

*****ATTACHMENTS*****

CITY OF SHEBOYGAN

REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION

ITEM DESCRIPTION: Exterior Remodel of Arabella's Restaurant at 725 Indiana Avenue.

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:

Arabella's Restaurant is located at 725 Indiana Avenue. Due to a recent fire, including major structural damage to the roof, we are proposing a new exterior design to the City of Sheboygan Architectural Review Board. The applicant states:

- We feel the new design gives the older facade new street appeal and modernization while keeping with the original family restaurant interior hospitality. The aim is to replace the existing asphalt and landscaping to give the entire site a new and improved street appeal
- The materials being proposed are in keeping with the original intent and design of the building since approximately 60% of the exterior is salvageable. In reviewing the existing building pictures and the proposed, you will see that the lower elevations with their respective finishes will remain, while changing the upper facade with the new modernized look.
- Finishes will include the existing EIFS below the angled mansard roof, rake and fascia, and then again above the mansard.
- All roof trims will be metal along with the mansard standing seam panels, fascia and rake.

- In finalizing the finishes to Arabella's, there does not appear to be a pattern with finishes and materials in the near vicinity. The colors of buildings around the area are all quite different so Arabella's is proposing more subdued colors.
- The EIFS, (plaster like finish in appearance), will be a base color of Amarillo White above and below the standing seam facade with the columns and accents being the Suede color. The standing seam, coping at the top of the vertical face as well as the fascia and rake will be metal with the Ash Gray finish. The south elevation at present is block, and due to the amount of electrical mounted to this surface, we are proposing to leave it block and paint it the same as the Amarillo White EIFS.

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.:	<u>301180</u>
MAP NO.:	_____
ZONING CLASSIFICATION:	<u>CC</u>

Office Use Only	
DATE SUBMITTED:	_____
REVIEW DATE:	<u>8/13/18</u>

**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: Nehat (Bobi) Ameti

ADDRESS: 4146 S 15th Street

E-MAIL ADDRESS: nemeti@yahoo.com

PHONE: (920) 377-6107 FAX NO.: ()

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Arabella's Family Restaurant

ADDRESS OF PROPERTY AFFECTED: 725 Indiana Ave

NEW BUILDING: _____ ADDITION: _____ REMODELING: X

DESCRIPTION OF PROPOSED PROJECT: Rehab after fire. Interior finishes & exterior

DESCRIPTION OF **EXISTING** EXTERIOR DESIGN AND MATERIALS: Standing seam mansard roof & metals with EIFs from grade to underline of soffit/mansard

DESCRIPTION OF THE **PROPOSED** EXTERIOR DESIGN AND MATERIALS: Standing seam mansard 1/3 the height with EIFs above to height of existing mansard.

Same EIFs below mansard.

Front entry changes

August 6, 2108

Arabella's Restaurant
725 Indiana Ave
Sheboygan, WI

Subject: Arabella's proposed exterior finishes

Arabella's Restaurant is located at the SE quadrant at the intersection of Indiana Ave and South 8th Street. Due to a recent fire including major structural damage to the roof, we are proposing a new exterior design to the city of Sheboygan Architectural Review Board.

We feel the new design gives the older façade new street appeal and modernization while keeping with the original family restaurant interior hospitality. The aim is to replace the existing asphalt and landscaping to give the entire site a new and improved street appeal.

The materials being proposed are in keeping with the original intent and design of the building since approximately 60% of the exterior is salvageable. In reviewing the existing building pictures and the proposed, you will see that the lower elevations with their respective finishes will remain, while changing the upper façade with the new modernized look.

Finishes will include the existing EIFS below the angled mansard roof, rake and fascia, and then again above the mansard. All roof trims will be metal along with the mansard standing seam panels, fascia and rake.

In comparing the finishes on adjacent properties we have included several pictures for your review. The buildings are as follows:

1. Sprecher's NW portion of the intersection consisting of Smart Side, beveled lap siding and trims with a standing seam roof.
2. The former C Reiss Coal property apartment complex NE of the intersection consisting of original brick veneer, a synthetic wood grain veneer, and vertical architectural metal siding.
3. Four of a Kind, SW intersection consisting of a beveled, double four siding.
4. Las Brisa's Mexican Restaurant directly across the alley to the south consisting of cultured stone at the front columns with a vertical board and batten in between along with an asphalt shingled mansard.

In finalizing the finishes to Arabella's, there does not appear to be a pattern in the near vicinity to finishes and materials. Colors are all quite different, so we are proposing more subdued colors in the finish pallet to finalize the intersection.

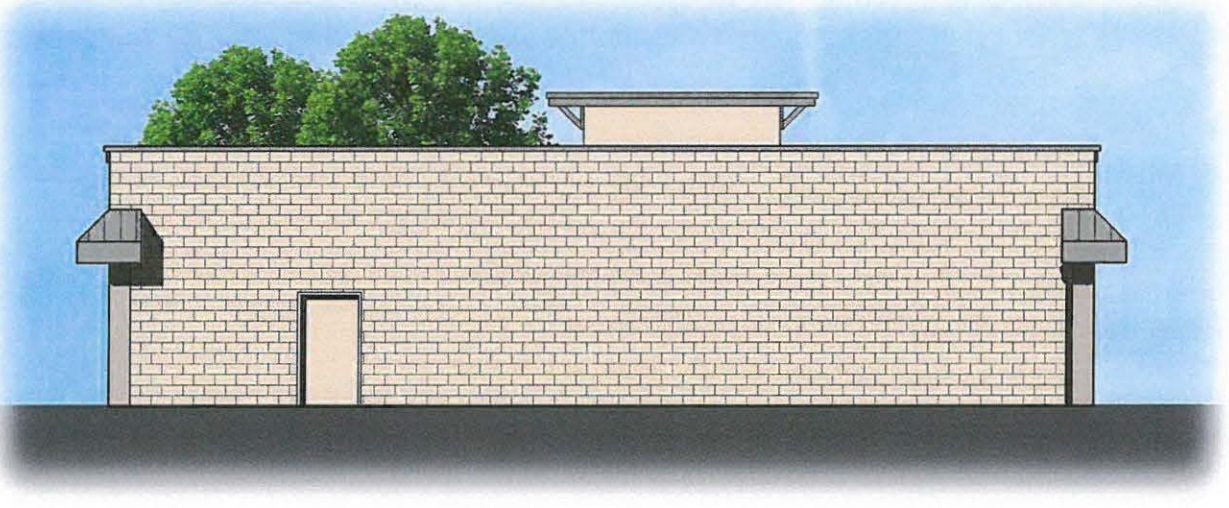
The EIFS, (plaster like finish in appearance), will be a base color of Amarillo White above and below the standing seam façade with the columns and accents being the Suede color. The standing seam, coping at the top of the vertical face as well as the fascia and rake will be metal with the Ash Gray finish. The south elevation at present is block, and due to the amount of electrical mounted to this surface, we are proposing to leave it block and paint it the same as the Amarillo White EIFS.



NORTH ELEVATION



WEST ELEVATION

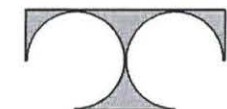


SOUTH ELEVATION



EAST ELEVATION

ARABELLA'S
FIRE REPAIR



TDI ASSOCIATES, INC.
ARCHITECTS, ENGINEERS, PLANNERS
18 W. 2250 JOHNSON DRIVE, SUITE 84
WALKESHA, WISCONSIN 53188
PHONE 262-409-2100 FAX 262-409-2111

AUGUST 06TH, 2018





102 Brite White



103 Natural White



104 Dover Sky



131 Gull Gray



111 Prairie Clay



106 Pearl Ash



112 Sandlewood Beige



117 Colonial Tan



142 Spectrum Brown



139 Adobe Accent



133 Driftwood



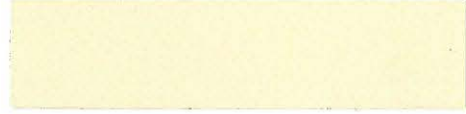
614 Smoke Signal



310 China White



442 Cotton



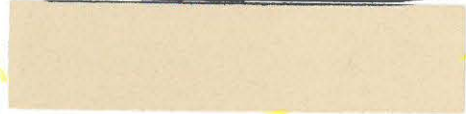
107 Sunset Yellow



109A Eggshell Cream



113 Amarillo White



108 Manor White



105 Suede



110 Van Dyke



383 Honey Twist



389 Southern Tan



339A Caribou



356 Red Clay

EIFS
 1
 2 Wall
 3 CALLUNA
 4 WALL
 X

7

8

Shades of Distinction



McElroy Metal
Metal Roof & Wall Panels



BRITE WHITE / REGAL WHITE*



ROMAN BLUE

Metal Mansard + TR4



TR3 CLAY



TR4 IVORY



SURREY BEIGE



PATRICIAN BRONZE



ASH GRAY



LIGHT STONE



AUTUMN RED



MATTE BLACK



TUDOR BROWN



CHARCOAL



TERRATONE



EVERGREEN



BRANDYWINE



HARTFORD GREEN

- ADDITIONAL COST WILL APPLY FOR DEEP TONE COLORS.
- AVAILABLE IN KYNAR 500® ONLY.



ALL COLORS ARE ENERGY STAR COMPLIANT.

*BRITE WHITE IS SILICONIZED POLYESTER. REGAL WHITE IS KYNAR 500®

CITY OF SHEBOYGAN

REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION

ITEM DESCRIPTION: Construction of new building addition at Klunck Masonry at 1422 S. 15th Street.

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:

James Klunck recently purchased the building at 1422 S. 15th Street to operate Klunck Masonry from the building/site. Mr. Klunck made some minor exterior changes to the building but now is proposing to construct an addition to the existing building. The applicant states:

- Applicant is proposing a 560sf addition to the rear of the building (west side of property).
- The proposed addition will have vertical metal siding (off-white to match the siding on the gable ends of the existing building) and a 2-1/4: 12 single slope metal roof (charcoal to match existing) that will slope down to the west.
- There will be a 10 foot wide by 7 foot high sectional overhead door and a 3 foot wide x 7 foot high man door on the east side of the addition.
- New gutters and downspouts will be added on the west side of the addition and will drain into an underground drain tile.
- The interior of the building will have a concrete floor and OSB wall finish and will remain open to serve as a warehouse/ storage space for various concrete forms and tools for the Klunck Masonry business.
- The existing building has painted concrete masonry exterior walls and a standing seam metal gable roof. The walls at the ends of the gable have metal siding.

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.: 309910
MAP NO.: _____
ZONING CLASSIFICATION: NR

Office Use Only
DATE SUBMITTED: _____
REVIEW DATE: 8/13/18

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: Klunck Masonry

ADDRESS: 2407 S. 18th Street

E-MAIL ADDRESS: _____

PHONE: (920) 452-3899 FAX NO.: ()

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Klunck Masonry

ADDRESS OF PROPERTY AFFECTED: 1422 S. 15th Street

NEW BUILDING: _____ ADDITION: X REMODELING: _____

DESCRIPTION OF PROPOSED PROJECT: 14' x 40' building addition to the west end of the existing building.

DESCRIPTION OF **EXISTING** EXTERIOR DESIGN AND MATERIALS: The existing building has painted concrete masonry exterior walls and a standing seam metal gable roof. The walls at the ends of the gables have metal siding.

DESCRIPTION OF THE **PROPOSED** EXTERIOR DESIGN AND MATERIALS: The proposed addition will have metal siding to match the existing siding at the ends of the gable roof. The new 2-1/4:12 roof will be a standing seam metal roof to match the existing building.



July 30, 2018

Re: Klunck Masonry
1422 S. 15th Street
Sheboygan, WI 53081

Architectural Review – Written Description

The site is located just north of Van Der Vaart Concrete Products on South 15th Street. It is zoned as NR – Neighborhood Residential. There is additional NR zoning to the north of the site and UI – Urban Industrial zoning to the south. We are proposing a 14' x 40' (560 s.f.) addition to the west side of the building.

The proposed addition will have metal siding (off -white to match the siding on the gable ends of the existing building) and a 2-1/4: 12 single slope metal roof (charcoal to match existing) will slope down to the east. There will be one 10' wide x 7' high sectional overhead door and a 3' wide x 7' high walk door on the east side of the addition. New gutters and downspouts will be added on the west side of the addition and will drain into and underground drain tile. The interior of the building will have a concrete floor and osb wall finish and will remain open to serve as a warehouse/ storage space for various concrete forms and tools for the Klunck Masonry business.

The overall look and feel of the existing neighborhood will not be affected by this proposed use because the building is existing, and the business use of the building will not change. There are also businesses to the north and south of the site.

Klunck Masonry currently has 6 employees and may have up to 10 employees in the future. The typical office hours of the business are from 7 am to 5 pm Monday thru Saturday, although this building does not have those hours. Workers will only stop at this site if they need to either pick up or drop off equipment. The building will not increase traffic on the street to any significant degree and will not have an impact on water or sanitary sewer usage.

The previously approved landscape plan called for planting six 18" densiformis yew plants split between the northeast and northwest sides of the building to meet the requirements for new the new paved area. The proposed addition will be placed in the area on the west side of the site where some of the yew plants were to be placed. The existing site is limited in size and there's not a lot of space to plant the required landscaping. Therefore, we propose planting one 75 point climax tree on the northeast part of the site in lieu of the yew plants in order to meet the landscaping point requirements for the new addition as well as the previously submitted paved area.

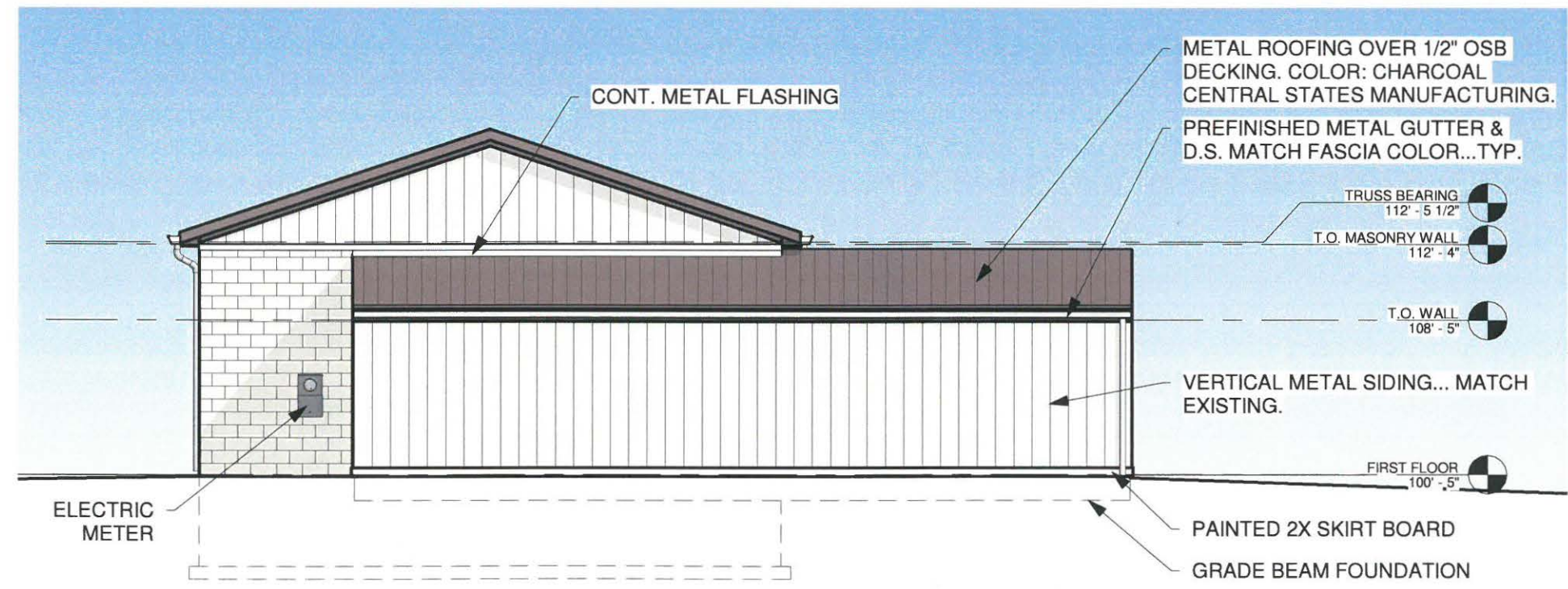
The proposed development complies with all requirements of Sub-Chapter 15-7. The usage of the property isn't changing and will continue to be used as a warehouse/ storage space with intermittent truck traffic.

JIM KLUNCK

KLUNCK MASONRY
 1422 S. 15th STREET
 SHEBOYGAN,
 WI 53081



2 EXTERIOR ELEVATION - EAST ELEVATION
 1/8" = 1'-0"



1 EXTERIOR ELEVATION - WEST ELEVATION
 1/8" = 1'-0"

REVISIONS

Date	Description
3-21-18	SD DOCS
7-5-18	STOR. PLATFORM
7-23-18	ADDITION

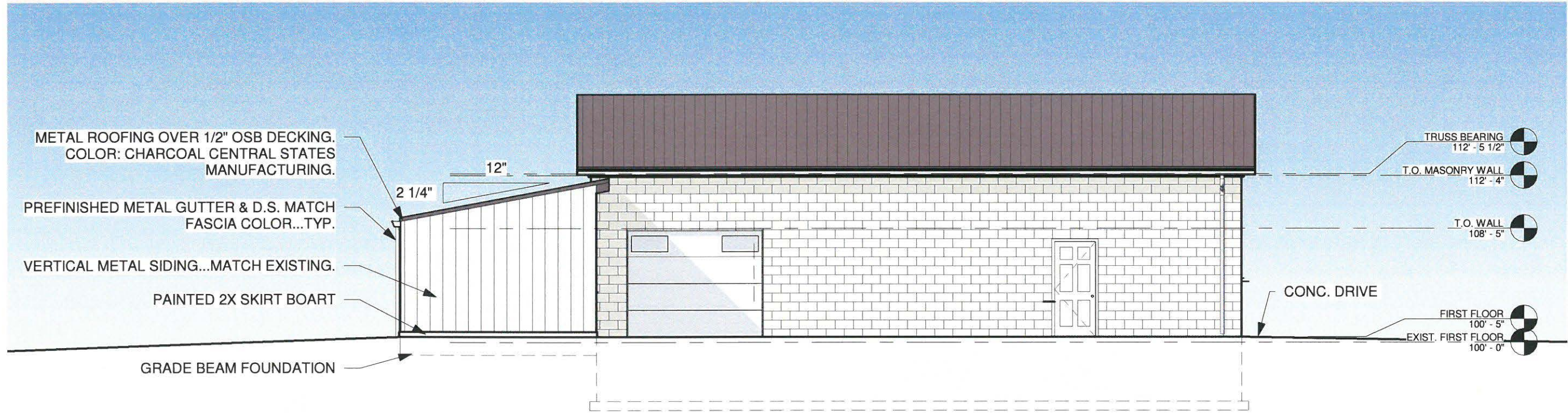
CONSTRUCTION DOCUMENTS

EXTERIOR ELEVATIONS

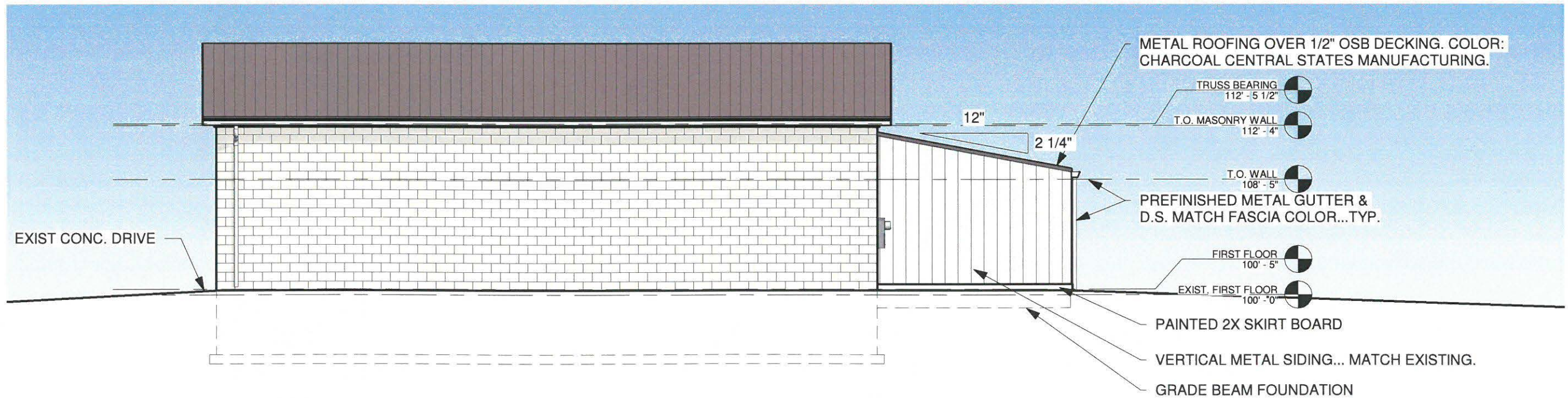
ISSUE DATE: 03/15
 DRAWN BY: J
 CHECKED BY: E
 PROJECT #: 18-

A5.0

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



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



EXTERIOR ELEVATION - NORTH ELEVATION

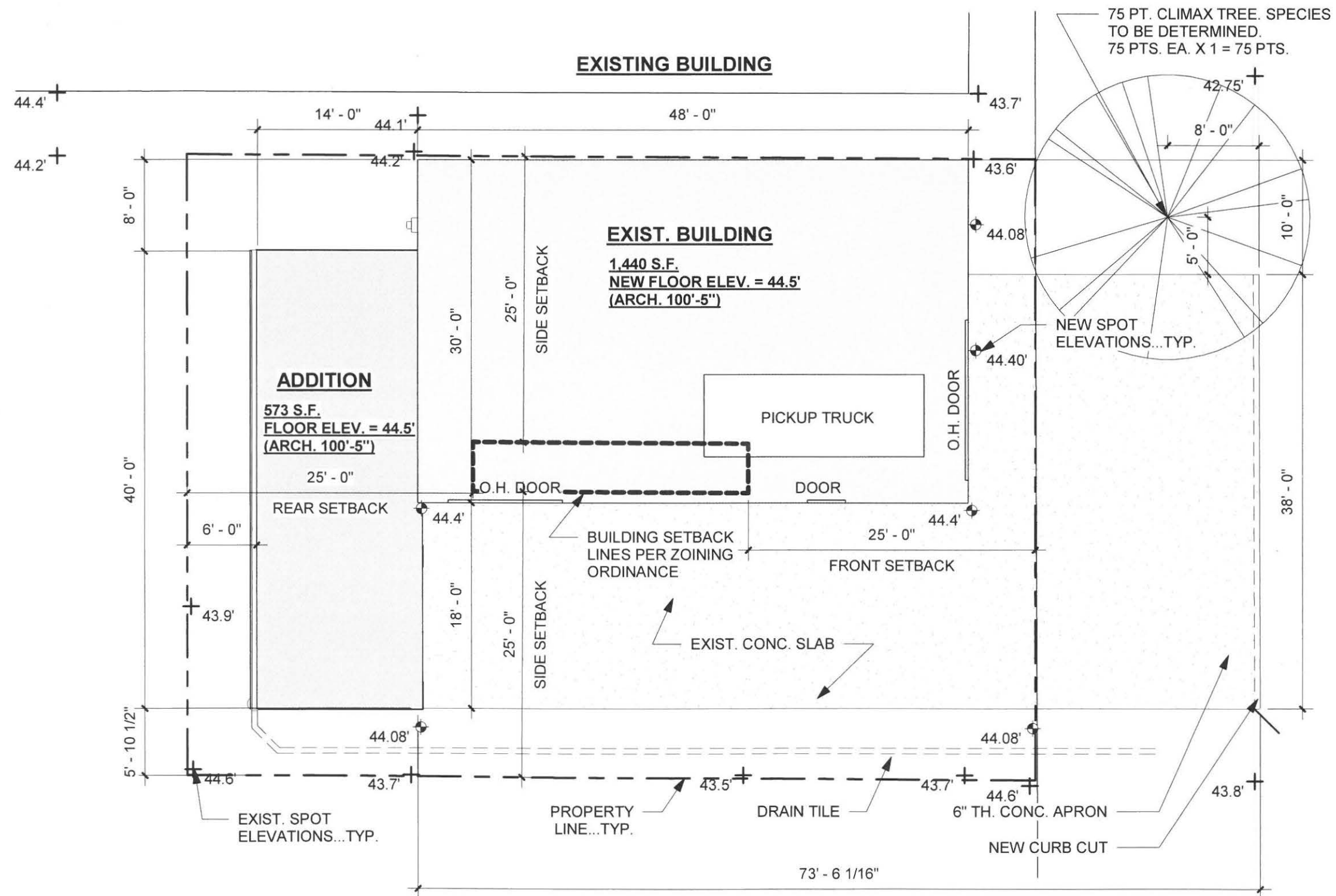
REVISION

Date	Desc
3-21-18	SD DOC
7-5-18	STOR. PLATFO
7-23-18	ADDITIC

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



S. 15th STREET



REVISION

Date	Des
3-21-18	SD DO
7-5-18	STOR. PLATF
7-23-18	ADDITI

CONSTRU
 DOCUMEN

SITE PL

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

CITY OF SHEBOYGAN

REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION

ITEM DESCRIPTION: Exterior Remodel of McDonald's located at 2425 S. Business Drive.

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:

McDonalds is proposing to remodel their existing restaurant at 2307 North Avenue. The applicant states:

- This building remodel will enhance the visual appearance of this 50's style McDonald's with new accent architecture and materials which matches McDonald's current restaurant design standards. This is a high level exterior and interior remodel. There will be no building addition, landscaping or site lighting changes for this project.
- This iconic McDonald's was constructed with brick veneer, clear aluminum storefront glazing, accent canopies and the monumental roof with the golden arches. Through the years the brick has been painted and modifications have been made to the existing materials.
- The proposed design will maintain the structure as is and add accent walls. New materials including: tile, composite material, EIFS/Stucco and aluminum, will replace outdated and worn materials. In addition, there will be upgraded and energy efficient signage.
- North West Elevation (Drive-Thru Side) – The main elements added include the Tile Wainscot, Tile Accent around drive-thru windows, Brand Blade Pylon and Next Generation Signage.
- South West Elevation (Front) – The main elements added include the Tile Wainscot, Tile Accent around signage and Next Generation Signage.

- South East Elevation (Non-Drive-Thru Side) - The main elements added include the Tile Wainscot, Tile Accent around the door, Brand Blade Pylon and Next Generation “M” Signage.
- North East Elevation (Rear) - The main element added includes the Tile Wainscot.

Overall, the new design provides a layered and methodical approach to reinvestment decisions that focus on maximizing returns, growing market share, and strengthening the building identity with the customers it serves. The goal is to develop a customer experience which is relevant to them and the current social culture.

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.: 431140
MAP NO.: _____
ZONING CLASSIFICATION: UC

Office Use Only
DATE SUBMITTED: _____
REVIEW DATE: 8/13/18

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: HAAG MULLER INC. - THOMAS W. GOODE
ADDRESS: 101 E. GRAND AVENUE, PORT WASHINGTON, WI 53074
E-MAIL ADDRESS: TGOODE@HAAGMULLER.COM
PHONE: (262) 268-1200 FAX NO.: (262) 268-1200

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF ~~PROPOSED~~/EXISTING BUSINESS: MCDONALD'S RESTAURANT

ADDRESS OF PROPERTY AFFECTED: 2425 SOUTH BUSINESS DRIVE

NEW BUILDING: _____ ADDITION: _____ REMODELING: X

DESCRIPTION OF PROPOSED PROJECT: _____

SEE ATTACHED SHEET

DESCRIPTION OF EXISTING EXTERIOR DESIGN AND MATERIALS: _____

SEE ATTACHED SHEET

DESCRIPTION OF THE PROPOSED EXTERIOR DESIGN AND MATERIALS: _____

SEE ATTACHED SHEET

McDonald's Major Remodel Project

2425 South Business Drive
Sheboygan, WI 53081

July 11, 2018

Description of Proposed Project:

This building remodel will enhance the visual appearance of this 50's Style McDonald's with new accent architecture and materials which matches McDonald's current restaurant design standards. This is a high-level exterior and interior remodel. There will be NO building addition, landscaping or site lighting changes for this project.

Description of Existing Exterior Design and Materials:

This iconic McDonald's was constructed with brick veneer, clear aluminum storefront glazing, accent canopies and the monumental roof with the gold arches. Through the years the brick has been painted and modifications have been made to the existing materials.

Description of the Proposed Exterior Design and Materials:

The proposed design will maintain the structure as is and add accent walls. New materials, including: tile, composite metal, EIFS/Stucco and aluminum, will replace outdated and worn materials. In addition, there will be upgraded and energy efficient signage.

McDonald's Major Remodel Project

2425 South Business Drive
Sheboygan, WI 53081

August 13, 2018

Description of Proposed Project:

This building remodel will enhance the visual appearance of this 50's Style McDonald's with new accent architecture and materials which matches McDonald's current restaurant design standards. This is a high-level exterior and interior remodel. There will be NO building addition, landscaping or site lighting changes for this project.

Description of Existing Exterior Design and Materials:

This iconic McDonald's was constructed with brick veneer, clear aluminum storefront glazing, accent canopies and the monumental roof with the gold arches. Through the years the brick has been painted and modifications have been made to the existing materials.

Description of the Proposed Exterior Design and Materials:

The proposed design will maintain the structure as is and add accent walls. New materials, including: tile, composite metal, EIFS/Stucco and aluminum, will replace outdated and worn materials. In addition, there will be upgraded and energy efficient signage.

KEY Found on Architectural Drawings and 50's Style Building Graphics

A	TILE WAINSCOT/ACCENT: EUROWEST BRUSHSTROK (6X24), COLOR: EBONY STROKE
B	BRAND BLADE/PYLON: ALPOLIC COMPOSITE METAL SYSTEM, COLOR: RON RED
C	NEXT GENERATION BUILDING SIGNAGE
D	NOT USED.
E	2" X 8" TRELLIS FASICA: BY TRELLIS VENDOR, COLOR: CITYSCAPE
F	DRIVE THRU TRELLIS: BY TRELLIS VENDOR, COLOR: CITYSCAPE
G	NOT USED.
H1	EXISTING BRICK TO REMAIN: PAINT BRICK, BENJAMIN MOORE - HC-1616 STORMY SKY
H2	EIFS/STUCCO: BENJAMIN MOORE - BM1600 TIMBERWOLF
I	NEW CORNICE: METAL COPING/CORNICE, COLOR: CITYSCAPE

1/A-201 North West Elevation (Drive-Thru Side)

This elevation has many of the materials listed in the Key, with the main elements added including the Tile Wainscot, Tile Accent around drive-thru windows, Brand Blade Pylon and Next Generation Signage.

2/A-201 South West Elevation (Front)

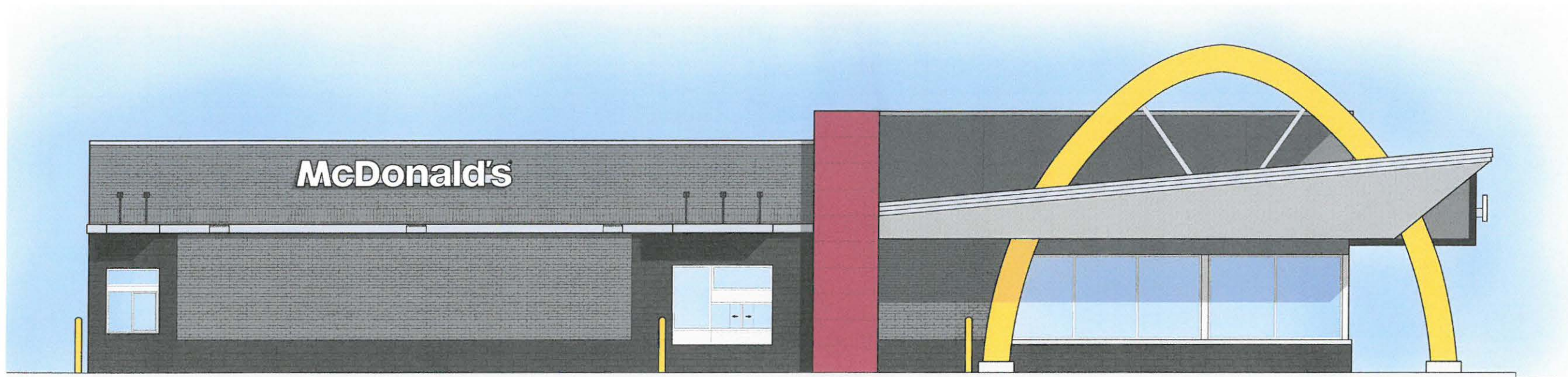
This elevation has many of the materials listed in the Key, with the main elements added including the Tile Wainscot, Tile Accent around signage and Next Generation Signage.

1/A-202 South East Elevation (Non-Drive-Thru Side)

This elevation has many of the materials listed in the Key, with the main elements added including the Tile Wainscot, Tile Accent around the door, Brand Blade Pylon and Next Generation "M" Signage.

2/A-202 North East Elevation (Rear)

This elevation has many of the materials listed in the Key, with the main element added including the Tile Wainscot.



NORTHWEST ELEVATION (Drive-Thru Side)
SCALE: 1/4" = 1'-0"



SOUTHWEST ELEVATION (FRONT)
SCALE: 1/4" = 1'-0"



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Architecture • Engineering • Interiors

101 East Grand Avenue, Suite 1
Port Washington, Wisconsin 53074
262.268.1200 www.haagmuller.com
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EXTERIOR ELEVATION RENDERINGS

CLASSIC BUILDING MAJOR REMODEL
MCDONALDS RESTAURANT (SITE ID # 480593)
2425 SOUTH BUSINESS DRIVE
CITY OF SHEBOYGAN, WISCONSIN

REVISIONS	
NO.	DESCRIPTION

DATE: 08-31-18
PROJ. NO: 1805122
DRAWN BY: AY

SHEET
A-203

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:

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.

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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SHEET INDEX	
PROJECT TITLE SHEET	1
EXISTING AND DEMOLITION PLAN	2
SITE PLAN	3
CONSTRUCTION GRADING PLAN AND EROSION CONTROL PLAN	4
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 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 BARRIAGE 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 WEST 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 CASAMANI
PHONE: (920) 341-6867
EMAIL: CASAMANI@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, R20E, CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN.

ZONING: SUBURBAN COMMERCIAL DISTRICT (SC)

SUBJECT	CODE	DESIGN
MAX HEIGHT	25'	4:1
STREET BUILD SETBACK	25'	4:1
REAR BUILD SETBACK	10'	10:1
SIDE BUILD SETBACK	10'	10:1 WEST, 25' W/ EAST
STREET FRONT SETBACK	10'	NA
SIDE FRONT SETBACK	8'	8:1 WEST, 47' SOUTH, 30' W/ EAST
LANDSCAPE PLANTATION %	35 MIN	35%
LOT SIZE	4,830 SF MIN W/ CO USE PERMIT	30,254 SF
LOT FRONT	60 FT MIN	80 FT MIN

AREAS:

AREA	SIZE	PERCENT
PARCEL TOTAL	30,254 SF (0.69 ACRES)	
LAND DISTURBANCE (APPROX.)	14,000 SF (0.32 ACRES)	
PRE CONSTRUCTION OF LAND DISTURBANCE	PREVIOUS TOTAL	0 SF (0 ACRES) 0%
POST CONSTRUCTION OF LAND DISTURBANCE	PREVIOUS TOTAL	14,000 SF (0.32 ACRES) 100%
REPRODUCTION TOTAL	PREVIOUS TOTAL	14,000 SF (0.32 ACRES) 100%
REPRODUCTION TOTAL	PREVIOUS TOTAL	14,000 SF (0.32 ACRES) 100%

PARKING:

REQUIRED STALLS	REGULAR - 1 PER EMPLOYEE AND 1 PER ROOM	HANDICAP - 1 PER 100 STALLS	TOTAL REQUIRED
REGULAR	1 PER 100 SF OF FLOOR AREA	1 PER 100 STALLS	10 STALLS
REGULAR	1 PER 100 SF OF FLOOR AREA	1 PER 100 STALLS	11 STALLS
PROPOSED STALLS	REGULAR	HANDICAP	TOTAL PROPOSED
	14 STALLS	1 STALL	15 STALLS

No.		Revision		Date	
1		1		1	

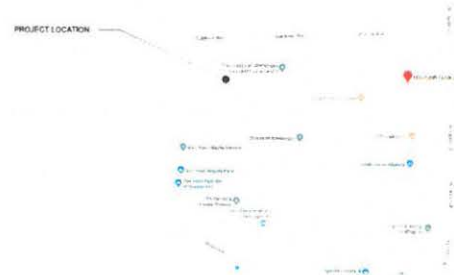
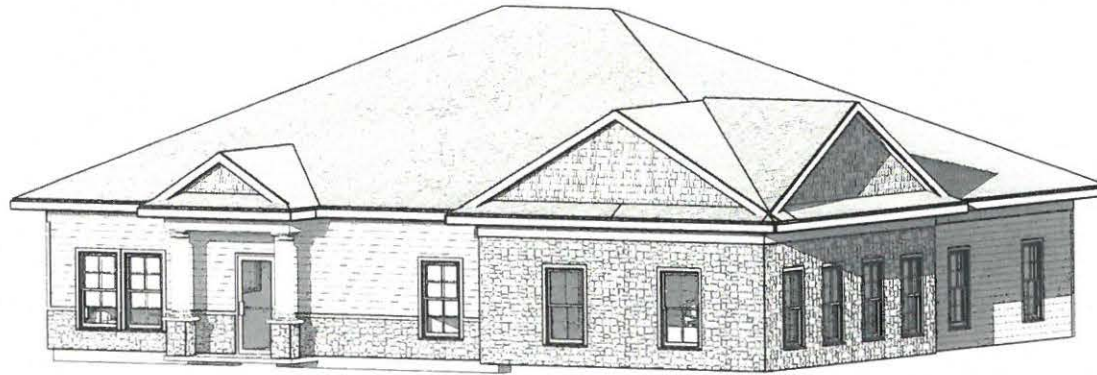
Shoreline Skin Specialists
Dr Al Tauschek
LOT 2 Superior Avenue
Sheboygan, Wisconsin

DATE
7/30/18

1

PROJECT TITLE SHEET

TRINITY MEDICAL COMPLEX DR. TAUSCHEK



SHEET INDEX

T1.0	TITLE SHEET
C1.0	SITE PLAN
S1.0	FOUNDATION PLAN
S1.1	STRUCTURAL DETAILS
A1.1	FLOOR PLAN
A2.1	ELEVATIONS
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

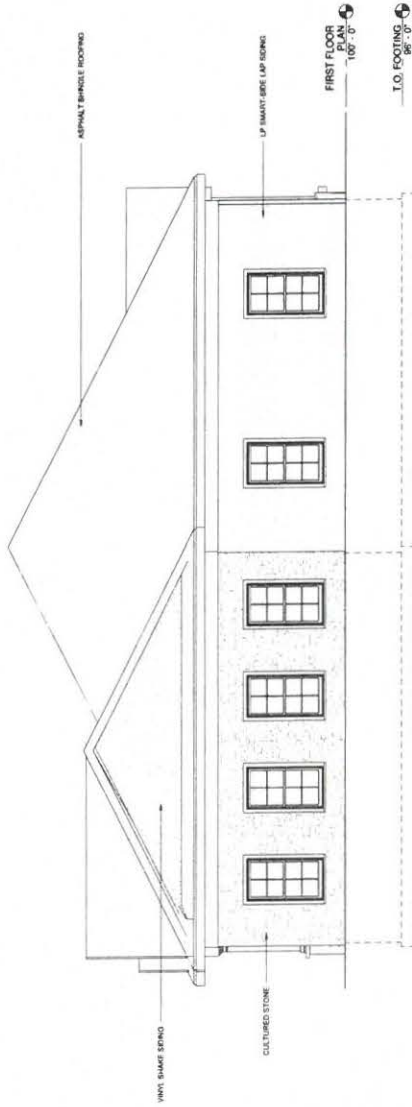


**DELAERS
CONSTRUCTION, INC.**
1825 Elm St. One & a Half Fl. De-Pue WI 53105
P 920.347.8930 dl@delc.com

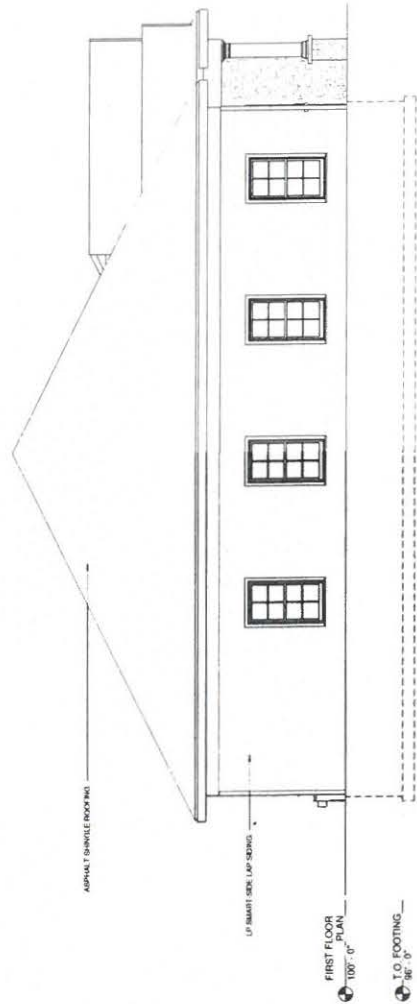
DESIGN NO.	
CONTRACT NO.	
DATE	
PROJECT MANAGER	
ARCHITECT	
ENGINEER	
DATE	
PROJECT MANAGER	

DATE: 11/18/18
T1.0

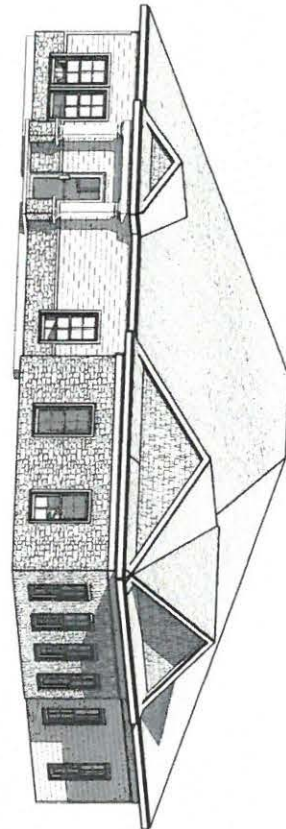
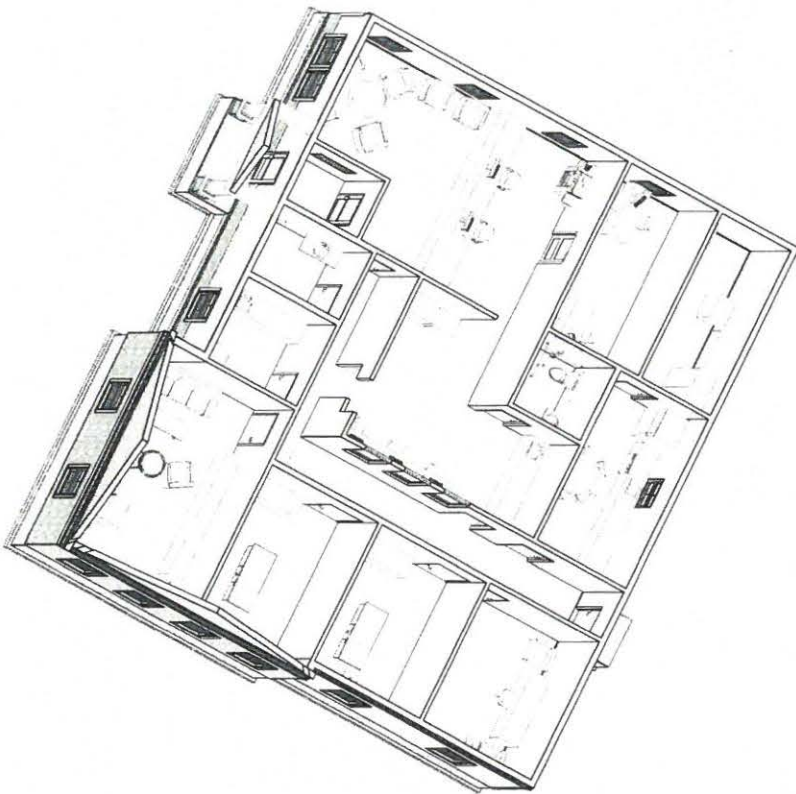
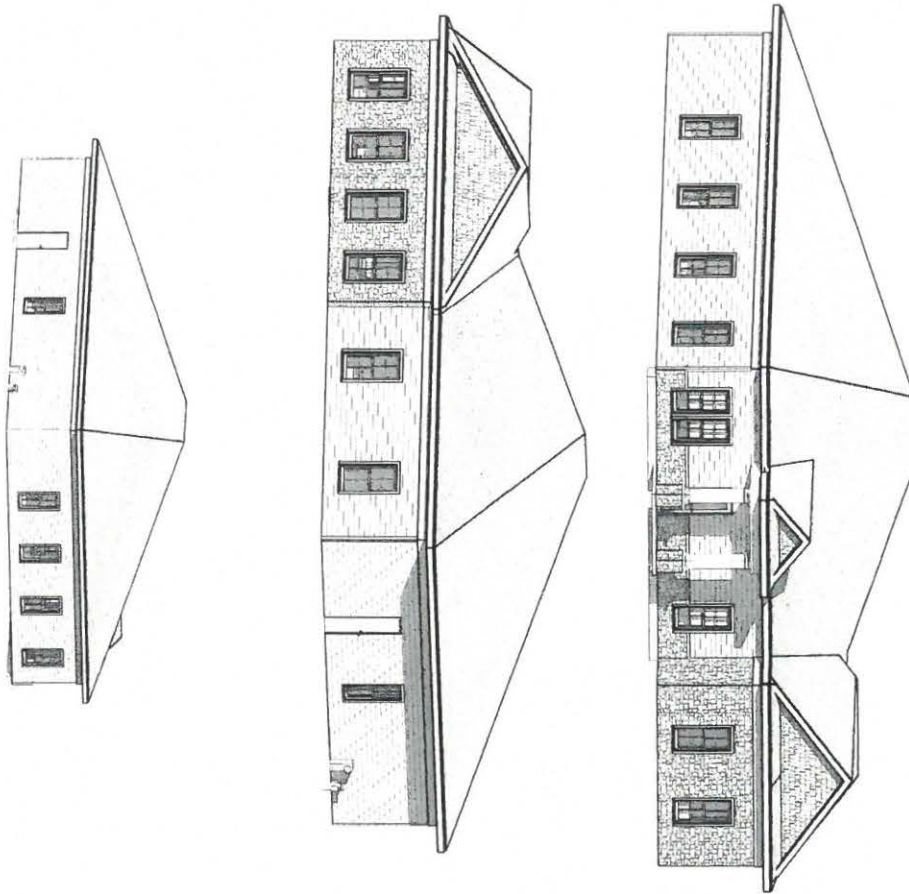
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NORTH ELEVATION



SOUTH ELEVATION



PRELIMINARY - NOT FOR CONSTRUCTION

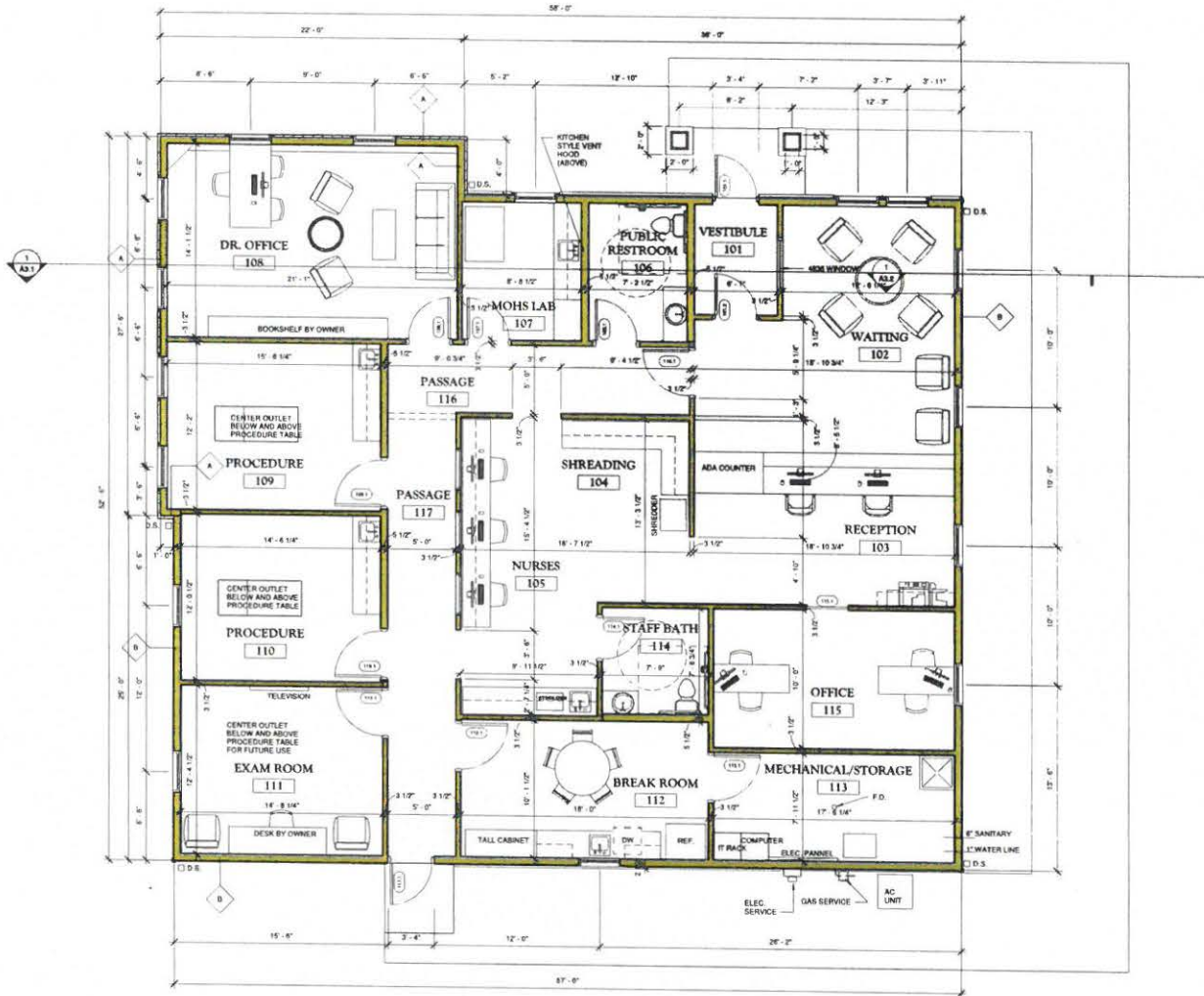
A2.3
 REVISIONS
 6/26/18
 7/26/18

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

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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



FIRST FLOOR PLAN

PRELIMINARY - NOT FOR CONSTRUCTION

TRINITY MEDICAL COMPLEX
DR. TAUSCHECK



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

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



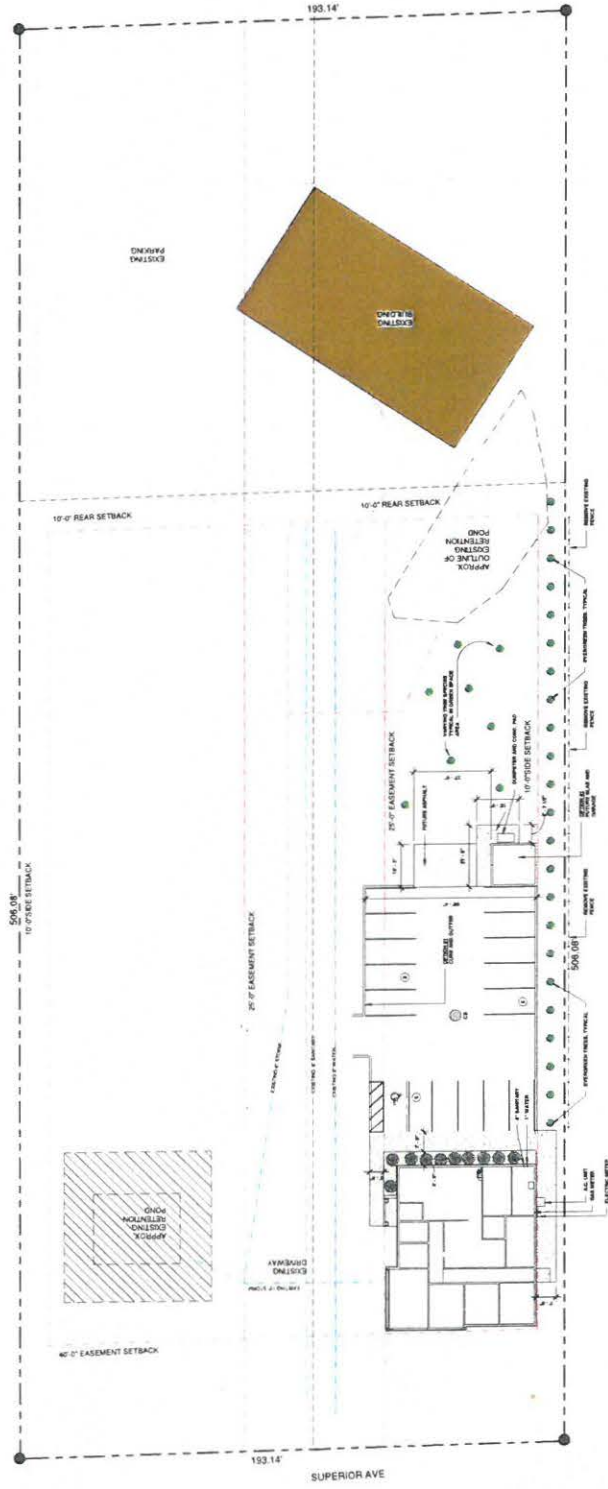
DELAERS
CONSTRUCTION, INC.
1825 Summit Drive, Suite 101, Plover, WI 53151
P 920.247.5830 | FAX 920.247.5831

TRINITY MEDICAL COMPLEX
DR. TAUSCHER
Sheboygan, WI

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C1.0
DATE: 11/15/2017
REVISIONS:
1.00 11/15/17

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CONCEPTUAL SITE PLAN
C1.0 11-15-17





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 of new BJ's North Restaurant at 1303 N 11th Street.

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:

Jerry McCabe is proposing to construct and operate a new carryout restaurant and drive thru at 1303 N. 11th Street (former gas station that has been vacant for years). The applicant states the following about the proposed project:

- The project involves redeveloping a vacant and dilapidated former gas station site with a carry out/drive thru restaurant and storage building.
- This will be a 2-story building that is 1,500sf - approximately 700sf restaurant and 800sf covered storage and cooler space.
- There will be a driveway entry along 11th street, a driveway exit along Michigan and a walk up entrance along Michigan.
- There will be an outdoor seating area that will have approximately four (4) tables where people can enjoy food outside. The outdoor patio will have a 40 inch masonry wall and a split rail fence along N. 11th and Michigan.
- This will be BJ's North restaurant to compliment the BJ's Restaurant located across the street to the south.

STAFF COMMENTS:

The Architectural Review Board reviewed a similar proposal to develop this site in 2016, however, the applicant never moved forward with the project. Today the Board is reviewing a project that is similar but there are some differences with the building and site plan.

The applicant has not provided much written information about the proposed architecture of the building other than indicating the building will be constructed of stone and masonry, fiber cement siding and shakes, composite and asphalt shingles.

Staff has some concerns with the present design of the new building and whether such a design is compatible with many of the buildings located in this downtown area. Should a new building in this location provide a design that is more compatible with many of the existing buildings in this area – more historical than contemporary? Appears there are many 2-story buildings that have a more rectangular/square façade with flat roofs.

The Board should be aware that Mr. McCabe also owns the property at 1035 Michigan Avenue (BJ's Restaurant directly to the south at the southeast intersection of Michigan and N. 11th). The Plan Commission and Architectural Review Board approved plans for Mr. McCabe to renovate BJ's Restaurant in March of 2011.

The Architectural Review Board reviewed amended plans on January 9, 2017 because the applicant did not follow the original architectural drawings that he submitted and that the architectural review board approved. The Board approved the revised plans subject to:

“The owner shall remove the stone above the trellis and replace it with horizontal siding to match the rest of the building prior to occupancy being issued.”

As of today, the applicant has not completed this condition. The applicant should be aware that he will not receive an occupancy permit to operate or occupy 1035 Michigan Avenue until such time as this condition is completed.

The Board should also be aware that Mr. McCabe has been using the 1303 N. 11th Street site, the site we are reviewing today, as a storage area for his 1035 Michigan Avenue renovation project (former BJ's Restaurant site has been under construction since 2012). There continues to be a significant amount of building materials, equipment, miscellaneous debris, etc. scattered throughout this small parcel (see photos of large trailer, dumpster, bricks, old sign cabinet, central air unit, pvc and perforated pipes, etc.). This property does not present itself well in this very visible downtown Sheboygan location.

The Board should have the applicant address the timeframes he plans to complete the exterior of 1035 Michigan Avenue and the expectation as to when he plans to begin and complete the 1303 N. 11th Street carryout restaurant.

Lastly, the applicant needs to be aware that if the drawings are approved, the owner must follow the drawings as approved and cannot deviate from those plans as he did with the 1035 Michigan Avenue restaurant (may deviate if and only if new plans are submitted and approved by the board).

ACTION REQUESTED:

Staff questions the compatibility of the present contemporary design with the more historical look of neighboring buildings in this area. The Board will want to review the proposal closely prior to taking any formal action.

ATTACHMENTS:

Architectural Review Board Application and required attachments.

DATE SUBMITTED: _____

REVIEW DATE: 8/13/18

**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: Jerry McCabe
ADDRESS: 1035 Michigan Ave
E-MAIL ADDRESS: g.mccabe_spe@yahoo.com
PHONE: () 920-226-1786 FAX NO.: ()

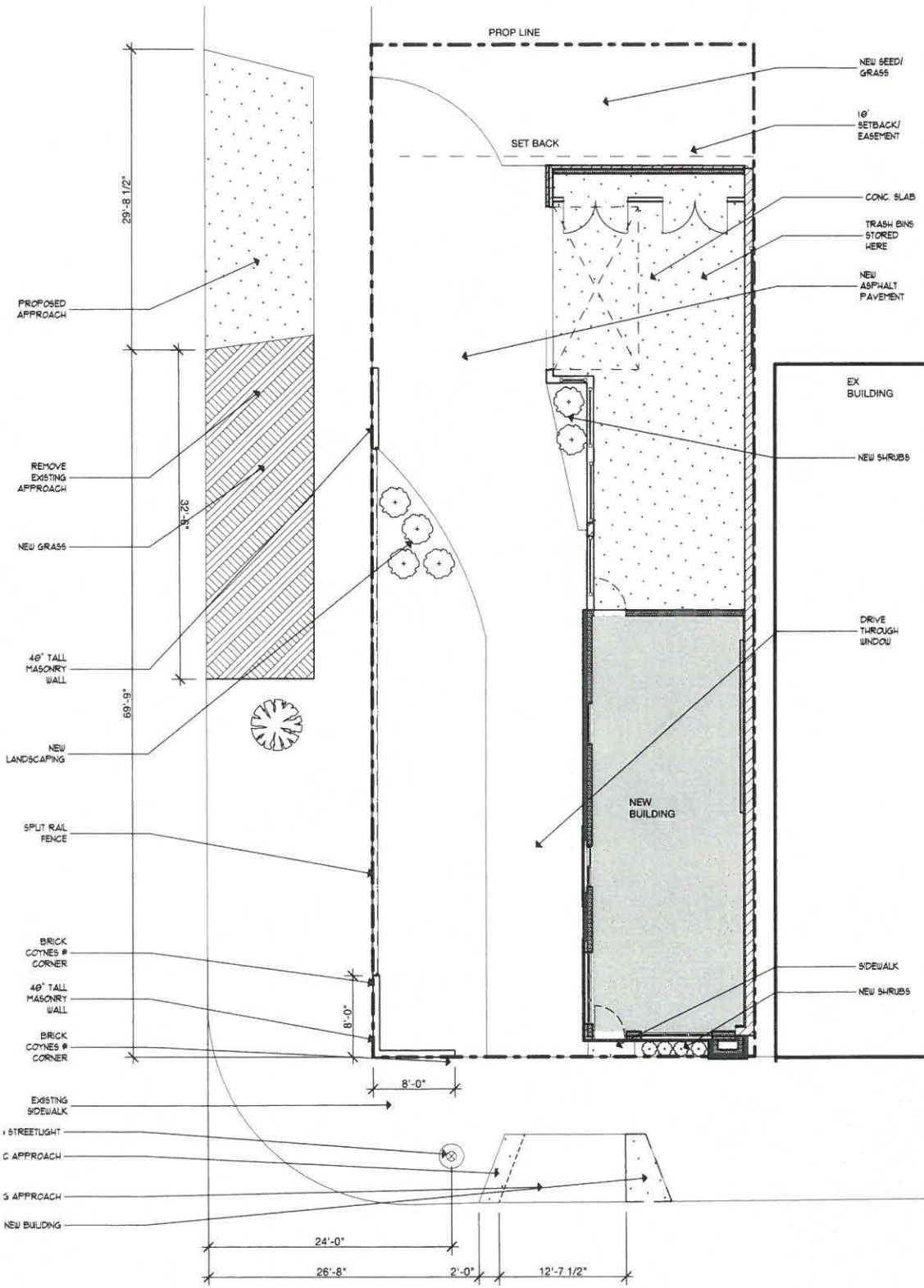
2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Bj's North
ADDRESS OF PROPERTY AFFECTED: 1035 Michigan Ave
NEW BUILDING: ADDITION: _____ REMODELING: _____

DESCRIPTION OF PROPOSED PROJECT: _____
New restaurant. 708 sf building. 852 sf covered storage area

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

DESCRIPTION OF THE **PROPOSED** EXTERIOR DESIGN AND MATERIALS:
Stone and masonry
Fiber cement siding and fiber cement shakes
Composite and asphalt shingles



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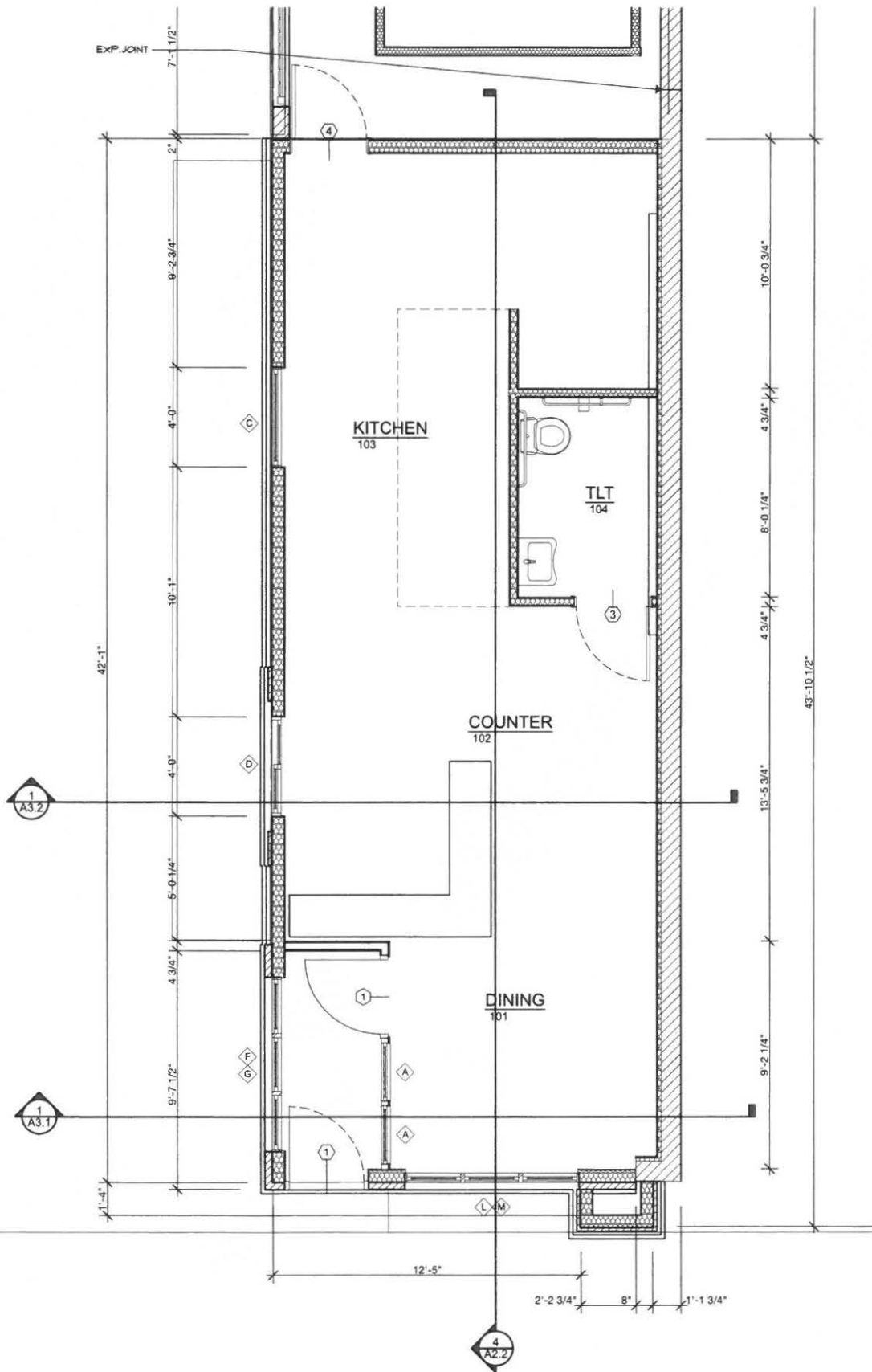
2 SITE PLAN
SCALE: 1" = 10'



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

NEW BUILDING for: BJS NORTH RESTAURANT
MICHIGAN AVE SHEBOYGAN WI 53081

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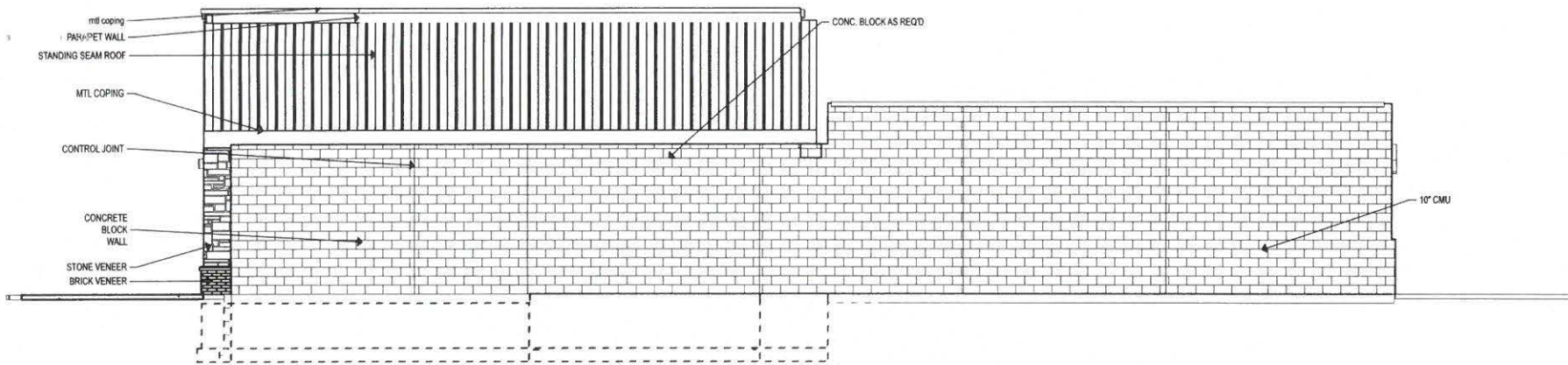
1st Floor Plan



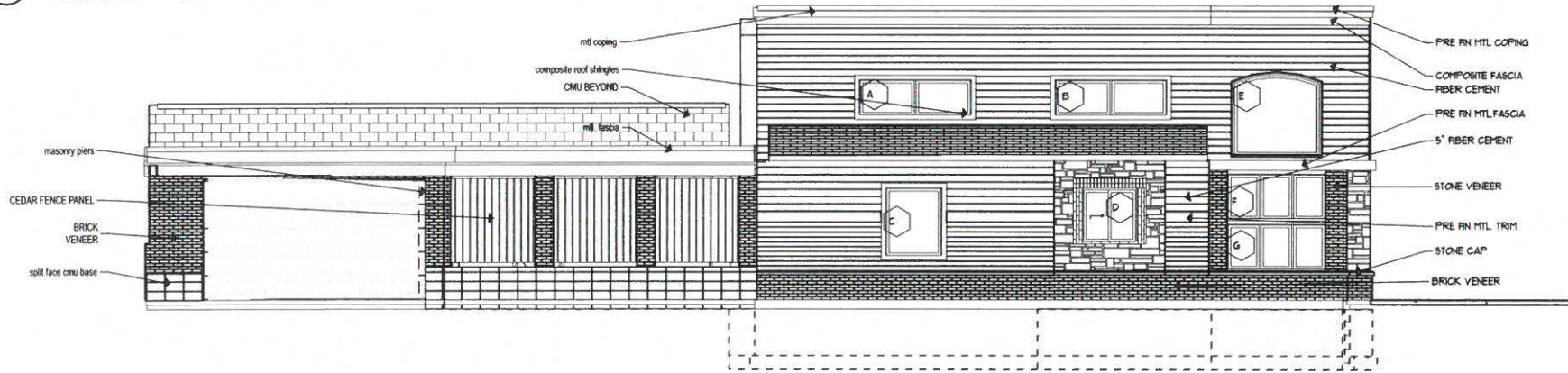
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 1416 N. 5th St Sheboygan, WI, 53081
 920-457-4884 scott@aspirearchitects.com
 www.aspirearchitects.com

NEW BUILDING for: BJS NORTH RESTAURANT
 MICHIGAN AVE SHEBOYGAN WI 53081

6.23.18
 07-011
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1 East Elevation
SCALE: 1/8" = 1'-0"



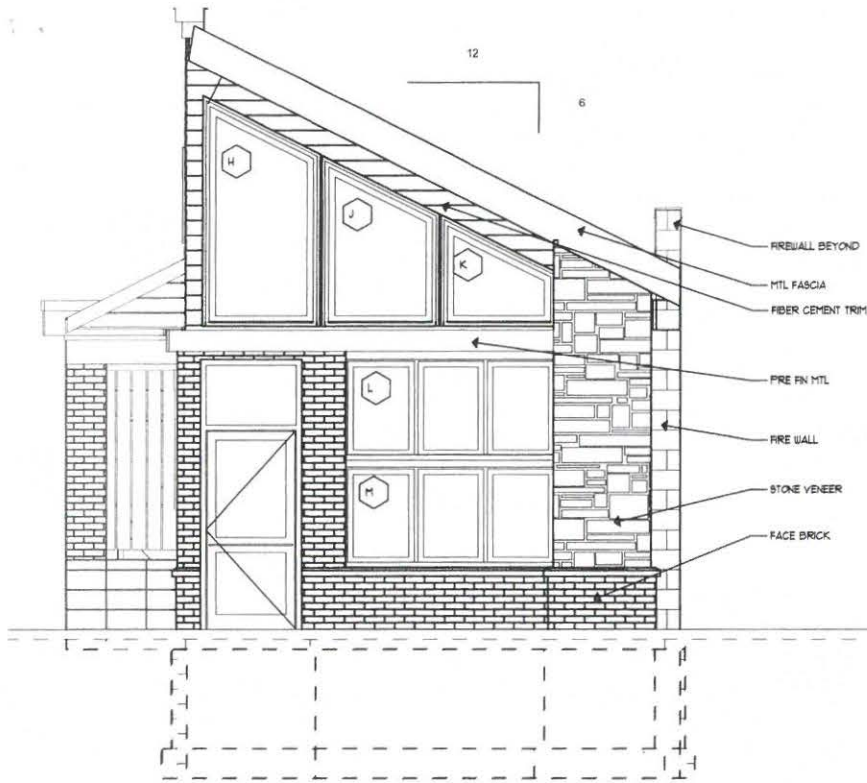
2 West Elevation
SCALE: 1/8" = 1'-0"

NEW BUILDING for:
BJ'S NORTH RESTAURANT
MICHIGAN AVE SHEBOYGAN WI 53081

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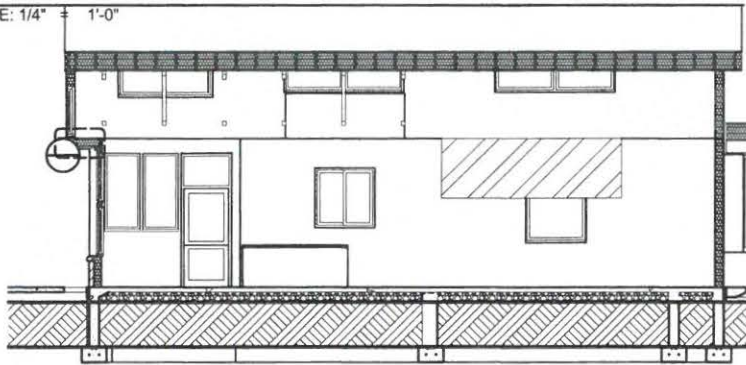


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07-011
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② South Elevation

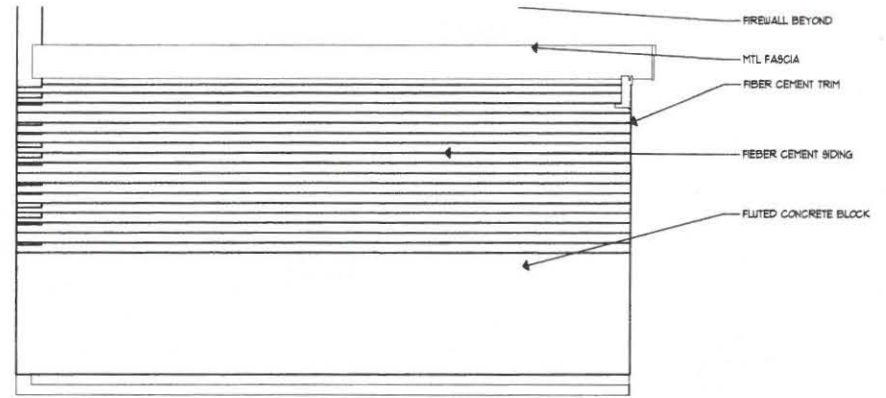
SCALE: 1/4" = 1'-0"



④ BUILDING SECTION

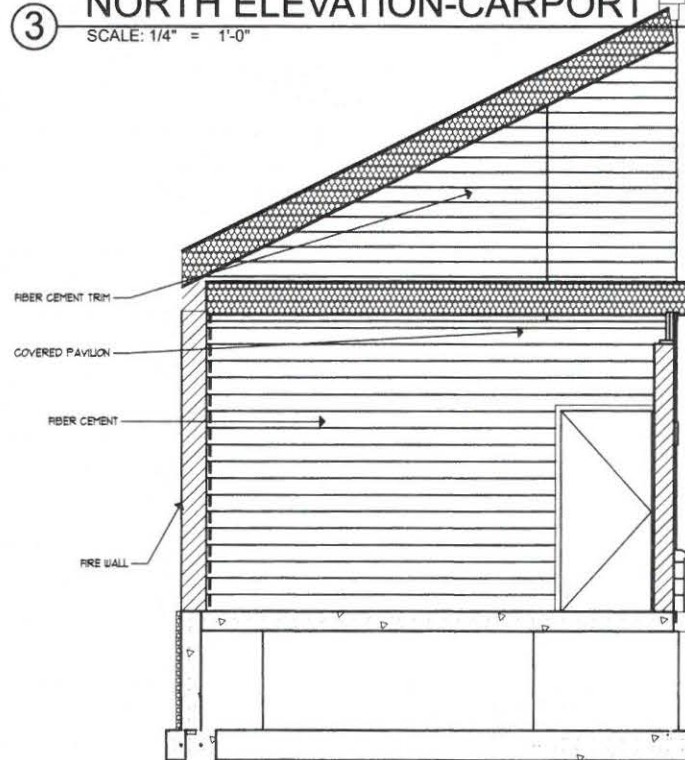
SCALE: 1/8" = 1'-0"

\\user\m\matula\Library\Mobile Documents\com-apple-CloudDocs\Aspire-Cad\07-011 BJ's North\07-011-MAIN scheme b option2.pln



③ NORTH ELEVATION-CARPORT

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



① North Elevation

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

BUILDING for:
RESTAURANT
JYGAN WI 53081



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

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07-011
A2.2



NEW BUILDING for:
BJS NORTH RESTAURANT
 MICHIGAN AVE SHEBOYGAN WI 53081

ASPIRE ARCHITECTURE & DESIGN, LLC
 1416 N. 5th St. Sheboygan, WI. 53081
 920-457-4884
 scott@aspirearchitects.com
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6.23.18
 07-011
A4.2





Your Family Table

pepsi
SERIES
GATORADE