

*****ATTACHMENTS*****

CITY OF SHEBOYGAN

REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION

ITEM DESCRIPTION: Exterior Remodel of the Family Video facility to create a new tenant space for Marcos Pizza at 2610 Calumet Drive.

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

REPORT DATE: April 6, 2018

MEETING DATE: April 9, 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:

Family Video Movie Club is proposing to create a new tenant space for Marcos Pizza at the Family Video facility located at 2610 Calumet Drive. The applicant states the following:

- The proposal is to convert the existing single-tenant Family Video building into a two (2) tenant facility that is proposed to include a new Marco's Pizza Restaurant. The buildings total square foot age is approximately 7,050sf - Family Video will now be approximately 5,000sf and the new Marco's Pizza Restaurant space will be approximately 2,000sf.
- Marco's Pizza will be constructing a new separate entrance and a partition wall within the existing Family Video to create the space needed to build out the new tenant space (south side of the building). The new mechanicals will be placed at the rear of the building in conjunction with the other units that are currently there.
- The new tenant space is being created on the south side of the building and the applicant is proposing to replace the southernmost window on the east side of the building with a new front entrance door and a new smaller window.

STAFF COMMENTS:

The restaurant will be venting through the roof with a large steel vent that will be very visible from the Family Video building roof. The vent is not shown on the renderings but staff believes it will be located on the west side of the building. This is one of those steel circular vents. Staff would recommend this vent to be properly screened.

The present dumpster is wood and is very weathered. Staff would recommend the dumpster and/or grease receptacles be screened/enclosed and constructed of like materials and colors of the facility. If utilizing the existing dumpster, the weathered wood should be stained or painted a color compatible with the building.

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: Melissa
Barber

ADDRESS: 540 Shreve Lane Neenah, WI. 54956

E-MAIL ADDRESS: Melissa.barber@highlandventuresltd.com

PHONE: (920) 284 0553 FAX NO.: (

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Family Video / Marco's Pizza

ADDRESS OF PROPERTY AFFECTED: 2610 Calumet Dr

NEW BUILDING: ADDITION: REMODELING: x

DESCRIPTION OF PROPOSED PROJECT: Carve in approx.. 1830 sq. ft. into existing space of Family Video for a Marco's Pizza

DESCRIPTION OF EXISTING EXTERIOR DESIGN AND MATERIALS:
 Block and mortar walls with steel roof

DESCRIPTION OF THE PROPOSED EXTERIOR DESIGN AND MATERIALS:

February 8, 2018

Steve Sokolowski, Manager of Planning & Zoning

City of Sheboygan
Planning & Development
828 Center Ave
Suite 104
Sheboygan, WI

Re: Conditional Use Permit for the Marco's Pizza at 2610 Calumet Drive

Per your request I would to address the items you mentioned in the e-mail to Eric Berg. I will do them as bullet points to make sure I address all of them.

1. An explanation of the existing Family Video use.
 - Movie and Video Game Rental Store
2. An explanation of the proposed changes to the existing building to create this multi-tenant facility.
 - We will be installing a demising wall within the existing Family Video to create the space needed for the build out of the Marco's Pizza. That will include a separate entrance for the Marco's pizza, that would be the only change to the exterior of the building.
3. Who is the new tenant? Description of new tenant use.
 - Marcos Pizza will be occupying the new space. Marcos Pizza is Franchised by Highland Ventures who is also the owner operator for Family Video. Marcos Pizza is a Carryout and Delivery Pizza Establishment. We will have limited seating as an option for a small dine in business.
4. A description as to why a new tenant space is being created and why the plan commission should consider approving the proposal.
 - Our original design for our locations included space for our expansive library of classic films, as our business model has transitioned into more of a New Release Video and Game Rental we have extra space we no longer require to satisfy our customers. By adding the Pizza Option for our Current Customers we are creating value to the rental experience. We are also able to add a delivery service to our Video Customers by having the Option of having a Movie Delivered with their Pizza, competing with the ease of online or streaming. Marcos was voted America's Favorite Pizza Company (according to 2017 Market Force QSR Consumer Research Pizza Sector)
5. What is the value of the project?
 - Our contractor has a build of \$220,000.00 to complete this work.
6. Description of proposed facilities – Description of proposed building and all new site improvements (square footage of each new tenant space, any proposed exterior changes to the building, storm drainage, landscaping, lighting, traffic, ingress/egress, parking, sidewalk, retaining walls, dumpster enclosure, screening of mechanicals, etc.)

- After the demising wall is installed the Family Video will reduce to 5,073 and the Marco's will be 1,976.
 - The only exterior changes we are making will be a new entrance which will be put in where there is an existing window at this time.
 - The new mechanicals will be placed at the rear of the space in conjunction with the other units that are currently there.
 - All other items of the site will remain as is, with the traffic pattern being the same as well as the ingress and egresses into the lot.
7. If doing exterior renovations (changes to the exterior of the building such as new entrances, framing, windows, etc.) an explanation of the proposed architectural style and materials and how it is compatible with the existing building and development in and around the area. A written description of the proposed general design, arrangements, texture, material and color of the building/structures. An explanation of an interior and/or exterior renovation.
- The only changes to the exterior of the building is adding a separate entrance for the Marco's which will be cut out of the existing window area. All materials used will match the existing building.
 - Interior renovations will be the tenant finishes that area standard set by the Marco's Corporation that is brand specific and pointed out in the drawings that were submitted.
8. What is the overall square footage of the building and how much square footage will each tenant space have?
- Total square footage – 7,049
 - Family Video – 5,073
 - Marco's Pizza – 1,976
9. What are the days and hours of operation?
- Marco's will be open Sunday through Thursday – 11 – 11, Friday and Saturday 11-12.
10. How will site be accessed and where are the proposed access points? What are proposed traffic impacts to adjoining streets in the neighborhood based on the new use?
- There are two access points from Main Ave and one from Calumet Ave.
 - There will be minimal impact on the traffic in the area.
11. Number of parking spaces you have, and the number of parking spaces required. Restaurant – one space per three (3) patron seats. Retail – one space per 300 sf of gross floor area.
- There are 39 spaces
 - Family Video will need – 17 ($5,000/300 = 16.6$)
 - Marco's will need – 9 ($26/3 = 8.66$)
12. Explain site lighting.
- The lighting will remain as is, which has proven to be adequate for the area without disturbing the surround area.
13. How will you insure that the proposal will not become a nuisance to adjoining property owners (i.e. on-street parking, traffic, vehicles, equipment, lighting, noise, smell, etc.)?

- There is ample parking for the location so there is no need for on-street parking. We will not have a drive through window, which adds car noises and smells to the area. All of the equipment used is interior and now noise is generated by it. As for the smells, that will be very limited to the wonderful smell of pizza cooking when you walk into the space but not to the exterior of the space.

14. Are you proposing any fencing and landscaping?

- No, we will have the existing to remain.

15. Any signage being proposed?

- Yes, and that will be addressed in a separate packet.

16. Any other information that will be useful for the Plan Commission to understand your proposed business? We are excited for the Opportunity to bring Pizza and a Movie to Sheboygan. We have been in the Community for over 20 years and feel it would be a great addition to the Area. We have this same concept in Manitowoc, Fond Du Lac, West Bend, Oshkosh, Neenah, Waukesha, West Allis, and Appleton to name a few.

Dear Sheboygan Board,

My name is Melissa Barber and I am the Regional Director for Highland Ventures. I was the District Manager for Family Video for several years when we first opened prior to getting promoted to Regional Director. I have been employed by the Hoogland Family for 22 years, first in Family Video and now in Marcos Pizza. I was involved in both of our Leasing Opportunities we did on the South Side of town. I am excited to get to come back into the Area with Marcos Pizza.

It is a great partnership Pizza and A Movie. We can deliver both Pizza and Movies with our new business venture. It is great to have an opportunity to open another location within Wisconsin. We have dual locations (Family Video/Marcos Pizza) in Manitowoc, Fond du Lac, West Bend, Beaver Dam, Oshkosh, Appleton, Green Bay, Milwaukee (Waukesha & West Allis), Madison, Kenosha, Racine. If we are able to open in Sheboygan it would make it my 21st location partnered up with Family Video here in Wisconsin.

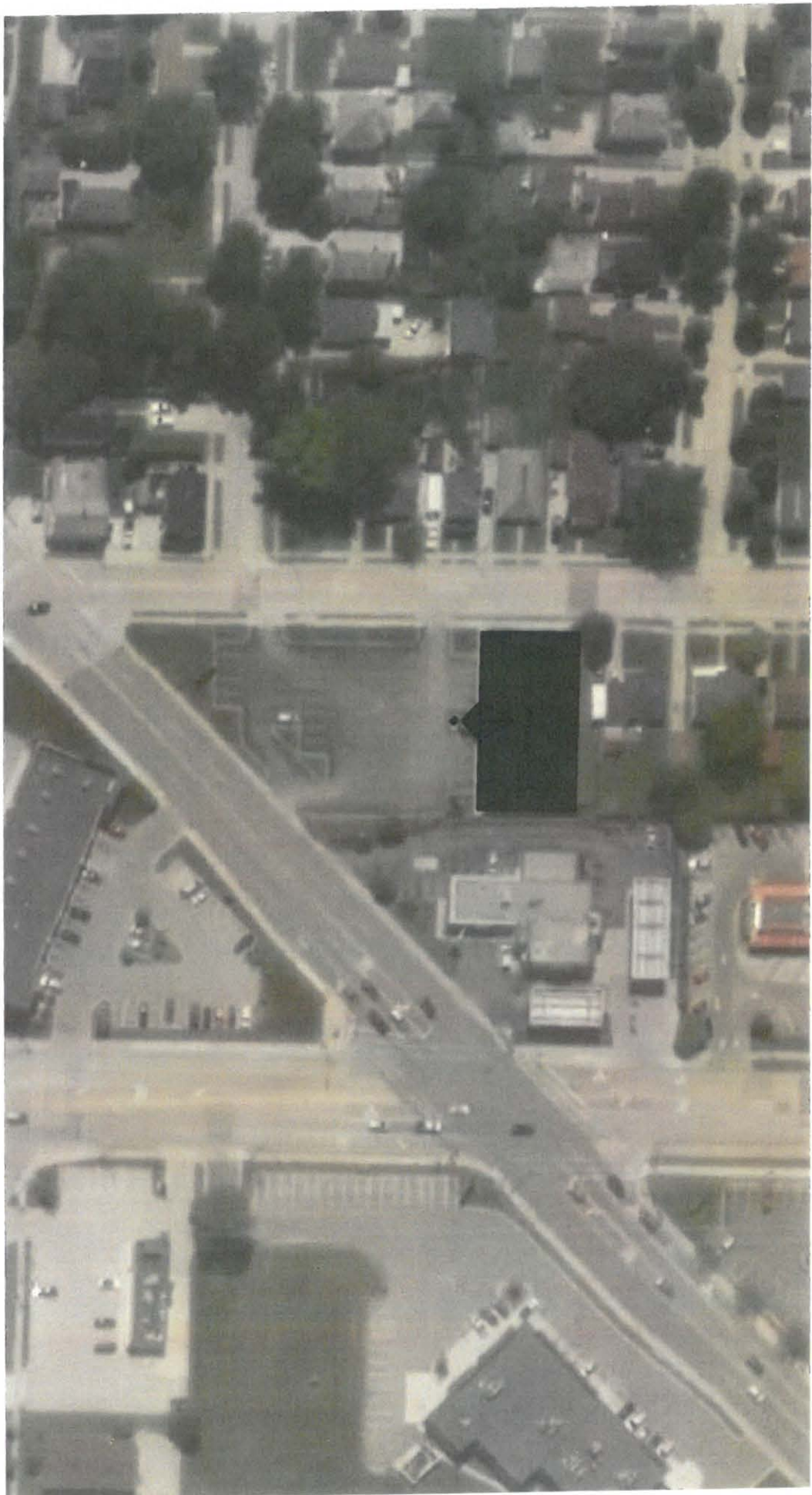
Even though we would be a new business we do several things to partner up with our Video Side. If you spend \$10.00 on the Pizza side you get a Free 5 Night Movie Rental from Family Video. If you are part of the 50% off rental program at Family Video you receive 25% off our entire Menu at Marcos Pizza during the timeframe you have the 50% off on the Marcos Pizza side. (Discount Movie Rental Card Purchased for \$9.99 for 30 days of 50% off movie rentals). We partner up with Family Video in being involved in the Report Card A program. Now Kids will get a Free 5 Night Rental and A Small Single Topping Pizza at the End of the Year when they receive top grades in Core Classes.

Our typical location will employ 2 to 3 Full Time Positions with Benefits Packages, and 15-20 Part Time positions. Our Driver Positions in the store average an income of \$12-\$18 Dollars an hour with tips included. If we are able to build in Sheboygan we will approach the High School to employ students 16 years of age or older.

Looking Forward to Making Pizza's in Sheboygan! – Melissa Barber Regional Director of Ops



Ah!thentic
Italian Pizza®





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Google Earth







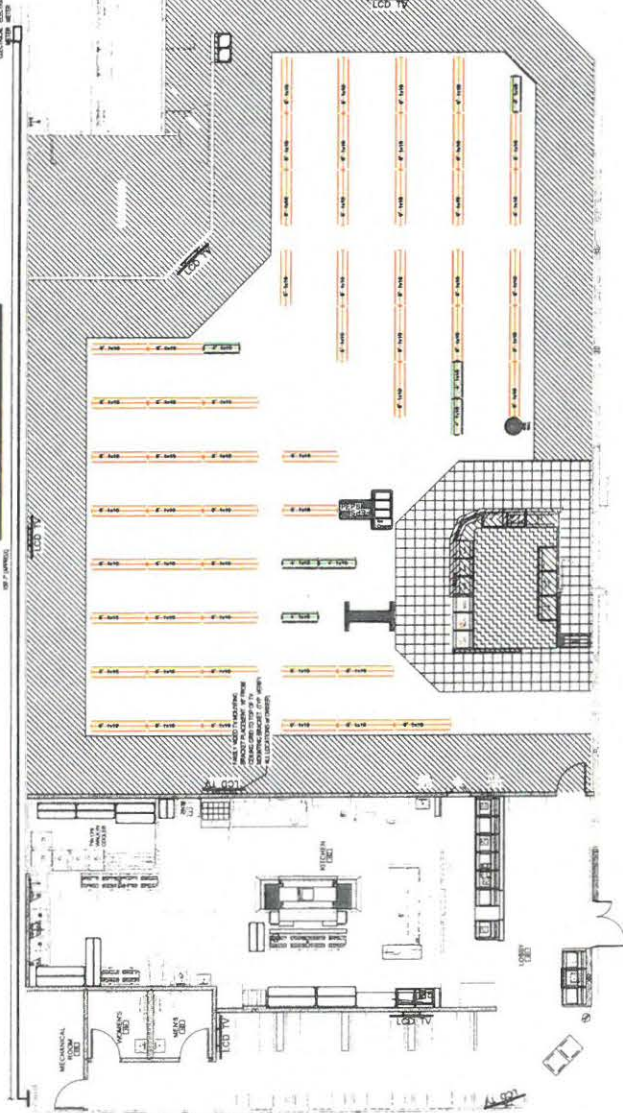
FAMILY VIDEO PAINT SUPPLY LIST

Project Name: Family Video
 Location: 2610 Calmet Dr
 Sheboygan, WI 53083
 Date: 7/14/2007
 Drawn By: J. Smith
 Checked By: J. Smith
 Scale: 1/4" = 1'-0"

NO.	DESCRIPTION	QUANTITY	UNIT
1	Paint (Interior)	600	Gal
2	Paint (Exterior)	100	Gal
3	Primer	50	Gal
4	Wallpaper	100	Sq Yd
5	Paint (Trim)	100	Gal
6	Paint (Floor)	100	Gal
7	Paint (Ceiling)	100	Gal
8	Paint (Stairs)	100	Gal
9	Paint (Bath)	100	Gal
10	Paint (Kitchen)	100	Gal
11	Paint (Living)	100	Gal
12	Paint (Bedroom)	100	Gal
13	Paint (Hallway)	100	Gal
14	Paint (Closet)	100	Gal
15	Paint (Entry)	100	Gal
16	Paint (Front Porch)	100	Gal
17	Paint (Back Porch)	100	Gal
18	Paint (Driveway)	100	Gal
19	Paint (Garage)	100	Gal
20	Paint (Basement)	100	Gal
21	Paint (Attic)	100	Gal
22	Paint (Roof)	100	Gal
23	Paint (Siding)	100	Gal
24	Paint (Gutters)	100	Gal
25	Paint (Windows)	100	Gal
26	Paint (Doors)	100	Gal
27	Paint (Trim)	100	Gal
28	Paint (Crown Molding)	100	Gal
29	Paint (Baseboards)	100	Gal
30	Paint (Wainscoting)	100	Gal
31	Paint (Shiplap)	100	Gal
32	Paint (Paneling)	100	Gal
33	Paint (Stain)	100	Gal
34	Paint (Sealer)	100	Gal
35	Paint (Finish)	100	Gal
36	Paint (Maintenance)	100	Gal
37	Paint (Repairs)	100	Gal
38	Paint (Touch-ups)	100	Gal
39	Paint (Spotting)	100	Gal
40	Paint (Blending)	100	Gal
41	Paint (Sealing)	100	Gal
42	Paint (Protective)	100	Gal
43	Paint (Clear)	100	Gal
44	Paint (White)	100	Gal
45	Paint (Black)	100	Gal
46	Paint (Grey)	100	Gal
47	Paint (Blue)	100	Gal
48	Paint (Green)	100	Gal
49	Paint (Red)	100	Gal
50	Paint (Yellow)	100	Gal
51	Paint (Orange)	100	Gal
52	Paint (Purple)	100	Gal
53	Paint (Pink)	100	Gal
54	Paint (Brown)	100	Gal
55	Paint (Tan)	100	Gal
56	Paint (Gold)	100	Gal
57	Paint (Silver)	100	Gal
58	Paint (Copper)	100	Gal
59	Paint (Zinc)	100	Gal
60	Paint (Aluminum)	100	Gal
61	Paint (Steel)	100	Gal
62	Paint (Concrete)	100	Gal
63	Paint (Masonry)	100	Gal
64	Paint (Block)	100	Gal
65	Paint (Brick)	100	Gal
66	Paint (Stone)	100	Gal
67	Paint (Tile)	100	Gal
68	Paint (Glass)	100	Gal
69	Paint (Metal)	100	Gal
70	Paint (Wood)	100	Gal
71	Paint (Plastic)	100	Gal
72	Paint (Rubber)	100	Gal
73	Paint (Leather)	100	Gal
74	Paint (Fabric)	100	Gal
75	Paint (Paper)	100	Gal
76	Paint (Glass)	100	Gal
77	Paint (Metal)	100	Gal
78	Paint (Wood)	100	Gal
79	Paint (Plastic)	100	Gal
80	Paint (Rubber)	100	Gal
81	Paint (Leather)	100	Gal
82	Paint (Fabric)	100	Gal
83	Paint (Paper)	100	Gal
84	Paint (Glass)	100	Gal
85	Paint (Metal)	100	Gal
86	Paint (Wood)	100	Gal
87	Paint (Plastic)	100	Gal
88	Paint (Rubber)	100	Gal
89	Paint (Leather)	100	Gal
90	Paint (Fabric)	100	Gal
91	Paint (Paper)	100	Gal
92	Paint (Glass)	100	Gal
93	Paint (Metal)	100	Gal
94	Paint (Wood)	100	Gal
95	Paint (Plastic)	100	Gal
96	Paint (Rubber)	100	Gal
97	Paint (Leather)	100	Gal
98	Paint (Fabric)	100	Gal
99	Paint (Paper)	100	Gal
100	Paint (Glass)	100	Gal

Standard & SHELVES
FAMILY VIDEO SHELF
ELEVATION & PAINT SCHEDULE
 SCALE: N.T.S.

NO.	DESCRIPTION	QUANTITY	UNIT
1	Shelf (Standard)	100	Gal
2	Shelf (Video)	100	Gal
3	Shelf (Paint)	100	Gal
4	Shelf (Schedule)	100	Gal
5	Shelf (Elevation)	100	Gal
6	Shelf (Paint)	100	Gal
7	Shelf (Schedule)	100	Gal
8	Shelf (Elevation)	100	Gal
9	Shelf (Paint)	100	Gal
10	Shelf (Schedule)	100	Gal
11	Shelf (Elevation)	100	Gal
12	Shelf (Paint)	100	Gal
13	Shelf (Schedule)	100	Gal
14	Shelf (Elevation)	100	Gal
15	Shelf (Paint)	100	Gal
16	Shelf (Schedule)	100	Gal
17	Shelf (Elevation)	100	Gal
18	Shelf (Paint)	100	Gal
19	Shelf (Schedule)	100	Gal
20	Shelf (Elevation)	100	Gal
21	Shelf (Paint)	100	Gal
22	Shelf (Schedule)	100	Gal
23	Shelf (Elevation)	100	Gal
24	Shelf (Paint)	100	Gal
25	Shelf (Schedule)	100	Gal
26	Shelf (Elevation)	100	Gal
27	Shelf (Paint)	100	Gal
28	Shelf (Schedule)	100	Gal
29	Shelf (Elevation)	100	Gal
30	Shelf (Paint)	100	Gal
31	Shelf (Schedule)	100	Gal
32	Shelf (Elevation)	100	Gal
33	Shelf (Paint)	100	Gal
34	Shelf (Schedule)	100	Gal
35	Shelf (Elevation)	100	Gal
36	Shelf (Paint)	100	Gal
37	Shelf (Schedule)	100	Gal
38	Shelf (Elevation)	100	Gal
39	Shelf (Paint)	100	Gal
40	Shelf (Schedule)	100	Gal
41	Shelf (Elevation)	100	Gal
42	Shelf (Paint)	100	Gal
43	Shelf (Schedule)	100	Gal
44	Shelf (Elevation)	100	Gal
45	Shelf (Paint)	100	Gal
46	Shelf (Schedule)	100	Gal
47	Shelf (Elevation)	100	Gal
48	Shelf (Paint)	100	Gal
49	Shelf (Schedule)	100	Gal
50	Shelf (Elevation)	100	Gal



1 FAMILY VIDEO T.F.P.
 A100 SCALE 3/8"=1'-0"



2100 4th Street, S.E.
 Grand Rapids, MI 49517
 616-941-2233
 Grand Rapids, MI 49503

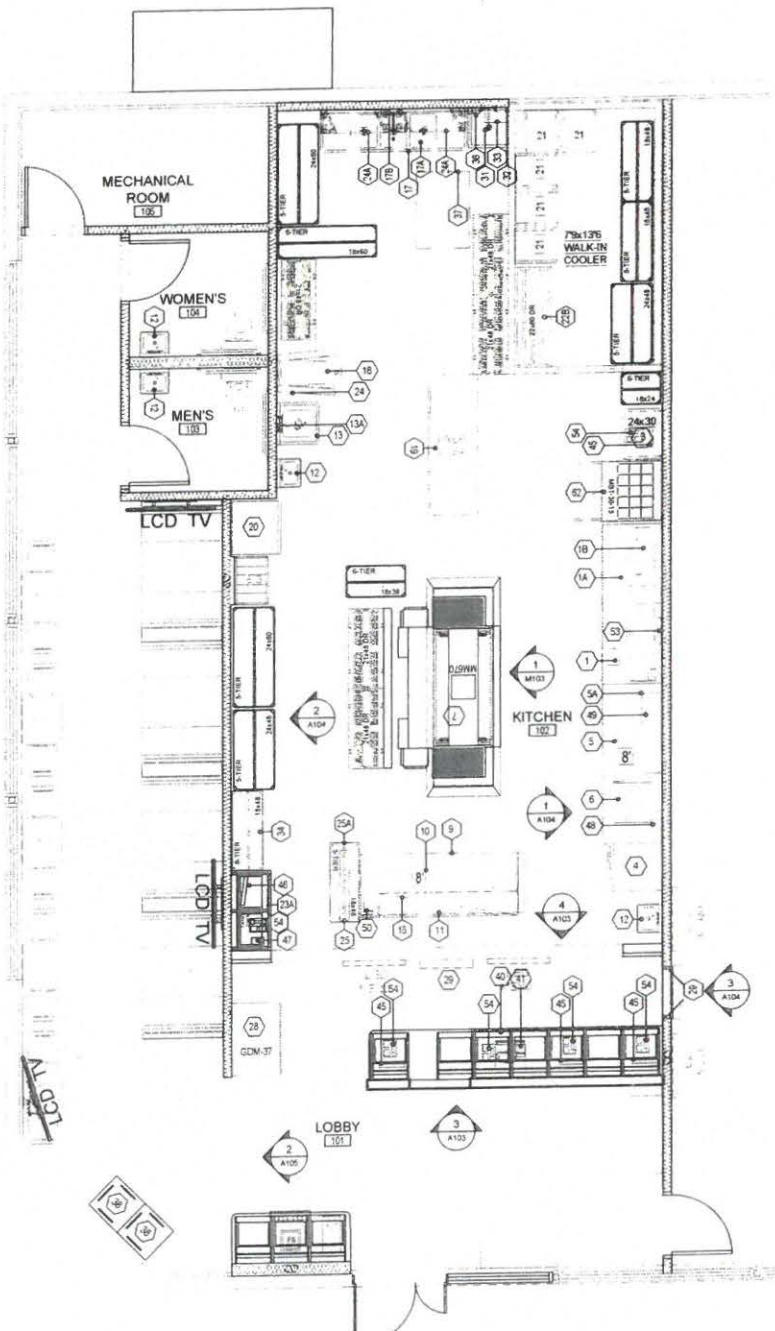
2610 Calmet Dr
 Sheboygan, WI 53083



MOORE
 6750 1st St
 NEARBY

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A100



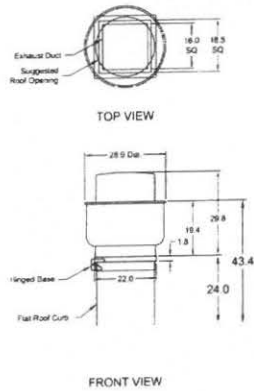
1 EQUIPMENT PLAN
 A102 SCALE: 1/4" = 1'-0"

NO	MAN
1	DORNSCALE
1A	RANDELL
1B	BK RESOURCE
2	FAMILY VIDE
2A	FAMILY VIDE
3	BK RESOURCE
4	TRUE
5	Advance Tabc
5A	BK RESOURCE
6	SOMERSET
7	MIDDLEBY M
8	PREMIUM AIR
8A	PREMIUM AIR
8B	PREMIUM AIR
9	LA ROSA REFT
9A	HAFNERS SHI
9B	HAFNERS SHI
10	LA ROSA REFT
11	LA ROSA REFT
12	BK RESOURCE
13	BK RESOURCE
13A	KROWNE MET
14	MELNIN
15	HATCO
16	KOLPAK
16A	INTERNATION
17	BK RESOURCE
17A	BK RESOURCE
17B	DORMANT
18	GLORI
19	Advance Tabc
19A	NEMCO
19B	EDLUND
20	ELECTROLUX
21	Advance Tabc
21A	Advance Tabc
21B	Burket Broadr
22	Bullet Broadr
22A	CAMBRO
22B	CAMBRO
23	THUNDER CR
23A	BK RESOURCE
23B	THUNDER CR
23C	THUNDER CR
24	THUNDER CR
24A	Memo
25	THUNDER CR
25A	HATCO
26	CAMBRO
26A	CAMBRO
26B	CAMBRO
27	LARSEN
28	TRUE
31	BY PC
32	RUBBERMADI
33	RINNAI
34	CAMBRO
35	READY ACC
36	TM PURIFICA
37	SCHER BY P C
38	FAMILY VIDE
40	PYRIMONT
41	PYRIMONT
42	PYRIMONT
43	PYRIMONT
44	PYRIMONT
45	PYRIMONT
45A	PYRIMONT
46	PYRIMONT
47	PYRIMONT
48	PYRIMONT
49	PYRIMONT
50	PYRIMONT
51	PYRIMONT
52	PYRIMONT
53	PYRIMONT
54	BY OTHERS
56	FAMILY VIDE
57	CORNELIUS
62	TURBO AIR

- ** ALL FAUCI
- * GC TO PROP
- * THE FIXTURE
- * AT OWNERS
- * INSULATE PI
- * PROTECTOR
- * PROTECTOR
- * PROTECTOR
- * PROTECTOR
- * WEEP HOLE
- * PROTECTOR
- * MANUFACT
- * GENERAL CC
- * OVEN TO BE



- KRUD-141-VG EXHAUST FAN**
- ALUMINUM HOUSING
 - BACKWARD INCLINED ALUMINUM WHEEL
 - ALUMINUM CURB CAP WITH PRE-PUNCHED MOUNTING HOLES
 - DRAIN TROUGH
 - MOTOR ISOLATED ON SHOCK MOUNTS
 - CORROSION RESISTANT FASTENERS



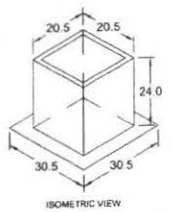
GENERAL NOTES:

- DO NOT SCALE DRAWING. USE DIMENSIONS AS INDICATED. IT IS THE RESPONSIBILITY OF THE INSTALLING CONTRACTOR TO OBTAIN ALL PERMITS AND APPROVALS FROM ALL STATE AND LOCAL OFFICIALS PRIOR TO PROCEEDING WITH INSTALLATION. THESE DRAWINGS ARE TO SERVE AS BASIC DESIGN ONLY AND ANY STATE OR LOCAL ORDINANCE WHICH IS MORE RESTRICTIVE SHALL PREVAIL.
- IT IS THE RESPONSIBILITY OF THE INSTALLING CONTRACTOR TO CHECK BUILDING ACCESS AND FIELD CONDITIONS TO ALLOW FOR ADEQUATE CLEARANCES FOR THE EQUIPMENT TO BE BROUGHT IN AND INSTALLED.
- AIR INTAKES MUST BE NO CLOSER THAN 10 FEET FROM ANY EXHAUST OR VENT OUTLET.
- EXHAUST DUCTWORK TO BE CONSTRUCTED OF 16 GA. B.I. OR 18 GA STAINLESS STEEL AND CONTINUOUSLY WELDED. DUCT CLEAN OUTS SHALL BE PROVIDED AT EVERY CHANGE IN DIRECTION. INSTALLING CONTRACTOR SHALL VERIFY ANY REQUIREMENTS FOR INSULATION OF THE EXHAUST DUCT.
- EXHAUST FAN(S) SHALL EXTEND A MINIMUM OF 40 INCHES ABOVE ROOF SURFACE AND BE PROPERLY FLASHED TO ADJOINING MATERIAL.
- VERIFY ALL STRUCTURAL LOADS WITH ARCHITECT OF RECORD.
- THESE DRAWINGS ARE TO SERVE AS A BASIC DESIGN ONLY AND ANY STATE OR LOCAL ORDINANCE WHICH IS MORE RESTRICTIVE SHALL PREVAIL.
- IT IS THE RESPONSIBILITY OF THE OWNER/ARCHITECT TO ENSURE THE HOOD CLEARANCE FROM COMBUSTIBLES (AND NON OR LIMITED COMBUSTIBLES) IS IN COMPLIANCE WITH THE LATEST EDITION OF THE NATIONAL FIRE PROTECTION ASSOCIATION BULLETIN #96.
- FIRE SUPPRESSION SYSTEM, IF REQUIRED, PROVIDED AND INSTALLED BY OTHERS.

EQUIPMENT SCHEDULE												
Direct Drive Universal Centrifugal Roof Exhaust Fan										MARK: EF-875		
Qty	Item Model	Volume (CFM)	Speed (RPM)	Motor (HP)	Operating Power (W)	Weight (Lb)	Size (H)	V.C.P.	Motor RPM	Windings	FLA	
1	KRUD141-VG	875	1	1.281	0.29	125	0.75	115/60/1	CP	1500	1	13.8

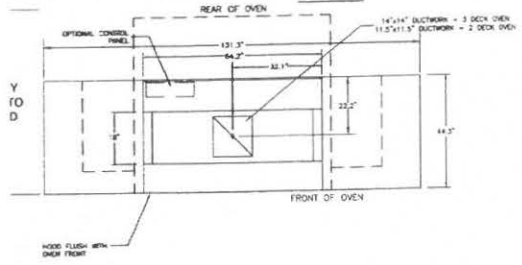
OPTIONS AND ACCESSORIES

GLASS, PAZ (used - Please Refer to Part List Appendix)
 Switch, REPAIR KIT, Toggle Switches (See Manual & Wires)
 Hinged Base (Additive)
 Curt Seal (Additive)
 Grease Trap (PN 47553F)

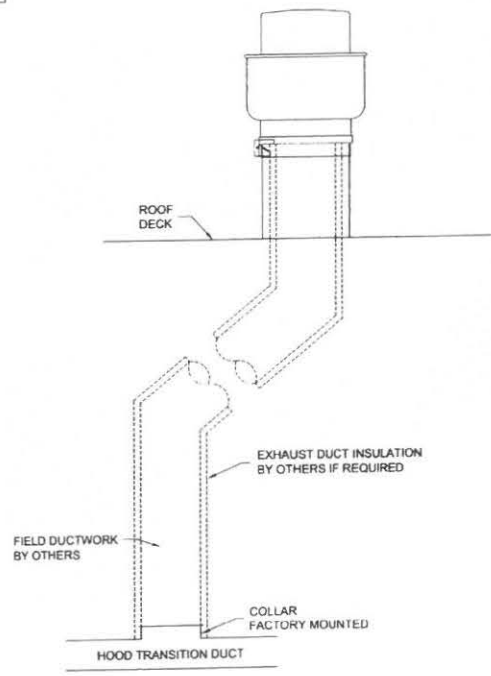


- GPF ROOF CURB**
- WELDED 18 GA. GALVANIZED CONSTRUCTION
 - ROOF OPENING - THE MAXIMUM ROOF OPENING DIMENSION SHOULD NOT BE GREATER THAN THE ACTUAL TOP OUTSIDE DIMENSION MINUS 2"
 - THE ROOF OPENING MAY NOT BE THE STRUCTURAL OPENING DIMENSION.

NOTE: CONTROL PANEL ON REAR OF OVEN



HOOD 1/2" ABOVE OVEN
 HANGING HANGER RODS
 INTO PLACE.
 EXHAUST DUCT CONNECTIONS



2610 Callumet Dr
Sheboygan, WI 53083

DATE	ISSUED FOR
07.19.2017	REVIEW

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M102



Marco's Pizza

TV
before you
Buy!
Like this pizza
your friends?
Then there's a 10% OFF
on your next order!





Marcos's Pizza

3162







CITY OF SHEBOYGAN

REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION

ITEM DESCRIPTION: Remodel of Sheboygan County Interfaith at 1251 Geele Avenue.

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

REPORT DATE: April 6, 2018

MEETING DATE: April 9, 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:

Moraine Builders is proposing an exterior remodel of the Sheboygan County Interfaith building located at 1251 Geele Avenue (southeast corner of N. 13th Street and Geele Avenue).

The applicant states the following about the roofing:

- Remove existing asphalt shingles from all roof planes.
- All roof planes and pitches to remain as is.
- Install new Certainteed Landmark dimensional shingles in Georgetown Gray on all roof planes.

The applicant states the following about the overhang trim:

- Remove all existing soffit and fascia trims, gutters and downspouts.
- All existing overhang depths and styles to remain as is.
- Install new Rollex painted aluminum center vent (eaves) and solid (rakes) soffit and smooth fascia.
- Install new six (6) inch seamless aluminum gutters with four (4) inch downspouts (match overhang colors).
- Roof edging, fascia trims, soffit panels, gutters and downspouts to be Rollex System 3-16 in Mocha.

The applicant states the following about the siding:

- All existing brick on all elevations to remain as is.
- Remove all vertical and horizontal cedar trim boards from the 2nd floor of the East wing and all gable ends.
- Remove all synthetic stucco board panels from the 2nd floor of east wing and all gable ends.
- Install Certainteed Double four (4) inch horizontal lap vinyl siding in place of removed siding and trims.
- All wooden gable louvers to be replaced with 18 inch wide by 24 inch high rectangular louver vents to match siding color.
- Siding to be Certainteed Mainstreet D4 horizontal vinyl lap vinyl in Natural Clay.

Other comments:

- All existing windows to remain.
- All existing entry doors to remain.
- All porch columns to be painted to match new soffit/fascia trim colors.

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.: 710920
 MAP NO.: _____
 ZONING CLASSIFICATION: UR

Office Use Only

DATE SUBMITTED: _____
 REVIEW DATE: 4/10/18

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: Moraine Builders
 ADDRESS: W 3329 Sunset Rd Sheboygan Falls 53085
 E-MAIL ADDRESS: morainebuilders@gmail.com
 PHONE: (920) 467-6303 FAX NO.: ()
heidi@sheboygancountyinterfaith.org
heidi@sheboygancountyinterfaith.org

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Sheboygan Co. Interfaith Org
 ADDRESS OF PROPERTY AFFECTED: 1751 Beele Ave
 NEW BUILDING: _____ ADDITION: _____ REMODELING: X

DESCRIPTION OF PROPOSED PROJECT: _____
See attached

DESCRIPTION OF EXISTING EXTERIOR DESIGN AND MATERIALS: _____
See attached

DESCRIPTION OF THE PROPOSED EXTERIOR DESIGN AND MATERIALS: _____
See attached

Moraine Builders
W3329 Sunset Rd.
Sheboygan Falls WI 53085
920 467-6303

April 3, 2018

City of Sheboygan Architectural Review Board

Project Owner:

Sheboygan County Interfaith Organization
P.O. Box 73
Sheboygan WI 53082-0073
(920) 457-7272

Project Address:

1251 Geele Ave
Sheboygan WI 53083

Scope of Work:

Roofing:

- Remove existing asphalt shingles from all roof planes.
- All roof planes and pitches to remain as is.
- Install new Certainteed Landmark dimensional shingles on all roof planes.

Overhang Trims:

- Remove all existing soffit and fascia trims, gutters and downspouts.
- All existing overhang depths and styles to remain as is
- Install new Rollex painted aluminum center vent (eaves) and solid (rakes) soffit and smooth fascia
- Install new 6" seamless aluminum gutters with 4" downspouts (match overhang color)

Siding:

- All existing brick on all elevations to remain as is
- Remove all vertical and horizontal cedar trim boards from 2nd floor of East wing and all gable ends.
- Remove all synthetic stucco board panels from 2nd floor of east wing and all gable ends.
- Install Certainteed Double 4" horizontal lap vinyl siding in place of removed siding and trims
- All wooden gable louvers to be replaced with 18" w x 24" h rectangular louver vents to match siding color

Miscellaneous:

- All existing windows to remain
- All existing entry doors to remain
- All porch columns to be painted to match new soffit/fascia trim color

Color Selections:

- **Roof shingles** to be Certainteed Landmark dimensional shingles in **Georgetown Gray**
- Roof edging, fascia trims, soffit panels, gutters, and downspouts to be Rollex System 3-16 in **Mocha**
- **Siding** to be Certainteed Mainstreet D4 horizontal lap vinyl in **Natural Clay**

Sincerely,



Dave Last
Moraine Builders

North Elevation



Geelle Ave

West Elevation

North 13th St.



SW Elevation



South Elevation



SE Elevation



CITY OF SHEBOYGAN

REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION

ITEM DESCRIPTION: Additions to Sheboygan North High School located at 1042 School Avenue.

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

REPORT DATE: April 6, 2018

MEETING DATE: April 9, 2018

FISCAL SUMMARY:

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

STATUTORY REFERENCE:

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

BACKGROUND / ANALYSIS:

The Sheboygan Area School District is proposing new building additions on the east and west sides of North High School located at 1042 School Avenue.

The applicant states the following about the new entrance addition on the east/10th Street side of the building:

- Currently the school does not have a single main entry with an adjacent administrative office. Entry into the school is from the east on the ground floor and from the south on the first floor. The administrative office is located on the first floor. A single secured entry is desirable.
- The proposed one-story, 460sf east vestibule addition will create a new main entry to the school on the ground level. This location was selected since it is located where the majority of students will enter and exit the school. This entry will be the only access into the school from the start of to the end of the school day.
- In addition to the secured entry, the remodeling work in this area includes locating the administrative offices to this area of the school.
- The proposed additions will continue to match materials used on the 2006 and 2016 additions. The angular main entry addition will bring the natural stone and green metal wall panels used on the south side of the school to the east side of the school. The existing floor to floor heights in the area of the school limits the height for the addition. Natural stone ashlar pattern stone piers are used to help give the addition visual height. This entry will have a small canopy clad with green metal composite fascia panels.

Storefront framing will be clear anodized aluminum with green tinted glass. The roof top equipment located on the roof of the existing three story portion of the school will be screened.

The applicant states the following about the new kitchen addition on the west side of the building:

- The North High kitchen is being planned to serve as a prep kitchen for schools on the north side of Sheboygan. In order for this to occur, additional freezer storage and transport cart storage is required. The proposed one story, 1,120SF addition is located on the west side of the high school.
- This addition includes an expansion of the kitchen and additional gym storage. The kitchen addition includes space for dry storage, walk-in cooler and food service receiving.
- The proposed additions will continue to match materials used on the 2006 and 2016 additions. The west kitchen addition continues with the utility face brick, clear anodized storefront framing, and green roof edge. The look is nearly identical to the existing building.

Other improvements include:

- A single window will be added on the south elevation into the athletic director's office. This window will match existing windows along the south side of the school located west of the cafeteria/commons curtainwall system.
- The east parking lot will be resurfaced, the drop off lane will be reconstructed, portions of the driveway aprons along 10th Street will be replaced, and two additional trees will be included with the parking lot work to meet requirements.
- The relocated dumpster location on the west side of the school will be enclosed with chain link fencing with vinyl slats. No other fencing is planned for the project.

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: Mark K. Schuchardt, Bray Architects

ADDRESS: 1227A N. 8th Street, Sheboygan, WI 53081

E-MAIL ADDRESS: mschuchardt@brayarch.com

PHONE: (920) 395-7339 FAX NO.: ()

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: North High School

ADDRESS OF PROPERTY AFFECTED: 1042 School Avenue, Sheboygan, WI 53083

NEW BUILDING: _____ ADDITION: X REMODELING: X

DESCRIPTION OF PROPOSED PROJECT: See description in booklet and attachment

DESCRIPTION OF **EXISTING** EXTERIOR DESIGN AND MATERIALS: See description in booklet and attachment.

DESCRIPTION OF THE **PROPOSED** EXTERIOR DESIGN AND MATERIALS: See description in booklet and attachment.

ADDITIONS & REMODELING TO
SHEBOYGAN NORTH HIGH SCHOOL
SHEBOYGAN AREA SCHOOL DISTRICT
SHEBOYGAN, WISCONSIN
BRAY PROJECT NO. 3247N



Bray Associates Architects, Inc.
Milwaukee & Sheboygan, Wisconsin

Monday | March 26, 2017

CITY OF SHEBOYGAN – ARCHITECTURAL REVIEW APPLICATION

DESCRIPTION OF PROPOSED PROJECT

The project includes additions on the east and west ends of the school. Currently the school does not have a single main entry with an adjacent administrative office. Entry into the school is from the east on the ground floor and from the south on the first floor. The administrative office is located on the first floor. A single secured entry is desirable. The proposed one-story east vestibule addition will create a new main entry to the school on the ground level. This location was selected since it is located where the majority of students will enter and leave the school. This entry will be the only access into the school from the start of to the end of the school day. The mailing address for the school will be revised to reflect the main access point from N. 10th Street. Fifteen square feet (15 s.f.) of exterior signage is planned for the canopy fascia. Traffic during the school day will have to use this new entry, thereby reducing traffic currently using School Avenue. In addition to the secured entry, the remodeling work in this area includes locating the administrative offices to this area of the school. The addition is approximately 460 square feet

The North High kitchen is being planned to serve as a prep kitchen for schools on the north side of Sheboygan. In order for this to occur, additional freezer storage and transport cart storage is required. The proposed one story west addition is approximately 1,120 square feet. This addition includes an expansion of the kitchen and additional gym storage. The kitchen addition includes space for dry storage, walk-in cooler and food service receiving.

The east existing parking lot is the main student parking area for the school. This parking area will be resurfaced and the access drives widened. The access drives around the parking will increase in width to comply with fire lane requirements. In addition, storm sewer under the parking lot will be replaced.

DESCRIPTION OF EXISTING EXTERIOR DESIGN & MATERIALS

North High School was originally built in 1960. The original building is masonry using modular brick. A major expansion to the school occurred in 2006 This addition used utility size face brick, natural stone, metal composite wall panels and architectural precast concrete, The most recent additions wall built in 2016. This again used the same utility size face brick and metal composite wall panels. The roof edges are green. The existing windows, storefront framing and curtainwalls are clear anodized aluminum. Exterior glazing for the most recent projects used green tinted glass. Please reference the attached photographs.

DESCRIPTION OF THE PROPOSED EXTERIOR DESIGN & MATERIALS

The angular main entry addition will bring the natural stone and green metal wall panels used on the south side of the school to the east side of the school. The existing floor to floor heights in the area of the school limits the height for the addition. Natural stone ashlar pattern stone piers are used to help give the addition visual height. This entry will have a small canopy clad with green metal composite fascia

panels. Storefront framing will be clear anodized aluminum with green tinted glass. The roof top equipment located on the roof of the existing three story portion of the school will be screened.

The west kitchen addition continues with the utility face brick, clear anodized storefront framing, and green roof edge. The look is nearly identical to the existing building.

A single window will be added on the south elevation into the athletic director's office. This window will match existing windows along the south side of the school located west of the cafeteria/commons curtainwall system.

The east parking lot will be resurfaced, two additional trees will be included with the parking lot work to meet requirements. The relocated dumpster location on the west side of the school will be enclosed with chain link fencing with vinyl slats. No other fencing is planned for the project.

Please reference the attached renderings.

DESCRIPTION OF THE BUILT ENVIRONMENT SURROUNDING PROPOSED PROJECT

North High School is located in a Suburban Residential 5 (SR-5) Zone and is considered an Indoor Institutional use. Parking requirements include one stall per teacher and per staff member, plus one space per five non-bused students. The school's main parking lot is on the east side of the school. The north portion of the property includes space for ball fields that are built over an old city dump. Soil conditions are very poor in this area and make expansion to the north cost prohibitive. To the west of the school is the high school stadium and staff parking. To the south is School Avenue. Residences are located to the north, south and west. To the east of the facility is Calvary Cemetery. The facility has 140 full time staff. Current enrollment is 1,500 students with 25 students per classroom, this would calculate out to be 60 classrooms. 269 students are assigned to use school buses. 246 parking stalls for students are required. The resurfaced east parking lot will provide 228 stalls. The east parking lot has lost 10 stalls in order to increase the drive lane width from 16' to 20'. 20' is required for fire access. Overall the site will have 351 parking stalls. Per the parking requirements, 386 on-site parking stalls are required (246 students plus 140 full-time staff). Parking requirements currently do not meet the requirements. The additions do not increase the number of students or faculty. We are asking for a variance on the number of on-site parking stalls.

Residences are located to the north, south and west. To the east of the facility is a business.



East Classroom Elevation



West Kitchen Elevation



East Classroom Entrance



South Cafeteria Elevation

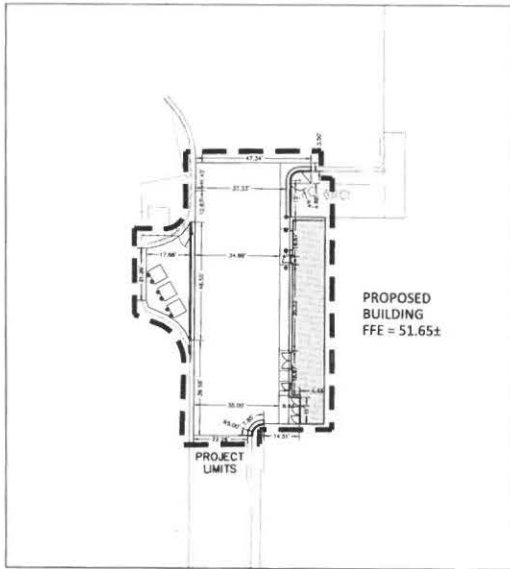


North High School

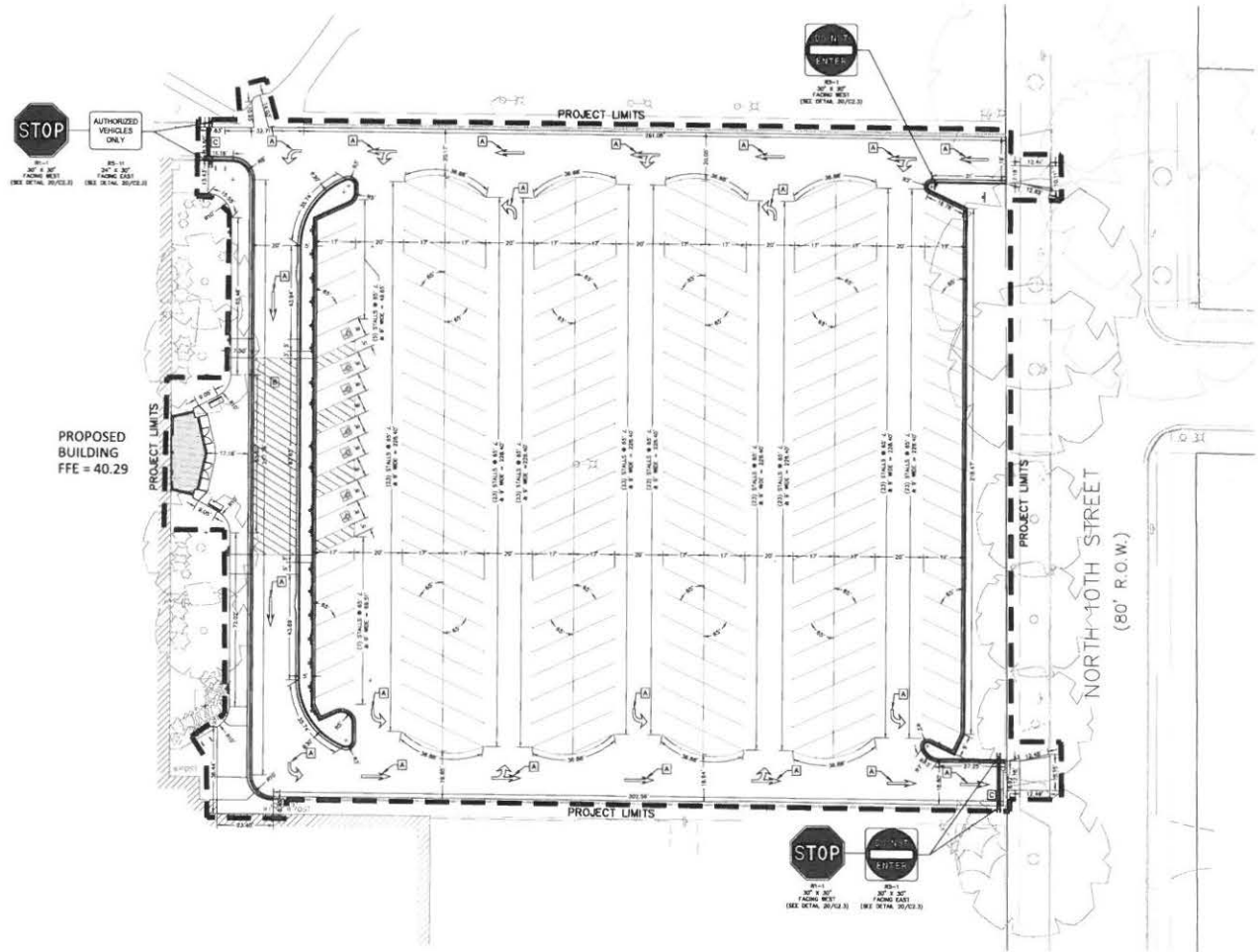
Site Plan

March 26, 2018





ALTERNATE BID A-1: KITCHEN ADDITION RENOVATION



PARKING LOT RENOVATION

Scale: 1" = 20'

DIGGERS HOTLINE
 Dial 811 or (800)242-8511
 www.DiggersHotline.com

PAVEMENT MARKING LEGEND

- (A) PAVEMENT MARKING ARROWS, LATEX PAVEMENT MARKING PAINT, WHITE (SEE MOOT PAVEMENT MARKING S.D.D.)
- (B) PAVEMENT MARKING CROSSWALKS, LATEX PAVEMENT MARKING PAINT, WHITE, 4-INCH WIDE DIAGONAL STRIPING, 3' O.C. SPACING
- (C) PAVEMENT MARKING STOP LINE, LATEX PAVEMENT MARKING PAINT, WHITE (SEE MOOT PAVEMENT MARKING S.D.D.)

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Office Locations:
 Milwaukee
 525 S. 1st Street
 Milwaukee, Wisconsin 53204
 T 414.228.0200

Sheboygan
 127A North 10th Street
 PO Box 905
 Sheboygan, Wisconsin 53081
 920-468-0700
 www.brayarch.com

KAPUR & ASSOCIATES, INC.
 CONSULTING ENGINEERS
 1514 NORTH WASHINGTON STREET
 SHEBOYGAN, WI 53081
 www.kapurengineers.com

Project Title:
 Additions and Remodeling to:
 North High School
 Sheboygan Area School District
 1942 School Ave, Sheboygan, WI 53083

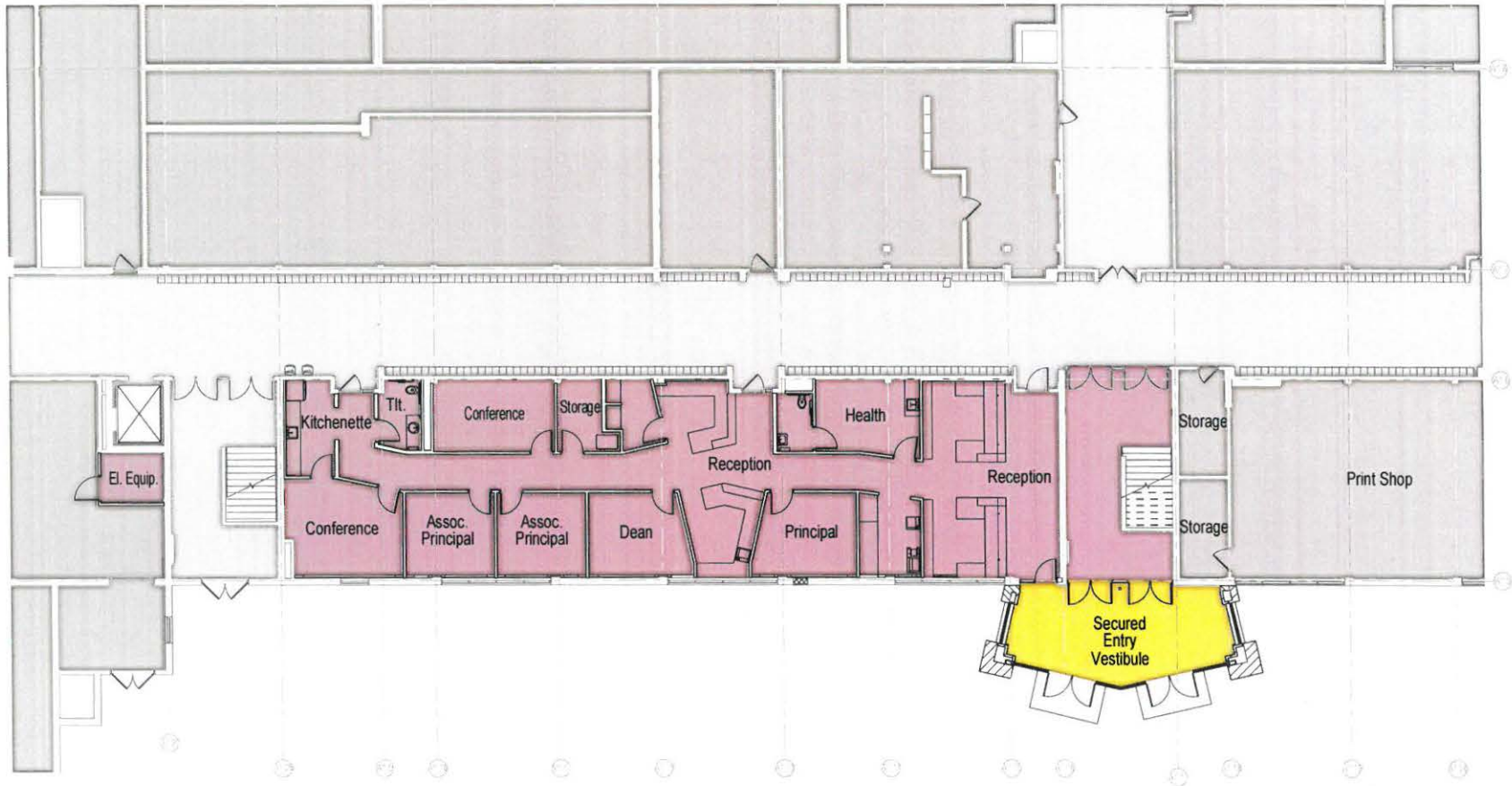
REVISIONS:
 A | DATE | DESCRIPTION

Project Number:
3247N

Issued For:
 Construction Documents
 issued by: 10-10-2013

Sheet Title:
SITE GEOMETRIC & TRAFFIC CONTROL PLAN

Sheet Number:
C1.3



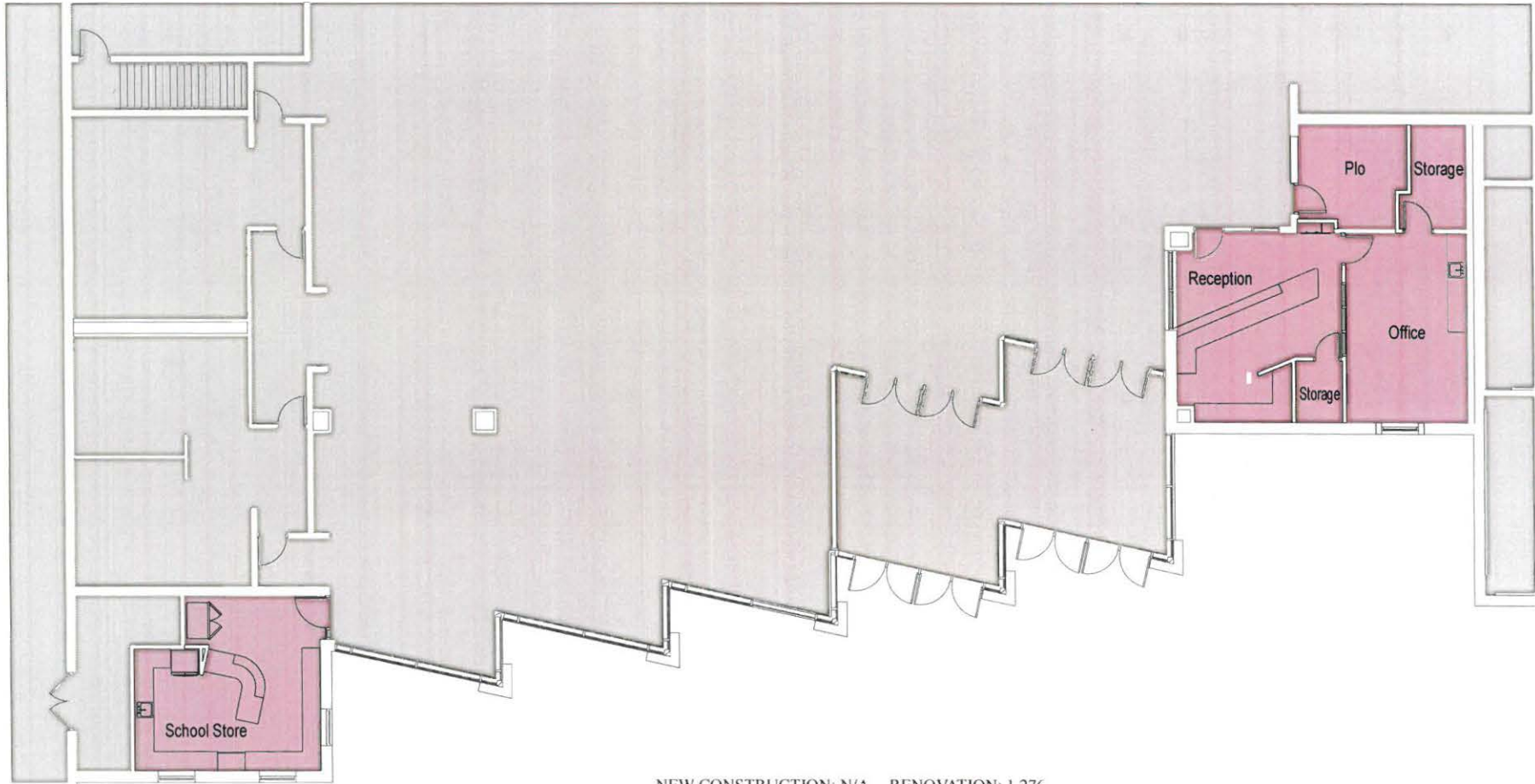
NEW CONSTRUCTION: 516 RENOVATION: 3,500

North High School

Proposed Plan: Unit C

March 26, 2018





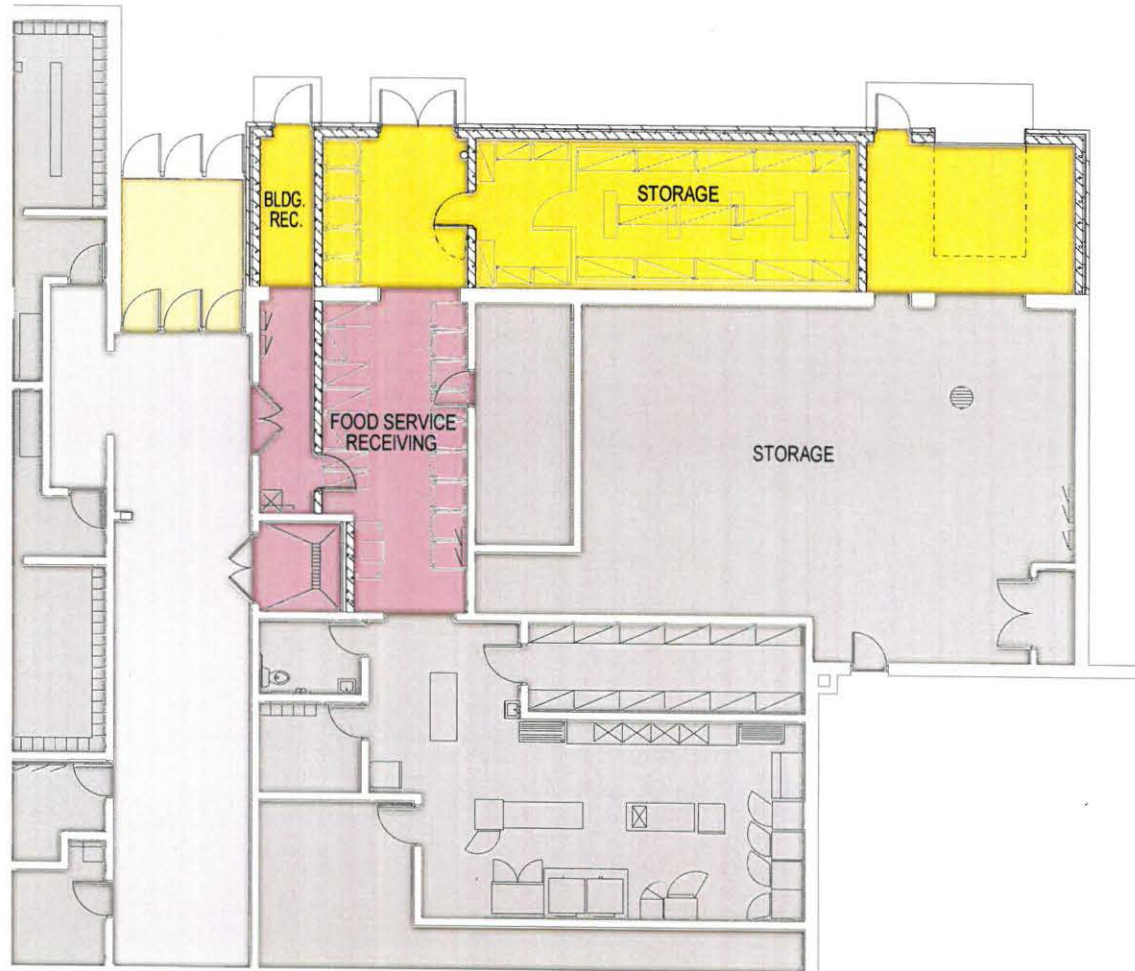
NEW CONSTRUCTION: N/A RENOVATION: 1,276

North High School

Proposed Plan: Unit D

March 26, 2018





NEW CONSTRUCTION: 1,238 RENOVIATION: 529

North High School

Proposed Plan: Unit E

March 26, 2018





North High School

Proposed Addition

March 26, 2018





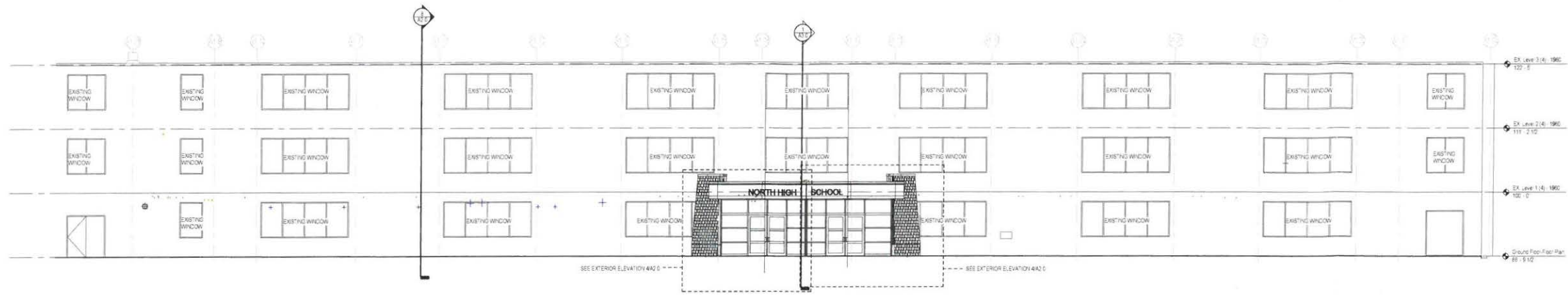
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222A North 8th Street • P.O. Box 955 • Sheboygan, Wisconsin 53082-0955
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North High School

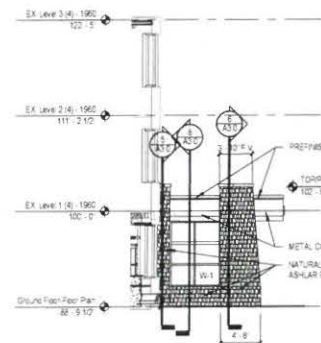
Proposed Addition

March 26, 2017

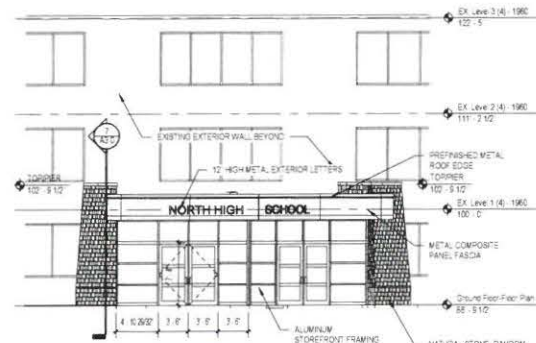




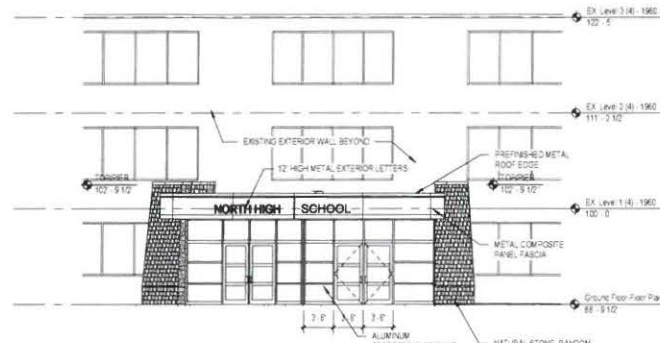
1 East Elevation
Scale: 1/8" = 1'-0"



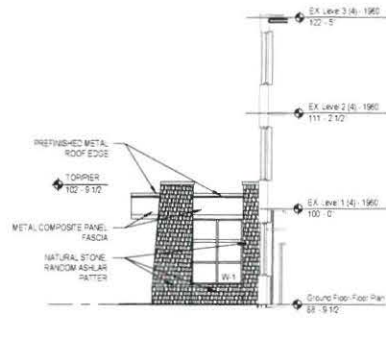
2 South Elevation - Addition
Scale: 1/8" = 1'-0"



3 Southeast Elevation - Addition
Scale: 1/8" = 1'-0"



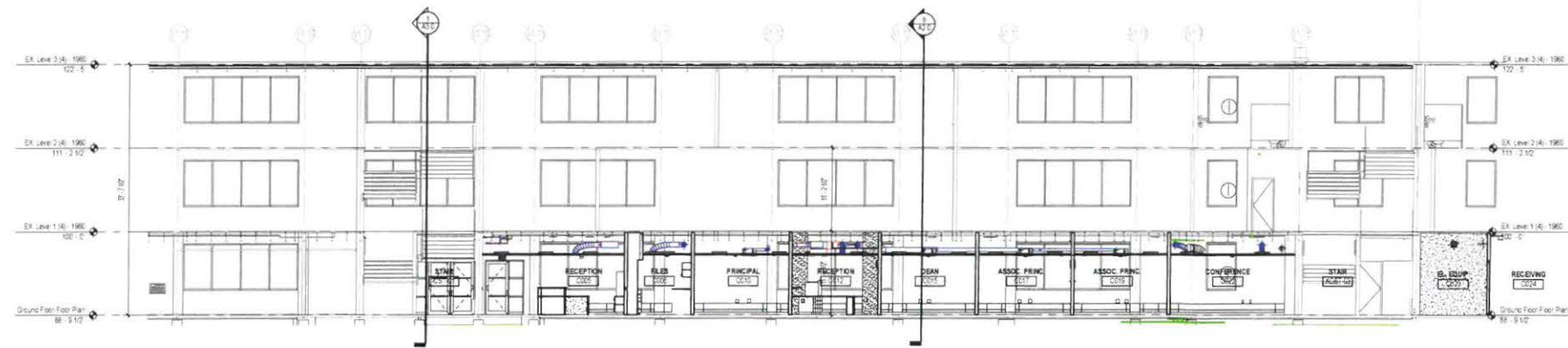
4 Northeast Elevation - Addition
Scale: 1/8" = 1'-0"



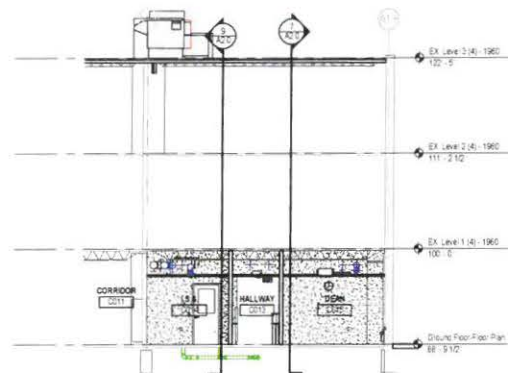
5 North Elevation - Addition
Scale: 1/8" = 1'-0"



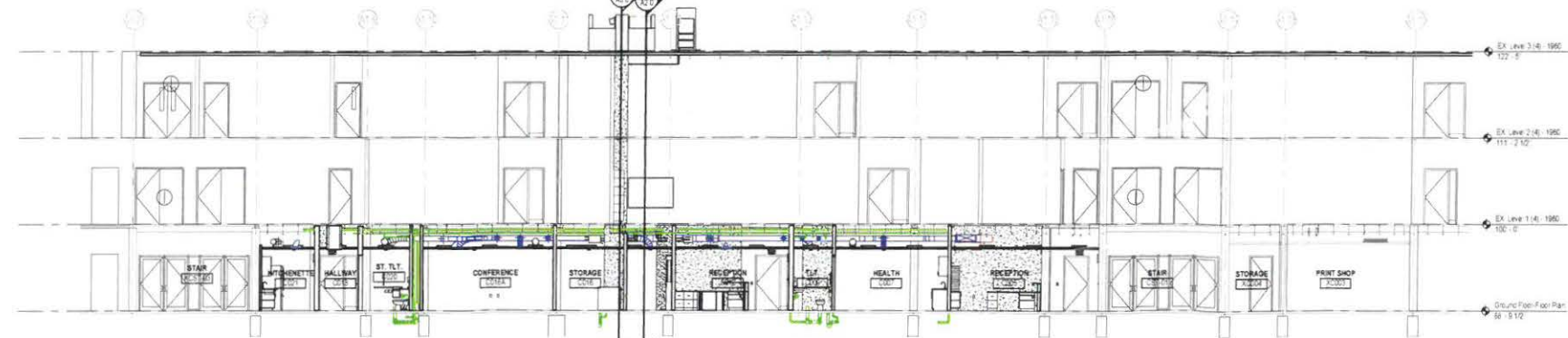
6 Partial South Wall - Unit D
Scale: 1/8" = 1'-0"



7 Building Section 2
Scale: 1/8" = 1'-0"



8 Building Section 3
Scale: 1/8" = 1'-0"



9 Building Section 4
Scale: 1/8" = 1'-0"



Office Locations:
 Milwaukee
 529 S. 1st Street
 Milwaukee, Wisconsin 53204
 T: 414.226.0200
 Sheboygan
 1227A North 8th Street
 PO Box 955
 Sheboygan, Wisconsin
 53082
 T: 920.459.4200
 www.brayarch.com

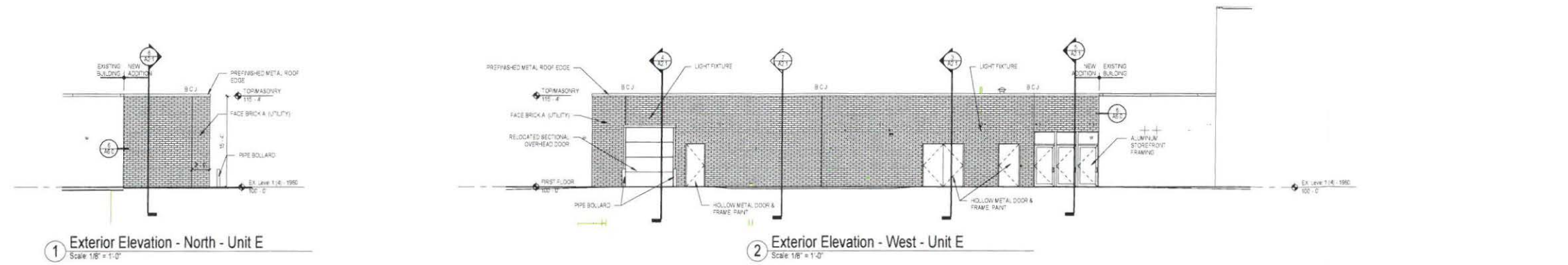
Project Title:
 Additions and Remodeling to:
 North High School
 Sheboygan Area School District
 1042 School Ave, Sheboygan, WI 53083

REVISIONS	
DATE	DESCRIPTION

Project Number:
3247N
 Issued For:
Construction Documents
 Issued to Bid: 03-09-2018
 Sheet Title:
Exterior Elevations and Building Sections

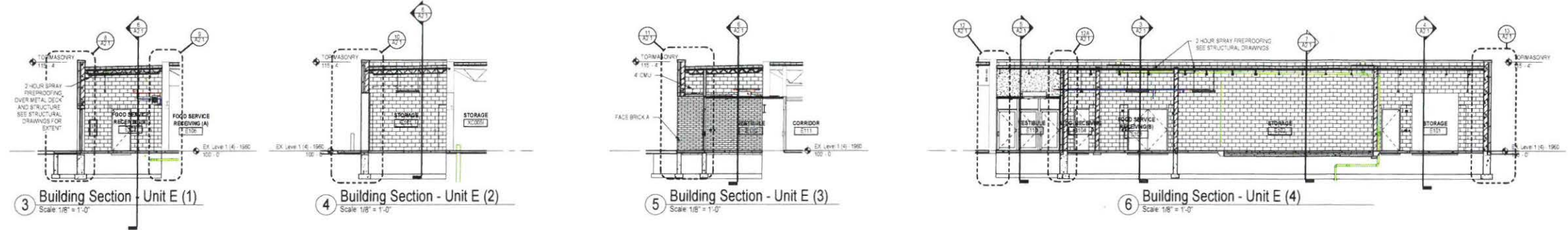
Sheet Number:
A2.0

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1 Exterior Elevation - North - Unit E
Scale 1/8" = 1'-0"

2 Exterior Elevation - West - Unit E
Scale 1/8" = 1'-0"

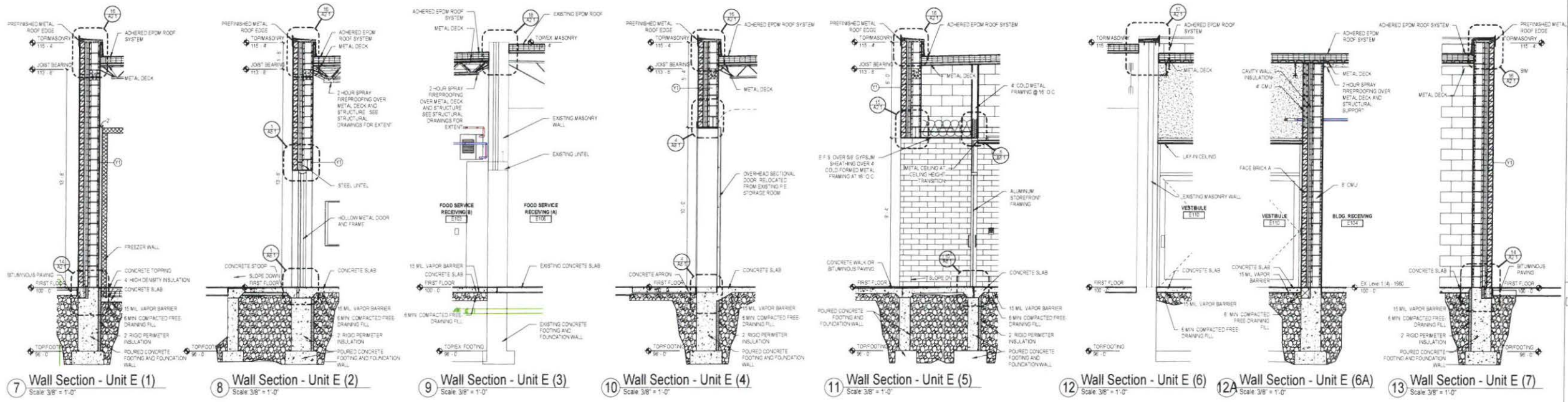


3 Building Section - Unit E (1)
Scale 1/8" = 1'-0"

4 Building Section - Unit E (2)
Scale 1/8" = 1'-0"

5 Building Section - Unit E (3)
Scale 1/8" = 1'-0"

6 Building Section - Unit E (4)
Scale 1/8" = 1'-0"



7 Wall Section - Unit E (1)
Scale 3/8" = 1'-0"

8 Wall Section - Unit E (2)
Scale 3/8" = 1'-0"

9 Wall Section - Unit E (3)
Scale 3/8" = 1'-0"

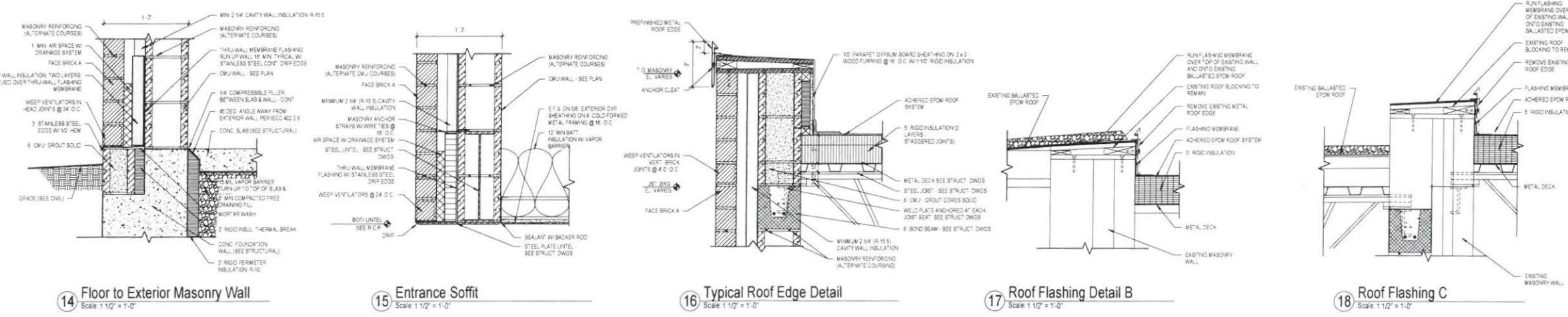
10 Wall Section - Unit E (4)
Scale 3/8" = 1'-0"

11 Wall Section - Unit E (5)
Scale 3/8" = 1'-0"

12 Wall Section - Unit E (6)
Scale 3/8" = 1'-0"

12A Wall Section - Unit E (6A)
Scale 3/8" = 1'-0"

13 Wall Section - Unit E (7)
Scale 3/8" = 1'-0"



14 Floor to Exterior Masonry Wall
Scale 1 1/2" = 1'-0"

15 Entrance Soffit
Scale 1 1/2" = 1'-0"

16 Typical Roof Edge Detail
Scale 1 1/2" = 1'-0"

17 Roof Flashing Detail B
Scale 1 1/2" = 1'-0"

18 Roof Flashing C
Scale 1 1/2" = 1'-0"



Office Locations:
Milwaukee
 829 S. 1st Street
 Milwaukee, Wisconsin 53204
 T. 414.226.0200
Sheboygan
 1227A North 8th Street
 PO Box 955
 Sheboygan, Wisconsin
 53082
 T. 920.459.4200
 www.brayarch.com

Project Title:
**Additions and Remodeling to:
 North High School
 Sheboygan Area School District
 1042 School Ave, Sheboygan, WI 53083**

REVISIONS

Project Number:
3247N

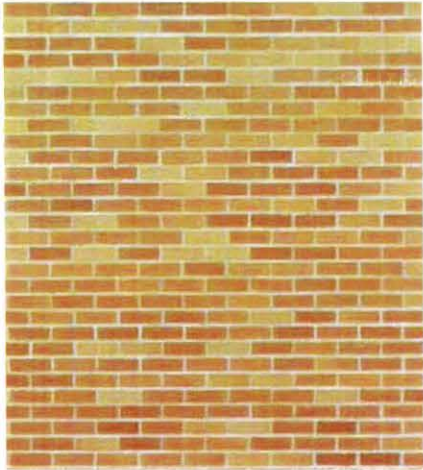
Issued For:
Construction Documents

Issued to Bid: 03-06-2018

Sheet Title:
**Exterior Elevations,
 Building Sections,
 Wall Sections and
 Details - Alternate
 Bid A-1**
 Sheet Number

A2.1

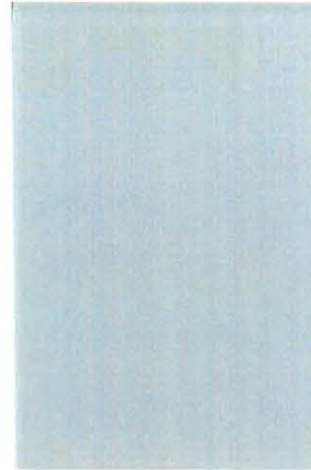
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Face Brick



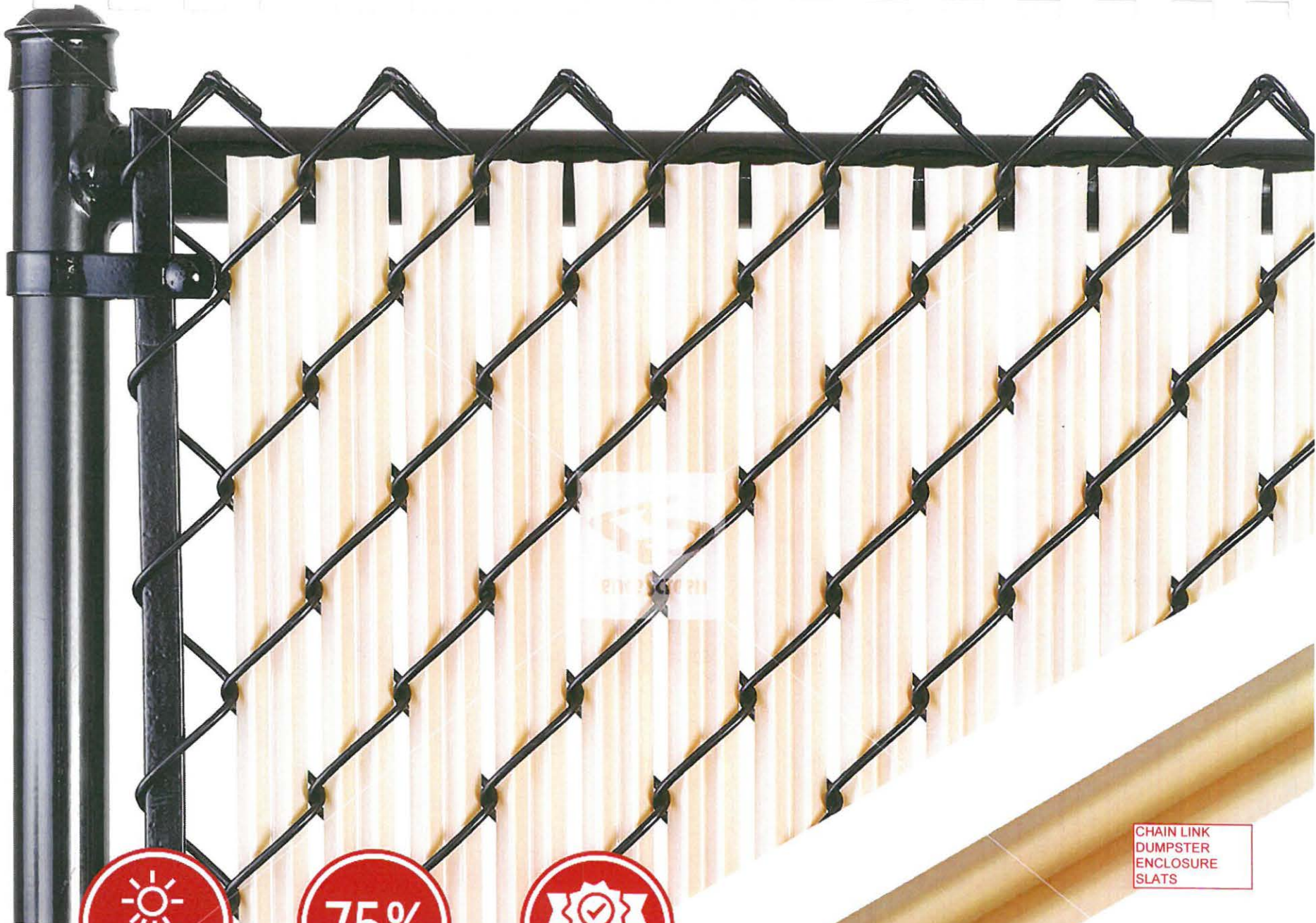
Natural Stone



Green Tinted Glass



Metal Fascia / Roof Edge



UV PROTECTED



BLOCKAGE



10 YEAR
WARRANTY



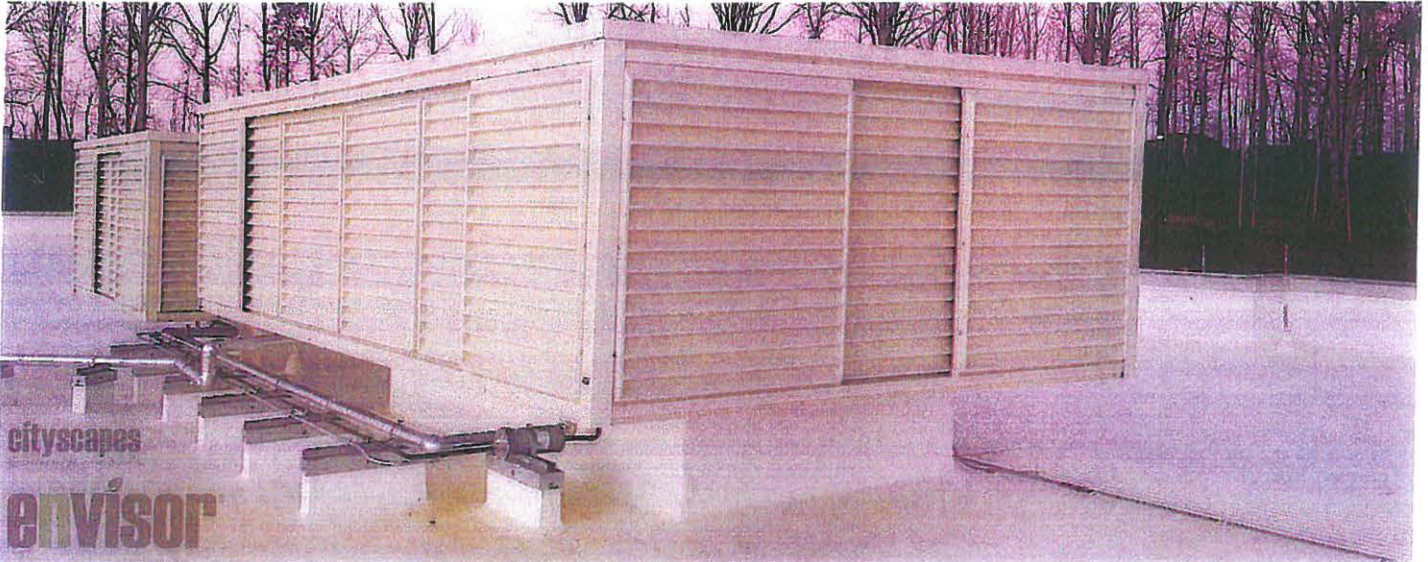
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DUMPSTER
ENCLOSURE
SLATS





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Brand Name Compatible

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- Attach above the curb for best ventilation

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- Manufacturing
- Installation



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| HVACs | Air Handlers | Condensers | Cellular | Refrigeration Units |

*Envisor has Zero Roof Penetration in 98% of all installations. Special conditions beyond our control occasionally will require additional supporting structure which may penetrate the roof structure and may effect roof load calculations.

CITY OF SHEBOYGAN

REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION

ITEM DESCRIPTION: Construction of new Van Horn Hyundai Dealership off of Race Track Road.

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

REPORT DATE: April 6, 2018

MEETING DATE: April 9, 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:

Quasius Construction is proposing to construct a new Van Horn Hyundai Dealership off of Race Track Road. This land (Parcels 59030454501, 59030454502 and 59030454503) was recently annexed and is located to the south of Russ Darrow Nissan of Sheboygan which is located at 5515 Racetrack Road.

The applicant states the following about the north elevation (front):

- Continuous store front glass of showroom.
- Main showroom entrance framed in with ACM panels (Hyundai Bronze).
- Fascia and soffit ACM (Aluminum composite material) panels (Hyundai Bronze).
- Overhead doors are clear.
- Lower service area split face block (Sandstone).
- Middle area is textured insulated metal panels (Light stone).

The applicant states the following about the south elevation (rear):

- Split face block lower four (4) feet (Dark Chocolate).
- Textured insulated metal panels upper (Light stone).

The applicant states the following about the east elevation (which will likely have Taylor Drive frontage in the future):

- Fascia and soffit ACM panels (Hyundai Bronze).
- Overhead doors are clear.

- Lower service area split face block (Sandstone and Dark Chocolate).
- Middle area is textured insulated metal panels (Light stone).

The applicant states the following about the west elevation (Race Track Road and I-43 frontage):

- Fascia and soffit ACM panels (Hyundai Bronze).
- Overhead doors are clear.
- Lower service area split face block (Sandstone and Dark Chocolate).
- Middle area is textured insulated metal panels (Light stone).

Other comments:

- The dumpster enclosure will be split face block to match building.
- Roof top units to be screened to match the building.

STAFF COMMENTS:

The Board should understand that the applicant has its main front building design facing north. It is important that the sides of the building be properly addressed as well because the east and west elevations are the sides of the building facing I-43 and a future connection to Taylor Drive. It appears that the applicant needs to add some additional architectural elements/design to these two (2) very visible street elevations (maybe even the rear – south).

ACTION REQUESTED:

Staff would recommend holding this matter until such time as the applicant provides building plans/details that provide additional architectural detail to the east/Taylor Drive and west/I-43 sides of the building.

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

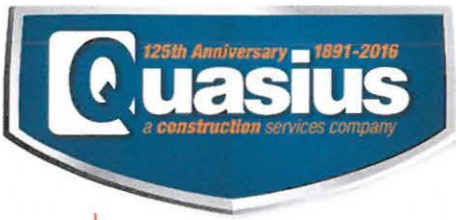
APPLICANT: Quasius Construction, Inc.
ADDRESS: P.O. Box 727 Sheboygan, WI 53082
E-MAIL ADDRESS: ggartman@quasius.com
PHONE: (920)457-5585 FAX NO.: (920)457-1045

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Van Horn Hyundai Dealership
ADDRESS OF PROPERTY AFFECTED: Approx. 5695 Racetrack Rd, Sheboygan
NEW BUILDING: NEW ADDITION: _____ REMODELING: _____
DESCRIPTION OF PROPOSED PROJECT: Construction of a new automotive dealership

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

DESCRIPTION OF THE **PROPOSED** EXTERIOR DESIGN AND MATERIALS: _____
Showroom: Glass and ACM panels
Service area: split face block and textured insulated panels



Van Horn Hyundai Dealership

The proposed dealership is a retail building similar in structure and design to its existing neighbors. The structure is broken into two main areas the showroom and the service area. The new and used car display circles the building.

The Van Horn Hyundai Dealership is designed to be bold, while blending in with its surroundings.

North Elevation:

- Continuous store front glass of showroom
- Main showroom entrance framed in with ACM panels (Hyundai Bronze)
- Fascia and soffit ACM panels (Hyundai Bronze)
- Overhead doors are clear
- Lower service area split face block (Sandstone)
- Middle area is textured insulated metal panels (Light stone)

South Elevation:

- Split face block lower 4' (Dark Chocolate)
- Textured insulated metal panels upper (Lightstone)

East Elevation:

- Fascia and soffit ACM panels (Hyundai Bronze)
- Overhead doors are clear
- Lower service area split face block (Sandstone and Dark Chocolate)
- Middle area is textured insulated metal panels (Light stone)

West Elevation:

- Fascia and soffit ACM (aluminum composite material) panels (Bronze)
- Overhead doors are clear
- Lower service area split face block (Sandstone and Dark Chocolate)
- Middle area is textured insulated metal panels (Light stone)

Dumpster Enclosure:

- Split face block to match building

Roof top Units

- To be screened to match the building



Van Horn Hyundai Dealership

The proposed dealership is a retail building similar in structure and design to its existing neighbors. The structure is broken into two main areas the showroom and the service area. The new and used car display circles the building.

The Van Horn Hyundai Dealership is designed to be bold, while blending in with its surroundings.

Showroom:

- Continuous store front glass (lower)
- Fascia and soffit ACM (aluminum composite material) panels (Bronze)

Service Area:

- Split face block lower 4' (Dark Chocolate)
- Textured insulated metal panels upper (Sandstone)

New and Used Vehicle Display:

- Main area asphalt
- 14 Landscape islands
- Entrances east and west

QUASIUS CONSTRUCTION, INC.

1202A North 8th Street, P.O. Box 727 • Sheboygan, Wisconsin 53082-0727
Phone 920-457-5585 or 1-800-569-2165 • Fax 920-457-1045

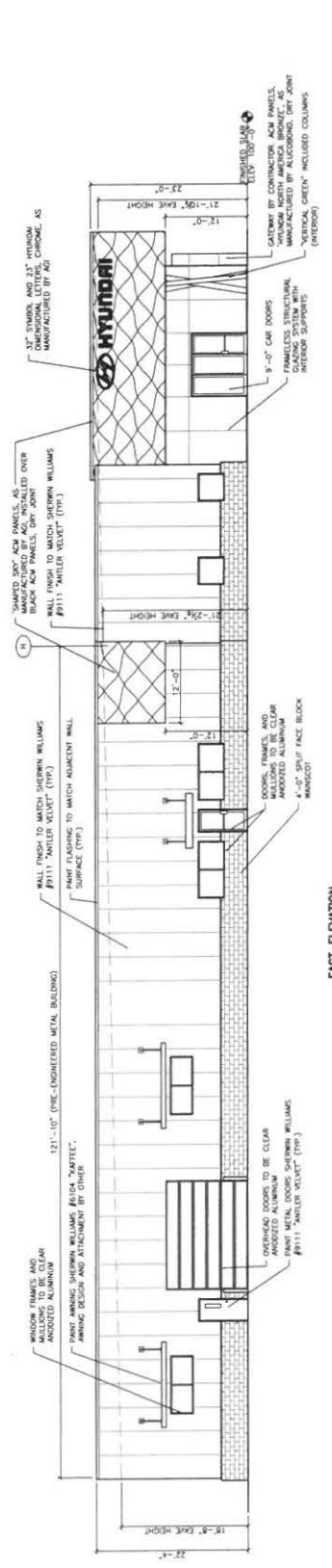


ISSUE NO	REVISIONS	ISSUE DATE
1	ISSUED FOR STATE APPROVAL	3-9-2018
2	STATE SET REVISIONS	5-14-2018

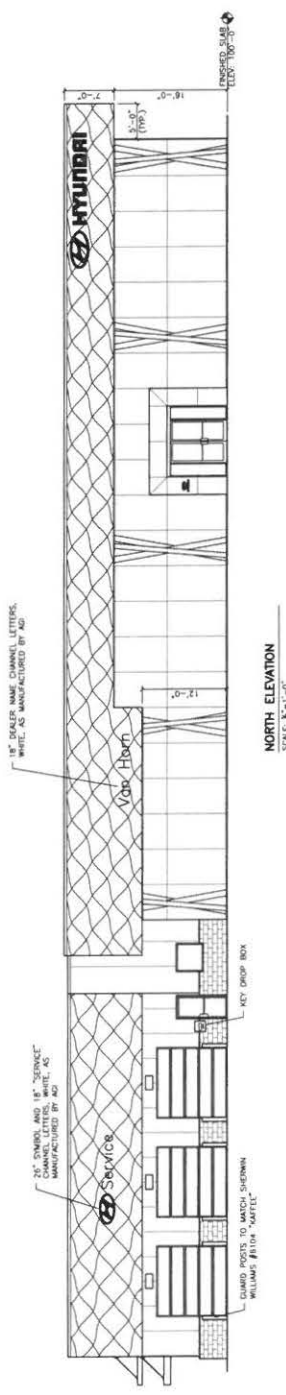
VAN HORN HYUNDAI
 RACE TRACK ROAD
 SHEBOYGAN, WI, 53081

Project number
 17265
 Drawn by
 T. JOHNSON
 Checked by
 CHK
 Date
 MARCH 9, 2018

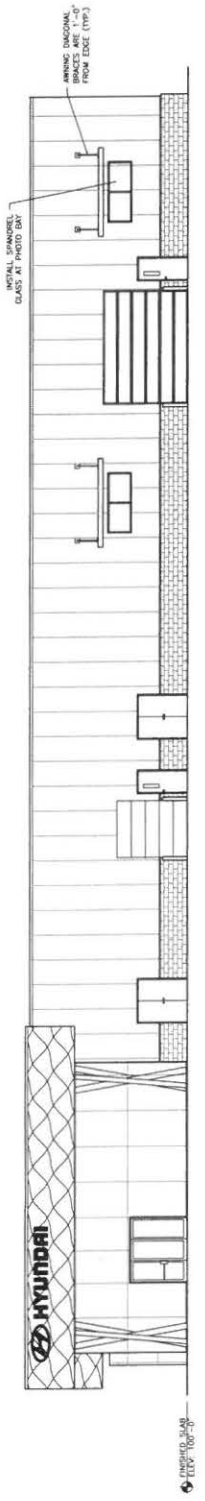
A2.0



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



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



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

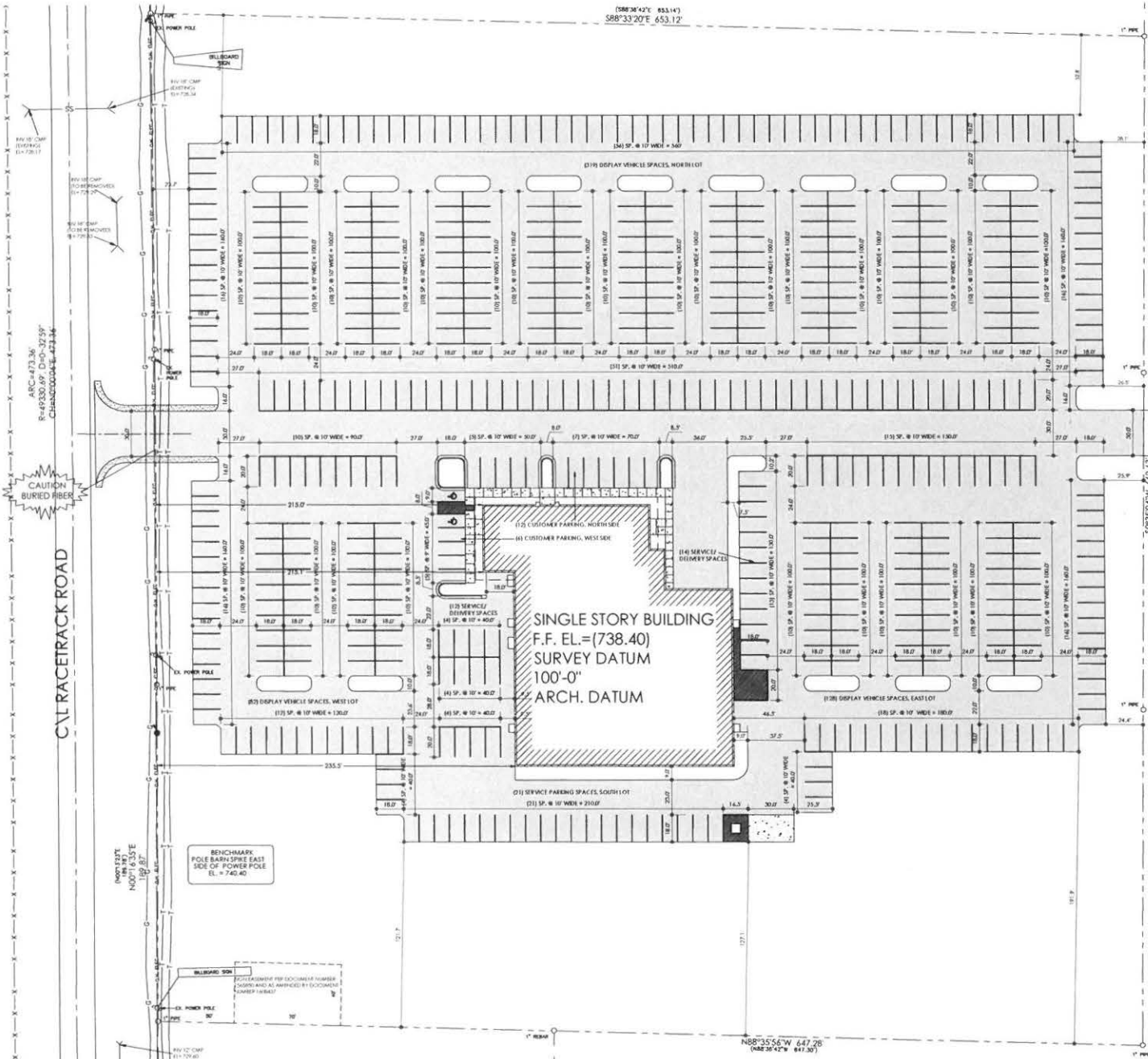
ISSUED FOR CONSTRUCTION



INTERSTATE 43

1-43 R.O.W. FENCE

CVL RACETRACK ROAD



SITE DATA

TOTAL SITE AREA	= 430,551.37 SQ. FT. (9.86 AC.)
BUILDING FOOTPRINT (ROOF AREA)	= 23,974 SQ. FT.
PROPOSED PAVEMENT	= 1,332,230 SQ. FT.
PROPOSED CONCRETE (QUARTER, WALKS, C&G)	= 2,385 SQ. FT.
PROPOSED TOTAL IMPERVIOUS AREA (POST DEVELOPED)	= 258,589 SQ. FT.
(80% LOT COVERAGE)	
INTERNAL PAVEMENT GREENSPACE AREA	= 9,290 SQ. FT.
(54% OF PAVED AREA)	

SITE PARKING

PROPOSED CUSTOMER PARKING SPACES	= (14) SPACES
PROPOSED HANDICAP SPACES	= (5) SPACES
PROPOSED SERVICE/DELIVERY SPACES	= (28) SPACES
PROPOSED SERVICE SPACES	= (21) SPACES
PROPOSED DISPLAY VEHICLE PARKING SPACES	= (329) SPACES
TOTAL PROPOSED PARKING	= (394) SPACES

SITE PLAN
1"=30'



NO.	REVISIONS

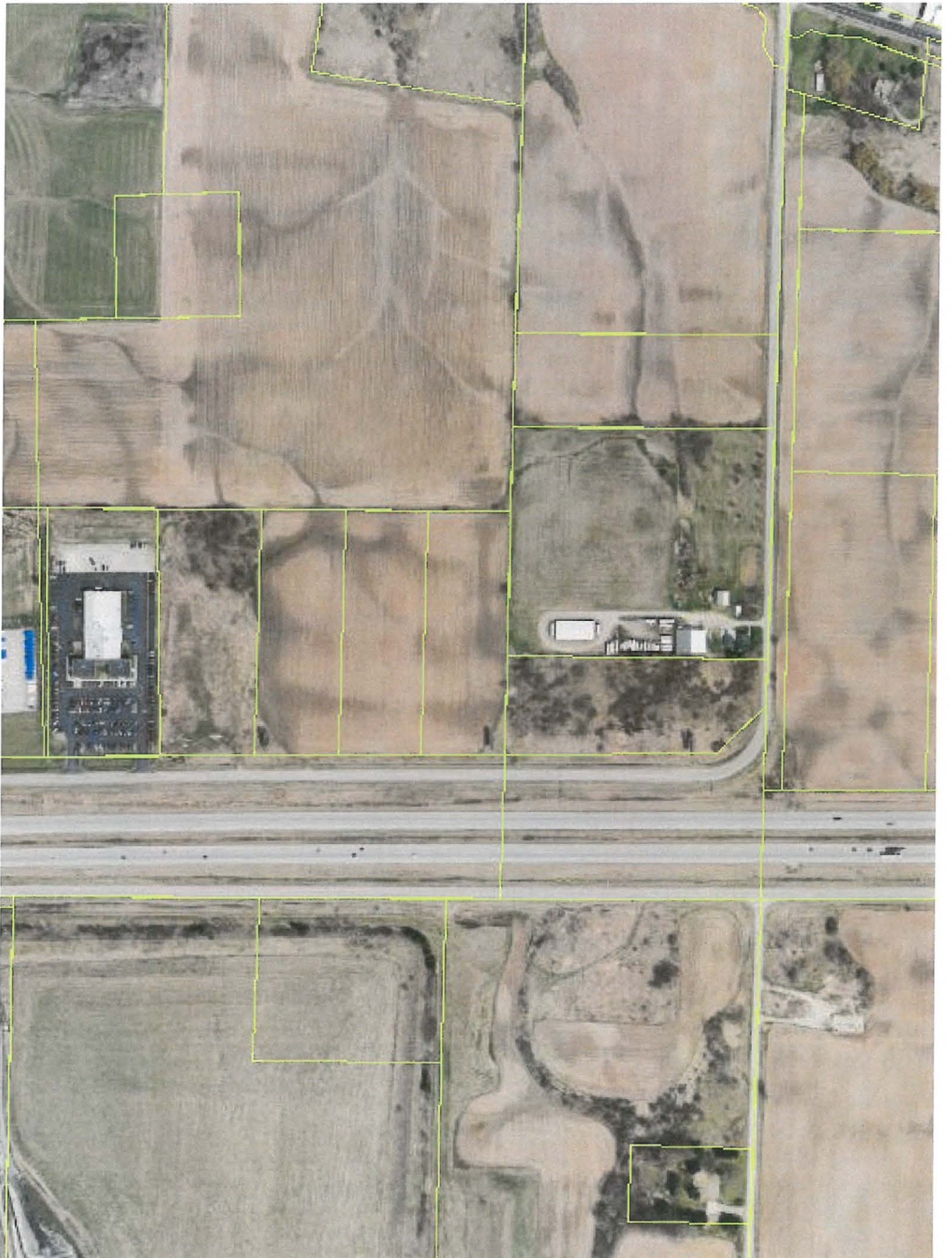
Quasius
CONSULTING ENGINEERS

J&B
SEE DEKOR AND ENGINEERING, LLC
1118 CENTRAL AVENUE, SUITE 1381
PO BOX 300497
MILWAUKEE, WISCONSIN 53230

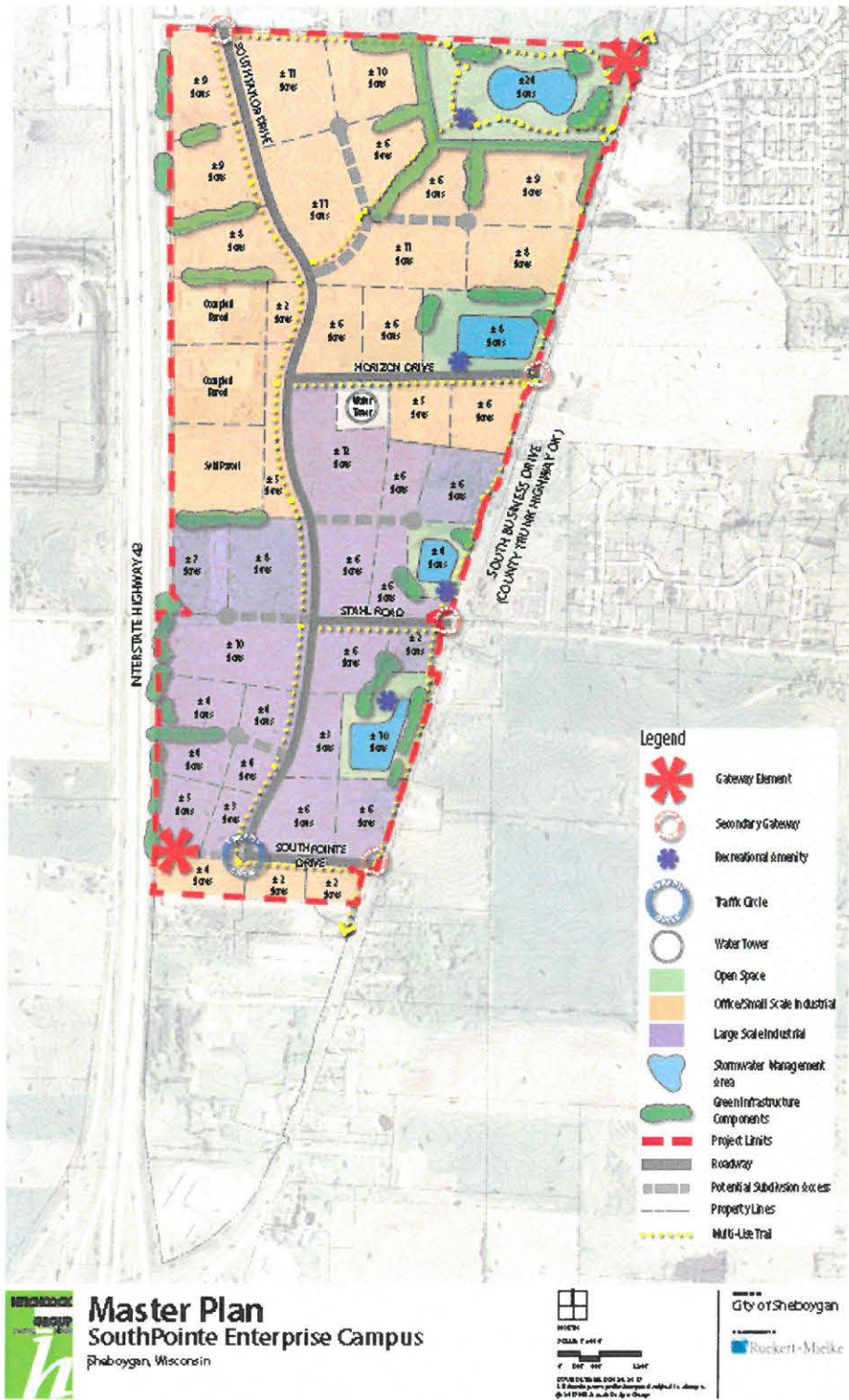
Issue Dates
Revision Date

VAN HORN HYUNDAI DEALERSHIP
RACETRACK ROAD
SHEBOYGAN, WISCONSIN

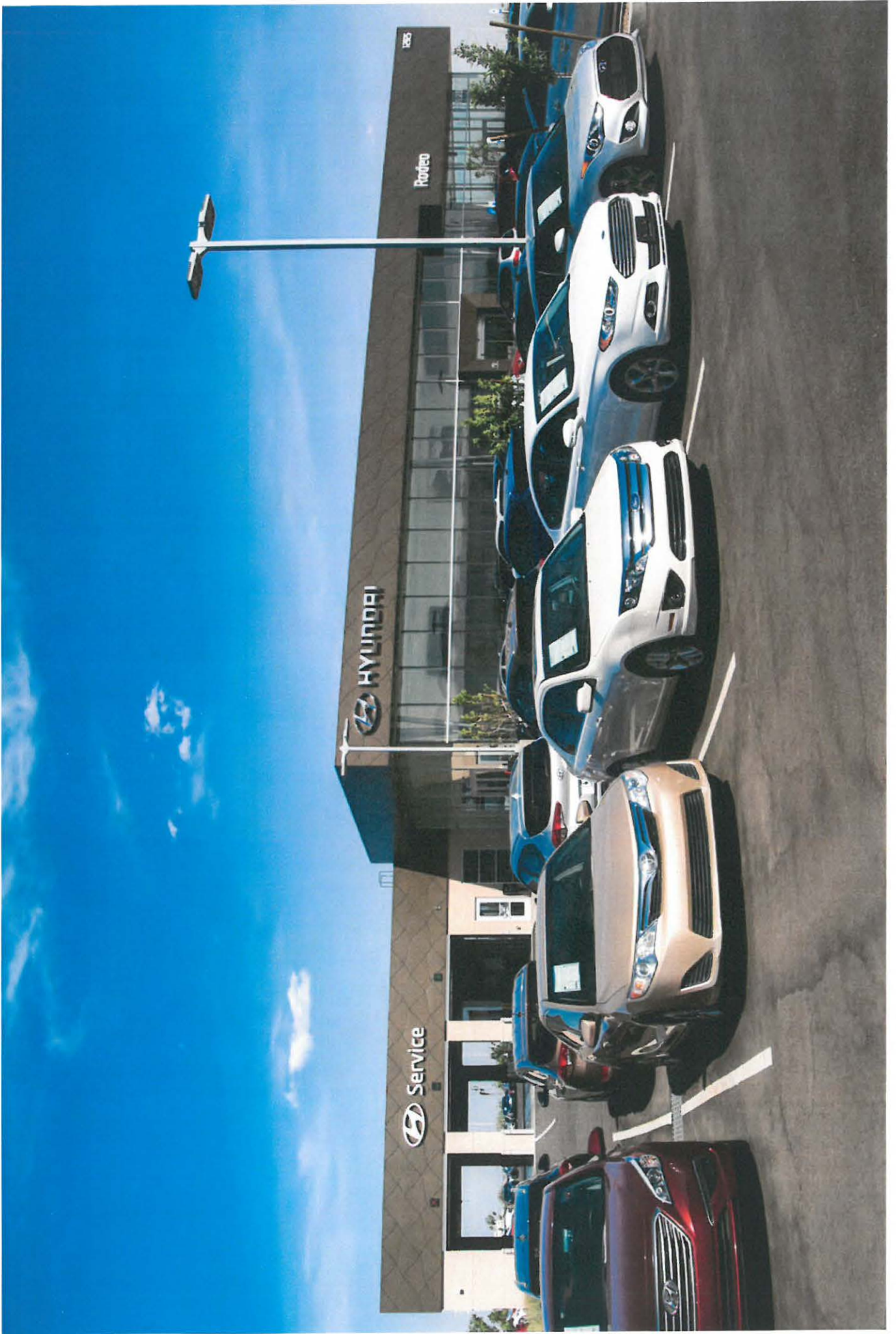
SHEET TITLE	SITE PLAN
DRAWN BY	
CHECKED BY	
DATE	02/12/2018
PROJECT NO.	2017-39
SHEET NO.	C1.1



APPENDIX A



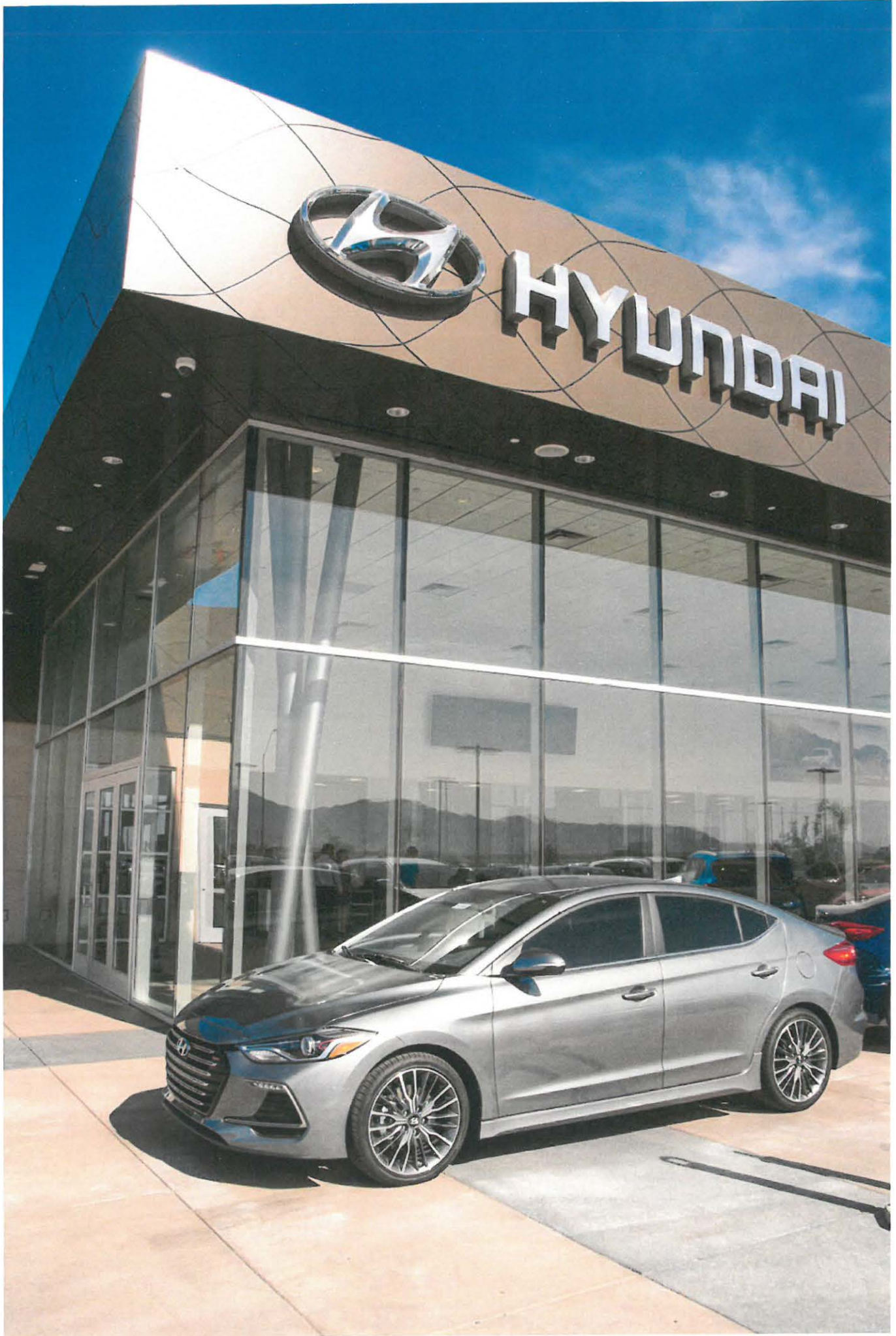






 HYUNDAI

Роден





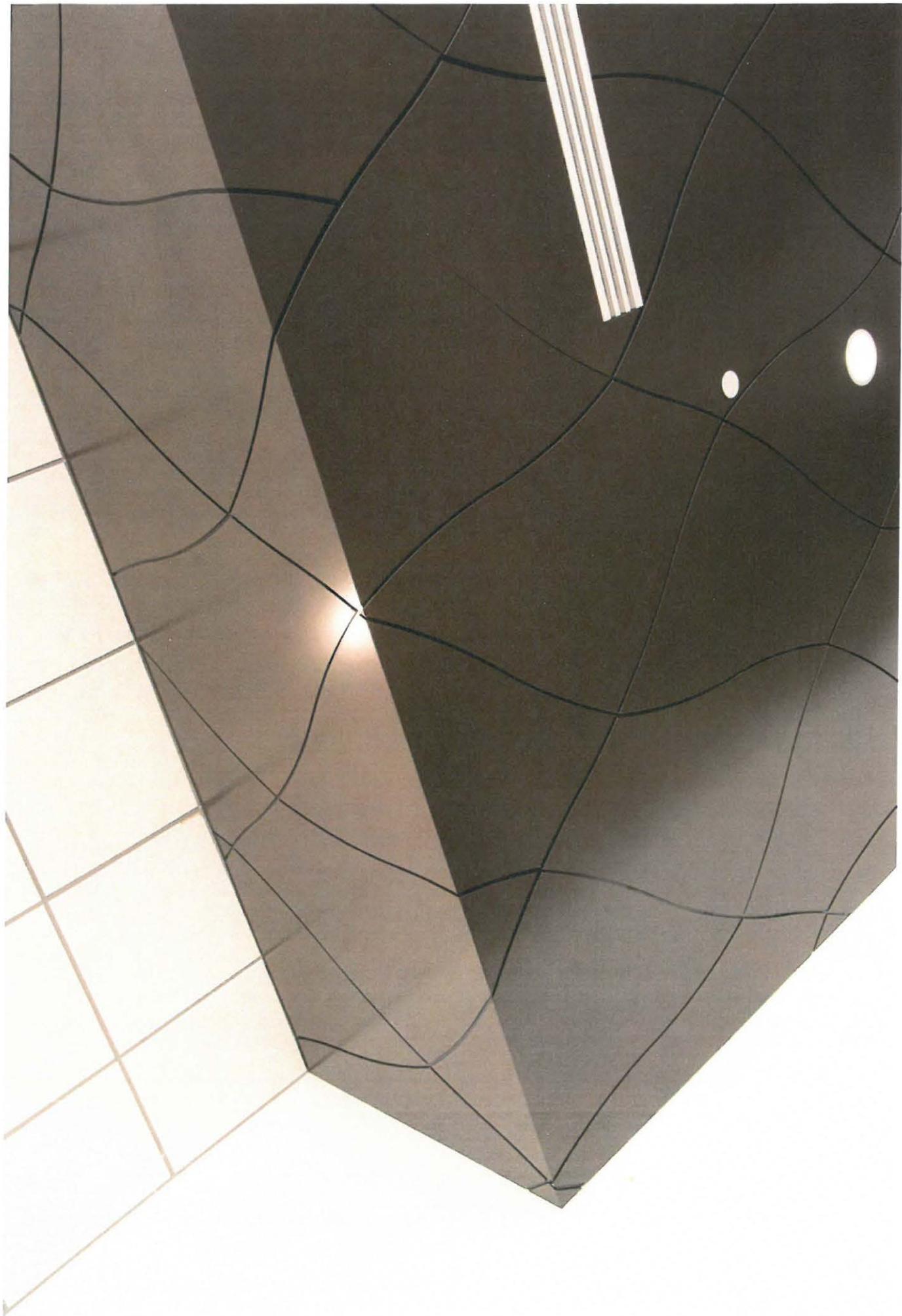


Sales Hours
Monday - Friday
8:00 AM - 6:00 PM
Saturday
8:00 AM - 5:00 PM
Sunday
10:00 AM - 5:00 PM



HYUNDAI







WE COULDN'T HAVE DONE IT WITHOUT YOU

BETTER BRINGS OUR DRIVERS





WE COULDN'T
HAVE DONE
IT WITHOUT
YOU





HAZLETON HYUNDAI
AT THE HAZLETON AUTO MALL