

**AGENDA**  
**CITY OF STURGEON BAY**  
**CITY PLAN COMMISSION**  
Wednesday, June 21, 2017  
6:00 p.m.  
Council Chambers, City Hall  
421 Michigan Street

1. Roll call.
2. Adoption of agenda.
3. Approval of minutes from May 17, 2017.
4. Combined Preliminary/Final Planned Unit Development for 56-unit multiple-family residential development proposed by SC Swiderski, LLC, located at the southwest corner of Sycamore Street and Grant Avenue, portion of parcel #281-12-10021702.

Presentation

Public Hearing

Consideration of: *(Note: In accordance with Section 20.24(5)(c)1.b of the zoning code, a recommendation to Council regarding this item will not be made at this meeting, except by unanimous consent of the members present.)*

5. Conditional use request from Lexington Homes for 14-unit multiple-family residential development (townhomes), located on a vacant parcel immediately east of Grant Avenue/Sycamore Street intersection, parcel #281-66-1227250006.

Presentation

Public Hearing

Consideration of:

6. Combined Preliminary/Final Planned Unit Development for various building additions, including observation tower, for the Door County Maritime Museum 120 N. Madison Avenue.

Presentation

Public hearing

Consideration of: *(Note: In accordance with Section 20.24(5)(c)1.b of the zoning code, a recommendation to Council regarding this item will not be made at this meeting, except by unanimous consent of the members present.)*

7. Consideration of: Zoning code amendment relating to accessory dwelling units.
8. Public comment on Plan Commission related items.
9. Adjourn.

**NOTE: DEVIATION FROM THE AGENDA ORDER SHOWN MAY OCCUR.**

Notice is hereby given that a majority of the Common Council may be present at this meeting to gather information about a subject over which they have decision-making responsibility. If a quorum of the Common Council does attend, this may constitute a meeting of the Common Council and is noticed as such, although the Common Council will not take any formal action at this meeting.

06/16/17  
2:00pm  
TM

Plan Commission Members:

Rick Wiesner – Chair

Jeff Norland

Ron Vandertie

Robert Starr

Mike Gilson

Dennis Statz

Steven Hurley

## CITY PLAN COMMISSION

Wednesday May 17, 2017

A meeting of the City Plan Commission was called to order at 6:09 p.m. by Chairman Rick Weisner in the Council Chambers, City Hall, 421 Michigan Street.

**Roll Call:** Members Ron Vandertie, Mike Gilson, Robert Starr, Rick Weisner, Steven Hurley, and Dennis Statz were present. Jeff Norland was excused. Also present were Alderpersons Catarozoli and Hauser, City Administrator Van Lieshout, Community Development Director Olejniczak, and Planner/ Zoning Administrator Kernosky.

**Adoption of the Agenda:** Moved by Starr, seconded by Statz to adopt the following agenda:

1. Roll call.
2. Adoption of agenda.
3. Approval of minutes from April 19, 2017.
4. Amendment to floodplain zoning district boundary for property owned by Stephan and Barbara Pfeifer, located at 608 E. Walnut Drive, parcel #281-40-95006900.
5. Conditional use request from Whitetails Unlimited for 13,863 square foot warehouse and office addition, located at 2100 Michigan Street, parcel #281-68-04001501A.
6. Conditional use request from Doneff Land Company for 2 two-family dwellings, located on a vacant parcel on the west side of N. 9th Court, parcel #281-62-17000105B.
7. Consideration of: Conceptual Planned Unit Development requested by the Door County Maritime Museum for various building additions, including observation tower, located at 120 N. Madison Avenue.
8. Consideration of: Zoning code amendment to allow accessory dwelling units.
9. Public comment on Plan Commission related items.
10. Adjourn.

**Approval of minutes from April 19, 2017:** Moved by Hurley, seconded by Starr to approve the Plan Commission minutes from April 19, 2017. All ayes. Carried.

**Amendment to floodplain zoning district boundary for property owned by Stephan and Barbara Pfeifer, located at 608 E Walnut Drive, parcel #281-40-95006900:**

**Presentation:** Olejniczak explained that this request was similar to a prior request made by Nancy Schopf and Fred Bowen. Stephan and Barbara Pfeifer built their home to the standards of the floodplain zoning code, then hired a surveyor to verify that their home is no longer in the floodplain. FEMA has reviewed and approved the Letter of Map Revision, but under the City's ordinance the Plan Commission and council need to

amend our floodplain zoning district boundary to officially remove the subject land from the floodplain.

Stephan Pfeifer, 608 E Walnut Drive, explained that he has submitted all of the documentation and briefly discussed the request.

**Public Hearing:** Weisner opened the public hearing at 6:12 p.m.

Chris Kellems, 120 Alabama Street, stated she was in favor of the request, though the City should approve it for consistency.

Kernosky stated that no correspondence was received on this matter.

Weisner declared the public hearing closed at 6:14 p.m.

**Consideration:** With no further discussion, moved by Starr seconded by Gilson to recommend to Council to amend the floodplain zoning district boundary as presented. All ayes, carried.

**Conditional Use request from Whitetails Unlimited for a 13,863 square foot warehouse and office addition, located at 2100 Michigan Street, parcel #281-68-04001501A:**

**Presentation:** Kernosky stated that a conditional use permit was submitted to the City from Whitetails Unlimited. Whitetails Unlimited intends to construct a 13,863 square foot addition to their existing headquarters. Because this property is zoned Conservation, and because Whitetails Unlimited is expanding their conditional use, it's appropriate for this body to review another conditional use permit. Staff is recommending approval with conditions provided on the staff report.

Steve Corrigan, general contractor for Whitetails Unlimited, stated that Whitetails Unlimited is experiencing tremendous growth in their youth programs and needs the larger space. He also addressed the concerns over the property being in Flood Zone A (Big Creek Flood Zone) and that they are in the process of verifying that the property is no longer in Flood Zone A.

**Public Hearing:** Weisner opened the public hearing at 6:19 p.m. No one spoke during the public hearing.

Kernosky stated that no correspondence was received on this matter.

Weisner declared the public hearing closed at 6:20 p.m.

**Consideration:** With no discussion, it was moved by Starr, seconded by Statz to approve the conditional use permit with the following conditions:

- 1) The land located within 35 feet of Big Creek shall be maintained with natural vegetation.
- 2) Exterior lighting shall utilize fixtures whose hood, lens, or combinations thereof allow no direct beams of light from the fixture to be seen from off the property or to be cast skyward.
- 3) Approval of stormwater management plan by City Engineer.
- 4) Removal from the floodplain by FEMA or compliance with the floodplain zoning code.

All ayes, carried.

**Conditional Use request from Doneff Land Company for 2 two-family dwellings, located on a vacant parcel on the west side of N 9<sup>th</sup> Court, parcel # 281-62-17000105B:**

**Presentation:** Kernosky stated that a conditional use permit was submitted to the City from Doneff Land Company to construct 2 two-family dwellings on a vacant parcel. He stated that last July Doneff rezoned the property from R-2 to R-4 with the intention to construct 10 townhouse units. That project has since been abandoned and Doneff has resubmitted a lower density project.

Sarah Bonovich with Doneff Land Company stated that the originally proposed 10 unit project had come in over budget. The new proposed 2-family dwellings would be roughly 3,800 square feet in size with each side including two bedrooms, two bathrooms, and a two car garage. She also stated that they would like to put screening along the west and north property lines.

Starr questioned whether or not the property would be part of Big Hill Regency House, Bonovich responded that this project would have no age restrictions.

**Public Hearing:** Weisner opened the public hearing at 6:25 p.m.

Christy Weber, 311 Pennsylvania Street, stated that this type of housing is needed and that this is a nice site for this project.

Chris Kellems, 120 Alabama Street, stated that this was a better use of the property because it was a lower density. She encouraged Doneff Land Company to consider sustainable practices when they build the project.

Diane Konrad, 846 Georgia Street, stated that she was not opposed to the four unit project, but expressed concerns about the potential of expanding the two-family homes in the future. She also stated that she appreciated the idea of screening. She asked how garbage collection would be handled.

Kernosky stated that no correspondence was received on this matter.

Weisner declared the public hearing closed at 6:29 p.m.

**Consideration:** The members briefly discussed municipal garbage collection. Moved by Gilson, seconded by Hurley to approve the conditional use with the following conditions:

- 1) Proposed lots must be created via Certified Survey Map and approved under the City of Sturgeon Bay Subdivision Code.
- 2) Any improvements within N 9<sup>th</sup> Court right-of-way are the responsibility of the developer to construct and maintain.
- 3) Exterior lighting shall be downward directed and night sky friendly.

All ayes, carried.

**Conceptual Planned Unit Development request by the Door County Maritime Museum for Various building additions, including the observation tower, located at 120 N Madison Avenue:**

Olejniczak stated that this project has been around for a while, and that five years ago the DCMM received a PUD approval for the addition and tower. That PUD has since expired, and the DCMM decided to start the PUD process over. He added that the DCMM has requested that the PUD be allowed to follow the combined preliminary and final PUD process, and that the Plan Commission will need to vote on that at this meeting.

Ben Schenkelberg, the architect for this project, stated that the request was for the tower and east addition, and that the canopy, boat building, and float storage was for future additions. Olejniczak asked for clarification from Schenkelberg regarding the request, questioning whether or not the boat building and float storage, along with the canopy was part of this PUD. Schenkelberg stated that only the tower and east addition was a part of this PUD.

Weisner permitted public comment up to three minutes per speaker.

Hans Christian, 330 N 3<sup>rd</sup> Avenue, stated that he is not in favor of the tower and that the \$4 million to construct it should be used for the granary, not for a new tower. He questioned the financial security of the DCMM.

Bill Harder, 4871 Harder Hill Road, President of the DCMM, stated they wanted this structure to be an iconic addition to Door County that will provide education and exhibits on Door County's strong shipbuilding heritage.

Amy Paul, 5350 Cty Hwy T, Executive Director of the DCMM, stated that the DCMM is a not for profit organization that is looking to expand their educational programs for visitors. They are looking to keep visitors in Sturgeon Bay with this project by showing them a view of our working waterfront.

Chris Kellems, 120 Alabama Street, stated that she likes the idea of the tower, but thought it was too tall.

Terry Connelly, 8862 Cana Cove Road, Vice-President of the DCMM, stated that the project is intended to create a destination and become an iconic structure. It will also offer new exhibit space. It will make a bright future for the Museum because of the increased program space and destination feature.

Aldersperson Kelly Catarozoli, 344 N 3<sup>rd</sup> Avenue, stated that this project is on filled lakebed and needs to receive a lease from the State in order to build, and that she will be pushing for that. He also felt the tower portion could be shorter.

Christy Weber, 311 Pennsylvania Street, stated that the tower will block access to the waterfront where it is proposed and should be put back where the previous plan had it. She stated that the DCMM should spend the money for the new tower on the existing granary. She also felt the City should consider signage restrictions so that there aren't bright neon signs at the top of the tower and urged any Plan Commissioner who is a member of the Museum's board of directors to abstain from voting.

Dave Shannock, 510 E Vine Court, stated that this project will give the DCMM a boost in visitors, and reminded the Commission that this is being paid for from private donations.

After the public made their comments, the Commission considered the proposed concept PUD.

Gilson stated that while he is a member of the Museum board, he doesn't have a conflict of interest.

Weisner questioned Olejniczak on what the next step was. Olejniczak stated that the body can ask questions or provide unofficial direction at this time. They need to vote whether to follow the combined preliminary/final PUD review process. Olejniczak stated that the proposed PUD would have to address setback and the height limitations since the proposal encroaches on the normal 5-foot setback and exceeds the 45-foot building height limit.

Starr stated that it is not the Plan Commission's job to decide how the DCMM spends their money. If the people who want the DCMM to utilize the granary, they need to reach out to the DCMM's board of directors. The Plan Commission is not responsible to facilitate this.

Statz stated that this board approved the relocation of the tower at a previous meeting. He likes the location at the corner of the museum because it is further from the grain elevator.

Olejniczak stated that signage and lighting conditions can be part of the PUD ordinance.

Moved by Starr, seconded by Gilson to follow the combined preliminary and final PUD process.

Hurley asked if this would need to be reviewed by the Aesthetic Design and Site Plan Review Board. Kernosky stated yes.

All ayes, carried.

**Zoning code amendment to allow accessory dwelling units:** Kernosky stated that this amendment has been coming from staff to the Plan Commission over the last several months. He reported that at the direction of the Plan Commission, staff reached out to Traverse City, MI to discuss their code. Traverse City has been very successful in their implementation of ADU's, but has found that many of them are not being used for short or long-term rentals, but a place for family when they come to visit.

Kernosky also explained the changes to the proposed code based upon input from the members at their last meeting. These included an increase in the minimum lot size requirement to 7,000 square feet, amended language regarding the minimum rental period to be 30 days or one month, and allowing the ADU's within a detached structure to follow the accessory structure setback requirements.

Starr questioned whether or not Traverse City uses permits. Kernosky stated that an ADU is a permitted use, but the City only allows 10 per year and that it is a first come first serve basis. The members briefly discussed the conditional use process that is currently within the draft ordinance for Sturgeon Bay.

Statz mentioned that most of the ADU's in Traverse City were units above detached garages and he wondered if a frost protected foundation was required. Staff was unsure and offered to check with Traverse City staff.

Weisner permitted public comment up to three minutes per speaker. The following spoke:

Hans Christian, 330 N 3<sup>rd</sup> Avenue, stated he likes the idea and that it will help address affordable housing needs. He didn't think a cap on the number of ADU's should be used.

Christy Weber, 311 Pennsylvania Street, stated that it is cheaper to convert a garage or carriage house than it is to build new. She stated that there is a need for seasonal housing, and that these could be built for just seasonal workers.

Chris Kellems, 120 Alabama Street, stated that large building supply companies have pre-fabricated kits for garages with living quarters above. In California, many of these are small studio apartments that are rented to college students. She supports the idea.

Motioned by Starr, seconded by Gilson to begin the formal amendment process for ADU's.

Weisner asked if the City Building Inspector would be able to discuss building code requirements. Olejniczak stated that the Inspector also inspects properties elsewhere in Door County, so he would have a good idea of what is needed based upon Door County's allowance of ADU's.

Statz questioned the existing accessory structure code and wondered if we are restricting potential ADU's by not allowing them to build on the second story of a garage? Could it be written so that the ADU square footage isn't used against the 1,000 square foot restriction in our current code? Olejniczak stated that we could rewrite the proposed ordinance to reflect these changes. It was noted that Traverse City provides additional floor area in its code.

Weisner stated that he liked the way it was written now.

Starr/Gilson withdrew their motion. The consensus of the Commission was for staff to look into the issues raised and bring the item back to the next meeting.

**Public Comment on Plan Commission Items:** The following people spoke:

Christy Weber, 311 Pennsylvania Street, stated she liked how Traverse City handles the accessory building size requirements. It prevents people from building out of scale.

Hans Christian, 330 N 3<sup>rd</sup> Avenue, stated that the code should consider Traverse City's up to 65% of the floor area of the principal dwelling, but with a cap to prevent very large accessory buildings where the principal building is very large.

Chris Kellems, 120 Alabama Street, questioned whether or not balconies would be a part of the floor area totals.

Olejniczak stated that this was Kernosky's last Plan Commission meeting with the City of Sturgeon Bay and that he wanted to publically thank him for this time here.

Motioned by Starr, seconded by Statz to adjourn. All ayes, carried.

The meeting adjourned at 7:36 p.m.

Submitted by,  
Ryan Kernosky, Planner/ Zoning Administrator



**Staff Report**  
**Combined Preliminary/Final PUD**  
**56 Unit Apartment Complex for SC Swiderski**

**Proposal:** S.S. Swiderski petitions for approval of a Planned Unit Development (PUD) for 56 apartments units within two 12-unit buildings and two 16-unit buildings. The project also involves detached garage buildings. The units are proposed to be market rate apartments. The subject site is 5 acres located at the southwest corner of Grant Avenue and Sycamore Street. The site is currently owned by the City of Sturgeon Bay but SC Swiderski has an approved purchase agreement for the property subject to approval of the project by the City.

The PUD is required because the project exceeds the underlying density and other standards of the R-3 district and also because the City requires a PUD for any multiple-family housing project that has 25 or more units on a single parcel. The preliminary review phase of the PUD process involves a public hearing before the Plan Commission followed by a recommendation to Council. The formal decision by the Council would then follow. If the preliminary PUD is approved, the proposed PUD still must undergo final review and approval.

**Existing Conditions:** The current site is a vacant field. Drainage is generally toward the northwest. There are no waterways or other natural features on the site. Surrounding land uses include the Harbor Winds apartments to the north and vacant property to the east, south, and west. It is noted, however, that another multiple-family residential development, consisting of 14 townhomes, is currently proposed for the land to the east.

In terms of existing zoning classification, the subject parcel is zoned General Commercial (C-1). There also is C-1 zoning to the south and east. The existing apartments to the north are zoned R-4 Multiple-Family Residential. The land to the west is unzoned property within the Town of Nasewaupee.

**Comprehensive Plan:** The Long-Range Land-Use Plan Map of the Sturgeon Bay Comprehensive Plan recommends this subject area for commercial or mixed residential use. This is an area where either commercial development or residential development would be appropriate or an area where multiple-family residential dwellings can be mixed into commercial developments. There are no specific recommendations pertaining to the subject site. The project is consistent with the Comprehensive Plan.

**Site Plan and Design Considerations:** The following is a summary of the major site and design issues:

Building layout: The proposal is for the two 12-unit buildings to be oriented east-west in the eastern half of the site and the two 16-unit buildings to be oriented north-south in the western half. There would be a double loaded detached garage building located between each set of apartment buildings in the same orientation. All buildings comply with the minimum setbacks of the zoning code. The building layout is efficient and it generally minimizes the garages from dominating the streetscape.

Driveway access: There are two access points for the site, a driveway from Grant Avenue and one from Sycamore Street. The driveways locations are good and will not conflict with existing and proposed driveways across the streets. Both driveways flare out where they meet the street and exceed the usual maximum 35-foot width. The design will need to be adjusted prior to issuance of the driveway permit unless the wider width is approved as part of the PUD.

Density: The density of units is 11.2 units per acre, which is less than the maximum 12.4 units per acre typically allowed under the zoning code. It is similar in density to other recently developed apartment projects in Sturgeon Bay.

Building Design: All apartment buildings are two-story with pitched roofs. There are recesses and bump-outs to break up the length of the walls. The exterior consists of a face brick veneer wainscoting with vinyl siding in multiple colors. There also are shakes proposed for a portion of the walls and in the peaks of the roof. The buildings comply with the general design standards of the code.

There are two garage buildings. There are double loaded with 40 stalls in the larger building and 24 in the smaller building. Architectural plans for the garages were not submitted. The submitted narrative states that the garages will have shakes installed on the roof peaks at the ends, and brick along the bottom, similar to the apartment buildings.

It is noted that the Aesthetic Design and Site Plan Review Board must approve the project and their meeting is scheduled for June 26<sup>th</sup>.

Mix of Units: The proposal includes 16 one-bedroom units, 24 two-bedroom units, and 16 three-bedroom units. The 12-unit buildings each contain 4 two-bedroom and 8 three-bedroom units. The 16-unit buildings each contain 8 one-bedroom and 8 two-bedroom units.

Parking: There are 64 garage stalls and 74 outdoor parking spaces. The total of 138 is more than the 98 required under the zoning code. The design of the spaces complies with the zoning code and the parking is convenient to the residents.

Pedestrian Access: Sidewalks are proposed that lead from the parking areas and encircle the building to provide convenient pedestrian access to the unit entrances. In addition, a sidewalk is proposed along Grant Avenue. No sidewalk is proposed along Sycamore Street, but a sidewalk already exists on the north side that street. Because Grant Avenue is planned to eventually be a through street and leads to commercial uses to the south, it is appropriate for a sidewalk.

Traffic: A transportation impact analysis has not been required for this project. Typically a TIA is needed for residential projects exceeding 100 units. The project site currently has one access point, which is Grant Avenue at the intersection with Highway 42/57, which currently is uncontrolled. Based upon discussion with the DOT access management staff, the increase in traffic from this development will not trigger the need for upgrades to that intersection, such as signals or a roundabout.

Utilities: The development will be served by existing municipal utilities. The developer proposes to extend sanitary sewer and water mains from Sycamore Street through the center of the site to the south end. Building laterals extend from these new mains. Sturgeon Bay Utilities has reviewed the plan and there are no significant issues with it. A 30-foot easement is needed for the mains extending down the center and DNR approval of the water is required. There are some minor adjustments to the plan needed to ensure proper separation for the mains. SBU comments have been forwarded to the developer and will be addressed during permitting.

Stormwater Management: The total impervious surface of the site is 186,896 square feet, which is 66.3% of the site area. This complies with the maximum 70% impervious surface ratio that Sturgeon Bay uses. An engineering plan was submitted by POB, consultant for the project. Two detention areas are planned in the northwest and northeast corners. Both are wet ponds, which provide the greater level of sediment and pollutant reduction. After treatment the runoff from the ponds will flow into the City's storm sewer system.

The plan is still being reviewed by the City Engineer and will require final approval. But the calculations show that the stormwater facilities will meet the requirements for sediment reduction and peak discharge

reduction.

Landscaping: A landscaping plan was submitted. The proposed street trees are a combination of Skyline Honeylocust, Sienna Glen Maple, and Kentucky Coffee Tree species. These have been approved by the City Forester.

Regarding the parking lot landscaping, the code requires 5% of the parking area to be landscaped and canopy trees to be planted within 10 feet of the parking area. For the Swiderski plan there essentially are 4 separate parking, one by each building. They have a single tier of spaces, which makes it more difficult to do interior landscaping.

For the areas next to the 12-unit buildings, there are landscaped areas with honeylocust trees at the ends of the parking rows. There also is a large area at the west end of the garage building with a tree that helps to “soften” the asphalt area. Staff does not have any landscaping concerns for those two areas.

For the parking areas next to the 16-unit buildings, there are landscaped areas at the ends of the easterly parking area and at the north end of the westerly lot, but there is a dumpster area at the south end of the westerly area. There should be a minimum of 3 trees for each area. As a planned unit development, there is flexibility and the City can approve the specific landscaping plan as presented. However, suggestion for improving the parking lot landscaping include adding a landscaped area with tree at the north end of the large garage building (similar to the other garage, other smaller in area); adding a tree to the space between the dumpster and sidewalk; and possibly adding a landscaped bump-out at the midpoint of the parking row.

Regarding the rest of the landscaping, shrubbery is proposed around the building foundations and spruce trees are located along the south line. The spruce trees will help to buffer the potential commercial use to the south. Staff has no concerns regarding the building landscaping or the spruce trees.

Signage: A monument sign is proposed near the Grant Avenue entrance. The location meets the required setback. The design of the sign has not been submitted. It will need to comply with the design criteria of the sign code. Assuming the applicant is not seeking to vary the requirements, the sign can be reviewed at a later date.

Lighting: A lighting plan has not been submitted, but a picture of the lighting fixture for the outside of the building was submitted. It is a downward directed light with LED bulb. The Plan Commission can require a detailed lighting plan if desired or it can add conditions regarding lighting fixtures if desired or it can leave the lighting issue to the Aesthetic Design and Site Plan Review Board.

Miscellaneous: A central recreational area is proposed. This is supported since there isn't a public park in the vicinity. The facilities will include play equipment, picnic table and grill.

A central mail kiosk is proposed off of Grant Avenue with location to be coordinated with the post office.

There are two dumpster locations. Both are on concrete pads near the south edge of the project. They will be enclosed by cedar fencing. They generally will not be visible from the streets.

**PUD Review Criteria:** In general, the zoning ordinance directs the Plan Commission and Council to consider whether the proposed development is consistent with the spirit and intent of the zoning code, has been prepared with competent professional guidance, and produces benefits to the City compared with conventional developments. In addition, there are nine specific review criteria listed in the PUD section of the code. The development appears to comply with all specific regulations of the zoning code (except

the minor parking lot landscaping issue noted above) and the PUD is needed mainly because of the number of units in the development. Staff is satisfied that the project meets the basic criteria for Planned Unit Developments.

**Public Hearing:** The required public hearing is scheduled for June 21<sup>st</sup>. The Plan Commission will need to consider any testimony that is received.

**Fiscal Impact:** Most of the public improvements exist and are already being maintained by the City. The developer is responsible for the remaining improvements such as the water/sewer mains being extended through the center of the site and the sidewalk (if required), but the City has agreed to install the street lights at City expense. A final cost for the street lights is not known but the preliminary estimate was around \$3,000. The development is expected to have a taxable value of approximately \$2.8 Million. This would generate about \$23,500 in annual property tax revenue. The project will also provide a one-time payment of \$16,800 for the park and playground fee to help fund the City's recreation facilities and programming.

**Recommendation:** The proposed plans for the development are well done and the apartments address an identified need for the city. Staff recommends approval based upon the submitted plans, with the following provisions and conditions:

1. Providing a 30-foot utility easement for the sewer and water mains.
2. Narrowing the driveway aprons to comply with the City code for driveways.
3. Sidewalk is required along Grant Avenue.
4. Landscaping plan shall be revised to include another tree near the southwest dumpster and a landscaped area at the north end of the 40-stall garage building.
5. Approval by the Aesthetic Design and Site Plan Review Board.
6. Final approval of the stormwater management plan by the City Engineer.

Prepared by: Martin Olejniczak  
Martin Olejniczak  
Community Development Director

6-16-17  
Date

Reviewed by: Chad Shefchik  
Chad Shefchik  
City Engineer

6-16-17  
Date

Reviewed by: \_\_\_\_\_  
\_\_\_\_\_  
City Administrator

\_\_\_\_\_  
Date

# CITY OF STURGEON BAY PLANNED UNIT DEVELOPMENT APPLICATION

Date Received:	6-6-17
Fee Paid \$	450. + 50. sign/dep.
Received By:	CN

Application For: Conceptual  Preliminary  Final  Combined Preliminary/Final   
 Note: There are different requirements for each of the above processes. A separate application is required for each.

NAME OF PROPOSED PLANNED UNIT DEVELOPMENT: _____		
	APPLICANT/AGENT	LEGAL PROPERTY OWNER
Name	Fay Harder or Jacqui Miller	City of Sturgeon Bay
Company	SC Swiderski, LLC	
Street Address	401 Ranger St	421 Michigan St
City/State/Zip	Mosinee, WI 54455	Sturgeon Bay, WI 54235
Daytime Telephone No.	715-693-9522	920-745-2910
Fax No.	715-693-9523	920-746-2905
STREET ADDRESS(es) OF SUBJECT PROPERTY: Location if not assigned a common address: <u>Grant Ave and Sycamore St</u>		
TAX PARCEL NUMBER(s): <u>Northern 5 acres of 281-66-12003301</u>		
AREA OF SUBJECT PROPERTY AND NO. OF LOTS: <u>Southwest corner of Grant Ave and Sycamore St, one lot</u>		
CURRENT ZONING CLASSIFICATION: <u>C-1</u>		
CURRENT USE AND IMPROVEMENTS: <u>vacant land</u>		
COMPREHENSIVE PLAN DESIGNATION OF SUBJECT PROPERTY: <u>commercial or mixed residential</u>		
WOULD APPROVAL OF THE PROPOSED PLANNED UNIT DEVELOPMENT CONFORM WITH THE COMPREHENSIVE PLAN? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Explain: _____		

PLEASE IDENTIFY SPECIFIC PROPOSED LAND USES. USES MUST IDENTIFY AND CORRESPOND TO A PARTICULAR LOT, LOCATION, BUILDING, ETC.

Proposed use: Planned Unit Development - 56 multifamily units,  
4 buildings of apartment homes and detached garages

CURRENT USE AND ZONING OF ADJACENT SURROUNDING PROPERTIES:

North: multifamily, existing apartments  
South: commercial, vacant land  
East: recreational  
West: agricultural

COMPREHENSIVE PLAN DESIGNATION OF ADJACENT SURROUNDING LAND USES:

North: multifamily  
South: commercial or mixed residential  
East: open space / recreational  
West: agricultural

IS ANY VARIANCE FROM COMPREHENSIVE PLAN, SUBDIVISION ORDINANCE, OR ZONING ORDINANCE BEING REQUESTED? If yes, describe:

Current zoning is commercial, requesting PUD approval

HAVE THERE BEEN ANY VARIANCES, CONDITIONAL USE PERMITS, ETC. GRANTED PREVIOUSLY FOR THIS PROPERTY? no IF YES, EXPLAIN:

Attach an 11" X 17" detailed site plan (if site plan is larger than 8-1/2" x 11", also include 20 copies folded to 8-1/2" X 11"), full legal description (preferably on disk), location map with site boundaries marked, proof of ownership, and Agreement for Reimbursement of expenses. Site or plot plan shall include dimensions of property, structures, building elevations, proposed site improvements, signature of person who drew plan, etc.

Property Owner (Print Name)

JACQUI MILLER  
Applicant/Agent (Print Name)

Signature

Signature

Date

5/30/17

Date

I, Jacqui Miller, have attended a review meeting with at least one member of staff and understand that I am responsible for sign placement and following all stages listed on the check list in regard to the applicant.

4/19/17  
Date of review meeting

Applicant Signature

Staff Signature

## PUBLIC HEARING NOTICE

The City of Sturgeon Bay Plan Commission will conduct a public hearing in the Council Chambers, 421 Michigan Street, Sturgeon Bay, Wisconsin on Wednesday, June 21, 2017, at 7:00 p.m. or shortly thereafter, regarding a petition from SC Swiderski, LLC to change the zoning classification of the northerly 5 acres of tax parcel #281-66-12003301 from General Commercial (C-1) to Planned Unit Development (PUD). The subject property is vacant land located at the southwest corner of Grant Avenue and Sycamore Street. The proposed PUD is for a 56-unit multiple-family residential development consisting of two 16-unit buildings, two 12-unit buildings and two buildings containing garages. The application and development plans are on file with the Community Development Department, located at 421 Michigan Street, and can be viewed weekdays between 8:00 a.m. and 4:30 p.m. The public is invited to give testimony in favor or against the proposed PUD, either in person at the hearing or in writing.

By order of:  
City of Sturgeon Bay Plan Commission

# SC Swiderski PUD Location Map

## City of Sturgeon Bay

### LEGEND

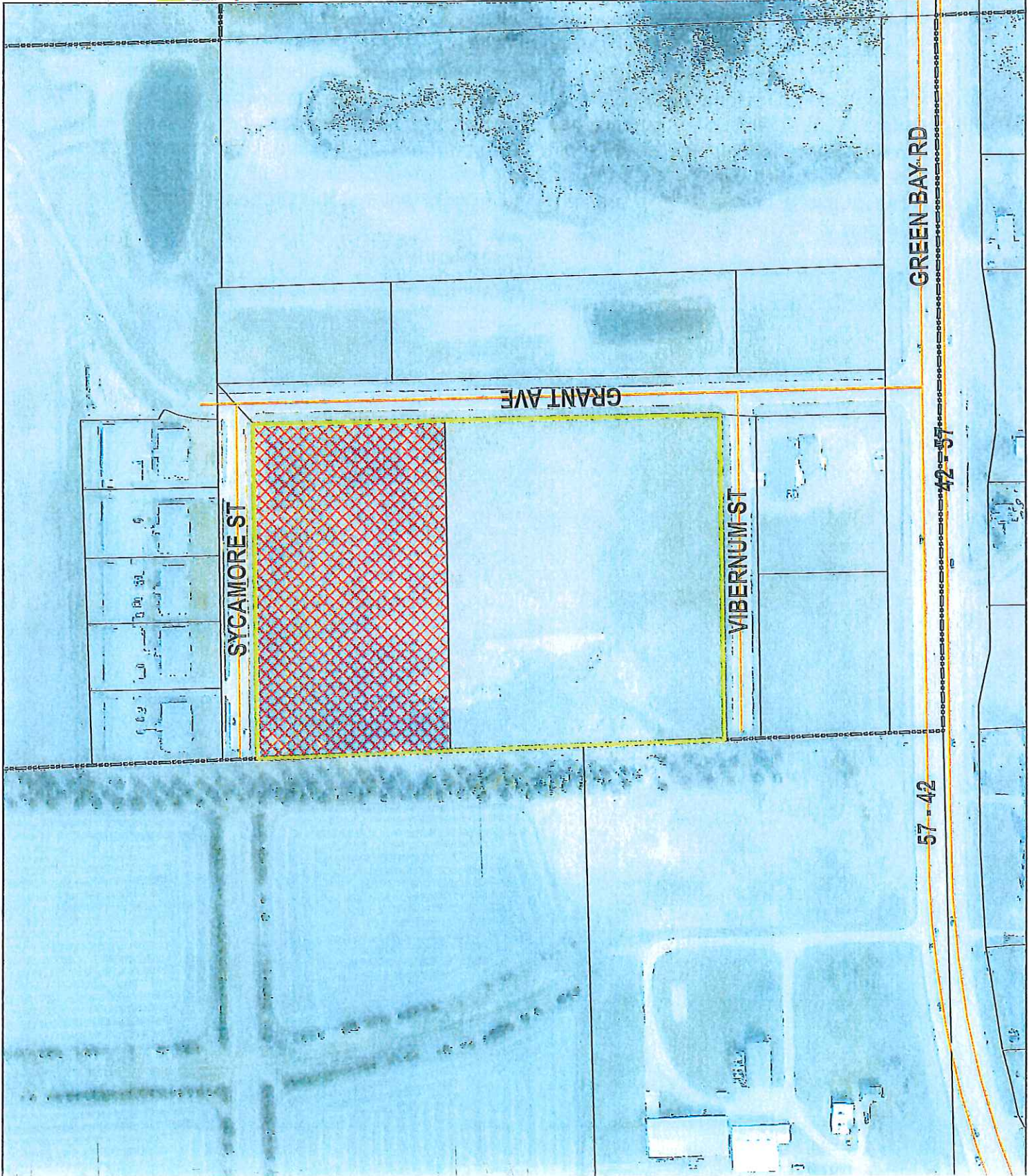
- City Owned Parcel
- SCS Approx. Location
- City Streets
- City Limits
- Tax Parcels

NOT TO SCALE



Prepared by:  
City of Sturgeon Bay  
Community Development Department  
421 Michigan Street  
Sturgeon Bay, WI 54235  
920-746-2910  
Air Photo: 4/2015

**FOR REFERENCE ONLY  
NOT FOR LEGAL USE**





# Planned Unit Development Application for 56-Unit Apartment Complex

SYCAMORE & GRANT STREET, STURGEON BAY, WI 54235



S.C. SWIDERSKI LLC

401 Ranger Street, Mosinee, WI 54455 | [www.scswidierski.com](http://www.scswidierski.com) | 715-693-9522 | Fax: 715-693-9523

# Requested Information

- a. - See attached 20 11 X 17 folded copies and 2 full size copies
- b. - Specific Uses
  - 1. Proposed Use: Planned Unit Development
  - 2. Net Area: See Title Page of Site Plan
  - 3. See plans
  - 4. Parking Spaces: 64 garages stalls with an additional 76 outside parking spaces.
  - 5. Bedroom Mix: 1 Bedroom = 16, 2 Bedroom = 24, 3 Bedroom = 16  
6 & 7. See plans
- c & d. - See plans
- e. - Development Schedule: Construction starts in July of 2017 with a completion time of 18-24 months.
- f. - N/A
- g. - See plans



S.C. SWIDERSKI LLC

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# Response to Plan Commission Comments

We have addressed the concern of the exterior appearance with an improved design:

- To add texture and depth, we have added a band of shakes on the apartment buildings.
- There are now brick, siding, shakes on the exterior in a variety of colors.
- The roof line has been modified and shakes added in the peaks for a more upscale appearance.
- The ends of the garages will have shakes in the peaks as well as brick along the bottom.



FRONT ELEVATION  
SCALE: 1/8" = 1'-0"  
\* EXTERIOR FINISHES TO BE DETERMINED BY ARCHITECT



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



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Conceptual Color Scheme

# Response to Plan Commission Comments

- 1) Final plan kept buildings close to the streets and garages in between.
- 2) Garage elevations include: brick on the sides facing public right of ways. See elevations.
- 3) Recreational area will include: jungle gym, swings, picnic table, and grill. Images on slide 6.
- 4) Minimum of one street tree per 50 foot of road frontage. See landscape plan.
- 5) Sidewalk along Grant Avenue. See site plan.
- 6) Two of areas of refuse will be screened by sealed cedar fencing. Each enclosure is 8 feet deep & 12 feet wide on a concrete slab. See image on slide 6.
- 7) Energy/Green Initiatives:
  - LED Lightbulbs in Exterior Fixtures
  - Amana High Efficiency Washers & Dryers in Each Unit
  - Energy Star Rated Appliances
  - Hydronic Baseboard Heat
  - High Efficiency Triangle Tube Boilers
  - Honeywell Digital Programmable Thermostats
  - CALGreen Compliant and WaterSense Certified Toilets



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- 8) Exterior lighting is downward directed. See images on slide 6.
- 9) Sign is 5 feet off public right away. See landscape plan.

**Other:**

We will contact Post Office to determine required locations of mailboxes.

Our S.C. Swiderski property development division provides professional leasing services, grounds and maintenance including 24 hour maintenance emergency services.



S.C. SWIDERSKI LLC

401 Ranger Street, Mosinee, WI 54455 | [www.scswidierski.com](http://www.scswidierski.com) | 715-693-9522 | Fax: 715-693-9523

Below images from various S.C. Swiderski properties



Examples of picnic & playground area



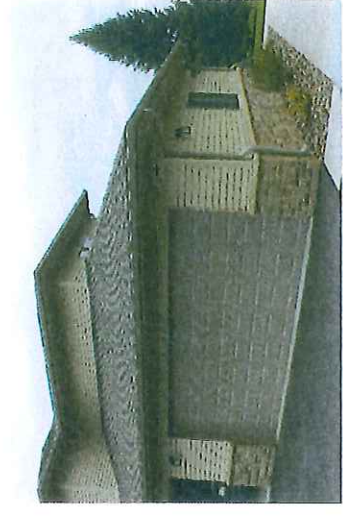
Property sign with lighting



Cedar fencing around trash bins



Downward lighting with LED lightbulb



Garages featuring brick detail



S.C. SWIDERSKI LLC

401 Ranger Street, Mosinee, WI 54455 | [www.scswidierski.com](http://www.scswidierski.com) | 715-693-9522 | Fax: 715-693-9523

# Interior & Exterior Images



# Project Contacts

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Owner | Shane Swiderski | Office: 715-693-7800 | [shane@scswiderski.com](mailto:shane@scswiderski.com)

Petitioner | Fay Harder | Office: 715-693-7808 | [fay@scswiderski.com](mailto:fay@scswiderski.com)

Civil Engineer | Bill Siegler | Office: 715-693-7821 | [bsiegler@scswiderski.com](mailto:bsiegler@scswiderski.com)

Architect | Paul Cassem | Office: 715-693-7853 | [pcassem@scswiderski.com](mailto:pcassem@scswiderski.com)

Marketing & PR | Jacqui Miller | Office: 715-693-7823 | [jmiller@scswiderski.com](mailto:jmiller@scswiderski.com)



S.C. SWIDERSKI LLC

401 Ranger Street, Mosinee, WI 54455 | [www.scswiderski.com](http://www.scswiderski.com) | 715-693-9522 | Fax: 715-693-9523



# THANK YOU

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Please let us know if you have any questions.



S.C. SWIDERSKI LLC

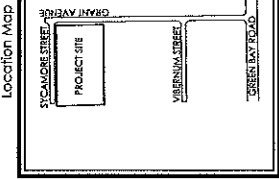
401 Ranger Street, Mosinee, WI 54455 | [www.scswidierski.com](http://www.scswidierski.com) | 715-693-9522 | Fax: 715-693-9523

# S.C. SWIDERSKI, LLC STURGEON BAY APARTMENTS "FINAL PLANNED UNIT DEVELOPMENT SITE PLAN"

## CITY OF STURGEON BAY DOOR COUNTY, WISCONSIN

**SITE STATISTICS**

FORMER USE	RESIDENTIAL	ESTABLISHED ZONING
CURRENT USE	RESIDENTIAL	ESTABLISHED ZONING
PROPOSED USE	RESIDENTIAL	ESTABLISHED ZONING
NET AREA	100,000 SQ. FT.	NET AREA
NET AREA	100,000 SQ. FT.	NET AREA
NET AREA	100,000 SQ. FT.	NET AREA
NET AREA	100,000 SQ. FT.	NET AREA
NET AREA	100,000 SQ. FT.	NET AREA
NET AREA	100,000 SQ. FT.	NET AREA



**SHEET INDEX**

TS	TITLE SHEET
C1.0	LAYOUT PLAN
C2.0	GRADING PLAN
C3.0	UTILITIES CONTROL PLAN
C4.0	LANDSCAPE PLAN
C5.0	LANDSCAPE PLAN
C6.0	DETAILS
C7.0	DETAILS

**DEVELOPER INFORMATION**

S.C. SWIDERSKI, LLC  
401 N. STURGEON BAY  
MOSINEE, WI 54455  
PH: 715.663.9522

**S.C. SWIDERSKI, LLC**  
**STURGEON BAY APARTMENTS**  
**DOOR COUNTY**  
**STURGEON BAY, WISCONSIN**

Land Surveying  
Engineering  
Landscape Architecture  
5709 Windy Drive, Suite D  
Sturgeon Bay, WI 54483  
715.663.9522 (PH) 715.663.9522 (FX)



THIS PLAN AND THE INFORMATION CONTAINED HEREON IS THE PROPERTY OF S.C. SWIDERSKI, LLC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF S.C. SWIDERSKI, LLC.

**LAYOUT PLAN**

**S.C. SWIDERSKI, LLC**  
**DOOR COUNTY**  
**STURGEON BAY, WISCONSIN**

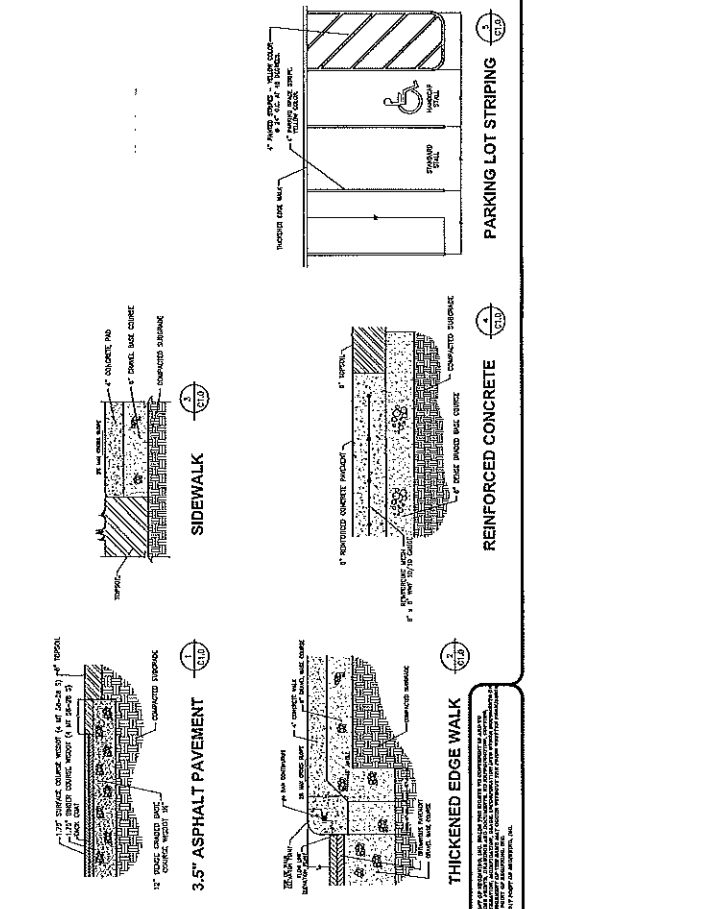
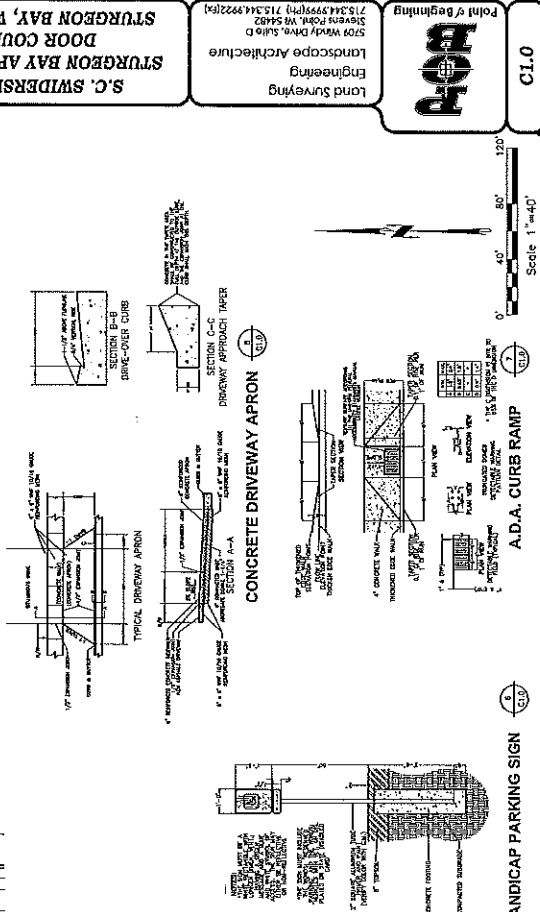
Land Surveying  
 Engineering  
 Landscape Architecture  
 5709 Wanda Drive, Suite D  
 Stevens Point, WI 54482  
 715.244.3999 / 715.244.9922 (fax)

**POB**  
 Point of Beginning  
 Scale 1" = 40'

- GENERAL NOTES:**
- CONTACT DISTRICTS INCLUDING WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
  - EXISTING UTILITIES TO BE REMOVED IN THE FIELD BY THE CONSTRUCTION MANAGER.
  - MINUTE AND DEPARTMENT OF NATIONAL RESOURCES REGULATIONS. CONSULT WITH LOCAL AGENCIES FOR PERMITS AND REGULATIONS.
  - NATIONAL RESOURCES AND LOCAL AUTHORITIES. WORKING IN ACCORDANCE WITH THE DEPARTMENT OF NATIONAL RESOURCES AND LOCAL AUTHORITIES.
  - 50% OF THE COSTS ASSIGNED TO THE CONSTRUCTION OF THE STURGEON BAY APARTMENTS ARE THE RESPONSIBILITY OF THE SITE GRADING CONTRACTOR AND INCLUDED IN THE PROJECT BUDGET.
  - VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
  - ALL EXISTING UTILITIES TO BE REMOVED AND RENEWED.
  - BEFORE THE START OF WORK VERIFY WITH THE LOCAL AUTHORITIES THAT ALL REQUIRED PERMITS HAVE BEEN OBTAINED AND THAT ALL NECESSARY CONDITIONS ARE MET.
  - ADDITIONAL CONSTRUCTION IN THE RIGHT OF WAY WITH THE LOCAL AUTHORITIES.
  - CONSTRUCTION SHALL BE ACCORDANT WITH LOCAL MUNICIPAL REQUIREMENTS, THIRD PARTY ALONG SIDEWALKS AND OTHER FEATURES SHALL BE ADJUSTED AS APPROPRIATE AND INDICATED BY CONSTRUCTION MARKERS.
  - CONSTRUCTION SHALL BE ACCORDANT WITH LOCAL MUNICIPAL REQUIREMENTS, THIRD PARTY ALONG SIDEWALKS AND OTHER FEATURES SHALL BE ADJUSTED AS APPROPRIATE AND INDICATED BY CONSTRUCTION MARKERS.
  - ALL GENERAL LANDSCAPE AREAS SHALL BE SEEDING/FERTILIZED/GRASS MAY BE INCLUDED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.

- KEYNOTES:**
- 1. THICKENED EDGE WALK
  - 2. PARKING LOT STRIPING
  - 3. HANDICAP PARKING STALL
  - 4. BUMPER ENCLOSURE (28"x14")
  - 5. PROPOSED SIGN (SEE ARCHITECTURAL PLANS)
  - 6. HANDICAP PARKING SIGN
  - 7. A.D.A. CURB RAMP
  - 8. CONCRETE DRIVEWAY APRON
  - 9. DRIVE-OVER CURB

- PAVEMENT HATCH PATTERNS:**
- PROPOSED 3.5" ASPHALT PAVEMENT
  - PROPOSED 4" CONCRETE PAVEMENT
  - PROPOSED 6" REINFORCED CONCRETE PAVEMENT

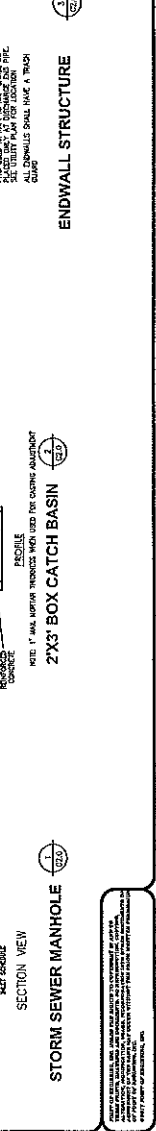
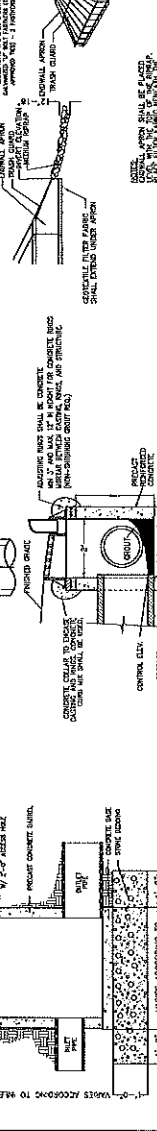
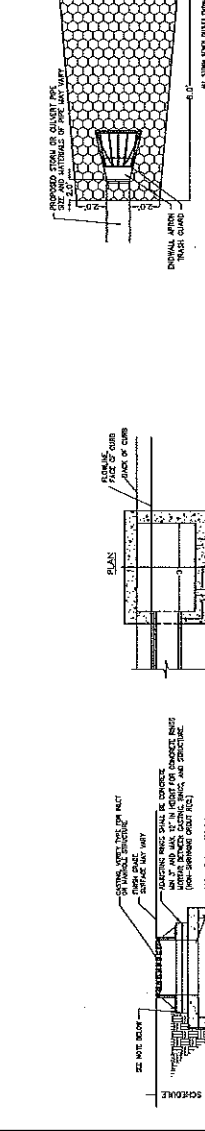
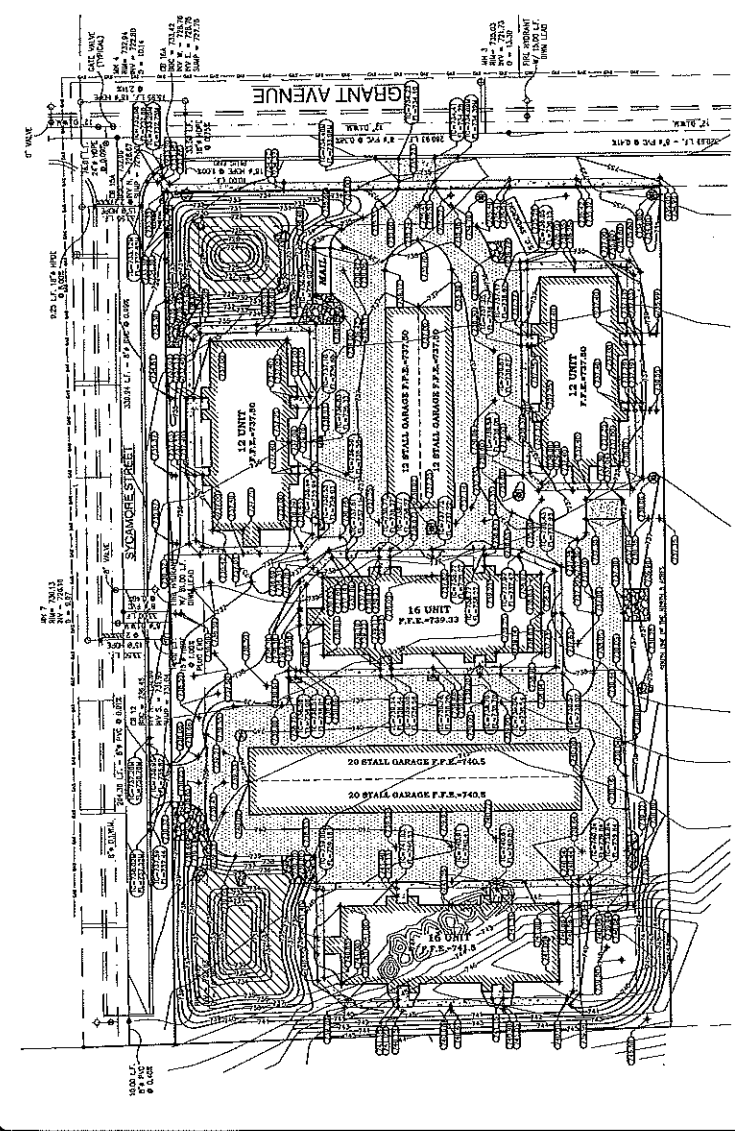
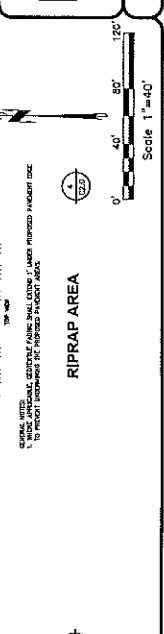
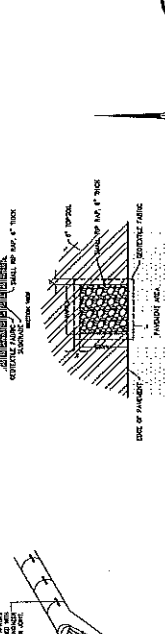
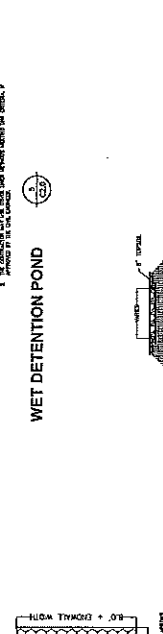
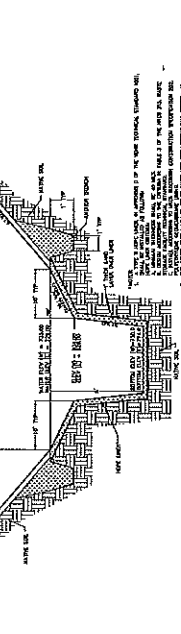
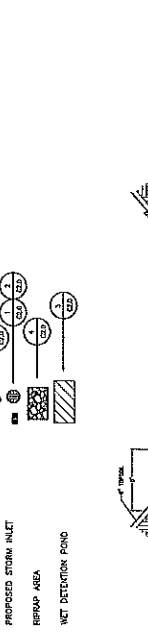
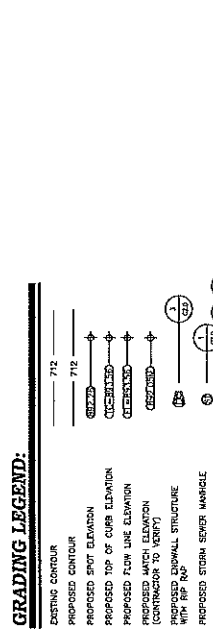


Scale 1" = 40'

POINT OF BEGINNING

**GENERAL NOTES:**

1. CONTRACTOR'S ROUTINE & WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
2. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED THROUGHOUT THE PROJECT.
3. LOCAL AUTHORITY REGULATIONS SHALL BE MAINTAINED AND PROTECTED THROUGHOUT THE PROJECT.
4. SET SHEET CLO FOR ALL REQUIRED EROSION CONTROL ELEMENTS.
5. ALL EROSION CONTROL ELEMENTS SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE DEPARTMENT OF NATURAL RESOURCES.
6. ALL EROSION CONTROL ELEMENTS SHALL BE MAINTAINED AND PROTECTED THROUGHOUT THE PROJECT.
7. COORDINATE ALL EXISTING UTILITIES WITH GAS, ELECTRIC, AND TELEPHONE LINES. VERIFY LOCATIONS AND DEPTHS.
8. PROVIDE PROTECTIVE COVERINGS FOR ALL EXISTING UTILITIES TO PREVENT DAMAGE AND EROSION.
9. EXCESS TOPSOIL SHALL BE STORED AND STORED PROPERLY FOR FUTURE USE, UNLESS OTHERWISE DIRECTED BY THE OWNER. SKIT
10. EXCESS TOPSOIL SHALL BE STORED AND STORED PROPERLY FOR FUTURE USE, UNLESS OTHERWISE DIRECTED BY THE OWNER. SKIT
11. THE LOCAL AUTHORITY SHALL BE CONTACTED PRIOR TO ANY DEMOLITION IN THE PUBLIC RIGHT-OF-WAY. THE CONTRACTOR SHALL HAVE
12. THE LOCAL AUTHORITY SHALL BE CONTACTED PRIOR TO ANY DEMOLITION IN THE PUBLIC RIGHT-OF-WAY. THE CONTRACTOR SHALL HAVE
13. VERIFY ALL BEARING EDGE SHALL BE 6" BELOW FINISHED FLOOR ELEVATION EXCEPT AT DOOR WAY ENTRANCES OR UNLESS OTHERWISE



**ENDWALL STRUCTURE**  
**2X3' BOX CATCH BASIN**  
**STORM SEWER MANHOLE**

NOTES:  
 1. ALL MANHOLE ENTRANCES MUST BE USED FOR STORM DRAINAGE.  
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PROJECT	
DATE	
SCALE	
BY	
CHECKED	
APPROVED	

## EROSION CONTROL PLAN

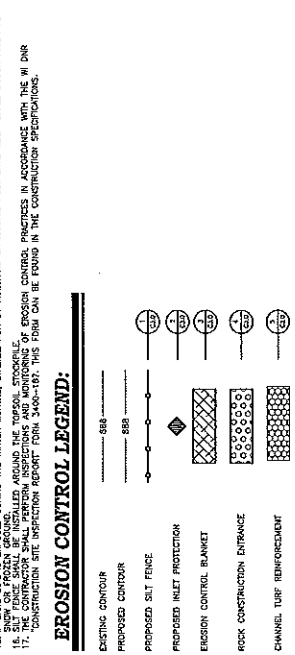
**S.C. SWEDSKI, LLC**  
**STURGEON BAY APARTMENTS**  
**DOOR COUNTY**  
**STURGEON BAY, WISCONSIN**

Land Surveying  
 Engineering  
 Landscape Architecture  
 5709 Windy Drive, Suite D  
 Stevens Point, WI 54482  
 715.344.5999/715.344.9222/715.344.5999

Point of Beginning  
 C3.0  
 Scale 1" = 40'

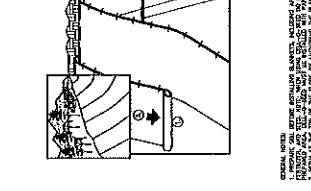
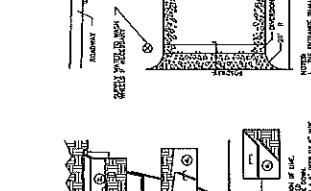
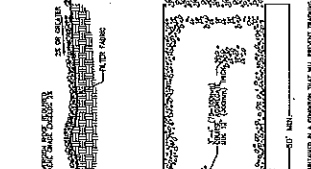
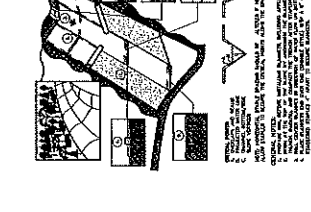
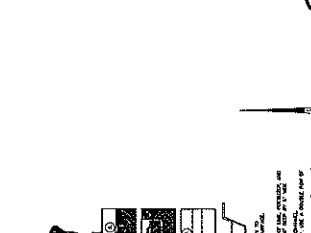
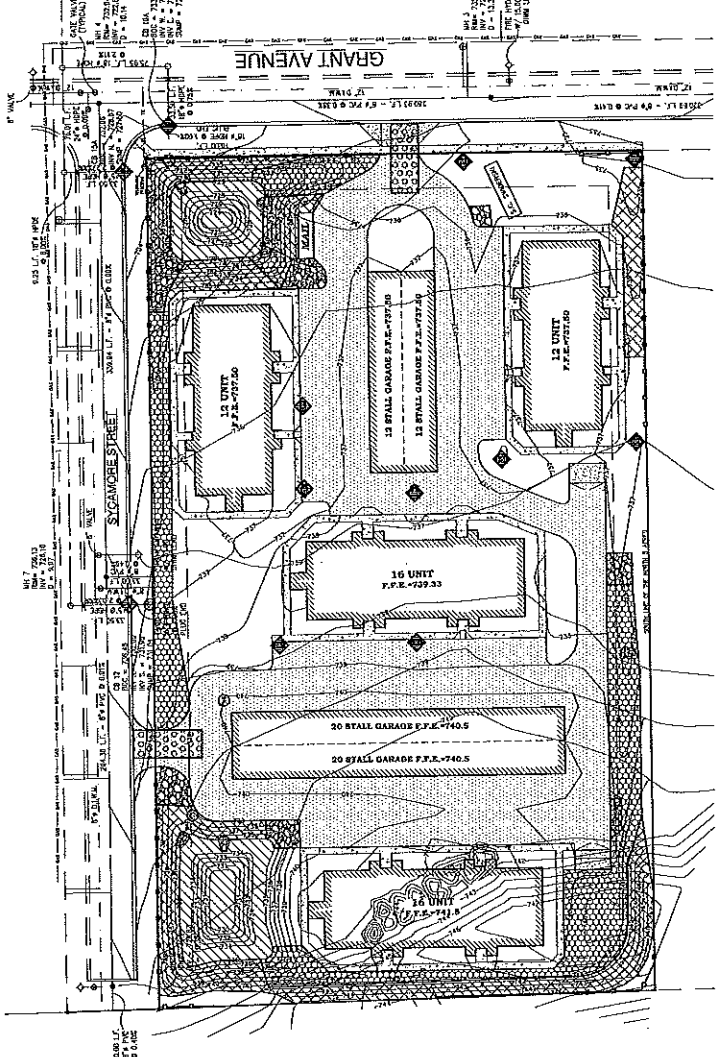
### GENERAL NOTES:

- CONTACT ENGINEER BEFORE START OF DEMOLITION/CONSTRUCTION. NOTIFY LOCAL AGENCIES AT LEAST 2 WORKING DAYS PRIOR TO THE START OF SOIL DISTURBING ACTIVITIES.
- ALL ACTIVITIES SHALL BE CONDUCTED IN A RESPONSIBLE MANNER AS TO MINIMIZE THE AMOUNT OF BARE SOIL EXPOSED AT ANY ONE TIME.
- MAINTAIN EXISTING VEGETATION TO REMAIN UNTOUCHED AND PROTECT FROM DAMAGE. MAINTAIN EXISTING VEGETATION TO REMAIN UNTOUCHED AND PROTECT FROM DAMAGE.
- THE SITE SHALL BE PROTECTED FROM EROSION USING 3" COVERED ROCK SHALL BE MAINTAINED AT ALL CONSTRUCTION ENTRANCES TO THE SITE. THE ROCK DRIVE SHALL BE A MINIMUM OF 12" THICK AND BE A MINIMUM OF 50 FEET IN LENGTH BY THE WIDTH OF THE DRIVE.
- DIFF SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF A STORM EVENT SHALL BE CLEANED UP BY THE END OF EACH WORK DAY. THE SEDIMENT DEPOSITS SHALL BE CLEANED UP BY THE END OF EACH WORK DAY EXCEPT FOR EXCESSIVE AMOUNTS OF SEDIMENT ON OTHER AREAS TRACED ONTO THE DRIVE.
- ADJUSTMENT OF MECHANICAL OR MANUAL OPERATIONS SHALL BE MADE AT A MINIMUM AND BEFORE MAINTAINING RAIN COVERS. RAIN COVERS SHALL BE PROPERLY STABILIZED BY SEEDING/MULCHING OR OTHER APPROVED METHODS.
- WASTE MATERIAL THAT IS GENERATED ON THE CONSTRUCTION SITE SHALL BE PROPERLY DEPOSED OF AND NOT ALLOWED TO RUN INTO NEARBY WATERWAYS.
- EROSION CONTROL DEVICES DEPLOYED AS A RESULT OF CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE END OF EACH WORK DAY.
- THE CONTRACTOR SHALL PERFORM INSPECTIONS AND MONITORING OF EROSION CONTROL PRACTICES IN ACCORDANCE WITH THE W/ DNR CONSTRUCTION SITE INSPECTION REPORT FORM 3408-181. THIS FORM CAN BE FOUND IN THE CONSTRUCTION SPECIFICATIONS.
- ALL ACTIVITIES SHALL BE CONDUCTED IN A RESPONSIBLE MANNER AS TO MINIMIZE THE AMOUNT OF BARE SOIL EXPOSED AT ANY ONE TIME.
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- WASTE MATERIAL THAT IS GENERATED ON THE CONSTRUCTION SITE SHALL BE PROPERLY DEPOSED OF AND NOT ALLOWED TO RUN INTO NEARBY WATERWAYS.



### EROSION CONTROL SEQUENCING

- INSTALL PERIMETER EROSION CONTROL.
- BARRIERS GRADING ACTIVITIES EXCEPT GRASS AND ACCELERATION. TO BE REMOVED AS SOON AS GRASS IS ESTABLISHED AND/OR PERMANENT WITHIN 30 DAYS OF DISTURBANCE OR PERMANENTLY STABILIZED IMMEDIATELY UPON ACHIEVING PERMANENT STABILIZATION.
- ALL DISTURBED AREAS SHALL BE STABILIZED, TEMPORARILY AND/OR PERMANENT, WITHIN 30 DAYS OF DISTURBANCE OR PERMANENTLY STABILIZED IMMEDIATELY UPON ACHIEVING PERMANENT STABILIZATION.
- IF DISTURBED AREAS MUST BE LEFT OPEN OVER WINTER, AN ANTI-ICE POLYPROPYLENE SHALL BE APPLIED TO ALL DISTURBED AREAS PRIOR TO DROPPING FREEZE. SEE SPECIFICATIONS FOR DETAILS.



### EROSION CONTROL BLANKETS

EROSION CONTROL BLANKETS SHALL BE INSTALLED TO PREVENT EROSION OF SOIL DURING CONSTRUCTION. BLANKETS SHALL BE MAINTAINED AT ALL CONSTRUCTION ENTRANCES TO THE SITE. THE BLANKETS SHALL BE MAINTAINED AT ALL CONSTRUCTION ENTRANCES TO THE SITE. THE BLANKETS SHALL BE MAINTAINED AT ALL CONSTRUCTION ENTRANCES TO THE SITE.

### INLET PROTECTION

INLET PROTECTION SHALL BE INSTALLED AT ALL CONSTRUCTION ENTRANCES TO THE SITE. THE PROTECTION SHALL BE MAINTAINED AT ALL CONSTRUCTION ENTRANCES TO THE SITE. THE PROTECTION SHALL BE MAINTAINED AT ALL CONSTRUCTION ENTRANCES TO THE SITE.

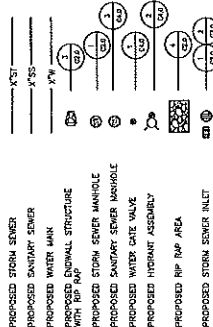
### SILT FENCE

SILT FENCES SHALL BE INSTALLED TO PREVENT EROSION OF SOIL DURING CONSTRUCTION. SILT FENCES SHALL BE MAINTAINED AT ALL CONSTRUCTION ENTRANCES TO THE SITE. THE SILT FENCES SHALL BE MAINTAINED AT ALL CONSTRUCTION ENTRANCES TO THE SITE.

**GENERAL NOTES:**

1. VERIFY EXISTING UTILITIES AND RECORD THEM TO THE STATE OF CONSTRUCTION. GROUP, LINE AND LEVEL TO BE REVIEWED IN THE FIELD BY THE CONSTRUCTION MANAGER.
2. ANY EXISTING UTILITIES AND SPECIAL CONSIDERATIONS OF THE SITE, RECORD. RECORDED UTILITIES SHALL BE SHOWN IN ACCORDANCE WITH THE STANDARD CONSTRUCTION PRACTICES.
3. REFER TO THE PREVIOUS BUILDING MECHANICAL/PLUMBING PLANS FOR SMART CONNECTIONS.
4. COORDINATE ALL UTILITY WORK WITH GAS ELECTRICAL (INCLUDING MAIN SERVICE, SITE LIGHTING, CONDENSATE AND SWAGE) AND TO THE UTILITY CONSTRUCTION AND RESPECTIVE TRADES.
5. COORDINATE ALL WORK WITH THE PUBLIC RIGHT-OF-WAY WITH THE LOCAL MUNICIPALITY.
6. THE PROPOSED WATER MAIN SHALL HAVE A MINIMUM COVER OF 7'-0" TO THE TOP OF PIPE FROM THE PROPOSED FINISH GRADE.
7. THE PROPOSED SEWER MAIN SHALL HAVE A MINIMUM COVER OF 7'-0" TO THE TOP OF PIPE FROM THE PROPOSED FINISH GRADE.
8. THE CONTRACTOR SHALL HAVE THE TRAFFIC CONTROL PLAN APPROVED PRIOR TO WORK COMMENCING. THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN, INSTALLATION, MAINTENANCE OF THE WELL, AND THE PROTECTION OF THE WELL.
9. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY PROTECTION OF WORK AREAS AT ALL TIMES.
10. PROVIDE RIP AND AT ALL KNOWN STRUCTURES OF THE PROPOSED CONDUITS TO PREVENT MANHOLES AND BRIGGS. HAVE FILTER FABRIC PLACED BESIDE.
11. PROVIDE RIP AND AT ALL KNOWN STRUCTURES OF THE PROPOSED CONDUITS TO PREVENT MANHOLES AND BRIGGS. HAVE FILTER FABRIC PLACED BESIDE.
12. PROVIDE RIP AND AT ALL KNOWN STRUCTURES OF THE PROPOSED CONDUITS TO PREVENT MANHOLES AND BRIGGS. HAVE FILTER FABRIC PLACED BESIDE.
13. PROVIDE RIP AND AT ALL KNOWN STRUCTURES OF THE PROPOSED CONDUITS TO PREVENT MANHOLES AND BRIGGS. HAVE FILTER FABRIC PLACED BESIDE.

**UTILITY LEGEND:**

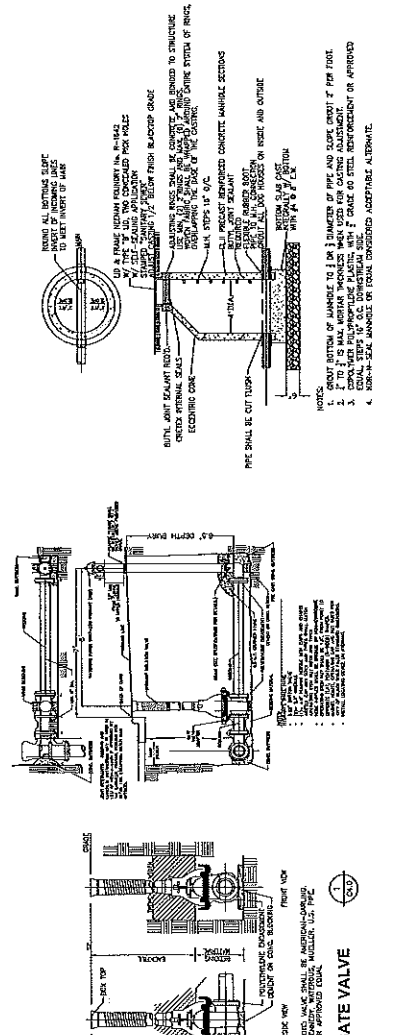
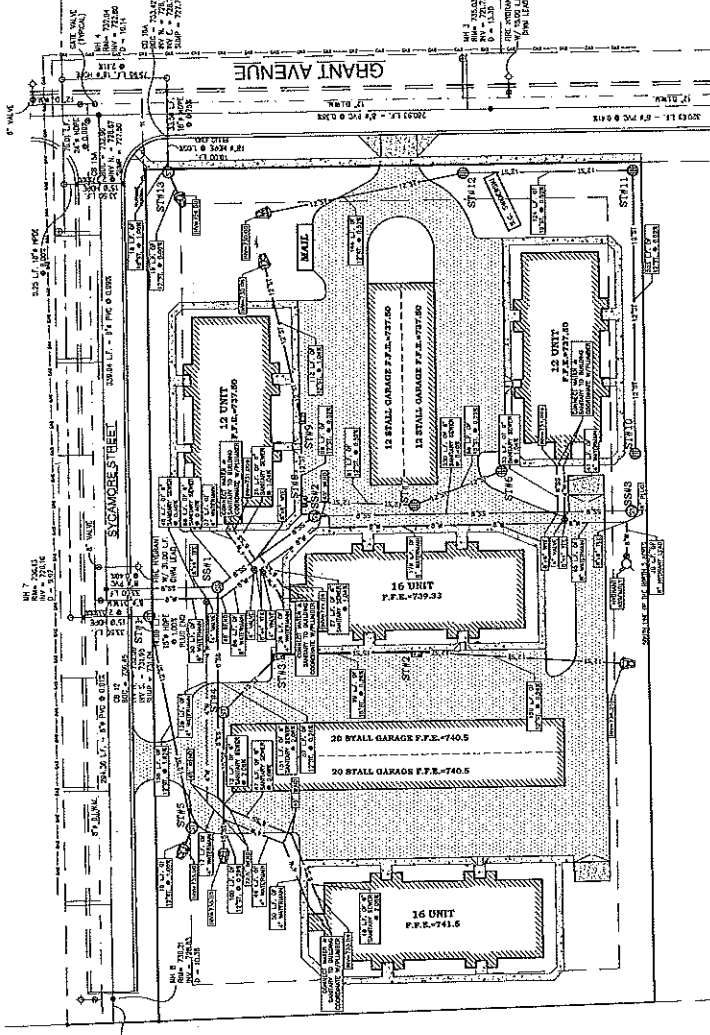


**SANITARY MANHOLE SCHEDULE:**

SS#1	SS#2	SS#3	SS#4	SS#5
RM # 771.3	RM # 774.4	RM # 780.1	RM # 783.0	RM # 787.8
RM # 771.3	RM # 774.4	RM # 780.1	RM # 783.0	RM # 787.8
DEPTH 10.85	DEPTH 9.52	DEPTH 2.60	DEPTH 4.78	DEPTH 4.11
12" DIA. PRECAST CONCRETE MANHOLE	12" DIA. PRECAST CONCRETE MANHOLE	12" DIA. PRECAST CONCRETE MANHOLE	12" DIA. PRECAST CONCRETE MANHOLE	12" DIA. PRECAST CONCRETE MANHOLE
12" DIA. PRECAST CONCRETE MANHOLE	12" DIA. PRECAST CONCRETE MANHOLE	12" DIA. PRECAST CONCRETE MANHOLE	12" DIA. PRECAST CONCRETE MANHOLE	12" DIA. PRECAST CONCRETE MANHOLE

**STORM MANHOLE SCHEDULE:**

ST#1	ST#2	ST#3	ST#4	ST#5	ST#6	ST#7	ST#8	ST#9	ST#10	ST#11	ST#12	ST#13	ST#14
RM # 777.8	RM # 778.2	RM # 783.0	RM # 783.0	RM # 783.0	RM # 783.0	RM # 783.0	RM # 783.0	RM # 783.0	RM # 783.0	RM # 783.0	RM # 783.0	RM # 783.0	RM # 783.0
RM # 777.8	RM # 778.2	RM # 783.0	RM # 783.0	RM # 783.0	RM # 783.0	RM # 783.0	RM # 783.0	RM # 783.0	RM # 783.0	RM # 783.0	RM # 783.0	RM # 783.0	RM # 783.0
DEPTH 5.00	DEPTH 3.30	DEPTH 2.60	DEPTH 2.60	DEPTH 3.30	DEPTH 4.78	DEPTH 4.78	DEPTH 4.78	DEPTH 4.78	DEPTH 4.78	DEPTH 4.78	DEPTH 4.78	DEPTH 4.78	DEPTH 4.78
12" DIA. PRECAST CONCRETE MANHOLE	12" DIA. PRECAST CONCRETE MANHOLE	12" DIA. PRECAST CONCRETE MANHOLE	12" DIA. PRECAST CONCRETE MANHOLE	12" DIA. PRECAST CONCRETE MANHOLE	12" DIA. PRECAST CONCRETE MANHOLE	12" DIA. PRECAST CONCRETE MANHOLE	12" DIA. PRECAST CONCRETE MANHOLE	12" DIA. PRECAST CONCRETE MANHOLE	12" DIA. PRECAST CONCRETE MANHOLE	12" DIA. PRECAST CONCRETE MANHOLE	12" DIA. PRECAST CONCRETE MANHOLE	12" DIA. PRECAST CONCRETE MANHOLE	12" DIA. PRECAST CONCRETE MANHOLE



Scale 1"=40'

HYDRANT ASSEMBLY

GATE VALVE

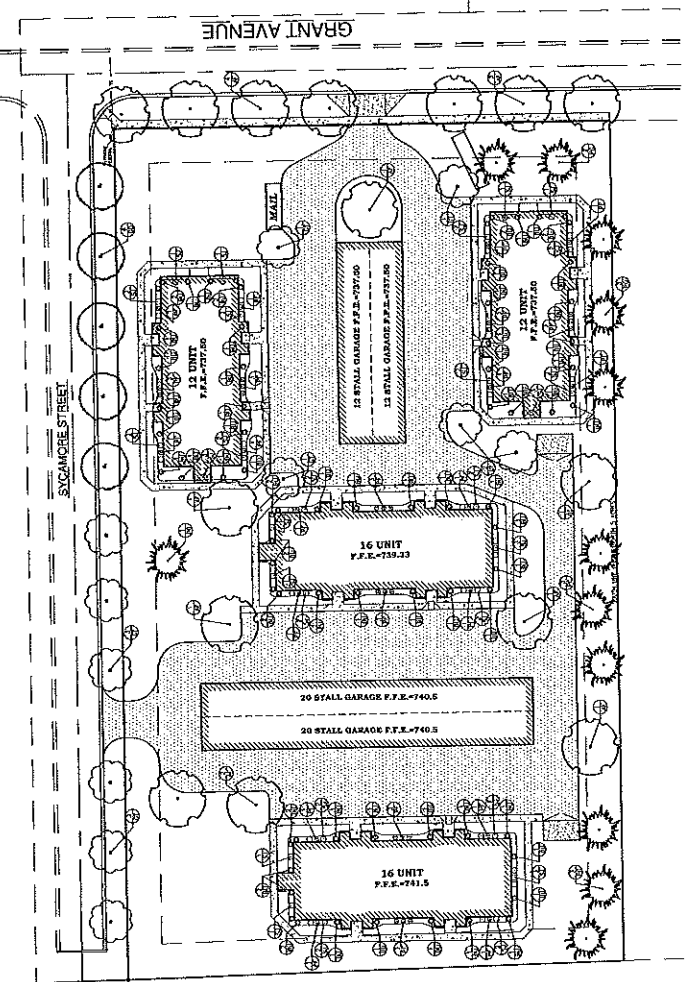
S.C. SWIDERSKI, LLC  
STURGEON BAY APARTMENTS  
DOOR COUNTY  
STURGEON BAY, WISCONSIN

Land Surveying  
Engineering  
Landscape Architecture  
5507 Windy Drive, Suite D  
Sturgeon Point, WI 54482  
(715)344-9999 / (715)344-9229

C-4.0  
Point of Beginning

UTILITY PLAN





**GENERAL NOTES:**

1. CONTRACTOR'S NOTICE IS WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION SHALL BE OBSERVED.
2. VERIFY THAT SPECIFIED PLANNING SOIL IS PRESENT PRIOR TO PLANTING.
3. SEND FERTILIZER ORDERS AND ALL OTHER LANDSCAPE SUPPLIES TO BE ORDERED DURING CONSTRUCTION.
4. ALL PLANT MATERIALS USED SHALL MEET THE STANDARDS OF THE AMERICAN NURSERY & LANDSCAPE TRADING ASSOCIATION (ANTA).
5. ALL TREES SHALL BE STAKED WITH A MINIMUM OF THREE STAKES AND SECURED WITH STRAPPING.
6. ALL TREES IN THE TURF AREA SHALL HAVE A 3" DIAMETER CIRCLE OF 3" DEPTH SWEETENED HARDWOOD MULCH.
7. CONCRETE MOW STRIP SHALL BE PLACED AROUND ALL LANDSCAPE BEDS. SEE DETAIL 1/30-2.
8. PLANTING SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME. PLANTING SHALL BE PLACED IN ALL SWEEP PLANNING BEDS. SIZE AND SPACING OF PLANTS SHALL BE AS SPECIFIED ON DRAWINGS.
9. PLANTING BEDS ARE TO HAVE A DRIP IRRIGATION LINE INSTALLED. COORDINATE ALL PLANT INSTALLATION WITH THE ELECTRICAL CONTRACTOR.
10. COORDINATE ALL LANDSCAPE WORK WITH GAS, ELECTRIC, INCLUDING MAIN SERVICE, SITE LIGHTING, AND TELEPHONE CABLE AND TELEPHONE CONSTRUCTION AND RESPECTIVE TRADES FOR THE INSTALLATION OF SUCH UTILITIES.

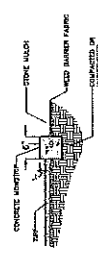
**PLANTING SCHEDULE:**

TREE SYMBOL	COMMON NAME	INSTALLATION SIZE	QUANTITY
18	SPRING GREEN MAPLE	1 1/2" CAL.	15
19	SPRING GREEN MAPLE	1 1/2" CAL.	6
20	SPRING GREEN MAPLE	1 1/2" CAL.	1
21	SPRING GREEN MAPLE	1 1/2" CAL.	1
22	SPRING GREEN MAPLE	1 1/2" CAL.	12
23	SPRING GREEN MAPLE	1 1/2" CAL.	12
24	SPRING GREEN MAPLE	1 1/2" CAL.	12
25	SPRING GREEN MAPLE	1 1/2" CAL.	12
26	SPRING GREEN MAPLE	1 1/2" CAL.	12
27	SPRING GREEN MAPLE	1 1/2" CAL.	12
28	SPRING GREEN MAPLE	1 1/2" CAL.	12
29	SPRING GREEN MAPLE	1 1/2" CAL.	12
30	SPRING GREEN MAPLE	1 1/2" CAL.	12
31	SPRING GREEN MAPLE	1 1/2" CAL.	12
32	SPRING GREEN MAPLE	1 1/2" CAL.	12
33	SPRING GREEN MAPLE	1 1/2" CAL.	12
34	SPRING GREEN MAPLE	1 1/2" CAL.	12
35	SPRING GREEN MAPLE	1 1/2" CAL.	12
36	SPRING GREEN MAPLE	1 1/2" CAL.	12
37	SPRING GREEN MAPLE	1 1/2" CAL.	12
38	SPRING GREEN MAPLE	1 1/2" CAL.	12
39	SPRING GREEN MAPLE	1 1/2" CAL.	12
40	SPRING GREEN MAPLE	1 1/2" CAL.	12
41	SPRING GREEN MAPLE	1 1/2" CAL.	12
42	SPRING GREEN MAPLE	1 1/2" CAL.	12
43	SPRING GREEN MAPLE	1 1/2" CAL.	12
44	SPRING GREEN MAPLE	1 1/2" CAL.	12
45	SPRING GREEN MAPLE	1 1/2" CAL.	12
46	SPRING GREEN MAPLE	1 1/2" CAL.	12
47	SPRING GREEN MAPLE	1 1/2" CAL.	12
48	SPRING GREEN MAPLE	1 1/2" CAL.	12
49	SPRING GREEN MAPLE	1 1/2" CAL.	12
50	SPRING GREEN MAPLE	1 1/2" CAL.	12
51	SPRING GREEN MAPLE	1 1/2" CAL.	12
52	SPRING GREEN MAPLE	1 1/2" CAL.	12
53	SPRING GREEN MAPLE	1 1/2" CAL.	12
54	SPRING GREEN MAPLE	1 1/2" CAL.	12
55	SPRING GREEN MAPLE	1 1/2" CAL.	12
56	SPRING GREEN MAPLE	1 1/2" CAL.	12
57	SPRING GREEN MAPLE	1 1/2" CAL.	12
58	SPRING GREEN MAPLE	1 1/2" CAL.	12
59	SPRING GREEN MAPLE	1 1/2" CAL.	12
60	SPRING GREEN MAPLE	1 1/2" CAL.	12
61	SPRING GREEN MAPLE	1 1/2" CAL.	12
62	SPRING GREEN MAPLE	1 1/2" CAL.	12
63	SPRING GREEN MAPLE	1 1/2" CAL.	12
64	SPRING GREEN MAPLE	1 1/2" CAL.	12
65	SPRING GREEN MAPLE	1 1/2" CAL.	12
66	SPRING GREEN MAPLE	1 1/2" CAL.	12
67	SPRING GREEN MAPLE	1 1/2" CAL.	12
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70	SPRING GREEN MAPLE	1 1/2" CAL.	12
71	SPRING GREEN MAPLE	1 1/2" CAL.	12
72	SPRING GREEN MAPLE	1 1/2" CAL.	12
73	SPRING GREEN MAPLE	1 1/2" CAL.	12
74	SPRING GREEN MAPLE	1 1/2" CAL.	12
75	SPRING GREEN MAPLE	1 1/2" CAL.	12
76	SPRING GREEN MAPLE	1 1/2" CAL.	12
77	SPRING GREEN MAPLE	1 1/2" CAL.	12
78	SPRING GREEN MAPLE	1 1/2" CAL.	12
79	SPRING GREEN MAPLE	1 1/2" CAL.	12
80	SPRING GREEN MAPLE	1 1/2" CAL.	12
81	SPRING GREEN MAPLE	1 1/2" CAL.	12
82	SPRING GREEN MAPLE	1 1/2" CAL.	12
83	SPRING GREEN MAPLE	1 1/2" CAL.	12
84	SPRING GREEN MAPLE	1 1/2" CAL.	12
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91	SPRING GREEN MAPLE	1 1/2" CAL.	12
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95	SPRING GREEN MAPLE	1 1/2" CAL.	12
96	SPRING GREEN MAPLE	1 1/2" CAL.	12
97	SPRING GREEN MAPLE	1 1/2" CAL.	12
98	SPRING GREEN MAPLE	1 1/2" CAL.	12
99	SPRING GREEN MAPLE	1 1/2" CAL.	12
100	SPRING GREEN MAPLE	1 1/2" CAL.	12

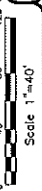
**LANDSCAPE REQUIREMENTS:**

- 1. REQUIREMENT: TREES AT MINIMUM RATE OF 1 TREE PER 6 PARKING SPACES.
- 2. PREPARED PARKING SPACES/6 = 12 TREES REQUIRED.
- 3. PREPARED: 12 TREES.
- 4. REQUIREMENT: TREES AT MINIMUM RATE OF 1 TREE 30 LF. OF ROAD FRONTAGE.
- 5. 30 LF. ROAD FRONTAGE = 19 TREES REQUIRED.
- 6. PREPARED: 19 TREES.

CONCRETE MOWSTRIP SHALL BE PLACED AROUND ALL LANDSCAPE BEDS. SEE DETAIL 1/30-2. THE MOWSTRIP SHALL BE 3" WIDE AND 3" DEEP. IT SHALL BE CONCRETE WITH A FINISH OF BROOMED. THE MOWSTRIP SHALL BE PLACED AT THE POINT OF LANDSCAPE BANK.



**CONCRETE MOWSTRIP**



THIS PLAN AND SPECIFICATIONS ARE THE PROPERTY OF S.C. SWIDERSKI, LLC. NO PART OF THIS PLAN OR SPECIFICATIONS SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF S.C. SWIDERSKI, LLC.

DATE	1/23/24
PROJECT	STURGEON BAY APARTMENTS
OWNER	S.C. SWIDERSKI, LLC
DESIGNER	LANDSCAPE ARCHITECTURE
SCALE	1"=40'
PROJECT NO.	24-01
DATE	1/23/24

**LANDSCAPE PLAN**

**S.C. SWIDERSKI, LLC**  
**STURGEON BAY APARTMENTS**  
**DOOR COUNTY**  
**STURGEON BAY, WISCONSIN**

Land Surveying  
 Engineering  
 Landscape Architecture  
 507 Wendy Drive, Suite D  
 Sturgeon Bay, WI 54282  
 715.344.9929 / 715.344.9923(fax)

**Point of Beginning**  
**CS.0**



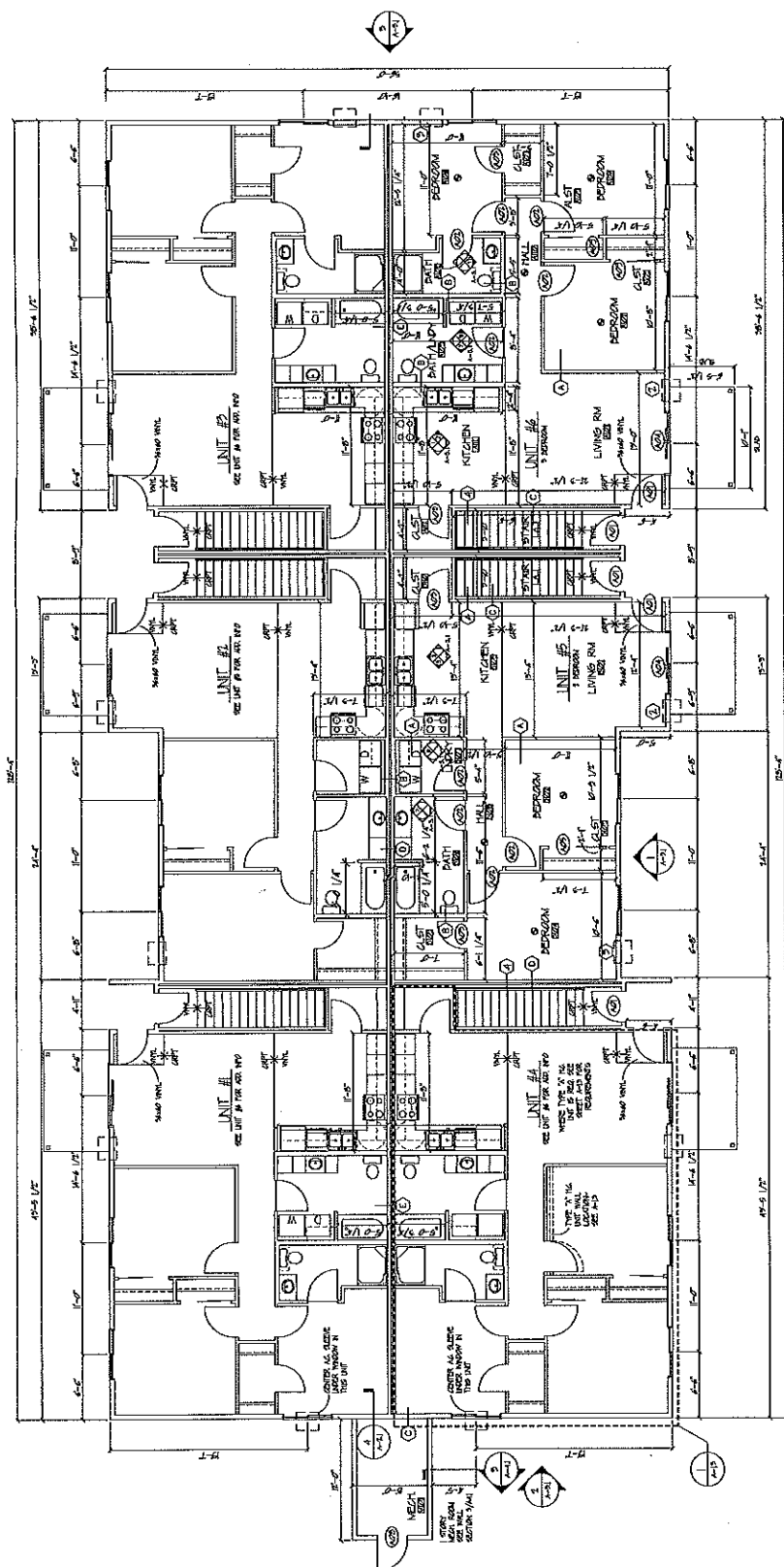


REVISION	DATE	BY

PROJECT NO.	
SHEET NUMBER	A-1.1
DATE	XX/XX/2017
SEE SHEET	
SCALE	

SEC. SYNOPSIS LLC  
1000 W. WISCONSIN ST.  
MILWAUKEE, WI 53233  
WWW.SYNOPSISLLC.COM

SYNOPSIS ARCHITECTURE  
1000 W. WISCONSIN ST.  
MILWAUKEE, WI 53233  
WWW.SYNOPSISLLC.COM



1 FIRST FLOOR PLAN  
SCALE 3/8" = 1'-0"

WALL TYPES

- 1 1 x 4 WOOD STUDS, 1/2" GYP. BOARD EA. SIDE
- 2 1 x 6 WOOD STUDS, 1/2" GYP. BOARD EA. SIDE (NATURALLY RESIST. WHERE REQ.)
- 3 2 x 4 WOOD STUDS, 1/2" GYP. BOARD EA. SIDE (NATURALLY RESIST. WHERE REQ.) AND INT. SOUND INSULATION
- 4 2 x 4 WOOD STUDS, 1/2" GYP. BOARD EA. SIDE
- 5 2 x 4 WOOD STUDS, 1/2" GYP. BOARD EA. SIDE (NATURALLY RESIST. WHERE REQ.) AND INT. SOUND INSULATION - SEE DETAIL A-1.1 FOR ASSEMBLY
- 6 5-0 5/8" TUB DIMENSION ALONG FOR 1 LAYER OF 5/8" TO BE CONTINUOUS BEHIND SIDE OF TUB/SHOWER UNIT. THIS IS REQUIRED ON ONE SIDE OF DRINKING WALL.
- 7 5-0 1/4" TUB DIMENSION IS THE DIMENSION FOR THE TUB FLANGE TO BE AGAINST FRAMING WITH NO GYP. AND LAYER BEHIND SIDE OF UNIT.

KEY NOTES

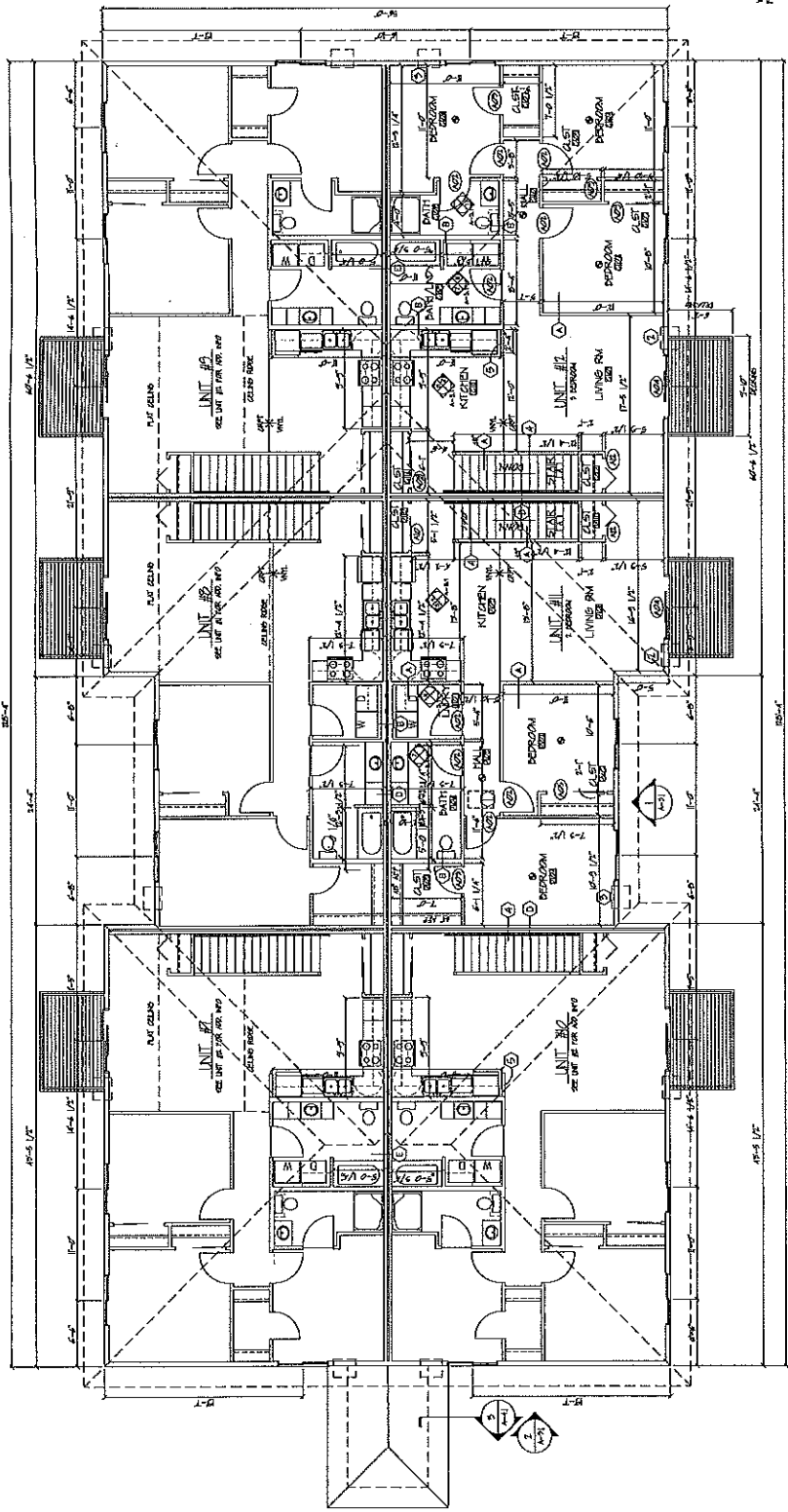
- 1 ATTIC ACCESS 20' X 30' MIN. SEE 9/A-11
- 2 CONFIRM EXACT LOCATION WITH OWNER
- 3 ASG UNIT - PROVIDE 1/2" X 24 1/2" R.O.
- 4 FUTURE AC UNIT - PROVIDE 1/2" X 24 1/2" R.O. FRAME OPENING ONLY, NO UNIT AT THIS TIME
- 5 BALLOON FRAME WALL TO ROOF
- 6 CAP WALL @ 8'-1 1/2'
- 7 WINDOW TYPE - SEE SHEET 9-A-1 FOR SCHEDULE
- 8 SMOKE DETECTOR - SEE PLAN NOTE 15

PLAN NOTES

- 1 VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO THE START OF CONSTRUCTION
- 2 ALL EXTERIOR STUDS SHALL BE 2X6S
- 3 ALL INTERIOR STUDS SHALL BE 2X6S UNO.
- 4 DIMENSIONS ARE FROM FACE OF STUDS UNO.
- 5 SMOKE DETECTOR REQUIRES SEE FIRE CODE FOR APPROVED TYPE AND INSTALLATION APPROXIMATES ARE PROVIDED CONTRACTOR TO CORROBORATE W/ NFPA RISE SYSTEM.
- 6 ALL FIRST FLOOR UNITS TO BE TYPED BY UNITS - SEE SHEET 9-A-1 FOR REQUIREMENT UNITS 1-12 (WITH THE EXCEPTION OF UNITS 1, UNIT 8, REQ.)
- 7 ATTIC SHALL BE SUB DIVIDED INTO AREAS NOT GREATER THAN 5000 SQ FEET OR OVERHUNG SHALL BE WELL DRAIN ON ENTIRE SIDE OF TRUSS SHALL BE USED AS DRAFTSTOPPING MATERIAL.
- 8 2ND FLOOR UNIT CEILING TO BE 8'-0" SEE UNIT #3 AND #10 FOR TYPICAL ROOF NOTES

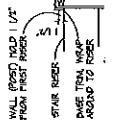
NO.	REVISIONS

SHEET NUMBER	A-1.2
PROJECT NUMBER	202302017
DATE	
SCALE	
SEE SHEET	



**1 SECOND FLOOR PLAN**  
 SCALE: 3/8" = 1'-0"

**2 STAIR/WALL DETAIL**  
 SCALE: 3/4" = 1'-0"



**WALL TYPES**

- 1 2 x 4 WOOD STUDS, 1/2" GYP. BOARD EA. SIDE
- 2 2 x 4 WOOD STUDS, 1/2" GYP. BOARD EA. SIDE (MORTURE RESIST. WHERE REQD)
- 3 2 x 4 WOOD STUDS, 1/2" GYP. BOARD EA. SIDE (MORTURE RESIST. WHERE REQD)
- 4 2 x 4 WOOD STUDS, 1/2" GYP. BOARD EA. OTHER FACE
- 5 2 x 4 WOOD STUDS, 1/2" GYP. BOARD, 1/2" WOOD BOARD, 1/2" GYP. BOARD
- 6 2 x 4 WOOD STUDS, 1/2" GYP. BOARD, 1/2" WOOD BOARD, 1/2" GYP. BOARD, 1/2" WOOD BOARD
- 7 5/8" TUD DIMENSION ALONG PER 1 LAYER OF 5/8" TO BE CONTINUOUS BEHIND SIDE OF TUB/SUMMER UNIT. THIS IS REQUIRED ON ONE SIDE OF REBARS WALL.
- 8 1/2" TUD DIMENSION IS THE DIMENSION FOR THE TUD FLANGE TO BE AGAINST FRAMING WITH NO GYP. AND LATER RETRO SIDE OF UNIT.

**KEY NOTES**

- 1 ATTIC ACCESS 10' X 30' MIN. SEE 5/A-1
- 2 CONFIRM EXACT LOCATION WITH OWNER
- 3 AC UNIT - PROVIDE 16" X 14 1/2" R.O.
- 4 FUTURE AC UNIT - PROVIDE 16" X 14 1/2" R.O.
- 5 FRAME OPENING ONLY, NO UNIT AT THIS TIME
- 6 BALCONY FRAME WALL TO ROOF
- 7 GAP WALL @ 8'-1 1/8"
- 8 WINDOW TYPE - SEE SCHEDULE A-6, FOR SCHEDULE
- 9 SMOKE DETECTOR - SEE PLAN NOTE #9

**PLAN NOTES**

- 1 VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO THE START OF CONSTRUCTION
- 2 ALL EXTERIOR STUDS SHALL BE 2X6S
- 3 ALL INTERIOR STUDS SHALL BE 2X4S UNL.
- 4 DIMENSIONS ARE FROM FACE OF STUDS UNL.
- 5 SMOKE DETECTOR REAR SIDE OF WALL CONNECTION SHALL BE 1/2" FROM WALL AND 1/2" FROM CONNECTION
- 6 ALL FIRST FLOOR UNITS TO BE 1 1/2" UNITS (WITH THE EXCEPTION OF UNIT # 10)
- 7 ATTIC SHALL BE SIP DIVIDED INTO AREAS NOT GREATER THAN 5000 SQ. FT. PER AREA. UNITS WITH AREAS GREATER THAN 5000 SQ. FT. SHALL BE SPLIT INTO UNITS NOT GREATER THAN 5000 SQ. FT. PER AREA. UNITS SHALL BE USED AS PRERETROFITTING MATERIAL.
- 8 DO NOT FLOOR UNIT ASSESS TO BE SLOPED. SEE UNIT #4 AND #6 FOR TYPICAL ROOF NOTES.







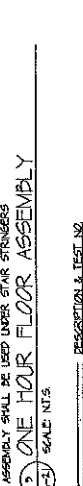
S.C. SWIDDESKI LLC  
 1010 W. WISCONSIN AVENUE  
 MILWAUKEE, WI 53233  
 WWW.SWIDDESKI.COM

PROJECT  
 12 UNIT APARTMENT  
 STURGEON BAY, WI  
 SCYMORE AND GRANT STREETS

SHEET TITLE  
 BUILDING SECTIONS  
 AND DETAILS

SHEET NUMBER  
 A-2.1  
 DATE  
 SEE SHEET SCALE

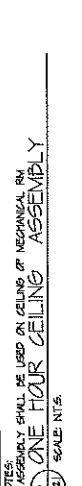
DESCRIPTION & TEST NO.  
 1/4" TYPICAL SPAN RATED SHEATHING (EXPOSURE 1)  
 1/4" TYPICAL TRIMMER (1/2" CHANNEL @ 12" O.C.)  
 FIRE-RESISTANT, FIRELORE CORE - REF: NERL202, U20 ES PFC-454  
 IL D6L514



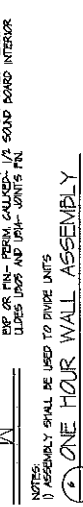
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 FIRE-RESISTANT, FIRELORE CORE - REF: NERL202, U20 ES PFC-454  
 IL D6L514



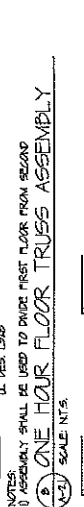
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 FIRE-RESISTANT, FIRELORE CORE - REF: NERL202, U20 ES PFC-454  
 IL D6L514



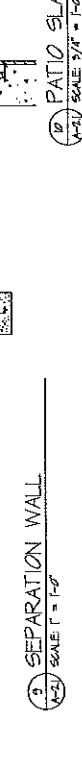
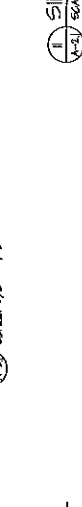
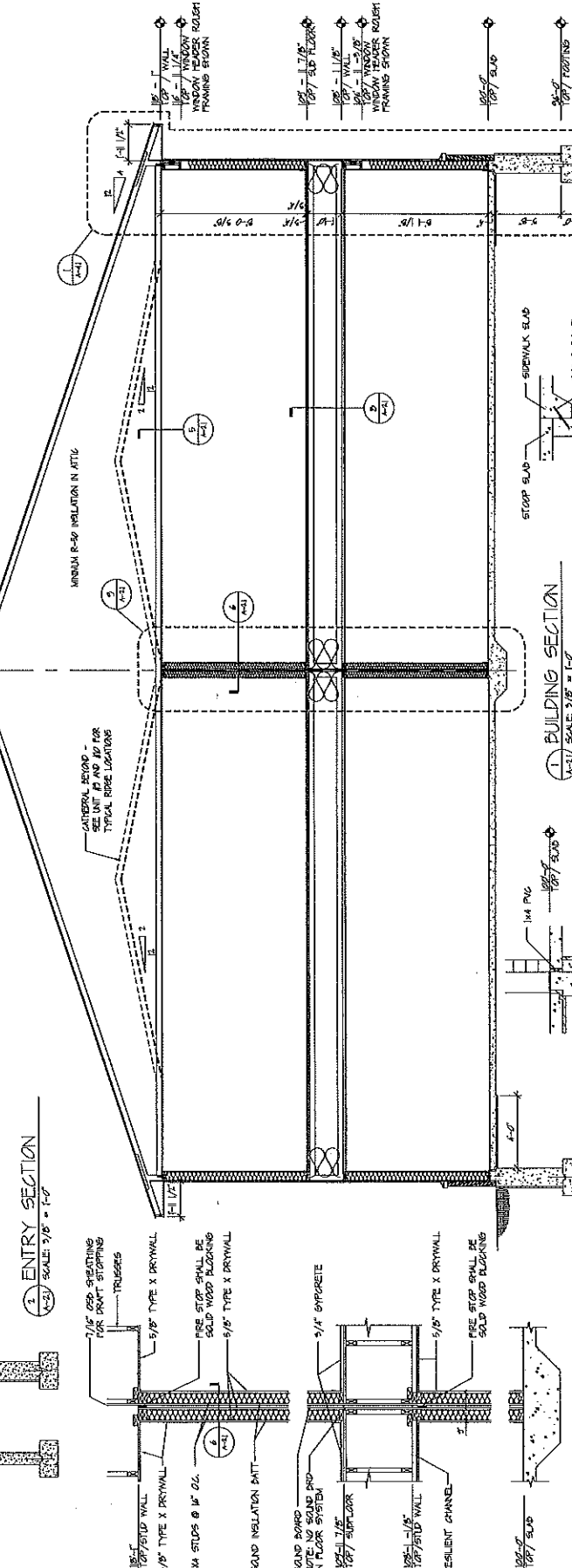
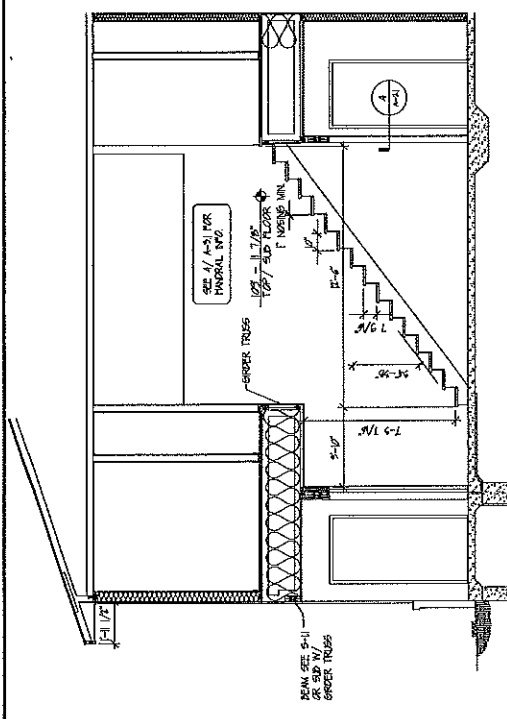
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 1/4" TYPICAL TRIMMER (1/2" CHANNEL @ 12" O.C.)  
 FIRE-RESISTANT, FIRELORE CORE - REF: NERL202, U20 ES PFC-454  
 IL D6L514



DESCRIPTION & TEST NO.  
 1/2" STUD - 2x8 SPECTRUM BRAND SYSTEM PANELS  
 FIRE-RESISTANT, FIRELORE CORE - REF: NERL202, U20 ES PFC-454  
 IL D6L514

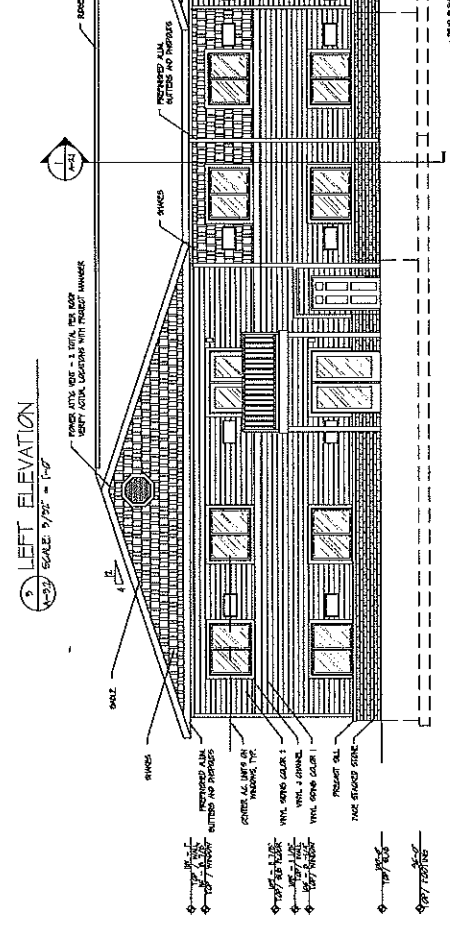
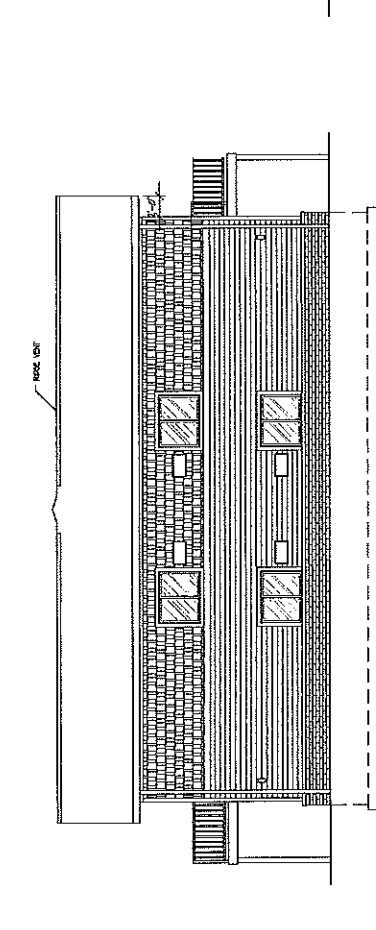
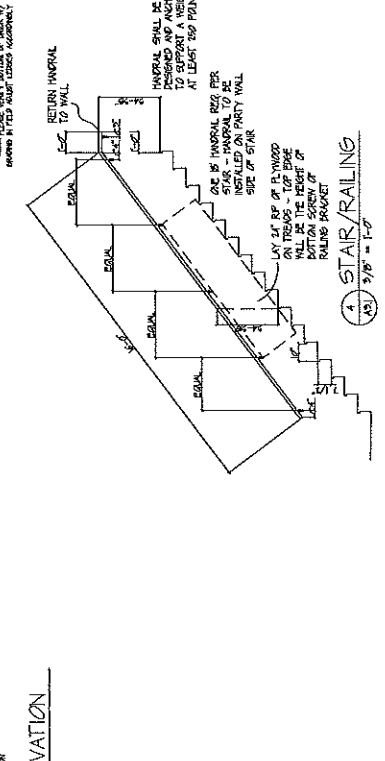
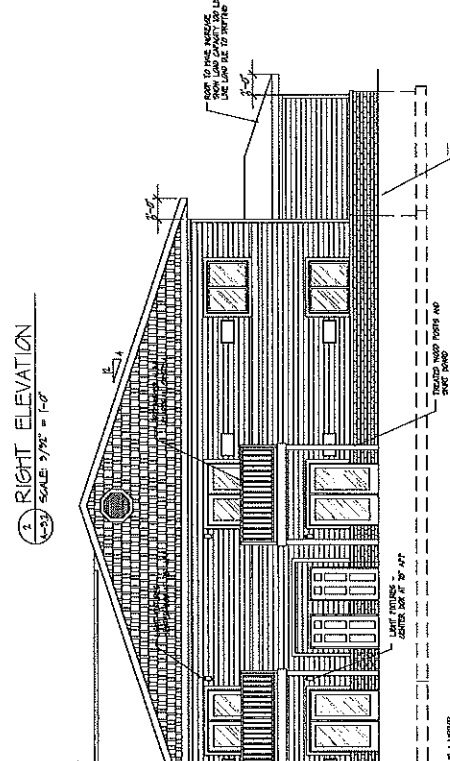
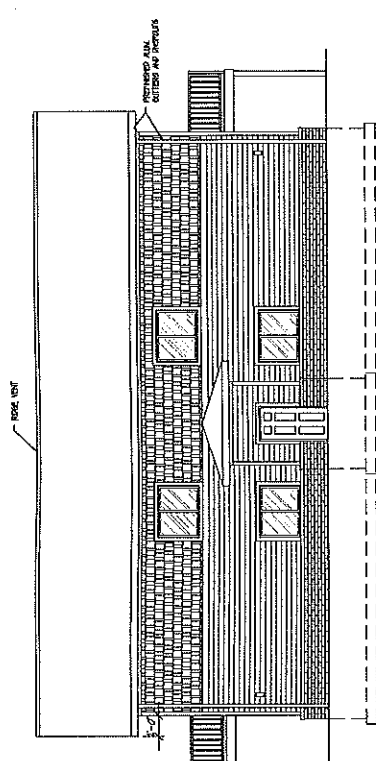


DESCRIPTION & TEST NO.  
 1/2" STUD - 2x8 SPECTRUM BRAND SYSTEM PANELS  
 FIRE-RESISTANT, FIRELORE CORE - REF: NERL202, U20 ES PFC-454  
 IL D6L514

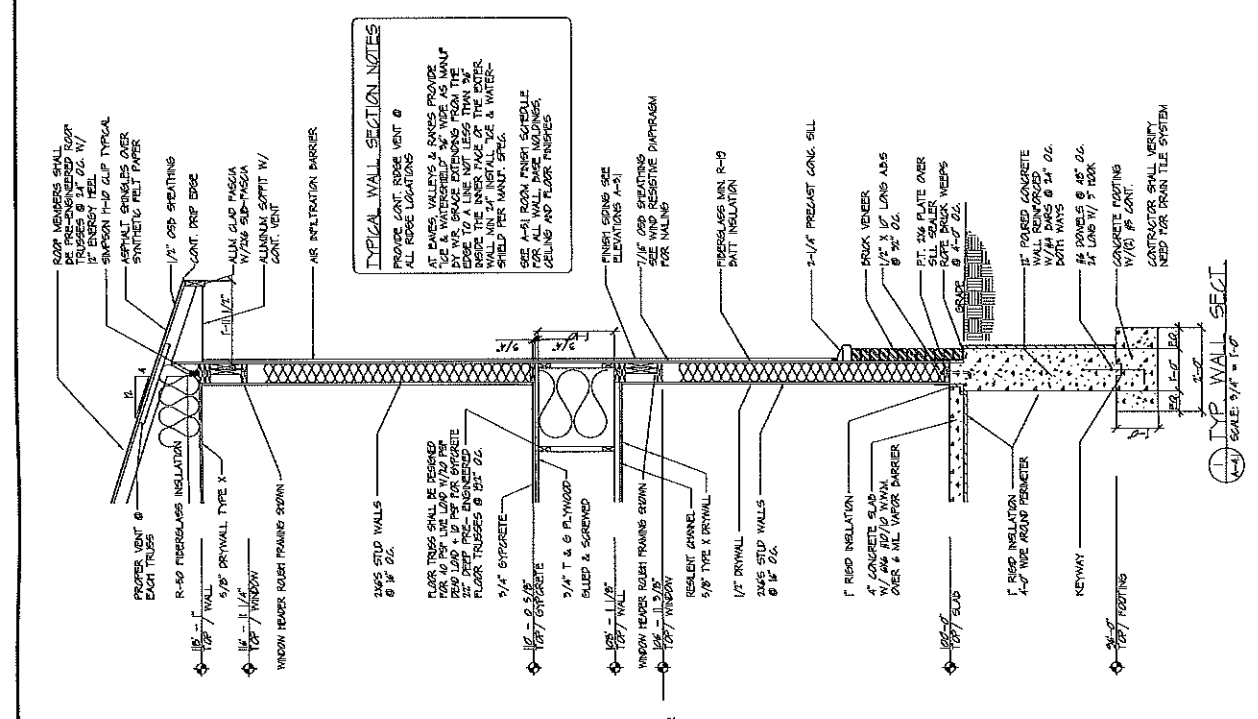


REVISIONS  
 NO. DATE DESCRIPTION  
 1 11/15/17

NO.	REVISION	DATE



NO.	REVISION

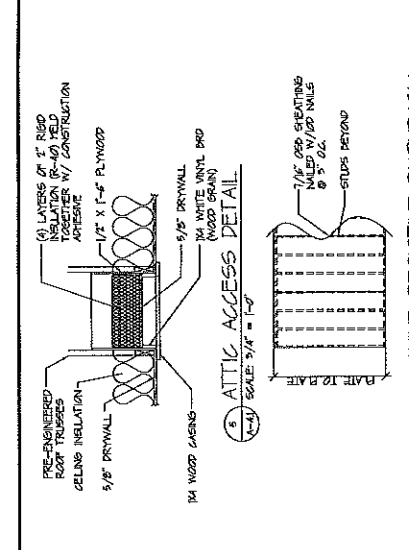


**TYPICAL WALL SECTION NOTES**

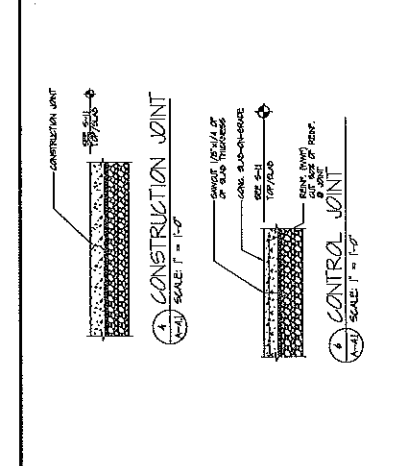
1. PROVIDE CONT. EDGE VENT @ ALL ROOF LOCATIONS

2. AT BAYES, VALLEYS & SANGES PROVIDE 1/2" X 1/2" WATERSHIELD 3/4" WIDE AS MANUF. BY MFR. GRAZE EXTENDING FROM THE EDGE OF THE ROOF TO A MIN. 1/2" FROM THE WALL. MIN. 2" INSTALL. JOE & WATER-SHIELD PER MANUF. SPEC.

3. SEE A-B) ROOM FINISH SCHEDULE FOR ALL WALL, BASE MOLDINGS, CEILING AND FLOOR FINISHES.

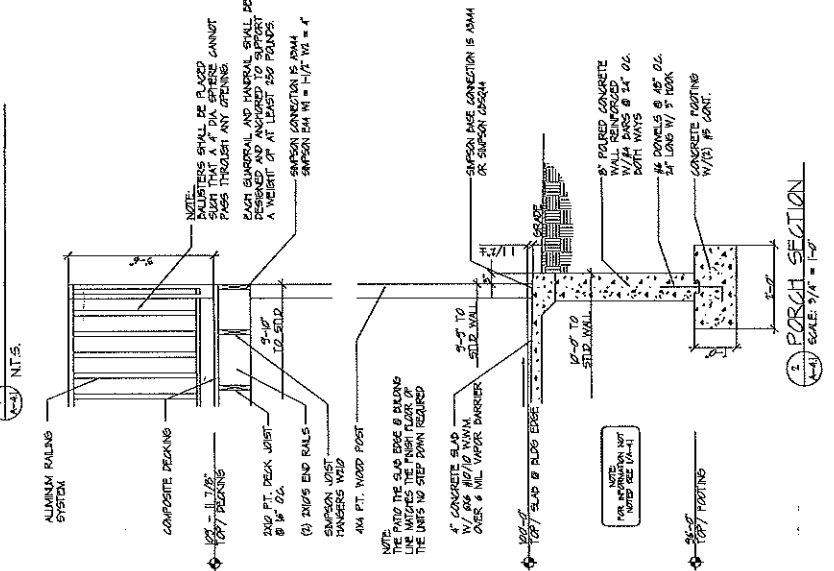


5. ATTIC ACCESS DETAIL  
 SCALE: 3/4" = 1'-0"

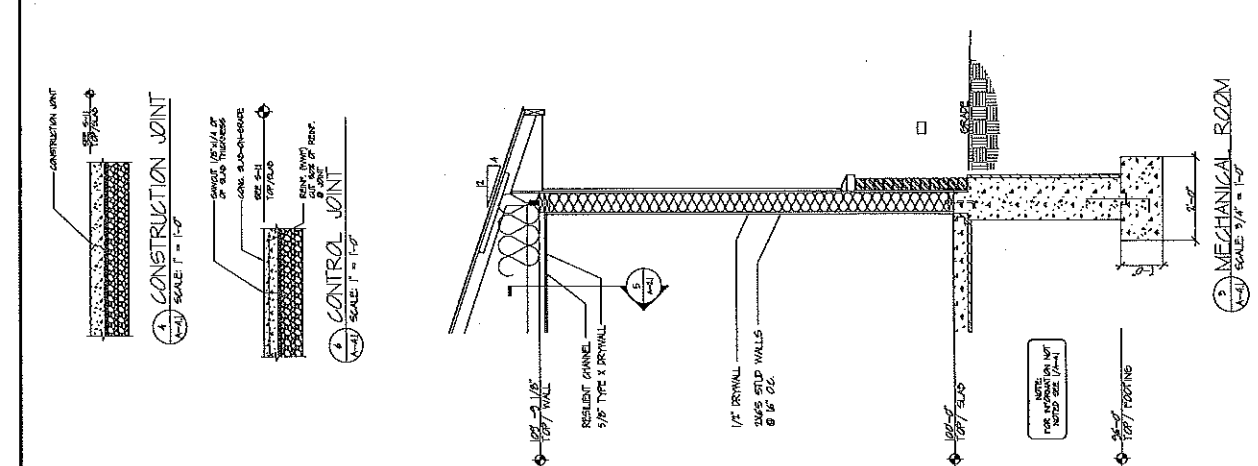


4. CONSTRUCTION JOINT  
 SCALE: 1" = 1'-0"

6. CONTROL JOINT  
 SCALE: 1" = 1'-0"



7. WIND RESISTIVE DIAPHRAGM  
 SCALE: 3/4" = 1'-0"



8. MECHANICAL ROOM  
 SCALE: 3/4" = 1'-0"

9. PORCH SECTION  
 SCALE: 3/4" = 1'-0"

10. TYP. WALL SECT.  
 SCALE: 3/4" = 1'-0"

NO.	DESCRIPTION	DATE	BY

NO.	DESCRIPTION	DATE	BY

NO.	DESCRIPTION	DATE	BY

**WINDOW SCHEDULE**

WIND. NO.	WIND. SIZE	WIND. TYPE	MATERIAL	GLAZING	UNIT NO.	REMARKS
A	5'-0" X 4'-0"	SLIDER	VINYL	1	1	LOW E INSUL. GLASS. ARGENT FILLED

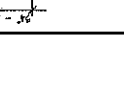
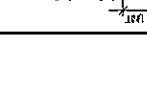
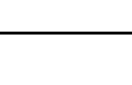
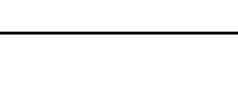
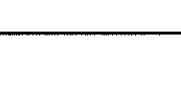
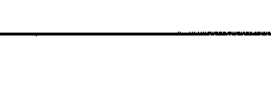
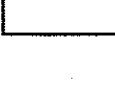
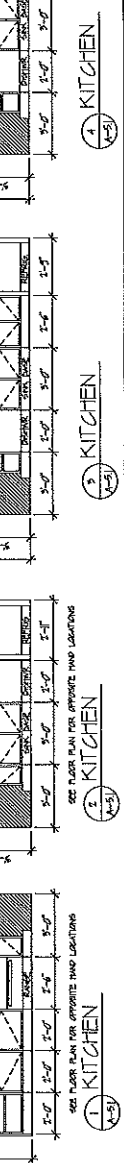
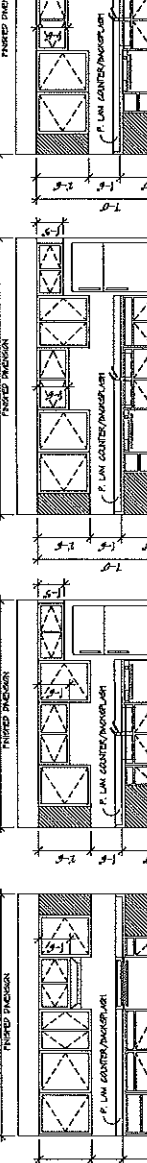
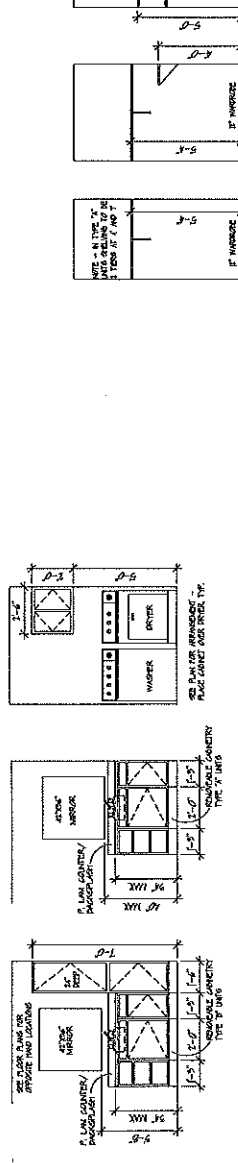
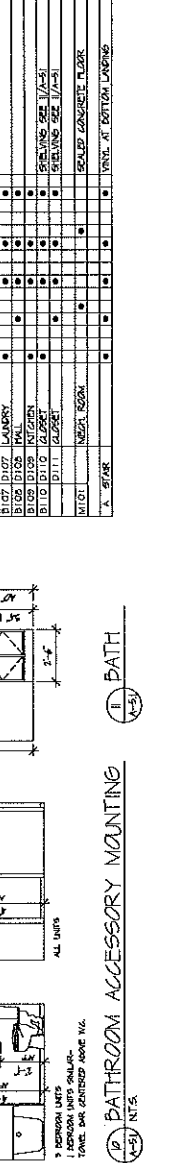
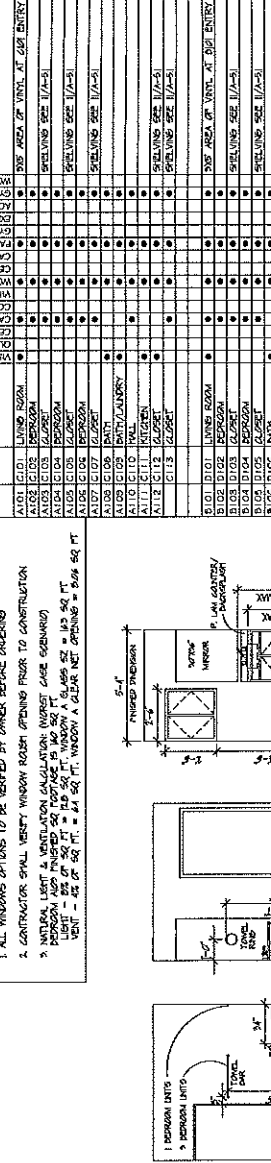
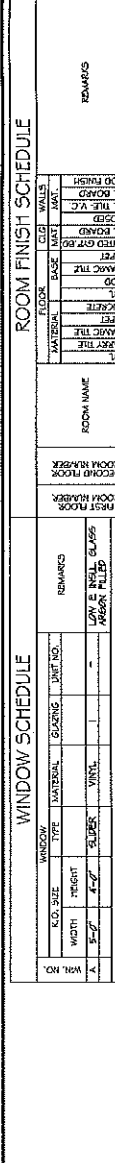
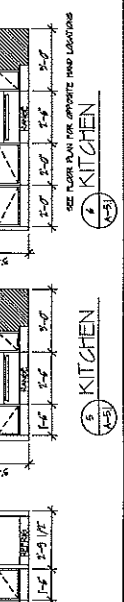
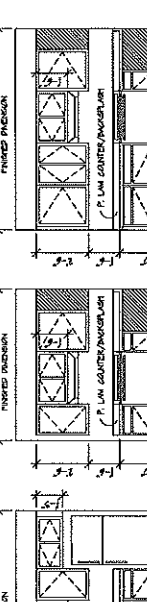
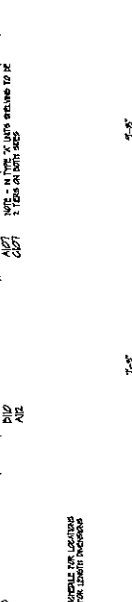
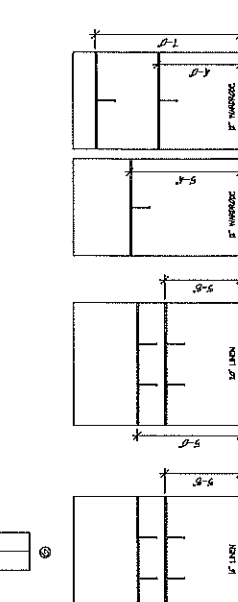
1. ALL WINDOWS OPTIONS TO BE VERIFIED BY OWNER BEFORE PROCEEDING.  
 2. CONTRACTOR SHALL VERIFY WINDOW ROUGH OPENING PRIOR TO CONSTRUCTION.  
 3. MATERIAL LIGHT A MATERIAL CALCULATOR (QUEST CASE COMPANY)  
 LIGHT - 80% OF 50 SQ FT = 40 SQ FT. WINDOW A GLASS SZ = 43 SQ FT.  
 UNIT - 80% OF 50 SQ FT. = 40 SQ FT. WINDOW A CLEAR NET OPENING = 50 SQ FT.

**ROOM FINISH SCHEDULE**

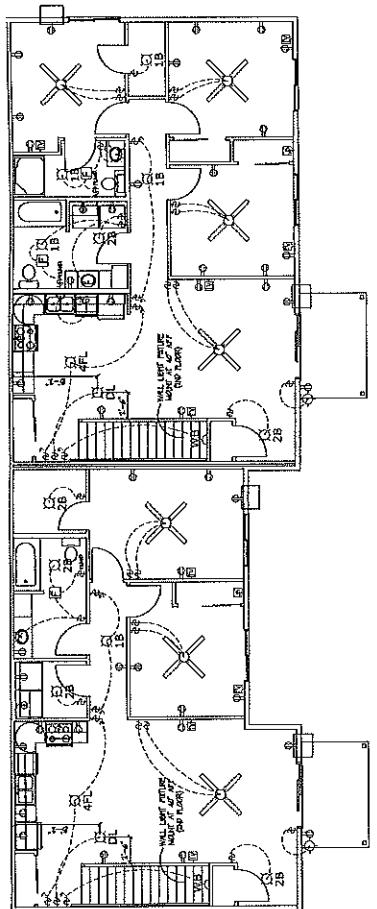
FLOOR	ROOM NAME	ROOM NO.	FIRST FLOOR ROOM NUMBER	FINISH	REMARKS
1	LIVING ROOM	B101	B101	CEILING: POP	
	DINING ROOM	B102	B102	CEILING: POP	
	KITCHEN	B103	B103	CEILING: POP	
	BATH	B104	B104	CEILING: POP	
	CL. (CLOSET)	B105	B105	CEILING: POP	
	CL. (CLOSET)	B106	B106	CEILING: POP	
	CL. (CLOSET)	B107	B107	CEILING: POP	
	CL. (CLOSET)	B108	B108	CEILING: POP	
	CL. (CLOSET)	B109	B109	CEILING: POP	
	CL. (CLOSET)	B110	B110	CEILING: POP	
	CL. (CLOSET)	B111	B111	CEILING: POP	
	CL. (CLOSET)	B112	B112	CEILING: POP	

**DOOR SCHEDULE**

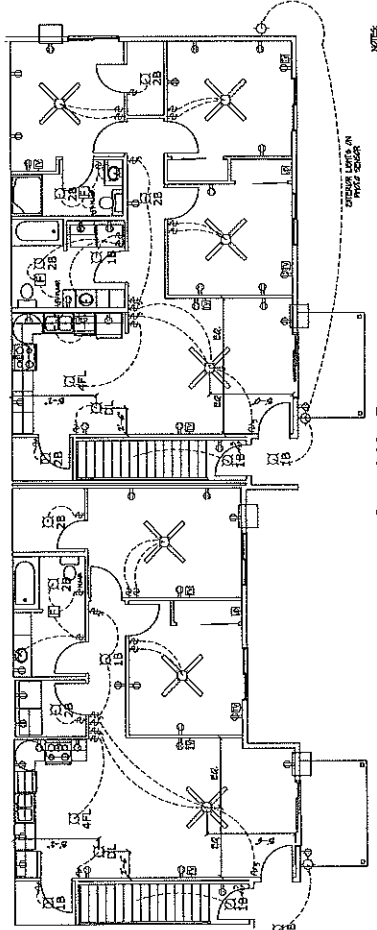
DOOR NO.	DOOR SIZE	DOOR TYPE	MATERIAL	GLAZING	UNIT NO.	REMARKS
A01	3'-0" X 7'-0"	SWING	ALUM.	1/2" GLASS	1	
A02	3'-0" X 7'-0"	SWING	ALUM.	1/2" GLASS	1	
A03	3'-0" X 7'-0"	SWING	ALUM.	1/2" GLASS	1	
A04	3'-0" X 7'-0"	SWING	ALUM.	1/2" GLASS	1	
A05	3'-0" X 7'-0"	SWING	ALUM.	1/2" GLASS	1	
A06	3'-0" X 7'-0"	SWING	ALUM.	1/2" GLASS	1	
A07	3'-0" X 7'-0"	SWING	ALUM.	1/2" GLASS	1	
A08	3'-0" X 7'-0"	SWING	ALUM.	1/2" GLASS	1	
A09	3'-0" X 7'-0"	SWING	ALUM.	1/2" GLASS	1	
A10	3'-0" X 7'-0"	SWING	ALUM.	1/2" GLASS	1	
A11	3'-0" X 7'-0"	SWING	ALUM.	1/2" GLASS	1	
A12	3'-0" X 7'-0"	SWING	ALUM.	1/2" GLASS	1	
A13	3'-0" X 7'-0"	SWING	ALUM.	1/2" GLASS	1	
A14	3'-0" X 7'-0"	SWING	ALUM.	1/2" GLASS	1	
A15	3'-0" X 7'-0"	SWING	ALUM.	1/2" GLASS	1	
A16	3'-0" X 7'-0"	SWING	ALUM.	1/2" GLASS	1	
A17	3'-0" X 7'-0"	SWING	ALUM.	1/2" GLASS	1	
A18	3'-0" X 7'-0"	SWING	ALUM.	1/2" GLASS	1	
A19	3'-0" X 7'-0"	SWING	ALUM.	1/2" GLASS	1	
A20	3'-0" X 7'-0"	SWING	ALUM.	1/2" GLASS	1	







(1) SECOND FLOOR PLAN  
 SCALE 3/8" = 1'-0"



(1) FIRST FLOOR PLAN  
 SCALE 3/8" = 1'-0"

- NOTES:
1. ALL LIGHTS TO BE 30" SQUARE BOX FROM PANEL FLOOR
  2. ALL PERSON LIGHTS OVER ENTRY TO BE SET TO CENTER FROM PANEL FLOOR
  3. SECOND FLOOR TO BE 3/4" SPACED
  4. FIRST FLOOR CEILING TO HAVE 1/2" SQUARE DOWNLUMINOUS AND 1/2" SPACED
  5. AT ALL LOCATIONS, NUMBER (1) AND (2) SHALL BE USED TO IDENTIFY EACH
  6. ALL VENTILATION SHALL NOT BE IN THE WAY OF WIRING
  7. DIMENSIONS SHOWN ARE GENERAL, ACTUAL AMOUNT AND PLACEMENT TO BE DETERMINED PER CODE.

# 16 UNIT APARTMENT STURGEON BAY, WI



S.C. SWIDORSKI LLC  
1611 W. WISCONSIN AVENUE  
MILWAUKEE, WI 53233  
PHONE: 414.333.3333  
FAX: 414.333.3333  
WWW.SWIDORSKI.COM

PROJECT ARCHITECT:  
PAUL J. CASERNA, AIA  
50 SWIDORSKI LANE  
MILWAUKEE, WI 53233  
PHONE: 414.333.3333  
FAX: 414.333.3333

STRUCTURAL ENGINEER:  
XXXXX XXXXX, P.E.  
XXXXX XXXXX, P.E.  
XXXXX XXXXX, P.E.  
XXXXX XXXXX, P.E.  
XXXXX XXXXX, P.E.  
XXXXX XXXXX, P.E.  
XXXXX XXXXX, P.E.  
XXXXX XXXXX, P.E.  
XXXXX XXXXX, P.E.  
XXXXX XXXXX, P.E.

CIVIL ENGINEER:  
WILLIAM WISSELER  
1611 WISCONSIN AVENUE  
MILWAUKEE, WI 53233  
PHONE: 414.333.3333  
FAX: 414.333.3333

CONSTRUCTION TEAM  
CONSTRUCTION PROJECT MANAGER  
XXXXX XXXXX, LLC  
1611 WISCONSIN AVENUE  
MILWAUKEE, WI 53233  
PHONE: 414.333.3333  
FAX: 414.333.3333

USE AND OCCUPANCY:  
STORAGE GARAGE S-1  
RESIDENTIAL UNITS BASED ON THE ENTIRE BUILDING  
RENS A S-1

GARAGES  
IN SPRINKLED 1 STORY BUILDINGS  
CONSTRUCTION TYPE VB

PROJECT ARCHITECT:  
PAUL J. CASERNA, AIA  
50 SWIDORSKI LANE  
MILWAUKEE, WI 53233  
PHONE: 414.333.3333  
FAX: 414.333.3333

STRUCTURAL ENGINEER:  
XXXXX XXXXX, P.E.  
XXXXX XXXXX, P.E.  
XXXXX XXXXX, P.E.  
XXXXX XXXXX, P.E.  
XXXXX XXXXX, P.E.  
XXXXX XXXXX, P.E.  
XXXXX XXXXX, P.E.  
XXXXX XXXXX, P.E.  
XXXXX XXXXX, P.E.  
XXXXX XXXXX, P.E.

CIVIL ENGINEER:  
WILLIAM WISSELER  
1611 WISCONSIN AVENUE  
MILWAUKEE, WI 53233  
PHONE: 414.333.3333  
FAX: 414.333.3333

16 UNIT APARTMENT  
STURGEON BAY, WI

COVER SHEET

REVISIONS

DATE

BY

BY

BY

BY

BY

PROJECT DATA

DESIGN TEAM

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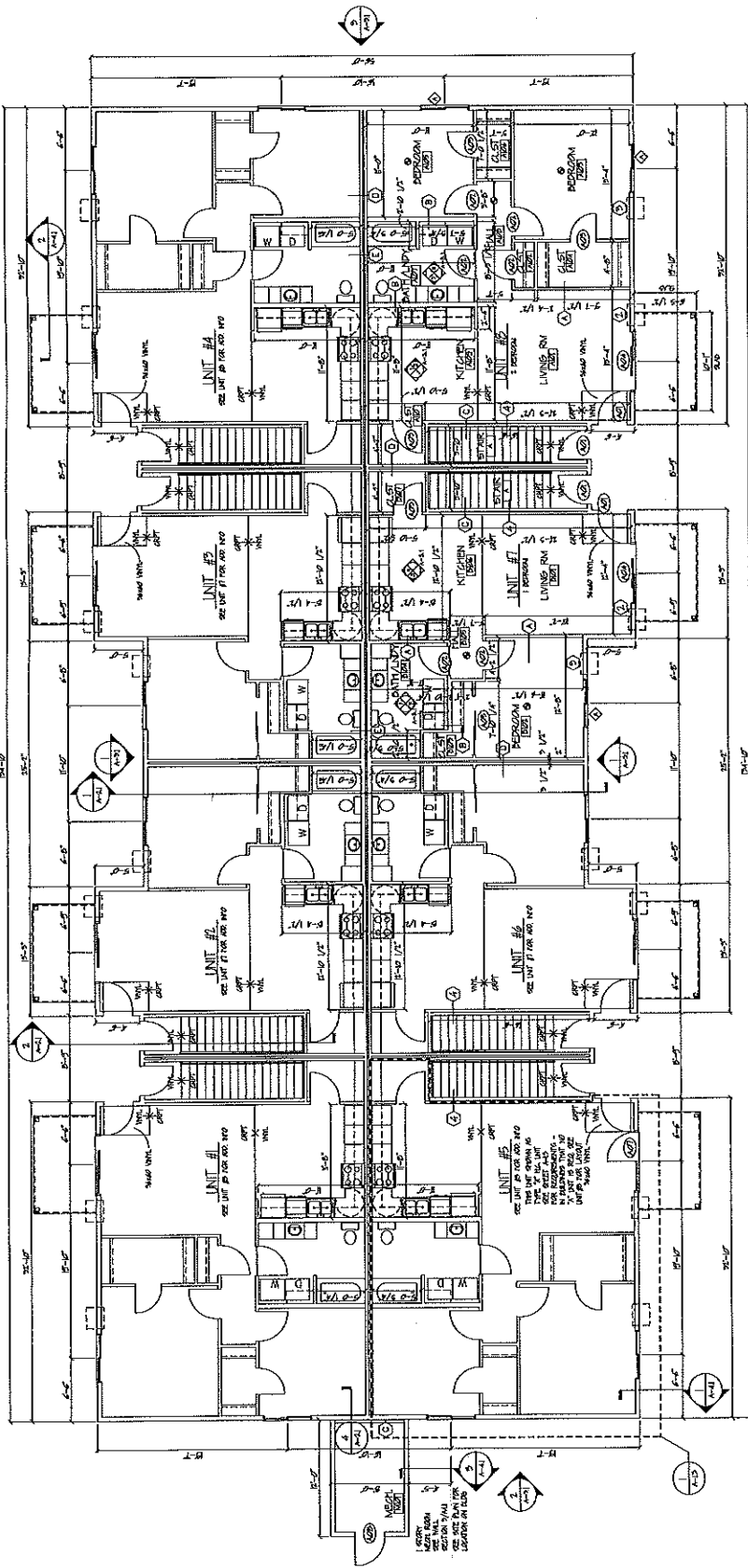
LIST OF ABBREVIATIONS

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LIST OF ABBREVIATIONS

NO.	DATE	REVISIONS



1 FIRST FLOOR PLAN  
SCALE: 3/8" = 1'-0"

WALL TYPES

- 1) 2" x 4" WOOD STUDS, 1/2" GYP. BOARD EA. SIDE
- 2) 2" x 4" WOOD STUDS, 1/2" GYP. BOARD EA. SIDE, MOISTURE RESIST. MEMBR. (R2)
- 3) 2" x 4" WOOD STUDS, 1/2" GYP. BOARD EA. OUTER FACE, NO INT. SOUND INSULATION
- 4) 2" x 4" WOOD STUDS, 1/2" GYP. BOARD EA. OUTER FACE, 1" AIR SPACE, 1/2" GYP. BOARD EA. OTHER FACE, NO INT. SOUND INSULATION
- 5) 2" x 4" WOOD STUDS, 1/2" GYP. BOARD EA. OUTER FACE, 1" AIR SPACE, 1/2" GYP. BOARD EA. OTHER FACE, 1" PER. INSULATION, 1/2" GYP. BOARD EA. OTHER FACE, NO INT. SOUND INSULATION
- 6) 5'-0" TYP. DIMENSION ALLOWS FOR 1 LAYER OF 5/8" TO BE CONTINUOUS BEHIND SIDE OF TID/OWNER UNIT. THIS IS REQUIRED ON ONE SIDE OF BEHIND WALL WITH NO GYP. BOARD BEHIND SIDE OF UNIT.

KEY NOTES

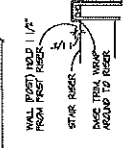
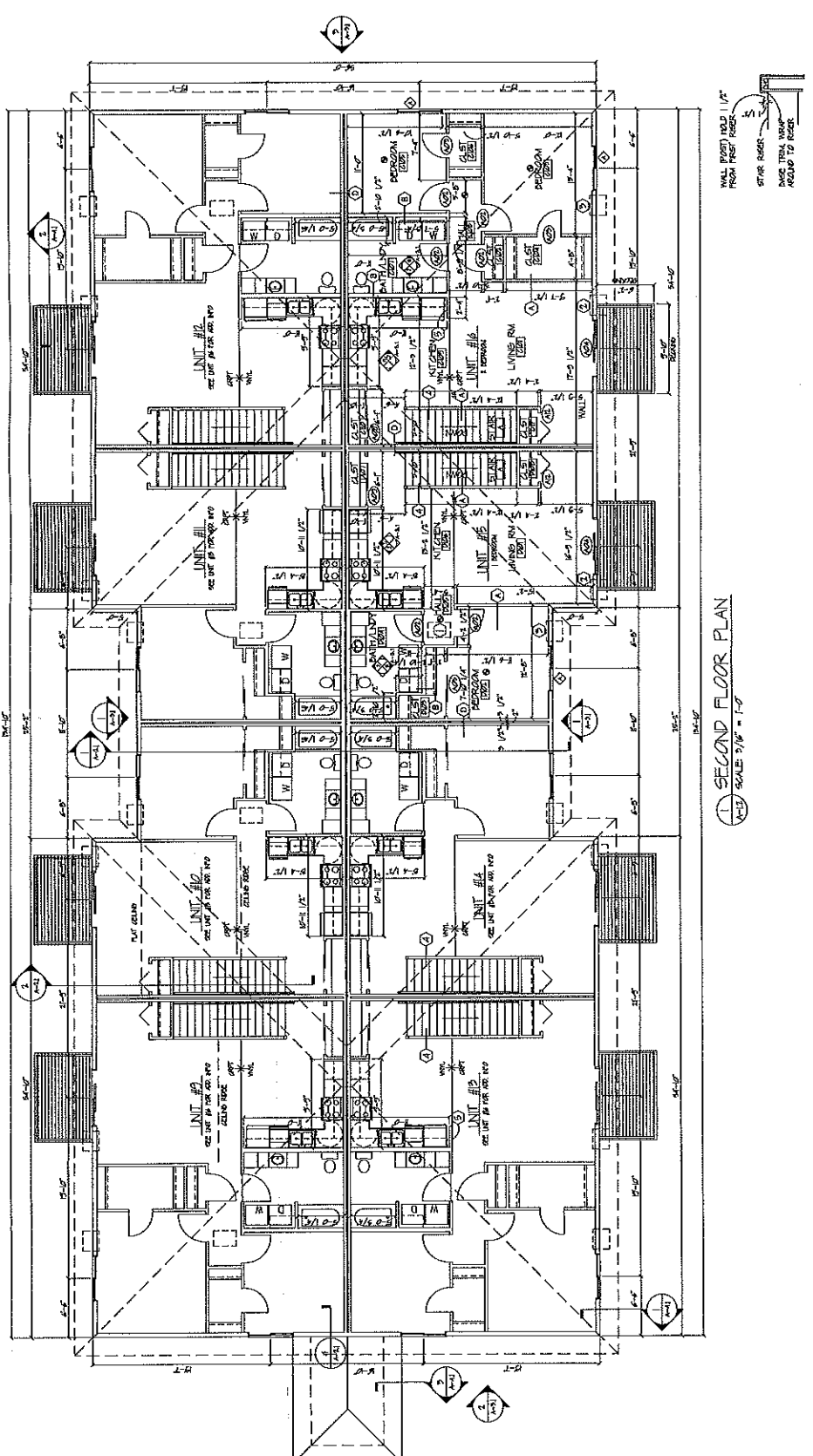
- 1) ATTIC ACCESS 10' X 30' MIN. SEE 5/10-11 CONFIRM EXACT LOCATION WITH OWNER
- 2) AG. UNIT - PROVIDE 1/2" X 24 1/2" R.O.
- 3) FUTURE AG. UNIT - PROVIDE 1/2" X 24 1/2" R.O. FRAME OPENING ONLY. NO UNIT AT THIS TIME
- 4) BALCONY FRAME WALL TO ROOF
- 5) GAP WALL @ 8'-1 1/2"
- 6) WINDOW TYPE - SEE SHEET A-61 FOR SCHEDULE
- 7) SMOKE DETECTOR - SEE PLAN NOTE #8

PLAN NOTES

- 0) VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO THE START OF CONSTRUCTION
- 1) ALL EXTERIOR STUDS SHALL BE 2X4S
- 2) ALL INTERIOR STUDS SHALL BE 2X4S UNLESS NOTED OTHERWISE
- 3) DIMENSIONS ARE FROM FACE OF STUDS UNLESS NOTED OTHERWISE
- 4) SMOKE DETECTOR REQUIRED PER FIRE CODE ALONG WITH GAS/CO MONITORING SYSTEM COORDINATED W/ NPPA FOR SYSTEM
- 5) ALL FIRST FLOOR UNITS TO BE TYPE "B" UNITS (SEE SHEET A-1.5 FOR REQUIREMENT NOTES WITH THE EXCEPTION OF TYPE "X" UNIT (P. REQ.))
- 6) ATTIC SHALL BE SUB DIVIDED INTO AREAS NOT GREATER THAN 500 SQ. FEET OR OVER EVERY TWO DWELLING UNITS, WHICHEVER IS SMALLER. 7/16" GYP. ON ENTIRE SIDE OF TRUSS SHALL BE USED AS PARTING MATERIAL
- 7) 2ND FLOOR UNIT CEILINGS TO BE SLOPED SEE UNIT #3 AND #10 FOR TYPICAL NODE NOTES

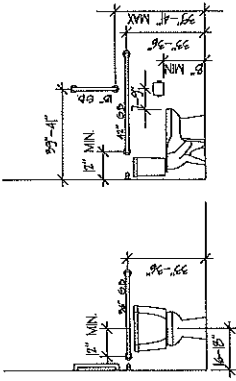
NO.	REVISIONS

DATE	SCALE	SHEET NUMBER



**SECOND FLOOR PLAN**  
 SCALE 3/8" = 1'-0"

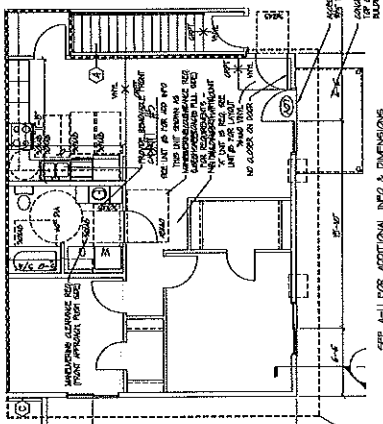
- WALL TYPES**
- 1 2 x 4 WOOD STUDS, 1/2" GYP BOARD EA. SIDE
  - 2 2 x 4 WOOD STUDS, 1/2" GYP BOARD EA. SIDE (INTERIOR RESIST. WHERE REQ)
  - 3 2 x 4 WOOD STUDS, 1/2" GYP, 1/2" GYP BOARD EA. OTHER WALL
  - 4 2 x 4 WOOD STUDS, 1/2" GYP, 1/2" GYP BOARD EA. OTHER WALL
  - 5 2 x 4 WOOD STUDS, 1/2" GYP, 1/2" GYP BOARD EA. OTHER WALL
  - 6 5'-0" 2x4 WOOD STUDS, 1/2" GYP BOARD EA. OTHER WALL
  - 7 5'-0" 2x4 WOOD STUDS, 1/2" GYP BOARD EA. OTHER WALL
- KEY NOTES**
- 1 ATTIC ACCESS 6'-0" X 3'-0" MAX SEE 5/14-1
  - 2 CONFIRM EXACT LOCATION WITH OWNER
  - 3 AC UNIT - PROVIDE 1" X 14 1/2" RZ.
  - 4 FUTURE AC UNIT - PROVIDE 1" X 14 1/2" RZ.
  - 5 FRAME OPENING ONLY, NO UNIT AT THIS TIME
  - 6 BALCONY FRAME WALL TO ROOF
  - 7 GAP WALL @ 8'-1 1/8"
  - 8 WINDOW TYPE - SEE SHEET A-51 FOR SCHEDULE
  - 9 SWAGG DETECTOR - SEE PLAN NOTE #5
- PLAN NOTES**
- 1 VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO THE START OF CONSTRUCTION
  - 2 ALL EXTERIOR STUDS SHALL BE 2X6S
  - 3 ALL INTERIOR STUDS SHALL BE 2X4S UNLESS NOTED OTHERWISE
  - 4 DIMENSIONS ARE FROM FACE OF STUDS UNLESS NOTED OTHERWISE
  - 5 SWAGG DETECTOR REQUIRED PER FIRE CODE REQUIREMENTS SEE DETAIL A-14 FOR ASSEMBLY COORDINATED W/ NFPA RIS SYSTEM
  - 6 ALL FIRST FLOOR UNITS TO BE TYPE 'B' UNITS (WITH THE EXCEPTION OF TYPE 'A' UNIT # 16)
  - 7 ALL SECOND FLOOR UNITS TO BE SURFED TO FINISH FLOOR
  - 8 ALL INTERIOR WALLS SHALL BE 5/8" TYPE 'B' UNITS (WITH THE EXCEPTION OF TYPE 'A' UNIT # 16)
  - 9 SWAGG DETECTOR REQUIRED PER FIRE CODE REQUIREMENTS SEE DETAIL A-14 FOR ASSEMBLY COORDINATED W/ NFPA RIS SYSTEM
- STAR/WALL DETAIL**  
SCALE 3/4" = 1'-0"
- 1 ATTIC SHALL BE 2x6 DIVIDED INTO AREAS NOT GREATER THAN 5'-0" SQ FEET OR OVER EVERY TWO DWELLING UNITS, WHICHEVER IS SMALLER. THE STUDS SHALL BE USED AS FRAMING SUPPORT MATERIAL
  - 2 2ND FLOOR UNIT CEILINGS TO BE SURFED TO FINISH FLOOR
  - 3 WALL POSTS TO HOLD 1/2" FROM STAIR NOSING
  - 4 FINISH WALL TO BE 5/8" TYPE 'B' UNITS (WITH THE EXCEPTION OF TYPE 'A' UNIT # 16)



REINFORCEMENT SHALL BE APPLIED FOR 100% OF THE TOILET ROOM BLOCKING AND SHALL BE APPLIED TO SUPPORT A WEIGHT OF AT LEAST 200 POUNDS APPLIED AT THE BAR.

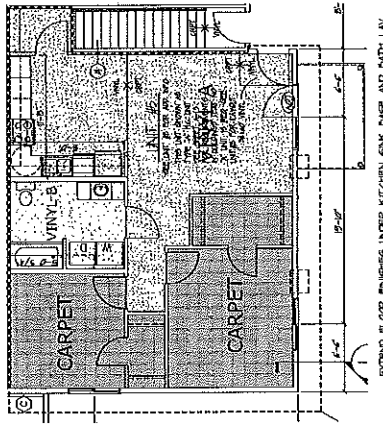
ACCESSIBLE TYPE 'A' UNITS	
UNIT #	NO. OF UNITS REQUIRED
1	24
2	24
3	24
4	24
5	24
6	24
7	24
8	24
9	24
10	24
11	24
12	24
13	24
14	24
15	24
16	24
17	24
18	24
19	24
20	24
21	24
22	24
23	24
24	24
TOTAL	576

NOTES  
 1) TYPE NUMBER OF REQUIRED UNITS IS SHOWN IN THE UNIT # COLUMN.  
 2) TYPE 'A' UNITS SHALL BE LOCATED IN THE FIRST FLOOR.  
 3) ALL REMAINING FIRST FLOOR UNITS SHALL BE TYPE 'B'.



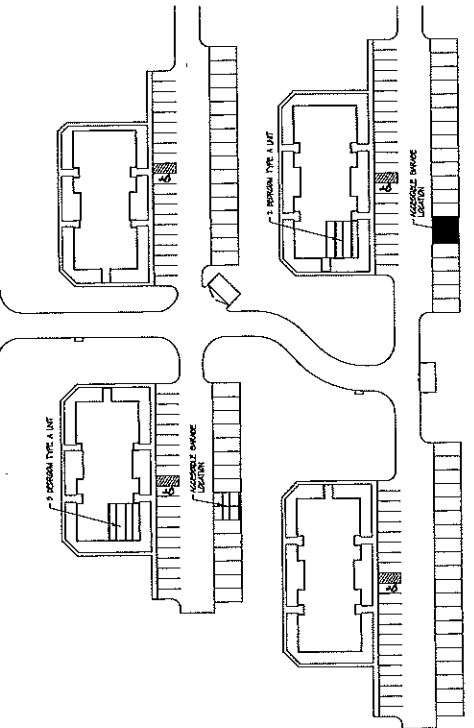
TYPE A UNIT FLOOR PLAN  
 SCALE: 3/16" = 1'-0"

- TYPE B DWELLING UNITS ALL SET FLOOR UNITS
- UNIT SHALL COMPLY WITH ICG/ANSI WITH 2009 VERSION CODE SECTION 904.1.1 FOR TYPE B DWELLING UNITS.
  - LEAKING CONTROLS, ELECTRICAL SWITCHES AND RECEPTACLE OUTLETS, ENVIRONMENTAL CONTROLS, AND USER CONTROLS FOR SECURITY OR INTERCOM SYSTEMS SHALL COMPLY WITH SECTIONS 902.1 AND 902.2.
  - ICG/ANSI WITH 2009 IBC SHALL BE PROVIDED FOR FULL INSTALLATION OF BATH TUBS AND SHOWER SEATS AT WATER CLOSERS. THE INSTALLATION SHALL BE IN ACCORDANCE WITH SECTION 904.1.1. THE REINFORCEMENT SHALL COMPLY WITH SECTIONS 904.1, 904.2, 904.3, AND 904.4.
  - ICG/ANSI WITH 2009 IBC SHALL BE PROVIDED FOR TYPE B DWELLING UNITS. THE REINFORCEMENT SHALL COMPLY WITH SECTIONS 904.1, 904.2, 904.3, AND 904.4.
  - ICG/ANSI WITH 2009 IBC SHALL BE PROVIDED FOR TYPE B DWELLING UNITS. THE REINFORCEMENT SHALL COMPLY WITH SECTIONS 904.1, 904.2, 904.3, AND 904.4.
  - ICG/ANSI WITH 2009 IBC SHALL BE PROVIDED FOR TYPE B DWELLING UNITS. THE REINFORCEMENT SHALL COMPLY WITH SECTIONS 904.1, 904.2, 904.3, AND 904.4.

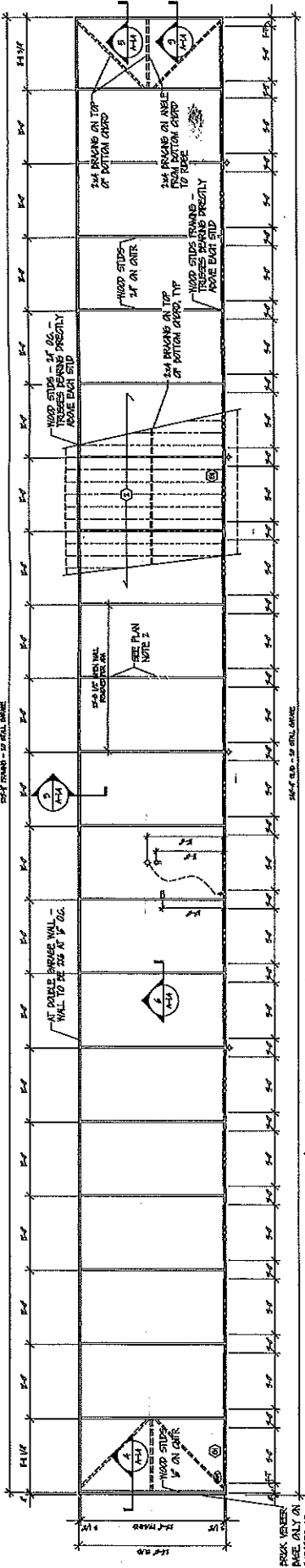


FLOORING TRANSITIONS  
 SCALE: 3/16" = 1'-0"

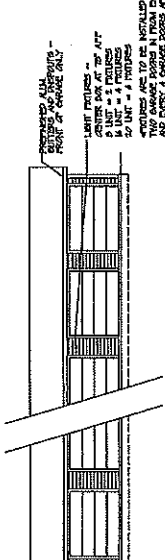
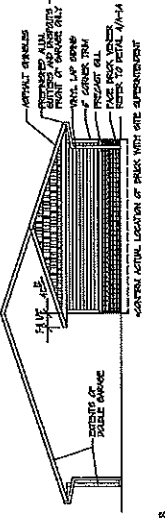
- TYPE A DWELLING UNITS NOTES | REQUIRED. SEE A-1.1 FOR LOCATION.
- ICG/ANSI WITH 2009 IBC. ALL WATER CLOSERS, BATHINGS AND SHOWERS IN TYPE A DWELLING UNITS SHALL EITHER HAVE GRAB BARS INSTALLED OR BE INSTALLED WITH GRAB BARS INSTALLED COMPLIANT WITH SECTIONS 904.1, 904.2 AND 904.3.
  - ICG/ANSI WITH 2009 IBC. KITCHEN, BATH AND BATH LAV. DWELLING UNITS SHALL BE PROVIDED WITH SECTIONS 904.1, 904.2, 904.3, 904.4, 904.5, 904.6, 904.7, 904.8, 904.9, 904.10, 904.11, 904.12, 904.13, 904.14, 904.15, 904.16, 904.17, 904.18, 904.19, 904.20, 904.21, 904.22, 904.23, 904.24, 904.25, 904.26, 904.27, 904.28, 904.29, 904.30, 904.31, 904.32, 904.33, 904.34, 904.35, 904.36, 904.37, 904.38, 904.39, 904.40, 904.41, 904.42, 904.43, 904.44, 904.45, 904.46, 904.47, 904.48, 904.49, 904.50, 904.51, 904.52, 904.53, 904.54, 904.55, 904.56, 904.57, 904.58, 904.59, 904.60, 904.61, 904.62, 904.63, 904.64, 904.65, 904.66, 904.67, 904.68, 904.69, 904.70, 904.71, 904.72, 904.73, 904.74, 904.75, 904.76, 904.77, 904.78, 904.79, 904.80, 904.81, 904.82, 904.83, 904.84, 904.85, 904.86, 904.87, 904.88, 904.89, 904.90, 904.91, 904.92, 904.93, 904.94, 904.95, 904.96, 904.97, 904.98, 904.99, 904.100.
  - ICG/ANSI WITH 2009 IBC. KITCHENS OF TYPE A DWELLING UNITS SHALL BE PROVIDED WITH CLEAR FLOOR SPACE AS REQUIRED IN SECTION 904.1.1 AT ALL APPLIANCES, WORK SURFACES, SINKS AND CABINETS COMPLIANT WITH SECTIONS 904.1.1 THROUGH 904.1.10.
  - ICG/ANSI WITH 2009 IBC. IN KITCHENS OF TYPE A DWELLING UNITS AT LEAST ONE 30 INCH WIDE WORK SURFACE WITH KNEE CLEARANCE PER SECTION 904.1.1 SHALL BE PROVIDED AND NO FEWER THAN 3 INCHES ABOVE THE FLOOR SHALL BE PROVIDED.
  - ICG/ANSI WITH 2009 IBC. A KITCHEN SINK IN TYPE A DWELLING UNITS SHALL BE PROVIDED WITH SECTIONS 904.1.1 THROUGH 904.1.10. THE SINK SHALL NOT BE MORE THAN 36 INCHES ABOVE THE FLOOR AND SHALL BE PROVIDED WITH SECTIONS 904.1.1 THROUGH 904.1.10. THE SINK SHALL NOT BE MORE THAN 4 INCHES DEEP WITH PARALLEL COMPLIANT WITH SECTION 904.1.1.
  - ICG/ANSI WITH 2009 IBC. WHEN OUTSIDE WINDOWS ARE PROVIDED IN TYPE A DWELLING UNITS, AT LEAST ONE WINDOW IN EACH SLEEPING LIVING AND DINING SPACE SHALL HAVE OPERABLE PARTS COMPLIANT WITH SECTIONS 904.1.1 AND 904.1.2.
  - ICG/ANSI WITH 2009 IBC. DECKS, PATIOS AND GARAGES ACCESSIBLE DIRECTLY FROM THE LIVING AREA OF TYPE A DWELLING UNITS ARE REQUIRED TO HAVE AN ACCESSIBLE SOURCE TO THEM, THEY MAY NOT BE ACCESSIBLE BY A STEP EVEN IF OVERLOOKED BY WATER.



TYPE A UNIT LOCATION  
 SCALE: 3/16" = 1'-0"



**1** 16/20-UNIT GARAGE PLAN  
 SCALE 1/8" = 1'-0"



**2** TYPICAL GARAGE ELEVATIONS  
 SCALE 1/8" = 1'-0"

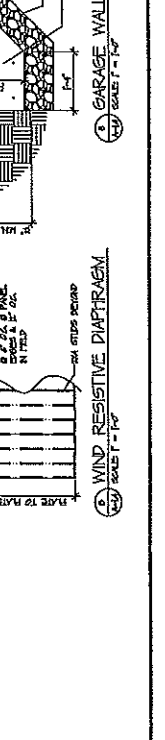
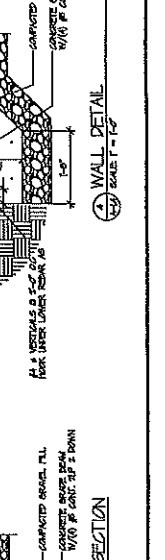
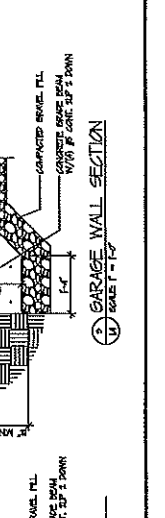
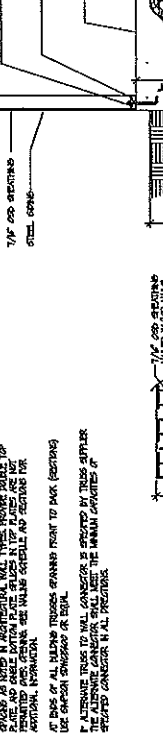
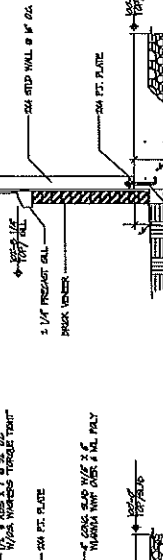
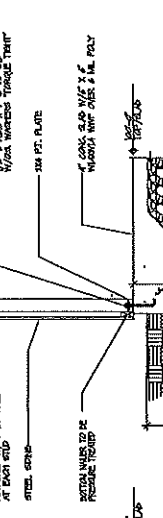
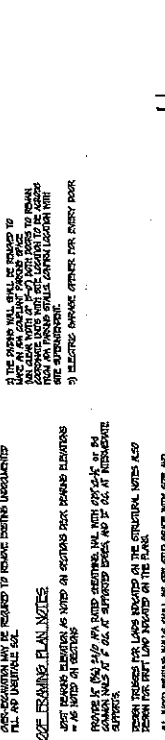
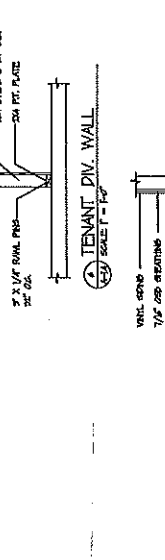
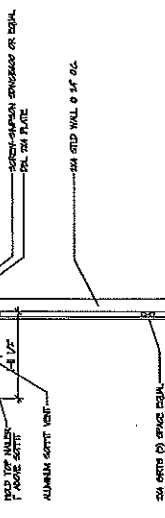
**ACCESSIBLE GARAGES**

UNIT	NO.	TYPE	DATE
1	1	1	1
2	2	2	2
3	3	3	3
4	4	4	4
5	5	5	5
6	6	6	6
7	7	7	7
8	8	8	8
9	9	9	9
10	10	10	10
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12	12	12	12
13	13	13	13
14	14	14	14
15	15	15	15
16	16	16	16

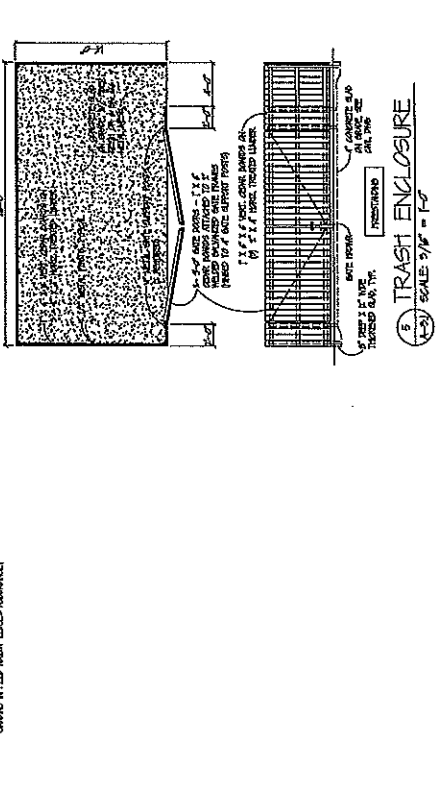
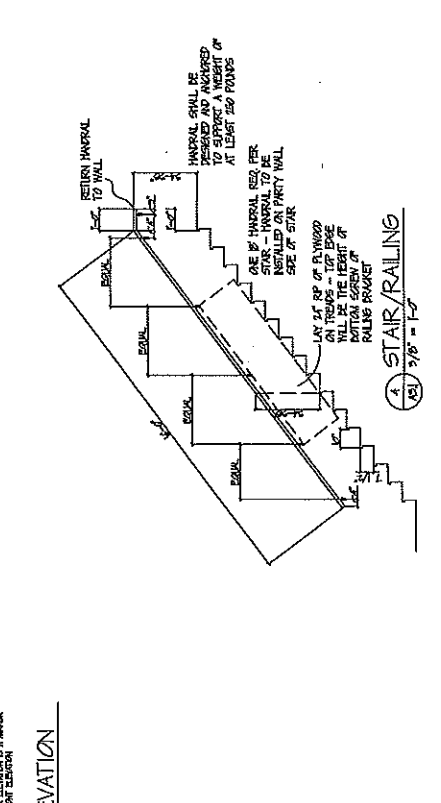
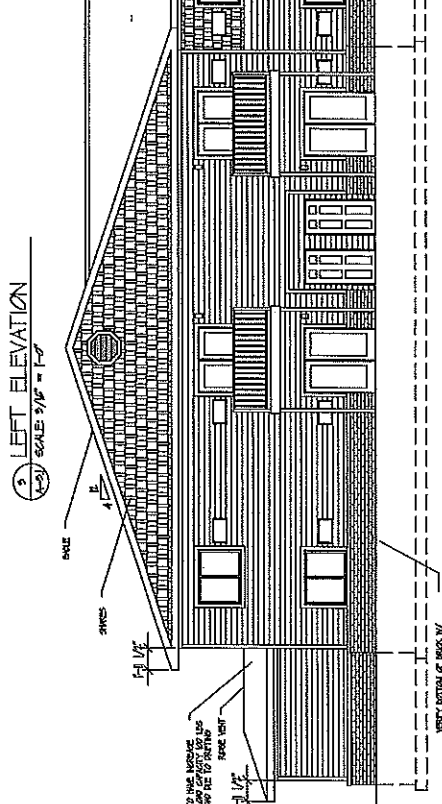
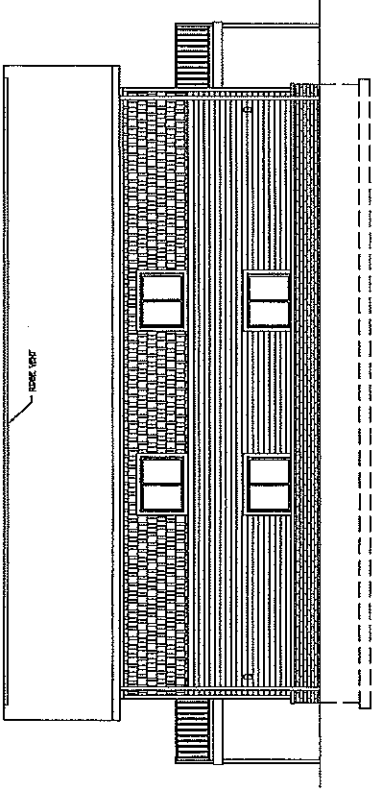
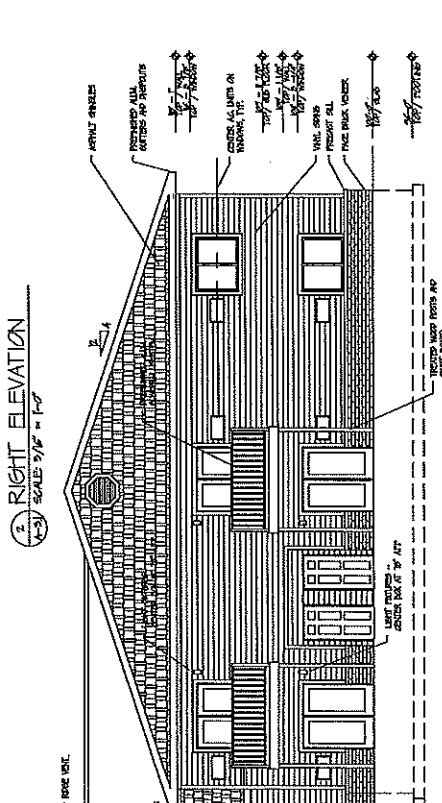
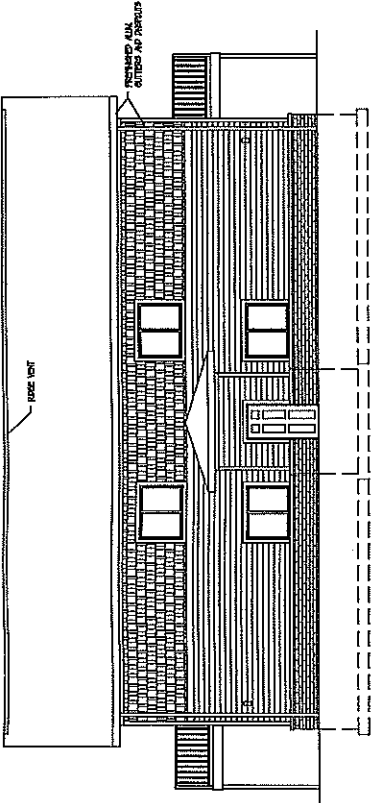
**NOTES**  
 1. ALL GARAGES TO BE ACCESSIBLE PER 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN.  
 2. ACCESSIBLE GARAGES SHALL BE LOCATED IN UNITS 1-16.  
 3. ACCESSIBLE GARAGES SHALL BE LOCATED IN UNITS 1-16.

**REMARKS:**  
 1. REFER TO ALL DRAWINGS FOR DIMENSIONS AND NOTES.  
 2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.  
 3. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.  
 4. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.  
 5. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

**GENERAL NOTES:**  
 1. REFER TO ALL DRAWINGS FOR DIMENSIONS AND NOTES.  
 2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.  
 3. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.  
 4. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.  
 5. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.







BRICK VENEER  
 PROMISED AUL  
 ENTIRE AND REPAIRS

BRICK VENEER  
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 ENTIRE AND REPAIRS

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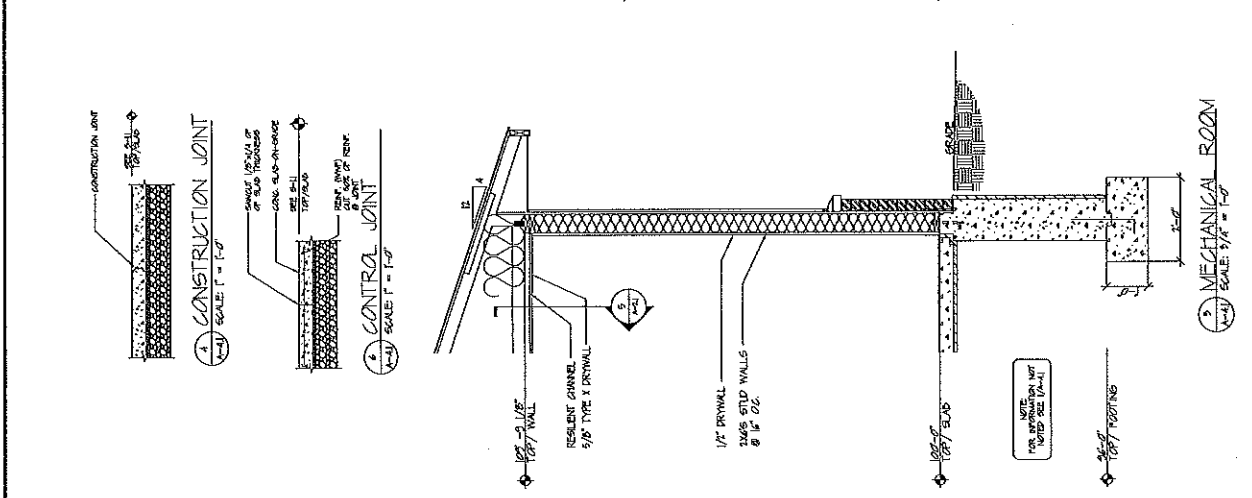
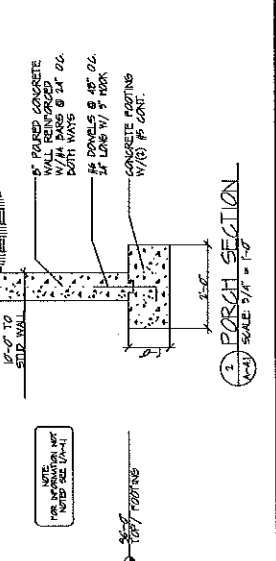
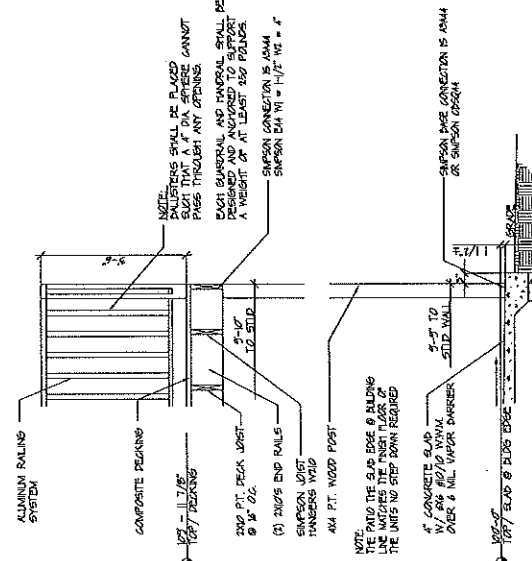
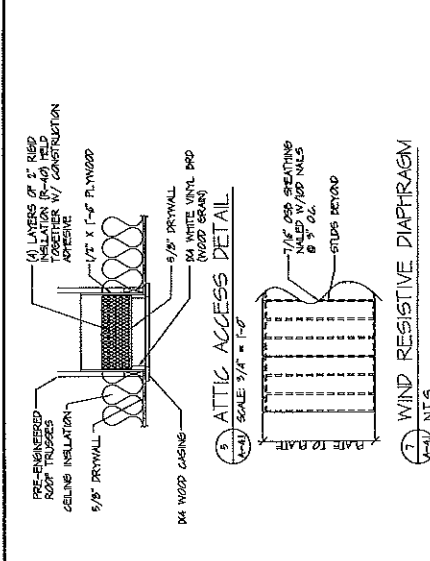
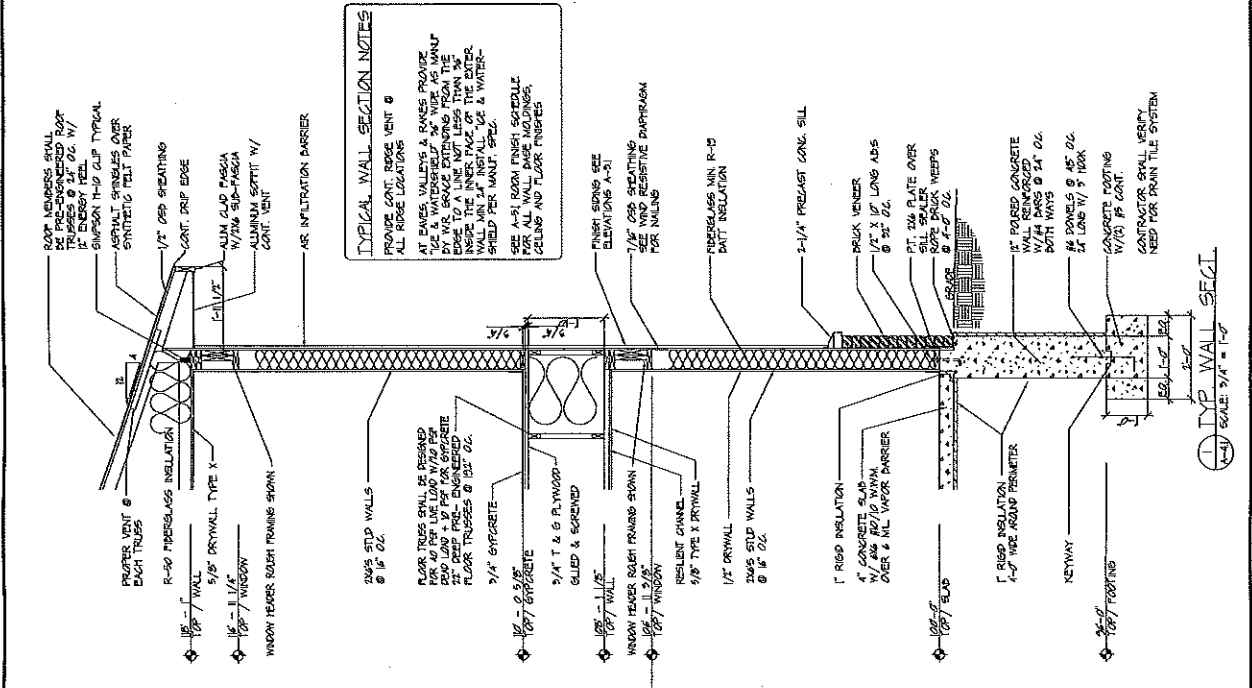
BRICK VENEER  
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 ENTIRE AND REPAIRS

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 PROMISED AUL  
 ENTIRE AND REPAIRS

BRICK VENEER  
 PROMISED AUL  
 ENTIRE AND REPAIRS





REVISIONS			
NO.	DATE	DESCRIPTION	BY

SHEET NUMBER: A5.1	
PROJECT NUMBER: XXXX72017	
SEE SHEET SCALE	

WINDOW SCHEDULE			ROOM FINISH SCHEDULE			DOOR SCHEDULE									
NO.	WIDTH	HEIGHT	TYPE	MATERIAL	FINISH	ROOM NAME	FINISH	DOOR NO.	SIZE	HEIGHT	THICK.	MATERIAL	TYPE	FINISH	REMARKS
A1	4'-0"	4'-0"	SLIDER	WAL.	WAL.	WALK IN CLOSET	CONCRETE	D01	4'-0"	8'-0"	1 1/2"	W/P	PA	W/P	
A2	4'-0"	4'-0"	SLIDER	WAL.	WAL.	BATH	CONCRETE	D02	4'-0"	8'-0"	1 1/2"	W/P	PA	W/P	
A3	4'-0"	4'-0"	SLIDER	WAL.	WAL.	BATH "A" UNIT	CONCRETE	D03	4'-0"	8'-0"	1 1/2"	W/P	PA	W/P	
A4	4'-0"	4'-0"	SLIDER	WAL.	WAL.	BATH/LINDRY	CONCRETE	D04	4'-0"	8'-0"	1 1/2"	W/P	PA	W/P	
A5	4'-0"	4'-0"	SLIDER	WAL.	WAL.	CL. 1	CONCRETE	D05	4'-0"	8'-0"	1 1/2"	W/P	PA	W/P	
A6	4'-0"	4'-0"	SLIDER	WAL.	WAL.	CL. 2	CONCRETE	D06	4'-0"	8'-0"	1 1/2"	W/P	PA	W/P	
A7	4'-0"	4'-0"	SLIDER	WAL.	WAL.	CL. 3	CONCRETE	D07	4'-0"	8'-0"	1 1/2"	W/P	PA	W/P	
A8	4'-0"	4'-0"	SLIDER	WAL.	WAL.	CL. 4	CONCRETE	D08	4'-0"	8'-0"	1 1/2"	W/P	PA	W/P	
A9	4'-0"	4'-0"	SLIDER	WAL.	WAL.	CL. 5	CONCRETE	D09	4'-0"	8'-0"	1 1/2"	W/P	PA	W/P	
A10	4'-0"	4'-0"	SLIDER	WAL.	WAL.	CL. 6	CONCRETE	D10	4'-0"	8'-0"	1 1/2"	W/P	PA	W/P	
A11	4'-0"	4'-0"	SLIDER	WAL.	WAL.	CL. 7	CONCRETE	D11	4'-0"	8'-0"	1 1/2"	W/P	PA	W/P	
A12	4'-0"	4'-0"	SLIDER	WAL.	WAL.	CL. 8	CONCRETE	D12	4'-0"	8'-0"	1 1/2"	W/P	PA	W/P	
A13	4'-0"	4'-0"	SLIDER	WAL.	WAL.	CL. 9	CONCRETE	D13	4'-0"	8'-0"	1 1/2"	W/P	PA	W/P	
A14	4'-0"	4'-0"	SLIDER	WAL.	WAL.	CL. 10	CONCRETE	D14	4'-0"	8'-0"	1 1/2"	W/P	PA	W/P	
A15	4'-0"	4'-0"	SLIDER	WAL.	WAL.	CL. 11	CONCRETE	D15	4'-0"	8'-0"	1 1/2"	W/P	PA	W/P	
A16	4'-0"	4'-0"	SLIDER	WAL.	WAL.	CL. 12	CONCRETE	D16	4'-0"	8'-0"	1 1/2"	W/P	PA	W/P	
A17	4'-0"	4'-0"	SLIDER	WAL.	WAL.	CL. 13	CONCRETE	D17	4'-0"	8'-0"	1 1/2"	W/P	PA	W/P	
A18	4'-0"	4'-0"	SLIDER	WAL.	WAL.	CL. 14	CONCRETE	D18	4'-0"	8'-0"	1 1/2"	W/P	PA	W/P	
A19	4'-0"	4'-0"	SLIDER	WAL.	WAL.	CL. 15	CONCRETE	D19	4'-0"	8'-0"	1 1/2"	W/P	PA	W/P	
A20	4'-0"	4'-0"	SLIDER	WAL.	WAL.	CL. 16	CONCRETE	D20	4'-0"	8'-0"	1 1/2"	W/P	PA	W/P	

**WINDOW SCHEDULE REMARKS:**

1. CONTRACTOR SHALL VERIFY WINDOW RAUGH OPENING PRIOR TO CONSTRUCTION
2. MATERIAL, LIGHT & MOUNTATION CALCULATIONS MUST BE SUBMITTED TO ARCHITECT FOR REVIEW
3. FINISH: W/P = WHITE PAIN, W/L = WHITE LAMINATE
4. FINISH: W/P = WHITE PAIN, W/L = WHITE LAMINATE
5. FINISH: W/P = WHITE PAIN, W/L = WHITE LAMINATE
6. FINISH: W/P = WHITE PAIN, W/L = WHITE LAMINATE
7. FINISH: W/P = WHITE PAIN, W/L = WHITE LAMINATE
8. FINISH: W/P = WHITE PAIN, W/L = WHITE LAMINATE
9. FINISH: W/P = WHITE PAIN, W/L = WHITE LAMINATE
10. FINISH: W/P = WHITE PAIN, W/L = WHITE LAMINATE
11. FINISH: W/P = WHITE PAIN, W/L = WHITE LAMINATE
12. FINISH: W/P = WHITE PAIN, W/L = WHITE LAMINATE
13. FINISH: W/P = WHITE PAIN, W/L = WHITE LAMINATE
14. FINISH: W/P = WHITE PAIN, W/L = WHITE LAMINATE
15. FINISH: W/P = WHITE PAIN, W/L = WHITE LAMINATE
16. FINISH: W/P = WHITE PAIN, W/L = WHITE LAMINATE

**DOOR SCHEDULE REMARKS:**

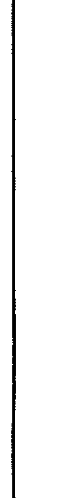
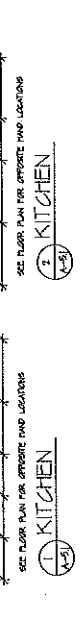
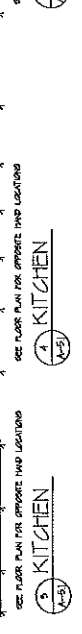
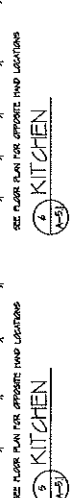
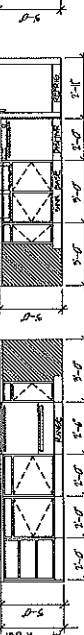
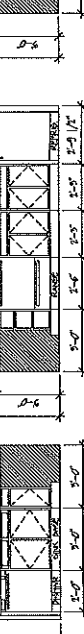
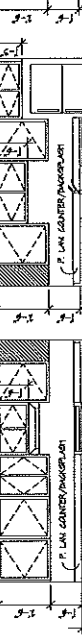
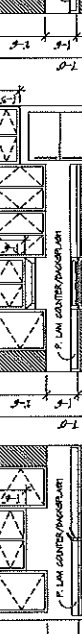
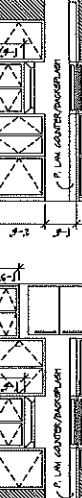
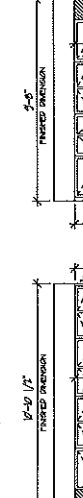
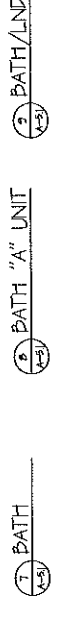
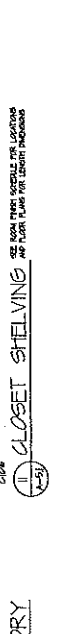
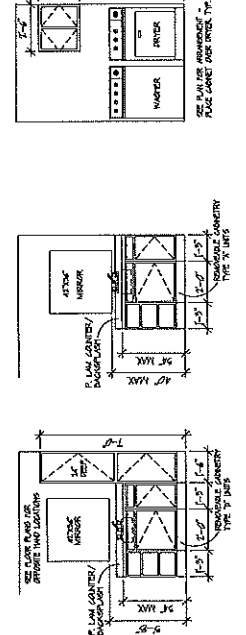
1. ALL HARDWARE TO BE IN COMPLIANCE WITH ADA

**DOOR NOTES:**

1. ALL HARDWARE TO BE IN COMPLIANCE WITH ADA

**ABBREVIATIONS:**

W/P - WALL PAIN  
W/L - WALL LAMINATE  
W/G - WALL GLASS  
W/S - WALL STONE  
W/T - WALL TILE  
W/B - WALL BRICK  
W/C - WALL CONCRETE  
W/A - WALL ANGLE  
W/P - WALL PAIN  
W/L - WALL LAMINATE  
W/G - WALL GLASS  
W/S - WALL STONE  
W/T - WALL TILE  
W/B - WALL BRICK  
W/C - WALL CONCRETE  
W/A - WALL ANGLE





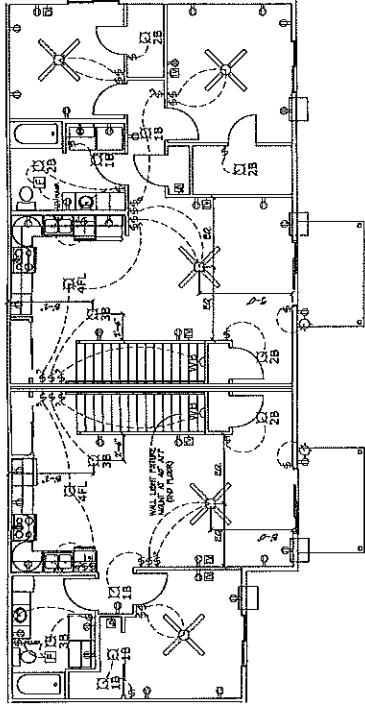
S.C. SWIDERSKI LLC  
 101 BRADY STREET  
 MILWAUKEE, WI 53205  
 414.224.8573  
 WWW.SWIDERSKI.COM

PROJECT  
 16 UNIT APARTMENT  
 SYCAMORE AND GRANT STREETS  
 STURGEON BAY, WI

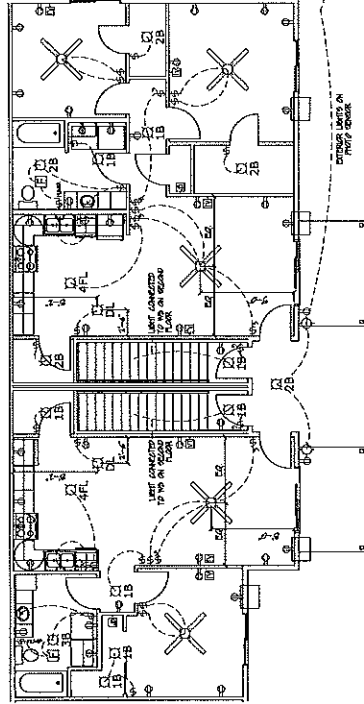
SHEET TITLE  
 ELECTRIC PLANS

DATE	BY

PROJECT NUMBER  
**A6.1**  
 DATE  
 XX/XX/2017  
 SEE SHEET  
 2002



② SECOND FLOOR PLAN  
 SCALE: 3/16" = 1'-0"



① FIRST FLOOR PLAN  
 SCALE: 3/16" = 1'-0"

- NOTES
1. EXTERIOR LIGHTS TO BE 30" TO CENTER AND FROM FINISH FLOOR.
  2. INTERIOR LIGHTS AND SWITCHES TO BE 30" TO CENTER FROM FINISH FLOOR.
  3. SECOND FLOOR HAS 3/4" APPROXIMATE.
  4. FIRST FLOOR GELING TO HAVE 1/2" SAND GRANULE AND 5/8" REINFORCEMENT.
  5. AT ALL LASHWORK PROVIDE (1) 25# AND (2) 3# REBAR AT EACH CORNER.
  6. SWITCHES AND OUTLETS TO BE IN THE WAY OF WORK.
  7. SUSCEPTIBLE LOCATIONS ARE INDICATED. VERIFY LOCATION AND FLAGGAGE TO BE DETERMINED PER LOG.

EXTERIOR LIGHTS ON THIS FLOOR

# CITY OF STURGEON BAY CONDITIONAL USE PERMIT APPLICATION

Date Received: 6-2-17  
 Fee Paid: \$ 300 + 50 Sign  
 Received By: CV *dep.*

	APPLICANT/AGENT	LEGAL PROPERTY OWNER (If different)
Name	AARON BREITENFELDT	Michelle Simpson
Company	ROBERT E. LEE & ASSOC.	HARBOR RIDGE LLC
Street Address	1250 CENTENNIAL CENTER BLVD	1300 N. KINGS CT
City/State/Zip	HOBOKEN WI 54155	GREEN BAY WI 54313
Daytime Telephone No.	(920) 662-9641	(920) 662-1630
Fax No.	(920) 662-9141	(920) 662-8204
STREET ADDRESS OF SUBJECT PROPERTY: <u>IMMEDIATELY EAST OF GRANT AVE / SYCAMORE ST</u> Location if not assigned a common address: <u>INTERSECTION</u>		
TAX PARCEL NUMBER: <u>281661227250006</u>		
CURRENT ZONING CLASSIFICATION: <u>GENERAL COMMERCIAL</u>		
CURRENT USE AND IMPROVEMENTS: <u>VACANT PARCEL</u>		
IDENTIFY MUNICIPAL CODE SECTION PERTINENT TO REQUEST AND STATEMENT OF SPECIFIC ITEM BEING REQUESTED FOR REVIEW: <u>20.11 (2)(B) - A CONDITIONAL USE IS</u> <u>BEING REQUESTED TO ALLOW MULTIFAMILY RESIDENTIAL DEVELOPMENT</u> <u>IN A GENERAL COMMERCIAL ZONING</u>		
ZONING AND USES OF ADJACENT SURROUNDING PROPERTIES:		
North:	<u>R-3</u>	<u>VACANT</u>
South:	<u>C-1</u>	<u>VACANT</u>
East:	<u>C-1</u>	<u>VACANT</u>
West:	<u>C-1</u>	<u>VACANT</u>

**PROPOSED USE OF SURROUNDING PROPERTY UNDER COMPREHENSIVE PLAN:**

North: MIXED RESIDENTIAL

South: COMMERCIAL & MIXED RESIDENTIAL

East: OPEN SPACE & RECREATION

West: COMMERCIAL & MIXED RESIDENTIAL

---

**HAVE THERE BEEN ANY VARIANCES, CONDITIONAL USE PERMITS, ETC. GRANTED PREVIOUSLY FOR THIS PROPERTY?** NO IF YES, EXPLAIN:

Attach an 8-1/2" X 11" detailed site plan (if site plan is larger than 8-1/2" x 11", also include 16 large sized copies), full legal description (preferably on disk), 8-1/2 x 11" location map, construction plans for the proposed project, and Agreement for Reimbursement of expenses. Site plan shall include dimensions of property, pertinent structures and buildings, proposed site improvements, signature of person who drew plan, etc.

Michelle Simpson \_\_\_\_\_ 5/30/17  
 Property Owner (Print Name) Signature Date

Aaron Breitenfeldt \_\_\_\_\_ 5/30/2017  
 Applicant/Agent (Print Name) Signature Date

I, AARON BREITENFELDT, have attended a review meeting with at least one member of staff and understand that I am responsible for sign placement and following all stages listed on the check list in regard to the applicant.

5/30/2017 \_\_\_\_\_ Aaron Breitenfeldt \_\_\_\_\_  
 Date of review meeting Applicant Signature Staff Signature

- Attachments:**
- Procedure & Check List
  - Agreement For Reimbursement of Expenses

**STAFF USE ONLY**

Application conditions of approval or denial:

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Date \_\_\_\_\_ Community Development Director

## PUBLIC HEARING NOTICE

The City of Sturgeon Bay Plan Commission will conduct a public hearing in the Council Chambers, 421 Michigan Street, Sturgeon Bay, Wisconsin on Wednesday, June 21, 2017, at 7:00 p.m. or shortly thereafter, regarding a petition for approval of a conditional use for multiple-family dwellings under Section 20.14(2)(d) of the Municipal Code (Zoning Code). The proposal is for 14 units in a townhome style building with attached garages. The subject property is a vacant parcel located immediately east of Grant Avenue/Sycamore Street intersection, tax parcel #281-66-1227250006, and is being developed by Lexington Homes. The application is on file with the Community Development Department, located at 421 Michigan Street, and can be viewed weekdays between 8:00 a.m. and 4:30 p.m. The public is invited to give testimony in favor or against the proposed conditional use, either in person at the hearing or in writing.

By order of:  
City of Sturgeon Bay Plan Commission

# Location Map Lexington Homes Conditional Use Request



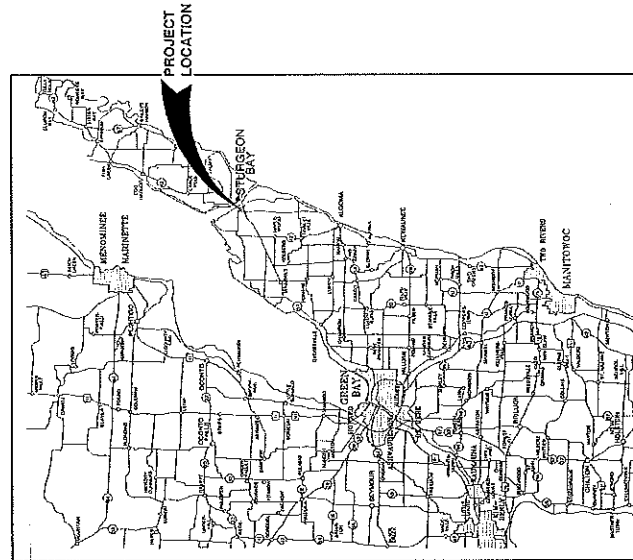
Subject Area



Note: Public Hearing to be held June 21, 2017

# MULTI-FAMILY DEVELOPMENT FOR LEXINGTON HOMES CITY OF STURGEON BAY DOOR COUNTY, WISCONSIN

ATTENTION!  
DOWNLOADED PLANS ARE NOT SCALEABLE. NEITHER THE  
OWNER OR THE ENGINEER SHALL BE RESPONSIBLE FOR ANY  
SCALE OR PRINTING ERRORS. ONLY PRINTED PLANS FROM BLUE PRINT SERVICE CO., INC.  
SHALL BE CONSIDERED TO BE SCALEABLE PLANS.

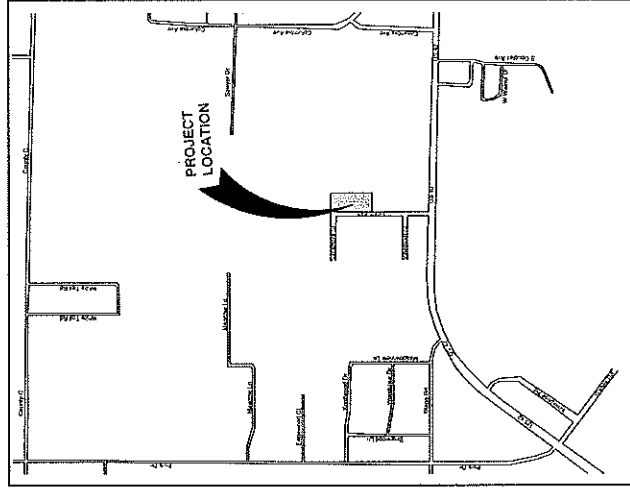


NOTE: UTILITIES SHOWN ON PLANS ARE APPROXIMATE. THE CONTRACTOR SHALL BE  
RESPONSIBLE FOR OBTAINING EXACT LOCATIONS AND ELEVATIONS OF ALL UTILITIES.  
UTILITIES SHALL BE INDICATED FOR LOCATION BY THE CONTRACTOR TO INDICATE POINTS TO  
EXCAVATION.

NOTE:  
ALL EROSION CONTROL MEASURES SHALL  
BE INSTALLED PRIOR TO THE START OF  
CONSTRUCTION AND SHALL CONFORM TO THE WISCONSIN  
CONSTRUCTION SITE EROSION CONTROL  
AND TECHNICAL STANDARDS.

## INDEX TO DRAWINGS

SHT. NO.	DESCRIPTION
1	LOCATION MAPS AND INDEX TO DRAWINGS
2	EXISTING SITE CONDITIONS AND DEMOLITION PLAN
3	SITE PLAN
4	UTILITY PLAN
5	GRADING AND EROSION CONTROL PLAN
6	MISCELLANEOUS DETAILS
7	EROSION CONTROL - PROTECTION AND MISCELLANEOUS DETAILS
8	EROSION CONTROL - DITCH CHECK DETAILS
9	EROSION CONTROL - SHEET FLOW DETAILS
10	



NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

SEARCHED	INDEXED	REVISION	DATE	APPROV.
CHECKED				
RECORDED				

MULTI-FAMILY DEVELOPMENT		DATE	SHEET NO.
CITY OF STURGEON BAY		PROJECT	1
DOOR COUNTY, WISCONSIN		DATE	X

<b>Robert E. Lee &amp; Associates, Inc.</b> ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES 1526 Columbia Street Sturgeon Bay, WI 54781 920-862-4881 www.relee.com	
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**OWNER INFORMATION:**  
 LEVINGTON HOMES, INC.  
 1300 NORTH KAMPS COURT  
 GREEN BAY, WI 53013  
 PHONE NUMBER: (820) 371-1240  
 CONTACT: GREG WELLS

**UTILITY INFORMATION:**  
 UTILITIES PRESENT:  
 CITY OF STURGEON BAY UTILITIES, WPS, CHARTER AND AT&T.  
 UTILITIES SHOWN ON THIS MAP ARE BASED ON LOCATES FROM:  
 DIGGERS HOTLINE TICKET NUMBER 2077421100 & DATE 04/17/17, VISIBILE OBSERVATION (05/04/17) AND  
 RECORD UTILITY PLAN DOCUMENTS. UTILITY LINE LOCATIONS SHOULD BE VERIFIED PRIOR TO ANY DIGGING.  
 THIS SITE MAY CONTAIN BURIED UTILITIES NOT IDENTIFIED ON THIS MAP.  
 DIGGERS HOTLINE • 1-800-242-8511

BENCHMARK	DESCRIPTION	ELEVATION
△	TAG BOLT ON HYDRANT	733.90'
△	TAG BOLT ON HYDRANT	734.29'

WISCONSIN DEPARTMENT OF TRANSPORTATION  
 WISCONSIN PUBLIC SERVICE CORP.  
 100 N. JOHNS ST.  
 GREEN BAY, WI 54307  
 (800) 797-6242

GAS & ELECTRIC:  
 WISCONSIN PUBLIC SERVICE CORP.  
 100 N. JOHNS ST.  
 GREEN BAY, WI 54307  
 (800) 797-6242

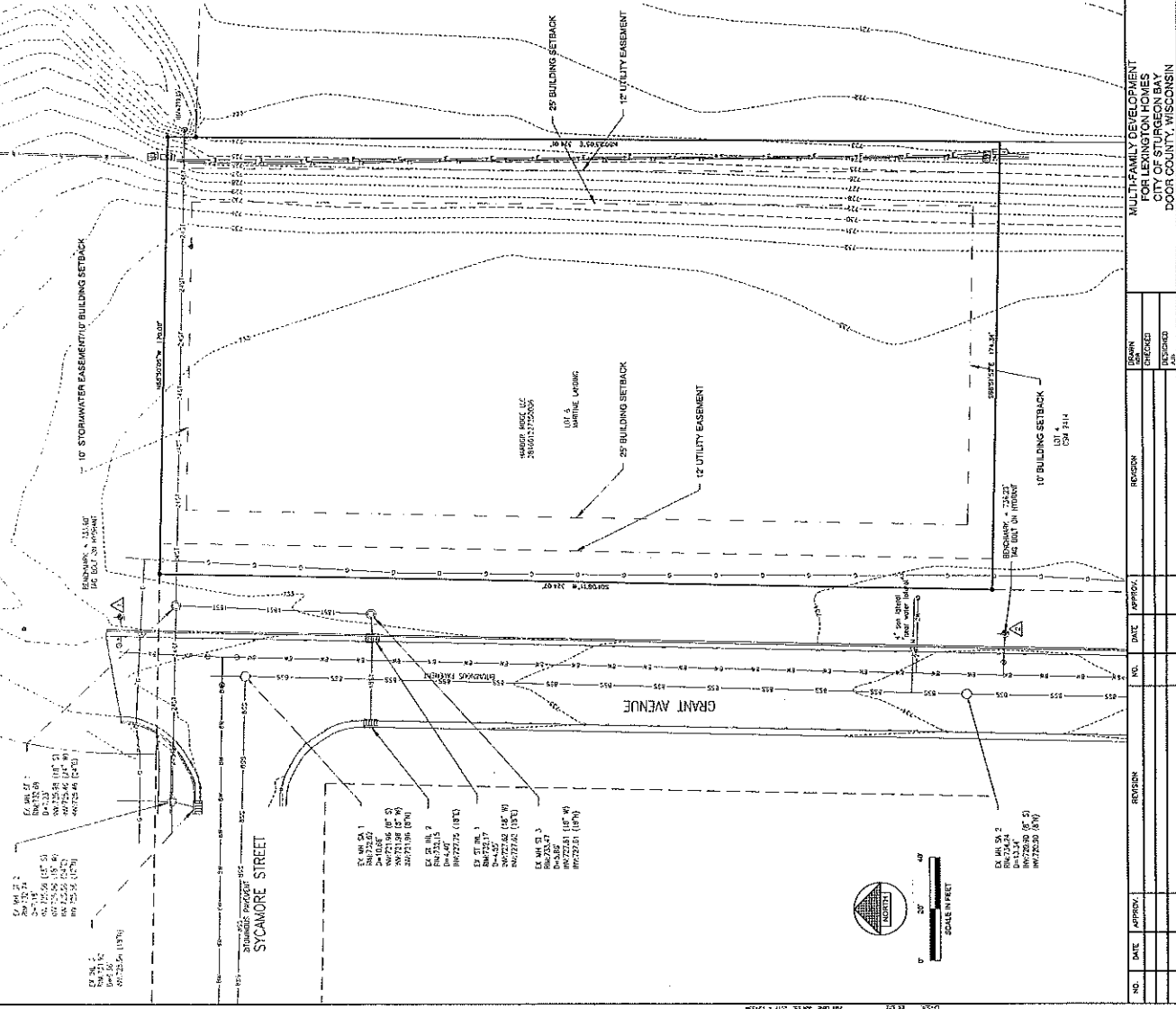
TELECOMMUNICATIONS:  
 AT&T  
 200 S. JEFFERSON ST.  
 GREEN BAY, WI 54301  
 (800) 428-4147

TELECOMMUNICATIONS:  
 TWC  
 3015 S. LINCOLN AVE.  
 TWO RIVERS, WI 53091  
 (800) 759-2918

- LEGEND**
- POWER POLE
  - FIRE HYDRANT
  - WATER VALVE/CURB STOP
  - WATER MANHOLE
  - REDUCING/REGULATOR
  - AIR RELIEF MANHOLE
  - OPEN STORM MANHOLE
  - STORM INLET
  - STORM INLET MANHOLE
  - TANK COVER
  - SOIL BORING
  - POST
  - IRON PIPE/END
  - PAVING
  - LIGHT POLE
  - TRAFFIC SIGNAL POLE
  - TELEPHONE METER
  - TELEPHONE MANHOLE
  - TELEPHONE PRECAST
  - CABLE TY MANHOLE
  - CABLE TY FEDESTAL
  - GAS VALVE
  - GAS METER
  - MAILBOX
  - SIGN
  - BOLLARD
  - DECIDUOUS TREE
  - CONIFEROUS TREE
  - BUSH
  - RIP RAP
  - CONCRETE
  - WETLANDS
  - HANDICAP PARKING

- SANITARY SEWER (SIZE NOTED)
- FORCE MAIN (SIZE NOTED)
- STORM SEWER (SIZE NOTED)
- WATER MAIN (SIZE NOTED)
- GAS LINE
- OVERHEAD TELEPHONE LINE
- UNDERGROUND TELEPHONE LINE
- OVERHEAD ELECTRIC LINE
- UNDERGROUND ELECTRIC LINE
- CABLE TV LINE
- FIBER OPTIC LINE
- RAW LINE
- PROPERTY LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- SECTION LINE

- WM WATER MAIN
- HVD HYDRANT
- BIT. ASPHALT
- CONC. CONCRETE
- SW SIDEWALK
- BLDG. BUILDING
- HSE HOUSE
- PP PEDESTAL
- LP LIGHT POLE
- BM BENCH MARK
- VPC VERTICAL POINT OF CURVATURE
- VPI VERTICAL POINT OF INTERSECTION
- VPT VERTICAL POINT OF TANGENCY
- PC POINT OF CURVATURE
- PI POINT OF INTERSECTION
- PT POINT OF TANGENCY
- R RADIUS
- EX EXISTING
- PR PROPOSED
- EGR END OF GRADE
- BOG BACK OF CURB
- BB BACK TO BACK (OF CURB)
- FF FACE TO FACE (OF CURB)
- RM RIGHT OF WAY
- TO TOP OF CURB
- FL FLOW LINE
- CL CENTERLINE
- RL REFERENCE LINE
- INV. INVERT
- CMF CORRUGATED METAL PIPE
- PCP REINFORCED CONCRETE PIPE
- CUUV. CULVERT



**DIGGERS HOTLINE**  
 TO OBTAIN LOCATION OF PARTICIPANTS  
 UNDERGROUND FACILITIES BEFORE YOU  
 DIG IN WISCONSIN  
 MS. STATUTE 182.0175 (1974)  
 REQUIRES MIN. OF 3 WORK DAYS  
 NOTICE BEFORE YOU DIG.  
 Dial 800 or (800) 242-8511  
 www.DiggersHotline.com

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DESIGNER: [Signature]  
 CHECKED: [Signature]  
 IN CHARGE: [Signature]

MULTI-PHASE DEVELOPMENT  
 CITY OF STURGEON BAY  
 DOOR COUNTY, WISCONSIN

EXISTING SITE CONDITIONS AND DEMOLITION PLAN

Robert E. Lee & Associates, Inc.  
 ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES  
 1230 CENTER STREET, GREEN BAY, WI 54303  
 (920) 422-4541  
 www.relee.com

SHEET NO. 2

**NOTE**

ALL AREAS DESIGNATED AS GREEN SPACE OR LAWN SHALL BE TOPSOILED TO A DEPTH OF 6 INCHES, SEEDED AND MULCHED. AREA TO BE FREE OF STONES AND CLUMPS.

**PARKING DATA**

- SURFACE PARKING SPACES - 14
- COVERED PARKING SPACES - 22
- TOTAL PARKING SPACES - 36
- HANDICAP ACCESSIBLE PARKING SPACES - 2 (1 COVERED)
- TOTAL PARKING SPACES REQUIRED - 24

**SITE DATA**

- TOTAL AREA - 1.28 ACRES, 55,797 S.F.
- BUILDING AREA - 0.29 ACRES, 12,073 S.F. (21.7%)
- SIDEWALK/PARKING LOT AREA - 0.29 ACRES, 12,069 S.F. (22.7%)
- GREEN SPACE - 0.71 ACRES, 31,023 S.F. (55.6%)

**ZONING**

GENERAL COMMERCIAL

**CONSTRUCTION CLASSIFICATION**

TYPE I-A/W SPRINKLER

**PARCEL NO.**

28168125750008

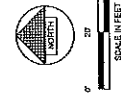
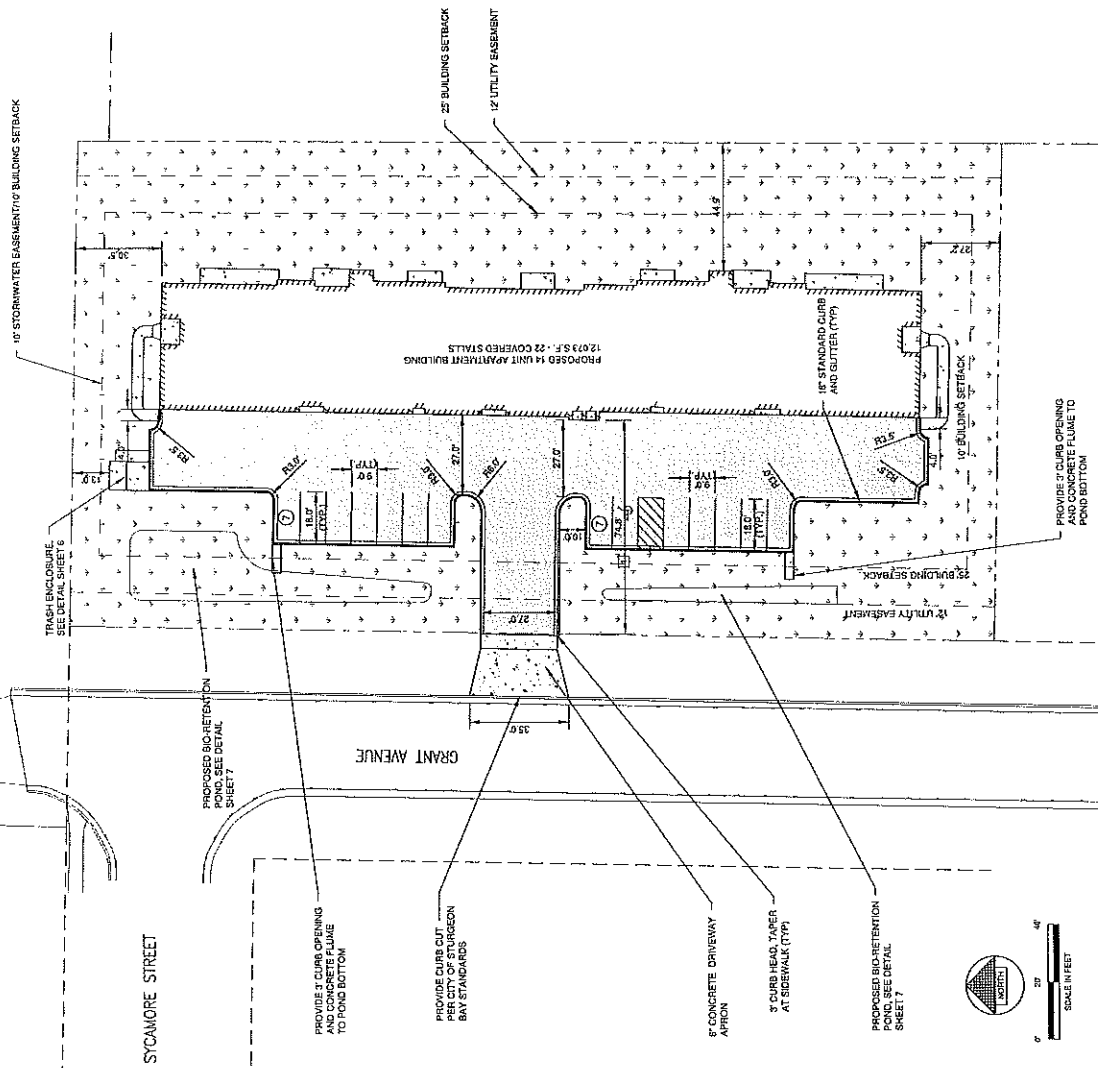
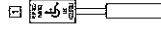
**LEGAL DESCRIPTION**

LOT 6 OF THE PLAT OF MARITIME LANDING, DOCUMENT NO. 724148 HANBER ND1566, LOCATED IN PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 & PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 12, T27N, R26E, CITY OF STURBSON BAY, DOOR COUNTY, WISCONSIN.

**LEGEND**

- CONCRETE PAVEMENT
- ASPHALT PAVEMENT (11,575 S.F.)
- LANDSCAPE AREA
- GREEN SPACE
- PROPOSED 1/2" STANDARD CURB AND GUTTER (UNLESS OTHERWISE NOTED)
- PROPOSED 1/2" SHEDDING CURB AND GUTTER
- TRAFFIC FLOW ARROW
- HANDICAPPED PARKING
- Ⓢ INDICATES NUMBER OF PARKING STALLS

\*NOTE: ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS NOTED OTHERWISE



NO.	DATE	APPROVAL	REVISION	NO.	DATE	APPROVAL	REVISION	DESIGN	CHECKED	DATE
						MULTI-FAMILY DEVELOPMENT CITY OF STURBSON BAY DOOR COUNTY, WISCONSIN				
						DATE DRAWN CHECKED DATE				
						SITE PLAN				
						SHEET NO. 3				

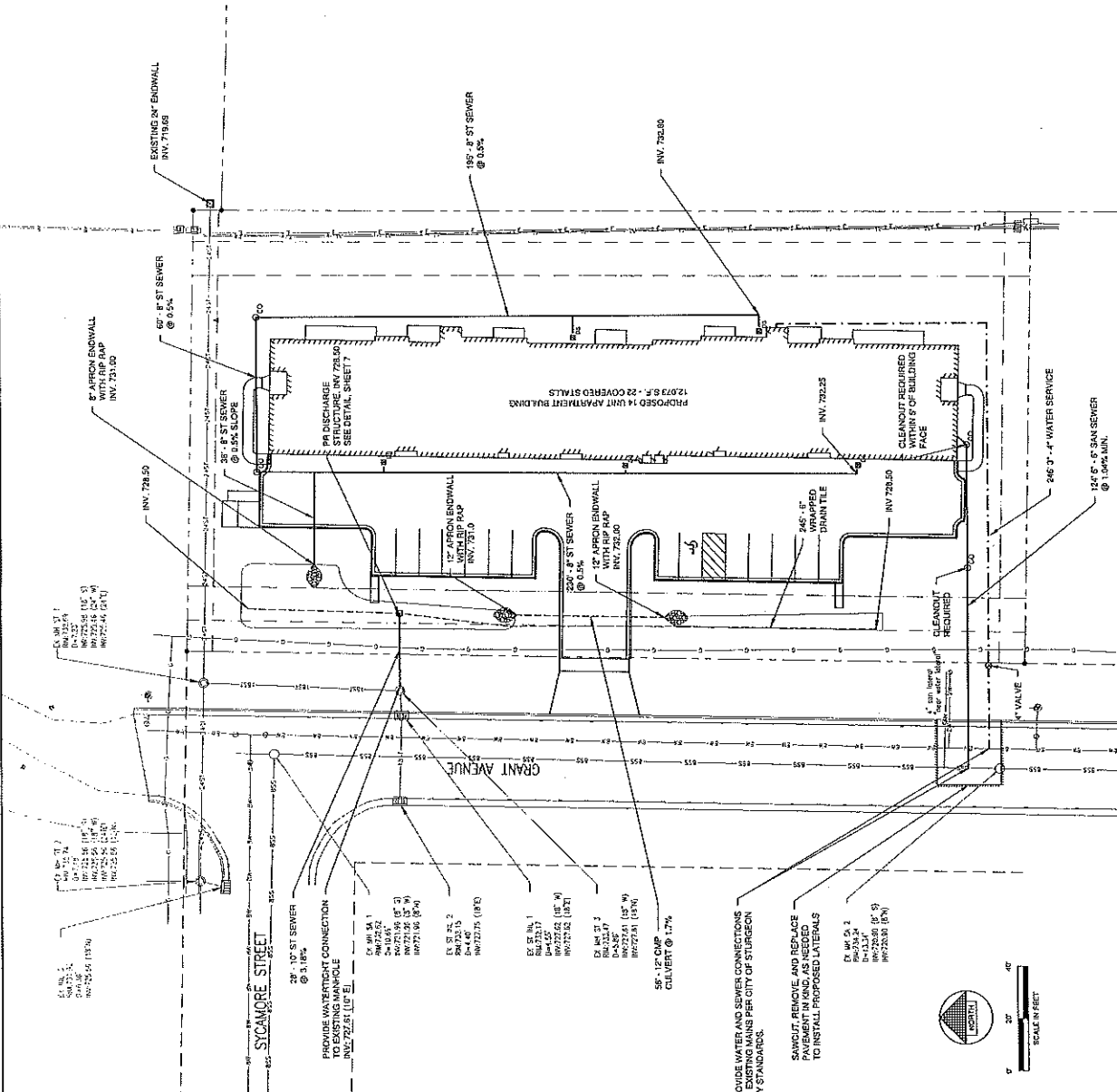
**Robert E. Lee & Associates, Inc.**  
 ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES  
 1025 EAST WISCONSIN AVE., SUITE 101  
 WAUKESHA, WI 53186  
 PHONE: 262-537-4341  
 WWW: RLEEASSOCIATES.COM

**LEGEND**

- PROPOSED SANITARY SEWER
- EXISTING SANITARY SEWER (SIZE NOTED)
- PROPOSED STORM SEWER
- EXISTING STORM SEWER (SIZE NOTED)
- PROPOSED WATERMAIN
- EXISTING WATERMAIN (SIZE NOTED)
- PROPOSED
- EXISTING
- FIRE HYDRANT
- WATER VALVE/CURB STOP
- WATER MANHOLE
- REDUCING/CHASER
- SANITARY MANHOLE
- LIFT STATION
- TRACER WIRE SIGNAL CONNECTION BOX
- CLEANOUT
- STORM MANHOLE
- STORM CATCH BASIN
- STORM INLET
- STORM INLET MANHOLE
- YARD DRAIN
- STANDPIPE
- ROOF DOWNSPOUT
- <sub>18"</sub> ○<sub>12"</sub> ○<sub>8"</sub> ○<sub>6"</sub>

**NOTE**

1. A MINIMUM OF 6.5 FEET OF COVER SHALL BE MAINTAINED OVER ALL WATERMAIN.
2. SANITARY SEWER, WATERMAIN AND STORM SEWER SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN AND ADMINISTRATIVE CODE CHAPTERS COMB 91-07.
3. FIELD VERIFY LOCATION OF EXISTING UTILITIES. IF EXISTING LOCATIONS DIFFER FROM WHAT IS INDICATED ON THE PLANS, CONTACT ENGINEER PRIOR TO CONTINUED WORK.
4. ALL SANITARY SEWER, STORM SEWER AND WATER SERVICES / MAINS SHALL BE PROVIDED WITH TRACER WIRE OR OTHER METHOD TO BE LOCATED.



NO.		DATE	APPROVAL	REVISION	NO.	DATE	APPROVAL	REVISION	NO.	DATE	APPROVAL	REVISION
MULTI-FAMILY DEVELOPMENT FOR LEXINGTON HOMES 1203 S. STURGEON AVENUE DOOR COUNTY, WISCONSIN												
UTILITY PLAN												
SHEET NO. <b>4</b> Robert E. Lee & Associates, Inc. ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES 1225 CHANDLER AVENUE, SUITE 200 WAUKESHA, WI 53186 262-542-2844 www.relee.com												

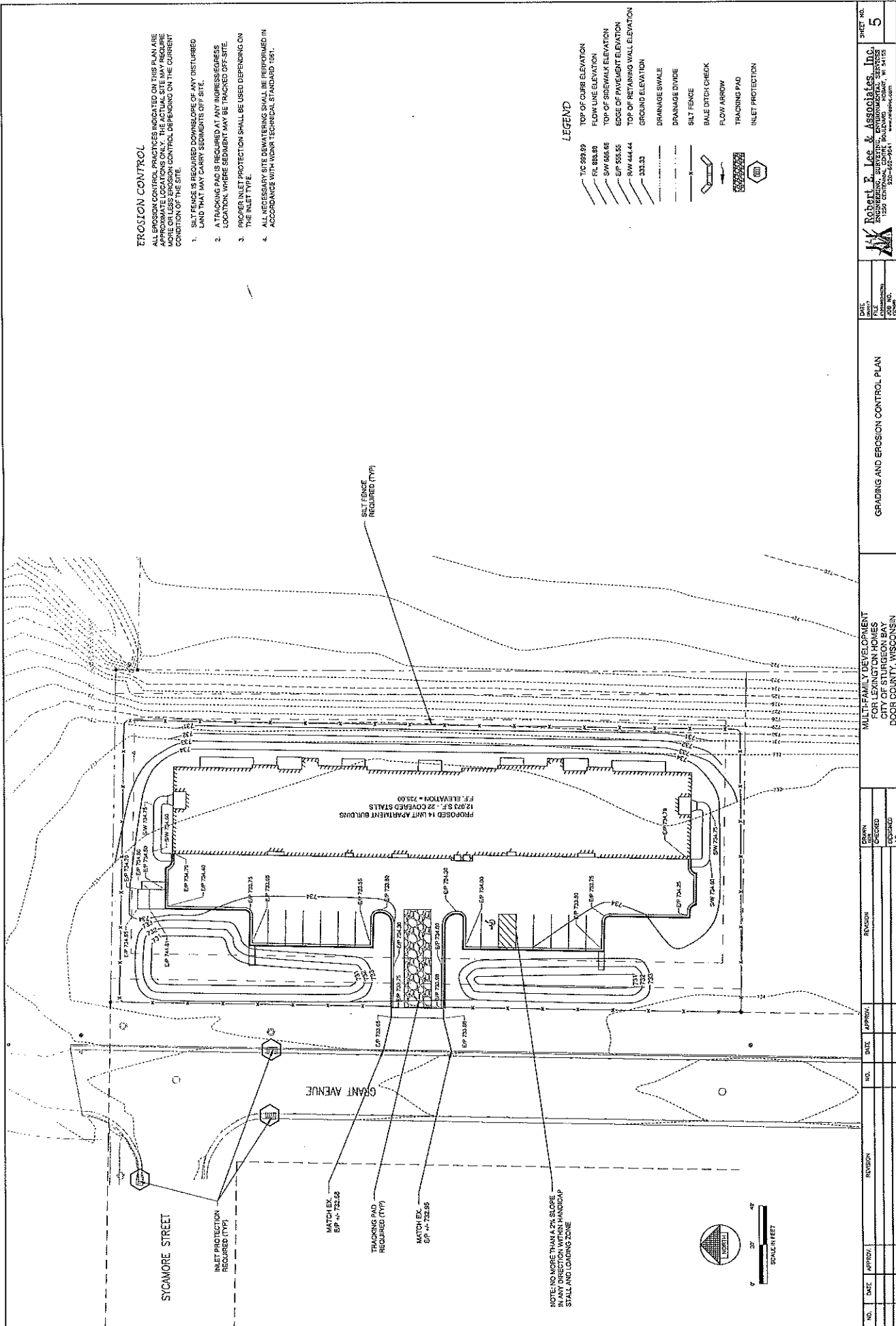
**EROSION CONTROL**

EROSION CONTROL MEASURES INDICATED ON THIS PLAN ARE APPROXIMATIONS ONLY. THE ACTUAL SITE MAY REQUIRE MORE OR LESS EROSION CONTROL DEPENDING ON THE CURRENT CONDITION OF THE SITE.

1. SILT FENCE IS REQUIRED DOWNSLOPE OF ANY DISTURBED LAND THAT MAY CARRY SEDIMENTS OFF SITE.
2. A TRACKING PAD IS REQUIRED AT ANY IMPASSIBLE/ACCESS LOCATION, WHERE SEDIMENT MAY BE TRACKED OFF-SITE.
3. PROCESSED INLET PROTECTION SHALL BE USED DEPENDING ON THE INLET TYPE.
4. ALL NECESSARY SITE DEMATERING SHALL BE PERFORMED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS (SS).

**LEGEND**

- TIC 998.89 TOP OF CURB ELEVATION
- FL 888.88 FLOW LINE ELEVATION
- SW 888.88 TOP OF SIDEWALK ELEVATION
- EP 555.55 EDGE OF PAVEMENT ELEVATION
- RW 444.44 TOP OF RETAINING WALL ELEVATION
- 333.33 GROUND ELEVATION
- DRAINAGE SWALE
- DRAINAGE DIVIDE
- SILT FENCE
- BALE DITCH CHECK
- FLOW ARROW
- TRACKING PAD
- INLET PROTECTION



PROPOSED 14 UNIT APARTMENT BUILDING  
12,023 S.F. - 22 COVERED STALLS  
F.F. ELEVATION = 735.00

SYCAMORE STREET

GRANT AVENUE

SILT FENCE  
REQUIRED (TYP)

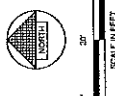
INLET PROTECTION  
REQUIRED (TYP)

MATCH EX.  
EP = 732.28

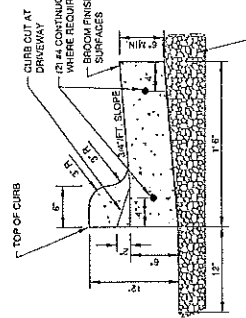
TRACKING PAD  
REQUIRED (TYP)

MATCH EX.  
EP = 732.85

NOTE: NO MORE THAN A 2% SLOPE  
IN ANY DIRECTION WITHOUT HANDICAP  
STALL AND LOADING ZONE



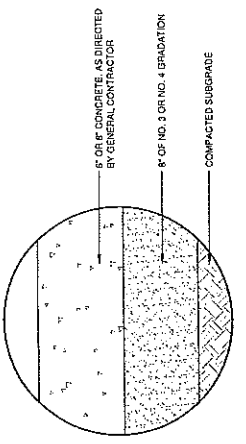
NO.	DATE	APPROVAL	REVISION	REVISION	DESIGN	CHECKED	DESIGNED
MULTI-FAMILY DEVELOPMENT FOR LEXINGTON HOMES DOOR COUNTY, WISCONSIN							
GRADING AND EROSION CONTROL PLAN							
DATE: 10/15/2024				PROJECT: 24-00000000000000000000			
FILE: 24-00000000000000000000				JOB NO.: 24-00000000000000000000			
DRAWN BY: J. LEE				SCALE: AS SHOWN			
CHECKED BY: J. LEE				SHEET NO.: 5			
<b>Robert F. Lee &amp; Associates, Inc.</b> ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES 1255 CHAMBERS STREET, SUITE 200, WAUKESHA, WI 53186 920-407-9451 www.rflee.com							



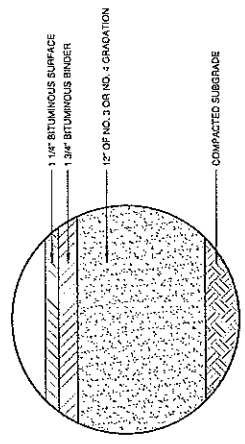
MINIMUM COMPACTED CRUSHED AGGREGATE  
BASE COURSE MATERIAL GRADATION NO. 2

NOTE:  
PROVIDE 1" EXPANSION JOINTS AT 300' INTERVALS AND 3 FEET EACH SIDE OF INLET CASTINGS OR AS SPECIFIED. PROVIDE CONTRACTION JOINTS EVERY 10' OR AS DIRECTED.

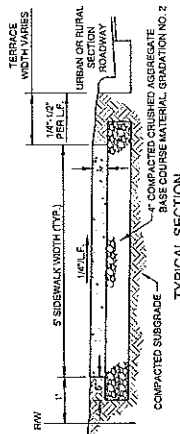
**STANDARD CURB & GUTTER**



**CONCRETE PAVEMENT**

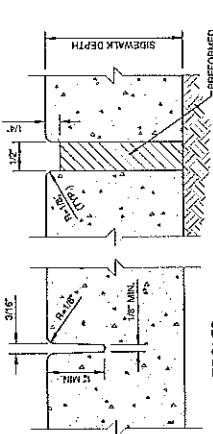


**LIGHT DUTY ASPHALT PAVEMENT**



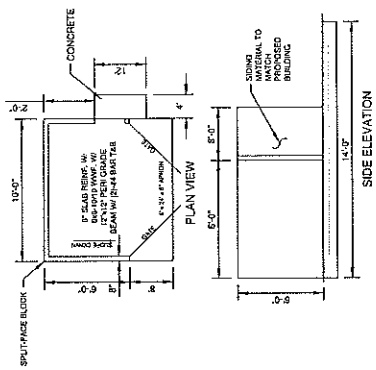
**TYPICAL SECTION**

NOTE:  
REFER TO SPECIFICATIONS FOR TYPICAL DIMENSIONS



**SIDEWALK DETAIL**

TOOLED CONTRACTION JOINT		EXPANSION JOINT	
WALK WIDTH	CONTRACTION JOINT SPACING	EXPANSION JOINT SPACING	NON-EXTRUDING JOINT FILLER
4'	4'	NOT RECD.	100' MAX.
5'	5'	NOT RECD.	100' MAX.
6'	6'	NOT RECD.	100' MAX.
8'	8'	NOT RECD.	100' MAX.
10'	10'	NOT RECD.	100' MAX.
12'	12'	NOT RECD.	100' MAX.



**TRASH ENCLOSURE**

NO.	DATE	APPROV.	NO.	DATE	APPROV.	REVISION	BY	DATE

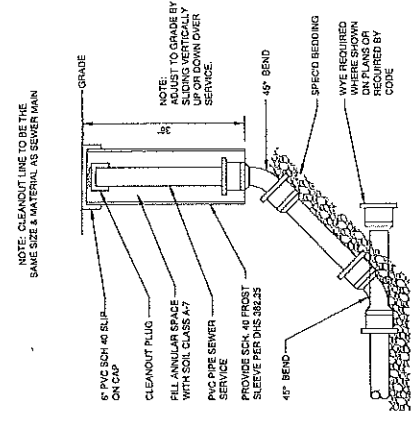
  

DATE	
BY	
CHECKED	
RECORDED	
DATE	

MULTI-FAMILY DEVELOPMENT OR HIGH RISE DEVELOPMENT CITY OF STURGEON BAY DOOR COUNTY, WISCONSIN	MISCELLANEOUS DETAILS	SHEET NO. <b>6</b>
--	-----------------------	-----------------------

**Robert E. Lee & Associates, Inc.**  
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES  
1000 1/2 N. WISCONSIN ST., SUITE 100  
STURGEON BAY, WI 54987  
TEL: 920-867-3941  
WWW.RLEA.COM



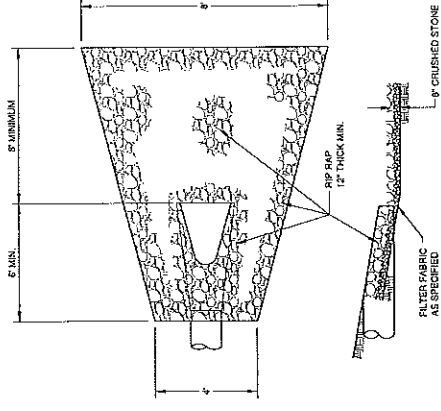
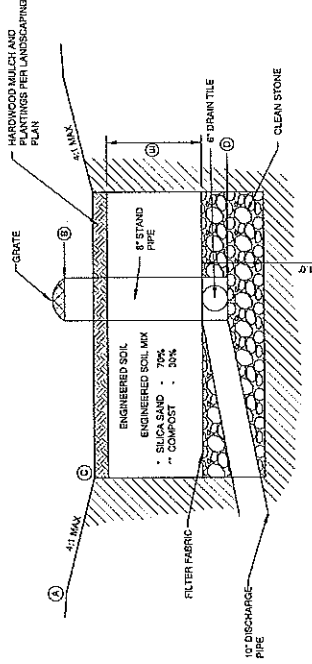
CLEAN-OUT DETAIL  
(NON-TRAVELED AREAS)

NOTE:  
SUCH SAND SHALL MEET THE REQUIREMENTS OF WDMR TECHNICAL STANDARD 104A, BIORETENTION FOR INFILTRATION.

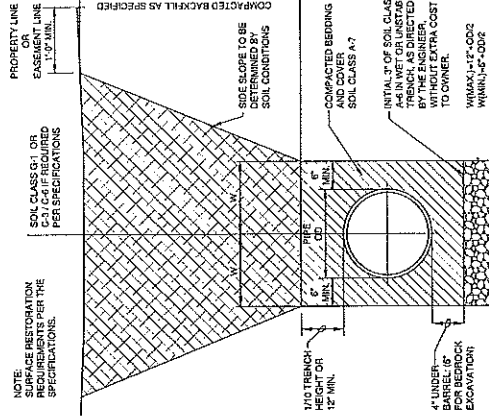
\*\* COMPOST SHALL MEET THE REQUIREMENTS OF WDMR SPECIFICATION 610L.

\*\*\* THE BIO-RETENTION AREA SHALL BE EXCAVATED TO THE SUBGRADE ELEVATION AND THE 10" DISCHARGE PIPE INSTALLED ALONG WITH THE 8" STAND PIPE. THE BIO-RETENTION AREA SHALL THEN BE GRADED TO FINAL ELEVATION AND THE CLEAN STONE, DRAIN TILE, ENGINEERED SOIL, MULCH AND PLANTINGS INSTALLED.

(A) TOP ELEVATION	720.0	(B) STAND PIPE RIM	718.25	(C) BOTTOM AREA (S.F.), ELEV.	1,295.701.00	(D) DISCHARGE PIPE INV.	728.50	(E) ENGINEERED SOIL DEPTH	2.0'
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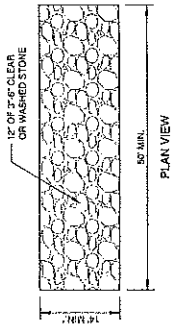


ENDWALL RIP RAP DETAIL



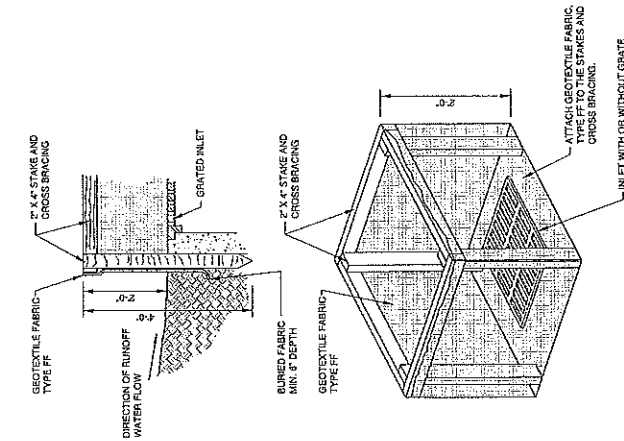
HDPE/PVC SEWER & WATERMAIN & FORCEMAIN  
BEDDING & TRENCH SECTION

NO. DATE APPROV.		NO. DATE APPROV.		NO. DATE APPROV.		NO. DATE APPROV.	
DESIGNED	DESIGNED	DESIGNED	DESIGNED	DESIGNED	DESIGNED	DESIGNED	DESIGNED
CHECKED	CHECKED	CHECKED	CHECKED	CHECKED	CHECKED	CHECKED	CHECKED
REVISION	REVISION	REVISION	REVISION	REVISION	REVISION	REVISION	REVISION
MULTIFAMILY DEVELOPMENT FOR LOCAL HOUSING CORPORATION POOR COUNTY, WISCONSIN				MISCELLANEOUS DETAILS			
DATE: 02/20/2024 DWG NO: 24-002 SHEET NO: 7				 <b>Robert F. Lee &amp; Associates, Inc.</b> ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES 1250 W. UNIVERSITY AVE., SUITE 200 MILWAUKEE, WI 53233 TEL: 414-352-5200 FAX: 414-352-5201 WWW: RFLA.COM			

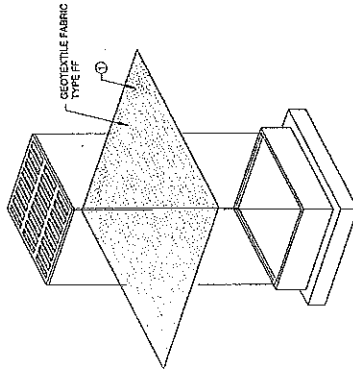


**TRACKING PAD DETAIL**  
(IF APPLICABLE)

\*14 MIN. OR FULL WIDTH OF THE EGRESS POINT.  
REFERENCE WDMR TECHNICAL STANDARD 1857.

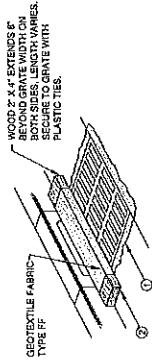


**INLET PROTECTION, TYPE A**  
(INLET WITH OR WITHOUT GRATE)



**INLET PROTECTION, TYPE B**  
(WITHOUT CURB BOX)

(CAN BE INSTALLED IN ANY INLET WITHOUT A CURB BOX)



**INLET PROTECTION, TYPE C**  
(WITH CURB BOX)

**INLET PROTECTION NOTES:**

MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE WDOT PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.

WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE MUST 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.

- 1 FINISHED SIDE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10' AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.
- 2 FOR INLET PROTECTION, TYPE C (WITH CURB BOX), AN ADDITIONAL 18" OF FABRIC IS REQUIRED TO COVER THE CURB BOX. THE ENTIRE HEIGHT OF THE CURB BOX SHALL BE COVERED BY THE FABRIC. Holes of 2" or less are necessary to punch the fabric.
- 3 FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2"x4" PILES.
- 4 SIDE FLAPS SHALL BE A MAXIMUM OF 2' LONG. FOLD THE FABRIC OVER AND REINFORCE WITH MULTIPLE STITCHES.

**INSTALLATION NOTES:**  
TYPE 'B' & 'C'

TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.

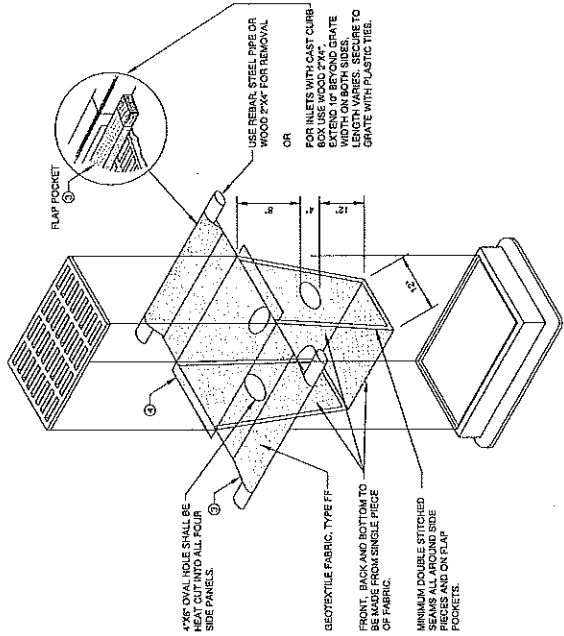
DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEWING FLAP, HAND HOLES OR OTHER METHOD TO REMOVE ACCUMULATED SEDIMENT FROM ENTERING THE INLET.

**TYPE "D"**

DO NOT INSTALL INLET PROTECTION TYPE D IN INLETS SHALLOWER THAN 30" MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.

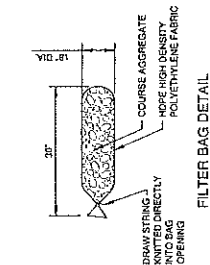
TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.

THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE BETWEEN THE INLET WALLS AND THE BAG OF 12". THE BAG SHALL BE SECURED TO THE INLET HOLES OF 2", WHERE NECESSARY, USING PLASTIC ZIP TIES. TO ACHIEVE THE 3" CLEARANCE THE TIES SHALL BE PLACED AT THE MAXIMUM OF 4" FROM THE BOTTOM OF THE BAG.



**INLET PROTECTION, TYPE D**  
(CAN BE INSTALLED IN ANY INLET TYPE WITH OR WITHOUT CURB BOX AS PER NOTE \*2)

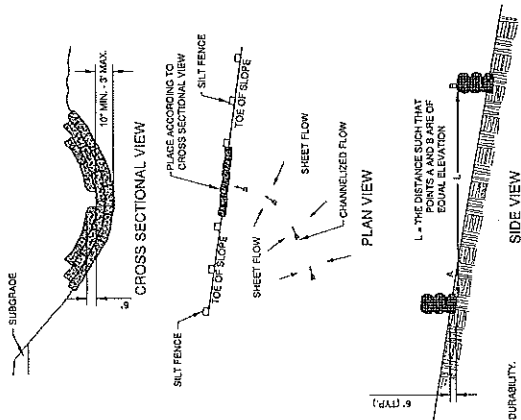
NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DESIGN	CHECKED	DECIDED
MULTIFAMILY DEVELOPMENT CITY OF STURGEON BAY DOOR COUNTY, WISCONSIN										
EROSION CONTROL INLET PROTECTION										
Robert E. Lee & Associates, Inc. ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES 1201 GOLF COURSE DRIVE, SUITE 100 STURGEON BAY, WI 54987 (920) 847-9441 www.relee.com										
SHEET NO. 8										



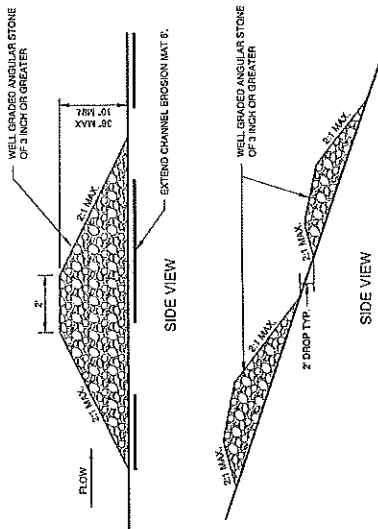
- COURSE AGGREGATE INFORMATION**
- | SIZE NO.             | ASHTO No. #1 (1) |
|----------------------|------------------|
| 2 INCH (50 mm)       | 100              |
| 1 1/2 INCH (37.5 mm) | 80-100           |
| 1 INCH (25.0 mm)     | 20-55            |
| 3/8 INCH (9.5 mm)    | 0-10             |
| No. 4 (4.75 mm)      | 0-5              |
| No. 8 (2.35 mm)      |                  |
- (1) SIZE No. ACCORDING TO ASHTO M 43

**NOTES:**

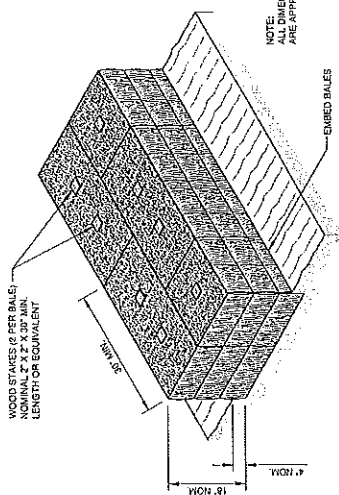
18" X 30" ROCK FILLED FILTER BAG SHALL BE COMPRISED OF THE FOLLOWING:  
 HYPE HIGH DENSITY POLYETHYLENE DRAW STRING UNITED DIRECTLY INTO BAG OPENING.  
 HYPE HIGH DENSITY POLYETHYLENE FABRIC CLOSURE WITH APPARENT OPENING SIZE NO LARGER THAN 1/8" X 1/8"  
 ROLLED SEAM USING A MINIMUM OF 480 DENIER POLYESTER SEWING YARN FOR STRENGTH AND DURABILITY.  
 USE WELL GRADED COURSE AGGREGATE CONFORMING TO THE FOLLOWING GRADATION REQUIREMENTS



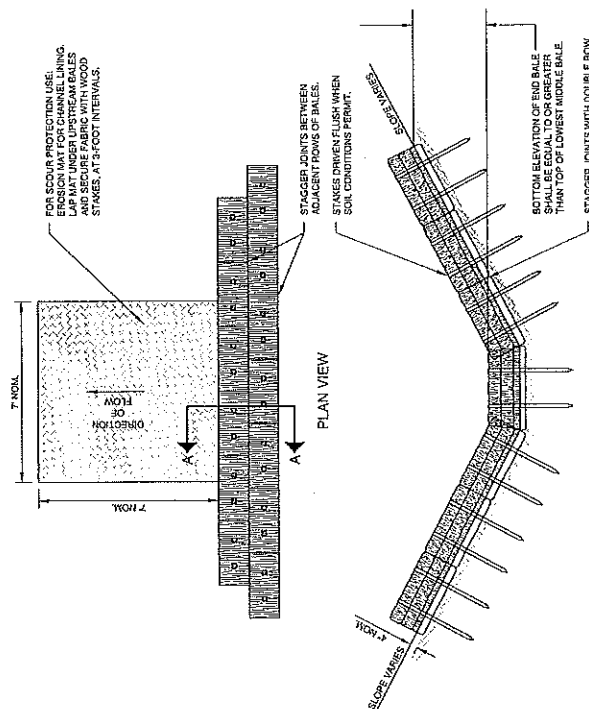
**ROCK FILLED EROSION CONTROL BAGS  
TYPE B**



**TEMPORARY DITCH CHECK USING STONE  
TYPE C**



**SECTION A-A**



**FRONT ELEVATION  
TEMPORARY DITCH CHECK USING EROSION BALES  
TYPE A**

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DESIGN	CHECKED	DATE	SHEET NO.
											9

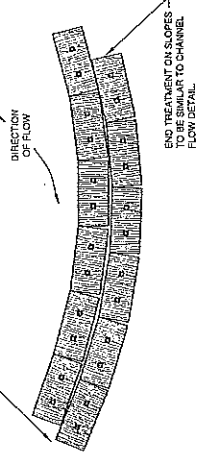
MULTIFAMILY DEVELOPMENT  
 1000 W. WISCONSIN AVE.  
 CITY OF STURGEON BAY  
 DOOR COUNTY, WISCONSIN

EROSION CONTROL  
 DITCH CHECK DETAILS

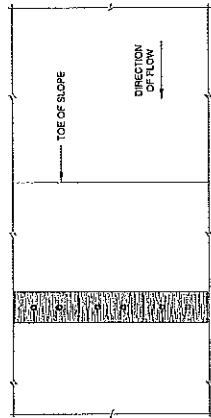
Robert E. Lee & Associates, Inc.  
 ENGINEERING, ARCHITECTURE, INTERIOR DESIGN, LANDSCAPE ARCHITECTURE  
 1000 W. WISCONSIN AVE., SUITE 100  
 STURGEON BAY, WI 54983  
 920-867-9441 www.releed.com



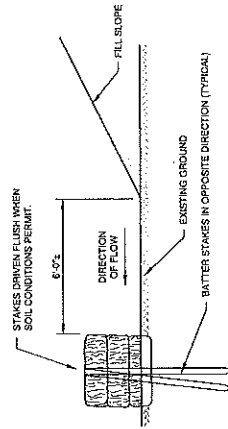
POTENTIAL SCOUR AREA. USE EROSION CONTROL FABRIC WHEN DIRECTED BY THE ENGINEER.



PLAN VIEW  
(WHEN ALTERING THE DIRECTION OF FLOW)



PLAN VIEW

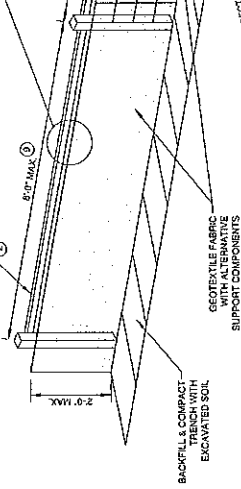


FRONT ELEVATION

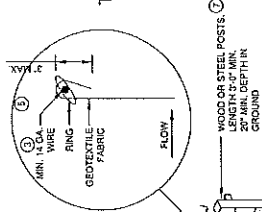
WHEN EXISTING GROUND SLOPES AWAY FROM FILL SLOPE

**EROSION BALES FOR SHEET FLOW**

**TYPE "A"**  
WHEN REQUIRED BY ENGINEERS

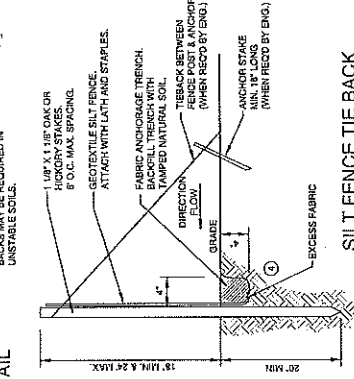


**TYPE "B"**



WOOD OR STEEL POSTS. ⑦  
LENGTH 3'-0" MIN.  
MIN. 12" DEPTH IN  
GROUND.

**SILT FENCE DETAIL**



**SILT FENCE NOTES:**

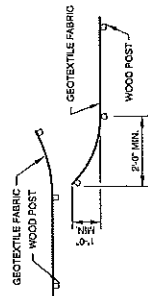
- ① EROSION CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH WORK TECHNICAL STANDARDS.
- ② CROSS BRACE WITH 2" X 4" WOODEN FRAME OR EQUIVALENT AT TOP OF POSTS AS DIRECTED BY THE ENGINEER.
- ③ MINIMUM 14 GAUGE WIRE REQUIRED. FOLD FABRIC 3" OVER THE WIRE AND STAPLE OR PLACE WIRE RINGS ON 12" O.C.
- ④ EXCAVATE A TRENCH A MINIMUM OF 4" WIDE & 6" DEEP TO BURY FABRIC AND BACKFILL WITH EXCAVATED SOIL.
- ⑤ WIRE SUPPORT FENCE SHALL BE 14 GAUGE MINIMUM WOVEN WIRE WITH A MAXIMUM MESH SPACING OF 6". SECURE TOP OF GEOTEXTILE FABRIC TO TOP OF FENCE WITH STAPLES OR WIRE RINGS AT 12" O.C. (TYPE B)
- ⑥ GEOTEXTILE FABRIC SHALL BE REINFORCED WITH AN INDUSTRIAL POLYPROPYLENE NETTING WITH A MAXIMUM MESH SPACING OF 3/4" OR 1" (TYPE A) NYLON TOP SUPPORT COORD OR EQUIVALENT IS REQUIRED. (TYPE A)
- ⑦ STEEL POSTS SHALL BE STUDDED "TEE" OR "U" TYPE WITH A MINIMUM WEIGHT OF 2.28 LBS./LIN. FT. (WITHOUT ANCHOR) FIN ANCHORS SHALL BE 1 1/2" X 1 1/2" OAK OR 8" O.C. MAX. SPACING.
- ⑧ FABRIC SHALL BE REINFORCED WITH AN INDUSTRIAL POLYPROPYLENE NETTING WITH A MAXIMUM MESH SPACING OF 3/4" OR 1" (TYPE A) NYLON TOP SUPPORT COORD OR EQUIVALENT IS REQUIRED. (TYPE A)
- ⑨ THE FOLLOWING TWO METHODS: A) TWIST METHOD - OVERLAP THE END POSTS AND TWIST OR ROTATE AT LEAST 180 DEGREES. B) HOOK METHOD - HOOK THE END OF EACH SILT FENCE LENGTH.
- ⑩ THE MAXIMUM SPACING OF POSTS FOR WOVEN FABRIC SILT FENCE SHALL BE 8 FEET AND FOR NON-WOVEN FABRIC, 3 FEET.

**SILT FENCE TIE BACK**

**EROSION CONTROL SHEET FLOW NOTES:**

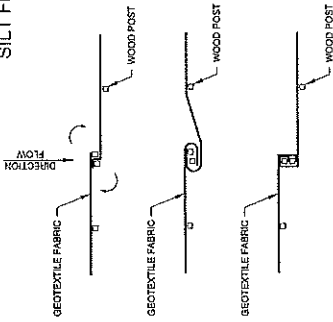
1. ANY SOIL STOCKPILED THAT REMAINS FOR MORE THAN 7 DAYS SHALL BE COVERED OR TREATED WITH STABILIZATION PRACTICES SUCH AS TEMPORARY OR PERMANENT SEEDING AND MULCHING.
2. ALL WASTE AND UNUSED BUILDING MATERIALS INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, WASTEWATER, TOXIC MATERIALS, OR HAZARDOUS MATERIALS SHALL BE PROPERLY DISPOSED OF AND NOT ALLOWED TO BE CARRIED OFF-SITE BY RUNOFF OR WIND.
3. ALL OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION WORK OR A STORM EVENT SHALL BE CLEANED UP BY THE END OF EACH DAY.
4. ANY SOIL EROSION THAT OCCURS AFTER FINAL GRADING AND/OR THE APPLICATION OF STABILIZATION MEASURES MUST BE REPAIRED AND THE STABILIZATION WORK RE-DONE.
5. ANY SOIL EROSION THAT OCCURS AFTER FINAL GRADING AND/OR THE APPLICATION OF STABILIZATION MEASURES MUST BE REPAIRED AND THE STABILIZATION WORK RE-DONE.
6. ANY SOIL EROSION THAT OCCURS AFTER FINAL GRADING AND/OR THE APPLICATION OF STABILIZATION MEASURES MUST BE REPAIRED AND THE STABILIZATION WORK RE-DONE.
7. ALL TEMPORARY EROSION CONTROL PRACTICES SHALL BE MAINTAINED UNTIL THE SITE IS STABILIZED WITH 75% VEGETATION AND A NOTICE OF TERMINATION HAS BEEN APPROVED BY THE DNR.
8. CONTRACTOR RESPONSIBLE FOR MAINTAINING ALL THE EROSION CONTROL MEASURES IN CONFORMANCE WITH THE WORK CONSERVATION PRACTICE STANDARDS.
9. CONTRACTOR RESPONSIBLE FOR MAINTAINING ALL THE EROSION CONTROL MEASURES IN CONFORMANCE WITH THE WORK CONSERVATION PRACTICE STANDARDS.
10. AT THE COMPLETION OF STORM INLET CONSTRUCTION, INSTALL STORM DRAIN INLET PROTECTION FOR CONSTRUCTION SITE AS SPECIFIED.
11. FINE SEDIMENT ACCUMULATIONS SHALL BE CLEANED FROM STREETS, PRIVATE DRIVES, OR PARKING AREAS BY MANUAL OR MECHANICAL SWEEPING A MINIMUM OF ONCE PER WEEK AND BEFORE ALL IMPARKMENT PAINS.
12. EROSION AND SEDIMENT CONTROL STRUCTURES SHALL BE INSPECTED WEEKLY AND WITHIN 24 HOURS OF RAINFALL OF 0.5 INCH OR MORE.

**HOOK METHOD ⑥**



**JOINING TWO LENGTHS OF SILT FENCE**

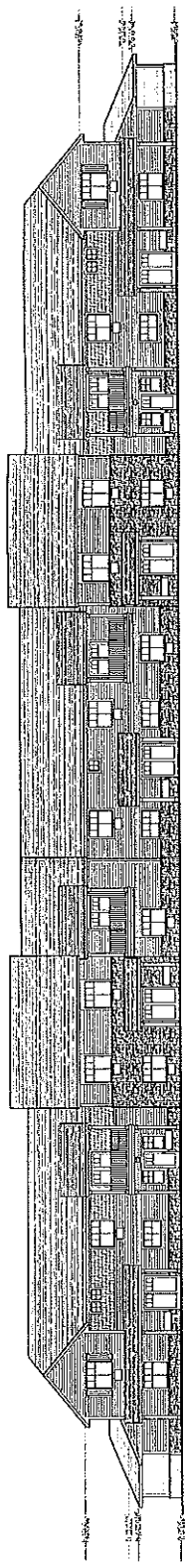
**TWIST METHOD ⑥**



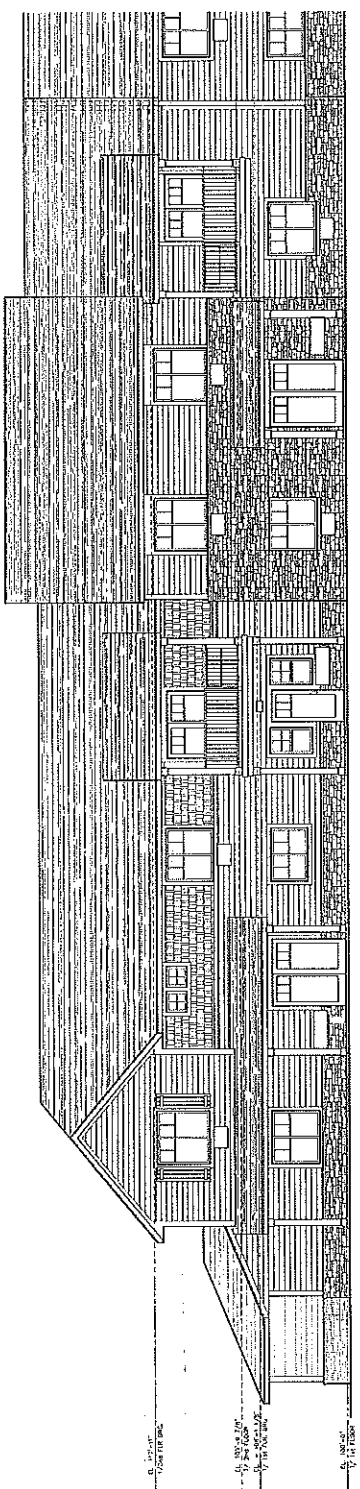
NO.		DATE	APPROV.	NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	
MULTI-FAMILY DEVELOPMENT ON LEWISTOWN BLVD. DOOR COUNTY, WISCONSIN																EROSION CONTROL SHEET FLOW DETAILS		DATE APPROVED	DATE ISSUED	SHEET NO. <b>10</b>
																Robert E. Lee & Associates, Inc. ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES 1255 SOUTH WISCONSIN AVE. MILWAUKEE, WI 53204 TEL: 414-447-8841 FAX: 414-447-8842				



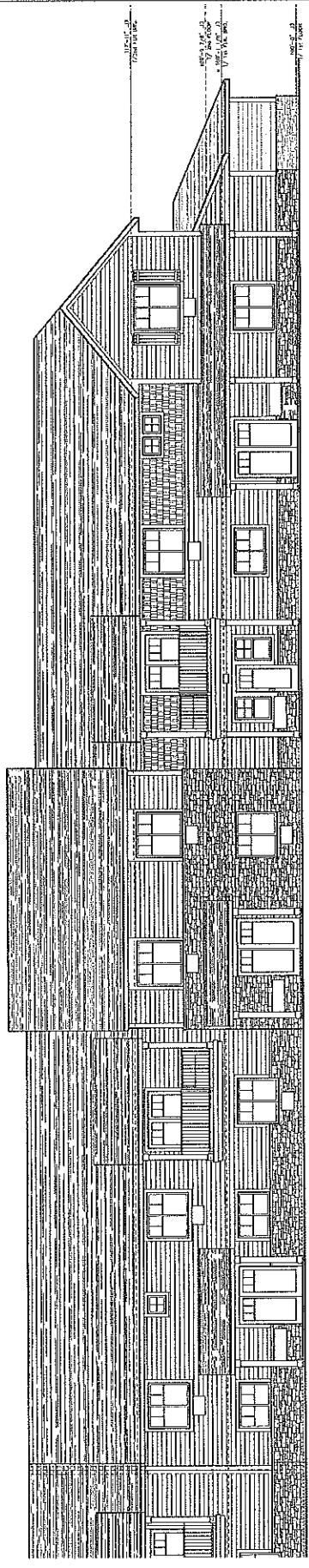




COMPOSITE ELEVATION  
 SCALE: 3/8" = 1'-0"



DETAILED ELEVATION  
 SCALE: 3/8" = 1'-0"





**LapPlant Architecture, LLC**  
 1000 S. KENNA RD.  
 SUITE 100  
 STURGEON BAY, WISCONSIN 54223  
 TEL: 920.862.8274  
 FAX: 920.862.8274  
 WWW.LAPPLANTARCHITECTURE.COM

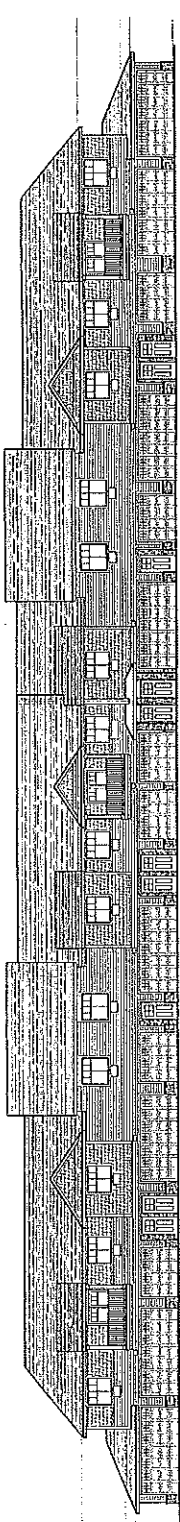
**LEXINGTON HOMES**  
 Building Neighborhoods  
 One Home at a Time  
 OFFICE: 1100 South Kenna Ct.  
 STURGEON BAY, WISCONSIN 54223  
 TEL: 920.862.8274  
 FAX: 920.862.8274  
 WWW.LEXINGTONHOMES.COM

**Harbor Ridge**  
 Attached Garage Townhomes  
 Sturgeon Bay, Wisconsin

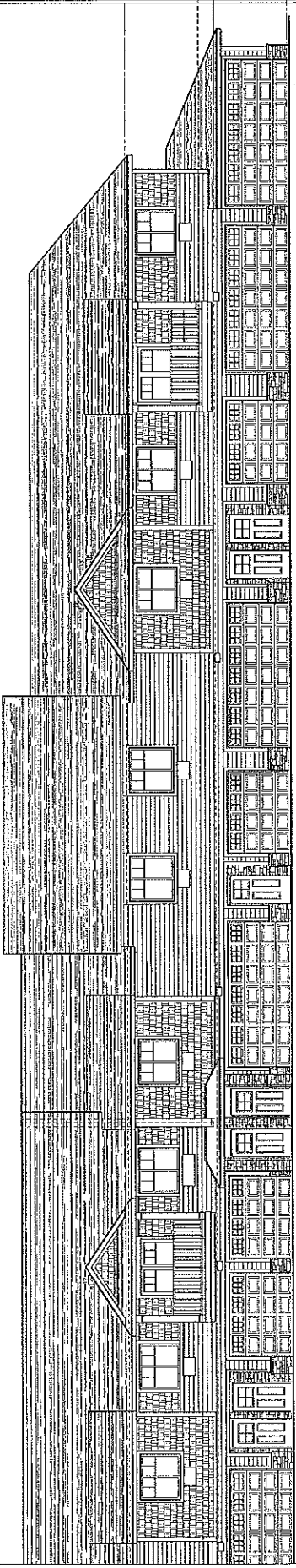
REVISION	DATE
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DATE: 5/27/2017  
 PROJECT NO: 170101  
 SHEET: 101

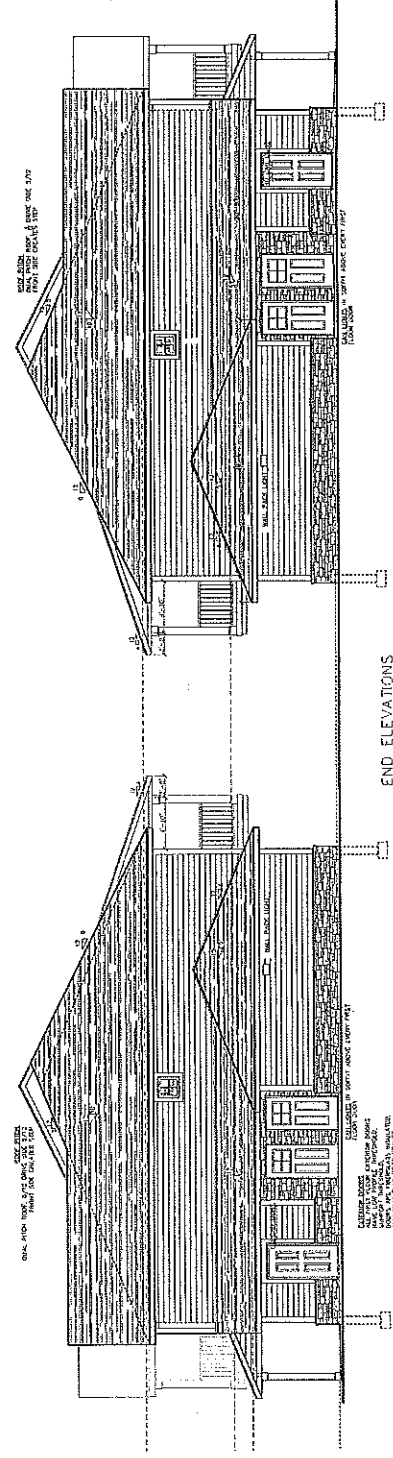
**A 1.2**



**COMPOSITE INTERIOR ELEVATION**  
 SCALE: 3/16" = 1'-0"



**DETAIL INTERIOR ELEVATION**  
 SCALE: 3/16" = 1'-0"



**END ELEVATIONS**  
 SCALE: 3/16" = 1'-0"

NOTE: ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

NOTE: ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.









**LapLant Architecture, LLC**  
 3000 S. UNIVERSITY AVENUE, SUITE 100  
 GREEN BAY, WISCONSIN 54903  
 PHONE: 920.833.1234  
 FAX: 920.833.1235  
 WWW.LAPLANTARCHITECTURE.COM

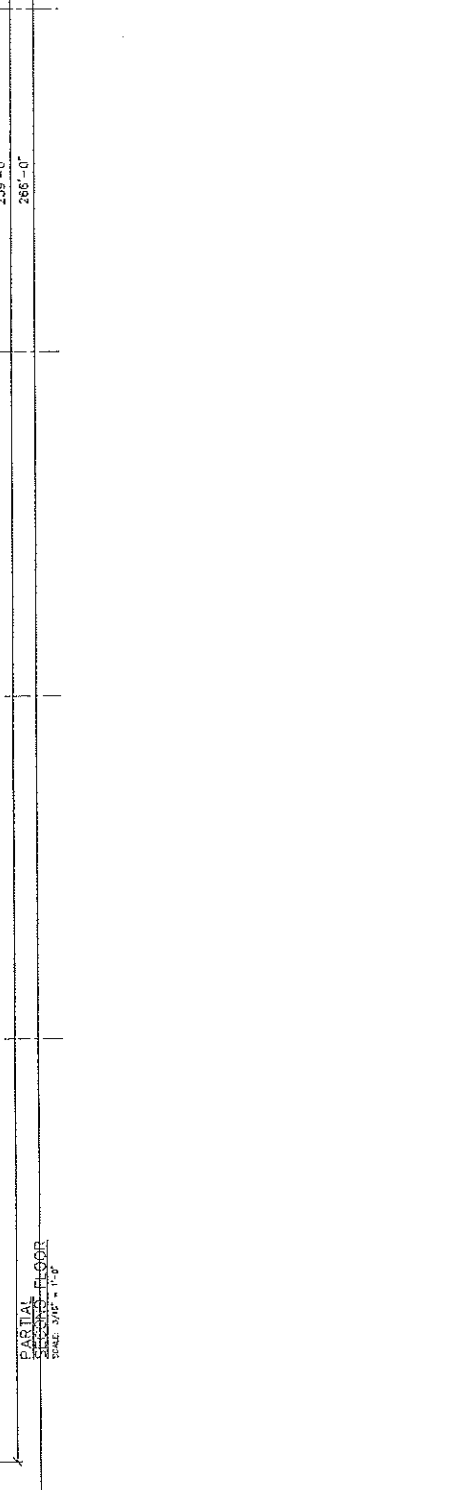
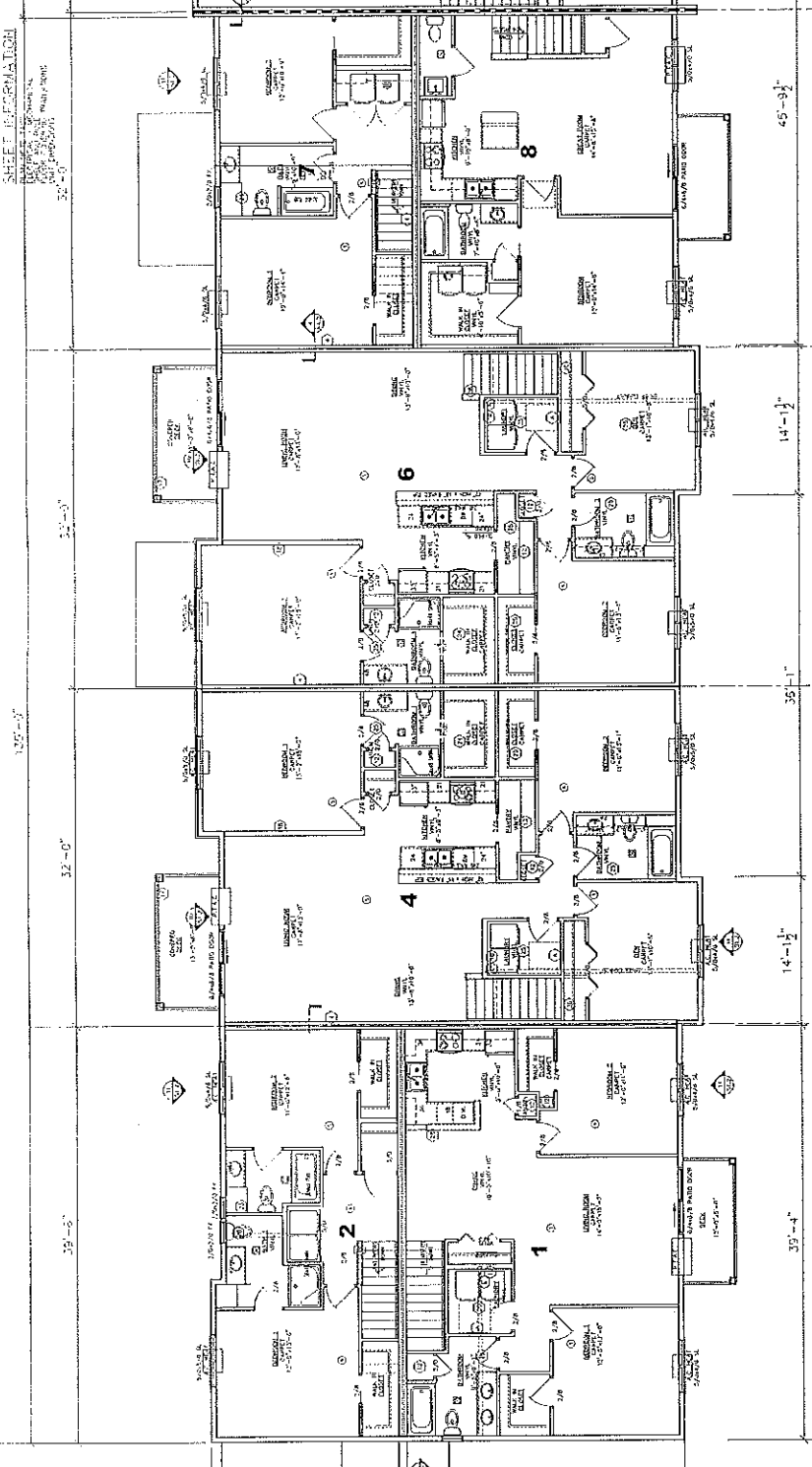
**LEXINGTON-HOMES**  
 Building Neighborhoods  
 One Home at a Time  
 1000 W. WISCONSIN AVENUE  
 GREEN BAY, WISCONSIN 54903  
 PHONE: 920.833.1234  
 FAX: 920.833.1235  
 WWW.LEXINGTON-HOMES.COM

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**Harbor Ridge**  
 Attached Garage Townhomes  
 Sturgeon Bay, Wisconsin

REVISION	DATE	BY
1	7/29/2017	JL
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**A**  
**3.2.1**



- CONSTRUCTION NOTES:**
1. FINISH FLOOR SHALL BE 1/2" GYP BOARD OVER 1/2" POLYSTYRENE INSULATION ON 2" x 6" JOISTS. FINISH FLOOR SHALL BE 1/2" GYP BOARD OVER 1/2" POLYSTYRENE INSULATION ON 2" x 6" JOISTS.
  2. ALL WOOD SHALL BE DRY-KNIFE KILN DRIED TO 19% MOISTURE CONTENT.
  3. ALL WOOD SHALL BE PROTECTED WITH A WATER REPELLENT PRESERVATIVE.
  4. ALL WOOD SHALL BE PROTECTED WITH A WATER REPELLENT PRESERVATIVE.
  5. ALL WOOD SHALL BE PROTECTED WITH A WATER REPELLENT PRESERVATIVE.
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  19. ALL WOOD SHALL BE PROTECTED WITH A WATER REPELLENT PRESERVATIVE.
  20. ALL WOOD SHALL BE PROTECTED WITH A WATER REPELLENT PRESERVATIVE.

- DEWELLING ELECTRICAL / MECHANICAL NOTES:**
1. ELECTRICAL SERVICE PANEL LOCATION AND SIZE SHALL BE AS SHOWN ON THESE PLANS.
  2. ALL ELECTRICAL WIRING SHALL BE IN CONFORMANCE WITH THE NATIONAL ELECTRICAL CODE (NEC).
  3. ALL ELECTRICAL WIRING SHALL BE IN CONFORMANCE WITH THE NATIONAL ELECTRICAL CODE (NEC).
  4. ALL ELECTRICAL WIRING SHALL BE IN CONFORMANCE WITH THE NATIONAL ELECTRICAL CODE (NEC).
  5. ALL ELECTRICAL WIRING SHALL BE IN CONFORMANCE WITH THE NATIONAL ELECTRICAL CODE (NEC).
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  16. ALL ELECTRICAL WIRING SHALL BE IN CONFORMANCE WITH THE NATIONAL ELECTRICAL CODE (NEC).
  17. ALL ELECTRICAL WIRING SHALL BE IN CONFORMANCE WITH THE NATIONAL ELECTRICAL CODE (NEC).
  18. ALL ELECTRICAL WIRING SHALL BE IN CONFORMANCE WITH THE NATIONAL ELECTRICAL CODE (NEC).
  19. ALL ELECTRICAL WIRING SHALL BE IN CONFORMANCE WITH THE NATIONAL ELECTRICAL CODE (NEC).
  20. ALL ELECTRICAL WIRING SHALL BE IN CONFORMANCE WITH THE NATIONAL ELECTRICAL CODE (NEC).

- DEWELLING GENERAL NOTES:**
1. ALL FINISHES SHALL BE IN CONFORMANCE WITH THE NATIONAL BUILDING CODE (NBC).
  2. ALL FINISHES SHALL BE IN CONFORMANCE WITH THE NATIONAL BUILDING CODE (NBC).
  3. ALL FINISHES SHALL BE IN CONFORMANCE WITH THE NATIONAL BUILDING CODE (NBC).
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  20. ALL FINISHES SHALL BE IN CONFORMANCE WITH THE NATIONAL BUILDING CODE (NBC).



**Staff Report**  
**Combined Preliminary/Final PUD**  
**Addition to Door County Maritime Museum including Observation Tower**

**Proposal:** The Door County Maritime Museum petitions for approval of a combined preliminary/final Planned Unit Development (PUD) for an addition to the museum. The addition is located on the east (water) side of the museum. It has a footprint of about 3,000 square feet and includes a 10-story observation tower. The proposed development is located on the museum's parcel, located at 120 N. Madison Avenue. It is noted that the Museum previously received PUD approval for the tower addition, but that PUD expired. Since the Museum still desires to construct the addition, a new PUD is necessary.

**Existing Conditions:** The museum parcel is 30,819 square feet (0.78 acre) in size. The land originally was leased from the City, but the Common Council recently approved transferring title to the museum. The waterfront walkway area along the waterfront and the parking area are not part of the museum parcel and remain owned by the City. The site was filled when the original museum was built and is no longer within the regulated floodplain. The site is surrounded by the City-owned property, including the dock wall area, walkways, parking area, and the former grain elevator site. The existing zoning classification for the subject parcel is zoned Central Business District (C-2). All of the surrounding land is also zoned C-2.

**Comprehensive Plan:** The Future Land Use Map of the Sturgeon Bay Comprehensive Plan identifies this subject area for recreational and tourist commercial use. The proposed PUD fits that designation. The plan also contains recommendations pertaining to West Side Waterfront Enhancements, which include Maritime Museum expansion. The Comprehensive Plan, however, does not include any specifics about the expansion, such as the observation tower. Most recently, the City adopted the West Waterfront Area Redevelopment Plan. This plan includes the museum's expansion. In general, the proposed PUD is consistent with the existing plans of the City.

**PUD Zoning Issues:** The C-2 district allows the proposed museum expansion. The PUD is being requested because the project needs relief from the building setback and height requirements. The C-2 district requires the addition to be at least 5 feet from the adjoining lot line, but the building will be only 3 feet at its closest point and a second floor deck overhangs the property line. Secondly, there is a 45-foot maximum building height limit and the overall height of the tower portion is proposed to be about 121 feet.

**Site and Design Considerations:** The layout and design of the project is consistent with the previous approval. Here is a summary of the site and design issues:

Site Layout: The building addition is to the rear of the museum over an existing lawn area. The building is about 10 feet from the adjacent City walkway at its closest point. The normal setback from the lot line is 5 feet, but the corner of the proposed tower is only 3 feet away. The building addition runs at an angle to the lot line so the majority of the building meets the normal 5 feet setback. It is just the northwest corner of the tower portion that encroaches. In addition, the second floor balcony/deck extends over the property line by about 2 feet. The Common Council approved an easement for that encroachment.

The building layout encroaches upon an existing easement for a water main and potentially conflicts with the water main itself. The property owner will need to address this issue with Sturgeon Bay Utilities by relocating the easement and/or the main depending upon the actual field

location of the main. The architect for the project is aware is this potential conflict.

Building Design: The project consists of a 2,156 square foot two story addition along with a 10-story 32' x 32' tower with rooftop observation deck. There also is a deck extending from the second story addition. The submitted plans show other potential future projects but they are not part of this PUD request. The addition provides for a larger gift shop, more meeting and exhibit space, and a public viewing area from the observation tower.

The exterior of the two-story addition matches the existing museum. The tower portion has cultured stone on the first floor and dryvit for the other floors. The even numbered floors have windows on the north and east sides. The odd numbered floors have a window on the west side, except for the 9<sup>th</sup> floor which has no windows. The tenth floor of the tower is the indoor viewing deck and contains windows along all four sides.

The roof top serves as the outdoor viewing area. It is accessible via a cupola and contains a surrounding safety railing. The cupola is 14-foot square and has a pyramid shaped metal roof. The roof has a cornice feature that extends outward. This provides an architectural feature reminiscent of other maritime towers. The railing for the viewing deck is set back 18 inches from the edge of the roof, which might help prevent objects (cameras, sunglasses, etc.) from falling off the roof.

Stormwater Management: The proposal is to continue to use an existing storm pipe that runs under the waterfront walkway and discharges to the bay. Given the small increase in building footprint, this pipe can handle the flow. The city engineer approved their proposal for stormwater management.

Landscaping: There is little space left on the Museum's lot for landscaping. The benches and brick area along the waterfront walkway will be replaced once construction is complete. Those features are on the City-owned portion. The area between the walkway and the building addition will be landscaped similar to the current site, with lawn, bushes and landscape plants. The walkway leading from the rear door of the museum to the waterfront walkway will be re-angled somewhat.

Streets, Traffic & Parking: No changes to the current street, driveway and parking area are planned. A traffic impact analysis has not been required for this project. While the project is expected to generate increased visitors to the site, no improvements to the streets or traffic pattern will be needed. The site already has sufficient parking available.

**PUD Review Criteria:** In general, the zoning ordinance directs the Plan Commission and Council to consider whether the proposed development is consistent with the spirit and intent of the zoning code, has been prepared with competent professional guidance, and produces benefits to the City compared with conventional developments. In addition, there are nine specific review criteria listed in the PUD section of the code. In general, the project appears to meet these criteria, assuming the water main conflict is satisfactorily resolved. The criterion regarding the allowance of the height for the tower has generated the most debate. The Plan Commission and Council must determine if the project has benefits and overall conformance to the purpose/intent of the zoning code to justify the height and setback variations

The proposed overall height of 121 feet is significantly higher than allowed under the C-2 district. Arguments put forth in favor of the height include:

- The project fits the stated purpose of the PUD section of the code to encourage

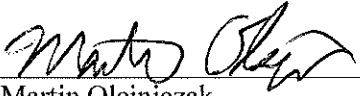
- imaginative design and provide for design freedom.
- The tower by definition is unable to comply with the 45-ft height limit.
- The portion of the building exceeding the height limit is only 32' x 32' rather than an entire building.
- There is an existing adjacent grain elevator that exceeds the height limit (approx. 83 feet).
- The tower will meet all safety codes, including fire protection, and there are no concerns from the Fire Chief.


Potential arguments against the added height are concerns that the tower could dominate the landscape to the detriment of the surrounding buildings and structures and that the tower would not fit the overall character of Sturgeon Bay.

**Fiscal Impact:** The museum is a tax exempt entity so the building value will not add tax revenue. Municipal services to the museum are not expected to increase as a result of the addition.

**Recommendation:** Staff recommends approval of the combined preliminary/final PUD based upon the submitted plans, subject to:

1. Yards (setbacks): The minimum required yard along the north (waterfront) side of the lot shall be waived, subject to conformance with the approved PUD site plan. All other required minimum yards and setbacks shall conform to the C-2 district requirements.
2. Building Height: The maximum building height for the observation tower shall be waived, subject to conformance with the approved PUD building elevations and plans.
3. Final approval by the Aesthetic Design and Site Plan Review Board.
4. Resolving the conflict (if any) between the tower and the water main to the satisfaction of SBU.

Prepared by:  6-16-17  
 Martin Olejniczak Date  
 Community Development Director

Reviewed by:  6-16-17  
 Chad Shefchik Date  
 City Engineer

Reviewed by: \_\_\_\_\_  
 Josh Van Lieshout Date  
 City Administrator

# CITY OF STURGEON BAY PLANNED UNIT DEVELOPMENT APPLICATION

Date Received: 4/20/17  
 Fee Paid \$ 425.00  
 Received By: CN

Application For: Conceptual  Preliminary  Final  Combined Preliminary/Final  WDP

Note: There are different requirements for each of the above processes. A separate application is required for each.

NAME OF PROPOSED PLANNED UNIT DEVELOPMENT: MARITIME TOWER & EAST ADDITION

	APPLICANT/AGENT	LEGAL PROPERTY OWNER
Name	<u>WILLIAM HARPER, President</u>	
Company	<u>DOOR COUNTY MARITIME MUSEUM</u>	<u>SAME</u>
Street Address	<u>120 N. MADISON AVE.</u>	↓
City/State/Zip	<u>STURGEON BAY, WI 54235</u>	
Daytime Telephone No.	<u>920-743-5958</u>	
Fax No.	<u>920-743-9487</u>	

STREET ADDRESS(es) OF SUBJECT PROPERTY: 120 N. MADISON AVE.  
 Location if not assigned a common address: \_\_\_\_\_

TAX PARCEL NUMBER(s): 2812415090101A

AREA OF SUBJECT PROPERTY AND NO. OF LOTS: 0.78 ACRES

CURRENT ZONING CLASSIFICATION: C-2 / PLANNED UNIT DEVELOPMENT

CURRENT USE AND IMPROVEMENTS: MARITIME MUSEUM

COMPREHENSIVE PLAN DESIGNATION OF SUBJECT PROPERTY: PUBLIC & INSTITUTIONAL

WOULD APPROVAL OF THE PROPOSED PLANNED UNIT DEVELOPMENT CONFORM WITH THE COMPREHENSIVE PLAN? Yes  No  Explain: \_\_\_\_\_

PLEASE IDENTIFY SPECIFIC PROPOSED LAND USES. USES MUST IDENTIFY AND CORRESPOND TO A PARTICULAR LOT, LOCATION, BUILDING, ETC. ADDITION OF 10-STORY TOWER CONFERENCE ROOM, RETAIL STORE, BOAT BUILDING CLASSROOM, EXHIBIT SPACES, FLOAT STORAGE GARAGE PER ATTACHED INCLUDING MAIN ENTRANCE COVER DATED 08 JAN 2017

CURRENT USE AND ZONING OF ADJACENT SURROUNDING PROPERTIES:

North: C-2 WATERFRONT & TUG JOHN PURVES MOORING  
 South: PUBLIC PARKING C-2  
 East: C-2 OLD GRANARY / VACANT  
 West: C-2 PUBLIC SPACE & VARIOUS COMMERCIAL BUSINESSES

COMPREHENSIVE PLAN DESIGNATION OF ADJACENT SURROUNDING LAND USES:

North: RECREATIONAL AND COMMERCIAL / WATERFRONT  
 South: PARKING, RECREATIONAL & COMMERCIAL  
 East: COMMERCIAL  
 West: COMMERCIAL & PUBLIC

IS ANY VARIANCE FROM COMPREHENSIVE PLAN, SUBDIVISION ORDINANCE, OR ZONING ORDINANCE BEING REQUESTED? If yes, describe:

YES: HEIGHT VARIANCE OF TOWER & SETBACK FROM PROPERTY LINES - PER ATTACHED

HAVE THERE BEEN ANY VARIANCES, CONDITIONAL USE PERMITS, ETC. GRANTED PREVIOUSLY FOR THIS PROPERTY? YES IF YES, EXPLAIN:

NO ORIGINAL APPLICATION DATED 10/27/2011 WAS APPROVED BUT EXTENSIONS ARE ELAPSING.

Attach an 11" X 17" detailed site plan (if site plan is larger than 8-1/2" x 11", also include 20 copies folded to 8-1/2" X 11"), full legal description (preferably on disk), location map with site boundaries marked, proof of ownership, and Agreement for Reimbursement of expenses. Site or plot plan shall include dimensions of property, structures, building elevations, proposed site improvements, signature of person who drew plan, etc.

Property Owner (Print Name)

WILLIAM HARPER,  
 Applicant/Agent (Print Name)  
PRESIDENT

Signature

[Signature]  
 Signature

Date

4/12/17  
 Date

I, \_\_\_\_\_, have attended a review meeting with at least one member of staff and understand that I am responsible for sign placement and following all stages listed on the check list in regard to the applicant.

Date of review meeting

Applicant Signature

Staff Signature



**CITY of STURGEON BAY  
FIRE DEPARTMENT**

**Tim  
Herlache  
Fire Chief**

421 Michigan St  
Sturgeon Bay, WI 54235

920-746-2916  
920-746-2905 FAX  
Email: [therlache@sturgeonbaywi.org](mailto:therlache@sturgeonbaywi.org)

Door County Maritime Museum  
Attn: Bob Desch  
120 N. Madison Avenue  
Sturgeon Bay WI 54235

Dec. 15, 2010

RE: Proposed Observatory

Dear Bob:

As requested, I have reviewed the conceptual idea to construct an Observatory at the Door County Maritime Museum in Sturgeon Bay that may exceed 100' in height. The Sturgeon Bay Fire Department has no objections to the height proposal as the State of Wisconsin Commercial Building Code will require addition fire protection systems for those buildings that exceed 75' in height. Such requirements may include construction type, sprinkler systems, stand-pipe systems, alarm systems and rated exit passageways.

Because of this, I have no concerns in regards to the fire protection for this project. Buildings are built all across the Country that are taller than Fire Department Ladder Trucks can reach. The tallest truck made only reaches approximately 125'. That is one of the reasons that stricter building codes are in place for those buildings.

The State of Wisconsin along with the Fire Department, City Building Inspector, Community Development Director, City Engineer and the Sturgeon Bay Utilities review all final plans prior to the issuance of a building permit to insure that all State and Local Codes are met.

Thank you for the opportunity to review this project in advance and rest assured that the City will provide any assistance or guidance needed should this project proceed.

Respectfully,

Tim Herlache  
Fire Chief

CC: Stephen McNeil, City Administrator





**County of Door  
PLANNING DEPARTMENT**

County Government Center  
421 Nebraska Street  
Sturgeon Bay, WI 54235

**David W. Sautebin  
Senior Zoning Administrator**

Phone: (920) 746-2323

FAX: (920) 746-2387

Website: [map.co.door.wi.us/planning](http://map.co.door.wi.us/planning)

January 21, 2011

Robert Desch, Director  
Door County Maritime Museum  
120 N. Madison Ave.  
Sturgeon Bay, WI 54235

Dear Mr. Desch:

We have received notice from the Wisconsin Bureau of Aeronautics that your proposed 125' observation tower would be in compliance with the Door County Airport Height Limitation Zoning Ordinance.

Prior to construction it will be necessary for you to apply for and receive a permit under the Door County Airport Height Limitation Zoning Ordinance. The application form is enclosed for your use. If there are any questions, please feel free to call on us.

Sincerely,

A handwritten signature in black ink, appearing to read "D. W. Sautebin".

David W. Sautebin

Senior Zoning Administrator

DWS/jk

Enc: Height Limitation Application

pc: Marty Olejniczak - Community Development Director  
Keith Kasbohm - Airport Manager

**Planned Unit Development Enclosure**  
Door County Maritime Museum  
Maritime Tower and Additions

**General Variance Requests**

The Door County Maritime Museum respectfully requests a variance to the rules governing building height and setback. We desire to construct additions to the building that include the Maritime Tower, a conference room, expanded retail store, covered main entrance, and boatbuilding classroom with float storage facility. The highest structure of the tower will be a cupola with roof peak approximately 121 feet elevation over the ground floor. The upper levels of the tower will include the 11<sup>th</sup> level open observation deck with glass-enclosed cupola and the 10<sup>th</sup> level inside observation level. Height is a critical feature to the Maritime Tower, as the tower will be constructed reminiscent of tall lighthouses. Both the 10<sup>th</sup> and 11<sup>th</sup> levels will offer a panoramic view over Sturgeon Bay and distant features.

Overwhelming class size of the boat building classroom and the new Tug Purves mobile float necessitate a facility expansion. The east side of the building features a dual-purpose classroom and float display facility addition. The size of the two functional, adjacent spaces necessitates a 36'-wide addition; the addition is within the allowable setback for which approval is requested. The discussions about best uses for the eastern side of this addition, in close proximity to the lot line, included a recommendation for public walkway to enable passage between the parking lot and proposed waterfront improvement.

**Facility's Visionary Attraction**

Serving as a visual landmark, the new 10-story tower will be reminiscent of lighthouses throughout the nation and provide a remarkable, highly attractive destination for boaters, maritime conferences, and tourists alike.

In addition to the Maritime Tower's iconic shape, of the 10 tower floors will contain state-of-the-art, interactive exhibits that have far-reaching attraction to make Door County and in particular, Sturgeon Bay a destination. The new Maritime Tower will be dedicated to conveying the value of the world's most extensive inland Navigation system and maritime businesses to the general public. Exhibits will focus on Northeastern Wisconsin's vast contributions to shipbuilding, regional marine related businesses, and the incredible national value generated within Door County. The new facility will convey the astounding value that our Great Lakes waterways system has meant to our past and their future role supporting the regional and national economy. The regional world-class ship and yacht building, coupled with the recreational boating and marine equipment manufacturing, will be highlighted.

New technologies will engage and educate visitors who will enjoy using touch screens to explore numerous exhibits of the region's incredible maritime heritage.

The Board's pay-it-forward philosophy drove creation of the Maritime Advocacy Program, the primary outreach that will be based in the new Maritime Tower. This program is designed to have both regional and national outreach. The lighthouse beacon atop the tower

will be an outward symbol for the maritime program's educational emphasis and as an "illuminated beacon of education". With over ten years in the planning, the new Maritime Tower will become a lasting celebration show-casing the regional maritime industries' contributions to the economy, commemorating the value of maritime activities, and conveying these successes to the public. We anticipate that the Maritime Tower will be a major attraction for tourism, business conventions, and the general public.

Sturgeon Bay and Door County will enjoy an array benefits:

- Primary tourist destination driving the local economy
- Community-building, inspiring major waterfront feature
- "Pay it Forward" education for the next generation
- Increased visitation encouraged by social media
- Insight into the regional maritime business operations
- Boating destination to view boating life exhibits
- Increased business conferences convening in Sturgeon Bay
- Symbolic, iconic feature of Door County

### **Working Waterfront Landmark**

The observation tower will blend architecturally with the maritime appearance of the existing building. Its design will remind the visitor of several historic tower structures prevalent on the Great Lakes, important to regional maritime heritage and history of the area. It will incorporate architectural elements found in maritime signal towers, lighthouses, and the watchtowers integral to the life-saving stations that dotted the shoreline. The observation levels will offer museum visitors an extraordinary view of the Port of Sturgeon Bay, the downtown bridges and the entire waterfront. It will undoubtedly become a "must-see" for visitors to the Door Peninsula and a point of pride for all who work and live in the city of Sturgeon Bay.

### **An Enhancement for All**

The Maritime Tower addition, in combination with the existing Maritime Museum buildings, the tug John Purves, and the scenic walkway will greatly enhance the appeal of the entire waterfront. This striking tower will be clearly visible from all three bridges and will undoubtedly be a major inducement for visitors traveling either North or South to stop in Sturgeon Bay. In addition to elevating attendance at the Maritime Museum, the anticipated increase in tourism should benefit all local retail shops, commercial businesses, lodging, and restaurants.

### **Future Sturgeon Bay Icon**

We predict that once completed, the planned Maritime Tower will become one of the most important and prominent architectural components of the Sturgeon Bay skyline. We anticipate that it will be one of the things visitors remember most about Sturgeon Bay and Door County. Proximity of the Maritime Tower to the historic steel bridge will only enhance its mystique. Most importantly, it will be an iconic symbol of the Maritime heritage of the city and its historic port.

**Planned Unit Development Application Notes**

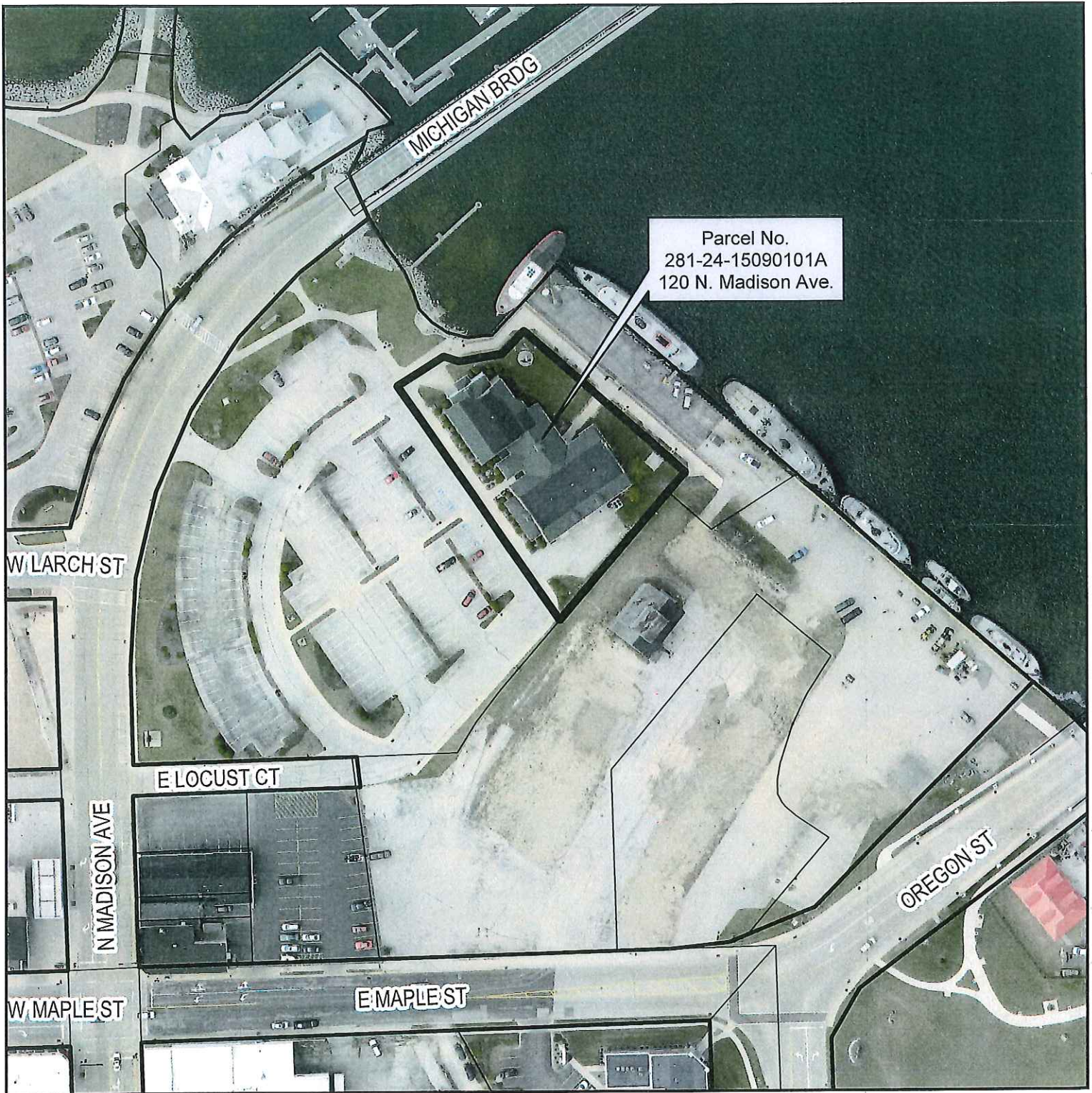
1. Variations from the underlying zoning district requested in the PUD are as follows;
  - a. Height variance for the proposed Maritime Tower
  - b. Setback requirements from the property lines for the additions.
2. The proposed project is not within the 100-year floodplain.
3. The city engineer has previously waived the traffic impact analysis.
4. The legal description of the property is separately attached.
5. Conceptual storm water planning envisions that water runoff from the additions will be directed into existing storm water drains.
6. All necessary utilities will be connected to the existing museum building.
7. Communications from the Sturgeon Bay Fire Chief (December 15, 2010) and the door County zoning administrator (January 21, 2011) concerning the height of the tower are attached.
8. Architectural plans dated January 8, 2017 are attached.

## PUBLIC HEARING NOTICE

The City of Sturgeon Bay Plan Commission will conduct a public hearing in the Council Chambers within City Hall, 421 Michigan Street, Sturgeon Bay, Wisconsin on Wednesday, June 21, 2017, at 6:00 p.m. or shortly thereafter, regarding a petition from the Door County Maritime Museum to change the zoning classification of 0.71 acre of property from Central Business District (C-2) to Planned Unit Development (PUD). The subject property is the Door County Maritime Museum parcel, located at 120 N. Madison Ave (tax parcel #281-24-15090101A2). The proposed PUD is intended to facilitate an approximately 15,500 square foot expansion of the museum, including a two-story addition with balcony and an observation tower to a height of approximately 120 feet. The application and development plans are on file with the Community Development Department, located at 421 Michigan Street, and can be viewed weekdays between 8:00 a.m. and 4:30 p.m. The public is invited to give testimony for or against the proposed PUD, either in person at the hearing or in writing.

By order of:  
City of Sturgeon Bay Plan Commission

# Location Map Maritime Museum PUD Request



Subject Area



Note: Public Hearing to be held June 21, 2017

# Door County Maritime Museum

SCHEMATIC

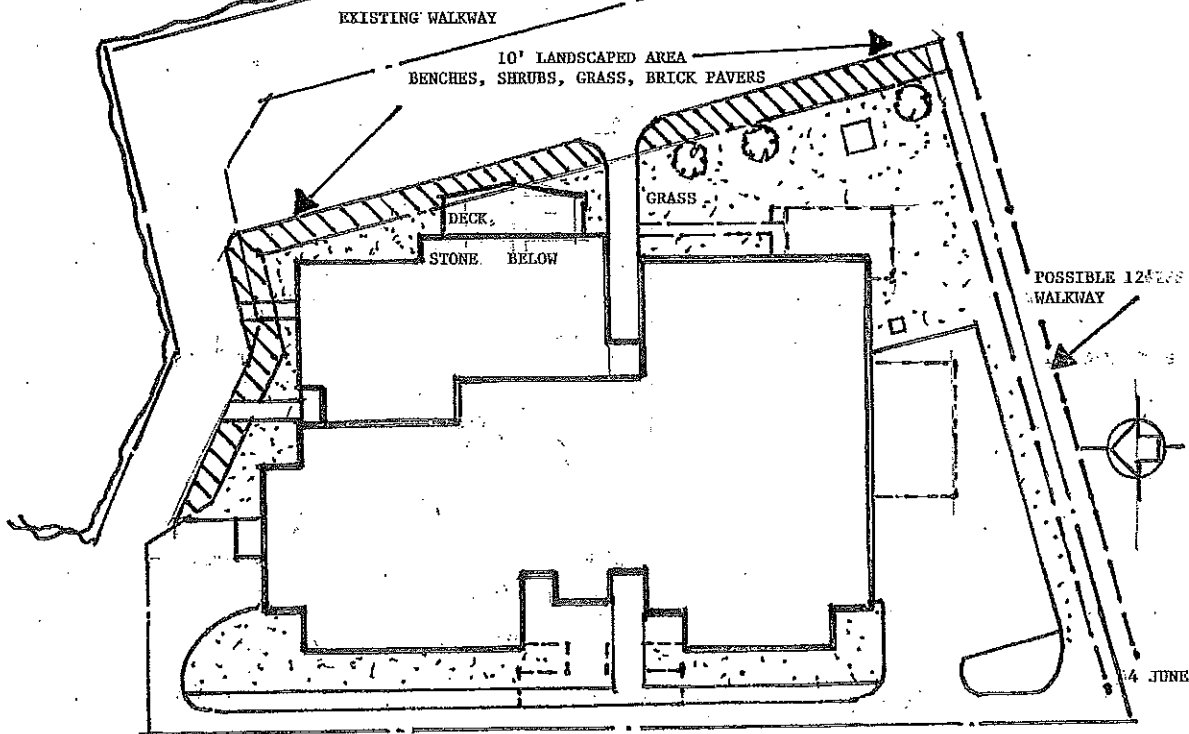
## SITE PLAN

BULKHEAD WATERFRONT

**BEN SCHENKELBERG**  
ARCHITECT

3309 SPUR LANE ■ GREEN BAY, WI 54313

COMMERCIAL ■ HEALTHCARE ■ INDUSTRIAL  
MUNICIPAL & EDUCATIONAL FACILITIES

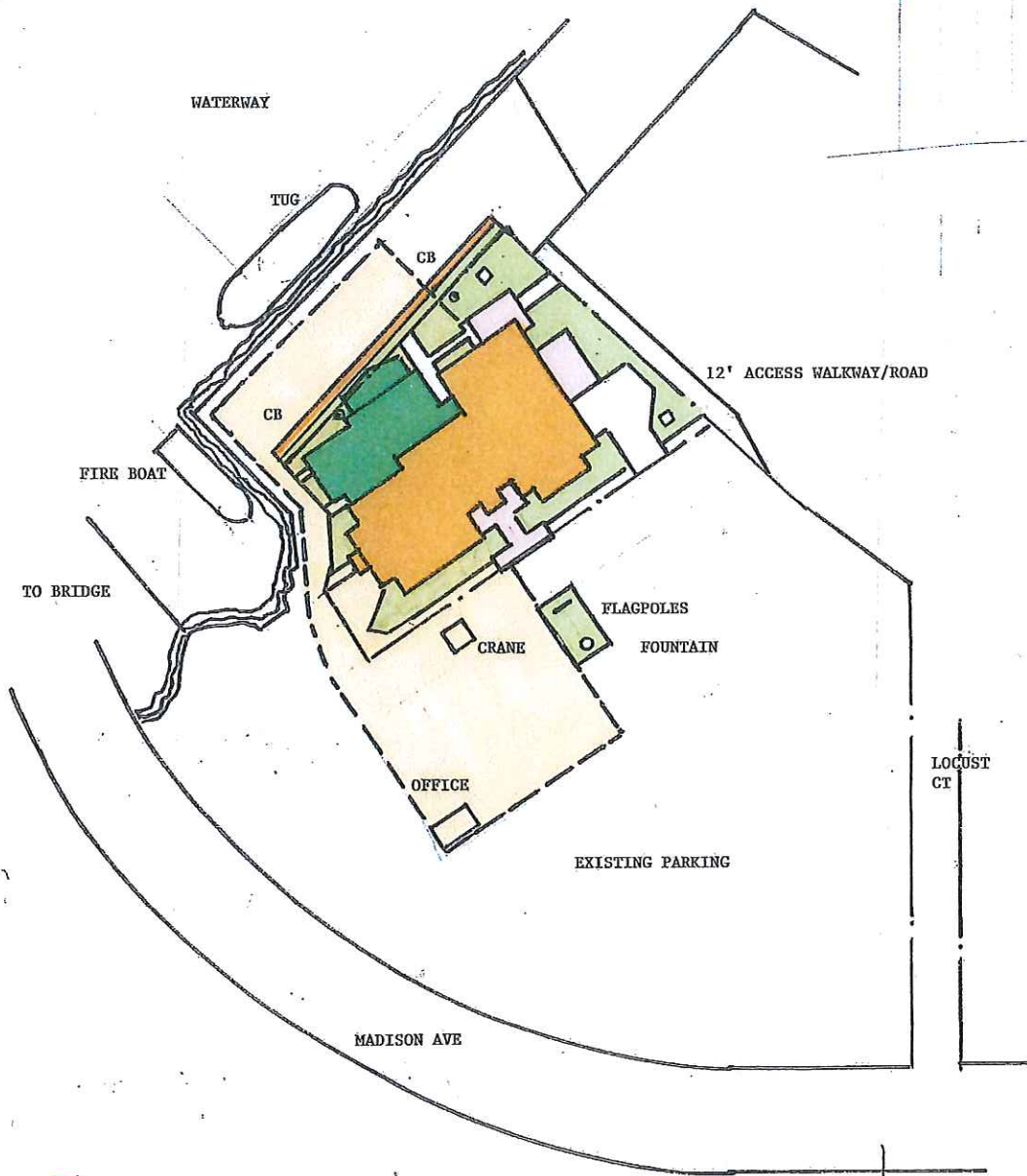







SCALE 1" = 30'

**BEN SCHENKELBERG  
ARCHITECT**

3309 SPUR LANE ■ GREEN BAY, WI 54313

COMMERCIAL ■ HEALTHCARE ■ INDUSTRIAL  
MUNICIPAL & EDUCATIONAL FACILITIES



-  EXISTING BUILDING
-  TOWER ADDITION
-  STAGING AREA
-  FUTURE ADDITIONS
-  LANDSCAPING, BENCHES AND BRICKS

SCHEMATIC

**SITE PLAN**

NO SCALE  
1 JUNE 2017

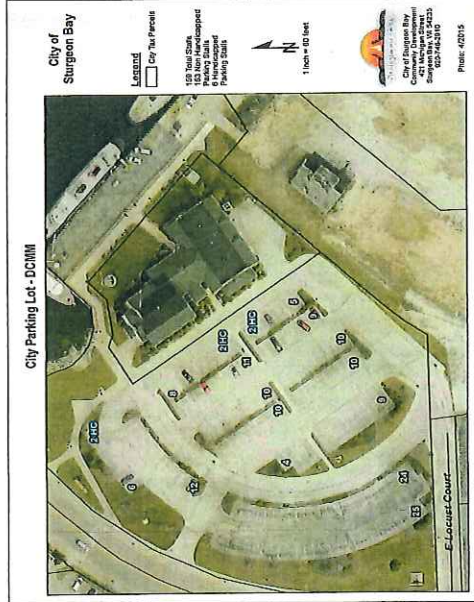


**Door County Maritime Museum**

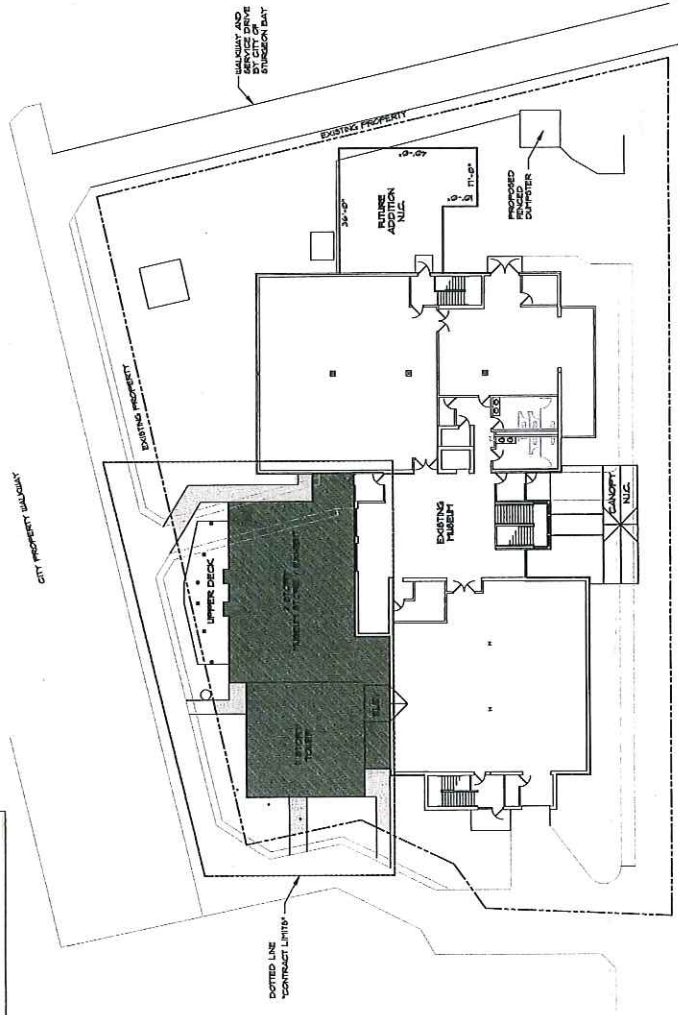


# OBSERVATION TOWER FOR: DOOR COUNTY MARITIME MUSEUM 120 N. MADISON AVE. STURGEON BAY, WI 54235 DOOR COUNTY

08 JAN. 2017  
BEN M. SCHENKELBERG ARCHITECT



- MAJOR SITE  
CHANGES  
IN THE SITE
- A. HANDICAP / ADA FACILITIES
  - B. LIGHTING
  - C. SIGNAGE
  - D. UTILITIES
  - E. LANDSCAPING



**FOR BID ONLY  
NOT FOR CONSTRUCTION**

**SITE PLAN**  
SCALE 1/8" = 1'-0"

OBSERVATION TOWER FOR:  
DOOR COUNTY MARITIME MUSEUM  
120 N. MADISON AVE.  
STURGEON BAY, WI 54235

**BEN SCHENKELBERG ARCHITECT**  
3309 SPUR LANE, GREEN BAY, WI 54313  
PHONE: (920)662-2001 FAX: (920)62-2424  
E-mail: bmsrchitect1@aol.com

CONNECTICUT  
WISCONSIN  
MASSACHUSETTS

**CVR**  
DRAWN BY: WNI  
DATE: 08/2017  
SCALE: 1/8" = 1'-0"

**PROJECT INFORMATION:**

JOB LOCATION:  
120 N. MADISON AVE.  
STURGEON BAY, WI 54235  
CITY OF STURGEON BAY  
BUILDING INFORMATION:  
BUILDING ELEVATION: 17'-0"  
FINISH ELEVATION: 16'-0"

BUILDING	2136
SECOND FLOOR	2136
TOILET/ELEVATOR	1274
SECOND FLOOR	103
POUNCE FLOOR	103
FIFTH FLOOR	103
SIXTH FLOOR	103
SEVENTH FLOOR	103
EIGHTH FLOOR	103
NINTH FLOOR	103
TENTH FLOOR	103
TOTAL	9304

TYPE OF CONSTRUCTION:  
BUILDING 1 HOUR  
ELEVATOR 2 HOUR  
FIRE WALL 3 HOUR  
SPRINKLED

- GENERAL NOTES:**
1. SITE HVAC, PLUMBING, ELECTRICAL, SPRINKLER, ALARMS, AND SECURITY SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH STATE AND LOCAL REQUIREMENTS, UNDER GENERAL CONTRACTORS PACKAGE.
  2. GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS BEFORE COMMENCING WITH CONSTRUCTION. ANY DISCREPANCIES WITH THE PLAN SHALL BE NOTIFIED TO THE ARCHITECT FOR CORRECTION BEFORE PROCEEDING WITH FABRICATION OR CONSTRUCTION.
  3. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL CODES OR AGENCIES HAVING JURISDICTION OVER THE PROJECT.
  4. ALL MATERIALS AND PRODUCTS SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND REPRESENTATION.

- SHEET INDEX:**
- 411 PER SHEET
  - 412 1<sup>ST</sup> FLOOR PLAN
  - 413 2<sup>ND</sup> FLOOR PLAN
  - 414 ENLARGED 2<sup>ND</sup> FLOOR PLAN
  - 421 TOWER FLOOR AND ROOF PLAN
  - 422 TOWER FLOOR AND ROOF PLAN
  - 423 TOWER FLOOR AND ROOF PLAN
  - 424 TOWER FLOOR AND ROOF PLAN
  - 431 WINDOW AND DOOR DETAILS
  - 432 EXTERIOR ELEVATIONS
  - 433 BUILDING STAIR SECTION
  - 434 STAIR AND WALL SECTION
  - 435 FOUNDATION GENERAL NOTES SHEET 1
  - 436 FOUNDATION GENERAL NOTES SHEET 2
  - 437 FOUNDATION GENERAL NOTES SHEET 3
  - 438 FOUNDATION GENERAL NOTES SHEET 4
  - 439 FOUNDATION GENERAL NOTES SHEET 5
  - 440 FOUNDATION GENERAL NOTES SHEET 6
  - 441 FOUNDATION GENERAL NOTES SHEET 7
  - 442 FOUNDATION GENERAL NOTES SHEET 8
  - 443 FOUNDATION GENERAL NOTES SHEET 9
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**OBSERVATION TOWER AND ADDITION TO  
DOOR COUNTY MARITIME MUSEUM**  
120 N. MADISON AVE.  
STURGEON BAY, WI 54235

CONNECTICUT  
WISCONSIN  
MASSACHUSETTS

**BEN SCHENKELBERG  
ARCHITECT**  
3309 SPUR LAKE, GREEN BAY, WI 54213  
PHONE: (920) 862-2001 FAX: (920) 862-2242  
E-mail: bmsarchitect1@aol.com

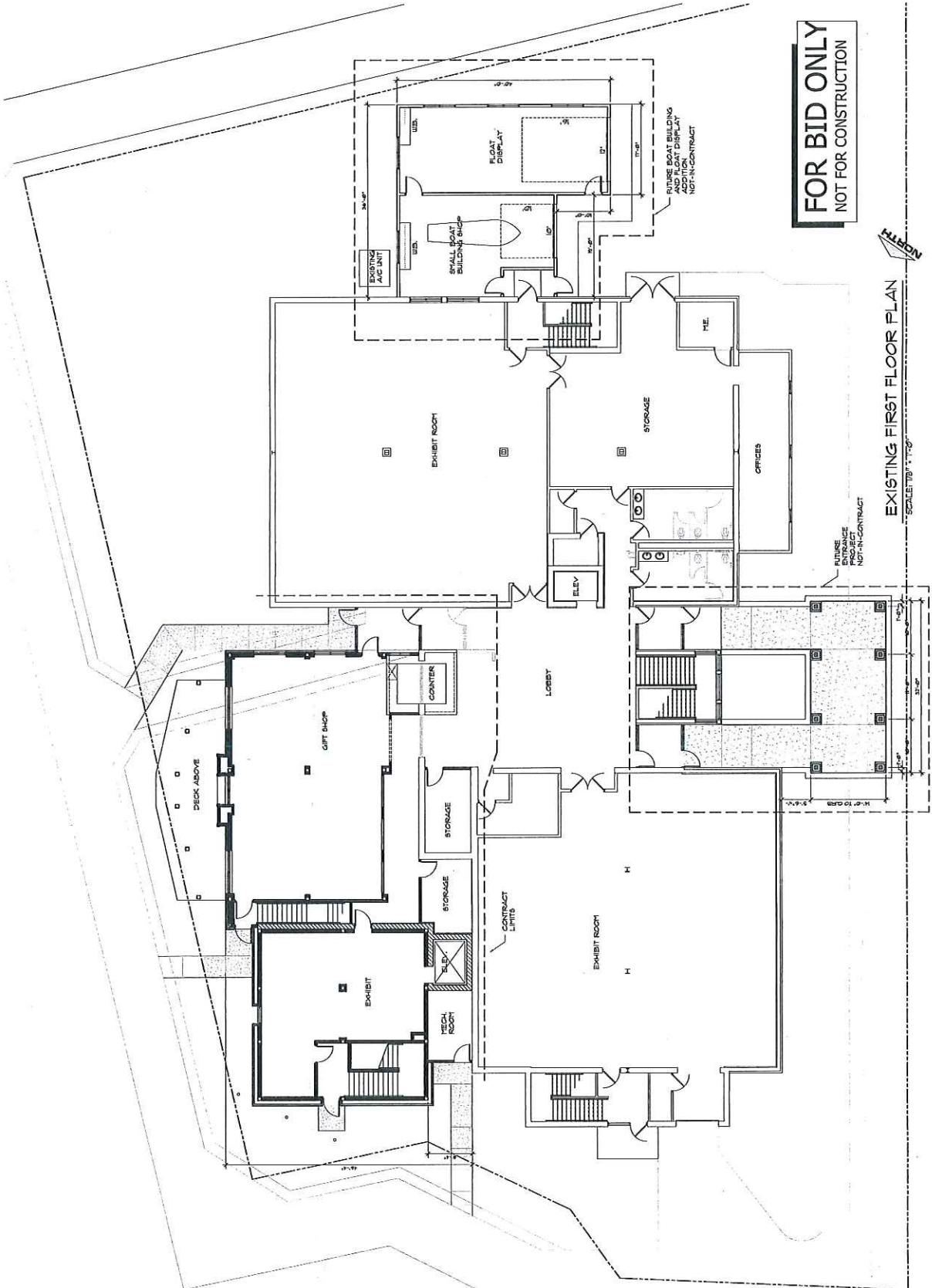


DRAWN BY: MNK  
DATE: 10/20/07  
SCALE: AS SHOWN

**A1.1**

**FOR BID ONLY  
NOT FOR CONSTRUCTION**

**EXISTING FIRST FLOOR PLAN**  
SCALE: 1/8" = 1'-0"



**DOOR COUNTRY MARITIME MUSEUM**  
 120 N. MADISON AVE.  
 STURGEON BAY, WI 54235

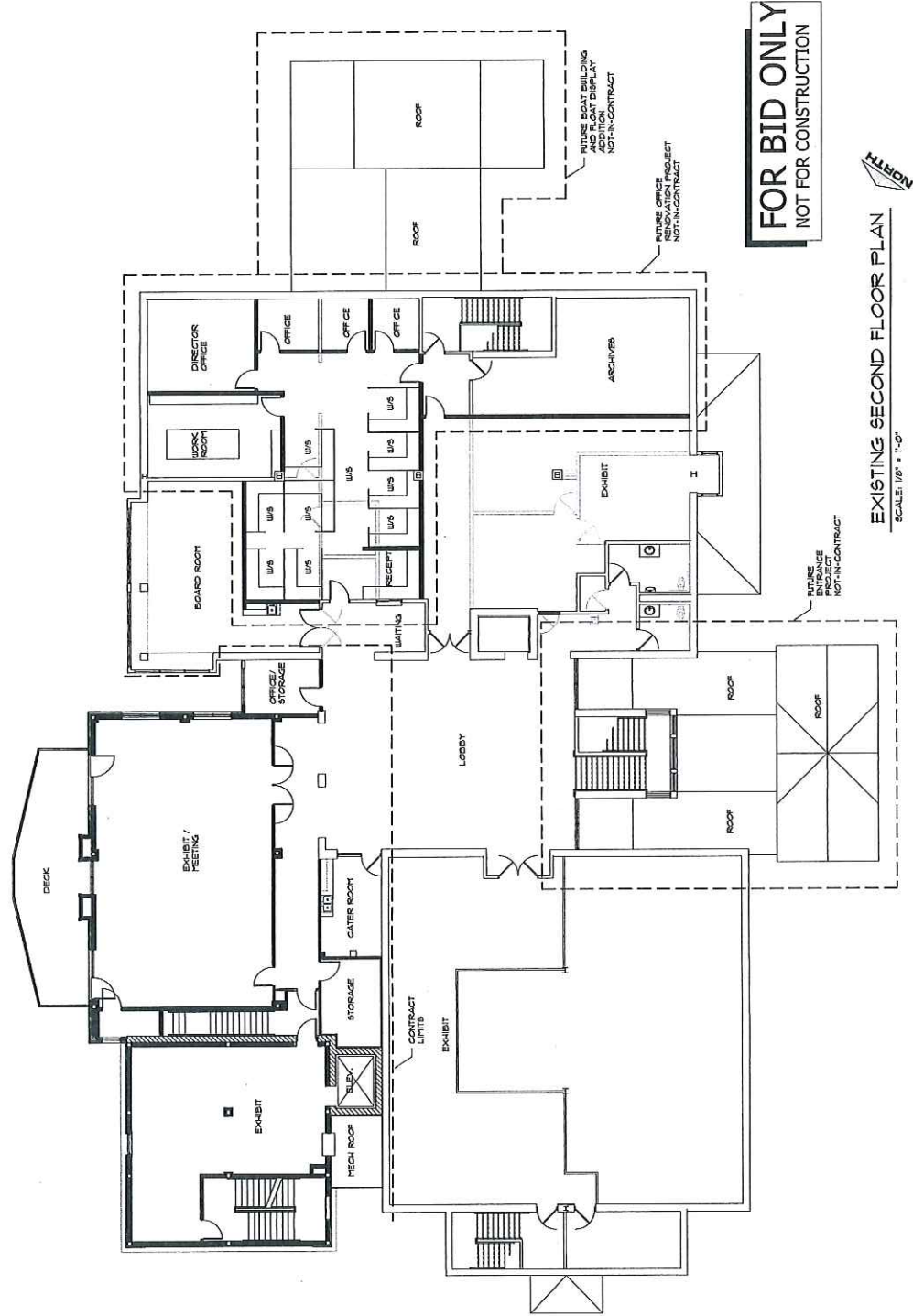
CONNECTICUT  
 WISCONSIN  
 MASSACHUSETTS

**BEN SCHENKELBERG**  
 ARCHITECT  
 3309 SPUR LANE, GREEN BAY, WI 54313  
 PHONE: (920)662-2001 FAX: (920)662-2242  
 E-mail: bmsrchitect1@aol.com



DRAWN BY:             
 DATE:             
 ENGINEER:             
 SCALE:           

**A1.2**



**FOR BID ONLY**  
**NOT FOR CONSTRUCTION**



**EXISTING SECOND FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"

**OBSERVATION TOWER FOR:  
DOOR COUNTY MARITIME MUSEUM**  
120 N. MADISON AVE.  
STURGEON BAY, WI 54235

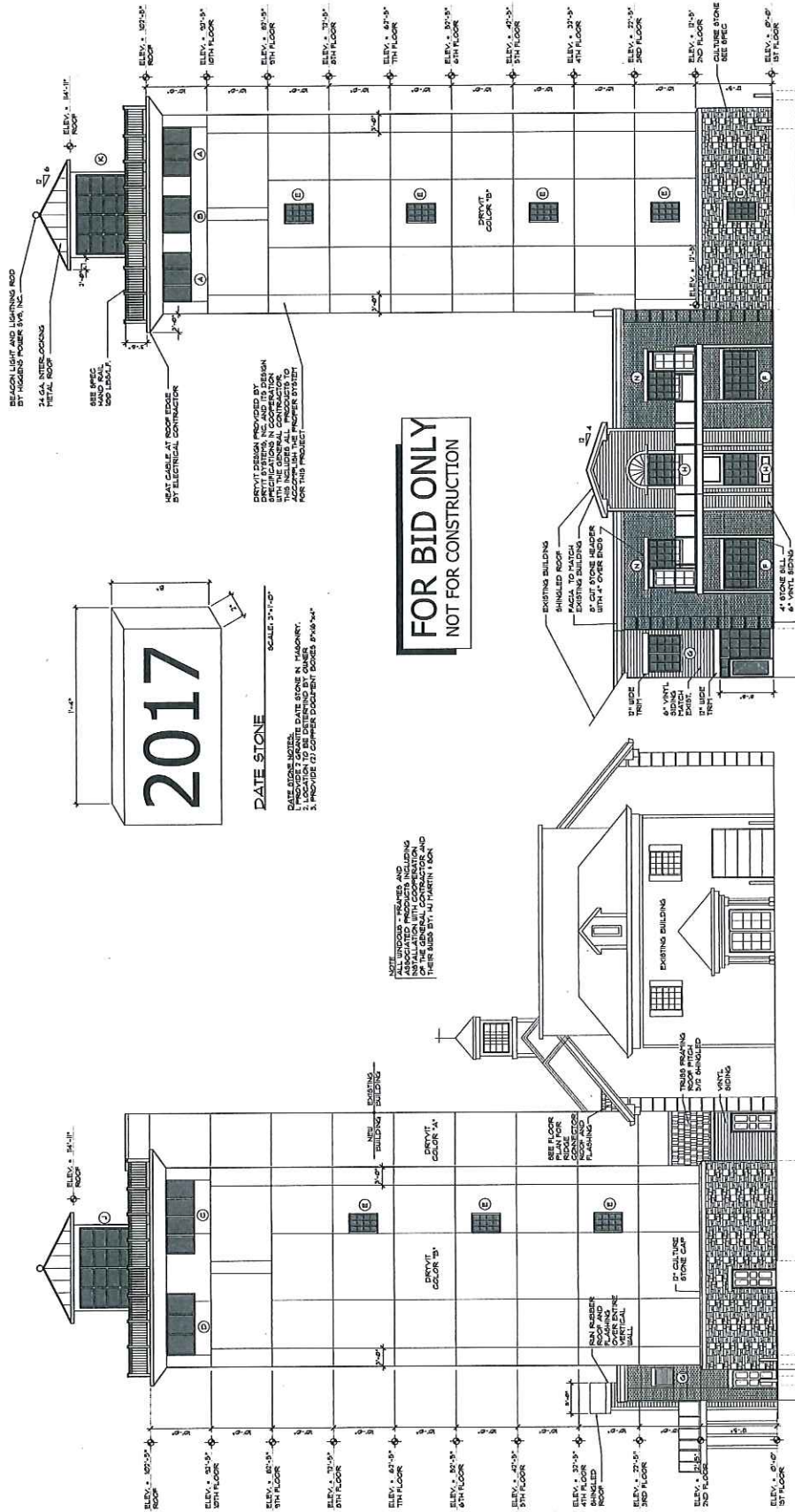
CONNECTICUT  
WISCONSIN  
MASSACHUSETTS

**BEN SCHENKELBERG**  
ARCHITECT

3309 SPUR LANE, GREEN BAY, WI 54213  
PHONE: (920)662-2001 FAX: (920)662-2242  
E-MAIL: bmsrchitect1@gmail.com



DRAWN BY: BAW  
DATE: 01/11/10  
SCALE: AS NOTED



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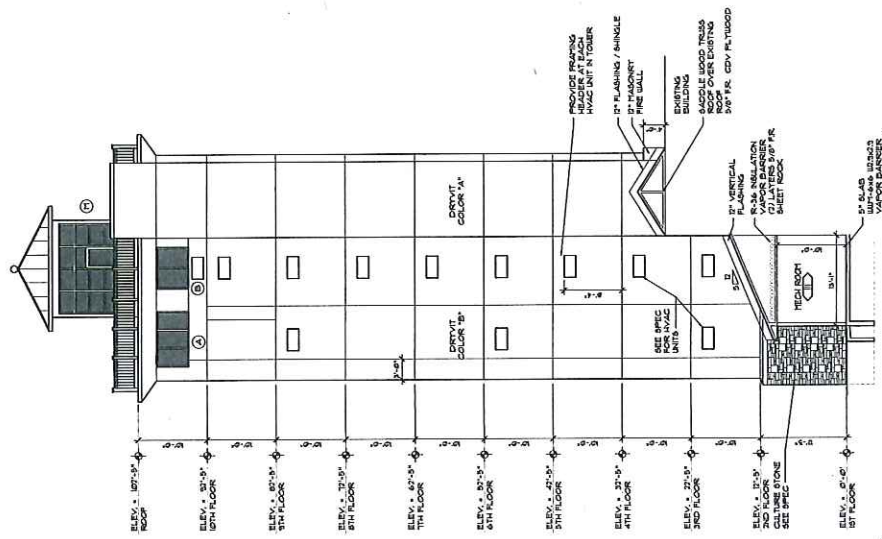
**NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"

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



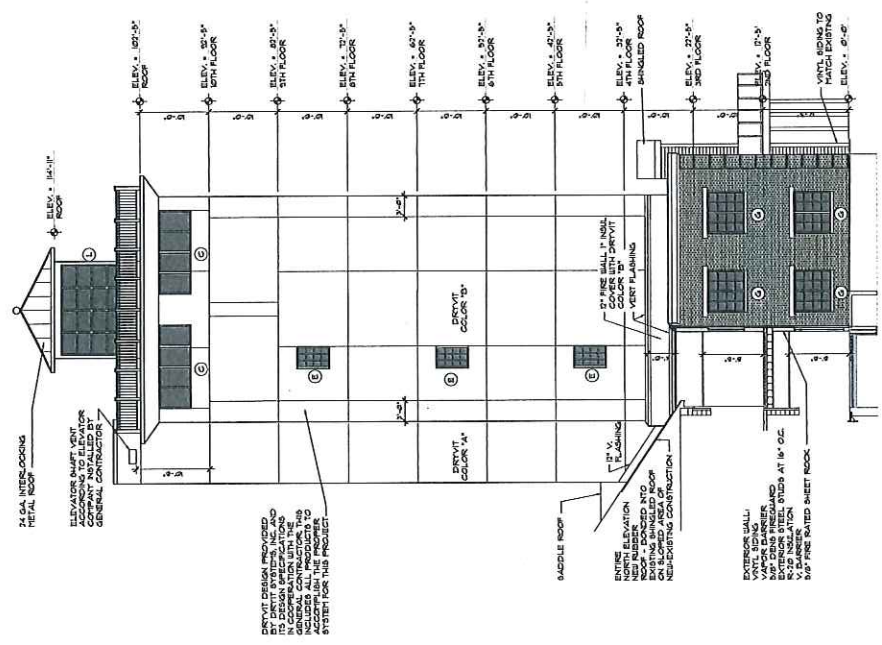
**DATE STONE**  
SCALE: 3/4" = 1'-0"  
DATE STONE MATERIAL, FINISH, LETTERS, COLOR, & LOCATION TO BE DETERMINED BY OWNER.  
1. PROVIDE (2) COMPASS DOCUMENT BOXES 2" X 6" X 4"

**NOTE:**  
ALL UNDOED WORKS AND LOGGING INSTALLATION WITH COOPERATION THEIR SUBS BY J. MARTIN ROCK

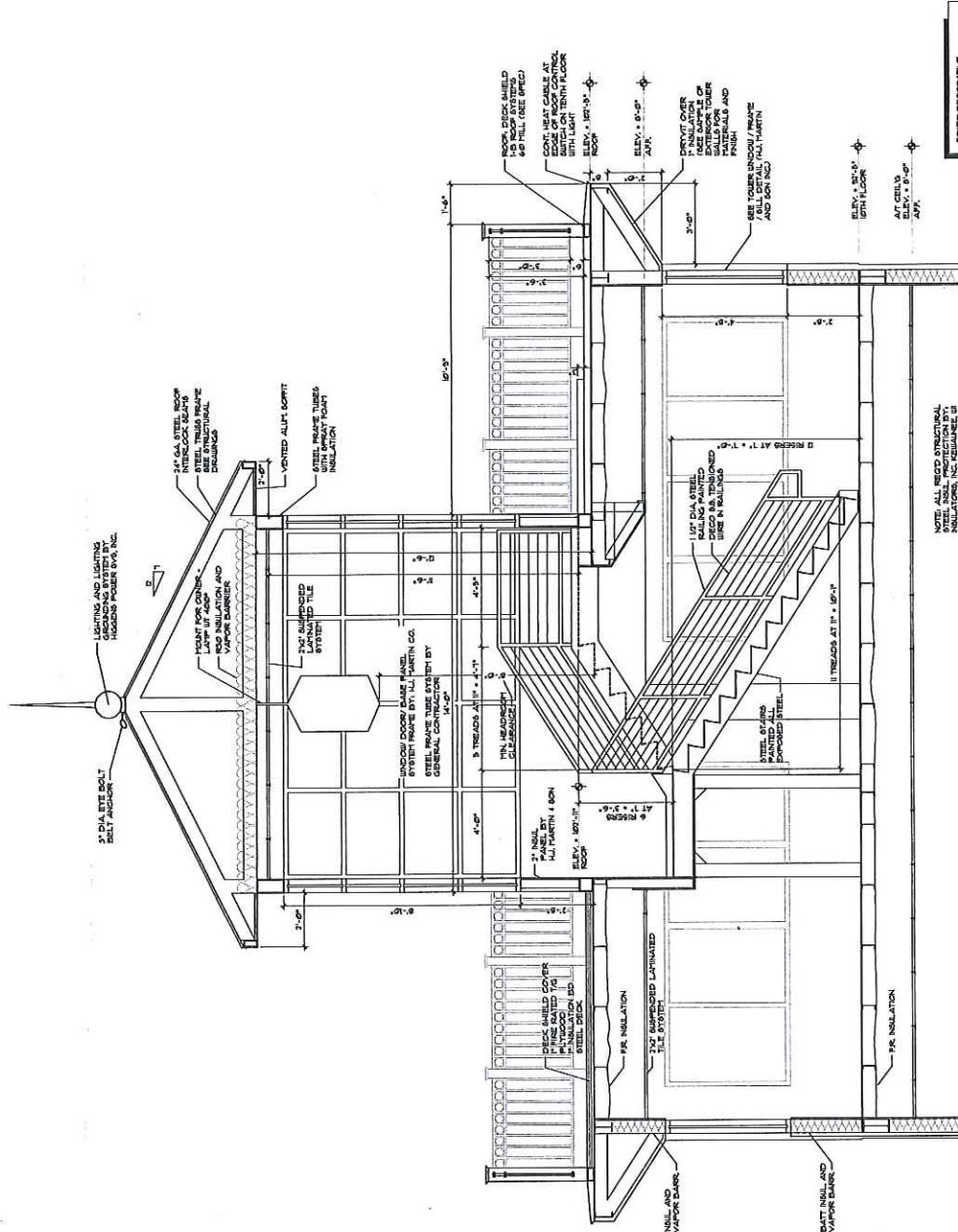


**SOUTH ELEVATION**  
 SCALE: 1/8" = 1'-0"

**FOR BID ONLY**  
 NOT FOR CONSTRUCTION



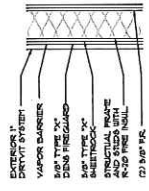
**EAST ELEVATION**  
 SCALE: 1/8" = 1'-0"



FLOORS: 10 AND 11  
SECTION AT ROOF  
SCALE: 1/4" = 1'-0"

NOTE: ALL NEG'D STRUCTURAL  
MEMBERS SHOWN IN SECTION  
INSULATORS, INC. REQUIRE IN

VERIFY DEGREEING  
EXTERIOR LIGHTING BY  
ELECTRICIAN AND  
DIP PASSAGE AT THIS TIME



EXTERIOR TOWER  
WALL DETAIL  
SCALE: 1/4" = 1'-0"

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NOT FOR CONSTRUCTION

OBSERVATION TOWER FOR:  
DOOR COUNTY MARITIME MUSEUM  
120 N. MADISON AVE.  
STURGEON BAY, WI 54235

BEN SCHENKELBERG  
ARCHITECT  
3309 SPUR LAKE, GREEN BAY, WI 54313  
PHONE: (920) 862-2001 FAX: (920) 862-2242  
E-MAIL: bms@schkelb.com



CONNECTION  
WISCONSIN  
MASSACHUSETTS

A5.1

**OBSERVATION TOWER AND ADDITION TO  
DOOR COUNTY MARITIME MUSEUM**  
120 N. MADISON AVE.  
STURGEON BAY, WI 54235

CONNECTICUT  
WISCONSIN  
MASSACHUSETTS

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3309 SPUR LAKE, GREEN BAY, WI 54213  
PHONE: (920)662-2001 FAX: (920)662-2242  
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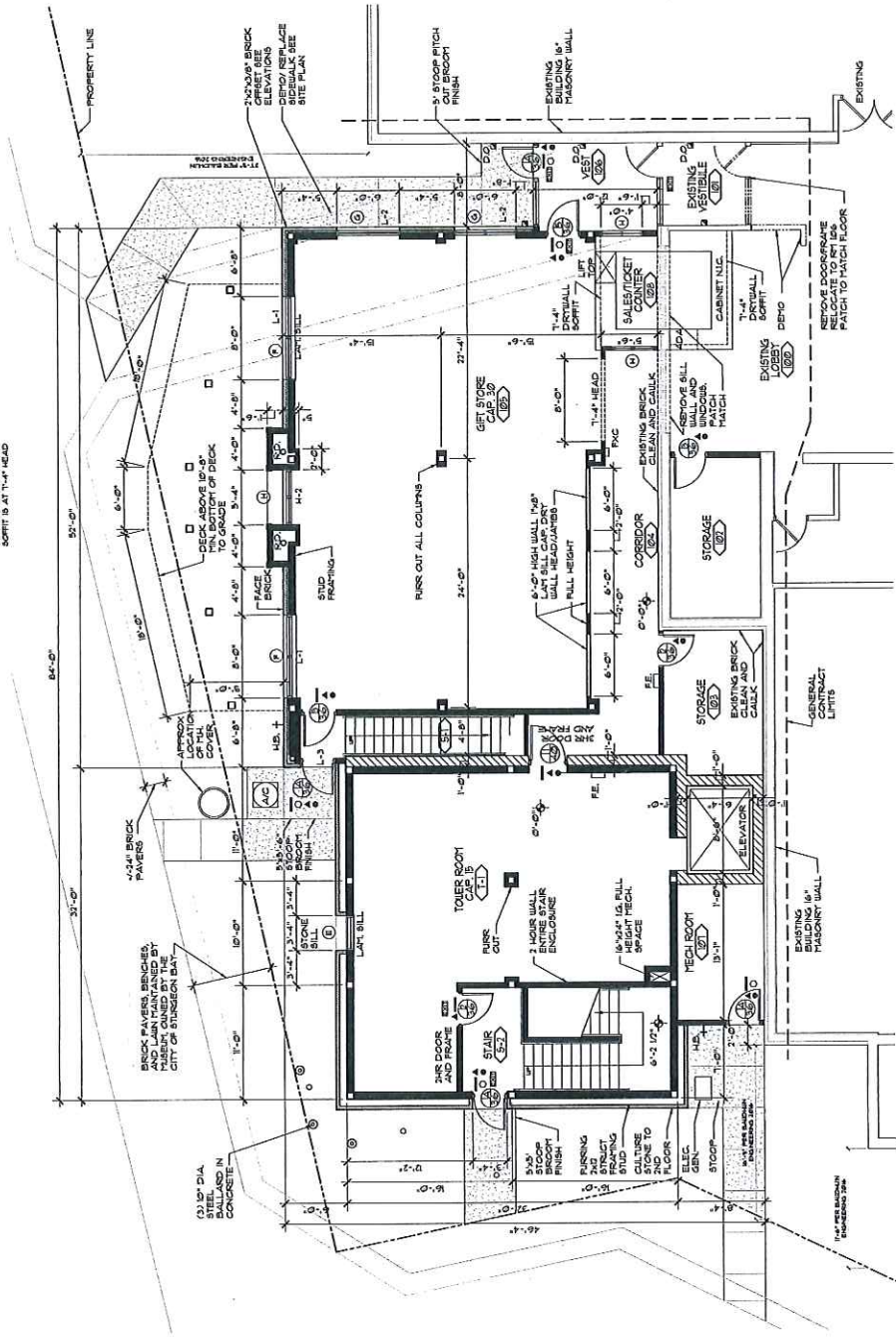
DRAWN BY: MMH  
DATE: 08/07/07  
SCALE: AS SHOWN

**A2.1**

**1ST FLOOR ROOM FINISH SCHEDULE**

Room #	Room Name	Finish	Wall	Ceiling	Finish	Clg. Hgt.	Remarks/Optional Items
000	EXISTING LOBBY	TILE	4" V.B.	25' RIE.	5'-0"		PATCH AND FINISH
001	VESTIBULE	-	-	-	-		PATCH AND FINISH
002	STORAGE	RYT	4" V.B.	PAINT 25' RIE.	8'-0"		
003	CORRIDOR	TILE	4" V.B.	PAINT 25' RIE.	8'-0"		
004	EAST VESTIBULE	TILE	4" V.B.	PAINT 25' RIE.	8'-0"		
005	STAIRS - LANDING	RYT	4" V.B.	PAINT 25' RIE.	8'-0"		
006	STAIRS - DECK	RYT	4" V.B.	PAINT 25' RIE.	8'-0"		
007	STAIRS - REAR DECK	RYT	4" V.B.	PAINT 25' RIE.	8'-0"		
008	STAIRS - REAR DECK	RYT	4" V.B.	PAINT 25' RIE.	8'-0"		
009	STAIRS - REAR DECK	RYT	4" V.B.	PAINT 25' RIE.	8'-0"		
010	STAIRS - REAR DECK	RYT	4" V.B.	PAINT 25' RIE.	8'-0"		
011	STAIRS - REAR DECK	RYT	4" V.B.	PAINT 25' RIE.	8'-0"		
012	STAIRS - REAR DECK	RYT	4" V.B.	PAINT 25' RIE.	8'-0"		
013	STAIRS - REAR DECK	RYT	4" V.B.	PAINT 25' RIE.	8'-0"		
014	STAIRS - REAR DECK	RYT	4" V.B.	PAINT 25' RIE.	8'-0"		
015	STAIRS - REAR DECK	RYT	4" V.B.	PAINT 25' RIE.	8'-0"		
016	STAIRS - REAR DECK	RYT	4" V.B.	PAINT 25' RIE.	8'-0"		
017	STAIRS - REAR DECK	RYT	4" V.B.	PAINT 25' RIE.	8'-0"		
018	STAIRS - REAR DECK	RYT	4" V.B.	PAINT 25' RIE.	8'-0"		
019	STAIRS - REAR DECK	RYT	4" V.B.	PAINT 25' RIE.	8'-0"		
020	STAIRS - REAR DECK	RYT	4" V.B.	PAINT 25' RIE.	8'-0"		

NOTE:  
A - PAINT ALL EXPOSED STEEL IN 9-7 INCLUDING STAIRS, RAILS, AND MISC.  
B - PAINT ALL EXPOSED STEEL IN 9-7 INCLUDING STAIRS, RAILS, AND MISC.  
C - PAINT ALL EXPOSED STEEL IN 9-7 INCLUDING STAIRS, RAILS, AND MISC.  
D - PAINT ALL EXPOSED STEEL IN 9-7 INCLUDING STAIRS, RAILS, AND MISC.  
E - PAINT ALL EXPOSED STEEL IN 9-7 INCLUDING STAIRS, RAILS, AND MISC.



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NOT FOR CONSTRUCTION

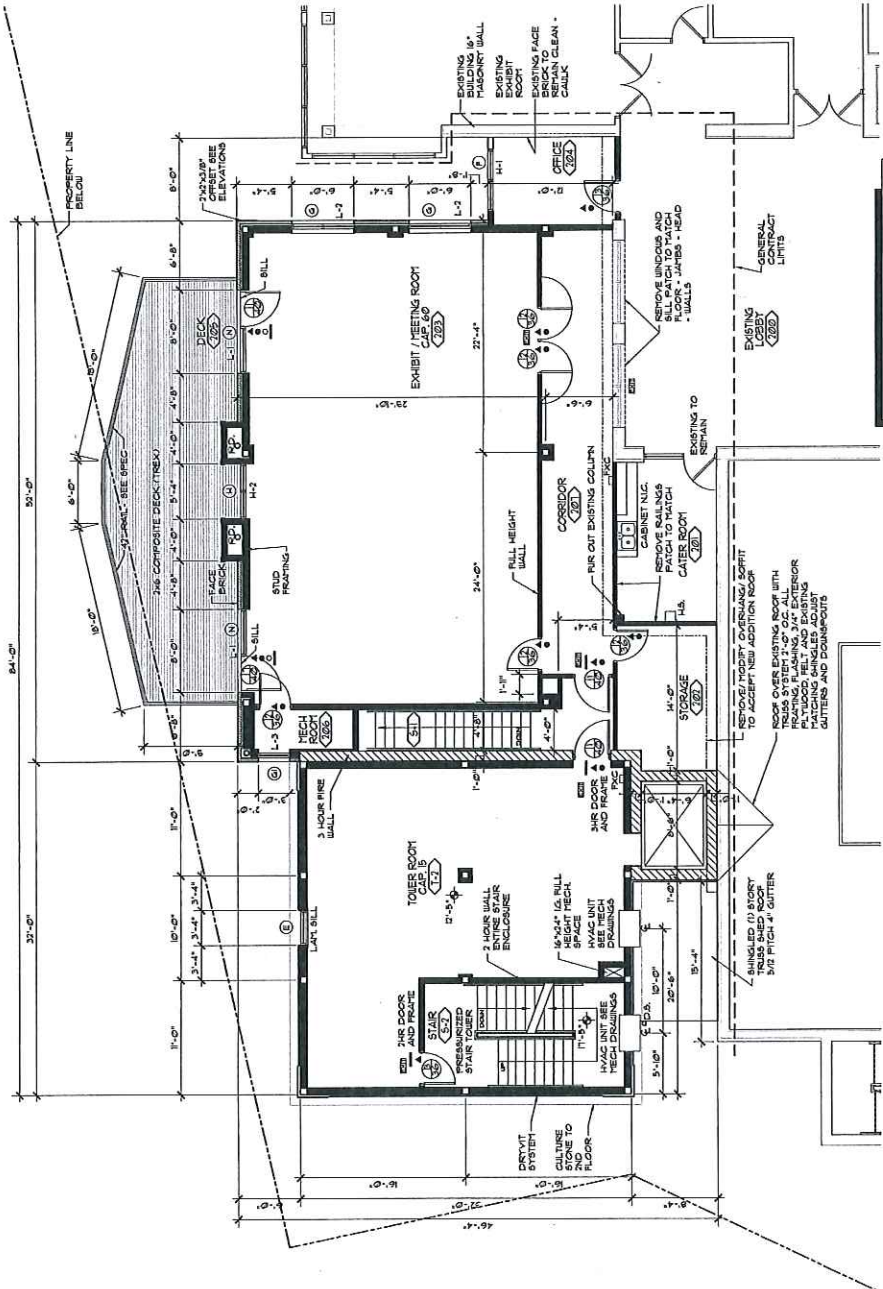
**FIRST FLOOR PLAN**  
SCALE 3/16" = 1'-0"





**2ND FLOOR ROOM FINISH SCHEDULE**

Room #	Room Name	Finish	Material	Quantity	Notes
200	EXISTING LOBBY	PAINT	250 GAL. AT	1	PAINT AND TRASH FLOOR
201	EXISTING OFFICE	PAINT	250 GAL. AT	1	PAINT AND TRASH FLOOR
202	EXISTING OFFICE	PAINT	250 GAL. AT	1	PAINT AND TRASH FLOOR
203	EXISTING OFFICE	PAINT	250 GAL. AT	1	PAINT AND TRASH FLOOR
204	EXISTING OFFICE	PAINT	250 GAL. AT	1	PAINT AND TRASH FLOOR
205	EXISTING OFFICE	PAINT	250 GAL. AT	1	PAINT AND TRASH FLOOR
206	EXISTING OFFICE	PAINT	250 GAL. AT	1	PAINT AND TRASH FLOOR
207	EXISTING OFFICE	PAINT	250 GAL. AT	1	PAINT AND TRASH FLOOR
208	EXISTING OFFICE	PAINT	250 GAL. AT	1	PAINT AND TRASH FLOOR
209	EXISTING OFFICE	PAINT	250 GAL. AT	1	PAINT AND TRASH FLOOR
210	EXISTING OFFICE	PAINT	250 GAL. AT	1	PAINT AND TRASH FLOOR
211	EXISTING OFFICE	PAINT	250 GAL. AT	1	PAINT AND TRASH FLOOR
212	EXISTING OFFICE	PAINT	250 GAL. AT	1	PAINT AND TRASH FLOOR
213	EXISTING OFFICE	PAINT	250 GAL. AT	1	PAINT AND TRASH FLOOR
214	EXISTING OFFICE	PAINT	250 GAL. AT	1	PAINT AND TRASH FLOOR
215	EXISTING OFFICE	PAINT	250 GAL. AT	1	PAINT AND TRASH FLOOR
216	EXISTING OFFICE	PAINT	250 GAL. AT	1	PAINT AND TRASH FLOOR
217	EXISTING OFFICE	PAINT	250 GAL. AT	1	PAINT AND TRASH FLOOR
218	EXISTING OFFICE	PAINT	250 GAL. AT	1	PAINT AND TRASH FLOOR
219	EXISTING OFFICE	PAINT	250 GAL. AT	1	PAINT AND TRASH FLOOR
220	EXISTING OFFICE	PAINT	250 GAL. AT	1	PAINT AND TRASH FLOOR
221	EXISTING OFFICE	PAINT	250 GAL. AT	1	PAINT AND TRASH FLOOR
222	EXISTING OFFICE	PAINT	250 GAL. AT	1	PAINT AND TRASH FLOOR
223	EXISTING OFFICE	PAINT	250 GAL. AT	1	PAINT AND TRASH FLOOR
224	EXISTING OFFICE	PAINT	250 GAL. AT	1	PAINT AND TRASH FLOOR
225	EXISTING OFFICE	PAINT	250 GAL. AT	1	PAINT AND TRASH FLOOR
226	EXISTING OFFICE	PAINT	250 GAL. AT	1	PAINT AND TRASH FLOOR
227	EXISTING OFFICE	PAINT	250 GAL. AT	1	PAINT AND TRASH FLOOR
228	EXISTING OFFICE	PAINT	250 GAL. AT	1	PAINT AND TRASH FLOOR
229	EXISTING OFFICE	PAINT	250 GAL. AT	1	PAINT AND TRASH FLOOR
230	EXISTING OFFICE	PAINT	250 GAL. AT	1	PAINT AND TRASH FLOOR
231	EXISTING OFFICE	PAINT	250 GAL. AT	1	PAINT AND TRASH FLOOR
232	EXISTING OFFICE	PAINT	250 GAL. AT	1	PAINT AND TRASH FLOOR
233	EXISTING OFFICE	PAINT	250 GAL. AT	1	PAINT AND TRASH FLOOR
234	EXISTING OFFICE	PAINT	250 GAL. AT	1	PAINT AND TRASH FLOOR
235	EXISTING OFFICE	PAINT	250 GAL. AT	1	PAINT AND TRASH FLOOR
236	EXISTING OFFICE	PAINT	250 GAL. AT	1	PAINT AND TRASH FLOOR
237	EXISTING OFFICE	PAINT	250 GAL. AT	1	PAINT AND TRASH FLOOR
238	EXISTING OFFICE	PAINT	250 GAL. AT	1	PAINT AND TRASH FLOOR
239	EXISTING OFFICE	PAINT	250 GAL. AT	1	PAINT AND TRASH FLOOR
240	EXISTING OFFICE	PAINT	250 GAL. AT	1	PAINT AND TRASH FLOOR
241	EXISTING OFFICE	PAINT	250 GAL. AT	1	PAINT AND TRASH FLOOR
242	EXISTING OFFICE	PAINT	250 GAL. AT	1	PAINT AND TRASH FLOOR
243	EXISTING OFFICE	PAINT	250 GAL. AT	1	PAINT AND TRASH FLOOR
244	EXISTING OFFICE	PAINT	250 GAL. AT	1	PAINT AND TRASH FLOOR
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246	EXISTING OFFICE	PAINT	250 GAL. AT	1	PAINT AND TRASH FLOOR
247	EXISTING OFFICE	PAINT	250 GAL. AT	1	PAINT AND TRASH FLOOR
248	EXISTING OFFICE	PAINT	250 GAL. AT	1	PAINT AND TRASH FLOOR
249	EXISTING OFFICE	PAINT	250 GAL. AT	1	PAINT AND TRASH FLOOR
250	EXISTING OFFICE	PAINT	250 GAL. AT	1	PAINT AND TRASH FLOOR



**FOR BID ONLY  
NOT FOR CONSTRUCTION**

**ENLARGE  
SECOND FLOOR PLAN**  
SCALE: 3/8" = 1'-0"





**OBSERVATION TOWER FOR:  
DOOR COUNTY MARITIME MUSEUM**  
120 N. MADISON AVE.  
STURGEON BAY, WI 54235

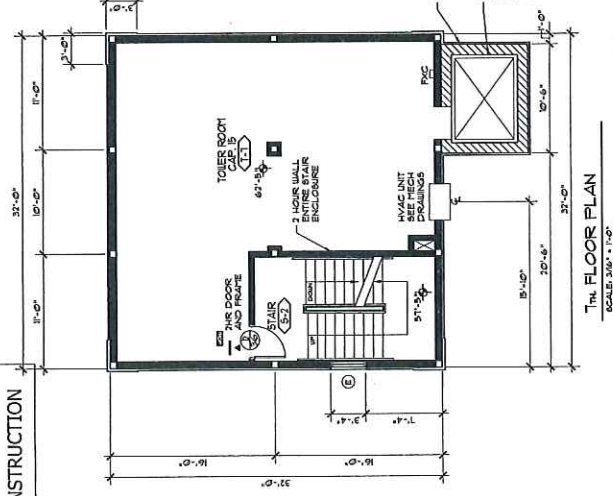
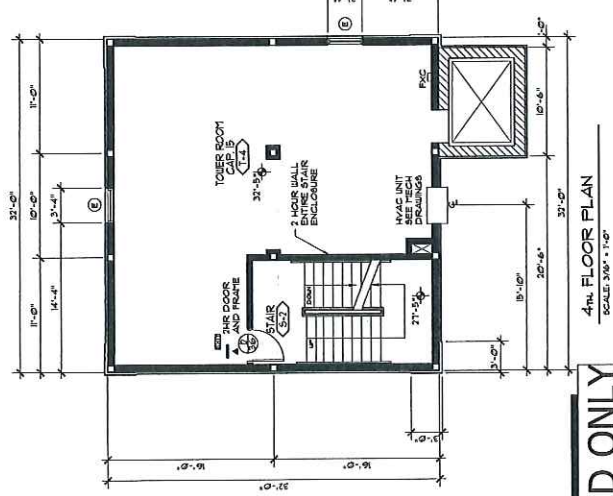
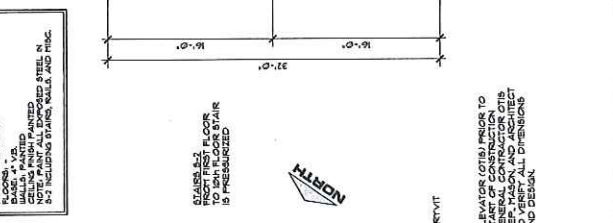
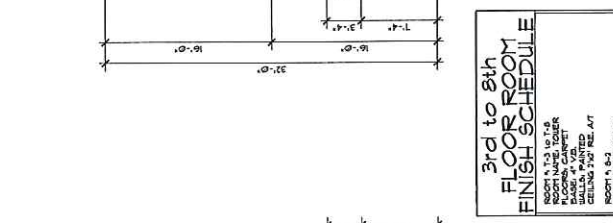
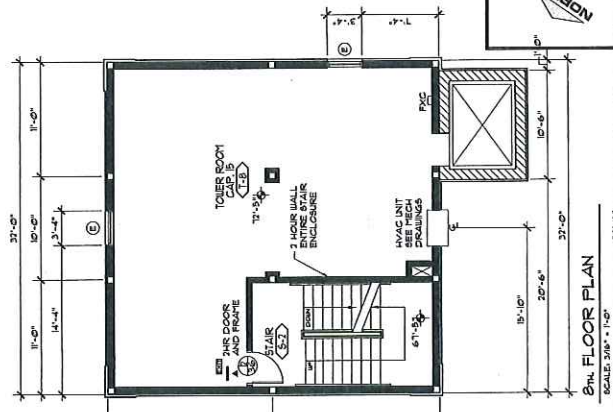
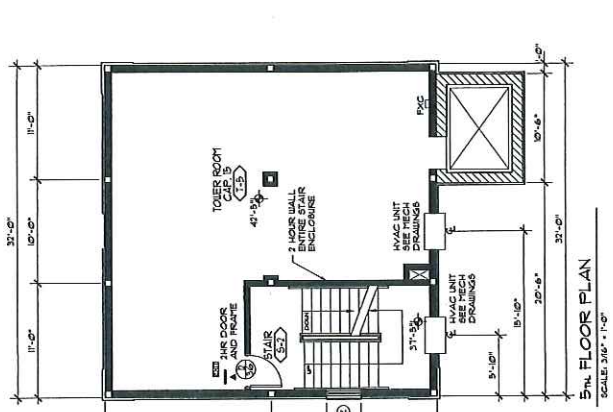
CONNECTICUT  
WISCONSIN  
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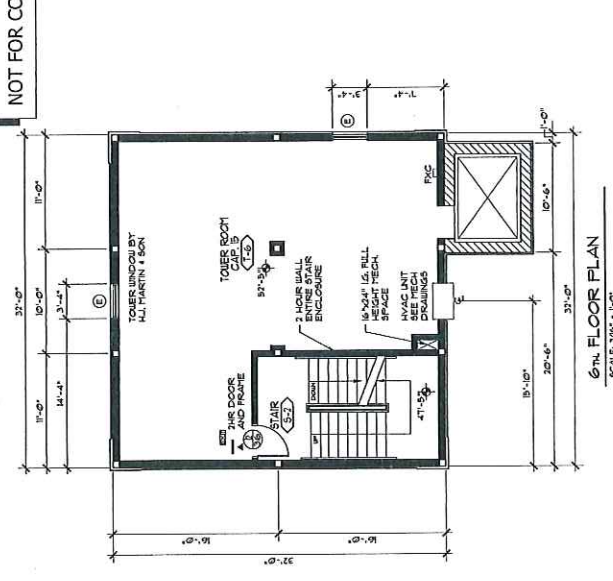
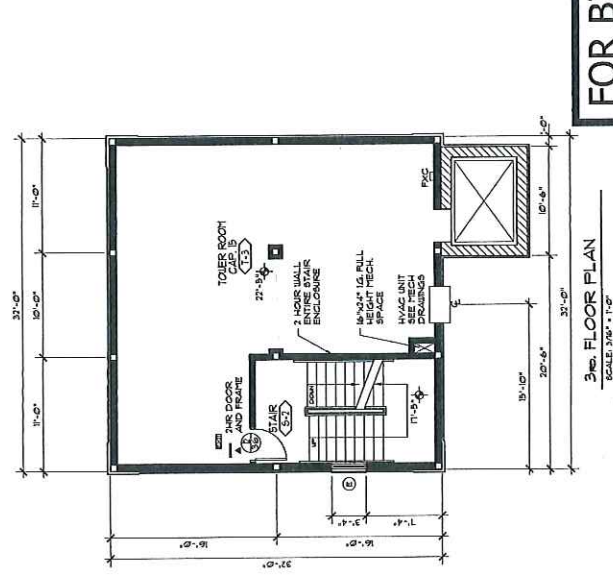


DRAWN BY: MMH  
DATE: 01/28/2017  
SCALE: AS NOTED

**A2.3**



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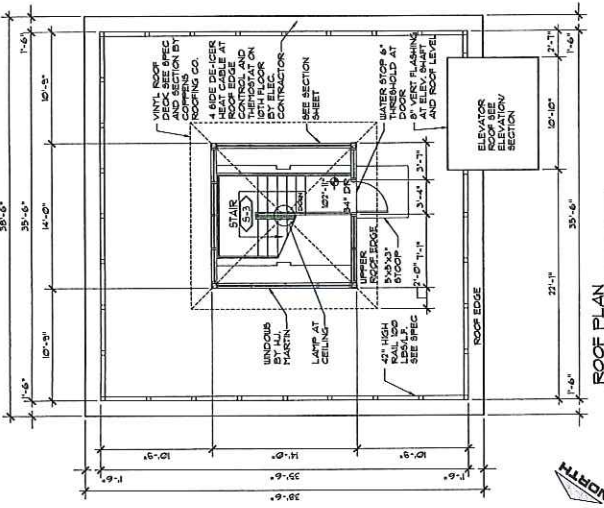


ELEVATOR (OTIS) PRIOR TO GENERAL CONTRACTOR OTIS REPRESENTATION AND ARCHITECT AND DESIGN.

STAIRS 5-7 TO 8TH FLOOR TO 8TH FLOOR STAIR IS PRESUMED.

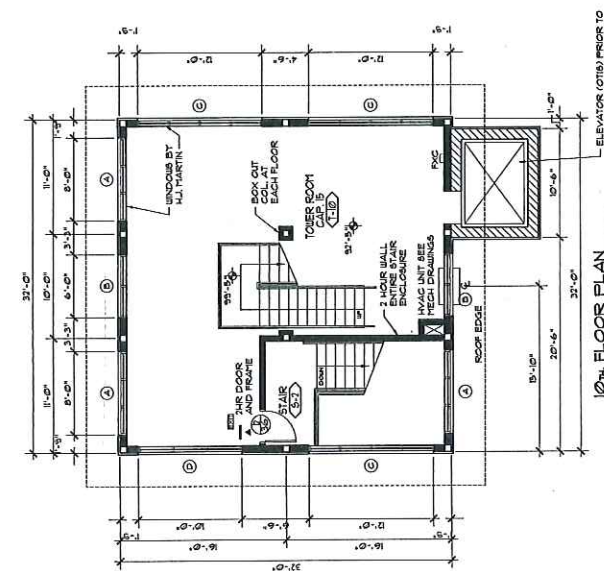


**FOR BID ONLY**  
NOT FOR CONSTRUCTION



**ROOF PLAN**  
SCALE 3/8" = 1'-0"

**LIGHTING CONTROL SYSTEM**  
DOOR LIGHTING CONTROL PROTECTION PROVIDED BY HISSING PIPERS BAY INC. SEE SECTION SHEET FOR LIGHTING WORK WITH THE GENERAL CONTRACTOR

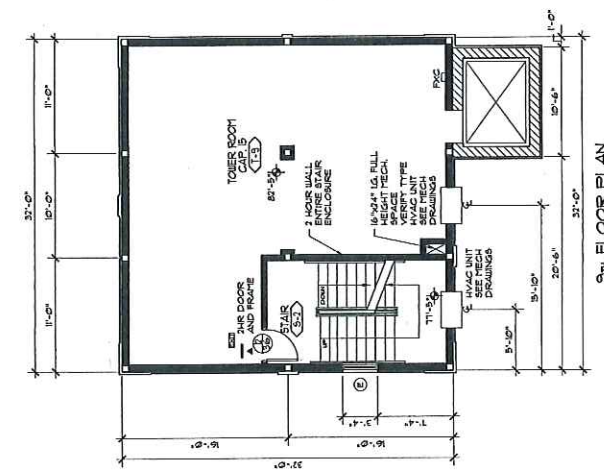


**10TH FLOOR PLAN**  
SCALE 3/8" = 1'-0"

**9th TO ROOF ROOM FINISH SCHEDULE**

Room #	Room Name	Floor	Base	Walls	Ceiling	Door	Window	Special Items
9-1	TOUR	9	WOOD	PAINT	PAINT	-	-	SEE MECH/SPECIAL ITEMS
9-2	TOUR	9	WOOD	PAINT	PAINT	-	-	SEE MECH/SPECIAL ITEMS
9-3	TOUR	9	WOOD	PAINT	PAINT	-	-	SEE MECH/SPECIAL ITEMS
9-4	TOUR	9	WOOD	PAINT	PAINT	-	-	SEE MECH/SPECIAL ITEMS
9-5	TOUR	9	WOOD	PAINT	PAINT	-	-	SEE MECH/SPECIAL ITEMS
9-6	TOUR	9	WOOD	PAINT	PAINT	-	-	SEE MECH/SPECIAL ITEMS
9-7	TOUR	9	WOOD	PAINT	PAINT	-	-	SEE MECH/SPECIAL ITEMS
9-8	TOUR	9	WOOD	PAINT	PAINT	-	-	SEE MECH/SPECIAL ITEMS
9-9	TOUR	9	WOOD	PAINT	PAINT	-	-	SEE MECH/SPECIAL ITEMS
9-10	TOUR	9	WOOD	PAINT	PAINT	-	-	SEE MECH/SPECIAL ITEMS
9-11	TOUR	9	WOOD	PAINT	PAINT	-	-	SEE MECH/SPECIAL ITEMS
9-12	TOUR	9	WOOD	PAINT	PAINT	-	-	SEE MECH/SPECIAL ITEMS
9-13	TOUR	9	WOOD	PAINT	PAINT	-	-	SEE MECH/SPECIAL ITEMS
9-14	TOUR	9	WOOD	PAINT	PAINT	-	-	SEE MECH/SPECIAL ITEMS
9-15	TOUR	9	WOOD	PAINT	PAINT	-	-	SEE MECH/SPECIAL ITEMS
9-16	TOUR	9	WOOD	PAINT	PAINT	-	-	SEE MECH/SPECIAL ITEMS
9-17	TOUR	9	WOOD	PAINT	PAINT	-	-	SEE MECH/SPECIAL ITEMS
9-18	TOUR	9	WOOD	PAINT	PAINT	-	-	SEE MECH/SPECIAL ITEMS
9-19	TOUR	9	WOOD	PAINT	PAINT	-	-	SEE MECH/SPECIAL ITEMS
9-20	TOUR	9	WOOD	PAINT	PAINT	-	-	SEE MECH/SPECIAL ITEMS
9-21	TOUR	9	WOOD	PAINT	PAINT	-	-	SEE MECH/SPECIAL ITEMS
9-22	TOUR	9	WOOD	PAINT	PAINT	-	-	SEE MECH/SPECIAL ITEMS
9-23	TOUR	9	WOOD	PAINT	PAINT	-	-	SEE MECH/SPECIAL ITEMS
9-24	TOUR	9	WOOD	PAINT	PAINT	-	-	SEE MECH/SPECIAL ITEMS
9-25	TOUR	9	WOOD	PAINT	PAINT	-	-	SEE MECH/SPECIAL ITEMS
9-26	TOUR	9	WOOD	PAINT	PAINT	-	-	SEE MECH/SPECIAL ITEMS
9-27	TOUR	9	WOOD	PAINT	PAINT	-	-	SEE MECH/SPECIAL ITEMS
9-28	TOUR	9	WOOD	PAINT	PAINT	-	-	SEE MECH/SPECIAL ITEMS
9-29	TOUR	9	WOOD	PAINT	PAINT	-	-	SEE MECH/SPECIAL ITEMS
9-30	TOUR	9	WOOD	PAINT	PAINT	-	-	SEE MECH/SPECIAL ITEMS

NOTE:  
1 - PAINT ALL EXPOSED STEEL IN 9 AND 10 HOUR RUSTING BEARER BILLS AND TRAC.  
2 - CEILING ON 10TH FLOOR AND CORPORA 1 SEE MECH DRAWING

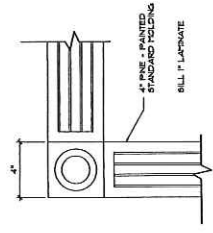
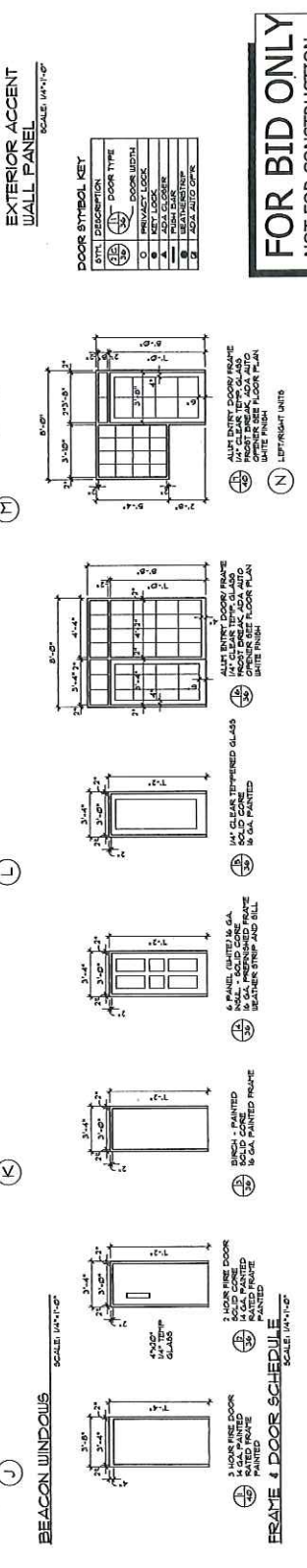
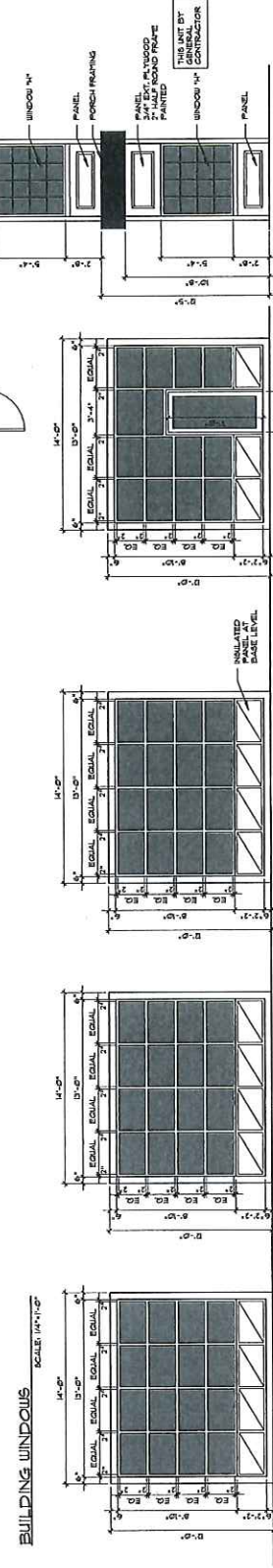
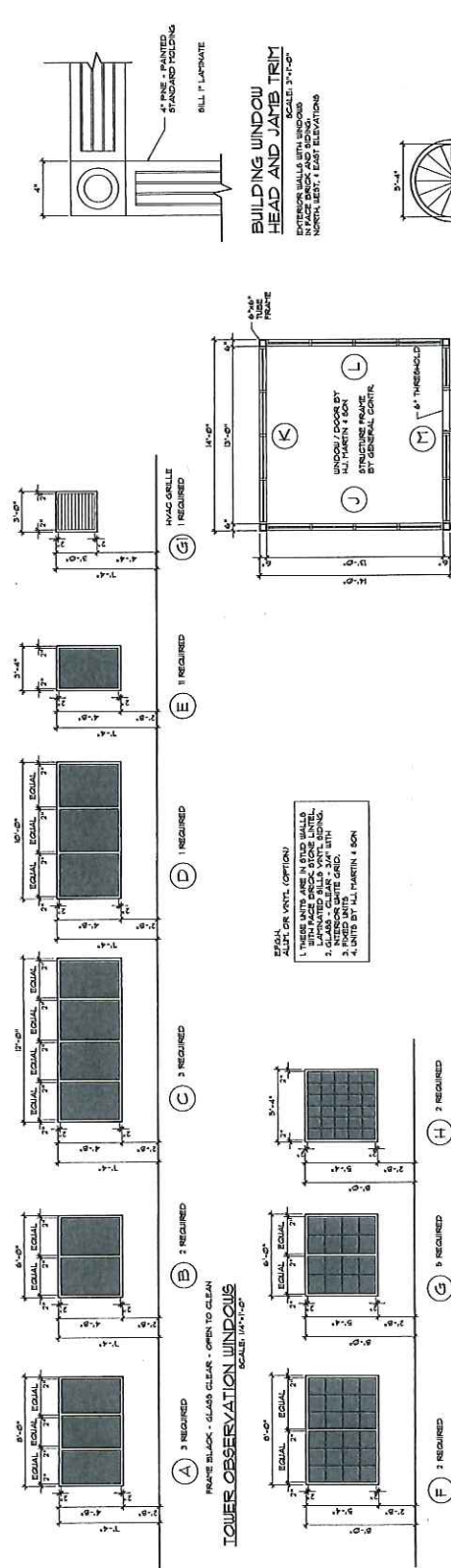


**9TH FLOOR PLAN**  
SCALE 3/8" = 1'-0"

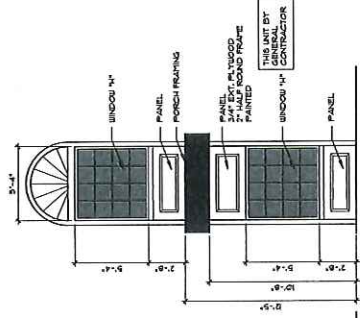


DRAWN BY: MMH  
DATE: 08/07/10  
SCALE: AS SHOWN

**A3.1**



RENDERING BY: MMH  
SCALE: 3/4"=1'-0"  
BY FACE BACK AND BEARING NORTH, LEFT, 1 EAST ELEVATIONS



**DOOR SYMBOL KEY**

SYMBOL	DESCRIPTION
(A)	DOOR TYPE
(B)	DOOR WIDTH
(C)	DOOR LOCK
(D)	DOOR GLASS
(E)	WEATHERSTRIP
(F)	DOOR AUTO OPER.

**FOR BID ONLY**  
NOT FOR CONSTRUCTION

ALUM. ENTRY DOOR/FRAME  
ALUM. ENTRY DOOR GLASS  
MUST BE ASKED FOR AUTO  
OPER. SEE FLOOR PLAN

ALUM. ENTRY DOOR/FRAME  
ALUM. ENTRY DOOR GLASS  
MUST BE ASKED FOR AUTO  
OPER. SEE FLOOR PLAN

1/4" CLEAR TIPPED GLASS  
SOLID CORE  
GAL. PAINTED

6 PANEL (GATED) M. GAL.  
M. GAL. PAINTED  
WEATHER STRIP AND SILL

2 HOUR FIRE DOOR  
M. GAL. PAINTED  
PANTED

3 HOUR FIRE DOOR  
M. GAL. PAINTED  
PANTED

4" x 6" x 1/2" M. GAL. PAINTED

**FRAME & DOOR SCHEDULE**  
SCALE: 1/4"=1'-0"

**OBSERVATION TOWER FOR:  
DOOR COUNTY MARITIME MUSEUM**  
120 N. MADISON AVE.  
STURGEON BAY, WI 54235

CONNECTICUT  
WISCONSIN  
MASSACHUSETTS

**BEN SCHENKELBERG  
ARCHITECT**

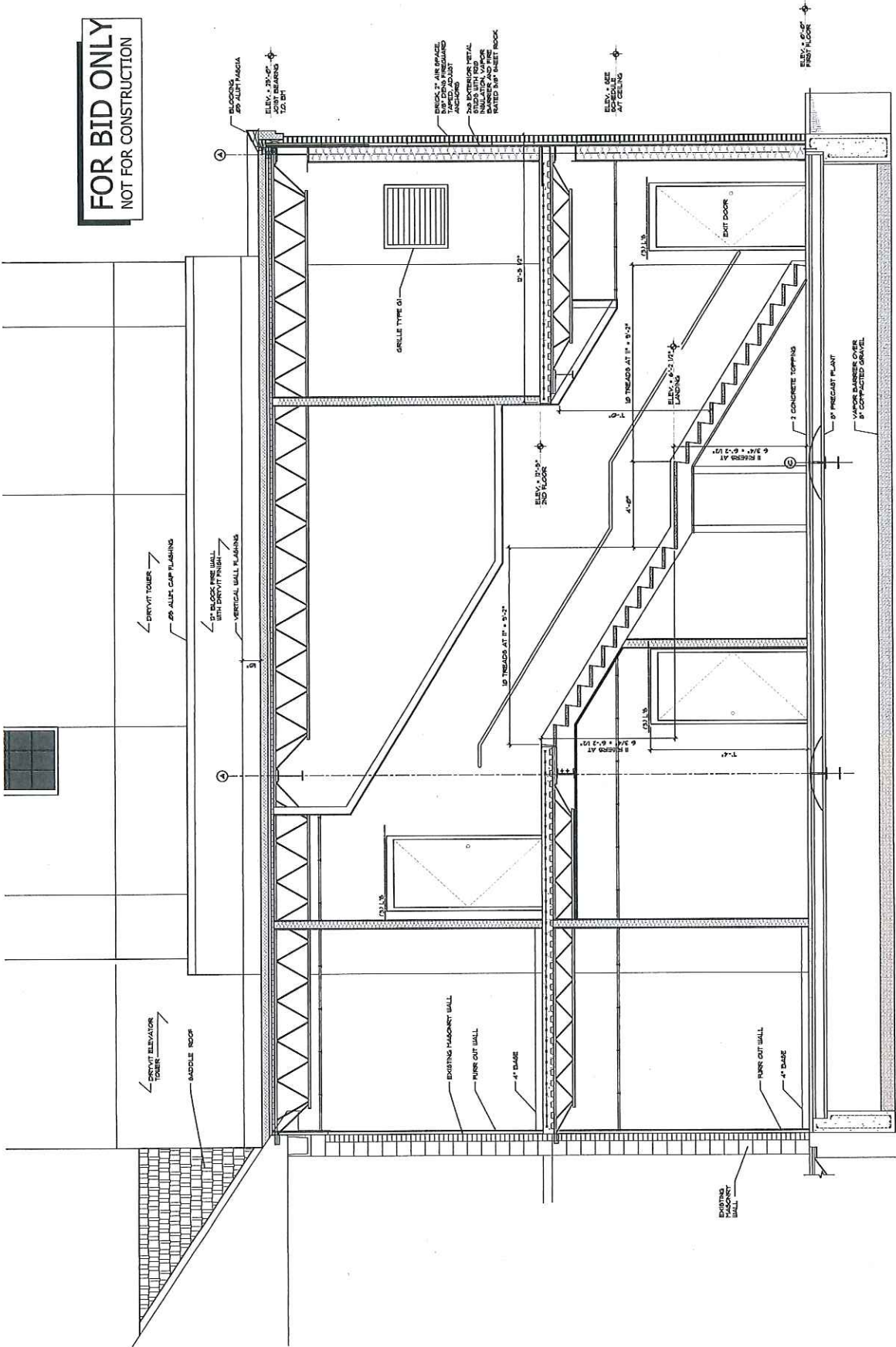
3309 SPUR LANE, GREEN BAY, WI 54213  
PHONE: (920) 662-2001 FAX: (920) 662-2242  
E-mail: bmsrchitect1@aol.com



DRAWN BY: MM  
DATE: 08/07/07  
SCALE: 1/8" = 1'-0"

**A5.2**

**FOR BID ONLY  
NOT FOR CONSTRUCTION**

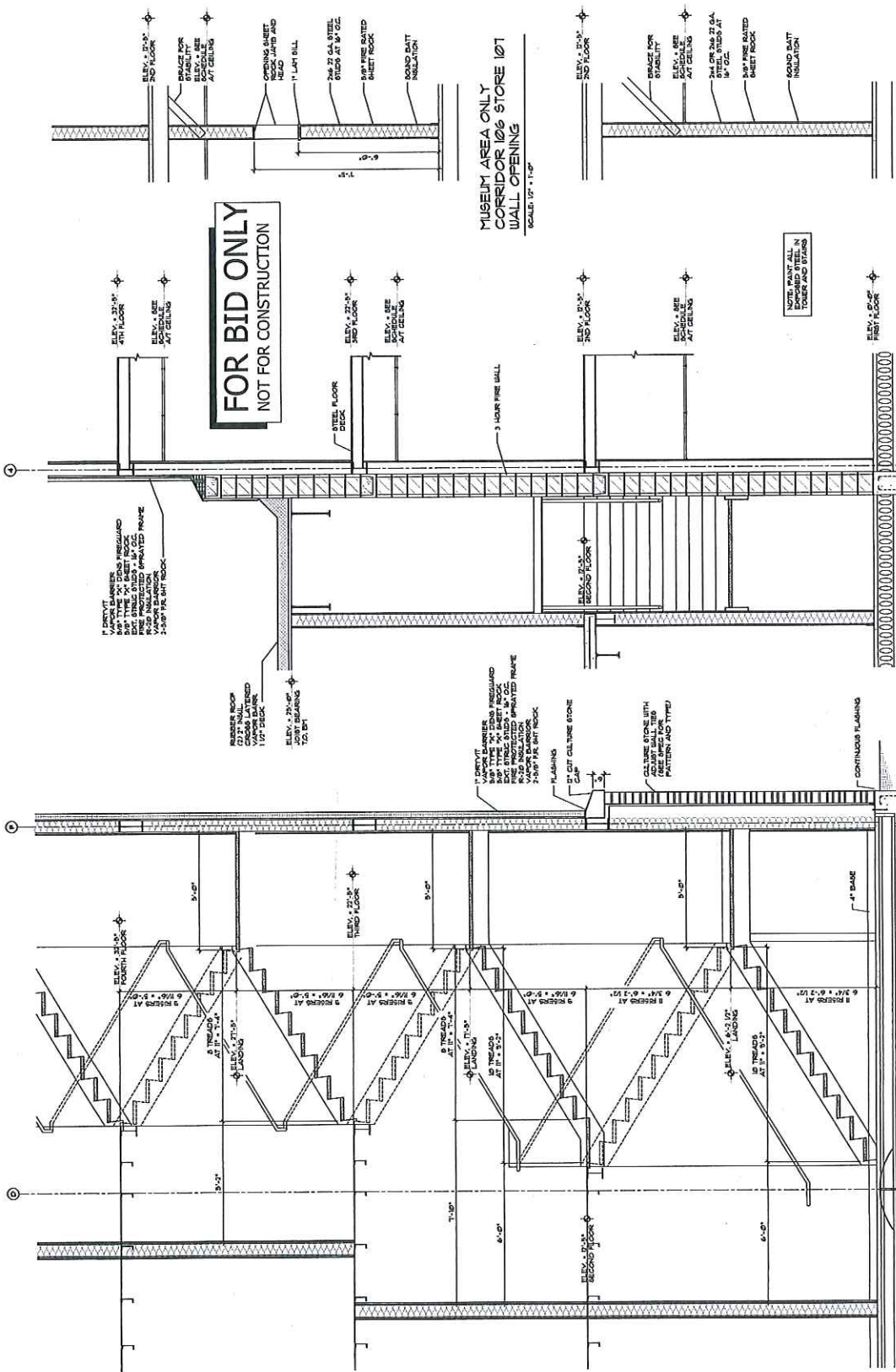


**SECTION STAIR 9-1**  
SCALE: 1/8" = 1'-0"



DRAWN BY: MM  
 DATE: 07/20/07  
 SCALE: 1/8"=1'-0"

**A5.3**



**FOR BID ONLY**  
 NOT FOR CONSTRUCTION

NOTE: PAINT ALL  
 TOWER AND STAIRS

TYPICAL NON-BEARING  
 STUD WALL  
 SCALE: 1/2" = 1'-0"

SECTION THRU STAIR 9-1  
 SCALE: 1/2" = 1'-0"

SECTION STAIR  
 SCALE: 1/2" = 1'-0"

MUSEUM AREA ONLY  
 CORRIDOR 106 STORE 107  
 WALL OPENING  
 SCALE: 1/2" = 1'-0"

**OBSERVATION TOWER FOR:  
DOOR COUNTY MARITIME MUSEUM**  
120 N. MADISON AVE.  
STURGEON BAY, WI 54235

CONNECTICUT  
WISCONSIN  
MASSACHUSETTS

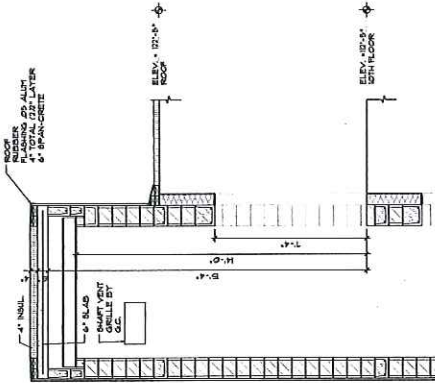
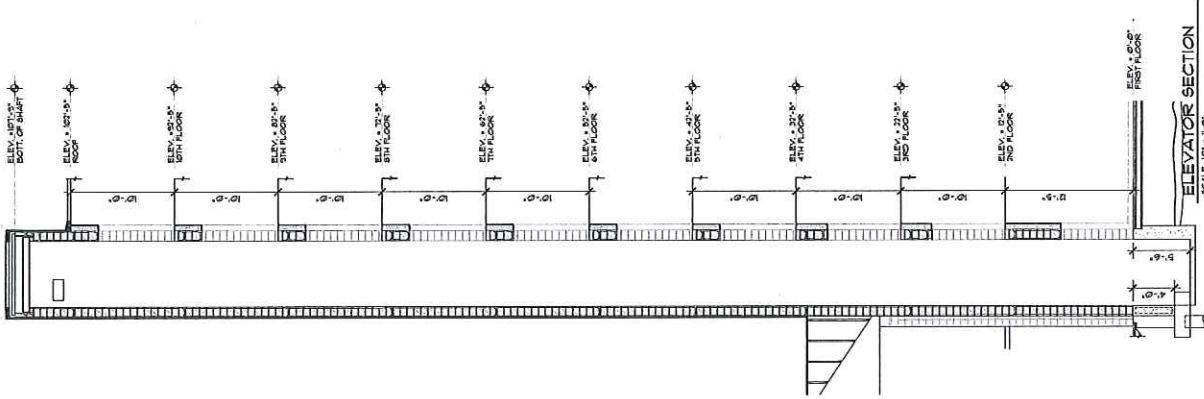
**BEN SCHENKELBERG**  
ARCHITECT

3309 SPUR LANE, GREEN BAY, WI 54313  
PHONE: (920)662-2001 FAX: (920)662-2242  
E-MAIL: bmsarchitect1@aol.com

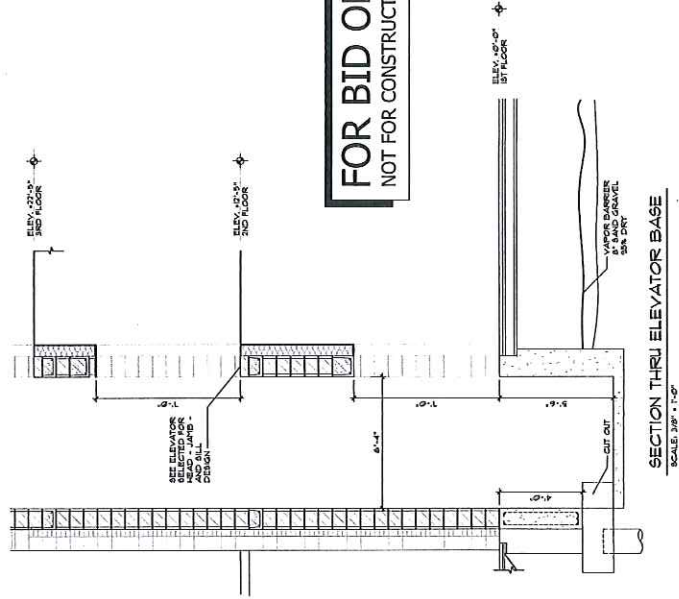


DRWN BY: MIM  
DATE: 01/06/07  
SCALE: AS NOTED

**A5.4**



SECTION THRU ELEVATOR ROOF  
SCALE: 3/8" = 1'-0"



SECTION THRU ELEVATOR BASE  
SCALE: 3/8" = 1'-0"

**FOR BID ONLY  
NOT FOR CONSTRUCTION**

**Accessory Dwelling Units  
Proposed Zoning Text Amendments to Allow as a Conditional Use in Residential Districts**

Proposed Amendment of s. 20.03  
Creation of s. 20.09(2)(h)  
Creation of s. 20.175(2)(p)  
Creation of s. 20.22(2)(m)

**S. 20.03 – Definitions**

*Accessory dwelling unit:* A smaller, secondary home on the same lot as a principal dwelling. Accessory dwelling units are independently habitable and provide the basic requirements of shelter, heating, cooking and sanitation.

**S. 20.09(2)(h) – Conditional Use of R-1 Zoning District**

(h) Accessory Dwelling Units, subject to the following:

1. Not more than one accessory dwelling unit shall be permitted on a lot.
2. Accessory dwelling units shall be allowed only on a lot having at least 7,000 square feet.
3. Accessory dwelling units shall not exceed 800 square feet in floor area and shall have a minimum floor area of 250 square feet.
4. The property owner of record must reside in either the primary dwelling unit or the accessory dwelling unit as their permanent and legal address. A restrictive agreement shall be recorded to this effect.
5. In addition to off-street parking spaces required for the primary dwelling unit, a minimum of one off-street parking space for an efficiency or one-bedroom accessory dwelling unit, or a minimum of two off-street parking spaces for a two- or more bedroom accessory dwelling unit, shall be provided.
6. The accessory dwelling unit shall not be leased for periods of less than one calendar month or 30 days. A restrictive agreement shall be recorded to this effect. If the property owner of record resides in the accessory dwelling unit, then this minimum rental period shall apply to the primary dwelling unit.
7. The accessory dwelling unit shall not be conveyed or separated in ownership from the primary dwelling unit.
8. The accessory dwelling unit shall comply with the Sturgeon Bay Housing Code (chapter 22 of the municipal code) and with all pertinent building codes.
9. Accessory dwelling units may be attached to or detached from the single family residence.
10. Attached accessory dwelling units shall comply with the following:

- a. The accessory dwelling unit shall be clearly incidental to the principal dwelling unit and the building's exterior shall appear to be single-family.
- b. If the accessory dwelling unit is created from a portion of the principal dwelling unit, the floor area of the principal dwelling unit shall not be reduced below the minimum floor area required for the zoning district in which it is located.
- c. Location of entrances. Only 1 entrance may be located on the facade of the dwelling facing the street, unless the dwelling contained additional entrances before the accessory dwelling unit was created. An exception to this regulation is entrances that do not have access from the ground such as entrances from balconies or decks.
- d. Exterior stairs. Fire escapes or exterior stairs for access to an upper level accessory dwelling shall not be located on the front of the primary dwelling unit.

11. Detached accessory dwelling units shall comply with the following:

- a. The accessory dwelling unit shall be subject to the requirements of section 20.29 *Accessory building height and area regulations*.
- b. The accessory dwelling unit shall comply with all building code regulation relating to dwellings, including a frost protected foundation.

**S. 20.175(2)(p) – Conditional Use of C-5 Zoning District**

(p) Accessory Dwelling Units. Subject to the requirements set forth in section 20.09(2)(h)

**S. 20.22(2)(m) – Conditional Use of A Zoning District**

(m) Accessory Dwelling Units. Subject to the requirements set forth in section 20.09(2)(h)