



Civil Engineering Services

GENERAL DEVELOPMENT PLAN

Site Improvements
Science On a River - SOAR
826 South 8th Street, Sheboygan, WI 53081

June 2025

OWNER CONTACT:
Leslie Kohler – Project Manager
SOAR
826 South 8th Street
Sheboygan, WI 53081
(920) 629-8986
lkohler@windway.com

REGISTERED PROFESSIONAL ENGINEER:
Joel VanEss, P.E.
Abacus Architects, Inc.
1135A Michigan Avenue
Sheboygan, WI 53081
(920)452-4444
jvaness@abacusarch.com

PROJECT DESCRIPTION

Tax Key Numbers: 59281110032

Zoning: Unit Development

A total of about 10,000 sq.ft. of site additions will be added to the outside of the existing building at 826 South 8th Street to bring in children/students for a series of outdoor learning experiences.

Proposed additions will include:

- Asphalt, limestone, concrete and pavers pathways throughout the site.
- A proposed solar tree and solar table.
- A proposed pavilion.
- A proposed greenhouse.
- A proposed bio-filtration pond and rain garden.

The current zoning of the site is Unit Development. No modifications are required for land use, density and intensity, or parking and loading requirements.

Civil plans found in the appendix show the extent of proposed changes for the project, as well as a proposed grading plan, and a proposed stormwater and utility plan.

The original landscape plan for the project can be found in the appendix. A future landscape plan will be updated and sent when received.

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OWNER AND ZONING MAP

CIVIL PLAN SET

LANDSCAPING PLAN

LOCATION MAP



LOCATION MAP



SCALE: 1"=100'

June 24, 2025
SOAR
 Sheboygan, WI

Proj. No. 2024-147

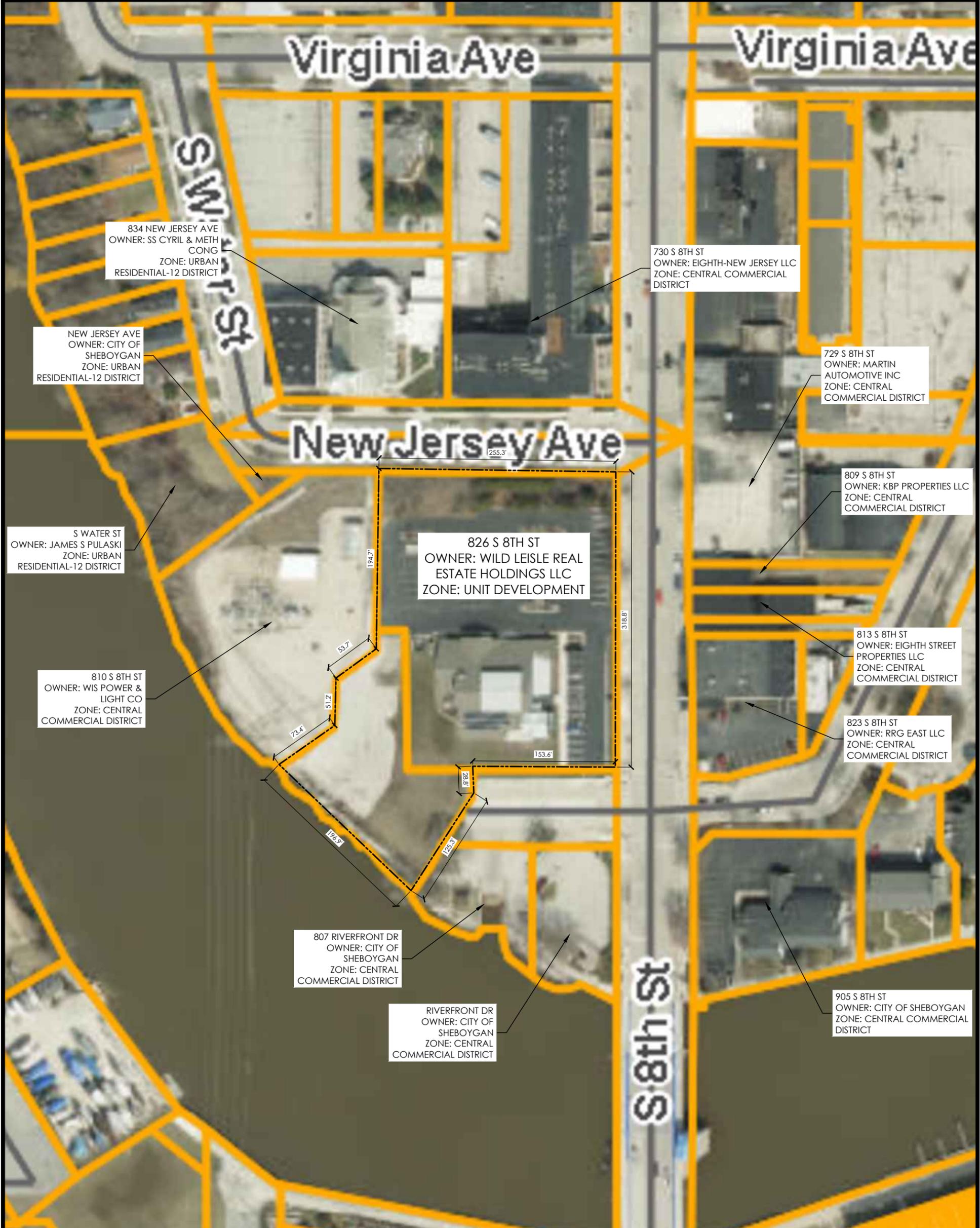
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OWNERS AND ZONING MAP



834 NEW JERSEY AVE
OWNER: SS CYRIL & METH
CONG
ZONE: URBAN
RESIDENTIAL-12 DISTRICT

730 S 8TH ST
OWNER: EIGHTH-NEW JERSEY LLC
ZONE: CENTRAL COMMERCIAL
DISTRICT

NEW JERSEY AVE
OWNER: CITY OF
SHEBOYGAN
ZONE: URBAN
RESIDENTIAL-12 DISTRICT

729 S 8TH ST
OWNER: MARTIN
AUTOMOTIVE INC
ZONE: CENTRAL
COMMERCIAL DISTRICT

New Jersey Ave

809 S 8TH ST
OWNER: KBP PROPERTIES LLC
ZONE: CENTRAL
COMMERCIAL DISTRICT

826 S 8TH ST
OWNER: WILD LEISLE REAL
ESTATE HOLDINGS LLC
ZONE: UNIT DEVELOPMENT

S WATER ST
OWNER: JAMES S PULASKI
ZONE: URBAN
RESIDENTIAL-12 DISTRICT

813 S 8TH ST
OWNER: EIGHTH STREET
PROPERTIES LLC
ZONE: CENTRAL
COMMERCIAL DISTRICT

810 S 8TH ST
OWNER: WIS POWER &
LIGHT CO
ZONE: CENTRAL
COMMERCIAL DISTRICT

823 S 8TH ST
OWNER: RRG EAST LLC
ZONE: CENTRAL
COMMERCIAL DISTRICT

807 RIVERFRONT DR
OWNER: CITY OF
SHEBOYGAN
ZONE: CENTRAL
COMMERCIAL DISTRICT

RIVERFRONT DR
OWNER: CITY OF
SHEBOYGAN
ZONE: CENTRAL
COMMERCIAL DISTRICT

905 S 8TH ST
OWNER: CITY OF SHEBOYGAN
ZONE: CENTRAL COMMERCIAL
DISTRICT

S 8th St



ZONING MAP

SCALE: 1"=100'

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SOAR
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CIVIL PLAN SET

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June 24, 2025

DEMOLITION LEGEND

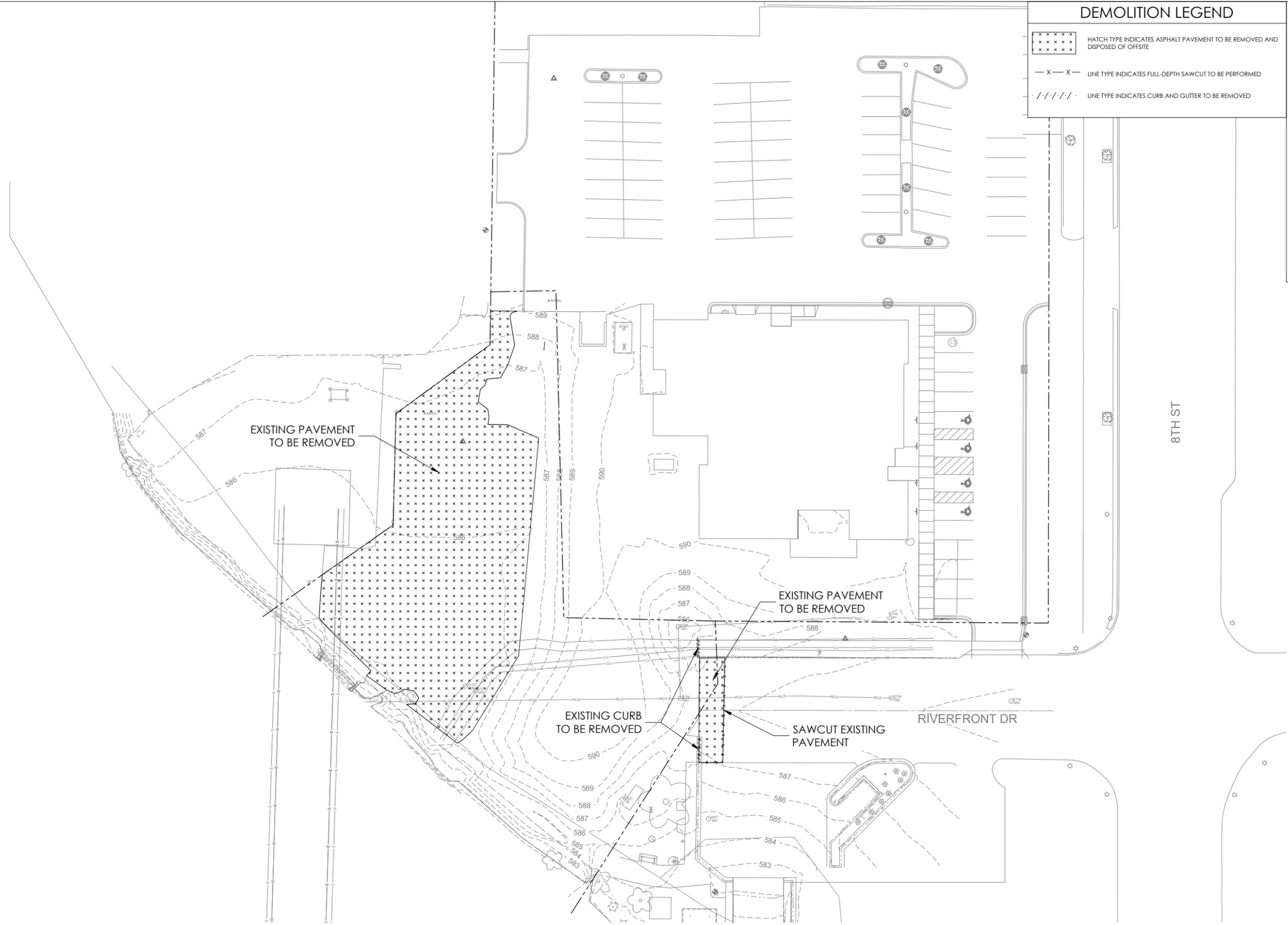
-  HATCH TYPE INDICATES ASPHALT PAVEMENT TO BE REMOVED AND DISPOSED OF OFFSITE
-  LINE TYPE INDICATES FULL-DEPTH SAWCUT TO BE PERFORMED
-  LINE TYPE INDICATES CURB AND GUTTER TO BE REMOVED



REVISIONS:

NOTICE TO BIDDERS
BIDDERS SHALL REVIEW ALL DRAWINGS AND SPECIFICATION SECTIONS TO DETERMINE THE IMPACT OF OTHER SECTIONS OF WORK ON THEIR OWN WORK.

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EXISTING CONDITIONS

SCALE: 1"=20'



June 24, 2025
SITE ADDITIONS

VISIT SHEBOYGAN SOAR
824 SOUTH 8TH STREET, SHEBOYGAN, WI
1135A MICHIGAN AVE. SHEBOYGAN, WI 53081 | (920) 452-4444 | 640 N. VEL R. PHILIPS AVE. SUITE 210 MILWAUKEE, WI 53202 | (414) 837-6450

DRAWN BY: JMN

CHECKED BY: JRV

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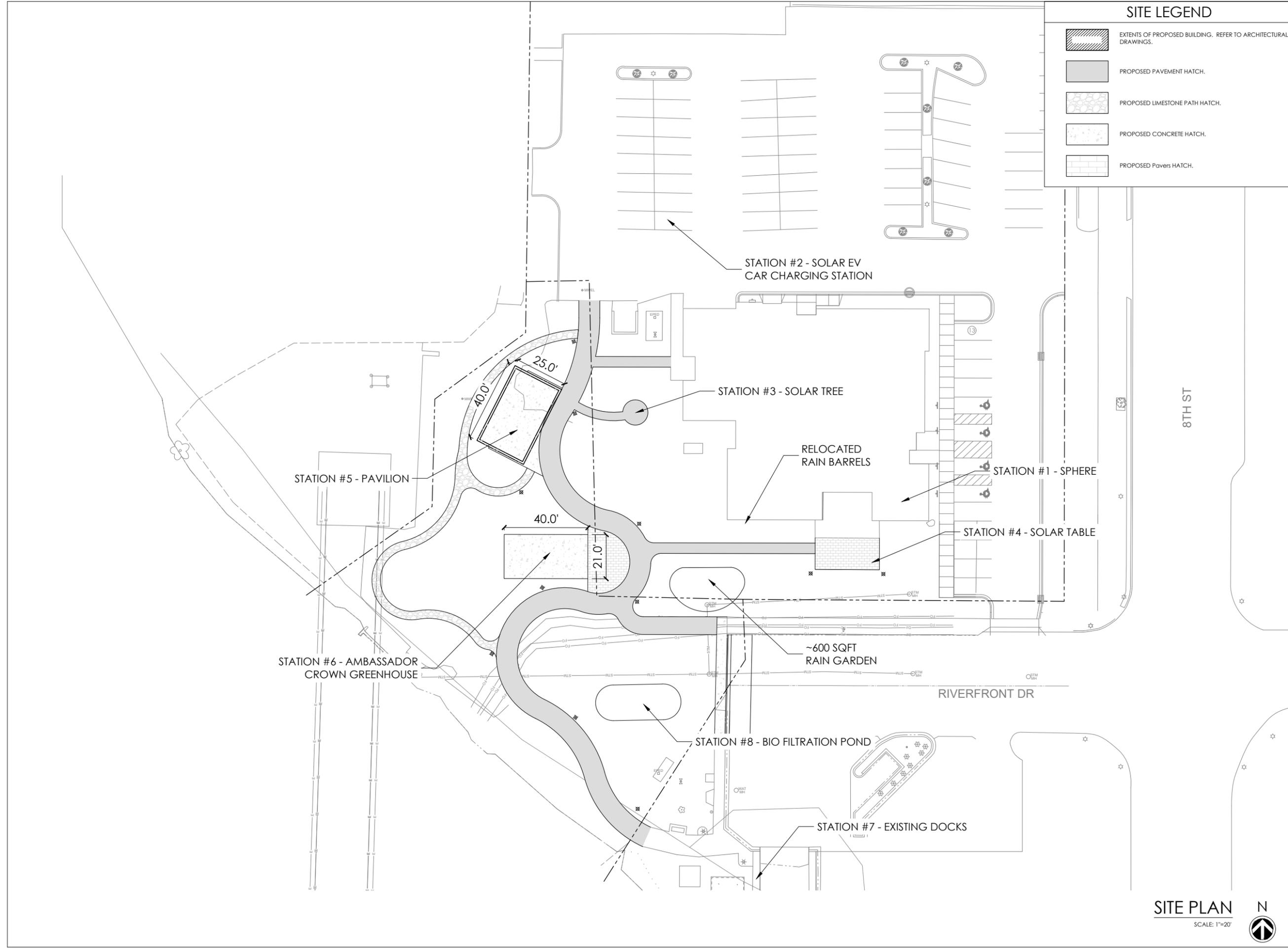
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June 24, 2025

SITE LEGEND	
	EXTENTS OF PROPOSED BUILDING. REFER TO ARCHITECTURAL DRAWINGS.
	PROPOSED PAVEMENT HATCH.
	PROPOSED LIMESTONE PATH HATCH.
	PROPOSED CONCRETE HATCH.
	PROPOSED Pavers HATCH.



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SITE PLAN
SCALE: 1"=20'



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GRADING LEGEND

- PROPOSED CONTOUR
- EXISTING CONTOUR
- PROPOSED SPOT ELEVATION
- MATCH EXISTING ELEVATION
- PROPOSED TOP OF CURB ELEVATION
- PROPOSED BOTTOM OF CURB ELEVATION

EROSION CONTROL LEGEND

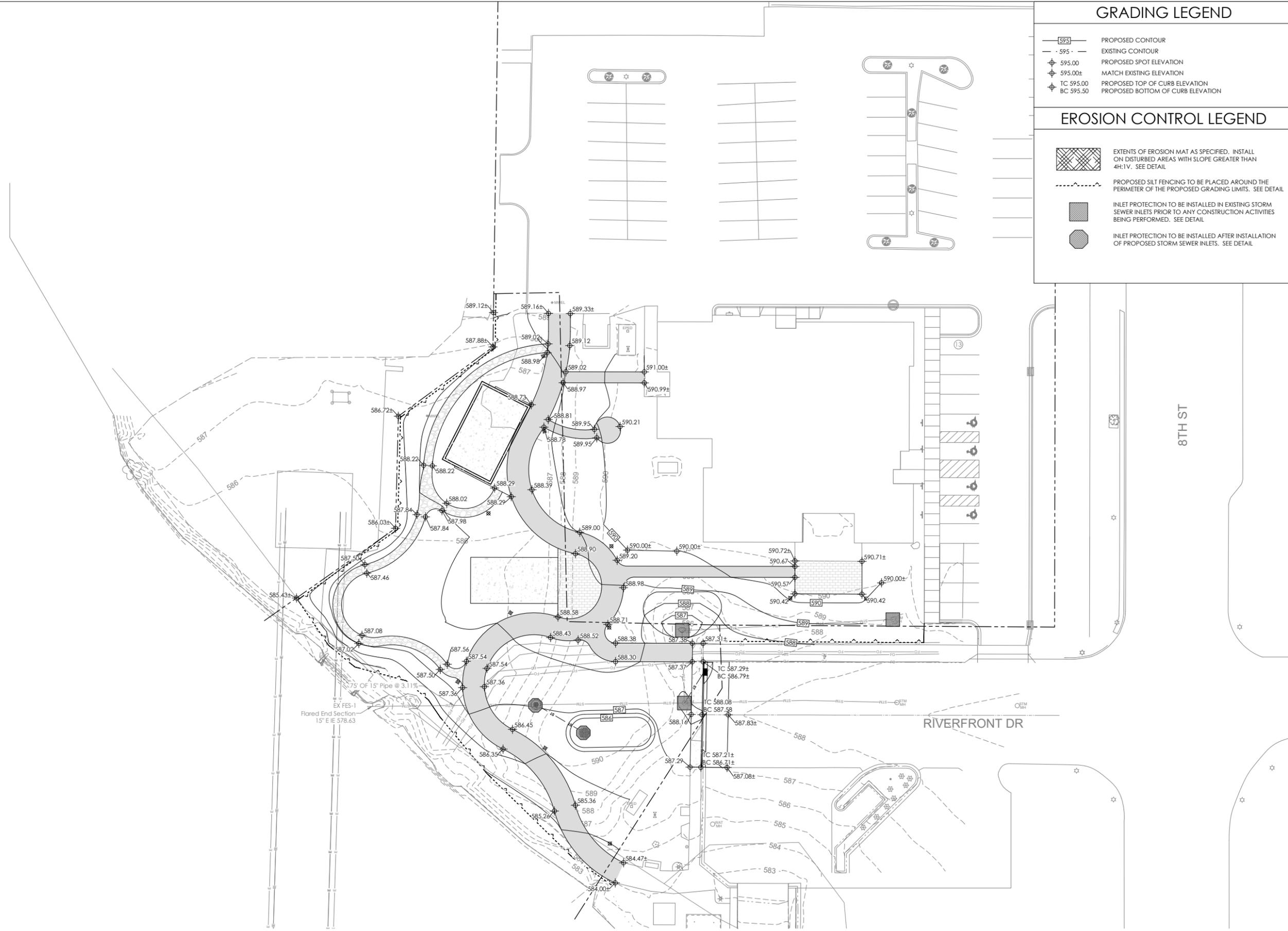
- EXTENTS OF EROSION MAT AS SPECIFIED. INSTALL ON DISTURBED AREAS WITH SLOPE GREATER THAN 4H:1V. SEE DETAIL.
- PROPOSED SILT FENCING TO BE PLACED AROUND THE PERIMETER OF THE PROPOSED GRADING LIMITS. SEE DETAIL.
- INLET PROTECTION TO BE INSTALLED IN EXISTING STORM SEWER INLETS PRIOR TO ANY CONSTRUCTION ACTIVITIES BEING PERFORMED. SEE DETAIL.
- INLET PROTECTION TO BE INSTALLED AFTER INSTALLATION OF PROPOSED STORM SEWER INLETS. SEE DETAIL.



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GRADING AND EROSION CONTROL PLAN

SCALE: 1"=20'



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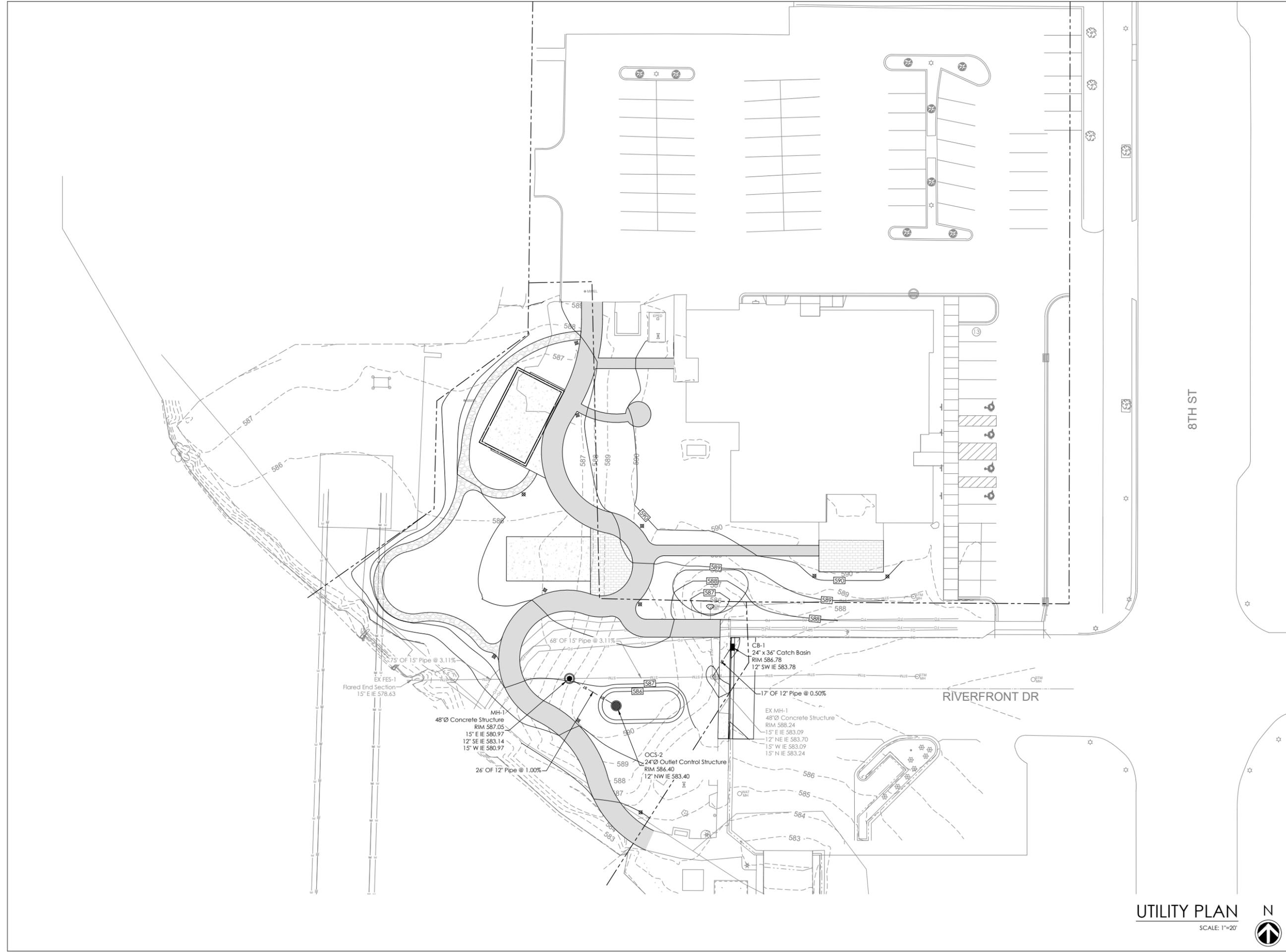
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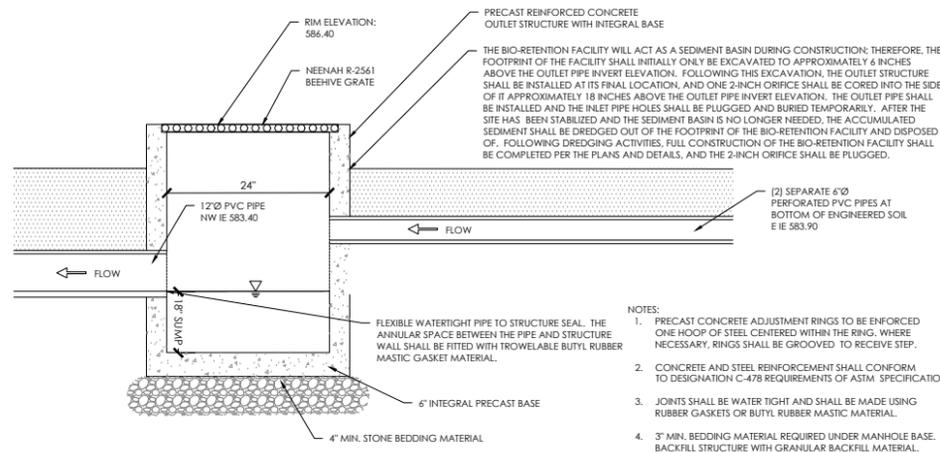
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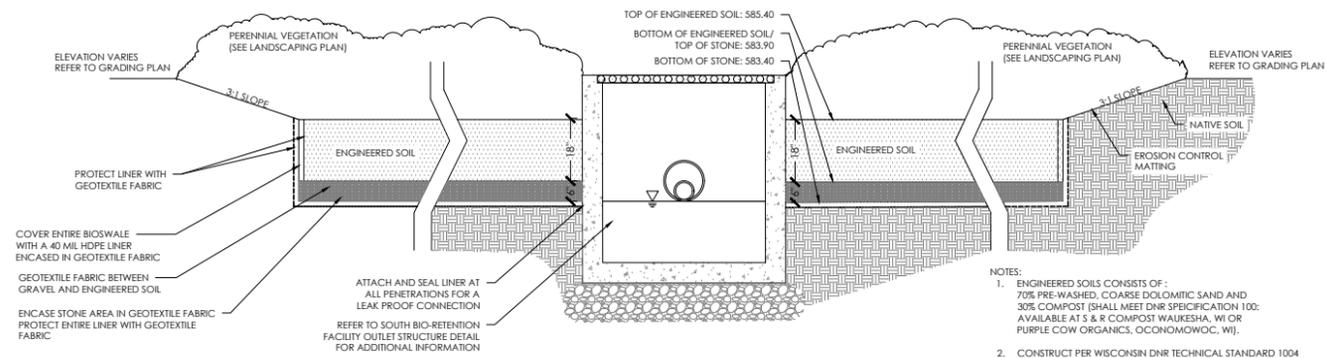
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UTILITY PLAN
SCALE: 1"=20'
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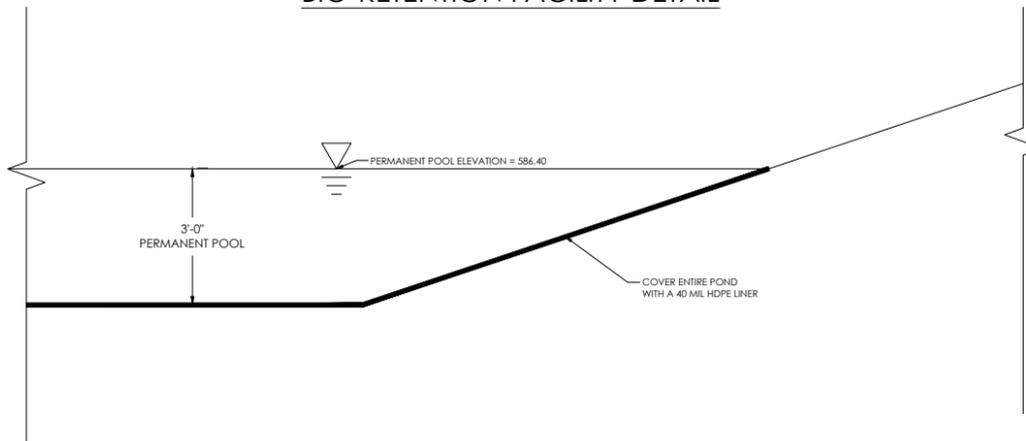
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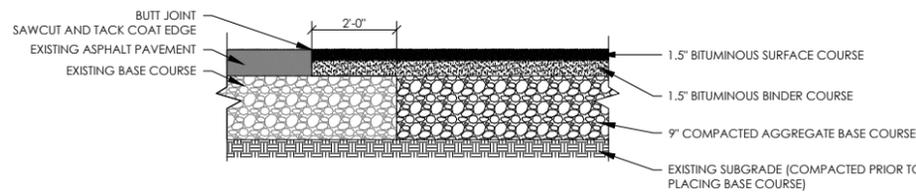
BIO-RETENTION OUTLET STRUCTURE DETAIL



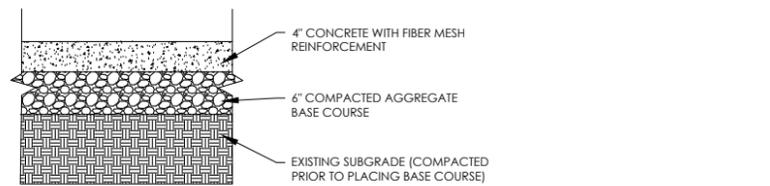
BIO-RETENTION FACILITY DETAIL



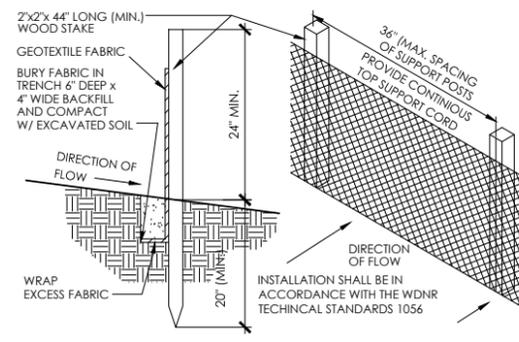
WET DETENTION POND CROSS SECTION



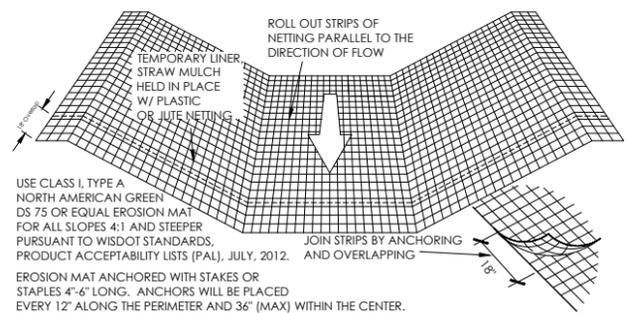
PATH ASPHALT PAVEMENT CROSS SECTION



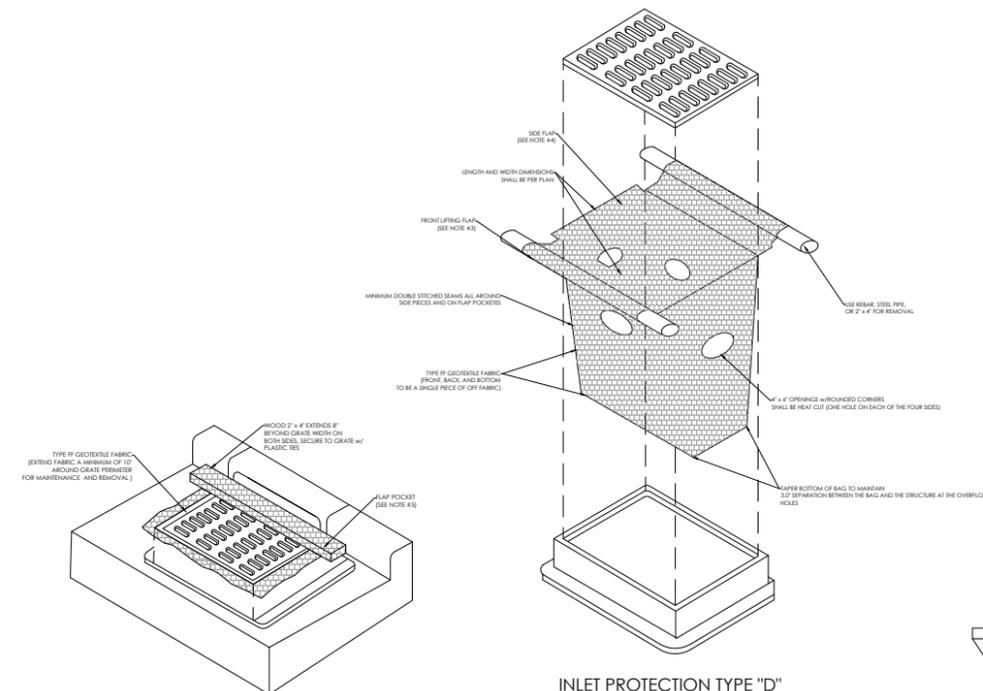
CONCRETE PAVEMENT CROSS SECTION



SILT FENCE SECTION & DETAIL



EROSION MATTING DETAIL (FOR SIDE SLOPES ONLY - NOT FOR CHANNELIZED FLOW)



INLET PROTECTION TYPE "C"

MAINTENANCE NOTES:

- WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED IN THE FABRIC DOES NOT FALL INTO THE STRUCTURE. MATERIAL THAT HAS FALLEN INTO THE INLET SHALL BE IMMEDIATELY REMOVED.

DETAILS



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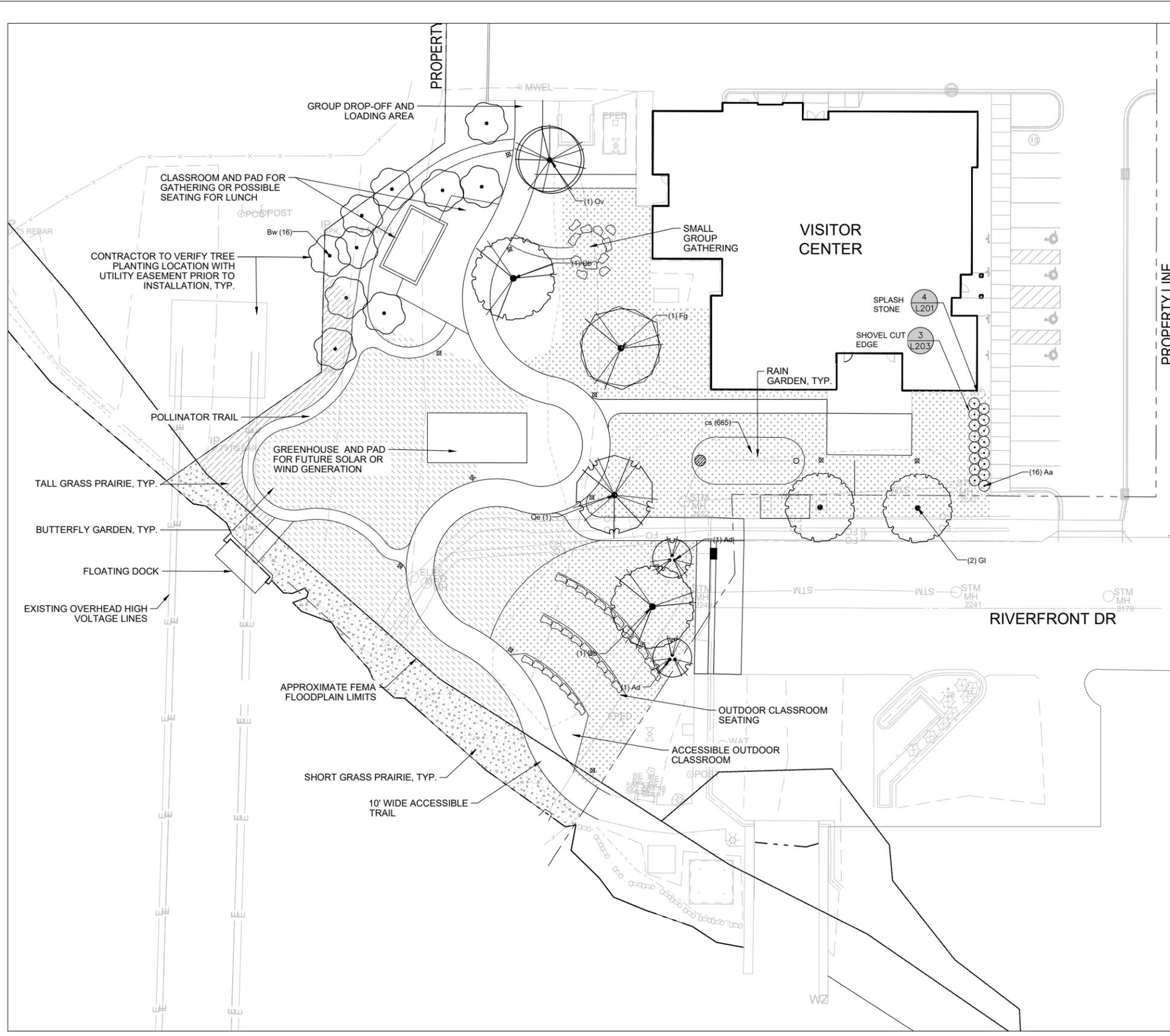
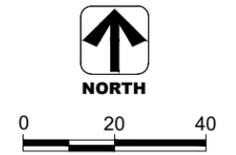
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LANDSCAPING PLAN



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DES BY							
DR BY	PROJ NO	42-1217.00					
CHK BY	DATE	AUGUST 2021	NO	DATE	REVISION	NO	DATE

STEAM-FOCUSED EDUCATION CENTER
 824 SOUTH 8TH STREET
 SHEBOYGAN, WISCONSIN



CONCEPT SITE PLAN

SHEET NO.
SITE