AGENDA
CITY OF STURGEON BAY
PLAN COMMISSION
Wednesday, October 20, 2021
6:00 p.m.
City Council Chambers
421 Michigan Street, Sturgeon Bay, WI

1. Roll call.
2. Adoption of agenda.
3. Approval of minutes from September 15, 2021.
4. Public comment on non-agenda Plan Commission related items.
5. Consideration of: Comprehensive Plan amendment to change the Future Land Use designation for property located at 1361 N. 14th Avenue.
6. Consideration of: Zoning map amendment petition by Estes Investments, LLP from Agricultural (A) to General Commercial (C-1) for property located at 1361 N. 14th Avenue.
7. Conditional use application for commercial establishment with drive-through facility (car wash) proposed by Kwik Trip, Inc. for property located at 1567 to 1629 Egg Harbor Road and 1614 to 1636 Alabama Street.
    a. Presentation
    b. Public Hearing
    c. Consideration
8. Conditional use application for 14-unit multiple-family dwelling (townhomes) proposed by Harbor Ridge, LLC (R.E. Lee, representative) for property located on the east side of S. Grant Ave immediately south of 416 S. Grant Avenue.
    a. Presentation
    b. Public Hearing
    c. Consideration
9. Zoning map amendment petition by Sturgeon Bay Plan Commission from Planned Unit Development (PUD) to Single-Family Residential (R-2) for parcels 281-62-09000107, 281-62-09000108, 281-12-60020501, and 281-12-60020502 located along the east side of N. 8th Avenue between Belmar Place and Bonnie View Drive.
    a. Presentation
    b. Public Hearing
    c. Consideration/Recommendation *(Note: The Plan Commission will not make a recommendation at this meeting, unless a motion is made and passed by ¾ of the members present to act on the request at this meeting.)*
10. 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.

10/15/21
2:30 p.m.
SM

Plan Commission Members

Mayor David Ward	Mark Holey
Ald. Kirsten Reeths	Jeff Norland
Ald. Helen Bacon	Debbie Kiedrowski
Ald. Dennis Statz	

CITY PLAN COMISSION MINUTES
September 15, 2021

A meeting of the City Plan Commission was called to order at 6:00p.m. by Chairperson David J. Ward in the Council Chambers, City Hall, 421 Michigan Street, Sturgeon Bay.

Roll Call (#1): Members present: David Ward, Kirsten Reeths, Helen Bacon, Jeff Norland, Dennis Statz, Mark Holey, and Debbie Kiedrowski were present. Also present were Community Development Director Marty Olejniczak, Zoning/Planning Administrator Christopher Sullivan-Robinson, City Administrator Josh VanLieshout, and Administrative Assistant Suzanne Miller.

Adoption of agenda (#2): Motion was made by Mr. Norland and seconded by Mr. Statz to adopt the following agenda:

1. Roll call.
2. Adoption of agenda.
3. Approval of minutes from August 18, 2021.
4. Public comment on non-agenda Plan Commission related items.
5. Comprehensive Plan amendment to change the Future Land Use designation from Higher Density Residential to Regional Commercial for property located at 1361 N. 14th Avenue.
6. Zoning map amendment petition by Estes Investments, LLP from Agricultural (A) to General Commercial (C-1) for property at 1361 N. 14th Avenue:
    a. Presentation
    b. Public Hearing
    c. Consideration/Recommendation (Note: The Plan Commission will not make a recommendation at this meeting, unless a motion is made and passed by ¾ of the members present to act on the request at this meeting.)
7. 3rd Avenue Beautification Plan for a portion of N. 3rd Avenue along Fincantieri's south yard:
    a. Presentation
    b. Consideration
8. Consideration of: Zoning map amendment for parcels along the west side of N. 8th Avenue between Belmar Place and Bonnie View Drive. (Note: This item is for initial consideration only. The Plan commission will not make any formal recommendation to amend the zoning map until after a public hearing is held at a later date.)
9. Consideration of: Restructuring of permitted and conditional uses within the Sturgeon Bay Zoning Code.
10. Adjourn.

All ayes. Motion carried.

Approval of minutes from August 18, 2021 (#3): Motion was made by Ms. Bacon to approve the minutes from August 18, 2021 and seconded by Ms. Reeths. All ayes. Motion carried.

Public Comment on non-agenda Plan Commission related items (#4): No citizens presented for public comment.

Comprehensive Plan amendment to change the Future Land Use designation from Higher Density Residential to Regional Commercial for property located at 1361 N. 14th Avenue (#5):

Presentation: Christopher Sullivan-Robinson explained the petition addresses future land uses. He stated Dave Philips (representing Estes Investments, LLP ["Estes"]) is requesting a rezoning from Agricultural to General Commercial to allow redevelopment of the rear half of the property into commercial storage units. The current Comprehensive Plan shows the intended future land use of the property as higher density, multi-family residential. In order to approve a zoning change, the Comprehensive Plan must be amended to be consistent. Per Mr. Sullivan-Robinson, options for the future land use designation include: 1.) Current listing, with no change recommended to the Comprehensive Plan. 2.) Regional Commercial, which directly matches Estes's request or 3.) Unsewered Commercial, as there is no sewer or water extending to the property. He reported staff sees options #2 and #3 as beneficial to the city. The property is currently being used as commercial storage, so the redevelopment will not be a change of use.

Dave Phillips, of Bayland Building is working with Estes to develop the property. They are proposing 24ft. x 41ft. x 16ft. tall buildings with one 14ft. x 14ft. overhead door for storage purposes. He also described building use for "man and woman caves" with the possible addition of heat, air conditioning, and office use. There are no wetlands on the property and the site is in disarray. He does not believe the site is good for commercial use due to lack of sewer and water. Additionally, he states the lack of sidewalks, the narrow road, and the drop in elevation from road to rear of property does not make the site work for residential. He believes the newest plan/building design will better allow for the addition of landscaping between the buildings. They plan to construct 15 units in the rear of the property.

Mr. Statz asked about mitigation of hazards due to former use as an orchard, to which Mr. Phillips responded soil testing would likely be required by the city and that there would be little digging and more filling to encapsulate any contaminated soils.

Mr. Phillips responded to Ms. Kiedrowski's concerns regarding appearance (buildings, asphalt) by stating the small building at the front of the property would be torn down, the entire front of the property would not be asphalt, and a plan for the development of the front of the property was not yet in place.

(#5 continued)

Mr. Norland stated sewer and water are vital to a "man cave". Mr. Phillips explained that a holding tank could be added and the property has a well. Together, this would allow Estes to offer the option of a bathroom and car washing capability.

Mr. Holey questioned whether the mobile home would be removed. Mr. Phillips responded that the dwelling is currently leased and they plan to start construction away from that area of the property. He stated the dwelling would come down in the "long-term plan, maybe just not right away".

Mr. Phillips explained to Ms. Reeths that all the little outbuildings would be torn down, as well as the silo. Over the years it will take to build the project, the large building in the front would come down and eventually the mobile home. Steve Estes interjected the mobile home and tenant came with the property when they bought it. He would "love to tear it down", but the tenant has no place to go. Ms. Reeths asked if the mini-storage units would be rented or sold and Mr. Phillips answered that has yet to be determined.

Ms. Kiedrowski questioned who would oversee the property if the units were all sold. Mr. Phillips responded the units would become like a condominium complex with a condominium board. Mr. Estes interjected that it would be years of development before they no longer had an interest in the property during which time they want to property to look good.

Public Hearing:

Prior to taking testimony Mr. Olejniczak explained there are two hearings involving this property: 1.) Public hearing #1 addresses the Comprehensive Plan's intended future use of the property and 2.) Public hearing #2 addresses the specific zoning classification.

Anthony Recupero of 1408 N. 12th Place, whose property backs up to the Estes property, raised concerns about the run-off between the rear of his property and the Estes property and the maintenance of that area. Though he stated he has no problem with mini- storage development on the Estes property, he is concerned about the noise from units that may be used for race car and boat maintenance. He requested quiet times be included in the by-laws for the association.

Testimony by Chris Larsen of 1411 N. 14th St. spoke of being in support of mini-storage if it were "run like a business" and stated he does not trust the owners of the property to complete a second phase, leaving the "eyesore" that currently exists. He raised concerns about the living conditions at the trailer on the property and stated the owners have been delinquent their responsibility to the resident and to their neighbors. He spoke of the presence of lead and arsenic due to the mixing site that once operated on the property.

He was informed of the chemical's presence by the Soil and Water Conservation Department and reported while the lead and arsenic levels were below those which would require mitigation, they are present in soil that will be disturbed during construction. Mr. Larsen offered to share his documentation.

Mr. Ward closed the Public Hearing at 6:32pm.

Consideration/Recommendation:

Mr. Olejniczak and Mr. Sullivan-Robinson recommend Unsewered Commercial as the best choice if the Plan Commission chooses to recommend a change of the land use designation in the Comprehensive Plan for this property to the Common Council. The lack of sewer makes the property inappropriate for more intensive use (heavy retail, larger office use).

Mr. Ward stated an issue with storm water was raised in the testimony and questioned when that would be addressed as he understood it could not be addressed as part of the current decision being made. Mr. Olejniczak confirmed it would be addressed at a later point, when the applicant came back for plan approval. Mr. Ward also questioned how/when limitations or "conditions of use" could be applied to uses such as man/woman cave. Mr. Olejniczak stated that would be difficult as mini-storage would be a permitted use once the Comprehensive Plan and zoning district were changed.

Mr. Norland questioned if the Board left use and zoning as is, would they have much more control over what happens with the property if/when the applicant came back with a Planned Unit Development? Mr. Olejniczak confirmed a PUD would give the Board the ability to put certain requirements in place.

Ms. Bacon expressed her concerns regarding lack of a clear plan and issues with run off. She stated those issues would not be addressed as a part of this meeting's discussion.

Mr. Holey questioned the limit for the number of storage units that could be placed on the property. Mr. Olejniczak explained no more than 70% of the property could be covered by impervious surfaces, including driveway/asphalt. There is no density rule. Mr. Holey questioned whether the holding tank would be allowed. Mr. Olejniczak answered what would be allowed is determined by the Door County Sanitarian.

Mr. Ward questioned whether a PUD as suggested by Mr. Norland would establish the zoning and the Board would then go backward to amend the Comprehensive Plan. Mr. Olejniczak reported WI State law requires the municipality to make zoning decision

consistent with its Comprehensive Plan. Therefore, the Comprehensive Plan should be amended first, and then zoning amended or they can be done at the same time.

Mr. Olejniczak reiterated the issue at hand for this meeting is to determine: 1.) appropriate future land use for the parcel and 2.) what is the appropriate zoning to apply. The requested C-1 zoning district allows a permitted use for commercial storage.

Ms. Kiedrowski questioned authority over the drainage issues at the site. Mr. Olejniczak stated he could find no drainage easements over the property, which leaves the responsibility to the property owner.

Mr. Phillips stated Baudhuin Engineering & Surveying is hired to develop a storm water plan and they plan to raise the level of the buildings so draining will happen according to Baudhuin's plan. The owner also owns a landscape company and Mr. Phillips reassured the Board the property would be cleaned up and landscaped. He stated they would have a plan for noise.

Mr. Ward summarized that the Board did not want to take any action on this petition to amend the Comprehensive Plan to change the Future Land Use designation from Higher Density Residential to Regional Commercial for property located at 1361 N. 14th Avenue. No motion was made.

Zoning map amendment petition by Estes Investments, LLP from Agricultural (A) to General Commercial (C-1) for property at 1361 N. 14th Avenue (#6):

Staff Presentation: Mr. Sullivan-Robinson stated the presentation made for agenda item #5 also included the information for agenda item #6.

Public Hearing:

Presentation: Mr. Sullivan-Robinson stated the presentation made for agenda item #5 also included the information for agenda item #6.

Testimony: No one presented to speak.

Mr. Ward closed the hearing at 6:56pm.

Consideration/Recommendation: Mr. Ward called for a motion to act upon the zoning map amendment petition at tonight's meeting. No motion was made. Mr. Olejniczak stated the item would go back on the agenda for the next regular meeting of the Plan Commission, at which time they could make a recommendation to the Common Council.

3rd Avenue Beautification Plan for a portion of N. Third Avenue along Fincantieri's south yard (#7).

Presentation: The Beautification Plan was presented by Darren Ploor, facility manager, and Tom Martin (both in person) and Ryan Hoernke, Asst. General Manager and Finance Director (by phone) of Fincantieri Bay Shipbuilding with Ed Freer of Graef USA, Madison, WI (by video). Mr. Martin described the project area as stretching along the west side of 3rd Avenue from 325 N. 3rd Avenue northward to the intersection at Iowa street. He explained three design concepts were developed initially, two meetings were held to invite public input, and two on-line surveys conducted. Information gathered indicated three overarching themes: 1.) Connecting downtown to Sunset Park 2.) Maintaining view corridors for public viewing of the shipyard and 3.) Blocking noise and creating a buffer between the shipyard and the neighborhood. In addition, public feedback indicated a desire to avoid large fences/barriers, include greenery, and make the project maintainable.

Mr. Freer presented the schematic design and stated that the project was coordinated with improvements to Fincantieri's parking lots. For the frontage along the old railway depot, a small-scale public gathering space is planned for the future. Mr. Freer reported no specific plan for the area is in place. The area on the immediate schedule for improvement starts to the north of the railway depot lot, where the green space to the west of the sidewalk will be widened to 9 feet, an increase of 6ft. over the present space. In that space, nine canopy trees and other vegetation will be added along a length of ~300ft to Iowa Street. The view corridors will be at the entrance to the parking lot and at Iowa Street. He described two concepts for the final design: 1.) A combination of greenery and fencing with an entry feature that includes two 6-7ft. columns displaying interpretive elements to formalize the entry into the shipyard or 2.) A combination of greenery and fencing with interpretive elements/artwork (symbols and graphics) superimposed upon the fencing.

Consideration:

Mr. Norland questioned how security would be maintained after the removal of the existing street-side fence. Mr. Ploor explained the existing fence along the former 1st avenue will remain and serve as the security fence.

Mr. Statz questioned intention to continue the project north along 3rd Avenue where there is currently chain-link fencing with barbed wire. Mr. Ploor responded that as plans develop for the shipyard develop they would continue the theme north along the property as opportunities present themselves to us.

Ms. Bacon questioned the plan for the building at 325 N. 3rd Avenue as she regularly receives citizen complaints regarding its appearance. Mr. Martin responded they are

receiving quotes for painting the building in their brand colors (blues and grays) and are looking at creative window coverings. Mr. Statz stated he too gets calls about the appearance of the shipyard along 3rd Avenue.

Mr. Holey questioned the time frame for the project. Mr. Ploor reported the 325 N. 3rd Avenue building improvements would be completed by year's end (2021). Mr. Martin reported the remainder of the project would carry into next spring (2022). Mr. Holey asked about completion of the interpretive part/railway depot project and Mr. Hoernke stated the Depot project should be completed next year.

Ms. Reeths questioned the capacity of the parking lot. Mr. Ploor answered 177 spots in the south parking lot and a similar, slightly smaller number in the lot to the north. Ms. Bacon questioned if this would eliminate the off-street parking she receives citizen complaints about. Mr. Ploor stated parking would be significantly increased through the plan, which opened up many more opportunities for off-street parking.

Mr. Ward called for a motion. Ms. Bacon moved Fincantieri Bay Shipbuilding's 3rd Avenue Beautification Plan be approved and Ms. Kiedrowski seconded the motion. Mr. Ward called for a vote. All ayes. The motion carried.

Consideration of Zoning map amendment for parcels along the west side of N. 8th Avenue between Belmar Place and Bonnie View Drive (#8)

Mr. Olejniczak reported a 2.6-acre parcel owned by the James Parson Trust at 1118 N. 8th Avenue was recently listed for sale and there is an accepted offer. Prospective buyer plans to use the existing home. In the sale process, it was discovered via the zoning map that the parcel was mapped as Planned Unit Development when the PUD ordinance for Bonnie View Heights was established in 1973. As the Parson Trust parcel is not in Bonnie View Heights, the PUD ordinance doesn't apply. The City Attorney recommended the subject parcel and a second mismapped parcel at 1164 N. 8th Avenue be properly zoned. In addition, two parcels in the Bonnie View Heights subdivision were zoned to be offices (PUD C-1) and require rezoning as one is a vacant lot and the other contains a single-family home. Staff also believes the Future Land Use map is mis-mapped as related to existing development along 8th Avenue. The west side of 8th is designated as Medium Density Residential when there exist almost entirely single-family dwellings on larger lots. The east side of 8th Avenue is designated as Lower Density Residential when currently apartments, duplexes and smaller lots exist there. Mr. Olejniczak requested the Plan Commission consider 1.) Which parcels should be included in the zoning petition –the mis-mapped parcels only or include the PUD C-1 parcels 2.) Which zoning classifications to include as R-1 – R-4 are all appropriate and 3.) Whether to include a Comprehensive Plan amendment at the same time. In particular, Mr. Olejniczak asked the Board make an initial determination of what the new zoning classification would be as the specific district is needed for the public hearing notice.

After hearing discussion by the Commissioners, Mr. Ward explained the Commission was asking staff use its discretion regarding the proposed zoning within the parameters discussed in his presentation and to include all the parcels in question, and return to the Commission to present that plan. No formal action was taken.

Consideration of Restructuring of permitted and conditional uses within the Sturgeon Bay Zoning Code (#9).

Presentation: Mr. Olejniczak reported Vandewalle & Associates, Inc. recommended all uses in each zoning district be documented in table format. Copies of the working version of the table and a notes page that addresses any district's special rules were distributed to the Commissioners. He explained the need for elimination of outdated language and a change to eliminate the current requirement for PUD for multifamily dwellings of >25 units when proposed in a multi-family district. He recommends a change to permitted used for 8-24 units and conditional use for >24 units, with no requirement for PUD unless a development requires special conditions (ex: height, setback). Additionally, he recommends making bed and breakfast establishments a permitted use in most cases just as tourist rooming houses are currently.

Mr. Ward questioned the use assigned to the new mini-golf course. Mr. Olejniczak responded it is conditional use. He described grouping changes for municipal facilities and major and minor utilities facilities.

Ms. Reeths questioned the use for cell-phone towers. Mr. Olejniczak reported the Community Protection and Services Committee is currently reviewing a Communication Tower Ordinance that would govern that use.

Mr. Olejniczak explained drive-through lanes were taken out of the table as a use (currently conditional use) as presently the Aesthetic Design and Site Plan Review Board can oversee and put specific rules in their guidelines regarding drive-through lanes.

Mr. Ward directed the Commissioners to take the table and notes with them to study.

Adjourn (#10): Mr. Holey made the motion to adjourn, which was seconded by Mr. Norland. Mr. Ward called the vote. All ayes. The motion passed at 6:44pm.

Respectfully submitted,

Suzanne Miller

Suzanne Miller
Administrative Assistant

Executive Summary - REVISED
Comprehensive Plan Amendment
Future Land Use Classification for 1361 N 14th Ave

Background: The 2040 Sturgeon Bay Comprehensive Plan was adopted in October of 2020. Chapter 7 defines current and future land uses in and around the City. More specifically, Maps 5a & 5b identify future land uses. This chapter is used to guide decision making for several things including review of conditional uses, rezoning requests, and planned unit developments. Under state law, land use related decisions of the municipality, such as zoning map amendments, must be consistent with the Comprehensive Plan.

David Phillips representing Estes Investments, LLP, is requesting the City rezone the property located 1361 N 14th Ave to General Commercial (C-1), so they can redevelop and use the property for commercial storage facility. However, the future land use map identifies the future land use as being Higher Density Residential. If the City decides to approve the rezoning request, then the Comp Plan's Future Land Use designation should be modified to be consistent with the rezoning.

Existing Conditions: The property is approximately 1.87 acres and contains four buildings in mostly poor conditions. This includes a cottage, mobile home, 40' x 60' pole building, a 45' x 140' storage building, silo, and small shed. North and south of the property are single-family dwellings. Walmart is located east of this property, and multiple-family residential is to the west. There is a mix of zoning classifications surrounding this property including PUD(C-1), Agricultural, Single-Family Residential R-1, and Multiple-Family Residential R-4.

The Future Land Use Map designates the abutting property to the north, south, and west for Higher Density Residential. The properties to the west are designated as Regional Commercial and Planned Neighborhood.

Process: The Comp Plan Amendment processes is similar to a Zoning Map Amendments. A public hearing is required followed by approval of a resolution by the Plan Commission and finally adoption of the amendment by ordinance by the Common Council. Based upon the proposed development and the discussion at the previous meeting, the following land use categories appear to have the most merit for use at 1361 N. 14th Avenue.

<u>Higher Density Residential:</u> This is the current future land use category. The City could decide not to change the map and leave the current designation. The abutting properties to the north and south also have the same designation. Together, these properties could make up one larger residential development. Otherwise, the likelihood of getting a smaller development is lower due to the relatively small size of the property, lack of sanitary sewer and the sloping nature of the site. If Higher Density Residential is kept as the Future Land Use classification, the most appropriate zoning district would be R-3 or R-4 at the time of development.

Regional Commercial: This would be appropriate designation for the proposed commercial storage facility and it would abut other properties with the same designations to the west. The most appropriate zoning district would be General Commercial (C-1) for rezoning purposes.

Unsewered Commercial: This would also be an appropriate future land use category since there is no public sanitary sewer or water facilities extending along this stretch of N. 14th Ave and the proposed development is low intensity. There is no specific zone for unsewered commercial so the General Commercial (C-1) district would be the most appropriate zone if the property is rezoned.

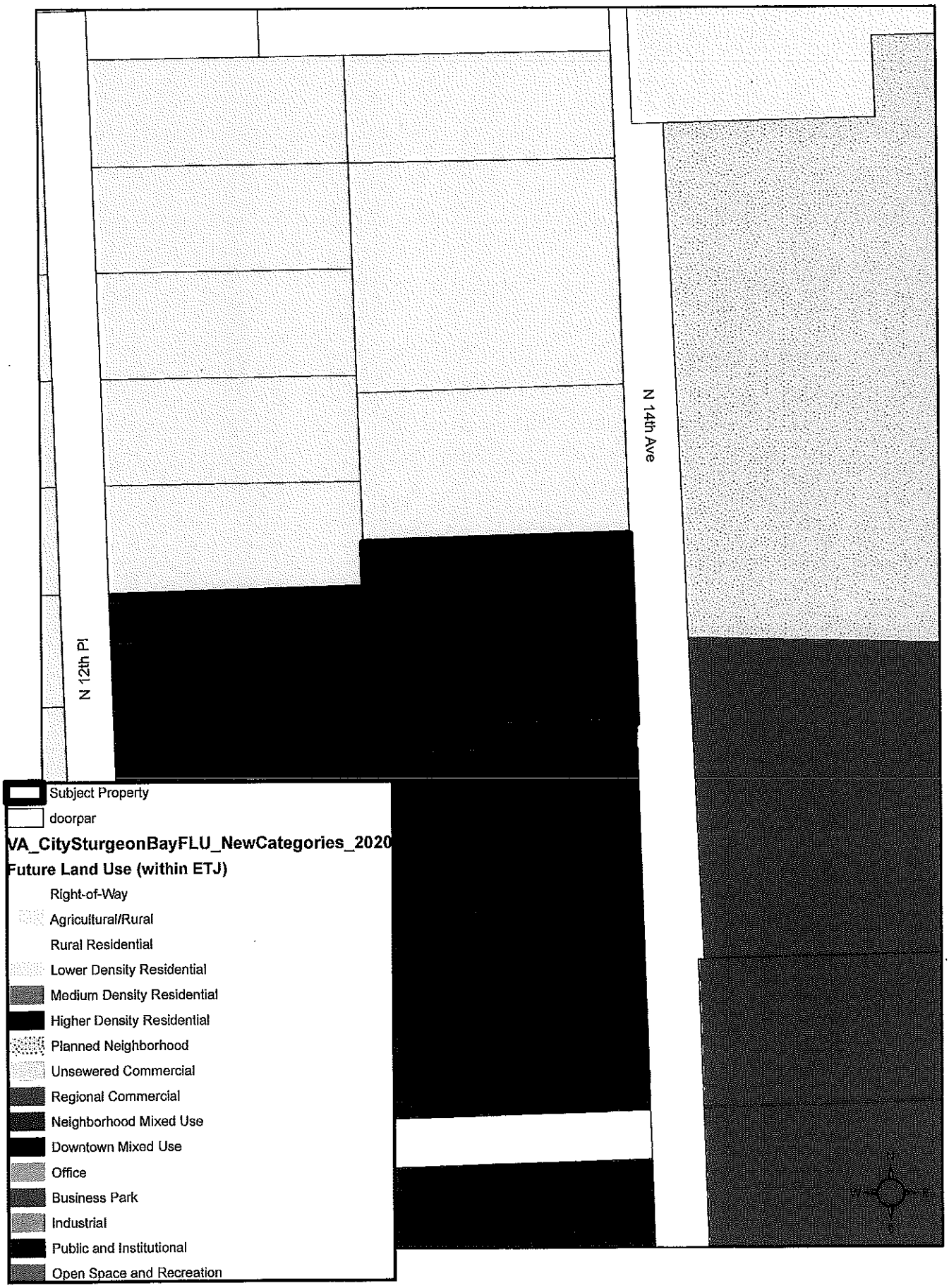
Additional Considerations: Since the last Plan Commission meeting, City staff and representatives of the property discussed the possibility of extending sanitary sewer and water to the site. It appears that the extensions are physically possible and the City could incentivize the development of the site by covering some or all of the costs associated with the utilities. The property owners have submitted a new plan which shows the rear half of the site being developed with unsewered commercial storage buildings but the front half being developed with a multiple-family residential building that would be built after utilities become available. The property owners to split the development due to the elevation drop making it harder for sewered development to occur even after utilities are extended and the uncertainty of when the utilities would be available.

Recommendation: The latest proposal for unsewered commercial development in the rear and higher density residential development in the front is a reasonable compromise given the circumstances. Staff is not opposed to amending the comprehensive plan to accommodate the proposed commercial storage facility. Given the lack of sanitary sewer and the less customer intensive nature of the proposed use, the Unsewered Commercial designation would be most appropriate. Therefore, the recommendation is to amend the Future Land Use Map for the westerly 190 feet of the parcel located at 1361 N. 14th Avenue to Unsewered Commercial, but leave the remaining property as Higher Density Residential.

Prepared By: _____ 10·15·2021
Christopher Sullivan-Robinson — Date
Planner / Zoning Administrator

_____ 10-14-2021
Martin Olejniczak — Date
Community Development Director

Location Map - 1361 N 14th Ave
Future Land Use Map



Unsewered Commercial

Description

This future land use category is intended for smaller-scale office and local-supporting institutional, retail, and commercial uses that are less customer and traffic intensive but require larger land areas.

Recommended Zoning

The City's C-1 zoning districts will accommodate this future land use category. The City may consider creating a new zoning district for Unsewered Commercial that could include a limit on the total square footage and impervious surface area of development to maintain the rural feel of the area.

Policies and Programs

a. Require that all proposed commercial projects submit a detailed site plan, building elevations, lighting plan, grading/stormwater management plan, and signage plan prior to development approval.

b. In unsewered commercial areas, require the use of high-quality building materials and designs that are compatible with residential areas, including residential roof materials such as shingles; generous window placements; and exterior materials such as wood, cement board, vinyl siding, brick, decorative block, stone, etc.

Regional Commercial

Description

This future land use category includes large-scale commercial and office land uses, including national and regional retailers, which serve the entire community and people from nearby communities on public sewer, public water, and other urban services and infrastructure.

Recommended Zoning

The City's C-1 zoning district is appropriate for areas within this future land use category.

Policies and Programs

a. Adhere to site, building, signage, landscaping, and lighting design guidelines for commercial, large scale retail, and mixed-use development projects.

b. Require that all commercial projects submit and have approved detailed building elevations and site plans, showing the proposed locations of the building(s), parking, storage, loading, signage, landscaping, and lighting prior to development approval.

Higher Density Residential

Description

This future land use category is intended for a variety of residential units but is primarily comprised of multi-family housing (3+ unit buildings), usually developed at densities up to 12.4 units per acre.

Recommended Zoning

The City's R-3 and R-4 zoning districts are the most appropriate districts to implement this future land use category.

Policies and Programs

a. Meet minimum site, building, landscape, lighting, and other design standards included in the zoning ordinance.

b. Support projects that include a strong program for maintaining the quality, value, and safety of the development over time.

c. Work with development partners to provide a wide range of housing types such as condos, townhomes, and multi-unit dwellings.

d. Pursue opportunities to increase multi-family housing to address attainable workforce housing as described in Chapter Four: Housing.

e. Update detailed design standards for multi-family developments from Chapter Four of this Plan.

Executive Summary - REVISED
Zoning Map Amendment from Agricultural to General Commercial (C-1): 1361 N 14th Ave

Summary: Dave Phillips, representing Estes Investment, LLP, is petitioning the City to rezone the property located at 1361 N 14th Avenue from Agricultural (A) to General Commercial (C-1). The property owner intends to redevelop the back half of the property into 15 commercial storage buildings. Commercial Storage is not an allowed use within the agriculture zone; thus, a rezoning is necessary.

Existing Conditions: The property is approximately 1.87 acres and contains four buildings in mostly poor conditions. This includes a cottage, mobile home, 40' x 60' pole building, a 45' x 140' storage building, silo, and small shed. North and south of the property are single-family dwellings. Walmart is located east of this property, and multiple-family residential is west. There is a mix of zoning classification surrounding this property including PUD C-1, Agricultural, Single-Family Residential R-1, and Multiple-Family Residential R-4.

Commercial storage is not an allowed use within the Agriculture zone. In addition, sewer and water services ends at the corner of Bluebird St / N 14th Ave, so there no sewer and water services available to this property.

Comprehensive Plan: The future land use map of the Comprehensive Plan designates this property for Higher Density Residential. This area is intended for a variety of residential units but is primarily comprised of multiple family residential to be developed at a density up to 12.4 units per acre. If the property is to be rezoned, R-3 or R-4 would be the most appropriate district. The proposal does not comply with the comprehensive plan. If the City, does move forward with allowing this use, then the comprehensive plan will also need to be amended to a classification that is consistent with the proposal.

Review Process: The Plan Commission conducted a public hearing on September 15, 2021. No decision was made at that time. The next step is for the Plan Commission to make a formal recommendation to Council. Once a recommendation is made, Council will act on that recommendation at their next scheduled meeting. An ordinance must be drafted and approved by Council with 2 separate readings. The zoning change is active once the ordinance is published in the newspaper.

Additional Considerations: Since the last Plan Commission meeting, City staff and representatives of the property discussed the possibility of extending sanitary sewer and water to the site. It appears that the extensions are physically possible and the City could incentivize the development of the site by covering some or all of the costs associated with the utilities. The property owners have submitted a new plan which shows the rear half of the site being developed with unsewered commercial storage buildings but the front half being developed with a multiple-family residential building that would be built after utilities become available. The property owners intend to split the development due to the elevation drop making it harder for sewered development to occur even after utilities are extended and the uncertainty of when the utilities would be available.

Options: The commission can recommend to approve or deny the petition. The Commission can also recommend that only the rear portion of the property gets rezoned, leaving the remainder to stay agricultural for the time being. The property owner would then need to return with a new rezoning petition once sewer and water become available and a formal plan for the front half is created.

Recommendation: Staff recommends approval from agricultural to General Commercial for the westerly 190 feet of the property.

Prepared By: _____ 10-15-2021
Christopher Sullivan-Robinson — Date
Planner / Zoning Administrator

Reviewed By: _____ 10-15-2021
Martin Olejniczak — Date
Community Development Director

Date Received: 7-13-2021
Fee Paid: $ 450.00
Received By: CSR

CITY OF STURGEON BAY
ZONING/REZONING APPLICATION

	APPLICANT/AGENT	LEGAL PROPERTY OWNER
Name	STEVE ESTES / JASON ESTES	
Company	ESTES / ESTES STORAGE UNITS	ESTES INVESTMENTS LLC
Street Address	4606 BECHTEL RD	
City/State/Zip	STURGEON BAY WI, 54235	
Daytime Telephone No.	920-493-8663	
Fax No.		

STREET ADDRESS OF SUBJECT PROPERTY: 1361 N. 14TH AVE
Location if not assigned a common address:

TAX PARCEL NUMBER: 281703200141 0C

CURRENT ZONING CLASSIFICATION: AGRICULTURAL

CURRENT USE AND IMPROVEMENTS:
3 STORAGE BUILDINGS AND A MOBIL HOME

ZONING DISTRICT REQUESTED: C-1 GENERAL COMMERCIAL

COMPREHENSIVE PLAN DESIGNATION OF SUBJECT PROPERTY: HIGHER DENSITY RES

PROPOSED USE OF SURROUNDING PROPERTY UNDER COMPREHENSIVE PLAN:
North: HIGHER DENSITY RESIDENTIAL
South: HIGHER DENSITY RESIDENTIAL
East: REGIONAL COMMERCIAL
West: HIGHER DENSITY RESIDENTIAL

ZONING AND USES OF ADJACENT SURROUNDING PROPERTIES:

North: SINGLE FAMILY
South: SINGLE FAMILY
East: WALMART
West: RENTAL APARTMENTS

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

Attach a full legal description (preferably on disk), 8-1/2" X 11" location map, and Agreement for Reimbursement of expenses.

STEVE ESTES		7/15/2021
Property Owner (Print Name)	**Signature**	**Date**
DAVE PHILLIPS		7-15-21
Applicant/Agent (Print Name)	**Signature**	**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.

9.17.21		
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:

Date	Community Development Director

Map

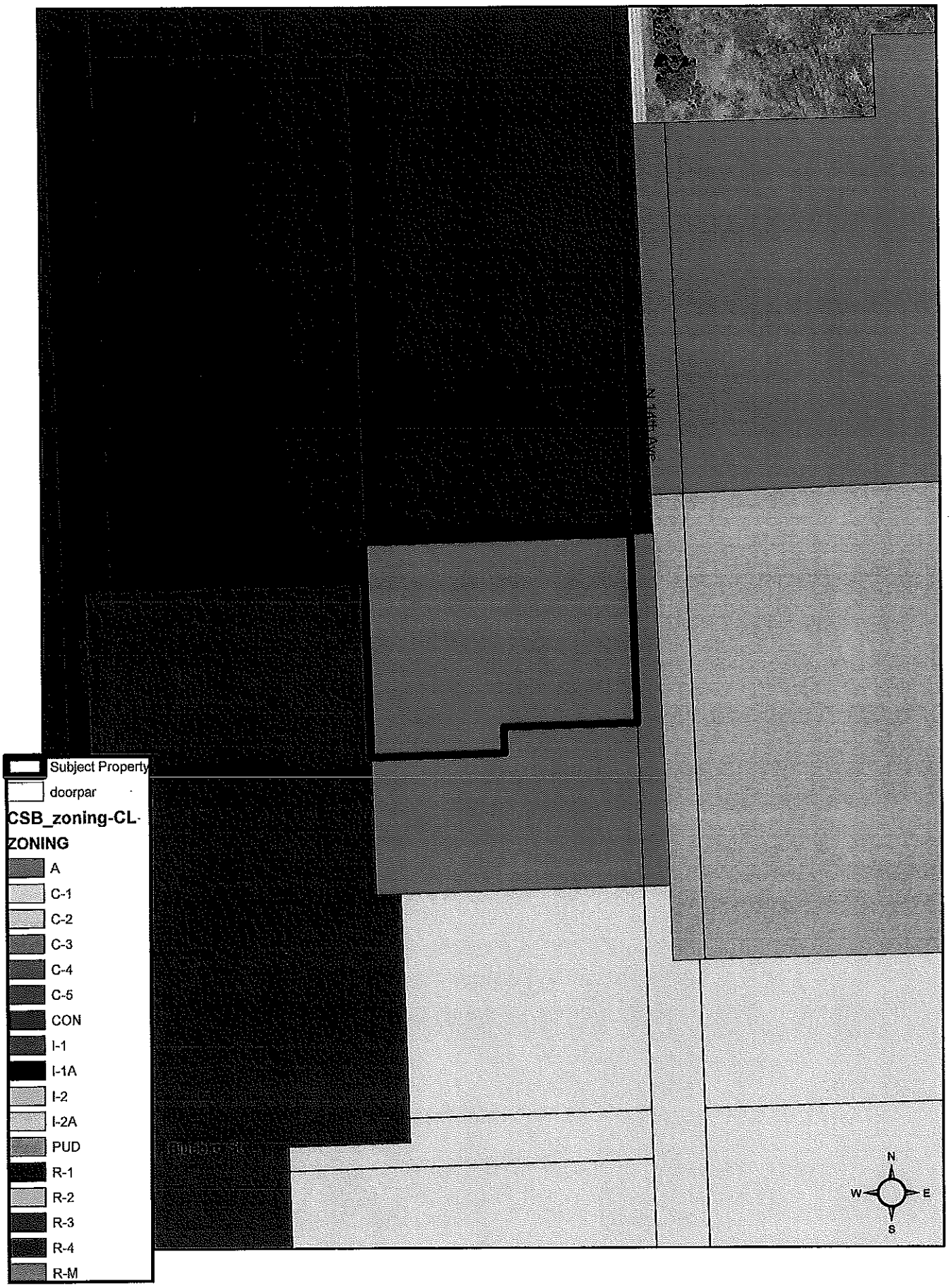
Printed 07/07/2021 courtesy of Door County Land Information Office

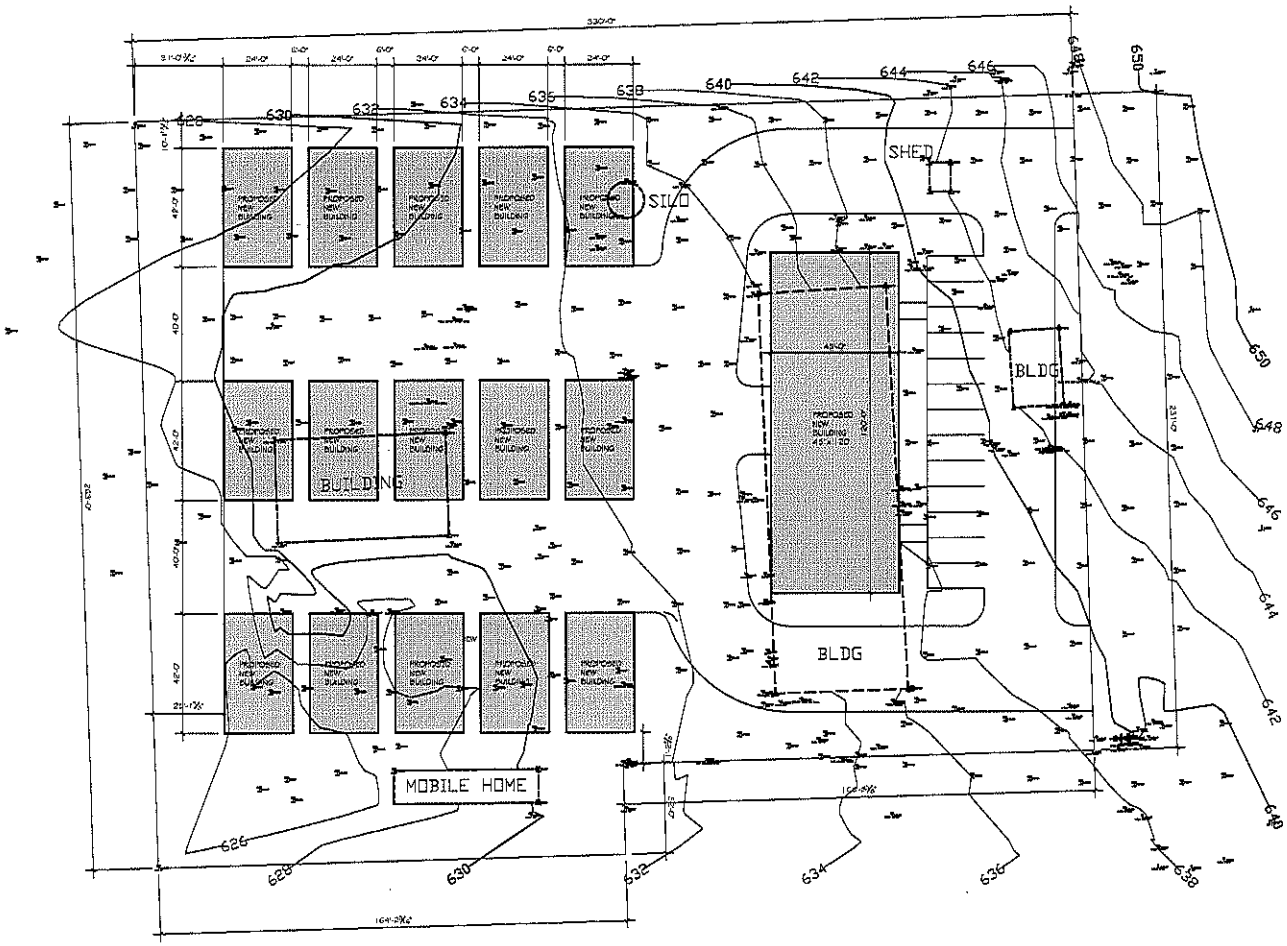
... from the Web Map of ...
(//www.co.door.wi.gov)

Door County, Wisconsin
... for all seasons!

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.

Location Map - 1361 N 14th Ave
Zoning Map





Topography Survey

LOCATED IN:

THE SW 1/4 OF THE SE 1/4 OF SECTION 30, T. 26 N., R. 26 E.,
CITY OF STURGEON BAY, DOOR COUNTY, WISCONSIN

PREPARED FOR:

CURRENT OWNER:
241 PROPERTY INVESTMENTS, LLC
14604 BECHTEL ROAD
STURGEON BAY, WI

PROPERTY ADDRESS:
1321 NORTH 14TH AVENUE

PREPARED BY:

BRIAN FRISQUE SURVEYS INC.
BRIAN D. FRISQUE
PROFESSIONAL LAND SURVEYOR,
3121 MATHEY ROAD
STURGEON BAY, WI 54235
(920) 743-7185

SITE PLAN
SCALE: 1" = 20'-0"
0 10' 20' 40
SCALE: 1" = 20'-0"

BAYLAND

BAYLAND BUILDINGS
P.O. BOX 13571 GREEN BAY, WI 54307
(920) 499-0300 FAX (920) 499-3033
www.baylandbuildings.com

DESIGN & BUILD GENERAL CONTRACTOR

PROPOSED BUILDING FOR:

21-4744

, 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 1990 AND MARCH 28 PROVISIONS, WITH EXCEPTIONS OF COPYRIGHT PROTECTION AS OF 1990. THIS PROTECTION INCLUDES BUT IS NOT LIMITED TO THE ORIGINAL DESIGN OF SUCH WORK, ARRANGEMENT AND COMPOSITION OF SPACE AND ELEMENTS OF THE WORK, UNDER FEDERAL COPYRIGHT PROTECTION. UNAUTHORIZED USE OF THESE PLANS, WORK OF BUILDING PURSUANT TO, OR LEGALLY RELATED TO THE CREATION OF CONSTRUCTION OF SUCH BUILDINGS MAY BE SUBJECT TO MONETARY COMPENSATION TO BAYLAND BUILDINGS, INC.

JOB NUMBER: -

SALES REP:
DAVE PHILLIPS
(262) 308-2580

DRAWN BY: DPO

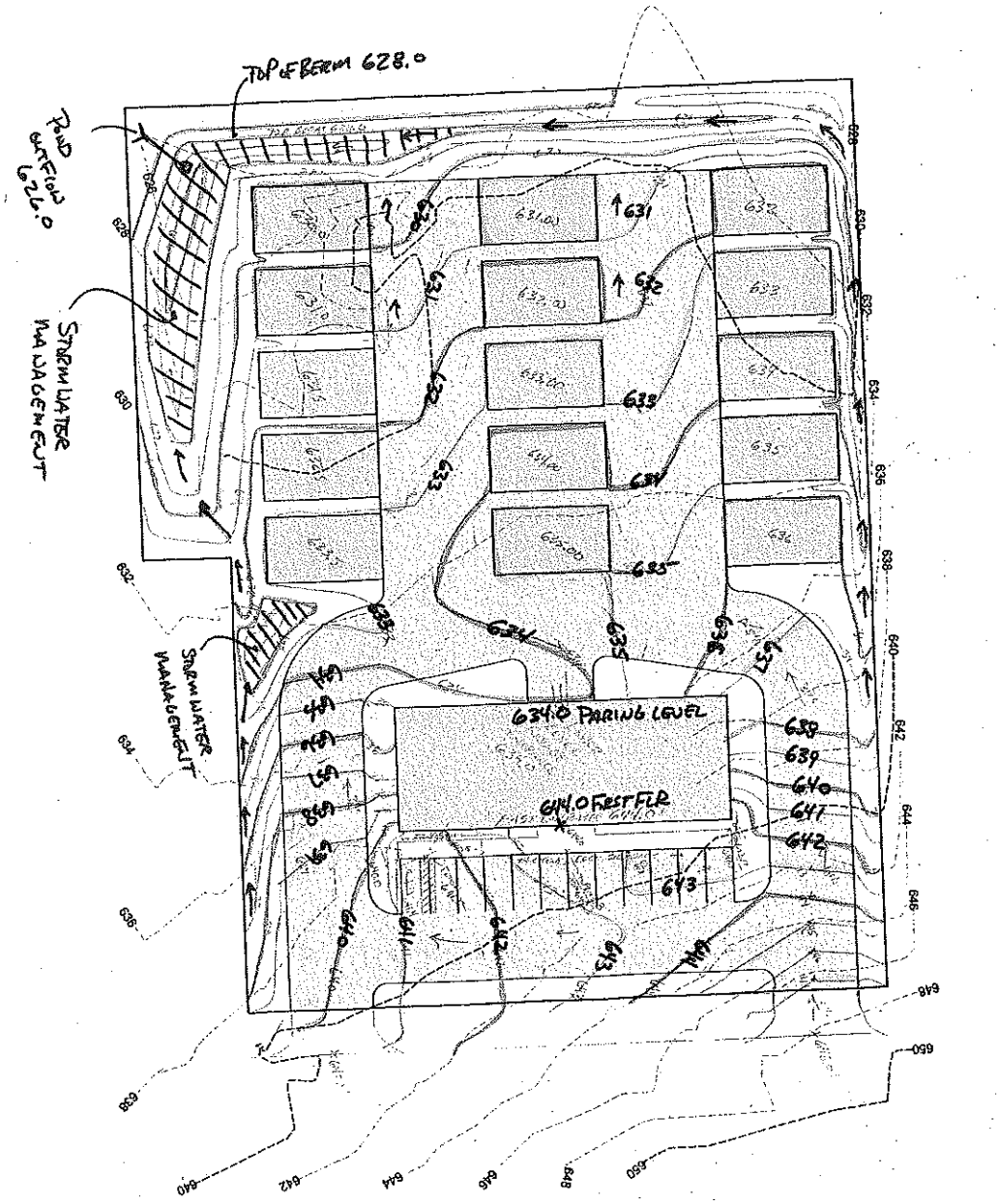
DATE: 8-17-2021

REVISIONS:
△ - -

ISSUED FOR:
- [x] PRELIMINARY
- [ ] BID SET
- [ ] CONSTRUCTION

SHEET

C1.0



10-8-21
DRAFT

C100	REUSE OF DOCUMENTS THIS DOCUMENT HAS BEEN DEVELOPED FOR A SPECIFIC APPLICATION AND NOT FOR GENERAL USE. THEREFORE IT MAY NOT BE USED WITHOUT THE WRITTEN APPROVAL OF BAUDHUIN. INCORPORATED. UNAPPROVED USE IS THE SOLE RESPONSIBILITY OF THE UNAUTHORIZED USER.	SITE PLAN	**Bayland Buildings**	BAUDHUIN SURVEYING & ENGINEERING	312 N. 5TH AVE. P.O. BOX 105 STURGEON BAY, WI. 54235 PHONE: 920-743-8211

DATE: VRO EDITS
PROJECT DIRECTOR:
PLAN NAME: 21763-PS
PROJECT DATE:
SCALE: 1" = 20'
DRAWN BY: JL
REVIEWED BY: PJH
DATE: 10/7/21
JOB NUMBER: 21763

Executive Summary
Conditional Use Permit: Establishment with Drive-Through Facility
Kwik Trip Development

Petition: Kwik Trip, Inc is petitioning the City Plan Commission to approve a conditional use permit for the construction of a Kwik Trip Convenience Store with two gas filling canopies. Attached to the store will include a drive-through carwash facility. The zoning code permits the general retail uses with administrative review. However, any commercial establishment with a drive-through facility requires an approval by Plan Commission. The carwash facility will require approval and it is unclear whether the gas fill station require approval as well. To cover our basis the gas fill stations should also be included as part of this approval. . The subject site includes a total of seven properties fronting on Egg Harbor Rd and / or Alabama St including the following:

281-70-32001610; 1567 Egg Harbor Rd
281-70-33001101; 1601 Egg Harbor Rd
281-70-33001102; 1614 Alabama St
281-70-33001103; 1611 Egg Harbor Rd
281-70-33001104; 1629 Egg Harbor Rd
281-70-33001105B; 1636 Alabama St
281-70-33001105A; 1600 Block of Alabama St

Existing Conditions: The overall site is currently owned by the Van Den Bogart Family, but is under a purchase agreement with Kwik Trip, Inc contingent on getting City approvals. The overall site is approximately 4.5 acres and includes five single-family dwellings, several storage buildings, and the Malvitz Furniture store.

Most of the subject properties are zoned General Commercial (C-1) except the single-family dwelling at 1636 Alabama and the adjacent vacant parcel, which is zoned Multiple-Family Residential R-4. North of this site is the St. Joseph Cemetery which is located out side of the City Boundary. East of the site is Single Family Residential Uses and a vacant parcel outside of the City Boundaries. South of the site is single family residential and the Tong Farmstead. West of the site is a lodging facility.

North and northeast of this site are properties outside of the City that are zoned Commercial Center under the Door County Zoning Ordinance. Directly east is zoned R-4. Properties to the south are zoned Agricultural. West is zoned C-1.

Comprehensive Plan: The Sturgeon Bay Comprehensive Plan designates the site a combination of Regional Commercial, Neighborhood Mixed Use, and Medium Density Residential.

Regional Commercial is meant to include large scale commercial and office uses including national and regional retailers, which serve the entire community and people from nearby communities on public sanitary sewer and water services.

Neighborhood Mixed Use is meant to facilitate a carefully controlled mixture of commercial and residential uses on public sanitary sewer and water services. The category should house a mixture of planned commercial, mixed residential, parks and open space, light industrial and community facilities land uses.
Medium Density Residential is meant for areas that are predominately comprised of single-family homes at a density of up to eight units per acre. Two family and small-scale multiple family is also appropriate for these areas.

No principal structures / uses have been placed within the area zoned R-4 with the residential future land use designation. So, there are no conflicts with the existing zoning districts or the future land use map.

Proposed Design: The submittal shows two fill canopies. One the north of the principal building and the other to the east. The gas pump canopy contains 10 pumps and has circulatory lanes around all sides of the canopy. The other canopy contains two diesel pump lanes and is designed to handle the larger vehicular traffic. The diesel pumps are limited to one-way traffic coming off the east Alabama St access driveway and exiting off of the east Egg Harbor Rd access driveway. Based on the design of the drive aisles there shouldn't be any internal vehicle circulation issues. The principal building contains a drive-through carwash facility off of the south side of the building. Direction signs will be place near on-site directing traffic to the carwash facility and to the diesel pumps.

Consideration of: The purpose of requiring a conditional use permit for drive-through facilities is to ensure there will be no negative impacts on the functionality of the site, neighboring parcels and adjoining streets. The Community Development Director and the City Engineer have reviewed the proposed plan and there doesn't appear to be any issues.

In general, the zoning ordinance directs the Plan Commission to consider whether the proposed development will adversely affect property values in the vicinity and review the architectural and engineering plans for the project. In addition, there are six review criteria listed in the conditional use section of the code. The development appears to comply with the review criteria of the zoning code. The code also specifies that the Plan Commission can place conditions on the project.

The site is located on the edge of commercial and residential areas. Given that the drive-through facilities and overall development might have an impact on adjoining residence, vegetative screening should be considering on those areas. The landscape plan does show some trees in that area; however, denser screening may be warranted to limit noise, light, and visual issues.

Fiscal Impact: The fiscal impact of the development is unknown at this time. However, it is projected that the future assessed valued of the property will be higher than the combined total of the current assessed values. It is also worth noting that the new development is anticipated to create 25 – 30 new permanent jobs.

Options: The Plan Commission has the power to approve the conditional use as presented or with conditions. The Commission can also deny the request if there is substantive evidence.

Recommendation: Staff recommends approval of the conditional use for the drive-through facilities subject to increasing the amount of vegetative screening from the abutting residential property with final specification to be determined by the Aesthetic Design Board.

Prepared by: _____ 10-15-2021
Christopher Sullivan-Robinson — Date
Planner / Zoning Administrator

Reviewed by: _____ 10-15-2021
Marty Olejniczak — Date
Community Development Director

NOTICE OF PUBLIC HEARING

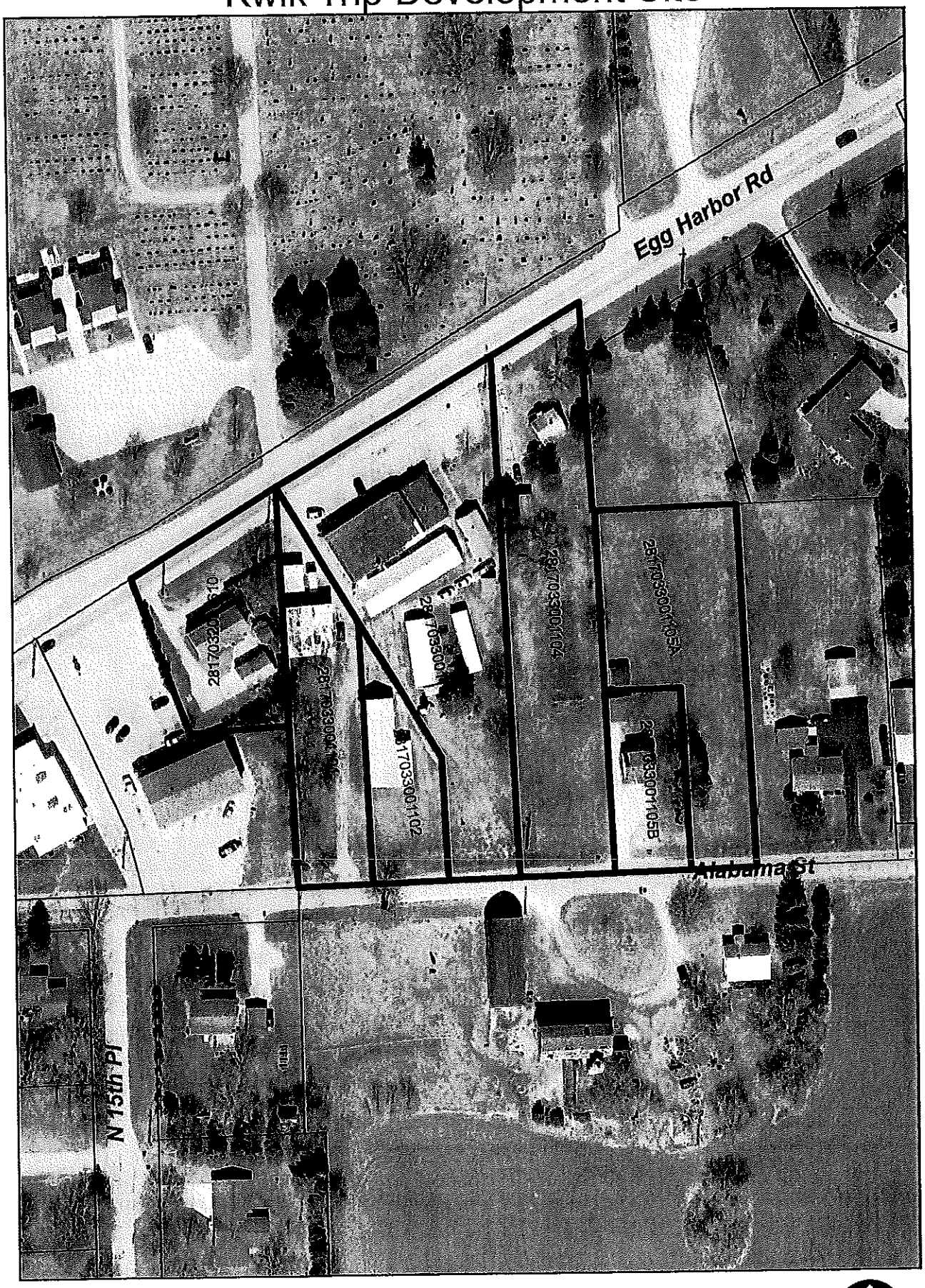
The City of Sturgeon Plan Commission will hold a public hearing in the Council Chambers, 421 Michigan Street, Sturgeon Bay, Wisconsin on Wednesday, October 20, 2021, at 6:00 p.m. or shortly thereafter, regarding a petition from Kwik Trip, Inc for approval of a conditional use permit under section 20.14(2)(h) of the Sturgeon Bay Municipal Code (Zoning Code), which requires conditional use approval for drive-through facilities. The proposal is a drive-through carwash facility that is connected to a planned Kwik Trip gas station / convenience store located on the following parcels:

- 1567 Egg Harbor Rd; 281-70-32001610
- 1601 Egg Harbor Rd; 281-70-33001101
- 1614 Alabama Street; 281-70-33001102
- 1611 Egg Harbor Road; 281-70-33001103
- 1629 Egg Harbor Road; 281-70-33001104
- 1636 Alabama Street; 281-70-33001105A & B

The conditional use application is on file with the Community Development Department and can be viewed at City Hall, 421 Michigan Street, weekdays between 8:00 a.m. and 4:30 p.m., or on the City's website: www.sturgeonbaywi.org. The public is invited to give testimony regarding the proposed conditional use request in person at the hearing or in writing.

By order of:
City of Sturgeon Bay Plan Commission

Public Hearing Location Map
Kwik Trip Development Site



Subject Property

Please Note: Zoning Board of Appeals Public Hearing to be held on Octoer 26, 2021 &
Plan Commission Public Hearing to be Held on October 20, 2021.

pd C 211009 # 6 2M

CITY OF STURGEON BAY CONDITIONAL USE PERMIT APPLICATION

Date Received: _____
Fee Paid $ 350.00
Received By: _____

	APPLICANT/AGENT	LEGAL PROPERTY OWNER (If different)
Name	Seth Waddell	
Company	Kwik Trip, Inc	
Street Address	1626 Oak Street	
City/State/Zip	LaCrosse WI 54602	
Daytime Telephone No.	608-793-4933	
Fax No.		

STREET ADDRESS OF SUBJECT PROPERTY: 1611, 1629, 1601 Egg Harbor Rd, 1614, 1636 Alabama St
Location if not assigned a common address: _____

TAX PARCEL NUMBER: 2817032001610, 2817033001101, 2817033001102, 2817033001103, 2817033001104, 2817033001104, 2817033001105A, 2817033001105B

CURRENT ZONING CLASSIFICATION: C-1 / R-4

CURRENT USE AND IMPROVEMENTS:
Malvetz Furniture & Flooring, Storage, Homes

IDENTIFY MUNICIPAL CODE SECTION PERTINENT TO REQUEST AND STATEMENT OF SPECIFIC ITEM BEING REQUESTED FOR REVIEW: To be granted approval for carwash drive through facility

ZONING AND USES OF ADJACENT SURROUNDING PROPERTIES:
North: Commercial - cemetery
South: Residential
East: Residential
West: Commercial

PROPOSED USE OF SURROUNDING PROPERTY UNDER COMPREHENSIVE PLAN:

North: Commercial

South: Residential

East: Residential

West: Commercial

HAVE THERE BEEN ANY VARIANCES, CONDITIONAL USE PERMITS, ETC. GRANTED PREVIOUSLY FOR THIS PROPERTY? _____ **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 15 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.

Thomas Van Den Bosser
Richard Van Den Bosser

Property Owner (Print Name) — **Signature** — 9-27-21 **Date**

Seth Waddell

Applicant/Agent (Print Name) — **Signature** — 9/24/21 **Date**

I, Seth Waddell**, 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.**

6/30/21

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:

Date — Community Development Director

KWIK TRIP INC.

Store Engineering

PHONE 608-793-5555
FAX 608-781-8960

1626 Oak St., P.O. Box 2107
La Crosse, WI 54602

www.kwiktrip.com

September 24, 2021

Sturgeon Bay Planning Department
Christopher Sullivan-Robinson
421 Michigan Street
Sturgeon Bay, WI 54235

RE: Kwik Trip Store #1209 at Egg Harbor Road

Dear Mr. Sullivan-Robinson:

This letter is intended to accompany the submittal for our application to the Sturgeon Bay Planning Department for the requested Site Development Plan Review and a Conditional Use Permit along with a requested variance. Please accept this letter as our request to be placed on the next available meeting agenda.

Kwik Trip, Inc. is proposing the construction of a convenience store with a single bay carwash, a 10-dispenser fueling canopy and two-lane diesel. Included with the applications in the submittal are Site Improvement Plans, ALTA Survey, Building and Canopy Elevations, Signage Plans and the Storm Water Management Plan.

Operations

The requested hours of operation will be 24 hours for all uses. The type of products that will be sold will be similar to that of our existing stores throughout the mid-west: fresh produce, bakery and dairy, hot and cold food and beverages, fresh meat and groceries, tobacco products, lotto, convenience store merchandise, alcohol, gasoline, diesel, E-85, ice and propane. The outside merchandising of products is being requested next to the store (two ice chests and one propane cage) and underneath the proposed main canopy. To ensure that the freshest products are sold in our stores, we request that daily deliveries be allowed.

Buildings, Architecture and Site Design

The architectural elements in this state-of-the-art building consist of a full brick cladding, standing seam metal roof, store front aluminum openings and stucco accents. Extensive landscaping, modern storm water facilities, pylon and wall signage, customer and employee parking, concrete paving with curb and gutter are also included in the overall site design.

Investment in the City

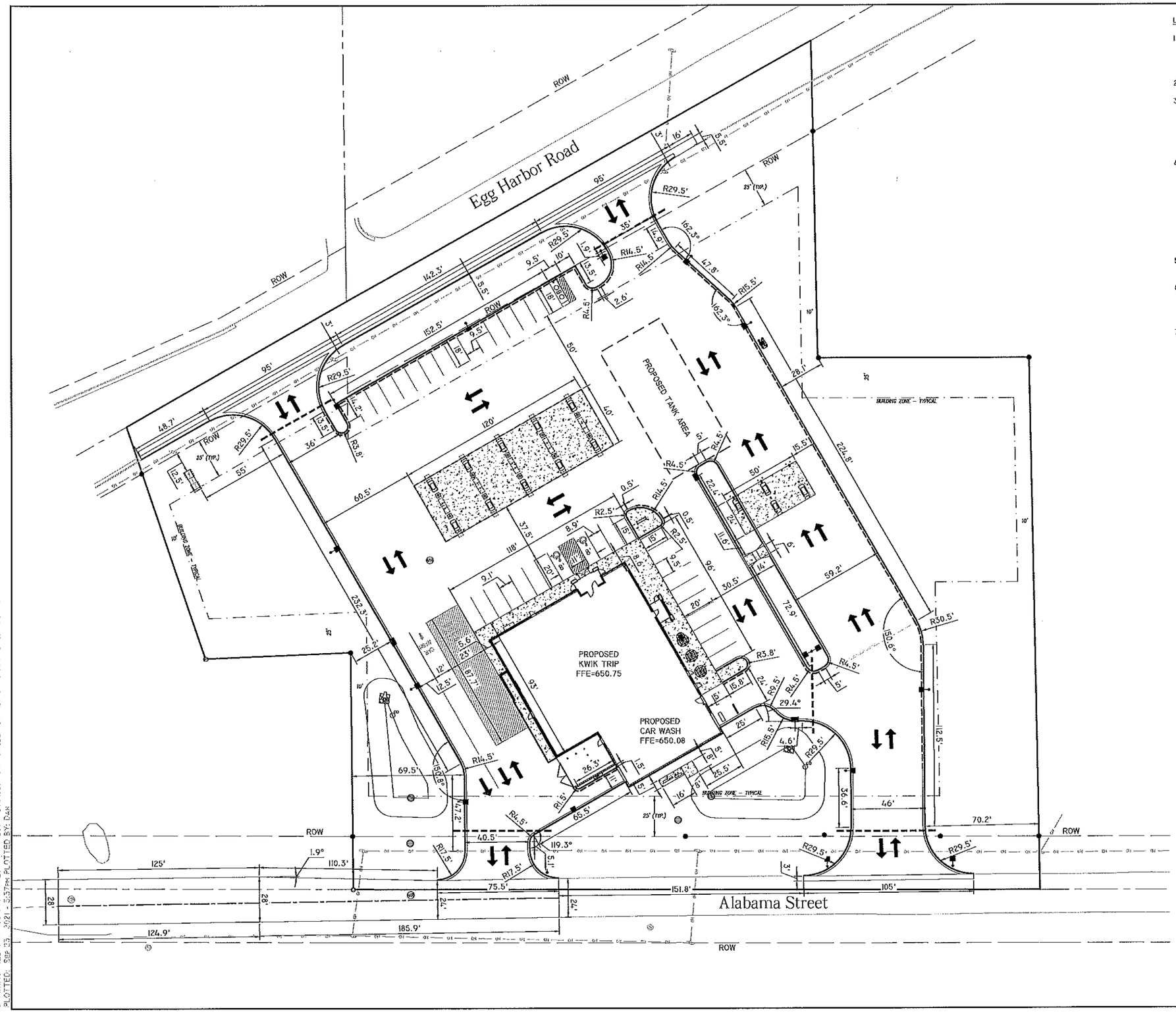
This project will be a multi-million-dollar investment in the City of Sturgeon Bay. Not only in the physical improvements and development of a vacant parcel, but also an investment of approximately 25 to 30 new permanent jobs in the City. The projected payroll here is estimated to be approximately $500,000 annually.

Community Partner

We pride ourselves in being an asset in the communities where we are located. Families can walk or ride their bikes to our stores. Retirees on fixed income can access fresh groceries like milk, eggs, bread and fruit just steps from their car. We take pride in giving back to the communities we serve with charitable donations and by partnering with local non-profits. Kwik Trip would be happy to provide any additional information or answer any questions or concerns the City of Sturgeon Bay may have with our submittal. Please feel free to call or email with any questions you may have.

Sincerely,

Seth Waddell
Project Manager
Store Engineering
swaddell@kwiktrip.com
608-793-4933



LAYOUT NOTES:

1. PLAN PREPARED FROM AN ALTA/ACSM LAND TITLE SURVEY BY:
   BAUDHUIN SURVEYING & ENGINEERING
   (920)743-8211
2. CURBS ARE DIMENSIONED TO BACK OF CURB.
3. CONVENIENCE STORE, AND ISLAND COMPLEXES ARE LOCATED FROM THE NORTHEASTERN MOST PROPERTY CORNER AND ALIGNED PARALLEL/PERPENDICULAR TO THE REFERENCE LINE LABELED N29°48'20.19"W, UNLESS OTHERWISE INDICATED ON THIS PLAN.
4. UNLESS SHOWN OTHERWISE ON THIS DRAWING, CONTRACTOR SHALL PROVIDE CONTROL JOINTS, CONSTRUCTION JOINTS, AND EXPANSION JOINTS IN SLAB ON GRADE, SIDEWALKS AND DRIVES. CONTROL JOINT MAXIMUM DISTANCE: WALKS- 8' O.C., ALL OTHERS- 15' O.C. SAW CUT CONTROL JOINTS MINIMUM ONE-QUARTER CONCRETE THICKNESS. EXPANSION JOINT MAXIMUM DISTANCE: WALKS- 24' O.C., ALL OTHERS- 40' O.C. DOWEL ALL EXPANSION JOINTS- MAXIMUM 24" O.C.
5. CONCRETE IN ISLAND COMPLEX SHALL BE SMOOTH FINISHED.
6. EXTERIOR CONCRETE SURFACES TO BE SEALED. CONCRETE SEALER:
   APR 15- OCT 31 USE: TK-26UV
   NOV 1- DEC 31 USE: TK-290
7. EXPANSION JOINTS SHALL BE DECK-O-FOAMED AND CAULKED WITH SL1.

⇄ - FOR INFORMATIONAL PURPOSES ONLY

SITE DATA:

ZONING DISTRICT:	C-1 COMMERCIAL
TOTAL SITE AREA - EXISTING/PROPOSED:	195,355 SF
EX. IMPERVIOUS:	82,674 SF
EX. PERVIOUS:	112,681 SF
PARKING REQUIREMENTS PARKING REQUIRED	SERVICE STATION = 1 STALL PER 2 EMPLOYEES +1
PARKING PROVIDED	39 STALLS
BUILDING HEIGHTS CONVENIENCE STORE CANOPY	 20.0' 19.5'
BUILDING SETBACKS SEE PLAN	

PROPOSED LOT GREEN AREA:	85,956 SF	43.9%
PROPOSED HARD COVER:	109,399 SF	56.1%
PAVED AREA:	98,343 SF	50.3%
BUILDING ROOF AREA:	12,568 SF	6.4%
CANOPY AREA:	6,680 SF	3.3%
WATER FEATURE AREA:	6,550 SF	3.4%
CONVENIENCE STORE:	11,056 SF	
(FLOOR AREA) =	4,642 SF	

UTILITY PROVIDERS

ELECTRIC/ GAS:
WISCONSIN PUBLIC SERVICE- 1-800-450-7260

TELEPHONE:
CHARTER - 1-800-581-0081

SANITARY/ WATER
CITY OF STURGEON BAY 920-746-2912

KWIK TRIP STORES

KWIK STAR STORES

KWIK TRIP, Inc.
P.O. BOX 2107
1626 OAK STREET
LA CROSSE, WI 54602-2107
PH. (608) 781-8988
FAX (608) 781-8960

REI
CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING
REI Engineering, INC.
4080 N. 20TH AVENUE
WAUSAU, WISCONSIN 54401
PHONE: 715.675.9784 FAX: 715.675.4060
EMAIL: MAIL@REIENGINEERING.COM

N

SCALE
0 30 60

SITE PLAN

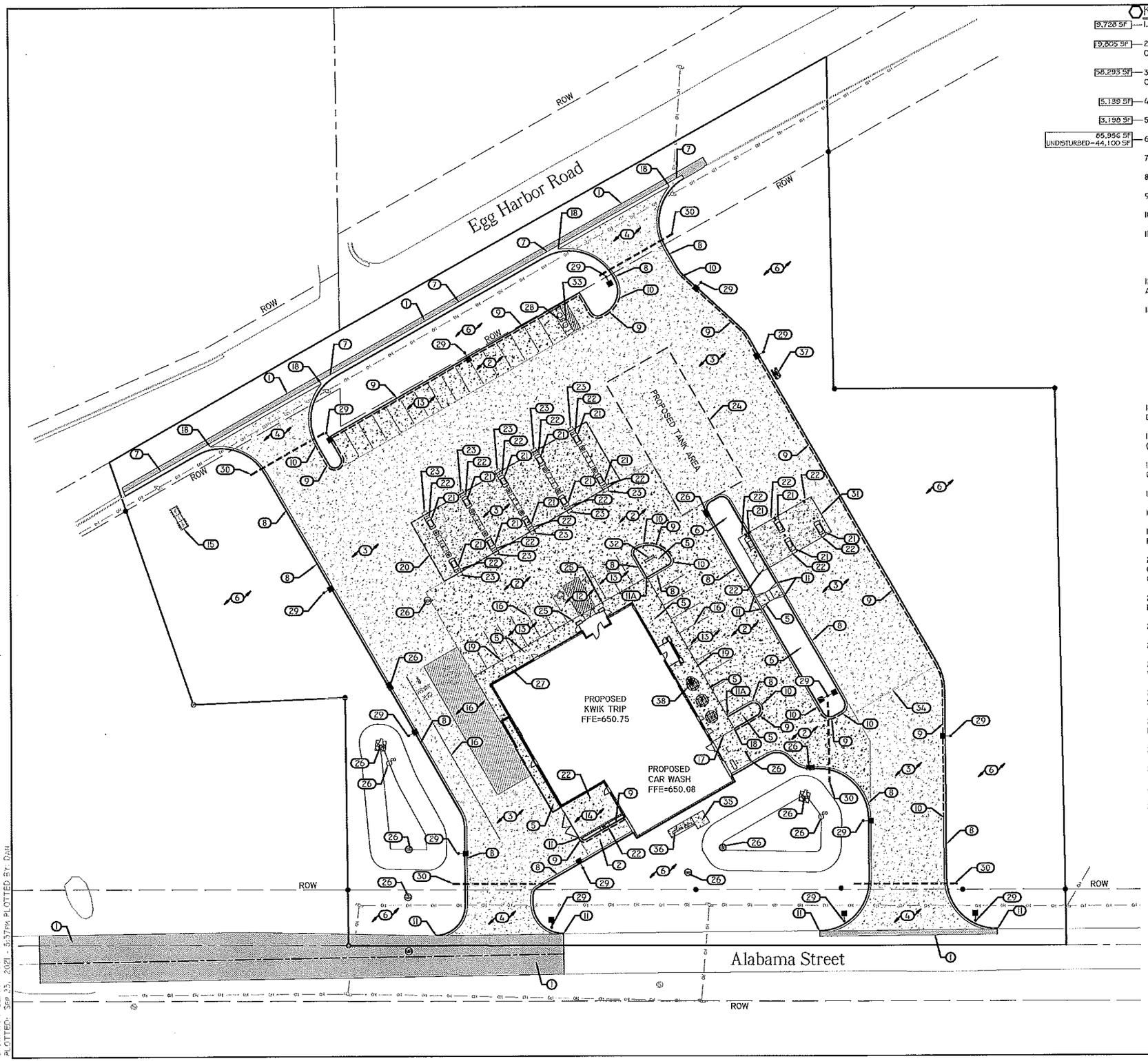
CONVENIENCE STORE #1209

EGG HARBOR RD & ALABAMA ST
STURGEON BAY, WI

#	DATE	DESCRIPTION
1		

DRAWN BY LAZ
SCALE GRAPHIC
PROJ. NO. 9923
DATE 09/23/21 - REVIEW DOCUMENTS
SHEET SP1

DRAWING FILE: P:\0000-9999\9923 - KT #1209 - STURGEON BAY\DWG\PLANS\9923-SP1-SITE.DWG LAYOUT: SP1
PLOTTED: SEP 23, 2021 - 3:57PM PLOTTED BY: DAN



KEYED NOTES

9,728 SF — 1. ASPHALT PAVEMENT. SEE DETAIL 1/SP5.

9,805 SF — 2. 6" DEPTH (MIN.) CONCRETE SLAB-ON-GRADE WITH #3 REBAR, 3' O.C. CONCRETE SEALER: TK-26UV. SEE DETAIL 6/SP5.

58,293 SF — 3. 8" DEPTH (MIN.) CONCRETE SLAB-ON-GRADE WITH #4 REBAR, 4' O.C. CONCRETE SEALER: TK-26UV. SEE DETAIL 6/SP5.

5,139 SF — 4. 8" DEPTH CONCRETE APPROACH SIMILAR TO DETAIL 7/SP5.

3,198 SF — 5. 6" CONCRETE WALK. SEE DETAIL 2/SP5. CONCRETE SEALER: TK-26UV

65,956 SF / UNDISTURBED=44,100 SF — 6. LANDSCAPE AREA. SEE SHEET L1.

7. 30" CURB AND GUTTER, SEE DETAIL 8/SP5.

8. 18" CURB AND GUTTER, SEE DETAIL 9/SP5.

9. 18" REJECT CURB AND GUTTER, SEE DETAIL 9/SP5.

10. TRANSITION CURB & GUTTER. SEE DETAIL 4/SP5.

11. STANDARD CURB & GUTTER TERMINATION. SEE DETAIL 5/SP5.

11.A. TAPER CURB FROM FLUSH TO FULL HEIGHT OVER 6' LENGTH. SEE DETAIL 5A/SP5.

12. A.D.A. ACCESSIBLE PARKING SPACE WITH LOADING ZONE. PROVIDE APPROPRIATE STRIPING AND PAVEMENT MARKINGS. SEE SHEET SP2.3.

13. OFF-STREET PARKING STALLS
STRIPING - 4" WIDE STALL LINES, USE HIGH VISIBILITY YELLOW PAINT.
SPACES PROVIDED
(17) 9.5' x 18.0' (MIN.) GENERAL PARKING
(7) 9.1' x 20.0' (MIN.) GENERAL PARKING
(3) 8.9' x 20.0' (MIN.) GENERAL PARKING
(10) 9.5' x 20.0' (MIN.) GENERAL PARKING
(2) 8.0' x 20.0' ACCESSIBLE PARKING WITH
(1) 11.0' x 20.0' LOADING ZONE

14. EXTERNAL TRASH ENCLOSURE TO MATCH BUILDING. SEE ARCHITECTURAL DETAILS.

15. KWIK TRIP TRADEMARK SIGN SUBJECT TO SEPARATE REVIEW AND APPROVAL (VERIFY FINAL LOCATION WITH SIGN PERMIT)

16. 4" WIDE, HIGH VISIBILITY, PAVEMENT STRIPING, LANE MARKINGS AND TEXT. COLOR: HC MARKINGS- YELLOW, ALL OTHERS- YELLOW.

17. SIDEWALK WITH INTEGRAL CURB. SEE DETAIL 12/SP5.

18. CURB TYPE CHANGE.

19. 30" HT., 6" DIA. CONCRETE FILLED PIPE BOLLARD INSTALLED AT EACH PARKING STALL ALONG BUILDING. SEE DETAIL 10/SP5.

20. 40'-0" X 120'-0" DISPENSER ISLAND CANOPY. VERIFY SIZE, PLACEMENT, COLUMN AND FOOTING SIZE WITH CANOPY AND STRUCTURAL PLANS. CANOPY GRAPHICS PER OWNER.

21. CONCRETE ISLANDS W/ 6" EXPOSURE WITH FUEL DISPENSERS. DISPENSER PER OWNER, 3'-6"X 6'-0".

22. 36" HT., 6" DIA. CONCRETE FILLED PIPE BOLLARD SIMILAR TO DETAIL 10/SP5.

23. OUTDOOR MERCHANDISING AREA.

24. UNDERGROUND FUEL STORAGE TANKS PER OWNER. PROVIDE PIPING AND VENTING PER OWNER'S SPECIFICATIONS. SEE DETAIL 1/SP6.

25. HC PVC BOLLARD SLEEVE PER OWNER. VAN ACCESS SIGNAGE AT 48" HT. STALL PARKING AT 60" HT. SEE SHEET SP2.3.

26. STORM STRUCTURE. SEE SHEET SP3 FOR FURTHER STORM SEWER INFORMATION.

27. LP CAGE.

28. 'FREE AIR' COMPRESSOR. PROVIDE SIGNAGE PER OWNER.

29. SITE AREA LIGHT WITH CONCRETE BASE. SEE DETAIL 11/SP5.

30. PVC IRRIGATION SLEEVE UNDER PAVEMENT. VERIFY W/ IRRIGATION PLAN FOR EXACT SIZE AND LOCATION BEFORE INSTALLATION. SEE DETAIL 3/SP5.

31. 24'-0" X 50'-0" DISPENSER ISLAND CANOPY. VERIFY SIZE, PLACEMENT, COLUMN AND FOOTING SIZE WITH CANOPY AND STRUCTURAL PLANS. CANOPY GRAPHICS PER OWNER.

32. BIKE RACK.

33. VACUUM. SEE DETAIL 13/SP5.

34. 18" EPOXY STOP BAR (YELLOW).

35. TRANSFORMER PAD.

36. DISCONNECT PAD.

37. GAS TANK VENT AREA.

38. HANDICAP OUTSIDE SEATING AREA.

KWIK TRIP STORES

KWIK STAR STORES

KWIK TRIP, Inc.
P.O. BOX 2107
1626 OAK STREET
LA CROSSE, WI 54602-2107
PH. (608) 781-8988
FAX (608) 781-8960

REI
CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING
REI Engineering, INC.
4080 N. 20TH AVENUE
WAUSAU, WISCONSIN 54401
PHONE: 715.675.9786 FAX: 715.675.6060
EMAIL: MAIL@REIENGINEERING.COM

N

SCALE
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SITE PLAN (KEYNOTES)

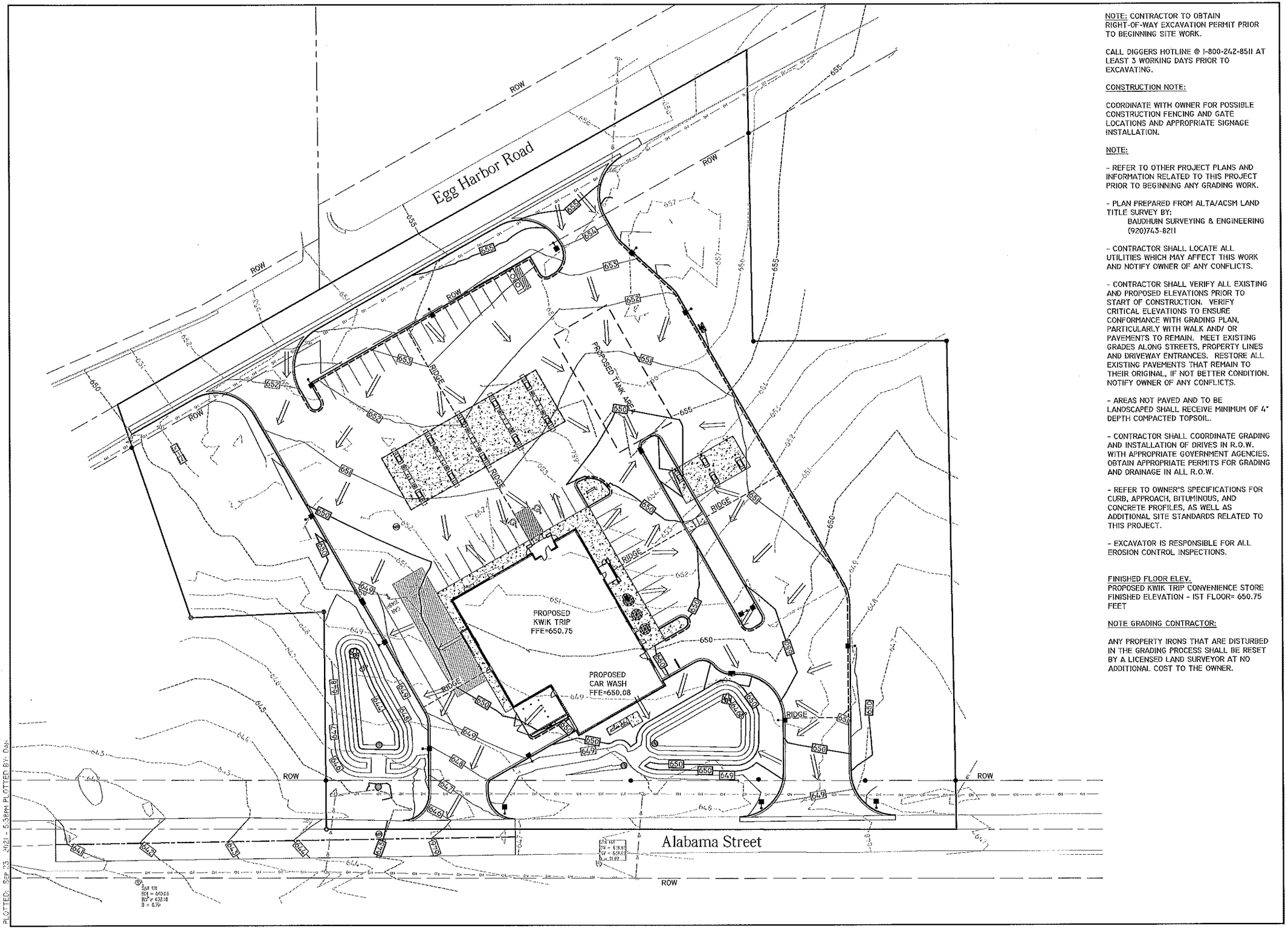
CONVENIENCE STORE #1209

EGG HARBOR RD & ALABAMA ST
STURGEON BAY, WI

#	DATE	DESCRIPTION
1		

DRAWN BY	LAZ
SCALE	GRAPHIC
PROJ. NO.	9923
DATE	08/23/21 - REVIEW DOCUMENTS
SHEET	SP1.1

DRAWING FILE: P:\9900-9999\9923 - KT #1209 - STURGEON BAY\DWG\LAN\9923-SP1-SITE.DWG LAYOUT: SP1.1
PLOTTED: Sep 23, 2021 - 5:37PM PLOTTED BY: DAN



NOTE: CONTRACTOR TO OBTAIN RIGHT-OF-WAY EXCAVATION PERMIT PRIOR TO BEGINNING SITE WORK.

CALL DIGGERS HOTLINE @ 1-800-242-8511 AT LEAST 3 WORKING DAYS PRIOR TO EXCAVATING.

CONSTRUCTION NOTE:

COORDINATE WITH OWNER FOR POSSIBLE CONSTRUCTION FENCING AND GATE LOCATIONS AND APPROPRIATE SIGNAGE INSTALLATION.

NOTE:

- REFER TO OTHER PROJECT PLANS AND INFORMATION RELATED TO THIS PROJECT PRIOR TO BEGINNING ANY GRADING WORK.

- PLAN PREPARED FROM ALTA/ACSM LAND TITLE SURVEY BY:
  BAUDHUIN SURVEYING & ENGINEERING
  (920)743-8211

- CONTRACTOR SHALL LOCATE ALL UTILITIES WHICH MAY AFFECT THIS WORK AND NOTIFY OWNER OF ANY CONFLICTS.

- CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED ELEVATIONS PRIOR TO START OF CONSTRUCTION. VERIFY CRITICAL ELEVATIONS TO ENSURE CONFORMANCE WITH GRADING PLAN, PARTICULARLY WITH WALK AND/ OR PAVEMENTS TO REMAIN. MEET EXISTING GRADES ALONG STREETS, PROPERTY LINES AND DRIVEWAY ENTRANCES. RESTORE ALL EXISTING PAVEMENTS THAT REMAIN TO THEIR ORIGINAL, IF NOT BETTER CONDITION. NOTIFY OWNER OF ANY CONFLICTS.

- AREAS NOT PAVED AND TO BE LANDSCAPED SHALL RECEIVE MINIMUM OF 4" DEPTH COMPACTED TOPSOIL.

- CONTRACTOR SHALL COORDINATE GRADING AND INSTALLATION OF DRIVES IN R.O.W. WITH APPROPRIATE GOVERNMENT AGENCIES. OBTAIN APPROPRIATE PERMITS FOR GRADING AND DRAINAGE IN ALL R.O.W.

- REFER TO OWNER'S SPECIFICATIONS FOR CURB, APPROACH, BITUMINOUS, AND CONCRETE PROFILES, AS WELL AS ADDITIONAL SITE STANDARDS RELATED TO THIS PROJECT.

- EXCAVATOR IS RESPONSIBLE FOR ALL EROSION CONTROL INSPECTIONS.

FINISHED FLOOR ELEV.
PROPOSED KWIK TRIP CONVENIENCE STORE FINISHED ELEVATION - 1ST FLOOR= 650.75 FEET

NOTE GRADING CONTRACTOR:

ANY PROPERTY IRONS THAT ARE DISTURBED IN THE GRADING PROCESS SHALL BE RESET BY A LICENSED LAND SURVEYOR AT NO ADDITIONAL COST TO THE OWNER.

KWIK TRIP STORES

KWIK STAR STORES

KWIK TRIP, Inc.
P.O. BOX 2107
1626 OAK STREET
LA CROSSE, WI 54602-2107
PH. (608) 781-8988
FAX (608) 781-8960

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CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING
REI Engineering, INC.
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WAUSAU, WISCONSIN 54401
PHONE: 715.675.9784 FAX: 715.675.4060
EMAIL: MAIL@REIENGINEERING.COM

N
SCALE
0 30 60

GRADING PLAN

CONVENIENCE STORE #1209

EGG HARBOR RD & ALABAMA ST
STURGEON BAY, WI

#	DATE	DESCRIPTION
1		

DRAWN BY	LAZ
SCALE	GRAPHIC
PROJ. NO.	9923
DATE	09/23/21 - REVIEW DOCUMENTS
SHEET	SP2

DRAWING FILE: P:\0900-9999\9923 - KT #1209 - STURGEON BAY\DWG\LANG\9923-SP2.0-GRADING.DWG LAYOUT: SP2
PLOTTED: SEP 23, 2021 - 5:38PM PLOTTED BY: DAN

PLANT SCHEDULE

CANOPY TREES (INSTALL IN ACCORDANCE WITH DETAIL 1/L2.0 FOR SINGLE STEM TREES & DETAIL 2/L2.0 FOR MULTI-STEM TREES)

CODE	SCIENTIFIC NAME	COMMON NAME	QTY.	PLANTING SIZE	MATURE SIZE
ACFAF	Acer x freemanii 'Autumn Fantasy'	Autumn Fantasy Maple	2	2" Cal. B&B	H-50', W-30'
ACSAB	Acer saccharum 'Bailsta'	Fall Fiesta Sugar Maple	3	2" Cal. B&B	H-50', W-40'
BENIC	Betula nigra 'Cully'	Heritage River Birch	3	12' B&B, multi-stem	H-50', W-35'
CEOCP	Celtis occidentalis 'Prairie Pride'	Prairie Pride Hackberry	3	2" Cal. B&B	H-50', W-45'
GIBAG	Ginko biloba 'Autumn Gold'	Autumn Gold Ginko (male)	2	2" Cal. B&B	H-50', W-30'
GLTDR	Gleditsia triacanthos 'Draves'	Street Keeper Honeylocust	2	2" Cal. B&B	H-45', W-20'
GLTIS	Gleditsia triacanthos inermis 'Shademaster'	Shademaster Honeylocust	2	2" Cal. B&B	H-50', W-35'
GYDIE	Gymnocladus dioicus 'Espresso-JFS'	Espresso Kentucky Coffee Tr.	3	2" Cal. B&B	H-50', W-35'
PLOC	Platanus occidentalis	American Planetree	1	2" Cal. B&B	H-75', W-75'
QUMA	Quercus macrocarpa	Bur Oak	1	2" Cal. B&B	H-75', W-75'
TADSB	Taxodium distichum 'Mickelson'	Shawnee Brave Bald Cypress	2	2" Cal. B&B	H-60', W-20'

ORNAMENTAL TREES (INSTALL IN ACCORDANCE WITH DETAIL 1/L2.0 FOR SINGLE STEM TREES & DETAIL 2/L2.0 FOR MULTI-STEM TREES)

CODE	SCIENTIFIC NAME	COMMON NAME	QTY.	PLANTING SIZE	MATURE SIZE
AMGAB	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	1	8' B&B, multi-stem	H-20', W-15'
SYRIS	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	1	2" Cal. B&B	H-25', W-15'
SYRISM	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	2	8' B&B, multi-stem	H-25', W-15'

EVERGREEN TREES (INSTALL IN ACCORDANCE WITH DETAIL 3/L2.0)

CODE	SCIENTIFIC NAME	COMMON NAME	QTY.	PLANTING SIZE	MATURE SIZE
PIAB	Picea abies	Norway Spruce	5	6' Tall B&B	H-55', W-30'
PIGLD	Picea glauca var 'Densata'	Black Hills Spruce	8	6' Tall B&B	H-40', W-15'
PIST	Pinus strobus	Eastern White Pine	3	6' Tall B&B	H-50', W-20'

EVERGREENS / BROADLEAF EVERGREEN SHRUBS (INSTALL IN ACCORDANCE WITH DETAIL 4/L2.0)

CODE	SCIENTIFIC NAME	COMMON NAME	QTY.	PLANTING SIZE	MATURE SIZE
JUHOH	Juniperus horizontalis 'Hughes'	Hughes Creeping Juniper	4	18" Spread Pot	H-1', W-8'
THOS	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	6	4' Tall B&B	H-15', W-4'

DECIDUOUS SHRUBS (INSTALL IN ACCORDANCE WITH DETAIL 4/L2.0)

CODE	SCIENTIFIC NAME	COMMON NAME	QTY.	PLANTING SIZE	MATURE SIZE
HYPAJ	Hydrangea paniculata 'Jane'	Little Lime Hydrangea	13	24" Tall Pot	H-4', W-4'
PHOPM	Physocarpus opulifolius 'Monlo'	Purple Leaf Ninebark	3	36" Tall B&B	H-7', W-8'
RHARG	Rhus aromatica 'Gro-low'	Grow Low Sumac	15	24" Spread Pot	H-2', W-5'
SPBET	Spiraea betulifolia 'Tor'	Tor Birchleaf Spirea	11	24" Tall Pot	H-3', W-3'
SYMEP	Syringa meyeri 'Palibin'	Dwarf Korean Lilac	4	24" Tall B&B	H-5', W-7'
VICSI	Viburnum carlesii 'UN Select A'	Spice Island Viburnum	3	24" Tall B&B	H-5', W-6'

PERENNIALS / GRASSES / VINES

CODE	SCIENTIFIC NAME	COMMON NAME	QTY.	PLANTING SIZE	SPACING
CAAC	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	41	#1 Pot	36" O.C.
HEGB	Hemerocallis 'Going Bananas'	Going Bananas Daylily	31	#1 Pot	24" O.C.
NEWL	Nepeta x 'Walker's Low'	Walker's Low Catmint	18	#1 Pot	36" O.C.
PANO	Panicum virgatum 'Northwind'	Northwinds Switch Grass	9	#1 Pot	36" O.C.
PEAL9	Perovskia atriplicifolia 'Little Spire'	Little Spire Russian Sage	12	#1 Pot	30" O.C.

LANDSCAPE CALCULATIONS

STURGEON BAY LANDSCAPE REQUIREMENTS		
ZONING= C-1 (GENERAL COMMERCIAL DISTRICT)		
PARKING LOT PAVED AREA= 75,741 SF		
PARKING STALLS = 39 SPACES	REQUIRED	PROVIDED
PARKING LOT INTERIOR GREENSPACE		
MIN. 5% OF THE TOTAL PARKING LOT PAVED AREA SHALL BE GREEN SPACE	5%	6.6%%
75,741 SF PAVED AREA x 0.05 = 3787 SF MINIMUM INTERIOR GREENSPACE	3787 SF	5004 SF
PARKING LOT INTERIOR CANOPY TREE REQUIREMENT		
CANOPY TREES SHALL BE PROVIDED AT THE RATE OF ONE TREE PER 6 PARKING SPACES (FRACTIONS SHALL BE ROUNDED DOWN TO THE NEAREST WHOLE NUMBER). SUCH CANOPY TREES SHALL BE LOCATED EITHER IN ISLANDS WITHIN THE INTERIOR OF THE PARKING AREA OR WITHIN 10 FEET OF THE PERIMETER OF THE PARKING AREA.		
39 SPACES / 6 PARKING SPACES = 6.5 TREES	6 TREES	8 TREES

LANDSCAPE MATERIALS CALCULATIONS

DECORATIVE STONE MULCH IN PLANTING BEDS ON WEED BARRIER
AREA=2971 SQUARE FEET WEED BARRIER
VOLUME= 275 CUBIC YARDS STONE MULCH

SHREDDED HARDWOOD MULCH (AROUND TREES IN LAWN AREAS)
AREA= 1186 SQUARE FEET
VOLUME= 11 CUBIC YARDS

SHREDDED HARDWOOD MULCH AND EROSION MAT (IN BIOFILTRATION BASINS)
AREA= 1942 SQUARE FEET EROSION MAT
VOLUME= 18 CUBIC YARDS HARDWOOD MULCH

LAWN SOD
AREA= 6842 SQUARE YARDS

LAWN SEEDING WITH EROSION MAT
AREA= 2163 SQUARE YARDS

PLASTIC EDGING
LENGTH= 750 LINEAR FEET

ABBREVIATIONS

ABBREVIATION	FULL WORDS
B&B	Balled and burlapped
CAL.	Caliper
DBH	Diameter at breast height (Approximately 4 ft. above finish grade)
DIA.	Diameter
EX.	Existing
HT/T	Height to tip
O.C.	On center
SQ. FT. -or- SF	Square feet
TYP.	Typical
TR	Tree

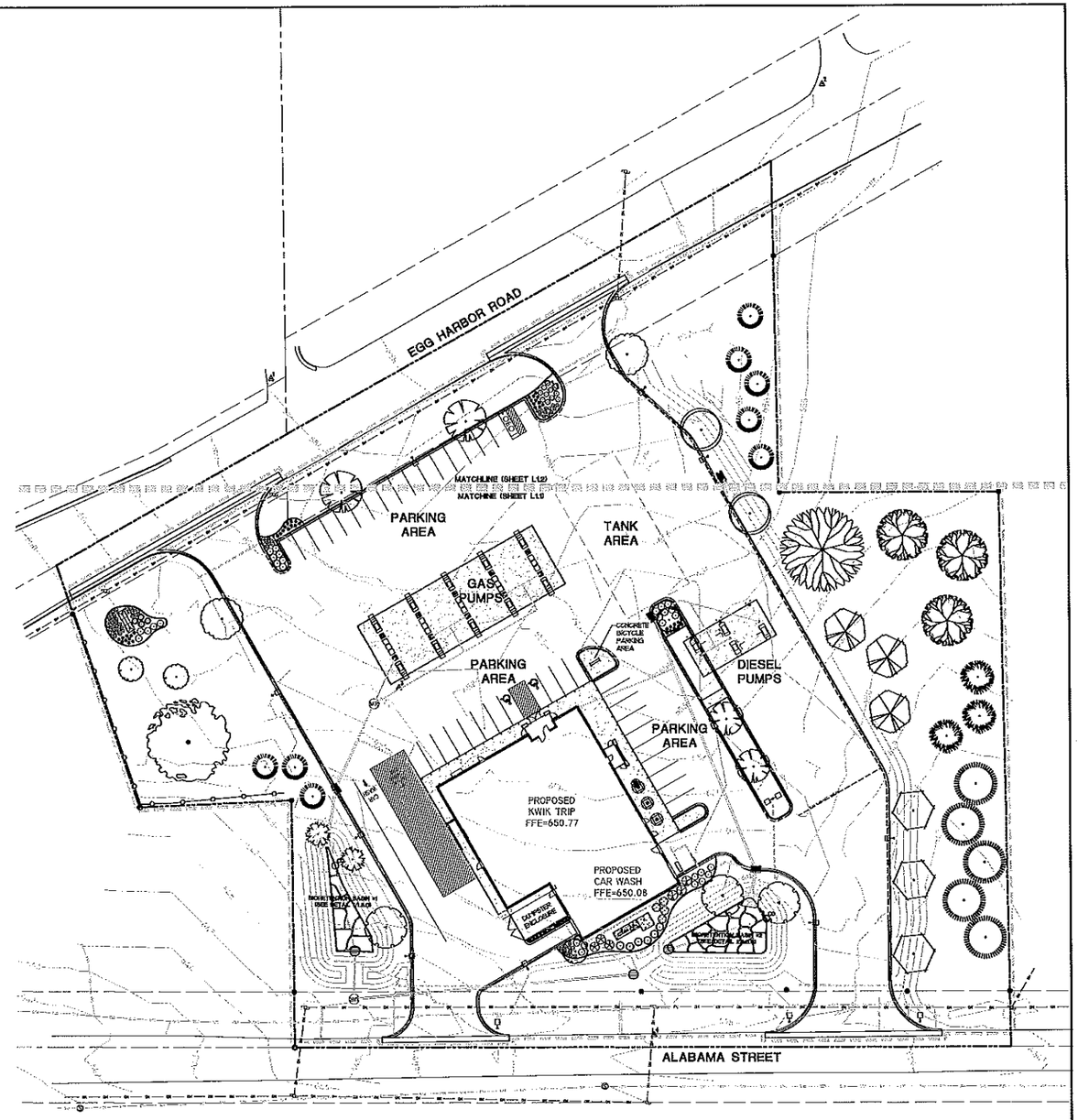
GRASS SEED MIX

GRASS SEED SHALL CONSIST OF THE FOLLOWING VARIETIES (OR APPROVED EQUAL):-

NAME	MIN. % GERM.	MIN. % PURE SEED	MAX. % WEED SEED
20% KENTUCKY BLUEGRASS (SOD QUALITY)	85%	80%	0.50%
10% MERCURY KENTUCKY BLUEGRASS	85%	80%	0.50%
70% KENBLUE KENTUCKY BLUEGRASS	85%	80%	0.50%
25% CREEPING RED FESCUE	85%	85%	0.50%
15% WICKED PERENNIAL RYEGRASS	95%	85%	0.50%
10% FIESTA 4 PERENNIAL RYEGRASS	95%	85%	0.50%

SEEDING RATE SHALL BE 4.5 POUNDS PER 1,000 SQUARE FEET

SEEDS SHALL BE INSTALLED ¼" TO ½" BELOW FINISH GRADE.



INDEX OF SHEETS

SHEET	TITLE
L1.0	LANDSCAPE PLAN- OVERALL
L1.1	LANDSCAPE PLAN- SOUTH AREA
L1.2	LANDSCAPE PLAN- NORTH AREA
L2.0	LANDSCAPE DETAILS & NOTES
L3.0	BIORETENTION DETAILS & NOTES

PLANT SCHEDULE ON SHEET L1.0.
LANDSCAPE DETAILS ON SHEET L2.0.
LANDSCAPE NOTES ON SHEET L2.0.
BIORETENTION PLANTING DETAILS AND NOTES ON SHEET L3.0.

TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE
WIS. STATUE 182.0175(1974) REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.

INFORMATION SHOWN ON THIS DRAWING IS BASED ON AN ORIGINAL SURVEY AND SITE PLAN DEVELOPED BY REI ENGINEERING, INC. THE LANDSCAPE ARCHITECT MAKES NO WARRANTIES OR REPRESENTATIONS AS TO THE ACCURACY AND COMPLETENESS OF THE SURVEY AND SITE PLAN. ALL INFORMATION SHOWN ON THE DRAWINGS SHALL BE FIELD VERIFIED BY THE CONTRACTOR.

WISCONSIN BRIAN J. BUBOLZ No. 931 MILWAUKEE, WIS. LANDSCAPE ARCHITECT
9-22-2021

0 40 80
SCALE 1" = 40'-0"

KWIK TRIP™ STORES
KWIK STAR™ STORES

KWIK TRIP, Inc.
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Tel. 414.449.1555
www.paragonlg.com

LANDSCAPE PLAN - OVERALL

CONVENIENCE STORE #1209

EGG HARBOR RD & ALABAMA ST
STURGEON BAY, WI

#	DATE	DESCRIPTION

DRAWN BY	BJB
SCALE	SEE SCALE BAR
PROJ. NO.	9923
DATE	09/22/2021 - REVIEW DOCUMENTS
SHEET	L1.0

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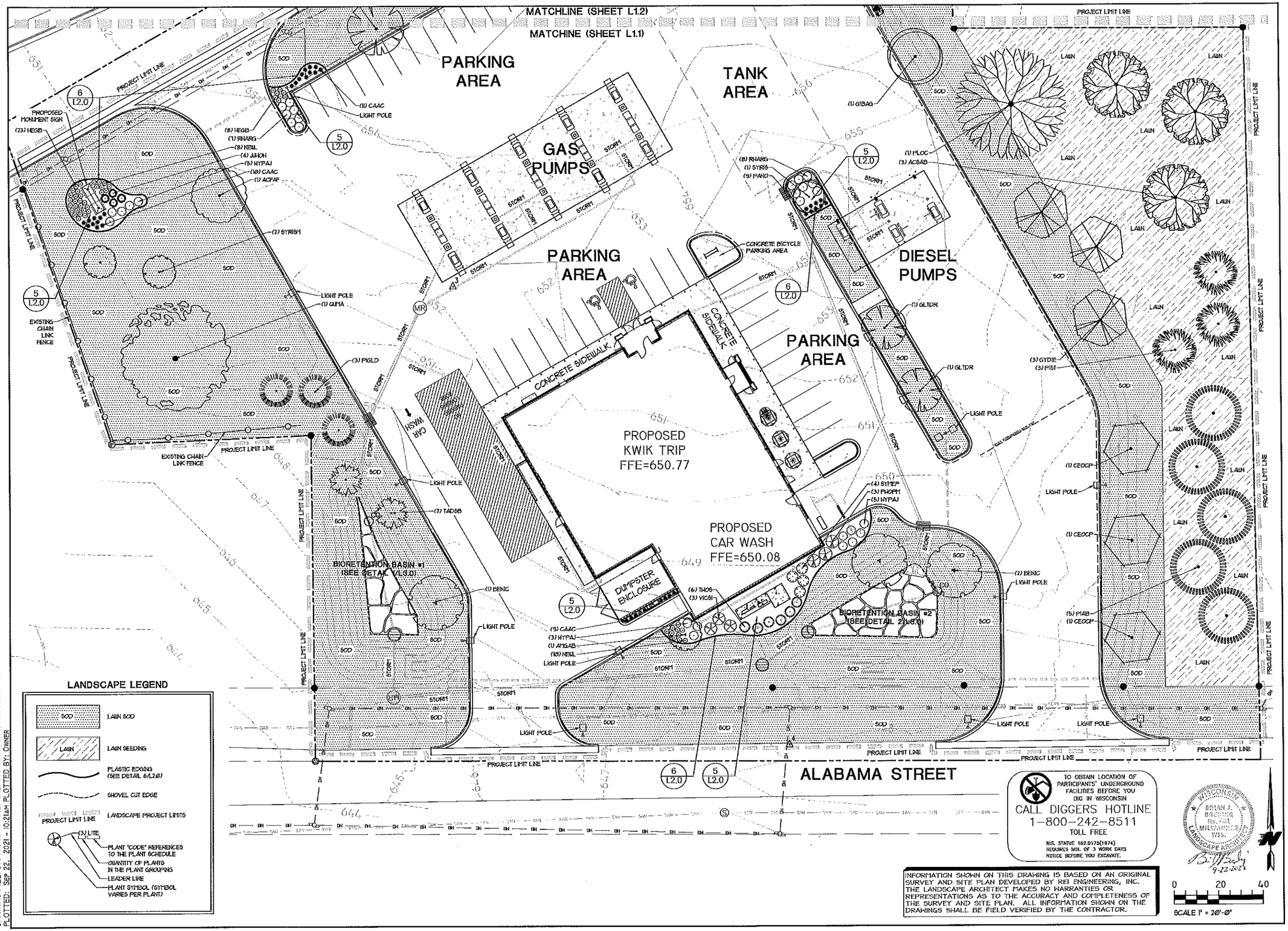

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LANDSCAPE PLAN - SOUTH AREA

CONVENIENCE STORE #1209

EGG HARBOR RD & ALABAMA ST
STURGEON BAY, WI

#	DATE	DESCRIPTION

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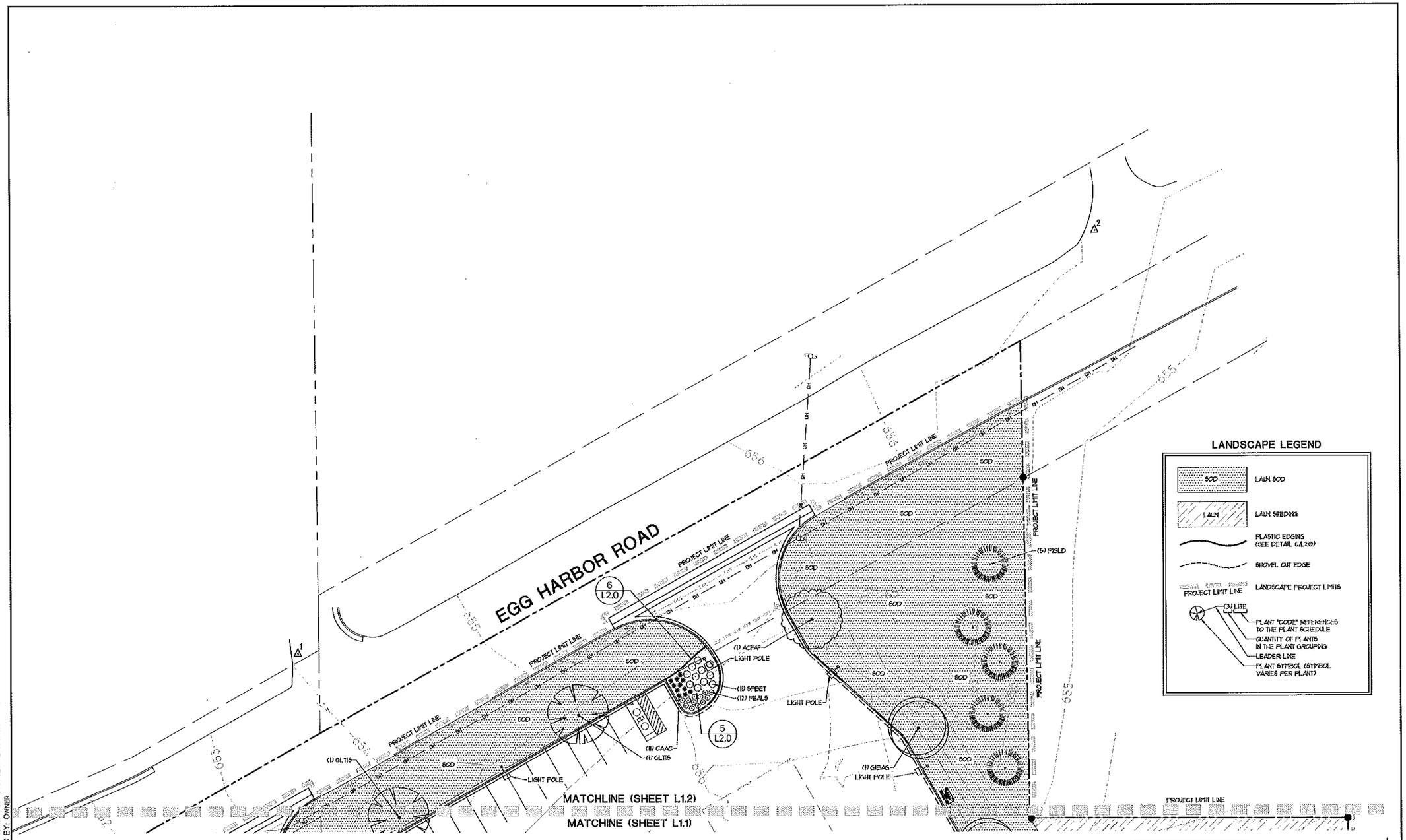
SHEET	L1.1



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WISCONSIN BRIAN J. BALDUR No. 621 MILWAUKEE, WIS. LANDSCAPE ARCHITECT
9-22-2021

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0 20 40
SCALE 1" = 20'-0"

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LANDSCAPE PLAN - NORTH AREA

CONVENIENCE STORE #1209

EGG HARBOR RD & ALABAMA ST
STURGEON BAY, WI

#	DATE	DESCRIPTION

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SCALE	SEE SCALE BAR
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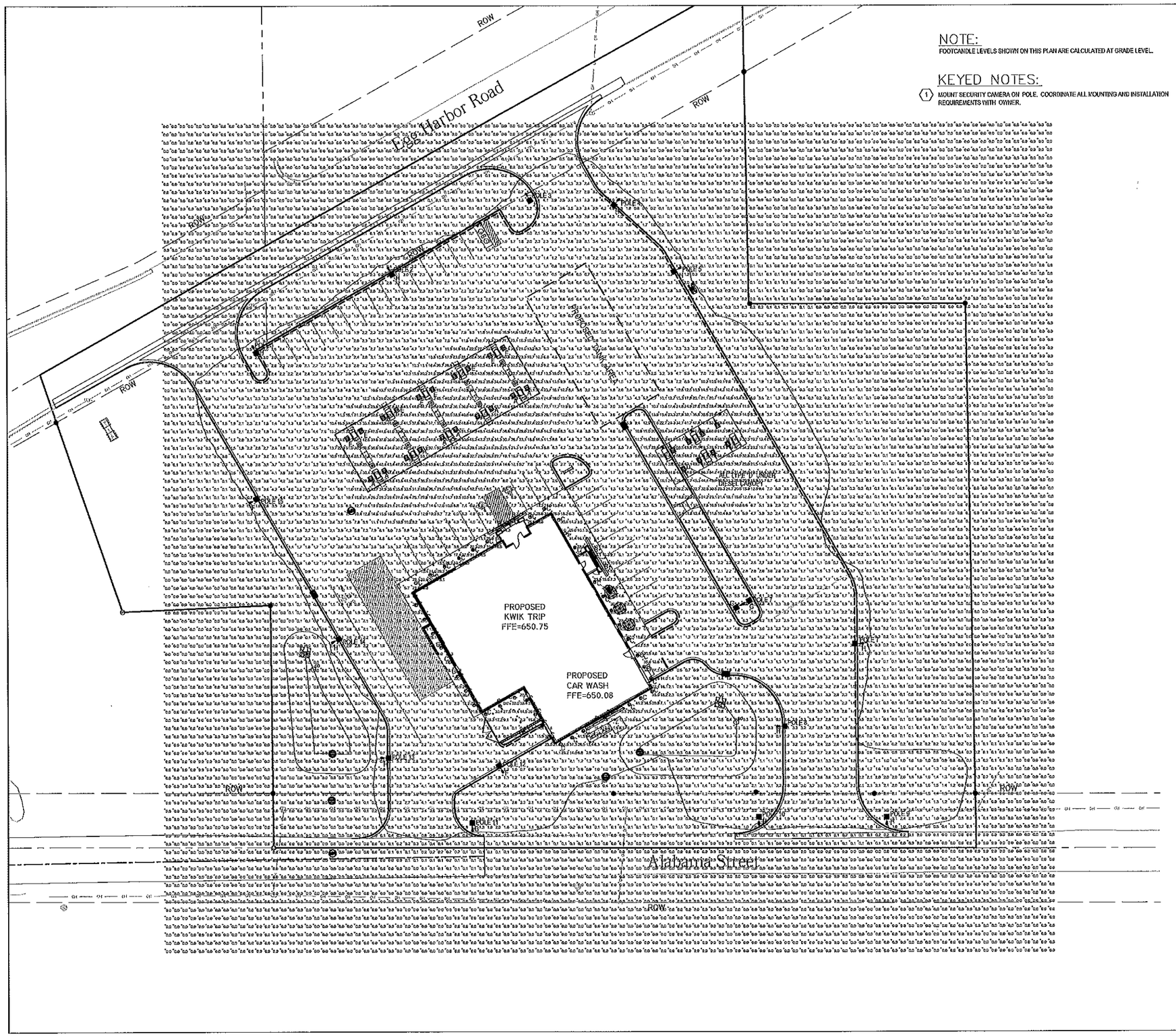


NOTE:

FOOTCANDLE LEVELS SHOWN ON THIS PLAN ARE CALCULATED AT GRADE LEVEL.

KEYED NOTES:

1. MOUNT SECURITY CAMERA ON POLE. COORDINATE ALL MOUNTING AND INSTALLATION REQUIREMENTS WITH OWNER.

CALCULATION STATISTICS

AVERAGE: 3.1
MAXIMUM: 78.3
MINIMUM: 0.0

FIXTURE QUANTITIES

A - 10
B - 6
C - 40
D - 8
E - 10
F - 3
G - 2
H - 11

PROVIDE (15) 15' POLES.

FIXTURE SYMBOLS:

A, D & E — LED LIGHT MOUNTED UNDER FUEL CANOPIES

B — LED STRIP LIGHT MOUNTED IN GABLE

C — RECESSED LED DOWNLIGHT

F, G & H — POLE MOUNTED LED FIXTURE

FIXTURE TYPES:

A- LSI LIGHTING: SCV-LED-23L-SCFT-UNV-DIM-50-WHT
MOUNTED UNDER GAS CANOPY
MOUNT FIXTURES WITH FORWARD THROW OPTIC AIMING AT STORE FRONT.

B- LED STRIP LIGHT MOUNTED IN GABLE
LITHONIA-TZL1N-L96-10000LM-FST-MVOLT

C- RECESSED LED DOWNLIGHT
GOTHAM EVO-35/30-BAR-WD-120-TRW

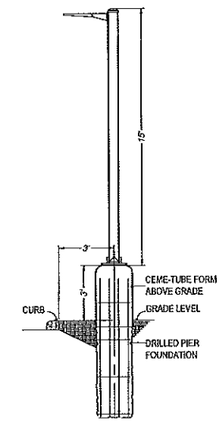
D- LSI LIGHTING: SCV-LED-23L-SCFT-UNV-DIM-50-BLK
MOUNTED UNDER DIESEL CANOPY
MOUNT FIXTURES WITH FORWARD THROW OPTIC AIMING IN DIRECTION OF ARROW.

E- LSI LIGHTING: SCV-LED-15L-SC-UNV-DIM-50-WHT
MOUNTED UNDER GAS CANOPY

F- LSI LIGHTING: SLM-LED-9L-SIL-3-UNV-50-70CRI-WHT-IL

G- LSI LIGHTING: SLM-LED-9L-SIL-FT-UNV-50-70CRI-WHT

H- LSI LIGHTING: SLM-LED-9L-SIL-FT-UNV-50-70CRI-WHT-IL



LOT LIGHT ELEVATION DETAIL

NOT TO SCALE

GRAEF
One Honey Creek Corporate Center
125 South 84th Street, Suite 401
Milwaukee, WI 53214-1470
414 / 259 1500
414 / 259 0037 fax

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N

SCALE
0 30 60

PHOTOMETRIC LIGHTING PLAN

CONVENIENCE STORE #1209

EGG HARBOR RD & ALABAMA ST
STURGEON BAY, WI

#	DATE	DESCRIPTION
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PROJ. NO. 9923
DATE 09/23/21 - REVIEW DOCUMENTS
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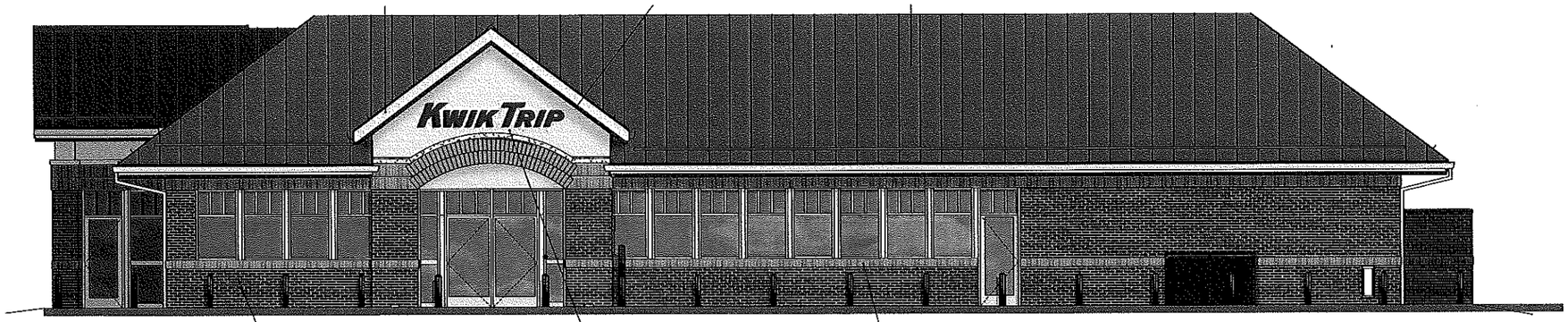

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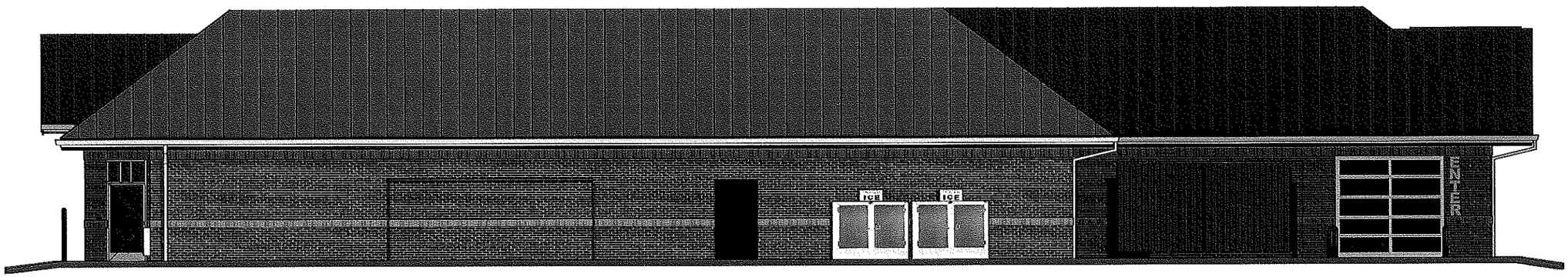
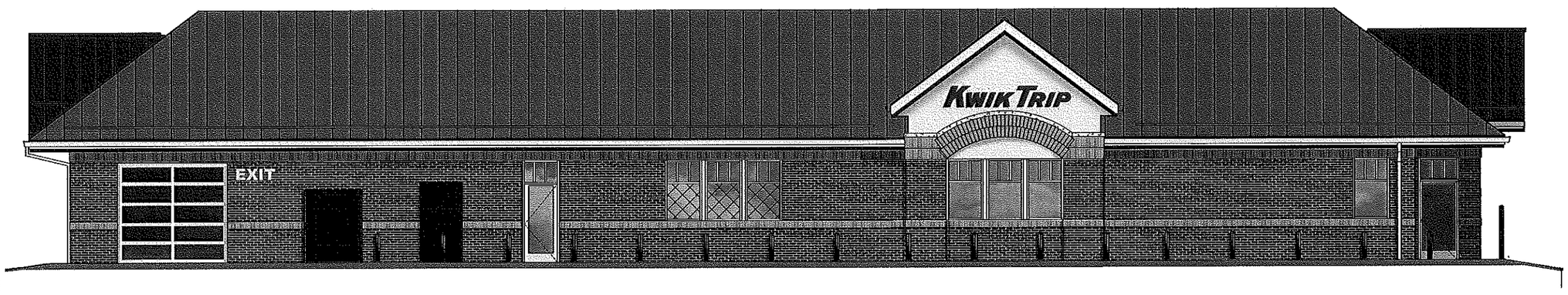


2 RIGHT ELEVATION

3 REAR ELEVATION



4 LEFT ELEVATION

KWIK TRIP

KWIK STAR

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FAX (608) 781-8960

Typical Abbreviations List

A/C	AIR CONDITIONING	GYP BD	GYPSUM BOARD
ACT	ACOUSTICAL CEILING TILE	H&V	HEATING & VENTILATION
AD	AREA DRAIN	HC	HOLLOW CORE
ADJ	ADJUSTABLE	HM	HOLLOW METAL
AFF	ABOVE FINISHED FLOOR	HO	HOLD OPEN ARM
ALT	ALTERNATE	HR	HOURS
ALUM	ALUMINUM	HYD	HYDRANT
AP	ACCESS PANEL	INSUL	INSULATION
APPROX	APPROXIMATE	INT	INTERIOR
@	AT	JT	JOINT
BD	BOARD	JST	JOIST
BRG	BEARING	MBD	MARKER BOARD
BIT	BITUMINOUS	MAS	MASONRY
BLKG	BLOCKING	MO	MASONRY OPENING
BR	BRICK	MAX	MAXIMUM
BLDG	BUILDING	MECH	MECHANICAL
BM	BEAM	MTL	METAL
B.O.	BOTTOM OF	MIN	MINIMUM
BOTT.	BOTTOM	NIC	NOT IN CONTRACT
BRG	BEARING	NTS	NOT TO SCALE
BTWN.	BETWEEN	OC	ON CENTER
CAB	CABINET	OD	OUTSIDE DIAMETER
CB	CONCRETE BLOCK	OH	OVERHEAD
CIP	CAST-IN-PLACE	PNT	PAINT
CF	CUBIC FEET	PLAS	PLASTER
CPT	CARPET	PLAM	PLASTIC LAMINATE
CLG	CEILING	PL	PLATE
CLK	CAULK	PLBG	PLUMBING
CLR	CLEAR	PLYWD	PLYWOOD
CT	CERAMIC TILE	PCT	PORCELAIN CERAMIC TILE
CTR	CENTER	P/C	PRECAST
CO	CLEAN OUT	P/C TERR	PRECAST TERRAZZO
COL	COLUMN	PREFAB	PREFABRICATED
CONC	CONCRETE	PREFIN	PREFINISHED
CMU	CONCRETE MASONRY UNIT	PT	PRESSURE TREATED
CONT	CONTINUOUS	QT	QUARRY TILE
CONST	CONSTRUCTION	REINF	REINFORCING OR REINFORCEMENT
CONTR	CONTRACTOR		
C.J	CONTROL JOINT	REQD	REQUIRED
COORD	COORDINATE	R	RISERS
CRPT	CARPET	RD	ROOF DRAIN
CY	CUBIC YARD	RFG	ROOFING
DBL	DOUBLE	RFS	ROOM FINISH SCHEDULE
DET	DETAIL	RM	ROOM
DIA	DIAMETER	SCHED	SCHEDULE
DIAG	DIAGONAL	S	SEALED
DIM	DIMENSION	SIM	SIMILAR
DIST	DISTANCE	SC	SOLID CORE
DN	DOWN	S.SURF	SOLID SURFACE
DRS	DOORS	SPEC	SPECIFICATION
DS	DOWNSPOUT	ST	STAIN
EWC	ELECTRIC WATER CHILLER	SS	STAINLESS STEEL
ELECT	ELECTRICAL	STRUCT	STRUCTURE OR STRUCTURAL
EL	ELEVATION	SW	SITE WASTE
ELEV	ELEVATOR	TBD	TACKBOARD
EP	EPOXY PAINT	TEMP	TEMPERED
EQUIP	EQUIPMENT	TERR T	TERRAZZO TILE
EXIST	EXISTING	T&G	TONGUE & GROOVE
EPS	EXPANDED POLYSTYRENE	T/	TOP OF
EXP	EXPOSED	TP	TOILET PARTITION
EXT	EXTERIOR	TR	TREADS
EIFS	EXTERIOR INSULATION FINISH SYSTEM	TYP	TYPICAL
		UNFIN	UNFINISHED
FV	FIELD VERIFY	VB	VAPOR BARRIER
FIN	FINISH	VERT	VERTICALLY
FE	FIRE EXTINGUISHER	VCT	VINYL COMPOSITION TILE
FL	FLOOR	VWC	VINYL WALL COVERING
FD	FLOOR DRAIN	VB	VINYL BASE
FTG	FOOTING	WWF	WELDED WIRE FABRIC
FDN	FOUNDATION	WDW	WINDOW
GEN	GENERAL	W/	WITH
GC	GENERAL CONTRACTOR	WD	WOOD
GL	GLASS OR GLAZING		
GFCMU	GROUND FACE CMU		

SYMBOL LEGEND

SEG A / SEG B — MATCH LINE

F1 — GRID LINE - FACE OF BRICK VENEER & FOUNDATION WALL

CA — GRID LINE - CENTER OF STEEL

Graphic Symbols

Room name 121 — ROOM TAG

1 A101 — SECTION CALLOUT

A101 — ELEVATION CALLOUT

1 A101 — DETAIL CALLOUT

101 — DOOR NUMBER

CW- — CURTAIN WALL TYPE

A1 — WALL TYPE

VERTICAL WORKING POINT ELEVATION

1 — REVISION INDICATOR

0 — GRID LINE - CENTER OF STEEL STUD

Material Symbols

EARTH

CONCRETE

CONCRETE MASONRY UNIT

FACE BRICK

SPRAY-FOAM INSULATION

STRUCTURAL STEEL

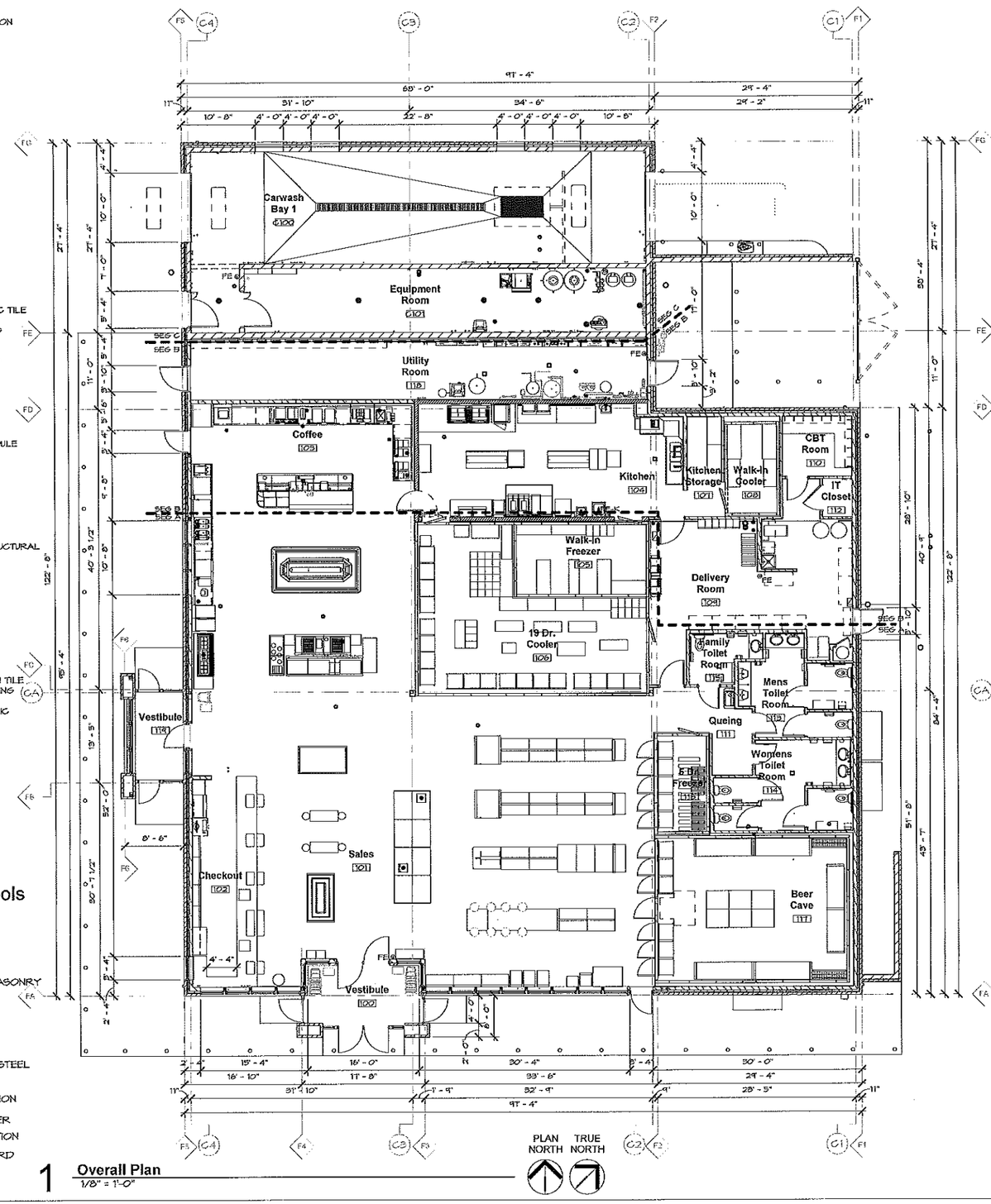
BATT INSULATION

ROUGH LUMBER

RIGID INSULATION

GYPSUM BOARD

PLYWOOD



1 **Overall Plan**
1/8" = 1'-0"

THERMAL ENVELOPE NOTES

RETAIL STORE

AREA	SYSTEM
COLD ATTIC CEILING:	1. R-49 BLOWN FIBERGLASS WITH 4 MIL POLY VAPOR BARRIER AT GYP. BD. SURFACES. PROVIDE DEPTH MARKERS ON TRUSSES
KNEE WALL AT CEILING:	1. R-27 SPRAY FOAM POLYURETHANE (4") APPLY INTUMESCENT COATING @ ALL EXPOSED AREAS.
EXTERIOR WALLS:	1A.TYPICAL EXTERIOR WALLS: 3" UNFACED POLYISOCYANURATE INSUL. (R18.5) WITH VAPOR BARRIER COATING ON ALL INTERIOR GYP. BD. SURFACES 1B.WALLS AT FREEZER AND COOLER: 3" UNFACED POLYISOCYANURATE INSUL. (R18.5) WITH 5/8" DENS SHIELD, BEAD OF SEALANT AT ALL EDGES. NO ADDITIONAL FINISH OR VAPOR BARRIER. NO TAPE OR PAINT. 2. PACK ALL DOOR AND WINDOW VOIDS. 3. FOAM ALL PENETRATIONS. 4. SEAL ALL VAPOR BARRIER PENETRATIONS (OUTLETS, LIGHT FIXTURES, ETC.) 5. USE VAPOR BARRIER COATING ON ALL INTERIOR DENS SHIELD SURFACES.
INTERIOR WALLS:	1. NO SOUND INSULATION
ROOF:	1. R-35 TAPPERED POLYISOCYANURATE (6" MIN) 2 LAYERS W/ STAGGERED JOINTS.
FOUNDATION PERIMETER:	1. R-10 EXTRUDED RIGID INSULATION (2"THICK). SEE SPEC. CONTINUOUS FROM TOP OF FOOTING TO TOP OF FOUNDATION WALL.
HEATED SLAB:	1. R-20 EXTRUDED RIGID INSULATION (4"THICK) SEE SPEC. UNDERSLAB RADIANT FLOOR.

AIR BARRIER

1. AIR & VAPOR BARRIER SPRAY @ ALL EXTERIOR WALLS. SEE SPEC & DETAIL.
2. AIR BARRIER AT KNEE WALL WITHIN TRUSS SPACE, BETWEEN STORE AND ATTIC IS 4" CLOSED CELL SPRAY FOAM OVER GYPSUM BOARD THERMAL BARRIER.
3. SEAL ALL UTILITY PENETRATIONS TO AIR BARRIER.
4. SEAL ALL WINDOW AND DOOR FRAMES.
5. VAPOR BARRIER:
   A. GYP. BD. WALLS AND SPRAY FOAM KNEE WALL PAINTED: HALMAN LINSAY 530-1 FOR PERM RATING OF 0.30
   B. 4 MIL POLY AT ATTIC CEILING.

FENESTRATION

ZONES 5 & 6	
ALUMINUM WINDOWS:	U = 0.36, SHGC: 0.40
ZONE 7	
ALUMINUM WINDOWS:	U = 0.29, SHGC: 0.45
ALUMINUM DOORS:	U = 0.67, SHGC: 0.35
H.M. INSULATED DOORS:	U = 0.44

ALUMINUM DOORS AND WINDOWS VALUES PER NFRC100 BY TUBELITE FOR T14000 WINDOWS AND NARROW STYLE DOORS.

THERMAL ENVELOPE NOTES

CAR WASH

AREA	SYSTEM
COLD ATTIC CEILING:	1. (R-36) BLOWN FIBERGLASS (14") PLUS 2" SPRAY FOAM (R 13.0)
EXTERIOR WALLS:	1. TYPICAL EXTERIOR WALLS: 3" POLYISOCYANURATE INSULATION (R-18.5) AND EPOXY PAINT ON ALL INTERIOR SURFACES. 2. PACK ALL DOOR AND WINDOW VOIDS. 3. FOAM ALL PENETRATIONS. 4. SEAL ALL VAPOR BARRIER PENETRATIONS (OUTLETS, LIGHT FIXTURES, ETC.)
INTERIOR WALLS:	1. NO SOUND INSULATION
COMMON WALLS:	1. (R-20) SPRAY FOAM POLYURETHANE (3"). APPLY INTUMESCENT COATING @ ALL EXPOSED AREAS.
ROOF:	1. AT CENTER FLAT ROOF: TPO MEMBRANE ROOFING SYSTEM FULLY ADHERED OVER A MIN. OF 6" TAPERED POLYISOSANUATE INSUL. (R-35) OVER VAPOR BARRIER OVER 8" CONC. PLANK 2. AT PERIMETER METAL ROOF: R-25 BLOWN IN INSULATION OVER 2" CLOSED-CELL SPRAY FOAM (R-13) 3. PRECAST DECK - CONCRETE SEALANT.
FOUNDATION PERIMETER:	1. R-10 EXTRUDED RIGID INSULATION (2"THICK). SEE SPEC. CONTINUOUS FROM TOP OF FOOTING TO TOP OF FOUNDATION WALL.

AIR BARRIER

A. CARWASH AIR BARRIER IS EXTERIOR BRICK VENEER.

FENESTRATION

GLASS BLOCK WINDOWS:	R-1.96, U = 0.51, SHGC: 0.35
FIBERGLASS REIN. PANEL DOOR & FRAME:	U = 0.500
OVERHEAD POLYCARBONATE DOORS:	U = .260 (INCLUDES VINYL & AIR FILMS)

VANTAGE ARCHITECTS INC
750 N. Third Street
Ph (608) 784-2729
La Crosse, WI 54601
Fax (608) 784-2826

KWIK TRIP

KWIK STAR

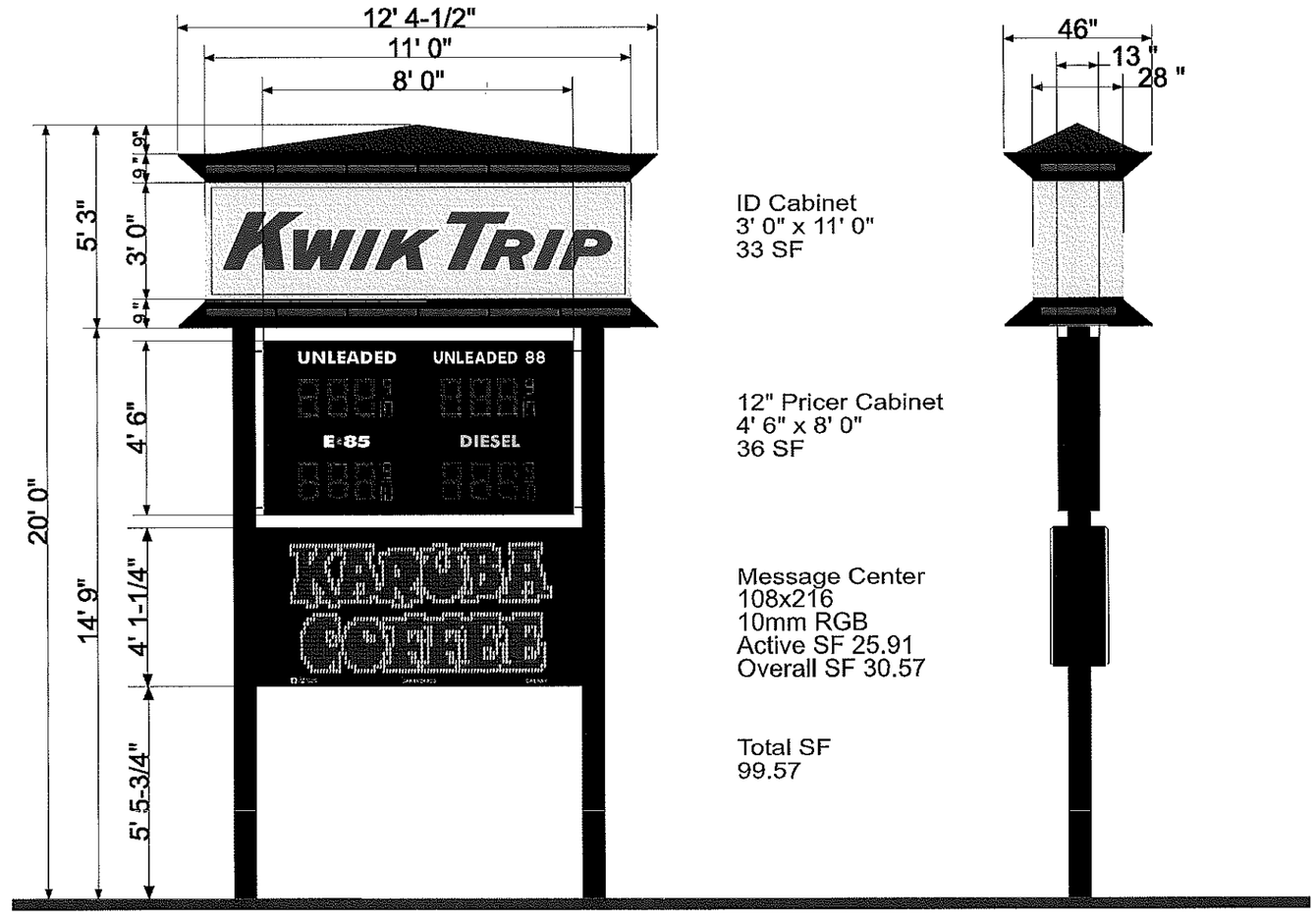
KWIK TRIP, Inc.
P.O. BOX 2107
1626 OAK STREET
LA CROSSE, WI 54602-2107
PH. (608) 781-8988
FAX (608) 781-8960

SHEET TITLE
Overall Floor Plan & Thermal Envelope Insulation Values & Notes

SHEET NO.
A000

DOUBLE FACED PYLON

1209 Sturgeon Bay, WI



Approved by:_____ Date:_____ Landlord:_____ Date:_____

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2242 Mustang Way • Madison, WI 53718 • 608-222-5353
2502 Melby Street • Eau Claire, WI 54703 • 715-835-6189

DESIGN	SALES	FILE
Drawing by: Danielle Hadley	Job Name: Kwik Trip	Revision Number:
Sign Type: Pylon	Job Address:	Job File Location:
Date Created: 3/7/2019		
Last Modified:	Salesperson: Cindy Bluske	
Scale:3/16" = 1' 0"	Job Number:	

COLOR KEY

*COLORS ON SKETCH ARE ONLY A REPRESENTATION, ACTUAL COLOR OF FINISHED PRODUCT MAY DIFFER

- a NA 208080 Beige
- b Black S/G paint
- c #2283 Red Acrylic
- d White of Acrylic
- e Red LED
- f NA 307880 Hemlock Green
- g Green LED
- h Black (230-22)
- i Yellow (230-015)
- j Blue (230-167)

Staff Report
Conditional Use for Multiple-Family Dwelling
14-Unit Townhomes for (Harbor Ridge, LLC (Lexington Homes)

Proposal: Harbor Ridge, LLC (Lexington Homes) petitions for approval of a conditional use for a 14-unit multiple-family dwelling. The units are proposed to be market rate townhomes. The subject site is a vacant 1.3-acre parcel located on the east side of Grant Avenue, immediately south of the existing townhome development developed by Harbor Ridge, LLC (Lexington Homes). The proposed development will match the previous development.

Existing Conditions: The current site is a vacant field. Drainage is toward the east and south. The site drops off considerably along the east edge. There is an existing stormwater detention pond to the south of the site that is also owned by Harbor Ridge, LLC. They are proposing to dedicate the pond to the City since its main purpose is managing runoff from the surrounding streets. Council acceptance of the dedication is on the October 19th agenda.

Land to the north and northeast contains multiple-family dwellings. To the west is vacant property owned by the City. To the east is vacant property owned by the Dept. of Transportation for stormwater management purposes. To the south is the detention pond and a new miniature golf facility.

In terms of existing zoning classification, the subject parcel is zoned General Commercial (C-1). Multiple-family dwellings are a conditional use in the C-1 district. There also is C-1 zoning to the north, south and west. The property to the east is zoned Conservancy.

Comprehensive Plan: The Future Land Use Map of the Sturgeon Bay Comprehensive Plan recommends this subject area for Planned Neighborhood development. This is an area "intended to provide for a variety of housing choices and a mix of non-residential uses such as parks, schools, religious institutions, and small-scale shopping and service areas." By providing additional housing and being in an area with an existing and intended mix of uses, the proposed development is consistent with the Comp Plan.

One other recommendation from the Comp Plan that impacts the development is the planned extension of Grant Avenue to connect with Sawyer Drive, thereby providing an alternative entrance to the site and improving traffic flow and safety.

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

Building layout: The proposal is for a single 14-unit building to be oriented north-south. The layout matches the existing building layout to the north. The townhomes included attached garages that face the street. The parking is in the front, but is set back 30 feet from the right-of-way. The layout complies with the zoning code and is reasonable

Driveway access: The proposal is to extend the parking lot for the existing building southerly to also serve this new building. Thus, there is no proposed curb cut or new driveway to Grant Avenue.re is a single access point for the site, which is roughly centered on the lot. It is far enough away from Sycamore Street and from the proposed driveway for the apartments across Grant Avenue and, the location is good. The driveway complies with the City's standards.

Density: The density of units is 10.9 units per acre, which is less than the maximum 12.4 units

per acre allowed under the zoning code.

Building Design: The building matches the existing townhouse building. It is two-story and uses a variety of roof heights and roof pitches, which does a good job of breaking up the long façade. There are recesses and bump-outs to the exterior walls to further break up the length of the walls. There also are second floor balconies and first floor covered porches. Windows are spaced throughout the front and back facades with multiple window designs.

The exterior consists of a stone on the first floor of the front facade. The upper portion of the front and the other sides is horizontal siding. The buildings comply with the general design standards of the code. It is noted that the Aesthetic Design and Site Plan Review Board must approve the project.

Mix of Units: The proposal includes 4 one-bedroom units and 10 two-bedroom units. Some of the units have living space on both floors and some are strictly upper or lower units.

Parking: There are 20 garage stalls and 18 outdoor parking spaces. The total of 38 spaces is more than the 23 required under the zoning code. The design of the spaces complies with the zoning code.

Pedestrian Access: At the north and south ends of the parking area, sidewalks are proposed that lead to the entrances for the end units. There is no sidewalk is proposed along Grant Avenue. Currently, there is sidewalk on the other side of Grant Avenue. There also is sidewalk on one side of Sycamore Street. When the townhome project to the north was approved, the Plan Commission did not require a sidewalk. The City has the authority to install a sidewalk and specially assess the abutting property owner. As described below, the City is moving forward on the extension of Grant Avenue to connect with Sawyer Drive. Thus, the Plan Commission should consider whether a sidewalk on just one side of Grant Avenue is sufficient or whether a sidewalk is needed on the easterly side as well.

Traffic: A transportation impact analysis is not required for this project. The big issue with traffic is the need for another vehicular access point. At the time the connection of Grant Avenue with the highway was approved, the DOT required a second means of access to the future access. The plan has been to extend Grant Avenue to connect with Sawyer Drive. The City has been unsuccessful in acquiring the needed right-of-way through negotiation. The Council has authorized the use of eminent domain (condemnation) and that process has commenced. In addition, funds have been added to the 2021 budget for the street construction. Although the extension likely will have a narrower, rural profile, the connection to Sawyer Drive should be in place sometime in 2022.

Utilities: The development will be served by existing municipal utilities and existing service laterals.

Stormwater Management: The total impervious surface of the site is 24,396 square feet, which is 42.7% of the site area. This easily complies with the maximum 70% impervious surface ratio that Sturgeon Bay uses. The stormwater management plan completed by R. E. Lee & Associates directs runoff to a bio-retention pond located between the parking area and the street. After treatment the runoff from the bio-retention areas will flow into the City's storm sewer system. The plan will require final approval from the City Engineer, but it matches the plan for the previous building. s show that the stormwater facilities will meet the requirements for sediment reduction and peak discharge reduction.

Landscaping: The landscaping plan identifies 3 sugar maple trees by the parking lot and various shrubs and ornamental grasses surrounding the building foundation. The bio-retention pond will also contain vegetation appropriate for that area. The plan doesn't show any trees or shrubs in the yard areas. The plan also does not show any street trees, which are required in the right-of-way at an interval of one for every 50 feet of frontage. Thus, a total of 6 trees are required, with species to be approved by the City Forester. It is noted that the required street trees for the first building were never planted.

Lighting: A lighting plan was not submitted. Presumably, the fixtures will match the existing building. The lighting plan is typically a topic for the Aesthetic Design and Site Plan Review Board to address, but the Plan Commission has the ability to place conditions regarding the lighting, if desired.

Refuse: A dumpster location is not identified on the plans. Presumably, the dumpster located at the north end of the first building will also be used for this new building.

Recreation facilities: The proposed units are not near a park and there is very limited space for on-site recreational facilities due to the steep slope in the rear and the bio-retention areas in the front. When this area was first being developed, the plan was for a neighborhood recreation area to be established on land to the north. That plan never was implemented due to the bankruptcy of the original developer and that site was sold by the bank.

The adjoining property to the east is a large 12.5-acre site owned by the Department of Transportation. It was originally acquired for wetland mitigation when the highway was expanded. To staff's knowledge there are no restrictions preventing public access and it is conceivable that this property could someday contain a hiking trail or other facilities. This large expanse could be considered a de facto open space/recreational area for the residents. But if the Plan Commission is concerned about the need for onsite recreational facilities for the project, it could require a gazebo or patio area to accommodate larger groups than fit onto the individual porches/decks, perhaps in the side yards between the two buildings.

Conditional Use Review Criteria: In general, the zoning ordinance directs the Plan Commission to consider whether the proposed development will adversely affect property values in the vicinity and review the architectural and engineering plans for the project. In addition, there are six review criteria listed in the conditional use section of the code. The development appears to comply with the review criteria of the zoning code. The code also specifies that the Plan Commission can place conditions on the project if necessary.

Public Hearing: The required public hearing is scheduled for October 20th. The Plan Commission will need to consider any testimony that is received.

Fiscal Impact: The public improvements for this development already exist and are being maintained by the City. Based upon the current assessed value for the existing building, the new building should have a taxable value of approximately $1,164,500. This would generate about $10,000 in annual property tax revenue for the City. The project will also provide a one-time payment of $4,200 for the park and playground fee to help fund the City's recreation facilities and programming.

Recommendation: The proposed plans for the development match the previously approved and constructed building. Staff recommends approval based upon the submitted plans, with the

following conditions:

1. Street trees shall be provided subject to approval by City Forester.
2. Approval by the Aesthetic Design and Site Plan Review Board.
3. Final approval of the stormwater management plan by the City Engineer.

The Plan Commission could also add conditions relating to a sidewalk or recreational facilities, if desired.

Prepared by: _____ 10-15-2021
Martin Olejniczak
Community Development Director
Date

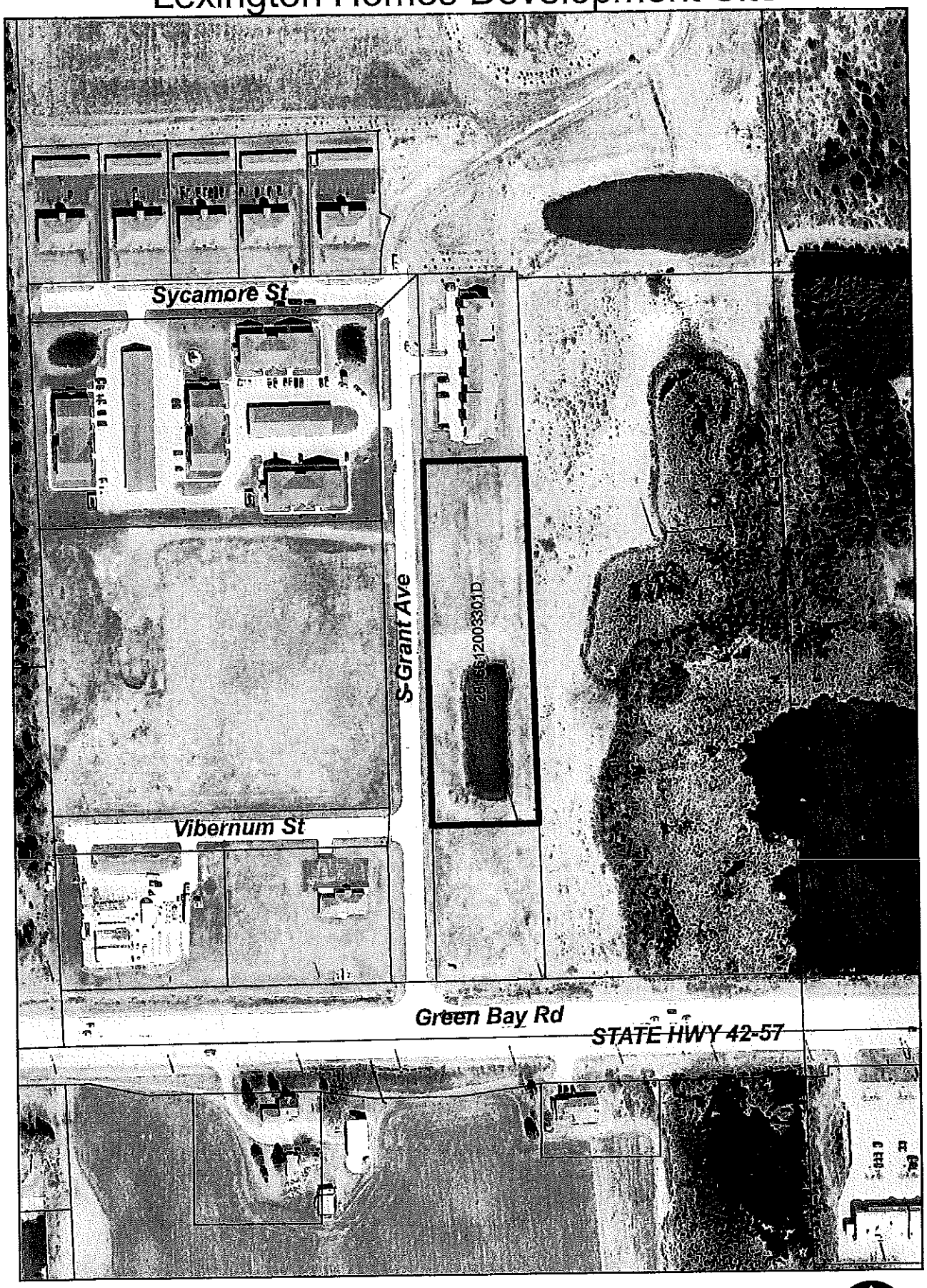
Reviewed by: _____ 10·15·2021
Chris Sullivan-Robinson
Planner/Zoning Administrator
Date

NOTICE OF PUBLIC HEARING

The City of Sturgeon Bay Plan Commission will hold a public hearing in the Council Chambers, 421 Michigan Street, Sturgeon Bay, Wisconsin on Wednesday, October 20, 2021 at 6:00 p.m. or shortly thereafter, regarding a petition from Harbor Ridge, LLC for approval of a conditional use permit under section 20.14(2)(d) of the Sturgeon Bay Municipal Code (Zoning Code), which requires conditional use approval for multiple-family dwellings that are greater than 8 units on a lot. The proposal is for the construction of a 14-unit multiple family dwelling (townhomes) with attached garages to be located on parcel # 281-66-12003301D on the east side of S Grant Ave immediately south of the townhomes at 416 S. Grant Ave. The conditional use application is on file with the Community Development Department and can be viewed at City Hall, 421 Michigan Street, weekdays between 8:00 a.m. and 4:30 p.m., and on the City's website: www.sturgeonbaywi.org. The public is invited to give testimony regarding the proposed conditional use request either in person at the hearing or in writing.

By order of:
City of Sturgeon Bay Plan Commission

Public Hearing Location Map
Lexington Homes Development Site



Subject Property

Please Note: Plan Commission Public Hearing to be Held on October 20, 2021.

PdC211008 #3 JM

CITY OF STURGEON BAY CONDITIONAL USE PERMIT APPLICATION

Date Received: _____
Fee Paid $_____
Received By: _____

	APPLICANT/AGENT	LEGAL PROPERTY OWNER (if different)
Name	Brad Tremel	Michelle Stimpson
Company	Robert E. Lee & Assoc.	Harbor Ridge LLC.
Street Address	1250 Centennial Centre Blvd.	1300 N Kimps CT.
City/State/Zip	Hobart, WI 54155	Green Bay WI
Daytime Telephone No.	920 662 9641	920-662-1630
Fax No.		

STREET ADDRESS OF SUBJECT PROPERTY: Immediately east of Grant Ave.
Location if not assigned a common address: NORTH OF POND

TAX PARCEL NUMBER: 281661200330 10

CURRENT ZONING CLASSIFICATION: General Commercial

CURRENT USE AND IMPROVEMENTS:
Vacant parcel

IDENTIFY MUNICIPAL CODE SECTION PERTINENT TO REQUEST AND STATEMENT OF SPECIFIC ITEM BEING REQUESTED FOR REVIEW: 20.14 (2) (0) - A conditional use is being requested to a multi-family residential development in a general commercial zoning.

ZONING AND USES OF ADJACENT SURROUNDING PROPERTIES:
North: Gen Com - Apartment
South: C-1, vacant
East: Com - vacant
West: C-1 vacant

PROPOSED USE OF SURROUNDING PROPERTY UNDER COMPREHENSIVE PLAN:

North: mixed residential

South: commercial or mixed residential

East: OPEN SPACE

West: commercial or 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 15 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		9/27/2021
Property Owner (Print Name)	**Signature**	**Date**
Brad Trent		9/27/2021
Applicant/Agent (Print Name)	**Signature**	**Date**

I, Brad Trent **, 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.**

9/23/2021		
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:

Date

Community Development Director

Proposed New 14 Unit Townhomes with Attached Garages;

Lexington Homes

BUILDING CODE INFORMATION 2015 IBC (WISCONSIN)

CODE CHAPTER	CODE TITLE	CODE CHAPTER	CODE INFORMATION
3	USE AND OCCUPANCY	310.4	R-2 RESIDENTIAL
4	USE AND OCCUPANCY SEPARATION AT GARAGE	406.3	NO MORE THAN 1,000 S.F. OF GARAGE WITHOUT 1 HOUR FIRE BARRIER WALLS PRIVATE GARAGE SEPARATED FROM UNIT AND ATTIC WITH 5/8" GYPSUM. 20 MINUTE DOORS SELF CLOSING AND LATCHING
5	ALLOWABLE HEIGHT STORIES AREA STREET FRONTAGE INCREASE INCIDENTAL USE	504.3 504.4 506.2 506.3 509	TYPE VB - 60' HEIGHT TYPE VB - 3 STORIES R2 = 7,000 PER FLOOR U = 22,000 S.F. ONE FLOOR R2 = 12,250 S.F. WITH FRONTAGE INCREASES (30' SIDES) (30' FRONT AND 30' BACK) METER ROOM INCIDENTAL USE, SMOKE SEPARATION REQUIRED, 0 HOUR RATED WALL
6	CONSTRUCTION TYPE SEPARATION DISTANCE	601 602	VB WOOD FRAME UNPROTECTED; • INTERIOR AND EXTERIOR BEARING WALLS = 0 HOUR • FLOOR = 0 HOUR • ROOF = 0 HOUR ALL EXTERIOR WALLS MORE THAN 10' FROM IMAGINARY PROPERTY LINES, 0 HOUR SEPARATION REQ.
7	RATED CONSTRUCTION FIRE BARRIER CONTINUITY FIRE PARTITION CONTINUITY HORIZONTAL ASSEMBLY PENETRATIONS OPENING PROTECTION BATH FANS / EXHAUST FAN COMBUSTIBLE CONCEALED SPACES	707 708 711 714.4.1.2 714.4.2 716.5 716.5.9 717.6.2 718 718.3 718.3.2 718.4.2	FIRE BARRIER TO SUBDIVIDE GARAGES BELOW 1,000 S.F. • BUILT FROM FLOOR TO UNDERSIDE OF FLOOR DECK ABOVE, 1 HOUR RATED FIRE PARTITION WALLS SEPARATING TENANT SPACES, BUILT FROM FLOOR TO UNDERSIDE OF THE CEILING WHEN DRAFTSTOP USED (EXCEPTION 5) ATTIC DRAFTSTOPPING NOT TO EXCEED 2 DWELLING UNITS OR 3,000 S.F. FLOOR OR ROOF ASSEMBLY, ONE HOUR RATED, SUPPORTING CONSTRUCTION NOT REQUIRED TO BE RATED (EXCEPTION 2) @ SEPARATION OF TENANT SPACE. FLOOR PENETRATIONS (TUB OR TOILET) WALL SHEATHED WITH TYPE X GYPSUM WHEN PENETRATING CEILING OF HORIZONTAL ASSEMBLY (BOTH FLOOR AND ATTIC) FIRE PARTITION 1 HOUR WALL (PRIVATE GARAGES) = 20 MINUTE DOOR FIRE BARRIER 1 HOUR WALL (PRIVATE GARAGES) = 45 MINUTE DOOR SELF CLOSING HINGES FOR BOTH 20 AND 45 MINUTE DOORS MEMBRANE PENETRATION - EXHAUST FAN PENETRATION MAY REQUIRE A RADIATION DAMPER. ENSURE DRYER EXHAUST (VENT) LENGTH IS NOT EXCEEDED, USE A 4" EXTERIOR HOOD AS NEEDED. EXCEPTION: THROUGH PENETRATIONS A DUCT IS PERMITTED TO PENETRATE THREE FLOORS OR LESS WITHOUT A FIRE DAMPER AT EACH FLOOR PROVIDED SUCH DUCT MEETS ALL THE REQUIREMENTS LISTED IN 717.6.1 (EXCEPTION) FIREBLOCKING - 2x LUMBER USED TO CUT OFF DRAFT OPENINGS DRAFTSTOPPING - 7/16" OSB IN FLOOR ABOVE ALL TENANT SEPARATIONS DRAFTSTOP IN ATTIC EVERY 3,000 S.F. OR TWO TENANT SPACES
8	FINISH REQUIREMENTS	803.11	GLASS C FOR ALL ROOMS SPRINKLERED
9	FIRE PROTECTION PORTABLE FIRE EXTINGUISHER SMOKE DETECTION CARBON MONOXIDE ALARM	903.2.8 903.3.1.2 905.3.1 906 907.2 907.2.11.2 907.2.11.5 907.2.11.6 915/5P5 362	AUTOMATIC FIRE SPRINKLER SYSTEM (FOUR STORIES AND 60 FEET MAX.) NFPA 13R FULL SPRINKLER SYSTEM IN BUILDING BALCONIES AND DECKS PROTECTED WHEN ROOF ABOVE 2'-0" EAVE ALLOWED BEFORE COVERAGE REQUIRED. FIRE EXTINGUISHER IN KITCHEN OF EVERY DWELLING UNIT (MINIMUM RATING OF (1-A:10-B:C) MANUAL FIRE ALARM NOT REQUIRED R2 (NOT A DORMITORY) SMOKE ALARMS IN EACH BEDROOM AND IN THE IMMEDIATE VICINITY OF EACH BEDROOM, 1 PER FLOOR. INTERCONNECTED WITHIN EACH UNIT SMOKE DETECTORS / ALARMS REQ. ALARMS WITH BATTERY BACKUP REQUIRED, FUEL BURNING APPLIANCE IN EACH UNIT (FURNACE), WITHIN 15' OF EVERY BEDROOM
10	MEANS OF EGRESS OCCUPANT LOAD DWELLING WITH ONE EXIT HANDRAIL GUARDS EMERGENCY ESCAPE WINDOWS	1004.1.2 1006.2.1 1010.1.5 1010.1.7 1010.5 1014.2 1015 1015.4 1030.1	200 GROSS SECOND FLOOR OCCUPANT LOAD = 56 DIVIDED BY 8 INDIVIDUAL EXITS FIRST FLOOR OCCUPANT = 33 DIVIDED BY 6 INDIVIDUAL EXITS 125' TRAVEL DISTANCE NOT EXCEEDED FROM FURTHEST POINT OF SECOND FLOOR THRESHOLDS FOR SLIDING AND HINGED DOORS CAN BE UP TO 7 3/4" HIGH IF; 1-DOOR NOT PART OF MEANS OF EGRESS. 2-DOOR NOT PART OF ACCESSIBLE ROUTE. 3-DOOR NOT PART OF TYPE "A" OR "B" UNIT. EXCEPTION 5, EXTERIOR DECKS / PATIOS (TYPE B UNITS) IMPERVIOUS SURFACE CAN BE UP TO 4" BELOW INTERIOR FLOOR LEVEL DOORS IN MEANS OF EGRESS MUST HAVE FLUSH FLOOR LANDINGS ON EACH SIDE, EXCEPTION IS MECHANICAL ROOM DOORS CAN HAVE 1" STEP. HANDRAIL HEIGHT WITH EXPANDED ALLOWANCES INDIVIDUAL UNIT GUARDS 36" ABOVE FLOOR (WINDOWS ABOVE FIRST FLOOR, RAILINGS, HALF WALLS) GUARDS WILL NOT ALLOW PASSAGE OF A SPHERE 4" IN DIAMETER FOR ALL SLEEPING ROOMS UNDER 4 STORIES
11	ACCESSIBILITY PARKING SPACES DWELLING UNITS ACCESSIBLE UNITS	1104 1106.2 1107 1107.6.2	ACCESSIBLE ROUTE TO FRONT DOORS OF DWELLINGS WITH ACCESSIBLE FIRST FLOOR ALL BUILDINGS. GROUP R-2, 2% BUT NOT LESS THAN 1 SEE AREA DATA
14	BALCONIES	1406.3	EXCEPTION 3. BALCONIES ON TYPE V BUILDINGS CAN BE PRESSURE TREATED LUMBER (NO FIRE RATING) WHEN PROTECTED BY SPRINKLER.
IMC	DRYER VENT	IMC 504 IFGC 613	CLOTHES DRYER EXHAUST TO MEET LISTED REQUIREMENTS INCLUDING VERTICAL CLEANOUTS, REQUIRED METAL DUCTS, LIMITED DUCT LENGTH, DUCT SIZE, SHEILD PLATE INSTALLATION, AND ⅛" LENGTH LIMITATIONS INTO THE DUCT ON SCREWS. EXHAUST SEPARATE FROM ALL OTHER SYSTEMS

National Electrical Code

CODE CHAPTER	CODE TITLE	CODE CHAPTER	CODE INFORMATION
110	REQUIREMENTS FOR ELECTRICAL INSTALLATION	110.26	SUFFICIENT WORKING SPACE SHALL BE PROVIDED AROUND ELECTRICAL EQUIPMENT [PANELS]. THE DEPTH OF THE SPACE IN THE DIRECTION OF ACCESS TO LIVE PARTS SHALL BE A MINIMUM OF 3 FEET. THE MINIMUM WIDTH OF THE SPACE IN FRONT OF ELECTRICAL EQUIPMENT SHALL BE THE WIDTH OF THE EQUIPMENT OR 30 INCHES, WHICH EVER IS GREATER. THIS WORK SPACE SHALL BE CLEAR AND EXTEND FROM THE FLOOR TO A HEIGHT OF 6.5 FEET. THIS SPACE SHALL NOT BE USED FOR STORAGE.
210	DECKS AND PORCHES	210.52(E)(3)	DECKS AND PORCHES ACCESSIBLE FROM AN INTERIOR DWELLING UNIT SHALL HAVE ONE RECEPTACLE.
240	OVERCURRENT PROTECTION	240.24(a)	OVERCURRENT DEVICES (ELECTRICAL PANELS) SHALL NOT BE LOCATED IN THE VICINITY OF EASILY IGNITABLE MATERIALS, SUCH AS CLOTHES CLOSETS.

LEGEND

SYMBOL	ITEM	SYMBOL	ITEM
P3	WALL TYPE - REFER TO WALL TYPES	1	PLAN NOTE
	ELEVATION REFERENCE	4	REVISION MARK - REFER TO TITLE BLOCK FOR REVISION DATE
X / A.X.X	WALL SECTION REFERENCE OR DETAIL CUT - REFER TO SHEET NUMBER INDICATED IN BOTTOM OF SYMBOL	3	ACCESSIBILITY PLAN NOTE

SYMBOL	ITEM	ITEM DESCRIPTION
S	SMOKE DETECTOR ALARM	IBC 907.2.10 - SINGLE AND MULTIPLE STATION SMOKE ALARMS SHALL BE INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THIS CODE AND THE HOUSEHOLD FIRE-WARNING EQUIPMENT PROVISIONS OF NFPA 72.
	BATH FAN	BATH FANS ARE TO BE IN ROOMS CONTAINING ANY BATHING FIXTURES, BATHTUBS, SHOWERS. IBC 1203.4.2.1 EXHAUST FANS DO NOT REQUIRE FIRE DAMPERS IF PLACED IN CEILING OR WALL - SEE IBC 716
	VINYL WINDOW	LOW E, DOUBLE PANE GLASS, GLAZING, MINIMUM ASSEMBLY U-VALUE = .30 ALL EXTERIOR WINDOWS ARE CENTERED BETWEEN A ROOM'S WALLS UNLESS NOTED BY A DIMENSION.
	DRAFT STOPPING	IBC 717 - CONCEALED SPACES - FIREBLOCKING AND DRAFTSTOPPING SHALL BE INSTALLED IN COMBUSTIBLE CONCEALED LOCATIONS. MATERIALS TO BE 3/8" OSB STRUCTURAL WOOD PANEL OR 1/2" GYPSUM BOARD DRAFT STOPPING CONTINUOUS ATTACHED w/ 8d @ 6" O.C. AT EDGES. DRAFTSTOPPING (FLOOR) • ABOVE CORRIDOR WALLS AND INLINE WITH UNIT SEPARATIONS DRAFTSTOPPING (ATTIC) IN AREA NOT TO EXCEED 3,000 SQ.FT. (CODE 717.4.2) AND (CODE 709.4 EXCEPTION 5) FIRE PARTITIONS END AT CEILING.
	1 HOUR RATED FIRE PARTITION	IBC 709 - DWELLING UNIT SEPARATIONS 4 5 6
	EXIT DISTANCE AND ROUTE	COMMON PATH OF TRAVEL = 75' MAX. (1014.3) EXIT ACCESS TRAVEL DISTANCE NOT APPLICABLE WITH INDIVIDUAL ENTRIES

INDEX TO DRAWINGS

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A2.2	ACCESSIBILITY NOTES AND DETAILS, PLAN NOTES
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S3.2.1	PARTIAL ROOF FRAMING PLAN
S3.2.2	PARTIAL ROOF FRAMING PLAN
S4.1	FOUNDATION DETAILS
S4.2	FRAMING DETAILS

14(2) BUILDING AREA DATA

UNIT NUMBER	S.F. FIRST FLOOR	S.F. FIRST GARAGE	S.F. SECOND FLOOR	TOTAL UNIT SQUARE FEET	NOTES
1	35	380	1041	1,076	MULTIPLE FLOOR UNIT
2	833	400	665	1,498	MULTIPLE FLOOR UNIT
3	30	245	860	890	MULTIPLE FLOOR UNIT
4	738	297	722	1,460	MULTIPLE FLOOR UNIT
5	36	267	976	1,012	MULTIPLE FLOOR UNIT
6	55	250	1191	1,246	MULTIPLE FLOOR UNIT
7	1285	400	0	1,285	TYPE "B" ACCESSIBLE
OTHER		409	18.5	488.5	
TOTAL	2,957	2,648	5,473.5	8,927.5	
FIREWALL					
8	1285	400	0	1,285	TYPE "B" ACCESSIBLE
9	55	250	1191	1,246	MULTIPLE FLOOR UNIT
10	36	267	976	1,012	MULTIPLE FLOOR UNIT
11	738	297	722	1,460	MULTIPLE FLOOR UNIT
12	30	245	860	890	MULTIPLE FLOOR UNIT
13	833	400	665	1,498	MULTIPLE FLOOR UNIT
14	35	380	1041	1,076	MULTIPLE FLOOR UNIT
OTHER		409	18.5	488.5	
TOTAL	2,957	2,648	5,473.5	8,927.5	

TOTAL BREAK DOWN FIRST FLOOR	5,914 WITHIN UNITS 5,296 WITHIN GARAGES
FIRST FLOOR TOTAL	11,211
SECOND FLOOR TOTAL	10,947
TOTAL OF 14 UNIT BUILDING	22,158

ACCESSIBILITY, NO TYPE "A" UNIT REQUIRED, LESS THAN 20 UNITS ON THIS SITE

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14 Unit @ Harbor Ridge II

Townhome with Attached Garages

Sturgeon Bay, Wisconsin

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Date, 2021

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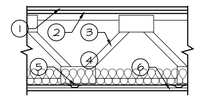
DATE 9/14/2021

PROJECT NO. 461487

SHEET T 1.1

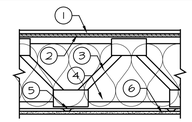
(1A) GA FILE NO. FC 5518 WOOD TRUSSES, GYPSUM WALLBOARD SEPARATING TENANTS — 1 HOUR FIRE

(1) 1" MINIMUM PROPRIETARY GYPSUM FLOOR TOPPING CONTINUOUS INCLUDING UNDER TUBS, SHOWERS AND LINENS ETC. ¼" SOUND MAT
(2) FLOORING SYSTEM - 23/32 In. THICK T&G WOOD STRUCTURAL PANELS w/ FACE GRAIN OF PLYWOOD OR STRENGTH AXIS OF PANEL TO BE PERPENDICULAR TO TRUSSES w/ JOINTS STAGGERED, SECURE TO TRUSSES w/ CONSTRUCTION ADHESIVE AND 8d RING SHANK NAILS AT 6" O.C. AT SUPPORTED EDGES, AND 12" O.C. AT INTERMEDIATE SUPPORTS.
(3) PARALLEL CHORD TRUSSES 24 In. O.C. MAX.
(4) 3 ½" BATT INSULATION
(5) RESILIENT CHANNELS - SPACED 12 In. O.C. PERPENDICULAR TO TRUSSES. CHANNELS SECURED TO EACH TRUSS w/ TYPE S, 1 1/4 In. LONG STEEL SCREW
(6) PROPRIETARY TYPE "X" GYPSUM - 5/8 In. THICK, 4 Ft. WIDE SHEETS INSTALLED w/ LONG DIMENSION PERPENDICULAR TO FURRING OR RESILIENT CHANNELS w/ 1 In. LONG WALLBOARD SCREWS SPACED 8 In. O.C.



(1B) GA FILE NO. FC 5518 WOOD TRUSSES, GYPSUM WALLBOARD GARAGE / DWELLING — 1 HOUR FIRE

(1) 3/4" PROPRIETARY GYPSUM FLOOR TOPPING
(2) FLOORING SYSTEM - 23/32 In. THICK T&G WOOD STRUCTURAL PANELS w/ FACE GRAIN OF PLYWOOD OR STRENGTH AXIS OF PANEL TO BE PERPENDICULAR TO TRUSSES w/ JOINTS STAGGERED, SECURE TO TRUSSES w/ CONSTRUCTION ADHESIVE AND 8d RING SHANK NAILS AT 6" O.C. AT SUPPORTED EDGES, AND 12" O.C. AT INTERMEDIATE SUPPORTS.
(3) 20" DEEP PARALLEL CHORD TRUSSES 24 In. O.C. MAX.
(4) R60 INSULATION ON REINFORCED POLY FOR STC OF 50 MIN. SOUND TRANSMISSION (1207)
(5) RESILIENT CHANNELS - SPACED 12 In. O.C. PERPENDICULAR TO TRUSSES. CHANNELS SECURED TO EACH TRUSS w/ TYPE S, 1 1/4 In. LONG STEEL SCREW (NO INSULATION LOAD)
(6) PROPRIETARY TYPE "X" GYPSUM - 5/8 In. THICK, 4 Ft. WIDE SHEETS INSTALLED w/ LONG DIMENSION PERPENDICULAR TO FURRING OR RESILIENT CHANNELS w/ 1 In. LONG WALLBOARD SCREWS SPACED 8 In. O.C.



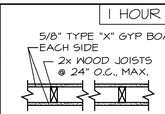
(1C) NOT FIRE RATED FLOOR SYSTEM (WITHIN DWELLING UNIT)

(1) ¾" GYPSUM FLOOR TOPPING
(2) FLOORING SYSTEM - 23/32 In. THICK T&G WOOD STRUCTURAL PANELS w/ FACE GRAIN OF PLYWOOD OR STRENGTH AXIS OF PANEL TO BE PERPENDICULAR TO TRUSSES w/ JOINTS STAGGERED, SECURE TO TRUSSES w/ CONSTRUCTION ADHESIVE AND 8d RING SHANK NAILS AT 6" O.C. AT SUPPORTED EDGES, AND 12" O.C. AT INTERMEDIATE SUPPORTS.
(3) 20" DEEP PARALLEL CHORD TRUSSES 24 In. O.C. MAX.
(4) NO SOUND INSULATION WITHIN TRUSSES
(5) NO RESILIENT CHANNELS
(6) TYPE "X" GYPSUM - 5/8 In. THICK

(2) IBC 721.1(2) RATED FIRE–RESISTANCE PERIODS FOR WALLS AND PARTITIONS a,o,p

1 HOUR FIRE

MATERIAL	ITEM NUMBER	CONSTRUCTION	MINIMUM FINISHED THICKNESS FACE TO FACE (INCHES) 4 HR	3 HR	2 HR	1 HR
14. WOOD STUDS - INTERIOR PARTITION WITH GYPSUM WALLBOARD EACH SIDE	14-1.3 1m	2"x4" OR 2x6" WOOD STUDS 24" ON CENTER, MAX., WITH 5/8" TYPE "X" GYPSUM WALLBOARD APPLIED VERTICALLY WITH 6d NAILS AT 7" ON CENTER WITH END JOINTS ON FRAMING MEMBERS. STAGGER JOINTS EACH SIDE.	---	---	---	4 3/4"

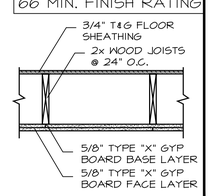


NOTE:
ALL RATED WALLS THE GYPSUM WALLBOARD WILL BE 9' SHEETS APPLIED VERTICALLY.

(3) IBC 721.1(3) MINIMUM PROTECTION FOR FLOOR AND ROOF SYSTEMS a,q

1 HR FIRE (ASSEMBLY) 66 MIN. FINISH RATING

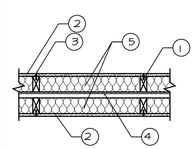
UNDER STAIRS AND CONCEALED SPACES FLOOR OR ROOF CONSTRUCTION	ITEM NUMBER	CEILING CONSTRUCTION	THICKNESS OF FLOOR OR ROOF SLAB (INCHES) 3 HOUR	2 HOUR	1 HOUR	MINIMUM THICKNESS OF CEILING (INCHES) 3 HOUR	2 HOUR	1 HOUR
21. WOOD JOISTS, FLOOR TRUSSES AND FLAT OR PITCHED ROOF TRUSSES SPACED A MAXIMUM 24" O.C. WITH MIN. 1/2" WOOD STRUCTURAL PANELS WITH EXTERIOR GLUE APPLIED AT RIGHT ANGLES TO TOP OF JOIST OR TOP CHORD OF TRUSSES WITH 8d NAILS. THE WOOD STRUCTURAL PANEL THICKNESS SHALL NOT BE LESS THAN NOMINAL 1/2" LESS THAN REQUIRED BY CHAPT. 23.	21-1.1	BASE LAYER: 5/8" TYPE "X" GYPSUM WALLBOARD APPLIED AT RIGHT ANGLES TO JOIST OR TRUSS @ 24" O.C., MAX., WITH 1 1/4" TYPE "S" OR TYPE "W" DRYWALL SCREWS @ 24" O.C. FACE LAYER: 5/8" TYPE "X" GYPSUM WALLBOARD OR VENEER BASE APPLIED AT RIGHT ANGLES TO JOIST OR TRUSS THROUGH BASE LAYER WITH 1 7/8" TYPE "S" OR TYPE "W" DRYWALL SCREWS @ 12" O.C. AT JOINTS AND INTERMEDIATE JOIST OR TRUSS. FACE LAYER TYPE "G" DRYWALL SCREWS PLACED 2" BACK ON EITHER SIDE OF FACE LAYER END JOINTS, 12" O.C.	---	---	VAR.	---	---	1 1/4"



(4) UL DESIGN NO. U341 RATED FIRE–RESISTANCE FOR BEARING WALL

1 HOUR FIRE

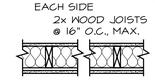
MATERIAL	CONSTRUCTION
BEARING WALL RATING - WOOD STUD WALL and GYPSUM BOARD	1 2"x4" WOOD STUDS 24" O.C. MAX. BLOCKED MID-SPAN AND EFFECTIVELY FIRESTOPPED AT TOP AND BOTTOM OF WALL. 2 (2) LAYERS 5/8" TYPE "X" GYPSUM WALLBOARD, 4 FT. WIDE, NAILED TO STUDS AND BEARING PLATES 7 IN. O.C. w/ 6d CEMENT COATED NAILS 1-7/8 IN. LONG, 0.0915 IN. SHANK DIA. AND 1/4 IN DIA. HEAD 3 JOINTS AND NAILHEADS- WALLBOARD JOINTS COVERED w. 3/32" VENEER PLASTER ON ENTIRE SURFACE 4 SHEATHING (OPTION USED)- SEPTUM SHEATHED w/ 7/16" OSB STRUCTURAL PANELS 5 BATT INSULATION - KRAFT FACED 3-1/2" THICKNESS FIBERGLASS BATTS



(5) U.L. no U305 RATED FIRE–RESISTANCE PERIODS FOR WALLS AND PARTITIONS a,o,p

1 HOUR FIRE

MATERIAL	ITEM NUMBER	CONSTRUCTION	MINIMUM FINISHED THICKNESS FACE TO FACE (INCHES) 4 HR	3 HR	2 HR	1 HR
14. WOOD STUDS - INTERIOR PARTITION WITH GYPSUM WALLBOARD EACH SIDE	14-1.3 1m	1. 2"x4" OR 2x6" WOOD STUDS 16" ON CENTER 2. JOINTS AND NAIL HEADS COVERED WITH TAPE AND JOINT COMPOUND 3. 5/8" TYPE "X" GYPSUM WALLBOARD APPLIED VERTICALLY WITH 6d NAILS AT 7" ON CENTER WITH END JOINTS ON FRAMING MEMBERS. CHANNELS SECURED TO EACH STUD w/ TYPE S, 1 ¼" LONG STEEL SCREW GYPSUM TO RESILIENT CHANNELS w/ 1 In. LONG WALLBOARD SCREWS SPACED 8 In. O.C. 5. GLASS FIBER INSULATION	---	---	---	4 3/4"



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14 Unit @ Harbor Ridge II

Townhome with Attached Garages

Sturgeon Bay, Wisconsin

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SHEET T 1.2

COMPOSITE DRIVE ELEVATION

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

DETAILED DRIVE ELEVATION

SCALE: 1/4" = 1'-0"

SIDE ELEVATION

SCALE: 1/4" = 1'-0"

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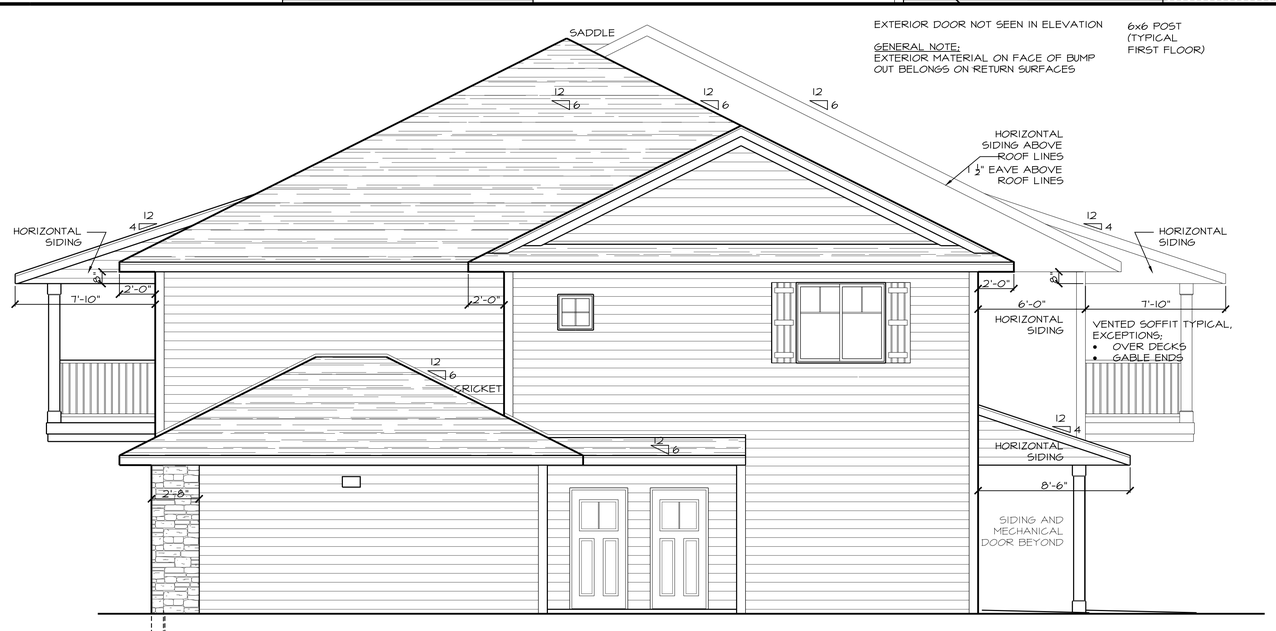
SHEET
A
1.1

COMPOSITE PORCH ELEVATION

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

DETAILED PORCH ELEVATION

SCALE: 1/4" = 1'-0"



SIDE ELEVATION

SCALE: 1/4" = 1'-0"

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14 Unit @ Harbor Ridge II

Townhome with Attached Garages

Sturgeon Bay, Wisconsin

14 Townhomes - # 461487

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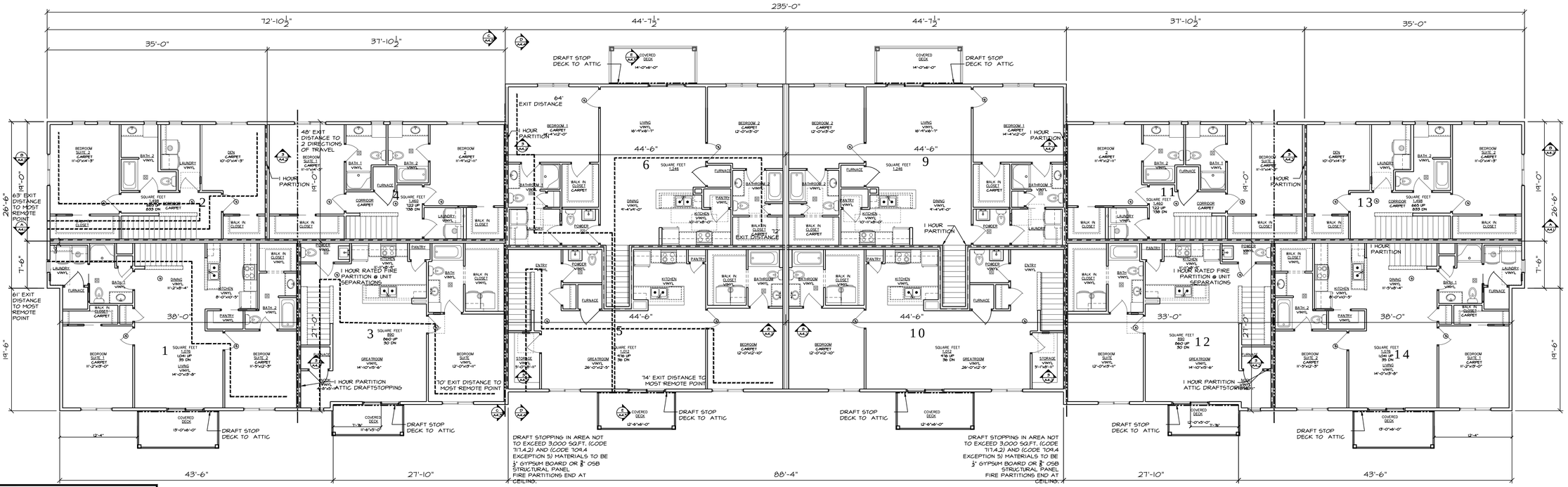
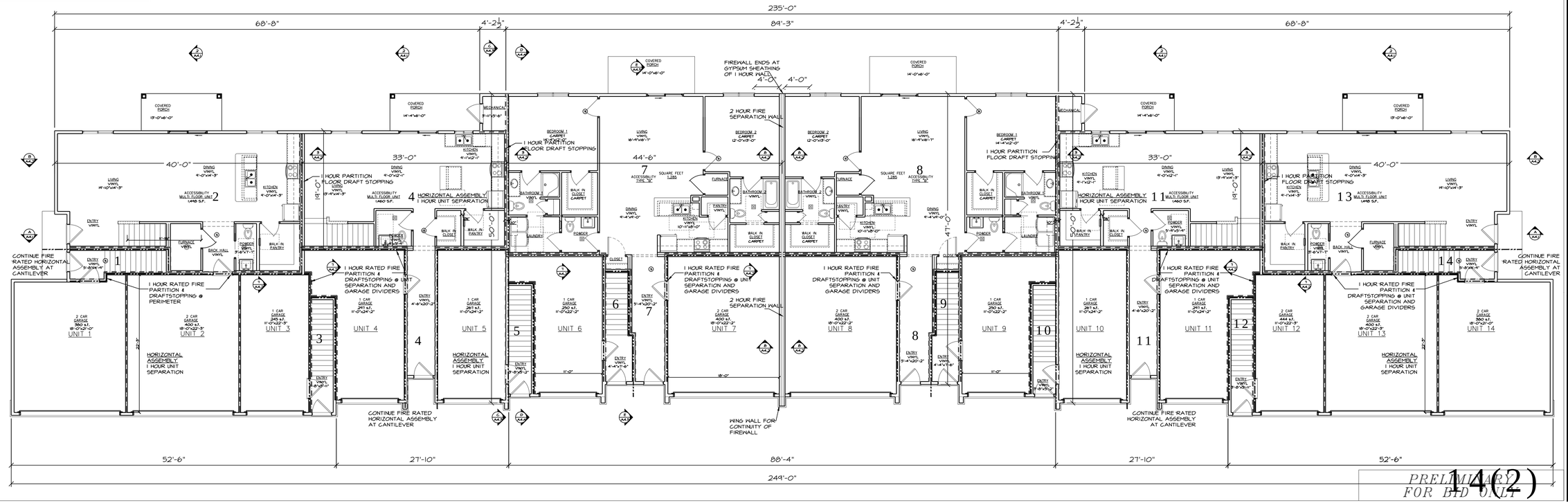
SHEET A 1.2



FLOOR PLANS
SCALE: 1/8" = 1'-0"

SAFETY PLAN LEGEND

SYMBOL	ITEM
	DRAFT STOPPING
	1 HOUR RATED FIRE PARTITION
	2 HOUR RATED FIRE SEPARATION
	EXIT DISTANCE AND ROUTE



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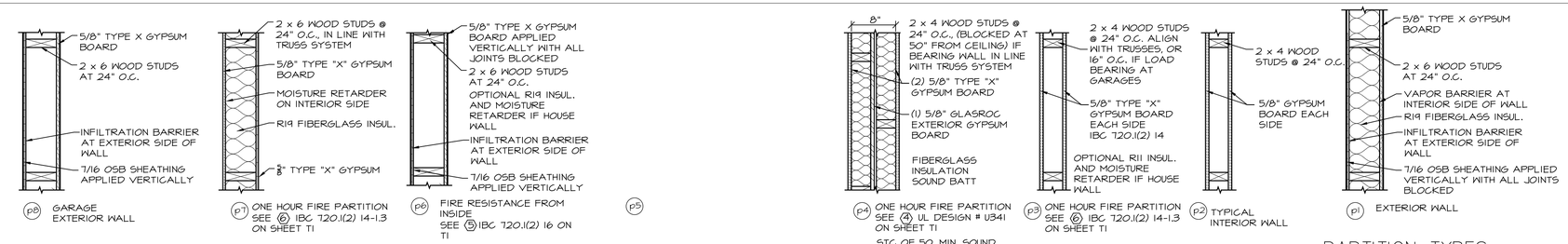
SHEET A 2.1

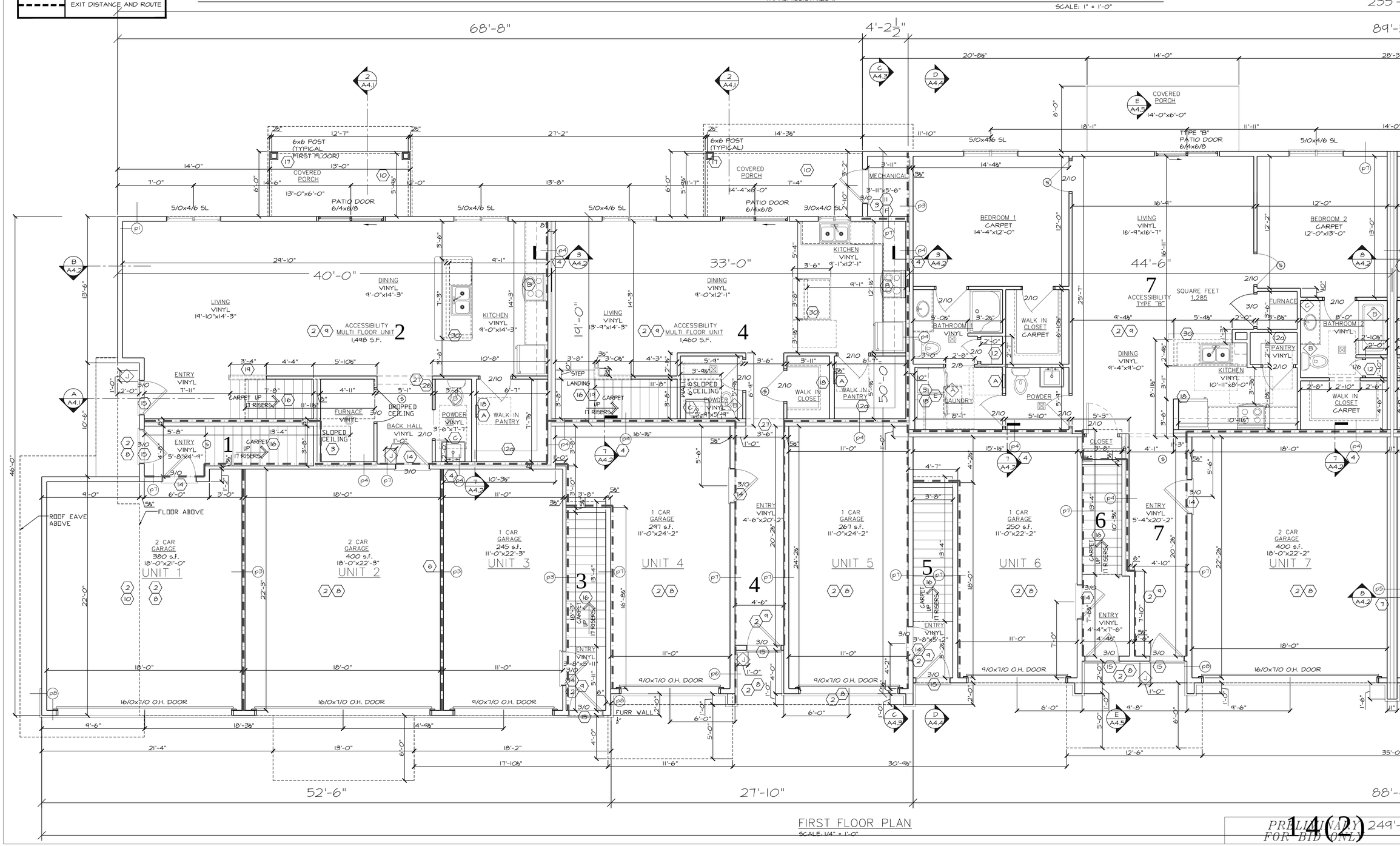
SAFETY PLAN LEGEND

SYMBOL	ITEM
	DRAFT STOPPING
	1 HOUR RATED FIRE PARTITION
	2 HOUR RATED FIRE SEPARATION
	EXIT DISTANCE AND ROUTE



PARTITION TYPES

SCALE: 1" = 1'-0"



FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

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14 Unit @ Harbor Ridge II

Townhome with Attached Garages

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14 Townhomes - # 461487

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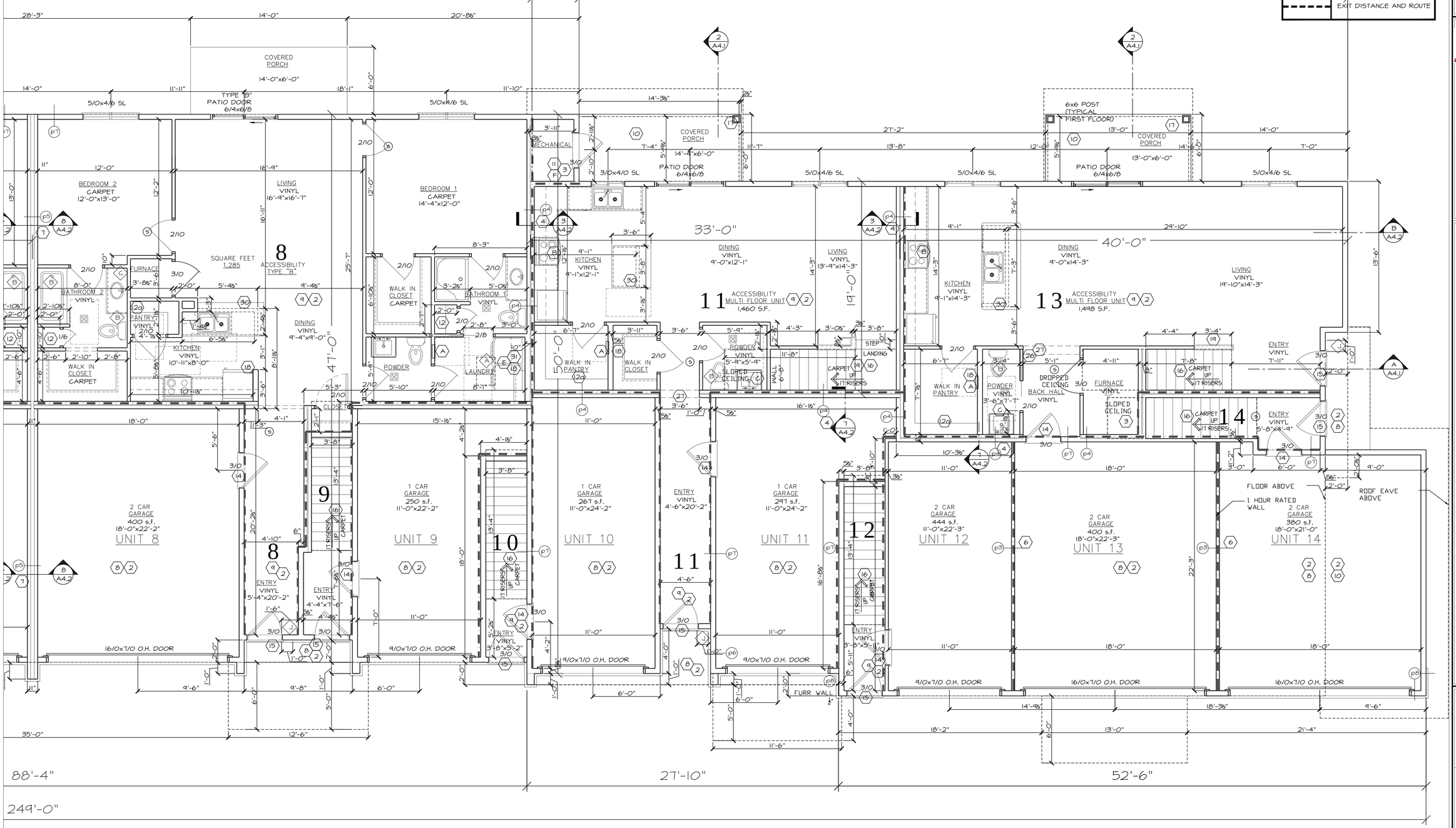
SHEET A 3.1.1

SAFETY PLAN LEGEND

SYMBOL	ITEM
	DRAFT STOPPING
	1 HOUR RATED FIRE PARTITION
	2 HOUR RATED FIRE SEPARATION
	EXIT DISTANCE AND ROUTE



FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

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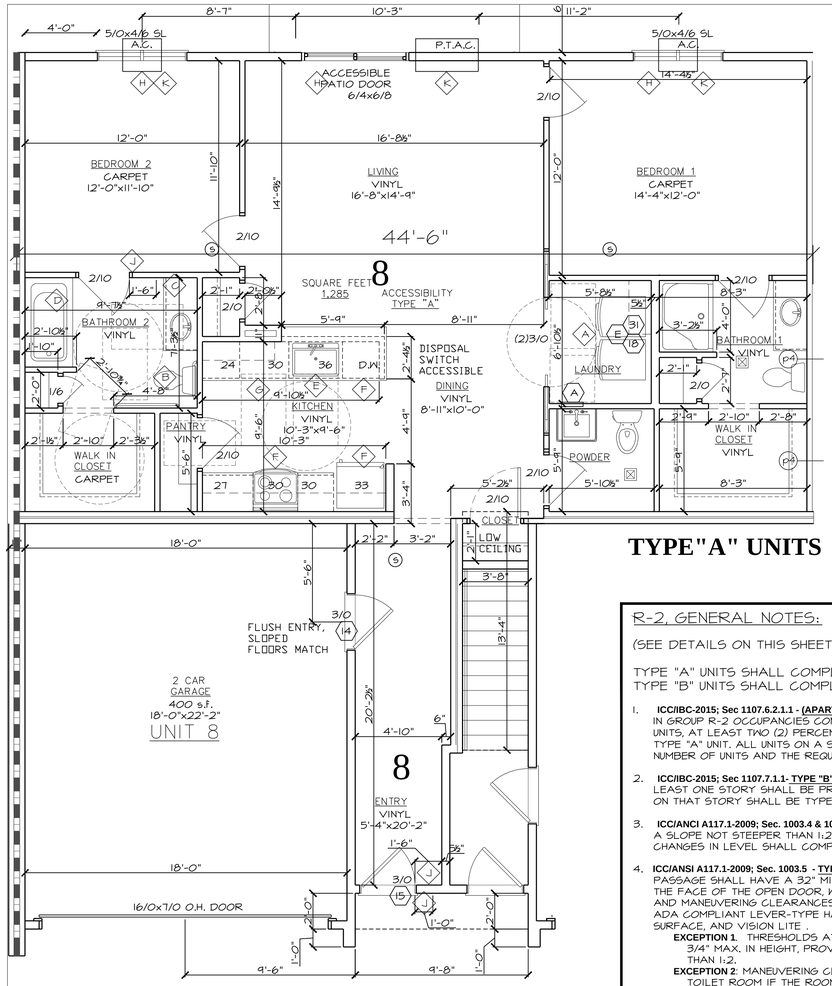
SHEET A 3.1.2



TYPE"A" UNITS

R-2, GENERAL NOTES:

(SEE DETAILS ON THIS SHEET FOR MOUNTING HEIGHTS)

TYPE "A" UNITS SHALL COMPLY WITH ICC/ANCI A117.1-2009, SEC. 1003
TYPE "B" UNITS SHALL COMPLY WITH ICC/ANCI A117.1-2009, SEC. 1004

1. **ICC/IBC-2015; Sec 1107.6.2.1.1 - (APARTMENT HOUSES) TYPE "A" UNITS**
IN GROUP R-2 OCCUPANCIES CONTAINING MORE THAN 20 DWELLING UNITS OR SLEEPING UNITS, AT LEAST TWO (2) PERCENT BUT NOT LESS THAN ONE OF THE UNITS SHALL BE A TYPE "A" UNIT. ALL UNITS ON A SITE SHALL BE CONSIDERED TO DETERMINE THE TOTAL NUMBER OF UNITS AND THE REQUIRED NUMBER OF TYPE "A" UNITS.

2. **ICC/IBC-2015; Sec 1107.7.1.1- TYPE "B" UNITS** - IN STRUCTURES WITHOUT ELEVATOR SERVICE, AT LEAST ONE STORY SHALL BE PROVIDED WITH AN ACCESSIBLE ENTRANCE AND ALL UNITS ON THAT STORY SHALL BE TYPE "B" UNITS (OR TYPE "A" PER NOTE # 1 ABOVE).

3. **ICC/ANCI A117.1-2009; Sec. 1003.4 & 1004.4 - TYPE "A" AND TYPE "B" WALKING SURFACES** SHALL HAVE A SLOPE NOT STEEPER THAN 1:20, BE STABLE AND FIRM AND GENERALLY LEVEL. CHANGES IN LEVEL SHALL COMPLY WITH Sec. 303. SEE DETAIL 3, THIS SHEET.

4. **ICC/ANSI A117.1-2009; Sec. 1003.5 - TYPE "A" UNIT DOORS AND DOORWAYS** INTENDED FOR USER PASSAGE SHALL HAVE A 32" MIN. CLEAR OPENING WIDTH MEASURED FROM THE JAMB TO THE FACE OF THE OPEN DOOR, WITH THE DOOR OPEN 90°, ADA COMPLIANT THRESHOLDS, AND MANEUVERING CLEARANCES ON BOTH SIDES OF DOOR. DOORS SHALL ALSO HAVE ADA COMPLIANT LEVER-TYPE HARDWARE (SEE NOTE 5), OPENING FORCE, BOTTOM DOOR SURFACE, AND VISION LITE .
EXCEPTION 1. THRESHOLDS AT EXTERIOR SLIDING DOORS SHALL BE PERMITTED TO BE 3/4" MAX. IN HEIGHT, PROVIDED THEY ARE BEVELED WITH A SLOPE NOT GREATER THAN 1:2.
EXCEPTION 2: MANEUVERING CLEARANCES ARE NOT REQUIRED IN THE BATHROOM OR TOILET ROOM IF THE ROOMS ARE NOT REQUIRED TO COMPLY.

ICC/ANSI A117.1-2009; Sec. 1004.5 - TYPE "B" UNIT - PRIMARY ENTRY DOORS SHALL HAVE MANEUVERING CLEARANCES ON BOTH SIDES AND SHALL MEET THE CLEAR WIDTH, THRESHOLD, AND HARDWARE REQUIREMENTS.
ICC/ANSI A117.1-2009Sec. 1004.5.2 - TYPE "B" PASSAGE DOORS SHALL MEET THE CLEAR WIDTH AND THRESHOLD REQUIREMENTS. (LEVER HARDWARE, OPENING FORCE, ETC. ARE NOT REQUIRED.)

ICC/ANSI A117.1-2009; Sec. 404 - TYPE "A" UNIT DOORS AND TYPE "B" PRIMARY ENTRY- DOOR HARDWARE HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERABLE PARTS SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE SHALL BE 5.0 LB MAXIMUM. OPERABLE PARTS OF SUCH HARDWARE SHALL BE 34" A.F.F., MIN. AND 48" A.F.F. MAX.

5. **ICC/ANSI A117.1-2009; Sec. 1003.9 & Sec. 1004.9 - OPERABLE PARTS**, SUCH AS FAUCETS, BATHTUB & SHOWER CONTROLS, WATER CLOSET FLUSH CONTROLS, LIGHT SWITCHES, ELECTRICAL RECEPTACLES, CIRCUIT BREAKERS, AND OTHER CONTROLS SHALL COMPLY WITH SEC. 309, HAVE A 30"x48" CLEAR FLOOR SPACE AND BE 15" A.F.F. MIN. / 48" A.F.F. MAX. OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE SHALL BE 5.0 LB MAXIMUM. APPLIANCE CONTROLS IN TYPE "A" UNITS SHALL ALSO COMPLY.
1004.9 EXCEPTION 6. IN TYPE "B" UNITS, CONTROLS OR SWITCHES MOUNTED ON APPLIANCES NEED NOT COMPLY
1004.9 EXCEPTION 7. IN TYPE "B" UNITS, PLUMBING CONTROLS OR SWITCHES NEED NOT COMPLY

6. **ICC/ANSI A117.1-2009; Sec 1003.11 & Sec. 1004.11 - TYPE "A" AND TYPE "B" TOILET AND BATHING FACILITIES** 1003.11.1 & 1004.11.1 - **ALL** TOILET AND BATHING ROOMS SHALL HAVE REINFORCEMENT FOR **FUTURE** GRAB BARS AT WATER CLOSETS, GRAB BARS AT BATHTUBS, AND GRAB BARS AND SHOWER SEATS AT SHOWER COMPARTMENTS.
1003.11.1 EXCEPTION 2 & 1004.11.1 EXCEPTION 1: REINFORCEMENT IS NOT REQUIRED IN A ROOM CONTAINING ONLY A LAVATORY AND A WATER CLOSET, PROVIDED THE ROOM DOES NOT CONTAIN THE ONLY LAVATORY OR WATER CLOSET ON THE ACCESSIBLE LEVEL.
1003.11.1 EXCEPTION 3 & 1004.11.1 EXCEPTION 2: REINFORCEMENT FOR THE WATER CLOSET SIDE WALL VERTICAL GRAB BAR IS NOT REQUIRED.

ICC/ANSI A117.1-2009;1003.11.2 - TYPE "A" ACCESSIBLE TOILET AND BATHING ROOM AT LEAST ONE TOILET AND BATHING ROOM SHALL BE ACCESSIBLE; INCLUDING DOOR, FLOOR AND FIXTURE CLEARANCES, HEIGHT OF MIRROR AND WATER CLOSET (15"-19" A.F.F - MEASURED TO TOP OF SEAT) AND OPERABLE CONTROLS. FIXTURES SHALL BE LOCATED WITHIN ONE ROOM. WATER CLOSET SHALL BE POSITIONED WITH A WALL TO THE REAR AND TO ONE SIDE. FLUSH CONTROLS SHALL BE ON THE OPEN SIDE OF THE WC. AN ACCESSIBLE BATHING FIXTURE SHALL BE A BATHTUB COMPLYING WITH Sec. 1003.11.2.5.1 OR A SHOWER COMPARTMENT COMPLYING WITH Sec. 1003.11.2.5.2. (THE SHOWER CAN BE A TRANSFER SHOWER, ROLL-IN SHOWERS ARE ONLY REQUIRED IN R-1 OCCUPANCIES)

7. **ICC/ANSI A117.1-2009: Sec. 1003.12 KITCHENS** SHALL COMPLY WITH FLOOR CLEARANCES, SINK HEIGHTS, AND HAVE A WORK SURFACE. EACH APPLIANCE SHALL HAVE A 30"x48" CLEAR FLOOR SPACE POSITIONED FOR PARALLEL OR FORWARD APPROACH. CLEAR FLOOR SPACES ARE PERMITTED TO OVERLAP. OPERABLE PARTS PARTS SHALL COMPLY WITH NOTE 5.
ICC/ANSI A117.1-2009: Sec. 1003.12.5.1 EXCEPTION 1: APPLIANCE DOORS AND DOOR LATCHING DEVICES AND BOTTOM-HINGED APPLIANCE DOORS NEED NOT COMPLY WITH Sec. 309.4 (NOTE 5)

PLAN NOTES FOR TYPE "A" UNITS

(A) **ICC/ANSI A117.1-2009; Sec. 1003.10 - LAUNDRY EQUIPMENT** SHALL COMPLY WITH Sec. 611 AND SHALL HAVE 30" x 48" CLEAR SPACE, POSITIONED FOR PARALLEL APPROACH. FOR TOP LOADING MACHINES, THE CLEAR FLOOR SPACE SHALL BE CENTERED ON THE APPLIANCE. FOR FRONT LOADING MACHINES, THE CENTERLINE OF THE CLEAR FLOOR SPACE CAN BE OFFSET 24" MAX. FROM THE CENTERLINE OF THE DOOR. OPERABLE PARTS, INCLUDING LINT SCREENS, DETERGENT AND BLEACH COMPARTMENTS, SHALL COMPLY WITH NOTE 5 - OPERABLE PARTS.
TOP LOADING MACHINES SHALL HAVE THE DOOR TO THE LAUNDRY COMPARTMENT 36" MAX A.F.F.
FRONT LOADING MACHINES SHALL HAVE THE THE BOTTOM OF THE OPENING TO THE LAUNDRY COMPARTMENT 15" MIN. AND 36" MAX. A.F.F.
IF W/D IS IN A ROOM, A 60" DIA. OR T-SHAPED TURNING SPACE IS REQUIRE.
IF W/D IS IN A CLOSET, THE 30"x48" CLEAR SPACE CAN BE LOCATED 10 in. FROM THE FACE OF THE APPLIANCES AND MAY REQUIRE SLIDING DOORS OR NO DOORS.

(B) **ICC/ANSI A117.1-2009; Sec 1003.11.1 AND Sec. 604.5 - GRAB BAR REINFORCEMENT AT TOILET** BLOCKING SHALL BE PROVIDED FOR THE INSTALLATION OF FUTURE GRAB BARS. BLOCKING SHALL BE LOCATED FOR A 42" SIDE WALL GRAB BAR AND A 36" REAR WALL GRAB BAR.
EXCEPTION 1. THE REAR GRAB BAR SHALL BE PERMITTED TO BE 24" IN LENGTH, CENTERED ON THE WC, WHERE WALL SPACE DOES NOT PERMIT A 36" GRAB BAR.

(C) **ICC/ANSI A117.1-2009; SEC 1003.11.2.2 - LAVATORIES** SHALL COMPLY WITH SECTION 606 WITH 34" MAX. HEIGHT TO SINK RIM, HAVE A 30" x 48" CLEAR FLOOR SPACE CENTERED ON SINK FOR A FORWARD APPROACH, AND HAVE A FAUCET THAT COMPLIES WITH Sec. 1003.9 OPERABLE PARTS (SINGLE LEVER OPERABLE IS PREFERED) EXPOSED PIPES SHALL BE INSULATED.
EXCEPTION: CABINETRY SHALL BE PERMITTED UNDER THE LAVATORY, PROVIDED:
(A) THE CABINETRY SHALL BE REMOVED WITHOUT REMOVAL OR REPLACEMENT OF THE LAVATORY
(B) THE FLOOR FINISH EXTENDS UNDER SUCH CABINETRY
(C) THE WALLS BEHIND AND SURROUNDING CABINETRY ARE FINISHED

ICC/ANSI A117.1-2009; Sec 100.11.2.3 - MIRRORS ABOVE LAVATORIES SHALL HAVE A BOTTOM EDGE 40" MAX. A.F.F.

(D) **ICC/ANSI A117.1-2009; Sec 1003.11.2.5.1 - BATHTUBS** SHALL HAVE REINFORCING FOR FUTURE GRAB BARS (ONE HORIZONTAL AND ONE VERTICAL ON THE CONTROL END WALL, TWO HORIZONTALS ON THE BACK WALL, AND ONE HORIZONTAL ON THE HEAD WALL). SHALL HAVE A CLEAR FLOOR SPACE = 30" x LENGTH OF TUB. SHALL HAVE CONTROLS THAT COMPLY WITH SEC. 309.4. A HAND SHOWER THAT HAS A HOSE 59" MIN. IN LENGTH, THAT CAN BE USED AS BOTH A FIXED SHOWER HEAD AND AS A HAND SHOWER SHALL BE PROVIDED.

ICC/ANSI A117.1-2009; Sec 1003.11.2.5.2 - SHOWERS SHALL HAVE REINFORCING FOR FUTURE GRAB BARS AND FUTURE SHOWER SEAT. CLEAR FLOOR SPACE SHALL COMPLY WITH Sec. 608.2.1.2 OR Sec. 608.2.2.2. A HAND SHOWER THAT HAS A HOSE 59" MIN. IN LENGTH, THAT CAN BE USED AS BOTH A FIXED SHOWER HEAD AND AS A HAND SHOWER SHALL BE PROVIDED. ALL HAND SHOWERS SHALL HAVE A CONTROL WITH A NONPOSITIVE SHUT-OFF VALVE.

(E) **ICC/ANSI A117.1-2009; Sec 1003.12.4 - UNIT TYPE "A" - KITCHEN SINK**
- MAY NOT BE MORE THAN 34 INCHES ABOVE THE FLOOR
- TOE/KNEE CLEARANCE COMPLYING WITH SECTION 306 SHALL BE PROVIDED.
- THE SINK BOWL SHALL NOT BE MORE THAN 6 1/2 INCHES DEEP WITH FAUCETS COMPLYING WITH SECTION 309. FAUCETS, SEE NOTE #5.
- EXPOSED PIPES MUST BE INSULATED.
- SHALL HAVE A 30" x 48" CLEAR SPACE CENTERED ON THE SINK (OR ONE SINK BOWL IN A MULTI-BOWL SINK) FOR A FRONT APPROACH.
EXCEPTION: CABINETRY SHALL BE PERMITTED TO BE ADDED UNDER THE SINK, PROVIDED:
(A) THE CABINETRY CAN BE REMOVED WITHOUT REMOVAL OR REPLACEMENT OF THE SINK
(B) THE FLOOR FINISH EXTENDS UNDER SUCH CABINETRY
(C) THE WALLS BEHIND AND SURROUNDING CABINETRY ARE FINISHED.

(F) **ICC/ANSI A117.1-2009; Sec 1002.12.3 - UNIT TYPE "A" - KITCHEN WORK SURFACE** A 30" WIDE KITCHEN WORK SURFACE WITH KNEE CLEARANCE PER SECTION 306 FOR A FRONT APPROACH SHALL BE PROVIDED. THE COUNTER TO BE NO HIGHER THAN 34 INCHES ABOVE THE FLOOR AND THE WORK SURFACE SHALL HAVE A 30" x 48" CLEAR FLOOR SPACE POSITIONED FOR A FRONT APPROACH
EXCEPTION: CABINETRY SHALL BE PERMITTED UNDER THE WORK SURFACE, PROVIDED;
(A) THE CABINETRY CAN BE REMOVED WITHOUT REMOVAL OR REPLACEMENT OF THE WORK SURFACE
(B) THE FLOOR FINISH EXTENDS UNDER SUCH CABINETRY
(C) THE WALLS BEHIND AND SURROUNDING CABINETRY ARE FINISHED

(G) **ICC/ANSI 117.1-2009; Sec. 1003.13 WINDOWS** - (TYPE "A" UNIT) WHERE OPERABLE WINDOWS ARE PROVIDED, AT LEAST ONE WINDOW IN EACH SLEEPING, LIVING, OR DINING SPACE SHALL HAVE OPERABLE PARTS COMPLYING WITH SEC. 309 (SEE ACCESSIBILITY NOTE 5). OPERABLE PARTS SHALL BE WITHIN THE REACH RANGES AND THE FORCE TO ACTIVATE THE WINDOW SHALL BE 5.0 POUNDS MAXIMUM. A 30" x 48" CLEAR FLOOR SPACE SHALL BE PROVIDED.

(J) CRITICAL ACCESSIBLE DIMENSION

(K) COUNTERTOP MICROWAVE. CONTROLS TO BE WITHIN REACH RANGES

(L) LOW PROFILE THRESHOLD **ICC/ANSI 117.1-2009; SEC. 1003.5 TYPE A DOORS AND DOORWAYS; EXCEPTION 1** - SEE R-2 GENERAL NOTE #3 AND DETAILS 1/A3.1.3 - 3/A3.1.3

(M) **ICC/ANSI A117.1-2009; Sec 1003.14 - ACCESSIBLE STORAGE** WHERE STORAGE FACILITIES ARE PROVIDED, SUCH AS CLOSETS, BATHROOM CABINETS, OR PANTRIES, THERE MUST BE A CLEAR FLOOR SPACE IN FRONT OF THE STORAGE FACILITY AND AT LEAST A PORTION OF THE SHELVES AND CLOTHES RODS MUST BE WITHIN REACH RANGES. (SEE DETAILS THIS SHEET.) OPERABLE HARDWARE MUST COMPLY WITH NOTE 5.
ICC/ANSI A117.1-2009;1003.14 EXCEPTION: KITCHEN CABINETS SHALL NOT BE REQUIRED TO COMPLY

PLAN NOTES FOR TYPE "B" UNITS

(A) **ICC/ANCI A117.1-2009; Sec. 1004.10 WASHING MACHINES AND CLOTHES DRYERS** SHALL HAVE 30" x 48" CLEAR FLOOR SPACE. A PARALLEL APPROACH SHALL BE PROVIDED FOR TOP-LOADING MACHINES. A FORWARD OR PARALLEL APPROACH SHALL BE PROVIDED FOR FRONT-LOADING MACHINES.

(B) **ICC/ANSI A117.1-2009; Sec 1004.11.1 - GRAB BAR REINFORCEMENT AT TOILET** BLOCKING SHALL BE PROVIDED FOR THE INSTALLATION OF FUTURE GRAB BARS. BLOCKING SHALL BE LOCATED FOR A 42" SIDE WALL GRAB BAR AND A 36" REAR WALL GRAB BAR.
EXCEPTION 3. BLOCKING FORA 24" REAR GRAB BAR, CENTERED ON THE WC, SHALL BE PERMITTED WHERE WALL SPACE DOES NOT PERMIT A 36" GRAB BAR.
EXCEPTION 4. BLOCKING FOR A 24" SIDE WALL GRAB BAR, LOCATED 12" FROM THE REAR WALL, SHALL BE PERMITTED WHERE WALL SPACE DOES NOT PERMIT A 42" GRAB BAR.
EXCEPTION 6. WHERE A SIDE WALL IS NOT AVAILABLE, BLOCKING FOR TWO SWING-UP GRAB BARS SHALL BE PERMITTED

(C) **ICC/ANSI A117.1-2009; SEC 1004.11.3.1.1 - LAVATORIES** SHALL COMPLY WITH SECTION 606 WITH 34" MAX. HEIGHT TO SINK RIM, HAVE A 30" x 48" CLEAR FLOOR SPACE CENTERED ON SINK FOR A PARALLEL OR FORWARD APPROACH, AND HAVE A FAUCET THAT COMPLIES WITH Sec. 1003.9 OPERABLE PARTS (SINGLE LEVER OPERABLE IS PREFERED)
EXCEPTION: CABINETRY SHALL BE PERMITTED UNDER THE LAVATORY, PROVIDED:
(A) THE CABINETRY SHALL BE REMOVED WITHOUT REMOVAL OR REPLACEMENT OF THE LAVATORY
(B) THE FLOOR FINISH EXTENDS UNDER SUCH CABINETRY
(C) THE WALLS BEHIND AND SURROUNDING CABINETRY ARE FINISHED

(D) **ICC/ANSI A117.1-2009; Sec 1004.11.3.1.3 - BATHTUBS** SHALL HAVE REINFORCING FOR FUTURE GRAB BARS (ONE HORIZONTAL AND ONE VERTICAL ON THE CONTROL END WALL, TWO HORIZONTALS ON THE BACK WALL, AND ONE HORIZONTAL ON THE HEAD WALL). SHALL HAVE A CLEAR FLOOR SPACE = 30" x LENGTH OF TUB. SHALL HAVE CONTROLS THAT COMPLY WITH SEC. 309.4. A HAND SHOWER THAT HAS A HOSE 59" MIN. IN LENGTH, THAT CAN BE USED AS BOTH A FIXED SHOWER HEAD AND AS A HAND SHOWER SHALL BE PROVIDED.

ICC/ANSI A117.1-2009;1004.11.3.1.3.3 - SHOWERS SHALL HAVE REINFORCING FOR FUTURE GRAB BARS AND FUTURE SHOWER SEAT. CLEAR FLOOR SPACE SHALL COMPLY WITH Sec. 608.2.1.2 OR Sec. 608.2.2.2. A HAND SHOWER THAT HAS A HOSE 59" MIN. IN LENGTH, THAT CAN BE USED AS BOTH A FIXED SHOWER HEAD AND AS A HAND SHOWER SHALL BE PROVIDED. ALL HAND SHOWERS SHALL HAVE A CONTROL WITH A NONPOSITIVE SHUT-OFF VALVE.
1004.11.1 EXCEPTION 7. IN SHOWER COMPARTMENTS LARGER THAN 36"x36", REINFORCEMENT FOR SHOWER SEAT IS NOT REQUIRED.

(E) **ICC/ANSI A117.1-2009; Sec 1004.12.2.1 - UNIT TYPE "B" - KITCHEN SINK** SHALL BE PROVIDED WITH A 30" x 48" CLEAR SPACE CENTERED ON THE SINK (OR ONE SINK BOWL IN A MULTI-BOWL SINK) FOR A PARALLEL APPROACH.
EXCEPTION: CABINETRY SHALL BE PERMITTED TO BE ADDED UNDER THE SINK, PROVIDED:
(A) THE CABINETRY CAN BE REMOVED WITHOUT REMOVAL OR REPLACEMENT OF THE SINK
(B) THE FLOOR FINISH EXTENDS UNDER SUCH CABINETRY
(C) THE WALLS BEHIND AND SURROUNDING CABINETRY ARE FINISHED.

IBC 1107 - UNIT TYPE "B" - WHEN TO INSTALL ACCESSIBLE ITEMS
1107.2 - SOME ELEMENTS ARE DESIGNED TO BE ALTERED WHEN NEEDED...
ICC A117.1 - 1004.9 - PLUMBING FIXTURE AND APPLIANCE CONTROLS NOT REQUIRED.
ICC/ANSI A117.1-2009; SEC 1004.11.1 - GRAB BAR REINFORCEMENT AT TOILET BLOCKING SHALL BE PROVIDED FOR THE INSTALLATION OF FUTURE GRAB BARS.
ICC/ANSI A117.1-2009;SEC. 1004.5.2 - TYPE "B" PASSAGE DOORS SHALL MEET THE CLEAR WIDTH AND THRESHOLD REQUIREMENTS. (LEVER HARDWARE NOT REQUIRED.)

FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

SPS 362.11

110(1) TYPE A AND B UNITS - CIRCUIT BREAKERS SHALL COMPLY WITH ANSI A117.1
110(b) A RENTER OF A DWELLING UNIT MAY REQUEST THE LANDLORD TO INSTALL LEVER DOOR HANDLES ON ANY DOORS INSIDE THE DWELLING UNIT OR INSTALL SINGLE LEVER CONTROLS ON ANY PLUMBING FIXTURES USED BY THE RENTER. THESE CONTROLS SHALL BE PROVIDED AND INSTALLED BY THE LANDLORD AT NO ADDITIONAL COST TO THE RENTER.

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14 Unit @ Harbor Ridge II

Townhome with Attached Garages
Sturgeon Bay, Wisconsin

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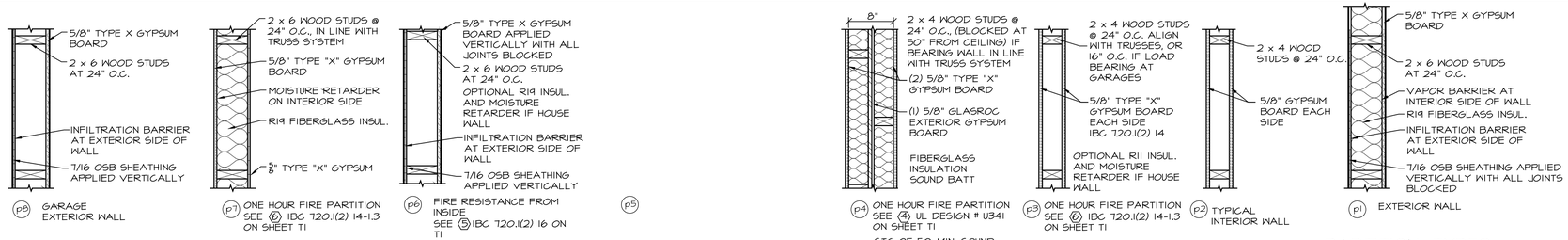
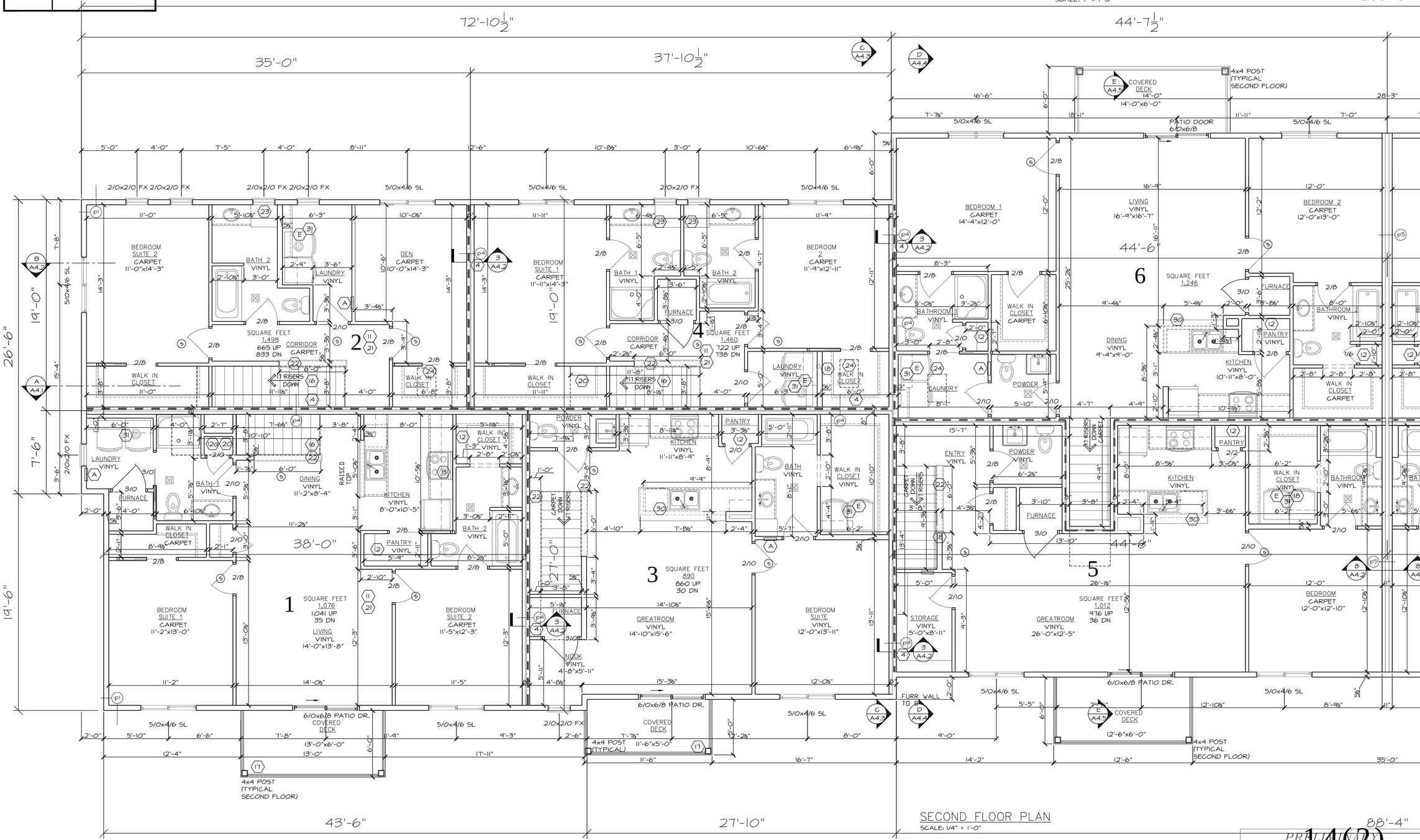
SHEET A 3.1.3

SAFETY PLAN LEGEND

SYMBOL	ITEM
	DRAFT STOPPING
	1 HOUR RATED FIRE PARTITION
	2 HOUR RATED FIRE SEPARATION
	EXIT DISTANCE AND ROUTE



PARTITION TYPES
SCALE: 1" = 1'-0"



SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

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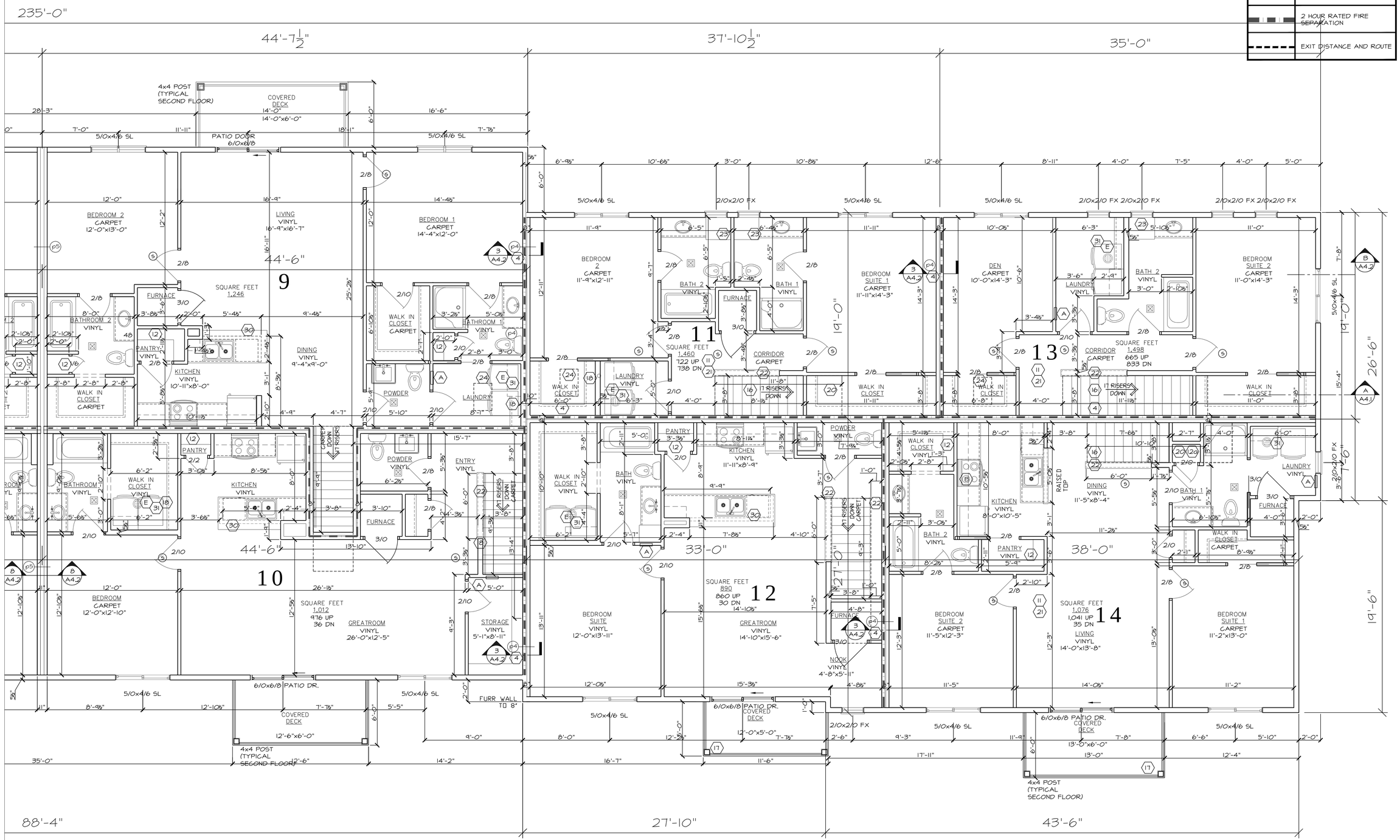
	DRAFT STOPPING
	1 HOUR RATED FIRE PARTITION
	2 HOUR RATED FIRE SEPARATION
	EXIT DISTANCE AND ROUTE



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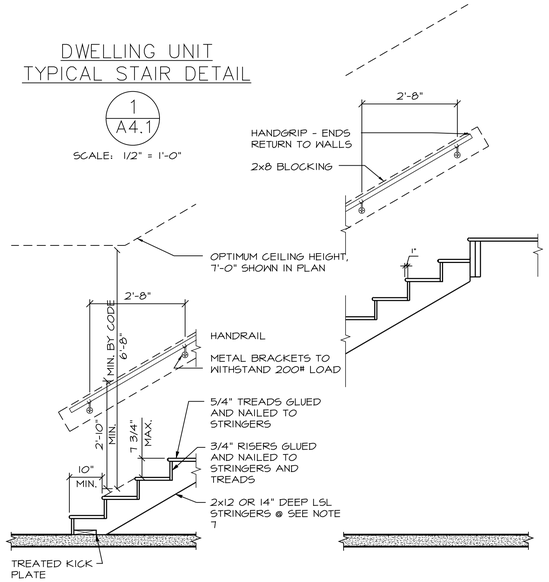
SHEET
A 3.2.2

DWELLING UNIT TYPICAL STAIR DETAIL

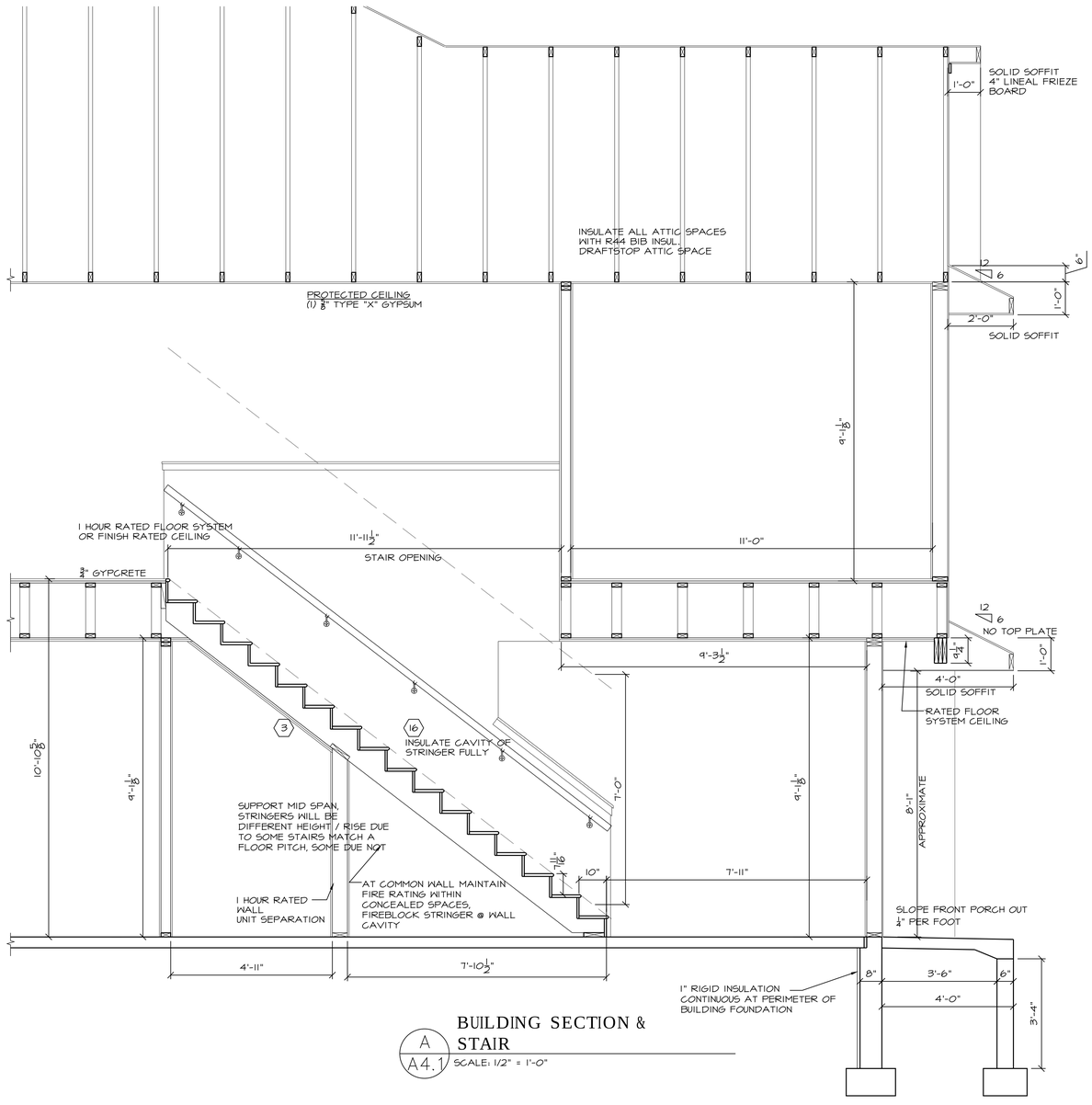
1 / A4.1

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



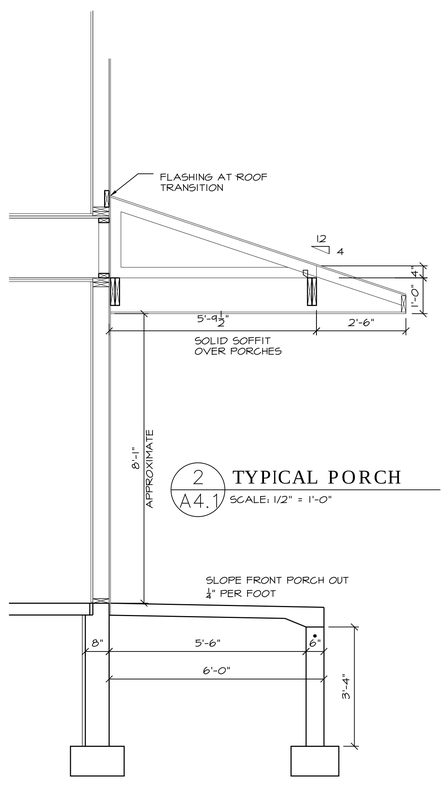
STAIRS WITHIN DWELLING UNITS:

1. HEADROOM - EVERY STAIR SHALL HAVE A MINIMUM HEADROOM CLEARANCE OF 6 FEET 8 INCHES. THE MINIMUM CLEARANCE SHALL BE MEASURED VERTICALLY FROM A LINE PARALLEL TO THE NOSING OF THE TREADS TO THE CEILING OR SOFFIT DIRECTLY ABOVE THAT LINE.
2. TREADS AND RISERS - RISERS MAY NOT EXCEED 7.75" IN HEIGHT. TREADS SHALL BE AT LEAST 10" IN DEPTH. A NOSING OF 1" SHALL BE PROVIDED ON STAIRWAYS WITH SOLID RISERS WHERE THE TREAD DEPTH IS LESS THAN 11". THERE SHALL BE NO VARIATION IN UNIFORMITY EXCEEDING 3/8" IN THE DEPTH OF TREADS OR HEIGHT OF RISERS. DIMENSIONS SHOULD BE MEASURED PRIOR TO FINISH MATERIALS.
3. HANDRAILS AND HALF WALLS - A HANDRAIL SHALL BE PLACED ON EITHER SIDE OF STAIR AT 34" TO 38" ABOVE THE NOSING OF THE TREAD. HALF WALLS OR GUARD WALLS TO BE MINIMUM 42" ABOVE TREAD AND SAME LOADING REQUIREMENTS.
4. HAND GRIP DIMENSIONS - THE HAND GRIP PORTION OF A HANDRAIL MAY NOT BE LESS THAN 1 1/4 INCHES NOR MORE THAN 2 INCHES IN ANY HORIZONTAL CROSS-SECTIONAL DIMENSION. IF HAND RAIL IS NOT CIRCULAR, THE PERIMETER SHALL BE AT LEAST 4" AND NOT GREATER THAN 6 1/4" WITH A MAX. CROSS-SECTIONAL DIMENSION OF 2 1/4". ALL EDGES TO HAVE A 1/8" RADIUS.
5. WALL CLEARANCE - THE CLEARANCE BETWEEN A HANDRAIL AND A WALL SURFACE SHALL BE AT LEAST 1 1/2 INCHES.
6. LOADING - HANDRAILS SHALL BE DESIGNED AND CONSTRUCTED TO WITHSTAND A 200-POUND LOAD APPLIED IN ANY DIRECTION, AT ANY POINT OR 50 POUNDS PER LINEAL FOOT.
7. TYPICAL STAIR CONSTRUCTION - (3) 2 x 12 #2 D.F. STRINGERS IF BRACED MID-SPAN OR 14" DEEP LSL STRINGERS IF CLEAR SPAN @ 12" O.C., 1 x 8 RISERS, AND 5/4 (NOMINAL) BULL NOSE TREADS.



A / A4.1 BUILDING SECTION & STAIR

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



2 / A4.1 TYPICAL PORCH

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

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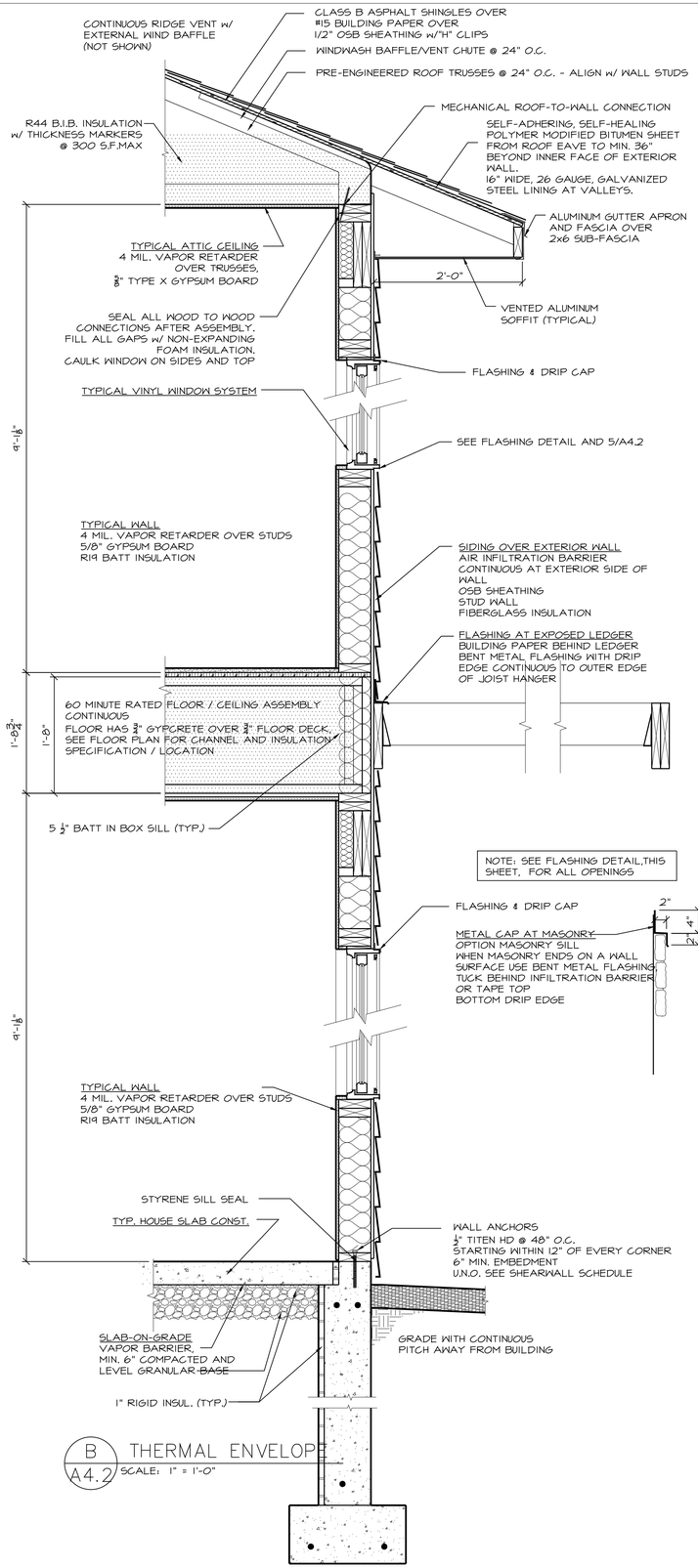
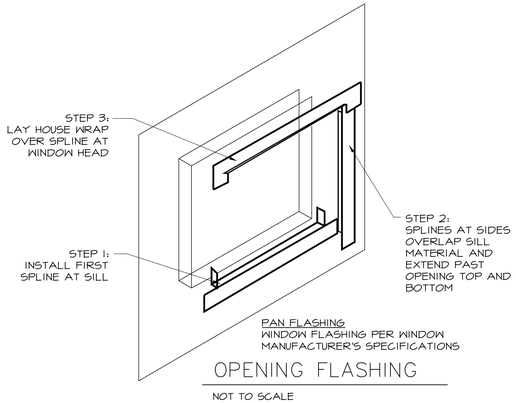
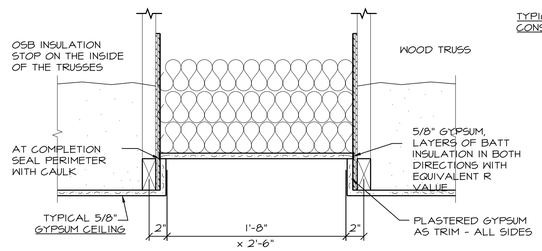


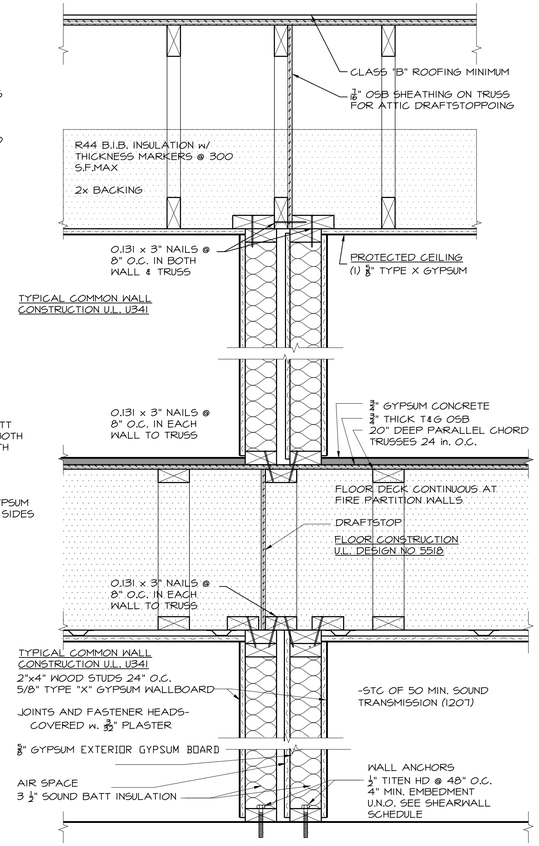
B / A4.2 THERMAL ENVELOPE
SCALE: 1" = 1'-0"



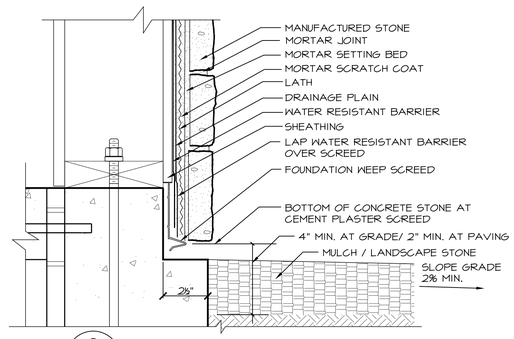
OPENING FLASHING
NOT TO SCALE



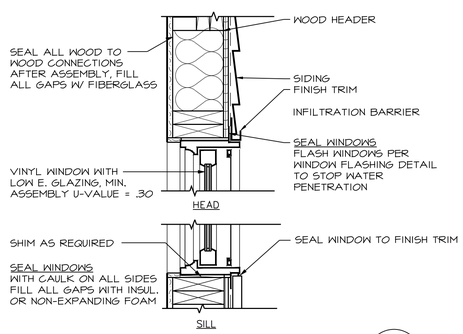
1 / A4.2 ATTIC SCUTTLE PANEL
SCALE: 1 1/2" = 1'-0"



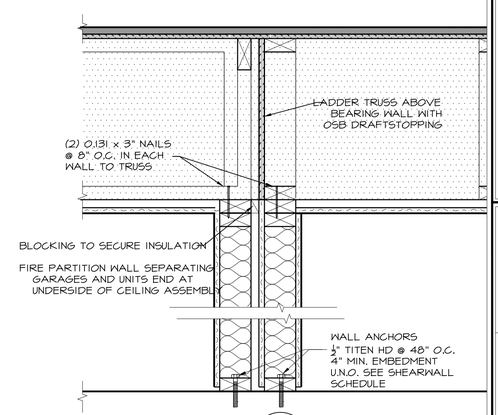
RATED SYSTEMS @ DWELLING PARTY WALLS
1 HOUR FIRE PARTITION SCALE: 1 1/2"=1'-0" / 3 / A4.2



2 / A4.2 FOUNDATION WALL BASE
SCALE: 3" = 1'-0" @ MASONRY



SLIDE-BY WINDOW
SCALE: 1 1/2"=1'-0" / 5 / A4.2



FIRE PARTITION
SCALE: 1 1/2"=1'-0" / 7 / A4.2

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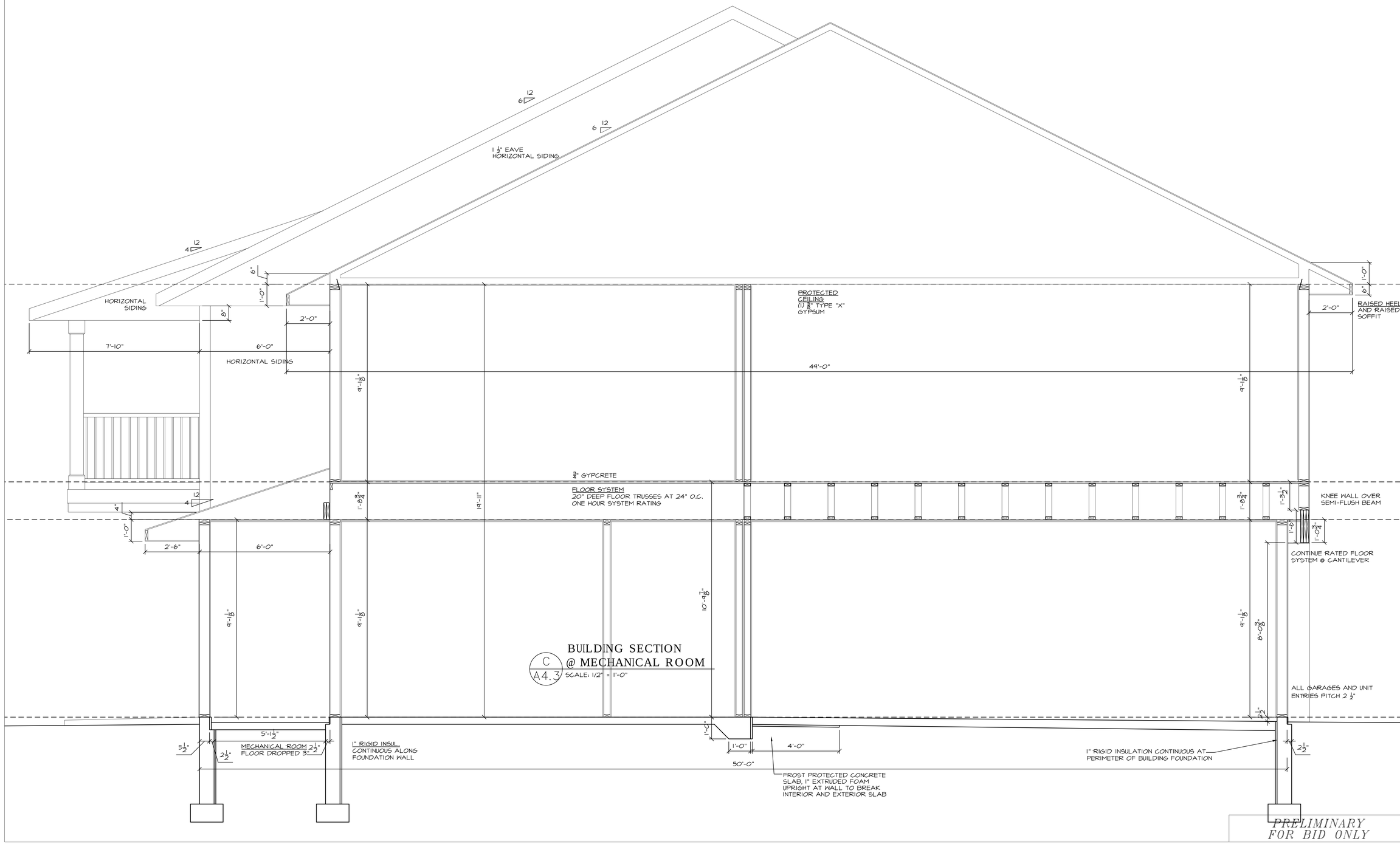

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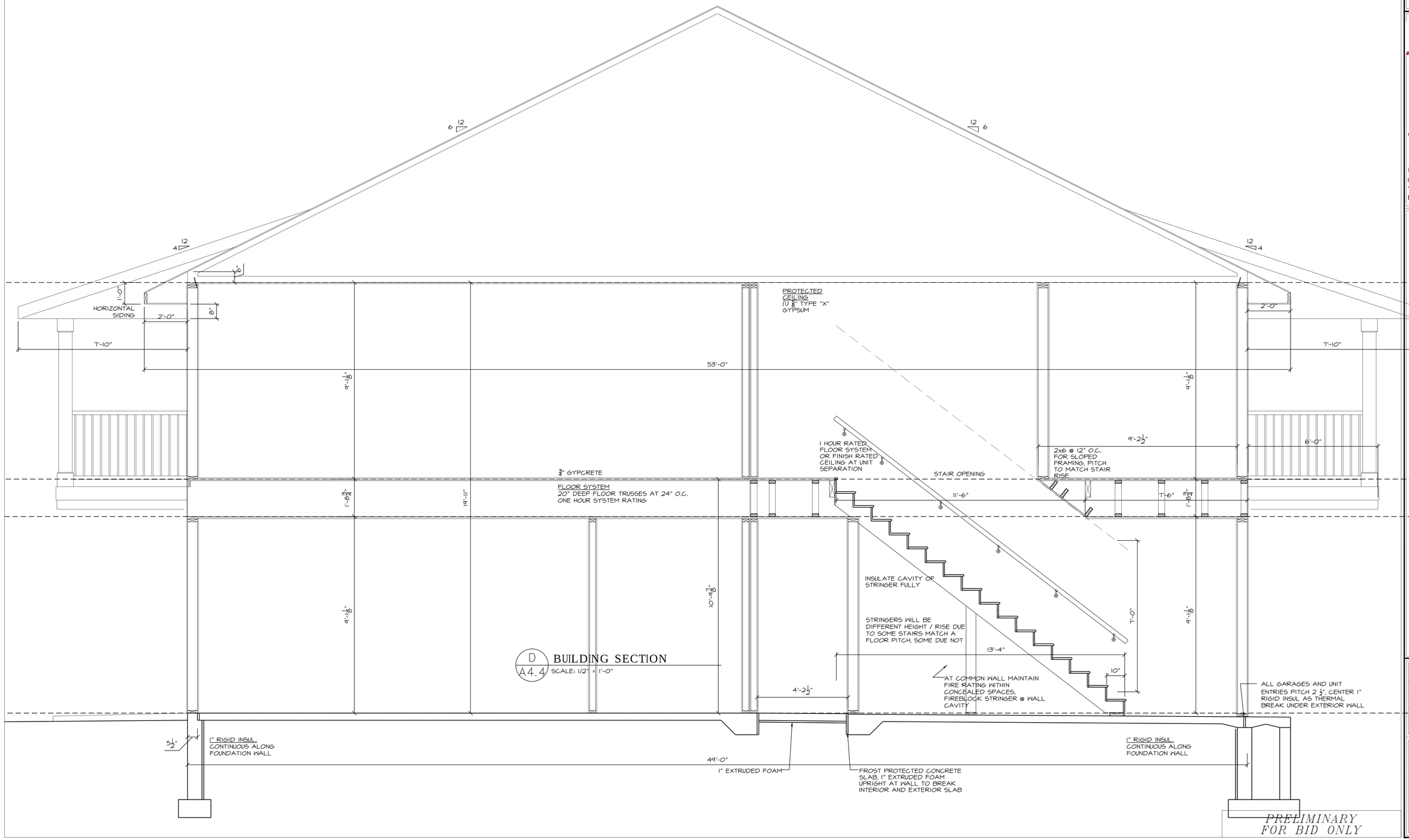

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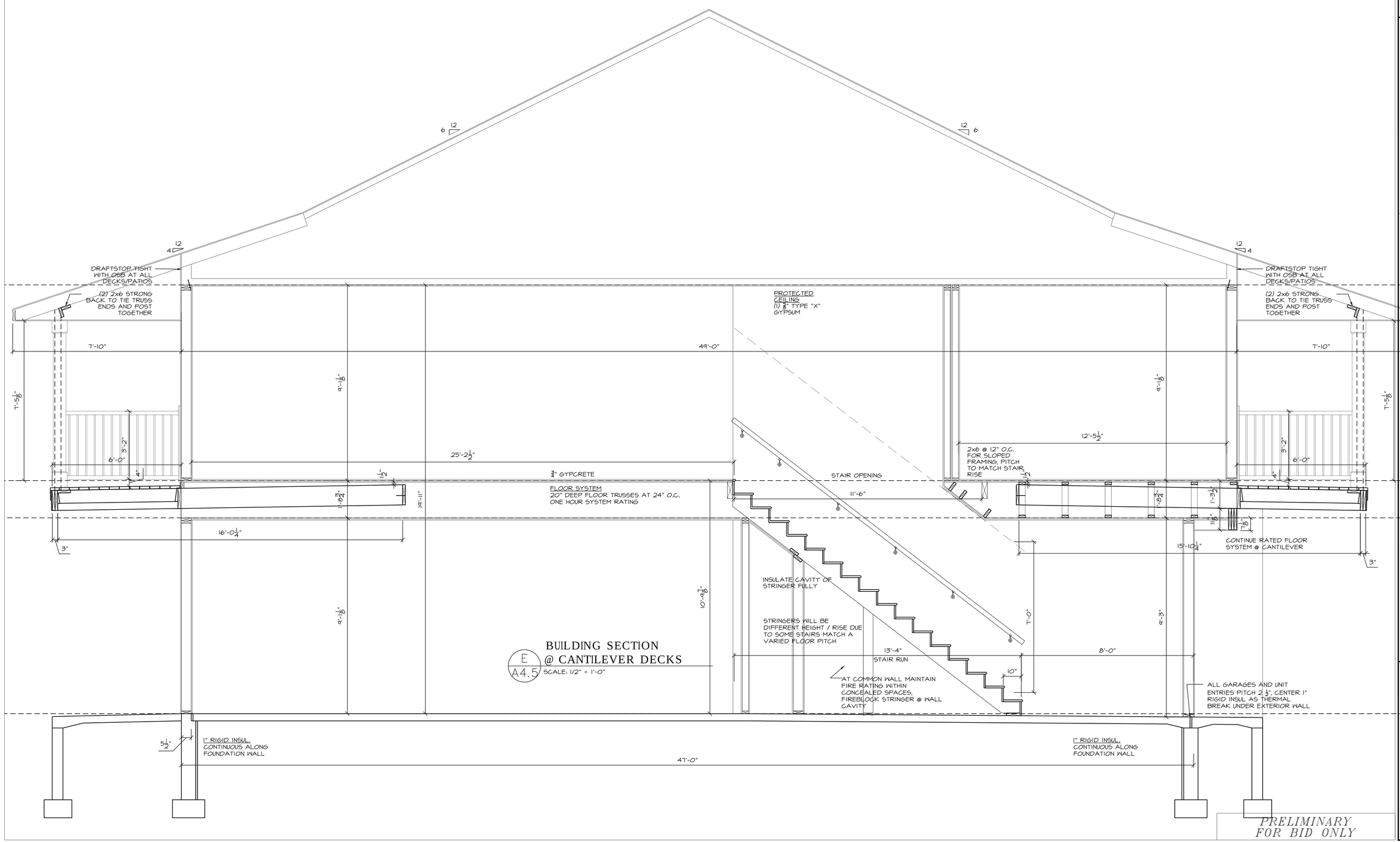

E
A4.5

BUILDING SECTION
@ CANTILEVER DECKS
SCALE: 1/2" = 1'-0"

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SHEET
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4.5

A. DESIGN LOADS

1. Building Code - International Building Code 2009, WI SPS 362
2. Building Category II
   Ie=1.0
   Is=1.0
   Im=1.0
3. Floor Dead Load = 20 psf
4. Floor Live Load

   Residential
   Units=40 psf = 40 psf
   Public Rooms and Corridors = 100 psf
5. Roof Dead Load = 18 psf
6. Snow Load: Ground snow Pg = 50 psf
   Ce = 1.0 Ct = 1.1 Cs = 1.0
   Snow load Pf = Pgx0.7CIsxCexCtxCs = 39 psf (Typ)
   Ce = 1.0 Ct = 1.2 Cs = 1.0
   Snow load Pf = Pgx0.7CIsxCexCtxCs = 41 psf (Canopy)

   Unbalanced Snow Load as per
   Wisconsin Comm 62.1608 = 50 psf
7. Seismic requirements
   Site Class = D
   SDS = .053 SD1 = .051 Seismic Design Category = A
   Seismic Base Shear = 5300 lbs
   Seismic analysis procedure = Minimum
8. Wind Loads (Simplified Method)
   Wind Speed = 90 MPH
   Exposure Category = C

B. SPECIFIED MATERIAL STRENGTHS

1. Poured-in-place Concrete, f'c
   Slab-on-grade 3500 psi @ 28 days 1" stone
   Walls / piers 4000 psi @ 28 days
   Foundations 3000 psi @ 28 days 1½" stone
   Exposed 3000 psi @ 28 days
   Air Entrained 5-7%
2. Reinforcing Steel ASTM A615 Fy = 60 ksi
3. Welded Wire Fabric ASTM A185 Fy = 65 ksi
4. Structural Steel (UND) ASTM A992
5. Steel Tubing ASTM A500, Grade B
6. Miscellaneous ASTM A36
7. Bolts for Structural Connections ASTM A325, Type N
8. Anchor Bolts ASTM AF1554-36
9. Masonry Grout, f'c 2500 psi @ 28 days
10. Masonry Running Bond, f'm 135 psi
11. Allowable Soil Bearing Pressure 2000 psf
12. Welding Electrodes 3000 E70

C. FOUNDATIONS

1. If there is a question regarding the soils, a Geotechnical Engineer, hired by the owner, shall inspect each footing excavation and shall confirm that the actual soil conditions meet or exceed the design pressure.
2. Remove all topsoil and other soils containing organics from beneath floor slabs and foundations. Proof roll exposed sub grades under direction of the Geotechnical Engineer. Remove all soft or loose soils detected by proof rolling and replace with specified fill on a unit price basis.
3. Provide a minimum of 4'-0" of soil cover above the bottom of all footings exposed to the weather or unheated spaces.
4. Provide sufficient temporary protection to prevent all exposed footing sub grades from freezing and all footings with less than 4'-0" of soil cover from heaving. Do not place concrete on backfill over frozen soil.
5. The Contractor shall slope the bottom of the excavation to a temporary sump pit to keep accumulated groundwater and surface runoff away from the foundation bearing stratum. Pump groundwater out of the excavation before placing backfill. Do not allow the water to stand in the excavation and soften the soils at or below bearing level.
6. The sidewalls of all excavations shall be properly sloped, sheeted and braced in accordance with OSHA regulations and other procedures to provide safe working conditions. The responsibility for safe working conditions is solely that of the Contractor.
7. Center all wall footings on walls unless noted otherwise. Center all column footings and piers on columns unless otherwise noted.
8. Backfill walls with even lifts on alternate sides to prevent excessive horizontal load on walls.
9. When excavating adjacent to an existing structure, use shoring as required to prevent undermining of the existing foundations.
10. When backfilling walls, maintain adequate shoring until supporting elements are poured and cured.
11. No holes, trenches or other disturbances of the soil below footings, other than shown on structural plans, will be allowed within the volume described by lines sloping downward at 45 degrees to the horizontal from the bottom edges of of the footings.
12. Specified compacted granular fill shall be well graded pit run sand and gravel mixture with no more than 8% passing a No. 200 sieve. Fill shall be free of shale, clay, friable material and debris. Compact fill to 95% Modified Proctor under footings and 90% under slabs.

D. CONCRETE

1. Proportioning of materials shall be in accordance with ACI 211.1- Latest "Recommended Practice for Selecting Proportions for Normal, Heavyweight and Mass Concrete." Maximum aggregate size shall be 1-1/2" for footings, 3/4" for slabs, walls and columns and 3/8" for toppings. Minimum cement content for floors shall be 5-1/2 bags of cement per cubic yard. Maximum water-cement ratio 0.45. Proportion concrete mixes for a 3" to 4" slump.

   Provide an approved Air Entraining Admixture conforming to ASTM C260 and ACI 318-89 table 4.4.1 for all concrete exposed to freeze thaw conditions.

   All concrete mixes may contain an approved non-chloride Water Reducing Admixture in accordance with ASTM C494, Type A. All concrete mixes shall contain a Water-Reducing Admixture except where other Water-Reducing type Admixture is required in the same concrete mix.

   Provide an approved non-chloride non-corrosive Accelerator conforming to ASTM C494, Type C or E for all concrete flatwork poured at an ambient temperature of less than 50 degrees F.

   Provide an approved Water-Reducing Retarding Admixture conforming to ASTM C494, Type D for all concrete flatwork poured at an ambient temperature of 80 degrees F or higher.

   Where more than one admixture is used in a concrete mix, provide substantiating data that indicates that these admixtures are compatible without producing detrimental or unpredictable results. Use admixtures from one manufacturer only provide the proper admixture quantities based upon total cementitious materials in accordance with the manufacturer's recommendations to achieve the desired results for specific site conditions and concrete materials. Maximum water soluble chloride ion concentrations in hardened concrete at an age of 28 days contributed from all ingredients including water, aggregates, cementitious materials and admixtures shall not exceed 0.10 percent.
2. Submit two copies of proposed mix designs to the Structural Engineer. Provide sufficient time in the construction schedule to allow a minimum of five full working days of review period in the Engineer's office.
3. A Testing Firm, hired and paid for by the Contractor shall conduct concrete testing
   a. Four standard cylinders for each 50 cubic yards or 5000 square feet of wall or slab or fraction thereof of each mix design placed in any one day. Test one cylinder at 7 days and one at 14 days for information and the other two at 28 days for acceptance. Comply with ASTM C172-21, C31-69 and C39-72.
   b. Slump test for each pour. Comply with ASTM C143-78.
   c. Air content test for each corresponding set of cylinders. Comply with ASTM C231-78.
   d. The contractor shall pay for all additional testing required for concrete suspected of non compliance.
4. Convey concrete to point of use and deposit continuously in level layers to prevent separation of grout and aggregate. Work the concrete thoroughly around reinforcement, embedded fixtures, and into the corners of forms. Do not deposit concrete in free standing water, loose dirt, rubbish or other foreign matter. Proceed with concreting at such a rate that the concrete is plastic at all times and flows readily into the spaces between the bars. Do not retemper concrete. Use an approved method of vibration.
5. Use "Conflin" by Master Builders or equal on all flatwork constructed without protection of walls and roof.
6. Protect all concrete and grout from premature drying, excessively hot or cold temperature, and mechanical injury. Maintain concrete and grout with minimum moisture loss at relatively constant temperature for the required curing period. When the mean daily ambient temperature is less than 40 degrees F, provide temporary heat, insulating blankets, etc. So as to maintain the temperature of the concrete and grout at a minimum of 50 degrees F for 7 days.

   Provide adequate venting for equipment exhaust.
7. Cure concrete and grout such that the maximum moisture loss does not exceed 0.55 kg/m2 in 72 hours when tested in accordance with ASTM C156-80. Approved methods include approved curing compounds or soaking with water and covering with polyethylene sheets. Water cure slabs to receive toppings, grout beds, resinous flooring or other special coatings.
8. Seal all exterior concrete with Master Builders "GP" after the full curing period.
9. Provide sawcut control joints in each direction for all slabs on grade.

   Control joint spacing shall not exceed 24'-0" nor 36 times the slab thickness unless otherwise shown. Control joint spacing shall not be less than 2/3 nor more than 1-1/2 times the spacing of the width of the slab in the other direction.
10. Carefully examine architectural, mechanical, electrical and equipment drawings before each concrete pour to include all cast-in items, anchorage devices, block outs, sleeves, depressions, and other special requirements.
11. Conduit and pipes embedded in concrete shall conform to ACI 318-89 Section 6.3.

E. MASONRY

1. Hollow concrete block masonry units shall conform to ASTM C90, Grade N. f'm = 1500 psi
2. Use Type "M" mortar for below grade masonry. Use Type "M" or "S" mortar for above grade load bearing walls, shear walls and exterior walls.

   Use Type "N" mortar for interior non-load bearing walls and partitions.
3. Grout for bond beams and vertical cores shall have a minimum compressive strength of 2500 psi @ 28 days.
4. Masonry walls shall be adequately braced during construction to resist backfill and wind forces.
5. Fill masonry solid with grout full height below all lintel bearings.
6. Fill masonry cores with grout at locations which require embedded or drilled- in anchors or bolts.
7. Provide horizontal ladder type wire reinforcing @ 16" o.c. Masonry joint reinforcement and brick shelf angles shall be discontinuous at vertical control joints and expansion joints.
8. Lap splice all reinforcing bars in masonry 48 bar diameters.
9. All vertical reinforcement shall be doweled to the foundation and extend 6" into the bond beam at the top of the wall.
10. Where one reinforcing bar is placed in a single core, it shall be centered in the wall. Where two reinforcing bars are placed in a single core, place bars in separate layers, 2" clear from the outside of each face. Provide bar spacers to rigidly hold vertical reinforcement in place.
11. Fill block cores at vertical reinforcing steel with grout, rodded or vibrated i place.
12. Masonry shall be laid to a maximum height of 4'-0" before placement of grout.
13. Construct all non-load bearing masonry walls 1" clear of structural members and deck. Pack void with fiberglass insulation.
14. Provide an 8" deep continuous bond beam at all floors and roofs. Use (2) #4's in bond beam.

F. REINFORCING STEEL

1. Submit one reproducible copy, if needed, of each shop drawing to the Engineer for approval. Provide sufficient time in construction schedule to allow a minimum of five full working days of review period in the Engineer's office.
2. Provide bolsters, chairs, dowel blocks, standees and #4 support bars as required to support specified reinforcement at spacings not to exceed 4'-0" in either direction. Tie securely together to hold steel in position.
3. Welding of reinforcement is not permitted. Field bending of reinforcement is not permitted.
4. Concrete cover for reinforcing steel, unless otherwise shown, shall be as follows:
   Footings 3" clear from bottom & sides, 2" clear from top
   Walls 1½" clear from each side
   Beams, Columns 1½" clear to stirrups or ties & piers
   Structural Slabs 1" clear from top & sides, ¾" clear from bottom
   Slab-On-Grade ½ slab thickness from top, but not less the ¾" nor greater than 2"
5. When welded wire fabric is specified on the plans, Provide the following reinforcement in flat sheets unless otherwise noted for all slabs on grade except sidewalks.
   4" slab WWF 6x 6 x W1.4 x w1.4
   5" slab WWF 6 x 6 x W2.0 x W2.0
   6" slab WWF 6 x 6 x W2.9 x W2.9.
5. When fiber reinforcing is specified on the plans, Provide the following minimum reinforcing and dosages for all slabs on grade except sidewalks:
   4" -5" slab 1.5# per cubic yard FRC BI Blend, or approved Equal
   6" Slab 3# per cubic Yard Forta Ferro, or approved equal
7. All reinforcing bars shall be fabricated in accordance with ACI 318 and ACI Detailing Manual SP-66. Provide "standard hooks" unless otherwise noted.

   Specified bar length does not include length of hook. Place hooked end of bar 2" clear from edge of concrete, unless otherwise noted.
8. All laps shall be Class "B", unless noted otherwise. Use "top bar" lap lengths for all horizontal wall bars and for top bars in slabs and beams over 14" deep.

   Mechanical couplers capable of developing the full tensile capacity of the bars may be used at any lap location.
9. Corner bars shall be provided at all wall corners and intersections.
10. Plain weld wire fabric shall be lapped and / or anchored to develop fy per ACI 318.
22. Welding of reinforcing is not permitted.

G. ANCHORS

1. All post installed anchors must conform to ACI Appendix D requirements.
2. All expansion bolts fastened to masonry shall be zinc plated sleeve type in accordance with Federal Specification FF-S-325, Group II, Type 3, Class 3.
3. All adhesive anchors shall be SIMPSON "ET-HP" -or- equal.
4. All anchor bolts shall conform to ASTM F 1554-36 unless noted otherwise. Provide standard nut and washer tacked in place on embedded end. At gravity only connections, L-Shaped rods are acceptable. Embedment to hooked end shall be 12 rod diameters. Embedment shall not exceed footing thickness minus 3 inches. Hook length shall be 4 rod diameters 3" min. Embedded portion of anchor bolts shall be clean and free of oil, grease and all foreign substances. Provide minimum 6" projection.
5. All anchors in contact with treated lumber shall be hot dipped galvanized, stainless steel or have manufacturer's approved coating for contact with treated lumber.

H. DIMENSION LUMBER

1. Dimension lumber to be Spruce-Pine-Fir No.1/No.2 or D-F-L / No. 2 or better for beams & headers. Use Spruce-Pine-Fir No.1/No.2 grade for wall studs & purlins. Unless noted otherwise on the plans
2. All member sizes given on plan are nominal dimensions.
3. All beams & joists not bearing on supporting members shall be framed w/ "Simpson" joist hangers or equal. Use type required for loading.
4. All foundation plates, sills & sleepers on concrete slab, which is in direct contact w/ earth, and sills which rest on concrete or masonry foundation walls, shall be treated wood or foundation redwood.
5. Hardware and Fasteners in contact with treated lumber or exposed to the elements shall be hot dipped galvanized, stainless steel, or manufacturer's approved coating.
6. Where not noted specifically otherwise, nailing shall be according to Fastening schedule, in the Wisconsin Enrolled Commercial Code.
7. All bolts and lag screws shall be American Standard Manufacture.
8. Bolt holes in wood shall be drilled 1/16" maximum oversize. Holes for screws and lag screws shall be first bored for the same depth and diameter of the shank, then the remainder occupied by the threaded portion shall be bored not larger in diameter than the root of the thread. All screws shall be screwed, not driven into place.
9. Provide washers under all nuts and heads of bolts and lag screws.
10. All timber framing shall be accurately cut, notched, or tapped as indicated. No over cut is permitted for notches or daps. Members shall fit tight and true.

    Examine members for detrimental damage before installation, and avoid natural defects at connections. Where steel plates occur, they shall be used as the template for boring holes.
11. Wherever neccessary to cut or drill treated lumber, treat the cut or bored surfaces with two heavy coats of the same preservative as used in the original treatment.
12. Design, fabrication, and construction shall conform to the "National Design Specification for Wood Construction" current edition as recommended by the American Forest & Paper Association.

K. ROOF TRUSSES

1. Submit one reproducible copy, if needed, of each shop drawing to the Engineer for approval. Provide sufficient time in construction schedule to allow a minimum of five full working days of review period in the Engineer's office.
2. Trusses, jack rafters and valley rafters shall be designed to meet all loading and spans as indicated on the plans.
3. Trusses and rafters shall be designed and certified by a Registered Professional Engineer.
4. Supplier shall be responsible for all bracing and/or bridging required for the design of the truss members.
5. Contractor shall be responsible for bracing and/or bridging required during construction.
6. All connector plates shall be made of Grade "A" galvanized steel, minimum 20 gage per latest TPI Specifications.
7. All connection hardware shall be designed & furnished by the truss supplier unless noted otherwise on the plans.
8. Scissors trusses shall be designed such that horizontal live load deflections do not exceed ¾". Walls are not designed to resist a horizontal truss reaction.
9. Submit Structural Component Plans to Department of Commerce for Component Review.

L. ROOF AND WALL SHEATHING

1. All Specified sheathing shall conform to American Plywood Association (APA) Desing Specification, Latest Edition. Sheathing Shall Be Continuous Over 3-Spans Minimum.
2. Wall sheathing shall be 7/16" OSB 24/16 rated, minimum. Wall sheathing to be fastened to supporting members with 8d common nails @ 6" O.C. at panel edges and 12" O.C. at intermediate supports, unless noted otherwise.
3. Roof sheathing shall be 1/2" OSB 24/16 rated, minimum. Wall sheathing to be fastened to supporting members with 8d common nails @ 4" O.C. at panel edges and 8" O.C. at intermediate supports, unless noted otherwise.

M. BRICK VENEER TIE REQUIREMENTS

1. Veneer ties with wire size (W2.8 or 3/16" diameter) spaced 16" O.C. Vertically and 24" O.C. horizontally. Additional ties along openings greater than 24" are required to be located within 12" of opening and spaced 36" (max) around opening perimeter. (Hohmann & Barnard VBT-VEE-BYNA Tie with DW10-HS anchor plate or equal)

WOOD COLUMN SCHEDULE

MARK	COLUMN	TOP CONNECTION	BOTTOM CONNECTION	NOTES
C-1	(5) 2 x 6 SPF # 1&2	(4) 0.131"x3.25" NAILS @ EACH PLY	(4) 0.131"x3.25" NAILS @ EACH PLY	--
C-2	6 x 6 CEDAR OR BETTER	SIMPSON LCE	SIMPSON ABU66Z	--
C-3	(4) 2 x 6 SPF # 1&2	(4) 0.131"x3.25" NAILS @ EACH PLY	(4) 0.131"x3.25" NAILS @ EACH PLY	--
C-4	(2) 2 x 6 SPF # 1&2	(4) 0.131"x3.25" NAILS @ EACH PLY	(4) 0.131"x3.25" NAILS @ EACH PLY	1

NOTES:
1. USE AT GIRDER TRUSS BEARING

TYPICAL HEADER NOTES:
- INSTALL CONNECTORS TO MANUFACTURES SPECIFICATION.
- 2x SQUASH BLOCKING BETWEEN FLOOR TRUSS SPACE.

SHEAR WALL SCHEDULE

MARK	SHEATHING	PANEL ANCHORAGE	HOLD DOWN	MIN. END MEMBER	MIN. HOLD DOWN BOLT	INTERMEDIATE BOLT SPACING
S-1	7/16" APA RATED OSB OR 3/8" (min) APA RATED PLYWOOD (ONE SIDE)	8d (0.131") COMMON NAILS @ 6" O.C. AT PANEL EDGES, 12" O.C. AT INTERMEDIATE SUPPORTS	NOT REQUIRED	3"	NA	(2) 0.131"x3.25" NAILS @ 16" O.C. MAX
S-2	7/16" APA RATED OSB OR 3/8" (min) APA RATED PLYWOOD (ONE SIDE)	8d (0.131") COMMON NAILS @ 4" O.C. AT PANEL EDGES, 12" O.C. AT INTERMEDIATE SUPPORTS	SIMPSON DTTZ WITH (18) 10d NAILS OR PA51 STRAP WITH (10) 10d NAILS	3"	1/2"	5/8" Φ BOLTS @ 48" O.C.
S-3	5/8" GYPSUM WALLBOARD - DRYWALL (ONE SIDE)	14 GAGE x 1-5/8" STAPLES @ 4" O.C. AT PANEL EDGES, 4" O.C. AT INTERMEDIATE SUPPORTS	SIMPSON DTTZ WITH (18) 10d NAILS OR PA51 STRAP WITH (10) 10d NAILS	3"	1/2"	1/2" Φ BOLTS @ 48" O.C.
S-4	5/8" GYPSUM WALLBOARD - DRYWALL (ONE SIDE)	No. 6 TYPE S OR W 1-1/4" LONG DRYWALL SCREWS @ 4" O.C. AT PANEL EDGES, 12" O.C. AT INTERMEDIATE SUPPORTS	NOT REQUIRED	3"	NA	1/2" Φ BOLTS @ 48" O.C.
S-5	7/16" APA RATED OSB OR 3/8" (min) APA RATED PLYWOOD (ONE SIDE)	8d (0.131") COMMON NAILS @ 6" O.C. AT PANEL EDGES, 12" O.C. AT INTERMEDIATE SUPPORTS	SIMPSON MSTA-49 STRAP	3"	NA	(2) 0.131"x3.25" NAILS @ 12" O.C. MAX
S-6	7/16" APA RATED OSB OR 3/8" (min) APA RATED PLYWOOD (ONE SIDE) 1/2" GYPSUM WALLBOARD - DRYWALL (ONE SIDE)	8d (0.131") COMMON NAILS @ 4" O.C. AT PANEL EDGES, 12" O.C. AT INTERMEDIATE SUPPORTS No. 6 TYPE S OR W 1-1/4" LONG DRYWALL SCREWS @ 4" O.C. AT PANEL EDGES, 12" O.C. AT INTERMEDIATE SUPPORTS	SIMPSON HTT5KT WITH (26) SDS #10x2-1/2	3"	5/8"	5/8" Φ BOLTS @ 24" O.C.
S-7	5/8" GYPSUM WALLBOARD - DRYWALL (ONE SIDE)	14 GAGE x 1-5/8" STAPLES @ 4" O.C. AT PANEL EDGES, 4" O.C. AT INTERMEDIATE SUPPORTS	SIMPSON MSTA-49 STRAP	3"	NA	1/2" Φ BOLTS @ 48" O.C.
S-8	5/8" GYPSUM WALLBOARD - DRYWALL (ONE SIDE)	14 GAGE x 1-5/8" STAPLES @ 4" O.C. AT PANEL EDGES, 4" O.C. AT INTERMEDIATE SUPPORTS	NOT REQUIRED	3"	NA	1/2" Φ BOLTS @ 48" O.C.
S-9	5/8" GYPSUM WALLBOARD - DRYWALL (EACH SIDE)	14 GAGE x 1-5/8" STAPLES @ 4" O.C. AT PANEL EDGES, 4" O.C. AT INTERMEDIATE SUPPORTS	SIMPSON DTTZ WITH (18) 10d NAILS OR PA51 STRAP WITH (10) 10d NAILS	**3"**	1/2"	1/2" Φ BOLTS @ 48" O.C.
S-10	7/16" APA RATED OSB OR 3/8" (min) APA RATED PLYWOOD (ONE SIDE)	8d (0.131") COMMON NAILS @ 6" O.C. AT PANEL EDGES, 12" O.C. AT INTERMEDIATE SUPPORTS	NOT REQUIRED	3"	NA	1/2" Φ BOLTS @ 48" O.C.

NOTES:
1. 16d NAILS THROUGH PLATE AND FLOOR SHEATHING.
2. STANDARD CUT WASHERS PERMITTED AT ANCHOR BOLTS

O INDICATES STRAP OR HOLD-DOWN AT SHEAR WALL ENDS

TYPICAL SHEAR WALL NOTES:
- FOR SHEAR WALL SCHEDULE SEE SHEET S1.0, SEE TYPICAL SHEAR WALL ELEVATION AND LOCATIONS ON PLANS.
- ALL SHEAR WALLS UTILIZING WOOD OR GYPSUM SHEATHING SHALL HAVE BLOCKING ON ALL EDGES UNLESS NOTED OTHERWISE IN SHEATHING DESIGNATION.
- INDIVIDUAL PIECES OF WOOD STRUCTURAL PANEL SHALL BE NOT LESS THEN 2'-0" IN LEAST DIMENSION NOR 8'-0" IN AREA
- RE-TIGHTEN BOLTS BEFORE CLOSING
- LOCATE ALL SHEAR WALL PANEL JOINTS ON CENTERLINE OF BLOCKING OR STUDS.
- PROVIDE MIN 0.229"x3"x3 WASHER UNDER EACH NUT
- IF PANEL EDGE NAILING IS GREATER THAN 3" A SINGLE 2X STUD OR BLOCKING MEMBER IS PERMITTED.
- ALIGN TRUSSES AND STUDS IN ALL CASES, UNLESS NOTED OTHERWISE.
- PROVIDE BLOCKING AT ALL JAMB, KING STUDS, AND POST BETWEEN FLOORS
- PROVIDE FURRING OR BACKING OF THICKNESS AS REQUIRED TO MAINTAIN A COMMON WALL PLANE AT ALL WOOD STUD WALL SURFACES WHICH ARE ONLY PARTIALLY SHEATHED WITH WOOD STRUCTURAL PANEL COORDINATE AND ADJUST HEAD, JAMB AND SILL DETAILS AS REQUIRED FOR PROPER OVERALL WALL THICKNESS.
- ANCHOR BOLTS, FASTENERS, WASHERS, NUTS, CONNECTORS IN CONTACT WITH TREATED LUMBER SHALL BE HOT DIPPED GALVANIZED OR OTHER APPROVED COATING.
- FOUNDATION ANCHOR BOLTS SHALL HAVE A STEEL PLATE WASHER UNDER EACH NUT NOT LESS THAN 0.229"x3"x3" IN SIZE, UNLESS NOTED OTHERWISE.

HEADER SCHEDULE

MARK	HEADER / BEAM	MULTI-MEMBER CONNECTIONS	SHOULDER STUDS	KING STUDS	NOTES
H-1	(2) 2 x 10 SPF # 1&2 OR DFL # 2	2 ROWS 0.131"x3" NAILS @ 12" O.C.	1	1	--
H-2	(2) 2 x 12 S. PINE # 1 (TREATED)	2 ROWS 0.131"x3" NAILS @ 12" O.C.	--	--	1
H-3	(3) 2 x 12 S. PINE # 1 (TREATED)	2 ROWS 0.131"x3" NAILS @ 12" O.C.	--	--	1, 2
H-4	(3) 2 x 12 S. PINE # 1 (TREATED)	2 ROWS 0.131"x3" NAILS @ 12" O.C.	--	--	1, 2
H-5	(3) 2 x 10 SPF # 1&2 OR DFL # 2	2 ROWS 0.131"x3" @ 12" O.C. EACH SIDE.	3	2	--
H-6	(2) 2 x 12 DFL # 2	2 ROWS 0.131"x3" NAILS @ 12" O.C.	2	2	--
H-7	(3) 2 x 12 DFL # 2	2 ROWS 0.131"x3" @ 12" O.C. EACH SIDE.	2-3-2	2	3
H-8	(3) 2 x 10 DFL # 2	2 ROWS 0.131"x3" @ 12" O.C. EACH SIDE.	2-3-2	2	3
H-9	(2) 2 x 10 SPF # 1&2 OR DFL # 2	2 ROWS 0.131"x3" @ 12" O.C. EACH SIDE.	2	2	--
H-10	(3) 2 x 10 SPF # 1&2 OR DFL # 2	2 ROWS 0.131"x3" NAILS @ 12" O.C.	2	2	--
H-11	(3) 2 x 12 DFL # 2	2 ROWS 0.131"x3.25" @ 12" O.C. EACH SIDE.	2-4-2	2	3
H-12	(3) 1 3/4"x20" 1.9E, 2,600 Fb LVL	2 ROWS 0.131"x3.25" @ 12" O.C. EACH SIDE.	3	3	--
H-13	5-1/2"x16" 2.1E, 3000Fb GLULAM	--	3	3	--
H-14	(4) 1 3/4"x20" 1.9E, 2,600 Fb LVL	2 ROWS 0.131"x3.25" @ 12" O.C. EACH SIDE.	4	--	7
H-15	(3) 1 3/4"x18" 1.9E, 2,600 Fb LVL	2 ROWS 0.131"x3.25" @ 12" O.C. EACH SIDE.	3	3	--
H-16	(2) 1 3/4"x11-1/4" 1.9E, 2,600 Fb LVL	2 ROWS 0.131"x3.25" @ 12" O.C. EACH SIDE.	2	2	--
H-17	(3) 1 3/4"x11-7/8" 1.9E, 2,600 Fb LVL	2 ROWS 0.131"x3.25" @ 12" O.C. EACH SIDE.	2	2	--
H-18	(2) 1 3/4"x9-1/4" 1.9E, 2,600 Fb LVL	2 ROWS 5" TRUSSLOK SCREWS @ 12" O.C.	2	1	--
H-19	(2) 2 x 10 SPF # 1&2 OR DFL # 2	2 ROWS 0.131"x3" NAILS @ 12" O.C.	2	1	--
H-20	(2) 1 3/4"x9-1/4" 1.9E, 2,600 Fb LVL	2 ROWS 0.131"x3.25" @ 12" O.C. EACH SIDE.	--	--	6
H-21	(3) 2 x 10 SPF # 1&2 OR DFL # 2	2 ROWS 0.131"x3.25" @ 12" O.C. EACH SIDE.	--	--	6
H-22	(2) 1 3/4"x9-1/4" 1.9E, 2,600 Fb LVL	2 ROWS 0.131"x3.25" @ 12" O.C. EACH SIDE.	2-4-2	2	3

NOTES:
1. SEE PLAN DETAILS FOR MORE INFORMATION.
2. STRONG-BACK'S BEAR ON WALL AND TRUSSES. TRUSS DESIGNER TO DESIGN FLOOR TRUSSES FOR STRONG-BACK REACTIONS.
3. CONTINUOUS HEADER.
4. AT WALL BEARING PROVIDE 2-PLY STUD BEARING, AT POST BEARING REFER TO COLUMN DESIGNATIONS ON PLANS.
5. MULTIPLE KING STUDS NOT REQUIRED AT BEAMS SUPPORTING WALL WITHOUT OUT OF PLANE LOADING
6. SEE PLANS FOR SUPPORT CALL-OUTS
7. AT BEAM TO BEAM BEARING, USE (2) SIMPSON HTSQ20ZKT VERTICALLY AND A35 HORIZONTALLY TO CONNECT BEAMS, ALTERNATE TO BE APPROVED BY ENGINEER OF RECORD.

TYPICAL HEADER NOTES:
- AT WALLS FRAMING PERPENDICULARLY INTO WALLS, USE NUMBER OF STUDS EQUAL TO THE NUMBER OF PLIES OF HEADER.
- AT OPENINGS IN INTERIOR WALLS WITH OUT SCHEDULED HEADERS PLACE 2 BEARING STUDS AND 1 KING STUD.
- AT OPENINGS IN EXTERIOR WALLS WITHOUT SCHEDULED HEADERS PROVIDE 2 BEARING STUDS AND (1/3 + 1) THE NUMBER OF KING STUDS OMITTED FOR KING STUDS.
- SHOULDER STUDS SHALL BE CONTINUOUS TO THE FOUNDATION OR HEADER BELOW. PROVIDE BLOCKING AND SQUASH BLOCKS AS REQUIRED.
- SHOULDER STUDS TO BE SAME DEPTH AS WALL FRAMING THEY OCCUR AT.
- 2x SQUASH BLOCKING AT ALL FIRST FLOOR HEADERS TO FULL WALL WIDTH AT BEARING LOCATIONS WITH BEARING STUDS DIRECTLY ABOVE.
- EXTERIOR FRAMING EXPOSED SHALL BE PRESSURE TREATED LUMBER. ALL FASTENERS AND HARDWARE SHALL BE COMPATIBLE WITH TREATMENT. (GALVANIZED, STAINLESS, OR MANUFACTURER'S APPROVED EQUAL)
- ALL KING STUDS TO EXTEND TO DOUBLE TOP PLATE.
- SILLS UNDER HEADERS GREATER THAN 5' USE 2-PLY 2x6.

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14 Unit @ Harbor Ridge II

Townhome with Attached Garages
Sturgeon Bay, Wisconsin

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SHEET S 1.1

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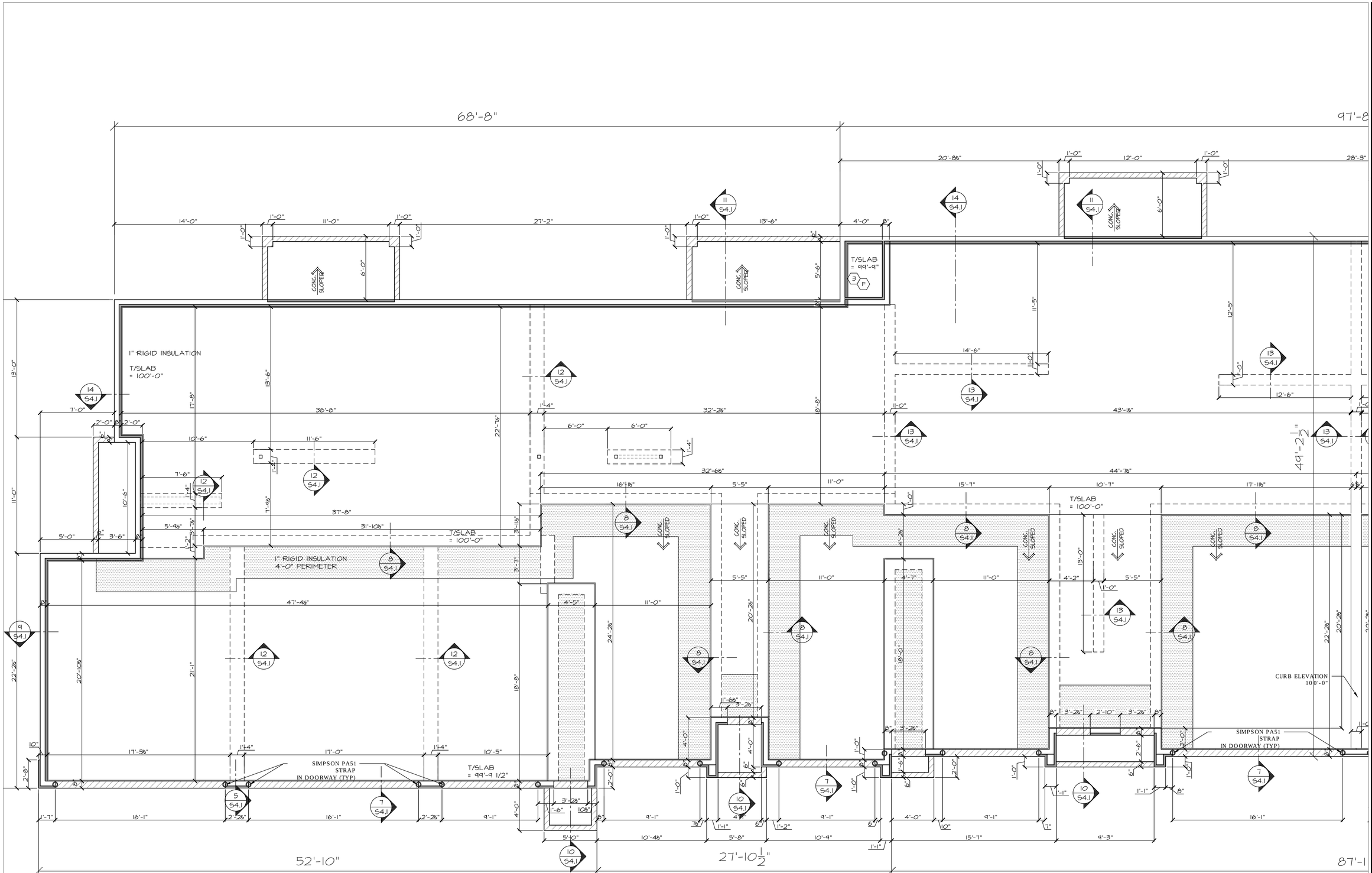

FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

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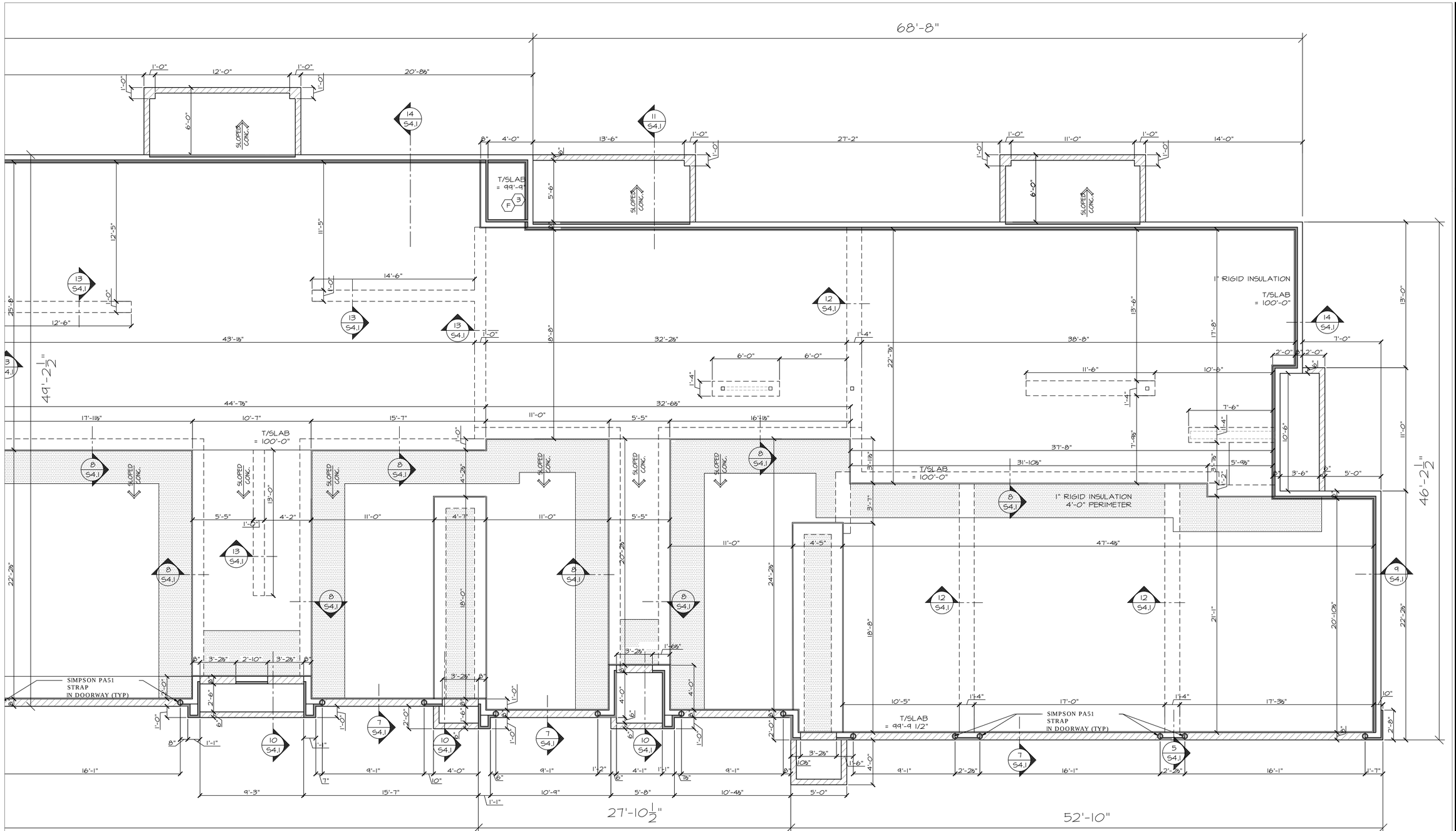
SHEET S 2.0.1



FOUNDATION PLAN NOTES

1. FINISH SLAB ELEVATION = 100'-00" LOCAL DATUM UNLESS NOTED OTHERWISE. TOP OF FOOTING = 96'-00" UNLESS NOTED OTHERWISE.
2. SLAB ON GRADE TO BE 4" THICK WITH 6x6 W1.4xW1.4 OR 1.5#/CU. YARD FRC BI BLEND 300, OR APPROVED EQUAL ON 10 MIL VAPOR RETARDER ON 6" FREELY DRAINING GRANULAR BASE COURSE UNLESS NOTED OTHERWISE.
3. SPACE CONSTRUCTION AND CONTROL JOINTS AT 12'-0" O.C. MAX RESULTING SECTIONS SHALL BE APPROXIMATELY SQUARE OR TRIANGULAR.
4. TYPICAL WHERE SLAB-ON -GRADE ABUTS WALL OR COLUMN, 1" RIGID INSULATION CONTINUOUS FROM FOUNDATION, SET 1/4" BELOW FINISHED SLAB ELEVATION. #4 X 12" DOWELS @ 4'-0" DRILLED INTO WALLS @ PERIMETER.
5. OVER-EXCAVATION MAY BE REQUIRED TO REMOVE EXISTING UNDOCUMENTED FILL AND UNSUITABLE SOIL.
6. CONFIRM TOP OF LEDGE AND STOOP HEIGHTS WITH FINAL GRADE ELEVATIONS.

FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

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14 Unit @ Harbor Ridge II

Townhome with Attached Garages
Sturgeon Bay, Wisconsin

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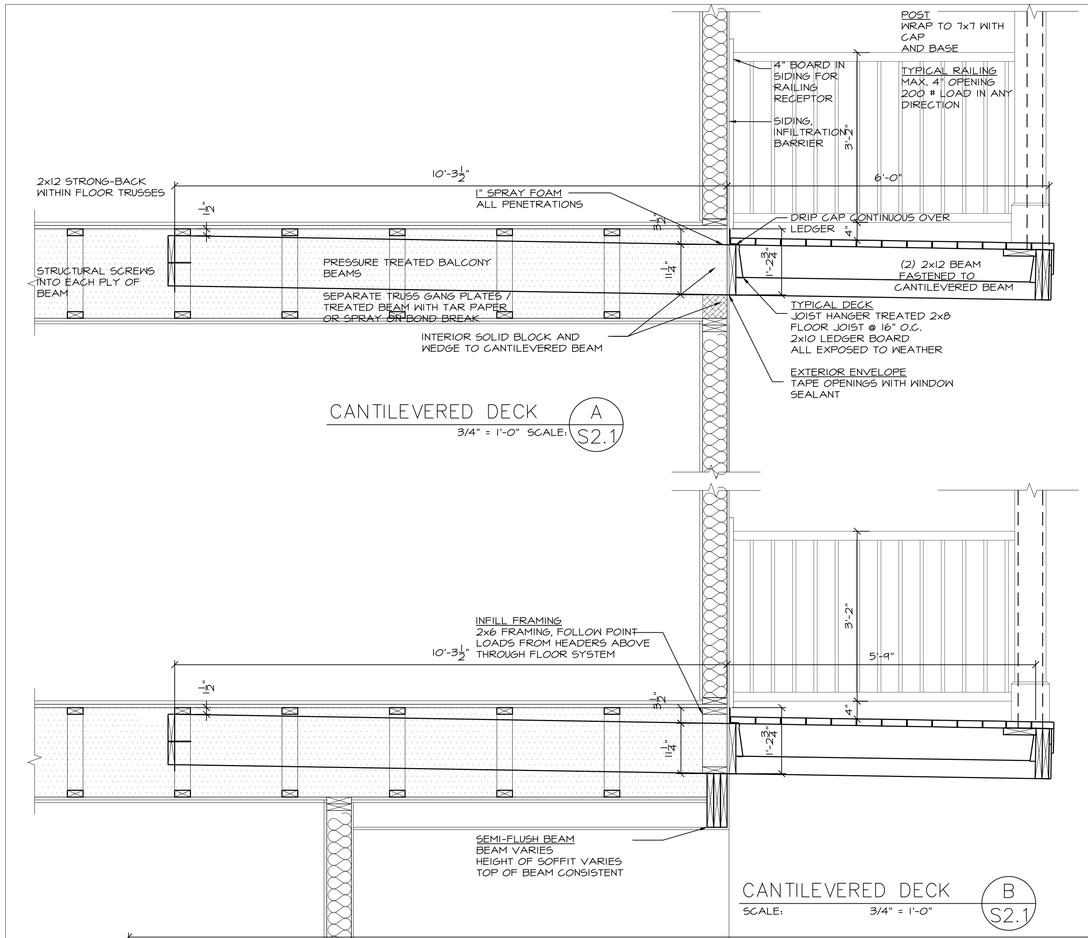

HEADER SCHEDULE

MARK	HEADER / BEAM	MULTI-MEMBER CONNECTIONS	SHOULDER STUDS	KING STUDS	NOTES
H-1	(2) 2 x 10 SPF # 1&2 OR DFL # 2	2 ROWS 0.131"x3" NAILS @ 12" O.C.	1	1	--
H-2	(2) 2 x 12 S. PINE # 1 (TREATED)	2 ROWS 0.131"x3" NAILS @ 12" O.C.	--	--	1
H-3	(3) 2 x 12 S. PINE # 1 (TREATED)	2 ROWS 0.131"x3" NAILS @ 12" O.C.	--	--	1, 2
H-4	(3) 2 x 12 S. PINE # 1 (TREATED)	2 ROWS 0.131"x3" NAILS @ 12" O.C.	--	--	1, 2
H-5	(3) 2 x 10 SPF # 1&2 OR DFL # 2	2 ROWS 0.131"x3" @ 12" O.C EACH SIDE.	3	2	--
H-6	(2) 2 x 12 DFL # 2	2 ROWS 0.131"x3" NAILS @ 12" O.C.	2	2	--
H-7	(3) 2 x 12 DFL # 2	2 ROWS 0.131"x3" @ 12" O.C EACH SIDE.	2-3-2	2	3
H-8	(3) 2 x 10 DFL # 2	2 ROWS 0.131"x3" @ 12" O.C EACH SIDE.	2-3-2	2	3
H-9	(2) 2 x 10 SPF # 1&2 OR DFL # 2	2 ROWS 0.131"x3" @ 12" O.C EACH SIDE.	2	2	--
H-10	(3) 2 x 10 SPF # 1&2 OR DFL # 2	2 ROWS 0.131"x3" NAILS @ 12" O.C.	2	2	--
H-11	(3) 2 x 12 DFL # 2	2 ROWS 0.131"x3.25" @ 12" O.C EACH SIDE.	2-4-2	2	3
H-12	(3) 1 3/4"x20" 1.9E, 2,600 Fb LVL	2 ROWS 0.131"x3.25" @ 12" O.C EACH SIDE.	3	3	--
H-13	5-1/2"x16" 2.1E, 3000Fb GLULAM	--	3	3	--
H-14	(4) 1 3/4"x20" 1.9E, 2,600 Fb LVL	2 ROWS 0.131"x3.25" @ 12" O.C EACH SIDE.	4	--	7
H-15	(3) 1 3/4"x18" 1.9E, 2,600 Fb LVL	2 ROWS 0.131"x3.25" @ 12" O.C EACH SIDE.	3	3	--
H-16	(2) 1 3/4"x11-1/4" 1.9E, 2,600 Fb LVL	2 ROWS 0.131"x3.25" @ 12" O.C EACH SIDE.	2	2	--
H-17	(3) 1 3/4"x11-7/8" 1.9E, 2,600 Fb LVL	2 ROWS 0.131"x3.25" @ 12" O.C EACH SIDE.	2	2	--
H-18	(2) 1 3/4"x9-1/4" 1.9E, 2,600 Fb LVL	2 ROWS 5" TRUSSLOK SCREWS @ 12" O.C.	2	1	--
H-19	(2) 2 x 10 SPF # 1&2 OR DFL # 2	2 ROWS 0.131"x3" NAILS @ 12" O.C.	2	1	--
H-20	(2) 1 3/4"x9-1/4" 1.9E, 2,600 Fb LVL	2 ROWS 0.131"x3.25" @ 12" O.C EACH SIDE.	--	--	6
H-21	(3) 2 x 10 SPF # 1&2 OR DFL # 2	2 ROWS 0.131"x3.25" @ 12" O.C EACH SIDE.	--	--	6
H-22	(2) 1 3/4"x9-1/4" 1.9E, 2,600 Fb LVL	2 ROWS 0.131"x3.25" @ 12" O.C EACH SIDE.	2-4-2	2	3

NOTES:
1. SEE PLAN DETAILS FOR MORE INFORMATION.
2. STRONG-BACKS BEAR ON WALL AND TRUSSES. TRUSS DESIGNER TO DESIGN FLOOR TRUSSES FOR STRONG-BACK REACTIONS.
3. CONTINUOUS HEADER
4. AT WALL BEARING PROVIDE 2-PLY STUD BEARING, AT POST BEARING REFER TO COLUMN DESIGNATIONS ON PLANS.
5. MULTIPLE KING STUDS NOT REQUIRED AT BEAMS SUPPORTING WALL WITHOUT OUT OF PLANE LOADING
6. SEE PLANS FOR SUPPORT CALL-OUTS
7. AT BEAM TO BEAM BEARING, USE (2) SIMPSON HTSQ20ZKT VERTICALLY AND A35 HORIZONTALLY TO CONNECT BEAMS, ALTERNATE TO BE APPROVED BY ENGINEER OF RECORD.

TYPICAL HEADER NOTES:

- AT WALLS FRAMING PERPENDICULARLY INTO WALLS, USE NUMBER OF STUDS EQUAL TO THE NUMBER OF PLIES OF HEADER.
- AT OPENINGS IN INTERIOR WALLS WITH OUT SCHEDULED HEADERS PLACE 2 BEARING STUDS AND 1 KING STUD.
- AT OPENINGS IN EXTERIOR WALLS WITHOUT SCHEDULED HEADERS PROVIDE 2 BEARING STUDS AND (½ + 1) THE NUMBER OF KING STUDS OMITTED FOR KING STUDS.
- SHOULDER STUDS SHALL BE CONTINOUS TO THE FOUNDATION OR HEADER BELOW. PROVIDE BLOCKING AND SQUASH BLOCKS AS REQUIRED.
- SHOULDER STUDS TO BE SAME DEPTH AS WALL FRAMING THEY OCCUR AT.
- 2x SQUASH BLOCKING AT ALL FIRST FLOOR HEADERS TO FULL WALL WIDTH AT BEARING LOCATIONS WITH BEARING STUDS DIRECTLY ABOVE.
- EXTERIOR FRAMING EXPOSED SHALL BE PRESSURE TREATED LUMBER. ALL FASTENERS AND HARDWARE SHALL BE COMPATIBLE WITH TREATMENT. (GALVANIZED, STAINLESS, OR MANUFACTURER'S APPROVED COATING)
- ALL KING STUDS TO EXTEND TO DOUBLE TOP PLATE.
- SILLS UNDER HEADERS GREATER THAN 5' USE 2-PLY 2x6.

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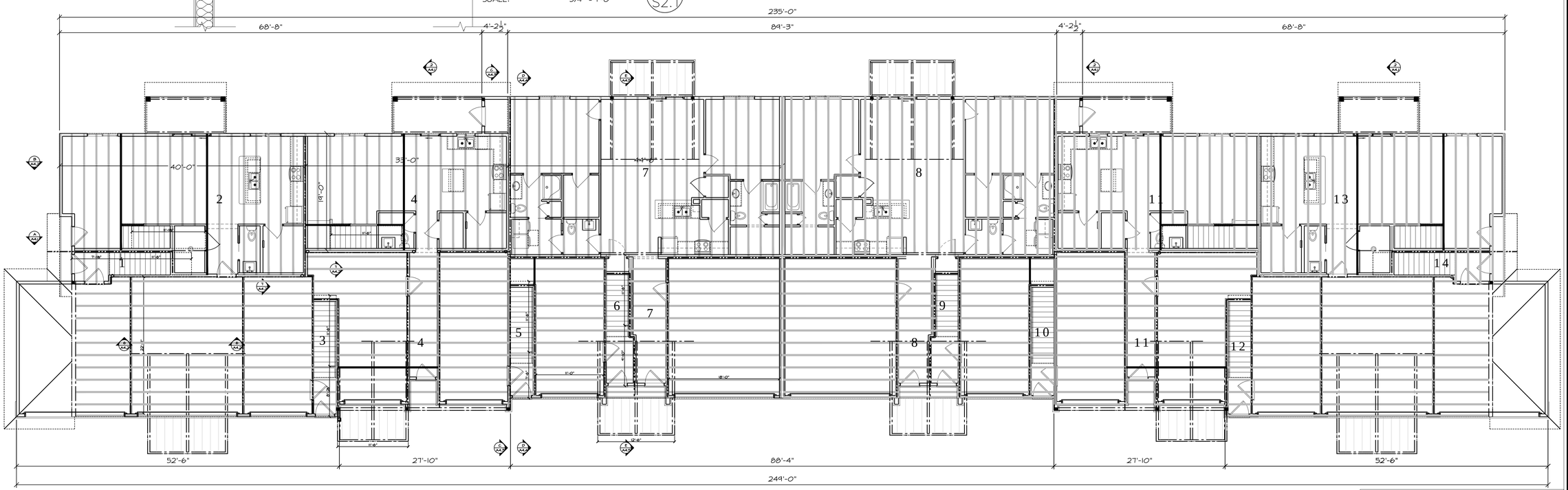
FLOOR FRAMING PLAN NOTES

1. SPECIFIED NUMBER OF SHOULDER STUDS ARE NOT TO BE CUT OR INTERRUPTED (CONTINUOUS) HEADER TO PLATE
2. FLOOR DECK IS APA RATED SHEATHING WITH TONGUE AND GROOVE EDGES. APPLY ADHESIVE TO TONGUE AND GROOVE CONTACT SURFACES OF SUPPORTING JOISTS. NAIL WITH 8D RING SHANK OR 10D COMMON NAILS (OR EQUIVALENT SCREWS) AT 6" O.C. AT SUPPORTED EDGES, AND 12" O.C. AT INTERMEDIATE SUPPORTS.
3. ALL 2X6 EXTERIOR WOOD BEARING WALLS SHALL BE SPF NO.1/NO.2 GRADE WITH SIZE AND SPACING AS NOTED ON PLANS. PROVIDE DOUBLE TOP PLATE, AND SINGLE BOTTOM PLATE. SPLICES IN TOP PLATES ARE NOT PERMITTED OVER OPENING. DO NOT SPLICE PLATES WITHIN 12" OF A POINT LOAD. SEE NAILING SCHEDULE AND SECTIONS FOR ADDITIONAL INFORMATION.
4. GARAGE 2X4 FLOOR TRUSS INTERIOR WOOD BEARING WALLS SHALL BE SPF STUD GRADE AT 16 INCH ON CENTER WITH SIZE AS NOTED ON PLANS. PROVIDE DOUBLE TOP PLATE, AND SINGLE BOTTOM PLATE. SPLICES IN TOP PLATES ARE NOT PERMITTED OVER OPENING. SEE NAILING SCHEDULE AND SECTIONS FOR ADDITIONAL INFORMATION.
5. ALL HEADERS UNDER TOP PLATE AND FASTENED TO TOP PLATES WITH 16D STAGGERED @ 8" O.C.
6. ALL POINT LOADS, FROM WINDOWS, GIRDER TRUSSES, CANTILEVERED DECKS, ETC. SOLID FRAMING CONTINUOUS DOWN TO FOUNDATION INCLUDING THROUGH FLOOR SYSTEM.



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

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14 Unit @ Harbor Ridge II

Townhome with Attached Garages
Sturgeon Bay, Wisconsin

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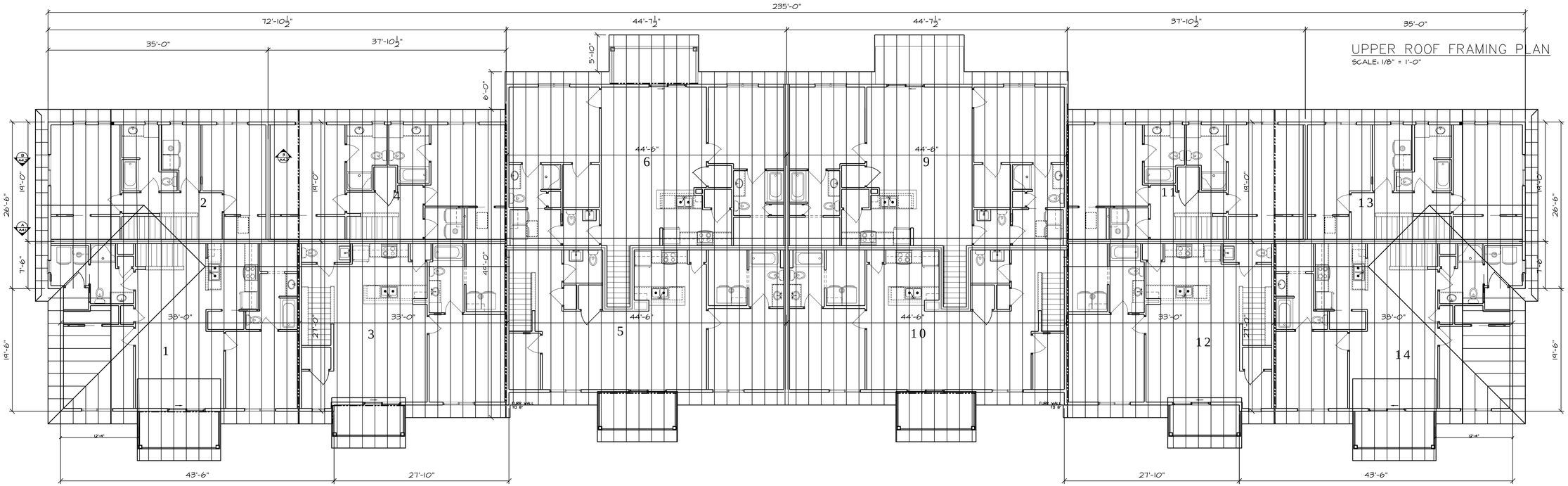
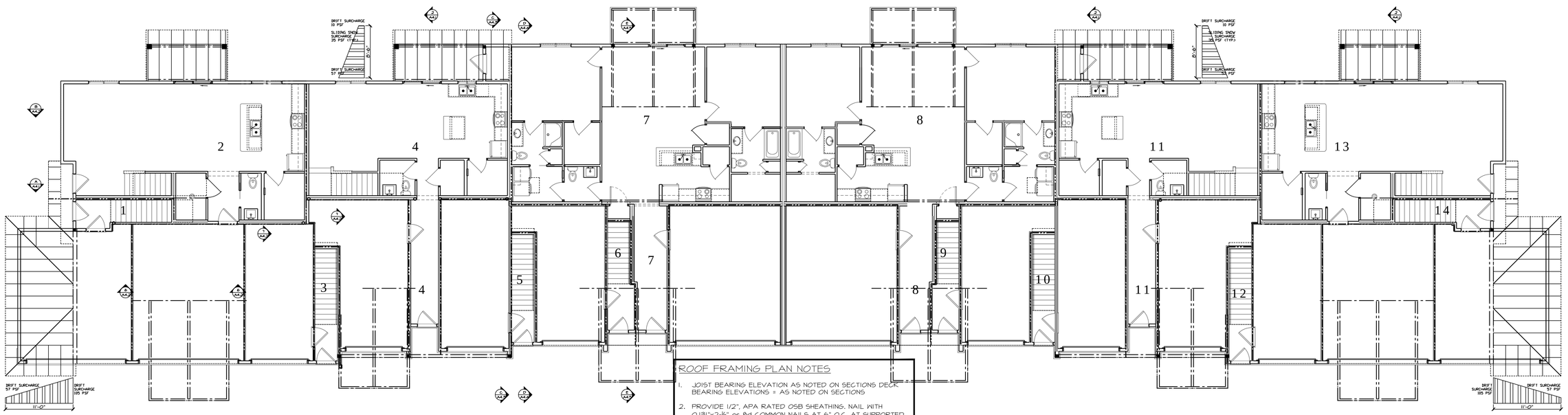


UPPER ROOF FRAMING PLAN

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



LOWER ROOF FRAMING PLAN

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

ROOF FRAMING PLAN NOTES

1. JOIST BEARING ELEVATION AS NOTED ON SECTIONS DECK BEARING ELEVATIONS = AS NOTED ON SECTIONS
2. PROVIDE 1/2", APA RATED OSB SHEATHING. NAIL WITH 0.131"x2-½" or 8d COMMON NAILS AT 6" O.C. AT SUPPORTED EDGES, AND 12" O.C. AT INTERMEDIATE SUPPORTS.
3. DESIGN TRUSSES FOR LOADS INDICATED ON THE STRUCTURAL NOTES ALSO DESIGN FOR DRIFT LOAD INDICATED ON THE PLANS.
4. ALL WOOD BEARING WALLS SHALL BE 2x6 SPF No.1/No.2 GRADE OR BETTER @ 24" O.C. MAX. UNLESS NOTED OTHERWISE. UNLESS NOTED OTHERWISE. PROVIDE DOUBLE TOP PLATE, AND SINGLE BOTTOM PLATE. SPLICES IN TOP PLATES ARE NOT PERMITTED OVER OPENING. SEE NAILING SCHEDULE AND SECTIONS FOR ADDITIONAL INFORMATION.
5. AT ENDS OF TYPICAL BUILDING TRUSSES (SECTIONS) USE SIMPSON SDWC15600, USE (2) AT CANTILEVERED TRUSSES OVER BALCONIES AND DECKS, UNLESS NOTED OTHERWISE.
6. AT ENDS OF ALL CREEPER AND JACK BUILDING TRUSSES (SECTIONS) USE SIMPSON SIMPSON SDWC 15600 SCREW AT WALL BEARING, UNLESS NOTED OTHERWISE.
7. AT ENDS OR GIRDER TRUSSES TRUSS SUPPLIER TO SPECIFY TIEDOWN BASED UPON DESIGN LOADS.
8. IF ALTERNATE TRUSS TO WALL CONNECTOR IS SPECIFIED BY TRUSS SUPPLIER THE ALTERNATE CONNECTOR SHALL MEET THE MINIMUM CAPACITIES OF SPECIFIED CONNECTOR IN ALL DIRECTIONS.
9. TRUSS OVERFRAMING TO FASTENING TO ORIGINAL STRUCTURE WITH SIMPSON VTCR @ EVERY OTHER SUPPORTING TRUSS BUT NOT LESS THAN TWO PER NEW TRUSS. ALTERNATE METHOD TO BE APPROVED BY ENGINEER OF RECORD.

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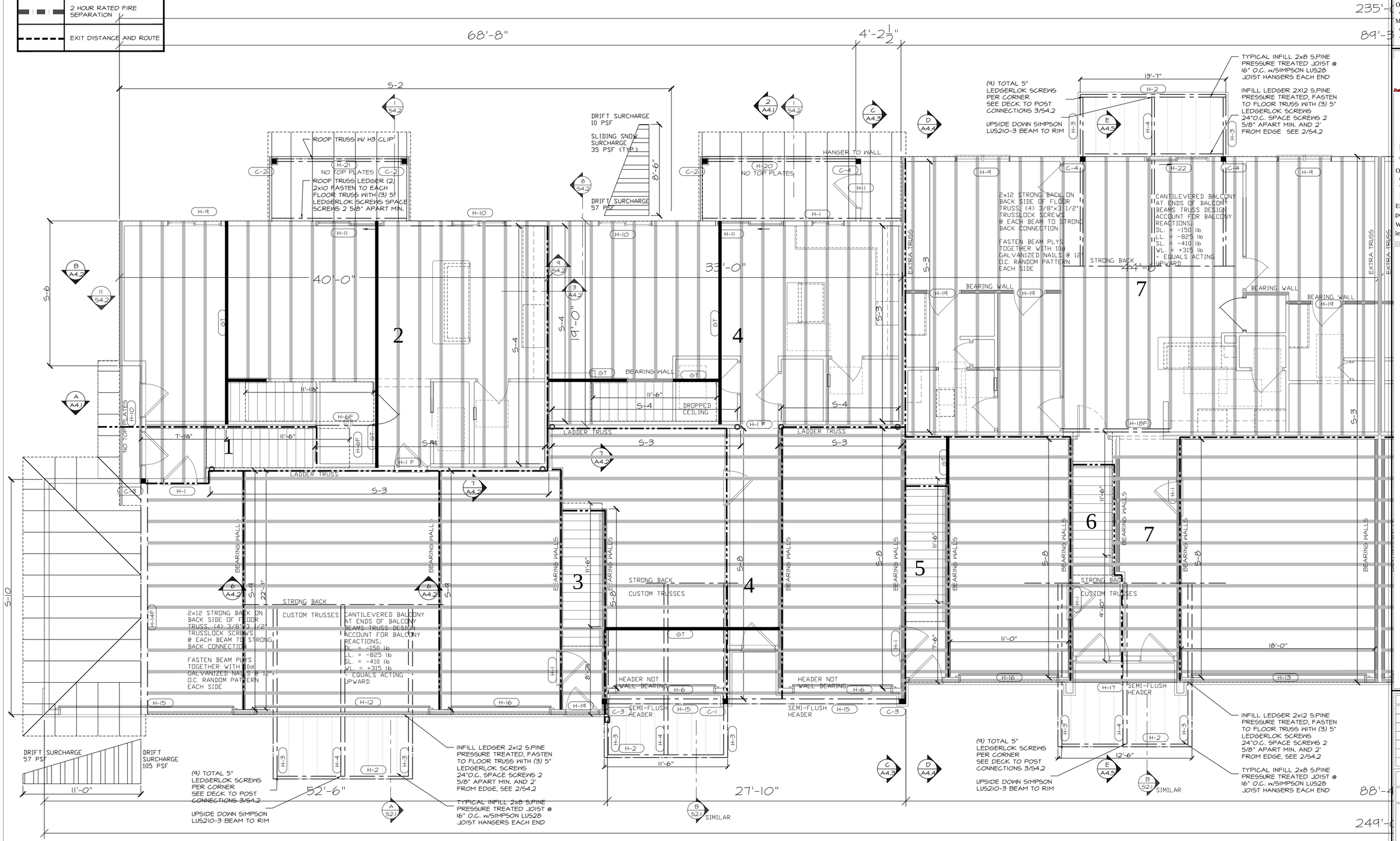
SAFETY PLAN LEGEND

SYMBOL	ITEM
	DRAFT STOPPING
	1 HOUR RATED FIRE PARTITION
	2 HOUR RATED FIRE SEPARATION
	EXIT DISTANCE AND ROUTE



FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

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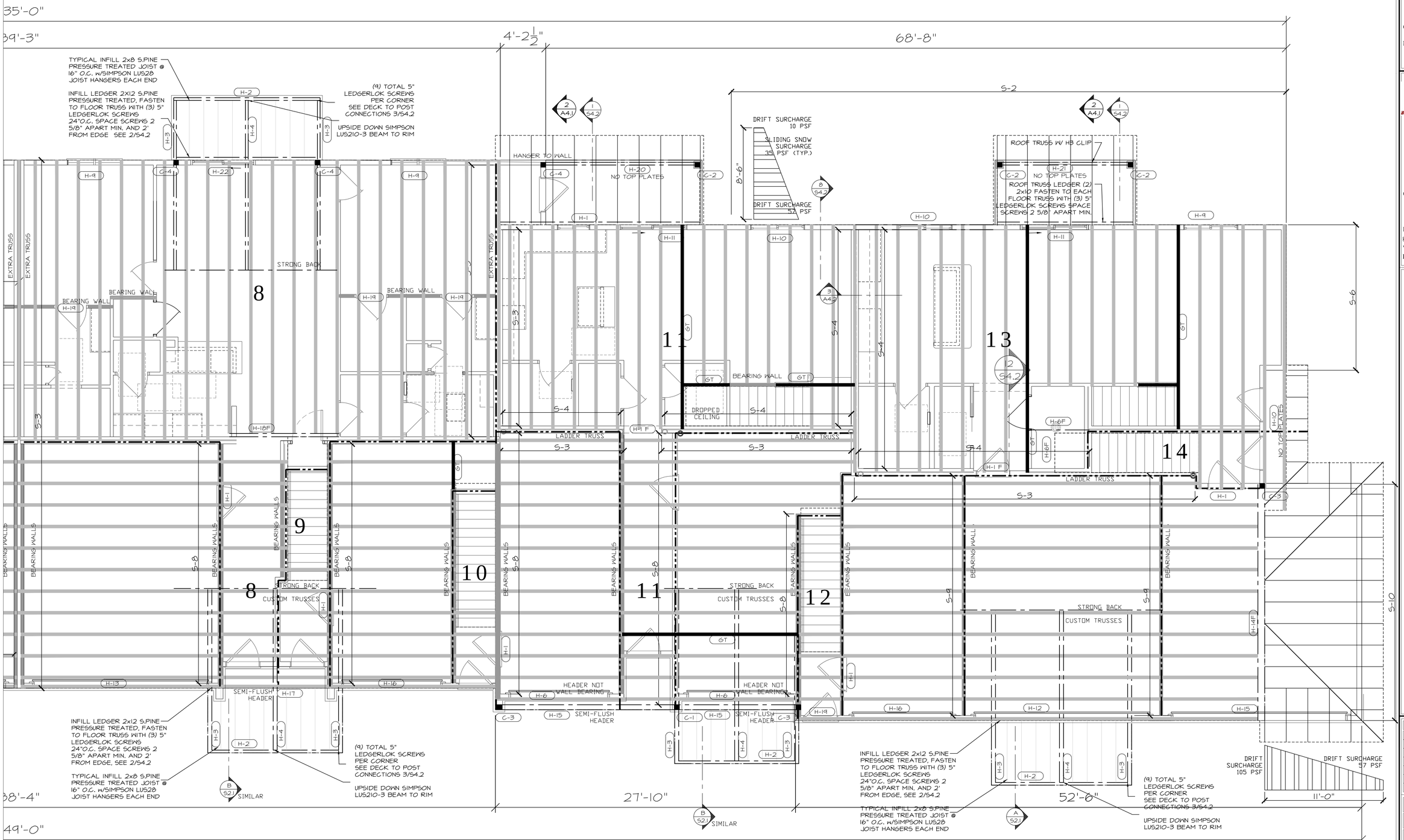

FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

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SAFETY PLAN LEGEND

SYMBOL	ITEM
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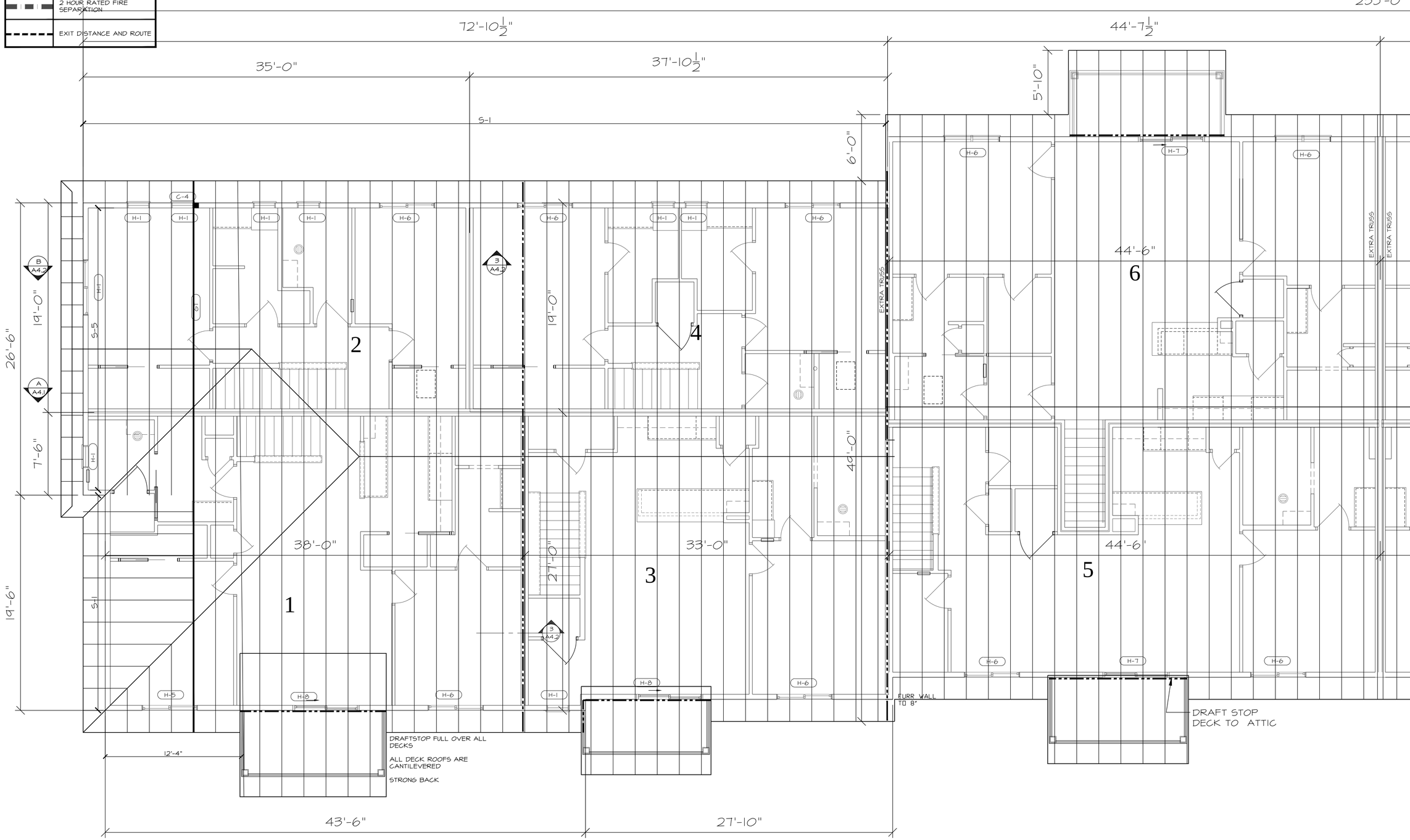
	1 HOUR RATED FIRE PARTITION
	2 HOUR RATED FIRE SEPARATION
	EXIT DISTANCE AND ROUTE



ROOF FRAMING PLAN

SCALE: 1/4" = 1'-0"

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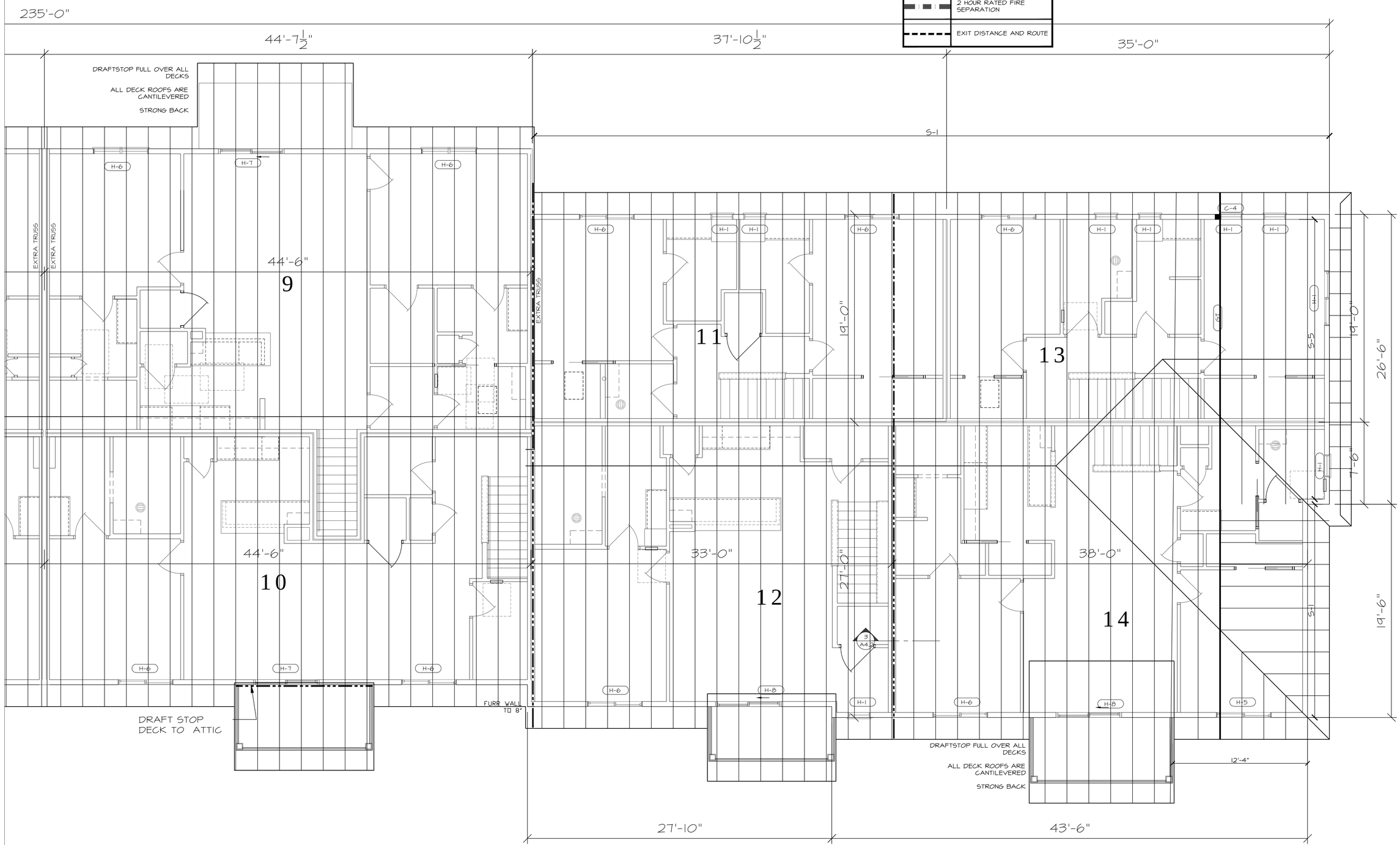
SAFETY PLAN LEGEND

SYMBOL	ITEM
	DRAFT STOPPING
	1 HOUR RATED FIRE PARTITION
	2 HOUR RATED FIRE SEPARATION
	EXIT DISTANCE AND ROUTE



ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"

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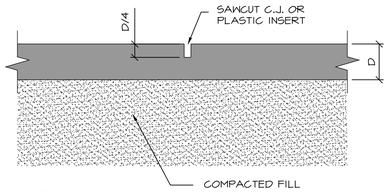
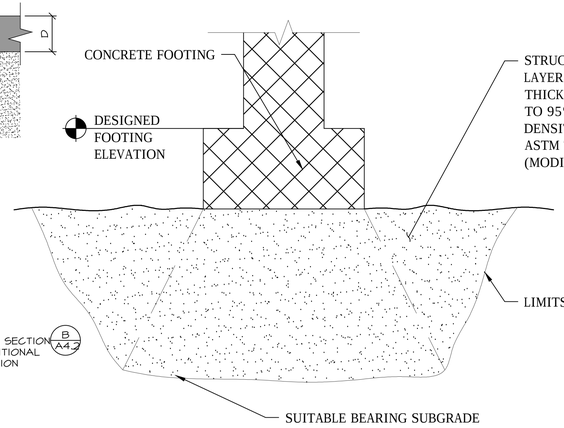
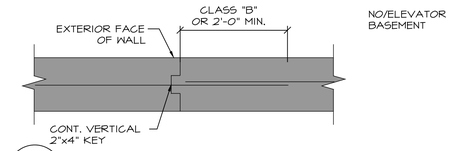


1 S4.1 CONTROL JOINT
SCALE: 3/4" = 1'-0"



NOTE: CONTRACTOR AT HIS/HER OPTION MAY ELIMINATE STRUCTURAL FILL BY LOWERING DESIGNATED FOOTING ELEVATION SO THAT FOOTING RESISTS DIRECTLY ON SUITABLE BEARING SUBGRADE OR PROVIDE LEAN CONCRETE (f'c = 1,500 psi)

THIS DETAIL APPLIES ONLY AT THOSE LOCATIONS WHERE GEOTECHNICAL ENGINEER DEEMS SOILS AT DESIGN FOOTING ELEVATIONS INADEQUATE FOR FOOTING SUPPORT. WHERE THIS WORK IS REQUIRED, CONTRACTOR WILL BE COMPENSATED ON A PRE-ESTABLISHED UNIT COST AGREED UPON BY THE CONTRACTOR, ARCHITECT/ENGINEER AND OWNER.



3 S4.1 VERTICAL CONSTRUCTION JOINT
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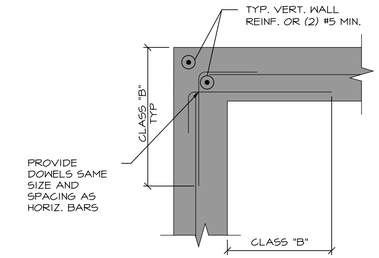

4 S4.1 CORNER REINFORCEMENT
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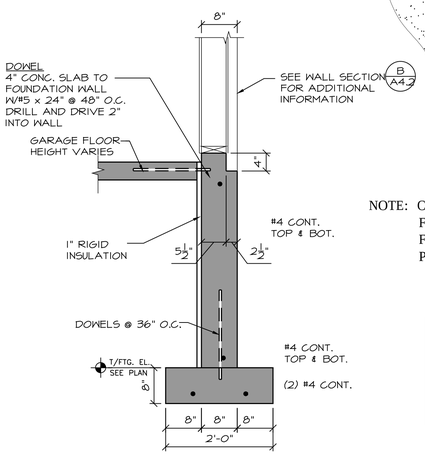

5 S4.1 GARAGE FOUNDATION WALL
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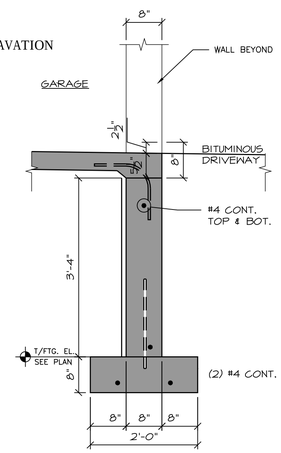

6 S4.1 OVER EXCAVATION DETAIL
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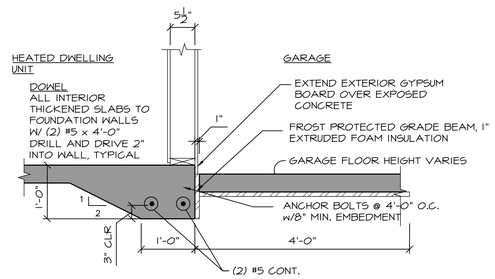

8 S4.1 BEARING SECTION
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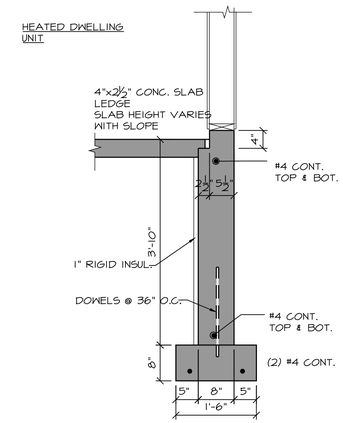
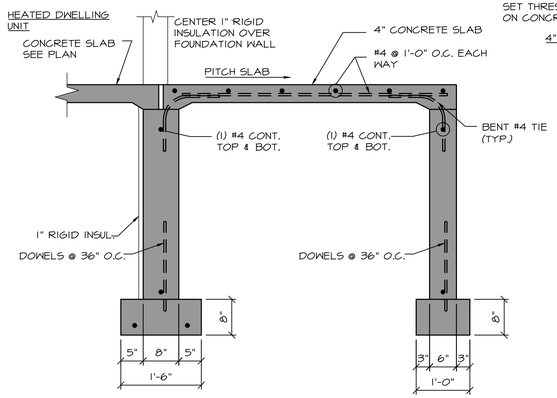
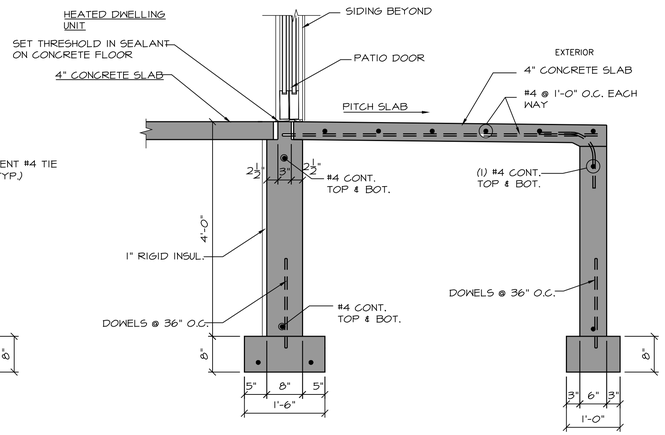


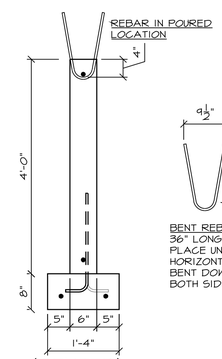
9 S4.1 GARAGE FOUNDATION WALL
SCALE: 3/4" = 1'-0"



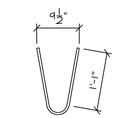
10 S4.1 TYPICAL STOOP
SCALE: 3/4" = 1'-0"



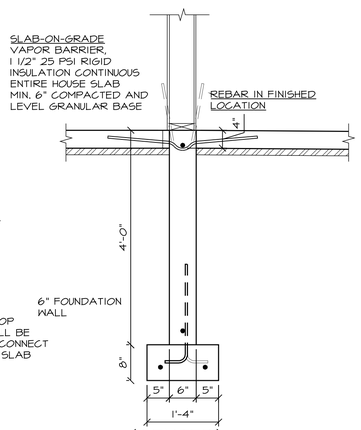
11 S4.1 FOUNDATION @ PATIO
SCALE: 3/4" = 1'-0"



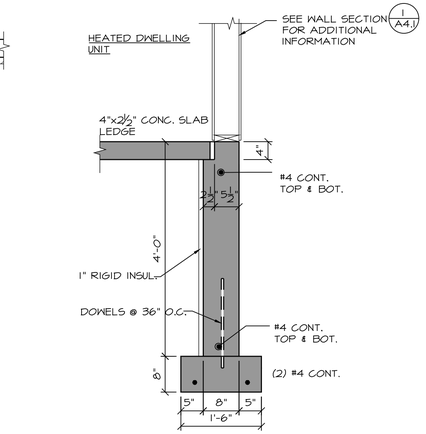
(CENTER) GARAGE WALL



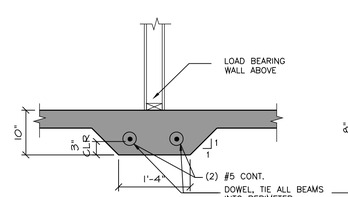
BENT REBAR
36" LONG #4
PLACE UNDER TOP HORIZONTAL, WILL BE BENT DOWN TO CONNECT BOTH SIDES OF SLAB



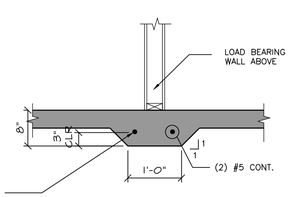
(CENTER) GARAGE WALL



14 S4.1 TYPICAL FOUNDATION WALL
SCALE: 3/4" = 1'-0"



12 S4.1 SECTION
SCALE: 3/4" = 1'-0"



13 S4.1 SECTION
SCALE: 3/4" = 1'-0"

RICE ENGINEERING
105 School Creek Trail
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Fax (920) 845-1048
Email:rice@riceinc.com

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Building Neighborhoods One Home at a Time

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14 Unit @ Harbor Ridge II

Townhome with Attached Garages

Sturgeon Bay, Wisconsin

14 Townhomes - # 461487 ©
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Date: 2021

REVISION	DATE
X	X

DATE 9/14/2021

PROJECT NO. 461487

SHEET S 4.1

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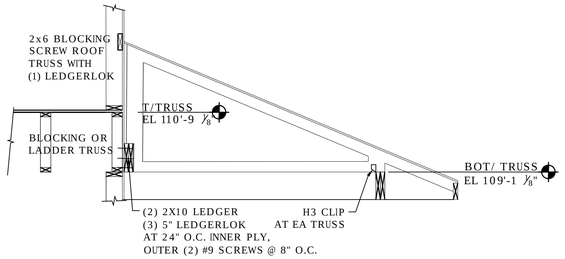
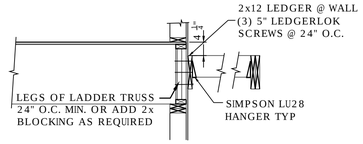
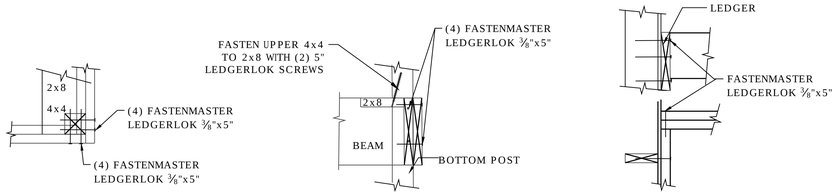


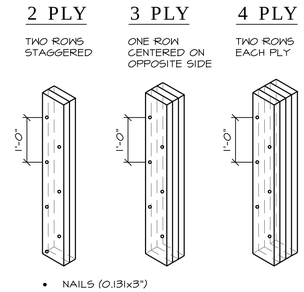
1 / S4.2 LOW ROOF CONNECTIONS
SCALE: 1/2" = 1'-0"



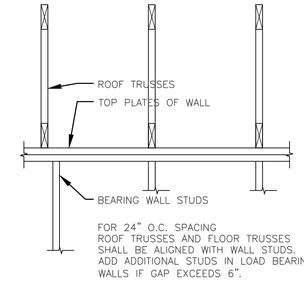
2 / S4.2 LEDGER @ DECK
SCALE: 1/2" = 1'-0"



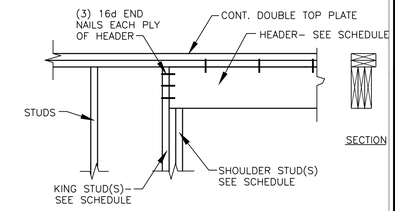
3 / S4.2 DECK TO POST CONNECTIONS
SCALE: 1" = 1'-0"



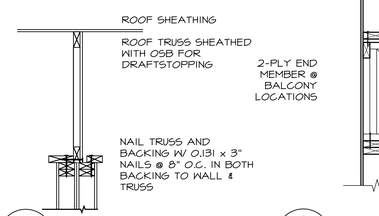
4 / S4.2 MULTIPLE MEMBER CONNECTIONS STUD COLUMNS
3/4" = 1'-0"



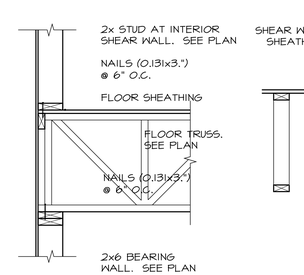
5 / S4.2 DIRECT BEARING



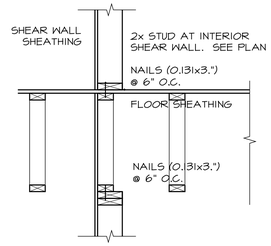
6 / S4.2 MULTIPLE MEMBER CONNECTIONS HEADERS
3/4" = 1'-0"



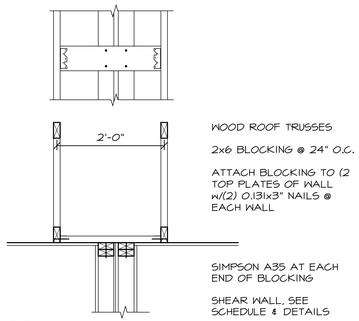
7 / S4.2 SHEARWALL AT UNIT SEPARATION
3/4" = 1'-0"



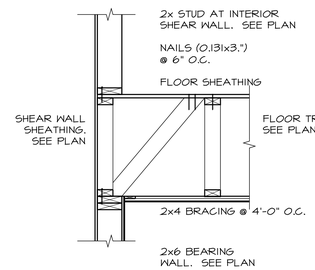
8 / S4.2 FLOOR TRUSS BEARING
SCALE: 3/4" = 1'-0"



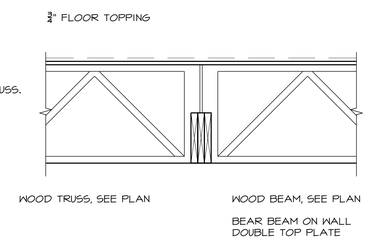
9 / S4.2 SHEAR WALL FLOOR-TO-FLOOR
SCALE: 3/4" = 1'-0"



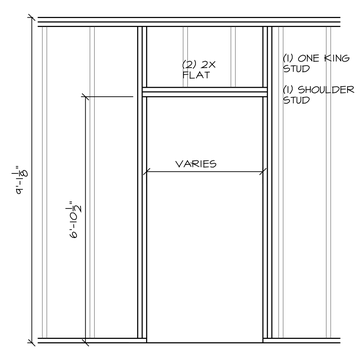
10 / S4.2 SHEAR WALL ATTACHMENT
SCALE: 3/4" = 1'-0"



11 / S4.2 FLOOR TRUSS SIDE BEARING
SCALE: 3/4" = 1'-0"



12 / S4.2 TRUSS BEARING @ BEAM
SCALE: 3/4" = 1'-0"



TYPICAL- INTERIOR PLASTERED OPENING
SCALE: 1/2" = 1'-0"

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14 Unit @ Harbor Ridge II

Townhome with Attached Garages

Sturgeon Bay, Wisconsin

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Date, 2021

REVISION	DATE
X	X

DATE 9/14/2021

PROJECT NO. 461487

SHEET S 4.2

Executive Summary

Title: Zoning Map Amendment – PUD to R-2 – N. 8th Avenue parcels

Background: There are four parcels located along the east side of N. 8th Avenue that appear to have incorrect zoning classifications according the Sturgeon Bay Zoning Map. Three of the parcels contain single-family dwellings and the fourth parcel is vacant. The zoning map identifies all four parcels as being zoned Planned Unit Development (PUD). The issues are that two of the parcels (1118 & 1164 N. 8th Ave) have no underlying zoning classification and, therefore, have no permitted uses or other zoning requirements associated with the parcels. The other two parcels (1152 N. 8th Ave and the vacant lot immediately south) have underlying zoning that is restricted to office use even though 1152 N. 8th Ave contains a single-family dwelling and the vacant lot does not appear conducive for office uses. As a result of these inconsistencies, the Plan Commission authorized staff to initiate a zoning map amendment procedure to rezone the parcels to residential. The Single-Family Residential (R-2) district was selected by staff as being the most appropriate and that district is used within the required public hearing notice.

Surrounding Zoning & Uses: The surrounding uses and zoning districts are mixed. To the north and east are apartments, two-family dwellings and single-family dwellings with either PUD (R-1) or PUD (R-4) zoning. To the west across N. 8th Avenue are single-family dwellings zoned R-1. To the south are single-family dwellings zoned R-2.

Comprehensive Plan: The Future Land Use Map from the Comprehensive Plan shows the subject parcels within the Lower Density Residential land use category. It is surrounded by Lower Density Residential except for Medium Density Residential to the west across 8th Avenue.

Considerations: Letters were sent to the affected property owners advising them of the zoning map issues and the proposed amendment. While no formal correspondence was received, phone conversations were held with the owners of three of the four lots. Those owners indicated that they are in favor of the amendment for Single-Family Residential (R-2).

Fiscal Impact: There should be no fiscal impact.

Recommendation: Staff recommends approval of the zoning map amendment to change the classification of parcels 281-62-09000107, 281-62-09000108, 281-12-60020501, and 281-12-60020502 from PUD to R-2.

Prepared by: Martin Olejniczak — 10-15-2021
Martin Olejniczak
Community Development Director
Date

Reviewed by: Chris Sullivan-Robinson — 10·15·2021
Chris Sullivan-Robinson
Planner/Zoning Administrator
Date

NOTICE OF PUBLIC HEARING

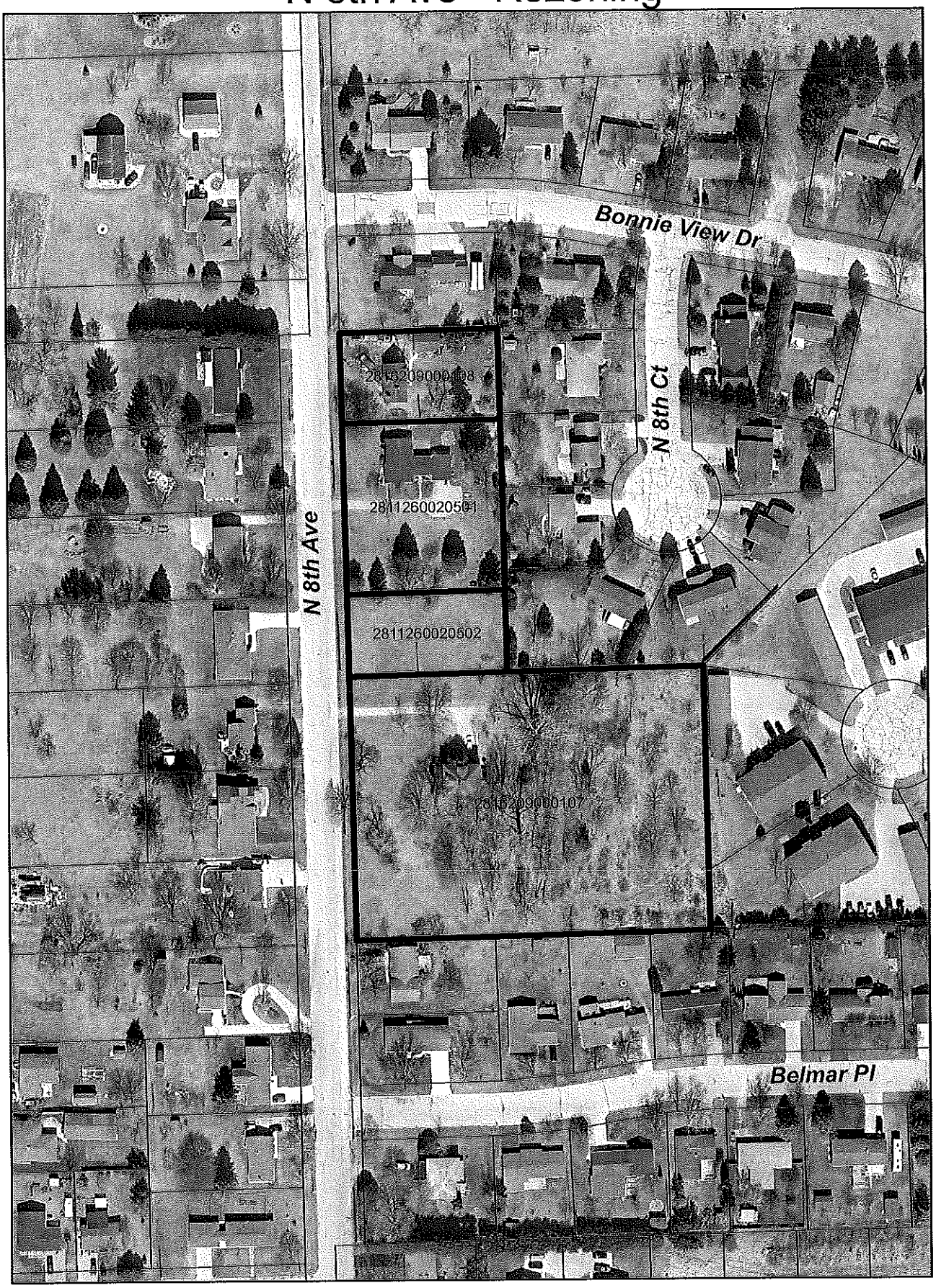
The City of Sturgeon Bay Plan Commission will hold a public hearing in the Council Chambers, 421 Michigan Street, Sturgeon Bay, Wisconsin on Wednesday, October 20, 2021 at 6:00 p.m. or shortly thereafter for the purpose of considering a zoning map amendment under Chapter 20 of the Sturgeon Bay Municipal Code (Zoning Code). The Plan Commission has requested to change the zoning classification from Planned Unit Development (PUD) to Single-Family Residential (R-2) for the following four properties:

- 1118 N 8th Ave currently owned by James W Parsons Trust
- Vacant parcel north of 1118 N 8th Ave currently owned by James W Parsons Trust (281-12-60020502)
- 1152 N 8th Ave currently owned by Joshua Knaapen
- 1164 N 8th Ave currently owned by James Robert Lottes

The rezoning application is on file with the Community Development Department and can be viewed at City Hall, 421 Michigan Street, weekdays between 8:00 a.m. and 4:30 p.m. or on the City's website at www.sturgeonbaywi.org. The public is invited to attend the hearing and give testimony in support or opposition to the proposed rezoning either in person at the hearing or in writing.

By order of:
City of Sturgeon Bay Plan Commission

Public Hearing Location Map
N 8th Ave - Rezoning



Subject Properties

Please Note: Plan Commission Public Hearing to be Held on October 20, 2021.

Date Received: 9-23-2021
Fee Paid: $ N/A
Received By: M.O.

CITY OF STURGEON BAY
ZONING/REZONING APPLICATION

	APPLICANT/AGENT	LEGAL PROPERTY OWNER
Name	S.B. Plan Commission	Multiple:
Company	421 Michigan St	① James W. Parsons Trust
Street Address	Sturgeon Bay WI	1118 N. 8th Ave S.B. WI
		② Joshua Knaapen
City/State/Zip		1152 N. 8th Ave S.B., WI
Daytime Telephone No.		③ James Robert Lotter
Fax No.		1164 N. 8th Ave S.B. WI

STREET ADDRESS OF SUBJECT PROPERTY: ① 1118 N. 8th Ave ; ② Vacant lot north of
Location if not assigned a common address:
1118 N. 8th Ave ; ③ 1152 N. 8th Ave ; ④ 1164 N. 8th Ave

TAX PARCEL NUMBER: 281-62-09000107 ; 281-12-60020502 ; 281-12-60020501 ; 281-62-09000108

CURRENT ZONING CLASSIFICATION: Planned Unit Devel. (PUD)

CURRENT USE AND IMPROVEMENTS:
Three single-family dwellings and a vacant lot

ZONING DISTRICT REQUESTED: Single-Family Residential (R-2)

COMPREHENSIVE PLAN DESIGNATION OF SUBJECT PROPERTY: Lower Density Residential

PROPOSED USE OF SURROUNDING PROPERTY UNDER COMPREHENSIVE PLAN:
North: Lower Density Residential
South: " " "
East: " " "
West: Medium Density Residential

ZONING AND USES OF ADJACENT SURROUNDING PROPERTIES:

North: PUD ; Single-family dwellings and two-family dwellings
South: R-2 ; Single-family dwellings
East: PUD ; Single-family dwellings and multiple-family dwellings
West: R-1 ; Single-family dwellings

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

Attach a full legal description (preferably on disk), 8-1/2" X 11" location map, and Agreement for Reimbursement of expenses.

Property Owner (Print Name)	Signature	Date

Applicant/Agent (Print Name)	Signature	Date
Martin Olejniczak	Martin Olejniczak, secretary S.B. Plan Commission	9/23/2021

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. N/A

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:

Date	Community Development Director