

*****ATTACHMENTS*****

CITY OF SHEBOYGAN

REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION

ITEM DESCRIPTION: Exterior Remodel of Craft30 to be located at 908 Michigan Avenue.

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

REPORT DATE: April 18, 2019

MEETING DATE: April 24, 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:

Craft30 is proposing to operate a tavern with outdoor patio at 908 Michigan Avenue (former Club Michigan). The applicant states the following:

- Club Michigan, an adult entertainment use, formerly operated at 908 Michigan Avenue.
- The City recently acquired 908 Michigan Avenue with the hope of working with a new owner that would be willing to change the use and remodel the exterior of this building. Sarah and Rueben Torres, the owners of Craft30, did have interest and so discussions began about relocating Craft30 from 1015 S 10th Street to 908 Michigan Avenue.
- Craft30 has been owned by Ruben and Sarah Torres since 2016 and is located at 1015 S. 10th Street. The new location will provide Craft30 with a larger space to accommodate more people, and the addition of a steady rental income from the four (4) bedroom apartment located on the second floor.

Through historical research and during demolition, we have uncovered some interesting conditions of the proposed new home for Craft30. Ruben and Sarah plan to retain and repurpose much of the historical character which includes:

- After removing the carpet and glue, the original Terrazzo flooring was exposed. This will be buffed and polished, returning it to its original beauty.
- Existing tongue and groove wall panels were removed, exposing original tin panels behind the back bar. Walnut shells will be used to blast the black paint off of the tin ceiling, attempting to restore the original color and finish. If it doesn't work we will be painting the ceiling as close to the original color as possible.

- A photo was found with the help from the Sheboygan County Historical Research Center from 1976. It shows a line of transom windows along the entire width of the front façade. A large fixed window sat below. We are proposing to replicate the transom window and the large opening below to be a NanaWall system. Bray Architects, who are assisting in the design, have used a similar system at a couple of nearby buildings; Paradigm, located on 8th Street and St. Clair Avenue, and also Urbane, located on 8th Street and Michigan Avenue. It will be 2 bi-folds windows that will be hinged on either side, allowing warm summer breezes to flow through the bar. There is also a transom window that was once above the entry door. This will be restored to let in additional light to the bar area.
- A large fixed window on the West façade was uncovered during demolition and validated by the 1976 photo. We plan to install a new window in that location which will fit into the existing framing.
- The characteristics of Craft30 which make us successful with many loyal patrons is our service, presentation, full line of 30 craft beers on tap, singer/songwriter night, our Beer Lovers Club, Beer of the Month, live music and the outdoor patio. Our current location has a Sidewalk Cafe permit for 810 square feet. It is currently pavers and metal fencing with a wooden lean-to. Craft30 would like to be given the opportunity to continue serving an outdoor space, including the lean-to.

STAFF COMMENTS:

The applicant discusses having a wood lean-to as part of the new outdoor patio. With all of the remodeling that is taking place at Craft30 it is important that the applicant design the lean-to appropriately. The present green treated lumber design of the existing lean-to at the S. 10th Street would not be compatible with the new Craft30 exterior design on Michigan Avenue. The applicant also talks about a covered area in the wintertime for patrons to smoke. As you can see by the pictures this is just a very basic plastic tarp/liner which is not very attractive.

Staff will be recommending a condition of approval that requires the applicant to obtain architectural review board approval for any structures to be installed in the outdoor patio area that will be located right on the Michigan Avenue street frontage. Such structures will need to be well-designed and looks nice along Michigan Avenue (cannot just be a basic green treated lean-to with a plastic tarp/lining or something similar).

The architectural review board should have the applicant address what they are considering for the lean-to structure and the type of cover to be used in the winter.

Staff recommends taking action on the exterior remodel. However, the applicant should be required to provide drawings to the Board showing exactly what they are proposing to construct on the outdoor patio (lean-to and type of cover in the winter). Only at such time the Board has reviewed and approved a proposed lean-to structure will building permits be issued for this aspect of the project.

ACTION REQUESTED:

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

ATTACHMENTS:

Architectural Review Board Application and required attachments.

PARCEL NO.:

102520

MAP NO.:

ZONING CLASSIFICATION:

CC

Office Use Only

DATE SUBMITTED:

REVIEW DATE:

4/24/19

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: CRAFT THIRTY

ADDRESS: 1015 S. 10TH STREET

E-MAIL ADDRESS: sarah.torres30@gmail.com

PHONE: (920) 254-824 FAX NO.: ()

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: CRAFT THIRTY

ADDRESS OF PROPERTY AFFECTED: 908 MICHIGAN AVENUE

NEW BUILDING: ADDITION: REMODELING: X

DESCRIPTION OF PROPOSED PROJECT: RESIDING AN EXISTING WOOD FRAME STRUCTURE. NEW OPERABLE "NANA WALL" STOREFRONT. NEW ENTRY DOOR. NEW SIGNAGE. SECOND STORY FENESTRATION TO REMAIN. REMOVE SECOND STORY BALCONY. RECONSTRUCT BALCONY SLIGHTLY LARGER. CONSTRUCT RAISED, WOOD FRAMED PATIO. SEPARATE SIDE-YARD FROM PUBLIC SIDEWALK WITH NEW FENCING. REMOVE GARAGE STRUCTURE AT ALLEY TO FACILITATE DUMPSTER ENCLOSURE AND TWO PARKING SPACES.

DESCRIPTION OF EXISTING EXTERIOR DESIGN AND MATERIALS: EXISTING BUILDING IS COVERED IN WHITE ALUMINUM SIDING. THE SOUTH FACADE - MICHIGAN AVE. - IS A "WESTERN FALSE FRONT" CONCEALING THE GABLE END OF A PITCHED ROOF. THE FRONT FACADE HAS WOOD PANELS INFILLING OLD STOREFRONT WINDOWS AND A SHED ROOF "AWNING," ABOVE. A BRICK VENEER SKIRT AND PILASTERS HAVE BEEN PAINTED WHITE. ALL THESE MATERIALS WILL BE REMOVED. THE SECOND STORY BAY WINDOW WILL REMAIN.

DESCRIPTION OF THE PROPOSED EXTERIOR DESIGN AND MATERIALS: NEW SIDING WILL BE HARDIE PLANK LAP SIDING AND HARDIE BOARD TRIM. AN OPERABLE "NANA WALL" STOREFRONT WINDOW WILL FACE MICHIGAN AVE. THE TOP OF THE WESTERN FALSE FRONT WILL RECEIVE A CORNICE CONSISTING OF THREE LARGE BRACKETS WITH SCALED DOWN BRACKETS SET BETWEEN. A FINIAL WILL TOP THE CENTER OF THE CORNICE. A HANGING SIGN WILL PROJECT AT THE SECOND FLOOR LEVEL. DECORATIVE LAMPS BE MOUNTED ON EITHER SIDE OF THE FRONT ENTRY. THE FENCE ALONG THE SIDEWALK WILL BE A COMMERCIALY PRODUCED, BLACK POST AND RAIL FENCE.

CRAFT • THIRTY

OWNER'S NARRATIVE:

Craft30 has been owned by Ruben and Sarah Torres since 2016 and is located at 1015 S 10th St, Sheboygan, WI 53081. The City of Sheboygan has proposed an opportunity to sell our current location and move to the old *Club Michigan* building located at 908 Michigan Avenue in Sheboygan, Wisconsin, thus allowing us to expand our business, yet maintain our craft beer bar. The new location will provide us with a larger space to accommodate more people, and the addition of a steady rental income from the 4 bedroom apartment located on the second level will be an asset. This project will also benefit the neighboring area and community by renovating an existing empty building, bringing new life and activity to the area. The updated renovations will modernize the building and will restore some of the historical aspects. The location is near the scenic Lake Michigan shoreline and in the heart of one of Sheboygan's most exciting business & nightlife districts. Craft30 was chosen as a finalist for "Best of Sheboygan County 2017 & 2018" - best selection of Micro Brewed Beer. This opportunity will hopefully allow our business to be nominated again and for many years to come.

Here at Craft30, we target individuals in the local market between the ages of 24-65 with incomes greater than \$50,000, who desire a bar focusing on craft beer. There are approximately 22,000 people within a 20 mile radius that fit into the target market. We have established an exemplary marketing presence to attract our target market. The digital experience for Craft30 consists of a multifaceted approach: An easy-to-navigate website for all devices that has high-definition pictures highlighting Craft30's many craft beers. A diverse social media presence including Facebook, Instagram, and Twitter which allows customers to create personal connections with the bar. These third party sites are used to take advantage of marketing power and a wide customer base. A customer retention strategy will be implemented through direct mailing and web-based newsletters. Community and business outreach programs, rack card distribution, City and County guide book advertisement, and the Wisconsin Department of Tourism guide will complete a versatile marketing plan.

Craft30 owners will continue to be Ruben and Sarah Torres. The business legal structure will be Brew Hub, LLC. DBA Craft30 and will be located at 908 Michigan Ave Sheboygan, WI 53081. We will now be the only owners of Brew Hub, LLC. DBA Craft30.

Craft30 will continue to be a full service bar with 30 draught lines of craft beer, local craft wines, mead, and liquor. They also offer craft pizzas, live music, and an outdoor beer garden/patio. We will still be an ideal venue for private parties, corporate events, and meet-and-greets.

Sarah Torres moved to Sheboygan, WI in 2005 from Marquette, MI, where she worked at a flower shop, waited tables, and sold CD's. Ruben Torres Jr. has spent his life in Sheboygan, WI and has been entrepreneur for the duration of his adult life. He has worked in areas ranging from making 6-pack rings to brewing beer, owning the Niche Bar and Grill and Total Property Maintenance in Sheboygan. In 2005, Sarah and Ruben met through family members and a close group of long-time mutual friends. They later married in 2011. In 2011, Sarah took a position as a leasing consultant at The Club at Oak Creek Apartment Homes and in 2013 became an assistant manager. Ruben and Sarah became investors in Ale Asylum, and Ruben established the Craft30 brand in 2008. Craft30 was not always a beer bar, and with the help of 7 investors in 2016 opened its doors at 1015 South 10th Street in Sheboygan. Showing its first profits in 2018, Craft30 is a prime example of hard work and proper planning. Since 2016 Craft30 has been known as a small, quaint, comfortable craft beer bar. The attention to detail and service has created a large following with a solid reputation in customer retention.

Through historical research and during demolition, we have uncovered some interesting conditions of the proposed new home for Craft30. Ruben and Sarah plan to retain and repurpose much of the historical character which include:

- After removing the carpet and glue, the original Terrazzo flooring was exposed. This will be buffed and polished, returning it to its original beauty.
- Existing tongue and groove wall panels were removed, exposing original tin panels behind the back bar. Walnut shells will be used to blast the black paint off of the tin ceiling, attempting to restore the original color and finish. If it doesn't work we will be painting the ceiling as close to the original color as possible.
- A photo was found with the help from the Sheboygan County Historical Research Center from 1976. It shows a line of transom windows along the entire width of the front façade. A large fixed window sat below. We are proposing to replicate the transom window and the large opening below to be a NanaWall system. Bray Architects, who are assisting in the design, have used a similar system at a couple of nearby buildings; Paradigm, located on 8th Street and St. Clair Avenue, and also Urbane, located on 8th Street and Michigan Avenue. It will be 2 bi-folds windows that will be hinged on either side, allowing warm summer breezes to flow through the bar. There is also a transom window that was once above the entry door. This will be restored to let in additional light to the bar area.
- A large fixed window on the West façade was uncovered during demolition and validated by the 1976 photo. We plan to install a new window in that location which will fit into the existing framing.
- Originally, the building was a bowling alley, something that is very unique and special about the property. The lanes have since been covered up, and we are in the process of exposing them. They are located in the back half of the building, under the DJ booth, stage, private dancing rooms and the changing room. We have uncovered 4 bowling lanes - Amazing! The back garage structure attached to the building is being removed and a new wall will be built. This will allow us to gain 2 parking spots, an entrance for our staff and a location for our dumpsters. Fourteen feet of the bowling lanes extended into this area. They will be re-purposed into four table tops, the bar top, and the back bar top. We have also found and saved many bowling balls, a solid wood bowling pin, a couple of signs, and the ball returns. All of these will become historical art piece on the walls inside the new Craft30. And don't worry, the rest of the bowling lanes in the back room and going to remain and will serve as the new floor. We are going to do our best to level everything up in that back room, so we do not have to remove any additional pieces of the bowling lanes.

The characteristics of Craft30 which make us successful with many loyal patrons is our service, presentation, full line of 30 craft beers on tap, singer/songwriter night, our Beer Lovers Club, Beer of the Month, live music and the outdoor patio. Our current location has a Sidewalk Cafe permit for 810 square feet. It is currently pavers and metal fencing with a wooden lean-to. Craft30 would like to be given the opportunity to continue serving an outdoor space, including the lean-to. At the new location, the open lot to the west is owned by Robert Schmit. Craft30 will acquire written and legal permission to lease an area for a new deck that would be 16 feet wide by 60 feet in length, equaling 960 square feet. The new deck would be built out of treated lumber, composite and a wood/composite fencing with decorative rod iron/metal balusters. The one thing that most of our patrons ask about the move..... Is, "Are you still going to have a patio"? Our current patio has become the perfect, quaint spot to have a beer, a pizza, sit with friends/co-workers, feel the breeze and catch some sun rays.

The patio will be open all summer long. In the winter we would like it to operate similarly to what we have now. This includes a covered enclosed area for people to smoke. Any music event that would be on the patio would need to follow City ordinance and would be in the summer. Hours of operation are listed as 11am to Close and the patio would follow the same hours as the bar. This may be adjusted once we are up and running.

The patio will be furnished with tables and chairs, but it's not yet determined if we would re-use what we currently have, or would purchase new furniture. We will have propane heaters out when needed. We will have some decorative movable flower pots to add some color to the patio.

Regarding how the patio will be serviced, we plan to have no waitress. Patrons will need to come inside to the bar. The bartenders will be the ones periodically checking on the patio, bussing the tables. We would allow glass unless there was music then it would be plastic. Keep in mind that we will need to have more than one bartender on at one time. Part of the RDA's request, is that we hire at least 2 more bartenders/staff within the first 2 years. We plan to hire this additional staff right away due to the small staff we have now.

Again, we cannot thank any of you enough for giving us this opportunity to grow our business. Thank you in advance.

Sarah Torres
Co-Owner of Craft30
Co-Owner of Total Property Maintenance, LLC.
sarah.torres30@gmail.com

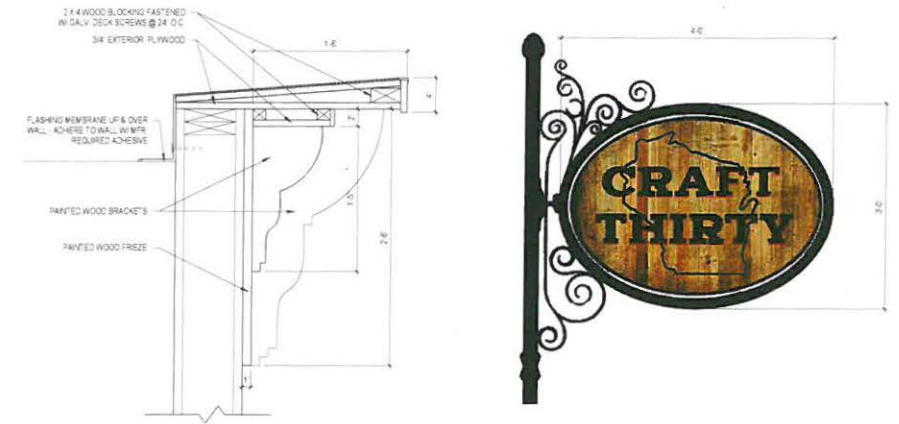
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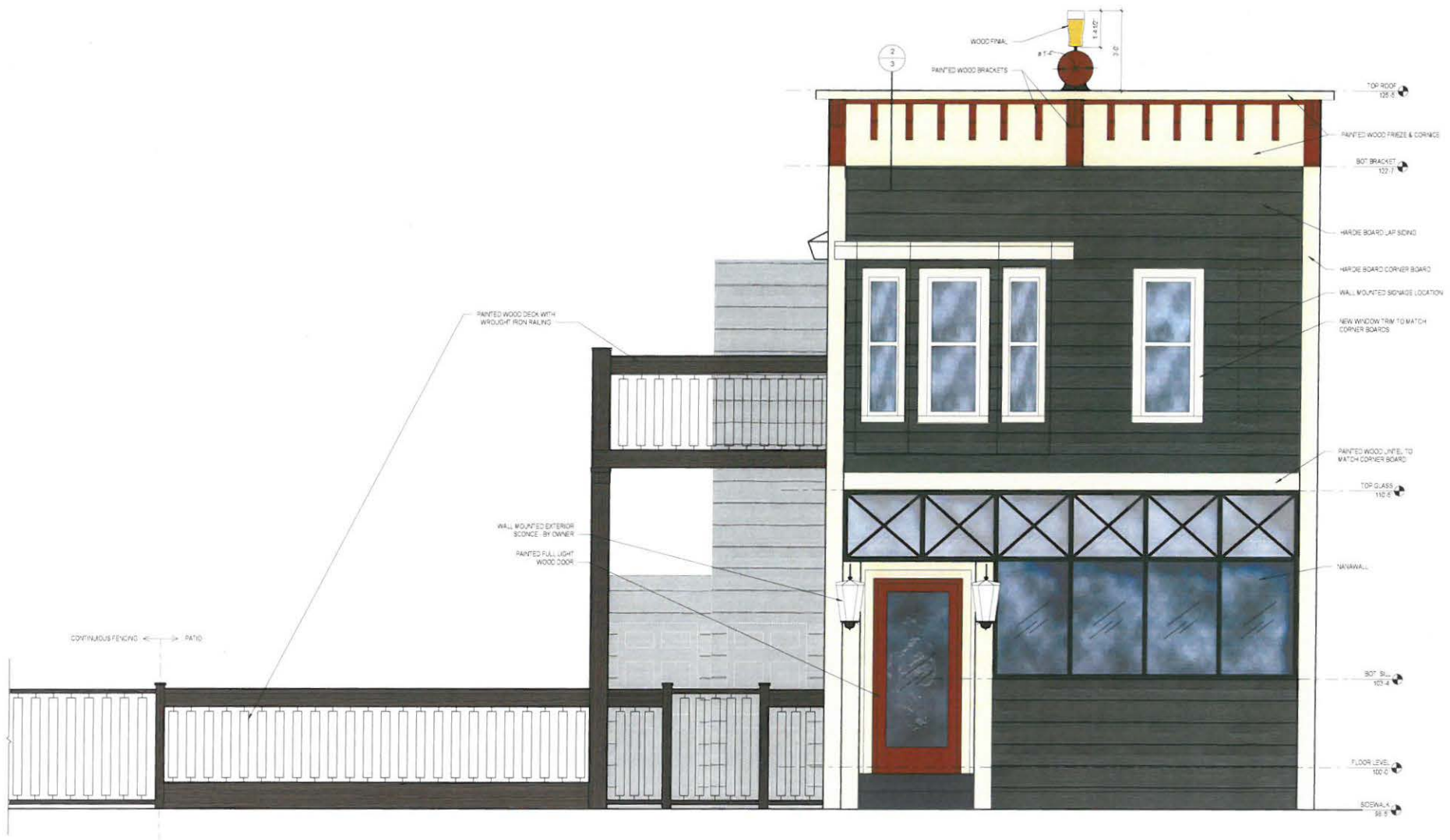
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A



2 Cornice Detail
Scale: 1/2" = 1'-0"

3 Signage
Scale: 1" = 1'-0"



1 New South Elevation
Scale: 1/2" = 1'-0"



Office Locations:
Davenport
 220 Emerson Place, Suite 301
 Davenport, Iowa 52801
Milwaukee
 629 S. 1st Street
 Milwaukee, Wisconsin 53204
 T: 414.226.0200
Sheboygan
 1227A North 9th Street
 PO Box 955
 Sheboygan, Wisconsin 53082
 T: 920.459.4200
 www.brayarch.com

Project Title
Facade study
 908 Michigan Avenue
 Sheboygan, WI
 City of Sheboygan & Ruben Torres

REVISIONS

#	DATE	DESCRIPTION

NOT FOR CONSTRUCTION

Project Number
3410

Issued For
PROGRESS SET

Sheet Title
NEW CONSTRUCTION

Sheet Number
3

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Office Locations:

Davenport
220 Emerson Place, Suite 301
Davenport, Iowa 52801

Milwaukee
829 S. 1st Street
Milwaukee, Wisconsin 53204
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Sheboygan, Wisconsin 53082
T: 920.459.4200

www.brayarch.com

Project Title:
Facade study
908 Michigan Avenue
Sheboygan, WI
City of Sheboygan & Ruben Torres

REVISIONS:

NO.	DATE	DESCRIPTION

NOT FOR CONSTRUCTION

Project Number:
3410

Issued For:
PROGRESS SET

Sheet Title:
NEW CONSTRUCTION

Sheet Number:
4



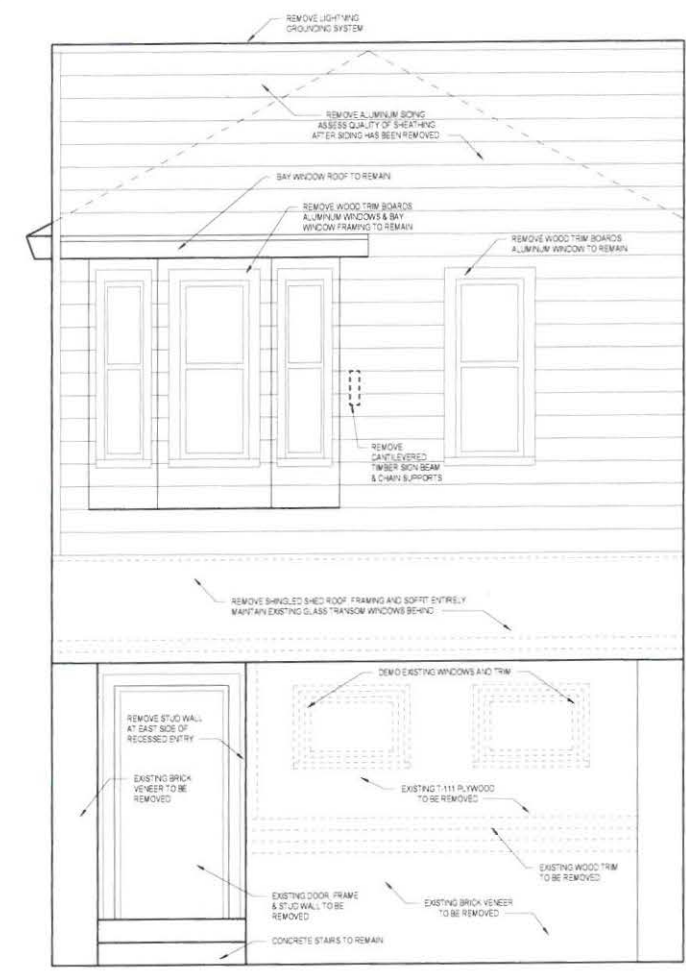
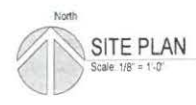
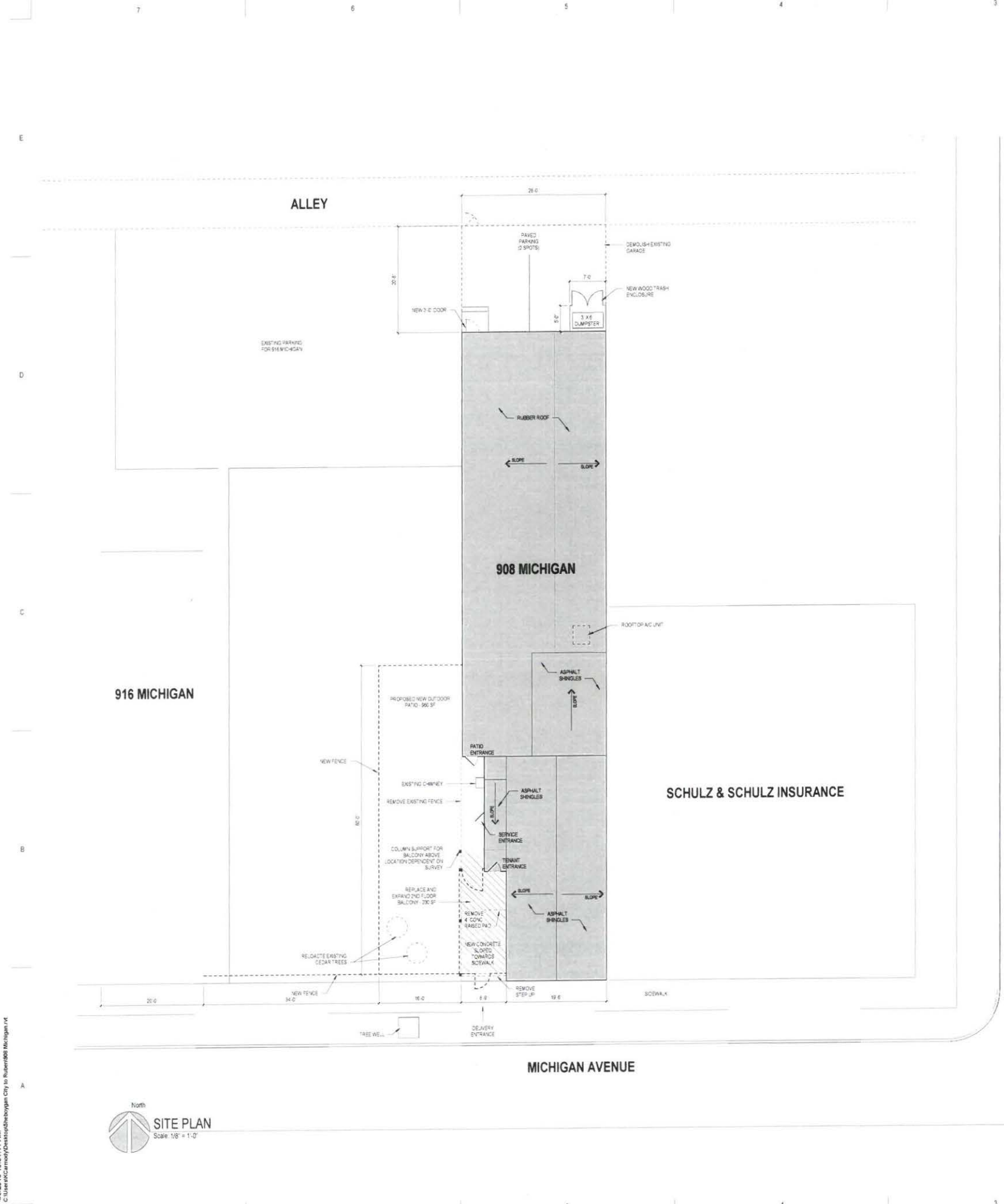
2 West Elevation - Front
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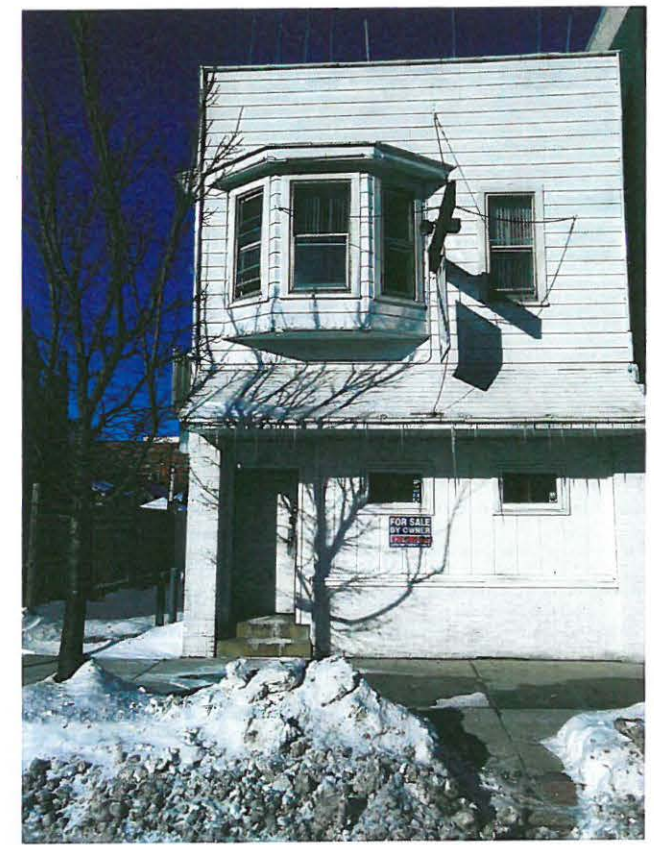
4 North Elevation
Scale: 1/4" = 1'-0"



3 East Elevation
Scale: 1/4" = 1'-0"



Existing South Elevation
Scale: 1/2" = 1'-0"



Office Locations:

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220 Emerson Place, Suite 301
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Sheboygan, Wisconsin 53082
T. 920.459.4200

www.brayarch.com

Project Title
**Facade study
908 Michigan Avenue
Sheboygan, WI
City of Sheboygan & Ruben Torres**

REVISIONS	
#	DATE DESCRIPTION

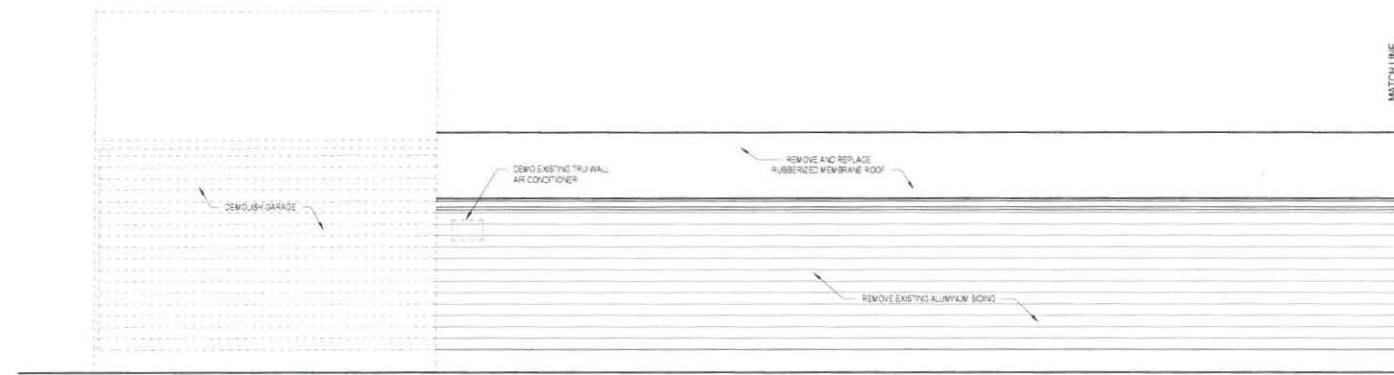
Project Number
3410

Issued For:
PROGRESS SET

Sheet Title
SITE PLAN & EXISTING ELEVATION

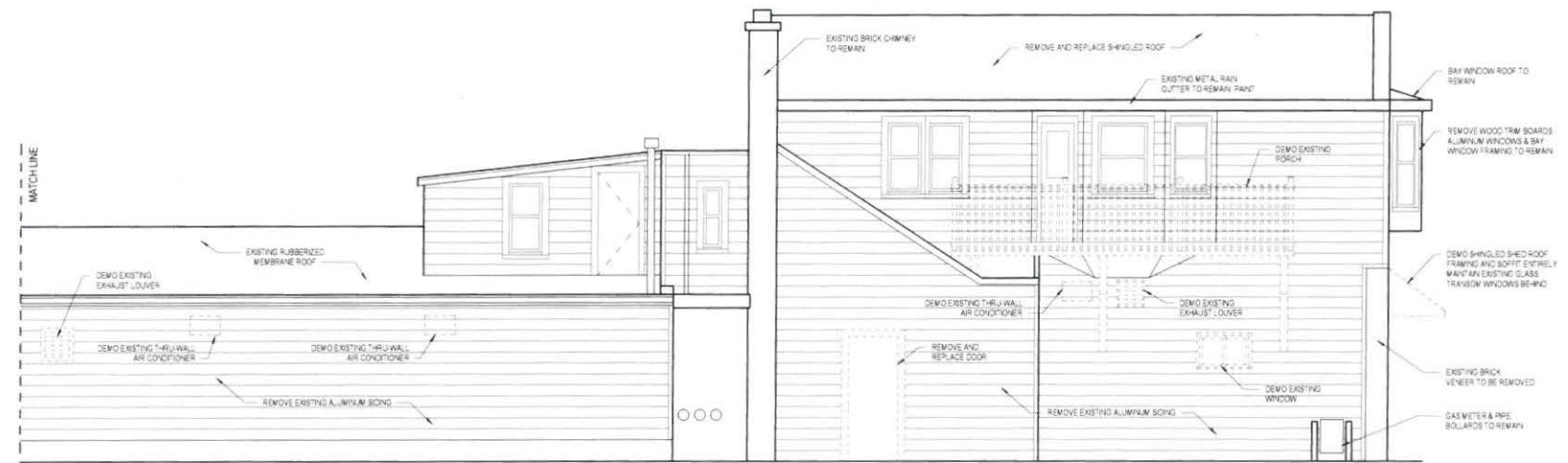
Sheet Number
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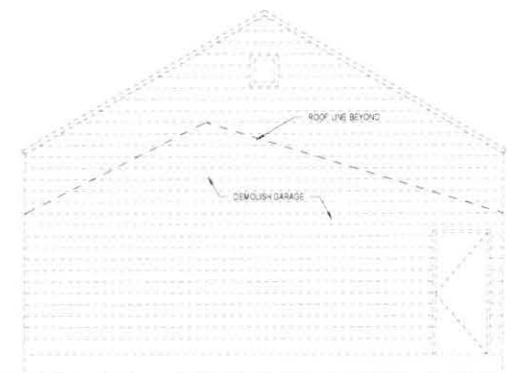
Existing West Elevation - Back

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



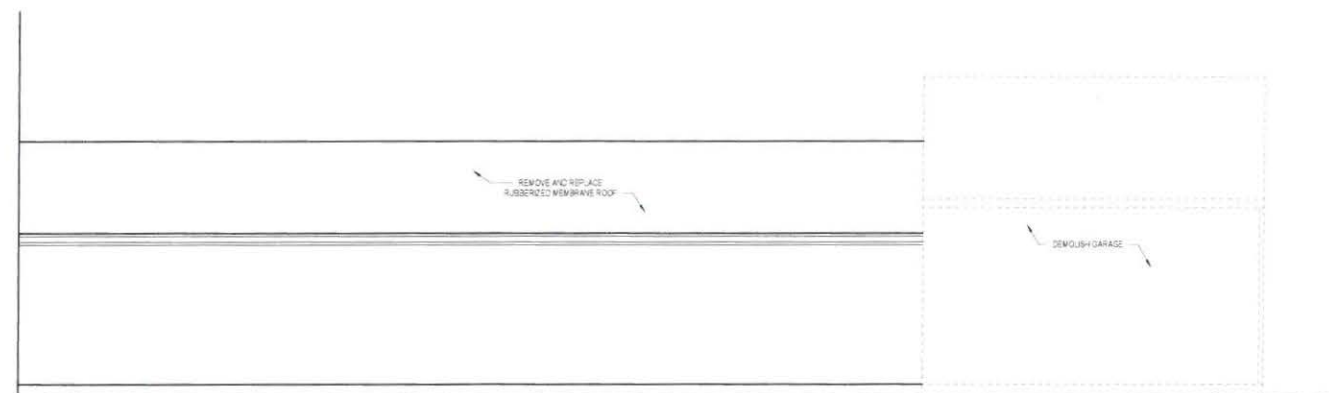
Existing West Elevation - Front

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



Existing North Elevation

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



Existing East Elevation

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



West Elevation



West Elevation



West Elevation



West Elevation



North Elevation

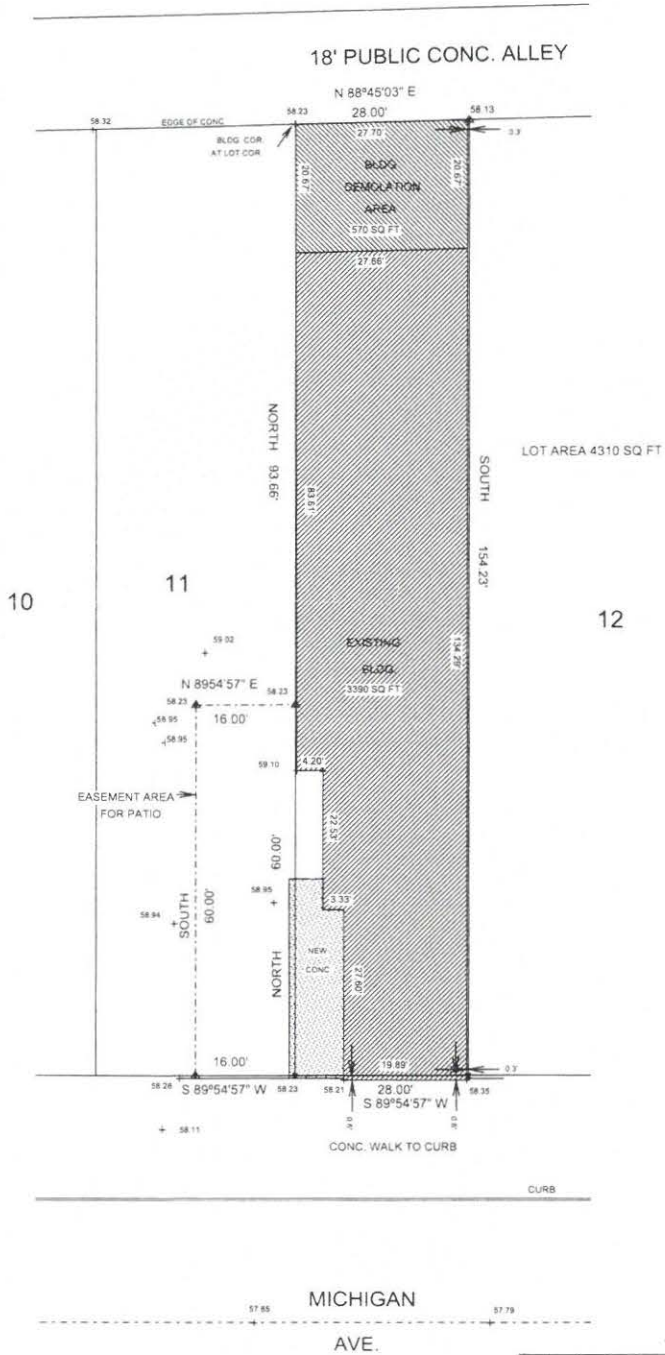


East Elevation

D & H LAND SURVEYS LLC
 1628 GEORGIA AVENUE
 SHEBOYGAN, WISCONSIN

908 MICHIGAN AVE.
 PARCEL NO. 59281102520
 BEING THE EAST 28 FEET OF LOT 11 OF BLOCK 45
 OF THE ORIGINAL PLAT OF THE CITY OF SHEBOYGAN,
 SHEBOYGAN COUNTY, WISCONSIN.

EASEMENT DESCRIPTION
 THE SOUTH 60 FEET OF THE EAST 16 FEET
 OF THE WEST 32 FEET OF LOT 11 BLOCK 45
 OF THE ORIGINAL PLAT OF THE CITY OF SHEBOYGAN,
 SHEBOYGAN COUNTY, WISCONSIN.

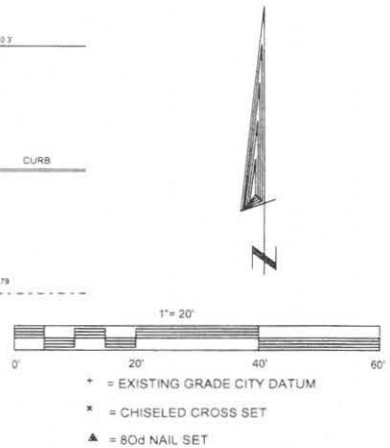


THIS IS AN ORIGINAL PRINT ONLY
 IF SEAL IS REPRODUCED IN RED

THIS IS TO CERTIFY THAT THE INFORMATION SHOWN HEREON
 IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF

Dennis J. Van Sluys
 Dennis J. Van Sluys S-1238

Dated this 11th day of April, 2019.







CITY OF SHEBOYGAN

REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION

ITEM DESCRIPTION: Addition to Lutheran High School located at 3323 University Drive.

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

REPORT DATE: April 18, 2019

MEETING DATE: April 24, 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:

Lutheran High School is proposing to construct a new building addition and to reconstruct/reconfigure the parking lot at 3323 University Drive. The applicant states:

- Lutheran is proposing to construct a Worship and Fine Arts Center and expand the school's Science wing. Both the facility and improved classrooms can better meet the needs of our students and increase the ways we serve the Sheboygan community.
- The project consists of a 600 seat Auditorium with associated lobby, stage, dressing room and scene shop areas. The Performing Arts Center Addition will allow for the Sheboygan Lutheran High School to locate their performances in a setting other than the gymnasium or off-site at the Stefanie H. Weill Center for the Performing Arts where performances are currently held.
- The Science Wing of Sheboygan Lutheran High is the cornerstone of the building. The lecture spaces, lab areas and classroom technology have been in use for almost 40 years with minimal updates. To be on the cusp of science and technology, Lutheran needs to build to and around the technology frontier and the Science Wing renovation will allow us to broaden the Science curriculum.
- The addition also includes spaces to accommodate a Gallery/conference room, a robotics/advanced technology lab and a music room to accommodate, both instrumental and vocal music.
- Work within the existing building includes alterations to the existing science labs.

The applicant states the following about the addition:

- The proposed development would create a single story performing arts center attached to the existing high school. The proposed building will have a footprint of approximately 30,000 square feet and 34 feet high.
- The proposed PAC Addition will be clad with face brick, colored split-face concrete masonry units and precast concrete wall panels. The balance of the masonry material varies depending upon the location around the building perimeter, as the addition will have a distinctively "public face", with the other elevations being considerably less exposed to view.
- The precast concrete wall panels, being used only on the enclosure to the Auditorium space itself, will have a smooth textured, buff color and becomes somewhat of a neutral, background surface, as it is for the most part surrounded by other building elements.
- The exterior materials being used on the addition are considered to be a significant upgrade from those used on the existing school building, consisting of painted metal wall panels accented with areas of painted architectural concrete masonry units. Therefore, the addition will contrast with the existing building, in both material and form, to the point of being viewed as a separate building. This is consistent with the addition's minimal connection to the existing building. Lutheran does have plans to upgrade the existing building's exterior in the future.
- A separate addition adds a greenhouse to the science area.

STAFF COMMENTS:

The applicant discusses constructing a new greenhouse facility. Based on the addition, it is important that the applicant design the greenhouse appropriately. Staff will be recommending a condition of approval that requires the applicant to obtain architectural review board approval for the greenhouse.

Board may want to ask the applicant if they are considering any exterior remodeling to the existing school to match this attractive new addition in the future.

ACTION REQUESTED:

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

ATTACHMENTS:

Architectural Review Board Application and required attachments.

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

Office Use Only	
DATE SUBMITTED:	_____
REVIEW DATE:	_____

CITY OF SHEBOYGAN
ARCHITECTURAL REVIEW APPLICATION
Revised January 2014

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

1. APPLICANT INFORMATION

APPLICANT: Kyle Karstaedt, Abacus Architects, Inc.

ADDRESS: 1135A Michigan Avenue, Sheboygan, WI 53081

E-MAIL ADDRESS: kkarstaedt@abacusarchitects.net

PHONE: (920) 452-4444 FAX NO.: ()

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Sheboygan Lutheran High School

ADDRESS OF PROPERTY AFFECTED: 3323 University Drive, Sheboygan, WI

NEW BUILDING: _____ ADDITION: X REMODELING: _____

DESCRIPTION OF PROPOSED PROJECT: The project consists of the addition of a 600 seat Auditorium with associated Lobby, Stage, Dressing Room, and Scene Shop areas. Also included in the addition are spaces to accommodate a Gallery/Conference Room, a Robotics/Advanced Technology Lab, and a Music Room to accommodate both instrumental and vocal music. A separate addition adds a Greenhouse to the science area. Work within the existing building includes alterations to the existing Science Labs.

DESCRIPTION OF **EXISTING** EXTERIOR DESIGN AND MATERIALS: The existing building is clad with painted metal wall panels accented with areas of decorative concrete masonry. Roofs are pitched with single ply membrane roofing. Windows and entrances are dark bronze aluminum framed.

DESCRIPTION OF THE **PROPOSED** EXTERIOR DESIGN AND MATERIALS: Exterior materials used on the addition include face brick, split-face concrete masonry, precast concrete wall panels, and painted metal fascias. Windows and entrances are "champagne" finished aluminum framed. Roof heights are varied.

Design Narrative

Sheboygan Lutheran High School

PAC Addition

Sheboygan, Wisconsin

Abacus Architects, Inc. Proj. No. 2016-40
April 9, 2019

The proposed PAC Addition will be clad with face brick, colored split-face concrete masonry units and precast concrete wall panels. The balance of the masonry material varies depending upon the location around the building perimeter, as the addition will have a distinctively "public face", with the other elevations being considerably less exposed to view.

The precast concrete wall panels, being used only on the enclosure to the Auditorium space itself, will have a smooth textured, buff color and becomes somewhat of a neutral, background surface, as it is for the most part surrounded by other building elements.

The exterior materials being used on the Addition are considered to be a significant upgrade from those used on the existing school building, consisting of painted metal wall panels accented with areas of painted architectural concrete masonry units. Therefore, the Addition will contrast with the existing building, in both material and form, to the point of being viewed as a separate building. This is consistent with the addition's minimal connection to the existing building. The Owner does have plans to upgrade the existing building's exterior in the future.

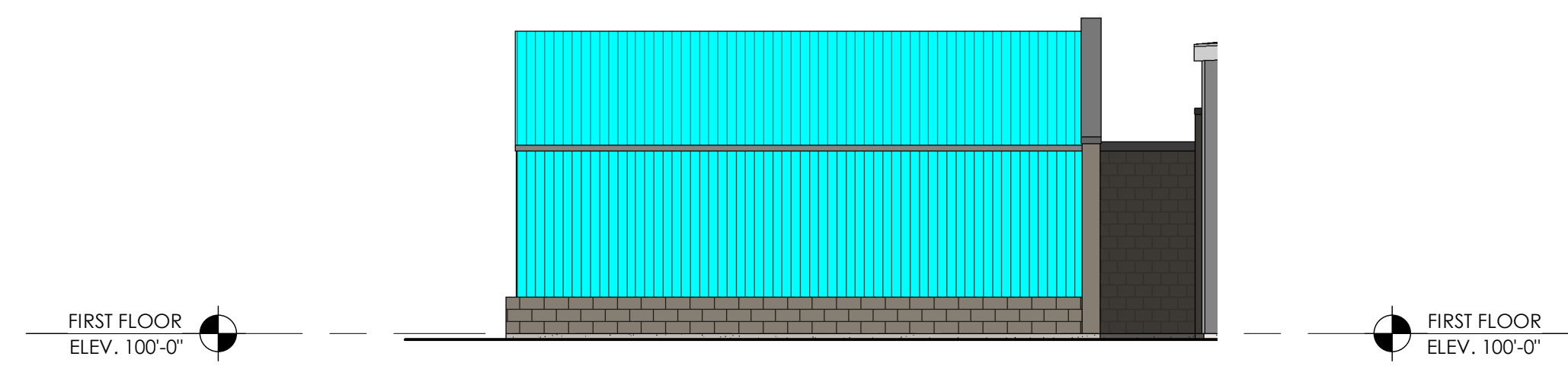
There are no other buildings on adjacent sites that are visible from the subject property.



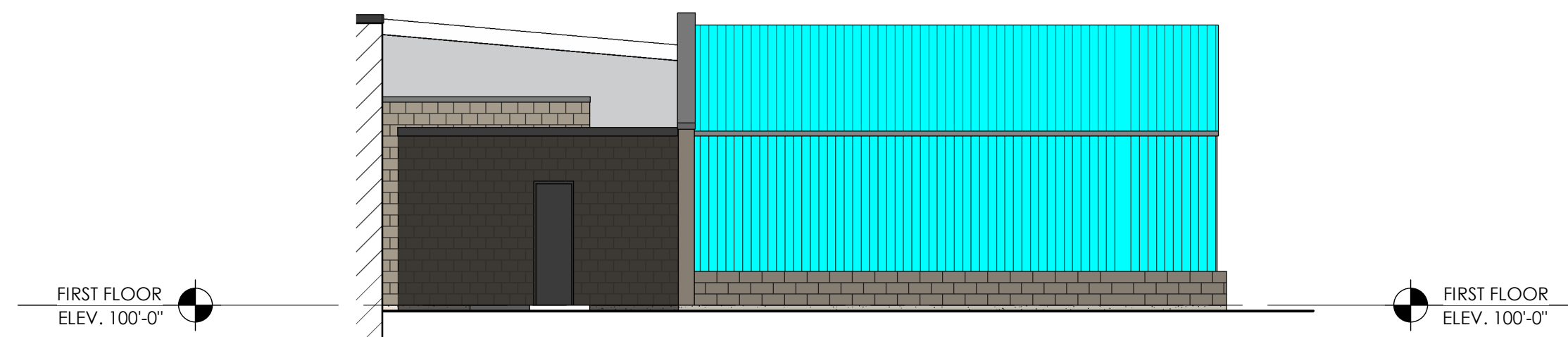
FAITH AND
LEADERSHIP CENTER

REVISIONS:

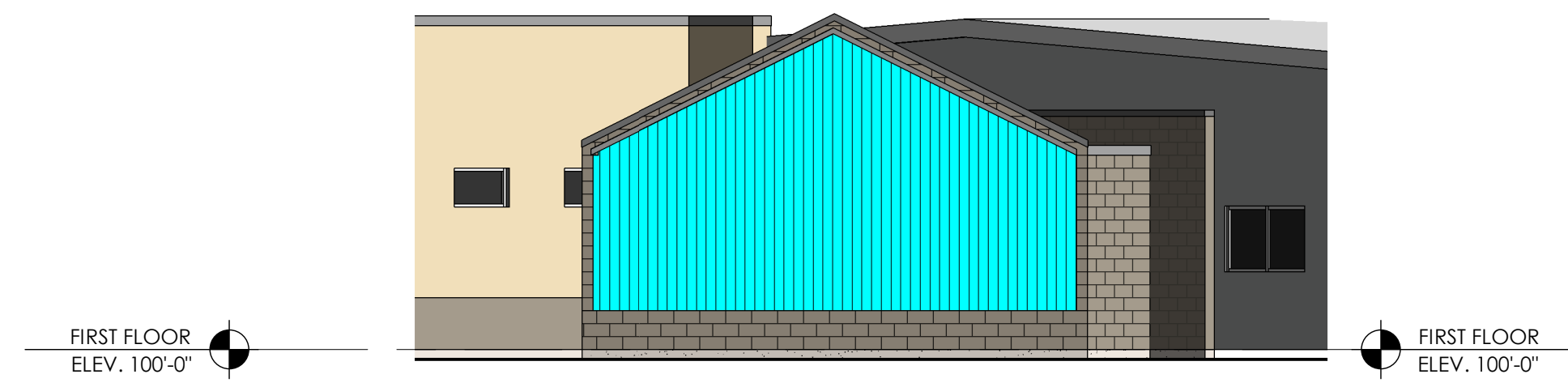
NOTICE TO BIDDERS
BIDDERS SHALL REVIEW ALL DRAWINGS AND
SPECIFICATION SECTIONS TO DETERMINE THE IMPACT
OF OTHER SECTIONS OF WORK ON THEIR OWN WORK.
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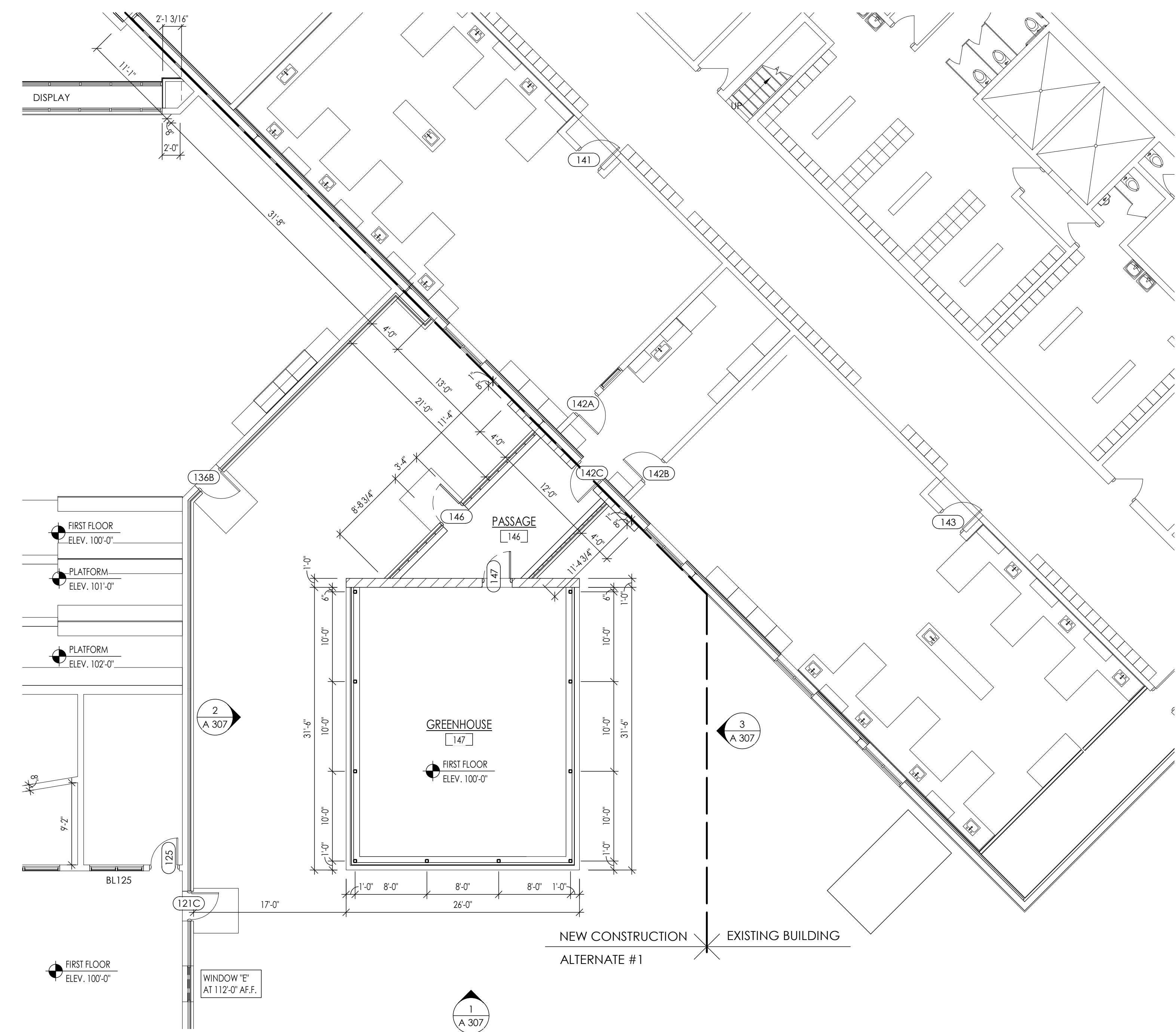
SOUTH ELEVATION - ALTERNATE #1 3
SCALE: 1/8" = 1'-0" A 307



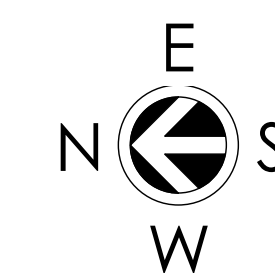
NORTH ELEVATION - ALTERNATE #1 2
SCALE: 1/8" = 1'-0" A 307



WEST ELEVATION - ALTERNATE #1 1
SCALE: 1/8" = 1'-0" A 307



FIRST FLOOR PLAN - NEW CONSTRUCTION - ALTERNATE #1
SCALE: 1/8" = 1'-0"



ISSUE DATE: APRIL 15, 2019
PERFORMING ARTS CENTER ADDITION
SHEBOYGAN LUTHERAN HIGH SCHOOL
3323 UNIVERSITY DRIVE, SHEBOYGAN, WISCONSIN 53081
1135A MICHIGAN AVE., SHEBOYGAN, WI 53081 | (920) 452-4444 | 225 EAST ST., PAUL AVE., MILWAUKEE, WI 53202 | (414) 837-6450

DRAWN BY: Author

CHECKED BY: Checker

A
307

PROJ. NO. 2016-40

REVISIONS:

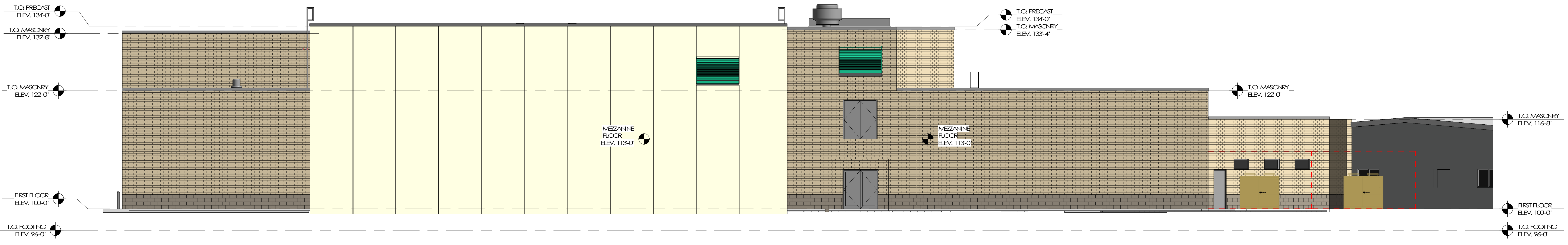
NOTICE TO BIDDERS
BIDDERS SHALL REVIEW ALL DRAWINGS AND
SPECIFICATION SECTION 6 TO DETERMINE THE IMPACT
OF OTHER SECTIONS OF WORK ON THEIR OWN WORK.
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ISSUE DATE: APRIL 5, 2019
PERFORMING ARTS CENTER ADDITION
SHEBOYGAN LUTHERAN HIGH SCHOOL
3323 UNIVERSITY DRIVE, SHEBOYGAN, WISCONSIN 53081
1135A MICHIGAN AVE., SHEBOYGAN, WI 53081 (920) 452-4444 | 225 EAST ST., PAULINE, MILWAUKEE, WI 53202 (414) 887-6460

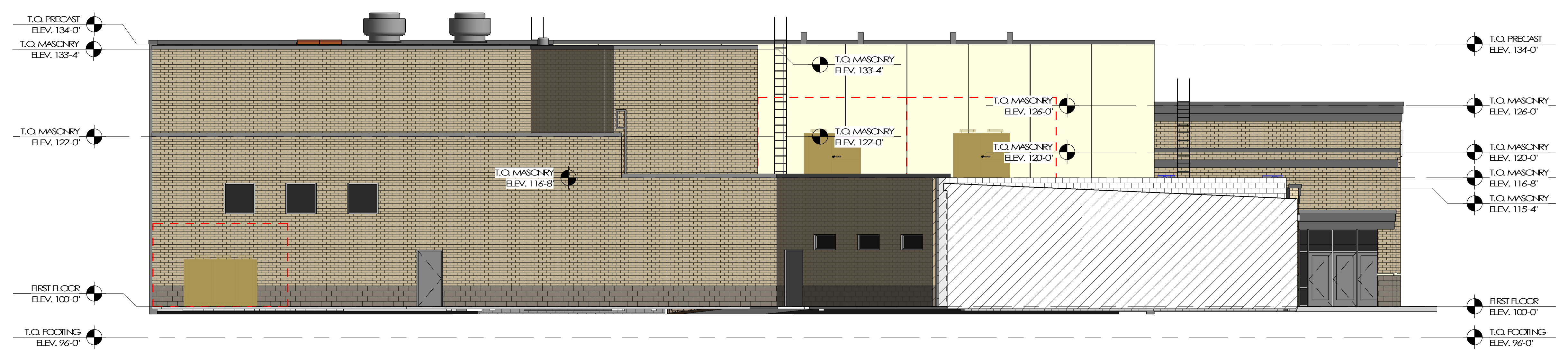
DRAWN BY: Author
CHECKED BY: Checker

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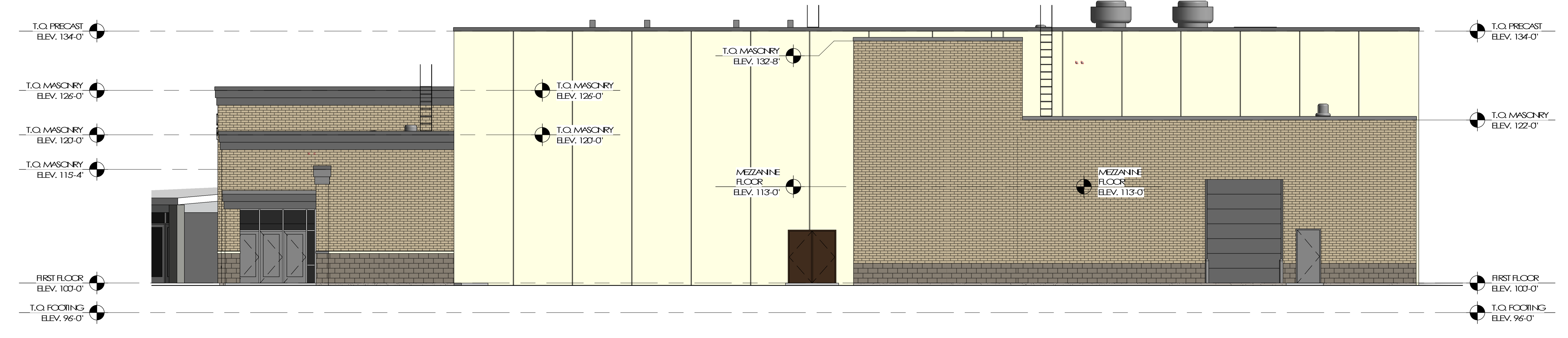
PROJ. NO. 2016-40



WEST ELEVATION 4
SCALE: 1/8" = 1'-0" AXXX



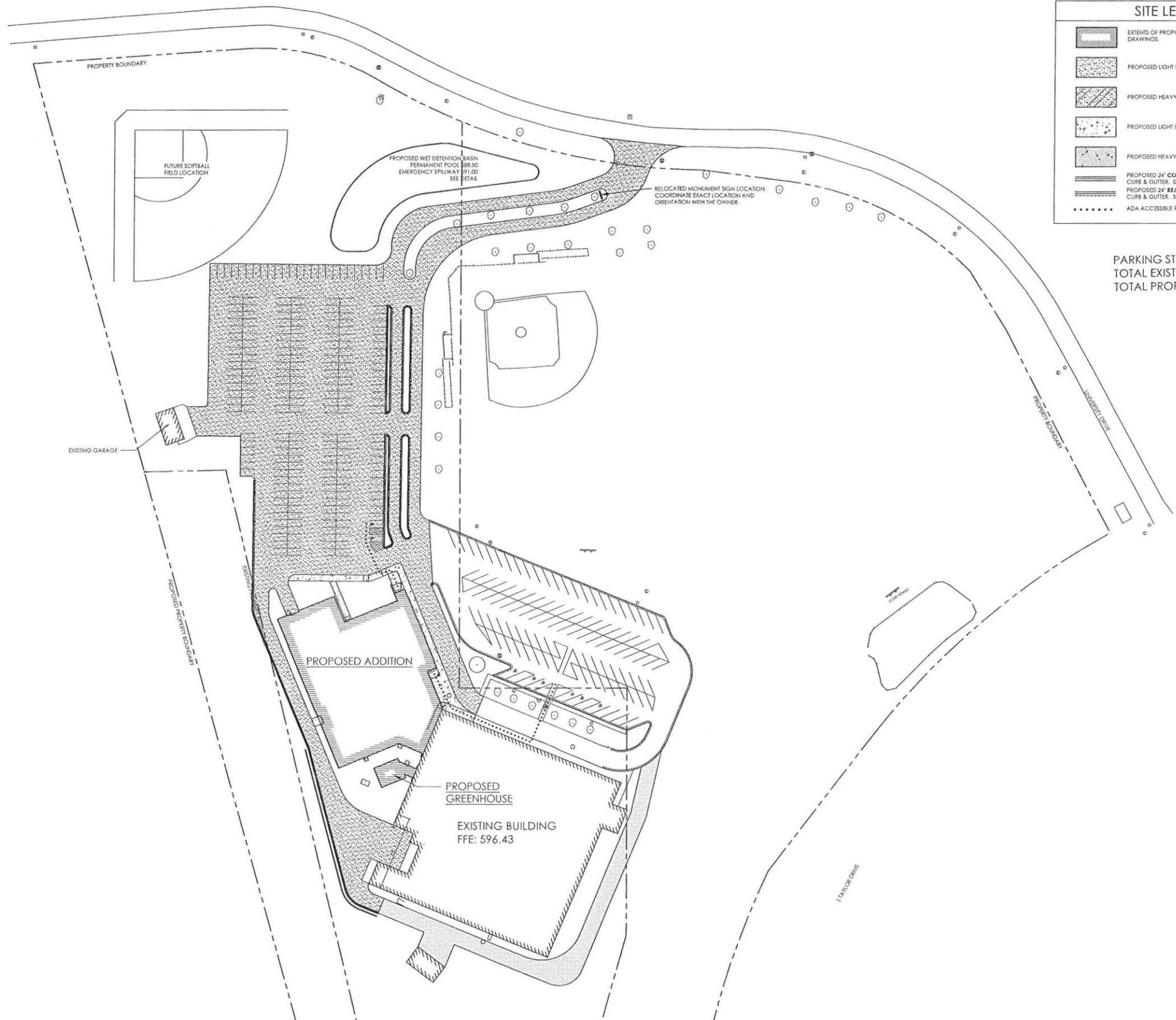
SOUTH ELEVATION 3
SCALE: 1/8" = 1'-0" AXXX



NORTH ELEVATION 2
SCALE: 1/8" = 1'-0" AXXX



EAST ELEVATION 1
SCALE: 1/8" = 1'-0" AXXX



SITE LEGEND	
	EXTENTS OF PROPOSED BUILDING. REFER TO ARCHITECTURAL DRAWINGS.
	PROPOSED LIGHT DUTY PAVEMENT HATCH. SEE DETAIL.
	PROPOSED HEAVY DUTY PAVEMENT HATCH. SEE DETAIL.
	PROPOSED LIGHT DUTY CONCRETE HATCH. SEE DETAIL.
	PROPOSED HEAVY DUTY CONCRETE HATCH. SEE DETAIL.
	PROPOSED 24" COLLECTOR MOUNTABLE CURB & GUTTER. SEE DETAIL.
	PROPOSED 24" REFLECTOR MOUNTABLE CURB & GUTTER. SEE DETAIL.
	ADA ACCESSIBLE ROUTE

PARKING STALL COUNTS
 TOTAL EXISTING: 273
 TOTAL PROPOSED: 327



NOTE TO BIDDERS
 BIDDERS SHALL VERIFY ALL DIMENSIONS AND ALL SPECIFICATIONS AND CONDITIONS OF WORK ON THIS DRAWING ARE CORRECT.

ISSUE DATE: APRIL 9, 2019
 PERFORMING ARTS CENTER ADDITION
SHEBOYGAN LUTHERAN HIGH SCHOOL
 3323 UNIVERSITY DRIVE, SHEBOYGAN, WI 53081
 1135A MICHIGAN AVE., SHEBOYGAN, WI 53081 | PH: 920-452-444 | 225 EAST ST., PAUL AVE. MILWAUKEE, WI 53202 | 414-837-6450

DRAWN BY: MDW
 CHECKED BY: JRV

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202

PROJ. NO. 2016-40

SITE PLAN
 SCALE: 1"=50'



4/9/2019

P:\2016-projects\2016-40 Sheboygan Lutheran High School\Construction Documents\1.3 Site\SiteMP 2016-40.dwg



SITE TOPOGRAPHIC MAP
SCALE: 1"=50'



NOTE TO BIDDERS
BIDDERS SHALL REVIEW ALL DRAWINGS AND ALL SPECIFICATIONS AND CONDITIONS OF BIDDING OF OTHER SECTIONS OF WORK ON THIS OWN WORK.

ISSUE DATE: APRIL 9, 2019
PERFORMING ARTS CENTER ADDITION
SHEBOYGAN LUTHERAN HIGH SCHOOL
3323 UNIVERSITY DRIVE, SHEBOYGAN, WI 53081

1135A MICHIGAN AVE., SHEBOYGAN, WI 53081 | PH: 920-402-444 | 225 EAST ST. PAUL AVE. MILWAUKEE, WI 53202 | (414) 837-4450

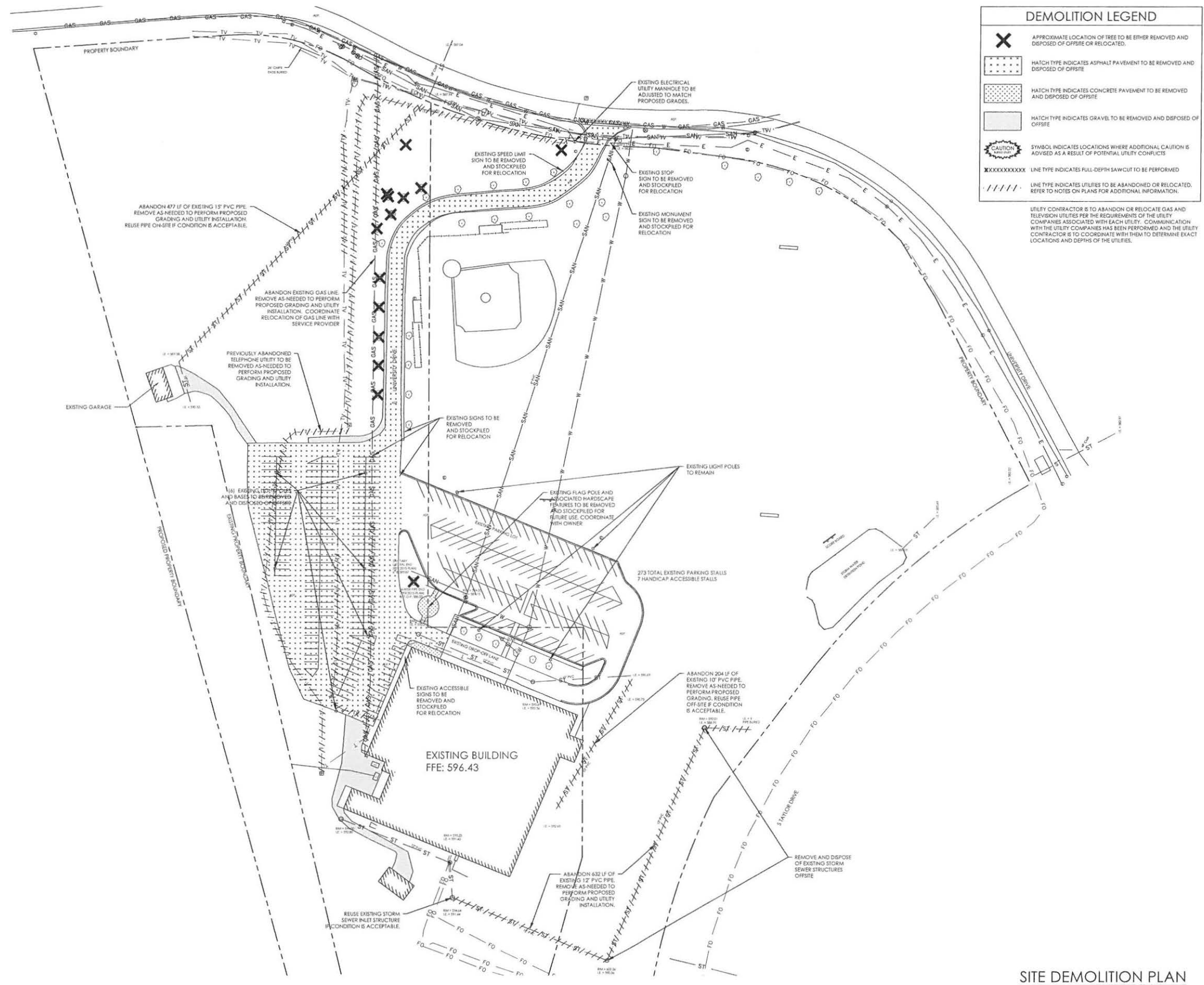
DRAWN BY: MDW
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PROJ. NO. 2016-40

4/9/2019

PA\2016\contract\2016-40 Sheboygan Lutheran Hg Audkonusum\Construction Documents\1.3 Site\1.3.demol 2016-40.dwg



DEMOLITION LEGEND

- APPROXIMATE LOCATION OF TREE TO BE EITHER REMOVED AND DISPOSED OF OFFSITE OR RELOCATED.
- HATCH TYPE INDICATES ASPHALT PAVEMENT TO BE REMOVED AND DISPOSED OF OFFSITE.
- HATCH TYPE INDICATES CONCRETE PAVEMENT TO BE REMOVED AND DISPOSED OF OFFSITE.
- HATCH TYPE INDICATES GRAVEL TO BE REMOVED AND DISPOSED OF OFFSITE.
- SYMBOL INDICATES LOCATIONS WHERE ADDITIONAL CAUTION IS ADVISED AS A RESULT OF POTENTIAL UTILITY CONFLICTS.
- LINE TYPE INDICATES FULL-DEPTH SAWCUT TO BE PERFORMED.
- LINE TYPE INDICATES UTILITIES TO BE ABANDONED OR RELOCATED. REFER TO NOTES ON PLANS FOR ADDITIONAL INFORMATION.

UTILITY CONTRACTOR IS TO ABANDON OR RELOCATE GAS AND TELEVISION UTILITIES PER THE REQUIREMENTS OF THE UTILITY COMPANIES ASSOCIATED WITH EACH UTILITY. COMMUNICATION WITH THE UTILITY COMPANIES HAS BEEN PERFORMED AND THE UTILITY CONTRACTOR IS TO COORDINATE WITH THEM TO DETERMINE EXACT LOCATIONS AND DEPTHS OF THE UTILITIES.



NOTE TO BIDDERS
 BIDDERS SHALL VERIFY ALL DEPTHS AND ALL SPECIFICATIONS SECTION TO DETERMINE THE NATURE OF UTILITIES AND TO AVOID CONFLICTS WITH OTHER UTILITIES.

ISSUE DATE: APRIL 9, 2019
 PERFORMING ARTS CENTER ADDITION
SHEBOYGAN LUTHERAN HIGH SCHOOL
 3323 UNIVERSITY DRIVE, SHEBOYGAN, WI 53081
 1158A WISCONSIN AVE., SHEBOYGAN, WI 53081 PH: 920-452-4444 FAX: 920-452-4444

DRAWN BY: MDW
 CHECKED BY: JRV

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201

PROJ. NO. 2016-40

SITE DEMOLITION PLAN
 SCALE: 1"=50'

