

*****ATTACHMENTS*****

CITY OF SHEBOYGAN

REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION

ITEM DESCRIPTION: Construction of new Trinity Medical Clinic on Superior Avenue just south of N. 35th Street (Parcel #215910).

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

REPORT DATE: August 24, 2018

MEETING DATE: August 27, 2018

FISCAL SUMMARY:

STATUTORY REFERENCE:

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

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

BACKGROUND / ANALYSIS:

Dr. Aloys Tauscheck is proposing to construct Trinity Medical Clinic (Shoreline Skin Specialists dermatology clinic) on vacant, undeveloped parcel 215910 located on Superior Avenue. This property is located between Transpo-Mini Storage (3515 Superior Avenue) to the west and Harmony of Sheboygan (3319 Superior Avenue) to the east and Prevea Behavioral Care (3425 Superior Avenue) to the south. The applicant states:

- Shoreline Skin specializes in diseases of the skin, hair, and nails. Including cutaneous manifestations of systemic diseases. Dr. Tauscheck and his staff are experts in the diagnosis and treatment of many diseases, and the skilled nursing staff has been trained in the latest and innovative techniques in order to provide up to date medical care and management of chronic skin disorders.
- The proposed one-story clinic building will be 3,045sf (52.5 x 58). The building design is a craftsman architectural style. Exterior materials will consist of cultured stone, LP Smartside lap siding, vinyl shakes with asphalt shingled roof.
- Applicant shows a future slab on the site plan at the southwest corner of the site. The intention is to build a storage building in the future
- Applicant believes that the proposed design and building materials are consistent with the other buildings along Superior Avenue and the new clinic will add another vibrant business and attractive building to Superior Avenue.

STAFF COMMENTS:

Applicant shows a future slab on the site plan at the southwest corner of the site. Based on its location (close to and very visible to the Prevea Behavior Care facility), this future shed/garage facility shall be designed to match the main Shoreline Skin Specialists clinic building in terms of design, colors, materials, etc. The Board may want to have the applicant explain a timeline for such a structure to be constructed.

As the Board is aware, this section of Superior Avenue has been redeveloping very nicely from an architectural design and materials perspective. City Staff, the Plan Commission and the Architectural Review Board have been requiring well designed structures in this area of Superior Avenue.

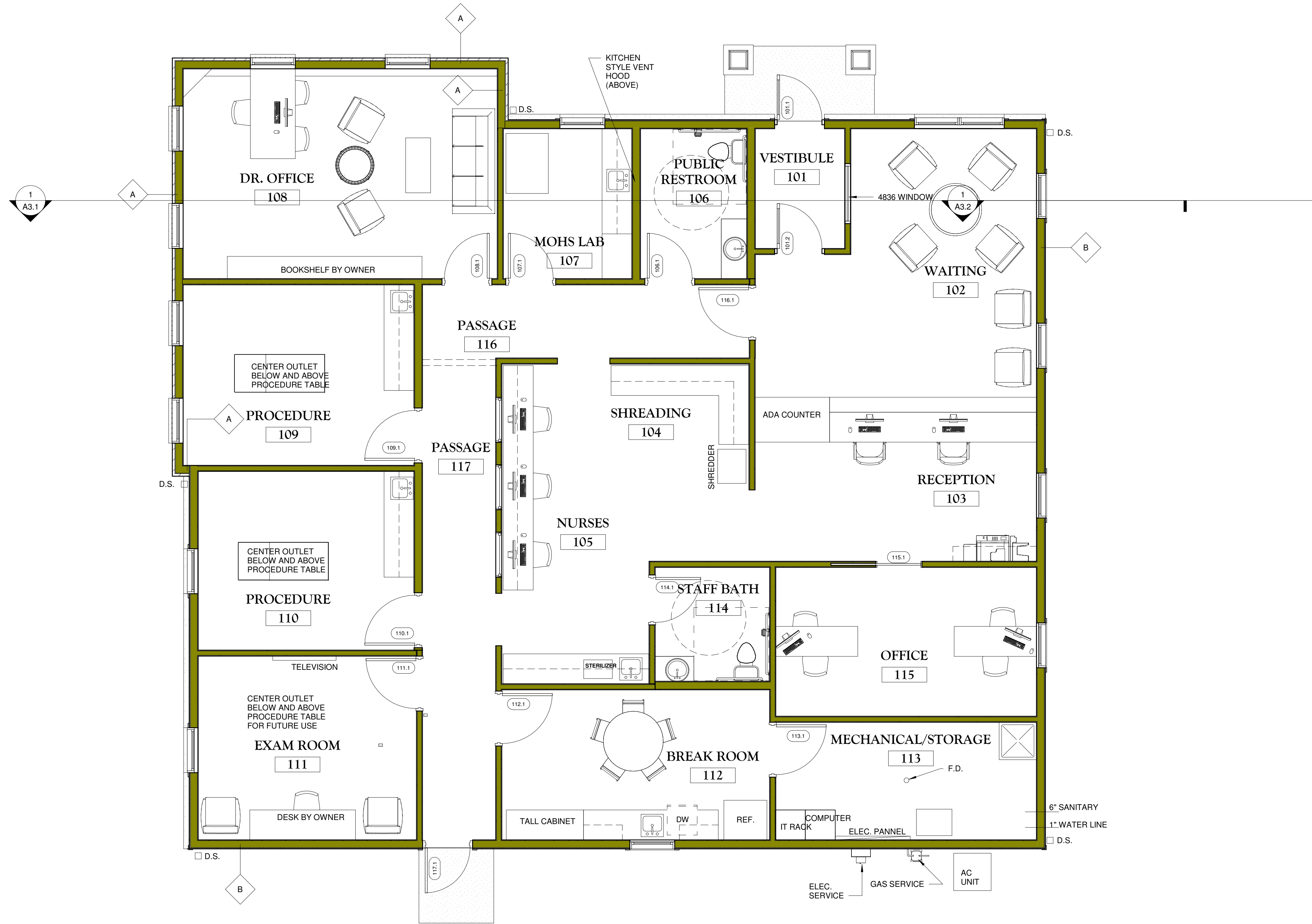
The Board should be aware that the front of the building faces east towards the shared interior access road/driveway. Thus, the board will want to closely review the proposed north/Superior Avenue elevation - side elevation of the clinic building but the elevation that you will see from Superior Avenue (side elevation that is fronting the street). It does appear that the applicant has added some additional detail to the north/street side of the building in terms of roof lines, materials, building offset, etc. Staff does question whether to run the cultured stone all the way to the west end of the building similarly to what has been done to the east/front of the building - install cultured stone on the west ½ of the north elevation a similar height to what is proposed on the south ½ of the east elevation (approximately 3 feet to the bottom horizontal divider of the windows).

ACTION REQUESTED:

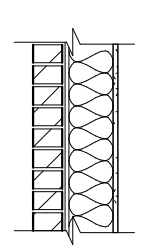
Motion to approve with possible amendments as determined by the Board.

ATTACHMENTS:

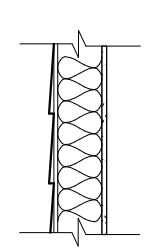
Architectural Review Board Application and required attachments.



WALL TYPE:
2" BRICK VENEER
 3/8" AIR GAP
 (2) LAYERS 15 LB. FELT
 1/2" PLYWOOD SHEATHING
 2x6 WOOD STUDS AT 16" O.C.
 R-23 BIBS INSULATION
 5/8" GYPSUM WALL BOARD



WALL TYPE:
VINYL SIDING
 1/2" PLYWOOD SHEATHING
 2x6 WOOD STUDS AT 16" O.C.
 R-23 BIBS INSULATION
 5/8" GYPSUM WALL BOARD



EXTERIOR WALL TYPES
 1/2" = 1'-0"



FIRST FLOOR PLAN
 1/4" = 1'-0"
 2895 SQ. FT.

PRELIMINARY - NOT FOR CONSTRUCTION

TRINITY MEDICAL COMPLEX

DR. TAUSCHECK

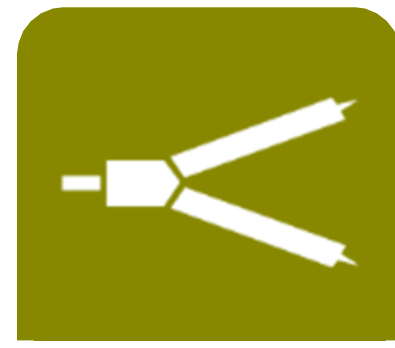
Sheboygan, WI

DESIGN NO.:	CONTRACT NO.:
BUSINESS DEV. ASSOC.: Mike Cashman	DESIGNER: Jeremy Luick
DRAWN BY: Jeremy Luick	PROJECT MANAGER: Jeremy Luick

REVISIONS:	DATE:
6.26.18	
7.30.18	

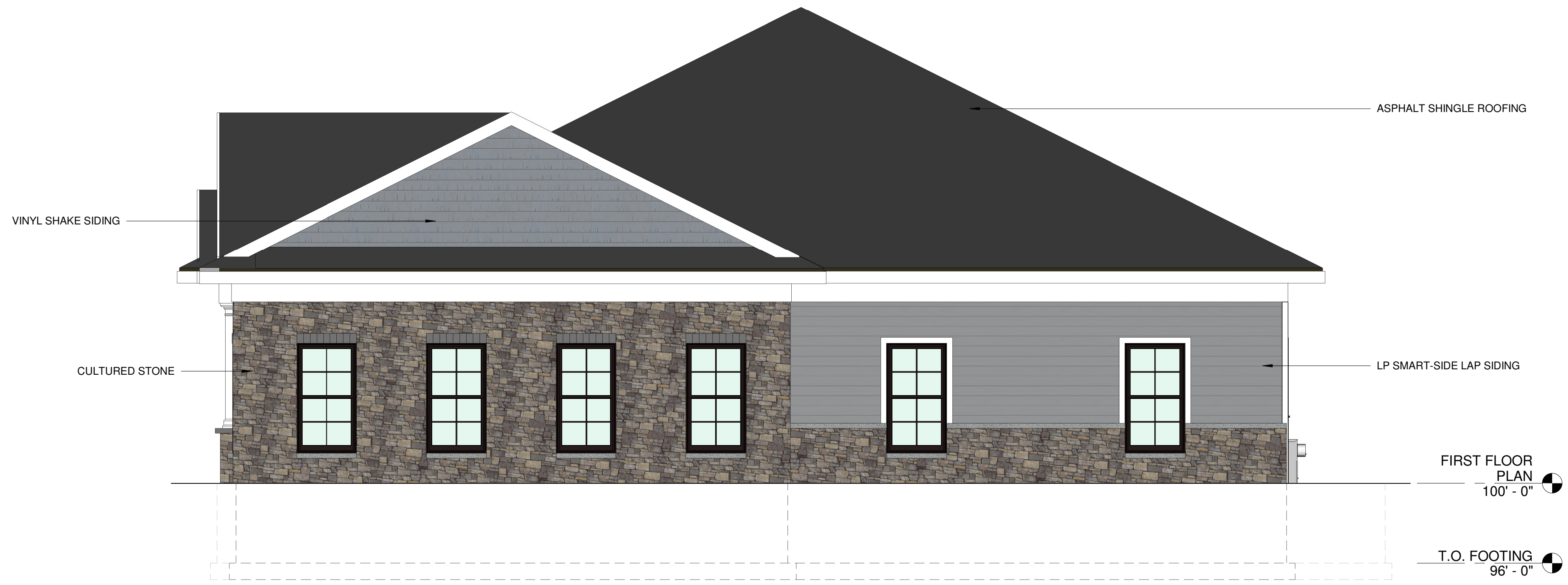
DATE: 6.5.18

SHEET: **A1.1**



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3 NORTH ELEVATION
A2.1 1/4" = 1'-0"



1 SOUTH ELEVATION
A2.1 1/4" = 1'-0"

PRELIMINARY - NOT FOR CONSTRUCTION

TRINITY MEDICAL COMPLEX

DR. TAUSCHECK

Sheboygan, WI

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BUSINESS DEV. ASSOC.: Mike Cashman
DESIGNER: Jeremy Luck
DRAWN BY: Jeremy Luck
PROJECT MANAGER:

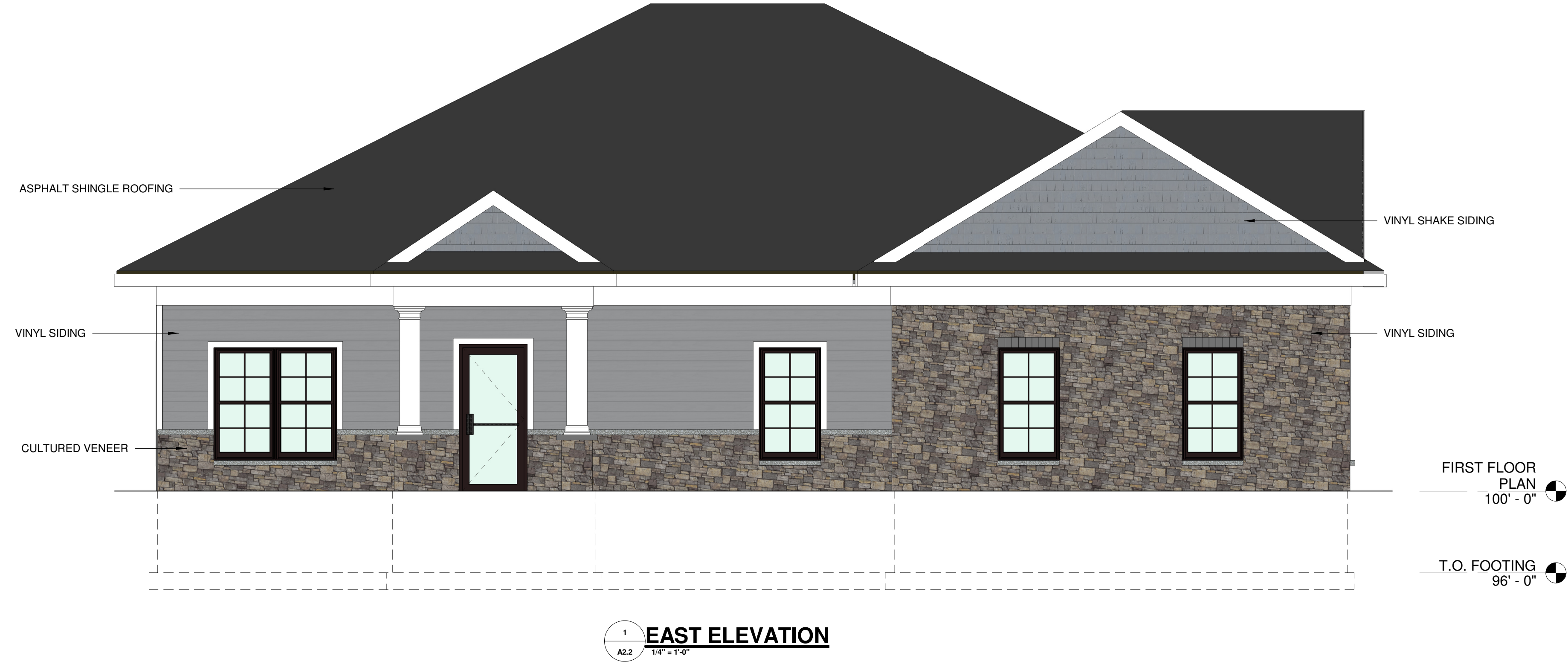
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6.26.18
7.30.18

DATE: 03/16/11

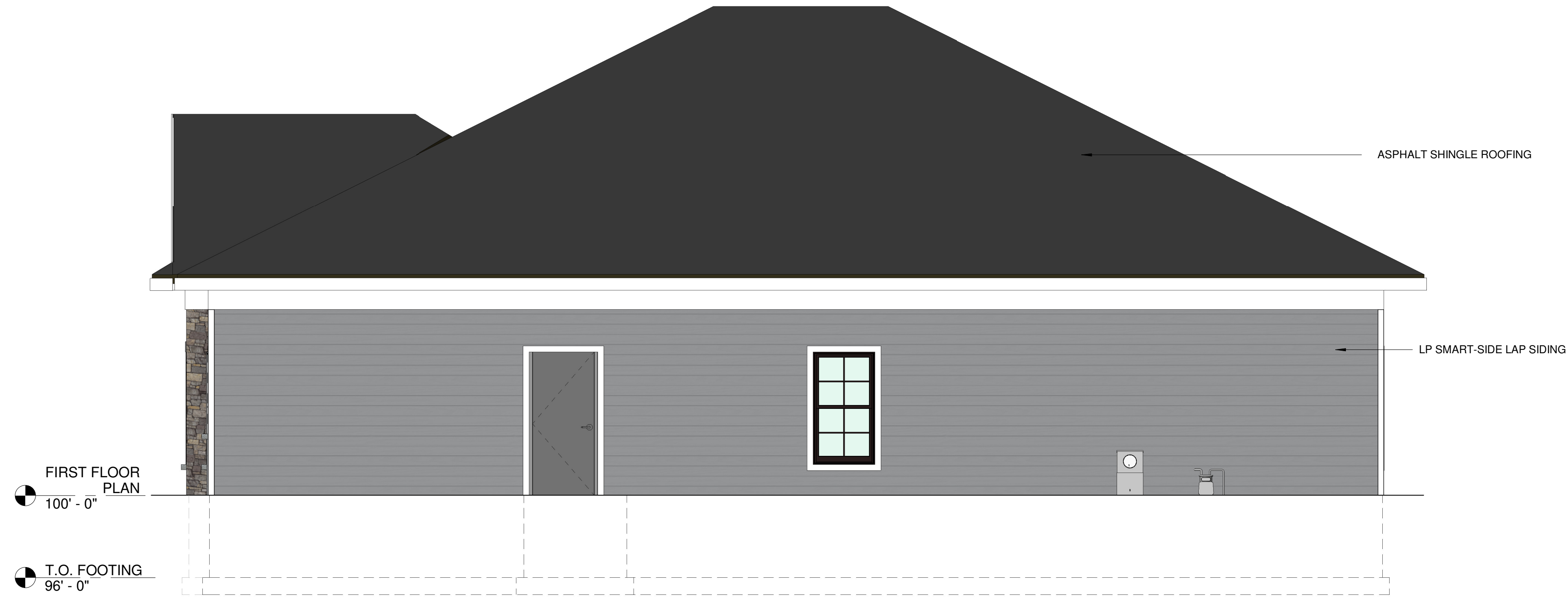
SHEET: **A2.1**



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1 EAST ELEVATION
A2.2 1/4" = 1'-0"



2 WEST ELEVATION
A2.2 1/4" = 1'-0"

PRELIMINARY - NOT FOR CONSTRUCTION

TRINITY MEDICAL COMPLEX

DR. TAUSCHECK

Sheboygan, WI

DESIGN NO:	CONTRACT NO:
BUSINESS DEV. ASSOC.: Mike Cashman	DESIGNER: Jeremy Luick
DRAWN BY: Jeremy Luick	PROJECT MANAGER: Jeremy Luick

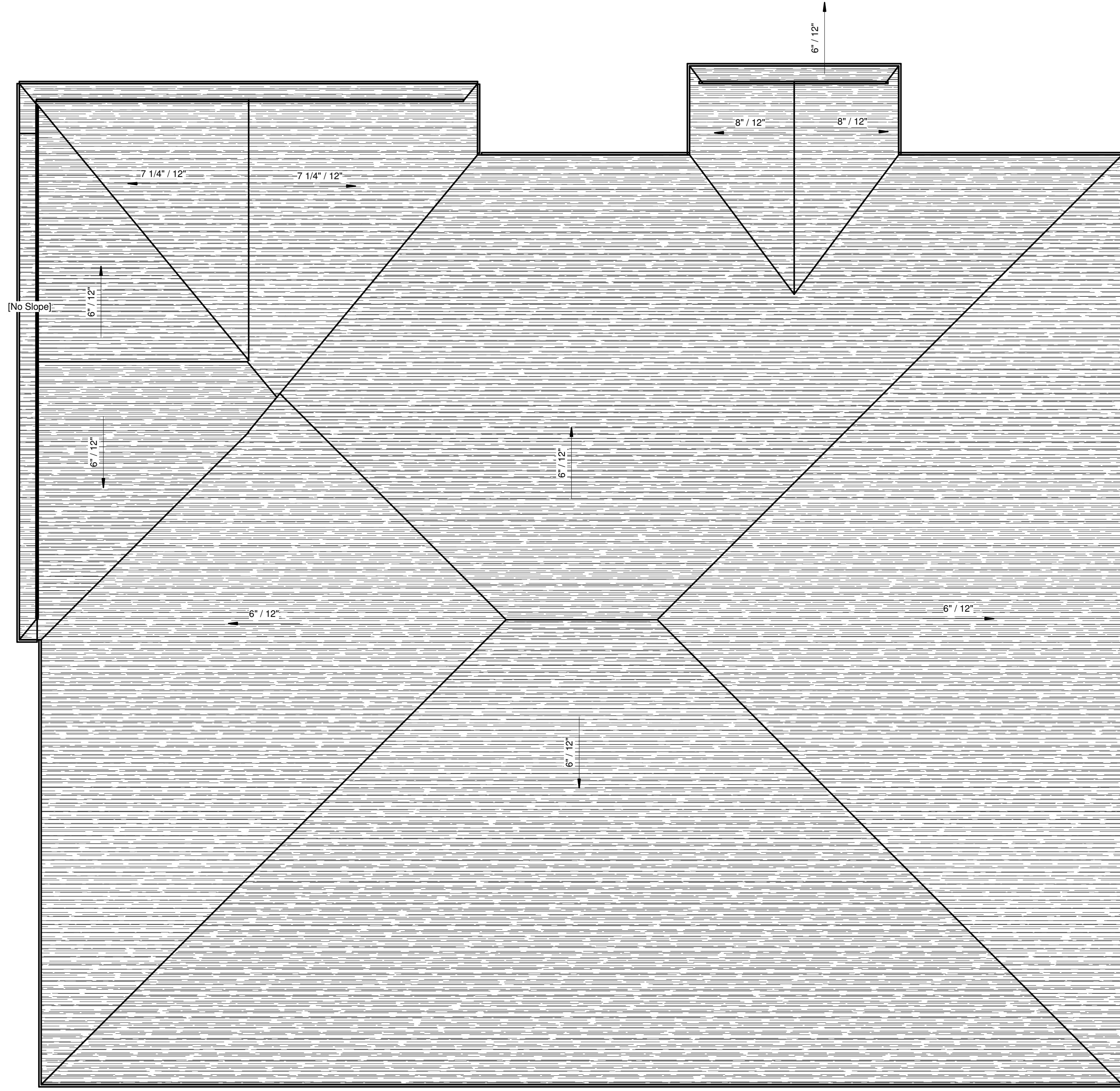
REVISIONS:
6.26.18
7.30.18

DATE: 07/09/18

SHEET: **A2.2**

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1 ROOF PLAN
1/4" = 1'-0"

PRELIMINARY - NOT FOR CONSTRUCTION

TRINITY MEDICAL COMPLEX

DR. TAUSCHECK

Sheboygan, WI

REVISIONS:

6.26.18
7.30.18

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DATE:

07/09/18

SHEET:

A5.1

BUSINESS DEV. ASSOC.:
Mike Cashman

DESIGNER:
Jeremy Lueck

DRAWN BY:
Jeremy Lueck

PROJECT MANAGER:
.....

DESIGN NO.:

CONTRACT NO.:

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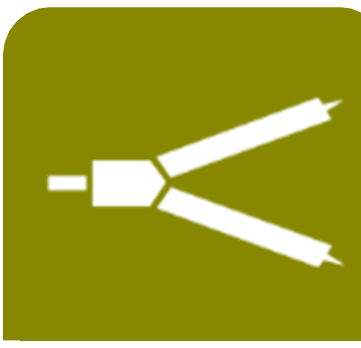
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CITY OF SHEBOYGAN

REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION

ITEM DESCRIPTION: Construction of new Trinity Medical Clinic on Superior Avenue just south of N. 35th Street (Parcel #215910).

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

REPORT DATE: August 10, 2018

MEETING DATE: August 13, 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:

Dr. Aloys Tauscheck is proposing to construct Trinity Medical Clinic (Shoreline Skin Specialists dermatology clinic) on vacant, undeveloped parcel 215910 located on Superior Avenue. This property is located between Transpo-Mini Storage (3515 Superior Avenue) to the west and Harmony of Sheboygan (3319 Superior Avenue) to the east and Prevea Behavioral Care (3425 Superior Avenue) to the south. The applicant states:

- Shoreline Skin specializes in diseases of the skin, hair, and nails. Including cutaneous manifestations of systemic diseases. Dr. Tauscheck and his staff are experts in the diagnosis and treatment of many diseases, and the skilled nursing staff has been trained in the latest and innovative techniques in order to provide up to date medical care and management of chronic skin disorders.
- The proposed one-story clinic building will be 3,045sf (52.5 x 58). The building design is a craftsman architectural style. Exterior materials will consist of cultured stone, LP Smartside lap siding, vinyl shakes with asphalt shingled roof.
- Applicant shows a future slab on the site plan at the southwest corner of the site. The intention is to build a storage building in the future
- Applicant believes that the proposed design and building materials are consistent with the other buildings along Superior Avenue and the new clinic will add another vibrant business and attractive building to Superior Avenue.

STAFF COMMENTS:

Applicant shows a future slab on the site plan at the southwest corner of the site. Based on its location (close to and very visible to the Prevea Behavior Care facility), this future shed/garage facility shall be designed to match the main Shoreline Skin Specialists clinic building in terms of design, colors, materials, etc. The Board may want to have the applicant explain a timeline for such a structure to be constructed.

As the Board is aware, this section of Superior Avenue has been redeveloping very nicely from an architectural design and materials perspective. City Staff, the Plan Commission and the Architectural Review Board have been requiring well designed structures in this area of Superior Avenue.

The Board should be aware that the front of the building faces east towards the shared interior access road/driveway. Thus, the board will want to closely review the proposed north/Superior Avenue elevation - side elevation of the clinic building but the elevation that you will see from Superior Avenue (side elevation that is fronting the street). It does appear that the applicant has added some additional detail to the north/street side of the building in terms of roof lines, materials, building offset, etc. Staff does question whether to run the cultured stone all the way to the west end of the building similarly to what has been done to the east/front of the building - install cultured stone on the west ½ of the north elevation a similar height to what is proposed on the south ½ of the east elevation (approximately 3 feet to the bottom horizontal divider of the windows).

ACTION REQUESTED:

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

ATTACHMENTS:

Architectural Review Board Application and required attachments.

PARCEL NO.: 215910
MAP NO.: _____
ZONING CLASSIFICATION: SC

Office Use Only
DATE SUBMITTED: _____
REVIEW DATE: 8/14/18

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: DELEERS CONSTRUCTION
ADDRESS: 1825 NIMITZ DRIVE, DE PERE, WI 54115
E-MAIL ADDRESS: _____
PHONE: (920) 347-5830 FAX NO.: (920) 347-5861

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: TRINITY MEDICAL COMPLEX
Shoreline SKIN Specialists
ADDRESS OF PROPERTY AFFECTED: Parcel # 59281215910
SUPERIOR AVE
NEW BUILDING: X ADDITION: _____ REMODELING: _____

DESCRIPTION OF PROPOSED PROJECT: New 2805 sqft.
Dermatology Clinic. Single Story. Single
tenant. Cultured Stone, LP SmartSide Lap Siding,
vinyl shakes with Asphalt Shingled Roof

DESCRIPTION OF EXISTING EXTERIOR DESIGN AND MATERIALS: N/A

DESCRIPTION OF THE PROPOSED EXTERIOR DESIGN AND MATERIALS: _____
Cultured Stone Accent with LP SmartSide Lap
Siding, Vinyl shake siding in gables with
Asphalt shingled Roofing

Written Description-Conditional Use Application

Trinity Medical Complex

Sheboygan, WI 53081

Existing Land Use

Single Tenant Building-

Shoreline Skin Specialists-Dermatology Clinic

Proposed Land Use

Reason for site selection

Vacant lot is owned by the developer, is in an area of medical buildings that our Dermatology clinic will compliment

Estimated Employees

6

Access

Access will be off of the center private drive

Drive-Up Window

None

Site Data

Total Site Area: 30254 sq.ft. (0.69 acres)

Building Footprint Area: 2908 sq.ft.

Pavement, Concrete & Misc.: 8102 sq.ft.

Total Impervious area: 11010 sq.ft.

Landscape Area Remaining: 22152 sq.ft.

Density and Intesity Requirements

Minimum Landscape Surface Ration 9(LSR): .25

-39

Minimum Lot Area (MLA): 4500 sq.ft. min with conditional use permit

- 30254 sq.ft. acatual

Maximum Building Size (MBS):

2906 sq.ft. actual

Setbacks

Building Front or Street Lot Line (Superior Ave.)- 40'

-61.12' actual

Building to Nonresidential Side Lot Line – 10' on west side/25' access easement on east side

-10' actual on west side

-25.44' actual on east side

Building to Nonresidential Rear Lot Line- 10'

-1080.29' actual

Minimum Paved Surface Setback: 25' from Front or Street Lot Line- 5'

-N/A

Minimum Paved Surface Setback: 5' from Side/Rear Lot Line

-5' actual on side lot lines

-47.07' on rear lot line

Maximum Building Height: 50'

-22' actual

Parking Requirements

Minimum Number of Off-Street Parking Spaces Required on the Lot:

Regular-1 per employee and 1 per room = 8 stalls

Handicap-1 per 25 stalls = 1 stalls

Total required = 9 stalls

Or

Regular-1 per 300 sq.ft. of floor area = 10 stalls

Handicap-1 per 25 stalls = 1 stalls

Total required = 11 stalls

Summary of Improvements

Improving the vacant lot with a new attractive building grading and landscaping.

Building Design

The building design is a craftsman architectural style. With LP smart side lap siding, vinyl shake shingles in the gables, with cultured stone accents on the walls facing Superior Ave. and the private drive. This building will complement the Prevea building at the end of the private drive.

Landscape Requirements

Landscape plan submittal complying with all standards per City of Sheboygan Zoning Ordinance Subchapter 15-6 to be provided at time of permitting

Performance Standards/Potential Nuisances

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

Taking this vacant lot and improving it with the new proposed building , grading and landscaping with enhance the immediate are. This dermatology clinic will also compliment the other medical buildings in the area. The access to the parking lot off of the private street will not be a nuisance to the existing Prevea building at the end of the street with our access twords the middle of the drive and with on average only 30 clients per day utilizing our site.

Site Lighting

Site lighting to be provided via single pole mounted fixture in the parking lot and three building mounted light fixtures. Styles and heights to match the architectural style of the building

Signage Regulations

A formal signage submittal per City of Sheboygan Zoning Ordinance Subchapter 15-8 to be provided at a future date

Written Justification

This Superior Ave. area is a mix of commercial businesses, medical, office and professional service uses. Our Dermatology clinic will enhance the area and compliment the surrounding businesses. It is our belief that this development is in following with the comprehensive master plan and will not provide a nuisance, but rather benefit the surrounding area.

New Medical Clinic

CITY OF SHEBOYGAN, WISCONSIN



SITE LOCATION MAP



CITY OF SHEBOYGAN



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UTILITY PLAN	5
STORMWATER MANAGEMENT PLAN	6
LANDSCAPE PLAN	7

GENERAL NOTES

1. ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED ACCORDING TO THE ORDINANCES AND REQUIREMENTS OF THE CITY OF SHEBOYGAN, STANDARD SPECIFICATIONS FOR SEWER & WATER CONSTRUCTION IN WISCONSIN, AND THE STATE OF WISCONSIN DOT, DEPT. OF COMMERCE, AND DNR REQUIREMENTS.
2. THE LOCATION AND SIZE OF THE EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE, AND WERE LOCATED BY FIELD SURVEY. DIGGERS HOTLINE MARKING AND EXISTING UTILITY RECORDS, THE ENGINEER, DESIGNER, OR SURVEYOR DOES NOT GUARANTEE THEIR SIZE OR LOCATION. ALL EXISTING UTILITIES ON THIS SITE MAY NOT BE SHOWN ON THIS DRAWING. ALL CONTRACTORS FOR THEIR WORK, MUST NOTIFY DIGGERS HOTLINE AND 800-488-1111 FOR MARKING THE LOCATION OF EXISTING UNDERGROUND UTILITIES 3 DAYS PRIOR TO BEGINNING WORK. CONTRACTORS SHALL ALSO REQUEST THE PROPERTY OWNER TO LOCATE THEIR PRIVATE UTILITIES.
3. ALL CONTRACTORS ARE RESPONSIBLE TO EXAMINE THE SITE PRIOR TO BEGINNING WORKING WORK, TO COMPARE SITE CONDITIONS AND DRAWINGS. ANY APPARENT DISCREPANCIES, ERRORS, OR OMISSIONS SHALL BE REPORTED TO THE ENGINEER AND RESOLVED PRIOR TO STARTING OR CONTINUING WITH CONSTRUCTION.
4. ALL CONTRACTORS ARE TO VERIFY UTILITY ELEVATIONS, PRIOR TO COMMENCING WITH THEIR WORK.
5. ALL CONTRACTORS SHALL PROPERLY FENCE AND BARRICADE OPEN TRENCHES AND EXCAVATIONS.
6. EACH CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY.
7. EACH CONTRACTOR IS RESPONSIBLE FOR THEIR TRADES APPLICATIONS, PERMITS, FEES, AND APPROVALS.
8. UTILITIES DAMAGED BY A CONTRACTOR SHALL BE REPAIRED TO THE UTILITY OWNER'S SATISFACTION AND AT THAT CONTRACTOR'S EXPENSE.
9. REMOVAL OF EXISTING UTILITIES, CURBS AND/GUTTERS, SIGNALS, TOPSOIL, SEEDING, FERTILIZING, AND MULCHING THAT ARE NOT SHOWN ON THE PLAN, BUT ARE REQUIRED FOR YOUR TRADE OF WORK, ARE CONSIDERED INCIDENTAL AND ARE THE RESPONSIBILITY OF THAT CONTRACTOR.
10. ALL GRADES REPRESENT FINISH GRADE UNLESS NOTED OTHERWISE.

PROPERTY INFORMATION

PROPERTY ADDRESS: SUPERIOR AVENUE
CITY OF SHEBOYGAN, WISCONSIN 53081

OWNER: SHARLINE SON SPECIALISTS
104 W. HORTON TAYLOR DRIVE
SHEBOYGAN, WISCONSIN 53081
ATTN: ALICE HANUSCHKE
PHONE: (920) 461-0276
EMAIL: ATOURNE@SHOOD.COM

GENERAL CONTRACTOR/ARCHITECT: DELEERS CONSTRUCTION, INC.
1025 HAMILT DRIVE, SUITE A
SHEBOYGAN, WISCONSIN 53115
ATTN: MIE CASARANI
PHONE: (920) 341-6867
EMAIL: CASARANI@DELEERS.COM

CIVIL ENGINEER: HANSEN EXCAVATING, INC.
1017 PINE AVENUE
SHEBOYGAN, WI 53081
ATTN: CRAIG A. RUSCH
PHONE: (920) 438-0088
EMAIL: CRUSCH@HCEL.NET

PROPERTY DESCRIPTION: LOT 2 OF CERTIFIED SURVEY MAP, RECORDED IN VOLUME 24, PAGES 135, AND BEING PART OF THE NE 1/4 OF THE NW 1/4 OF SECTION 21, T10N, R30E, CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN.

ZONING: SUBURBAN COMMERCIAL DISTRICT (SC)

SUBJECT	CODE	DESIGN
MAX HEIGHT	25'	45'
STREET BUILD SETBACK	25'	45'
REAR BUILD SETBACK	10'	100'
SIDE BUILD SETBACK	10'	100'
STREET FRONT SETBACK	10'	100'
SIDE FRONT SETBACK	5'	50'
LANDSCAPE PLANTATION %	25 MIN	30%

LOT SIZE	LOT FRONT	LOT DEPTH	PERMIT
4,800 SF	60 FT	80 FT	30.24 SF

AREAS	PARCEL TOTAL	LAND DISTURBANCE (APPROX.)	PRE CONSTRUCTION OF LAND DISTURBANCE	POST CONSTRUCTION OF LAND DISTURBANCE
	30,224 SF (0.69 ACRES)	14,000 SF (0.32 ACRES)	0 SF (0 ACRES) 0%	16,000 SF (0.36 ACRES) 52%

PARKING	REQUIRED STALLS	PROPOSED STALLS
	REGULAR - 1 PER EMPLOYEE AND 1 PER ROOM HANDICAP - 1 PER 100 STALLS TOTAL REQUIRED: 8 STALLS	REGULAR - 1 PER 100 SF OF FLOOR AREA HANDICAP - 1 PER 100 STALLS TOTAL REQUIRED: 11 STALLS

PROPOSED STALLS	REGULAR	HANDICAP	TOTAL PROPOSED
	14 STALLS	1 STALL	15 STALLS

PROJECT TITLE SHEET

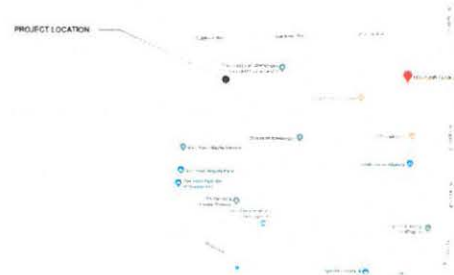
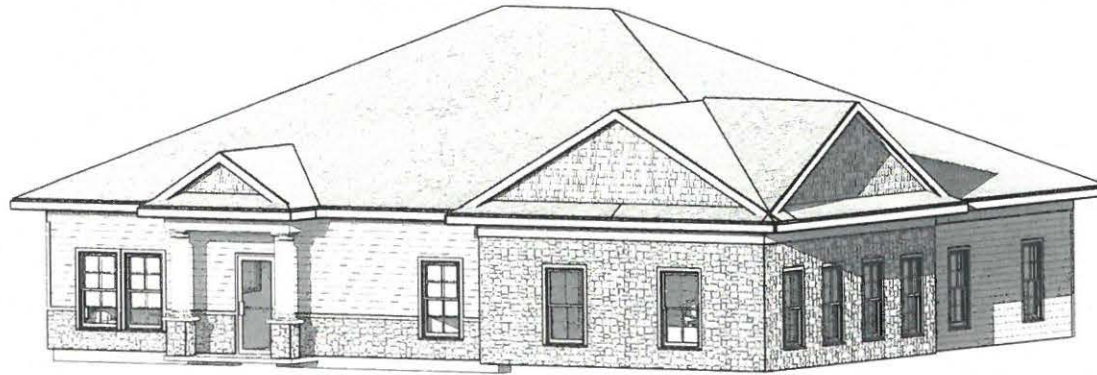
No.		Revision		Date	
1		1		1	

Shoreline Skin Specialists
Dr. Al Tauschek
LOT 2 Superior Avenue
Sheboygan, Wisconsin

DATE
7/30/18

1

TRINITY MEDICAL COMPLEX DR. TAUSCHEK



SHEET INDEX

T1.0	TITLE SHEET
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A2.2	ELEVATIONS
A2.3	3D EXTERIOR
A3.1	BUILDING SECTION
A3.2	WALL SECTION
A4.1	REFLECTED CEILING PLAN
A5.1	ROOF PLAN

PRELIMINARY - NOT FOR CONSTRUCTION

**TRINITY MEDICAL COMPLEX
DR. TAUSCHKEK**

Sheboygan, WI

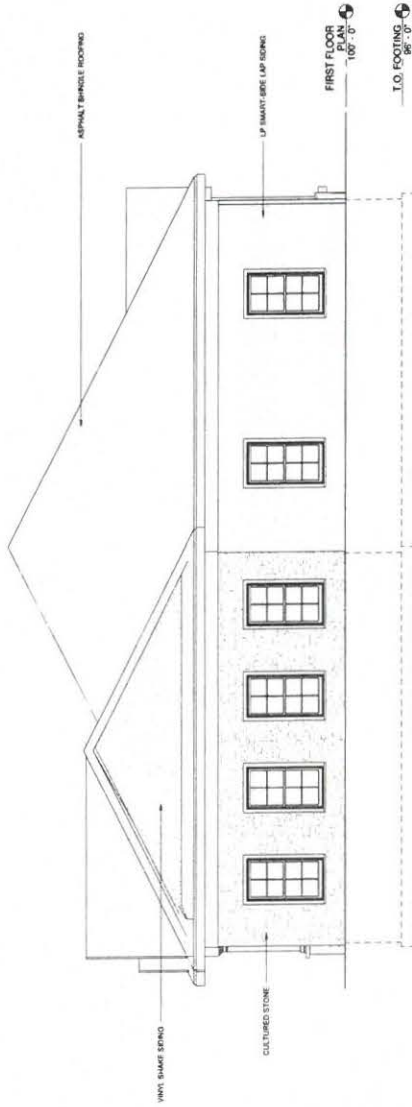


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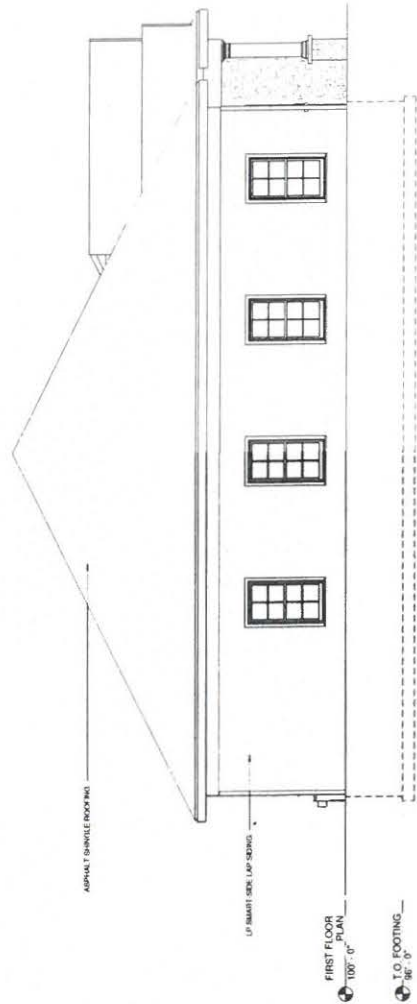
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CONTRACT NO.	
DATE	
PROJECT MANAGER	
ARCHITECT	
ENGINEER	
DATE	
PROJECT MANAGER	

T1.0

PRELIMINARY - NOT FOR CONSTRUCTION



NORTH ELEVATION



SOUTH ELEVATION



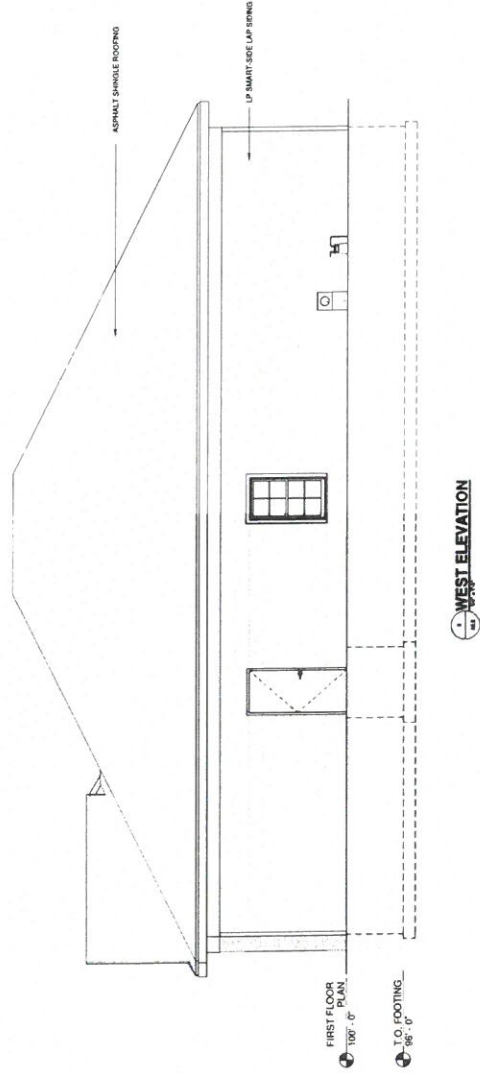
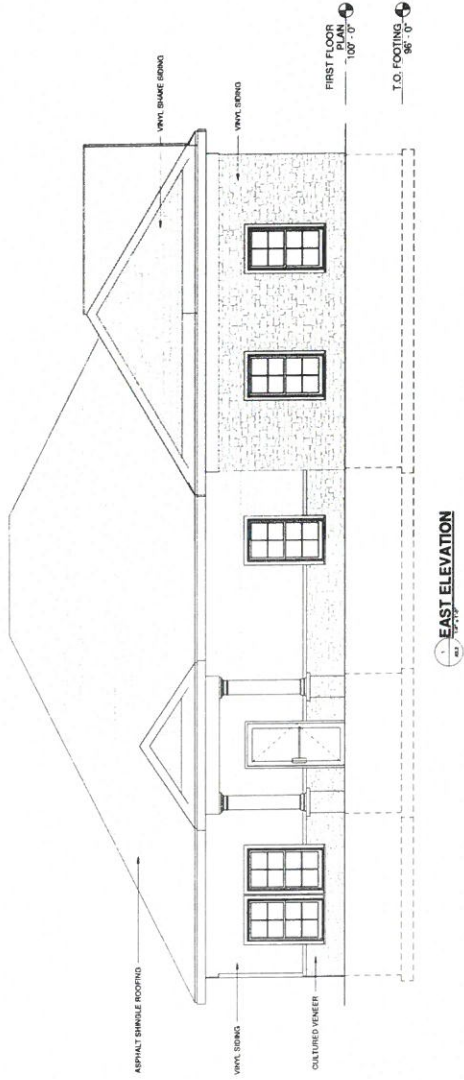
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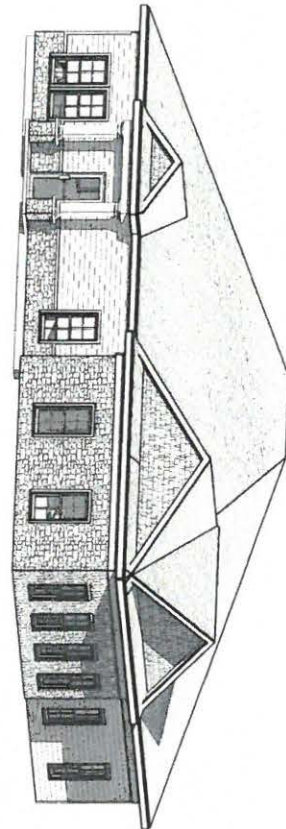
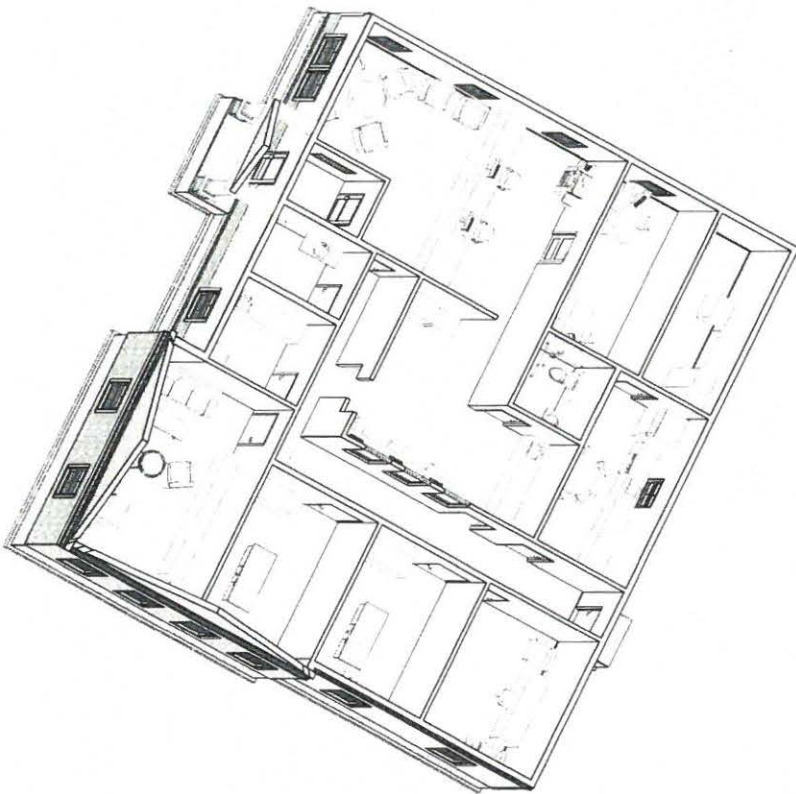
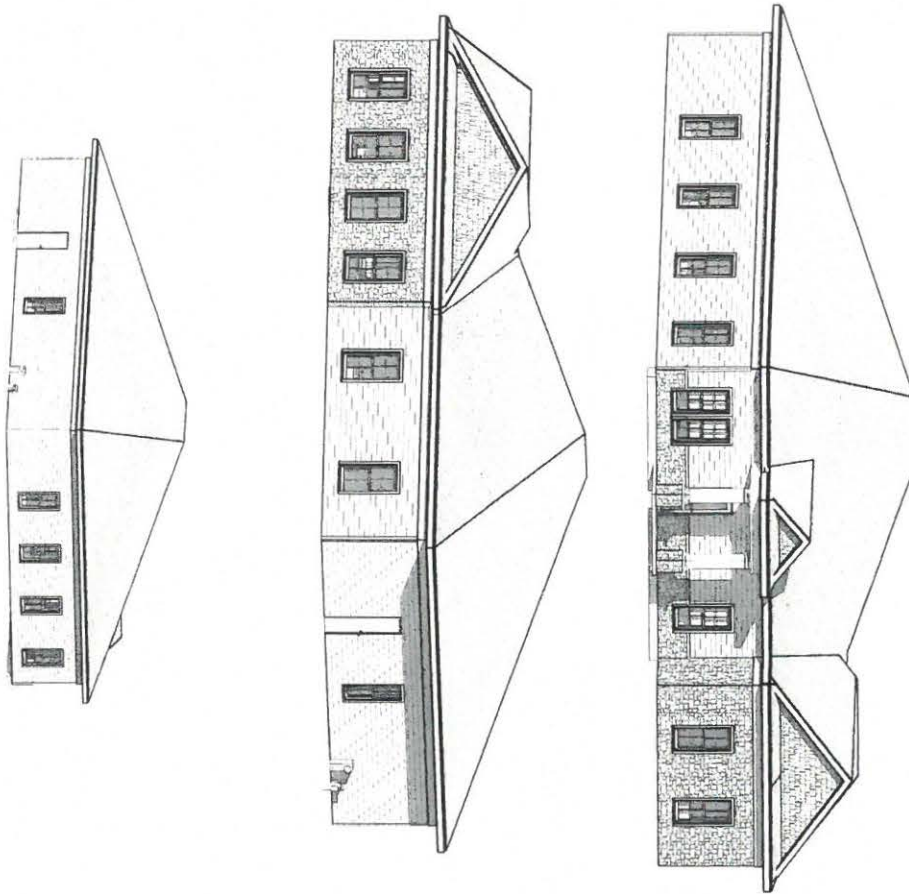
TRINITY MEDICAL COMPLEX
DR. TAUSCHECK
Sheboygan, WI

DESIGN NO. _____
NUMBER BY: A.S.C. _____
DATE: _____
REVISIONS: _____
DATE: _____
DRAWN BY: _____
CHECKED BY: _____
PROJECT MANAGER: _____
COPYRIGHT NOTICE: _____

A2.2
DATE: _____
REVISIONS: _____
DATE: _____

PRELIMINARY - NOT FOR CONSTRUCTION





PRELIMINARY - NOT FOR CONSTRUCTION

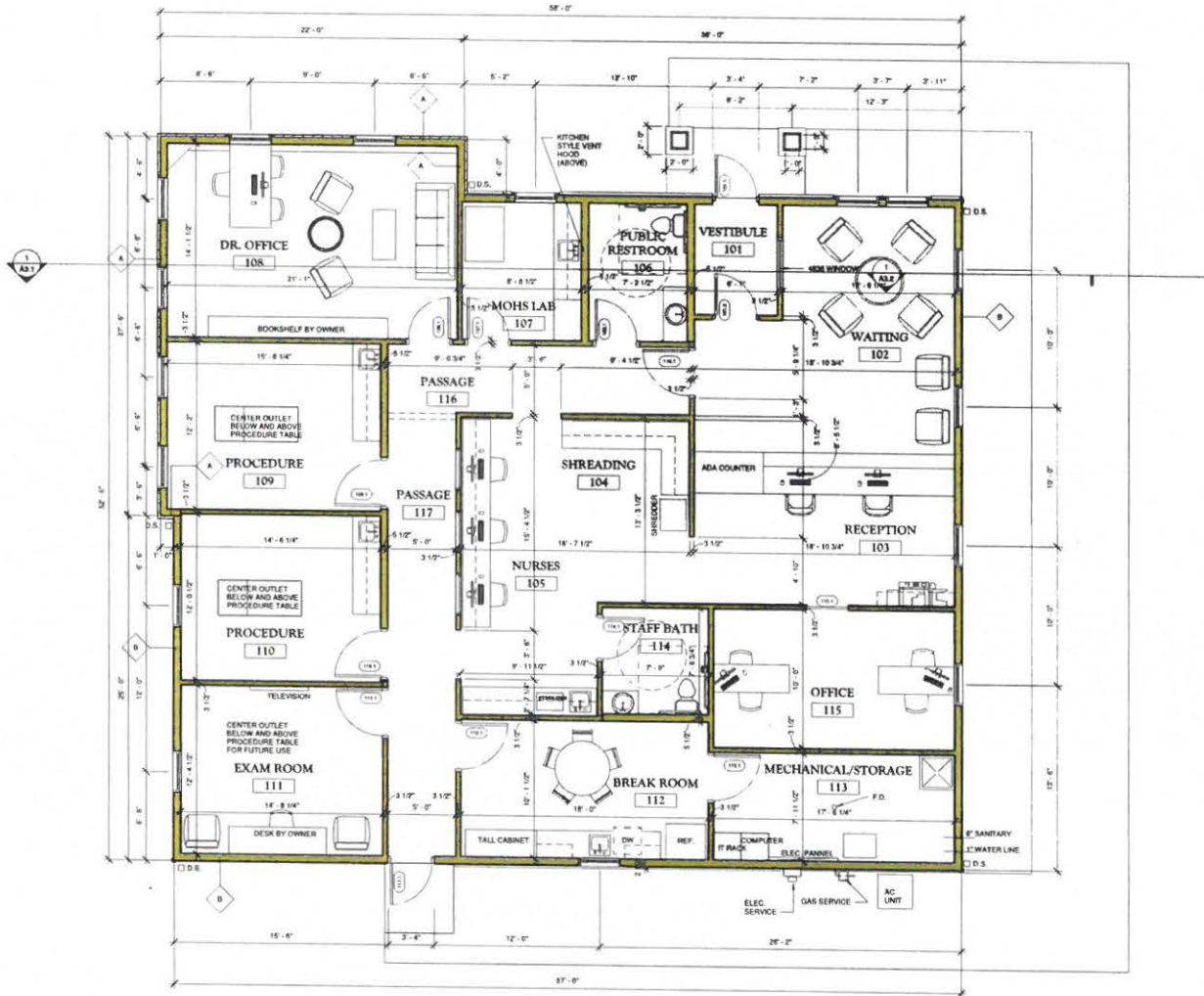
A2.3
 REVISIONS
 DATE 6/26/18
 7/26/18

BUSINESS DEV. ASSOC.	DESIGN NO.
OWNER	CONTRACT NO.
DESIGNER	DATE
DRAWN BY	PROJECT MANAGER
PROJECT MANAGER	

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TRINITY MEDICAL COMPLEX
DR. TAUSCHECK
 Sheboygan, WI

DE LEERS
 CONSTRUCTION, INC.
 1821 Nimitz Drive, Suite A | D2 Peru, WI 53115
 P 920.347.5830 | deleers.com



WALL TYPE:	(A)
2" BRICK VENEER	
3/8" AIR GAP	
(2) LAYERS 15 LB. FELT	
1/2" PLYWOOD SHEATHING	
2x4 WOOD STUDS AT 16" O.C.	
R-23 BIBS INSULATION	
5/8" GYPSUM WALL BOARD	
WALL TYPE:	(B)
VINYL SIDING	
1/2" PLYWOOD SHEATHING	
2x4 WOOD STUDS AT 16" O.C.	
R-23 BIBS INSULATION	
5/8" GYPSUM WALL BOARD	

EXTERIOR WALL TYPES

NORTH
FIRST FLOOR PLAN

PRELIMINARY - NOT FOR CONSTRUCTION



DELEERS
CONSTRUCTION, INC.
1925 Nantz Drive, Suite A | De Pts., WI 53115
P 920.347.9810 | d-leers.com

TRINITY MEDICAL COMPLEX
DR. TAUSCHECK

Stebogyan, WI

REVISION NO.	CONTRACT NO.
DATE	DATE
BY	BY
CHECKED BY	CHECKED BY
PROJECT MANAGER	PROJECT MANAGER



BLOOM FAMILY DENTAL



COULIS CARDIOLOGY



PREVEA SHEBOYGAN HEALTH CENTER



PREVEA SHEBOYGAN HEALTH CENTER



CHILD'S PLAY CHILDCARE



ENDODONTIC SPECIALISTS

CITY OF SHEBOYGAN

REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION

ITEM DESCRIPTION: Construction/Installation of a new Mobile Serving Station at Parker John's Restaurant located at 705 Riverfront Drive.

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

REPORT DATE: August 24, 2018

MEETING DATE: August 27, 2018

FISCAL SUMMARY:

STATUTORY REFERENCE:

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

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

BACKGROUND / ANALYSIS:

Parker John's is proposing to construct an outdoor patio addition and is proposing to install a mobile serving station at their restaurant located at 705 Riverfront Drive. The applicant states the following:

- Our vision is to have a breakfast burrito/taco bar open on the boardwalk for the summer months (Memorial Day to Labor Day) operating out of the mobile serving station. Hours of operation would be from 6am to 11am for the food service part of the day.
- After 11am the station would flip to a bar area for servers to operate out of for outdoor guests as well as guests to sit at and be served beverage out of by staffed bartenders. This bar would operate during our business hours from 11am to 9pm. Much like our outdoor area now, this would be overseen by management at Parker John's. Licensed bartenders would be in the station dispensing drink and servers would be on the patio overseeing tables.
- There would be no requirement for hoods or an ansul system in this container as all items would be prepared on equipment that does not require these.

The applicant states the following about the mobile serving station:

- The mobile serving station design follows the Sheboygan River Shanty Guidelines and is proposed to match the restaurant in terms of design and materials.
- Five (5) inch exposed faced beveled cedar siding to match existing building.

- Cedar fascia, corner boards, door and window trim to match existing building.
- 8/12 pitched roof with black dimensional asphalt shingles to match existing building.
- Stained wood doors.

STAFF COMMENTS:

It is important that the mobile serving station meets the design guidelines in this very visible downtown riverfront location. It appears that the applicant has provided drawings meeting the requirements of the Sheboygan Riverfront Shanty Guidelines.

ACTION REQUESTED:

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

ATTACHMENTS:

Architectural Review Board Application and required attachments.

PARCEL NO.: 109920
MAP NO.: _____
ZONING CLASSIFICATION: CAOC

Office Use Only
DATE SUBMITTED: _____
REVIEW DATE: 8/27/18

**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: VIAND HOSPITALITY LLC
ADDRESS: 631 MADISON AVE. HOWARDS GROVE, WI 53083
E-MAIL ADDRESS: zaronandjennifer@viandhospitality.com
PHONE: (920) 565-3303 FAX NO.: ()

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: PARKER JOHN'S
ADDRESS OF PROPERTY AFFECTED: 705 RIVERFRONT DRIVE
NEW BUILDING: _____ ADDITION: X REMODELING: _____

DESCRIPTION OF PROPOSED PROJECT: OBTAIN AN ADDITIONAL GROUND LEASE AREA TO THE SOUTH OF THE EXISTING PROPERTY FOR THE PURPOSE OF EXPANDING THE LOWER PATIO AREA & ADDING AN OUTDOOR MOBIL SERVING STATION.

DESCRIPTION OF EXISTING EXTERIOR DESIGN AND MATERIALS: THE DESIGN FOLLOWS THE SHALTY AREA GUIDELINES UTILIZING BEVELED CEDAR SIDING, CLAD WOOD WINDOWS & AN 8/12 PITCHED ROOF W/ BLACK DIMENSIONAL ASPHALT SHINGLES. THE LANDSCAPED AREAS UTILIZE LEDGESTONE BORDERS.

DESCRIPTION OF THE PROPOSED EXTERIOR DESIGN AND MATERIALS: THE MOBIL SERVING STATION WILL UTILIZE BEVELED CEDAR SIDING TO MATCH THE EXISTING BUILDING & WILL BE LEFT TO WEATHER. AN 8/12 PITCHED ROOF W/ BLACK DIMENSIONAL ASPHALT SHINGLES TO MATCH THE EXISTING BUILDING WILL BE ADDED TO THE SERVING STATION. LEDGESTONE BORDERS TO MATCH THE EXISTING WILL BE ADDED TO NEW LANDSCAPE AREAS.

Parker John's BBQ and Pizza Lower Patio Expansion
August 6, 2018

Current Lower Patio Seating:

10 Tables seating a total of 46 guests

With the addition of the portable serving station we would reduce our current seating capacity on the lower patio to 34 guests on 7 tables.

Proposed Expanded Patio Seating:

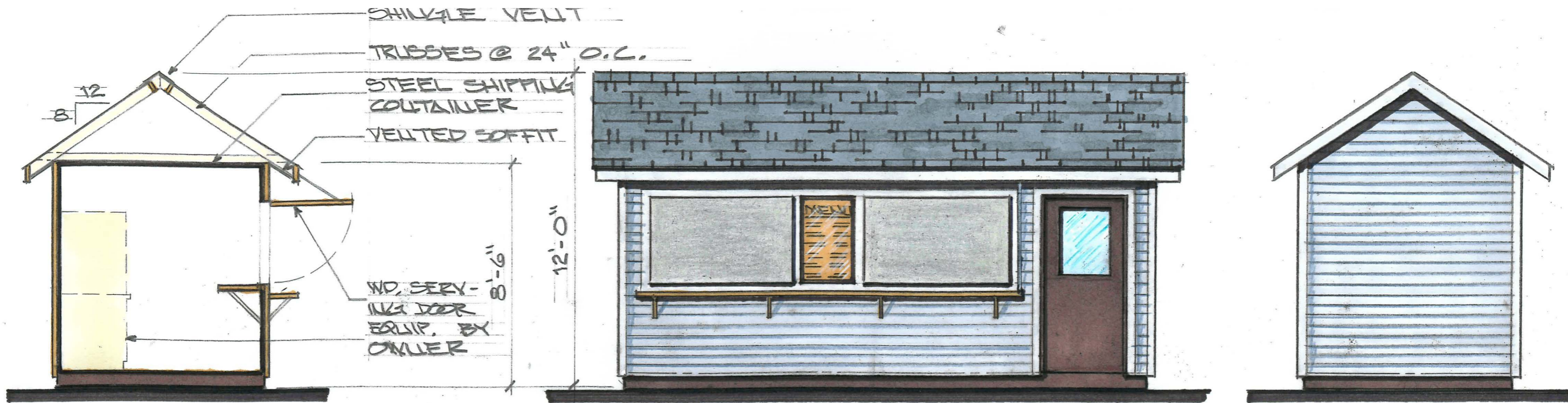
9 tables seating a total of 40 guests.

Total Patio Seating including proposed area:

74 guests being sat at 15 tables.

Detailed Use:

Our vision is to have a breakfast burrito/taco bar open on the boardwalk for the summer months (Memorial Day to Labor Day) operating out of the mobile serving station. Hours of operation would be from 6am to 11am for the food service part of the day. After 11am the station would flip to a bar area for servers to operate out of for outdoor guests as well as guests to sit at and be served beverage out of by staffed bartenders. This bar would operate during our business hours from 11am to 9pm. Much like our outdoor area now, this would be overseen by management at Parker John's. Licensed bartenders would be in the station dispensing drink and servers would be on the patio overseeing tables. For guests that dine during the morning hours prior to the restaurant opening, we would have access to our restrooms however indoor seating would not be available as this is an outdoor venue. In inclement weather days this extension of our business would be closed. There would be no requirement for hoods or an ansul system in this container as all items would be prepared on equipment that does not require these. I have already reached out to the health department which gave us the greenlight on the project and wants us to touch base with a drawing once the container is received and equipment is going to go in. We would continue to operate the lower patio as we currently do, using it for seating for our restaurant guests offering our full menu along with both non-alcoholic and alcoholic drinks. We would continue our live music on Sunday afternoons that takes place between Memorial and Labor Days. We currently have no plans to expand the music offerings beyond Sunday afternoons. Patrons would be able to be served alcohol from either a server while sitting at one of the tables or by going to the serving station and getting it from a bartender.



SECTION

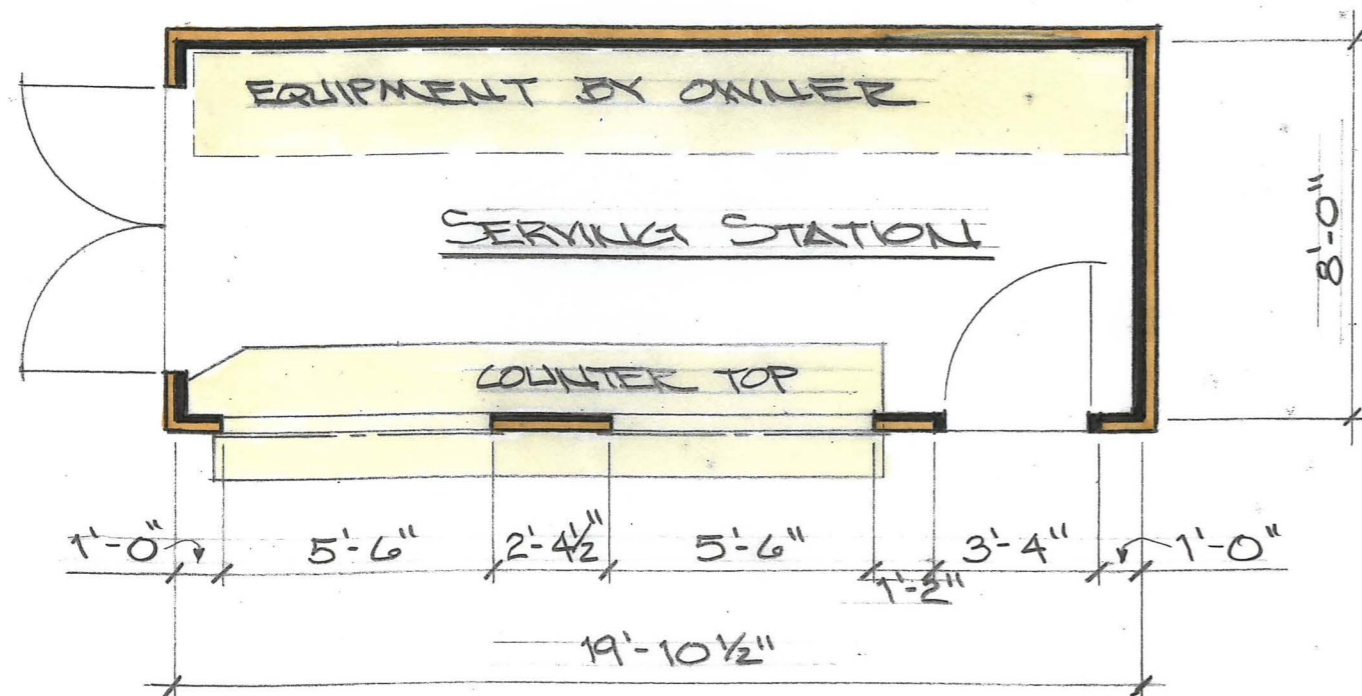
SCALE: 1/4" = 1'-0"

FRONT ELEVATION

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

SIDE ELEVATION

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



FLOOR PLAN

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

MATERIALS

5" EXPOSED FACE BEVELED CEDAR SIDING TO MATCH EXISTING BUILDING.

1X6 CEDAR FASCIA TO MATCH EXISTING BUILDING.

3 1/2" FACE CEDAR CORNER BOARDS / DOOR & WINDOW TRIM BOARDS TO MATCH EXISTING BUILDING.

STAINED WOOD DOORS.

8/12 PITCHED GABLE ROOF W/ BLACK DIMENSIONAL ASPHALT SHINGLES TO MATCH EXISTING BUILDING.

GKA architectural, LLC

W6612 Esker Ridge
Elkhart Lake, WI 53020

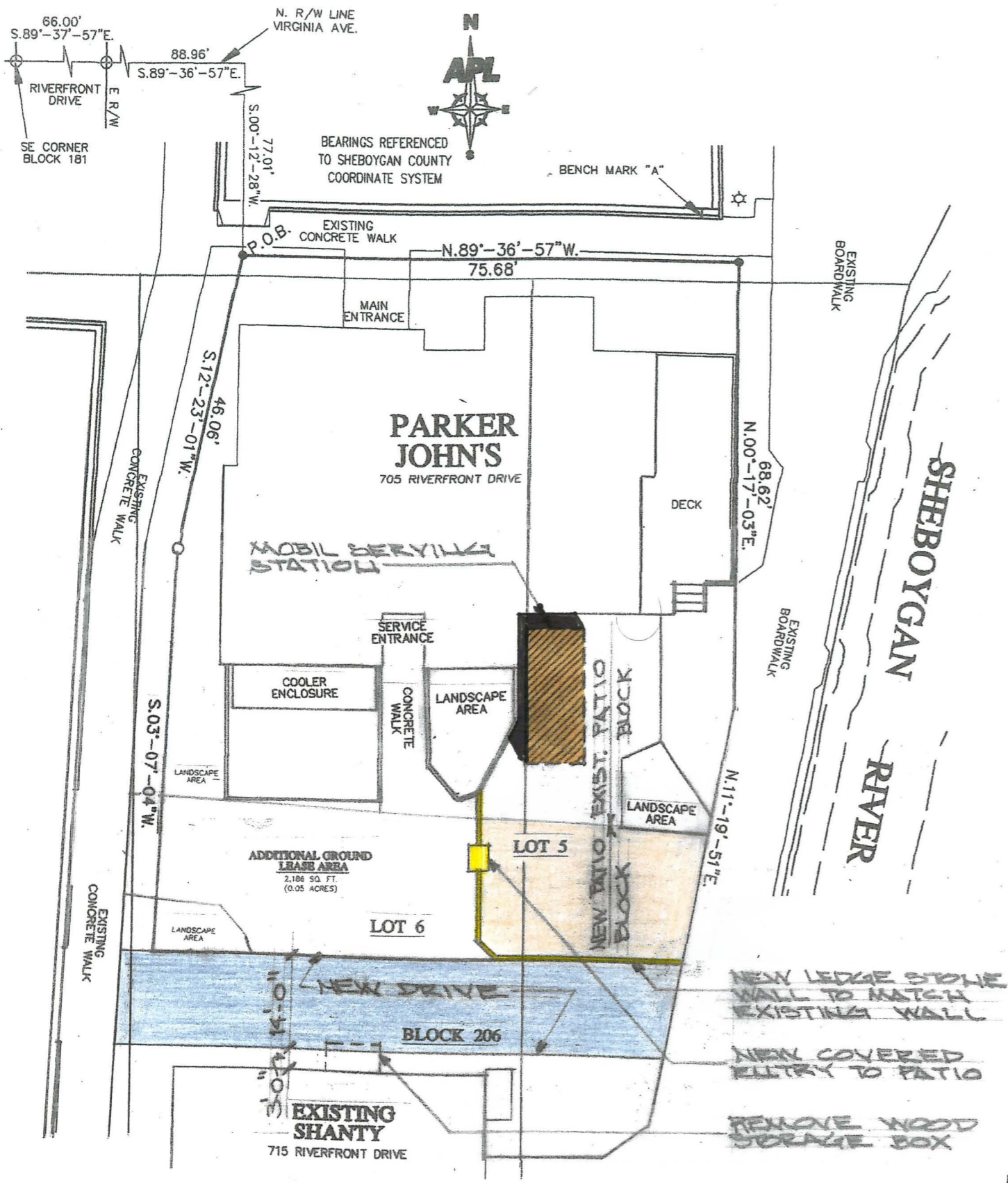
Phone/Fax 920-876-3099
email gkarchit@yahoo.com

MOBIL SERVING STATION
FOR

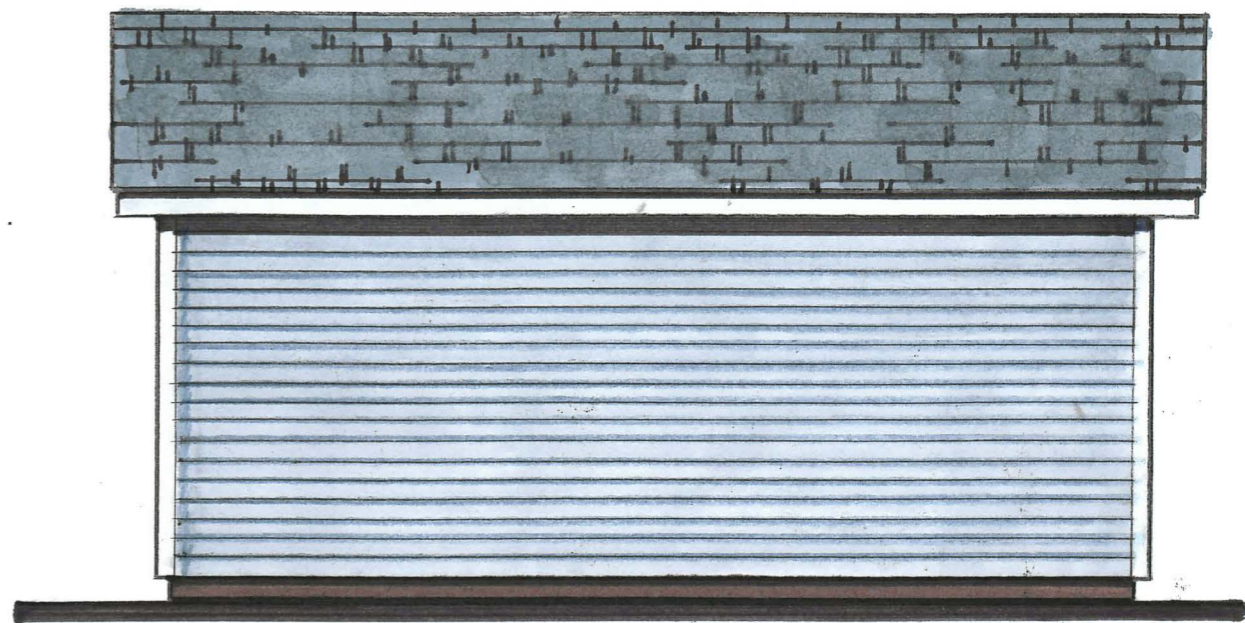
PARKER JOHN'S
SHEBOYGAN, WISCONSIN

Proj. No. 193
Date: 7/30/18

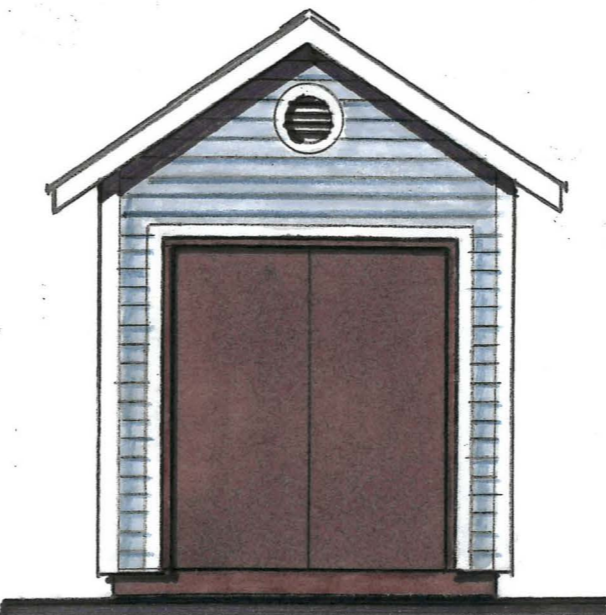
1



SITE PLAN
SCALE: 1" = 20'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"



SIDE ELEVATION
SCALE: 1/4" = 1'-0"

ADDITIONAL GROUND LEASE DESCRIPTION
IN SECTION 23, T.15 N., R. 23 E.,
CITY OF SHEBOYGAN PARCEL #59281109920

Part of the Lots 5 and 6, Block 206, Original Plat, City of Sheboygan, Sheboygan County, Wisconsin described as follows:

Commencing at the Southeast Corner of Block 181, Original Plat, City of Sheboygan; thence N.89°-37'-57"E. 66.00 feet to a point on the East Right of Way line for Riverfront Drive; thence S.89°-36'-57"E. along the North right of way line for vacated Virginia Avenue 88.96 feet; thence S.00°-12'-28"W. 77.01 feet; thence S.12°-23'-01"W. 46.06 feet; thence S.03°-07'-04"W. 37.65 feet to the point of beginning; thence S.86°-36'-06"E. 78.98 feet; thence N.08°-43'-10"E. 56.79 feet; thence S.00°-17'-03"W. 38.00 feet; thence S.11°-13'-10"W. 41.43 feet; thence N.89°-03'-43"W. 80.62 feet; thence N.03°-07'-04"E. 25.91 feet to the point of beginning and containing 2188 square feet (0.05 acres) of land.

GKA rchitectural, LLC	
W6612 Esker Ridge Elkhart Lake, WI 53020	Phone/Fax 920-876-3099 email gkarchit@yahoo.com
MOBIL SERVICING STATION FOR PARKER JOHN'S SHEBOYGAN, WISCONSIN	
Proj. No. 193 Date: 7/30/18	2

AS-BUILT SURVEY FOR PARKER JOHN'S

BEING PART OF LOTS 5 AND 6 BLOCK 206 AND VACATED VIRGINIA AVENUE, ORIGINAL PLAT,
CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN

NOTE

ELEVATIONS ARE BASED ON
NORTH AMERICAN VERTICAL
DATUM OF 1988 (NAVD 88)

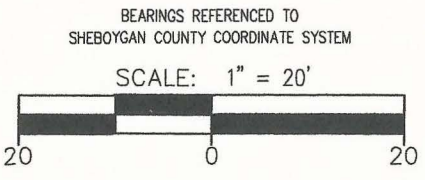
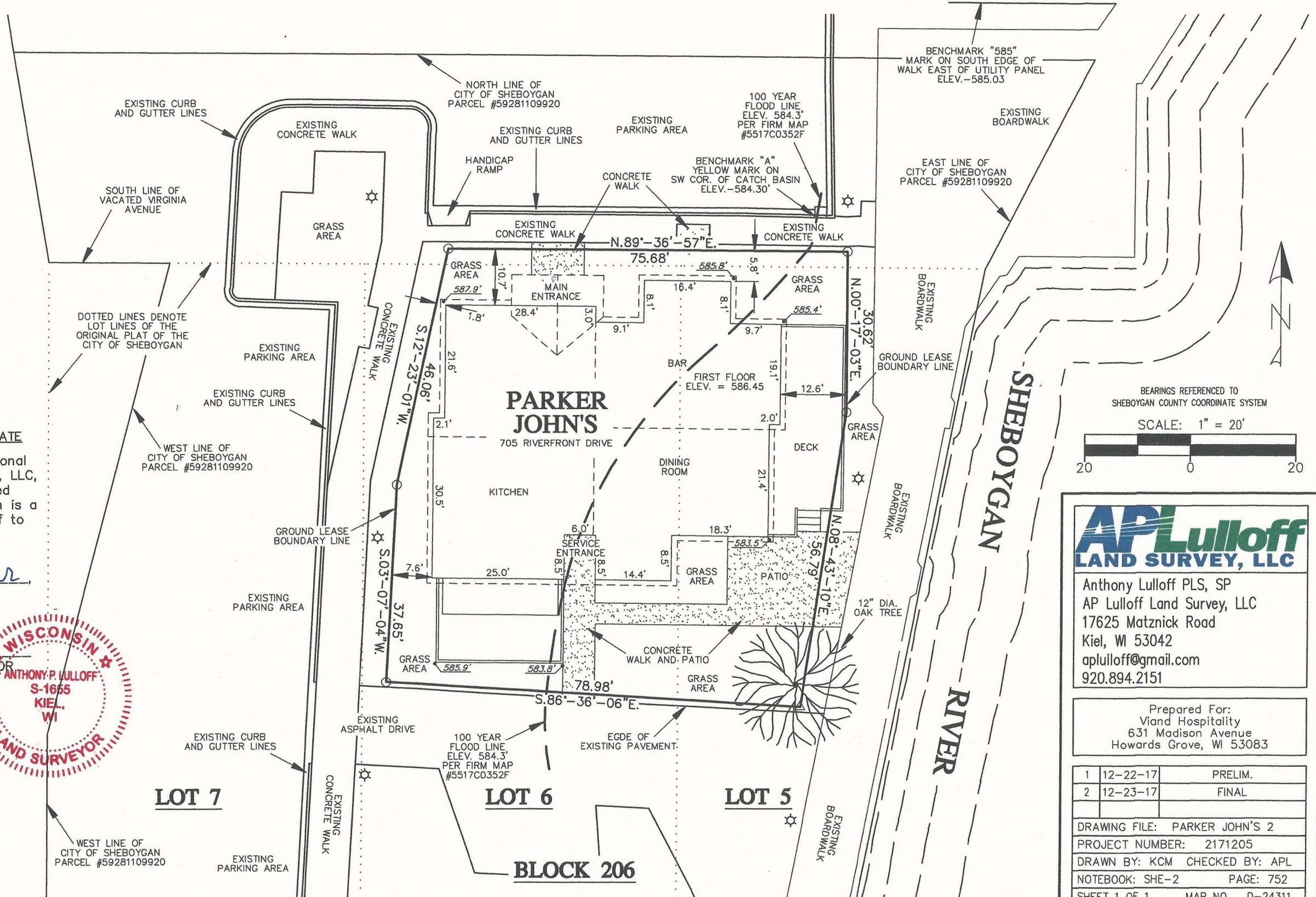
ADDRESS

705 RIVERFRONT DRIVE
SHEBOYGAN, WI 53081
PIN: 59281109920

**PAJA PROPERTIES, LLC
GROUND LEASE AREA**

8,836 SQ. FT.
(0.16 ACRES)

RIVERFRONT
DRIVE



PROFESSIONAL LAND SURVEYOR'S CERTIFICATE

I, Anthony P. Lulloff, Wisconsin Professional Land Surveyor of AP Lulloff Land Survey, LLC, certify that I have surveyed the described property and that the map shown herein is a true and accurate representation thereof to the best of my knowledge and belief;

Dated this 26th day of December, 2017.

Anthony P. Lulloff
WISCONSIN PROFESSIONAL LAND SURVEYOR
Anthony P. Lulloff, S-1655



- LEGEND**
- = 3/4" Iron Pipe Found
 - = 1" Iron Pipe Found
 - △ = R.R. Spike Found
 - 587.9' = Ex. Ground Elevations
 - ☆ = Light Pole
 - () = Recorded As Data



Anthony Lulloff PLS, SP
AP Lulloff Land Survey, LLC
17625 Matznick Road
Kiel, WI 53042
aplulloff@gmail.com
920.894.2151

Prepared For:
Vand Hospitality
631 Madison Avenue
Howards Grove, WI 53083

1	12-22-17	PRELIM.
2	12-23-17	FINAL

DRAWING FILE: PARKER JOHN'S 2
PROJECT NUMBER: 2171205
DRAWN BY: KCM CHECKED BY: APL
NOTEBOOK: SHE-2 PAGE: 752
SHEET 1 OF 1 MAP NO. D-24311

LOT 7

LOT 6

LOT 5

BLOCK 206

PARKER JOHN'S
705 RIVERFRONT DRIVE

COOLER

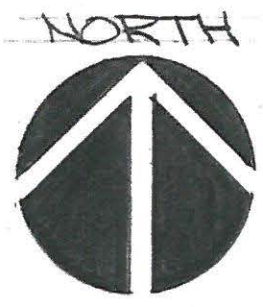
ENCLOSURE

MOBIL SERVICE STATION

DECK

EXISTING BOARDWALK

SHEBOYGAN RIVER



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

EXISTING LANDSCAPE AREA

EXISTING DRIVE

NEW LANDSCAPE AREA W/ LEDGESTONE BORDER TO MATCH EXISTING

EXISTING PATIO BLOCK

40 SEATS

NEW DRIVE

14'-0"
3'-0"

EXISTING SHAULTY
715 RIVERFRONT DRIVE

GKA architectural, LLC

W6612 Esker Ridge
Elkhart Lake, WI 53020

Phone/Fax 920-876-3099
email gkarchit@yahoo.com

MOBIL SERVICE STATION

FOR

PARKER JOHN'S

SHEBOYGAN, WISCONSIN

Proj. No. 193
Date: 7/30/18

3





NO
SWIMMING
NO BOATING
ON
BOARDWALK

CITY OF SHEBOYGAN

REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION

ITEM DESCRIPTION: Construction of new Fairfield Inn and Suites along Taylor Drive (Parcel 470615).

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

REPORT DATE: August 24, 2018

MEETING DATE: August 27, 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:

Project 4 Services, LLC is proposing to construct the Water's Edge Condominiums on Parcel #59281500560 (former Richardson Lumber Storage yard along N. 15th Street). The applicant states the following about the project:

- Sheb Pro, LLC is proposing a new Fairfield Inn hotel located on the east side of S. Taylor Drive, approximately ½ mile south of the I-43 & STH 28 (Washington Avenue) intersection, with I-43 running parallel to S. Taylor Drive (west side) providing excellent visibility of the property. The Union Pacific Railroad borders the eastern side of the parcel.
- The existing site is a vacant and undeveloped 4.9 acre property that consists of two (2) commercial properties designated for development. This is Phase 1 of an overall development of two (2) hotels.
- The Fairfield Inn will be 4-story, 14,037sf hotel consisting of a 108 guest rooms and is located on the northern parcel.
- The location was selected because of visibility, ease of access to I-43 and its proximity to other complementary uses (restaurants, gas stations, recreations, etc.).

The applicant states the following about the construction:

- The buildings orientation will face South Taylor Drive and interstate highway 43. The proposed exterior materials will consist of a cultured stone base with cement board and

EIFS accents which are similar colors and tones that match the neighboring Holiday Inn and southern business park.

- A landscape buffer will surround the property to all sides except the southeast. Additional landscaping will be at the building and parking lot.
- The south elevation faces S. Taylor Drive and Interstate Highway-43 and has contrasting colors of tan, gray, blue and white EIFS, tan cultured stone base with tan cement board tower.
- An expanded white metal porte-cochere covering the drive/drop-off area at the main entry will allow shelter when loading/unloading.
- The west and east elevations have contrasting tan and blue EIFS with white protruding canopies at guest entrances.
- The north elevation has contrasting colors of tan, gray, blue and white EIFS, tan cultured stone base with tan cement board tower, with additional cultured stone at the outdoor patio. This gives residents a great place to hangout directly from the pool and or breakfast area.
- The design intent comes from Marriott International, which will help attract visitors to the growing Sheboygan area.

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.:

Office Use Only

DATE SUBMITTED: _____

REVIEW DATE: _____

CITY OF SHEBOYGAN ARCHITECTURAL REVIEW APPLICATION

Revised May 2018

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

1. APPLICANT INFORMATION

APPLICANT: Matt TeBeest

ADDRESS: 24 South Brooke Street, Fond du Lac, WI 54935

E-MAIL ADDRESS: m.tebeest@madesigninc.net

PHONE: (920) 912.8201 FAX NO.: ()

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Fairfield Inn and Suites

ADDRESS OF PROPERTY AFFECTED: South Taylor Drive (see attached site plan)

NEW BUILDING: X ADDITION: REMODELING:

DESCRIPTION OF PROPOSED PROJECT: (see attached)

DESCRIPTION OF **EXISTING** EXTERIOR DESIGN AND MATERIALS: N/A

DESCRIPTION OF THE **PROPOSED** EXTERIOR DESIGN AND MATERIALS: (see attached)

3. NAMES AND ADDRESSES

OWNER OF SITE: Todd Winkler (Sheb. Pro LLC)

ADDRESS: 625 Rolling Meadows Drive, Fond du Lac, WI 54935

EMAIL: toddwinkler@wiscohoteles.com

PHONE: () FAX NO.: ()



M+A Design, Inc.
P.O. Box 1658
Fond du Lac, WI 54936
Voice 920.922.8170

Department of Planning and Development
828 Center Avenue
Suite 104
Sheboygan, WI 53081

To whom it may concern;

Description of proposed project:

The proposed project is a 4-story wood framed hotel with 108 rooms. There will be a pool and exercise room for hotel guests only. Along with a breakfast and lounge area. This hotel will serve the greater Sheboygan area, as well as international guests with the Ryder Cup coming in 2020.

Description of proposed exterior design and materials:

The proposed exterior materials will consist of a cultured stone base with cement board and EIFS accents. Similar colors and tones that match the neighboring Holiday Inn and southern business park. The buildings orientation will face South Taylor Drive and interstate highway 43. A landscape buffer will surround the property to all sides except the southeast. Additional landscaping will be at the building and parking lot. This will help attract clients as they pass by. (see attached elevations and perspective)

The south elevation faces South Taylor Drive and Interstate Highway-43 has contrasting colors of tan, gray, blue and white EIFS, tan cultured stone base with tan cement board tower. An expanded white metal porte-cochere covering the drive/drop-off area at the main entry will allow shelter when loading/unloading.

The west and east elevations have contrasting tan and blue EIFS with white protruding canopies at guest entrances.

The north elevation has contrasting colors of tan, gray, blue and white EIFS, tan cultured stone base with tan cement board tower., with additional cultured stone at the outdoor patio. This give residents a great place to hangout directly from the pool and or breakfast area.

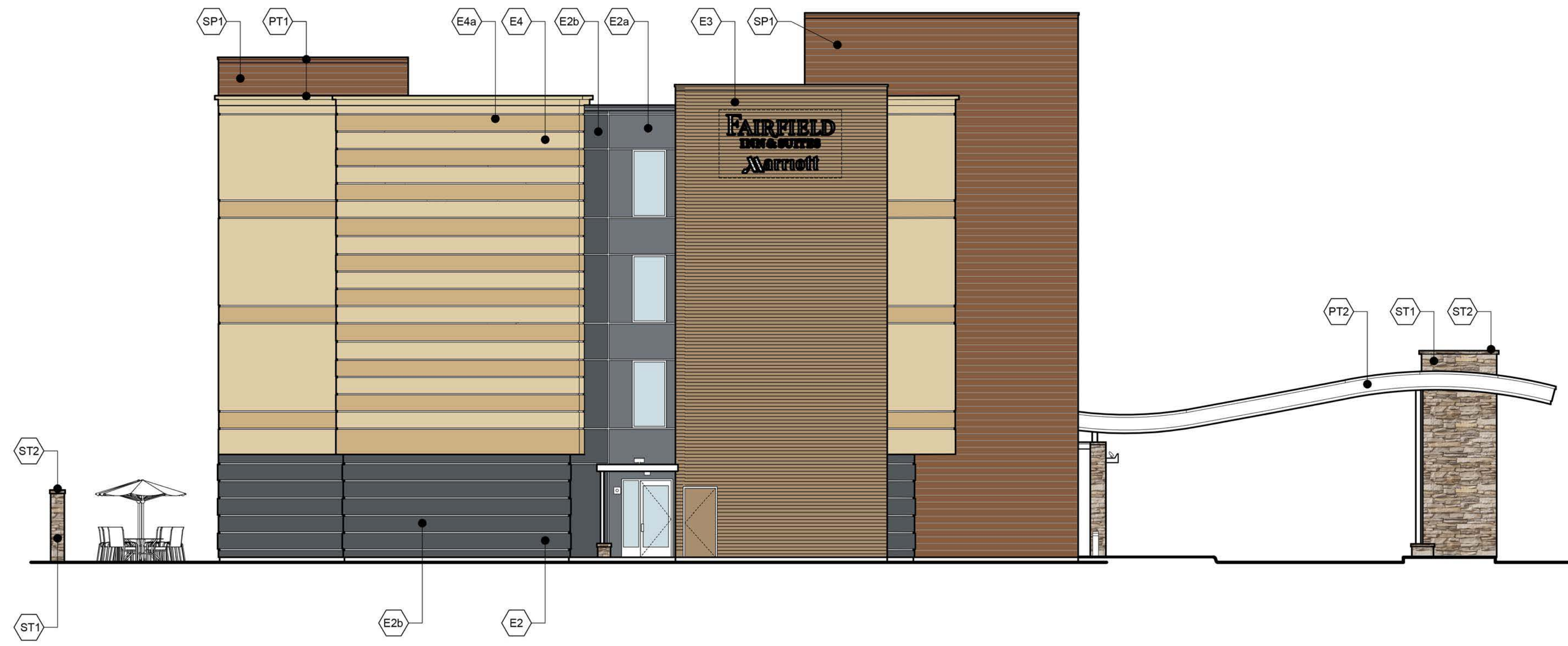
The design intent comes from Marriott International, which will help attract visitors to the growing Sheboygan area.



FAIRFIELD INN & SUITES SHEBOYGAN, WI

CONCEPT
RENDERING





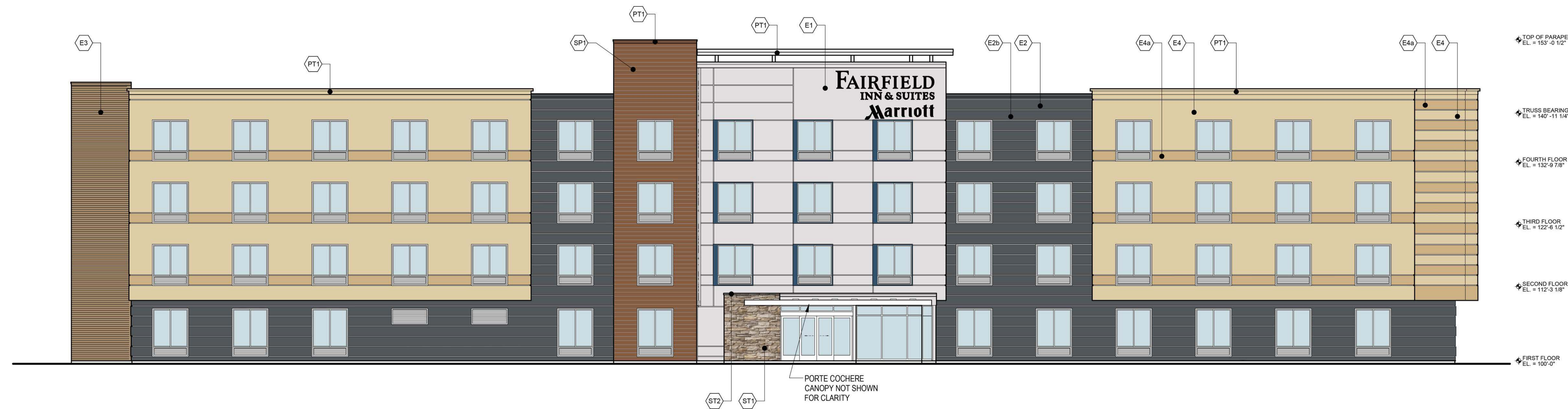
WEST ELEVATION
 SCALE: 1/8" = 1'-0"



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

EXTERIOR COLORS & MATERIALS SCHEDULE		
KEYNOTE	MATERIAL	FINISH & COLOR
E1	EIFS 1"	TEXTURE: FINESSE - HYDROPHOBIC WATER REPELLANT, COLOR: TWILIGHT GRAY
E2	EIFS 1"	TEXTURE: SANDPEBBLE, COLOR: DEEP SPACE
E2a	EIFS 1"	TEXTURE: SANDPEBBLE, COLOR: GRAY SHOWER
E2b	EIFS 1"	TEXTURE: SANDPEBBLE FINE, COLOR: DEEP SPACE
E3	EIFS 1"	TEXTURE: SANDPEBBLE, COLOR: NEW CHESTNUT
E4	EIFS 1"	TEXTURE: SANDPEBBLE FINE, COLOR: POWELL BUFE
E4a	EIFS 1"	TEXTURE: SANDPEBBLE, COLOR: WILMINGTON TAN
ST1	CULTURED STONE	ELDORADO STONE: CLIFFSTONE, COLOR: CAMBRIA
ST2	CAST STONE	CUSTOM CAST STONE COPING TO MATCH CULTURED STONE
SP1	FIBER CEMENT SIDING	JAMES HARDIE: ARTISIAN LAP - 8-1/4" (7" EXPOSURE), COLOR: PAINTED - BENJAMIN MOORE "LOG CABIN 2163-10"
PT1	METAL COPING	COLOR TO MATCH ADJACENT SURFACE COLOR
PT2	CANOPY	3-COAT LIQUID FLUOROPOLYMER FINISH, COLOR: TO MATCH BONE WHITE
	PTAC GRILL / MISC. LOUVERS	COLOR: PTD. TO MATCH ADJACENT SURFACE COLOR
	ALUM. STOREFRONT	AAMA 2804
	ALUM. WINDOW FRAME	COLOR TO MATCH ALUM. STOREFRONT WINDOWS
	PROJECT SIGN	COMPLY WITH MARRIOTT STANDARDS

NOTE: ALL VENTS TO BE PAINTED TO MATCH ADJACENT COLOR



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

OWNERS:
WISCO HOTELS

NEW HOTEL FOR:
FAIRFIELD INN
 SOUTH TAYLOR DRIVE
 SHEBOYGAN, WI 53081

JOB NUMBER:
 2015.68

SHEET
A2.0



KEYNOTE	MATERIAL	FINISH & COLOR
E1	EIFS 1"	TEXTURE: FINESSE - HYDROPHOBIC WATER REPELLANT, COLOR: TWILIGHT GRAY
E2	EIFS 1"	TEXTURE: SANDEBBLE, COLOR: DEEP SPACE
E2a	EIFS 1"	TEXTURE: SANDEBBLE, COLOR: GRAY SHOWER
E2b	EIFS 1"	TEXTURE: SANDEBBLE FINE, COLOR: DEEP SPACE
E3	EIFS 1"	TEXTURE: SANDEBBLE, COLOR: NEW CHESTNUT
E4	EIFS 1"	TEXTURE: SANDEBBLE FINE, COLOR: WILMINGTON TAN
E4a	EIFS 1"	TEXTURE: SANDEBBLE, COLOR: POWELL BUFE
ST1	CULTURED STONE	ELDORADO STONE: CLIFFSTONE, COLOR: CAMBRIA
ST2	CAST STONE	CUSTOM CAST STONE COPING TO MATCH CULTURED STONE
SP1	FIBER CEMENT SIDING	JAMES HARDIE: ARTISIAN LAP - 8-1/4" (7" EXPOSURE), COLOR: PAINTED - BENJAMIN MOORE "LOG CABIN 2163-10"
PT1	METAL COPING	COLOR TO MATCH ADJACENT SURFACE COLOR
PT2	CANOPY	3-COAT LIQUID FLUOROPOLYMER FINISH, COLOR: TO MATCH BONE WHITE
	PTAC GRILL / MISC LOUVERS	COLOR: PTD. TO MATCH ADJACENT SURFACE COLOR
	ALUM STOREFRONT	AAMA 2804
	ALUM WINDOW FRAME	COLOR TO MATCH ALUM. STOREFRONT WINDOWS
	PROJECT SIGN	COMPLY WITH MARRIOTT STANDARDS

NOTE: ALL VENTS TO BE PAINTED TO MATCH ADJACENT COLOR



TOP OF PARAPET
 EL. = 148'-8 1/2"

TRUSS BEARING
 EL. = 140'-11 1/4"

FOURTH FLOOR
 EL. = 132'-8 7/8"

THIRD FLOOR
 EL. = 122'-6 1/2"

SECOND FLOOR
 EL. = 112'-3 1/8"

FIRST FLOOR
 EL. = 100'-0"

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

PROPOSED DEVELOPMENT FOR:
FAIRFIELD INN
 S TAYLOR DR • SHEBOYGAN, WI 53081

PROFESSIONAL SEAL

PRELIMINARY DATES
 JUNE 13, 2017

NOT FOR CONSTRUCTION

SHEET INFORMATION

SITE PLAN

SHEET NUMBER

C1.2

INTERSTATE HWY-43

West 1/4 corner,
 Section 4,
 T14N-R23E,
 Chiseled "x" found

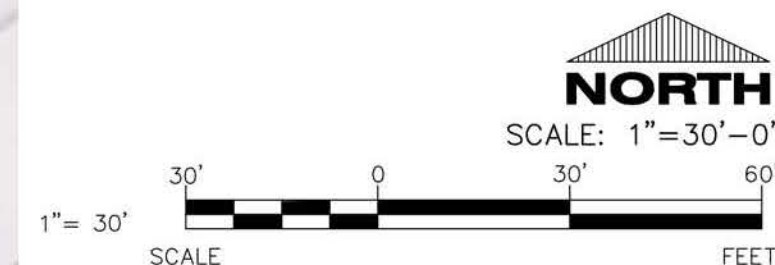
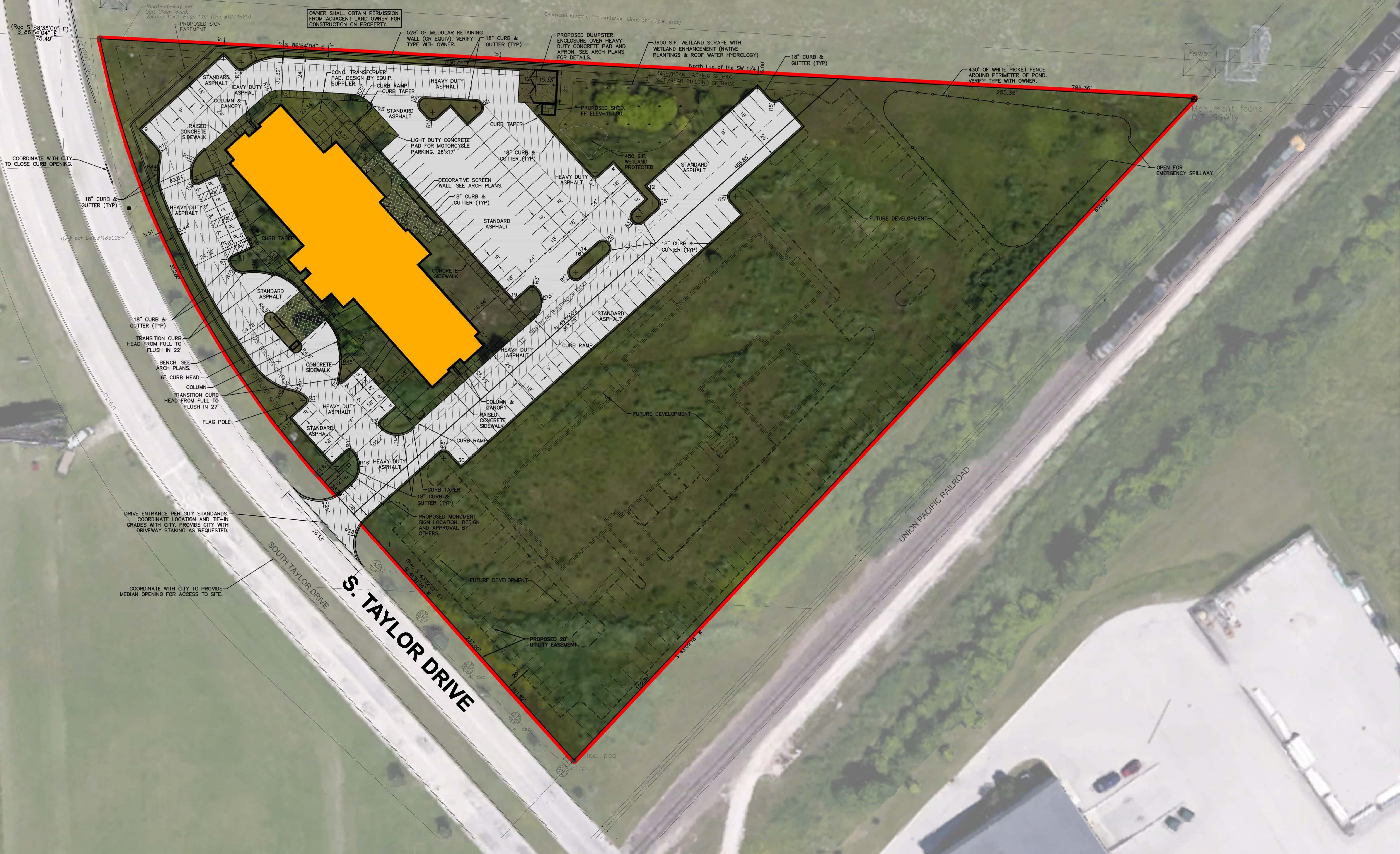
(Rec S 88°55'09" E)
 S 86°44'04" E
 75.49'

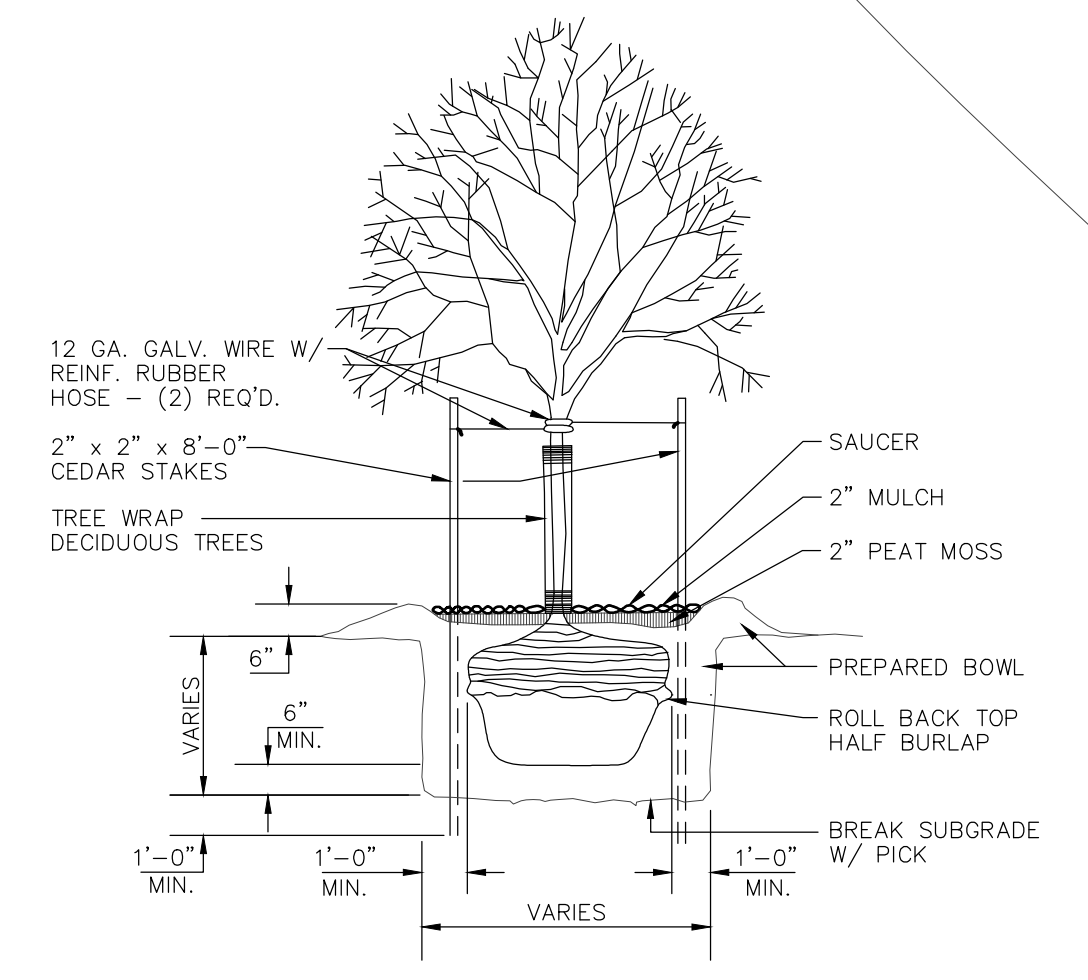
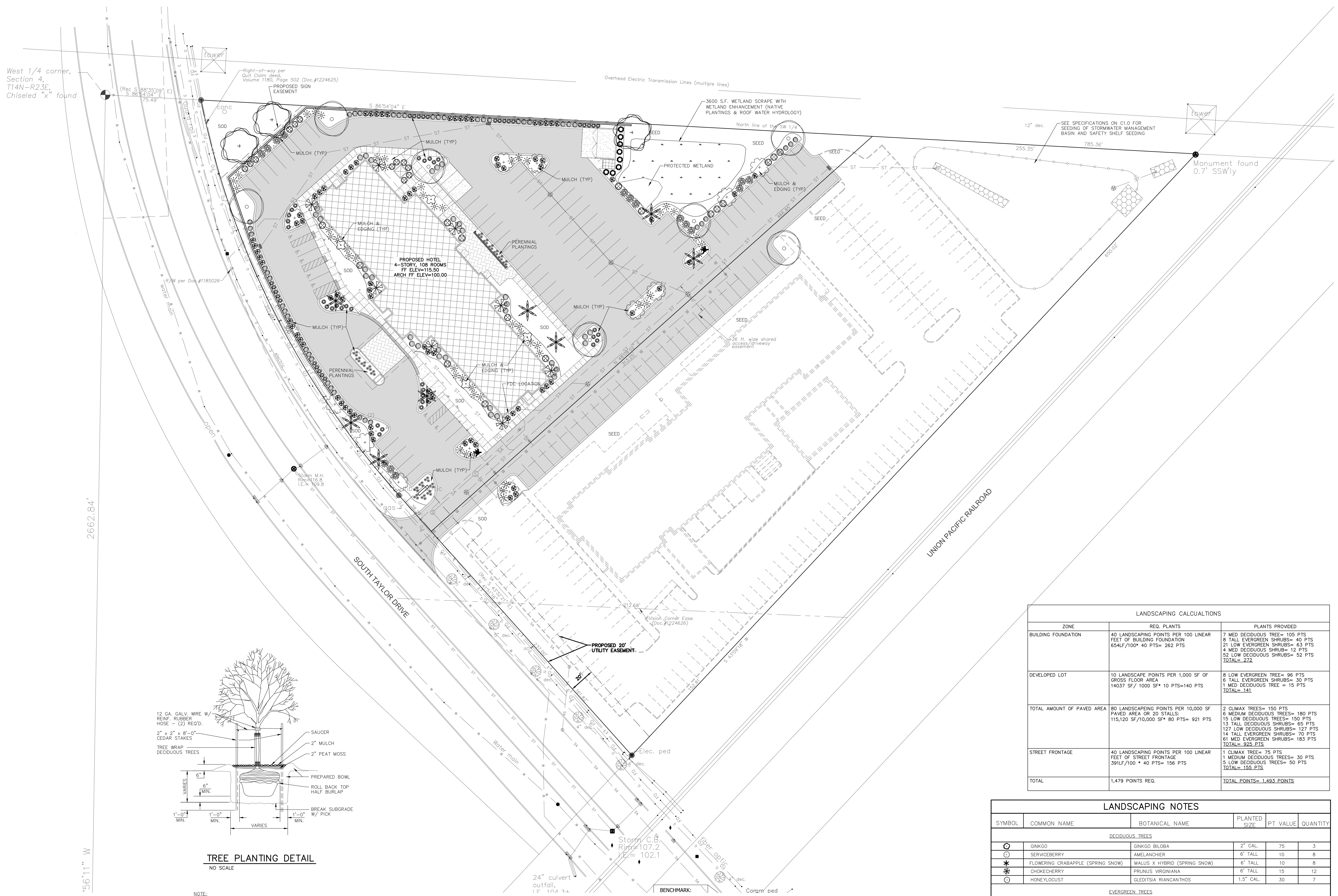
COORDINATE WITH CITY
 TO CLOSE CURB OPENING.

R/W per Dec #1183026

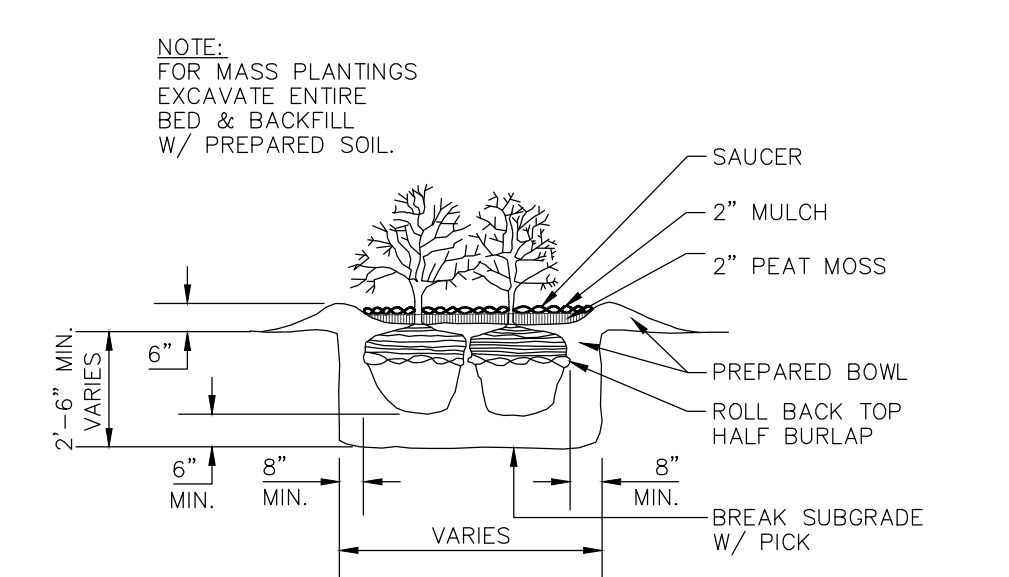
DRIVE ENTRANCE PER CITY STANDARDS.
 COORDINATE LOCATION AND TIE-IN
 GRADES WITH CITY. PROVIDE CITY WITH
 DRIVEWAY STAKING AS REQUESTED.

COORDINATE WITH CITY TO PROVIDE
 MEDIAN OPENING FOR ACCESS TO SITE.





TREE PLANTING DETAIL
NO SCALE



SHRUB PLANTING DETAIL
NO SCALE

LANDSCAPING CALCULATIONS		
ZONE	REQ. PLANTS	PLANTS PROVIDED
BUILDING FOUNDATION	40 LANDSCAPING POINTS PER 100 LINEAR FEET OF BUILDING FOUNDATION 6547/100* 40 PTS= 262 PTS	7 MED DECIDUOUS TREE= 105 PTS 8 TALL EVERGREEN SHRUBS= 40 PTS 21 LOW EVERGREEN SHRUBS= 63 PTS 4 MED DECIDUOUS SHRUB= 12 PTS 52 LOW DECIDUOUS SHRUBS= 52 PTS TOTAL= 272
DEVELOPED LOT	10 LANDSCAPE POINTS PER 1,000 SF OF GROSS FLOOR AREA 14037 SF/ 1000 SF* 10 PTS=140 PTS	8 LOW EVERGREEN TREE= 96 PTS 6 TALL EVERGREEN SHRUBS= 30 PTS 1 MED DECIDUOUS TREE = 15 PTS TOTAL= 141
TOTAL AMOUNT OF PAVED AREA	80 LANDSCAPING POINTS PER 10,000 SF PAVED AREA OR 20 STALLS: 115,120 SF/10,000 SF* 80 PTS= 921 PTS	2 CLMAX TREES= 150 PTS 6 MEDIUM DECIDUOUS TREES= 180 PTS 15 LOW DECIDUOUS TREES= 150 PTS 13 TALL DECIDUOUS SHRUBS= 65 PTS 127 LOW DECIDUOUS SHRUBS= 127 PTS 14 TALL EVERGREEN SHRUBS= 70 PTS 61 MED EVERGREEN SHRUBS= 183 PTS TOTAL= 925 PTS
STREET FRONTAGE	40 LANDSCAPING POINTS PER 100 LINEAR FEET OF STREET FRONTAGE 391LF/100 * 40 PTS= 156 PTS	1 CLMAX TREE= 75 PTS 1 MEDIUM DECIDUOUS TREES= 30 PTS 5 LOW DECIDUOUS TREES= 50 PTS TOTAL= 155 PTS
TOTAL	1,479 POINTS REQ.	TOTAL POINTS= 1,493 POINTS

LANDSCAPING NOTES					
SYMBOL	COMMON NAME	BOTANICAL NAME	PLANTED SIZE	PT VALUE	QUANTITY
DECIDUOUS TREES					
⊙	GINKGO	GINKGO BILOBA	2" CAL.	75	3
⊙	SERVICEBERRY	AMELANCHIER	6" TALL	10	8
⊙	FLOWERING CRABAPPLE (SPRING SNOW)	MALUS X HYBRID (SPRING SNOW)	6" TALL	10	8
⊙	CHICKCHERRY	PRUNUS VIRGINIANA	6" TALL	15	12
⊙	HONEYLOCUST	GLEDITSIA TRIACANTHOS	1.5" CAL.	30	7
EVERGREEN TREES					
⊙	TECHNY ARBORVITAE	THUJA OCCIDENTALIS	3' TALL	12	8
DECIDUOUS SHRUBS					
⊙	AUTUMN JAZZ VIBURNUM	VIBURNUM DENTATUM 'RALPH SENIOR'	36" TALL	5	16
⊙	GRO-LOW FRAGRANT SUMAC	GRO LOW	18" TALL	1	49
⊙	EMERALD MOUND HONEYSUCKLE	LONICERA XYLSTENUM 'NANUM'	18" TALL	1	75
⊙	PURPLE-LEAVED SAND CHERRY	PRUNUS X CISTENA	24" TALL	3	4
⊙	BARBERRY CONCORDE	BERBERIS THUNBERGII CONCORDE	18" TALL	1	55
EVERGREEN SHRUBS					
⊙	ANDORRA JUNIPER	JUNIPERUS HORIZONTALIS 'PLUMOSA'	12" TALL	3	82
⊙	WOODWARD GLOBE AMERICAN ARBORVITAE	THUJA OCCIDENTALIS 'WOODWARDII'	18" TALL	5	28
PERENNIALS					
⊙	PERENNIAL PLANTING	SELECTED BY LANDSCAPER	1 GAL.		18

PROFESSIONAL SEAL

PRELIMINARY DATES
JUNE 13, 2017

NOT FOR CONSTRUCTION

SHEET INFORMATION
LANDSCAPE PLAN

SHEET NUMBER
C1.5



CITY OF SHEBOYGAN

REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION

ITEM DESCRIPTION: Construction of Water's Edge Condominiums on Parcel #59281500560 (former Richardson Lumber Storage yard along N. 15th Street).

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

REPORT DATE: August 24, 2018

MEETING DATE: August 27, 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:

- This will be a 32 unit townhouse condominium development on approximately two (2) acres of land located on N. 15th Street between Niagara Ave. and Wisconsin Ave.
- There will be a total of six (6) townhouse buildings consisting of:
 - Three 6-unit buildings (D, E, and F)
 - Two 3-unit building (A and C)
 - One 8-unit building (B)
- Each building will be two (2) stories with a maximum ridge height of 32'-0" above grade.
- Units range in size from 1,430SF for a one-car garage unit and 1,700sf for a two-car unit.
- Total building/site construction costs are estimated to be in the \$7 million. Units are estimated to cost \$200,000 to \$250,000.
- There will be a single paved private drive through the site which will link N. 15th Street and Wisconsin Avenue.
- In the Wisconsin Avenue Right of Way, west of N. 15th Street, there will be four (4) at grade visitor parking spaces provided (this will require the applicant to obtain an encroachment from the City of Sheboygan for use of the public right-of-way).

The applicant states the following about the proposed site and architecture of the

townhouse condominiums:

- The Water's Edge development was conceived of as an identifiable, cohesive neighborhood that respected the scale and design of the housing immediately surrounding it. The units were modeled after traditional Wisconsin housing forms found within the adjacent neighborhood. Simple, yet elegantly proportioned, the townhomes echo the houses located to the East along Wisconsin Avenue.
- To help insert the 32 townhomes into the existing context we broke them apart into six different buildings. While not functionally necessary, this helps to diminish the size of the overall development and allows for pedestrians to filter through the buildings between Fifteenth Street and the river's edge.
- On the southern and eastern edges of the site, the townhomes help to define the street edge. The townhomes along the river are pulled as far west as possible to create a small heavily landscaped auto-court at the heart of the development. This pulls the auto traffic away from the 15th street sidewalks and creates a more pedestrian friendly environment. With the landscaping and intimately scaled townhouses, the inwardly focused auto court also provides a flexible shared space for the residents.
- Materials on the project are inspired again by the traditional Wisconsin homes of the end of the 19th century. Lannon stone, white clapboard siding, and a shingled roof, all bespeak of a style that is rooted in the tradition of the area. The simple streamlined palate, also ties in with the nautical focus of Sheboygan. An emphasis on clean, white clapboard forms, highlights of warm wood, and galvanized metal finishes is synonymous with the design of a beautiful wood boat. The materials were selected in a way to sympathize with that nautical aesthetic rather than outright copy it.
- Building 'A'- 2,745 square foot building footprint. 3 unit's total, 2-bedrooms and 1.5 bath each unit. Five (5) garage spaces provided.
- Building 'B'- 7,450 square foot building footprint. 8 units total, 2-bedroom and 1.5 bath each unit. 14 garage spaces provided, 14 driveway spaces provided.
- Building 'C'- 2,745 square foot building footprint. 3 units total, 2-bedroom and 1.5 bath each unit. Five (5) garage spaces provided, Five (5) driveway spaces provided.
- Building 'D'- 5,488 square foot building footprint. 6 units total, 2-bedroom and 1.5 bath each unit. 10 garage spaces provided, 10 driveway spaces provided.
- Building 'E'- 5,488 square foot building footprint. 6 units total, 2-bedroom and 1.5 bath each unit. 10 garage spaces provided.
- Building 'F'- 5,488 square foot building footprint. 6 units total, 2-bedroom and 1.5 bath each unit. 10 garage spaces provided.

STAFF COMMENTS:

This is a phased development with Buildings C, D and E, at the north end of the site, to be constructed in the 1st Phase.

A general comment would be with regards to the south/Wisconsin Avenue side of Building “F” facing the Wisconsin Avenue and N. 15th Street intersection. The southern units further to the west in Building “A” have been turned with their “fronts” to the south/Wisconsin Ave. So it seems a bit peculiar to have the more-visible units of Building F at the east-end of Wisconsin Avenue not address the corner. In addition, the condensing units are also located here so it feels like a “back” when it should also be addressed as a “secondary-front.” Is there anything that can be done from an architectural design perspective that could better address this prominent and visible street intersection location (larger gable with additional living space, deck to view the river, etc.)?

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 - PROJECT 4 SERVICES LLC
ADDRESS: 7722 HAWTHORNE RD. MEQUON WI 53097
E-MAIL ADDRESS: pweaver@aol.com
PHONE: (414) 731-0795 FAX NO.: ()

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: WATER'S EDGE
ADDRESS OF PROPERTY AFFECTED: REICHARDSON LUMBER SITE 59281500560
NEW BUILDING: ADDITION: _____ REMODELING: _____

DESCRIPTION OF PROPOSED PROJECT: NEW TOWN HOME DEVELOPMENT

DESCRIPTION OF EXISTING EXTERIOR DESIGN AND MATERIALS: NA.

DESCRIPTION OF THE PROPOSED EXTERIOR DESIGN AND MATERIALS: _____
DESIGN OF THE PROPOSED DEVELOPMENT IS INFLUENCED HEAVILY BY
TRADITIONAL WISCONSIN VERNACULAR. THE EXTERIOR WILL
BE COMPOSED OF PAINTED LP SIDING, SHINGLES, AND
TRADITIONAL DETAILING

3. NAMES AND ADDRESSES



WATER'S EDGE - TOWNHOME DEVELOPMENT

The Water's Edge development was conceived of as an identifiable, cohesive neighborhood that respected the scale and design of the housing immediately surrounding it. The units were modeled after traditional Wisconsin housing forms found within the adjacent neighborhood. Simple, yet elegantly proportioned, the townhomes echo the houses located to the East along Wisconsin Avenue.

To help deftly insert the 32 townhomes into the existing context we broke them apart into six different buildings. While not functionally necessary, this helps to diminish the size of the overall development and allows for pedestrians to filter through the buildings between Fifteenth Street and the river's edge.

WATER'S EDGE

Townhome Development

- **Location:** Sheboygan Wisconsin
- **Status:** In Design
- **Size:** 32 Townhomes



The site is the former location of Richardson Lumber.



WATER'S EDGE • SHEBOYGAN, WI

GALBRAITH CARNAHAN ARCHITECTS

The development as viewed from the southeast.



WATER'S EDGE - TOWNHOME DEVELOPMENT



The intimately scaled project as viewed from 15th Street (looking West).



The multi purpose auto-court at the center of the site.

On the southern and eastern edges of the site, the townhomes help to define the street edge. The townhomes along the river are pulled as far west as possible to create a small heavily landscaped auto-court at the heart of the development.

This pulls the auto traffic away from the 15th street sidewalks and creates a more pedestrian friendly environment. With the landscaping and intimately scaled townhouses, the inwardly focused auto court also provides a flexible shared space for the residents.



WATER'S EDGE - PRECEDENT STUDY



The White, pure forms envisioned for Water's Edge contrast the landscape, yet they are also at home in Wisconsin.



The simple repetition of windows and porch columns creates a rhythm



Symmetry has a quiet power.



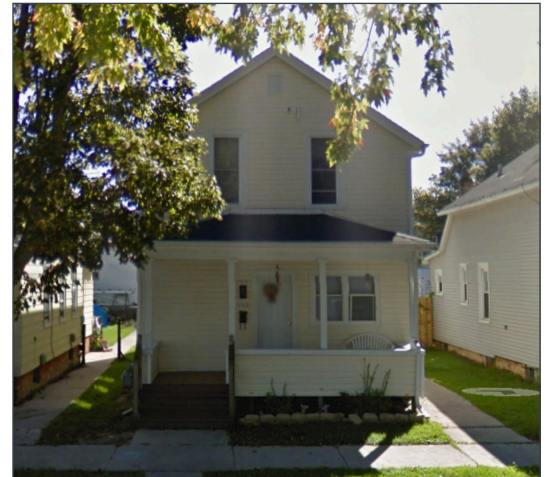
Ample windows provide a welcoming presence.



The site as it sits today.



Modest size, lap siding, symmetrical window arrangement & steeply pitched roof. (Wisconsin Ave).



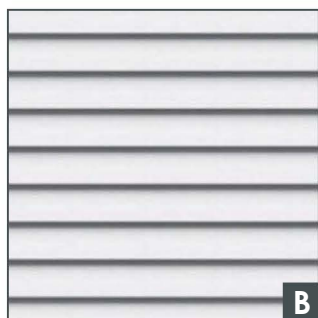
Symetrical with steeply pitched roofs. (Wisconsin Ave)



A two story home with a steeply pitched roof. (15th St)

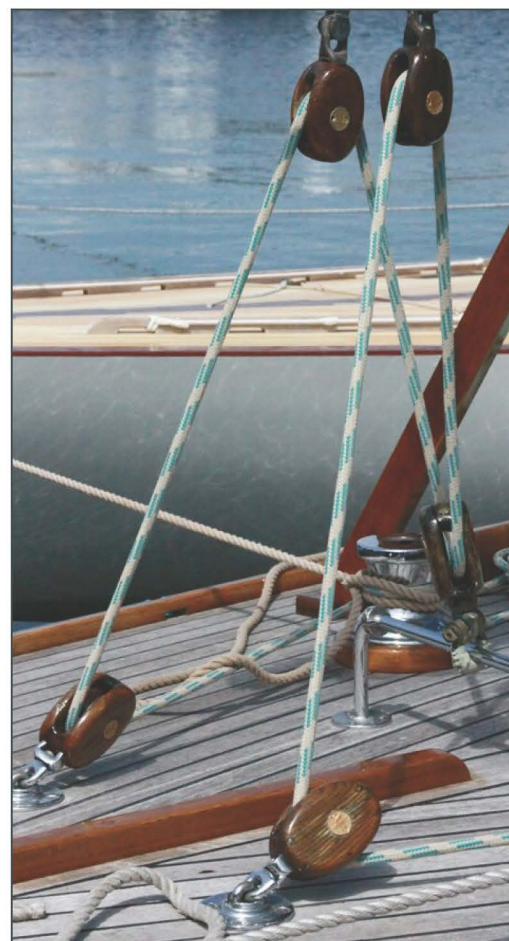


WATER'S EDGE - MATERIALS



Materials on the project are inspired again by the traditional Wisconsin homes of the end of the 19th century. Lannon stone, white clapboard siding, and a shingled roof, all bespeak of a style that is rooted in the tradition of the area.

The simple streamlined palate, also ties in with the nautical focus of Sheboygan. An emphasis on clean, white clapboard forms, highlights of warm wood, and galvanized metal finishes is synonymous with the design of a beautiful wood boat. The materials were selected in a way to sympathize with that nautical aesthetic rather than outright copy it.



- A. Weathered Cedar Screening
- B. Painted Clapboard Siding
- C. Galvalume Porch Roofing
- D. Galvanized Metal Trim

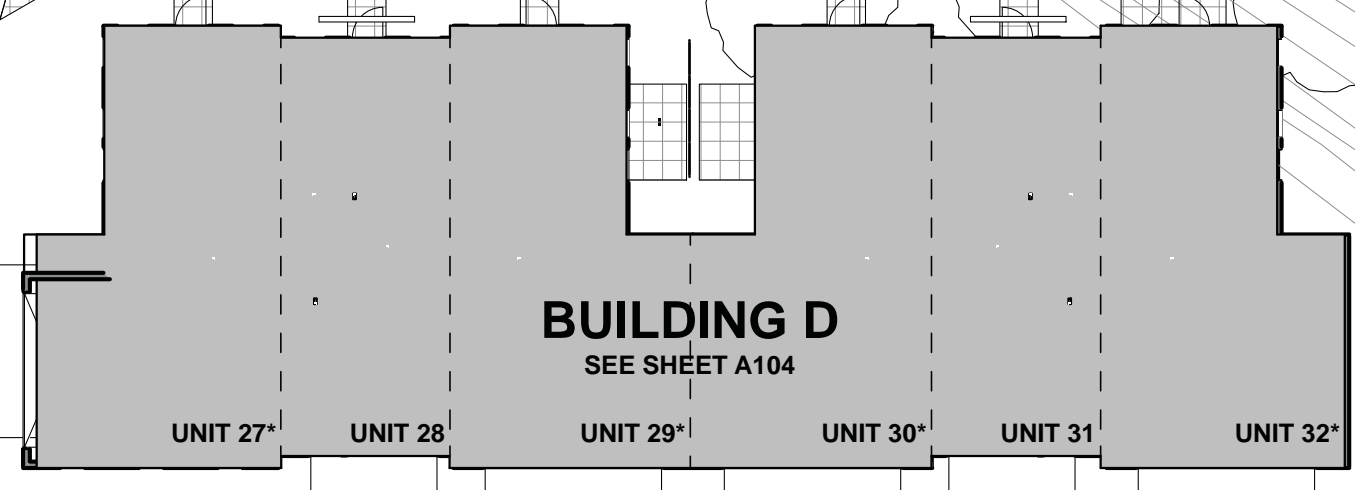
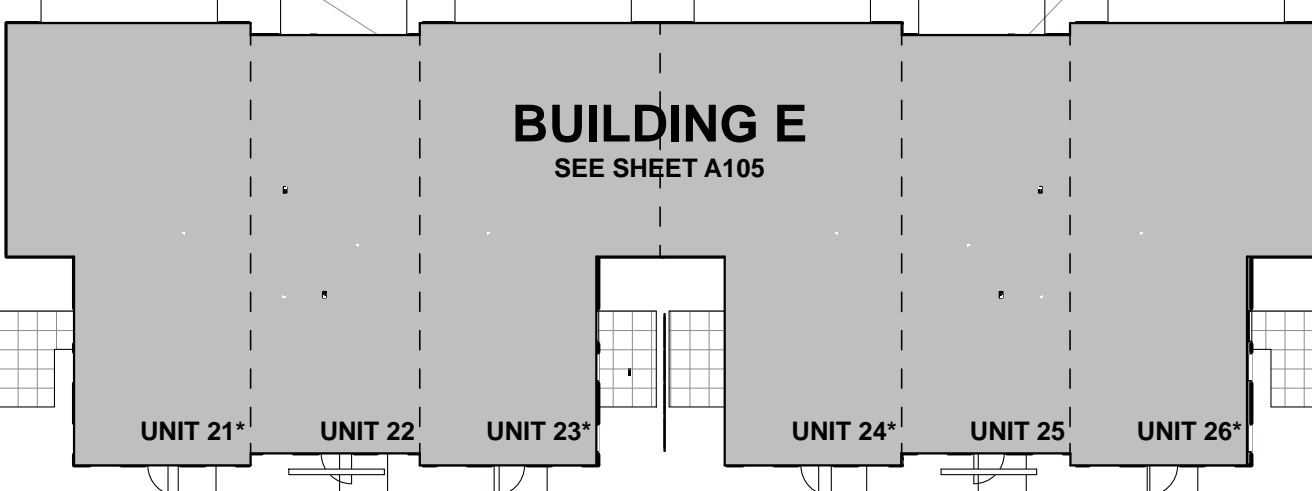
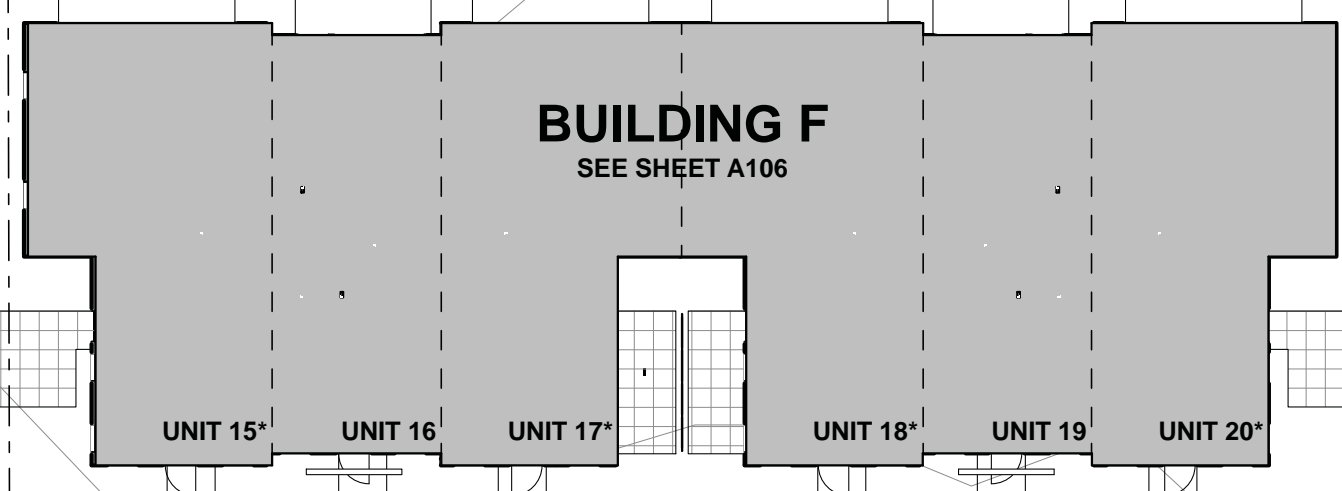
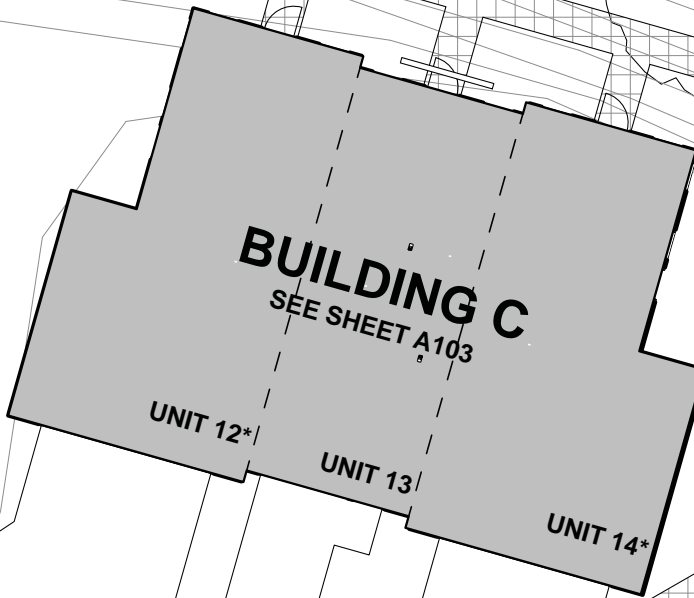
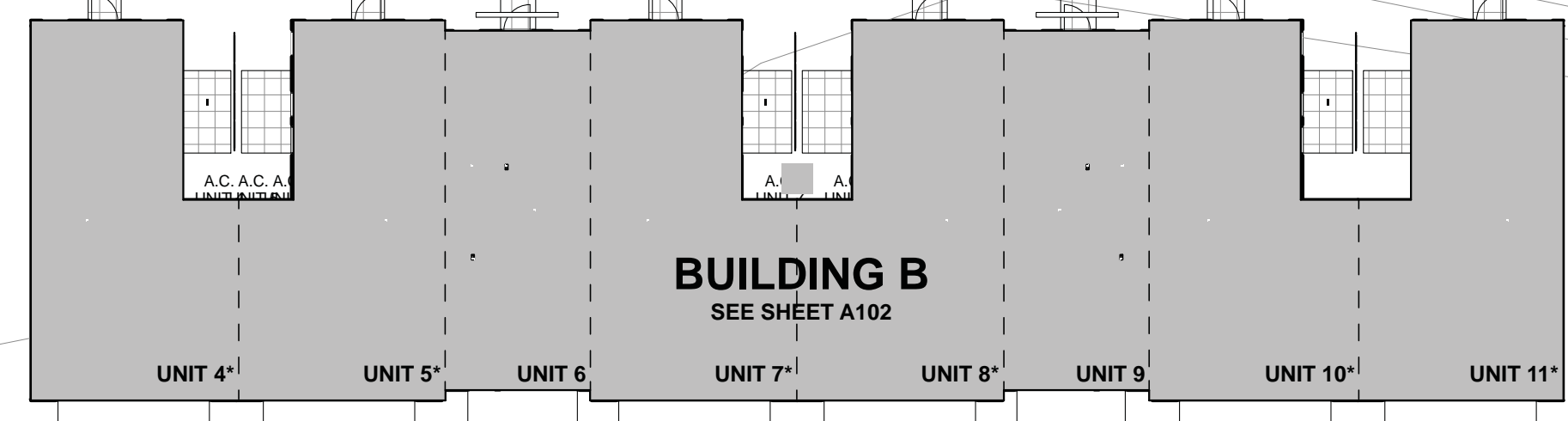
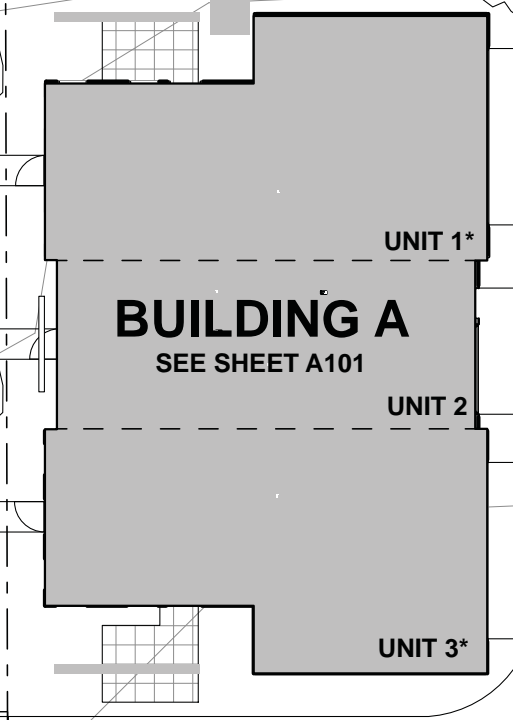
- E. Native Landscaping
- F. Lannon Stone Watertable
- G. Wood Grained Entry Doors
- H. Asphalt Shingles


SHEBOYGAN RIVER

WISCONSIN AVENUE

NORTH 15th STREET

WATER'S EDGE
NORTH 15th STREET,
SHEBOYGAN, WI 53081



 NORTH
1
A001
ARCHITECTURAL SITE PLAN
SCALE: 1" = 20'

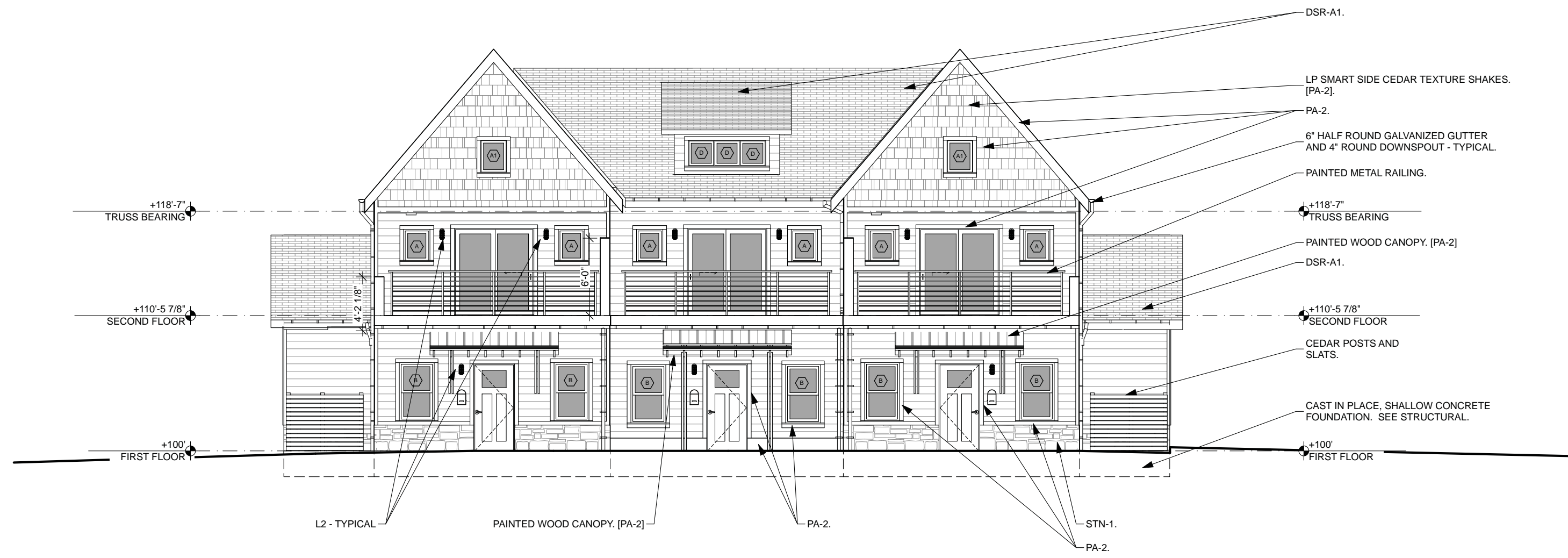
- SITE PLAN - GENERAL NOTES**
1. THE DETAILS OF CONSTRUCTION IN THIS PROJECT ARE OF CRITICAL IMPORTANCE TO BOTH THE CLIENT AND ARCHITECT. IF ANY PORTION OF THE CONSTRUCTION DOCUMENTS IS UNCLEAR, INCOMPLETE IN ITS DIRECTION, OR CONFLICTS WITH OTHER PORTIONS OF THE WORK, PLEASE NOTIFY THE ARCHITECT PRIOR TO EXECUTING THAT WORK.
 2. NOTIFY ARCHITECT PROMPTLY IF THE INFORMATION SHOWN IN ONE PORTION OF THE CONSTRUCTION DOCUMENTS CONFLICTS WITH THAT SHOWN IN ANOTHER.
 3. NOTIFY ARCHITECT PROMPTLY IF THE CONSTRUCTION DOCUMENTS ARE INCONSISTENT WITH ANY APPLICABLE CODES OR REGULATIONS.
 4. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD PRIOR TO EXECUTION OF WORK.
 5. ALL PAVING, SCORE LINES, WALLS, AND OTHER MISC. SITE IMPROVEMENTS ARE LAID OUT PERPENDICULAR OR PARALLEL TO THE BUILDING UNLESS NOTED OTHERWISE.
 6. VERIFY LOCATION OF ALL OVERHEAD AND UNDERGROUND UTILITIES PRIOR TO COMMENCEMENT OF WORK.
 7. CONTRACTOR SHALL PROVIDE EROSION CONTROL FACILITIES IN ACCORDANCE WITH APPLICABLE STATE AND LOCAL ORDINANCES.

DRAWING ISSUE	DATE
PROGRESS SET	06.15.2018
PROGRESS SET	06.21.2018
PROGRESS SET	07.13.2018
ARCH. REVIEW BOARD	08.13.2018

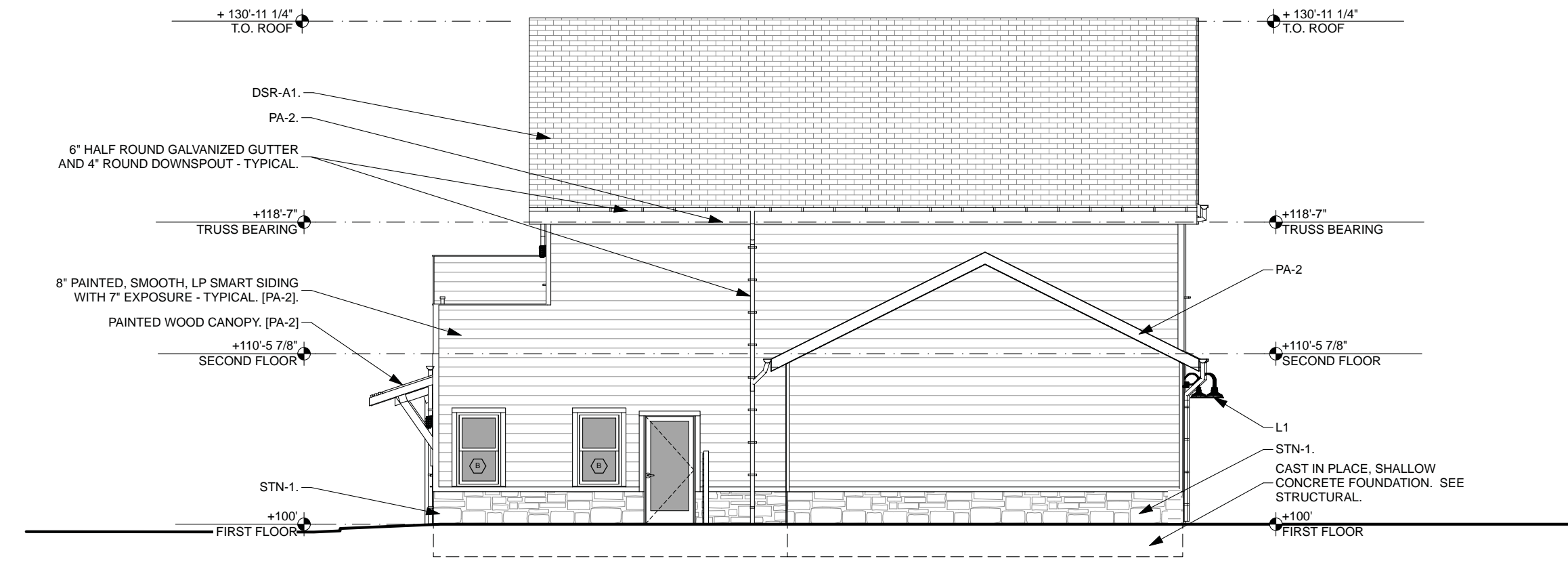
PROJECT # 18.11

SITE PLAN

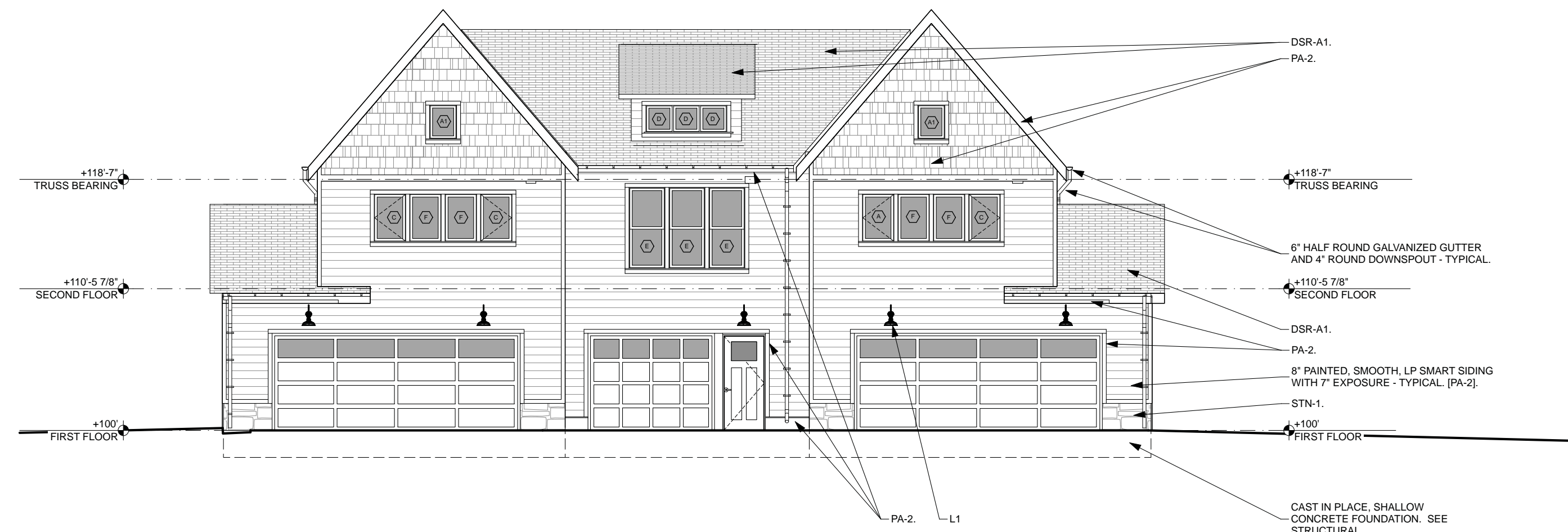
A001



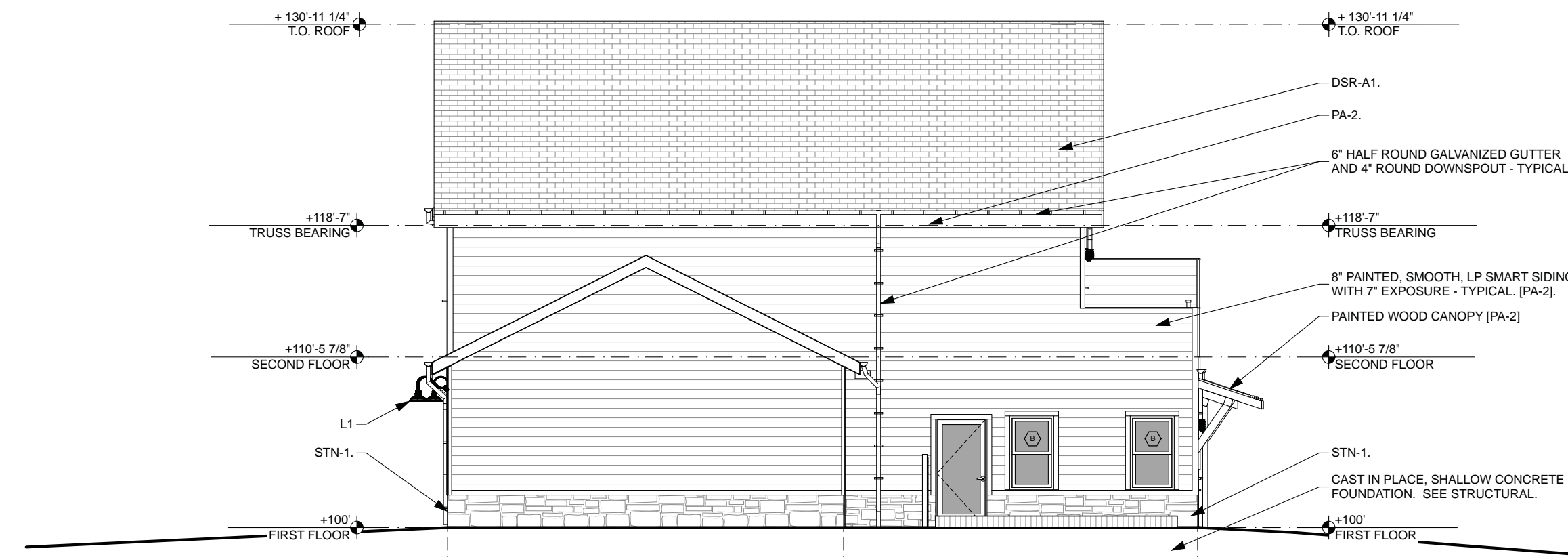
1
A200 FRONT ELEVATION - BUILDING A
SCALE: 1/8" = 1'-0"



2
A200 SIDE ELEVATION - BUILDING A
SCALE: 1/8" = 1'-0"

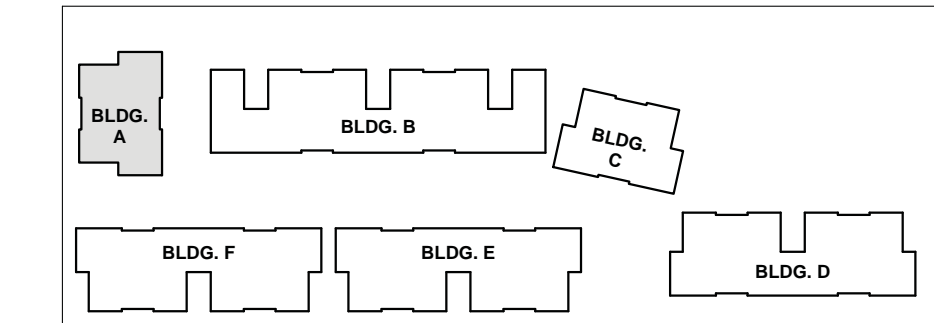


3
A200 REAR ELEVATION - BUILDING A
SCALE: 1/8" = 1'-0"



4
A200 SIDE ELEVATION - BUILDING A
SCALE: 1/8" = 1'-0"

SITE PLAN KEY

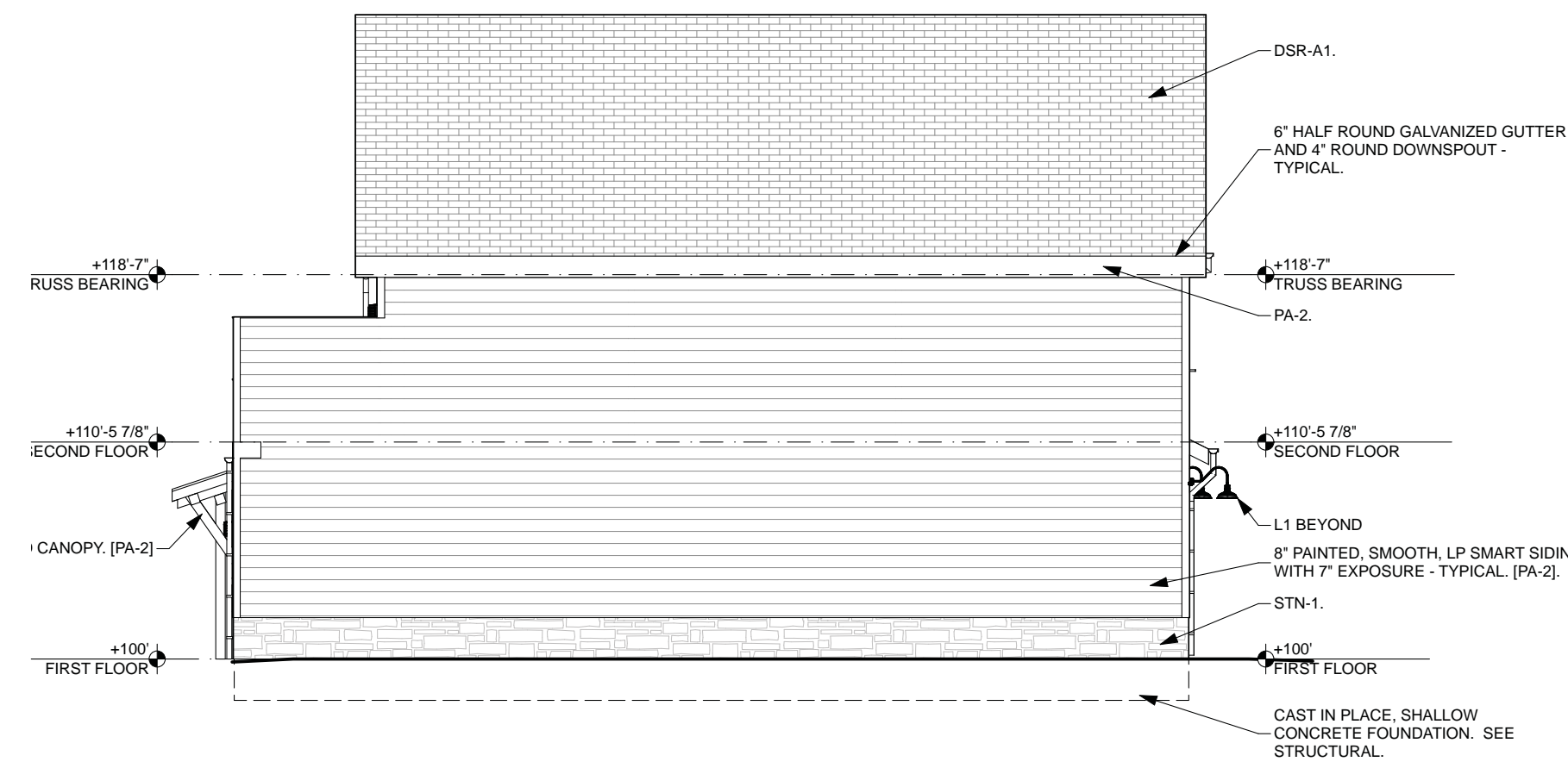


Exterior Finishes Legend

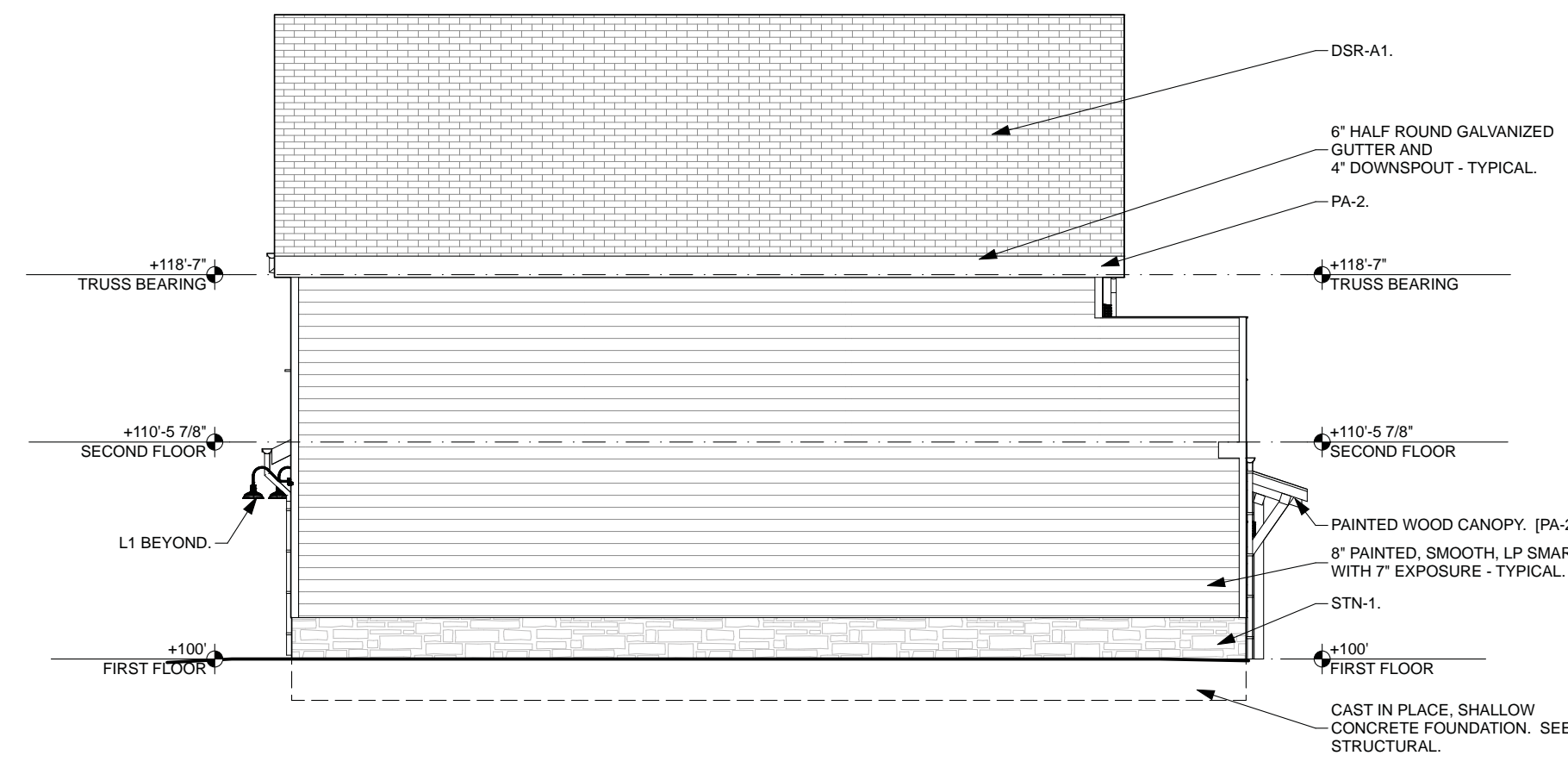
CODE	MATERIAL	MANUFACTURER	ITEM #	DESCRIPTION	COLOR	NOTES
BRK-PVR-1	Brick Paver	Belden Brick Company	Pawnee Pavers	Paver [4' W x 2-1/4' H x 8' L]	Red 4x8 Paver	Install in a basket weave pattern. https://www.beldenbrick.com
CJ-1	Masonry Control Joint	--	--	--	Match Color of Adjacent Mortar	--
DSR-A1	Dimensional Shingle Roofing	CertainTeed	Landmark Presidential Shake TL	--	Classic Weathered Wood	https://www.certainteed.com
GLAZ-1	Insulated Glass	Oldcastle or Equal	--	1" Insulated Glass Unit Low-E Coating on #2 Surface Argon Fill	Standard Clear Glass	Provide Safety Glazing in locations as required by code. Provide control sample for Architect's approval.
PA-1	Paint	Sherwin Williams	Satin-Finish	Oil Based Exterior Paint	SW6258 Tricorn Black	Accent Color
PA-2	Paint	Sherwin Williams	Satin-Finish	Oil Based Exterior Paint	SW7006 Extra White	Primary Siding & Trim Color
STN-1	Stone	Norse Building Products	Taos Mountain Stack	Exterior Manuf. Stone	--	Provide 2' x 8' mock up for Architect's approval.
WD-1	Structural Wood Decking	Sourcing by Contractor	--	Structural T&G Douglas Fir Decking	Finish: Clear	Provide control sample for Architect's approval.



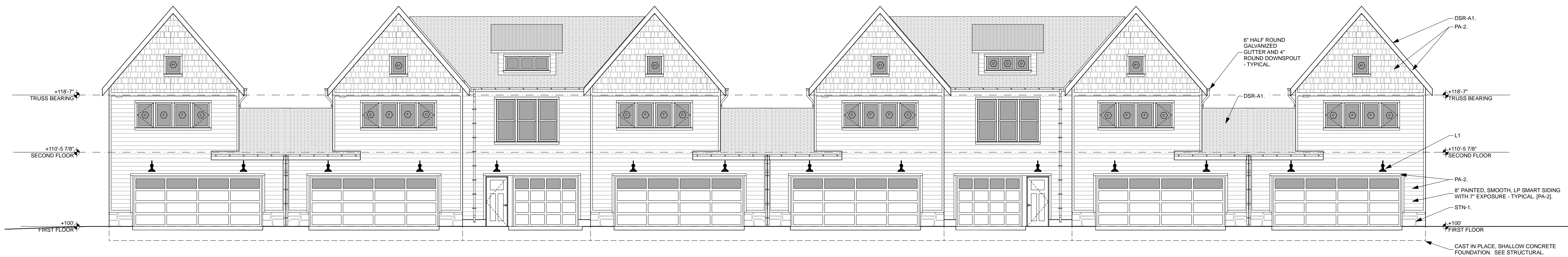
1
A201 FRONT ELEVATION - BUILDING B
SCALE: 1/8" = 1'-0"



2
A201 SIDE ELEVATION - BUILDING B
SCALE: 1/8" = 1'-0"

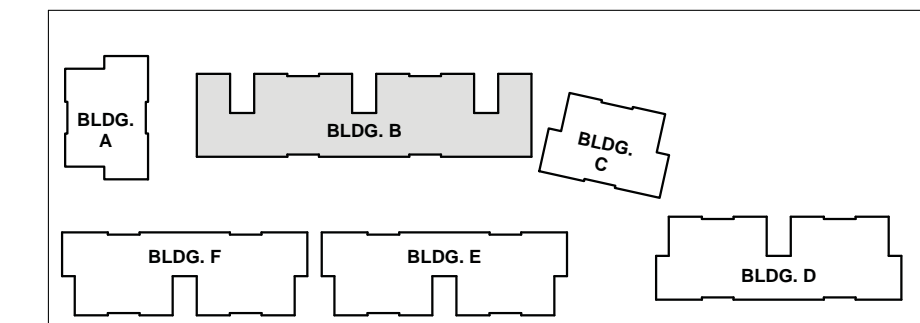


3
A201 SIDE ELEVATION - BUILDING B
SCALE: 1/8" = 1'-0"



4
A201 REAR ELEVATION - BUILDING B
SCALE: 1/8" = 1'-0"

SITE PLAN KEY



WATER'S EDGE
NORTH 15th STREET,
SHEBOYGAN, WI 53081

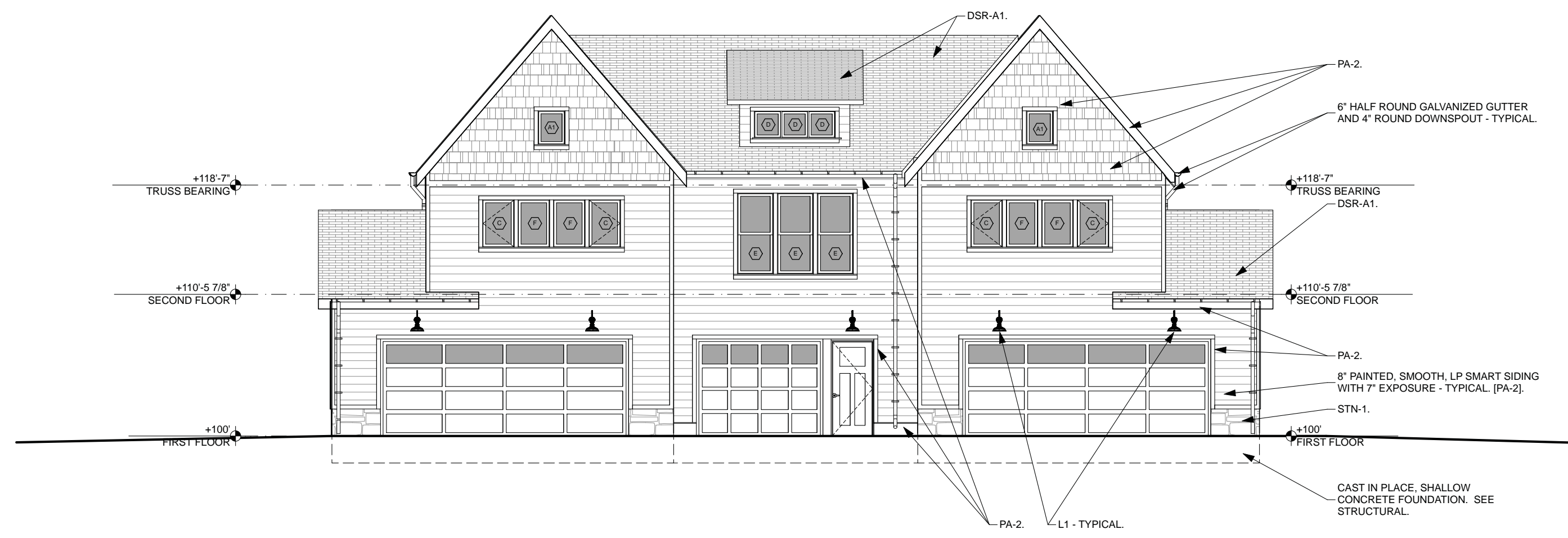
DRAWING ISSUE	DATE
PROGRESS SET	06.15.2018
PROGRESS SET	06.21.2018
PROGRESS SET	07.13.2018
ARCH. REVIEW BOARD	08.13.2018

PROJECT # 18.11

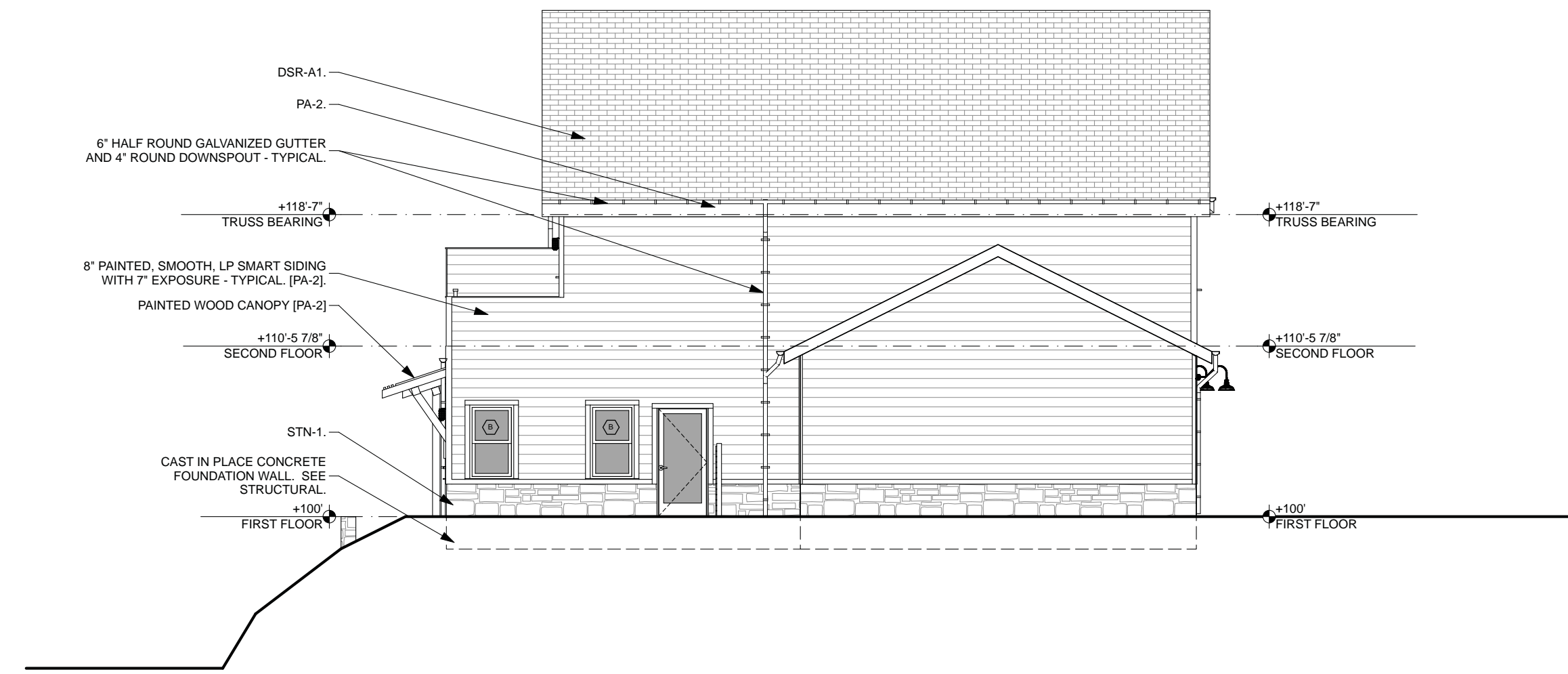
ELEVATIONS - BUILDING B

A201

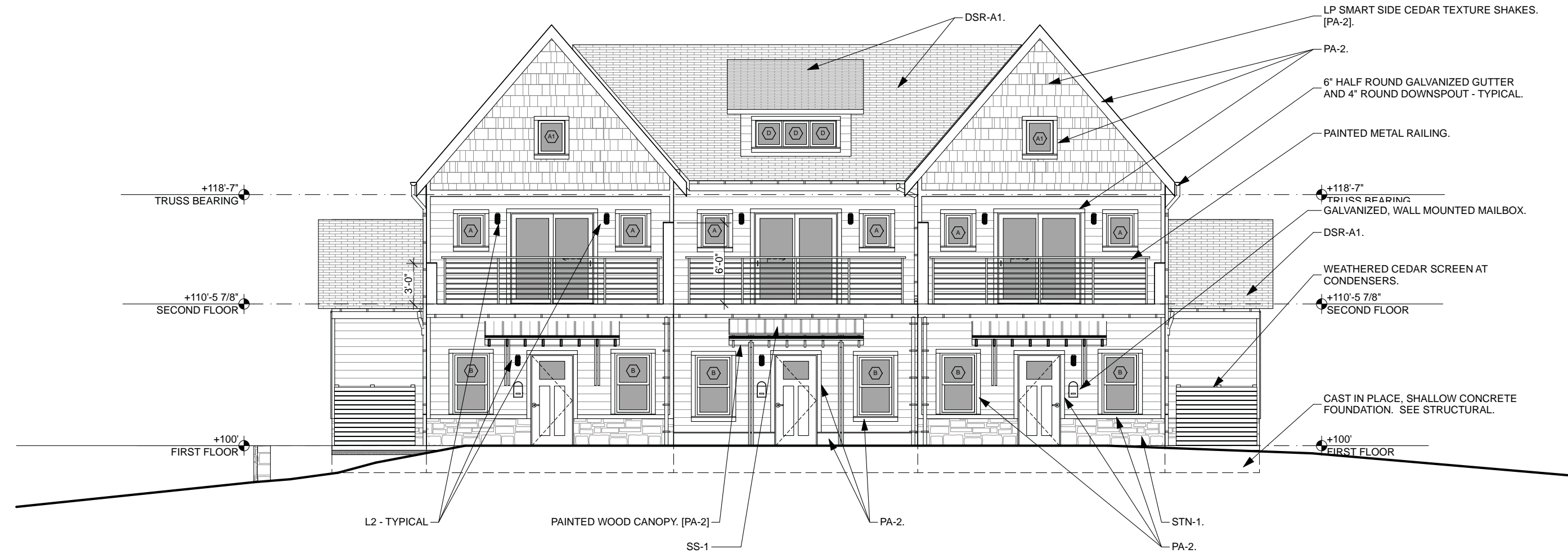
NOT FOR CONSTRUCTION



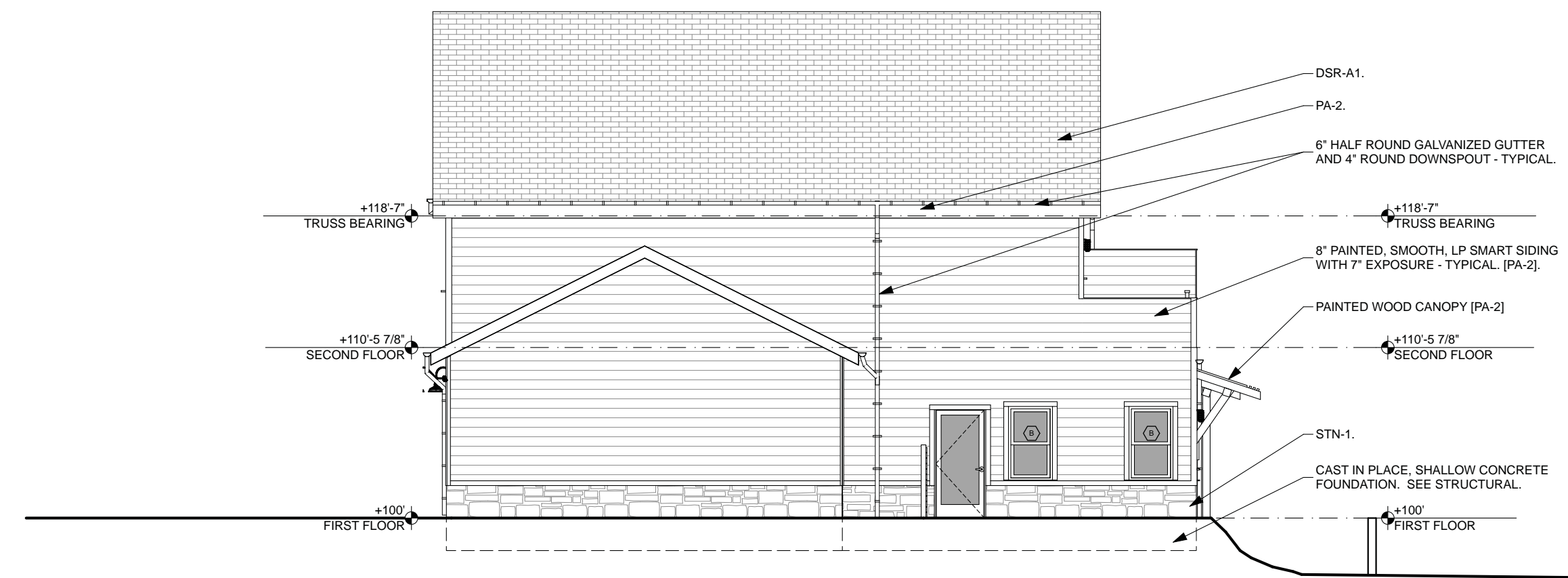
1 REAR ELEVATION - BUILDING C
SCALE: 1/8" = 1'-0"



2 SIDE ELEVATION - BUILDING C
SCALE: 1/8" = 1'-0"

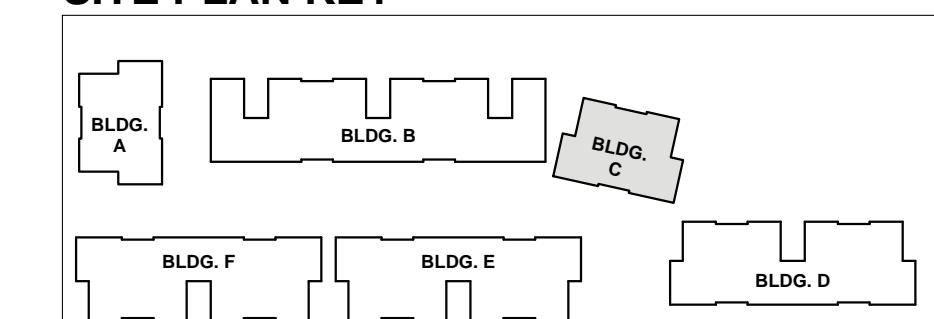


3 FRONT ELEVATION - BUILDING C
SCALE: 1/8" = 1'-0"



4 SIDE ELEVATION - BUILDING C
SCALE: 1/8" = 1'-0"

SITE PLAN KEY



WATER'S EDGE
NORTH 15th STREET,
SHEBOYGAN, WI 53081

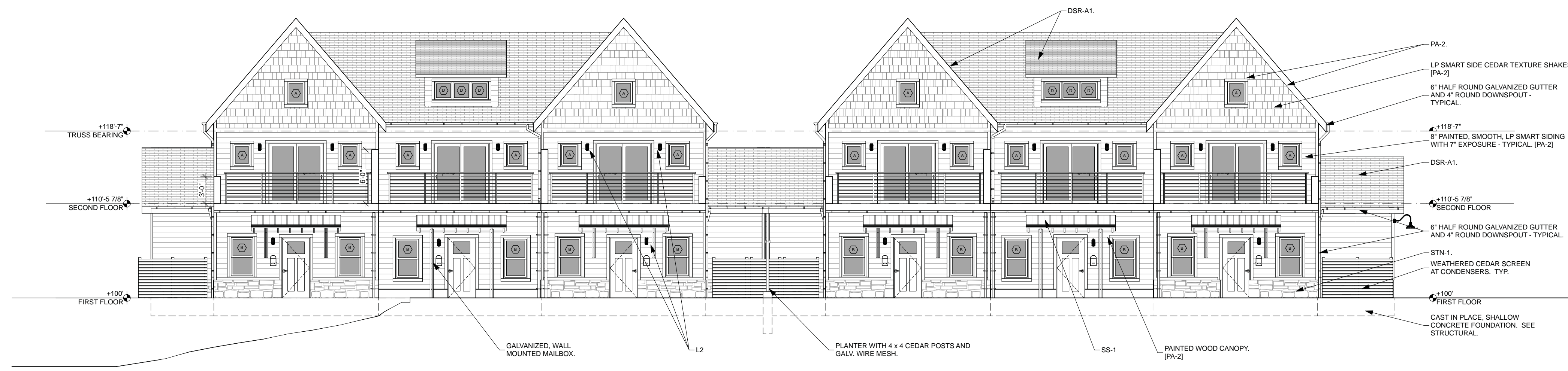
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PROGRESS SET	06.21.2018
PROGRESS SET	07.13.2018
ARCH. REVIEW BOARD	08.13.2018

PROJECT # 18.11

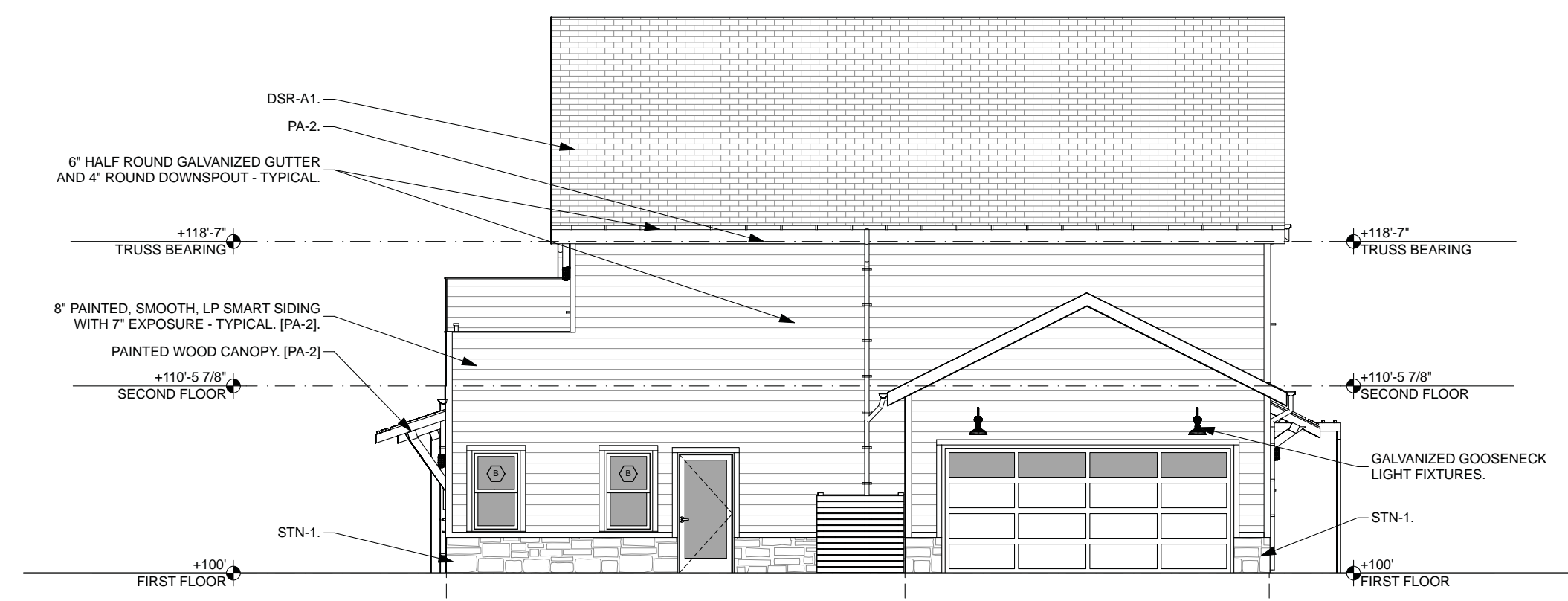
ELEVATIONS - BUILDING C

A202

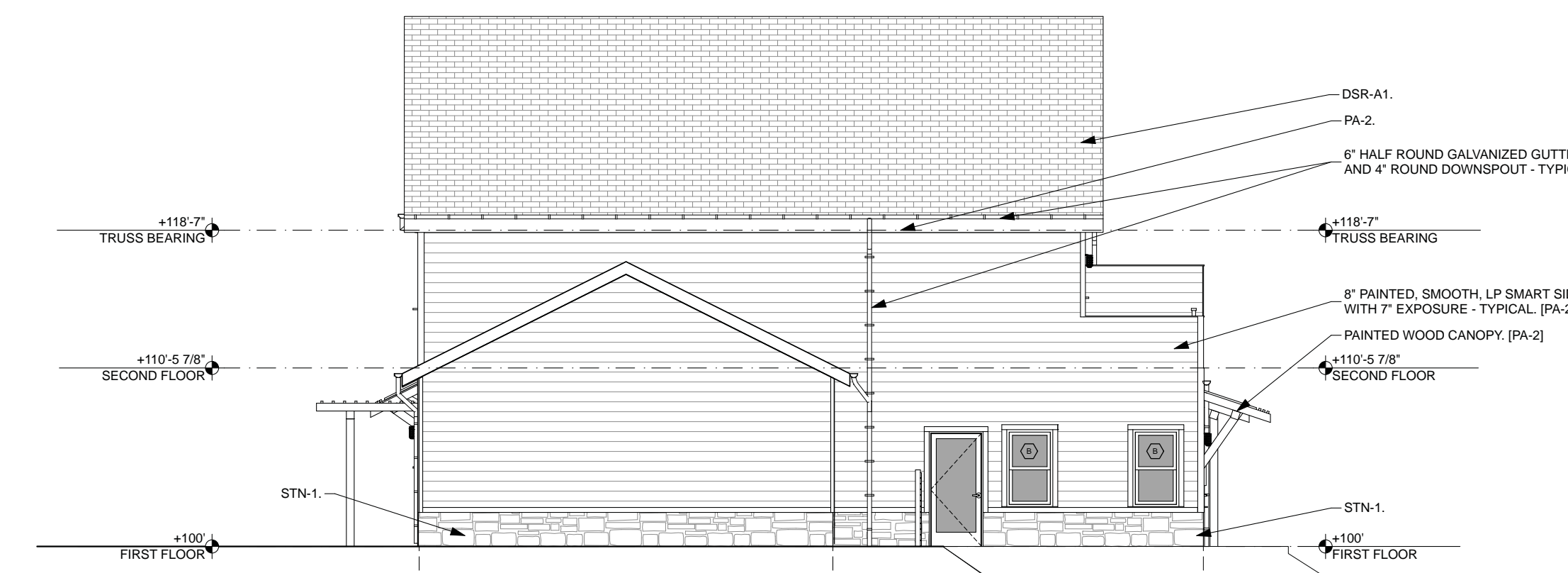
NOT FOR CONSTRUCTION



1 FRONT ELEVATION - BUILDING D
SCALE: 1/8" = 1'-0"



2 SIDE ELEVATION - BUILDING D
SCALE: 1/8" = 1'-0"

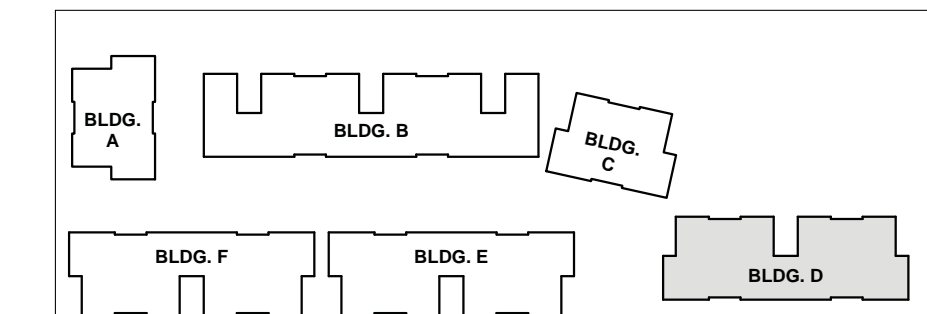


3 SIDE ELEVATION - BUILDING D
SCALE: 1/8" = 1'-0"



4 REAR ELEVATION - BUILDING D
SCALE: 1/8" = 1'-0"

SITE PLAN KEY



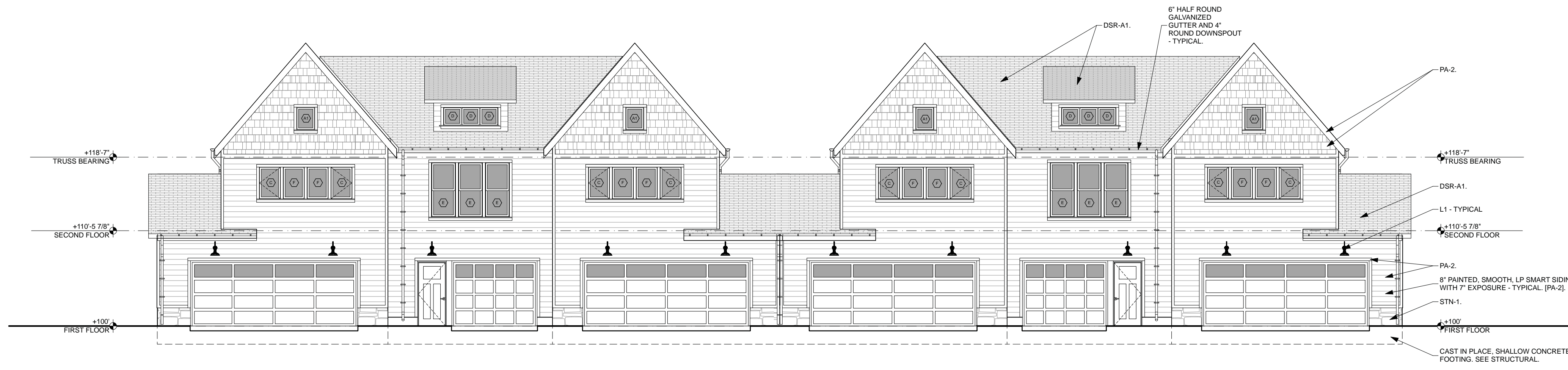
WATER'S EDGE
NORTH 15th STREET,
SHEBOYGAN, WI 53081

DRAWING ISSUE	DATE
PROGRESS SET	06.15.2018
PROGRESS SET	06.21.2018
PROGRESS SET	07.13.2018
ARCH. REVIEW BOARD	08.13.2018

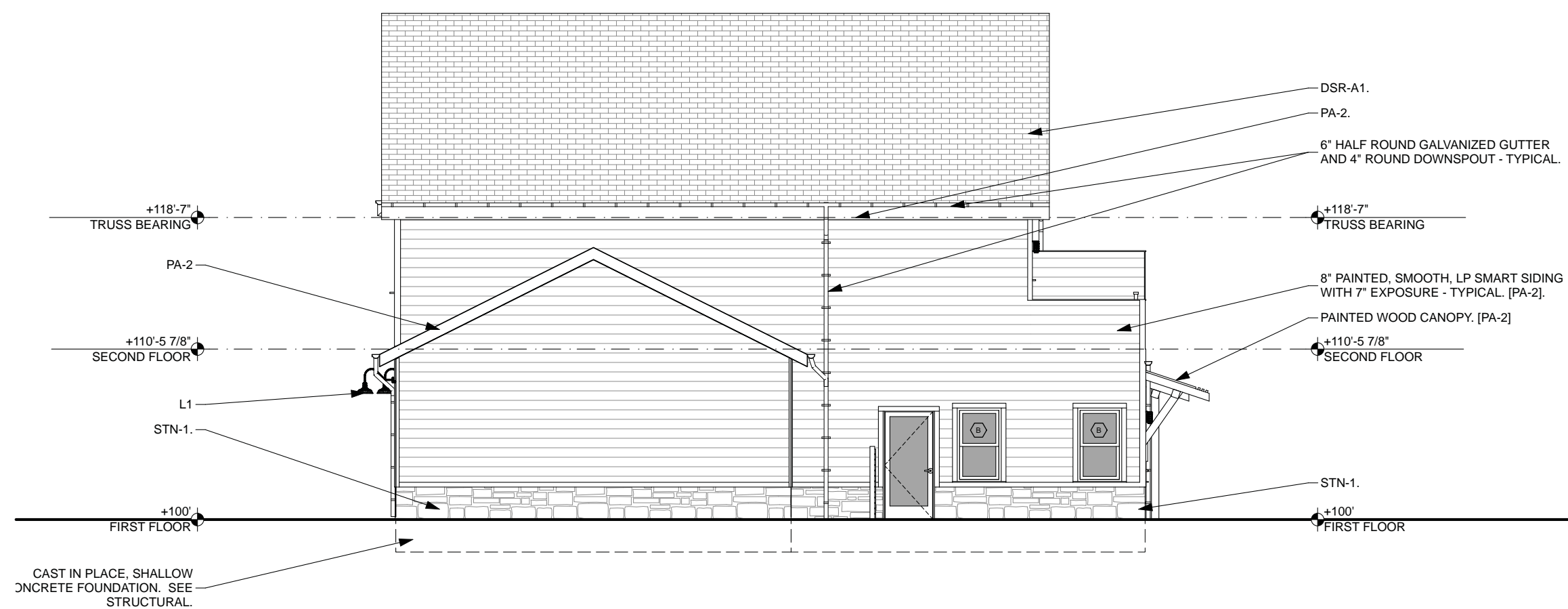
PROJECT # 18.11

ELEVATIONS - BUILDING D

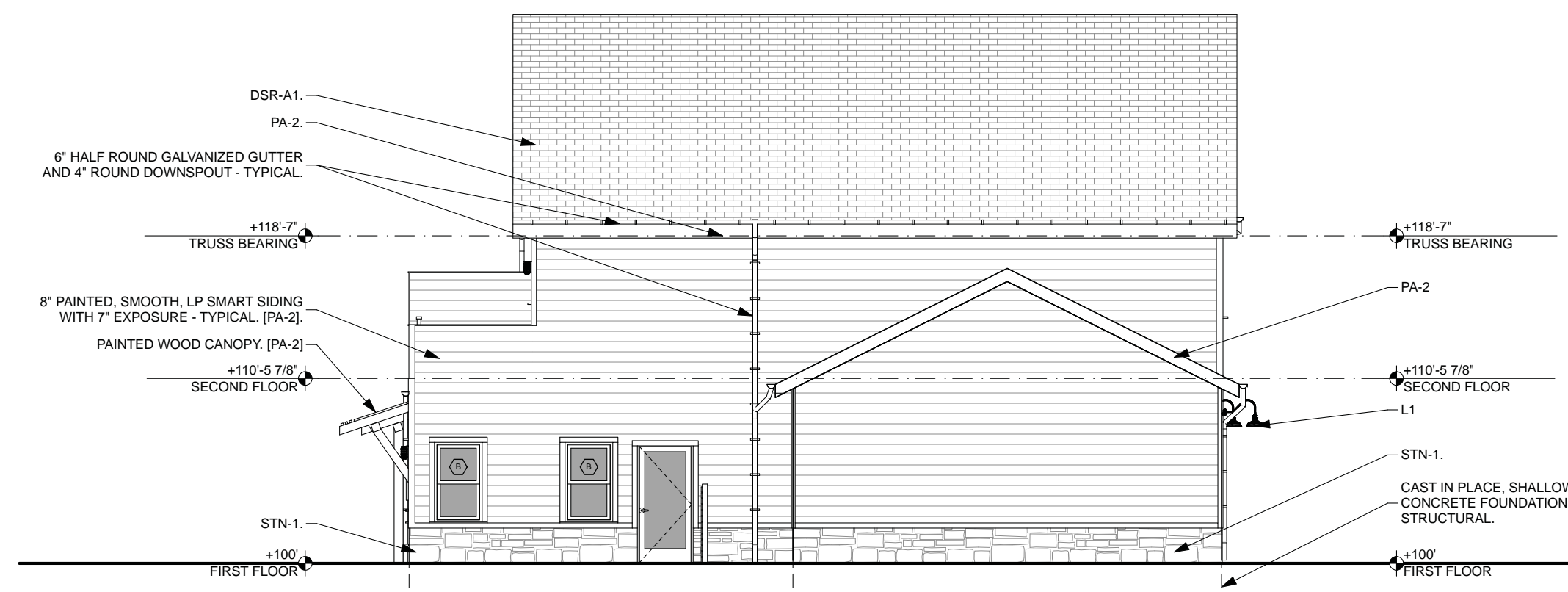
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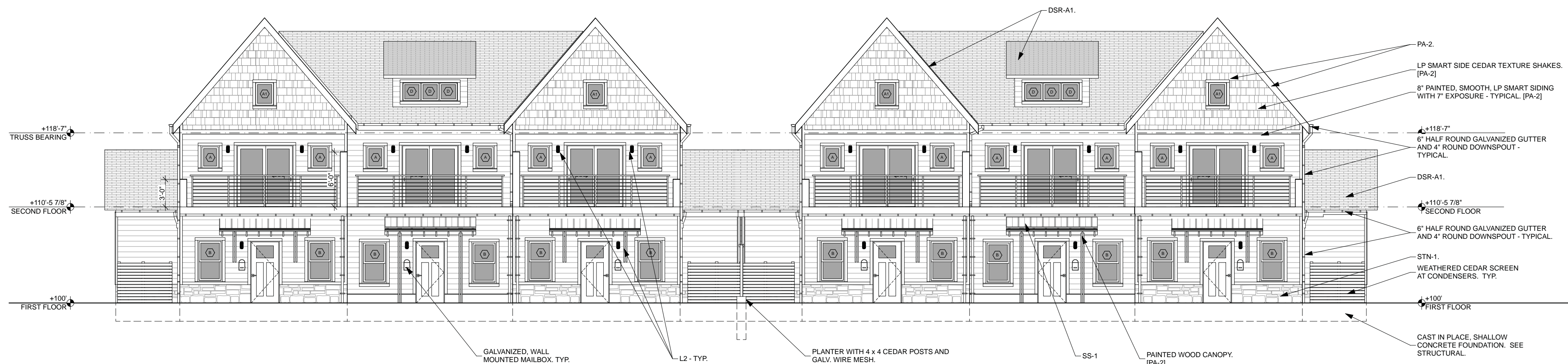
1
A204 REAR ELEVATION - BUILDING E
SCALE: 1/8" = 1'-0"



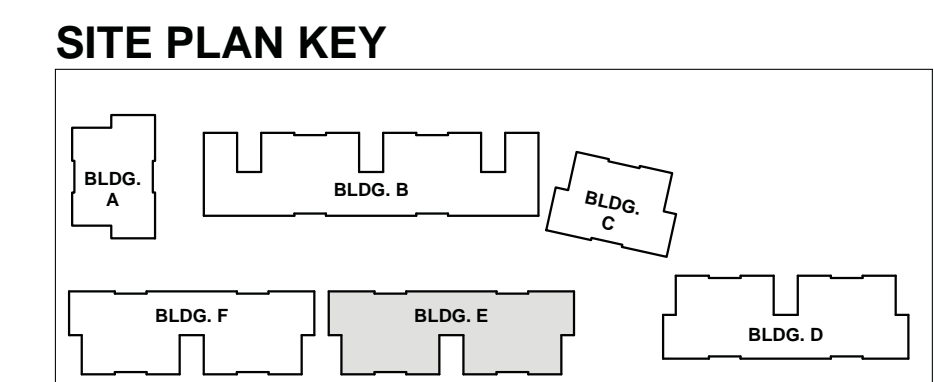
2
A204 SIDE ELEVATION - BUILDING E
SCALE: 1/8" = 1'-0"



3
A204 SIDE ELEVATION - BUILDING E
SCALE: 1/8" = 1'-0"



4
A204 FRONT ELEVATION - BUILDING E
SCALE: 1/8" = 1'-0"



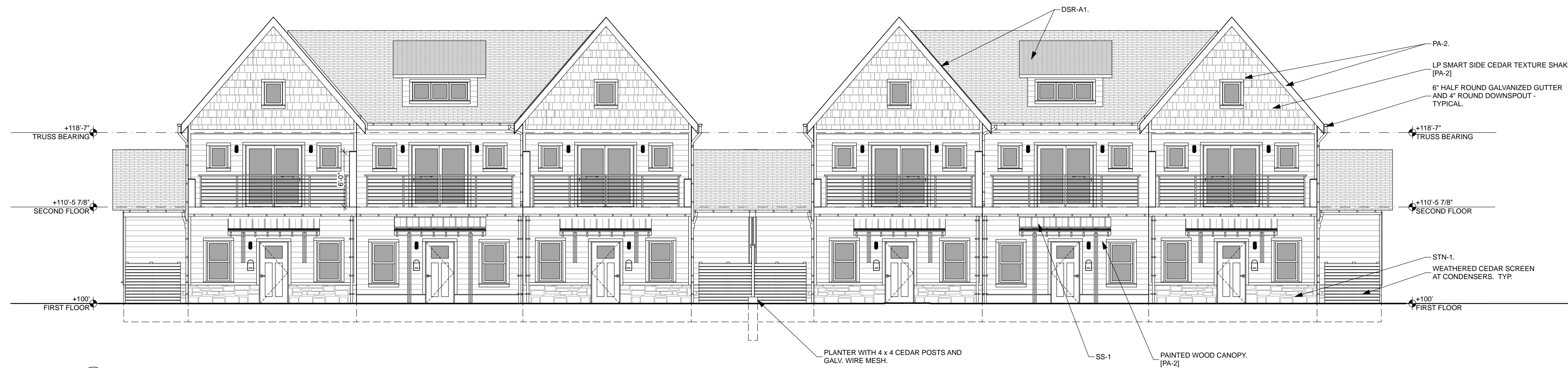
WATER'S EDGE
NORTH 15th STREET,
SHEBOYGAN, WI 53081

DRAWING ISSUE	DATE
PROGRESS SET	06.15.2018
PROGRESS SET	06.21.2018
PROGRESS SET	07.13.2018
ARCH. REVIEW BOARD	08.13.2018

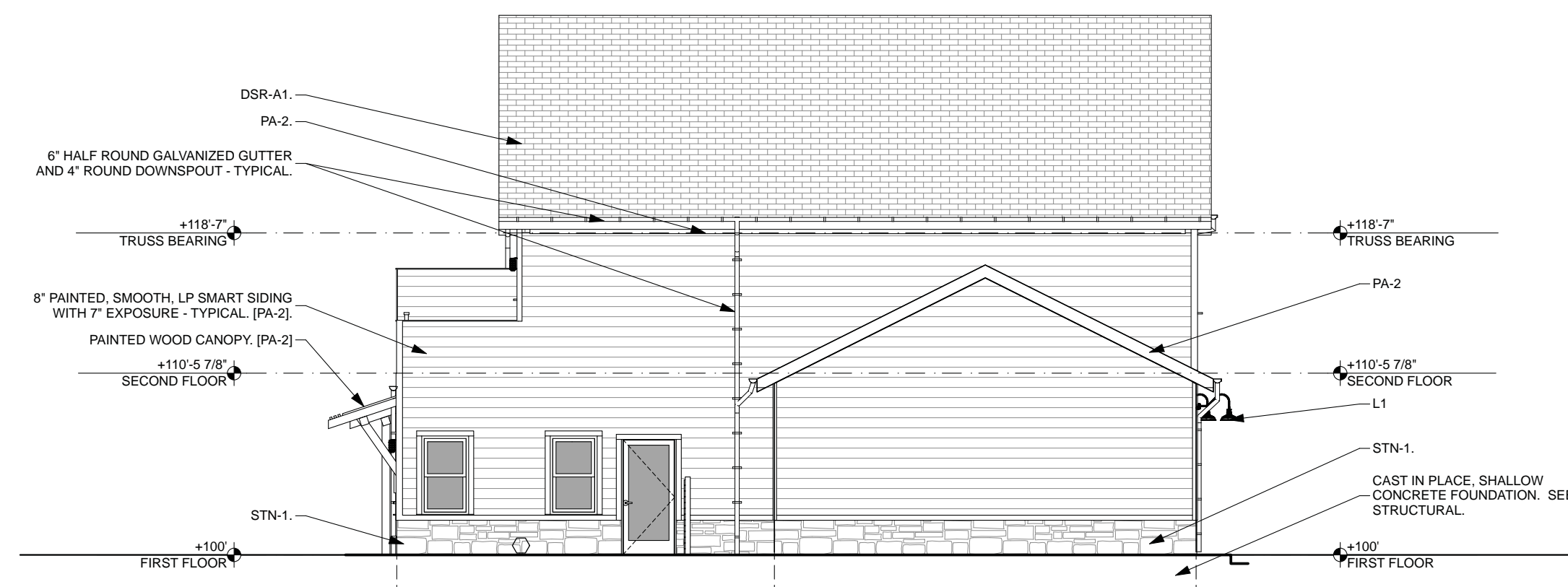
PROJECT # 18.11

ELEVATIONS - BUILDING E

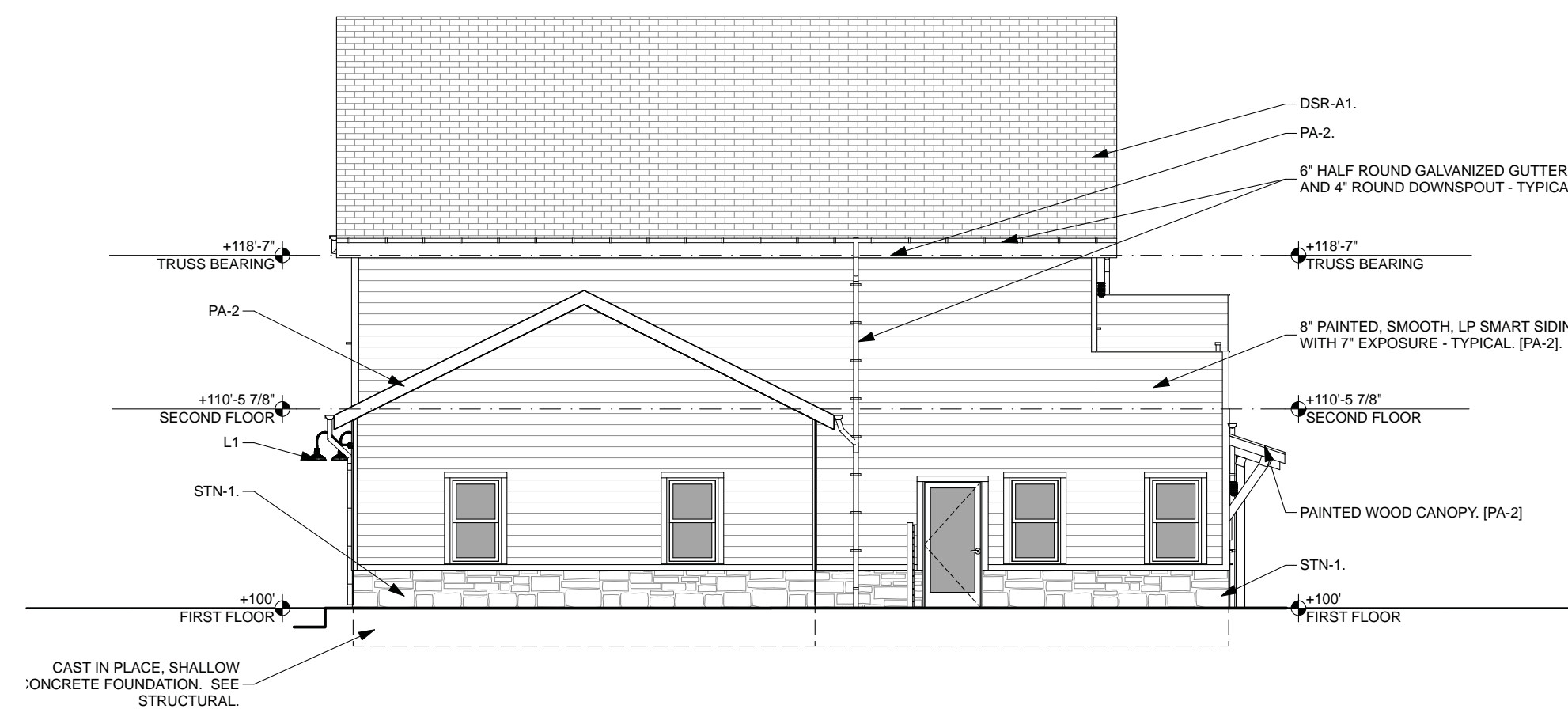
A204



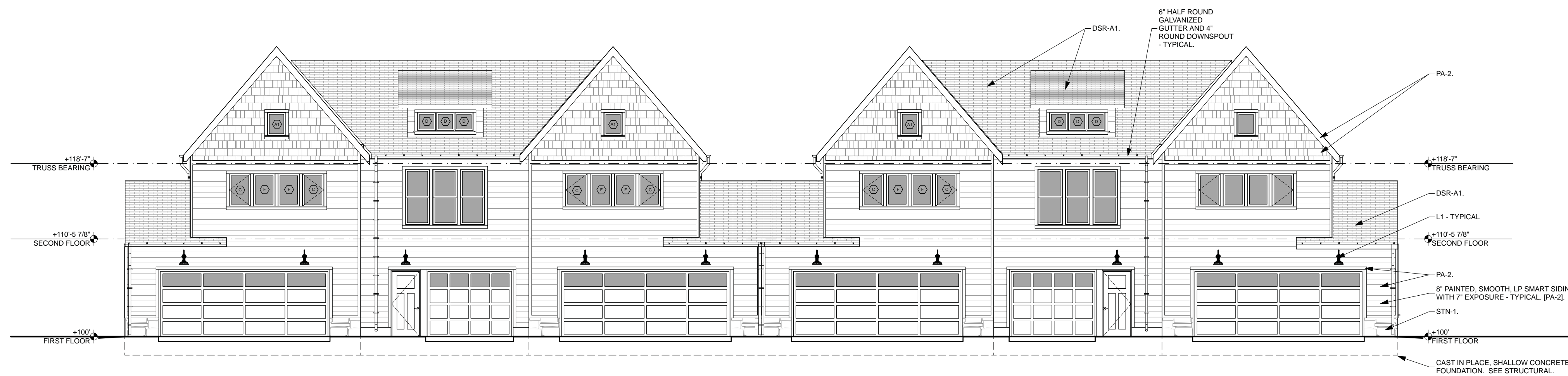
1 FRONT ELEVATION - BUILDING F
SCALE: 1/8" = 1'-0"



2 SIDE ELEVATION - BUILDING F
SCALE: 1/8" = 1'-0"

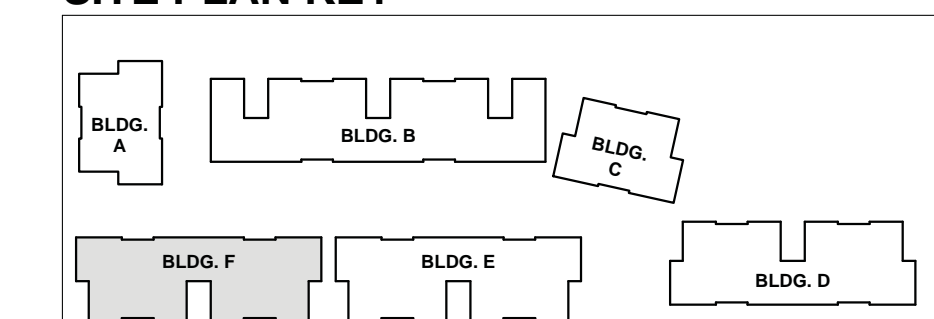


3 SIDE ELEVATION - BUILDING F
SCALE: 1/8" = 1'-0"



4 REAR ELEVATION - BUILDING F
SCALE: 1/8" = 1'-0"

SITE PLAN KEY



WATER'S EDGE
NORTH 15th STREET,
SHEBOYGAN, WI 53081

DRAWING ISSUE	DATE
PROGRESS SET	06.15.2018
PROGRESS SET	06.21.2018
PROGRESS SET	07.13.2018
ARCH. REVIEW BOARD	08.13.2018

PROJECT # 18.11

ELEVATIONS - BUILDING F

A205

CITY OF SHEBOYGAN

REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION

ITEM DESCRIPTION: Construction of new building additions at Tidy Store located at 810 N. 14th Street

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

REPORT DATE: August 24, 2018

MEETING DATE: August 27, 2018

FISCAL SUMMARY:

STATUTORY REFERENCE:

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

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

BACKGROUND / ANALYSIS:

Basudev Adhiahri is proposing to construct additions to the existing Tidy Store Gas Station/Liquor Store located at 810 N. 14th Street. The applicant states the following about the project:

- In June of 2016, the Architectural Review Board approved drawings to remodel the existing convenience store and add a new liquor store at Tidy Store Gas Station located at 810 N. 14th Street. Thus, the applicant currently operates a service station, convenience store and liquor store from this property.
- The applicant is proposing to add approximately 2,200sf of storage room space, walk-in cooler space and fast food counter/kitchen to the 3,797sf building. Building will now be 6,030sf.
- The addition at the southwest corner is 1,428sf. Approximately 400sf will be used for a small kitchen and service area. The kitchen will serve primarily pizza and sandwiches. Hours will be the same as the convenient store. The remaining 1,000sf will be used for (applicant never addressed this question)?
- The addition at the northwest corner is 804sf and is for additional storage.
- The face of the front elevation to the new restaurant addition will be masonry to match the existing buildings masonry frontage. The masonry will wrap southeast corner of the building and wrap approximately four (4) feet at this corner on the south elevation.

- The additions will be prefinished siding panels to match the existing siding panels.

STAFF COMMENTS:

Staff has a number of concerns and questions with the existing site and project:

- Staff has several concerns with this proposal because it appears the applicant is jamming as much as he can on this property with not a lot of consideration for building and/or site design. The applicant purchased property and made the decision to add a liquor store in an area of the building that was previously used for auto detailing (Tidy Car). It appears that this part of the building would have been an ideal place to remodel for additional convenience store, kitchen and storage space.
- The property is cluttered. Pipe bollards, garbage cans, vending machines, ice-cooler, product displays, newspaper dispenser, log rack, propane tanks, air-dispenser, etc. None of these items are being shown in the new drawings. What is happening to them, and will there be more of them with the new addition?
- The implications with the previous project had been that a lot of the clutter was going to be cleaned-up, but that doesn't seem to have been the case. It seems like this new project should take the opportunity to make sure the site is being improved, rather than creating more space for additional clutter. Areas should be designated for those items so that they don't just sprawl along the face of the building, and so that we know the extents/limits?
- The existing south-façade of building has vents, multiple-conduits, gas-meter, and wall-pack light. The submittal package implies that those are all being eliminated and the façade being re-sided to tidy everything up. Is that the case? If not, that façade is becoming much more prominent and those existing features are too "messy" for that new elevation.
- Photos are showing a raised area on the ground toward the west end of the existing south façade – former shed foundation. Is this former raised concrete foundation getting removed? If not, how is parking/side-walk working around that especially since they are removing existing parking for the proposed addition.
- Why is the applicant constructing two (2) new additions to the rear of the building instead of one addition that would eliminate the gap? From a design and appearance perspective this would look better as one (1) addition instead of two (2) building additions especially with the new Water Edge Townhomes that are to be built to the west along N. 15th Street.
- The Tidy Store site is located in an area that is redeveloping so design of both the building and site is very important. The west side of the building faces the new Water's Edge Condominium project. The north side of the site faces the vacant Richardson facility that is likely to redevelop in the relatively near future. The south side of the site faces a residential neighborhood. The east side faces N. 14th street one of the busiest and visible transportation corridors in the City.

ACTION REQUESTED:

Staff is recommending that the Architectural Review Board table this matter and direct the applicant to provide a more attractive site plan and building design along this highly visible and redeveloping N. 14th Street corridor.

ATTACHMENTS:

Architectural Review Board Application and required attachments.

DATE SUBMITTED: _____

REVIEW DATE: 8/27/18

CITY OF SHEBOYGAN ARCHITECTURAL REVIEW APPLICATION

Revised March, 2001

Completed application must be filed with the Department of City Development, 807 Center Avenue. To be placed on 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: Basudev Adhiahri

ADDRESS: 1710 Indiana Ave

E-MAIL ADDRESS: missionbda@gmail.com

PHONE: () 920-226-1786 FAX NO.: ()

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Tidy Store

ADDRESS OF PROPERTY AFFECTED: 810 N. 14th

NEW BUILDING: _____ ADDITION: _____ REMODELING: xxx

DESCRIPTION OF PROPOSED PROJECT: _____

1,500 SF ADDITIONS TOWARDS THE REAR. MATCH
EXISTING SIDING PANELS.

We are now adding a restaurant component. The face of this
and 4' return will be masonry that will match the front facade

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

PRE FINISHED METAL SIDING AND FACE BRICK

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

ADDITION WILL BE PRE FIN SIDING PANELS TO MATCH THE
EXISTING SIDING PANELS

Facebrick and windows will match the existing front windows



Tuesday, February 28, 2017
Revised 8.13.18

Sheboygan Plan Commission
City of Sheboygan

Subject: Tidy Store 810 N. 14th St

We are expanding about 1,500 sf of storage space to this building. It will be used for retail product and expanded coolers in the convenient area.

An explanation of the proposed use and all business activities to take place onsite.

It will be a gas station and a convenience store, gasoline sales, beer sales, cigarette sales, tobacco sales and various types of groceries and household needs like soda, milk, bread, chips, candies, gums, frozen foods, juices and such other items. It will also be a full service liquor store/sales. The interior will be partitioned and separated between the liquor store and retail area as required with the liquor license. There will be a separate door for the liquor store also.

Is this a 1 tenant or multi-tenant facility? Who are the tenants? Description of proposed uses.

Currently It will be owner occupied.

Is there a name for the convenience store/gas station?

The name of the store is Tidy Car

What types of groceries or services will the convenience store provide?

The basic services that we find in a gas station: gasoline, cigarettes, tobacco, beer, sodas, milk, bread, eggs, frozen foods, cheese, juice, water, candies, gums, coffee/cappachino, canned foods, fruits, lottery, license plate renewal, phone cards, ice, firewood, propane and such others. I will focus more on the grocery items because of the neighborhood demand.

Is this a 24 hour operation? If not, what are the hours of operation?

Hours of operation will be 5am to 11pm/12Description of proposed building and all new site improvements (sf of proposed building, storm drainage, landscaping, lighting, parking, access, signage, dumpster enclosure, etc.). The liquor store portion will be open until 9PM

An explanation of the proposed architectural style and materials and how it is an improvement to the neighborhood. A written description of the proposed general design, arrangement, texture, material and color of the buildings/structures.

See the attached drawings

How many employees will you have?

4-6

How will site be accessed and where are the proposed access points?

See Attached Drawing

Explain site lighting.

Existing lighting will be reused. New lighting will be installed on the renovated canopy sign

Explain all site improvements – parking, sidewalk, retaining walls, lighting, landscaping, screening, storm drainage, signage, etc.

The new addition will be pre finished metal siding panels. There will be no new concrete or asphalt work.

How will you insure that the proposal will not become a nuisance to adjoining property owners (i.e. outdoor storage of materials, vehicles, equipment, lighting, noise, architectural style, etc.)?

It is located towards the back of the property. There will not be access back there. Impact will be minimal

Are you proposing any fencing and landscaping? It may be a good idea to explain how you are buffering the convenience store from the residential neighbor to the north.

All existing landscaping will remain

We will provide a landscaping plan as required for the city zoning requirements.

Number of parking spaces you have and the number of parking spaces required.

We are providing approximately 17 stalls

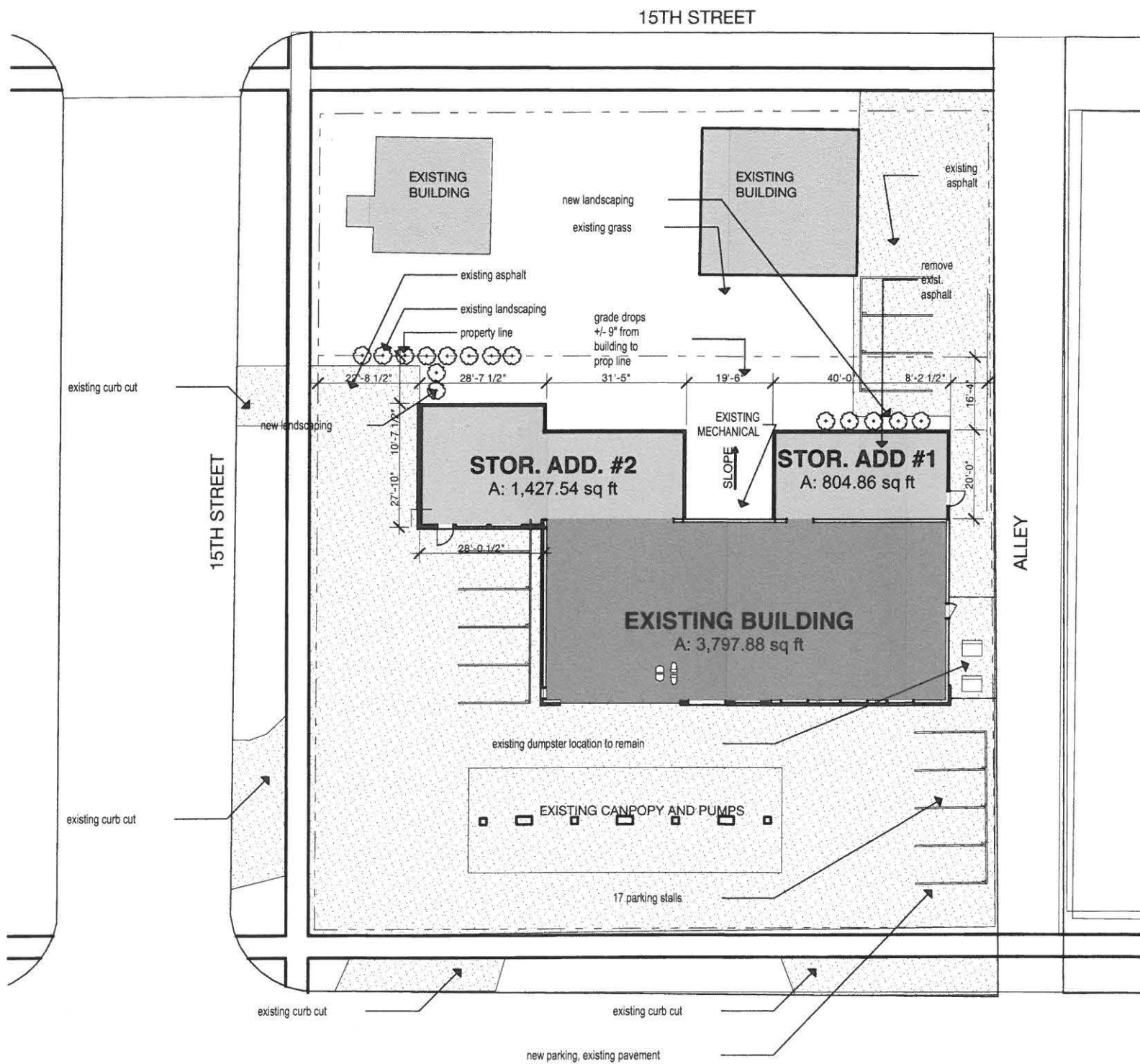
Sincerely,

Scott Matula, AIA
Aspire Architecture & Design, LLC

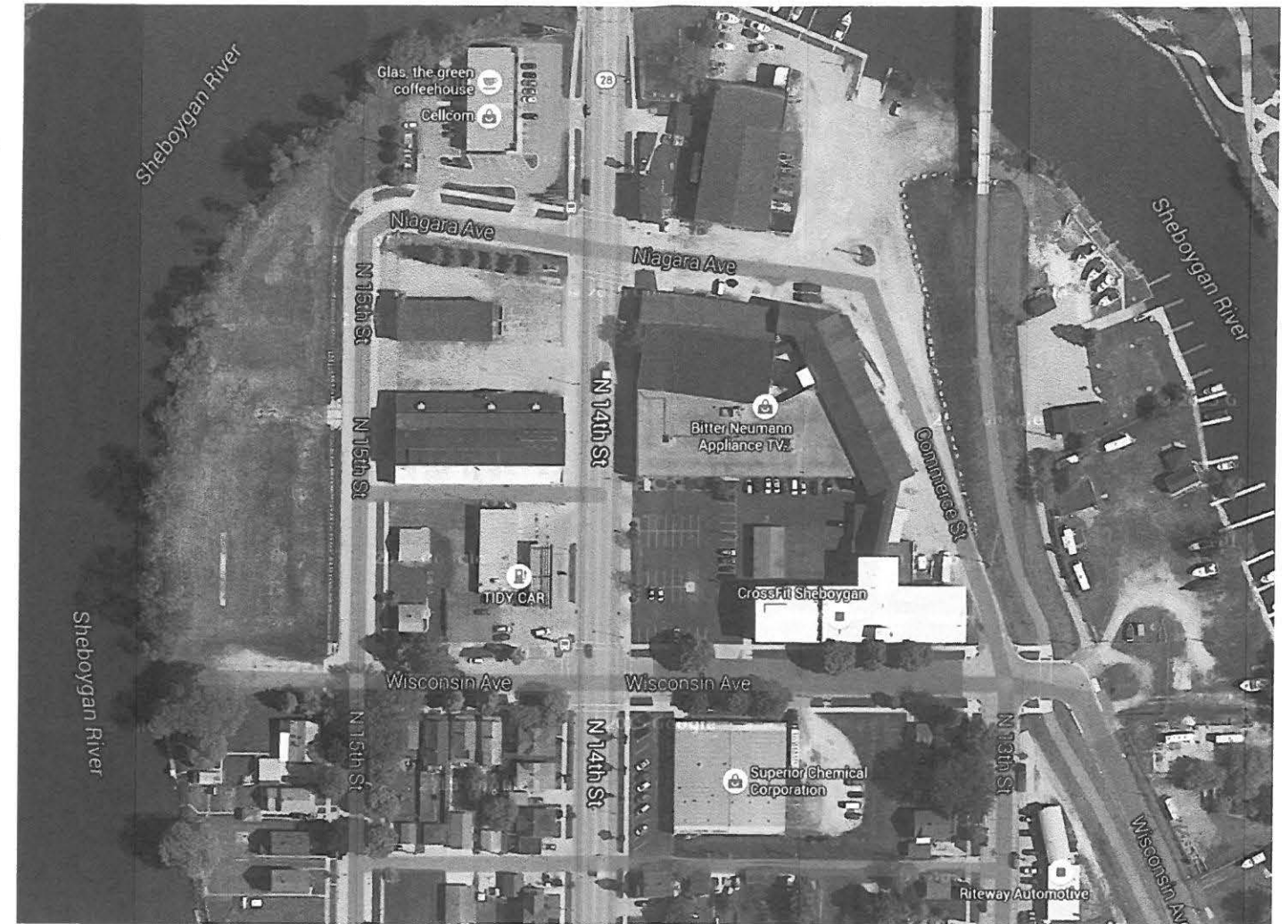
Addendum

We are adding a kitchen//restaurant addition into this renovation. The new total addition will be will be 1,427 onto the tidy store side and 804 onto the liquor store side.

The tidy store addition will now have a small kitchen and service counter (approximate 400 sf and two sit down tables. This will predominantly be pizza and sandwiches. The hours of operation will be the same as the convenient store.



1 Site Plan
SCALE: 1" = 30'



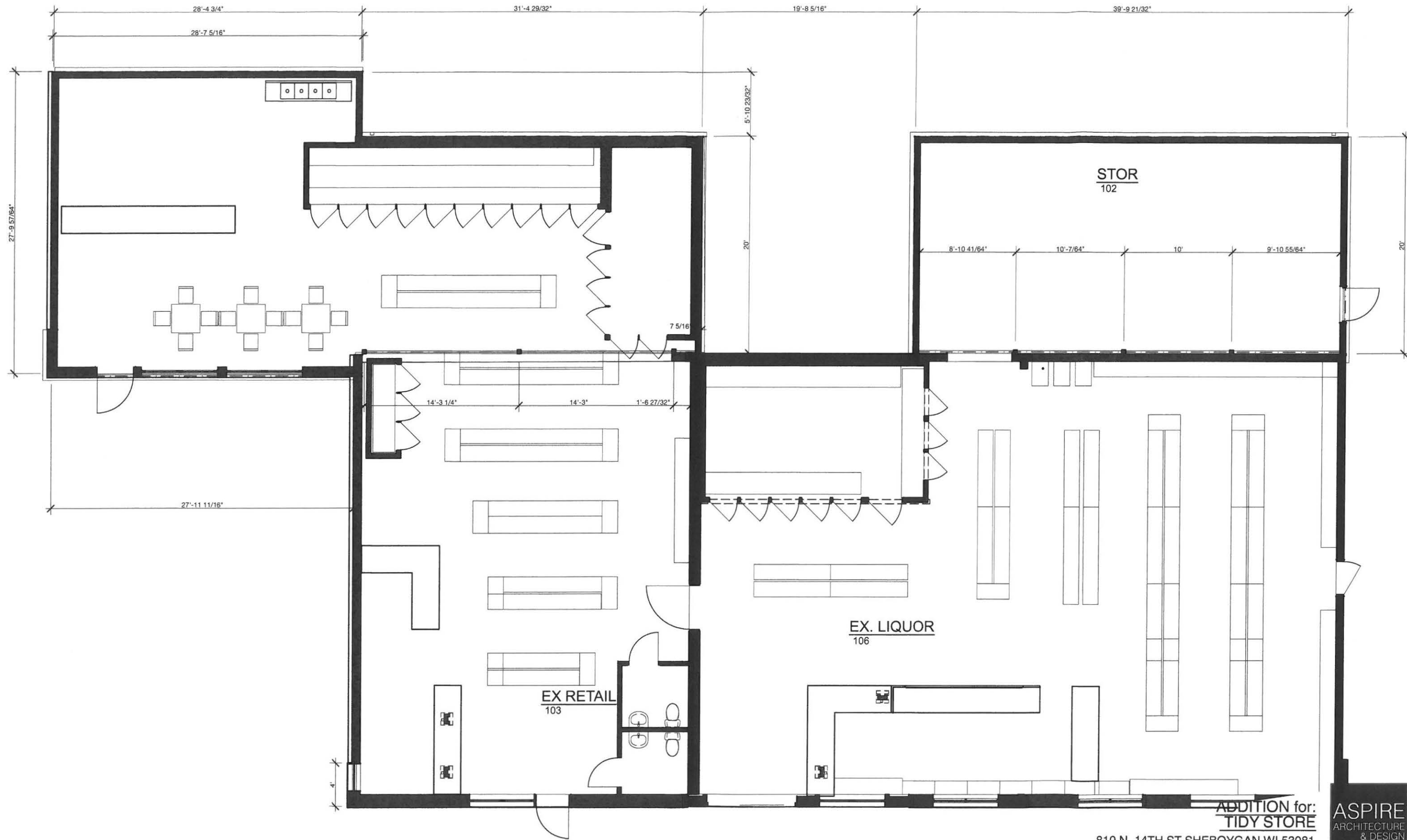
2 AREA MAP
NOT TO SCALE

ADDITION for:
TIDY STORE
810 N. 14TH ST SHEBOYGAN WI 53081



ASPIRE ARCHITECTURE & DESIGN, LLC
1416 N. 5th St. Sheboygan, WI. 53081
920-457-4884
scott@aspirearchitects.com
www.aspirearchitects.com

8.10.18
08-012
ARCH.1



1 1st Floor Plan

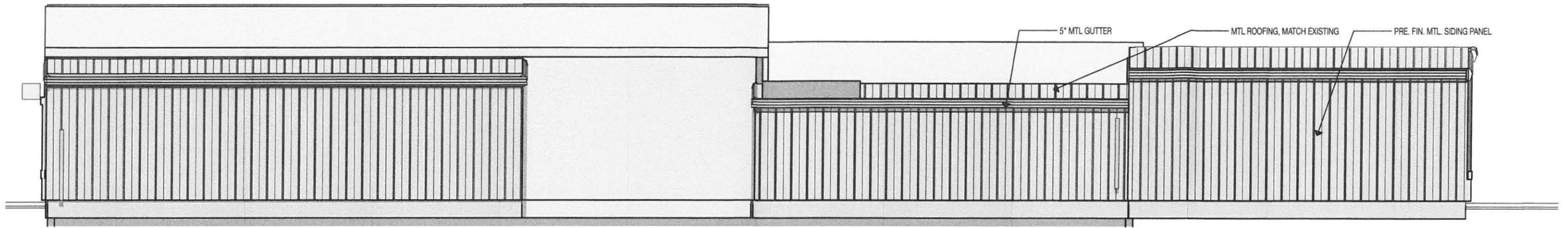
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ADDITION for:
TIDY STORE
 810 N. 14TH ST SHEBOYGAN WI 53081

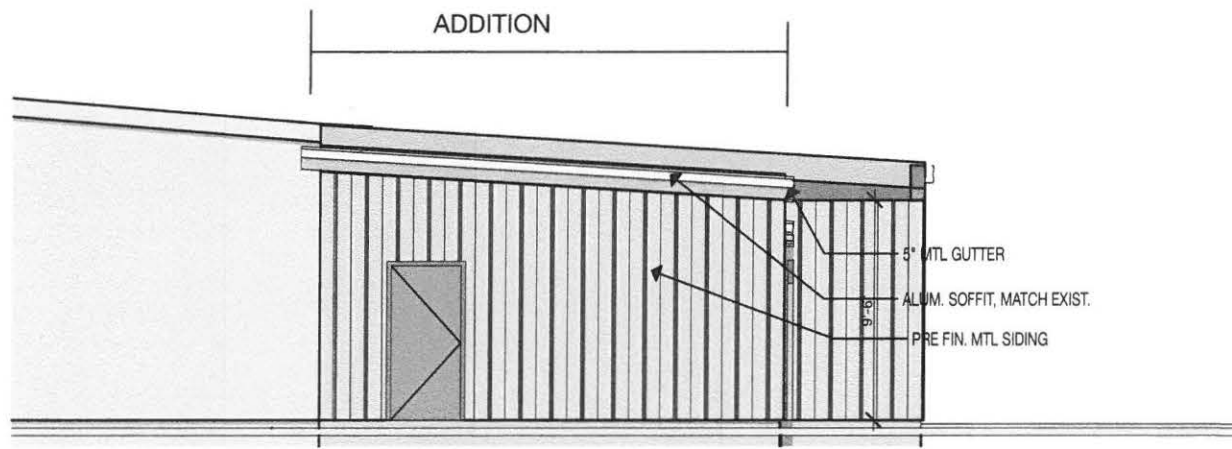
ASPIRE ARCHITECTURE & DESIGN, LLC
 1416 N. 5th St. Sheboygan, WI. 53081
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 scott@aspirearchitects.com
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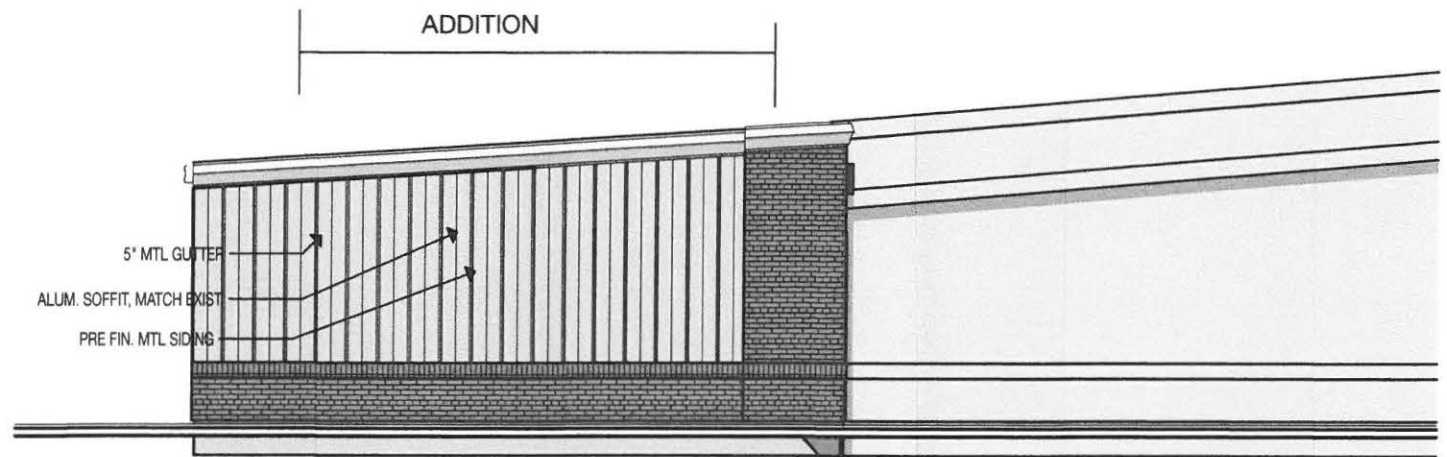
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ARCH.3



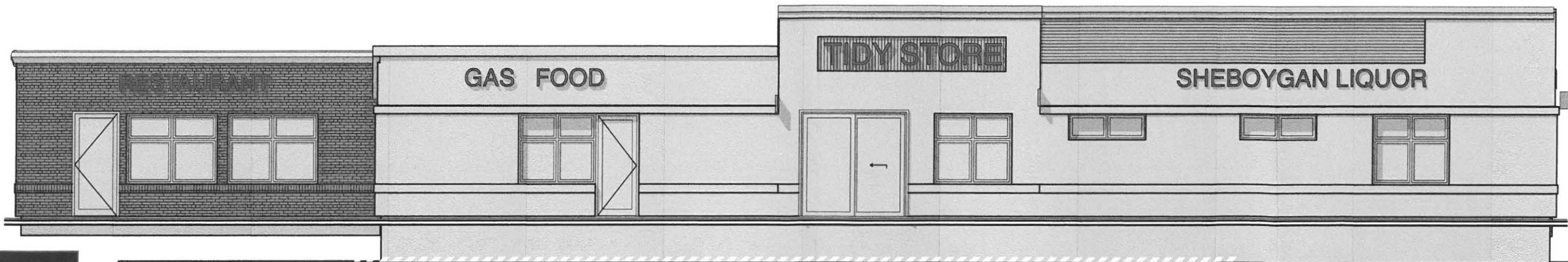
① REAR ELEVATION
SCALE: 1/8" = 1'-0"



② SIDE ELEVATION
SCALE: 1/8" = 1'-0"



③ SIDE ELEVATION
SCALE: 1/8" = 1'-0"









Tidy Store



ASPIRE
ARCHITECTURE
& DESIGN LLC

ASPIRE
ARCHITECTURE
DESIGN
PHOTOGRAPHY

scott@aspirearchitects.com www.aspirearchitects.com

Tidy Store

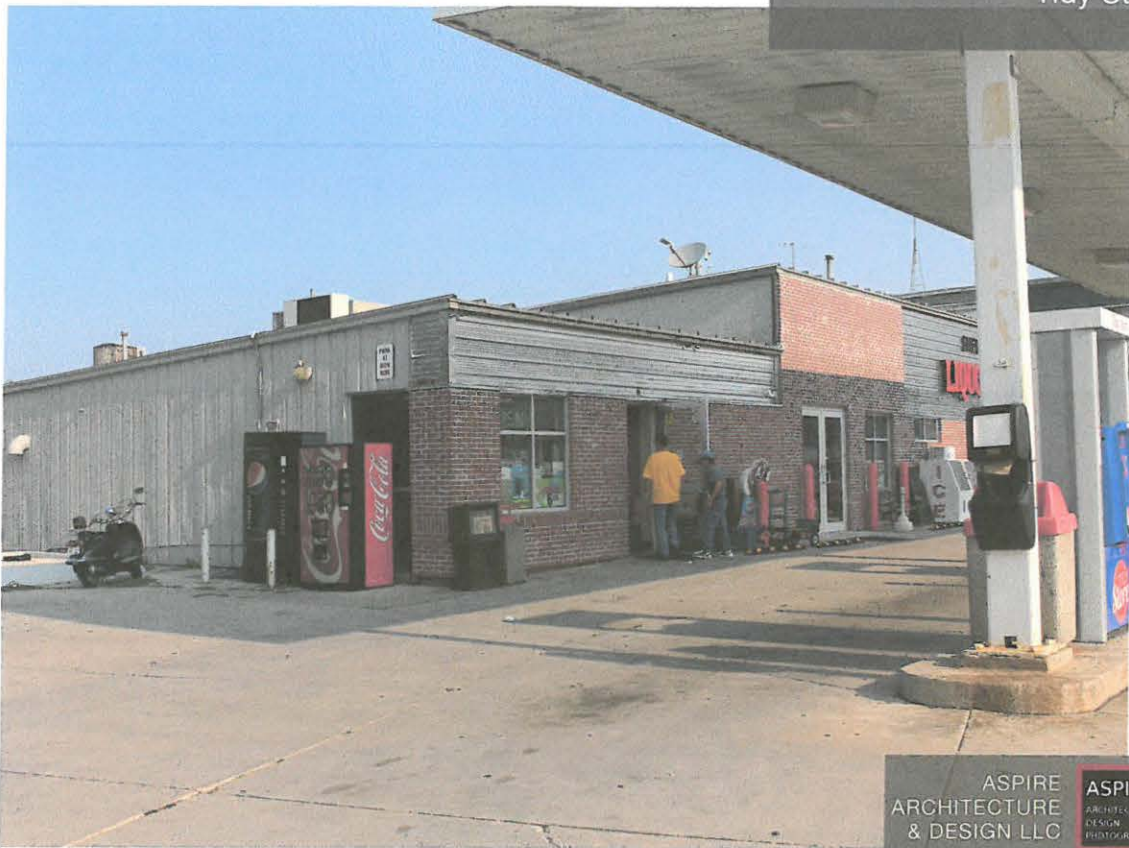


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Tidy Store



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Tidy Store



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