

*****ATTACHMENTS*****

PARCEL NO.: 102580
MAP NO.: _____
ZONING CLASSIFICATION: CC

Office Use Only
DATE SUBMITTED: _____
REVIEW DATE: 10/22/18

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: Trina Wick
ADDRESS: 923 Michigan Ave.
E-MAIL ADDRESS: koehlerkonrad@gmail.com
PHONE: (920) 334-1085 FAX NO.: ()

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Amor Zipper Studio
ADDRESS OF PROPERTY AFFECTED: 923 Michigan
NEW BUILDING: _____ ADDITION: _____ REMODELING: _____

DESCRIPTION OF PROPOSED PROJECT: Addin Awnings over windows on North, South, and east sides of building 2nd floor only

DESCRIPTION OF EXISTING EXTERIOR DESIGN AND MATERIALS: _____

DESCRIPTION OF THE PROPOSED EXTERIOR DESIGN AND MATERIALS: Awnings built out of pressure treated lumber and Brown steel to match existing trim. From Street only Brown steel will be visible, framing not exposed.

3. NAMES AND ADDRESSES

OWNER OF SITE: Tina Wick

ADDRESS: 923 Michigan Ave.

PHONE: (920) 334-1085 FAX NO.: ()

ARCHITECT: _____

ADDRESS: _____

E-MAIL ADDRESS: _____

PHONE: () FAX NO.: ()

CONTRACTOR: _____

ADDRESS: _____

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. Three 11 X 17 colored renderings of the proposed building elevations and material samples.


C. A .pdf file of all drawings either by email or CD

D. A scale drawing of the site plan showing the relationship of the building to the site and adjacent properties.

E. 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

11-17-18
DATE

TINA WICK
PRINT ABOVE NAME

OFFICE USE ONLY

ACTION BY ARCHITECTURAL REVIEW BOARD

DATE OF MEETING: _____

APPROVED: _____ CONDITIONALLY APPROVED: _____

DENIED: _____

CONDITIONS

SIGNATURE: _____
Chairperson, Architectural Review Board OR
Manager of Planning & Zoning

DATE: _____

CITY OF SHEBOYGAN

REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION

ITEM DESCRIPTION: Exterior remodel of Arnst Zipper Studio at 923 Michigan Avenue.

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

REPORT DATE: October 19, 2018

MEETING DATE: October 22, 2018

FISCAL SUMMARY:

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

STATUTORY REFERENCE:

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

BACKGROUND / ANALYSIS:

The applicant states:

- The owner of the property is proposing to install awnings above the 2nd floor windows on the north (Michigan Avenue), east and south building elevations of the residential apartment.
- The applicant states that the awnings will be framed with pressure treated wood and the awnings will be pro rib steel panels. The steel awning will be dark brown on the outside and white on the inside.
- The width of the awnings are to be four inches wider than the windows (2 inches on each side of the window). The awnings will vary in size from 24 x 48 (side), 24 x 60 (front/8th Street) and 105 x 24 (rear door and window).
- Applicant indicates the owner wants to install the windows awning in order to keep rain from blowing into the apartment.

STAFF COMMENTS:

Previously the architectural review board approved remodeling the 1st floor of this building with cedar shingles. The previous design was approved partially based on the fact that the applicant was leaving the upstairs as is and not drawing attention to it. The proposed awning installation certainly begins to draw more attention to the look of the 2nd floor.

ACTION REQUESTED:

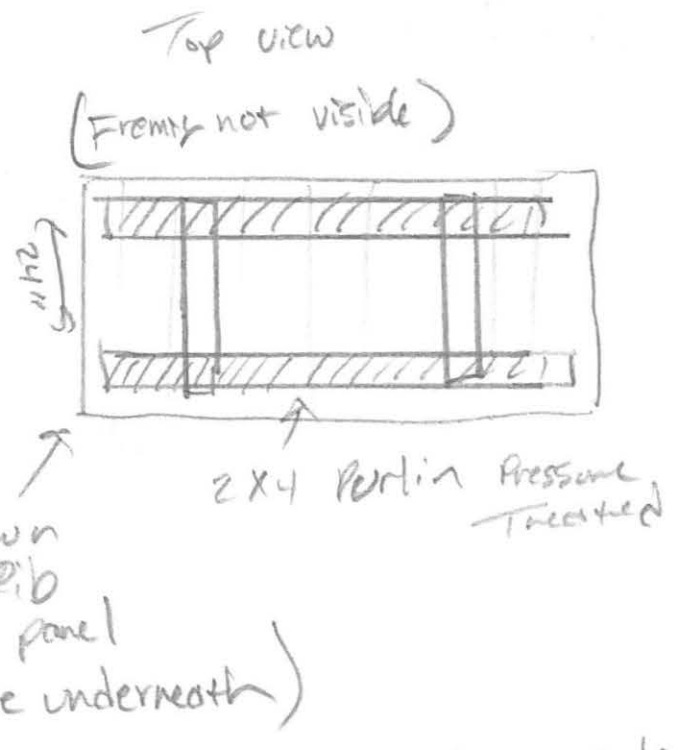
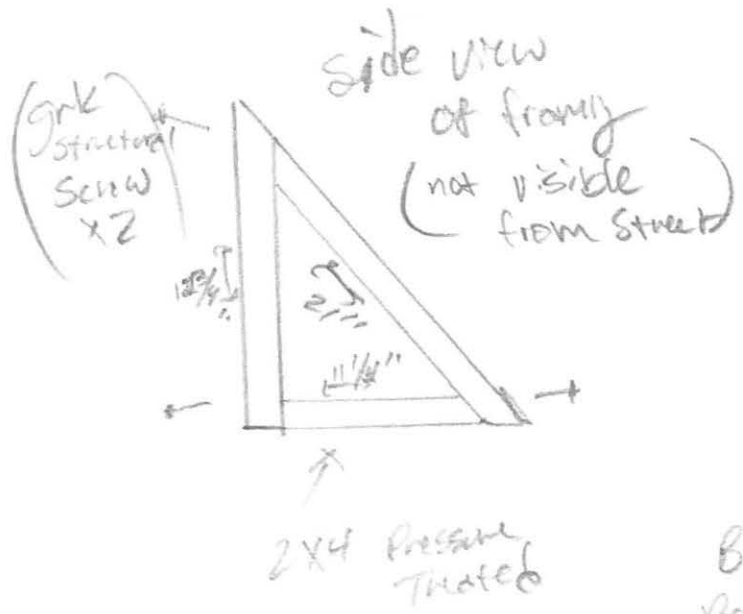
Staff is recommending this matter be held and that the applicant be directed to propose an awning design that is more compatible to the existing building in terms of materials and colors.

ATTACHMENTS:

Architectural Review Board Application and required attachments.

Proposed A.S. Awning

923 Michigan Ave.



width of Awning appr 4" wider than window (2 inches each side)

Awning at 923 Michigan Ave. one intended to allow residents to keep windows open without fear of rain blowing in.

FRONT VIEW



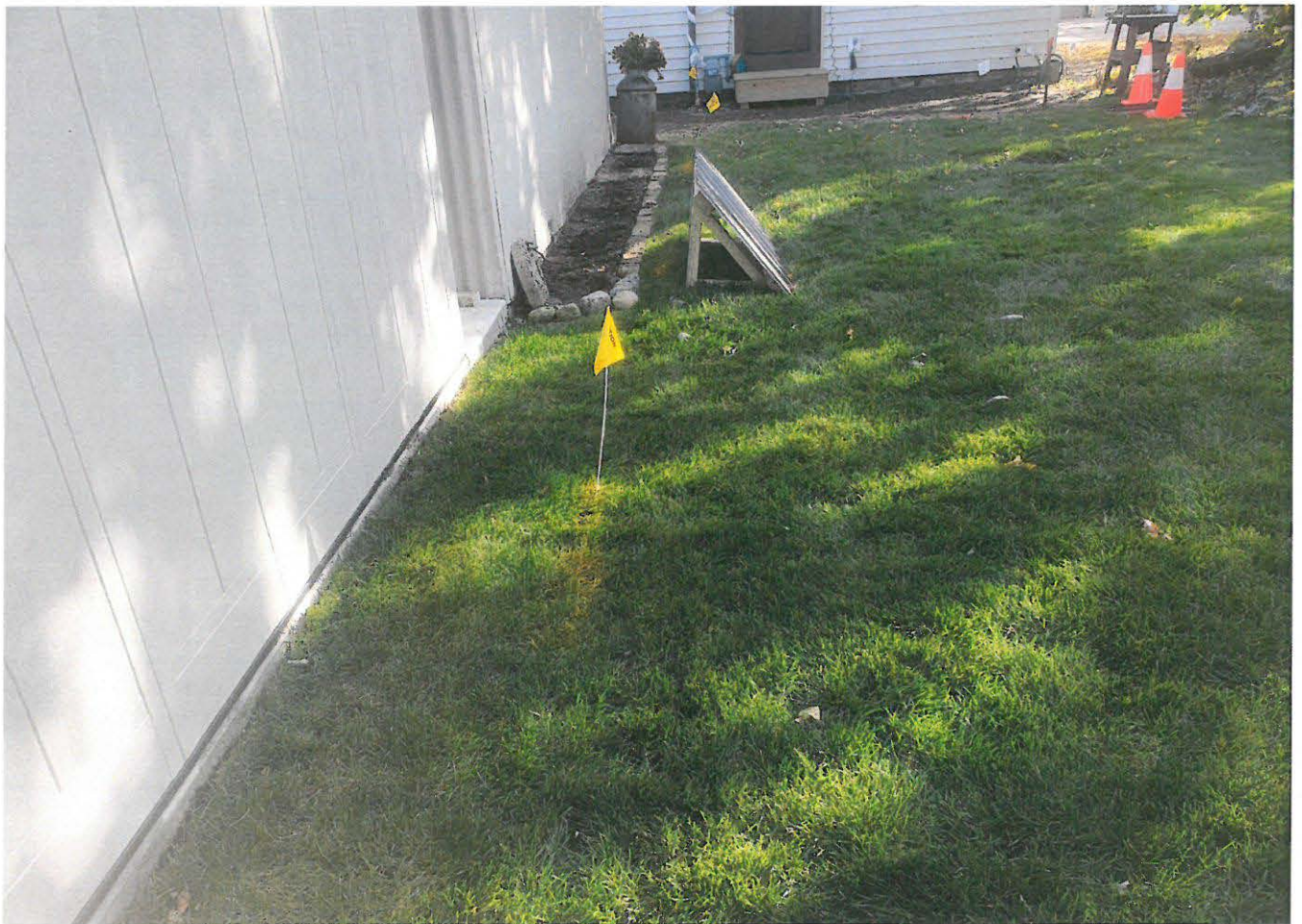
REAR VIEW





Awning A 48" X 24"
Awning B 48" X 24"
" C 48" X 24"
" D 60" X 24"
" E 60" X 24"

Rear Door and window
Awning 105" X 24"



CITY OF SHEBOYGAN

REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION

ITEM DESCRIPTION: Construction of new mixed use apartment complex at the northeast corner of N. 7th Street and Pennsylvania Avenue (Parcel #'s 59281110750, 59281110810, 59281110820, 59281110840 and 59281110850).

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

REPORT DATE: October 26, 2018

MEETING DATE: October 29, 2018

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:

2724 Sheboygan, LLC is proposing to construct the new apartments at 2724 Kohler Memorial Drive (former Nino's Restaurant). The applicant states the following about the project:

2 CCM-Sheboygan 7Penn, LLC is proposing to construct the new apartments on the former Sheboygan County parking lot property located at the northeast intersection of N. 7th Street and Center Avenue (Parcel #'s 59281110750, 59281110810, 59281110820, 59281110840 and 59281110850). The applicant states the following about the project:

- In line with the City of Sheboygan's comprehensive vision and plan, the proposed development will create a 5-story mixed use apartment and commercial building in the heart of the Sheboygan's City Center. Total building/site construction costs are estimated to be in the \$13 million range.
- There will be 66 unit market-rate multifamily apartments, approximately 8,000sf of 1st floor commercial space, at grade and underground parking on one (1) acre of land located at the northeast intersection of N. 7th Street and Center Avenue.
- The first floor (at grade) will contain approximately 8,000 S.F. of commercial space, adding employment downtown, in addition to two apartment units and common area for the residential tenants. Floors two (2) through five (5) will be exclusively for market apartments to capitalize on the views of Lake Michigan and provide further market rate urban housing options.

- The site has been previously used by Sheboygan County as a parking lot and there are several lots that were previously used as residential lots. These single-family and duplex building has been previously demolished. There is a County storage building that remains on the site but will be demolished.
- We are placing the building in the southwest corner of the site, in order to hold the street edge and provide a buffer between our site and the neighboring businesses/residences to the east and north. Landscaping will be provided within this buffer yard area.

The applicant states the following about the proposed apartment building:

- The applicant has not provided a detailed written description of the project other than to state that the proposed exterior design is comprised of thin brick veneer, smart siding panels and architectural metal panels. The materials are used in various yet consistent locations to highlight both the commercial and residential portions of the facility. The structures corners are also highlighted with architectural metal panels and wrap around balconies.
- The building height is generally 52'-0" above grade. There are portions of the structure that reach 62'-0". These areas are mostly at the corners of the building structure.

STAFF COMMENTS:

Staff has several comments with regards to the project:

- The building appears to have a lot going on yet still feels very large.
- The "front" seems to be to the north parking-lot, but the public perception of "front" will be to the south, so the south façade should be given a less utilitarian feel. Without the entry element of the north elevation, the south feels very long/repetitive.
- The applicant should explain the use of the metal louvers – what is their purpose?

ACTION REQUESTED:

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

ATTACHMENTS:

Architectural Review Board Application and required attachments.



WEST ELEVATION

SCALE: 1/16" = 1'-0"

EAST ELEVATION

SCALE: 1/16" = 1'-0"

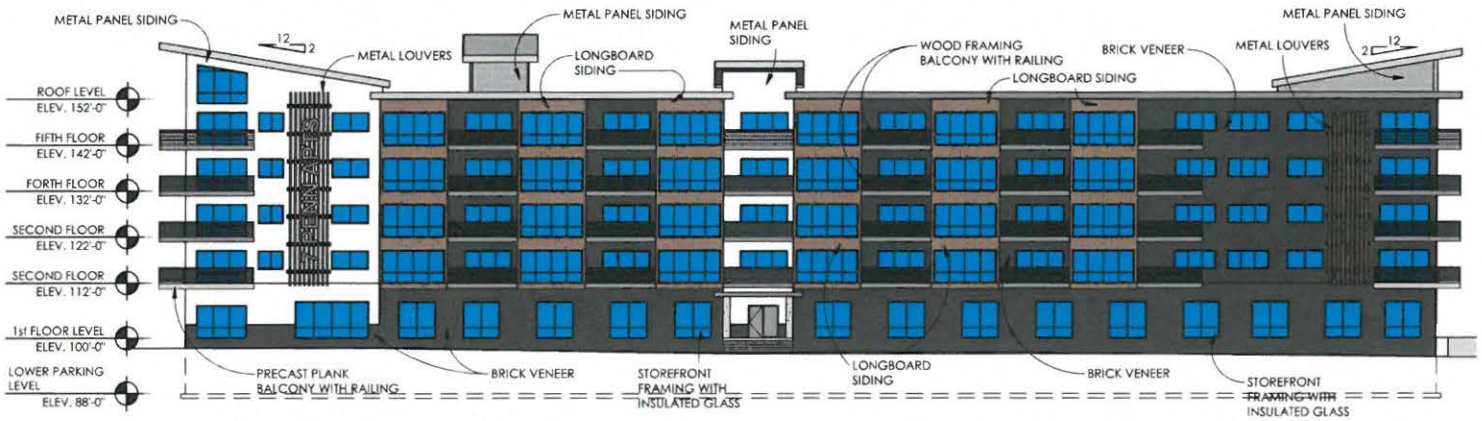
10/26/2018

7 PENN APARTMENTS

SHEBOYGAN, WI
PROJ. NO. 2016-106

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SOUTH ELEVATION
SCALE: 1" = 20'-0"

10/26/2018
7 PENN APARTMENTS
 SHEBOYGAN, WI
 PROJ. NO. 2016-106

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NORTH ELEVATION
 SCALE: 1" = 20'-0"

10/26/2018
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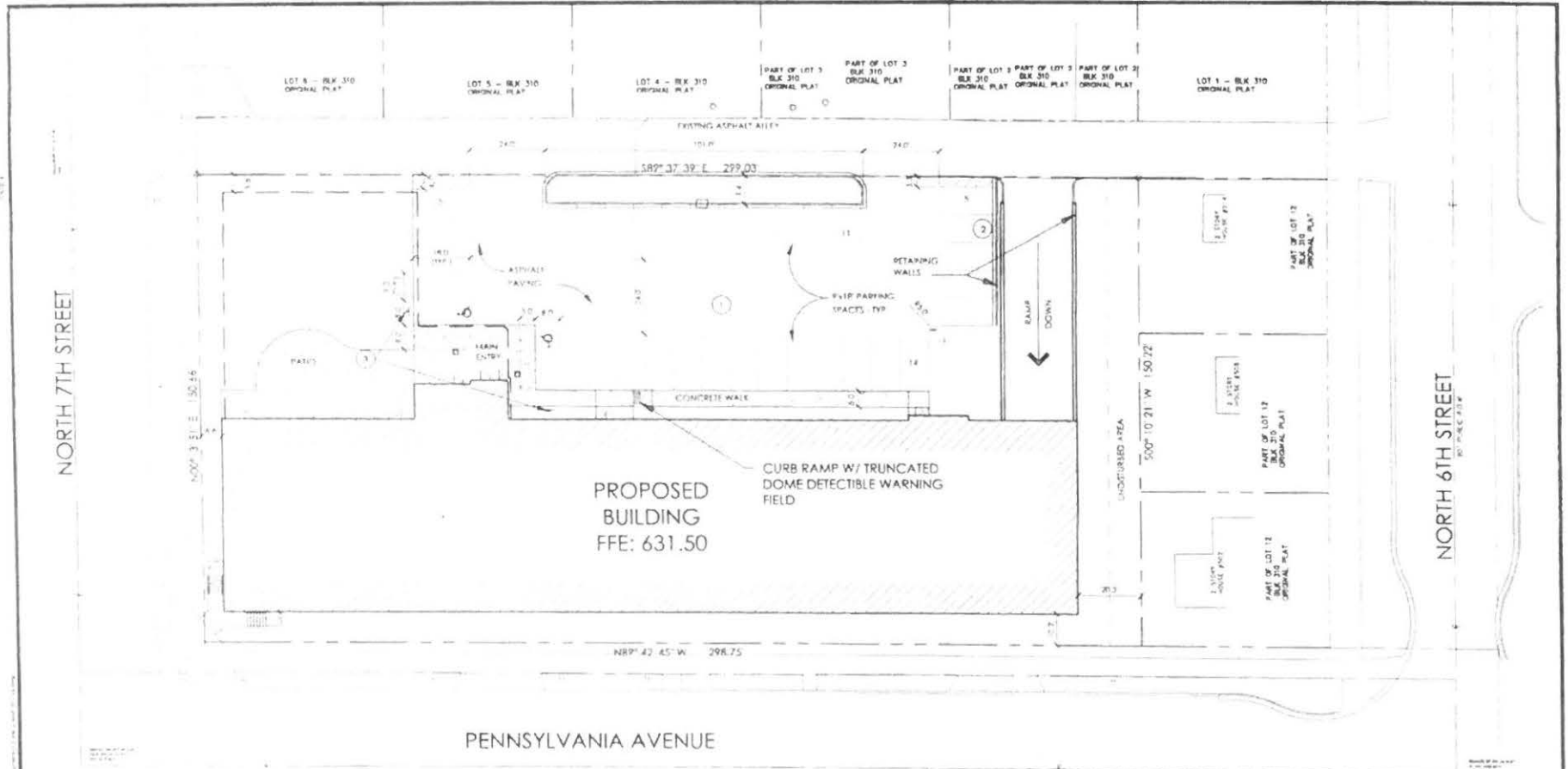
ABACUS
 ARCHITECTS





7 PENN APTS





10/08/2018
SHEBOYGAN APARTMENTS
 Sheboygan, WI 2016-106

OVERALL SITE PLAN
 SCALE: 1"=30'



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LANDSCAPE PLAN NOTES
1. SEE ALL NOTES ON SHEET 01 OF 1.
2. SEE ALL NOTES ON SHEET 02 OF 1.
3. SEE ALL NOTES ON SHEET 03 OF 1.
4. SEE ALL NOTES ON SHEET 04 OF 1.
5. SEE ALL NOTES ON SHEET 05 OF 1.
6. SEE ALL NOTES ON SHEET 06 OF 1.
7. SEE ALL NOTES ON SHEET 07 OF 1.
8. SEE ALL NOTES ON SHEET 08 OF 1.
9. SEE ALL NOTES ON SHEET 09 OF 1.
10. SEE ALL NOTES ON SHEET 10 OF 1.

LANDSCAPE PLANT SCHEDULE

NO.	PLANT	QUANTITY	NOTES
1
2
3
4
5
6
7
8
9
10

PLANTING SPECIFICATIONS

1. All plants shall be installed in accordance with the following specifications:
a. All plants shall be installed in accordance with the following specifications:
b. All plants shall be installed in accordance with the following specifications:
c. All plants shall be installed in accordance with the following specifications:
d. All plants shall be installed in accordance with the following specifications:
e. All plants shall be installed in accordance with the following specifications:
f. All plants shall be installed in accordance with the following specifications:
g. All plants shall be installed in accordance with the following specifications:
h. All plants shall be installed in accordance with the following specifications:
i. All plants shall be installed in accordance with the following specifications:
j. All plants shall be installed in accordance with the following specifications:
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l. All plants shall be installed in accordance with the following specifications:
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n. All plants shall be installed in accordance with the following specifications:
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q. All plants shall be installed in accordance with the following specifications:
r. All plants shall be installed in accordance with the following specifications:
s. All plants shall be installed in accordance with the following specifications:
t. All plants shall be installed in accordance with the following specifications:
u. All plants shall be installed in accordance with the following specifications:
v. All plants shall be installed in accordance with the following specifications:
w. All plants shall be installed in accordance with the following specifications:
x. All plants shall be installed in accordance with the following specifications:
y. All plants shall be installed in accordance with the following specifications:
z. All plants shall be installed in accordance with the following specifications:

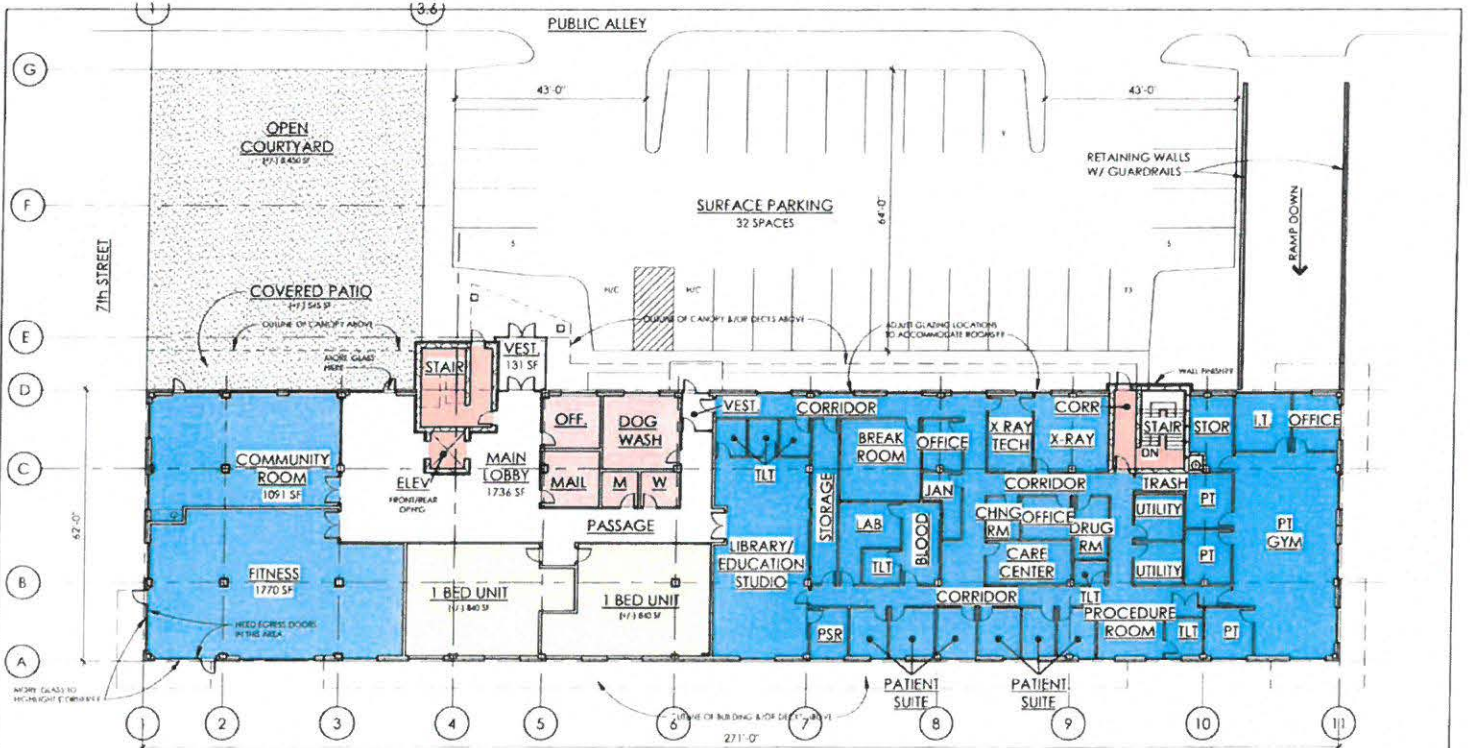
LANDSCAPE PLAN
SCALE: 1" = 30'-0"

SETTING SPECIFICATIONS

1. All plants shall be installed in accordance with the following specifications:
a. All plants shall be installed in accordance with the following specifications:
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w. All plants shall be installed in accordance with the following specifications:
x. All plants shall be installed in accordance with the following specifications:
y. All plants shall be installed in accordance with the following specifications:
z. All plants shall be installed in accordance with the following specifications:

TREE PLANTING SECTION
NOTES:
1. All trees shall be installed in accordance with the following specifications:
a. All trees shall be installed in accordance with the following specifications:
b. All trees shall be installed in accordance with the following specifications:
c. All trees shall be installed in accordance with the following specifications:
d. All trees shall be installed in accordance with the following specifications:
e. All trees shall be installed in accordance with the following specifications:
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v. All trees shall be installed in accordance with the following specifications:
w. All trees shall be installed in accordance with the following specifications:
x. All trees shall be installed in accordance with the following specifications:
y. All trees shall be installed in accordance with the following specifications:
z. All trees shall be installed in accordance with the following specifications:

TOTAL SHEET REQUIREMENTS
TOTAL SHEETS: 118
TOTAL SHEETS ON THIS PLAN: 118



AREA SUMMARY

OVERALL BLDG. FOOTPRINT:	17,175 SF
OVERALL INTERIOR:	16,295 SF
RESIDENTIAL UNITS:	6,895 SF
COMMON/CIRCULATION:	9,400 SF
OVERALL COURTYARD:	4,300 SF

9/20/2018
SHEBOYGAN APARTMENTS
 SHEBOYGAN, WI
 PROJ. NO. 2016-106

FIRST FLOOR PLAN
 SCALE: 1" = 20'-0"

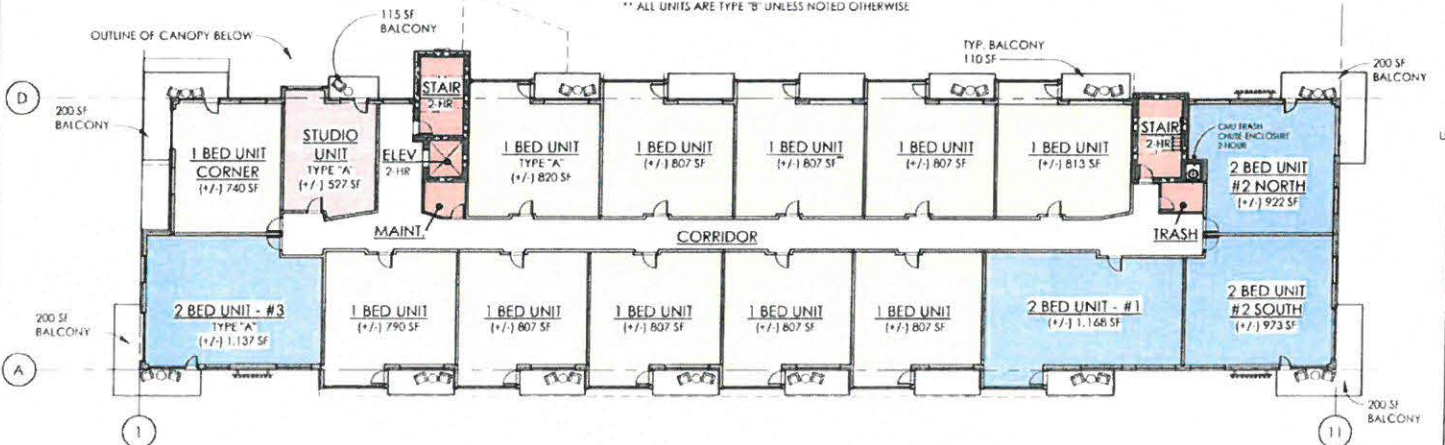


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UNIT SUMMARY	
1 BED UNITS	11
2 BED UNITS	4
STUDIO UNIT	1
TOTAL PER FLOOR	16

** ALL UNITS ARE TYPE "B" UNLESS NOTED OTHERWISE



2ND FLOOR PLAN

SCALE: 1" = 20'-0"

AREA SUMMARY	
OVERALL FLOOR FOOTPRINT	17,275 SF
OVERALL FLOOR INTERIOR	16,595 SF
RESIDENTIAL UNITS	13,540 SF
COMMON/CIRCULATION	3,055 SF
OVERALL BALCONY AREA	2,125 SF

9/20/2018

SHEBOYGAN APARTMENTS

SHEBOYGAN, WI

PROJ. NO. 2016-106



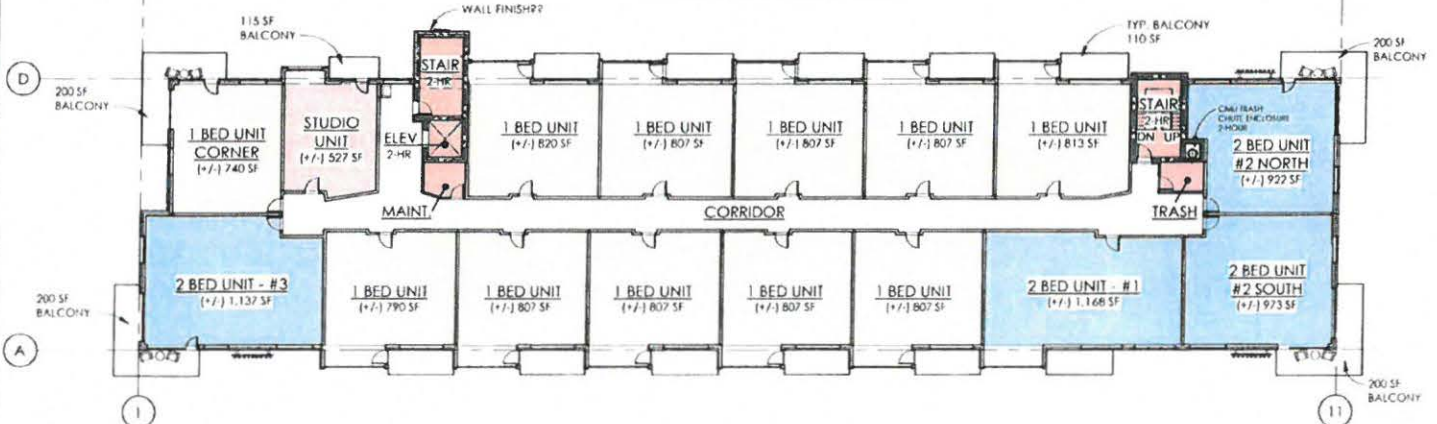
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271'-0"

UNIT SUMMARY	
1 BED UNITS	11
2 BED UNITS	4
STUDIO UNIT	1
TOTAL PER FLOOR	16

** ALL UNITS ARE TYPE "B" UNLESS NOTED OTHERWISE



3rd, 4th, & 5th FLOORS

SCALE: 1" = 20'-0"

AREA SUMMARY	
OVERALL FLOOR FOOTPRINT	17,275 SF
OVERALL FLOOR INTERIOR	16,595 SF
RESIDENTIAL UNITS	13,540 SF
COMMON/CIRCULATION	3,055 SF
OVERALL BALCONY AREA	2,125 SF

9/20/2018

SHEBOYGAN APARTMENTS

SHEBOYGAN, WI
 PROJ. NO. 2016.106

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DESIGNED AS A TYPE "B" UNIT
CAN BE MODIFIED TO BE A TYPE "A" UNIT

1 BED UNIT - ALTERNATE

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

UNIT: (+/-) 807 SF
BALCONY: 95 SF
ALTERNATE DESIGN: ALLOWS FOR A
BETTER BEDROOM DESIGN

9/20/2018

SHEBOYGAN APARTMENTS

SHEBOYGAN, WI
PROJ NO 2016 106



DESIGNED AS A TYPE "A" UNIT

1 BED UNIT - TYPE "A"

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

UNIT: (+/-) 820 SF
BALCONY: 95 SF
SECOND FLOOR ONLY
TOTAL OF 1 UNIT



DESIGNED AS A TYPE "B" UNIT

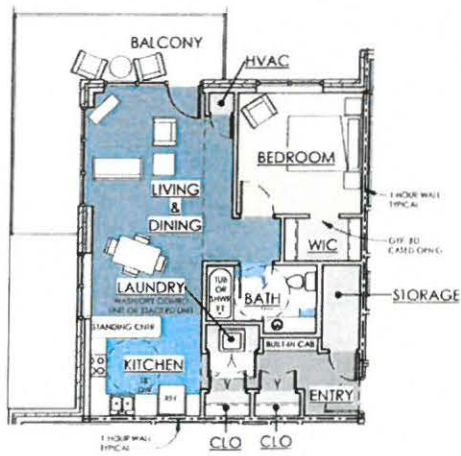
1 BED UNIT - TYPE "B"

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

UNIT: (+/-) 807 SF
BALCONY: 95 SF
9 UNITS ON SECOND FLOOR
10 UNITS ON 3rd, 4th, & 5th FLOORS
TOTAL OF 39 UNITS

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DESIGNED AS A TYPE 'B' UNIT

1 BED UNIT - CORNER

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

UNIT: (+/-) 740 SF

BALCONY: 200 SF

1 UNIT PER FLOOR - TOTAL OF 4 UNITS



DESIGNED AS A TYPE 'A' UNIT
CAN BE MODIFIED TO BE A TYPE 'B' UNIT

STUDIO UNIT

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

UNIT: (+/-) 527 SF

BALCONY: 115 SF

1 TYPE 'A' UNIT ON SECOND FLOOR

1 TYPE 'B' UNIT ON 3rd, 4th & 5th FLOORS

TOTAL OF 4 UNITS

9/20/2018

SHEBOYGAN APARTMENTS

SHEBOYGAN, WI

PROJ NO: 2016 106

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DESIGNED AS A TYPE "B" UNIT W/ OPTION "B" BATHROOM

2 BED UNIT - #2 SOUTH

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

UNIT: (+/-) 973 SF
 BALCONY: 200 SF
 1 UNIT PER FLOOR - TOTAL OF 4 UNITS



DESIGNED AS A TYPE "B" UNIT W/ OPTION "B" BATHROOM

2 BED UNIT - #1

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

UNIT: (+/-) 1,168 SF
 BALCONY: 110 SF
 1 UNIT PER FLOOR - TOTAL OF 4 UNITS

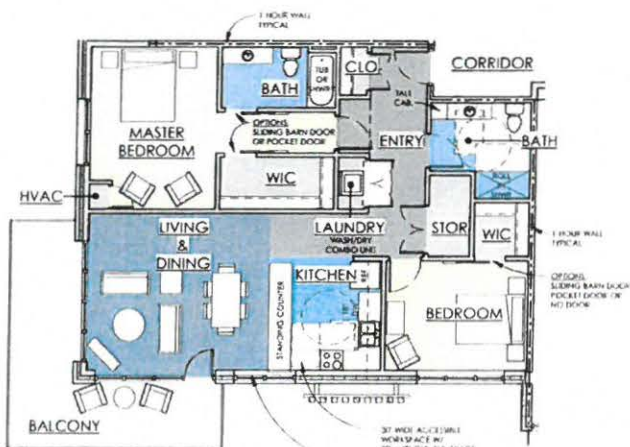
9/20/2018

SHEBOYGAN APARTMENTS

SHEBOYGAN, WI
 PROJ. NO. 2016-106

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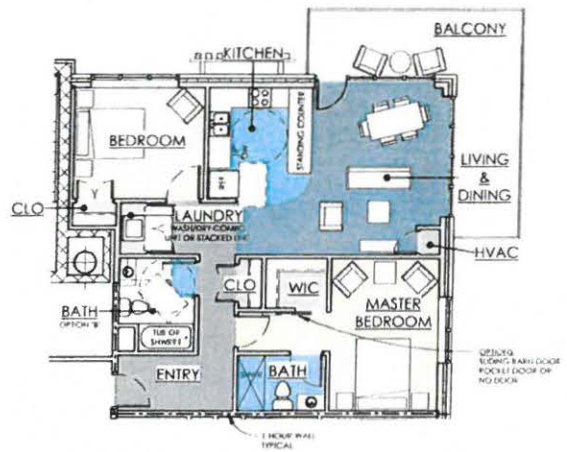


DESIGNED AS A TYPE "A" UNIT
CAN BE MODIFIED TO BE A TYPE "B" UNIT

2 BED UNIT - #3

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

UNIT: (+/-) 1,137 SF
BALCONY: 200 SF
1 TYPE "A" UNIT ON SECOND FLOOR
1 TYPE "B" UNIT ON 3rd, 4th, & 5th FLOORS
TOTAL OF 4 UNITS



DESIGNED AS A TYPE "B" UNIT W/ OPTION "B" BATHROOM

2 BED UNIT - #2 NORTH

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

UNIT: (+/-) 922 SF
BALCONY: 200 SF
1 UNIT ON 2nd, 3rd, 4th, & 5th FLOORS
TOTAL OF 4 UNITS

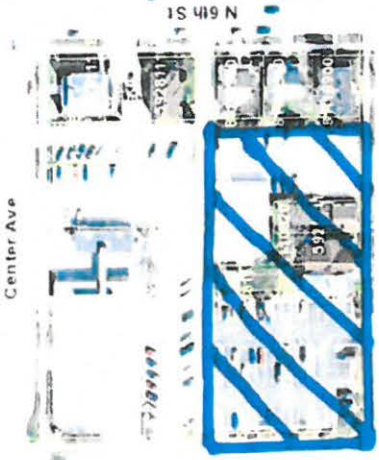
9/20/2018

SHEBOYGAN APARTMENTS

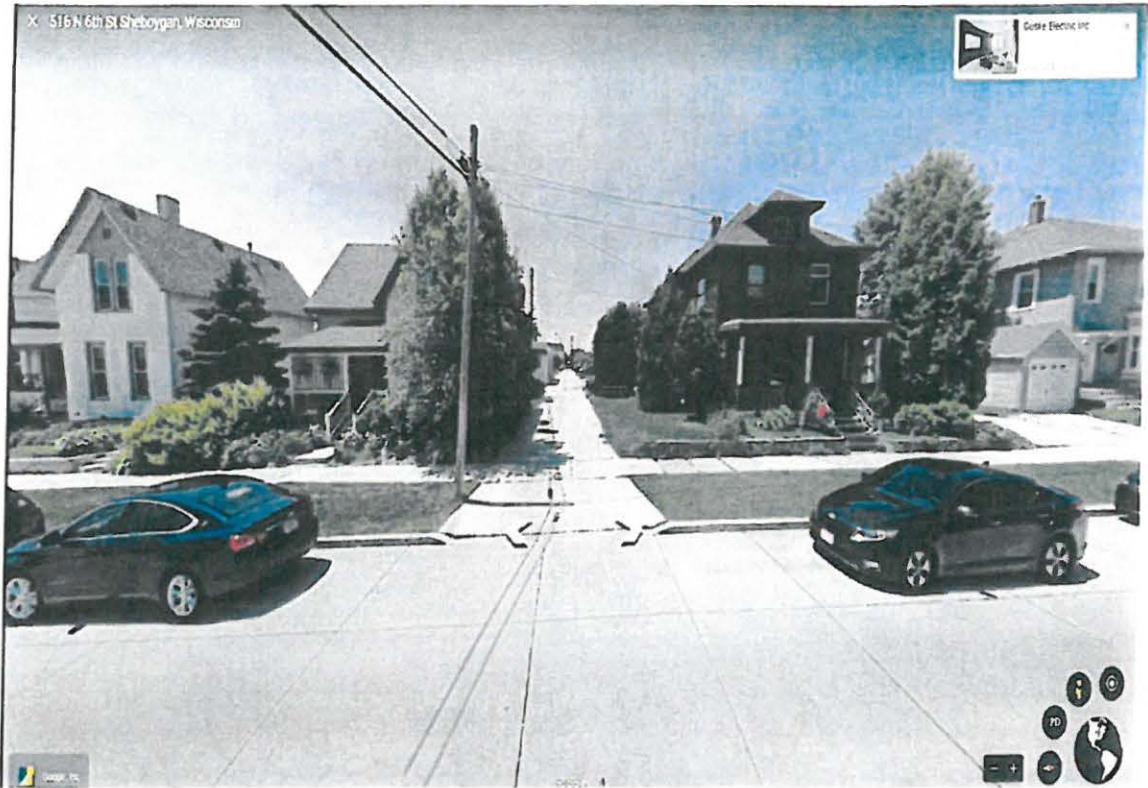
SHEBOYGAN, WI
PROJ NO. 2016 106

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10-16-18

Conditional Use – Project Narrative

7Penn Apartments
Sheboygan, WI

Project No. 2016--106

The following is a detailed summary of the proposed project.

PROJECT NAME AND ADDRESS:

7Penn Apartments
698/ 700 Pennsylvania Avenue
Sheboygan, Wisconsin 53081

PARCEL INFORMATION/SITE DATA/LEGAL DESCRIPTION:

- CSM is included as part of submittal
- Tax parcels are defined as 59281110750, 59281110810, 59281110850, 59281110820, 59281110840. ORIGINAL PLAT LOTS 7,8 & THE W 16' OF LOT 9 BLK 310

ZONING CLASSIFICATION/ZONING:

- CC-Central Commercial

EXISTING SITE CONDITIONS/LAND USE:

- Some of the previous above grade components (two residences) have been demolished and removed offsite by the County. There is currently a County Garage – yet to be demolished on site. Site also contains some parking – yet to be demolished.

PROPOSED LAND USE/LOT COVERAGE SITE DATA

- In line with the City of Sheboygan's comprehensive vision and plan, the proposed development would create a 5 story mixed use apartment and commercial building in the heart of the Sheboygan's City Center. The first floor (at grade) will contain approx. 8,000 S.F. of commercial space, adding employment downtown, in addition to two apartment units and common area for the residential tenants. Floors two through five will be exclusively for market apartments to capitalize on the views of Lake Michigan and provide further market rate urban housing options. The development is also served by underground parking serving 57 parking spaces.
- The building height is generally 52'-0" above grade. There are portions of the structure that reach 62'-0". These areas are mostly at the corners of the building structure.
- The apartment counts are as follows: 16(2) bedroom, 4 studio, and 46(1) bedroom apartments.
- There will be two access drives from the alley on the north side of the property.
- The entire site will be graded such that developed storm water runoff will be directed away from the building. Roof drainage will be collected and directed to the city storm sewer using an existing lateral.
- Existing water service will be utilized, which connects to the public water main in Pennsylvania Ave.
- Building sanitary will connect into the public sanitary sewer, which exists in both North 7th. Street and Pennsylvania Ave.

Site Information

- | | |
|--------------------------|--|
| • Proposed pavement area | 10,656 square feet (24-percent of total lot) |
| • Proposed concrete walk | 4,997 square feet (11-percent of total lot) |
| • Proposed green space | 12,354 square feet (27-percent of total lot) |
| • Proposed (1) apartment | 17,264 square feet (38-percent of total lot) |

NOTE: Based upon the current proposed site plan, we have provided (35) surface parking spaces, (57) underground parking spaces, and (10) offsite parking spaces for a total of (102) spaces. See Variance Request section of this narrative for more detail.

SITE SELECTION

- The project supports the downtown Sheboygan plan to add more multi-family housing units and brings a pre-leased new commercial tenant to support downtown job growth and businesses.
- The proposed development fits in aesthetically with downtown Sheboygan and the continued growth in the City and County.

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). See attached Landscape Plan.

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:

- This will be submitted separately by Quasius Construction.

ARCHITECTURE:

- The proposed exterior design is comprised of thin brick veneer, smart siding panels and architectural metal panels. Per the attached renderings the materials are used in various yet consistent locations to highlight both the commercial and residential portions of the facility. The structures corners are also highlighted with architectural metal panels and wrap around balconies.
- The buildings materials are consistent with other developments in the downtown area.

VARIANCE REQUEST/VARIANCE DESCRIPTION:

Building Height

The maximum building height in the Central Commercial District is 35 feet. IN order to capitalize on the views of Lake Michigan, the developer is requesting a variance to construct to the structure at a maximum of 62'-0" at the peak of the sloped roofs. The primary roof elevation will be approximately 52'-0" above finished grade.

Parking Requirements

As presently proposed, the development consists of commercial/retail space on the first floor and 66 residential units on floors 1-5. Applicable ordinance requires that the amount of space devoted to commercial/retail tenancy have at least one on-site parking space for every 300 ft.² of commercial/retail space. The square footage presently intended for commercial/retail space is 8000 ft.², which would require 27 on-site parking spaces. There is no applicable ordinance requiring a minimum number of on-site parking spaces for the 66 residential units. However, a reasonable expectation is at least one parking space (on or off site) per residential unit. Thus, the mix of required/desirable parking spaces for the development would be approximately 93 parking stalls (required 27 on-site stalls for the commercial/residential tenant and 66 stalls for the residential tenants).

The proposed development includes 57 on-site parking stalls in the basement level of the development and 35 on-site parking stalls on the first floor level of the development, for a total of 92 on-site parking spaces, which is one short of the 93 minimum target for parking spaces (on and off site). At the outset the Developer will rent 10 parking stalls from the City of Sheboygan Transit and Parking Department in Lot 9. By doing such, the Developer will secure the one stall to reach the 93 parking space minimum goal, and have an additional 9 parking stalls at the outset as the level of demand for parking is better understood as residential and commercial tenants are secured. As the extent of parking demand is best understood from actual tenant use, the Developer can adjust the number of rented stalls as it determines. The Developer also will be looking to secure parking from adjoining parcels.

As the developer of a municipal project, especially a project without municipal incentives, the Developer fully understands the need for adequate parking, both on and off site, in order to secure the residential and commercial/retail tenants it requires to achieve its goals and objectives for this development.

Density Requirements

The existing site is 1.03 acres

The current Residential Density for apartments is listed at only 40 units per acre. In the passionate effort to promote the Sheboygan downtown growth and image, the developer is requesting up to 66 units per acre.

CITY OF SHEBOYGAN

REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION

ITEM DESCRIPTION: Construction of a new multi-tenant facility at the northwest corner of Riverfront Drive and S. 8th Street (Parcel # 59281110032).

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

REPORT DATE: October 26, 2018

MEETING DATE: October 29, 2018

FISCAL SUMMARY:

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

STATUTORY REFERENCE:

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

BACKGROUND / ANALYSIS:

The applicant states:

- The proposed project consists of approximately 10,300 S.F. of office and conference space for Windway Capital Corporation and the Sheboygan Visitors Center. It is to be located at the project site of the now-demolished WP&L building along South 8th Street. See attached Site Narrative for more detailed information.
- The exterior of the building will be colored tones of grey, in a similar fashion to surrounding historical buildings, with a wood lap-siding to create a rustic appearance. The roof line will maintain a historical appearance, with sloping shingle and metal roof, which will be constructed in a gable style. We have opted to use the wooden lap siding found on other buildings that are also built along the river, and in close proximity to the proposed site.
- Visit Sheboygan is located between the southern edge of downtown Sheboygan and the Sheboygan Riverfront – Shanty Redevelopment Area. The structure thus pulls from the Shanty vernacular in the sense that its design includes:
 - Roof lines with random slopes ranging from 4:12 to 8:12 pitches
 - Roof materials to include standing seam and asphalt single
 - Pre-finished siding materials that mimic the natural beauty of weathered wood
 - Double Hung and Fixed windows (Dark Brown) that are proportionate to a 2-1/2 wide x 5 high
 - The building design creates multiple diversions (height and

- volume) similar to the Shanty style along Riverfront Drive just east of this site.
- The buildings location on the site is purposeful as to highlight the Sphere. The Sphere will be very visible on the Southeast corner of the building.

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.: 59281110070

MAP NO.: _____

ZONING CLASSIFICATION: CC- CENTRAL COMMERCIAL

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: Wild Leisle Real Estate Holdings, LLC

ADDRESS: Sheboygan, WI P.O. Box 897

E-MAIL ADDRESS: lkohler@windway.com

PHONE: NA FAX NO.: NA

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Visit Sheboygan

ADDRESS OF PROPERTY AFFECTED: NA

NEW BUILDING: X ADDITION: _____ REMODELING: _____

DESCRIPTION OF PROPOSED PROJECT:

The proposed project consists of approximately 10,300 S.F. of office and conference space for Windway Capital Corp and the Sheboygan Visitors Center. It is to be located at the project site of the now-demolished WP&L building along South 8th Street. See attached Site Narrative for more detailed information.

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

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

The exterior of the building will be colored tones of grey, in a similar fashion to surrounding historical buildings, with a wood lap-siding to create a rustic appearance. The roof line will maintain a historical appearance, with sloping shingle and metal roof, which will be constructed in a gable style. We have opted to use the wooden lap siding found on other buildings that are also built along the river, and in close proximity to the proposed site.

3. NAMES AND ADDRESSES

OWNER OF SITE: Wild Leisle Real Estate Holdings, LLC

ADDRESS: Sheboygan, WI P.O. Box 897

PHONE: NA FAX NO.: NA

ARCHITECT: Abacus Architects, Inc. – Kurt Davis

ADDRESS: 1135A Michigan Ave, Sheboygan 53081

E-MAIL ADDRESS: kdavis@abacusarchitects.net

PHONE: 920-452-4444 FAX NO.: NA

CONTRACTOR: Joseph Schmitt Construction Co., Inc.

ADDRESS: 2104 Union Avenue, Sheboygan, Wi 53081

PHONE: 920-946-0991 FAX NO.: NA

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

10/22/18

DATE

Leslie Kohler

PRINT ABOVE NAME

OFFICE USE ONLY

ACTION BY ARCHITECTURAL REVIEW BOARD

DATE OF MEETING: _____

APPROVED: _____

CONDITIONALLY APPROVED: _____

DENIED: _____

CONDITIONS

SIGNATURE: _____
Chairperson, Architectural Review Board OR
Manager of Planning & Zoning

DATE: _____

NEW CONSTRUCTION

VISIT SHEBOYGAN

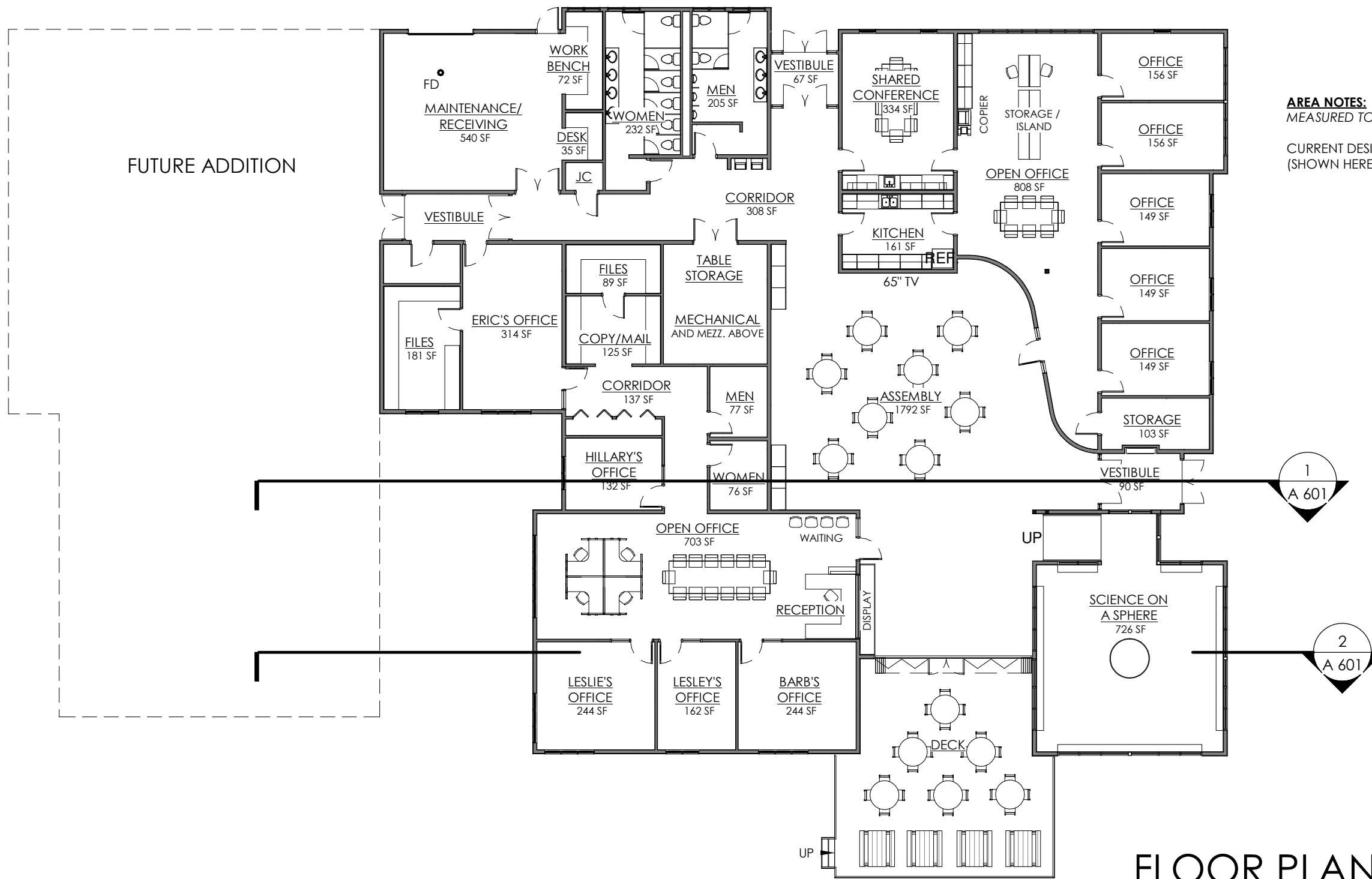
Sheboygan, WI, 53081



ARCHITECTURE:

ABACUS ARCHITECTS, INC.
1135A MICHIGAN AVENUE
SHEBOYGAN, WISCONSIN 53081
P: 920-452-4444

- 1 COVER PAGE
- 2 ARCHITECTURAL SITE PLAN
- 3 FLOOR PLAN
- 4 NORTH ELEVATION
- 5 EAST ELEVATION
- 6 WEST ELEVATION
- 7 SOUTH ELEVATION
- 8 RENDERING
- 9 RENDERING
- 10 RENDERING
- 11 RENDERING

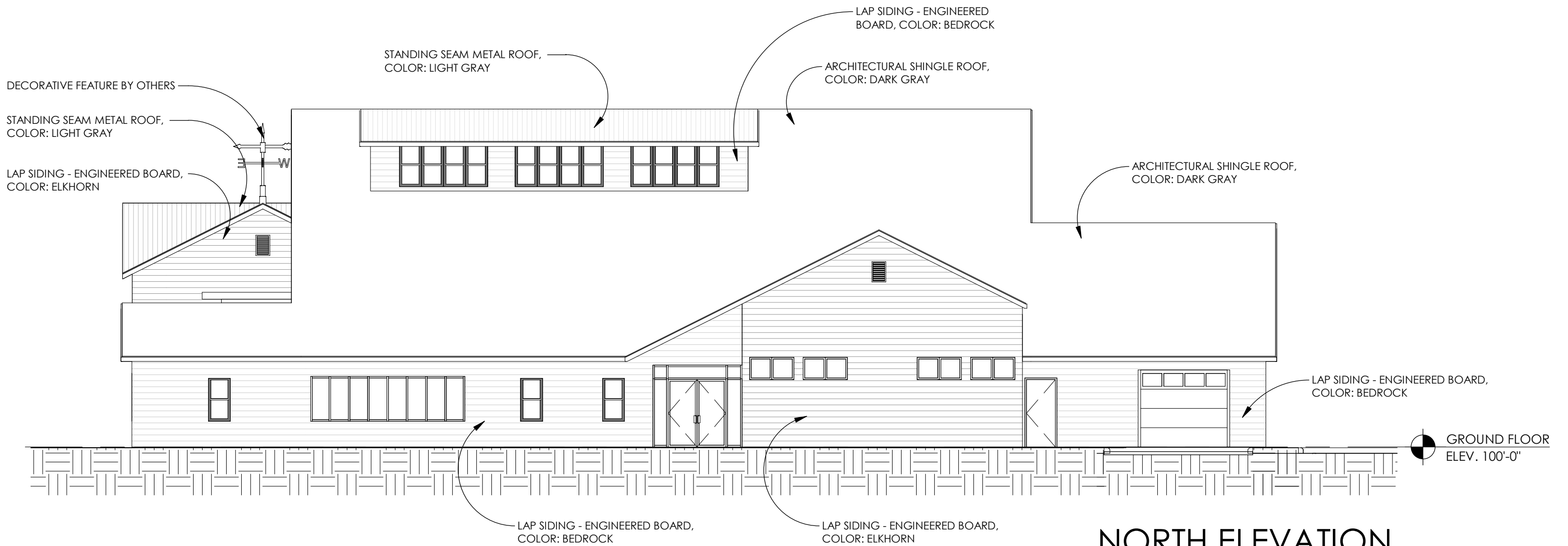


FLOOR PLAN
 SCALE: 1/16" = 1'-0"

10/22/2018
 NEW CONSTRUCTION
VISIT SHEBOYGAN
 Sheboygan, WI, 53081
 PROJ. NO. 2018-76

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NORTH ELEVATION

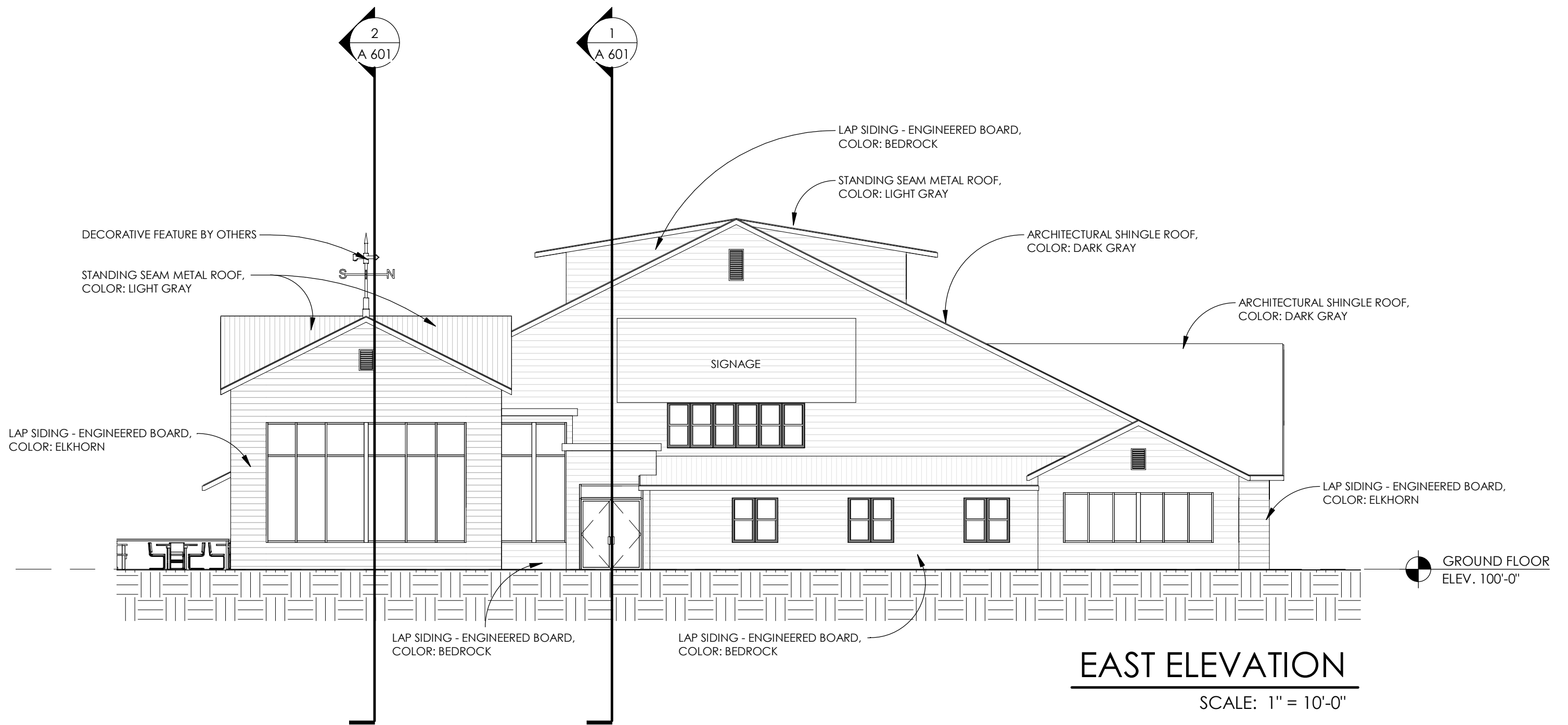
SCALE: 1" = 10'-0"

10/22/2018
 NEW CONSTRUCTION
VISIT SHEBOYGAN

Sheboygan, WI, 53081
 PROJ. NO. 2018-76

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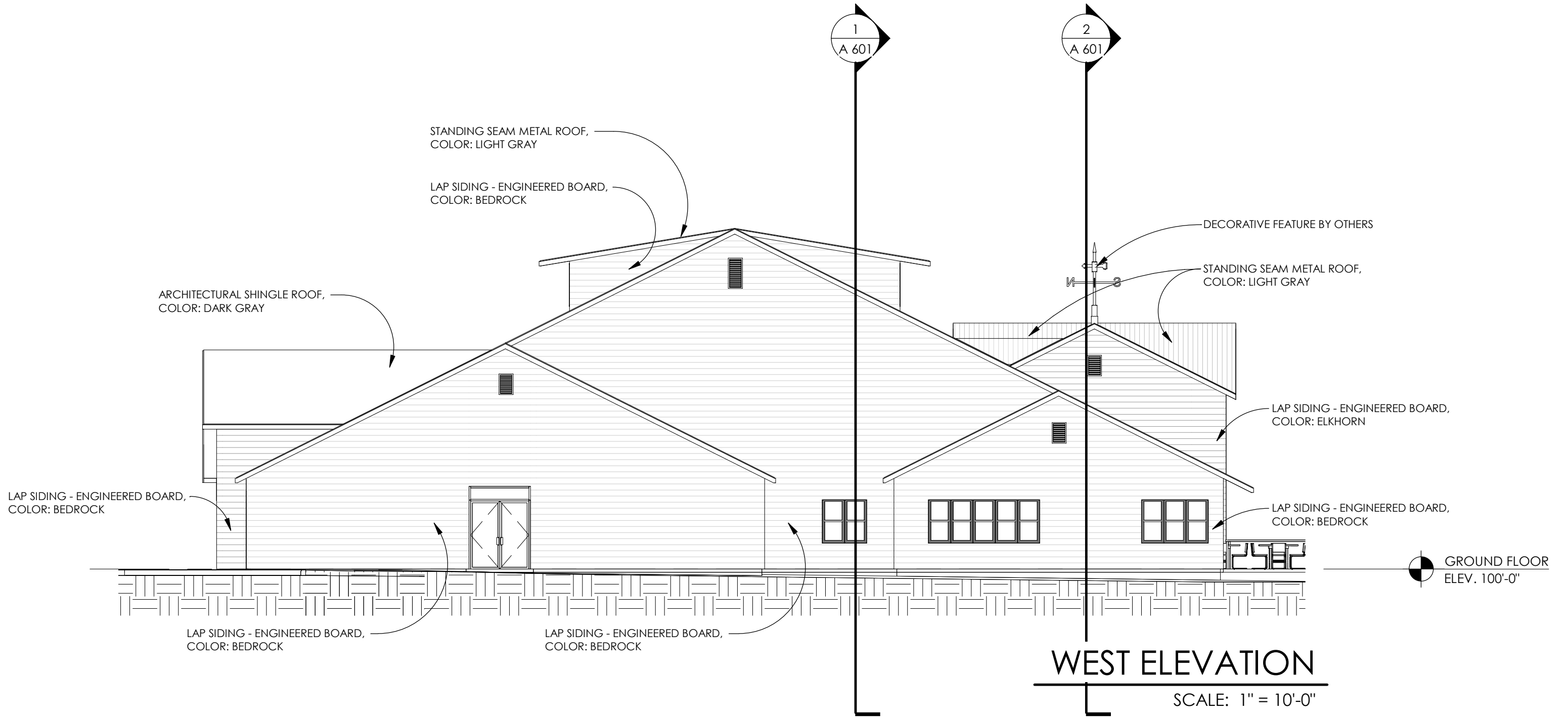


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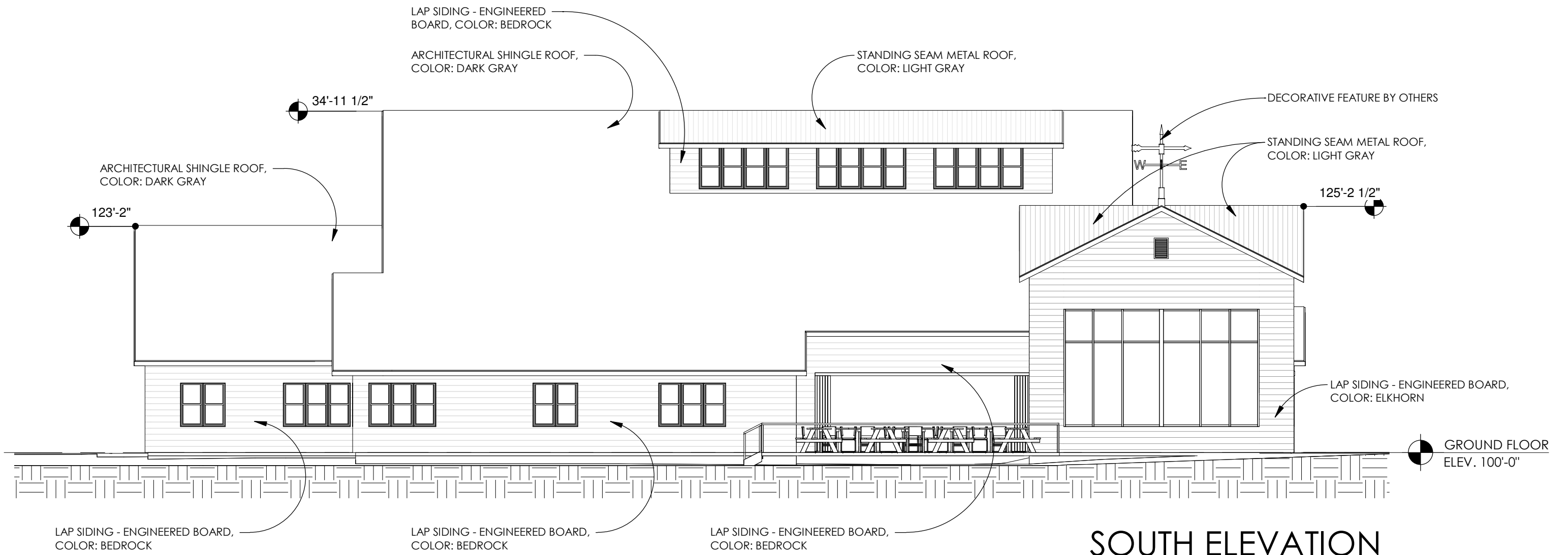


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SOUTH ELEVATION

SCALE: 1" = 10'-0"

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EAST VIEW



S.E. CORNER VIEW

10/22/2018
NEW CONSTRUCTION
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NORTH VIEW



N.E. CORNER VIEW

10/22/2018
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N.W. CORNER VIEW



WEST VIEW

10/22/2018

NEW CONSTRUCTION

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S.W. CORNER VIEW



SOUTH VIEW

10/22/2018

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