

# NEW RESIDENTIAL CONDO DEVELOPMENT FOR: INSPIRED HOLDINGS LLC

## CITY SHEBOYGAN, WISCONSIN

### PROJECT TEAM

#### OWNER

INSPIRED HOLDINGS LLC

N132W17558 ROCKFIELD ROAD  
RICHFIELD, WI 53076  
PHONE: (262)-617-5940

PROJECT CONTACT: JOEL PIPKORN  
EMAIL ADDRESS: jpipkorn04@gmail.com

#### GENERAL CONTRACTOR

QUASIUS CONSTRUCTION, INC.

1202A N 8TH STREET, PO BOX 727  
SHEBOYGAN, WI 53082-0727

PROJECT CONTACT: GARY GARTMAN  
CELL PHONE: (920) 287-0396  
EMAIL ADDRESS: ggartman@quasius.com

#### ARCHITECTURAL

MORPH DESIGNS, LLC

W10953 DEAD END ROAD  
WAUPUN, WI 53983  
PHONE: (920) 948-7975

PROJECT CONTACT: ROGER SCHREGARDUS  
EMAIL ADDRESS: cadmanroger@sbcglobal.net

#### CIVIL ENGINEER

JB SITE DESIGN AND ENGINEERING, LLC

PO BOX 1067  
WOODRUFF, WI 54568  
PHONE: (920) 207-8977

PROJECT CONTACT: JOE BRONOSKI  
EMAIL ADDRESS: jbsitedesign1@gmail.com

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G-100	TITLE SHEET, PROJECT DATA	08/12/2024
CIVIL ENGINEERING		
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### PROJECT DATA:

#### BUILDING CODE:

2015 WISCONSIN UNIFORM DWELLING CODE (UDC)

#### BUILDING SIZE:

APARTMENT BUILDING: 5,023 sqft EACH FLOOR  
TOTAL BUILDING SQFT AREA (ALL LEVELS): 10,046 sqft

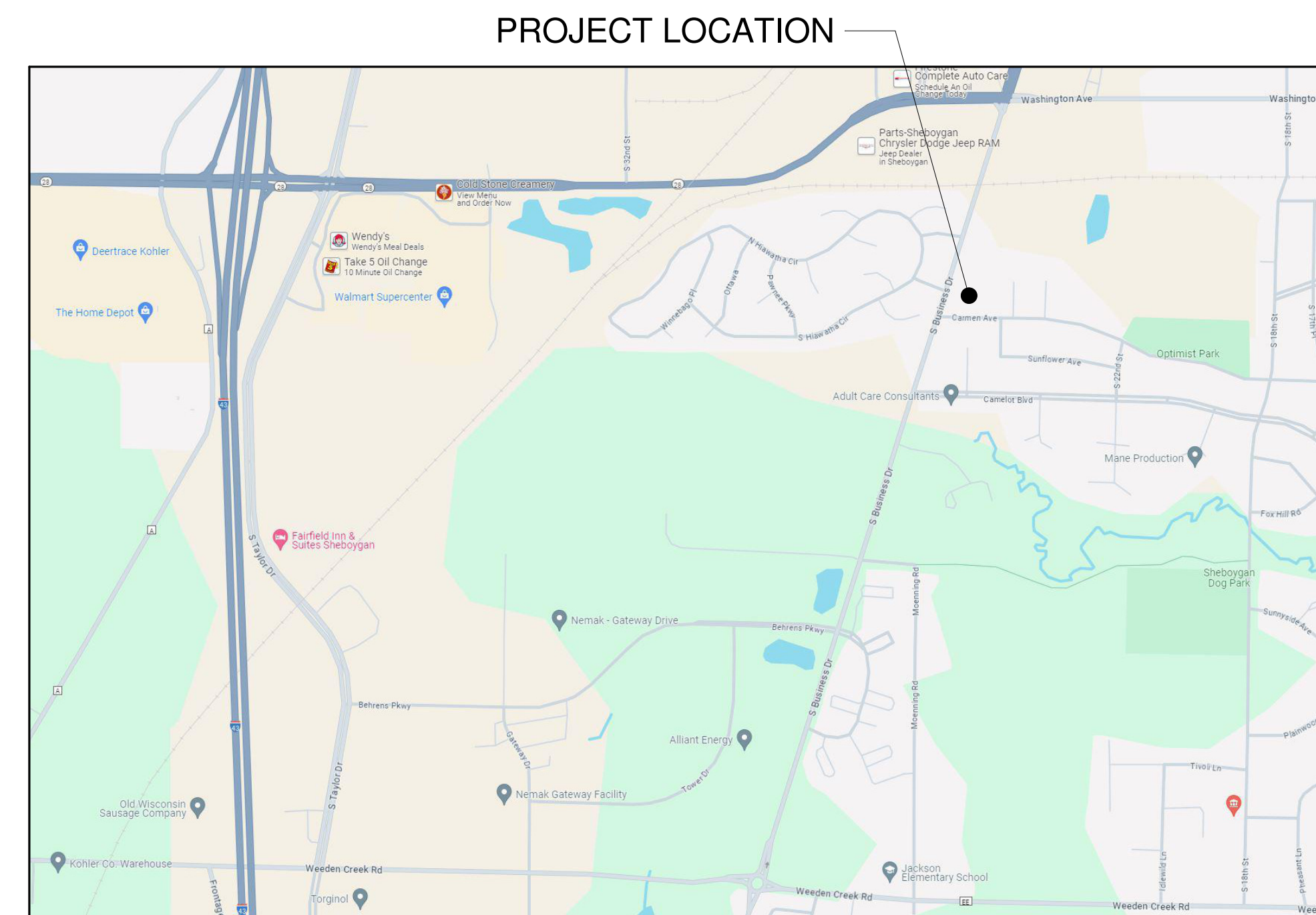
#### BUILDING DATA:

COUNTY LOCATION: SHEBOYGAN  
PROJECT TYPE: NEW FACILITY  
OCCUPANT LOAD: 4 SINGLE FAMILY DWELLING UNITS / 2 DUPLEX UNITS  
REQUIRED SEPARATION: 1-HR SEPARATION BETWEEN GARAGE & DWELLING UNIT  
1-HR SEPARATION BETWEEN DWELLING UNITS

#### ENVELOPE COMPLIANCE ENERGY CODE USED:

WISCONSIN UNIFORM DWELLING CODE (UDC) FOR 1 & 2 FAMILY

### LOCATION MAP



CONSTRUCTION CO.  
SHEBOYGAN, WI  
SINCE 1891  
**QUASIUS**

Notes & Revisions  
08/12/2024  
08/22/2024  
08/29/2024

PIPKORN DEVELOPMENT  
3605 SOUTH BUSINESS DRIVE,  
SHEBOYGAN

TITLE SHEET, PROJECT DATA  
Project number  
Date  
Drawn by  
Checked by  
M.D., LLC  
M.D., LLC

G-100

Scale 1 1/2" = 1'-0"

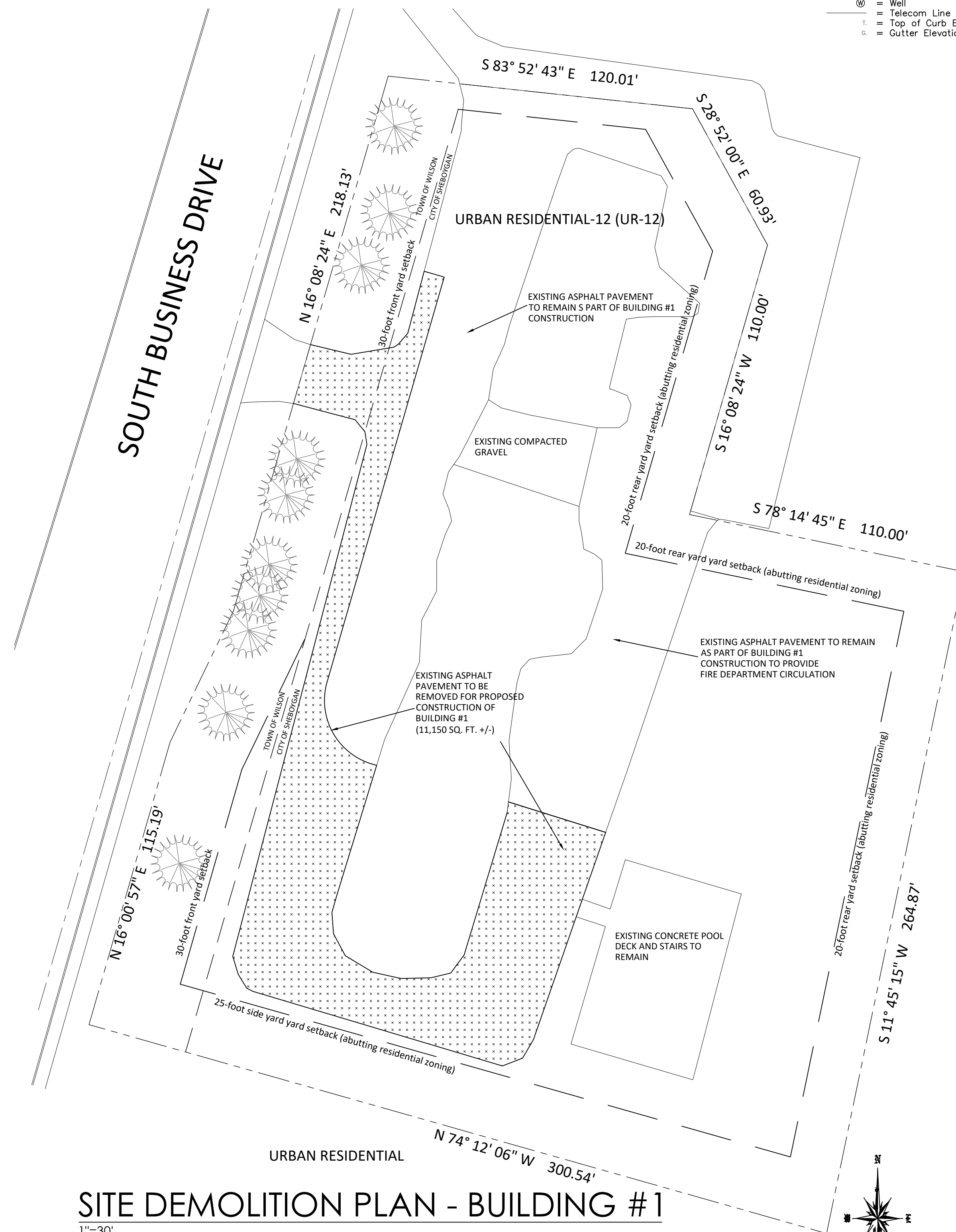
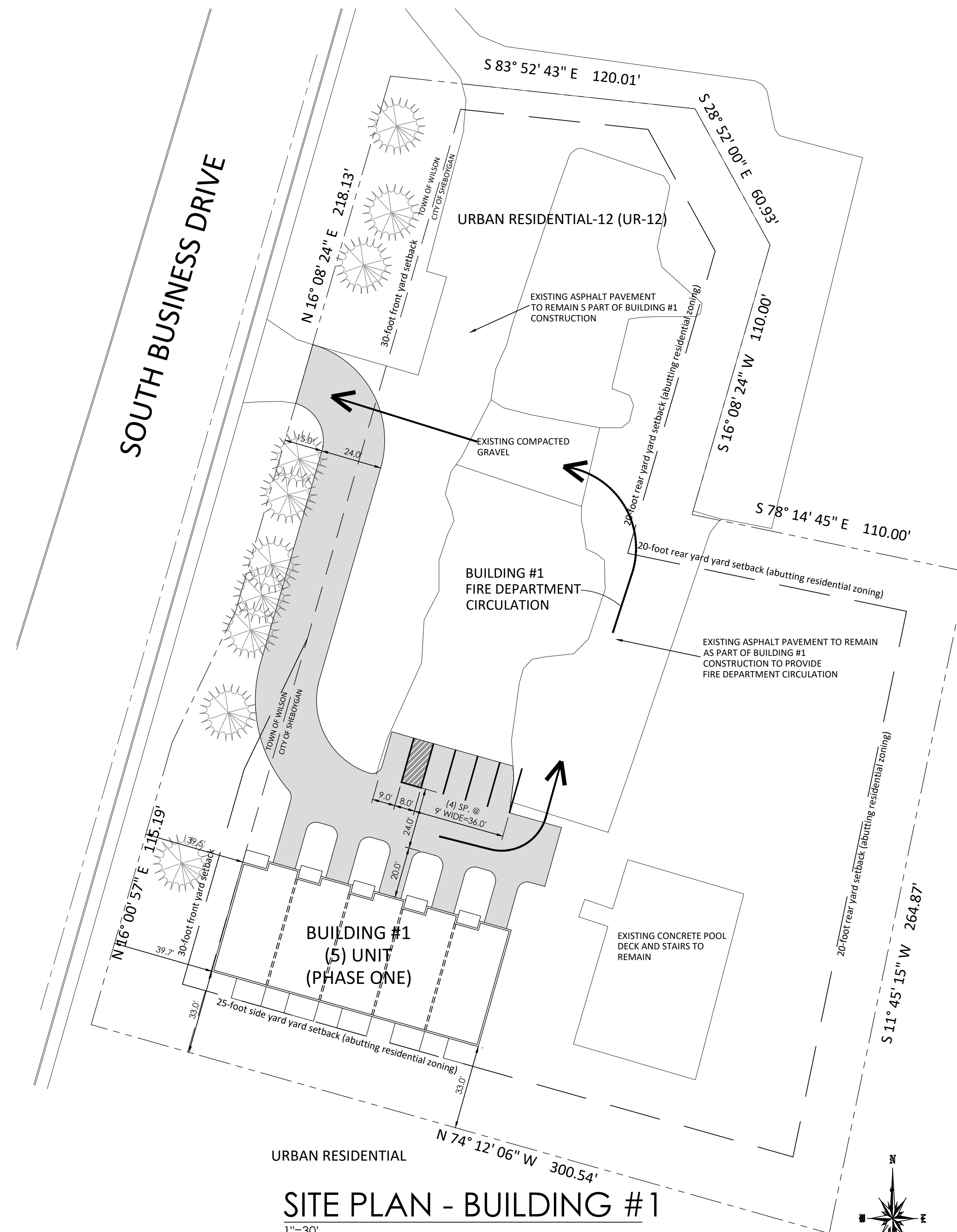


**SITE DATA - BUILDING #1**

96,550.94 SQUARE FEET (2.217 AC.)	
EXISTING PAVED PARKING LOT (TO BE REMOVED)	= 11,150 SQUARE FEET
EXISTING PAVED PARKING LOT TO REMAIN	= 21,010 SQUARE FEET
EXISTING CONCRETE POOL/POOL DECK TO REMAIN	= 3,750 SQUARE FEET
EXISTING COMPACTED GRAVEL TO REMAIN	= 1,375 SQUARE FEET
PRE DEVELOPED IMPERVIOUS AREA	= 36,745 SQUARE FEET
PROPOSED BUILDING #1 ROOF AREA (WITH OVERHANG)	= 5,535 SQUARE FEET
PROPOSED PAVEMENT AREA	= 8,460 SQUARE FEET
POST DEVELOPED IMPERVIOUS AREA	= 39,590 SQUARE FEET (+2,845 SQ. FT. FOR BUILDING #1 CONSTRUCTION)

**LEGEND**

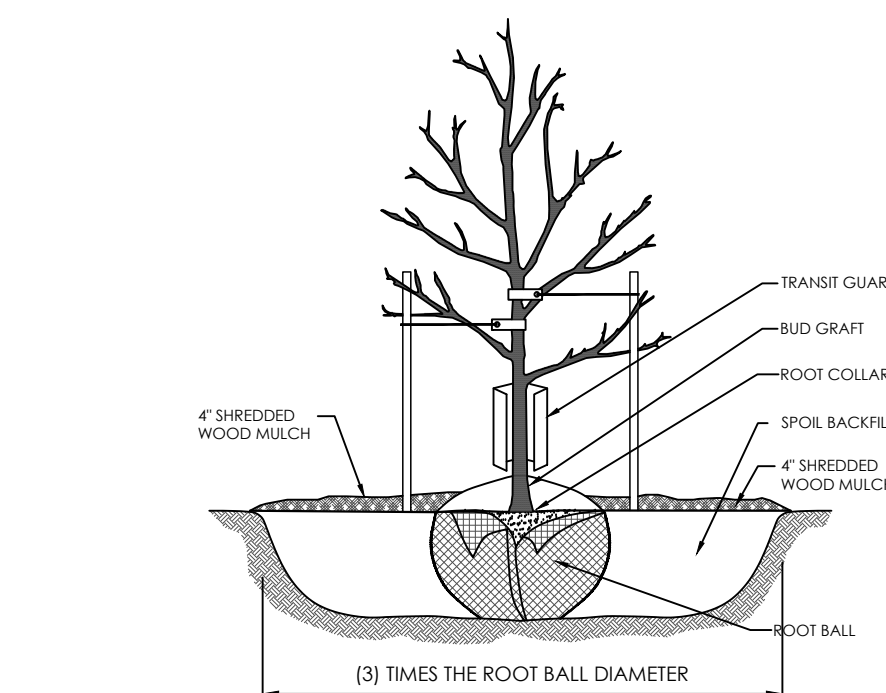
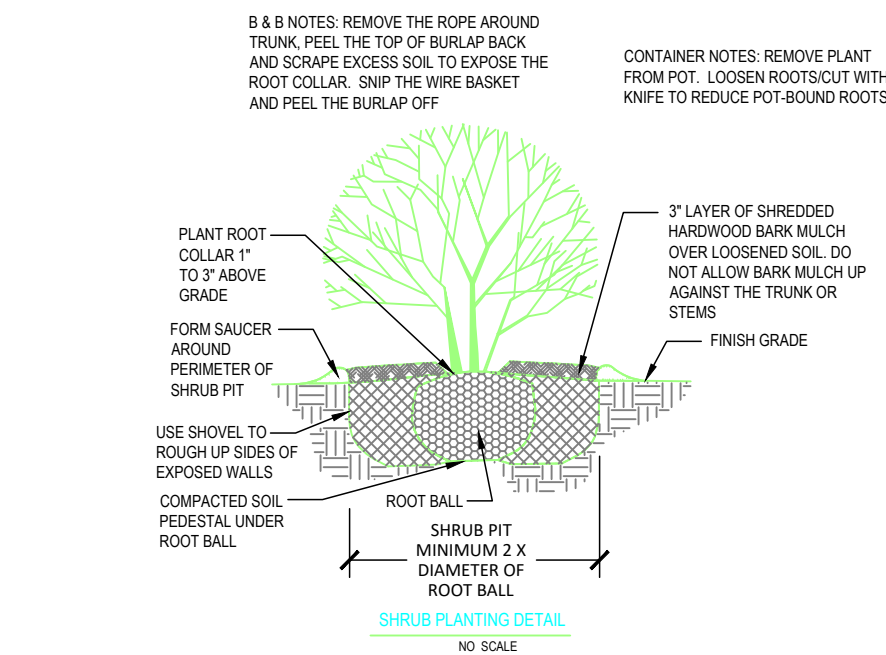
- ⊕ = County Monument
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- = Telecom Line
- 1 = Top of Curb Elevation
- 2 = Gutter Elevation



	DATE
	REVISIONS
	NO.
<p><b>JJB</b> SITE DESIGN AND ENGINEERING, LLC WOODRUFF, WISCONSIN 54568 (920) 207-8977 jbat@design1@gmail.com</p>	
<p><b>Issue Dates</b> Revision    Date</p>	
<p><b>5-UNIT BUILDING PIPKORN DEVELOPMENT 3605 SOUTH BUSINESS DRIVE Sheboygan, Wisconsin 53081</b></p>	
<p>SHEET TITLE SITE DEMOLITION PLAN SITE PLAN</p>	
<p>DATE 08/05/2024</p>	
<p>PROJECT NO. 2023-22.1</p>	
<p>SHEET NO. <b>C 1</b></p>	



NO.	REVISIONS	DATE



**TYPICAL TREE PLANTING SECTION**

- INSTALLATION SEQUENCING:**
- DIG HOLE 3 TIMES BIGGER THAN ROOT BALL. ROUGHEN THE SIDES OF THE HOLE TO PREVENT GLAZING IN CLAY SOILS.
  - PLACE TREE IN HOLE. BACKFILL WITH EXISTING SOIL AND REMOVE TRANSIT GUARD, BURLAP AND WIRE BASKET.
  - FINISH BACKFILLING AND STRAIGHTEN THE TREE.
  - GENTLY TAMP TO HELP SETTLE THE SOIL AND REMOVE ANY AIR POCKETS.
  - CREATE A WATER SAUCER TO COLLECT THE WATER UNTIL IT SOAKS INTO THE SOIL.
  - PROVIDE 4\"/>

**GENERAL LANDSCAPE NOTES**

ALL LANDSCAPE PLANTINGS, INCLUDING BUT NOT LIMITED TO PLANTING BEDS, TREES AND SHRUBS AS DEFINED, TO BE INSTALLED NO LATER THAN OCTOBER 1, 2019. ALL EROSION MAT, SEEDING AND MULCH WITHIN ALL TURF AREAS TO BE INSTALLED NO LATER THAN OCTOBER 1, 2024.

CALL DIGGER'S HOTLINE PRIOR TO DIGGING.

ALL BUILDING DIMENSIONS, GRADES AND ELEVATIONS TO BE VERIFIED IN THE FIELD.

PLANT ALL TREES, SHRUBS AND EVERGREENS ACCORDING TO THE HEIGHT OF THE ROOT BALL OR POT.

ALL PERENNIAL BEDS TO RECEIVE 3\"/>

**BUILDING FOUNDATION**

168 POINTS (MIN.) REQUIRED  
180 POINTS PROVIDED

(10) ANDORRA JUNIPER = (3) PTS. PER - 30 POINTS TOTAL  
(10) ARTIC FIRE DOGWOOD = (5) PTS. PER - 50 POINTS TOTAL  
(5) EMERALD ARBORVITAE = (20) PTS. PER - 100 POINTS TOTAL

**DEVELOPED LOTS**

101 POINTS (MIN.) REQUIRED  
120 POINTS PROVIDED

(6) EMERALD ARBORVITAE = (20) PTS. PER - 120 POINTS TOTAL

**STREET FRONTAGE**

195 POINTS (MIN.) REQUIRED  
225 POINTS PROVIDED

(2) NORTHERN RED OAK = (75) PTS. PER - 150 POINTS TOTAL  
(3) HONEYLOCUST = (30) PTS. PER - 90 POINTS TOTAL

**PAVEMENT AREA**

85 POINTS (MIN.) REQUIRED  
88 POINTS PROVIDED

(2) EMERALD ARBORVITAE = (20) PTS. PER - 40 POINTS TOTAL  
(6) ANDORRA JUNIPER = (3) PTS. PER - 18 POINTS TOTAL  
(6) ARTIC FIRE DOGWOOD = (5) PTS. PER - 30 POINTS TOTAL

**LANDSCAPE POINTS REQUIRED FOR 'UR-12' URBAN RESIDENTIAL ZONING**

**BUILDING FOUNDATIONS = 336 PERIMETER LINEAL FEET**

PER SECTION 105.886 AND TABLE 105.886: BUILDING FOUNDATION LANDSCAPE REQUIREMENTS  
50 POINTS PER 100 LINEAL FEET - FOR A TOTAL OF 168 POINTS REQUIRED  
- NO CLIMAX TREES OR TALL TREES ALLOWED TO MEET REQUIREMENT

**DEVELOPED LOTS = 5,024 SQUARE FOOT BUILDING AREA (BUILDING FOOTPRINT)**

PER SECTION 105.887 AND TABLE 105.887: DEVELOPED LOT LANDSCAPE REQUIREMENTS  
20 POINTS PER 1,000 SQUARE FEET - FOR A TOTAL OF 101 POINTS REQUIRED

**STREET FRONTAGE = 390 LINEAL FEET (SOUTH BUSINESS DRIVE)**

PER SECTION 105.888 AND TABLE 105.888: STREET FRONTAGE LANDSCAPE REQUIREMENTS  
50 POINTS PER 100 LINEAL FEET - FOR A TOTAL OF 195 POINTS REQUIRED  
- A MINIMUM OF 50 PERCENT OF POINTS SHALL BE CLIMAX AND/OR TALL TREES (98 POINTS)  
- A MINIMUM OF 30 PERCENT OF POINTS SHALL BE SMALL TREES (59 POINTS)

**PAVEMENT AREA = 8,460 SQUARE FEET**

PER SECTION 105.889 AND TABLE 105.889: PAVED AREA LANDSCAPE REQUIREMENTS  
100 POINTS PER 10,000 SQUARE FEET - FOR A TOTAL 85 POINTS REQUIRED  
- A MINIMUM OF 30 PERCENT OF POINTS SHALL BE CLIMAX AND/OR TALL TREES (26 POINTS)  
- A MINIMUM OF 40 PERCENT OF POINTS SHALL BE SHRUBS (34 POINTS)

SYMBOL	MARK	QTY.	BOTANICAL NAME	COMMON NAME	PLANTED SIZE
	RO	2	QUERCUS RUBRA	NORTHERN RED OAK	2\"/>
	HL	3	GLEDITSIA TRIACANTHOS	HONEYLOCUST	2\"/>
	AV TYPE 1	13	THUJA OCCIDENTALIS EMERA	EMERALD ARBORVITAE	6\"/>
	AJ	16	JUNIPERUS HORIZONTALIS 'PLUMOSA'	ANDORRA JUNIPER	12\"/>
	RD	16	CORNUS SERICEA	ARTIC FIRE DOGWOOD	30\"/>

**LANDSCAPE NOTES**

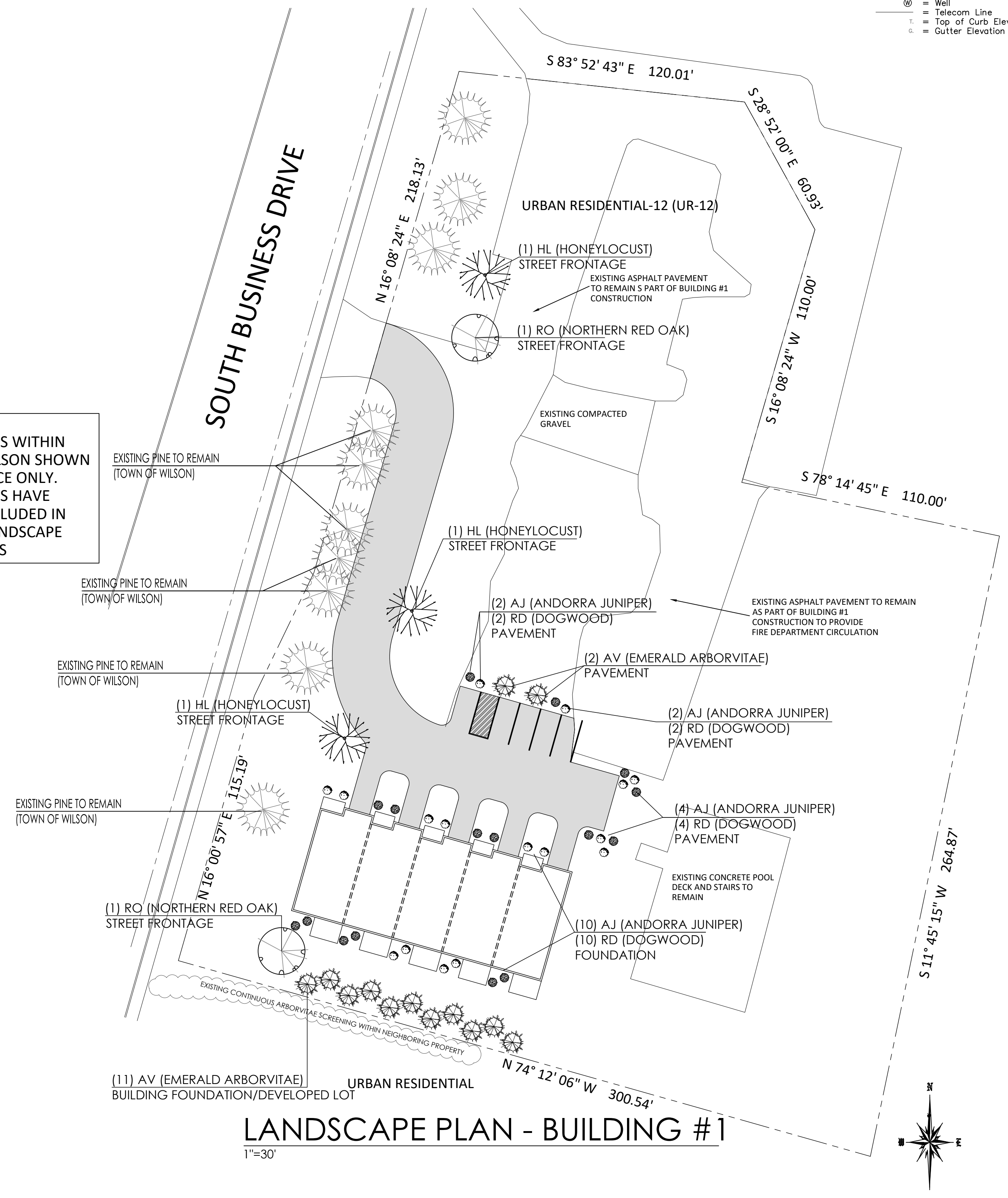
- LANDSCAPE INSTALLATION:**
- All written dimensions supersede scaled dimensions.
  - Rough grading and drainage construction is to be completed prior to Landscape Contractor's work. Verify all existing site and grading conditions prior to construction.
  - All work shall be in conformance with all applicable local codes and ordinances.
  - All areas disturbed by grading or site construction shall be fine graded, planted or seeded. See notes for specified seed mixes and installation procedures.
  - Contractor shall verify plant quantities shown on the Plan and provide a list to the client identifying the species and size to be used throughout the project. The Owner's representative reserves the right

**NOTE:**  
EXISTING PINES WITHIN TOWN OF WILSON SHOWN FOR REFERENCE ONLY. EXISTING PINES HAVE NOT BEEN INCLUDED IN PROPOSED LANDSCAPE CALCULATIONS

- All turf grass areas shall receive a blended topsoil mix to a depth of six (6) inches. Contractor shall provide positive drainage away from all buildings for a minimum of ten (10) feet.
- Soil preparation for perennial or groundcover planting beds shall be as follows:
  - Remove all roots, lumps, stones, sod and other extraneous materials harmful or toxic to plant growth.
  - Perennial and groundcover planting beds shall receive a eight (8) inch topsoil. Add 1/2 LB. of 5-10-5 garden fertilizer per 100 square feet and roto-hill amendments into the planting bed.
  - Mix amended planting soil either prior to planting or apply on surface of planting bed and mix thoroughly before planting.
  - Grade, rake, and roll planting bed with roller weighing not less than 25 LBS. or more than 100 LBS. per linear foot so as to leave in condition to plant.
  - Grade planting bed to a twelve (12) inch crown at center.
- All mixed planting beds with perennials, groundcover, shrubs and trees shall receive a two (2) inch to three (3) inch layer of shredded bark mulch as noted on the Plan. All shrub and tree planted singly or together in beds shall receive a three (3) inch layer of shredded bark mulch as noted. Do not allow bark mulch to touch stems or trunks of perennials, shrubs or trees.
- Unless otherwise shown, all perennials and shrubs to be planted in a triangular arrangement, spaced according to plant recommendation.
- Plant Bed Edging - Install a shovel-cut bed edge to six (6) inch depth at perimeter of bed.
- Unless otherwise noted, do not stake deciduous trees less than or equal to 2.5 inches caliper diameter at breast height and evergreen trees less than or equal to 6-feet in height.
- See the Tree Staking Detail on this Plan if tree staking is required.
- Plant species as defined are general planting types and are subject to modification/adjustment/change.
 

**SEED MIXES:**

SEEDDED TURF FOR LAWN AREAS:  
Sow at 5 lbs. / 1,000 sq. ft.  
"Supreme Lawn Seed Mix"  
Available from Reinders, Inc. (800) 785-3301, or approved equal  
To be installed and maintained per supplier's specifications.  
17% Mercury Kentucky Bluegrass 16% America Kentucky Bluegrass  
17% SR 2100 Kentucky Bluegrass 25% Garnet Creeping Red Fescue  
15% Replicator Perennial Ryegrass 10% TXR Annual Ryegrass



**LEGEND**

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**Issue Dates**

Revision      Date

**5-UNIT BUILDING**  
**PIPKORN DEVELOPMENT**  
**3605 SOUTH BUSINESS DRIVE**  
Sheboygan, Wisconsin 53081

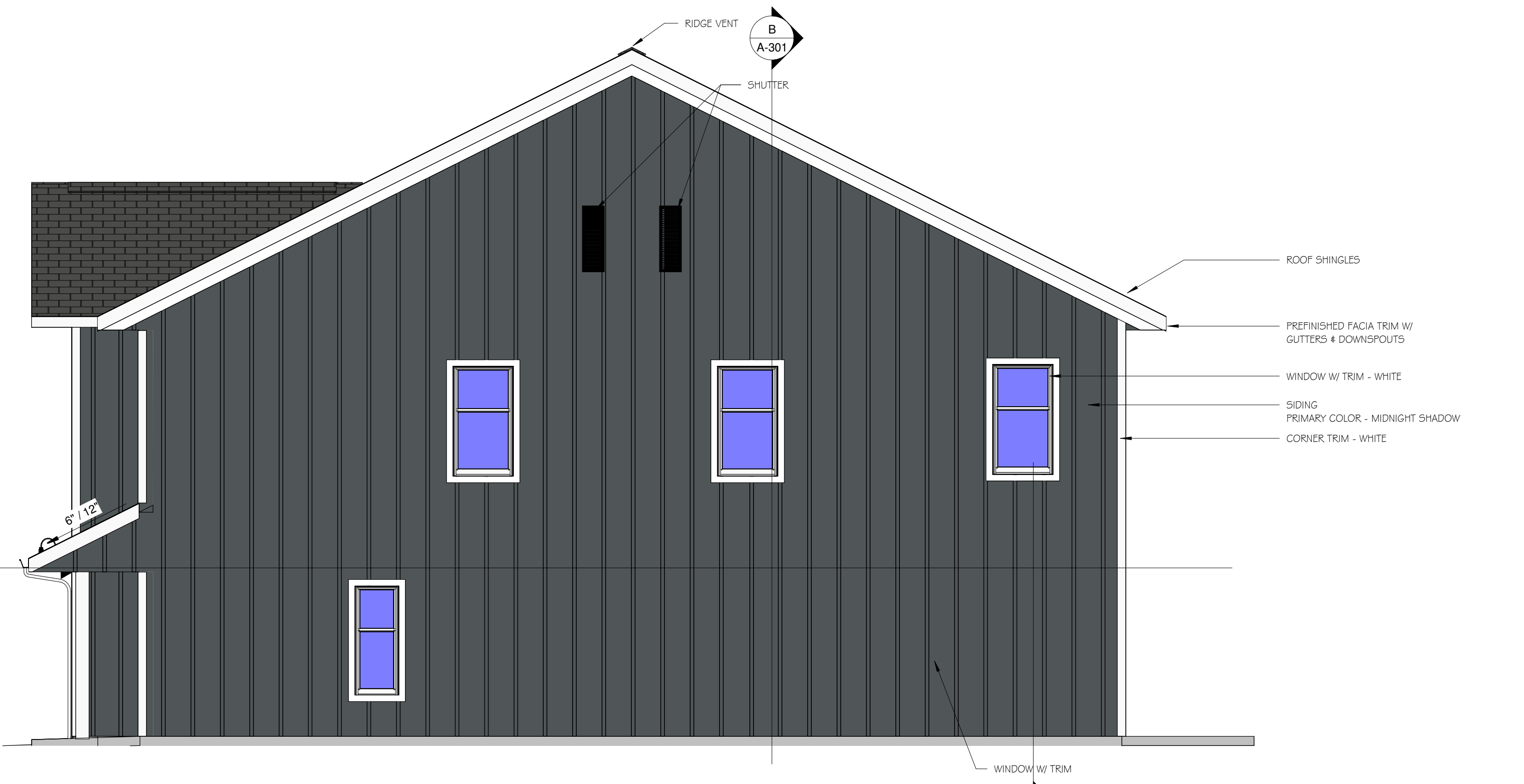
SHEET TITLE LANDSCAPE PLAN
DATE 08/05/2024
PROJECT NO. 2023-22.1
SHEET NO. <b>C 2</b>





**FRONT BUILDING ELEVATION**

SCALE: 1/4" = 1'-0"



**LEFT SIDE BUILDING ELEVATION**

SCALE: 1/4" = 1'-0"

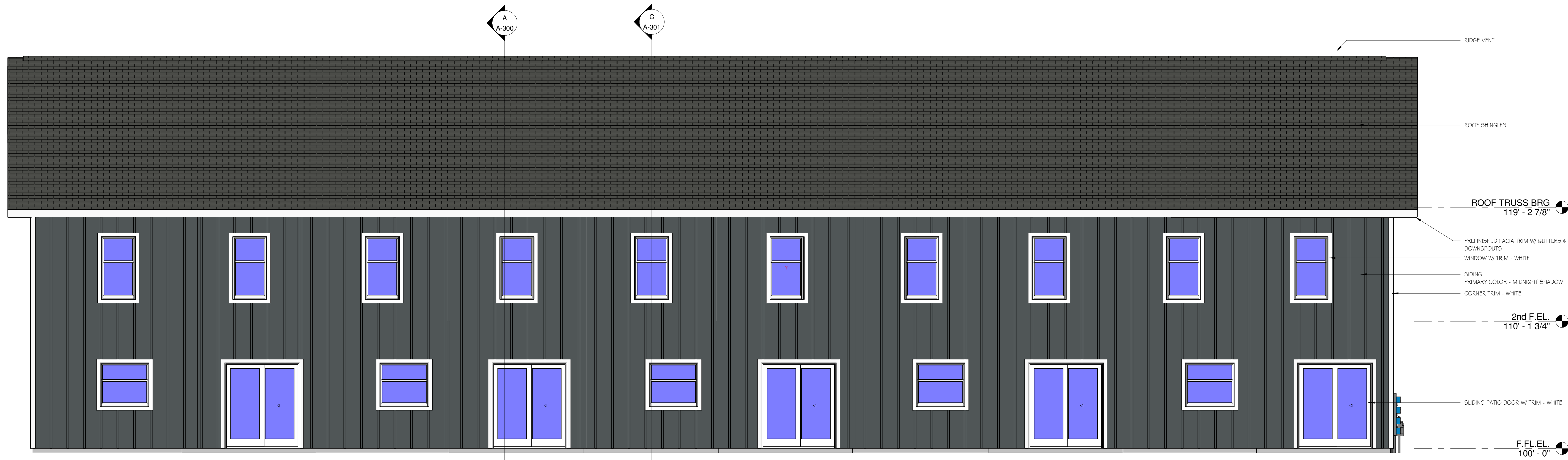
Notes & Revisions  
06/04/2024

Pipkorn South Pier Development - Unit 2  
BLUE HARBOR DR & LAKEVIEW  
DR, SHEBOYGAN

EXTERIOR BUILDING  
ELEVATIONS - UNIT 2  
Project number  
Date  
Drawn by  
Checked by  
M.D. LLC  
M.D. LLC

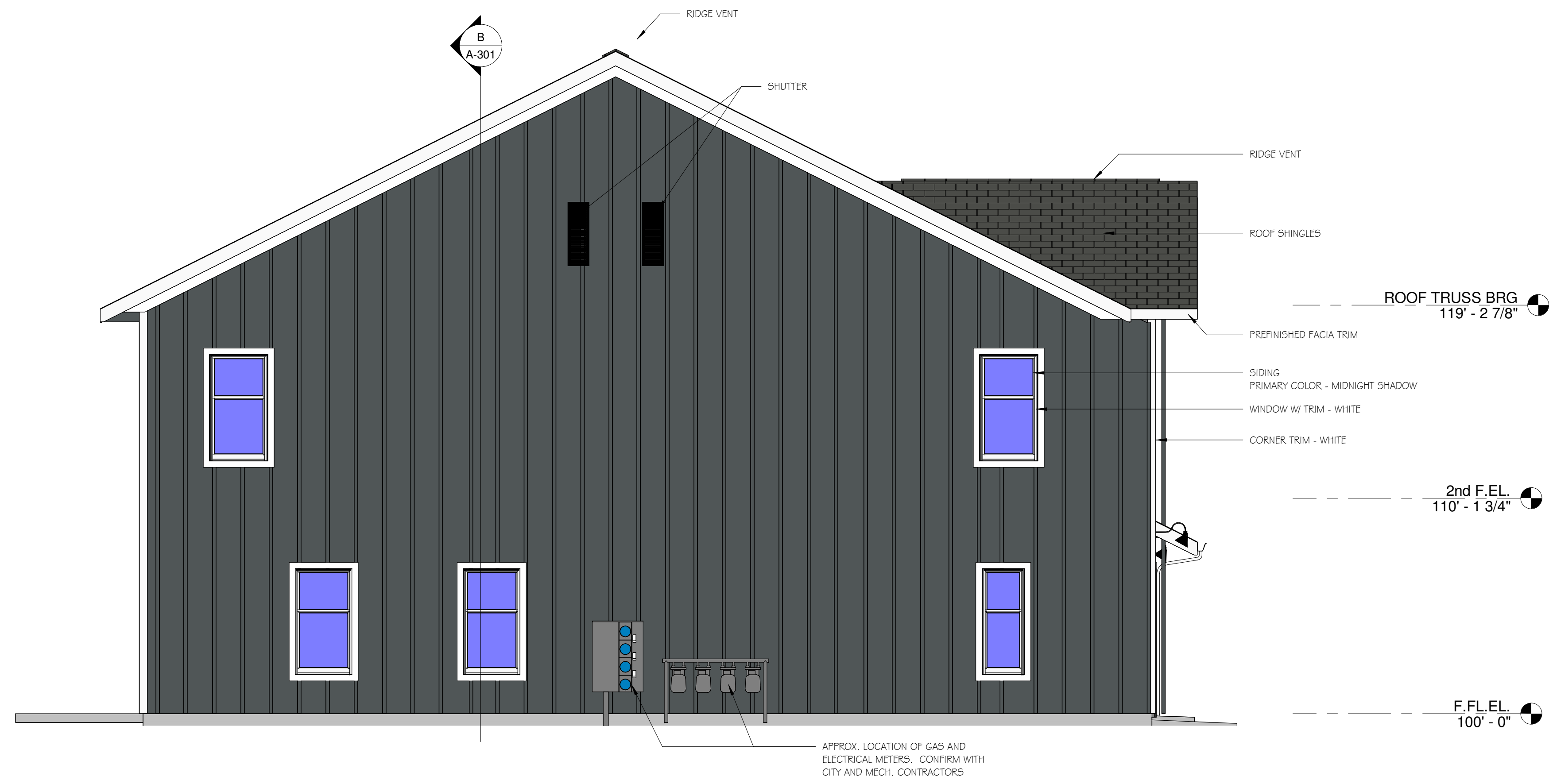
**A-200-2**

Scale 1/4" = 1'-0"



**REAR BUILDING ELEVATION**

SCALE: 1/4" = 1'-0"



**RIGHT SIDE BUILDING ELEVATION**

SCALE: 1/4" = 1'-0"



Notes & Revisions  
06/04/2024

Pipkorn South Pier Development - Unit 2  
BLUE HARBOR DR & LAKEVIEW DR, SHEBOYGAN

EXTERIOR BUILDING ELEVATIONS - UNIT 2  
Project number  
Date  
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Checked by  
M.D., LLC  
M.D., LLC

A-201-2  
Scale 1/4" = 1'-0"





Notes & Revisions  
06/04/2024



Pipkorn South Pier Development - Unit 2  
BLUE HARBOR DR & LAKEVIEW  
DR, SHEBOYGAN

EXTERIOR BUILDING  
PERSPECTIVES

Project number  
Date  
Drawn by  
Checked by

MD, LLC  
MD, LLC

A-202

Scale