

**\*\*\*ATTACHMENTS\*\*\***

## CITY OF SHEBOYGAN

### REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION

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

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

**REPORT DATE:** June 23, 2017

**MEETING DATE:** June 26, 2017

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**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 new Olivu building is located at 502 N. 8<sup>th</sup> Street, the northwest corner of Pennsylvania Avenue and N. 8<sup>th</sup> Street. This building has commercial spaces on the 1st floor with apartments on the 2<sup>nd</sup> floor.

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@olivuy426.com  
PHONE: (920) 254-4358 FAX NO.: ( )

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

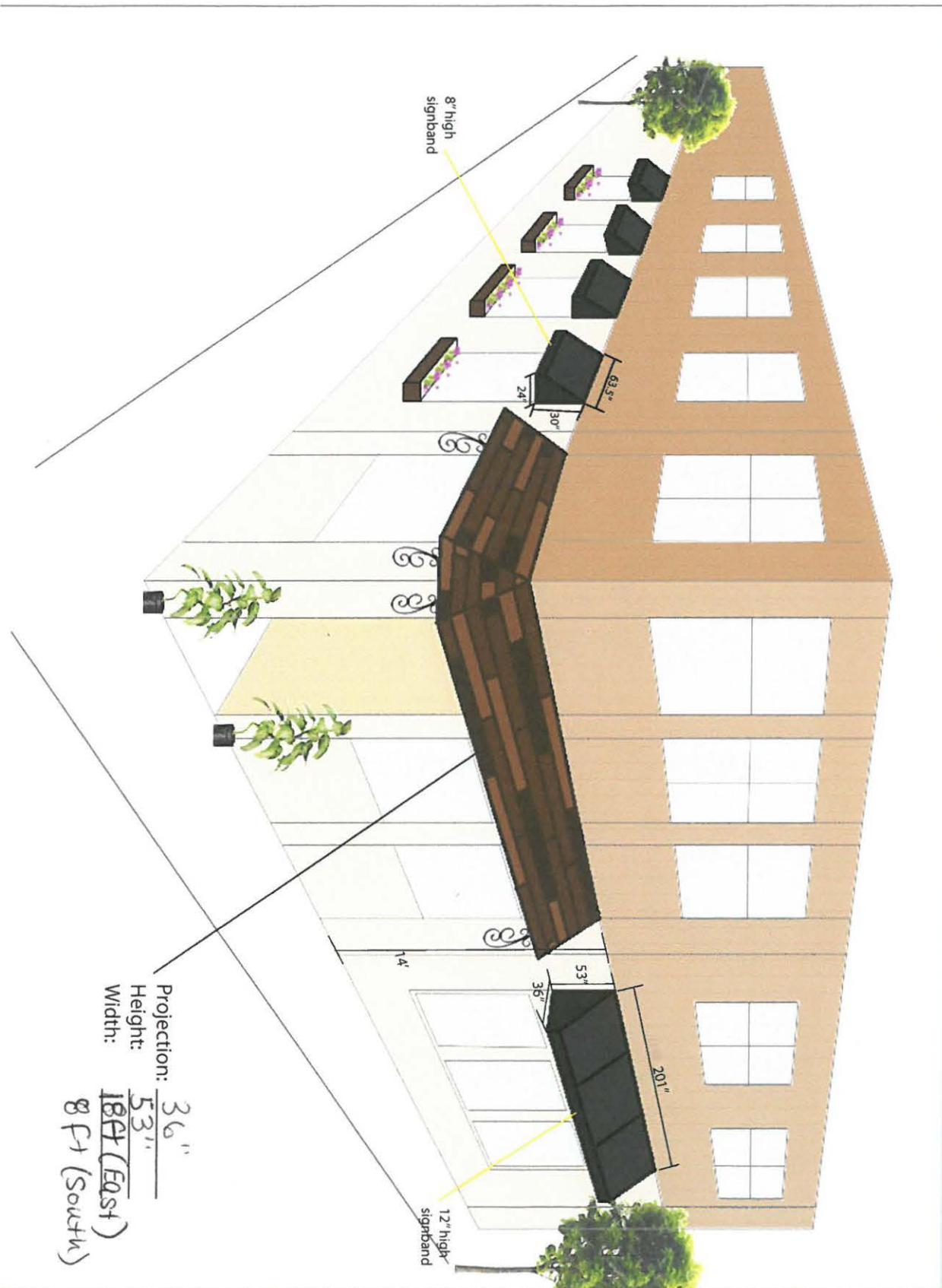
NAME OF PROPOSED/EXISTING BUSINESS: \_\_\_\_\_  
ADDRESS OF PROPERTY AFFECTED: 502 N 8th St.  
NEW BUILDING: \_\_\_\_\_ ADDITION: \_\_\_\_\_ REMODELING: X

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.





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[marielapirate.com](http://marielapirate.com)

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Martha saved to **Doors & Windows**

Vintage glass and metal canopy

+960 Boards



 [Save](#)

## Sokolowski, Steve

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**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 8<sup>th</sup> 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 cladded 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](http://www.windowworldfonddulac.com)  
[sinda@windowworldfdl.com](mailto:sinda@windowworldfdl.com)  
920-923-4189

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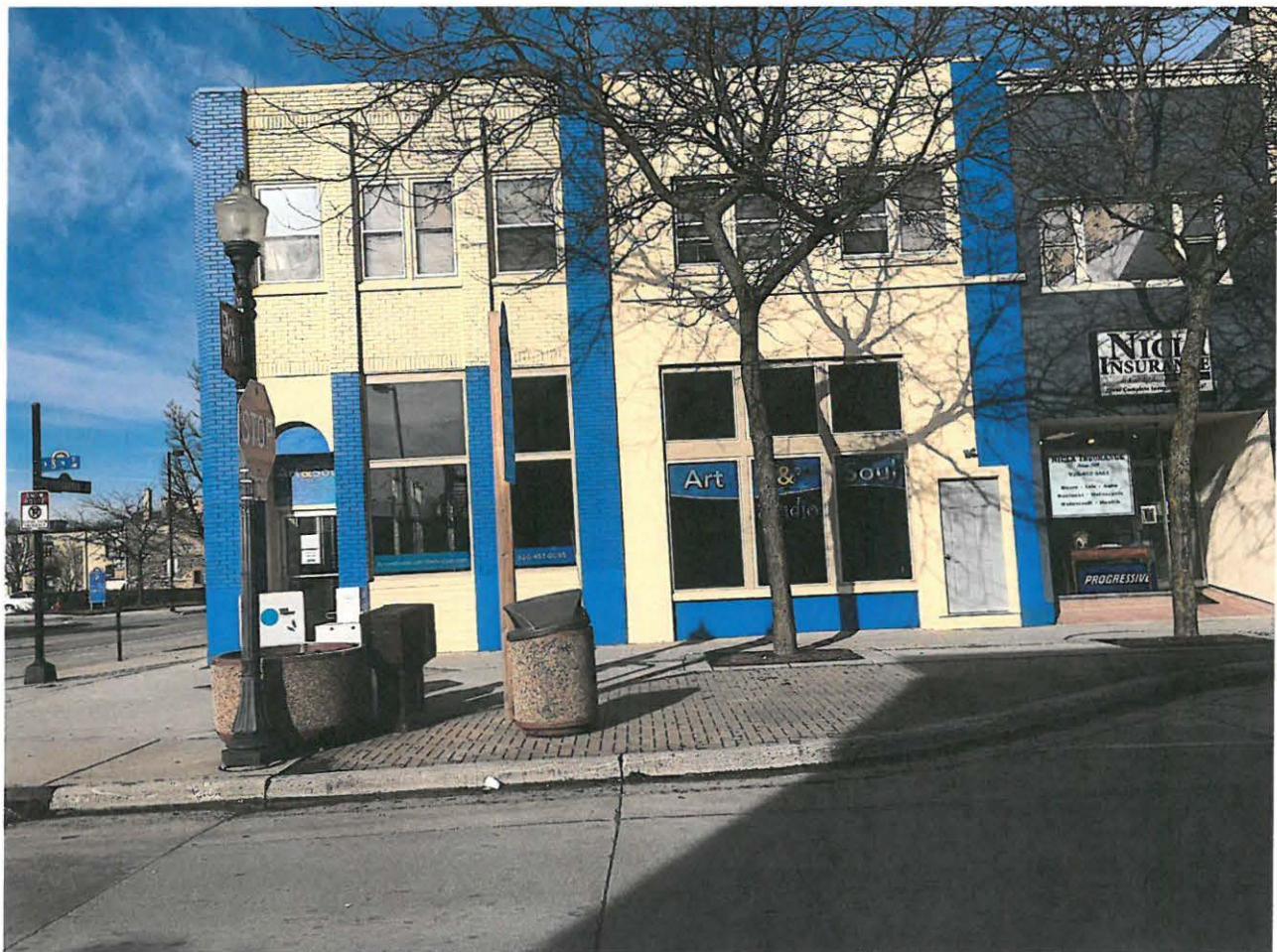
**From:** Sokolowski, Steve [<mailto:Steve.Sokolowski@sheboyganwi.gov>]  
**Sent:** Thursday, June 22, 2017 11:23 AM  
**To:** 'sinda@windowworldfdl.com' <[sinda@windowworldfdl.com](mailto:sinda@windowworldfdl.com)>  
**Subject:** FW: SPAM Window specs

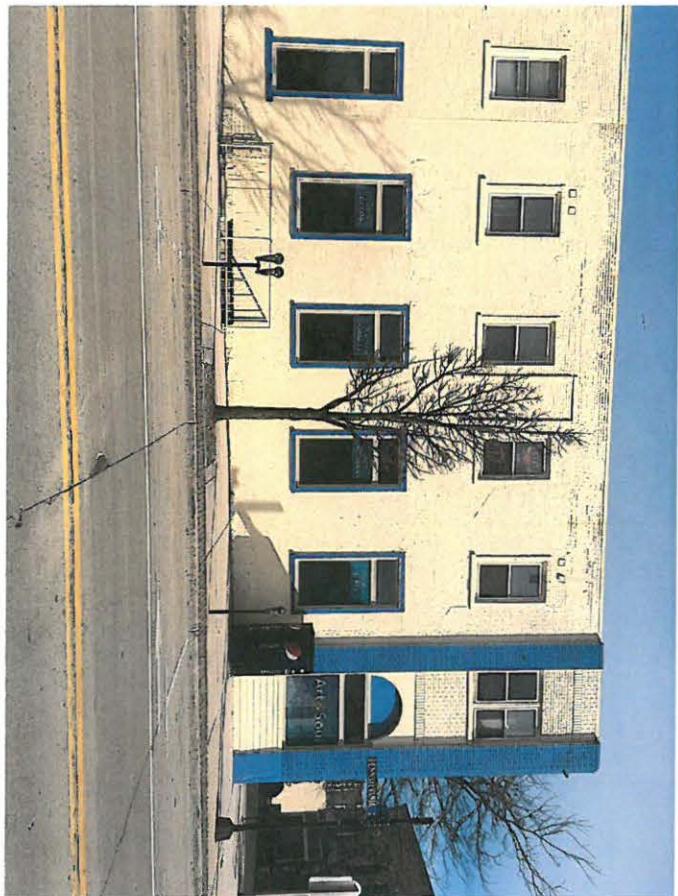
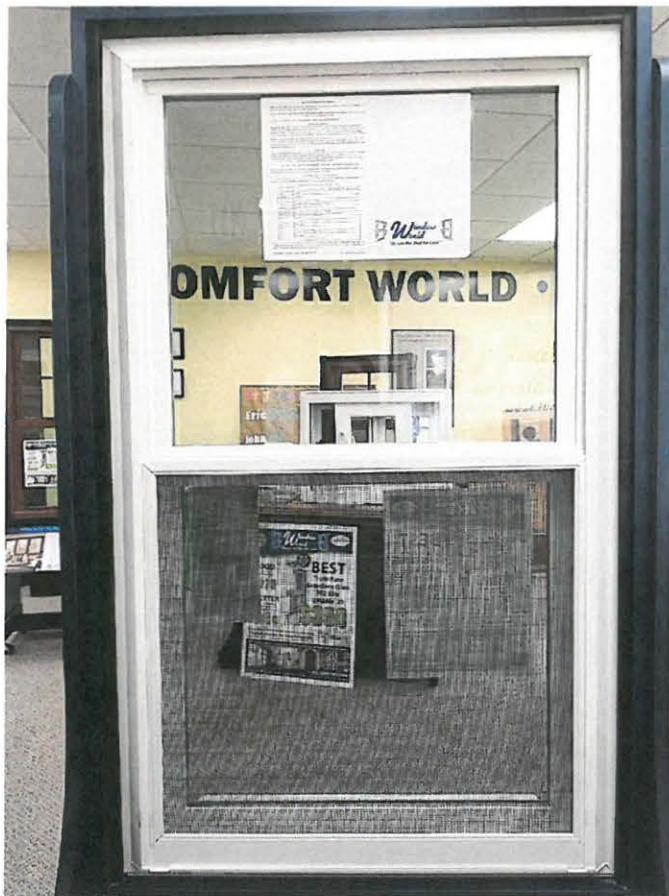
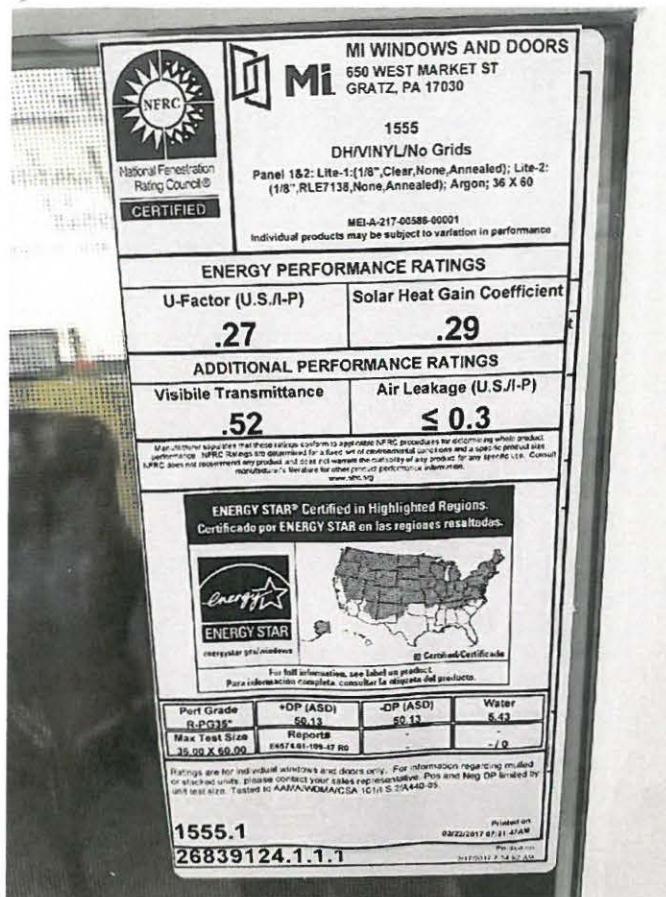
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**From:** Caitlin Brotz [<mailto:olivu426@icloud.com>]  
**Sent:** Wednesday, June 14, 2017 11:15 AM  
**To:** Sokolowski, Steve  
**Subject:** SPAM Window specs

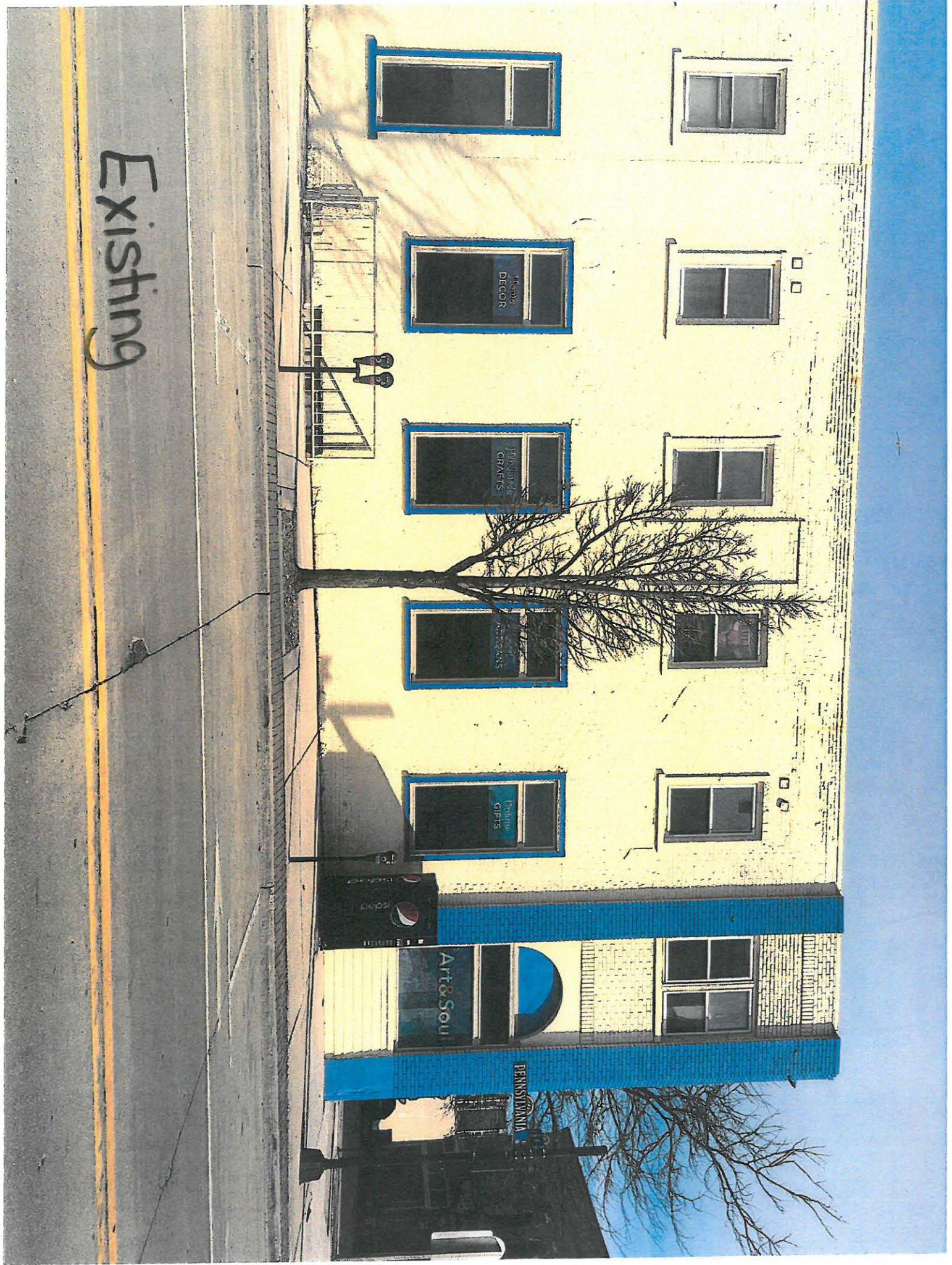
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## Existing



Existing



**CITY OF SHEBOYGAN**

**REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION**

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

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

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**REPORT DATE:** June 23, 2017

**MEETING DATE:** June 26, 2017

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**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 1<sup>st</sup> 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: R 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  
to 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

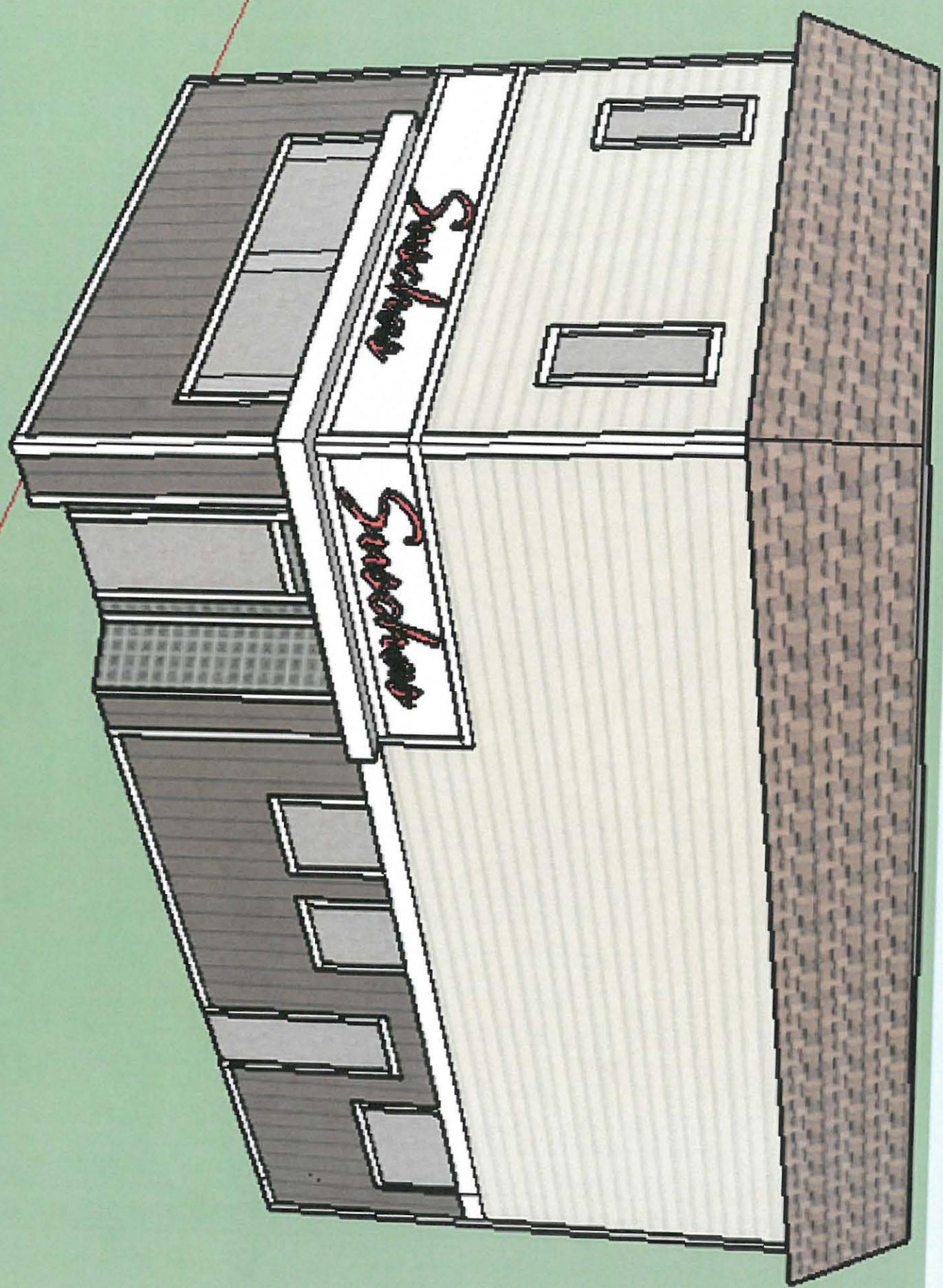
OWNER OF SITE: Ryan Lehmann  
ADDRESS: 1447 South 21 Street  
PHONE: (920) 254-2518 FAX NO.: ( )  
ARCHITECT: Wigg Brothers Atn: Michael Ferraro  
ADDRESS: Wigg Brothers 1503 S 9th Street  
Michael Ferraro: 2119 Riverdale Dr. Sheboygan Falls

Smashers.

Smashers

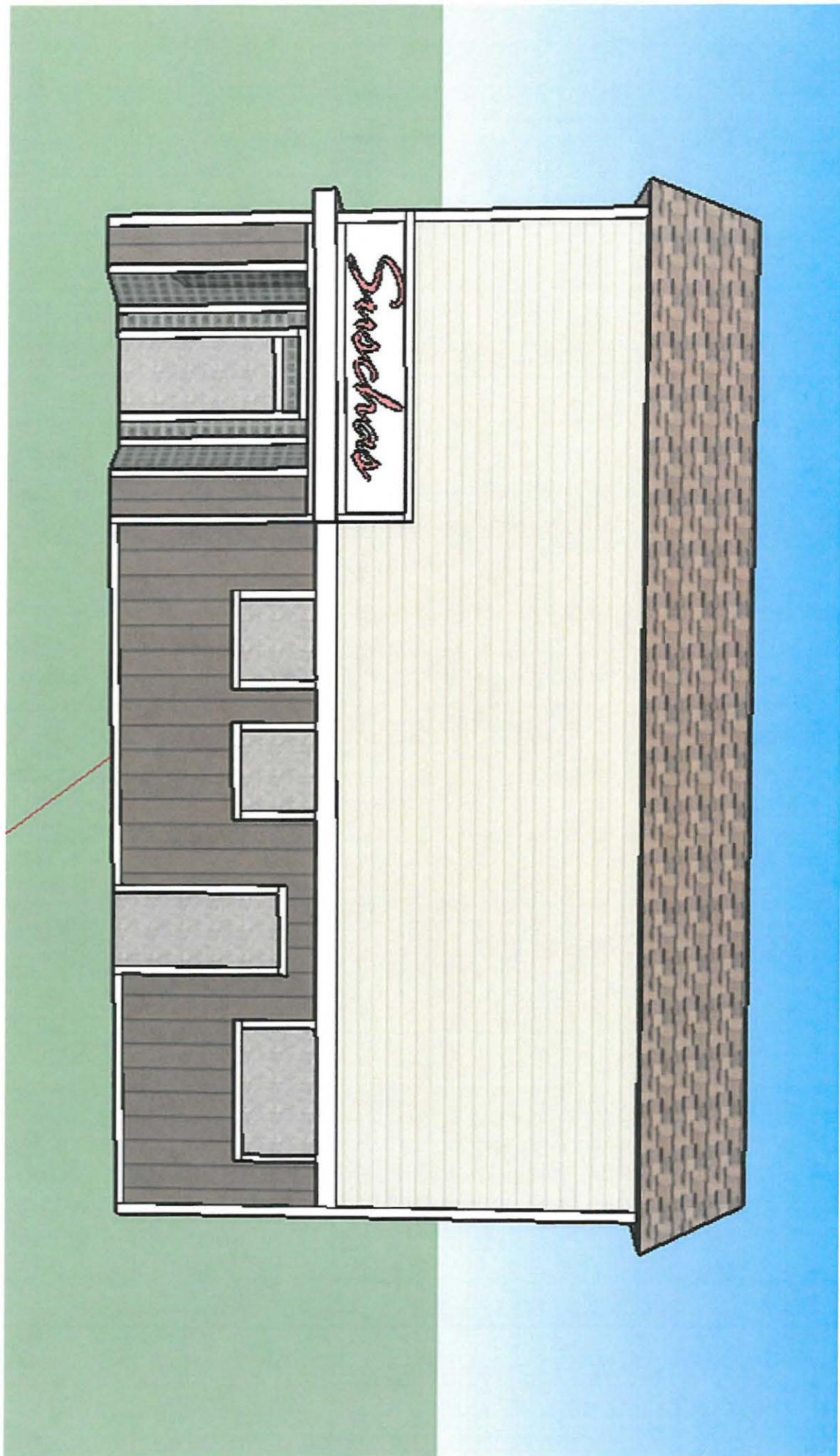
exist





Existing

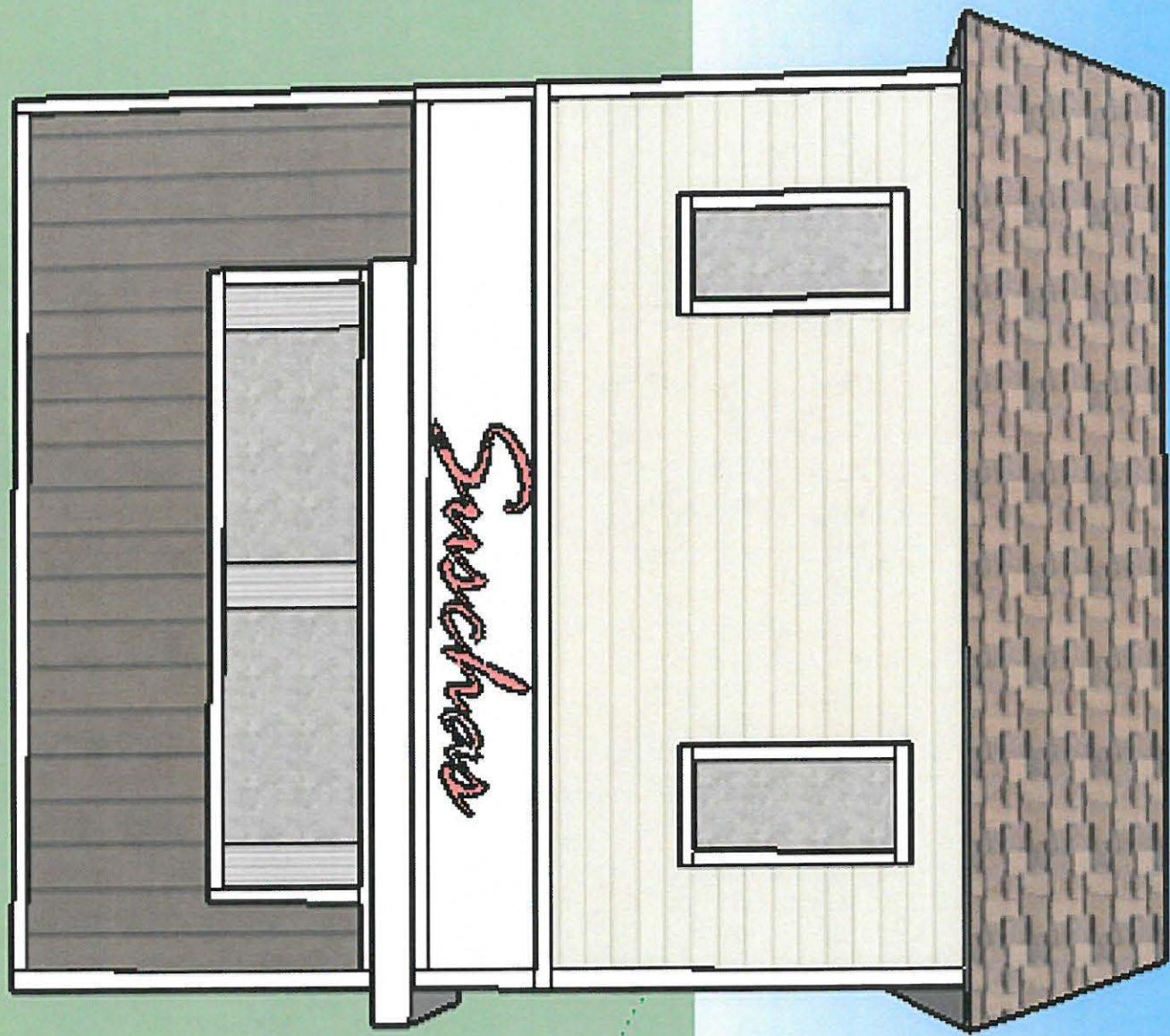




Suschor's

STOP

TRAVEL



**CITY OF SHEBOYGAN**  
**REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION**

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**ITEM DESCRIPTION:** Review and consideration of architectural plans by Kong Yang for exterior remodel project at 1119 Michigan Avenue.

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

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**REPORT DATE:** June 23, 2017

**MEETING DATE:** June 26, 2017

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**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:**

Kong Yang is proposing the following at her building located 1119 Michigan Avenue:

- Remove all the existing particle board and asphalt siding on the back portion of building.
- Wrap all trim (including soffit and fascia) with aluminum coil stock. Color?
- Remove shingles and cedar shake. Re-deck, flashing, add new ridge vent, new gutters and apply architectural roof shingles. Color?

**STAFF COMMENTS:**

The applicant only provided a written contract indicating what is being proposed - no design, materials or colors were provided. Staff informed the applicant that it would be a good idea to bring proposed materials to the meeting so the board can understand what is being proposed.

**ACTION REQUESTED:**

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

**ATTACHMENTS:**

Architectural Review Board Application and required attachments.

PARCEL NO.: 203530

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. 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: Kong Yang

ADDRESS: 133 Hendrix Dr. Oak Ridge, TN 37830

E-MAIL ADDRESS: \_\_\_\_\_

PHONE: (920) 889-9065 FAX NO.: ( ) —

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

NAME OF PROPOSED/EXISTING BUSINESS: Commercial building

ADDRESS OF PROPERTY AFFECTED: 1119 Michigan Ave, Sheboygan

NEW BUILDING: \_\_\_\_\_ ADDITION: \_\_\_\_\_ REMODELING: Repair Per City Request

DESCRIPTION OF PROPOSED PROJECT: Parcel No: 203530

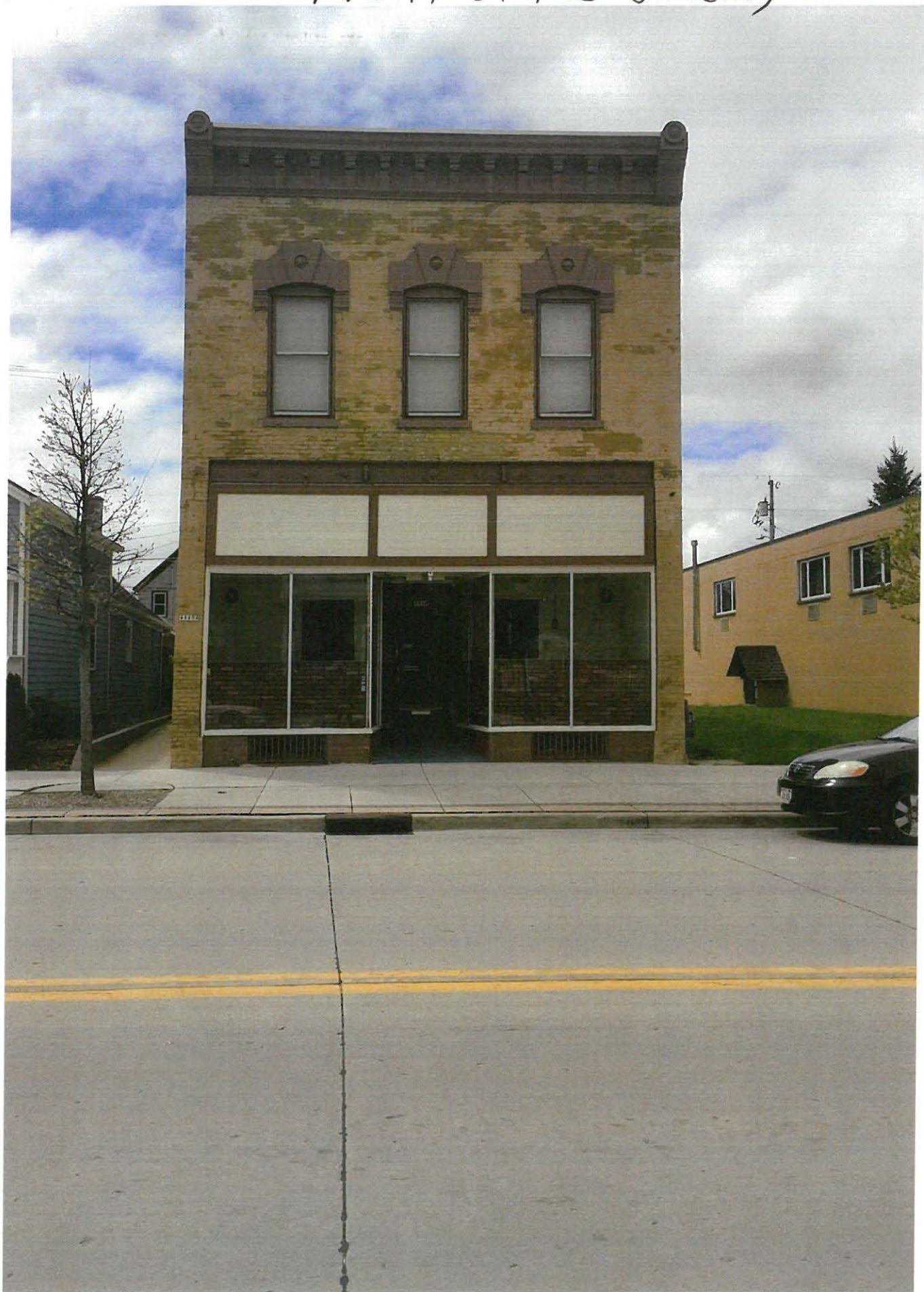
Tear off all existing particle board and asphalt siding. Then instead new board and new vinyl siding per contractor's requirement by code.

DESCRIPTION OF EXISTING EXTERIOR DESIGN AND MATERIALS: Both sides of this building that including the garage are cover with particle board and asphalt siding. Please see pictures provide with this application

DESCRIPTION OF THE PROPOSED EXTERIOR DESIGN AND MATERIALS: \_\_\_\_\_

Please see attached contractor's requirement by code

Front of the building



West Side of the  
building



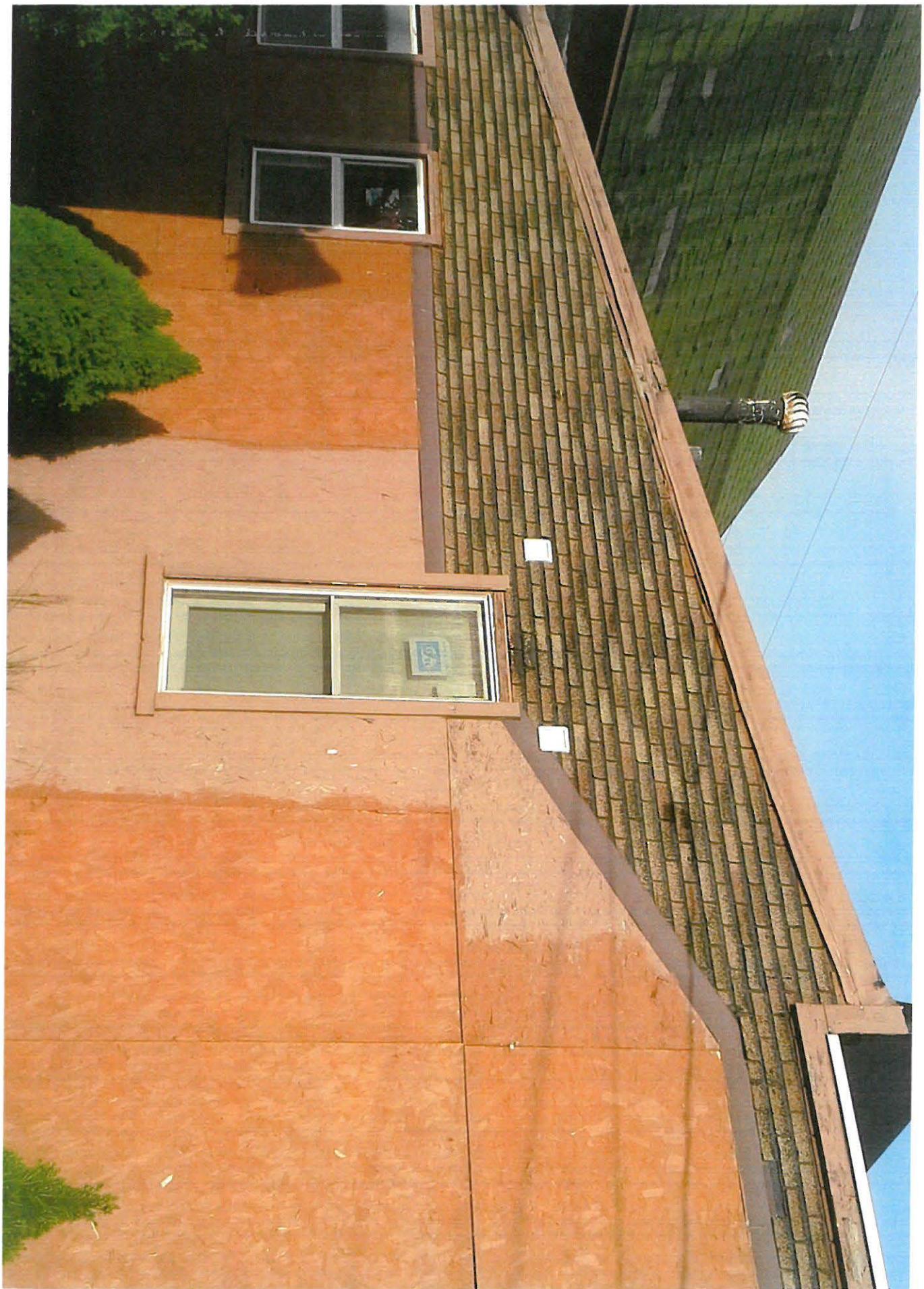


Back  
Side of  
the  
building

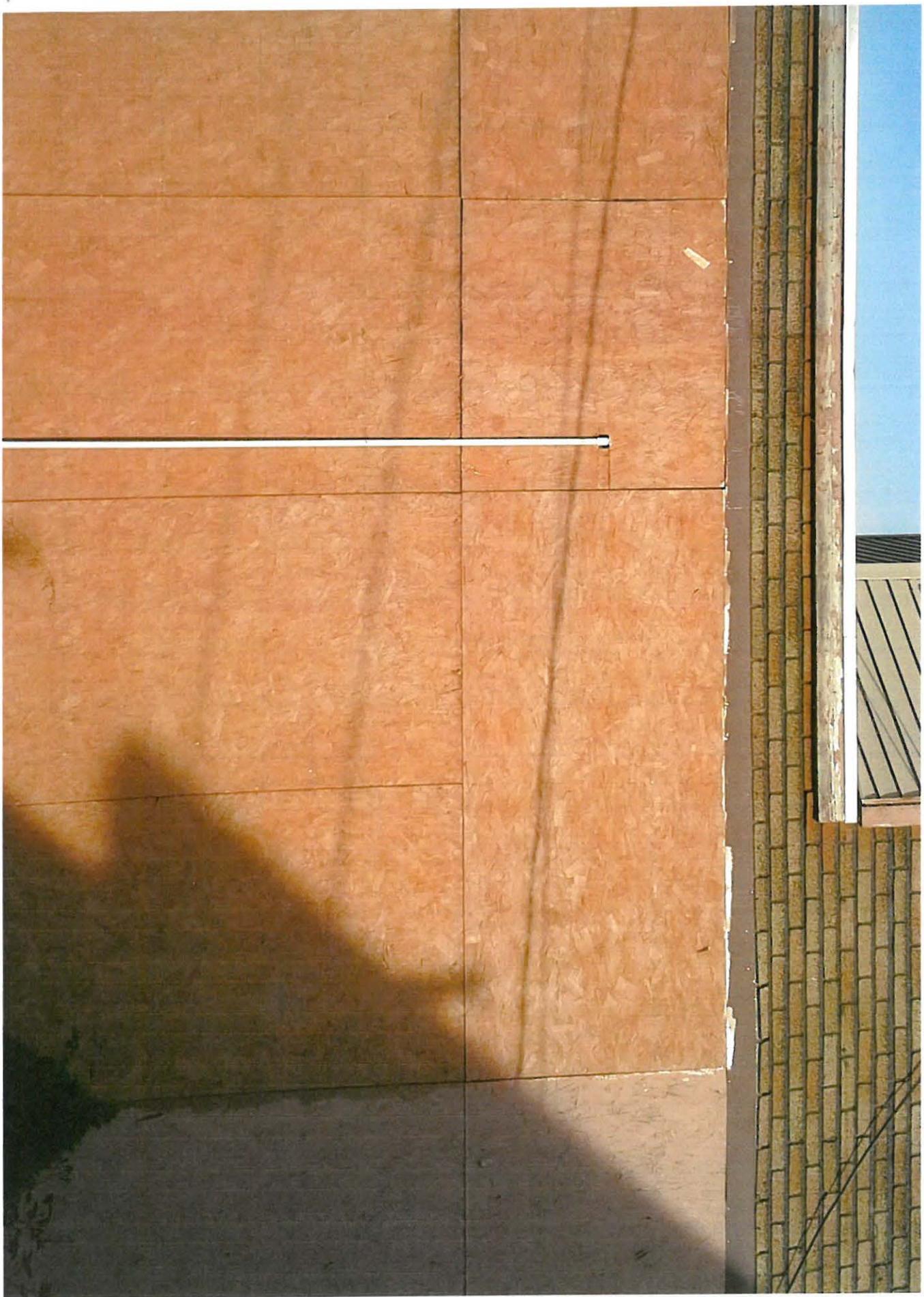


A: East side of the building from back to the front

B. East side of the building from back to front



C. East side of the building from back to front



D. East side of the building from back to front





R House Construction llc

Jeff Rittenhouse  
916 Armstrong Ave.  
Howards Grove, WI 53083

# Estimate

Date	Estimate #
6/10/2017	1263

Name / Address
Kong Yang 1119 Michigan Ave Sheboygan, WI 53081 889-9065

Terms	Project

Description	Qty	Rate	Total
Scope of Work: Tear off siding and roof and replace		21,500.00	21,500.00
Tear off all siding and asphalt around the building. Install all flashings, drip edges, and counter flashings as needed. Wrap building with either foam or tyvek as needed. There may be structural damage that will need repair, that is not included in this estimate. That would be billed out on a time and material basis. of \$25/hr There are several areas that I discussed that will need attention. Wrap all trim with site prepared aluminum coil stock, including soffit and fascia area, Install all starter, j-channel, corner posts, undersill, install vinyl siding similar in color to what is present. Tear off and removal of (2) layer of shingles Tear off cedar shakes Remove any antennas or satellite dishes, does not include reinstalling. Re-deck entire roof with 7/16 osb Apply Ice & Water to all of the following areas: All eaves, All valleys, All roof/wall intersections, All roof penetrations. Apply ASTM rated 15# felt paper, Cut out ridge as needed for ridge venting, Install Ridge venting, Install new gutter apron, Install new drip edge, Inspect all flashing and repair or replace as needed. This does not include chimney counterflashing. Apply atleast a 35yr/lifetime architectural shingle, Apply all hip and ridge cap,			

**Total**

Signature \_\_\_\_\_



R House Construction llc

Jeff Rittenhouse  
916 Armstrong Ave.  
Howards Grove, WI 53083

# Estimate

Date	Estimate #
6/10/2017	1263

Name / Address
Kong Yang 1119 Michigan Ave Sheboygan, WI 53081 889-9065

Terms	Project

Description	Qty	Rate	Total
Clean up and removal of all debris, including sweeping the yard with a magnet, Permit fee is included.			
Owner is responsible for contacting power company to have them relocate or move power lines for roof to be finished.			
*additional work* price is based off new doors and gutters but will likely be less than the \$3,000 allocated for the budget.			
Install gutters around upper portion of building where existing gutters are, but put downspouts out to the sides rather than middle of roof.			
Install new door going up to storage area,			
Install new door or close opening per building inspector on rear door of storage area above garage.			

Paid #9,250

Signature

6/10/17

**Total** \$21,500.00

Projected start 6/13/17  
Completed by 7/15/17