

January 17, 2024

PUD General Development Plan and Precise Implementation Plan Narrative

Project Location:

Van Horn Properties of Sheboygan LLC
3512 Wilgus Ave.
Sheboygan, WI 53081

Existing East City Parcel #59281215827
SC-Suburban Commercial District
1.95 acres

Existing West Town Parcel #59024351652 (to be annexed)
B-4C Planned Business Park
1.56 acres

Applicant Information:

Excel Engineering, Inc.
100 Camelot Drive
Fond du Lac, WI 54935
Contact: Eric Drazkowski, P.E., Project Manager
Eric.drazkowski@excelengineer.com
920-926-9800

Landowner Information:

Van Horn properties Sheboygan LLC
P.O. Box 298
Plymouth, WI 53073
Contact: Jeff Niesen, President and CEO
jniesen@vhcars.com
920-892-6466

General Description of Proposed PUD:

1. General project themes and images;

Constructed new facility and redevelopment of existing building with sales lot. Project will involve annexation, lot combination, and PUD zoning. Please see the attached drawings and rendering for a general idea of the project.

2. The general mix of dwelling unit types or land uses;

Land use on site will match that of the existing site of car dealership and repair center with vehicle display area. The building will now be on the west lot with the parking primarily on the east lot.

3. Approximate residential densities and nonresidential intensities as described by dwelling units per acre, floor area ratio and impervious surface area ratio;

For the total existing site ratios (town and city parcels) the building area is 13.2% and impervious area is 83.4%. Proposed total ratios for the building area is 15.3% and impervious area is 79.7%.

4. The general treatment of natural features;

Existing pond on the north side of the site is being relocated to the northeast corner of the site. Existing grades and landscaping around the perimeter of the site to remain.

5. The general relationship to nearby properties and public streets;

The site is on the north side of Wilgus Ave., approximately at the intersection of Wilgus Ave. and N. 36th Street. The two existing parcels have 3 total driveway accesses to Wilgus Ave. A fourth driveway access is proposed to Wilgus Ave.

6. The general relationship of the project to the comprehensive master plan;

From the City of Sheboygan Comprehensive Plan Map 2-1 Future Land Use dated 12/5/2011 it shows both parcels zoned as Community Mixed Use. These uses similarly match the existing zoning of the city parcel as Suburban Commercial.

7. A statement of rationale as to why PUD zoning is proposed. This shall identify barriers that the applicant perceives in the form of requirements of standard zoning districts and opportunities for community betterment the applicant suggests are available through the proposed PUD zoning;

Due to the unique site constraints a PUD is best suited to meet the needs of the site. The existing building, site access, and Town of Sheboygan utility easement limits where a new building can be placed on the site. Exceeding the lighting limit at the property line will allow for additional lighting along the ROW since there are no existing light poles along Wilgus Ave. Moving additional landscaping from the minimum requirements to the front yard will better screen headlights from the ROW. An additional access point will reduce the amount of traffic at the access across from the intersection of Wilgus Ave. and N 36th St. Reducing the amount of total impervious for a same use will increase greenspace and landscaped area.

8. A complete list of zoning standards which will not be met by the proposed PUD and the locations in which they apply and a complete list of zoning standards which will be more than met by the proposed PUD and the locations in which they apply shall be identified. Essentially, the purpose of this listing shall be to provide the plan commission with information necessary to determine the relative merits of the project in regard to private benefit versus public benefit, and in regard to the mitigation of potential adverse impacts created by design flexibility;

- An exception to Section 105-929(f)(2) of the City of Sheboygan Municipal Code requiring curb and gutter within parking areas is requested. Curb and gutter used where needed to protect building from traffic and convey stormwater.

- An exception to Section 105-927 (c)(2)(a)(2)/105-927 (c)(2)(a)(9) limiting accesses to two and the distance between access locations. 1 added drive is proposed to allow for ease of deliveries around the building. Existing drives remain.
- An exception to table 15.305 City of Sheboygan Nonresidential Intensity Standards Min LSR of 25%. Existing LSR is 16.6%, proposed is 20.3%.
- An exception to the required landscaping per Section 105-886/105-888/105-889 for landscaping for building foundations, street frontages, and paved areas. No existing plantings on site. Minimize plantings in front of sales lot to maximize viewing of vehicles.
- An exception to the maximum 0.5 footcandles at a property line per Section 105-932(d)(2). This is required for operations and will provide ownership with more security and better display of vehicles on site. It will also help light the city ROW which currently has no street lights to illuminate Wilgus Ave.

9. Description of potentially requested exemptions

1. Land use exemptions;

- The land use of outdoor display (including vehicle sales) is a conditional use in the Suburban Commercial District.

2. Density and intensity exemptions;

- Existing maximum impervious is 75% currently proposed is 79.7%.
- Proposed lighting above 0.5 footcandles at property line

3. Bulk exemptions;

- Curb and gutter is required. Curb and gutter is provided on site where needed to protect building from traffic and convey stormwater. Existing facility has no curb.
- Construction of a 4th driveway.

4. Landscaping exceptions;

- Required Landscaping:
 - Building Foundation (280 pts): Providing 5 trees (150 pts) and 19 shrubs (95 pts) in island adjacent to building. Limited ability to landscape around building due to garage and show room accesses to building. Remained of landscaping points moved elsewhere on site.

Justification for the proposed planned unit development:

A PUD will best help to meet the needs of the site due to the constraints of existing unique circumstances such as the existing Town of Sheboygan utility lines and easements, building location, and site access. Deviations requested from code either help provide public benefit and reduce existing conditions as listed above.

Outline of intended organizational structure for property owners association, if any; deed restrictions and provisions for private provision of common services

No existing or proposed property owners association. Per most recent deed (document 1987739 recorded on 06/19/2014) no deed restrictions.

Written description which demonstrates the full consistency of the proposed PIP with the approved GDP

GDP and PIP submitted concurrently and proposed to follow this narrative and associated plan set.

Proof of financing

To be coordinated between owner and city.

GENERAL FLOOR PLAN NOTES:

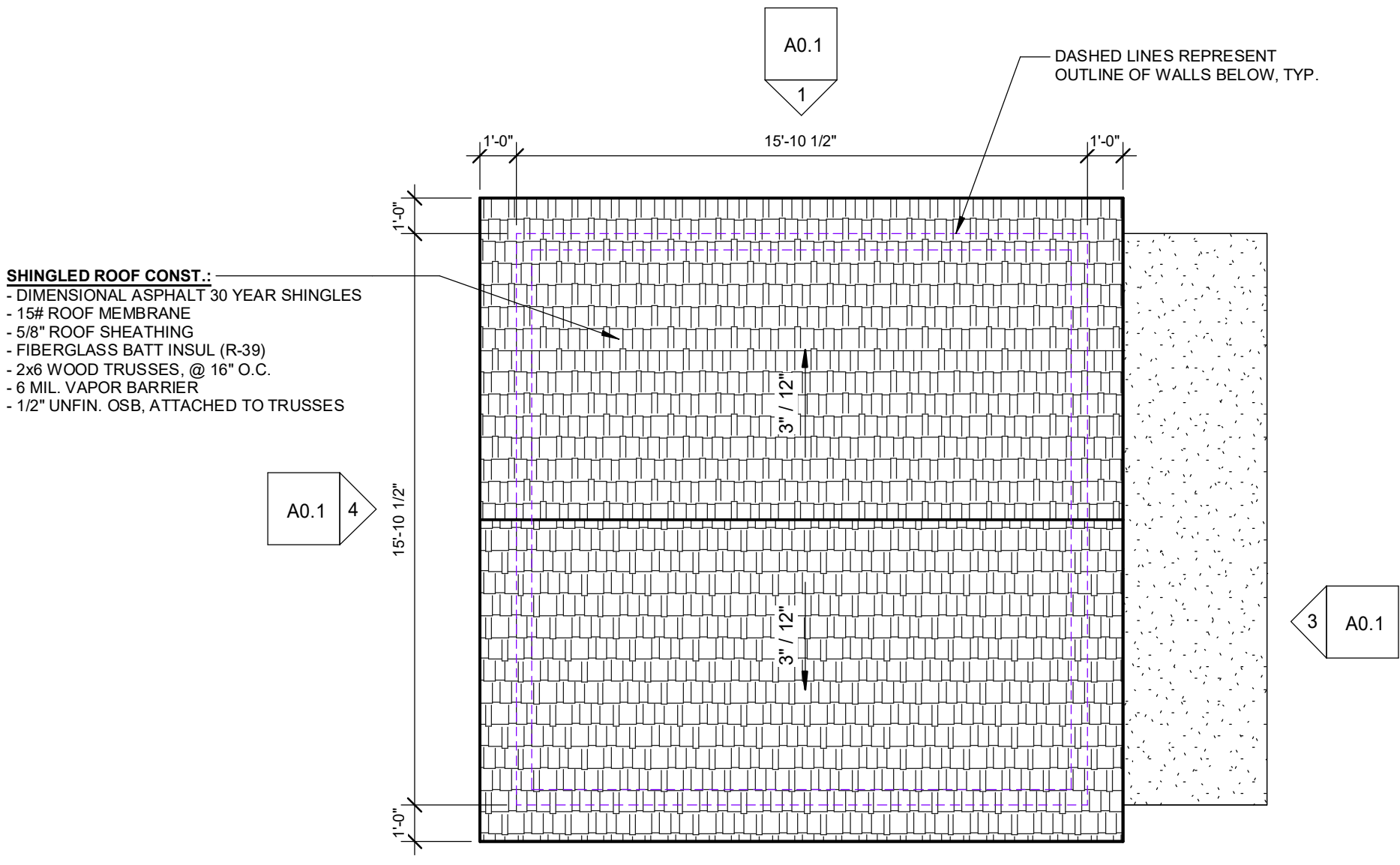
- CONSTRUCTION & INSTALLATION SHALL CONFORM TO ALL APPLICABLE LOCAL, STATE & NATIONAL BUILDING CODES & THE AMERICANS WITH DISABILITY ACT.
- ALL NEW WALLS SHALL BE CONSTRUCTED AS PER THE WALL TYPE & SHALL BE CARRIED TO THE STRUCTURE ABOVE, UNLESS OTHERWISE NOTED. PREPARE ALL SURFACES FOR FINISHES INDICATED.
- CONTRACTOR TO PROVIDE BLOCKING FOR ALL WALL SUPPORTED CASEWORK, TOILET ACCESSORIES, HANDRAILS, EQUIPMENT, DOOR STOPS, SHELVING, ETC. AS REQUIRED.
- CONTRACTOR TO PROVIDE AND INSTALL PLYWOOD BACKER FOR ELECTRICAL PANELS AND IT/PHONE PANELS AS REQUIRED. PROVIDE FIRE-RATED PLYWOOD WHERE APPLICABLE BY CODE.
- CONTRACTOR SHALL COORDINATE ALL WORK WITH EQUIPMENT MANUFACTURERS TO ENSURE APPROPRIATE ROUGH IN CLEARANCE FOR EQUIPMENT INSTALLATION & USE.
- WHERE MOUNTING HEIGHTS ARE NOT INDICATED, MOUNT INDIVIDUAL UNITS OF WORK AT A.D.A. STANDARD MOUNTING HEIGHTS FOR THE PARTICULAR APPLICATION INDICATED. REFER QUESTIONABLE MOUNTING HEIGHT CHOICES TO THE ARCHITECT FOR A FINAL DECISION.
- DO NOT SCALE THE DRAWINGS.
- ALL DIMENSIONS AND INTERIOR WALL THICKNESSES ARE FROM THE FACE OF STUD TO FACE OF STUD, UNLESS NOTED OTHERWISE.
- CONTRACTOR SHALL LAYOUT & MARK ALL WALLS & OPENINGS PRIOR TO CONSTRUCTION. ANY DISCREPANCY SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY FOR RESOLUTION.
- ALL FURNITURE AND EQUIPMENT NOT SPECIFICALLY NOTED ON PLANS SHALL BE SUPPLIED AND INSTALLED BY OWNER. CONTRACTOR SHALL COORDINATE ALL ELECTRICAL & DATA OUTLETS, ETC W/ FINAL FURNITURE LAYOUT DRAWINGS.
- ALL DOOR OFFSETS (HINGE SIDE) TO BE A MINIMUM OF 6" TO OPENING OF DOOR JAMB, UNLESS NOTED OTHERWISE. SEE DIMENSION PLAN FOR EXAM ROOMS.
- ALL GYP. BOARD SHALL RETURN TO ALL WINDOW/DOOR FRAMES AT JAMBS & HEAD, TYPICAL, UNLESS NOTED OTHERWISE.
- PROVIDE 4'-0" H., HIGH TEXTURED VINYL CORNERGUARDS WITH PRE-DRILLED HOLES AND 2" WINGS AS REQUIRED.
- ALL CASEWORK TO BE PROVIDED BY CASEWORK CONTRACTOR. VERIFY EXACT SIZE, LOCATION, & DETAILS WITH CONTRACTOR.

STANDARD FLOOR PLAN NOTATION:

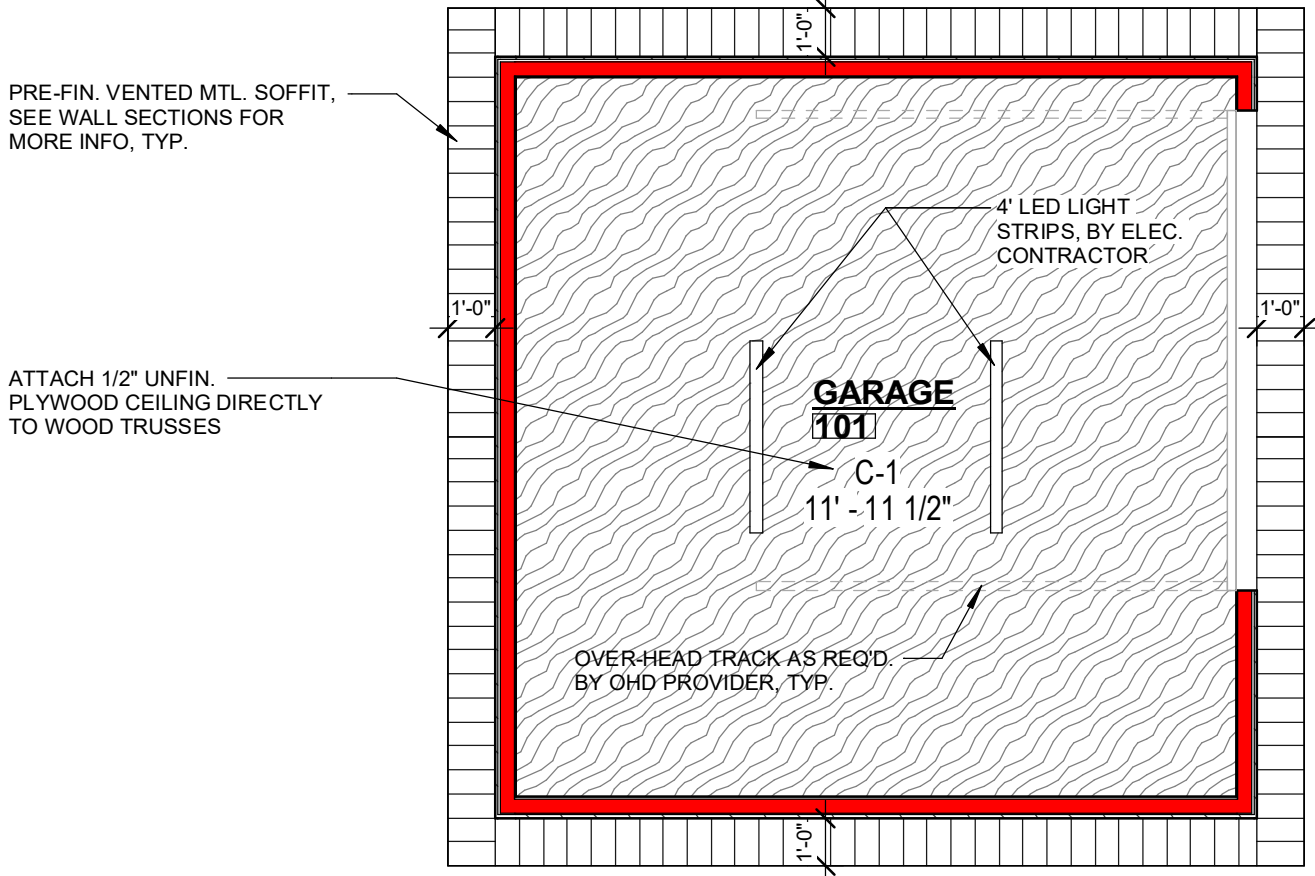
- F.E.C.
[Symbol] - INDICATES SEMI-RECESSED FIRE EXTINGUISHER CABINET
- F.E.
[Symbol] - INDICATES FIRE EXTINGUISHER - MIN. 10# "A-B-C" (UNLESS NOTED OTHERWISE) OR OTHER AS REQ'D. BY STATE AND/OR LOCAL CODE. SEE SPECIFICATIONS. (MOUNT AT 4'-0" A.F.F. MAX. TO TOP/EXTINGUISHER).
- [Symbol] - INDICATES WALL TYPES, REFER TO INT. WALL TYPES FOR INFORMATION.
- [Symbol] - INDICATES GLAZING TYPES, REFER TO WINDOW ELEVATIONS FOR MORE INFO.
- [Symbol] - 1-HOUR FIRE BARRIER WALL - REFER TO PLANS & WALL TYPES

KEYED PLAN NOTES

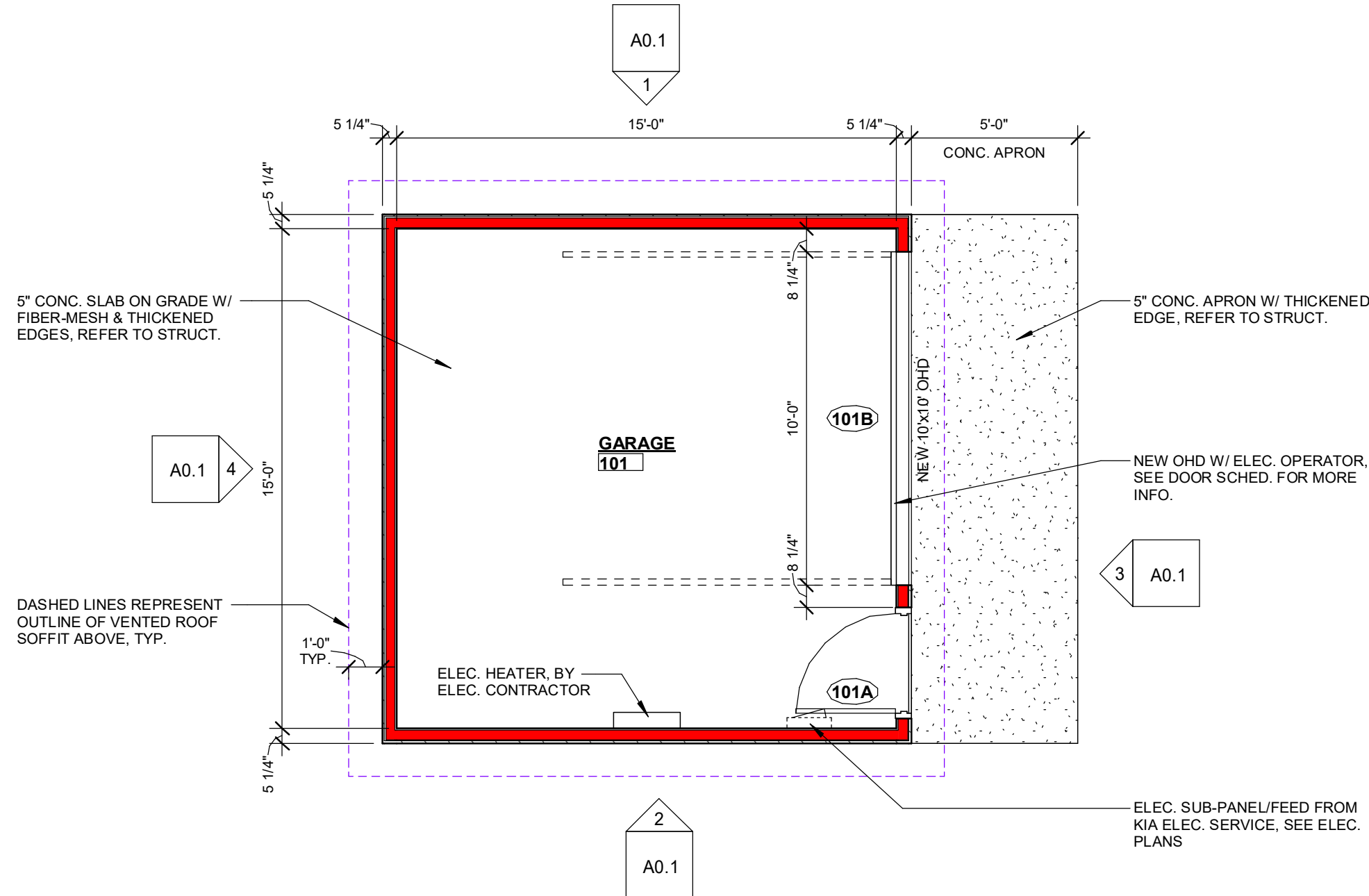
WALL KEY	
[Red Line]	NEW WALL/FURRING
[Hatched Box]	NEW MASONRY/ VENEER WALL
[Blue Hatched Box]	NEW COOLER/ FREEZER WALLS
[Grey Box]	NEW FOUNDATION WALL
[Thin Grey Box]	TYPICAL EXISTING WALL
[Dashed Box]	DEMO WALLS
[Thick Dashed Line]	FIRE WALL OR FIRE BARRIER



2 GARAGE ROOF PLAN
A0.0 1/4" = 1'-0"



3 LEVEL 01 - REFLECTED CEILING PLAN
A0.0 1/4" = 1'-0"



1 LEVEL 01 - FLOOR PLAN
A0.0 1/4" = 1'-0"



Keller

PLANNERS | ARCHITECTS | BUILDERS

FOX CITIES

N216 State Road 55
P.O. Box 620
Kaukauna, WI 54130
PHONE (920) 766-5795 /
1-800-236-2534
FAX (920) 766-5004

MADISON

711 Loh Dr.
Sun Prairie, WI 53590
PHONE (608) 318-2336
FAX (608) 318-2337

MILWAUKEE

W204 N11509
Goldendale Rd
Germantown, WI 53022
PHONE (262) 250-9710
1-800-236-2534
FAX (262) 250-9740

WAUSAU

5605 Lilac Ave
Wausau, WI 54401
PHONE (715) 849-3141
FAX (715) 849-3181

www.kellerbuilds.com

PROPOSED FOR:

VAN HORN KIA

WISCONSIN

SHEBOYGAN, WISCONSIN 53081

"COPYRIGHT NOTICE"

This design, drawing and detail is the copyrighted property of KELLER, INC. No part hereof shall be copied, duplicated, distributed, disclosed or made available to anyone without the expressed written consent of KELLER, INC.

REVISIONS

PROJECT MANAGER:

B. POCH

DESIGNER:

S. KLESSIG

DRAWN BY:

DAH

EXPEDITOR:

SUPERVISOR:

PRELIMINARY NO:

P22092

CONTRACT NO:

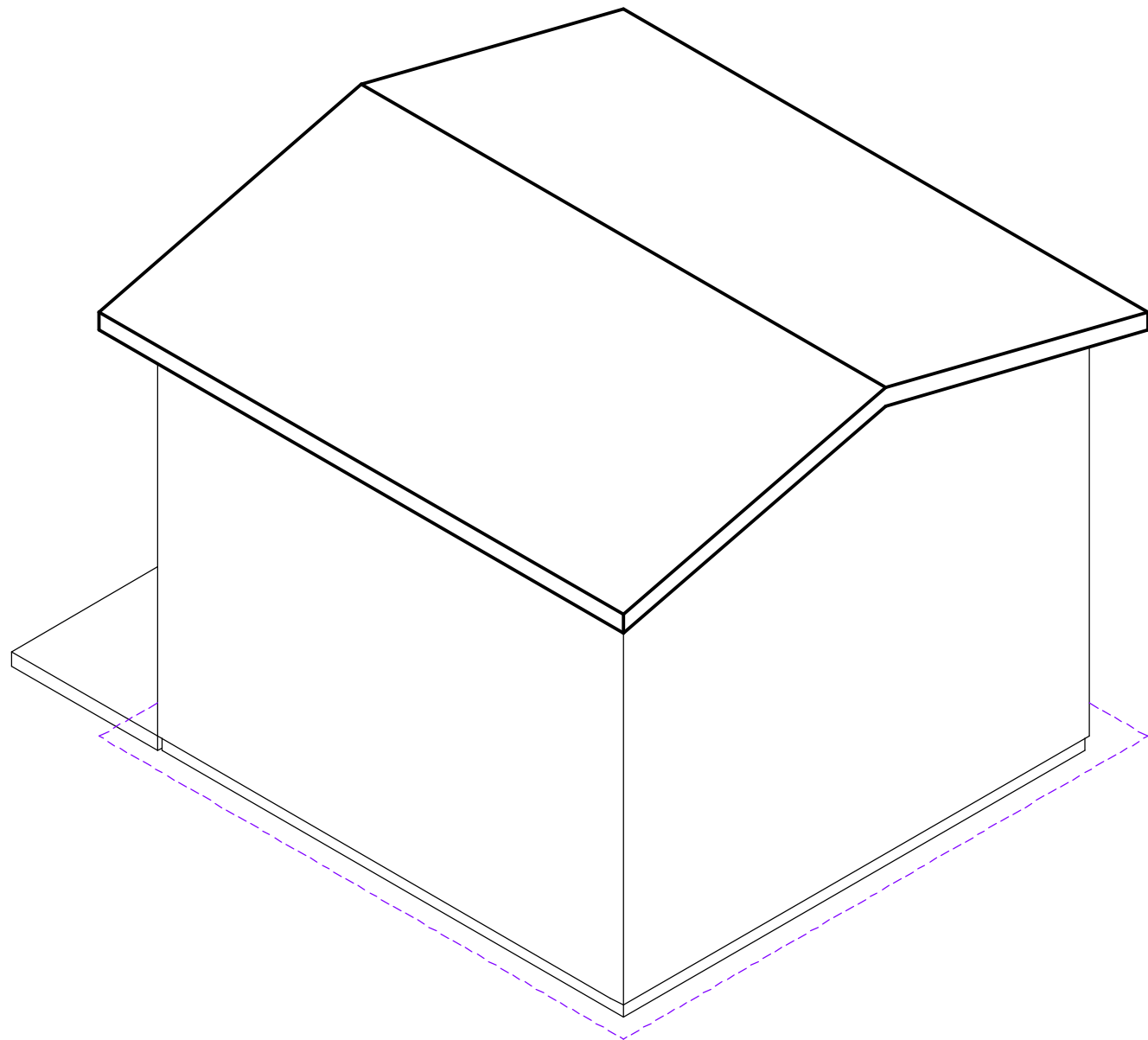
DATE:

12.14.2023

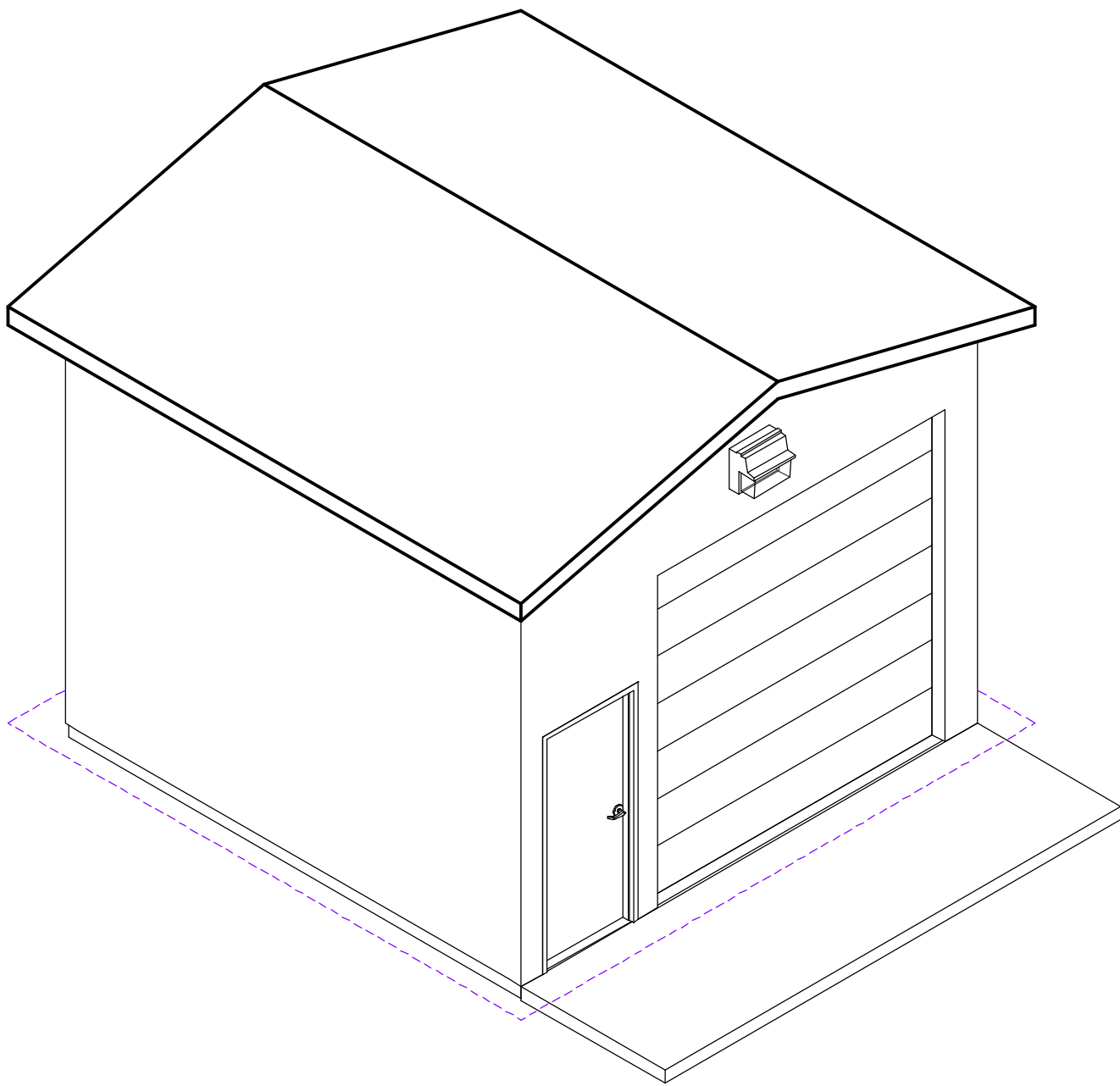
SHEET:

A0.0

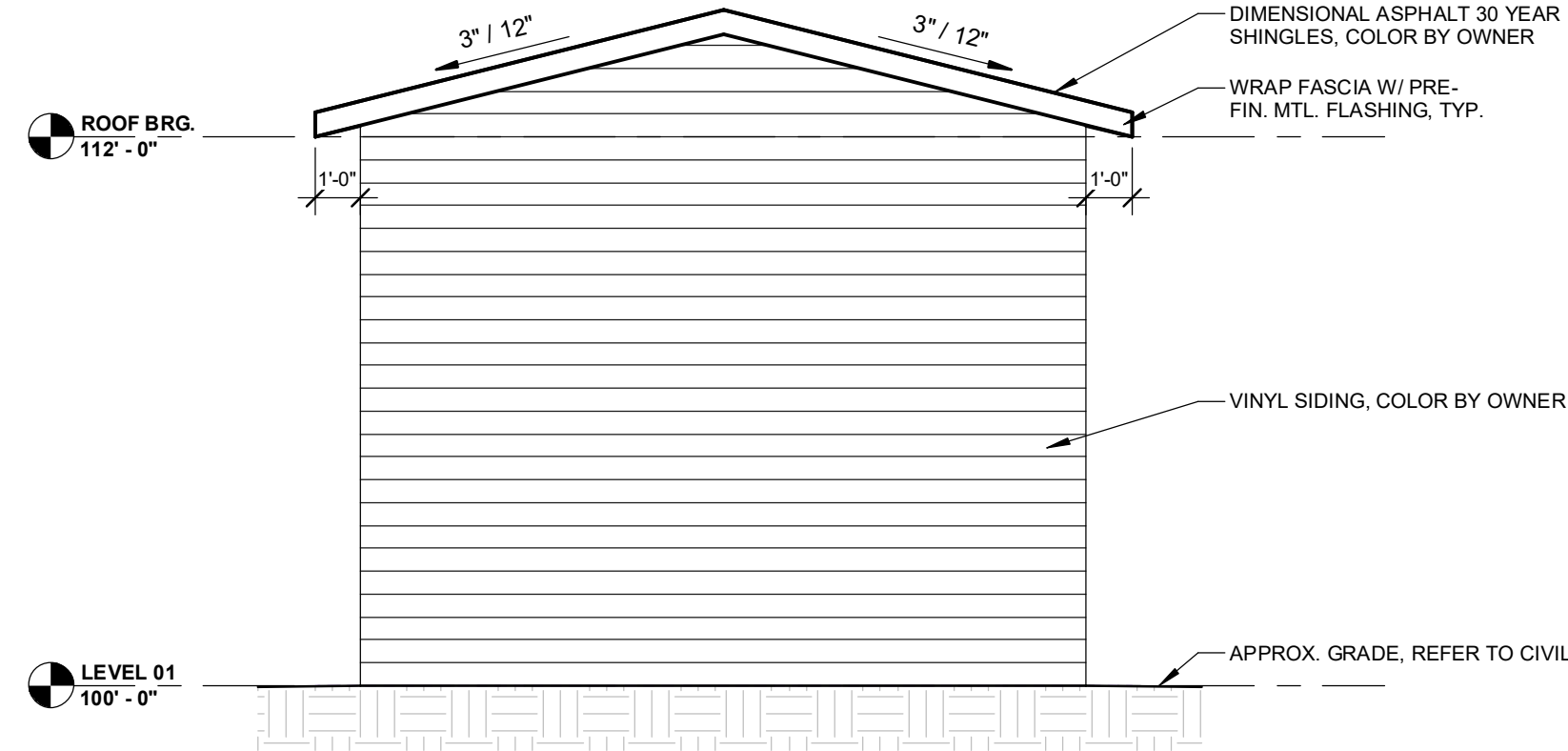
12-14-2023 SITE PLAN REVIEW DOCS.



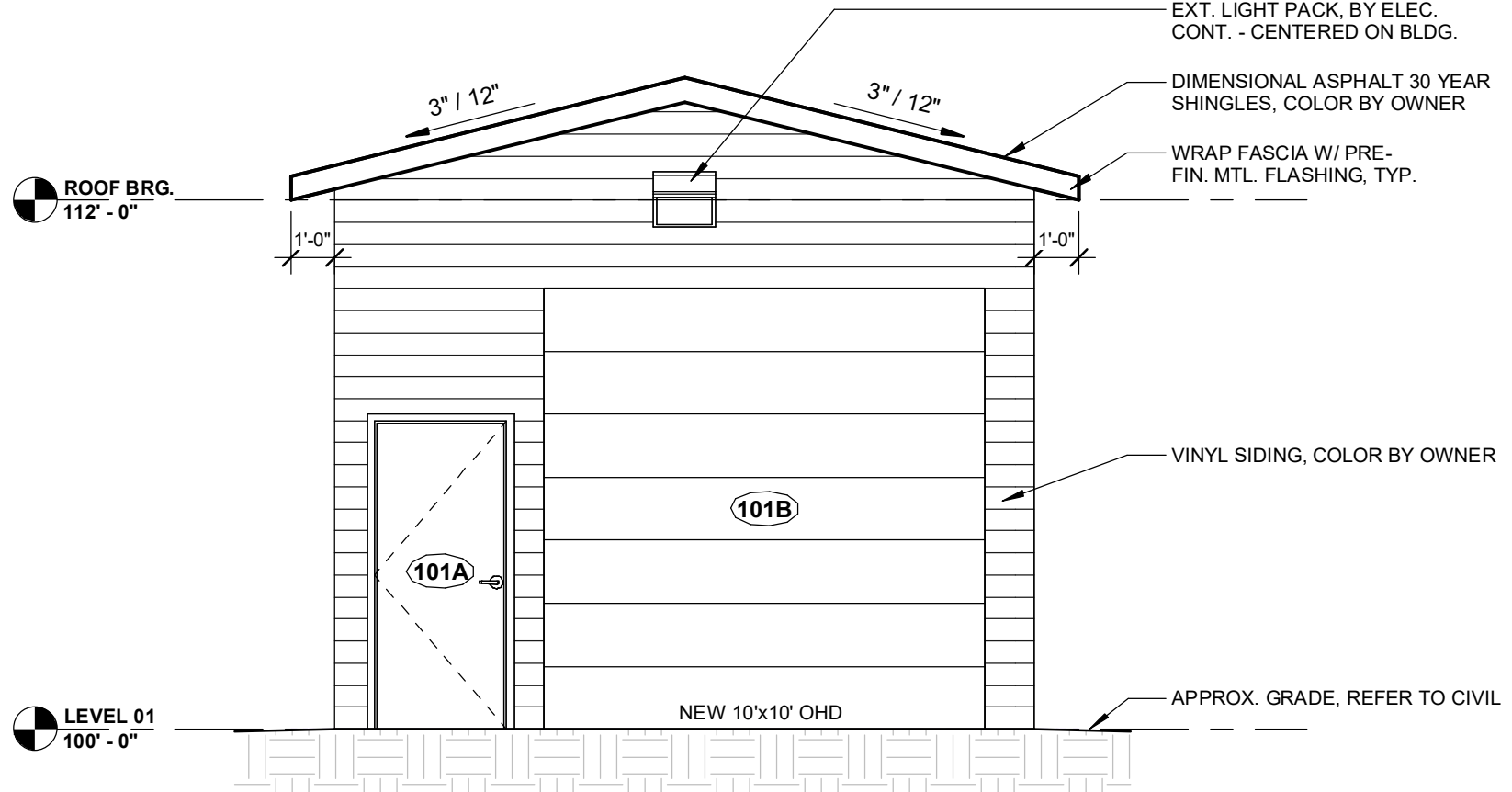
6 NORTHWEST GARAGE AXON
A0.1



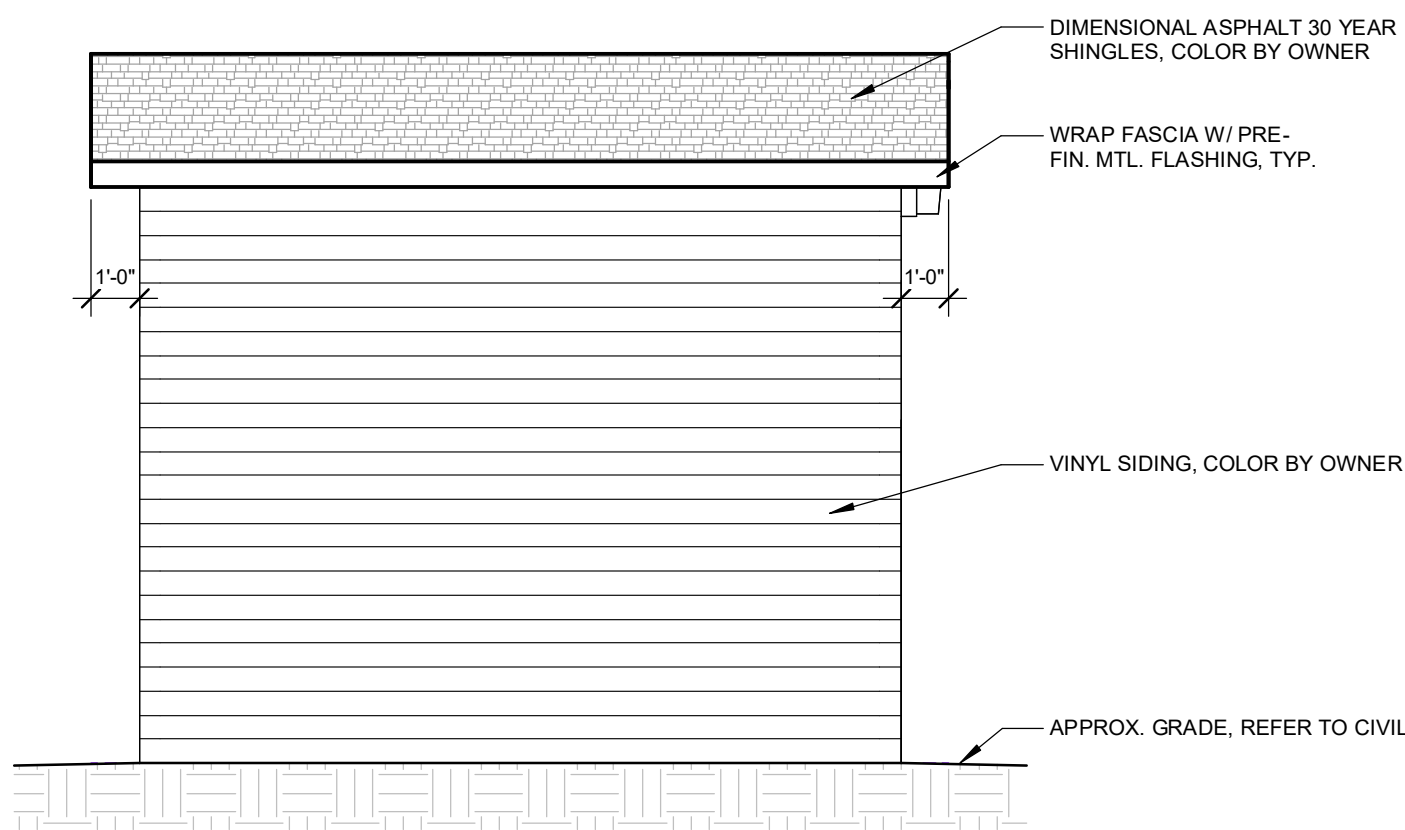
5 SOUTHEAST GARAGE AXON
A0.1



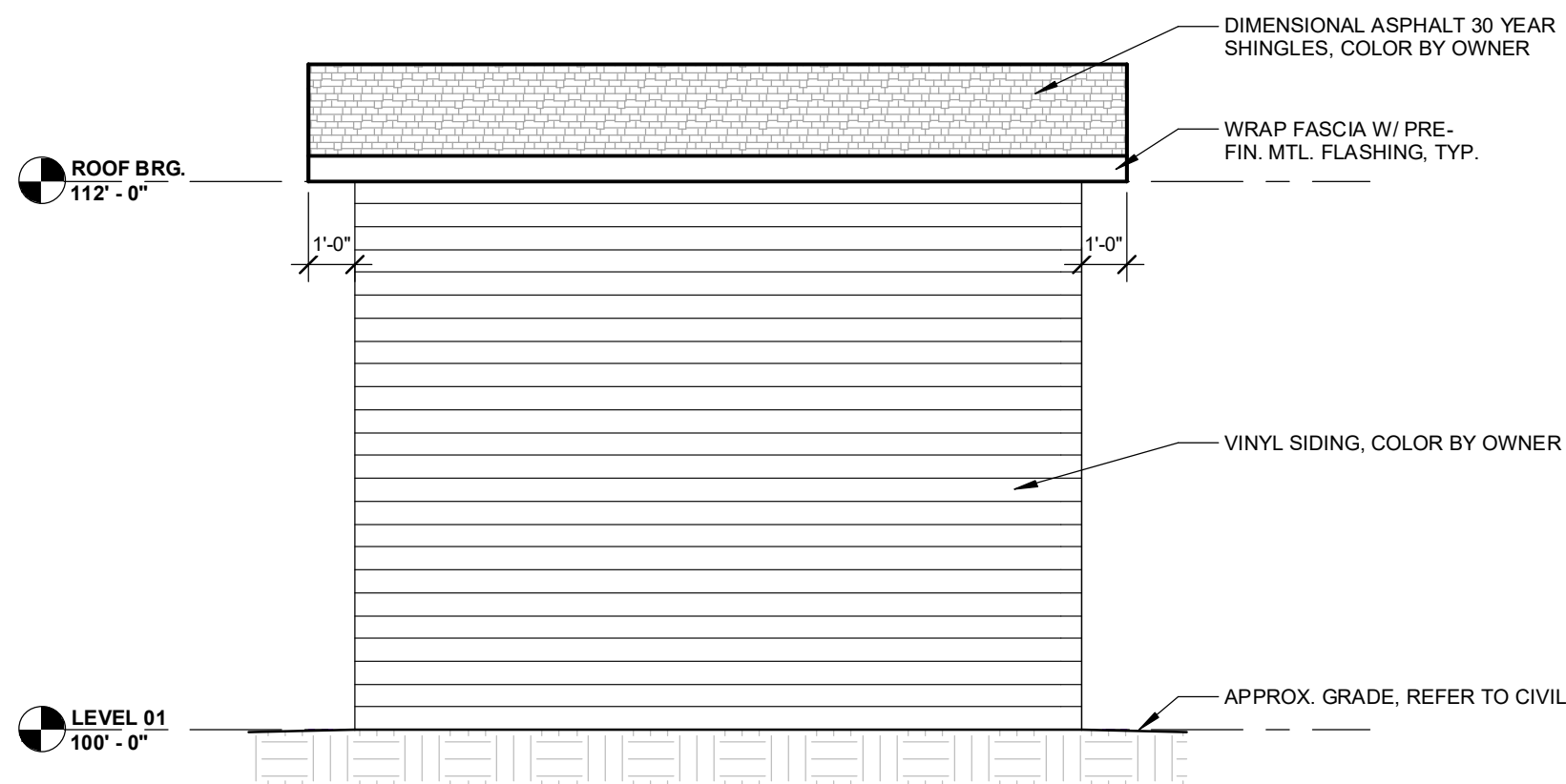
4 WEST ELEVATION
A0.1 1/4" = 1'-0"



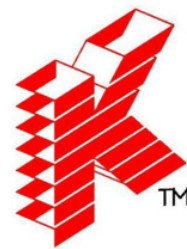
3 EAST ELEVATION
A0.1 1/4" = 1'-0"



2 SOUTH ELEVATION
A0.1 1/4" = 1'-0"



1 NORTH ELEVATION
A0.1 1/4" = 1'-0"



Keller

PLANNERS | ARCHITECTS | BUILDERS

FOX CITIES
N216 State Road 55
P.O. Box 620
Kaukauna, WI 54130
PHONE (920) 766-5795 /
1-800-236-2534
FAX (920) 766-5004

MADISON
711 Loh Dr.
Sun Prairie, WI 53590
PHONE (608) 318-2336
FAX (608) 318-2337

www.kellerbuilds.com

WISCONSIN

PROPOSED FOR:

VAN HORN KIA

SHEBOYGAN, WISCONSIN 53081

"COPYRIGHT NOTICE"
This design, drawing and detail is the copyrighted property of KELLER, INC. No part hereof shall be copied, duplicated, distributed, disclosed or made available to anyone without the expressed written consent of KELLER, INC.

REVISIONS

12-14-2023 SITE PLAN REVIEW DOCS.

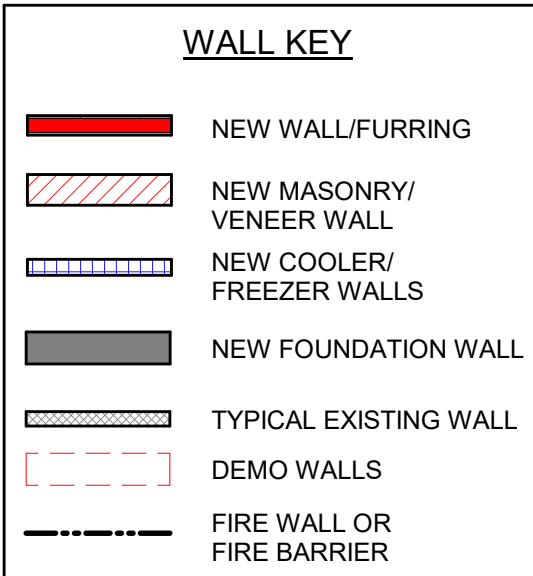
PROJECT MANAGER:	B. POCH
DESIGNER:	S. KLESSIG
DRAWN BY:	DAH
EXPEDITOR:	---
SUPERVISOR:	---
PRELIMINARY NO:	P22092
CONTRACT NO:	---
DATE:	12.14.2023
SHEET:	A0.1

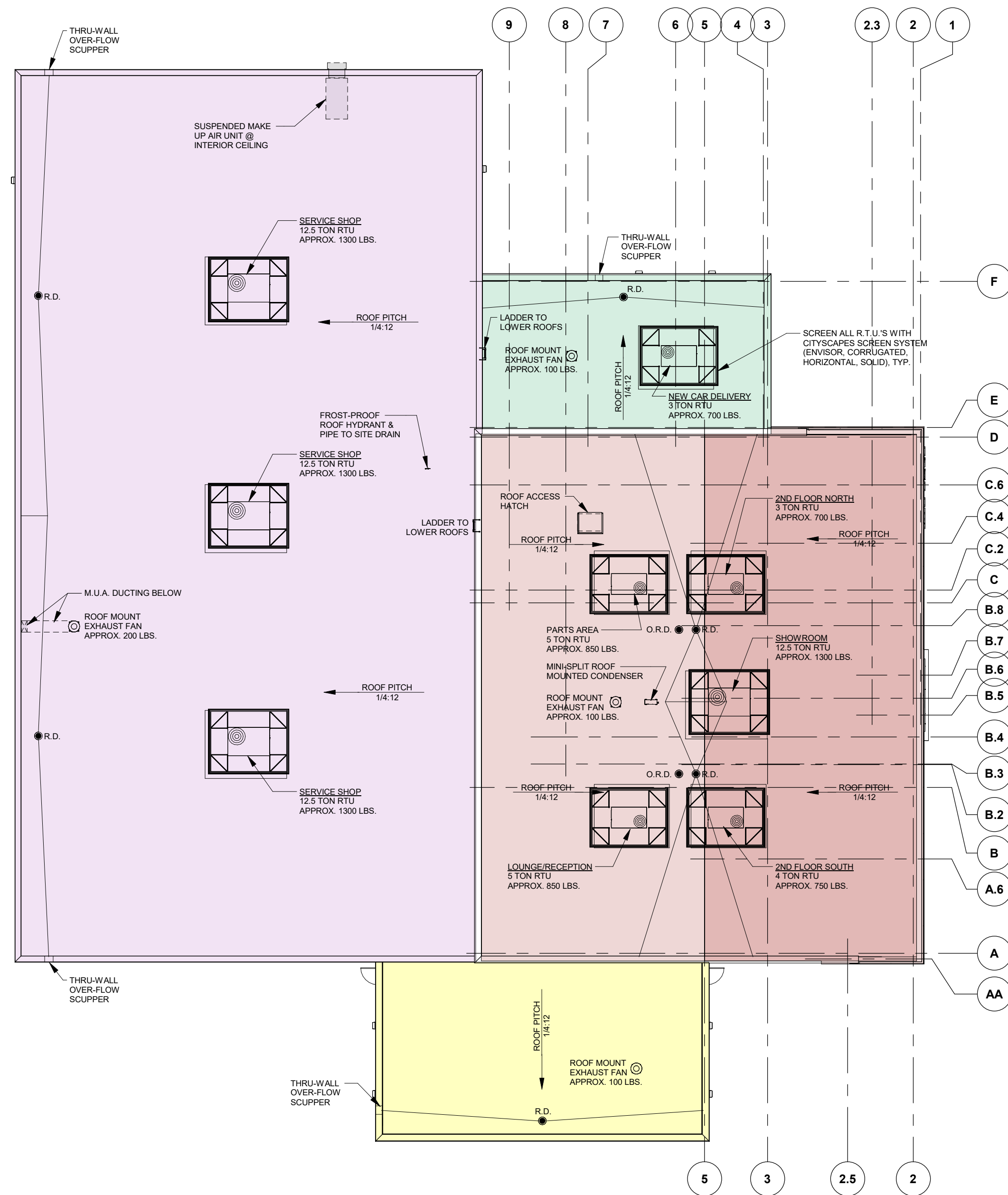


www.kellerbuilds.com

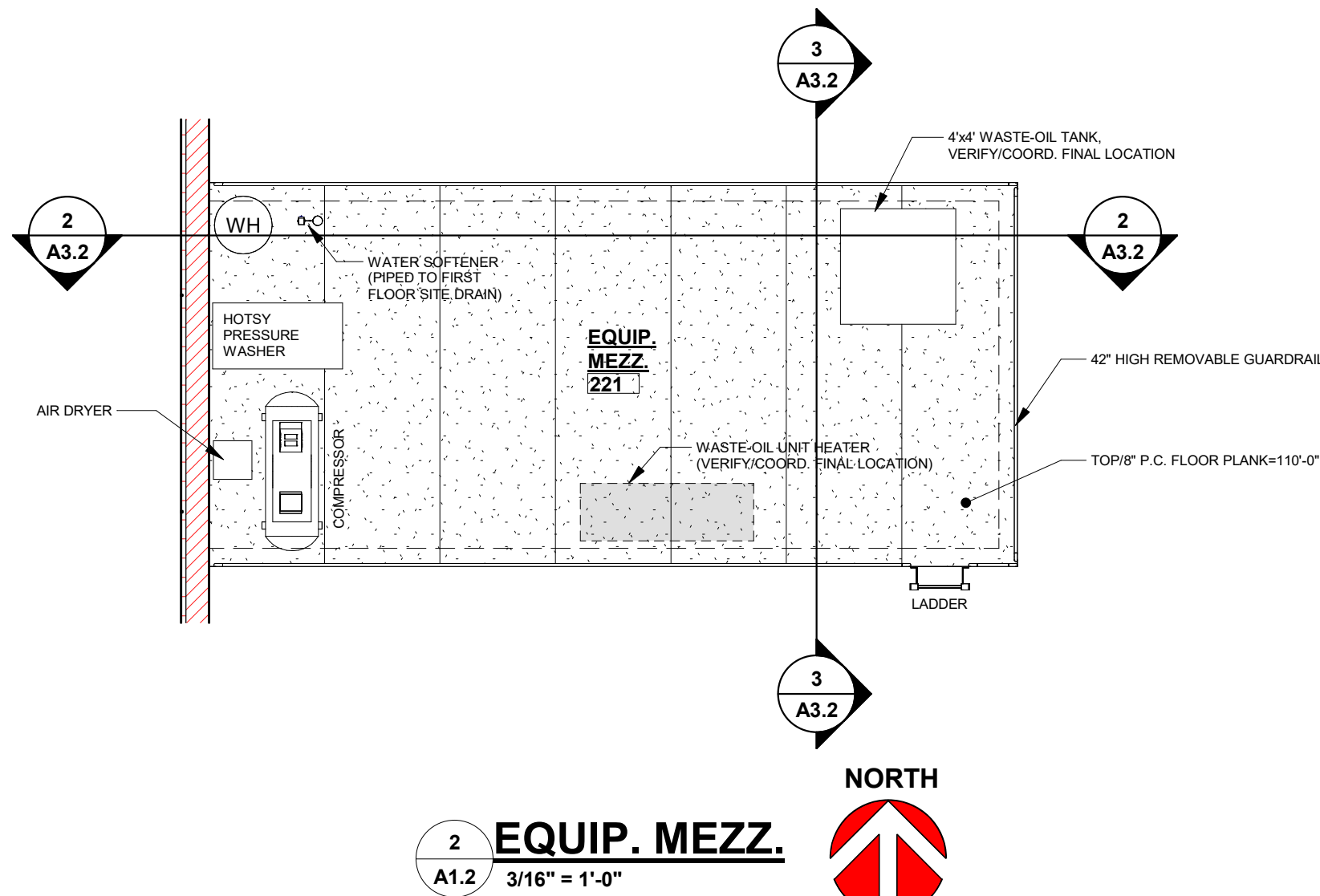
SHEBOYGAN, WISCONSIN

SHEET: A1 1



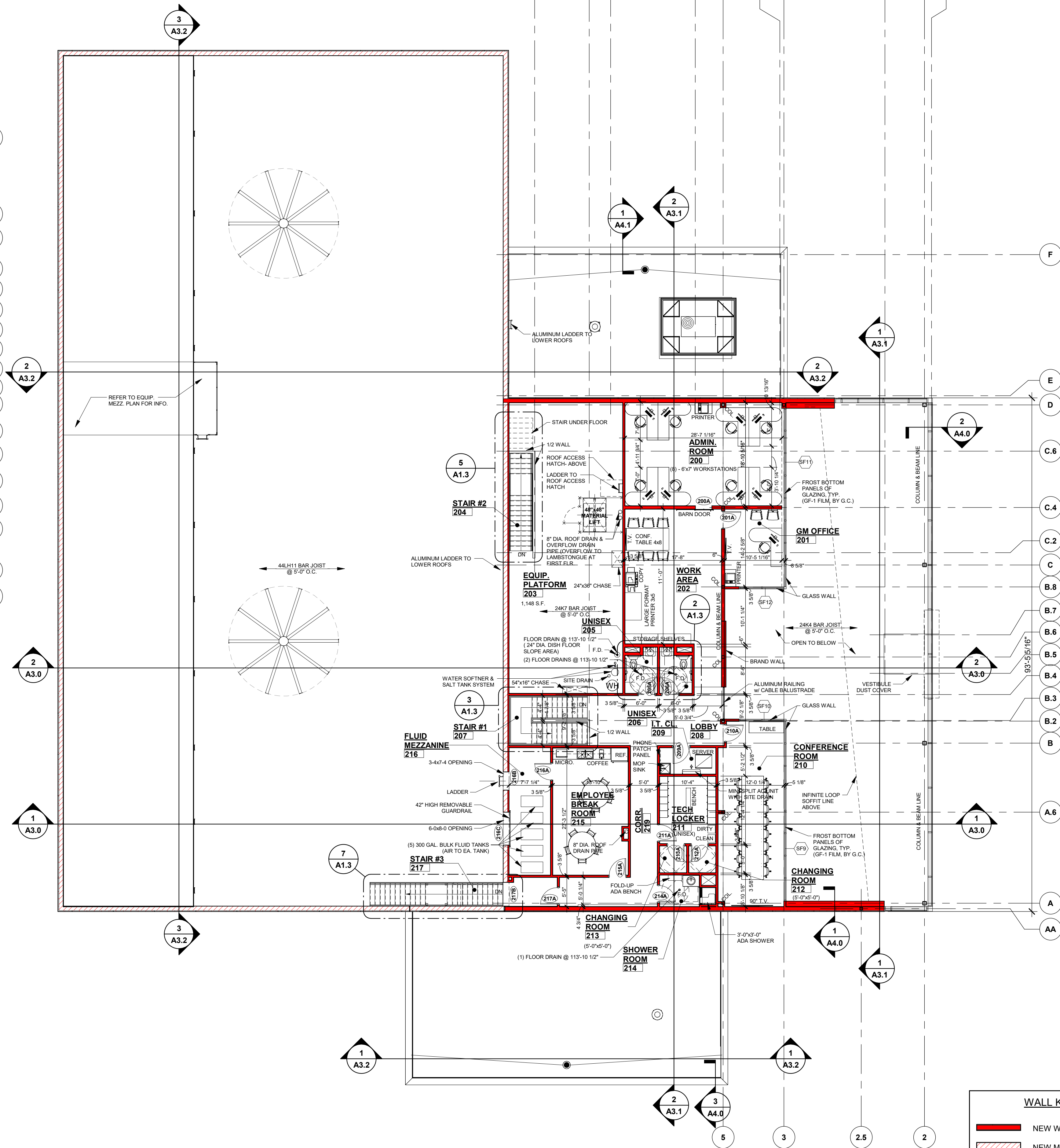


3 ROOF PLAN
A1.2 1/16" = 1'-0"



2 EQUIP. MEZZ.
A1.2 3/16" = 1'-0"

372 S.F.



1 SECOND FLOOR PLAN
A1.2 3/32" = 1'-0"

OFFICE - 2,978 S.F.
NON-OFFICE - 1,325 S.F.
TOTAL = 4,293 S.F.

WALL KEY	
	NEW WALL/FURRING
	NEW MASONRY/ VENEER WALL
	NEW COOLER/ FREEZER WALLS
	NEW FOUNDATION WALL
	TYPICAL EXISTING WALL
	DEMO WALLS
	FIRE WALL OR FIRE BARRIER

Keller
PLANNERS | ARCHITECTS | BUILDERS

FOX CITIES
N216 State Road 55
P.O. Box 620
Kaukauna, WI 54130
PHONE (920) 766-5795 /
1-800-236-2534
FAX (920) 766-5004

MADISON
711 Lake Dr.
Sun Prairie, WI 53590
PHONE (608) 318-2336
FAX (608) 318-2337

MILWAUKEE
W204 N11509
Germantown, WI 53022
PHONE (262) 250-9710
FAX (262) 250-9740

WAUSAU
5605 Lilac Ave
Wausau, WI 54401
PHONE (715) 849-3141
FAX (715) 849-3181

www.kellerbuilds.com

PROPOSED NEW AUTOMOTIVE DEALERSHIP FOR:

VAN HORN KIA

WISCONSIN,
SHEBOYGAN,

"COPYRIGHT NOTICE"
This design, drawing and detail is the copyrighted property of KELLER, INC. No part hereof shall be copied, duplicated, distributed, disclosed or made available to anyone without the expressed written consent of KELLER, INC.

REVISIONS		
1	09/16/2022	KRW
2	11/16/2022	KRW
3	01/17/2023	KRW
4	10/10/2023	KRW
5		
6		

PROJECT MANAGER: B. POCH

DESIGNER: S. KLESSIG

DRAWN BY: KRW

EXPEDITOR: -----

SUPERVISOR: -----

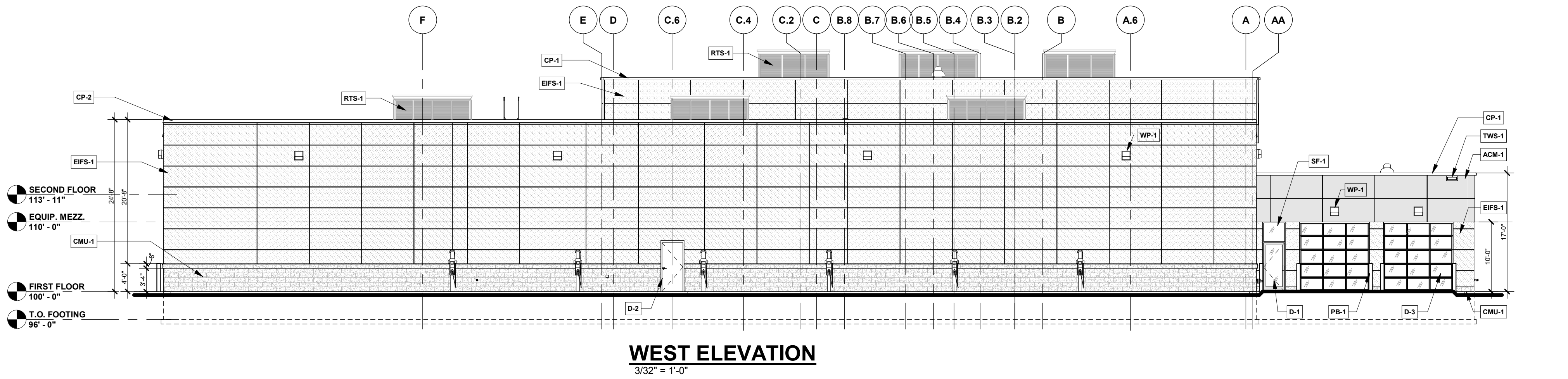
PRELIMINARY NO: P22092

CONTRACT NO: -----

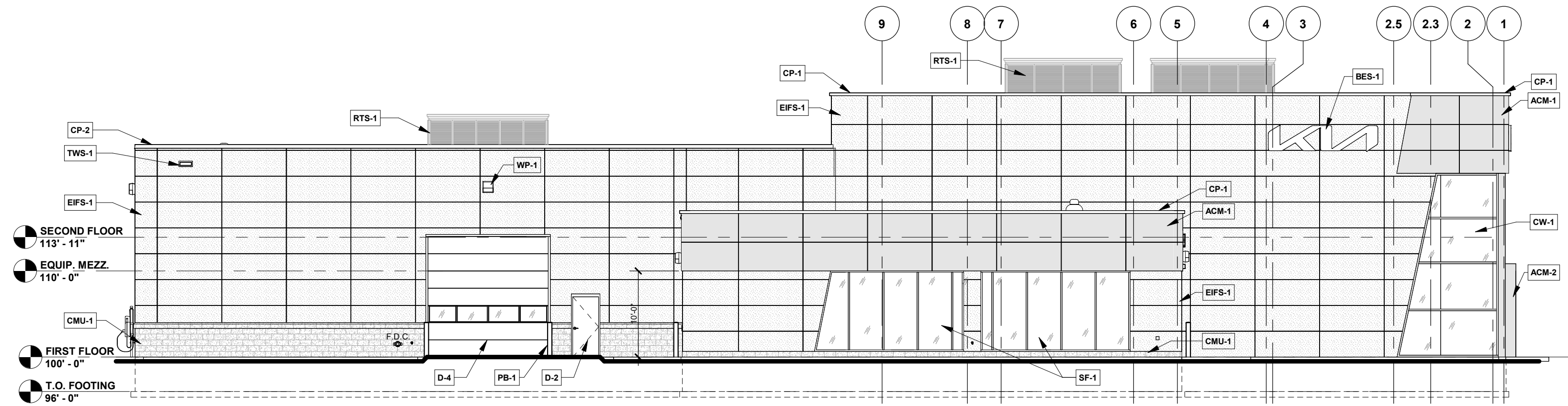
DATE: 12/14/2023

SHEET: **A1.2**

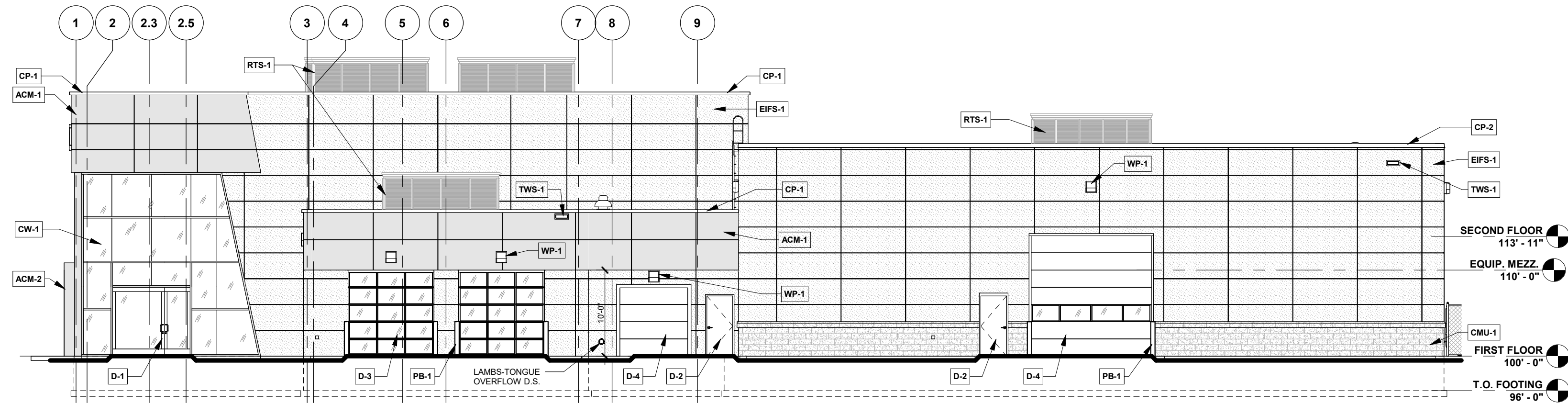
12-14-2023-SITE PLAN REVIEW DOCS.



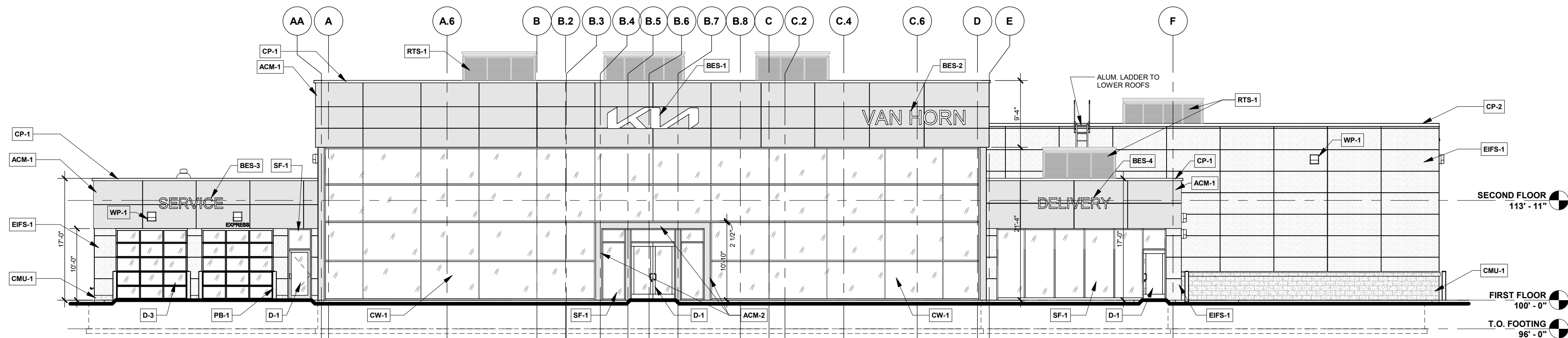
WEST ELEVATION
3/32" = 1'-0"



SOUTH ELEVATION
3/32" = 1'-0"

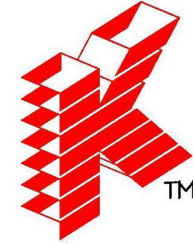


NORTH ELEVATION
3/32" = 1'-0"



EAST ELEVATION
3/32" = 1'-0"

NOTE:
REFER TO SHEET A2.1 FOR EXTERIOR
FINISHES KEY NOTES & GENERAL NOTES.



Keller

PLANNERS | ARCHITECTS | BUILDERS

FOX CITIES
N216 State Road 55
P.O. Box 620
Kaukauna, WI 54130
PHONE (920) 766-5795 /
1-800-236-2534
FAX (920) 766-5004

MILWAUKEE
W204 N11509
Goldendale Rd
Germanstown, WI 53022
PHONE (262) 250-9710
1-800-236-2534
FAX (262) 250-9740

MADISON
711 Lake Dr.
Sun Prairie, WI 53590
PHONE (608) 318-2336
FAX (608) 318-2337

WAUSAU
5605 Lilac Ave
Wausau, WI 54401
PHONE (715) 849-3141
FAX (715) 849-3181

www.kellerbuilds.com

PROPOSED NEW AUTOMOTIVE DEALERSHIP FOR:

VAN HORN KIA

WISCONSIN

SHEBOYGAN,

"COPYRIGHT NOTICE"
This design, drawing and detail is the
copyrighted property of KELLER, INC.
No part hereof shall be copied, duplicated,
distributed, disclosed or made available to
anyone without the expressed written
consent of KELLER, INC.

REVISIONS

1	09/16/2022	KRW
2	11/16/2022	KRW
3	01/17/2023	KRW
4	10/10/2023	KRW
5		
6		

PROJECT MANAGER:
B. POCH

DESIGNER:
S. KLESSIG

DRAWN BY:
KRW

EXPEDITOR:

SUPERVISOR:

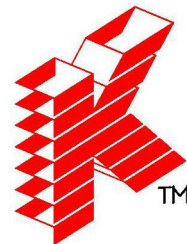
PRELIMINARY NO:
P22092

CONTRACT NO:

DATE:
12/14/2023

SHEET:
A2.0

12-14-2023- SITE PLAN REVIEW DOCS.



Keller
PLANNERS | ARCHITECTS | BUILDERS

FOX CITIES N216 State Road 55 P.O. Box 620 Kaukauna, WI 54130 PHONE (920) 766-5795 / 1-800-236-2534 FAX (920) 766-5004	MADISON 711 Lake Dr. Sun Prairie, WI 53590 PHONE (608) 318-2336 FAX (608) 318-2337
MILWAUKEE W204 N11509 Goldendale Rd Germanstown, WI 53022 PHONE (262) 250-9710 1-800-236-2534 FAX (262) 250-9740	WAUSAU 5605 Lilac Ave Wausau, WI 54401 PHONE (715) 849-3141 FAX (715) 849-3181

www.kellerbuilds.com

PROPOSED NEW AUTOMOTIVE DEALERSHIP FOR:

VAN HORN KIA

WISCONSIN

SHEBOYGAN,

"COPYRIGHT NOTICE"
This design, drawing and detail is the copyrighted property of KELLER, INC. No part hereof shall be copied, duplicated, distributed, disclosed or made available to anyone without the expressed written consent of KELLER, INC.

REVISIONS

12-14-2023- SITE PLAN REVIEW DOCS.

PROJECT MANAGER:
B. POCH

DESIGNER:
S. KLESSIG

DRAWN BY:
KRW

EXPEDITOR:

SUPERVISOR:

PRELIMINARY NO:
P22092

CONTRACT NO:

DATE:
12/14/2023

SHEET:

A2.1

CONTROL JOINT NOTE:
PROVIDE MASONRY CONTROL JOINTS AS RECOMMENDED BY MASONRY CONTRACTOR AND BLOCK SUPPLIER. CONTROL JOINTS NOT TO EXCEED 30" 4" MAX AND 20" 4" MIN.
ALL CONTROL JOINT LAYOUTS TO BE REVIEWED BY ARCHITECT/ENGINEER AT TIME OF CONSTRUCTION SHOP DRAWING SUBMITTAL.
ALL ELEVATIONS AND LAYOUT ARE BASE ON STANDARD MODULAR BLOCK SIZES. CONTRACTOR RESPONSIBLE FOR ANY ADJUSTMENTS IN SIZES REQUIRED IF THEY CHANGE MATERIAL SIZES.

CURTAINWALL/STOREFRONT NOTE:
PROVIDE PREFINISHED ALUMINUM SLIP HEAD TO MATCH ALUMINUM STOREFRONT/CURTAIN WALL SYSTEM.
PROVIDE PREFINISHED EXTRUDED ALUMINUM-THERMALLY BROKEN SILL FLASHING WITH END DRAIS. INSTALL WITH A POSITIVE SLOPE AWAY FROM INTERIOR AND SET IN SEALANT PER MANUFACTURER'S WRITTEN SPECIFICATIONS.
PROVIDE ALL SHIMS, SEALANT & BACKER ROO PER MANUFACTURER'S SPECIFICATIONS.

SHEATHING FASTENER NOTE:
FASTEN ALL WOOD-BASED PANELS TO COLD-FORM FRAMING W/ SELF-TAPPING CORROSION RESISTANT SCREWS. PNEUMATICALLY DRIVEN PINS FOR WOOD-BASED PANEL ATTACHMENT WILL NOT BE ACCEPTED.

NOTE:
MASONRY PRICE TO INCLUDE DRY-BLOCK W/ INTEGRAL WATER REPELLENT - RHEOPEL XP.

EXTERIOR FINISH KEY NOTES							
KEY NOTE	MATERIAL SUMMARY	KEY NOTE	MATERIAL SUMMARY	KEY NOTE	MATERIAL SUMMARY	KEY NOTE	MATERIAL SUMMARY
ACM-1	METAL PANEL (A.C.M.): MANUFACTURER: ALPOLIC MATERIAL: COMPLETE RAIN SCREEN ACM SYSTEM (ALPOLIC / FR) COLOR: T08 BLACK LOCATION: KIA FACADE, REFER TO EXTERIOR ELEVATIONS	CP-2	MTL WALL COPING (PRE-FINISHED): MFR: UNI-CLAD, PAC-CLAD OR EQUAL STYLE: PRE-FINISHED MTL COPING SYSTEM FINISH/COLOR: FINISH & COLOR TO MATCH ADJACENT WALL COLOR LOCATION: EXTERIOR WALLS, REFER TO PLANS & ELEVATIONS	D-2	HOLLOW METAL DOOR INSUL (W/ GLAZING AS NOTED/SHOWN): STYLE: HOLLOW METAL, INSULATED, PAINTED, REFER TO DOOR SCHEDULE & ELEVATIONS PAINT COLOR: EXTERIOR DOOR & FRAME TO MATCH ADJACENT EXTERIOR WALL COLOR. INTERIOR DOOR & FRAME TO MATCH ADJACENT INTERIOR WALL COLOR. (VERIFY PRIOR TO PAINTING) LOCATION: EXTERIOR, REFER TO PLANS & ELEVATIONS	BES-1	BUILDING EXTERIOR SIGNAGE: (BY OWNER) MANUFACTURER: PATTISON SIGN GROUP STYLE/TYPE: KIA SYMBOL/LETTERS POWER REQUIREMENTS: POWER IS REQUIRED. REFER TO ELECTRICAL DRAWINGS. COORDINATE W/ OWNER AND SIGNAGE VENDOR. NOTE: CONTRACTOR TO PROVIDE REQUIRED BLOCKING (BLOCKING TO BE PAINTED, WHERE EXPOSED, TO MATCH WALL PANEL COLOR) INSTALL ACCESS PANELS AT LOCATIONS WHERE NEEDED. REFER TO PLANS. DEALER NOTE: EXTERIOR SIGNAGE IS PURCHASED BY DEALER & INSTALLED BY SIGN MFR. VENDOR.
ACM-2	METAL PANEL (A.C.M.): MANUFACTURER: ALPOLIC MATERIAL: COMPLETE RAIN SCREEN ACM SYSTEM (ALPOLIC / FR) COLOR: B5X SILVER METALLIC LOCATION: KIA ENTRY PORTAL, REFER TO EXTERIOR ELEVATIONS NOTE: KIA ENTRY PORTAL IS MFR. & INSTALLED BY PATTISON SIGN GROUP. CONTACT: STEVE WEBB, PH: 985-500-4620, E-MAIL: SWEBB@PATTISSONSIGN.COM	TWS-1	THRU-WALL OVERFLOW SCUPPER SYSTEM: TYPE: PRE-FINISHED METAL FINISH/COLOR: FINISH & COLOR TO MATCH ADJACENT WALL COLOR LOCATION: EXTERIOR - REFER TO ELEVATIONS	D-3	OVERHEAD DOOR INSUL- ALUM. W/ GLAZING: MANUFACTURER: T.B.D STYLE: ALUMINUM W/ INSUL. GLAZING GLAZING: INSULATED, TEMPERED, CLEAR, LOW IRON FINISH/COLOR: CLEAR ANODIZED LOCATION: EXTERIOR, REFER TO PLANS & ELEVATIONS	BES-2	BUILDING EXTERIOR SIGNAGE: (BY OWNER) MANUFACTURER: PATTISON SIGN GROUP STYLE/TYPE: DEALER NAME SIGNAGE POWER REQUIREMENTS: POWER IS REQUIRED. REFER TO ELECTRICAL DRAWINGS. COORDINATE W/ OWNER AND SIGNAGE VENDOR. NOTE: CONTRACTOR TO PROVIDE REQUIRED BLOCKING (BLOCKING TO BE PAINTED, WHERE EXPOSED, TO MATCH WALL PANEL COLOR) INSTALL ACCESS PANELS AT LOCATIONS WHERE NEEDED. REFER TO PLANS. DEALER NOTE: EXTERIOR SIGNAGE IS PURCHASED BY DEALER & INSTALLED BY SIGN MFR. VENDOR.
EIFS-1	EIFS (EXTERIOR INSULATION FINISH SYSTEM): MANUFACTURER: DRYVIT SYSTEMS, INC. COLOR: TO MATCH BM (BENJAMIN MOORE) HC-169 CONVENTRY GRAY SYSTEM/TYPE: OUTSULATION PLUS MD, EIFS W/ MOISTURE DRAINAGE (DRYVIT DEMANDIT ADVANTAGE ARCHITECTURAL COATING KIAM 03 1413 S APPLIED OVER DRYVIT 'FINESSE' SPECIALTY FINISH TEXTURE KIAM 03 1036 S INCORPORATING DRYVIT STRATOTONE HIGH PERFORMANCE COLORANT (S) LOCATION: EXTERIOR, REFER TO PLANS & ELEVATIONS	CW-1	ALUMINUM CURTAINWALL SYSTEM: MFR: KAWNEER STYLE: 1600-2, STRUCTURAL SILICONE GLAZING AT VERTICAL MULLIONS, EXPRESSED CLEAR ANODIZED FRAME AT HORIZONTAL MULLIONS GLAZING: 1" INSULATED, CLEAR, LOW IRON FINISH/COLOR: CLEAR ANODIZED, CLASS 1 LOCATION: EXTERIOR WALLS, REFER TO PLANS & ELEVATIONS	D-4	OVERHEAD DOOR INSUL- PREFINISHED/PAINTED (WITH 1-ROW OF GLAZING AS INDICATED IN ELEVATION): MANUFACTURER: OVERHEAD DOOR COMPANY OR EQUAL STYLE: REFER TO DOOR SCHEDULE & ELEVATIONS COLOR: TO MATCH OR PAINTED TO MATCH BENJAMIN MOORE COLOR: BM HC-169 CONVENTRY GRAY. LOCATION: EXTERIOR, REFER TO PLANS & ELEVATIONS	BES-3	BUILDING EXTERIOR SIGNAGE: (BY OWNER) MANUFACTURER: PATTISON SIGN GROUP STYLE/TYPE: 'SERVICE' SIGNAGE POWER REQUIREMENTS: POWER IS REQUIRED. REFER TO ELECTRICAL DRAWINGS. COORDINATE W/ OWNER AND SIGNAGE VENDOR. NOTE: CONTRACTOR TO PROVIDE REQUIRED BLOCKING (BLOCKING TO BE PAINTED, WHERE EXPOSED, TO MATCH WALL PANEL COLOR) INSTALL ACCESS PANELS AT LOCATIONS WHERE NEEDED. REFER TO PLANS. DEALER NOTE: EXTERIOR SIGNAGE IS PURCHASED BY DEALER & INSTALLED BY SIGN MFR. VENDOR.
CMU-1	SPLIT-FACE CMU (COLOR INTEGRAL): SUPPLIER: COUNTY MATERIALS COLOR: AS SELECTED FROM MFR. FULL RANGE MORTAR: COLOR TO MATCH MASONRY SELECTION LOCATION: EXTERIOR WALLS, REFER TO PLANS & ELEVATIONS	SF-1	ALUMINUM STOREFRONT SYSTEM: MFR: KAWNEER TRIFAB 451T (BASIS OF DESIGN) STYLE: 2"x4" STOREFRONT FRAMING GLAZING: 1" INSULATED, CLEAR, LOW IRON FINISH/COLOR: CLEAR ANODIZED, CLASS 1 LOCATION: EXTERIOR WALLS, REFER TO PLANS & ELEVATIONS	PB-1	PIPE BOLLARD (W/ P.V.C. COVER): BOLLARD: STL, CONC. FILLED, REFER TO PLANS, NOTES, & DETAILS. PVC COVER MFR: T.B.D. COLOR: TBD	BES-4	BUILDING EXTERIOR SIGNAGE: (BY OWNER) MANUFACTURER: PATTISON SIGN GROUP STYLE/TYPE: 'DELIVERY' SIGNAGE POWER REQUIREMENTS: POWER IS REQUIRED. REFER TO ELECTRICAL DRAWINGS. COORDINATE W/ OWNER AND SIGNAGE VENDOR. NOTE: CONTRACTOR TO PROVIDE REQUIRED BLOCKING (BLOCKING TO BE PAINTED, WHERE EXPOSED, TO MATCH WALL PANEL COLOR) INSTALL ACCESS PANELS AT LOCATIONS WHERE NEEDED. REFER TO PLANS. DEALER NOTE: EXTERIOR SIGNAGE IS PURCHASED BY DEALER & INSTALLED BY SIGN MFR. VENDOR.
CP-1	A.C.M. COPING SYSTEM (WALL COPING) MFR: ALPOLIC COLOR: COLOR TO MATCH ADJACENT WALL ACM COLOR SYSTEM/TYPE: DRY JOINT SYSTEM (RAIN-SCREEN) LOCATION: EXTERIOR WALLS - COPING WHERE ACM IS LOCATED - REFER TO PLANS AND ELEVATIONS	D-1	ALUMINUM ENTRANCE W/ INSUL. GLAZING: MANUFACTURER: KAWNEER 350 OR EQUAL STYLE: REFER TO DOOR SCHEDULE & ELEVATIONS (MED. STYLE) GLAZING: 1" INSULATED, TEMPERED, CLEAR, LOW IRON COLOR: CLEAR ANODIZED LOCATION: EXTERIOR, REFER TO PLANS & ELEVATIONS	WP-1	WALL PACK LIGHT FIXTURE REFER TO REFLECTED CEILING PLAN. COLOR: BLACK		
				RTS-1	ROOF TOP UNIT SCREENS- PRE-MANUFACTURED (ON UNIT MOUNTED): MANUFACTURER: CITYSCAPES STYLE: ENVISOR, HORIZONTAL 7.2 RIBBED, SOLID COLOR: PRE-FINISHED, POWDER COATED, SHADOW GRAY (VERIFY) LOCATION: EXTERIOR, ROOF TOP UNIT SCREENS- REFER TO ROOF PLAN		



Keller

PLANNERS | ARCHITECTS | BUILDERS

FOX CITIES
N216 State Road 55
P.O. Box 620
Kaukauna, WI 54130
PHONE (920) 766-5795 /
1-800-236-2534
FAX (920) 766-5004

MADISON
711 Lake Dr.
Sun Prairie, WI 53590
PHONE (608) 318-2336
FAX (608) 318-2337

MILWAUKEE
W204 N11509
Goldendale Rd
Germantown, WI 53022
PHONE (262) 250-9710
FAX (262) 250-9740

WAUSAU
5605 Lilac Ave
Wausau, WI 54401
PHONE (715) 849-3141
FAX (715) 849-3181

www.kellerbuilds.com

PROPOSED NEW AUTOMOTIVE DEALERSHIP FOR:

VAN HORN KIA

WISCONSIN

SHEBOYGAN,

"COPYRIGHT NOTICE"
This design, drawing and detail is the
copyrighted property of KELLER, INC.
No part hereof shall be copied, duplicated,
distributed, disclosed or made available to
anyone without the expressed written
consent of KELLER, INC.

REVISIONS

12-14-2023- SITE PLAN REVIEW DOCS.

PROJECT MANAGER:
B. POCH

DESIGNER:
S. KLESSIG

DRAWN BY:
KRW

EXPEDITOR:

SUPERVISOR:

PRELIMINARY NO:
P22092

CONTRACT NO:

DATE:
12/14/2023

SHEET:
A2.2







