

KEY MAP
1" = 1000'

SITE PLAN LEGEND

| | |
|---|--|
|  | PROPERTY LINE |
|  | BUILDING SETBACK |
|  | PROVIDE AND INSTALL CURB & GUTTER |
|  | PROVIDE AND INSTALL RETAINING WALL |
|  | PROVIDE AND INSTALL FENCING AS INDICATED ON PLAN |
|  | PROVIDE AND INSTALL CONCRETE PAVEMENT |
|  | PROVIDE AND INSTALL STANDARD ASPHALT PAVEMENT |
|  | PROVIDE AND INSTALL HEAVY DUTY ASPHALT PAVEMENT |
|  | PROVIDE AND INSTALL SIGN. SEE SIGNAGE AND STRIPING PLAN FOR SIGN TYPE. |
|  | PROPOSED LIGHT POLE AND BASE |
|  | KEYNOTE, SEE KEYNOTE LEGEND |

ZONING INFORMATION

| LOCATION: CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN | | | |
|--|--------------|----------------------------|----------|
| ZONE: SI (SUBURBAN INDUSTRIAL DISTRICT) | | | |
| USE: DISTRIBUTION CENTER (CONDITIONAL USE) | | | |
| ITEM | REQUIREMENTS | PROPOSED | VARIANCE |
| MINIMUM LOT AREA | 1 ACRE | 2,715,702 S.F. (62.34 AC.) | NO |
| MINIMUM LOT WIDTH | 60 FEET | ±507 FEET | NO |
| MINIMUM LOT FRONTAGE | N/A | ±1,015 FEET | NO |
| MINIMUM FRONT SETBACK | 25 FEET | ±275 FEET | NO |
| MINIMUM SIDE SETBACK | 10 FEET | ±557 FEET | NO |
| MINIMUM REAR SETBACK | 25 FEET | N/A | NO |
| MAXIMUM BUILDING HEIGHT | 50 FEET | 44.5 FEET | NO |
| MAXIMUM BUILDING COVERAGE | N/A | ±8 PERCENT | NO |
| MINIMUM LANDSCAPE SURFACE RATIO | 25 PERCENT | >25 PERCENT | NO |

PARKING INFORMATION

| ITEM | REQUIREMENTS | PROPOSED | VARIANCE |
|-------------------------------------|--|----------------------------|----------|
| BUILDING SIZE | N/A | ±216,018 S.F. | NO |
| PARKING REQUIRED | DISTRIBUTION CENTER: TOTAL REQUIRED = TBD | 252 SPACES (STANDARD SIZE) | NO |
| MINIMUM ADA PARKING SPACES REQUIRED | 8 SPACES | 8 SPACES | NO |
| MINIMUM PARKING DIMENSIONS | 9 FEET X 18.5 FEET (INCLUDING 1.5' CURB OVERHANG) | 9 FEET X 18.5 FEET | NO |
| MINIMUM LOADING DIMENSIONS | 10 FEET X 55 FEET | 13.5 FEET X 60 FEET | NO |
| MINIMUM AISLE WIDTH | 26 FEET - 2-WAY | 26 FEET - 2-WAY | NO |
| MINIMUM FRONT SETBACK | 10 FEET | ±45 FEET | NO |
| MINIMUM SIDE SETBACK | 5 FEET | ±82 FEET | NO |
| MINIMUM REAR SETBACK | 5 FEET | N/A | NO |
| MINIMUM INTERIOR LANDSCAPING | 80 LANDSCAPING POINTS PER 10,000 S.F. OF PAVED AREA OR 20 PARKING STALLS | | NO |

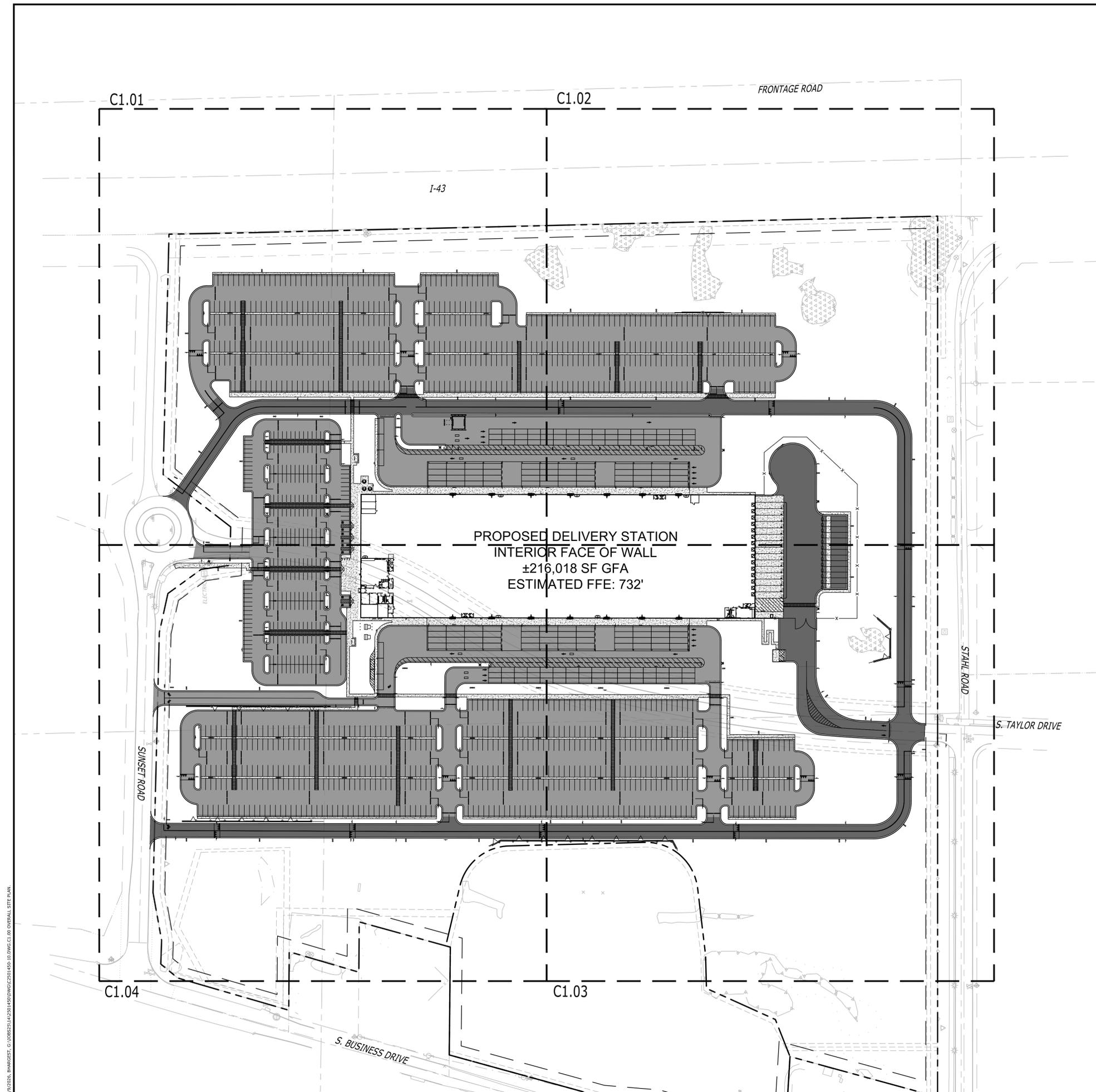
REVISIONS
No. Date Desc.

Designed B.H.H.
Drawn B.L.B.
Reviewed T.B.D.
Scale 1"=100'
Project No. 2501450
Date 02/09/2026
CAD File: C2501450-10

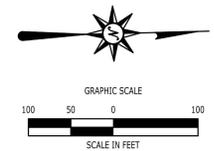
Title
OVERALL SITE PLAN

Sheet No.

C1.00



PROPOSED DELIVERY STATION
INTERIOR FACE OF WALL
±216,018 SF GFA
ESTIMATED FFE: 732'



2/9/2026, 9:48:02 AM, G:\0082514\2501450\DWG\C2501450-10.DWG, C1.00 OVERALL SITE PLAN.

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