	<b>CITY OF SHEBOYGAN</b>	Fee: \$250.00 <i>pd</i>
	<b>APPLICATION FOR</b>	Review Date: <i>4/11/23</i>
	<b>CONDITIONAL USE</b>	Zoning: <i>CC</i>

Read all instructions before completing. If additional space is needed, attach additional pages.

<b>SECTION 1: Applicant/ Permittee Information</b>			
Applicant Name (Ind., Org. or Entity) General Capital Group		Authorized Representative Sig Strautmanis	
Title Partner			
Mailing Address 6938 N. Santa Monica Blvd.		City Fox Point	State WI
ZIP Code 53217			
Email Address sig@generalcapitalgroup.com		Phone Number (incl. area code) 414-228-3502	
<b>SECTION 2: Landowner Information (complete these fields when project site owner is different than applicant)</b>			
Applicant Name (Ind., Org. or Entity) City of Sheboygan RDA		Contact Person Chad Pelishek	
Title Director of Planning & Development			
Mailing Address 828 Center Street		City Sheboygan	State WI
ZIP Code 53081			
Email Address sig@generalcapitalgroup.com		Phone Number (incl. area code) 920-459-3383	
<b>SECTION 3: Project or Site Location</b>			
Project Address/Description Corner of Indiana and 9 <sup>th</sup> Street		Parcel No. 59281505670, 59281505760, 59281505930	
<b>SECTION 4: Proposed Conditional Use</b>			
Name of Proposed/Existing Business:		Berkshire Sheboygan Riverfront	
Existing Zoning:		Central Commercial	
Present Use of Parcel:		Vacant Land	
Proposed Use of Parcel:		Mixed use: residential and commercial	
Present Use of Adjacent Properties:		Mixed residential and commercial	
<b>SECTION 5: Certification and Permission</b>			
<p><b>Certification:</b> I hereby certify that I am the owner or authorized representative of the owner of the property which is the subject of this Permit Application. I certify that the information contained in this form and attachments is true and accurate. I certify that the project will be in compliance with all permit conditions. I understand that failure to comply with any or all of the provisions of the permit may result in permit revocation and a fine and/or forfeiture under the provisions of applicable laws.</p>			
<p><b>Permission:</b> I hereby give the City permission to enter and inspect the property at reasonable times, to evaluate this notice and application, and to determine compliance with any resulting permit coverage.</p>			
Name of Owner/Authorized Representative (please print) Chad Pelishek		Title Dir of Planning & Dev	Phone Number 920-459-3383
Signature of Applicant		Date Signed	

Complete application is to be filed with the Department of City Development, 828 Center Avenue, Suite 208. To be placed on the agenda of the City Plan Commission, application must be filed three weeks prior to date of meeting – check with City Development on application submittal deadline date. Applications will not be processed if all required attachments and filing fee of \$250 (payable to the City of Sheboygan) are not submitted along with a complete and legible application. Application filing fee is non-refundable.



March 15, 2023

Mr. Steve Sokolowski  
City of Sheboygan  
828 Center Avenue  
Sheboygan, WI 53081

Re: **Conditional Use Permit Application**  
**Berkshire Sheboygan Riverfront**  
**10<sup>th</sup> Street & Indiana Avenue**

Dear Members of the Plan Commission:

General Capital, and its partner Emem Group, are submitting the attached documentation for Conditional Use Permit approval for our proposed Berkshire Sheboygan Riverfront project. The attached documents include the following:

- Narrative Description of the Proposed Project and Response to City's CUP Requirements
- Existing Survey of the Subject Property
- Proposed Site Plan
- Floor Plans
- Proposed Architectural Elevations
- Illustrative Renderings
- Building Material List

Our Berkshire Sheboygan Riverfront project is a \$30.2 million redevelopment of RDA-owned property consisting of an 83-unit independent senior building with "podium-style" underground parking and 18 townhomes in a separate building facing Indiana Avenue. The townhomes will not be age restricted. Nine of the townhomes (specifically, the units facing Indiana) will be designed and marketed as "live/work" units with the ability for residents to take advantage of a ground floor extra bedroom as a creative home-occupation work space. In addition to these living units, the project will incorporate an extension of the future pedestrian path following the east-west vacated alley and an open green space to be deeded to the City as public open space on the river. Together, the project will redevelop approximately 2.5 acres of former brownfield and underutilized property on the Sheboygan River.

We look forward to presenting our project in person. In the meantime, please feel free to reach out with any questions or comments.

Sincerely,  
**General Capital Group**

Sig Strautmanis

## CONDITIONAL USE PERMIT NARRATIVE

### ***A. Name of Project and Address***

#### **Berkshire – Sheboygan Riverfront**

932 Indiana Avenue (address to be determined)  
Sheboygan, WI. 53081

### ***Parcel Information***

The property currently consists of Tax Key Numbers 59281505670, 59281505760 and 59281505930. The property is currently owned by the RDA and will be split into two new lots in a CSM (attached): Lot 1 (1.88 acres), the development parcel and Lot 2 (0.68 acres) a small pocket park on the river to be owned/maintained by the City.

### ***B. Summary of Conditional Use and General Operation of Proposed Use***

***Description of existing use:*** The 2.5 acre parcel is currently vacant, with the exception of a small commercial building fronting 10<sup>th</sup> Street. The parcel was formerly an industrial and commercial use on the northern portion of the property (former JJ Koepsell Company) and mixed-use residential along Indiana Avenue. The site is currently a mixture of grass and gravel. The property is the subject of a WDNR Remedial Action Plan to clean up and cap any residual contamination of the property. The development of our proposed project is at the center of the remedial plan, with some source removal of contaminated soil and a “cap and cover” implementation plan for both our site as well as the city’s park.

***Description of proposed use/why was this site selected:*** The site was selected for its ideal location on the river in Downtown Sheboygan. General Capital seeks out urban infill locations for its projects due to the opportunity afforded our residents to be close to shopping, employment and entertainment. The Berkshire – Sheboygan Riverfront is comprised of two buildings: an 83-unit independent senior building with underground parking and 18 “live/work” townhome units. The larger senior building will also include a small commercial space facing the “pedestrian promenade” on 9<sup>th</sup> Street that will house the Family Service Association of Sheboygan.

***Description of services and products to be provided:*** The project will provide high-quality, affordable independent senior housing units with a full array of amenities. Our approach to our Berkshire independent senior projects is different from much of our competition. Our properties are designed with a contemporary flair and promote community with stimulating community spaces, fitness center, Wi-Fi café and other spaces that encourage our residents to stay active and engaged in their surroundings. As a highlight for this community, we have placed our largest gathering space on the top floor, providing residents with river and Lake Michigan views and a space to share, rather than giving the best space to a private living unit. The property will also offer individual storage units for each apartment and heated parking in our underground garage. The townhomes will include a unique “live/work” component, with a ground floor studio space (or 3<sup>rd</sup> bedroom) offering residents the ability to run their home-based

occupation from their unit. These businesses could include artists, hair stylist, designers, accountants and other home-based type occupations that are compatible with the neighborhood.

***Projected number of residents, employees and/or daily customers.*** The property will contain 83 independent senior units and 18 workforce housing units, for a total of 101 units. We project that each senior unit will have an average of 1.2 residents (100 residents) and each townhome will have an average of 2.5 residents (45 residents). The commercial space will be a satellite office for Family Service Association of Sheboygan and will have +/- two employees and daily client traffic attending meetings and classes. The property will not offer “assisted living” or other services associated with higher intensity senior properties. Thus, parking for employees is not required.

***Proposed number of dwelling units, floor area, landscape area and parking area.***

Total Dwelling Units	101
Floor Area	89,364 SF
Landscape Area	12,599 SF (0.289 ac)
Parking Area	21,456 SF (0.49 ac)
Site Area	81,922 SF (1.88 ac)

***Detailed project description: proposed building and site improvements.*** The site is a complex situation, with buried and overhead utilities dictating the layout of the site. The building is sited within the constraints of two utility corridors: underground public utilities running along the former Commerce Street ROW and the high-tension ATC wires running within the vacated ROW. The larger senior building is set back from the street, behind the townhome building, separated by a landscaped parking lot serving both the townhomes and senior building. The scale and massing of the building is a “U” shape courtyard-style building, with units having either city, lake or river views in every direction.

The senior building consists of four stories of stick-frame construction over a pre-cast concrete “podium” covering the parking deck. The site is constrained by poor soils, underground contamination and high water table, making underground parking impractical. The parking podium has the unexpected benefit of raising the housing units to offer better views of Downtown, the river and Lake Michigan to the east. The upper floors of the building will be clad in high quality materials including a combination of brick and cement-board siding.

The townhomes are contained in a single, two-sided building, with units facing Indiana Avenue and the interior parking court. This two-story building will have a strong street-facing orientation, with direct-entry units creating pedestrian activity and interest along Indiana. The massing of the building will express the individual townhomes units. The building will be clad in a combination of smooth textured cement-board siding and wood-look siding to create a



harmonious composition. The exterior design has been approved by the Architectural Review Board.

### **Project Details as Required in CUP Application**

#### **AREA OF NEW STRUCTURES**

Indoor Parking Area	19,668 SF
Lobby on Ground Floor	1,603 SF
Commercial Space	1,650 SF
Senior Apartments	90,015 SF
<u>Townhome Building</u>	<u>29,740 SF</u>
TOTAL PROJECT	121,358 SF (includes parking)

#### **TRAFFIC AND EGRESS**

Vehicular egress to/from the parking, service and underground parking will come from both 9<sup>th</sup> Street on the east and 10<sup>th</sup> Street on the west. The 10<sup>th</sup> Street access will serve as the primary ingress/egress to the property. The garage to the underground parking is purposefully located on the west side of the site to promote traffic to come and go from the west, rather than from the more congested 9<sup>th</sup> Street access point.

#### **PARKING**

Parking is provided in both surface parking lots and an underground parking deck below the senior building. The project contains 55 underground spaces and 63 above ground spaces for a total of 118 parking spaces. Indiana and 10<sup>th</sup> both have on-street parking for visitors and guests. The parking ratio of 1.17 is adequate based on our previous experience with this product type.

#### **SIDEWALKS AND THE PEDESTRIAN ENVIRONMENT**

The site is located in a downtown environment with sidewalks surrounding the development and offering easy pedestrian access to the property. Internally, our project includes sidewalks to connect the local pedestrian network to our project. Sidewalks are placed along all parking areas and connecting all building entries. We are also providing new sidewalk connections to both the “east-west pedestrian corridor” following the former ROW as well as connecting Illinois Avenue to the riverwalk, creating a looped pedestrian path through the property and to the future public pocket park on the river.

#### **RETAINING WALL AND SPECIAL FEATURES**

The site is relatively level, except along the Indiana Avenue frontage, which includes a slight grade change from west to east. To make the sidewalk meet ADA guidelines, a small retaining wall is required at the far east end of the sidewalk behind the townhomes.

## **STORM DRAINAGE**

In coordination with the City Engineer, our civil team has designed a compliant storm water management system that will use a combination of pervious pavement and “rain gardens” to accomplish the required suspended solid removal and timed release of storm water on the site. A Storm Water Management Plan has been prepared and submitted to the City Engineer as part of the approval process.

## **LANDSCAPING**

Landscaping has been proposed to be compliant with Section 15.6 of the code. In addition, we have directed our landscape architect to use only native Wisconsin plantings throughout the development. This will create a natural, robust landscaping scheme that highlights the special native species of the area.

## **LIGHTING**

Exterior lighting will include a combination of wall-mounted fixtures over pedestrian and vehicular entries, residential-scaled “coach” fixtures at the townhome entries and full cut-off pole mounted fixtures in the parking area. All fixtures will be high-efficiency LED, with a high-quality fixture consistent with the overall design scheme.

## **DUMPSTER ENCLOSURE**

The senior building will have trash chutes with an underground collection point. Trash will be collected internally and brought out on trash day. A fully-enclosed, masonry trash enclosure will serve the townhomes. The trash enclosure is placed in the least intrusive location on the site, between the townhome building and the neighboring property on the “alley” or north side of the buildings.

## **SCREENING OF MECHANICALS**

Mechanicals will be placed on the roofs of both the senior building and the townhomes. The commercial space will require one small air conditioning condenser, which will be placed on the northeast side of the space and screened with landscaping. The rooftop mechanicals will consist of roof-mounted air conditioning condensers only. No “RTU” style units will be part of the project. These units will be placed in a pre-identified zone down the middle of the roofs, bringing them out of site of passersby.

***Description of general orientation and design of the project, including compatibility with surrounding neighborhood.*** The Berkshire Sheboygan Riverfront project was designed with the site-specific context as a guide to architectural massing, form and materials. The site, located at the NE corner of Indiana Avenue and S. 10<sup>th</sup> Street, is a key gateway into Sheboygan’s Downtown Business District and also a large, vacant development opportunity on the Sheboygan River. The intent of our layout and overall building design is to blend into the

existing neighborhood, while enhancing the Sheboygan Riverfront as a focal point and destination for our residents and the larger community.

### ***Live/Work Townhomes***

The townhome-style units along Indiana Avenue are sited to take advantage of this key gateway and high visibility corridor. The units facing Indiana Avenue are designed as live/work units that include a space on the first floor that can be used as either a space/showcase for a small business, or a first floor additional bedroom. The building profile is modeled after many of the other structures across, and along the next couple of blocks, of the street. This area is a mix of single-family homes and small retail storefronts at the street level, often with a living unit above. Most of the existing retail/living buildings either have a flat roof, or a false front mimicking a two-story flat roof profile. This building design is intended to be a modern adaptation of this traditional use, massing and appearance. While helping to define the street edge at the first floor, like the existing adjacent structures, there will be nine second floor decks providing visual interest and overlooking the streetscape. These inset decks will break up the massing of the street elevation and create a human-scale proportion and rhythm to each individual townhome.

Materials for the townhome building will be a mix of traditional lapped clapboard-style siding and more modern flat-panel siding in a “board-and-baton” style. Both will be low-maintenance and highly durable fiber cement composition. Much of the siding will have a smooth finish, while the lapped accent areas will have a wood-grain finish and be stained to look like cedar siding.

As a final detail of the townhome structure, the far west end of the building will include a lighted, branded “Berkshire” sign set in a field of siding. This will accentuate the importance of this corner and provide a gateway feature for the project.

### ***Independent Senior Building***

The 83-unit senior building will include a base level of parking under a pre-cast podium. The residential portion will be four stories of stick-frame construction above. The ground floor will include our leasing office, mailroom and primary residential entry. In addition, a small commercial storefront will be included in the base of the building facing Indiana Avenue, that will house our “Community Serving Facility,” a local non-profit who will serve residents and the larger community with financial planning and literacy services. We have signed a Letter of Intent with Family Service Association of Sheboygan to use this space as a satellite facility to their larger operation in Sheboygan.

The building itself will have a deep-colored brick masonry base, with two-tone mix of brick that will provide a strong sense of “base” to the building. The upper floors will be a combination of lighter, complimentary colored brick panels and cement-board siding as the field material. The colors will work together to create a warm “earth tone” pallet. The elevations are organized

with a strong vertical orientation, with bays being created by the brick panels. The brick elements will span three floors, bringing down and breaking up the scale of each elevation. This also reinforces the “base-middle-top” composition of the building. Additional architectural interest and articulation is added with inset and hung balconies in key locations.

Windows will have a vertical orientation as well, with a differentiation of bedrooms and living rooms based on window size and style. Corner units are special conditions that include larger windows in corner living room to fully take advantage of building corners.

Overall, the design is intended to be fresh and contemporary, but with traditional proportion and use of materials. We intend for our designs to withstand the test of time and trends. The proposed design meets our goal of a high-quality, well-designed building that fits into the context and will look good over time.

***Explanation of any interior/exterior renovations.*** The project is all new construction and does not include any interior or exterior renovations.

***Proposed Signage.*** The project will include one primary wall sign as the main project identification sign. The sign will be placed on the west end of the townhome building, facing Indiana Avenue. It will be illuminated by three “shepherds hook” style overhead lights lighting the sign from above. A detailed sign design will be submitted at a later date once the branding consultant is engaged to design the sign.

***Project timeline and estimated value of the project.*** We intend to close on the project in late May/early June 2023. Construction will take approximately 12-14 months, including sitework and the city pocket park. The estimated construction cost of the project is \$30.2 million. General Capital has entered into an agreement with the City regarding guaranteed minimum assessed values and tax payments.

***Compatibility of the proposed project with the surrounding neighborhood.*** Our team chose this site for our project because it is located in the middle of an existing, thriving neighborhood with dense residential housing and exciting local businesses. Our use is ideal for the constraints presented by this site. A large building can be tucked behind the “Main Street” style character of Indiana Avenue and our townhomes fit into the massing and scale of the street. Our residents will add vibrant activity to this area and provide customers for nearby businesses. In addition, our live/work units will provide a unique opportunity for small home-based occupations to “hang their shingle” in a high visibility corridor, acting as an incubator for businesses to potential grow into other commercial space. Finally, our commercial tenant, Family Service Association of Sheboygan, will provide the neighborhood with a valuable resource for financial literacy education and other classes promoting financial wellbeing.

***How will we ensure that the business will not be a nuisance to adjacent properties.*** We have located our projects in the middle of residential neighborhoods and downtown areas throughout the Midwest. We have always been good neighbors. Our operation is largely a residential housing business, thus no noise, smells, etc will affect our neighbors. Traffic and parking appears to be the largest concern of our immediate neighbors. It is our intent to work with the City to improve the alley, including paving the full length of the alley between 9<sup>th</sup> and 10<sup>th</sup> Streets, as well as adding additional public parking at the northern terminus of 9<sup>th</sup> Street. We have set up our building access to be most convenient from the west, from 10<sup>th</sup> Street. We believe that this combination of additional parking for the neighborhood and directing traffic away from 9<sup>th</sup> Street should alleviate most of the neighbors' concerns.

### ***C. Variances Requested for Proposed Project***

Three (3) total variances are requested to support the proposed project:

- Maximum 35' height of dwelling unit
- Minimum number of off-street parking spaces
- (12) units per acre density

#### **MAXIMUM 35' HEIGHT OF DWELLING UNIT**

The requested variance is to allow the apartment building to be 57'. Due to site constraints, the building needs to be taller to achieve the same density as a more "sprawled" scheme. In addition, the increased building height will give more units better views, thus increasing the value of the property. The proposed building height is consistent with buildings to the west such as Badger Street Lofts.

#### **MINIMUM NUMBER OF OFF-STREET PARKING SPACES**

The requested variance is to allow for fewer off-street parking spaces. By ordinance, 175 spaces are required, and the proposed development includes 118 spaces. The lower amount of spaces is desired because we feel our on-site parking ratio is appropriate and is consistent with similar mixed use projects and because the apartments will be marketed to individuals that are 55 years of age and older, many of whom are not expected to have multiple cars in the household.

#### **(12) UNITS PER ACRE DENSITY**

The requested variance is to allow for an increase of the unit density from (12) units per acre for the Townhomes and (40) units per acre for the apartments to (55) units per acre for the overall site. Due to the shortage of housing inventory within the City of Sheboygan, the increase in density will allow for the development to maximize the overall unit quantities within the existing site. To give this additional perspective, the overall density is 40.4 units/acre for the entire RDA parcel including the proposed pocket park.

In summary, we are requesting variances to support the redevelopment of a unique infill location in the heart of Downtown Sheboygan. We believe this site requires special dispensation due to its physical constraints and unique attributes. Due to the mixed-use nature of our proposed buildings (commercial building code), we are using the nonresidential bulk requirements of the Central Commercial zoning district. This approach is consistent with other mixed-use projects within this district and is the most appropriate considering the surrounding context, e.g. zero setback, mixed-use “Main Street” style buildings.

We believe that our team has designed a high-quality project that fits the site and character of the surrounding context and granting these variances will not negatively impact the immediate neighbors or community overall.

#### ***D. Conditional Use Statement of Justification***

In response to the City’s requirements for a Conditional Use, the following statements of justification demonstrate that our proposed use is consistent with the City’s vision for the neighborhood, consistent with surrounding land uses and will not result in any undue adverse impact to the neighborhood. More specifically:

- a) ***How is the proposed conditional use in harmony with the purposes, goals, objectives, policies and standards of the City of Sheboygan Comprehensive Master Plan?*** The Indiana Avenue Corridor Redevelopment Plan and Implementation Strategy makes numerous references to housing development opportunities, the City of Sheboygan Affordable Housing Market Study very specifically identifies the need for additional affordable rental units in the targeted geographic area of our proposed site:
- There is a growing senior population and lack of independent and assisted living options in Sheboygan. Developing housing options for seniors will have the added benefit of putting additional affordable, single-family homes on the market (**Page 1**).
  - There is a demonstrated need for affordable and market rate housing in the City. The development of market rate housing frees up more affordable units in the City that are currently rented/owned by households at higher income levels (**Page 1**).
  - The Plan identifies senior housing and 3+ bedroom rentals appropriately sized for families as two of four “priority unit types” (**Page 2**).
  - The Plan states that a major strategy for improving housing options should be “housing for all,” more specifically, the Plan states that “in all of the programs, strategies, and communication the City has related to housing, a core message should be that the City believes access to safe, affordable housing options for all.” (**Page 2**).

- The Plan recommends using Tax Increment Financing for affordable housing initiatives as well as using the affordable housing one year extension option for existing TIF Districts that are about to be closed (**Page 3**).
  - The Plan contains numerous statistics, demographics and financial data supporting the final analysis that the City of Sheboygan needs 401-1,023 rental units by 2030 and 1,289 additional independent living senior units by 2030 (**Page 69**).
- b) ***Does the conditional use, in its proposed location, result in any substantial or undue adverse impact on nearby property or character of the neighborhood, environment, traffic, parking, public improvements, public property or rights-of-way?*** The proposed project will provide numerous benefits to the surrounding neighborhood and general public. First, the housing units will provide high-quality affordable housing in an that is close to employment, shopping and entertainment. The City’s recent affordable housing market study indicated a serious need for high quality housing within the city limits and near amenities, especially for seniors. The site is also ideally located for pedestrian and bike transit. The site has a Walk Score® of 80, which is considered “Highly Walkable” with most errands accessible by foot. It also scores a Bike Score of 71, which is considered “Highly Bikeable” where biking is considered convenient for most trips. Third, the site itself is highly challenging to develop, as evidenced by the length of time the site has remained vacant. Our financing strategy, in addition to our partnership with the City, makes the redevelopment of this site feasible for this use, at this time. The rules are changing and we secured an allocation of housing tax credits just in time before new rules went in place, which would have placed this site at a disadvantage. Fourth, we are coordinating with the City to improve the alley behind Indiana and add public parking space, which will benefit the neighbors. Finally, as a result of our development activity, we will remediate the site of environmental contamination. This is a tremendous benefit to the immediate neighborhood and the City overall. Our project will not result in any substantial or undue hardship on the neighborhood and will provide numerous benefits to the immediate area and city overall.
- c) ***How does the proposed conditional use maintain the desired consistency of land uses in relation to the setting in which the property is located?*** The proposed conditional use, e.g. multi-family development in the Central Commercial (CC) zoning district, will be consistent with the mixed-use nature of the surrounding area and Downtown Sheboygan. Per the City’s plan for the area (“Sheboygan’s Downtown Districts: A tactical master plan for urban design and activation”), the City desires a mix of uses in the core commercial area of town, including a variety of businesses and residential development to support and promote “24/7” activity. This property provides an opportunity to add over 100 housing units within walking distance of downtown and nearby businesses. We are also not proposing commercial development that could compete with existing downtown businesses, an important element of a “concentrate and contain” approach to economic development of Downtown Sheboygan. In addition, we would like to work with the city to install some of the “Art in Public Spaces” and placemaking initiatives envisioned in the Plan.
- d) ***Is the proposed conditional use located in an area that will be adequately served by utilities or services provided by public agencies?*** The proposed development will be adequately served by existing sanitary

sewer, water, gas and electric. Storm water will be managed on site and discharged to the river per riparian requirements. The site is served by all public utilities and services and requires no special consideration to be served.



BERKSHIRE - SHEBOYGAN  
RIVERFRONT

S. 10TH ST. & INDIANA AVE.  
SHEBOYGAN, WI 53081

OWNER: SIG STRAUTMANIS | (414) 228-3502  
GENERAL CAPITAL GROUP  
6938 N. SANTA MONICA BLVD.  
FOX POINT, WI 53217

PROJECT NUMBER 213331.00

ISSUED FOR:

100% CD BID SET 2023-03-28

REVISION FOR:

NO.	DESCRIPTION	DATE
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DRAWN BY Author

CHECKED BY Checker

ARCHITECTURAL SITE  
PLAN (FOR REFERENCE)

NOTE:  
ARCHITECTURAL SITE PLAN IS FOR REFERENCE ONLY. REFER TO CIVIL DRAWINGS FOR FURTHER  
INFORMATION AND DETAILS.

KEY

- A SENIOR APARTMENTS
- B LIVE-WORK STYLE TOWNHOMES
- C COMMERCIAL / RETAIL SPACE (WITHIN SENIOR APARTMENT BUILDING)
- D PLAZA - LANDSCAPING AND TEXTURED CONC.
- E TRANSFORMER
- F NEW CURB, SIDEWALK, AND GRASS AS NEEDED
- G DROP-OFF
- H RESIDENT SURFACE PARKING
- I OVERHEAD POWER LINES
- J EXTERIOR TRASH ENCLOSURE (TOWNHOME)
- K MONUMENT SIGN (TBD)
- L CORNER WALL SIGNAGE (TBD)
- M BIKE RACKS
- N GAS METERS
- O ELECTRIC METERS

UNIT MATRIX

UNIT TYPES	UNIT DATA			UNIT PER BUILDING						AREA TOTALS (SQ. FT.)	
	BEDS	BATH	AREA* (SQ. FT.)	SENIOR HOUSING APARTMENTS				TOWNHOMES	TOTAL UNITS		
				LEVEL 2	LEVEL 3	LEVEL 4	LEVEL 5				
UNIT 1A	1	1	640	12	9	9	8	-	38	24,320	(55) 1 BED 35,200 SF TOTAL 640 SF AVG
UNIT 1A.1 (TYPE A & WHEDA)	1	1	640	-	-	-	1	-	1		
UNIT 1A.2 (WHEDA)	1	1	640	-	3	3	6	-	12	7,680	
UNIT 1A.3	1	1	640	1	1	1	1	-	4	2,560	
UNIT 2A (WHEDA)	2	2	970	1	2	2	-	-	5	4,850	(28) 2 BED 29,365 SF TOTAL 1,049 SF AVG
UNIT 2B	2	1	1,030	2	2	2	2	-	8	8,240	
UNIT 2C	2	2	1,025	2	2	2	2	-	8	8,200	
UNIT 2D	2	1	1,085	-	-	-	1	-	1	1,085	
UNIT 2D.1 (WHEDA)	2	1	1,085	1	-	-	-	-	1	1,085	(18) 3 BED 26,010 SF TOTAL 1,445 SF AVG
UNIT 2D.2 (TYPE A & WHEDA)	2	1	1,085	-	1	1	-	-	2	2,170	
UNIT 2E	2	2	1,245	1	1	1	-	-	3	3,735	
UNIT 3A	3	2	1,445	-	-	-	-	14	14	20,230	
UNIT 3A.1 (T.H. VISITABLE)	3	2	1,445	-	-	-	-	4	4	5,780	

\*UNIT AREAS ARE CALCULATED "PAINT-TO-PAINT"  
(INCLUDES INTERIOR WALLS OF UNIT)

INDOOR PARKING AREA @ SENIOR HOUSING APT. - LEVEL 1	19,668 GSF
HABITABLE AREAS: VESTIBULE LOBBY, ELEV. LOBBY, LEASING OFFICE, AND PACKAGE + MAIL AREA @ SENIOR HOUSING APT. - LEVEL 1	1,603 GSF
INDOOR PARKING: VESTIBULE LOBBY, ELEV. LOBBY, LEASING OFFICE, AND PACKAGE + MAIL AREA @ SENIOR HOUSING APT. - TOTAL LEVEL 1	21,271 GSF

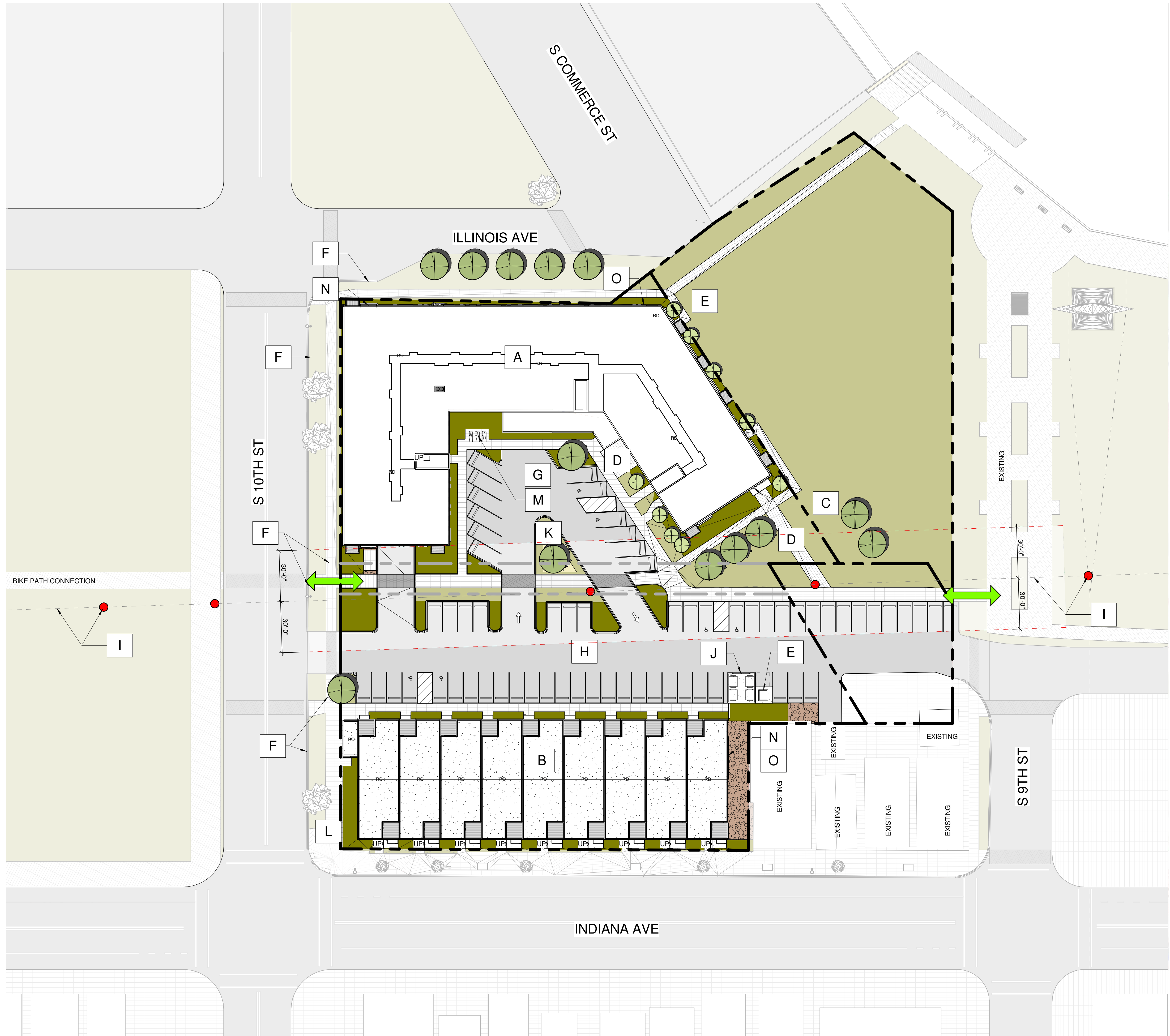
COMMERCIAL/RETAIL AREA @ SENIOR HOUSING APT. - LEVEL 1	1,650 GSF
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HABITABLE R2 AREAS @ SENIOR HOUSING APT. - FLOORS 2-5	88,412 GSF
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HABITABLE R2 AREAS @ TOWNHOMES - ALL FLOORS	29,740 GSF
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HABITABLE AREAS - TOTAL PROJECT	119,755 GSF
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INDOOR PARKING	55 SPACES
SURFACE PARKING	63 SPACES
TOTAL PARKING	118 SPACES
PARKING SPACES REQUIRED	2 SPACES ARE REQUIRED FOR EACH UNIT WITH 2 OR MORE BEDROOMS, 1 1/2 SPACES FOR EACH UNIT WITH ONE BEDROOM OR LESS. 1.5 x 55 = 83 SPACES ± 2 x 46 = 92 SPACES 175 SPACES







Engberg  
Anderson  
ARCHITECTS

GENERAL CAPITAL

**BERKSHIRE SHEBOYGAN RIVERFRONT**  
Indiana Avenue & 10th  
Sheboygan, WI

Engberg  
Anderson  
ARCHITECTS














**Engberg  
Anderson**  
ARCHITECTS

**GENERAL CAPITAL**  


**BERKSHIRE SHEBOYGAN RIVERFRONT**  
 Indiana Avenue & 10th  
 Sheboygan, WI


**Engberg  
Anderson**  
ARCHITECTS





GENERAL CAPITAL

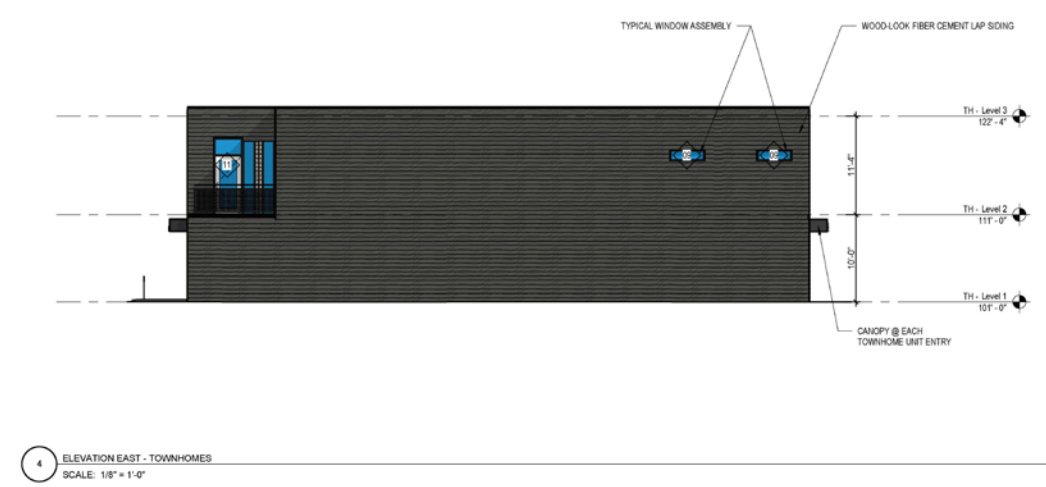
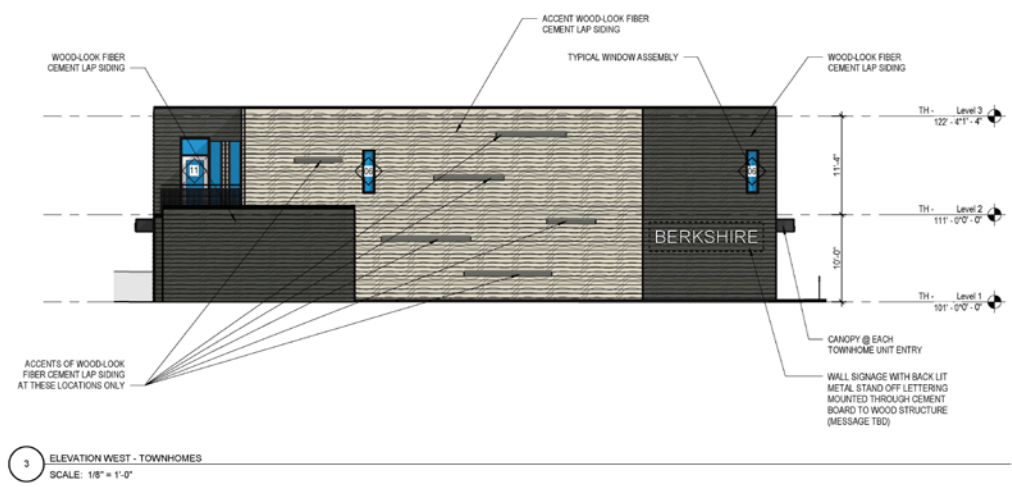
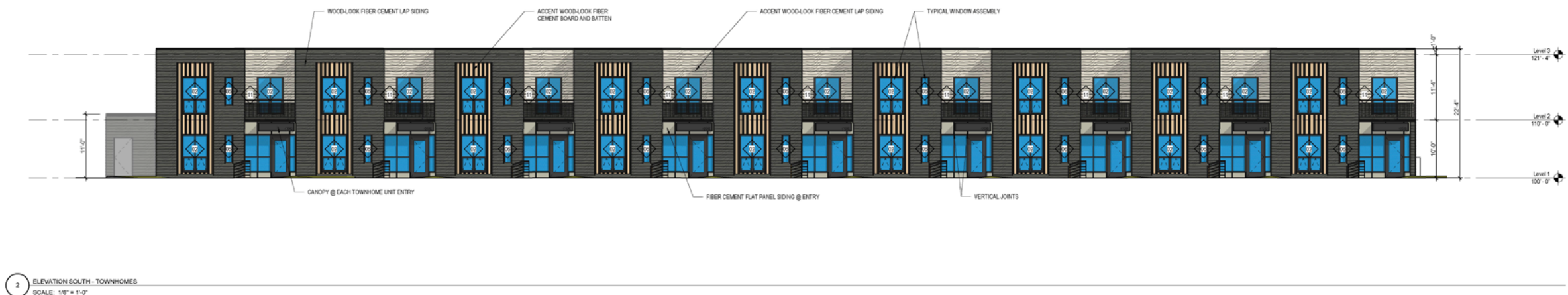
**BERKSHIRE SHEBOYGAN RIVERFRONT**  
Indiana Avenue & 10th  
Sheboygan, WI













BERKSHIRE - SHEBOYGAN  
RIVERFRONT

S. 10TH ST. & INDIANA AVE.  
SHEBOYGAN, WI 53081

OWNER  
GENERAL CAPITAL GROUP  
6938 N. SANTA MONICA BLVD.  
FOX POINT, WI 53127

PROJECT NUMBER 213331.00

ISSUED FOR:

CD PERMIT SET 2023-02-15

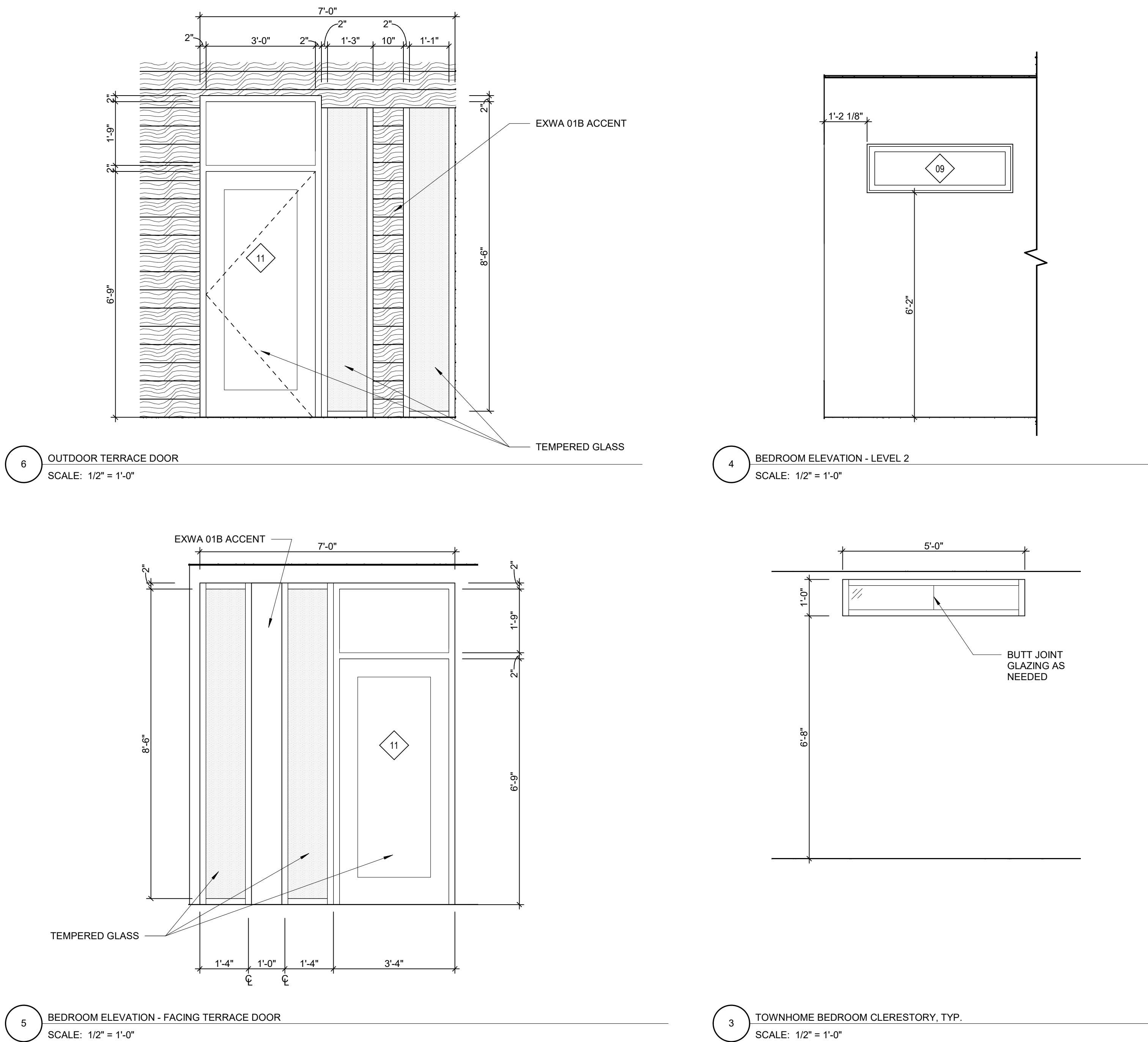
REVISION FOR:

NO.	DESCRIPTION	DATE
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DRAWN BY Author

CHECKED BY Checker

ENLARGED UNIT PLANS -  
TOWNHOMES



GENERAL FINISH NOTES

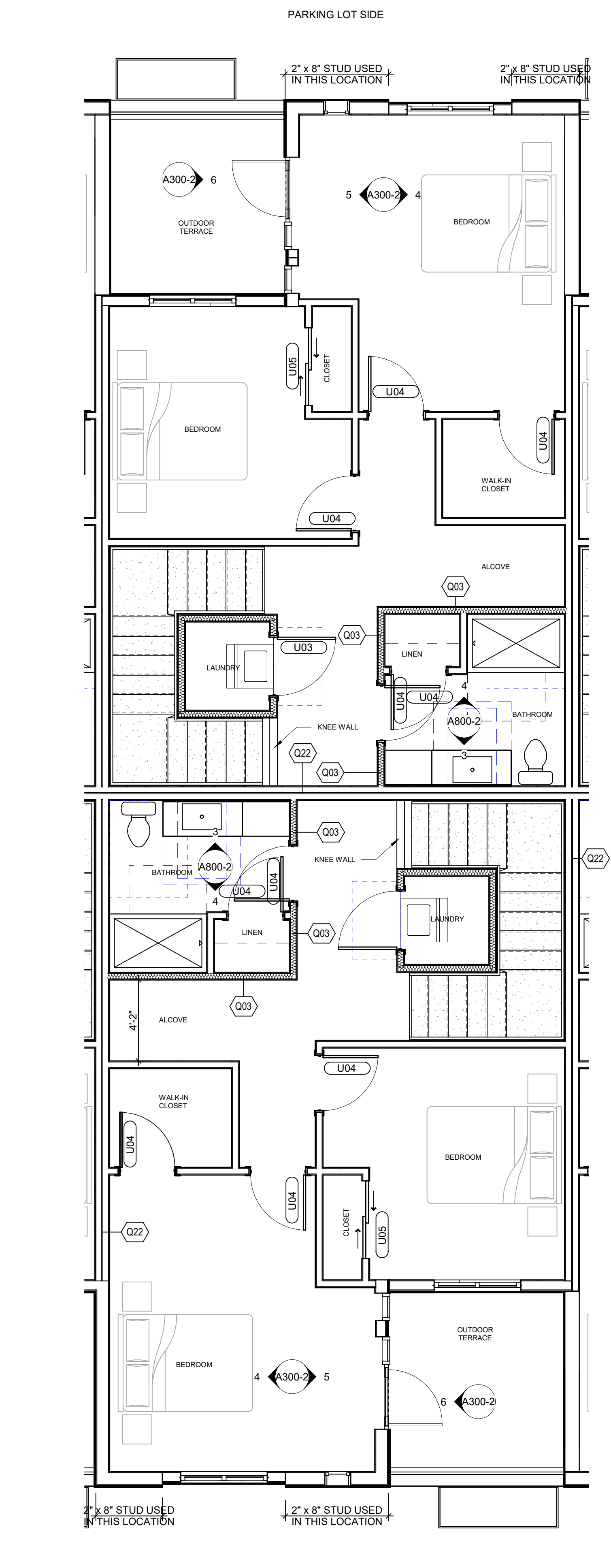
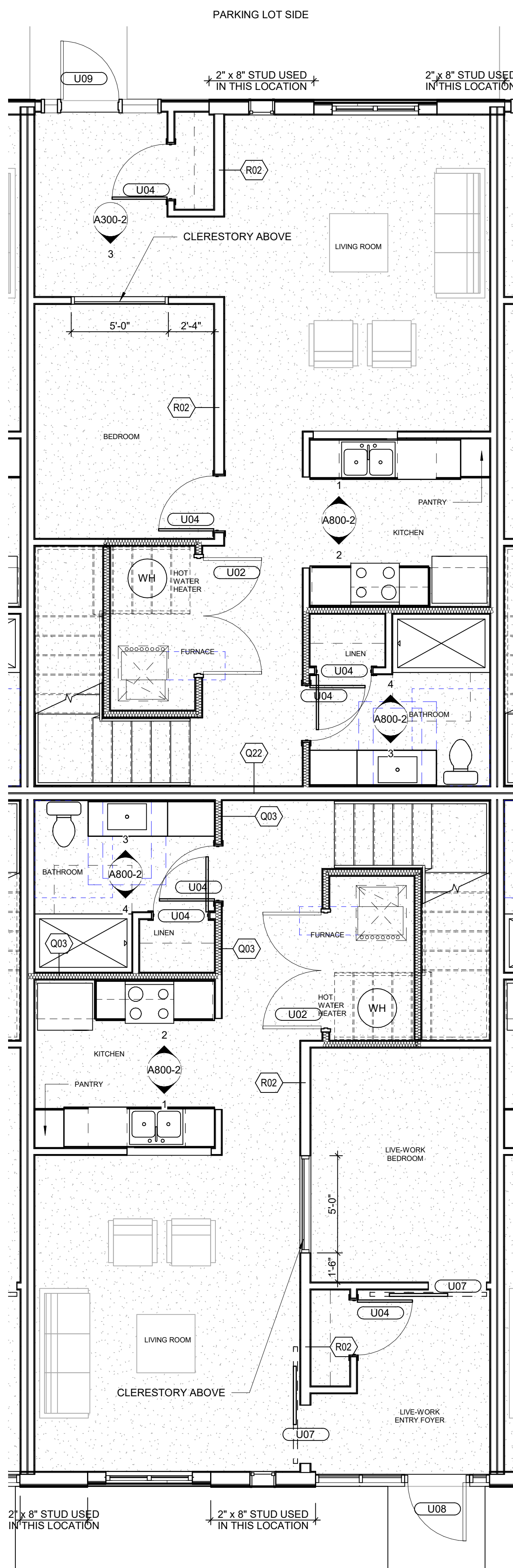
1. PLAM-1 AT KITCHEN COUNTERS.
2. KITCHEN CABINETS AND BATHROOM VANITIES SHALL BE CAB-1.
3. SS-1 AT BATHROOM COUNTERS.
4. WT-1 AT ALL EXTERIOR WINDOWS.

ROOM FINISH SCHEDULE

ROOM NAME	FLOOR	BASE	WALL	CEILING	NOTES
ENTRY	LVT-1	VB-1	PT-1	PT-1	-
KITCHEN	LVT-1	VB-1	PT-1	PT-1	PLAM-1 AT COUNTERS
LIVING ROOM	LVT-1	VB-1	PT-1	PT-1	-
BEDROOM	CPT-2	VB-1	PT-1	PT-1	-
BEDROOM CLOSET	CPT-2	VB-1	PT-1	PT-1	-
DEN	LVT-1	VB-1	PT-1	PT-1	-
BATHROOM	LVT-1	VB-1	PT-1	PT-1	MOLDED MARBLE AT COUNTERS
LAUNDRY/FURNACE	LVT-1	VB-1	PT-1	PT-1	-

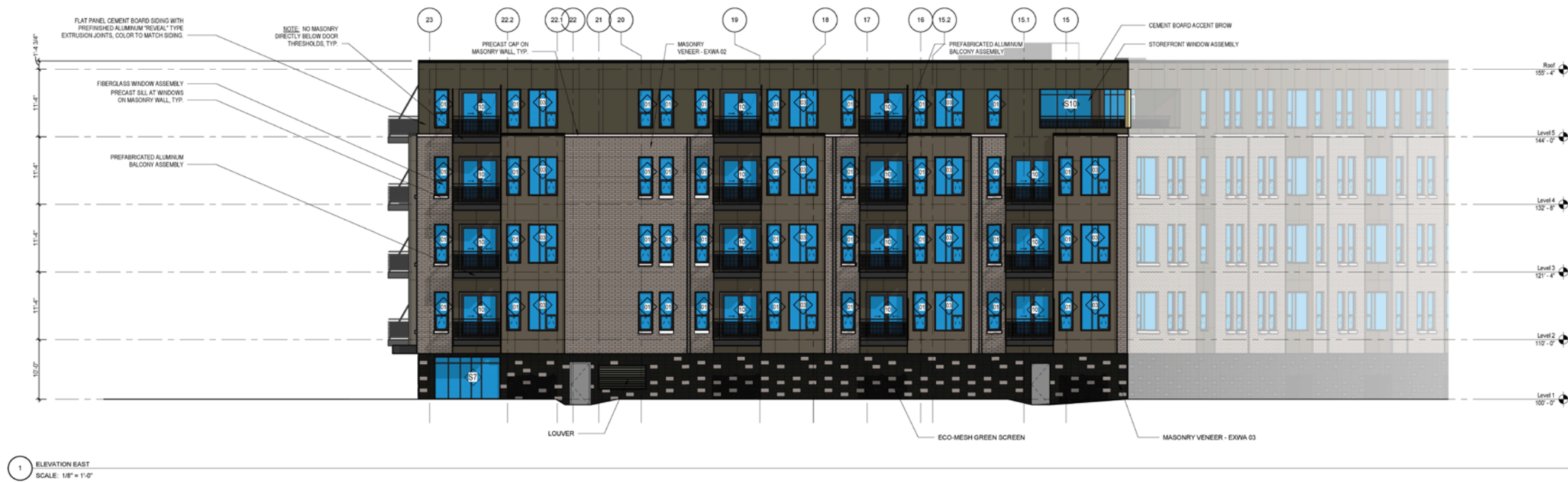
GENERAL NOTES - UNIT PLANS

1. ALL WALLS ARE Q02 UNLESS OTHERWISE NOTED.
2. PROVIDE BATT INSULATION FOR SOUND CONTROL AT BATHROOM AND UTILITY ROOM WALLS. WALLS SHOWING BATT INSULATION IN ENLARGED UNIT PLANS ARE Q03 OR R02.
3. SEE OVERALL PLANS FOR UNIT-TO-CORRIDOR DEMISING WALL TAGS.
4. 4" DIMENSION TYPICAL FROM DOOR JAMB TO ADJACENT WALL UNLESS NOTED OTHERWISE.
5. COORDINATE CABINET/APPLIANCE CLEARANCE REQUIREMENTS W/ MANUFACTURERS.
6. PROVIDE FINISHED SURFACE AT ALL EXPOSED CABINET ENDS.
7. ALL DIMENSIONS ON PLANS SHOWN ARE TO THE NOMINAL FACE OF GYPSUM WALL BOARD UNLESS NOTED OTHERWISE.
8. WOOD CASING AROUND INTERIOR SWING DOORS (BOTH SIDES) AND IN FRONT OF SLIDING & BIFOLD DOOR TRACKS (BOTH SIDES WHEN IT IS A WALK-IN CLOSET OR LAUNDRY ROOM).
9. GYPSUM WALL BOARD SHALL CONTINUE BEHIND CABINETRY.
10. PROVIDE GYPSUM BOARD RATED FOR WET LOCATIONS BEHIND SHOWERS STALLS AND OTHER WET LOCATIONS.
11. PROVIDE GYPSUM BOARD RETURNS AT ALL SLIDING DOOR OPENINGS.
12. PROVIDE CURTAIN ROD AT ALL TUBS AND SHOWERS.
13. PROVIDE 18" AND 24" TOWEL BARS ALONG WITH ASSOCIATED BLOCKING FOR ALL DWELLING UNIT BATHROOMS.
14. PROVIDE 2" ROBE HOOKS FOR ALL DWELLING UNIT BATHROOMS.
15. MAINTAIN A 40" MINIMUM CLEARANCE BETWEEN ALL OPPOSING BASE CABINETS, COUNTER TOPS, APPLIANCES, OR WALLS WITHIN KITCHEN WORK AREAS PER ICC A117.1-2017, CHAPTER 10.
16. PROVIDE 9" MIN. OF CLEAR FLOOR SPACE BEYOND CONTROL WALL OF ALL TUBS AND SHOWERS PER WHEDA APPENDIX M, SEE G104-2.



A300-2





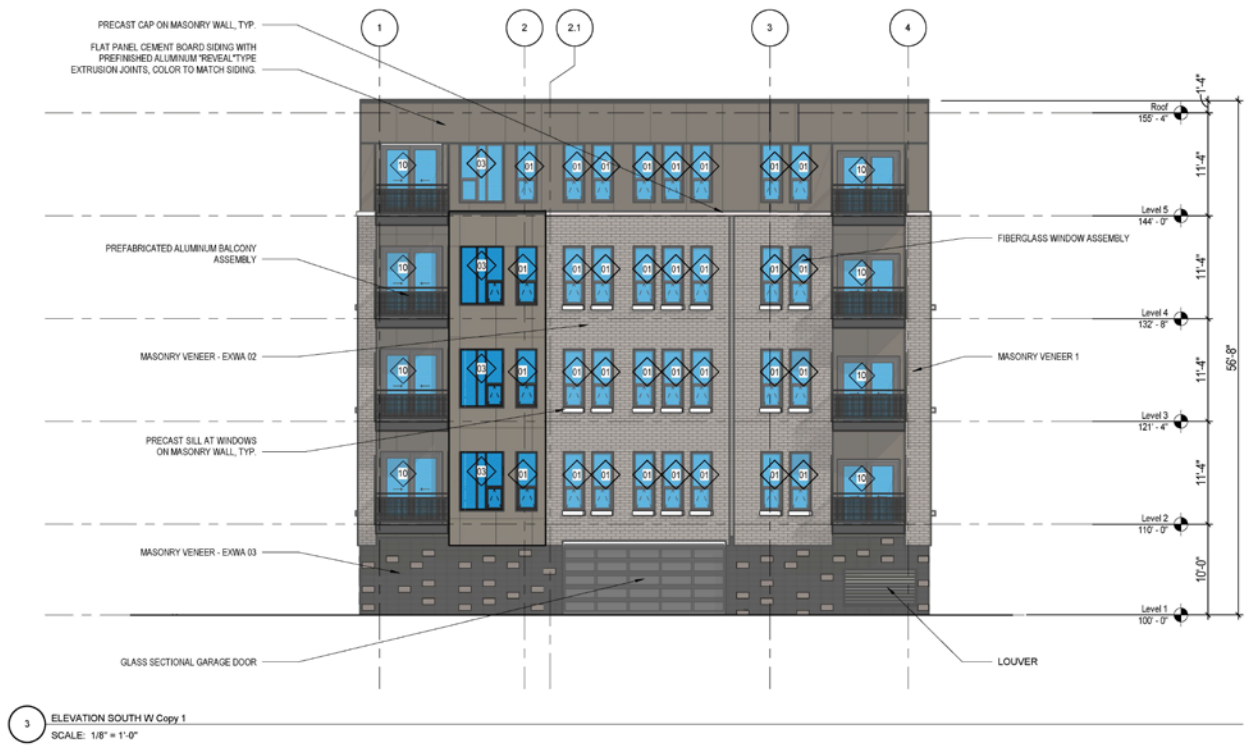
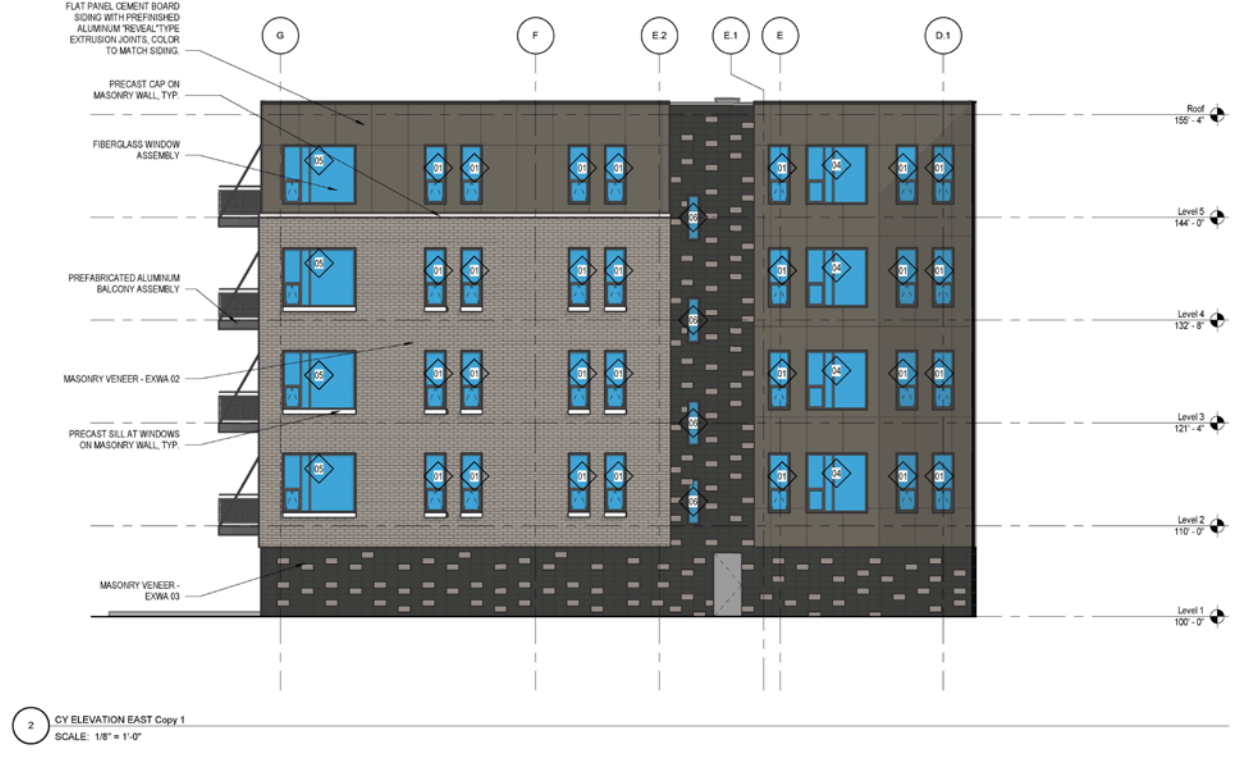


1 ELEVATION NORTH  
SCALE: 1/8" = 1'-0"



2 ELEVATION WEST  
SCALE: 1/8" = 1'-0"







BERKSHIRE - SHEBOYGAN  
RIVERFRONT

S. 10TH ST. & INDIANA AVE.  
SHEBOYGAN, WI 53081

OWNER  
GENERAL CAPITAL GROUP  
6938 N. SANTA MONICA BLVD.  
FOX POINT, WI 53217

PROJECT NUMBER 213331.00

ISSUED FOR:

CD PERMIT SET 2023-02-15

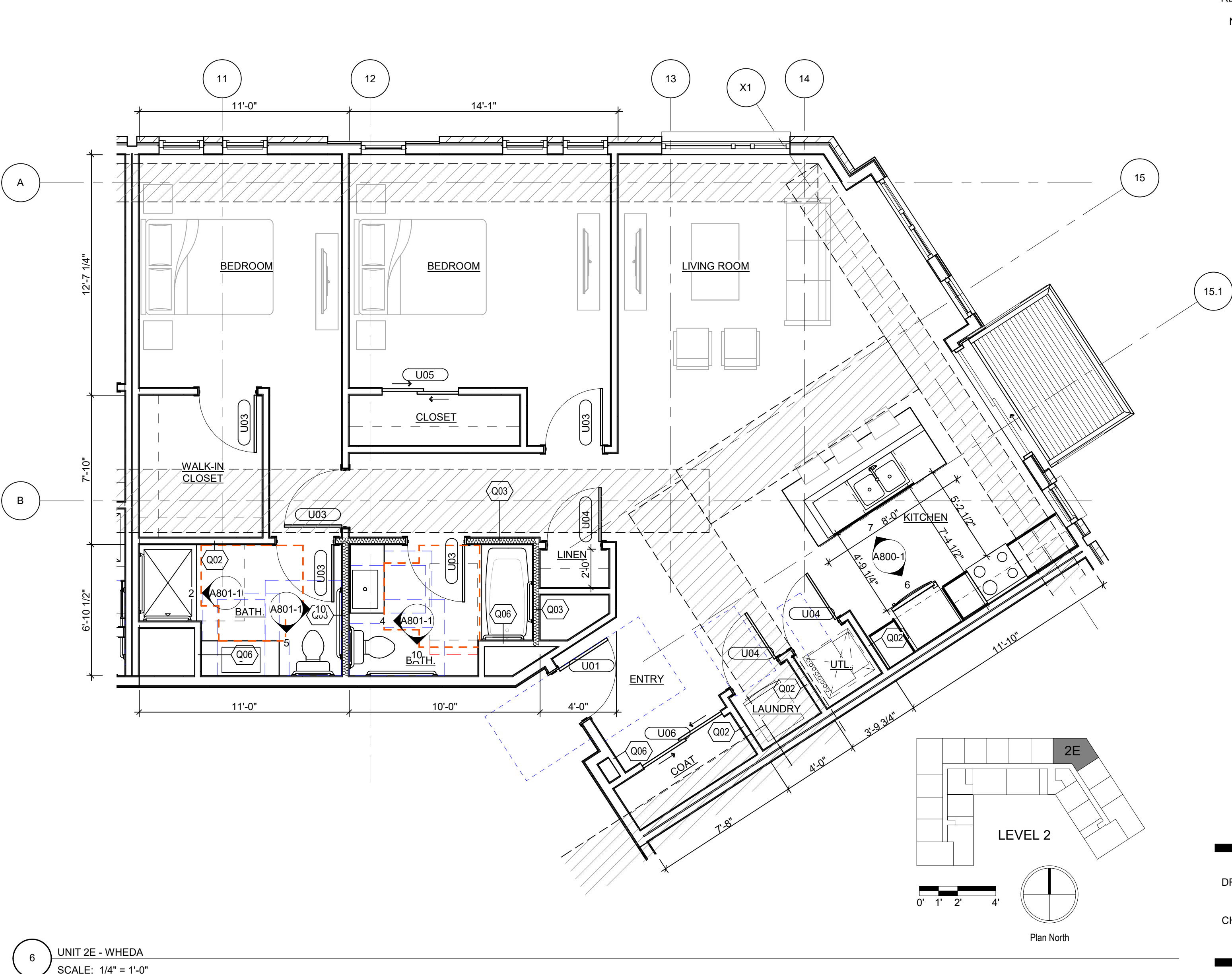
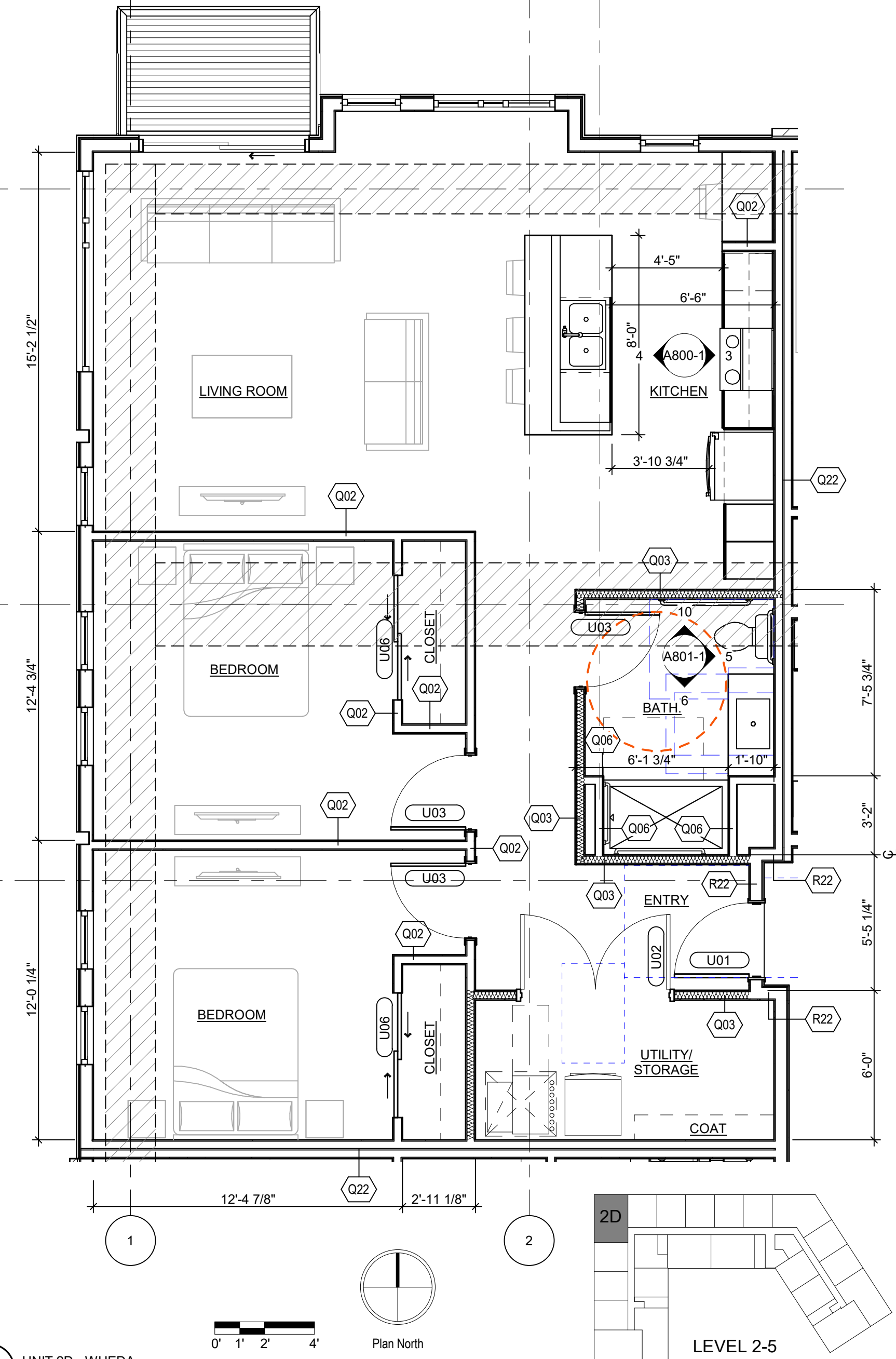
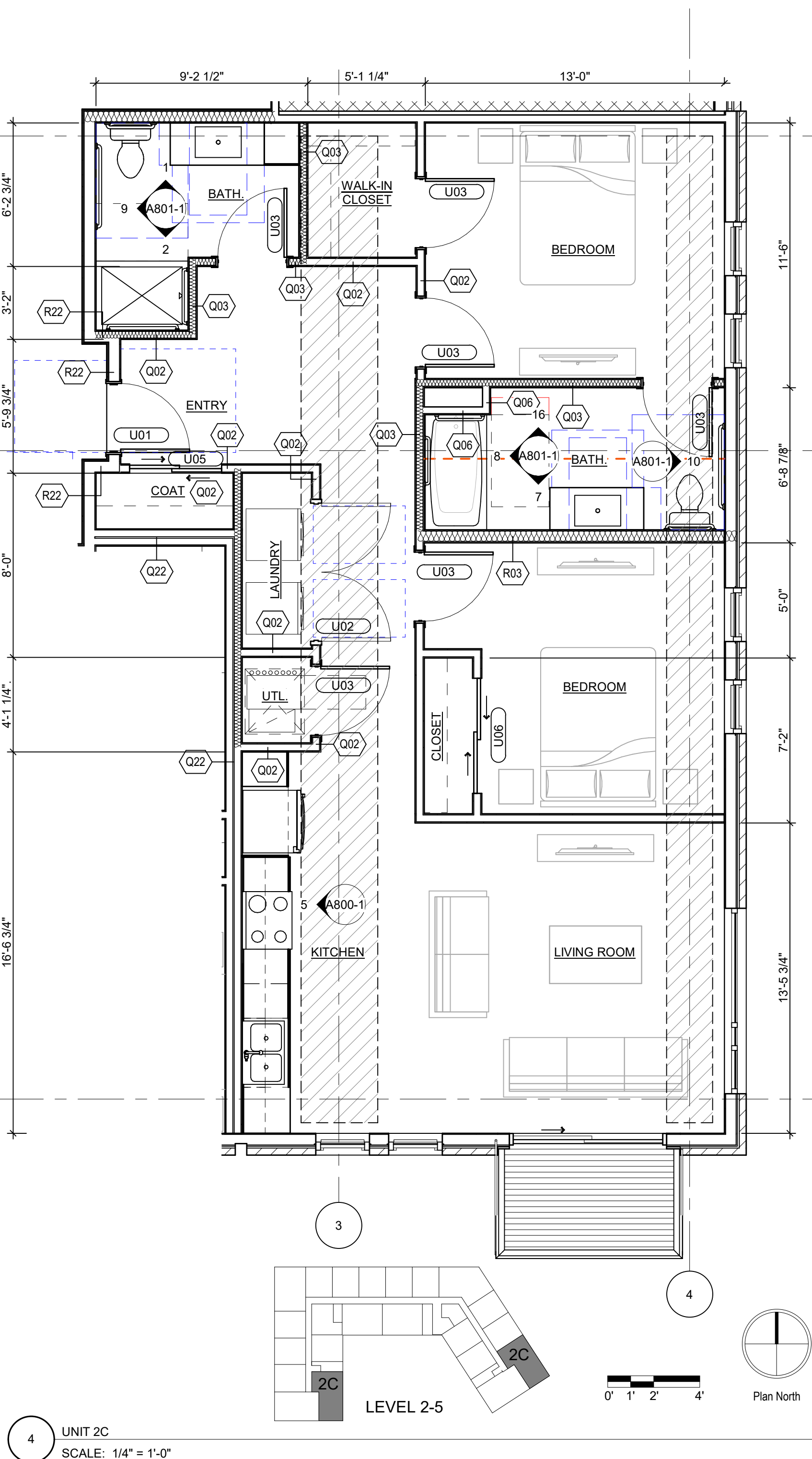
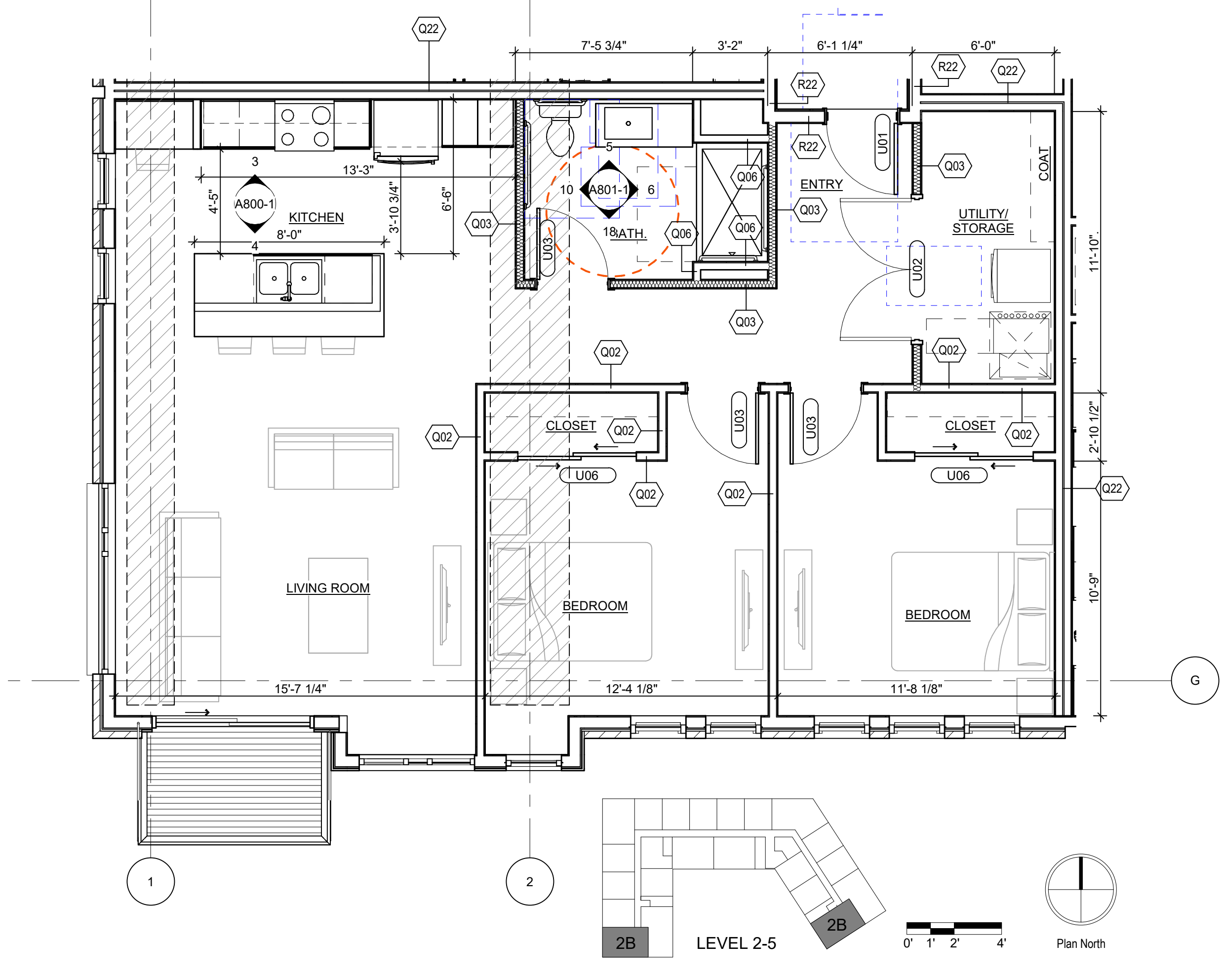
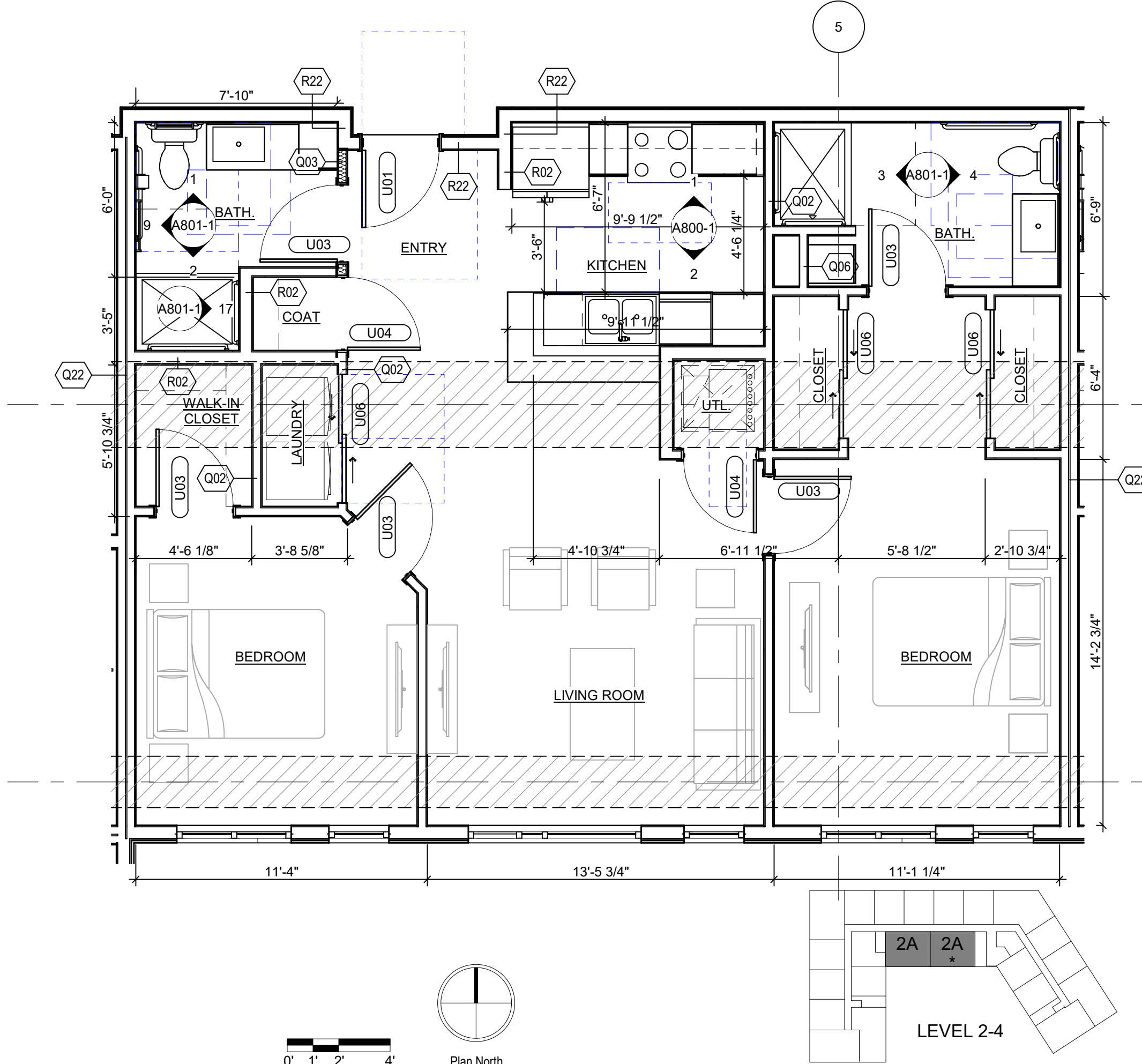
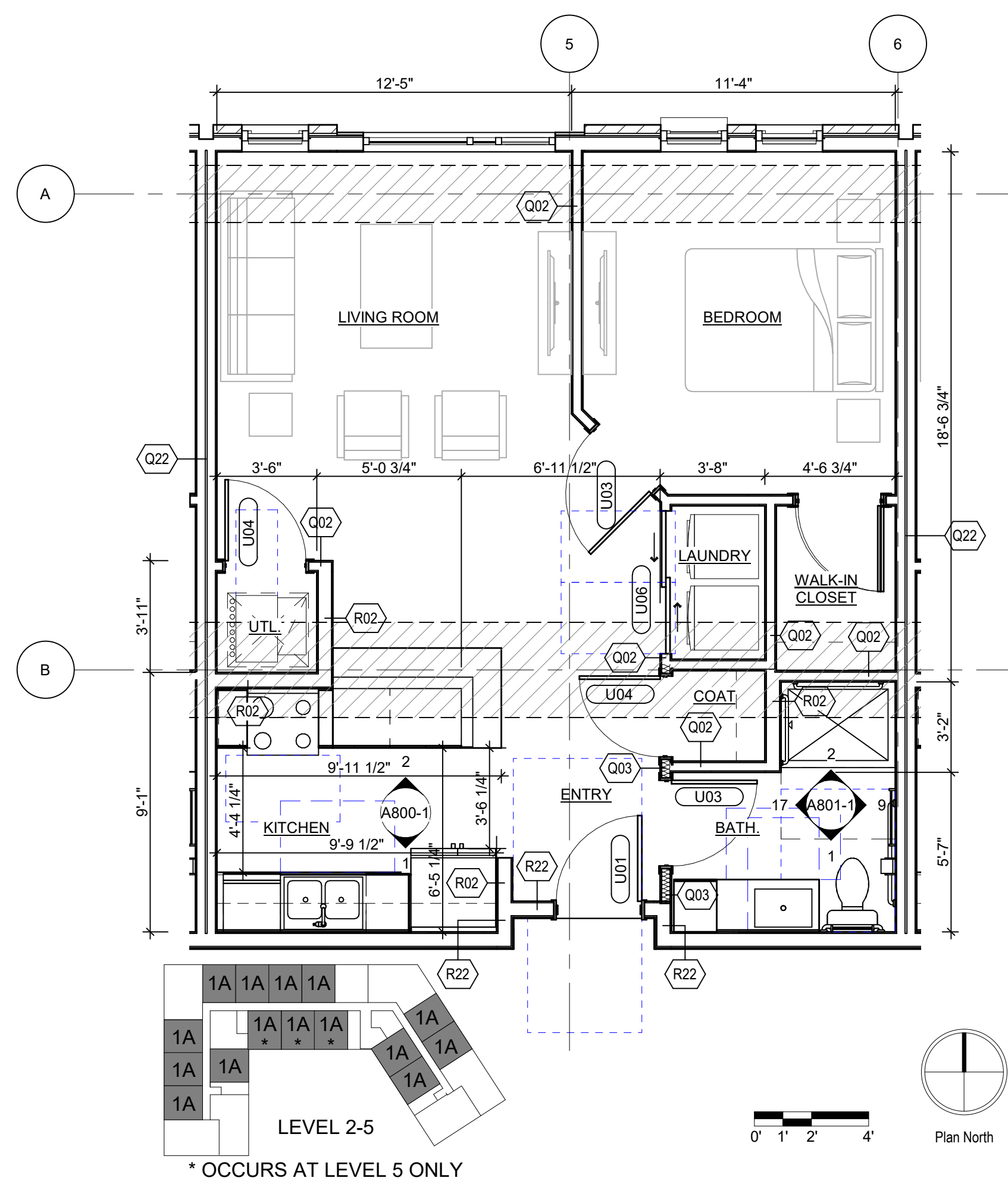
REVISION FOR:

NO. DESCRIPTION DATE

DRAWN BY Author

CHECKED BY Checker

ENLARGED UNIT PLANS -  
SENIOR HOUSING APTS.



GENERAL NOTES - UNIT PLANS

- ALL WALLS ARE Q02 UNLESS OTHERWISE NOTED.
- PROVIDE BATT INSULATION FOR SOUND CONTROL AT BATHROOM AND UTILITY ROOM WALLS. WALLS SHOWING BATT INSULATION IN ENLARGED UNIT PLANS ARE Q03 OR R03.
- SEE OVERALL PLANS FOR UNIT-TO-CORRIDOR DEMISING WALL TAGS.
- 4" DIMENSION TYPICAL FROM DOOR JAMBS TO ADJACENT WALL UNLESS NOTED OTHERWISE.
- COORDINATE CABINET/APPLIANCE CLEARANCE REQUIREMENTS W/ MANUFACTURERS.
- PROVIDE FINISHED SURFACE AT ALL EXPOSED CABINET ENDS.
- ALL DIMENSIONS ON PLANS SHOWN ARE TO THE NOMINAL FACE OF GYPSUM WALL BOARD UNLESS NOTED OTHERWISE.
- WOOD CASING AROUND INTERIOR SWING DOORS (BOTH SIDES) AND IN FRONT OF SLIDING & BIFOLD DOOR TRACKS (BOTH SIDES WHEN IT IS A WALK-IN CLOSET OR LAUNDRY ROOM).
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- PROVIDE GYPSUM BOARD RETURNS AT ALL SLIDING DOOR OPENINGS.
- PROVIDE CURTAIN ROD AT ALL TUBS AND SHOWERS.
- PROVIDE 18" AND 24" TOWEL BARS (ALONG WITH ASSOCIATED BLOCKING) FOR ALL DWELLING UNIT BATHROOMS.
- PROVIDE (2) ROBE HOOKS FOR ALL DWELLING UNIT BATHROOMS.
- MAINTAIN A 40" MINIMUM CLEARANCE BETWEEN ALL OPPOSING BASE CABINETS, COUNTER TOPS, APPLIANCES, OR WALLS WITHIN KITCHEN WORK AREAS PER ICC A117.1-2017, CHAPTER 10.
- PROVIDE 9" MIN. OF CLEAR FLOOR SPACE BEYOND CONTROL WALL OF ALL TUBS AND SHOWERS PER WHEDA APPENDIX M, SEE G104-1.

GENERAL FINISH NOTES

- PLAM-1 AT KITCHEN COUNTERS.
- KITCHEN CABINETS AND BATHROOM VANITIES SHALL BE CAB-1.
- SS-1 AT BATHROOM COUNTERS.
- WT-1 AT ALL EXTERIOR WINDOWS.

ROOM FINISH SCHEDULE

ROOM NAME	FLOOR	BASE	WALL	CEILING	NOTES
ENTRY	LVT-1	VB-1	PT-1	PT-1	-
KITCHEN	LVT-1	VB-1	PT-1	PT-1	PLAM-1 AT COUNTERS
LIVING ROOM	LVT-1	VB-1	PT-1	PT-1	-
BEDROOM	CPT-2	VB-1	PT-1	PT-1	-
BEDROOM CLOSET	CPT-2	VB-1	PT-1	PT-1	-
DEN	LVT-1	VB-1	PT-1	PT-1	-
BATHROOM	LVT-1	VB-1	PT-1	PT-1	MOLDED MARBLE AT COUNTERS
LAUNDRY/FURNACE	LVT-1	VB-1	PT-1	PT-1	-

A300-1



BERKSHIRE - SHEBOYGAN  
RIVERFRONT

S. 10TH ST. & INDIANA AVE.  
SHEBOYGAN, WI 53081

OWNER  
GENERAL CAPITAL GROUP  
6938 N. SANTA MONICA BLVD.  
FOX POINT, WI 53217

PROJECT NUMBER 213331.00

ISSUED FOR:

CD PERMIT SET 2023-02-15

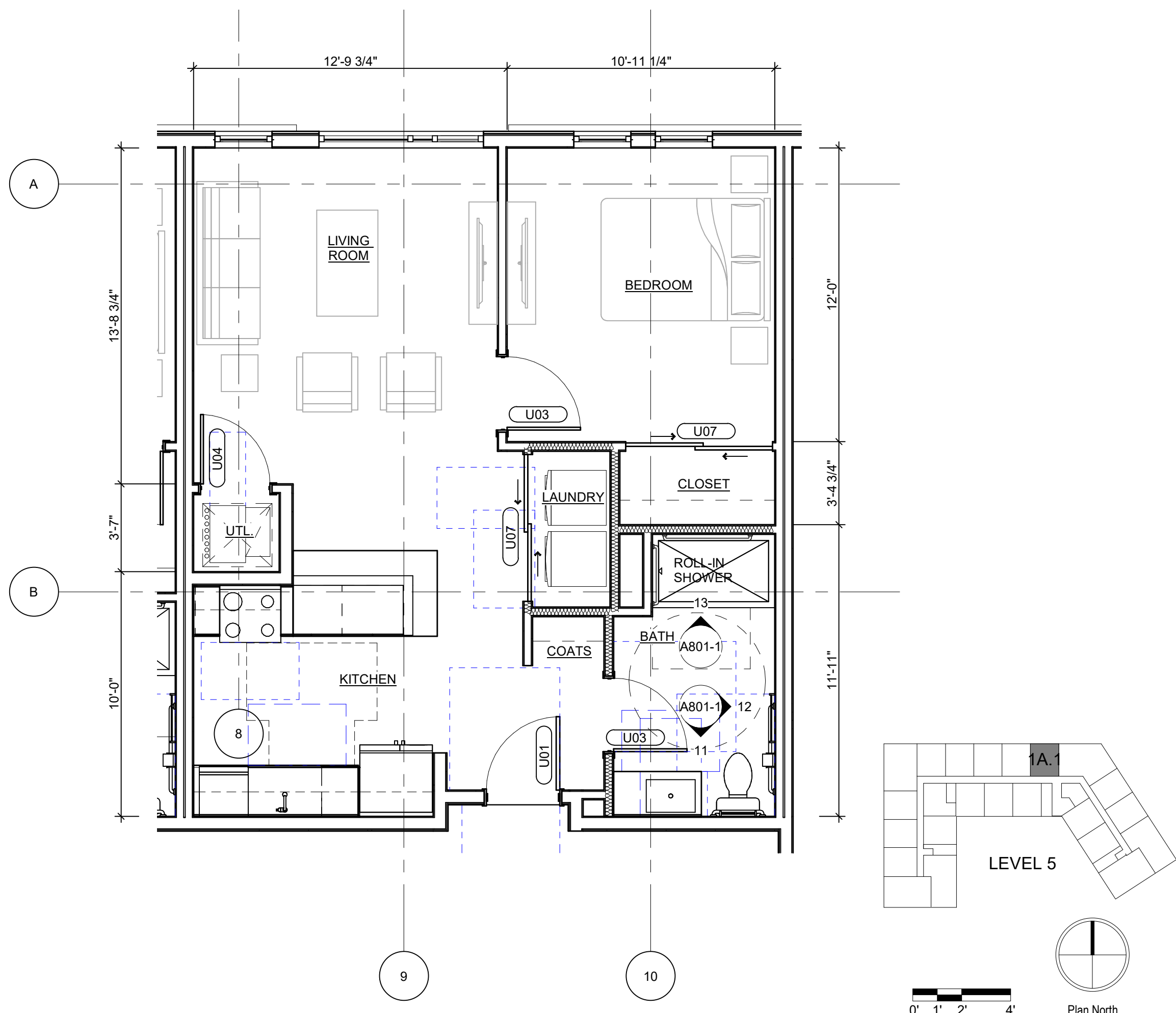
REVISION FOR:

NO.	DESCRIPTION	DATE
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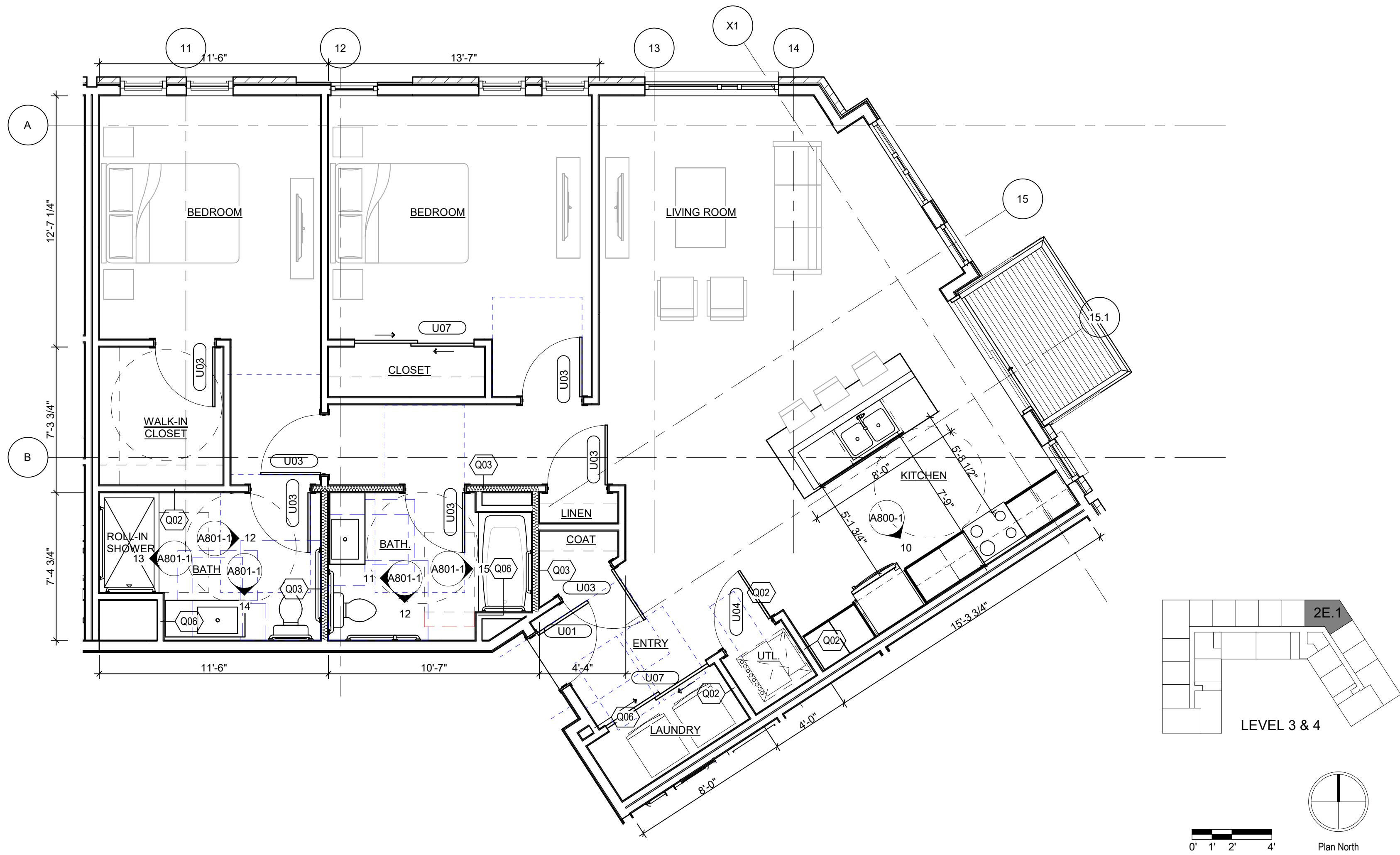
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CHECKED BY Checker

ENLARGED UNIT PLANS -  
SENIOR HOUSING APTS.



2 UNIT 1A.1 - TYPE A / WHEDA  
SCALE: 1/4" = 1'-0"



1 UNIT 2E.1 - TYPE A / WHEDA  
SCALE: 1/4" = 1'-0"



OWNER  
GENERAL CAPITAL GROUP  
6938 N. SANTA MONICA BLVD.  
FOX POINT, WI 53217

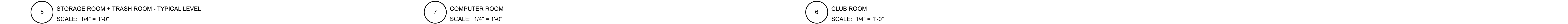
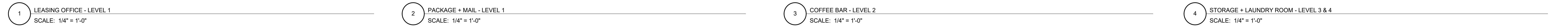
PROJECT NUMBER	213331.00
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REVISION FOR:

NO.	DESCRIPTION	DATE
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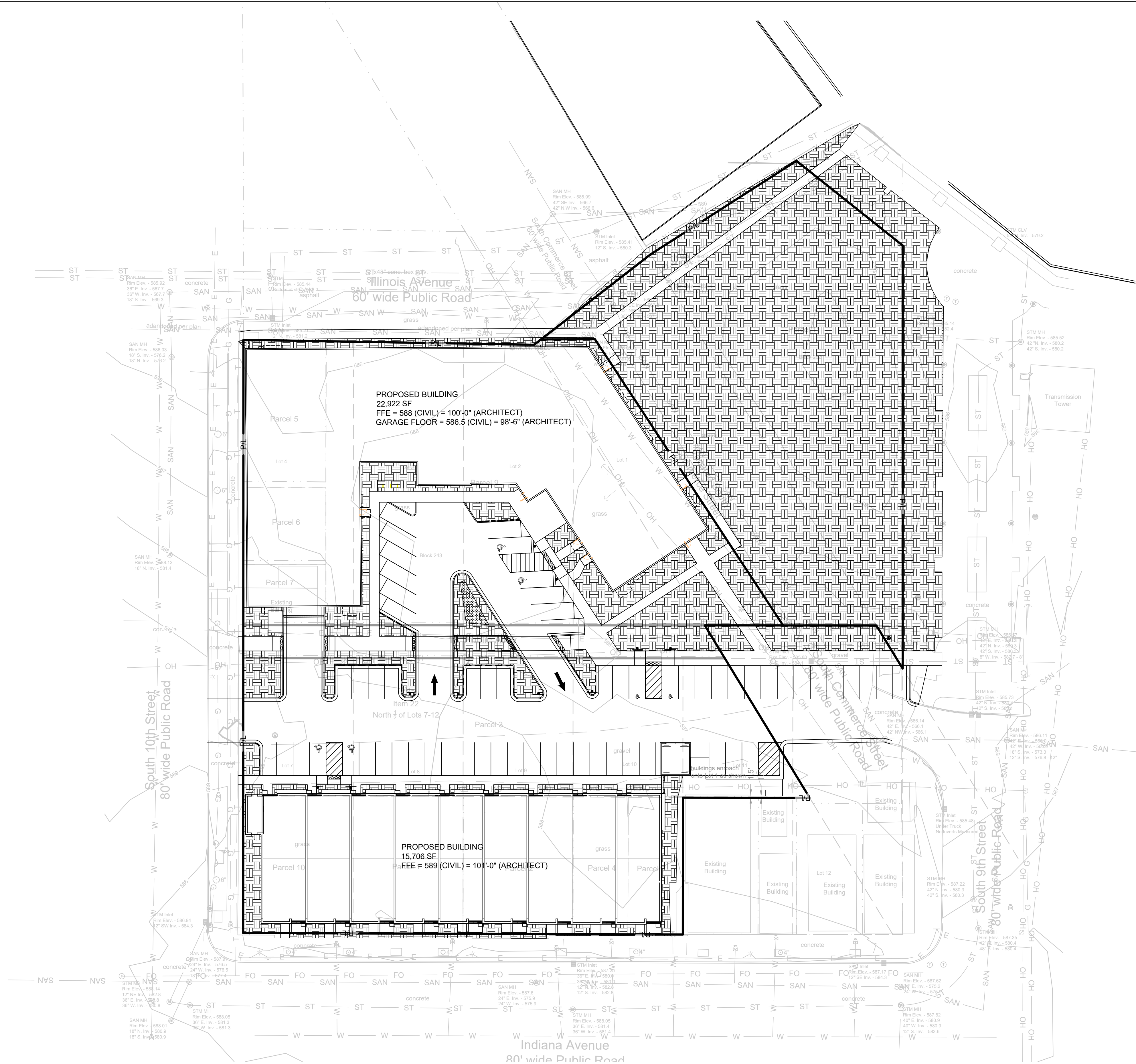
ENLARGED COMMON AREA  
PLANS

# A302-1




# A302-1

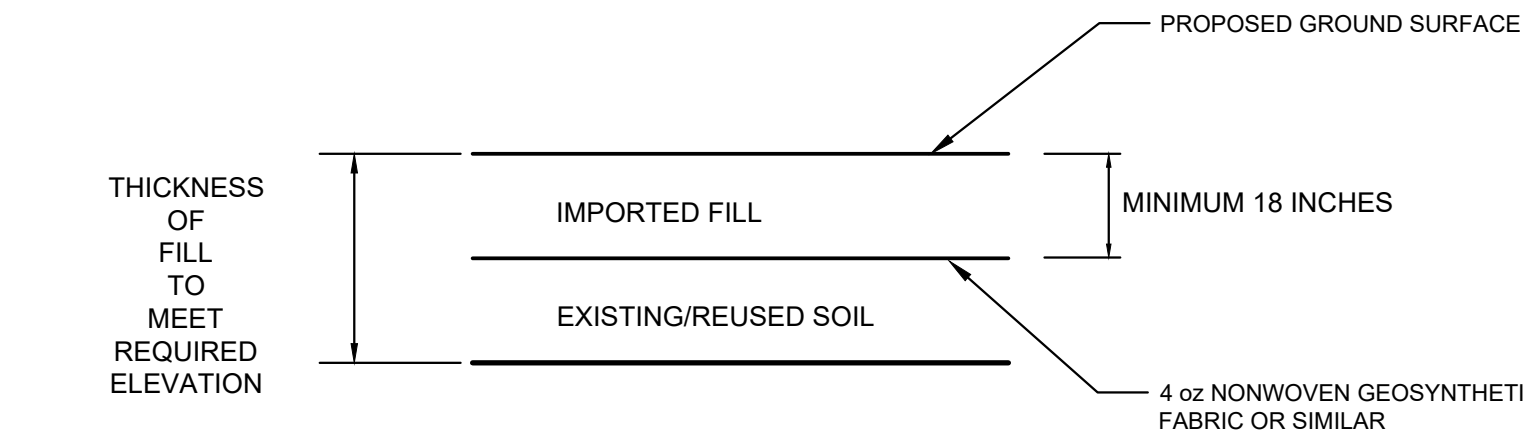




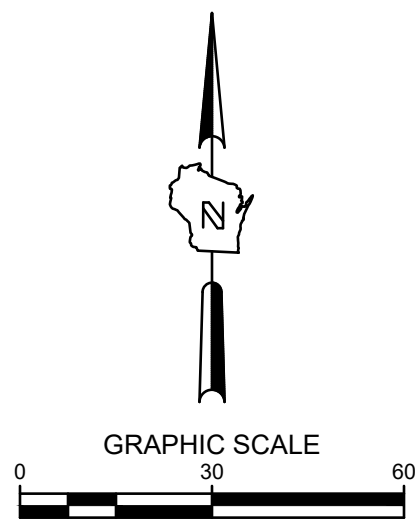
LEGEND:

 CLEAN CAP AREA (SEE DETAIL)

- GENERAL NOTES:
- THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS DRAWING IS BASED ON FIELD LOCATIONS AND/OR RECORDS FURNISHED BY MUNICIPALITIES AND UTILITY COMPANIES. THE LOCATION AND ACCURACY OF WHICH CANNOT BE GUARANTEED. THERE MAY BE ADDITIONAL UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.
  - VERIFY ACTUAL LOCATIONS AND INVERTS IN THE FIELD. ANY POTENTIAL ERRORS, OMISSIONS, OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.
  - WORK TO BE COMPLETED IS INDICATED IN BOLD TYPE LINES AND EXISTING CONDITIONS ARE INDICATED BY LIGHT TYPE LINES.
  - ELECTRONIC CIVIL FILES ARE AVAILABLE UPON WRITTEN REQUEST. DO NOT USE ELECTRONIC CIVIL FILES TO LAYOUT FOUNDATIONS, COLUMN LINES, LIGHT POLES, OR OTHER NON CIVIL SITE WORK. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS OF BUILDING AND ARCHITECTURAL FEATURES.
  - DIMENSIONS ARE FROM FACE OF CURB OR EDGE OF PAVEMENT.
  - WORK WITHIN THE PUBLIC RIGHT OF WAY, INCLUDING BUT NOT LIMITED TO DRIVEWAY OPENINGS, SIDEWALK AND RAMPS, PAVING, AND CURB AND GUTTER SHALL BE COMPLETED PER MUNICIPAL AND/OR COUNTY REQUIREMENTS AND STANDARDS.
  - EARTHWORK SHALL BE IN ACCORDANCE WITH GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.
  - ANY EXCESS SURPLUS SOIL MUST BE DISPOSED OF AT A LICENSED DISPOSAL FACILITY. ENVIRONMENTAL CONSULTANT WILL COORDINATE PROFILING ANY EXCESS MATERIAL.
  - GROUNDWATER GENERATED DURING EXCAVATION DEWATERING WILL REQUIRE DISCHARGE TO SANITARY SEWER SYSTEM. COORDINATE MANAGEMENT PLAN WITH ENVIRONMENTAL CONSULTANT.



A SOIL CAP REQUIREMENTS FOR GREEN SPACE AREAS  
SCALE: NTS



SHEBOYGAN - RIVERFRONT DEVELOPMENT

S. 10TH ST. & INDIANA AVE.  
SHEBOYGAN, WI 53081

SOIL MANAGEMENT

OWNER:  
GENERAL CAPITAL GROUP  
6938 N. SANTA MONICA BLVD.  
FOX POINT, WI 53217

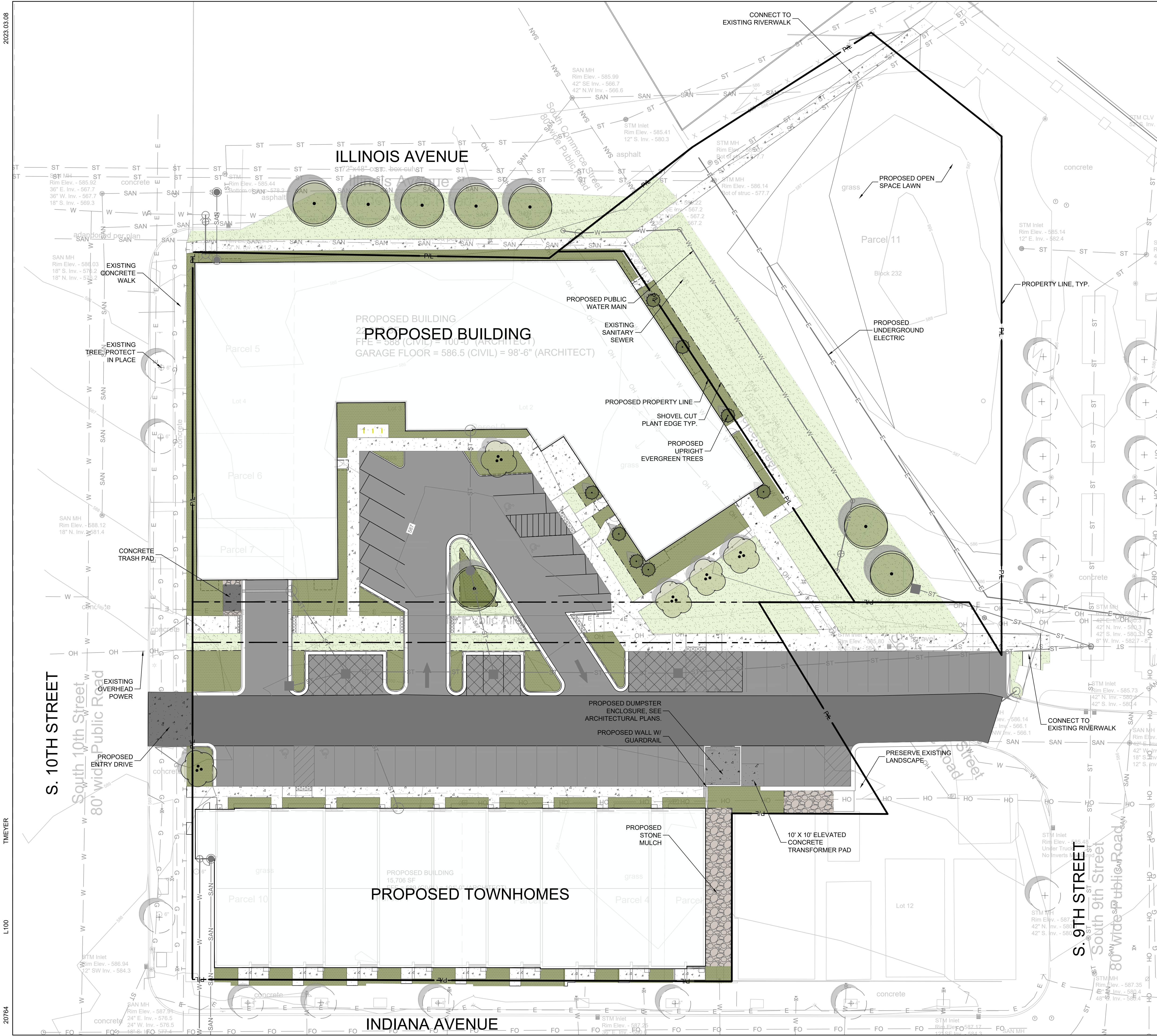
ISSUANCE	DATE
95% DD SUBMITTAL	12-16-2022
CITY SUBMITTAL	2-02-2023
DSPS SUBMITTAL	2-10-2023
CITY SUBMITTAL	2-23-2023
PLAN COMMISSION SUBMITTAL	3-08-2023

NO. REVISION	DATE
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PROJECT NO:	20764
DESIGN DATE:	12-16-2022
PLOT DATE:	2023.03.08
DRAWN BY:	TPM
CHECKED BY:	CTC
APPROVED BY:	----

SHEET NO:  
C003





CITY OF SHEBOYGAN - LANDSCAPE REQUIREMENTS		
ZONING DISTRICT: (CC) CENTRAL COMMERCIAL	REQUIRED	PROPOSED
DEVELOPED LOT - POINTS	0	-
FOUNDATION - POINTS	0	-
STREET FRONTAGE - POINTS	0	-
PAVED AREAS - POINTS (20 PTS/10,000 SF OR 20 STALLS)	63 POINTS	-
BUFFERYARD VALUES	0	-

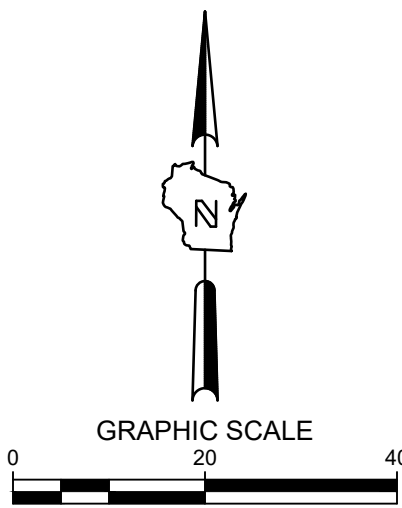
LANDSCAPE LEGEND:

- TURFGRASS SEED
- HARDWOOD BARK MULCH PLANTING BED
- DECORATIVE STONE MULCH
- SHOVEL CUT PLANT EDGING
- PROPERTY LINE
- EXISTING TREE - PROTECT IN PLACE
- PROPOSED MEDIUM EVERGREEN TREE (20 POINTS)
  - 4' HT. MINIMUM
- PROPOSED TALL DECIDUOUS TREE (30 POINTS)
  - 1.5" CAL. MINIMUM
- PROPOSED LOW DECIDUOUS TREE (10 POINTS)
  - 1.5" CAL. MINIMUM

LANDSCAPE GENERAL NOTES:

- VERIFY EXISTING AND PROPOSED CONDITIONS, UTILITIES, PIPES, AND STRUCTURES, ETC. PRIOR TO BIDDING AND CONSTRUCTION.
- INSPECT THE SITE PRIOR TO COMMENCING WORK. DOCUMENT IN WRITING AND PHOTOGRAPH EXISTING CONDITIONS WITHIN, AND IN AREAS ADJACENT TO THE LIMITS OF CONSTRUCTION. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGES NOT DOCUMENTED IN THE PHOTOGRAPHS PRIOR TO COMMENCEMENT OF DEMOLITION ACTIVITIES.
- COORDINATE THE INSTALLATION OF PLANT MATERIAL WITH INSTALLATION OF ADJACENT PAVEMENTS, DRAINAGE, CURB RELATED STRUCTURES WITH OTHER TRADES.
- RESTORE AREAS OF THE SITE, OR ADJACENT AREAS, WHERE DISTURBED. DAMAGE CAUSED DURING LANDSCAPE INSTALLATION TO EXISTING CONDITIONS AND IMPROVEMENTS IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
- CONTRACTOR SHALL THOROUGHLY REVIEW ALL SPECIFICATIONS RELATED TO TREE PROTECTION, SOIL PREPARATION, TURF, GRASSES AND PLANTS. THESE SECTIONS PROVIDE ADDITIONAL INFORMATION ON MATERIALS AND SET STANDARDS FOR QUALITY AND INSTALLATION REQUIREMENTS.
- PROVIDE 3" DOUBLE SHREDDED BARK MULCH FOR ALL PLANTED TREES, SHRUBS AND LANDSCAPE BEDS.

THE **SIGMA** GROUP  
Single Source. Sound Solutions.  
www.thesigmagroup.com  
1300 West Canal Street  
Milwaukee, WI 53233  
Phone: 414-643-4200  
Fax: 414-643-4210



SHEBOYGAN - RIVERFRONT DEVELOPMENT  
S. 10TH ST. & INDIANA AVE.  
SHEBOYGAN, WI 53081  
OVERALL LANDSCAPE PLAN

OWNER:  
GENERAL CAPITAL GROUP  
6938 N. SANTA MONICA BLVD.  
FOX POINT, WI 53217

ISSUANCE	DATE
95% DD SUBMITTAL	12-16-2022
CITY SUBMITTAL	2-02-2023
DSPS SUBMITTAL	2-10-2023
CITY SUBMITTAL	2-23-2023
PLAN COMMISSION SUBMITTAL	3-08-2023

NO. REVISION	DATE
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SCALE:	
PROJECT NO:	20764
DESIGN DATE:	12-16-2022
PLOT DATE:	2023.03.08
DRAWN BY:	----
CHECKED BY:	CTC
APPROVED BY:	----
SHEET NO:	

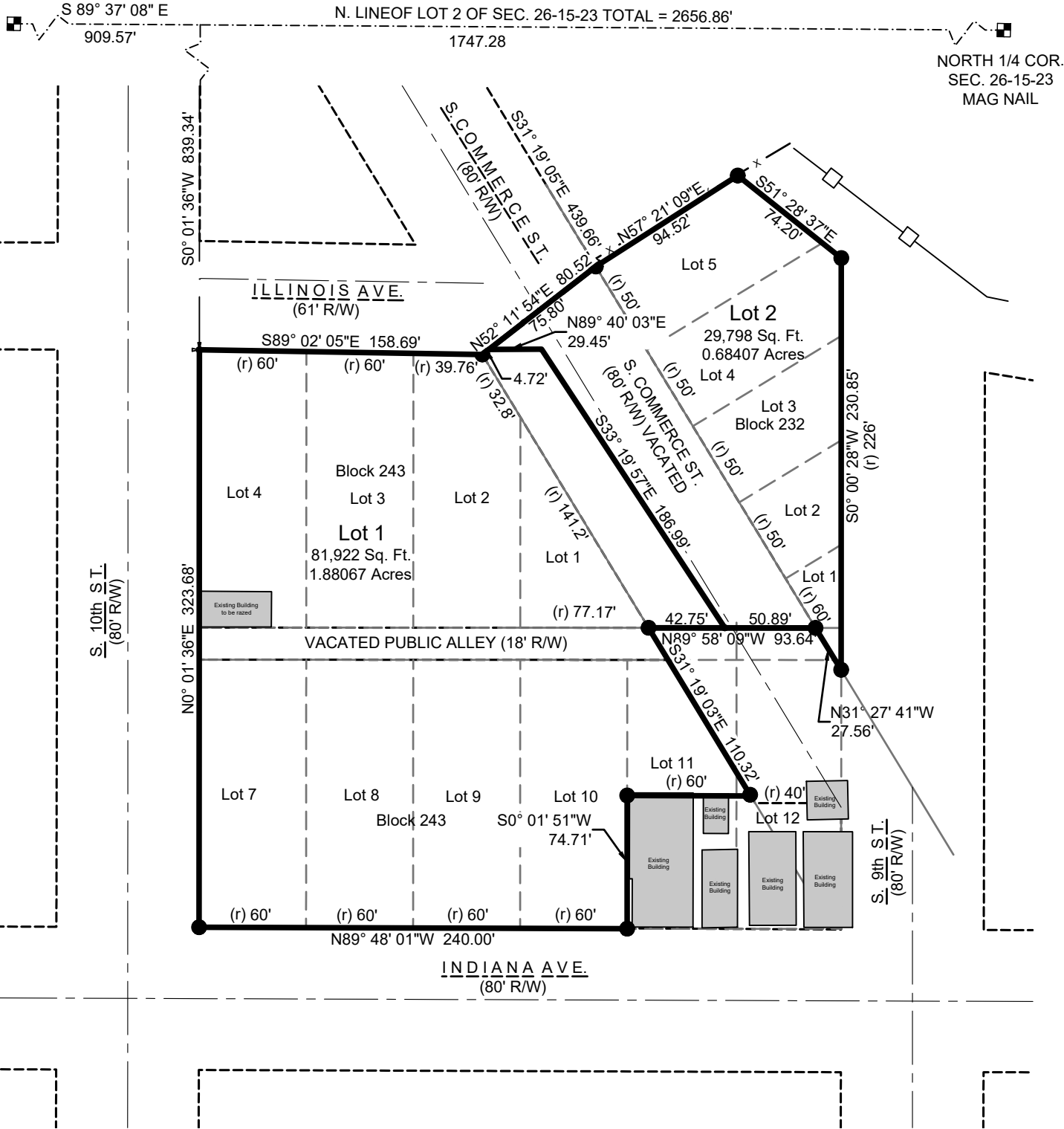
L100



# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

Being Lots 1-4, 7-10, and parts of 11 & 12 in Block 243, Lots 1-5 in Block 232, Vacated South Commerce Street and Vacated Public Alley all in the Original Plat of the City of Sheboygan, all in Lot 2 of Section 26, Township 15 North, Range 23 East, in the City of Sheboygan, County of Sheboygan, State of Wisconsin

ADDRESSES: 1010 S. 9th St., and 1015 S. 10th St.  
PARCEL NUMBERS: 5928150-5800,-5810,-5820,-5760,-5670,-5930,-5830,-5840,-5860,-5870,-5880  
NW 1/4 COR.  
SEC. 26-15-23  
PK NAIL



## LEGEND & NOTES:

● INDICATES SET 3/4" DIAM. REBAR, 18" LONG  
WEIGHING 1.50 LBS/LIN. FT.

(r) = recorded/platted distance

COORDINATES & BEARINGS ARE REFERENCED TO THE SHEBOYGAN COUNTY COORDINATE SYSTEM, NAD83 (1991) WITH THE NORTH LINE OF THE NE 1/4 OF SEC. 26-15-23, ASSUMED TO BEAR N 89°37'18" W.



www.thesigmagroup.com  
1300 West Canal Street  
Milwaukee, WI 53233  
Phone: 414-643-4200  
Fax: 414-643-4210

PROJECT NUMBER 20764

DRAFTED BY KMA

DATE 4/4/2023

Sheet 1 of 4

## VICINITY MAP:



NW 1/4 SEC. 26-15-23  
SCALE: 1" = 2000'

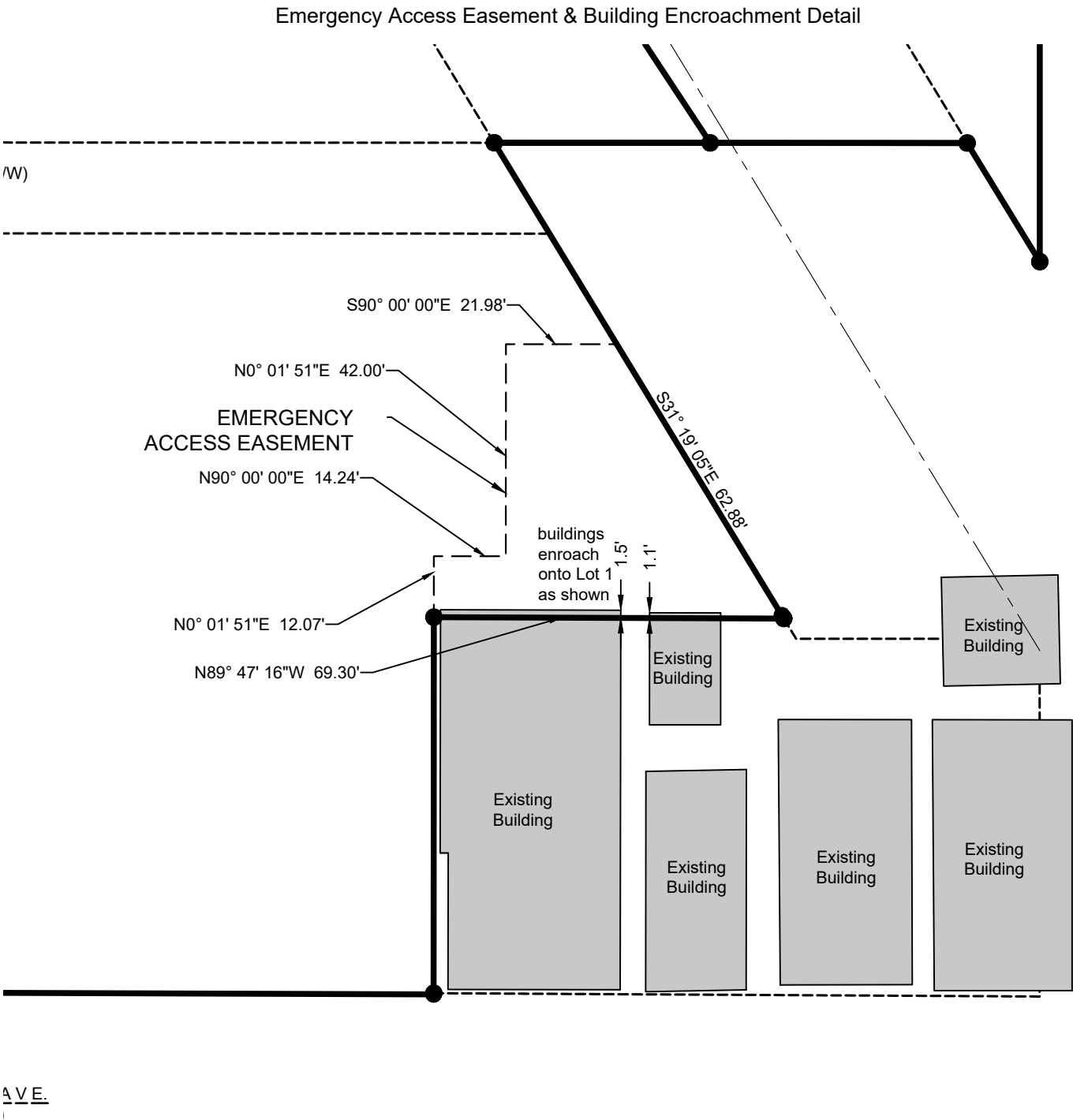


## GRAPHIC SCALE



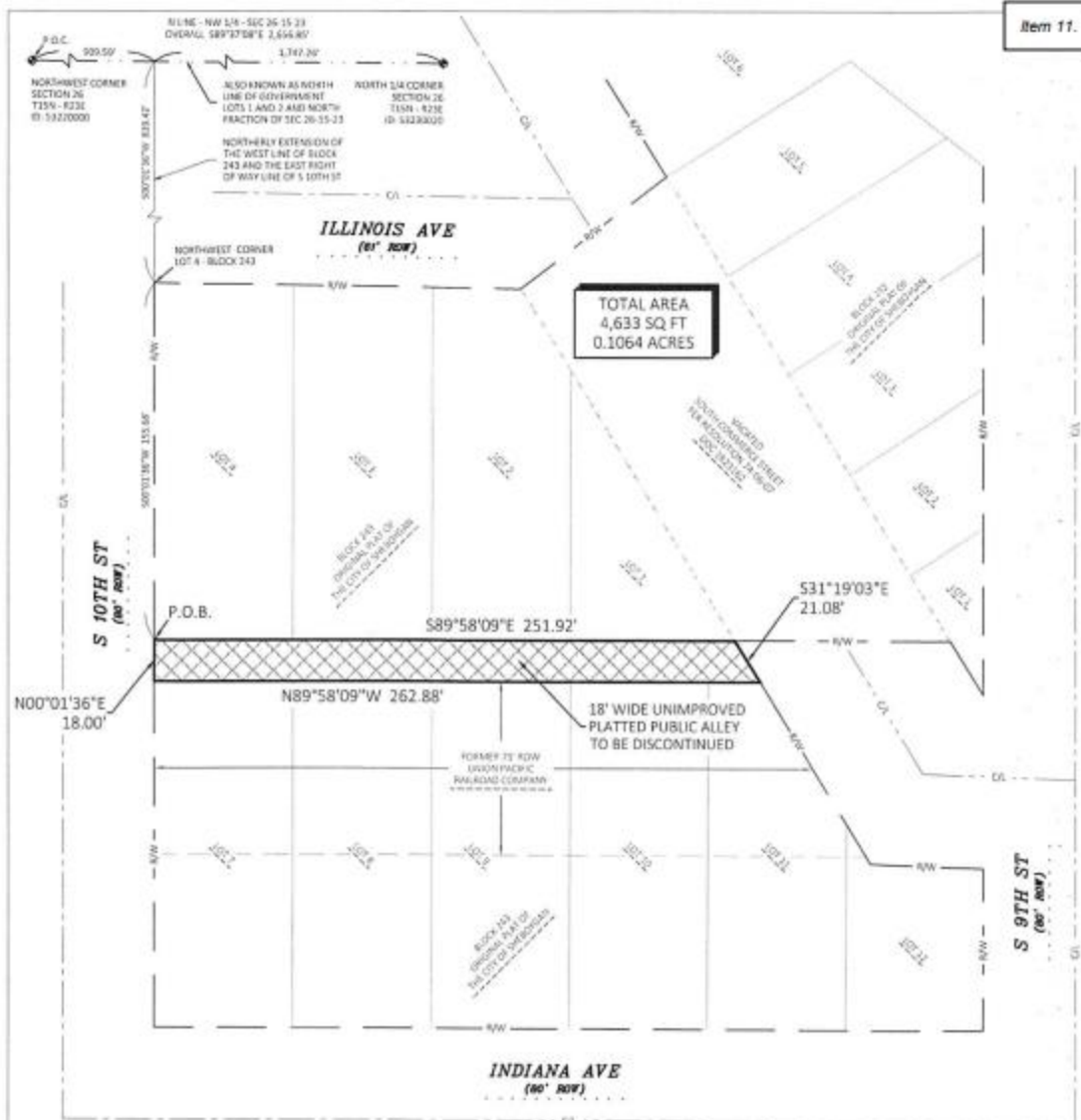
# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

Being Lots 1-4, 7-10, and parts of 11 & 12 in Block 243, Lots 1-5 in Block 232, Vacated South Commerce Street and Vacated Public Alley all in the Original Plat of the City of Sheboygan, all in Lot 2 of Section 26, Township 15 North, Range 23 East, in the City of Sheboygan, County of Sheboygan, State of Wisconsin



www.thesigmagroup.com  
1300 West Canal Street  
Milwaukee, WI 53233  
Phone: 414-643-4200  
Fax: 414-643-4210

FILE NAME: P:\ENGINEERING\LAND RECORDS\ALLEGATIONS - DETACHMENTS\2023\ALLEY VACATION - GP - BLOCK 243.DWG  
 PLOT DATE: 2/22/2023  
 PLOTTED BY: Ben, Michael



#### GENERAL NOTE

ALLEY LOCATION BASED OFF SIGMA GROUP  
 ALTA /NSPS LAND TITLE SURVEY  
 PROJECT NO: 20764 - DATED: 2/6/2023 (REV 2)  
 BY: KEVIN A. SLOTTKE (S-2503)

#### LEGEND

RECORDED SHEBOYGAN  
 COUNTY MONUMENT



BEARINGS ARE REFERENCED TO THE NORTH LINE OF  
 THE NORTHWEST 1/4 OF SECTION 26-15-23  
 RECORDED AS S89°37'08"E  
 (SHEBOYGAN COUNTY COORDINATES - NAD83 (1993))

MAP PREPARED BY: MICHAEL P. BORN, PLS DATED: 02/21/2023 REV: N/A  
 MAP REVIEWED BY: TYLER D. HILL, CST

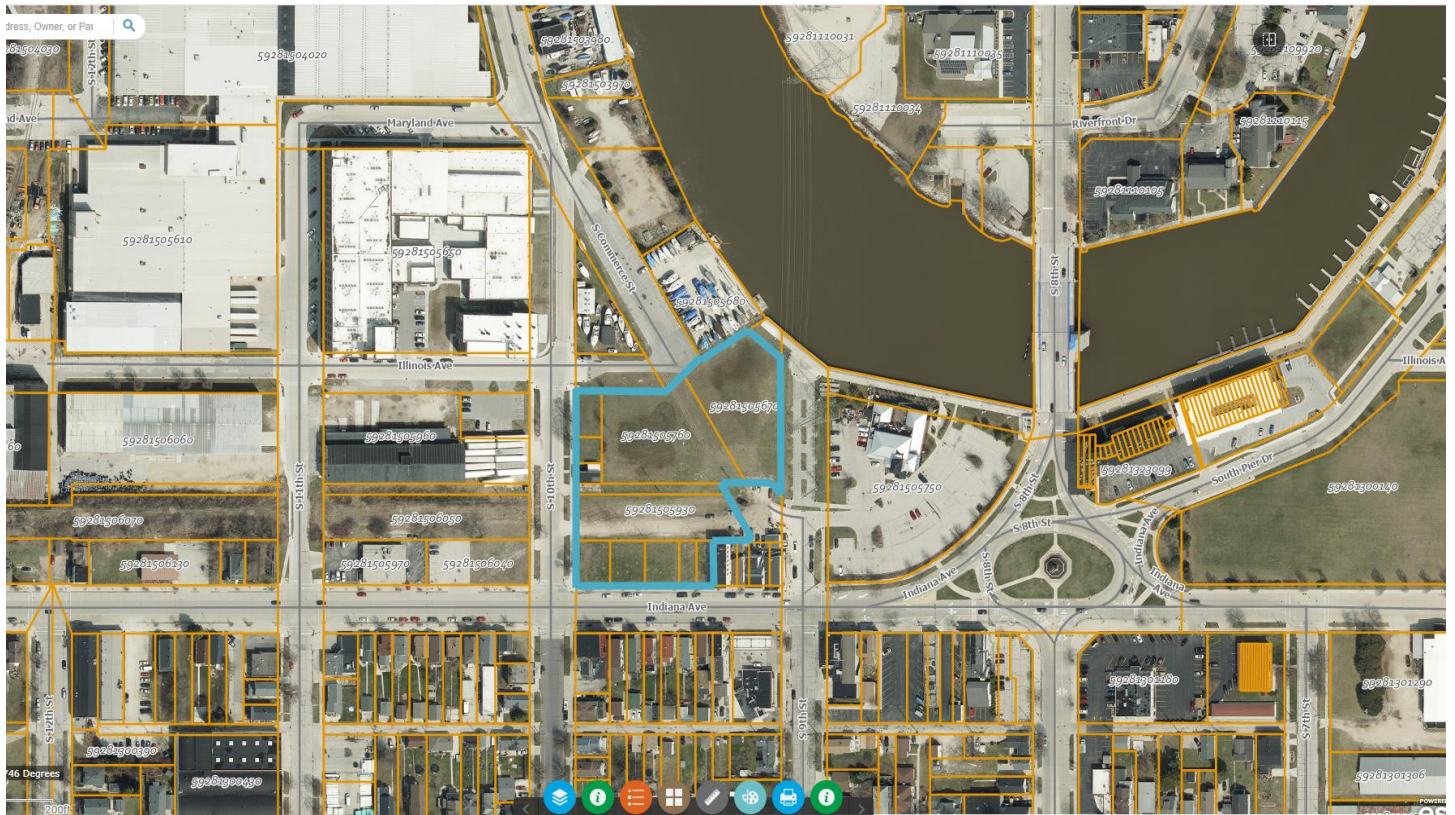
**CITY OF SHEBOYGAN  
 PUBLIC WORKS**  
 City of Sheboygan  
 Department of Public Works  
 Engineering Division  
 2025 New Jersey Avenue  
 Sheboygan, WI 53081

### EXHIBIT A - PROPOSED ALLEY DISCONTINUANCE

PART OF BLOCK 243 OF THE ORIGINAL PLAT OF THE CITY OF SHEBOYGAN LOCATED  
 IN GOVERNMENT LOT 2 OF SECTION 26, TOWN 15 NORTH, RANGE 23 EAST  
 CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN

Designed By	N/A
Drawn By	MPB
Checked By	TDR
Plot Date	02/22/2023
Project Date	FEB 2023
Sheet No.	3 OF 3



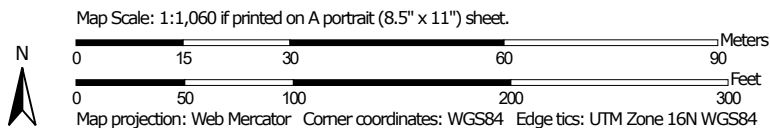




# Soil Map—Sheboygan County, Wisconsin



Soil Map may not be valid at this scale.



**Natural Resources  
Conservation Service**

Web Soil Survey  
National Cooperative Soil Survey

1/31/2023  
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