

*****ATTACHMENTS*****

CITY OF SHEBOYGAN

REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION

ITEM DESCRIPTION: Review and consideration of architectural plans for Suscha’s Bar exterior remodel project at 1054 Pennsylvania Avenue.

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

REPORT DATE: November 21, 2017 **MEETING DATE:** November 27, 2017

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:

On June 26, 2017 the Architectural Review Board approved the plans submitted for Suscha’s Bar exterior renovations. The applicants stated they were proposing the following:

- Replace existing tile on the west and south corner of the building which is failing and falling off the building.
- Replace existing aluminum horizontal siding on lower half of the west and south sides of the building (plans showed vertical siding but the applicant has installed horizontal).
- Applicant is proposing to replace the siding and tile with new vertical LP siding in a darker color than the previous tan.
- The applicant indicates that he can only replace the 1st floor siding and tile at this time. However, the applicant does show a plan with a new mansard roof above the entrance. Applicant is requesting that this new mansard roof plan also get approved so that if resources become available he may continue with this exterior remodel project. Staff does not object to this request but would recommend a condition of approval that the building permit application for the mansard roof would need to be obtained by September 1, 2018, otherwise a new architectural review board application will need to be submitted for review and approval.

STAFF COMMENTS:

Recently, I received sign proposals that were different than what was originally provided. Based on that I then reviewed the building and it came to my attention that the construction

that has taken place is not what the architectural review board approved based on drawings submitted by the applicant.

Staff informed the applicant that signage would not be approved until they either constructed the building per the approved drawings or they submitted new drawings for the board's consideration.

Comments about present construction:

- The horizontal siding on the lower portion completely changes the “separate identity” of the lower portion, and now it’s just a different colored band and has become more integrated with the upper portion of the building.
- The corner-boards and trim band had also been shown as a much more pronounced contrast (and was supposed to relate to the color of the remaining/projecting element that wraps the corner). The current color for those accents leaves the element wrapping the corner as completely foreign.
- The windows on the short-façade had also been shown grouped within a single trim-surround that fell below the sign on that façade, and provided a strong-enough focus to detract from the windows above. The proposed layout with a logo just at the corner, and the two windows trimmed-out separately just makes that façade composition more unbalanced rather than improving anything.
- As far as siding-over the areas that had previously been sign-boards, and just putting new signage over new siding does not appear to be a good approach from a design perspective.
- The sign-boards were one of the items that brought architectural interest to the building. They provide a visually-significant horizontal separation between the new lower portion of the building that was needed in order for the Board to make demands that the upper portion of the building be integrated into their updates.
- It is my understanding that the Board previously approved the proposal because it was doing just enough to not require the applicant to do more on the upper portion of the building. If the applicant proposes changes staff informed the applicant that the Board may impose further requirements to better-integrate the entire building.

ACTION REQUESTED:

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

If the applicant would want to make additional changes, staff would recommend holding this matter until such time as the applicant provides more detailed plans that specifically detail exactly what the applicant is proposing to change.

ATTACHMENTS:

Architectural Review Board Application and required attachments.

Suscha's

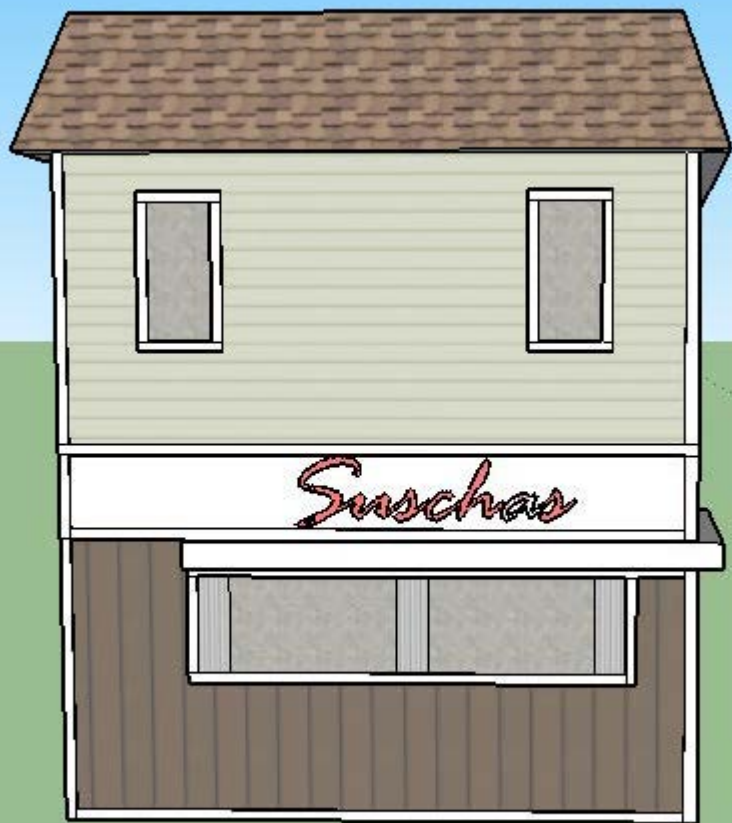




STOP

Ranch







Suscha's Bar

112" wide

28" tall



SIGN SPECIFICATIONS

(A)

- Qty: 2 cloud letterset sign.
- * Standard Black trimcap and returns.
- *White acrylic faces with diecut black vinyl applied to faces.

NIGHT



1030 Ontario Ave.
Sheboygan, WI 53081
Phone: 920-457-6602 Fax: 920-457-2399
www.RLOSIGN.com

CUSTOMER: Suscha's

CLIENT:

DATE: 12.6.17

SALES: Craig

customer approval date

This layout design is an unpublished work and RLO Sign hereby expressly reserves the common law right pursuant to title 17, section 2 of the United States code to prevent the use of this design and to obtain damages therefore.

Please note: RLO Maintains the discretion to charge for additional design time.



SIGNMEUPOFWI.COM

CLIENT: SUSCHA'S BAR

LOCATION: 1054 PENNSYLVANIA AVE, SHEBOYGAN
 DRAWN BY: NICOLE P
 SALESPERSON: ANGIE B
 DATE: 01/02/2018
 DESIGN #: D12351
 PAGE: 1

REVISION LOG:	INTL	DATE	DESCRIPTION
	---	00/00/0000	DESCRIPTION

CHANNEL LETTERS

QUANTITY: 2
S ICON: BACKLIT/FACELIT CHANNEL LETTER
LIGHTING: LED AROUND PERIMETER (RGB CHANGING)
MOUNTING: OFFSET 2" FROM BACKER PANEL
"SUSHA'S...": FACELIT CHANNEL LETTERS
LIGHTING: LED (WHITE)
FACES: 3/16" ACRYLIC
RETURNS: 3/4" BLACK JEWELITE
BACKING: 5" BLACK
GRAPHICS: CUT VINYL, 1ST SURFACE
MOUNTING: FLUSH TO BACKER PANEL

BACK PANEL: ALUMINUM (.125")
LIGHTING: NON-ILLUMINATED
MOUNTING: FLUSH TO BUILDING W/ STUDS
PHOTO EYE: TBD

INSTRUCTION: SIGN ME UP TO INSTALL LETTERS AS SHOWN.

ESTIMATING SIZES:

PERIMETER: 791 INCHES
AREA: 1895 INCHES SQ

COLORS:

- V-1 ORACAL 751-070 BLACK VINYL
- C-2 WHITE
- P-3 COLOR MATCH NEEDED

CUSTOMER SIGNATURE FOR DESIGN APPROVAL:

DATE



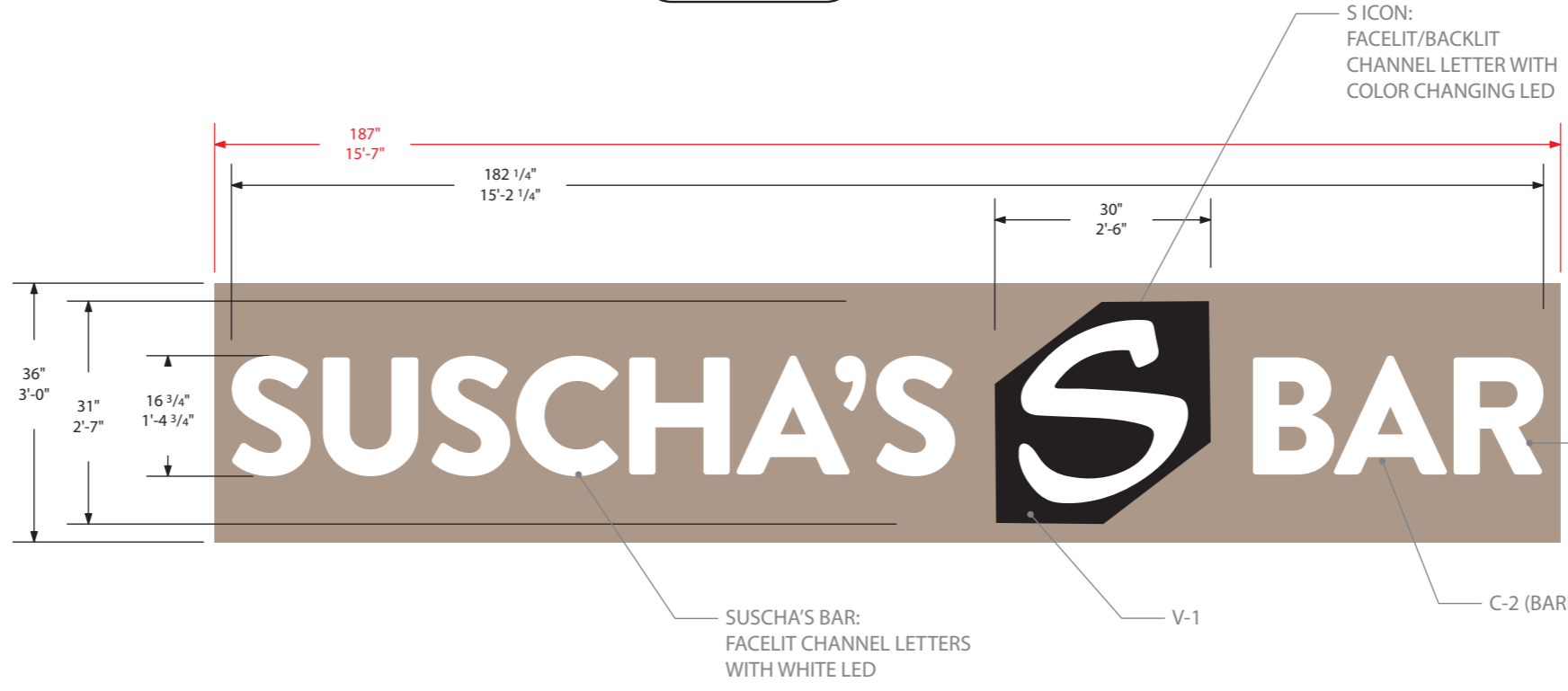
A EXISTING VIEW
2 N.T.S.



A LOCATION VIEWS (AFTER)
1 SCALE: 1/8" = 1'



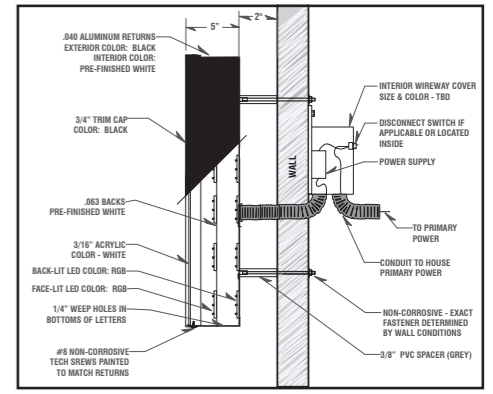
A NIGHT VIEWS
3 N.T.S.



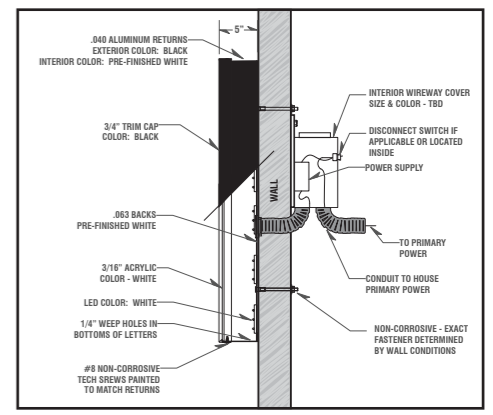
CONCEPTUAL DRAWING ONLY - NOT FOR FABRICATION PURPOSES (SIZES ARE APROX)

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CHANNEL LETTERS: OPT 1



FACE-ILLUMINATED AND BACK-ILLUMINATED CH. LTRS. (REMOTE P.S.)
LETTER WITH REMOTE POWER SUPPLY LOCATED IN RACEWAY ON THE INTERIOR OF THE BUILDING



FACE-ILLUMINATED CH. LTRS. (REMOTE P.S.)
LETTER WITH REMOTE POWER SUPPLY LOCATED IN RACEWAY ON THE INTERIOR OF THE BUILDING

A DETAIL VIEWS
4 SCALE: 1/2" = 1'



WORKING AREA



COLOR MATCH TO BUILDING NEEDED



SIGNMEUPOFWI.COM

CLIENT: SUSCHA'S BAR

LOCATION: 1054 PENNSYLVANIA AVE, SHEBOYGAN
 DRAWN BY: NICOLE P
 SALESPERSON: ANGIE B
 DATE: 01/02/2018
 DESIGN #: D12351
 PAGE: 2

REVISION LOG:	INTL	DATE	DESCRIPTION
---		00/00/0000	DESCRIPTION

CHANNEL LETTERS

QUANTITY: 2
 LETTERS: FACELIT CHANNEL LETTERS
 LIGHTING: LED (WHITE)
 FACES: 3/16" ACRYLIC
 RETURNS: 3/4" BLACK JEWELITE
 BACKING: 5" BLACK
 GRAPHICS: CUT VINYL, 1ST SURFACE
 MOUNTING: FLUSH TO BACKER PANEL

BACK PANEL: ALUMINUM (.125")
 LIGHTING: NON-ILLUMINATED
 MOUNTING: FLUSH TO BUILDING WITH STUDS
 PHOTO EYE: TBD

INSTRUCTION: SIGN ME UP TO INSTALL LETTERS AS SHOWN.

ESTIMATING SIZES:

PERIMETER: 791 INCHES

AREA: 1895 INCHES SQ

COLORS:

- V-1 ORACAL 751-070 BLACK VINYL
- C-2 WHITE
- P-3 COLOR MATCH NEEDED

CUSTOMER SIGNATURE FOR DESIGN APPROVAL:

DATE



A EXISTING VIEW
2 N.T.S.

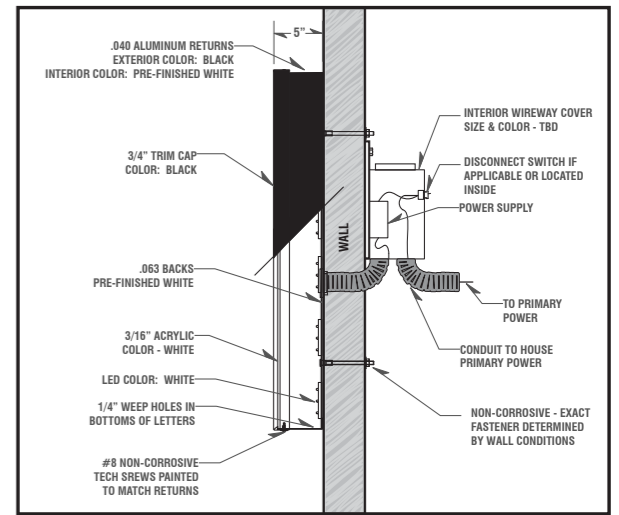


A LOCATION VIEWS (AFTER)
1 SCALE: 1/8" = 1'

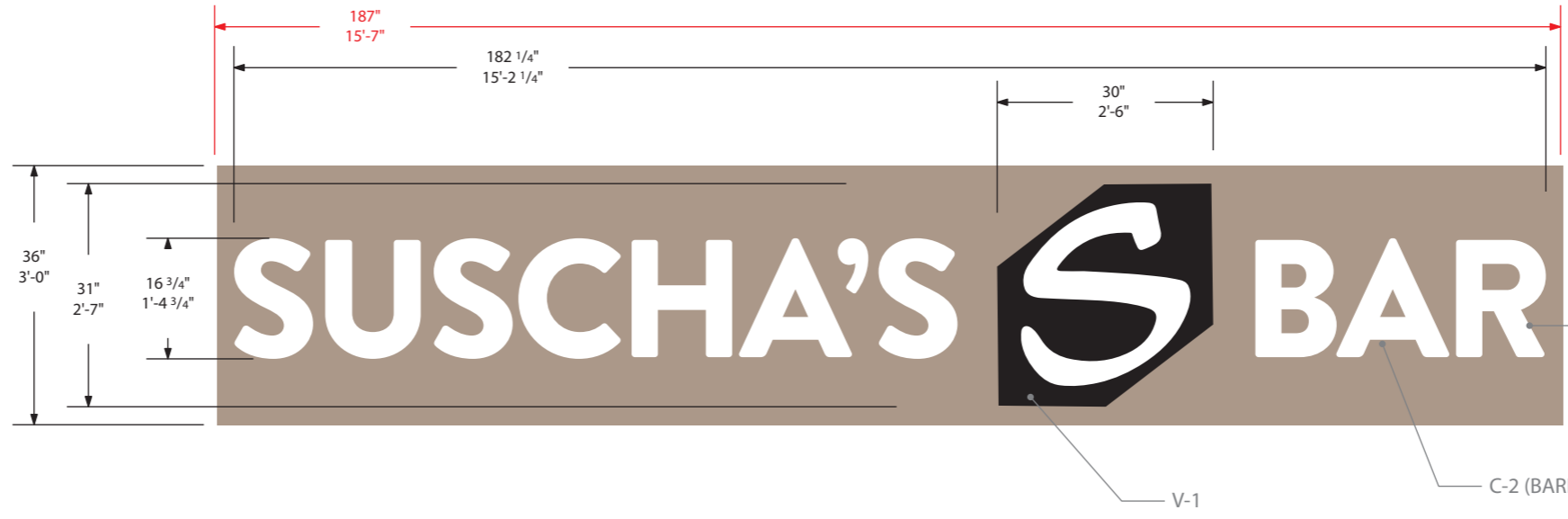


3 N.T.S.

CHANNEL LETTERS: OPT 2



FACE-ILLUMINATED CH. LTRS. (REMOTE P.S.)
 LETTER WITH REMOTE POWER SUPPLY LOCATED IN RACEWAY ON THE INTERIOR OF THE BUILDING



A DETAIL VIEW
4 SCALE: 1/2" = 1'

CONCEPTUAL DRAWING ONLY - NOT FOR FABRICATION PURPOSES (SIZES ARE APROX)

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WORKING AREA



COLOR MATCH TO BUILDING NEEDS

Sussman



June 28, 2017

Ryan Lehmann
Suscha's Bar
1054 Pennsylvania Avenue
Sheboygan, WI 53081

The Architectural Review Board at their meeting of June 26, 2017, reviewed and approved the plans for Suscha's Bar exterior renovation at 1054 Pennsylvania Avenue with the following conditions:

- 1) The Architectural Review Board approved the plan as presented including the mansard roof above the sign. If the mansard is not constructed within one year of this approval (June 28, 2018), the applicant will be required to resubmit new plans for the Architectural Review Boards consideration.

If you have any questions feel free to contact me at 920/459-3382.

Sincerely

Steve Sokolowski
Manager of Planning & Zoning

Cc: Wigg Brother, 1503 S. 9th Street, Sheboygan, WI 53081

DEPARTMENT OF
PLANNING AND
DEVELOPMENT

828 Center Avenue,
Suite 104
Sheboygan, WI 53081

920-459-3377 (Phone)
920-459-7302 (Fax)

CITY OF SHEBOYGAN

REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION

ITEM DESCRIPTION: Review and consideration of architectural plans for Suscha's Bar exterior remodel project at 1054 Pennsylvania Avenue.

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

REPORT DATE: June 23, 2017

MEETING DATE: June 26, 2017

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:

Suscha's Bar located at 1054 Pennsylvania Avenue is proposing the following:

- Replace existing tile on the west and south corner of the building which is failing and falling off the building.
- Replace existing aluminum horizontal siding on lower half of the west and south sides of the building.
- Applicant is proposing to replace the siding and tile with new vertical LP siding in a darker color than the previous tan.

STAFF COMMENTS:

The applicant indicates that he can only replace the 1st floor siding and tile at this time. However, the applicant does show a plan with a new mansard roof above the entrance. Applicant is requesting that this new mansard roof plan also get approved so that if resources become available he may continue with this exterior remodel project. Staff does not object to this request but would recommend a condition of approval that the building permit application for the mansard roof would need to be obtained by September 1, 2018, otherwise a new architectural review board application will need to be submitted for review and approval. The Board can comment on the proposed condition date.

ACTION REQUESTED:

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

ATTACHMENTS:

Architectural Review Board Application and required attachments.

PARCEL NO.: _____

Office Use Only
DATE SUBMITTED: _____
REVIEW DATE: 6/20/17

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: RYAN Lehmann
ADDRESS: 1054 Pennsylvania Avenue
E-MAIL ADDRESS: SUSCHASBAR@GMAIL.COM
PHONE: (920) 254-2518 FAX NO.: ()

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

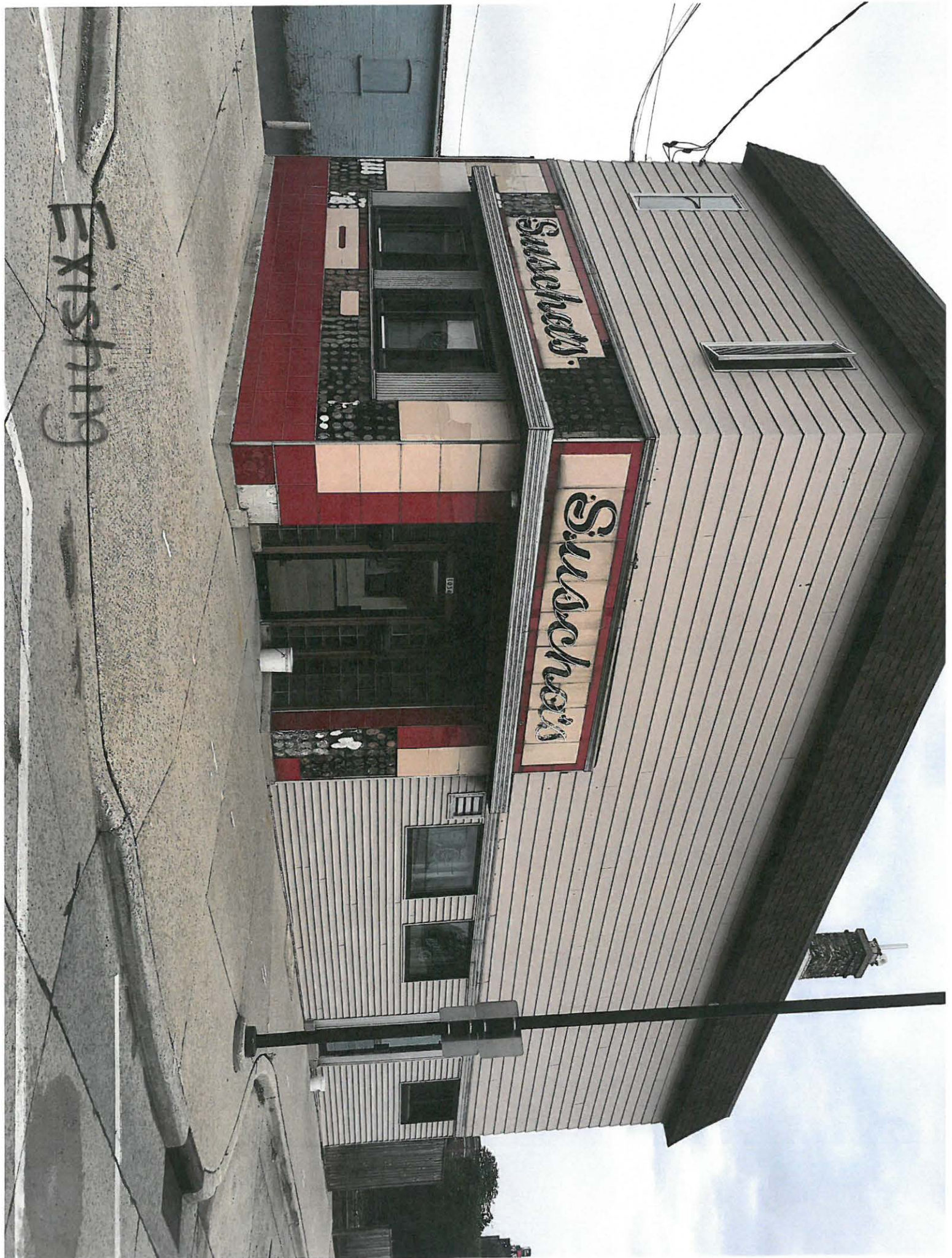
NAME OF PROPOSED/EXISTING BUSINESS: Suscha's Bar
ADDRESS OF PROPERTY AFFECTED: 1054 Pennsylvania Avenue
NEW BUILDING: _____ ADDITION: _____ REMODELING: X
DESCRIPTION OF PROPOSED PROJECT: Tear off existing tile on west + south corner of building along with siding on lower half of building, continuing on the south side of building + replace with new + darker LP siding.

DESCRIPTION OF EXISTING EXTERIOR DESIGN AND MATERIALS: Glass / Plastic tile + Alum. siding.

DESCRIPTION OF THE PROPOSED EXTERIOR DESIGN AND MATERIALS: LP Siding on what is now Alum. siding + tiles.

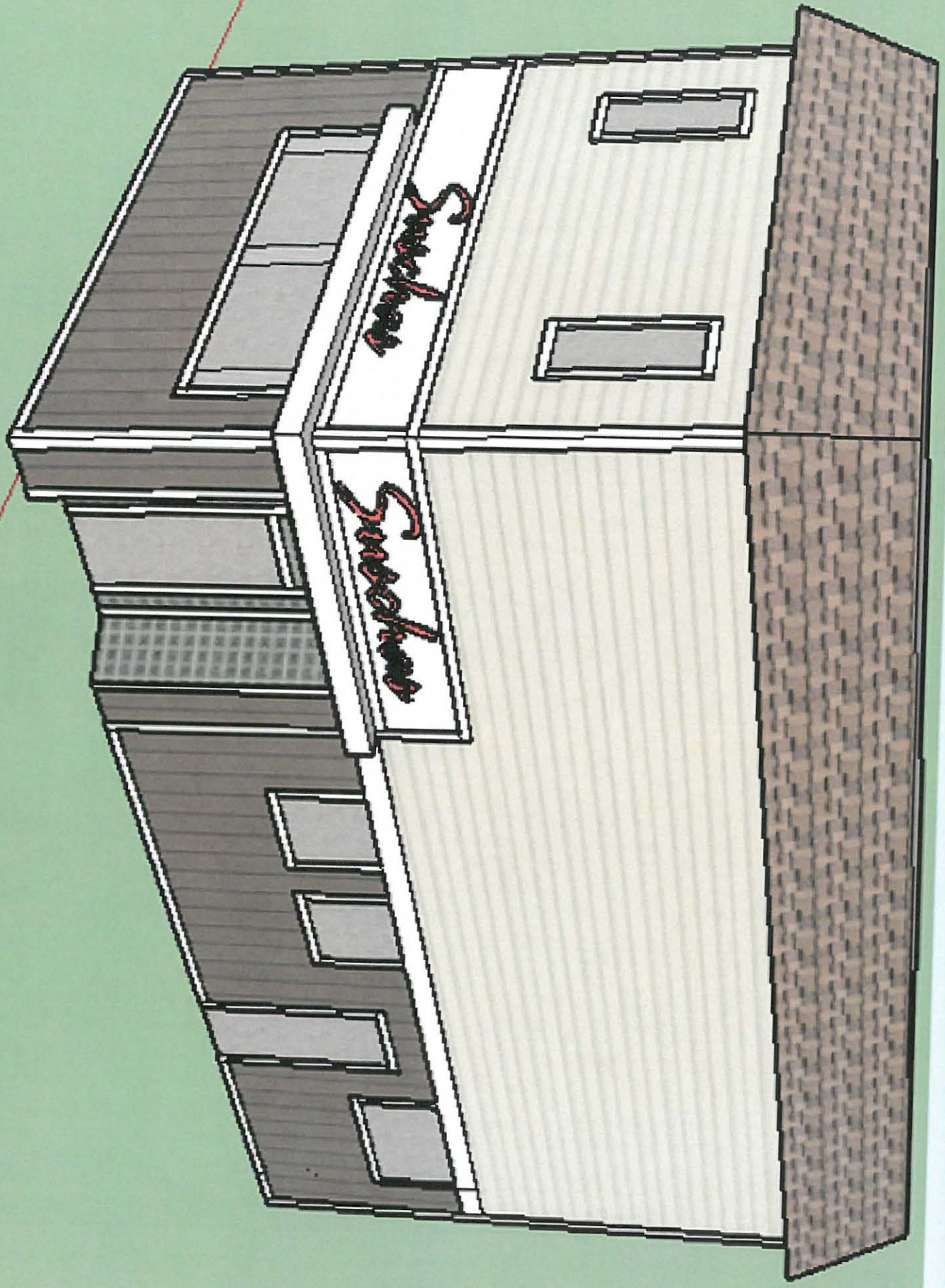
3. NAMES AND ADDRESSES

OWNER OF SITE: RYAN LEHMANN
ADDRESS: 1447 South 21 Street
PHONE: (920) 254-2518 FAX NO.: ()
ARCHITECT: Wigg Brothers Attn: Michael Ferraro
ADDRESS: Wigg Brothers 1503 S. 9th Street
Michael Ferraro: 2214 Riverfalls Dr. Sheboygan Falls



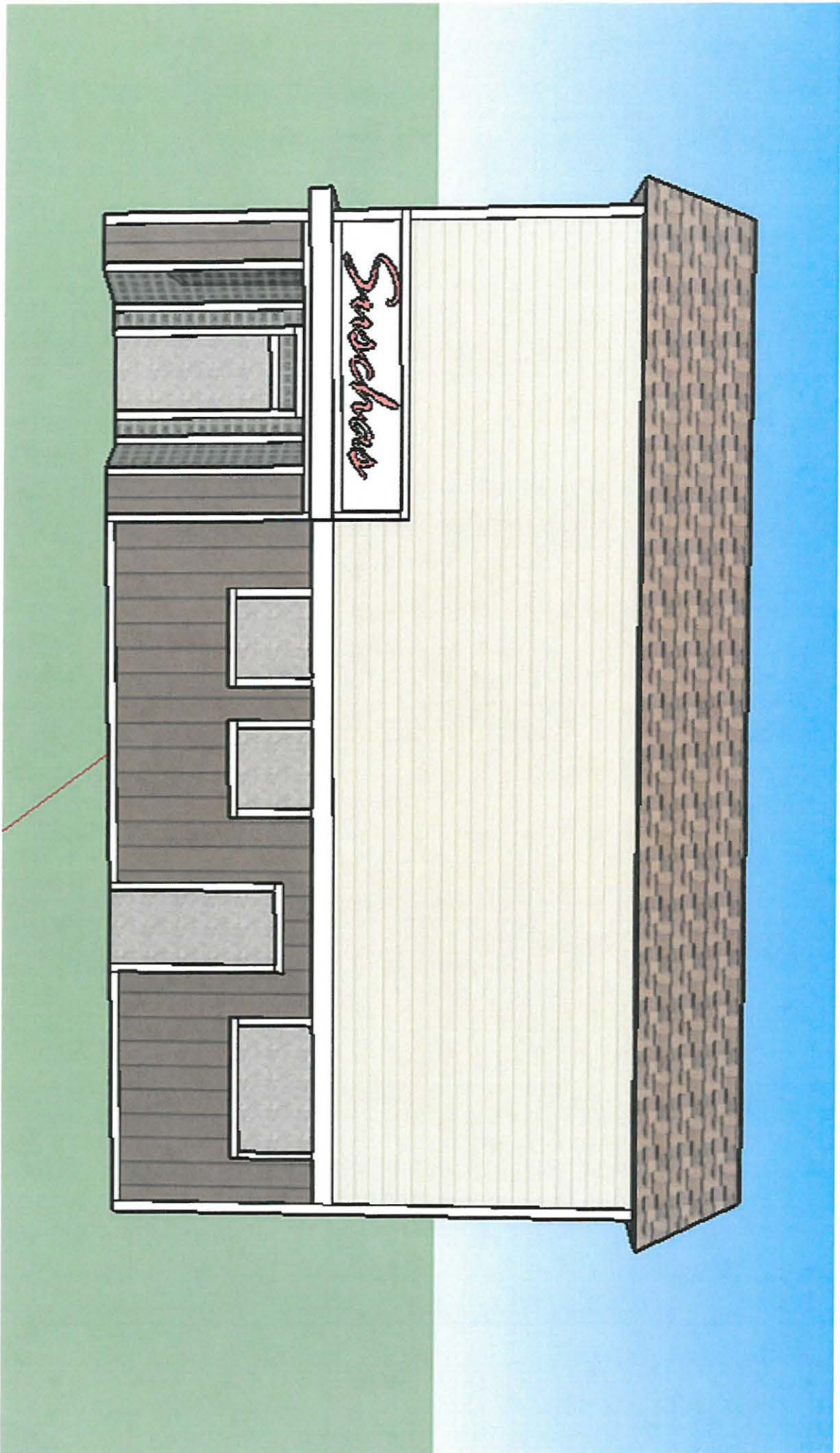
Existing





Existing





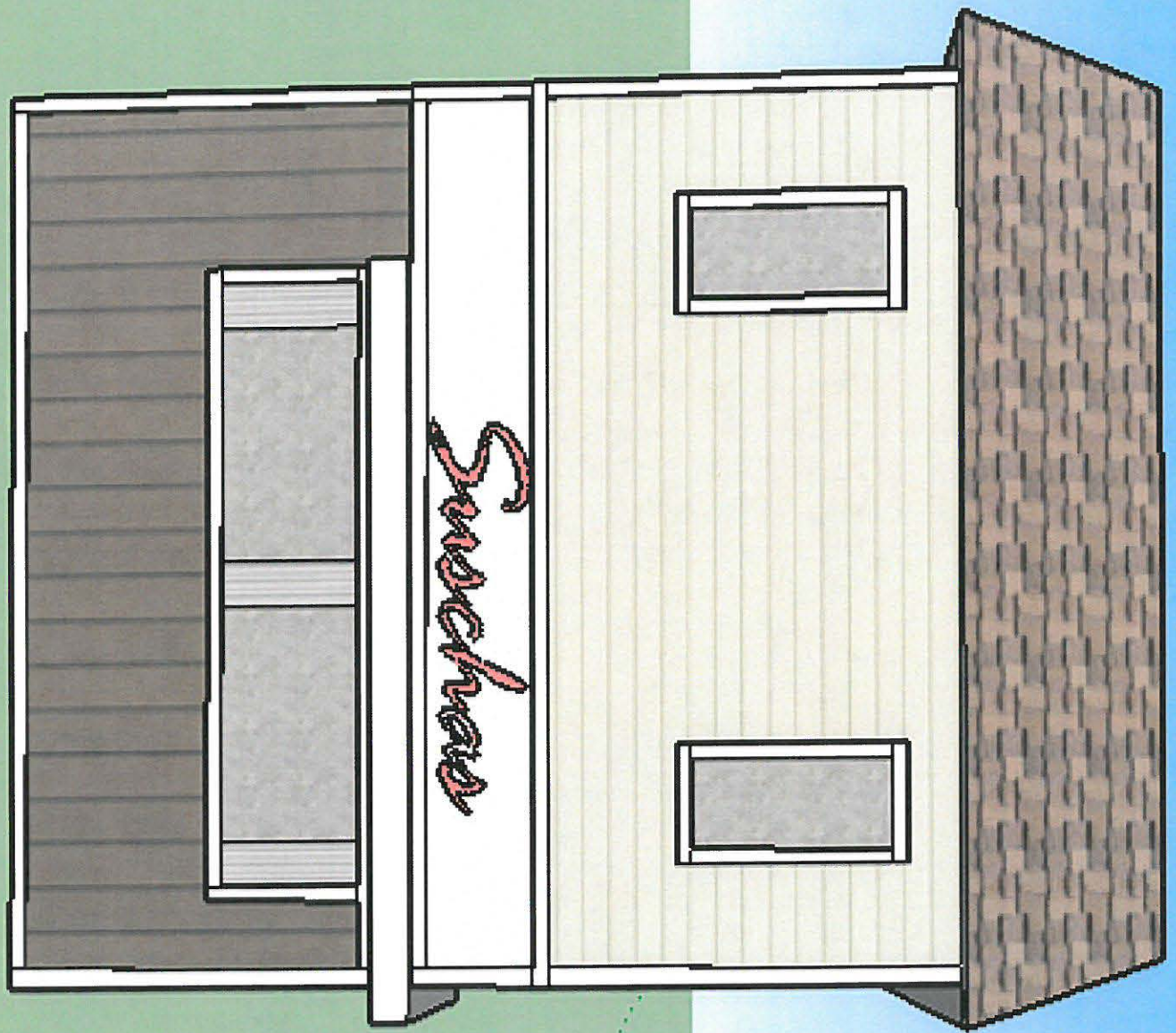


Suaschev's

STOP

WILD LADIES

TRAVEL



CITY OF SHEBOYGAN

REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION

ITEM DESCRIPTION: Building Addition to James Madison Elementary School at 2302 David Avenue.

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

REPORT DATE: January 5, 2018

MEETING DATE: January 8, 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 to construct a new building addition at James Madison Elementary School located at 2302 David Avenue. The applicant states:

- This is an elementary school for kindergarten through 5th grade education. The school covers a range of services and specialties for special education. Current enrollment is 376 students. The enrollment is not expected to increase with the new building addition.
- The project includes a 3,200sf (39 x 82), 1-story addition at the northeast corner of the school. The new addition will provide an additional special education room and an additional classroom. These same spaces are currently located in the existing facility. The existing facility will have minimal interior renovation.
- James Madison Elementary has been constructed with multiple additions and renovations; the last completed in 2005. The exterior of the building consists primarily of modular face brick and precast concrete wall panels at the gymnasium. The building colors are variations of brown and tan. The existing clad wood windows and roof trim are medium brown with clear glass.
- The proposed addition adds onto the addition built in 2002 and will consist of a matching blend of brown and tan modular size brick. The exterior clad wood windows and roof edge will match the medium brown finish used on the existing facility. Aluminum storefront at the exterior doors will be medium bronze.

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.: 430990
MAP NO.: _____
ZONING CLASSIFICATION: SR-5

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
ADDRESS: 1227A N. 8th Street, Sheboygan, WI 53081
E-MAIL ADDRESS: mschuchardt@brayarch.com
PHONE: (920) 459-4200 FAX NO.: _____

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: James Madison Elem. School
ADDRESS OF PROPERTY AFFECTED: 2302 David Avenue
NEW BUILDING: _____ ADDITION: X REMODELING: X
DESCRIPTION OF PROPOSED PROJECT: See attachment

DESCRIPTION OF **EXISTING** EXTERIOR DESIGN AND MATERIALS: _____
See attachment

DESCRIPTION OF THE **PROPOSED** EXTERIOR DESIGN AND MATERIALS: _____
See attachment

ADDITION & REMODELING TO
JAMES MADISON ELEMENTARY SCHOOL
SHEBOYGAN AREA SCHOOL DISTRICT
SHEBOYGAN, WISCONSIN
BRAY PROJECT NO. 3247JM



Bray Associates Architects, Inc.
Milwaukee & Sheboygan, Wisconsin

Tuesday | December 12, 2017

CITY OF SHEBOYGAN – ARCHITECTURAL REVIEW APPLICATION

DESCRIPTION OF PROPOSED PROJECT

The proposed one-story addition will include approximately 3,200 square feet of new construction. The school is located on the corner of South 24th Street and David Avenue. The addition is located on the east side of the existing school. The new addition will provide an additional special education room and an additional classroom. These same spaces are currently located in the existing facility. The existing facility will have minimal interior renovation.

DESCRIPTION OF EXISTING EXTERIOR DESIGN & MATERIALS

James Madison Elementary has been constructed with multiple additions and renovations; the last completed in 2005. The exterior of the building consists primarily of modular face brick and precast concrete wall panels at the gymnasium. The building colors are variations of brown and tan. The existing clad wood windows and roof trim are medium brown with clear glass. Please reference the attached photographs.

DESCRIPTION OF THE PROPOSED EXTERIOR DESIGN & MATERIALS

The proposed addition adds onto the additional built in 2002 and will consist of a matching blend of brown and tan modular size brick.

The exterior clad wood windows and roof edge will match the medium brown finish used on the existing facility. Aluminum storefront at the exterior doors will be medium bronze. Please reference the attached renderings.

DESCRIPTION OF THE BUILT ENVIRONMENT SURROUNDING PROPOSED PROJECT

James Madison Elementary 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 two classrooms. The existing facility has 69 standard and 6 handicap accessible on-site parking stalls. The facility will have a daily average of 70 staff members and 15 standard and 9 special education classrooms. A total of 82 on-site stalls are required. The facility is located on a corner. Residences are located directly to the east. In additional residences are located across surrounding streets to the north and west. Residences and a church are located across the street to the south.



Northwest Classroom Elevation



East Gym Elevation



East Classroom Elevation



Northeast Elevation

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James Madison Elementary School

December 12, 2017

Existing Exterior





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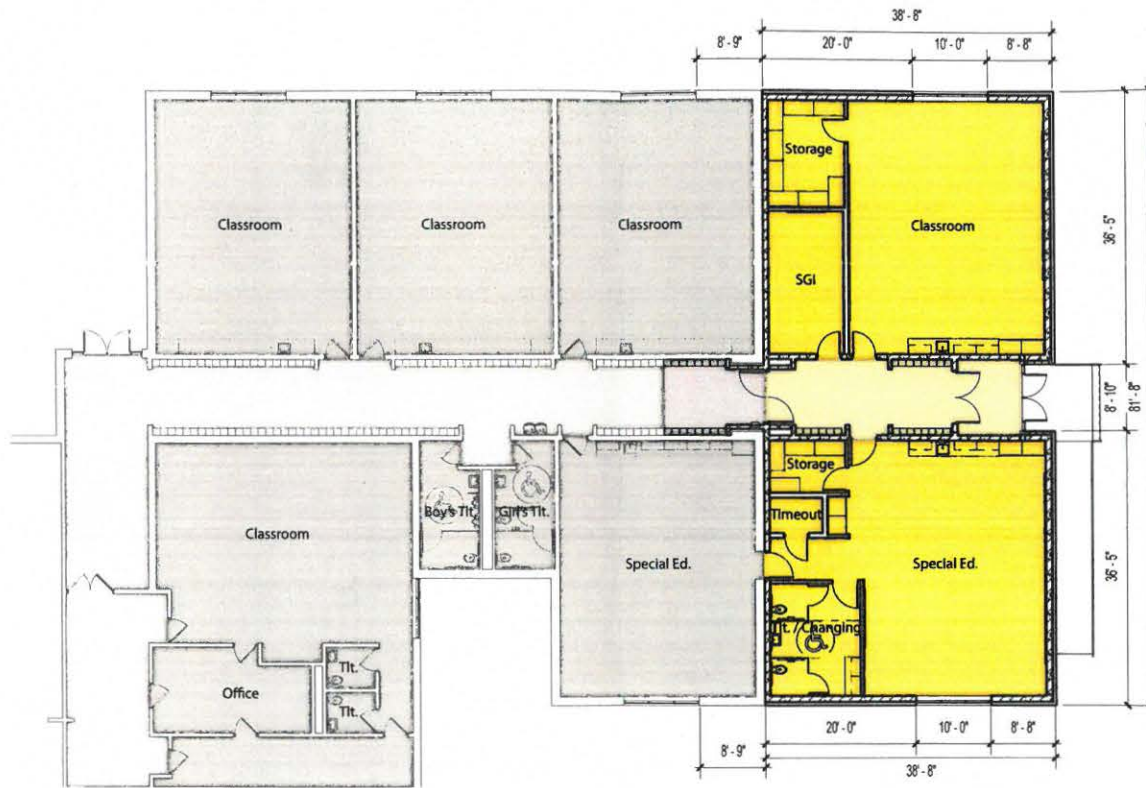
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James Madison Elementary School

Site Plan

December 12, 2017





NEW CONSTRUCTION: 3,198 SF RENOVAION: 133 SF

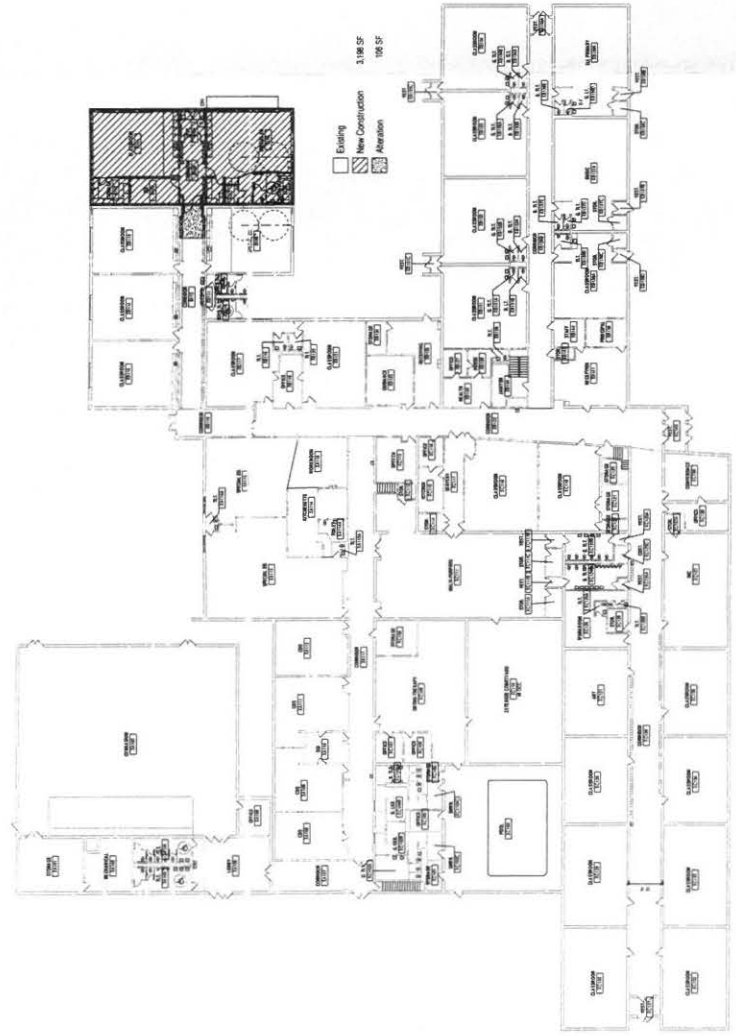
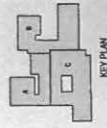
James Madison Elementary School

Proposed Plan 1/16" = 1'0"

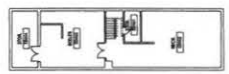
December 12, 2017

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(920) 459-4200 • www.brayarch.com





Overall First Floor Plan
 Scale: 1/8" = 1'-0"



Overall Lower Level Floor Plan
 Scale: 1/8" = 1'-0"



Looking Southwest

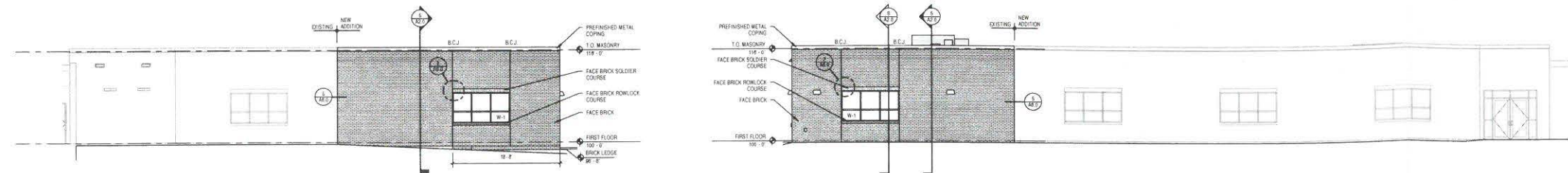
James Madison Elementary School

Proposed Addition

December 12, 2017

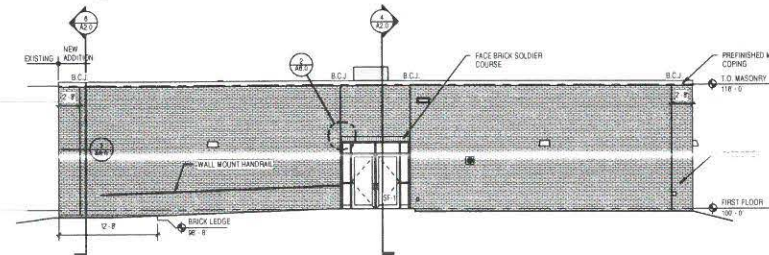
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architects
with the goal of forward thinking
12238 Access Road, Suite 200, P.O. Box 7071 • Greengarden, Wisconsin 53012-0975
761-459-4200 • www.brayarchitect.com



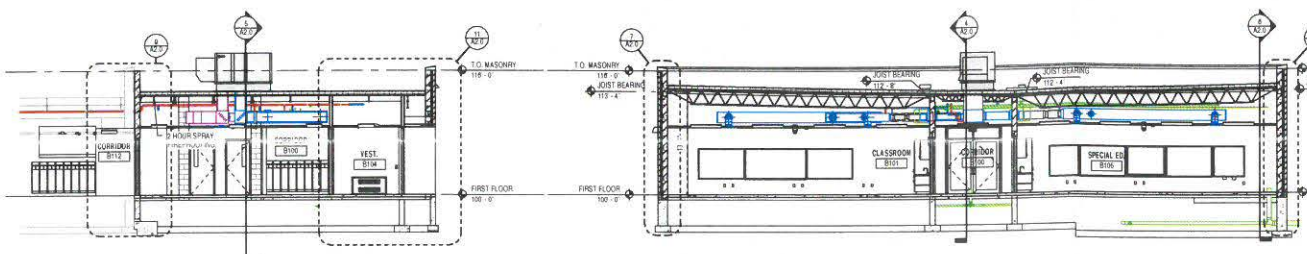


1 South Building Elevation
Scale: 1/8" = 1'-0"

2 North Building Elevation
Scale: 1/8" = 1'-0"

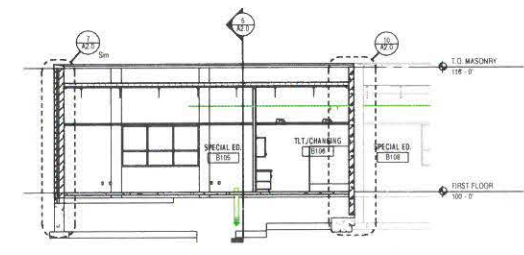


3 East Building Elevation
Scale: 1/8" = 1'-0"

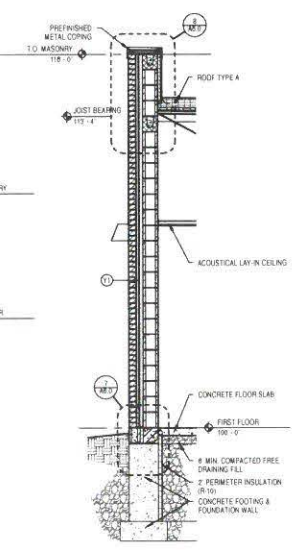


4 Building Section @ Corridor
Scale: 1/8" = 1'-0"

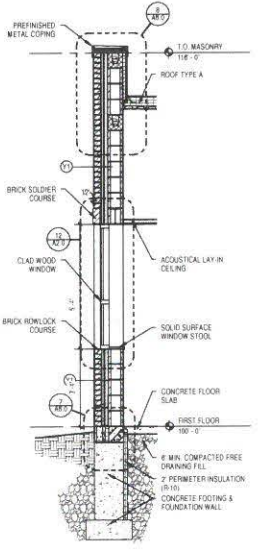
5 Building Section @ Classrooms
Scale: 1/8" = 1'-0"



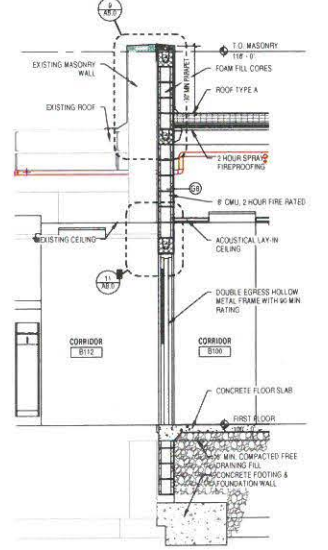
6 Building Section @ Special Ed.
Scale: 1/8" = 1'-0"



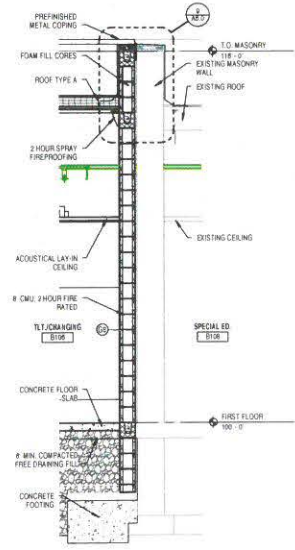
7 Wall Section @ Ext. Wall
Scale: 3/8" = 1'-0"



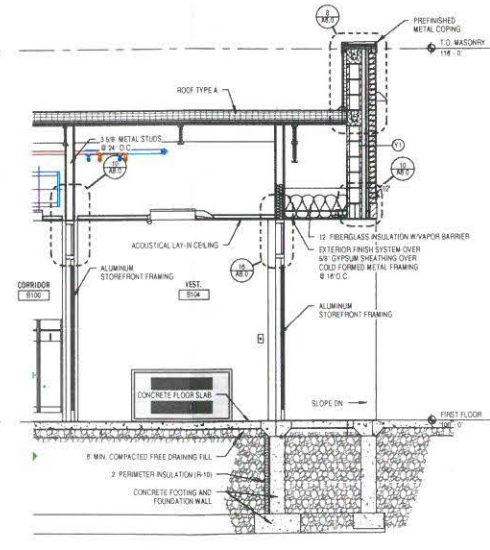
8 Wall Section @ Window
Scale: 3/8" = 1'-0"



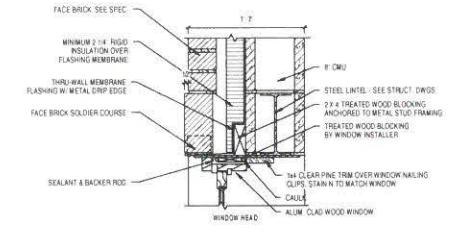
9 Wall Section @ Firewall 1
Scale: 3/8" = 1'-0"



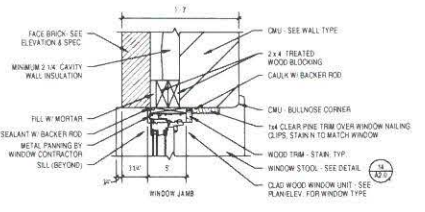
10 Wall Section @ Firewall 2
Scale: 3/8" = 1'-0"



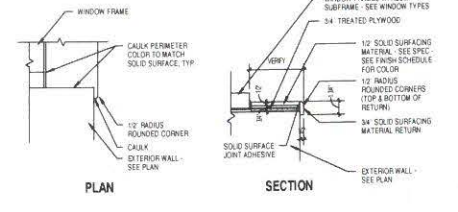
11 Wall Section @ Vestibule
Scale: 3/8" = 1'-0"



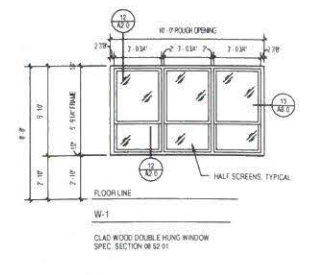
12 Clad Wood Window Head & Sill
Scale: 1/2" = 1'-0"



13 Clad Wood Window Jamb Detail
Scale: 1/2" = 1'-0"



14 Window Stool Detail
Scale: 1/2" = 1'-0"



15 Window Types
Scale: 1/4" = 1'-0"

EXTERIOR ASSEMBLIES

EXTERIOR WALL ASSEMBLY SUMMARIES, REFER TO G14 FOR DETAILS

EXTERIOR WALLS WITH BRICK VENEER

EXTERIOR WALLS WITH BRICK VENEER

EXTERIOR WALLS WITH BRICK VENEER



Office Locations:

Milwaukee
828 S. 1st Street
Milwaukee, Wisconsin 53204
T: 414.226.0200

Sheboygan
PO Box 555
Sheboygan, Wisconsin 53082
T: 920.459.4200
www.brayarch.com

Project Title:
Addition & Remodeling to:
James Madison Elementary
Sheboygan Area School District
2302 David Avenue, Sheboygan, WI

REVISIONS

DATE	DESCRIPTION

Project Number:
3247JM

Issues For:
Construction Documents

November 21, 2017

Sheet Title:
Exterior Elevations, Building Sections, Wall Sections & Window Details

Sheet Number:

A2.0

12/12/2017 8:35:36 AM
F:\sheboygan\Documents\3247 - James Madison Central - mchubarkov



CITY OF SHEBOYGAN

REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION

ITEM DESCRIPTION: Building Addition to Sheridan Elementary School at 1412 Maryland Avenue.

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

REPORT DATE: January 5, 2018

MEETING DATE: January 8, 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 to construct a new building addition at Sheridan Elementary School located at 1412 Maryland Avenue. The applicant states:

- This is a bi-lingual elementary school for kindergarten through 5th grade education. Current enrollment is 267 students. The enrollment is not expected to increase with the new building addition.
- The project includes a 5,280sf, 1-story addition at the north side of the school. The new addition will include two 5th grade classrooms and a new art room. Moving the art and 5th grade classrooms will also allow expansion of special education and small group instruction.
- The existing facility will be renovated to include a larger cafeteria and a new kitchen. The HVAC system will be replaced.
- Sheridan Elementary School has been constructed with multiple additions and renovations, the last which was completed in 2005. The exterior consists primarily of gray/tan aggregate precast wall panels. The gymnasium is a tan modular face brick. The existing windows and roof trim are dark brown with clear glass.
- The proposed addition will consist of exposed aggregate precast wall panels. The color of the panels will match the existing color on the facility. The panel joints and details will match the existing building. The exterior windows and roof edge will match the dark brown finish used on the existing facility.

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

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

E-MAIL ADDRESS: mschuchardt@brayarch.com

PHONE: (920) 459-4200 FAX NO.: _____

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Sheridan Elementary School

ADDRESS OF PROPERTY AFFECTED: 1412 Maryland Avenue

NEW BUILDING: _____ ADDITION: X REMODELING: X

DESCRIPTION OF PROPOSED PROJECT: See attachment

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

See attachment

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

See attachment

ADDITION & REMODELING TO
SHERIDAN ELEMENTARY SCHOOL
SHEBOYGAN AREA SCHOOL DISTRICT
SHEBOYGAN, WISCONSIN
BRAY PROJECT NO. 3247S



Bray Associates Architects, Inc.
Milwaukee & Sheboygan, Wisconsin

Tuesday | December 12, 2017

CITY OF SHEBOYGAN – ARCHITECTURAL REVIEW APPLICATION

DESCRIPTION OF PROPOSED PROJECT

The proposed one-story addition will include approximately 5,240 square feet of new construction. The school is located on the corner of South 14th Street and Maryland Avenue. The addition is located on the north side of the existing school. The new addition will include two 5th grade classrooms and a new art room. These same spaces are currently located in the existing facility. The existing facility will be renovated to include a larger cafeteria and a new kitchen. HVAC will also be upgraded.

DESCRIPTION OF EXISTING EXTERIOR DESIGN & MATERIALS

Sheridan Elementary has been constructed with multiple additions and renovations; the last completed in 2005. The exterior of the building consists primarily of a gray/tan exposed aggregate precast wall panels. The gymnasium portion of the school is tan modular face brick. The existing windows and roof trim are dark brown with clear glass. Please reference the attached photographs.

DESCRIPTION OF THE PROPOSED EXTERIOR DESIGN & MATERIALS

The proposed addition will consist of exposed aggregate precast wall panels. The color of the panels will match the existing color on the facility. The panel joints and details will match the existing building.

The exterior windows and roof edge will match the dark brown finish used on the existing facility. Please reference the attached renderings.

DESCRIPTION OF THE BUILT ENVIRONMENT SURROUNDING PROPOSED PROJECT

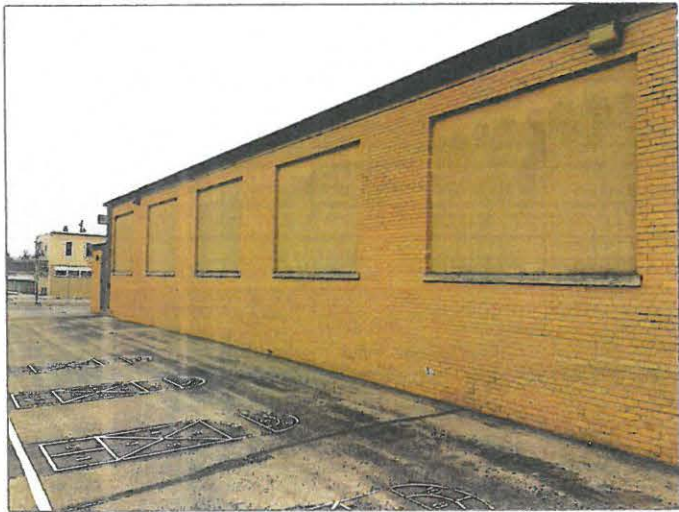
Sheridan Elementary is located in a Neighborhood Residential (NR) Zone and is considered an Indoor Institutional use. Parking requirements include one stall per teacher and per staff member, plus one space per two classrooms. The facility has 49 staff members and 17 classrooms. A total of 58 on-site parking stalls are required. The existing facility has 9 standard and 1 handicap accessible parking stalls. There are 17 standard angled, 1 HC angled and 15 parallel stalls along Maryland Avenue. There are 13 stalls on 15th street. The site and adjacent street parking provides 56 stalls during a typical school day. The school covers an entire city block. Residences are located across the surrounding streets to the north, east, south and west. The school district is seeking a variance to construct the addition without adding additional on-site parking stalls. Additional on-site stalls will decrease the already limited playground areas.



South Elevation - Clock Tower



Southeast Elevation



North Gym Elevation



Partial North Elevation

Sheridan Elementary School

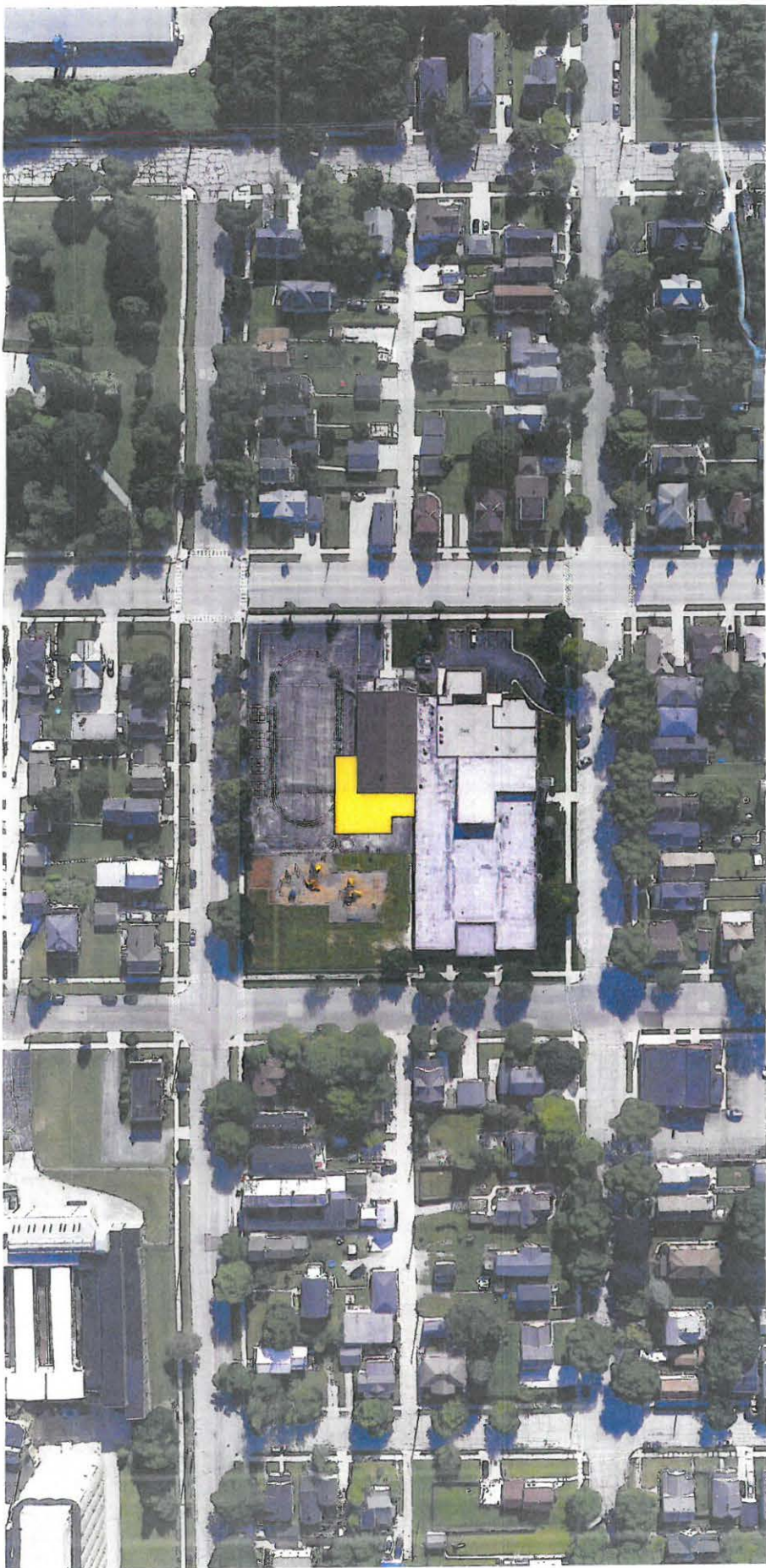
Existing Exterior

December 12, 2017



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920.459.4200 • www.brayarch.com





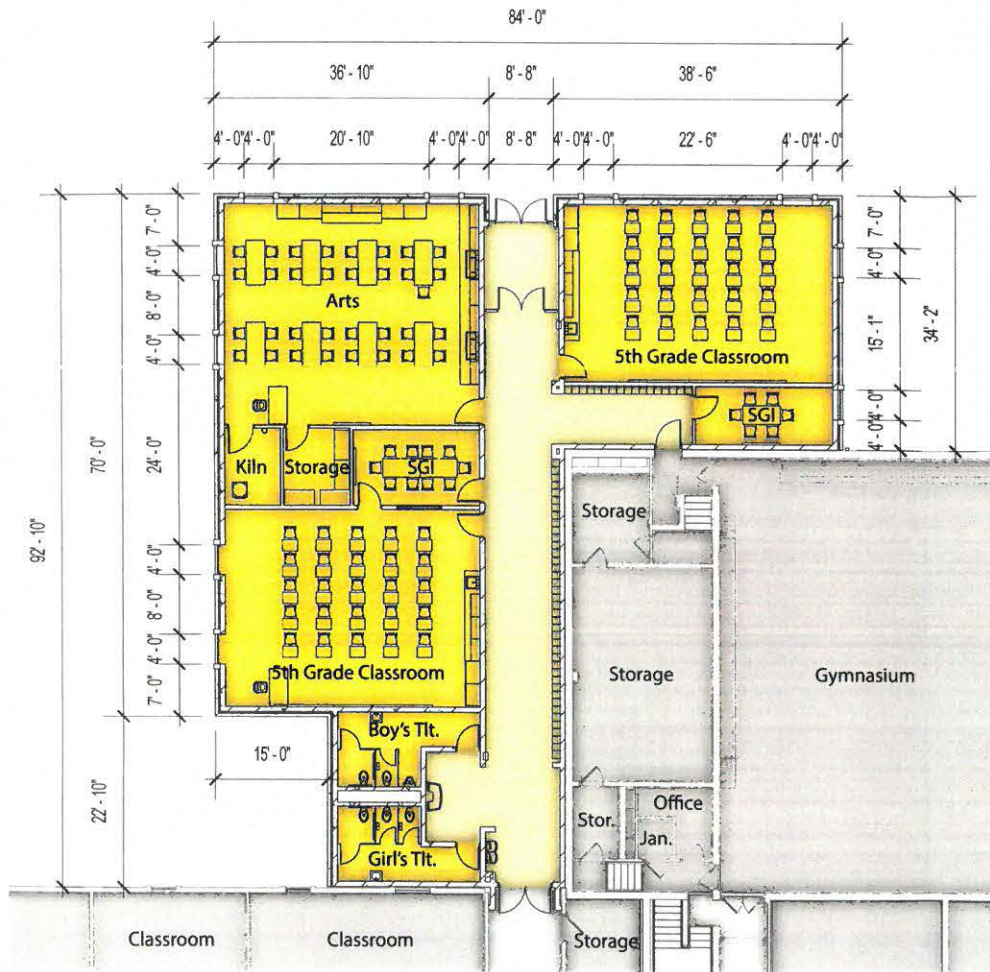
Sheridan Elementary School

December 12, 2017

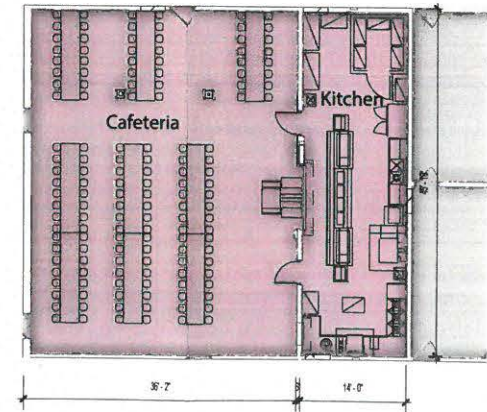
Site

 **bray**
architects
solid foundation. forward thinking
1222A North 8th Street • P.O. Box 955 • Sheboygan, Wisconsin 53082-0955
920-459-1000 • www.brayarch.com





Fist Floor Plan - Addition New Construction : 5,265 s/ft
1/16" : 1'0"



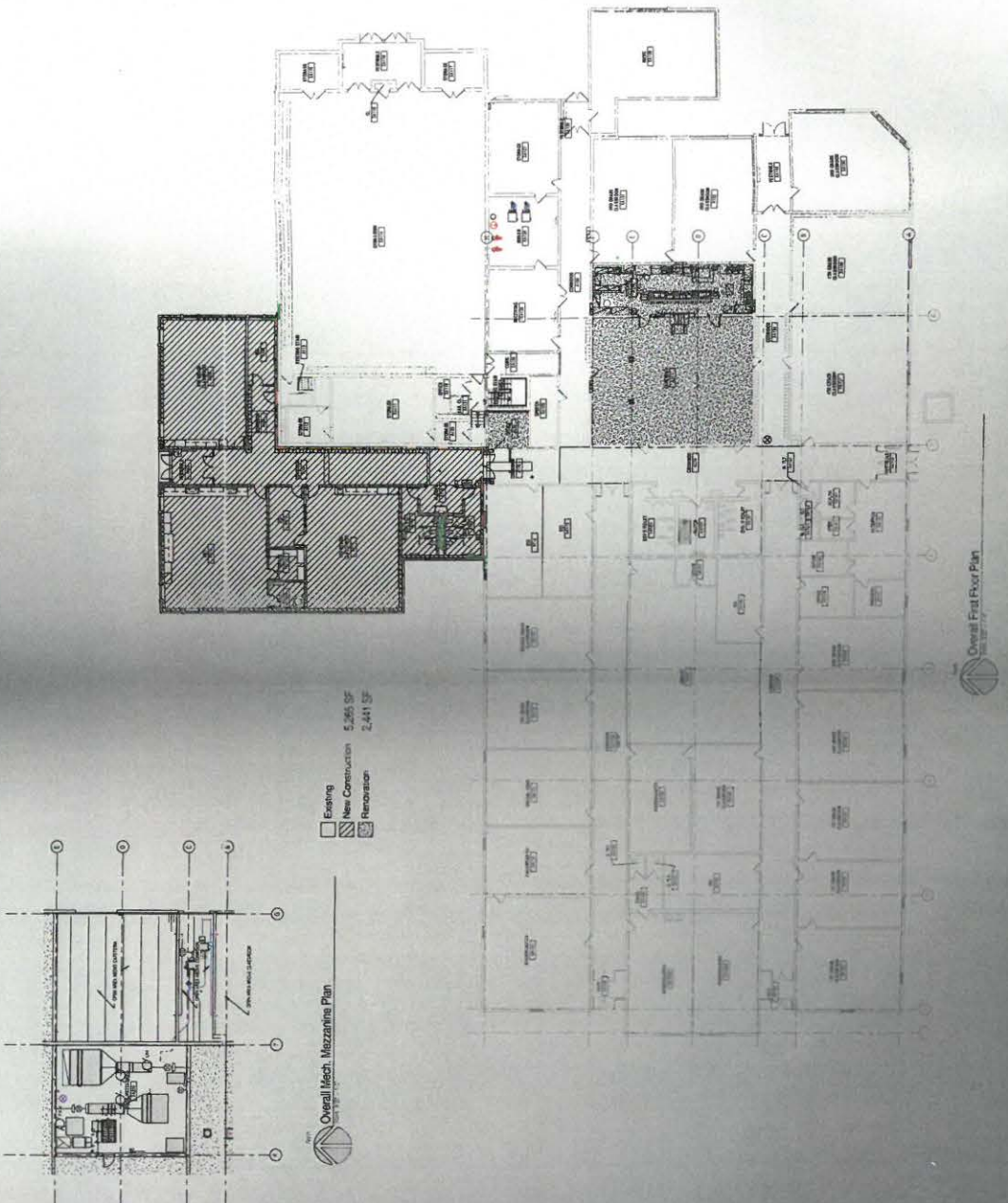
Fist Floor Plan - Addition Renovation : 2,322 s/ft
1/16" : 1'0"

Sheridan Elementary School

Proposed Plan

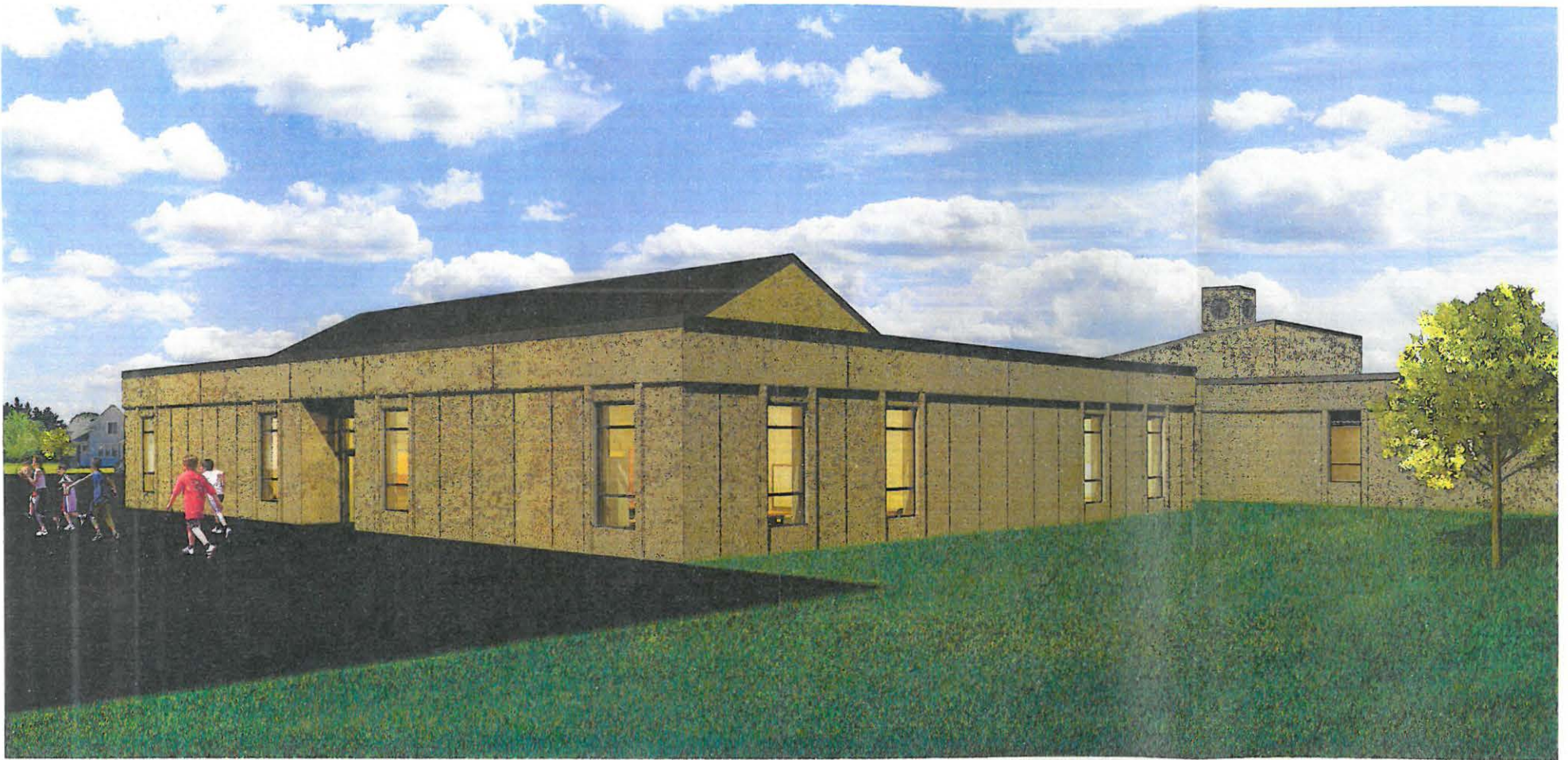
December 12, 2017





Overall Mech. Mezzanine Plan
 Scale: 1/8" = 1'-0"

Overall First Floor Plan
 Scale: 1/8" = 1'-0"



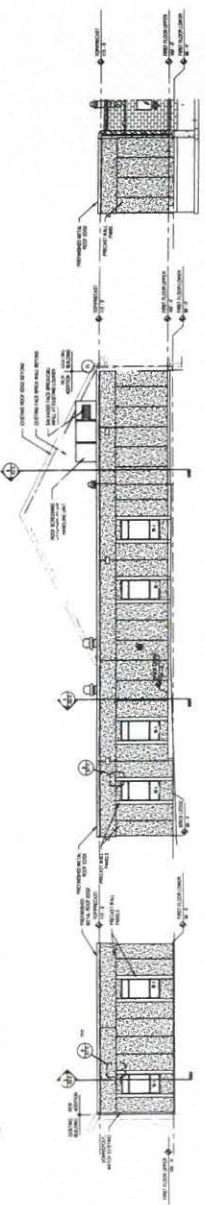
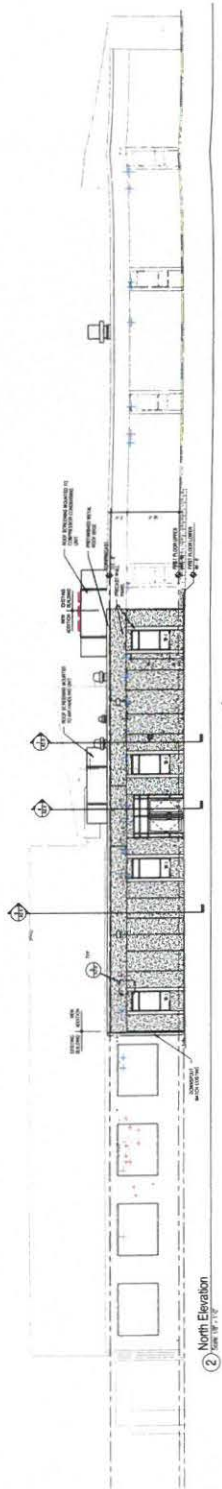
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Sheridan Elementary School

December 12, 2017

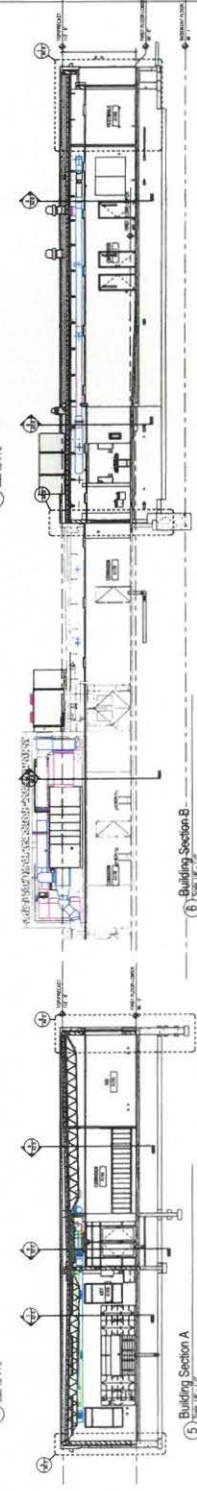
Proposed Addition



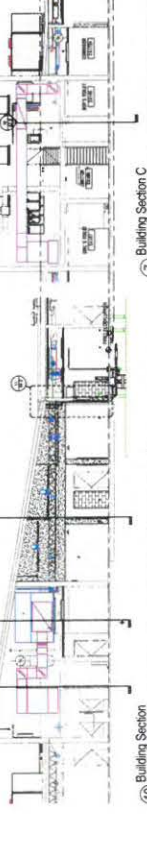


3 New West Elevation
 Scale: 1/8" = 1'-0"

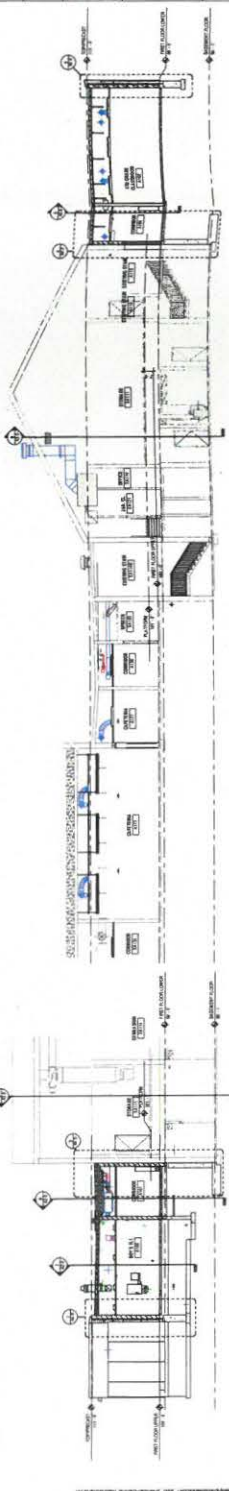
4 South Elevation
 Scale: 1/8" = 1'-0"



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



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



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



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Sheridan Elementary School

Existing Precast

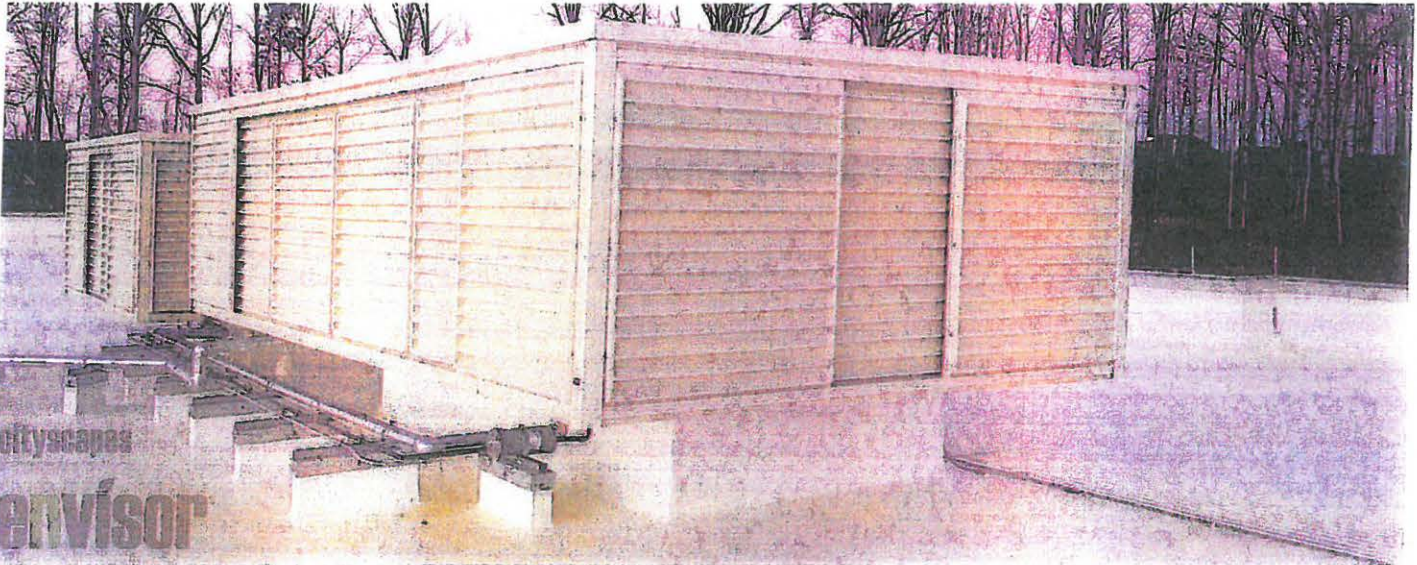
December 12, 2017





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Google Earth

CITY OF SHEBOYGAN

REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION

ITEM DESCRIPTION: Building Addition to Sheboygan Chrysler Center Service Facility at 2701 Washington Avenue.

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

REPORT DATE: January 5, 2018

MEETING DATE: January 8, 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:

Sheboygan Chrysler Center, Inc. is proposing to construct a new addition to their existing car dealership and automotive service facility located at 2701 Washington Avenue. The applicant states:

- We are proposing a 4,500sf (60 x 75) addition to the east side of the existing service bay portion of the building. The addition will add additional vehicle repair service bays which enables Sheboygan Chrysler to continue to provide quality customer service by providing auto service/repair in a timely manner.
- The existing building is a metal building with painted steel siding and 1:12 pitch metal roofing. The proposed addition will match the width, height and roof pitch of the existing building and will add 60 feet of length to the service area. The proposed addition will be a metal building with metal siding, trim, metal roof and prefinished gutters and downspouts to match the existing service bay portion of the building.

STAFF COMMENTS:

None.

ACTION REQUESTED:

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

ATTACHMENTS:

Architectural Review Board Application and required attachments.

PARCEL NO.:	<u>431772</u>
MAP NO.:	_____
ZONING CLASSIFICATION:	<u>SC</u>

Office Use Only	
DATE SUBMITTED:	_____
REVIEW DATE:	<u>1/8/18</u>

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: Sheboygan Chrysler Center Inc.

ADDRESS: 2701 Washington Avenue

E-MAIL ADDRESS: Stacy.Raatz@Sheboyganauto.com

PHONE: (920) 459-6020 FAX NO.: (920) 459-6027

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Sheboygan Chrysler Center Inc.

ADDRESS OF PROPERTY AFFECTED: 2701 Washington Avenue

NEW BUILDING: _____ ADDITION: X REMODELING: _____

DESCRIPTION OF PROPOSED PROJECT: Expansion of the service garage portion of the existing auto sales and service facility. Addition is 4,500 S.F. Existing building is 24,750 S.F.

DESCRIPTION OF **EXISTING** EXTERIOR DESIGN AND MATERIALS: Existing building is a metal building with painted steel siding and 1:12 pitch metal roofing.

DESCRIPTION OF THE **PROPOSED** EXTERIOR DESIGN AND MATERIALS: The addition will match the width, height, and roof pitch of the existing building and add 60' to its length. Siding, trim, and roofing for the addition will match existing.



Sheboygan Chrysler Center
1701 Washington Avenue
Sheboygan, WI 53081

Conditional Use Permit – Written Description

Sheboygan Chrysler Center is a car dealership and automotive service facility located just west of South Business Drive on Washington Avenue and is zoned Suburban Commercial. Additional Suburban Commercial zoning surrounds the property to the west and north; Mixed Residential zoning lies to the south; Urban Industrial and Urban Commercial zoning lies to the east of the site.

We are proposing a 60' x 75', 4,500 s.f addition to the east side of the existing service bay portion of the building. The addition will provide additional service bays for their vehicle repair service which will enable Sheboygan Chrysler to continue to provide quality customer service by allowing auto service and repair in a timely manner. The proposed addition will be a metal building with metal siding, trim, metal roof, and prefinished gutters and downspouts to match the existing service bay portion of the building.

Sheboygan Chrysler is open Monday thru Friday from 7:00 am – 5:00 pm and Saturday from 7:00 am – Noon. They are closed Sundays. There will be no change in these hours of operation. They anticipate hiring 4-6 new employees.

The proposed addition complies with all requirements of Sub-Chapter 15-7. As the current use will remain the same, it will generate no significant increase in water consumption or traffic generation to the site.

We propose adding the required landscape plantings around the north wing of the existing building between the walkway and building. Foundation, Developed Lot, and Street Frontage landscaping will be provided. Paving Area will not be applicable to this project. 147 points will be required, 150 points will be provided.



WRITTEN DESCRIPTION – ARCHITECTURAL REVIEW APPLICATION

Sheboygan Chrysler Center
1701 Washington Avenue
Sheboygan, WI 53081

Zoning District

Suburban Commercial (SC)

Existing Land Use

Sheboygan Chrysler Center is a car dealership/ auto service center.

Proposed Land Use

The land use will not change.

Reason for Site Selection

The business currently exists in this location.

Hours of Operation

The hours of operation are Monday thru Friday from 7:00 am – 5:00 pm. Saturday from 7:00 am – Noon. They are closed Sundays. There will be no change in these hours of operation.

Estimated Employees

They are anticipating hiring 4-6 new employees.

Access

Access to the site is from Washington. The site access will not change.

Parking

Some inventory parking spaces will be removed from the site.

Building Design

The existing building is a metal building with painted steel siding and a 1:12 pitch metal roof. The new addition will match the width, height, and roof pitch of the existing building and add 60' to the length of the service area. The color of the siding, trim, doors and roofing of the addition will match the existing building.

Landscape Requirements

Foundation, Developed Lot, Street Frontage landscaping will be provided. 147 points will be required, 150 points will be provided. Paving Area will not be applicable to this project. The new landscaping will be provided around the north wing of the building between the walkway and building.

Performance Standards / Potential Nuisances

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

Site Lighting

One parking lot light pole may have to be relocated.

Signage Regulations

No new signage will be installed.

Written Justification

The addition will provide for more service bays for their vehicle repair service. This will enable Sheboygan Chrysler the ability to continue to provide quality customer service by allowing auto service and repair in a timely manner.

Other dealerships and auto repair services in the area include The Chevrolet, Buick, GMC, Cadillac dealership directly to the east and the car wash and quick lube buildings to the north east. These buildings are all located on the same property and also have a similar look to the Sheboygan Chrysler building.

ARCHITECTURAL REVIEW APPLICATION – EXISTING BUILDING PHOTOS

Sheboygan Chrysler Center
1701 Washington Avenue
Sheboygan, WI 53081



EAST ELEVATION OF SERVICE BAY



NORTHEAST CORNER OF SERVICE BAY...LOOKING SOUTHWEST



SOUTHEAST CORNER OF SERVICE BAY...LOOKING NORTHWEST



EAST ELEVATION OF SHOWROOM JOINING NORTH ELEVATION OF SERVICE BAY



NORTHEAST ELEVATION OF SHOWROOM

MONUMENTATION LEGEND

- ⊕ - GOVERNMENT CORNER FOUND
 - - 1" IRON PIPE FOUND
 - ⊙ - 3/4" O.D. x 18" IRON REBAR SET WEIGHING 1.50 LBS./LIN. FT.
 - ▲ - IRON MASONRY NAIL SET
 - () - INDICATES 'RECORDED AS (SHOWING RECORDED BEARING, LENGTH OR LOCATION)' WHERE VARIES FROM RECORD.
- ALL LINEAR MEASUREMENTS HAVE BEEN MADE TO THE NEAREST ONE HUNDREDTH OF A FOOT AND ALL ANGULAR MEASUREMENTS HAVE BEEN MADE TO THE NEAREST SECOND.

LEGEND

- | EXISTING | | UTILITIES | |
|---------------|-------|-----------|-----------------------------------|
| — SAN | — SAH | ○ MH | — SANITARY SEWER MANHOLE |
| ○ CO | — CO | □ | — CLEANOUT END SECTION |
| ○ HYD | — HYD | ○ HV | — HYDRANT & VALVE |
| ○ WY | — WY | ○ WV | — WATER VALVE |
| — G | — G | □ | — GAS MAM |
| — UE | — UE | □ | — GAS METER |
| — UT | — UT | □ | — UNDERGROUND ELECTRIC LIGHT POLE |
| | | □ | — ELECTRIC PEDESTAL |
| | | □ | — ELECTRIC TRANSFORMER |
| | | □ | — UNDERGROUND TELEPHONE |
| | | □ | — TELEPHONE PEDESTAL |
| MISCELLANEOUS | | | |
| ○ | ○ | ○ | — TREES |
| — | — | — | — SIGN |
| — | — | — | — CONTOURS |
| — | — | — | — CONTOURS - HIGH |
| — | — | — | — PAVEMENT |
| — | — | — | — SURVEY |
| — | — | — | — PROPERTY LINE |
| — | — | — | — SECTION LINE |



WASHINGTON AVENUE (S.T.H. '28')

(N48°21'39"E, 307.15')
(N50°3'30"E, 307.15')

R=889.12'
CB=N66°47'30"E
CL=511.98'
ARC=519.33'

BM TOP OF HYDRANT OPERATING NUT=65.90 (CITY DATUM) (ADD 580.74 FOR NAVD)

(S08°10'28"E, 20.00')
(S06°28'31"E, 20.00')

BM TOP OF HYDRANT OPERATING NUT=65.90 (CITY DATUM) (ADD 580.74 FOR NAVD)

(N02°09'39"W, 20.00')
(N03°31'27"W, 20.00')

R=889.12'
CB=N88°34'59"E
CL=13.67'
ARC=13.67'

W LINE OF SE1/4 OF SE1/4 SEC.33 S00°33'44"W
(N00°33'44"E, 3.19')
(N00°03'48"W, 3.17')

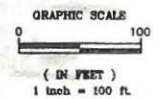
R=1036.45'
CB=(N82°48'11"E)
CL=517.03'
ARC=522.54'

R=1036.45'
CB=N64°29'56"E
CL=516.93'
ARC=522.45'

S89°59'36"W, 1046.92'
(S8817°41"W, 1047.07')

S LINE OF SE1/4 SEC.33
S89°59'36"W, 2660.59'

BM TOP OF HYDRANT OPERATING NUT=63.10 (CITY DATUM) (ADD 580.74 FOR NAVD)



SW CORNER SEC.33, T15N, R23E MAG NAIL FND

UNION PACIFIC RAIL ROAD

S44°28'20"W, 43.22'
(S42°46'25"W, 43.24')

Calculated to Future

PROPERTY SURVEY	
MILLER ENGINEERS SCIENTISTS	5308 S. 12th Street Sheboygan, WI 53081-8099 Phone 920-458-8164 Fax 920-458-0369 www.startwithmiller.com

SHEBOYGAN CHRYSLER CENTER EAST SHOP ADDITION
2701 WASHINGTON AVENUE
SHEBOYGAN, WISCONSIN

SCALE	DATE	BY	SHEET
1"=100'	Dec. 12, 2017	WCF	1 of 2
JOB	OK	RGM	
NO.	DATE	DESCRIPTION	BY

AIR PHOTO PER: COUNTY GIS

CONCEPTUAL PLAN
NOT FOR
CONSTRUCTION



NOTE:
NOT ALL PUBLIC AND PRIVATE UTILITIES MAY BE SHOWN ON THIS DRAWING. THE UTILITIES SHOWN ON THIS DRAWING ARE BASED ON AVAILABLE RECORDS. ALL CONTRACTORS SHALL CONTACT DIGGER'S HOTLINE AND THE OWNER'S OF PRIVATE UTILITIES TO FIELD MARK THE LOCATION OF SITE UTILITIES. THE EXACT LOCATION OF ALL UTILITIES MUST BE FIELD VERIFIED PRIOR TO BEGINNING CONSTRUCTION. CONTRACTORS SHALL BE RESPONSIBLE FOR ANY DAMAGE DONE TO EXISTING SITE UTILITIES.

TO OBTAIN THE LOCATION OF PARTICIPANT'S UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
CALL DIGGER'S HOTLINE
1-800-242-8511
TOLL FREE
TELEFAX (414) 258-0947
TDD (FOR THE HEARING IMPAIRED) 1-800-542-2289
WISCONSIN STATUTE 182.0125 (1974) REQUIRES MINIMUM OF 3 WORKING DAYS NOTICE BEFORE YOU EXCAVATE



BUTEYN-PETERSON CONSTRUCTION COMPANY
N 7337 DAIRYLAND DRIVE, SHEBOYGAN, WI. 53083

SHEBOYGAN CHRYSLER
SERVICE ENTRANCE EXTENSION
2701 WASHINGTON AVENUE
SHEBOYGAN, WI 53081

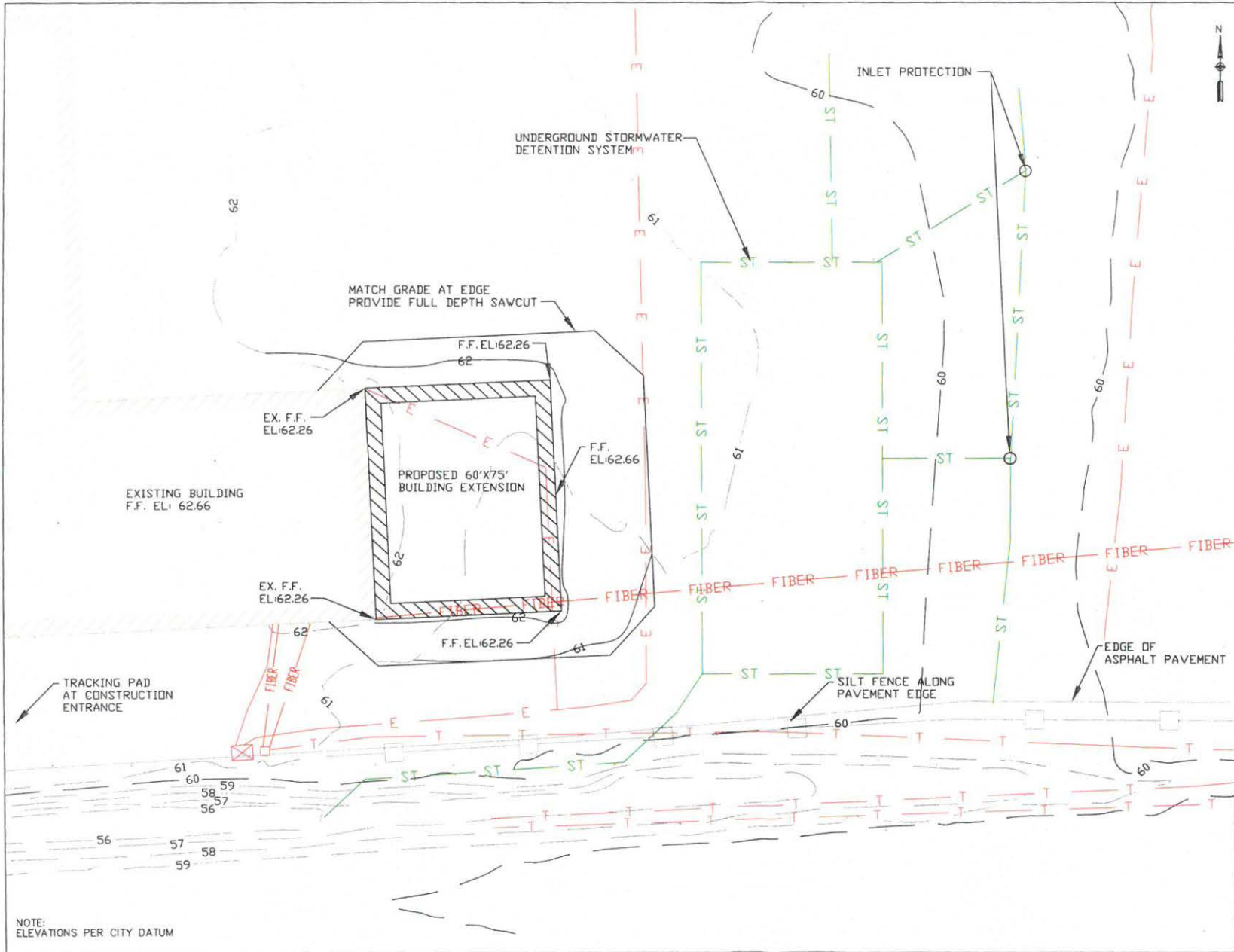
DATE: 12/8/17	JOB NO. 0000	SCALE 1" = 20'	SHEET NO. SITE
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CONCEPTUAL PLAN
NOT FOR
CONSTRUCTION



NOTE:
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TOLL FREE
TELEFAX (414) 296-0847
TDD (FOR THE HEARING IMPAIRED) 1-800-542-2289
WISCONSIN STATUTE 182.017A (1971)
REQUIRES MINIMUM OF 3 WORKING DAYS NOTICE BEFORE YOU EXCAVATE



NOTE:
ELEVATIONS PER CITY DATUM

BUTEYN-PETERSON CONSTRUCTION COMPANY N 7337 DAIRYLAND DRIVE, SHEBOYGAN, WI. 53083			
SHEBOYGAN CHRYSLER SERVICE ENTRANCE EXTENSION 2701 WASHINGTON AVENUE SHEBOYGAN, WI 53081			
DATE: 12/8/17	JOB NO. 0000	SCALE 1" = 30'	SHEET NO. SITE

CONCEPTUAL PLAN
NOT FOR
CONSTRUCTION



NOTE:

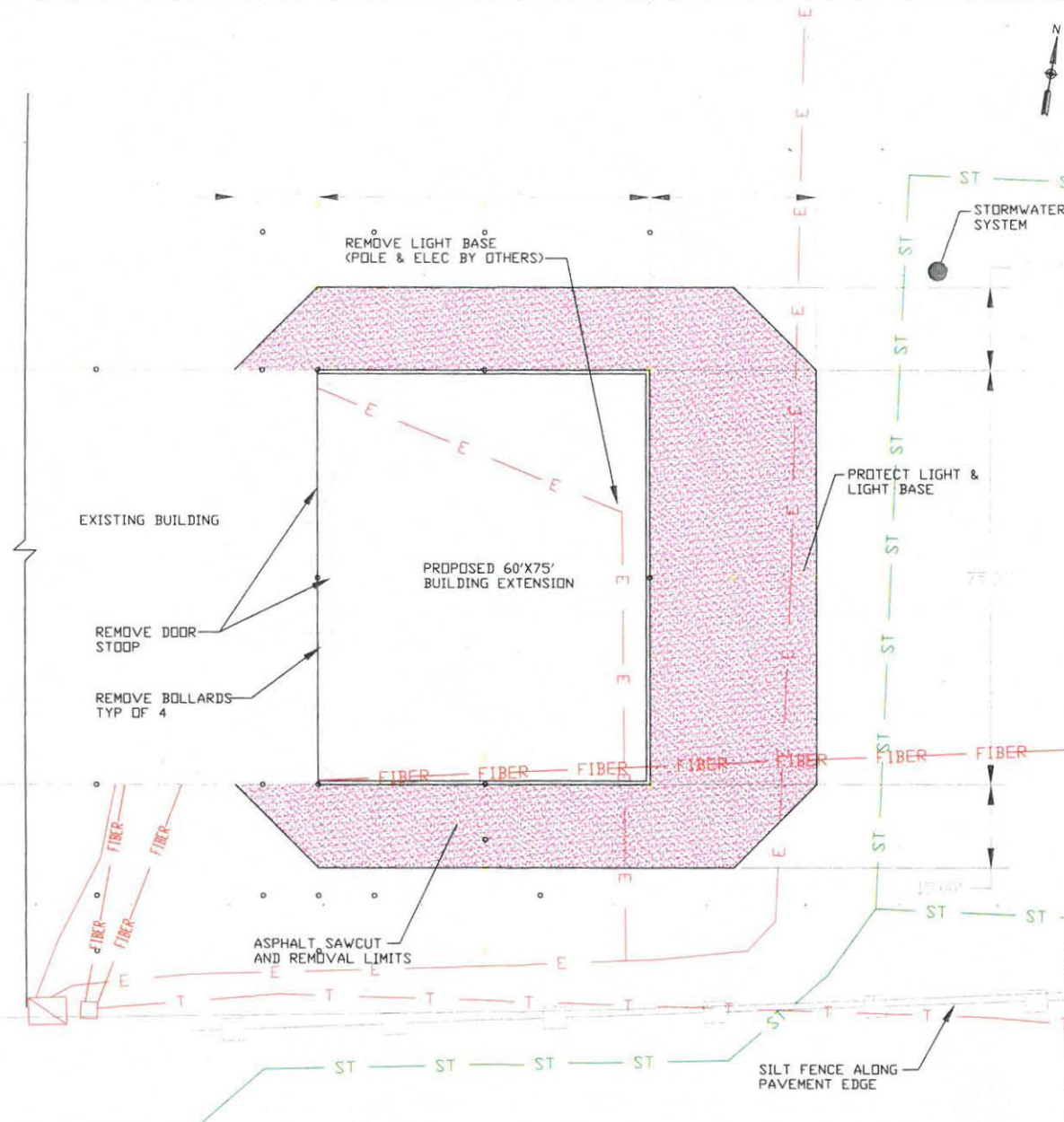
NOT ALL PUBLIC AND PRIVATE UTILITIES MAY BE SHOWN ON THIS DRAWING. THE UTILITIES SHOWN ON THIS DRAWING ARE BASED ON AVAILABLE RECORDS. ALL CONTRACTORS SHALL CONTACT DIGGER'S HOTLINE AND THE OWNER'S OF PRIVATE UTILITIES TO FIELD MARK THE LOCATION OF SITE UTILITIES. THE EXACT LOCATION OF ALL UTILITIES MUST BE FIELD VERIFIED PRIOR TO BEGINNING CONSTRUCTION. CONTRACTORS SHALL BE RESPONSIBLE FOR ANY DAMAGE DONE TO EXISTING SITE UTILITIES.

TO OBTAIN THE LOCATION OF PARTICIPANT'S UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

CALL DIGGER'S HOTLINE
1-800-242-8511

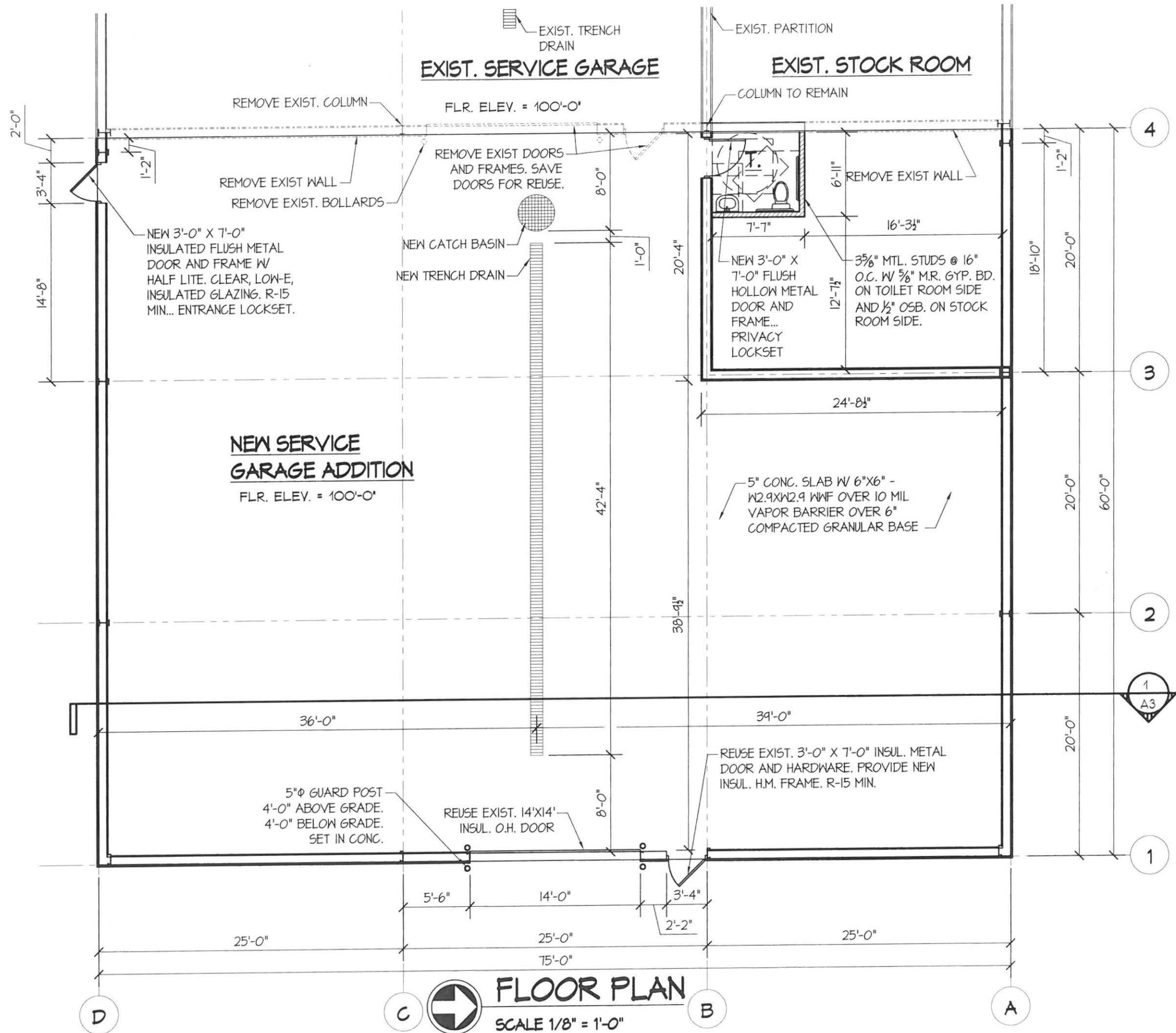
TOLL FREE TELEFAX (414) 258-0847
TDD (FOR THE HEARING IMPAIRED) 1-800-542-2289

WISCONSIN STATUTE 182.0125 (1975) REQUIRES MINIMUM OF 3 WORKING DAYS NOTICE BEFORE YOU EXCAVATE.



NOTE:
ILLUSTRATIONS AND QUANTITIES DO
NOT ACCOUNT FOR ADA PARKING

BUTEYN-PETERSON CONSTRUCTION COMPANY N 7337 DAIRYLAND DRIVE, SHEBOYGAN, WI. 53083			
SHEBOYGAN CHRYSLER SERVICE ENTRANCE EXTENSION			
2701 WASHINGTON AVENUE SHEBOYGAN, WI 53081			
DATE: 12/1/17	JOB NO. 0000	SCALE 1" = 20'	SHEET NO. DEMO



FLOOR PLAN

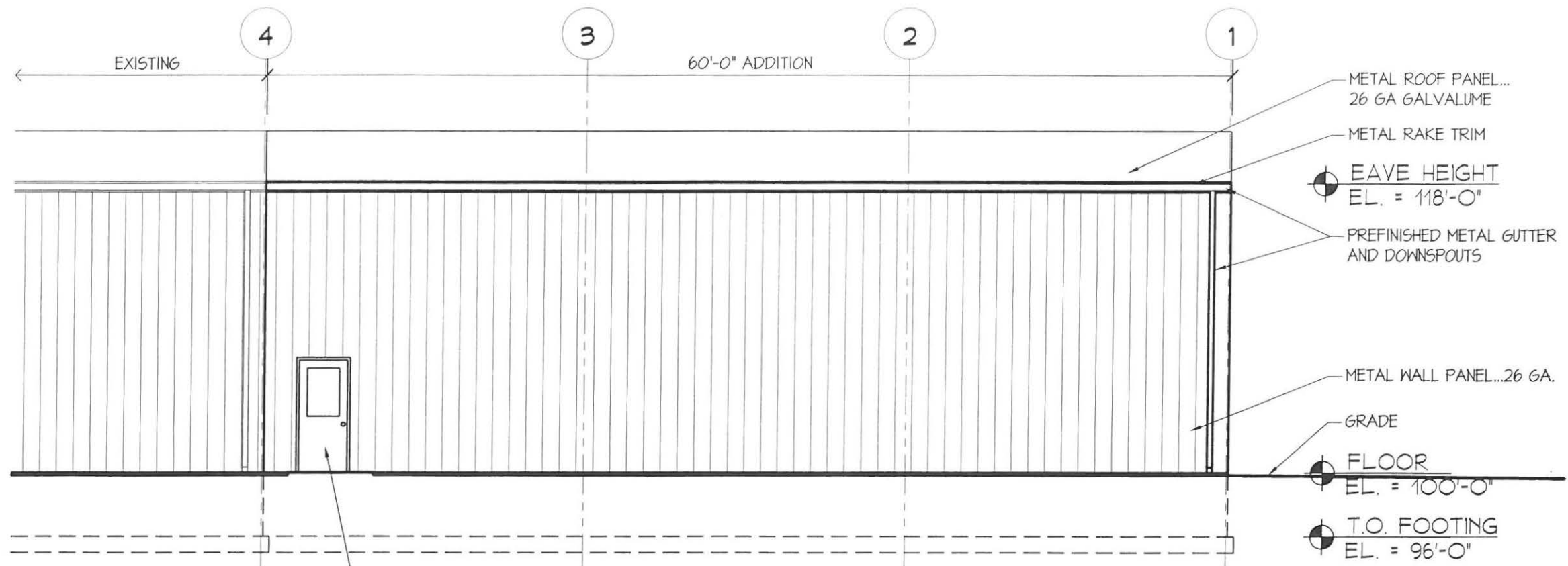
SCALE 1/8" = 1'-0"

NO.	REVISIONS	DATE

LJM Architects
813 Riverfront Drive Sheboygan, WI 53081
Phone (920) 458-4800 Fax (920) 458-1485

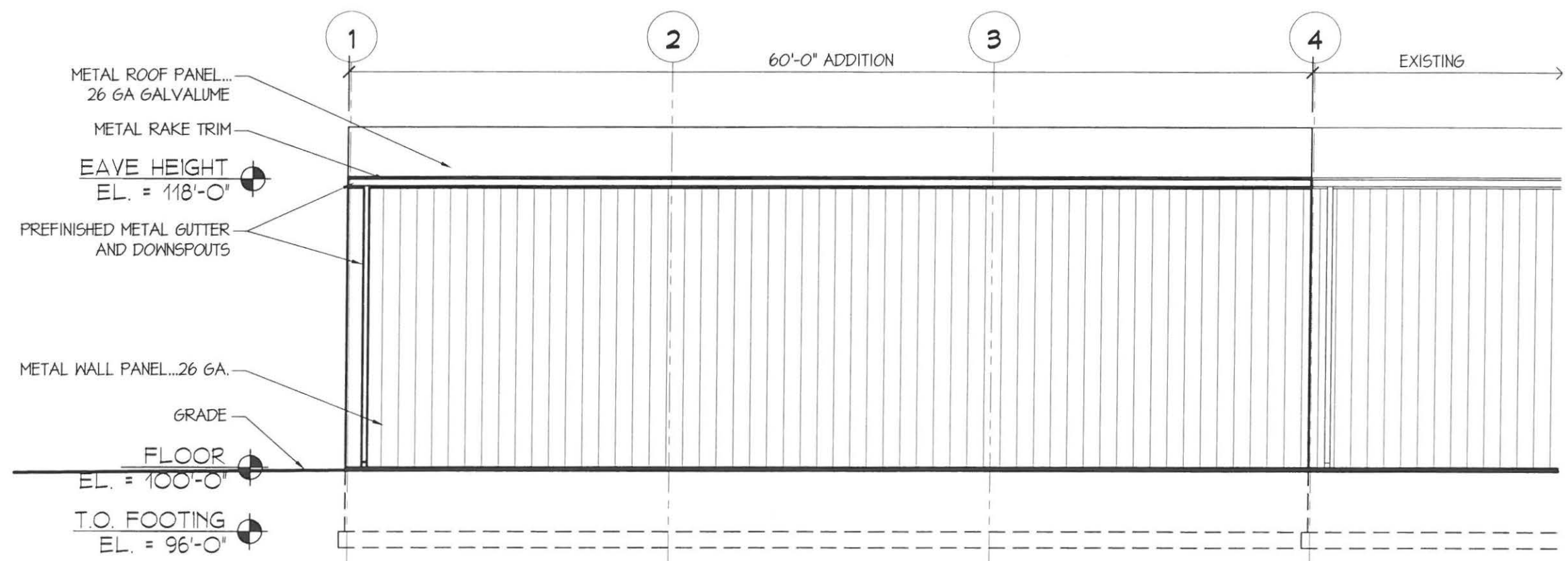
**SERVICE GARAGE ADDITION FOR:
SHEBOYGAN CHRYSLER DODGE JEEP**
2701 WASHINGTON AVENUE
SHEBOYGAN, WI 53081

SHEET TITLE
DRAWN BY JA
CHECKED BY EJ
DATE 12-11-17
PROJECT NO. 1748
SHEET NO. A1



NEW 3'-0" X 7'-0" INSUL. METAL DOOR AND FRAME. R-15 MIN.

2 SOUTH ELEVATION
A2 SCALE 1/8" = 1'-0"



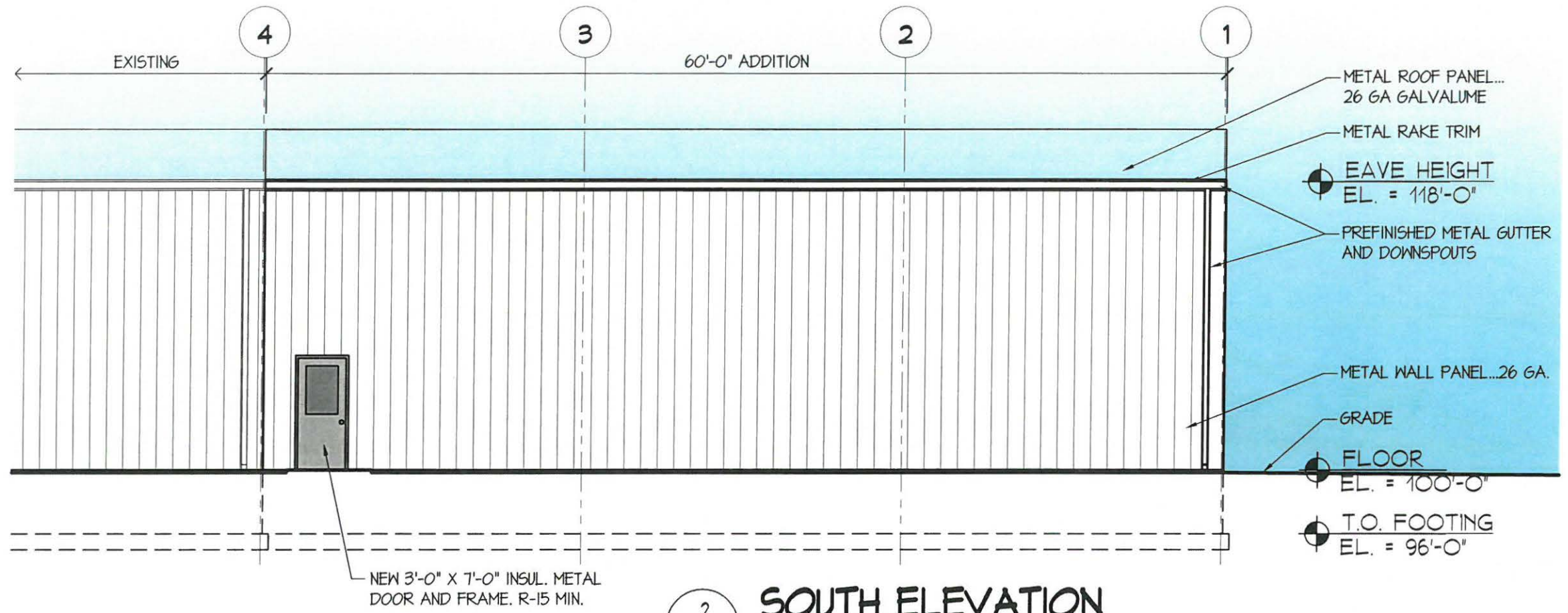
1 NORTH ELEVATION
A2 SCALE 1/8" = 1'-0"

NO.	REVISIONS	DATE

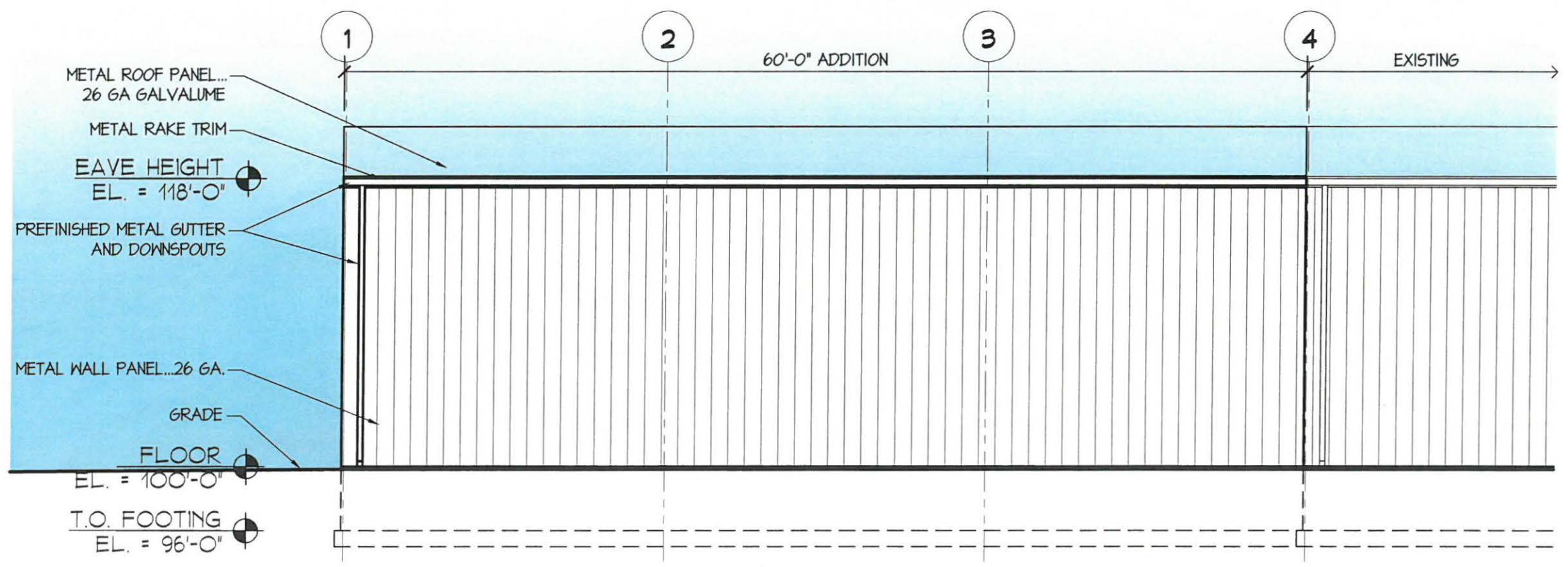
LJM Architects
 813 Riverfront Drive Sheboygan, WI 53081
 Phone (920) 458-4800 Fax (920) 458-1485

**SERVICE GARAGE ADDITION FOR:
 SHEBOYGAN CHRYSLER DODGE JEEP**
 2701 WASHINGTON AVENUE
 SHEBOYGAN, WI 53081

SHEET TITLE
DRAWN BY JA
CHECKED BY EJ
DATE 12-11-17
PROJECT NO. 1748
SHEET NO. A2



2
A2 **SOUTH ELEVATION**
SCALE 1/8" = 1'-0"



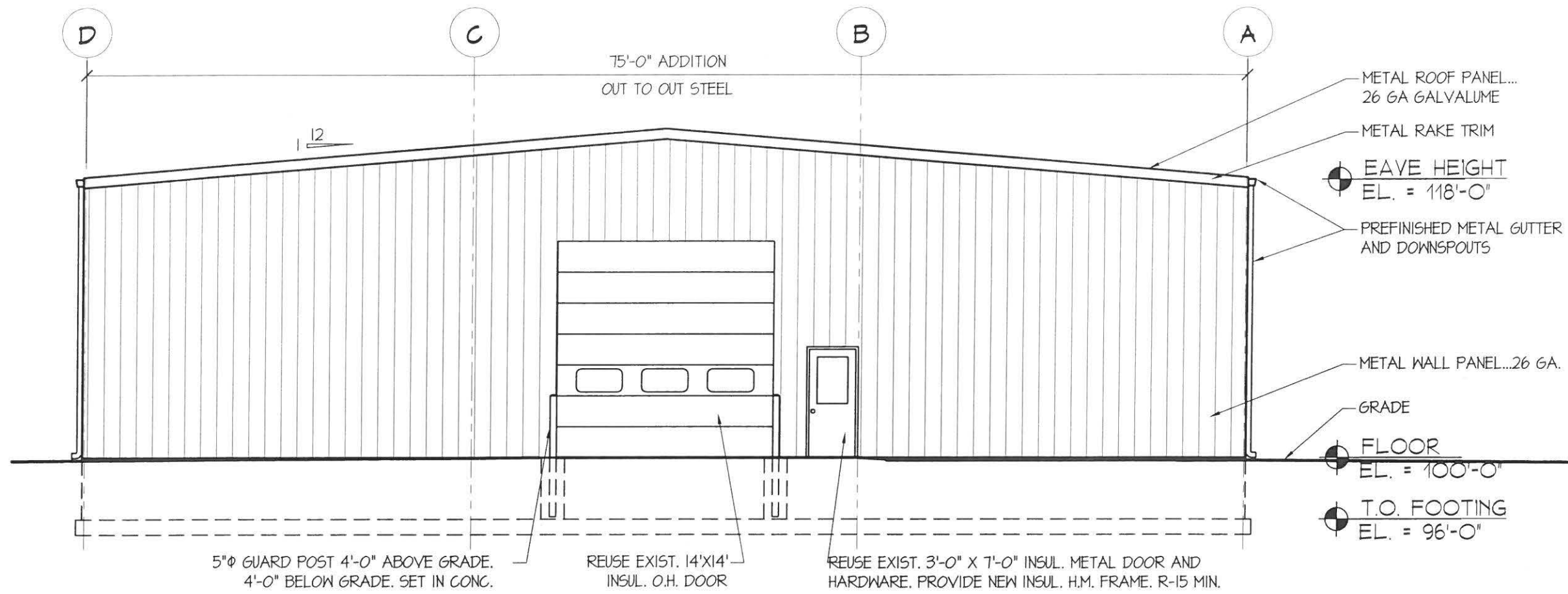
1
A2 **NORTH ELEVATION**
SCALE 1/8" = 1'-0"

NO.	REVISIONS	DATE

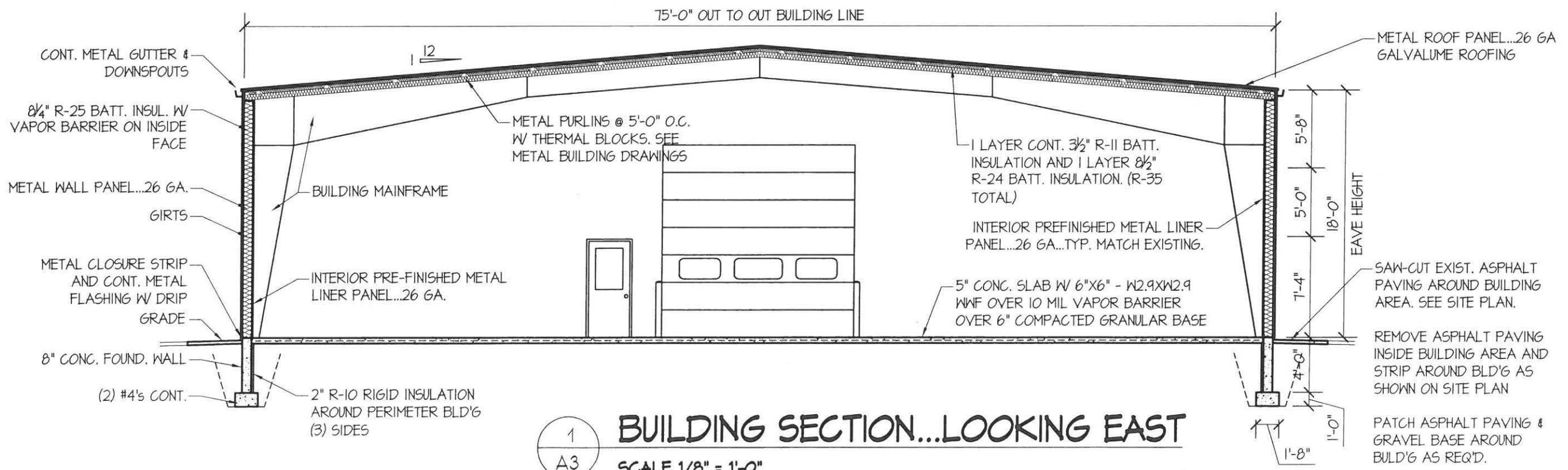
LJM Architects
 813 Riverfront Drive Sheboygan, WI 53081
 Phone (920) 458-4800 Fax (920) 458-1485

**SERVICE GARAGE ADDITION FOR,
 SHEBOYGAN CHRYSLER DODGE JEEP
 2701 WASHINGTON AVENUE
 SHEBOYGAN, WI 53081**

SHEET TITLE
DRAWN BY JA
CHECKED BY EJ
DATE 12-11-17
PROJECT NO. 1748
SHEET NO. A2



2 EAST ELEVATION
A3 SCALE 1/8" = 1'-0"



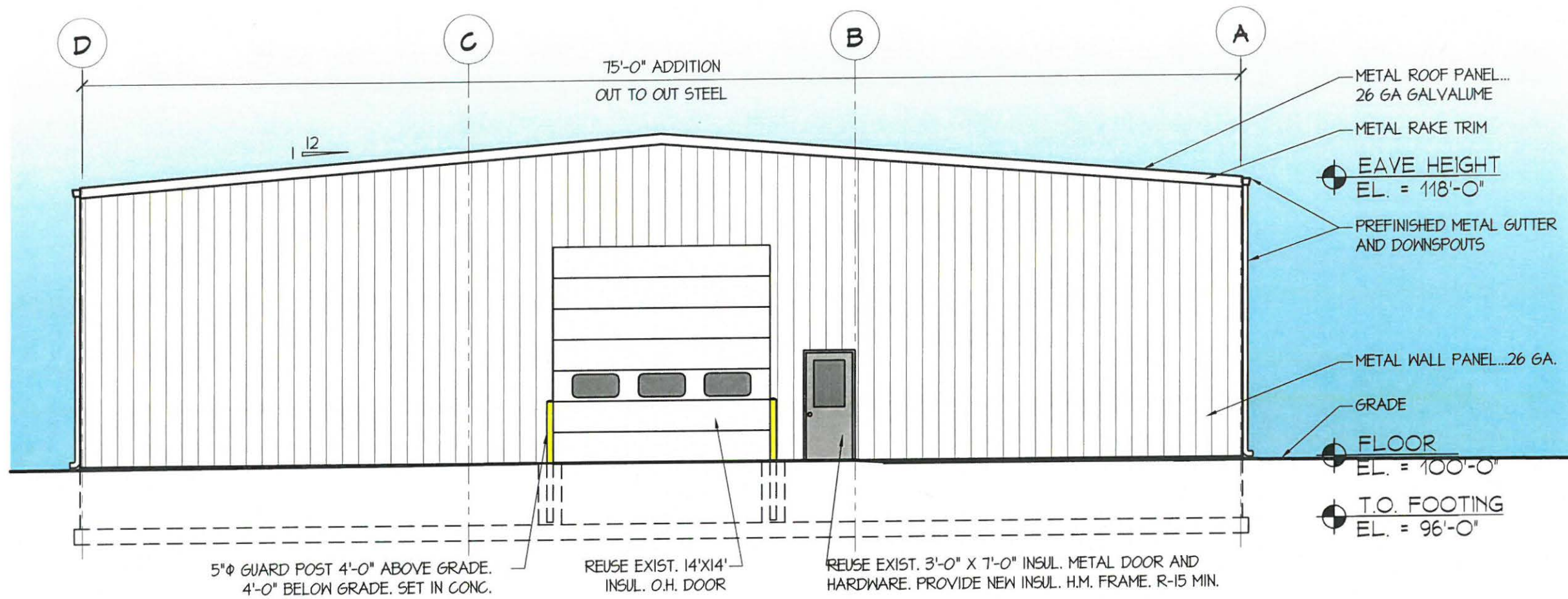
1 BUILDING SECTION...LOOKING EAST
A3 SCALE 1/8" = 1'-0"

NO.	REVISIONS	DATE

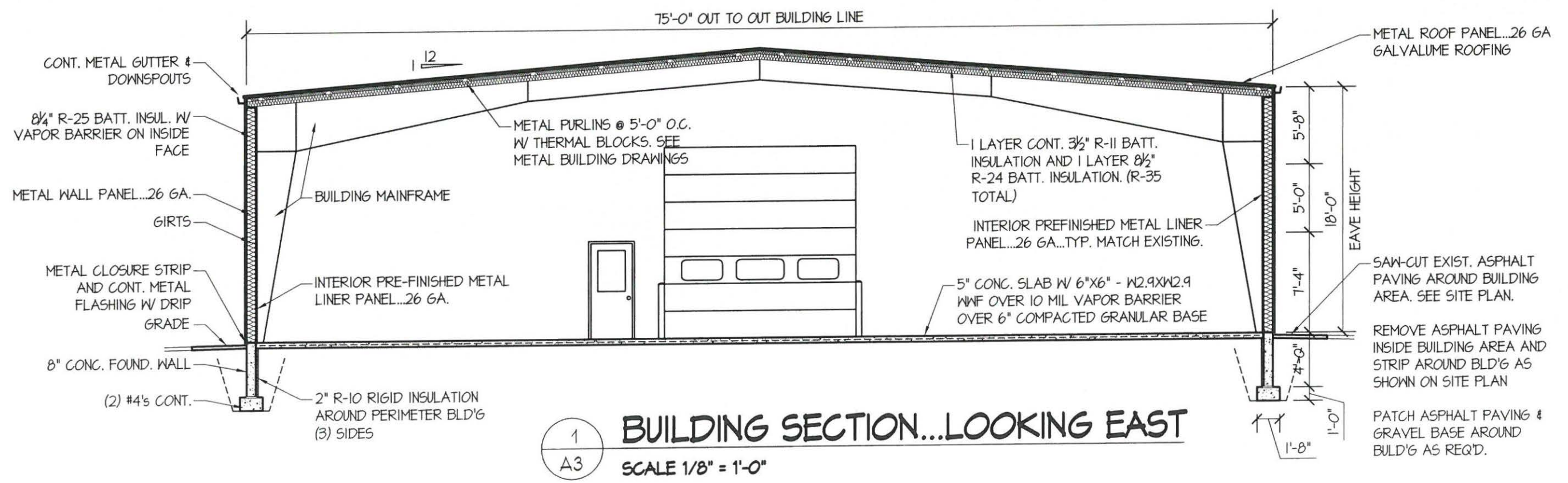
LJM Architects
813 Riverfront Drive
Sheboygan, WI 53081
Phone (920) 458-4800 Fax (920) 458-1485

SERVICE GARAGE ADDITION FOR:
SHEBOYGAN CHRYSLER DODGE JEEP
2701 WASHINGTON AVENUE
SHEBOYGAN, WI 53081

SHEET TITLE	
DRAWN BY	JA
CHECKED BY	EJ
DATE	12-11-17
PROJECT NO.	1748
SHEET NO.	A3



2 EAST ELEVATION
A3 SCALE 1/8" = 1'-0"



1 BUILDING SECTION...LOOKING EAST
A3 SCALE 1/8" = 1'-0"

NO.	REVISIONS	DATE

LJM Architects
813 Riverfront Drive Sheboygan, WI 53081
Phone (920) 458-4800 Fax (920) 458-1485

SERVICE GARAGE ADDITION FOR SHEBOYGAN CHRYSLER DODGE JEEP
2701 WASHINGTON AVENUE
SHEBOYGAN, WI 53081

SHEET TITLE
DRAWN BY JA
CHECKED BY EJ
DATE 12-11-17
PROJECT NO. 1748
SHEET NO. A3