

**AGENDA
CITY OF STURGEON BAY
AESTHETIC DESIGN & SITE PLAN REVIEW BOARD**

Monday, March 14, 2022

6:00 p.m.

Council Chambers, City Hall
421 Michigan St, Sturgeon Bay, WI

1. Roll call
2. Approval of agenda
3. Approval of minutes from February 21, 2021
4. Consideration of: Development plans for Green Bay & Duluth LLC located at 911 Green Bay Road
5. Adjourn

NOTE: DEVIATION FROM THE AGENDA ORDER SHOWN MAY OCCUR.

Board Members:

Rick Wiesner

Jon Burk

Cheryl Frank

Kelsey Fox

Pam Jorns

Mark Struck

Dave Augustson

3/10/22
2:35 p.m.
CJ

AESTHETIC DESIGN AND SITE PLAN REVIEW BOARD
Monday, February 21, 2022

The Aesthetic Design and Site Plan Review Board meeting was called to order at 6:01 p.m. by Chairperson Rick Wiesner in the Council Chambers, City Hall, 421 Michigan Street.

Roll Call: Members Rick Wiesner, Jon Burk, Dave Augustson, Mark Struck, and Pam Jorns were present. Excused were Kelsey Fox and Cheryl Frank. Also present were Planner/Zoning Administrator Christopher Sullivan-Robinson, Community Development Director Marty Olejniczak, and Police Assistant Candy Jeanquart.

Adoption of Agenda: Moved by Mr. Augustson, Seconded by Mr. Struck to adopt the following agenda.

1. Roll call.
2. Adoption of agenda.
3. Approval of minutes from December 13, 2021
4. Consideration of: Rogue Theater Building Design for DC Arts LLC located at 917 N 14th Avenue
5. Adjourn.

All ayes. Carried.

Approval of minutes from December 13, 2021: Moved by Ms. Jorns, Seconded by Mr. Burk to approve all the minutes. **All in favor. Carried.**

Consideration of: Rogue Theater Building Design for DC Arts LLC located at 917 N 14th Avenue: Presenter, Mr. Stuart Champeau, started off by explaining changed the front of building with vinyl shank, brick prep and cornerstone front. The colors of the steel are tan and antique bronze to go along with the Maritime Hotel and ADR Building. As for landscaping, plan on matching the Maritime with decorative cedars that are narrow and tall. There will be down lighting in the front of the building and down the side of the building. There will be two light poles in the parking area with lighting also. The building was designed by the presenter and his wife due to funding.

Ms. Jorns indicated the new updates makes it look less like a metal building. Mr. Augustson requested siding colors and samples, which Mr. Champeau presented what he had. Mr. Augustson questioned the material in the picture provided being stone or vinyl and having exposed fasteners. Mr. Champeau explained it was quarter stone with the shacks being vinyl. Mr. Champeau explained for cost its 29-gauge steel with exposed fasteners. Mr. Augustson indicated 29-gauge steel is ag steel which dents easier, concerned for the looks of the building in years to come. Mr. Champeau indicated there is a lifetime warranty. Will have a state approved plan done, however that it taking roughly 8 weeks so wanted to get an approved plan first.

Mr. Augustson stated the building is very tall and the sides of the building are pretty much empty, so questioned the landscaping and how many trees. Mr. Champeau indicated he is working with a landscaper to give him an idea how many trees. Mr. Champeau stated he likes the cluster of trees Maritime currently has. Mr. Augustson asked Mr. Champeau if the landscaping plan will be presented in the near future along with a lighting plan, Mr. Champeau confirmed. Mr. Augustson stated if light poles are going in the parking lot need to confirm the lighting for neighbors. Presenter, Ms. Lola Devillers, stated the intentions are to mimic the lighting Maritime Hotel currently has in place with the same down lighting. Mr. Struck indicated the committee needs to see a plan. Mr. Sullivan-Robinson indicated the lighting, signage, and landscaping will need to come back to the committee in the future, only looking at the building for approval. Mr. Wiesner expressed this is a pole building which is long and tall, unsure what landscaping is going to look like or add to the building without a visual plan. Mr. Wiesner suggested adding more color or trees to help hide come of the building and break it up. Mr. Champeau requested a landscaping recommendation to provide to the landscaper, Dave Berkin. Mr. Wiesner stated the downfall of adding a large number of trees will take away from parking. Mr. Champeau stated the parking lot design was updated angling the parking spots to accommodate another 6-8 feet for landscaping. Mr. Struck stated try to shy away from metal buildings and

suggesting, bringing the bronze wayne's coating higher up the building to divide the building in half. Mr. Wiesner questioned raising to six feet with the wayne's coating instead of 3 feet. Mr. Burk questioned if the sides of the building are visible to those driving by on 14th and it was confirmed. Ms. Devillers stated 14th is not a high traffic area like Egg Harbor Road, Mr. Wiesner disagreed indicating one of the well-traveled areas. Ms. Jorns questioned if any landscaping is on the lot line between Maritime and their property, Ms. Devillers explained the only trees behind the property nothing in-between. Mr. Struck suggested making the rest of the building all bronze and adding trees to hide the building and leaving the front, as the front of the building is what should stand out. Mr. Champeau disagreed as his experience with past buildings, one color buildings aren't attractive. Mr. Champeau indicated at this time cannot change the materials on the building due to being ordered, if they were to change would be costly. Mr. Wiesner stated procedure is to get approved before ordering materials.

Mr. Burk made a motion to accept as presented with adding landscaping to soften the building. Seconded by Ms. Jorns. Ms. Jorns and Mr. Burk in favor: Mr. Wiesner, Mr. Augustson, and Mr. Struck opposed. Motion denied.

Mr. Wiesner asked the committee if another motion wanted to be made. Mr. Olejniczak explained there are a few options; approve with additions, rejected with direction, or table for the other members of the committee to be present on voting.

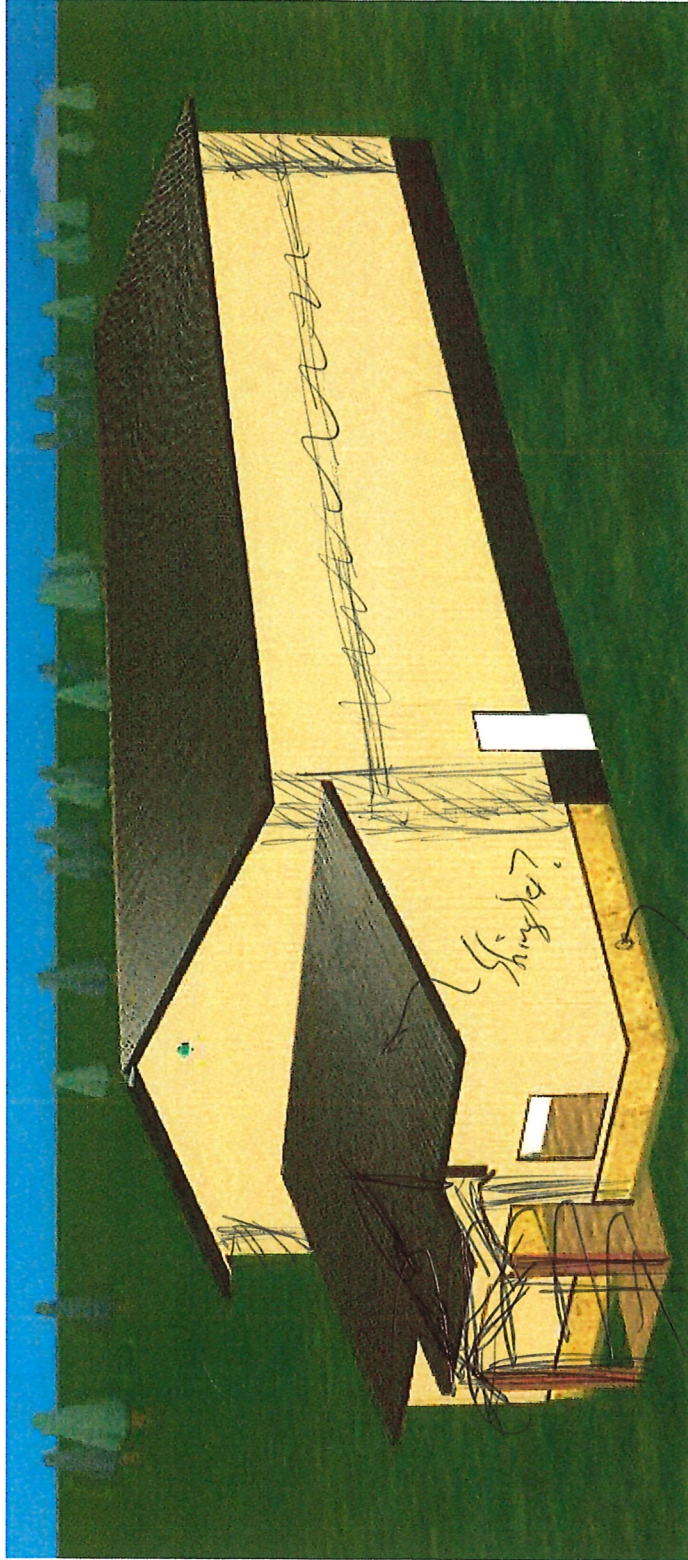
Mr. Augustson wanted clarification the stone is real, not vinyl. Mr. Champeau verified its cornerstone brink, not stacked brick. Mr. Augustson questioned not a masonry doing the stone, Mr. Champeau indicated no. Mr. Augustson suggested on the outside corners adding antique bronze accent panels, Mr. Champeau agreed. Mr. Augustson suggested the stone being darker than the upper shingles, Ms. Devillers will research different stone.

Mr. Burk made a motion to accept as presented upon approval of landscaping plan to soften the building side walls along with a lighting plan and signage. Seconded by Ms. Jorns. Mr. Augustson made an amendment to add the corner details as drawn by Dave Augustson and darker stone to be approved by the Chairman. Seconded by Mr. Struck. All in favor. Carried.

Adjourn: Moved by Ms. Jorns, seconded by Mr. Burk to adjourn. All ayes. Carried. The meeting adjourned at 7:00 p.m.

Respectfully submitted,

Candy Jeanquart
Police Assistant

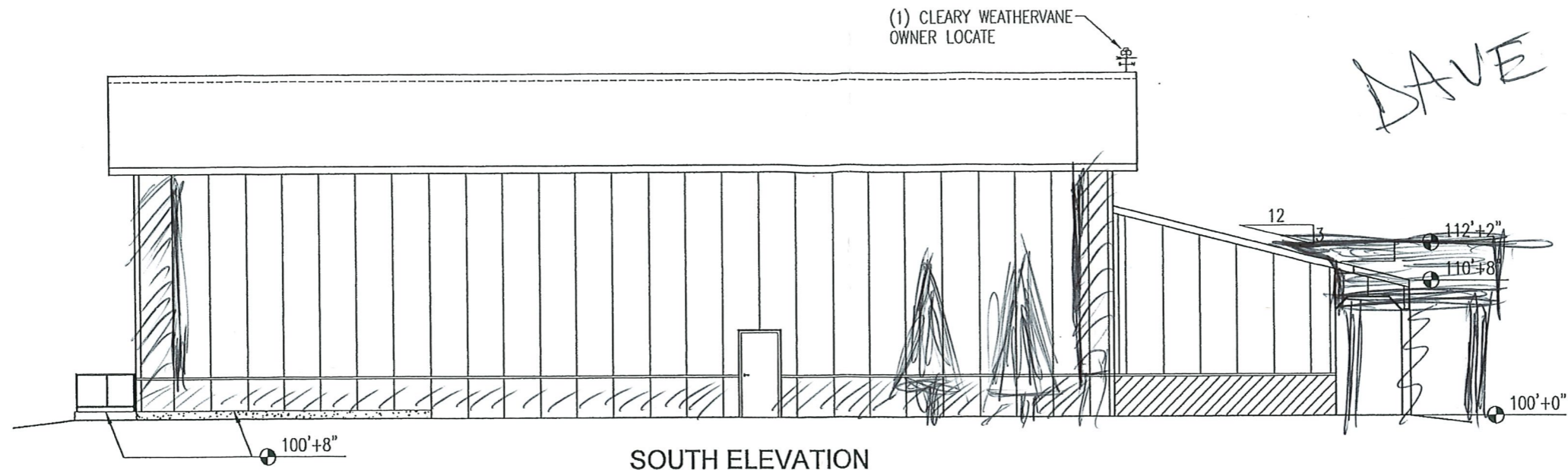


Darker

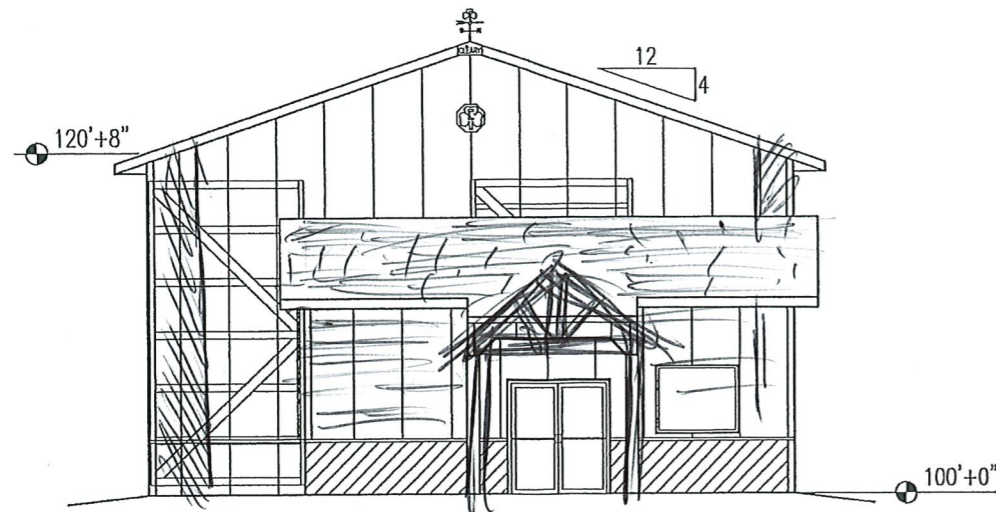


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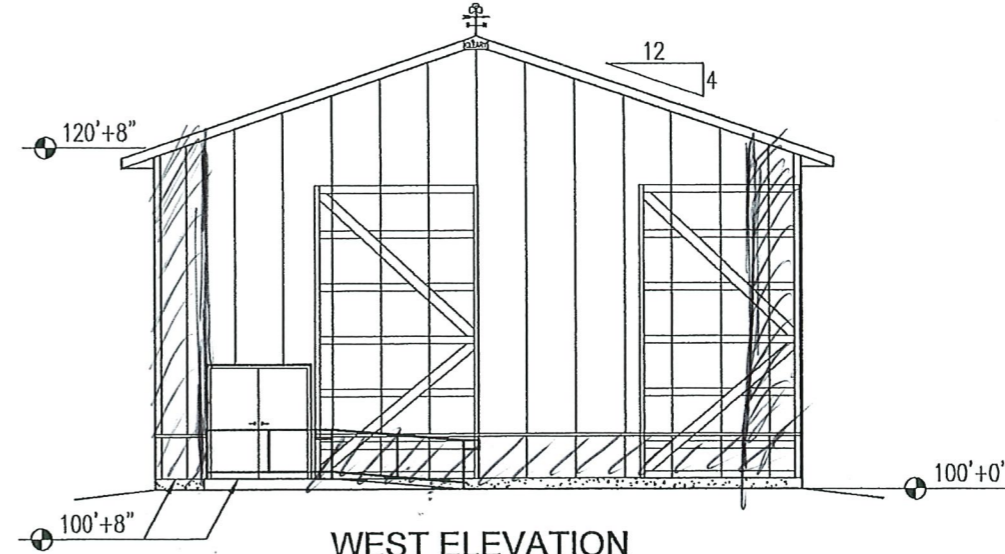
to



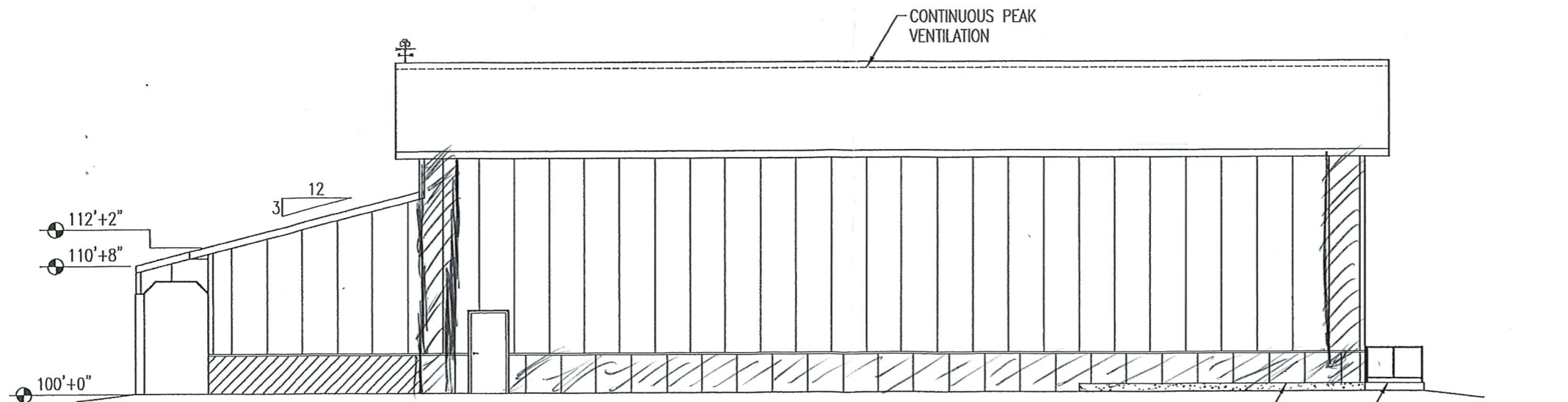
SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION

APPROVED FOR CONSTRUCTION
DATE _____ BY _____

CLEARY
BUILDING CORP.
190 PAOLI STREET / P.O. BOX 930220
VERONA, WI 53593 / (800) 373-5550

DRAWN BY: ZIESE		
DATE DRAWN: 6/9/2021		
PLAN REVISIONS:		
NUMBER	DATE	BY
1		
2		
3		
4		

PROJECT NAME:
DC ARTS CENTER LLC. - STUART CHAMPEAU
PROJECT SITE ADDRESS:
917 NORTH 14TH AVENUE
STURGEON BAY, WI - DOOR COUNTY
BUILDING SIZE:
40'-0" x 80'-0" x 20'-8" WITH LEAN AND PORCH
SHEET NAME:
ELEVATIONS

PROJECT NUMBER:
2020104484

SHEET NUMBER:
110

SHEET SCALE: 3/16"=1'-0"

NOTE:
SHEET SCALE DESIGNED
FOR 24"x36" PAPER



MEMO

To: Aesthetic Design and Site Plan Review Board
From: Christopher Sullivan-Robinson
Date: March 9, 2022
Subject: Project Review – 911 Green Bay Rd

Richard Robinson, representing Green Bay & Duluth llc, is seeking plan approval for the redevelopment of the property located at 911 Green Bay Rd formerly known as Woldt's Corner. The existing site contains the restaurant building and seven lodging units. The six smaller buildings and the restaurant will be removed from the site. However, the larger dwelling to the south will remain with a portion of the property to be split off. The developer proposes to build a new 75' 9" x 80' x 19' H building which will contain three business spaces. The eastern most unit will contain a drive-through facility as shown on the project plan. The existing parking lot will be removed and replaced with a 42 space parking lot.

There are no issues regarding the proposed use of this site. However, this project is subject to review by Plan Commission for the proposed drive-through facility. In addition, the developer must seek out a variance for the ground sign which encroaches the setback from Highway 42/57 (Green Bay Rd), the impervious surface ratio for the site, and the parking area encroaching the street yard setback.

I have reviewed the design guidelines and criteria for this committee and here are my comments:

(1) Site layout.

(a) The existing natural topographic and landscape features of a site should be incorporated into a development plan. Such plan shall include all prudent and necessary steps required to protect the natural environment of the site and surrounding areas during and after construction.

Based on the current site plan, the project doesn't appear to have any substantial impact on the existing grade of the site. As the existing site is developed, there are no natural features to protect.

(b) The site shall be designed to accomplish a desirable transition from the public streetscape, and between commercial, industrial, and residential land use areas.

The new site layout is designed with the new building pushed closer to the rear yard setback and the parking area within the front yard area. This general layout is typical for what you would see in a commercial corridor. This item appears to be met.

(e) In areas where sidewalks exist or are planned, buildings containing retail and other commercial uses should have entrances that provide convenient pedestrian access from the street.

There are sidewalks proposed along the building frontage. There are no public sidewalks within this area. This is something the committee could consider.

(h) Stormwater drainage shall be designed so as not to alter the natural drainage systems or cause flooding or erosion on neighboring properties.

The property owner intends to direct stormwater into an underground tank system lead to catch basin near the street. The final stormwater management plan will require approval by the City Engineer, but there are no initial concerns with the proposal.

(2) Access, circulation and parking.

(b) The interior circulation of the site shall be designed to provide for the convenient and safe flow of pedestrians and non-pedestrian traffic through the site and to/from public streets or sidewalks.

The proposed site layout has been reviewed by City staff and is still subject to review by Plan Commission for the drive-through facility. There is not conflict with interior pedestrian and non-pedestrian flow identified by City Staff.

(d) Off-street parking located to the rear or side of buildings is preferred over parking between the building and the street, particularly if the amount of off-street parking supplied is greater than required under the zoning code. For stand-alone buildings under 15,000 square feet, it is preferable that not more than one tier (single row or double row) of parking be located between the building and the street it fronts.

This should be considered by the committee since the amount of parking exceeds the required amount to meet the zoning code.

(f) Permeable surfaces, bioswales, rain gardens, and other forms of stormwater runoff prevention for parking and on-site traffic areas are encouraged.

Please review the project plan for stormwater management. No permeable surfaces are proposed. However, this could be considered by the committee as there is a large amount of impervious surface.

(3) Building design.

(a) Buildings shall not be limited to a preferred type of architecture or building materials. However, architectural styles, which are generally not common to Sturgeon Bay or Northeastern Wisconsin, are discouraged.

The proposed building utilizes a combination of brick, vertical wood cladding and an insulated finishing system. There are no conflicts with compatibility with surrounding properties.

(b) Buildings should be sited and designed to be aesthetically pleasing as viewed from adjoining public streets. Excessively long, unbroken building facades shall be avoided. Building materials and design features shall be consistent with the general design theme and/or proposed use of the development.

There doesn't appear to be any conflicts with the design criteria since the building utilizes a mix of materials, canopies, and entryways that break up the façade.

(d) Buildings on in-fill sites shall be compatible with surrounding buildings in terms of scale, massing, height, entrances, and windows.

The building design is compatible and consistent with surrounding commercial development.

(g) The use of door and window canopies and awnings is encouraged.

There building is designed with metal canopies on multiple areas of the building. There are no conflicts with this design criteria.

(h) The use of special architectural features, including projecting windows, towers, turrets, arches and cupolas are encouraged, particularly on corner buildings.

This is something for the committee to consider.

(i) Rooftop mechanical equipment shall be screened with parapets or the roof form.

There is no rooftop mechanical shown on the plan.

(j) Designs seeking Leadership in Energy and Environmental Design (LEED) certification are encouraged.

This is something for the committee to consider.

(m) Blank walls viewable from the street are undesirable.

There doesn't appears to be any blank walls with this building design.

(4) Materials and colors.

(a) Opaque or reflective window tints and glazes are discouraged.

There are majority of the windows are on the north and east side of the building. I don't believe the windows are tinted; however, this will need to be verified with the applicant.

(5) Landscaping.

(a) The appearance of paved areas should be enhanced through landscaping. Large parking areas shall comply with the interior landscaping requirements of the Sturgeon Bay Zoning Code. Required landscape islands shall be dispersed throughout the parking area to avoid large expanses of pavement.

The site has some green space around the perimeter of the site and some internal green areas within the parking lot. Three sides of the building incorporate landscaping as well. The zoning code does not have any specific landscape requirements except for canopy trees within parking area at rate of 1 tree per 6 spaces. The committee can require changes if desired.

(b) Storage areas, dumpsters and other places that tend to be unsightly shall be screened by walls, fences, berms, vegetation, or combinations of these. The screening should be equally effective in winter and summer.

The dumpster facility is located on the southwest corner of the property in some kind of enclosure. No specific information is provided. This is something for the committee to consider.

(c) To reduce erosion and surface runoff, trees and other vegetative land cover shall be removed only where necessary for the construction of structures or paved areas.

The amount of impervious surface on the property will increase from the current amount. However, it is worth noting that some impervious surface will be remove around the site. In addition, several canopy trees and other vegetative land cover will be planted on site.

(d) Vegetative landscaping shall be used to soften the appearance of blank walls.

This is something for the committee to consider.

(6) Lighting.

(a) Exterior light fixtures shall be shielded such that direct beams of light are not cast skyward or onto adjoining property. Exterior light fixtures for signage, building entrances, accents, parking lots, and landscaped areas are strongly encouraged to be downward directed. Auto-dimmers and timers are encouraged for all exterior lights to limit energy waste during non-operational hours.

There does not appear to be any conflicts with the review criteria.

(7) Signs.

(b) The location and design of freestanding signs shall be coordinated with the landscape treatment.

This is something for the committee to consider.

(c) Neon signs, portable arrow signs, and light box signs are discouraged. Interior lit cabinet signs, when approved, should be designed with opaque materials such that only the message/logo is lit rather than the entire cabinet.

This something for the committee to consider.

(d) Signs that are raised on a pole or pylon should have landscaping such as shrubs or flower beds surrounding the base of the sign.

The sign design does show a image of plantings at the base; however, there is nothing specific. This is something for the committee to consider.

(e) Lighted signage is strongly encouraged to be halo-lit such that there is no visible light source. Auto-dimmers and timers are strongly encouraged to limit energy waste during non-operational hours.

The developer is proposing an internally lit cabinet sign.

Map

Printed 03/09/2022 courtesy of Door County Land Information Office



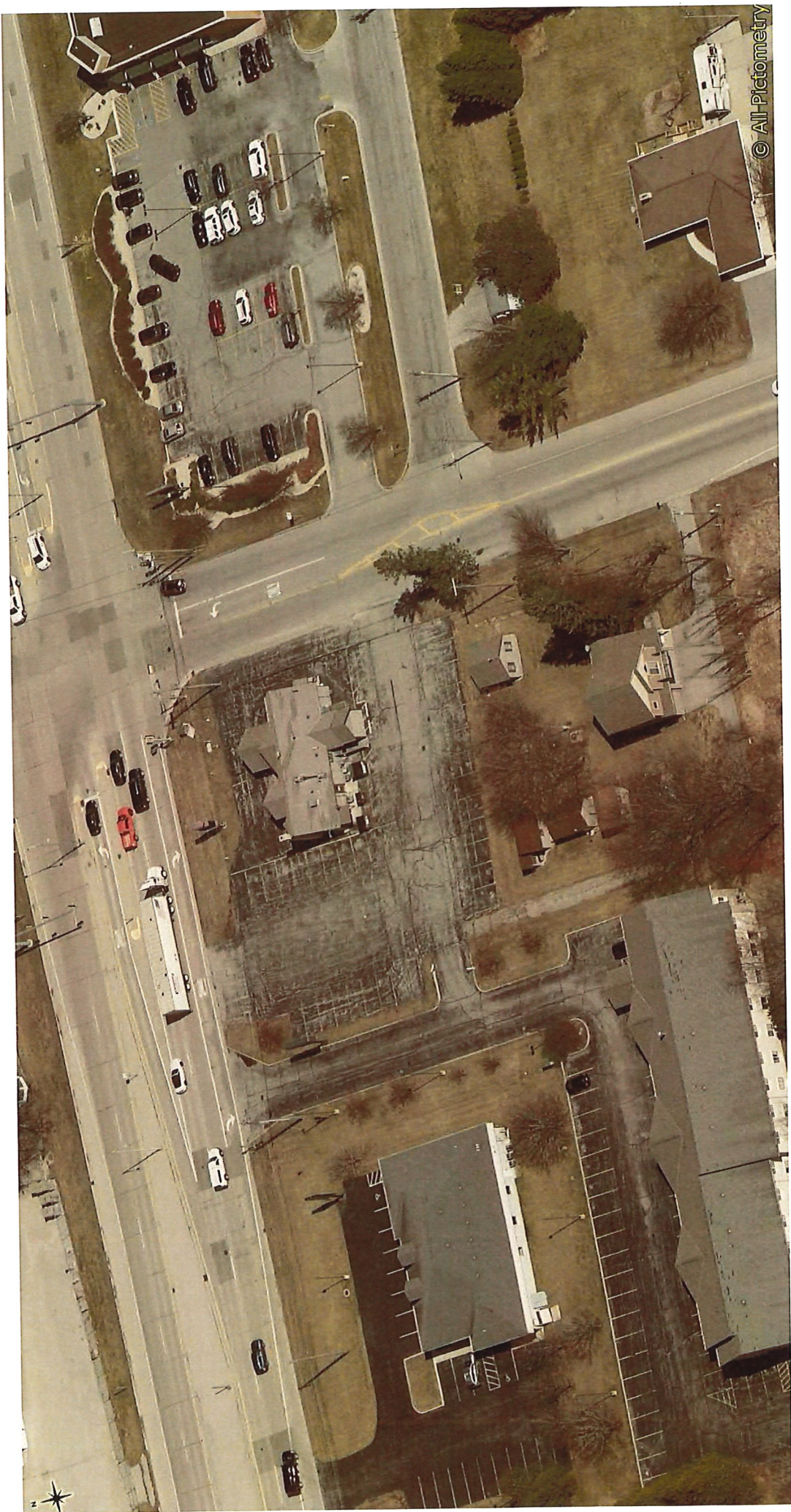
Door County, Wisconsin
... for all seasons!

... from the Web Map of ...
([//www.co.door.wi.gov](http://www.co.door.wi.gov))



Door County can not and does not make any representation regarding the accuracy or completeness, nor the error-free nature, of information depicted on this map. This information is provided to users "as is". The user of this information assumes any and all risks associated with this information. Door County makes no warranty or representation, either express or implied, as to the accuracy, completeness, or fitness for a particular purpose of this information. The Web Map is only a compilation of information and is NOT to be considered a legally recorded map or a legal land survey to be relied upon.





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03/29/2021



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CITY OF STURGEON BAY

AESTHETIC DESIGN & SITE PLAN REVIEW BOARD

APPLICATION FOR **CERTIFICATE OF APPROPRIATENESS**

Name: Richard M. Robinson (Manager, Green Bay & Duluth, LLC)

Owner of Premises: Woldt's Corner Pub, Inc. (parcel #: 2816613000101)

currently under contract by: ~~See~~ Green Bay & Duluth, LLC

Address or Legal Description of Premises:

911 Green Bay Road, Sturgeon Bay, WI 54235

Statement of Specific Item Requested for Approval:

We're seeking the Board's approval of our proposed project. Please refer to the specific list of drawings on the checklist, and to the six drawings or sets of drawings also attached. Respectively, we look forward to presenting the project in person at the meeting on March 14, 2022, and to securing your approval.

3/4/22

Date

Richard M. Robinson

Applicant

Date Received: _____

Staff Signature: _____

Date Approved/Denied: _____

Aesthetic Design and Site Plan Review Board: Checklist

The applicant or architect will need to attend the Aesthetic Design and Site Plan Review Board meeting and is expected to give a presentation/summary on the various project elements listed below, answer questions, and make modifications to the design per committee conditions. The submittal must include all applicable items listed below.

- ☒ **SITE PLAN** including the following: *(refer to attached Baudhuin Proposed Site/Utility Plan dated 3/3/22)*
 - Lot lines and dimensions shown and labeled
 - Existing and proposed building footprints
 - Existing and proposed parking areas and access driveways
 - Existing and proposed sidewalks, stairways, ramps, etc.
 - Any other defined areas within the project area
- ☒ **GRADING, DEMOLITION, AND UTILITY PLAN** including the following: *(refer to attached Baudhuin Proposed Grading/Stormwater Plan dated 3/3/22)*
 - Existing and proposed final grades
 - All structures and materials to be removed from the site
 - Existing and proposed electric, water, sewer services, and all other abutting infrastructure
- ☒ **STORMWATER MANAGEMENT PLAN** including the following: *(refer to attached Baudhuin Proposed Grading/Stormwater Plan dated 3/3/22)*
 - Water flow directionality
 - Defined drainage areas with elevation lines
 - All stormwater and erosion control measures
- ☒ **COLORED BUILDING RENDERINGS & ELEVATIONS** including the following: *(refer to attached Bayland Building architectural drawings dated 2/18/22)*
 - All proposed structures illustrated from all directions
 - All materials and depictions accurately shown and labeled
- ☒ **LANDSCAPE PLAN** including the following: *(refer to attached Lowney's Lakeshores Landscape & Design Landscape Plan dated 3/3/22)*
 - All proposed plants and landscaped areas
 - All landscape materials labeled
 - All plant types and species identified with sizes at the time of planting and at full maturity
- ☒ **LIGHTING PLAN** including the following: *(refer to attached Baudhuin Proposed Lighting Plan dated 3/3/22)*
 - All light fixtures shown with light intensities measured to the property lines
 - Light fixture product specifications
 - Types of light bulbs and wattage / lumen's identified
- ☒ **SIGNAGE PLAN** including the following: *(refer to attached Elevate 97 Pylon Sign Drawing dated 2/14/22)*
 - Signage renderings shown from all directions, including dimensions of the sign and fascia
 - Night rendering
 - Site plan showing location on the lot with setbacks labeled
- ☒ **MATERIAL LIST** including the following: *(refer to materials listed on each submitted plan(s))*
 - Parking lots, access driveways, plants and landscaped areas, lighting, signage, and building exterior.
 - Specific colors for all materials, samples, and specifications.



NORTH
1" = 20'
0 10 20 40
FEET

SITE STATISTICS

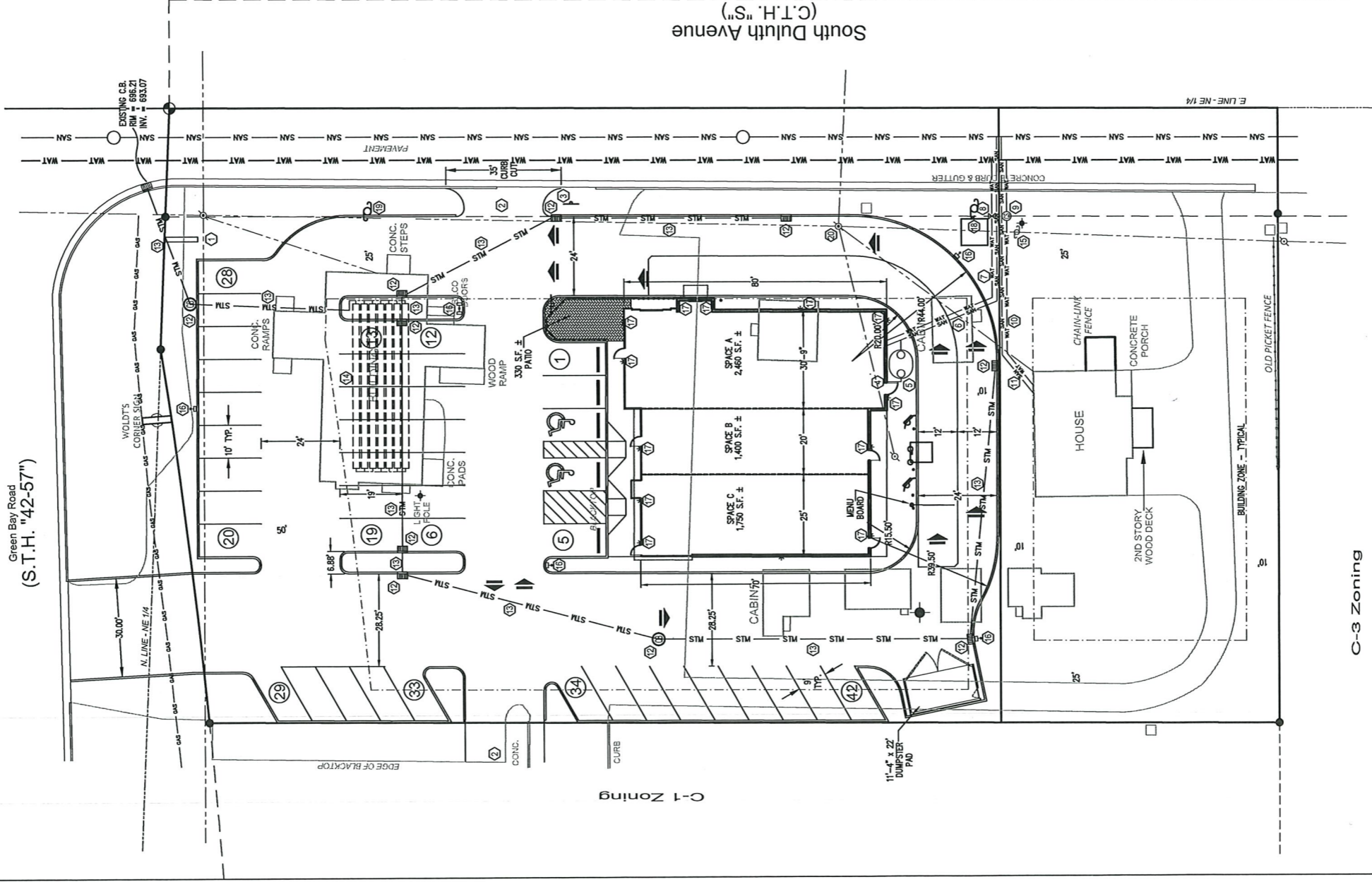
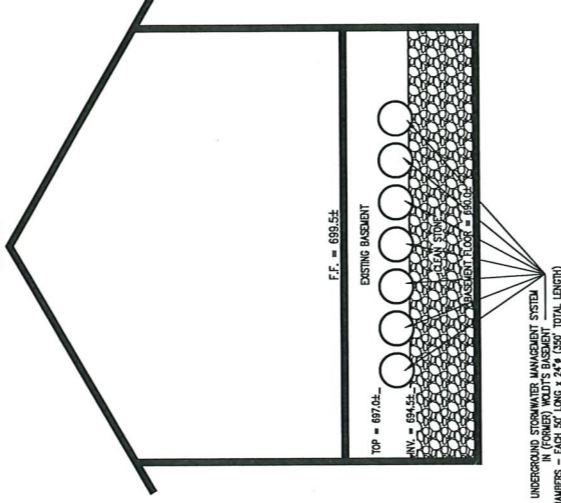
AREA OF PROPOSED NORTHERLY PARCEL (INSIDE R/W)	=	38,428 S.F.
AREA OF IMPERVIOUS SURFACE (INSIDE R/W)	=	34,285 S.F.
PER CENT IMPERVIOUS	=	89.22%
AREA OF PROPOSED SOUTHERLY PARCEL (INSIDE R/W)	=	13,061 S.F.
AREA OF IMPERVIOUS SURFACE (INSIDE R/W)	=	4,185 S.F.
PER CENT IMPERVIOUS	=	31.85%
AREA OF COMBINED PARCEL (INSIDE R/W)	=	51,489 S.F.
AREA OF IMPERVIOUS SURFACE (INSIDE R/W)	=	38,450 S.F.
PER CENT IMPERVIOUS	=	74.68%

NOTES

- CURRENT ZONING OF SUBJECT PARCELS IS C-1.
- LOCATION OF ELECTRIC SERVICES TO BE FINALIZED UPON CONSULTING UTILITY COMPANIES.
- Proposed new monument sign.
 - Permission / agreement required from County / neighbors for proposed drive locations.
 - Install Yield or Stop sign.
 - Kitchen waste exit site.
 - Install WLP1000 (or equal) grease interceptor.
 - Install 6"Ø PVC sanitary sewer lateral.
 - Install 4"Ø D.I. water lateral.
 - Install 4" gate valve.
 - Install 1" curb stop.
 - Install 1"Ø copper water lateral.
 - Install 4"Ø PVC sanitary sewer lateral.
 - Proposed catch basin / catch basin manhole.
 - Proposed storm sewer.
 - Underground stormwater management system.
 - Relocated power pole - location to be finalized with utilities companies.
 - Proposed light pole.
 - Proposed building light.
 - Install new power pole and 8x8' transformer pad
 - Install new power pole
 - Remove power pole

Stormwater Management System Detail

NO SCALE



C-3 Zoning

REUSE OF DOCUMENTS
THIS DOCUMENT HAS BEEN ORDERED FOR A SPECIFIC APPLICATION AND NOT FOR GENERAL USE. THEREFORE IT MAY NOT BE USED WITHOUT THE WRITTEN APPROVAL OF BAUDHUIN SURVEYING & ENGINEERING, INC. SOLE RESPONSIBILITY OF THE UNAUTHORIZED USER.

C101

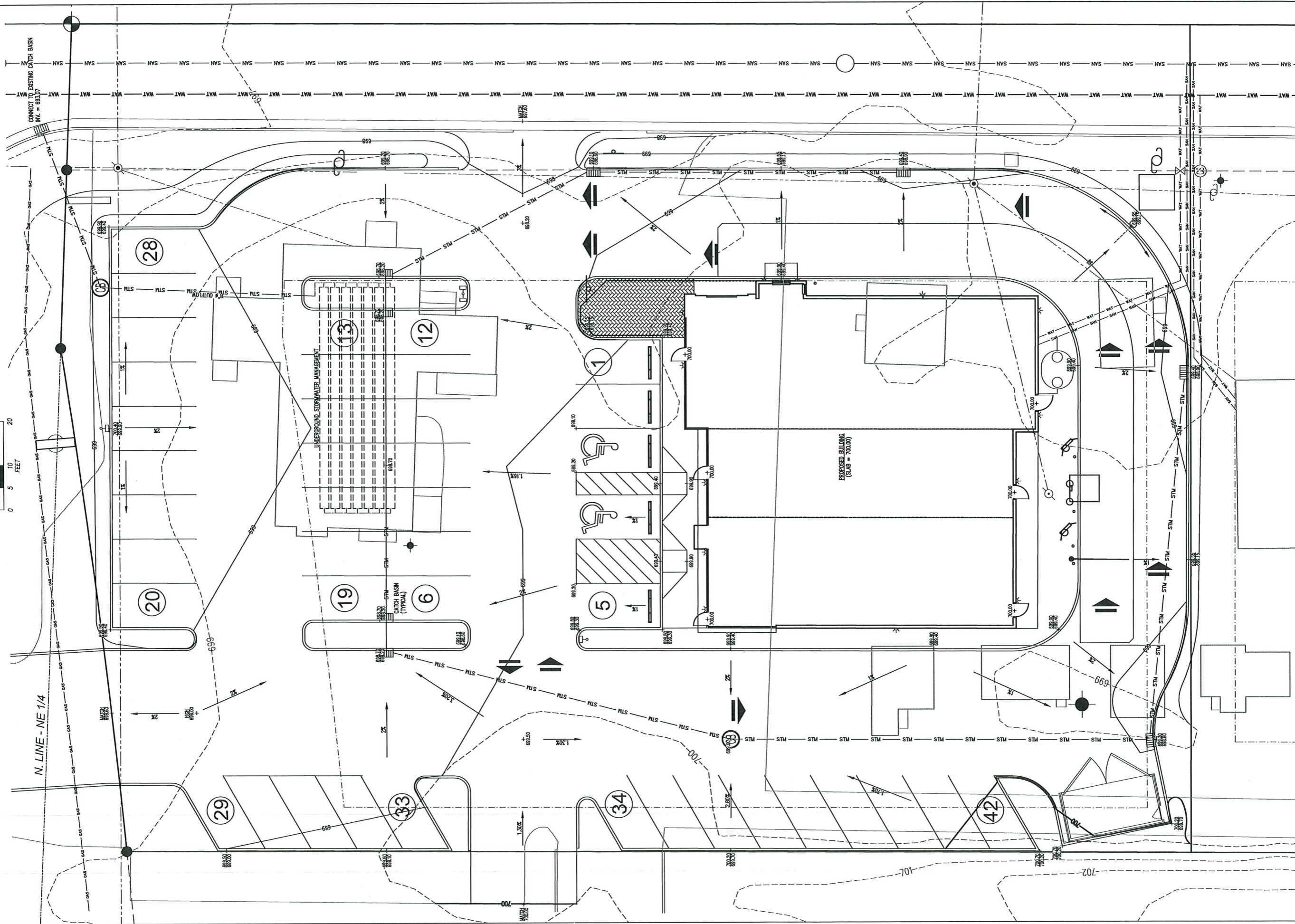
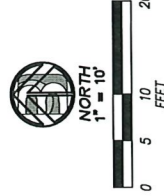
PROPOSED
SITE / UTILITY
PLAN

Woldt's Corner Pub Property
911 GREEN BAY ROAD
STURGEON BAY, WI. 54235

B
BAUDHUIN
SURVEYING &
ENGINEERING

312 N. 5TH AVE.
P.O. BOX 105
STURGEON BAY, WI.
54235
PHONE: 920-743-8211

REVISION DATE: DESCRIPTION: DRAWN BY: NO. DESIGNED BY: P.L.H. DATE: 3/3/22 CHECKED BY: J.A.B. APPROVED BY: J.A.B.



C102	REUSE OF DOCUMENTS THIS DOCUMENT HAS BEEN DEVELOPED FOR A SPECIFIC APPLICATION AND NOT FOR GENERAL USE. THEREFORE IT IS THE RESPONSIBILITY OF THE USER TO VERIFY THE ACCURACY OF THE INFORMATION AND THE SOLE RESPONSIBILITY OF THE UNAUTHORIZED USER.	PROPOSED GRADING / STORMWATER PLAN	Wold's Corner Pub Property 911 GREEN BAY ROAD STURGEON BAY, WI. 54235	 BAUDHUIN SURVEYING & ENGINEERING	312 N. 5TH AVE. P.O. BOX 105 STURGEON BAY, WI. 54235 PHONE: 920-743-8211	REVISION DATE	DESCRIPTION	DRAWN BY: NO
						DESIGNED BY: P.J.H.	CHECKED BY: J.D.P.	DATE: 3/17/20

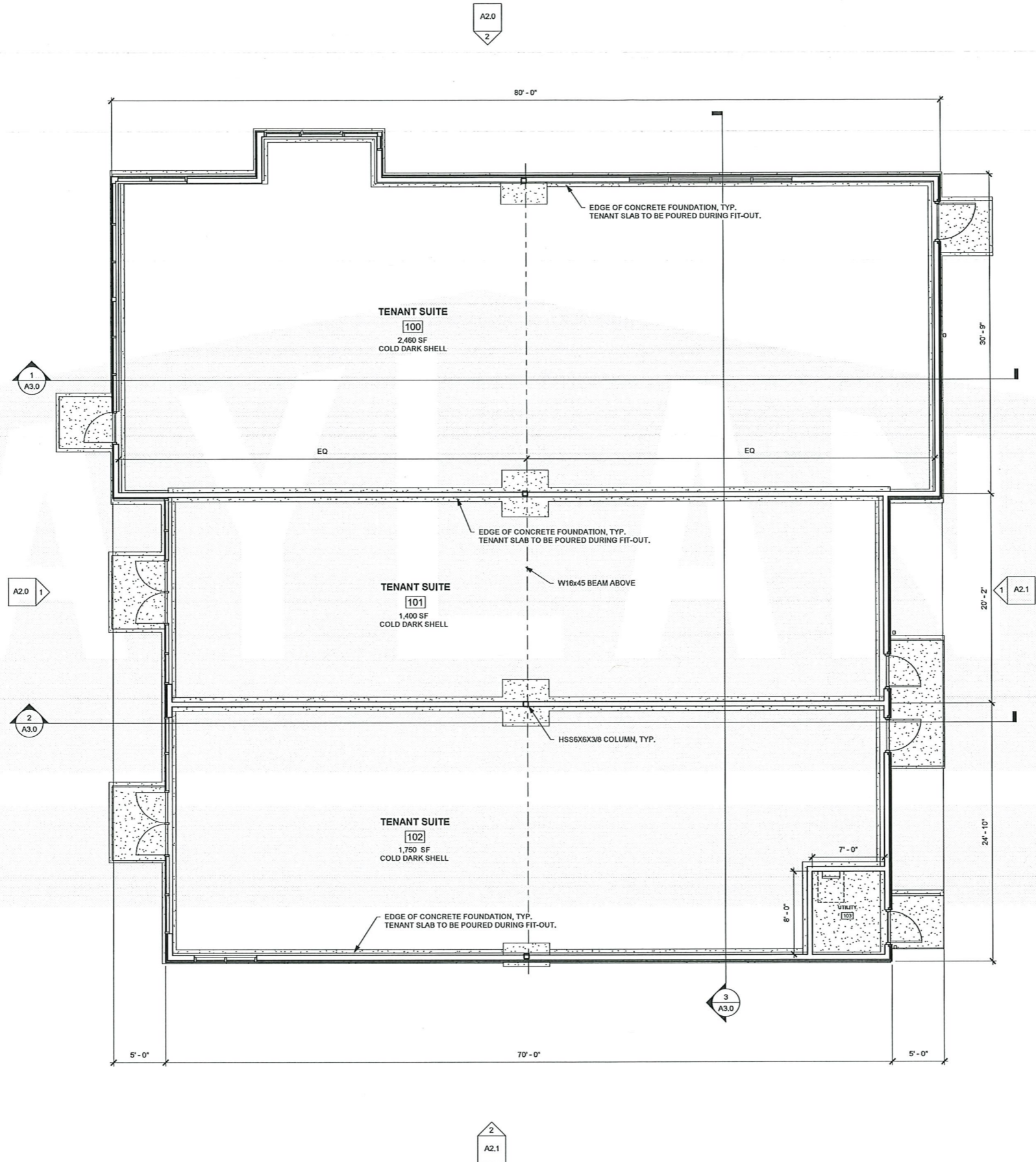


BAYLAND BUILDINGS

P.O. BOX 13571 GREEN BAY, WI 54307
(920) 498-9300 FAX (920) 498-3033
www.baylandbuildings.com

DESIGN & BUILD GENERAL CONTRACTOR

- GENERAL NOTES:
1. GRAVEL FLOOR THROUGHOUT. TENANT SLAB TO BE POURED DURING FIT-OUT.
 2. BARE WOOD STUDS THROUGHOUT. GYPSUM BOARD TO BE INSTALLED DURING FIT-OUT.



1/A1.0 SCALE = 3/16" = 1'-0"
OVERALL 1ST FLOOR PLAN

PROPOSED BUILDING FOR:

21-2128

CITY, WISCONSIN; COUNTY OF:

SCALE VERIFICATION

THIS BAR MEASURES 1" ON ORIGINAL.
ADJUST SCALE ACCORDINGLY.

NOTICE OF COPYRIGHT
THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO
COPYRIGHT PROTECTION AS AN "ARCHITECTURAL WORK" UNDER
SEC. 102 OF THE COPYRIGHT ACT, 17 U.S.C. AS AMENDED
DECEMBER 1992 AND KNOWN AS ARCHITECTURAL WORKS
COPYRIGHT PROTECTION ACT OF 1990. THE PROTECTION
INCLUDES BUT IS NOT LIMITED TO THE OVERALL FORM AS WELL
AS THE ARRANGEMENT AND COMPOSITION OF SPACES AND
ELEMENTS OF THE DESIGN UNDER SUCH PROTECTION.
UNAUTHORIZED USE OF THESE PLANS, WORK OR BUILDING
REPRESENTED, CAN LEGALLY RESULT IN THE CESSATION OF
CONSTRUCTION OR BUILDINGS BEING SEIZED AND/OR MONETARY
COMPENSATION TO BAYLAND BUILDINGS, INC.

JOB NUMBER: 21-2128

PROJECT
EXECUTIVE: DAVE PHILLIPS

DRAWN BY: CMP

DATE: 2/18/2022

REVISIONS:

ISSUED FOR: CHECKED DATE:
BY:

- ☒ PRELIMINARY
☐ BID SET
☐ DESIGN REVIEW
☐ CHECKSET
☐ CONSTRUCTION

OVERALL FLOOR PLAN

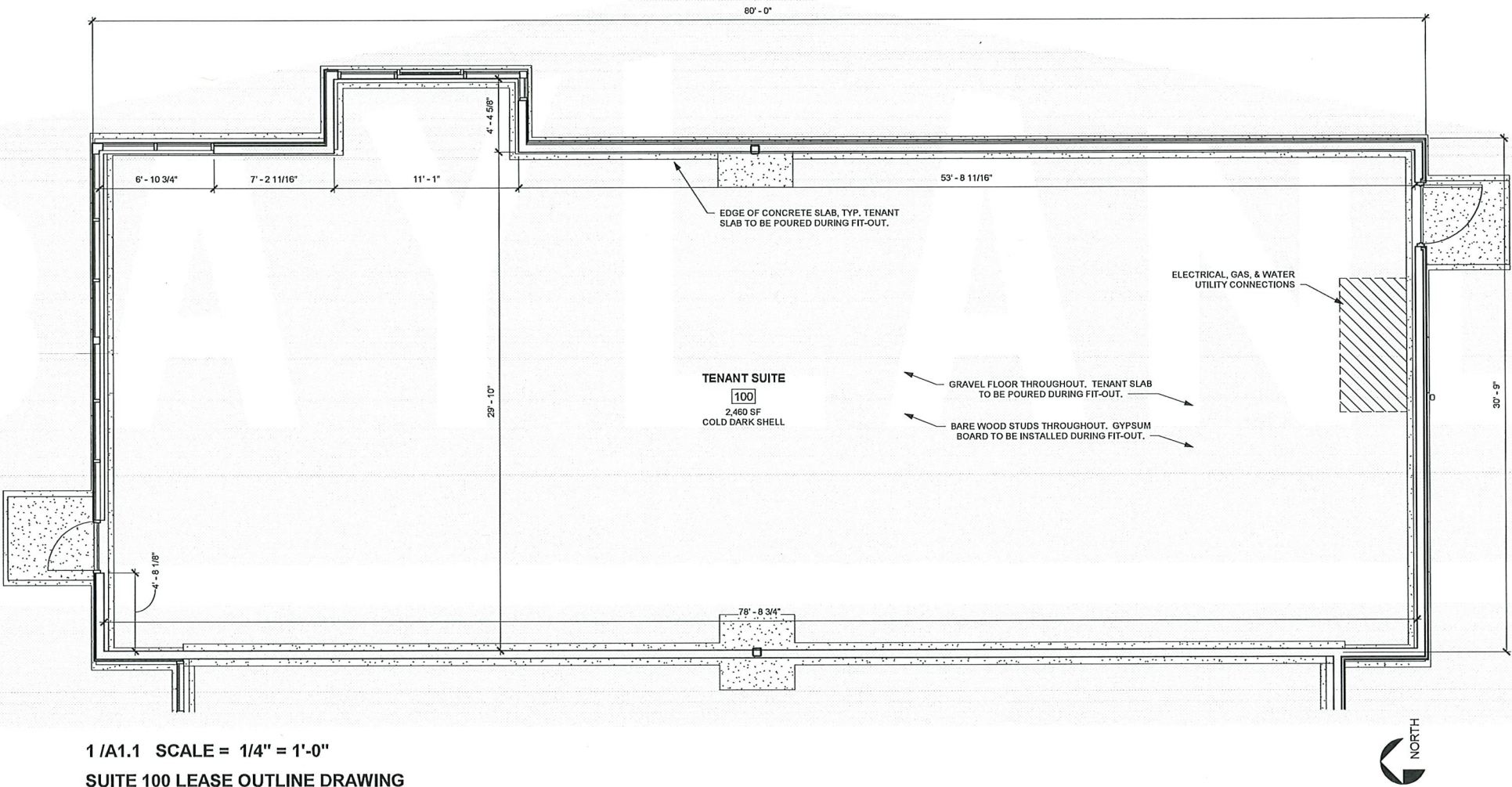
A1.0



BAYLAND BUILDINGS

P.O. BOX 13571 GREEN BAY, WI 54307
(920) 498-9300 FAX (920) 498-3033
www.baylandbuildings.com

DESIGN & BUILD GENERAL CONTRACTOR



1 / A1.1 SCALE = 1/4" = 1'-0"
SUITE 100 LEASE OUTLINE DRAWING

PROPOSED BUILDING FOR:

21-2128

CITY, WISCONSIN; COUNTY OF:

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COPYRIGHT PROTECTION ACT OF 1990. THE PROTECTION
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COMPENSATION TO BAYLAND BUILDINGS, INC.

JOB NUMBER: 21-2128

PROJECT
EXECUTIVE: DAVE PHILLIPS

DRAWN BY: CMP

DATE: 2/18/2022

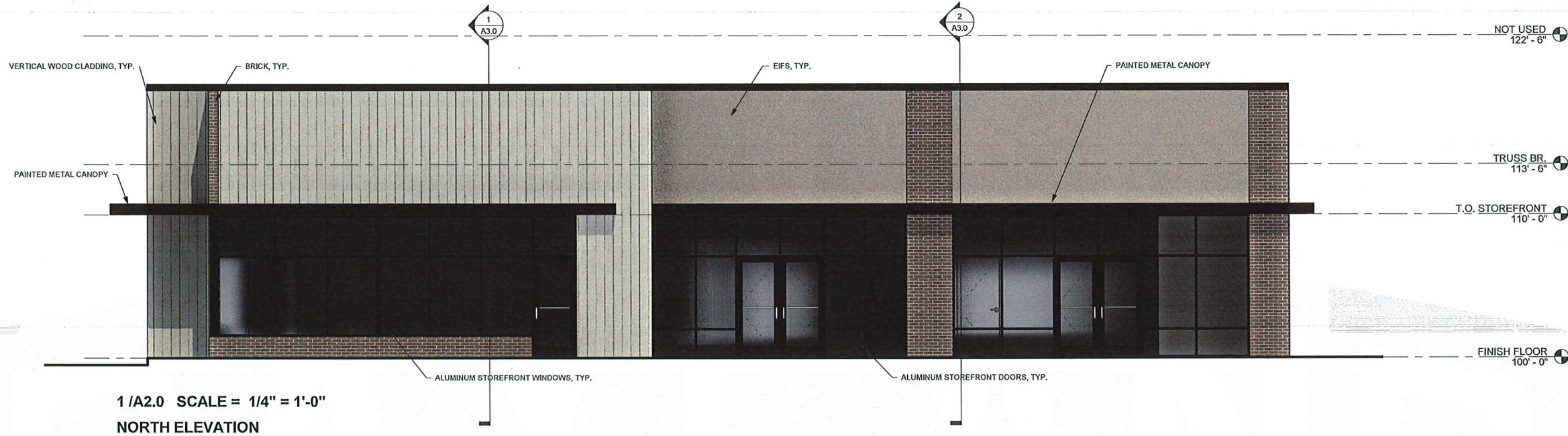
REVISIONS:

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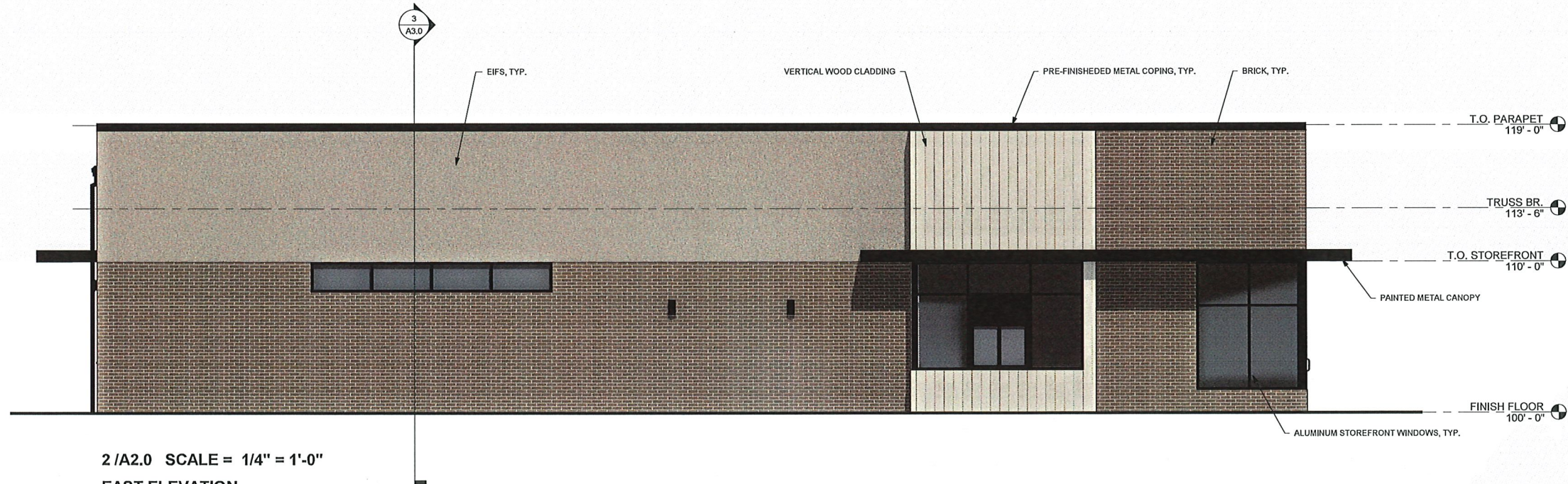
- ☒ PRELIMINARY
☐ BID SET
☐ DESIGN REVIEW
☐ CHECKSET
☐ CONSTRUCTION

ENLARGED FLOOR PLANS

A1.1



1/A2.0 SCALE = 1/4" = 1'-0"
NORTH ELEVATION



2/A2.0 SCALE = 1/4" = 1'-0"
EAST ELEVATION

PROPOSED BUILDING FOR:

21-2128

CITY, WISCONSIN; COUNTY OF:

SCALE VERIFICATION

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EXTERIOR ELEVATIONS

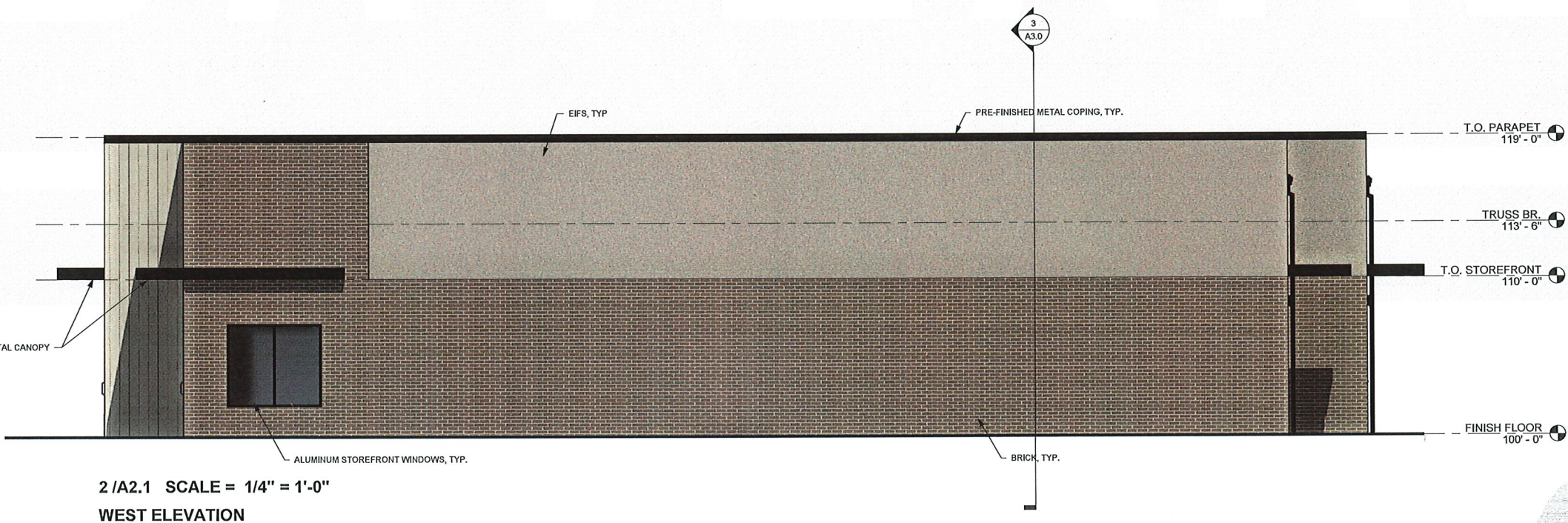
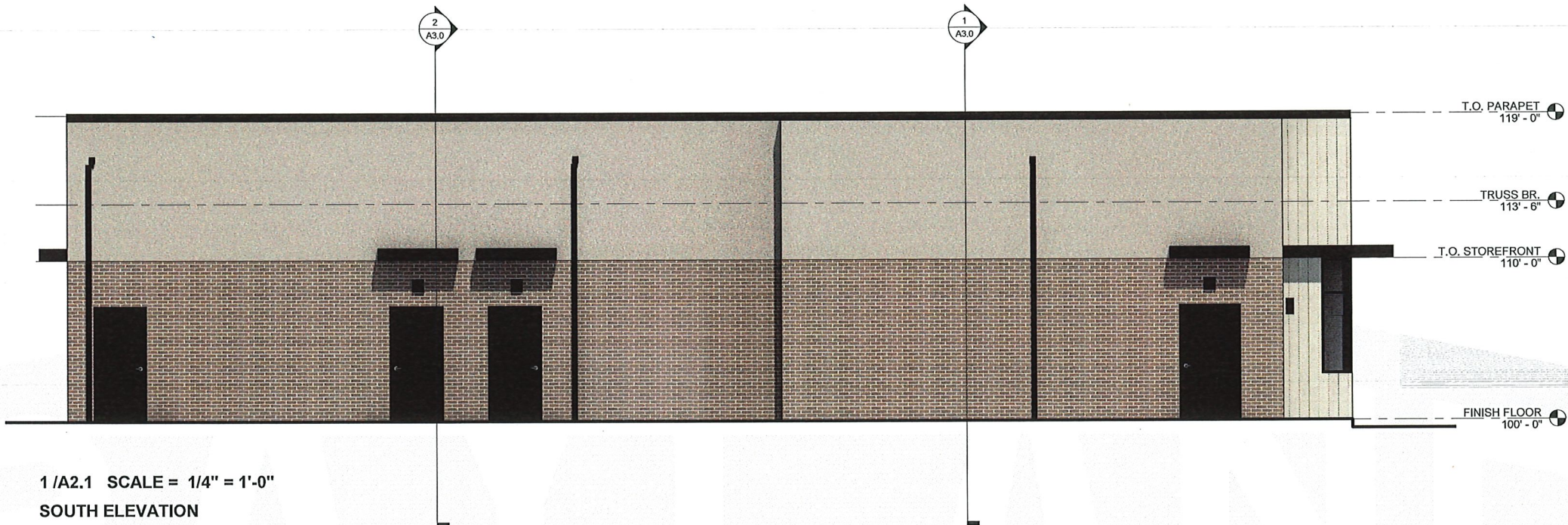
A2.0



BAYLAND BUILDINGS

P.O. BOX 13571 GREEN BAY, WI 54307
(920) 498-9300 FAX (920) 498-3033
www.baylandbuildings.com

DESIGN & BUILD GENERAL CONTRACTOR



PROPOSED BUILDING FOR:

21-2128

CITY, WISCONSIN; COUNTY OF:

SCALE VERIFICATION

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JOB NUMBER: 21-2128

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REVISIONS:

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BY:

- ☒ PRELIMINARY
☐ BID SET
☐ DESIGN REVIEW
☐ CHECKSET
☐ CONSTRUCTION

EXTERIOR ELEVATIONS

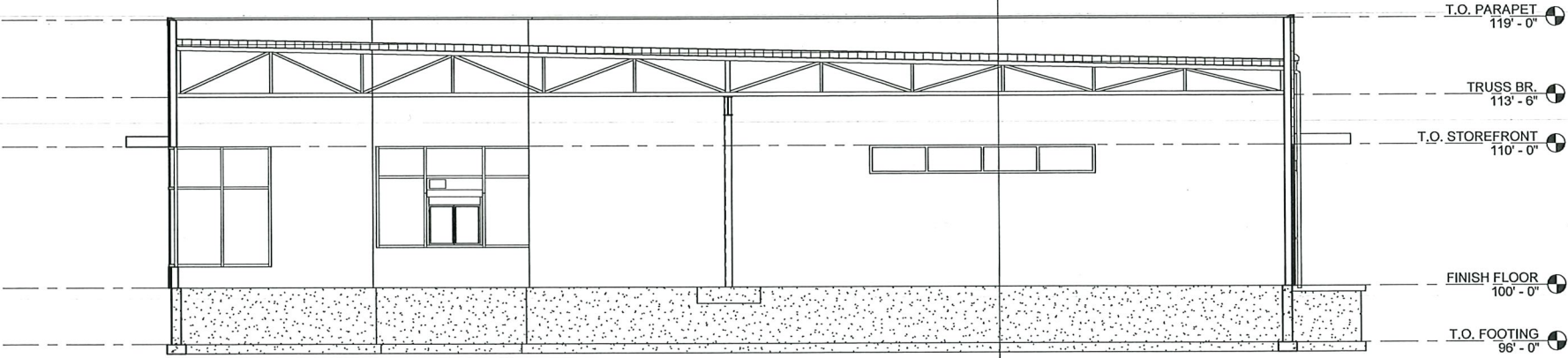
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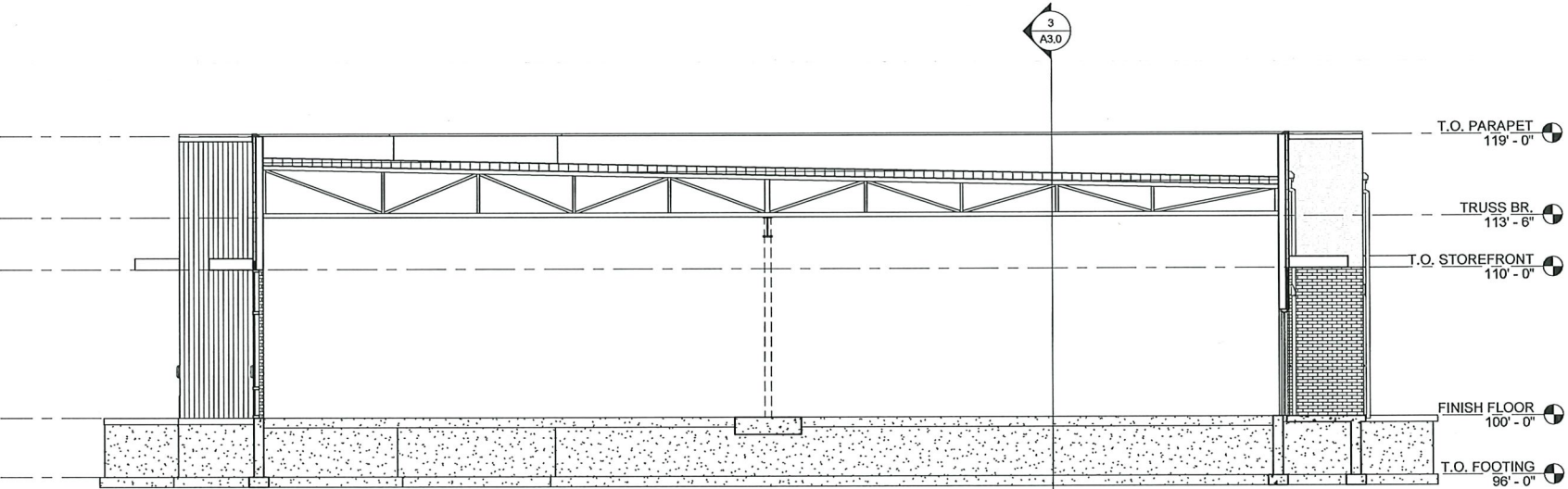
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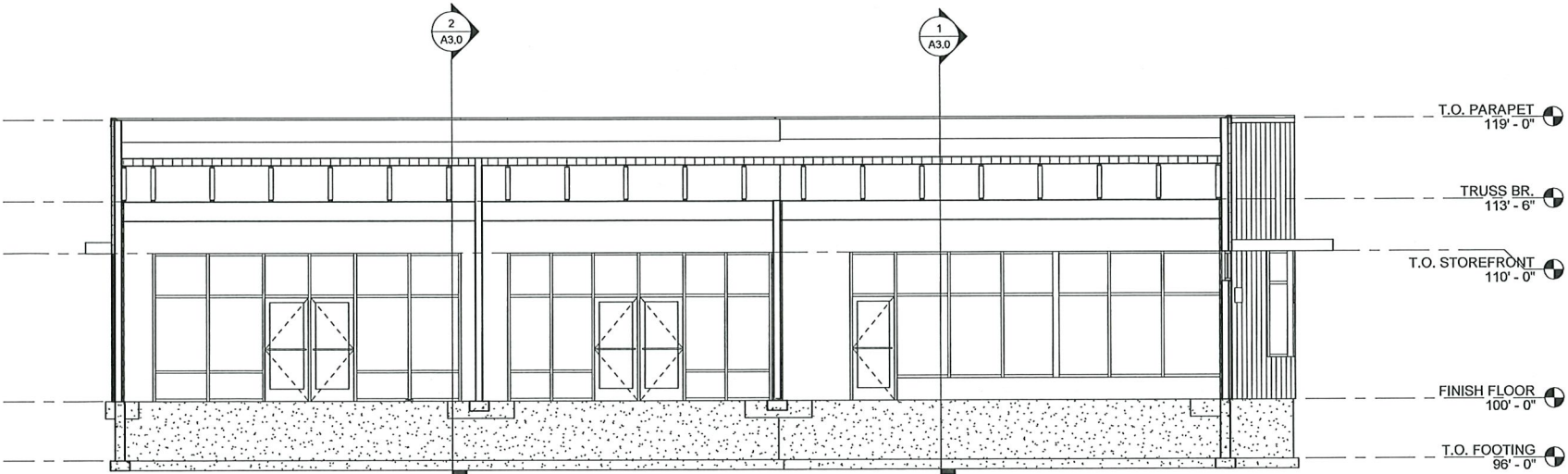
DESIGN & BUILD GENERAL CONTRACTOR



1 /A3.0 SCALE = 3/16" = 1'-0"
SECTION 1



2 /A3.0 SCALE = 3/16" = 1'-0"
SECTION 2



3 /A3.0 SCALE = 3/16" = 1'-0"
SECTION 3

PROPOSED BUILDING FOR:

21-2128

CITY, WISCONSIN; COUNTY OF:

SCALE VERIFICATION

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EXECUTIVE: DAVE PHILLIPS

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DATE: 2/18/2022

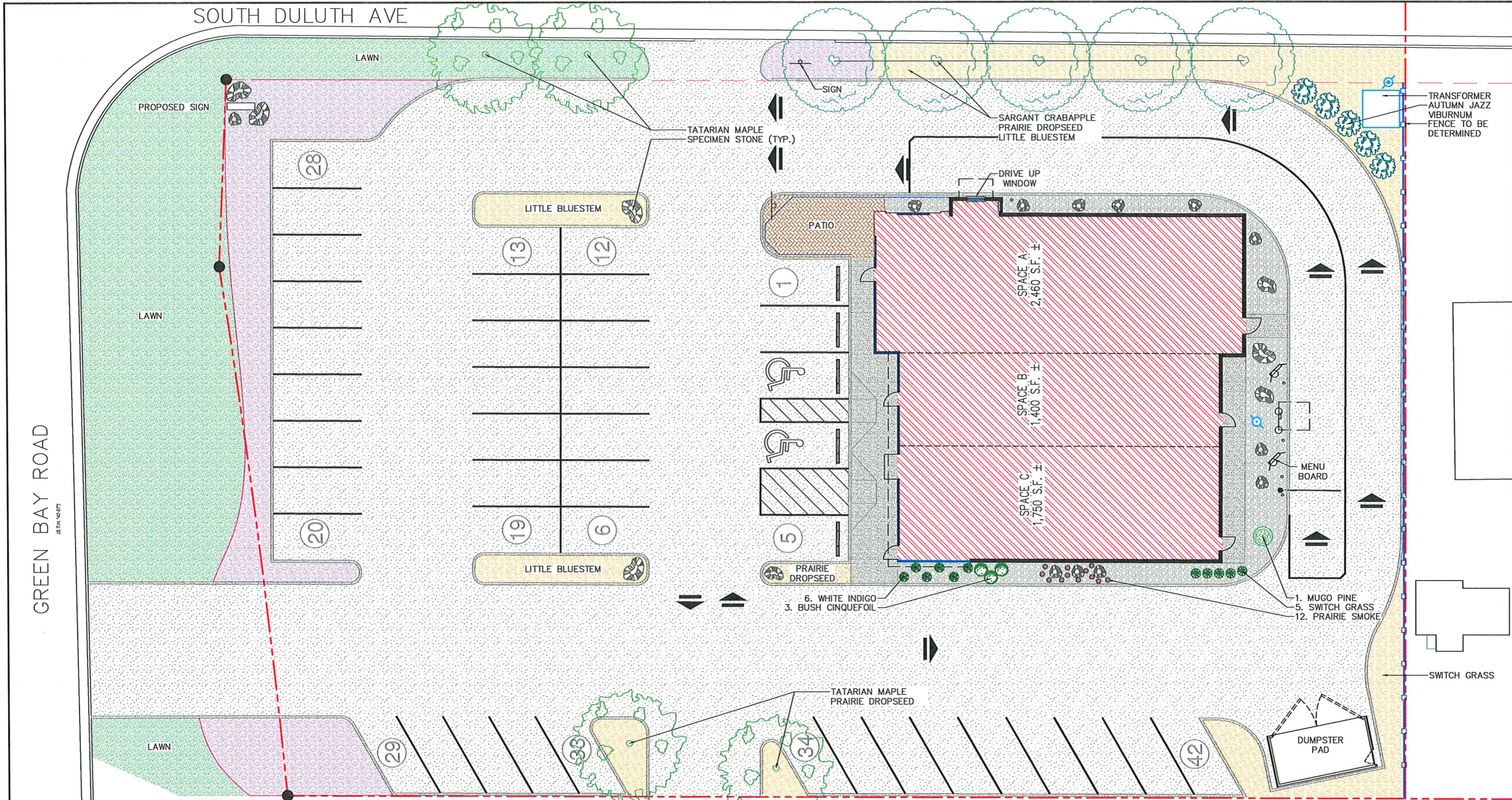
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☐ CHECKSET
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BUILDING SECTIONS

A3.0



PRELIMINARY PLAN
NOT APPROVED
FOR CONSTRUCTION

0 5 10 15 20
SCALE: 1" = 10'

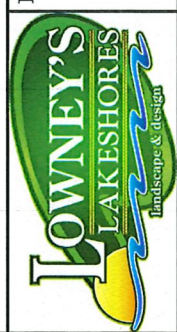
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911 GREEN BAY ROAD DEVELOPMENT

CONTACT: FIRST & MAIN PROPERTIES
ADDRESS: 911 GREEN BAY ROAD
PHONE:
DATE CREATED: 2-11-22
DRAWING NAME: CONCEPT

DATE REVISED: 3-3-22
SHEET NUMBER: 1 - 1

LOWNEY'S LAKESHORES
LANDSCAPE & DESIGN
5865 STATE HWY 42
STURGEON BAY, WI 54235
PHONE: (920) 743-6005
JOHN D. MEREDITH
LOWNEY'S LAKESHORES LANDSCAPE & DESIGN



BIRD & BUTTERFLY PLUG MIX	
SCIENTIFIC NAME	COMMON NAME
Asclepias incarnata	RED MILKWEED
Aster novae-angliae	NEW ENGLAND ASTER
Echinacea purpurea	PURPLE CONEFLOWER
Eupatorium maculatum	SPOTTED JOE PYE WEED
Eupatorium perfoliatum	BONESET
Liatris ligulistylis	MEADOW BLAZING STAR
Liatris pycnostachya	PRAIRIE BLAZING STAR
Monarda fistulosa	WILD BERGAMOT
Pycnanthemum virginianum	MOUNTAIN MINT
Rudbeckia subtomentosa	SWEET BLACK-EYED SUSAN
Rudbeckia triloba	BROWN-EYED SUSAN
Solidago ohioensis	OHIO GOLDEN ROD
Sporobolus heterolepis	PRAIRIE DROPSEED
Zizia aurea	GOLDEN ALEXANDER

- | | | |
|----|----------------------|----------------------------------|
| 4 | TATARIAN MAPLE | Acer tataricum |
| 5 | SARGENT CRABAPPLE | Malus sargentii |
| 1 | MUGO PINE | Pinus mugo |
| 5 | SWITCH GRASS | Panicum virgatum |
| 12 | PRAIRIE SMOKE | Geum triflorum |
| 6 | WHITE INDIGO | Baptisia alba |
| 3 | BUSH CINQUEFOIL | Potentilla fruticosa |
| 5 | AUTUMN JAZZ VIBURNUM | Viburnum dentatum 'RALPH SENIOR' |

*64 PLUGS / 100 SQ.FT.

- NATIVE PLANTINGS
AS NOTED
- SWITCH GRASS Panicum virgatum
LITTLE BLUESTEM Schizachyrium scoparium
PRAIRIE DROPSEED Sporobolus heterolepis
- BIRD & BUTTERFLY PLUG MIX
- LAWN



<div>elevate97</div> <div>800-514-1119 ELEVATE97.COM</div>	DESIGN #: 12210	PAGE: 1.1	DESIGN STAGE	APPROVALS	© COPYRIGHT 2022 BY ELEVATE 97
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	REVISED DATE:		CLIENT SIGNATURE:	DATE:	