

AGENDA  
CITY OF STURGEON BAY  
ZONING BOARD OF APPEALS  
Tuesday, February 27, 2024 @ 12:00 Noon  
Council Chambers, City Hall  
421 Michigan Street, Sturgeon Bay, WI

1. Roll call.
2. Adoption of agenda.
3. Approval of minutes from January 9, 2024.
4. Public Hearing: Street yard variance from section 20.27(2) of the municipal code for Christ the King Church located at 2 N 5<sup>th</sup> Ave, parcel 281-62-25000400.
5. Consideration of: Street yard variance from section 20.27(2) of the municipal code for Christ the King Church located at 2 N 5<sup>th</sup> Ave, parcel 281-62-25000400.
6. Adjourn.

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

Committee Members:  
Bill Murrock  
Dave Augustson  
Nancy Schopf  
Morgan Rusnak  
Bill Chaudoir

02/22/2024  
2:25 P.M.  
CM

## **Zoning Board of Appeals**

### **January 9, 2024**

The City of Sturgeon Bay Zoning Board of Appeals was called to order at 12:00 p.m. by Chairperson William Murrock in Council Chambers, City Hall, 421 Michigan Street.

**Roll call:** Members William Murrock, Dave Augustson, Morgan Rusnak were present. Bill Chaudoir appeared via zoom. Member Nancy Schopf was excused. Also present were Community Development Director Marty Olejniczak, Planner/Zoning Administrator Stephanie Servia and Office Accounting Assistant II Tricia Metzger.

**Adoption of agenda:** Moved by Mr. Augustson, seconded by Ms. Rusnak to adopt the following agenda:

1. Roll call.
  2. Adoption of agenda.
  3. Approval of minutes from November 28, 2023.
  4. Public Hearing: Variance from Section 27.12(4) of the municipal code for an electronic variable message sign for Prince of Peace Lutheran Church located at 1756 Michigan Street, parcel #281-62-21000101.
  5. Consideration of: Variance from Section 27.12(4) of the municipal code for an electronic variable message sign for Prince of Peace Lutheran Church located at 1756 Michigan Street, parcel #281-62-21000101.
  6. Adjourn.
- All ayes. Carried.

**Approval of minutes from November 28, 2023:** Moved by Mr. Augustson, seconded by Mr. Murrock to approve the minutes of November 28, 2023. All ayes. Motion carried.

**Public Hearing: Variance from Section 27.12(4) of the municipal code for an electronic variable message sign for Prince of Peace Lutheran Church located at 1756 Michigan Street, parcel #281-62-21000101:**

Chairperson Murrock opened the public hearing at 12:05 p.m.

Ms. Servia explained Prince of Peace Lutheran Church would like to replace their existing ground sign with an electronic variable message (EVM) sign, on their property located at 1756 Michigan Street. This type of sign is not permitted in the Single-Family Residential (R-2) zoning district without a variance. The proposed sign will use the existing sign base. The proposed sign will be 24 square feet. The final design must also be approved by the Aesthetic Design and Site Plan Review Board. Bayview Lutheran Church had a similar request in July 2023. The size of the sign is the same and variance was granted with conditions. The United Methodist Church was also granted a variance with similar conditions as Bayview in August 2021. Included in the packet is an email from the applicant regarding neighbor concerns brought up to the church, predominantly related to brightness, video messaging, display hours, and message interval.

Mr. Murrock asked if electronic signs have been received well by the public. Any complaints or issues since the other variances were granted? Mr. Olejniczak was not aware of any complaints regarding the EVM's approval of the other 3 churches.

Jim Hoyer, representing Prince of Peace, explained the sign is part of the church's 50<sup>th</sup> anniversary and a way to communicate event happenings within the congregation with the community. The church also hosts activities and events the community may not be aware of, such as the Peninsula Symphonic Band and twice

monthly community dinners.

Mr. Hoyer stated the sign comes from Golden Rule Signs of Shelbyville Kentucky. The sign can be controlled in numerous ways from brightness to messages. He deferred to Tom Strong for more explanation.

Tom Strong, 5033 Shady Lane, Egg Harbor explained the sign depicted in the packet information has the same dimensions as the current sign. The sign is high resolution with a lot of capabilities, with the understanding that there are certain limitations the church will need to adhere to. The capability exists to display video messages, but the sign will not be used this way. The sign has the ability to turn off/on at a certain time or dim in the evening. There are three different options for dimming.

Chairperson Murrock then asked if there was anyone in the public who wished to speak in favor of the variance. No one spoke in favor of the variance. There were no letters in favor of the variance.

Chairperson Murrock asked if anyone would like to speak in opposition to the variance request.

Patrick O'Connell, 208 N 18<sup>th</sup> Ave, is opposed for a number of reasons. As a neighbor of the church, he has two specific concerns: maintaining the residential character of the neighborhood and safety. The church is in a residential neighborhood, this type of sign is not allowed in a residential area. An animated sign changing more than once a day is not appropriate for a residential neighborhood. His second concern, is that the location of this sign at the corner of N 18<sup>th</sup> and Michigan St. It is a busy corner with traffic coming off Hwy 57 that has not slowed down, a shortcut across town and hospital traffic. Any sign is a distraction, crossing an intersection requires focus on your driving, this corner is a safety concern.

Additionally, Mr. O'Connell stated a concern about increasing light pollution. This new sign having less light than the existing sign is not the concern but the direction of the light unless it is directed downward. Some of these concerns could be alleviated by the correct design of the sign but safety is not possible.

Phil Bryan, 22 N 17<sup>th</sup> Drive, stated he has great admiration for the church. They are a benefit to the community, and he does not want to oppose the church, but he has three concerns. He is concerned the sign from the church, which is in color, changing message, bright, and distracting will shine through his home's back window. Secondly the corner of N 18<sup>th</sup> Ave and Michigan Street is a terrible intersection. The hospital traffic, traffic coming off the highway, traffic heading toward the highway and traffic going North is crazy. Traffic is coming from all directions. If the new sign is similar to the current sign, it is much different than what is portrayed today. The sign at the United Methodist Church is a narrow, single colored with a simple message. St. Peters Church sign has multicolored flashing lights but is not at a busy intersection like Prince of Peace Church. Finally, Mr. Bryan is concerned about light pollution the sign puts out tremendous light. He noted in the application, the Church is planning parking lot lights and there are concerns about those additional parking lights.

Michael Brenner, 1726 Michigan Street, stated there is a significant amount of light that already comes off Prince of Peace. Their parking lot and exterior lights are on 24 hours a day. They have to pull blinds at night to shut the light out. The parking lights are down facing. His concern is the proximity to their location. The sign is a directional light that will come through his dining room window. His home is the first residential property closest to the sign. The existing sign is peaceful and readable. The new sign changing messages every 30 seconds means for the time that my family lives in this home, until the church changes the sign, every 30 seconds we will have a distraction. His request is not to have a high visibility advertisement outside the house.

There were no letters of correspondence in opposition of the variance request.

Chairperson Murrock asked if there was any rebuttal testimony from both sides.

Jim Hoyer thought it would be helpful to have Ethan Wood of Golden Rule Signs speak to some of the concerns expressed in terms of lighting and timing.

Ethan Wood explained the brightness can be controlled three different ways. As to concerns about light pollution, it would not occur if the sign is turned off at the proper time. The automatic feature will also dim the sign to whatever level. It is not one set level like a light sensor decides the appropriate level. The feature can be set to different levels with that, or the sign can be turned off altogether at any time by phone, tablet or PC, since everything is controlled on the cloud. The resolution chosen is the highest manufactured, at 6mm. This is not with the intention of making video more visible; but to make for better characters. The characters from some distance do not look much different than a static sign that was printed on a polycarbonate panel. It is up to the church to program the sign as neutral as possible. At the 30 second interval, they may decide to display several messages per day, or the same message can stay up all day. 30 seconds was a starting point whether there is an interval that is fair, a shut off time and maximum lighting level. He further stated many municipalities have some type of cap for brightness such as 5,000 or 7,000 nits, which is a measurement of brightness, but some don't have a cap. Cloud programming will allow the church to address any concerns.

Mr. Augustson asked if there is a measurement of brightness in nits, 5000, 7000, What is it when turned off? Zero?

Mr. Wood replied yes, light is not being emitted from the sign. It is then a sliding scale to adjust the brightness.

Mr. Augustson asked if this is similar to the brightness in lumens?

Mr. Wood replied that it is, like the monitor on a computer or T.V. He stated problems can arise after the sign is purchased, especially in municipalities that are not enforcing requirements. If people do not understand advertising, they may change the message too often, or lay incorrect colors together, which can create disruption versus the value of the sign. The 6mm pitch sign the church is proposing appears less like an LED sign.

Mr. Augustson questioned how the nits in a static cabinet sign with a light background and black letters would compare with the proposed sign?

Mr. Wood stated he could not provide a direct answer. That type of sign has a standard brightness from a certain distance. The LED sign tops out at 10,000 plus nits. The proposed 6mm ultra high tops out at 6,500 to 7,000 nits. The church's sign will not be running at this level unless the sun is on it, in which case that will overpower any brightness issues from across the street. The sign will adjust to a comfortable light level when the sun goes down.

Mr. Augustson asked if the sign is equipped with an automatic sensor.

Mr. Wood explained the light sensor will adjust on its own, but it can be an automatic feature.

Mr. Hoyer commented that our neighbors are concerned about the light levels, we are too and as a good neighbor he suggested that they work together to adjust the sign appropriately.

Mr. Strong added that they are concerned with the neighbors' opinions and want to be respectful of them.

Mr. Augustson asked if they considered an operational time for the sign.

Mr. Strong replied they are comfortable with the conditions this Committee sets.

Mr. Augustson asked if the sign will be in the same location as the existing sign.

Mr. Strong stated the sign will be in the exact location using the same base.

Chairperson Murrock questioned the landscaping. Are there any landscaping improvements to freshen the area or will it remain the same?

Mr. Hoyer stated currently hostas are planted but they could do anything requested.

Chairperson Murrock asked if anyone in opposition of the variance request would like to come forward to speak.

Patrick O'Connell stated he is in favor of compromise, but he cannot see a way around the safety distraction regardless of the type of sign. The location is just a bad corner.

Chairperson Murrock questioned if he was distracted by the parking lot lights.

Mr. O'Connell replied not at all, nothing about the church is a problem.

Chairperson Murrock stated the parking lot lights are going to be 20 times brighter than this sign.

Mr. O'Connell stated the parking lot lights will be pointing down. He is not concerned with light shining into his home, the concern is the corner. The current sign is bright.

Phil Bryan commented that if the variance moves forward, a precedence is being set for the Family Worship Center. He will then have light coming through the back and front of his home. The Family Worship Center currently has a larger static sign than Prince of Peace. He anticipates they will want to replace their sign.

Mike Brenner stated he was unfamiliar with this process. Is this an all or nothing approval today? There is talk about the timing, intervals, talk about the capacity of this sign to burn brightly all night or automatically turn off. He does not want to police the church's sign in the future. He asked for clarification about what is happening today, who sets all the rules for the sign and as people turn over at the church, how would this work?

Ms. Servia pointed out that per the EVM sign ordinance, the interval stated in the code is 6 seconds, the 30 second interval was a condition determined at a previous EVM sign variance meeting. It was determined that the time it takes a car to pass the sign, the message would not change in 30 seconds. The church has already stated they are fine with a 5-minute interval or another interval.

Chairperson Murrock asked what some of the other restrictions were for the other churches the Board granted.

Ms. Servia stated a 30 second interval was granted for Bayview Lutheran Church and the United Methodist Church and a planting bed surrounding the base. St. Peters EVM was granted due to the property location being adjacent to commercial properties and verifying the setbacks. There haven't been restrictions relating to time of day. The churches provided their own shut-off times.

Ms. Servia added the Board can add a time restriction, when the sign shuts off, when it dims etc.

Mr. Olejniczak responded to Mr. Brenner, explaining the ZBA is the body charged with reviewing and considering variances to the code. Their decision is final unless appealed. The variance will run with the land. If the land were purchased the new owner can continue to use that variance. The other options for the church would be to rezone it to a different zoning classification that allows electronic messaging signs or request the Council to consider changing the rules. Ms. Servia mentioned the Board has the authority to approve it, deny it or approve with conditions. The conditions can consist of operations of the sign, size, and location.

The public hearing was closed at 12:58 p.m.

**Consideration of: Variance from Section 27.12(4) of the municipal code for an electronic variable message sign for Prince of Peace Lutheran Church located at 1756 Michigan Street, parcel #281-62-21000101:**

Mr. Chaudoir commented there is a strong desire to work towards a compromise as more people are moving towards this type of sign. There are benefits and constraints. He stated he is inclined to support the church's desire to upgrade and modernize their sign. It is a matter of conditions that would address the concerns of the neighbors. There is no question N 18th Ave and Michigan St. is a very busy intersection, it is appropriate to consider some unique conditions for the location.

Members discussed the sign brightness and message interval timing. Mr. Augustson suggested increasing the interval to 90 seconds versus 30 seconds as traffic will have moved out of the intersection. He stated the illumination per code must be automatically controlled and automatically dim based on ambient light. Mr. Chaudoir stated he is inclined to approve a level of brightness, if it is not satisfactory to either party, they can come back and address it.

Moved by Mr. Chaudoir to approve the variance request with conditions of maintaining a planting bed around the base of the sign, the message interval should not exceed 90 seconds, the brightness should not exceed more than 8,000 nits. Motion seconded by Ms. Rusnak.

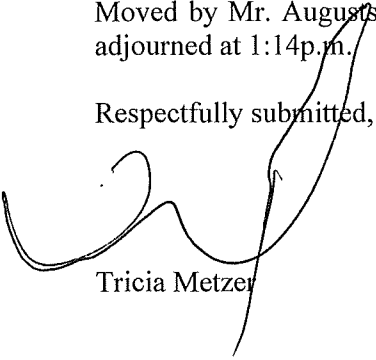
Mr. Olejniczak clarified Mr. Chaudoir's motion whether the 90 second interval is maximum or minimum.

Mr. Chaudoir confirmed the interval should be a 90 second minimum.

Mr. Augustson moved to amend the motion adding the sign shuts off no later than 9:00pm and turns on no earlier than 6:00am, seconded by Mr. Chaudoir. Roll call vote, all ayes. Carried. Roll call taken on original motion as amended to read; approving the variance request with the conditions of maintaining a planting bed around the base of the sign, a minimum of 90 seconds between display messages, brightness should not exceed more than 8,000 nits and no display hours from 9:00pm to 6:00am. All ayes. Carried.

Moved by Mr. Augustson, seconded by Ms. Rusnak to adjourn. All ayes. Motion carried. The meeting adjourned at 1:14p.m.

Respectfully submitted,



Tricia Metzger

## **Staff Report: Variance Request for 2 N. 5<sup>th</sup> Avenue**

**Background:** Christ the King Episcopal Church is petitioning for a variance from Chapter 20 (Zoning) of the Municipal Code so they may add an 18-foot by 26.3-foot (474 sq ft) addition onto their building for their property at 2 N. 5<sup>th</sup> Avenue. The property is located in the R-2 zoning district with street setbacks of 20 feet, side yard setbacks of 8 feet, and rear yard setbacks of 25 feet. The Church is requesting a setback of 13.5-feet from the street property line facing N. 5<sup>th</sup> Avenue so that they may build a meeting room and better provide accessibility for their building which will include an ADA ramp. Their property is located on a corner lot, so they have less buildable area on their property due to street setback requirements from two streets.

**Considerations:** The minimum yards (building setbacks) are governed by section 20.27(2). There are several purposes behind the yard requirements, including:

- Provide light and air for surrounding properties.
- Ensure that all sides of a building can be reasonably maintained.
- Limit the spread of fire and provide emergency access to the rear of properties.
- Provide recreational space on residential properties.
- Provide space for stormwater to drain/infiltrate.
- Provide space for utility lines.
- Provide space for expansion of street right-of-way without having to acquire/demolish buildings (street yard only)

Because of the lot being on the corner of N 5<sup>th</sup> Avenue and Michigan Street this makes it difficult for the Church to comply with the setback requirements for their addition. Without a variance, the Church would only be able to extend their addition by 11.5 feet before they would reach the setback line which would reduce the addition by about 172 sq ft.

It is also worth noting that the existing building is already nonconforming on the Michigan Street side. On page C200 of the material packet it shows the existing encroachment. The building is approximately 13 feet from the Michigan Street Right of Way line.

In 1972 there was a variance granted for the 512 Michigan Street section of the property for a 22' front yard variance for a garage. In 1984 the Church was also granted a variance for the location of a 7 sq ft ground sign. Surrounding the subject property, a yard variance was granted for 523 Michigan Street in 2014 for a reduced street setback of 15 feet for a porch.

Surrounding the subject property, many of the properties are set back per the required setbacks if not more. The property at 507 Louisiana Street appears to encroach on N 5<sup>th</sup> Ave's Street setback. There is also 523 Michigan Street that encroaches as well, but that has a listed variance.

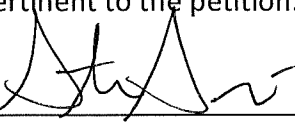
**Surrounding Zoning/ Uses:** To the North is the White Lace Inn, zoned PUD. To the east are residential homes zoned R-2. To the south is the City Hall Building which is zoned C-2 and a vacant building zoned C-5. To the west are residential duplexes zoned C-5.

**Options:** The Board can:

- 1) Approve the street yard variance as proposed.
- 2) Approve a lesser street yard variance.
- 3) Deny the street yard variance.

It is noted that the Board can also attach conditions to the granting of a variance if the condition is pertinent to the petition.

Prepared By:

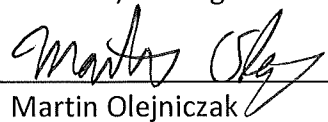


Stephanie Servia  
Planner / Zoning Administrator

2-22-2024

Date

Reviewed By:



Martin Olejniczak  
Community Development Director

2-22-2024

Date



**CITY OF STURGEON BAY  
VARIANCE APPLICATION  
ZONING BOARD OF APPEALS**

*C240202-1 Corr*

STAFF USE:	
Date Received:	<i>2-2-2024</i>
Fee Paid:	<i>\$ 350.00</i>
Received By:	<i>Corr</i>

	APPLICANT/AGENT	LEGAL PROPERTY OWNER (if different)
Name	SKYLER WITALISON (DESIGNER)	EPISCOPAL CHURCH
Company	STANTEC	CHURCH
Street Address	312 N 5TH AVE	2 N 5TH AVE
City/State/Zip	STURGEON BAY, WI 54235	STURGEON BAY, WI 54235
Daytime Telephone #	920-298-1763	920-743-3286
Email	SKYLER.WITALISON@STANTEC.COM	ctkhn@att.net
STREET ADDRESS OF SUBJECT PROPERTY: <u>2 N 5TH AVE, STURGEON BAY, WI 54235</u> Location if not assigned a common address: _____		
TAX PARCEL NUMBER: <u>2816225000400 - CITY OF STURGEON BAY</u>		
CURRENT ZONING CLASSIFICATION: <u>R-2</u>		
CURRENT USE AND IMPROVEMENTS: <u>CHURCH</u>		
IDENTIFY MUNICIPAL CODE SECTION PERTINENT TO REQUEST AND STATEMENT OF SPECIFIC ITEMS BEING REQUESTED FOR REVIEW: <u>CHAPTER 20 - ZONING CODE, 20.27; HEIGHT AND AREA</u> <u>REGULATIONS (GENERALLY)</u> <u>20' SETBACK FROM STREET</u>		
ZONING AND USES OF ADJACENT SURROUNDING PROPERTIES: North: <u>PUD</u> South: <u>C-5</u> East: <u>R-2</u> West: <u>C-5</u>		

**VARIANCE STANDARDS:**

Please address how the proposed variance meets each of the three required standards for authorizing variances.  
(Attach additional sheets, if necessary)

1. Unnecessary hardship: ADA accessibility for members of  
THE CHURCH MADE POSSIBLE BY THIS PROJECT
2. Unique physical property limitation: EXISTING CHURCH POSITION AND  
TWO ROAD FRONTAGES.
3. Protection of public interest: MAINTAIN ~6.5' SEPERATION OF  
PUBLIC ROW. IMPROVED ADA ACCESS TO A PUBLIC BUILDING.

HAVE THERE BEEN ANY VARIANCES, CONDITIONAL USE PERMITS, ETC. GRANTED PREVIOUSLY  
FOR THIS PROPERTY? Yes or No (Circle One) 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 digital), 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.

Alan W. Loge  
Property Owner

1/24/2024  
Date

Skylar W. Watson  
Applicant/Agent

1/25/2024  
Date

I, SKYLAR WATSON, 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.

12-13-23 via phone  
Date of review meeting

Skylar Watson  
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

SHEET INDEX

A2.0 ELEVATIONS  
C1.0 CONCEPTUAL SITE PLAN  
A1.0 FLOOR PLAN

BUILDING & FIRE AREA  
SQUARE FOOTAGES

FLOOR AREAS	EXISTING	NEW	SUB-TOTAL
SECOND FLOOR	--- S.F.	--- S.F.	--- S.F.
FIRST FLOOR	--- S.F.	--- S.F.	--- S.F.
CANOPIES (COLUMN SUPPORTED)	--- S.F.	--- S.F.	--- S.F.
BASEMENT	--- S.F.	--- S.F.	--- S.F.
BUILDING AREA SUB-TOTALS	--- S.F.	--- S.F.	--- S.F.
MEZZANINES	--- S.F.	--- S.F.	--- S.F.
FIRE AREA TOTALS	--- S.F.	--- S.F.	--- S.F.

BUILDING CODE ANALYSIS

PROJECT ADDRESS  
Street, City, State, Zip

APPLICABLE CODES  
2015 International Building Code (w/ WI Amendments)  
ASHRAE Standard 90.1-2013  
2015 IEBC (Level # Alteration)

OCCUPANCY  
7-7  
Accessory Use  
7-7  
Incidental Use  
High-Piled Combustible Storage YES/NO  
Hazardous Materials YES/NO  
Multiple Control Areas YES/NO

HEIGHT & AREA  
Building Height: ---' Maximum Allowed: ---'  
Number of Stories: --- Maximum Allowed: ---  
Total Building Area: --- S.F. Maximum Allowed: --- S.F.  
Total Fire Area: --- S.F. Maximum Allowed: --- S.F.  
Mixed/Separated Occupancies  
Unlimited Area Building YES/NO

CONSTRUCTION TYPE  
Construction Classification 7B  
Fire Separation Distance ---'

FIRE PROTECTION SYSTEMS  
Assumed Sprinkler Type ---  
Fire Alarm System YES/NO

MEANS OF EGRESS  
Occupant Load ---  
Panic Hardware YES/NO

STRUCTURAL DESIGN  
Risk Category ---  
Live Loads --- psf  
Roof Live Load --- psf  
Second Floor/Mezz Live Load --- psf  
Collateral Load --- psf  
Snow Load --- psf  
Ground Snow Load --- psf  
Exposure Factor ---  
Thermal Factor ---  
Wind Loads --- MPH  
Wind Load Exposure Category ---  
Earthquake Loads ---  
Seismic Site Class ---

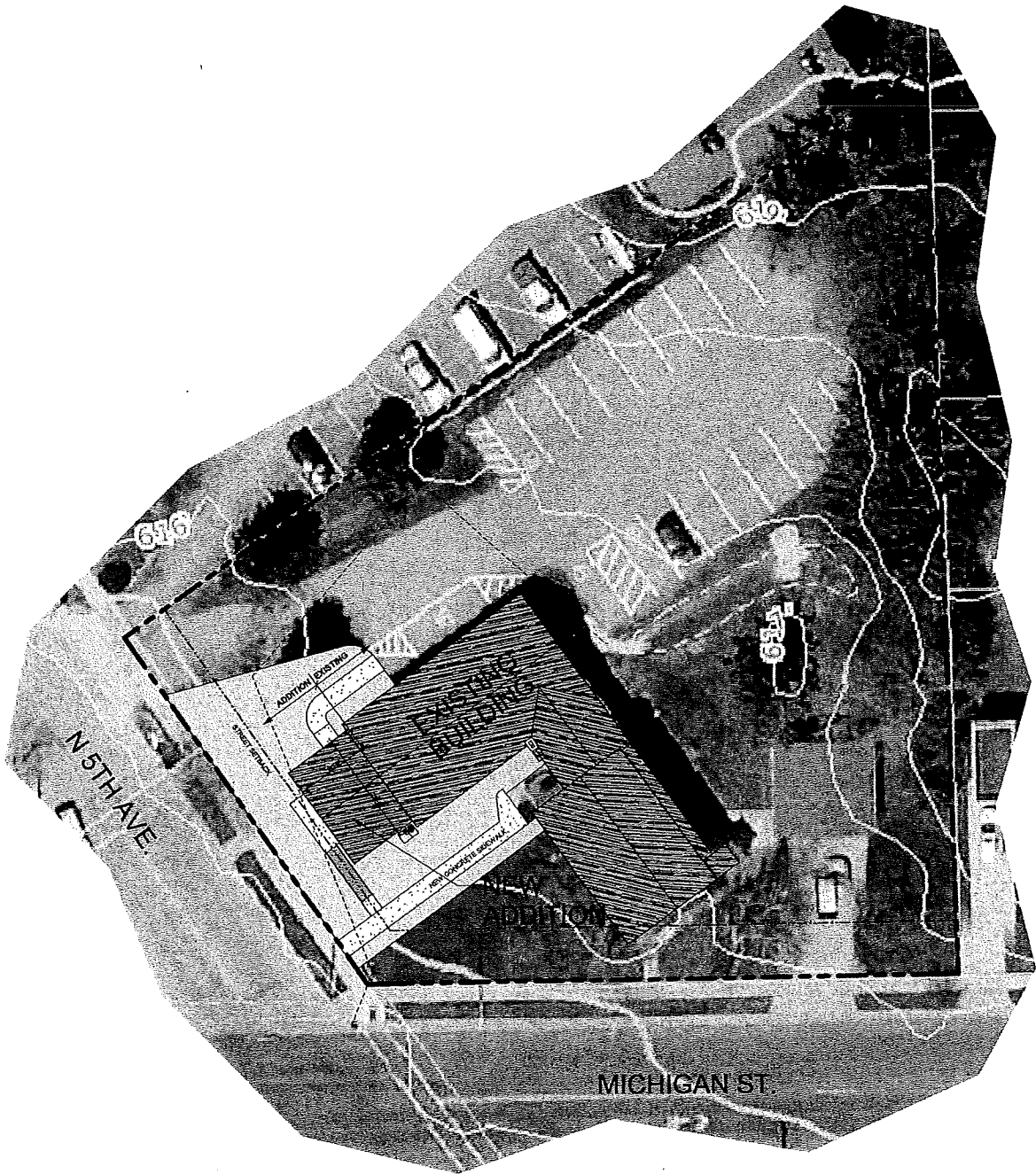
PLUMBING SYSTEMS  
Mens WC Required #  
Womens WC Required #  
Drinking Fountain #  
Other Source #

MECHANICAL SYSTEMS  
NO SINGLE PIECE OF EQUIPMENT OVER 400,000 BTU

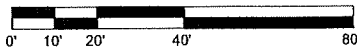
SITE INFORMATION

SITE CONTENT  
Building Size --- S.F. --- %  
Hard Surface --- S.F. --- %  
Green Space --- S.F. --- %  
Parcel Size (Approx.) --- S.F. --- Acres  
Parking Provided --- Stalls  
Area of Disturbance --- S.F.

ZONING  
Property Zoning ---  
Setbacks ---' SY ---' RY ---'  
Hard Surface Setback ---'  
Coverage Limit --- %  
Greenspace Requirement --- %  
Parking Required --- Stalls  
Refuse Enclosure YES/NO  
RTU SCREENING YES/NO



NORTH  
CONCEPTUAL SITE PLAN  
1" = 20'-0"



THE LOT DIMENSIONS AND BEARINGS SHOWN ON THIS PLAN ARE INTERPRETED  
VALUES. FOLLOW UP INVESTIGATION WITH STATE AND LOCAL AUTHORITIES  
AND/OR WITH CERTIFIED SURVEY MAP DATA WHEN AVAILABLE IS REQUIRED.



Keller

PLANNERS | ARCHITECTS | BUILDERS

FOX CITIES  
1216 State Road 55  
P.O. Box 430  
Madison, WI 53702  
PHONE (608) 746-5795 /  
1-800-316-3334  
FAX (608) 744-9004

MILWAUKEE  
W204 N11509  
O-Moranda Rd  
Carmel, WI 53001  
PHONE (414) 240-9710  
1-800-316-3334  
FAX (414) 250-9740

MADISON  
711 Lake Dr.  
Sun Prairie, WI 53590  
PHONE (608) 318-2336  
FAX (608) 318-2337

WAUSAU  
5605 Linc Ave  
Wausau, WI 54401  
PHONE (715) 849-3141  
FAX (715) 849-3141

www.kellerbuilds.com

PROPOSED FOR:  
**CTK CHURCH**

WISCONSIN

STURGEON BAY,

"COPYRIGHT NOTICE"  
This design, drawing and detail is the  
copyrighted property of KELLER, INC.  
No part hereof shall be copied, duplicated,  
distributed, disclosed or made available to  
anyone without the expressed written  
consent of KELLER, INC.

REVISIONS		
1		
2		
3		
4		
5		
6		

PROJECT MANAGER:  
C. MYRAH

DESIGNER:  
B. ANDERSON

DRAWN BY:  
B. ANDERSON

EXPEDITOR:  
-----

SUPERVISOR:  
-----

PRELIMINARY NO:  
P22208

CONTRACT NO:  
-----

DATE:  
03.16.2023

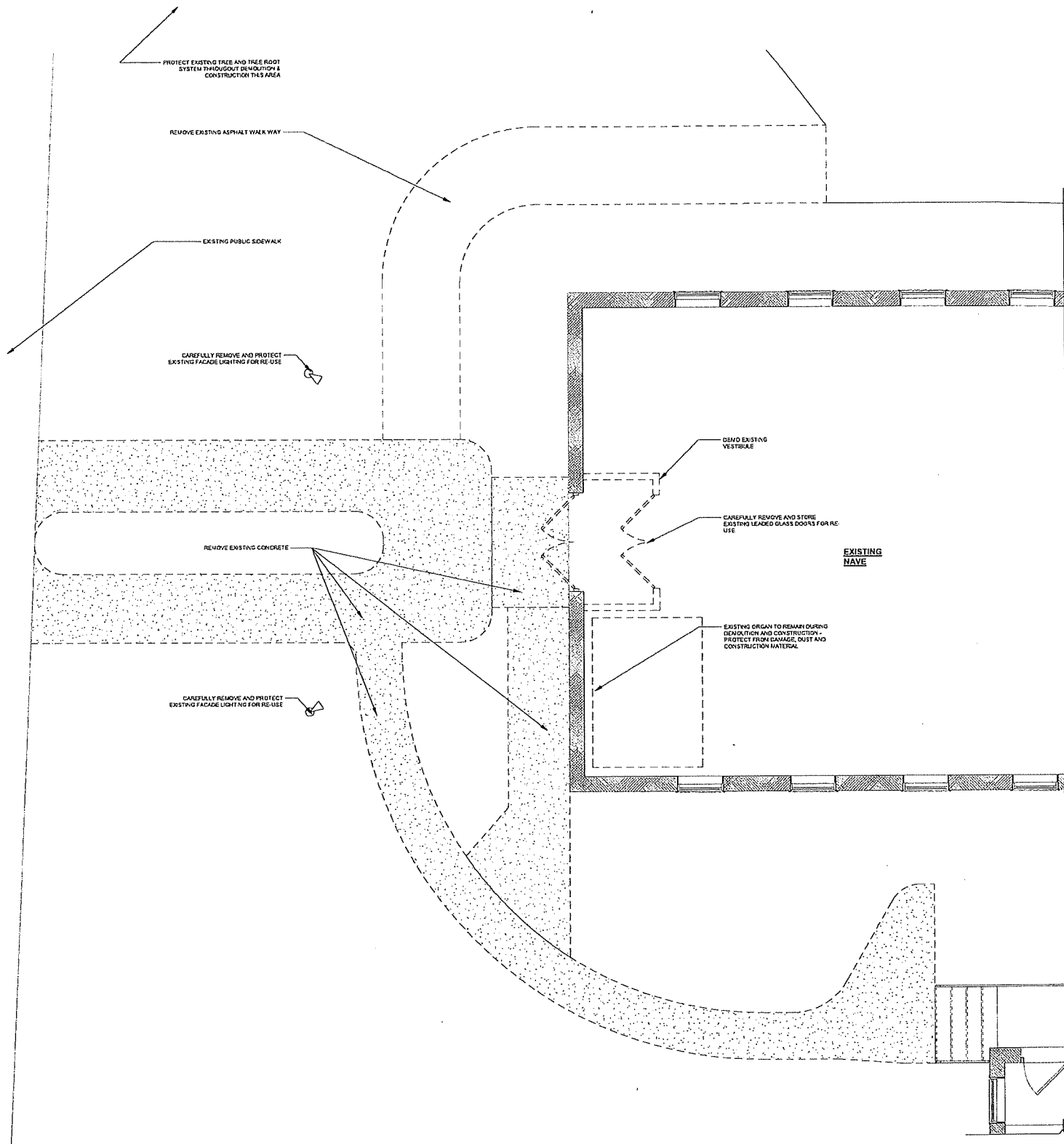
SHEET:  
**C1.0**

PROPOSED FOR:

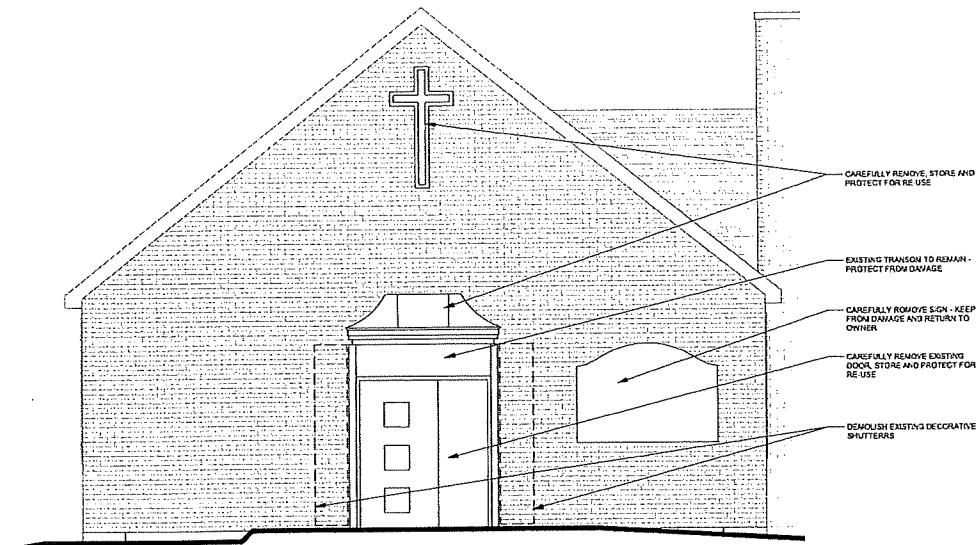
**CTK CHURCH**

STURGEON BAY,

WISCONSIN



**DEMOLITION PLAN**  
1/4" = 1'-0"



**WEST ELEVATION DEMOLITION**  
1/4" = 1'-0"

**Keller**  
PLANNERS | ARCHITECTS | BUILDERS

FOX CITIES  
K216 Stone Road 55  
P.O. Box 430  
Keshena, WI 54130  
PHONE (920) 766-0795 /  
1-800-236-2334  
FAX (920) 766-9004

MADISON  
711 Lake Dr.  
Sun Prairie, WI 53590  
PHONE (608) 318-2336  
FAX (608) 318-2337

MILWAUKEE  
W204 N11509  
Calderdale Rd  
Cedar Grove, WI 53002  
PHONE (262) 250-9710  
1-800-236-2334  
FAX (262) 250-9740

WAUSAU  
5605 Libac Ave  
Wausau, WI 54401  
PHONE (715) 849-3141  
FAX (715) 849-3181

www.kellerbuilds.com

PROPOSED FOR:

**CTK CHURCH**

WISCONSIN

STURGEON BAY,

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PRELIMINARY - NOT FOR CONSTRUCTION

REVISIONS		
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6		

PROJECT MANAGER:  
C. MYRAH

DESIGNER:  
B. ANDERSON

DRAWN BY:  
B. ANDERSON

EXPEDITOR:  
\_\_\_\_\_

SUPERVISOR:  
\_\_\_\_\_

PRELIMINARY NO:  
P22208

CONTRACT NO:  
\_\_\_\_\_

DATE:  
03.16.2023

SHEET:  
**D1.0**



# Keller

PLANNERS | ARCHITECTS | BUILDERS

FOX CITIES  
2215 State Road 55  
P.O. Box 430  
Kaukauna, WI 54130  
PHONE (920) 746-5795 /  
1-800-236-2534  
FAX (920) 746-5004

MADISON  
7111 Lake Dr.  
Sun Prairie, WI 53590  
PHONE (608) 318-2336  
FAX (608) 318-2337

MILWAUKEE  
W204 N11509  
Goldsboro Rd  
Carmel, WI 53021  
PHONE (262) 250-9710  
1-800-236-2534  
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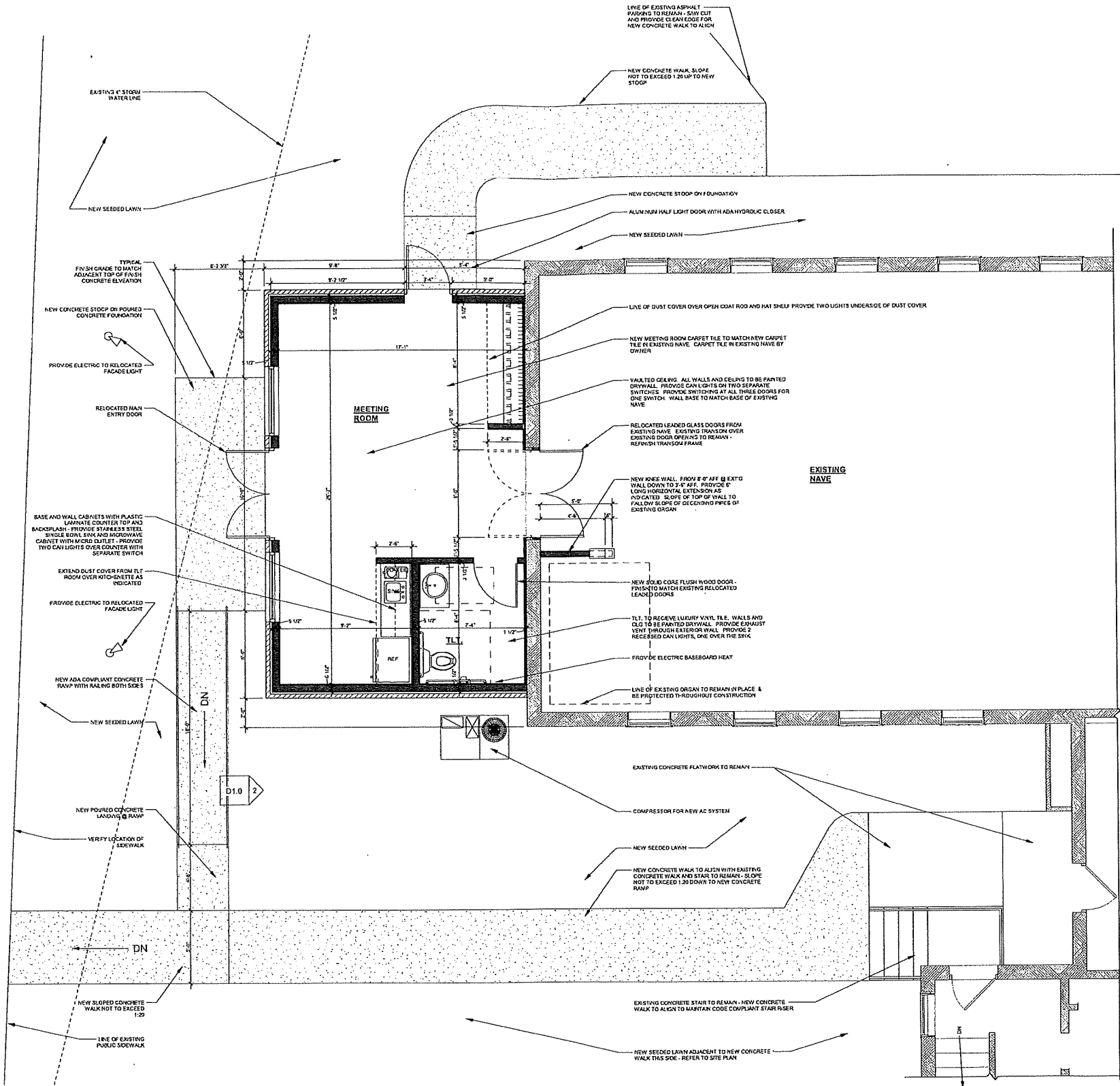
DATE:

03.16.2023

SHEET:

A1.0

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PLAN NORTH

TRUE NORTH

FLOOR PLAN

1/4" = 1'-0"

WALL KEY

NEW WALL/FURRING

NEW MASONRY/VENEER WALL

NEW COOLER/FREEZER WALLS

NEW FOUNDATION WALL

TYPICAL EXISTING WALL

DEMO WALLS

FIRE WALL OR FIRE BARRIER





**Keller**

PLANNERS | ARCHITECTS | BUILDERS

FOX CITIES 1215 State Road 55 P.O. Box 630 Kilbuck, WI 54130 PHONE (920) 766-5795 / 1-800-236-3334 FAX (920) 766-9004	MADISON 711 Lake Dr. Sun Prairie, WI 53590 PHONE (608) 318-2336 FAX (608) 318-2337
MILWAUKEE W204 N11509 Goldendale Rd Cermantown, WI 53022 PHONE (414) 350-8710 1-800-236-3334 FAX (414) 350-9740	WAUSAU 5605 Lake Ave Wausau, WI 54401 PHONE (715) 849-3141 FAX (715) 849-3141

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REVISIONS

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C. MYRAH

DESIGNER:  
B. ANDERSON

DRAWN BY:  
B. ANDERSON

EXPEDITOR:

SUPERVISOR:

PRELIMINARY NO:  
P22208

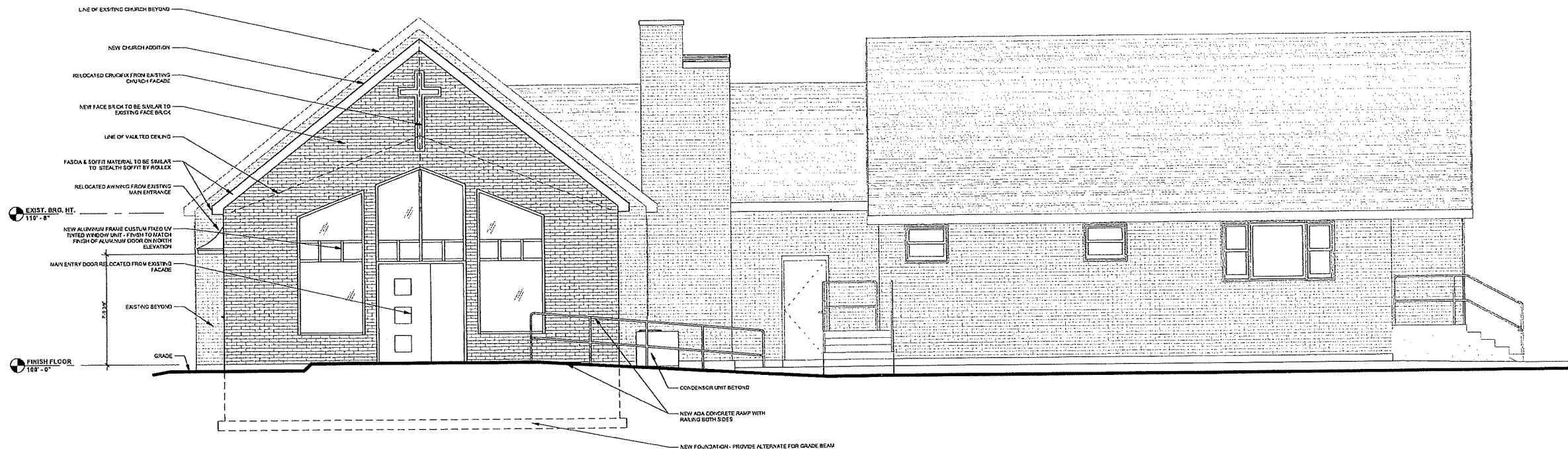
CONTRACT NO:

DATE:  
03.16.2023

SHEET:

**A2.0**

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**WEST ELEVATION**  
1/4" = 1'-0"



**Keller**

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P.O. Box 620  
Kalamazoo, WI 54130  
PHONE (262) 766-5755  
1-800-236-2334  
FAX (262) 766-6034

MILWAUKEE  
W204 N11509  
Caldwell Rd  
Carmel, WI 53022  
PHONE (262) 250-9710  
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FAX (262) 250-9740

WISCONSIN  
711 Lake Dr.  
San Prairie, WI 53130  
PHONE (608) 318-2336  
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WAUSAU  
3605 Linc Ave  
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PHONE (715) 849-3141  
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REVISIONS

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6		

PROJECT MANAGER:  
C. MYRAH

DESIGNER:  
B. ANDERSON

DRAWN BY:  
B. ANDERSON

EXPEDITOR:  
.....

SUPERVISOR:  
.....

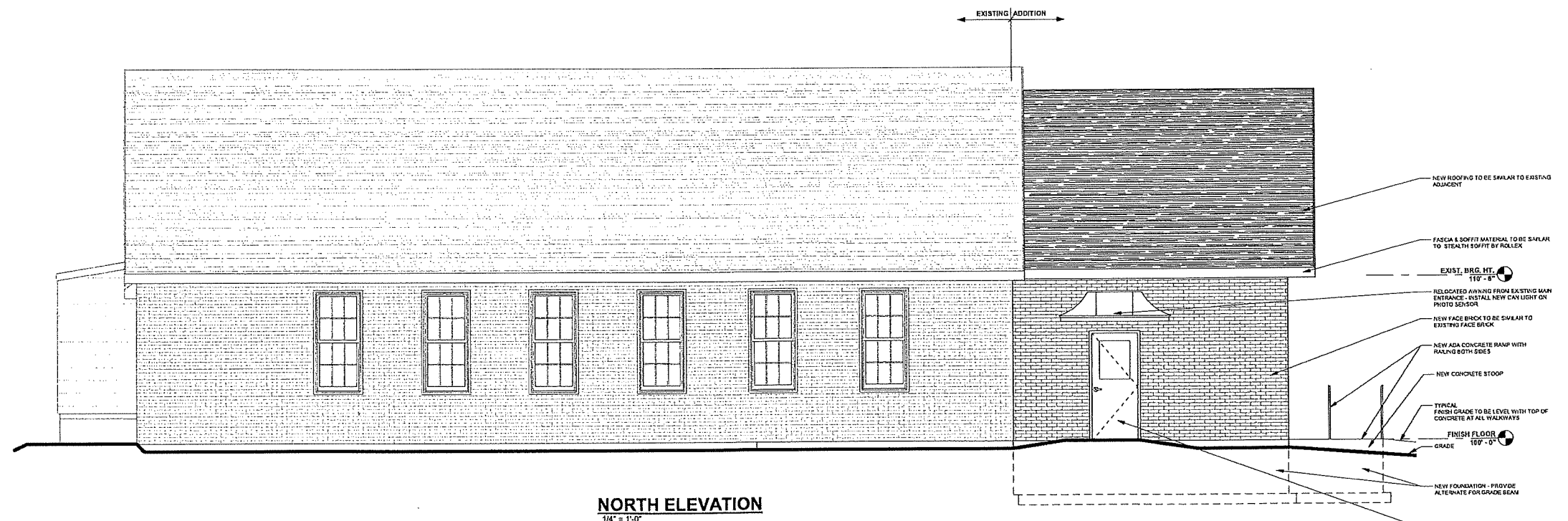
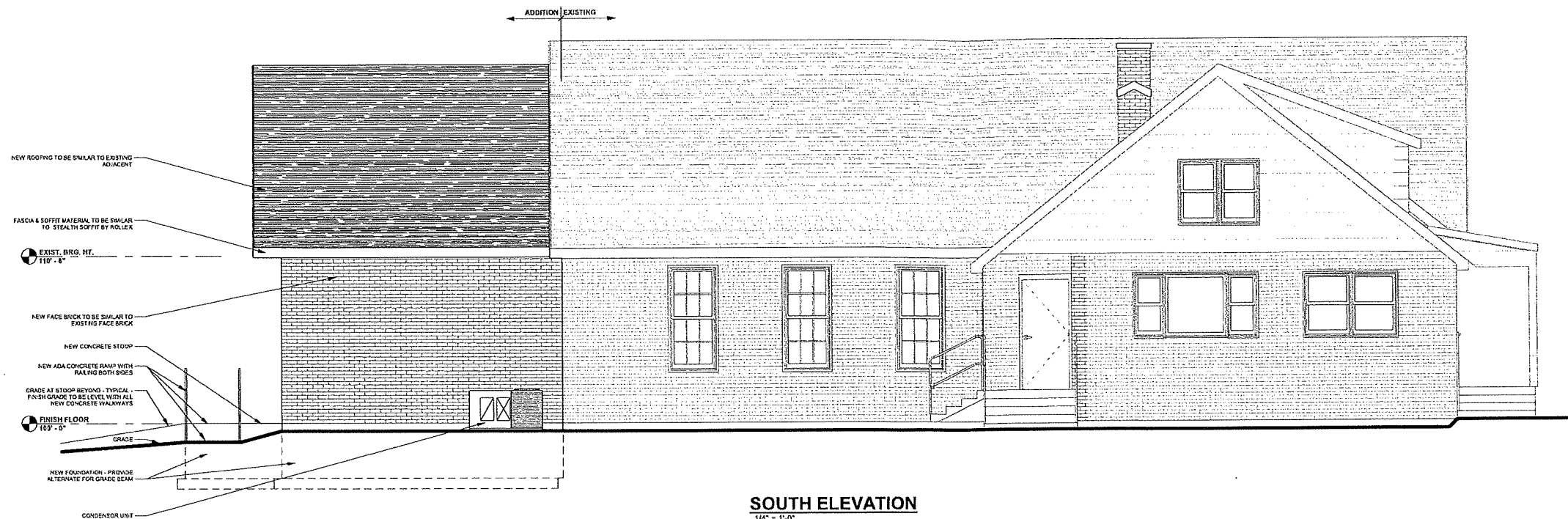
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P22208

CONTRACT NO:  
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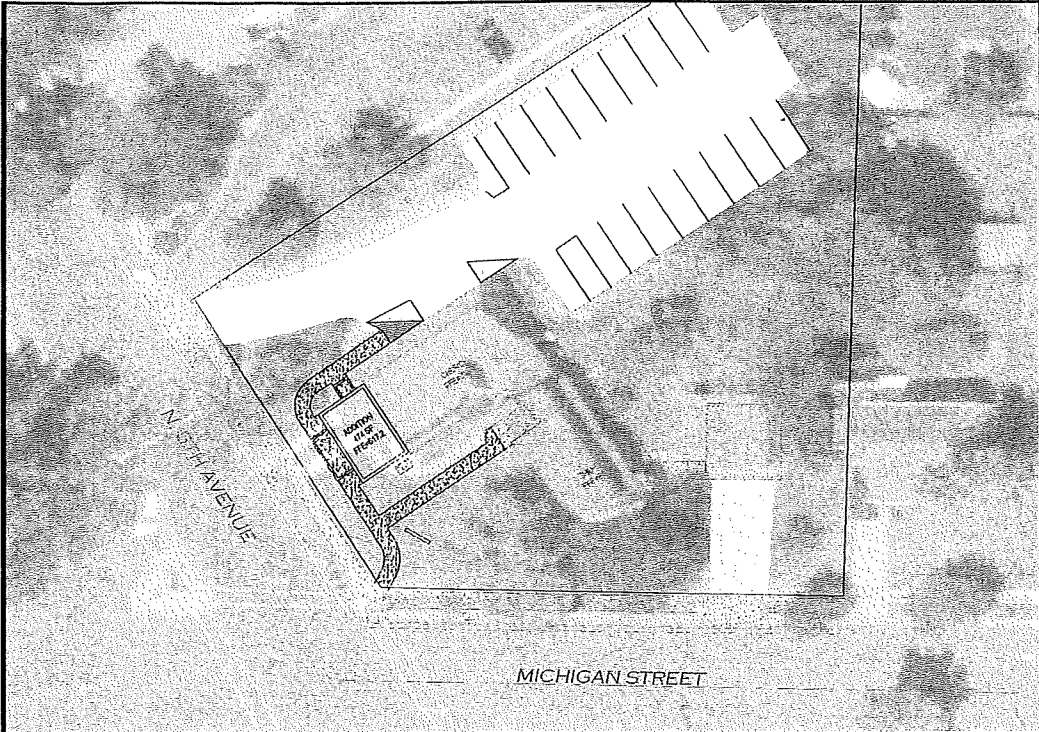
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# CHRIST THE KING EPISCOPAL CHURCH

## BUILDING ADDITION - STURGEON BAY, WI

### CIVIL CONSTRUCTION PLAN SET

COMPLETED UNDER CONTRACT FOR KELLER, INC.

#### INDEX OF SHEETS

C001	1	COVER SHEET
C002	2	GENERAL NOTES AND QUANTITIES
C100	3	EXISTING CONDITIONS AND REMOVALS
C101	4	EROSION CONTROL PLAN
C200	5	SITE PLAN
C201	6	LANDSCAPE PLAN
C300	7	UTILITY PLAN
C400	8	GRADING PLAN
C500	9	CONSTRUCTION DETAILS

#### SITE DATA

OWNER/SITE ADDRESS:	CHRIST THE KING EPISCOPAL CHURCH 2 NORTH 5TH AVENUE STURGEON BAY, WI 54235
PARCEL NUMBER:	2816225000400 - CITY OF STURGEON BAY
PARCEL SIZE:	31,923 SF (0.73 ACRES)
ZONING:	R-2 (SINGLE FAMILY RESIDENTIAL)

#### EXISTING SITE:

GREEN SPACE:	17,440 (54.6%)
IMPERVIOUS AREA:	14,483 SF (45.4%)
BUILDINGS:	3,798 SF
PAVEMENT:	10,685 SF

#### PROPOSED SITE:

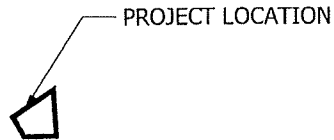
GREEN SPACE PROVIDED:	16,863 SF (52.8%)
REQUIREMENT:	N/A
IMPERVIOUS AREA:	15,060 SF (47.2%); (+555 SF)
BUILDING:	4,272 SF (+474 SF ADDITION)
PAVEMENT:	10,788 SF (+103 SF)
TOTAL DISTURBED AREA:	0.07 ACRES

#### PARKING

EXISTING:	19
PROVIDED:	19 (INCLUDES 4 ADA-COMPLIANT)

#### SIGNAGE

EXISTING:	NONE
PROPOSED:	SEE ARCHITECTURAL PLANS



#### LOCATION MAP

NO SCALE



DOOR COUNTY

DOOR COUNTY, WISCONSIN

#### PROJECT TEAM:

**OWNER:**  
CHRIST THE KING EPISCOPAL CHURCH  
2 N 5TH AVE  
STURGEON BAY, WI 54235

**CIVIL ENGINEER:**  
STANTEC CONSULTING SERVICES, INC.  
312 N 5TH AVE  
STURGEON BAY, WI 54235

**CONTACT:**  
SKYLER WITALISON, P.E.  
920-298-1763  
SKYLER.WITALISON@STANTEC.COM

PETER HURTH, P.E.  
920-298-1759  
PETER.HURTH@STANTEC.COM

**UTILITY CONTACT INFORMATION**  
STURGEON BAY ENGINEERING  
CHAD SHEFCHIK, CITY ENGINEER  
421 MICHIGAN STREET  
STURGEON BAY, WI 54235  
920-746-2913  
cshefchik@sturgeonbaywi.org

**STURGEON BAY UTILITIES**  
230 E VINE STREET  
STURGEON BAY, WI 54235  
920-746-2820

#### EMERGENCY NUMBERS

POLICE/FIRE  
911

#### NON-EMERGENCY NUMBERS

POLICE DEPARTMENT  
920-746-2400

FIRE DEPARTMENT  
920-746-2450

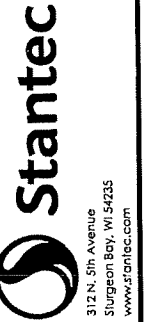


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Hearing Impaired TDD (800) 542-2289  
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THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

STANTEC ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT WRITTEN CONSENT OF STANTEC.

THESE DRAWINGS HAVE BEEN PREPARED BASED ON INFORMATION PROVIDED BY OTHERS. STANTEC HAS NOT VERIFIED THE ACCURACY AND/OR COMPLETENESS OF THIS INFORMATION AND SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH MAY BE INCORPORATED HEREIN AS A RESULT.



COVER SHEET  
CHRIST THE KING EPISCOPAL CHURCH  
BUILDING ADDITION  
2 NORTH 5TH AVENUE, STURGEON BAY, WI 54235

DATE OF ISSUANCE  
2024-01-23

NO/REVISION DATE

SURVEY	STANTEC
DRAWN	SRW
DESIGNED	SRW
CHECKED	SRW
APPROVED	PIH
PROJ. NO.	193806XXX

SHEET NUMBER  
C001



STANTEC ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF STANTEC.

GENERAL

- THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE MUNICIPALITY FORTY-EIGHT HOURS PRIOR TO THE START OF CONSTRUCTION.
- THE CONTRACTOR SHALL INDEMNIFY THE OWNER, THE ENGINEER, AND THE MUNICIPALITY, THEIR AGENTS, ETC., FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.
- SITE SAFETY SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- THE BIDDER WILL BE SOLELY RESPONSIBLE FOR DETERMINING QUANTITIES AND SHALL STATE SUCH QUANTITIES IN HIS OR HER PROPOSAL. HE OR SHE SHALL BASE THEIR BID ON HIS OR HER OWN ESTIMATE OF THE WORK REQUIRED AND SHALL NOT RELY ON THE ENGINEER'S ESTIMATE.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING SOIL CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. A GEOTECHNICAL REPORT MAY BE AVAILABLE FROM THE OWNER. THE CONTRACTOR SHALL ABIDE BY THE RECOMMENDATIONS FO THE GEOTECHNICAL ENGINEER.
- THE CONTRACTOR IS RESPONSIBLE FOR EXAMINING ALL SITE CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL COMPARE FIELD CONDITIONS WITH DRAWINGS.
- THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS REQUIRED FOR EXECUTION OF THE WORK. THE CONTRACTOR SHALL CONDUCT HIS WORK ACCORDING TO THE REQUIREMENTS OF THE PERMITS.
- THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL UTILITY INFORMATION SHOWN ON THE PLANS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL CALL DIGGER'S HOTLINE AT 1-800-242-8511 TO NOTIFY THE UTILITIES OF HIS OR HER INTENTIONS, AND TO REQUEST FIELD STAKING OF EXISTING UTILITIES.
- CONTRACTOR IS ADVISED THAT ALL MUD AND DEBRIS MUST NOT BE DEPOSITED ONTO THE ADJACENT ROADWAYS PER THE REQUIREMENT OF THE MUNICIPALITY OR OTHER APPROPRIATE GOVERNMENT AGENCIES.
- ANY ADJACENT PROPERTIES OR ROAD RIGHTS-OF-WAY WHICH ARE DAMAGED DURING CONSTRUCTION MUST BE RESTORED BY THE CONTRACTOR. THE COST OF THE RESTORATION IS CONSIDERED INCIDENTAL AND SHOULD BE INCLUDED IN THE BID PRICES.
- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND DIMENSION OF ENTRANCES, VESTIBULES, STAIRS, RETAINING WALLS, RAMPS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
- CONTRACTOR SHALL PROVIDE EROSION CONTROL FACILITIES IN ACCORDANCE WITH THE CITY OF STURGEON BAY EROSION CONTROL ORDINANCE AND WDNR TECHNICAL STANDARDS.
- ALL DIMENSIONS AND CORRESPONDING HORIZONTAL CONTROL RELATED TO PAVING REPRESENT FACE OF CURB, ELEVATION AND CONTOURS REPRESENT FINISHED GRADES UNLESS OTHERWISE INDICATED. BUILDINGS ARE DIMENSIONED TO FACE OF BUILDING.
- BEFORE PROCEEDING WITH ANY UTILITY CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE EACH EXISTING LATERAL OR POINT OF CONNECTION AND VERIFY THE SIZE, LOCATION AND ELEVATION OF ALL UTILITIES.

EROSION CONTROL NOTES

- EROSION CONTROL METHODS SHALL BE IMPLEMENTED AS DIRECTED BY THE ENGINEER PRIOR TO AND DURING CONSTRUCTION TO CONTROL WATER POLLUTION, EROSION, AND SILTATION
- THE LANDOWNER (REPRESENTATIVE) SHALL INSPECT EROSION AND SEDIMENT CONTROL PRACTICES WEEKLY, AND WITHIN 24 HOURS FOLLOWING A RAINFALL OF 0.5 INCHES OR GREATER. WRITTEN DOCUMENTATION OF EACH INSPECTION SHALL BE MAINTAINED AT THE CONSTRUCTION SITE. SEE CONSTRUCTION SITE INSPECTION REPORT (FORM 3400-187) FROM THE WDNR
- CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE AND DOCUMENTATION OF EROSION CONTROL MEASURES THROUGHOUT CONSTRUCTION PHASE. OWNER IS RESPONSIBLE FOR POST-CONSTRUCTION MAINTENANCE AND EFFORT
- ALL DISTURBED AREAS SHALL BE TREATED WITH STABILIZATION MEASURES, AS SPECIFIED, WITHIN 3 WORKING DAYS OF FINAL GRADING
- A MINIMUM OF 4 TO 6 INCHES OF TOPSOIL MUST BE APPLIED TO ALL AREAS TO BE SEEDED OR SODDED
- WINTER STABILIZATION: ALL AREAS REQUIRING SEED AFTER OCTOBER 15TH SHALL BE STABILIZED BY AN APPROVED WINTER STABILIZATION METHOD
- ALL OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION WORK OR STORM EVENT SHALL BE CLEANED BY THE END OF EACH WORKDAY. FLUSHING SHALL NOT BE ALLOWED
- WIND EROSION SHALL BE KEPT TO A MINIMUM DURING CONSTRUCTION. WATERING, MULCHING, OR A TACKING AGENT MAY NEED TO BE UTILIZED TO PROTECT NEARBY RESIDENTS AND WATER RESOURCES
- ANY DISTURBED AREAS OR SOIL STOCKPILES THAT REMAINS FOR MORE THAN 7 DAYS SHALL BE COVERED OR TREATED WITH STABILIZATION PRACTICES. ALL TOPSOIL STOCKPILES SHALL BE SEEDED OR HAULED OFF-SITE WITHIN 60 DAYS OF CONSTRUCTION COMPLETION. THE CONTRACTOR SHALL DISPOSE OF ALL OTHER WASTE AND EXCESS MATERIAL IN AN APPROVED MANNER
- ALL TEMPORARY BEST MANAGEMENT PRACTICES SHALL BE MAINTAINED UNTIL THE SITE IS STABILIZED. ANY SOIL EROSION THAT OCCURS AFTER FINAL GRADING AND/OR THE APPLICATION OF STABILIZATION MEASURES MUST BE REPAIRED AND STABILIZATION WORK REDONE
- WHEN THE DISTURBED AREA HAS BEEN STABILIZED BY PERMANENT VEGETATION OR OTHER MEANS, TEMPORARY EROSION CONTROL PRACTICES SHALL BE REMOVED
- EROSION CONTROL CONSTRUCTION STANDARDS - SEE WDNR CONSTRUCTION SITE EROSION & SEDIMENT CONTROL STANDARDS AS FOLLOWS:
  - 1053 = CHANNEL EROSION MAT
  - 1066 = CONSTRUCTION SITE DIVERSION
  - 1062 = DITCH CHECKS
  - 1068 = DUST CONTROL
  - 1050 = LAND APPLICATION OF ADDITIVES FOR EROSION CONTROL
  - 1058 = MULCHING FOR CONSTRUCTION SITES
  - 1052 = NON-CHANNEL EROSION MAT
  - 1059 = SEEDING
  - 1057 = TRACKOUT CONTROL PRACTICES
  - 1067 = GRADING PRACTICES FOR EROSION CONTROL - TEMPORARY
  - 1054 = VEGETATIVE BUFFER FOR CONSTRUCTION SITES
  - 1061 = DE-WATERING
  - 1055 = SEDIMENT BALE BARRIER
  - 1064 = SEDIMENT BASIN
  - 1063 = SEDIMENT TRAP
  - 1070 = SILT CURTAIN
  - 1056 = SILT FENCE
  - 1060 = STORM DRAIN INLET PROTECTION FOR CONSTRUCTION SITES
  - 1069 = TURBIDITY BARRIERS
  - 1051 = WATER APPLICATION OF ADDITIVES FOR EROSION CONTROL
  - 1071 = INTERIM MANUFACTURED PERIMETER CONTROL AND SLOPE INTERRUPTION PRODUCTS

QUANTITIES

PROJECT: CHRIST THE KING CHURCH, STURGEON BAY, WI

SHEET	ITEM	UNIT	QUANTITY	COST	SUBTOTAL
C100 (DEMO)	PROTECT IN PLACE TREE	EA	2		
	INTERIOR DEMO	LS	1		
	SAW CUT	LF	30		
	REMOVE ASPHALT	SF	230		
	REMOVE CONCRETE	SF	530		
	REMOVE LIGHTING	EA	4		
	REMOVE MONUMENT SIGN	EA	1		
C101 (EROSION CONTROL)	CONSTRUCTION ENTRANCE	EA	1		
	SILT FENCE	LF	115		
	EROSION CONTROL MAT	SF	1200		
	SEED AND MULCH	SF	1200		
C200 (SITE PLAN)	INLET PROTECTION	EA	1		
	ASPHALT PAVEMENT - STANDARD DUTY	SF	45		
	CONCRETE SIDEWALK/PAVEMENT - 4"	SF	805		
	ADA COMPLIANT RAILING	LF	88		
C201 (LANDSCAPE PLAN)	MONUMENT SIGN	EA	1		
	LAWN AREA	LS	1		
	FLOWER BED	LS	1		
	STREET TREE	EA	3		
C300 (UTILITY PLAN)	STORM PIPE - 6" DIAMETER	LF	12		
	GUTTER ON EXISTING BUILDING	LF	40		
	UTILITY PAD HOOKUPS	LS	1		
	MONUMENT SIGN HOOKUPS	LS	1		
C400 (GRADING PLAN)	EXCAVATION/GRADING - CUT (ESTIMATE)	LS	*		
	EXCAVATION/GRADING - FILL (ESTIMATE)	LS	*		
	*QUANTITIES TO BE VERIFIED BY EXCAVATION CONTRACTOR*				



312 N. 5th Avenue  
Sturgeon Bay, WI 54235  
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GENERAL NOTES AND QUANTITIES

CHRIST THE KING EPISCOPAL CHURCH  
BUILDING ADDITION  
2 NORTH 5TH AVENUE, STURGEON BAY, WI 54235

DATE OF ISSUANCE

2024-01-23

NO. REVISION DATE

SURVEY STANTEC

DRAWN SRW

DESIGNED SRW

CHECKED SRW

APPROVED P.H.

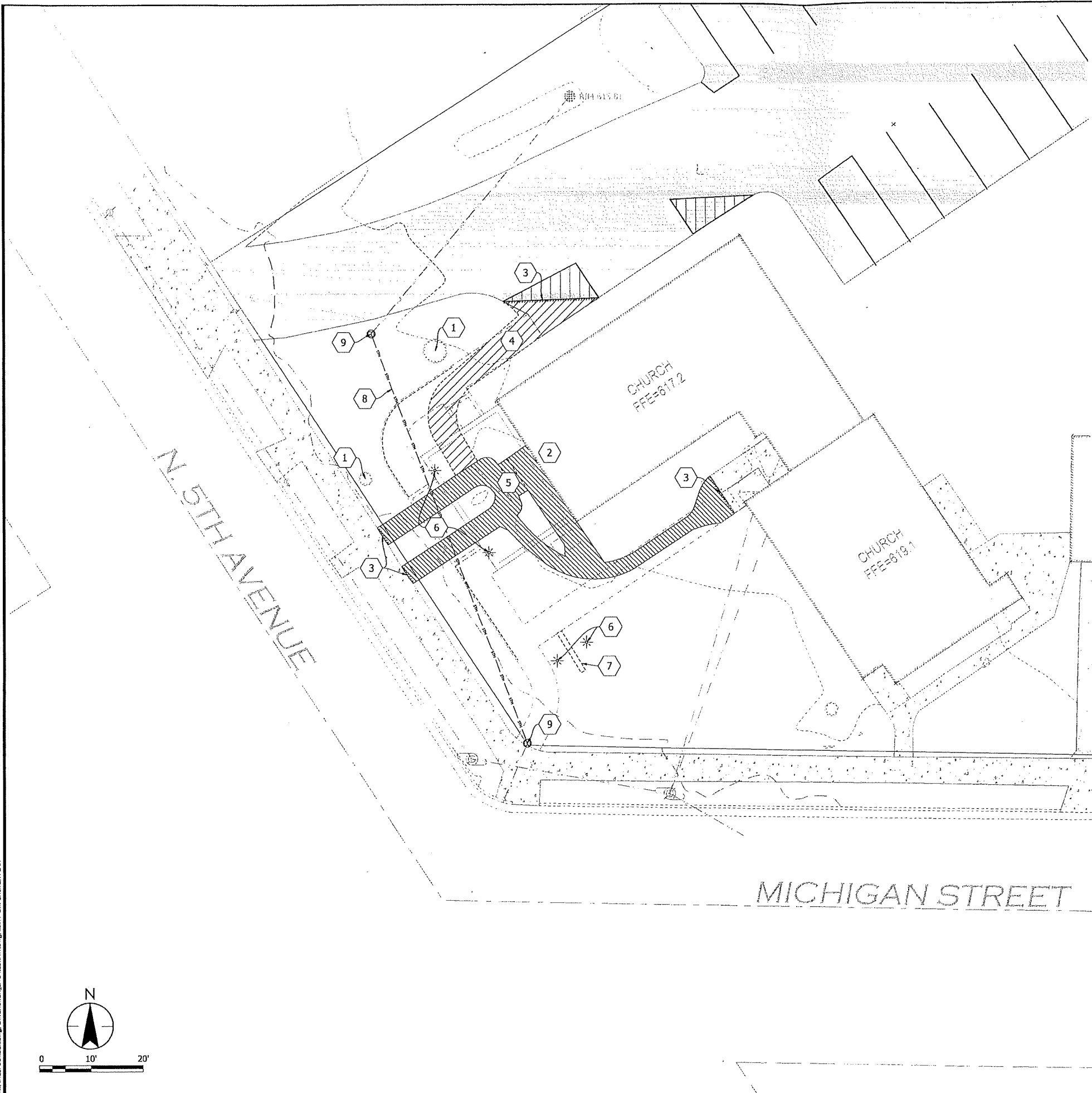
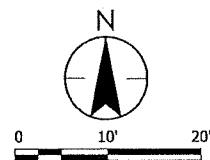
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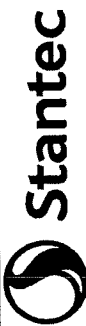


#### # SHEET KEY NOTES

1. PROTECT IN PLACE EXISTING TREE AND ROOT SYSTEM
2. INTERIOR DEMOLITION; SEE ARCHITECTURAL PLANS
3. SAW CUT (IF REQUIRED)
4. REMOVE ASPHALT
5. REMOVE CONCRETE SIDEWALK/STEPS
6. REMOVE/SALVAGE FACADE LIGHTING (INTENDED FOR RE-USE); ELECTRICAL SUPPLY LINE LOCATIONS UNKNOWN; DIG CAREFULLY
7. REMOVE/SALVAGE MONUMENT SIGN (INTENDED FOR RE-USE)
8. REMOVE STORM SEWER LINE AND RE-LAY  $\pm 8'$  TO WEST TO AVOID PROPOSED FOUNDATION/FOOTERS
9. REMOVE STORM CLEANOUT AND PREPARE PIPE FOR NEW ALIGNMENT

#### EXISTING CONDITIONS AND REMOVALS

CHRIST THE KING EPISCOPAL CHURCH  
BUILDING ADDITION  
2 NORTH 5TH AVENUE, STURGEON BAY, WI 54235



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Sturgeon Bay, WI 54235  
www.stantec.com

DATE OF ISSUANCE  
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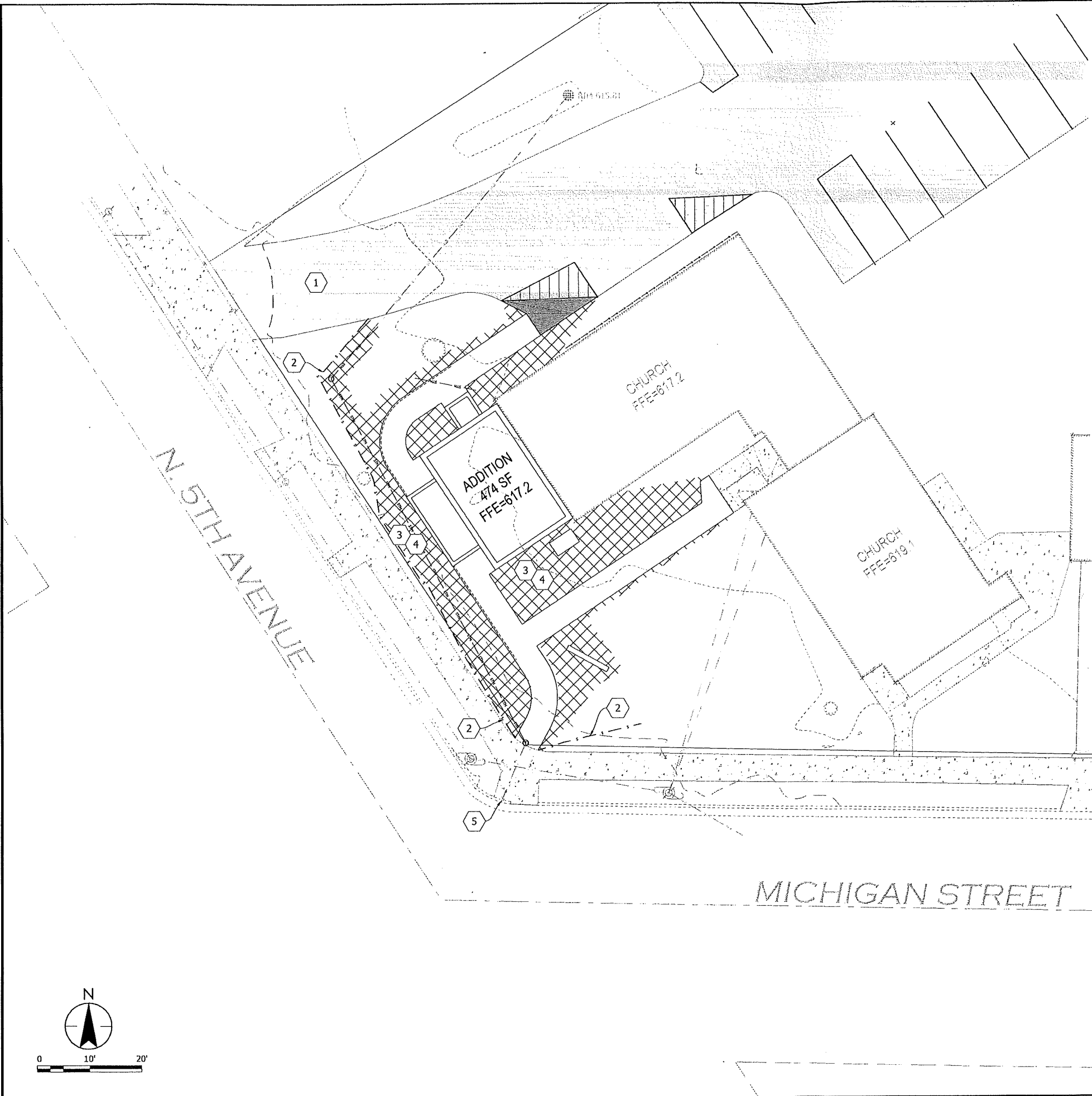
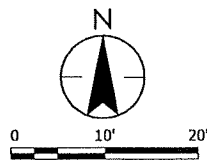
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SURVEY	STANTEC
DRAWN	SRW
DESIGNED	SRW
CHECKED	SRW
APPROVED	PJH
PROJ. NO.	193506XXX

SHEET NUMBER  
C100

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User: mitchell  
Sheet: SHEET BORDER.dwg, CKCHURCH\_Eng\_Redraw.dwg, 2007 CK Church Plan



#### # SHEET KEY NOTES

\*SEE EROSION CONTROL NOTES SHEET C002\*

1. CONSTRUCTION ENTRANCE/STAGING AREA; EXISTING PAVED PARKING LOT; STONE TRACKING PAD NOT REQUIRED; SEE WDNR STANDARD 1057 "TRACKOUT CONTROL PRACTICES"
2. SILT FENCE; SEE WDNR STANDARD 1056 "SILT FENCE"
3. EROSION CONTROL MAT; SEE WDNR STANDARD 1053 "CHANNEL EROSION MAT" AND 1052 "NON-CHANNEL EROSION MAT"
4. SEED & MULCH AREA OR HYDROSEED; SEE WDNR STANDARDS 1058 "MULCHING FOR CONSTRUCTION SITES" AND 1059 "SEEDING"
5. STORM SEWER CATCH BASIN INLET PROTECTION; SEE WDNR STANDARD 1060 "...INLET PROTECTION..."



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EROSION CONTROL PLAN  
CHRIST THE KING EPISCOPAL CHURCH  
BUILDING ADDITION  
2 NORTH 5TH AVENUE, STURGEON BAY, WI 54235

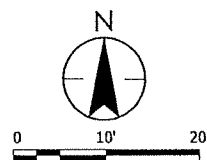
DATE OF ISSUANCE  
2024-01-23

NO. REVISION DATE

SURVEY	STANTEC
DRAWN	SRW
DESIGNED	SRW
CHECKED	SRW
APPROVED	PJH
PROJ. NO.	193806XXX

SHEET NUMBER  
C101

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Vals: SHEET BORDER.dwg, CTCKURCH.ENG REDRAW.dwg, 23097 CTCK CHURCH PLAN



1. ASPHALT PAVEMENT PATCH AREA; STANDARD DUTY; MATCH EXISTING DEPTH, SECTION, AND GRADES; SEE DETAIL A SHEET C500
2. CONCRETE SIDEWALK/PAVEMENT - 4" THICK; SEE DETAIL B SHEET C500
3. CONCRETE SIDEWALK/PAVEMENT - FOR UTILITY PAD; SEE DETAIL B SHEET C500
4. MONUMENT SIGN RE-LOCATION; VERIFY WITH ARCHITECTURAL PLANS
5. ADA-COMPLIANT RAILING; VERIFY WITH ARCHITECTURAL PLANS
6. CONCRETE SIDEWALK/PAVEMENT WITH THICKENED EDGE; THICKENED EDGE ON OUTSIDE EDGES; SEE DETAIL C SHEET C500
7. STOOP (FOUNDATION) LOCATION; VERIFY WITH ARCHITECTURAL PLANS



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**CHRIST THE KING EPISCOPAL CHURCH**  
BUILDING ADDITION  
22 NORTH 5TH AVENUE, STURGEON BAY, WI 54235

DATE OF ISSUANCE  
2024-01-23

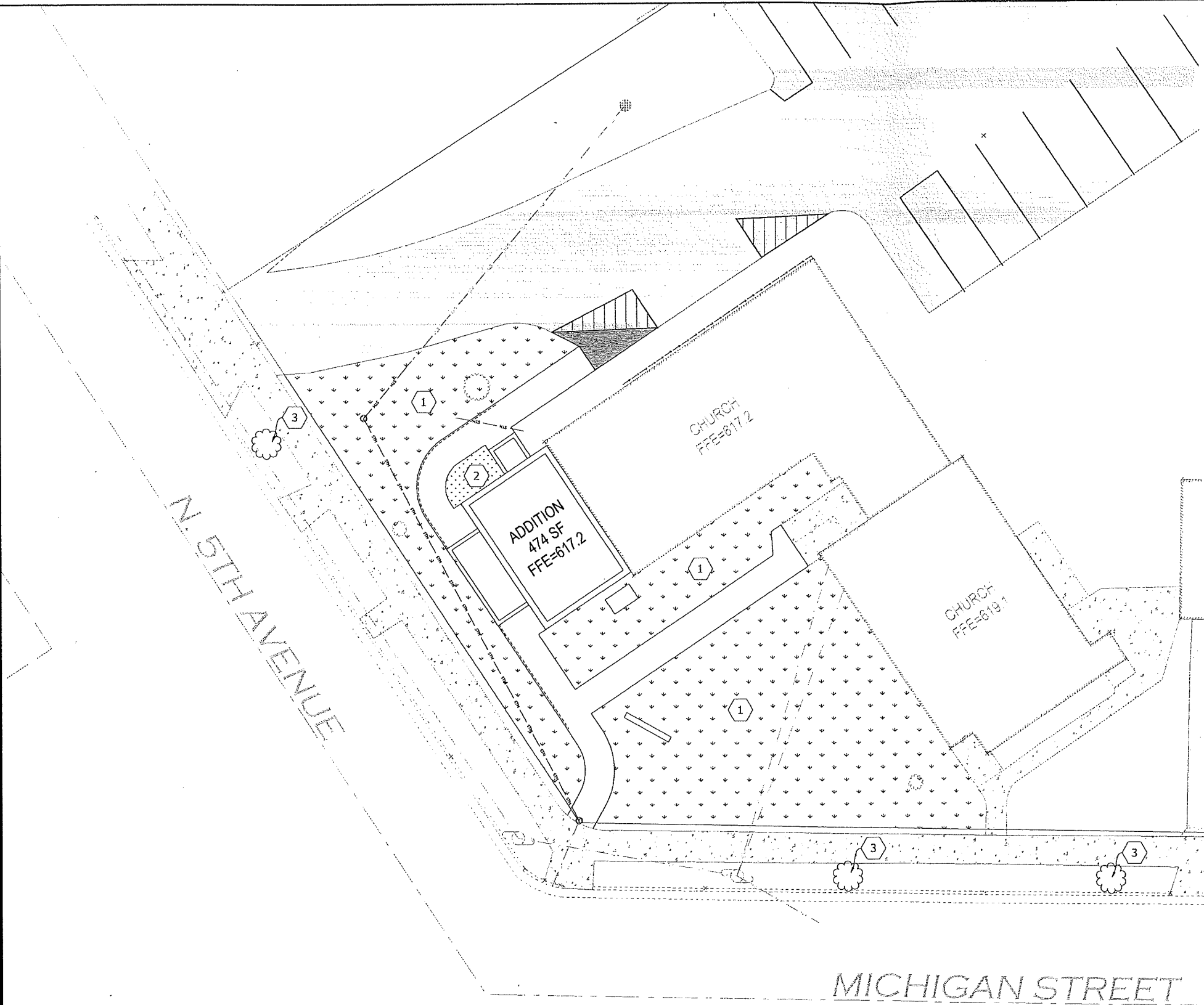
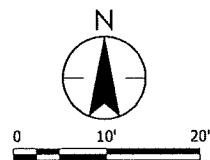
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SURVEY	STANTEC
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DESIGNED	SRW
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PROJ. NO.	193806XX

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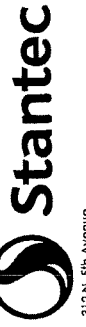
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#### # SHEET KEY NOTES

1. MOWED LAWN AREA
2. FLOWER BED
3. STREET TREE; PENDING CITY OF SB REVIEW FOR SPECIES AND PLACEMENT



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#### LANDSCAPING PLAN

CHRIST THE KING EPISCOPAL CHURCH  
BUILDING ADDITION  
2 NORTH 5TH AVENUE, STURGEON BAY, WI 54235

DATE OF ISSUANCE

2024-01-23

NO. REVISION DATE

NO.	REVISION	DATE

SURVEY STANTEC

DRAWN SRW

DESIGNED SRW

CHECKED SRW

APPROVED PJH

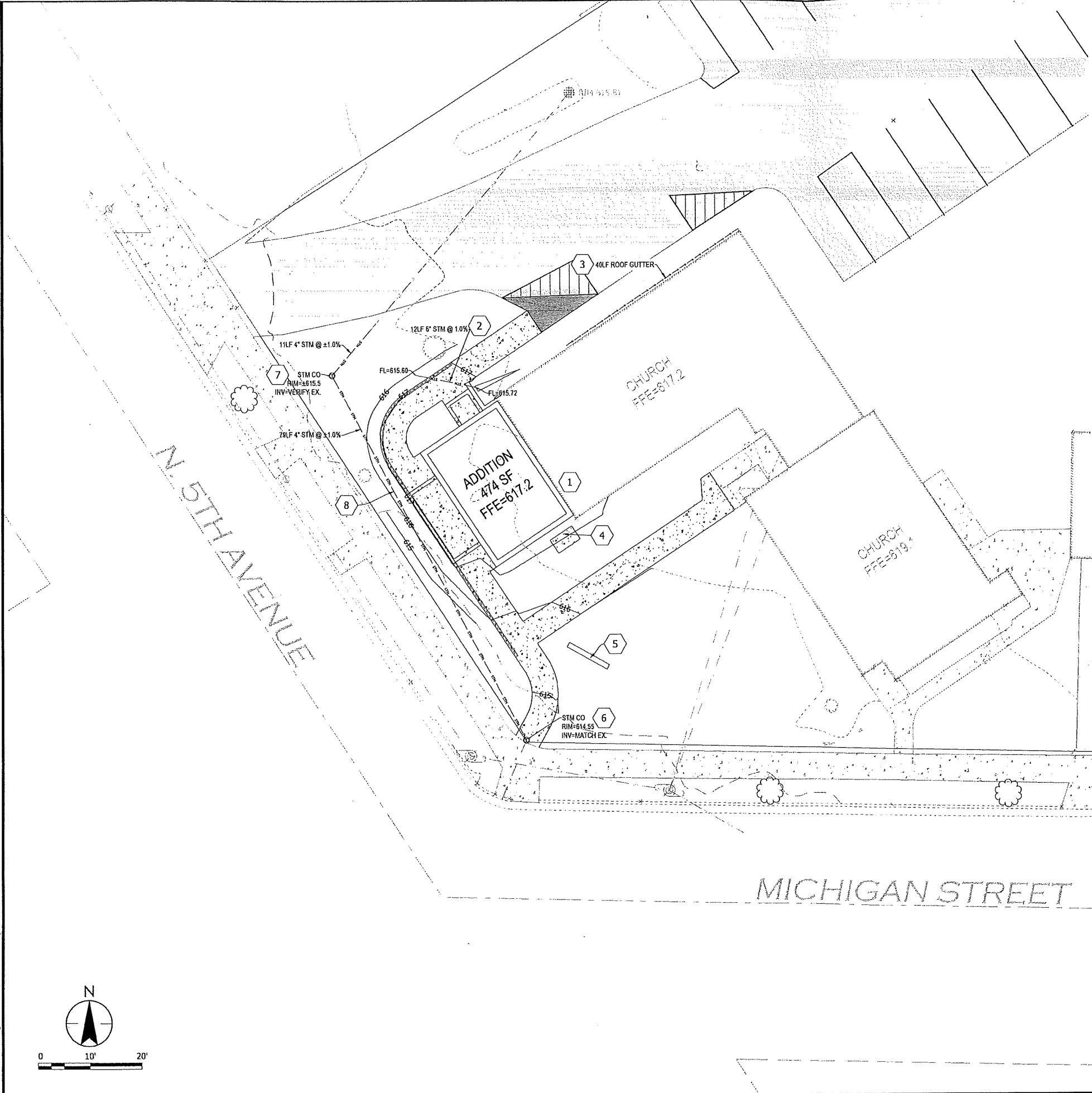
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SHEET NUMBER

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#### # SHEET KEY NOTES

1. ALL UTILITY CONNECTIONS MADE INTERIOR OF STRUCTURE; REFER TO ARCHITECTURAL PLANS
2. DRAINAGE CULVERT, CMP OR PVC
3. ADD GUTTER ON NORTH SIDE OF EXISTING BUILDING TO CONVEY WATER TO THE STORM WATER POND IN REAR OF BUILDING; AREA CAPTURED MUST BE EQUIVALENT TO NET IMPERVIOUS GAIN (+555 SF)
4. UTILITY PAD (HVAC); REFER TO ARCHITECTURAL PLANS FOR HVAC CONNECTION DETAILS
5. MONUMENT SIGN; REFER TO ARCHITECTURAL PLANS FOR ELECTRIC SERVICE DETAILS
6. STORM CLEANOUT; CONVERT EXISTING CLEANOUT TO IN-CONCRETE TYPE; SEE DETAIL D SHEET C500
7. STORM CLEANOUT; MOVE FROM EXISTING LOCATION TO REALIGN PIPE TO AVOID FOUNDATION/FOOTERS OF PROPOSED ADDITION AND PORCH STOOP; SEE DETAIL D SHEET C500
8. STORM SEWER LINE; REMOVE AND RECONSTRUCT/REALIGN TO AVOID FOUNDATION/FOOTERS OF PROPOSED ADDITION AND PORCH STOOP; VERIFY EXISTING ANGLE AND ORIENTATION BEFORE CONSTRUCTION/REMOVAL; REMOVAL MAY NOT BE REQUIRED PENDING EXISTING INFRASTRUCTURE LOCATION

#### UTILITY NOTES (IF REQUIRED)

- UTILITY BURIAL PER TRENCH BURIAL DETAIL INCLUDING TRACER WIRE
- WATER SUPPLY SYSTEMS SHALL BE CONSTRUCTED OF DUCTILE IRON CONFORMING TO SPECIFICATIONS LISTED IN TABLE SPS 384.30-7
- WATER SUPPLY LINES TO BE ENCASED WITH POLYETHYLENE PER STURGEON BAY UTILITY SPECIFICATIONS FOR WATER DISTRIBUTION SYSTEMS
- WATER SUPPLY BURIAL DEPTH = 5.0' MINIMUM TO TOP OF PIPE (ZONE B, SANDY LOAM) PER SPS 382.30
- INSULATE OVER ALL WATER SERVICE LINES AND MAIN AS FOLLOWS:
  - BURIAL DEPTH = 5.0' TO 5.5': 2 LAYERS OF 2" POLYSTYRENE BOARD 2' WIDE CENTERED 12" ABOVE PIPE
  - BURIAL DEPTH = 5.5' TO 6.5': 1 LAYER OF 2" POLYSTYRENE BOARD 2' WIDE CENTERED 12" ABOVE PIPE
- SANITARY SEWER MAINS SHALL BE CONSTRUCTED OF C900 PVC. SANITARY SEWER LATERALS SHALL BE CONSTRUCTED OF MATERIALS LISTED IN TABLE SPS 384.30-3, IF COMMON TRENCH BURIAL SANITARY SEWER SHALL BE CONSTRUCTED OF MATERIALS LISTED IN TABLE SPS 384.30-2
- SANITARY BUILDING SEWER BURIAL DEPTH = 5.0' MINIMUM TO TOP OF PIPE (ZONE B, SANDY LOAM) PER SPS 382.30; INSULATE OVER ALL SANITARY SEWER LINES WITH LESS THAN 5.0' OF COVER WITH 2" POLYSTYRENE BOARD 2' WIDE CENTERED 12" ABOVE PIPE

#### UTILITY CONTACT

- CONTACT CITY OF STURGEON BAY DEPARTMENT OF PUBLIC WORKS 3 WORKING DAYS PRIOR TO ANY WORK NEAR PUBLIC UTILITY MAINS
- CONTACT INFORMATION LISTED ON COVER SHEET



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#### UTILITY PLAN

CHRIST THE KING EPISCOPAL CHURCH  
BUILDING ADDITION  
2 NORTH 5TH AVENUE, STURGEON BAY, WI 54235

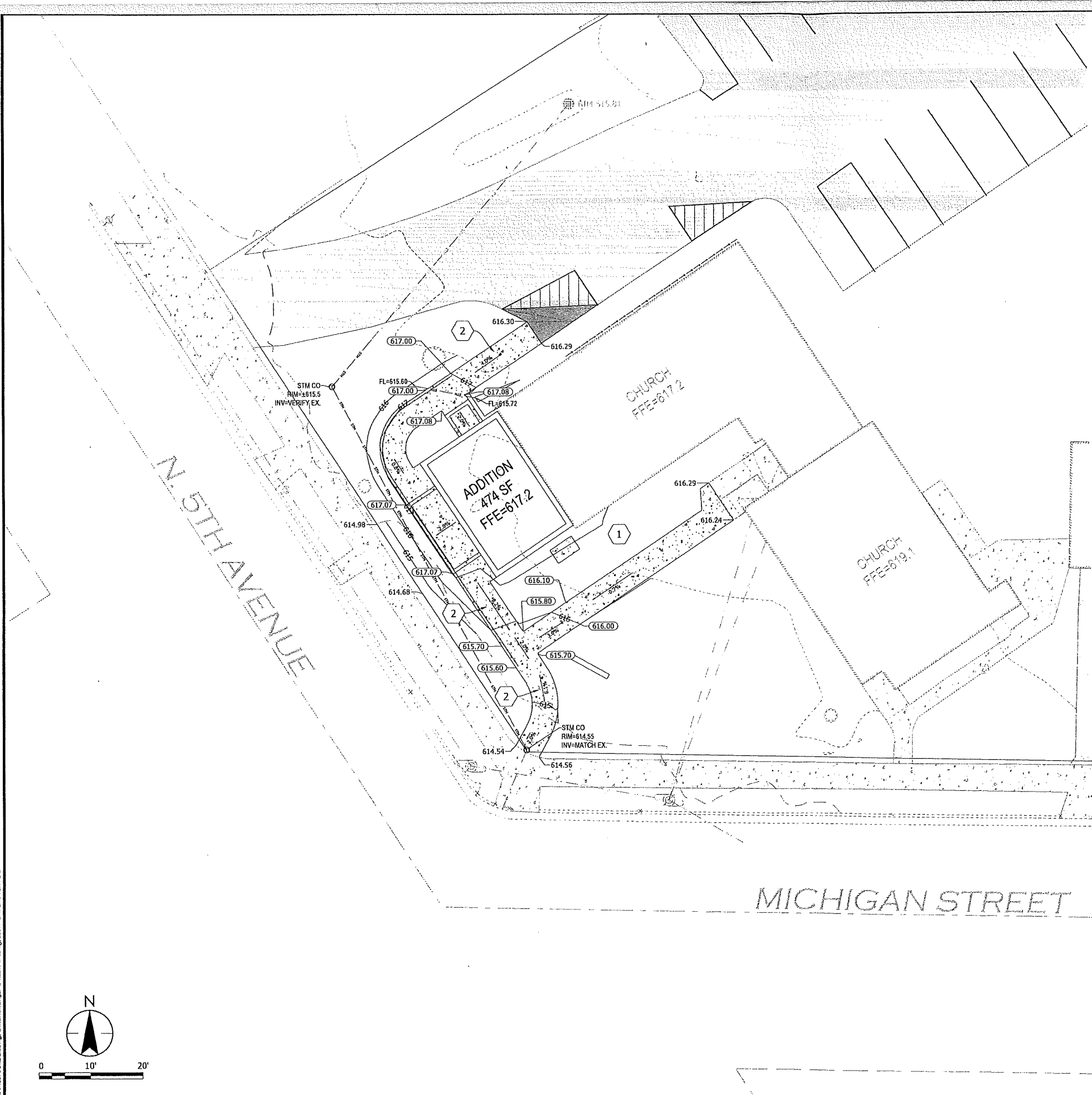
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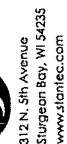
SURVEY	STANTEC
DRAWN	SRW
DESIGNED	SRW
CHECKED	SRW
APPROVED	PJH
PROJ. NO.	193836XXX

SHEET NUMBER  
C300

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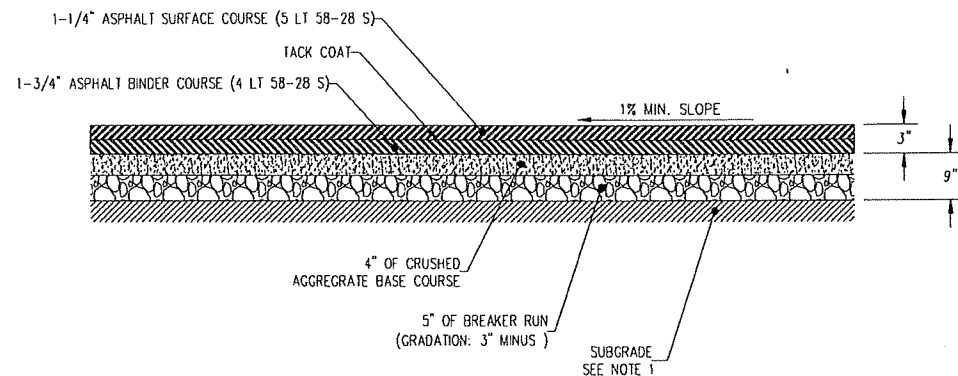
1. GRADE AREA BETWEEN BUILDING AND SIDEWALK TO DRAIN SOUTHEAST
2. ADA-COMPLIANT RAMP SLOPES; NO RUNNING GRADE GREATER THAN 1:12 (8.33%); NO RISE GREATER THAN 2.5' (30") WITHOUT LEVEL LANDING PAD



CHRIST THE KING EPISCOPAL CHURCH  
BUILDING ADDITION  
2 NORTH 5TH AVENUE, STURGEON BAY, WI 54235

DATE OF ISSUANCE		
2024-01-23		
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SURVEY		STANTEC
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DESIGNED		SRW
CHECKED		SRW
APPROVED		PJH
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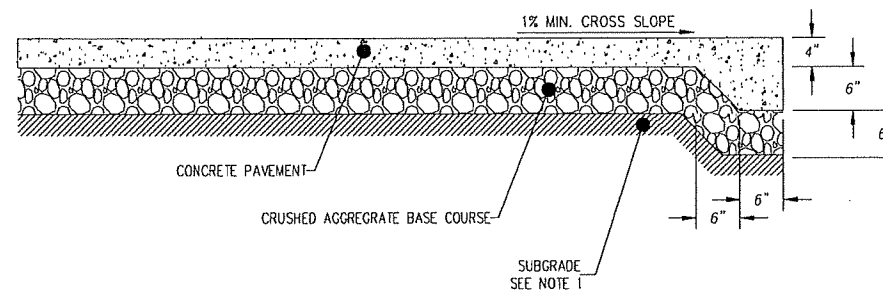
**NOTES**

1. COMPACT SUBGRADE TO 95% STANDARD PROCTOR. SUBGRADE TO BE INSPECTED BY PROJECT FOREMAN PRIOR TO PLACEMENT OF AGGREGATE BASE COURSE

**SPECIFICATIONS**

- ASPHALT PAVEMENT CONSTRUCTION SHALL BE IN ACCORDANCE WITH WISCONSIN DOT FDM
- ASPHALT PAVING CONTRACTOR TO SAW CUT EXISTING ASPHALT EDGE PRIOR TO JOINING NEW PAVEMENT

**A** N.T.S. ASPHALT PAVEMENT – STANDARD DUTY



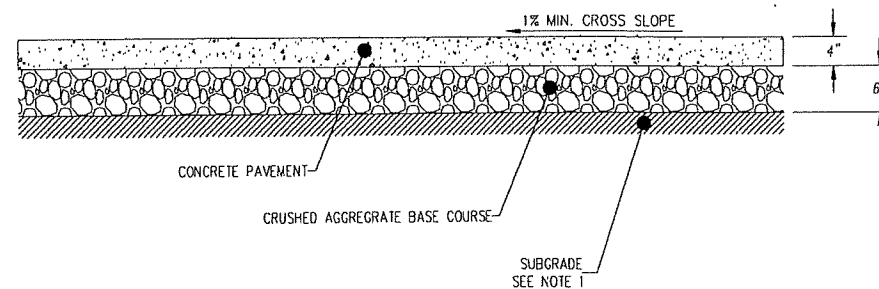
**NOTES**

1. COMPACT SUBGRADE TO 95% STANDARD PROCTOR. SUBGRADE TO BE INSPECTED BY PROJECT FOREMAN PRIOR TO PLACEMENT OF AGGREGATE BASE COURSE

**SPECIFICATIONS**

- CONCRETE PAVEMENT CONSTRUCTION SHALL BE IN ACCORDANCE WITH WISCONSIN DOT FDM
- CONCRETE SHALL BE 4,000 PSI MINIMUM
- CONCRETE SHALL RECEIVE A BROOMED FINISH

**C** N.T.S. CONCRETE SIDEWALK WITH THICKENED EDGE – 4" THICKNESS



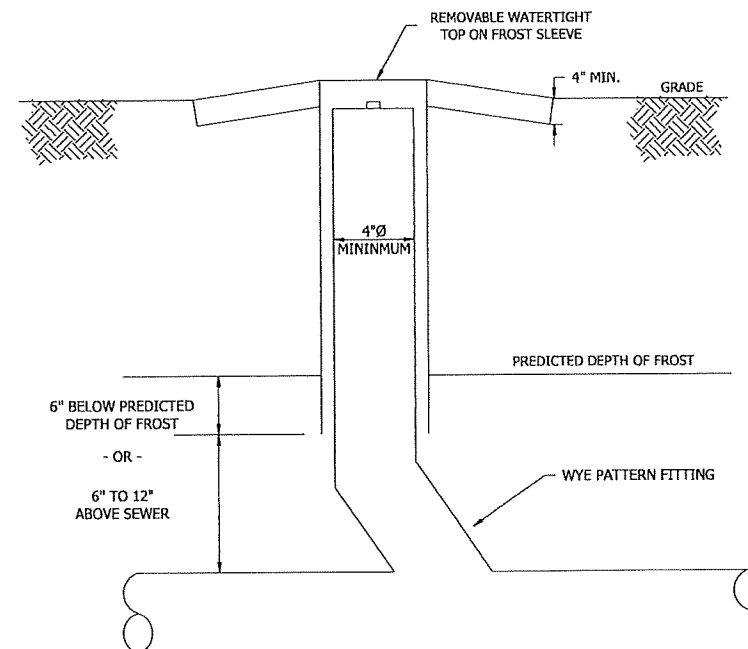
**NOTES**

1. COMPACT SUBGRADE TO 95% STANDARD PROCTOR. SUBGRADE TO BE INSPECTED BY PROJECT FOREMAN PRIOR TO PLACEMENT OF AGGREGATE BASE COURSE

**SPECIFICATIONS**

- CONCRETE PAVEMENT CONSTRUCTION SHALL BE IN ACCORDANCE WITH WISCONSIN DOT FDM
- CONCRETE SHALL BE 4,000 PSI MINIMUM
- CONCRETE SHALL RECEIVE A BROOMED FINISH

**B** N.T.S. CONCRETE SIDEWALK/PAVEMENT/SLAB – 4" THICKNESS



**D** N.T.S. CLEANOUT

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Title: SHEET BORDER.dwg, CKCHURCH, ENG REDRAW.dwg, 2024 CK CHURCH PLAN



## **NOTICE OF PUBLIC HEARING**

The City of Sturgeon Bay Zoning Board of Appeals will conduct a public hearing in the Council Chambers, 421 Michigan Street, Sturgeon Bay, Wisconsin on Tuesday, February 27th, at 12:00 p.m. or shortly thereafter, in regard to a variance request from Christ the King Episcopal Church, from section 20.27(2) of the Sturgeon Bay zoning code, which requires a street yard (setback) of 20 feet for a principal building in the Single-family Residential (R-2) district. The subject property is parcel #281-62-25000400 located at 2 N 5<sup>th</sup> Ave. The applicant proposes an addition of 474 square feet that would be located 13.5 feet from N. 5<sup>th</sup> Ave. The application materials are on file with the Community Development Department, located at 421 Michigan Street, and can be viewed weekdays between 8:00 a.m. and 4:30 p.m. The public is invited to give testimony in regard to the proposed variance request, either in person at the hearing or in writing.

By order of:  
City of Sturgeon Bay Zoning Board of Appeals

2 N. 5th Avenue



Parcel #281-62-25000400



Google Maps 2 N 5th Ave



Sturgeon Bay, Wisconsin

Google Street View

Aug 2019 See more dates

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Google Maps 512 Michigan St



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