

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

**CITY OF SHEBOYGAN**

**REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION**

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**ITEM DESCRIPTION:** Exterior Remodel of Dulmes Decor at 822 N. 14<sup>th</sup> Street (former Richardson Lumber).

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

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**REPORT DATE:** May 23, 2019

**MEETING DATE:** May 29, 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:**

Paul Weaver is redeveloping the former Richardson Lumber facility into the new Dulmes Décor facility at 822 N. 14<sup>th</sup> Street. The applicant states the following:

- The project is an adaptive re-use project to convert the subject building into the new Dulmes Décor retail facility. The building is approximately 16,570sf.
- The proposed Dulmes Décor operation will break the current building floor plan into warehouse space and showroom space. The proposed warehouse space has been established as 9,550 square feet. The proposed showroom space will be the remaining 7,200 square feet.
- This .98 acre site is bound to the north by Niagara Avenue, to the east by N. 14<sup>th</sup> Street, to the south by an alley and Tidy Store, and to the west by N. 15<sup>th</sup> Street. The current use of the property is a vacant facilities used for storage.
- It is anticipated that the warehouse facility at the northwest corner of the site will be razed and additional parking will be provided as part of this redevelopment project.
- The Richardson Lumber Building will continue to keep the qualities of the existing building. The proposed scope of work will keep the historic look which compliments the surrounding buildings.

Our desire to relocate to 1822 North 14<sup>th</sup> Street is for many reasons:

- First, being in one location should make us much more efficient. It is difficult having our warehouse separate from our showroom and communication can often time lead to

mistakes or problems. Furthermore, at our current 8<sup>th</sup> Street location, our administrative area is in the lower level while the showroom is on the first floor and having everything on one level would be very beneficial. Whereas, our current location on 8<sup>th</sup> Street is good, we feel visibility and ease of access on North 14<sup>th</sup> Street is a huge benefit to our customers and us.

- We will maintain our existing staff we have and plan to increase it. We will continue to carry all our existing products and we will add to our product mix. In addition, we will probably be open more hours to provide our customers with easier shopping opportunities. Our goal is to have a state of the art showroom and facility to enhance this 14<sup>th</sup> Street area.
- We will be entering our 60<sup>th</sup> year of business in this location and will continue to see this historic building thrive. It is my desire, if I am allowed and given permission, to save and reuse the existing roof top sign. I have pictures of this sign from the early 1900's when it was Pantzer Lumber, then Ebenreiter Lumber and finally Richardson Lumber. There is over a century of history in that sign that I would like to preserve and put Dulmes Décor Carpet One on it and carry out the history. If allowed, it would be done in the most tastefully way possible.
- All said, we will increase our showroom and warehouse space to 16,000 plus sq. ft. and all be located under one roof for the future decades to come.
- Family owned and operated for since 1960, Dulmes Decor focuses on personal service and providing customers with the highest quality flooring at the best value. We love being a part of this wonderful community! We offer superior flooring, free professional consultations and estimates, and professional installation with a lifetime installation guarantee! We try to give our customers the most competitive pricing and best installation available with goal of complete satisfaction, along with free estimates and a 100% guarantee on every job we do. Our goal is to make the customer's shopping experience the best they can have.

The applicant has provided minimal information on the exterior renovation other than:

- The Richardson Lumber building will continue to keep the qualities of the existing building while modernizing both the exterior the interior spaces and materials for retail/sales environments.
- The building sits on a flat, rectangular lot covered with asphalt and bordered by N. 14th Street to the east, Niagara Avenue to the north, N. 15th Street to the west and an alley to the south. The original building is a two-story, five bay-by-fifteen-bay wood framed early twentieth century American barn style building.
- The original building fenestration is regular on all elevations. All windows in the original building are aluminum framed windows.
- The primary entrance is found on the north façade, facing Niagara Avenue. There will be wood framed canopy over the north main entry and painted steel canopies over two of the doors.
- The lower 1/3 of the exterior façade will be LP siding that replaces the existing metal siding, the mid 1/3 of the exterior façade will be galvanized corrugated steel that replaces the existing metal siding and the top 1/3 will be painted existing materials.

- All door and window openings will be replaced with aluminum storefront systems.
- All gutters and downspouts will be replaced with colors to match the new doors and windows.
- Building signage will be added to the north, east and south facades.
- Renovate and repurpose existing wood framed building.
- Existing material is wood and metal with wood framed and metal framed windows and doors.
- Store front windows will be added.
- Existing siding materials will be replaced with LP siding and corrugated metal.
- Existing materials to be painted.
- Windows and doors will be replaced with aluminum windows and doors.

**STAFF COMMENTS:**

Applicant's elevations are very general and minimally detail the proposed building materials or colors to be used.

**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: PAUL WEAVER

ADDRESS: 7722 Hawthorne Rd. Mequon, WI 53097-2004

E-MAIL ADDRESS: paulw@project4services.com

PHONE: (414) 731-0795 FAX NO.:

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

NAME OF PROPOSED/EXISTING BUSINESS: Dulmes Decor

ADDRESS OF PROPERTY AFFECTED: 822 N 14<sup>th</sup> Street, Sheboygan, WI

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

DESCRIPTION OF PROPOSED PROJECT: Renovate and repurpose existing wood framed building

DESCRIPTION OF **EXISTING** EXTERIOR DESIGN AND MATERIALS: Wood and metal with wood framed and metal framed windows and doors.

DESCRIPTION OF THE **PROPOSED** EXTERIOR DESIGN AND MATERIALS: Storefront windows will be added. Existing siding materials will be replaced with LP siding and corrugated metal. Existing materials to be painted. Windows and doors will be replaced with aluminum windows and doors.

### 3. NAMES AND ADDRESSES

OWNER OF SITE: OFFICE SERVICES COMPANY LLP

ADDRESS: 7722 Hawthorne Rd. Mequon, WI

E-MAIL ADDRESS: paulw@project4services.com

PHONE: (414) 731-0795 FAX NO.:

**SITE NARRATIVE - CONDITIONAL USE APPLICATION**

April 23, 2019

**PROJECT NAME AND ADDRESS:**

Richardson Lumber Building – Dulmes Decor  
822 N 14<sup>th</sup> Street, Sheboygan, Wisconsin 53081

**PARCEL INFORMATION/SITE DATA/LEGAL DESCRIPTION:**

- The parcel is defined as tax parcel 59281500570.
- It is defined as ORIGINAL PLAT LOTS 1,2,3,4,5 & 6 BLK 120, Original Plat of the City of Sheboygan.
- The entire lot area is .979 acres.

**ZONING CLASSIFICATION/ZONING REQUIREMENTS:**

UC-Urban Commercial

0-foot front yard setback (N 14<sup>th</sup> Street and Alley)  
0-5 feet side lot setback (Niagara Avenue and 15<sup>th</sup> Street)  
5 feet from side or rear; 5 feet from street 5-foot minimum paved surface setback  
Parking Regulations: One space per 300 square feet of gross floor area.  
(50)-foot maximum building height

**EXISTING SITE CONDITIONS/LAND USE:**

Formerly part the Richardson Furniture Clearance operations. The buildings are currently vacant. The sawmill building and all above grade components will be demolished and removed offsite.

**PROPOSED LAND USE/LOT COVERAGE SITE DATA**

- The proposed development consists of (1) repurposed building
- There will be a single paved parking area with link North 14th and 15<sup>th</sup> Streets via existing curb cut
- 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 north of building draining into the Sheboygan River (above the current defined flood)
- Both public sanitary sewer and public water main are available within North 15<sup>th</sup> and will be extended into the property.
- Building 16,570 square feet

## SITE SELECTION

- The current site was selected due to the adjacency to the existing 14<sup>th</sup> street commercial retail corridor and its proximity to the shops/businesses within walking distance to the site.
- The proposed commercial development coincides with the current surrounding Urban Commercial (UC) zoned properties within the neighborhood and would address the need for new commercial and educational opportunities within the City of Sheboygan.

## 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)

## 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:

- Pole lighting in the parking areas
- Wall mounted fixtures over some of the windows and signage on the building
- Front entry canopy (ceiling mounted) will be provided at each front entry

## ARCHITECTURE:

The Richardson Lumber Building will continue to keep the qualities of the existing building while modernizing both the exterior the interior spaces and materials for retail/sales environments.

The Richardson Lumber Building sits on a flat, rectangular lot covered with asphalt and bordered by N 14<sup>th</sup> Street to the east, Niagara Avenue to the north, N 15<sup>th</sup> Street to the west and an alley to the south. The original building is a two-story, five bay-by-fifteen-bay wood framed early twentieth century American barn style building.

The original building fenestration is regular on all elevations. The primary entrance is found on the north façade, facing Niagara Avenue. All windows in the original building are aluminum framed windows.

The lower 1/3 of the exterior façade will be LP siding that replaces the existing metal siding, the mid 1/3 of the exterior façade will be galvanized corrugated steel that replaces the existing metal siding and the top 1/3 will be painted existing materials. All door and window openings will be replaced with aluminum storefront systems. All gutters and downspouts will be replaced with colors to match the new doors and windows. There will be wood framed canopy over the north main entry and painted steel canopies over two of the doors. Building signage will be added to the north, east and south facades.

VARIANCE REQUEST/VARIANCE DESCRIPTION: No variances requested.



EXTERIOR RENDERING - VIEW LOOKING SOUTHWEST FROM NORTH 14TH STREET



EXTERIOR RENDERING - VIEW LOOKING NORTHWEST FROM NORTH 14TH STREET

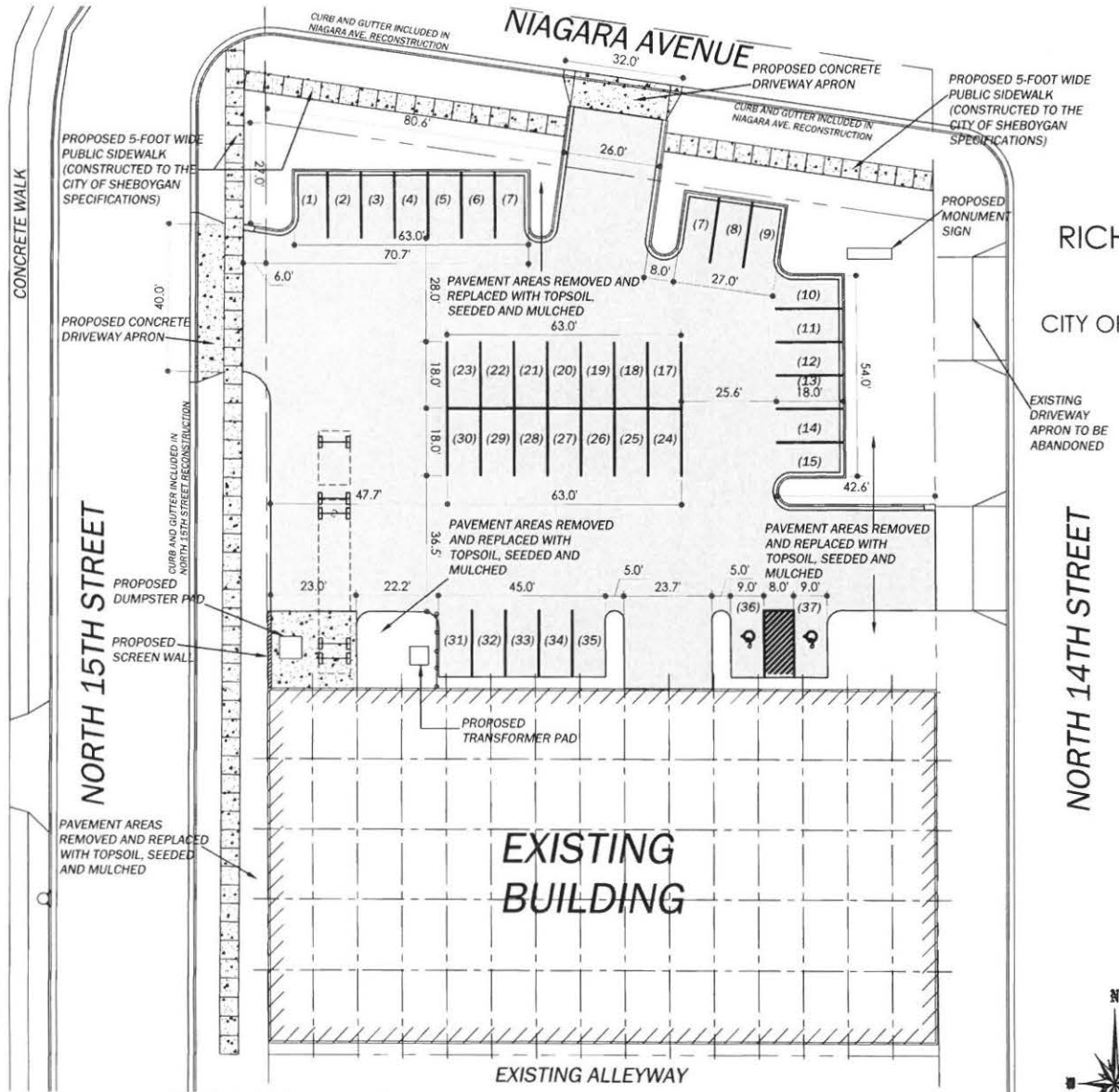


SITE DESIGN AND ENGINEERING, LLC  
1129 KENTUCKY AVENUE  
SHEBOYGAN, WISCONSIN 53081  
(920) 207-8977

### RICHARDSON PROPERTY

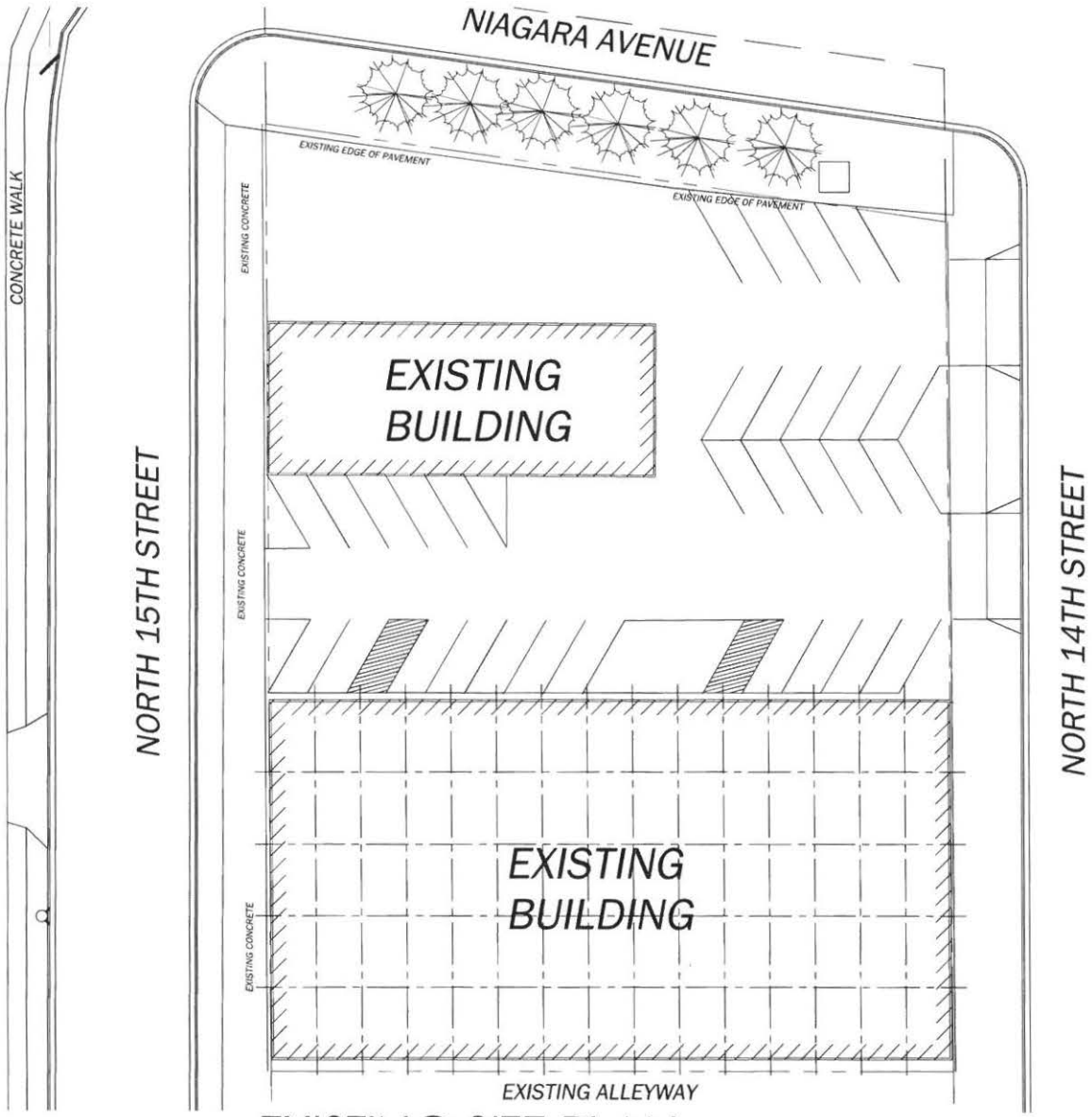
822 NORTH 14th STREET  
CITY OF SHEBOYGAN, WISCONSIN

APRIL 22, 2019



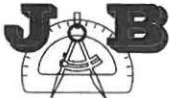
## SITE PLAN/REDEVELOPED PARKING LOT

SCALE: 1" = 30'



**EXISTING SITE PLAN**

SCALE: 1" = 30'



SITE DESIGN AND ENGINEERING, LLC  
 1129 KENTUCKY AVENUE  
 SHEBOYGAN, WISCONSIN 53081  
 (920) 207-8977

**RICHARDSON PROPERTY**

822 NORTH 14th STREET  
 CITY OF SHEBOYGAN, WISCONSIN  
 OCTOBER 23, 2018



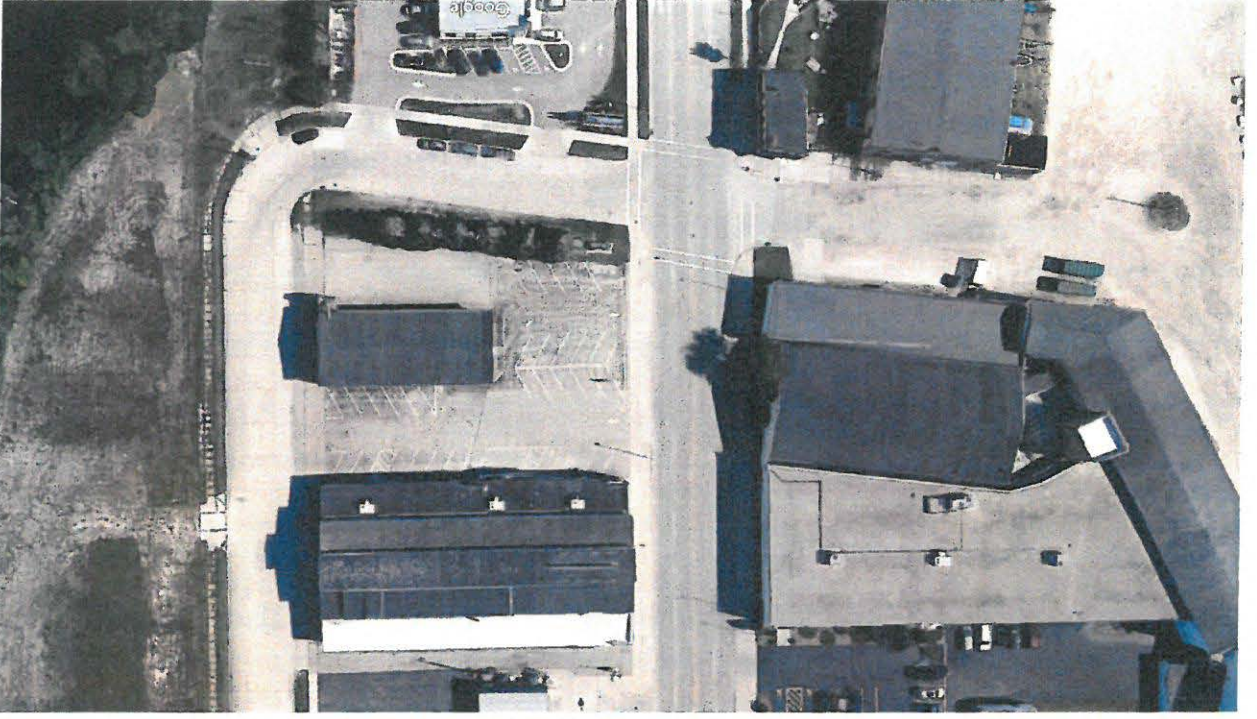


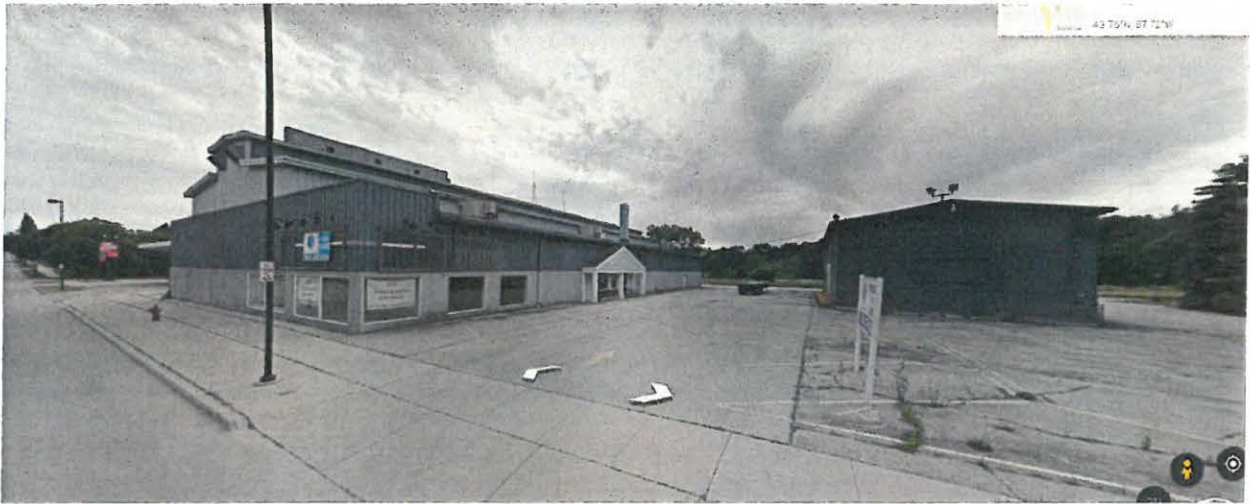






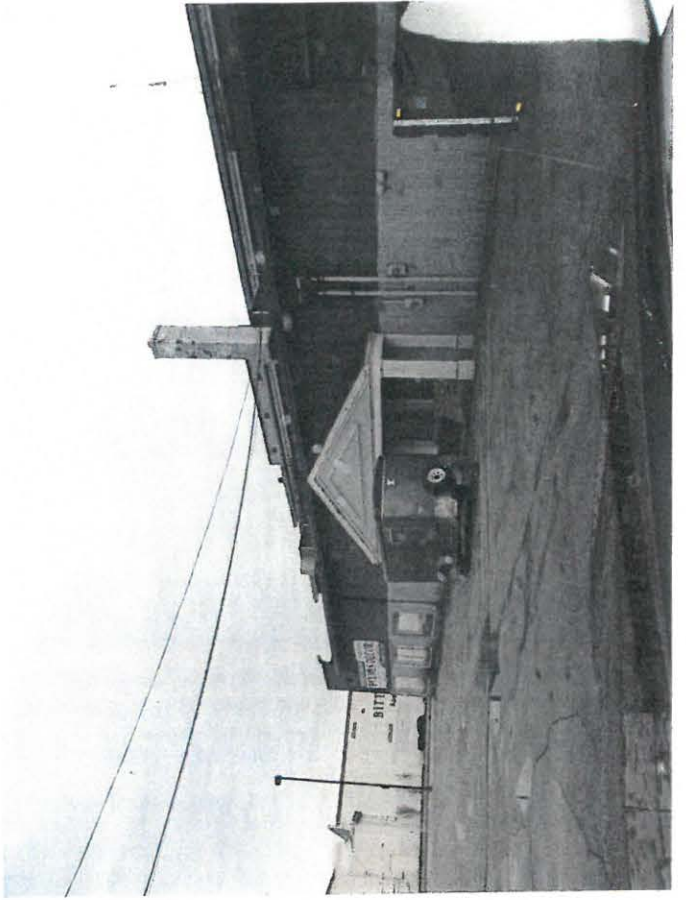














**CITY OF SHEBOYGAN**

**REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION**

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**ITEM DESCRIPTION:** Installation of handicap ramp at Head Start Office located at 1706 S. 11th Street.

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

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**REPORT DATE:** May 23, 2019

**MEETING DATE:** May 29, 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:**

Sheboygan Human Rights Association (Head Start) recently obtained the St. Andrews Lutheran Church and parsonage to run their operations. The project that the board is reviewing today relates to the formers single-family dwelling that was previously used as a parsonage but now is used as an office for Head Start.

The applicant states:

- The existing building is brick cape cod style residence with attached garage - two (2) dormers facing the street and a shed dormer in the back. The existing residence will remain as is except the northernmost porch steps and existing concrete walk will be removed in order to install an ADA compliant concrete ramp and entrance (switchback ramp).
- The ramp will have an embedded pipe railing that will be painted brown to match the color of the existing railings.
- We are also proposing to remove the existing sidewalk and step and install a new concrete walk that would connect the new ramp to the existing concrete walk.

**STAFF COMMENTS:**

The Plan Commission approved a conditional use permit application permitting Head Start to use the former St. Mark's Lutheran Church parsonage as an office to their main church facility across the road. The Plan Commission approved the conditional use with several conditions of approval including:

*“The applicant shall to construct a concrete ramp with decorative rails that match the colors of the structure. Proposed handicap ramp shall meet all required building codes.”*

The board should determine if an embedded pipe railing meets the condition above concerning decorative rails. It appears the existing entrance rails with decorative logo are a nice design for this building. The proposed embedded pipe railing has a much more commercial feel for this Cape Cod residence.

**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: Theresa Christen-Leibig

ADDRESS: 1711 S. 11<sup>th</sup> Street, Sheboygan, WI

E-MAIL ADDRESS: Theresa@hsshebco.org

PHONE: ( 920 ) 458-1154 X 115 FAX NO.: ( 920 ) 458-0451

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

NAME OF PROPOSED/EXISTING BUSINESS: Former St Andrew Lutheran Church Parsonage

ADDRESS OF PROPERTY AFFECTED: 1706 S. 11<sup>th</sup> Street

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

DESCRIPTION OF PROPOSED PROJECT: Propose adding a concrete switch-back ramp on the north side of the building to make the building accessible. We also propose removing the existing sidewalk and step and installing a new concrete walk that would connect the new ramp to the existing concrete sidewalk.

DESCRIPTION OF **EXISTING** EXTERIOR DESIGN AND MATERIALS: Existing brick cape cod style house with attached garage, 2 dormers facing the street, and a shed dormer in the back.

DESCRIPTION OF THE **PROPOSED** EXTERIOR DESIGN AND MATERIALS: No changes to the exterior of the house, which will remain brick. A new concrete switch-back ramp and landing would be installed on the north side of the building with a new concrete walk to connect to the existing sidewalk. The ramp will have an embedded pipe railing that will be painted brown to match the color of the existing railings.



## **WRITTEN DESCRIPTION – ARCHITECTURAL REVIEW APPLICATION**

Sheboygan Human Rights Association, Inc. (Head Start)  
1706 S. 11<sup>th</sup> Street  
Sheboygan, WI 53081

### **Zoning District**

Neighborhood Residential (NR)

### **Existing Land Use**

The building was previously used as the parsonage for St. Andrew's Church.

### **Proposed Land Use**

The building will be used for offices of Head Start.

### **Reason for Site Selection**

The church donated the property to the organization because of their work with children and families. Head Start/Early Head Start families live at or below the federal poverty level and the church saw it as a way to continue, in part, their work in community outreach and as a legacy of their congregation.

### **Hours of Operation**

The hours of operation are Monday thru Friday from 9:00 am – 6:00 pm, no weekends except for maintenance of property.

### **Estimated Employees**

The SHRAI family support staff would move into this building which would be approximately 4 people.

### **Access**

Access to the site is from South 11<sup>th</sup> Street. The site access will not change.

### **Parking**

The parking is not expected to impact nearby property owners to any adverse effect. There is street parking along S. 11<sup>th</sup> Street and along Broadway Avenue but office staff

and visitors would be encouraged to park in the parking lot across the street at St. Andrew's Church. Visitor parking is expected to be roughly 1 parking spot for every 3 parents.

### **Building Design**

The existing building is a brick cape cod style residence with attached garage. The existing residence will remain as-is except the northernmost porch, steps, and existing concrete walk will be removed in order to install an ADA compliant concrete ramp and entrance. A new concrete walk will be installed as well to connect the new ramp to the existing sidewalk. The new ramp will have pipe railings painted brown to match the color of the existing railings.

### **Landscape Requirements**

New landscaping will not be required for this project. The small addition barely increases the footing length or area of the building.

### **Performance Standards / Potential Nuisances**

All performance standards shall comply per City of Sheboygan Zoning Ordinance Subchapter 15-7 to ensure the development will not become a nuisance to adjacent property owners.

### **Site Lighting**

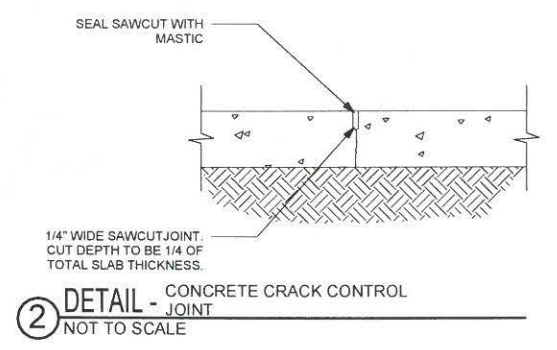
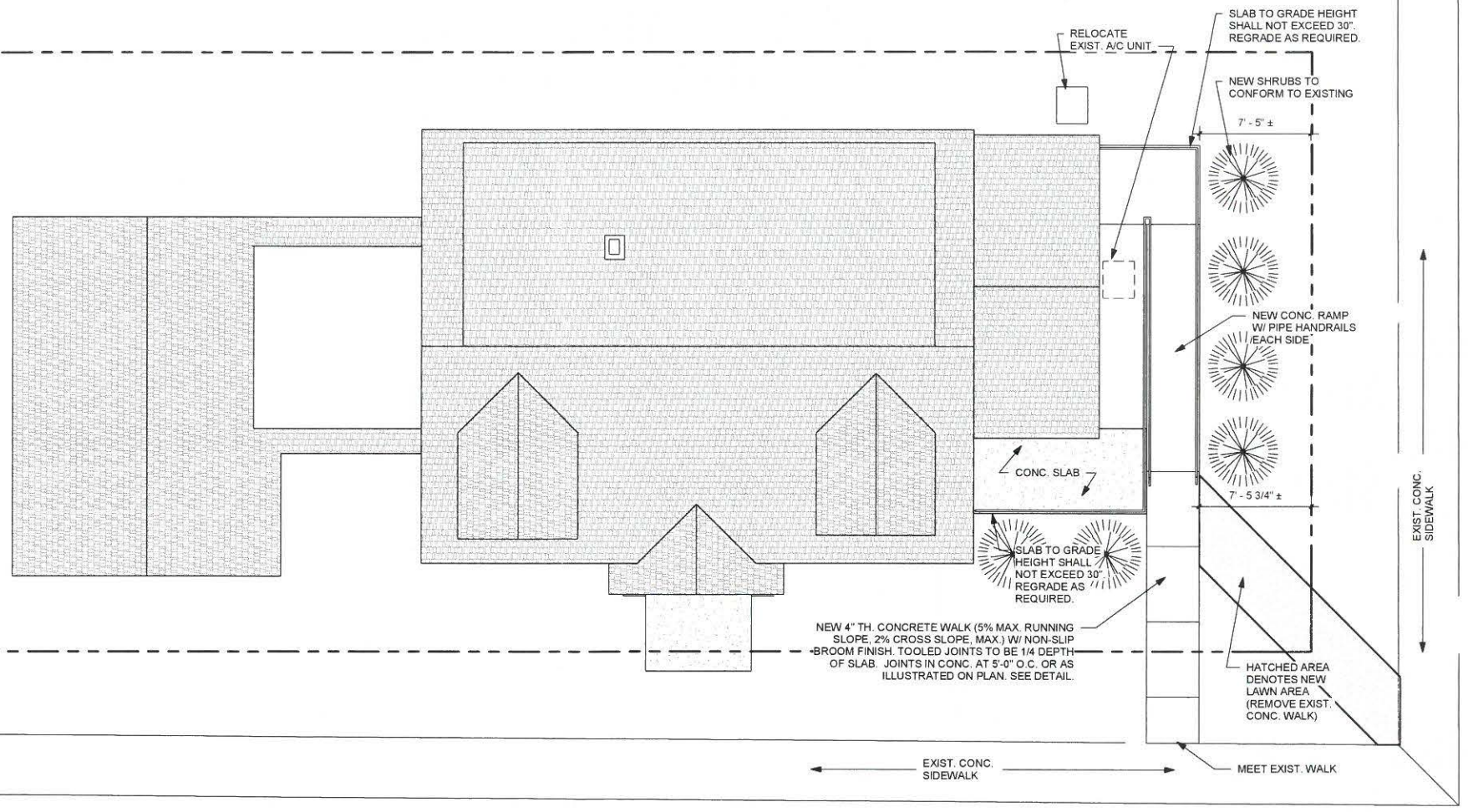
Site lighting will not change.

### **Signage Regulations**

Per the conditions for approval of the Conditional Use / Sign Permit and variance from the City Plan Commission meeting dated Feb. 26, 2019, the maximum permitted sign square footage is four (4) square feet and will be located to the left of the front door.

### **Written Justification**

The appearance of the existing building will remain as we aren't making any material or physical changes to the building itself. A ramp is required in order to make an accessible entrance. Placing the ramp on the north side of the building is the location that made the most sense and had enough room. Head Start is a community agency and their clients are Sheboygan families, 25% of which work and live within a 5 block radius from this location. They have been in Sheboygan for over 50 years and have never had any complaints in the neighborhoods they have operated from.



#	DATE	DESCRIPTION
1	05/03/19	SCHEMATIC DESIGN DOCUMENTS
2		CONSTRUCTION DOCUMENTS

**DISTINCTIVE DESIGN**

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

**S.H.R.A.I.**

PARSONAGE REMODEL  
1706 S. 11TH STREET  
SHEBOYGAN, WI 53081

CONSTRUCTION DOCUMENTS

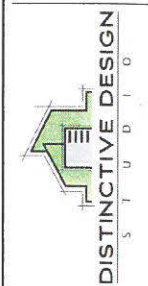
SITE PLAN

ISSUE DATE: 9/17/18  
DRAWN BY: ACB  
CHECKED BY: SMP  
PROJECT #: 18-051

WRITTEN DIMENSIONS ON THESE DOCUMENTS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. DIMENSIONS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS SHOWN.

THESE DOCUMENTS ARE NOT TO BE REPRODUCED, CHANGED, COPIED, OR TRANSMITTED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF S.H.R.A.I.

#	DATE	DESCRIPTION
1	05/03/19	SCHEMATIC DESIGN DOCUMENT
2		CONSTRUCTION DOCUMENTS



**S.H.R.A.I.**  
PERSONAGE REMODEL

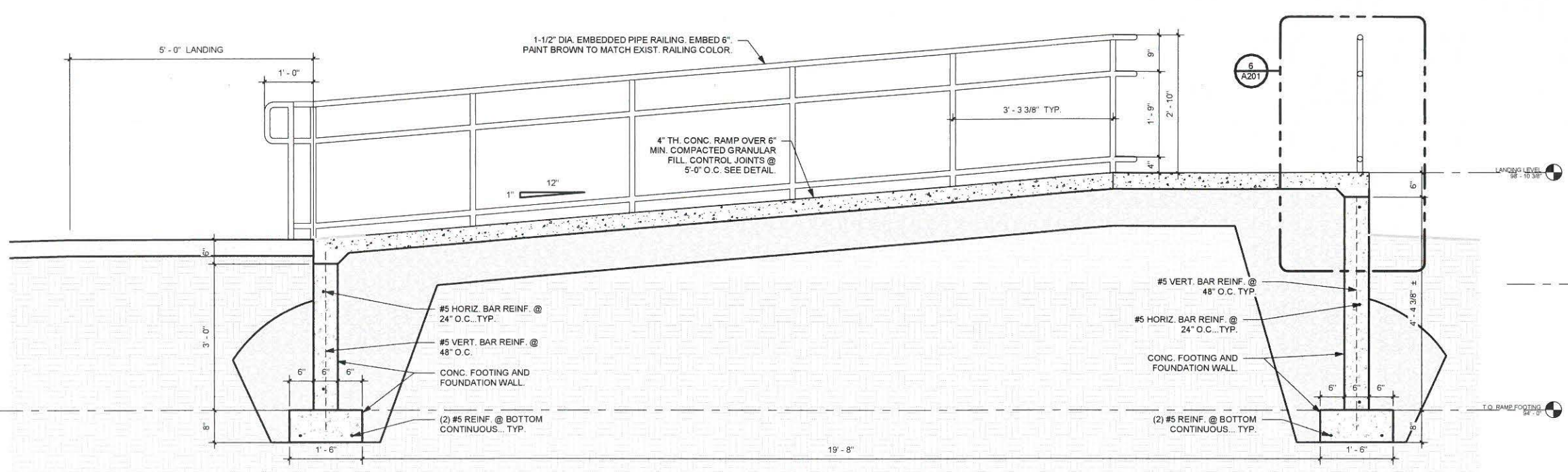
CONSTRUCTION DOCUMENT

EXTERIOR ELEVATION SECTION

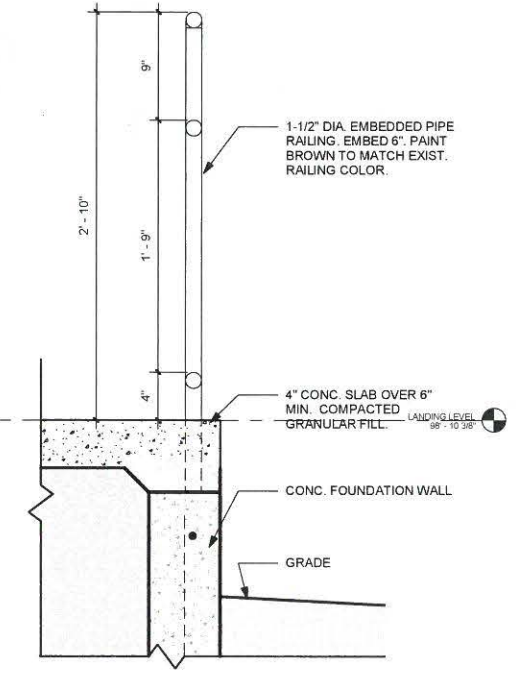
ISSUE DATE:  
DRAWN BY:  
CHECKED BY:  
PROJECT #:

**A20'**

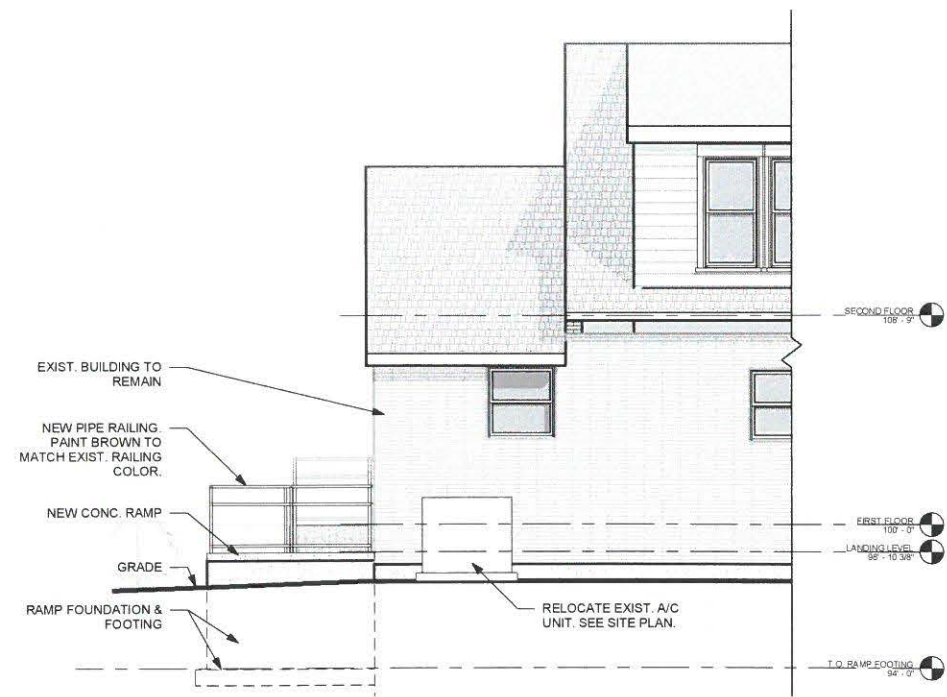
SCALE: AS SHOWN  
NOTE: 12x18 SETS ARE REDUCED BY 50%  
50% SCALE DRAWING ACCORDINGLY



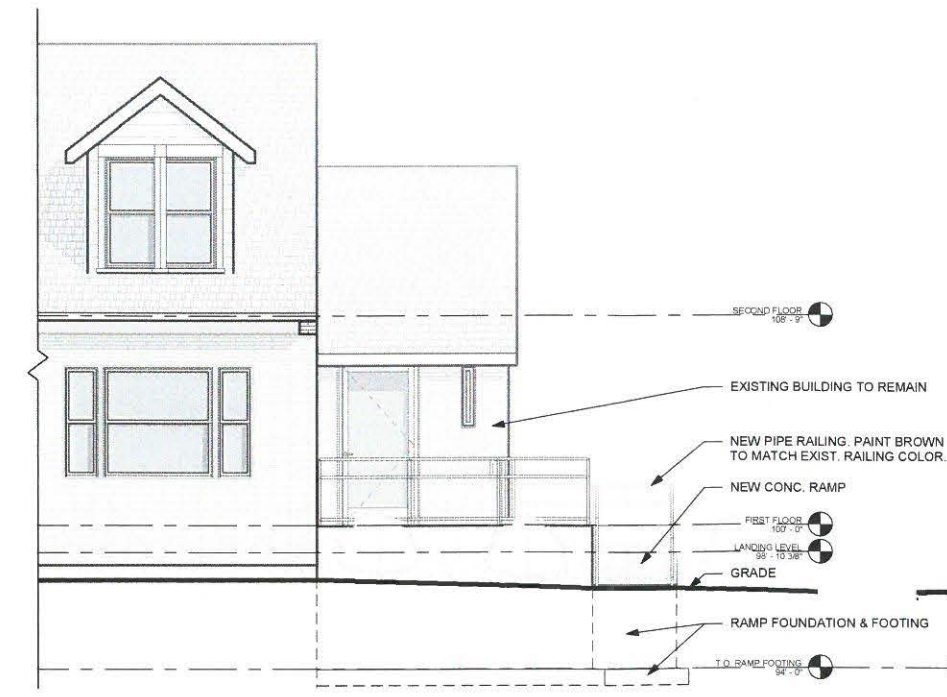
**5** SECTION - SECTION THRU RAMP  
3/4" = 1'-0"



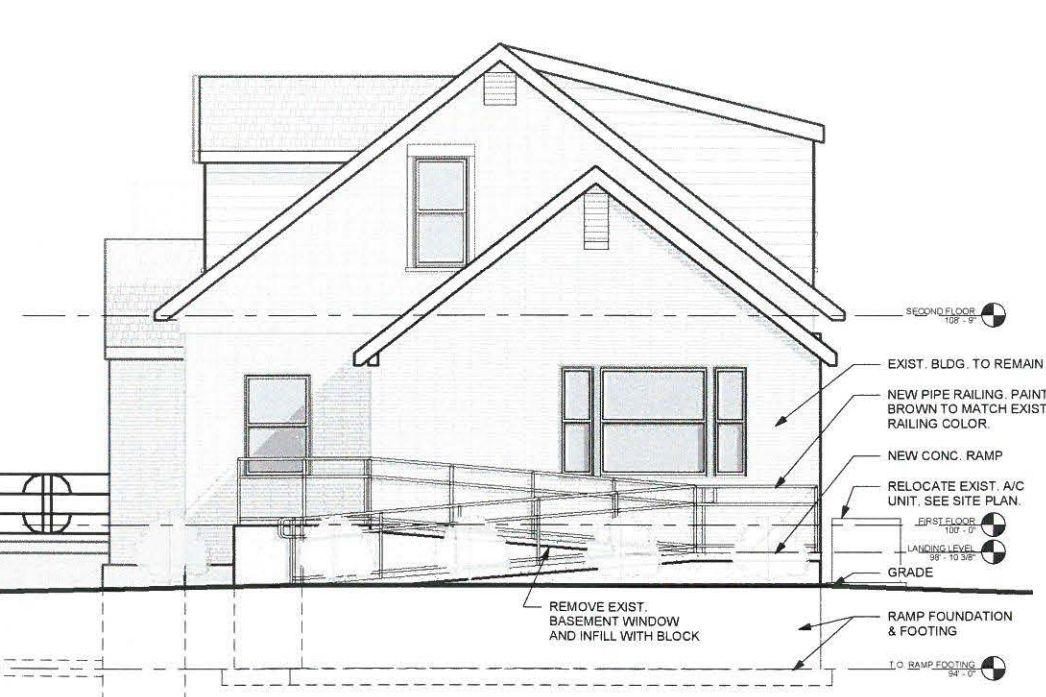
**6** DETAIL - HANDRAIL DETAIL  
1 1/2" = 1'-0"



**3** EXTERIOR ELEV. - PARTIAL WEST ELEVATION  
1/4" = 1'-0"



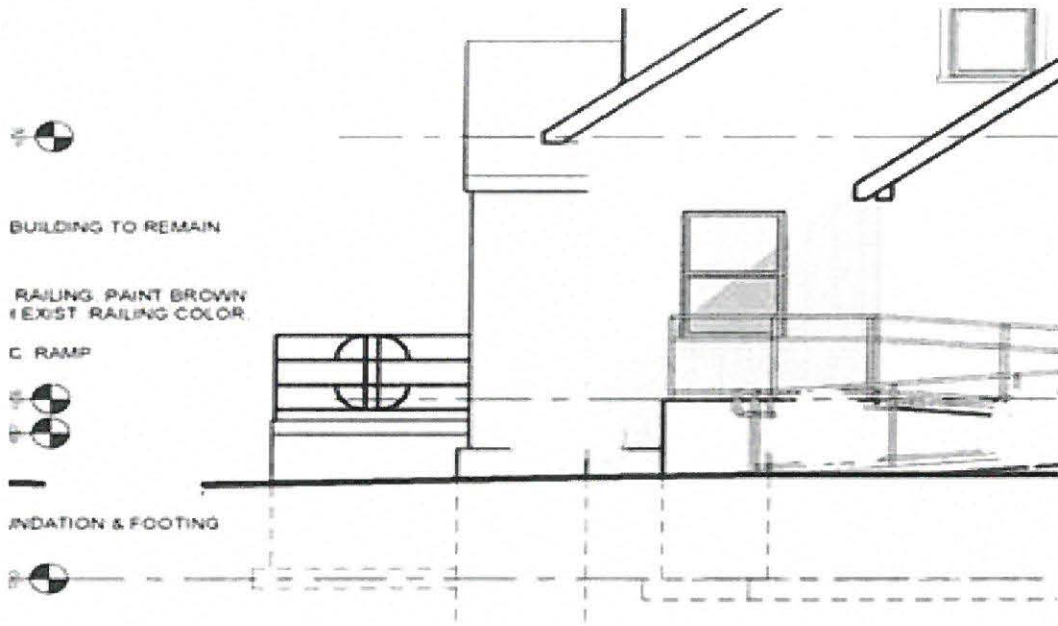
**2** EXTERIOR ELEV. - PARTIAL EAST ELEVATION  
1/4" = 1'-0"



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

IF PRINTED ON 24" X 36" TOP SCALE BAR SHALL BE EXACTLY 1" = 12'-0"  
IF PRINTED ON 12" X 18" BOTTOM SCALE BAR SHALL BE EXACTLY 1" = 6'-0"  
IF EITHER SCALE BAR IS NOT EXACTLY 1" DRAWING IS NOT TO SCALE





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



**SHEBOYGAN HUMAN RIGHTS ASSOCIATION, INC.**

**ELEVATIONS OF EXISTING BUILDING AT 1706 S. 11<sup>TH</sup> STREET**



EAST ELEVATION



NORTH ELEVATION