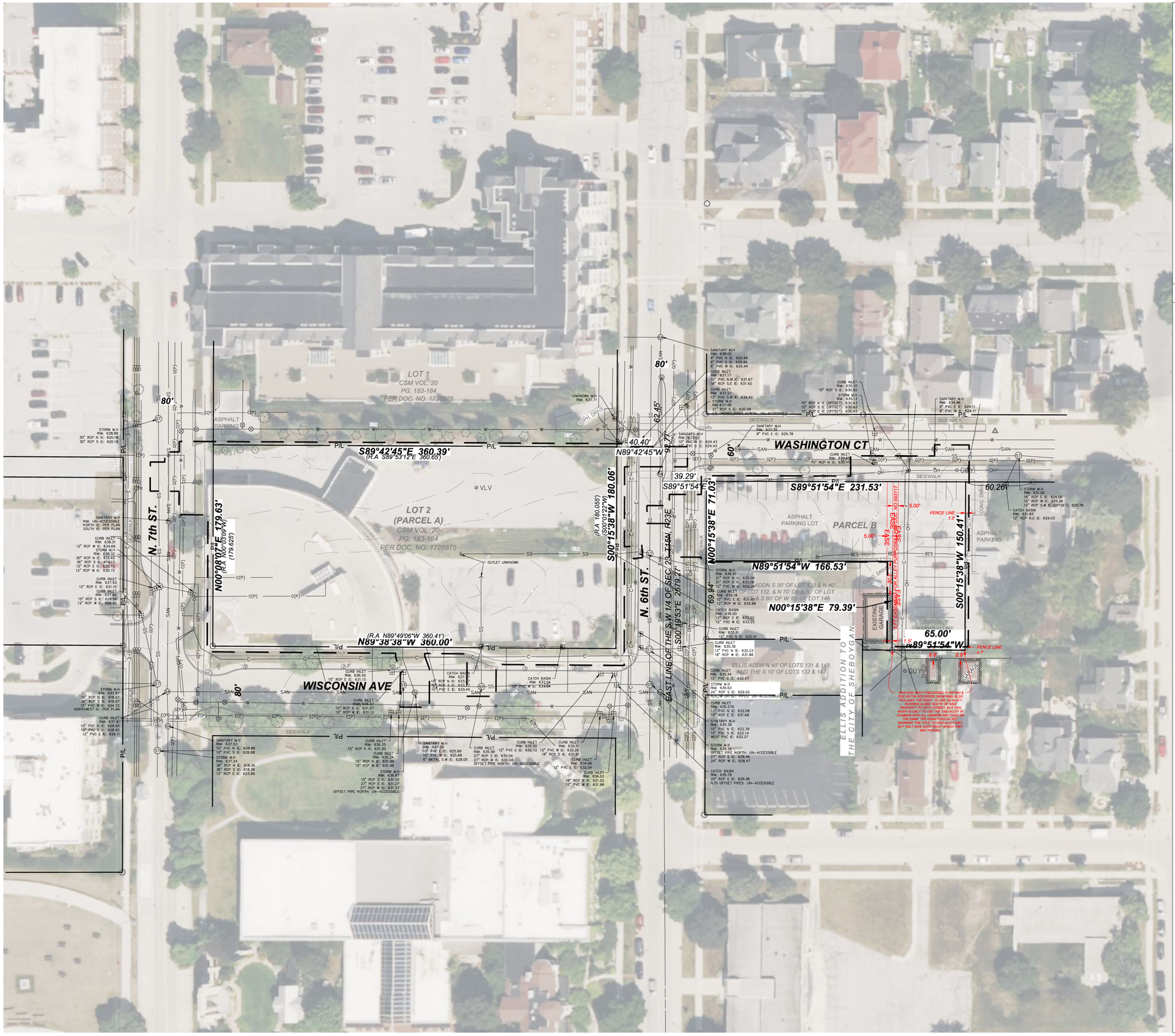


Scale: 0 20 40 80

Scale: 1" = 40'

DIGGERS HOTLINE

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LEGEND

- = BENCH MARK
- = CONTROL POINT
- = 1" IRON PIPE O.D. FOUND OR AS NOTED
- = 1-1/4" O.D.x 18"LONG. IRON PIPE SET, WEIGHING 1.68 LBS./FT.
- = SECTION CORNER MON.
- (R.A.)= RECORDED AS
- O.D. = OUTSIDE DIAMETER
- = WATER VALVE
- = FIRE HYDRANT
- 970.90= SPOT ELEVATION
- = BUSH, SHRUB
- = POLE/POST/BOLLARD
- = BOULDER
- = PULLBOX
- (MH) = MANHOLE TYPE NOTED
- (SA) = SANITARY SEWER MANHOLE
- (ST) = STORM SEWER MANHOLE
- (E) = ELECTRIC MANHOLE
- (T) = TELEPHONE MANHOLE
- (W) = WATER MANHOLE
- = UTILITY METER
- = GUY WIRE POLE
- = LIGHT POLE
- = PEDESTAL
- = POWER POLE
- = INLET
- = CURB INLET
- = GAS VALVE
- = LIGHT POLE WITH MAST
- = TREE (CONIFEROUS) DRIP LINE SCALABLE
- = TREE (DECIDUOUS) DRIP LINE SCALABLE
- CO = CLEANOUT
- FLAG = FLAG POLE
- MP = UTILITY MARKER POST
- = SIGN ON POST
- = UTILITY CONTROL BOX
- VLV = UNKNOWN UTILITY VALVE
- FL. EL. = FIRST FLOOR ELEVATION
- = BUILDING OUTLINE
- 3 = MINOR CONTOUR
- 5 = MAJOR CONTOUR
- = FENCE
- = BEAM GUARD
- = CHAINLINK FENCE
- = WOODED AREA/SHRUB EDGE
- W = WATER MAIN
- ST = STORM SEWER
- SAN = SANITARY SEWER
- G = NATURAL GAS MAIN
- T = UNDERGROUND TELEPHONE
- E = UNDERGROUND ELECTRIC
- OH = OVERHEAD UTILITY LINES
- FO = UNDERGROUND FIBER OPTIC
- TV = UNDERGROUND CABLE TV
- C = COMMUNICATION CONDUIT
- (P) = UTILITIES PER PLAN
- = ASPHALT SURFACE
- = CONCRETE SURFACE
- = RUBBERIZED PLAY SURFACE

knothe bruce ARCHITECTS
Phone: 9[redacted]0 Greenway Blvd., Suite 0 Middleton, WI 5[redacted]3 5 6 2

kapur
[redacted] N. Jefferson Street, Ste 900
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Harbor View Lofts

Red Earth Development

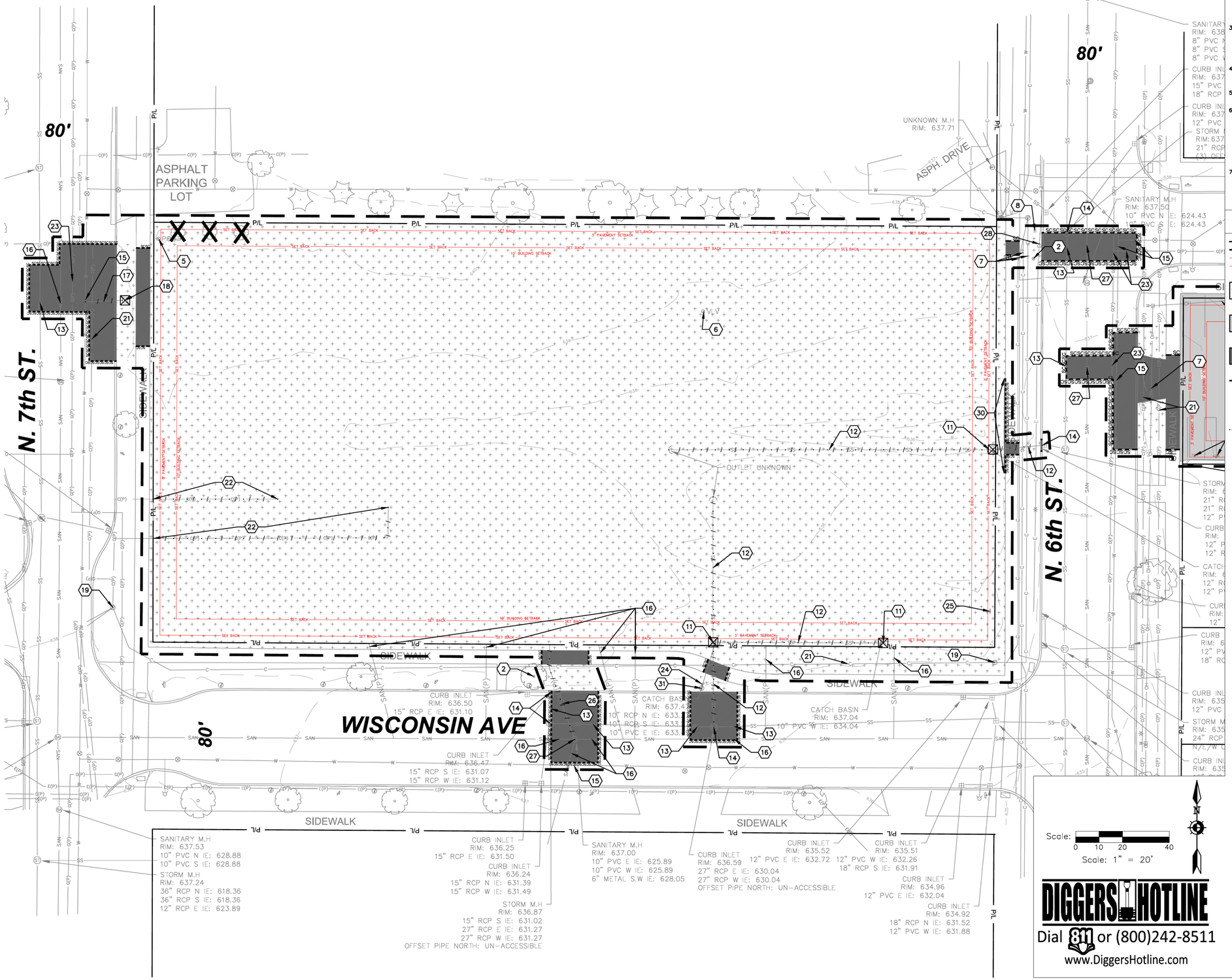
N 7th St & Wisconsin Ave & N 6th & Washington Ct
Sheboygan, Wisconsin

SHEET TITLE
EXISTING CONDITIONS PLAN

SHEET NUMBER
C100

PROJECT NO. 2442

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DEMOLITION NOTES

1. CONSULT WITH OWNER TO DETERMINE A SAFE STORAGE LOCATION OF ITEMS SPECIFICALLY CALLED OUT TO BE SALVAGED FOR OWNER REUSE. EXERCISE CARE DURING REMOVAL AND TRANSPORT TO PREVENT DAMAGE.
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PROJECT TITLE
Harbor View Lofts

Red Earth Development

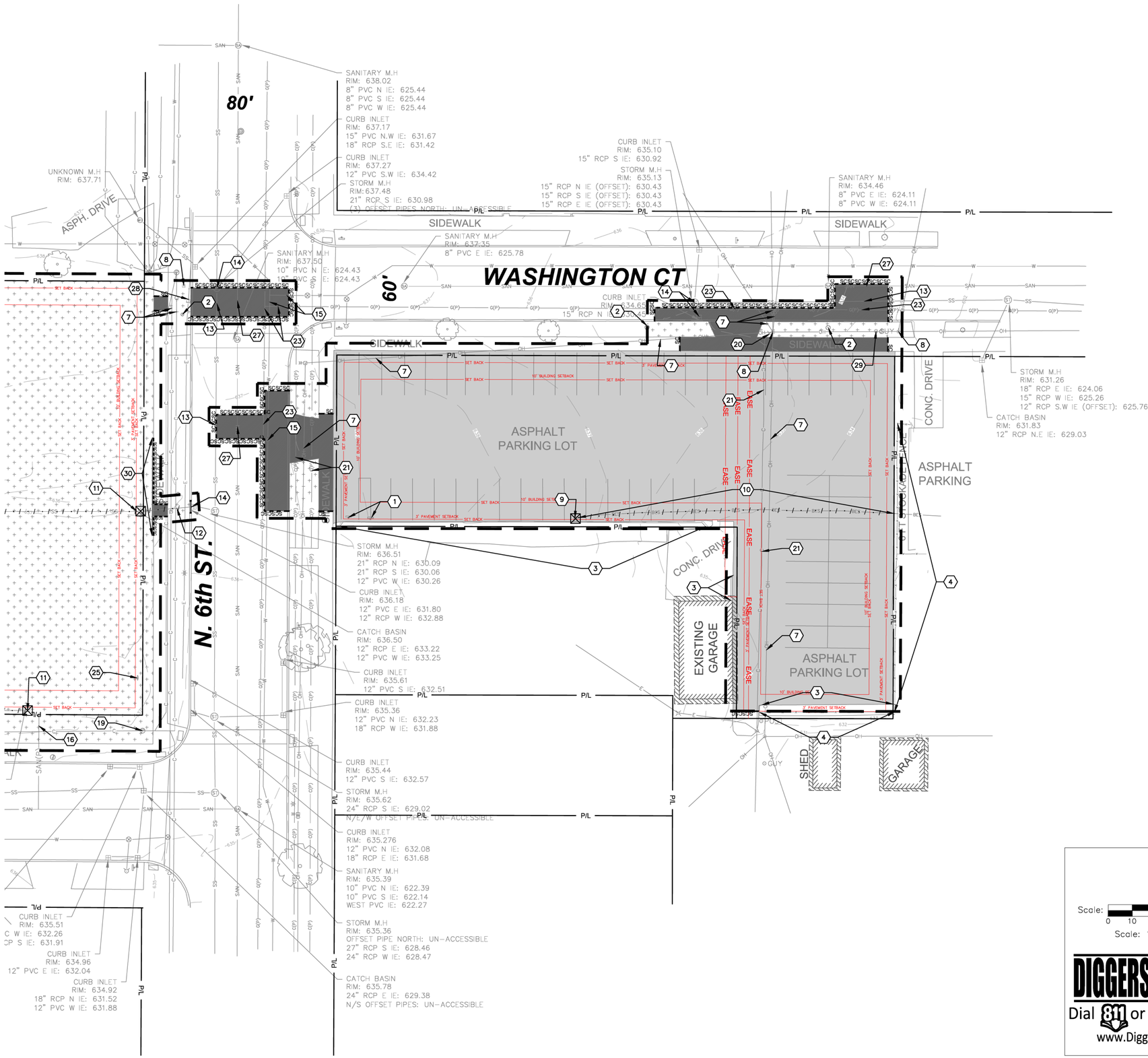
N 7th St & Wisconsin Ave & N 6th & Washington Ct
Sheboygan, Wisconsin

SHEET TITLE
SITE DEMOLITION PLAN - AREA A

SHEET NUMBER
C101A

PROJECT NO. 2442

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Conditional Use Permit Set - July 15, 2026

PROJECT TITLE
Harbor View Lofts

Red Earth Development

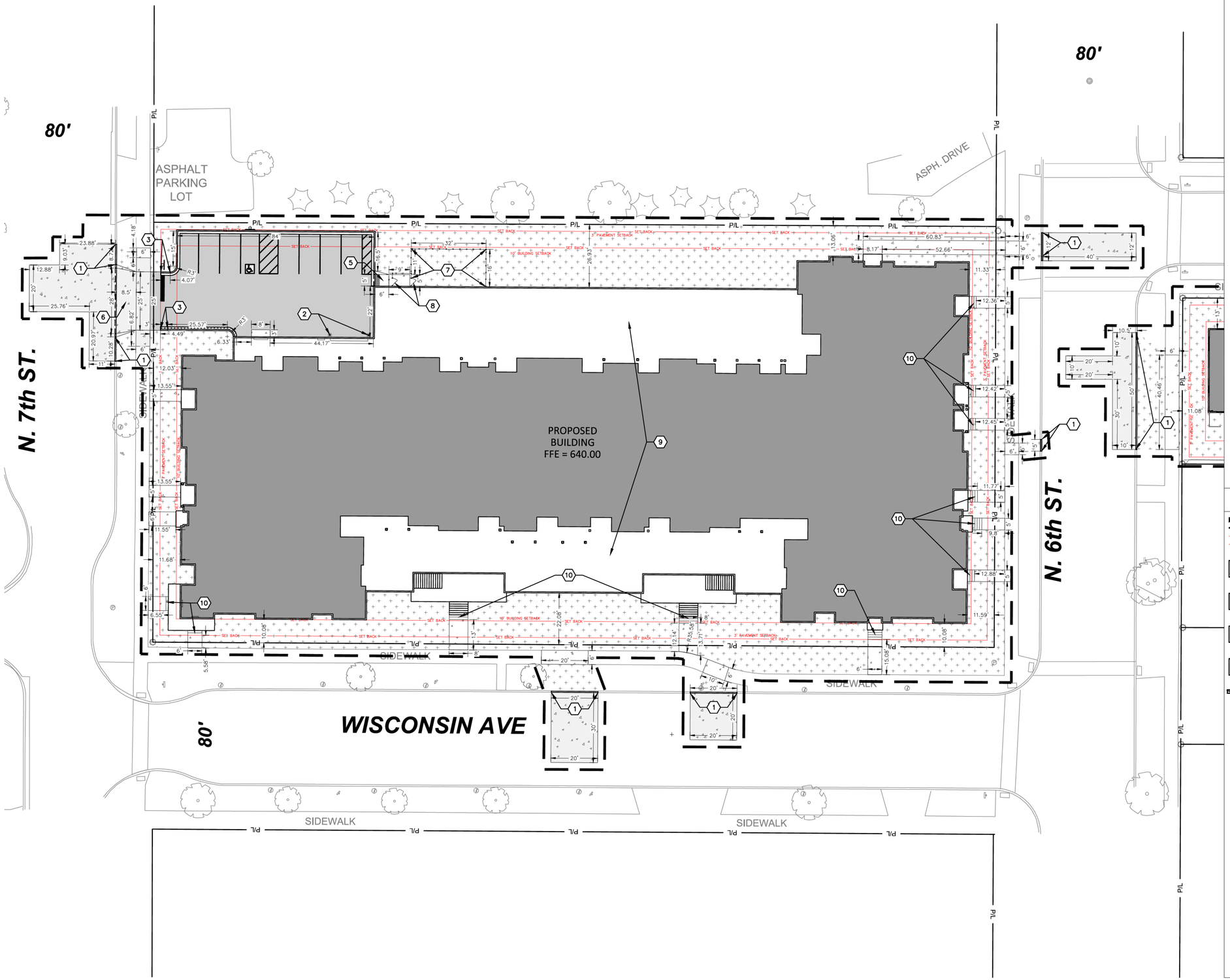
N 7th St & Wisconsin Ave & N 6th & Washington Ct
Sheboygan, Wisconsin

SHEET TITLE
SITE DEMOLITION PLAN - AREA B

SHEET NUMBER
C101B

PROJECT NO. 2442

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Scale: 0 10 20 40

Scale: 1" = 20'

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www.DiggersHotline.com

KEY INDEX

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- SET BACK — SET BACK LINE
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knothe bruce ARCHITECTS
Phone: [redacted] Greenway Blvd., Suite 900 Middleton, WI 53562

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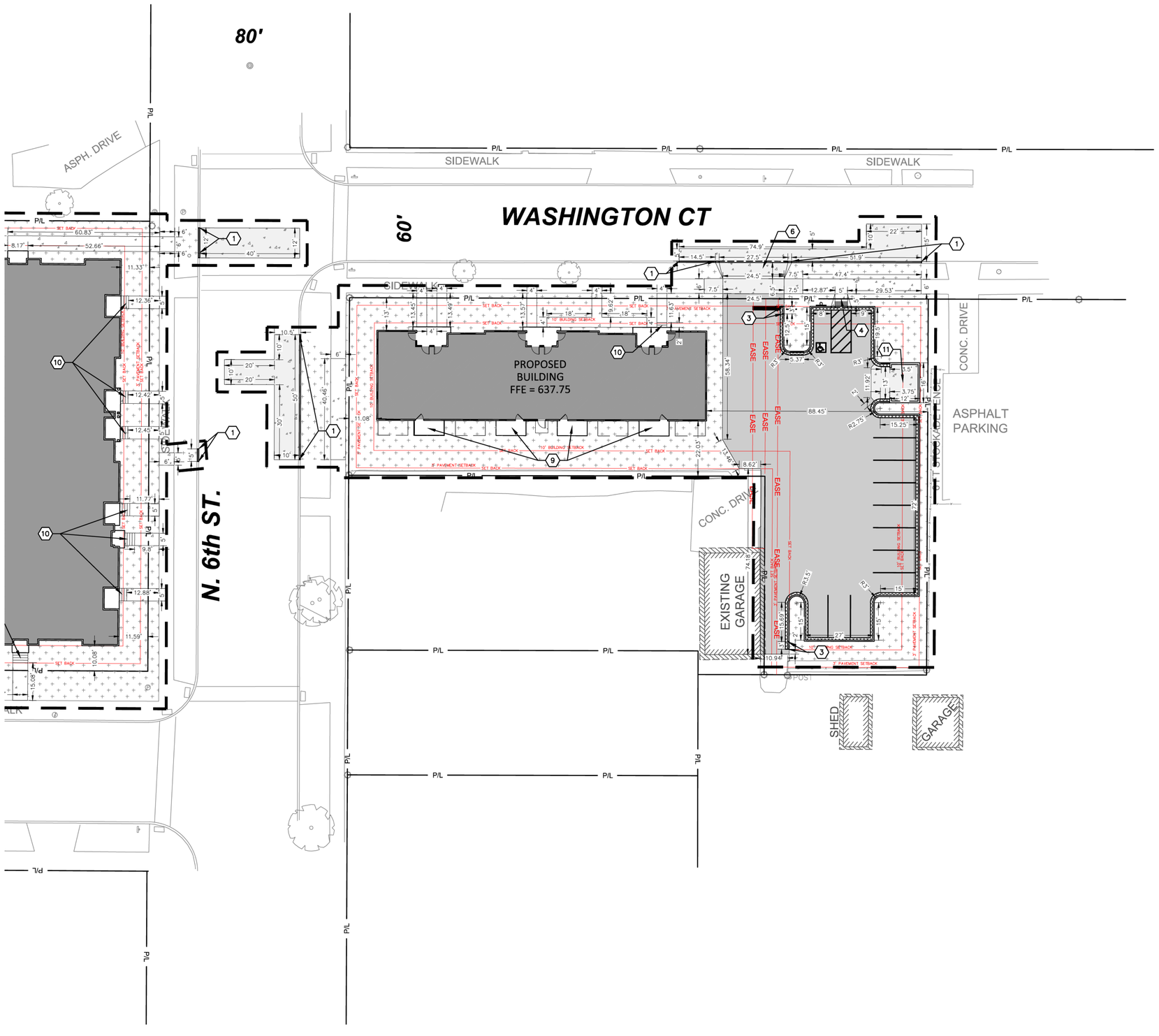
N 7th St & Wisconsin Ave & N 6th & Washington Ct
Sheboygan, Wisconsin

SHEET TITLE
SITE LAYOUT PLAN - AREA A

SHEET NUMBER
C102A

PROJECT NO. 2442

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Scale:
0 10 20 40
Scale: 1" = 20'

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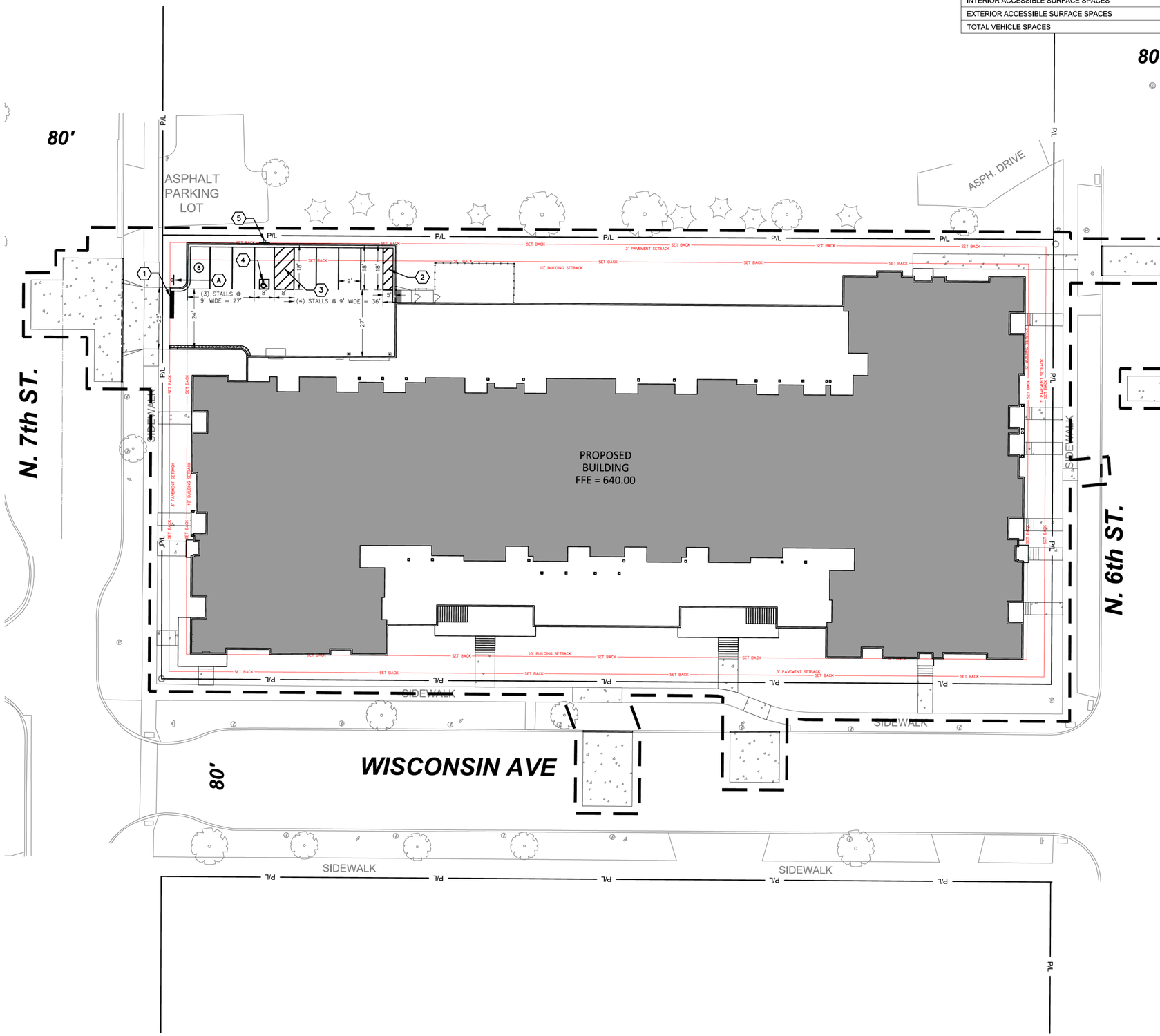
SHEET TITLE
SITE LAYOUT PLAN - AREA B

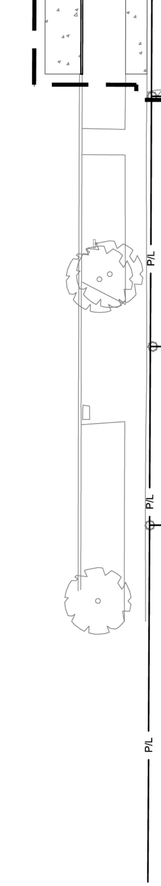
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C102B

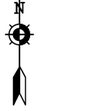
PROJECT NO. 2442

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WEST PARKING SUMMARY	
REQUIRED VEHICLE SPACES - 2 SPACES FOR EACH UNIT WITH 2 OR MORE BEDROOMS AND 1-1/2 SPACES FOR EACH UNIT WITH 1 BEDROOM OR LESS - 2 BEDROOM UNITS = 46 X 2 SPACES = 92 SPACES - 1 BEDROOM UNITS = 80 X 1.5 SPACES = 120 SPACES	212
INTERIOR STANDARD SURFACE SPACES	90
EXTERIOR STANDARD SURFACE SPACES	7
INTERIOR ACCESSIBLE SURFACE SPACES	2
EXTERIOR ACCESSIBLE SURFACE SPACES	1
TOTAL VEHICLE SPACES	100



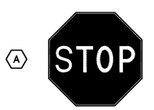




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SIGN INDEX



R1-1
30" X 30"

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- 1 — PAVEMENT MARKING STOP LINE, LATEX PAVEMENT MARKING PAINT, WHITE (SEE WDOT PAVEMENT MARKING S.D.D.)
- 2 — PAVEMENT MARKING CROSSWALK, LATEX PAVEMENT MARKING PAINT, WHITE, 4-INCH WIDE DIAGONAL STRIPING, 3' O.C. SPACING
- 3 — 4" WHITE PAINT 36" O.C. FOR DIAGONALS
- 4 — ACCESSIBLE PARKING SYMBOL
- 5 — ACCESSIBLE SIGN

knothe bruce ARCHITECTS
Phone: [redacted] Greenway Blvd., Suite 900 Middleton, WI 53562

kapur
[redacted] N. Jefferson Street, Ste 900
Milwaukee, Wisconsin 53202
kapurinc.com

ISSUED
Conditional Use Permit Set - July 15, 2026

PROJECT TITLE
Harbor View Lofts

Red Earth Development

N 7th St & Wisconsin Ave & N 6th & Washington Ct
Sheboygan, Wisconsin

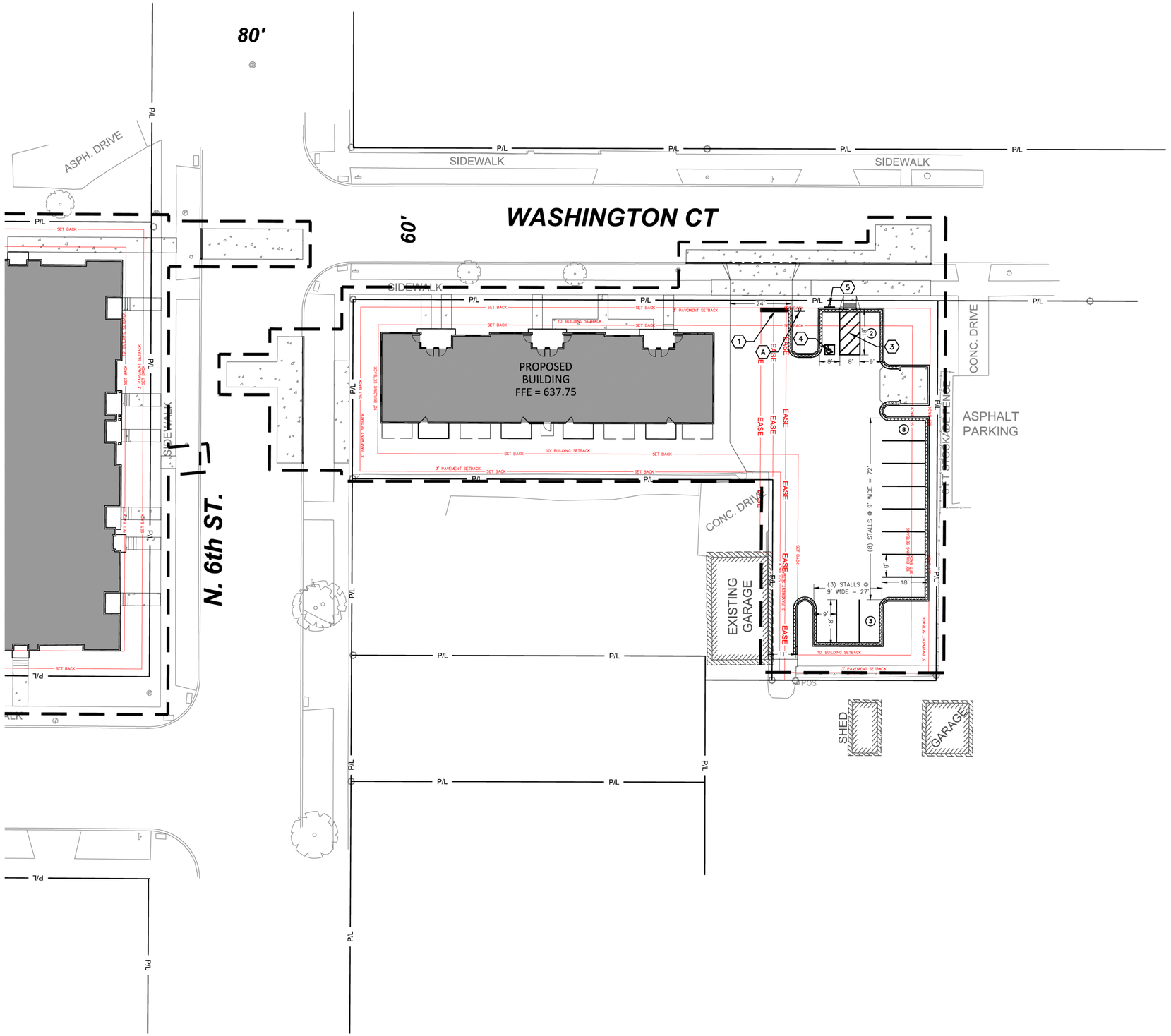
SHEET TITLE
SITE SIGNAGE & TRAFFIC CONTROL PLAN - AREA A

SHEET NUMBER
C103A

PROJECT NO. 2442

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EAST PARKING SUMMARY	
REQUIRED VEHICLE SPACES - 2 SPACES FOR EACH UNIT WITH 2 OR MORE BEDROOMS AND 1-1/2 SPACES FOR EACH UNIT WITH 1 BEDROOM OR LESS - 2 BEDROOM UNITS = 8 X 2 SPACES = 16 SPACES - 1 BEDROOM UNITS = 2 X 1.5 SPACES = 3 SPACES	19
STANDARD SURFACE SPACES	12
ACCESSIBLE SURFACE SPACES	1
TOTAL VEHICLE SPACES	13



Scale: 0 10 20 40

Scale: 1" = 20'

DIGGERS HOTLINE
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SIGN INDEX

A — STOP
R1-1
30" X 30"

KEY INDEX

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- EASE — EASEMENT LINE
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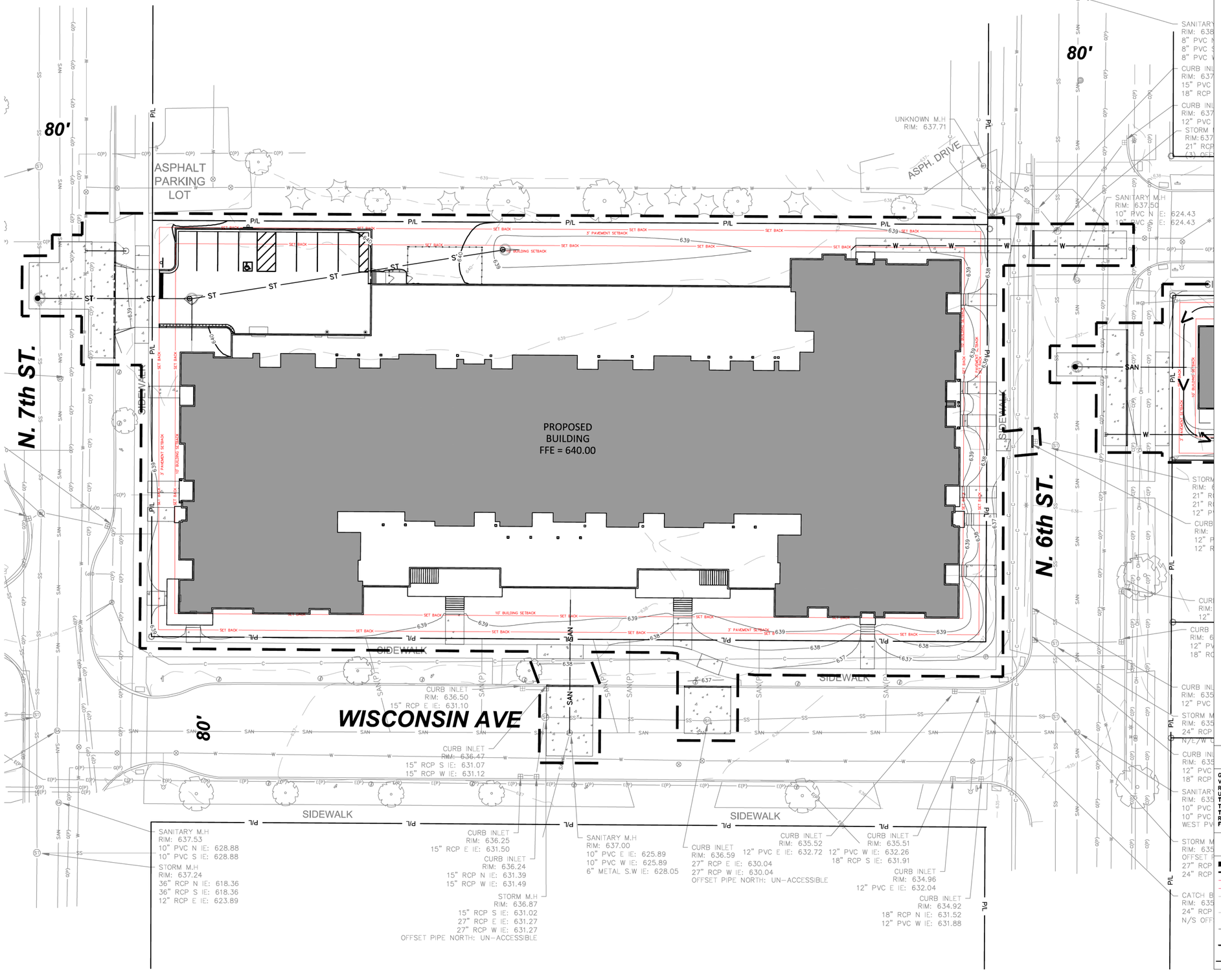
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SHEET TITLE
SITE SIGNAGE & TRAFFIC CONTROL PLAN - AREA B

SHEET NUMBER
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Phone: [redacted] Greenway Blvd., Suite 900 Middleton, WI 53562

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GRADING NOTES

GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR VERIFYING OWNERSHIP OF AND COORDINATING THE DEMOLITION AND / OR RELOCATION / ELEVATION ADJUSTMENT OF ALL EXISTING PUBLIC OR PRIVATE UTILITIES WITHIN THE PROJECT LIMITS THAT MAY BE AFFECTED BY TOPOGRAPHICAL CHANGES, UTILITIES, OR OTHER PROPOSED CONSTRUCTION ON THE PROJECT, INCLUDING BUT NOT LIMITED TO ELECTRICAL / FIBER OPTIC / TELEPHONE / CABLE / GAS / WATER / SANITARY / STORM. DEMOLITION / RELOCATION OF THIS UTILITY WORK MUST BE IN ACCORDANCE WITH ALL STATE, FEDERAL, LOCAL, AND UTILITY OWNER REGULATIONS.

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- SET BACK — SET BACK LINE
- 636 — EXISTING CONTOUR MINOR
- 635 — EXISTING CONTOUR MAJOR
- 634 — PROPOSED CONTOUR MINOR
- 635 — PROPOSED CONTOUR MAJOR
- DRAINAGE SWALE

PROJECT TITLE
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Red Earth Development

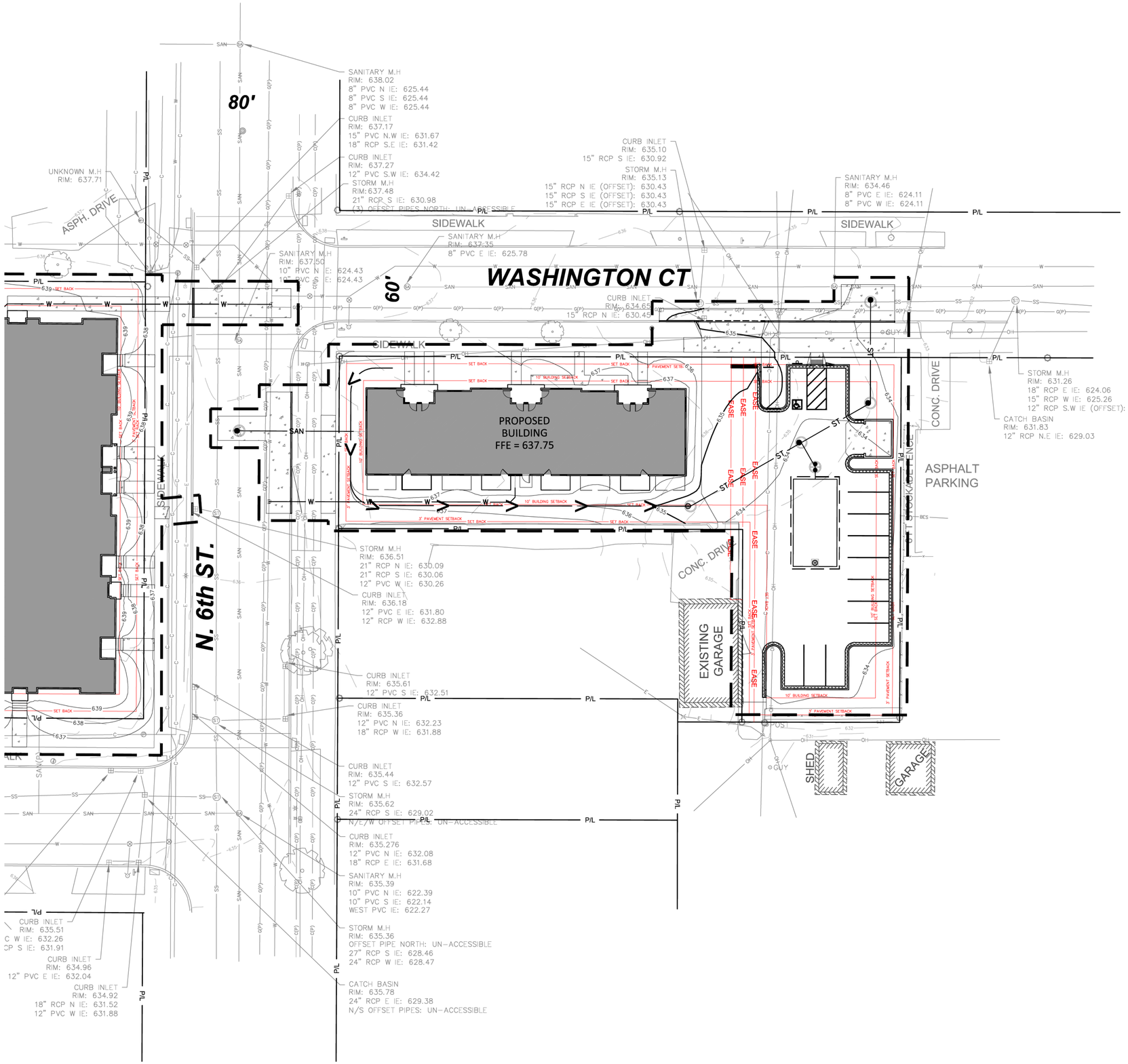
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SHEET TITLE
SITE GRADING PLAN - AREA A

SHEET NUMBER
C104A

PROJECT NO. 2442

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Phone: [redacted] Greenway Blvd., Suite [redacted] Middleton, WI [redacted]

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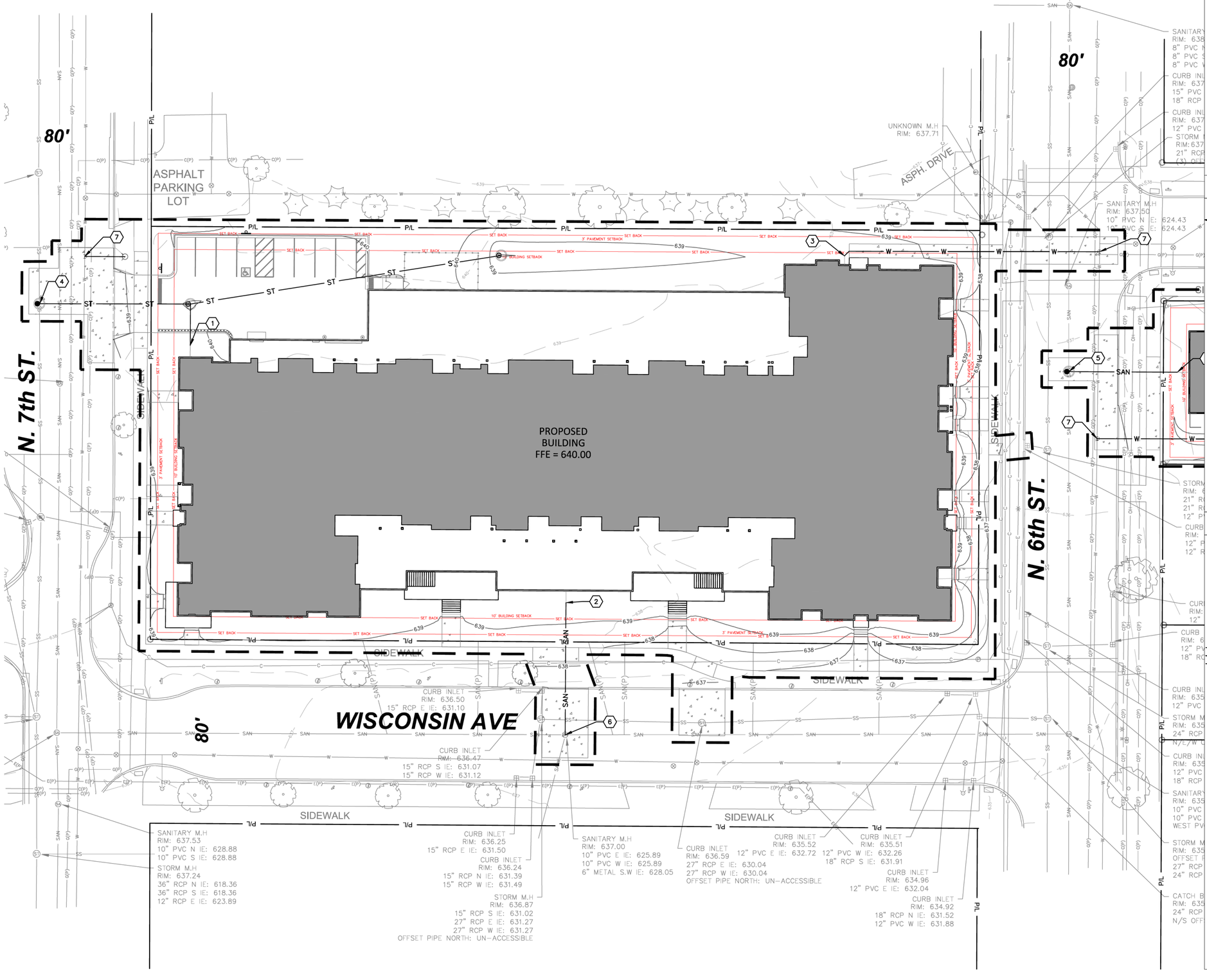
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SITE GRADING PLAN - AREA B

SHEET NUMBER
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UTILITY NOTES

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1. PER PROJECT SPECIFICATIONS AND THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, THE POINT OF COMMENCEMENT FOR THE LAYING OF SEWER PIPE SHALL BE AT THE LOWEST POINT IN THE PROPOSED SEWER LINE. THE PIPE SHALL BE LAID WITH THE BELL END OF THE BELL AND SPIGOT PIPE, OR WITH THE RECEIVING GROOVE END OF THE TONGUE AND GROOVE PIPE, POINTING UPGRADE. WHEN A NEW SEWER IS TO BE CONNECTED TO AN EXISTING SEWER NOT TERMINATING IN A MANHOLE, THE CONTRACTOR SHALL UNCOVER THE EXISTING SEWER TO ALLOW ANY ADJUSTMENTS IN LINE AND GRADE TO BE MADE BEFORE PIPE IS LAID.
2. THE UNDERGROUND AND OVERHEAD UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES, LOCAL MUNICIPALITY, PROPERTY OWNER, AND DIGGERS HOTLINE. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.
3. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS SHALL APPLY FOR AND OBTAIN ALL THEIR REQUIRED PERMITS AND APPROVALS PRIOR TO THE START OF THEIR WORK. CONSULT WITH AND OBTAIN FROM ENGINEER COPIES OF ENGINEERING DESIGN APPROVAL PERMITS, INCLUDING BUT NOT LIMITED TO WDNR, STATE OR LOCAL PLUMBING, WDOT, COUNTY, AND STORM WATER MANAGEMENT.
4. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS SHALL CONTACT DIGGER'S HOTLINE TO ALLOW THEM SUFFICIENT TIME TO LOCATE EXISTING UTILITIES PRIOR TO COMMENCEMENT OF WORK.
5. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR COORDINATING THEIR WORK WITH ALL OTHER CONTRACTORS.
6. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR VERIFYING OWNERSHIP OF AND COORDINATING THE DEMOLITION AND/OR RELOCATION OF ALL EXISTING UTILITIES FROM EXISTING BUILDINGS AND WITHIN THE PROJECT LIMITS, INCLUDING BUT NOT LIMITED TO ELECTRICAL/FIBER OPTIC/TELEPHONE/CABLE/GAS/WATER/SANITARY/STORM. DEMOLITION OF THIS UTILITY WORK MUST BE IN ACCORDANCE WITH ALL STATE, FEDERAL, & LOCAL REGULATIONS.
7. FOR ALL WORK, GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR REVIEWING BID DOCUMENTS, VERIFYING THE VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES WITHIN THE PROJECT LIMITS, AND INCLUDE IN THEIR CONTRACT THE RELOCATION OF SAID UTILITIES (NOTED OR NOT ON THE BID DOCUMENTS) AS NECESSARY TO PROVIDE PROPER DEPTH/CLEARANCE PER UTILITY OWNER'S REQUIREMENTS.

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- W — WATER MAIN
- WATER MAIN TAPPING SLEEVE
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- 6 — CONTRACTOR TO CONNECT PROPOSED SANITARY SEWER TO EXISTING SANITARY SEWER STRUCTURE. VERIFY EXACT LOCATION AND DEPTH IN FIELD PRIOR TO CONSTRUCTION. CONTACT ENGINEER IF CONFLICTS ARISE.
- 7 — CONTRACTOR TO CONNECT TO EXISTING WATER MAIN VIA TAPPING SLEEVE PER STANDARD SPECIFICATIONS FOR SEWERS AND WATER IN WISCONSIN. VERIFY EXACT DEPTH AND LOCATION IN FIELD PRIOR TO CONSTRUCTION. CONTACT ENGINEER IF CONFLICTS ARISE.
- 8 — 1,000 CF OF GEOCELLULAR UNDERGROUND STORMWATER MANAGEMENT SYSTEM WITH A MINIMUM OF 12" OF STONE ABOVE AND BELOW AND MINIMUM OF 12" OF STONE ON ALL SIDES.
- 9 — 3' X 3' CONCRETE VAULT WITH OPENINGS TO NORTH, EAST, AND WEST WITH R-2502-D FRAME & GRATE.

knothe bruce ARCHITECTS
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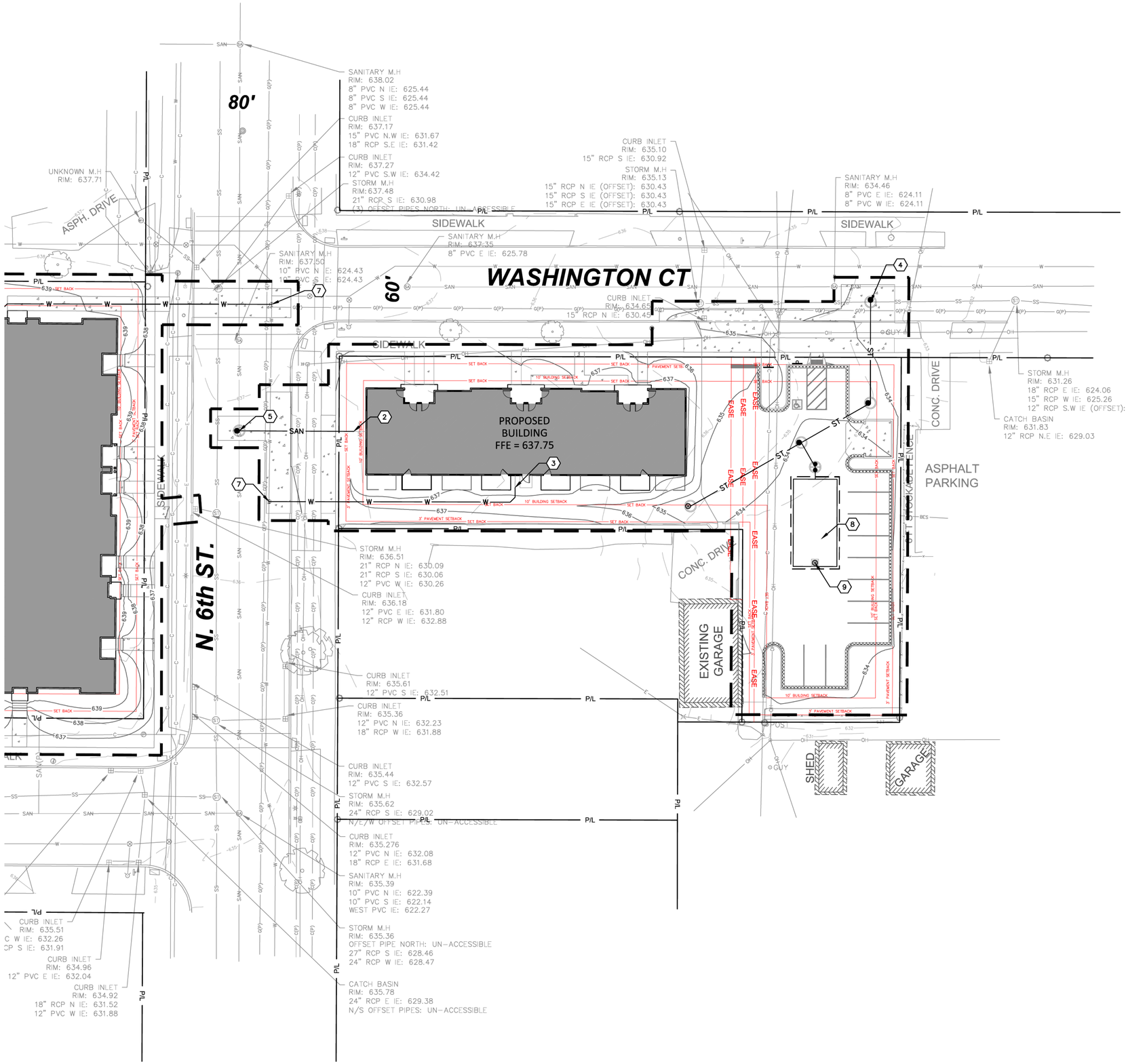
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Sheboygan, Wisconsin

SHEET TITLE
SITE UTILITY PLAN - AREA A

SHEET NUMBER
C105A

PROJECT NO. 2442

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knothe bruce ARCHITECTS
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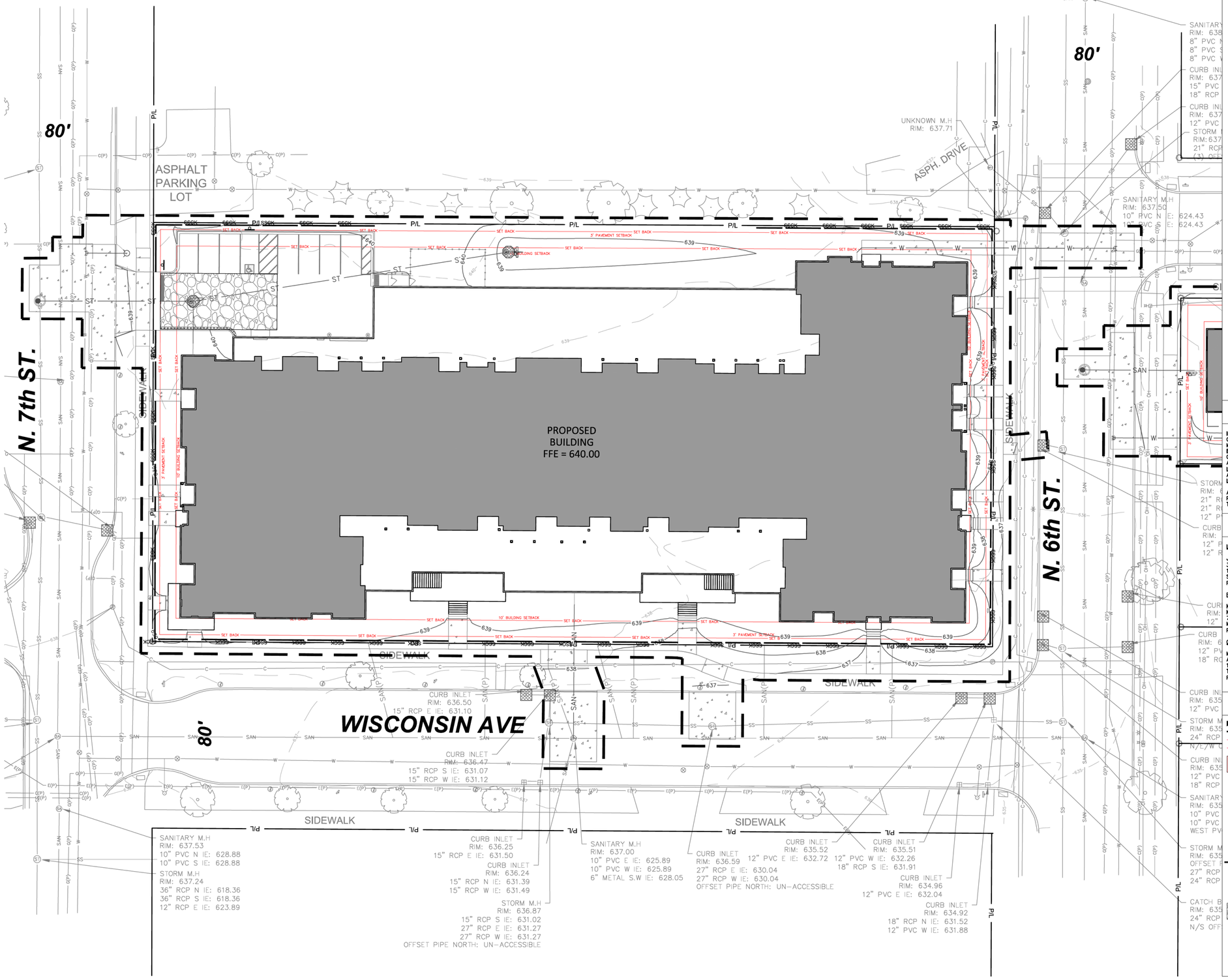
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SITE UTILITY PLAN - AREA B

SHEET NUMBER
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EROSION NOTES

INSPECT ALL EROSION CONTROL MEASURES PRIOR TO COMMENCING GRADING, GRUBBING OR OTHER LAND DISTURBING ACTIVITIES. EROSION CONTROL MEASURES MUST BE INSPECTED WEEKLY AND WITHIN 24 HOURS OF EVERY PRECIPITATION EVENT OF 0.50 INCH OR GREATER. IN ADDITION THE CONTRACTOR SHALL CONDUCT DAILY INSPECTIONS AND DOCUMENT CONDITIONS AND REPAIRS MADE ALONG WITH DATE, TIME OF INSPECTION AND WEATHER CONDITIONS IN A DAILY LOG BOOK. THE DAILY LOG BOOK, WEEKLY / 0.50 INCH PRECIPITATION REPORTS, APPROVED PLANS AND WPDES PERMIT SHALL BE KEPT IN AN ACCESSIBLE LOCATION, LIKE A MAILBOX, WITHIN THE STAGING AREA.

AT ABSOLUTELY NO TIME MAY CONSTRUCTION EQUIPMENT, DEBRIS, FILL, ETC. BE PLACED WITHIN WETLANDS, WATERWAYS OR FLOOD PLAINS UNLESS IDENTIFIED IN THE PLANS.

POINTS OF CONTACT

LAND OWNER:

JAKE BUSWELL
3 AMIGO'S APARTMENTS
1310 W. WISCONSIN STREET
SPARTA, WI 54656
PHONE: (262) 623-8348

PROJECT ENGINEER:

KYLE SAMANN, P.E.
KAPUR & ASSOCIATES, INC
788 N. JEFFERSON STREET, SUITE 900
MILWAUKEE, WI 53202
PHONE: (414) 751-7218

CONSTRUCTION MANAGER:

MATT BUSWELL
AMERICON CONSTRUCTION
1201 N. SUPERIOR AVENUE
TOMAH, WI 54660
PHONE: (608) 387-9170

KEY INDEX

- PROJECT LIMITS
- P/L — PROPERTY LINE
- EASE — EASEMENT LINE
- SET BACK — SET BACK LINE
- INSTALL EROSION MAT ON ALL SLOPES GREATER THAN 4:1 AND ALL DRAINAGE SWALES
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- STONE TRACKING PAD REQUIRED. LOCATION TO BE DETERMINED BY SELECTED CONTRACTOR'S APPROVED WORK PLAN.
- DESIGNATES PROPOSED INLETS THAT MUST BE PROTECTED AFTER THEY HAVE BEEN CONSTRUCTED.
- DESIGNATES EXISTING INLETS THAT MUST BE PROTECTED

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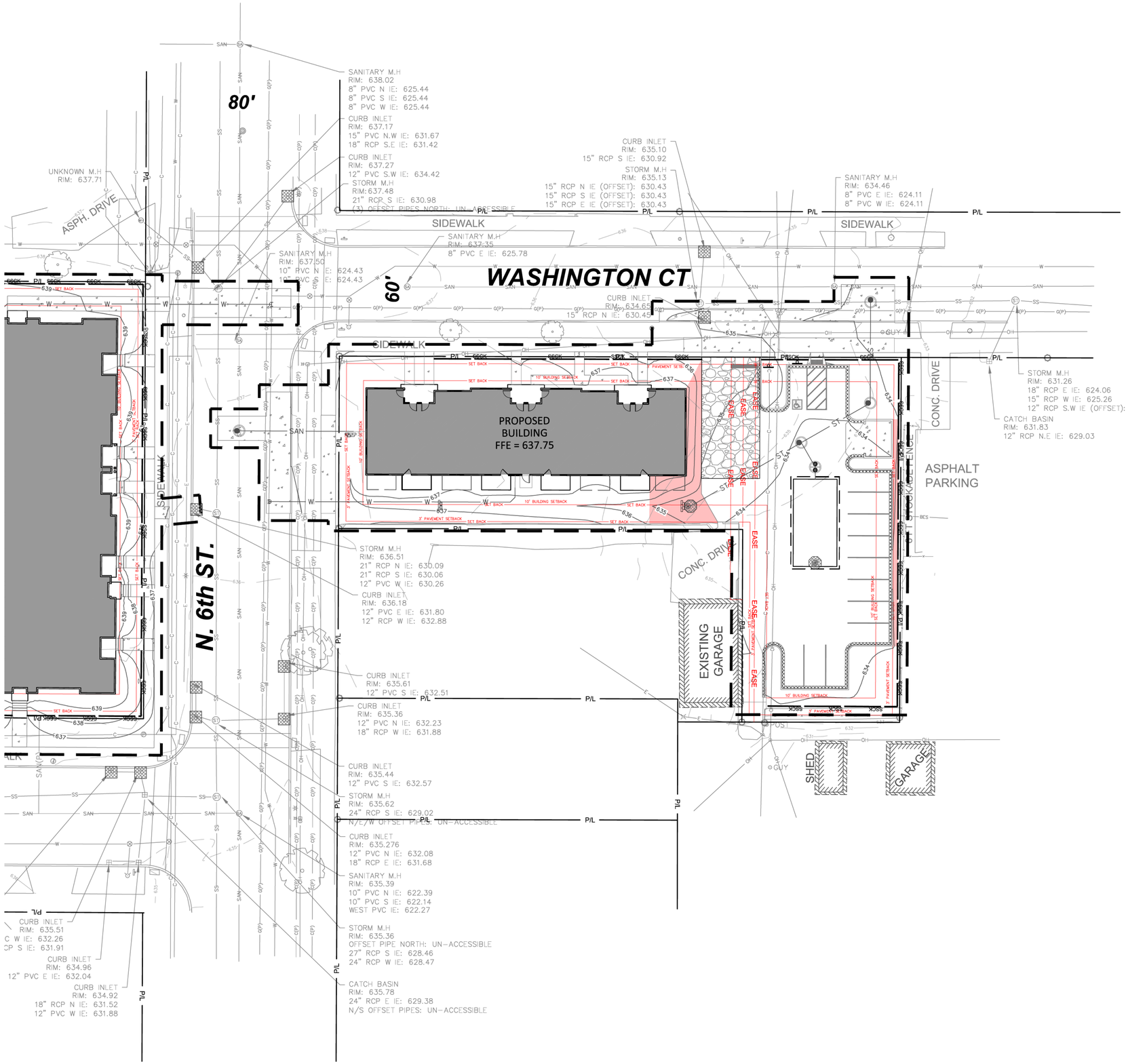
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Phone: 9[redacted]0 Greenway Blvd., Suite 0 Middleton, WI 5[redacted]3 5 6 2

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ISSUED
Conditional Use Permit Set - July 15, 2026

PROJECT TITLE
Harbor View Lofts

Red Earth Development

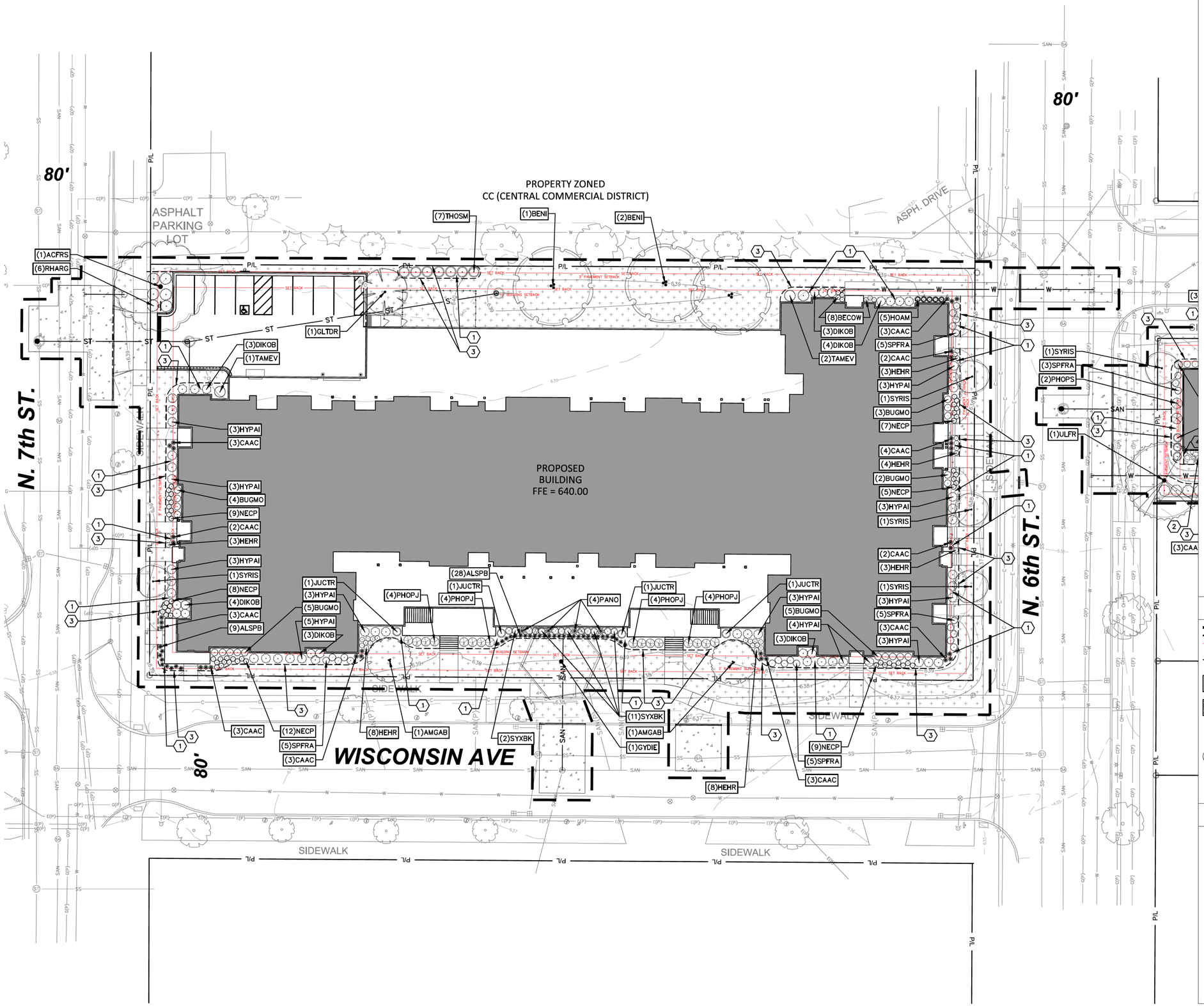
N 7th St & Wisconsin Ave & N 6th & Washington Ct
Sheboygan, Wisconsin

SHEET TITLE
SITE EROSION CONTROL PLAN - AREA B

SHEET NUMBER
C106B

PROJECT NO. 2442

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Scale: 0 10 20 40

Scale: 1" = 20'

DIGGERS HOTLINE

Dial 811 or (800)242-8511

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HATCH LEGEND

- PROJECT LIMITS
- P/L PROPERTY LINE
- EASE EASEMENT LINE
- ALUMINUM EDGING (7 L204, 10 L204)
- AREAS DISTURBED BY CONSTRUCTION TO BE RESTORED WITH MINIMUM 4" TOPSOIL, LAWN GRASS SEED, FERTILIZER, AND MULCH (TYP.). USE SALVAGED TOPSOIL OR IMPORT TOPSOIL IF REQUIRED.
- DECORATIVE STONE MULCH ON WEED BARRIER FABRIC. (9 L204)
- (10)MEPM — PLANT "CODE" REFERENCES TO THE PLANT SCHEDULE
- QUANTITY OF PLANTS IN THE PLANT GROUPING
- LEADER LINE
- PLANT SYMBOL (SYMBOL VARIES)

KEY INDEX

1	SHREDDED HARDWOOD MULCH	6 L204
2	DECORATIVE STONE MULCH	9 L204
3	ALUMINUM EDGING AT LAWN	7 L204
4	ALUMINUM EDGING AT MULCH SEPERATION	10 L204
5	EXISTING WOOD FENCE (TO REMAIN)	
6	TRASH ENCLOSURE	

knothe bruce ARCHITECTS
Phone: [redacted] Greenway Blvd., Suite 900 Middleton, WI 53562

kapur
[redacted] N. Jefferson Street, Ste 900
Milwaukee, Wisconsin 53202
kapurinc.com

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PROJECT TITLE
Harbor View Lofts

Red Earth Development

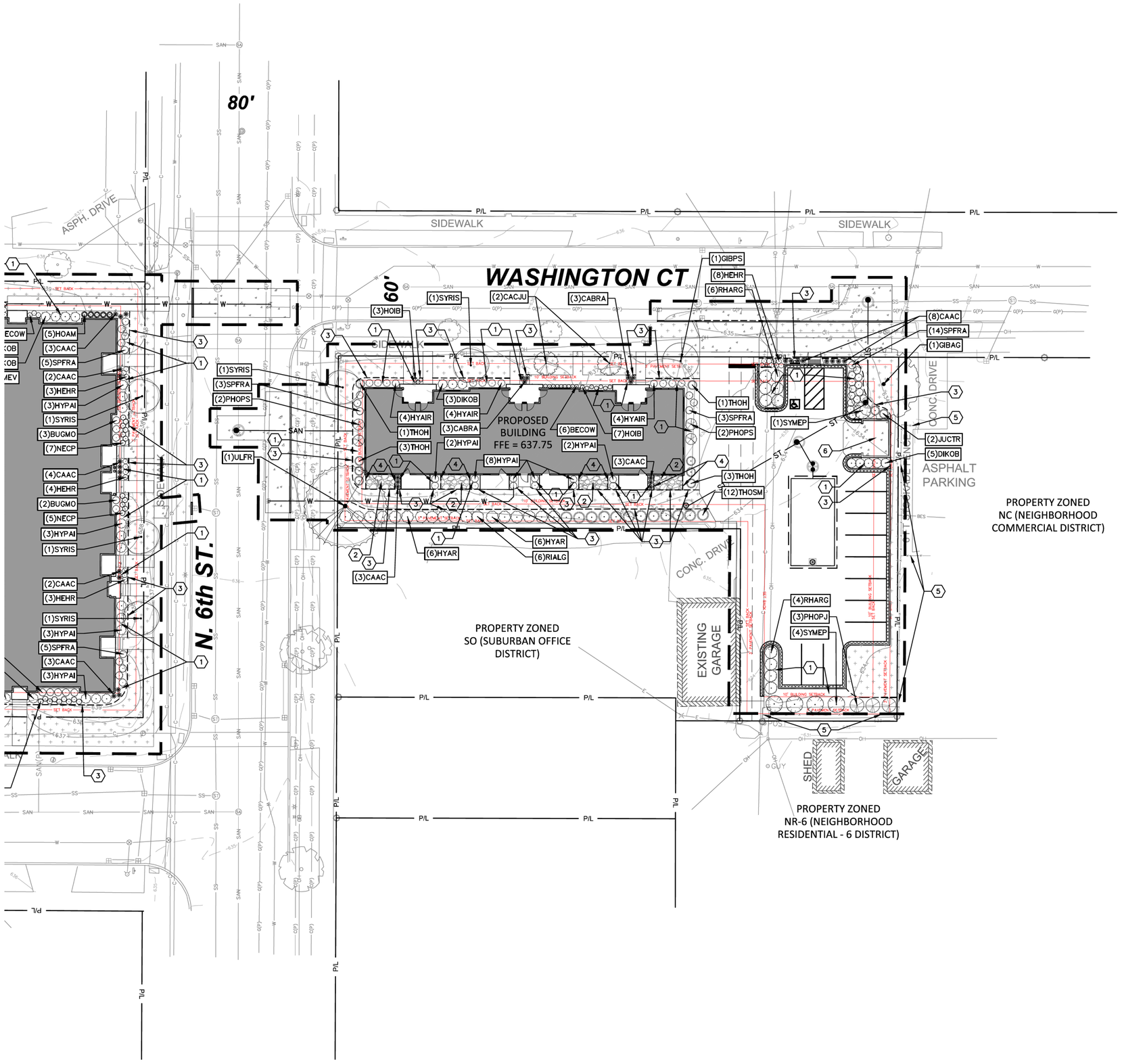
N 7th St & Wisconsin Ave & N 6th & Washington Ct
Sheboygan, Wisconsin

SHEET TITLE
SITE LANDSCAPE PLAN - AREA A

SHEET NUMBER
L101A

PROJECT NO. 2442

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Scale:
0 10 20 40
Scale: 1" = 20'

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HATCH LEGEND

- PROJECT LIMITS
- P/L PROPERTY LINE
- EASE EASEMENT LINE
- ALUMINUM EDGING — 7/L204, 10/L204
- AREAS DISTURBED BY CONSTRUCTION TO BE RESTORED WITH MINIMUM 4" TOPSOIL, LAWN GRASS SEED, FERTILIZER, AND MULCH (TYP). USE SALVAGED TOPSOIL OR IMPORT TOPSOIL IF REQUIRED.
- DECORATIVE STONE MULCH ON WEED BARRIER FABRIC. — 9/L204
- (10)HEPM — PLANT "CODE" REFERENCES TO THE PLANT SCHEDULE
- QUANTITY OF PLANTS IN THE PLANT GROUPING
- LEADER LINE
- PLANT SYMBOL (SYMBOL VARIES)

KEY INDEX

1	SHREDDED HARDWOOD MULCH	6/L204
2	DECORATIVE STONE MULCH	9/L204
3	ALUMINUM EDGING AT LAWN	7/L204
4	ALUMINUM EDGING AT MULCH SEPERATION	10/L204
5	EXISTING WOOD FENCE (TO REMAIN)	
6	TRASH ENCLOSURE	

knothe bruce ARCHITECTS
Phone: 9[redacted]0 Greenway Blvd., Suite 0[redacted]0 Middleton, WI 5[redacted]3 5[redacted]6 2

kapur
N. Jefferson Street, Ste 900
Milwaukee, Wisconsin 53202
kapurinc.com

ISSUED
Conditional Use Permit Set - July 15, 2026

PROJECT TITLE
Harbor View Lofts

Red Earth Development

N 7th St & Wisconsin Ave & N 6th & Washington Ct
Sheboygan, Wisconsin

SHEET TITLE
SITE LANDSCAPE PLAN - AREA B

SHEET NUMBER
L101B

PROJECT NO. 2442

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knothe bruce ARCHITECTS
Phone: [redacted] Greenway Blvd., Suite [redacted]
[redacted] Middleton, WI [redacted]

kapur
[redacted] N. Jefferson Street, Ste 900
Milwaukee, Wisconsin 53202

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ISSUED
Conditional Use Permit Set - July 15, 2026

Plant Schedule - West Site

Code	Scientific Name	Common Name	Quantity	Spacing	Install Size / Root Type	Mature Size (Height/Spread)	Landscape points each	Building Foundations landscape points for proposed building	Street Frontages landscape points N. 7th St.	Street Frontages landscape points Wisconsin Avenue	Street Frontages landscape points S. 6th Street	Paved Areas landscape points - Northwest Parking Lot	Developed Lots landscape points	Bufferyards landscape points
Shade and Tall Trees: (Install in accordance with detail 2/L204)														
ACFRS	Acer x freemanii 'Sienna'	Sienna Glenn Maple	1	Per Plan	1.5" caliper / B&B	60'/40'	30 points					30		
GLTDR	Gleditsia triacanthos 'Draves'	Street Keeper Honeylocust	1	Per Plan	1.5" caliper / B&B	45'/20'	30 points						30	
GYDIE	Gymnocladus dioicus 'Espresso'	Espresso Kentucky Coffee Tree	1	Per Plan	1.5" caliper / B&B	50'/35'	30 points			30				
Medium and Low Trees: (Install in accordance with detail 2/L204)														
AMGAB	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	2	Per Plan	4' multi-stem / B&B	20'-25'/20'-25'	10 points			20				
BENI	Betula nigra	River Birch	3	Per Plan	6' multi-stem / B&B	40'-70'/35'-50'	15 points						45	
SYRIS	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	1	Per Plan	1.5" caliper / B&B	25'/15'	10 points		10		30			
Evergreen Trees: (Install in accordance with detail 3/L204)														
JUCTR	Juniperus chinensis 'Trautman'	Trautman Chinese Juniper	4	Per Plan	3' tall / B&B	10'-12'/3'-4'	12 points	48						
THOSM	Thuja occidentalis 'Smaragd'	Emerald Arborvitae	7	Per Plan	3' tall / B&B	20'-25'/3'-5'	12 points							84
Deciduous Shrubs: (Install in accordance with detail 4/L204)														
DIKOB	Diervilla x 'G2X88544' PP27,548	Kodiak Orange Bush Honeysuckle	20	Per Plan	18" tall / pot	3'-4'/3'-4'	1 points	20						
HYPAI	Hydrangea paniculata 'ILVOBO' PP22,782	Bobo Hydrangea	36	Per Plan	18" tall / pot	3'/3'-4'	1 points	36						
PHOPJ	Physocarpus opulifolius 'Jefam' PPAF	Amber Jubilee Ninebark	16	Per Plan	36" tall / pot	5'-6'/4'	5 points	80						
PHOPS	Physocarpus opulifolius 'Seward'	Summer Wine Ninebark		Per Plan	36" tall / pot	5'-6'/4'-5'	5 points							
RHARG	Rhus aromatica 'Gro-Low'	Gro-Low Sumac	6	Per Plan	18" spread / pot	2'-3'/6'-8'	1 point					6		
SPFRA	Spiraea x fritschiana 'JN Select A'	Pink-a-licious Fritsch Spirea	20	Per Plan	18" tall / pot	2'-3'/2'-3'	1 point	20						
SYXBK	Syringa x 'SMNSDTP'	Baby Kim Lilac	13	Per Plan	18" tall / pot	2'-3'/2.5'-3'	1 point	13						
Evergreen Shrubs: (Install in accordance with detail 4/L204)														
BUGMO	Buxus x 'Green Mound'	Green Mound Boxwood	19	Per Plan	12" tall / B&B	3'/3'	3 points	57						
TAMEV	Taxus x media 'Everlow'	Everlow Yew	3	Per Plan	12" spread / pot	2'-3'/4'-5'	3 points	9						
Perennials: (Install in accordance with detail 5/L204)														
ALSPB	Allium x 'Summer Peek-a-Boo'	Summer Peek-a-Boo Globe Lily	37	Per Plan	#1 container	8"-12"/18"-24"	0 points							
BECOW	Bergenia cordifolia 'Winterglut'	Winter Glow Bergenia	8	Per Plan	#1 container	12"-18"/12"-18"	0 points							
CAAC	Calamagrostis x acutiflora Karl Foerster	Karl Foerster Reed Grass	31	Per Plan	#1 container	4'-5'/18"-24"	0 points							
HEHR	Hemerocallis 'Happy Returns'	Happy Returns Daylily	29	Per Plan	#1 container	12"-18"/16"-24"	0 points							
HOAM	Hosta 'August Moon'	August Moon Hosta	5	Per Plan	#1 container	20"/24"-30"	0 points							
NECP	Nepeta 'Cat's Pajamas' PP31,127	Cat's Pajamas Catmint	50	Per Plan	#1 container	12"-14"/16"-20"	0 points							
PANO	Panicum virgatum 'Northwinds'	Northwinds Switch Grass	4	Per Plan	#1 container	4'-5'/24"-30"	0 points							

NOTE: Plant quantities indicated in the plant schedule are for convenience only. Installation contractor is responsible for verifying plant count on the landscape plan. When discrepancies between the plant schedule, labels and the landscape plan occur, the quantity drawn on the landscape plan shall be the official quantity.

Total Landscape Points Provided								283	10	50	30	36	75	84
Total Existing Landscape Points														
Grand Total Landscape Points								**283**	**10**	**50**	**30**	**36**	**75**	**84**
Total Landscape Points Required								0	0	0	0	9	0	0

1 / L201 PLANT SCHEDULE – WEST SITE
REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION

PROJECT TITLE
Harbor View Lofts

Red Earth Development

N 7th St & Wisconsin Ave & N 6th & Washington Ct
Sheboygan, Wisconsin

SHEET TITLE
SITE LANDSCAPE DETAILS

SHEET NUMBER
L201

PROJECT NO. 2442

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Plant Schedule - East Site

Code	Scientific Name	Common Name	Quantity	Spacing	Install Size / Root Type	Mature Size (Height/Spread)	Landscape points each	Building Foundations landscape points for proposed building	Street Frontages landscape points N. 6th St.	Street Frontages landscape points Washington Court	Paved Areas landscape points - East Parking Lot	Developed Lots landscape points	Bufferyards landscape points - South buffer adjacent to SO zoning	Bufferyards landscape points - South buffer adjacent to NR-6 zoning
Shade and Tall Trees: (Install in accordance with detail 2/L204)														
GIBAG	Ginkgo biloba 'Autumn Gold'	Autumn Gold Ginkgo (male)	1	Per Plan	2" caliper / B&B	50'/30'	75 points					75		
GIBPS	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo (male)	1	Per Plan	2" caliper / B&B	40'/15'	75 points			75				
ULFR	Ulmus 'Frontier'	Frontier Elm	1	Per Plan	2" caliper / B&B	40'-50'/25-35'	30 points		30					
Medium and Low Trees: (Install in accordance with detail 2/L204)														
CACJU	Carpinus caroliniana 'J.N. Upright'	Firespire Musclewood	2	Per Plan	2" caliper / B&B	20'/8'-10'	10 points			20				
SYRIS	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	2	Per Plan	2" caliper / B&B	25'/15'	10 points		10	10				
Evergreen Trees: (Install in accordance with detail 3/L204)														
JUCTR	Juniperus chinensis 'Trautman'	Trautman Chinese Juniper	2	Per Plan	4' tall / B&B	10'-12'/3'-4'	12 points				24			
THOH	Thuja occidentalis 'Holmstrup'	Holmstrup Arborvitae	8	Per Plan	4' tall / B&B	12'-16'/2'-4'	12 points	96						
THOSM	Thuja occidentalis 'Smaragd'	Emerald Arborvitae	12	Per Plan	4' tall / B&B	20'-25'/3'-5'	12 points						144	
Deciduous Shrubs: (Install in accordance with detail 4/L204)														
DIKOB	Diervilla x 'G2X88544' PP27,548	Kodiak Orange Bush Honeysuckle	8	Per Plan	24" tall / pot	3'-4'/3'-4'	3 points	9			15			
HYAIR	Hydrangea arborescens 'NCHA3' PP28,317'	Invincibelle Ruby Hydrangea	12	Per Plan	18" tall / pot	3'-4'/2'-3'	1 points	12						
HYAR	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	12	Per Plan	24" tall / pot	4'/4'-5'	3 points						36	
HYPAI	Hydrangea paniculata 'ILVOBO' PP22,782	Bobo Hydrangea	12	Per Plan	18" tall / pot	3'/3'-4'	1 points	12						
PHOPJ	Physocarpus opulifolius 'Jefam' PPAF	Amber Jubilee Ninebark	3	Per Plan	36" tall / pot	4'-6'/4'-6'	5 points							15
PHOPS	Physocarpus opulifolius 'Seward'	Summer Wine Ninebark	4	Per Plan	36" tall / pot	5'-6'/4'-5'	5 points	20						
RHARG	Rhus aromatica 'Gro-Low'	Gro-Low Sumac	10	Per Plan	18" spread / pot	2'-3'/6'-8'	1 point				10			
RIALG	Ribes alpinum 'Green Mound'	Green Mound Alpine Currant	6	Per Plan	24" tall / pot	3'-5'/3'-5'	3 point						18	
SPFRA	Spiraea x fritschiana 'JN Select A'	Pink-a-licious Fritsch Spirea	20	Per Plan	18" tall / pot	2'-3'/2'-3'	1 point	6			14			
SYMEP	Syringa meyeri 'Palibin'	Meyer Lilac (Dwarf Korean Lilac)	5	Per Plan	36" tall / pot	4'-5'/5'-7'	5 points				5			20
Perennials: (Install in accordance with detail 5/L204)														
BECOW	Bergenia cordifolia 'Winterglut'	Winter Glow Bergenia	6	Per Plan	#1 container	12"-18"/12"-18"	0 points							
CAAC	Calamagrostis x acutiflora Karl Foerster	Karl Foerster Reed Grass	14	Per Plan	#1 container	4'-5'/18"-24"	0 points							
CABRA	Calamagrostis brachytricha	Fall Blooming Feather Reed Grass	6	Per Plan	#1 container	36"-60"/24"	0 points							
HEHR	Hemerocallis 'Happy Returns'	Happy Returns Daylily	8	Per Plan	#1 container	12"-18"/16"-24"	0 points							
HOIB	Hosta 'Island Breeze' PPAF	Island Breeze Hosta	10	Per Plan	#1 container	12"/18"	0 points							

NOTE: Plant quantities indicated in the plant schedule are for convenience only. Installation contractor is responsible for verifying plant count on the landscape plan. When discrepancies between the plant schedule, labels and the landscape plan occur, the quantity drawn on the landscape plan shall be the official quantity.

Total Landscape Points Provided	155	40	105	68	75	198	35
Total Existing Landscape Points							
Grand Total Landscape Points	**155**	**40**	**105**	**68**	**75**	**198**	**35**
Total Landscape Points Required	149	29	93	68	68	197	35

1 / L202 PLANT SCHEDULE – EAST SITE
REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION

knothe bruce ARCHITECTS
Phone: [redacted] Greenway Blvd., Suite [redacted] Middleton, WI [redacted]
kapur
[redacted] N. Jefferson Street, Ste 900
Milwaukee, Wisconsin 53202
kapurinc.com

ISSUED
Conditional Use Permit Set - July 15, 2026

PROJECT TITLE
Harbor View Lofts

Red Earth Development

N 7th St & Wisconsin Ave & N 6th & Washington Ct
Sheboygan, Wisconsin

SHEET TITLE
SITE LANDSCAPE DETAILS

SHEET NUMBER
L202

PROJECT NO. 2442

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LANDSCAPE CALCULATIONS - WEST SITE

City of Sheboygan Landscaping Requirements

West Site Zoning = CC (Central Commercial District)
Properties the north of the project site are zoned = CC (Central Commercial District)
The project site abuts street rights-of-way on the west, south and east sides of the site.

Building Foundation Landscaping

Proposed Building Foundation length = 1177 linear feet

	Required	Provided
Placement of Landscaping	Landscaping shall be placed so that at maturity, the plant's drip line is located within ten (10) feet of the building foundation. Such landscaping shall not be located in those areas required for landscaping as street frontages, paved areas, protected green space areas, reforestation areas, or bufferyards.	The landscaping for building foundations is located within ten (10) feet of the building foundation. This landscaping is not located in the areas designated as street frontages, paved areas, protected green space areas, reforestation areas, or bufferyards.
Calculation of Landscaping Points for proposed building foundation		
0 landscaping points per 100 feet of building foundation required.	0 landscaping points per 100 feet of building foundation required.	Greater than 0 landscaping points per 100 ft of building foundation is provided
(1,177 ft of proposed building foundation/100 lf) x (0 points) = 0 landscaping points required	0 landscape points required	283 landscape points provided

Street Frontage Landscaping

Length of street yard along N. 7th Street = 179.6 linear feet
Length of street yard along Wisconsin Avenue = 360 linear feet
Length of street yard along N. 6th Street = 180.1 linear feet

	Required	Provided
Placement of Landscaping	All landscaping used to meet this requirement shall be located within 10 feet of the public right-of-way.	Not applicable
	Landscaping shall not impede vehicle or pedestrian visibility.	Not applicable
Selection of Landscaping	Shrubs shall not be used to meet this requirement. A minimum of 50% of all points shall be devoted to climax and/or tall trees and a minimum of 30% of all points shall be devoted to small trees.	Not applicable
A minimum of 50% of points devoted to climax and/or tall trees	A minimum of 50% of all points shall be devoted to climax and/or tall trees	Not applicable
A minimum of 30% of points devoted to small trees	A minimum of 30% of all points shall be devoted to small trees.	Not applicable
Shrubs shall not be used to meet this requirement.	Shrubs shall not be used to meet this requirement.	Shrubs are not be used to meet this requirement.
Calculation of Landscaping Points		
0 landscaping points per 100 feet of street frontage required	0 landscaping points per 100 feet of street frontage required	Greater than 0 landscaping points per 100 lf of street frontage is provided
North 7th Street		
(179.6 total feet of street frontage / 100 feet) x 0 points = 0 landscaping points required	0 Landscaping Points required	10 Landscaping Points provided
Wisconsin Avenue		
(360 total feet of street frontage / 100 feet) x 0 points = 0 landscaping points required	0 Landscaping Points required	50 Landscaping Points provided
S. 6th Street		
(180.1 total feet of street frontage / 100 feet) x 0 points = 0 landscaping points required	0 Landscaping Points required	30 Landscaping Points provided

Paved Areas - Northwest Parking Lot

Parking Lot paving area = 4039 square feet
Parking Stalls = 8 stalls

	Required	Provided
A minimum of 30% of points devoted to climax and/or tall trees	A minimum of 30% of points devoted to climax and/or tall trees	(30 climax and/or tal tree points)/(9 total landscape points required) = 333% climax and/or tall trees
A minimum of 40% of points devoted to shrubs	A minimum of 40% of points devoted to shrubs	(6 shrub points)/(9 total landscape points) = 66.6% shrubs
Calculation of Landscaping Points		
20 landscaping points per 20 parking stalls -or- per 10,000 sf of pavement area (Whichever yields the greater landscaping requirement.		
(8 total parking stalls provided / 20) x 20 landscaping points = 8 landscaping points required	8 total landscaping points required in the stall calculation method	N/A - more points required with parking stall method (see below cell)
(4039 sf total parking area/10,000 sf) x 20 landscaping points = 8.1 landscaping points	9 total landscaping points required in the paved area calculation method	36 landscaping points provided

Developed Lots

Building gross floor area = 43,589 square feet

	Required	Provided
Landscaping points shall be provided on a prorated basis for every 1,000 square feet of gross floor area		
Calculation of Landscaping Points		
0 landscaping points shall be provided per every 1,000 sf of gross floor area		
(43,589 sf building gross floor area/1,000 sf) x 0 landscaping points = 0 landscaping points	0 total landscaping points required	75 landscaping points provided

Bufferyard Areas Landscaping

North bufferyard areas (Adjacent to CC zoning) = 360.4 linear feet (No bufferyard required)

	Required	Provided
Placement of Landscaping	Bufferyards shall be located along (and within) the outer perimeter of a lot wherever two different zoning districts abut on another. Bufferyards may be loated in required setback areas.	Not applicable
Calculation of Landscaping Points for bufferyard areas.		
Site zoning CC adjacent to CC zoning to the north = 0 opacity value	0 opacity value required	Not applicable
0 landscaping points per 100 linear feet of lot line	0 landscaping points per 100 linear feet of lot line required	Greater than 0 landscaping points per 100 linear feet of lot line is provided
Bufferyard width	0 foot wide bufferyard width required	Minimum 3.3 foot wide bufferyard width provided
(360.4 linear feet of west lot line/100 lf) x (0 landscaping points) = 0 points required	0 total landscaping points required at north buffer	84 landscaping points provided at north buffer

1 L.203 LANDSCAPE CALCULATIONS – WEST SITE
REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION

LANDSCAPE CALCULATIONS - EAST SITE

City of Sheboygan Landscaping Requirements

East Site Zoning = NC (Neighborhood Commercial District)
Property the east of the project site is zoned = NC (Neighborhood Commercial District)
Properties to the south of the project site are zoned = SO (Suburban Office District) and NR-6 (Neighborhood Residential - 6)
The project site abuts street rights-of-way on the west and northsides of the site.

Building Foundation Landscaping

Proposed Building Foundation length = 372 linear feet

	Required	Provided
Placement of Landscaping	Landscaping shall be placed so that at maturity, the plant's drip line is located within ten (10) feet of the building foundation. Such landscaping shall not be located in those areas required for landscaping as street frontages, paved areas, protected green space areas, reforestation areas,	The landscaping for building foundations is located within ten (10) feet of the building foundation. This landscaping is not located in the areas designated as street frontages, paved areas, protected green space areas, reforestation areas, or bufferyards.
Calculation of Landscaping Points for proposed building foundation		
0 landscaping points per 100 feet of building foundation required.	40 landscaping points per 100 feet of building foundation required.	Equal to or greater than 40 landscaping points per 100 ft of building foundation is provided
(372 ft of proposed building foundation/100 lf) x (40 points) = 148.8 landscaping points required	149 landscape points required	155 landscape points provided

Street Frontage Landscaping

Length of street yard along N. 6th Street = 71 linear feet
Length of street yard along Washington Court = 231.5 linear feet

	Required	Provided
Placement of Landscaping	All landscaping used to meet this requirement shall be located within 10 feet of the public right-of-way.	All landscaping used to meet this requirement is located within 10 feet of the public right-of-way.
	Landscaping shall not impede vehicle or pedestrian visibility.	Landscaping does not impede vehicle or pedestrian visibility.
Selection of Landscaping	Shrubs shall not be used to meet this requirement. A minimum of 50% of all points shall be devoted to climax and/or tall trees and a minimum of 30% of all points shall be devoted to small trees.	A minimum of 50% of all points is devoted to climax and/or tall trees and a minimum of 30% of all points is devoted to small trees.
A minimum of 50% of points devoted to climax and/or tall trees	A minimum of 50% of all points shall be devoted to climax and/or tall trees	(105 climax and tall tree points)/(122 total landscape points required) = 86.1% climax and tall trees
A minimum of 30% of points devoted to small trees	A minimum of 30% of all points shall be devoted to small trees.	(40 small tree points)/(122 total landscape points required) = 32.8% small trees
Shrubs shall not be used to meet this requirement.	Shrubs shall not be used to meet this requirement.	Shrubs are not be used to meet this requirement.
Calculation of Landscaping Points		
40 landscaping points per 100 feet of street frontage required	40 landscaping points per 100 feet of street frontage required	Equal to or greater than 40 landscaping points per 100 lf of street frontage is provided
North 6th Street		
(71 total feet of street frontage / 100 feet) x 40 points = 28.4 landscaping points required	29 Landscaping Points required	40 Landscaping Points provided
Wisconsin Avenue		
(231.5 total feet of street frontage / 100 feet) x 40 points = 92.6 landscaping points required	93 Landscaping Points required	105 Landscaping Points provided

Paved Areas - East Parking Lot

Parking Lot paving area = 8445 square feet
Parking Stalls = 13 stalls

	Required	Provided
A minimum of 30% of points devoted to climax and/or tall trees	A minimum of 30% of points devoted to climax and/or tall trees	(30 climax and/or tal tree points)/(68 total landscape points required) = 44.1% climax and/or tall trees
A minimum of 40% of points devoted to shrubs	A minimum of 40% of points devoted to shrubs	(38 shrub points)/(68 total landscape points) = 55.9% shrubs
Calculation of Landscaping Points		
80 landscaping points per 20 parking stalls -or- per 10,000 sf of pavement area (Whichever yields the greater landscaping requirement.		
(13 total parking stalls provided / 20) x 80 landscaping points = 52 landscaping points required	52 total landscaping points required in the stall calculation method	N/A - more points required with parking stall method (see below cell)
(8445 sf total parking area/10,000 sf) x 80 landscaping points = 67.6 landscaping points	68 total landscaping points required in the paved area calculation method	68 landscaping points provided

Developed Lots

Building gross floor area = 4506 square feet

	Required	Provided
Landscaping points shall be provided on a prorated basis for every 1,000 square feet of gross floor area		
Calculation of Landscaping Points		
15 landscaping points shall be provided per every 1,000 sf of gross floor area		
(4506 sf building gross floor area/1,000 sf) x 15 landscaping points = 67.6 landscaping points	68 total landscaping points required	75 landscaping points provided

Bufferyard Areas Landscaping

East bufferyard area (Adjacent to NC zoning) =150.4 linear feet (No bufferyard required)
South bufferyard area (Adjacent to SO zoning) =245.9 linear feet
South bufferyard area (Adjacent to NR-6 zoning) =65 linear feet

	Required	Provided
Placement of Landscaping	Bufferyards shall be located along (and within) the outer perimeter of a lot wherever two different zoning districts abut on another. Bufferyards may be loated in required setback areas.	Not applicable
Calculation of Landscaping Points for south bufferyard areas adjacent to SO zoning.		
Site zoning NC adjacent to SO zoning to the south = 0.1 opacity value	0.1 opacity value required	0.1 opacity value provided
Bufferyard width	80 landscape points required for 15' wide	16 foot wide bufferyard width provided
Bufferyard structure	Not required	Not provided
landscaping points required per 100 linear feet of lot line	80 landscaping points per 100 linear feet of lot line required	Equal to or greater than 80 landscaping points per 100 linear feet of lot line is provided
(245.9 linear feet of south lot line/100 lf) x (80 landscaping points) = 196.7 points required	197 total landscaping points required at south buffer abutting SO zoning	198 total landscaping points provided at south buffer abutting SO zoning
Calculation of Landscaping Points for south bufferyard areas adjacent to NR-6 zoning.		
Site zoning NC adjacent to NR-6 zoning to the south = 0.4 opacity value	0.4 opacity value required	0.4 opacity value provided
Bufferyard width	80 landscape points required for 15' wide	13.4 foot wide bufferyard width provided
Bufferyard structure	Minimum 6' solid fence	4 ' tall existing wood fence to remain
landscaping points required per 100 linear feet of lot line	53 landscaping points per 100 linear feet of lot line required	Equal to or greater than 53 landscaping points per 100 linear feet of lot line is provided
(65 linear feet of south lot line/100 lf) x (53 landscaping points) = 34.5 points required	35 total landscaping points required at south buffer abutting NR-6 zoning	35 total landscaping points provided at south buffer abutting NR-6 zoning

2 L.203 LANDSCAPE CALCULATIONS – EAST SITE
REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION

knothe bruce ARCHITECTS
Phone: [redacted] Greenway Blvd., Suite 0 Middleton, WI 5 3 5 6 2
kapur
[redacted] N. Jefferson Street, Ste 900
Milwaukee, Wisconsin 53202
kapurinc.com

ISSUED
Conditional Use Permit Set - July 15, 2026

PROJECT TITLE
Harbor View Lofts

Red Earth Development

N 7th St & Wisconsin Ave & N 6th & Washington Ct
Sheboygan, Wisconsin

SHEET TITLE
SITE LANDSCAPE DETAILS

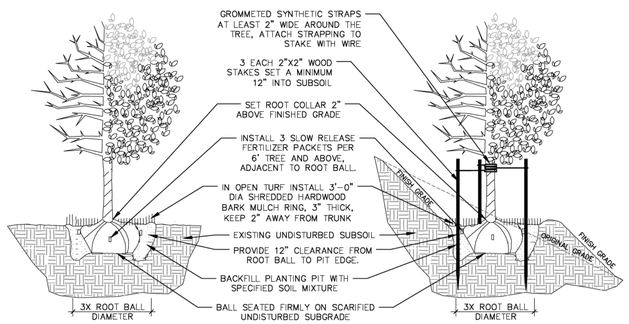
SHEET NUMBER
L203

PROJECT NO. 2442

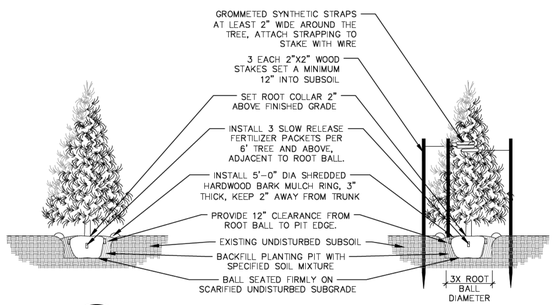
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1. ALL PLANT MATERIAL SHALL BE OBTAINED FROM A NURSERY LOCATED IN ZONE 5, CONFORM TO APPLICABLE REQUIREMENTS OF THE CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AND BOTANICAL NAMES SHALL BE ACCORDING TO THE CURRENT EDITION OF "STANDARDIZED PLANT NAMES" PREPARED BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURE NOMENCLATURE.
2. CONTRACTOR TO PROVIDE TO THE LANDSCAPE ARCHITECT SAMPLES OF ALL WOOD AND MINERAL/STONE MULCHES OR OTHER GROUND COVER MATERIALS FOR APPROVAL PRIOR TO INSTALLATION.
3. SHREDDED HARDWOOD MULCH TO BE FRESHLY ACQUIRED SHREDDED HARDWOOD MULCH. DOUBLE MILLED, EXCESSIVE DIRT AND DUST LIKE MATERIAL OR OLD MATERIAL IS NOT ACCEPTABLE.
4. LANDSCAPE EDGING TO BE ALUMINUM EDGING. REFER TO SPECIFICATION 32 93 00 PLANTS FOR ADDITIONAL INFORMATION.
5. SHRUB PLANTING AREAS TO RECEIVE A 3--INCH THICK LAYER OF HARDWOOD SHREDDED BARK MULCH OVER TYPAR PROFESSIONAL WEED BARRIER FABRIC WITH EDGING. NO TYPAR PROFESSIONAL WEED BARRIER FABRIC IN PERENNIAL AREAS, RAIN GARDENS, BUTTERFLY GARDENS AND BIORETENTION BASINS. EDGING TO BE INSTALLED BETWEEN DIFFERENT TYPES OF MULCHES, BETWEEN MULCHES AND TURF, AND/OR WHERE SPECIFICALLY NOTED ON THE PLAN. REFER TO SPECIFICATION 32 93 00 PLANTS FOR ADDITIONAL INFORMATION.
6. INSTALL SHOVEL CUT EDGE AROUND ALL INDIVIDUAL TREES AND SHRUBS IN LAWN AREAS AND ALONG PAVEMENT WHERE PLANTING AREAS ABUT TO PREVENT SHREDDED HARDWOOD MULCH FROM SPILLING OUT OF PLANTING AREA.
7. CONTRACTOR RESPONSIBLE FOR MAINTENANCE OF PLANT MATERIAL FOR 90 DAYS FROM INSTALLATION, INCLUDING WATERING, WEEDING, ETC. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF SEEDED AREAS FOR 60 DAYS FROM INSTALLATION, INCLUDING WATERING, WEEDING, ETC. CONTRACTOR TO PROVIDE AND REVIEW MAINTENANCE INSTRUCTIONS WITH THE OWNER PRIOR TO THE COMPLETION OF THESE MAINTENANCE PERIODS. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
8. CLEANLY PRUNE AND REMOVE DAMAGED BRANCHES, DEAD WOOD, AND ROOTS IMMEDIATELY PRIOR TO PLANTING. DO NOT CUT LEADERS OR LEAVE "V" CROTCHES OR DOUBLE LEADERS UNLESS A MULTI-STEM TREE IS SPECIFIED.
9. REMOVE BURLAP, WIRE BASKET, ROPE, TWINE, AND ALL SYNTHETIC MATERIAL FROM THE ROOTS, TRUNK, OR CROWN OF PLANT.
10. REMOVE EXCESS SOIL ABOVE ROOT COLLAR.
11. PLANT TREES AND SHRUBS SO THAT THE ROOT COLLAR IS 2" ABOVE FINISHED GRADE OR SEVERAL INCHES ABOVE GRADE IF PLANT IS INSTALLED IN POOR SOILS.
12. PLANT TREES AND SHRUBS WITH SAME ORIENTATION AS WHEN HARVESTED FROM THE NURSERY OR TO SHOWCASE THE MOST AESTHETIC VIEW.
13. PLANT ALL TREES WITH THREE SLOW RELEASE FERTILIZER PACKETS, SPACED EQUIDISTANT AROUND THE EDGE OF THE ROOT BALL.
14. PLANT ALL SHRUBS WITH ONE SLOW RELEASE FERTILIZER PACKET, PLACED BELOW THE ROOTING SYSTEM.
15. WATER AND TAMP BACKFILL AND ROOTS OF ALL NEWLY SET PLANT MATERIAL SO THE SOIL AND ROOTS ARE THOROUGHLY SOAKED AND AIR POCKETS ARE REMOVED.
16. FOR INDIVIDUAL TREES & SHRUBS PLANTED IN TURF AREAS, PROVIDE CONTINUOUS 3" SOIL SAUCER TO CONTAIN WATER & MULCH (TREES ON SLOPES SHALL BE SAUCERED ON THE DOWNHILL SIDE)
17. INSTALL 3" THICK SHREDDED HARDWOOD MULCH RING 3'-0" DIA. FOR DECIDUOUS TREES AND ALL INDIVIDUAL SHRUBS IN LAWN AREAS, 5'-0" DIA. FOR EVERGREEN TREES. KEEP MULCH 2" AWAY FROM TRUNKS.
18. STAKING -- ONLY STAKE EVERGREEN TREES 5'-0" OR GREATER IN HEIGHT OR TREES THAT ARE UNABLE TO REMAIN UPRIGHT AFTER PLANTING. TREES WILL BECOME STRONGER FASTER WHEN THE TOP 2/3 OF THE TREE IS FREE TO SWAY. DO NOT ATTACH WIRE DIRECTLY TO TREES OR THROUGH HOSES -- UTILIZE GROMMETED, SYNTHETIC STRAPS AT LEAST 2" WIDE AROUND THE TREE, ATTACH STRAPPING TO STAKE WITH WIRE. STAKE ONLY WHEN NECESSARY. STAKES SHOULD BE DRIVEN DEEPLY INTO THE GROUND TO PREVENT DISLODGING. CHECK AT LEAST EVERY THREE MONTHS FOR BINDING OR OTHER PROBLEMS. STAKES AND TIES SHOULD BE REMOVED SIX MONTHS TO ONE YEAR AFTER PLANTING.
19. LAWN AREAS BEING CONVERTED TO PLANTING BEDS SHALL HAVE THE LAWN KILLED AND ENTIRELY REMOVED INCLUDING ROOTS. REPLACE THE REMOVED SOIL WITH IMPORTED TOPSOIL. DO NOT TILL THE EXISTING LAWN INTO THE SOIL.
20. PAVED AREAS BEING CONVERTED TO PLANTING BEDS SHALL HAVE ALL STONE AGGREGATE BASE DOWN TO SUBGRADE REMOVED AND REPLACED WITH PLANTING SOIL.
21. DECORATIVE STONE MULCH TO BE 3/4--INCH TO 1--INCH RAVENS BLACK DECORATIVE STONE CHIP FROM HALQUIST STONE OR APPROVED EQUIVALENT. CONTRACTOR TO CONTACT HALQUIST STONE N51 W23563 LISBON ROAD SUSSEX, WI 53089 TELEPHONE (262)246-9000 EMAIL: INFO@HALQUISTSTONE.COM
22. REFER TO SPECIFICATIONS 32 93 00 PLANTS AND 32 92 00 TURF AND GRASSES FOR ADDITIONAL INFORMATION.

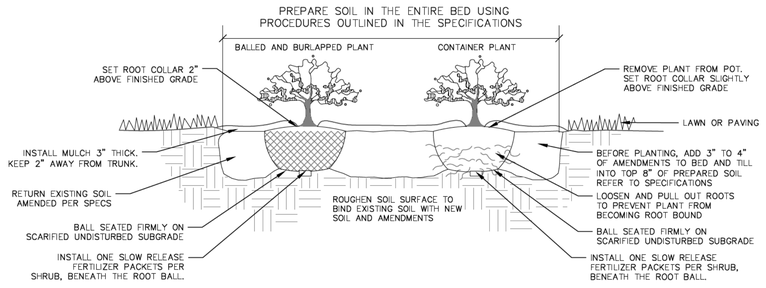
1 L204 LANDSCAPE NOTES
REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION



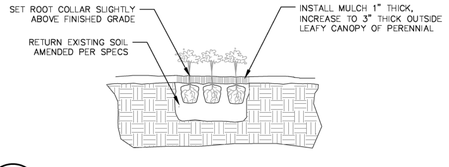
2 L204 DECIDUOUS TREE PLANTING, STAKING, & PLANTING ON A SLOPE
N.T.S.



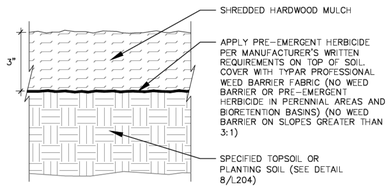
3 L204 EVERGREEN TREE PLANTING & STAKING
N.T.S.



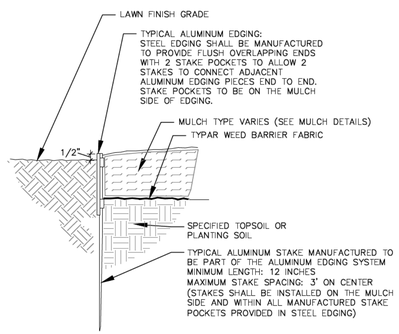
4 L204 DECIDUOUS & EVERGREEN SHRUB PLANTING
N.T.S.



5 L204 PERENNIAL AND ORNAMENTAL GRASSES PLANTING
N.T.S.

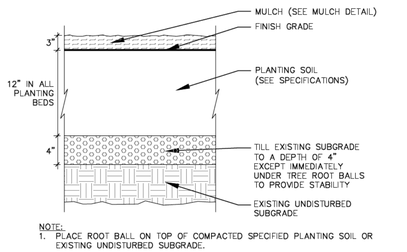


6 L204 SHREDDED HARDWOOD MULCH SECTION
N.T.S.



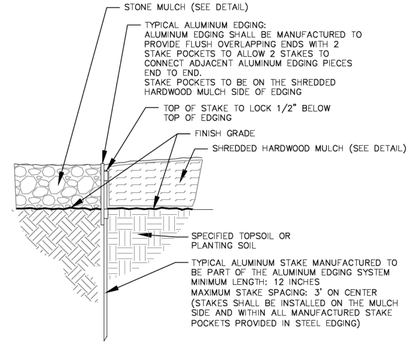
NOTE:
1. BEVEL OR RECESS THE TOP OF ALUMINUM EDGING 1/2" BELOW THE TOP OF SIDEWALK OR TOP OF CURB WHERE EDGING TERMINATES AT A SIDEWALK OR CURB TO PREVENT A TRIPPING HAZARD.

7 L204 ALUMINUM EDGING AT LAWN SECTION
N.T.S.



NOTE:
1. PLACE ROOT BALL ON TOP OF COMPACTED SPECIFIED PLANTING SOIL OR EXISTING UNDISTURBED SUBGRADE.

8 L204 SOIL FOR PLANTING BED AREAS SECTION
N.T.S.



NOTE:
1. FINAL GRADE OF STONE MULCH SHALL BE FLUSH WITH TOP OF PAVEMENT OR TOP OF CURB WHEN ADJACENT TO PAVEMENT OR CURBS.

9 L204 DECORATIVE STONE MULCH SECTION
N.T.S.

NOTE:
1. BEVEL OR RECESS THE TOP OF ALUMINUM EDGING 1/2" BELOW THE TOP OF SIDEWALK OR TOP OF CURB WHERE EDGING TERMINATES AT A SIDEWALK OR CURB TO PREVENT A TRIPPING HAZARD.
2. TOP OF MULCH TO MATCH THE TOP OF THE EDGING.

10 L204 ALUMINUM EDGING AT MULCH SEPERATION SECTION
N.T.S.

knothe bruce ARCHITECTS
Phone: [redacted] Greenway Blvd., Suite 900 Middleton, WI 53562

kapur
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