

*****ATTACHMENTS*****



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

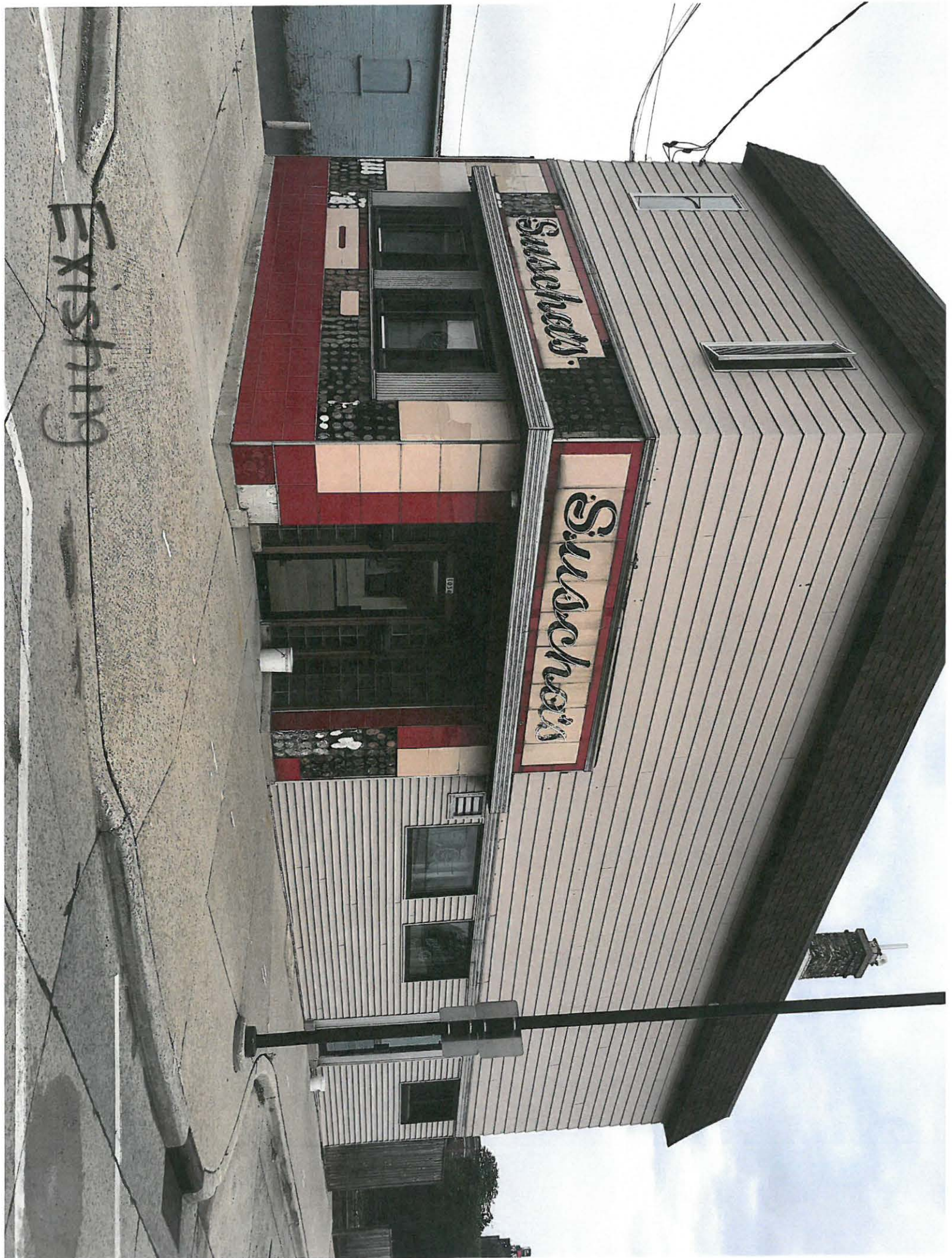
NAME OF PROPOSED/EXISTING BUSINESS: Suscha's Bar
ADDRESS OF PROPERTY AFFECTED: 1054 Pennsylvania Avenue
NEW BUILDING: _____ ADDITION: _____ REMODELING: X
DESCRIPTION OF PROPOSED PROJECT: Tear off existing tile on west + south corner of building along with siding on lower half of building, continuing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

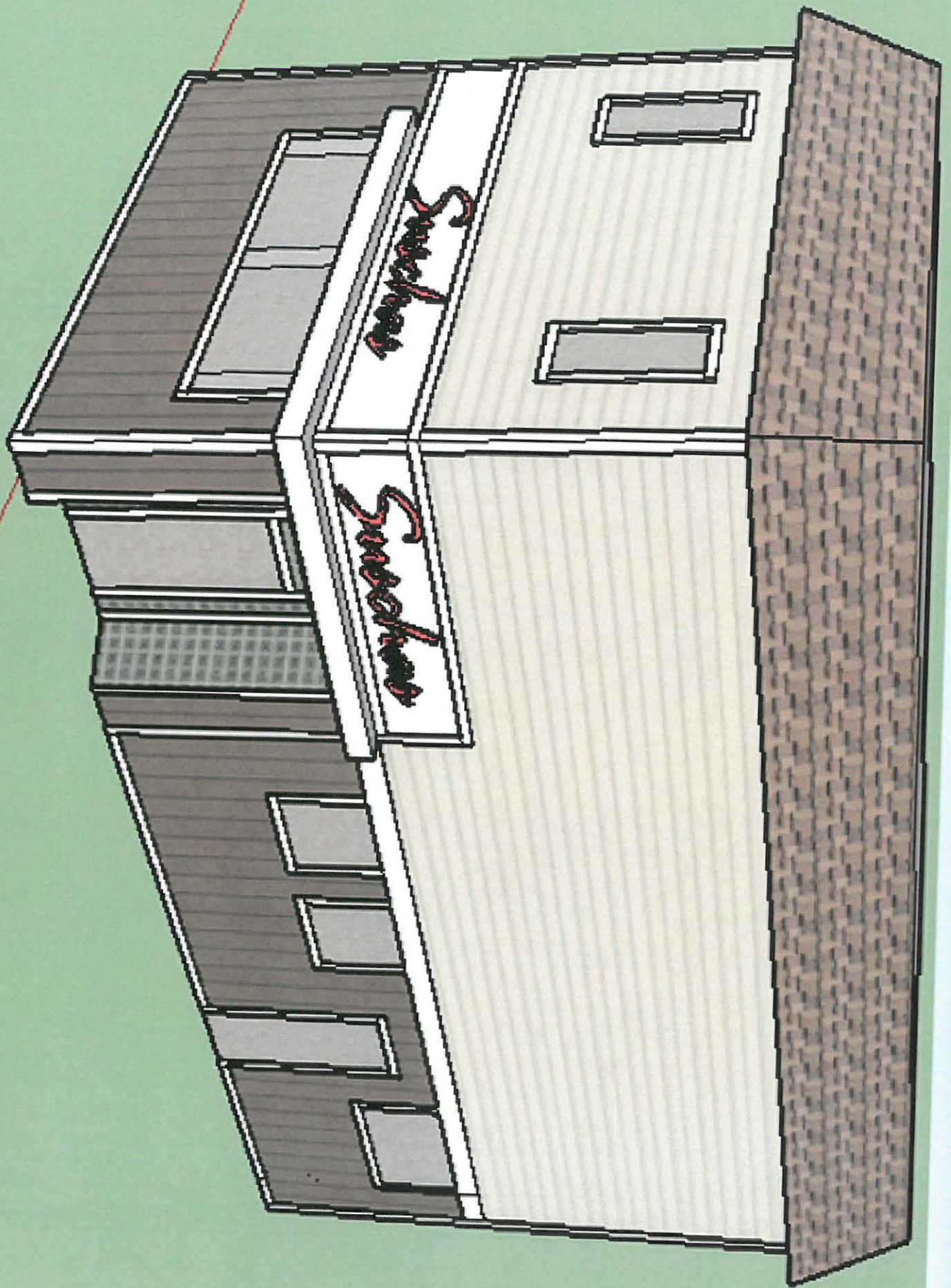
3. NAMES AND ADDRESSES

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





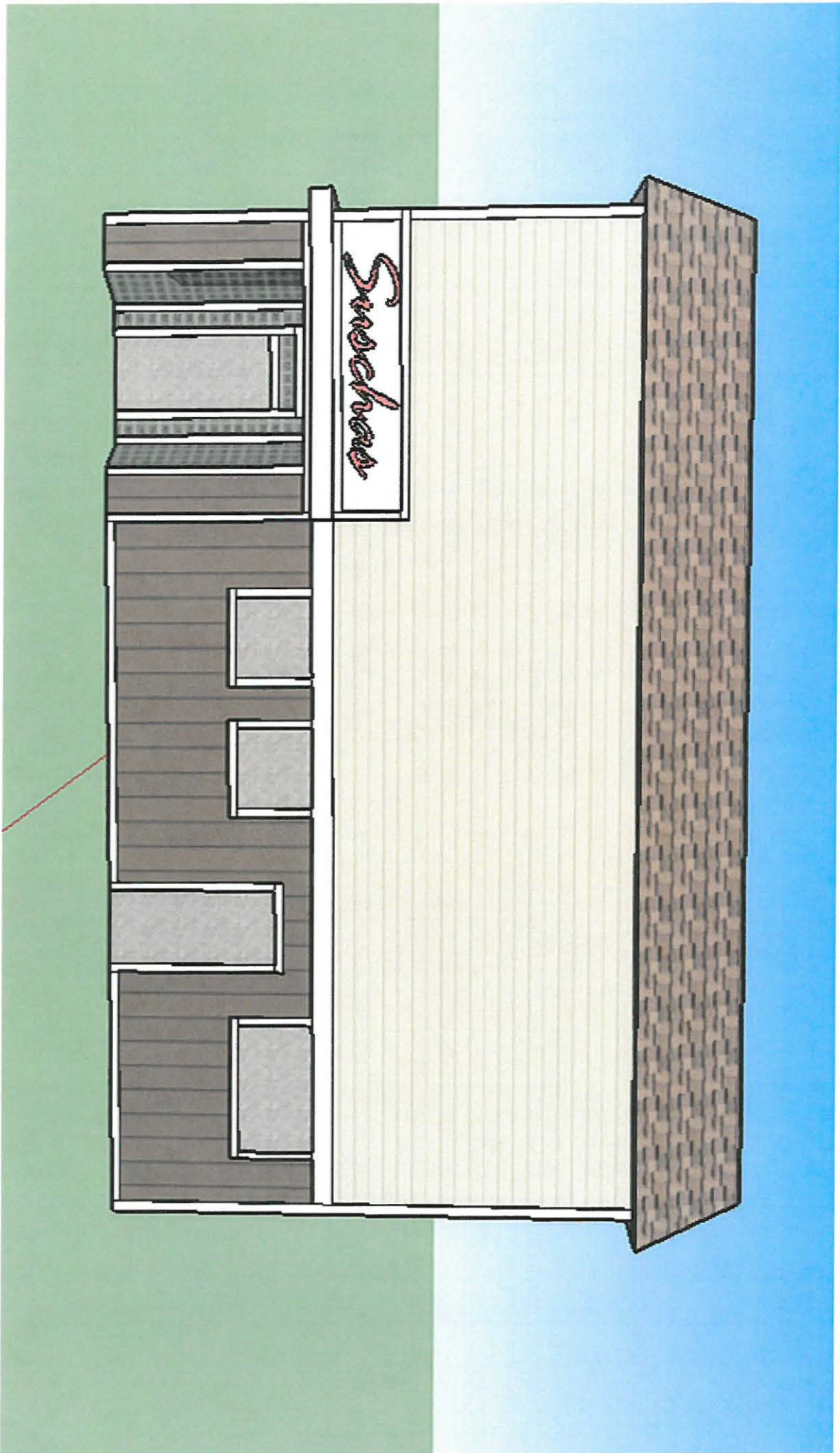
Existing



Suecher's

PRICE ROUTE





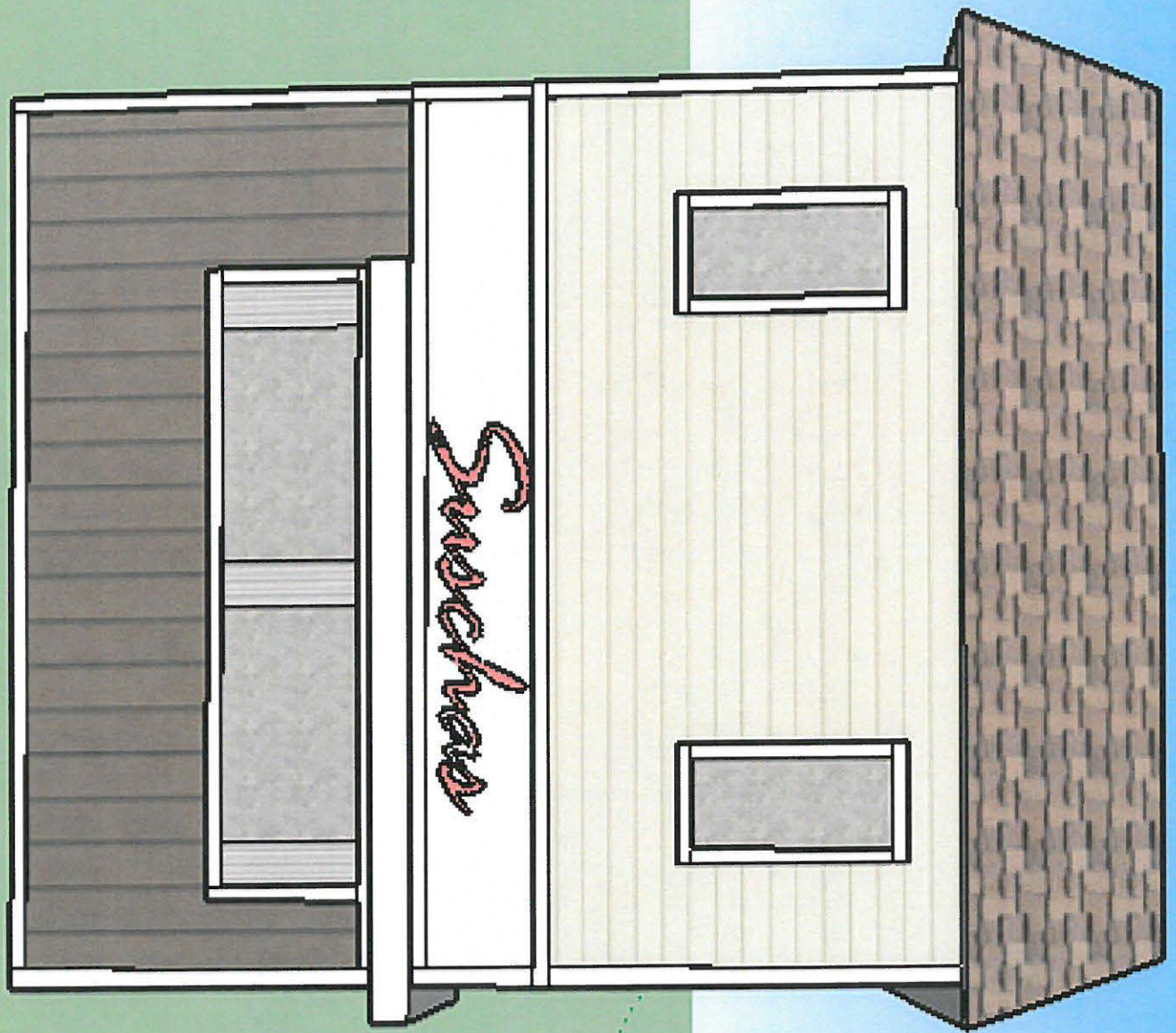


Suaschev's

STOP

WILD LADIES

TRAVEL



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



