

**SITE INFORMATION:**

PROPERTY AREA: 127,618 S.F. (2.92 ACRES).

EXISTING ZONING: UR-12

PROPOSED ZONING: UR-12

PROPOSED USE: INDOOR INSTITUTIONAL RECREATION CENTER (CONDITIONAL USE)

SETBACKS: BUILDING: FRONT / STREET SIDE = 20'  
SIDE = 50'  
REAR = 25'

PARKING: FRONT / STREET SIDE = 10'  
SIDE = 5'  
REAR = 5'

MAXIMUM BUILDING HEIGHT ALLOWED: 35'

BUILDING HEIGHT PROVIDED:

MINIMUM LANDSCAPE SURFACE RATIO REQUIRED: 0.250

LANDSCAPE SURFACE RATIO PROVIDED: 0.404

PARKING REQUIRED: 1 SPACE PER 250 SF OF GROSS FLOOR AREA (17,805/250 = 71.22)

**OR**  
1 SPACE PER FOUR PATRONS TO THE MAXIMUM CAPACITY (400/4 = 100)  
(WHICHEVER IS GREATER)

PLUS 1 SPACE PER EMPLOYEE ON THE LARGEST WORK SHIFT = 15

**115 TOTAL SPACES REQUIRED**

PARKING PROVIDED: 120 SPACES (5 HANDICAP SPACES)

HANDICAP SPACES REQUIRED: 5, HANDICAP SPACES PROVIDED: 5



Always a Better Plan

100 Camelot Drive  
Fond du Lac, WI 54935  
920-926-9800  
excelengineer.com

**PROJECT INFORMATION**

PROPOSED BASKETBALL GYM FOR:  
**FLAWLESS HOOPS**  
1227 BELL AVE • SHEBOYGAN, WI 53081

PROFESSIONAL SEAL

**PRELIMINARY DATES**

JAN. 8, 2026  
MAR. 30, 2026

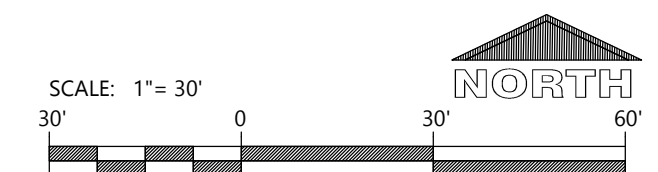
NOT FOR CONSTRUCTION

**JOB NUMBER**

260008200

**SHEET NUMBER**

**C1.1**



CIVIL SITE PLAN