the East Line of the Southeast 1/4 of said Section 22, 1237.36 feet to a point on the North Right of Way Line of Pennsylvania Avenue and the Point of Beginning; thence N89°41'10"W along said North Right of Way Line, 109.23 feet to the South west Corner of Lot 12, Block 159, Original Plat of the City of Sheboygan; thence N00°37'11"E along the West Line of Lots 1 and 12 of said Block 159, 320.80 feet to the Northwest Corner of said Lot 1; thence S89°33'41"E along the North Line of said Lot 1, also being the South Line of Center Avenue, 74.00 feet; thence N00°37'12"E, 106.91 feet to a point of curvature to the left, having a radius of 253.50 feet and a chord bearing of N13°22'35"W, 122.62 feet; thence Northwesterly along the arc of a curve to the left 123.85 feet; thence N27°22'22"W, 284.85 feet; thence N26°12'22"W, 98.84 feet to the Northwest Corner of Lot 12 of said Block 148; thence N63°53'06"E along the Northwesterly Line of said Lot 12, 175.60; thence S89°24'49"E, 31.43 feet to a point being 23.1+- feet more or less West of the West Ordinary High Water Mark of the Sheboygan River; thence S28°22'45"E along a line meandering said Sheboygan River 995.82 feet to a point on said meander line being 24.3 feet more or less West of the Southwesterly Ordinary High Water Mark of said Sheboygan River; thence S84°59'50"W, 95.71 feet; thence S58°37'07"W, 133.10 feet to a point on the Centerline of vacated North Commerce Street; thence S31°50'59"E along said centerline 15.40 feet to a point on the North Right of Way Line of Pennsylvania Avenue; thence N89°41'10"W along said North Line, 227.99 feet to the Point of Beginning.

Together with those lands lying between said Meander Line and the approximate Ordinary High Water Mark of the Sheboygan River.

ALSO

Part of Lots 1 and 9, and all of Lot 10, part of the vacated alley between said Lots 1 and 9, and part of vacated Commerce Street, all being in the Original Plat of the City of Sheboygan, located in Government Lot 5 of Section 22, Township 15 North, Range 23 East, in the City of Sheboygan, Sheboygan County, Wisconsin, bounded and described as follows:

Commencing at the Southeast Corner of said Section 22; thence N00°01'01"E along the East Line of the Southeast 1/4 of said Section 22 1237.36 feet to a point on the North Right of Way Line of Pennsylvania Avenue; thence N89°41'10"W along said North Right of Way Line, 109.23 feet to the Southwest Corner of Lot 12, Block 159, Original Plat of the City of Sheboygan; thence N00°37'11"E along the West Line of Lots 1 and 12 of said Block 159 extended, 400.98 feet to a point on the North Line of Center Avenue and the Point of Beginning; thence continuing N00°37'11"E, 42.02 feet to a point of curvature; thence Northwesterly along the arc of a curve to the left, 91.61 feet, said curve having a radius of 187.50 feet and a Chord Bearing of N13°22'36"W, 90.70 feet; thence N27°22'22"W, 212.44 feet to a point on the Soth Line of New York Avenue, also being the North Line of said Lot 1; thence S89°50'01"E, along said South Line, 7.77 feet to the Northeast Corner of said Lot 1, and a point on the Westerly Line of North Commerce Street; thence S33°50'53"E, along said Westerly Line, 59.69 feet; thence continuing along said Westerly Line, S26°16'08"E 148.23 feet to a point of curvature; thence continuing Southeasterly along said Westerly Line and the arc of a curve to the right, 147.40 feet, said curve having a radius of 872.55 feet and a Chord Bearing of S21°46'14"E, 147.22 feet to the North Line of Center Avenue; thence N89°47'30"W, along said North Line, 43.02 feet to the point of beginning.

Said lands containing 327,422.17 Sq. Ft. / 7.52 Acres of land, more or less.

THAT I have made such survey, land division and map by the direction of the City of Sheboygan, that such map is a correct representation of all exterior and boundaries and the land division thereof made.

THAT I have fully complied with Chapter 236 of the Wisconsin Statutes and Chapter 103 of the City of Sheboygan Code in surveying, dividing and mapping the same.

Brian E. Sandberg, Professional Land Surveyor S-2500



7711 N. Port Washington Road
Milwaukee, Wisconsin 53217

kapurinc.com

This instrument drafted by Brian E. Sandberg, PLS S-2500

Sheet 4 of 5

Part of Lots 1 & 9, all of Lot 10, and part of the vacated alley between said Lots 1 & 9, in Block 147, Lots 1 through 12 in Block 148, part of Lot 2 and all of Lots 3 through 10 in Block 157, all of Block 158, Lots 1 & 12 of Block 159, and part of the vacated alley between said Lots 1 & 12, together with parts of vacated Commerce Street, and a part of vacated Center Avenue, all being in the Original Plat of the City of Sheboygan, located in Government Lots 5 and 6 of Section 22 and the SW $\frac{1}{4}$ and the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 23, all in Township 15 North, Range 23 East, in the City of Sheboygan, Sheboygan County, Wisconsin.

Redevelopment Authority of the City of Sheboygan, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said corporation, caused the land described on this map to be surveyed, divided and mapped as represented on this map in accordance with the subdivision regulations of the City of Sheboygan, and Chapter 236 of the Wisconsin Statutes and Appendix C - Subdivision Code of the Municipal Code of the City of Sheboygan.

The agreement is binding on the undersigned and successors and assigns.

Date: _____

Signature: _____

Print Name: _____

COUNTY OF MILWAUKEE)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2025, THE ABOVE NAMED Ryan Sorenson OF THE ABOVE NAMED CORPORATION, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND TO ME KNOWN TO BE SUCH MANAGING MEMBER OF SAID CORPORATION AND ACKNOWLEDGED THAT HE EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICER AS THE DEED OF SAID CORPORATION, BY ITS AUTHORITY.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC, STATE OF WISCONSIN

City of Sheboygan Planning and Development

this Certified Survey Map is approved for recording by the City of Sheboygan - Planning and Development

Dated this _____ day of _____, 2025

Director of Planning & Development

