

*****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: February 24, 2017

MEETING DATE: February 27, 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:

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:

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.

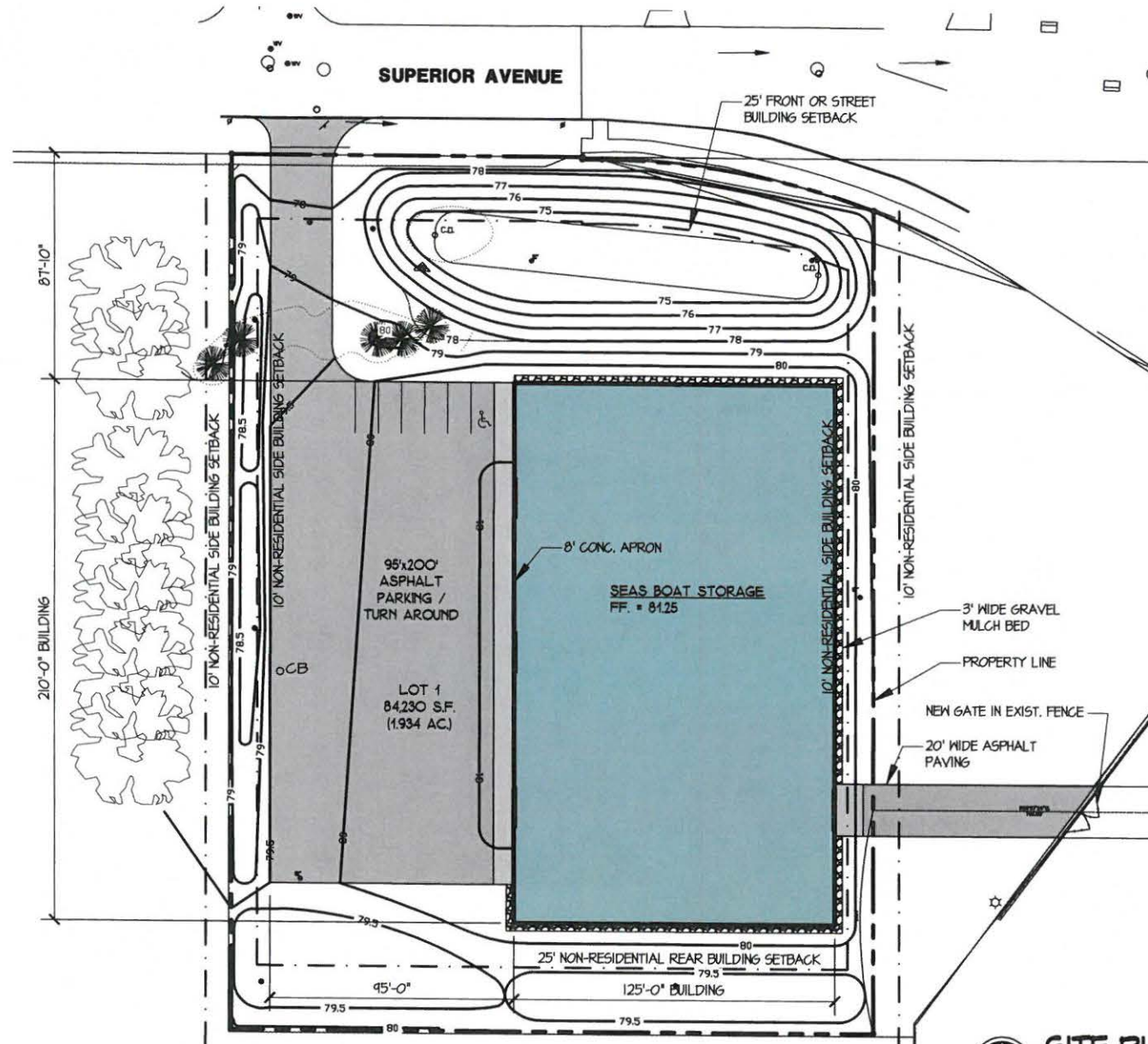
Description of Current Fleet and Equipment

- 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

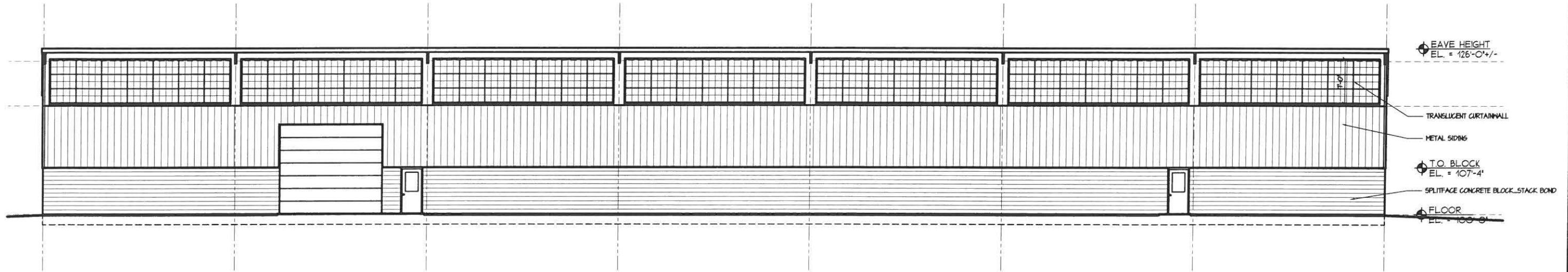
- 3 full-time employees
- 2 part-time employees
- 6 -10 students

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.

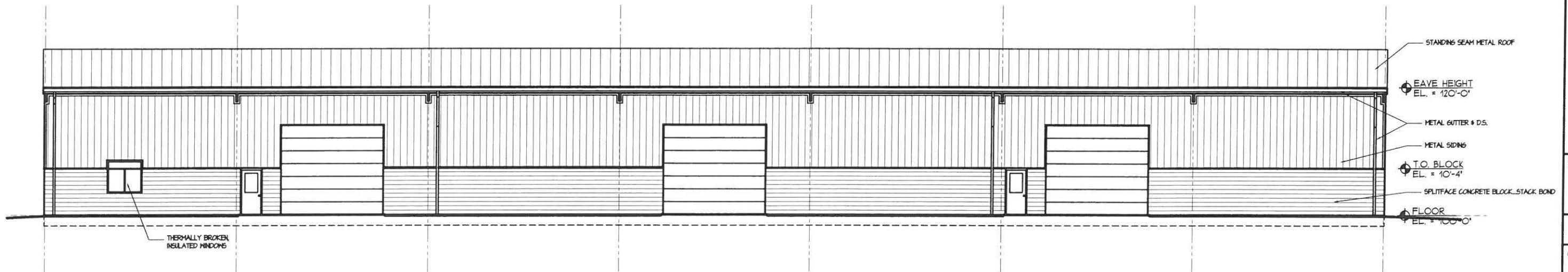


SITE PLAN
SCALE 1" = 40'-0"

NO. REVISIONS		DATE
 LJM Architects 813 Riverfront Drive Sheboygan, WI 53081 Phone (920) 458-4900 Fax (920) 458-1485		
NEW STORAGE BUILDING FOR SEAS 630 RIVERFRONT DRIVE SHEBOYGAN, WI 53081		
SHEET TITLE		
DRAWN BY JA		
CHECKED BY EJ		
DATE 02-24-17		
PROJECT NO. 1701		
SHEET NO. C1		



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



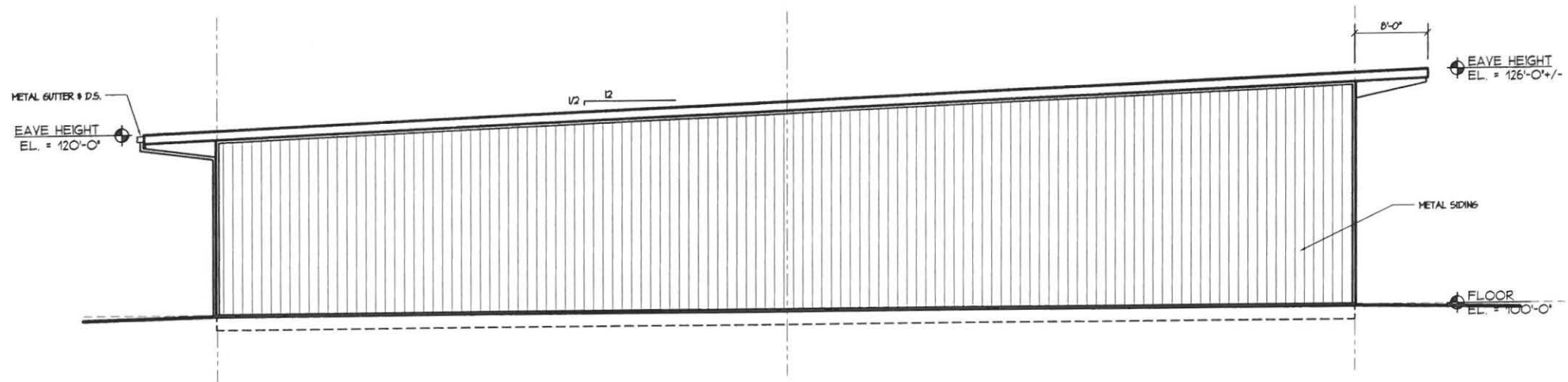
1 WEST ELEVATION
A2.1 SCALE 1/16" = 1'-0"

NO.	REVISIONS	DATE

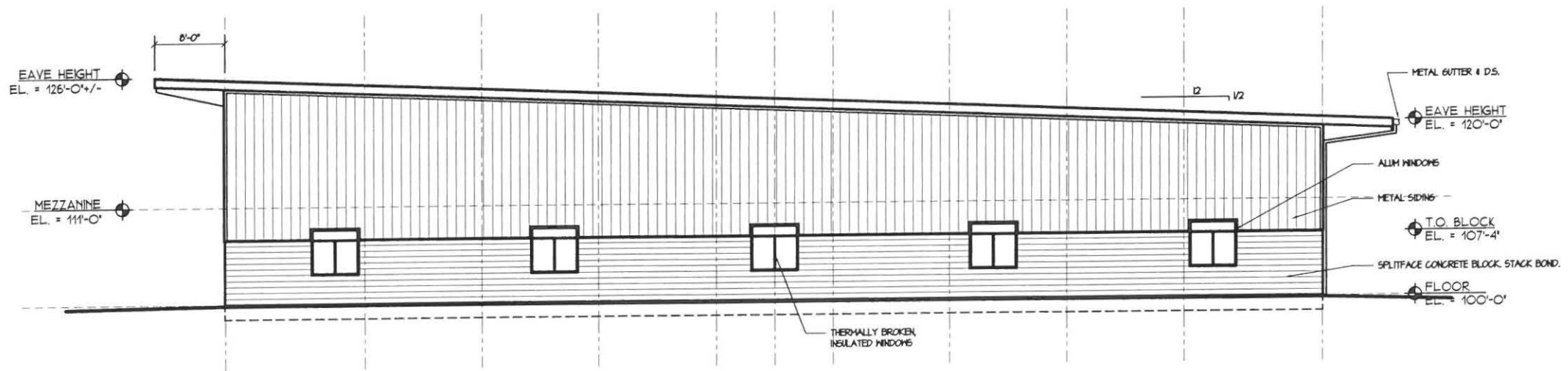
LJM Architects
 813 Riverfront Drive Sheboygan, WI 53081
 Phone (920) 458-4800 Fax (920) 458-1485

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



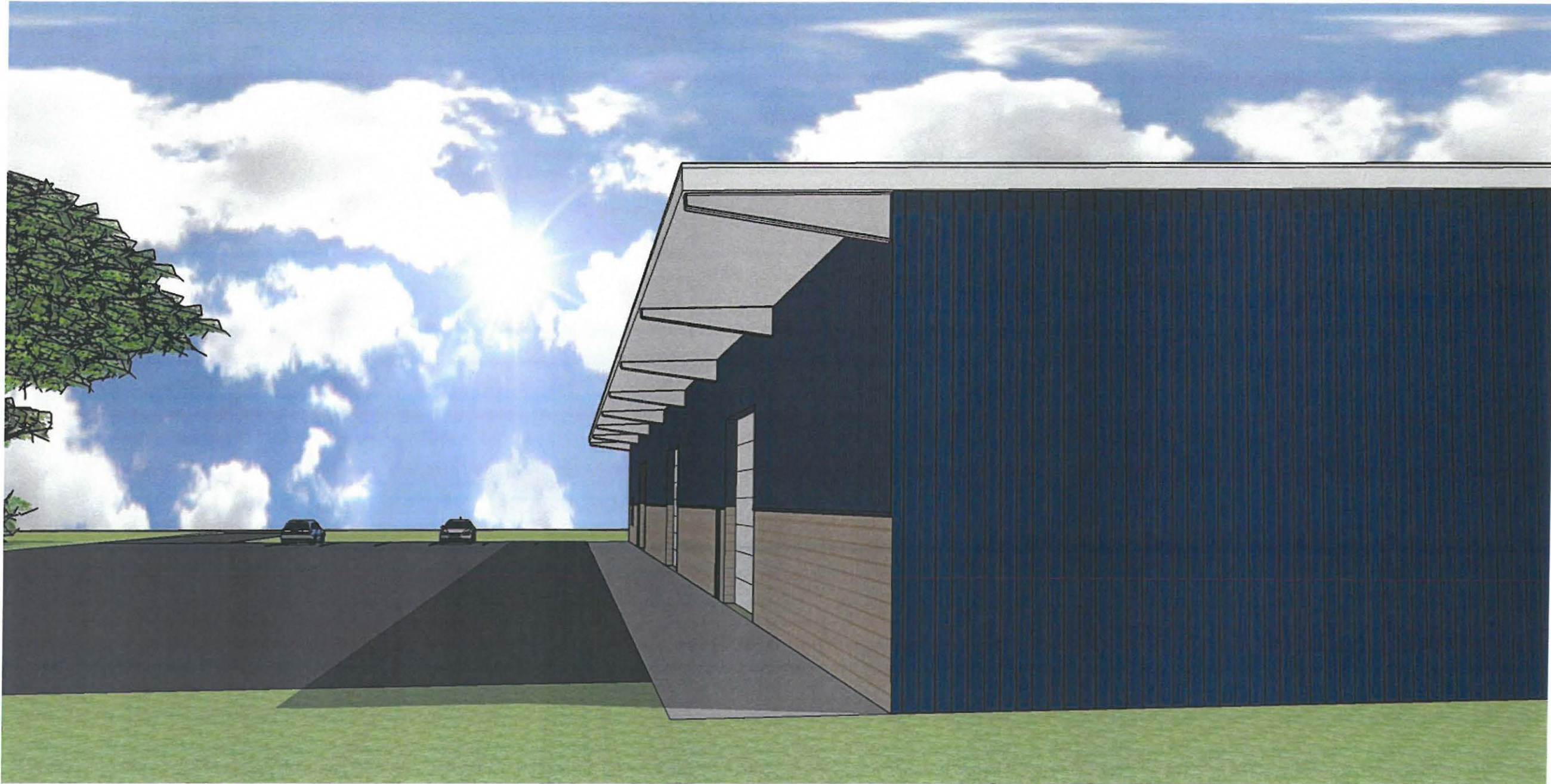
BIRDS-EYE VIEW LOOKING SOUTHEAST

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



TRUCK
ROUTE

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CITY OF SHEBOYGAN

REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION

ITEM DESCRIPTION: Review and consideration of architectural plans for YMCA addition at 3101 S. Taylor Drive.

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

REPORT DATE: March 10, 2017

MEETING DATE: March 13, 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 County YMCA is proposing to construct building additions and to relocate their outdoor playground on the west side of the facility located at 812 Broughton Drive. The applicant states the following about the project:

- We are proposing an addition of a small maintenance shop (to include the removal of the 2 current storage sheds) on the west side of the current building, an additional storage building on the west side of the gymnasium after the current playground is relocated and a new dumpster enclosure.
- The new 800sf (15 x 50) maintenance shop will replace two old and dated storage sheds with a new brick addition that will blend in with the existing building.
- The 832sf (27.8 x 30) storage addition will add much needed storage for our gymnasium and will match the existing building.
- We will also be constructing a new 400sf (20 x 20) dumpster enclosure.
- New storage room, storage garage and dumpster enclosure are being proposed to replace and improve the existing condition. The new buildings are designed as a clean seamless transition to the existing building. The proposed addition and enclosure will enhance the existing site conditions and overall visual appearance of the west side of the existing facility.

- The existing building design is made up of masonry cavity wall with a modular brick veneer, exterior insulation finish system (E.I.F.S.) and pre-finished metal wall panels over structural steel frame (refer to exterior elevations for material locations).
- The New Storage Room and Storage Garage are to be a masonry cavity wall construction with a modular brick veneer to match the existing modular brick. The hollow metal doors and frames will finished to match the existing door and frame finishes. The steel overhead door is to be finished with the manufacturers standard paint finish to match existing. All pre-finished metal roof coping and fascia trim finishes to match existing pre-finished metal trim. Stone coping for the Dumpster Enclosure to match existing building stone coping. Using materials that match existing allow for new building additions and enclosure to provide a seamless transition to the existing exterior appearance.

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.: 112840
MAP NO.: 23 408 003
ZONING CLASSIFICATION: NR

Office Use Only
DATE SUBMITTED: _____
REVIEW DATE: 3/13/17

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: SHEBOYGAN COUNTY YMCA - SIM POST (AGENT)
ADDRESS: 812 BRIGHTON DRIVE, SHEBOYGAN, WI 53081
E-MAIL ADDRESS: jpost@sheboygancountymca.org
PHONE: (920) 451-8000 FAX NO.: ()

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: SHEBOYGAN COUNTY YMCA
ADDRESS OF PROPERTY AFFECTED: 812 BRIGHTON DRIVE
NEW BUILDING: _____ ADDITION: X REMODELING: _____

DESCRIPTION OF PROPOSED PROJECT: _____

SEE INCLUDED NARRATIVE:

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

SEE INCLUDED NARRATIVE:

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

SEE INCLUDED NARRATIVE:



FOR YOUTH DEVELOPMENT™
FOR HEALTHY LIVING
FOR SOCIAL RESPONSIBILITY

CITY OF SHEBOYGAN ARCHITECTURAL REVIEW APPLICATION

2. DESCRIPTION OF THE SUBJECT/ PROPOSED PROJECT

DESCRIPTION OF PROPOSED PROJECT:

New Storage Room (15'-0" x 50'-8"0), Storage Garage (27'-9" x 30'-0"), and Dumpster Enclosure (20'-0" x 20'-0") to be added to the west side of the existing YMCA facility, see plans for exact locations. New Storage Room, Storage Garage, and Dumpster Enclosure being proposed are to replace and improve the existing stand alone storage buildings and storage garage and provide an enclosure for the existing dumpsters that currently exposed and stored on the existing concrete walkway. The new building additions and enclosure are proposed to replace the existing operations while creating a clean seamless transition into existing buildings. These proposed additions and enclosure will also enhance the existing site conditions and overall visual appearance of the West side of the existing facility.

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

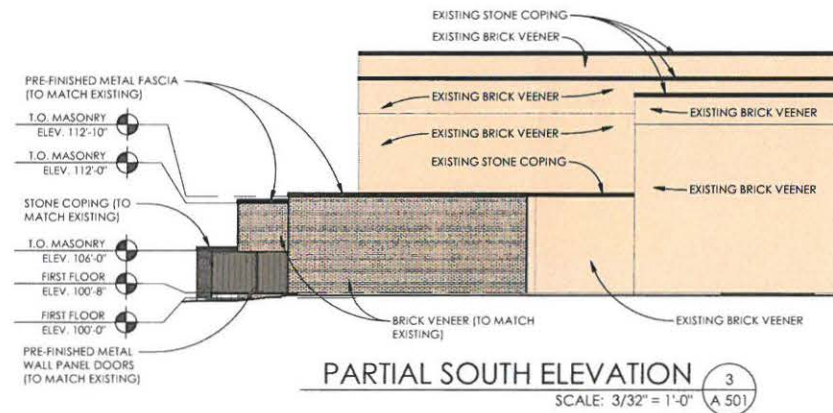
The existing building design is made up of masonry cavity wall with a modular brick veneer, exterior insulation finish system (E.I.F.S.) and pre-finished metal wall panels over structural steel frame (refer to exterior elevations for material locations).

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

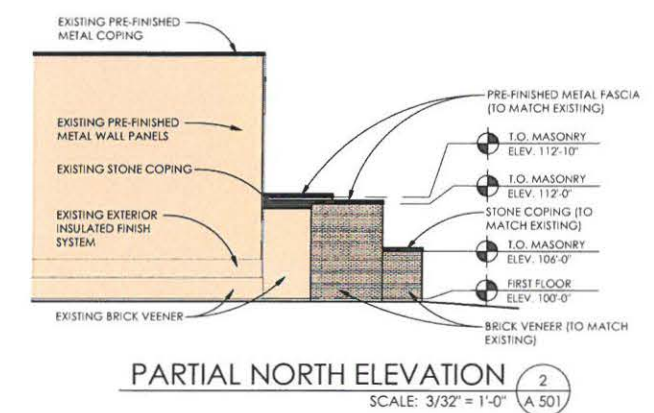
The New Storage Room and Storage Garage are to be a masonry cavity wall construction with a modular brick veneer to match the existing modular brick. The hollow metal doors and frames will finished to match the existing door and frame finishes. The steel overhead door is to be finished with the manufacturers standard paint finish to match existing. All pre-finished metal roof coping and fascia trim finishes to match existing pre-finished metal trim. Stone coping for the Dumpster Enclosure to match existing building stone coping. Using materials that match existing allow for new building additions and enclosure to provided a seamless transition to the existing exterior appearance.

REVISIONS:

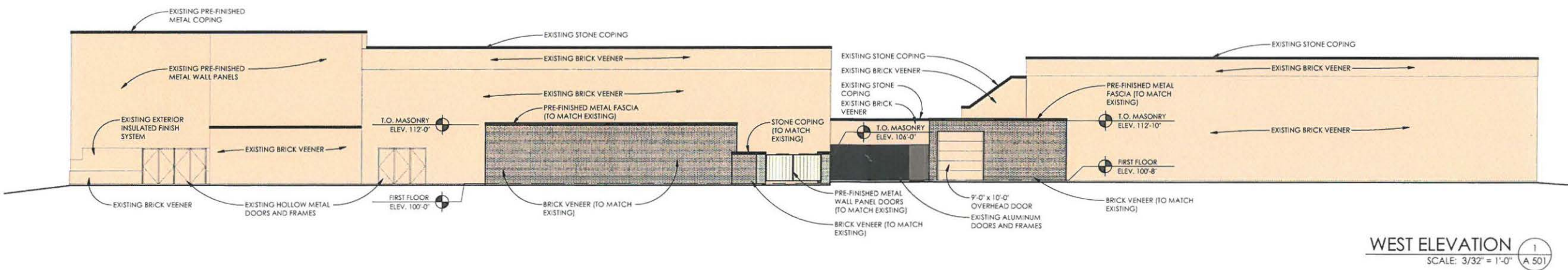
NOTICE TO BIDDERS
BIDDERS SHALL REVIEW ALL DRAWINGS AND SPECIFICATION SECTIONS TO DETERMINE THE IMPACT OF OTHER SECTIONS OF WORK ON THEIR OWN.
© 2015 ABACUS ARCHITECTS, INC.



PARTIAL SOUTH ELEVATION 3
SCALE: 3/32" = 1'-0" A 501



PARTIAL NORTH ELEVATION 2
SCALE: 3/32" = 1'-0" A 501



WEST ELEVATION 1
SCALE: 3/32" = 1'-0" A 501

ISSUE DATE: FEBRUARY 28, 2017
NEW BUILDING ADDITIONS:
SHEBOYGAN COUNTY YMCA
812 BROUGHTON AVENUE, SHEBOYGAN, WISCONSIN 53081
1135A MICHIGAN AVE., SHEBOYGAN, WI 53081 (920) 452-4444 | 225 EAST ST., PAUL AVE., MILWAUKEE, WI 53202 (414) 837-6450

DRAWN BY: Author
CHECKED BY: Checker

A
501

PROJ. NO. 2017-72

CITY OF SHEBOYGAN

REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION

ITEM DESCRIPTION: Revision to previously approved plan for Nemak located at 3101 S. Taylor Drive.

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

REPORT DATE: March 10, 2017

MEETING DATE: March 13, 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 January 9th, 2017, the Architectural Review Board approved a new building addition by Nemak at 3101 S. Taylor Drive. The applicant stated the following about the addition:

- The 11,780sf addition will be constructed on the east side of the existing building.
- The proposed addition is to accommodate a new CNC milling lines.
- The proposed addition will be constructed using a conventional steel frame similar to the existing plant. The exterior will have prefinished metal panel siding with colors complementary to the existing metal and concrete panels.
- Applicant is proposing to follow the existing "Earth Tone" color scheme with a Tan siding and a Brown mansard to match.
- Applicant has also added Brown accent panels to carry a vertical element similar to the existing louvers in the precast panels.

The applicant has now submitted revised drawings for the boards review and states:

- Reducing the new construction roof height in areas adjacent to the existing plant to reduce added new snow loads on the existing roof structure. This also reduces the amount of new steel members that are needed to reinforce the existing roof. This creates a step in the new roof structure (see attached plans and renderings).
- This change has affected the appearance of the mansard from what was originally planned and you can now see the Roof Top Units from Crocker

Ave. The owner would like to paint the roof top units to match the surrounding building colors.

- By reconfiguring internal product flow we can remove (1) loading dock and "square off" the dock area for better truck access and maneuvering.
- Since our previous submittal, the owner has decided where to relocate the existing cardboard compactor. It will now be located at an existing dock door on the North side of the building.

STAFF COMMENTS:

The appearance of the mansard looks odd at the wall height transition. Is there something that can be done to provide a more seamless transition?

If the compactor is to be located at the north side of the building, exposed to Taylor Drive, it should be painted a color similar to the building to try to minimize its appearance.

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: Nemak (Revised Submission 3/2/17)
ADDRESS: 3101 South Taylor Drive, Sheboygan, WI
E-MAIL ADDRESS: Jason.Andrews@nemak.com
PHONE: (920) 458-7724 FAX NO.: (920) 458-0140

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Nemak
ADDRESS OF PROPERTY AFFECTED: 3101 South Taylor Drive
NEW BUILDING: _____ ADDITION: X REMODELING: _____
DESCRIPTION OF PROPOSED PROJECT: 11,780 SF Addition to existing building for new CNC Milling Line

DESCRIPTION OF EXISTING EXTERIOR DESIGN AND MATERIALS: _____
Conventional Steel and Pre-Engineered Framework with Precast and Metal panel exterior

DESCRIPTION OF THE PROPOSED EXTERIOR DESIGN AND MATERIALS: _____
Proposed metal panel with complementary colors to existing materials - mainly earth tones tan and brown. Building addition is located on the backside of existing building.



March 2, 2017

Steve Sokolowski
Manager of Planning and Zoning City of Sheboygan
828 Center Ave Suite 104
Sheboygan WI,

RE: Revised Nemark Architectural Review
Hamann Construction – Magna Expansion
McM. No. H0032-9-16-00892

Mr. Sokolowski

On December 27th 2016 we submitted an Architectural Review Packet to the City for an expansion project for our client Hamann Construction at the Nemark site at 3010 S. Taylor Drive in the city of Sheboygan. The project consisted of the following:

- Nemark is proposing a 11,780 SF expansion to their existing facility located at 3101 S. Taylor Drive in the City of Sheboygan. The building addition will be constructed on the East side of the existing plant facing the Neighboring Wigwam Property.
- The proposed addition will be constructed using a conventional steel frame similar to the existing plant. The exterior will have prefinished metal panel siding with colors complementary to the existing metal panel and precast concrete panels on the East side of the building. We are proposing to follow the “Earth Tone” color scheme already present on the building with a Tan siding and a Brown mansard to match the existing. We have also added Brown accent panels to carry a vertical element similar to the existing louvers in the precast panels.
- Other buildings nearby have similar schemes: Wigwam is constructed of precast panels and includes a metal mansard and the neighboring properties to the North are pre-engineered structures with metal panel siding.

During the City Review Process the following clarifications were requested:

- The building addition is needed by Nematik because the Taylor Drive Plant has received 6 new business awards that are launching between end of 2017 through beginning of 2019. These programs overlap existing business resulting in the requirement of additional floor space. The new addition will specifically be used as a machining room for 4WD transfer cases. Equipment within the room will include CNC machines, assembly machines, leak testers, gages, CMM's, washers/dryers and various gantries and conveyors.
- Nematik Taylor plant produces aluminum die cast components for the automotive industry. The production processes include melting, die casting, machining, assembly, and testing. Products include 4WD transfer cases, oil pans, electronic power steering racks, extension housings, cam carriers, and oil filter adapters.
- The value of this project is approximately \$2 Million dollars for building, utilities, and other infrastructure updates.
- After the expansion is added the plant will be approximately 240,000 SF.
- There are 340 total employees that presently work at the plant; new employees will be added to support the new programs.
- The plant capacity plan is to operate 24/5. Weekend work is done on an as needed basis to support specific customer needs. Weekend maintenance and die repair is common.
- In regards to the new loading docks on the original plan: the new addition area is being utilized for high volume part production, a large quantity of empty packaging and finished goods must be transferred to and from the production lines throughout the day. Because of this packaging transfer need, it is critical to have a dock near the production lines to facilitate meeting the output requirements. Without it, the closest docks are on the far South of the building which would make material handling a bottle neck.

We received Conditional Use approval from the City Plan Commission on January 10th, 2017. In addition we have also completed the "No Build Easement" agreements with the neighboring properties and the documents are registered with Sheboygan County. Copies of

the registered agreements are attached to this packet for your records/review. On February 15th 2017 we received State Approval of the building drawings as originally designed.

It was determined by McMahon Associates Inc. and Hamann Construction that revising the plan will better meet the owners set budget and improve constructability in the following ways:

- Reducing the new construction roof height in areas adjacent to the existing plant to reduce added new snow loads on the existing roof structure. This also reduces the amount of new steel members that are needed to reinforce the existing roof. This creates a step in the new roof structure (see attached plans and renderings)
- By reconfiguring internal product flow we can remove (1) loading dock and "square off" the dock area for better truck access and maneuvering.
- Since our previous submittal, the owner has decided where to relocate the existing cardboard compactor. It will now be located at an existing dock door on the North side of the building (See Architectural Site Plan).

In accordance with the screening of roof top mechanicals, we would like to propose painting the roof top units to match the surrounding building materials instead of adding screens or additional materials.

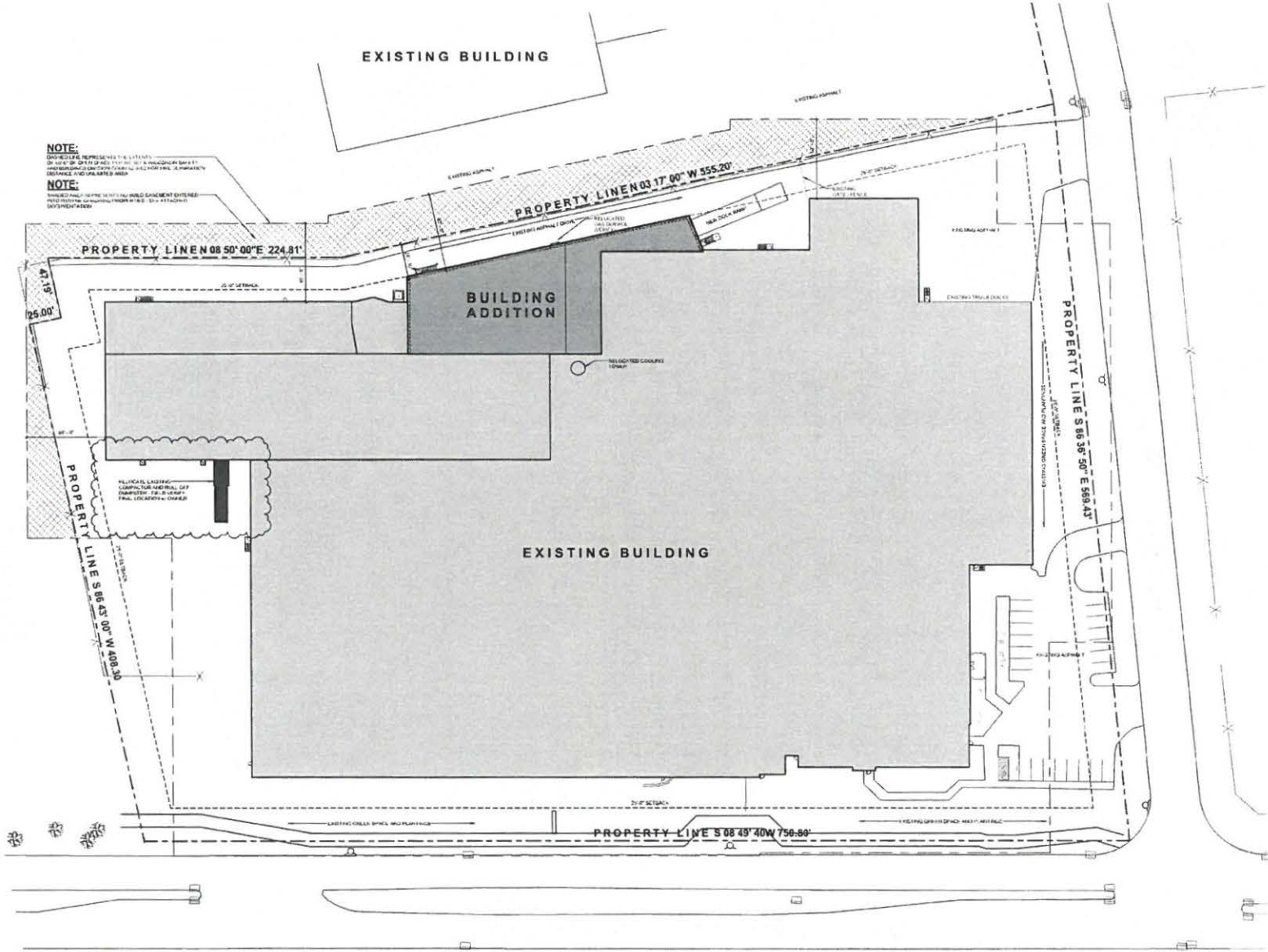
Thank you for your time and consideration.



Michael A. Martin AIA

2025/01/15/15:48

C:\projects\1112\1112.dwg



NOTE:
DIMENSIONS REPRESENTED BY THE LINES
ON THIS PLAN ARE TO BE USED AS A GUIDE ONLY.
THEY DO NOT CONSTITUTE A WARRANTY OR
GARANTEE OF ANY KIND. THE USER SHALL
VERIFY ALL DIMENSIONS AND CONDITIONS
ON THE FIELD.

NOTE:
SHADED AREA REPRESENTS BUILDING ELEMENT EXTENDING
BEYOND THE PROPERTY LINE. THIS IS A FIELD
DOCUMENTATION.

ARCHITECTURAL SITE PLAN

REVISED 3/2/17

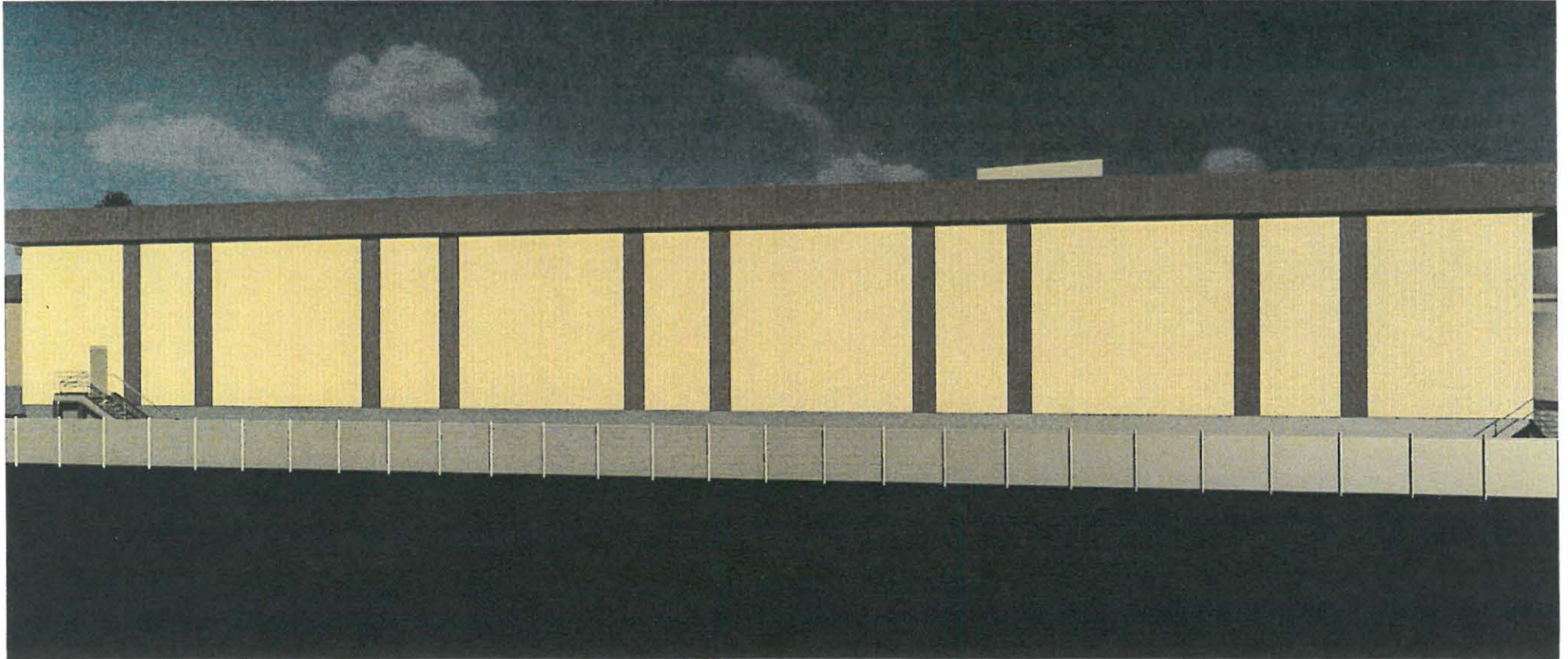
McMAHON
ARCHITECTURE & ENGINEERING
INCORPORATED

1000 W. WISCONSIN ST. SUITE 200
MILWAUKEE, WI 53233
TEL: 414.224.1111 FAX: 414.224.1112
WWW.MCMANON.COM

DATE	DESCRIPTION
3/2/17	REVISION 02/20

NEMAK - MAGNA EXPANSION
HAMANN CONSTRUCTION SHEBOYGAN, WI
ARCHITECTURAL SITE PLAN

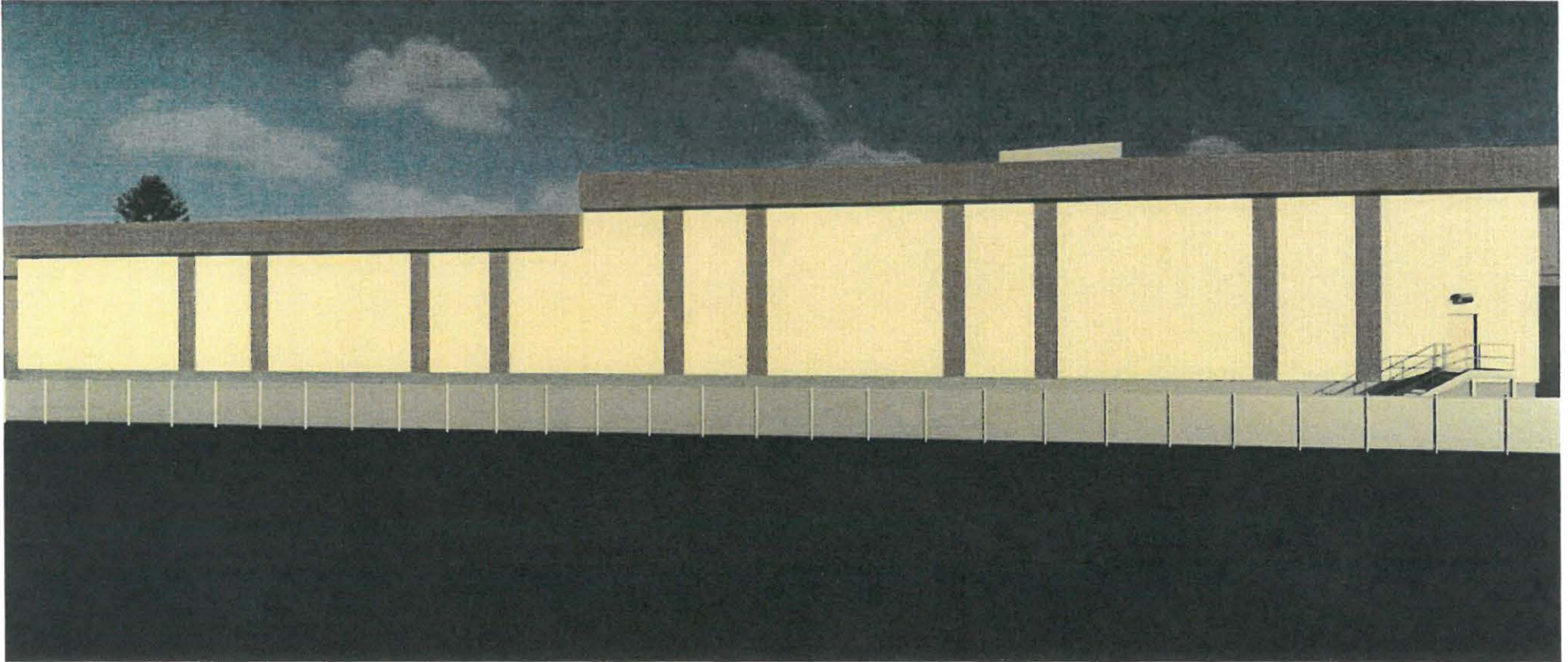
SCALE	DATE
AS01	JANUARY 29, 2017



EAST ELEVATION

McMAHON
ENGINEERS ARCHITECTS

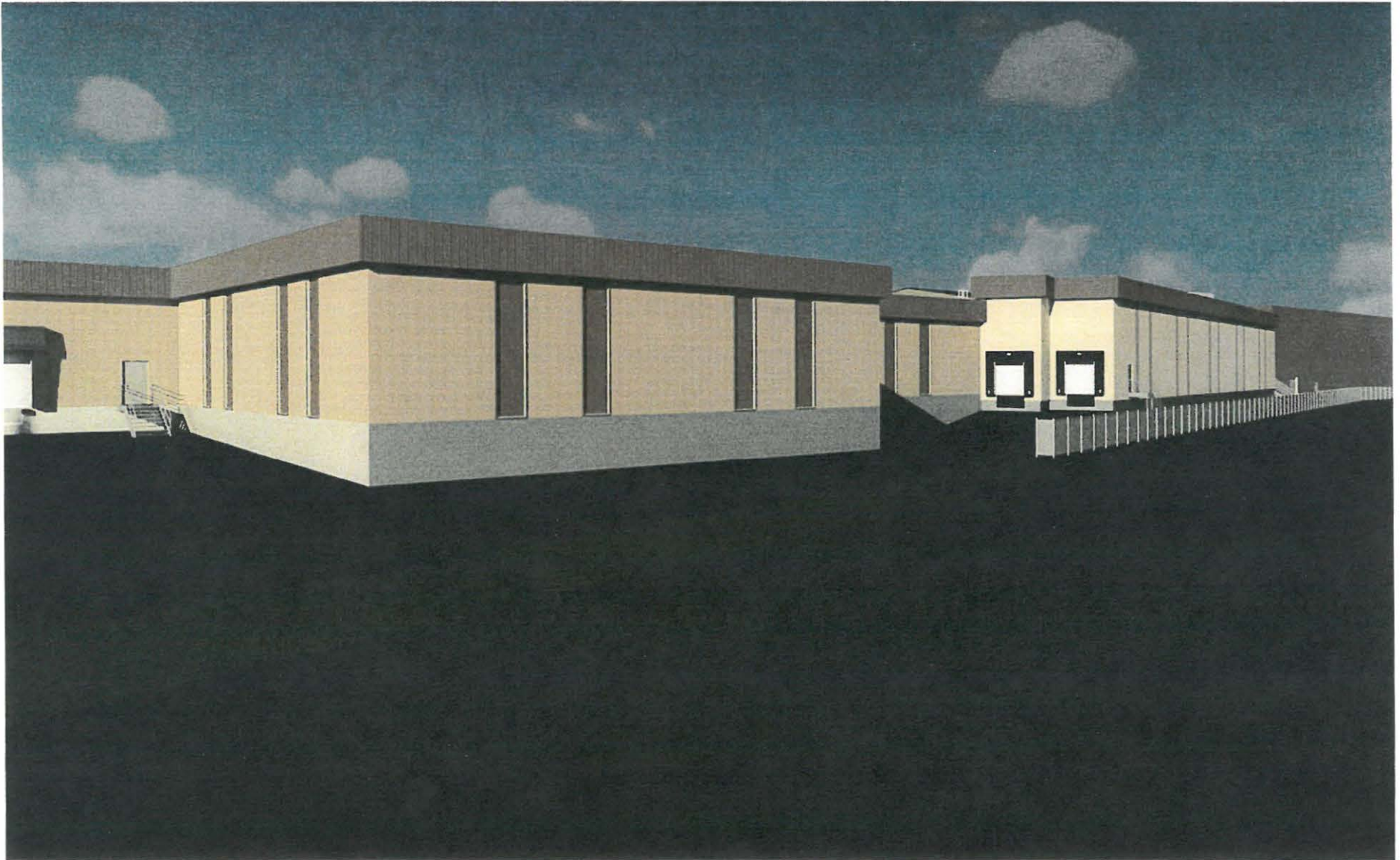
ORIGINAL APPROVED PLAN 12/27/16



EAST ELEVATION

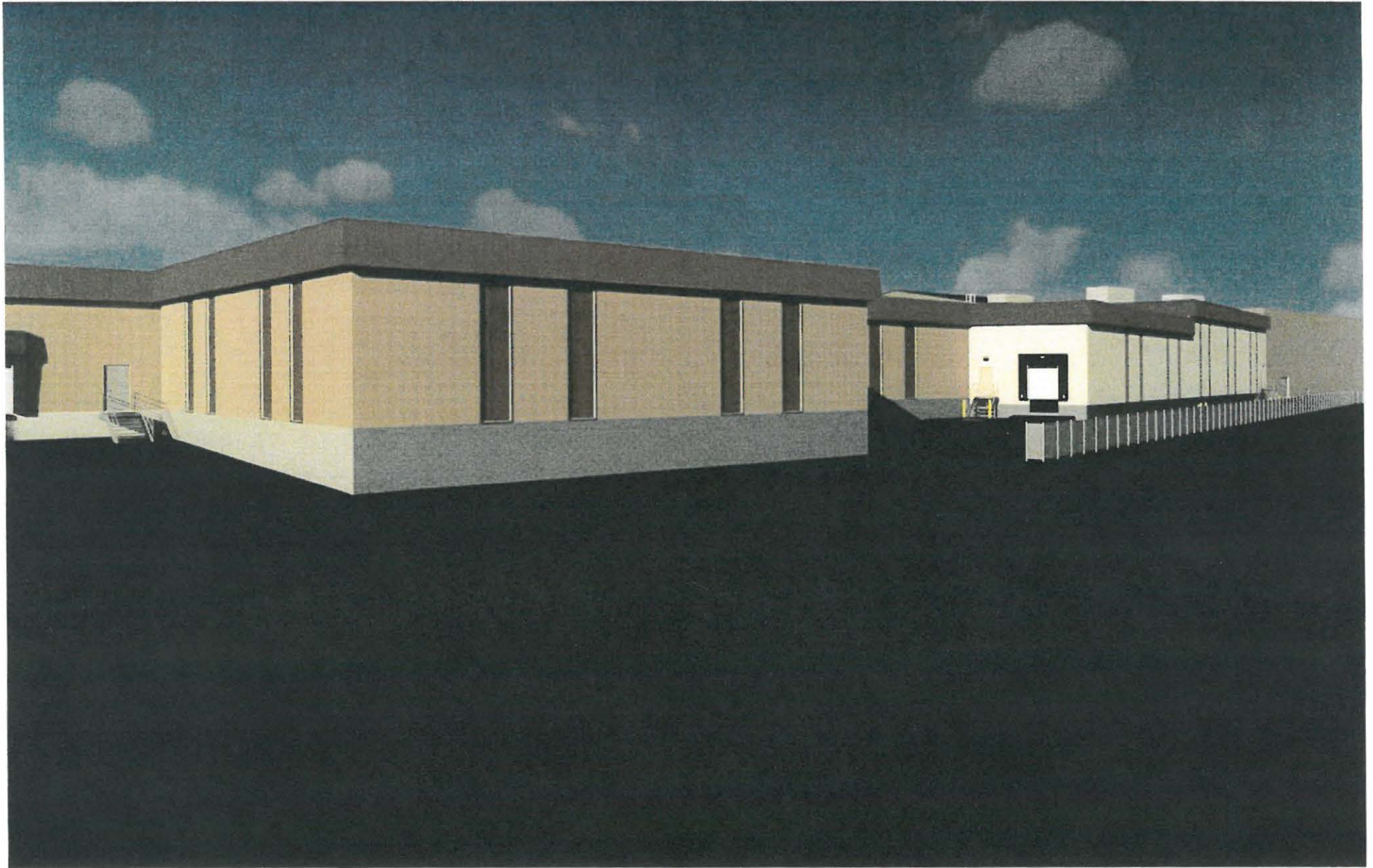
REVISED 3/2/17

McMAHON
ENGINEERS ARCHITECTS



VIEW FROM CROCKER AVENUE ORIGINAL APPROVED PLAN 12/27/16

McMAHON
ENGINEERS ARCHITECTS



VIEW FROM CROCKER AVENUE

REVISED 3/2/17

McMAHON
ENGINEERS ARCHITECTS

CITY OF SHEBOYGAN

REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION

ITEM DESCRIPTION: Remodel of existing carwash portion of building at the Clark Station located at 1710 Indiana Avenue.

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

REPORT DATE: February 24, 2017

MEETING DATE: February 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:

Basudev Adhiahri is proposing to remodel the existing vacant carwash portion of the building into additional dining and kitchen space and to construct new parking at the Clark Station located at 1710 Indiana Avenue. The applicant states the following about the project:

- The existing business is a gas station, convenient store, carwash and takeout restaurant.
- Applicant is proposing to convert the carwash space into a new dining and kitchen area.
- The restaurant/kitchen space is approximately 816sf (51 x 16). The new dining space area will have several tables that will seat approximately 20 customers. The existing kitchen is undersized and is proposed to be expanded.
- The general design will remain the same with the exception of eliminating the overhead doors. Applicant will be infilling the overhead doors of the former car wash with concrete block to match in the rear and will be constructing a new aluminum frame front entrance.

STAFF COMMENTS:

The paint is peeling on the prefinished metal panels of the building which does not look good. The applicant's drawings indicate that the finish is to remain meaning they will not be doing anything to the existing building. Staff is recommending that the metal panels be painted.

ACTION REQUESTED:

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

ATTACHMENTS:

- I. Architectural Review Board Application and required attachments.

DATE SUBMITTED: _____

REVIEW DATE: _____

CITY OF SHEBOYGAN ARCHITECTURAL REVIEW APPLICATION

Revised March, 2001

Completed application must be filed with the Department of City Development, 807 Center Avenue. To be placed on agenda of the Architectural Review Board, application must be filed two weeks prior to date of meeting. Applications that are not complete or that are not legible will not be accepted.

1. APPLICANT INFORMATION

APPLICANT: 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: clark store

ADDRESS OF PROPERTY AFFECTED: 1710 Indiana Ave

NEW BUILDING: _____ ADDITION: _____ REMODELING: xxx

DESCRIPTION OF PROPOSED PROJECT: _____

remove two overhead doors and replace with aluminum frame
entry system on the front and matching concrete block/service
door in the rear.

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

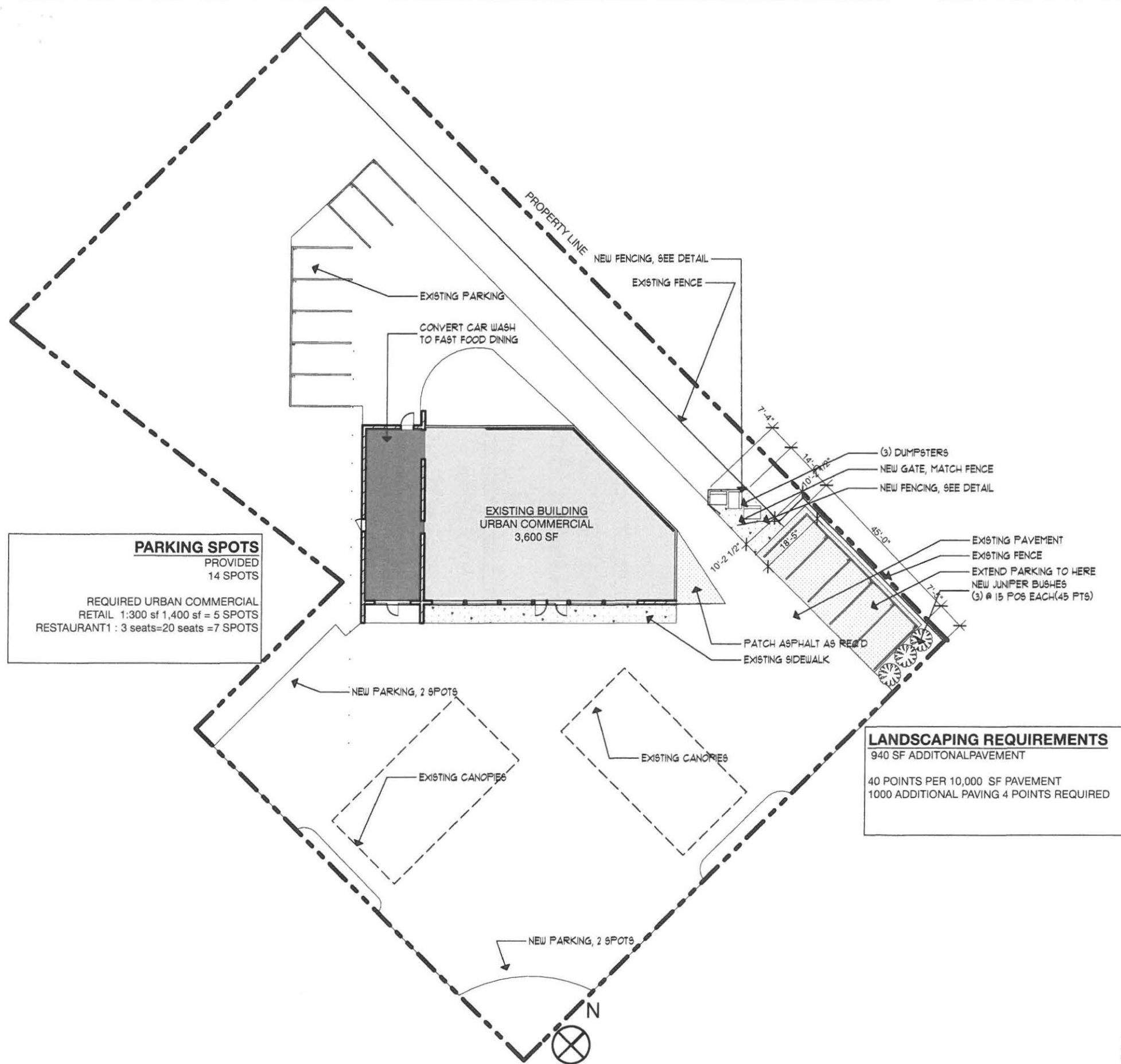
split face cmu, face brick, metal panel

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

all finishes will remain the same. I new
doorway will replace the existing oh door

RESTAURANT BUILDOUT FOR:
CLARK STATION
 1710 INDIANA AVE
 SHEBOYGAN, WI. 53081

SHEET INDEX	
ID	Name
A1.1	SITE PLAN
A1.2	AREA MAP
A1.3	FIRST FLOOR PLAN
A2.1	ELEVATIONS
A3.1	BUILDING SECTION



PARKING SPOTS
 PROVIDED
 14 SPOTS

REQUIRED URBAN COMMERCIAL
 RETAIL 1:300 sf 1,400 sf = 5 SPOTS
 RESTAURANT 1: 3 seats=20 seats =7 SPOTS

LANDSCAPING REQUIREMENTS
 940 SF ADDITIONAL PAVEMENT
 40 POINTS PER 10,000 SF PAVEMENT
 1000 ADDITIONAL PAVING 4 POINTS REQUIRED

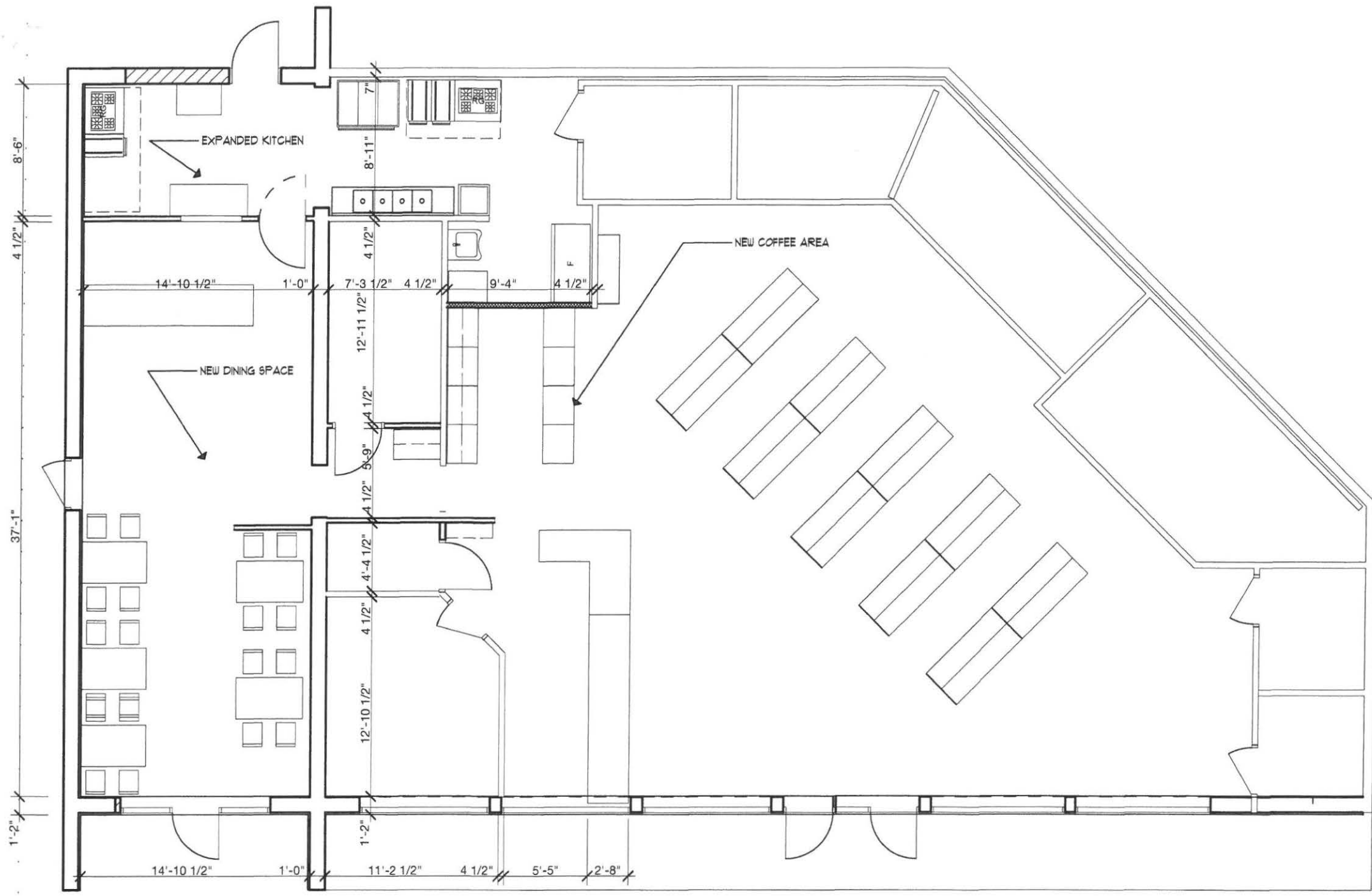


RESTAURANT BUILDOUT for:
CLARK STATION
 1710 INDIANA AVE SHEBOYGAN WI 53081

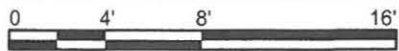


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 scott@aspirearchitects.com
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issue 2.14.17
 rev. XX
 08-037
A1.1



① 1st Floor Plan
SCALE: 1/8" = 1'-0"

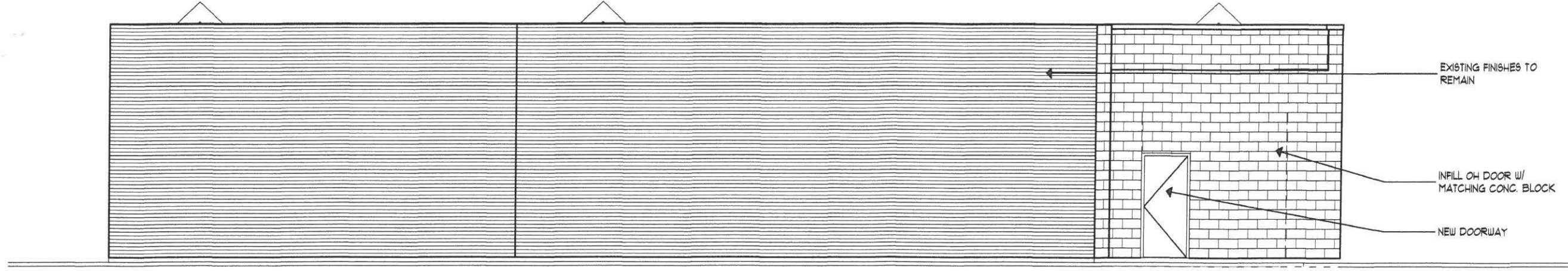


RESTAURANT BUILDOUT for:
CLARK STATION
1710 INDIANA AVE SHEBOYGAN WI 53081

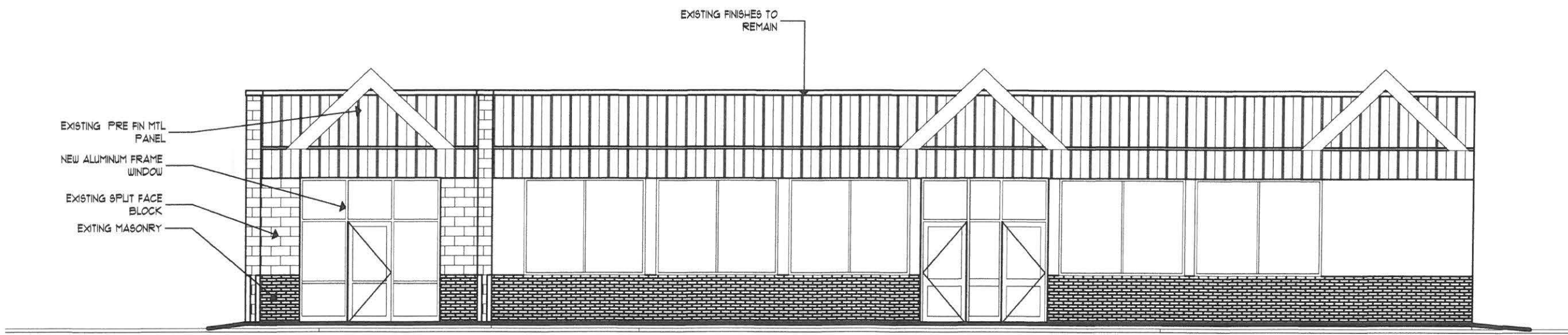
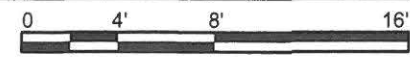


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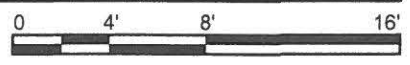
issue 2.14.17
rev. XX
08-037
A1.3



① North Elevation (1)
SCALE: 1/8" = 1'-0"



② South Elevation
SCALE: 1/8" = 1'-0"



RESTAURANT BUILDOUT for:
CLARK STATION
1710 INDIANA AVE SHEBOYGAN WI 53081



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08-037
A2.1



1 AREA MAP

SCALE: 1" = 200'



RESTAURANT BUILDOUT for:
CLARK STATION
 1710 INDIANA AVE SHEBOYGAN WI 53081



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 08-037
A1.2





1710

RAISE ONE TO RIGHT NOW

WHEN IT'S DONE, AND DONE RIGHT

HERE'S TO EARNING IT

CLARK

USC LIGHT

TO THE HOUSE

NAVERICK 1981

KOL III

KOL

MEMPHIS



RAISE ME TO NIGHT NOW

BUD LIGHT
LARGE

WELCOME TO THE BUD LIGHT CLUB
RAISE ME TO NIGHT NOW
BOOM

CITY OF SHEBOYGAN

REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION

ITEM DESCRIPTION: Facade renovation of existing warehouse at 1234 Kentucky Avenue.

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

REPORT DATE: March 10, 2017

MEETING DATE: March 13, 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:

Ben Stanley is proposing to remodel the existing facility at 1234 Kentucky Avenue (former Wisconsin Woodcrafters). The applicant states:

- The proposed use of 1234 Kentucky Ave is to be a self-storage facility (Mini-Storage). The storage facility will have between 430-450 units ranging in sizes from 20sf (5 x 4) to 300sf (10 x 30). The reinvestment project will make significant improvements inside & outside of the existing building to eliminate the "eyesore."
- The exterior of the building will have some windows replaced. Also, the exterior will be redone in metal siding. We will have multiple colors in metal as to not have another "yellow box" and make the building more aesthetically pleasing.

STAFF COMMENTS:

The applicant provided minimal written information regarding the project; no written detail on the building elevations; and no color renderings or building material samples to understand this project.

The board should conceptually review this proposal and take no formal action because there is not enough information to make an informed decision. Staff is recommending that that this matter be tabled until such times at the applicant submits a complete application.

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: _____

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: Ben Stanley

ADDRESS: 1234 Kentucky Ave (former wisconsin woodcraft factory)

E-MAIL ADDRESS: stanleyben@gmail.com

PHONE: () 608 931 4236 FAX NO.: ()

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Little Kiwi Distribution

ADDRESS OF PROPERTY AFFECTED: 1234 Kentucky

NEW BUILDING: xxx ADDITION: _____ REMODELING: _____

DESCRIPTION OF PROPOSED PROJECT: _____

We are proposig to provide new cladding on an old existing factory

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

aesbestos siding and plastic corrugated panels

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

New pre fin metal siding panels, three types, reclaimed timbers, stained, aluminum fascia, vinyl windows

Our proposed facade is similar to previously approved in 2015 with the exception of removing the beams and proviig some windows on the corners



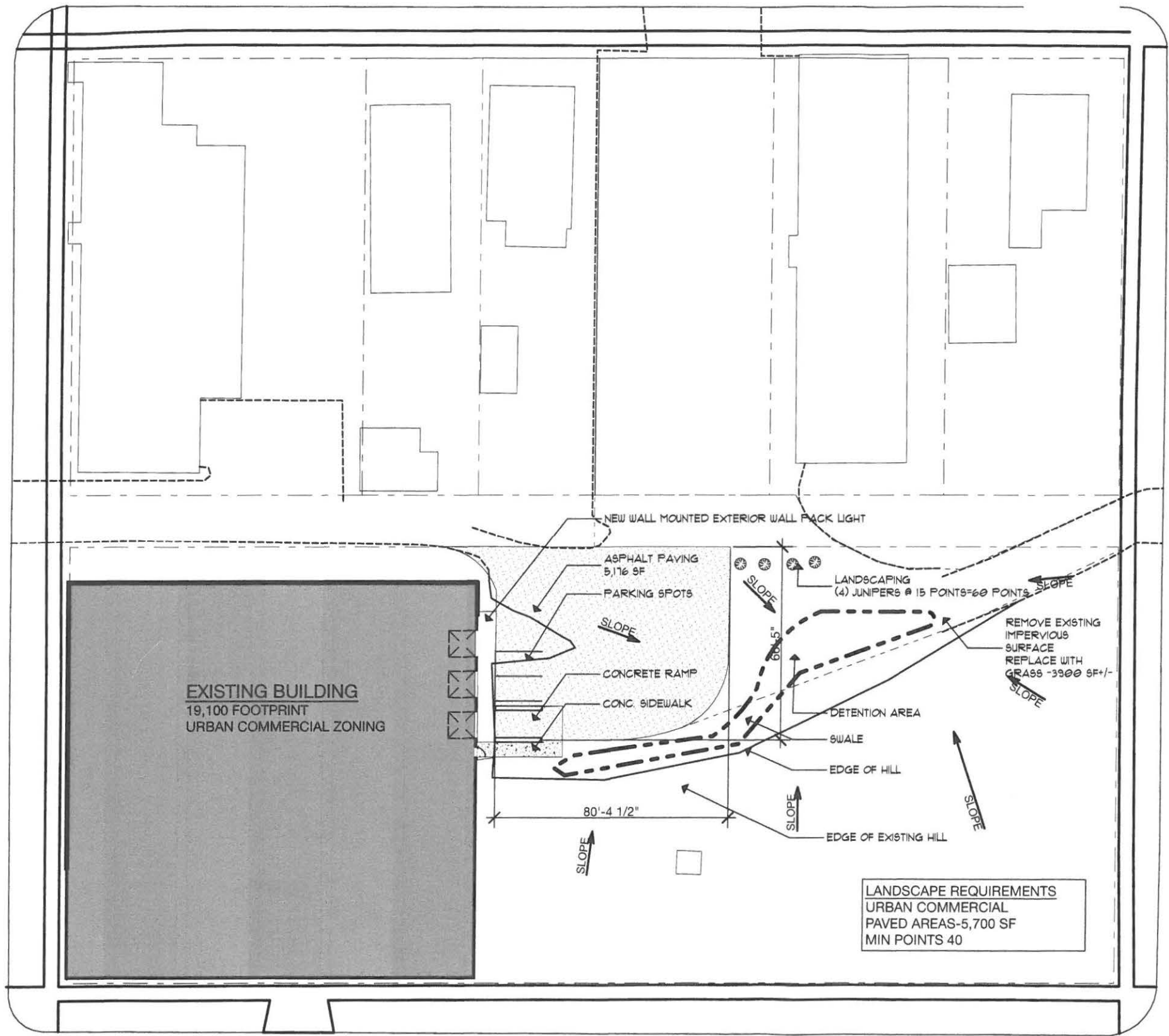
1234 Kentucky Ave

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Google Earth







1 SITE PLAN

SCALE: 1" = 40'

/USERS/SMMATULA/LIBRARY/MOBILE DOCUMENTS/COM-APPLE-CLOUDDOCS/ASPIRE-CAD/
 08-22/08-22 BEN STANLEY-PLAN COMMISSION PLAN 1/28/17 AT 12:45 AM

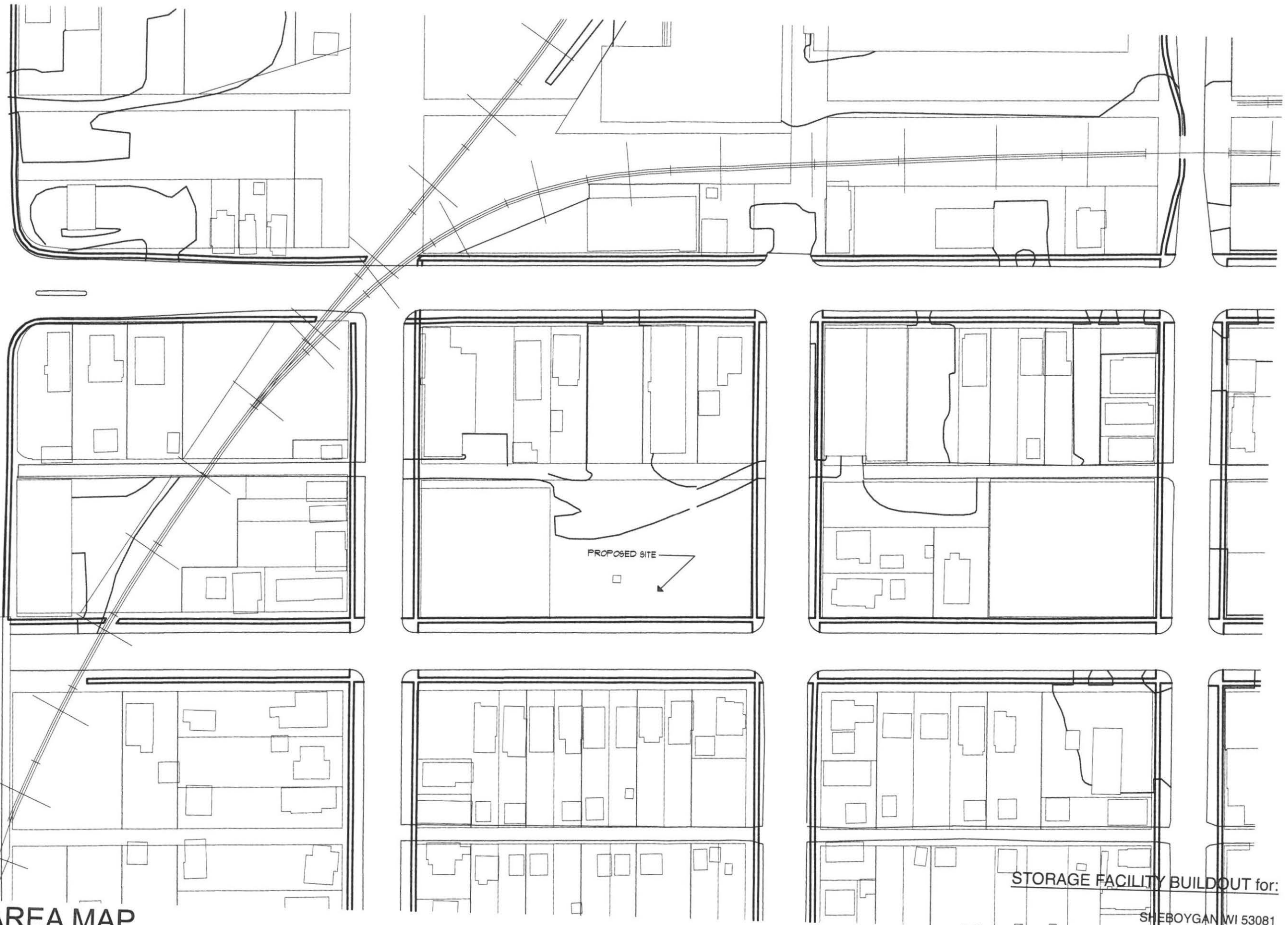
STORAGE FACILITY BUILDOUT for:

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 920-457-4884
 scott@aspirearchitects.com
 www.aspirearchitects.com



1.17.17
 09-003
A1.1



1 AREA MAP

SCALE: 1" = 100'

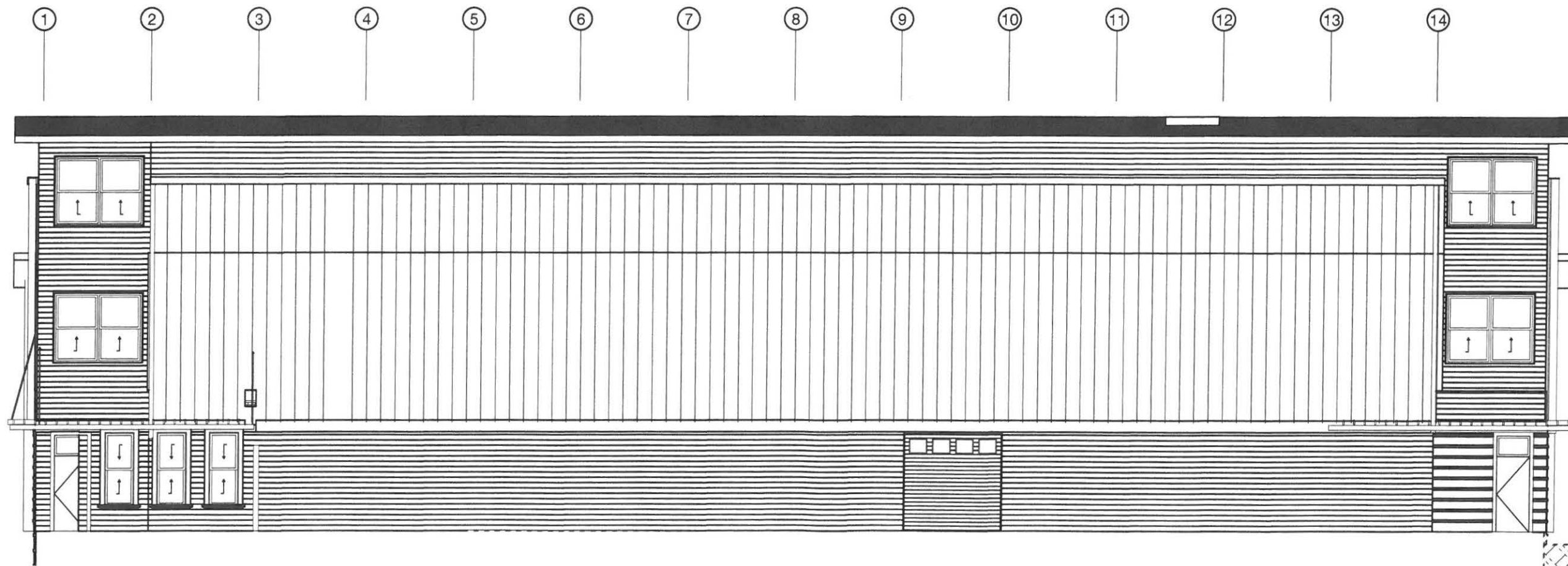
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1.17.17
09-003
A1.2

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28-223/28-223 BENI STANLEY-PI AN COMMISSION PLAN 7/28/17 AT 10:45 AM



1 South Elevation
SCALE: 3/32" = 1'-0"

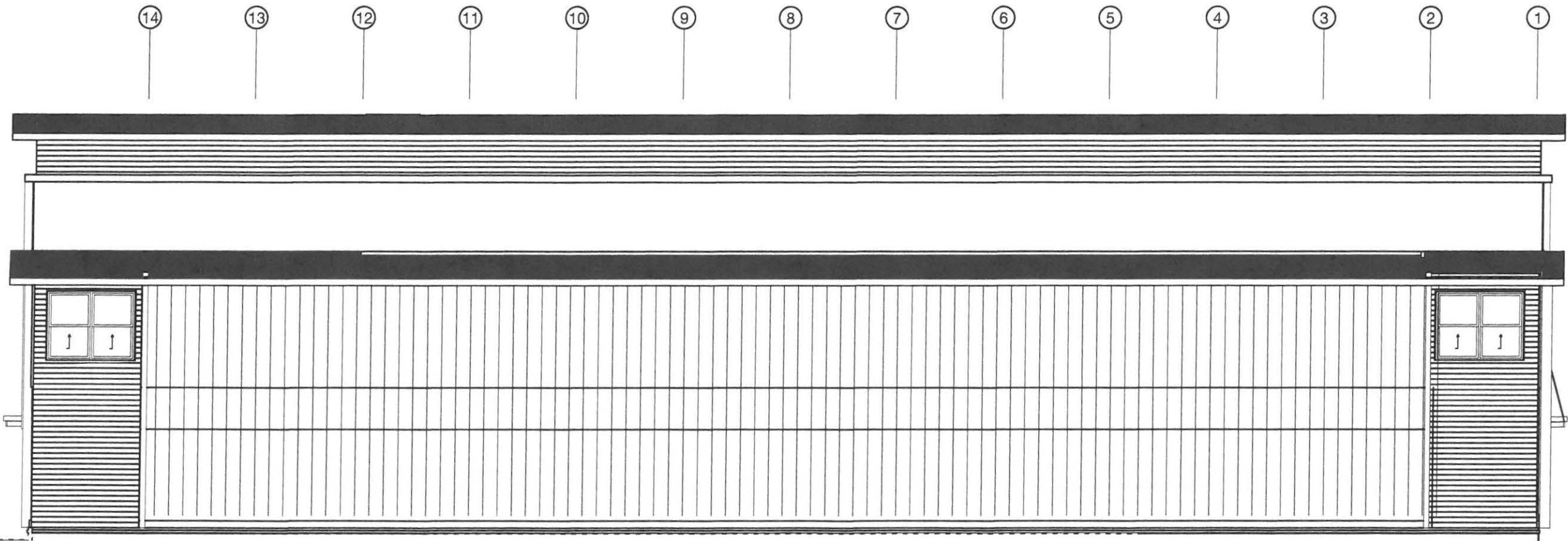
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1.17.17
09-003
A2.1



① North Elevation
 SCALE: 3/32" = 1'-0"

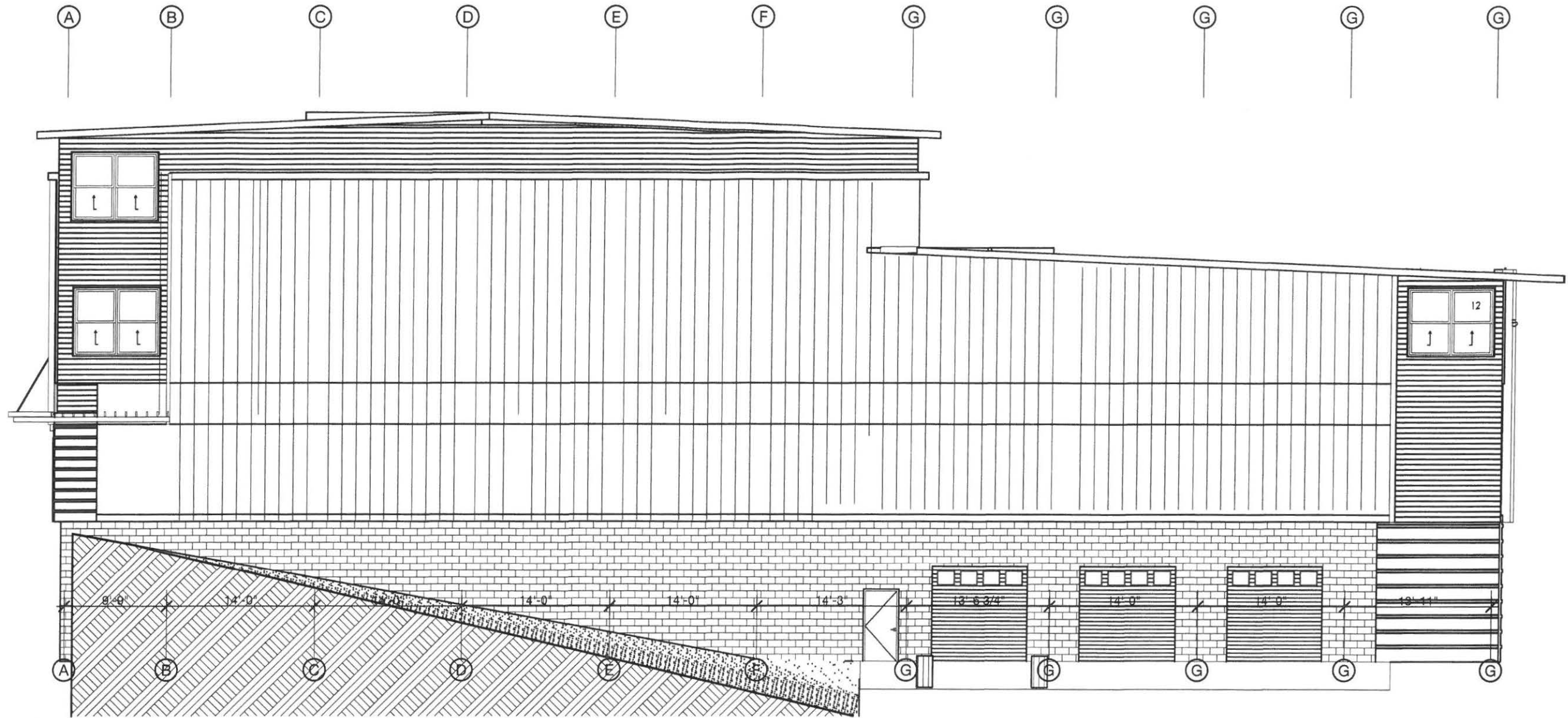
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 A2.2



1 East Elevation
SCALE: 3/32" = 1'-0"

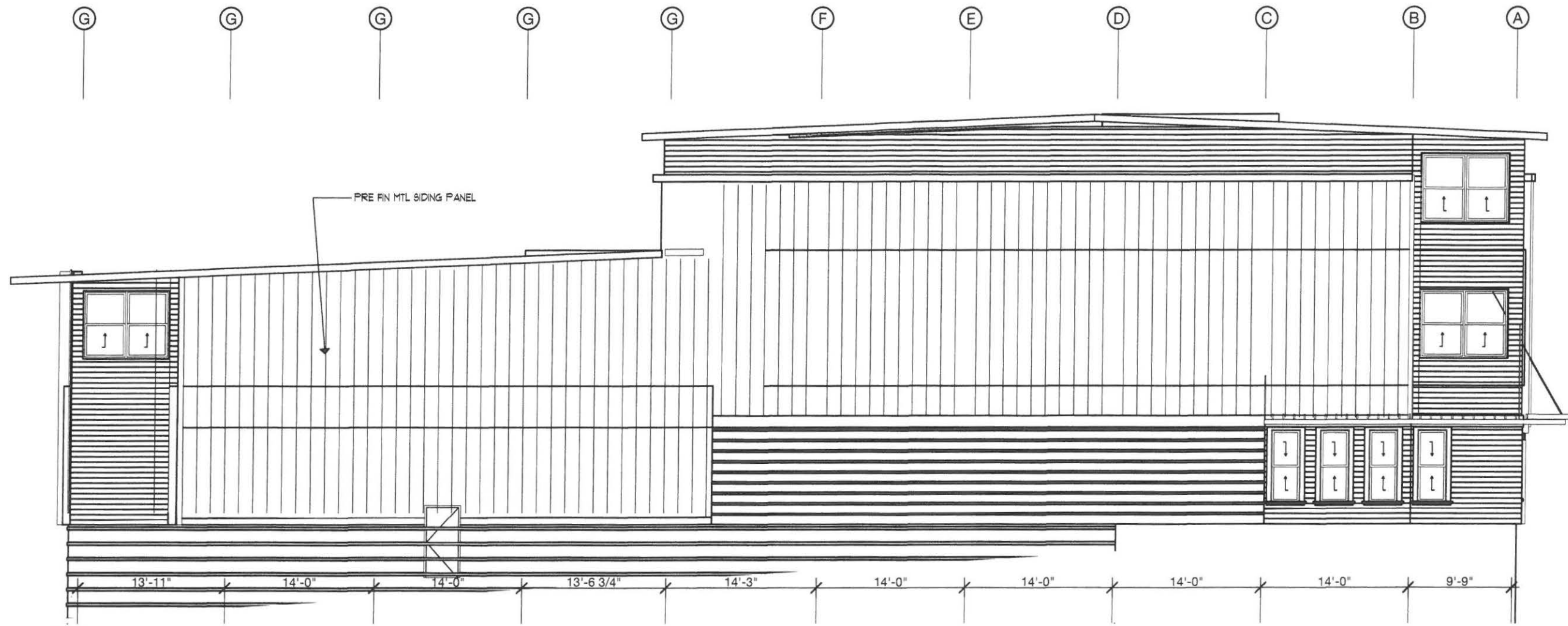
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① West Elevation
SCALE: 3/32" = 1'-0"

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1.17.17
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