

**\*\*\*ATTACHMENTS\*\*\***

**CITY OF SHEBOYGAN**

**REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION**

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**ITEM DESCRIPTION:** Exterior Remodel at 1213 Pennsylvania Avenue (former Mayline facility).

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

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**REPORT DATE:** September 6, 2019

**MEETING DATE:** September 9, 2019

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**FISCAL SUMMARY:**

**STATUTORY REFERENCE:**

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

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

**BACKGROUND / ANALYSIS:**

The property located at 1213 Pennsylvania Ave was previously the home to Mayline-Safco as one of their manufacturing plants. 575 Riverwoods Partners, LLC (managed by Phoenix Investors, LLC) recently purchased the building and is looking to do some exterior modifications. As of now the building has 2 material types the first being off blue standing seam metal panels (which are in rough shape being rusted/damaged/missing), and the second being brick on the older portion of the building. 575 Riverwoods Partners, LLC is proposing to repair or replace all existing standing seam metal panels that are damaged or missing. After this process is complete the panels will then be painted white, and there will be slate gray panels on each corner of the building (same style as the existing/new panels).

The second modification to the building will be the razing of the older brick portion (which is in rough shape with the break to failing/deteriorating) and installing new loading docks on a new exterior wall to the north of the building. This new wall will have new standing seam metal panels (white and slate gray) that will match the existing/adjacent conditions. The building has not been maintained and been sitting for a longer period than it should have. The proposed plan will breathe new life into the property and be more ascetically pleasing from both street frontages.

575 Riverwood Partners, LLC (Phoenix Investors) is proposing to operate a multi-tenant facility from 1213 Pennsylvania Avenue. The applicant states the following about the project:

- As of now there is one short term tenant (warehousing) that will be leaving in the next 6 months. There is no long term tenant in place, but we see there being a similar style user as the previous tenant and/or a warehousing and distribution company. The applicant is proposing manufacturing, warehousing/distribution, or a

combination/multi-tenant of manufacturing/warehousing We see the building being capped at two (2) tenants max at anyone point.

- Most of the main site features will remain. As of now, the only modification to the building and/or site is to add four (4) loading docks to the north side of the building. The north side of the building currently has four (4) docks facing west. We will be razing that portion of the building and locate four (4) new docks facing north.
- The current square footage of the property is 141,313sf we will be reducing that upon the demolition of the south building of the facility. This will reduce the square footage to 132,475sf.
- The overall building may be leased as a single tenant or if it was to be a multi-tenant we would split the building in half so each tenant would roughly have approximately 70,000sf.

Site improvements include:

- We also plan on freshening up the exterior of the building by repairing or replacing the standing seam metal panels (with a 1 for 1 swap if needed). Essentially, we will be repairing everything back to original then painting all the panels white to improve the appearance of the building. We will be installing new and matching standing seam panels on the new wall that will house the proposed new loading docks. We will also be adding accent corner panels in a slate grey to bring improve the overall aesthetics and break up the white panels.
- As of now all materials will be remaining the same and any new materials will match the existing. The existing conditions are standing seam metal panels. As of now they are an off blue that looks worn and has rust/damage issues throughout. We plan to repair or replace all issue areas and then paint everything white. We will be adding slate grey accent panels to the corners of the building.
- As of now existing conditions are to remain. During spring of 2020 we will be re-evaluating the site about relocating parking and address some grading/landscaping issues throughout the property. We are investigating the west side stormwater lines now to see if we can/should repair or replace them before the winter of 2019.

The applicant states the following about the exterior remodel project:

- Raze north end of building.
- Construct new exterior wall that will house four (4) new loading docks that will face north.
- These docks will have a recessed approach.
- Existing materials are off blue standing seam metal panels (some of which are damaged and/or rusted).
- We will be repairing or replacing all damaged panels.
- The new exterior wall will have standing seam metal panels to match existing.
- All panels will be painted white.
- Will use accent panels on the corners in a slate gray.

**STAFF COMMENTS:**

How is the applicant replacing the damaged panels? Are they removing the whole panel and replacing or are they just cutting out sections of the existing damaged panels. If just cutting out sections, how are they insuring that the section of panels blends in well with the rest of the building (new seams)?

**ACTION REQUESTED:**

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

**ATTACHMENTS:**

Architectural Review Board Application and required attachments.

PARCEL NO.:

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: John Peret

ADDRESS: 401 E Kilbourn ave #201, Milwaukee, WI, 53202

E-MAIL ADDRESS: jperet@phoenixconstruction.us

PHONE: (414) 748-5656 FAX NO.: ( ) (N/A)

### 2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: N/A OWNER: 575 RIVERWOODS PARTNERS, LLS

ADDRESS OF PROPERTY AFFECTED: 1213 PENNSYLVANIA AVE

NEW BUILDING: \_\_\_\_\_ ADDITION: \_\_\_\_\_ REMODELING: X

DESCRIPTION OF PROPOSED PROJECT: THE PLAN FOR THIS PROJECT IS TO RAZE THE MOST NORTHERN BUILDING OF THE COMPLEX AND CONSTRUCT A NEW EXTERIOR WALL THAT WILL HOUSE 4 NEW LOADING DOCKS THAT WILL FACE NORTH. THESE DOCKS WILL HAVE A RECESSED APPROACH. THE NEW EXTERIOR WALL WILL HAVE STANDING SEAM METAL PANELS TO MATCH EXISTING. (ALL PANELS TO BE PAINTED WHITE)

DESCRIPTION OF **EXISTING** EXTERIOR DESIGN AND MATERIALS: EXISTING MATERIALS ARE OFF BLUE (DAMAGED AND RUSTED) STANDING SEAM METAL PANELS. WE WILL BE REPAIRING OR REPLACING ALL DAMAGED PANELS. WE WILL THEN PAINT ALL EXTERIOR PANELS WHITE, AND USE ACCENT PANELS ON THE CORNERS IN A "SLATE GRAY". ALL NEW OR REPLACED PANELS WILL MATCH EXISTING.

DESCRIPTION OF THE **PROPOSED** EXTERIOR DESIGN AND MATERIALS: SEE ABOVE. ALL EXISTING MATERIALS ARE OFF BLUE (DAMAGED/RUSTED) STANDING SEAM PANELS. WE WILL BE REPLACING OR REPAIRING THE PANEL THEN PAINTING EVERYTHING WHITE. NEW PANELS WILL MATCH THE EXISTING. "SLATE GRAY" PANELS ON THE CORNERS.



**PHOENIX**  
INVESTORS

Architectural Review Application for 1213 Pennsylvania Ave, SheyboGAN:

The property located at 1213 Pennsylvania Ave was previously the home to Mayline-Safco as one of their manufacturing plants. 575 Riverwoods Partners, LLC (managed by Phoenix Investors, LLC) recently purchased the building and is looking to do some exterior modifications. As of now the building has 2 material types the first being off blue standing seam metal panels (which are in rough shape being rusted/damaged/missing), and the second being brick on the older portion of the building. 575 Riverwoods Partners, LLC (Owner) is proposing to repair or replace all existing standing seam metal panels that are damaged or missing. After this process is complete the panels will then be painted white, and there will be slate gray panels on each corner of the building (same style as the existing/new panels). The second modification to the building will be the razing of the older brick portion (which is in rough shape with the break to failing/deteriorating) and installing new loading docks on a new exterior wall to the north of the building. This new wall will have new standing seam metal panels (white and slate gray) that will match the existing/adjacent conditions. The building has not been maintained and been sitting for a longer period than it should have. The proposed plan will breathe new life into the property and be more aesthetically pleasing from both street frontages. See plans for details.

Any questions please contact me directly.

Regards,



**PHOENIX**  
INVESTORS

*Opportunity. Execution. Value Creation.*

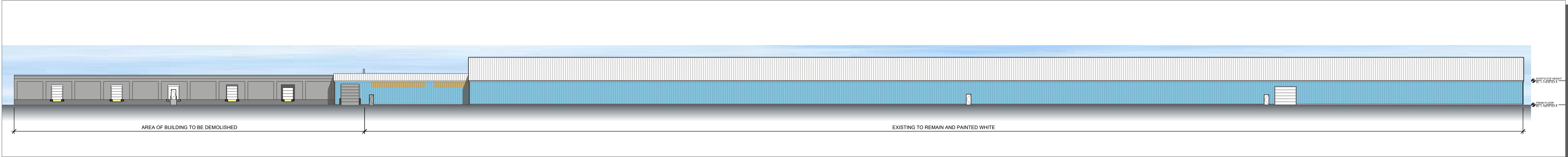
**JOHN PERET**

ENGINEERING MANAGER/ARCHITECTURAL INTERN

[JPERET@PHOENIXCONSTRUCTION.US](mailto:JPERET@PHOENIXCONSTRUCTION.US)

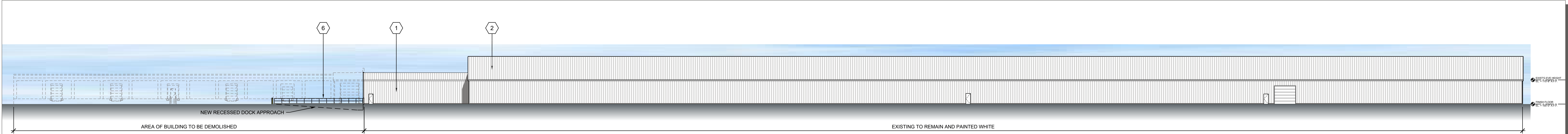
CELL: 414-748-5646/ WORK: 414-376-6934

[PHOENIXINVESTORS.COM](http://PHOENIXINVESTORS.COM)



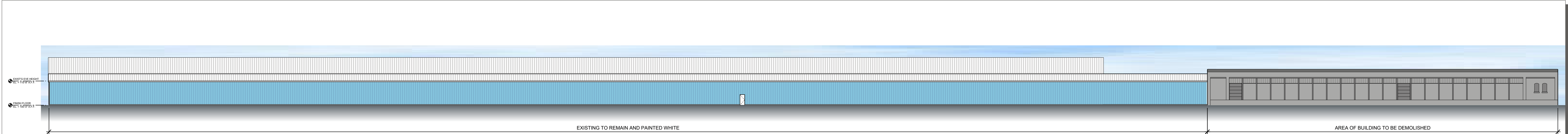
EXISTING WEST ELEVATION

SCALE: 1"=30'



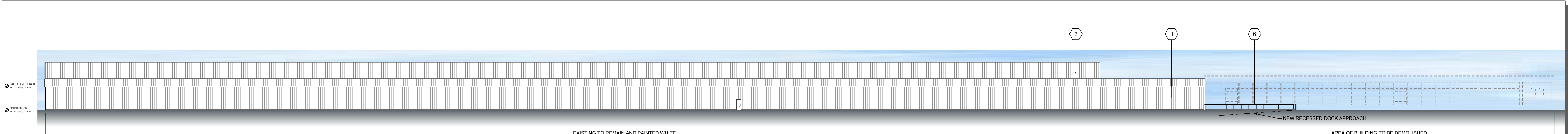
REMODELED WEST ELEVATION

SCALE: 1"=30'



EXISTING EAST ELEVATION

SCALE: 1"=30'



REMODELED EAST ELEVATION

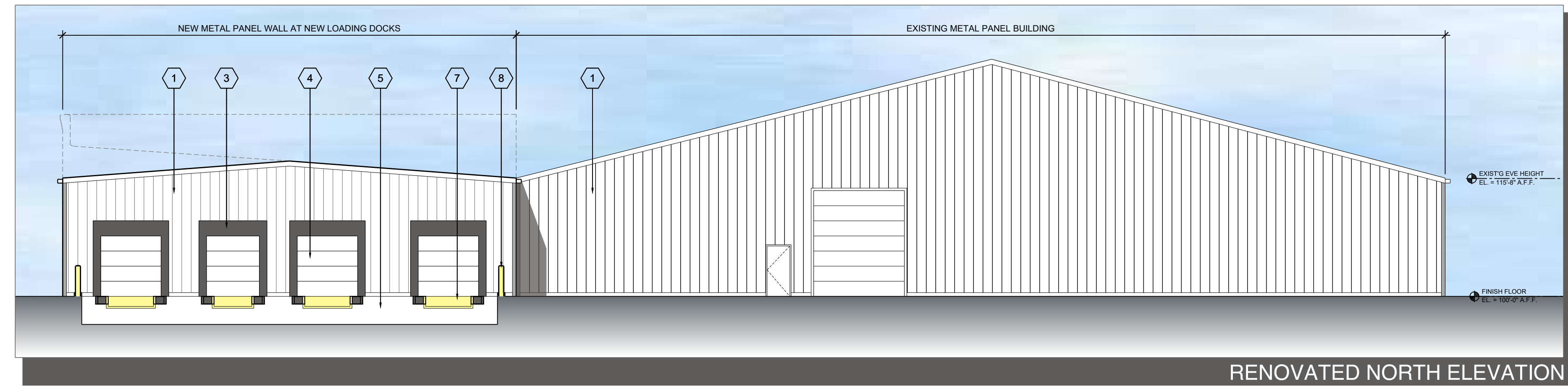
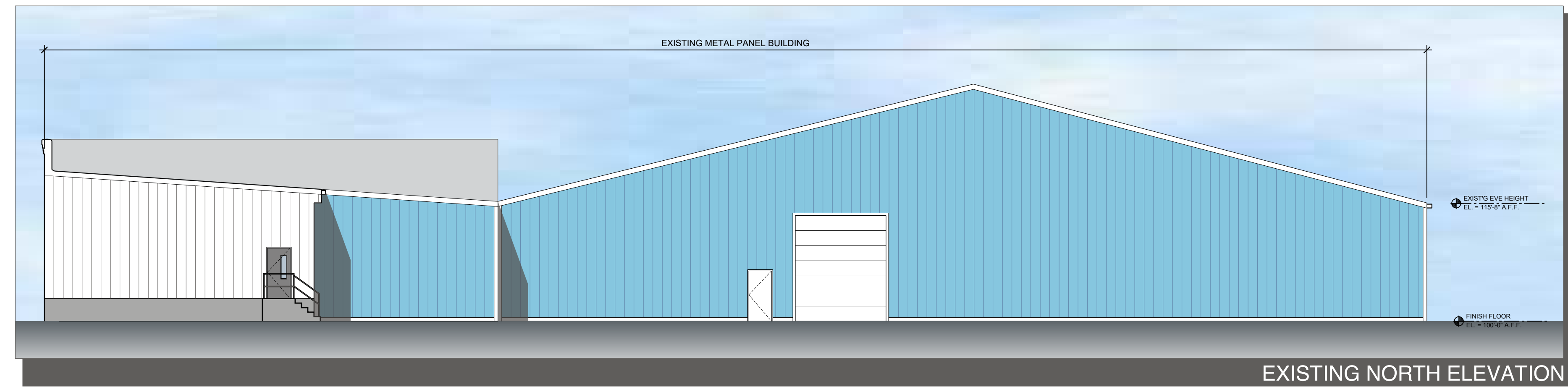
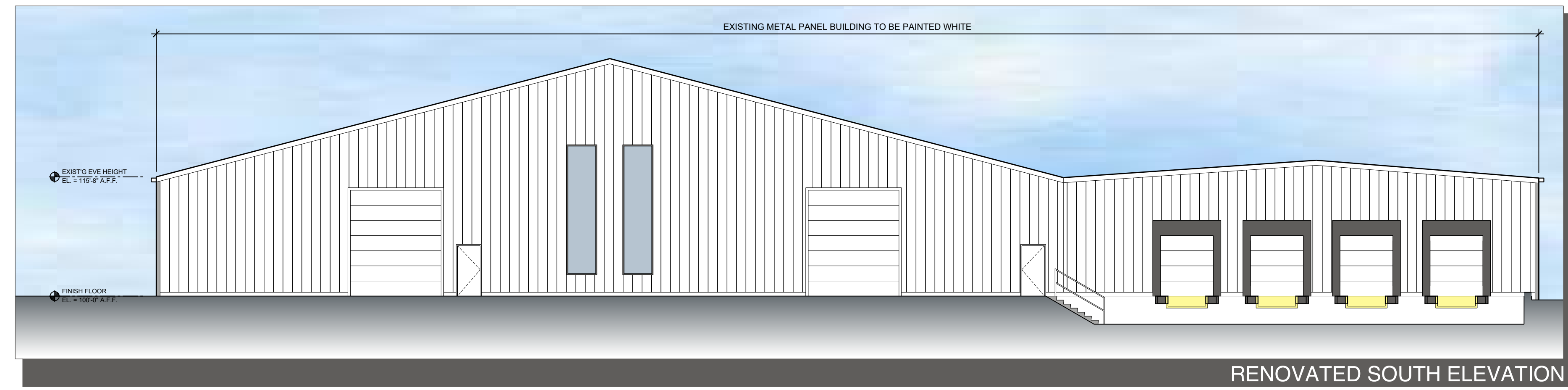
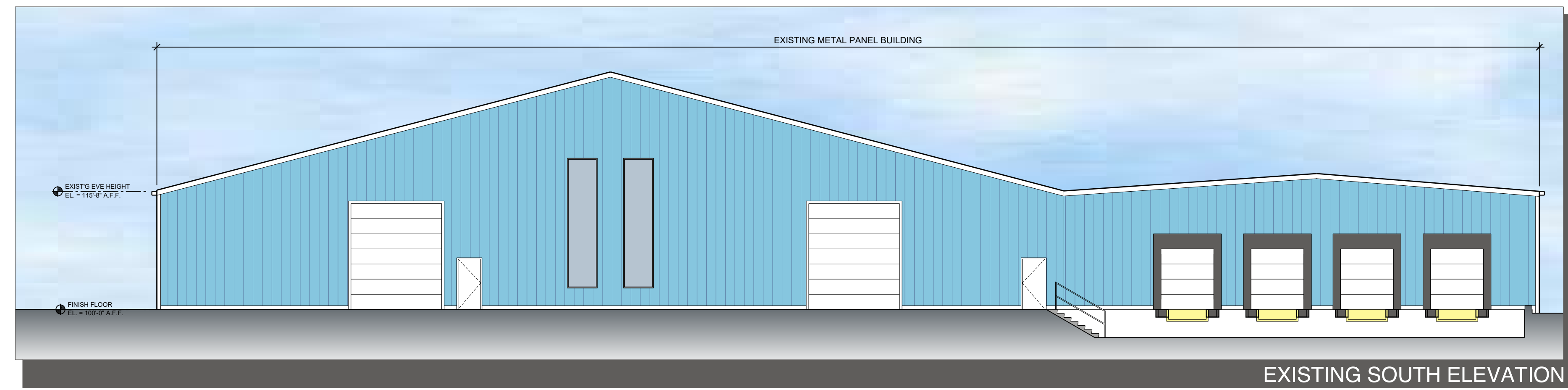
SCALE: 1"=30'

- |  |                   |
|--|-------------------|
| 1 METAL WALL PANEL - PAINTED WHITE             | 7 DOCK LEVELER    |
| 2 EXISTING METAL PANEL ROOF TO REMAIN          | 8 PAINTED BOLLARD |
| 3 NEW DOCK SEAL                                |                   |
| 4 NEW INSULATED O.H. DOOR - WHITE              |                   |
| 5 EXPOSED CONCRETE FOUNDATION AT DOCK WALL     |                   |
| 6 NEW PAINTED STEEL GUARD RAIL AT LOADING DOCK |                   |

ELEVATION NOTES AND MATERIALS

|   |  |   |                 |
|---|--|---|-----------------|
| 1 | METAL WALL PANEL - PAINTED WHITE             | 7 | DOCK LEVELER    |
| 2 | EXISTING METAL PANEL ROOF TO REMAIN          | 8 | PAINTED BOLLARD |
| 3 | NEW DOCK SEAL                                |   |                 |
| 4 | NEW INSULATED O.H. DOOR - WHITE              |   |                 |
| 5 | EXPOSED CONCRETE FOUNDATION AT DOCK WALL     |   |                 |
| 6 | NEW PAINTED STEEL GUARD RAIL AT LOADING DOCK |   |                 |

**ELEVATION NOTES AND MATERIALS**







# ALTA/NSPS LAND TITLE SURVEY

## CLIENT

Phoenix Investors

## SITE ADDRESS

605, 6191 & 705 N. Commerce St., 1213 & 1213A Pennsylvania Avenue, Sheboygan, Wisconsin.

## BASIS OF BEARINGS

Bearings are referenced to the Sheboygan County Coordinate System (South Zone), in which the East line of the SE 1/4 bears N00°01'01" E.

## LEGAL DESCRIPTION

**PARCEL 4: (SHOWN AS PARCEL 4-A)**  
THAT PART OF BLOCKS 171, 188, 199 AND 217 AND OF THE VACATED ALLEYS IN SAID BLOCKS, THAT PART OF VACATED JEFFERSON AVENUE AND VACATED VIRGINIA STREET, TOGETHER WITH ALL RIGHT, TITLE AND INTEREST IN AND TO THAT PART OF THE EAST 1/2 OF 13TH STREET (BEECH THE SOUTH 1/2 OF PENNSYLVANIA AVENUE, JEFFERSON AVENUE, VIRGINIA STREET, NEW JERSEY STREET AND THE NORTH 1/2 OF MARYLAND STREET, ALL OF THE ORIGINAL PLAT OF THE CITY OF SHEBOYGAN, ACCORDING TO THE RECORDED PLAT THEREOF, BOUNDED AND DESCRIBED AS FOLLOWS:  
BEGINNING AT THE NORTHWEST CORNER OF LOT 4 IN SAID BLOCK 171; THENCE NORTHERLY ALONG THE NORTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 4 TO A POINT ON THE CENTER LINE OF SAID PENNSYLVANIA AVENUE; THENCE EASTERLY ALONG SAID CENTER LINE, AN APPROXIMATE DISTANCE OF 164 FEET, TO A POINT DISTANT 8.5 FEET WESTERLY, AS MEASURED AT RIGHT ANGLES, FROM THE NORTHERLY EXTENSION OF THE CENTER LINE OF SPUR TRACK I.C.C. NO. 64 OF THE CHICAGO AND NORTH WESTERN RAILWAY COMPANY, AS NOW LOCATED AND ESTABLISHED; THENCE SOUTHERLY ALONG A LINE PARALLEL WITH THE CENTER LINE OF THE TANGENT SEGMENT AND EXTENSION OF SAID SPUR TRACK, EXTENDED, TO A POINT ON THE CENTER LINE OF THE EASTERLY WESTERLY ALLEY IN SAID BLOCK 199; THENCE SOUTHERLY ALONG A LINE PARALLEL WITH THE EAST LINE OF SAID MARYLAND STREET TO A POINT ON THE CENTER LINE OF SAID MARYLAND STREET; THENCE WESTERLY ALONG THE CENTER LINE OF SAID MARYLAND STREET TO A POINT ON THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 10 IN SAID BLOCK 217; THENCE NORTHERLY ALONG THE WEST LINE AND EXTENSIONS OF SAID LOT 10, ALONG THE WEST LINE OF LOT 3 IN SAID BLOCK 217 AND THE WEST LINE OF LOT 10 IN SAID BLOCK 199 AND THEIR EXTENSIONS THEREOF TO A POINT ON THE CENTER LINE OF THE EASTERLY WESTERLY ALLEY IN SAID BLOCK 199; THENCE WESTERLY ALONG THE CENTER LINE OF SAID ALLEY TO A POINT ON THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 4 IN SAID BLOCK 199; THENCE NORTHERLY ALONG THE WEST LINE AND EXTENSION OF SAID LOT 4, EXTENDED TO A POINT ON THE CENTER LINE OF SAID VIRGINIA STREET; THENCE WESTERLY ALONG THE CENTER LINE OF SAID VIRGINIA STREET TO A POINT ON THE CENTER LINE OF SAID 13TH STREET (BEECH STREET); THENCE NORTHERLY ALONG THE CENTER LINE OF SAID 13TH STREET TO A POINT ON THE CENTER LINE OF SAID JEFFERSON AVENUE; THENCE EASTERLY ALONG THE CENTER LINE OF SAID AVENUE TO A POINT ON THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 9 IN SAID BLOCK 171; THENCE NORTHERLY ALONG THE WEST LINE AND EXTENSION OF SAID LOT 9 AND ALONG THE WEST LINE AND EXTENSION OF SAID LOT 4, BLOCK 171, TO THE POINT OF BEGINNING.  
EXCEPT LOTS 6 AND 7 IN SAID BLOCK 188.  
TOGETHER WITH AN EASEMENT FOR DRIVEWAY PURPOSES OVER THE FOLLOWING:  
AN EASTERLY STRIP OF LAND, 45 FEET IN WIDTH BY 51 FEET, MORE OR LESS, IN LENGTH, THE NORTHERLY LINE OF SAID STRIP BEING THE WESTERLY STRIP OF LAND, 45 FEET IN WIDTH BY SAID PENNSYLVANIA AVENUE, SAID STRIP BEING BOUNDED ON THE WEST BY THE EAST LINE OF THE HEREBY DESCRIBED PREMISES AND BOUNDED ON THE EAST BY A LINE DRAWN PARALLEL WITH AND DISTANT 15 FEET WESTERLY, AS MEASURED AT RIGHT ANGLES, FROM THE CENTER LINE OF SAID RAILWAY COMPANY'S SPUR TRACK I.C.C. NO. 60, AS NOW LOCATED AND ESTABLISHED.  
EXCEPTING THEREFROM ALL THE COAL, OIL, GAS, CASINGHEAD GAS AND ALL MINERALS OF EVERY KIND AND NATURE, IN, ON OR UNDER THE SURFACE, 'P'RSUANT TO THE EXCEPTIONS AND RESERVATIONS CONTAINED IN THE DEED RECORDED ON OCTOBER 21, 1966, IN VOLUME 494 OF RECORDS, ON PAGES 460 TO 463, AS DOCUMENT NO. 885729.

## AND; (SHOWN AS PARCEL 4-B)

LOTS 5, 6, 7, 8 AND 9, IN BLOCK 199 OF THE ORIGINAL PLAT OF THE CITY OF SHEBOYGAN. (SHOWN AS PARCEL 4-C)  
AND; (SHOWN AS PARCEL 4-D)  
LOT 4 AND THE EAST 1/2 OF LOT 5, IN BLOCK 217, ORIGINAL PLAT OF THE CITY OF SHEBOYGAN, WISCONSIN, INCLUDING ALL RIGHT, TITLE AND INTEREST IN THE SOUTH 1/2 OF VACATED NEW JERSEY AVENUE ADJACENT THERETO. (SHOWN AS PARCEL 4-E)  
AND; (SHOWN AS PARCEL 4-F)  
A PART OF LOTS 7, 8, 9 AND 10, IN BLOCK 188, ORIGINAL PLAT OF THE CITY OF SHEBOYGAN, WISCONSIN, AND A PART OF VACATED VIRGINIA AVENUE ADJACENT TO AFORESAID LOTS 9 AND 10, BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 7; THENCE NORTH 88° 24' 43" EAST, 120.30 FEET ALONG THE NORTH LINE OF VIRGINIA AVENUE; THENCE SOUTH 01° 50' 29" EAST, 40.00 FEET TO THE CENTERLINE OF VIRGINIA AVENUE; THENCE NORTH 88° 36' 22" EAST, 94.98 FEET ALONG THE CENTERLINE OF VACATED VIRGINIA AVENUE; THENCE NORTH 01° 43' 50" WEST, 49.00 FEET; THENCE SOUTH 88° 24' 43" WEST, 215.31 FEET TO THE WEST LINE OF SAID LOT 7; THENCE SOUTH 01° 27' 44" EAST, 8.70 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING.  
AND; (SHOWN AS PARCEL 4-G)  
LOTS 5, 6, 7, 8 AND 9, IN BLOCK 199 OF THE ORIGINAL PLAT OF THE CITY OF SHEBOYGAN. (SHOWN AS PARCEL 4-G)  
AND; (SHOWN AS PARCEL 4-H)  
THE SOUTH 100' FEET OF THE EAST 1/2 OF LOT 8, AND THE SOUTH 100' FEET OF LOT 9, IN BLOCK 217, OF THE ORIGINAL PLAT OF THE CITY OF SHEBOYGAN, ACCORDING TO THE RECORDED PLAT THEREOF.  
EXCEPT PART OF LOTS 3, 7, 8, 9 AND 10, AND ALL OF LOTS 4, 5, AND 6, IN BLOCK 188, INCLUDING THOSE PORTIONS OF JEFFERSON AVENUE AND THE ALLEY OF BLOCK 188 AS VACATED BY CITY OF SHEBOYGAN ORDINANCE DATED JANUARY 21, 1980, ORIGINAL PLAT OF THE CITY OF SHEBOYGAN, WISCONSIN, CONTAINING 74,831 SQUARE FEET OF LAND AND IMPROVEMENTS THEREON AND DESCRIBED AS: BEGINNING AT THE NORTHWEST CORNER OF LOT 6; THENCE SOUTH 01° 27' 44" EAST, 308.76 FEET ALONG THE WEST LINE OF BLOCK 188 TO A POINT 8.70 FEET NORTH OF THE SOUTHWEST CORNER OF LOT 7; THENCE NORTH 88° 24' 43" EAST, 215.31 FEET EAST TO A POINT 49.00 FEET NORTH OF THE CENTER LINE OF VIRGINIA AVENUE; THENCE NORTH 01° 43' 50" WEST, 349.47 FEET TO THE CENTER LINE OF VACATED JEFFERSON AVENUE; THENCE SOUTH 88° 13' 33" WEST ALONG THE CENTER LINE OF SAID VACATED JEFFERSON AVENUE 213.38 FEET; THENCE SOUTH 01° 27' 44" EAST, 40 FEET TO THE POINT OF BEGINNING.

## PARCEL 5:

PART OF LOTS 3, 7, 8, 9 AND 10, AND ALL OF LOTS 4, 5 AND 6, IN BLOCK 188, INCLUDING THOSE PORTIONS OF JEFFERSON AVENUE AND THE ALLEY OF BLOCK 188 AS VACATED BY CITY OF SHEBOYGAN ORDINANCE DATED JANUARY 21, 1980, ORIGINAL PLAT OF THE CITY OF SHEBOYGAN, WISCONSIN, CONTAINING 74,831 SQUARE FEET OF LAND AND IMPROVEMENTS THEREON AND DESCRIBED AS: BEGINNING AT THE NORTHWEST CORNER OF LOT 6; THENCE SOUTH 01° 27' 44" EAST, 308.76 FEET ALONG THE WEST LINE OF BLOCK 188 TO A POINT 8.70 FEET NORTH OF THE SOUTHWEST CORNER OF LOT 7; THENCE NORTH 88° 24' 43" EAST, 215.31 FEET EAST TO A POINT 49.00 FEET NORTH OF THE CENTER LINE OF VIRGINIA AVENUE; THENCE NORTH 01° 43' 50" WEST, 349.47 FEET TO THE CENTER LINE OF VACATED JEFFERSON AVENUE; THENCE SOUTH 88° 13' 33" WEST ALONG THE CENTER LINE OF SAID VACATED JEFFERSON AVENUE 213.38 FEET; THENCE SOUTH 01° 27' 44" EAST 40 FEET TO THE POINT OF BEGINNING.  
TOGETHER WITH EASEMENT RIGHTS SET FORTH IN CROSS EASEMENT AGREEMENT RECORDED IN VOLUME 878 OF RECORDS, ON PAGES 745 TO 749.

## TITLE COMMITMENT

This survey was prepared based on First American Title Insurance Company Commitment No. NCS-831102-CH12, effective date of January 18, 2017 which lists the following easements and/or restrictions from schedule B-II:

- 1, 2, 3, 5, 8, 9 & 10 visible evidence shown, if any.
- 4, 6 & 7 not survey related.
- 11, 13, 14 & 15 not included on this survey.
12. Reservation of Mineral rights contained in Deed recorded in Volume 494 of Deeds, pages 460-463 as Document No. 795807. **Affects property by location, blanket in nature.**
16. Cross Easement Agreement recorded on April 14, 1980 in Volume 878 of Records, page 745-749 as Document No. 1054493. **Affects property by location, shown.**
17. Grant of Easement recorded in Volume 879 of Records, page 870 as Document No. 1054492. **Affects property by location, general in nature.**

## PARKING SPACES

There are 49 parking spaces and 14 Semi-Truck parking spaces marked on this site.

## FLOOD NOTE

According to the flood insurance rate map of the County of Sheboygan, Community Panel No. 55117C0238F, effective date of April 2, 2009, this site falls in Zone X (Areas determined to be outside the 0.2% annual chance floodplain), Zone X (Areas determined to be inside the 0.2% annual chance flood) and Zone AE. (Areas determined to be inside the 1.0% annual chance flood)

## MUNICIPAL ZONING

Municipal Code: City of Sheboygan Zoning Ordinance Chap. 15  
Site is zoned: UC (Urban Commercial)  
Front setback: 30 feet (residential use); none (non-residential use)  
Side setback: 10 feet (residential use); 5 feet (non-residential use)  
Rear setback: 25 feet (residential use); 10 feet (non-residential use)  
Maximum building height: 35 feet (residential use); 50 feet (non-residential use)

## MUNICIPAL ZONING

Municipal Code: City of Sheboygan Zoning Ordinance Chap. 15.  
Site is zoned: UI (Urban Industrial)  
Front setback: 0 feet  
Side setback: 0 feet  
Rear setback: 20 feet  
Maximum building height: 75 feet

## LAND AREA

The Gross Land Area of the subject property is 392,728 square feet or 9.0158  
The Net Land Area of the subject property is 366,050 square feet or 8.4034 acres.

CONC. MON. WITH BRASS CAP NE COR. OF SE 1/4 SEC. 22, T15N, R23E.

10' MON. NAIL FOUND SE COR. OF SE 1/4 SEC. 22, T15N, R23E.

10' MON. NAIL FOUND SE COR. OF SE 1/4 SEC. 22, T15N, R23E.

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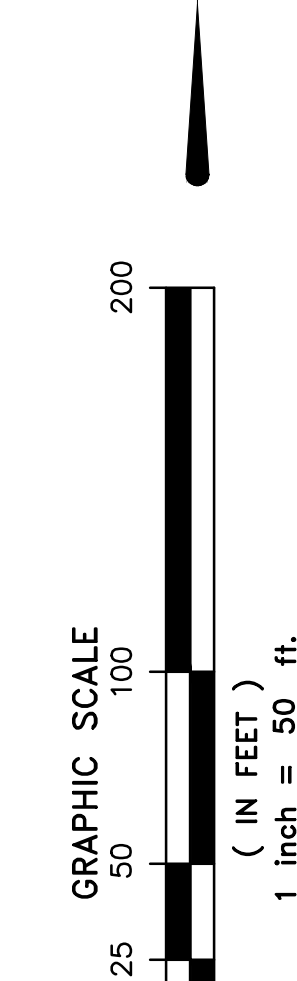
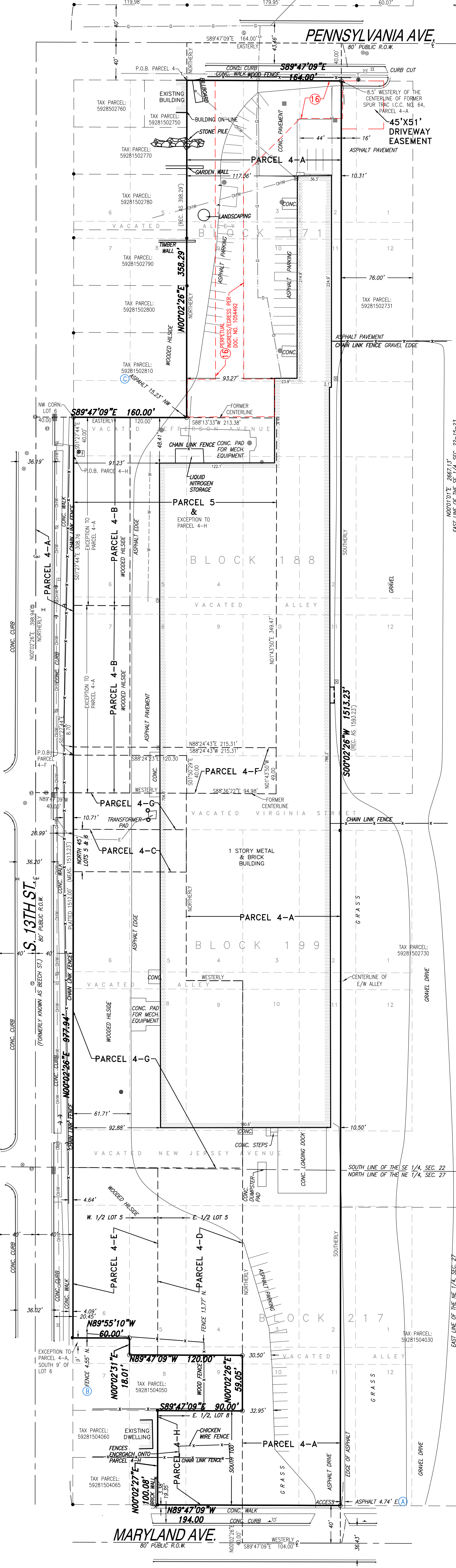
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10' MON. NAIL FOUND SE COR. OF SE 1/4 SEC. 22, T15N, R23E.



ENCROACHMENT TABLE

|   |  |
|---|--|
| A | ASPHALT 4.74' OVER EAST PROPERTY LINE  |
| B | FENCE 4.55' OVER WEST PROPERTY LINE    |
| C | ASPHALT 15.23' OVER WEST PROPERTY LINE |

ENCROACHMENT TABLE

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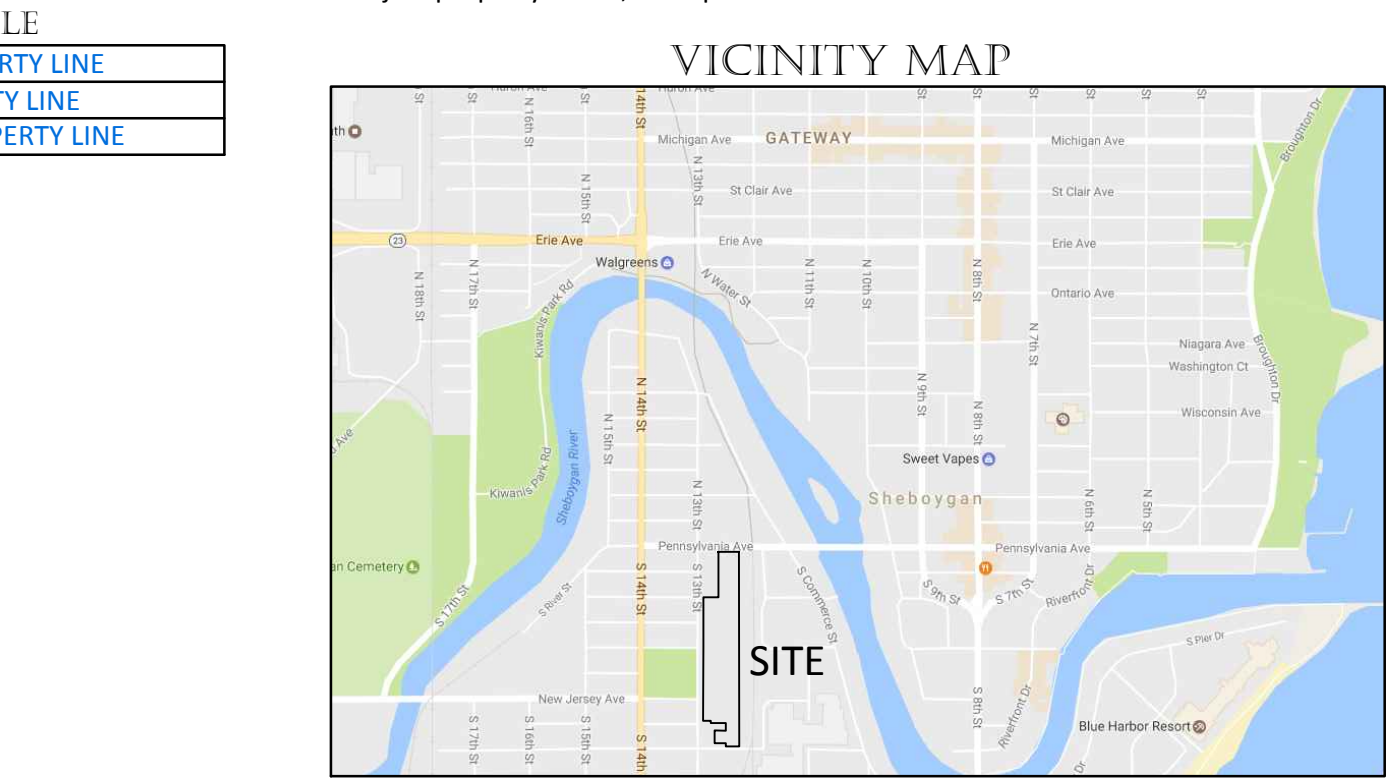


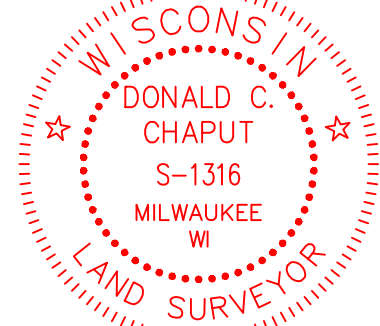
TABLE "A" ITEMS

11. Utility lines are shown from visible surface evidence, municipal plans and from plans and markings provided by Diggers Hotline, the One-call Utility Marking System (Wisconsin Statute 182.0175), Ticket Numbers 20170504650, 20170504646 & 20170504673. This survey represents the underground utilities that participated with the request and were marked on the time of the survey. Additional utilities may exist, but were non-responsive to the request.

TO: Phoenix Investors  
First American Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 7(c), 8, 9, 11, 20 and 22 of Table A thereof. The field work was completed on February 20, 2017.

Date of Map: February 27, 2017.



Donald C. Chapat  
Professional Land Surveyor  
Registration Number S-1316

CHAPUT LAND SURVEYS LLC  
234 W. FLORIDA STREET  
MILWAUKEE, WI 53204  
414-224-8068  
www.chaputlandsurveys.com

**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 8<sup>th</sup> 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 8<sup>th</sup> 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: \_\_\_\_\_

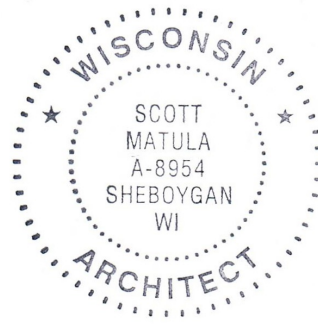
This project involves a conversion of existing office space into a new downtown grocery store, deli, bakery, coffee wines. The existing building will remain with a new addition between the existing north wall of the building and Penn Ave. This new space will be two stories and will incorporate an entry,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

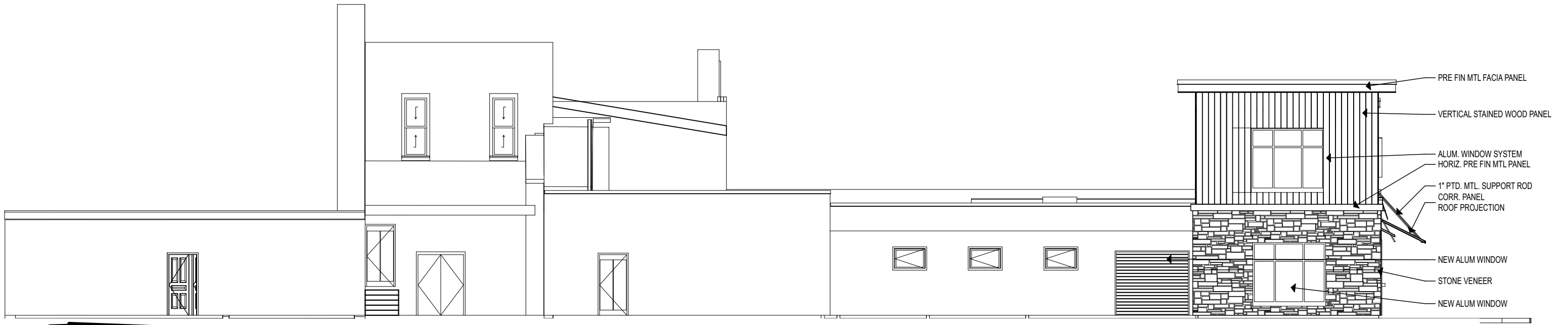
**There will be a restaurant manager and at least 15 employees**

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.**

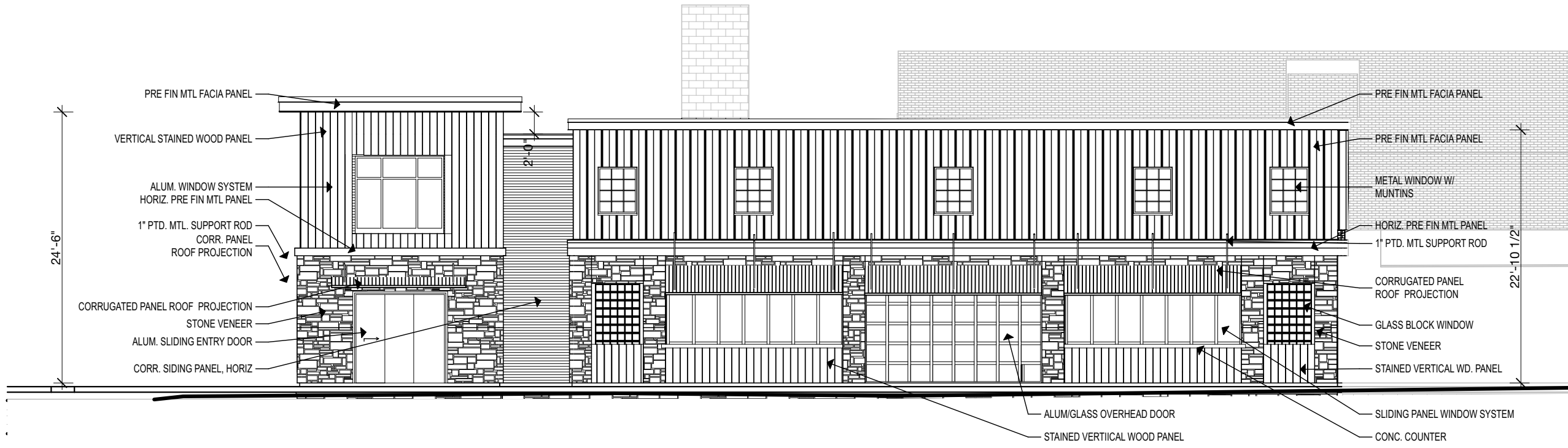
Sincerely yours,

Scott Matula, AIA  
Aspire Architecture & Design, LLC



- PRE FIN MTL FACIA PANEL
- VERTICAL STAINED WOOD PANEL
- ALUM. WINDOW SYSTEM
- HORIZ. PRE FIN MTL PANEL
- 1" PTD. MTL. SUPPORT ROD
- CORR. PANEL
- ROOF PROJECTION
- NEW ALUM WINDOW
- STONE VENEER
- NEW ALUM WINDOW

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



- PRE FIN MTL FACIA PANEL
- VERTICAL STAINED WOOD PANEL
- ALUM. WINDOW SYSTEM
- HORIZ. PRE FIN MTL PANEL
- 1" PTD. MTL. SUPPORT ROD
- CORR. PANEL
- ROOF PROJECTION
- CORRUGATED PANEL ROOF PROJECTION
- STONE VENEER
- ALUM. SLIDING ENTRY DOOR
- CORR. SIDING PANEL, HORIZ

- PRE FIN MTL FACIA PANEL
- PRE FIN MTL FACIA PANEL
- METAL WINDOW W/ MUNTINS
- HORIZ. PRE FIN MTL PANEL
- 1" PTD. MTL SUPPORT ROD
- CORRUGATED PANEL ROOF PROJECTION
- GLASS BLOCK WINDOW
- STONE VENEER
- STAINED VERTICAL WD. PANEL

- ALUM/GLASS OVERHEAD DOOR
- STAINED VERTICAL WOOD PANEL
- SLIDING PANEL WINDOW SYSTEM
- CONC. COUNTER

**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**



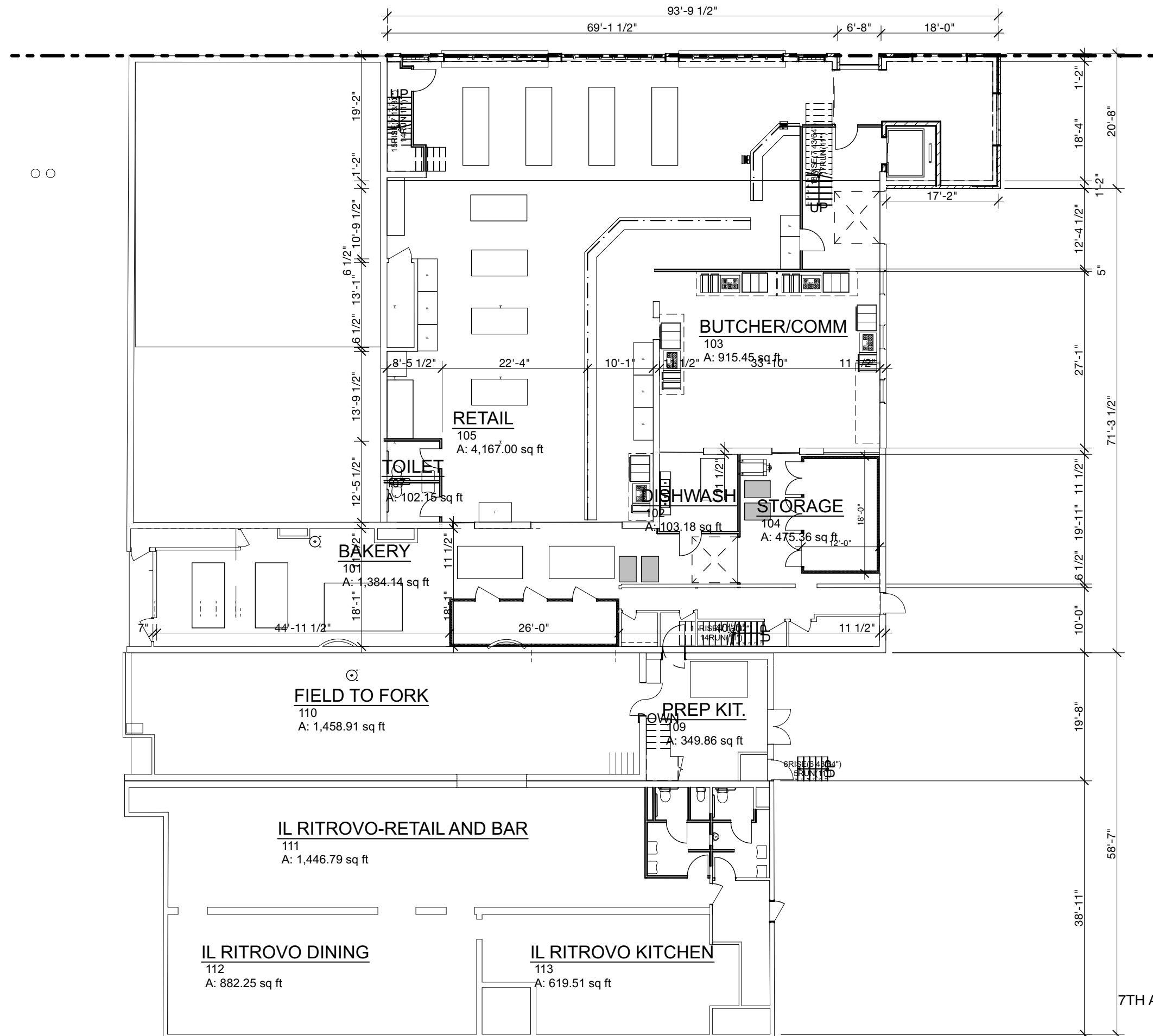
## SELECTED VIEWS

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

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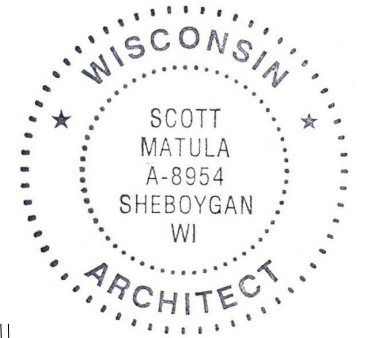
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**A1.3**



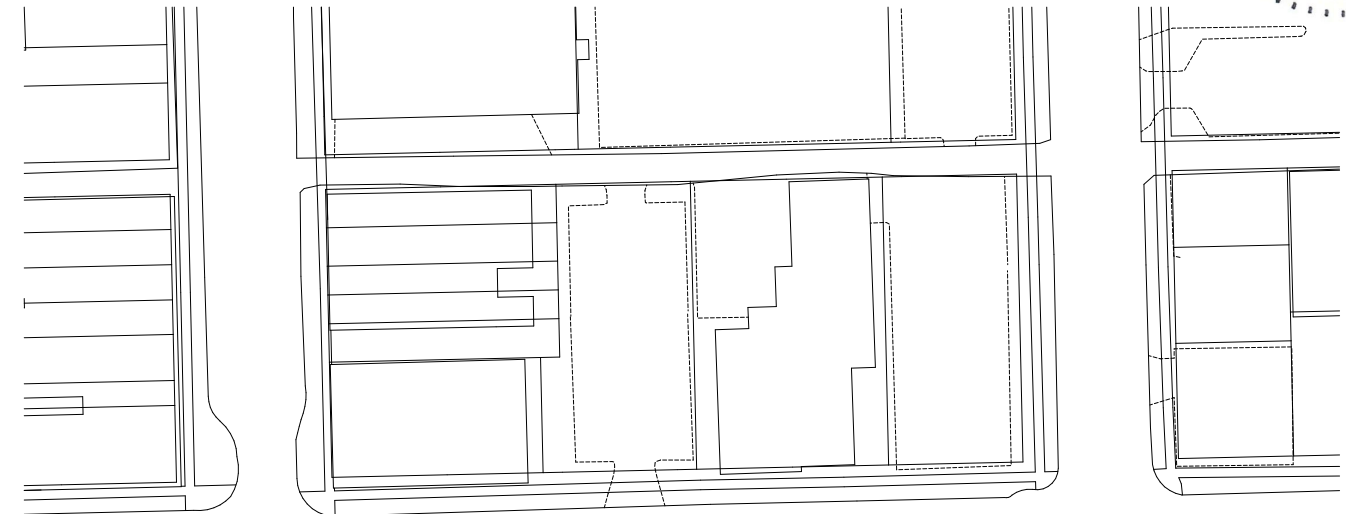
| SHEET INDEX |                   |
|-------------|-------------------|
| ID          | Name              |
| A1.1        | TITLE PAGE        |
| A1.2        | SITE PLAN         |
| A1.3        | FIRST FLOOR PLAN  |
| A1.4        | SECOND FLOOR PLAN |
| A2.1        | ELEVATIONS        |
| A3.1      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

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

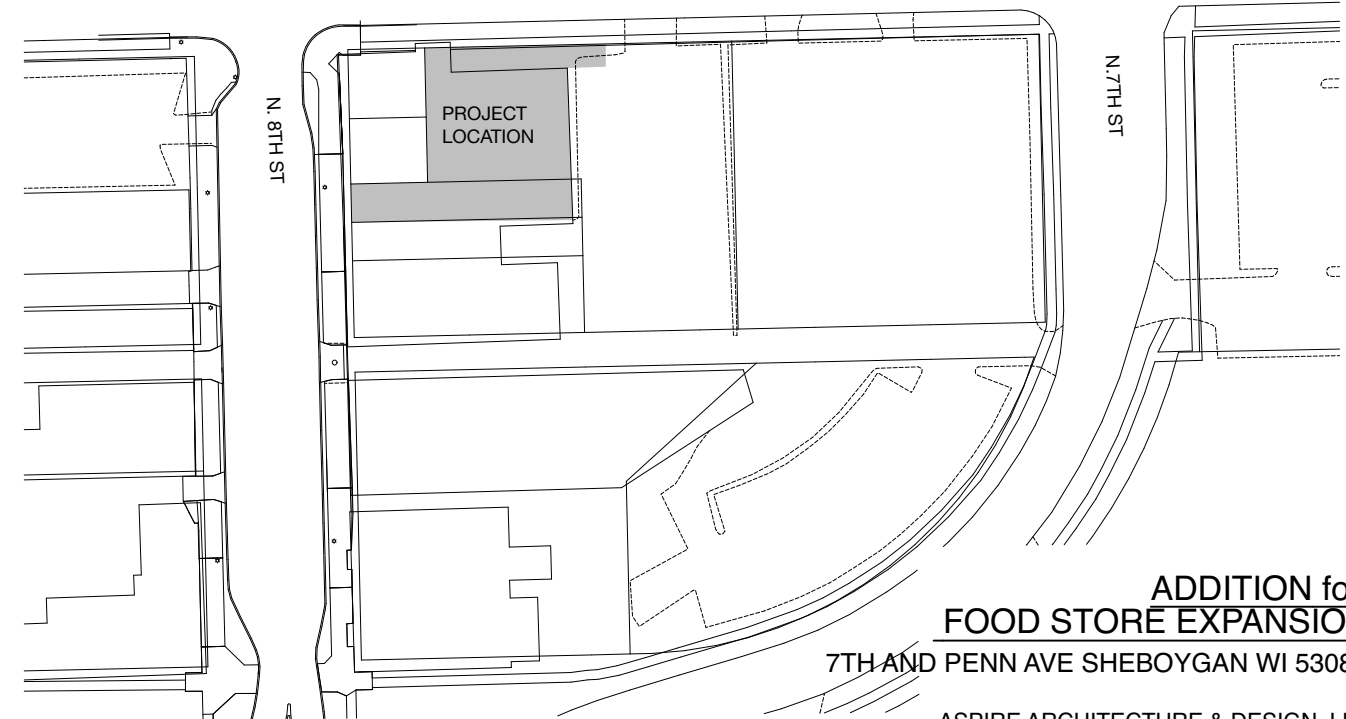


**BUILDING DATA**

|                         |  |
|-------------------------|--|
| 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 |



PENN AVE



**6 AREA MAP**  
 NOT TO SCALE

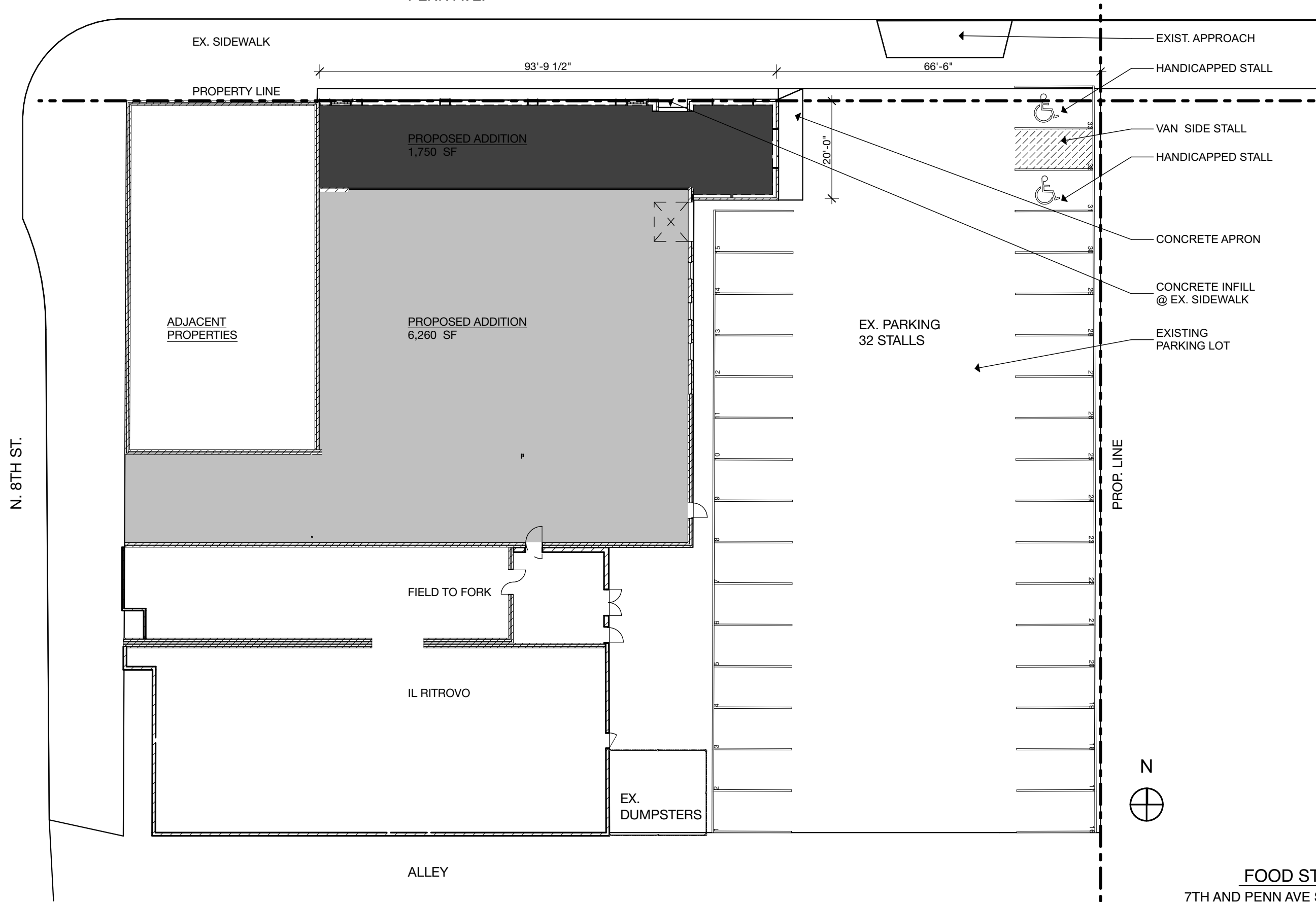
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PENN AVE.



# Site Plan

SCALE: 1" = 20'

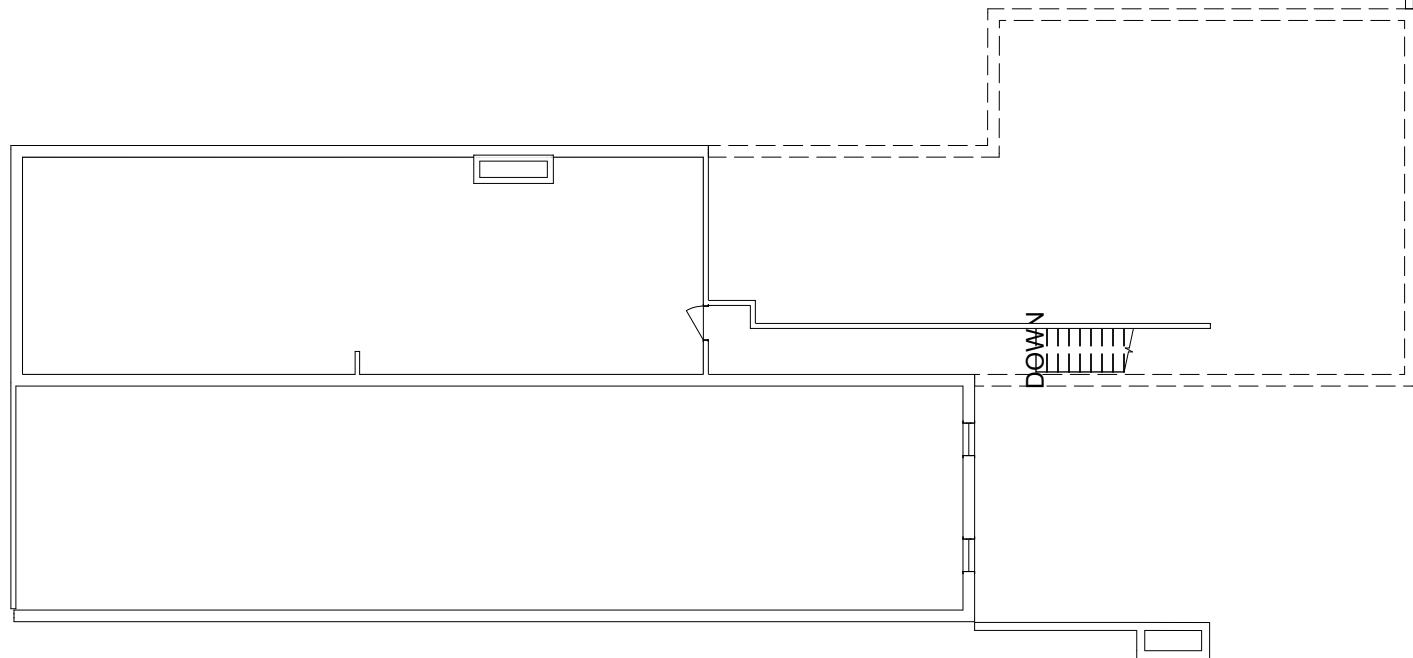
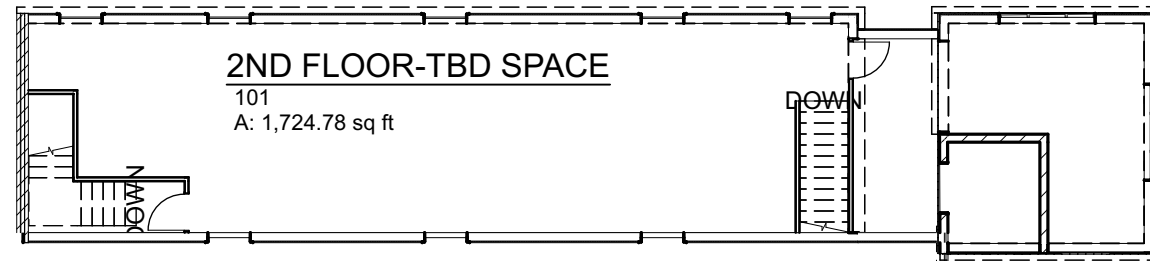
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**A1.2**



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

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