

PARCEL NO.:

Office Use Only

DATE SUBMITTED: _____

REVIEW DATE: _____

CITY OF SHEBOYGAN ARCHITECTURAL REVIEW APPLICATION

Revised November 2019

FEE \$100.00

Completed application must be filed with the Department of City Development, 828 Center Avenue, Suite 208. To be placed on the agenda of the Architectural Review Board, application **must be filed two weeks prior** to date of meeting. Applications that are not complete or that are not legible will not be accepted.

1. APPLICANT INFORMATION

APPLICANT: Consolidated Construction Company, Inc.

ADDRESS: 4300 North Richmond Street, Appleton, WI 54913

E-MAIL ADDRESS: baubrey@1call2build.com

PHONE: 920-739-3555

FAX NO.: ()

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: None - Spec. Lease Building

ADDRESS OF PROPERTY AFFECTED: Corner of Business & Horizon Drive

NEW BUILDING: X ADDITION: _____ REMODELING: _____

DESCRIPTION OF PROPOSED PROJECT: 100,000 sq. ft. Lease building for warehousing and manufacturing use

DESCRIPTION OF **EXISTING** EXTERIOR DESIGN AND MATERIALS: N/A

DESCRIPTION OF THE **PROPOSED** EXTERIOR DESIGN AND MATERIALS:

North (Street) side: Split-faced block, Horizontal and vertical metal panels

West Site: Metal wall panels

East Side (expandable wall): Metal wall panels

South Side: Metal wall panels

NAMES AND ADDRESSES

OWNER OF SITE: Sheboygan Southpoint Development, LLC

ADDRESS: 4300 North Richmond Street, Appleton, WI 54913

EMAIL: markschwei@1call2build.com

PHONE: 920-428-2080 FAX NO.: ()

ARCHITECT: Consolidated Construction Company, Inc.

ADDRESS: 4300 North Richmond Street, Appleton, WI 54913

EMAIL ADDRESS: baubrey@1call2build.com

PHONE: 920-410-0336 FAX NO.: ()

CONTRACTOR: Consolidated Construction Company, Inc.

ADDRESS: 4300 North Richmond Street, Appleton, WI 54913

EMAIL ADDRESS: baubrey@1call2build.com

PHONE: 920-410-0336 FAX NO.: ()

3. APPLICATION SUBMITTAL REQUIREMENTS

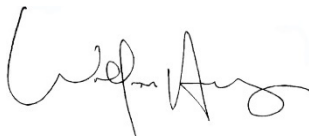
- A. A scale drawing of all exterior elevations showing the design and appearance of the proposed building or structure.
- B. Three 11 X 17 colored renderings of the proposed building elevations and material samples.

C. A .pdf file of all drawings either by email or CD

- D. A scale drawing of the site plan showing the relationship of the building to the site and adjacent properties.
- E. A written description of the proposed general design, arrangement, texture, material and color of the building or structure. Describe the relationship of such factors to similar features of buildings located within the same block or located along the frontage or any block across the street from the proposed building or structure for which architectural approval is sought. – **No other buildings are currently near the subject site**

4. CERTIFICATE

I hereby certify that all the above statements and attachments submitted hereto are true and correct to the best of my knowledge and belief.



APPLICANT'S SIGNATURE

7-26-22
DATE

SITE NARRATIVE - CONDITIONAL USE APPLICATION

August 3, 2022

PROJECT NAME AND ADDRESS

Multi-Tenant Warehouse
SW Corner of Horizon Dr. and S. Business Dr.
Sheboygan, Wisconsin 53081

PARCEL INFORMATION/SITE DATA/LEGAL DESCRIPTION

- PART OF LOT 3 OF A CERTIFIED SURVEY MAP RECORDED IN VOLUME 28 ON PAGES 322 TO 330 AS DOCUMENT 2061658 PLUS ADDITIONAL UNPLATTED LANDS ALL BEING LOCATED IN PARTS OF THE NE 1/4 OF THE SW 1/4, THE SE 1/4 OF THE SW 1/4, THE NW 1/4 OF THE SE 1/4, AND THE SW 1/4 OF THE SE 1/4 OF SECTION 9, TOWNSHIP 14 NORTH, RANGE 23 EAST, CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN. **(DRAFT by City of Sheboygan)**
- The entire lot area is 14.7 acres.

ZONING CLASSIFICATION/ZONING REQUIREMENTS

- SI-Suburban Industrial
- Setbacks based on South Pointe Enterprise Campus covenants
 - 50-foot front yard setback (Horizon Dr.)
 - 25-foot interior side yard setback (water tower)
 - 50-foot street yard setback (S. Business Dr.)
 - 25-foot rear yard setback (south)
 - (1) off-street parking spaces per employee on largest work shift
 - (35)-foot maximum building height

EXISTING SITE CONDITIONS/LAND USE

- The site is part of the South Pointe Enterprise Campus. Currently the site is predominately a grassed meadow with a small portion to the south that was a single-family residence, which has since burned down. No portion of the proposed property boundary overlaps the house's previous footprint.

PROPOSED LAND USE/LOT COVERAGE SITE DATA

- The proposed development consists of one multi-tenant warehouse that will be constructed in two 100,000 square foot phases.
 - Phase I will consist of three units that are planned to be rented to businesses – warehousing and/or manufacturing.
 - The building will be one story with a maximum ridge height of 35'-0" above grade.
 - Each unit includes three semi-trailer docks and approximately 23 parking stalls (total of 68 stalls).
 - There will be a single paved access drive along the west end of the site linking with Horizon Dr. which will provide semi-trailer access south of the warehouse and customer/employee access to the north parking lot.
 - The entire site will be graded such that developed storm water runoff will be drained the South Pointe stormwater detention basin north of Horizon Dr. Stormwater by-pass swales have also been designed to adequately convey "upstream" runoff from the business park around the developed area also draining to the stormwater detention basin north of Horizon Dr.
 - Both public sanitary sewer and public water main are available within Horizon Dr. and will be extended into the property.
-
- | | |
|-------------------------------|---|
| • Proposed pavement area | 81,103 square feet (13-percent of total lot) |
| • Proposed building footprint | 100,710 square feet (16-percent of total lot) |
| • Proposed green space | 458,519 square feet (72-percent of total lot) |

- Tenant 'A'- 33,051 square foot building footprint.
- Tenant 'B'- 33,237 square foot building footprint
- Tenant 'C'- 32,656 square foot building footprint

SITE SELECTION

- South Pointe Enterprise Campus was chosen for ease of access to major roads as well as geographic location within the state.
- The site within South Pointe was selected due to having good visibility and access from S. Business Dr.

LANDSCAPE REQUIREMENTS

- Landscape plan to comply with the requirements of Section 15.6 and the subsequent point values defined for all four landscape point criteria (Building Foundation, Developed Lot, Lot Frontage and Pavement).

PERFORMANCE STANDARDS/POTENTIAL NUISANCES

- Performance standards to comply with City of Sheboygan Zoning Ordinance, Section 15-7 to ensure this development will not become a nuisance to neighboring residential property owners.

SITE LIGHTING

- Site lighting will be submitted once a contractor is selected and a photometric plan can be produced.

ARCHITECTURE

- See attached documents.

VARIANCE REQUEST/VARIANCE DESCRIPTION

- (2) Total Variances to be requested:
 1. Minimum Parking Count Variance
 2. Landscaping Locational Variance
 1. Minimum Parking Count Variance

The City requires one space per each employee on the largest work shift. The owner is expecting to have up to 25 employees per tenant (3 total tenants); however, there is currently no renter or buyer to confirm the number of employees on the largest work shift. The current site plan only has 68 parking stalls available. Assuming 75 employees for the whole Phase I building working on the same shift the site will be 7 stalls short.

2. Landscaping Locational Variance

The City's landscaping ordinance requires landscaping features be located in certain areas based on certain dimensions of the proposed development (street frontage, building foundation, paved area, etc.). The owner is requesting a landscaping locational variance as a precautionary measure because the landscaping plan is not yet ready for City review.



800-642-6774
www.1call2build.com
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Rapid City, SD Bismarck, ND
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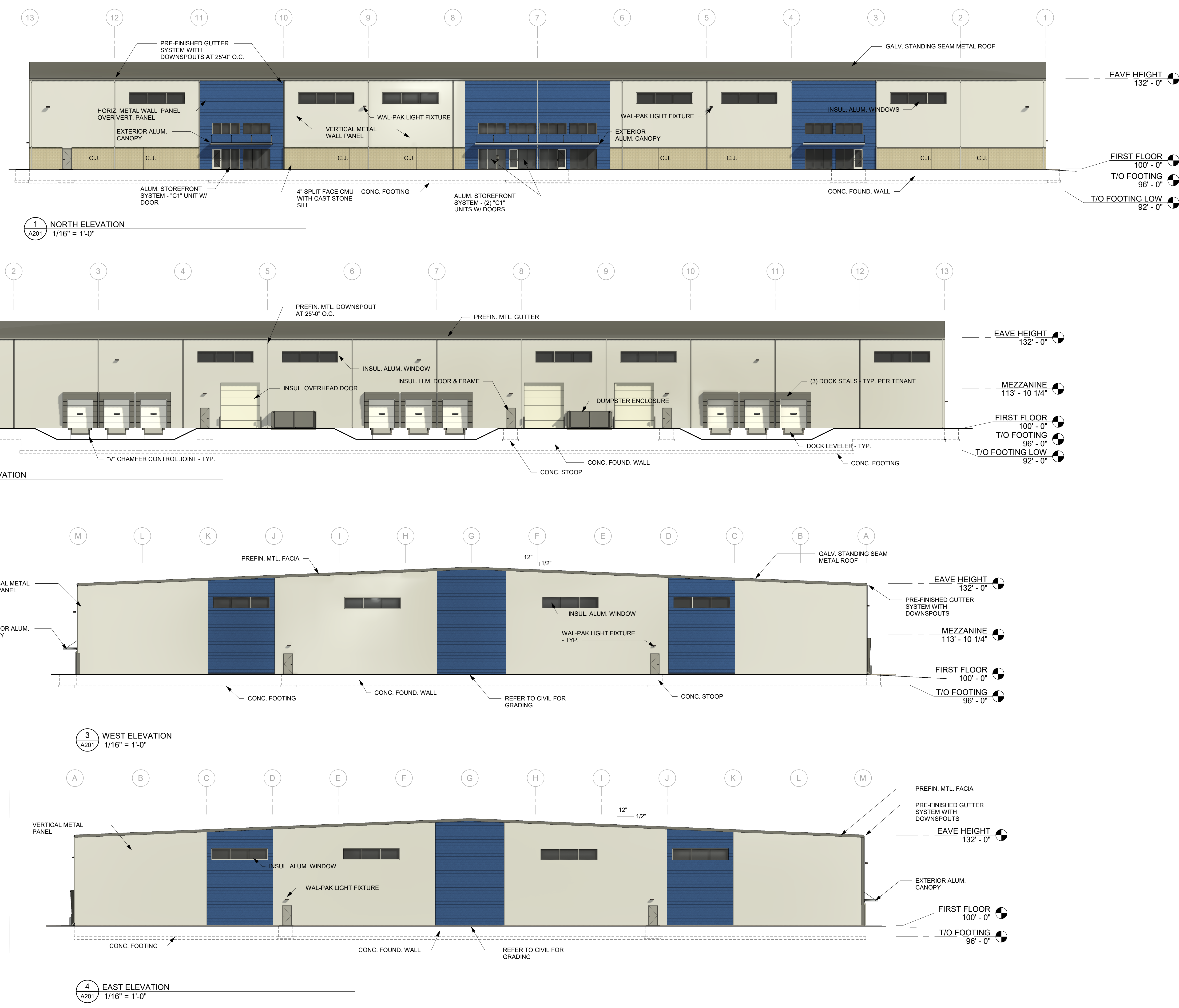
NEW BUILDING FOR:
Sheboygan Southpoint Development, LLC
HORIZON DRIVE, SHEBOYGAN, WI

ISSUED FOR REVIEW: 08/03/22
ISSUED FOR BID: 08/03/22
ISSUED FOR PERMIT: 08/03/22
ISSUED FOR CONSTRUCTION: 00/00/00

ISSUED REVISIONS

DRAWN BY: Designer
PROJECT #: 0474004

A201
SHEET TITLE
EXTERIOR ELEVATIONS



STAMPS

NEW BUILDING FOR:

Sheboygan Southpoint Development,
LLC

HORIZON DRIVE, SHEBOYGAN, WI

ISSUED FOR REVIEW:08/03/22

ISSUED FOR BID:

ISSUED FOR PERMIT:08/03/22

ISSUED FOR CONSTRUCTION:00/00/00

ISSUED REVISIONS		
Revision	Date	Rev. Description

DRAWN BY:Designer

PROJECT #:0474004

3D

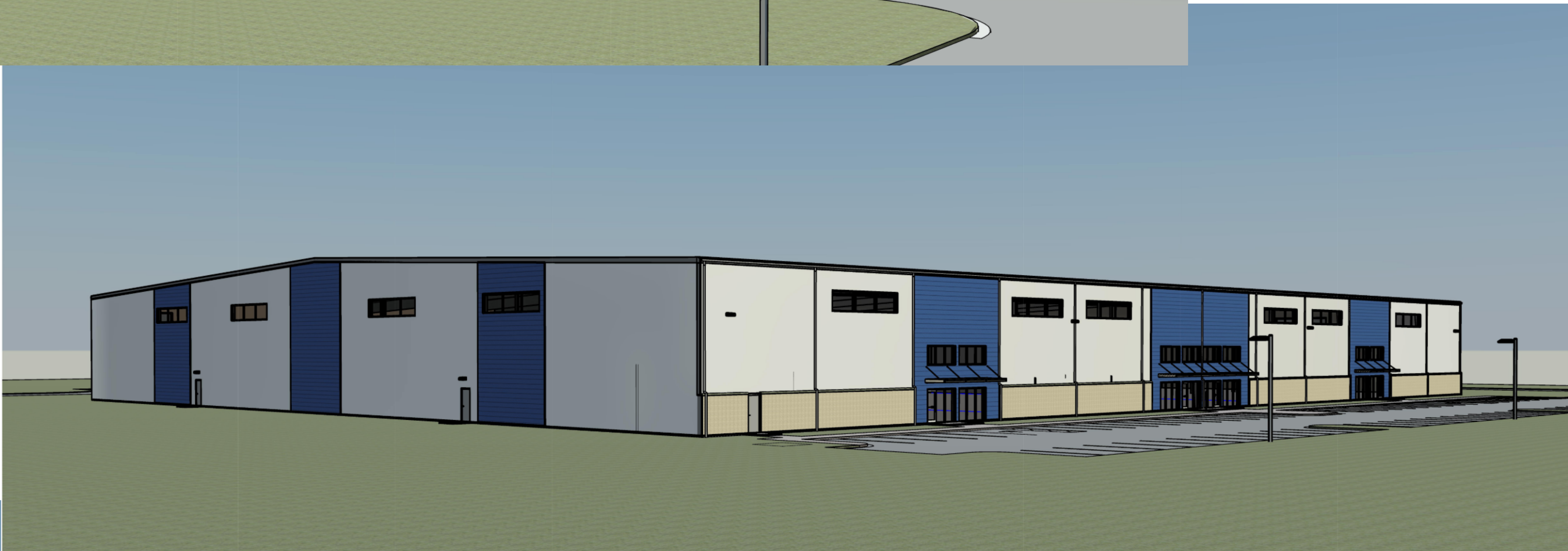
SHEET TITLE

3D VIEWS

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NORTHWEST CORNER

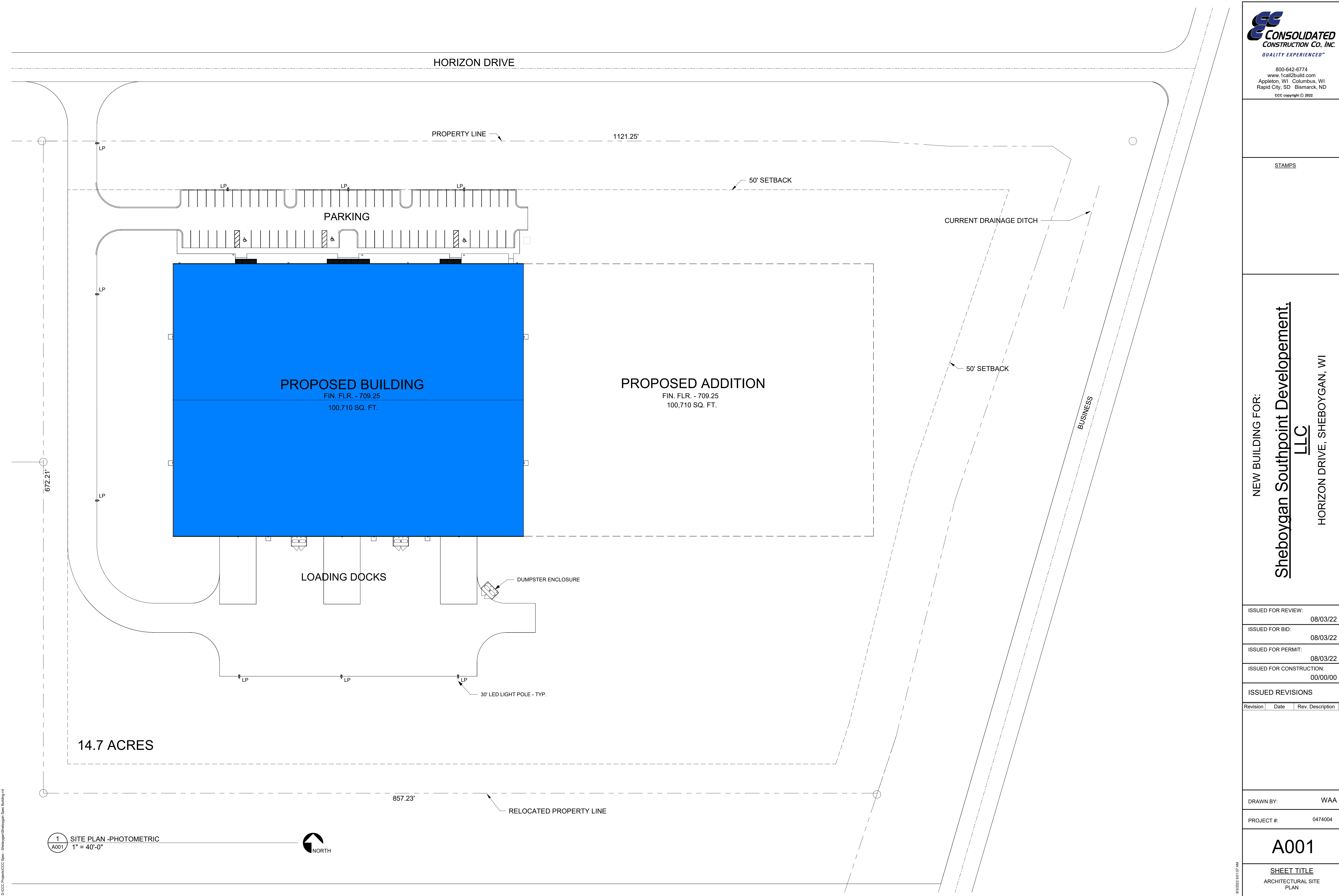


NORTHEAST CORNER



SOUTHEAST CORNER

D:\CCC Projects\CCC Spec - Sheboygan\Sheboygan Spec Building.rvt



CONSOLIDATED
CONSTRUCTION CO. INC.
QUALITY EXPERIENCED™

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Rapid City, SD Bismarck, ND
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STAMPS

NEW BUILDING FOR:

Sheboygan Southpoint Development, LLC

HORIZON DRIVE, SHEBOYGAN, WI

ISSUED FOR REVIEW:	08/03/22
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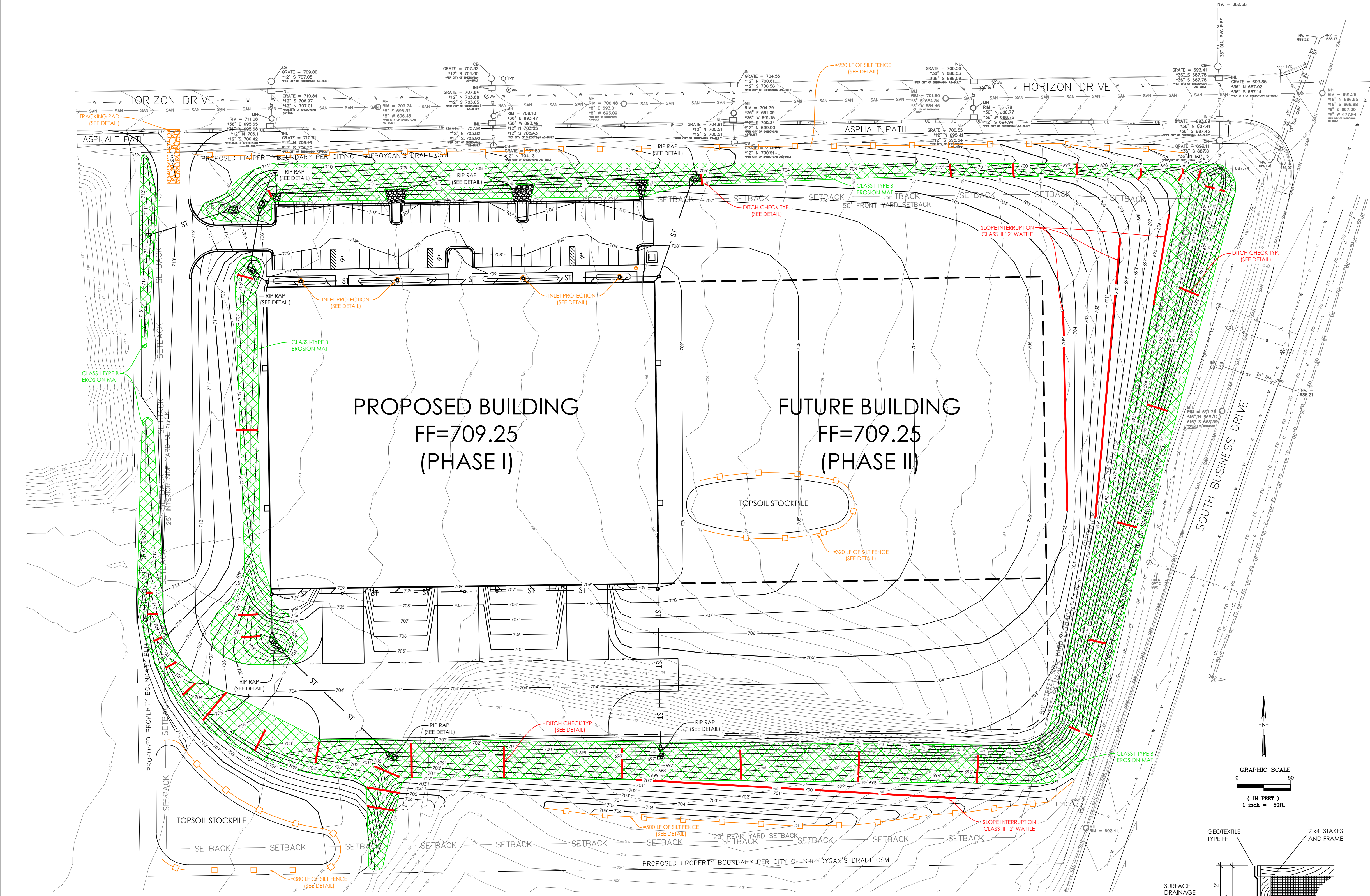
Revision	Date	Rev. Description

DRAWN BY:	WAA
PROJECT #:	0474004

A001

SHEET TITLE
ARCHITECTURAL SITE
PLAN

8/3/2022 9:01:07 AM

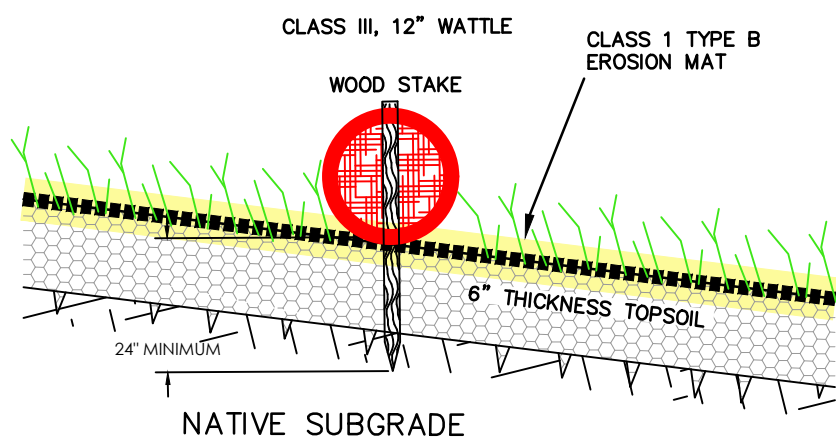


SEQUENCE OF CONSTRUCTION

1. INSTALL EROSION CONTROL METHODS AS SHOWN ON PLAN AND AS REQUIRED BY BMP'S
3. CURB CUTS AND INSTALL WATER AND SANITARY SERVICE CONNECTIONS.
4. CLEAR, GRUB, STRIP AND STOCKPILE TOPSOIL.
5. PERFORM MASS GRADING.
6. INSTALL UNDERGROUND UTILITIES.
7. INSTALL DENSE-GRADED AGGREGATE BASE FOR PAVEMENTS AND CURB, THEN CURB AND PAVE SITE.
8. TOPSOIL TO MEET ALL FINAL GRADES. SEED AND MULCH AND INSTALL LANDSCAPING.
9. DECOMMISSION EROSION CONTROL PRACTICES ONLY AFTER ENTIRE SITE SURFACE IS STABILIZED WITH VEGETATION.

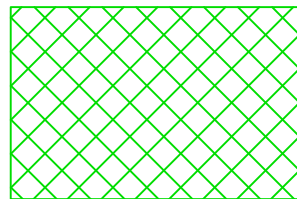
IMPLEMENTATION OF EROSION CONTROL METHODS

1. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE WISCONSIN DNR CONSTRUCTION SITE EROSION AND SEDIMENT CONTROL TECHNICAL STANDARDS, AND THE CITY OF SHEBOYGAN REQUIREMENTS.
2. MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE D.O.T. EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.
3. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL AT A MINIMUM, BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5 INCH OF RAIN OR MORE DURING A 24 HOUR PERIOD. MAINTENANCE SHALL BE COMPLETED AS SOON AS POSSIBLE WITH CONSIDERATION GIVEN TO THE SITE CONDITIONS.
4. ALL SEDIMENT CONTROL MEASURES SHALL BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND BE INSTALLED BEFORE ANY GRADING WORK OR DISTURBANCE OF EXISTING SURFACE MATERIAL.
5. ALL TEMPORARY SOIL EROSION PROTECTION DEVICES SHALL REMAIN IN PLACE UNTIL THE DISTURBED AREAS ARE PERMANENTLY STABILIZED AND NO LONGER SUSCEPTIBLE TO EROSION.
6. STONE TRACKING PADS SHALL BE INSTALLED AT ALL CONSTRUCTION SITE EXITS THAT ARE NOT PAVED DURING CONSTRUCTION. TO PREVENT TRACKING OF SOIL OFF THE SITE, ALL SOIL TRACKED OFF SITE ONTO PAVED SURFACES SHALL BE REMOVED AT THE END OF EACH WORK DAY.
7. OVERLAND SURFACE DRAINAGE SHALL BE PREVENTED FROM LEAVING THE WORK SITE BY INSTALLING EROSION CONTROL DEVICES AS SHOWN ON THE PLANS.
8. IF THERE ARE DISCREPANCIES BETWEEN THESE DETAILS AND THE DNR TECHNICAL STANDARDS FOR SEDIMENT AND EROSION CONTROL, THE MORE RESTRICTIVE REQUIREMENT SHALL BE FOLLOWED.
9. STORM SEWER CATCH BASINS IN NON-PAVEMENT AREAS SHALL BE PROTECTED FROM RUNOFF BY INLET PROTECTION TYPE A UNTIL THE CONTRIBUTING DRAINAGE AREA IS STABILIZED.
10. INLET PROTECTION INSTALLATION AND MAINTENANCE SHALL CONFORM TO DNR TECHNICAL STANDARD 1040.
11. WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN TO PREVENT SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC FROM FALLING INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.
12. TOPSOIL, SEED, AND MULCH ANY NON-PAVED AREA WITHIN 1 WEEK OF COMPLETION OF THE GRADING OPERATION IN THAT AREA.
13. WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED IN THE FABRIC DOES NOT FALL INTO THE STRUCTURE. MATERIAL THAT HAS FALLEN INTO THE STRUCTURE SHALL BE IMMEDIATELY REMOVED.
14. CLASS I - TYPE B EROSION CONTROL MAT SHALL BE PLACED ON ALL DISTURBED SLOPES GREATER THAN 10% AND ON THE BOTTOM OF ALL DRAINAGE DITCHES.
15. ALL TRENCH WATER SHALL BE DISCHARGED INTO A SETTLING BASIN OR FILTERING DEVICE PRIOR TO RELEASE INTO A STORM SEWER OR STREAM.

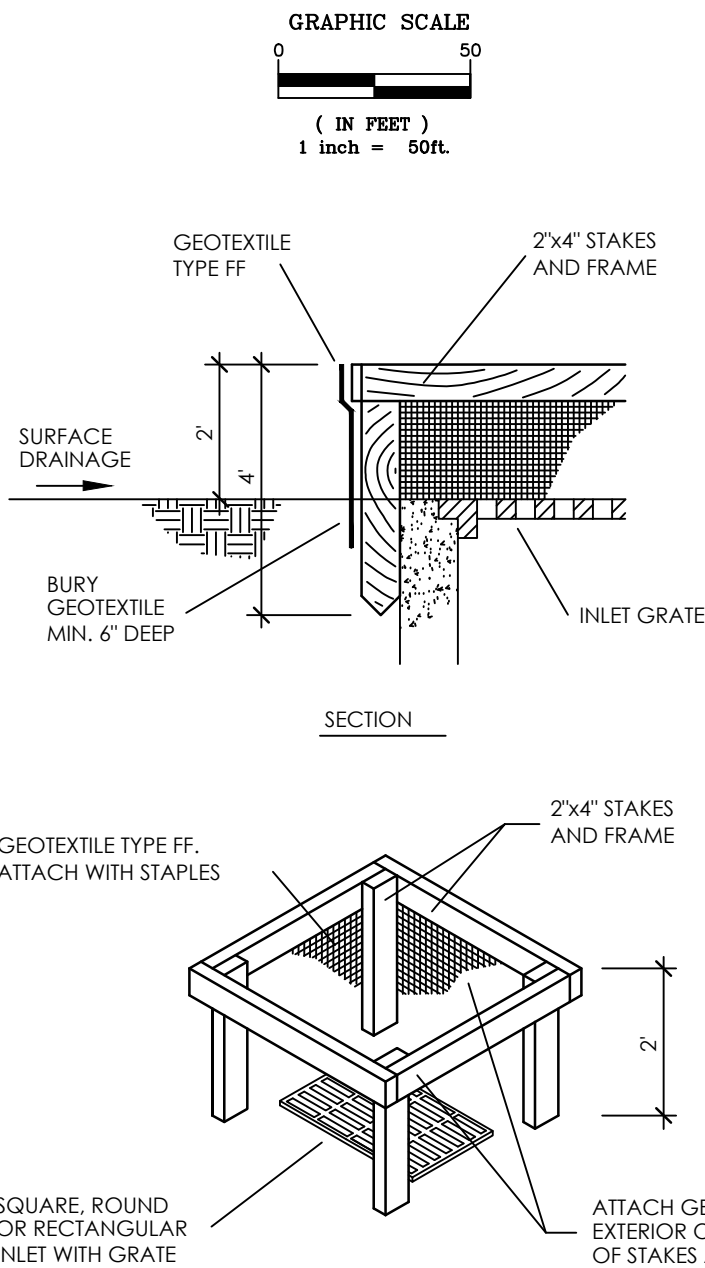


DITCH CHECK AND EROSION CONTROL MAT DETAIL

N.T.S.

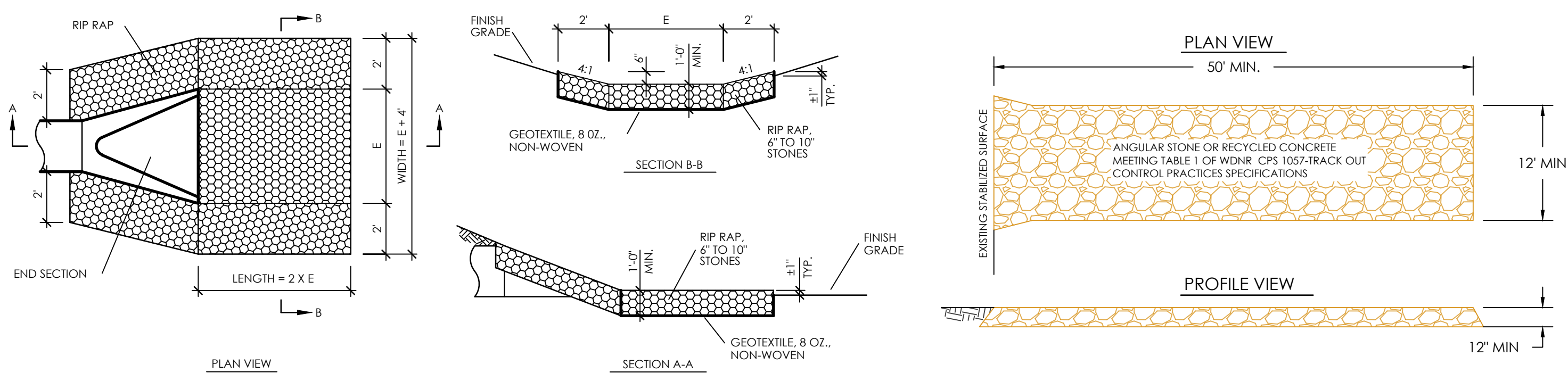


CLASS I - TYPE B
EROSION MAT
≈10,300 SY



INLET PROTECTION, TYPE A

N.T.S.



STONE TRACKING PAD DETAIL

N.T.S.

RIP RAP PLACEMENT AT CULVERT OUTFALL

N.T.S.

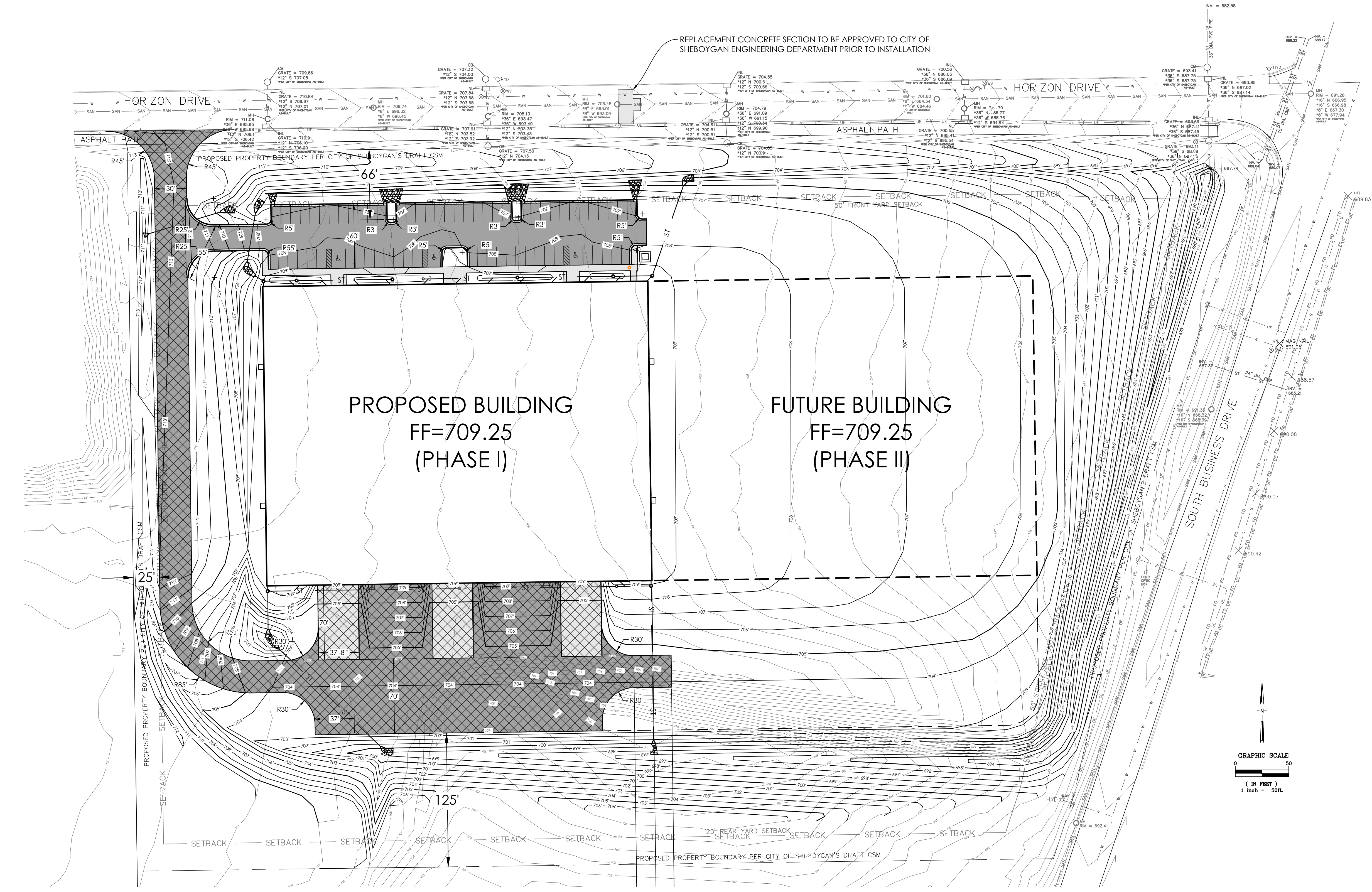
EROSION CONTROL PLAN

NO.	DATE	DESCRIPTION	BY

SCALE	HOR. 1"=50'
VER.	N/A
DATE	8/3/22
JOB	20629-PP
BY	BRW
CK	EAM
SHEET	C3



CALL 811 OR 1-800-242-8511
TDD (FOR HEARING IMPAIRED) 1-800-540-2289
WIS. STATUTE 182.0175 (1974)
REQUIRES MIN. OF 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE
ALL UNDERGROUND UTILITY LOCATIONS SHOWN HEREON ARE BASED
UPON: FIELD SURVEY OF VISIBLE ABOVE GROUND STRUCTURES.
RECORD MAPS OR DIGGERS HOTLINE MARKINGS. THE SURVEYOR
HAS NOT LOCATED THE ACTUAL UNDERGROUND UTILITY. THE EXACT
LOCATION OF ALL UTILITIES MUST BE FIELD LOCATED AND MARKED
PRIOR TO BEGINNING ANY CONSTRUCTION.



	CONCRETE SIDEWALK	≈815 SF		LIGHT DUTY ASPHALT	≈21,123 SF
	CONCRETE DOCK PADS	≈7,916 SF		HEAVY DUTY ASPHALT	≈51,249 SF
	6" CONCRETE CURB	≈730 LF			

ON SITE PARKING TABLE		
PHASE	STALLS PROVIDED	STALLS REQUIRED
1	68	75*
2	68 (PHASE 1) + TBD	UNKNOWN*
* REQUIRED PARKING STALL COUNT IS BASED ON NUMBER OF EMPLOYEES DURING PEAK SHIFT. THE UNITS ARE NOT YET PURCHASED OR RENTED, BUT THE OWNER IS ANTICIPATING UP TO 25 EMPLOYEES FOR EACH TENANT (TOTAL OF 3. EACH PHASE 1 TENANT HAS ON AVERAGE 22 2/3 STALLS).		

GRADING NOTES

- TOPSOIL STRIPPED FROM THE AREAS TO BE GRADED SHALL BE STOCKPILED ON SITE AS SHOWN ON THE EROSION CONTROL PLAN AND SHALL BE USED IN THE FINISH GRADING OF THE AREAS TO BE SEED. AT THE COMPLETION OF GRADING, THE FINISH GRADE IN UNPAVED AREAS SHALL INCLUDE 6" OF TOPSOIL. THE TOPSOIL IS NOT TO BE USED AS FILL. THE REMOVAL OF ANY EXCESS TOPSOIL FROM THE SITE SHALL BE THE CONTRACTOR'S RESPONSIBILITY AND DONE AT THE DIRECTION OF THE OWNER.
- FILL MATERIALS SHALL BE COMPACTED IN 8" LIFTS TO AT LEAST 98% STANDARD PROCTOR (ASTM D698) MAXIMUM DRY DENSITY BELOW DRIVES, PARKING AREAS, RAMPS, CONCRETE PADS, CURBS, AND WALKS.
- IN PAVEMENT AREAS, REMOVE AND REPLACE ANY SOILS THAT HAVE BEEN SOFTENED BY RAINS, FREEZING, CONSTRUCTION EQUIPMENT, ETC. REPLACE WITH COMPACTED CONTROLLED FILL.
- BEFORE PAVEMENT BASE OR ROADWAY BASE COURSE MATERIALS ARE PLACED, THE SUBGRADE SHALL BE PROOF-ROLLED OR INSPECTED BY THE ENGINEER TO LOCATE ANY UNSTABLE AREAS WHICH SHALL BE REMOVED AND REPLACED WITH COMPACTED FILL. COMPACTION TESTS SHALL BE TAKEN WHERE FILL IS PLACED AT THE OWNER'S OPTION AND IF TAKEN, THE OWNER SHALL CARRY THE COSTS OF THESE TESTS.
- PRIOR TO BEGINNING CONSTRUCTION, THE GRADING CONTRACTOR SHALL RELOCATE OR CLEAR, GRUB AND DISPOSE OF, AT THE DIRECTION OF THE OWNER, ALL TREES AND SHRUBS WHICH MAY INTERFERE WITH GRADING AND/OR UTILITY WORK.
- THE GRADING CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING THE EROSION CONTROL DEVICES SHOWN ON THE PLANS TO ENSURE THE INTEGRITY OF THE DESIGN.
- THE GRADING CONTRACTOR IS RESPONSIBLE FOR SEEDING, FERTILIZING AND MULCHING ALL TOPSOILED AREAS WITHIN THE GRADING LIMITS.
- EXISTING ROADWAY IMPROVEMENTS WITHIN STREET RIGHT-OF-WAYS, WHICH ARE DAMAGED DURING CONSTRUCTION, SHALL BE RESTORED TO THEIR ORIGINAL GRADE AND CONDITION.
- UNLESS OTHERWISE SHOWN ON THE PLANS, THE MAXIMUM ALLOWABLE GRADED SLOPE SHALL BE 3:1.
- PROPOSED CONTOURS AND "SPOT" ELEVATIONS SHOWN HEREON INDICATE FINISH GRADE UPON COMPLETION OF THE PROJECT.
- CONTRACTOR SHALL MEET EXISTING GRADE AT THE LIMITS OF THE PROPOSED CONTOURS AS SHOWN ON THESE PLANS.
- GRADING CONTRACTOR SHALL REMOVE ANY EXCESS CUT MATERIAL FROM THE SITE AT THE DIRECTION OF THE OWNER.

ASPHALT PAVEMENT

- PREPARATION OF THE SUBGRADE AND FLEXIBLE PAVEMENTS SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR CONSTRUCTION. GRANULAR BASE COURSE SHALL CONSIST OF CRUSHED STONE CONFORMING TO WDOT 3 1/2" GRADATION, SECTION 305, COMPACTED TO AT LEAST 95% OF THE MODIFIED PROCTOR (ASTM D1557) MAXIMUM DRY DENSITY.
- ASPHALTIC BINDER AND SURFACE COURSES SHALL MEET THE REQUIREMENTS OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR CONSTRUCTION.

PAVEMENT COMPONENTS	HEAVY DUTY	LIGHT DUTY	WIS DOT SPEC.
SURFACE COURSE	1.75"	1.75"	SECTION 460 (±0.44)
BINDER COURSE	2.25"	1.75"	SECTION 460 (±0.44)
BASE COURSE	14"	15.5"	SECTION 305, 1 1/2" CRUSHED STONE (±0.14)

- SEAL ALL JOINTS BETWEEN ASPHALT AND CONCRETE PAVEMENTS.

CONCRETE

- CONCRETE DOCK PADS SHALL BE 8.5" THICK, UNDERLAIN BY AT LEAST 6" OF DENSE GRADED AGGREGATE BASE COURSE COMPACTED TO AT LEAST 95% OF THE MODIFIED PROCTOR (ASTM D1557) MAXIMUM DRY DENSITY.
- CONCRETE SIDEWALKS SHALL BE 4" THICK, UNDERLAIN BY AT LEAST 6" OF DENSE GRADED AGGREGATE BASE COURSE COMPACTED TO AT LEAST 95% OF THE MODIFIED PROCTOR (ASTM D1557) MAXIMUM DRY DENSITY.
- CAST IN PLACE CONCRETE SHALL USE TYPE I PORTLAND CEMENT TO PROVIDE 28 DAY COMPRESSIVE STRENGTH OF AT LEAST 3,500 PSI. USE 1" MAXIMUM AGGREGATE SIZE AND AIR ENTRAINMENT FROM 5% TO 7%. AGGREGATES SHALL CONFORM TO REQUIREMENTS OF ASTM C-33.
- CONCRETE PLACEMENT AND CURING SHALL BE IN ACCORDANCE WITH ACI-304.
- REINFORCING BARS SHALL BE GRADE 60, WITH DETAILING, SUPPORT, AND PLACEMENT IN ACCORDANCE WITH ACI-308 AND ACI-318. WIRE MESH REINFORCEMENT SHALL BE WWF 4X4-W4XW4@12 PLACED MID-HEIGHT IN SECTION.
- A SET OF FOUR TEST CYLINDERS SHALL BE CAST FOR EVERY 50 CY OR FRACTION OF CONCRETE PLACED, WITH NOT LESS THAN ONE SET FOR EACH DATE OF PLACEMENT.
- SAW CUT CRACK CONTROL JOINTS TO 1/4 OF CONCRETE THICKNESS AT A MAXIMUM OF 15' INTERVALS, JET CLEAR WITH COMPRESSED AIR, AND SEAL. INSTALL 1/2" EXPANSION JOINTS AT INTERVALS NO GREATER THAN 100'.

PAVEMENT COMPONENTS	DOCK PADS	SIDEWALK	WIS DOT SPEC.
PORTLAND CEMENT CONCRETE	8.5"	4"	SECTION 415
BASE COURSE	6"	6"	SECTION 305, 1 1/2" CRUSHED STONE (±0.14)
REINFORCING	#4 REBAR @ 16" O.C.	NONE	N/A

MULTI-TENANT WAREHOUSE
CONSOLIDATED CONSTRUCTION
SW CORNER OF S. BUSINESS DRIVE & HORIZON DRIVE
SHEBOYGAN, WI 53081

SCALE
HOR. " = 50'
VER. N/A
DATE
8/3/22
JOB
20629-PP
BY
BRW
CK
EAM
SHEET
C5

5308 S. 12th Street
Sheboygan, WI 53081 • 8099
Phone: (920) 458-6164
Fax: (920) 458-0369
www.stefwimiller.com
MILLER
ENGINEERS
SCIENTISTS
Designing in Harmony with the Environment

DRAFT

LOT 3A
640,332 SQ FT
14.7000 ACRES

HORIZON DRIVE

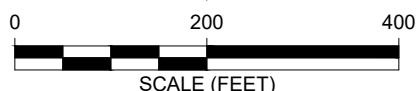
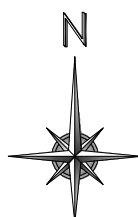
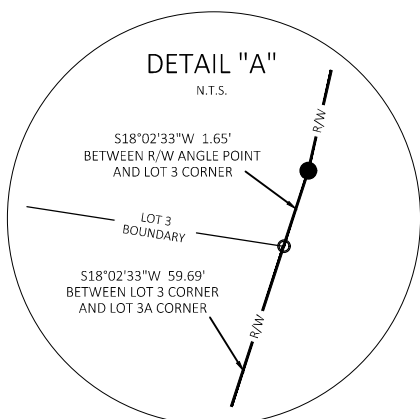
SOUTH BUSINESS DRIVE / CTH "OR"

LINE TABLE

LINE	BEARING	DISTANCE
L1	S86°35'16"E	75.20'
L2	N89°13'05"E	107.48'
L3	S67°05'44"E	7.41'
L4	S43°24'34"E	16.05'

Other Labels:

- SHEBOYGAN WATER UTILITY ELEVATED TANK (114' TALL)
- PART OF LOT 3 CERTIFIED SURVEY MAP VOL 28 PGS 322-330 PIN# 59281470995
- PART OF LOT 3 CERTIFIED SURVEY MAP VOL 28 PGS 322-330
- LOT 3 BOUNDARY
- UNPLATTED LANDS DOCUMENT 2120070 OWNER: CITY OF SHEBOYGAN PIN# 59281471004
- SHEDS
- 2 STORY WOOD FRAME HOUSE
- R/W R/L
- C/L
- P.O.B.
- R/W WIDTH VARIES
- SEE DETAIL "A"
- S12°52'46"W 251.00'
- S18°02'33"W 61.34'
- S17°59'00"W 271.89'
- S17°45'46"W 97.59'
- N89°13'05"E 854.67' (R.A. S89°13'05"W)
- N00°46'55"W 672.21' (R.A. S00°46'55"E)
- 342.21'
- 330.00'



BEARINGS ARE REFERENCED TO
THE NORTH LINE OF LOT 3 OF
CSM VOL 28 - PGS 322-330 RECORDED
AS S89°13'05"W (SHEBOYGAN COUNTY
COORDINATES - NAD83 (1991))



○ 1" IRON PIPE FOUND

● 1" O.D. x 18" (MINIMUM) IRON PIPE
SET, WEIGHING 1.13 LBS PER LINEAL FT

R.A. RECORDED AS BEARING

FLOODPLAIN INFORMATION
 PANELS 55117C0334F & 55117C0353F
 EFF DATE 4/2/2009
 ZONE X (UNSHADED)
 AREAS DETERMINED TO BE OUTSIDE
 THE 0.2% ANNUAL CHANCE FLOODPLAIN

PARENT PARCEL ID
59281470996

City of Sheboygan
Department of Public Works
Engineering Division
2026 New Jersey Avenue
Sheboygan, WI 53081

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MICHAEL P. BORN
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