

*****ATTACHMENTS*****

CITY OF SHEBOYGAN

REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION

ITEM DESCRIPTION: Review of new color scheme for Portscape Apartments Phase 2.

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

REPORT DATE: July 21, 2017

MEETING DATE: July 24, 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:

The South Pier Apartment development will include 88 luxury row house style apartments on 4.73 acres of land located in the South Pier District.

Phase 1 (52 units) was previously approved in 2016. Applicant is now proposing to construct Phase 2 (36) units on the two (2) parcels to the north along S. Pier Drive.

Development A has 16 units (4 unit and 12 unit buildings).

Development B has 20 units (4 unit and 16 unit buildings).

STAFF COMMENTS:

The reason for architectural review is for the proposed color change. The 1st phase was blue in color and the 2nd phase is proposed to be grey in color.

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: South Pier Sheboygan, LLC
ADDRESS: 10060 W. Loomis Rd Franklin, WI 53132
E-MAIL ADDRESS: jgrasch@hcipropertieswi.com
PHONE: (414) 406-2001 FAX NO.: ()

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: New Apartments
ADDRESS OF PROPERTY AFFECTED: 511-651 South Pier Drive.
NEW BUILDING: X ADDITION: _____ REMODELING: _____
DESCRIPTION OF PROPOSED PROJECT: Phase 2 of Portscope

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

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

PHASE II - SOUTH PIER PORTSCAPE APARTMENTS

HCI PROPERTIES

252 HIGHLAND AVE.

MILWAUKEE, WI 53202

SHEET LIST

#	Sheet Name	DESCRIPTION
G000	COVER	
G001	MATERIAL	SELECTED MATERIALS AND FINISHES
G002	EXTERIOR RENDERING	EXTERIOR 12 UNIT RENDERINGS
G003	EXTERIOR RENDERING	EXTERIOR 12 UNIT RENDERINGS
G004	TYPICAL ELEVATION	EXTERIOR ELEVATION WITH MATERIALS
G005	TYPICAL ELEVATION	EXTERIOR ELEVATION WITH MATERIALS
G006	TYPICAL ELEVATION	EXTERIOR ELEVATION WITH MATERIALS



PROJECT DESCRIPTION:

HCI PROPERTIES PROPOSED PORTSCAPE COMMUNITY PHASE 2 WILL CONSIST OF A MIX OF 4, 12, AND 16 UNIT BUILDINGS. THE OVERALL ARCHITECTURE, MATERIALS, SCALE AND PROPORTION ARE A BLEND OF THE EXISTING SHANTIES ALONG THE RIVER AND A TRADITIONAL ROW HOUSE TO COMPLIMENT PHASE ONE'S COLORS. EACH BLOCK OF UNITS HAS REPEATING CHARACTERISTICS BY INCORPORATING STONE AND PAINTED SIDING WITH A VARIEGATED FINISH AND METAL ROOFS. THE COMBINATION CREATES A NATURAL BLEND OF MATERIALS THAT COMPLEMENT THE SURROUNDING STRUCTURES.

THE PROPOSED EXTERIOR MATERIALS CONSIST OF SMART SIDING IN CONTRASTING COLORS, SMART SIDE SHAKES WITH A VARIEGATED WOOD FINISH, SMART SIDE STUCCO PANEL, CULTURED STONE AND DIMENSIONAL ASPHALT SHINGLES. ALSO INCORPORATED ARE OTHER ARCHITECTURAL DETAILS SUCH AS GABLE ROOFS, LOUVERED VENTS, STEPPED GABLE ENDS WITH CORBELS, DECORATIVE COLUMNS AND METAL ROOFS. EXTERIOR MATERIALS ARE CONSISTENT WITH SHANTIES ALONG THE RIVER, AND THE COLORS ARE COMPLIMENTARY TO THE CURRENT BUILDINGS SURROUNDING THE SITE, WHICH MAKE THESE UNITS AN IDEAL FIT FOR THE OVERALL ARCHITECTURE OF SOUTH PIER.

WRITTEN DIMENSIONS ON THESE DOCUMENTS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB.

DISTINCTIVE DESIGN STUDIO

LJM Architects

PORTSCAPE APARTMENTS

HCI Properties

REVISIONS	
Date	Description
07/11/17	ARCH REVIEW

ARCH
REVIEW

COVER

ISSUE DATE: 07/11/17

RENDER BY: BURANT

CHECKED BY: PESKIE

G000

SCALE:

DISTINCTIVE DESIGN STUDIO / STEVEN M. PESKIE EXPRESSLY RESERVES THEIR COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE DOCUMENTS. THESE DOCUMENTS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF DISTINCTIVE DESIGN STUDIO.



**SMARTSIDE W/ DIAMOND
KOTE - SMOKEY ASH**



**SMARTSIDE W/ DIAMOND
KOTE - TERRA BRONZE**



**SMARTSIDE W/ DIAMOND
KOTE - PELICAN**



**SMARTSIDE W/ DIAMOND
KOTE - WHITE**



CLIFFSTONE MESQUITE



**BRONZE METAL
ROOF & RAILINGS**



CERTAINTEED - WEATHERED WOOD



PORTSCAPE APARTMENTS



REVISIONS

Date	Description
06/28/16	ARCH REVIEW
07/11/17	ARCH REVIEW

**ARCH
REVIEW**

MATERIAL

ISSUE DATE: 07/11/17

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G001

SCALE:

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DISTINCTIVE
DESIGN
STUDIO



LJM
Architects

PORTSCAPE APARTMENTS



HCI Properties

REVISIONS

Date	Description
06/28/16	ARCH REVIEW
07/11/17	ARCH REVIEW

ARCH
REVIEW

EXTERIOR
RENDERING

ISSUE DATE: 07/11/17

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G002

SCALE:



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**DISTINCTIVE
DESIGN
STUDIO**

**LJM
Architects**

PORTSCAPE APARTMENTS

HCI Properties

REVISIONS

Date	Description
06/28/16	ARCH REVIEW
07/11/17	ARCH REVIEW

**ARCH
REVIEW**

**EXTERIOR
RENDERING**

ISSUE DATE: 07/11/17

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G003

SCALE:

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MATERIAL LEGEND

SD1 SMOKEY ASH	STN CLIFFSTONE - MES.
SD2 WHITE (ALL TRIM)	SHK SMOKEY ASH
SD3 PELICAN	R1 WEATHERED WOOD
STC TERRA BRONZE	R2 BRONZE



1 GARAGE ELEVATION STYLE 6 - PART A
1/8" = 1'-0"



2 GARAGE ELEVATION STYLE 6 - PART B
1/8" = 1'-0"

DEPICTING 2 CAR GARAGE OPTION

DISTINCTIVE DESIGN STUDIO

LJM Architects

PORTSCAPE APARTMENTS

HCI Properties

REVISIONS

Date	Description
07/11/17	ARCH REVIEW

ARCH REVIEW

TYPICAL ELEVATION

ISSUE DATE: 07/11/17

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G005

SCALE: As indicated

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MATERIAL LEGEND

SD1 SMOKEY ASH	STN CLIFFSTONE - MES.
SD2 WHITE (ALL TRIM)	SHK SMOKEY ASH
SD3 PELICAN	R1 WEATHERED WOOD
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PORTSCAPE APARTMENTS
HCI Properties



DEPICTING 2 CAR UNIT OPTION
1 REAR ELEVATION STYLE 6 - PART A
 1/8" = 1'-0"

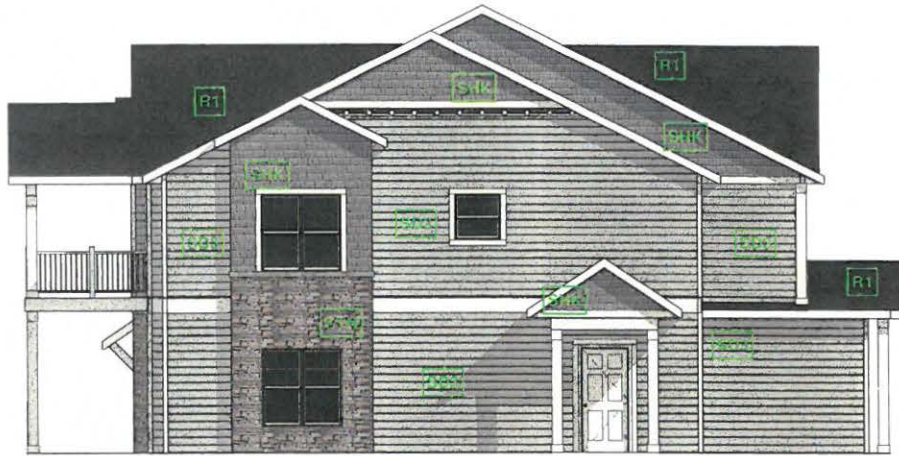


2 REAR ELEVATION STYLE 6 - PART B
 1/8" = 1'-0"

REVISIONS	
Date	Description
07/11/17	ARCH REVIEW
ARCH REVIEW	
TYPICAL ELEVATION	
ISSUE DATE: 07/11/17	
DRAWN BY: A. BURANT	
CHECKED BY: PESKIE	
G004	
SCALE: As indicated	

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① SIDE ELEVATION A STYLE 6
1/8" = 1'-0"

MATERIAL LEGEND			
SD1	SMOKEY ASH	STN	CLIFFSTONE - MES.
SD2	WHITE (ALL TRIM)	SHK	SMOKEY ASH
SD3	PELICAN	R1	WEATHERED WOOD
STC	TERRA BRONZE	R2	BRONZE



DEPICTING 2 CAR GARAGE OPTION

② SIDE ELEVATION B STYLE 6
1/8" = 1'-0"

DISTINCTIVE DESIGN STUDIO
LJM Architects
PORTSCAPE APARTMENTS
HCI Properties

REVISIONS	
Date	Description
07/11/17	ARCH REVIEW

ARCH REVIEW

TYPICAL ELEVATION

ISSUE DATE: 07/11/17

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G006

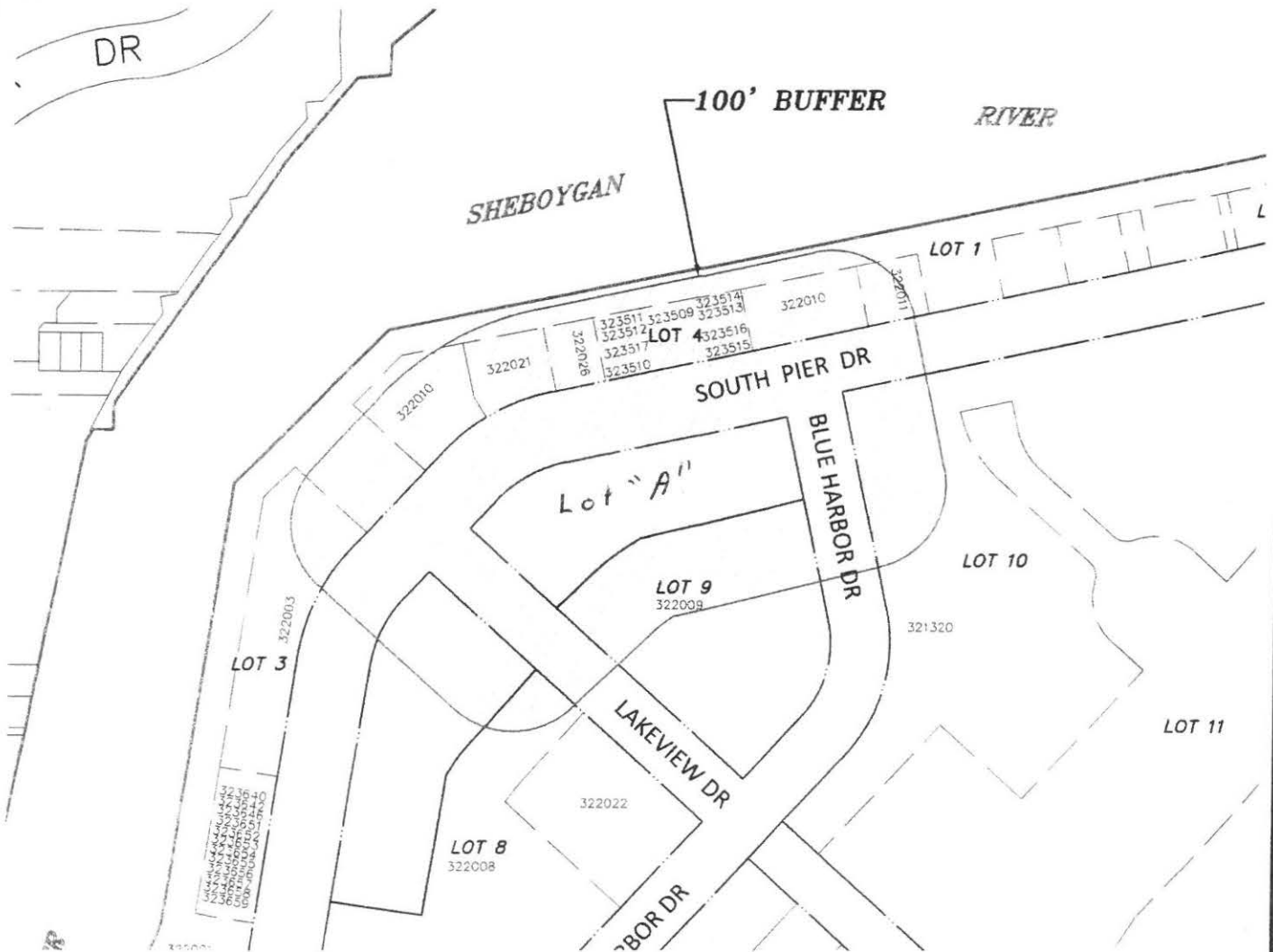
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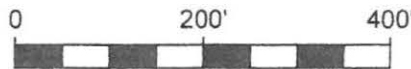
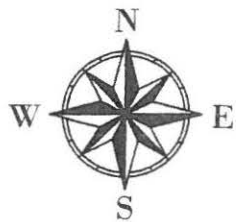
PROPOSED ZONING CHANGE FROM PPUD TO SOUTH PIER SHEBOYGAN PUD 2016 SECTION 23, T. 15 N., R. 23 E.

BEING PART OF LOT 9 OF THE SOUTH PIER PLAT, LOCATED IN THE SOUTHWEST $\frac{1}{4}$ OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 23, T. 15 N., R. 23 E. IN THE CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, STATE OF WISCONSIN. BEING MORE PARTICULARLY DESCRIBED AS

COMMENCING AT THE NORTHEAST CORNER OF LOT 9 OF THE SOUTH PIER PLAT, SAID CORNER BEING THE INTERSECTION OF THE SOUTH R/W LINE OF SOUTH PIER DRIVE WITH THE WEST R/W LINE OF BLUE HARBOR DRIVE, SAID CORNER ALSO BEING THE POINT OF BEGINNING, THENCE S 11°53'59" E ALONG SAID WEST R/W LINE 100.74', THENCE S 76°17'28" W 196.58', THENCE SOUTHWESTERLY 68.98' ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 275.0' AND A CHORD BEARING OF S 53°36'23" W 68.80', THENCE S 46°25'12" W 62.06' TO A POINT ON THE NORTHEAST R/W LINE OF LAKEVIEW DRIVE, THENCE N 47°23'48" W ALONG SAID NORTHEAST R/W LINE 139.80' TO ITS INTERSECTION WITH THE SOUTH R/W LINE OF SOUTH PIER DRIVE, THENCE N 42°36'12" E ALONG SAID SOUTH R/W LINE 43.16', THENCE NORTHEASTERLY ALONG SAID SOUTH R/W LINE 97.27' ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 157.0' AND A CHORD BEARING OF N 60°21'06" E 95.72', THENCE CONTINUING ALONG SAID SOUTH R/W LINE N 78°06'01" E 266.77' TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 42,612.48 SQ. FT. OR 0.98 ACRES.



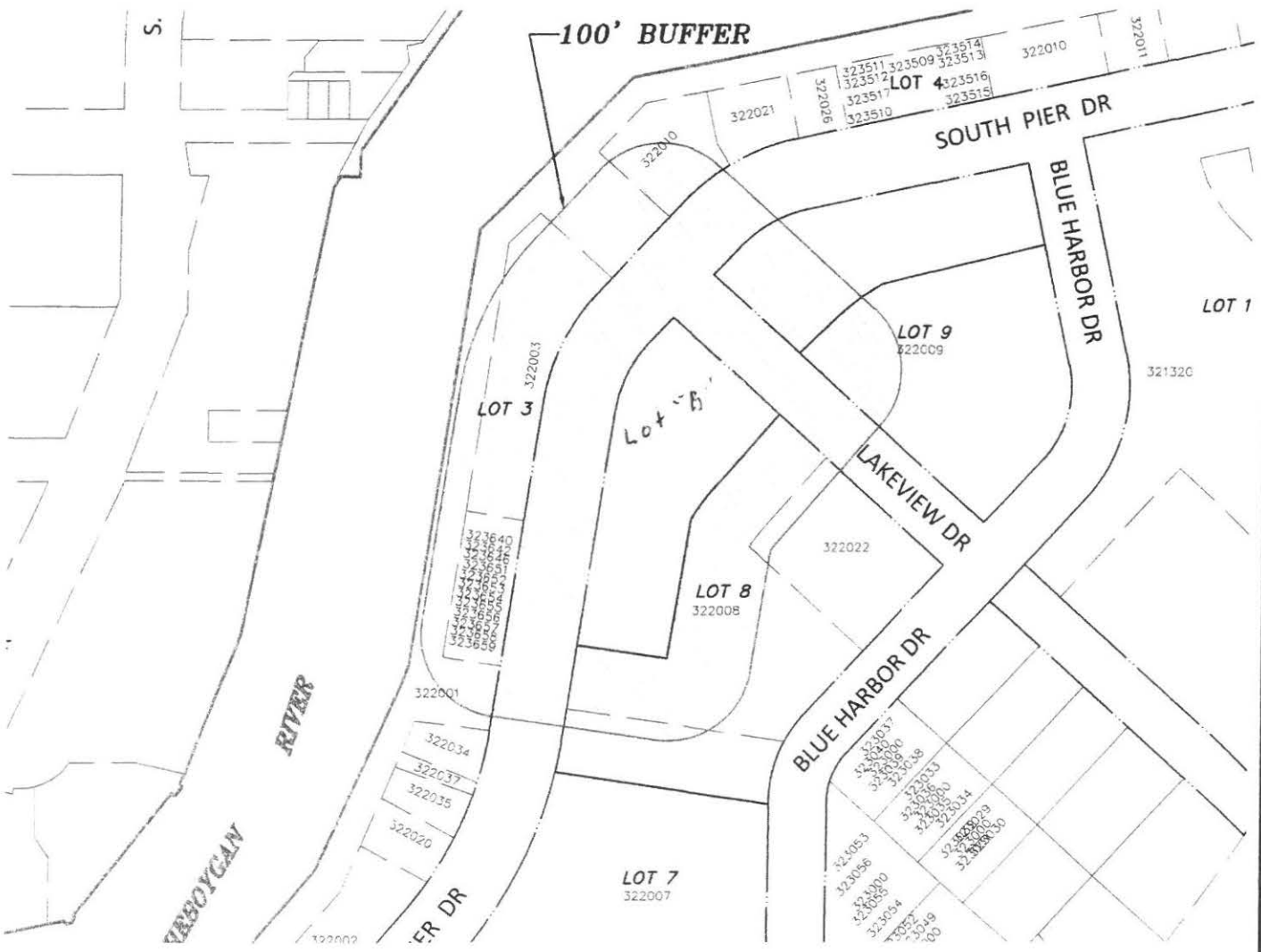
ALL SOUTH PIER AREA ZONED PPUD



PROPOSED ZONING CHANGE FROM PPUD TO SOUTH PIER SHEBOYGAN PUD 2016 PART OF SECTIONS 23 & 26, T. 15 N., R. 23 E.

BEING PART OF LOT 8 OF THE SOUTH PIER PLAT, LOCATED IN THE SOUTHWEST $\frac{1}{4}$ OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 23 AND THE NORTHWEST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 26, T. 15 N., R. 23 E. IN THE CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, STATE OF WISCONSIN. BEING MORE PARTICULARLY DESCRIBED AS

COMMENCING AT THE NORTHWEST CORNER OF LOT 8 OF THE SOUTH PIER PLAT, SAID CORNER BEING THE INTERSECTION OF THE EAST R/W LINE OF SOUTH PIER DRIVE WITH THE SOUTHWEST R/W LINE OF LAKEVIEW DRIVE, SAID CORNER ALSO BEING THE POINT OF BEGINNING, THENCE S 47°23'48" E ALONG SAID SOUTHWEST R/W LINE 172.64', THENCE S 41°00'11" W 113.78', THENCE SOUTHWESTERLY 50.65' ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 285.0' AND A CHORD BEARING OF S 35°54'44" W 50.58', THENCE S 09°13'43" W 170.33', THENCE N 81°22'46" W 107.97' TO A POINT ON THE EAST R/W LINE OF SOUTH PIER DRIVE, THENCE N 08°37'14" E ALONG SAID EAST R/W LINE 284.57', THENCE NORTHEASTERLY ALONG SAID EAST R/W LINE 93.12' ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 157.0' AND A CHORD BEARING OF N 25°36'43" E 91.76', THENCE N 42°36'12" E ALONG SAID EAST R/W LINE 42.85' TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 49,338.37 SQ. FT. OR 1.13 ACRES.



ALL SOUTH PIER AREA ZONED PPUD



**PROPOSED
MODIFICATION EXHIBIT
SOUTH PIER TOWNHOMES**

CITY OF SHEBOYGAN, WI

NOTE: SEE DEVELOPMENT PLAN
FOR PROPOSED LAYOUT

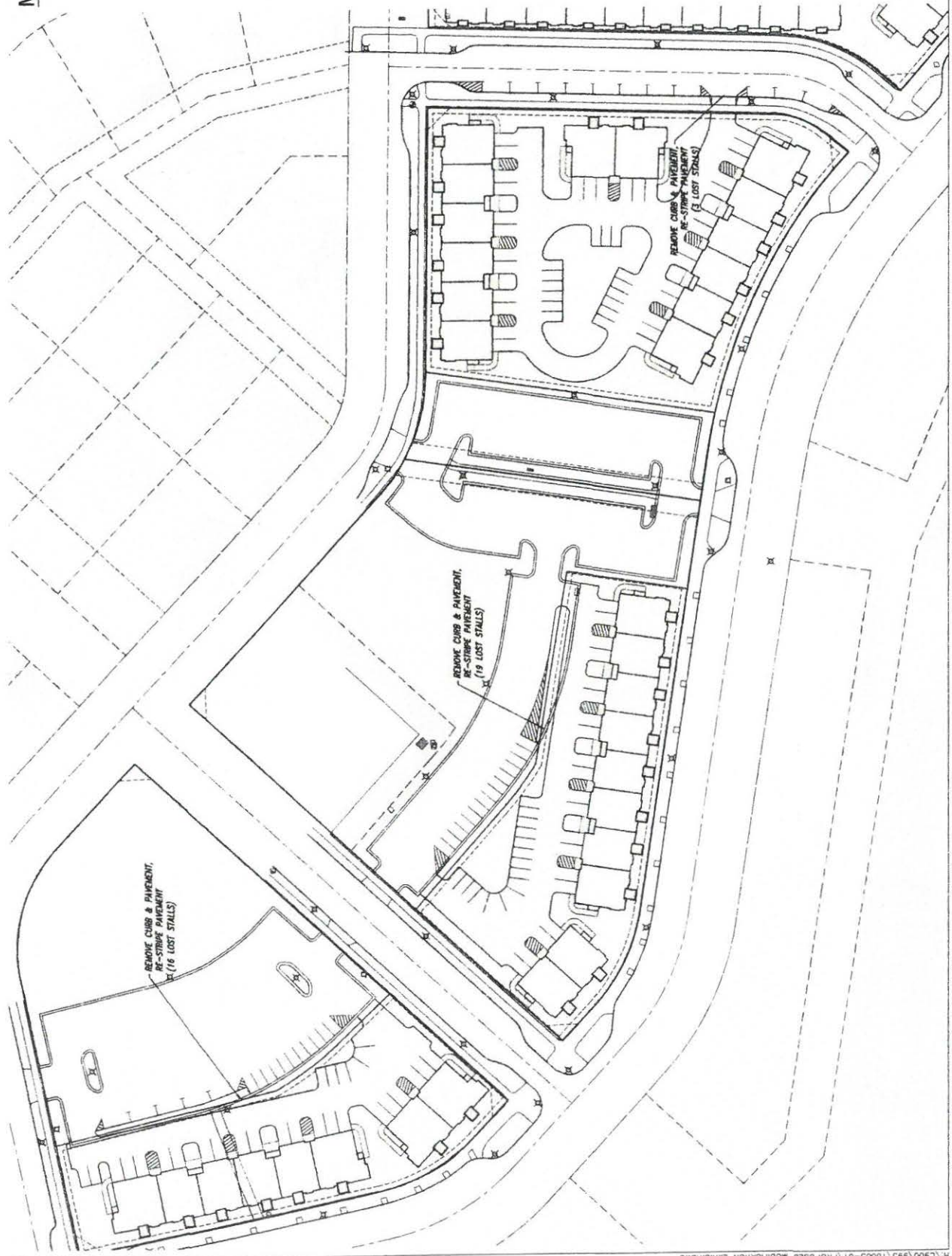


12668 W. NORTH AVE., BLDG D
BROOKFIELD, WI 53005
PHONE: (262) 790-1480
FAX: (262) 790-1481
EMAIL: j.pudewil@trioeng.com



Scale: 1" = 40' (27x34)
Scale: 1" = 80' (11x17)

DATE: 03/28/2016



REVISIONS

Date	Description
06/28/16	ARCH REVIEW

ARCH REVIEW

MATERIAL

ISSUE DATE: 06/27/16

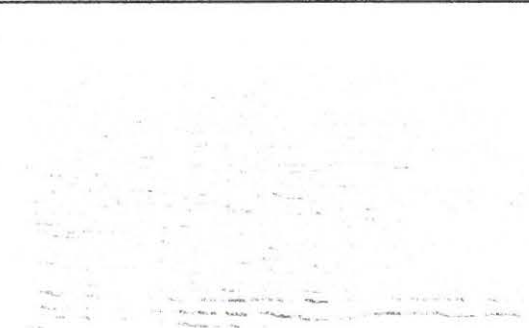
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G001

SCALE:

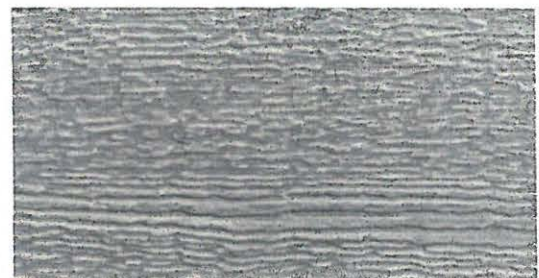
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SMARTSIDE W/ DIAMOND KOTE - LIGHT GRAY



SMARTSIDE W/ DIAMOND KOTE - MOUNTAIN LAKE



SMARTSIDE W/ DIAMOND KOTE - BEDROCK



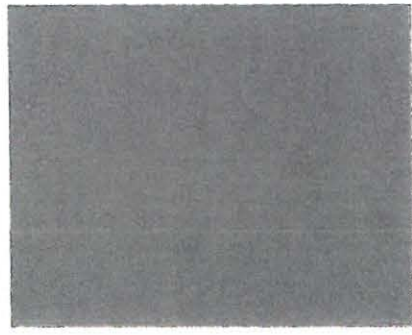
SMARTSIDE W/ DIAMOND KOTE - PELICAN



SMARTSIDE W/ DIAMOND KOTE - WHITE



ELDORADO STONE - NANTUCKET



BRONZE METAL ROOF & RAILINGS



CERTAINTeed - WEATHERED WOOD

NOTE:
MATERIALS DEPICTED ARE CONSISTENT
ON ALL SIZED UNITS.

KEYNOTE LEGEND

- 1 DIMENSIONAL ASPHALT SHINGLES
- 2 SMARTSIDE SHINGLE STRAIGHT BUTT EDGE
- 3 SMARTSIDE 6" EXPOSED LAP SIDING TEXTURE
- 4 ROOF EDGES, DOOR, WINDOW, AND MISC TRIM CASINGS- SMOOTH
- 5 COMPOSITE RAILING
- 6 SMARTSIDE TRIM WRAPPED POST
- 7 METAL ROOF

KEYNOTE LEGEND

- 8 SMARTSIDE STUCCO TEXTURE FRAMED PANELS WITH 3/4" X 6" SMART TRIM SMOOTH FRAMES
- 9 THIN STONE VENEER CLADDING
- 10 CORNER BOARDS; SMOOTH AND TEXTURED TO MATCH RESPECTED SIDING.
- 11 VINYL LOUVER
- 12 VINYL SHUTTER



DEPICTING 2 CAR UNIT OPTION

① REAR ELEVATION PART A
1/8" = 1'-0"



② REAR ELEVATION PART B
1/8" = 1'-0"



PORTSCAPE APARTMENTS



REVISIONS

Date	Description
06/28/16	ARCH REVIEW

**ARCH
REVIEW**

**TYPICAL
ELEVATION**

ISSUE DATE: 06/27/16

DRAWN BY: BURANT

CHECKED BY: PESKIE

G004

SCALE: 1/8" = 1'-0"

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NOTE:
MATERIALS DEPICTED ARE CONSISTENT
ON ALL SIZED UNITS.

KEYNOTE LEGEND

- 1 SMARTSIDE 6" EXPOSED LAP SIDING TEXTURE
- 2 DIMENSIONAL ASPHALT SHINGLES
- 3 GARAGE DOOR
- 4 SMARTSIDE SHINGLE STRAIGHT BUTT EDGE
- 5 ROOF EDGES, DOOR, WINDOW, AND MISC TRIM CASINGS- SMOOTH
- 6 SMARTSIDE STUCCO TEXTURE FRAMED PANELS WITH 3/4" X 6" SMART TRIM SMOOTH FRAMES
- 7 CORNER BOARDS; SMOOTH AND TEXTURED TO MATCH RESPECTED SIDING.
- 8 SMARTSIDE TRIM WRAPPED POST
- 9 VINYL LOUVER



① GARAGE ELEVATION PART A
1/8" = 1'-0"



② GARAGE ELEVATION PART B
1/8" = 1'-0"

DEPICTING 2 CAR GARAGE OPTION



REVISIONS

Date	Description
06/28/16	ARCH REVIEW

**ARCH
REVIEW**

**TYPICAL
ELEVATION**

ISSUE DATE: 06/27/16

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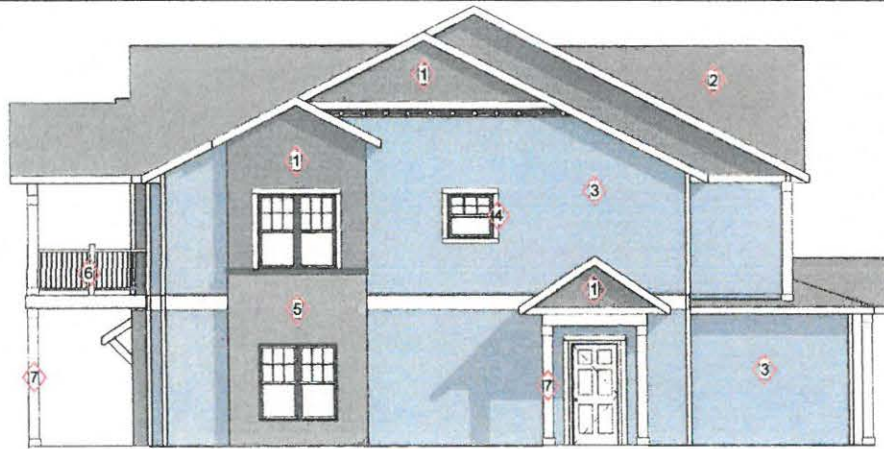
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G005

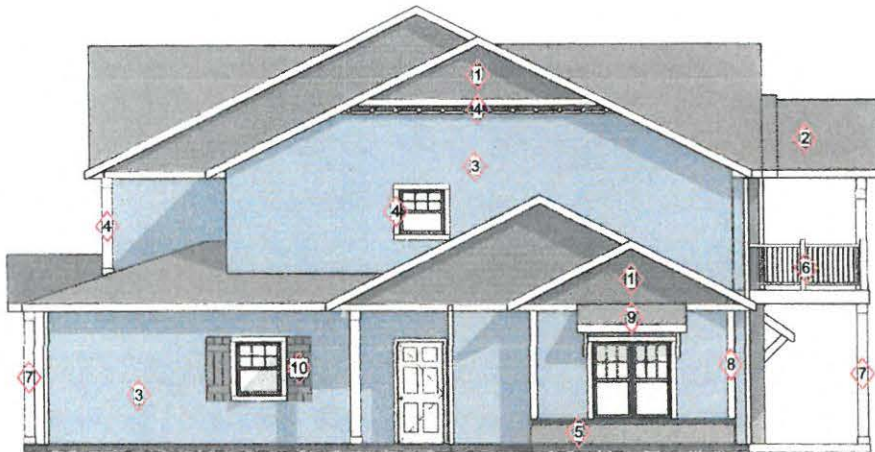
SCALE: 1/8" = 1'-0"

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② SIDE ELEVATION A
1/8" = 1'-0"



DEPICTING 2 CAR GARAGE OPTION

① SIDE ELEVATION B
1/8" = 1'-0"

KEYNOTE LEGEND

- 1 SMARTSIDE SHINGLE STRAIGHT BUTT EDGE
- 2 DIMENSIONAL ASPHALT SHINGLES
- 3 SMARTSIDE 6" EXPOSED LAP SIDING TEXTURE
- 4 ROOF EDGES, DOOR, WINDOW, AND MISC TRIM CASINGS- SMOOTH
- 5 THIN STONE VENEER CLADDING
- 6 COMPOSITE RAILING
- 7 SMARTSIDE TRIM WRAPPED POST
- 8 CORNER BOARDS; SMOOTH AND TEXTURED TO MATCH RESPECTED SIDING.
- 9 METAL ROOF
- 10 VINYL SHUTTER

NOTE:
MATERIALS DEPICTED ARE CONSISTENT
ON ALL SIZED UNITS.

DISTINCTIVE
DESIGN
STUDIO

LJM
Architects

PORTSCAPE APARTMENTS

HCI Properties

REVISIONS

Date	Description
06/28/16	ARCH REVIEW

**ARCH
REVIEW**

**TYPICAL
ELEVATION**

ISSUE DATE: 06/27/16

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CHECKED BY: PESKIE

G006

SCALE: 1/8" = 1'-0"

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**DISTINCTIVE
DESIGN
STUDIO**



**LJM
Architects**

PORTSCAPE APARTMENTS



HCI Properties

REVISIONS

Date	Description
06/28/16	ARCH REVIEW

**ARCH
REVIEW**

**EXTERIOR
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G002

SCALE:

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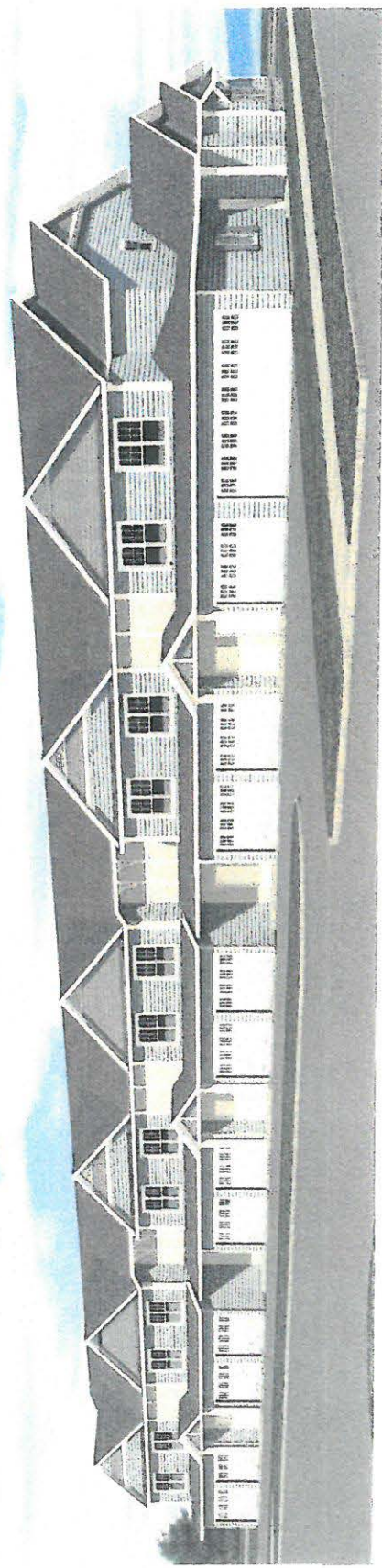
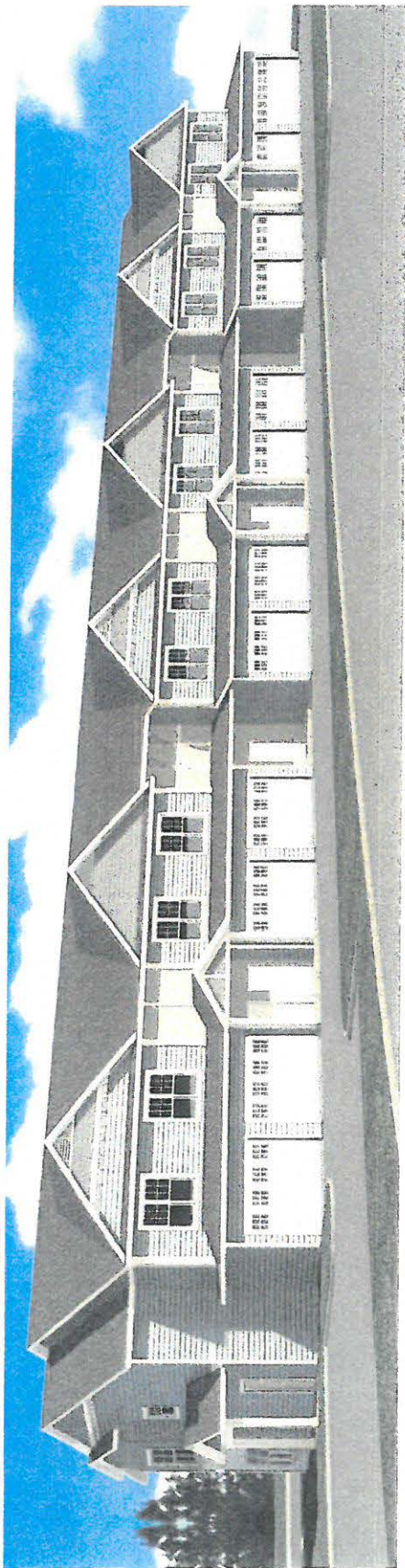
REVISIONS	Date	Description
	06/28/16	ARCH REVIEW

ARCH REVIEW
EXTERIOR RENDERING

ISSUE DATE: 06/27/16
 RENDER BY: BURANT
 CHECKED BY: PESKIE

G003

SCALE:

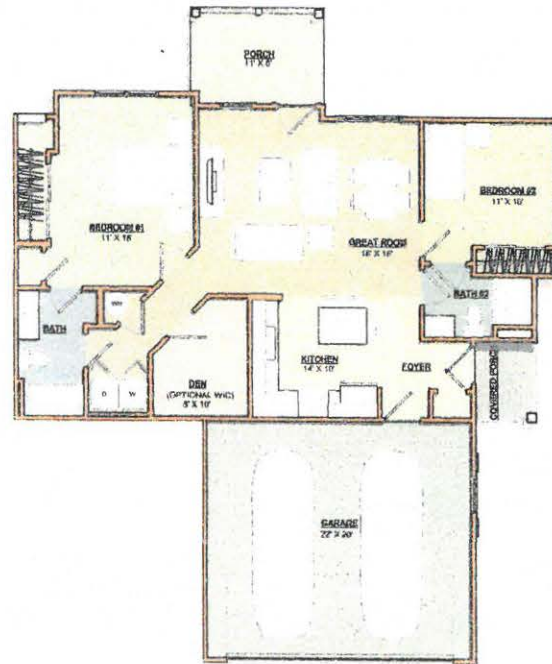


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2 BEDROOM + DEN
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CITY OF SHEBOYGAN

REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION

ITEM DESCRIPTION: Review and consideration of architectural plans for Caitlin Brotz exterior remodel project at 502 N. 8th Street (New Olivu Building)

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

REPORT DATE: July 21, 2017

MEETING DATE: July 24, 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: Zoning Ordinance

BACKGROUND / ANALYSIS:

The Architectural Review Board held this matter at the last meeting in order for the applicant to provide additional information and drawings that more accurately depict the construction that is to take place. The Board specifically had questions about:

- How will the awning connect into the wall based on the different columns and wall depths.
- How will the ends of the awning be constructed and what exactly will that look like.
- Will there be the need for more decorative brackets?

The applicant is providing the same drawing they submitted previously and is bringing in the contractor to speak to the project and answer any questions.

Caitlin Brotz is proposing the following:

- Add window awnings/signage on both the south and east sides of the building.
- RLO will be installing Taupe colored awnings with our logo on them along the four (4) southern windows and the set of three (3) Eastern Windows.
- We want to build an attractive valance above the front door. Dieter Stipe, who has built a few of the exhibits for Bookworm Gardens will do the scrollwork and Nick from J&N Construction would do the cedar shingle awning.
- We will be replacing the top windows. All 30 of them will be white. Applicant is proposing to replace double hung windows on the second floor with double hung windows.

- Applicant will be proposing to paint top of building a taupe brown color. I had Sherwin Williams come out to pick out some colors with me. The color would be similar to the color on the top of the building next to me, Harvest Cafe.

STAFF COMMENTS:

The only question staff has is what exactly is proposed for the entrance – the photo or the mansard roof on the plan. Staff would question whether or not such a mansard should be added to the building and will want the board to look at this request closely.

ACTION REQUESTED:

Applicant is requesting approval of the proposed drawings.

ATTACHMENTS:

Architectural Review Board Application and required attachments.

PARCEL NO.: _____
MAP NO.: _____
ZONING CLASSIFICATION: _____

Office Use Only
DATE SUBMITTED: _____
REVIEW DATE: 6/26/17

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: Caitlin Brotz
ADDRESS: 502 N 8th St
E-MAIL ADDRESS: caitlin@olivu426.com
PHONE: (920) 254-4358 FAX NO.: ()

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

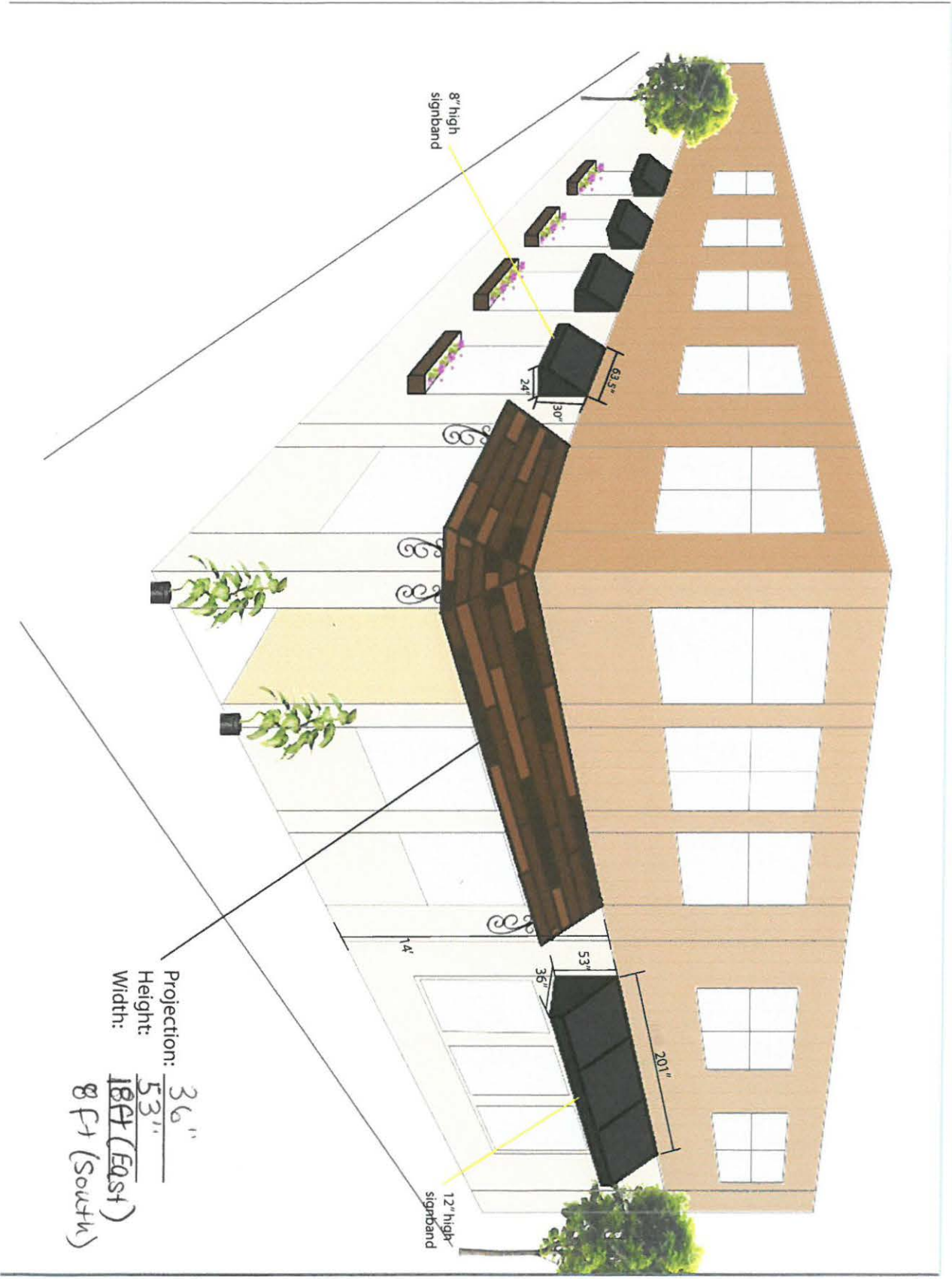
NAME OF PROPOSED/EXISTING BUSINESS: _____
ADDRESS OF PROPERTY AFFECTED: 502 N 8th St.
NEW BUILDING: _____ ADDITION: _____ REMODELING: X

DESCRIPTION OF PROPOSED PROJECT: In addition to the 5 cloth awnings proposed by RLO, we would like to build a more ornate awning with cedar shingles to add an element of character over the entrance of our building. Dieter Stipe has done iron work for Bookworm Gardens.

DESCRIPTION OF **EXISTING** EXTERIOR DESIGN AND MATERIALS: 1950's art deco & brick. Blue.

DESCRIPTION OF THE **PROPOSED** EXTERIOR DESIGN AND MATERIALS: Iron, wood

Caitlin Brotz · 502 N 8th St & Pennsylvania Ave.



Projection: 36"
Height: 53"
Width: 184 (East)
8 ft (South)



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Martha saved to **Doors & Windows**
Vintage glass and metal canopy

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 Save

Sokolowski, Steve

From: Sarah Inda <sinda@windowworldfdl.com>
Sent: Thursday, June 22, 2017 11:33 AM
To: Sokolowski, Steve
Cc: Michael Kuhl; oliveu426@icloud.com
Subject: RE: SPAM Window specs

Hello Steve,

We are going to be doing a window project at 502 North 8th Street in Sheboygan, WI 53081. All 30 windows will be white, double hung, vinyl, same size replacements. There will be no altering of size or shape of the existing windows. All windows will be clad with aluminum white trim on the exterior. If there is any further information you need from me, please let me know.

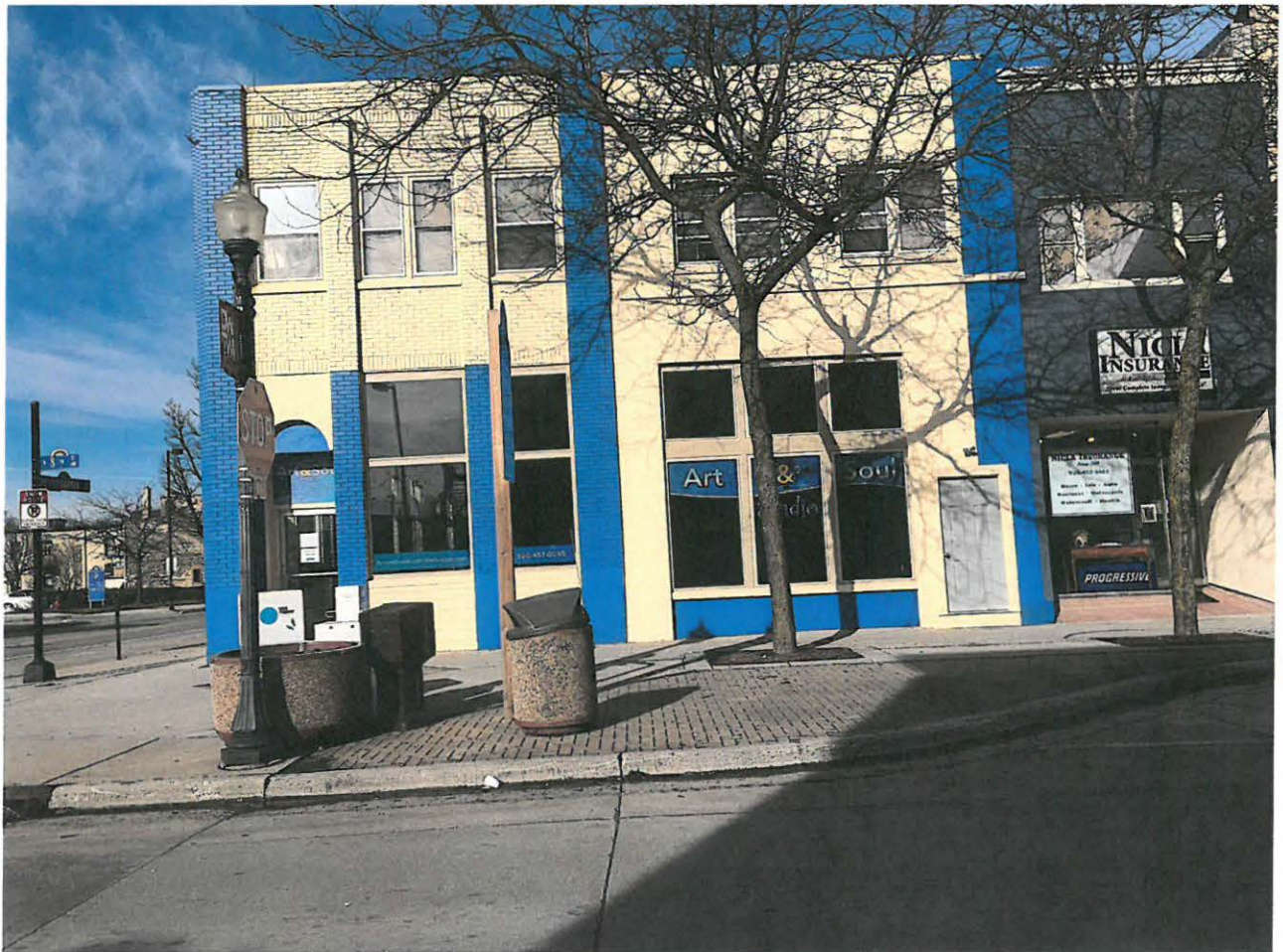
Thank you for all your help!

Sarah Inda
Office Manager-Window World of Fond du Lac
www.windowworldfonddulac.com
sinda@windowworldfdl.com
920-923-4189

From: Sokolowski, Steve [<mailto:Steve.Sokolowski@sheboyganwi.gov>]
Sent: Thursday, June 22, 2017 11:23 AM
To: 'sinda@windowworldfdl.com' <sinda@windowworldfdl.com>
Subject: FW: SPAM Window specs

From: Caitlin Brotz [<mailto:olivu426@icloud.com>]
Sent: Wednesday, June 14, 2017 11:15 AM
To: Sokolowski, Steve
Subject: SPAM Window specs

NOTICE: This e-mail may contain confidential information and is intended only for the individual named. If you are not the intended recipient, you should not disseminate, distribute or copy this e-mail; please notify the sender immediately and delete this e-mail from your system. Also, please be aware that email correspondence to and from "The City of Sheboygan" may be subject to open record requests.



MI WINDOWS AND DOORS
 650 WEST MARKET ST
 GRATZ, PA 17030

1555
 DH/VINYL/No Grids
 Panel 1&2: Lite-1:(1/8" Clear, None, Annealed); Lite-2:
 (1/8" RLE7138, None, Annealed); Argon; 36 X 60

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 Individual products may be subject to variation in performance

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ADDITIONAL PERFORMANCE RATINGS

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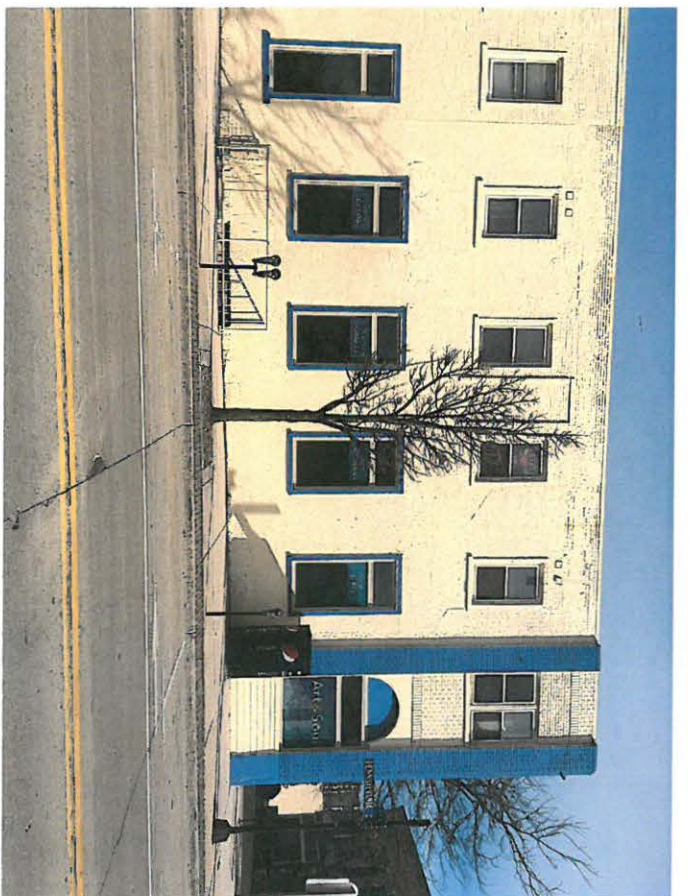
For full information, see label on product.
 Para información completa, consultar la etiqueta del producto.

Port Grade	+DP (ASD)	-DP (ASD)	Water
R-PC18*	50.13	50.13	6.43
Max Test Size	Reports		
36.00 X 60.00	ENF7461-109-17 RG		- / 0

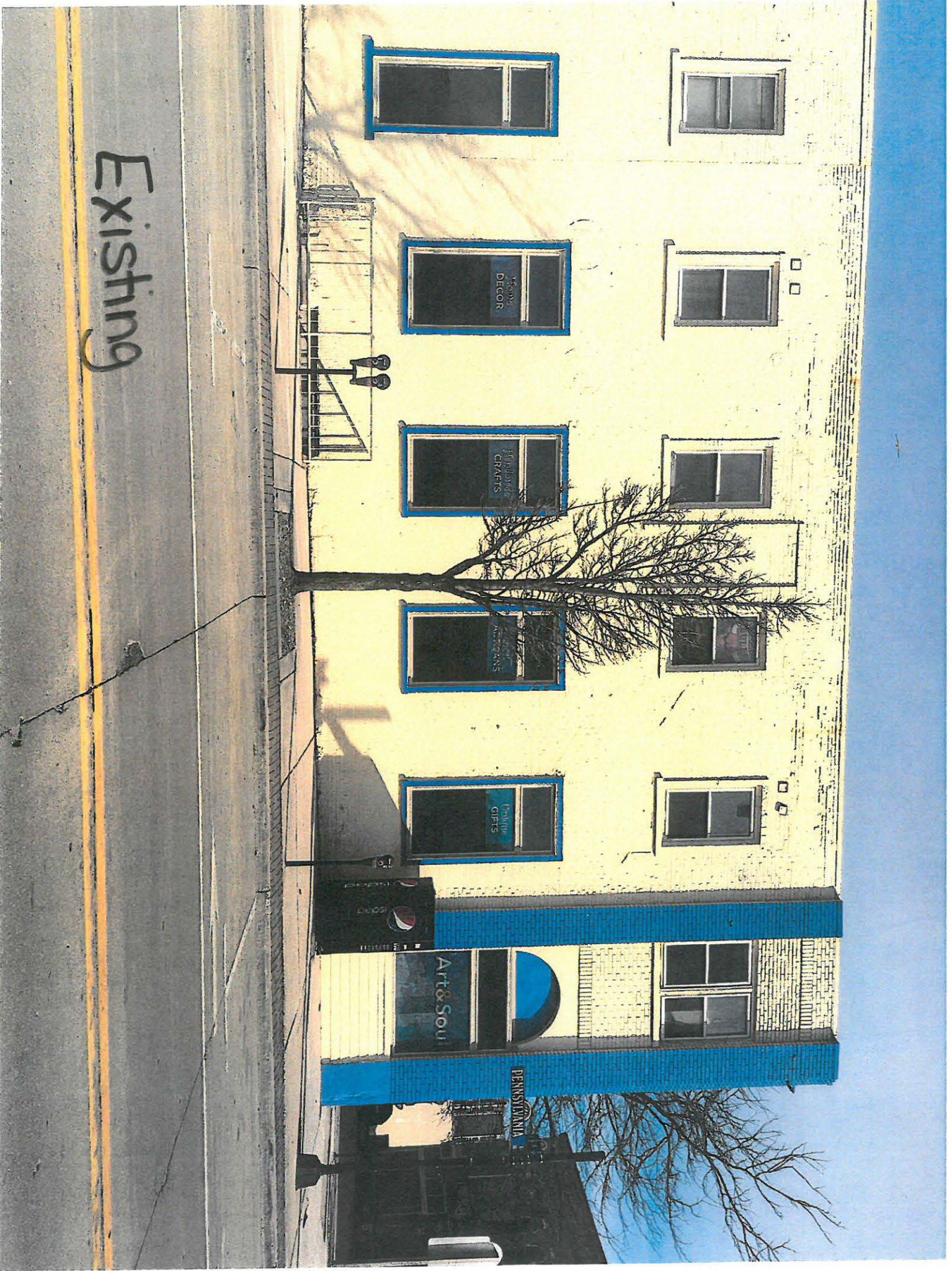
Ratings are for individual windows and doors only. For information regarding entitled or attached units, please contact your sales representative. Pos and Neg DP limited by unit test area. Tested to AAMA/WDMA/CSA 1014.9 2004-09.

1555.1
26839124.1.1.1

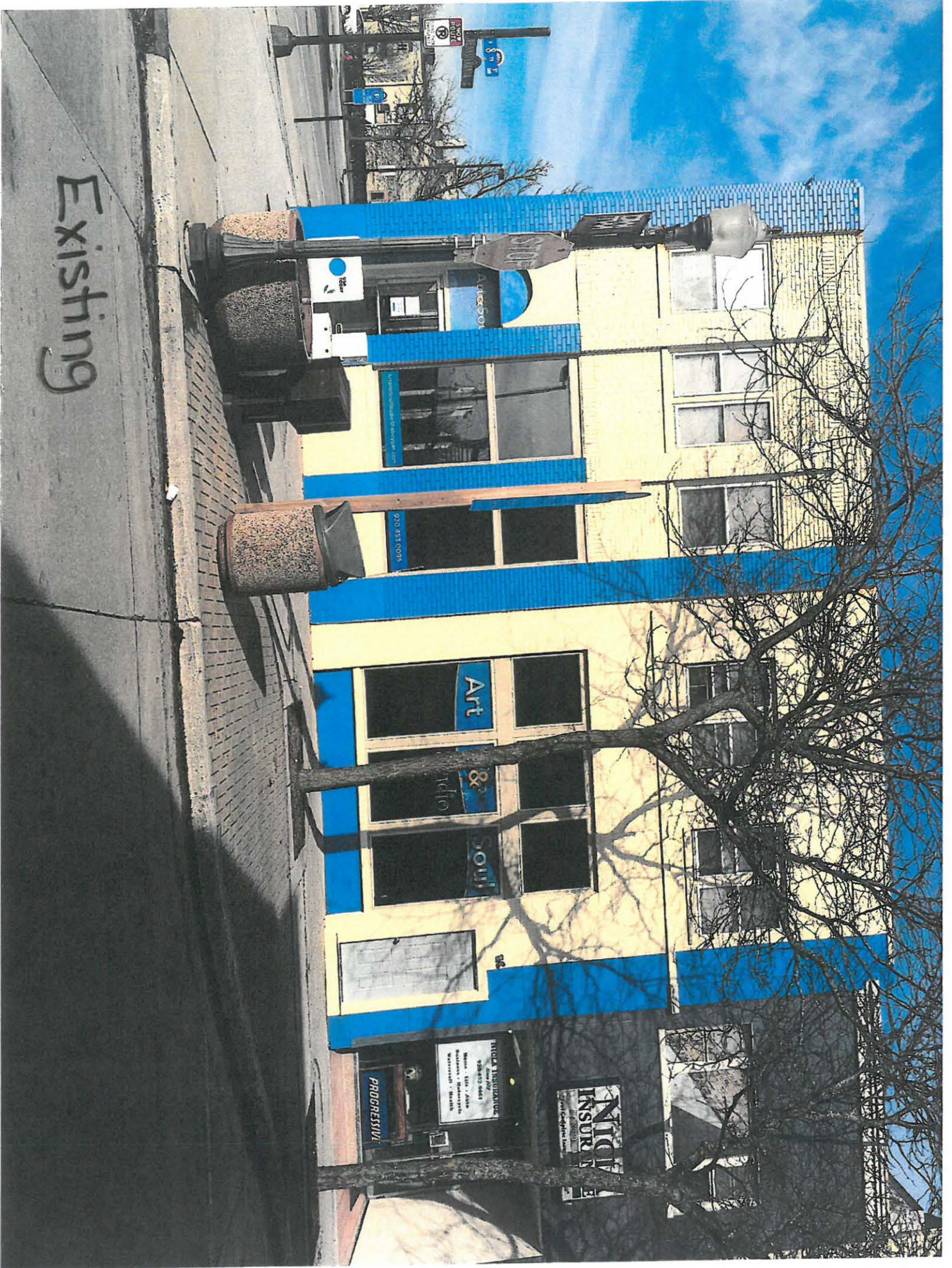
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CITY OF SHEBOYGAN

REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION

ITEM DESCRIPTION: Building Addition to Wilson Elementary School at 1625 Wilson Ave.

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

REPORT DATE: July 21, 2017

MEETING DATE: July 24, 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:

The Sheboygan Area School District is proposing to construct a new building addition and to reconstruct/reconfigure the parking lot and access drives at Wilson Elementary School at 1625 Wilson Avenue. The applicant states:

- The project includes a 17,400sf, 1-story addition with a mechanical mezzanine at the northwest corner of the school. The addition includes a gymnasium, art room, vocal room and support spaces.
- The project also includes the removal and replacement of light green insulated metal wall panel systems along the north and south facades.
- Wilson Elementary School was constructed in 1957. There have been multiple additions and renovations, the last which was completed in 2006. The exterior consists primarily of modular face brick and the light green insulated wall panels. The building face colors are a blend of tan. The existing windows and roof trim are silver and clear glass.
- The proposed addition will consist primarily of modular size brick using both standard modular and thin brick systems. Cement composite panels and insulated precast wall panels with a sandblast finish have also been incorporated into the design. The color of the brick will be similar to the existing color of the facility. The precast wall panels will be a light tan color similar to limestone and match the limestone at the main entry. The cement composite panels will be silver. The entrances, windows, and roof edges will match the silver (clear anodized) or grey finishes currently used on the facility. The new glass will have a green tint. The roof top chiller will include an attached screen.

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: Wilson Elementary School

ADDRESS OF PROPERTY AFFECTED: 1625 Wilson 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 and Remodeling to: Wilson Elementary School



City of Sheboygan Architectural Review Application Submittal

July 11, 2017



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



Bray Associates Architects, Inc.
Milwaukee & Sheboygan, Wisconsin

Tuesday | July 11, 2017

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EXTERIOR PHOTOS OF EXISTING FACILITY	SECTION 2
SITE PLAN.....	SECTION 3
FLOOR PLANS	SECTION 4
EXTERIOR ELEVATIONS & RENDERINGS	SECTION 5
EXTERIOR MATERIALS	SECTION 6

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



Bray Associates Architects, Inc.
Milwaukee & Sheboygan, Wisconsin

Tuesday | July 11, 2017

CITY OF SHEBOYGAN – ARCHITECTURAL REVIEW APPLICATION

DESCRIPTION OF PROPOSED PROJECT

Wilson Elementary School has the largest enrollment in the Sheboygan Area School District with 514 students as of September 2016. This enrollment is not expected to increase with the new addition. The school is located on the corner of South 16th Street and Wilson Avenue. This project includes removal of three portable classrooms located on the south side of the facility to expand the hard surface play area. The one-story addition with a mechanical mezzanine is approximately 17,394 square feet and is located on the northwest corner of the existing school. The addition includes a gymnasium, art room, vocal room and support spaces. These same spaces are currently located in the existing facility. This project also includes the removal and replacement of light green insulated metal wall panel systems along the north and south facades. Site work includes resurfacing the south playground with a storm drainage, additional parking and replacing and expanding the existing drive loop along Wilson Avenue.

DESCRIPTION OF EXISTING EXTERIOR DESIGN & MATERIALS

Wilson Elementary was constructed in 1957. There have been multiple additions and renovations; the last completed in 2006. The exterior of the building consists primarily of modular face brick and the light green insulated metal wall panels. The building face brick colors are a blend of tan. The existing windows and roof trim are silver with clear glass. Please reference the attached photographs.

DESCRIPTION OF THE PROPOSED EXTERIOR DESIGN & MATERIALS

The proposed addition will consist primarily of modular size brick using both standard modular and thin brick systems. Cement composite panels and insulated precast wall panels with a sandblast finish have also been incorporated into the design. The color of brick will be similar to the existing color on the facility. The precast wall panels will be a light tan color similar to limestone and match the limestone at the main entry. The cement composite panels will be silver.

The entrances, windows and roof edges will match the silver (clear anodized) or grey finishes currently used on the facility. Please reference the attached renderings and photos. All new glass will have a green tint.

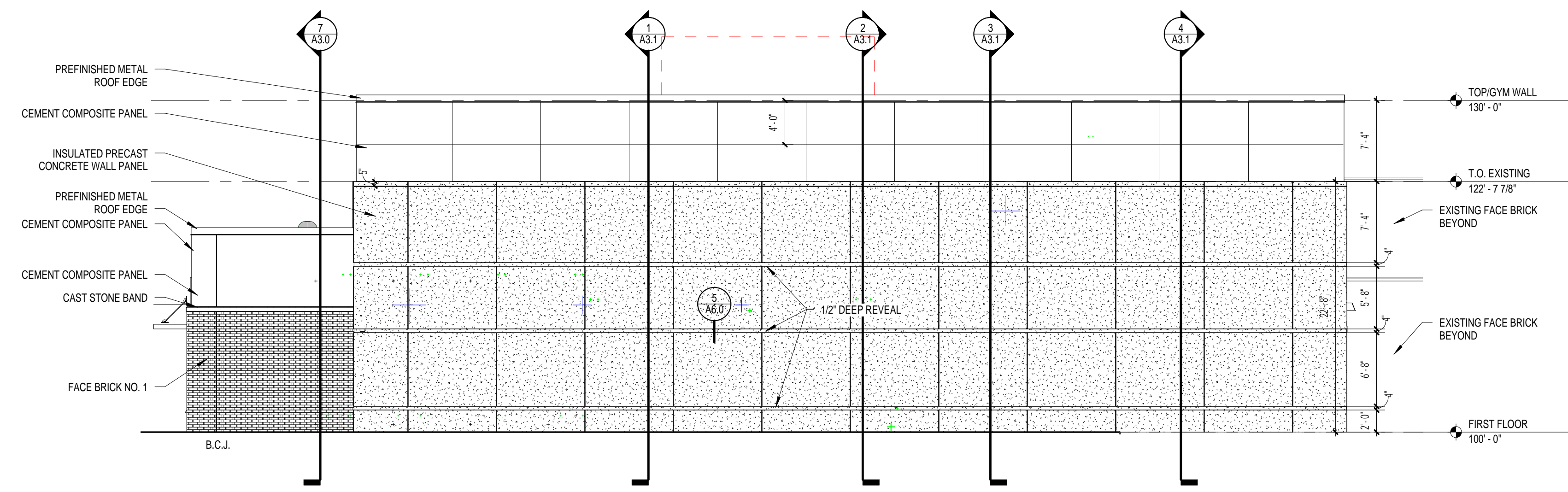
The roof top chiller will include an attached screen.

The existing dumpsters will be enclosed with a coated chain link fence/gates with vinyl slats. Color to be a manufacturer's standard tan or brown.



DESCRIPTION OF THE BUILT ENVIRONMENT SURROUNDING PROPOSED PROJECT

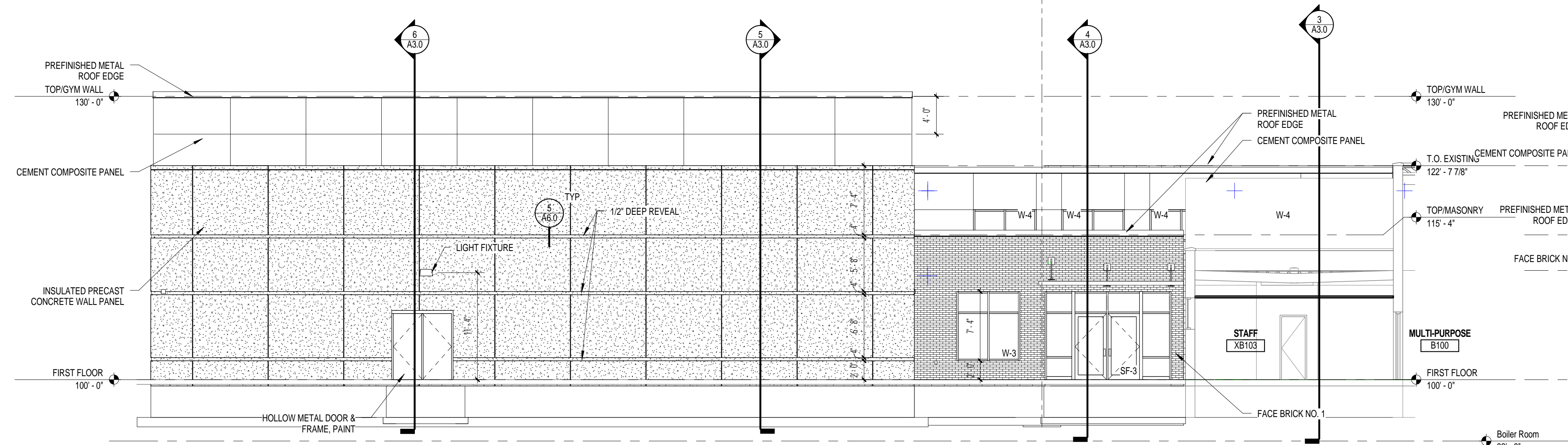
Wilson Elementary is located in a Suburban Residential 5(SR-5) Zone and is considered an Indoor Institutional use. Parking requirements include one stall per teacher and per staff member, plus one space per two classrooms. The existing facility has 61 standard and handicap accessible parking stalls. The facility will have 70 staff members next year and 29 classrooms. A total of 85 on site stalls are required. The proposed project will have 94 standard stalls and 4 handicap accessible stalls. The facility is located on a corner. Residences are located to the east and south. Residences are located across the streets to the north and west.



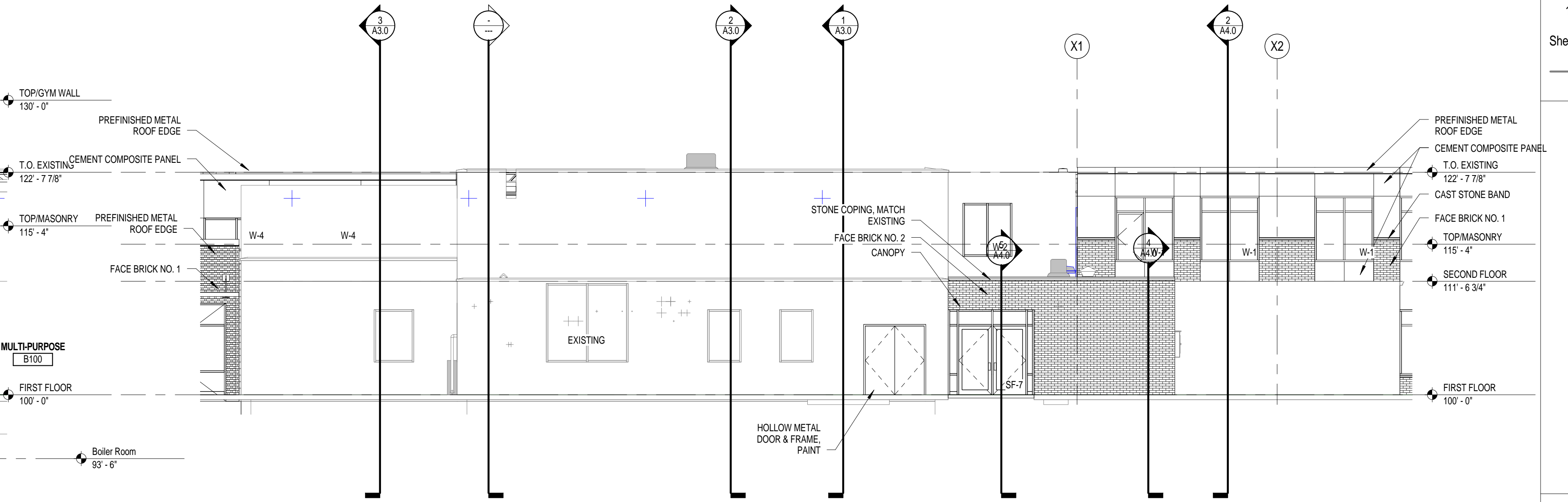
1 West Building Elevation - Unit A
Scale: 1/8" = 1'-0"



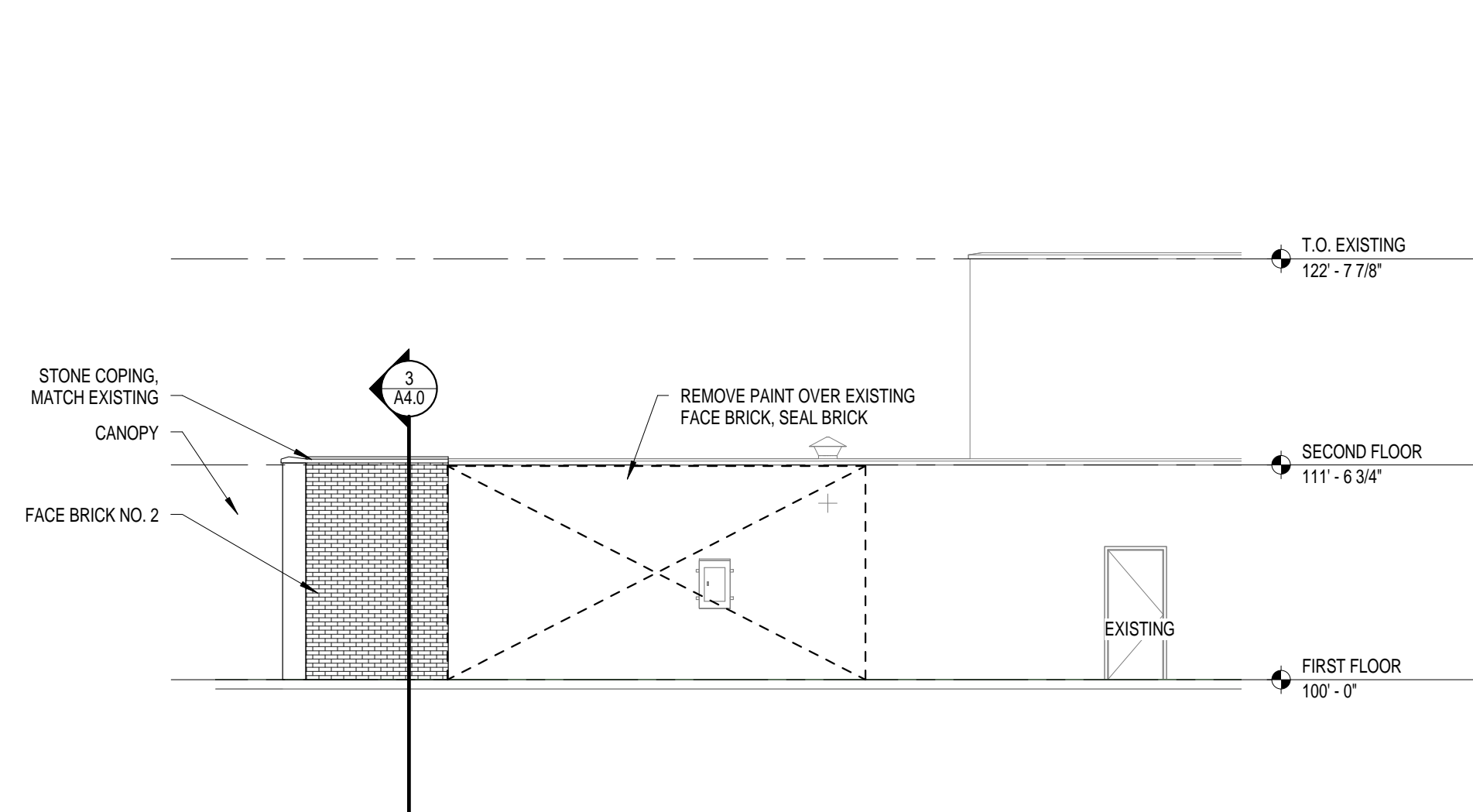
2 Existing West Elevation - Unit B
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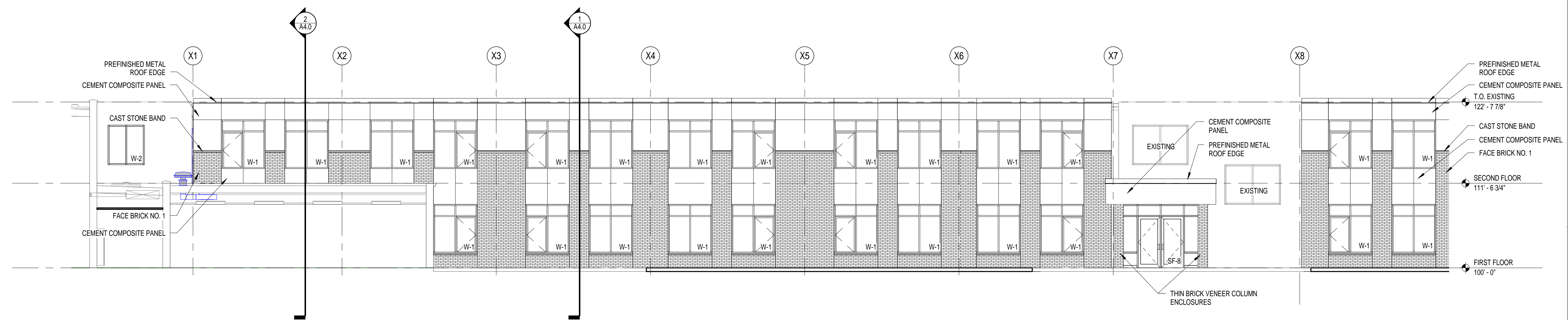
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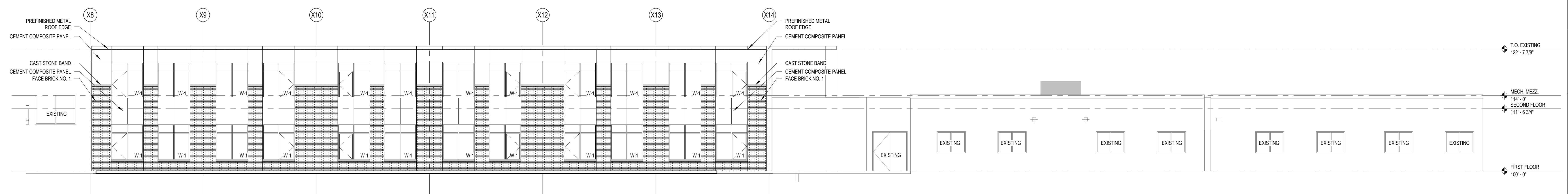
4 Existing South Elevation - Unit B
Scale: 1/8" = 1'-0"



5 Existing East Elevation - Unit B
Scale: 1/8" = 1'-0"



6 Existing South Elevation - Unit B & C
Scale: 1/8" = 1'-0"



7 Existing South Elevation - Unit B/C
Scale: 1/8" = 1'-0"

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Office Locations:

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

Sheboygan
1227A North 8th Street
PO Box 955
Sheboygan, Wisconsin 53082
T: 920.459.4200

www.brayarch.com

Project Title:
**Addition and Renovation to:
Wilson Elementary School
Sheboygan Area School District
1625 Wilson Avenue, Sheboygan, WI 53081**

REVISIONS:	
DATE	DESCRIPTION

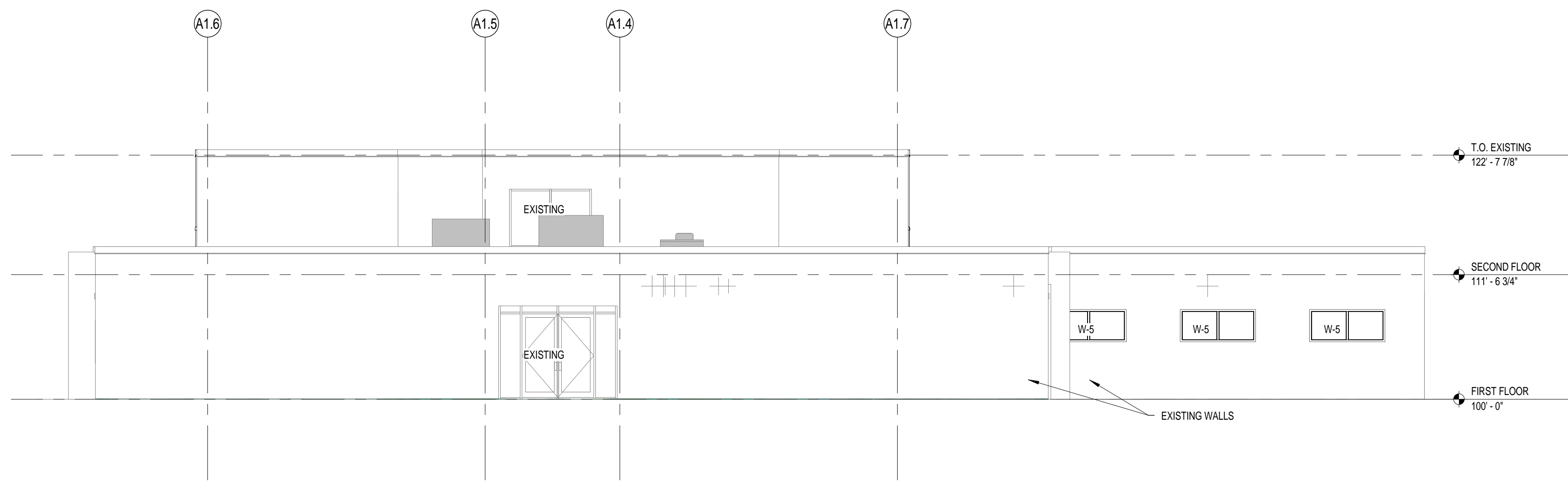
Project Number:
3247W

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Construction Documents

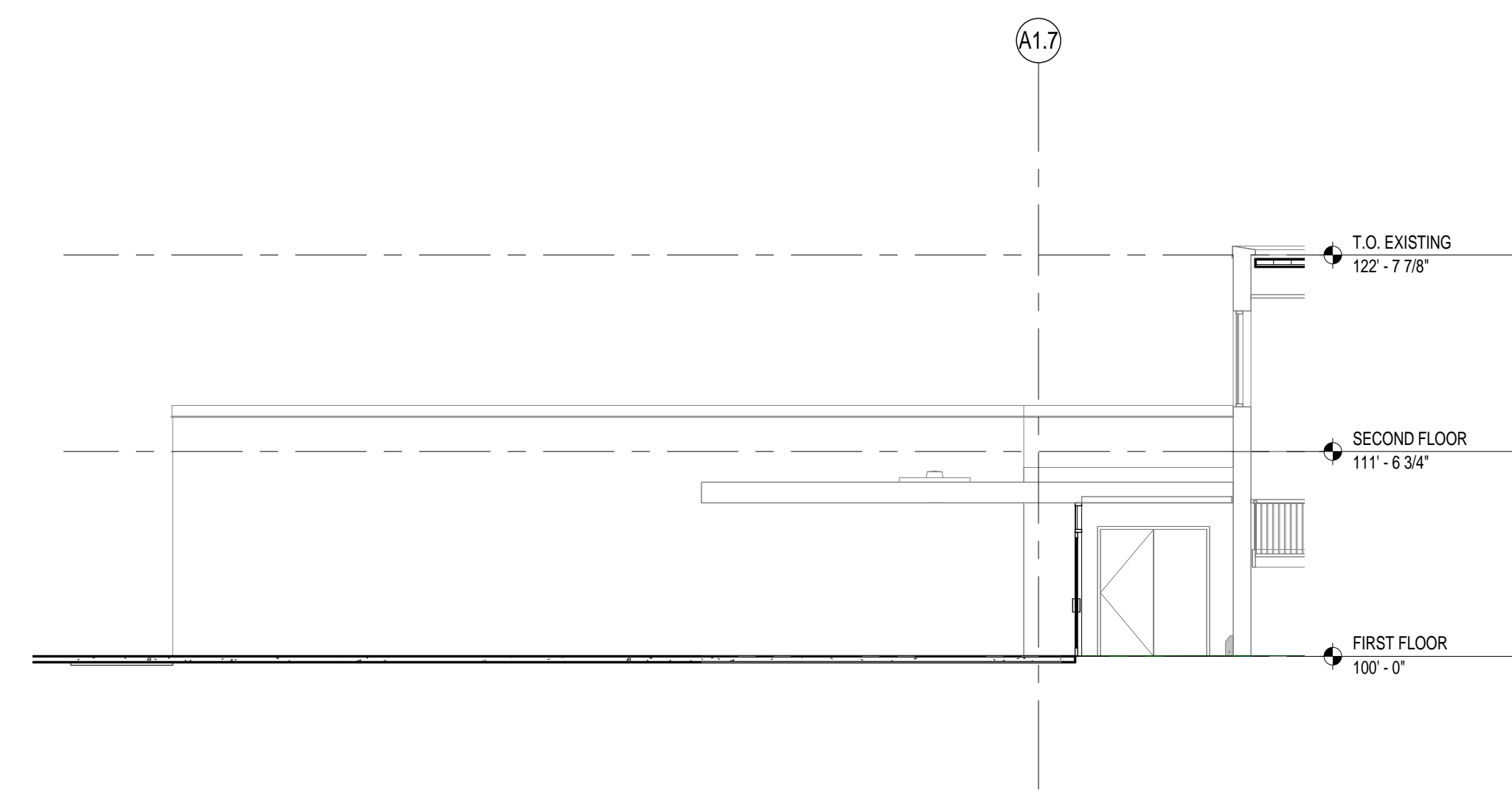
July 11, 2017

Sheet Title:
Exterior Elevations

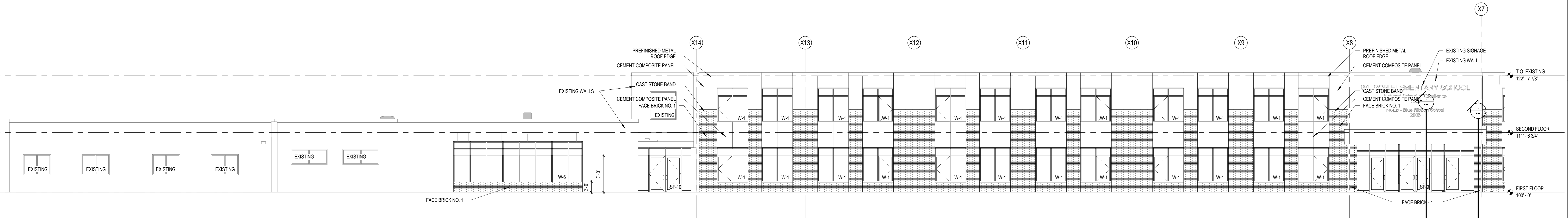
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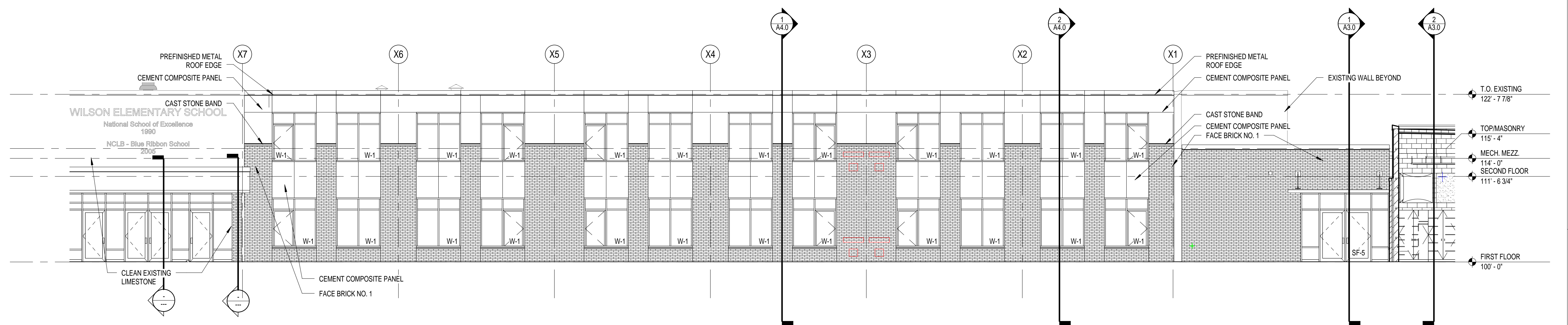
1 Existing East Elevation - Unit C
Scale: 1/8" = 1'-0"



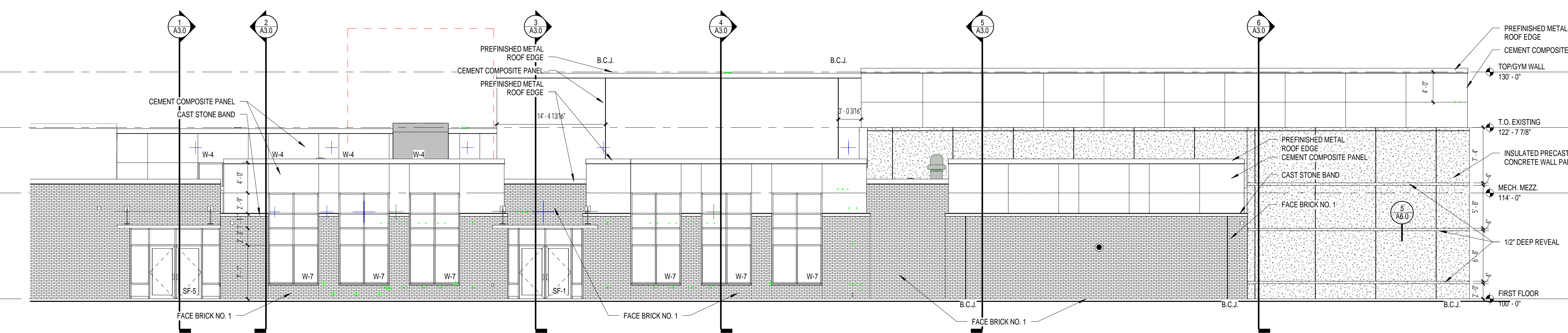
2 Existing West Elevation - Unit C
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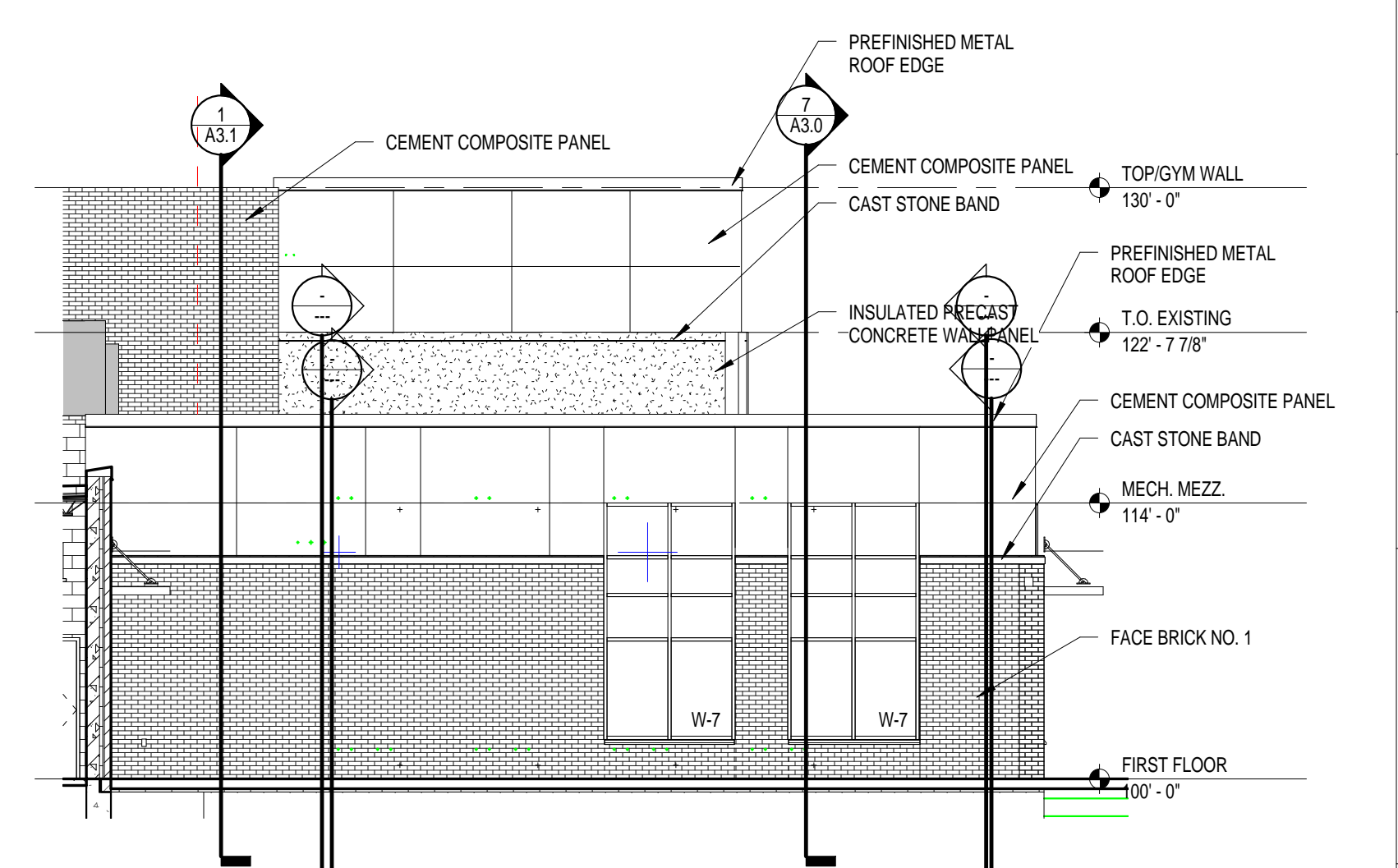
3 Existing North Elevation - Unit C
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4 Existing North Elevation - Unit B
Scale: 1/8" = 1'-0"



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



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

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

Project Title:
Addition and Renovation to:
Wilson Elementary School
 Sheboygan Area School District
 1625 Wilson Avenue, Sheboygan, WI 53081

REVISIONS:

DATE	DESCRIPTION

Project Number:
3247W

Issued For:
Construction Documents

July 11, 2017
Sheet Title:
Exterior Elevations

Sheet Number:
A2.1





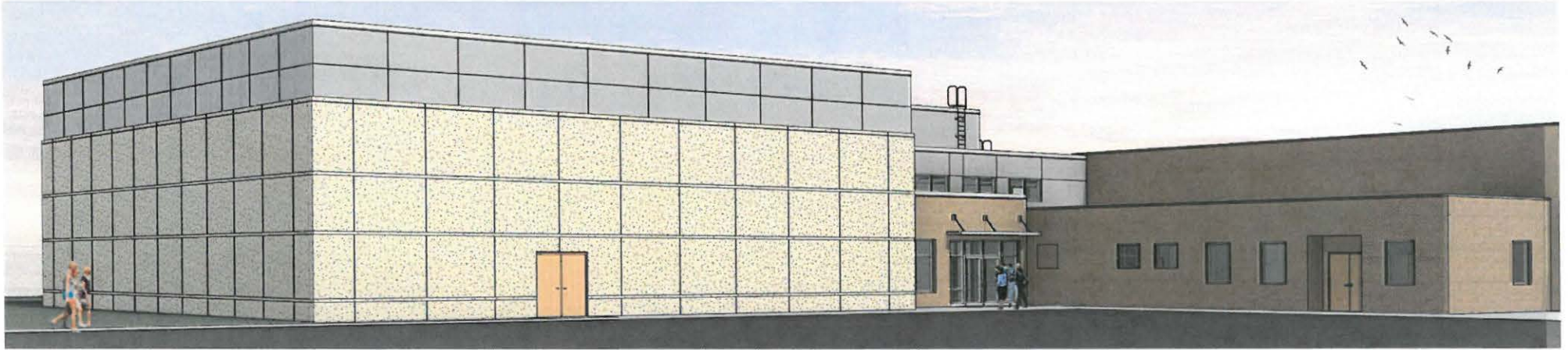
South Elevation



North Elevation

Wilson Elementary School

July 11, 2017



Gymnasium looking Northeast



Gymnasium looking Southeast

Wilson Elementary School

July 11, 2017



North Elevation - Main Entry



Northwest Entry



Southeast Elevation



South Elevation

Wilson Elementary School

Existing Exterior

July 11, 2017



West Elevation



West Elevation



Library North Elevation



Library High Windows

Wilson Elementary School

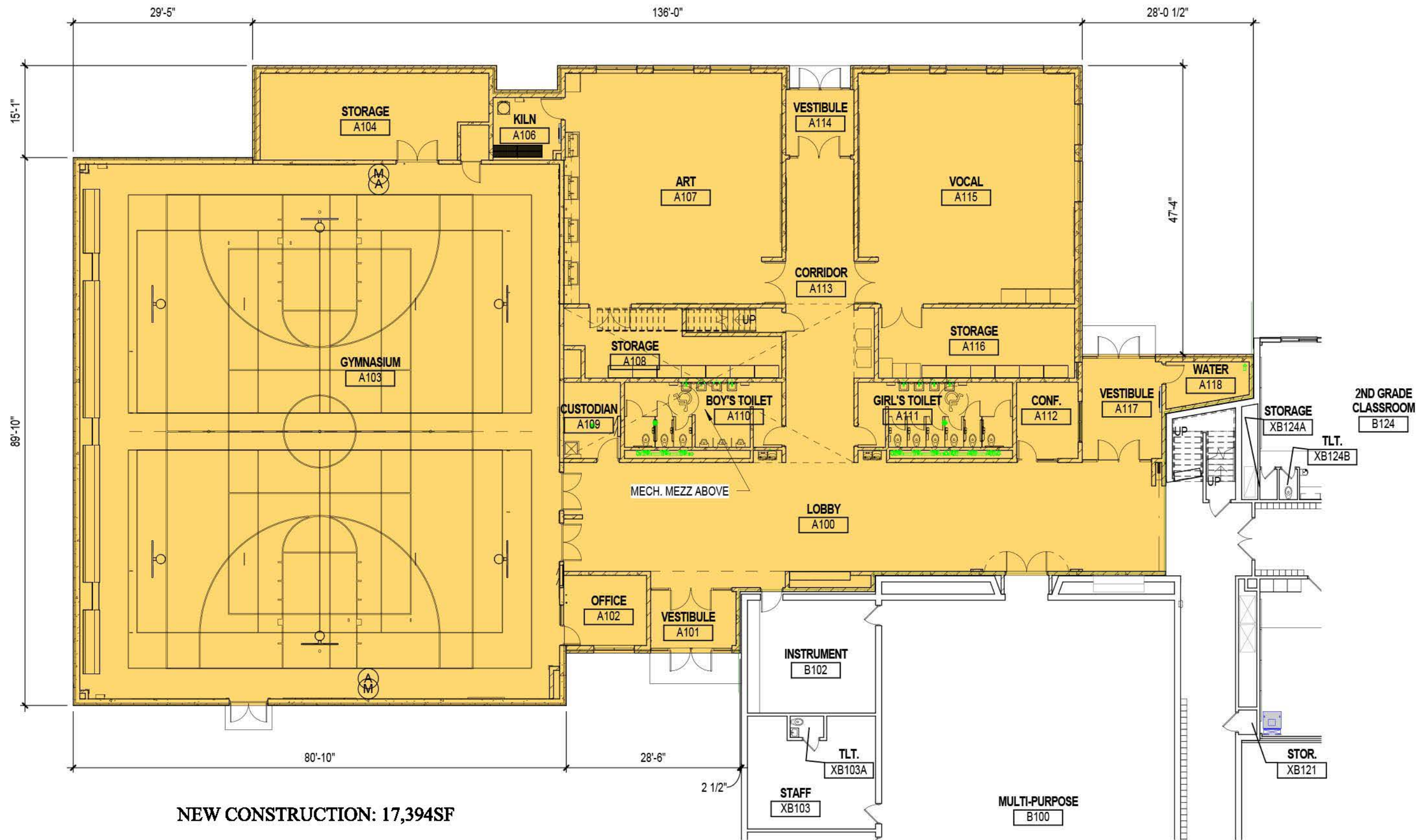
Existing Exterior

July 11, 2017



1227A North 8th Street ■ P.O. Box 955 ■ Sheboygan, Wisconsin 53082-0995
920.459.4200 ■ www.brayarch.com

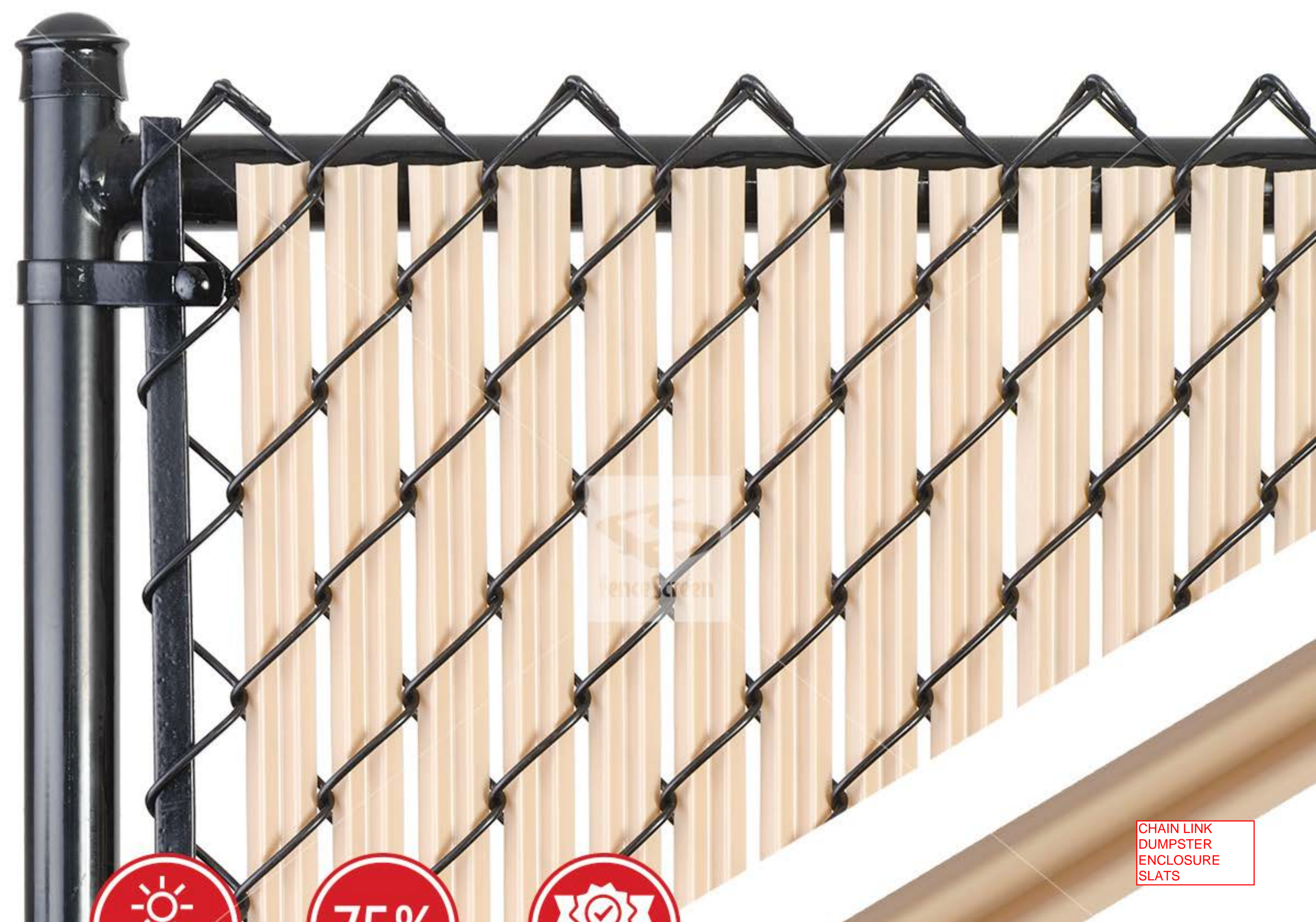




Wilson Elementary School

Proposed Plan

July 11, 2017



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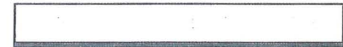


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Tuscan Series
Alhambra
Modular
W 21-22 / W 27-28



Face Brick



Composite Metal Panel



Precast Concrete Finish



Prefabricated Canopy



Glazing

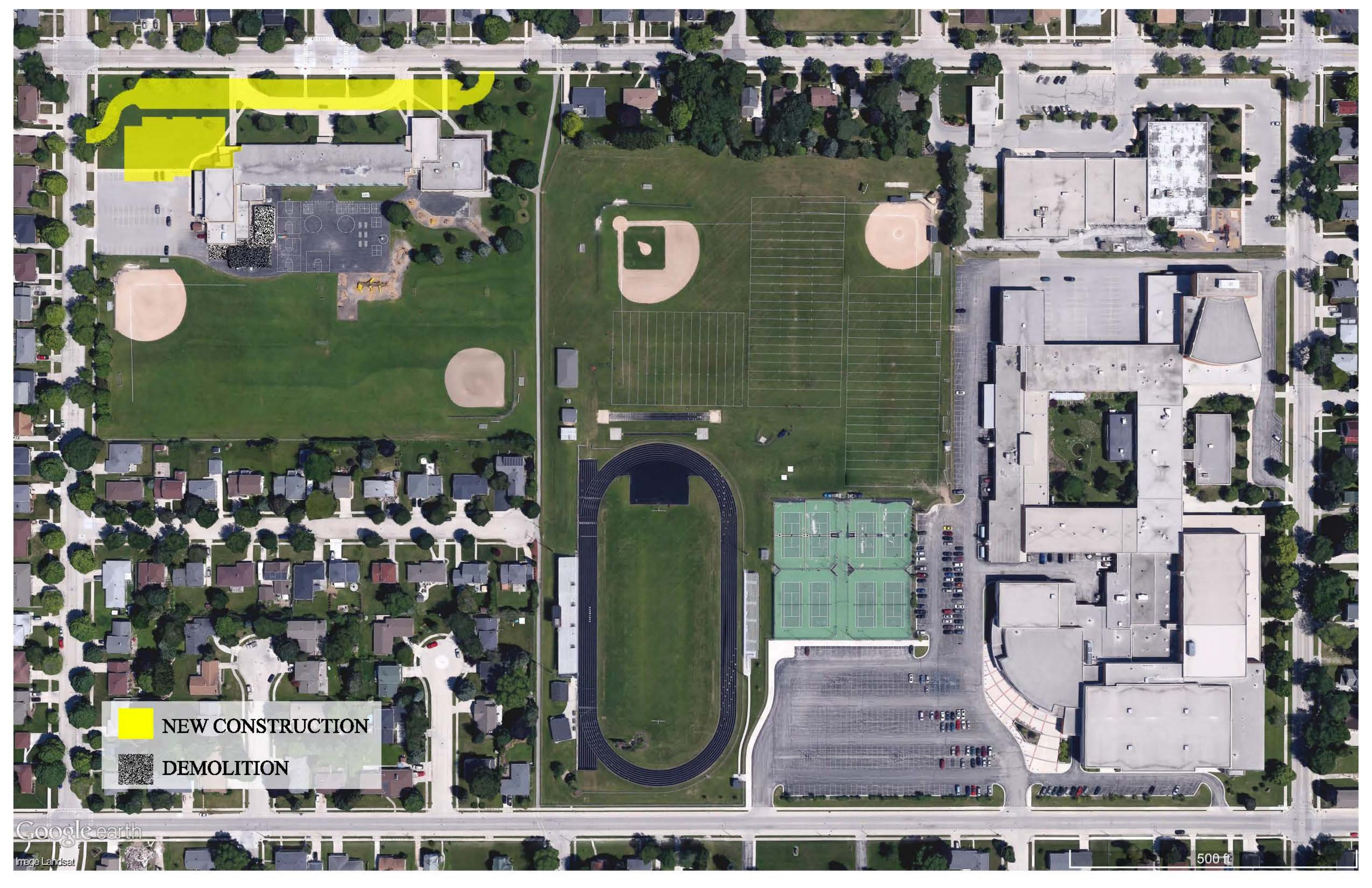


Clear Anodized Frames

Wilson Elementary School

Proposed Materials

July 11, 2017

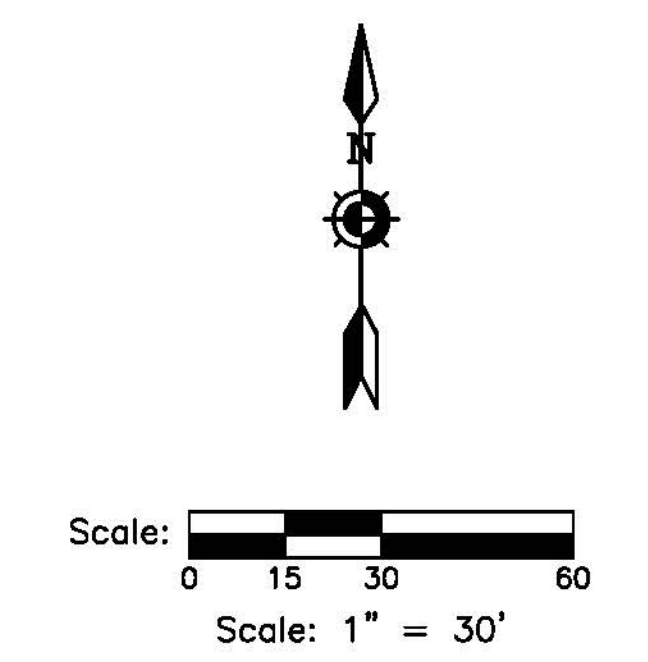
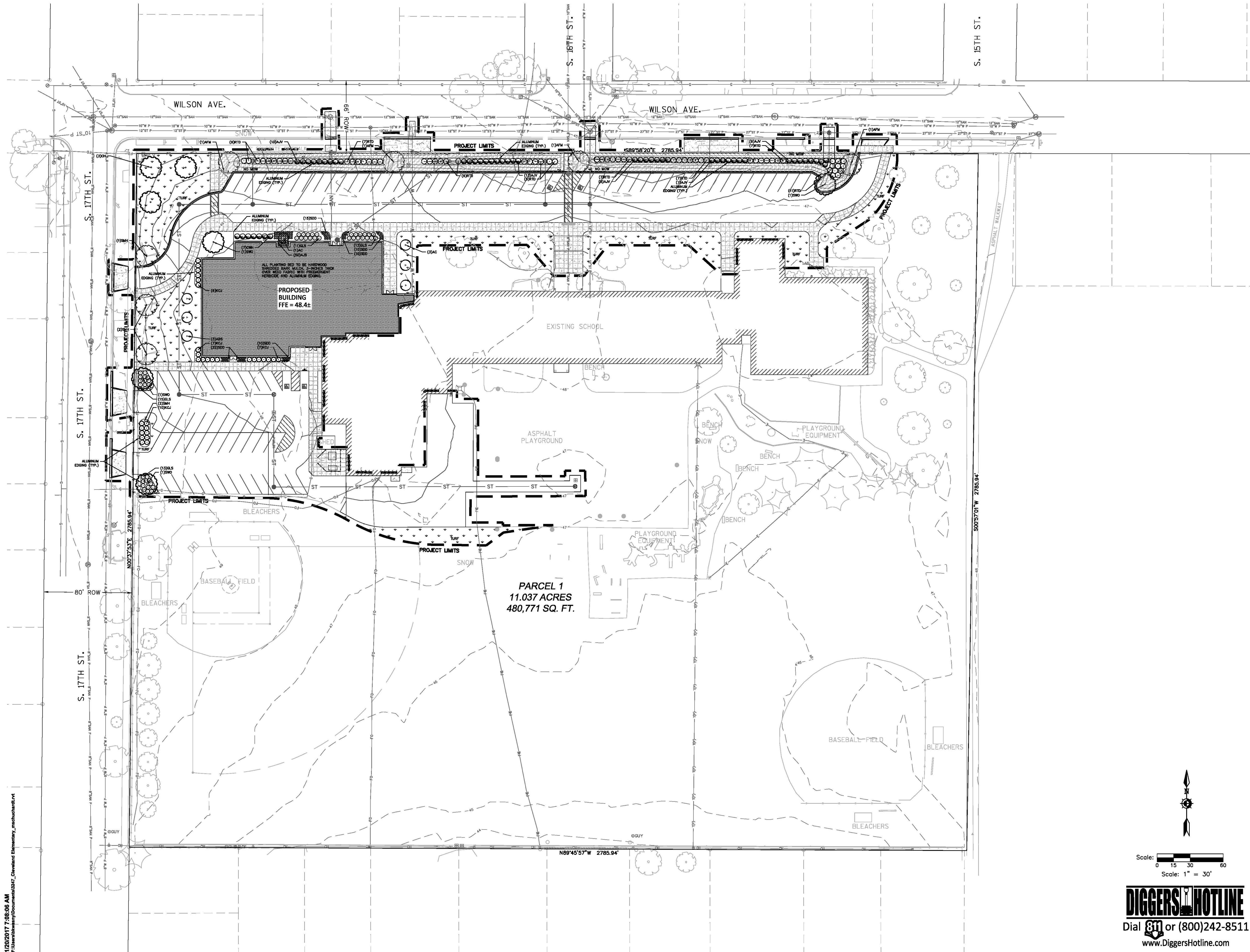


NEW CONSTRUCTION



DEMOLITION

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 MILWAUKEE, WISCONSIN 53217
 PHONE: 414.381.4117
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Project Title:
 Addition and Renovations to:
 Wilson Elementary School
 Sheboygan Area School District
 1625 Wilson Avenue, Sheboygan, WI 53081

REVISIONS:

DATE	DESCRIPTION

Project Number:
 3247W
Issued For:
 Plan Commission
 Submittal Set
 7/11/2017

Sheet Title:
 SITE LANDSCAPE
 PLAN

Sheet Number:
 L1.1

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CITY OF SHEBOYGAN

REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION

ITEM DESCRIPTION: 2nd floor apartment addition at 817 New York Avenue.

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

REPORT DATE: July 21, 2017

MEETING DATE: July 24, 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:

Mark Chrest is proposing to construct a new 2nd floor apartment addition at 817 New York Avenue. The applicant states the following the project:

- The building at 817 Michigan Avenue has a hair salon on the 1st floor and has two (2) apartments on the 2nd floor (a 1-bedroom and a 2-bedroom).
- The applicant is proposing to renovate the existing 2-bedroom apartment by converting the existing attic space into additional bedroom space. The existing attic space is 267SF and will now be 530SF.
- This attic space will be rebuilt due to structural and water damage of the existing beams. The existing walls and roof are rubber membrane.
- Vinyl siding over wood studs, dimensional asphalt shingles and aluminum fascia/soffit will be used.
- In addition, a new 200SF free floating deck will be installed on the roof top. This will be portable in nature.
- A new spiral staircase will be added to the rear of the building installed behind the dumpsters/enclosure.

STAFF COMMENTS:

817 New York Avenue is located in the downtown area which has design guidelines. The guidelines state:

“High Quality, long lasting materials such as fiber cement siding may be used for facades of buildings that do not front along N. 8th Street.”

“Vinyl or aluminum siding is prohibited.”

Thus, staff is recommending that the project be required to use fiber cement siding on this building addition project.

The applicant has not provided any specific information pertaining to the colors and materials of the addition, deck and/or spiral stair case so it difficult to determine how this project will compliment the rest of the building.

There appears to be safety and exiting concerns that the applicant will need to address with the Building Inspection Department with regards to the new door, deck, staircase, etc. These issues will need to be addressed prior to building permit issuance.

ACTION REQUESTED:

Applicant is requesting approval of the proposed drawings, however, staff would recommend holding this matter until such time as the applicant provides more detailed plans as well as materials and color samples (including fiber cement siding).

ATTACHMENTS:

Architectural Review Board Application and required attachments.

DATE SUBMITTED: _____

REVIEW DATE: _____

CITY OF SHEBOYGAN ARCHITECTURAL REVIEW APPLICATION

Revised March, 2001

Completed application must be filed with the Department of City Development, 807 Center Avenue. To be placed on 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 Chrest _____

ADDRESS: _____ 817 New York ave _____

E-MAIL ADDRESS: _____

PHONE: _____ () 920 629.2153 _____ FAX NO.: _____ () _____

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: _____ 2nd floor apartment _____

ADDRESS OF PROPERTY AFFECTED: _____ 817 New York Ave _____

NEW BUILDING: _____ ADDITION: _____ REMODELING: _____

DESCRIPTION OF PROPOSED PROJECT: _____

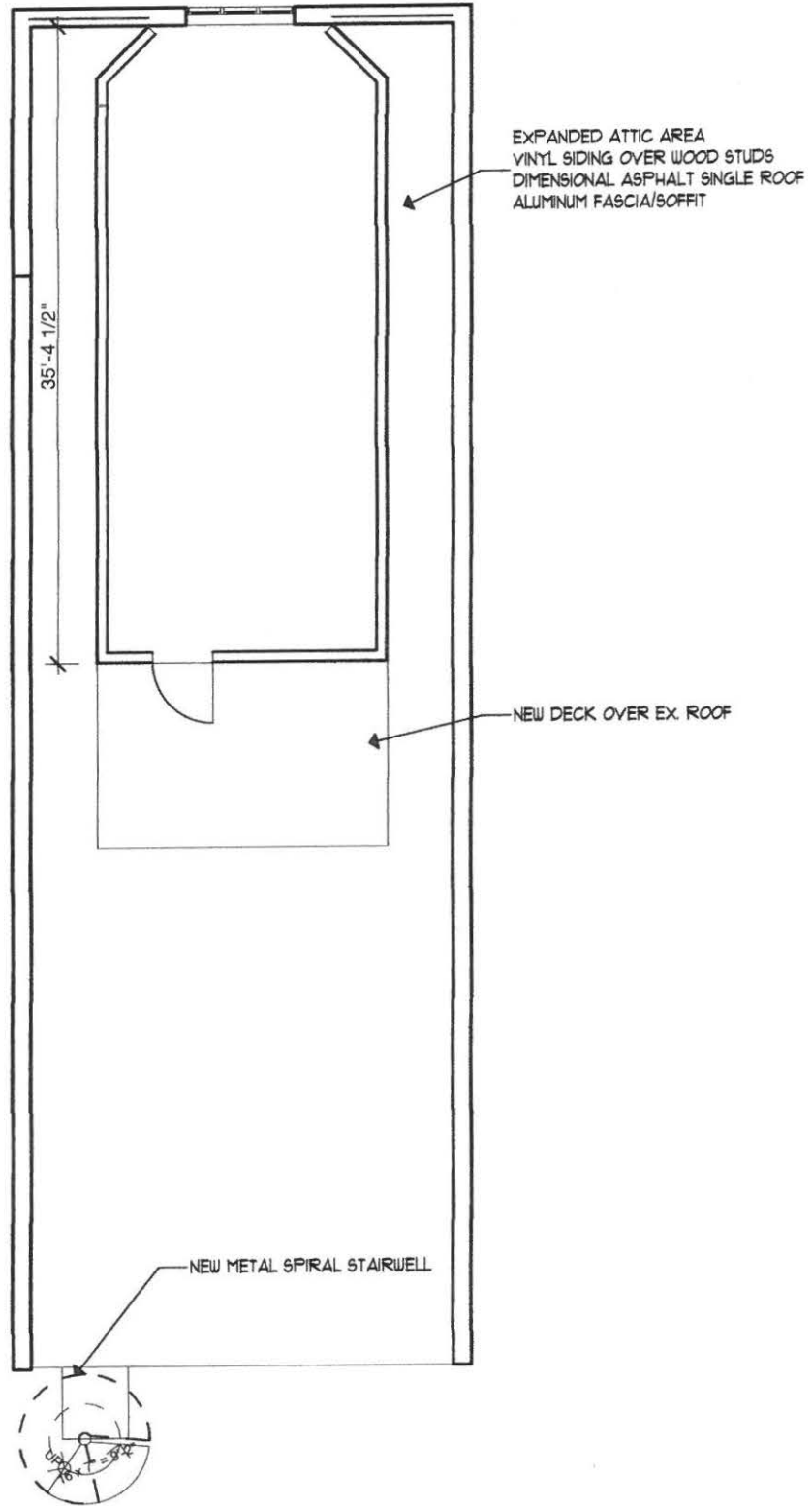
There is a small attic room that has structural repairs needed due to water damage. It will be re built larger. It will be approx. 16' x 35' The original was 11' x 24' This will not be noticed from the street view. It will start of the existing height and then 4.5' back, will rise 2 feet higher than the original height

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

_____ The existing walls and roof are rubber membrane _____

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

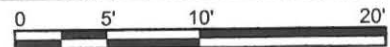
_____ Vinyl siding and dimensional asphalt shingles will be used. _____



1

2nd Floor Plan

SCALE: 1" = 10'

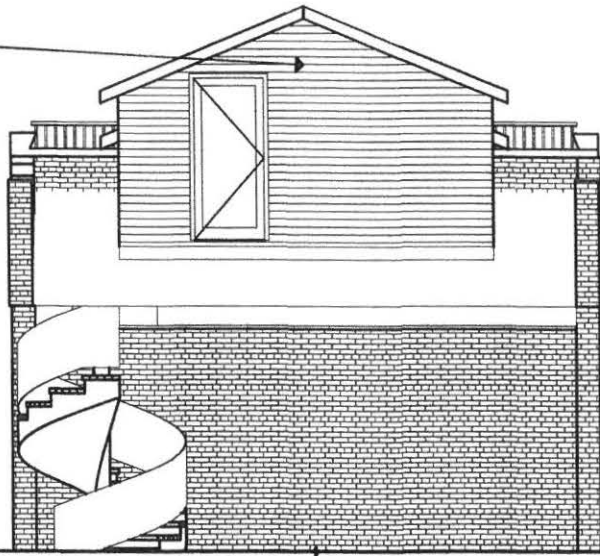


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920-457-4884

ALTERATIONS for: ANDY HAHN 6.28.17
09-014
A.5

817 NEW YORK AVE SHEBOYGAN WI 53081

NEW ATTIC SPACE
VINYL SIDING
DIMENSIONAL
ASPHALT SHINGLE
ROOF



① South Elevation

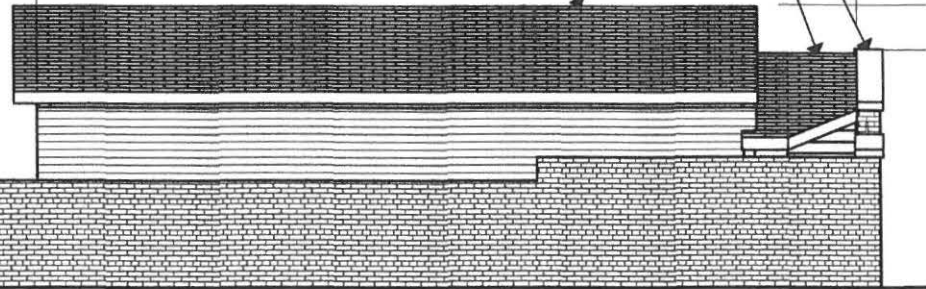
SCALE: 1/8" = 1'-0"

EXISTING ROOF
EDGE

NEW ATTIC SPACE
VINYL SIDING
DIMENSIONAL
ASPHALT SHINGLE
ROOF
31'-0 1/2"

EX. PARAPET
EXIST. ROOF
HEIGHT

4'-4"



② East Elevation

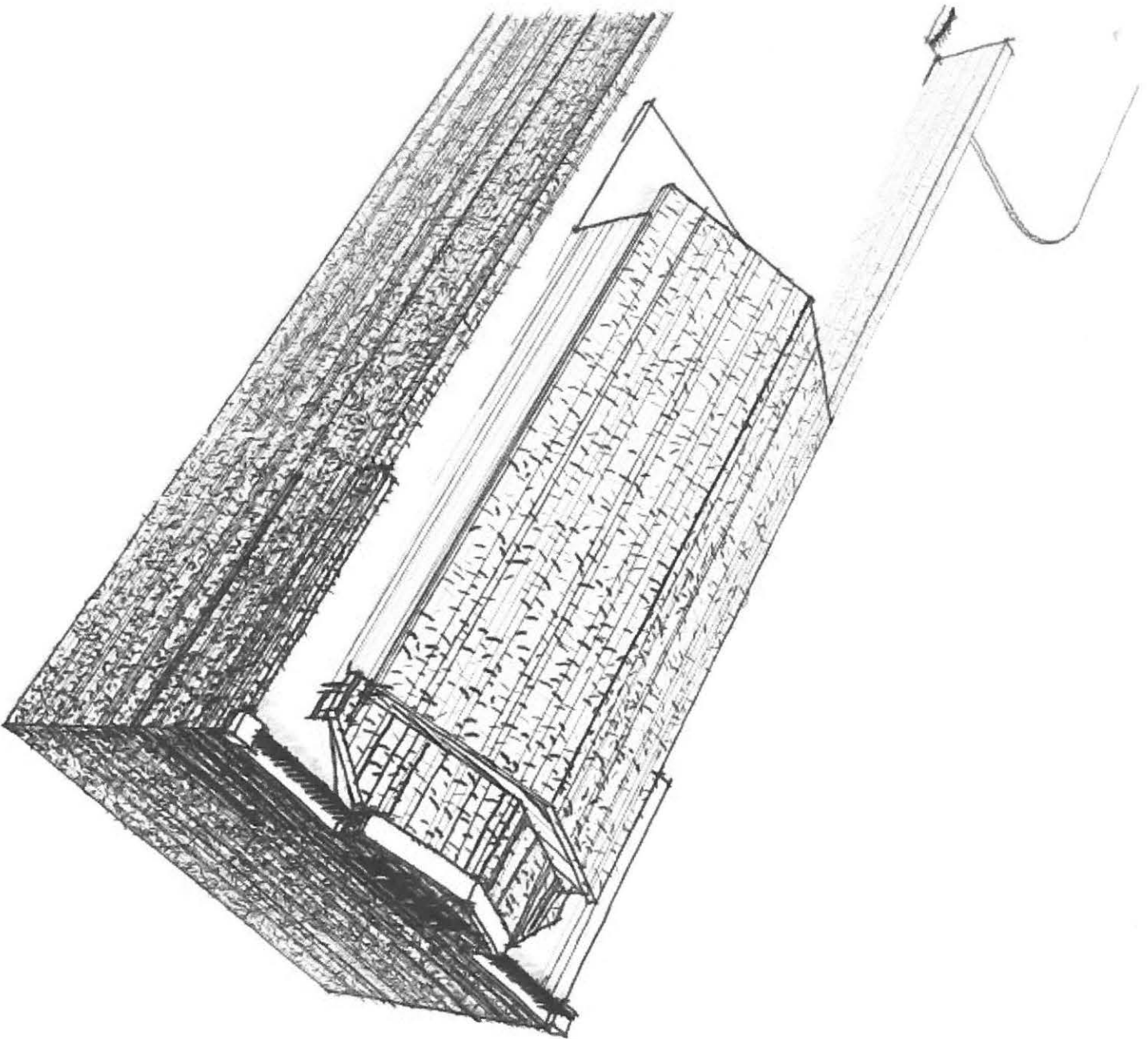
SCALE: 1/8" = 1'-0"

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ALTERATIONS for: ANDY HAHN
817 NEW YORK AVE SHEBOYGAN WI 53081

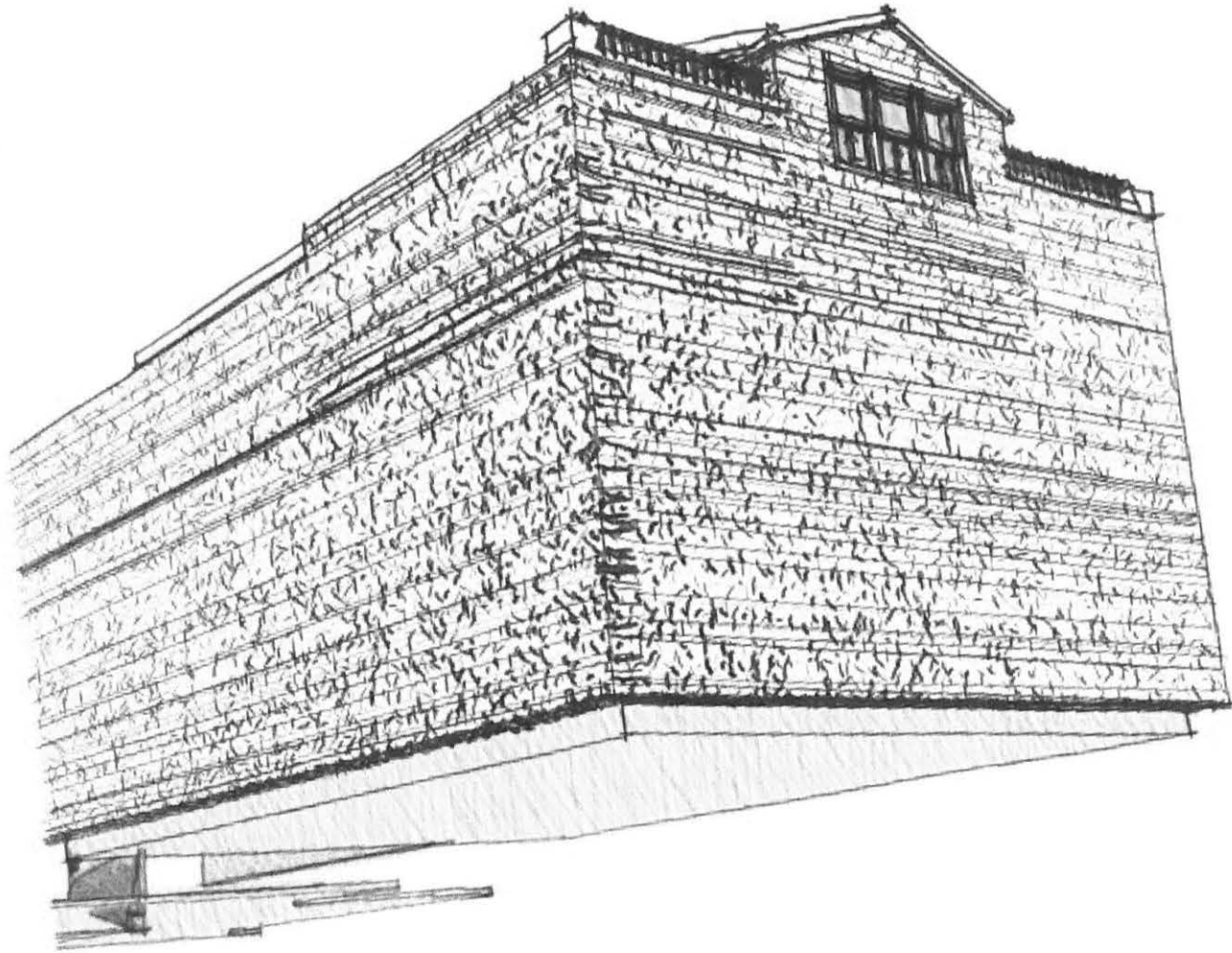
6.28.17
09-014
A.6



Camera 2

ALTERATIONS for: ANDY HAHN





Camera 1

ALTERATIONS for: ANDY HAHN

