

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

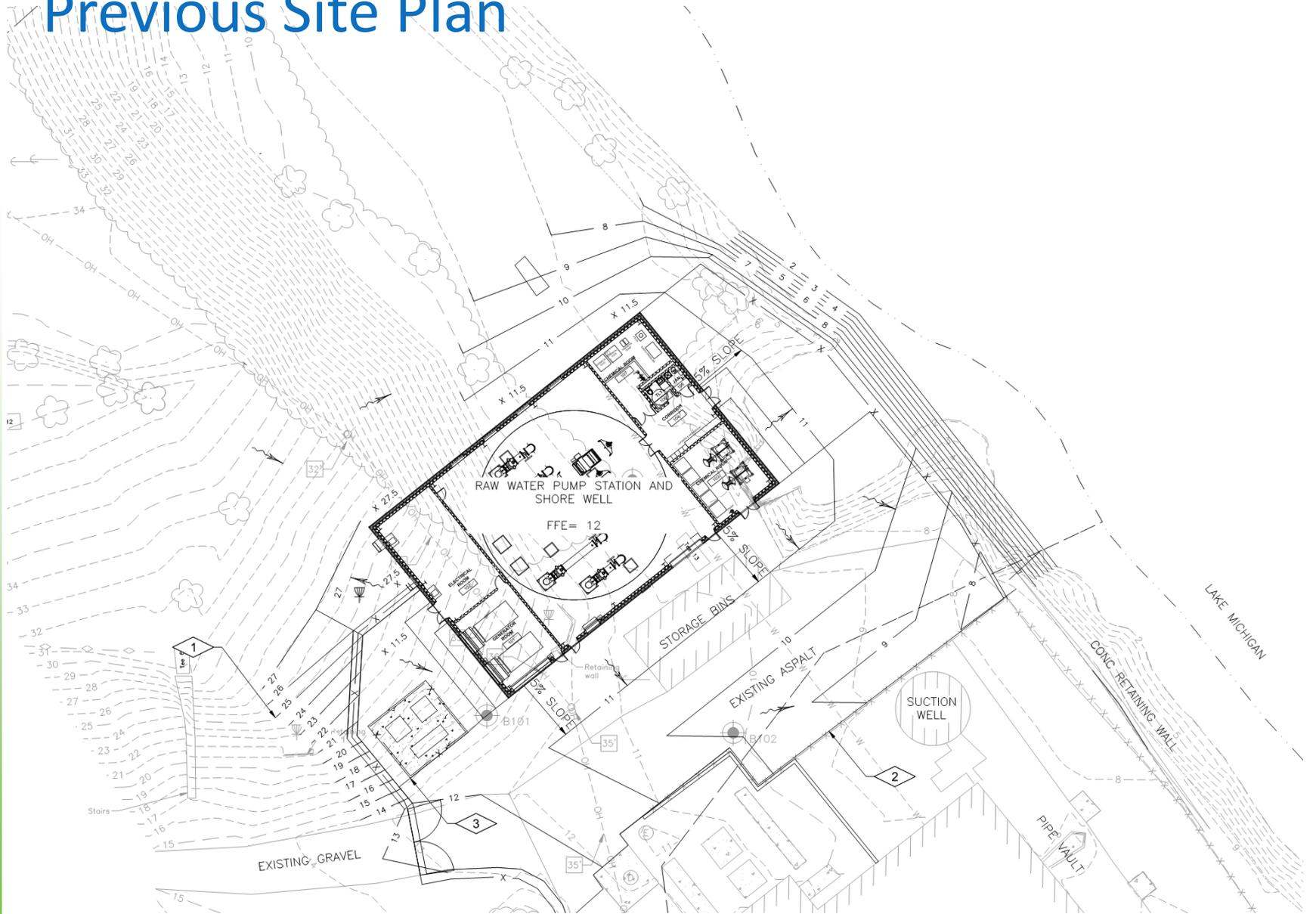
LAKE MICHIGAN

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

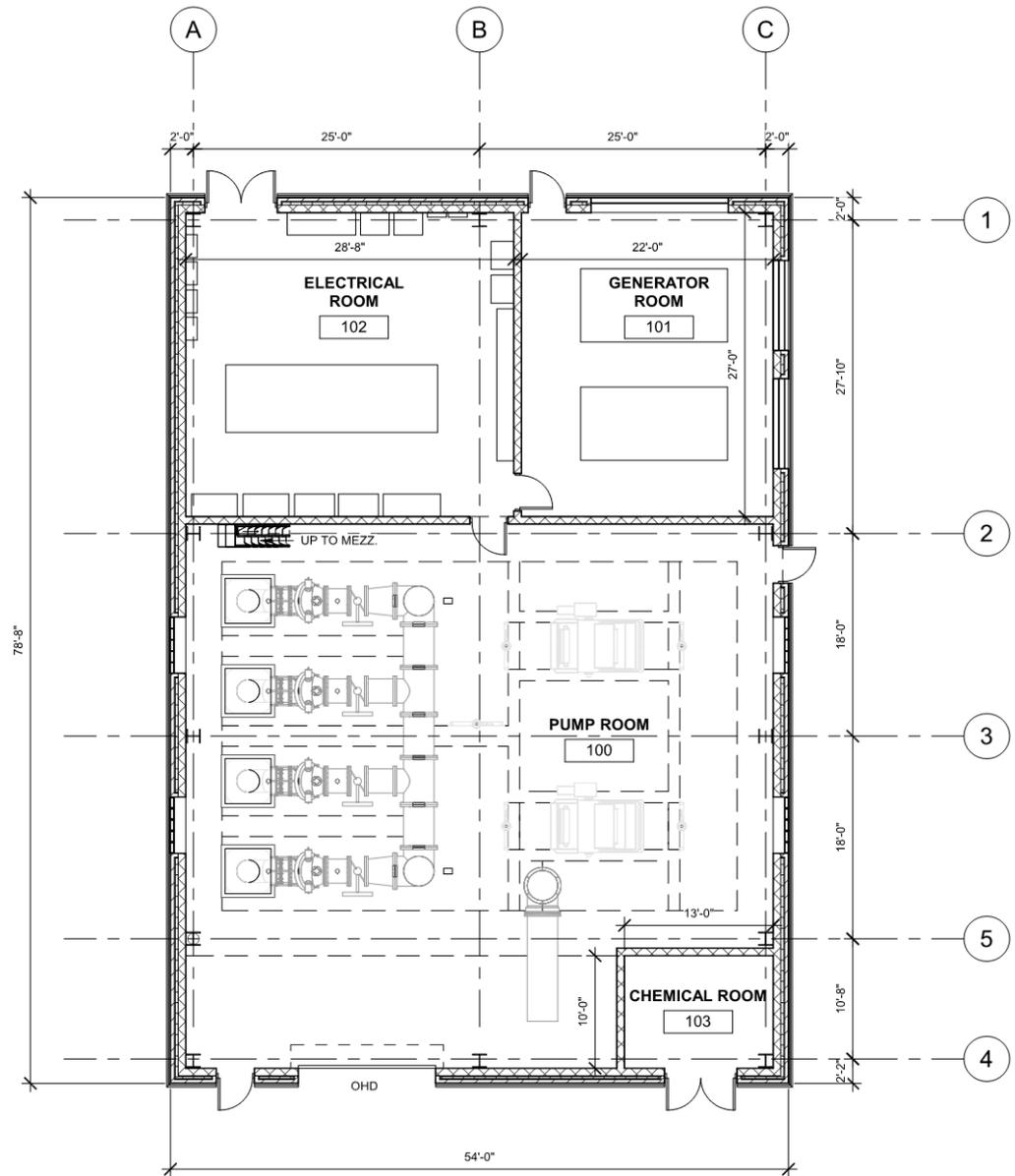


Proposed Pump Station

Previous Site Plan



Building Layout

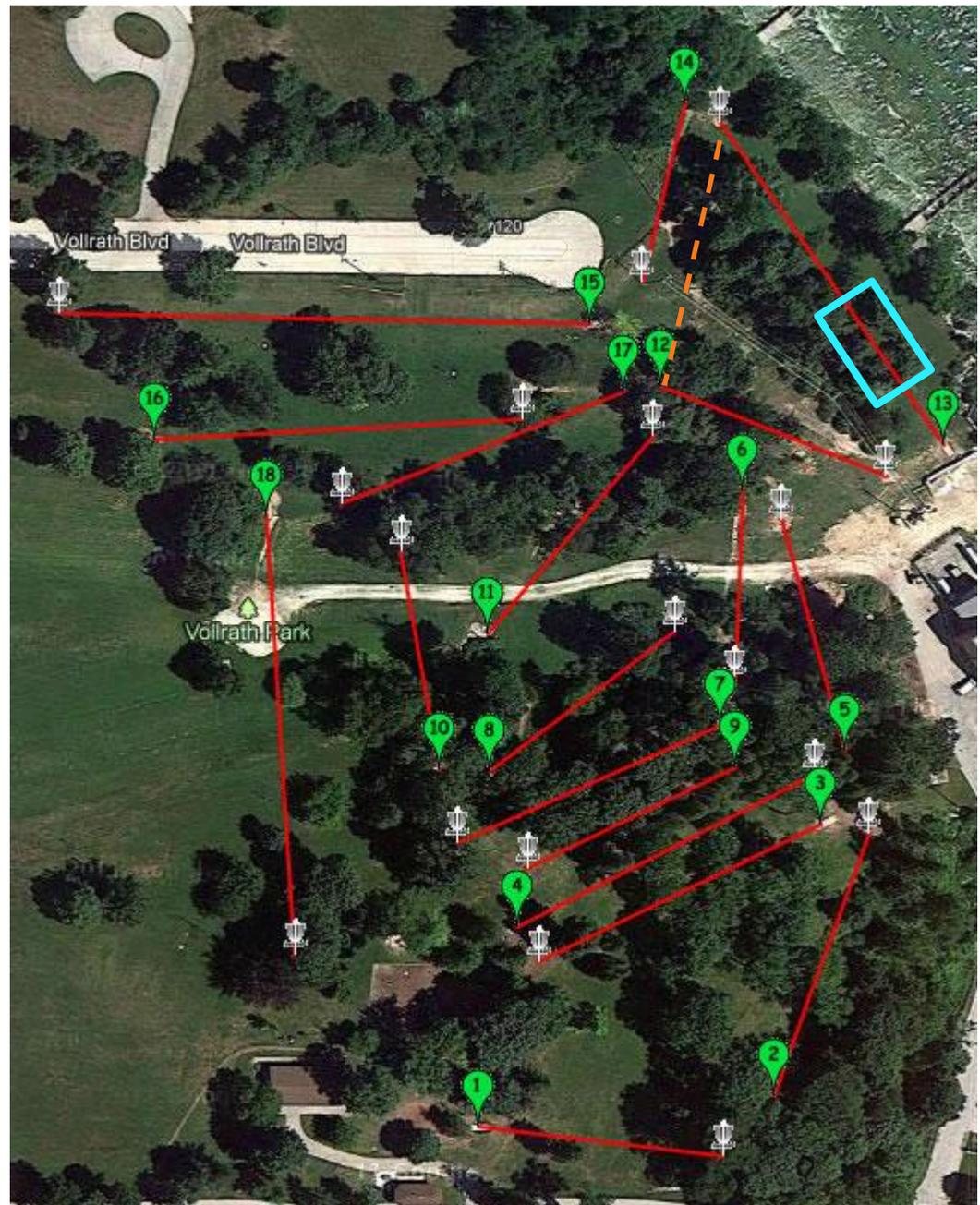


FIRST FLOOR PLAN
1/8" = 1'-0"

Vollrath Park

FRISBEE GOLF

- One tee requires relocation



Vollrath Park



existing easement [60' x 120']



proposed easement [approx. 80' x 120']



Site Elements

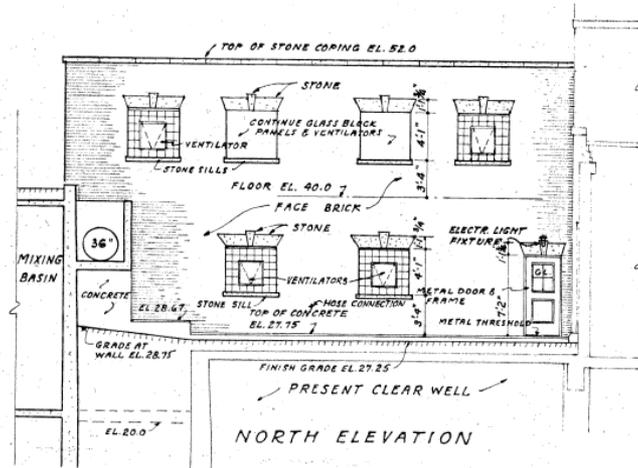
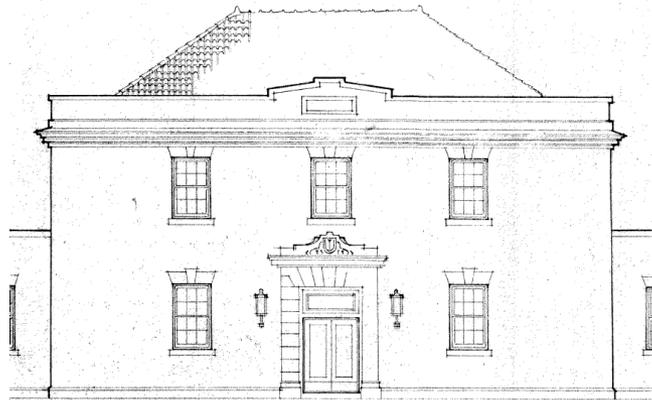
- No outdoor material storage – to be relocated indoors
- New exterior switchgear & two padmount transformers
- HVAC & generators indoors



Architectural Design

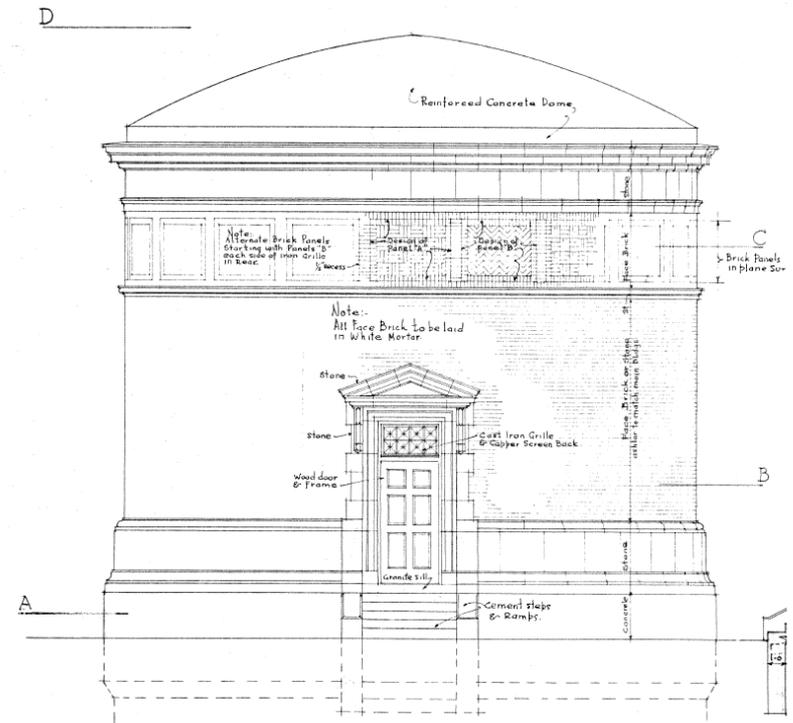


Design Context

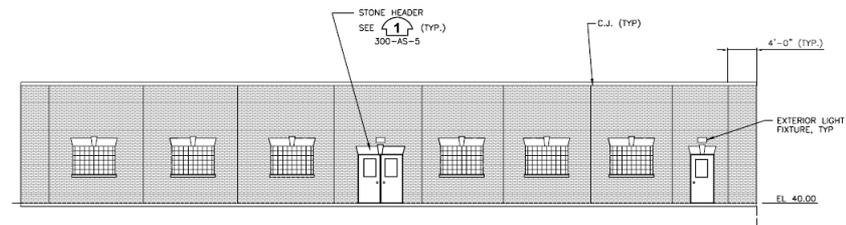


ELEVATIONS OF CHEMICAL BUILDING
SCALE: 1/8" = 1'-0"

PRESENT BUILDING



ELEVATION AT ENTRANCE
SCALE 1/4" = 1'-0"



WEST - ELEVATION

0' 8'

Design Context



Materials & Resiliency

BUILDING

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

SHORELINE PROTECTION

Design Concept



Design Concept



Design Concept

