

*****ATTACHMENTS*****

CITY OF SHEBOYGAN

REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION

ITEM DESCRIPTION: Exterior remodel of Tamarack House Apartments at 2201 Erie Avenue.

REPORT PREPARED BY: Steve Sokolowski, Manager of Planning and Zoning

REPORT DATE: September 20, 2019

MEETING DATE: September 23, 2019

FISCAL SUMMARY:

Budget Line Item: N/A
Budget Summary: N/A
Budgeted Expenditure: N/A
Budgeted Revenue: N/A

STATUTORY REFERENCE:

Wisconsin Statutes: N/A
Municipal Code: N/A

BACKGROUND / ANALYSIS:

The applicant states:

- The proposed project is the replacement of the existing windows. We propose to remove one window per unit and fill the opening in with an insulated panel.
- We propose to add an AC sleeve within the panel to allow for a uniform AC unit that can be placed in an appropriate housing that can effectively accommodate the AC unit.
- We propose to use a textured panel to match the wood finish on the existing building in color, texture and aesthetics.
- The project is the next phase in updating and upgrading the existing facility. Several years ago we replaced the siding on the building with James Hardie cementitious material. We propose to continue the existing color and texture theme created and that we had begun with the replacement of the siding and the new roof structure.
- Our intent is to keep the building watertight and to eliminate the inefficient windows that have caused weather related issues throughout the building for the life of the facility.
- The new windows and in-fill panels will fit well into the vernacular of the residential design of the existing homes in the neighborhood that the facility has become such a part of.
- We propose to synchronize the color, texture and the contexture of the existing built environment including the civic architecture of the community. The verticality of the new window units will present a complimentary feature that accentuates the long horizontal lines of the existing structure making the building project from its environment yet be relative to its natural surroundings.

- We also intend to continue to allow and expand the natural landscaping and trees in the area to enhance the park like setting that exists on the property and in the neighborhood.

STAFF COMMENTS:

Staff wants to make sure what the applicant is proposing works both functionally as well as aesthetically. Replacing the windows with AC units and infill panels does take away the original look of the building.

ACTION REQUESTED:

Motion to approve with possible amendments as determined by the Board.

ATTACHMENTS:

Architectural Review Board Application and required attachments.

PARCEL NO.: _____
MAP NO.: _____
ZONING CLASSIFICATION: _____

Office Use Only
DATE SUBMITTED: _____
REVIEW DATE: _____

CITY OF SHEBOYGAN
ARCHITECTURAL REVIEW APPLICATION
Revised January 2014

Completed application must be filed with the Department of City Development, 828 Center Avenue, Suite 104. To be placed on the agenda of the Architectural Review Board, application **must be filed two weeks prior** to date of meeting. Applications that are not complete or that are not legible will not be accepted.

1. APPLICANT INFORMATION

APPLICANT: DANIEL J. MEISSNER AIA
ADDRESS: 1230 E. CALUMET ST.
E-MAIL ADDRESS: daniel-meissner@att.net
PHONE: (920) 428-0982 FAX NO.: () -

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: TAMARACK HOUSE APTS.
ADDRESS OF PROPERTY AFFECTED: 2201 ERIE AVE.
NEW BUILDING: _____ ADDITION: _____ REMODELING: X
DESCRIPTION OF PROPOSED PROJECT: NEW WINDOWS
& AC SLEEVES

DESCRIPTION OF EXISTING EXTERIOR DESIGN AND MATERIALS: _____
(SEE ATTACHED LTR)

DESCRIPTION OF THE PROPOSED EXTERIOR DESIGN AND MATERIALS: _____
(SEE ATTACHED LTR)

August 27, 2019

Mr. Steve Sokolowski

Manager of Planning and Zoning Development

Department of City Development

828 Center Ave., Ste. 104

Sheboygan, WI 53082

RE: Tamarack House Apartments – Proposed Replacement of residential window units, Tamarack House Apartments, The Sheboygan Housing Authority, Sheboygan, WI.

Mr. Sokolowski,

This letter is in regard to the City of Sheboygan Architectural Review Board Application. The letter is formatted to follow the application. The application information is as follows:

1. Applicant / Architect:

Daniel J. Meissner AIA, LLC
1230 E. Calumet Street
Appleton, WI 54915
daniel-meissner@att.net
920.428.0982

2. Description:

The existing Tamarack House Apartment building at 2201 Erie Ave., Sheboygan, WI 53081

The proposed project is the replacement of the existing windows. We propose to replace the at the existing apartment units as well as remove one window per unit and fill the opening in with an insulated panel. We propose to add an AC sleeve within the panel to allow for a uniform AC unit that can be placed in an appropriate housing that can effectively accommodate the AC unit. We propose to use a textured panel to match the wood finish on the existing building in color, texture and aesthetics.

The project is the next phase in updating and upgrading the existing facility. Several years ago we replaced the siding on the

building with James Hardie cementitious material. We propose to continue the existing color and texture theme created and that we had begun with the replacement of the siding and the new roof structure. Our intent is to keep the building watertight and to eliminate the inefficient windows that has caused weather related issues throughout the building for the life of the facility. The new windows and in-fill panels will fit well into the vernacular of the residential design of the existing homes in the area neighborhood that the facility has become such a part of. We propose to synchronize the color, texture and the contexture of the existing built environment including the civic architecture of the community. The verticality of the new window units will present a complimentary feature that accentuates the long horizontal lines of the existing structure making the building project from its environment yet be relative to its natural surroundings. We also intend to continue to allow and expand the natural landscaping and trees in the area to enhance the park like setting that exists on the property and in the neighborhood.

3. Owner:

Mr Joe Rupnik, Executive Director
Sheboygan Housing Authority
611 North Water Street
Sheboygan, WI 53082-1052

Architect:

Same as Applicant

Contractor:

Lueck's Inc.
Oshkosh, WI

Thank you for your help with this application. We look forward to working with you to successfully complete this project.

I hereby certify that all the above statements and the attachments to be submitted hereto are true and correct to the best of my knowledge and belief.

Sincerely,

Daniel J. Meissner AIA, NCARB
Architect / Planner





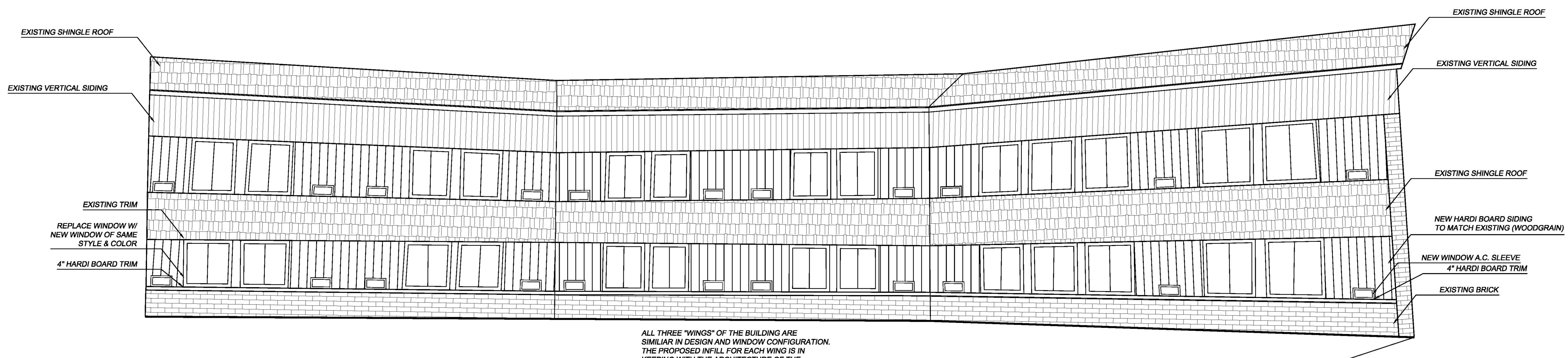


Manager
No Parking
→



EXISTING WINDOW PLACEMENT

SCALE: 3/32"=1'-0"

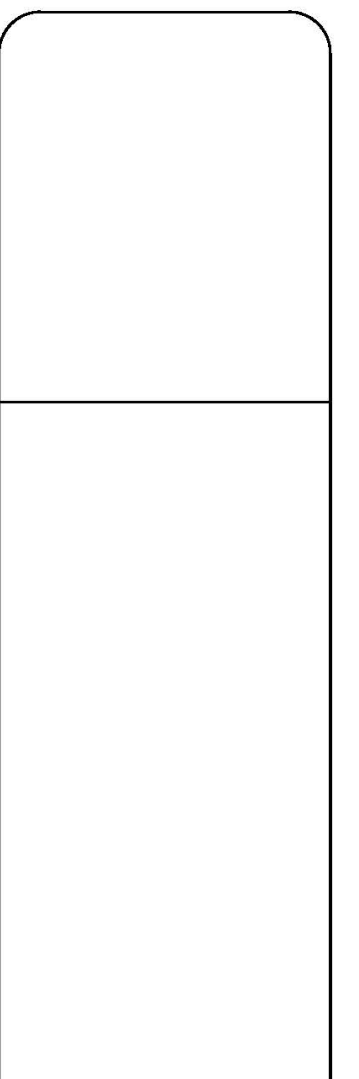


ALL THREE "WINGS" OF THE BUILDING ARE SIMILAR IN DESIGN AND WINDOW CONFIGURATION. THE PROPOSED INFILL FOR EACH WING IS IN KEEPING WITH THE ARCHITECTURE OF THE SURROUNDING COMMUNITY.

PROPOSED WINDOW PLACEMENT

SCALE: 3/32"=1'-0"

| REV. NO. | DATE | DESCRIPTION |
|----------|------|-------------|
| 4-8-19 | | |
| 4-10-19 | | |
| 7/22/19 | | |
| 9/2/19 | | |
| 9/13/19 | | |
| 9/17/19 | | |



Architect:
Daniel J. Meissner
AIA, LLC
 1230 E. Columet Street
 Appleton, WI
 920.428.0952

PROPOSED BUILDING ALTERATION:
SHEBOYGAN COUNTY HOUSING
 2201 ERIE AVE
 SHEBOYGAN, WI

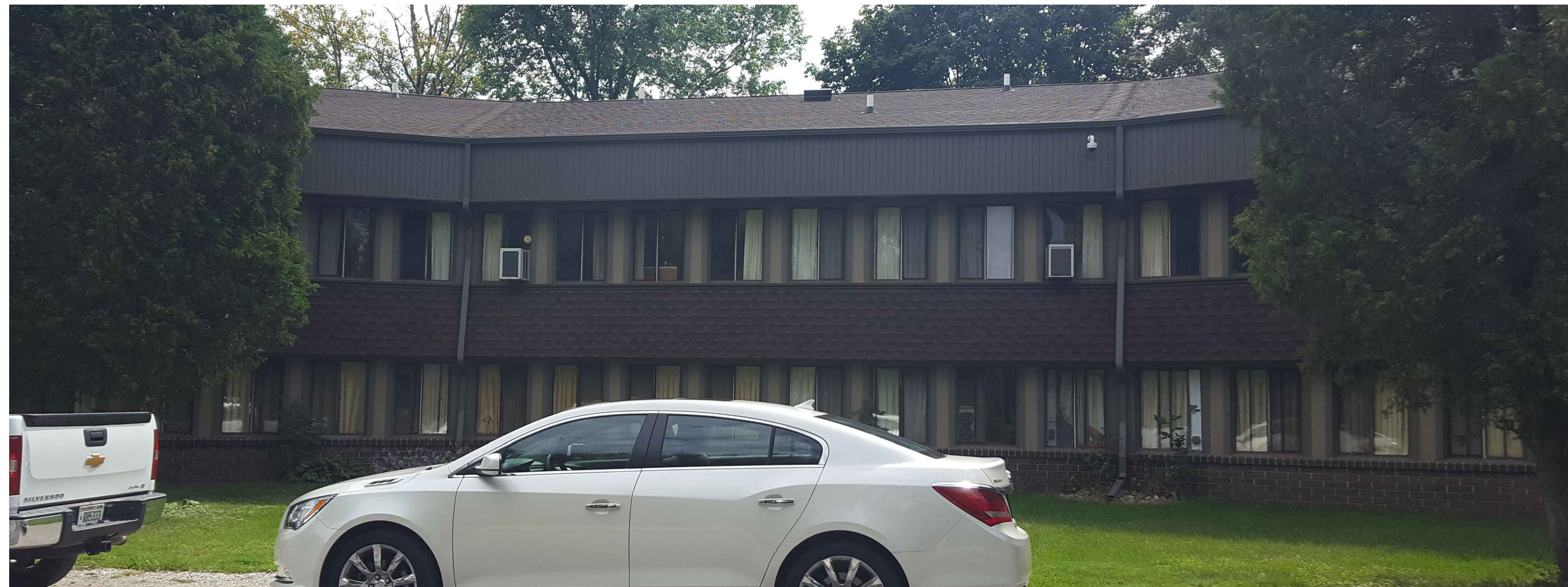
DATE
 2-19-19
 SHEET
A11.0
 PROJECT NUMBER
 0000



MAIN D FRONT ELEVATION
SCALE: 1/8"=1'-0"



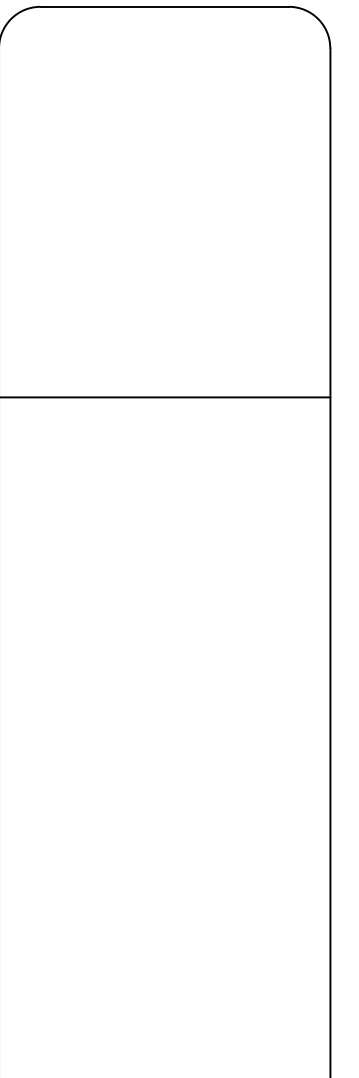
MAIN ENTRANCE ELEVATION
SCALE: 1/8"=1'-0"



SECTION D FRONT ELEVATION
SCALE: 1/8"=1'-0"

MATERIAL FOR PROPOSED WINDOW
INFILL & A.C. SLEEVES TO BE OF
SIMILIAR COLOR AND STYLE TO
EXISTING BUILDING

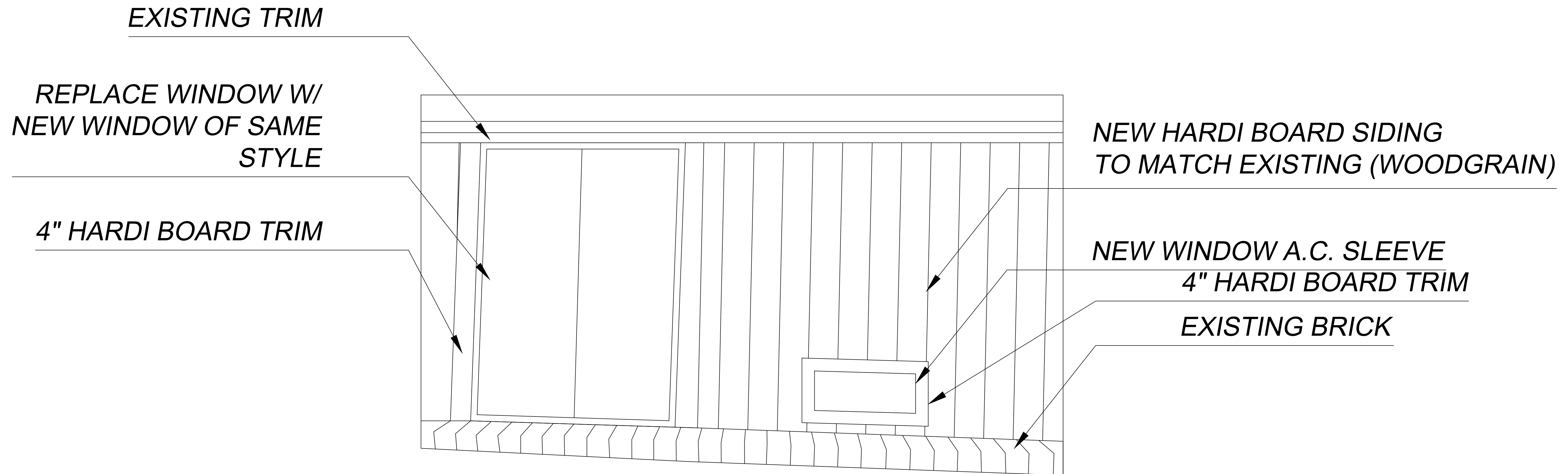
| REV. NO. | DATE | DESCRIPTION |
|----------|------|-------------|
| 4-9-19 | | |
| 4-10-19 | | |
| 7-22/19 | | |
| 9/2/19 | | |
| 9/13/19 | | |
| 9/17/19 | | |



Architect:
Daniel J. Meissner
AIA, LLC
1230 E. Coluemet Street
Appleton, WI
920.428.0982

PROPOSED BUILDING ALTERATION:
SHEBOYGAN COUNTY HOUSING
2201 ERIE AVE
SHEBOYGAN, WI

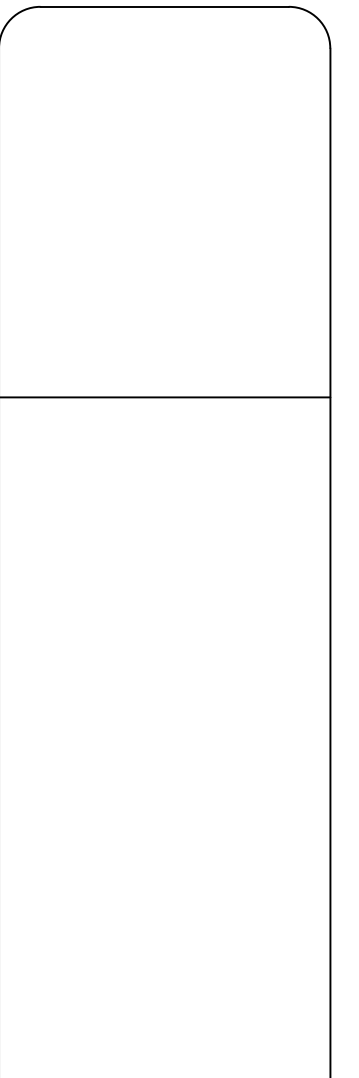
DATE
2-19-19
SHEET
A12.0
PROJECT NUMBER
0000



PROPOSED WINDOW/INFILL DETAIL

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

| REV. NO. | DATE | DESCRIPTION |
|----------|------|-------------|
| 4-9-19 | | |
| 4-10-19 | | |
| 7/22/19 | | |
| 9/25/19 | | |
| 9/13/19 | | |
| 9/17/19 | | |



Architect:
Daniel J. Meissner
 AIA, LLC
 1230 E. Coluemet Street
 Appleton, WI
 920.428.0952

PROPOSED BUILDING ALTERATION:
 SHEBOYGAN COUNTY HOUSING
 2201 ERIE AVE
 SHEBOYGAN, WI

DATE
 2-19-19
 SHEET
A13.0
 PROJECT NUMBER
 0000

CITY OF SHEBOYGAN

REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION

ITEM DESCRIPTION: Construction of the new Oscar Apartments at 1436 S. 15th Street (the Van Der Vaart property).

REPORT PREPARED BY: Steve Sokolowski, Manager of Planning and Zoning

REPORT DATE: September 20, 2019

MEETING DATE: September 23, 2019

FISCAL SUMMARY:

Budget Line Item: N/A
Budget Summary: N/A
Budgeted Expenditure: N/A
Budgeted Revenue: N/A

STATUTORY REFERENCE:

Wisconsin Statutes: N/A
Municipal Code: N/A

BACKGROUND / ANALYSIS:

Green Street Development Group, LLC is proposing to construct the Oscar apartment complex at 1436 S. 15th Street (the Van Der Vaart property). The applicant states the following concerning the project:

- The proposed multifamily portion of the development consists of 248 apartments, constructed in four (4) stand-alone buildings, consisting of one 80 unit building and three 56 unit buildings.
- Each building will be four (4) stories with a maximum ridge height of 49'-5" above grade.
- There will be 248 units:
 - 128 units – 1 bedroom/1 bath 729sf 52% of unit mix
 - 112 units – 2 bedroom/2 bath 1,007sf 45% of unit mix
 - 8 units – 3 bedroom/2 bath 1,203sf 3% of unit mix
- Building #1 (north side of the site):
 - 56 units – 32 1-bedroom and 24 2-bedrooms
 - 56,582sf
- Building #2 (center west side of the site):
 - 56 units – 32 1-bedroom and 24 2-bedrooms
 - 56,582sf
- Building #3 (south side of the site):
 - 56 units – 32 1-bedroom and 24 2-bedrooms

- 56,582sf
- Building #4 (north side of the site):
 - 80 units – 32 1-bedroom, 40 2-bedrooms and eight 3-bedrooms
 - 84,000sf
- Applicant indicates all of the buildings and residential units will be built in one phase (this is not a multi-phase development)
- There will be approximately 458 parking spaces.
- Nine (9) freestanding, double loaded garages with 200 garage spaces.
- Four (4) carports with approximately 53 spaces which are cantilevered so as to keep the parking field free of vertical supports.
- 204 surface spaces will be provided.
- New ingress/egress to the north will continue from N. 15th and N. 16th Streets.
- New ingress/egress to the south from Broadway Avenue which will be shared by both the Oscar Development and Kwik Trip (will require access easement).
- Main north south road though the property is a private road.
- New asphalt drives, parking, concrete walks, retaining walls, fencing.
- New landscaping and storm drainage throughout the site.

The applicant states the following about the proposed apartment complex:

- In many instances an apartment building is built as a standalone development with little connection to its surroundings. Our vision for the Oscar has been to develop a neighborhood that just happens to be populated by renters. Our plan contemplates sidewalks connecting to not only our buildings but the surrounding neighborhoods and Kwi Trip. We will be constructing a pocket park in the northeast corner of the site with access to the City's new bike trail that will run adjacent to the eastern edge of the site. We envision a playground, picnic tables, grills and the conversion of the existing garage building into a shelter building with bike repair tools.
- Through conversations with the residential neighbors near the site it was clear that they appreciated the current natural buffer from Van Der Vaart. This buffer is achieved with an existing berm and mature growth trees along the western edge of the property. Our plan is to retain a majority of the buffer and the mature growth trees.
- The material pallet, as presented, is thoughtfully put together with input from the City staff and our experienced team. Our intention is to present a project with a more "urban" form than the more typical "suburban" form. This is achieved through the use of hardi-board Cementous lap siding and reveal panels coupled with painted metallic panels.
- The existing masonry office building will be painted and converted to the community building for the development. Existing siding at the gable ends of the building will be removed and replaced with Turkish coffee (dark brown) board and batten fiber cement siding.
- At the Shelter House, the existing brick will be cleaned and pointed as necessary.
- At the four (4) apartment buildings, the projecting bays will be clad in Terra Cotta fiber cement panels. Lower recessed areas will be clad in Bronze metal siding (at the front elevations) or Turkish Coffee (dark brown) board and batten fiber cement siding (at the

rear elevations). Higher recessed areas will be clad in Maison Blanche (off-white) or Knitting Needles (light gray) horizontal lap fiber cement siding. Openings will be single hung windows and two panel sliding doors. Two panel sliding door areas will have Juliet style balconies at the upper floors. Flat low-slope roofs will direct water to scuppers and downspouts at the front and rear elevations.

- At the garages, the four (4) elevations will be clad in Knitting Needles (light gray) horizontal lap fiber cement siding. Roofing will be architectural asphalt shingles.

STAFF COMMENTS:

Location of mechnaicals?

ACTION REQUESTED:

Motion to approve with possible amendments as determined by the Board.

ATTACHMENTS:

Architectural Review Board Application and required attachments.

| | |
|------------------------|-------|
| PARCEL NO.: | _____ |
| MAP NO.: | _____ |
| ZONING CLASSIFICATION: | _____ |

| | |
|-----------------|-------|
| Office Use Only | |
| DATE SUBMITTED: | _____ |
| REVIEW DATE: | _____ |

CITY OF SHEBOYGAN
ARCHITECTURAL REVIEW APPLICATION
Revised November 2009

Completed application must be filed with the Department of City Development, 828 Center Avenue, Suite 104. To be placed on the agenda of the Architectural Review Board, application must be filed two weeks prior to date of meeting. Applications that are not complete or that are not legible will not be accepted.

1. APPLICANT INFORMATION

APPLICANT: Green Street Development Group, LLC
ADDRESS: 8451 Maryland, St. Louis, MO, 63105
E-MAIL ADDRESS: joel@greenstreetstl.com
PHONE: (314)495-9884 FAX NO.: (314)726-2725

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: The Oscar
ADDRESS OF PROPERTY AFFECTED: 1440 S. 16th St, Sheboygan, WI, 53081
NW BUILDING: X ADDITION: _____ REMODELING: X

DESCRIPTION OF PROPOSED PROJECT:

- The proposed multifamily portion of the development consists of (248) apartments, constructed in (4) stand-alone buildings, consisting of one (80) unit building and three (56) unit buildings.
- The retail portion of the development is a convenience store / gas station on the corner of S. Business Avenue and Broadway Avenue. This portion is 2.87 Acres is anticipated to be sold as a pad ready site to Kwiktrip. The balance of the metrics below are for the multifamily site only.
- Each building will be four stories with a maximum ridge height of 49'-5" above grade.
- (458) parking spaces will be provided as follows. Nine freestanding, double loaded garages with (200) spaces. (53) carports which are cantilevered so as to keep the parking field free of vertical supports. The balance is (205) surface spots.
- 15th Street and 16th Street currently connect into the site and will remain in place and will connect to a new main drive through the site which will connect to a relocated curb cut on Broadway Avenue.

DESCRIPTION OF **EXISTING** EXTERIOR DESIGN AND MATERIALS: A majority of the site is currently used as a storage yard. Two of the existing masonry buildings will remain. Two metal buildings will be demolished.

DESCRIPTION OF THE **PROPOSED** EXTERIOR DESIGN AND MATERIALS:

- The existing masonry office building will be painted and converted to the community building for the development. Existing siding at the gable ends of the building will be removed and replaced with Turkish coffee (dark brown) board and batten fiber cement siding.
- At the Shelter House, the existing brick will be cleaned and pointed as necessary.
- At the four apartment buildings, the projecting bays will be clad in Terra Cotta fiber cement panels. Lower recessed areas will be clad in Bronze metal siding (at the front elevations) or Turkish Coffee (dark brown) board and batten fiber cement siding (at the rear elevations). Higher recessed areas will be clad in Maison Blanche (off-white) or Knitting Needles (light gray) horizontal lap fiber cement siding. Openings will be single hung windows and two panel sliding doors. Two panel sliding door areas will have Juliet style balconies at the upper floors. Flat low-slope roofs will direct water to scuppers and downspouts at the front and rear elevations.
- At the garages, the four elevations will be clad in Knitting Needles (light gray) horizontal lap fiber cement siding. Roofing will be dark gray standing seam metal.

3. NAMES AND ADDRESSES

OWNER OF SITE: Lohr Properties Sheboygan, LLC

ADDRESS: 1440 S. 16th St, Sheboygan, WI, 53081

PHONE: (920) 459-2400 FAX NO.: (920)459-2410

4. ARCHITECT: Rosemann & Associates

ADDRESS: 168 N. Meremac Ave, #200, St. Louis, MO, 63105

E-MAIL: jcooper@rosemann.com

5. CONTRACTOR: ARCO Construction Company, Inc.

ADDRESS: 900 N. Rock Hill Rd, St. Louis, MO, 63119

E-MAIL: kdarnell@arco1.com

6. APPLICATION SUBMITTAL REQUIREMENTS

- A. A scale drawing of all exterior elevations showing the design and appearance of the proposed building or structure.
- B. Provide eight 11 X 17 colored renderings of the proposed building elevations and material samples.

The Oscar

SITE NARRATIVE - CONDITIONAL USE APPLICATION

September 10, 2019

PROJECT NAME AND ADDRESS:

The Oscar
1440 S. 16th Street
Sheboygan, Wisconsin 53081

WORKFORCE HOUSING PROGRAM

Green Street has been working on a new financing model to provide workforce housing without the use of tax credits. The Oscar is our furthest along project with this new structure and has received extremely positive market feedback. The concept is to restrict the asking rents on a majority of the units so that they are accessible to more renters. We also include more units with more than one bedroom than we would in a typical market rate development. The proposed rents will be in the \$990-\$1,600 range depending on the unit size and bedrooms. The anticipated project value for the multifamily site is \$45 million.

See the attached matrix which breaks down the exact allocation of unit type and size between the buildings.

See the attached matrix for the project schedule. The multifamily site will be constructed as one phase with the buildings coming online in a staggered fashion to allow for earlier occupancy. It is anticipated that Kwik Trip will construct their store in 2021.

PARCEL INFORMATION/SITE DATA/LEGAL DESCRIPTION:

SEC 27 T15N R23E PRT OF THE E 1/2 DESC AS: COM AT THE INTERSECTION OF THE S LINE OF ORIGINAL PLAT BLK 300 & THE E LINE OF S 15TH ST, TH S-88-DEG-25'- 00"-W 20' ALG THE S LINE OF THE ORIGINAL PLAT TO THE POB, TH CONT S-88-DEG-25'- 00"-W 299.56' ALG SD S LI

ZONING CLASSIFICATION/ZONING REQUIREMENTS:

Urban Residential (UR-12)

EXISTING SITE CONDITIONS/LAND USE:

The site is currently utilized by the Vandervart Concrete company. There is an office building, showroom building, two warehouses, garage building, outdoor storage and significant areas for staging and crushing broken concrete.

Vandervart is in the process of constructing a new consolidated facility slightly south of Sheboygan. Green Street will enter into a short term lease with Vandervart which will allow the continued use of several portions of the site during 2021. This will facilitate their migration to their new site and allow Green Street to construct the Oscar. Our construction schedule contemplates the staggered withdrawal from the site.

SITE ACCESS AND TRANSPORTATION

15th Street and 16th Street currently connect into the site and will remain in place and will connect to a new main drive through the site which will connect to a relocated curb cut on Broadway Avenue.

The new, main entrance, off of Broadway will be on Kwik Trip's parcel but a cross access easement agreement will be in place for the multifamily use.

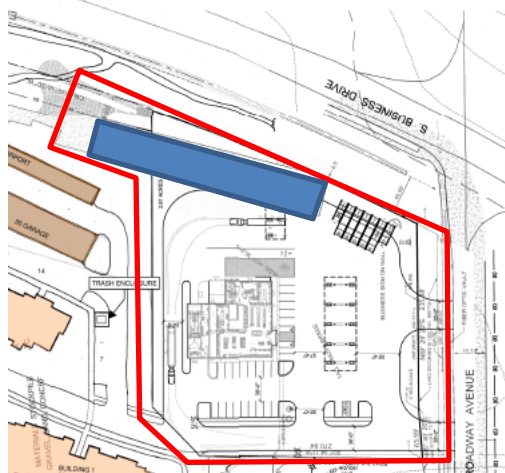
Green Street has commissioned a traffic study from Traffic Analysis & Design, Inc. which is based on criteria provided by City staff. The report will be delivered the week of October 1st.

CERTIFIED SURVEY MAP

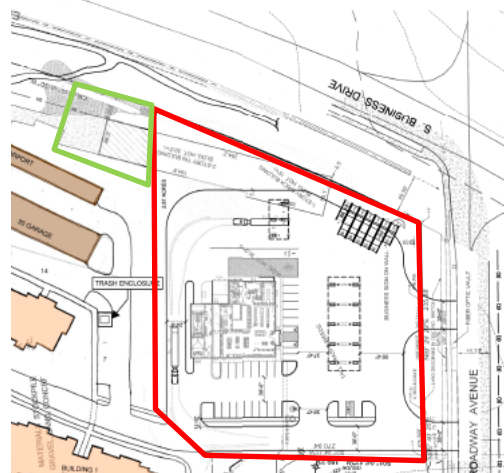
The site is currently platted as two separate parcels which will need to be re-platted into three new parcels. One issue that has arisen is related to Vandervarts continued use of the industrial building at Business and Broadway and the needed timing of the re-platting. In order to secure a first mortgage on the multifamily site by our anticipated closing on 4/1/2020 we will need to have the Kwik Trip parcel separated. The current plan is to submit a certified survey map which removes the corner and enough land for the industrial building to stay, once Vandervart has vacated the building in June of 2020, the corner buildings will be demolished and the corner parcel will be re-platted again creating the Kwik Trip parcel and a separate smaller parcel. See the diagram below for an approximate representation of the re-platting.

Green Street has also been approached by a neighboring property owner about purchasing a small piece of land to facilitate some improvements to their lot. We will likely request this parcel re-platting as well.

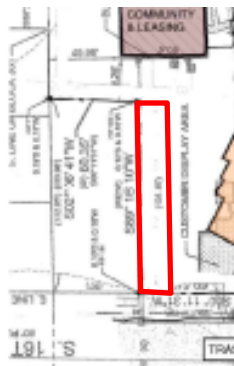
Kwik Trip parcel



Initial re-plat to keep building



2020 re-plat for Kwik Trip



Neighbor parcel

PROPOSED LAND USE/LOT COVERAGE SITE DATA

- The proposed multifamily portion of the development consists of (248) apartments, constructed in (4) stand-alone buildings, consisting of one (80) unit building and three (56) unit buildings.
- The retail portion of the development is a convenience store / gas station on the corner of S. Business Avenue and Broadway Avenue. This portion is 2.87 Acres is anticipated to be sold as a pad ready site to Kwiktrip. The balance of the metrics below are for the multifamily site only.
- Each building will be four stories with a maximum ridge height of 49'-5" above grade.
- (458) parking spaces will be provided as follows. Nine freestanding, double loaded garages with (200) spaces. (53) carports which are cantilevered so as to keep the parking field free of vertical supports. The balance is (205) surface spots.
- The entire site will be graded such that developed storm water runoff will be collected and detain onsite with the ultimate storm water discharge being located along the east side of the site.
- Both public sanitary sewer and public water main are and will be extended throughout the property.

SITE SELECTION

- Green Street's greatest strength is redeveloping challenging projects that others have shied away from because of either their size, environmental issues, complexities of urban infill or many other things. This site meets many of those criterias. We evaluated several sites throughout the City and chose this one because it had the potential for a project with enough scale to truly improve the surrounding area.
- The opportunity for a commercial / retail user on the corner of Business and Broadway was also attractive to us. We engaged in many conversations with various brokers and users and believe that the addition of the Kwiktrip store will be an asset to both our residents, the surrounding residents and commuters.
- We successfully rezoned the project in 2018 allowing for the current use.

LANDSCAPE REQUIREMENTS

- Landscape plan to comply with the requirements of Section 15.6 and the subsequent point values defined for all four landscape point criteria (Building Foundation, Developed Lot, Lot Frontage and Pavement). A detailed landscaping plan will be submitted at a later date.

PERFORMANCE STANDARDS/POTENTIAL NUISANCES:

- All performance standards to comply with City of Sheboygan Zoning Ordinance, Section 15-7 to ensure this development will not become a nuisance to neighboring residential property owners.

SITE LIGHTING:

- Lighting will be provided with wall mounted fixtures over the garage doors
- External lighting will be provided with wall mounted fixtures on the apartment buildings.
- Pole lighting will be provided throughout the parking lot.

ARCHITECTURE:

- In many instances an apartment building is built as a standalone development with little connection to its surroundings. Our vision for the Oscar has been to develop a neighborhood that just happens to be populated by renters. Our plan contemplates sidewalks connecting to not only our buildings but the surrounding neighborhoods and Kwiktrip. We will be constructing a pocket park in the north east corner of the site with access to the City's new bike trail that will run adjacent to the eastern

edge of the site. We envision a playground, picnic tables, grills and the conversion of the existing garage building into a shelter building with bike repair tools.

- We are sensitive to the heights of the buildings and the requested variance. Through conversations with the residential neighbors near the site it was clear that they appreciated the current natural buffer from Vandervart. This buffer is achieved with an existing berm and mature growth trees along the western edge of the property. Our plan is to retain a majority of the buffer and the mature growth trees.
- The material pallet, as presented, is thoughtfully put together with input from the City staff and our experienced team. Our intention is to present a project with a more "urban" form than the more typical "suburban" form. This is achieved through the use of hardiboard Cementous lap siding and reveal panels coupled with painted metallic panels.
- The existing masonry office building will be painted and converted to the community building for the development. Existing siding at the gable ends of the building will be removed and replaced with Turkish coffee (dark brown) board and batten fiber cement siding. Existing roofing will be removed and replaced with dark gray architectural shingle roofing.
- At the Shelter House, the existing brick will be cleaned and pointed as necessary. Existing roofing will be removed and replaced with dark gray architectural shingle roofing.
- At the four apartment buildings, the projecting bays will be clad in Terra Cotta fiber cement panels. Lower recessed areas will be clad in Bronze metal siding (at the front elevations) or Turkish Coffee (dark brown) board and batten fiber cement siding (at the rear elevations). Higher recessed areas will be clad in Maison Blanche (off-white) or Knitting Needles (light gray) horizontal lap fiber cement siding. Openings will be single hung windows and two panel sliding doors. Two panel sliding door areas will have Juliet style balconies at the upper floors. Flat low-slope roofs will direct water to scuppers and downspouts at the front and rear elevations.
- At the garages, the four elevations will be clad in Knitting Needles (light gray) horizontal lap fiber cement siding. Roofing will be architectural asphalt shingles. 200 garage spaces, 58 carport spaces, and 204 surface spaces will be provided.

VARIANCE REQUEST/VARIANCE DESCRIPTION:

(4) Total variances to be requested:

- Propose variance from Maximum Gross Density of 12 units/ acre to 17 units/ acre (248 units/ 14.87 acres)
- Propose variance from Maximum Height of Dwelling Unit from 35' to 49'-5" for four story structure with flat roof and parapets to hide AC condensing units
- Propose variance from Minimum Roof Pitch and Eave Width: flat roof with parapet walls to hide AC condensing units proposed instead of 3:12 roof pitch and 18 inch eave width

The Oscar Apartments

Unit Matrix - **248 Units**

9/13/2019

BUILDING A BREAKDOWN

| Unit Name | TYPE | Quantity | Rentable SF | Net Rentable | Unit Mix % |
|-----------|--------------------|----------|-------------|--------------|------------|
| TYPE 1 | 1 BEDROOM / 1 BATH | 128 | 729 | 93,312 | 52% |
| TYPE 2 | 2 BEDROOM / 2 BATH | 112 | 1,007 | 112,784 | 45% |
| TYPE 3 | 3 BEDROOM / 2 BATH | 8 | 1,203 | 9,624 | 3% |
| Totals | | 248 | | 215,720 | |

Individual Apartment Unit Type - Building A

| Floor | TYPE 1 | TYPE 2 | TYPE 3 | Total Per | # of Buildings | Grand Total |
|-------------|--------|--------|----------|-----------|----------------|-------------|
| | ONE BR | TWO BR | THREE BR | Building | | |
| 1 | 8 | 6 | 0 | 14 | 3 | 42 |
| 2 | 8 | 6 | 0 | 14 | 3 | 42 |
| 3 | 8 | 6 | 0 | 14 | 3 | 42 |
| 4 | 8 | 6 | 0 | 14 | 3 | 42 |
| TOTAL UNITS | 32 | 24 | 0 | 56 | | 168 |

Individual Apartment Unit Type - Building B

| Floor | TYPE 1 | TYPE 2 | TYPE 3 | Total Per | # of Buildings | Grand Total |
|-------------|--------|--------|----------|-----------|----------------|-------------|
| | ONE BR | TWO BR | THREE BR | Building | | |
| 1 | 8 | 10 | 2 | 20 | 1 | 20 |
| 2 | 8 | 10 | 2 | 20 | 1 | 20 |
| 3 | 8 | 10 | 2 | 20 | 1 | 20 |
| 4 | 8 | 10 | 2 | 20 | 1 | 20 |
| TOTAL UNITS | 32 | 40 | 8 | 80 | | 80 |

Individual Apartment Unit Type - Building A

| Floor | # Units | # Beds | Footprint Gross SF | Common & Corridors | Net Rentable SF | Gross SF | Floor Efficiency |
|-------------|---------|--------|-----------------------|-----------------------|--------------------|----------|---------------------|
| 1 | 14 | 20 | 14,382 | 2,013 | 11,874 | 13,887 | 86% |
| 2 | 14 | 20 | 14,179 | 2,013 | 11,874 | 13,887 | 86% |
| 3 | 14 | 20 | 14,179 | 2,013 | 11,874 | 13,887 | 86% |
| 4 | 14 | 20 | 14,179 | 2,013 | 11,874 | 13,887 | 86% |
| Total | 56 | 80 | 56,919 | 8,052 | 47,496 | 55,548 | |
| Grand Total | 168 | 240 | 170,757 | 24,156 | 142,488 | 166,644 | |

Individual Apartment Unit Type - Building B

| Floor | # Units | # Beds | Footprint Gross SF | Common & Corridors | Net Rentable SF | Gross SF | Floor Efficiency |
|-------------|---------|--------|-----------------------|-----------------------|--------------------|----------|---------------------|
| 1 | 20 | 34 | 21,447 | 2,824 | 18,308 | 21,132 | 87% |
| 2 | 20 | 34 | 21,235 | 2,824 | 18,308 | 21,132 | 87% |
| 3 | 20 | 34 | 21,235 | 2,824 | 18,308 | 21,132 | 87% |
| 4 | 20 | 34 | 21,235 | 2,824 | 18,308 | 21,132 | 87% |
| Total | 80 | 136 | 85,152 | 11,296 | 73,232 | 84,528 | |
| Grand Total | 80 | 136 | 85,152 | 11,296 | 73,232 | 84,528 | |

| TOTAL BUILDING SUMMARY | |
|-------------------------------|----------------|
| Total Apt. SF Building Type A | 166,644 |
| Total Apt. SF Building Type B | 84,528 |
| GSF Apt. Building Type A + B | 251,172 |
| Community Building SF | 6,880 |
| Pavilion | 3,400 |
| Total Buildings = | 18 |
| Garages Total SF | 48,560 |

| Individual Garage Type | | | |
|------------------------|----------|-------|---------------|
| Type | Quantity | SF/Ea | Total SF |
| 22 Car | 2 | 5,344 | 10,688 |
| 24 Car | 4 | 5,828 | 23,312 |
| 30 Car | 2 | 7,280 | 14,560 |
| | | | 48,560 |

| TOTAL UNIT SUMMARY | |
|---------------------------------|-----------------|
| # Units | 248 |
| # Beds - Grand Total | 376 |
| Avg SF / Unit | 870 SF |
| Avg SF / Unit | 1,013 SF |
| Avg SF / Bed | 574 SF |
| Avg SF / Bed | 668 SF |
| Grand Total Building Efficiency | 85.89% |
| Site Density | 16.7 Units/Acre |
| Approximate Site Acreage | 14.87 Acres |

| Parking Summary | |
|--------------------------|-------|
| Garage Parking Spaces | 200 |
| Carport Parking Spaces | 58 |
| Surface Parking Spaces | 204 |
| Total Parking Spaces | 462 |
| Spaces Per Unit | 1.86 |
| Garage Spaces Per Unit | 0.81 |
| Carport Spaces Per Unit | 0.23 |
| Surface Parking Per Unit | 0.82 |
| Miscellaneous SF | |
| Leasing & Community | 6,880 |
| Shelter House | 3,400 |

| UNIT GRAND TOTALS | | |
|-------------------|-----|-----|
| 1 Bedroom | 128 | 52% |
| 2 Bedroom | 112 | 45% |
| 3 Bedroom | 8 | 3% |
| Total | 248 | |









BUILDING B EXTERIOR PERSPECTIVE

THE OSCAR
BROADWAY & S. BUSINESS DR.

09/09/19

4

rosemann  & ASSOCIATES P.C.



2 BUILDING A - REAR ELEVATION
 AREA 1
 1/8" = 1'-0"

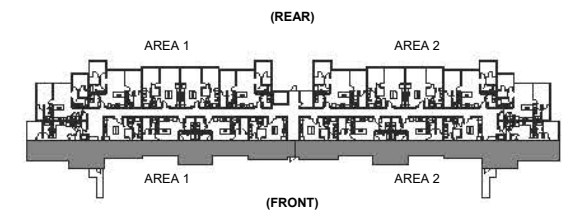


1 BUILDING A - REAR ELEVATION
 AREA 2
 1/8" = 1'-0"



MATERIAL LEGEND

- 5" FIBER CEMENT SIDING - OFF WHITE
- 7" FIBER CEMENT SIDING - LIGHT GRAY
- HARDIE PANEL - REVEAL SYSTEM
- HARDIE PANEL - VERTICAL BATTEN SYSTEM
- PREFINISHED CORRUGATED METAL SIDING
- FACE BRICK (EXISTING)
- RIBBED CMU BLOCK (EXISTING)
- SMOOTH CMU BLOCK (EXISTING)
- SPLIT FACE CMU BLOCK
- PREFINISHED FIBER TRIM -
 3-1/2" & 5-1/2" AT WINDOW
 1-1/4" AT BANDING
 3-1/2" VERTICAL OUTSIDE /
 INSIDE CORNER TRIM



KEYPLAN



2 BUILDING A - FRONT ELEVATION
- AREA 1
1/8" = 1'-0"

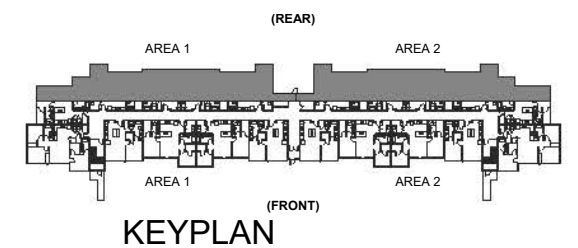


1 BUILDING A - FRONT ELEVATION
- AREA 2
1/8" = 1'-0"



MATERIAL LEGEND

- 5' FIBER CEMENT SIDING - OFF WHITE
- 7' FIBER CEMENT SIDING - LIGHT GRAY
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- HARDIE PANEL - VERTICAL BATTEN SYSTEM
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11-1/4" AT BANDING
3-1/2" VERTICAL OUTSIDE /
INSIDE CORNER TRIM





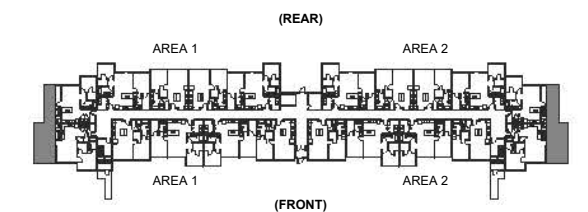
2 BUILDING A - LEFT ELEVATION - AREA 1
 1/8" = 1'-0" 0 4' 8' 16'



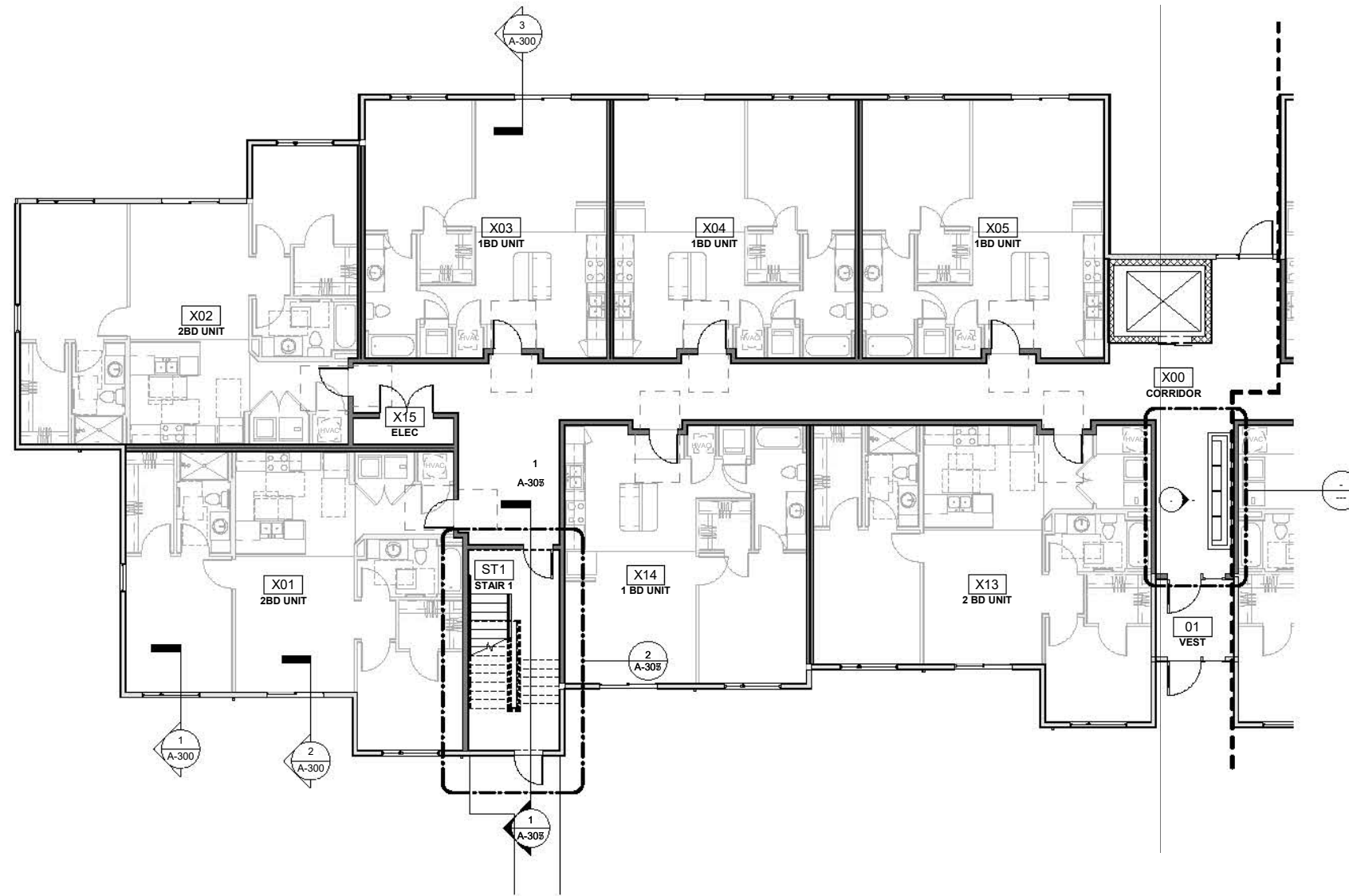
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 1/8" = 1'-0" 0 4' 8' 16'

MATERIAL LEGEND

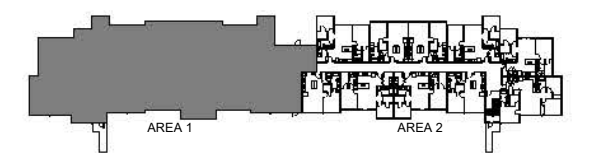
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 INSIDE CORNER TRIM



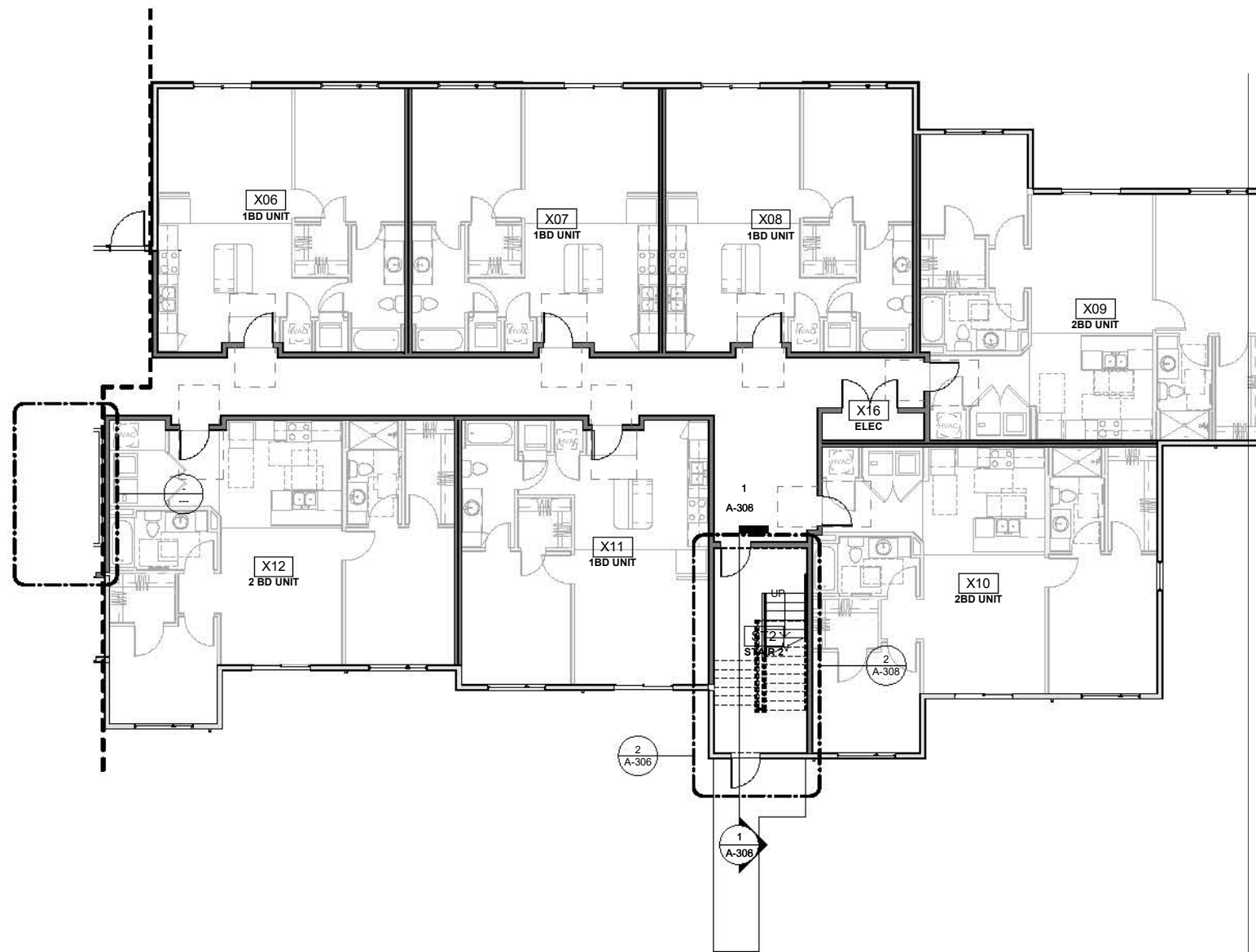
KEYPLAN



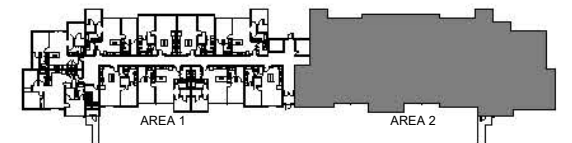
1
BUILDING A - FIRST FLOOR PLAN
- AREA 2
 1/8" = 1'-0"



KEYPLAN



1
BUILDING A - FIRST FLOOR PLAN
- AREA 2
 1/8" = 1'-0"



KEYPLAN



T. O. Truss Bearing
142' - 6 3/4"

T. O. 4th Subfloor
133' - 5 5/8"

T. O. 4th Bearing
131' - 4 7/8"

T. O. 3rd Subfloor
122' - 3 3/4"

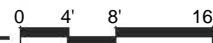
T. O. 3rd Bearing
120' - 3"

T. O. 2nd Subfloor
111' - 1 7/8"

T. O. 2nd Bearing
109' - 1 1/8"

T. O. 1st Subfloor
100' - 0"

2 BUILDING B - FRONT ELEVATION
- AREA 2
1/8" = 1'-0"



T. O. Truss Bearing
142' - 6 3/4"

T. O. 4th Subfloor
133' - 5 5/8"

T. O. 4th Bearing
131' - 4 7/8"

T. O. 3rd Subfloor
122' - 3 3/4"

T. O. 3rd Bearing
120' - 3"

T. O. 2nd Subfloor
111' - 1 7/8"

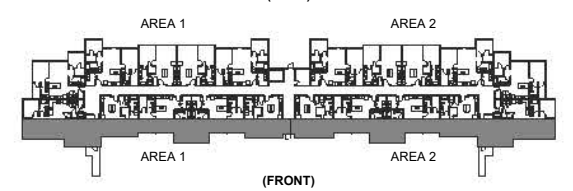
T. O. 2nd Bearing
109' - 1 1/8"

T. O. 1st Subfloor
100' - 0"

MATERIAL LEGEND

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- HARDIE PANEL - VERTICAL BATTEN SYSTEM
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- FACE BRICK (EXISTING)
- RIBBED CMU BLOCK (EXISTING)
- SMOOTH CMU BLOCK (EXISTING)
- SPLIT FACE CMU BLOCK
- PREFINISHED FIBER TRIM -
3-1/2" & 5-1/2" AT WINDOW
11-1/4" AT BANDING
3-1/2" VERTICAL OUTSIDE /
INSIDE CORNER TRIM

1 BUILDING B - FRONT ELEVATION
- AREA 1
1/8" = 1'-0"



KEYPLAN



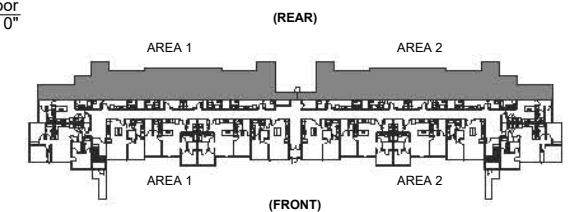
2 BUILDING B - REAR ELEVATION - AREA 2
1/8" = 1'-0"



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3-1/2" VERTICAL OUTSIDE /
INSIDE CORNER TRIM

1 BUILDING B - REAR ELEVATION - AREA 1
1/8" = 1'-0"



KEYPLAN



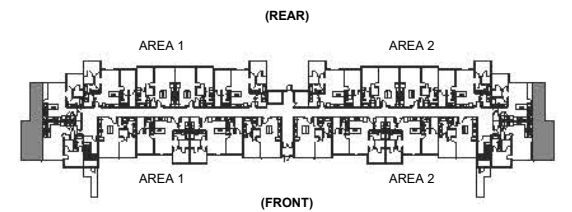
2 BUILDING B - RIGHT ELEVATION - AREA 2
 1/8" = 1'-0"
 0 4' 8' 16'



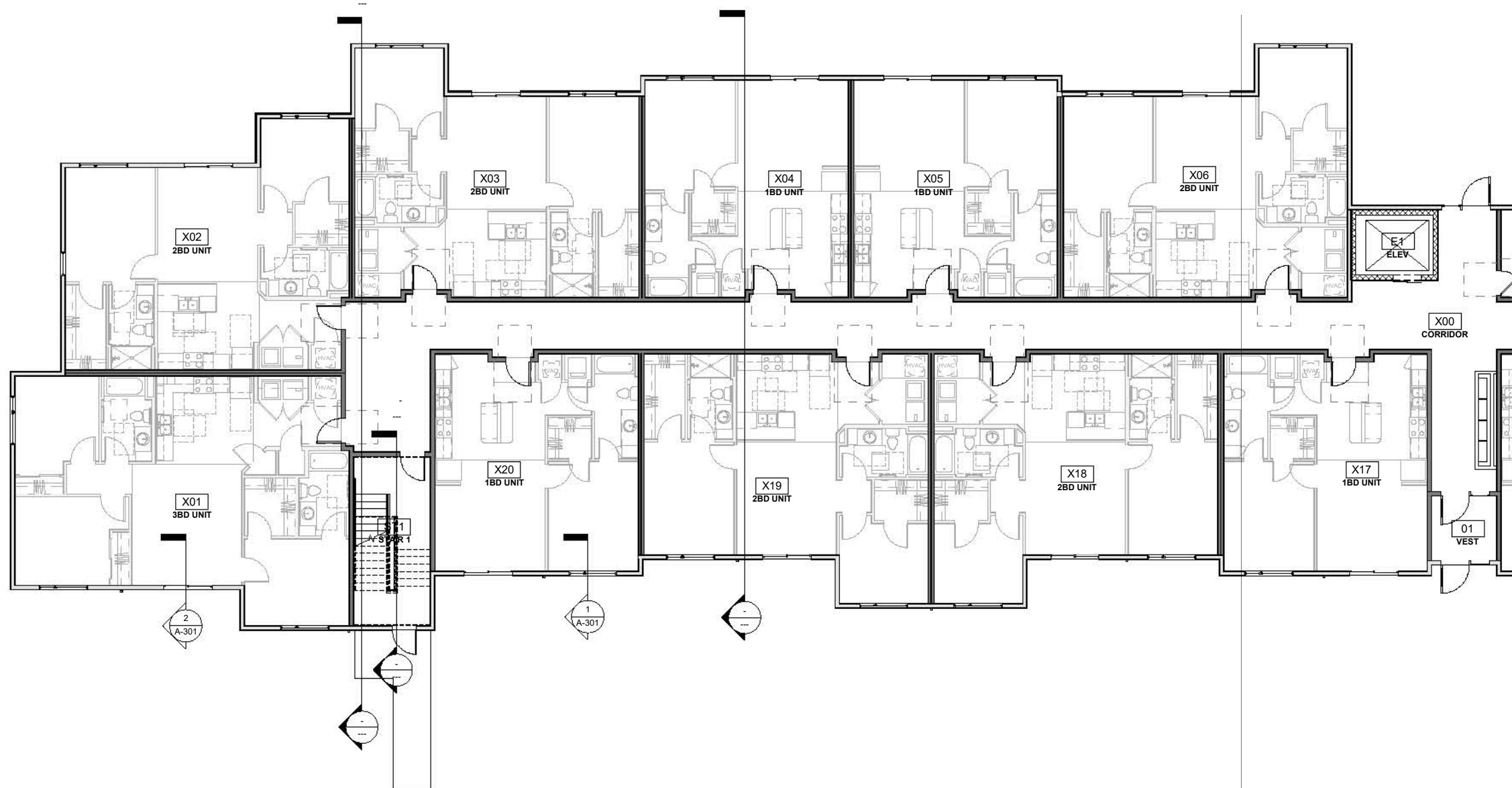
1 BUILDING B - LEFT ELEVATION - AREA 1
 1/8" = 1'-0"
 0 4' 8' 16'

MATERIAL LEGEND

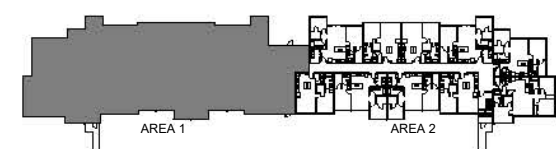
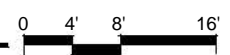
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 11-1/4" AT BANDING
 3-1/2" VERTICAL OUTSIDE /
 INSIDE CORNER TRIM



KEYPLAN



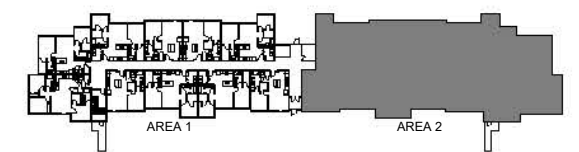
1 BUILDING B - FIRST FLOOR PLAN
- AREA 1
1/8" = 1'-0"



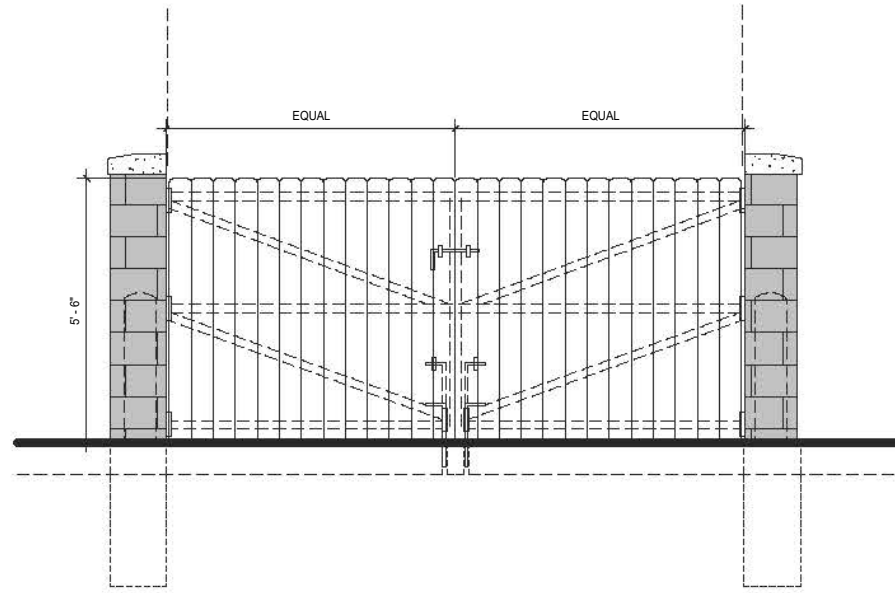
KEYPLAN



1 BUILDING B - FIRST FLOOR PLAN
 - AREA 2
 1/8" = 1'-0"



KEYPLAN



1 TRASH ENCLOSURE ELEVATION
1/8" = 1'-0"



2 GARAGE - LEFT ELEVATION
1/8" = 1'-0"



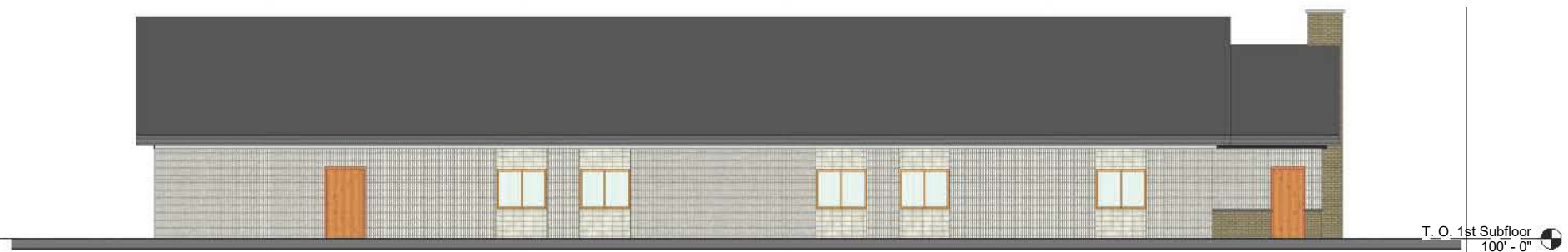
1 GARAGE - FRONT ELEVATION
1/8" = 1'-0"

MATERIAL LEGEND

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



2
COMMUNITY BLDG - LEFT
ELEVATION
1/8" = 1'-0"



1
COMMUNITY BLDG - FRONT
ELEVATION
1/8" = 1'-0"

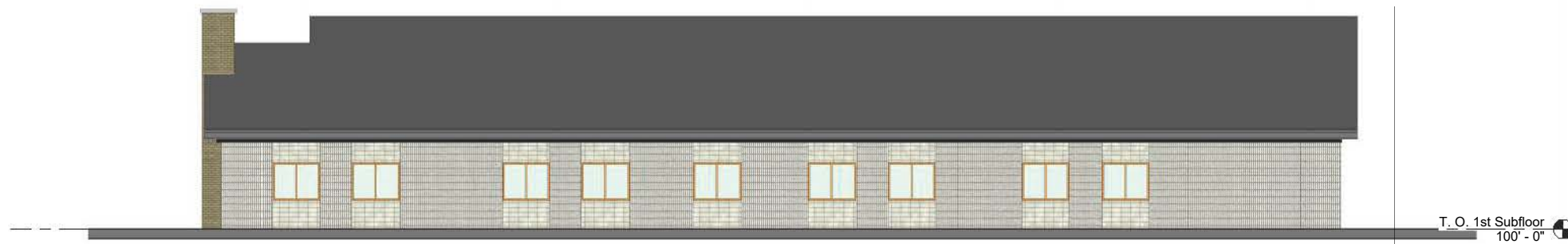


MATERIAL LEGEND

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-  HARDIE PANEL - REVEAL SYSTEM
-  HARDIE PANEL - VERTICAL BATTEN SYSTEM
-  PREFINISHED CORRUGATED METAL SIDING
-  FACE BRICK (EXISTING)
-  RIBBED CMU BLOCK (EXISTING)
-  SMOOTH CMU BLOCK (EXISTING)
-  SPLIT FACE CMU BLOCK
-  PREFINISHED FIBER TRIM -
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1-1/4" AT BANDING
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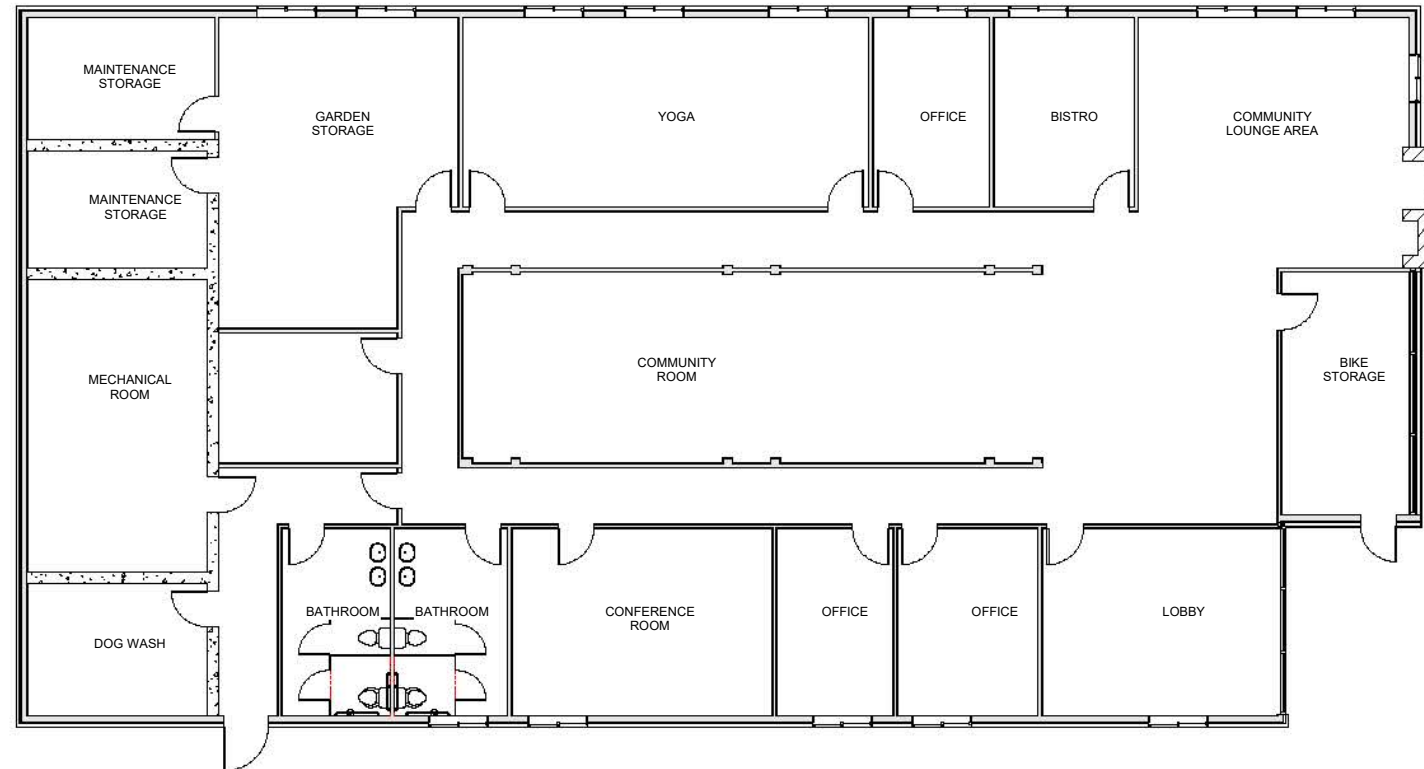
2 COMMUNITY BLDG - RIGHT ELEVATION
1/8" = 1'-0"
0 4' 8' 16'



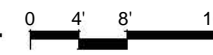
3 COMMUNITY BLDG - REAR ELEVATION
1/8" = 1'-0"
0 4' 8' 16'

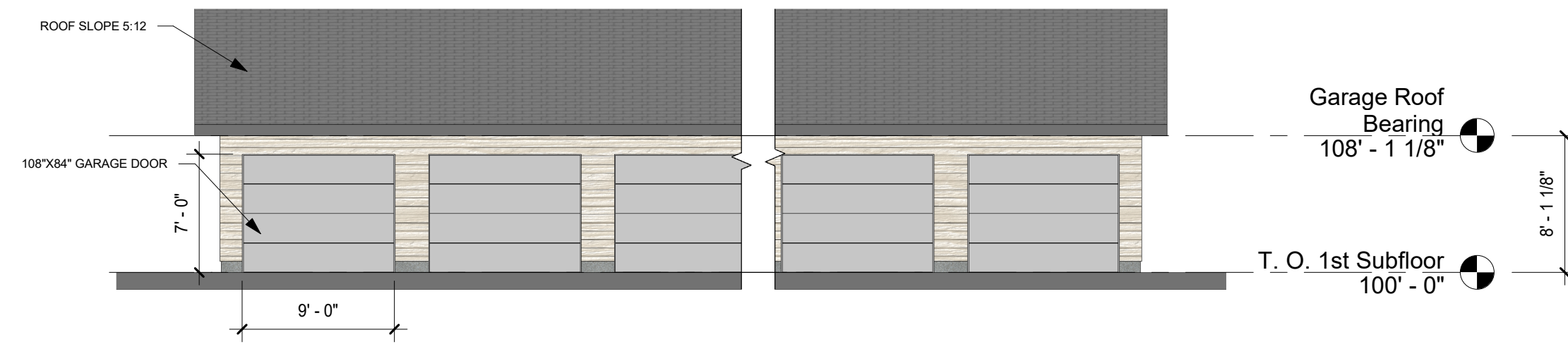
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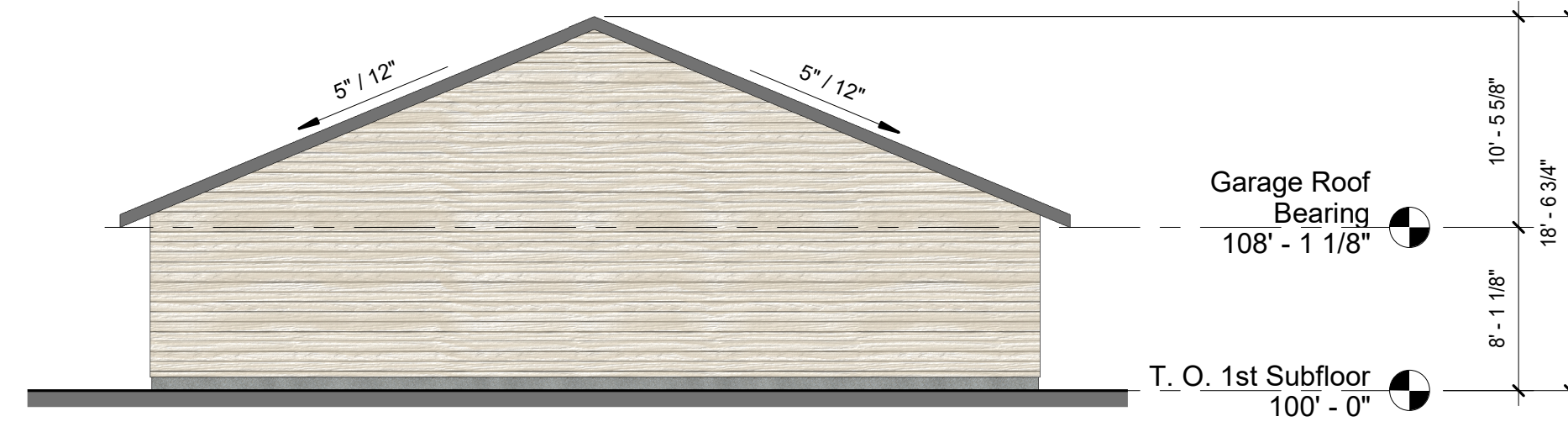


1 COMMUNITY BLDG - FLOOR PLAN
 1/8" = 1'-0"

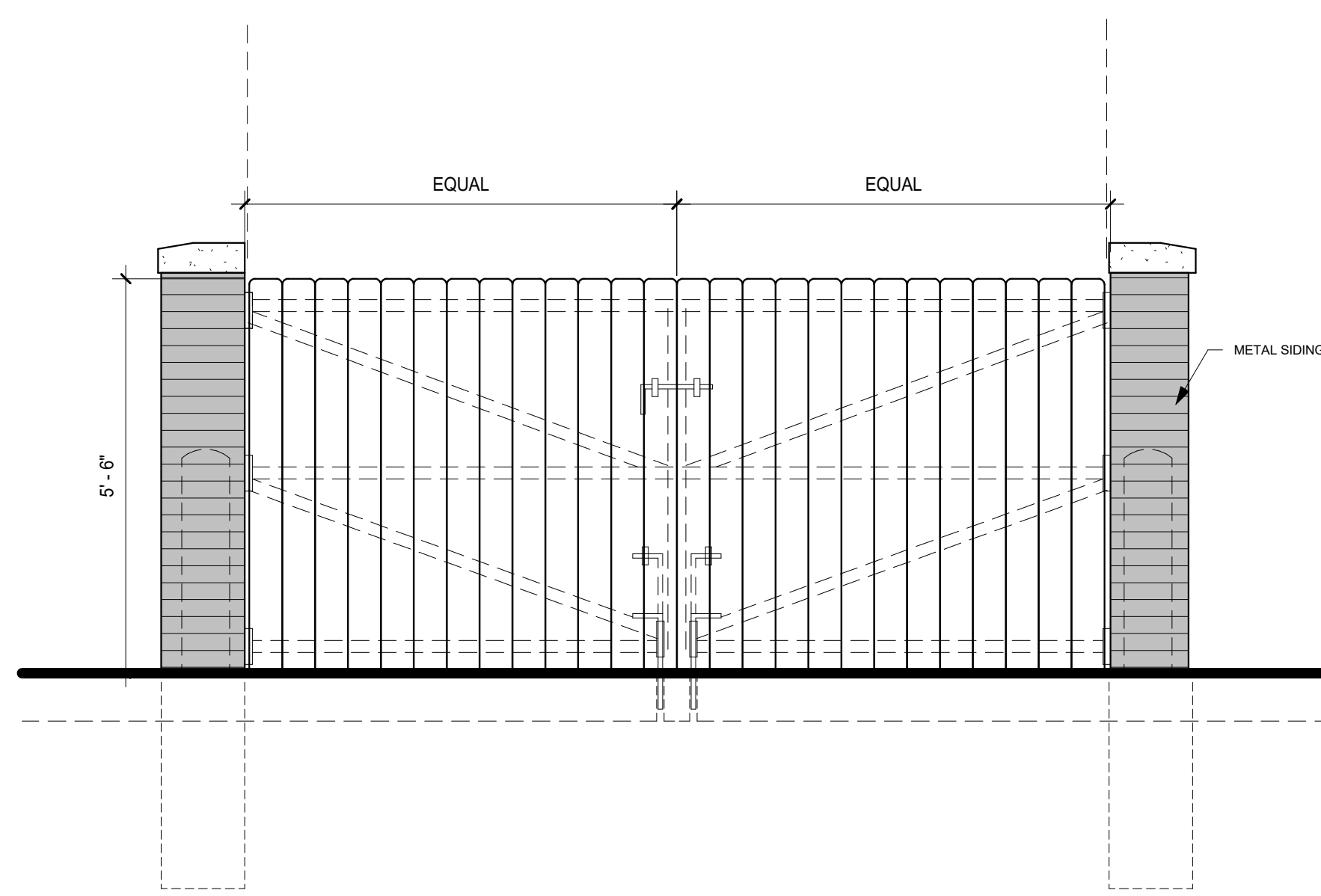




6 GARAGE - FRONT ELEVATION
 1/8" = 1'-0"



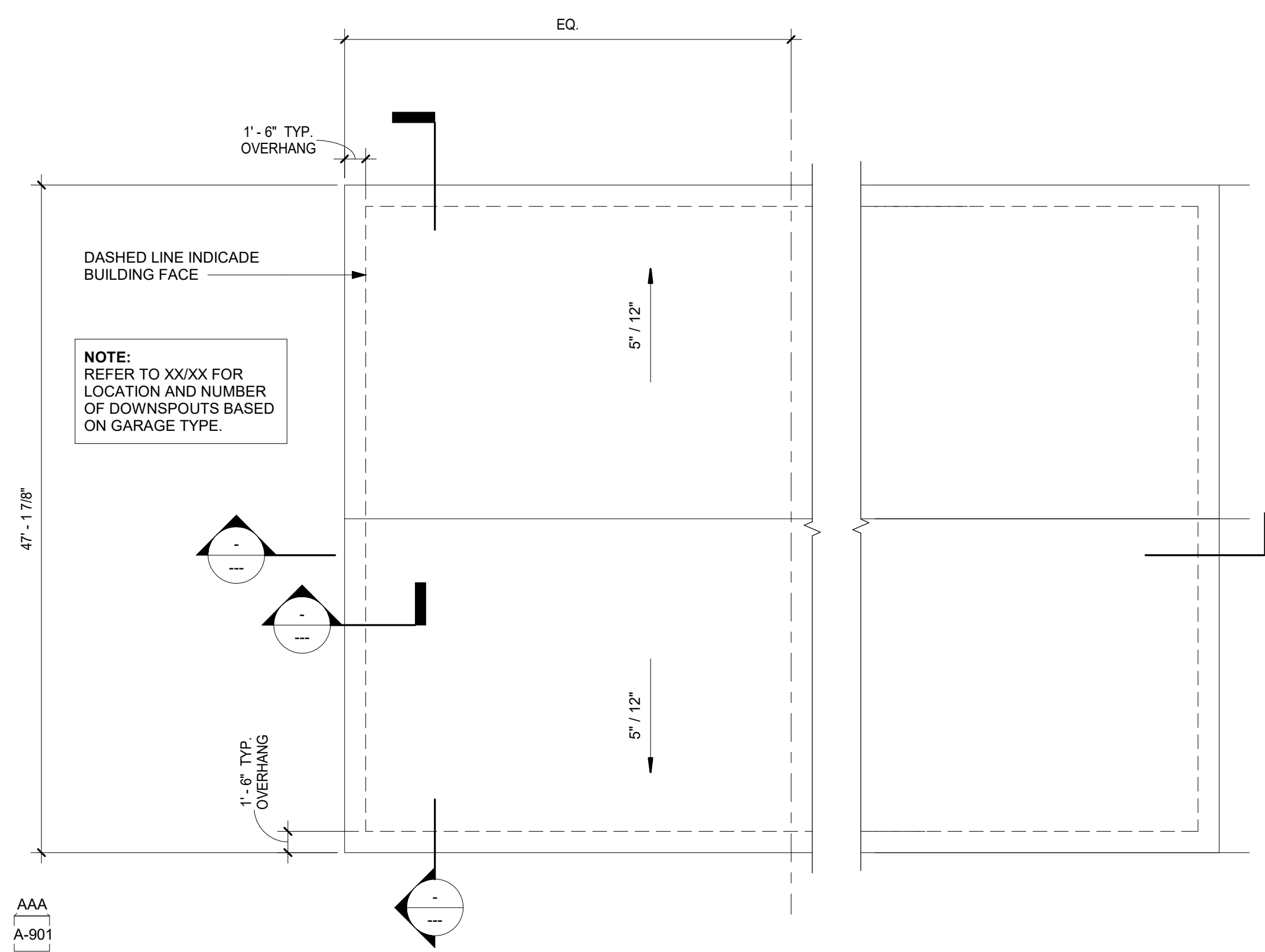
5 GARAGE - LEFT ELEVATION
 1/8" = 1'-0"



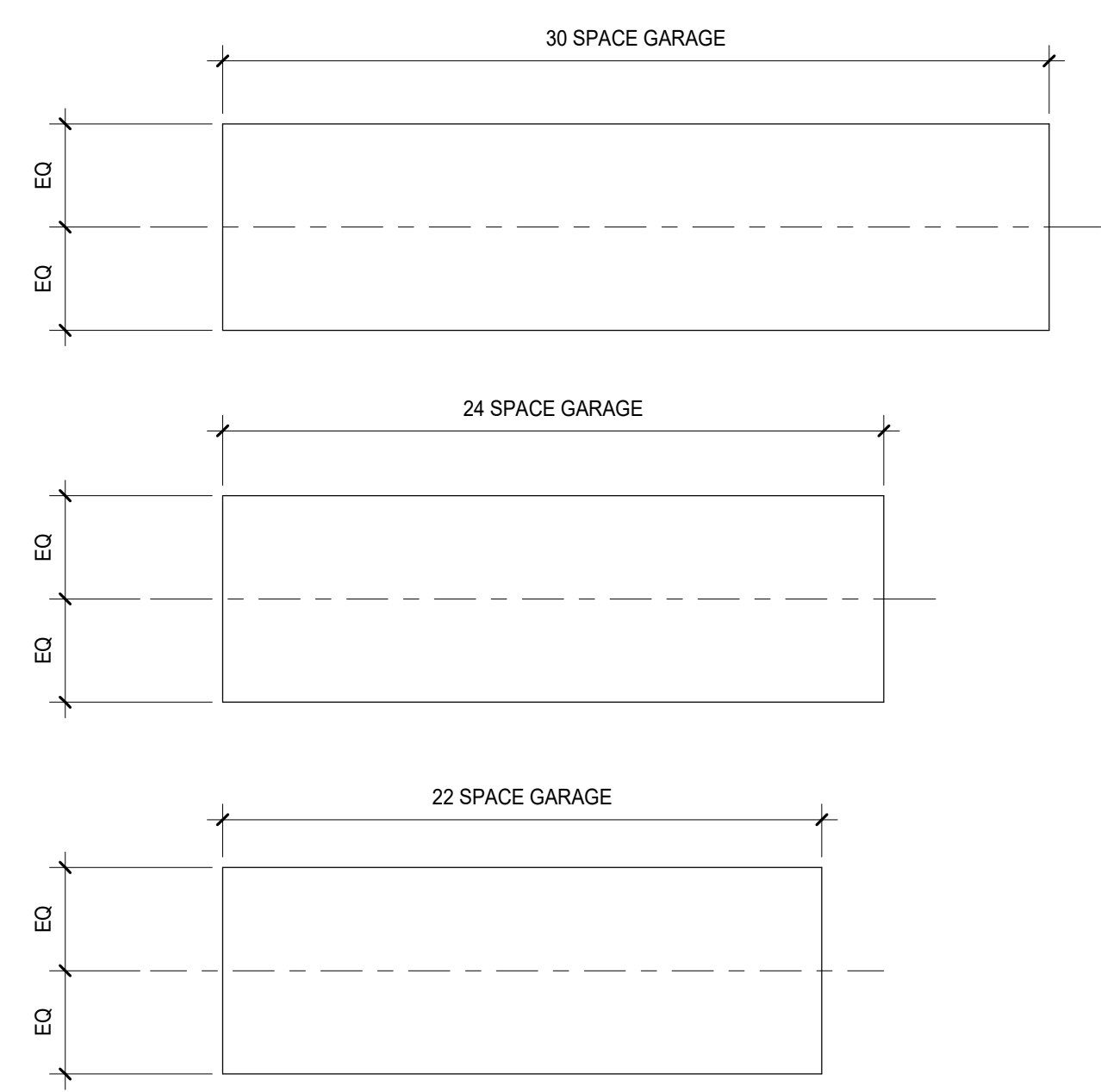
4 TRASH ENCLOSURE ELEVATION
 1/2" = 1'-0"

| GARAGE SIZES | | |
|------------------|---------------|----------|
| NUMBER OF SPACES | LENGTH | GSF |
| 22 | 121' - 5 1/2" | 5,344 SF |
| 24 | 132' - 5 1/2" | 5,828 SF |
| 30 | 165' - 5 1/2" | 7,280 SF |

NOTE: SEE SITE PLAN FOR LOCATION OF GARAGE TYPES

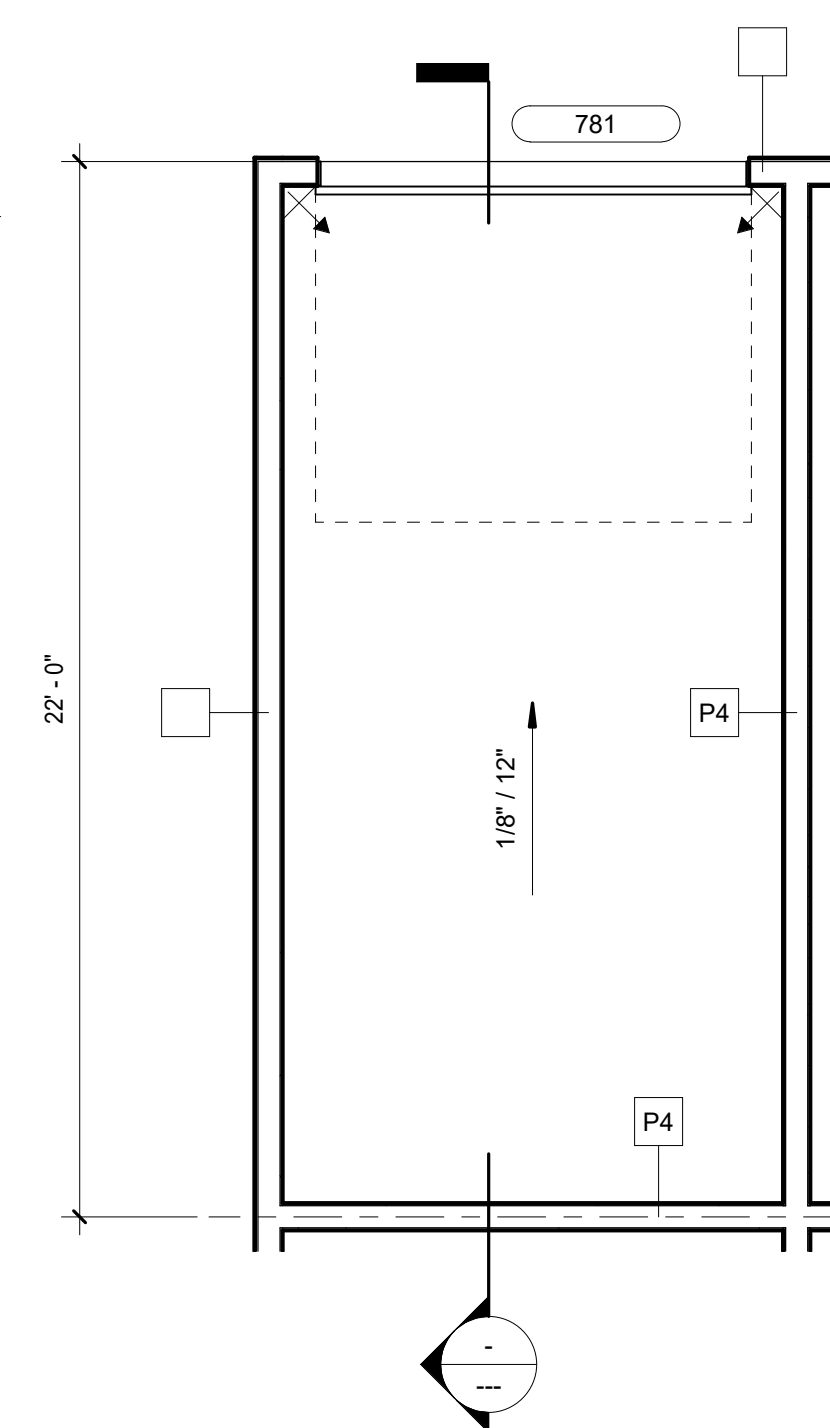


2 GARAGE - ROOF PLAN
 1/8" = 1'-0"

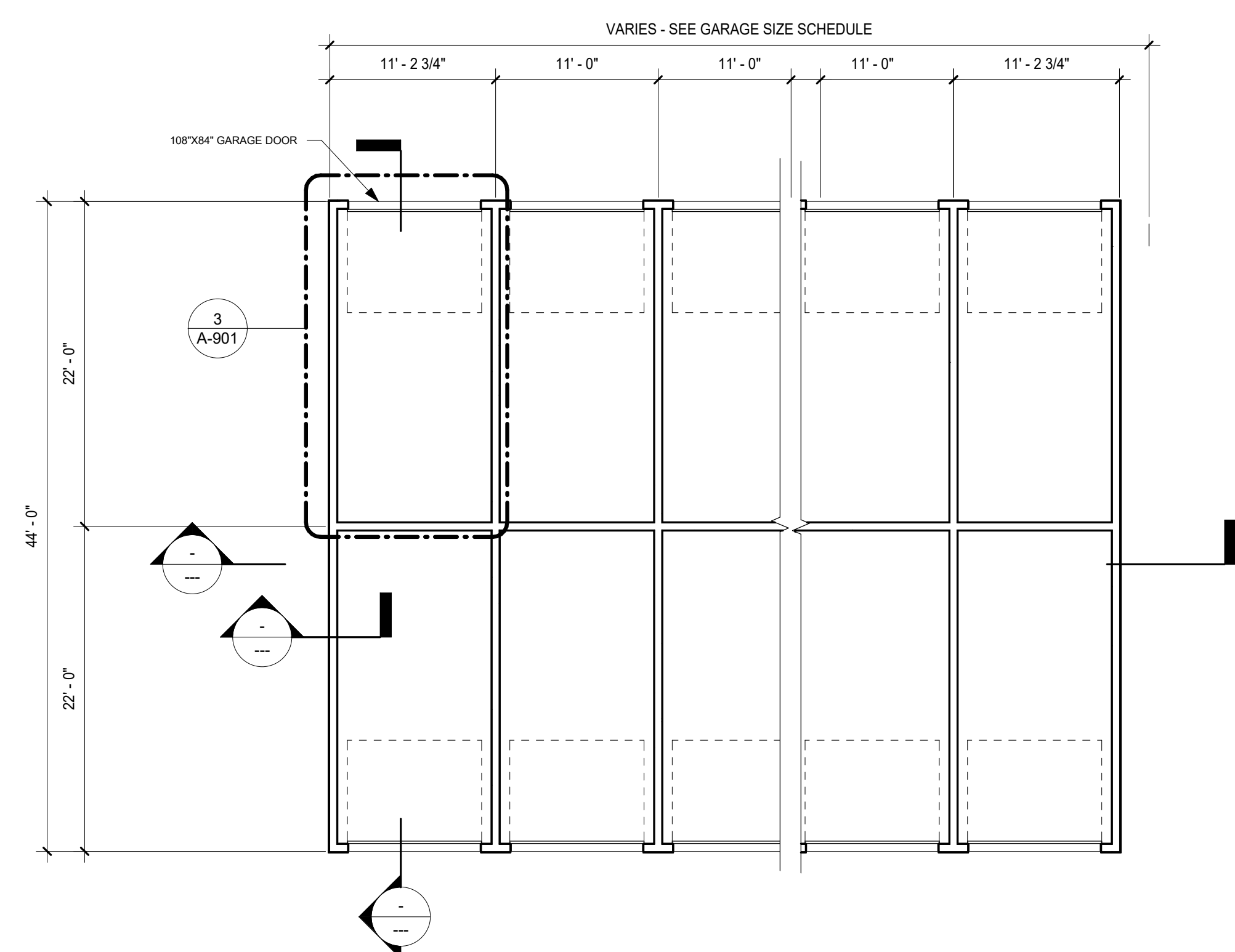


NOTE: SEE SITE PLAN FOR LOCATION OF GARAGE TYPES

3 GARAGE DOWNSPOUT DIAGRAM
 1/8" = 1'-0"



3 GARAGE - FLOOR PLAN - Callout 1
 1/4" = 1'-0"



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

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 INTERIOR DESIGN
 ENGINEERING
 PLANNING
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 W: www.rosemann.com
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 DENVER ▲ KANSAS CITY ▲ ST. LOUIS ▲ ATLANTA

THE OSCAR
 BROADWAY & S. BUSINESS DR

SHEET TITLE
 GARAGE PLANS, ELEVATIONS, &
 TRASH ENCLOSURE
 PROJECT NUMBER: 19011
 SHEET NUMBER:

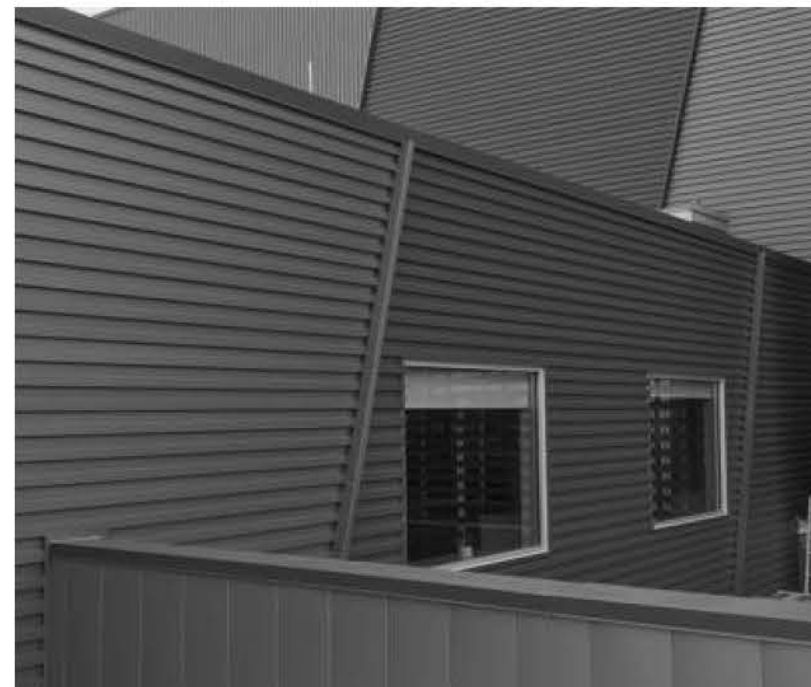
A-901

DRAWN BY: CHECKED BY:



SW 2803
Rookwood Terra Cotta
 Interior / Exterior

PANEL FIBER CEMENT SIDING



SW 7048
Urbane Bronze
 Interior / Exterior
 Locator Number: 245-C7

METAL SIDING



SW 6076
Turkish Coffee
 Interior / Exterior
 Locator Number: 277-C3

BOARD AND BATTEN
 FIBER CEMENT SIDING



SW 7672
Knitting Needles
 Interior / Exterior
 Locator Number: 282-C2

7" LAP FIBER CEMENT SIDING

SW 7526
Maison Blanche
 Interior / Exterior
 Locator Number: 288-C1

5" LAP FIBER CEMENT SIDING

Expand modern design options with a customizable system of commercial grade panel, trim and fastener products. This system brings design versatility and durability to a wide variety of projects.

- 7/16-in. thick panels create precise angles with deep channels
- Standard panel size is nominal 4 ft. x 8 ft., and can be cut on-site
- Engineered for Climate® to help resist damage from the elements
- Available in many ColorPlus® Technology finishes for panels

Reveal® Surround Trim



Reveal® Recess Trim

Reveal® Surround Trim

- Frames panels with a raised grid pattern for strong geometric definition
- Now available in many ColorPlus® Technology finishes to match panels in a more durable finish than field-applied paint
- Also comes primed or with clear anodized finish

SEE COLORPLUS SAMPLE BELOW ▼

Learn more and see BIM/CAD details at jameshardiepros.com

REVEAL
Panel System.

Reveal® Recess Trim

- Blends discreetly with panels creating a clean, streamlined look
- Primed only

SEE PRIMED SAMPLE BELOW ▼

Reveal® Panel System
Includes color options

COLORPLUS® TECHNOLOGY PANELS AND COMPONENTS

Reveal® surround trim and Reveal® fasteners are available in ColorPlus® Technology finishes.

ColorPlus® finishes help keep panels looking like new for years.

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HARDIE REVEAL
PANEL SIDING
COLOR SW
ROOKWOOD
TERRA COTTA

HARDIE
HORIZONTAL
LAP SIDING
COLOR SW
MAISON
BLANCHE

HARDIE
HORIZONTAL
LAP SIDING
COLOR SW
KNITTING
NEEDLES

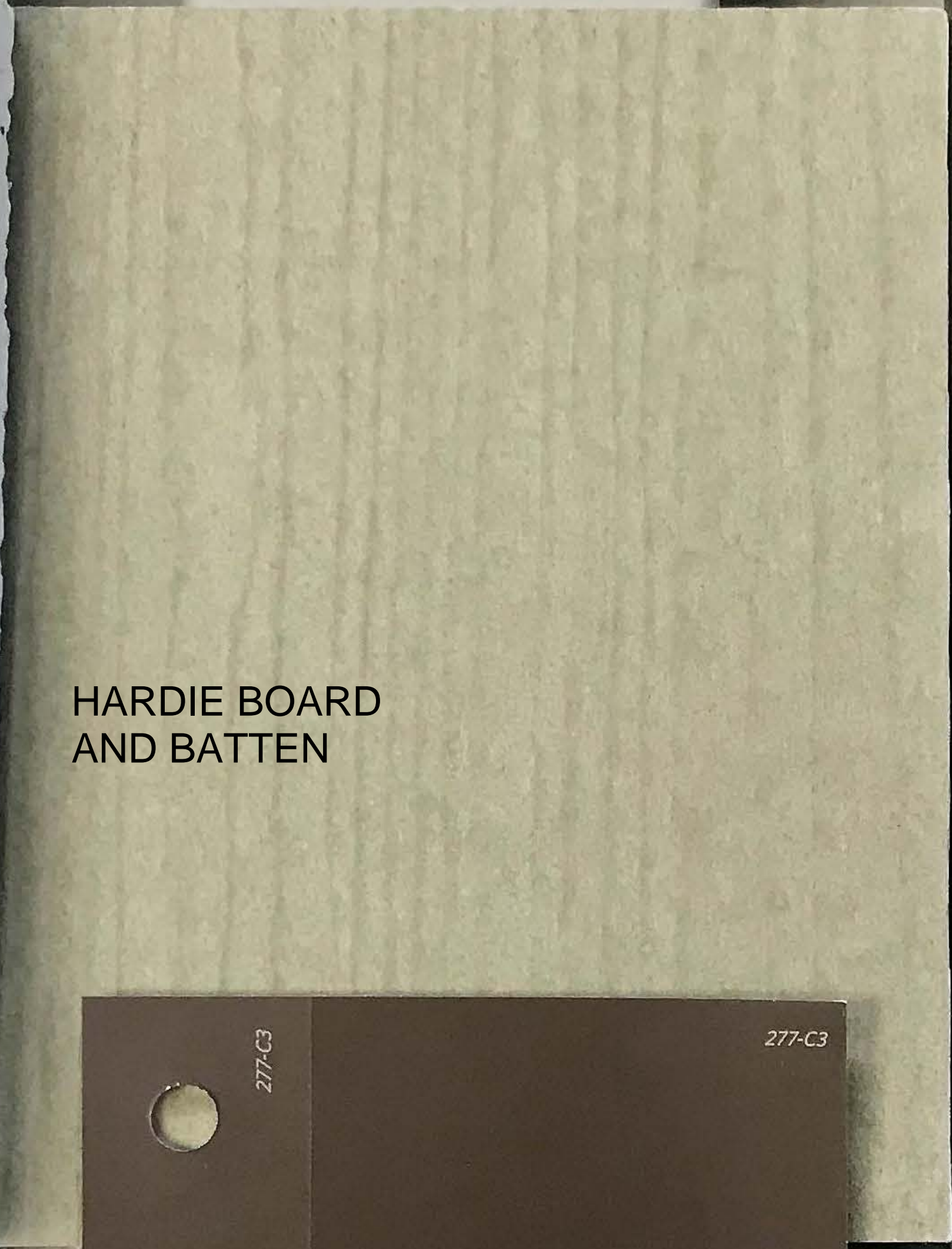
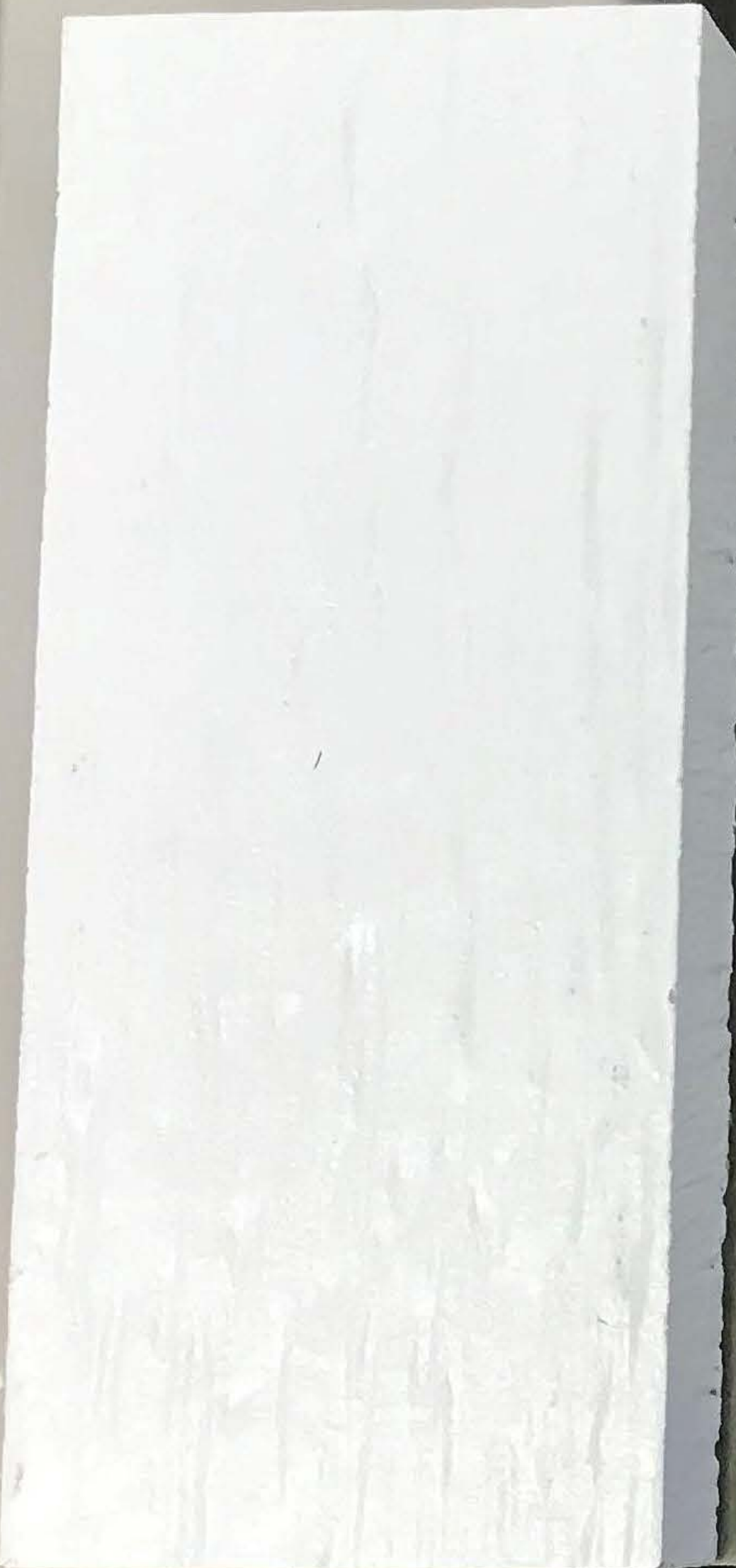
HARDIE REVEAL
PANEL SIDING

HARDIE
HORIZONTAL LAP
SIDING

Reveal™ Exposed Fasteners



Durable, stainless steel fasteners also available in ColorPlus finishes



HARDIE BOARD
AND BATTEN



277-C3

277-C3

SW 6076 | Turkish Coffee

HARDIE BOARD
AND BATTEN
COLOR SW
TURKISH
COFFEE

SW 6076
Turkish Coffee



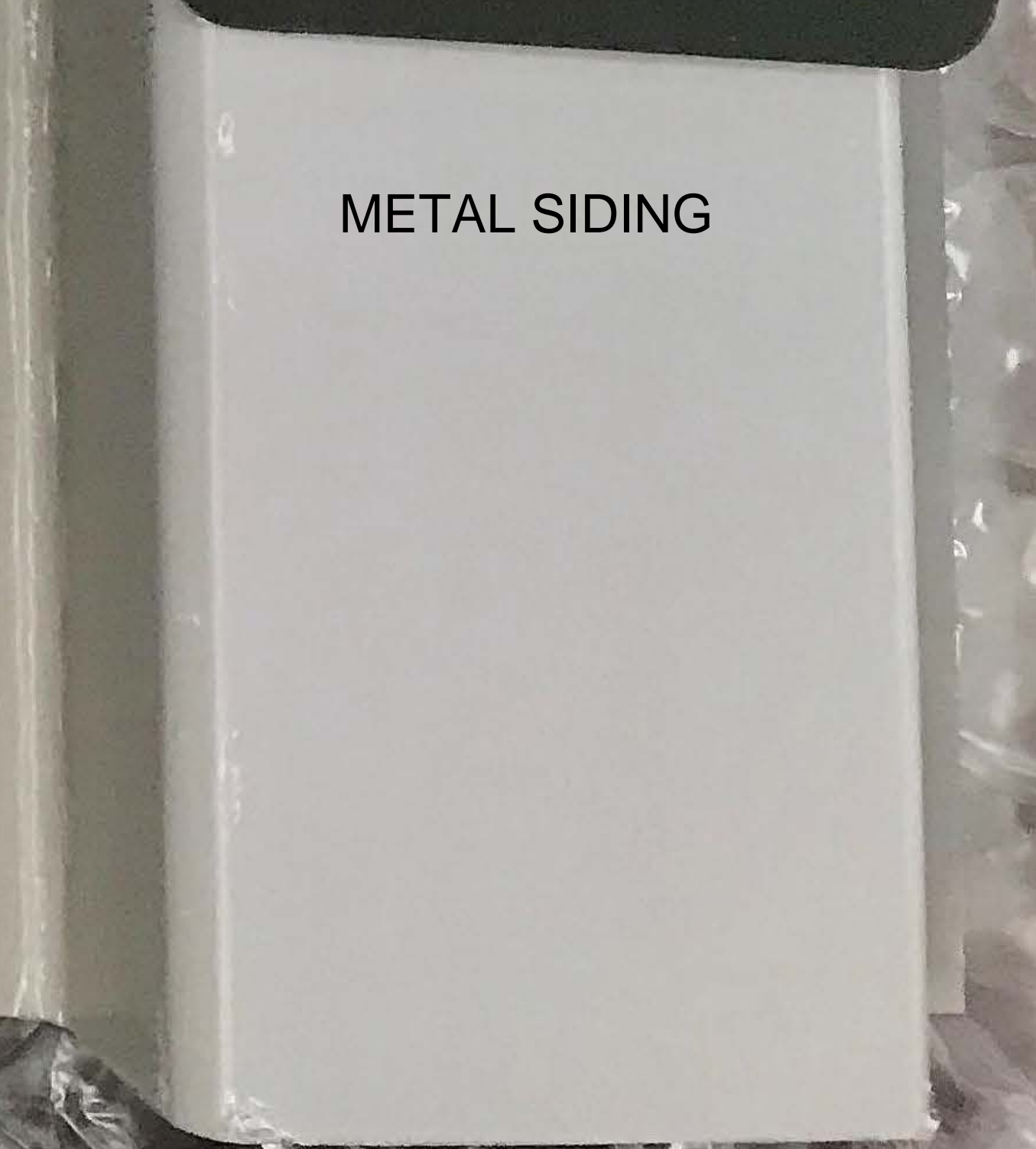
MEDIUM
BRONZE



DARK BRONZE



WEATHERED
COPPER



METAL SIDING



3 SHELTER PHOTO
1/8" = 1'-0"



9 SHELTER PHOTO
1/8" = 1'-0"



6 SHELTER PHOTO
1/8" = 1'-0"

NOTE: CLEAN, & TUCK POINT ALL EXISTING MASONRY AT SHELTER



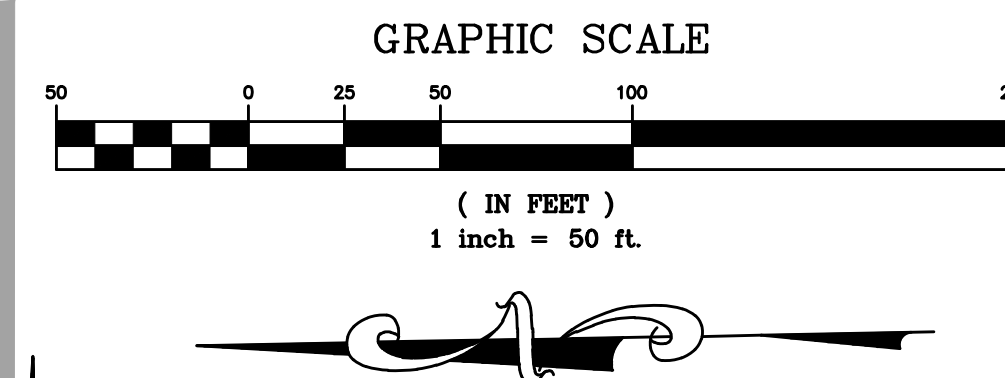
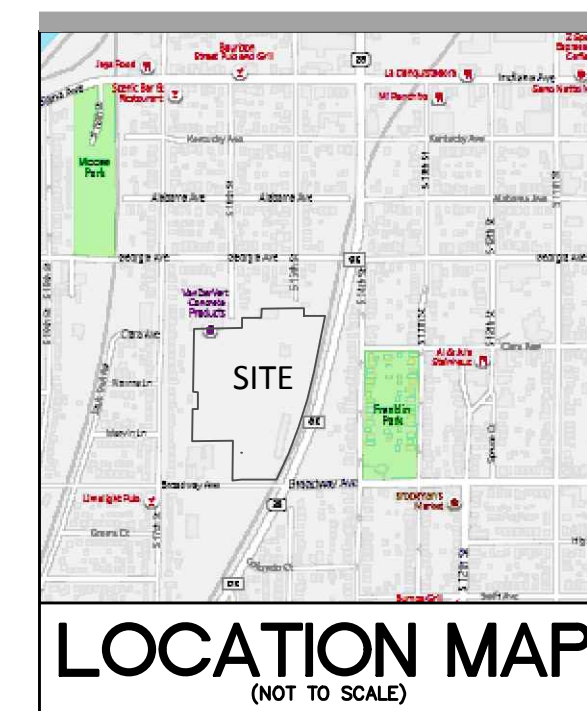
8 SHELTER PHOTO
1/8" = 1'-0"

GENERAL NOTES

1. TRASH ENCLOSURE DIMENSION AND DETAILS PER DESIGN BY OTHERS.
2. ON-SITE STORM WATER DRAINAGE REQUIREMENTS SHALL BE IN ACCORDANCE WITH CITY OF SHEBOYGAN STANDARDS.
3. ALL PROPOSED UTILITIES SHALL BE CONSTRUCTED TO CITY OF SHEBOYGAN STANDARDS.
4. ALL GRADING AND DRAINAGE SHALL BE IN CONFORMANCE TO CITY OF SHEBOYGAN STANDARDS.
5. PLANS SUBJECT TO CHANGE PENDING AGENCY REVIEWS AND FINAL ENGINEERING.

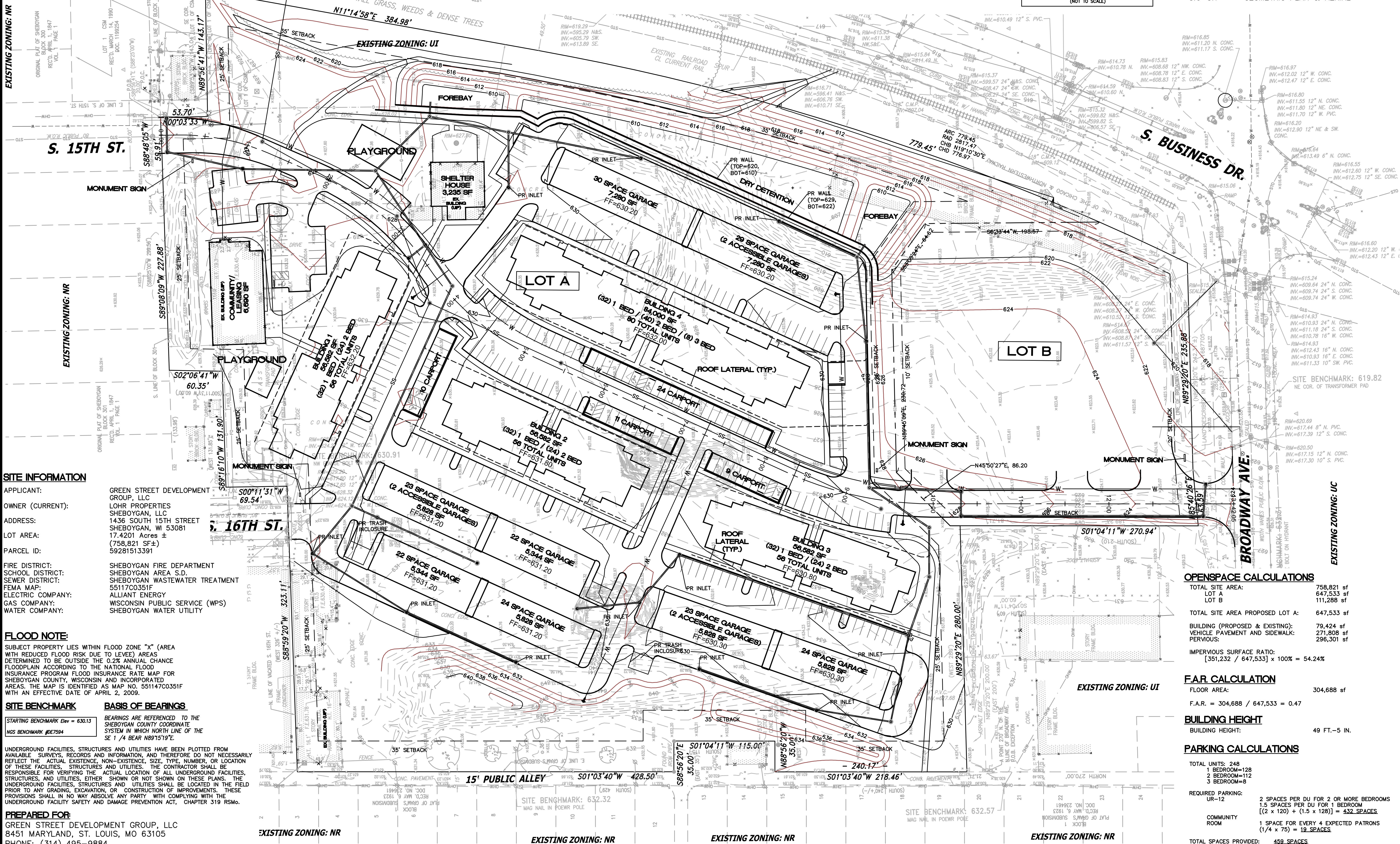
SITE PLAN

SEC 27 T15N R23E PRT OF THE E 1/2 DESC AS: COM AT THE INTERSECTION OF THE S LINE OF ORIGINAL PLAT BLK 300 AND THE E LINE OF S 15TH ST, THE S-88-DEG-25'-00"-W 20' ALG THE S LINE OF THE ORIGINAL PLAT TO THE POB, TH CONT S-88-DEG-25'- 00"W 299.56' ALG SD S LI
CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN



SHEET INDEX

- 1.1 - SITE PLAN
- 1.1 - SITE PLAN DETAILS
- 2.0 - EROSION CONTROL PLAN
- 3.0-3.1 - GEOMETRIC PLAN & AERIAL



SITE INFORMATION

APPLICANT: GREEN STREET DEVELOPMENT GROUP, LLC
OWNER (CURRENT): LOHR PROPERTIES SHEBOYGAN, LLC
ADDRESS: 1436 SOUTH 15TH STREET SHEBOYGAN, WI 53081
LOT AREA: 17.4201 Acres ± (758,821 SF ±)
PARCEL ID: 59281513391
FIRE DISTRICT: SHEBOYGAN FIRE DEPARTMENT
SCHOOL DISTRICT: SHEBOYGAN AREA S.D.
SEWER DISTRICT: SHEBOYGAN WASTEWATER TREATMENT
FEMA MAP: 55117C0351F
ELECTRIC COMPANY: ALLIANT ENERGY
GAS COMPANY: WISCONSIN PUBLIC SERVICE (WPS)
WATER COMPANY: SHEBOYGAN WATER UTILITY

FLOOD NOTE:

SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "X" (AREA WITH REDUCED FLOOD RISK DUE TO LEVEE) AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR SHEBOYGAN COUNTY, WISCONSIN AND INCORPORATED AREAS. THE MAP IS IDENTIFIED AS MAP NO. 551147C0351F WITH AN EFFECTIVE DATE OF APRIL 2, 2009.

SITE BENCHMARK BASIS OF BEARINGS

STARTING BENCHMARK Elev = 630.33
NGS BENCHMARK #D7594
 BEARINGS ARE REFERENCED TO THE SHEBOYGAN COUNTY COORDINATE SYSTEM IN WHICH NORTH LINE OF THE SE 1/4 BEAR N89°15'19".

UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, RECORDS AND INFORMATION, AND THEREFORE DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NON-EXISTENCE, SIZE, TYPE, NUMBER, OR LOCATION OF THESE FACILITIES, STRUCTURES AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS. THE UNDERGROUND FACILITIES AND UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION, OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY WITH COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319 RSMG.

PREPARED FOR:
 GREEN STREET DEVELOPMENT GROUP, LLC
 8451 MARYLAND, ST. LOUIS, MO 63105
 PHONE: (314) 495-9884

OPENSOURCE CALCULATIONS

| | |
|---------------------------------|-------------------------------------|
| TOTAL SITE AREA: | 758,821 sf |
| LOT A | 647,533 sf |
| LOT B | 111,288 sf |
| TOTAL SITE AREA PROPOSED LOT A: | 647,533 sf |
| BUILDING (PROPOSED & EXISTING): | 79,424 sf |
| VEHICLE PAVEMENT AND SIDEWALK: | 271,808 sf |
| PERVIOUS: | 296,301 sf |
| IMPERVIOUS SURFACE RATIO: | (351,232 / 647,533) x 100% = 54.24% |

F.A.R. CALCULATION

FLOOR AREA: 304,688 sf
 F.A.R. = 304,688 / 647,533 = 0.47

BUILDING HEIGHT

BUILDING HEIGHT: 49 FT.-5 IN.

PARKING CALCULATIONS

| | |
|------------------------|------------|
| TOTAL UNITS: | 248 |
| 1 BEDROOM= | 128 |
| 2 BEDROOM= | 112 |
| 3 BEDROOM= | 8 |
| REQUIRED PARKING: | UR-12 |
| COMMUNITY ROOM | 1 |
| TOTAL SPACES PROVIDED: | 459 SPACES |

2 SPACES PER DU FOR 2 OR MORE BEDROOMS
 1.5 SPACES PER DU FOR 1 BEDROOM
 [(2 x 120) + (1.5 x 128)] = 432 SPACES
 1 SPACE FOR EVERY 4 EXPECTED PATRONS
 (1/4 x 75) = 19 SPACES

257 Chesterfield Business Parkway
 St. Louis, MO 63005 PH. (636) 530-9100 FAX (636) 530-9130
 e-mail: general@stockandassociates.com
 Web: www.stockandassociates.com

STOCK & ASSOCIATES
 Consulting Engineers, Inc.

SITE PLAN FOR:
THE OSCAR
 1436 SOUTH 15TH STREET
 CITY OF SHEBOYGAN
 WISCONSIN

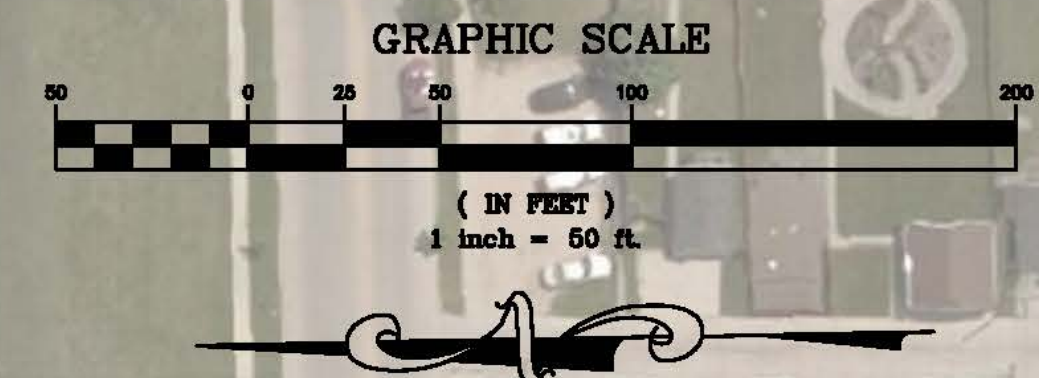
WISCONSIN CIVIL ENGINEER
 GEORGE M. STOCK
 E-32632
 MILWAUKEE
 09/16/19
 GEORGE M. STOCK E-32632
 CIVIL ENGINEER

REVISIONS:

| | |
|---|-------------------------|
| 1 | 9/16/19 - CITY COMMENTS |
|---|-------------------------|

DATE: 09/06/19 **JOB NO.:** 219-6592
DATE: 09/06/19 **JOB NO.:** 219-6592
SLC HAT #: - **HAT SUP. #:** -
SCALE: -

SHEET TITLE: SITE PLAN
SHEET NO.: 1.0



STOCK & ASSOCIATES
Consulting Engineers, Inc.

257 Chesterfield Business Parkway
 St. Louis, MO 63005 PH: (636) 530-8100
 530-B100 FAX: (636) 530-8100
 e-mail: general@stockinc.com
 Web: www.stockinc.com

SITE PLAN FOR:
THE OSCAR
 1436 SOUTH 15TH STREET
 CITY OF SHEBOYGAN
 WISCONSIN

WISCONSIN
 GEORGE M. STOCK
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REVISIONS:

| | |
|---|-------------------------|
| 1 | 9/16/19 - CITY COMMENTS |
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|--------------|----------|---------------|----------|
| DRAWN BY: | A.L.W. | CHECKED BY: | G.M.S. |
| DATE: | 09/06/19 | JOB NO.: | 219-6592 |
| SUB. NO.: | | BASE MAP #: | |
| SUB. REV. #: | | REV. SUPP. #: | |
| SCALE #: | | | |

SHEET TITLE:
**GEOMETRIC
 PLAN
 w/AERIAL**

SHEET NO.:
3.1



September 16, 2019

Stefano Viglietti
FoodWorks Holding
522 S. 8th Street
Sheboygan, WI 53081

The Architectural Review Board at their meeting of September 9, 2019, **HELD** your request for building addition and exterior remodel at 731 Pennsylvania Avenue because there was not enough information. You will need to submit the following items in order for the board to consider your request:

1. Applicant shall submit exact building materials and colors for the Boards review.
2. Applicant shall submit South and West (all) building elevations for the Boards review.
3. If lintels are present, provide details such as material, height, etc.

Please provide the following items by 12:00pm on September 19, 2019 in order to be placed on the September 23, 2019 Architectural Review Board meeting. Otherwise, September 24 is the submittal deadline for October 14. October 15th is the deadline for October 28th.

If you have any questions feel free to contact me at 920/459-3382.

Sincerely,

Steve Sokolowski
Manager of Planning & Zoning

CC: Scott Matula, Aspire Architecture and Design, LLC, PO Box 824,
Sheboygan, WI 53082

Stefano Viglietti via email

DEPARTMENT OF
PLANNING AND
DEVELOPMENT

828 Center Avenue,
Suite 104
Sheboygan, WI 53081

920-459-3377 (Phone)
920-459-7302 (Fax)

CITY OF SHEBOYGAN

REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION

ITEM DESCRIPTION: Building Addition and exterior remodel 731 Pennsylvania Avenue.

REPORT PREPARED BY: Steve Sokolowski, Manager of Planning and Zoning

REPORT DATE: September 6, 2019

MEETING DATE: September 9, 2019

FISCAL SUMMARY:

Budget Line Item: N/A
Budget Summary: N/A
Budgeted Expenditure: N/A
Budgeted Revenue: N/A

STATUTORY REFERENCE:

Wisconsin Statutes: N/A
Municipal Code: N/A

BACKGROUND / ANALYSIS:

Foodworks Holding is proposing to construct a new building addition and to operate a new grocery store at 731 Pennsylvania Avenue. The applicant states the following:

- The project involves conversion of an existing was previously a professional service office building (optometrist, chiropractor, etc.) into a new downtown grocery store, deli, bakery, wines, etc. at 731 Pennsylvania Avenue.
- The existing building is 6,200 square foot and will include a two-story 3,500sf addition (1,750per floor). This will be done in a single phase. The existing building will remain with a new building addition added between the north wall and Pennsylvania Avenue. This new addition space will be two-stories and will incorporate an entry, elevator and retail space.
- The existing building has cut stone and painted brick.
- The new façade will be an eclectic mix of materials and have an urban warehouse feel similar to produce wholesalers found in the Third Ward area of Milwaukee.
- The façade will be a combination of wood panels, corrugated metal stone veneer and metal panel siding.
- There will be operable overhead doors that would be used to create an open air market feeling inside of the facility.

The applicant states the following about the new building addition:

- Prefinished metal fascia panel.
- Vertical stained wood panel
- Aluminum window system
- Horizontal prefinished metal panel
- Corrugated panel roof projection
- Stone veneer
- Aluminum sliding entry door.
- Corrugated siding panel – horizontal.
- Aluminum glass overhead door
- Stained vertical wood panel
- Metal window with muntins
- Glass block window
- Stained vertical window panel
- Concrete counter.
- 1 inch painted metal support rod, corrugated panel roof projection.

STAFF COMMENTS:

As the architectural review board is aware, downtown 8th Street does have design guidelines. The Board will need to determine if the architecture as proposed is meeting the intent of the guidelines.

Some of the criteria the board will need to review include:

- New buildings shall use contemporary interpretations of traditional building styles.
- Contemporary designs draw upon the fundamental similarities among historic buildings without copying them.
- New buildings shall be compatible with surrounding historic structures while being products of their own time.
- Buildings shall maintain a distinction between the street-level facade and upper floor facades, with the first floor being more transparent and the upper floors being more opaque.
- Facades shall be articulated to express vertical rhythm related to structural columns and bays.
- Façade materials shall be horizontally oriented.
- Materials for buildings fronting 8th Street shall be authentic and shall not mimic other materials (e.g., materials with faux wood grain are prohibited). High-quality, long-lasting materials such as fiber cement siding may be used for facades of buildings that do not front along 8th Street.

- Concrete block (smooth or decorative split-face), stucco/EIFS (smooth, natural, or textured synthetic), metal, plywood, pressboard, unfinished precast concrete, diagonal siding, board-and-batten surfaces, and poured-in-place concrete shall not be used on building facades or walls that are visible from streets, driveways, sidewalks, alleys, or parking areas.

The Board may want to have the applicant discuss where the mechanicals are to now be located?

ACTION REQUESTED:

Motion to approve with possible amendments as determined by the Board.

ATTACHMENTS:

Architectural Review Board Application and required attachments.

PARCEL NO.: _____
MAP NO.: _____
ZONING CLASSIFICATION: _____

Office Use Only

DATE SUBMITTED: _____
REVIEW DATE: _____

CITY OF SHEBOYGAN
ARCHITECTURAL REVIEW APPLICATION
Revised May 2018

Completed application must be filed with the Department of City Development, 828 Center Avenue, Suite 104. To be placed on the agenda of the Architectural Review Board, application **must be filed two weeks prior** to date of meeting. Applications that are not complete or that are not legible will not be accepted.

1. APPLICANT INFORMATION

APPLICANT: FoodWorks Holding

ADDRESS: 522 S. 8th St. Sheboygan, WI. 53081

E-MAIL ADDRESS: vigliettistef@gmail.com

PHONE: () 920.452.8455 FAX NO.: ()

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: GROCERY STORE

ADDRESS OF PROPERTY AFFECTED: 731 Penn Ave

NEW BUILDING: _____ ADDITION: xx REMODELING: xx

DESCRIPTION OF PROPOSED PROJECT: _____

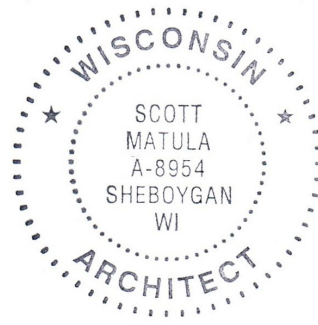
This project involves a conversion of existing office space into a new downtown grocery store, deli, bakery, coffee wines. The existing building will remain with a new addition between the existing north wall of the building and Penn Ave. This new space will be two stories and will incorporate an entry, elevator and retail space.

DESCRIPTION OF **EXISTING** EXTERIOR DESIGN AND MATERIALS: _____

The existing building has cut stone and painted brick.

DESCRIPTION OF THE **PROPOSED** EXTERIOR DESIGN AND MATERIALS: _____

The new facade will be an eclectic mix of materials and have an urban warehouse feel similar to produce wholesalers found in the third ward area of Milwaukee. The facade will be a combination of wood panels, corrugated metal, stone veneer, and metal panel siding. There will also be operable overhead doors that would be used to create an open air market feeling inside of the facility.



August 23, 2019

Conditional use Narrative (N. 8th & Penn Ave)

An explanation of existing property (previous use of properties, current property status, etc.).

The existing property consists of a parking lot and two buildings that are connected with a parti wall. One building faces N. 8th street and the other faces Pennsylvania ave. These will be combined into one building parcel.

An explanation of the proposed grocery store use and activities to take place onsite – grocery, bakery, butcher shop, additions, outdoor patio, amenities, common areas, greenspace, landscaping, parking, ingress/egress, traffic, other commercial tenants, etc.

The project will consist of a bakery and commissary kitchen which will serve our four restaurants plus our grocery store. We will have a deli which will provide “dinner is ready” food and ready to cook items in the butcher area. We will also provide other groceries for downtown shoppers.

A description as to why the proposed grocery store use is being proposed from this location and why the plan commission should consider approving the proposal (Why was this site selected, who will use it, when will you begin construction, etc.)

This location is desired because of its downtown location and proximity to the other four restaurants we currently own

Estimated Value of project? What is the projects value to this neighborhood and the community? How does this property provide value to your development?

This projects value to the neighborhood will be vital as its providing a valuable resource to the people that currently reside there. It will also be a great compliment for the new apartments being built close by

What is the square footage of the building? Are you proposing any additions (SF)? Please explain floor plan with regards to what uses are located where within the building.

The existing building is 6,200 square foot and will include a two story 3,500 sf addition (1,750per floor). This will be done in a single phase. The existing parking area will remain and have 32 stalls. Existing dumpster space will be used near Il Ritrovo. There will be wall mounted street lighting. The parking will reuse the existing ingress and egress drives. There will be a loading area directly behind the addition. We are not planning on site fencing at this time and no landscaping as the building will project out directly to the sidewalk.

Is this a single or multi-tenant building?

Single tenant

How many potential employees.

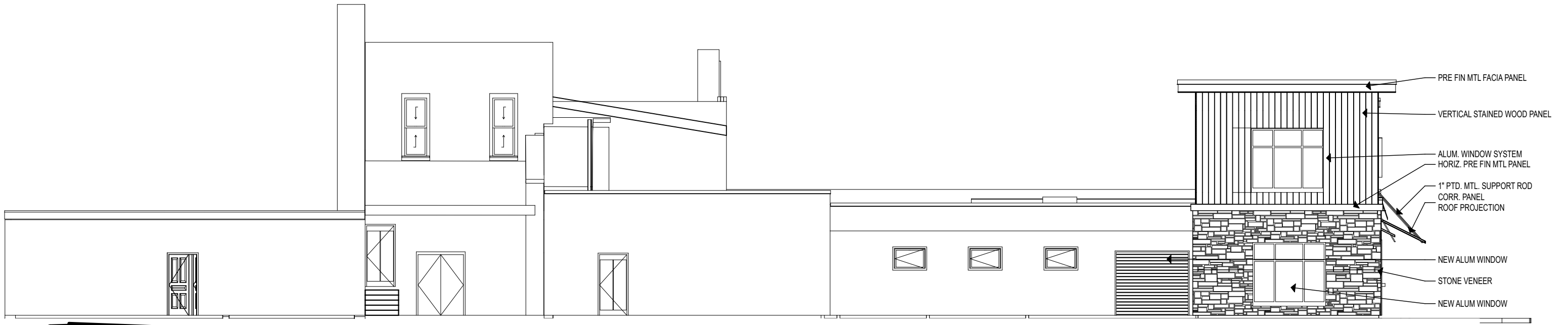
There will be a restaurant manager and at least 15 employees

How will you insure that the proposal will not become a nuisance to adjoining property owners (i.e. outdoor storage of materials/equipment, vehicles, loading, traffic, lighting, noise, smells, architectural style, liquor, etc.)?

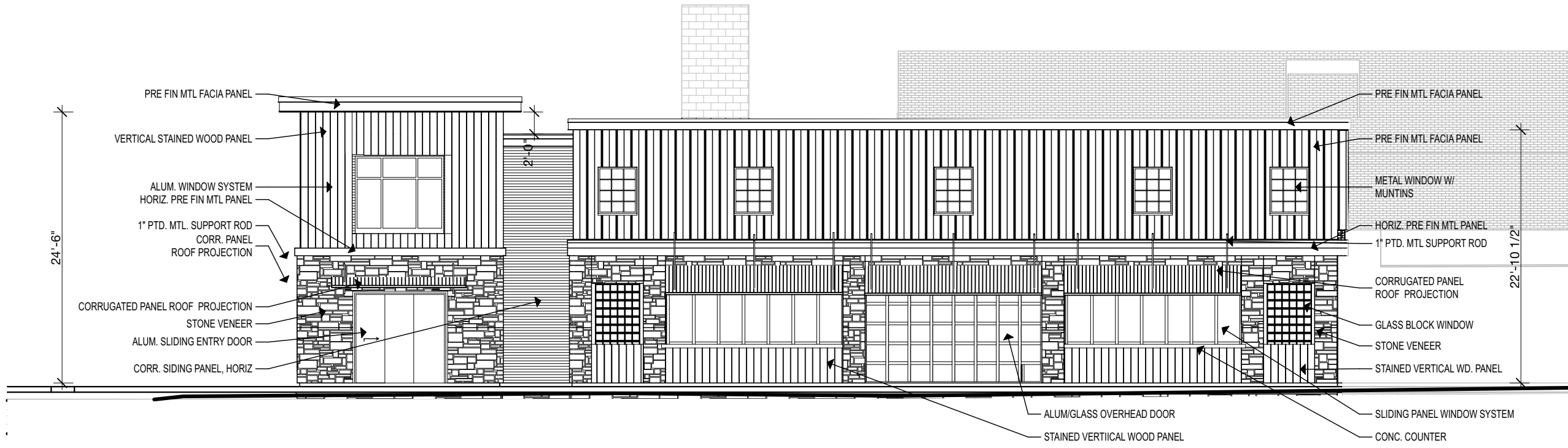
We currently have 3 restaurants on the block and those are not a nuisance.

Sincerely yours,

Scott Matula, AIA
Aspire Architecture & Design, LLC



1 East Elevation
SCALE: 3/32" = 1'-0"



2 North Elevation
SCALE: 3/32" = 1'-0"

ADDITION for:
FOOD STORE EXPANSION
7TH AND PENN AVE SHEBOYGAN WI 53081



ASPIRE ARCHITECTURE & DESIGN, LLC
1416 N. 5th St. Sheboygan, WI. 53081
920-457-4884
scott@aspirearchitects.com
www.aspirearchitects.com

issue 8.22.19
rev. -
10-010
A2.1



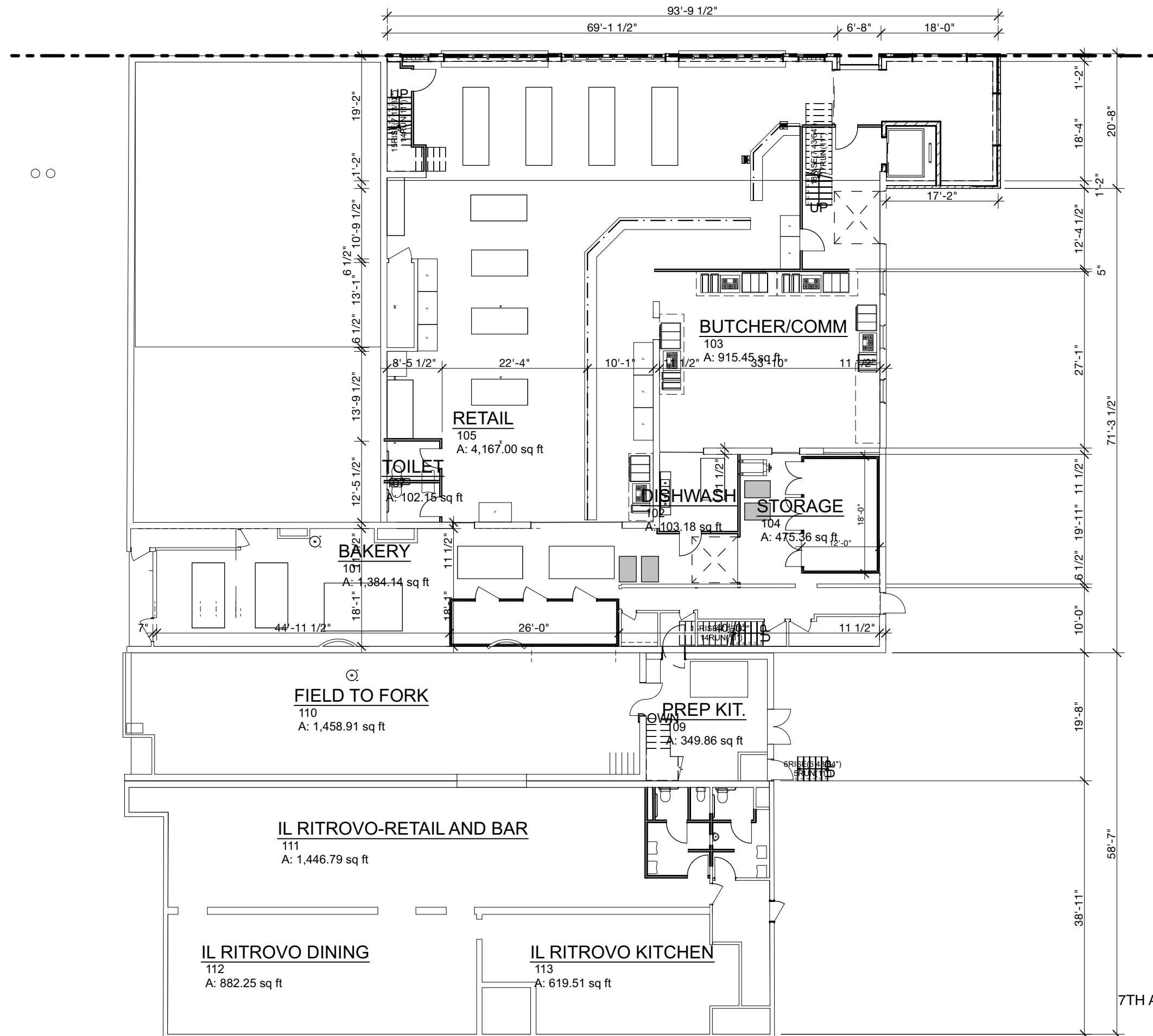
SELECTED VIEWS

ADDITION for:
FOOD STORE EXPANSION
7TH AND PENN AVE SHEBOYGAN WI 53081



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1416 N. 5th St. Sheboygan, WI. 53081
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issue 8.22.19
rev. -
10-010
A3.1



1 1st Floor Plan
SCALE: 1/16" = 1'-0"

ADDITION for:
FOOD STORE EXPANSION
7TH AND PENN AVE SHEBOYGAN WI 53081



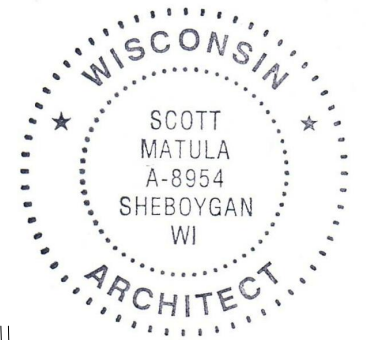
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A1.3

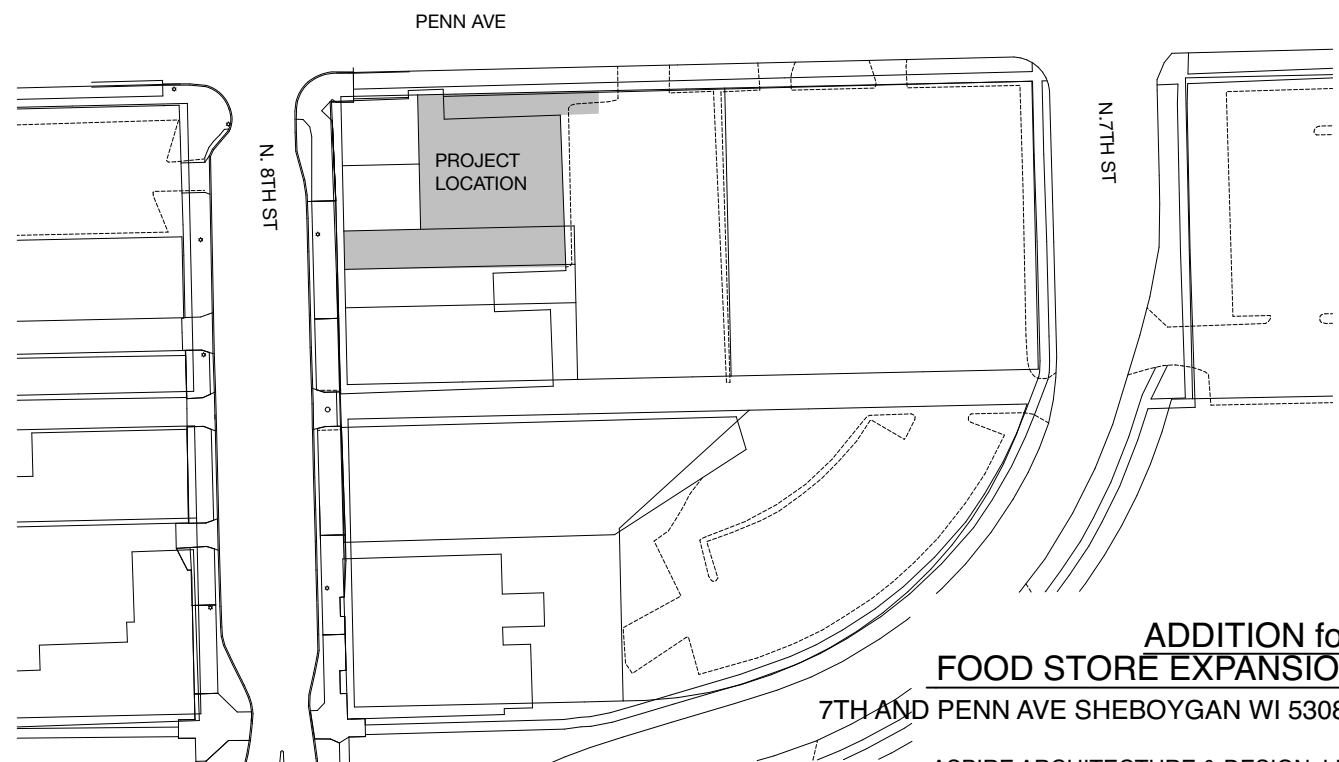
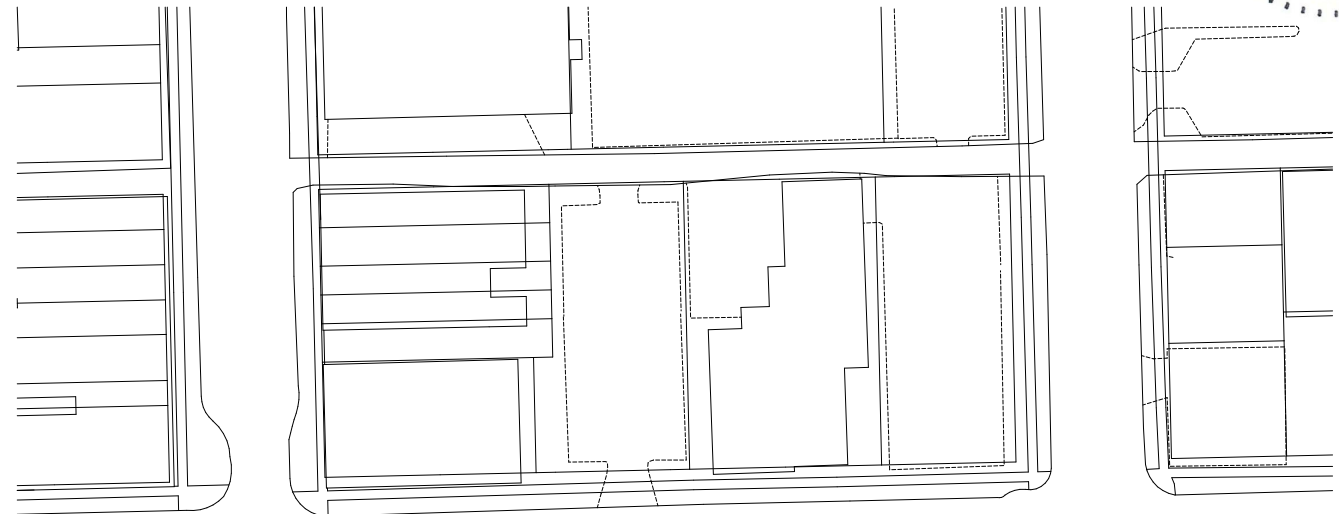


ADDITION FOR:
FOOD STORE EXPANSION
 7TH AND PENN AVE
 SHEBOYGAN, WI. 53081

| SHEET INDEX | |
|-------------|-------------------|
| ID | Name |
| A1.1 | TITLE PAGE |
| A1.2 | SITE PLAN |
| A1.3 | FIRST FLOOR PLAN |
| A1.4 | SECOND FLOOR PLAN |
| A2.1 | ELEVATIONS |
| A3.1 | RENDERINGS |



| BUILDING DATA | | | |
|-------------------------|--------------------|--------------------|--------------|
| ZONING | CENTRAL COMMERCIAL | | |
| REQUIRED SETBACK FRONT | 0 | | |
| PROVIDED SETBACK FRONT | 0 | | |
| REQUIRED SETBACK SIDE | 0 | | |
| PROVIDED SETBACK SIDE | 58' EAST 0' WEST | | |
| REQUIRED SETBACK BACK | 0 | | |
| PROVIDED SETBACK BACK | N/A | | |
| BUILDING TYPE | VB UNSPRINKLERED | | |
| BUILDING USE | B | | |
| ALLOWABLE AREA | 11,814 | | |
| ALLOWABLE PROVIDED AREA | 8105 | | |
| 1ST FLOOR EXISTING | 6260 | 1ST FLOOR ADDITION | 1,845 |
| 2ND FLOOR EXISTING | 0 | 2ND FLOOR ADDITION | 3,224 |
| TOTAL EXISTING | 0 | TOTAL ADDITION | 5,069 |
| TOTAL BUILDING SIZE NEW | 8,105 1st fir | 3,224 2nd fir | 11,329 Total |



6 AREA MAP
 NOT TO SCALE

ADDITION for:
FOOD STORE EXPANSION
 7TH AND PENN AVE SHEBOYGAN WI 53081



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issue 8.22.19
 rev. -
 10-010
A1.1

PENN AVE.

EX. SIDEWALK

93'-9 1/2"

66'-6"

EXIST. APPROACH

HANDICAPPED STALL

PROPERTY LINE

PROPOSED ADDITION
1,750 SF



VAN SIDE STALL

HANDICAPPED STALL



CONCRETE APRON

ADJACENT
PROPERTIES

PROPOSED ADDITION
6,260 SF

CONCRETE INFILL
@ EX. SIDEWALK

EX. PARKING
32 STALLS

EXISTING
PARKING LOT

N. 8TH ST.

PROP. LINE

FIELD TO FORK

IL RITROVO

EX.
DUMPSTERS



ALLEY

ADDITION for:
FOOD STORE EXPANSION
7TH AND PENN AVE SHEBOYGAN WI 53081

ASPIRE
ARCHITECTURE
& DESIGN

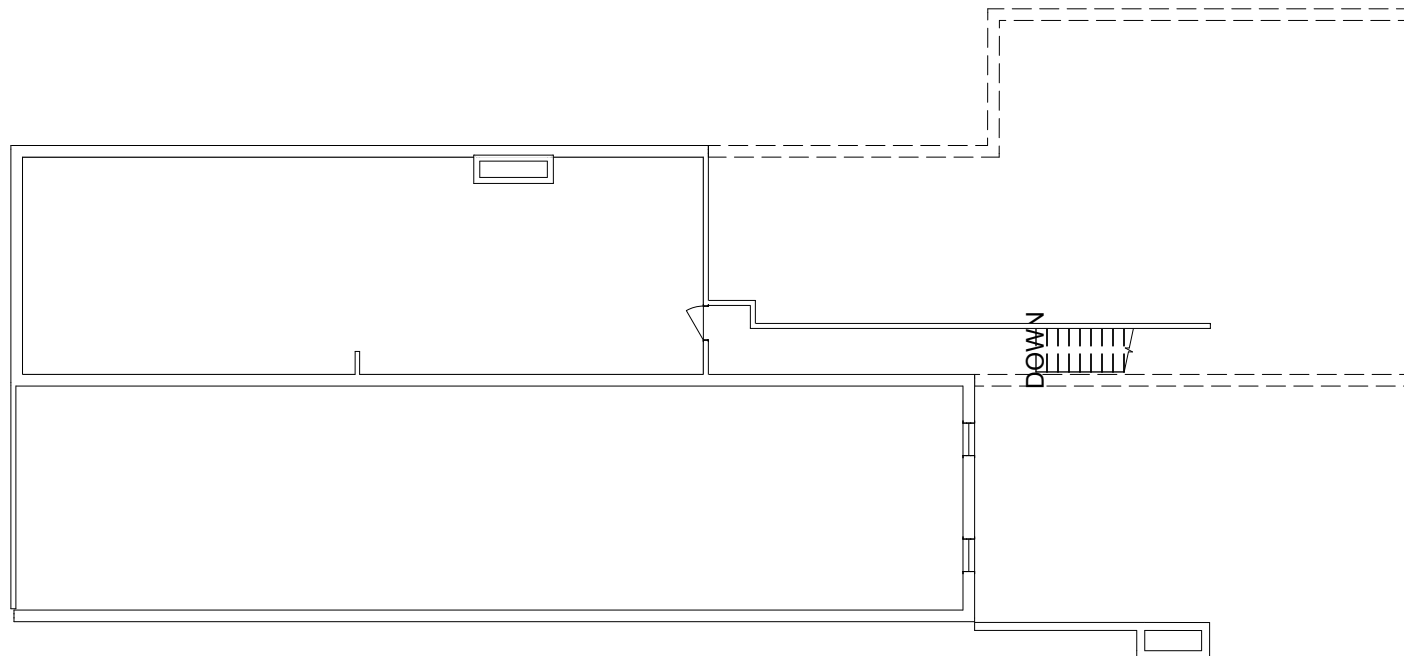
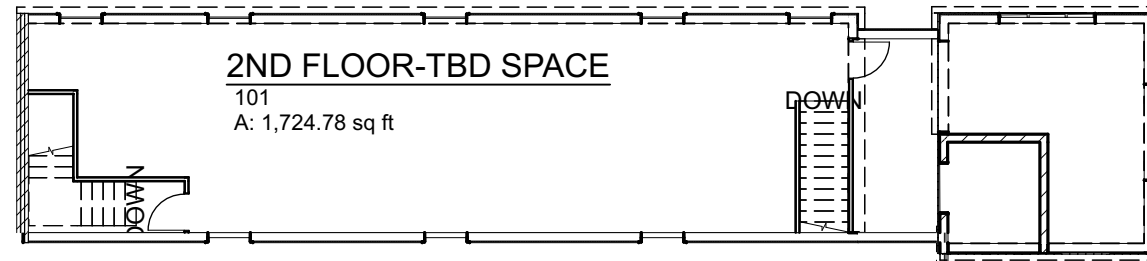
Site Plan

SCALE: 1" = 20'

ASPIRE ARCHITECTURE & DESIGN, LLC
1416 N. 5th St. Sheboygan, WI. 53081
920-457-4884
scott@aspirearchitects.com
www.aspirearchitects.com

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10-010
A1.2

1



1 2nd Floor Plan
SCALE: 1/16" = 1'-0"

ADDITION for:
FOOD STORE EXPANSION
7TH AND PENN AVE SHEBOYGAN WI 53081



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M. LAPLANT CONTRACTORS LLC
1132 SOUTH 8TH STREET
920-287-3480
414-881-9297 (CELL)
mauricelaplant@gmail.com

Steve Sobolowski
RE: 911 Indiana Ave

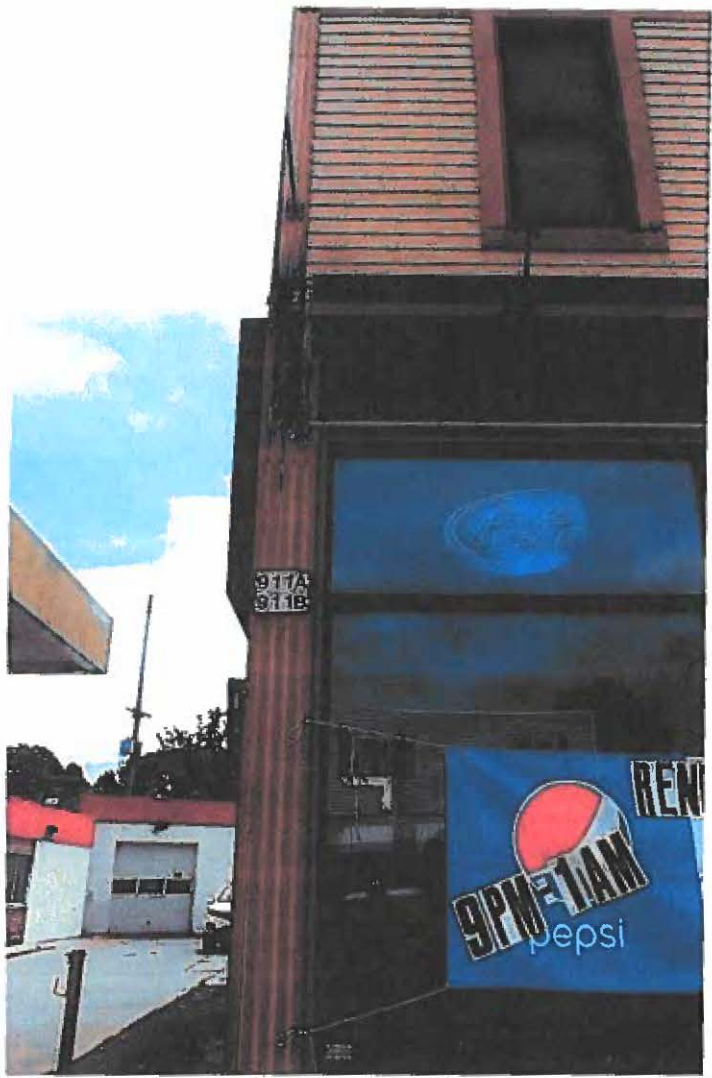
Mr. Sobolowski,

Please see the attached picture of some of the ideas we are discussing for the front façade located at 911 Indiana Ave. The idea is to replace a lot of the rotted wood with similar product, but to install correctly. The other idea for the windows is to cut out what is rotted on the casings, replace with new wood, and wrap the casings with aluminum coil stock. First and foremost we would be repairing where the leak is coming into the building.

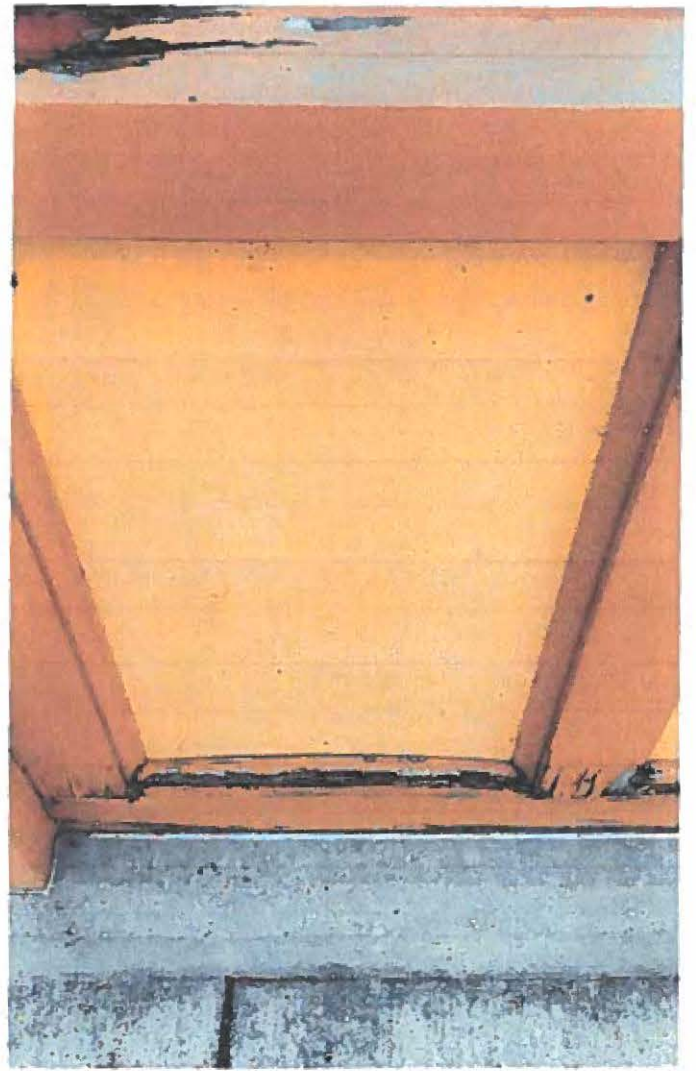
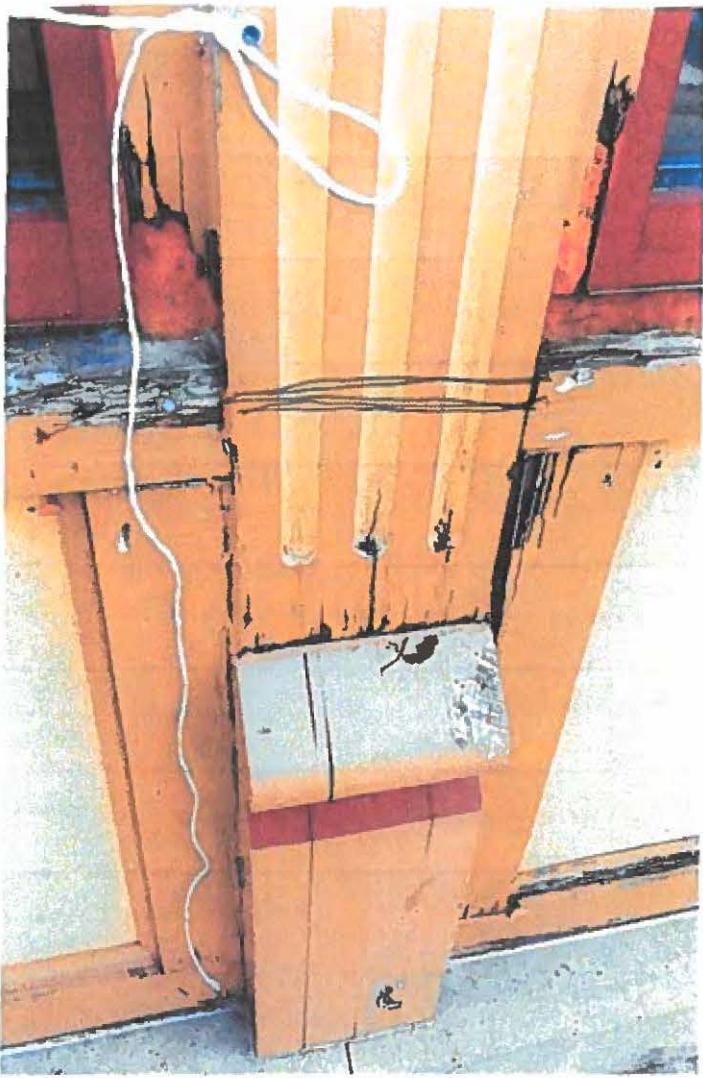
Thank You,



M. LaPlant
Owner: M. LaPlant Contractors llc



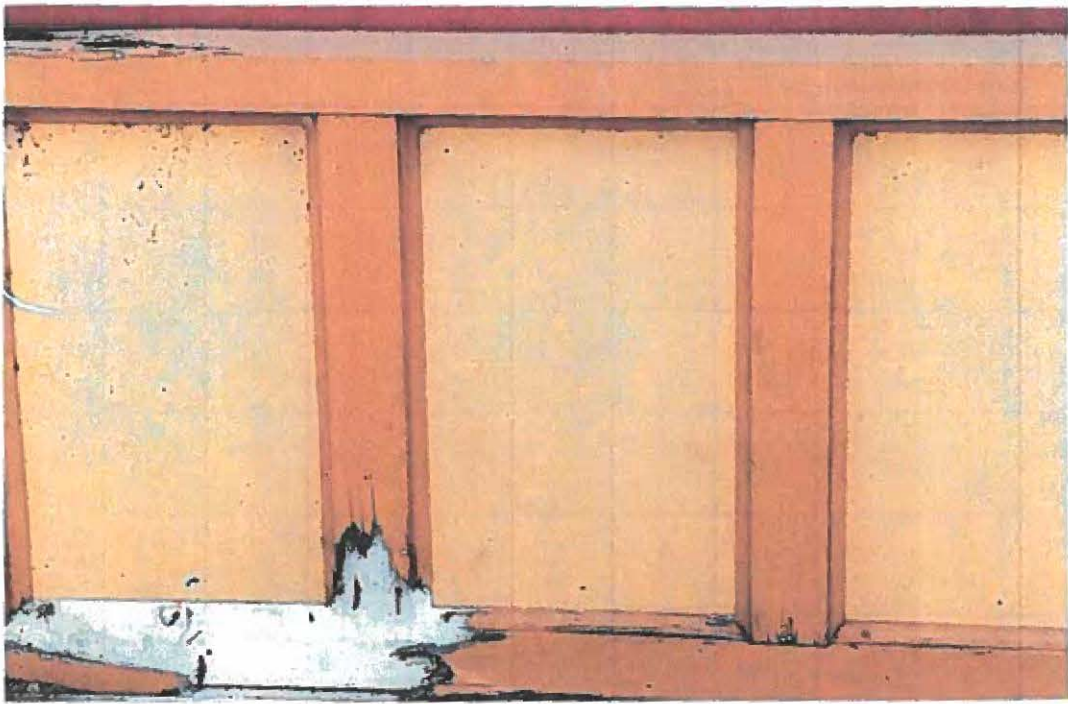
Replace 2 End Decorative 2x12's
Install 2 new 2x12's non routed
Paint to match.
Replacing All Rotted wood/substrate



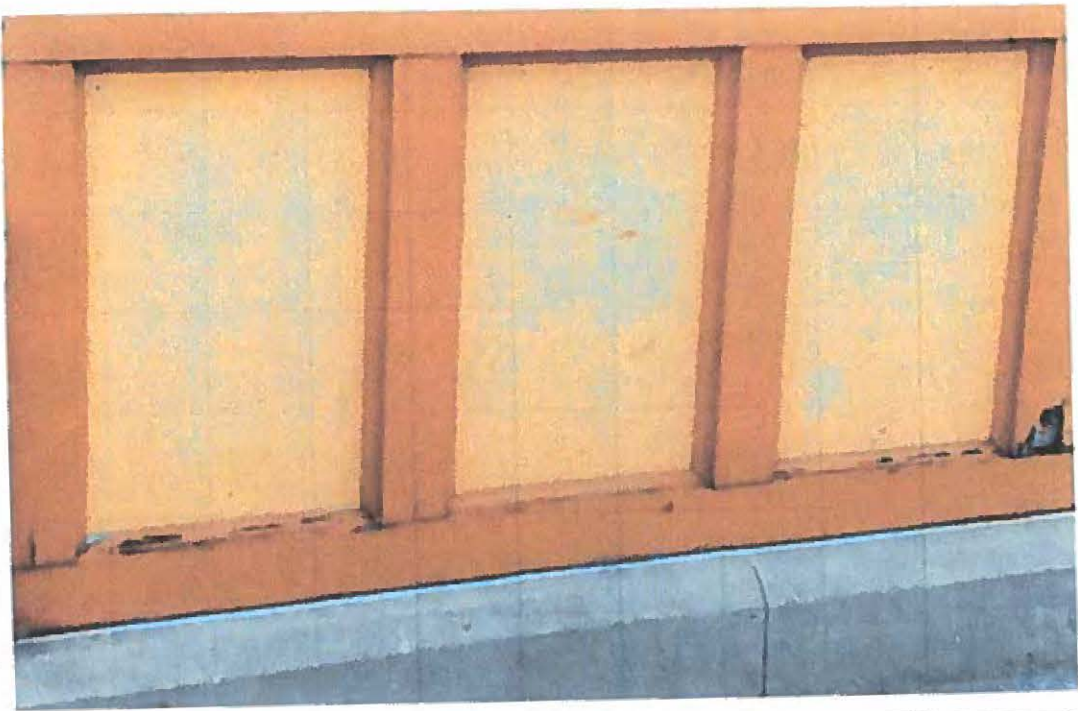
Remove Board to mark, replace rotted wood raise
Decorative Board to even with window sill



Cut out Rot on window sills and casings
Replace Boards as necessary wrap casings
with aluminum coil stock



Replace rotted 1x4 and 1/4 Round, Back caulk
Primer + paint







Replace Rott. Repair to make water tight



BIG MIKE'S
SPORTS BAR & GRILL
LIVE DJ & KARAOKE
EVERY FRIDAY 9PM
LIVE BAND
SAT SEPT 14TH
LORD ALABAMA &
DRUGSTORE COWBOYS

