

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

**CITY OF SHEBOYGAN**

**REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION**

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

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

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**REPORT DATE:** February 24, 2017

**MEETING DATE:** February 27, 2017

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**FISCAL SUMMARY:**

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

**STATUTORY REFERENCE:**

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

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**BACKGROUND / ANALYSIS:**

Basudev Adhahri 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:

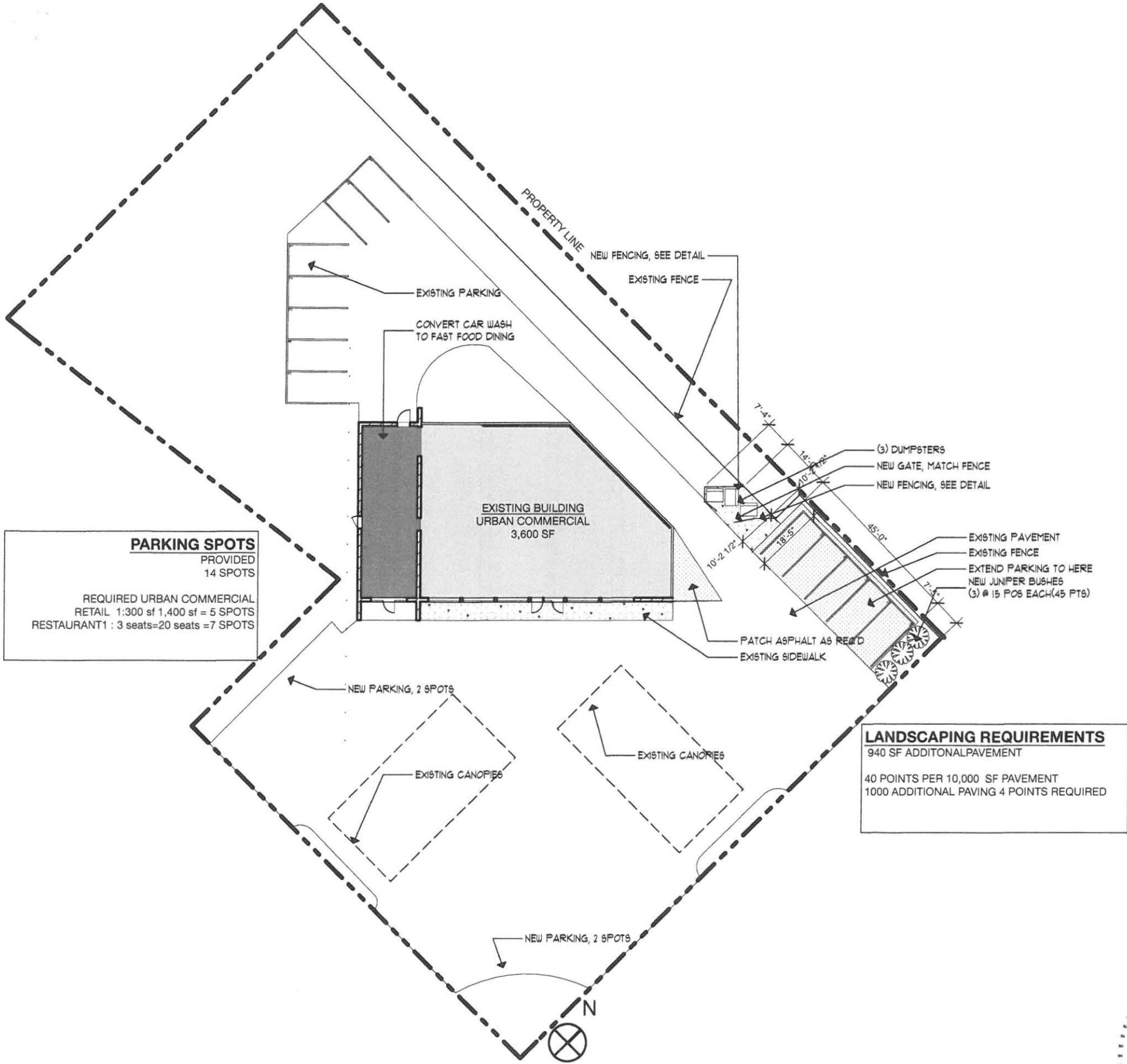
split face cmu, face brick, metal panel

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

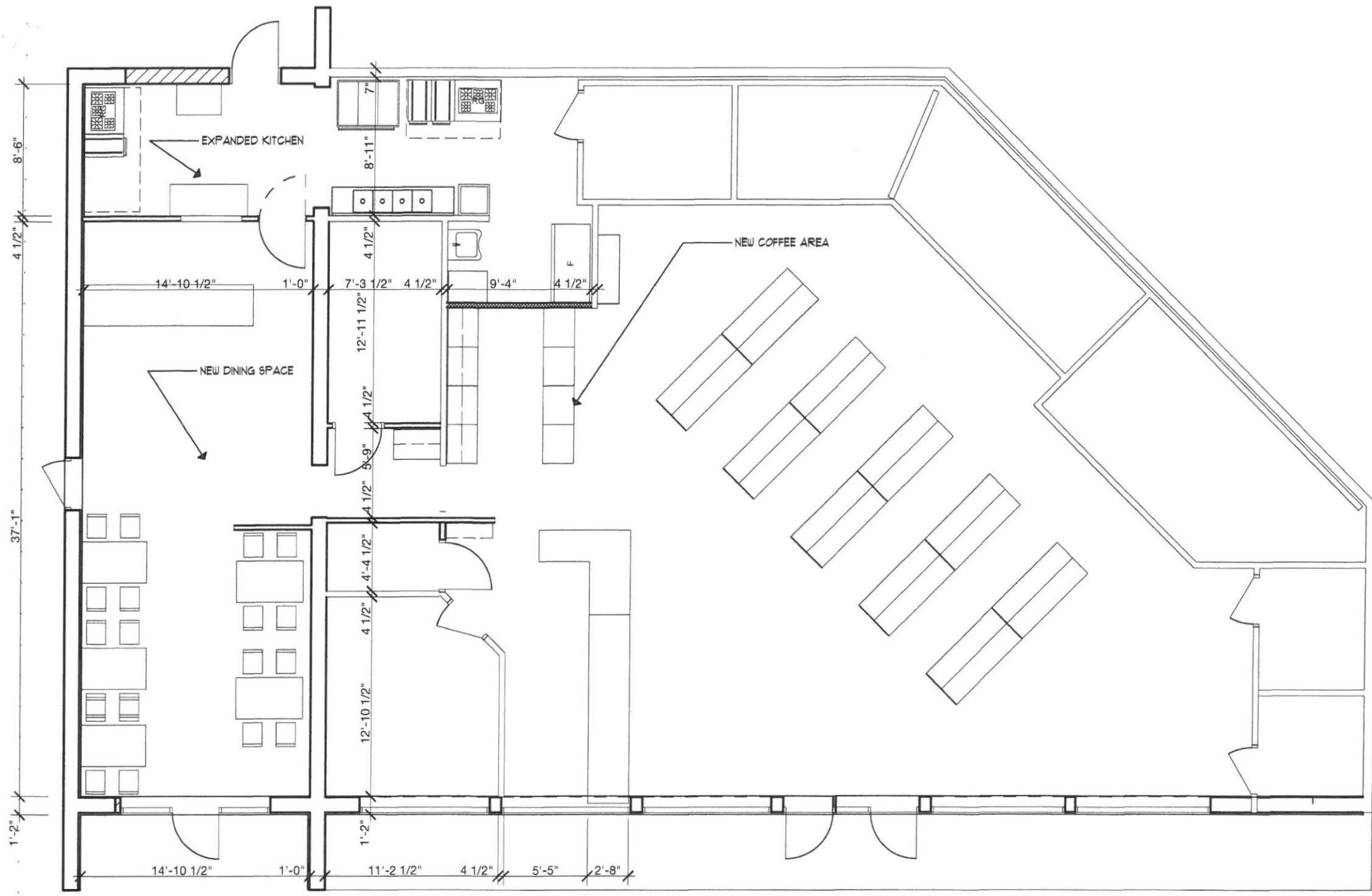


RESTAURANT BUILDOUT for:  
**CLARK STATION**  
 1710 INDIANA AVE SHEBOYGAN WI 53081

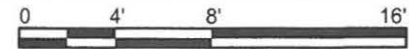


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 1416 N. 5th St. Sheboygan, WI. 53081  
 920-457-4884  
 scott@aspirearchitects.com  
 www.aspirearchitects.com

issue 2.14.17  
 rev. XX  
 08-037  
**A1.1**



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

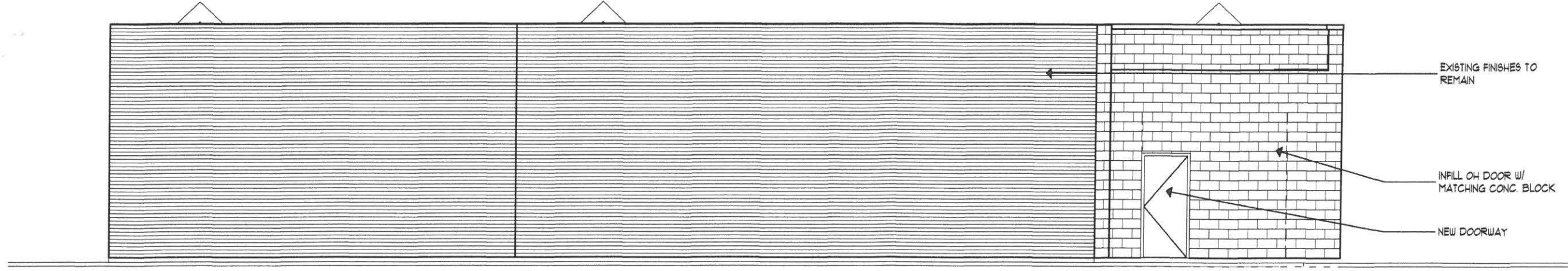


RESTAURANT BUILDOUT for:  
**CLARK STATION**  
 1710 INDIANA AVE SHEBOYGAN WI 53081

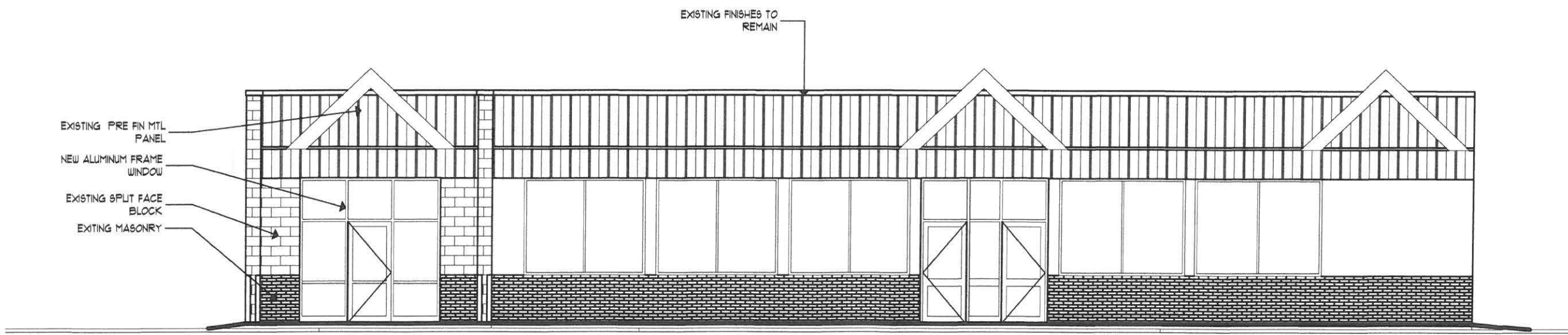
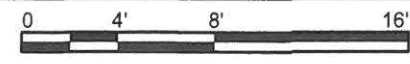


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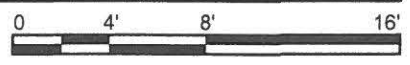
issue 2.14.17  
 rev. XX  
 08-037  
**A1.3**



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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issue 214.17  
rev. XX  
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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issue 2.14.17  
rev. XX  
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

THE HOUSE

MAVERICK

THE HOUSE

COL

MEMPHIS



RAISE ME TO NIGHT NOW

BUD LIGHT  
LARGE

WELCOME TO THE BUD LIGHT CLUB  
WE HAVE THE BEST OF THE BEST  
BOOM!

**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).

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

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**REPORT DATE:** February 24, 2017

**MEETING DATE:** February 27, 2017

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**FISCAL SUMMARY:**

**STATUTORY REFERENCE:**

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

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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. 18<sup>th</sup> 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. 21<sup>st</sup> 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**

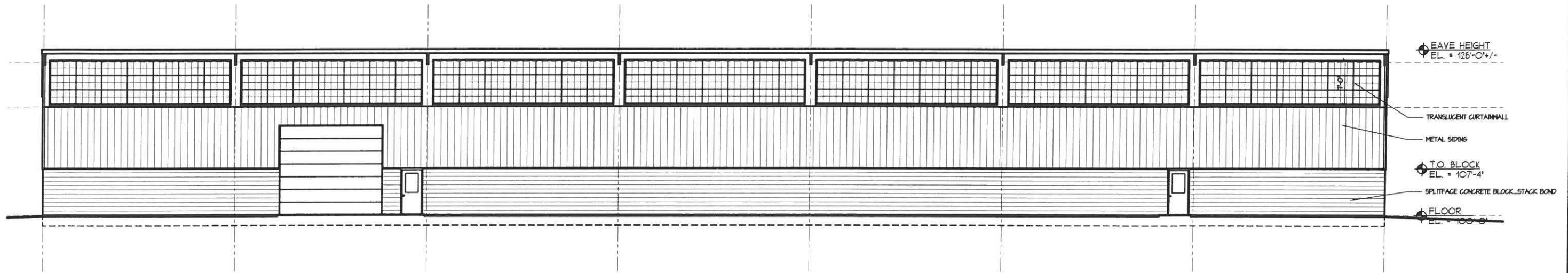
- 40 Sailboats/Trailers
- 20 Power Boats/Trailers
- 250 - 300 Sails
- Extensive Inventory of Spare Parts i.e. Masts, Keels, Rigging
- 3 Trucks
- 4x4 Gator, Scissor Lift, Gantry, Hot H2O Power Wash System
- Compressors, Jacks, Full Tool Inventory

### **Estimated Plan for Employees and Students**

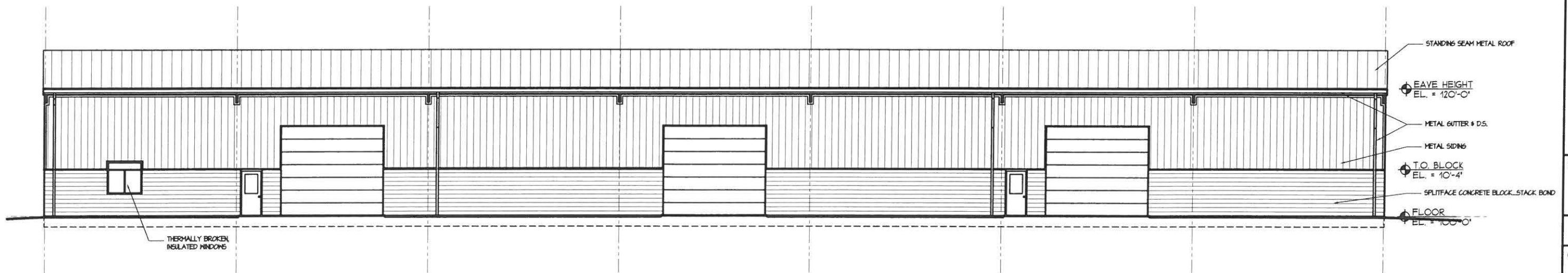
- 3 full-time employees
- 2 part-time employees
- 6 -10 students

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

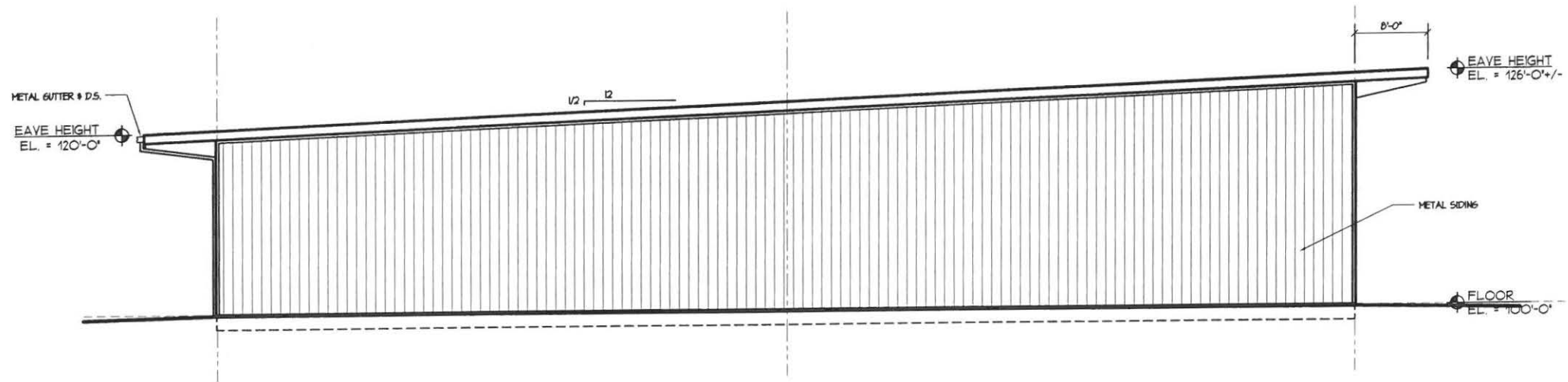
CHECKED BY  
EJ

DATE  
02-13-17

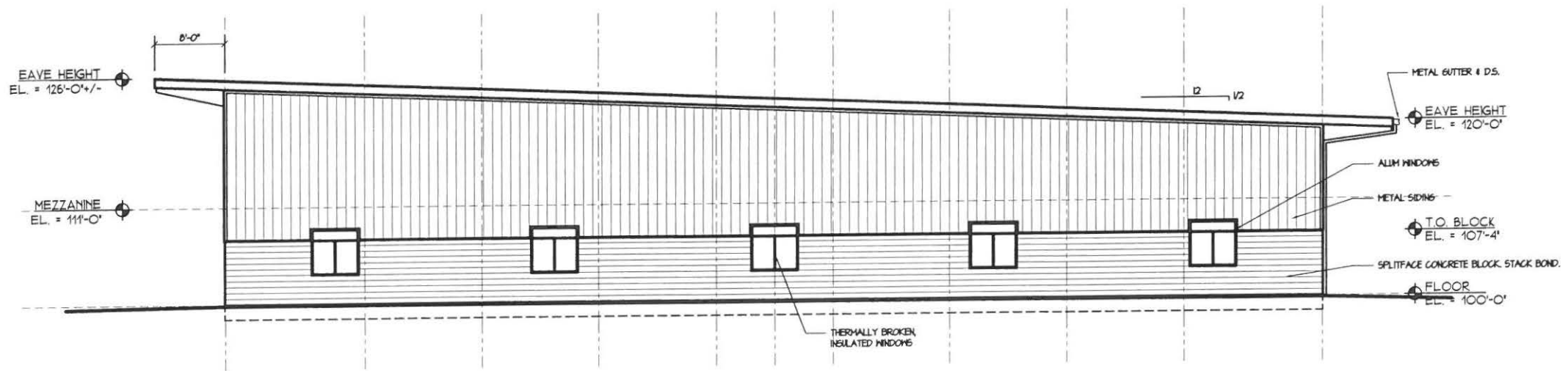
PROJECT NO.  
1701

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



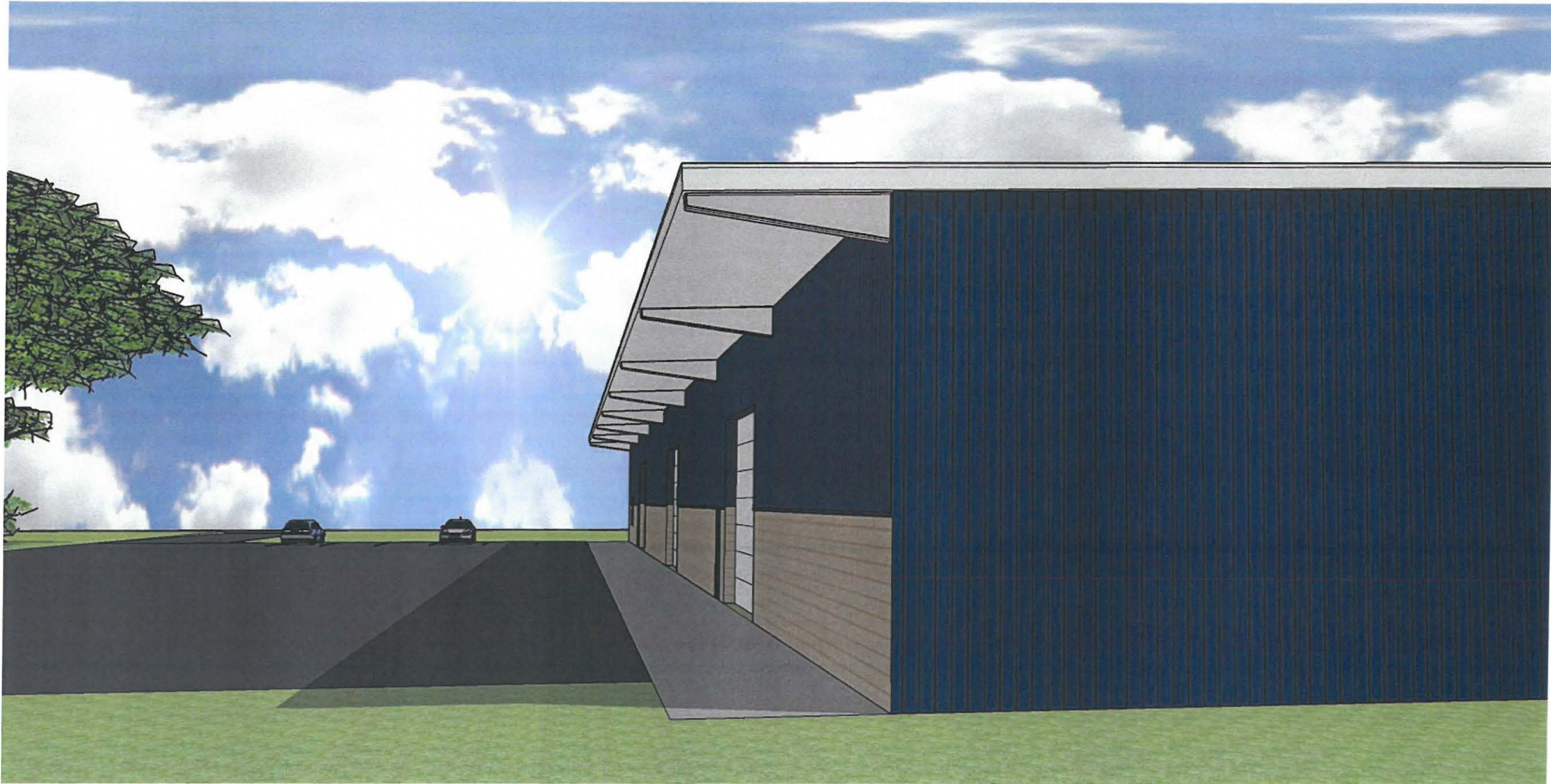
BIRDS-EYE VIEW LOOKING SOUTHEAST

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



TRUCK  
ROUTE

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