

**\*\*\*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:** March 23, 2018

**MEETING DATE:** March 26, 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:**

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 footage 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.

**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 21<sup>st</sup> location partnered up with Family Video here in Wisconsin.

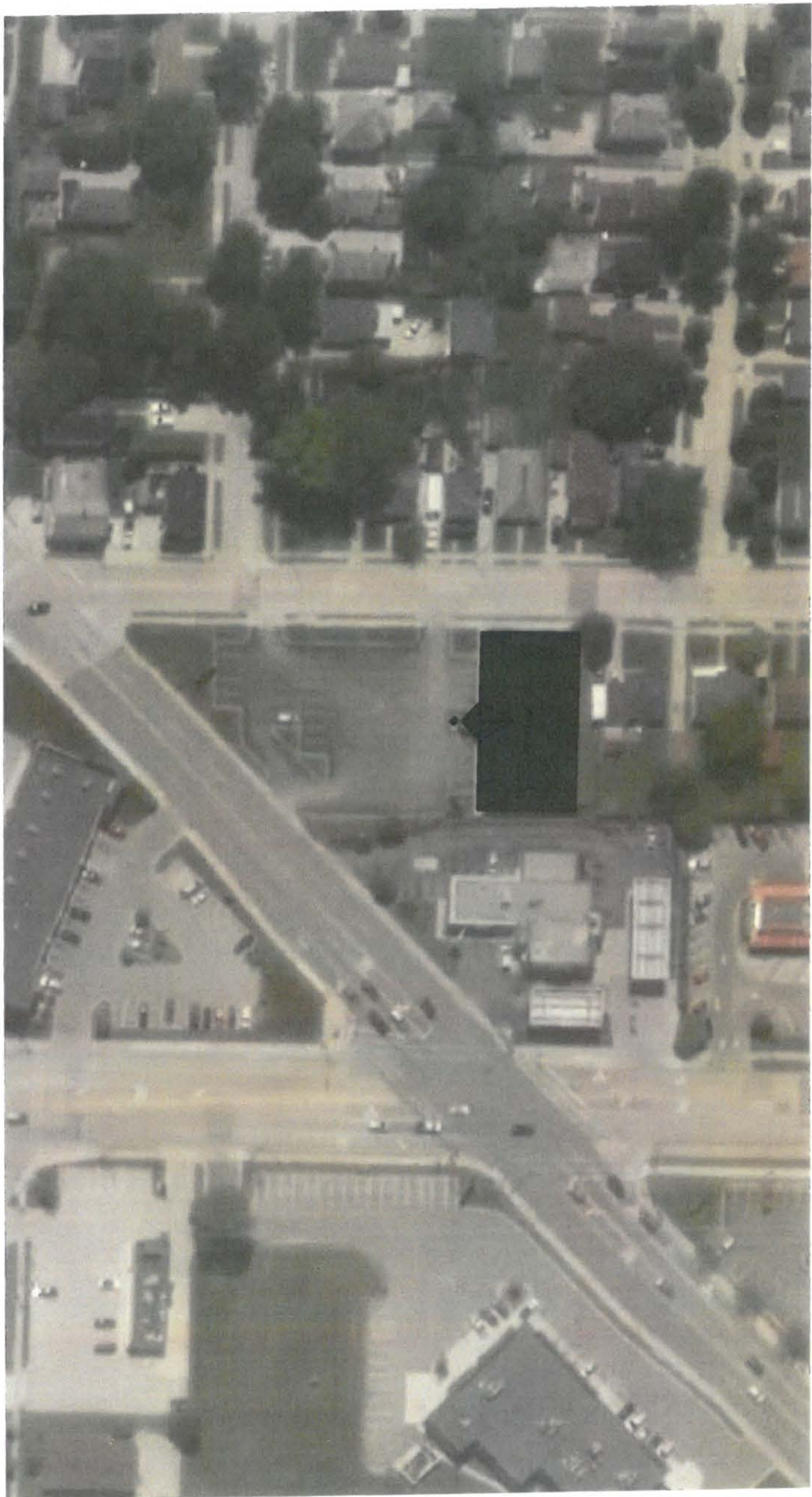
Even though we would be a new business we do several things to partner up with our Video Side. If you spend \$10.00 on the Pizza side you get a Free 5 Night Movie Rental from Family Video. If you are part of the 50% off rental program at Family Video you receive 25% off our entire Menu at Marcos Pizza 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®





© 2018 Google

© 2018 Google

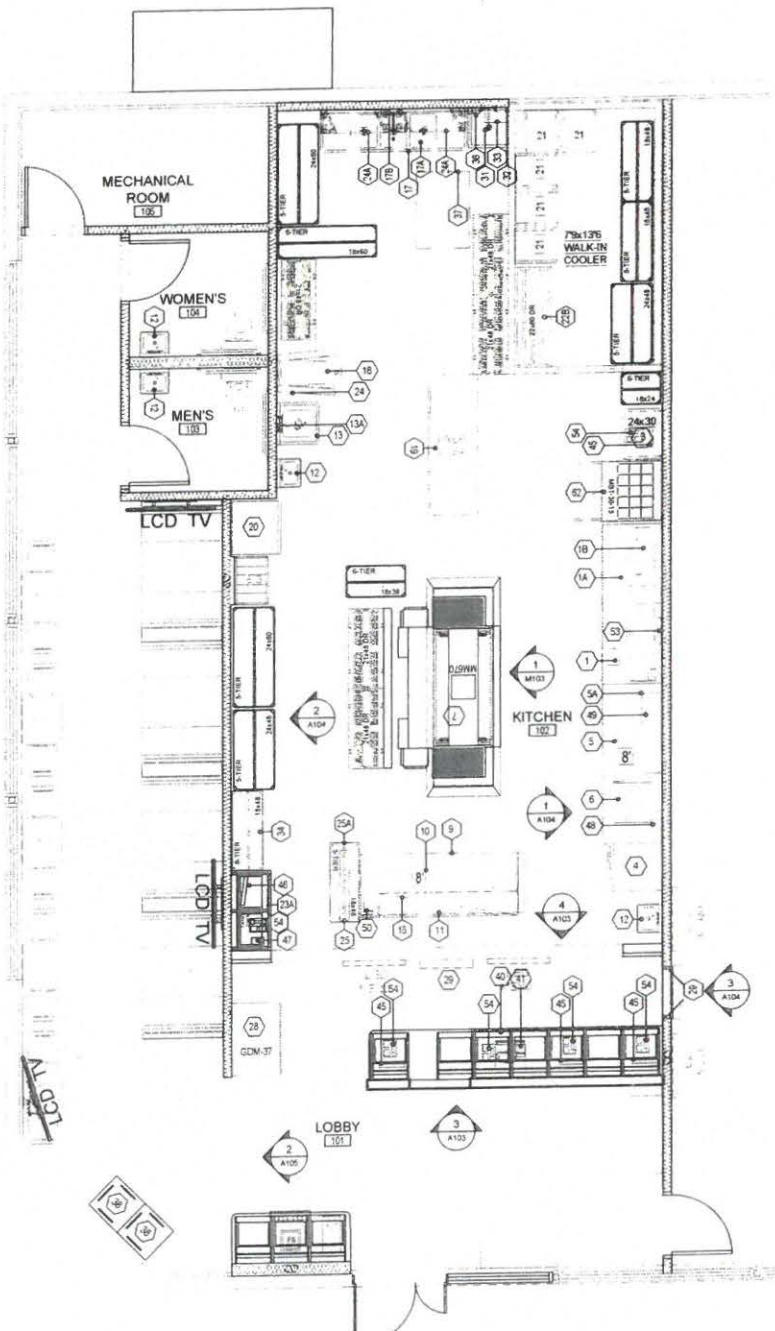
Google Earth











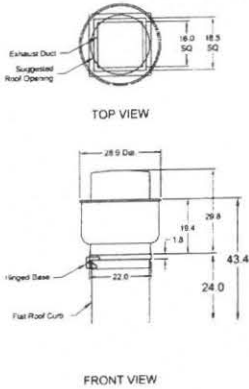
NO	MAN
1	DORANSCALE
1A	RANDELL
1B	BK RESOURCE
2	FAMILY VIDEO
2A	FAMILY VIDEO
3	BK RESOURCE
4	TRUE
5	Advance Tabco
5A	BK RESOURCE
6	SOMERSET
7	MIDDLEBY M.
8	PREMIUM AIR
8A	PREMIUM AIR
9B	PREMIUM AIR
9	LA ROSA REFT
9A	HAFNERS SHI
9B	HAFNERS SHI
10	LA ROSA REFT
11	LA ROSA REFT
12	BK RESOURCE
13	BK RESOURCE
13A	KROWNE MET
14	MCKENNY
15	HATCO
16	KOLPAK
16A	INTERNATION
17	BK RESOURCE
17A	BK RESOURCE
17B	DORMANT
18	GLORI
19	Advance Tabco
19A	NEMCO
19B	EDLUND
20	ELECTROLUX
21	Advance Tabco
21A	Advance Tabco
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 VIDEO
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 VIDEO
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

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



- 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



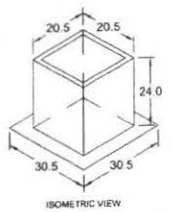
**GENERAL NOTES:**

- 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 (Hx)	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

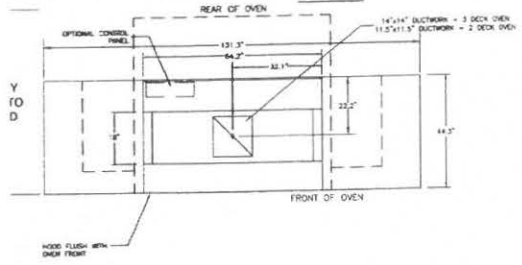
**OPTIONS AND ACCESSORIES**

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

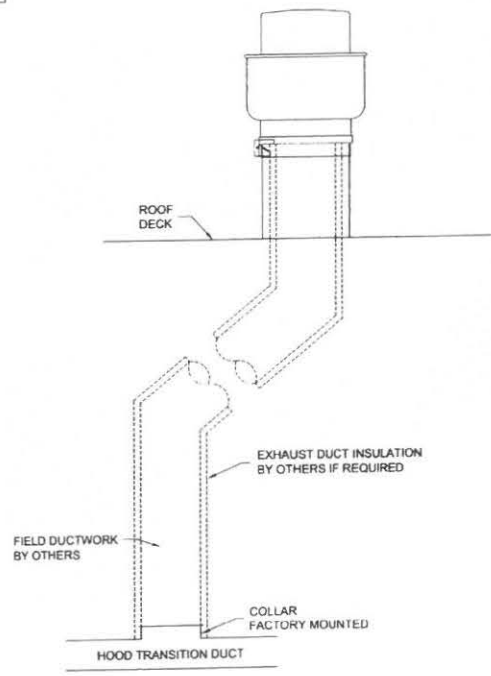


- GPF ROOF CURB**
- WELDED 18 GA. GALVANIZED CONSTRUCTION
  - ROOF OPENING - THE MAXIMUM ROOF OPENING DIMENSION SHOULD NOT BE GREATER THAN THE ACTUAL TOP OUTSIDE DIMENSION MINUS 2"
  - THE ROOF OPENING MAY NOT BE THE STRUCTURAL OPENING DIMENSION.

**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

THIS DRAWING IS THE SOLE PROPERTY OF RETAIL DESIGN CONSULTANTS LLC AND IS A COPYRIGHTED DOCUMENT AND IS NOT TO BE USED OR REPRODUCED WITHOUT WRITTEN CONSENT.

**M102**



# Marco's Pizza

TV  
before you  
Buy!  
Like this pizza  
your reward?  
10% OFF

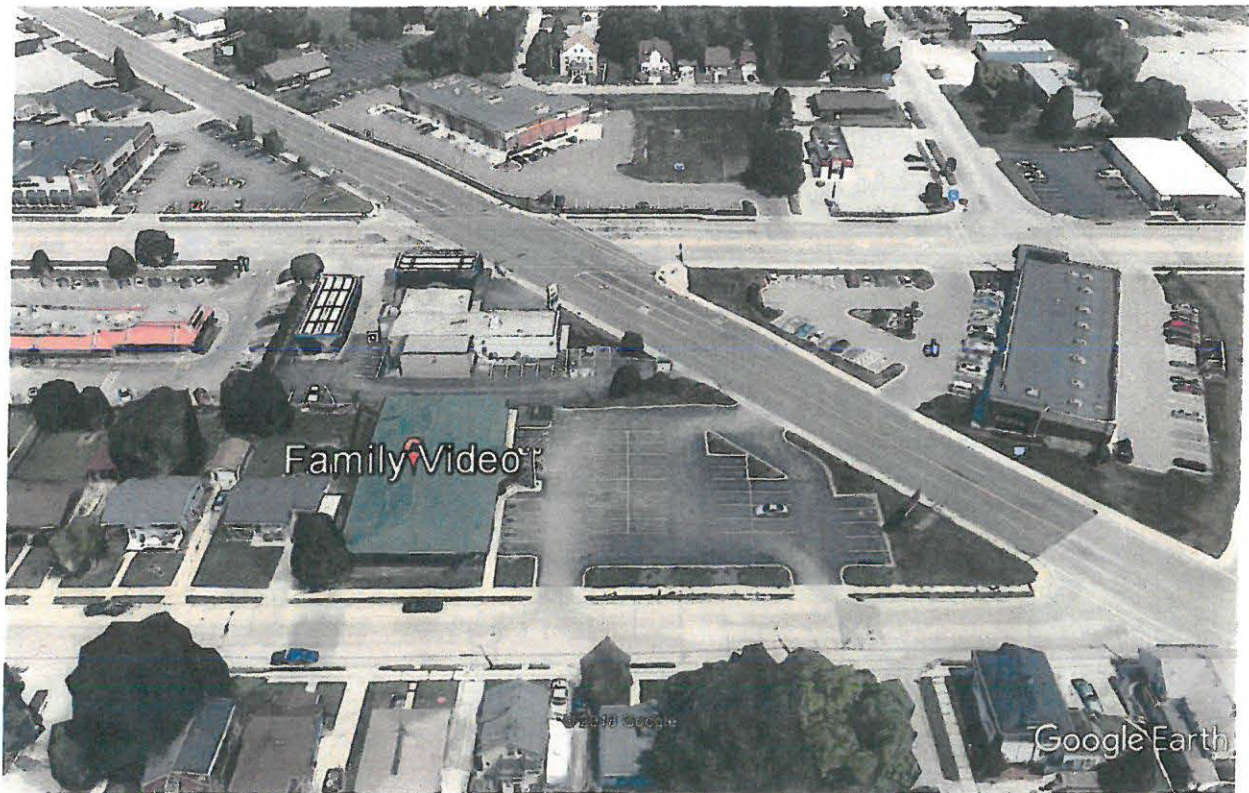




# Marcos's Pizza

3162







**CITY OF SHEBOYGAN**

**REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION**

---

**ITEM DESCRIPTION:** Construction of a new ATI Physical Therapy facility on Superior Avenue just west of Taylor Drive.

---

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

---

**REPORT DATE:** March 23, 2018

**MEETING DATE:** March 26, 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:**

Abacus Architects is proposing to construct a new ATI Physical Therapy facility on vacant, undeveloped parcels 631700 and 631702 located on Superior Avenue just to the west of the Taylor Drive and Superior Avenue intersection between Appartement d'Elegance and Child's Play Daycare at 3304 Superior Avenue. The applicant states:

- ATI is a physical therapy outpatient service addressing chronic pain and injury or surgery recovery. Physical Therapy services include manual therapy, therapeutic exercise, therapeutic modalities, cardiovascular conditioning, and strength training. The friendly and motivating team at ATI will develop a personalized treatment plan designed to reduce pain, improve mobility and reduce future injuries.
- We are locating this medical-type use near many other medical facilities already located along Taylor Drive and Superior Avenue.
- This new facility will be a 3,000sf single story, wood frame building. The foundations will be frost walls and slab on grade. The exterior walls will be 2x6 wood studs with brick and lap siding. The roof will be manufactured wood trusses with standard 3 dimensional asphalt shingles. The exterior brick base will go around the entire perimeter of the building. The brick goes all the way up to the soffit at the corners and at the front of the building. The taller brick columns will also be broken up by stone bands. Above the brick will be Smartside lap siding. The light tan brick along with the grey lap siding were requested by the owner to match past projects they have done. The doors and frames will be silver anodized aluminum. The soffit and fascia will be a dark charcoal color along with the asphalt shingles.

- In looking at the surrounding buildings to this site, all of them have a combination of brick and lap siding along with pitched shingle roofs. We have made several revisions to the original drawings and have made an effort to tie in with the surrounding architecture. We feel that the scale of this building as well as the materials and architecture will be a positive addition to this site and neighborhood.

**STAFF COMMENTS:**

Staff has some questions with the east and west side elevations with the strand substrate siding look. Appears that additional architectural design elements and/or materials could be added to these elevations to help provide more articulation and visual interest on these relatively long visible walls (The east and west walls are each 75 feet long). Should this be all brick? Should the top horizontal band that breaks at the siding run all the way through similar to the bottom horizontal band (same with the north/rear elevation)? Should there be some vertical breaks?

**ACTION REQUESTED:**

Staff believes that the applicant should add some additional architectural design elements prior to the Board approving the drawings.

**ATTACHMENTS:**

Architectural Review Board Application and required attachments.

PARCEL NO.: \_\_\_\_\_  
MAP NO.: \_\_\_\_\_  
ZONING CLASSIFICATION: \_\_\_\_\_

Office Use Only  
DATE SUBMITTED: \_\_\_\_\_  
REVIEW DATE: \_\_\_\_\_

## CITY OF SHEBOYGAN ARCHITECTURAL REVIEW APPLICATION

Revised November 2009

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

### 1. APPLICANT INFORMATION

APPLICANT: PAUL MENTINK

ADDRESS: 1135A MICHIGAN AV.

E-MAIL ADDRESS: PMENTINK@ARACUSARCHITECTS.NET

PHONE: (920) 452-4444 FAX NO.: ( ) \_\_\_\_\_

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

NAME OF PROPOSED/EXISTING BUSINESS: ATI PHYSICAL THERAPY

ADDRESS OF PROPERTY AFFECTED: DEAR 3226 SUPERIOR AV.

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

DESCRIPTION OF PROPOSED PROJECT: THE PROJECT WILL BE A 2,995 S.F. FACILITY FOR ATI. THE BUILDING WILL BE SLAB ON GRADE WITH FROST WALLS. WOOD FRAME, WOOD TRUSSES, WITH ASPHALT SHINGLES. THE FACILITY IS SINGLE STORY WITH PARKING FOR 24 CARS.

DESCRIPTION OF EXISTING EXTERIOR DESIGN AND MATERIALS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

DESCRIPTION OF THE PROPOSED EXTERIOR DESIGN AND MATERIALS: THERE IS A LIGHT TAN BRICK BASE AROUND THE ENTIRE BUILDING, HIGHER IN THE FRONT > CORNERS. LIGHT GREY SMARTSIDE LAY SIDING. SILVER ANODIZED DOORS & FRAMES. CHARCOAL FASCIA & SHINGLES.

March 13, 2018

City of Sheboygan  
Architectural Review Application

Project Description: ATI Physical Therapy

This submittal is for a new facility located on Superior Avenue. Following is a brief description of the proposed general design.

This new facility will be a 3,000 s.f., single story, wood frame building. The foundations will be frost walls and slab on grade. The exterior walls will be 2x6 wood studs with brick and lap siding. The roof will be manufactured wood trusses with standard 3 dimensional asphalt shingles. The exterior brick base will go around the entire perimeter of the building. The brick goes all the way up to the soffit at the corners and at the front of the building. The taller brick columns will also be broken up by stone bands. Above the brick will be Smartside lap siding. The light tan brick along with the grey lap siding were requested by the owner to match past projects they have done. The doors and frames will be silver anodized aluminum. The soffit and fascia will be a dark charcoal color along with the asphalt shingles.

In looking at the surrounding buildings to this site, all of them have a combination of brick and lap siding along with pitched shingle roofs. We have made several revisions to the original drawings and have made an effort to tie in with the surrounding architecture. We feel that the scale of this building as well as the materials and architecture will be a positive addition to this site and neighborhood.

Sincerely,



Paul Mentink  
Vice President, Abacus Architects, Inc.

March 13, 2018

City of Sheboygan  
Plan Commission

Project Description: ATI Physical Therapy

### **Legal Description**

Being part of the SE 1/4 of the SW 1/4 of Section 16, Township 15 North, Range 23 East, City of Sheboygan, Sheboygan County, Wisconsin, which is bounded and described as follows:

Commencing at the south quarter corner of said Section 16; thence S 88°25'48" W, along the south line of said SW 1/4, 397.00 feet to a point in the southerly extension of the east line of Certified Survey Map recorded in Volume 11 on pages 38-39, as Document No. 1380977 ; thence N 00°02'42" W, along said southerly extension of said east line, 50.02 feet to a point in the north right of way line of Superior Avenue, being the point of beginning of lands herein described; thence continuing N 00°02'42" W, along said southerly extension and along said east line of Certified Survey Map as recorded in Volume 11, pages 38-39, 315.18 feet; thence N 88°15'25" E, along the south line of Amendment to West Meadows Condominium recorded in Volume 4 of Condominium Plat on page 4, as Document No. 1093138A, 133.38 feet; thence S 00°02'42" E, parallel with said east line of Certified Survey Map recorded in Volume 11 on pages 38-39, 315.58 feet to a point in said north right of way line of Superior Avenue; thence S 88°25'48" W, along said north right of way line, 133.37 feet to the point of beginning.

### **Zoning District**

Suburban Office (SO)

### **Existing Land Use**

Vacant Lot

### **Proposed Land Use**

Personal or Professional Service (Permitted by Right)

### **Brief description of existing operation or use:**

There is no building on the site currently, it is an open lot.

### **Detailed description of proposed operation or use including any changes to the existing use:**

ATI is a physical therapy outpatient service which addresses chronic pain & injury or surgery recovery.

**Summary of Site Improvements**

- New ingress/egress off of Superior Avenue
- New asphalt drives, parking and concrete walks
- New landscaping in compliance with current City of Sheboygan Zoning Ordinance
- New site lighting in compliance with current City of Sheboygan Zoning Ordinance
- New signage in compliance with current City of Sheboygan Zoning Ordinance
- New dumpster enclosure to match building materials
- New building with face brick veneer and strand substrate siding

**Building Design**

The proposed building will be one-story concrete slab on grade with pitched asphalt shingle roof. Exterior wall materials will consist of face brick veneer, strand substrate siding and trim, pre-finished fascia and soffit metal, and aluminum storefront entrance and window assemblies. The materials being proposed for the exterior of the building are consistent with the other buildings adjacent to it.



BLOOM FAMILY DENTAL



COULIS CARDIOLOGY



PREVEA SHEBOYGAN HEALTH CENTER



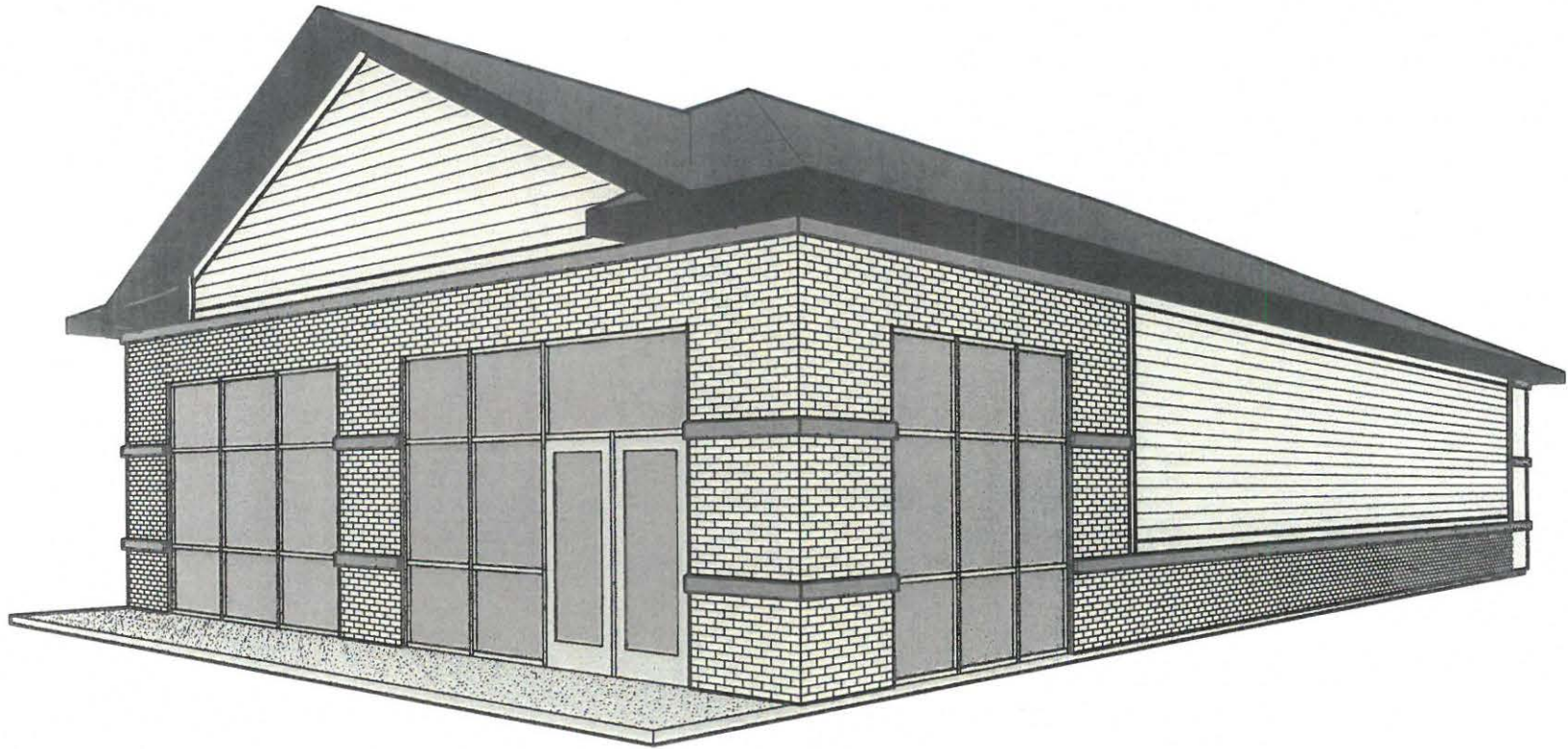
PREVEA SHEBOYGAN HEALTH CENTER



CHILD'S PLAY CHILDCARE



ENDODONTIC SPECIALISTS



3D VIEW OF SOUTHEAST CORNER

MARCH 13, 2018

NEW BUILDING

# ATI PHYSICAL THERAPY

SHEBOYGAN, WISCONSIN, 53081

PROJ. NO. 2017-110

Abacus Architects, Inc. holds all rights of copyright in and to these prints, drawings and documents. No reproduction, copying, alteration, modification, usage, incorporation into other documents, or assignment of the same may occur without the prior written permission of Abacus Architects, Inc.  
© 2018 Abacus Architects, Inc.





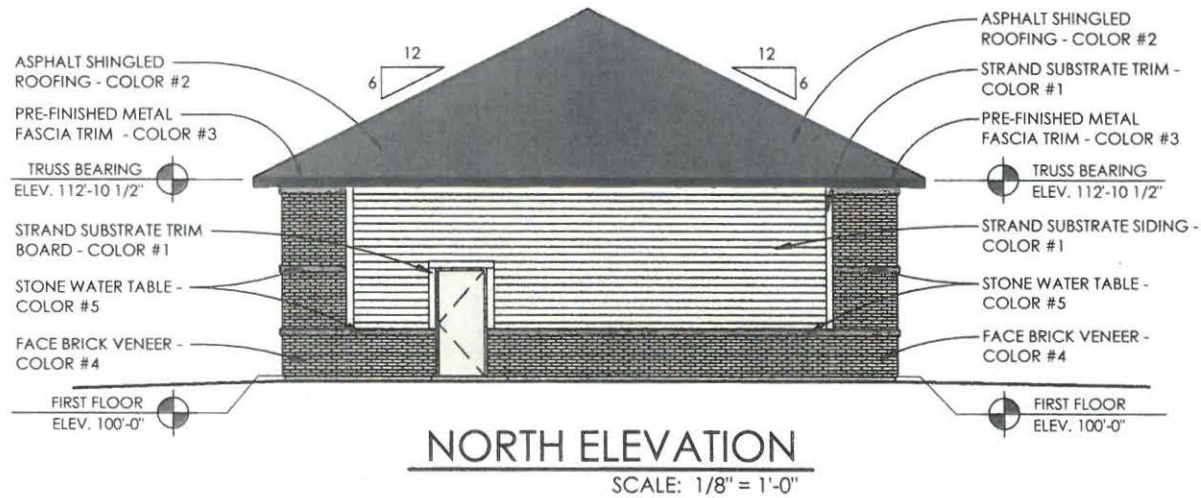
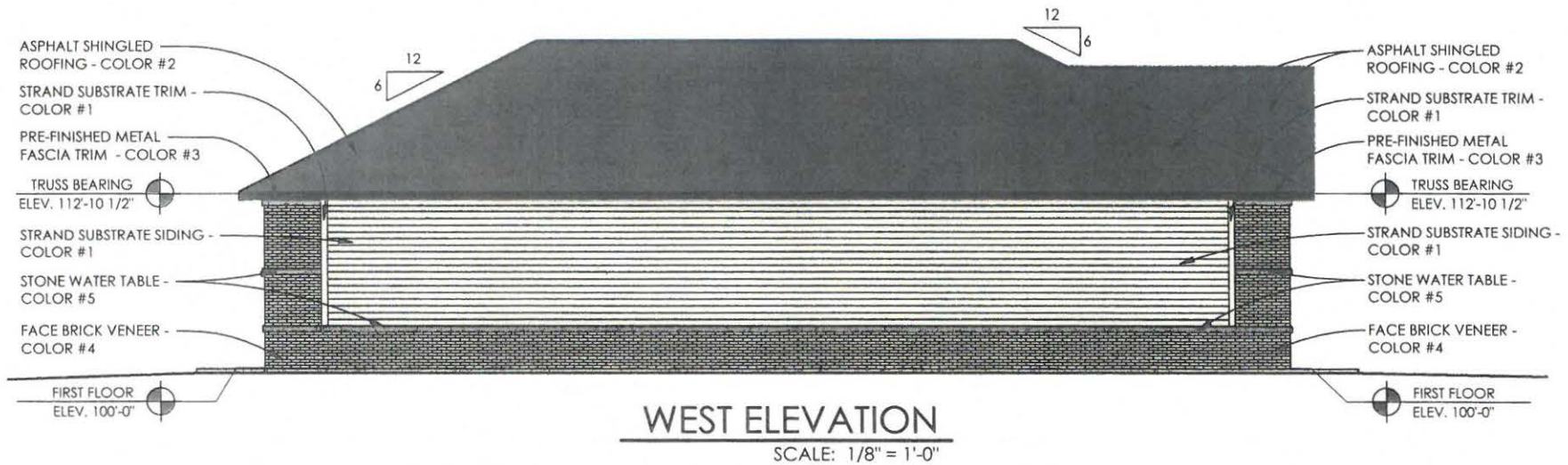
MARCH 13, 2018  
NEW BUILDING

## ATI PHYSICAL THERAPY

SHEBOYGAN, WISCONSIN, 53081  
PROJ. NO. 2017-110

Abacus Architects, Inc. holds all rights of copyright in and to these prints, drawings and documents. No reproduction, copying, alteration, modification, usage, incorporation into other documents, or assignment of the same may occur without the prior written permission of Abacus Architects, Inc.  
© 2018 Abacus Architects, Inc.

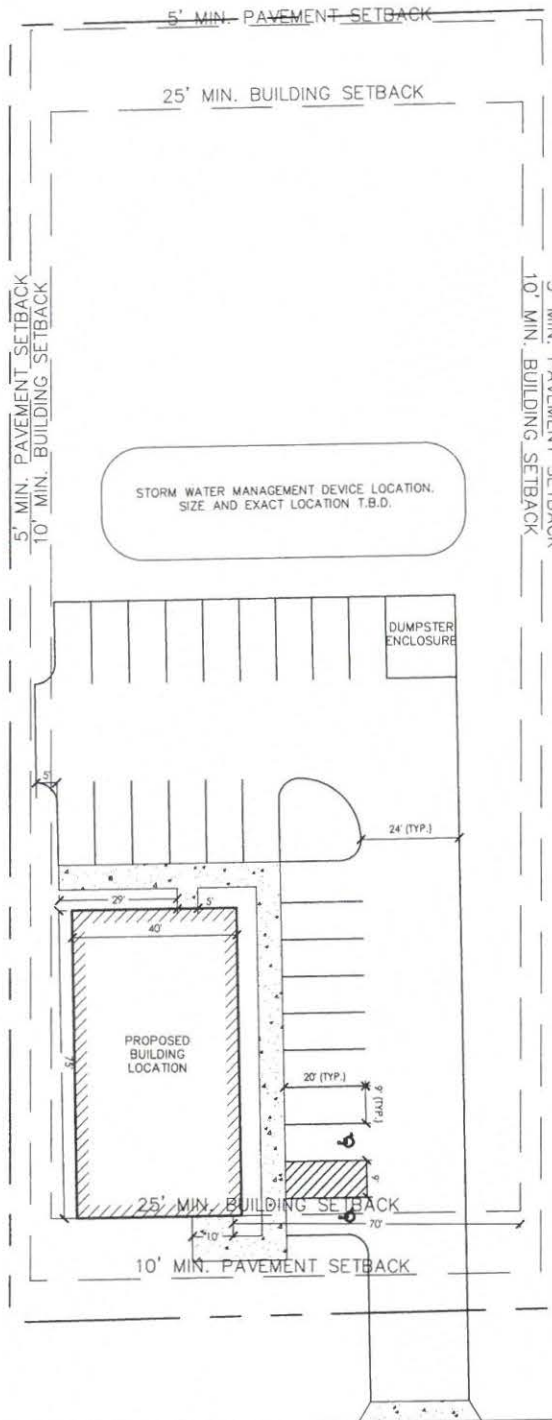




MARCH 13, 2018  
 NEW BUILDING  
**ATI PHYSICAL THERAPY**  
 SHEBOYGAN, WISCONSIN, 53081  
 PROJ. NO. 2017-110

Abacus Architects, Inc. holds all rights of copyright in and to these prints, drawings and documents. No reproduction, copying, alteration, modification, usage, incorporation into other documents, or assignment of the same may occur without the prior written permission of Abacus Architects, Inc.  
 © 2018 Abacus Architects, Inc.





Superior Ave.



SCALE: 1"=30'

MARCH 13, 2018

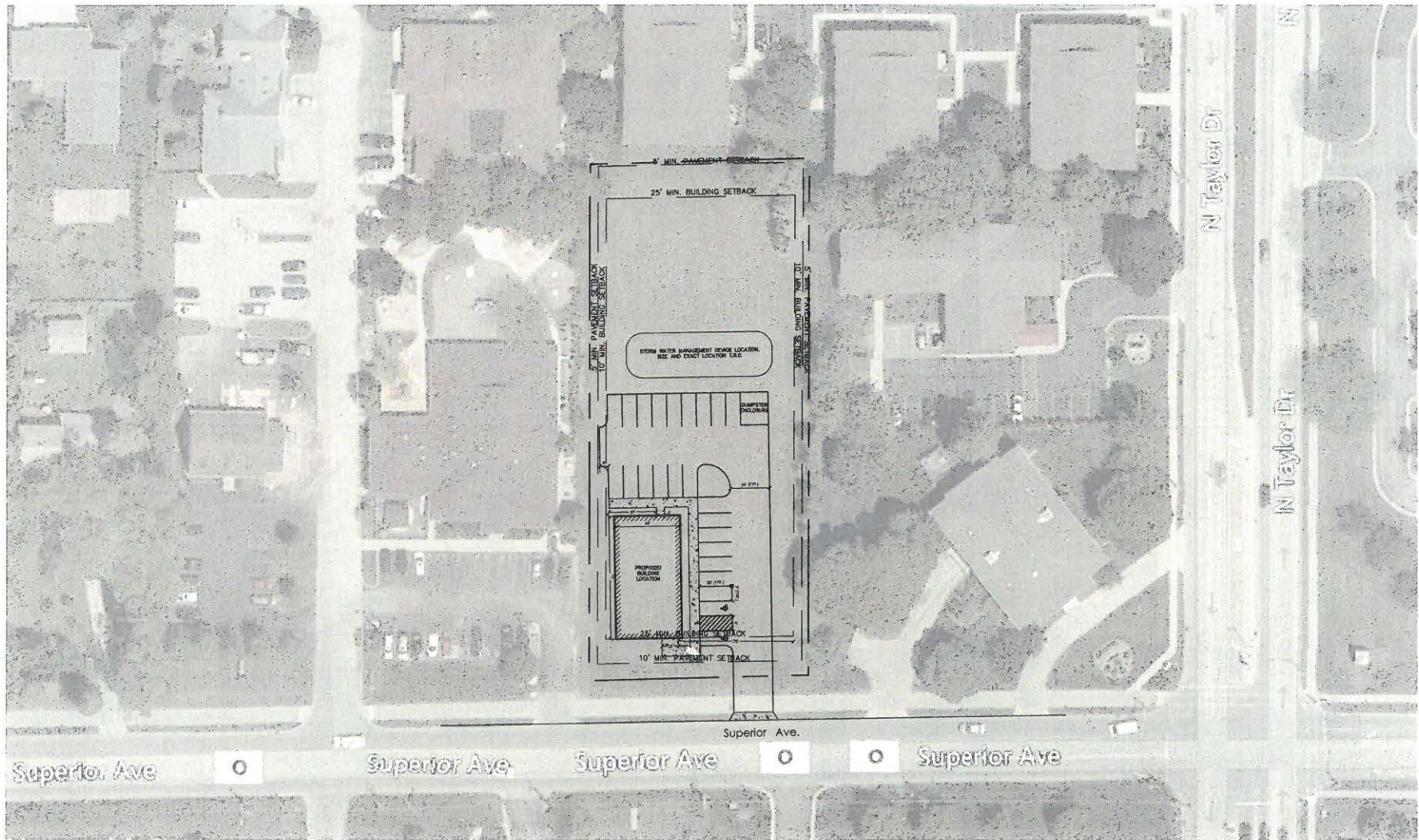
# ATI PHYSICAL THERAPY

SHEBOYGAN, WISCONSIN, 53081

PROJ. NO. 2017-110

Abacus Architects, Inc. holds all rights of copyright in and to these prints, drawings and documents. No reproduction, copying, alteration, modification, usage, incorporation into other documents, or assignment of the same may occur without the prior written permission of Abacus Architects, Inc.  
© 2018 Abacus Architects, Inc.





MARCH 13, 2018

NEW BUILDING

# ATI PHYSICAL THERAPY

SHEBOYGAN, WISCONSIN, 53081

PROJ. NO. 2017-110



SCALE: 1"=60'

Abacus Architects, Inc. holds all rights of copyright in and to these prints, drawings and documents. No reproduction, copying, alteration, modification, usage, incorporation into other documents, or assignment of the same may occur without the prior written permission of Abacus Architects, Inc.  
© 2018 Abacus Architects, Inc.



**CITY OF SHEBOYGAN**

**REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION**

---

**ITEM DESCRIPTION:** Construction of new apartments at 2724 Kohler Memorial Drive (former Nino's Restaurant).

---

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

---

**REPORT DATE:** March 23, 2018

**MEETING DATE:** March 26, 2018

---

**FISCAL SUMMARY:**

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

**STATUTORY REFERENCE:**

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

---

**BACKGROUND / ANALYSIS:**

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

- This will be a 3-story, 48 unit market-rate multifamily apartment project with at grade and underground parking on 1.46 acres of land located on Kohler Memorial Drive between N. 27<sup>th</sup> and N. 28<sup>th</sup> Streets (former Nino's restaurant location).
- This 3-story building height seems appropriate for the site, being located on Kohler Memorial Drive and with existing buildings of similar scale being located nearby.
- We are placing the building in the southwest corner of the site, in order to hold the street edge (main view is driving eastbound) and provide a buffer between our site and the neighboring residences to the north. A decorative fence, partial retaining wall, and landscaping are provided within this buffer yard area.

The applicant states the following about the proposed apartment building:

- The main exterior façade material is brick veneer. Additional exterior materials include precast/cast stone veneer, prefinished metal panel system (mainly 3<sup>rd</sup> floor and accent areas), prefinished aluminum balconies, and fiberglass unit windows and patio doors. We feel that the slightly modern/clean building design compliments the existing bank directly east of this project. Our experience also shows that this modern building style is desired by the majority of prospective tenants.

**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: Stephen Perry Smith Architects

ADDRESS: 215 N Water St, Suite 250, Milwaukee WI, 53202

E-MAIL ADDRESS: stephensmith@spsarchitects.com

PHONE: (414) 277-9700

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

NAME OF PROPOSED/EXISTING BUSINESS: Sheboygan Multi-Family Development

ADDRESS OF PROPERTY AFFECTED: 2724 Kohler Memorial Drive

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

DESCRIPTION OF PROPOSED PROJECT: 3-story luxury multi-family apartment project containing 48 units with a basement underground parking level.

DESCRIPTION OF **EXISTING** EXTERIOR DESIGN AND MATERIALS: Existing site is an asphalt parking lot with minimal landscaping/green space.

DESCRIPTION OF THE **PROPOSED** EXTERIOR DESIGN AND MATERIALS: Proposed building is an 'L-shape' building with exterior materials consisting of brick veneer, precast/cast stone veneer, prefinished metal panel system, prefinished aluminum balconies, and fiberglass unit windows and patio doors.



March 21, 2018

City of Sheboygan  
Attn: Steve Sokolowski  
828 Center Avenue, Suite 104  
Sheboygan, WI 53081

RE: Architectural Review and Conditional Use Permit for property located at 2724 Kohler Memorial Drive

Mr. Sokolowski, Architectural Review Board, Planning Commission:

2724 Sheboygan LLC is seeking to be placed on the March 26<sup>th</sup> Architectural Review Board and March 27<sup>th</sup> Plan Commission Agendas for obtaining City of Sheboygan approval of: concept architectural design, architectural material selection, and site plan utilization for the new proposed multi-family development located at 2724 Kohler Memorial Drive.

The site is a 1.46 +/- acre parcel in which we are proposing a 3-story, 48 unit market-rate multifamily apartment project with an underground parking level. 2724 Sheboygan LLC has owned the site for 10 years, and came to the conclusion that the best use for the site would be upscale apartments. The existing site is a worn asphalt parking lot with minimal green space and landscaping. We are requesting a variances for increased height, increased density (and reduced minimum lot area per unit), a reduced southern building setback, and a reduced eastern paving setback.

We request a height variance to 41' above first floor level. The majority of the building is 35' high, but we propose raising areas to highlight significant building elements (corners, main entry). This 3-story building height seems appropriate for the site, being located on Kohler Memorial Drive and with existing buildings of similar scale being located nearby.

We request a reduced southern property line building setback of 10'. We originally planned on a 20' southern property line setback, but are proposing reducing this to 10' in order to hold the street edge (main view is driving eastbound on Kohler Memorial Drive) and provide a buffer between our site and the neighboring residences to the north. A decorative fence, partial retaining wall, and landscaping are provided within this northern buffer yard area. Our building will still have a greater southern property line setback than the adjacent building directly to the west (between 28<sup>th</sup> and 29<sup>th</sup> Streets).

We request a reduced eastern paving setback of 5'. We shifted the building further east to provide a larger building setback on the west side of the site. The current site has 4 access points (two on 28<sup>th</sup> Street and two on 27<sup>th</sup> Street). We propose closing the two access points on 28<sup>th</sup> Street. Also, the northernmost 27<sup>th</sup> Street access point will shift slightly south in order to minimize disruptions to the residential property owner across the street. No loading docks or loading areas are provided, as this is not typical for this type of project.

We request a variance for increased building density of 33 units per acre, and a minimum lot area of 1,325sf per unit (48 total units). We believe in 'smart growth' planning principles that concentrates density near urban centers and along major transportation thoroughfares (Kohler Memorial Drive) in order to avoid urban

sprawl. We believe that a 3-story building height is appropriate for the area, as buildings of this size and scale are located nearby (east of site on Kohler Memorial Drive).

The main exterior façade material is brick veneer. Additional exterior materials include precast/cast stone veneer, prefinished metal panel system (mainly 3<sup>rd</sup> floor and accent areas), prefinished aluminum balconies, and fiberglass unit windows and patio doors. We feel that the slightly modern/clean building design compliments the existing bank directly east of this project. Our experience also shows that this modern building style is desired by the majority of prospective tenants.

Proposed unit mix is 27 1-bedroom units and 21 2-bedroom units for a total of 48 units. Unit sizes are generous; larger than typical market rate unit sizes. We propose approximately 52 (minimum) underground, heated parking spaces and 55 surface parking spaces. This will provide more than adequate parking for residents and visitors. Total building/site construction costs are estimated to be in the \$7-8 million range. Anticipated monthly rents would be around \$1,350 for one-bedroom units and \$1,750 for two-bedroom units. There will be an on-site property manager and outside contractors will be utilized for maintenance and repairs.

We look forward to presenting our project for preliminary approval, and appreciate your consideration of this request.

Sincerely,

*Stephen Perry Smith*

STEPHEN PERRY SMITH ARCHITECTS, INC  
Stephen Perry Smith, AIA, LEED AP  
President













STEPHEN  
PERRY  
SMITH  
ARCHITECTS

## Sheboygan Multi-Family

southwest  
03.13.18



# Sheboygan Multi-Family

southeast  
03.13.18



