

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

**CITY OF SHEBOYGAN**

**REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION**

---

**ITEM DESCRIPTION:** Exterior remodel 804-814 N. 8<sup>th</sup> Street.

---

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

---

**REPORT DATE:** August 23, 2019

**MEETING DATE:** August 26, 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:**

5<sup>th</sup> Generation Properties, LLC is proposing to lease vacant commercial spaces to new tenants in their multi-tenant commercial facility in downtown Sheboygan located at 804-814 N. 8<sup>th</sup> Street. The applicant states the following:

- The proposed renovation will consist of updating the exterior façade to visually emulate the buildings original facades and to better relate and unify with the surrounding buildings.
- The existing material on the exterior consists of brick, exposed concrete block, stone tile veneer and metal storefront windows.
- The northern portion of the building would have the existing brick repaired and terra cotta window trims and cornice moldings re-installed. New aluminum store front windows would be installed along with a smooth EIFS banding along the base. The second floor would receive new aluminum clad double hung windows in the original brick openings.
- The Southern/corner portion of this building would be clad with EIFS with a stucco finish. A new aluminum storefront entrance will be inserted to match the existing aluminum storefront windows that are on 8th & Wisconsin Ave. New aluminum clad windows will be inserted on the second floor with an arched EIFS trim detail.

**STAFF COMMENTS:**

May want the applicant to discuss the rear/west side of the building. Appears there are a bunch of existing mechanical units located on the west side of the existing building. The

west elevations do not show any those mechanicals. The Board may want to have the applicant discuss where the mechanicals are to now be located (remaining or being moved)?

**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: Fifth Generation Properties  
ADDRESS: 2104 Union Ave, Sheboygan 53081  
E-MAIL ADDRESS: jschmitt@doublevisionfilms.net  
PHONE: ( ) FAX NO.: ( )

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

NAME OF PROPOSED/EXISTING BUSINESS: Vacant  
ADDRESS OF PROPERTY AFFECTED: 804 N 8TH ST  
NEW BUILDING: \_\_\_\_\_ ADDITION: \_\_\_\_\_ REMODELING:  \_\_\_\_\_

DESCRIPTION OF PROPOSED PROJECT: The proposed renovation will consist of updating the exterior façade to better relate and unify with the surrounding buildings.

DESCRIPTION OF **EXISTING** EXTERIOR DESIGN AND MATERIALS: \_\_\_\_\_  
The existing material on the exterior consists of brick, exposed concrete block, stone tile veneer and metal storefront windows

DESCRIPTION OF THE **PROPOSED** EXTERIOR DESIGN AND MATERIALS: \_\_\_\_\_  
We are proposing to update the exterior to visually emulate the buildings original facades.  
The northern portion of the building would have the existing brick repaired and terra cotta window trims and cornice moldings re-installed. New aluminum store front windows would be installed along with a smooth EIFS banding along the base. The second floor would receive new aluminum clad double hung windows in the original brick openings.

The Southern/corner portion of this building would be clad with EIFS with a stucco finish. A new aluminum storefront entrance will be inserted to match the existing

aluminum storefront windows that are on 8<sup>th</sup> & Wisconsin Ave. New aluminum clad windows will be inserted on the second floor with an arched EIFS trim detail.

**3. NAMES AND ADDRESSES**

**OWNER OF SITE:** Same

ADDRESS: \_\_\_\_\_

PHONE: ( ) \_\_\_\_\_ FAX NO.: ( ) \_\_\_\_\_

**ARCHITECT:** Distinctive Design Studio

ADDRESS: 215 Pine Street, Sheboygan Falls, WI 53085

E-MAILADDRESS: [steve@distinctivedesignstudio.com](mailto:steve@distinctivedesignstudio.com)

PHONE: ( ) \_\_\_\_\_ FAX NO.: ( ) \_\_\_\_\_

**CONTRACTOR:** Jos. Schmitt Construction

ADDRESS: 2104 Union Ave., Sheboygan, WI

PHONE: ( ) \_\_\_\_\_ FAX NO.: ( ) \_\_\_\_\_

**4. 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.
- C. A scale drawing of the site plan showing the relationship of the building to the site and adjacent properties.
- D. A written description of the proposed general design, arrangement, texture, material and color of the building or structure. Describe the relationship of such factors to similar features of buildings located within the same block or located along the frontage or any block across the street from the proposed building or structure for which architectural approval is sought.

**5. CERTIFICATE**

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

\_\_\_\_\_  
APPLICANT'S SIGNATURE

\_\_\_\_\_  
DATE

\_\_\_\_\_  
PRINT ABOVE NAME

8<sup>th</sup> Street Renovation  
800 Block of North 8<sup>th</sup> Street  
Sheboygan, WI 53081

### Conditional Use Permit – Written Description

The buildings located just south of the Weill Center on the west side of the 800 block of 8<sup>th</sup> street have been home to many different types of businesses throughout the years but have been vacant the past several years. The property and surrounding area is zoned Central Commercial and is a highly visible part of what is considered “Downtown Sheboygan”. The proposed renovation will consist of updating the exterior façades to better relate to the historical context of the project buildings as well as the buildings in the surrounding area.

The street level of the buildings will have spaces available for business tenant buildouts such as clothing stores, boutiques, or office spaces. The second floor of the buildings will be converted into a banquet space with a dining and entertainment area, bar, and rooftop patio. The hours for the different stores could vary depending on the business and the banquet space on the second floor would be rented based on community need.

The northernmost building will have the existing brick repaired and terra cotta window trims and cornice moldings reinstalled. New aluminum storefront windows would be installed along with a smooth EIFS band running along the base. The second floor would receive new aluminum clad double hung windows in the original brick openings.

The southernmost building would be clad in EIFS with a stucco finish. New storefront windows will be added to match the existing storefront windows on the corner of 8<sup>th</sup> Street and Wisconsin Avenue. New aluminum clad windows will be installed on the second floor with an arched EIFS trim detail.

We also propose adding new landscaping to the alley to the west of the building to help visually connect the street/ sidewalk to the entrances on that side of the building.

The proposed addition complies with all requirements of Sub-Chapter 15-7. As the current use will remain the same, it will generate no significant increase in water consumption or traffic generation to the site.

The updates to the building will help revitalize and breathe new life into a building that has been underutilized for the past several years.

**ROOM LEGEND**

- ACCESSORY SPACE
- BATHROOM
- CIRCULATION
- MECHANICAL
- RETAIL
- STORAGE
- Calculating...



**1 FLOOR PLAN - LOWER LEVEL PLAN**  
1/8" = 1'-0"

#	DATE	DESCRIPTION
1	11/29/18	SD DOCS

**DISTINCTIVE DESIGN**  
STUDIO

215 Pine Street  
Sheboygan Falls, WI 53085  
Ph: (920)-395-1090  
www.distinctivedesignstudio.com

**FIFTH GEN. PROPERTIES**  
8TH STREET RENOVATION  
800 BLOCK OF NORTH 8TH STREET  
SHEBOYGAN, WI 53081

PRELIMINARY PLANS

LOWER LEVEL PLAN

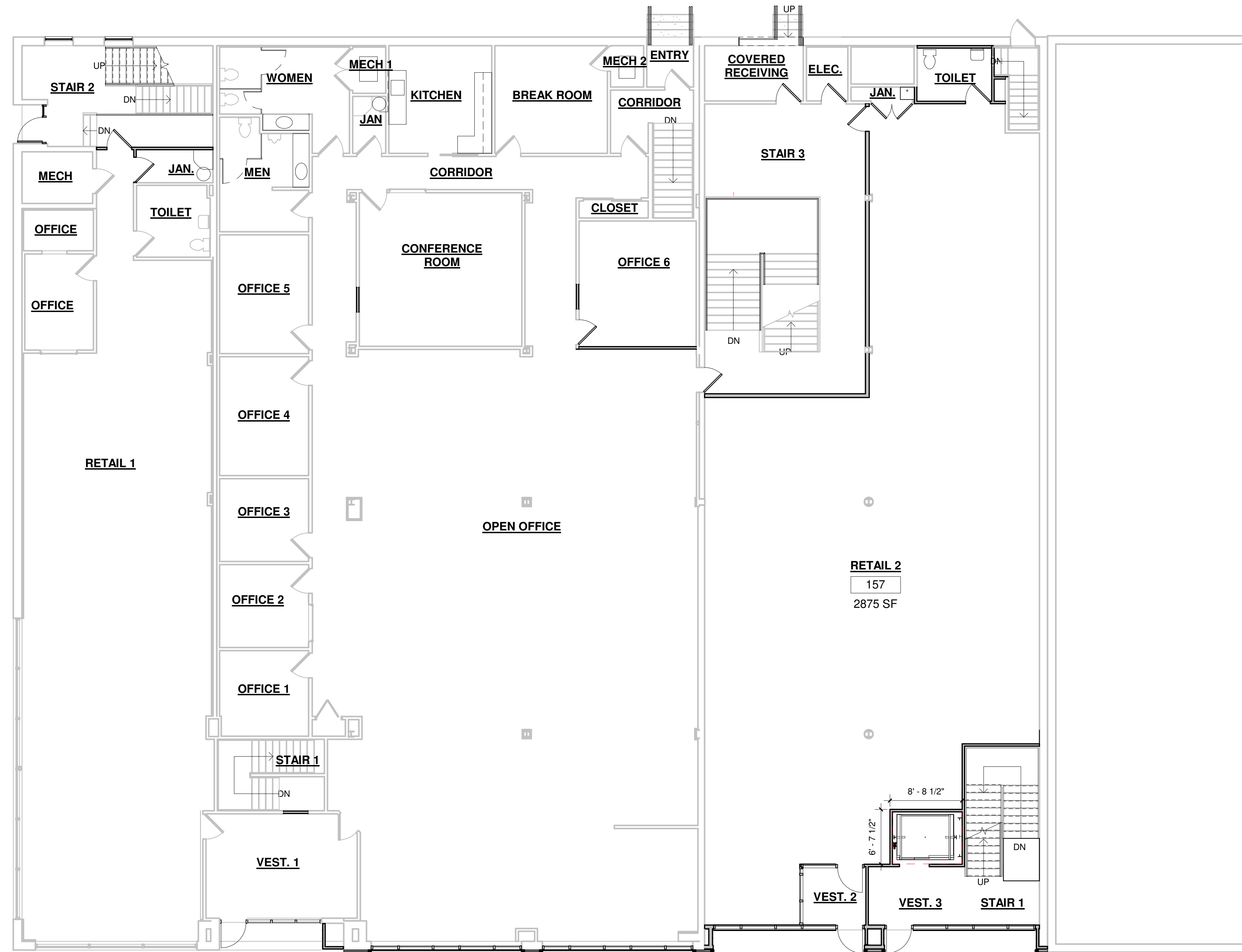
ISSUE DATE:	9/7/15
DRAWN BY:	JRA
CHECKED BY:	SMP
PROJECT #:	18-043

A100

SCALE: 1/8" = 1'-0"  
NOTE: 12x18 SETS ARE REDUCED BY 50%; SCALE DRAWINGS ACCORDINGLY

DISTINCTIVE DESIGN STUDIO, STEVEN M. PESKE EXPRESSLY RESERVES THEIR COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE DOCUMENTS. THESE DOCUMENTS ARE NOT TO BE REPRODUCED, CHANGED, COPIED, REPRODUCED, OR TRANSMITTED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF DISTINCTIVE DESIGN STUDIO.

□ No color scheme assigned to view



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

#	DATE	SD DOCS	REVISIONS	DESCRIPTION
1	11/29/18			
2	06/26/19			

**DISTINCTIVE DESIGN**  
STUDIO

215 Pine Street  
Sheboygan Falls, WI 53085  
Ph: (920)-395-1090  
www.distinctivedesignstudio.com

# FIFTH GEN. PROPERTIES

8TH STREET RENOVATION  
800 BLOCK OF NORTH 8TH STREET  
SHEBOYGAN, WI 53081

PRELIMINARY PLANS

1ST FLOOR PLAN

ISSUE DATE:	9/7/15
DRAWN BY:	JRA
CHECKED BY:	SMP
PROJECT #:	18-043

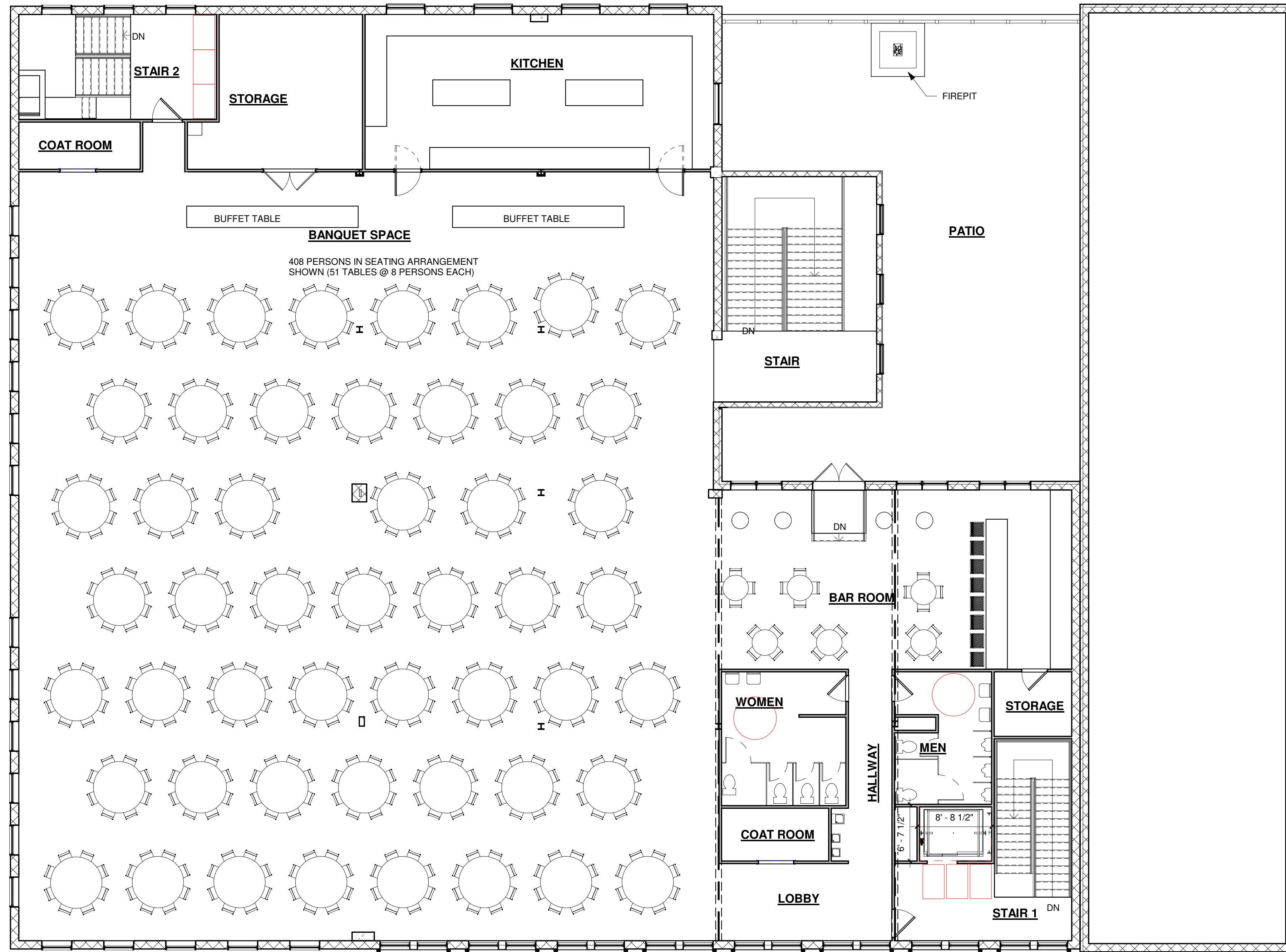
**A101**

SCALE: 1/8" = 1'-0"  
NOTE: 12x18 SETS ARE REDUCED BY 50%; SCALE DRAWINGS ACCORDINGLY

WRITTEN DIMENSIONS ON THESE DOCUMENTS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE WORK.

DISTINCTIVE DESIGN STUDIO RESERVES THEIR COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE DOCUMENTS. THESE DOCUMENTS ARE NOT TO BE REPRODUCED, CHANGED, COPIED, OR IN ANY MANNER REPRODUCED WITHOUT THE EXPRESS WRITTEN PERMISSION AND CONSENT OF DISTINCTIVE DESIGN STUDIO.

□ No color scheme assigned to view



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

#	DATE	SD DOCS	DESCRIPTION
1	11/29/18		
2	06/26/19		

**DISTINCTIVE DESIGN**  
STUDIO

215 Pine Street  
Sheboygan Falls, WI 53085  
Ph: (920)-395-1090  
www.distinctivedesignstudio.com

# FIFTH GEN. PROPERTIES

8TH STREET RENOVATION  
800 BLOCK OF NORTH 8TH STREET  
SHEBOYGAN, WI 53081

PRELIMINARY PLANS

2ND FLOOR PLAN

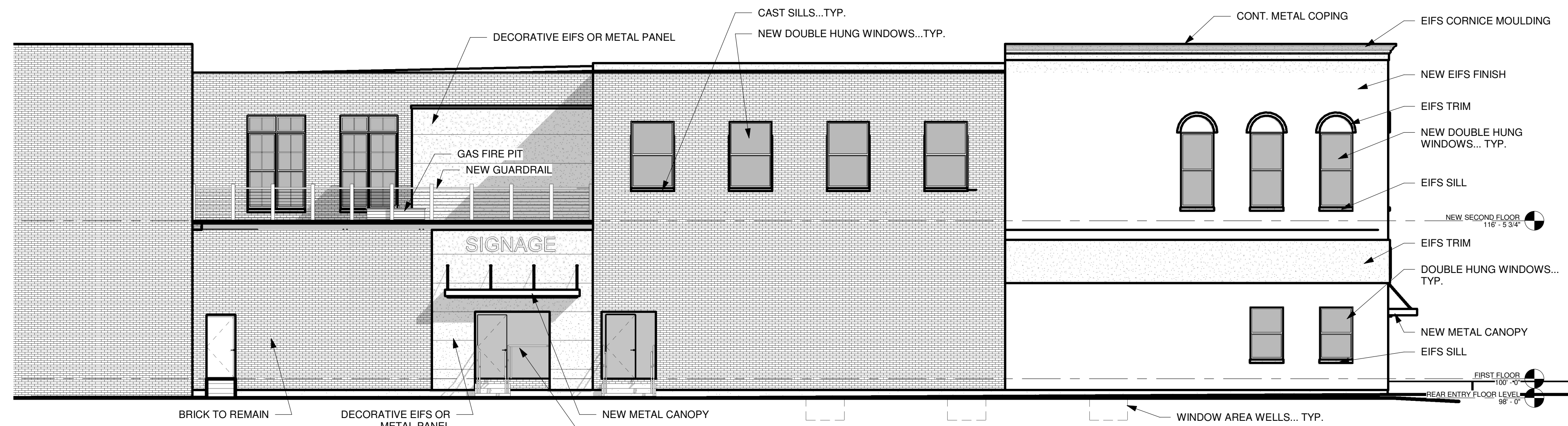
ISSUE DATE: 9/7/15  
DRAWN BY: JRA  
CHECKED BY: SMP  
PROJECT #: 18-043

**A102**

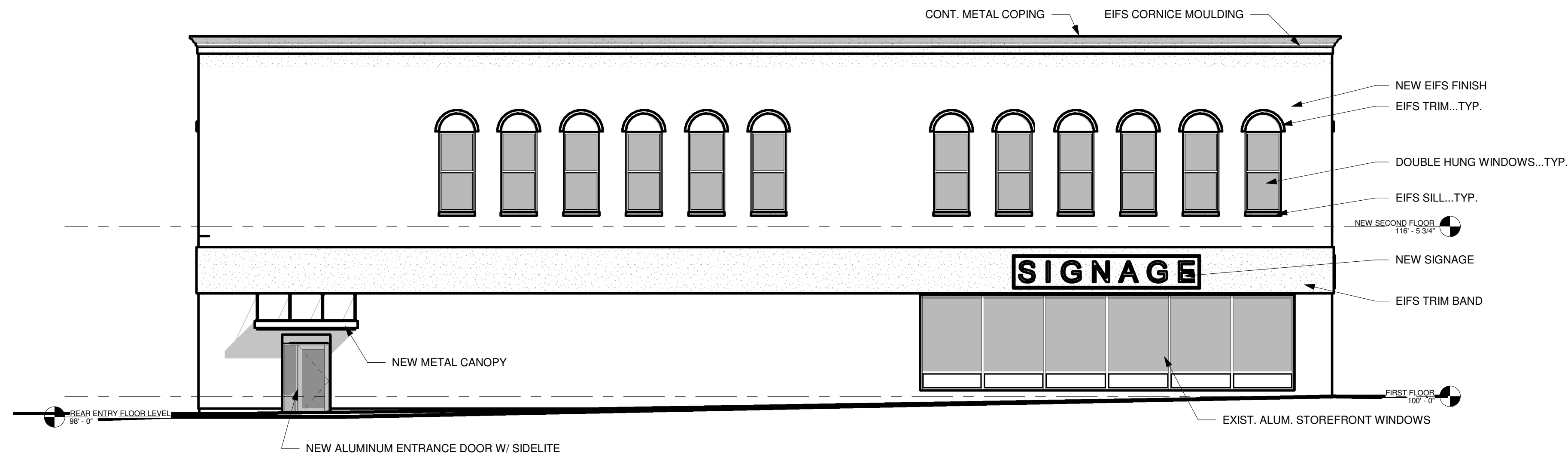
SCALE: 1/8" = 1'-0"  
NOTE: 12x18 SETS ARE REDUCED BY 50% SCALE DRAWINGS ACCORDINGLY

DISTINCTIVE DESIGN STUDIO, STEVEN M. PESKE EXPRESSLY RESERVES THEIR COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE DOCUMENTS. THESE DOCUMENTS ARE NOT TO BE REPRODUCED, CHANGED, COPIED, REPRODUCED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. WITHOUT THE EXPRESS WRITTEN PERMISSION AND CONSENT OF DISTINCTIVE DESIGN STUDIO.

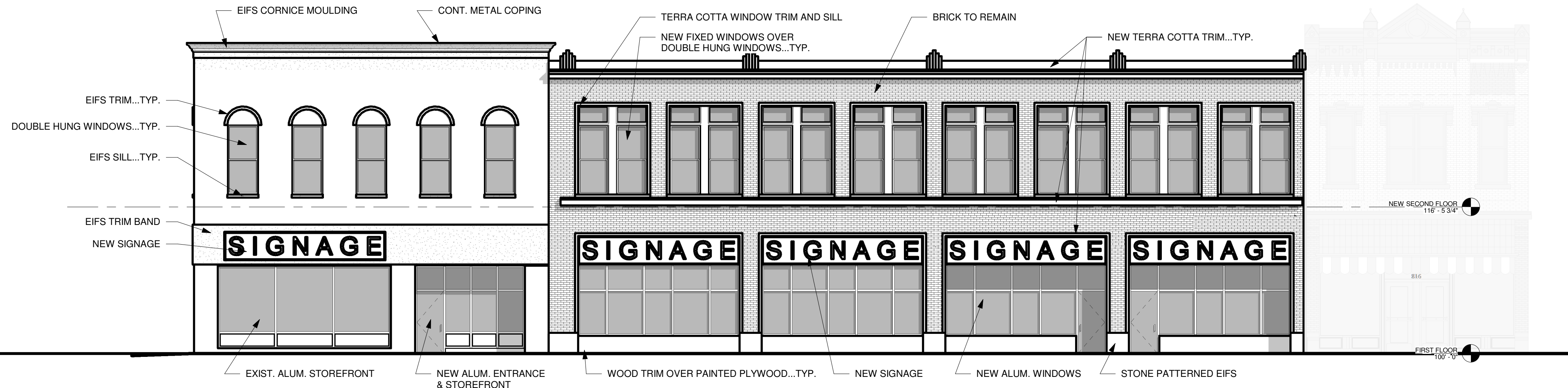
WRITTEN DIMENSIONS ON THESE DOCUMENTS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE WORK.



③ EXTERIOR ELEV. - WEST ELEVATION  
1/8" = 1'-0"



② EXTERIOR ELEV. - SOUTH ELEVATION  
1/8" = 1'-0"



① EXTERIOR ELEV. - EAST ELEVATION  
1/8" = 1'-0"

REVISIONS	DATE	SD DOCS	DESCRIPTION
# 1	11/29/18		
# 2	06/26/19		

**DISTINCTIVE DESIGN**  
STUDIO

215 Pine Street  
Sheboygan Falls, WI 53085  
Ph: (920)-395-1090  
www.distinctivedesignstudio.com

**FIFTH GEN. PROPERTIES**

8TH STREET RENOVATION  
800 BLOCK OF NORTH 8TH STREET  
SHEBOYGAN, WI 53081

PRELIMINARY PLANS

EXTERIOR ELEVATIONS

ISSUE DATE:	9/7/15
DRAWN BY:	JRA
CHECKED BY:	SMP
PROJECT #:	18-043

**A201**

SCALE: 1/8" = 1'-0"  
NOTE: 12x18 SETS ARE REDUCED BY 50% SCALE DRAWINGS ACCORDINGLY



THESE DOCUMENTS ARE NOT FOR CONSTRUCTION

#	DATE	DESCRIPTION

**DISTINCTIVE DESIGN**  
STUDIO

215 Pine Street  
Sheboygan Falls, WI 53085  
Ph: (920)-395-1090  
www.distinctivedesignstudio.com

# FIFTH GEN. PROPERTIES

8TH STREET RENOVATION  
800 BLOCK OF NORTH 8TH STREET  
SHEBOYGAN, WI 53081

PRELIMINARY PLANS

EXTERIOR PERSPECTIVES

ISSUE DATE:	9/7/15
DRAWN BY:	Author
CHECKED BY:	Checker
PROJECT #:	18-043

**A202**

SCALE:  
NOTE:  
12x18 SETS ARE REDUCED BY 50%  
SCALE DRAWINGS ACCORDINGLY

WRITTEN DIMENSIONS ON THESE DOCUMENTS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS OF THE WORK.

DISTINCTIVE DESIGN STUDIO / STEVEN M. PESKE EXPRESSLY RESERVES THEIR COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE DOCUMENTS. THESE DOCUMENTS ARE NOT TO BE REPRODUCED, CHANGED, COPIED, OR IN ANY MANNER FOR ANY PURPOSE WITHOUT THE EXPRESS WRITTEN PERMISSION AND CONSENT OF DISTINCTIVE DESIGN STUDIO.



#	DATE	DESCRIPTION

**DISTINCTIVE DESIGN**  
STUDIO

215 Pine Street  
Sheboygan Falls, WI 53085  
Ph: (920)-395-1090  
www.distinctivedesignstudio.com

# FIFTH GEN. PROPERTIES

8TH STREET RENOVATION  
800 BLOCK OF NORTH 8TH STREET  
SHEBOYGAN, WI 53081

PRELIMINARY  
PLANS

EXTERIOR  
PERSPECTIVES

ISSUE DATE:	9/7/15
DRAWN BY:	Author
CHECKED BY:	Checker
PROJECT #:	18-043

## A203

SCALE:  
NOTE:  
12x18 SETS ARE REDUCED BY  
50%; SCALE DRAWINGS  
ACCORDINGLY

WRITTEN DIMENSIONS ON THESE DOCUMENTS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS OF THE WORK.



**DISTINCTIVE DESIGN**  
STUDIO

215 Pine Street  
Sheboygan Falls, WI 53085  
Ph: (920)-395-1090  
www.distinctivedesignstudio.com

# FIFTH GEN. PROPERTIES

8TH STREET RENOVATION  
800 BLOCK OF NORTH 8TH STREET  
SHEBOYGAN, WI 53081

PRELIMINARY  
PLANS

EXTERIOR  
PERSPECTIVES

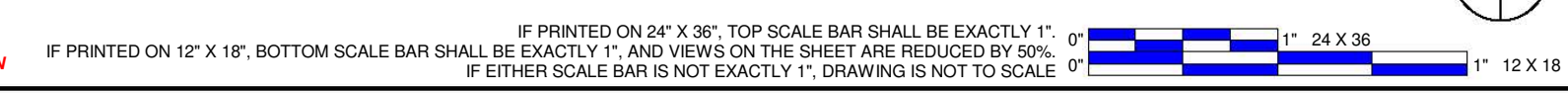
ISSUE DATE: 9/7/15  
DRAWN BY: Author  
CHECKED BY: Checker  
PROJECT #: 18-043

## A204

SCALE:  
NOTE:  
12x18 SETS ARE REDUCED BY  
50%: SCALE DRAWINGS  
ACCORDINGLY

#	DATE	DESCRIPTION

WRITTEN DIMENSIONS ON THESE DOCUMENTS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS OF THE WORK.



**CITY OF SHEBOYGAN**

**REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION**

---

**ITEM DESCRIPTION:** Exterior remodel of St. Nicholas Hospital main and emergency room entries at 3100 Superior Avenue.

---

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

---

**REPORT DATE:** August 23, 2019

**MEETING DATE:** August 26, 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:**

HSHS St. Nicholas Hospital is proposing to reconstruct the main and emergency room entries to the hospital at 3100 Superior Avenue. The applicant states the following:

- This project consists of demolishing the hospital's existing main entrance vestibule and lobby, the emergency entrance vestibule and the prominent drop-off canopy. A new main entrance vestibule and lobby will be constructed that is larger and taller than the existing one. A new emergency entrance will be constructed which is slightly smaller than the existing one. Two (2) new drop-off canopies will be provided adjacent to each new entrance. The emergency entrance canopy will be set closer to the existing building to better distinguish the main entrance from the emergency entrance, and add separate drop off drive to better segregate on site traffic.
- The existing drive up canopy dominates the entry experience, confusing visitors as to which door to enter. In order to create a more open, welcoming and patient friendly entrance experience, two (2) separate canopies will be provided; one for the main entrance and one for the emergency entrance. While both canopies will be similar, the emergency entry canopy will be smaller in size and closer to the existing building. The new main entrance addition will be larger and taller than the existing entrance lobby to visually identify this as the main entry to visitors. The lighting associated with the main entrance addition and canopy will be designed so that it can be dimmed down when this entry is closed at night, visually alerting visitors to enter through the emergency entry.
- The main entrance addition will be primarily glass, stone and metal. The glass curtain wall will be dark bronze with bronze glass to match the existing facility

glazing. The stone will be a lighter blend with warm tones to with complement the existing brick and add a bit of diversity and texture to the existing facility and light brown metal panels will be used as an accent. The new emergency addition will follow the same aesthetic of the main entry addition but at a smaller scale. The new canopies will have columns with a stone base and lighter metal above. Both canopies and the roof overhang at the main entry will have metal wood-look accent panels on the portion of the underside.

- Interior remodeling is also planned in the emergency entrance lobby and main entrance lobby to update finishes and locate the security office near the emergency entrance.
- The drop off area of the parking lot will be reconfigured to separate the drop offs of the two (2) entries. This will allow for better flow through the drop off area as vehicles stopped at the emergency room entrance will no longer hinder drop offs at the main entry.

**STAFF COMMENTS:**

None.

**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: Justin Selle CEO, St. Nicholas Hospital

ADDRESS: 3100 Superior Ave. Sheboygan, WI 53081

E-MAIL ADDRESS: Justin.Selle@hshs.org

PHONE: (920) 459-4705 FAX NO.: ( )

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

NAME OF PROPOSED/EXISTING BUSINESS: St. Nicholas Hospital

ADDRESS OF PROPERTY AFFECTED: 3100 Superior Ave. Sheboygan, WI 53081

NEW BUILDING: N/A ADDITION: Two (2) REMODELING: Yes

DESCRIPTION OF PROPOSED PROJECT: This project consists of demolishing the existing main entrance vestibule/lobby, the emergency entrance vestibule and the prominent drop-off canopy. A new main entrance vestibule/lobby will be constructed that is larger and taller than the existing one. A new emergency entrance lobby will be constructed which is slightly smaller than the existing one. Two new drop-off canopies will be provided adjacent to each new entrance and the emergency entrance canopy will be set closer to the existing building to better distinguish the main entrance from the emergency entrance, and add separate drop off drive to better segregate on site traffic.

DESCRIPTION OF EXISTING EXTERIOR DESIGN AND MATERIALS: St. Nicholas Hospital is a five-story facility, originally constructed in 1975 comprised of numerous rectilinear masses to support the functional needs of the hospital. The exterior design reflects the aesthetic of the 1970's and is comprised of a medium brown brick blend, dark brown anodized aluminum windows and tinted bronze glazing.

DESCRIPTION OF THE PROPOSED EXTERIOR DESIGN AND MATERIALS: The existing drive up canopy dominates the entry experience, confusing visitors as

to which door to enter. In order to create a more open, welcoming and patient friendly entrance experience, two separate canopies will be provided; one for the main entrance and one for the emergency entrance. While both canopies will be similar, the emergency entry canopy will be smaller in size and closer to the existing building. The new main entrance addition will be larger and taller than the existing entrance lobby to visually identify this as the main entry to visitors.

The main entrance addition will be primarily glass, stone and metal. The glass curtain wall will be dark bronze with bronze glass to match the existing facility glazing. The stone will be a lighter blend with warm tones to with complement the existing brick and add a bit of diversity and interest to the existing facility and light brown metal panels will be used as an accent. The new emergency addition will follow the same aesthetic of the main entry addition but at a smaller scale. The new canopies will have columns with a stone base and lighter metal above. Both canopies and the roof overhang at the main entry will have metal wood-look accent panels on the underside.

As an alternate, it is planned to provide an update to the exterior South elevation adjacent to the new main additions. This update will replace a large portion of the existing brick with glass, stone and masonry infill. The glazing would be dark bronze metal with bronze glass to match the existing building with the same stone and metal panels used on the Main Entrance addition. The new window system compliments the existing aesthetic and the metal panels reflect the structure of the existing floor slab. Since this is an alternate, it is not known at this time whether this part of the project will be moving forward.

---

### 3. NAMES AND ADDRESSES

**OWNER OF SITE:** Justin Selle CEO, St. Nicholas Hospital

**ADDRESS:** 3100 Superior Ave. Sheboygan, WI 53081

**PHONE:** ( 920 ) 459-4705 **FAX NO.:** ( )

**ARCHITECT:** John Miller

**ADDRESS:** 310 Pine Street, Green Bay 54301

**E-MAIL ADDRESS:** jmillier@bsagb.com

**PHONE:** ( 920 ) 569-8650 **FAX NO.:** ( )

**CONTRACTOR:** Not awarded yet

**ADDRESS:** \_\_\_\_\_

**PHONE:** ( ) **FAX NO.:** ( )

### 4. APPLICATION SUBMITTAL REQUIREMENTS

A. A scale drawing of all exterior elevations showing the design and appearance of the

August 9, 2019

City of Sheboygan – Planning and Development  
Attn: Steve Sokolowski  
606 North 9<sup>th</sup> Street  
Sheboygan, WI 53081

RE: St. Nicholas Hospital – New Front Entry; Architectural Review  
HSHS  
3100 Superior Avenue  
Sheboygan, WI  
Commission No. 6049.00

## **Written Description of Proposed General Design for Architectural Review St. Nicholas Hospital – New Front Entry**

This project consists of demolishing the hospital's existing main entrance vestibule and lobby, the emergency entrance vestibule and the prominent drop-off canopy. A new main entrance vestibule and lobby will be constructed that is larger and taller than the existing one. A new emergency entrance will be constructed which is slightly smaller than the existing one. Two new drop-off canopies will be provided adjacent to each new entrance. The emergency entrance canopy will be set closer to the existing building to better distinguish the main entrance from the emergency entrance, and add separate drop off drive to better segregate on site traffic.

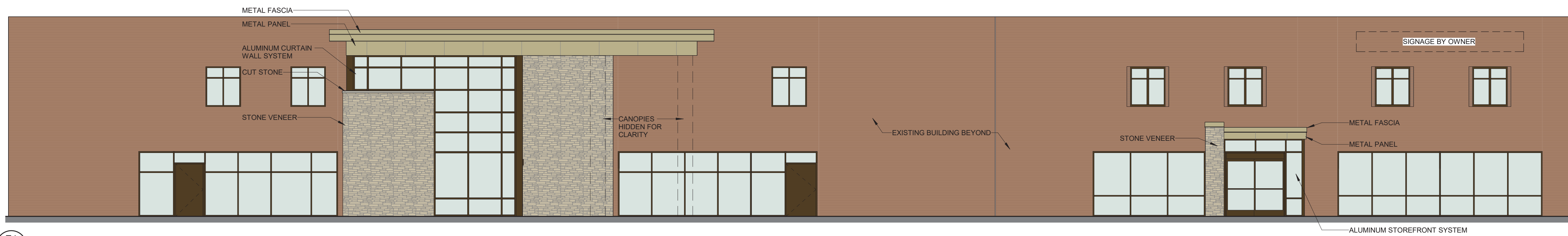
St. Nicholas Hospital is an existing five-story facility, originally constructed in 1975 comprised of numerous rectilinear masses to support the functional needs of the hospital. The exterior design reflects the aesthetic of the 1970's and is comprised of a medium brown brick blend, dark brown anodized aluminum windows and tinted bronze glazing.

The existing drive up canopy dominates the entry experience, confusing visitors as to which door to enter. In order to create a more open, welcoming and patient friendly entrance experience, two separate canopies will be provided; one for the main entrance and one for the emergency entrance. While both canopies will be similar, the emergency entry canopy will be smaller in size and closer to the existing building. The new main entrance addition will be larger and taller than the existing entrance lobby to visually identify this as the main entry to visitors. The lighting associated with the main entrance addition and canopy will be designed so that it can be dimmed down when this entry is closed at night, visually alerting visitors to enter through the emergency entry.

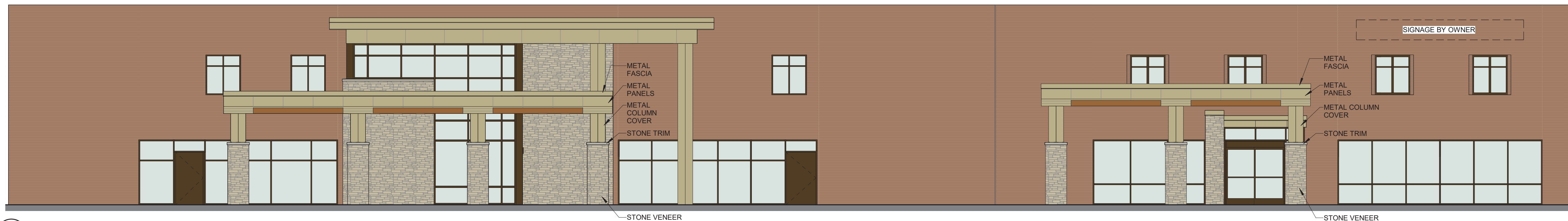
The main entrance addition will be primarily glass, stone and metal. The glass curtain wall will be dark bronze with bronze glass to match the existing facility glazing. The stone will be a lighter blend with warm tones to complement the existing brick and add a bit of diversity and texture to the existing facility and light brown metal panels will be used as an accent. The new emergency addition will follow the same aesthetic of the main entry addition but at a smaller scale. The new canopies will have columns with a stone base and lighter metal above. Both canopies and the roof overhang at the main entry will have metal wood-look accent panels on the front portion of the underside.

Interior remodeling is also planned in the emergency entrance lobby and main entrance lobby to update finishes and locate the security office near the emergency entrance.

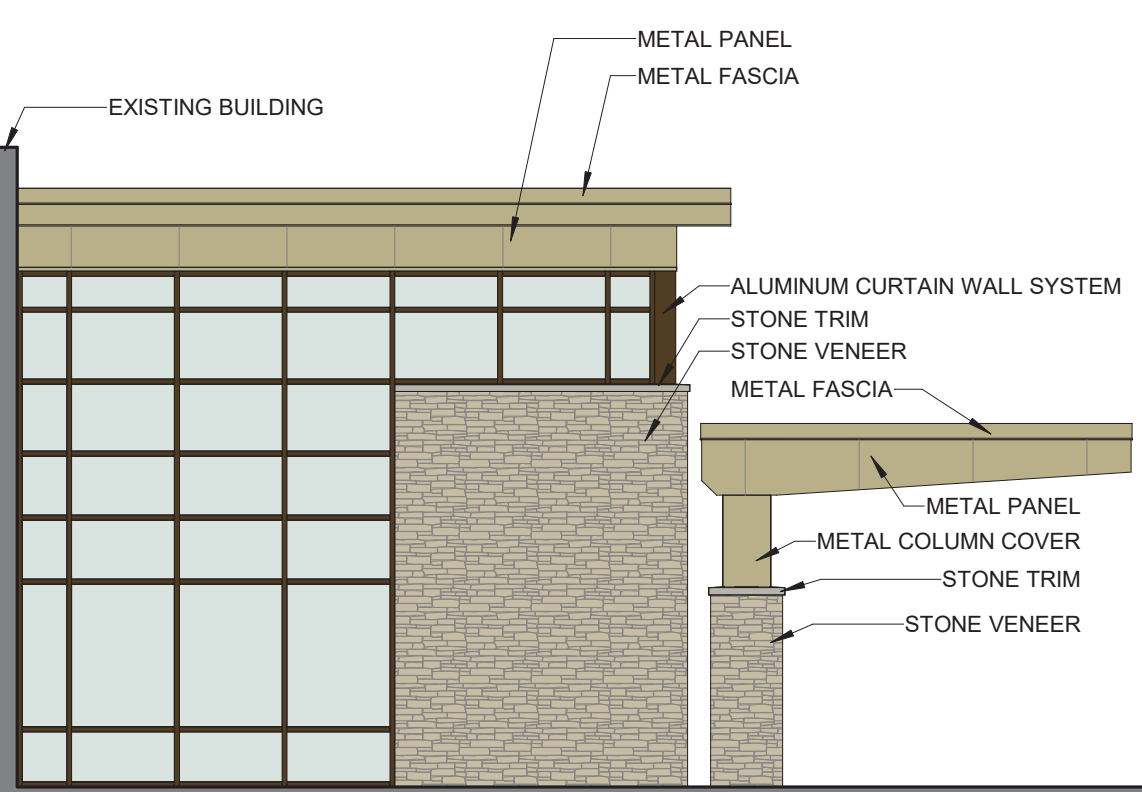
As an alternate to this project, it is planned to provide an update to the exterior South elevation adjacent to the new main additions. This update will replace a large portion of the existing exterior brick with glass, stone and masonry infill. The glazing would be dark bronze metal with bronze glass to match the existing building with the same stone and metal panels used on the Main Entrance and Emergency Entrance additions. The new window system compliments the existing aesthetic and the metal panels reflect the structure of the existing floor slab. This exterior update would visually lighted up the building exterior and reflect the aesthetic of two new entrance additions. Since this is an alternate, it is not known at this time whether this part of the project will move forward.



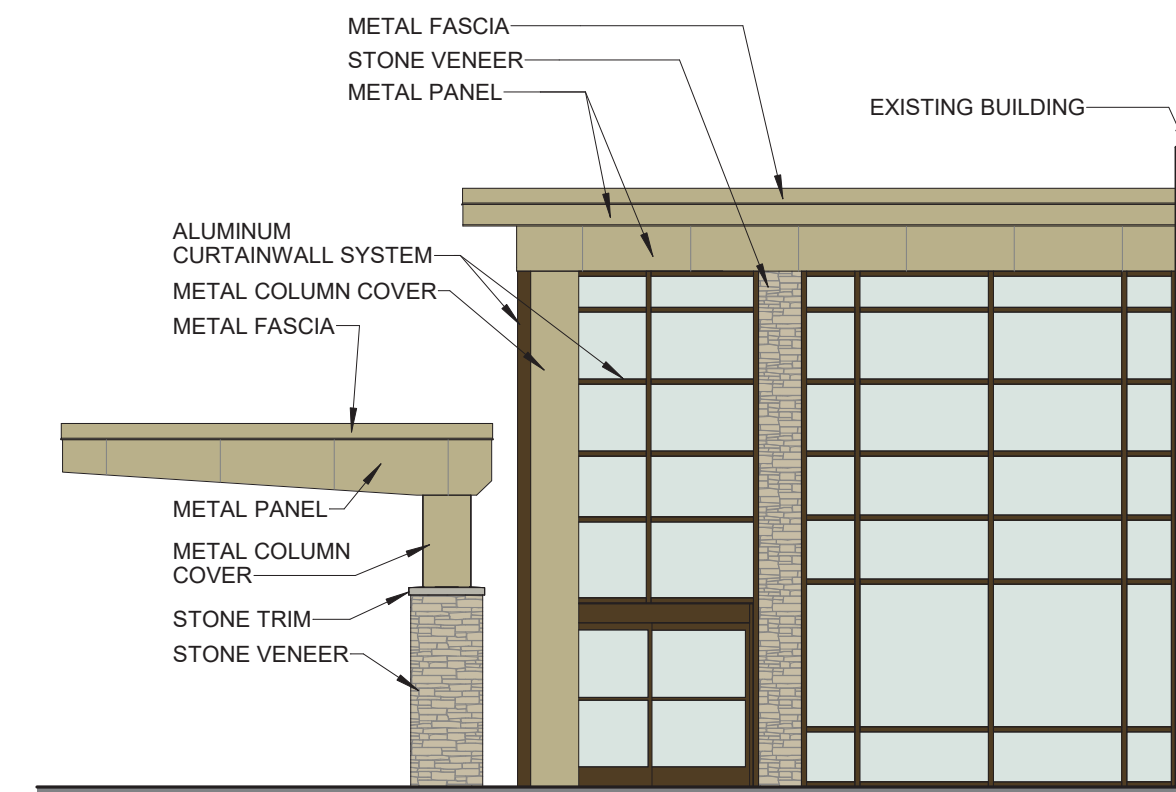
**F1** MAIN ENTRANCE / E.D. ENTRANCE - SOUTH ELEVATION W/ CANOPIES HIDDEN  
 CITY01 1/8" = 1'-0"



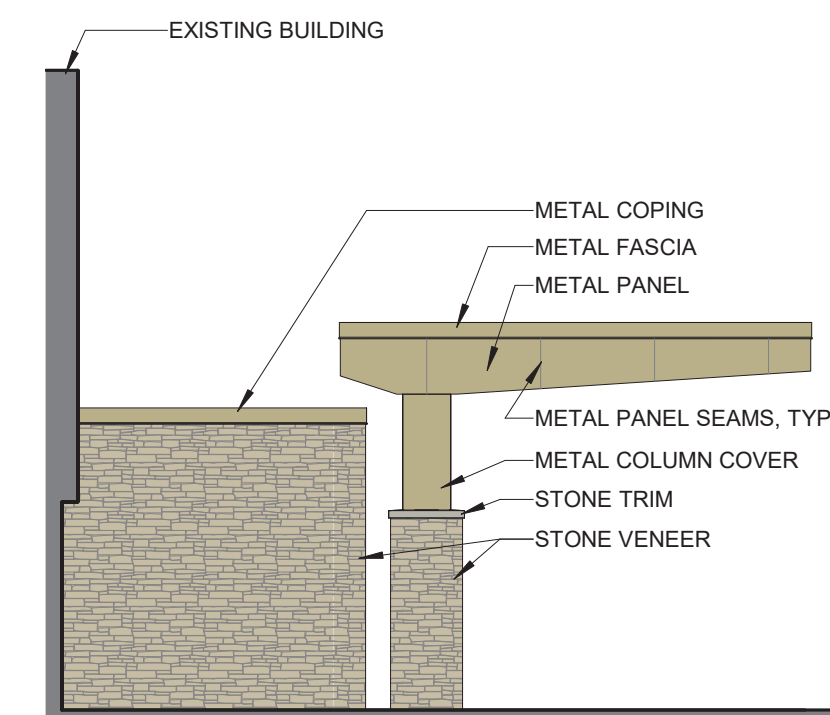
**C1** MAIN ENTRANCE / E.D. ENTRANCE - SOUTH ELEVATION  
 CITY01 1/8" = 1'-0"



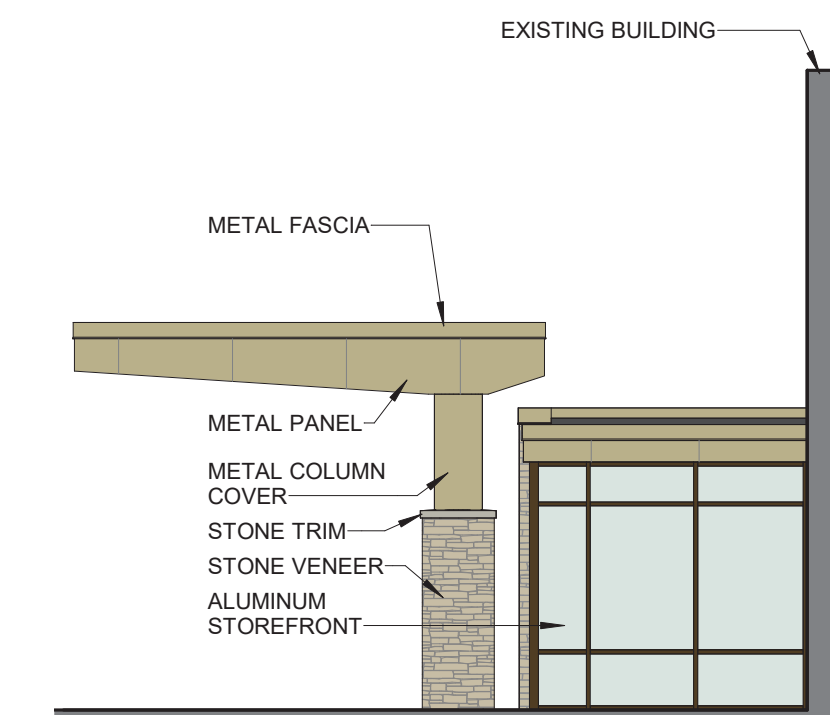
**A1** MAIN ENTRANCE - WEST ELEVATION  
 CITY01 1/8" = 1'-0"



**A5** MAIN ENTRANCE - EAST ELEVATION  
 CITY01 1/8" = 1'-0"



**A9** E.D. ENTRANCE - WEST ELEVATION  
 CITY01 1/8" = 1'-0"



**A12** E.D. ENTRANCE - EAST ELEVATION  
 CITY01 1/8" = 1'-0"

**CITY REVIEW**

**NEW FRONT ENTRANCE**



3100 Superior Avenue | Sheboygan, WI | 53081



310 Pine Street | Green Bay, WI 54301 | 920-432-4865 | www.berniersschober.com

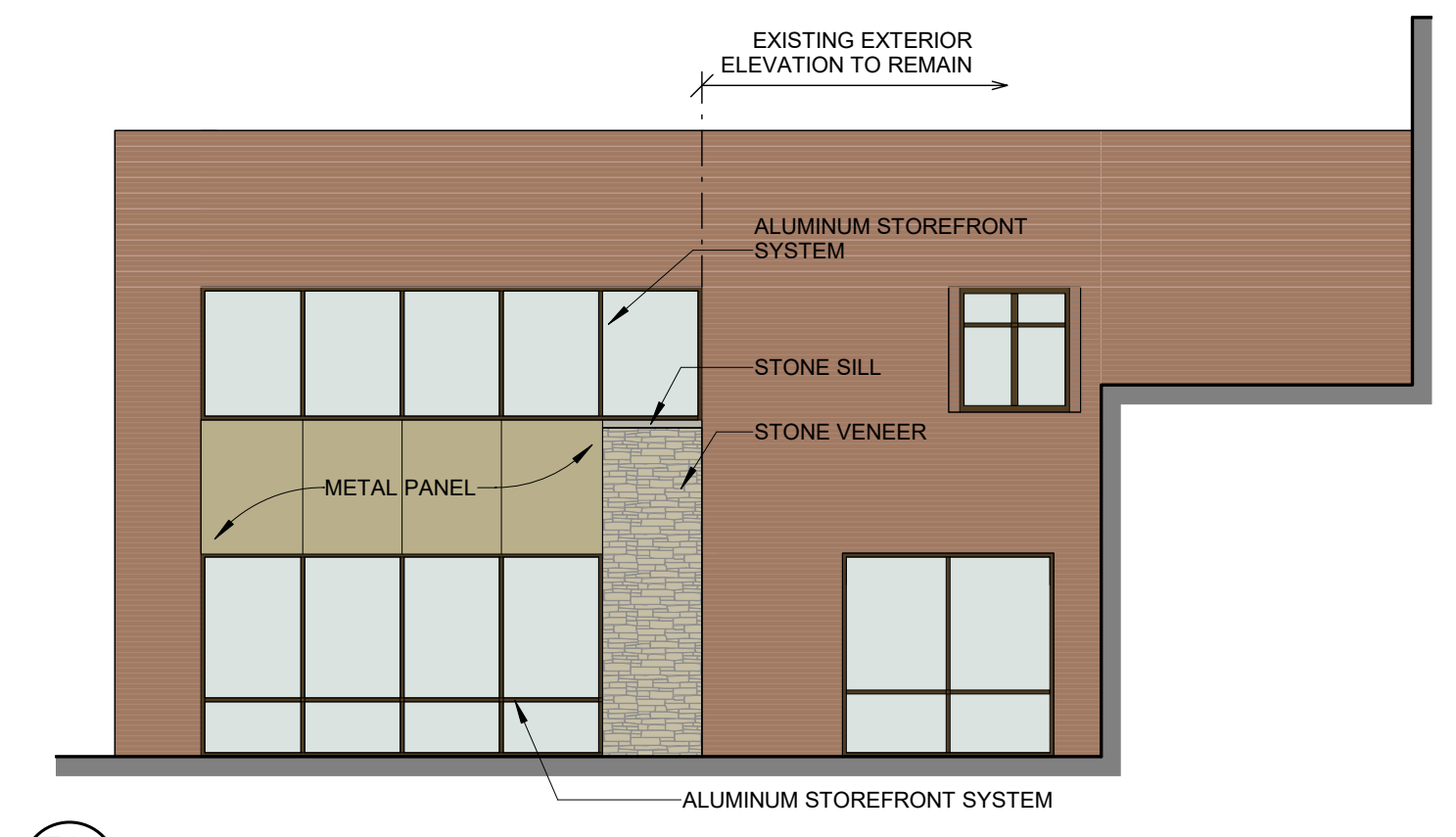
REVISION	DATE:
CITY REVIEW	08/13/2019

**ELEVATIONS**

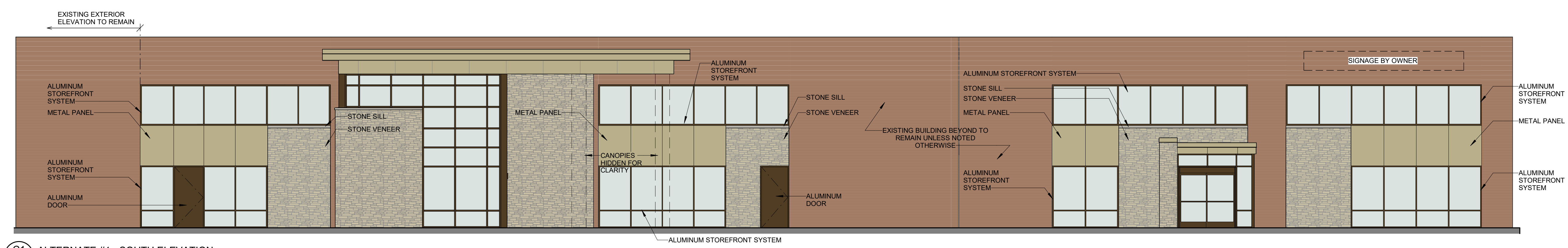
**CITY01** DATE: AUG. 13, 2019  
 COMMISSION: 6049.00

© 2013, BERNERS-SCHÖBER ASSOCIATES, INC. THE COPYRIGHT OWNER GRANTS THE PLANNING HOLDER A LIMITED LICENSE TO USE THIS DRAWING FOR THE EXPRESS PURPOSE OF CONSTRUCTING THE PROJECT DEPICTED THEREON. ANY OTHER USE IS STRICTLY PROHIBITED. THIS DRAWING IS NOT TO BE COPIED IN ANY FORM OR UPLOADED TO WEBSITES EXCEPT AS AUTHORIZED BY BERNERS-SCHÖBER ASSOCIATES, INC.

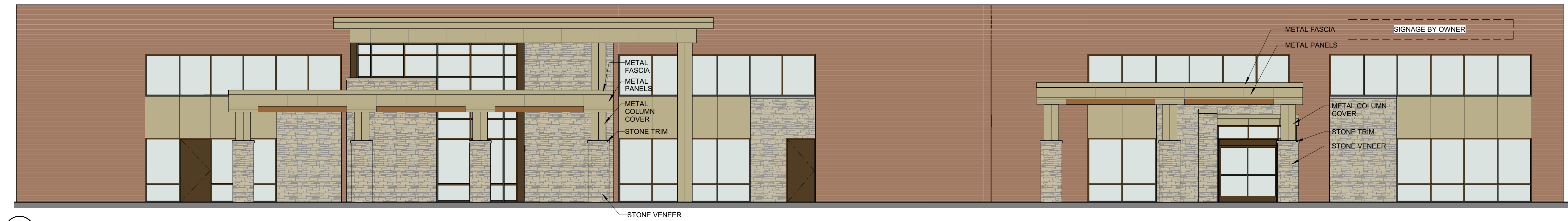
K  
J  
H  
G  
F



F10 ALTERNATE #1 - EAST ELEVATION  
1/8" = 1'-0"



C1 ALTERNATE #1 - SOUTH ELEVATION  
1/8" = 1'-0"



A1 ALTERNATE #1 - SOUTH ELEVATION  
1/8" = 1'-0"

CITY REVIEW

NEW FRONT ENTRANCE



3100 Superior Avenue | Sheboygan, WI | 53081

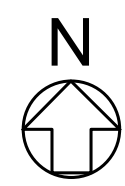
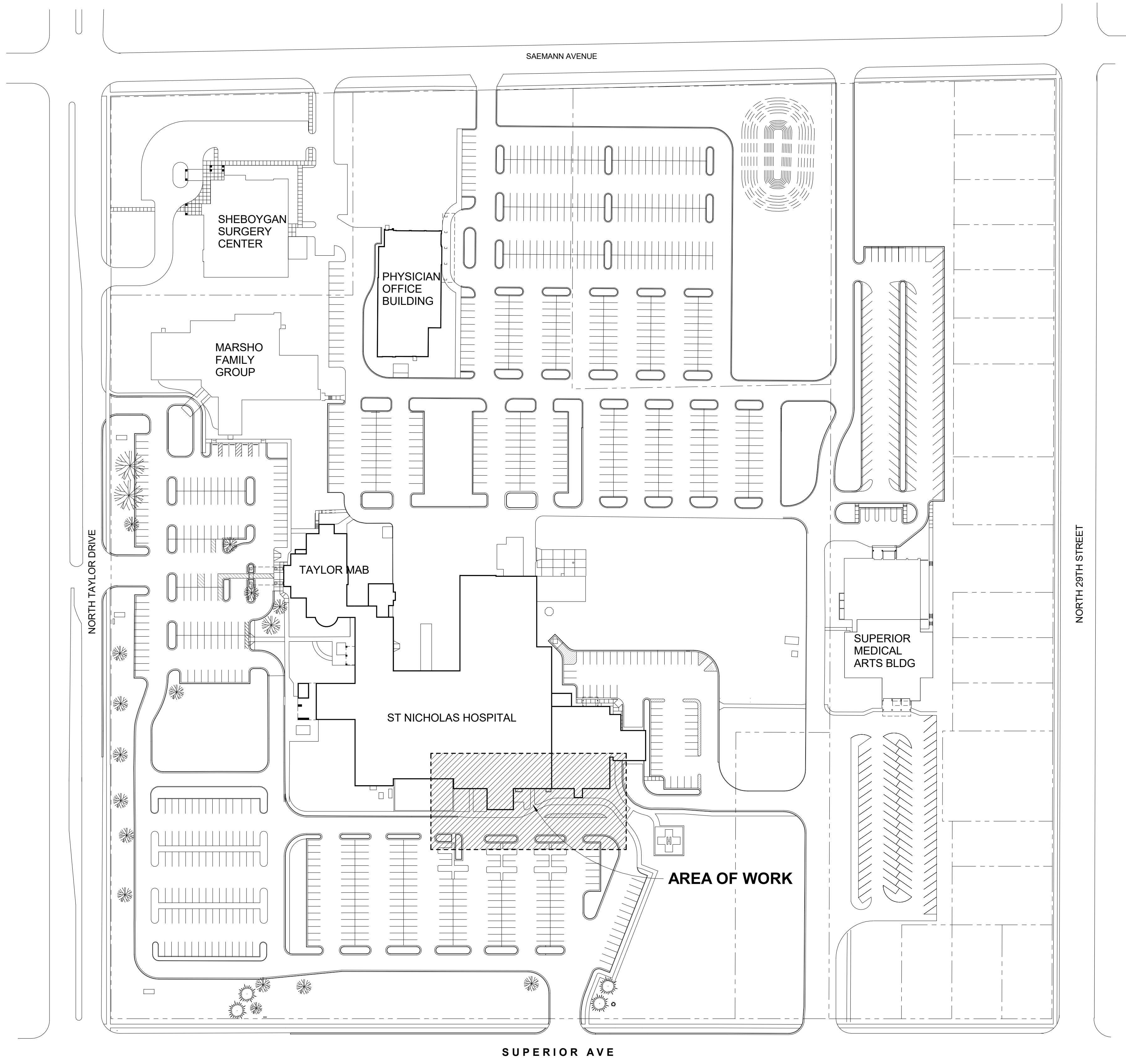


REVISION	DATE:
CITY REVIEW	08/13/2019

ALTERNATE ELEVATIONS

**CITY02** DATE: AUG. 13, 2019  
COMMISSION: **6049.00**

© 2013, BERNERS-SCHOBER ASSOCIATES, INC. THE COPYRIGHT OWNER GRANTS THE PLANHOLDER A LIMITED LICENSE TO USE THIS DRAWING FOR THE EXPRESS PURPOSE OF CONSTRUCTING THE PROJECT DEPICTED THEREON. ANY OTHER USE IS STRICTLY PROHIBITED. THIS DRAWING IS NOT TO BE COPIED IN ANY FORM OR UPLOADED TO WEBSITES EXCEPT AS AUTHORIZED BY BERNERS-SCHOBER ASSOCIATES, INC.



**A6** CITY03 SITE PLAN Copy 1  
1" = 80'-0"

**CITY REVIEW**

**NEW FRONT ENTRANCE**



3100 Superior Avenue | Sheboygan, WI | 53081



310 Pine Street | Green Bay, WI 54301 | 920-432-4865 | www.bernerschober.com

REVISION	DATE
CITY REVIEW	08/13/2019

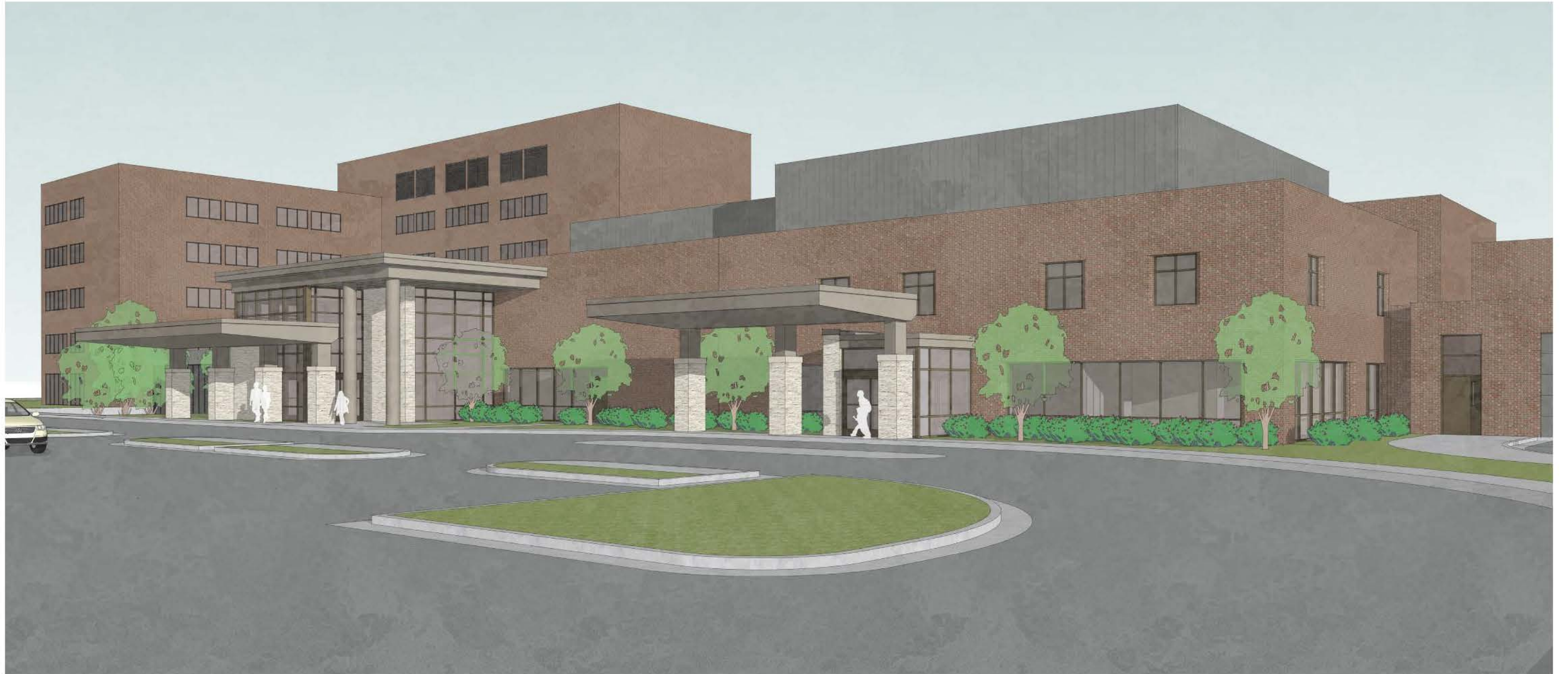
**SITE PLAN**

**CITY03** DATE: AUG. 13, 2019  
COMMISSION: 6049.00

© 2013, BERNERS-SCHOBBER ASSOCIATES, INC. THE COPYRIGHT OWNER GRANTS THE PLANHOLDER A LIMITED LICENSE TO USE THIS DRAWING FOR THE EXPRESS PURPOSE OF CONSTRUCTING THE PROJECT DEPICTED THEREON. ANY OTHER USE IS STRICTLY PROHIBITED. THIS DRAWING IS NOT TO BE COPIED IN ANY FORM OR UPLOADED TO WEBSITES EXCEPT AS AUTHORIZED BY BERNERS-SCHOBBER ASSOCIATES, INC.



EXTERIOR VIEW 1



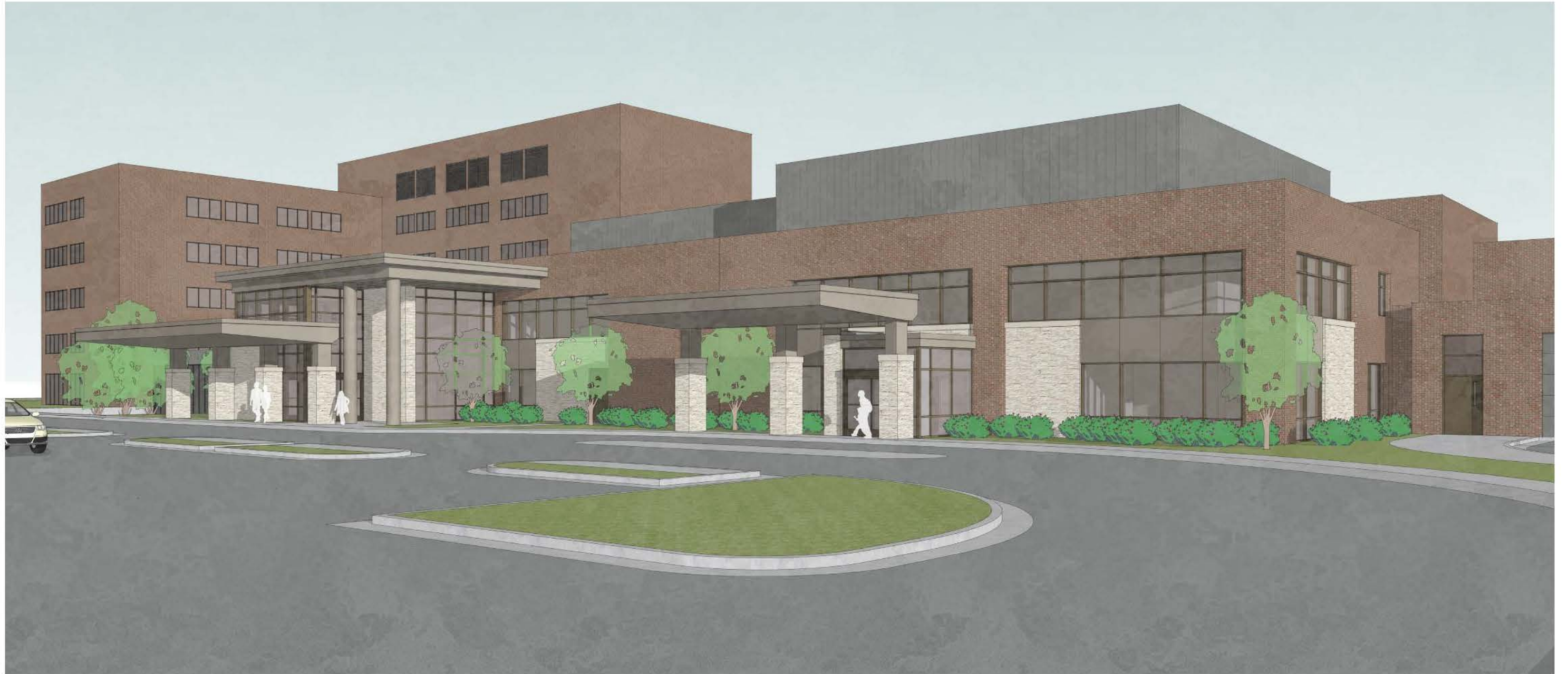
EXTERIOR VIEW 2



EXTERIOR VIEW 3



ALTERNATE VIEW 1



ALTERNATE VIEW 2



ALTERNATE VIEW 3



FOND DU LAC  
CAMBRIAN  
BLEND



**STONE SILL**

**STONE**



**METAL PANELS**



**WOOD-LOOK METAL  
ACCENT PANELS**

**BRONZE MULLIONS**



**BRONZE GLAZING**



**ST. NICHOLAS HOSPITAL NEW FRONT ENTRY  
EXTERIOR MATERIALS**

**CITY OF SHEBOYGAN**

**REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION**

---

**ITEM DESCRIPTION:** New building additions at Watson’s Elite Catering at 2335 Union Avenue.

---

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

---

**REPORT DATE:** August 23, 2019

**MEETING DATE:** August 26, 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:**

Watson’s Elite Catering is proposing to construct new building additions to their facility at 2335 Union Avenue. The applicant states the following:

- The Watson Catering operation is in need of additional freezer and cooler space. The proposed expansion is approximately 1,216sf (32 x 38) and will extend the existing cooler structure to the north by approximately 32 feet.
- A new loading vestibule will also be added. The proposed expansion is approximately 374sf (17 x 22) and will extend approximately 22 feet from the existing building.

The applicant states the following about the new freezer/cooler design:

- The refrigerated portion of the building will be metal clad insulated panels, painted a neutral color, similar to the existing wall panels.
- Roof edges, doors, and trim will be painted dark bronze to tie in with the color of the adjacent office building.
- Continuous metal flashing – dark bronze.
- Prefinished metal gutter downspout to match existing color.
- Membrane roofing mechanically fastened to freezer/cooler roof.

The applicant states the following about the new vestibule design:

- Painted CMU - Grey.
- New entrance door.

- New insulated sectional overhead door.

**STAFF COMMENTS:**

Roof mechanicals?

**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: Watson's Elite Catering

ADDRESS: 2335 Union Ave, Sheboygan WI 53081

E-MAIL ADDRESS: twatson@watsonsinc.net

PHONE: ( 920 ) 457-7579 FAX NO.: ( )

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

NAME OF PROPOSED/EXISTING BUSINESS: Watson's Elite Catering

ADDRESS OF PROPERTY AFFECTED: 2335 Union Ave, Sheboygan WI 53081

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

DESCRIPTION OF PROPOSED PROJECT: Expansions of existing building to add a new 1200 sq. ft. freezer/cooler plus a 300 sq.ft. loading vestibule.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

DESCRIPTION OF **EXISTING** EXTERIOR DESIGN AND MATERIALS: Existing walls are metal-clad insulated panels at the refrigerated portion of the building and painted vertical steel siding at the vestibule portions. Both have flat roofs.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

DESCRIPTION OF THE **PROPOSED** EXTERIOR DESIGN AND MATERIALS: There will be no change in wall materials or roof height with the new addition. Roof-top mechanical equipment will be substantially set back from the front of the building so as not to be visible from the street side. New exit door and overhead door will be painted steel.

\_\_\_\_\_

\_\_\_\_\_

August 20, 2019

Re: Watson's Vending Elite Catering  
2335 Union Ave  
Sheboygan WI 53081

Project Description:

Watson's Vending Elite Catering Building Expansion

The Watson Catering operation is in need of additional freezer and cooler space. The proposed expansion will extend the existing cooler structure to the north by 32'+. A new loading vestibule will also be added, extending north 20'+ from the existing building. The refrigerated portion of the building will be metal clad insulated panels, painted a neutral color, similar to the existing wall panels. Roof edges, doors, and trim will be painted dark bronze to tie in with the color of the adjacent office building. New landscape plantings will be provided along the north wall of the addition. Sufficient to comply with landscaping requirements.

1 SITE PLAN - SITE PLAN  
1" = 10'-0"



#	DATE	DD DOCS	DESCRIPTION
1	06/18/19	DD DOCS	ARCHITECTURAL REVIEW DOCUMENTS
2	07/08/19	ARCHITECTURAL REVIEW DOCUMENTS	CONSTRUCTION DOCUMENTS
3	08/01/19	CONSTRUCTION DOCUMENTS	

**DISTINCTIVE DESIGN**  
STUDIO

215 Pine Street  
Sheboygan Falls, WI 53085  
Ph: (920)-395-1090  
www.distinctivedesignstudio.com

# WATSON'S ELITE CATERING

FREEZER ADDITION  
2335 UNION AVE  
SHEBOYGAN, WI 53081

CONSTRUCTION DOCUMENTS

SITE PLAN

ISSUE DATE: 06.05.19  
DRAWN BY: ACB/JRA  
CHECKED BY: EAJ  
PROJECT #: 19-015

**C100**

SCALE: 1" = 10'-0"  
NOTE: 12x18 SETS ARE REDUCED BY 50% SCALE DRAWINGS ACCORDINGLY

DISTINCTIVE DESIGN STUDIO, STEVEN M. PESKE EXPRESSLY RESERVES THEIR COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE DOCUMENTS. THESE DOCUMENTS ARE NOT TO BE REPRODUCED, CHANGED, COPIED, REPRODUCED, OR TRANSMITTED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF DISTINCTIVE DESIGN STUDIO. WRITTEN DIMENSIONS ON THESE DOCUMENTS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS ON THESE DOCUMENTS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE FIELD.

#	DATE	DESCRIPTION
1	06.18.19	DD DOCS
2	07/08/19	ARCHITECTURAL REVIEW DOCUMENTS
3	08/01/19	CONSTRUCTION DOCUMENTS

**DISTINCTIVE DESIGN**  
STUDIO

215 Pine Street  
Sheboygan Falls, WI 53085  
Ph: (920)-395-1090  
www.distinctivedesignstudio.com

# WATSON'S ELITE CATERING

FREEZER ADDITION  
2335 UNION AVE  
SHEBOYGAN, WI 53081

CONSTRUCTION DOCUMENTS

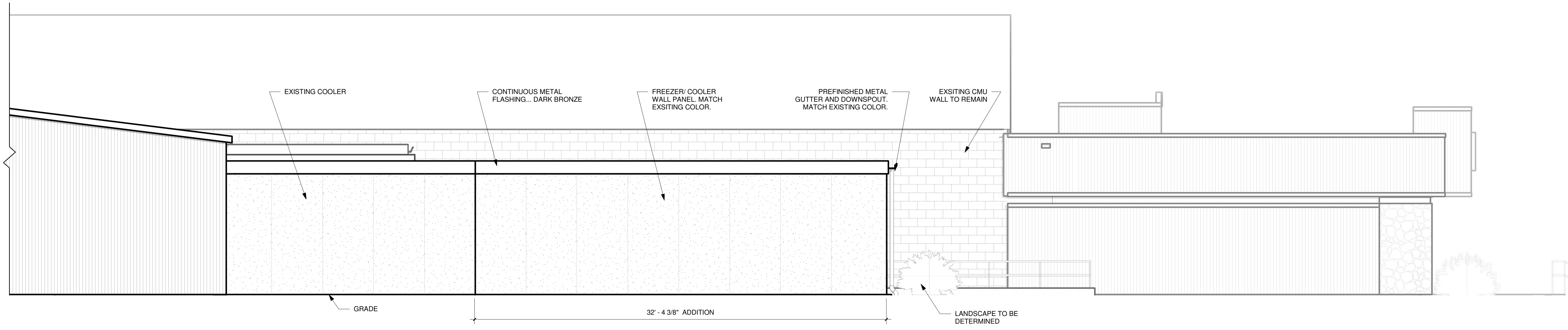
EXTERIOR ELEVATIONS AND DETAILS

ISSUE DATE: 06.05.19  
DRAWN BY: ACB/JRA  
CHECKED BY: EAJ  
PROJECT #: 19-015

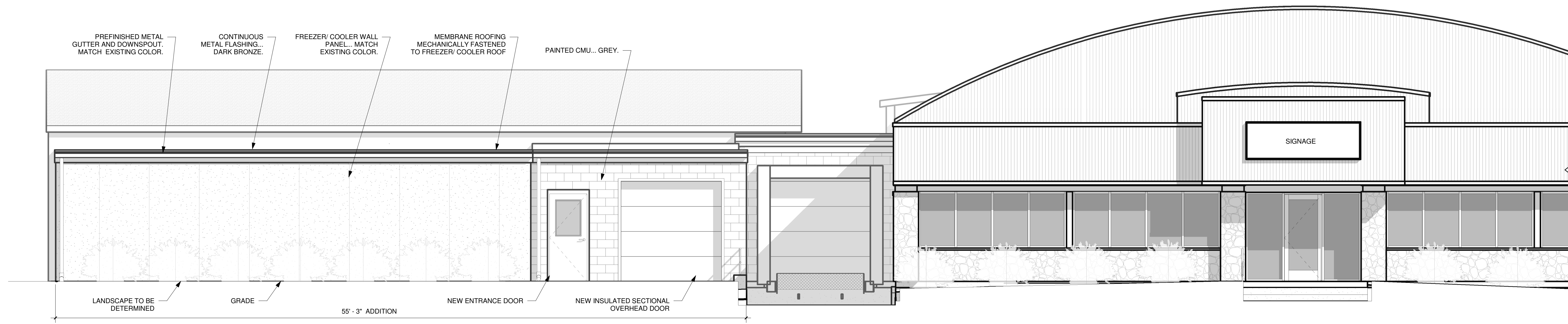
**A201**

SCALE: 1/4" = 1'-0"  
NOTE: 12x18 SETS ARE REDUCED BY 50%  
SCALE DRAWINGS ACCORDINGLY

DISTINCTIVE DESIGN STUDIO: STEVEN M. PESKES EXPRESSLY RESERVES THEIR COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE DOCUMENTS. THESE DOCUMENTS ARE NOT TO BE REPRODUCED, CHANGED, COPIED, REPRODUCED, OR TRANSMITTED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF DISTINCTIVE DESIGN STUDIO.



2 EXTERIOR ELEV. - EAST  
1/4" = 1'-0"



1 EXTERIOR ELEV. - NORTH ELEVATION  
1/4" = 1'-0"



**NORTH ELEVATION AT EXISTING GRADE-LEVEL LOADING DOCK**



**NORTH ELEVATION OF EXISTING COOLER**



**NORTHEAST CORNER OF EXISTING COOLER**

#	DATE	DESCRIPTION

**DISTINCTIVE DESIGN**  
STUDIO

215 Pine Street  
Sheboygan Falls, WI 53085  
Ph: (920)-395-1090  
www.distinctivedesignstudio.com

**WATSON'S ELITE CATERING**

**FREEZER ADDITION**  
**2335 UNION AVE**  
**SHEBOYGAN, WI 53081**

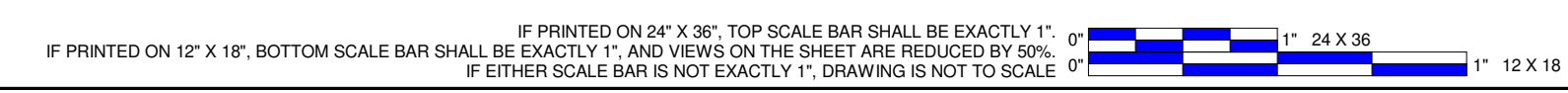
**CONSTRUCTION DOCUMENTS**

**PHOTOS**

ISSUE DATE:	06.05.19
DRAWN BY:	JRA
CHECKED BY:	EAJ
PROJECT #:	19-015

**G300**

SCALE:  
NOTE:  
12x18 SETS ARE REDUCED BY 50%  
50% SCALE DRAWINGS  
ACCORDINGLY



WRITTEN DIMENSIONS ON THESE DOCUMENTS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS OF THE WORK.



**DISTINCTIVE DESIGN**  
S T U D I O



**Watson's**  
VENDING & RECREANCE



**DISTINCTIVE DESIGN**  
S T U D I O



**DISTINCTIVE DESIGN**  
S T U D I O



**DISTINCTIVE DESIGN**  
S T U D I O