

*****ATTACHMENTS*****

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: March 24, 2017

MEETING DATE: March 27, 2017

FISCAL SUMMARY:

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

STATUTORY REFERENCE:

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

BACKGROUND / ANALYSIS:

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. It appears that the building could use some additional architectural design.

If the building is not planned for expansion to the south should the CMU base be wrapped around the building – you will see this elevation from 18th Street.

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.

CITY OF SHEBOYGAN

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BACKGROUND / ANALYSIS:

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- 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:

This will be a very visible building. Board will want to make sure the street elevations are well done. The north building elevation faces a residential neighborhood that will now be looking at this side of the building on a daily basis. 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:

- I. Architectural Review Board Application and required attachments.

PARCEL NO.: 214072
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: 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 façade, 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.

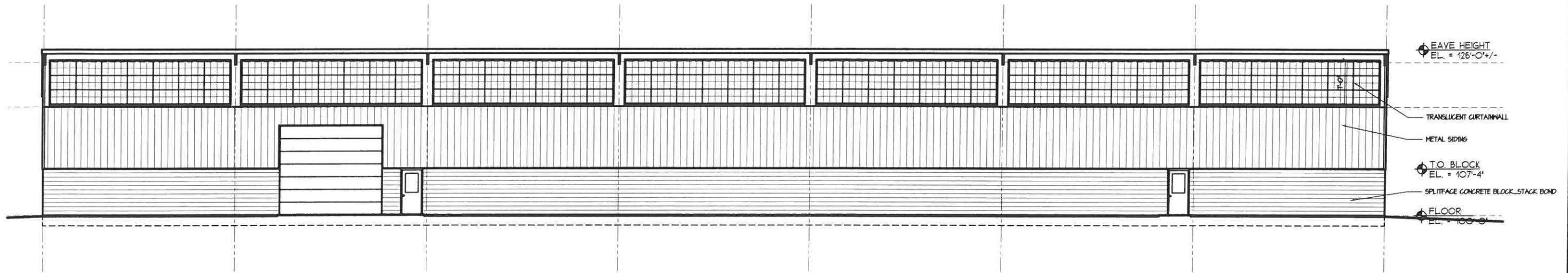
Description of Current Fleet and Equipment

- 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

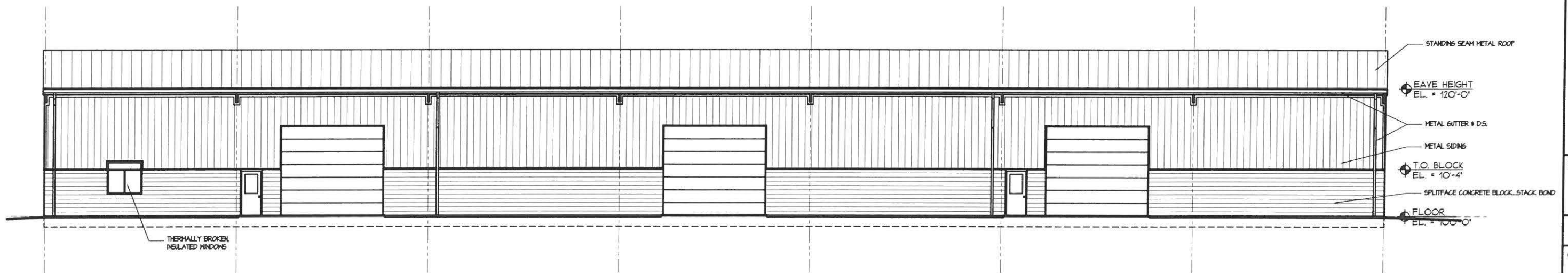
Estimated Plan for Employees and Students

- 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.



2 EAST ELEVATION
A2.1 SCALE 1/16" = 1'-0"



1 WEST ELEVATION
A2.1 SCALE 1/16" = 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:
SEAS**
 630 RIVERFRONT DRIVE, SUITE 110
 SHEBOYGAN, WI 53081

SHEET TITLE

DRAWN BY
JA

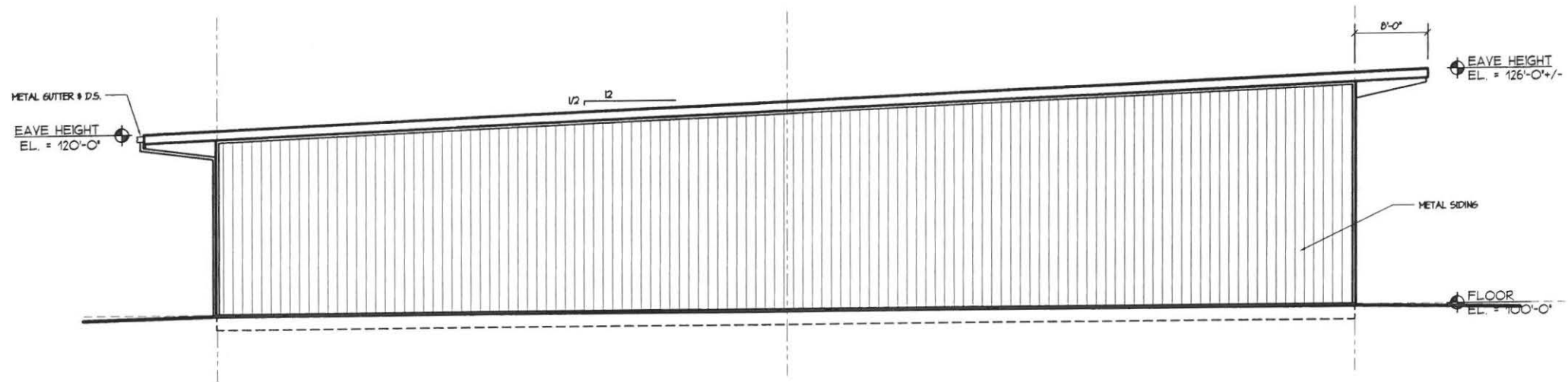
CHECKED BY
EJ

DATE
02-13-17

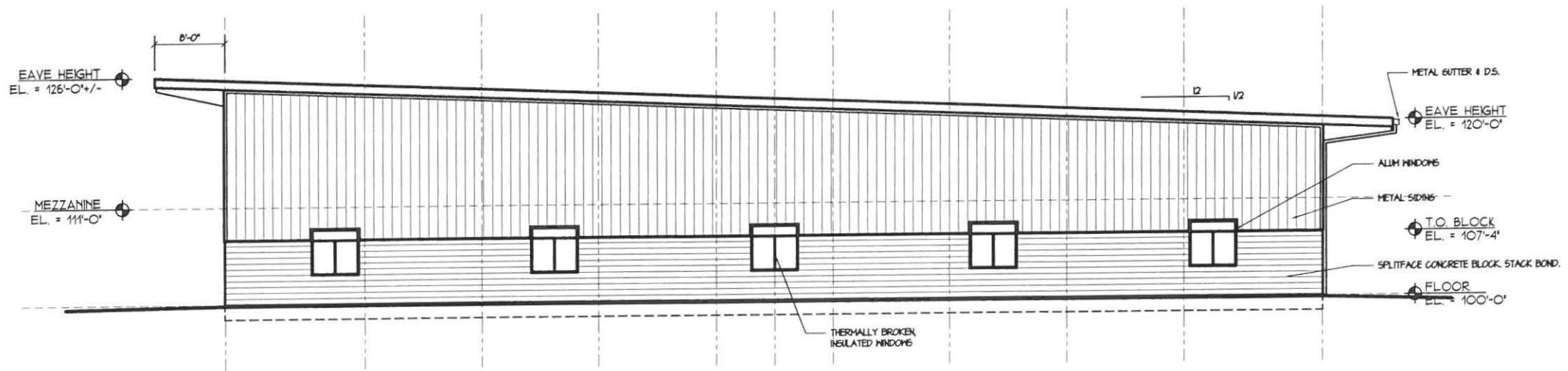
PROJECT NO.
1701

SHEET NO.

A2.1



2 SOUTH ELEVATION
 A2.2 SCALE 1/16" = 1'-0"



1 NORTH ELEVATION
 A2.2 SCALE 1/16" = 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:
 SEAS
 630 RIVERFRONT DRIVE, SUITE 110
 SHEBOYGAN, WI 53081

SHEET TITLE

DRAWN BY
 JA

CHECKED BY
 EJ

DATE
 02-13-17

PROJECT NO.
 1701

SHEET NO.

A2.2

SAILING EDUCATION ASSOCIATION OF SHEBOYGAN 2016 STORAGE BUILDING



BIRDS-EYE VIEW LOOKING SOUTHWEST

SAILING EDUCATION ASSOCIATION OF SHEBOYGAN
2016 STORAGE BUILDING



BIRDS-EYE VIEW LOOKING NORTHEAST

SAILING EDUCATION ASSOCIATION OF SHEBOYGAN
2016 STORAGE BUILDING



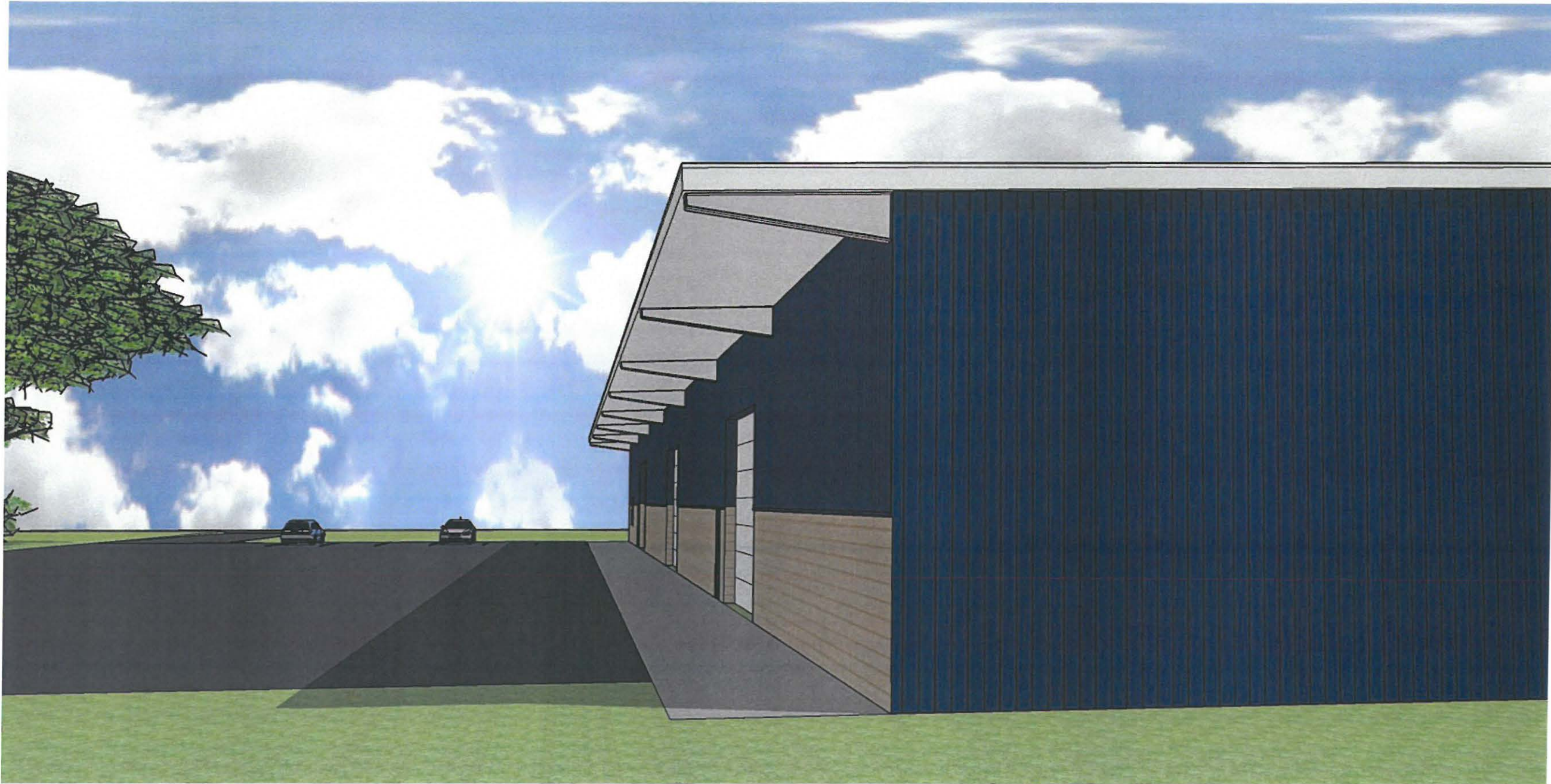
BIRDS-EYE VIEW LOOKING SOUTHEAST

SAILING EDUCATION ASSOCIATION OF SHEBOYGAN
2016 STORAGE BUILDING



BIRDS-EYE VIEW LOOKING SOUTHWEST

SAILING EDUCATION ASSOCIATION OF SHEBOYGAN
2016 STORAGE BUILDING



EYE-LEVEL VIEW LOOKING NORTH

SAILING EDUCATION ASSOCIATION OF SHEBOYGAN
2016 STORAGE BUILDING



EYE-LEVEL VIEW LOOKING NORTH



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