

UC-URBAN COMMERCIAL SETBACKS

Building to Front or Street Side Lot Line: 0 feet  
Building to Residential Side Lot Line: 25 feet  
Building to Residential Rear Lot Line: 25 feet  
Building to Nonresidential Side Lot Line: 5 feet or 0 feet on zero lot line side  
Building to Nonresidential Rear Lot Line: 10 feet  
Minimum Paved Surface Setback: 5 feet from side or rear; 5 feet from street  
Minimum Building Separation: 10 feet or 0 feet on zero lot line side  
Maximum Building Height: 50 feet (Can exceed 50 feet w/conditional use permit)

**2209 SOUTH BUSINESS DRIVE (TAX PARCEL 59281416410) - 14,858 SQ. FT.**  
EXISTING ASPHALT PAVEMENT (TO BE REMOVED) = 13,003 SQUARE FEET  
EXISTING BUILDING FOOTPRINT (TO BE DEMOLISHED) = 1,855 SQUARE FEET  
TOTAL PRE-DEVELOPED IMPERVIOUS AREA = 14,858 SQUARE FEET (100-PERCENT LOT COVERAGE)

**SOUTH BUSINESS DRIVE (TAX PARCEL 59281416420) - 8,875 SQ. FT.**  
EXISTING ASPHALT PAVEMENT (TO BE REMOVED) = 8,875 SQUARE FEET (100-PERCENT LOT COVERAGE)

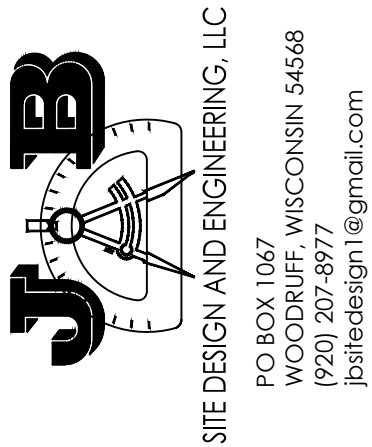
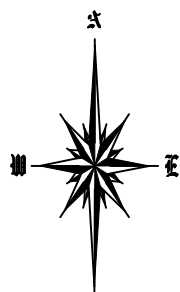
**2223 SOUTH BUSINESS DRIVE (TAX PARCEL 59281416430) - 14,792 SQ. FT.**  
EXISTING SHOP BUILDING (TO BE REMOVED) = 3,352 SQUARE FEET  
EXISTING FUEL CANOPY (TO BE REMOVED) = 972 SQUARE FEET  
EXISTING CONCRETE LOT = 10,468 SQUARE FEET

TOTAL EXISTING LOT DEVELOPMENT AREA = 38,525 SQUARE FEET (0.884 AC.) (100-PERCENT LOT COVERAGE)

PROPOSED BUILDING FOOTPRINT = 11,250 SQUARE FEET  
PROPOSED PAVEMENT (NORTH AND SOUTH) = 7,620 SQUARE FEET  
PROPOSED CONCRETE WALK = 310 SQUARE FEET

SITE PLAN

1"=20'



Issue Dates	
Revision	Date

NEW INDOOR REPAIR SHOP BUILDING  
BRET'S TOWING  
2223 SOUTH BUSINESS DRIVE  
SHEBOYGAN, WISCONSIN

SHEET TITLE  
SITE PLAN

DRAWN BY

CHECKED BY

DATE  
02/19/2024

PROJECT NO.  
2023-34

SHEET NO.

C1.1

NO. REVISIONS	