

Sheboygan Water Utility Raw Water Improvements CONDITIONAL USE AND ARCHITECTURAL REVIEW

October 14, 2020



**CDM
Smith**

 **DONOHUE**

Pre-development meeting

Meeting Agenda

- Key Objectives
 - Meet the Team
 - Review Regulatory Considerations
 - Review Proposed Building and Site Layout
 - Review Architectural Design Considerations



Introductions



Regulatory Considerations

Site & Architectural Considerations

BUILDING DESIGN

- Consistency with existing water plant

VOLLRATH PARK

- Frisbee golf course
- Easement

ADJACENT PROPERTY OWNERS

- Storm drainage
- Landscaping
- Outdoor storage of materials & Equipment
- Vehicle access
- Lighting
- Noise

Site & Architectural Considerations

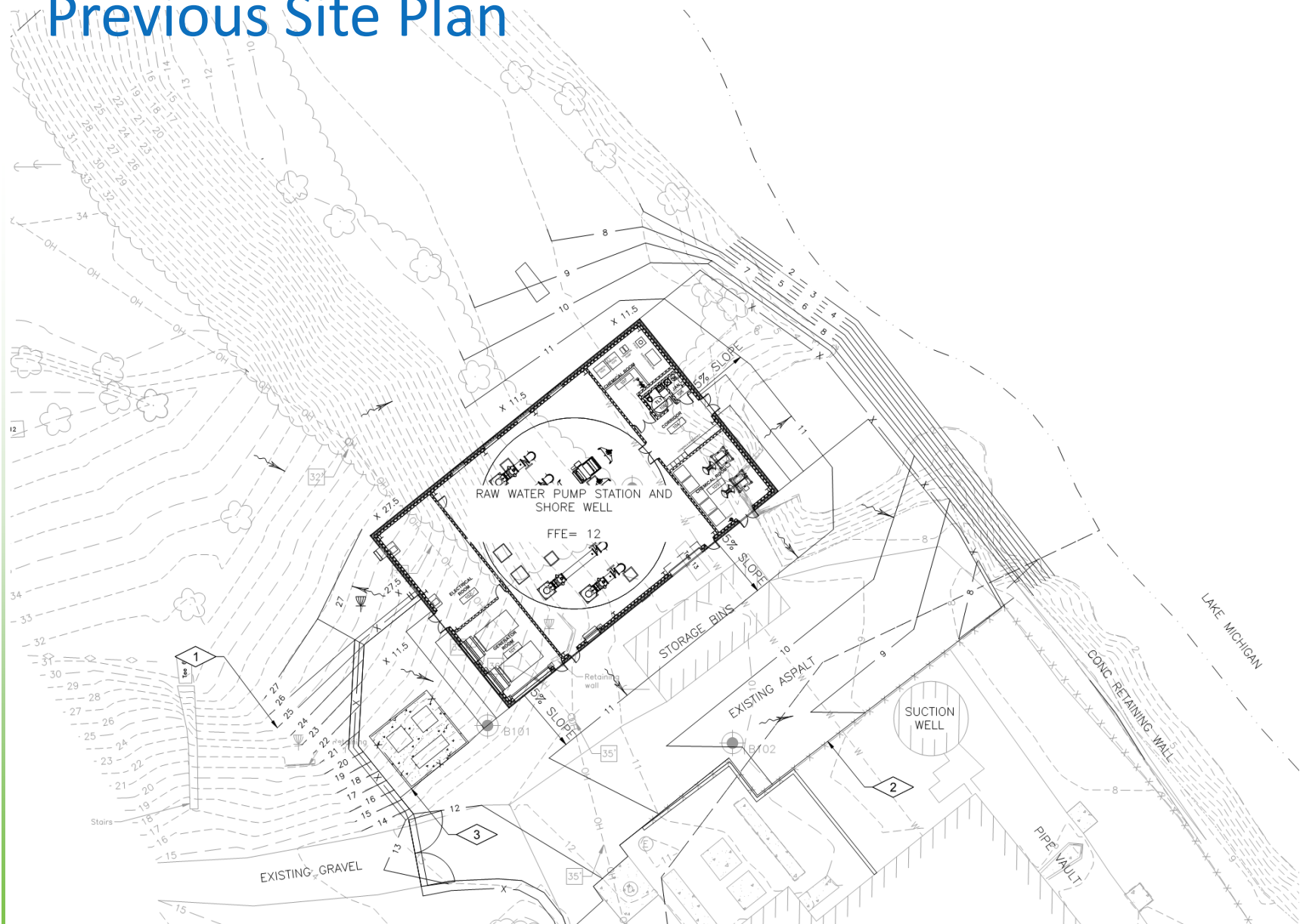
LAKE MICHIGAN

- Floodplain
- Shoreline Protection & Resiliency
- Setbacks from Lake Michigan
- Elevation requirements



Proposed Pump Station

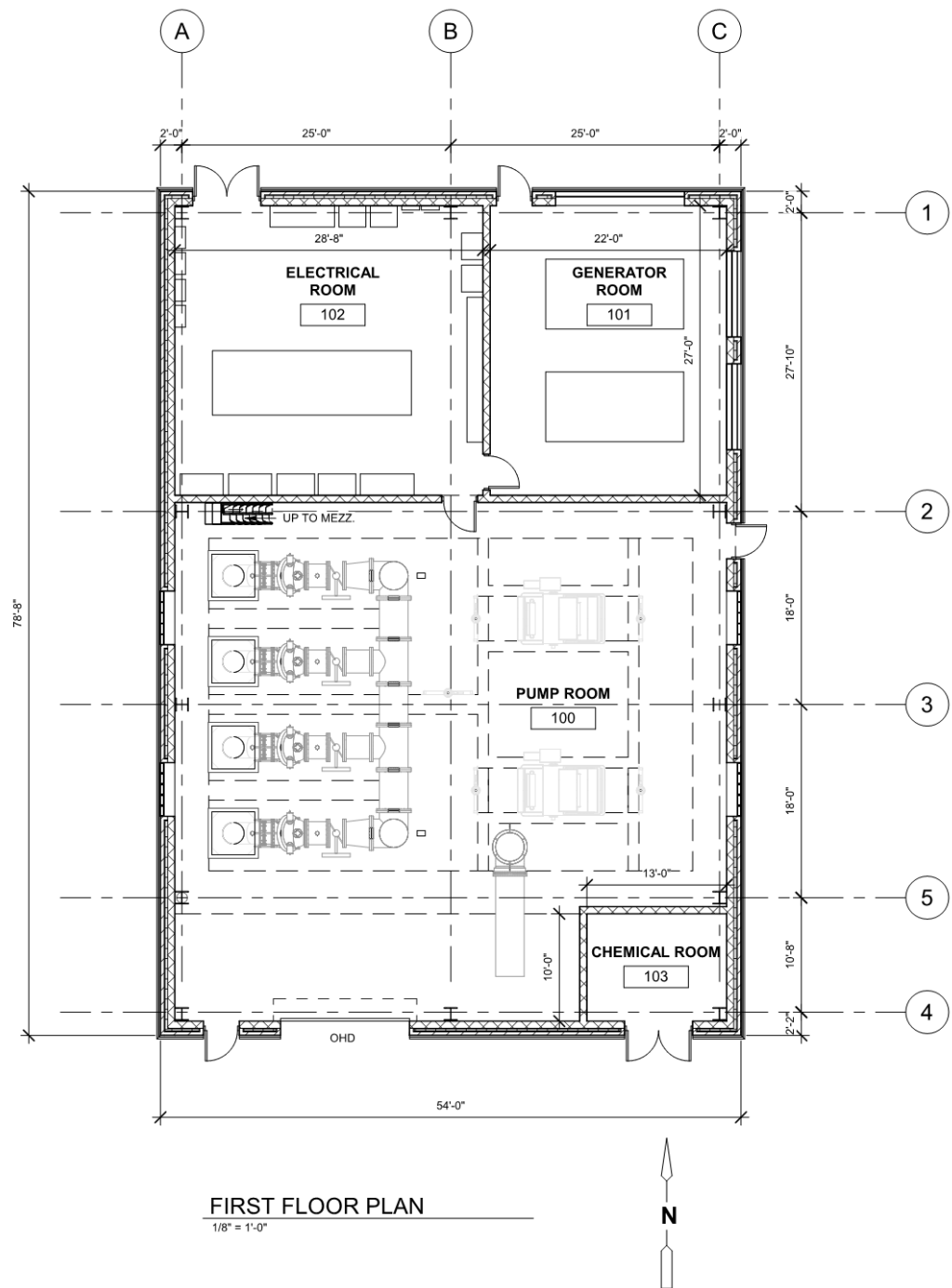
Previous Site Plan



Site Plan

The site plan illustrates a property with a large building complex at the top, featuring a 'MEASEMENT' and 'OUTFALL STRUCTURE'. Below this, a 'HOLE 12' is marked. A 'STORM' structure is shown with dimensions '84" STORM' and '20" W'. A 'PROPERTY LINE' is indicated. The plan also shows 'EXISTING ASPALT', 'EXISTING GRAVEL', and 'EXISTING ABANDONED 30" STORM'. A 'SUCTION WELL' is located near the bottom right, adjacent to a 'CONC. RETAINING WALL' and 'LAKE MICHIGAN'. The plan includes various annotations such as 'EDGE OF WATER LAKE LEVEL 1.92 JUN 16, 2020', 'PIPE VAULT', and 'STAIRS'. The terrain is depicted with contour lines and spot elevations.

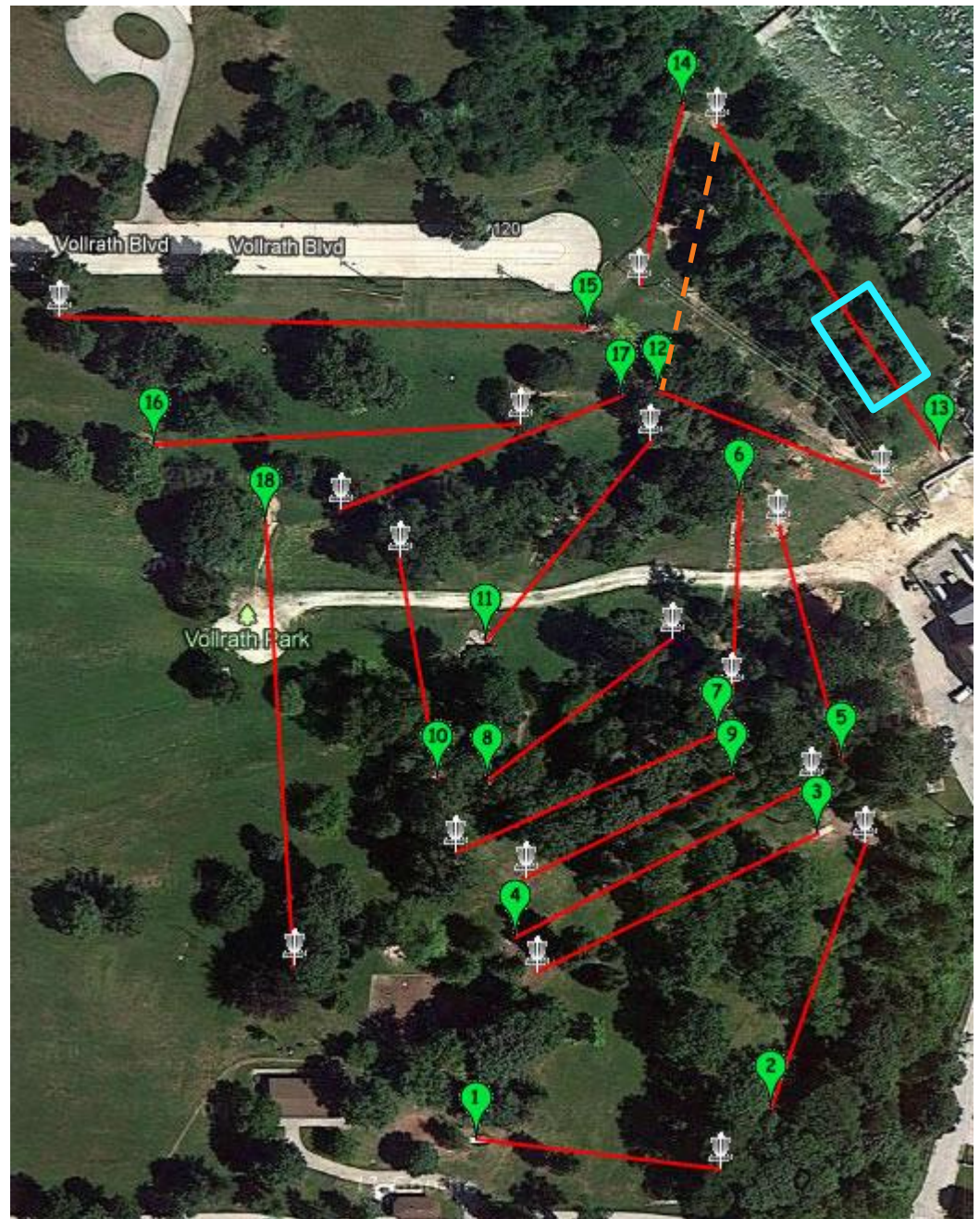
Building Layout



Vollrath Park

FRISBEE GOLF

- One tee requires relocation



Vollrath Park



existing easement [60' x 120']



proposed easement [approx. 80' x 120']



Site Elements

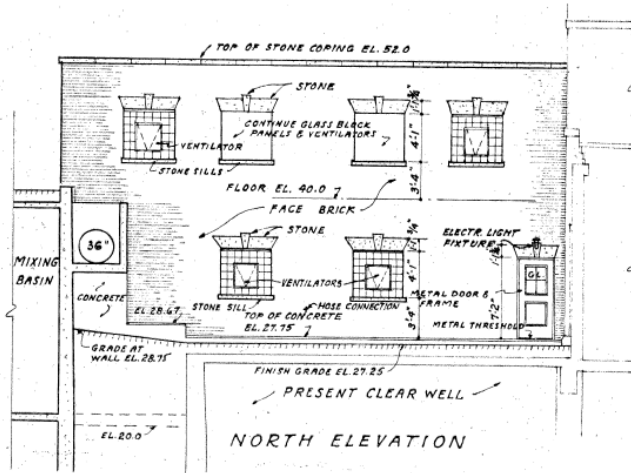
- No outdoor material storage – to be relocated indoors
- New exterior switchgear & two padmount transformers
- HVAC & generators indoors





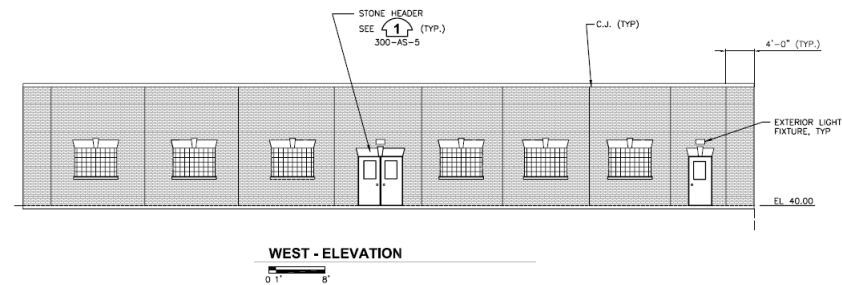
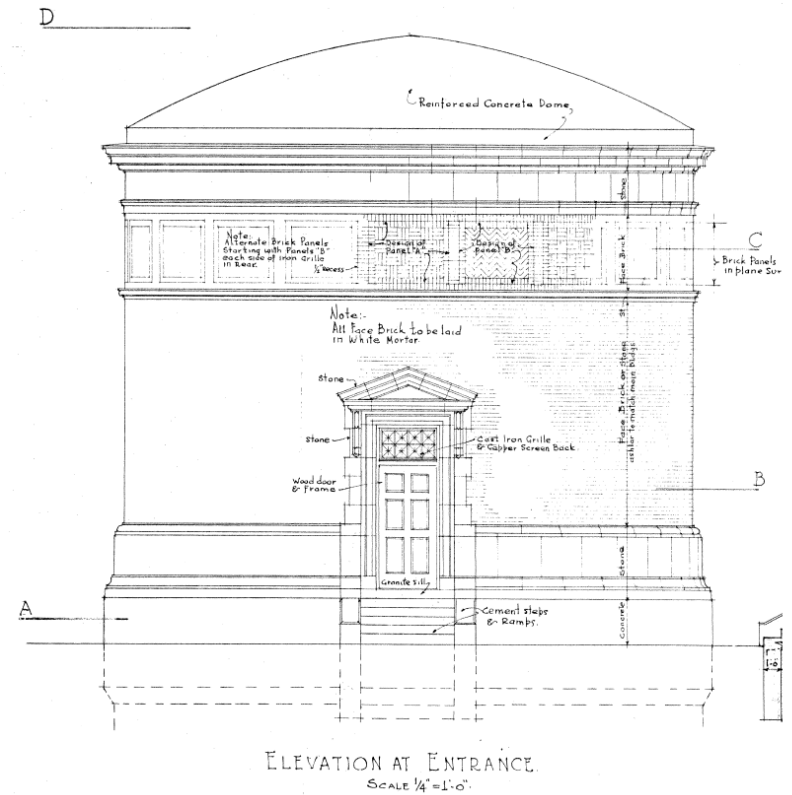
Architectural Design

Design Context



ELEVATIONS OF CHEMICAL BUILDING
SCALE: $\frac{1}{8}'' = 1'-0''$

PRESENT BUILDING



Design Context



Materials & Resiliency

BUILDING

- Masonry
- Glass Block Windows
- Cast Stone Accents
- Concrete Foundation

SHORELINE PROTECTION

Design Concept



Design Concept



Design Concept

