

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
PHONE: (920) 948-7975

PROJECT CONTACT: GARY GARTMAN
CELL PHONE: (920) 287-0396
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ARCHITECTURAL MORPH DESIGNS, LLC

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WAUPUN, WI 53983
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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

SHEET INDEX		
SHEET	DESCRIPTION	CITY ARCHITECTURAL REVIEW SUBMITTAL
G-100	TITLE SHEET, PROJECT DATA	08/12/2024
CIVIL ENGINEERING		
C1	BUILDING SITE PLAN & DEMOLITION SITE PLAN	08/12/2024
C2	LANDSCAPE PLAN & DETAILS	08/12/2024
ARCHITECTURAL		
A-101	1st LEVEL FLR PLAN	08/12/2024
A-102	2nd LEVEL FLR PLAN	08/12/2024
A-200	EXTERIOR BUILDING ELEVATIONS	08/12/2024
A-201	EXTERIOR BUILDING ELEVATIONS	08/12/2024
A-202	EXTERIOR BUILDING PERSPECTIVES	08/12/2024

PROJECT DATA:

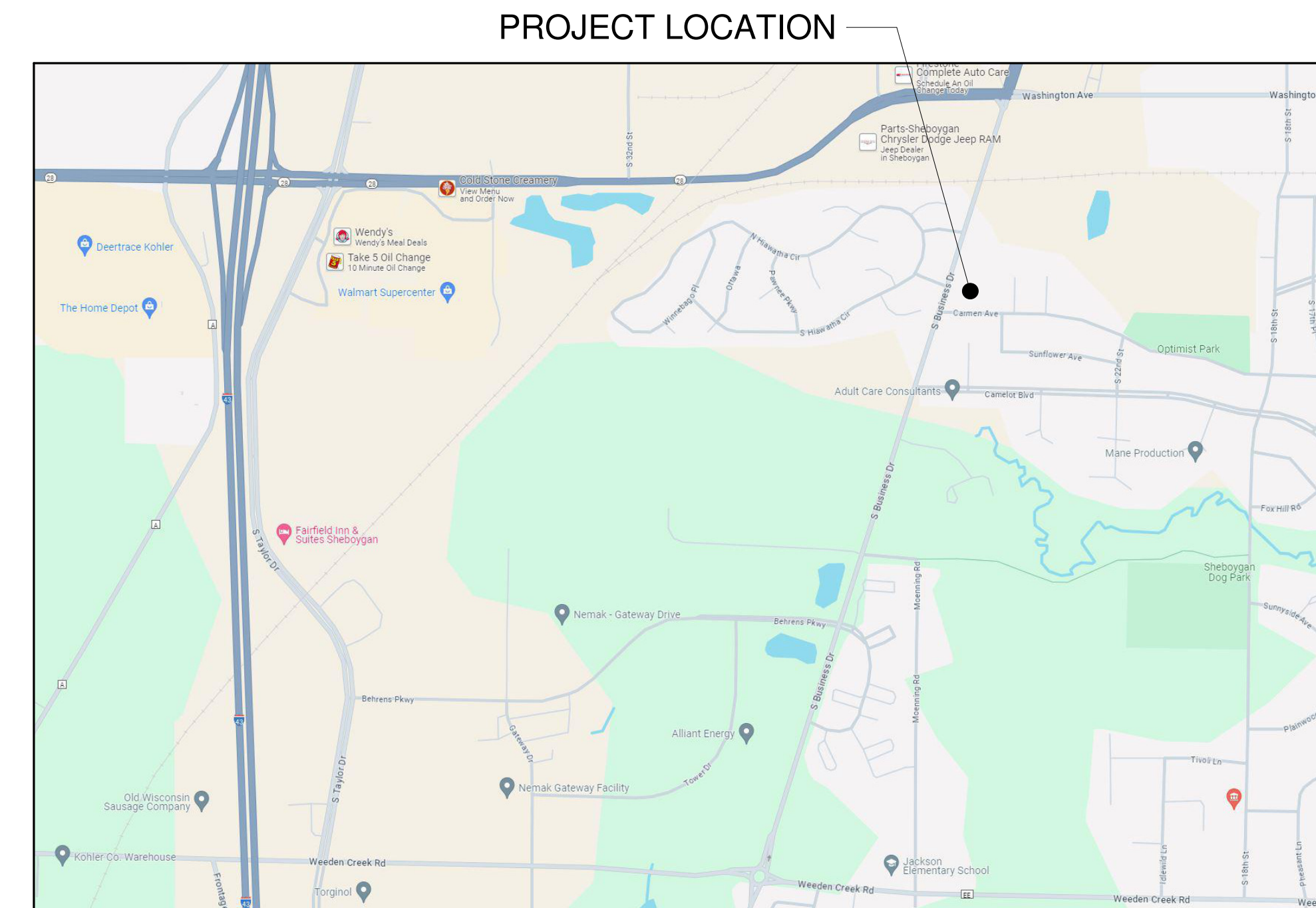
BUILDING CODE:
2015 WISCONSIN UNIFORM DWELLING CODE (UDC)

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



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

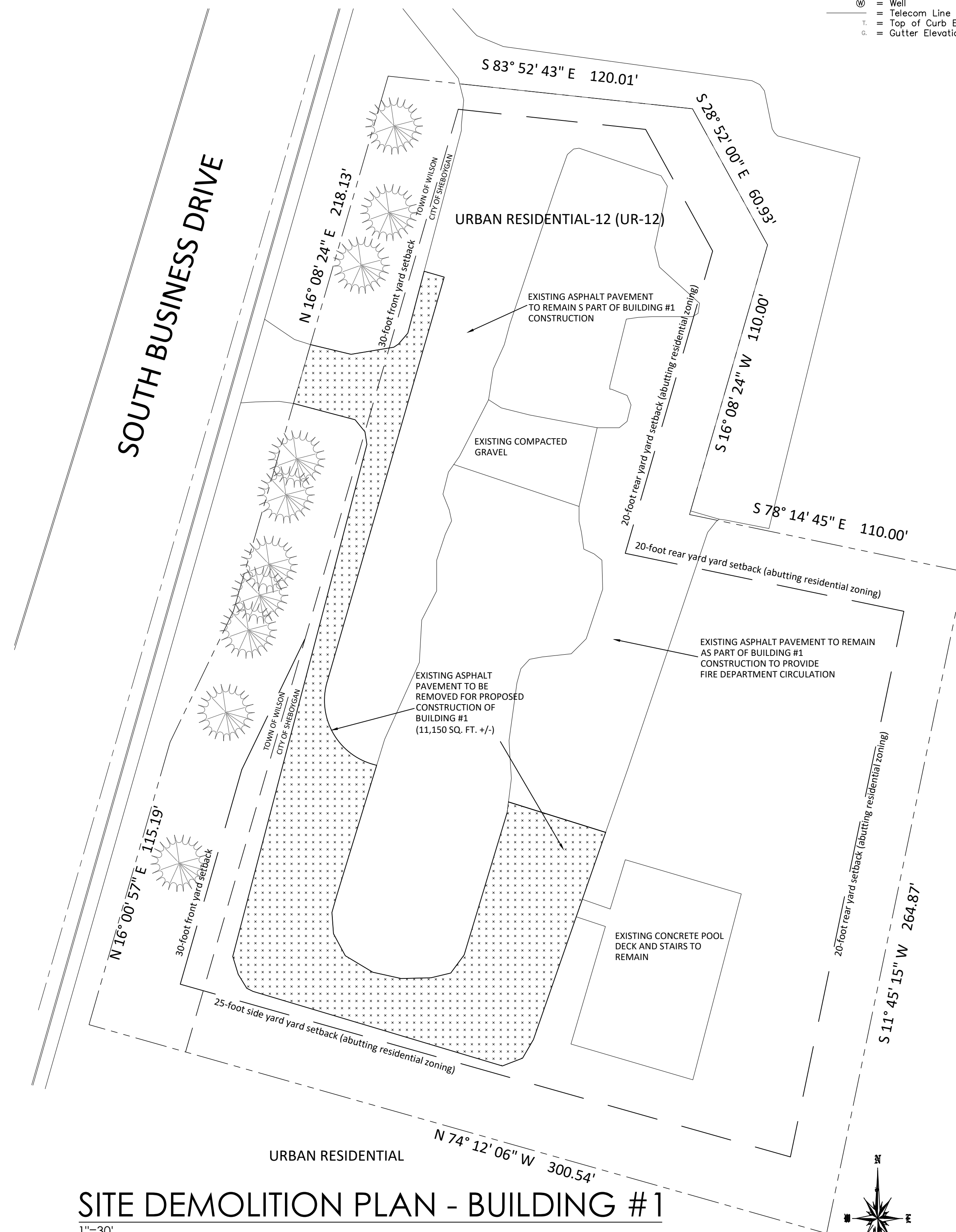
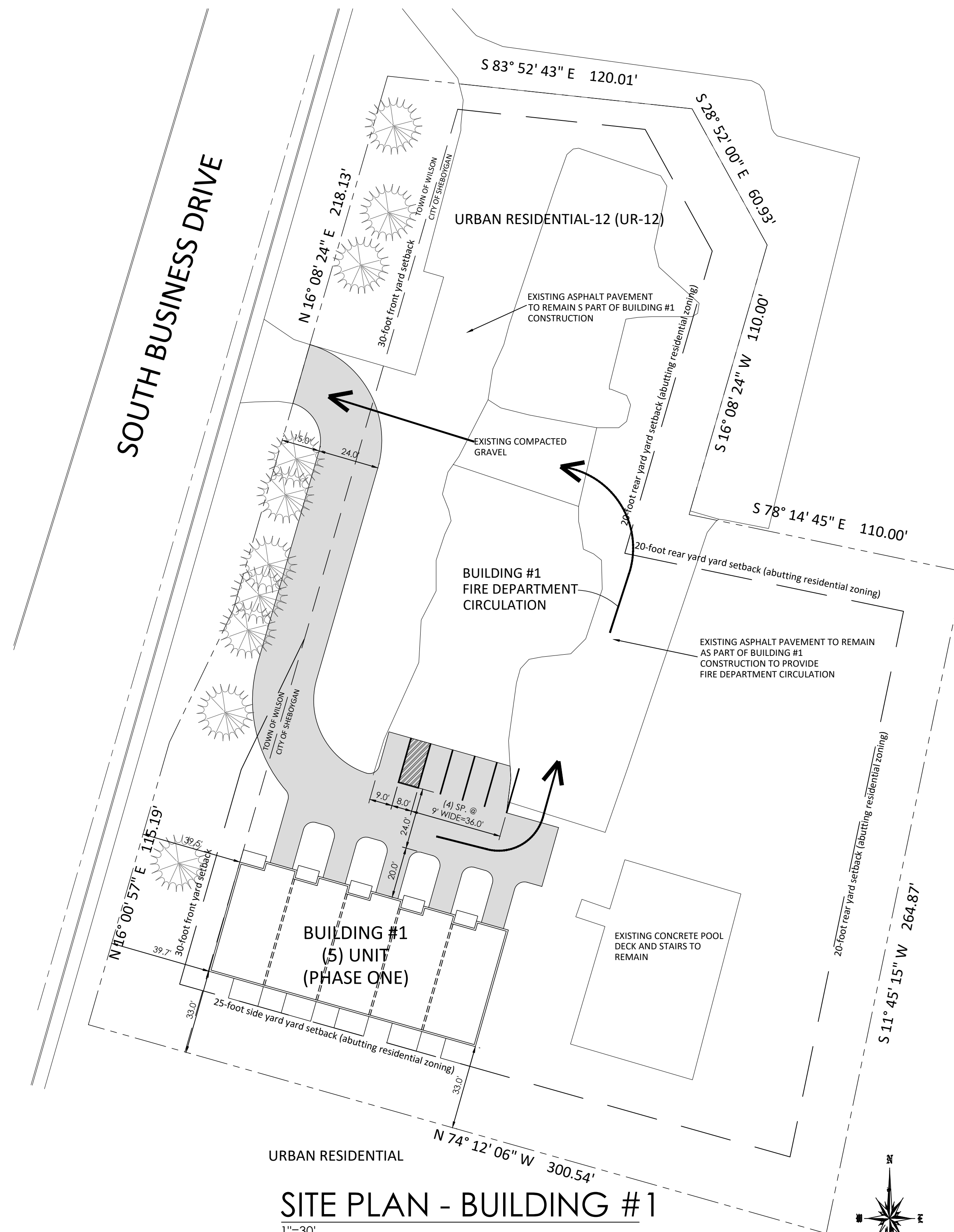
G-100
Scale 1 1/2" = 1'-0"

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)

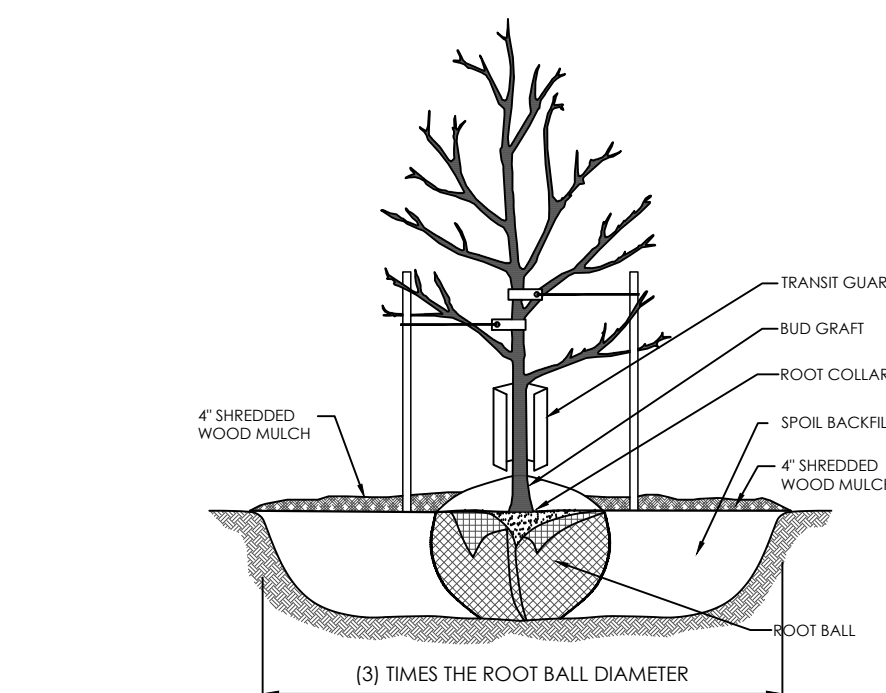
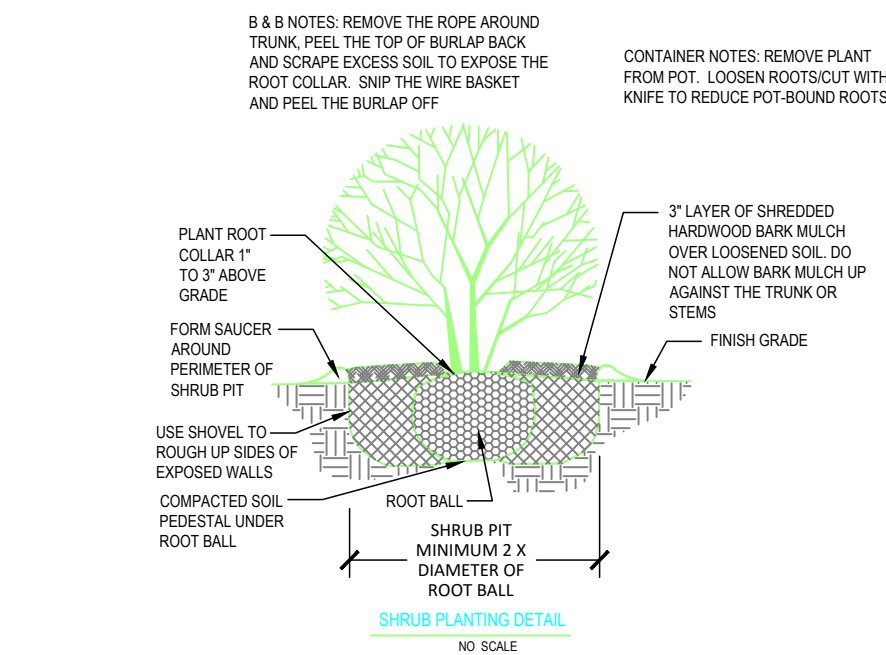
LEGEND

- ⊙ = County Monument
- = Iron Stake Found
- = Iron Stake Set
- ⊕ = Power Pole
- ⊖ = Guy Wire
- ⊙ = Well
- = Telecom Line
- 1 = Top of Curb Elevation
- 2 = Gutter Elevation



	DATE
	REVISIONS
	NO.
<p>JJB SITE DESIGN AND ENGINEERING, LLC WOODRUFF, WISCONSIN 54568 (920) 207-8977 jbatdesign1@gmail.com</p>	
<p>Issue Dates Revision Date</p>	
<p>5-UNIT BUILDING PIPKORN DEVELOPMENT 3605 SOUTH BUSINESS DRIVE Sheboygan, Wisconsin 53081</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. C 1</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

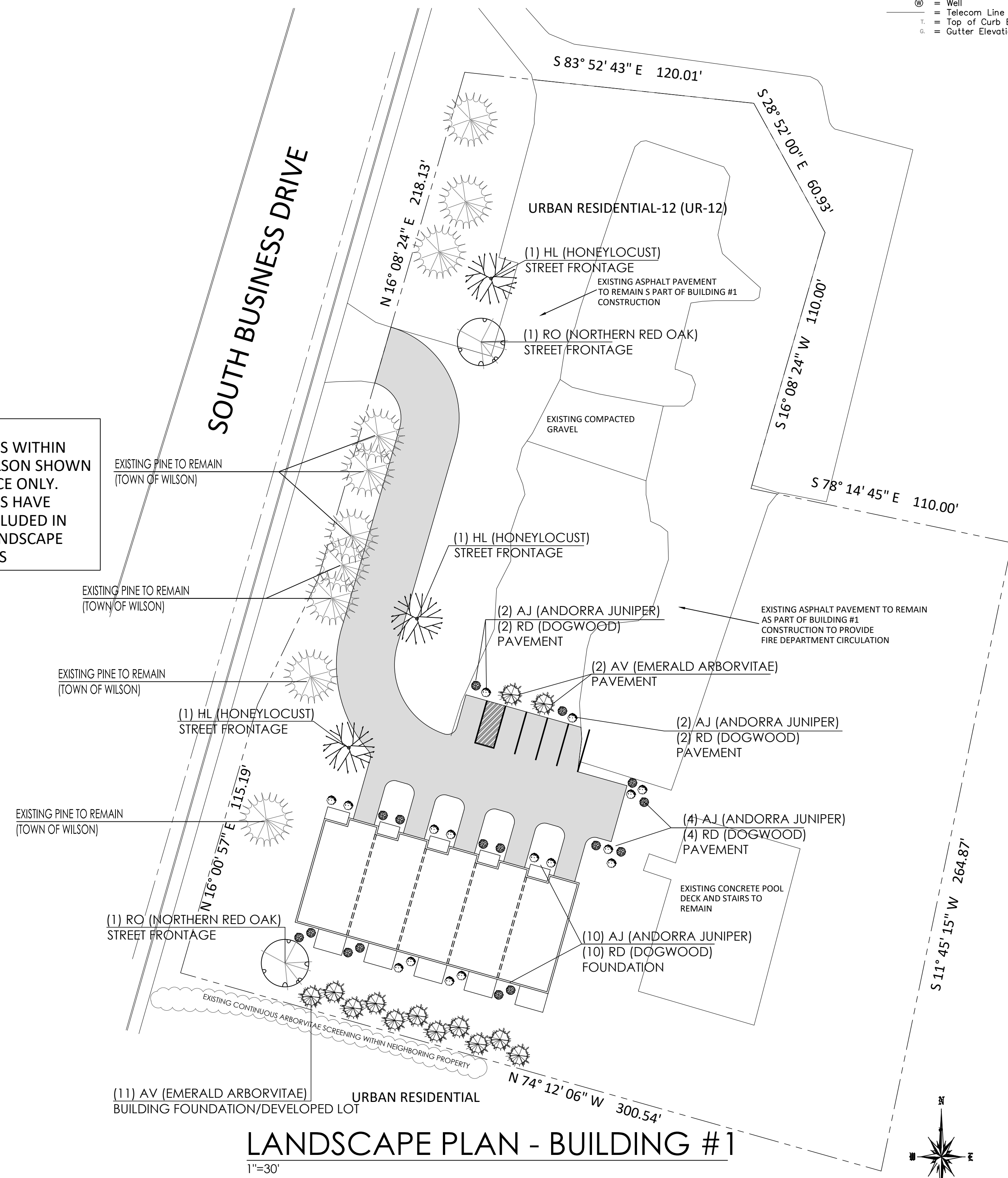
LANDSCAPE INSTALLATION:

- 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
- 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

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



LEGEND

- = County Monument
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- = Guy Wire
- = Well
- = Telecom Line
- = Top of Curb Elevation
- = Gutter Elevation

Issue Dates

Revision	Date

QUASIUS
CONSTRUCTION CO. | SHEBOYGAN, WI

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PO BOX 1067
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(920) 207-8977
site@quasius.com

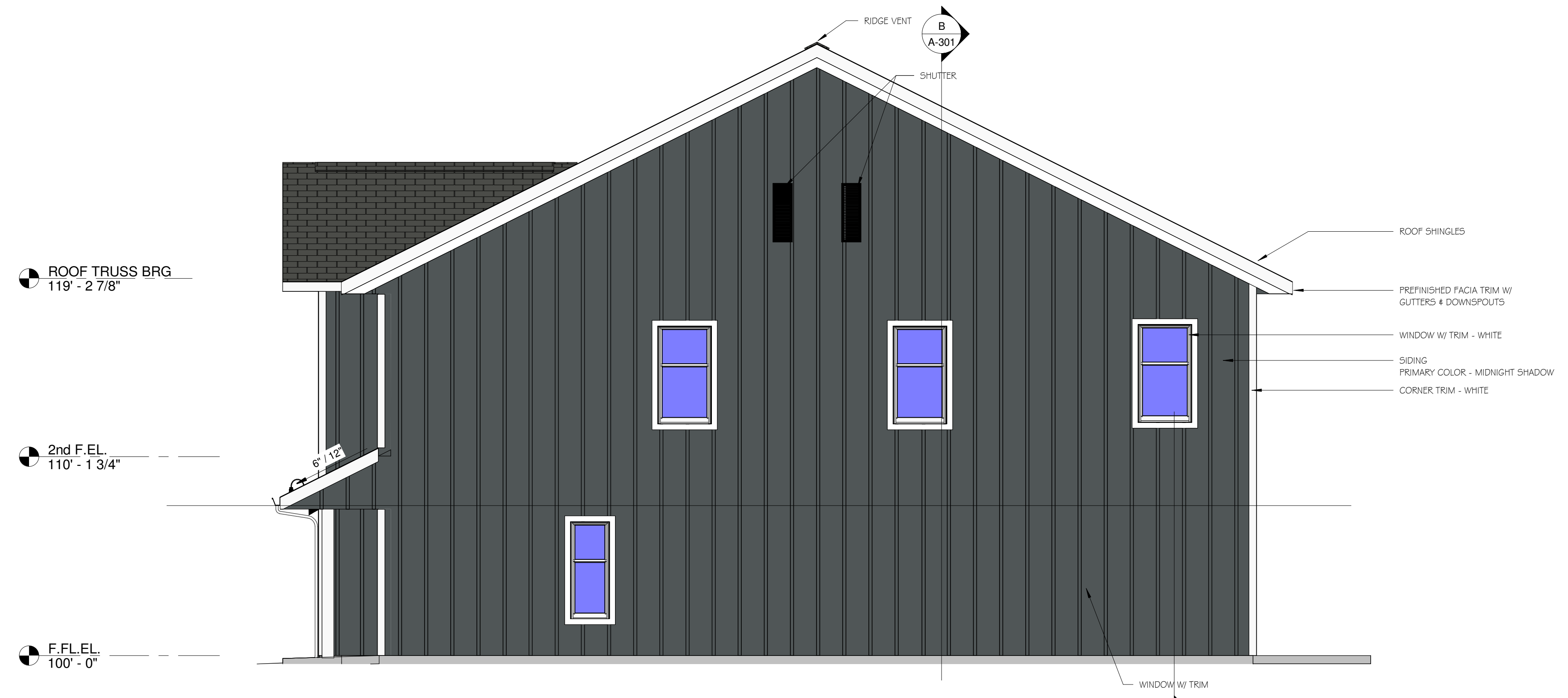
5-UNIT BUILDING
PIPKORN DEVELOPMENT
3605 SOUTH BUSINESS DRIVE
Sheboygan, Wisconsin 53081

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



FRONT BUILDING ELEVATION

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



LEFT SIDE BUILDING ELEVATION

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

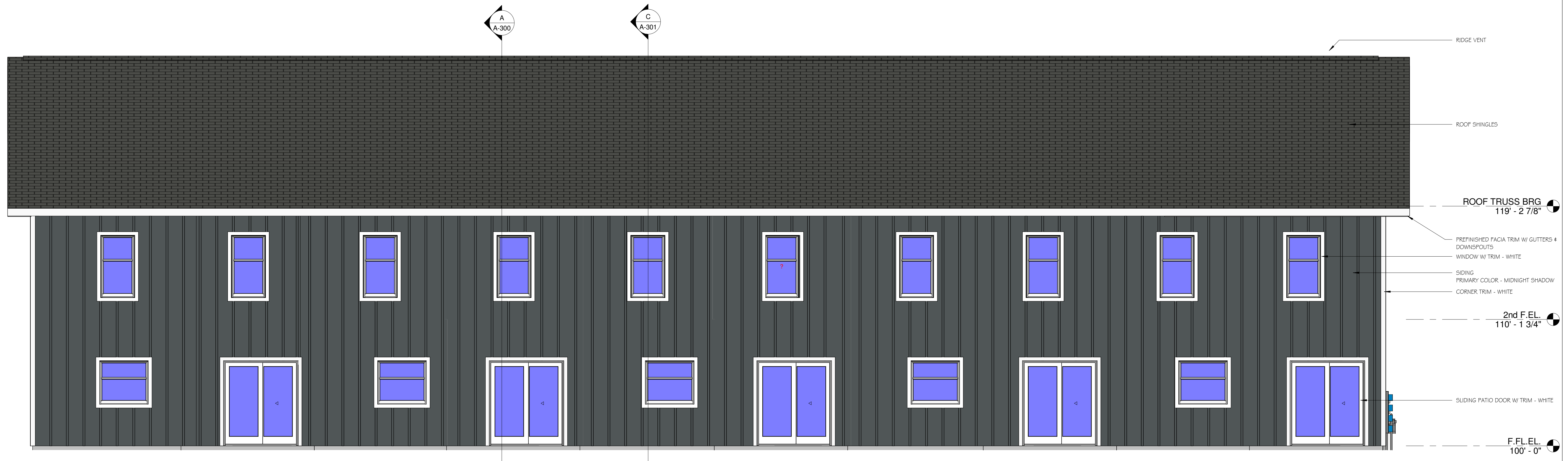
Notes & Revisions
06/04/2024

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

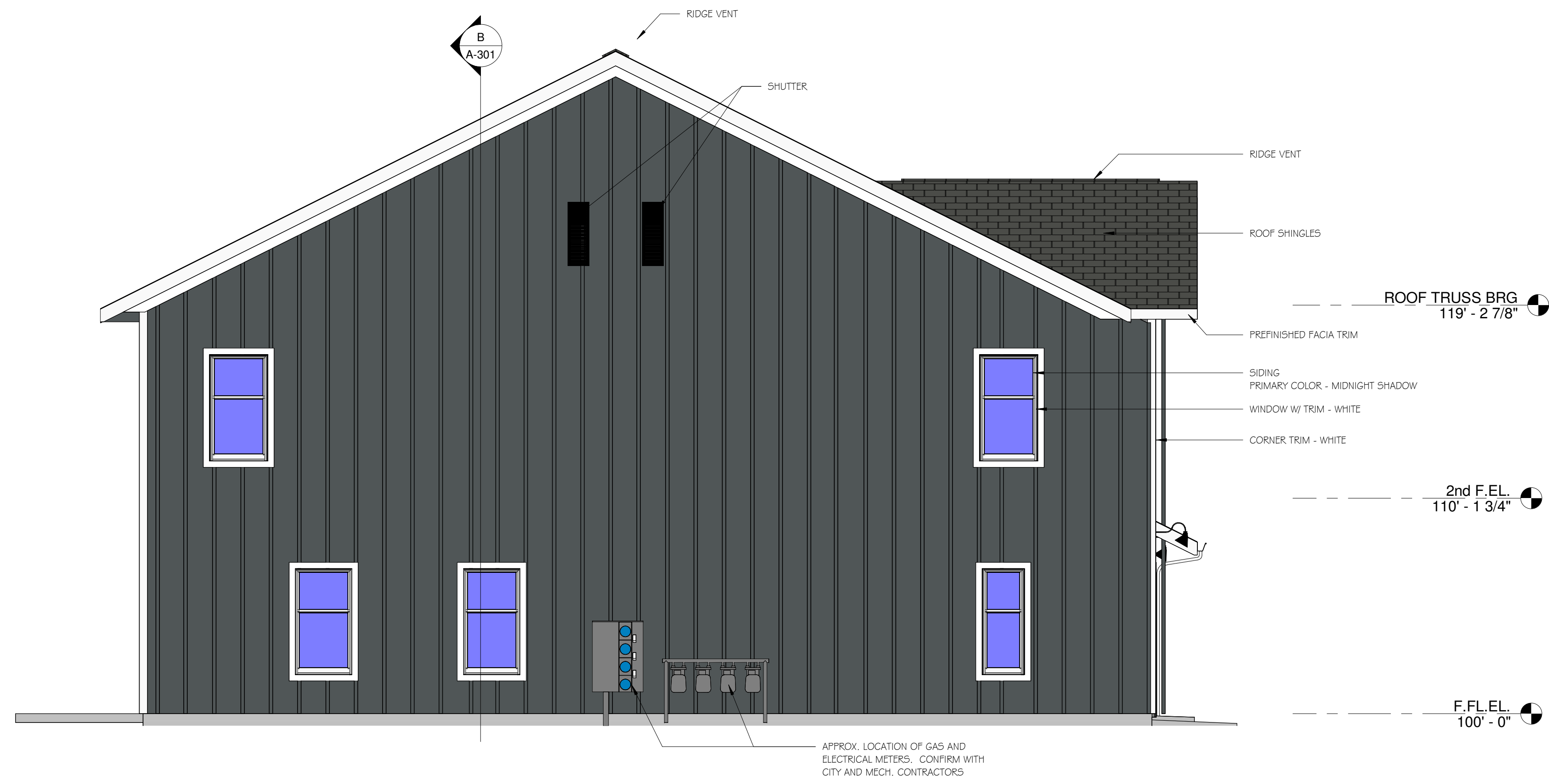
A-200-2

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
Drawn by
Checked by
MD, LLC
MD, 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