

SINGLE STORY INDOOR
REPAIR SHOP BUILDING
F.F. EL.= () SURVEY DATUM
100'-0" (ARCH. DATUM)

UC-URBAN COMMERCIAL SETBACKS

Building to Front or Street Side Lot Line: 0 feet
Building to Residential Side Lot Line: 25 feet
Building to Residential Rear Lot Line: 25 feet
Building to Nonresidential Side Lot Line: 5 feet or 0 feet on zero lot line side
Building to Nonresidential Rear Lot Line: 10 feet
Minimum Paved Surface Setback: 5 feet from side or rear; 5 feet from street
Minimum Building Separation: 10 feet or 0 feet on zero lot line side
Maximum Building Height: 50 feet (Can exceed 50 feet w/conditional use permit)

2209 SOUTH BUSINESS DRIVE (TAX PARCEL 59281416410) - 14,858 SQ. FT.
EXISTING ASPHALT PAVEMENT (TO BE REMOVED) = 13,003 SQUARE FEET
EXISTING BUILDING FOOTPRINT (TO BE DEMOLISHED) = 1,855 SQUARE FEET
TOTAL PRE-DEVELOPED IMPERVIOUS AREA = 14,858 SQUARE FEET (100-PERCENT LOT COVERAGE)

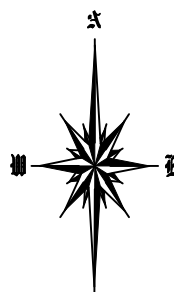
2223 SOUTH BUSINESS DRIVE (TAX PARCEL 59281416420) - 8,875 SQ. FT.
EXISTING ASPHALT PAVEMENT (TO BE REMOVED) = 8,875 SQUARE FEET (100-PERCENT LOT COVERAGE)

TOTAL LOT DEVELOPMENT AREA = 23,733 SQUARE FEET (0.545 AC.)

PROPOSED BUILDING FOOTPRINT = 11,250 SQUARE FEET
PROPOSED PAVEMENT (NORTH AND SOUTH) = 6,398 SQUARE FEET
PROPOSED CONCRETE WALK = 250 SQUARE FEET
TOTAL POST DEVELOPED IMPERVIOUS AREA = 17,898 SQUARE FEET (5,835 SQ. FT. REDUCTION)

SITE PLAN

1"=20'



NEW INDOOR REPAIR SHOP BUILDING
BRET'S TOWING
2223 SOUTH BUSINESS DRIVE
SHEBOYGAN, WISCONSIN

SHEET TITLE
SITE PLAN

DRAWN BY

CHECKED BY

DATE
01/15/2024

PROJECT NO.
2023-34

SHEET NO.

C1.1

Issue Dates
Revision Date

JEB
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NO. REVISIONS