

*****ATTACHMENTS*****

CITY OF SHEBOYGAN

REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION

ITEM DESCRIPTION: New signage for Torginol located at 4617 S. Taylor Drive.

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

REPORT DATE: May 12, 2017

MEETING DATE: May 15, 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:

Torginol is proposing to replace their existing monument sign (southwest corner) with a new 43sf (5 x 8.5) monument sign at the northwest corner of their property facing the S. Taylor Drive and Weeden Creek intersection. This is a double sided, aluminum, back lit LED monument sign with raised letters.

STAFF COMMENTS:

The City of Sheboygan Business Park which has specific protective covenants that state:

- All sign designs must be submitted to the Architectural Review Board for approval prior to construction.
- One ground mounted corporate sign per building may be placed on a panel with a solid base constructed of materials used on the visible elevations of the building (aluminum, glass, masonry, or steel). The size of the wall panel and base shall not exceed five (5) feet in height and fourteen (14) feet in length. The overall area of the sign face (excluding the base) shall not exceed fifty-six (56) square feet for all lot sizes exceeding six (6) acres.

ACTION REQUESTED:

Motion to approve provided sign meets business park covenants.

ATTACHMENTS:

Architectural Review Board Application and required attachments.

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

Office Use Only
DATE SUBMITTED: _____
REVIEW DATE: 5/8/17

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

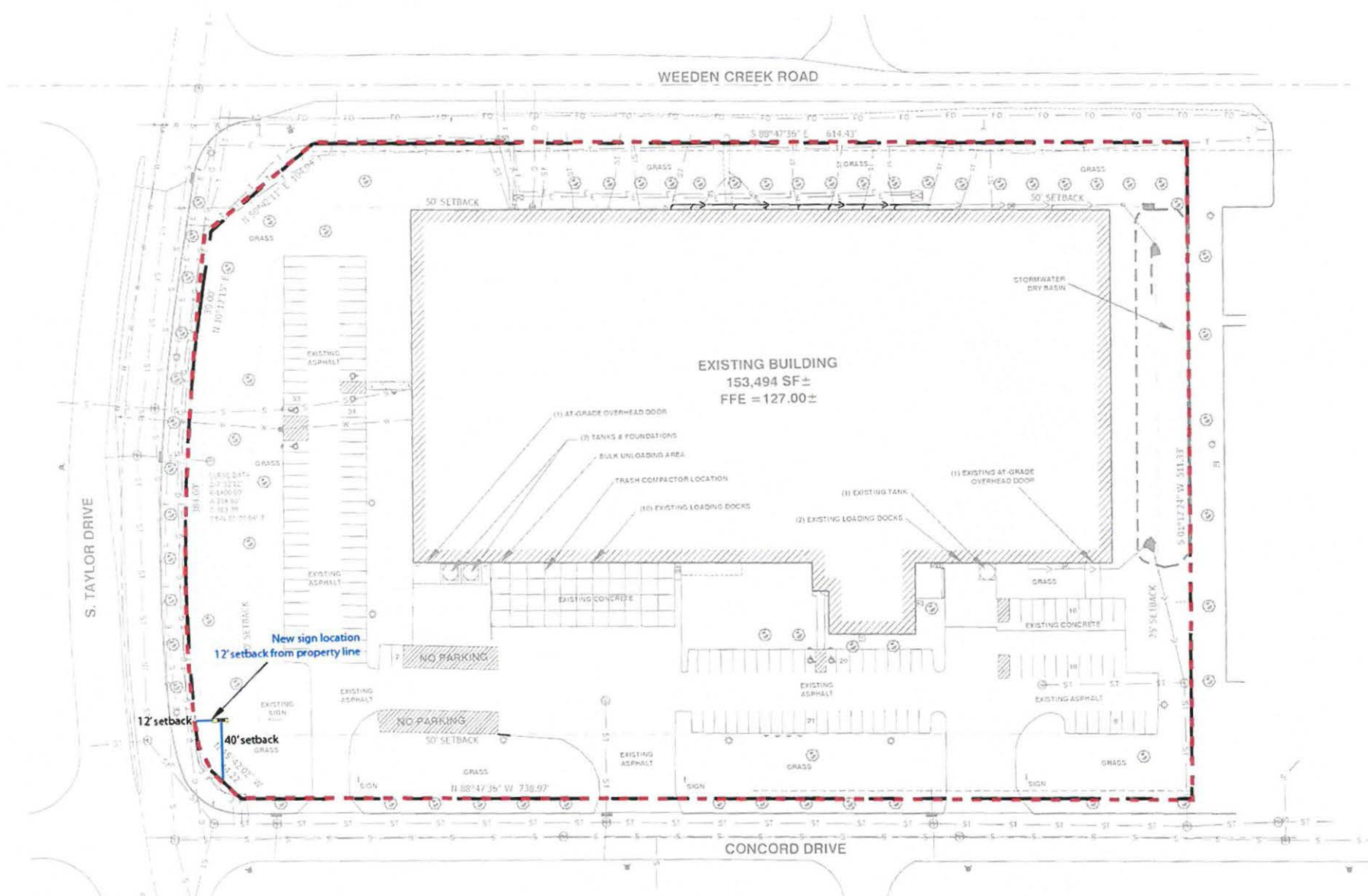
APPLICANT: RLO Sign
ADDRESS: 1030 Ontario Ave. Sheboygan, WI 53081
E-MAIL ADDRESS: nikki@rloesign.com
PHONE: (920) 457-6602 FAX NO.: (920) 457-2399

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

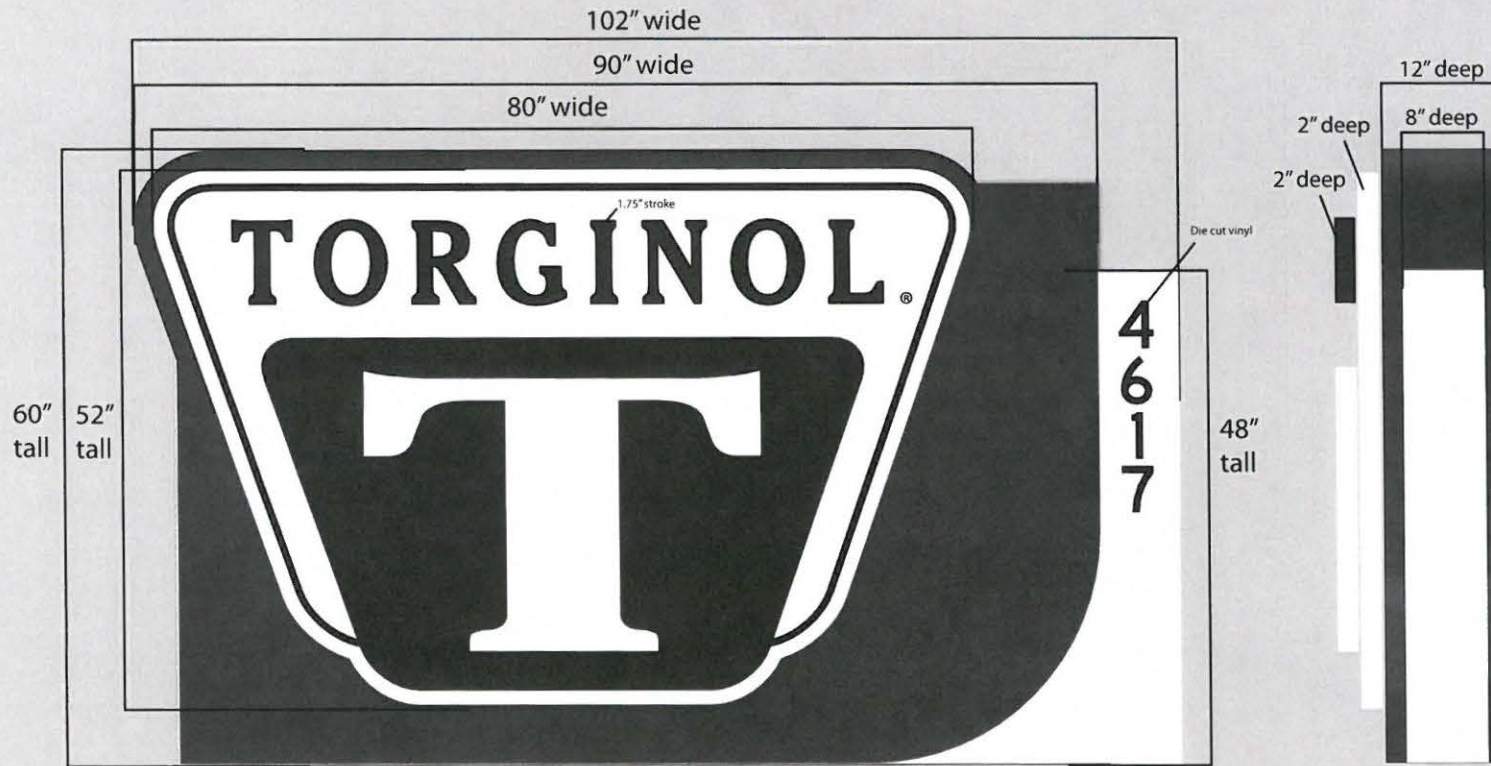
NAME OF PROPOSED/EXISTING BUSINESS: Torginol
ADDRESS OF PROPERTY AFFECTED: 4617 S. Taylor Dr. Sheboygan, WI 53081
NEW BUILDING: _____ ADDITION: _____ REMODELING: X
DESCRIPTION OF PROPOSED PROJECT: Install new 60" x 102" monument sign

DESCRIPTION OF **EXISTING** EXTERIOR DESIGN AND MATERIALS: _____
Double-sided aluminum and polycarbonate monument that is internally lit with lamps.

DESCRIPTION OF THE **PROPOSED** EXTERIOR DESIGN AND MATERIALS: _____
60" x 102" aluminum monument sign with LED backlit letters mounted to both sides.



- New sign
- 50'
- 25'
- 12'
- Property line



DAY



NIGHT



SIGN SPECIFICATIONS

(A) SIGN

- Material: Aluminum
- Lighting: Backlit LED letters/logo
- Paint black/white
- Mounting: Standoffs
- Double sided
- Saddle mount

Torginol-Crocker Monument
4617 South Taylor Drive
Sheboygan, WI 53081

4617 South Taylor Drive
Sheboygan, WI 53081
Phone: 920.457.1000 Fax: 920.457.2399
www.BLUNSON.com

CUSTOMER: Torginol
CLIENT:
DATE: 4-17-17
SALES REP: Katie

Customer approval: _____ Date: _____
This layout design is an unapproved work and shall not be used without the written approval of the client. The client is responsible for the accuracy of the information provided and for the use of this design and to obtain necessary permits.

CITY OF SHEBOYGAN

REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION

ITEM DESCRIPTION: Demolition and exterior remodeling at the Memorial Mall located at 3347 Kohler Memorial Drive

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

REPORT DATE: May 12, 2017

MEETING DATE: May 15, 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:

Meijer Stores Limited Partnership is proposing demolition and exterior remodeling at the Memorial Mall located at 3347 Kohler Memorial Drive. The applicant states the following:

- Meijer is seeking the Architectural Review Board's approval for a new exterior wall that would enclose the south half of the existing Memorial Mall after the north half of the mall is demolished. The demolition will include removal of the existing Sears, Hobby Lobby, Firestone and accessory structures.
- The existing Kohl's, Goodyear, Bed Bath & Beyond and various small retail tenants that are located in the mall atrium area will remain. The proposed wall would extend from the north side of the existing Bed Bath & Beyond, around the west side of Bed, Bath and Beyond and terminate at the west end of the existing mall atrium. The proposed exterior wall will create a new tenant space west of Bed, Bath and Beyond.
- The existing Memorial Mall was originally constructed in the 1960's with CMU block. Later the Kohl's and Bed Bath & Beyond were added and consist of painted CMU block, EIFS Facades and glass store fronts.
- The proposed design of the new exterior wall will match the existing Bed Bath & Beyond exterior building materials which include painted CMU fluted block, EIFS and glass store front. Ultimately, this new facade will generally be concealed on the front and side elevations by the construction of a new Meijer store and in-line tenant space.
- Meijer will separately seek the Architectural Review Board's approval for the new structure proposed on the north half of the site at a future date.

STAFF COMMENTS:

Appears applicant should wrap some of the Bed, Bath and Beyond architectural design to the new north wall that will now be a very visible exterior wall?

Goodyear is painted white how does the new proposal color and materials work with the existing look of the Goodyear portion of the building?

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: Meijer Stores Limited Partnership C/O David Behrens, GreenbergFarrow, Agent of Meijer
ADDRESS: 21 S. Evergreen Avenue, Suite 200, Arlington Heights, IL 60005
E-MAIL ADDRESS: dbehrens@greenbergfarrow.com
PHONE: (847) 788-0213 FAX NO.: ()

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Meijer
ADDRESS OF PROPERTY AFFECTED: 3347 Kohler Memorial Drive and
3353 Kohler Memorial Drive, Sheboygan, WI 53081
NEW BUILDING: _____ ADDITION: _____ REMODELING: X

DESCRIPTION OF PROPOSED PROJECT: _____
The proposed project includes demolition of the existing Sears, Hobby Lobby, Firestone and accessory structures. The existing Kohl's, Goodyear, Bed Bath & Beyond and various small retail tenants will remain. A new exterior wall will be constructed to enclose the north side of the mall that is to remain (from Bed Bath & Beyond west to Goodyear). A new Tenant space will be created by the new exterior wall west of Bed Bath & Beyond.

DESCRIPTION OF **EXISTING** EXTERIOR DESIGN AND MATERIALS: _____
The existing Memorial Mall was originally constructed in the 1960's with CMU block. Later the Kohl's and Bed Bath & Beyond were added and consist of painted CMU block, EIFS Facades and glass store fronts.

DESCRIPTION OF THE **PROPOSED** EXTERIOR DESIGN AND MATERIALS: _____
The proposed design of the new exterior wall will match the existing Bed Bath & Beyond exterior building materials which include painted CMU fluted block, EIFS and glass store front. Ultimately, this new facade will be concealed by the construction of a new Meijer store and in-line tenant space.

21 South Evergreen Avenue
Suite 200
Arlington Heights, IL 60005
t: 847 788 9200



ATLANTA
LOS ANGELES
NEW JERSEY
CHICAGO
NEW YORK
DALLAS
BOSTON
COLUMBUS
WISCONSIN
BENTONVILLE
PHILADELPHIA
FRESNO
MEMPHIS
SHANGHAI
MEXICO CITY

April 21, 2017

Project Narrative

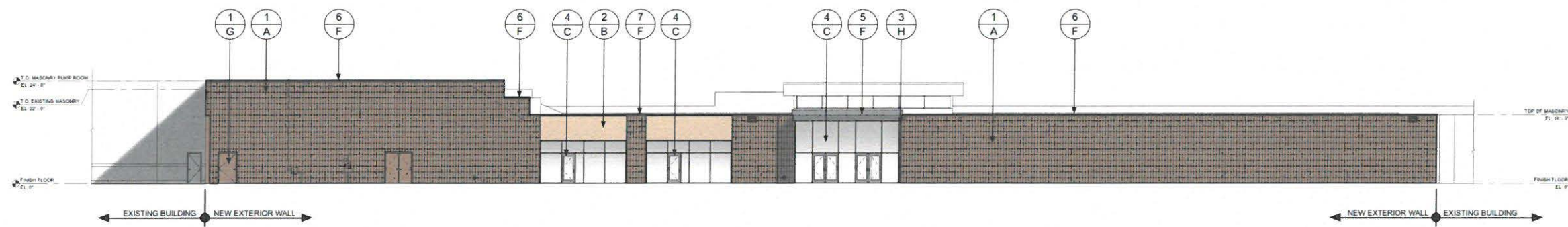
Proposed North Wall Addition
Sheboygan Memorial Mall
3347 Kohler Memorial Drive
Sheboygan, WI 53081

Meijer is seeking the Architectural Review Board's approval for a new exterior wall that would enclose the south half of the existing Memorial Mall after the north half of the mall is demolished. The demolition will include removal of the existing Sears, Hobby Lobby, Firestone and accessory structures. The existing Kohl's, Goodyear, Bed Bath & Beyond and various small retail tenants that are existing in the mall atrium area will remain. The proposed wall would extend from the north side of the existing Bed Bath & Beyond, around the west side of Bed, Bath and Beyond and terminate at the west end of the existing mall atrium. The proposed exterior wall will create a new tenant space west of Bed, Bath and Beyond. Meijer will separately seek the Architectural Review Board's approval for the new structure proposed on the north half of the site.

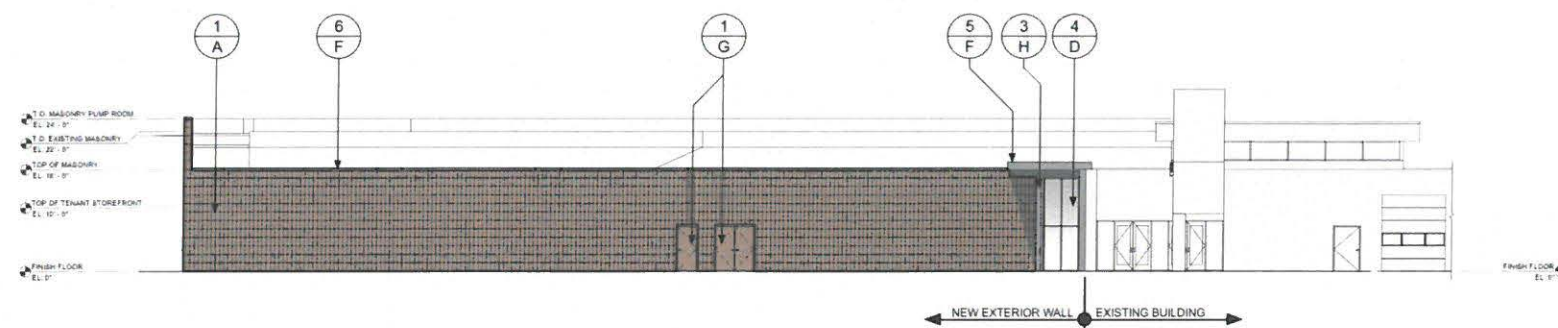
The existing Memorial Mall was originally constructed in the 1960's with CMU block. Later the Kohl's and Bed Bath & Beyond were added and consist of painted CMU block, EIFS Facades and glass store fronts. The proposed design of the new exterior wall will match the existing Bed Bath & Beyond exterior building materials which include painted CMU fluted block, EIFS and glass store front. Ultimately, this new facade will generally be concealed on the front and side elevations by the construction of a new Meijer store and in-line tenant space.



PERSPECTIVE

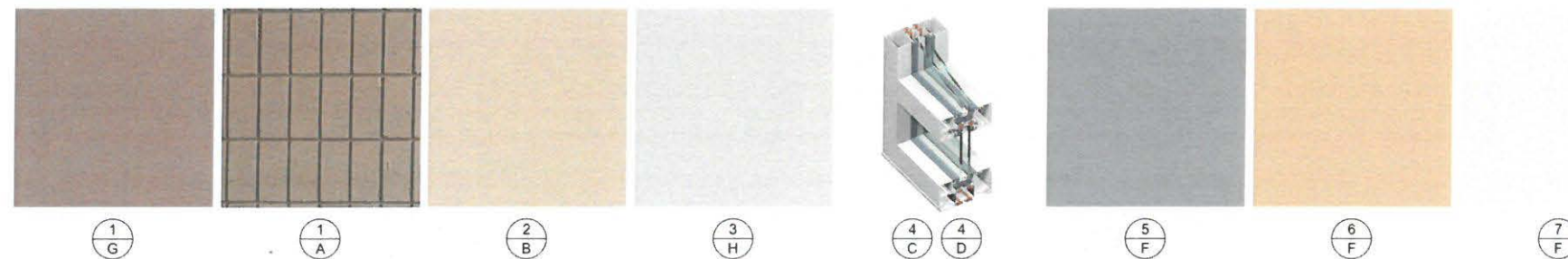


NORTH ELEVATION



WEST ELEVATION

FINISH LEGEND	
FINISH MATERIAL	FINISH COLOR
A FLUTED CMU VENEER	1 SHERWIN WILLIAMS - SW 6088 NUTHATCH
B EIFS	2 SHERWIN WILLIAMS - SW 6142 MACADAMIA
C ANODIZED ALUMINUM STOREFRONT	3 SHERWIN WILLIAMS - SW 4027 GALVANO
D ANODIZED ALUMINUM CURTAIN WALL	4 CLEAR ANODIZED
E METAL SOFFIT PANEL	5 PAC-CLAD - SILVER
F PRE-FINISHED METAL COPING	6 PAC-CLAD - SIERRA TAN
G HOLLOW METAL DOORS	7 PAC-CLAD - ALMOND
H STEEL	



**BED BATH &
BEYOND**



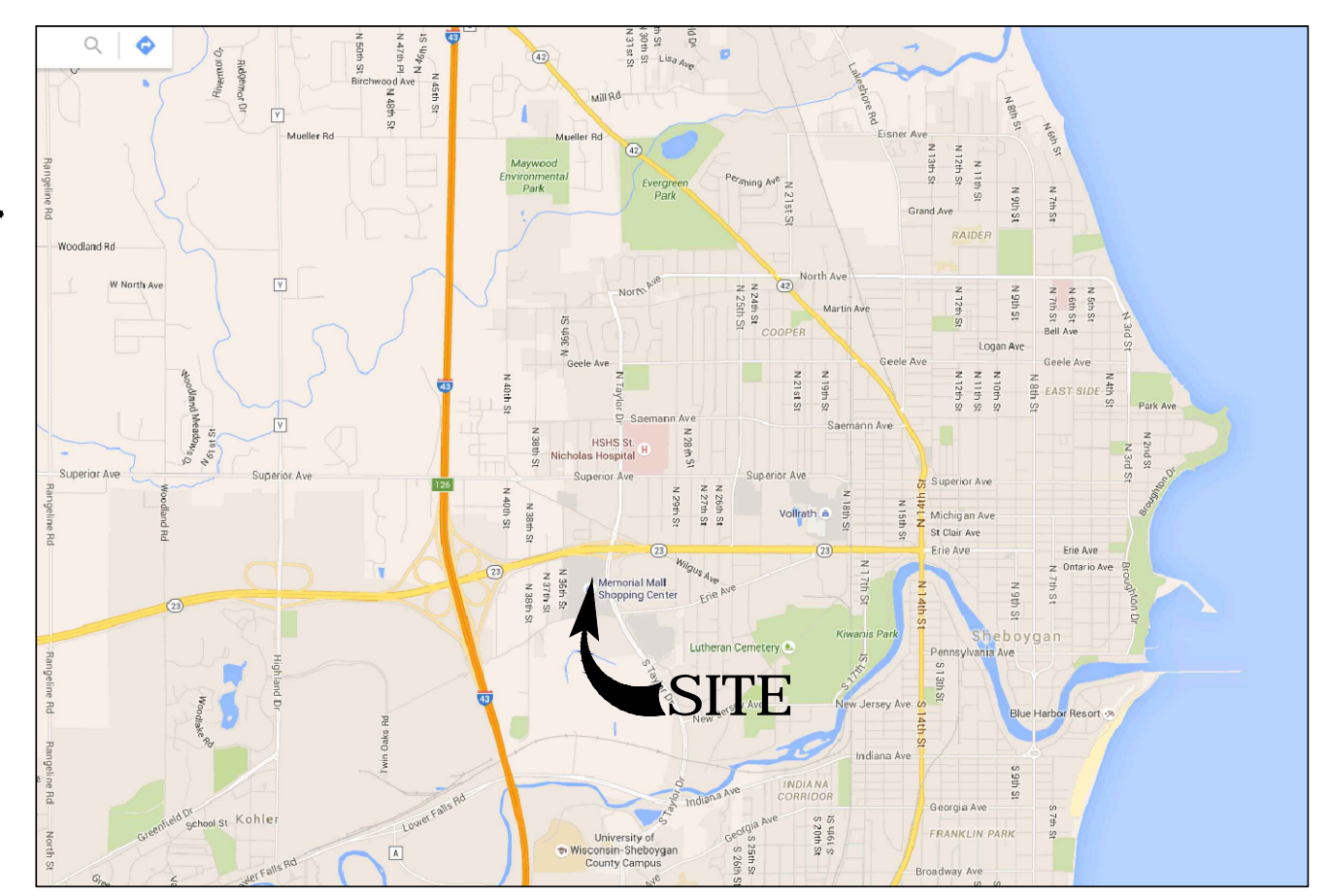
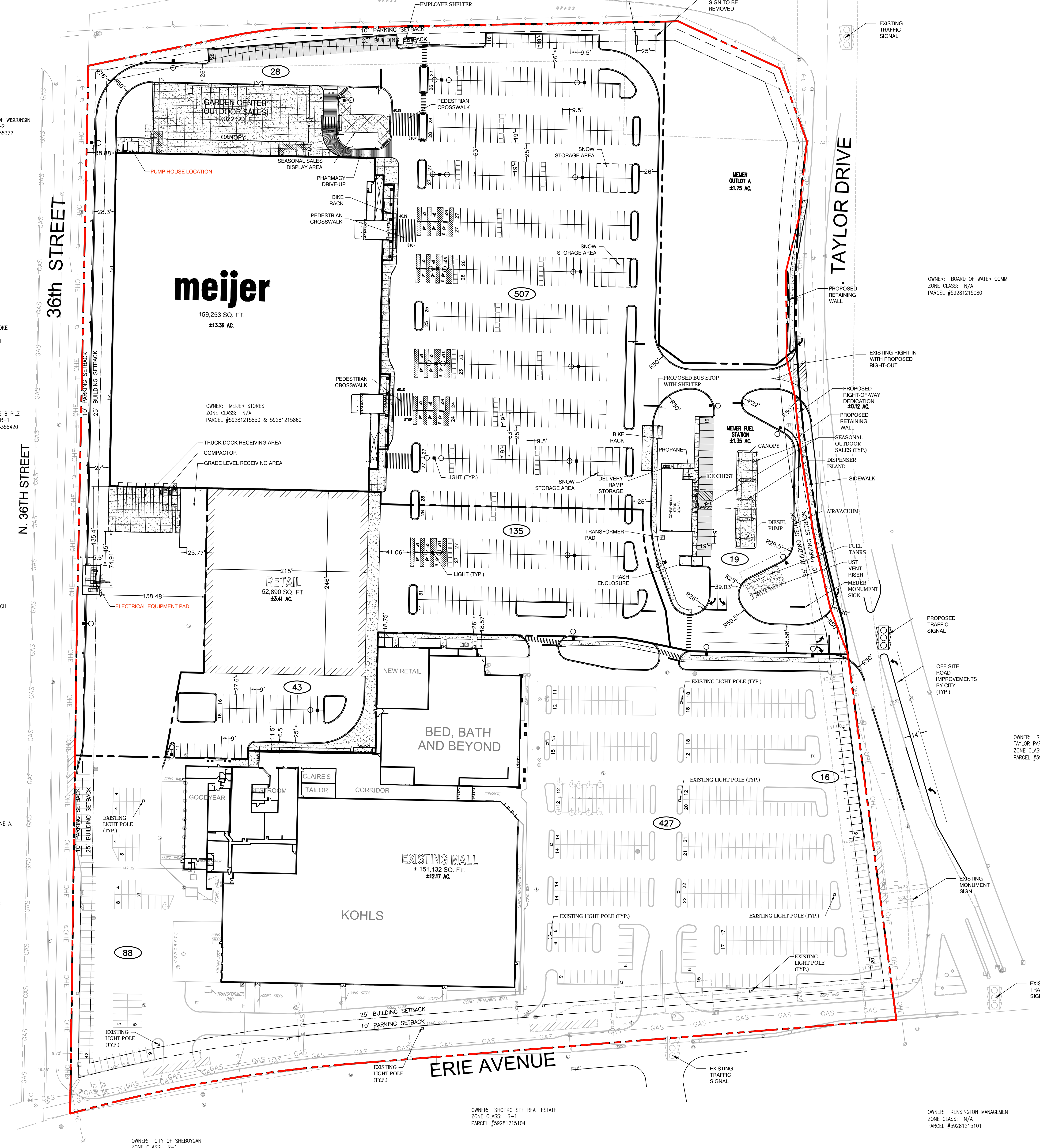
**BEDBATH &
BEYOND**







KOHLER MEMORIAL DRIVE (STH 23)



VICINITY MAP
NO SCALE

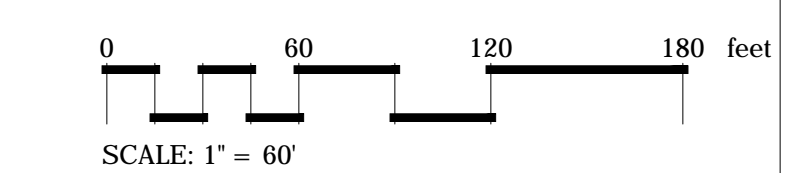
- LEGEND**
- 9'-0" PARKING SPACES
 - 9'-0" PARKING SPACES
 - BARRIER FREE PARKING SPACES (HC)
 - # PARKING SPACE COUNT
 - CART CORRAIS
 - CONCRETE SLAB
 - LIGHT POLES (PROPOSED)
 - LIGHT POLES (EXISTING)

ACREAGE SUMMARY

MAIN STORE	± 12.62 AC.
CONVENIENCE STORE	± 1.35 AC.
MEIJER OUTLOT	± 1.75 AC.
PROPOSED ROW DEDICATION	± 0.12 AC.
MEIJER TOTAL OVERALL ACREAGE	± 15.84 AC.
RETAIL SITE	± 3.41 AC.
MALL SITE	± 12.17 AC.
TOTAL DEVELOPMENT ACREAGE	± 31.42 AC.

PARKING SUMMARY

MAIN STORE	
PARKING REQUIRED PER ORDINANCE (1 SP/300 GFA)	531
PARKING PROVIDED	637
PARKING DEFERRED	0
BARRIER FREE PARKING (HC)	24
TOTAL PARKING	531
CONVENIENCE STORE	
PARKING REQUIRED PER ORDINANCE (1 SP/300 GFA)	11
PARKING PROVIDED	18
BARRIER FREE PARKING	1
TOTAL PARKING	19
RETAIL PARKING	
PARKING REQUIRED PER ORDINANCE	176
NEW PARKING PROVIDED	172
BARRIER FREE PARKING	6
TOTAL PARKING	178
ADDITIONAL MALL PARKING	
PARKING REQUIRED PER ORDINANCE	504
NEW PARKING PROVIDED	16
EXISTING PARKING PROVIDED	504
TOTAL PARKING	531
OVERALL DEVELOPMENT	
PARKING REQUIRED PER ORDINANCE	1,222
PARKING PROVIDED	1,221
BARRIER FREE PARKING	42
TOTAL PARKING	1,263



SCALE: 1" = 80'

SOURCES:

FILE	SOURCE	DATE
AERIAL SURVEY	GOOGLE EARTH	06/01/15
	DONALD C. CHAPUT	01/05/16

GreenbergFarrow
21 S. Evergreen Ave, Suite 200
Arlington Heights, Illinois 60005
t: 847 788 9200 f: 847 788 9536

DATE	MARK	INITIALS	DESCRIPTION
06/09/17	001	RNR	REVISION

PROJECT NO: 20140267.0
ISSUE DATE: 05/02/17
DRAWN BY: SCD
CHECKED BY: DWB
CONTACT: B. BERNOCK
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SK-11

SITE PLAN

CITY OF SHEBOYGAN

REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION

ITEM DESCRIPTION: Building Additions to Pigeon River and Elementary School for the Arts and Academics (ESAA) at 3508 N. 21st Street.

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

REPORT DATE: May 12, 2017

MEETING DATE: May 15, 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 building additions on the east and west ends of Pigeon River School and Elementary School for the Arts and Academics (ESAA) located at 3508 N. 21st Street. The applicant states:

- The proposed one-story east addition with a mechanical penthouse is approximately 5,340 square feet. This addition includes a cafeteria, kitchen and support spaces.
- The proposed one-story west addition is approximately 2,900 square feet. This addition includes an office for the ESAA school, art/music room and support spaces.
- The additions will provide additional support spaces for both Pigeon River and Elementary School for the Arts and Academics (ESAA) schools and eliminate scheduling conflicts with shared spaces that include the gymnasium, cafeteria, art and music. The school currently has a multi-purpose room that is used as a cafeteria and a gymnasium. Secure entries will be provided to both schools.
- Pigeon River Elementary was originally built in 1980. Additions were added in 1990 and 2002. The exterior of the building consists primarily of a blend of reddish brown modular face brick. The roof edge is dark brown. The existing clad wood windows and roof trim are brown with clear glass. Curtainwall and storefront framing is medium to dark brown.
- The proposed addition will continue with blend of reddish brown modular size face brick. The exterior windows and roof edge will match the 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: Pigeon River Elementary School

ADDRESS OF PROPERTY AFFECTED: 3508 N. 21st Street

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: Pigeon River Elementary School



City of Sheboygan Architectural Review Application Submittal

May 9, 2017



ADDITIONS & REMODELING TO
PIGEON RIVER ELEMENTARY SCHOOL
SHEBOYGAN AREA SCHOOL DISTRICT
SHEBOYGAN, WISCONSIN
BRAY PROJECT NO. 3247P



Bray Associates Architects, Inc.
Milwaukee & Sheboygan, Wisconsin

Tuesday | May 9, 2017

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ADDITIONS & REMODELING TO
PIGEON RIVER ELEMENTARY SCHOOL
SHEBOYGAN AREA SCHOOL DISTRICT
SHEBOYGAN, WISCONSIN
BRAY PROJECT NO. 3247P



Bray Associates Architects, Inc.
Milwaukee & Sheboygan, Wisconsin

Tuesday | May 9, 2017

CITY OF SHEBOYGAN – ARCHITECTURAL REVIEW APPLICATION

DESCRIPTION OF PROPOSED PROJECT

The project includes additions on the east and west ends of the school. The proposed one-story east addition with a mechanical penthouse is approximately 5,340 square feet. This addition includes a cafeteria, kitchen and support spaces. The proposed one-story west addition is approximately 2,900 square feet. This addition includes an office for the ESAA school, art/music room and support spaces. The school is located near the corner of North 21st Street and Pershing Avenue. The additions will provide additional support spaces for both Pigeon River and ESAA schools and eliminate scheduling conflicts with shared spaces that include the gymnasium, cafeteria, art and music. The school currently has a multi-purpose room that is used as a cafeteria and a gymnasium. Secure entries will be provided to both schools.

The existing parking lot and access drives will be completely removed and replaced. The east hard surface playground will be replaced and moved to the north side of the school. The west hard surface playground will be expanded. The new parking lot area will have a separate bus loop. This loop serves to separate parent vehicle traffic from bus traffic to help create a safer environment and ease congestion off of North 21st Street. Four regular, one special education and one city tripper buses serve the school in the morning and afternoon. This proposed bus loop is accessed off of Pershing Avenue. This access point will have automatic gates to prevent unauthorized vehicles from entering at this location. These gates will otherwise be closed at all times. The entry gate will be activated either by remote control or card access by the bus drivers or authorized school personnel. The exit gate will be controlled through an underground activation loop.

DESCRIPTION OF EXISTING EXTERIOR DESIGN & MATERIALS

Pigeon River Elementary was originally built in 1980. Additions were added in 1990 and 2002. The exterior of the building consists primarily of a blend of reddish brown modular face brick. The roof edge is dark brown. The existing clad wood windows and roof trim are brown with clear glass. Curtainwall and storefront framing is medium to dark brown. Please reference the attached photographs.

DESCRIPTION OF THE PROPOSED EXTERIOR DESIGN & MATERIALS

The proposed addition will continue with blend of reddish brown modular size face brick.

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

DESCRIPTION OF THE BUILT ENVIRONMENT SURROUNDING PROPOSED PROJECT

Pigeon River 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 114 parking stalls. The facility including both schools will have 73 staff members next year and 26 classrooms. Of the 73 staff members, 45 are full-time and 28 part-time. The new parking lot will provide 106 stalls plus staging/parallel parking for 25 cars in the drop off lane. Parking requirements have been met. Residences are located to the north, south and west. To the east of the facility is a business.



South Elevation - Main Entry



Southeast Gym Elevation



ESSA - Southwest



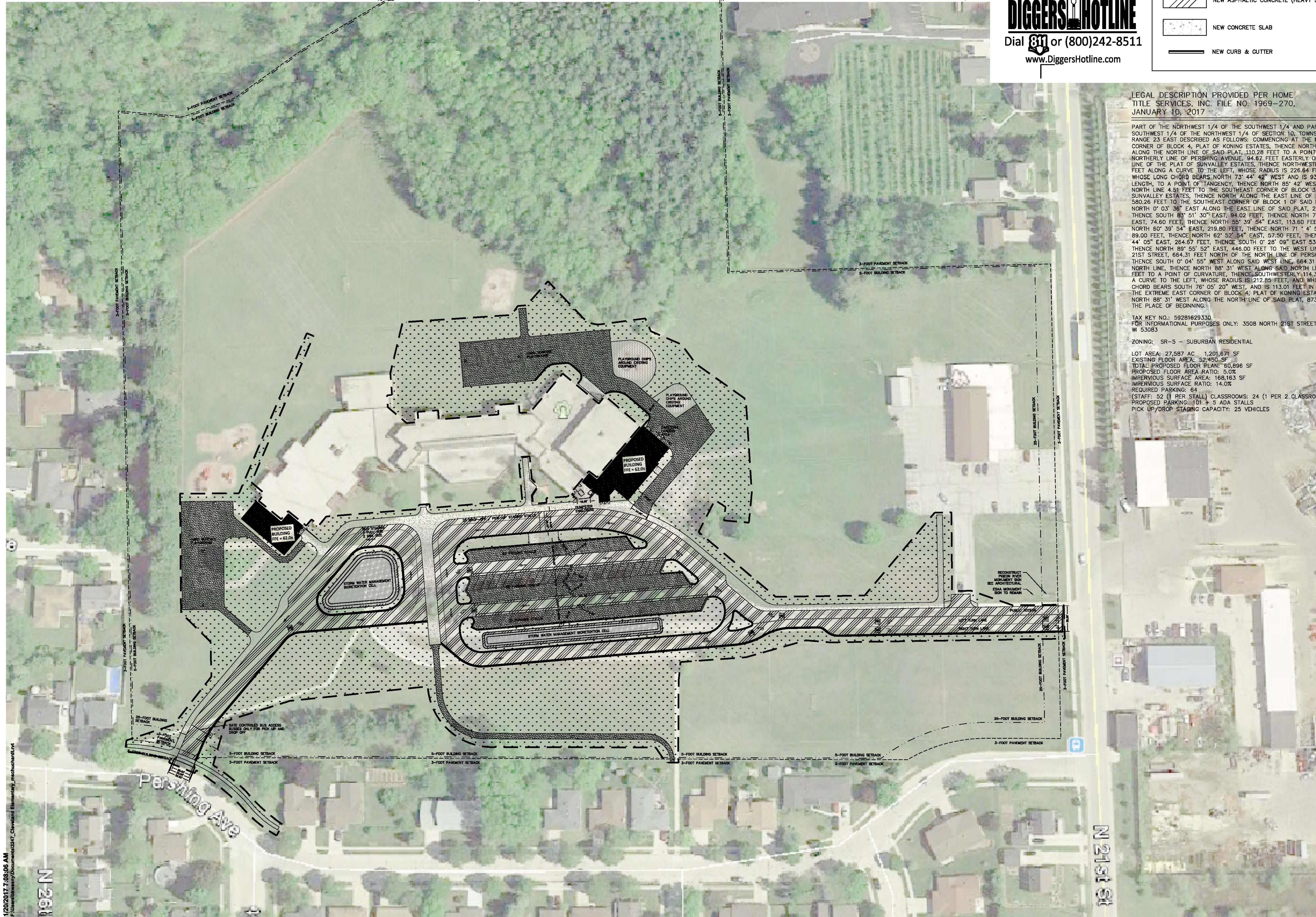
ESSA - South

Pigeon River Elementary School

Existing Exterior

May 9, 2017





DIGGERSHOTLINE
 Dial 811 or (800)242-8511
 www.DiggersHotline.com

HATCH LEGEND	
	AREAS DISTURBED BY CONSTRUCTION (NOT SPECIFICALLY CALLED OUT ON THE LANDSCAPE PLANS) TO BE RESTORED WITH MINIMUM 4" TOPSOIL, SEED, FERTILIZER, AND MULCH (TYP). USE SALVAGED TOPSOIL OR IMPORT TOPSOIL IF REQUIRED.
	NEW ASPHALTIC CONCRETE (LIGHT DUTY)
	NEW ASPHALTIC CONCRETE (HEAVY DUTY)
	NEW CONCRETE SLAB
	NEW CURB & GUTTER

LEGAL DESCRIPTION PROVIDED PER HOME TITLE SERVICES, INC. FILE NO. 1969-270, JANUARY 10, 2017

PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 AND PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 15 NORTH, RANGE 23 EAST DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF BLOCK 4, PLAT OF KONING ESTATES, THENCE NORTH 88° 31' WEST, ALONG THE NORTH LINE OF SAID PLAT, 110.28 FEET TO A POINT ON THE NORTHERLY LINE OF PERSHING AVENUE, 94.67 FEET EASTERLY OF THE EAST LINE OF THE PLAT OF SUNVALLEY ESTATES, THENCE NORTHWESTERLY 94.58 FEET ALONG A CURVE TO THE LEFT, WHOSE RADIUS IS 226.64 FEET, AND WHOSE LONG CHORD BEARS NORTH 73° 44' 42" WEST AND IS 93.89 FEET IN LENGTH, TO A POINT OF TANGENCY, THENCE NORTH 85° 42' WEST ALONG SAID NORTH LINE 4.51 FEET TO THE SOUTHEAST CORNER OF BLOCK 3, PLAT OF SUNVALLEY ESTATES, THENCE NORTH ALONG THE EAST LINE OF SAID PLAT, 580.26 FEET TO THE SOUTHEAST CORNER OF BLOCK 1 OF SAID PLAT, THENCE NORTH 0° 03' 36" EAST ALONG THE EAST LINE OF SAID PLAT, 298.18 FEET, THENCE SOUTH 83° 51' 30" EAST, 94.02 FEET, THENCE NORTH 71° 14' 54" EAST, 74.60 FEET, THENCE NORTH 55° 39' 54" EAST, 113.60 FEET, THENCE NORTH 60° 39' 54" EAST, 219.80 FEET, THENCE NORTH 71° 4' 54" EAST, 89.00 FEET, THENCE NORTH 62° 52' 54" EAST, 57.50 FEET, THENCE NORTH 78° 44' 05" EAST, 264.67 FEET, THENCE SOUTH 0° 28' 09" EAST 534.81 FEET, THENCE NORTH 89° 55' 52" EAST, 446.00 FEET TO THE WEST LINE OF NORTH 21ST STREET, 664.31 FEET NORTH OF THE NORTH LINE OF PERSHING AVENUE, THENCE SOUTH 0° 04' 55" WEST ALONG SAID WEST LINE, 664.31 FEET TO SAID NORTH LINE, THENCE NORTH 88° 31' WEST ALONG SAID NORTH LINE, 106.25 FEET TO A POINT OF CURVATURE, THENCE SOUTHWESTERLY 114.38 FEET ALONG A CURVE TO THE LEFT, WHOSE RADIUS IS 212.85 FEET, AND WHOSE LONG CHORD BEARS SOUTH 76° 05' 20" WEST, AND IS 113.01 FEET IN LENGTH TO THE EXTREME EAST CORNER OF BLOCK 4, PLAT OF KONING ESTATES, THENCE NORTH 88° 31' WEST ALONG THE NORTH LINE OF SAID PLAT, 873.73 FEET TO THE PLACE OF BEGINNING.

TAX KEY NO.: 59281629330
 FOR INFORMATIONAL PURPOSES ONLY: 3508 NORTH 21ST STREET, SHEBOYGAN, WI 53083

ZONING: SR-5 - SUBURBAN RESIDENTIAL

LOT AREA: 27,587 AC 1,201,671 SF
 EXISTING FLOOR AREA: 52,450 SF
 TOTAL PROPOSED FLOOR PLAN: 60,896 SF
 PROPOSED FLOOR AREA RATIO: 5.0%
 IMPERVIOUS SURFACE AREA: 168,163 SF
 IMPERVIOUS SURFACE RATIO: 14.0%
 REQUIRED PARKING: 64
 (STAFF: 52 (1 PER STALL) CLASSROOMS: 24 (1 PER 2 CLASSROOMS))
 PROPOSED PARKING: 101 + 5 ADA STALLS
 PICK UP/DROP STAGING CAPACITY: 25 VEHICLES

bray architects
 solid foundation. forward thinking.

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

KAPUR & ASSOCIATES, INC.
 CONSULTING ENGINEERS
 7711 N. PORT WASHINGTON ROAD
 MILWAUKEE, WISCONSIN 53217
 PHONE: 414.384.4117
 www.kapurengineers.com

KA

Project Title:
**Addition and Remodeling to:
 Pigeon River Elementary School
 Sheboygan Area School District
 3508 N. 21st St., Sheboygan, WI 53083**

REVISIONS:

DATE	DESCRIPTION

Project Number:
3247PR

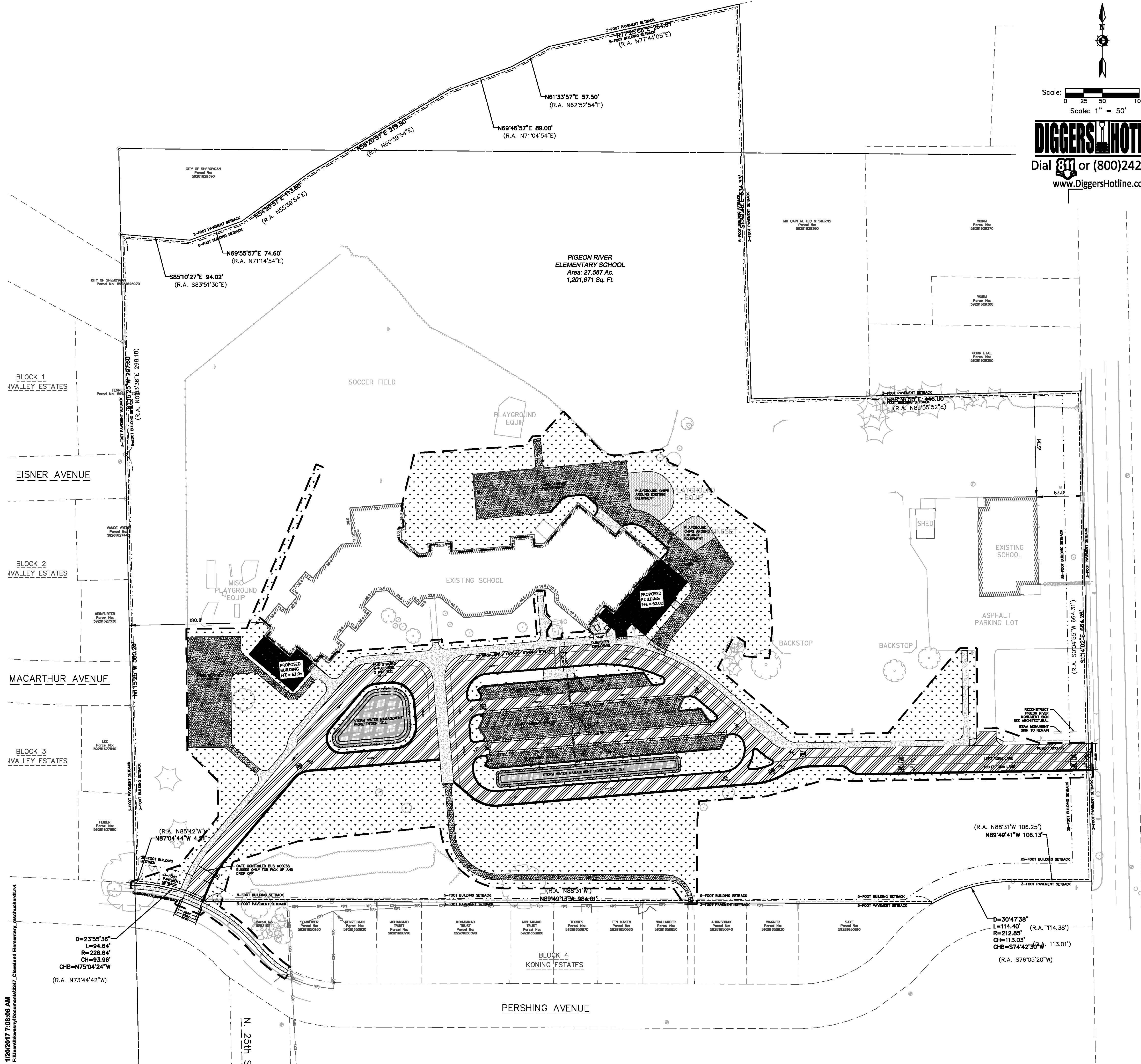
Issued For:
PLAN COMMISSION
 5082817

Sheet Title:
OVERALL SITE WITH AERIAL PLAN

Sheet Number:
C1.0A

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1/20/2017 7:08:06 AM
 F:\Users\blawney\Documents\3247_Cleveland Blawney_mechanical.dwg



Scale: 1" = 50'

DIGGERS HOTLINE
Dial 811 or (800)242-8511
www.DiggersHotline.com

HATCH LEGEND

- AREAS DISTURBED BY CONSTRUCTION (NOT SPECIFICALLY CALLED OUT ON THE LANDSCAPE PLANS) TO BE RESTORED WITH MINIMUM 4" TOPSOIL, SEED, FERTILIZER, AND MULCH (TYP). USE SALVAGED TOPSOIL OR IMPORT TOPSOIL IF REQUIRED.
- NEW ASPHALTIC CONCRETE (LIGHT DUTY)
- NEW ASPHALTIC CONCRETE (HEAVY DUTY)
- NEW CONCRETE SLAB
- NEW CURB & GUTTER

LEGAL DESCRIPTION PROVIDED PER HOME TITLE SERVICES, INC. FILE NO. 1969-270, JANUARY 10, 2017

PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 AND PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 15 NORTH, RANGE 23 EAST DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF BLOCK 4, PLAT OF KONING ESTATES, THENCE NORTH 88° 31' WEST, ALONG THE NORTH LINE OF SAID PLAT, 110.28 FEET TO A POINT ON THE NORTHERLY LINE OF PERSHING AVENUE, 94.67 FEET EASTERLY OF THE EAST LINE OF THE PLAT OF SUNVALLEY ESTATES, THENCE NORTHWESTERLY 94.58 FEET ALONG A CURVE TO THE LEFT, WHOSE RADIUS IS 226.64 FEET, AND WHOSE LONG CHORD BEARS NORTH 73° 44' 42" WEST AND IS 93.89 FEET IN LENGTH, TO A POINT OF TANGENCY, THENCE NORTH 85° 42' WEST ALONG SAID NORTH LINE 4.51 FEET TO THE SOUTHEAST CORNER OF BLOCK 3, PLAT OF SUNVALLEY ESTATES, THENCE NORTH ALONG THE EAST LINE OF SAID PLAT, 580.26 FEET TO THE SOUTHEAST CORNER OF BLOCK 1 OF SAID PLAT, THENCE NORTH 0° 03' 36" EAST ALONG THE EAST LINE OF SAID PLAT, 298.18 FEET, THENCE SOUTH 83° 51' 30" EAST, 94.02 FEET, THENCE NORTH 71° 14' 54" EAST, 74.60 FEET, THENCE NORTH 55° 39' 54" EAST, 113.60 FEET, THENCE NORTH 80° 39' 54" EAST, 219.80 FEET, THENCE NORTH 71° 4' 54" EAST, 89.00 FEET, THENCE NORTH 82° 52' 54" EAST, 57.50 FEET, THENCE NORTH 78° 44' 05" EAST, 264.67 FEET, THENCE SOUTH 0° 28' 09" EAST 534.81 FEET, THENCE NORTH 89° 55' 52" EAST, 446.00 FEET TO THE WEST LINE OF NORTH 21ST STREET, 664.31 FEET NORTH OF THE NORTH LINE OF PERSHING AVENUE, THENCE SOUTH 0° 04' 55" WEST ALONG SAID WEST LINE, 664.31 FEET TO SAID NORTH LINE, THENCE NORTH 88° 31' WEST ALONG SAID NORTH LINE, 106.25 FEET TO A POINT OF CURVATURE, THENCE SOUTHWESTERLY 114.38 FEET ALONG A CURVE TO THE LEFT, WHOSE RADIUS IS 212.85 FEET, AND WHOSE LONG CHORD BEARS SOUTH 76° 05' 20" WEST, AND IS 113.01 FEET IN LENGTH TO THE EXTREME EAST CORNER OF BLOCK 4, PLAT OF KONING ESTATES, THENCE NORTH 88° 31' WEST ALONG THE NORTH LINE OF SAID PLAT, 873.73 FEET TO THE PLACE OF BEGINNING.

TAX KEY NO.: 59281629330
FOR INFORMATIONAL PURPOSES ONLY: 3508 NORTH 21ST STREET, SHEBOYGAN, WI 53083

ZONING: SR-5 - SUBURBAN RESIDENTIAL
LOT AREA: 27,587 AC 1,201,671 SF
EXISTING FLOOR AREA: 52,450 SF
TOTAL PROPOSED FLOOR PLAN: 60,896 SF
PROPOSED FLOOR AREA RATIO: 5.0%
IMPERVIOUS SURFACE AREA: 168,163 SF
IMPERVIOUS SURFACE RATIO: 14.0%
REQUIRED PARKING: 84
(STAFF: 52 (1 PER STALL) CLASSROOMS: 24 (1 PER 2 CLASSROOMS))
PROPOSED PARKING: 101 + 5 ADA STALLS
PICK UP/DROP STAGING CAPACITY: 25 VEHICLES

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KAPUR & ASSOCIATES, INC.
CONSULTING ENGINEERS
7711 N. PORT WASHINGTON ROAD
MILWAUKEE, WISCONSIN 53217
PHONE: 414.384.4117
www.kapurengineers.com

Project Title:
**Addition and Remodeling to:
Pigeon River Elementary School
Sheboygan Area School District
3508 N. 21st St., Sheboygan, WI 53083**

REVISIONS:
DATE DESCRIPTION

Project Number:
3247PR

Issued For:
PLAN COMMISSION

5082917

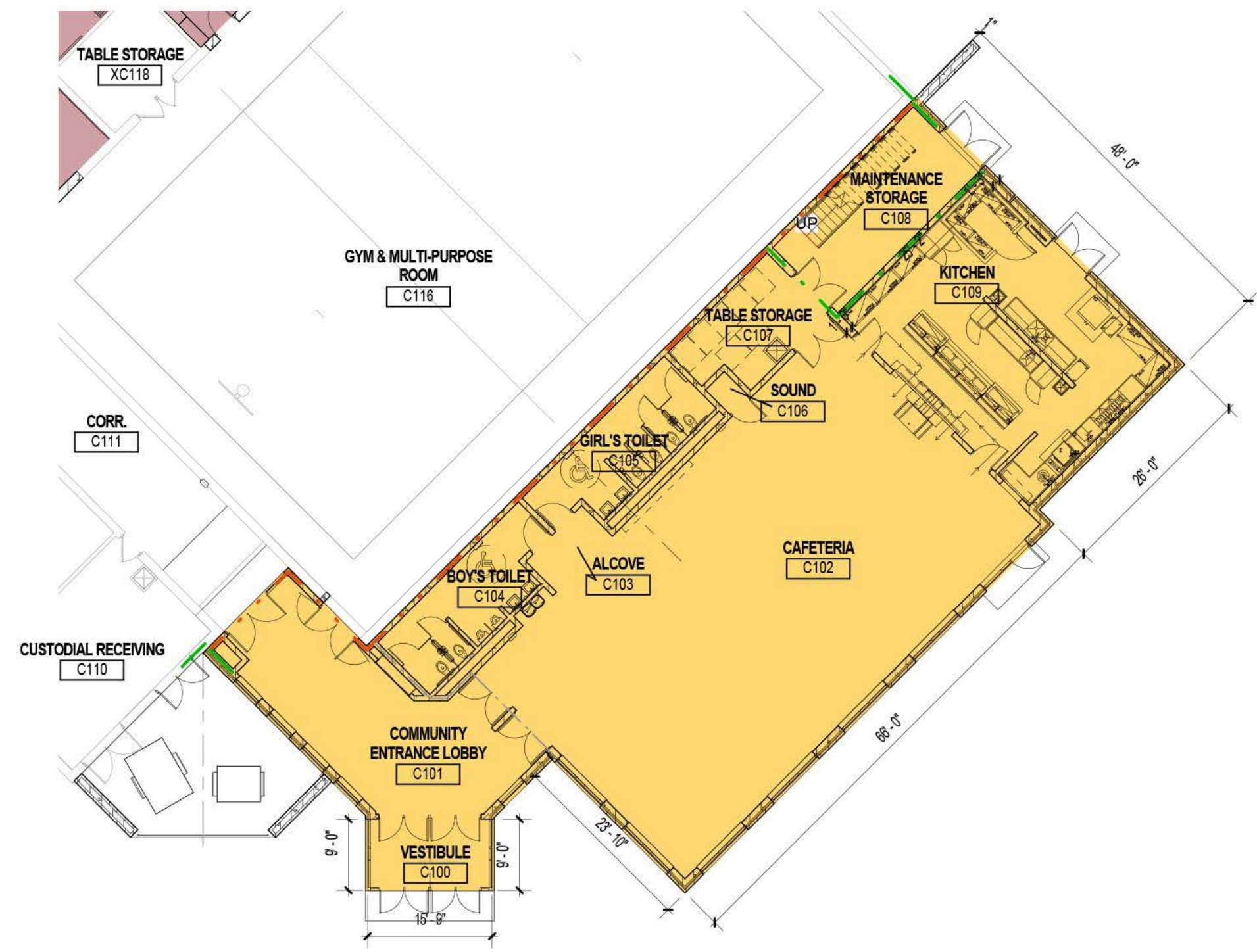
Sheet Title:
OVERALL SITE PLAN

Sheet Number:
C1.0B

1/20/2017 7:06:06 AM
F:\Users\blawney\Documents\3247_Cleveland Elementary_mechanical.dwg




First Floor Plan - ESSA Addition
 Scale: 1/16" = 1'-0"
NEW CONSTRUCTION: 3,025 SF

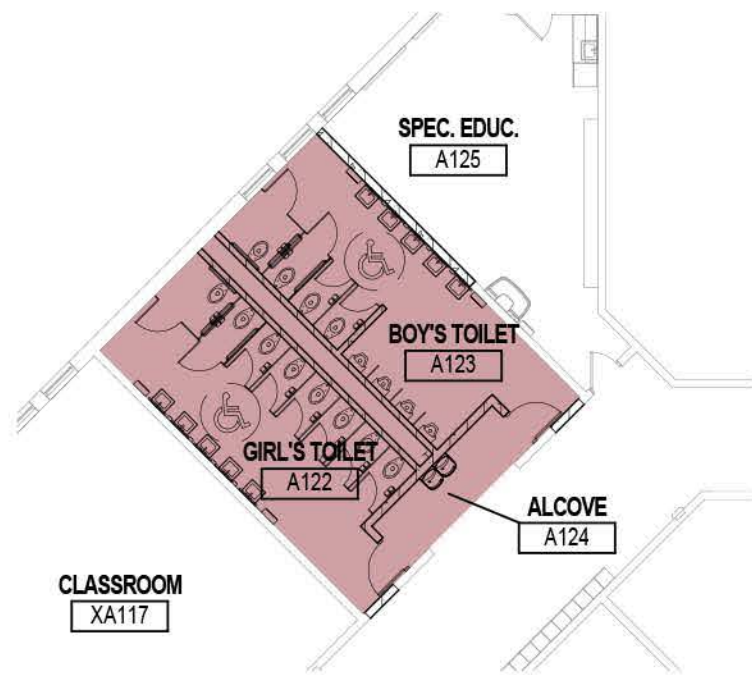



First Floor Plan - Cafeteria Addition
 Scale: 1/16" = 1'-0"
NEW CONSTRUCTION: 5,477 SF

Pigeon River Elementary School

Proposed Plan

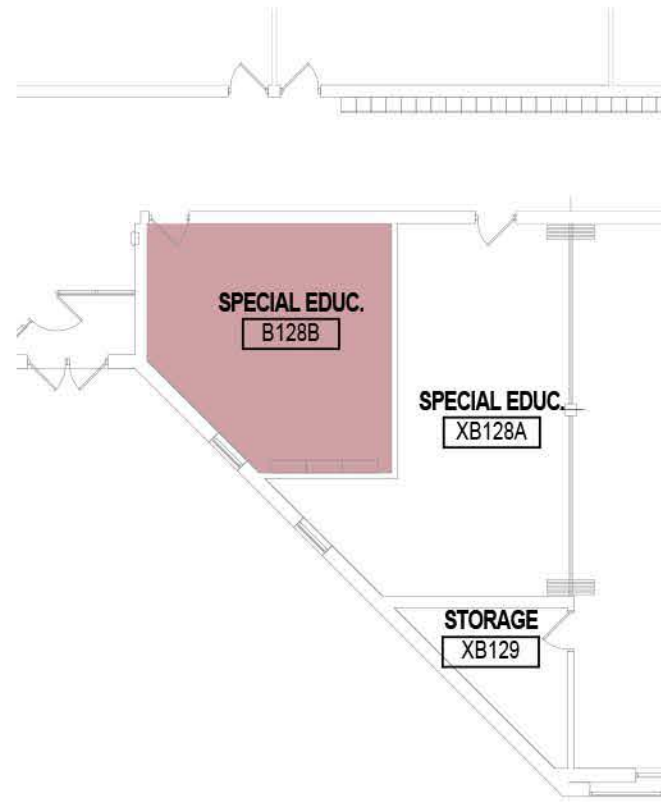
May 9, 2017



First Floor Plan - TLT Renovation

Scale: 1/16" = 1'-0"

RENOVATION: 790 SF



First Floor Plan - S.E. Renovation

Scale: 1/16" = 1'-0"

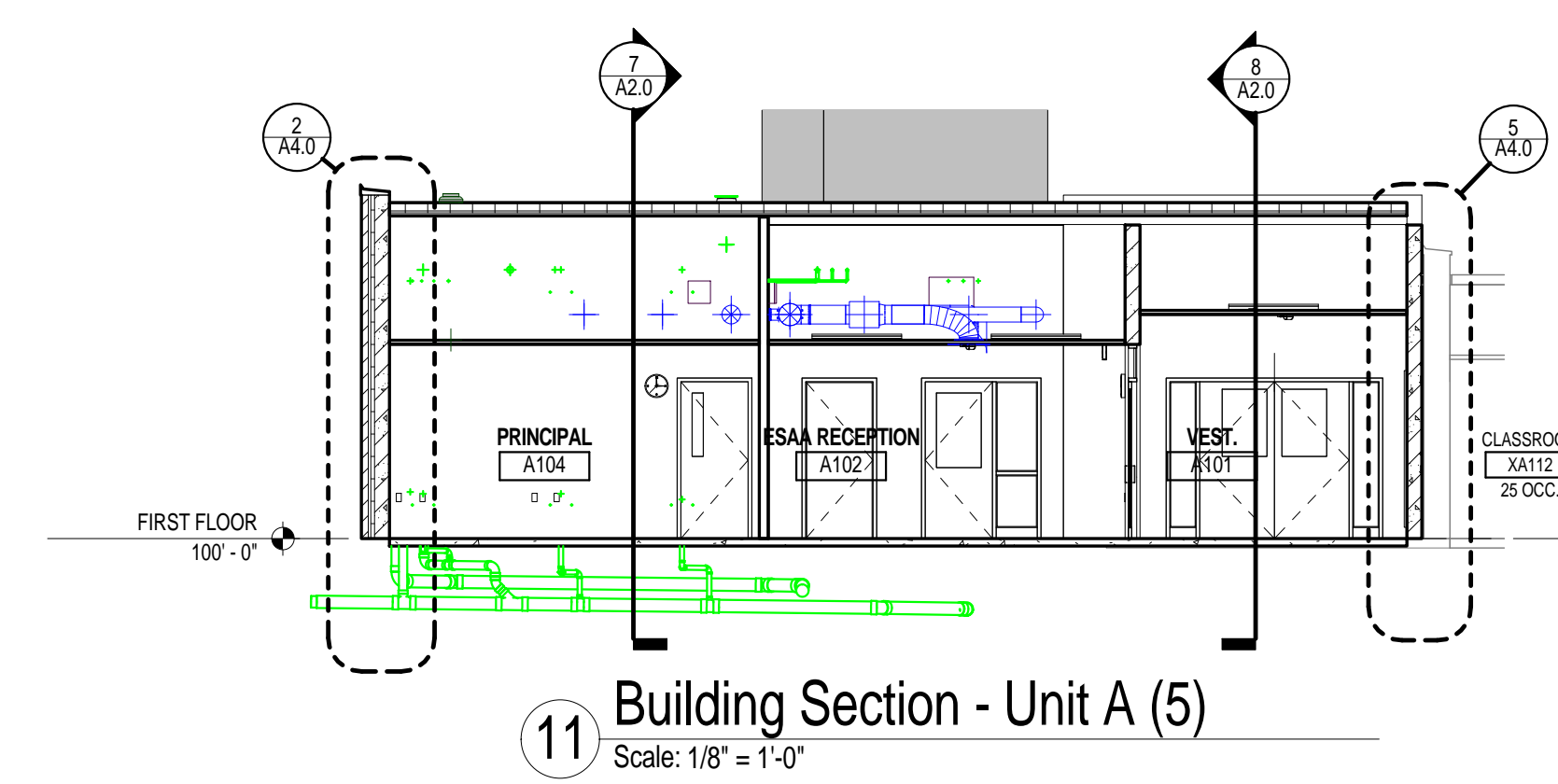
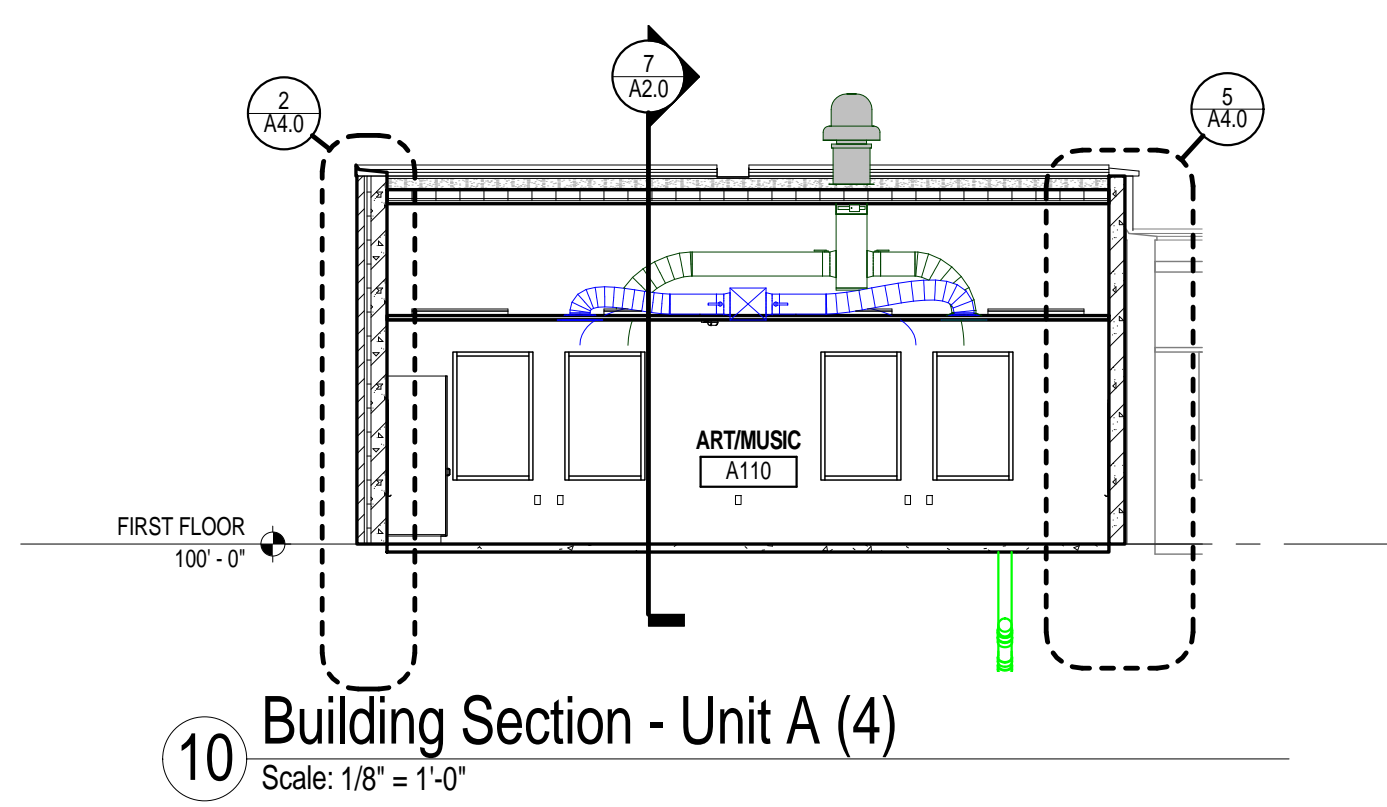
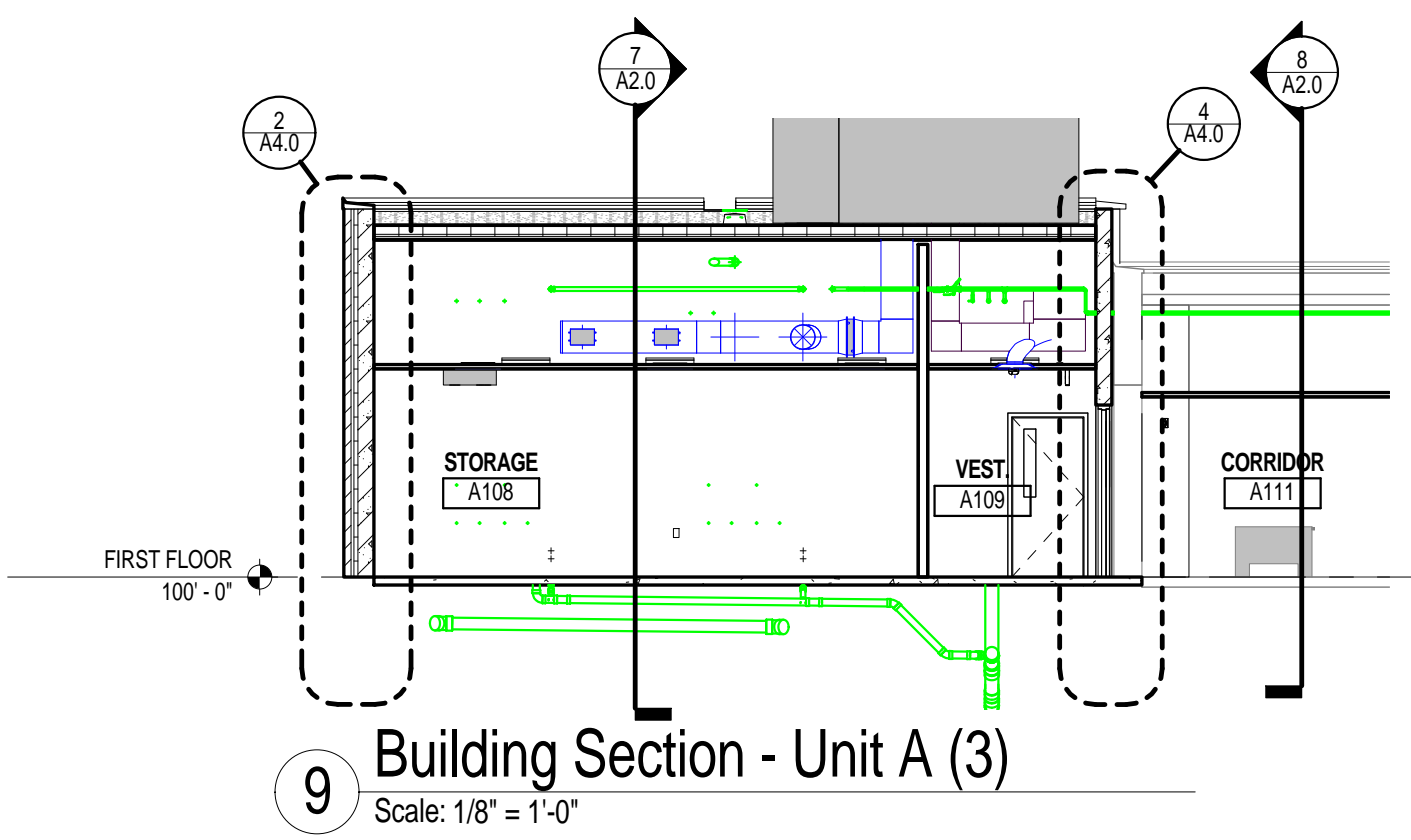
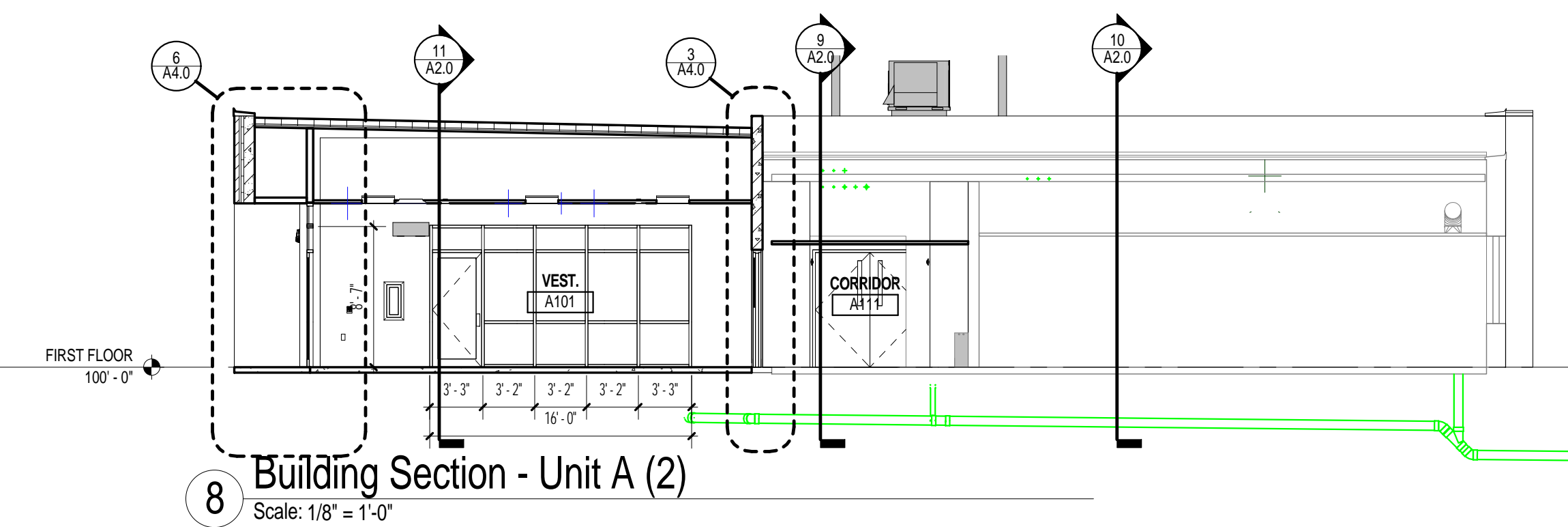
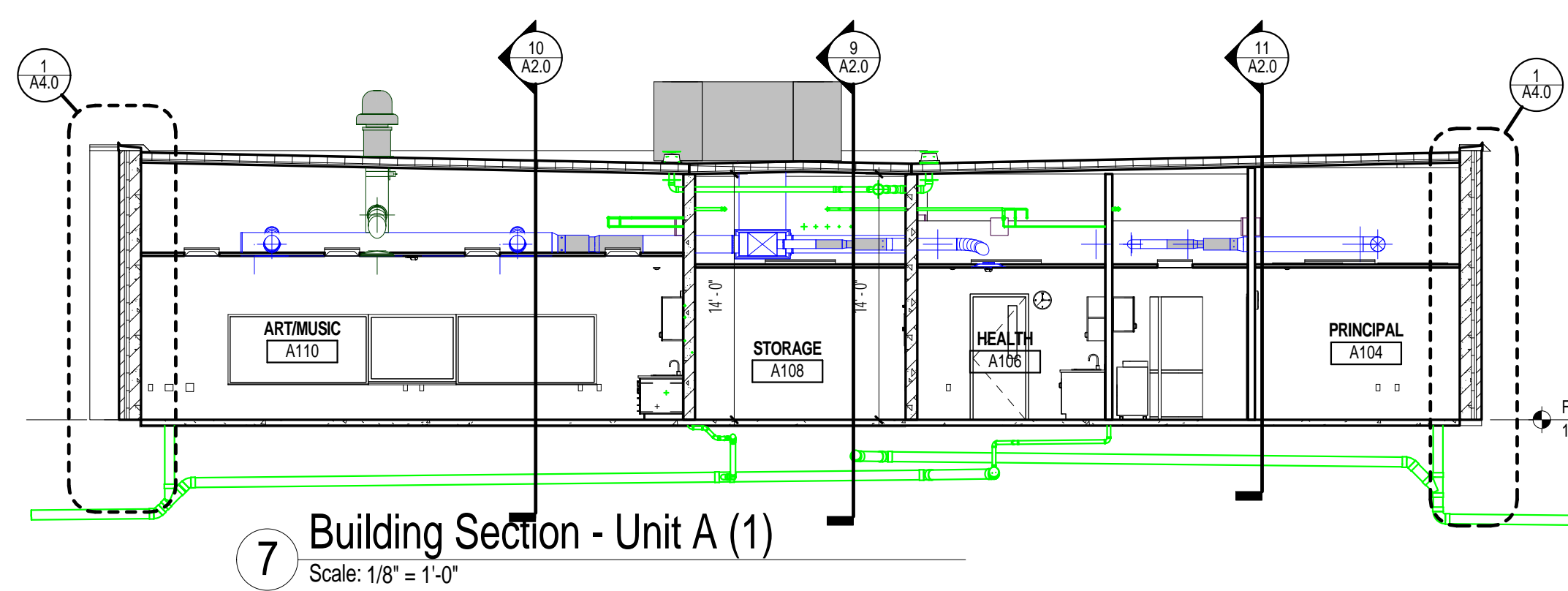
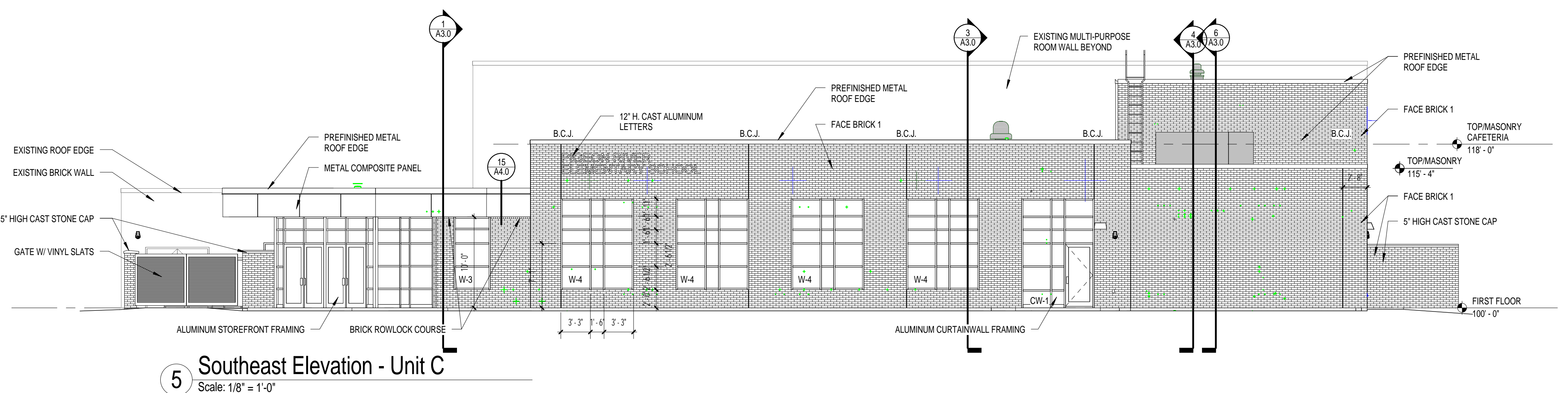
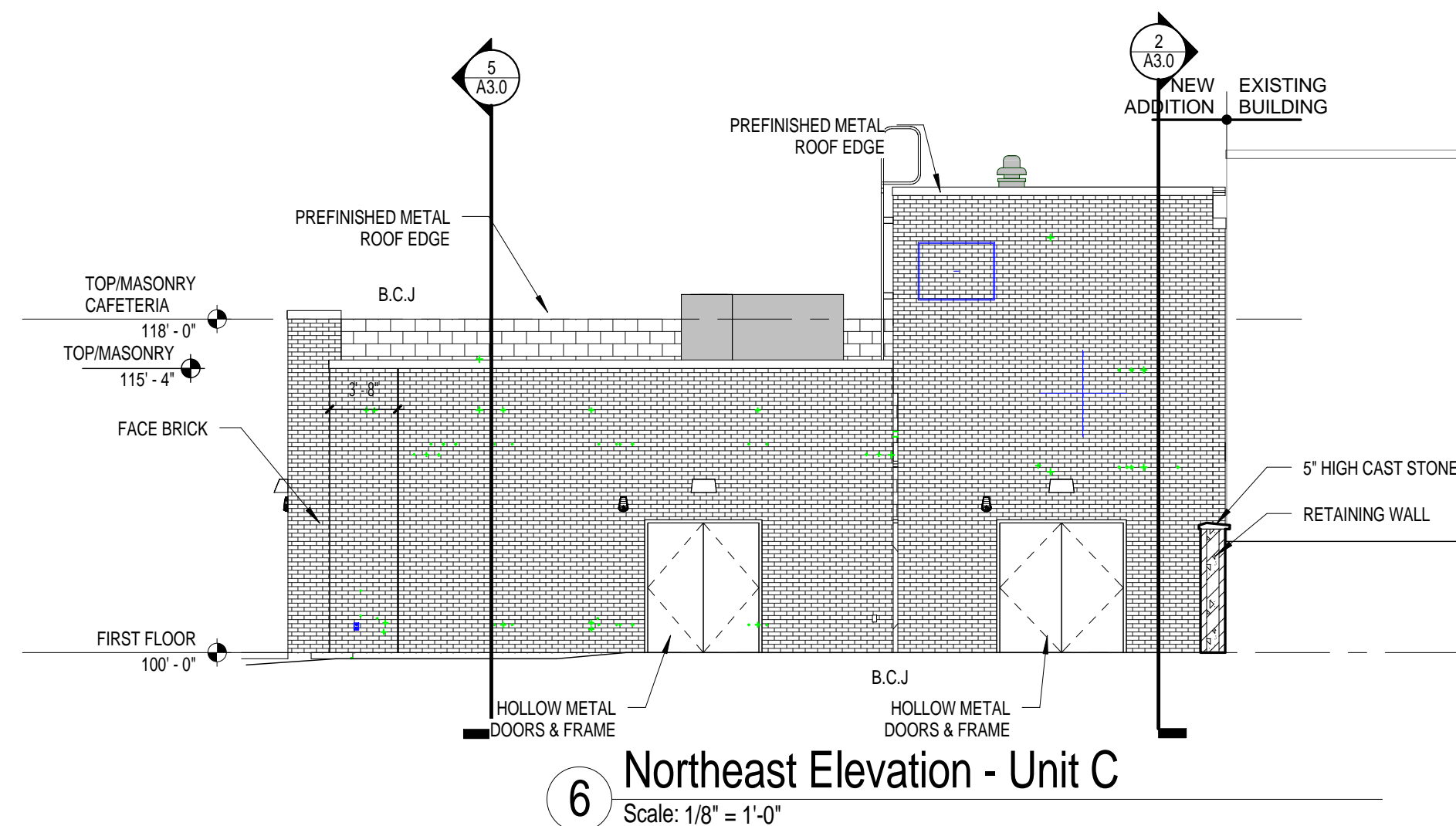
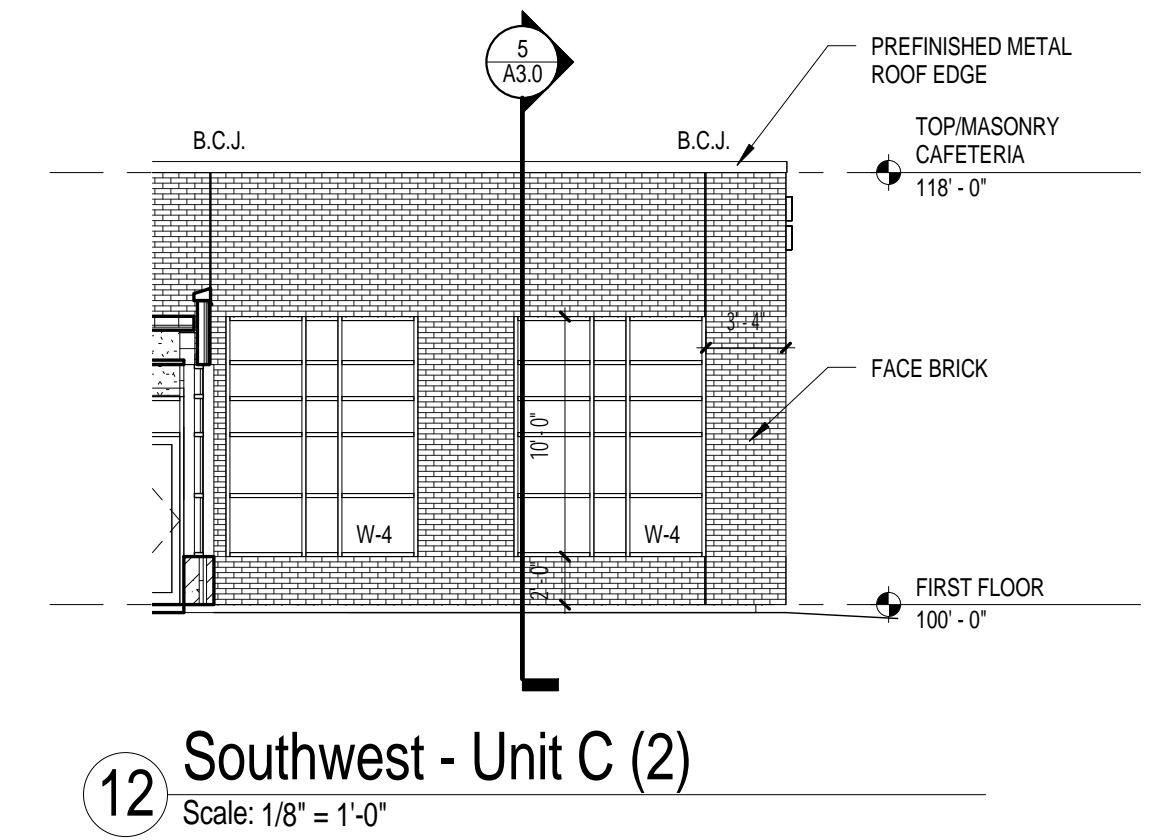
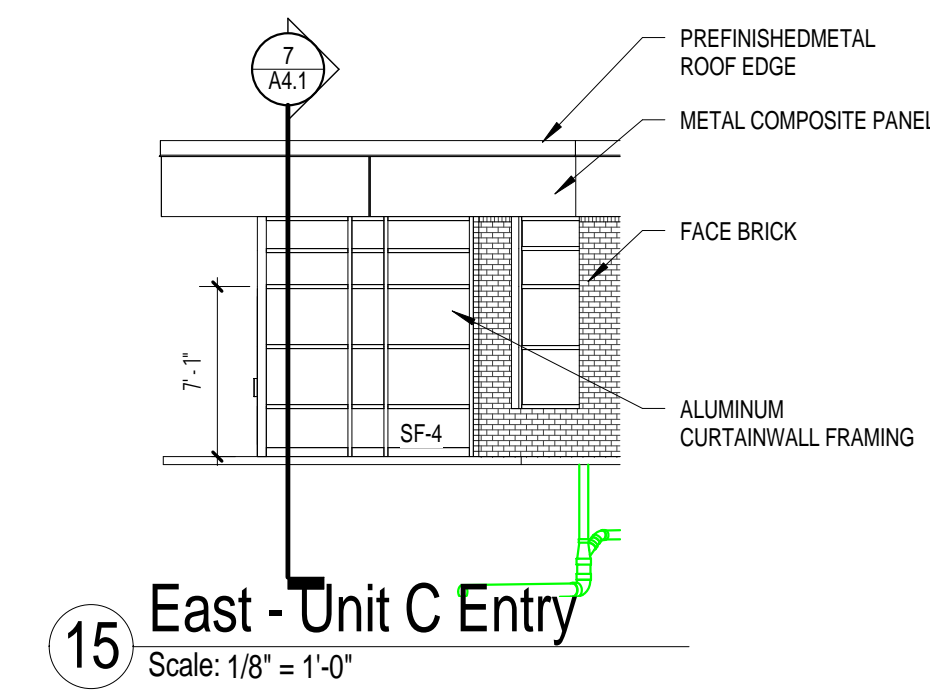
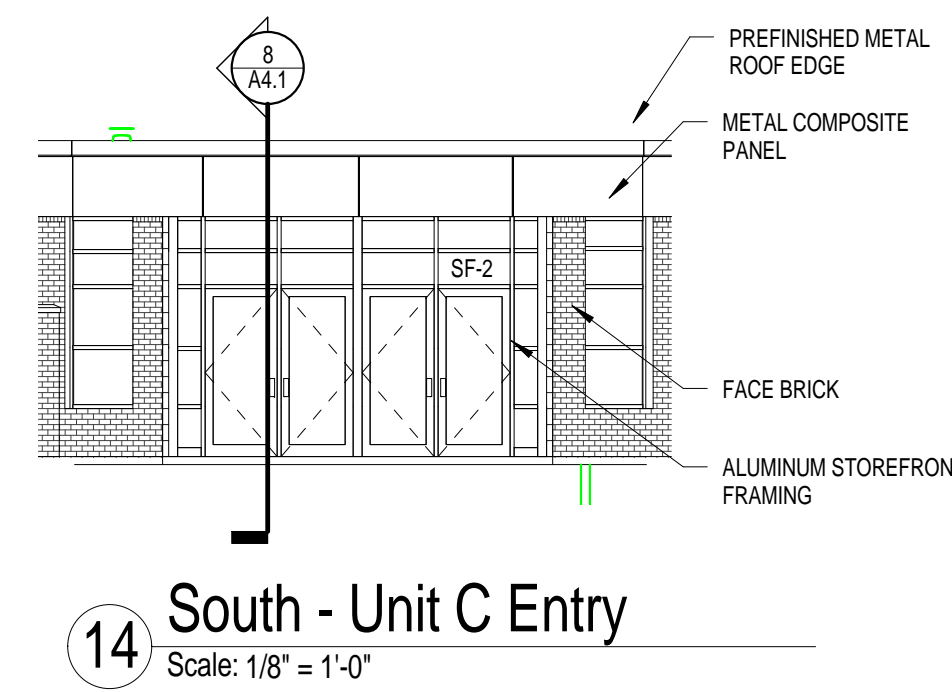
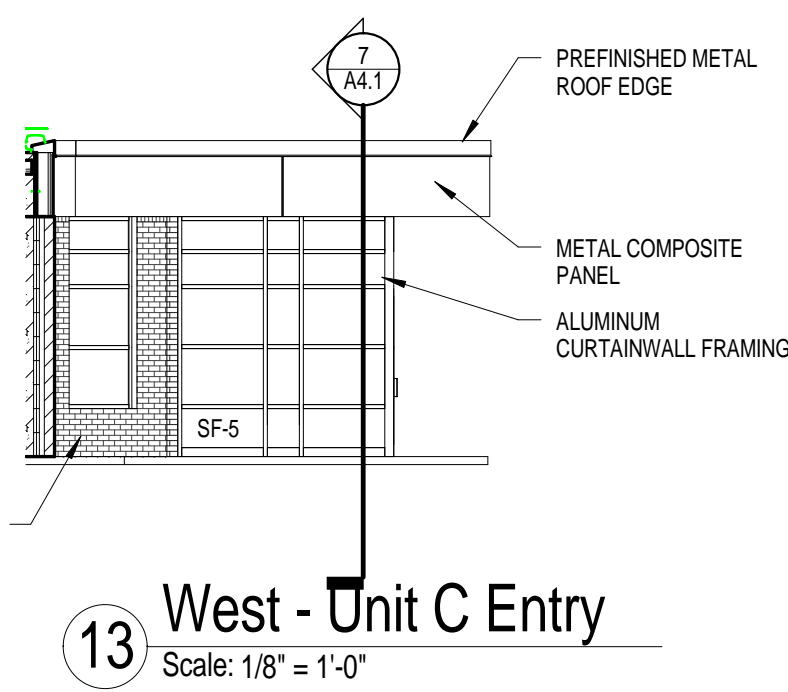
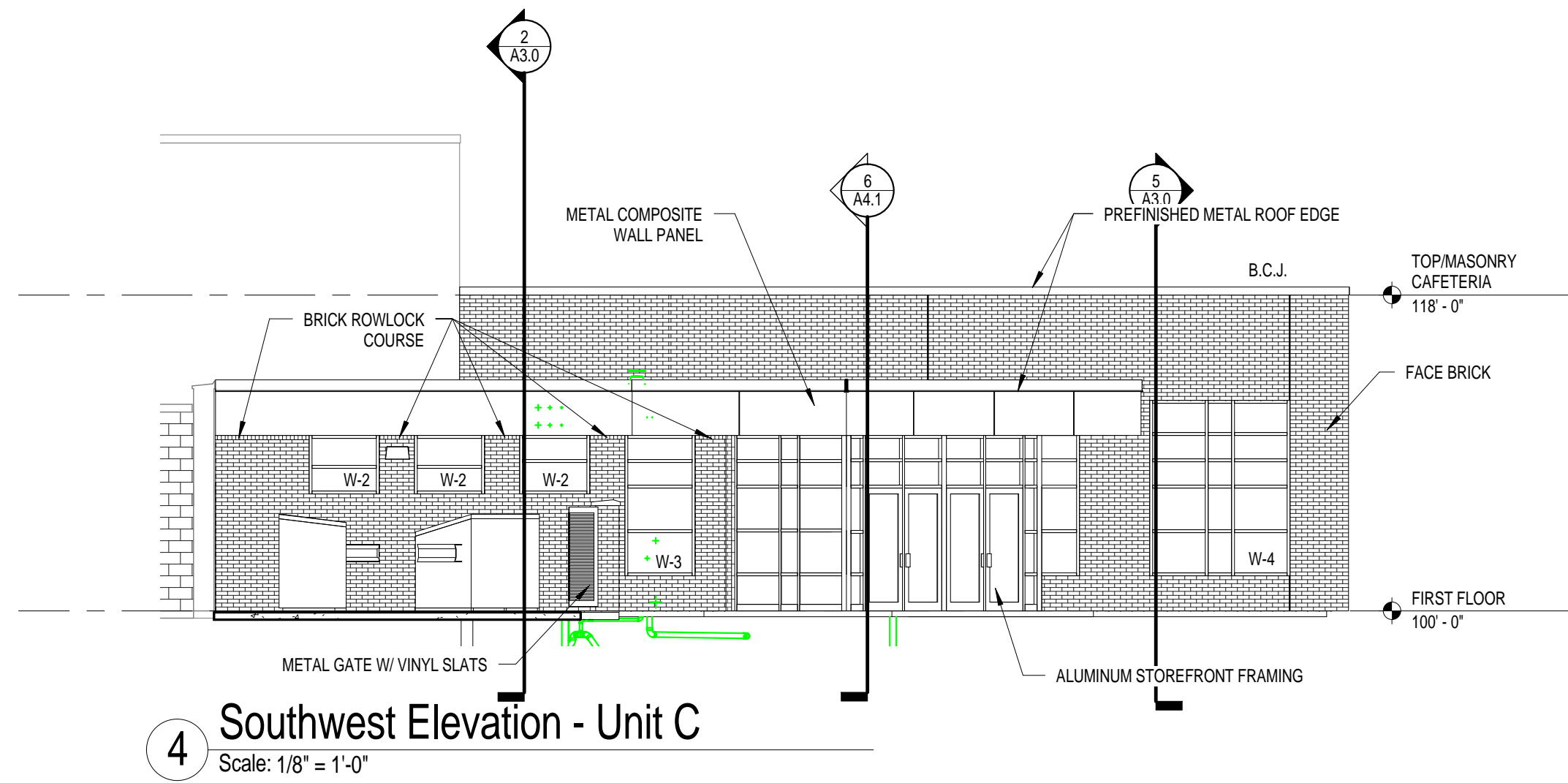
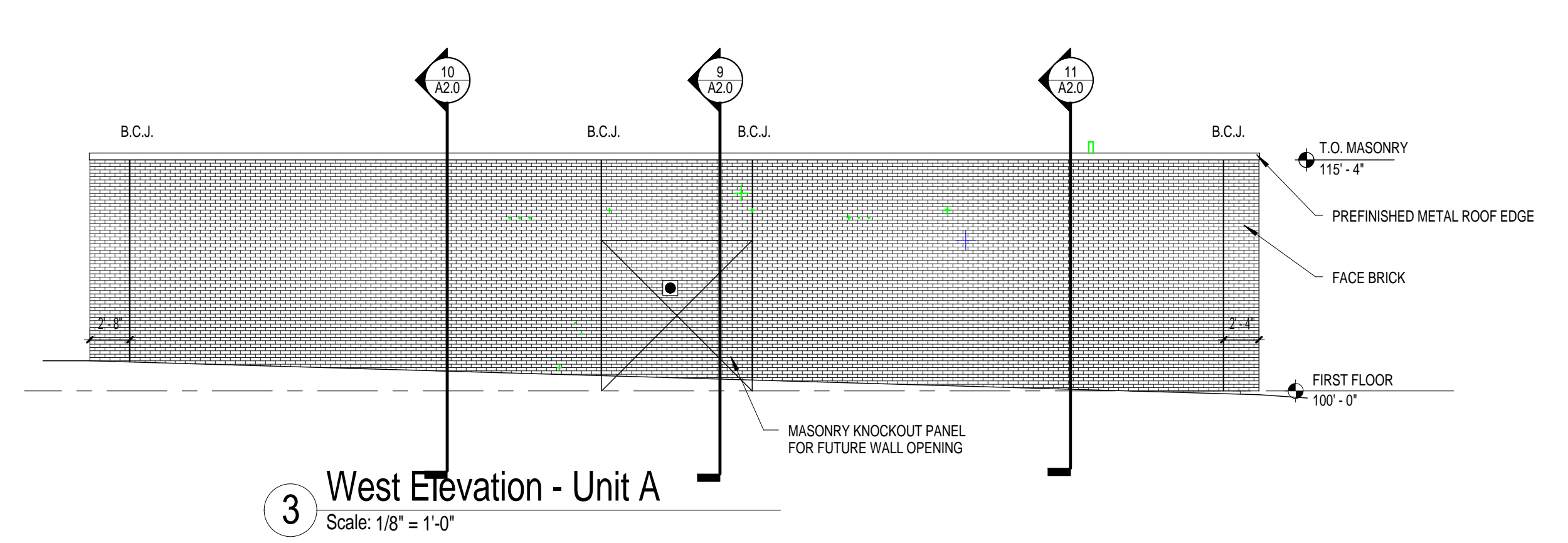
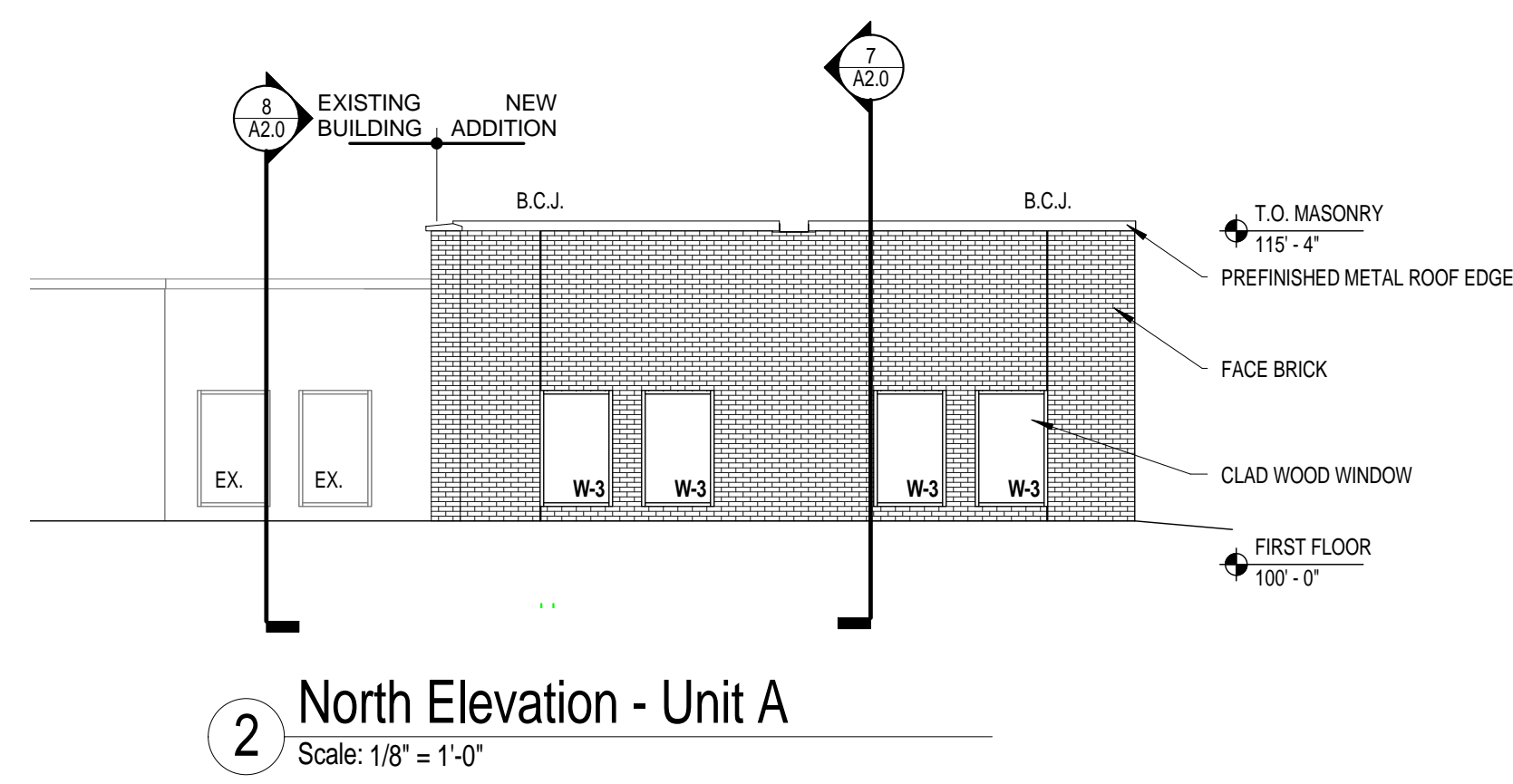
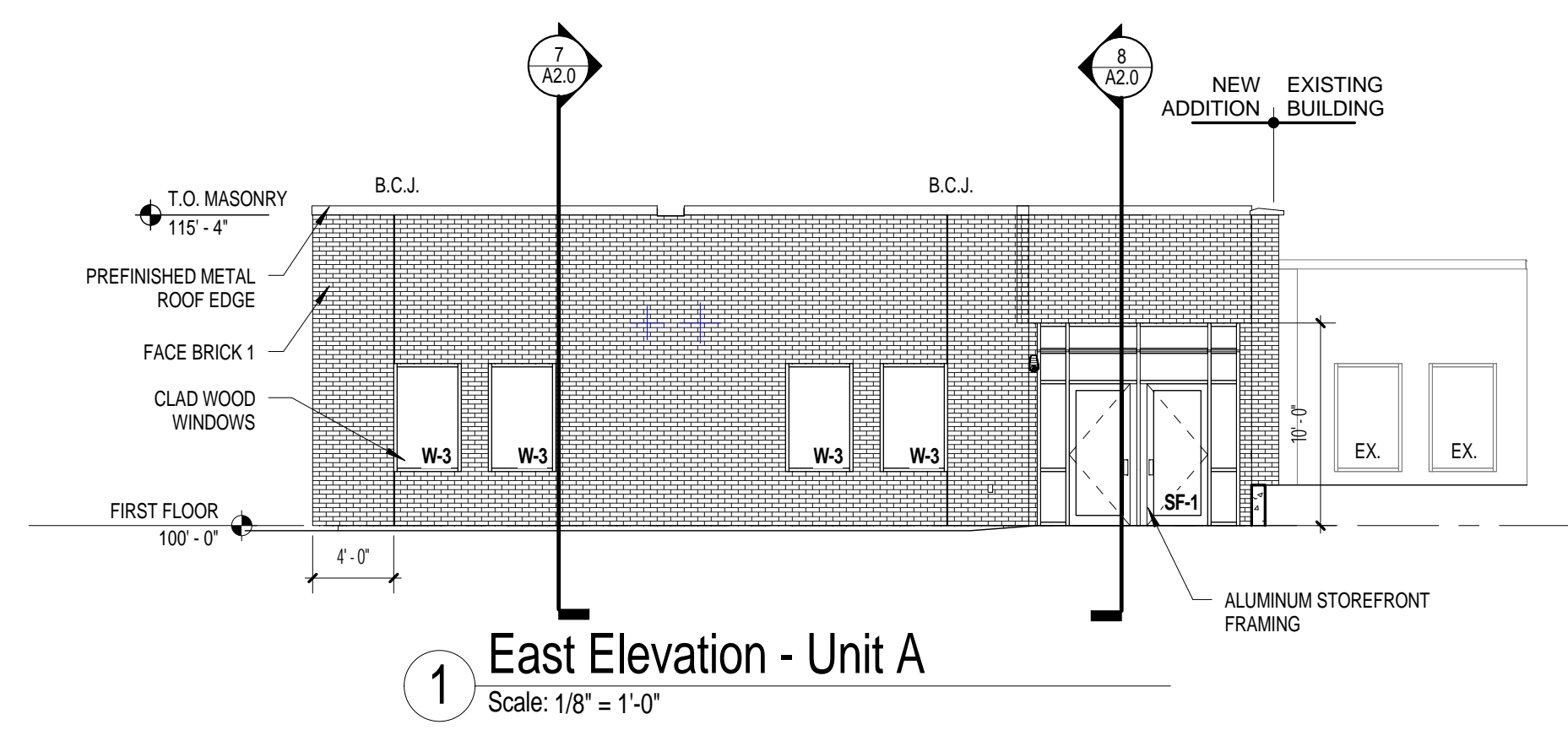
RENOVATION: 378 SF



First Floor Plan - Renovations

Scale: 1/16" = 1'-0"

RENOVATION: 1,280 SF





Pigeon River Elementary School

Proposed Cafeteria Addition

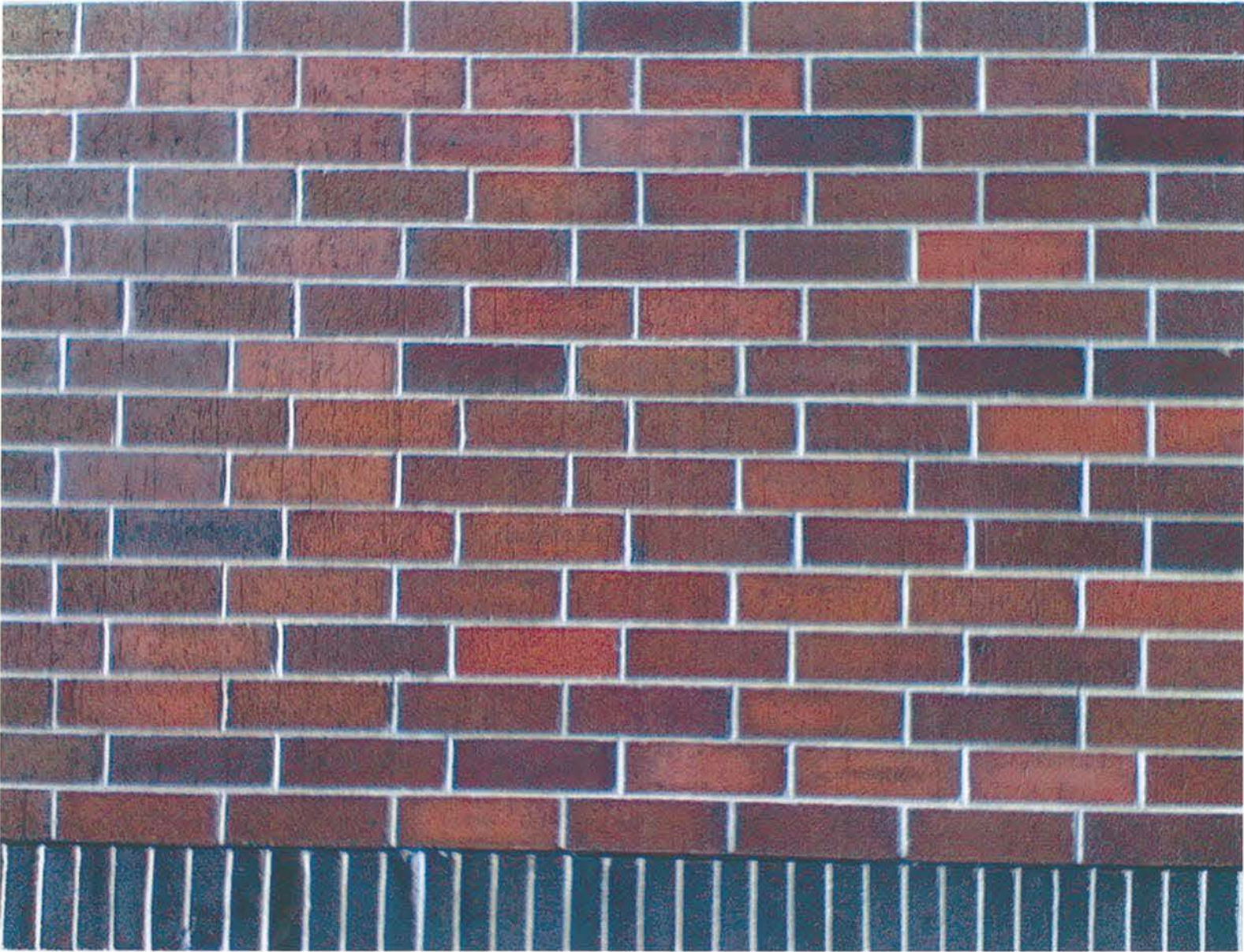
May 9, 2017



Pigeon River Elementary School

Proposed ESSA Addition

May 9, 2017



West End - ESSA



East End - Cafeteria

Pigeon River Elementary School

Brick Colors

May 9, 2017





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Code-Compliant

Brand Name Compatible

Made to Order

Cost Savings

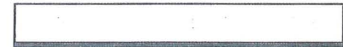


Features & Benefits

- Professional grade extruded aluminum structural components
- Patented panel guide tracks
- Acrylicap® ABS with UV Co-Extruded cap on both sides
- Vertical and canted system in variety of styles and colors
- Attach above the curb for best ventilation

Turn-key services include:

- Design
- Construction
- Manufacturing
- Installation



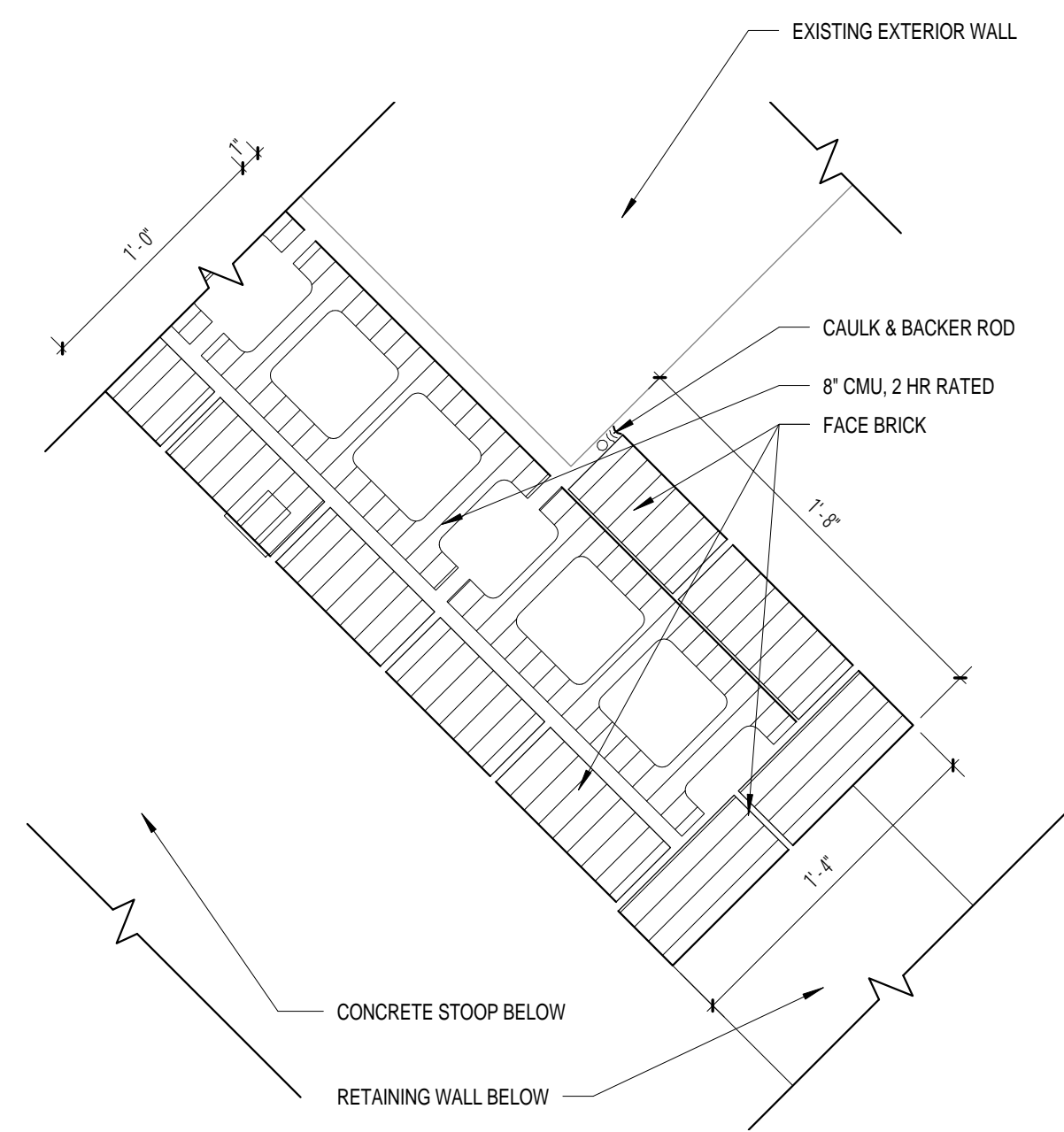
Approved for use with:

and the list is growing...

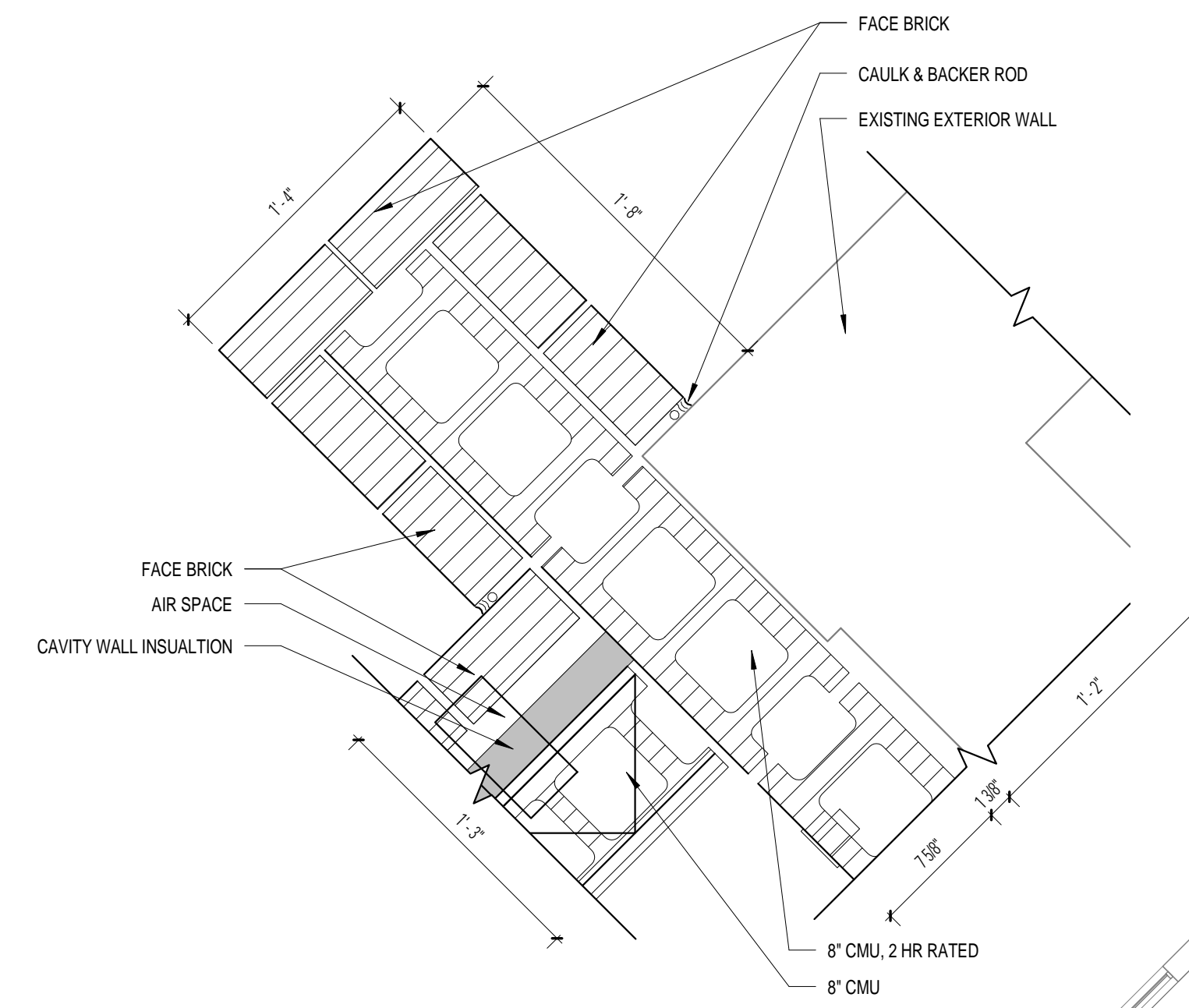
Popular Applications:

RTUs	Air Chillers	Cooling Towers	Exhaust Fans	Equipment
HVACs	Air Handlers	Condensers	Cellular	Refrigeration Units

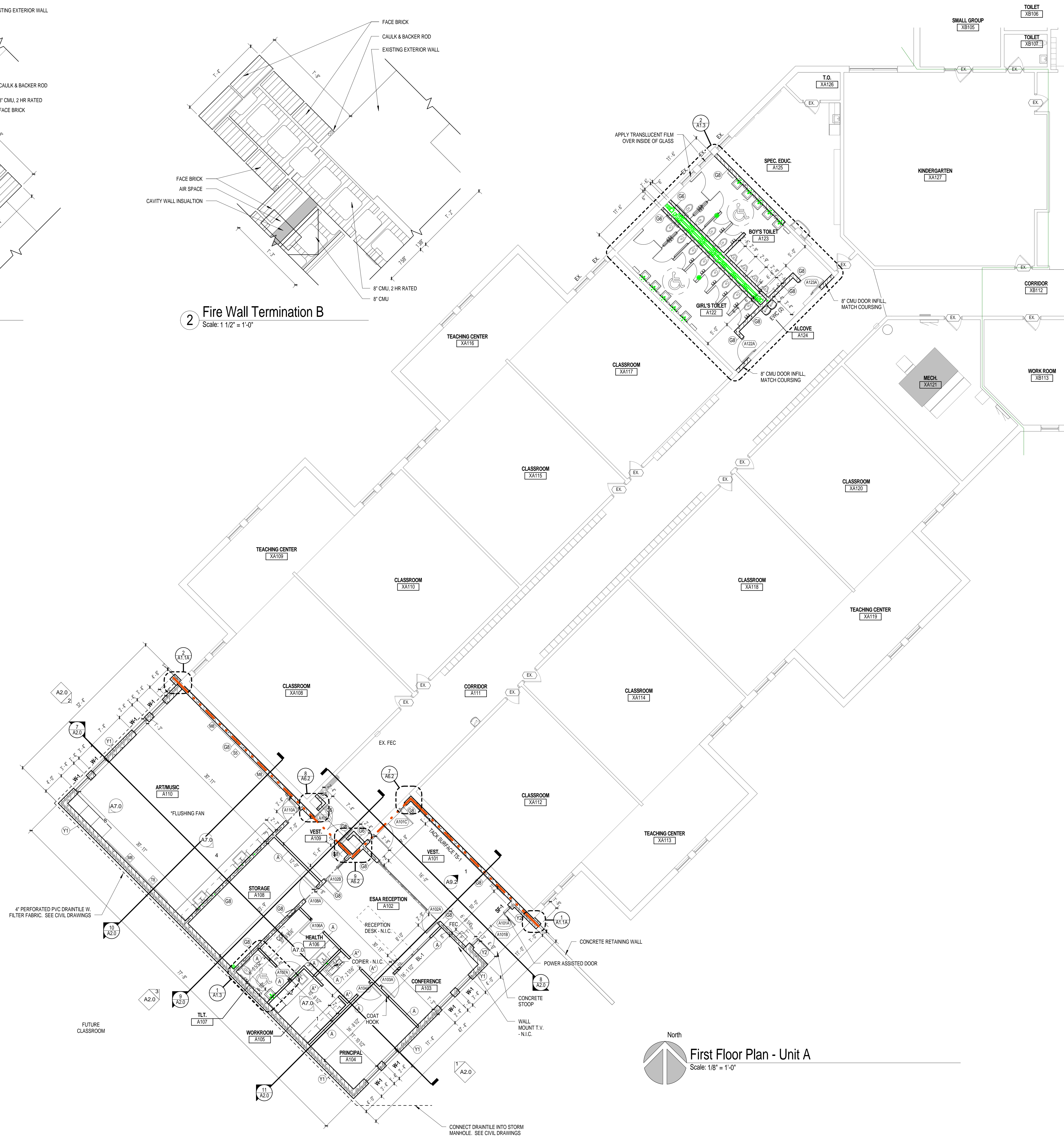
*Envisor has Zero Roof Penetration in 98% of all installations. Special conditions beyond our control occasionally will require additional supporting structure which may penetrate the roof structure and may effect roof load calculations.



1 Fire Wall Termination A
Scale: 1 1/2" = 1'-0"

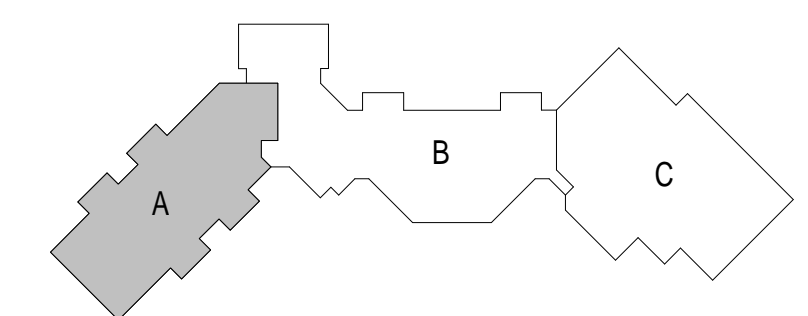


2 Fire Wall Termination B
Scale: 1 1/2" = 1'-0"



North
First Floor Plan - Unit A
Scale: 1/8" = 1'-0"

GENERAL NOTES:
1. REFER TO SHEET G0.3 FOR GENERAL NOTES, INTERIOR WALL TYPES, TYPICAL DETAILS, ABBREVIATIONS AND SYMBOLS.



KEY PLAN



Office Locations:
Milwaukee
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Sheboygan, Wisconsin 53082
T: 920.459.4200
www.brayarch.com

Project Title:
**Additions and Remodeling to:
Pigeon River Elementary School
Sheboygan Area School District
3508 North 21st Street, Sheboygan, WI 53083**

REVISIONS:

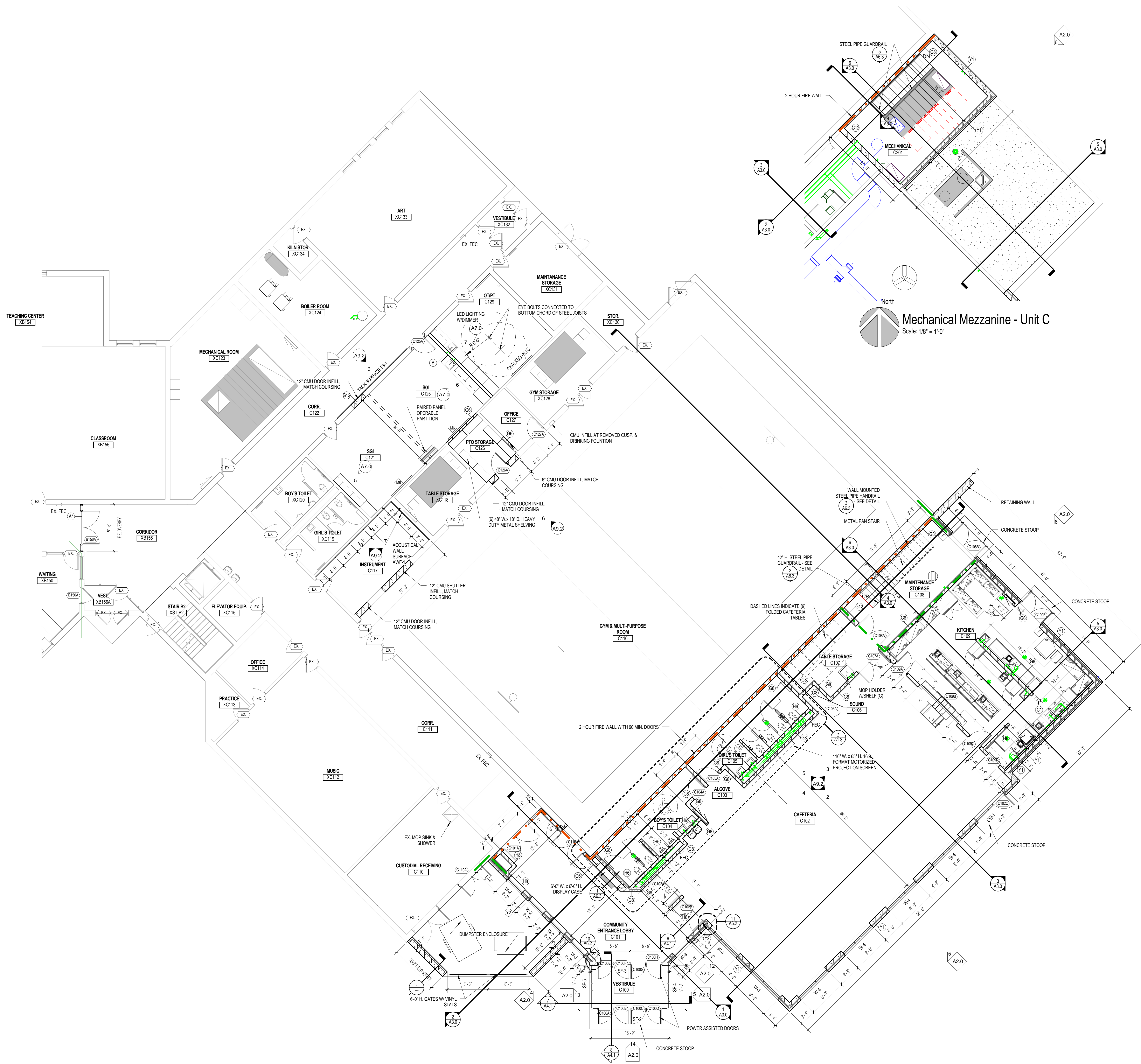
DATE	DESCRIPTION

Project Number:
3247P

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Construction Documents
May 25, 2017

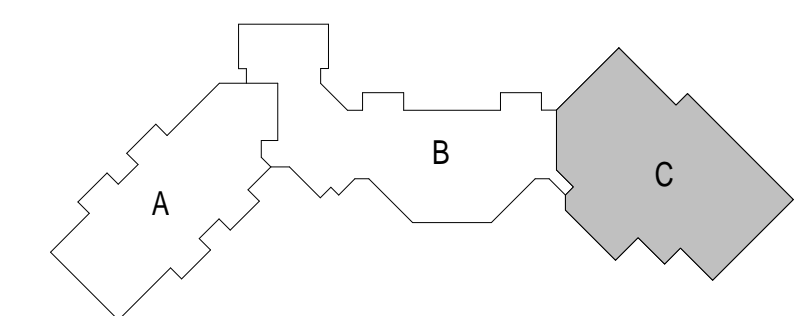
Sheet Title:
First Floor Plan - Unit A

Sheet Number:
A1.1A



North
First Floor Plan - Unit C
 Scale: 1/8" = 1'-0"

GENERAL NOTES:
 1. REFER TO SHEET G0.3 FOR GENERAL NOTES, INTERIOR WALL TYPES, TYPICAL DETAILS, ABBREVIATIONS AND SYMBOLS.



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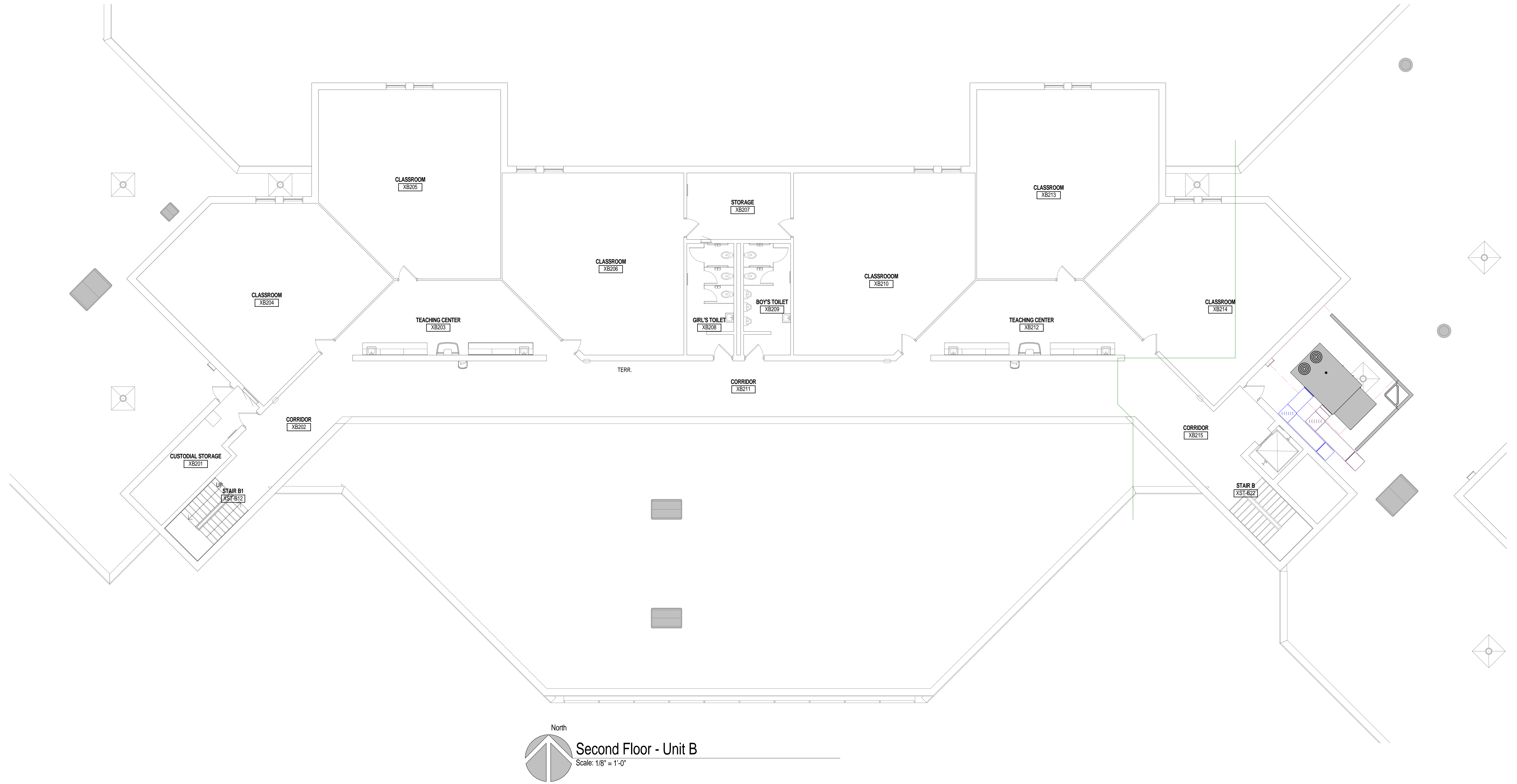
DATE	DESCRIPTION

Project Number:
3247P

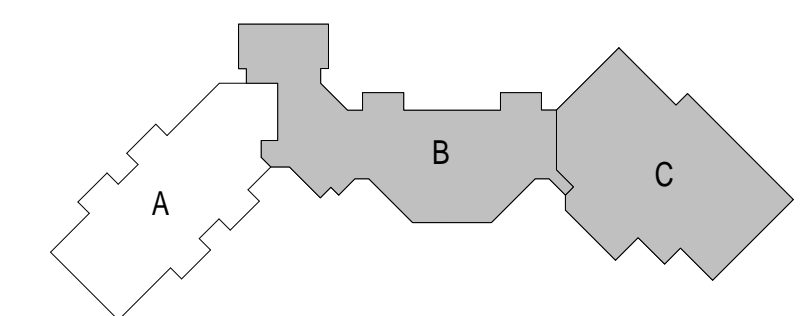
Issued For:
Construction Documents
 May 25, 2017

Sheet Title:
First Floor & Mezzanine Plans - Unit C

Sheet Number:
A1.1C



GENERAL NOTES:
 1. REFER TO SHEET G0.2 FOR GENERAL NOTES, INTERIOR WALL TYPES, TYPICAL DETAILS, ABBREVIATIONS AND SYMBOLS.



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Project Title:
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REVISIONS:

DATE	DESCRIPTION

Project Number:
3247P

Issued For:
Construction Documents
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Sheet Title:
Second Floor Plan - Units B

Sheet Number:
A1.2B

CITY OF SHEBOYGAN

REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION

ITEM DESCRIPTION: New Transpo Mini-Storage building at 1331 Wisconsin Avenue.

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

REPORT DATE: May 12, 2017

MEETING DATE: May 15, 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:

Ron Becker is proposing to operate Transpo Mini-Storage at 1331 Wisconsin Avenue (former Northwood's Chemical facility at the southeast intersection of N. 14th and Wisconsin Avenue). The applicant states:

- The proposed use of 1331 Wisconsin Avenue is to be an indoor mini-storage facility. The applicant is proposing to remodel the interior of the existing 14,500sf facility with 76 storage units ranging in size from 75sf (5 x 15) to 200sf (10 x 20).
- In addition, the applicant is proposing to construct a new 6,600sf (55 x 120) indoor mini-storage facility on the east side of the property which will have 34 storage units ranging in size from 100sf (10 x 10) to 200sf (10 x 20). The applicant states the new building will be consistent with the appearance of the existing facility.
- The new building will feature faux stone wall panels on the east and west ends of the north elevation and the north end of the east elevation. Vertical, tan, metal siding will provide the make-up of the remaining wall surfaces. A green colored mansard of horizontal metal siding will be provided on the north elevation and wrap around the corner on the east side of the building. Green metal coping, trim, and gutters will provide accent to the building while green downspouts on the east elevation will help break up the horizontality of the building. A standing seam metal roof will slope to the east.

STAFF COMMENTS:

North Elevation – Appears the applicant could add some architectural elements and/or articulation in this front building elevation facing Wisconsin Avenue (middle of the building).

South Elevation – Very basic design that faces residential properties to the south.

East Elevation – Very basic design that faces residential properties to the east. Appears that the applicant could add some additional architectural design elements or articulation along this very large 120 foot long wall (break up this significant mass of wall).

West Elevation – West wall is blocked by the existing building but again this is just a long wall with minimal design.

ACTION REQUESTED:

Staff would recommend that the applicant submit revised drawings that provide additional architectural design to this new building.

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: Transpo Mini Storage, Inc ADDRESS: 1209 S 11th Street, Sheboygan, WI

E-MAIL ADDRESS: transpomini@hotmail.com

PHONE: (920) 457-1155 FAX NO.: (920) 457-0527

DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Northwoods

ADDRESS OF PROPERTY AFFECTED: 1331 Wisconsin Avenue, Sheboygan, WI

NEW BUILDING: ADDITION: REMODELING:

DESCRIPTION OF PROPOSED PROJECT: Convert existing building into interior mini storage units and construct a new 55' x 120' mini storage facility on the site.

DESCRIPTION OF EXISTING EXTERIOR DESIGN AND MATERIALS: **Pre-engineered metal wall panels, stone veneer accent, horizontal metal panel mansard.**

DESCRIPTION OF THE PROPOSED EXTERIOR DESIGN AND MATERIALS: **Match existing color with the metal panels and stone veneer accent on the Wisconsin Avenue end wall.**

2. NAMES AND ADDRESSES

OWNER OF SITE: Ron Becker

ADDRESS: 1209 S 11th Street, Sheboygan, WI

PHONE: (920) 457-1155 FAX NO: (920) 457-0527



WRITTEN DESCRIPTION – ARCHITECTURAL REVIEW APPLICATION

Transpo Storage
1331 Wisconsin Avenue
Sheboygan WI 53081

Zoning District

Urban Industrial (UI)

Existing Land Use

The previous use of the building was a warehouse/ distribution center for North Woods Chemicals. Products would arrive here and customer orders would be filled and shipped from this location.

Proposed Land Use

Indoor mini-storage

Reason for Site Selection

Due to an increase in the number of apartments being built in the South Pier District and 8th Street, there is an increased demand for storage facilities. This site is centrally located to provide downtown renters and condo owners attractive, close, and affordable storage needs.

Hours of Operation

The hours of operation will be daily from 6:00 am – 9:00 pm. We anticipate 3-6 vehicles accessing the site per day.

We will not have an office on site. We will continue using our office located at 1209 S. 11th Street. We will meet with tenants at the site as necessary

Estimated Employees

We currently have 4 employees and do not anticipate that changing.

Access

Access to the building will be provided at the current driveways on Wisconsin Avenue. One driveway is located on the west side of the existing building. The other driveway opening is located between the existing building and new proposed building.

Access to the area between the two buildings will be provided by a gate that is controlled by an electronic access point.

Parking

12 parking spaces currently exist on the west side of the existing building. People will also be able to park in the paved area between the two buildings when they visit the site to load and unload their vehicles.

Building Design

The existing North Woods Chemicals building will remain and will accommodate 76 storage units ranging in size from 5x15 to 10x20.

We also propose a second 55'x120' building on the site. This new building will be consistent with the appearance of the existing North Woods Chemicals building and will accommodate 34 storage units ranging in size from 10x10 to 10x20.

The new building will feature faux stone wall panels on the east and west ends of the north elevation and the north end of the east elevation. Vertical, tan, metal siding will provide the make-up of the remaining wall surfaces. A green colored mansard of horizontal metal siding will be provided on the north elevation and wrap around the corner on the east side of the building. Green metal coping, trim, and gutters will provide accent to the building while green downspouts on the east elevation will help break up the horizontality of the building. A standing seam metal roof will slope to the east.

Landscape Requirements

A landscape plan submittal complying with the City of Sheboygan Zoning Ordinance Subchapter 15-6 will be provided.

We will provide additional street trees along Wisconsin Avenue, and plantings along the north side of the new proposed building. A residential zone is directly adjacent to the east side of the property. We will provide a buffer yard on the east side of the property between the new proposed building and the residential zoning. A landscape plan has been included.

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.

To provide a measure of security, a 6' tall decorative fence will be provided along the north end of the site with an 8' tall chain-link fence provided on the south end. Access to the fenced area is provided by a controlled gate on Wisconsin Avenue. Security cameras will also be installed in the buildings for monitoring.

In addition, the area will be patrolled on a daily basis. We do not allow waste storage or outdoor storage of vehicles or equipment. We anticipate the units to primarily be used for storage of household goods or businesses using them for record storage.

Any debris or garbage that is left is picked up daily. No noise should be generated other than from the small number of vehicles that would access the site.

Site Lighting

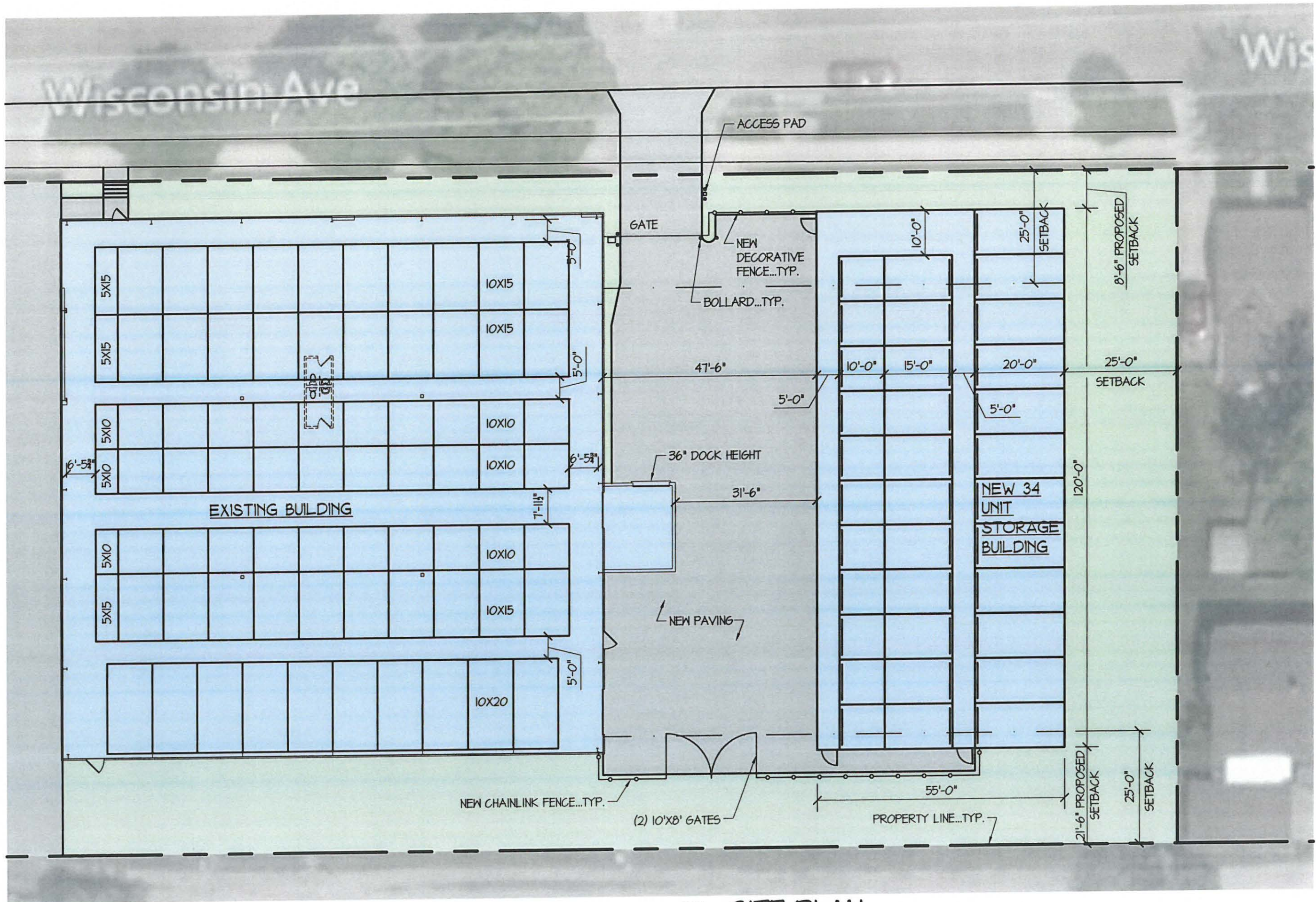
Wall packs will be provided on the east elevation of the existing building to provide lighting to the paved area between the two buildings.

Signage Regulations

We propose installing a new sign that is the same size as the existing sign in the same location on the west side of the existing building. Proposed signage is attached.

Written Justification

Transpo Mini-Storage was formed in 1995. From that time we have diligently run attractive, well managed facilities. Storage has been in great demand for the past 24 months. We currently operate 655 storage units at three other locations in the city and are at 98%-100% capacity. All of the other locations are in close proximity to apartment buildings, upon which we draw heavily from for our business. The majority of our clients are city residents in the process of moving between homes, or are people that are moving in to the area. With the increased demand for new apartments in the city, there will be an increase in the demand for storage units, which this new facility will help provide. To the best of our knowledge, we aren't considered a nuisance in any of our other locations. We will work hard to see that this facility will be an asset to the area.



SITE PLAN

SCALE 1" = 20'-0"

NO.	REVISIONS	DATE

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

**NEW STORAGE BUILDING FOR:
 TRANSPOR STORAGE
 14TH AND WISCONSIN AVENUE
 SHEBOYGAN, WI 53081**

SHEET TITLE

DRAWN BY JA

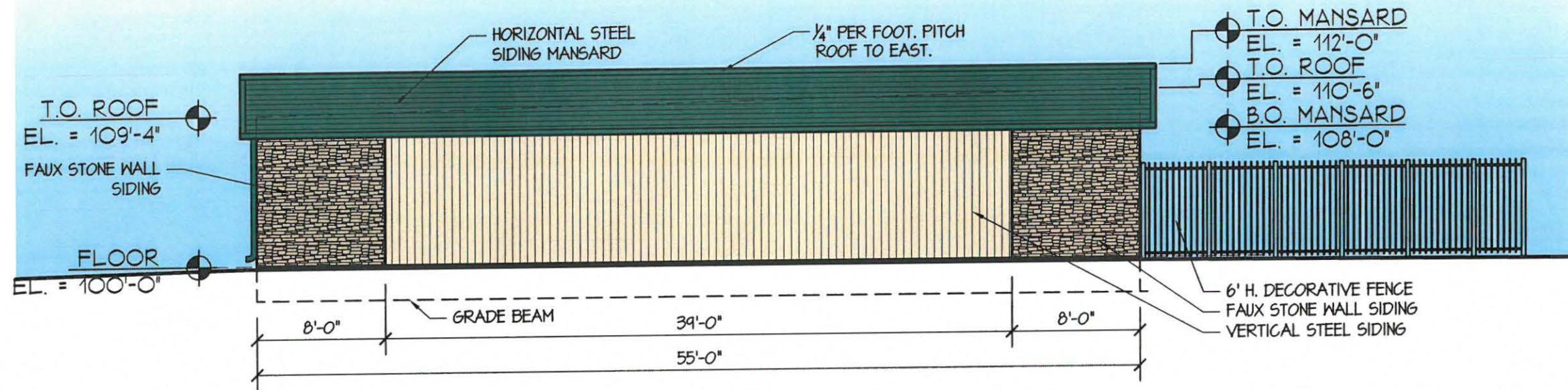
CHECKED BY EJ

DATE 05-08-17

PROJECT NO. 1715

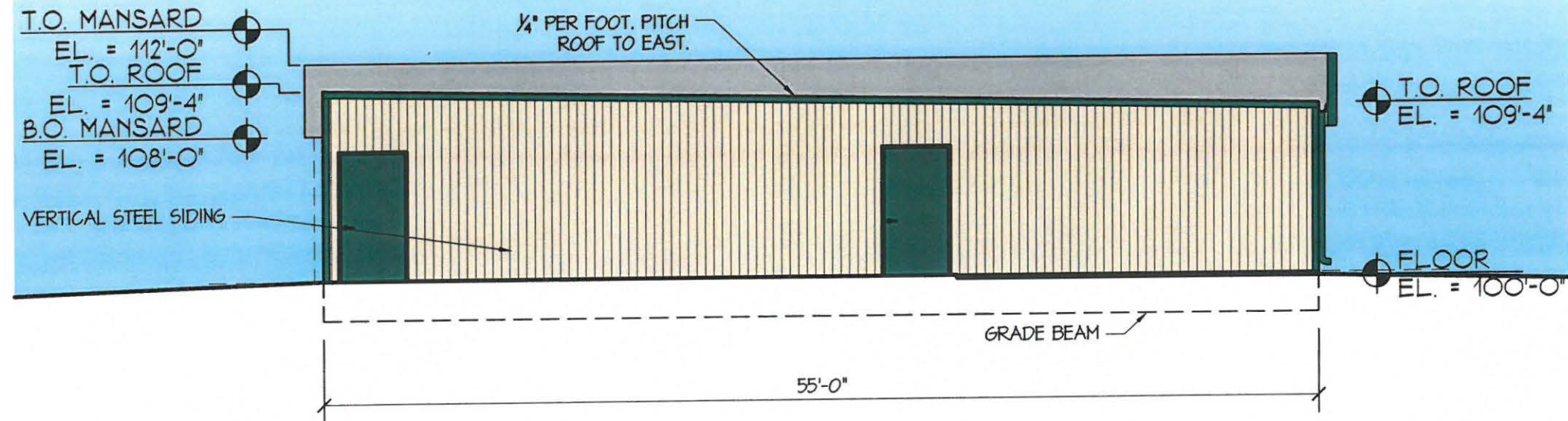
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C1



NORTH ELEVATION

SCALE 1/8" = 1'-0"



SOUTH ELEVATION

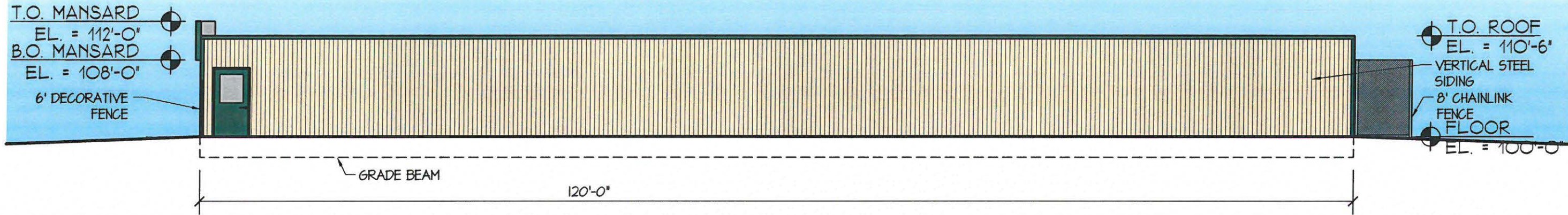
SCALE 1/8" = 1'-0"

NO.	REVISIONS	DATE

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

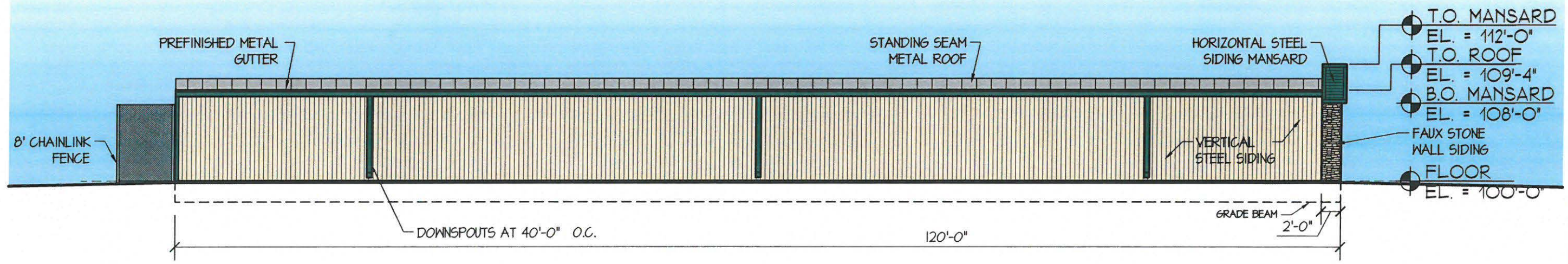
NEW STORAGE BUILDING FOR:
 TRANSPOR STORAGE
 14TH AND WISCONSIN AVENUE
 SHEBOYGAN, WI 53081

SHEET TITLE
DRAWN BY JA
CHECKED BY EJ
DATE 05-08-17
PROJECT NO. 1715
SHEET NO. A2.1



WEST ELEVATION

SCALE 3/32" = 1'-0"



EAST ELEVATION

SCALE 3/32" = 1'-0"

NO.	REVISIONS	DATE

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SHEET TITLE
DRAWN BY JA
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DATE 05-08-17
PROJECT NO. 1715
SHEET NO. A2.2