

*****ATTACHMENTS*****

CITY OF SHEBOYGAN

REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION

ITEM DESCRIPTION: New signage for North Woods located at 4415 S Taylor Drive.

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

REPORT DATE: April 7, 2017

MEETING DATE: April 10, 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:

North Woods recently purchased 4415 S. Taylor Drive and are in the process of moving their company to this site. North Woods is proposing to install the following signage:

- Applicant is proposing to move their existing signage from their present location at 1331 Wisconsin Avenue. The wall sign is 105sf (7.5 x 14) and is a three (3) inch thick high density urethane sign board with raised letters.
- Applicant is proposing to install 10sf directional sign – a two sided sign which is five (5) inches thick high density urethane sign board with raised letters. The sign will be placed on the existing posts (former

STAFF COMMENTS:

North Woods has moved into the City of Sheboygan Business Park which has specific protective covenants including specific sign criteria. The protective covenants sign criteria are explained below:

- All sign designs must be submitted to the Architectural Review Board for approval prior to construction.
- All lettering on the building must be smaller in height than twenty (20) percent of the wall height and all of the combined graphics shall not be longer than twenty-five (25) percent of the wall length.
- All lettering and logos on buildings or sign wall panels shall be individually cut or fabricated letters. No panel signs are permitted.

- Directional signage shall be a post and panel system and shall be limited in size to ten (10) square feet and in height to six (6) feet above the grade. Not more than one sign shall be provided at each access drive.

The applicant states the following about how the proposed wall sign and directional signs meet the protective covenants:

- All of the combined graphics shall not be longer than twenty-five (25) percent of the wall length.

The length of the wall is 100 feet. $100 \times 25\% = 25$ feet long
Applicant is proposing a 14 foot long wall sign.

- All lettering on the building must be smaller in height than twenty (20) percent of the wall height.

The building is 20 feet tall. $20 \times 20\% = 4$ feet high
The "North Wood" letters are two (2) feet tall.
The "Excellence Since 1964" letters are one (1) foot tall.
The "northwoodstm.com" letters are one (1) foot tall.

Combined height of the letters = four (4) feet tall.

- Directional signage shall be a post and panel system and shall be limited in size to ten (10) square feet and in height to six (6) feet above the grade. Not more than one sign shall be provided at each access drive.

Applicant states that the directional sign is 9.87sf and five (5) feet tall.

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: _____

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: NORTH WOODS
ADDRESS: 1331 WISCONSIN AVE SHEBOYGAN WI 53081

E-MAIL ADDRESS: JWN@NORTHWOODSTM.COM
PHONE: (920) 457-4481 FAX NO.: (920) 457-4943

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: NORTH WOODS
ADDRESS OF PROPERTY AFFECTED: 4415 S. TAYLOR DR SHEBOYGAN WI 53081
NEW BUILDING: _____ ADDITION: _____ REMODELING: X
DESCRIPTION OF PROPOSED PROJECT: TO RELOCATE EXISTING COMPANY LOGO SIGN FROM 1331 WISCONSIN AVE TO 4415 S. TAYLOR DR SHEBOYGAN. SIGN WILL BE ATTACHED TO FRONT OF BUILDING USING 1/4" LAG BOLTS.

DESCRIPTION OF EXISTING EXTERIOR DESIGN AND MATERIALS: 3" THICK HIGH DENSITY URETHANE SIGN BOARD WITH RAISED LETTERS.

DESCRIPTION OF THE PROPOSED EXTERIOR DESIGN AND MATERIALS: _____

SAME AS EXISTING EXTERIOR DESIGN AND MATERIALS
TOTAL LETTERING LENGTH IS 14'. THE ALLOWABLE 25% EQUALS 25'!
TOTAL LETTERING HEIGHT IS 4'. THE ALLOWABLE 20% EQUALS 4'!

3. NAMES AND ADDRESSES

OWNER OF SITE: TERRY SCHALLER
ADDRESS: 1331 WISCONSIN AVE SHEBOYGAN WI 53081
PHONE: (920) 457-4481 FAX NO.: (920) 457-4943
ARCHITECT: _____

ADDRESS: _____

PARCEL NO.: _____

Office Use Only

DATE SUBMITTED: _____

REVIEW DATE: _____

CITY OF SHEBOYGAN ARCHITECTURAL REVIEW APPLICATION

Revised November 2009

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2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: NORTH WOODS
ADDRESS OF PROPERTY AFFECTED: 4415 S. TAYLOR DR SHEBOYGAN WI 53081
NEW BUILDING: _____ ADDITION: REMODELING: _____

DESCRIPTION OF PROPOSED PROJECT:
TO REPLACE CURRENT DIRECTIONAL SIGN WITH A NEW ONE. CURRENT OVER ALL SIGN IS 4'x4' FOR 16 SQ FT AND PROPOSED SIGN WILL BE 3'x5' FOR TOTAL OF 15 SQ FT. SQUARE FOOTAGE FOR GRAPHIC ON SIGN IS 9.87 SQ FT.

DESCRIPTION OF EXISTING EXTERIOR DESIGN AND MATERIALS:
CURRENT DIRECTIONAL SIGN IS TWO 4'x4' SHEETS OF PLYWOOD MOUNTED TO TWO 3 1/2" x 3 1/2" POSTS WITH A HEIGHT OF 88"

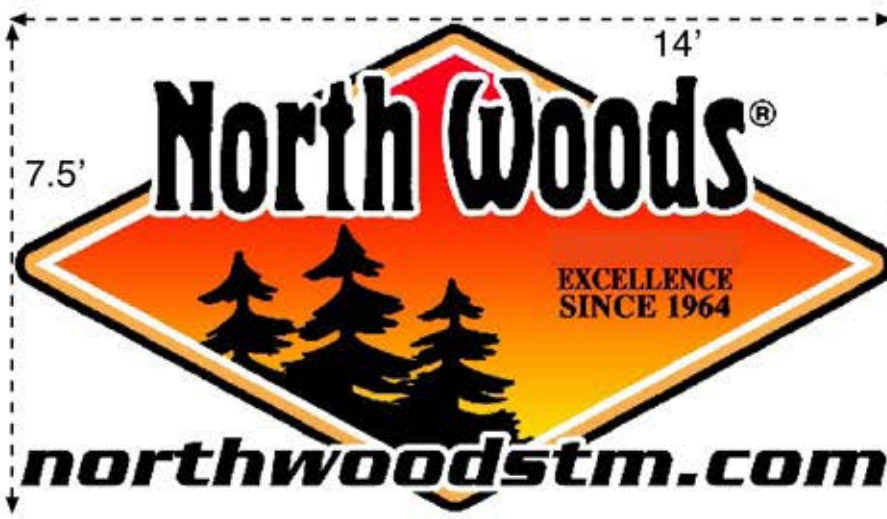
DESCRIPTION OF THE PROPOSED EXTERIOR DESIGN AND MATERIALS:
STAND ALONE DIRECTIONAL SIGN MADE OF 5" THICK HIGH DENSITY URETHANE TOTALING 9.87 SQ FT. IT WILL BE MOUNTED USING THE EXISTING 3 1/2" x 3 1/2" SQUARE POSTS WITH A HEIGHT OF 60"

3. NAMES AND ADDRESSES

OWNER OF SITE: TERRY SCHAUER
ADDRESS: 1331 WISCONSIN AVE SHEBOYGAN WI 53081
PHONE: (920)457-4481 FAX NO.: (920)457-4943

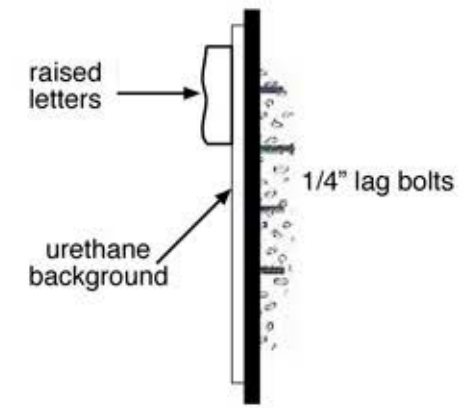
ARCHITECT: _____

ADDRESS: _____



- ← North Woods = 2' high
- ← Excellence Since 1964 = 1' high
- ← northwoodstm.com = 1' high

SIDE VIEW DETAIL

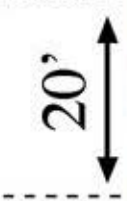


SQUARE FOOTAGE

Allowable Horizontal Square Footage = 100' x 25% = 25'
 Allowable Vertical Square Footage = 20' x 20% = 4'
 NOTE: NEW SIGN SMALLER THAN EXISTING, SEE ATTACHED ULI PICTURE

DESCRIPTION

Architectural grade high density urethane construction, raised letters on urethane background.
 Sign mounted using 1/4" lag bolts.





4.96'

2.92'

North Woods®



EXCELLENCE
SINCE 1964

4415 SOUTH TAYLOR DRIVE

sign has 1" raised letters

Total signage area = 9.87 sq. ft.

Sign is 5 inch thick



UNIVERSAL
LITHOGRAPHERS
INCORPORATED

4001 SOUTH PARKWAY DRIVE

CITY OF SHEBOYGAN

REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION

ITEM DESCRIPTION: New Apartments located along S. 8th Street between New Jersey and Virginia Avenues.

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

REPORT DATE: April 7, 2017

MEETING DATE: April 10, 2017

FISCAL SUMMARY:

Budget Line Item: N/A
Budget Summary: N/A
Budgeted Expenditure: N/A
Budgeted Revenue: N/A

STATUTORY REFERENCE:

Wisconsin Statutes: N/A
Municipal Code: N/A

BACKGROUND / ANALYSIS:

On June 27, 2016, the Architectural Review Board approved architectural drawings for LCM Funds, LLC who are proposing to construct new apartments on a 1.13 acre parcel located on S. 8th Street between New Jersey and Virginia Avenues (parcel # 109806). The applicant stated the following about the project:

- The proposed development will include the new construction of approximately 90 luxury studio, one, two and three bedroom apartments in a five-story building.
- The building construction will consist of a combination of gray blended brick masonry, off-white metal panel, fiber cement board, dark bronze windows frames and rich, dark concrete burnished block base.
- In harmony with the stone masonry and cool white accents of the adjacent Saint Cyril & Methodius Parish, the new apartment building uses a combination of gray blended brick masonry, off-white metal panel/fiber cement board, dark bronze window frames and a rich, dark concrete burnished block base.
- Expressing the main “body” of the building is the rich blend of gray brick masonry. Openings in the masonry are expressed as clean “piercings” and grouped together within the elevation to create variety and interest through larger scaled readings. These openings are accentuated using a rich, dark bronze window frame.

- Along the South 8th Street elevation, the top floor of the building steps in, and is capped by an extended bright metal plane, which creates a distinct horizontal band as the building meets the sky. Placing emphasis on the entry court, this gesture also wraps down vertically. The Importance of the entry court elevation is heightened by a striking glass and bronze aluminum backdrop wall.
- The back elevations facing the parking area are placed on a the dark masonry base and are composed of light and dark fiber cement panels , which are arranged on the elevation in combination with window groupings to create differing scaled features adding interest and variety.

Today, the applicant has submitted new architectural drawings for the boards considerations based on some minor amendments that include:

East Elevation:

- Nine balconies will be added to the east façade. These balconies will be hung balconies and match the balconies already planned for the back side of the building. The balconies were added after it was decided that more of the units facing the lake should have balconies available to the tenants.
- The planter at the southeast corner of the building will be revised to accommodate a retaining wall for the revised grading.

North Elevation:

- Three balconies will be added to the northeast corner of the north façade. These balconies will be hung balconies and match the balconies already planned for the back side of the building. The balconies were added after it was decided that more of the units facing the lake should have balconies available to the tenants.
- Windows and an additional balcony and will be added to the first floor at the west end of the north façade for the added unit.

West Elevation:

- Windows will be added to provide daylights in the lobby area, north parking, the existing unit in the southwest corner of the building, and the additional unit on the first floor.

Roof:

- The design team and the State Plan Reviewer communicated about to a covered area between the stair and elevator at the roof. The reviewer used IBC 1509.2.3 to say that any amount of area not used to enclose equipment would be considered a story. Adding a story would require a change in the construction type which would be cost prohibitive. Also, elevator manufacturers would not warranty their products if they opened to an unenclosed roof area.

- At present, the roof deck, shade structure, communicating stair from the 5th floor to the roof, elevator stop at the roof, roof access from the north stair will be removed from the project.
- Alternate 1: The roof deck and stair dog house will remain and the elevator will not go up to the roof. There will not be a shade structure and so no portion of the deck would be visible from the street.
- Alternate 2: The roof deck, stair dog house, and elevator will remain. There will not be a shade structure and so no portion of the deck would be visible from the street. The owner will petition the State for a variance to create a small enclosure between the stair and elevator.

Site Grading:

- Originally, the building foundations were used for earth retention and the flow of water off the site went north to Virginia Street.
 - The decision was made to try to stay closer to the natural slope of the site and maintain the flow of water to the south towards New Jersey Street. This change occurred to mitigate the cost of a two-story foundation wall that also needed to serve as a retaining wall. A landscape retaining wall will be added near the property line where the adjacent site has a higher grade plane.
 - The revised site grading allows for the addition of one unit on the first floor to the west of the south stairs and possibly another unit on the first floor to the west of the elevator.
 - The regrading also removes the need for the ramp and stairway at the back of the building. Access to the building in that location is now at grade.

STAFF COMMENTS:

Staff believes this is an attractive design that will look very nice along S. 8th Street.

ACTION REQUESTED:

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

ATTACHMENTS:

Architectural Review Board Application and required attachments.



PROJECT DESIGN DESCRIPTION – Updates

April 5, 2017

Architectural Review Board
City of Sheboygan

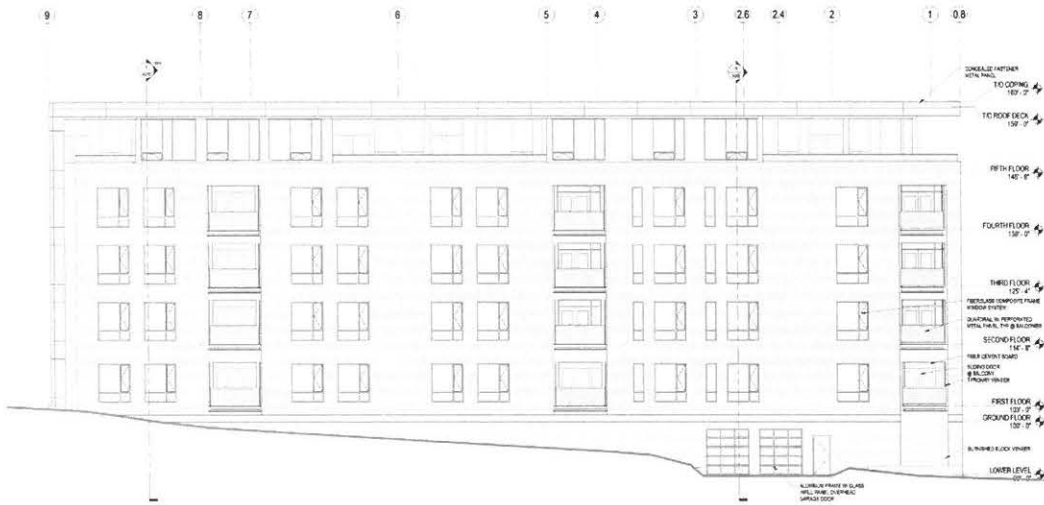


Provide a detailed written explanation of the changes and why the building elevations are being resubmitted.

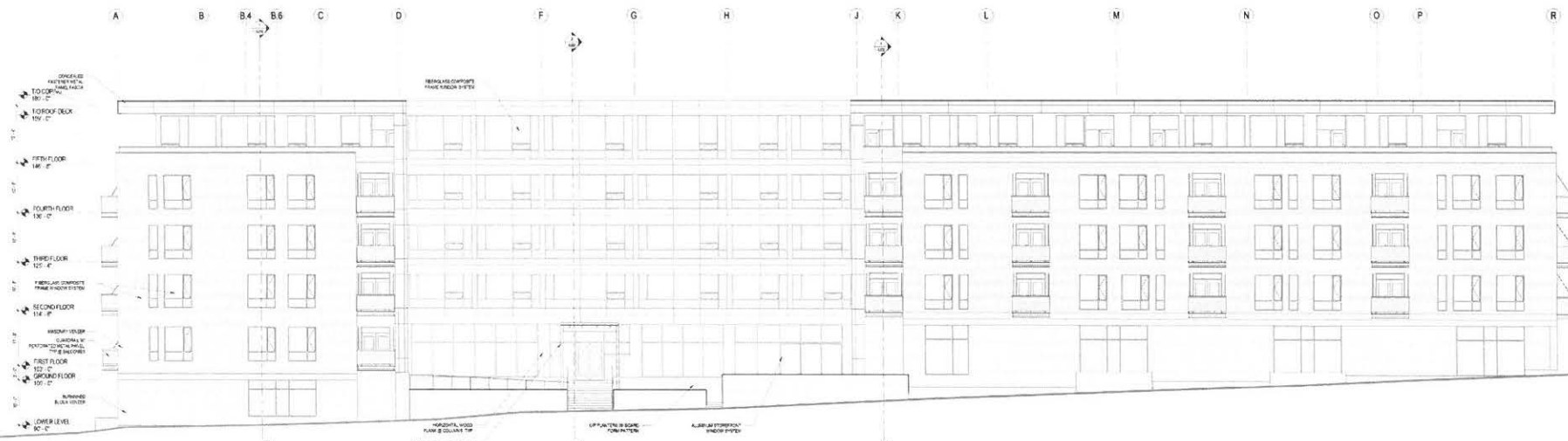
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2 SOUTH ELEVATION
1/11/17



1 EAST ELEVATION
1/11/17

PROJECT
ETH ST APARTMENTS
700 & 8TH STREET
BROOKLYN, NY

OWNER
LOM FUND II, LLC
333 F STREET NW
SUITE 200
WASHINGTON, DC 20004

ARCHITECT
KAPUR & ASSOCIATES
ARCHITECTS
601 N. PENNSYLVANIA AVE.
SUITE 200
MILWAUKEE, WI 53202

CIVIL ENGINEER
KAPUR & ASSOCIATES INC.
CONSULTING ENGINEERS
271 N. FAIRVIEW AVENUE
MILWAUKEE, WI 53217

STRUCTURAL ENGINEER
SPRUE ENGINEERING
903 F STREET SW
SUITE 100
MILWAUKEE, WI 53204

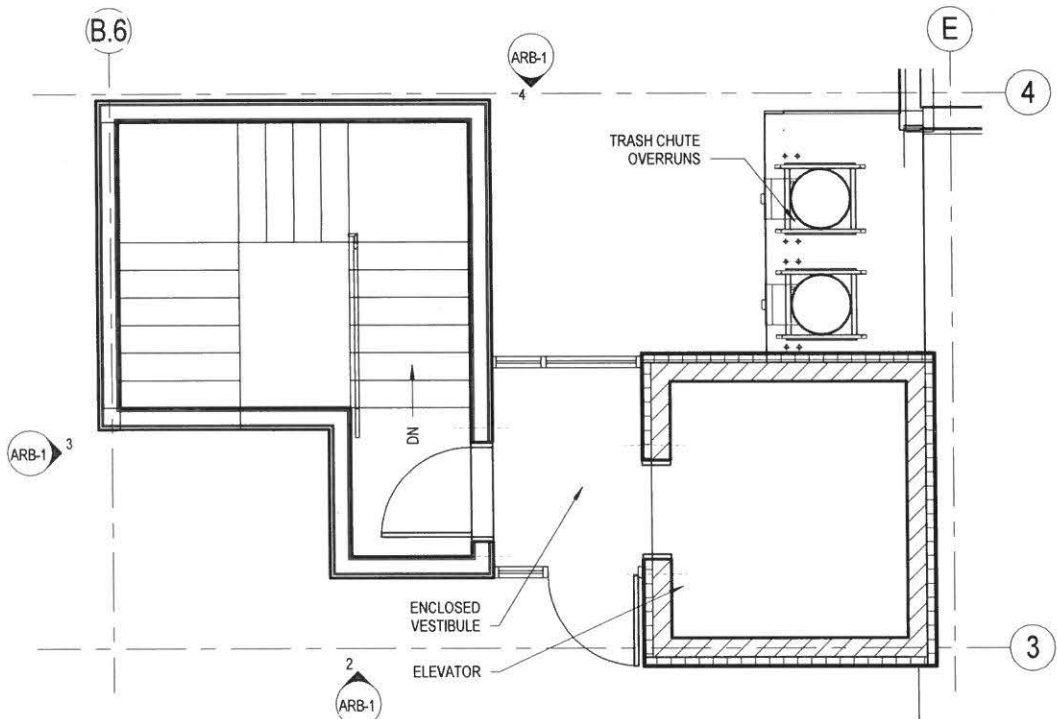
GENERAL CONTRACTOR
CATALYST
CONSTRUCTION
811 N. MILWAUKEE ST.
SUITE 100
MILWAUKEE, WI 53202

DATE: 1/11/17

DATE:	1/11/17
SCALE:	AS SHOWN
PROJECT:	ETH ST APARTMENTS
DATE:	1/11/17

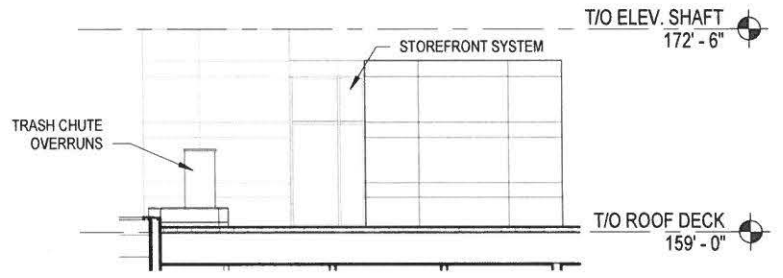
EXTERIOR ELEVATIONS

A200

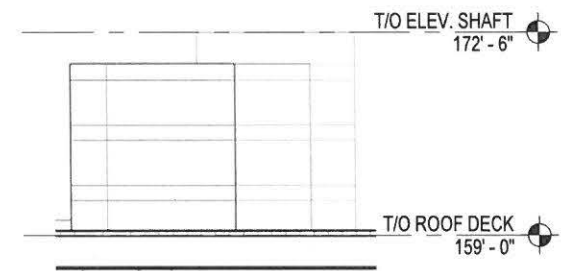


1 PENTHOUSE PLAN
1/4" = 1'-0"

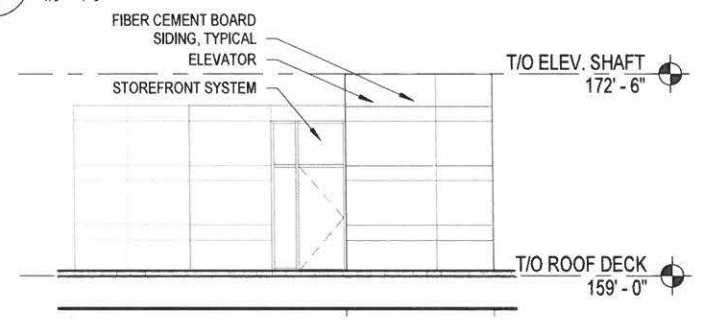
PENTHOUSE PLAN AND ELEVATIONS ALTERNATE 2



4 PENTHOUSE - WEST
1/8" = 1'-0"



3 PENTHOUSE - SOUTH
1/8" = 1'-0"



2 PENTHOUSE - EAST
1/8" = 1'-0"

8TH ST. APARTMENTS
15047





MARCH 28, 2017 EAST ELEVATION

8TH ST. SHEBOYGAN

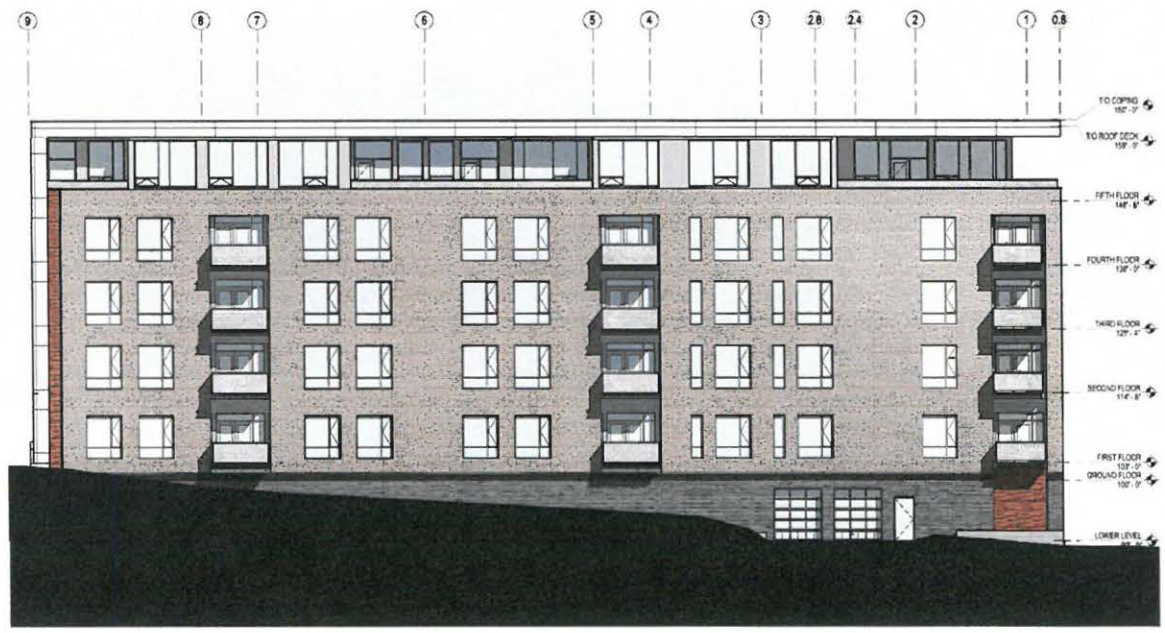




MARCH 28, 2017 NORTH ELEVATION

8TH ST. SHEBOYGAN





MARCH 28, 2017 SOUTH ELEVATION

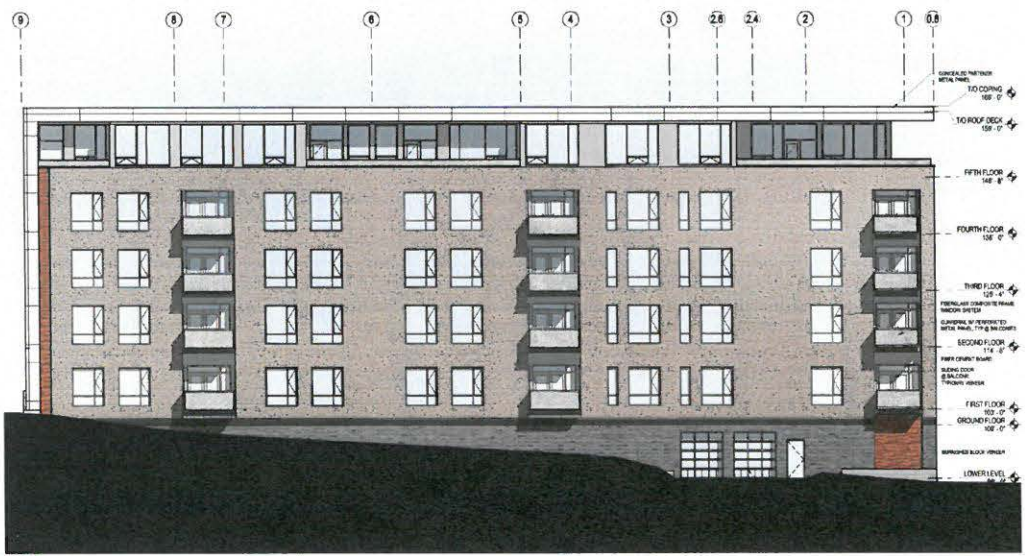
8TH ST. SHEBOYGAN



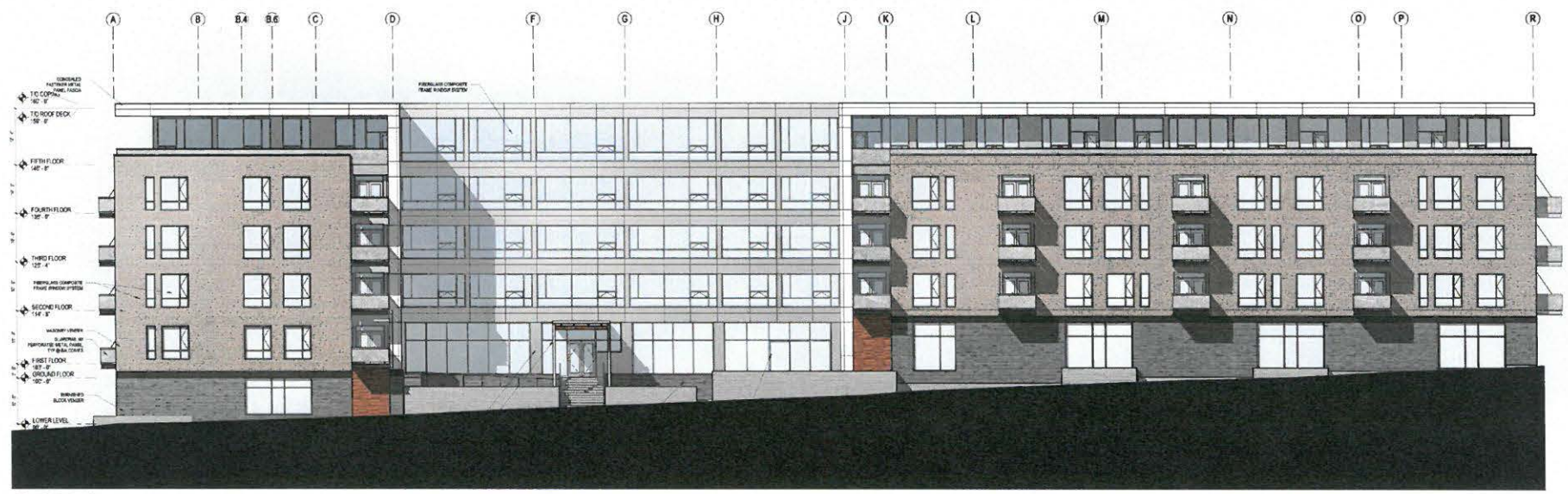


MARCH 28, 2017 WEST ELEVATION
 8TH ST. SHEBOYGAN



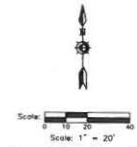
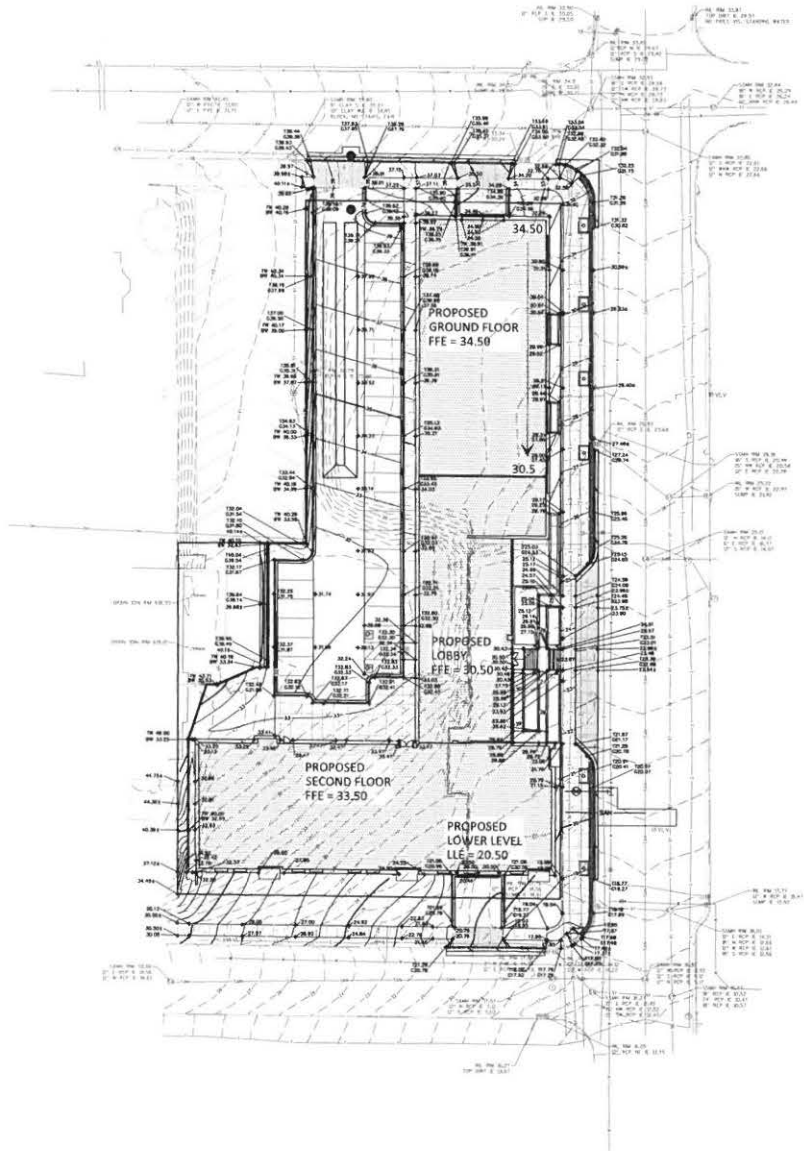


2 SOUTH ELEVATION
1/8" = 1'-0"



1 EAST ELEVATION
1/8" = 1'-0"

SCALE: 1/8" = 1'-0"
8th Street Sheboygan



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

GRADING LEGEND	
---	EXISTING CONTOUR MARK
---	EXISTING CONTOUR MAJOR
---	PROPOSED CONTOUR MARK
---	PROPOSED CONTOUR MAJOR
◆ 821.23	PROPOSED SPOT GRADE
◆ 7822.50	PROPOSED TOP OF CURB
◆ 5822.00	PROPOSED BOTTOM OF CURB

NOTE: THE PUBLIC ROADWAYS NORTH AND SOUTH OF THE PROJECT LIMITS (MICHIGAN AVE. AND NEW JERSEY AVE.) HAVE BEEN OPERATED WITH 3/4" OF ASPHALTIC PAVEMENT INCLUDING THE OUTER PAVE. ALL PROPOSED CURBS AND OUTER CONCRETE WITHIN THE PUBLIC RIGHT OF WAY SHALL MATCH THE EXISTING ROADWAY SECTION. ASPHALTIC PAVEMENT SHALL BE PLACED OVER THE OUTER PAVE WITH AN EQUIVALENT DEPTH TO MAINTAIN POSITIVE DRAINAGE.



KAPUS & ASSOCIATES, INC.
 CONSULTING ENGINEERS
 7711 W. MADISON AVE.
 SUITE 100
 MADISON, WI 53717
 Phone: 608.271.8888 Fax: 608.271.8117
 www.kapusengineering.com



874 ST APARTMENTS
 750 S 5TH STREET
 SEBASTIAN, IA

LCM FUND, LLC
 330 E. KILBURN AVE.
 SUITE 100
 MADISON, WI 53702

KAPUS & ASSOCIATES
 ARCHITECTS
 828 N. MONROE AVE.
 SUITE 100
 MADISON, WI 53703

KAPUS & ASSOCIATES INC.
 CONSULTING ENGINEERS
 7711 W. MADISON AVE.
 MADISON, WI 53717

SPICE ENGINEERING
 820 N. VIRGINIA ST.
 SUITE 100
 MADISON, WI 53704

CATALYST CONSTRUCTION
 833 E. MICHIGAN ST.
 SUITE 100
 MADISON, WI 53702

#	DATE	DESCRIPTION

Project No.	
Scale	
Sheet No.	
Date	07/08/2018

SITE GRADING PLAN

C104



PROJECT DESIGN DESCRIPTION – Updates

April 5, 2017

Architectural Review Board
City of Sheboygan

Provide a detailed written explanation of the changes and why the building elevations are being resubmitted.

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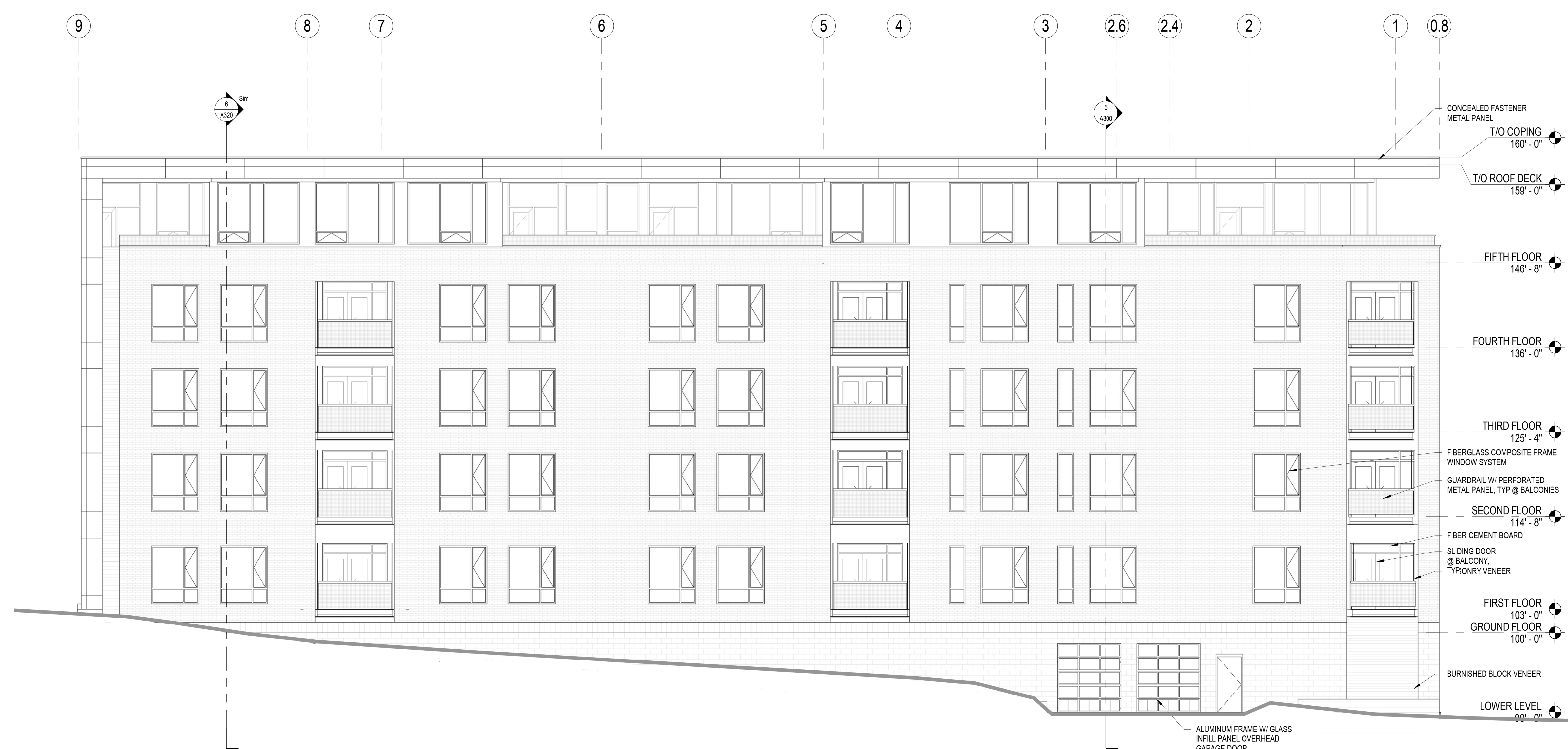
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4. West Side:
 - a. Windows will be added to provide daylighting in the lobby area, north parking, the existing unit in the southwest corner of the building, and the additional unit on the first floor.



5. Roof: The design team and the State Plan Reviewer communicated about to a covered area between the stair and elevator at the roof. The reviewer used IBC 1509.2.3 to say that any amount of area not used to enclose equipment would be considered a story. Adding a story would require a change in the construction type which would be cost prohibitive. Also, elevator manufacturers would not warranty their products if they opened to an unenclosed roof area.
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2 SOUTH ELEVATION
1/8" = 1'-0"



1 EAST ELEVATION
1/8" = 1'-0"

PROJECT
8TH ST. APARTMENTS
730 S. 8TH STREET
SHEBOYGAN, WI

OWNER
LCM FUNDS, LLC
330 E. Kilbourn Ave.
Suite 200
Milwaukee, WI 53202

ARCHITECT
KORB + ASSOCIATES
ARCHITECTS
648 N Plankinton Ave.
Suite 240
Milwaukee, WI 53203

CIVIL ENGINEER
KAPUR & ASSOCIATES INC.
CONSULTING ENGINEERS
7711 N Port Washington Rd.
Milwaukee, WI 53217

STRUCTURAL ENGINEER
SPIRE ENGINEERING
600 W Virginia St.
Suite 102
Milwaukee, WI 53204

GENERAL CONTRACTOR
CATALYST
CONSTRUCTION
833 E. Michigan St.
Suite 1000
Milwaukee, WI 53202

#	DATE	DESCRIPTION

Project No:	1007
Scale:	1/8" = 1'-0"
Phase:	PERMIT SET
Date:	SEPTEMBER 20, 2016

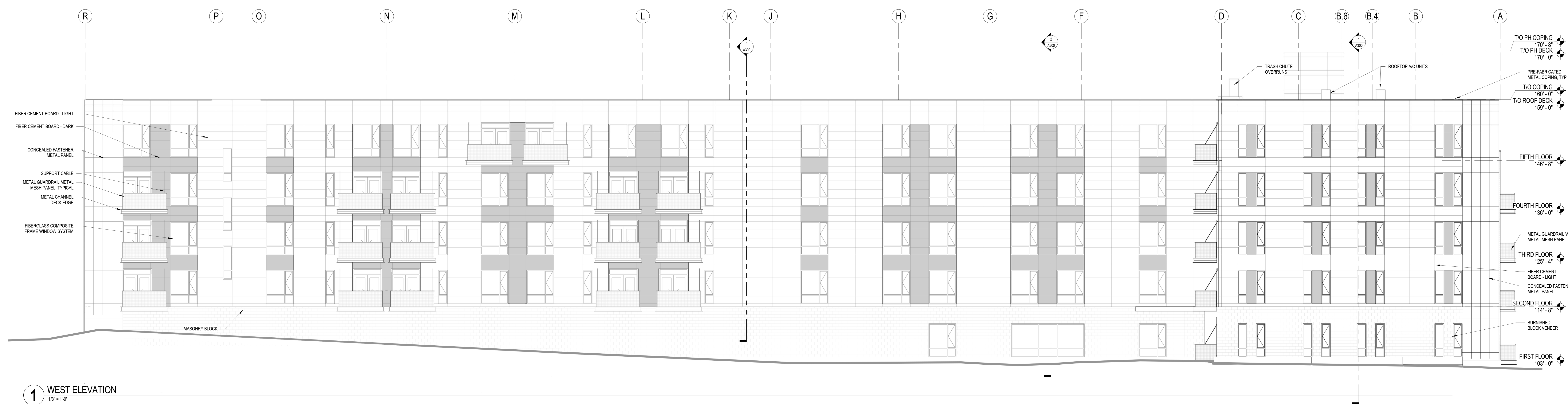
EXTERIOR ELEVATIONS

A200

Copyright 2016 Korb + Associates Architects



2 NORTH ELEVATION
1/8" = 1'-0"



1 WEST ELEVATION
1/8" = 1'-0"

PROJECT
8TH ST. APARTMENTS
730 S. 8TH STREET
SHEBOYGAN, WI

OWNER
LCM FUNDS, LLC
330 E. Kilbourn Ave.
Suite 200
Milwaukee, WI 53202

ARCHITECT
KORB + ASSOCIATES
ARCHITECTS
648 N Plankinton Ave.
Suite 240
Milwaukee, WI 53203

CIVIL ENGINEER
KAPUR & ASSOCIATES INC.
CONSULTING ENGINEERS
7711 N Port Washington Rd.
Milwaukee, WI 53217

STRUCTURAL ENGINEER
SPIRE ENGINEERING
600 W Virginia St.
Suite 102
Milwaukee, WI 53204

GENERAL CONTRACTOR
CATALYST
CONSTRUCTION
833 E. Michigan St.
Suite 1000
Milwaukee, WI 53202

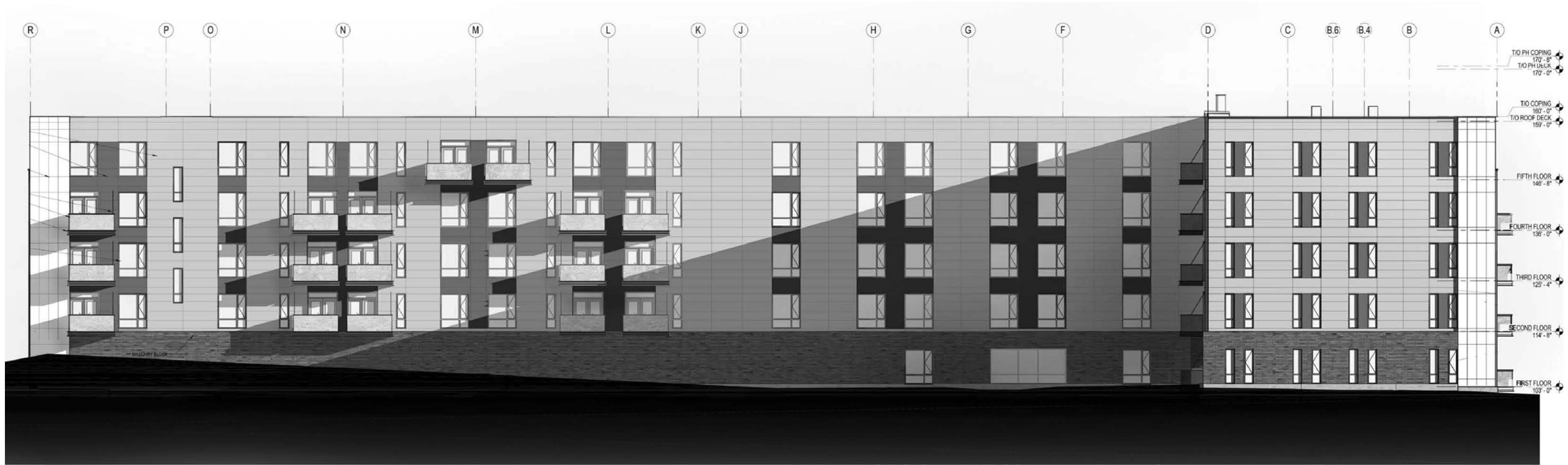
#	DATE	DESCRIPTION

Project No:	1027
SCALE:	1/8" = 1'-0"
PHASE:	PERMIT SET
DATE:	SEPTEMBER 20, 2016

EXTERIOR ELEVATIONS

A201

Copyright 2016 Korb + Associates Architects



MARCH 28, 2017 WEST ELEVATION

8TH ST. SHEBOYGAN

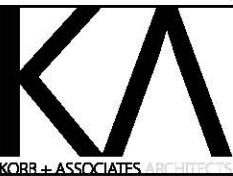




MARCH 28, 2017

EAST ELEVATION

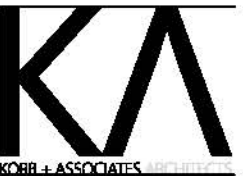
8TH ST. SHEBOYGAN

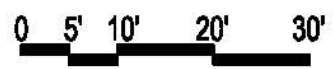




MARCH 28, 2017 NORTH ELEVATION

8TH ST. SHEBOYGAN

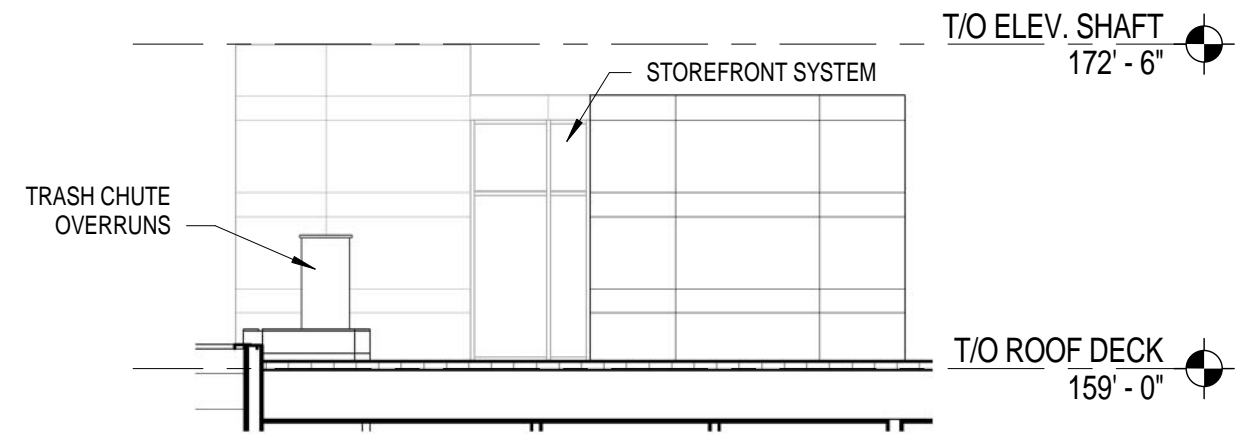
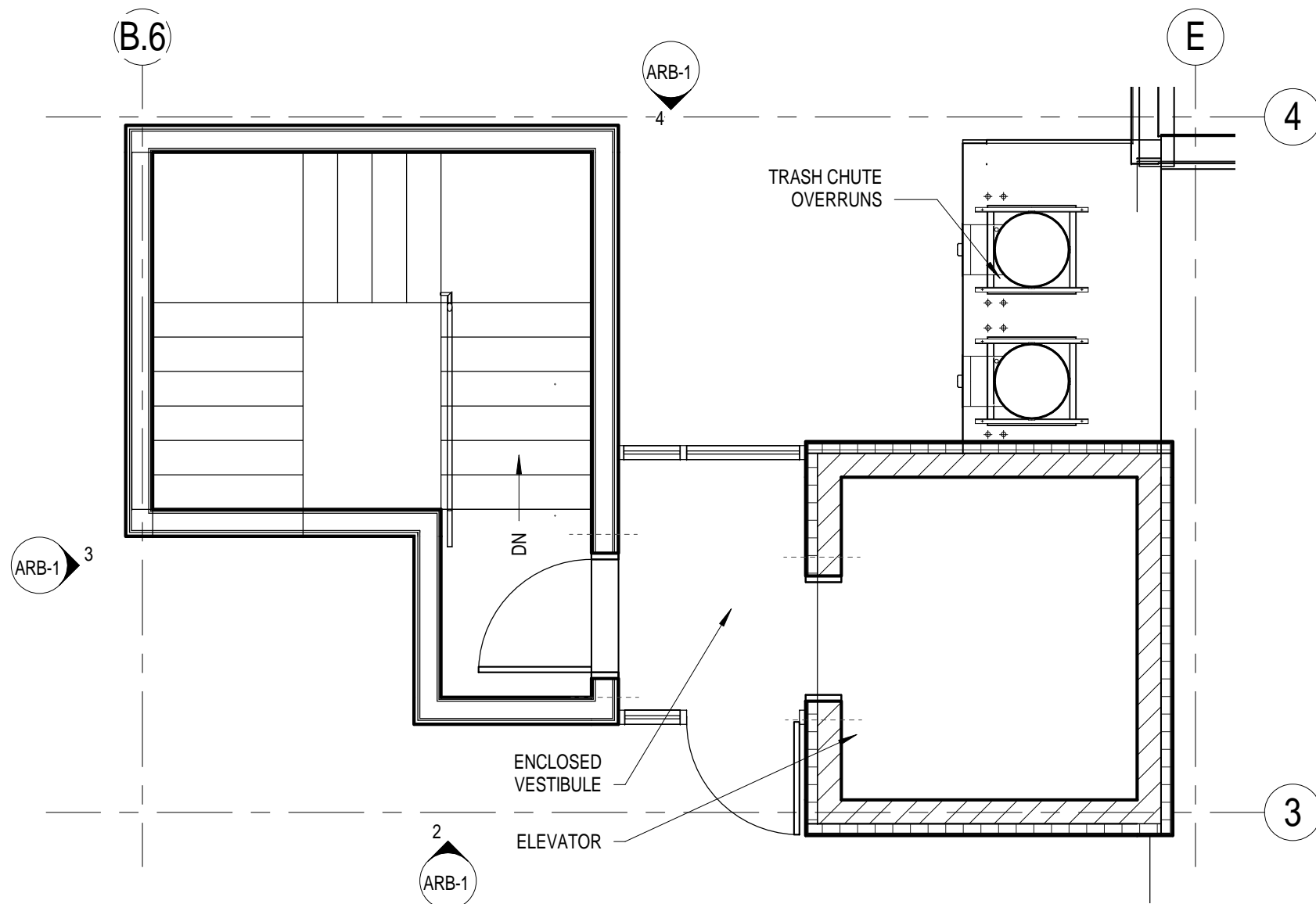




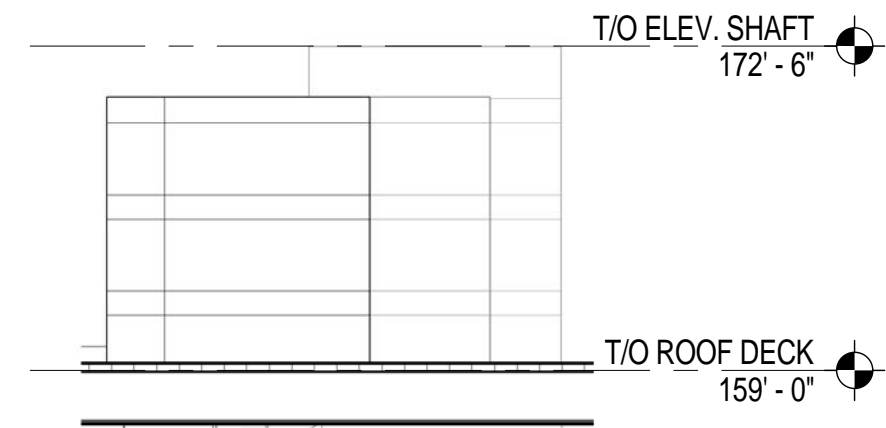
MARCH 28, 2017 SOUTH ELEVATION

8TH ST. SHEBOYGAN

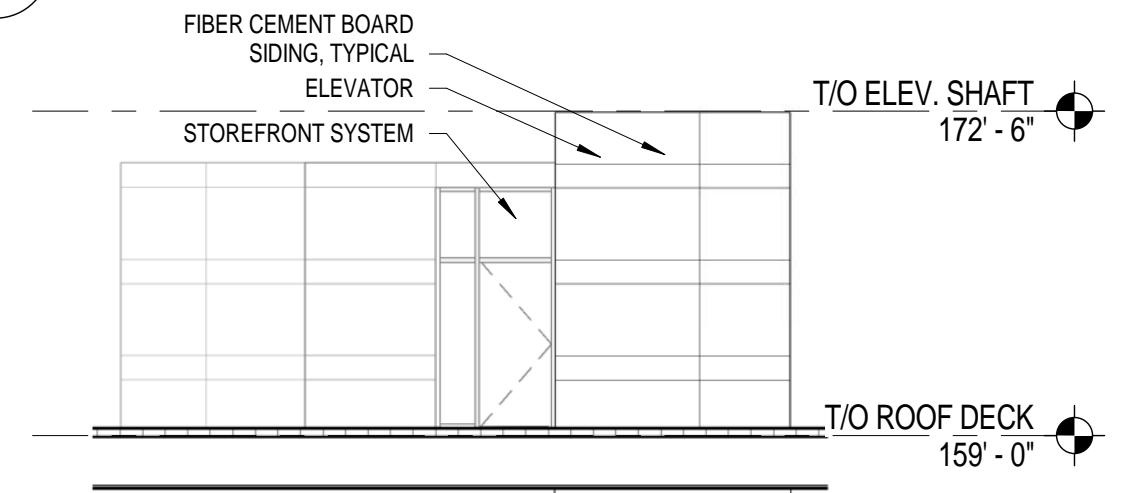




4 PENTHOUSE - WEST
1/8" = 1'-0"



3 PENTHOUSE - SOUTH
1/8" = 1'-0"



2 PENTHOUSE - EAST
1/8" = 1'-0"

1 PENTHOUSE PLAN
1/4" = 1'-0"

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

Approved
Drawings
2016

Office Use Only
DATE SUBMITTED: _____
REVIEW DATE: _____

CITY OF MILWAUKEE
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: LCM Funds LLC
ADDRESS: 330 E. Kilbourn Ave #800, Milwaukee, WI 53202
E-MAIL: srevolinski@rfpcommercial.com
PHONE: (414) 224-1200 FAX NO. (414) 224-1022

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: 8th Street Apartments
ADDRESS OF PROPERTY AFFECTED: 812 New Jersey Avenue
NEW BUILDING: X ADDITION: _____ REMODELING: _____

DESCRIPTION OF PROPOSED PROJECT: _____
The project includes a new 5-story 90 unit multi-family building over a basement for parking with the main entry to the building will be off of S. 8th Street. The site will include surface parking behind the building that is accessed off of Virgin Avenue.

DESCRIPTION OF **EXISTING** EXTERIOR DESIGN AND MATERIALS: _____
The site is currently a vacant parcel of land. The site was previously used as a gas station, land for outdoor advertising and as a used auto sales lot.

DESCRIPTION OF THE **PROPOSED** EXTERIOR DESIGN AND MATERIALS: _____
The new apartment building uses a combination of gray blended brick masonry, off-white metal panel/fiber cement board, dark bronze window frames and a rich, dark concrete burnished block base.



PROJECT DESIGN DESCRIPTION

June 14, 2016

Architectural Review Board
City of Sheboygan

D. A written description of the proposed general design, arrangement, texture, material and color of the building or structure. Describe the relationship of such factors to similar features of buildings located within the same block or located along the frontage or any block across the street from the proposed building or structure for which architectural approval is sought.

In harmony with the stone masonry and cool white accents of the adjacent Saint Cyril & Methodius Parish, the new apartment building uses a combination of gray blended brick masonry, off-white metal panel/fiber cement board, dark bronze window frames and a rich, dark concrete burnished block base.

Expressing the main “body” of the building, is the rich blend of gray brick masonry. Openings in the masonry are expressed as clean “piercings” and grouped together within the elevation to create variety and interest through larger scaled readings. These openings are accentuated using a rich, dark bronze window frame.

Along the South 8th Street elevation, the top floor of the building steps in, and is capped by an extended bright metal plane, which creates a distinct horizontal band as the building meets the sky. Placing emphasis on the entry court, this gesture also wraps down vertically. The Importance of the entry court elevation is heightened by a striking glass and bronze aluminum backdrop wall.

The back elevations facing the parking area are placed on a the dark masonry base and are composed of light and dark fiber cement panels , which are arranged on the elevation in combination with window groupings to create differing scaled features adding interest and variety.



PROJECT AREAS

June 22, 2016

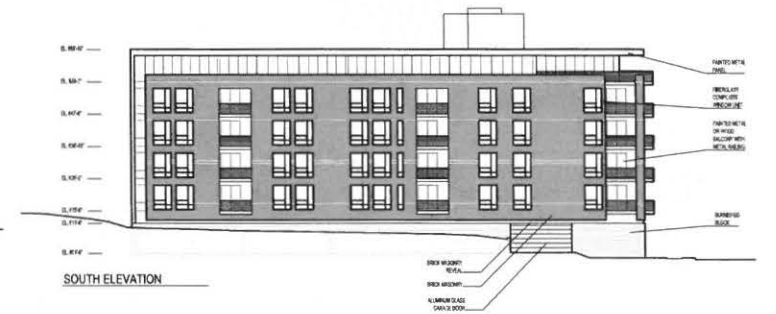
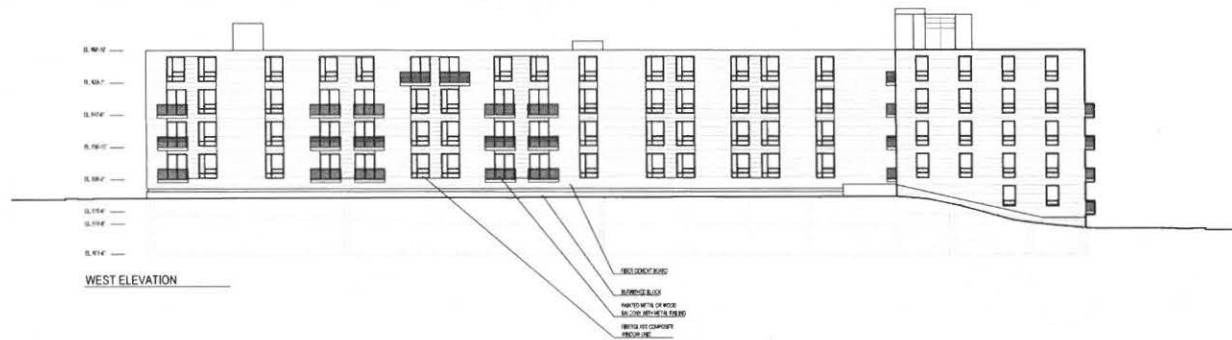
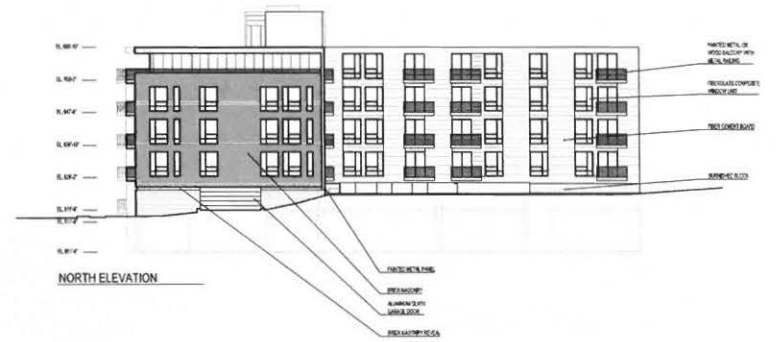
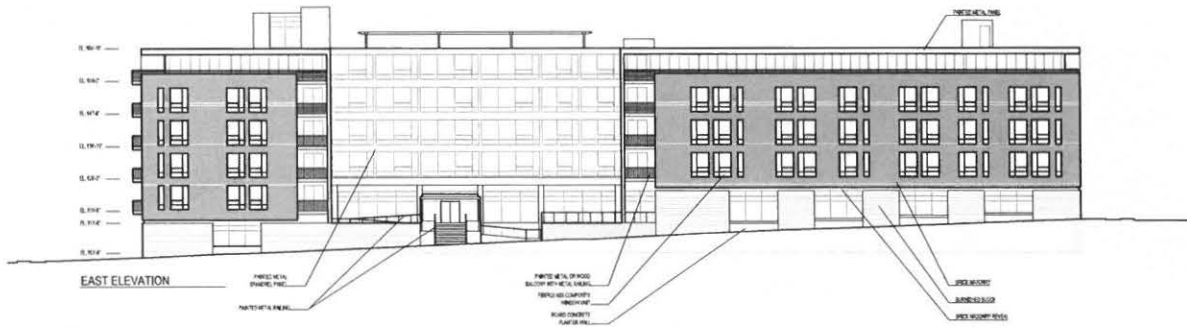
Architectural Review Board
City of Sheboygan

The residential building area for 90 total units:

- 1st Floor - 5,606 sf and 6 units
- 2nd Floor - 18,754 sf and 23 units
- 3rd Floor - 18,754 sf and 23 units
- 4th Floor - 18,754 and 23 units
- 5th Floor - 17,142 sf and 15 units

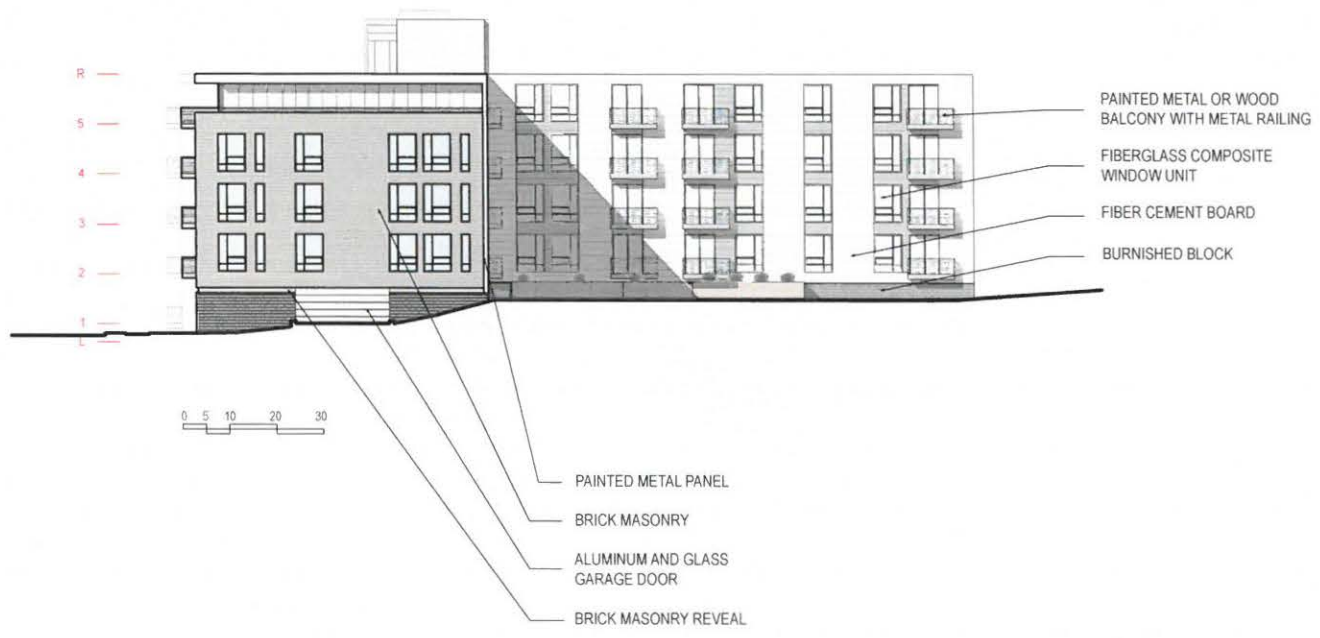
The total facility breakdown:

- Residential Space - 79,010 sf
- Heated Parking (95 parking spaces) - 30,996 sf
- Roof Deck - 2,107 sf
- Common Space (gym, meeting, etc.) - 4,238 sf



8TH STREET APARTMENTS - ELEVATION

3/32" = 1'-0"
 14 JUNE 2016



8TH STREET APARTMENTS
NORTH ELEVATION

14 JUNE 2016

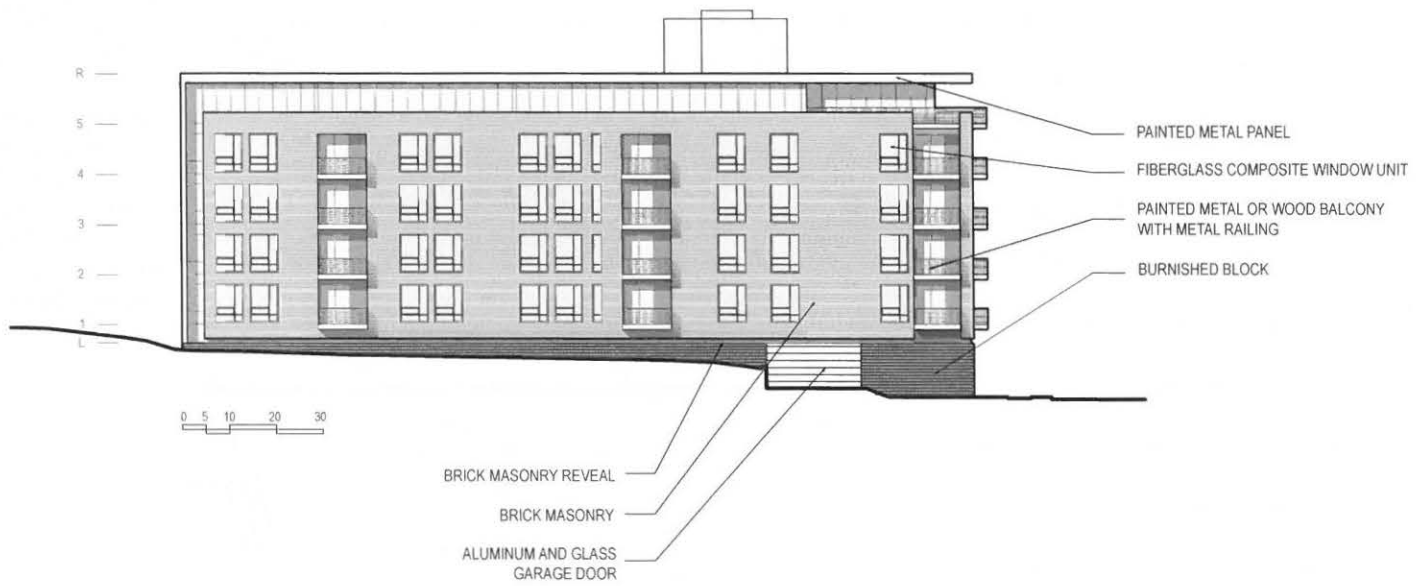




8TH STREET APARTMENTS
EAST ELEVATION

14 JUNE 2016

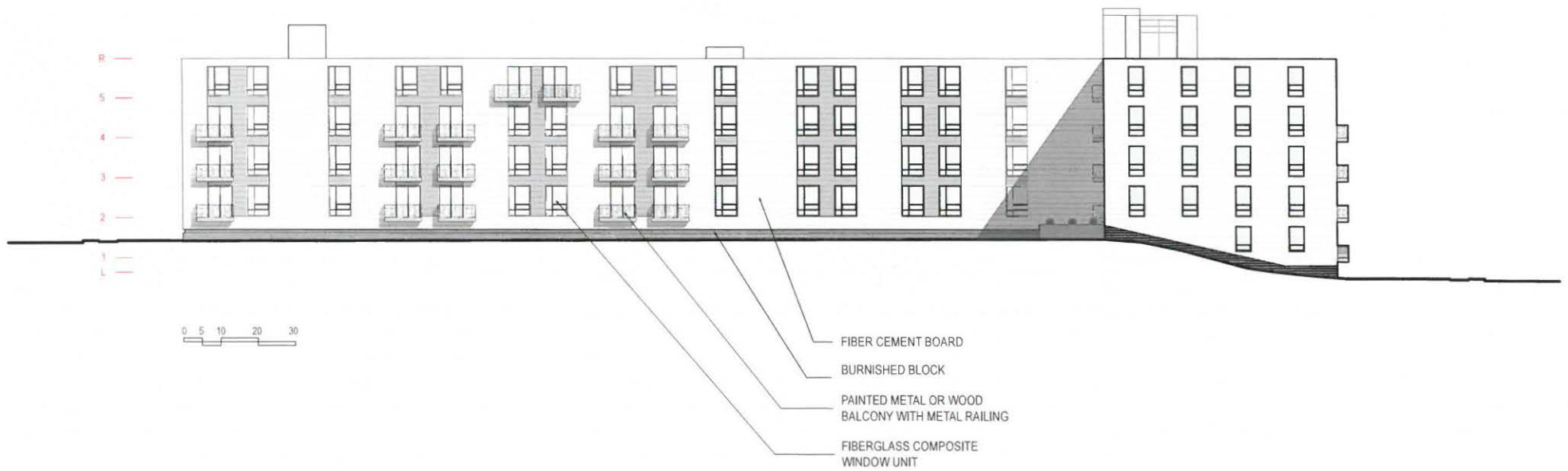




8TH STREET APARTMENTS
SOUTH ELEVATION

14 JUNE 2016





8TH STREET APARTMENTS
WEST ELEVATION

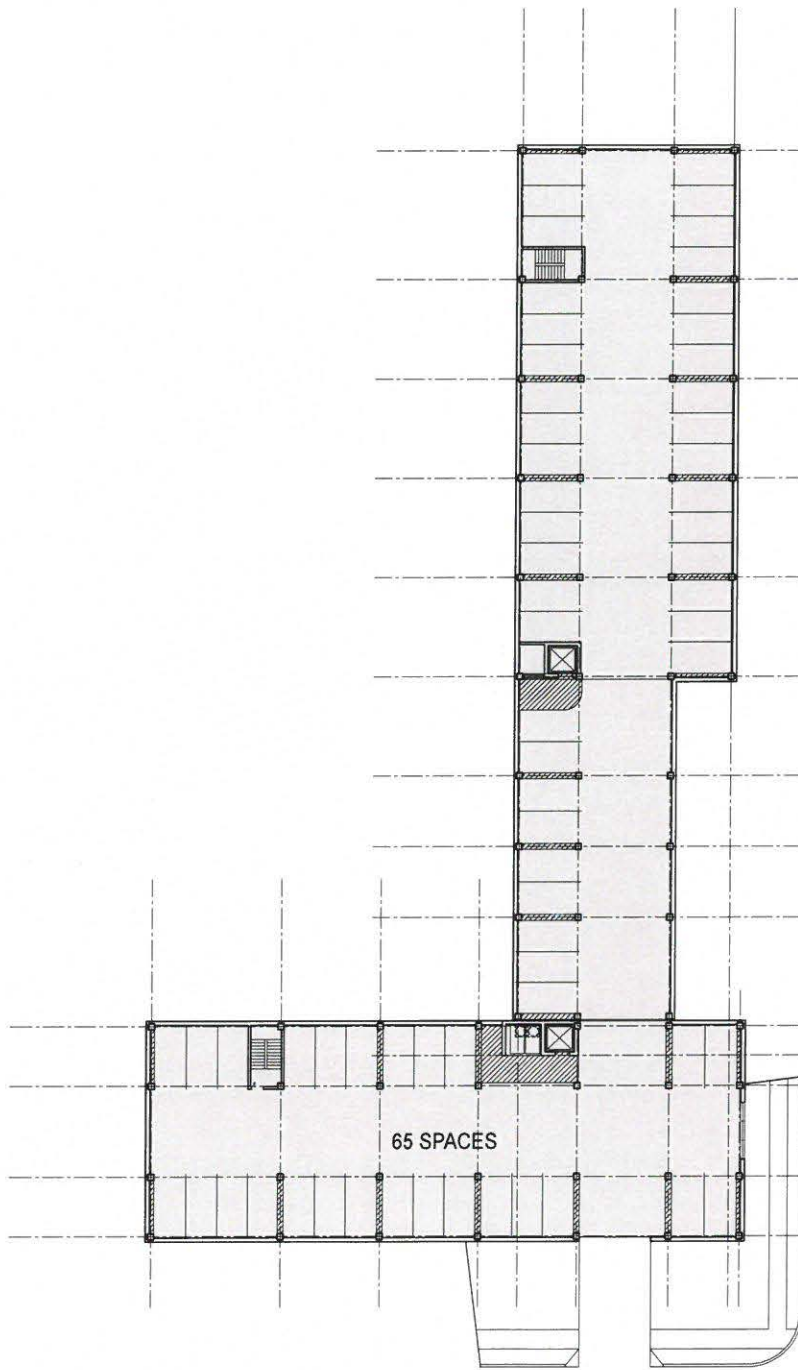
14 JUNE 2016



KA



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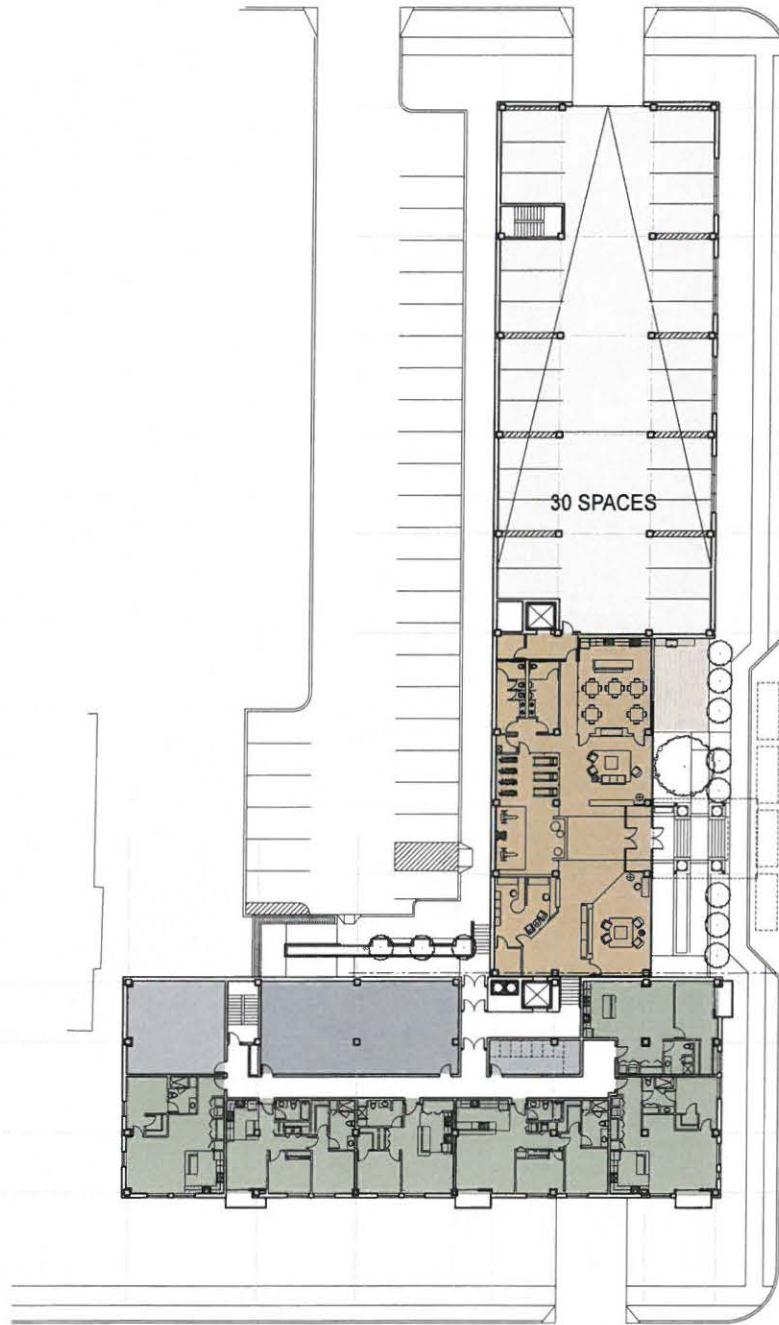


- APARTMENTS
- LOBBY
- OUTDOOR DECK
- CIRCULATION
- PARKING
- STORAGE
- MECHANICAL

8TH STREET APARTMENTS - LOWER LEVEL

1/16" = 1'-0"
21 JUNE 2016





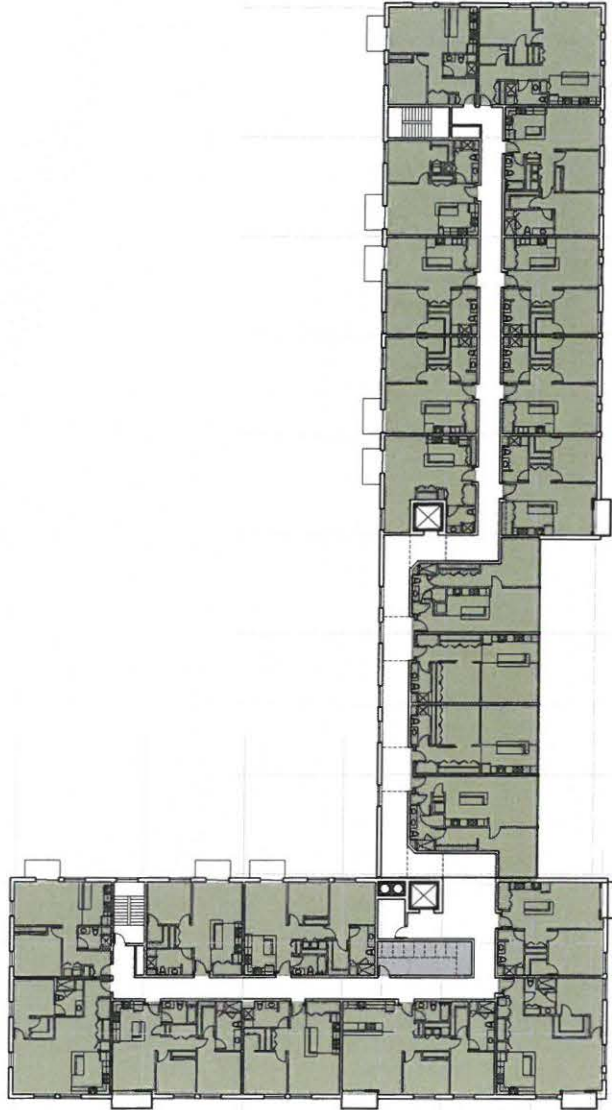
30 SPACES

- APARTMENTS
- LOBBY
- OUTDOOR DECK
- CIRCULATION
- PARKING
- STORAGE
- MECHANICAL

8TH STREET APARTMENTS - LOWER LEVEL

1/16" = 1'-0"
22 JUNE 2016





- APARTMENTS
- LOBBY
- OUTDOOR DECK
- CIRCULATION
- PARKING
- STORAGE
- MECHANICAL

8TH STREET APARTMENTS -2ND, 3RD, 4TH FLOORS

1/16" = 1'-0"
22 JUNE 2016



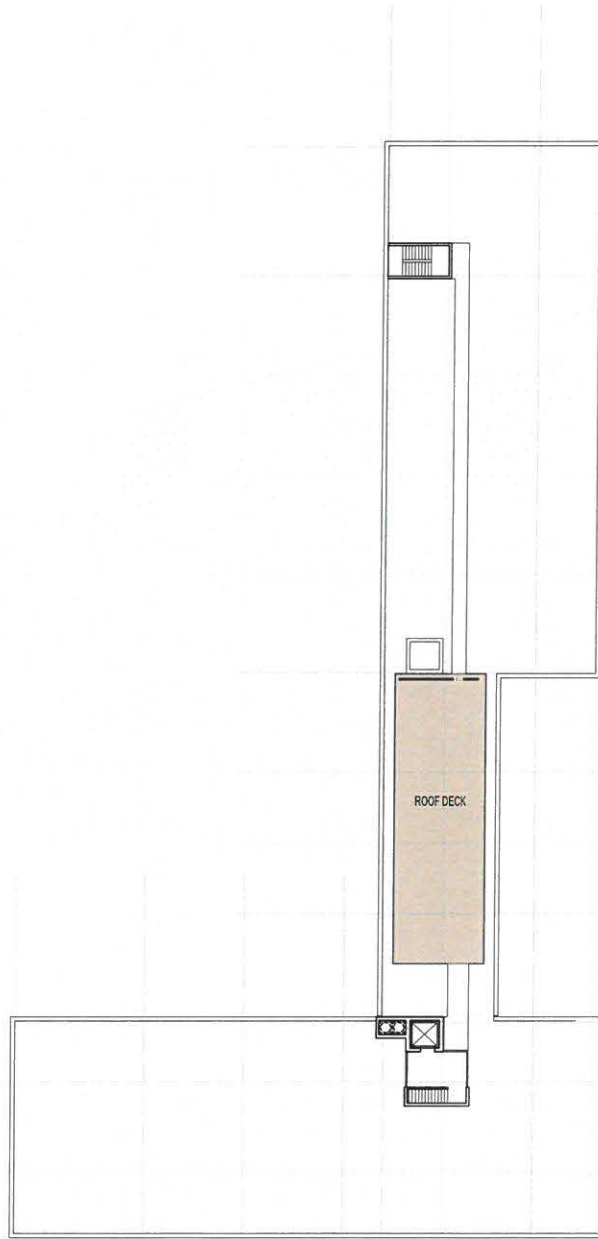


- APARTMENTS
- LOBBY
- OUTDOOR DECK
- CIRCULATION
- PARKING
- STORAGE
- MECHANICAL

8TH STREET APARTMENTS - 5TH FLOORS

1/16" = 1'-0"
22 JUNE 2016





8TH STREET APARTMENTS - ROOF PLAN

1/16" = 1'-0"
22 JUNE 2016



CITY OF SHEBOYGAN

REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION

ITEM DESCRIPTION: New Building for Commerce State Bank located at 1123 N 23rd Street.

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

REPORT DATE: April 7, 2017

MEETING DATE: April 10, 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:

Commerce State Bank is proposing to construct and operate a new financial institution with on Parcel #'s 206640 and 206650 located at the northeast corner of N. 23rd Street and Kohler Memorial Drive. The applicant states the following:

- Construction of an 8,400sf bank with drive thru on a newly created 1.5 acre parcel.
- The building with its sweeping arc is sited to create and maximize landscape and lawn areas as a buffer to the building thus reducing the impact of paved area commonly found along Kohler Memorial Drive. We believe the building to be a dynamic and fitting addition to the Kohler Memorial Dr.
- The single story building's tall glassy entry and lobby is designed to flood the interior public spaces with abundant natural light and to serve as a landmark fitting for this prominent corner. The corporate architectural brand of the building suits this site well.
- Silver metallic metal panel references neighboring industrial buildings but in a refined, modern way. The cool nature of the metal panels is softened by the generous use of a smooth cast stone in a warm buff color with a textural detail of rock faced accent bands.
- Signage is tastefully incorporated into the architectural elements of the building and becomes a cohesive element to the overall composition.

STAFF COMMENTS:

Staff believes this is an attractive design that will look very nice along Kohler Memorial Drive.

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: Commerce State Bank

ADDRESS: 1700 S Silverbrook Dr, #1, West Bend WI

E-MAIL ADDRESS: DBorchardt@commercesb.com

PHONE: (262) 247-2804 FAX NO.: (262) 247-2882

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Commerce State Bank

ADDRESS OF PROPERTY AFFECTED: 1123 N 23rd Street

NEW BUILDING: ADDITION: _____ REMODELING: _____

DESCRIPTION OF PROPOSED PROJECT: We are proposing to construct a 8,300 SF single story building with (1) parking lot to the north and (1) south of the building. There will also be a drive thru attached to the building with an overhead canopy.

DESCRIPTION OF EXISTING EXTERIOR DESIGN AND MATERIALS: NA

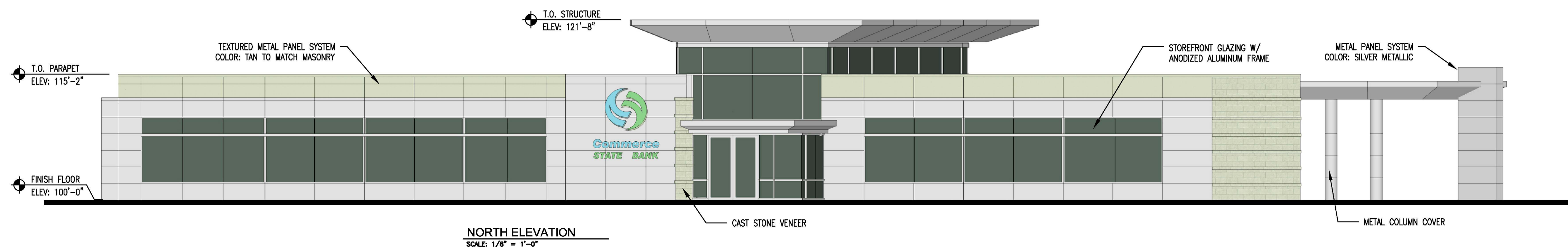
DESCRIPTION OF THE PROPOSED EXTERIOR DESIGN AND MATERIALS: The building was designed to utilize the views from both 23rd Street and Kohler Memorial Drive. We achieved this by curving the front facade of the building, and turning the building slightly to the corner. We are using a mixture of cast stone masonry, prefinished metal panels, & glazing to create an identifiable building that mimics the materials utilized in the surrounding building and yet establishes its own identity.

3. NAMES AND ADDRESSES

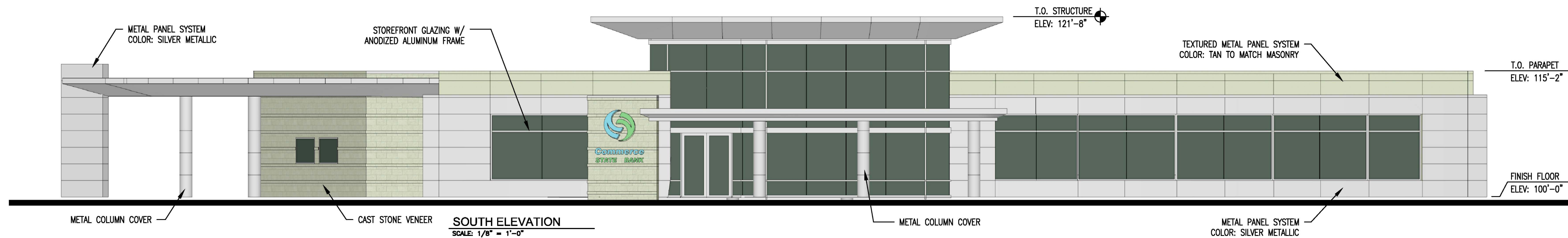
OWNER OF SITE: 2230 LLC

ADDRESS: 909 N 8th Street, #115, Sheboygan, WI

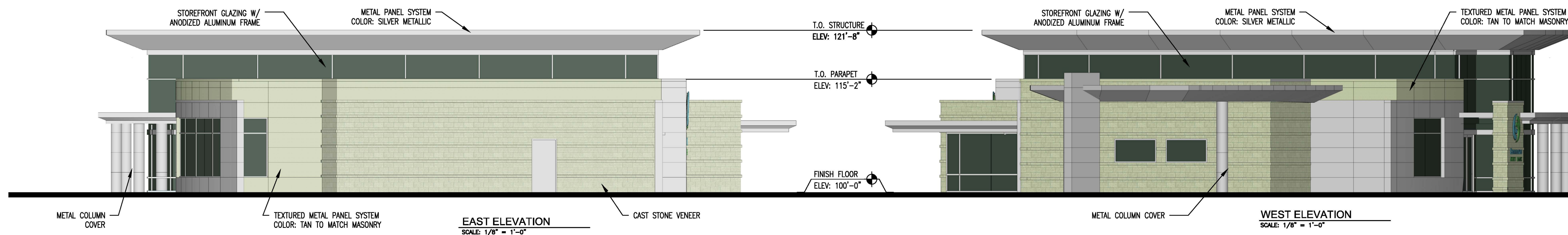
PHONE: (414) 840-6667



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



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



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

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

Consultant:

Project:
Commerce State Bank - Sheboygan Branch

Location:
 N 23rd Street & Kohler Memorial Dr.
 Sheboygan, WI

Sheet:

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

Revisions:

No.	Date	Description

Date:

Project No.:
 160085.01

Sheet No.:

A4.0



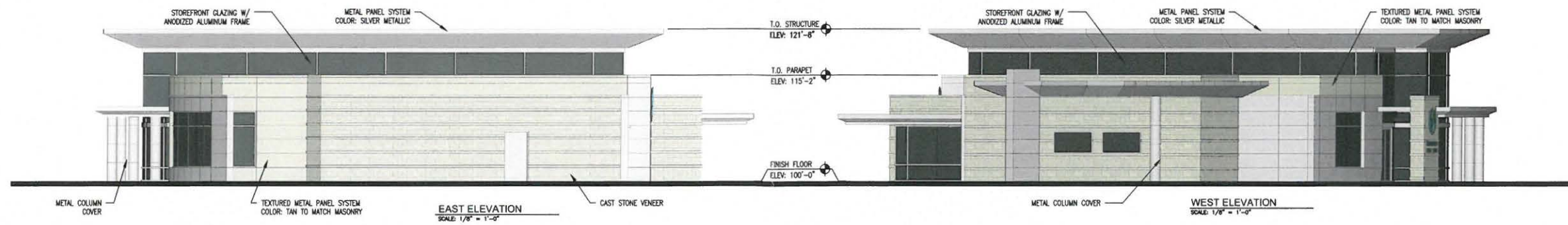
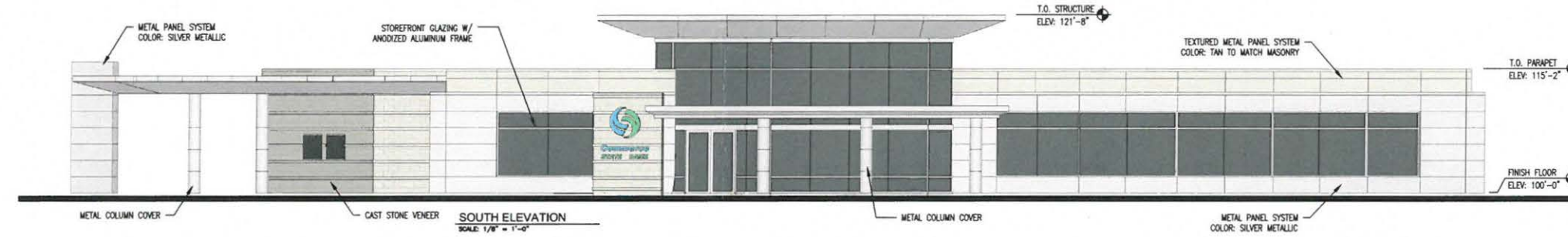
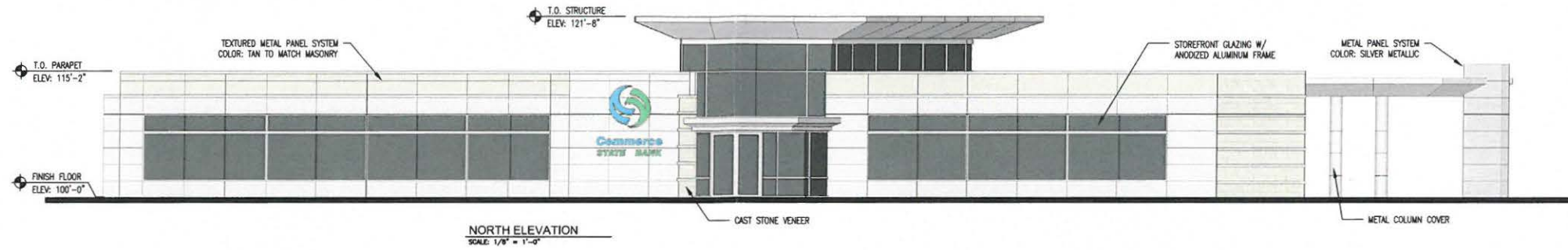
Commerce State Bank-
Sheboygan - View from South
3/14/17



Commerce State Bank-
Sheboygan - View from North
3/14/17



Commerce State Bank-
View from South
3/14/2017



Consultant:

Project:
**Commerce State Bank -
 Sheboygan Branch**

Location:
 N 23rd Street & Kohler Memorial Dr.
 Sheboygan, WI

Sheet:

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

Revisions:
 No. Date Description

Date:

Project No.:
 160085.01

Sheet No.:

A4.0

CITY OF SHEBOYGAN

REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION

ITEM DESCRIPTION: New building for SEAS located on the Southwest corner of N. 18th Street and Superior Avenue (Vollrath Parcel #214072).

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

REPORT DATE: April 7, 2017

MEETING DATE: April 10, 2017

FISCAL SUMMARY:

STATUTORY REFERENCE:

Budget Line Item: N/A
Budget Summary: N/A
Budgeted Expenditure: N/A
Budgeted Revenue: N/A

Wisconsin Statutes: N/A
Municipal Code: N/A

BACKGROUND / ANALYSIS:

At the March 27, 2017 Architectural Review Board meeting, the Board reviewed and held this matter in order for the applicant to add some additional architectural features to the proposed building design. Some of the comments from that meeting included:

- This parcel is very visible and is in a prominent location so building design is important.
- The building appears too horizontal and something could be done besides the wainscoting to break up the mass along the north and east very visible elevations (vertical articulation).
- The landscaping plan is nice but additional architectural features are needed.

The applicant resubmitted plans and states that the attached drawings show a number of adjustments to the original submittal that include:

- Taller windows with adjusted spacing on the north façade.
- Stepped up masonry wainscot at the building corners.
- Wall mounted light fixtures centered between the windows.
- SEAS logo at the northeast corner.

Sheboygan Education and Sailing Association (SEAS) is proposing to construct a new facility at the southwest corner of N. 18th Street and Superior Avenue (Parcel # 214072). The applicant states the following about the project:

- The Sailing Education Association of Sheboygan (SEAS) intends to construct a 26,000sf facility that will be used for sailboat fleet storage, general maintenance,

education, etc. These activities are presently inefficiently scattered amongst several leased and borrowed spaces throughout the City.

- 15,000sf Heated Work Area: Office, Work Shops and Tools, Educational, Sail & Equipment Inventory, General Boat Maintenance Shop, Donated Space for the Sea Scouts Program and Sheboygan Youth Sailing Center Fleet.
- 11,250sf Moderate Heat Area: Boat / Fleet Storage.
- Currently SEAS is leasing storage and workshop space in the former Nemschoff Building on N. 21st Street. This rented space is not adequate in size and utility. The building will facilitate our fleet storage and maintenance project needs, allowing SEAS to meet projected future goals via our long term commitment to growing our educational and experiential learning presence in Sheboygan and surrounding communities. This facility will not only meet our fleet needs, but will allow us to grow our commitment to enhance community/youth educational programs through the SEA Scouts, Sailing/Power Education Workshops & High School Internships and Adaptive & Blind Sailing Programs.
- This building is a pre-engineered metal building with a 1/2:12 pitch standing seam metal roof sloping in one direction from east to west.
- Roof overhangs on the east and west extend eight (8) feet beyond the building wall.
- The eave height on the low side is 20 feet and the high side is 26 feet.
- On the three visible sides (east, west and north) from the street, a split face concrete masonry wainscot is provided to a height of seven (7) feet four (4) inches. The color and surface texture of the masonry will match that used by the nearby Vollrath Company Distribution Center.
- Above the wainscot is vertical steel siding painted blue to match the color of the siding on the Vollrath buildings. The blue color is a close match to the SEAS logo.
- Across the entire east faced a seven (7) foot high translucent wall panels for interior daylighting are provided from the top of the wall down.

STAFF COMMENTS:

Based on the fact that this will be a very visible building adjacent to a neighborhood and along a well-traveled street, the Board will want to make sure the building is well designed.

The building has some very large walls/mass. It appears this building could use some vertical articulation to break-up some of the wall mass (similar to Vollrath Warehouse).

The north building elevation faces a residential neighborhood that will now be looking at this side of the building on a daily basis. It appears there could be some additional design (windows?). The Board should determine if the north elevation is designed appropriately.

ACTION REQUESTED:

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

ATTACHMENTS:

Architectural Review Board Application and required attachments.

PARCEL NO.:	214812
MAP NO.:	
ZONING CLASSIFICATION:	

Office Use Only	
DATE SUBMITTED:	
REVIEW DATE:	3/27/17

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: S.E.A.S.

ADDRESS: 630 Riverfront Dr, Suite 110, Sheboygan, WI 53081

E-MAIL ADDRESS: _____

PHONE: (920) 783-3670 FAX NO.: ()

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: _____

ADDRESS OF PROPERTY AFFECTED: 1800 Block of Superior Avenue

NEW BUILDING: X ADDITION: _____ REMODELING: _____

DESCRIPTION OF PROPOSED PROJECT: New one-story boat storage and maintenance building: 125' x 216', 26,250 S.F.

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

DESCRIPTION OF THE **PROPOSED** EXTERIOR DESIGN AND MATERIALS: This building is a pre-engineered metal building with a 1/2:12 pitch standing seam metal roof sloping in one direction, east to west. Roof overhangs on the east and west extend 8' beyond the building wall. The eave height on the low side is 20'-0". The high side eave is approx. 26'. On the three sides visible from the street, a split-face concrete masonry wainscot is provided to a height of 7'-4. The color and surface texture of the masonry will match that used on the nearby Vollrath Co. Distribution Center. Above the wainscot is vertical steel siding, painted blue to match the color of siding on the Vollrath Building. This blue color is also a close match to the blue in the S.E.A.S. logo. Across the entire east facing facade, 7' high translucent wall panels for interior daylighting are provided from the top of the wall down.

Written Description – Narrative of Building Use

SEAS Boat Storage Vollrath Location Proposal
Sailing Education Association of Sheboygan
1800 Block Superior Avenue
Sheboygan, Wisconsin 53081

Proposed Land Use

Sailboat Fleet Storage, General Maintenance and Educational Building – 26,250 sq. ft.

- Heated Work Area: Office, Work Shops and Tools, Educational, Sail & Equipment Inventory, General Boat Maintenance Shop, Donated Space for the Sea Scouts Program and Sheboygan Youth Sailing Center Fleet - 15,000 sq. ft.
- Moderate Heat Area: Boat / Fleet Storage – 11,250 sq. ft.

Proposed Building Use

This building will facilitate our fleet storage and maintenance project needs, allowing SEAS to meet projected future goals via our long term commitment to growing our educational and experiential learning presence in Sheboygan and surrounding communities. In addition, we continue to research and develop systems that support and enhance blind sailors and adaptive sailors experience on the water.

This site will be utilized for the above described usage primarily during the off-boating season. Spring launch is several weeks of moving the fleet and support equipment to the SEAS waterfront site, and mid-autumn we return the fleet for 7 months of general fleet maintenance and storage.

Description of Current Fleet and Equipment

- 40 Sailboats/Trailers
- 20 Power Boats/Trailers
- 250 - 300 Sails
- Extensive Inventory of Spare Parts i.e. Masts, Keels, Rigging
- 3 Trucks
- 4x4 Gator, Scissor Lift, Gantry, Hot H2O Power Wash System
- Compressors, Jacks, Full Tool Inventory

Estimated Plan for Employees and Students

- 3 full-time employees
- 2 part-time employees
- 6 -10 students

The use and scope of activities on this site should not adversely impact the neighborhood or surrounding properties. Our traffic flow is noncommercial student/staff based, with 2 pickups trailering boats to and from the site during spring and autumn seasons. Work/projects are mostly confined to the interior space.





TRUCK
ROUTE

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CITY OF SHEBOYGAN

REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION

ITEM DESCRIPTION: Additions to Tidy Store located at 810 N. 14th Street.

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

REPORT DATE: April 7, 2017

MEETING DATE: April 10, 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:

In June of 2016 the Architectural Review Board approved drawings by Basudev Adhiahri to remodel the existing convenience store and add a new liquor store at Tidy Store Gas Station located at 810 N. 14th Street. Today, the applicant is proposing building additions to the west side of the building and states the following:

- The applicant is proposing to add approximately 1,500sf of storage room space and walk-in cooler space to the 3,797sf building. Building will now be 5,300sf.
- The addition at the southwest corner is 647sf (20 x 32.3) and is for the new walk in cooler in the convenient store space.
- The addition at the northwest corner is 888sf (20 x 42.2) and is for additional storage.
- The additions will be prefinished siding panels to match the existing siding panels.

STAFF COMMENTS:

A couple of comments:

- The west side of the building faces an adjoining residence, N. 15th Street and the vacant, undeveloped former Richardson storage yard on the west side of N. 15th Street. The board should be aware that it is just a matter of time before this riverfront property is developed.

- Staff has received a number of inquiries from people questioning the look of the metal panels recently installed as part of the recent exterior remodel project (the Discount Liquor section of the building). The concern has to do with the look of the building and the dimples that appear on this elevation. The board should ask the architect to explain why this is occurring and what specifically will be done to address this concern.
- The applicant was supposed to paint the south side of the building as part of the previous remodeling project – painting has yet to be completed.

ACTION REQUESTED:

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

ATTACHMENTS:

Architectural Review Board Application and required attachments

DATE SUBMITTED: _____

REVIEW DATE: 4/11/17

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: Basudev Adhiahri

ADDRESS: 1710 Indiana Ave

E-MAIL ADDRESS: missionbda@gmail.com

PHONE: () 920-226-1786 FAX NO.: ()

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Tidy Store

ADDRESS OF PROPERTY AFFECTED: 810 N. 14th

NEW BUILDING: _____ ADDITION: _____ REMODELING: xxx

DESCRIPTION OF PROPOSED PROJECT: _____

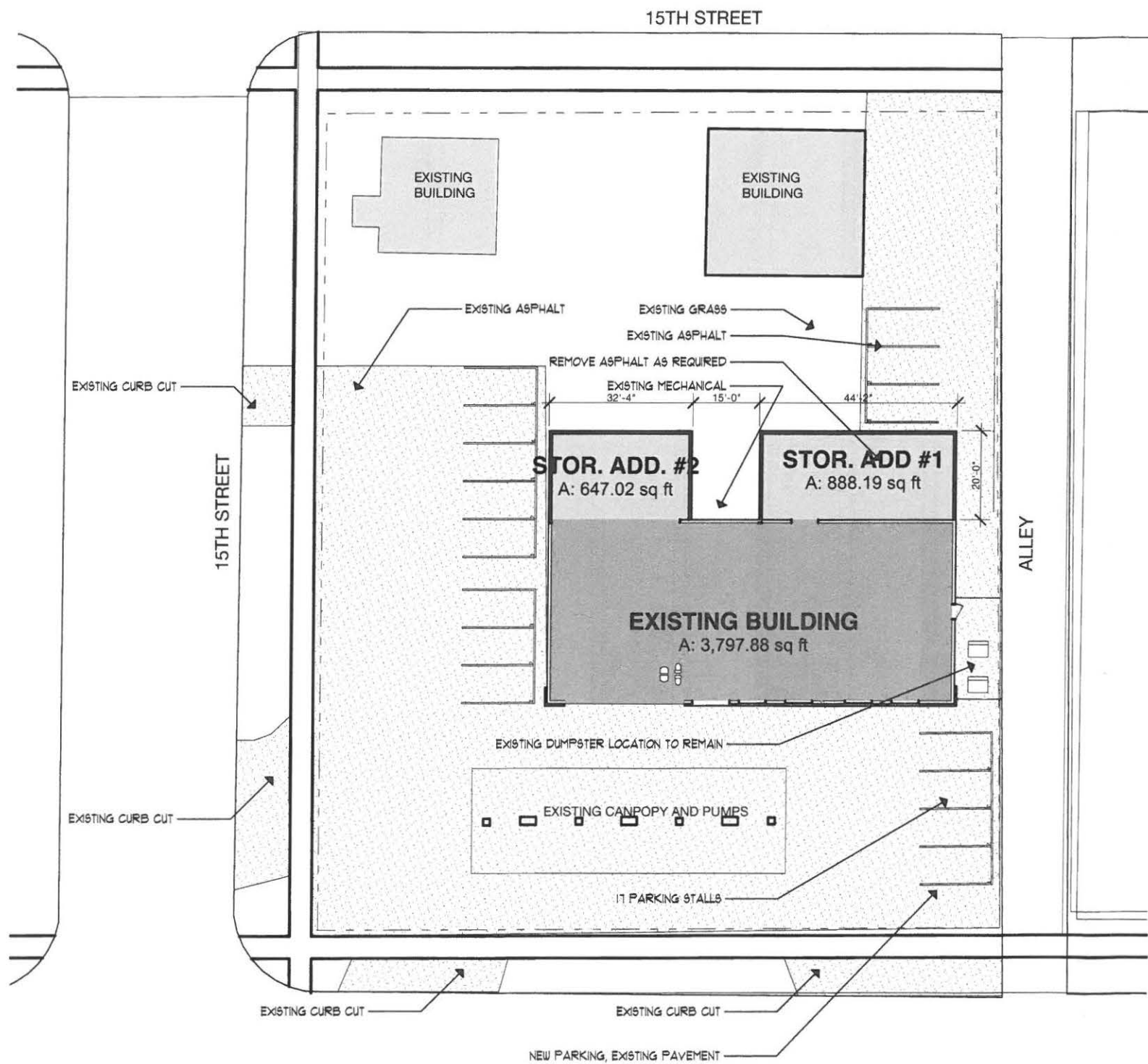
1,500 SF ADDITIONS TOWARDS THE REAR. MATCH
EXISTING SIDING PANELS

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

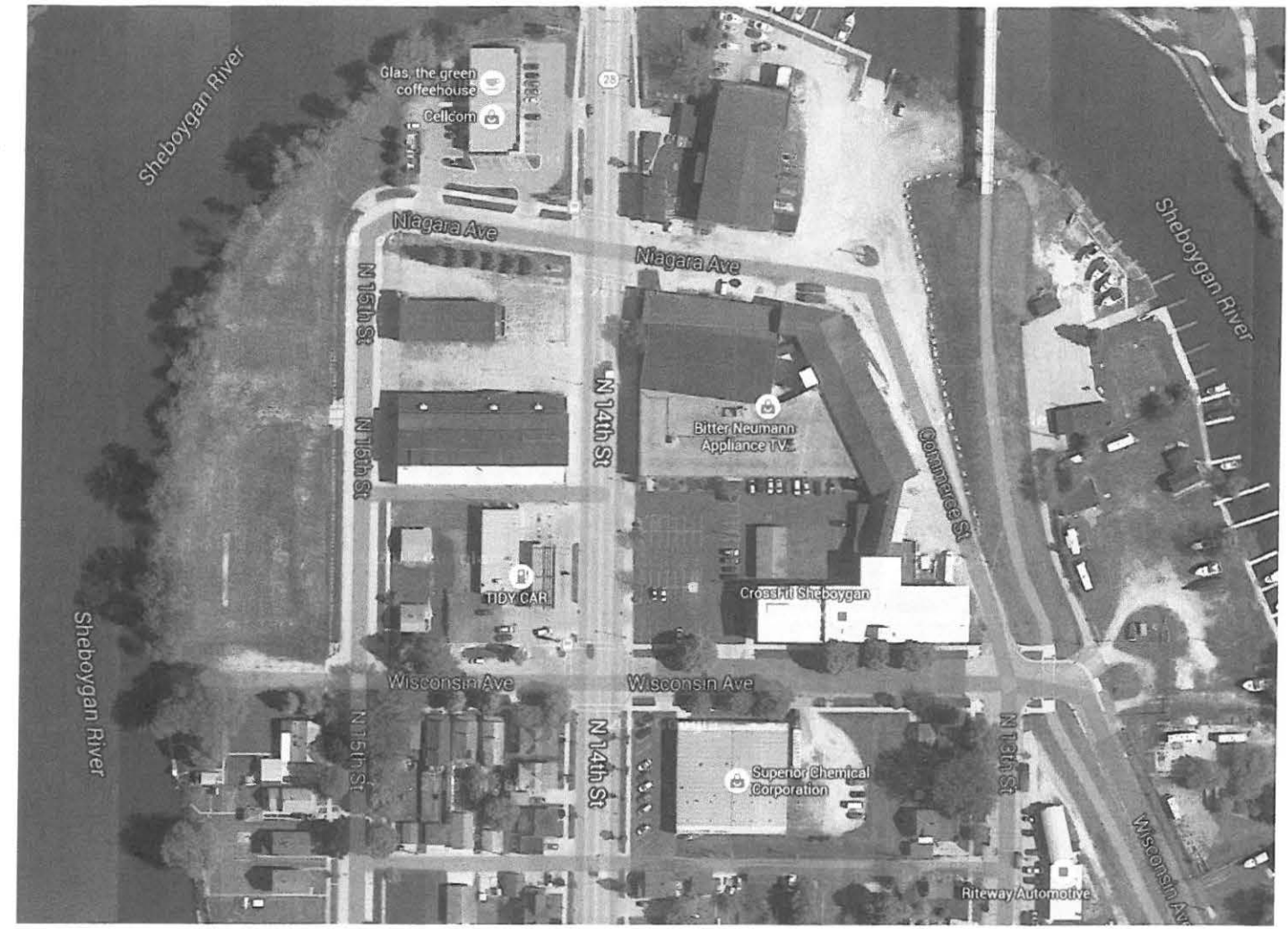
PRE FINISHED METAL SIDING AND FACE BRICK

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

ADDITION WILL BE PRE FIN SIDING
PANELS TO MATCH THE EXISTING
SIDING PANELS



1 Site Plan
SCALE: 1" = 30'



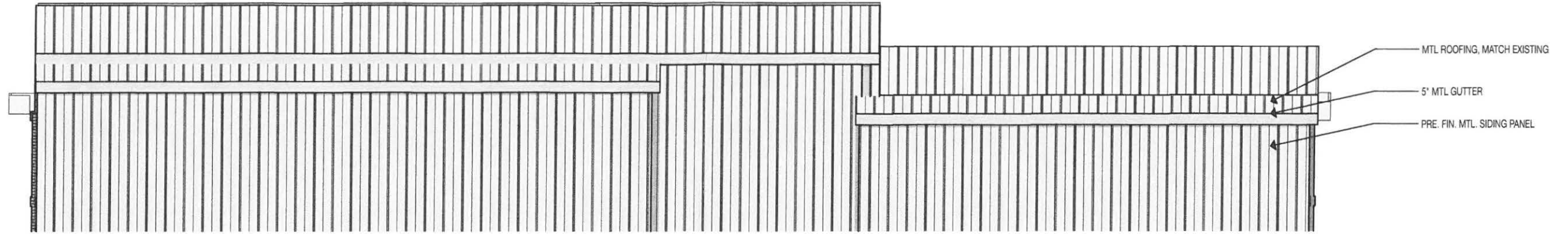
2 AREA MAP
NOT TO SCALE

ADDITION for:
TIDY STORE
810 N. 14TH ST SHEBOYGAN WI 53081

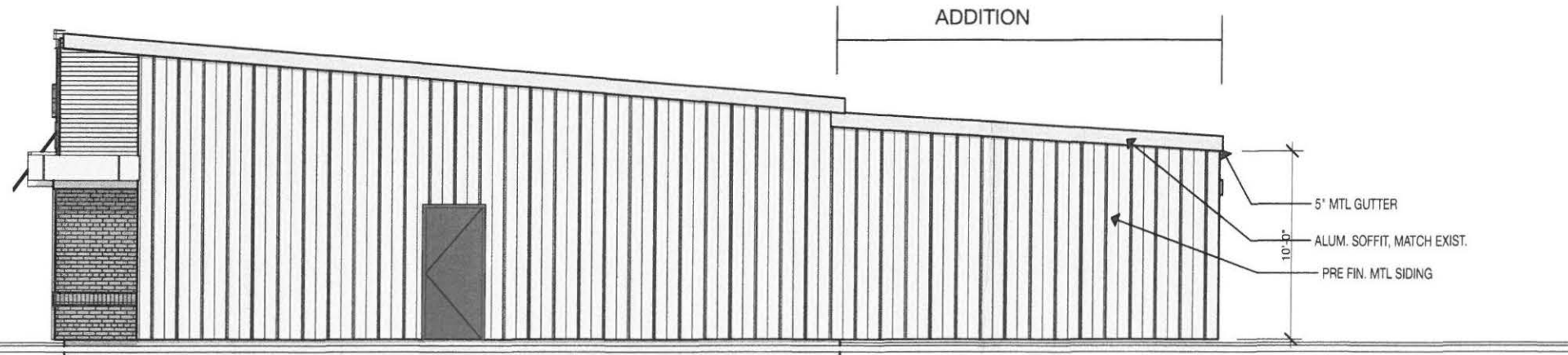


ASPIRE ARCHITECTURE & DESIGN, LLC
1416 N. 5th St. Sheboygan, WI. 53081
920-457-4884
scott@aspirearchitects.com
www.aspirearchitects.com

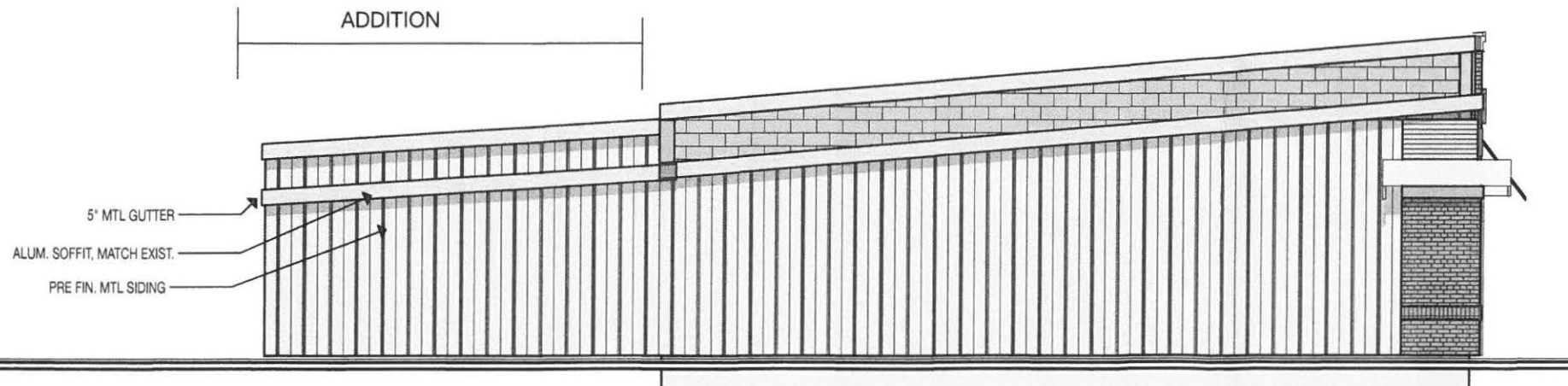
2.28.17
08-012
ARCH.1



① REAR ELEVATION
SCALE: 1/8" = 1'-0"

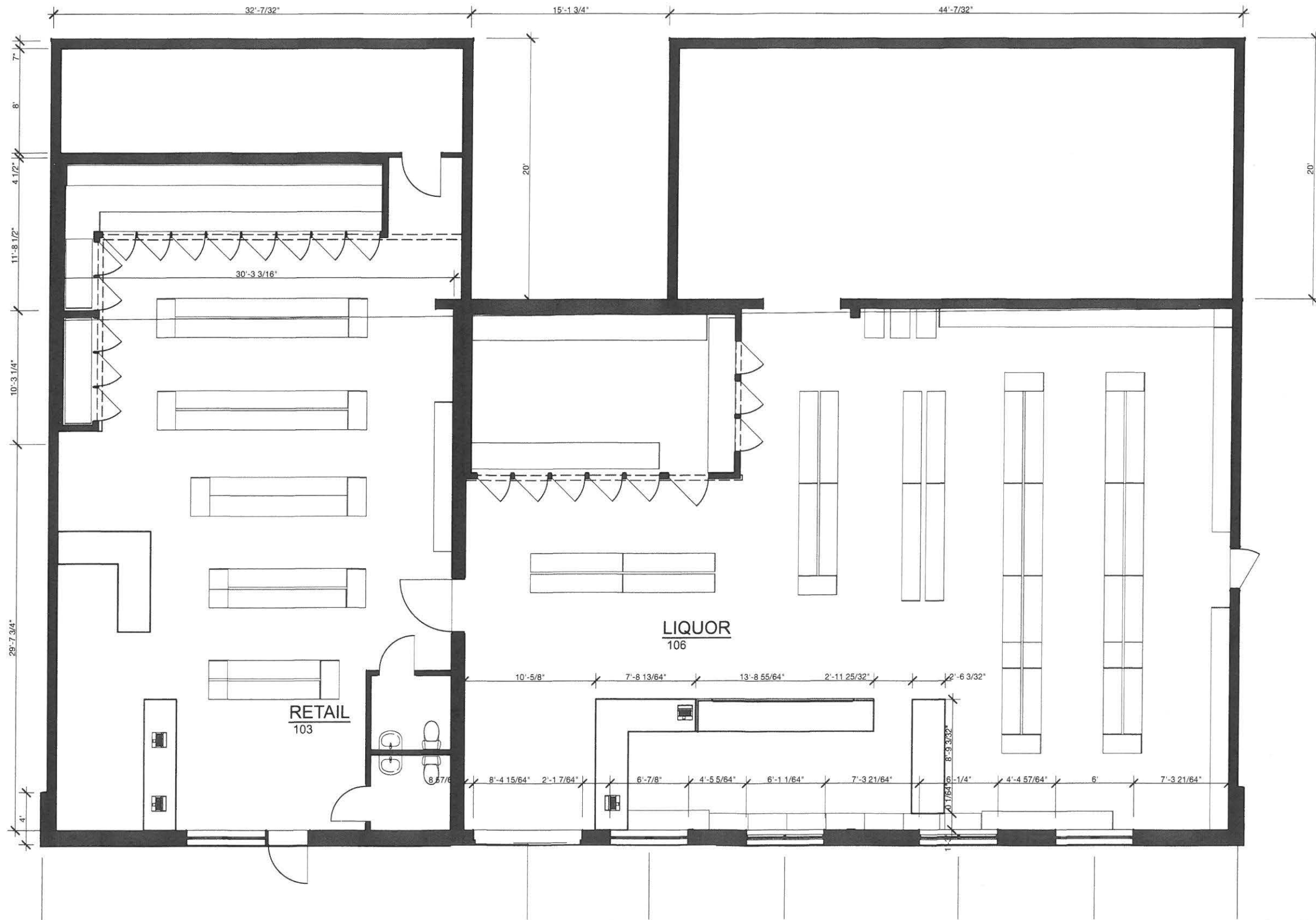


② SIDE ELEVATION
SCALE: 1/8" = 1'-0"



SIDE ELEVATION

SCALE:



1 1st Floor Plan
 SCALE: 1/8" = 1'-0"

ADDITION for:
TIDY STORE
 810 N. 14TH ST SHEBOYGAN WI 53081



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/Users/SMMATULA/LIBRARY/MOBILE DOCUMENTS/COM-APPLE-CLOUDDOCS/ASPIRE-CAD/08-012 TIDY STORE-012 TIDY STORE-ADDITION PLAN 3/24/17 AT 1:01 PM