



MEMORANDUM

TO: Historic District Commission
City of Saugatuck

FROM: Grayson Moore David M. Jirousek, AICP
Director of Planning/Zoning Consulting Planner

DATE: January 5, 2026

RE: Historic District Permit Application, Daniel Boggs: 640 Water Street

REQUEST: The applicant proposes to demolish the existing building at 640 Water Street and construct a new building in its place, along with three on-site parking spaces. The project requires review and approval by the Historic District Commission (HDC) due to the property's location within the Historic District.

BACKGROUND: The project includes the construction of a two-story mixed-use building oriented towards Water Street and the Kalamazoo River. The Planning Commission considered the proposal on December 18, 2025, through the Planned Unit Development (PUD) review process. The Planning Commission sent a favorable recommendation to the City Council, which will review the project on January 26, 2026. As part of the project, the existing non-contributing/nonconforming building is proposed for demolition.

The first floor is proposed to contain a retail/commercial tenant space, including a commercial kitchen and an outdoor riverfront dining patio. The second floor includes three dwelling units, consistent with allowable upper-story residential use in the C-2 DWP District, which are intended to serve as short-term rentals.

The building footprint occupies much of the shallow lot, necessitating dimensional deviations addressed through the PUD, including a zero-foot front setback and a reduced waterfront setback of approximately 15 feet (compared to the standard 25 feet). The building is two stories and approximately 25.5 feet at mid-roof (30.5 feet at the ridge), which is within the district's maximum permitted height.

Architecturally, the building features fiber-cement board-and-batten siding, aluminum storefront glazing, standing-seam metal roofing, balconies with metal railings, and a design intended to reflect the character of downtown Saugatuck and the waterfront setting. While

the renderings show a grey first floor and white second floor, it is unknown whether this is the final proposed color scheme, or if the siding is proposed as smooth or textured. The color of the standing-seam metal roof is also unknown. Window and door specifications have not been provided.

The Planning Commission also recommended a parking lot modification to reduce the setback from 20 feet to five feet along the right-of-way. However, the visual impact of the parking area will be buffered by compliant landscape screening. A screened dumpster pad is proposed behind (west) of the three proposed parking spaces. The dumpster screening materials and final design have not been provided.

It should also be noted that, in early 2024, the Historic District Commission approved various improvements to 650 Water Street to the north of this site, including a four-foot-high screen for the waste containers on the south side of the building. As part of the applicant's revised site plan, an access path is proposed along the south side of 650 Water Street to provide access to the waterfront at 640 Water Street. This path may affect the previously approved waste container screening. The applicant should clarify whether the proposed access path will impact the approved screening.

APPLICABILITY: A permit shall be obtained before any work affecting the exterior appearance of a resource is performed within the Historic District (§ 152.03).

COMPLETENESS REVIEW: All applications to construct, alter, repair, move, or demolish any structure or install or alter any signage or fence structure in a historic district shall include the supporting plans and documents as specified by § 152.07 B. The applicant has provided a comprehensive overview of the proposed improvements.

§ 152.07 D. GUIDELINES:

1. *In reviewing applications and plans submitted under this chapter, the Commission shall follow U.S. Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Structures as set forth in 36 C.F.R. part 67, as amended. Additional guidelines may be developed and followed if they are equivalent in guidance to the Secretary's standards and guidelines and are approved by the Center. Any additional guidelines must be adopted by the Commission and approved by the City Council. In reviewing applications and plans, the Commission shall also give consideration to:*
 - a. *The historical or architectural significance of the resource and its relationship to the historic value of the surrounding area.*
 - b. *The compatibility of the exterior of the structure and the space around it with the visual or historical context of the surrounding area.*
 - c. *The impact of the exterior of the structure and the space around it on the village/rural character and contextual aesthetic of the city.*

- d. Other factors which the Commission considers to be pertinent.*
- 2. In exercising its authority to approve or deny an application under this chapter, the Commission shall exercise its educated judgment on a case-by-case basis in interpreting these guidelines and the following the applicable standards.*

Comment: The proposed demolition of the existing non-contributing structure and construction of a new building at 640 Water Street has been reviewed in consideration of the U.S. Secretary of the Interior's Standards for Rehabilitation and applicable local Historic District guidelines. The existing building lacks historical or architectural significance, and its removal would not adversely affect the integrity of the surrounding historic area.

The proposed new construction is compatible with the district's visual and historical context in terms of use, orientation, scale, and overall form, and it is designed to complement the established waterfront and downtown setting. The exterior design and site layout have been evaluated for their relationship to surrounding development and their impact on the village character and the city's contextual aesthetic. Based on the submitted materials, the proposal meets the applicable standards, subject to review of final exterior details.

V. ADDITIONS AND NEW CONSTRUCTION:

B. New Construction

- 1. Streetscape. Compatibility With new structures or renovations which totally change the facades, the appearance of the streetscape as a whole should be respected. Facades for new structures should be compatible with the overall design and appearance of the surrounding streetscape in its design and appearance.*

Comment: The proposed two-story mixed-use building is oriented to Water Street and the Kalamazoo River and maintains a continuous street-facing facade consistent with the downtown streetscape. Ground-floor commercial use supports established street activity.

- 2. Architectural Style. New structures need not replicate existing styles. They may be honest modern or contemporary adaptations or reflections of traditional styles or they may be totally new, distinctive structures which are nevertheless compatible with the district's character.*

Comment: The design represents a contemporary interpretation using traditional forms and materials common to the district, consistent with the guideline allowing compatible modern adaptations.

3. *Compatibility of Siting and Massing*

- a. *The historic relationship between buildings, landscape features and open space should be retained. The siting should be reviewed based on existing district setbacks, orientation, spacing and distance between adjacent buildings.*
- b. *The height and bulk of a new building shall be compatible with its surroundings and shall in no event exceed that of existing buildings in the Historic District.*
- c. *If there is a significant variation in siting or in height and bulk from the immediately surrounding buildings which creates a material adverse impact on the character of that area, the Commission may make recommendations to the Planning Commission and/ or the Zoning Board of Appeals concerning height, massing and placement on the lot of the new construction.*

Comment: The proposed building maintains a zero-foot front setback that is consistent with the established street wall along Water Street and is oriented toward the street and the Kalamazoo River. The relationship between the building, the shallow lot configuration, and surrounding development reflects existing downtown patterns of placement and spacing. The two-story structure, at approximately 25.5 feet at mid-roof and 30.5 feet at the ridge, remains within the maximum height permitted in the district. Dimensional deviations, including the reduced waterfront setback, are addressed through the Planned Unit Development approval, and the proposal does not exceed the general height or bulk of surrounding development.

4. *Compatible Detailing. In addition to the scale of the structure, details such as roof lines, materials, the size, type, and placement of windows, doors, porches, fences, chimneys and garages, should be considered in assessing the compatibility of the new structure with the existing streetscape.*

Comment: Proposed materials include fiber-cement board-and-batten siding, aluminum storefront glazing, standing-seam metal roofing, and metal balcony railings. Final confirmation of siding texture, roof color, window and door specifications, and exterior color palette has not been provided.

5. *Pedestrian Scale. Especially in commercial areas, the scale of architectural elements should provide comfortable surroundings for pedestrians. This applies especially to heights of canopies or awnings, and heights of doors and windows.*

Comment: The ground-floor storefront and outdoor dining patio contribute to pedestrian-oriented design along Water Street. Specific details regarding canopies, awnings, and door/window dimensions have not been submitted.

6. *Distinguishing New from Old. New buildings should be designed so that they are compatible with, but discernable from, adjacent historic buildings.*

Comment: The proposed building is contemporary in design and materials, allowing it to be distinguishable from adjacent historic resources while remaining compatible with the district's overall character.

RECOMMENDATION:

It is understood that the applicant intends to provide certain material samples for review. The Historic District Commission should request and review the following, which may be addressed at the meeting:

1. Final exterior building materials, including siding type and texture, roof material and color, and exterior color selections;
2. Final window and door specifications, including materials, proportions, and glazing;
3. Final details for the dumpster enclosure, including materials, height, and screening design; and
4. Clarification as to whether the proposed waterfront access pathway will impact the previously approved waste receptacle screening at 650 Water Street, with any necessary plan modifications to maintain compliance with prior Historic District Commission approvals.

If the HDC determines that the improvements are appropriate and the applicable standards of the Historic Preservation Review Guidelines are met, the following motion may be used:

Motion to approve the applicant's request for the demolition of the existing building at 640 Water Street and a new building as presented in the application and supporting materials.

Approval shall be subject to the following conditions:

1. Final approval of the PUD and site plan by the City Council.
2. _____
3. _____
4. _____

Commission Review Fee: \$250
Administrative Review Fee: \$50



Historic District Permit Application

LOCATION INFORMATION

APPLICATION NUMBER _____

Address 640 water st

Parcel Number 57-300-030-00

APPLICANTS INFORMATION

Name Andrew Galemore

Address / PO Box _____

City _____

Zip _____

Signature Andrew Galemore

Date 9/20/2023

OWNERS INFORMATION (IF DIFFERENT FROM APPLICANTS)

Name AMK Holdings

I hereby authorize that the applicant as listed above is authorized to make this application for proposed work as my agent and we agree to conform to all applicable laws and regulations of the City of Saugatuck. I additionally grant City of Saugatuck staff or authorized representatives thereof access to the property to inspect conditions, before, during, and after the proposed work is completed.

Signature Kelvin S. S. S.

Date 9/20/2023

CONTRACTORS/ DEVELOPERS INFORMATION (UNLESS PROPOSED WORK IS TO BE DONE BY THE PROPERTY OWNER)

Name Greenwood Builds LLC

Contact Name _____

License Number 242200321 / 262200166

Expiration Date 5/31/2025

PROPERTY INFORMATION

Depth _____ Width _____ Size .24 acres Zoning District Historic Current Use _____

Check all that apply: Waterfront ☒ Dunes _____ Vacant _____

PROJECT DESCRIPTION (ATTACH MORE SHEETS IF NECESSARY)

Remove metal sided structure on north side of building. Remove damaged/ rotted awning on west side of building. Remove vinyl siding and repair and seal block wall.
Paint block wall and trim. Wall Color - Snakeskin (VR064B) Trim Color- White
Remove existing signage. Future lessee to decide upon signage.



HISTORIC DISTRICT REQUIREMENTS (SECTION 152.07)

Pursuant to Section 152.07, please attach the following supporting documents when applying for historic district approval if applicable:

Y N NA

- | | | | |
|-------------------------------------|-------------------------------------|-------------------------------------|---|
| ☒ | ☐ | ☐ | Photographs of the structure and its relationship to adjacent structures. |
| ☐ | ☐ | ☒ | A plot plan with the placement of the proposed addition, or location of fencing to be constructed. |
| ☐ | ☐ | ☒ | Elevation drawings of the exterior of the structure or improvements. |
| ☒ | ☐ | ☐ | Samples of all proposed exterior finishes and materials. |
| ☒ | ☐ | ☐ | Photographs showing, in detail, the problem areas to be addressed during the proposed repair or alteration. |
| ☐ | ☐ | ☒ | A scale drawing of all proposed signage, including design, lettering style, type of illumination (if any), placement or location on the lot or building, and the type of support(s) for the sign(s). |
| ☐ | ☐ | ☒ | If an application for signage is made by tenants of a building located within a historic district, the tenants must obtain written permission from the building owner to install or alter the proposed sign(s). |
| ☐ | ☐ | ☒ | Plot plan showing the following: |
| ☐ | ☐ | ☒ | Current location, shape, area and dimension of the lot. |
| ☐ | ☐ | ☒ | Current site improvements (including structures, sidewalks, decks, streets, fences, etc). |
| ☐ | ☐ | ☒ | Proposed improvements and distances from other improvements or property lines. |
| ☐ | ☐ | ☒ | Proposed and/or current yard, open space and parking space dimensions and calculations. |
| ☐ | ☐ | ☒ | Location of any flood plains, watersheds, wetlands, easements, critical dunes, or other applicable features. |
| ☐ | ☒ | ☐ | Description of proposed use and of the building (dwelling, structure, barn, garage and the like) or improvements. |
| ☒ | ☐ | ☐ | Detailed written description of the activities related to the proposed use and/or improvements. |

OFFICE USE ONLY:

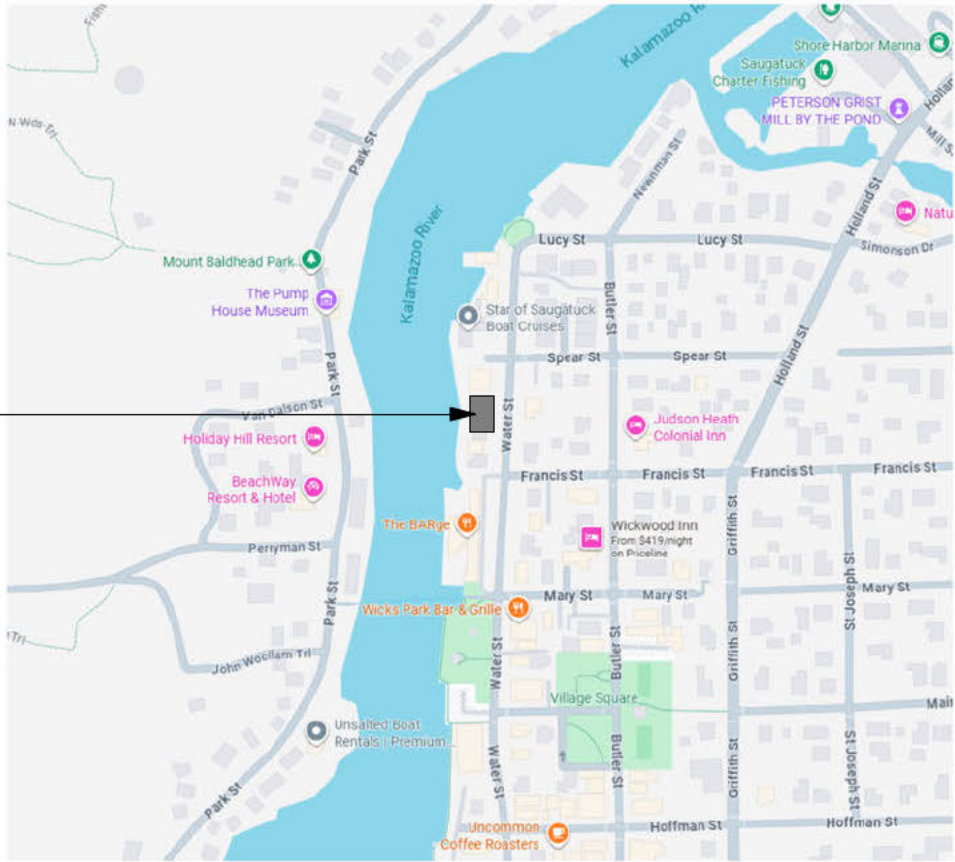
Application Complete _____ Fee Paid____Date Paid _____

Notes: _____

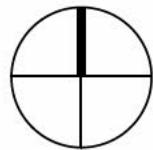
AMK PROPERTIES - SAUGATUCK BUILDING

640 Water Street, Saugatuck, MI 49453

PROJECT LOCATION



LOCATION MAP



DANIEL BOGGS ARCHITECT

ARCHITECTURE & PLANNING

8538 ISLAND BLVD.
GROSSE ILE, MI 48138
248.882.3642

PROJECT:
Saugatuck Building
640 Water Street
Saugatuck, MI 49453

PROFESSIONAL SEAL:



PRELIMINARY
NOT FOR CONSTRUCTION
ISSUED:
10-22-25 Client Review
10-27-25 Revision
11-18-25 PUD Submission

PROJECT NO:
2025.13

DRAWN BY:
DWB

These drawings have been specifically prepared for
AMK Properties for use at 640 Water Street
Saugatuck, MI 49453
These drawings shall not be used at other locations
without the consent and participation of Daniel Boggs
Architect.

SHEET TITLE:
Title Sheet

SHEET NO:
G-1



Example of white fibre cement board and batten siding



Example of gray fibre cement board and batten siding



SOUTHWEST ELEVATED PERSPECTIVE



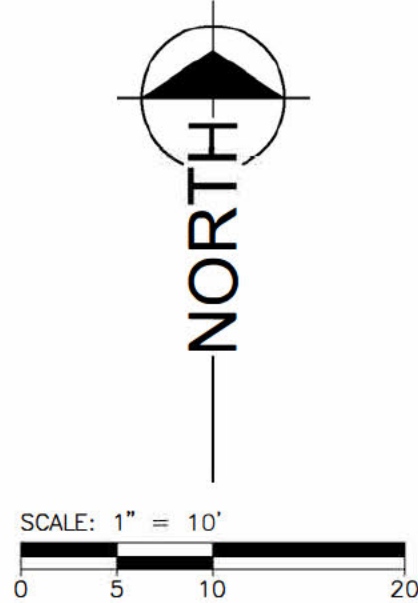
NORTHWEST PERSPECTIVE



SOUTHWEST PERSPECTIVE



NORTHEAST PERSPECTIVE



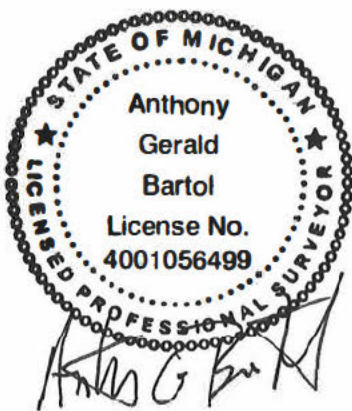
LEGEND	
	PROPERTY IRON (FOUND)
	UTILITY POLE
	LIGHT POLE
	UTILITY MANHOLE
	CATCH BASIN
	WATER VALVE
	UTILITY RISER
	MAILBOX
	UTILITY METER
	SIGN
	POST
	MONITORING WELL
	BENCHMARK
	PROPERTY BOUNDARY
	PLAT LOT LINE
	CURB LINE
	BUILDING LINE AT GROUND LEVEL
	FENCE

BENCHMARK 200 ELEVATION: 585.28
NORTHEAST FLANGE BOLT OF HYDRANT,
NORTHEAST QUADRANT OF FRANCIS AND
WATER STREETS

BENCHMARK 201 ELEVATION: 583.85
CHISELED X ON SEAWALL, WEST SIDE OF
640 WATER STREET BUILDING

PARCEL DESCRIPTION AS FURNISHED:
(FROM COVENANT DEED LIBER 4875, PAGE 157 DOCUMENT NO. 2023010350, ALLEGAN COUNTY RECORDS)

LOT(S) 29, 30 AND NORTH ONE HALF OF LOT 31 OF KALAMAZOO PLAT, ACCORDING TO THE PLAT THEREOF
RECORDED IN LIBER 111 OF DEEDS, PAGE 551 OF ALLEGAN COUNTY RECORDS.



AMK Properties
Village of Saugatuck, Michigan
604 Water Street
Topographic Survey

REVISIONS

Drawn By	MUNITENGALE
Designer	MUNITENGALE
Reviewer	TBARTOL
Manager	TBARTOL

Hard copy is intended to be
24"x36" when plotted. Scale(s)
indicated and graphic quality may
not be accurate for any other size.

PROJECT NO.
2501331

SHEET NO.

1

PLOT INFO: Z:\0025\2501807\CAD\CDC\01_2501807.DWG LAYOUT: C101 DATE: 11/17/2025 TIME: 2:05:38 PM USER: BAMCDOWELL



MICHIGAN
811
3 full working days before you dig
1-800-482-7171
on the web at: www.missdig.org

BENCH MARKS

- BENCHMARK 200 ELEVATION: 585.28
NORTHEAST FLANGE BOLT OF HYDRANT,
NORTHEAST QUADRANT OF FRANCIS AND
WATER STREETS
- BENCHMARK 201 ELEVATION: 583.85
CHISELED X ON SEAWALL, WEST SIDE OF
640 WATER STREET BUILDING

SURVEY NOTES

- TOPOGRAPHIC SURVEY WAS COMPLETED BY FISHBECK IN SEPTEMBER 2025 AND REFLECTS CONDITIONS AT THAT TIME. THE SURVEY HAS BEEN SUPPLEMENTED WITH RECORD AND PAST PROJECT INFORMATION FOR THE CONTRACTOR'S CONVENIENCE. THE CONTRACTOR IS RESPONSIBLE FOR VISITING THE SITE PRIOR TO BIDDING TO CONFIRM EXISTING CONDITIONS AS SHOWN ON THE PLANS. REPORT ALL DISCREPANCIES TO THE ENGINEER.
- THE HORIZONTAL AND VERTICAL INFORMATION PROVIDED IS BASED ON THE MICHIGAN STATE PLANE COORDINATE SYSTEM (SOUTH ZONE, INTERNATIONAL FEET) WITH NAD83 HORIZONTAL AND NAVD83 VERTICAL DATUM, RESPECTIVELY.
- UNDERGROUND UTILITIES ARE SHOWN BASED ON SURFACE MANHOLE AND VALVE LOCATIONS, RECORD DRAWINGS, AND OWNER PROVIDED UTILITY MAPS AND MAY NOT BE ACCURATE. CONTRACTOR SHALL CONTACT MISS DIG PRIOR TO ANY EXCAVATION. CONTACT ENGINEER IF UTILITIES ARE FOUND IN DIFFERENT CONDITIONS THAN SHOWN ON THESE PLANS.

SYMBOL LEGEND

- 725- EXISTING MAJOR CONTOUR
-724- EXISTING MINOR CONTOUR
-725- PROPOSED MAJOR CONTOUR
-724- PROPOSED MINOR CONTOUR
(L) LANDING (2% MAX. SLOPE ALL DIRECTIONS)
(R) RAMP
[724.50 XX] SPOT ELEVATION
EM EDGE OF METAL
EW EDGE OF WALK
FF FINISH FLOOR
GP GUTTER PAN
GR GRADE ELEVATION
HP HIGH POINT
LP LOW POINT
TC TOP OF CURB
TP TOP OF PAVEMENT
TW TOP OF WALL

NOTES

- FINISH GRADE OF SOIL EDGES ALONG PAVEMENT TO MATCH EDGE OF PAVEMENT.
- STRIP AND STOCKPILE TOPSOIL FROM GRADING AREAS. USE STOCKPILED TOPSOIL AND IMPORTED TOPSOIL AS NECESSARY FOR SURFACE RESTORATION.
- GRADES SHOWN ARE FINAL SURFACE GRADES AFTER COMPLETION OF SURFACE IMPROVEMENTS AND PLACEMENT OF TOPSOIL.
- ADA PARKING AREAS NOT TO EXCEED 2.0% SLOPE IN ALL DIRECTIONS.
- GRADE AREAS AT SITE PERIMETER TO MATCH GRADES OF ADJACENT PARCELS.
- REMOVE EXCESS SOIL FROM SITE AND DISPOSE OF PROPERLY IN ACCORDANCE WITH APPLICABLE REGULATIONS.
- PROVIDE TEMPORARY GRADING FEATURES SUCH AS BERMS, SWALES, SUMPS AND BASINS TO MANAGE INTERIM STORM WATER RUNOFF DURING CONSTRUCTION PROCESS. STORM WATER RUNOFF LEAVING THE SITE SHALL MEET ALL FEDERAL, STATE AND LOCAL QUALITY REQUIREMENTS.

AMK Properties
640 Water Street, Saugatuck, MI 49453
Saugatuck Building

**NOT FOR
CONSTRUCTION**

11/18/2025 PUD SUBMISSION	
Drawn By	SNETZ
Designer	BAMCDOWELL
Reviewer	DRHOTON
Manager	BAMCDOWELL

Hard copy is intended to be 24"x36" when plotted. Scale(s) indicated and graphic quality may not be accurate for any other size.

PROJECT NO.
2501807
SHEET NO.

C101

©Copyright 2025
All Rights Reserved



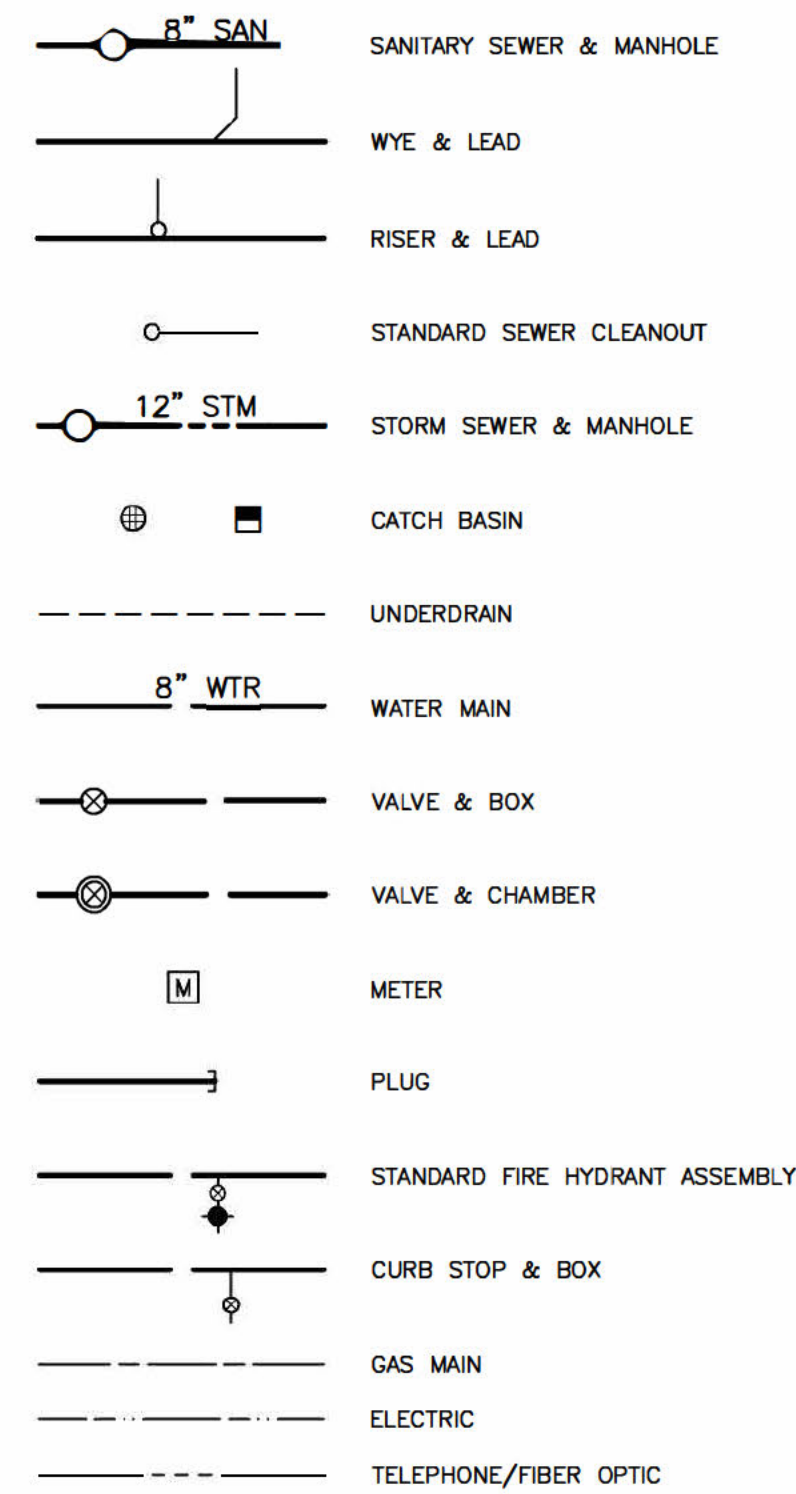
THE SITE CONTAINS 2 ABANDONED UNDERGROUND STORAGE TANKS THAT WERE PREVIOUSLY USED AS FUEL STORAGE FOR RECREATIONAL USE ALONG THE KALAMAZOO RIVER. THE TANKS FED A FUEL DISPENSER ON THE DOCKS OF THE ADJACENT PROPERTY. THE FUEL DISPENSER AND PRODUCT LINE WERE REMOVED, AND THE UNDERGROUND STORAGE TANKS WERE REMOVED OF PRODUCT, CLEANED, AND BACKFILLED. LEFT IN PLACE, THE SITE SOIL IS CONTAMINATED WITH RESIDUAL NON AQUEOUS PHASE LIQUID (NAPL) AND A CONTAMINATED GROUNDWATER PLUME IS PRESENT ON THE NORTH SIDE OF THE PROPERTY. A DEED RESTRICTION IS IN PLACE PROTECTING AGAINST ANY ACCEPTABLE FUTURE USE. THE CONTAMINATION, AND THAT FUTURE LAND USE MUST NOT EXACERBATE EXISTING CONDITIONS.

BENCH MARKS

BENCHMARK 200 ELEVATION: 585.28
NORTHEAST FLANGE BOLT OF HYDRANT,
NORTHEAST QUADRANT OF FRANCIS AND
WATER STREETS

BENCHMARK 201 ELEVATION: 583.85
CHISELED X ON SEAWALL, WEST SIDE OF
640 WATER STREET BUILDING

SYMBOL LEGEND



NOTES

1. EXISTING UTILITIES LOCATIONS SHOWN ARE APPROXIMATE.
2. VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF EXISTING UTILITIES PRIOR TO EXCAVATION WHERE NECESSARY.
3. PROTECT AND MAINTAIN SERVICE OF OTHER UTILITIES AT CROSSINGS.
4. DO NOT CONNECT ROOF DRAINS, FOUNDATION DRAINS, AND OTHER CLEAN WATER SERVICES TO THE SANITARY SEWER.
5. PROVIDE AND MAINTAIN INLET FILTERS AT ALL CATCH BASIN INLETS, DURING CONSTRUCTION.
6. WATER MAIN TO HAVE A MINIMUM OF 5.5 FEET OF COVER.
7. FIRE HYDRANTS LOCATED IN CURB ISLAND OR GREEN SPACE SHALL BE LOCATED 5' FROM BACK OF CURB OR EDGE OF PAVEMENT (TYP.).
8. PROVIDE A MINIMUM OF EIGHTEEN (18) INCHES OF VERTICAL SEPARATION AND TEN (10) FEET OF HORIZONTAL SEPARATION BETWEEN THE WATER MAIN AND ALL SANITARY AND STORM SEWERS.
9. FACE NOZZLES OF SITE FIRE HYDRANTS TOWARD BUILDING.
10. ADJUST ALL CASTINGS TO FINISH GRADES.
11. PIPE LENGTHS ARE TO CENTER OF STRUCTURES UNLESS NOTED OTHERWISE. ALL PIPE LENGTHS ARE FOR THE CONVENIENCE OF THE CONTRACTOR.
12. UTILITY ELEVATIONS INDICATED REPRESENT INVERT ELEVATIONS UNLESS OTHERWISE NOTED.

STORMWATER MANAGEMENT SUMMARY

THE PROJECT TEAM IS SEEKING AN ALTERNATIVE STORMWATER APPROACH DUE TO THE SITES ENVIRONMENTAL CONTAMINATES AND HIGH GROUNDWATER, SEE DETAILED ENVIRONMENTAL NOTES ON THIS SHEET. THE PROPOSED SITE CONDITIONS GENERATE LESS RUNOFF THAN THE EXISTING SITE CONDITIONS.

PRE-DEVELOPED CONDITIONS
DRAINAGE AREA: 7,725 SF = 0.18 AC
RUNOFF COEFFICIENT: 0.95

POST DEVELOPED CONDITIONS
DRAINAGE AREA: 7,725 SF = 0.18 AC
RUNOFF COEFFICIENT: 0.91

GEOTECHNICAL NOTES

1. SOIL CLASSIFICATION: PRIMARILY SANDY AN LOAMY AQUEENTS (34) PER WEB SOIL SURVEY
2. GROUNDWATER ELEVATION: 579.75

FLOODPLAIN NOTES

1. SITE IS LOCATED IN A AE/(EL 583) FLOODPLAIN ZONE PER FEMA FLOODPLAIN MAPS.

WETLAND NOTES

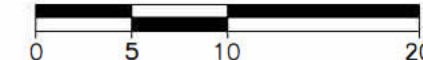
1. SITE IS NOT LOCATED IN A WETLAND PER EGLE WETLANDS MAPPER.

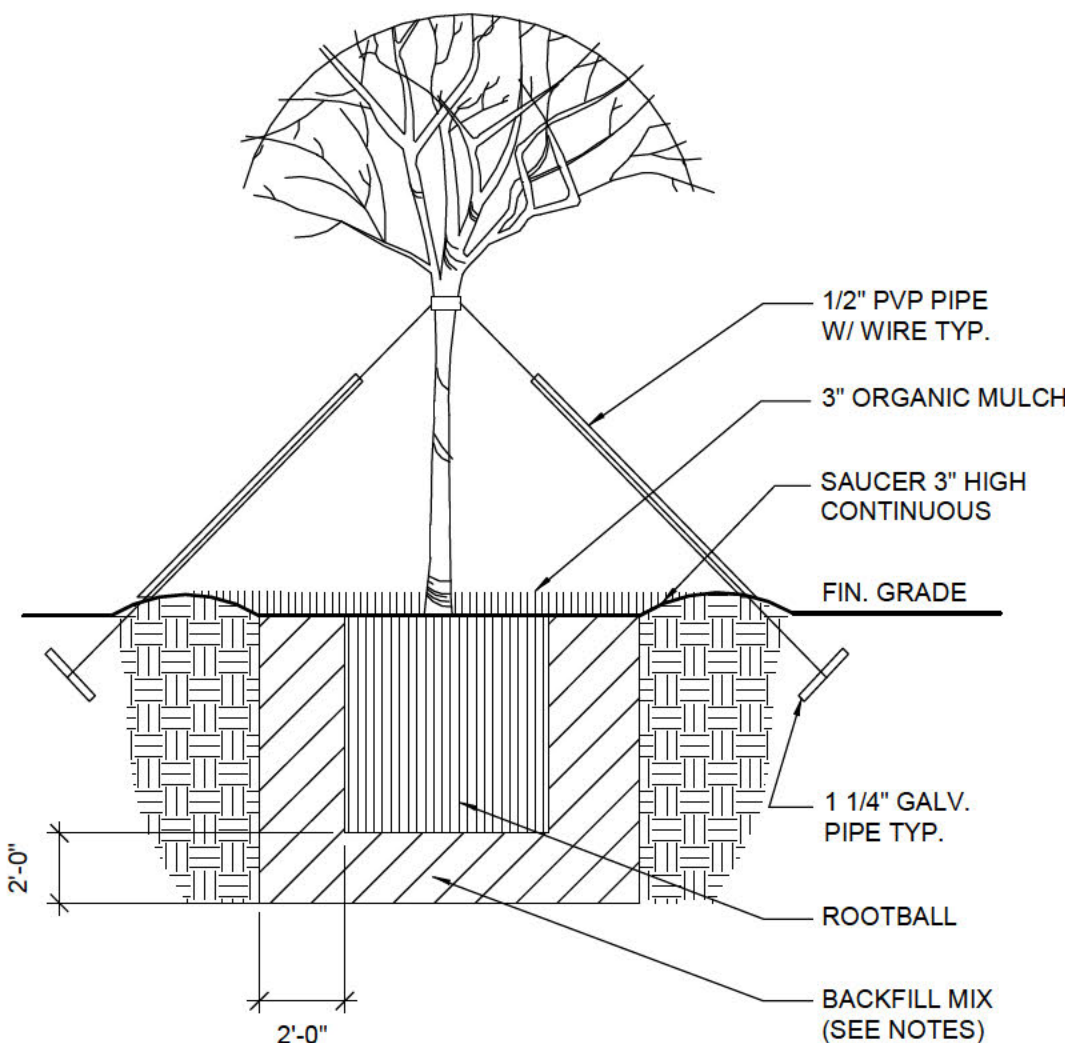
KEY NOTES

- ## 1. DOWNSPOUT

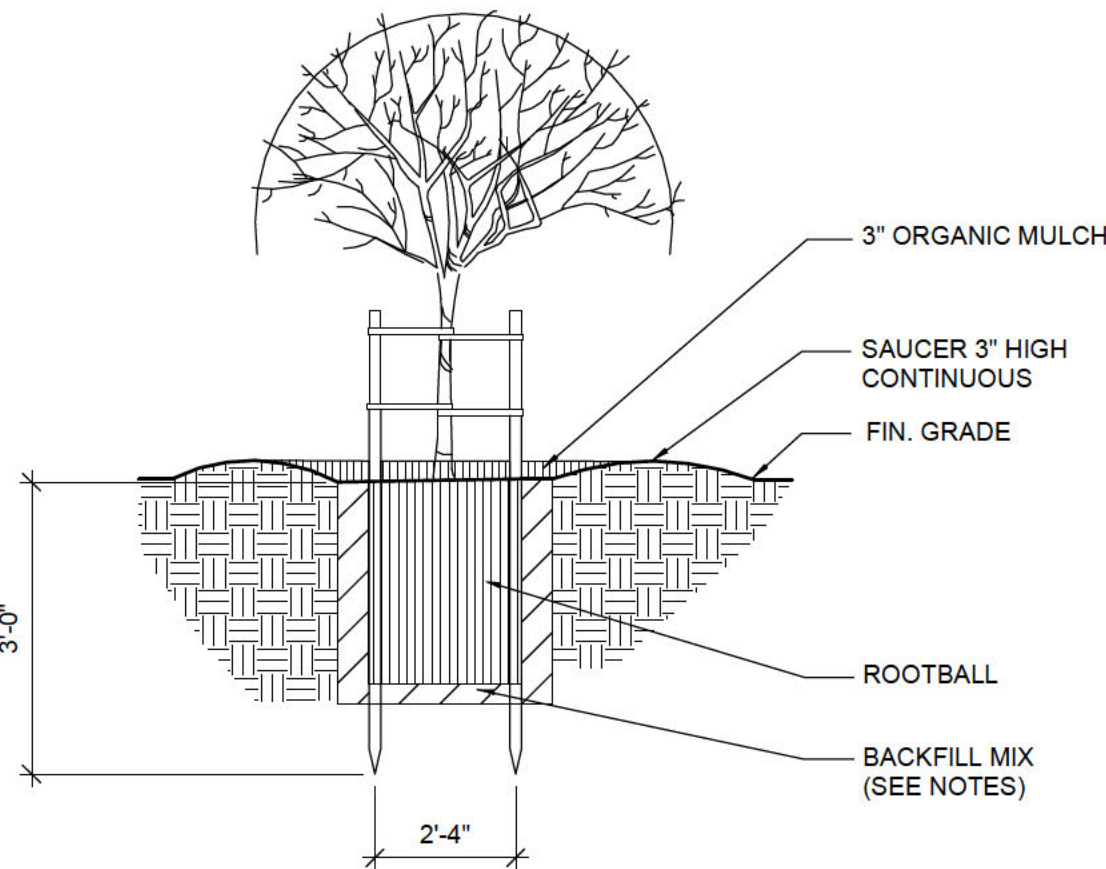
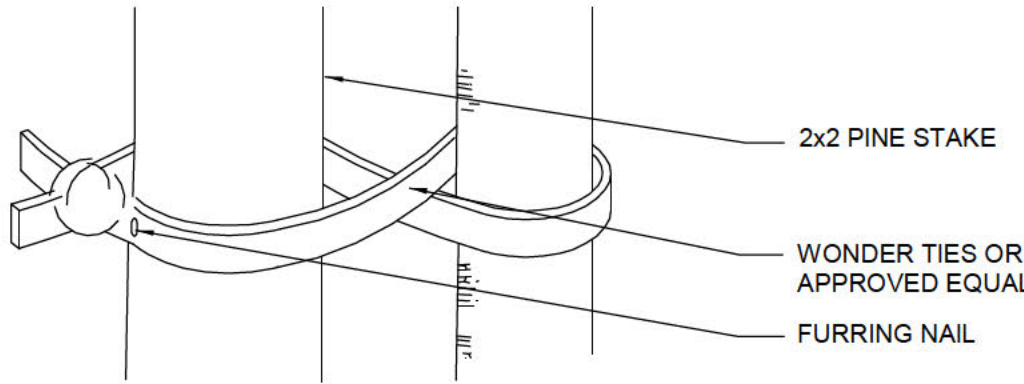
UTILITY AND STORMWATER MANAGEMENT PLAN

SCALE: 1" = 10'

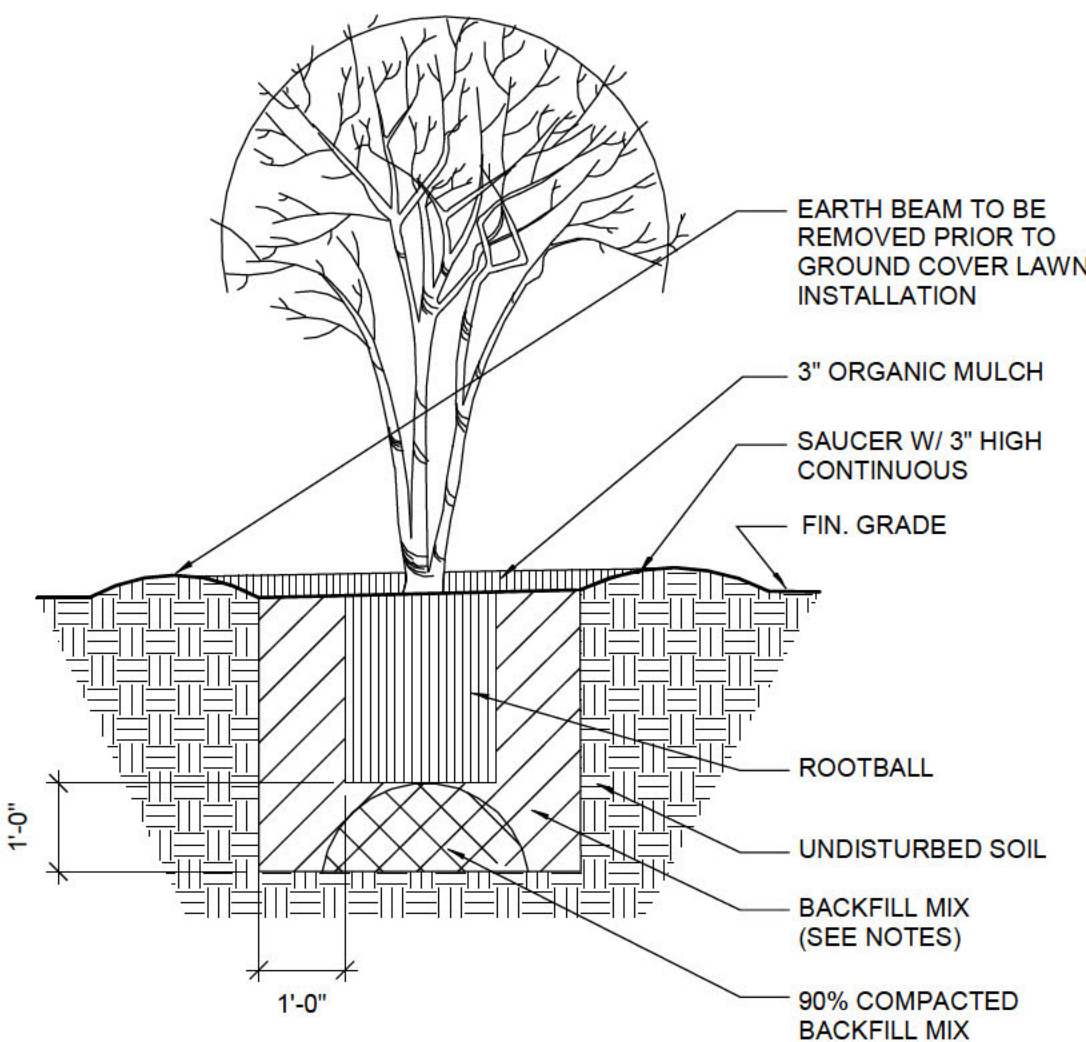




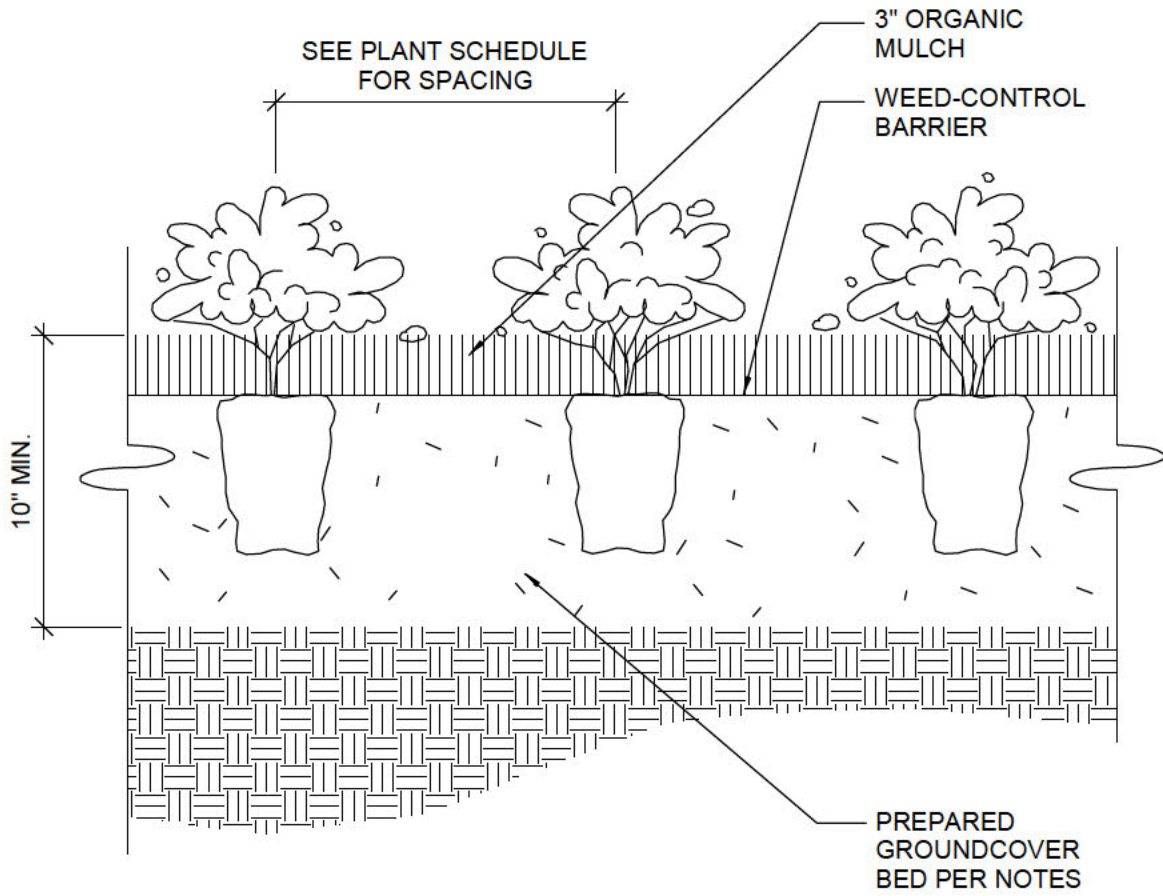
TREES - STAKING



TREES - GUYING

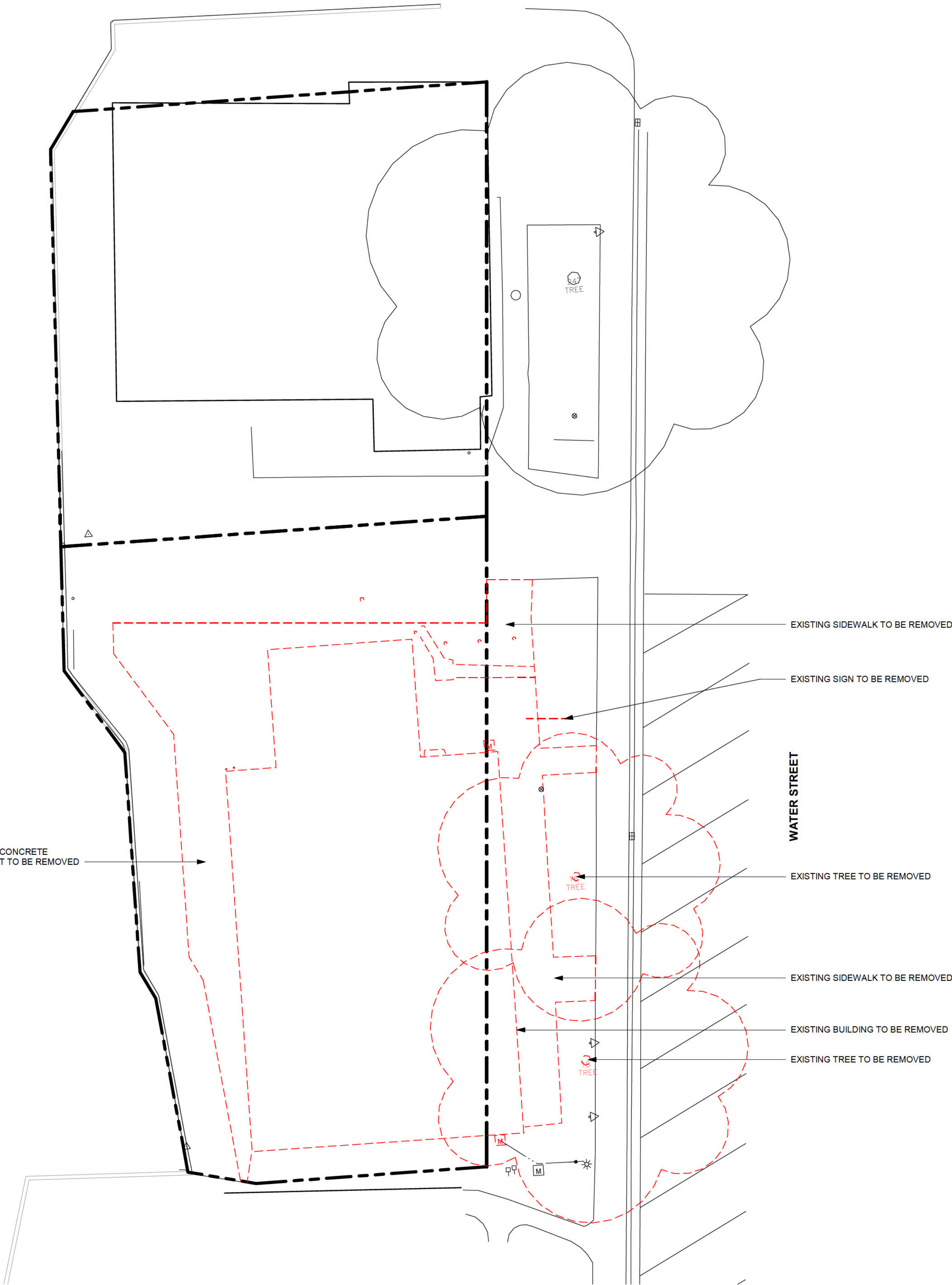


SHRUBS



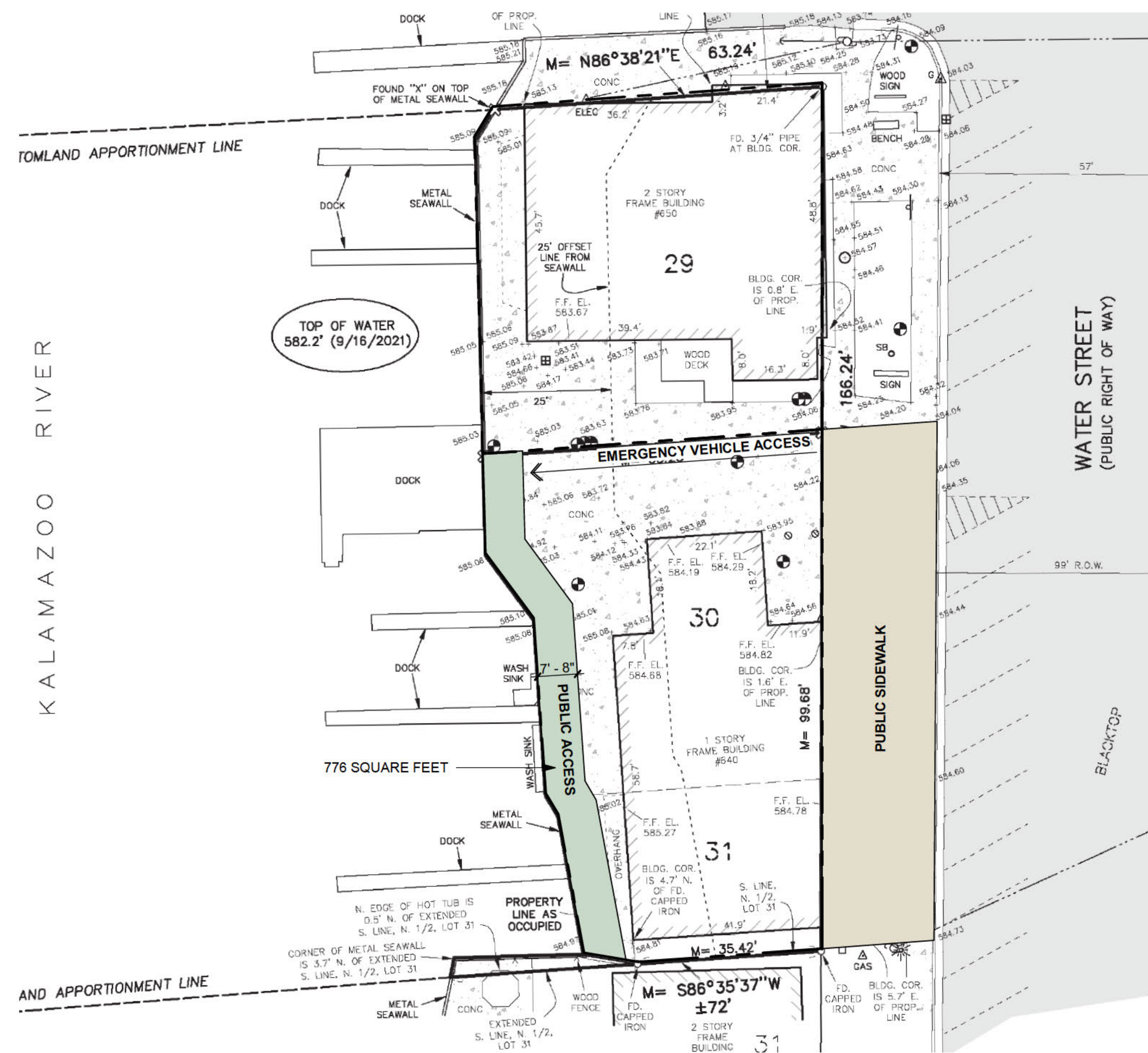
GROUND COVER PLANTING



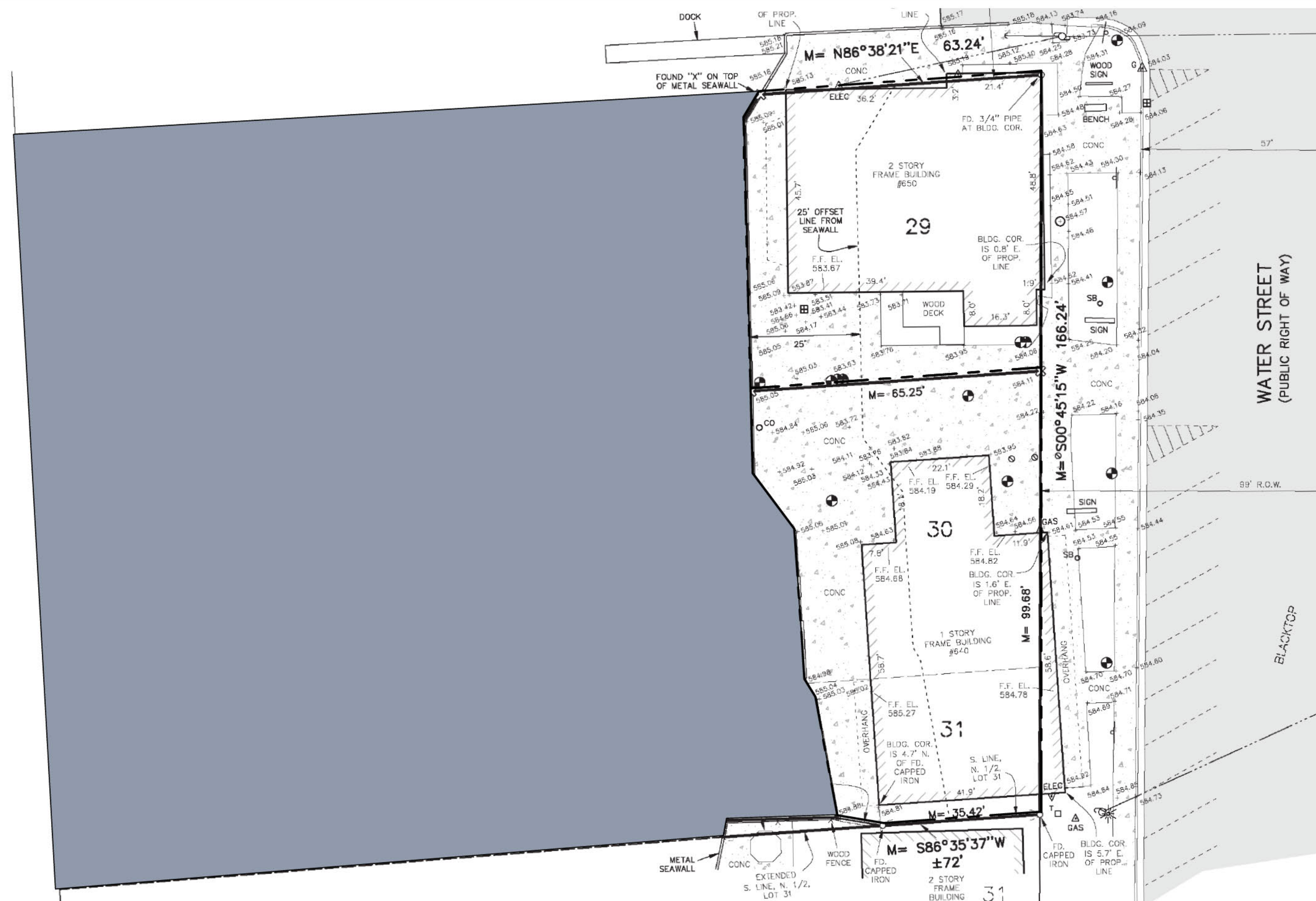


1 SITE DEMOLITION PLAN
D-1 SCALE: 1" = 10'-0"

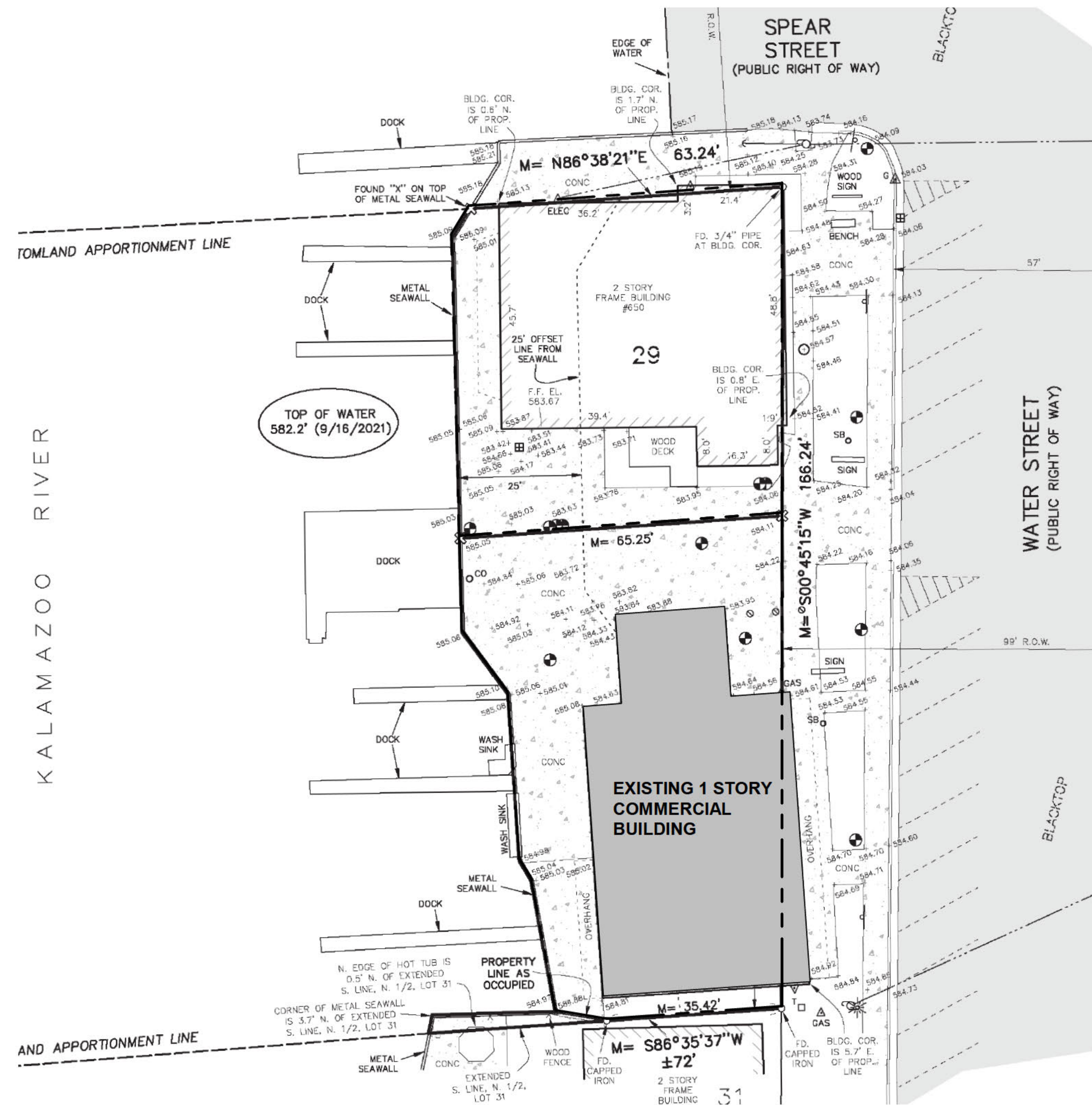




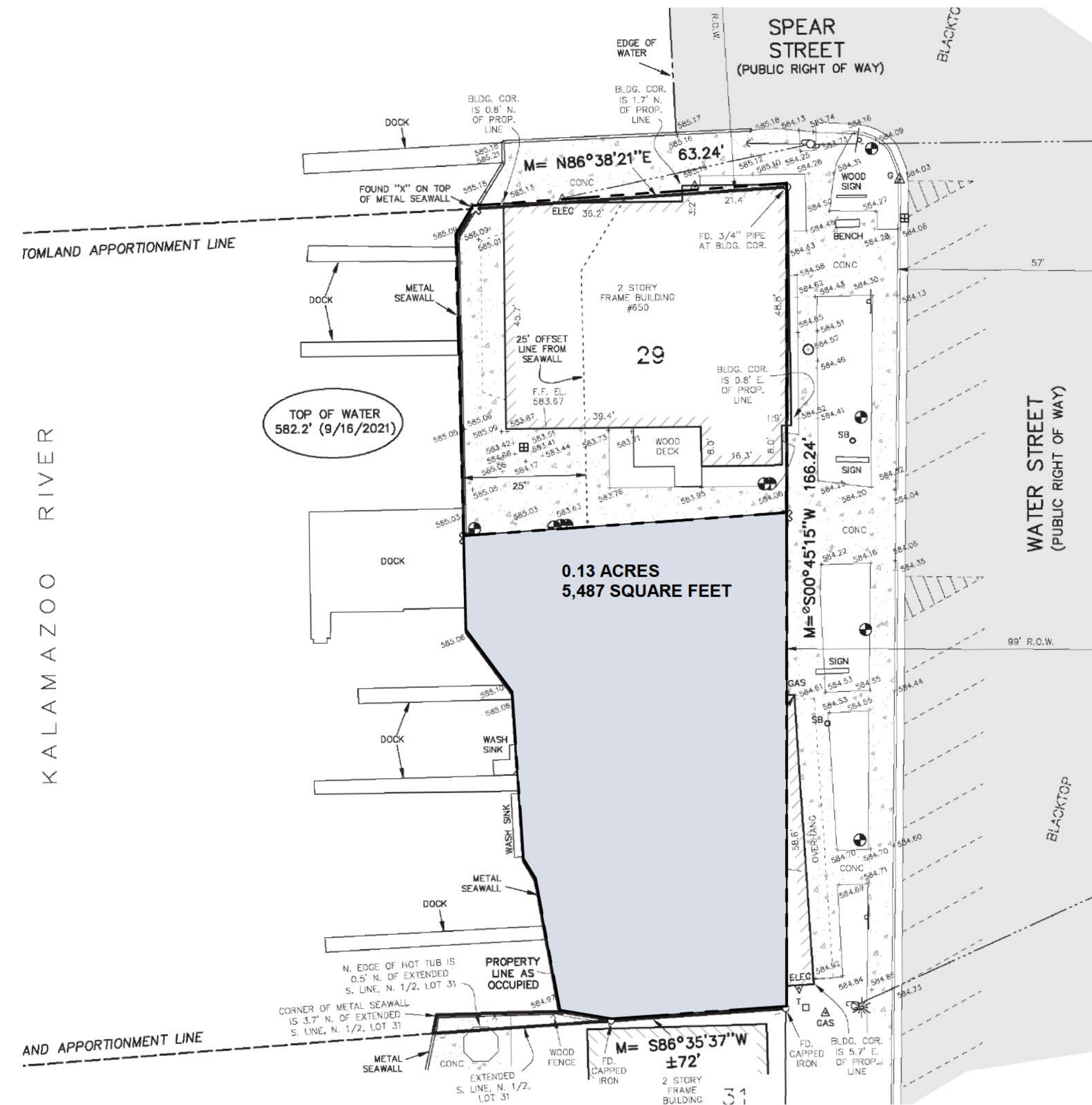
4 SITE PLAN - CIRCULATION PATTERNS
SCALE: 1" = 20'-0"



3 SITE PLAN - NATURAL RESOURCES
SCALE: 1" = 20'-0"



2 SITE PLAN - EXISTING USE
SCALE: 1" = 20'-0"



1 SITE PLAN - AREA
SCALE: 1" = 20'-0"

DANIEL
BOGGS
ARCHITECT

ARCHITECTURE
&
PLANNING

8538 ISLAND BLVD.
GROSSE ILE, MI 48138
248.882.3642

PROJECT:
Saugatuck Building
640 Water Street
Saugatuck, MI 49453

PROFESSIONAL SEAL:



PRELIMINARY
NOT FOR CONSTRUCTION
ISSUED:
09-23-25 PUD Pre-Application

PROJECT NO:
2025.13

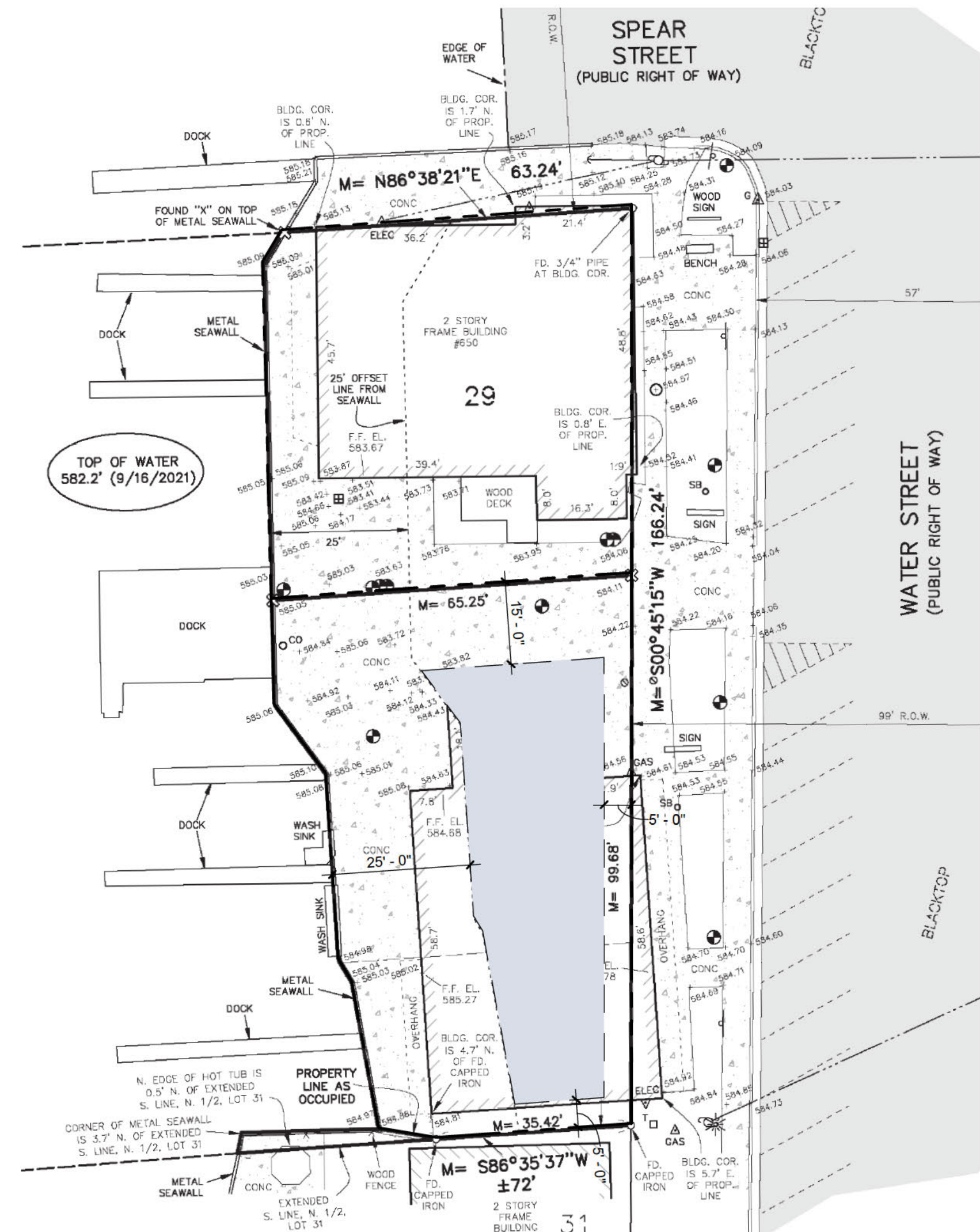
DRAWN BY:
Author

These drawings have been specifically prepared for
AMK Properties for use at 640 Water Street
Saugatuck, MI 49453
These drawings shall not be used at other locations
without the consent and participation of Daniel Boggs
Architect.

SHEET TITLE:
PUD
Pre-Application

SHEET NO:
A-0.1



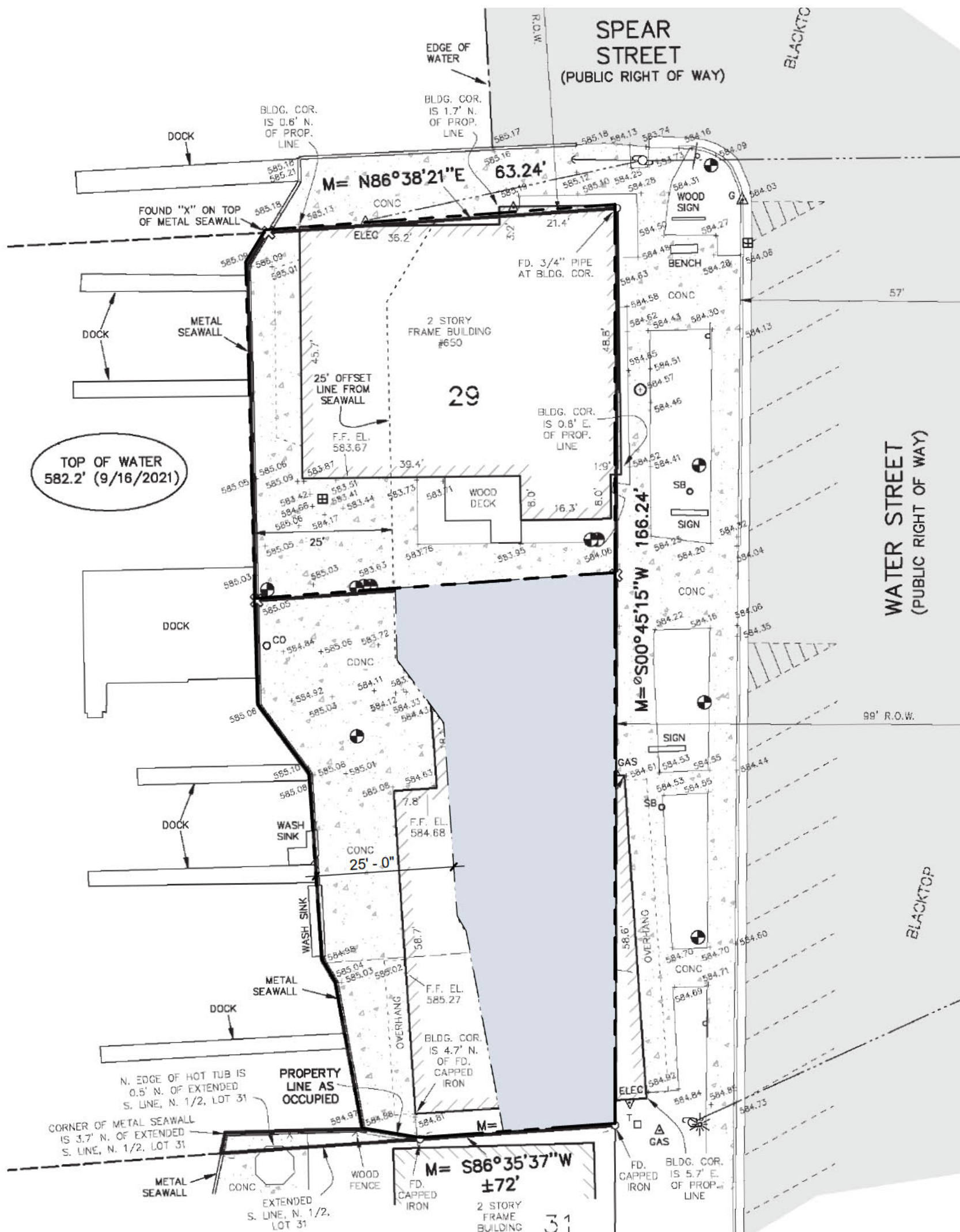


CURRENT ZONING:

Dimension and area regulations north of Francis Street:

Front setback	5 feet
Maximum front setback	20 feet
Side setback	20 feet minimum between both side setbacks
Rear setback	15 feet
Waterfront setback	25 feet, see § 154.021 (F)(4)
Minimum lot area	4,560 square feet for all uses except for hotels/inns, which require 8,712 square feet
Minimum lot width	100 feet of street frontage
Maximum lot coverage	No requirement
Maximum number of stories	Two and a half (2.5)
Minimum parking lot setback	20 feet

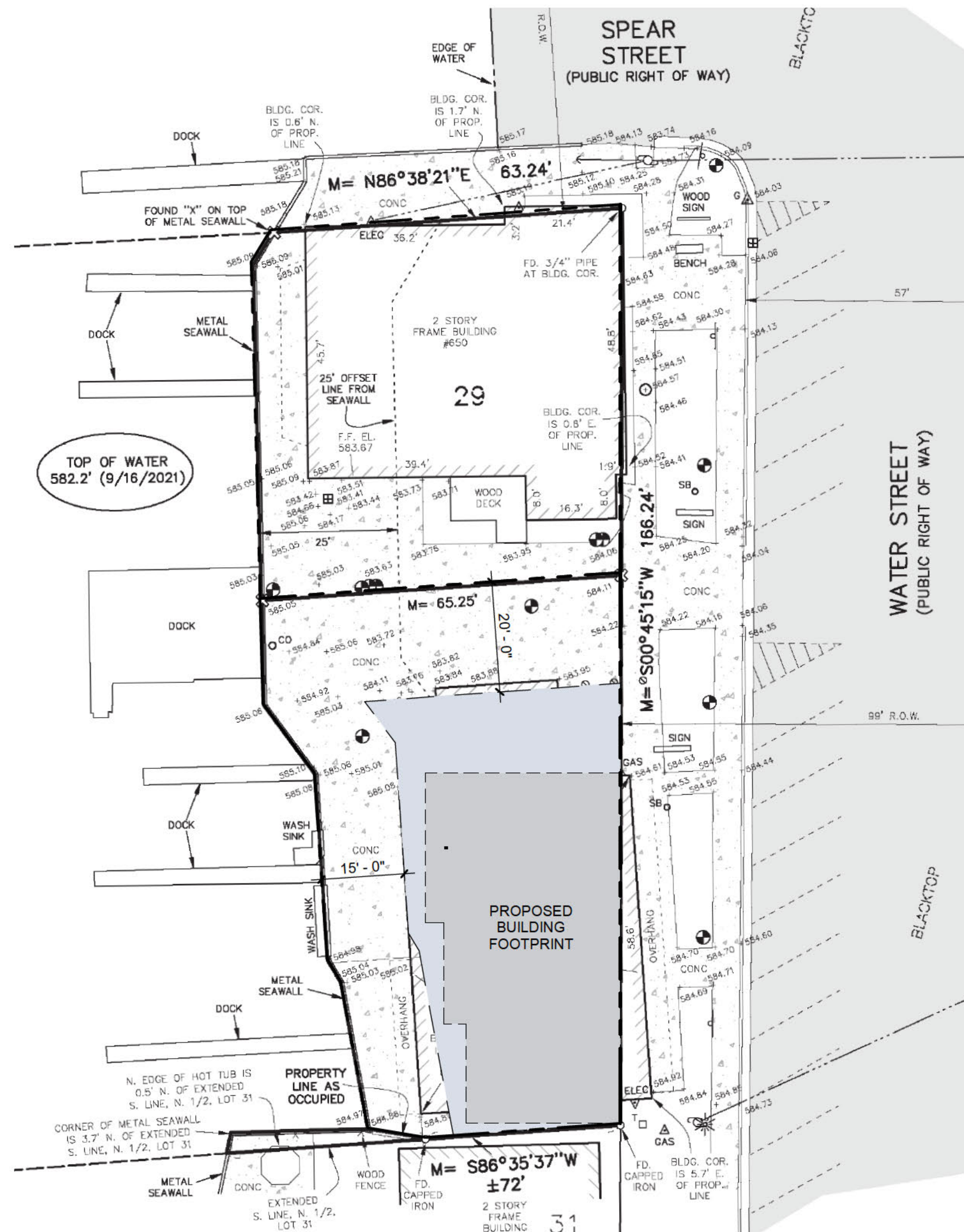
1 SITE PLAN - CURRENT SETBACK REQUIREMENTS
SCALE: 1" = 20'-0"



PREVIOUS ZONING:

Front setback	0 feet
Side setbacks	0 feet*
Rear setback	0 feet*
Minimum lot	4,560 square feet
Minimum lot width	66 feet
Maximum lot coverage	100%*
* Subject to Fire Code Regulations	

2 SITE PLAN - PREVIOUS SETBACK REQUIREMENTS
SCALE: 1" = 20'-0"



MODIFICATIONS TO BE SOUGHT:

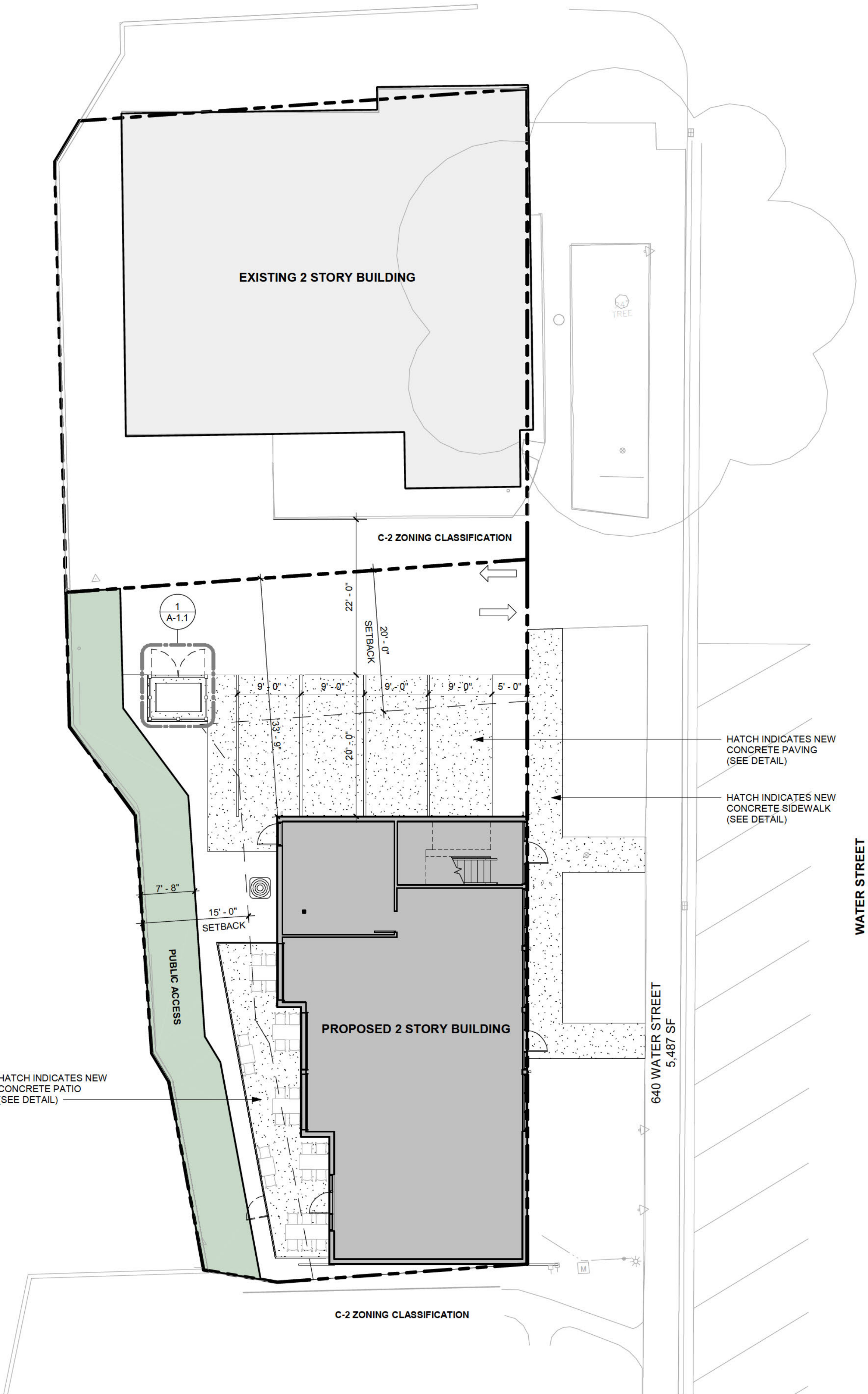
FRONT SETBACK: 0 FT
WATERFRONT SETBACK: 15 FT (PUD PROVISION)
PARKING SETBACK: 5 FT (LANDSCAPE SCREENING)

3 SITE PLAN - MODIFICATIONS TO BE SOUGHT
SCALE: 1" = 20'-0"





07-15-25	Client Review
07-23-25	Revision
07-24-25	City Preliminary Review
09-23-25	PUD Pre-Application
10-22-25	Client Review
10-27-25	Revision
11-18-25	PUD Submission



1 SITE PLAN
A-1 SCALE: 1" = 10'-0"

CITY ORDINANCE REVIEW

CITY OF SAUGATUCK ZONING ORDINANCE

154.038 C-2 DOWNTOWN WATERFRONT PRESERVATION DISTRICT (DWP)

- (B) PERMITTED USES
(1) SHORT-TERM RENTAL OF ALLOWABLE APARTMENTS
(4) SIGNIFICANT EXTERIOR CHANGE
(e) RETAIL STORES

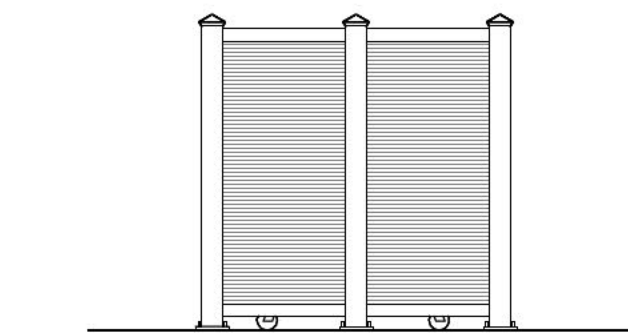
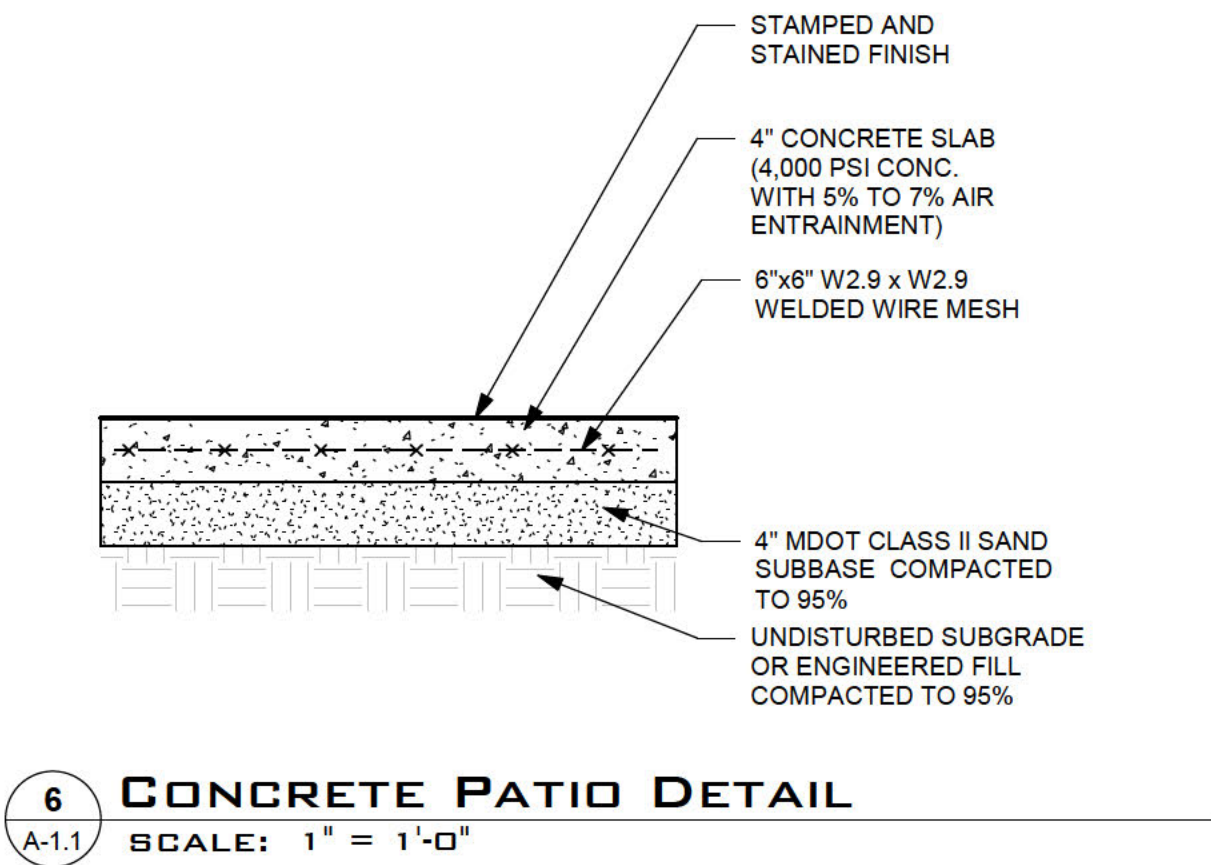
(D) DIMENSION AND AREA REGULATIONS NORTH OF FRANCIS STREET

FRONT SETBACK:	5 FT (0 FT ACTUAL)
MAXIMUM FRONT SETBACK:	20 FT
SIDE SETBACK:	20 FT MIN. BOTH SIDES
NORTH SIDE:	33'-9" ACTUAL
SOUTH SIDE:	0 FT ACTUAL
REAR SETBACK:	15 FT (N/A)
WATERFRONT SETBACK:	25 FT (15 FT ACTUAL)
MINIMUM LOT AREA:	4,580 (5,487 ACTUAL)
MINIMUM LOT WIDTH:	66 FT (100 ACTUAL)
MAX. LOT COVERAGE:	NO REQUIREMENT
MAX. NUMBER OF STORIES:	2.5 (2 ACTUAL)
MIN. PARKING LOT SETBACK:	20 FT (5 FT ACTUAL)

154.131 EXCEPTION TO OFF-STREET PARKING REQUIREMENTS

- (A) FOLLOWING ZONING DISTRICTS SHALL BE EXEMPT FROM ANY PARKING REQUIREMENTS.
(5) C-2 DOWNTOWN WATERFRONT PRESERVATION DISTRICT

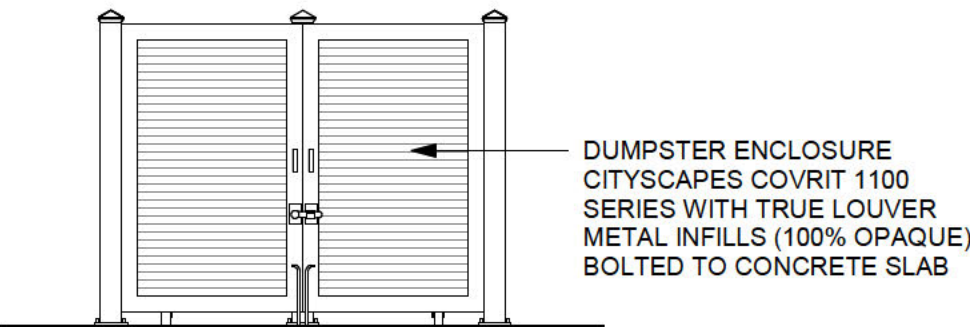
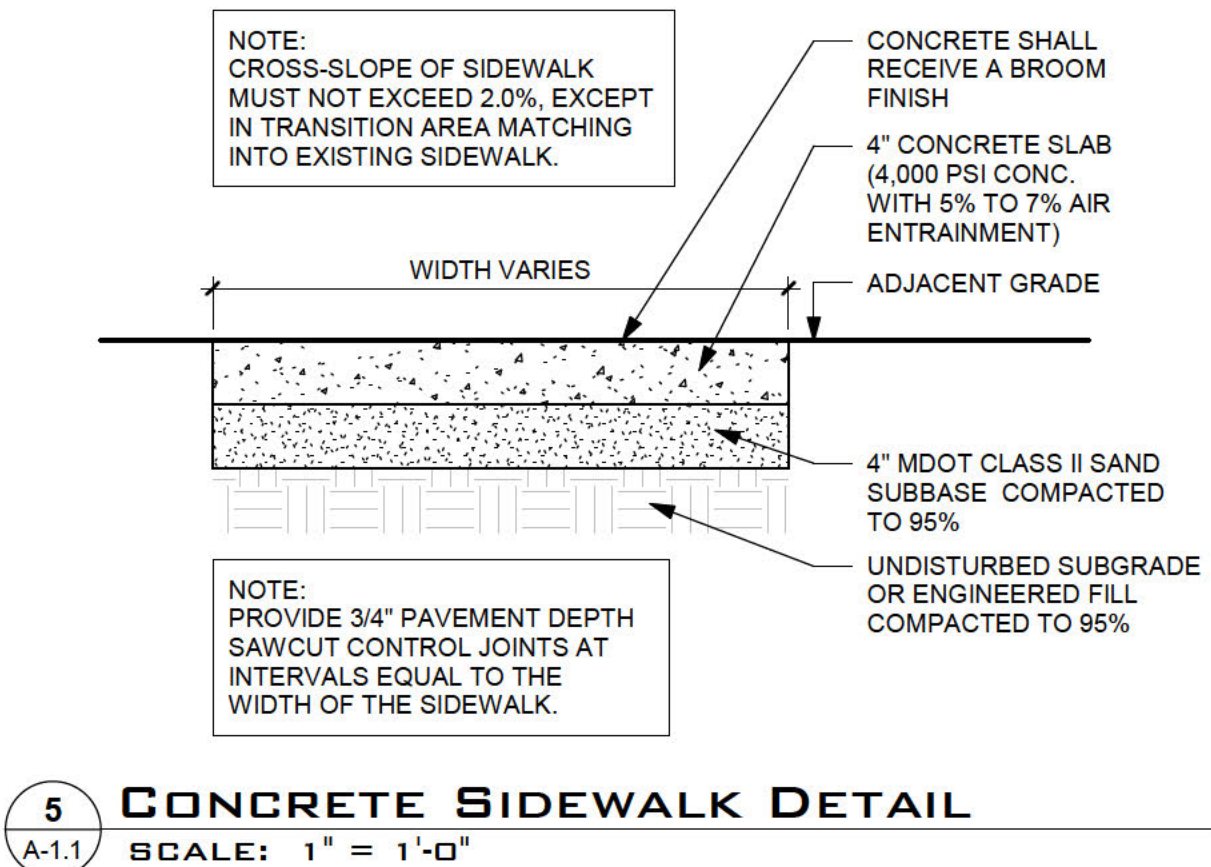
Parking Schedule	
Type	Count
9' x 20'	4
Total Provided:	4



3

DUMPSTER ENCLOSURE - SIDE

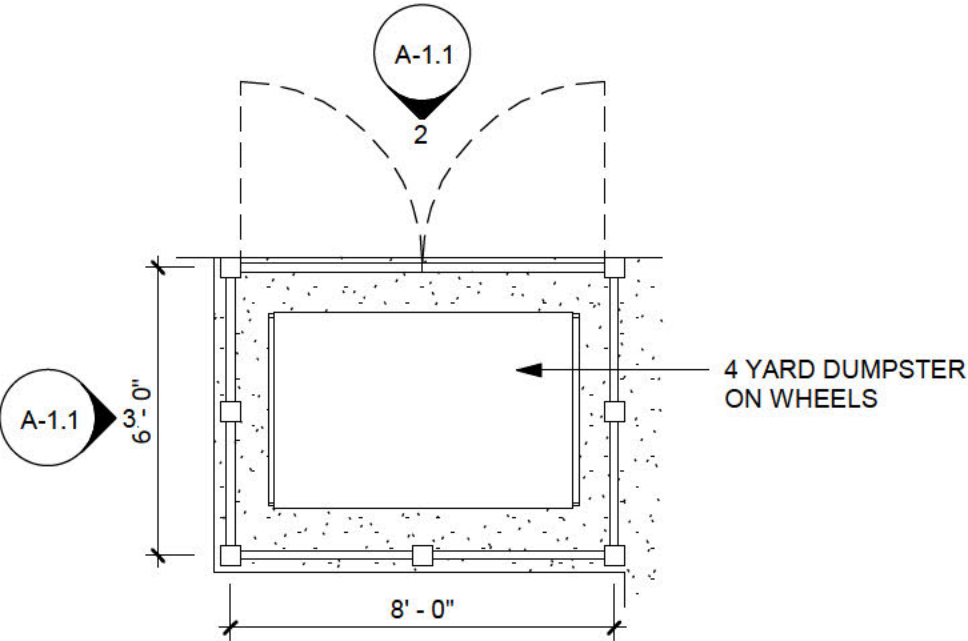
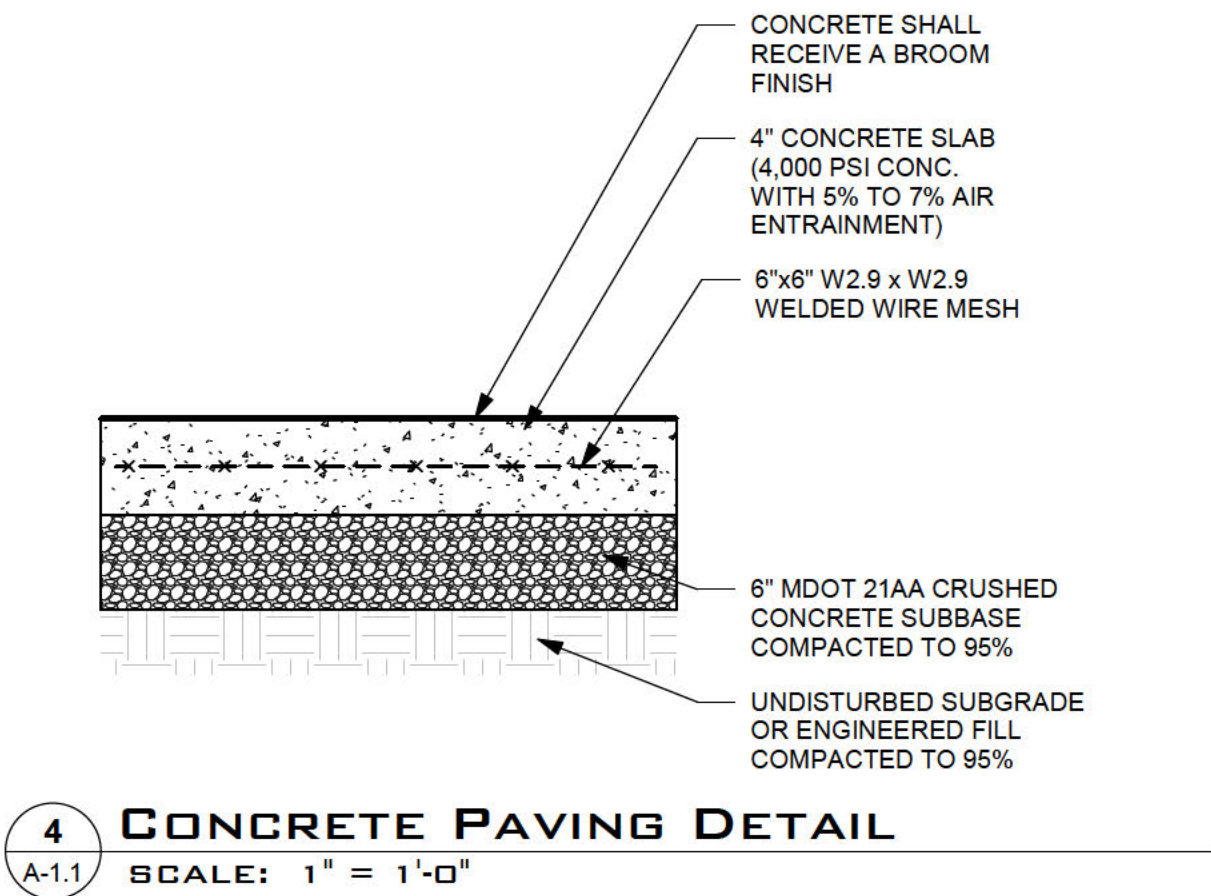
SCALE: 1/4" = 1'-0"

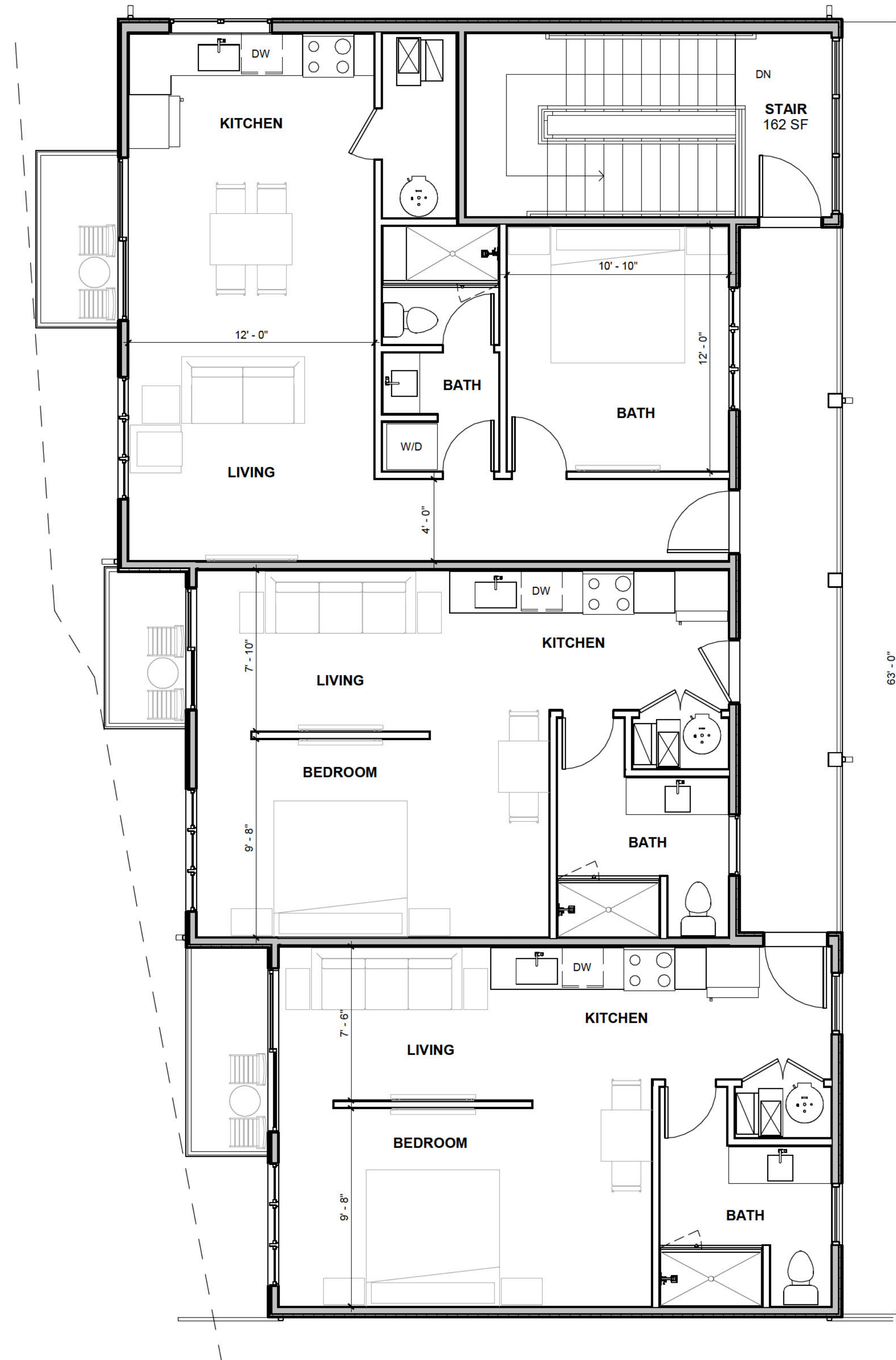


2

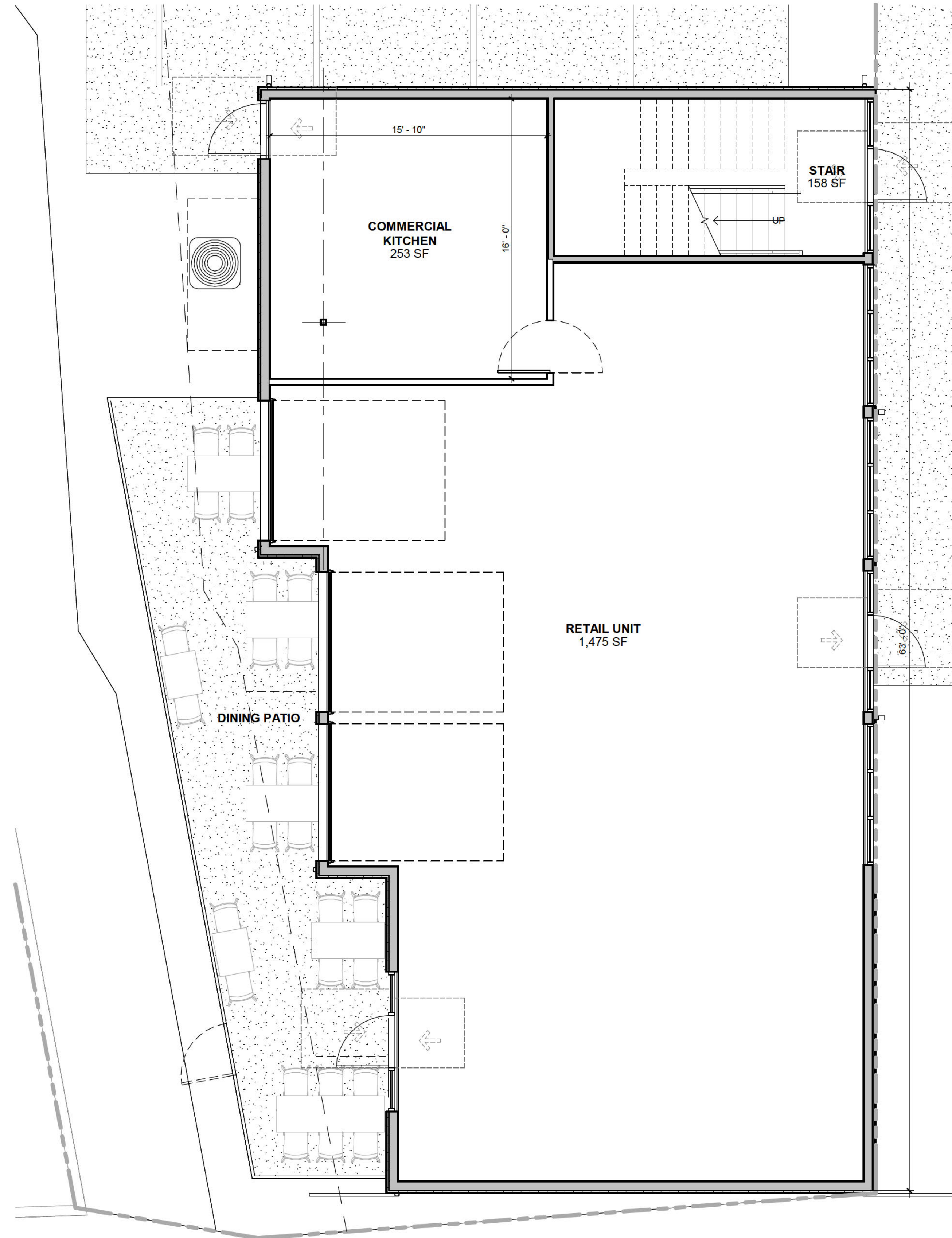
DUMPSTER ENCLOSURE - FRONT

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





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



Seating Schedule		
Type	Count	Seating #
Chair	26	26
Total		26

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

**DANIEL
BOGGS
ARCHITECT**

**ARCHITECTURE
&
PLANNING**

8538 ISLAND BLVD.
GROSSE ILE, MI 48138
248.882.3642

PROJECT:
Saugatuck Building
640 Water Street
Saugatuck, MI 49453

PROFESSIONAL SEAL:



PRELIMINARY
NOT FOR CONSTRUCTION

ISSUED:
07-15-25 Client Review
07-23-25 Revision
07-24-25 City Preliminary Review
08-23-25 PUD Pre-Application
10-22-25 Client Review
10-27-25 Revision
11-18-25 PUD Submission

PROJECT NO:
2025.13

DRAWN BY:
Author

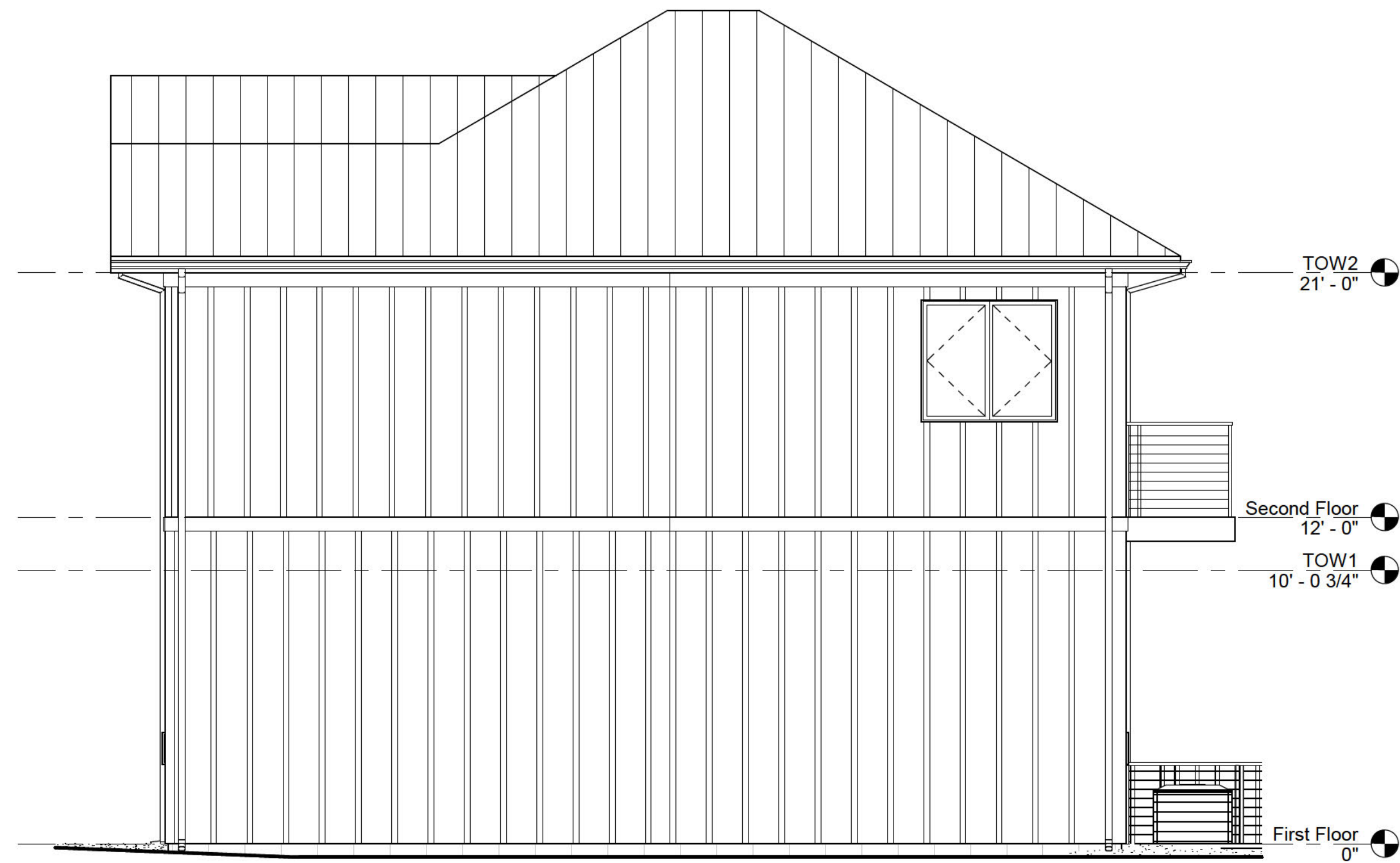
These drawings have been specifically prepared for
AMK Properties for use at 640 Water Street
Saugatuck, MI 49453
These drawings shall not be used at other locations
without the consent and participation of Daniel Boggs
Architect.

SHEET TITLE:
Floor Plans

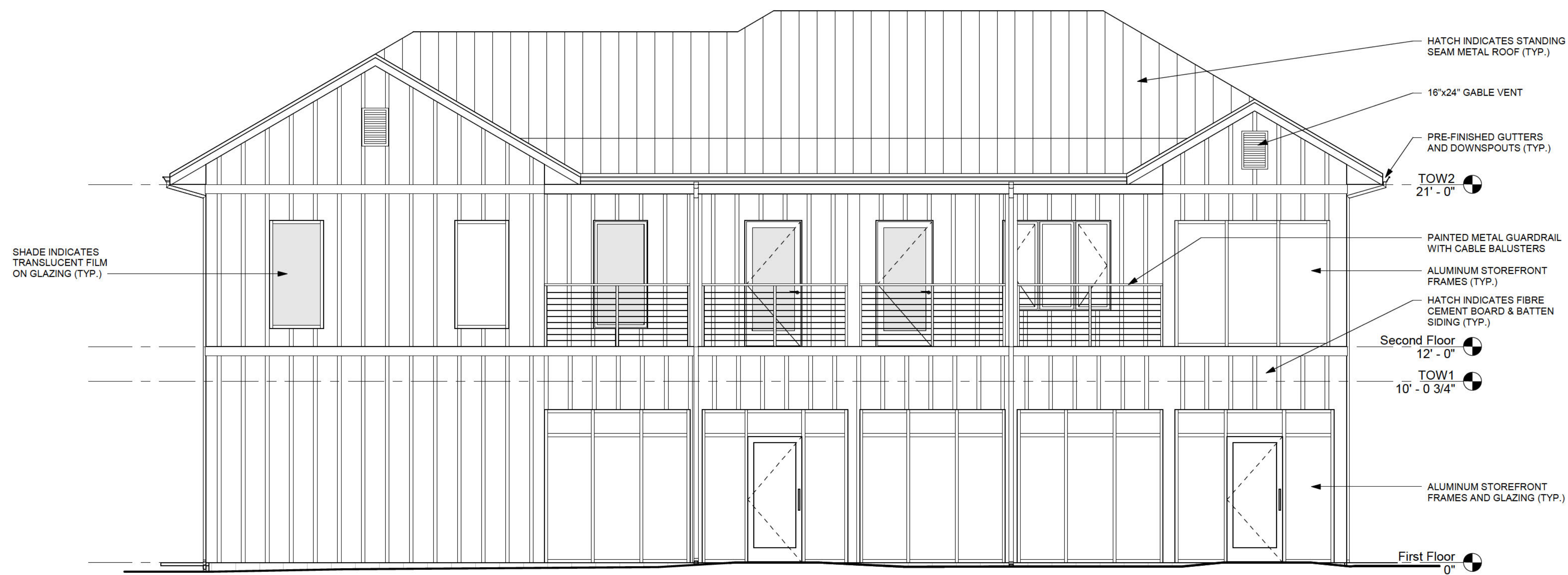
SHEET NO:

A-2





2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



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

DANIEL
BOGGS
ARCHITECT

ARCHITECTURE
&
PLANNING

8538 ISLAND BLVD.
GROSSE ILE, MI 48138
248.882.3642

PROJECT:
Saugatuck Building
640 Water Street
Saugatuck, MI 49453

PROFESSIONAL SEAL:



PRELIMINARY
NOT FOR CONSTRUCTION
ISSUED:
11-18-25 PUD Submission

PROJECT NO:
2025.13

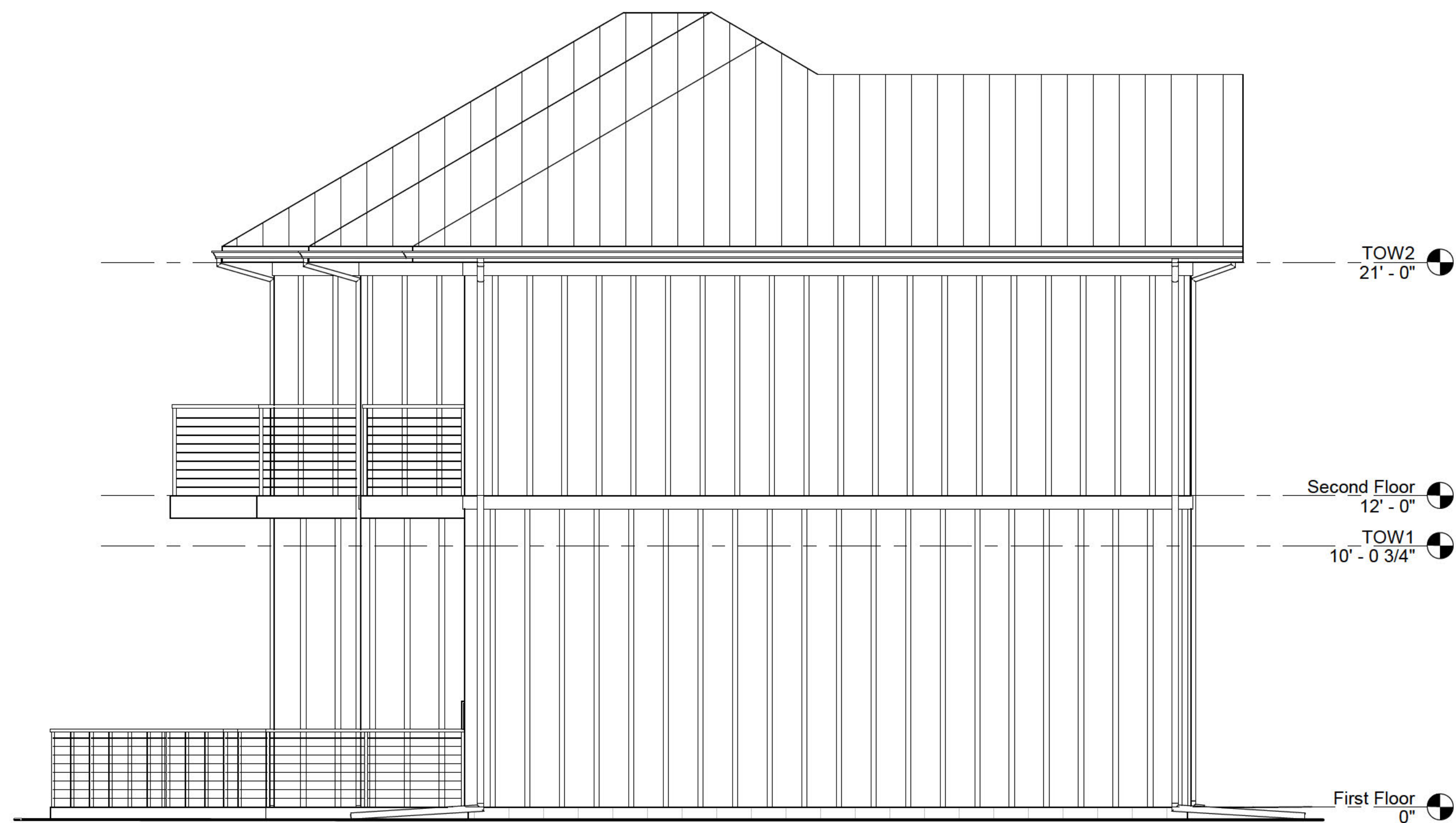
DRAWN BY:
Author

These drawings have been specifically prepared for
AMK Properties for use at 640 Water Street
Saugatuck, MI 49453
These drawings shall not be used at other locations
without the consent and participation of Daniel Boggs
Architect.

SHEET TITLE:
Exterior Elevations

SHEET NO:

A-3



2 SOUTH ELEVATION
A-4 SCALE: 1/4" = 1'-0"



3 WEST ELEVATION
A-4 SCALE: 1/4" = 1'-0"

DANIEL
BOGGS
ARCHITECT

ARCHITECTURE
&
PLANNING

8538 ISLAND BLVD.
GROSSE ILE, MI 48138
248.882.3642

PROJECT:
Saugatuck Building
640 Water Street
Saugatuck, MI 49453

PROFESSIONAL SEAL:



PRELIMINARY
NOT FOR CONSTRUCTION
ISSUED:
11-18-25 PUD Submission

PROJECT NO:
2025.13

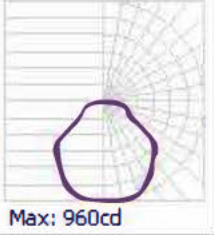
DRAWN BY:
Author

These drawings have been specifically prepared for
AMK Properties for use at 640 Water Street
Saugatuck, MI 49453
These drawings shall not be used at other locations
without the consent and participation of Daniel Boggs
Architect.

SHEET TITLE:
Exterior Elevations

SHEET NO:

A-4

Schedule									
Symbol	Label	Image	QTY	Catalog Number	Description	Number Lamps	Lumens per Lamp	LLF	Wattage
	A		7	SR116 LIL25 40K	SCIROCCO SR116	1	2655	1	53
									

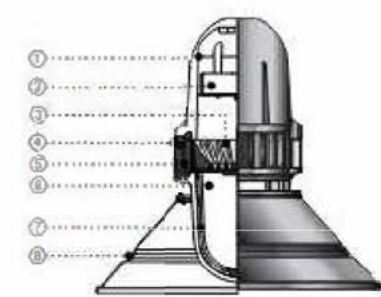
Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #3		1.5 fc	4.9 fc	0.1 fc	49.0:1	15.0:1

LUMINIS

SR116
SCIROCCO
WALL

PROJECT NAME: QUANTITY: TYPE:
ORDERING CODE:



- Cast aluminum driver housing.
- Universal driver tray with twist lock design.
- Sealed and isolated LED compartment.
- Housing/shade assembly hinge mechanism.
- Cast aluminum LED heat dissipator.
- Borosilicate prismatic heavy glass diffuser.
- Cast aluminum ribbed cage.
- Structurally reinforced perimeter aluminum shade. Inner surface is standard white enamel, for increased light performance.



MATERIALS

Scirocco is made of corrosion resistant 356 aluminum alloy with a copper (CU) content of less than 0.1%. The top cast aluminum housing is designed with a hinged mechanism. The hard aluminum shade assembly is designed with a set of perimeter reinforcement ribs. The inner surface is standard white enamel, for higher light efficiency. The lower optical assembly includes sealed borosilicate prismatic glass diffuser, which is secured with a silicone memory retention gasket.

ELECTRICAL DRIVER

Driver is 0-10V dimming ready (dims to 10%) with 120-277 multi-volt compatibility (50-60Hz), operating temperature range of -30°C/ -22°F to 60°C/140°F, output over voltage protection, output over current protection and output short circuit protection with auto recovery.

LED LIGHT ENGINE

Offered in 3000K, 3500K, 4000K with 80 CRI, 70% LED lumen maintenance at 60,000 hours (L70/60,000) based on IESNA LM-79-08 standards at 25°C. Actual performance may differ as a result of end user environment and application.

FINISH

Five stage preparation process including preheating of cast aluminum parts for air pocket extraction, and an environmentally friendly alloy sealant. Polyester powder coating is applied through an electrostatic process and oven cured for long term finish.

CERTIFICATION

UL Certified to Canadian and U.S. safety standards. Certified for use in wet locations. Rated IP65. Photometric testing performed by an independent laboratory in accordance with IES LM-79-08 standards at 25°C. Actual performance may differ as a result of end user environment and application.

LUMINIS.COM

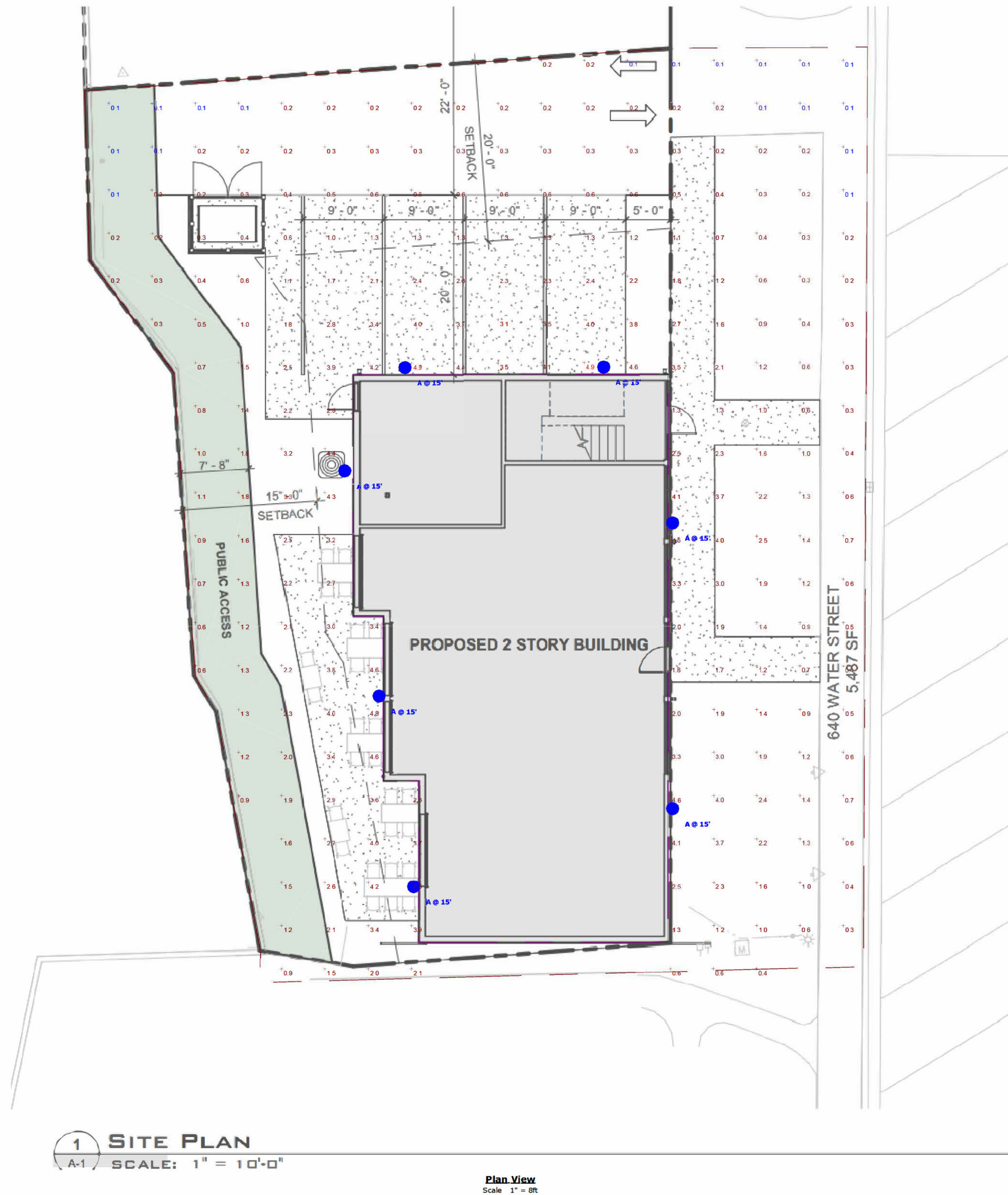
Toll free: (866) 596 4647 | Fax: (514) 683 8672 | Email: info@luminis.com
260 Labrosse, Pointe-Claire (QC) Canada H9R 5L8

© 2025 Acuity Brands Lighting Canada, Inc. All rights reserved. Specifications subject to change without notice.

SR116

Rev. 10/27/25

Page 1 of 4

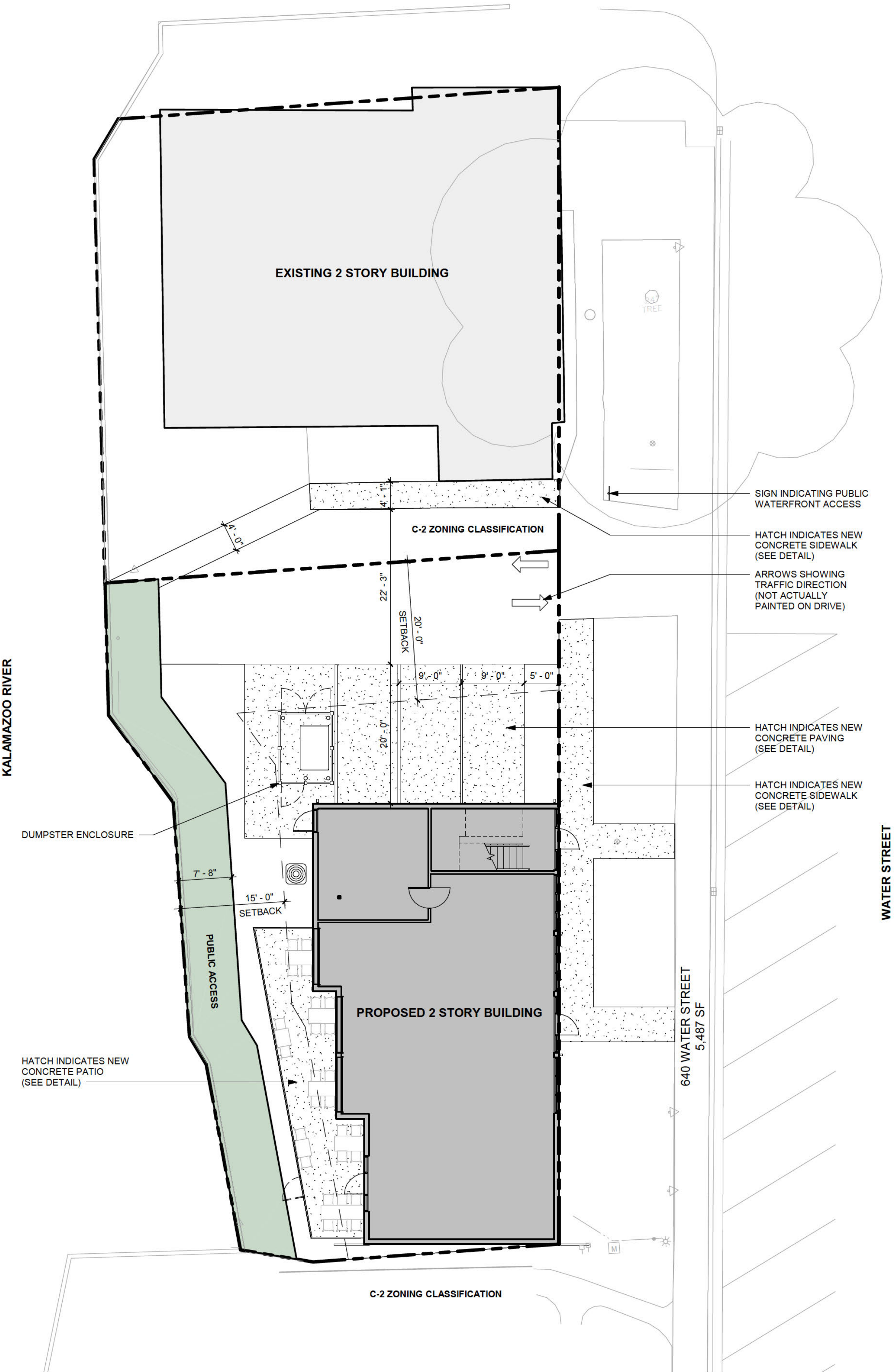


640 Water Street

Designer
CJR
Date
11/11/2025
Scale
Not to Scale
Drawing No.
Summary



07-15-25	Client Review
07-23-25	Revision
07-24-25	City Preliminary Review
08-23-25	PUD Pre-Application
10-22-25	Client Review
10-27-25	Revision
11-18-25	PUD Submission
12-18-25	Revision
12-19-25	Revision



CITY ORDINANCE REVIEW
CITY OF SAUGATUCK ZONING ORDINANCE

154.038 C-2 DOWNTOWN WATERFRONT PRESERVATION
DISTRICT (DWP)

- (B) PERMITTED USES
(1) SHORT-TERM RENTAL OF ALLOWABLE
APARTMENTS
(4) SIGNIFICANT EXTERIOR CHANGE
(e) RETAIL STORES

(D) DIMENSION AND AREA REGULATIONS NORTH OF
FRANCIS STREET

FRONT SETBACK:	5 FT (0 FT ACTUAL)
MAXIMUM FRONT SETBACK:	20 FT
SIDE SETBACK:	20 FT MIN. BOTH SIDES
NORTH SIDE:	33'-9" ACTUAL
SOUTH SIDE:	0 FT ACTUAL
REAR SETBACK:	15 FT (N/A)
WATERFRONT SETBACK:	25 FT (15 FT ACTUAL)
MINIMUM LOT AREA:	4,580 (5,487 ACTUAL)
MINIMUM LOT WIDTH:	66 FT (100 ACTUAL)
MAX. LOT COVERAGE:	NO REQUIREMENT
MAX. NUMBER OF STORIES:	2.5 (2 ACTUAL)
MIN. PARKING LOT SETBACK:	20 FT (5 FT ACTUAL)

154.131 EXCEPTION TO OFF-STREET PARKING
REQUIREMENTS

- (A) FOLLOWING ZONING DISTRICTS SHALL BE EXEMPT
FROM ANY PARKING REQUIREMENTS.
(5) C-2 DOWNTOWN WATERFRONT PRESERVATION
DISTRICT

Parking Schedule	
Type	Count
9' x 20'	3
Total Provided:	
3	

