

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

**CITY OF SHEBOYGAN**

**REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION**

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**ITEM DESCRIPTION:** Construction of new multi-tenant facility on Kohler Memorial Drive (parcel #214110).

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

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**REPORT DATE:** April 20, 2018

**MEETING DATE:** April 25, 2018

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**FISCAL SUMMARY:**

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

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**STATUTORY REFERENCE:**

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

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**BACKGROUND / ANALYSIS:**

Abacus Architects is proposing to construct a new multi-tenant professional office building on vacant, undeveloped parcel #214110 located on north side Kohler Memorial Drive between 2108 and 2024 Kohler Memorial Drive (east of the N. 23<sup>rd</sup> and Kohler Memorial Drive intersection). The applicant states:

- The proposed development will be constructed as a multi-tenant building to accommodate office and professional service type uses.
- The proposed 7,200sf (60 x 120) building will be one-story concrete slab on grade with a membrane flat roof with a parapet wall on all sides. Exterior wall materials will consist of cast stone, face brick and ledgerstone veneers. All door and window framing will consist of dark bronze aluminum framed storefront assemblies. New dumpster enclosure to match building materials. The proposed design is consistent with and blends in well with neighboring buildings.

**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.: \_\_\_\_\_  
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: ABACUS ARCHITECTS INC. - DERREK LEMAHCEU  
ADDRESS: 1135A MICHIGAN AVENUE, SHEBOYGAN, WI 53081  
E-MAIL ADDRESS: DLEMAHCEU@ABACUSARCHITECTS.NET  
PHONE: (920) 452-4444 FAX NO.: ( - ) -

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

NAME OF PROPOSED/EXISTING BUSINESS: MULTI-TENANT OFFICE  
TENANTS T.B.D.  
ADDRESS OF PROPERTY AFFECTED: 2042 KOHLER MEMORIAL DRIVE  
SHEBOYGAN, WI 53081

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

DESCRIPTION OF PROPOSED PROJECT: SEE ATTACHMENTS.  
THE PROPOSED DEVELOPMENT WILL BE TO  
CONSTRUCT A 7,200 SQ.FT. MULTI-TENANT  
OFFICE BUILDING TO ACCOMMODATE OFFICE  
AND PERSONAL OR PROFESSIONAL SERVICE USES.

DESCRIPTION OF EXISTING EXTERIOR DESIGN AND MATERIALS: VACANT.  
SEE ATTACHMENT.

DESCRIPTION OF THE PROPOSED EXTERIOR DESIGN AND MATERIALS: \_\_\_\_\_  
SEE ATTACHMENTS.

## **Building Design**

The proposed building will be one-story concrete slab on grade with a membrane flat roof with a parapet wall on all sides. Exterior wall materials will consist of cast stone, face brick, and ledgerstone veneers. All door and window framing will consist of dark bronze aluminum framed storefront assemblies.

This building, being located on a primary commercial corridor on Kohler Memorial Drive, is surrounded by a mix of commercial uses varying slightly in style but often times sharing similar scale, material and color. It is our belief that the proposed design blends in well with the neighboring buildings.



**Proposed Multi-Tenant Office Building – 2042 Kohler Memorial Drive**



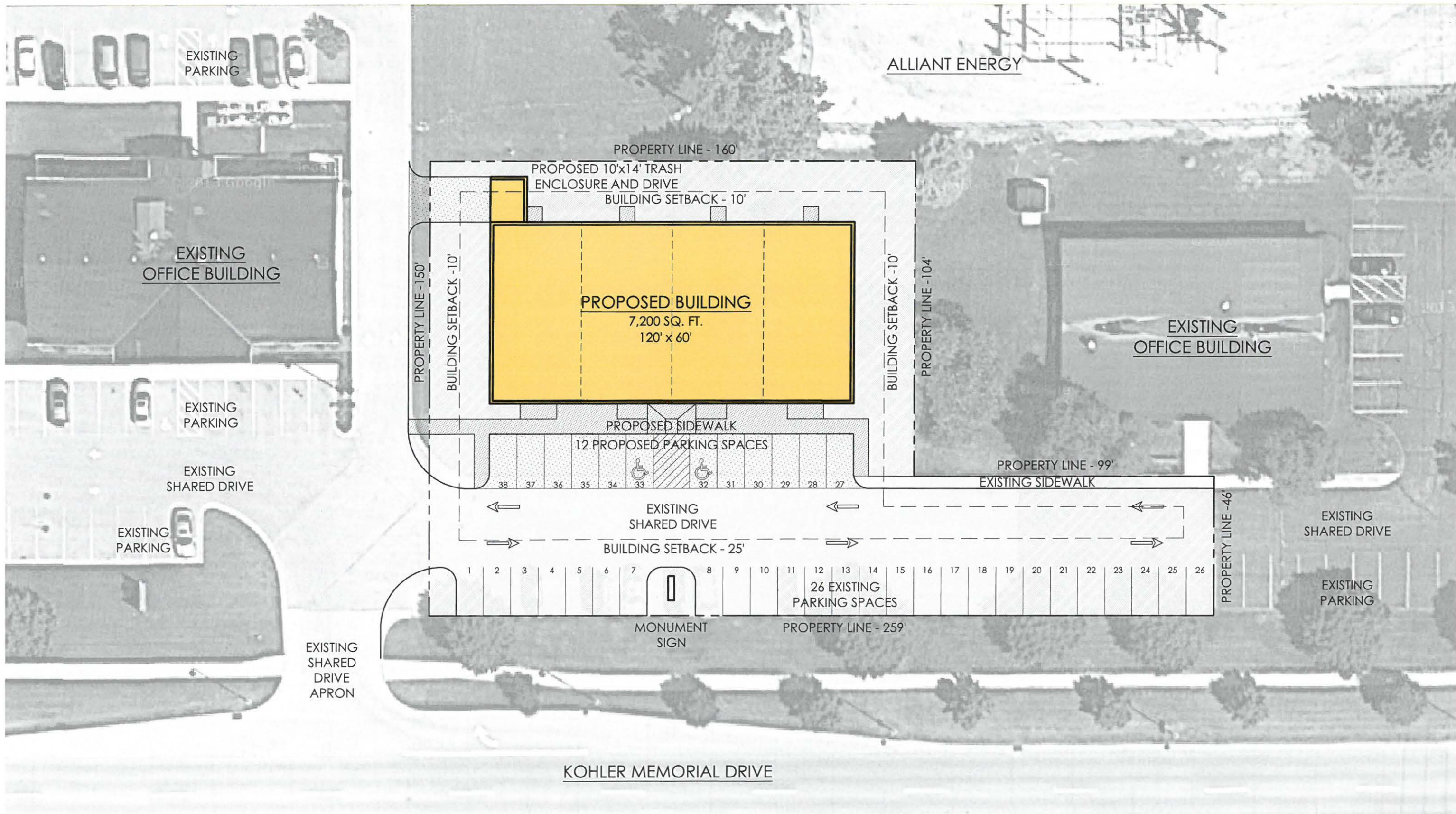
**Kohler Memorial Drive and 23<sup>rd</sup> Street**



**2124 Kohler Memorial Drive**



**2108 Kohler Memorial Drive**



MARCH 22, 2018

# MULTI-TENANT OFFICE BUILDING

2042 KOHLER MEMORIAL DRIVE, SHEBOYGAN, WISCONSIN 53081

PROJ. NO. 2018-8.2

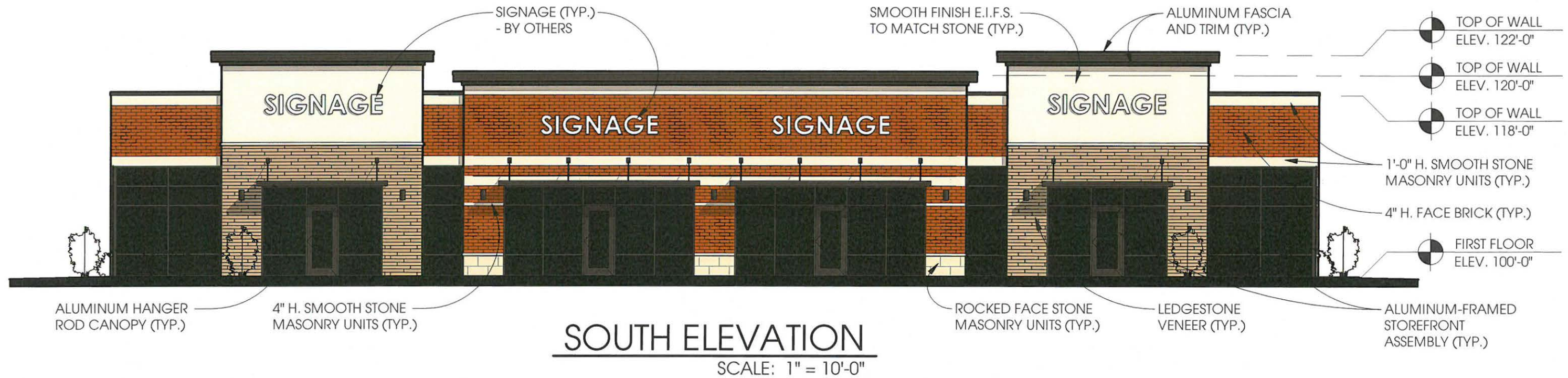
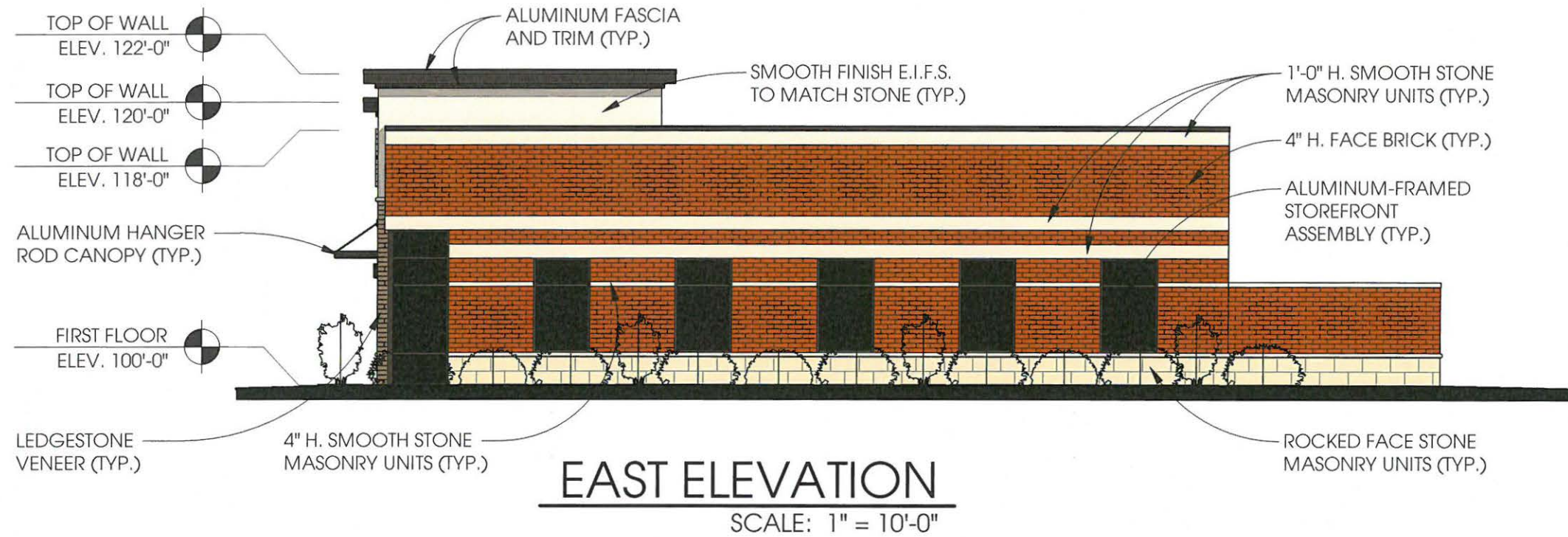
## SITE PLAN

SCALE: 1" = 30'-0"



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MARCH 22, 2018

PROPOSED NEW BUILDING

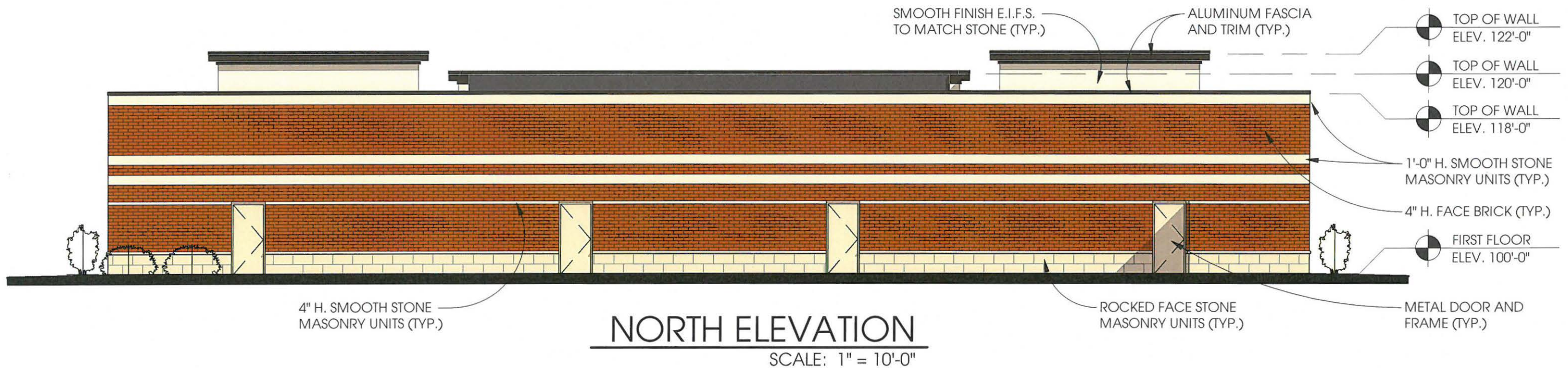
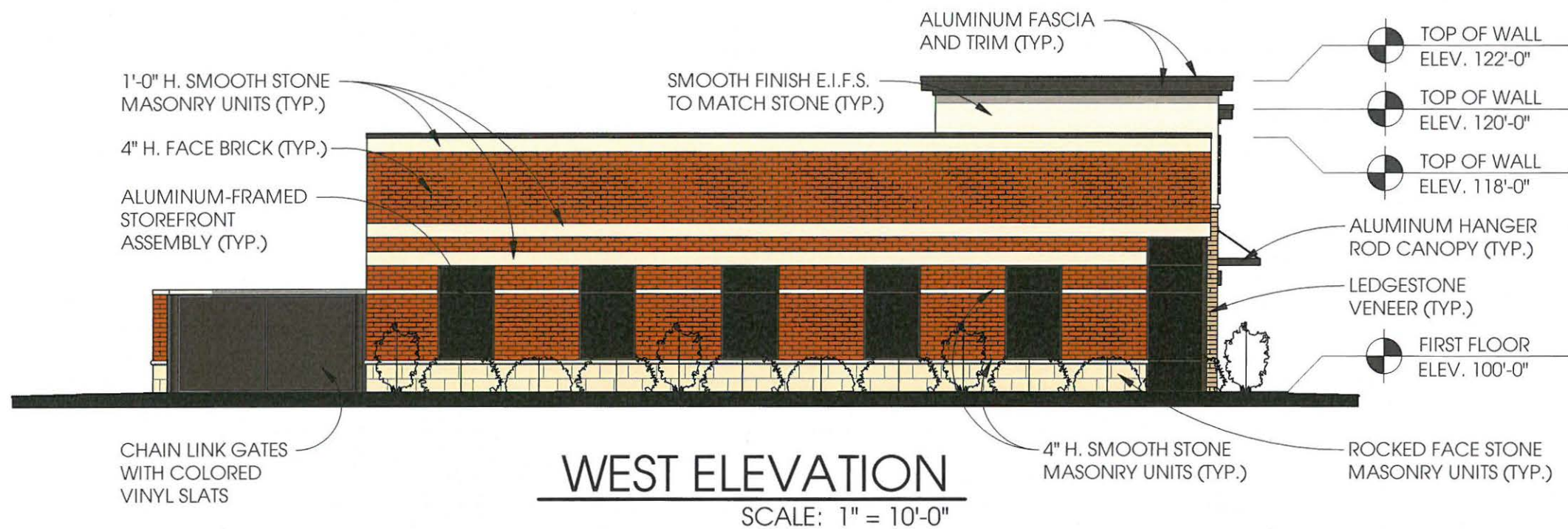
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MARCH 22, 2018

PROPOSED NEW BUILDING

# MULTI-TENANT OFFICE BUILDING

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