

*****ATTACHMENTS*****

CITY OF SHEBOYGAN

REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION

ITEM DESCRIPTION: Review and consideration of architectural plans for a new Nemak Addition at 3101 S. Taylor Drive.

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

REPORT DATE: January 6, 2016

MEETING DATE: January 9, 2016

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:

Nemak is proposing to construct a new addition to their existing facility located at 3101 S. Taylor Drive. The applicant states 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.

STAFF COMMENTS:

None.

ACTION REQUESTED:

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

ATTACHMENTS:

- I. 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
ADDRESS: 3101 S. TAYLOR DR. 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 S. TAYLOR DR

NEW BUILDING: _____ ADDITION: REMODELING: _____

DESCRIPTION OF PROPOSED PROJECT: 11,700 SF ADDITION TO EXISTING BUILDING FOR NEW CNC MILLING LINE

DESCRIPTION OF EXISTING EXTERIOR DESIGN AND MATERIALS: CONVENTIONAL STEEL & PRE-ENGINEERED FRAMEWORK w/ PRECAST & METAL PANEL EXTERIOR

DESCRIPTION OF THE PROPOSED EXTERIOR DESIGN AND MATERIALS: PROPOSED METAL PANEL w/ COMPLEMENTARY COLUMNS TO EXISTING MATERIALS - MAINLY GRAY TONES - TAN & BROWN - BUILDING ADDITION IS ON BACK SIDE OF EXISTING BUILDING



December 27, 2016

City of Sheboygan
Steve Sokolowski, Manager of Planning and Zoning
828 Center Ave Suite 104
Sheboygan, WI 53081

Re: Nemak Architectural Review
Hamann Construction – Magna Expansion
McM. No. H0032-9-16-00892

Dear Mr. Sokolowski,

Nemak is proposing an 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.

Thank you for your time and consideration.

Respectfully,

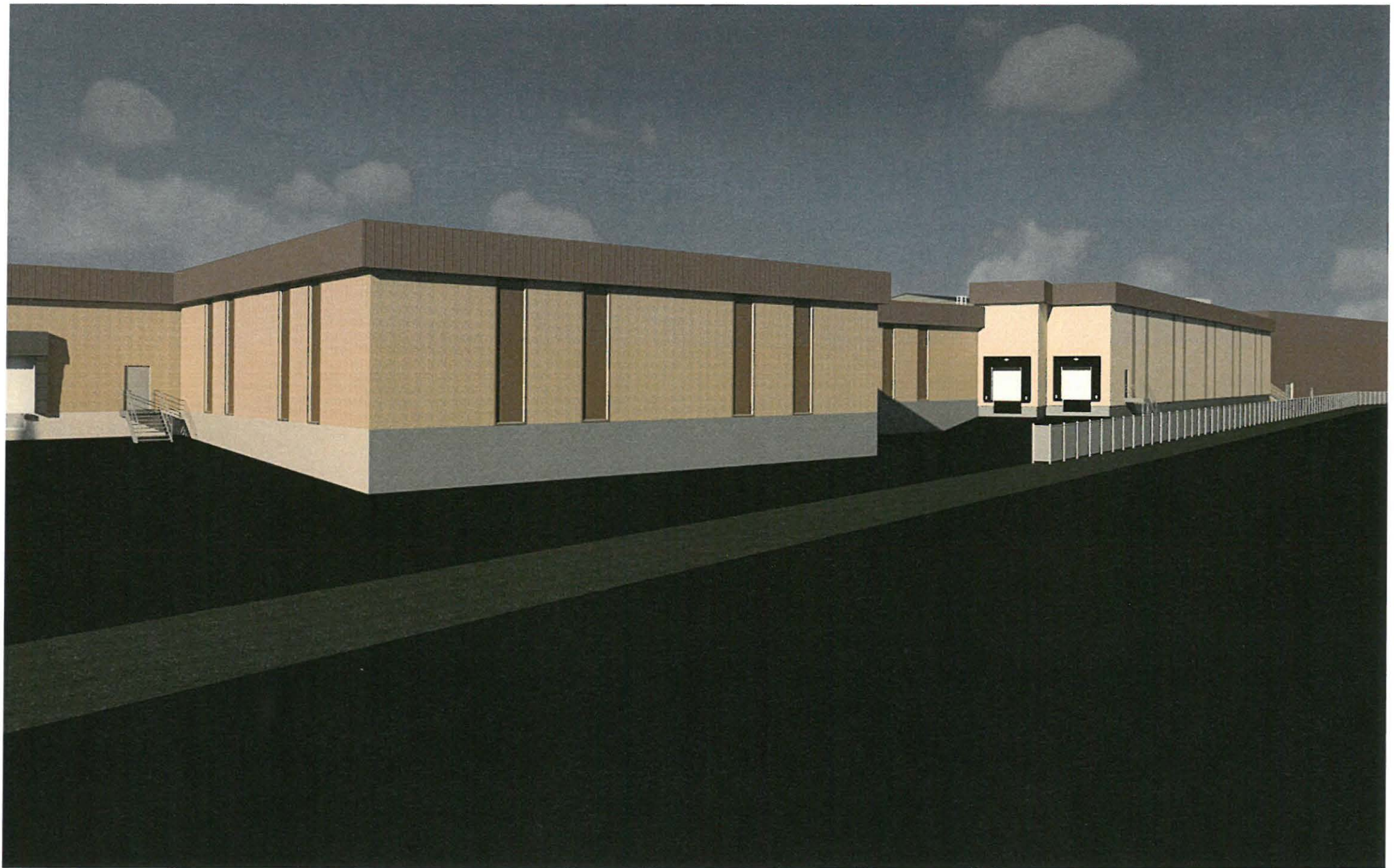
McMAHON

A handwritten signature in blue ink, appearing to be "Michael A. Martin".

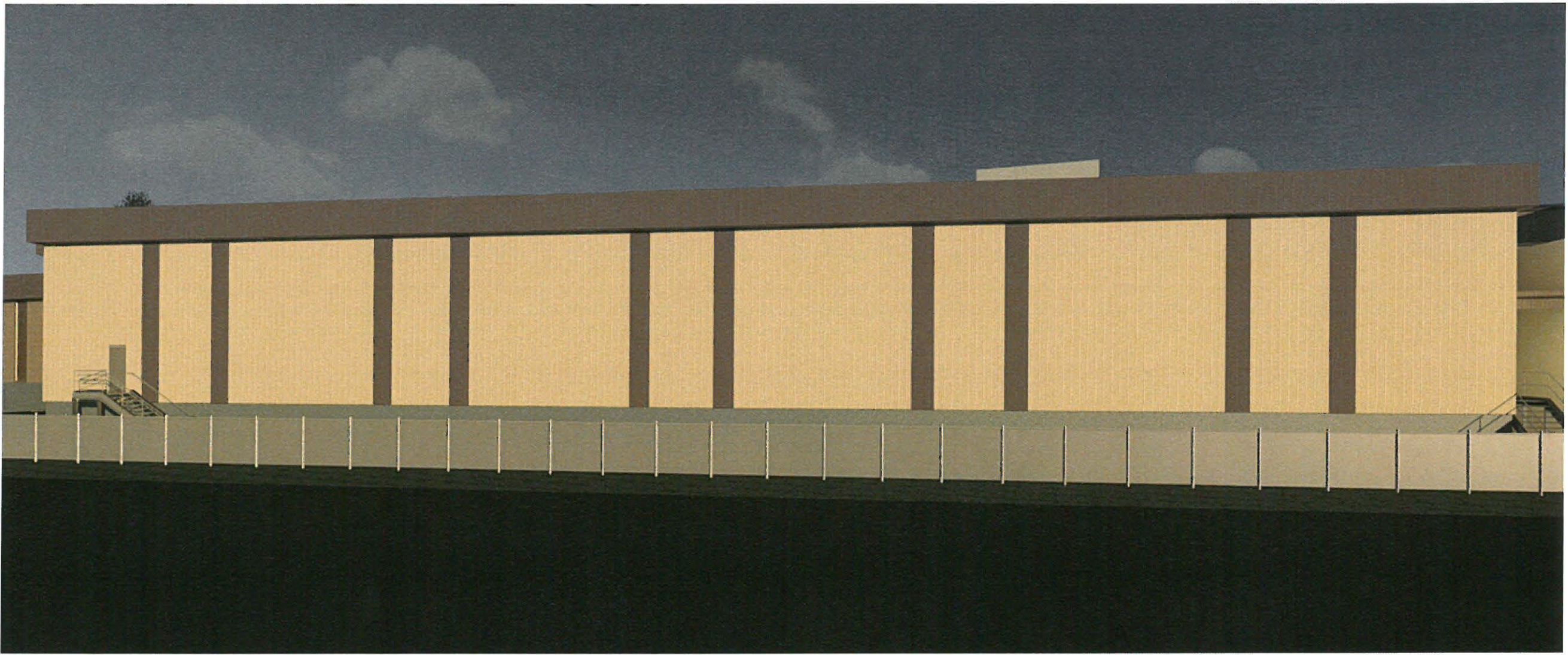
Michael A. Martin AIA
Architect

MAM:lam





VIEW FROM CROCKER AVENUE



EAST ELEVATION

12/16/2016 1:36:00 PM

C:\Users\mcmahon\Documents\PROJECTS\NEMAK_MAGNA_ADDITION_mcmahon.rvt

LANDSCAPING REQUIREMENTS

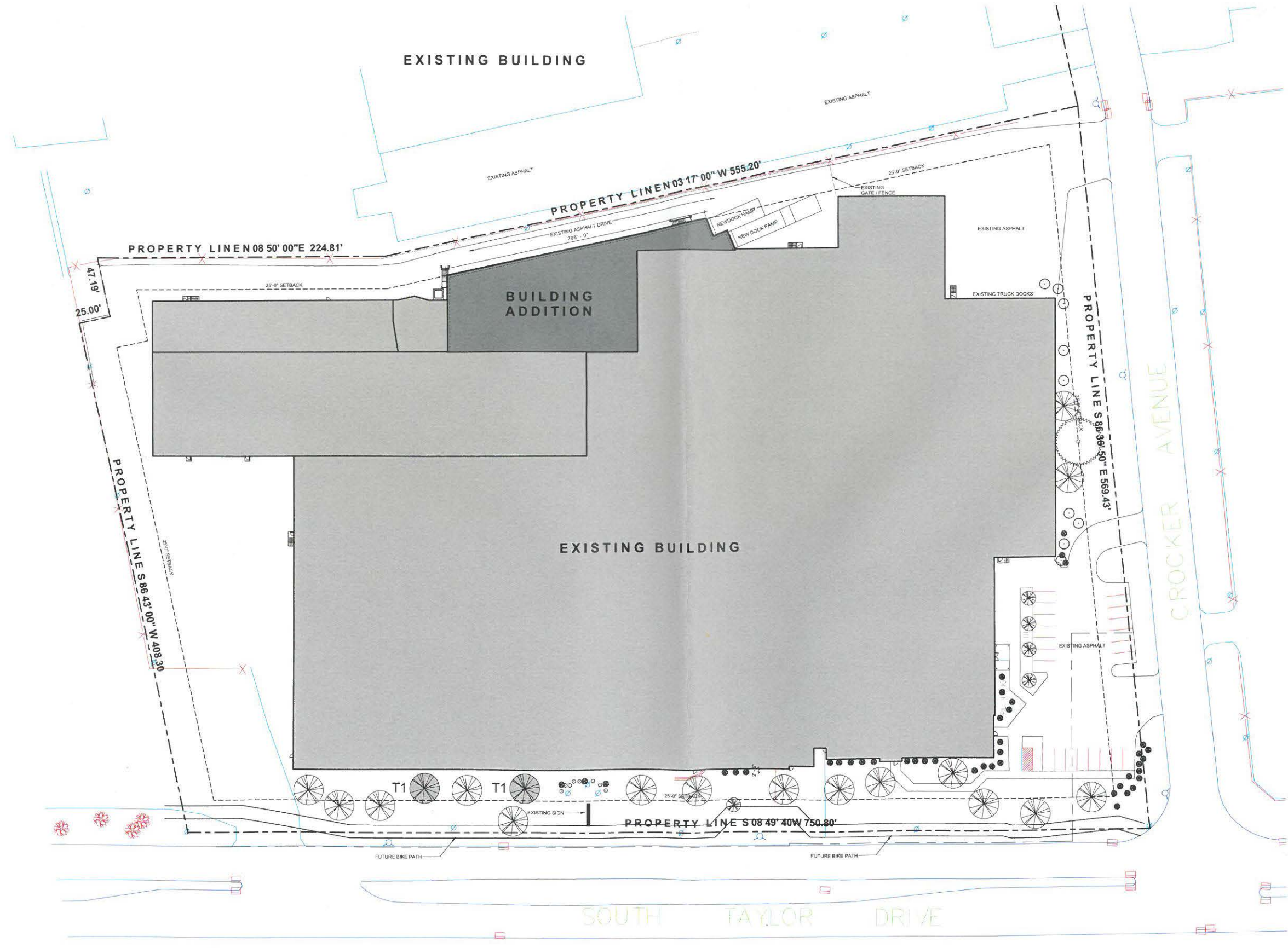
ZONING: SUBURBAN INDUSTRIAL

LANDSCAPE REQUIREMENTS PER CITY ORDINANCE: 40 POINTS / 100' OF FOUNDATION

306 LF OF BUILDING ADDITION
 FOUNDATION: 100' x 3.06 x 40
 = 122.4 POINTS REQUIRED

PROVIDE (2) SUGAR MAPLE TREES (DENOTED AS T1) (75 POINTS x 2 = 150 POINTS)
 - MINIMUM 2" CALIPER
 - COORDINATE FINAL PLANTING LOCATIONS WITH DIGGERS HOTLINE LOCATES AND CITY PLANNING DEPARTMENT

MCMAHON
 ENGINEERS ARCHITECTS
 1000 W. WISCONSIN AVENUE
 MILWAUKEE, WI 53233
 TEL: (414) 751-4200 FAX: (414) 751-4204
 www.mcmahon.com

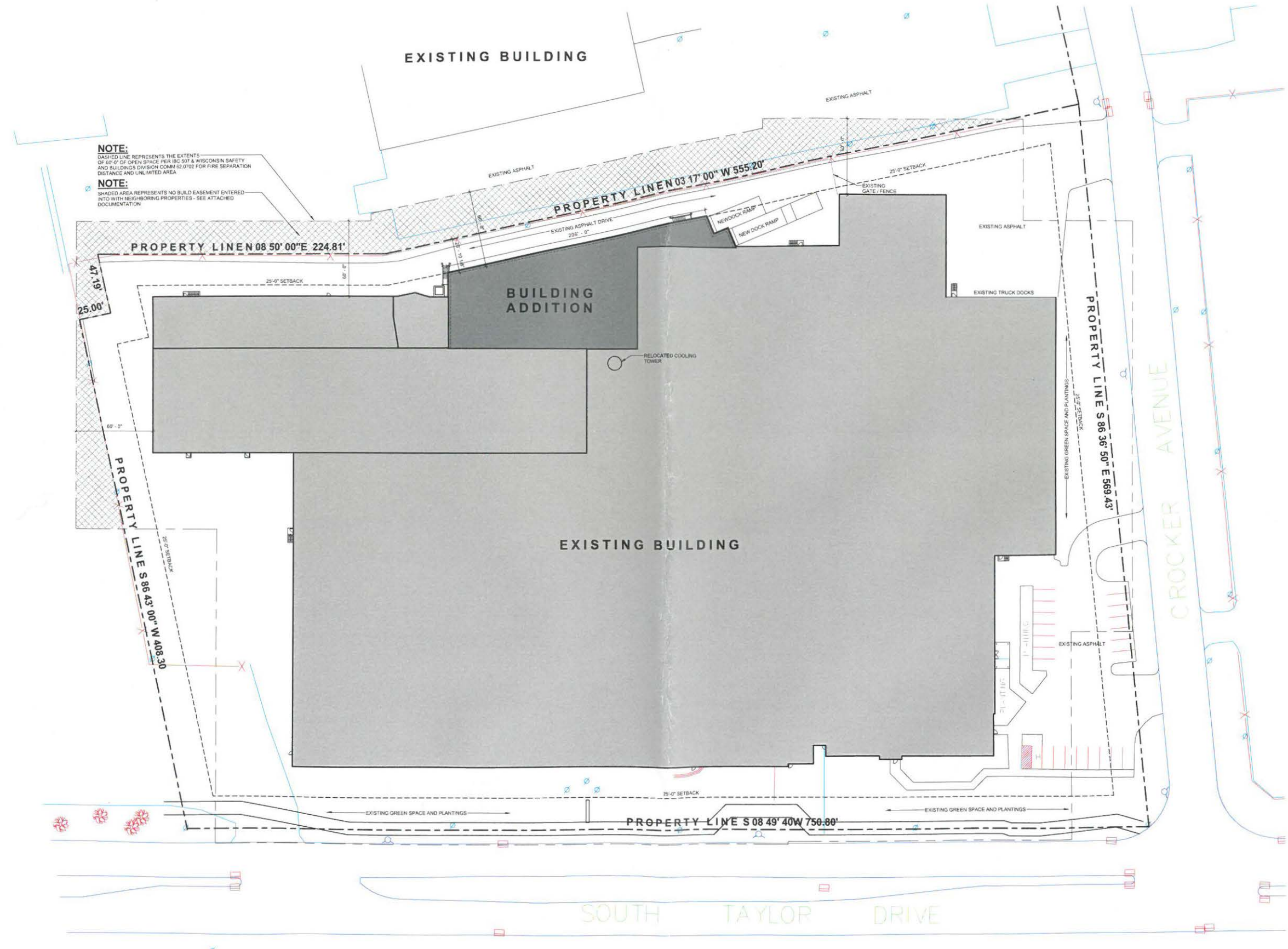


PRELIMINARY NOT FOR CONSTRUCTION

NEMAK - MAGNA EXPANSION
 HAMANN CONSTRUCTION SHEBOYGAN, WI
 LANDSCAPING PLAN

DESIGNED	DRAWN
MAM	MAM
PROJECT NO. H0032-9-16-00892	
DATE DECEMBER 2016	
SHEET NO. L100	

LANDSCAPING PLAN
 1" = 30'-0"



NOTE:
 DASHED LINE REPRESENTS THE EXTENTS OF 6' 0" OF OPEN SPACE PER IBC 507 & WISCONSIN SAFETY AND BUILDINGS DIVISION CSMA 82.0702 FOR FIRE SEPARATION DISTANCE AND UNLIMITED AREA.

NOTE:
 SHADED AREA REPRESENTS NO BUILD EASEMENT ENTERED INTO WITH NEIGHBORING PROPERTIES - SEE ATTACHED DOCUMENTATION.

ARCHITECTURAL SITE PLAN
 1" = 32'-0"

PRELIMINARY NOT FOR CONSTRUCTION

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

DESIGNED	DRAWN
MAM	MAM
PROJECT NO.	
16032-9-16-00002	
DATE	
DECEMBER 2016	
SHEET NO.	

AS01

McMAHON
 ENGINEERS ARCHITECTS
 1405 MAHON DRIVE, NEENAH, WI 54956
 PHONE: (920) 731-4204
 WWW.MCMACON.COM

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CITY OF SHEBOYGAN

REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION

ITEM DESCRIPTION: Review and consideration of architectural plans for a new two-tenant commercial building on Parcel #513560.

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

REPORT DATE: January 6, 2017

MEETING DATE: January 9, 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:

Nyhuis Enterprises is proposing to construct a new 1,380sf building at this vacant site on Indiana Avenue (property is on the north side of Indiana Avenue directly west of Frankies Tavern located at 2218 Indiana Avenue). The building will be designed to house two (2) tenants. The front portion will be a rental office or retail unit of approximately 550sf. The rear portion will be a retail/workshop unit of approx. 830sf, with a partial second floor of approx. 700sf. This space will be occupied by the owners' business, The Color Wheel, currently operates out of their home. The applicant states the following about the project:

- The new two-story building will be designed in size and scale so as to fit in with the combined residential/commercial buildings along Indiana Avenue. The first floor street side windows will be storefront style, while the second floor windows will be double-hung with a residential look. The building will be clad with horizontal siding and wide trim boards. The roofing will be metal.
- The building will have a 5:12 roof gable, siding and trim will be painted wood or composite material, roofing will be painted steel, fixed windows and entry door will be aluminum and double-hung windows will be clad wood.
- Metal siding is proposed for the rear/north side of the building.

STAFF COMMENTS:

The applicant is proposing metal siding on the rear building elevation. Should the rear side of the building be uniform in terms of siding materials – wood siding to match?

ACTION REQUESTED:

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

ATTACHMENTS:

- I. 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: Nyhuis Enterprises, LLC (Kevin Nyhuis)
ADDRESS: 442 Forest Blvd., Sheboygan Falls, WI 53085
E-MAIL ADDRESS: _____
PHONE: (920) 207-6560 FAX NO.: ()

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Color Wheel/Nyhuis Enterprises
ADDRESS OF PROPERTY AFFECTED: 2224 Indiana Avenue
NEW BUILDING: X ADDITION: _____ REMODELING: _____

DESCRIPTION OF PROPOSED PROJECT: New 30' x 46' (1,380 SF) wood frame, two-tenant, commercial building. Front Unit: office or retail; Rear Unit: retail/workshop. The building will be placed at the west side of the lot, with a parking area/retaining wall on the east side.

DESCRIPTION OF **EXISTING** EXTERIOR DESIGN AND MATERIALS: N/A

DESCRIPTION OF THE **PROPOSED** EXTERIOR DESIGN AND MATERIALS: This building is a two-story building with a 5:12 gable roof. Siding and trim will be painted wood or composite material, roofing will be painted steel, fixed windows and entry doors will be aluminum, and double-hung windows will be clad wood.

NYHUIS ENTERPRISES EXISTING CONDITIONS PHOTOS



LOOKING NORTH

NYHUIS ENTERPRISES EXISTING CONDITIONS PHOTOS



NEIGHBORING BUILDING ON THE WEST...LOOKING NORTH

NYHUIS ENTERPRISES EXISTING CONDITIONS PHOTOS



LOOKING NORTH

NYHUIS ENTERPRISES EXISTING CONDITIONS PHOTOS

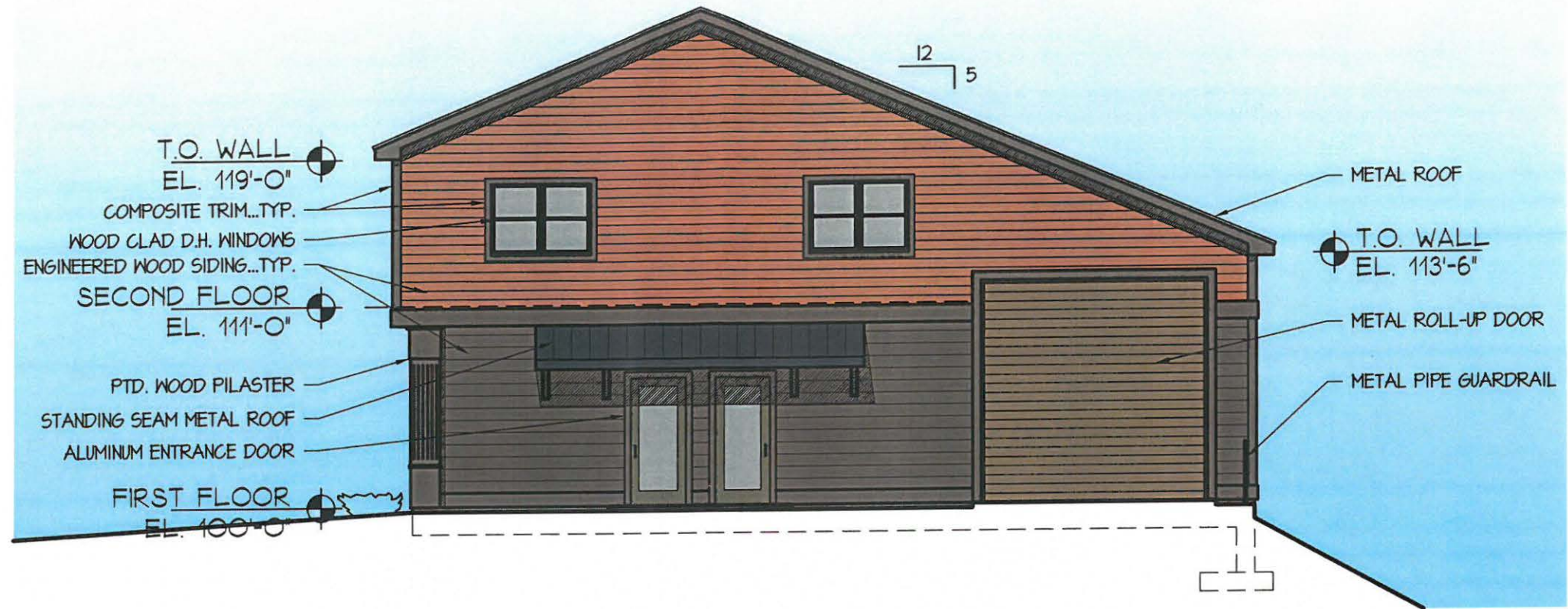


NEIGHBORING BUILDING TO THE EAST...LOOKING NORTH

NYHUIS ENTERPRISES EXISTING CONDITIONS PHOTOS



LOOKING NORTH



EAST ELEVATION

SCALE 1/8" = 1'-0"

MATERIAL COLORS:

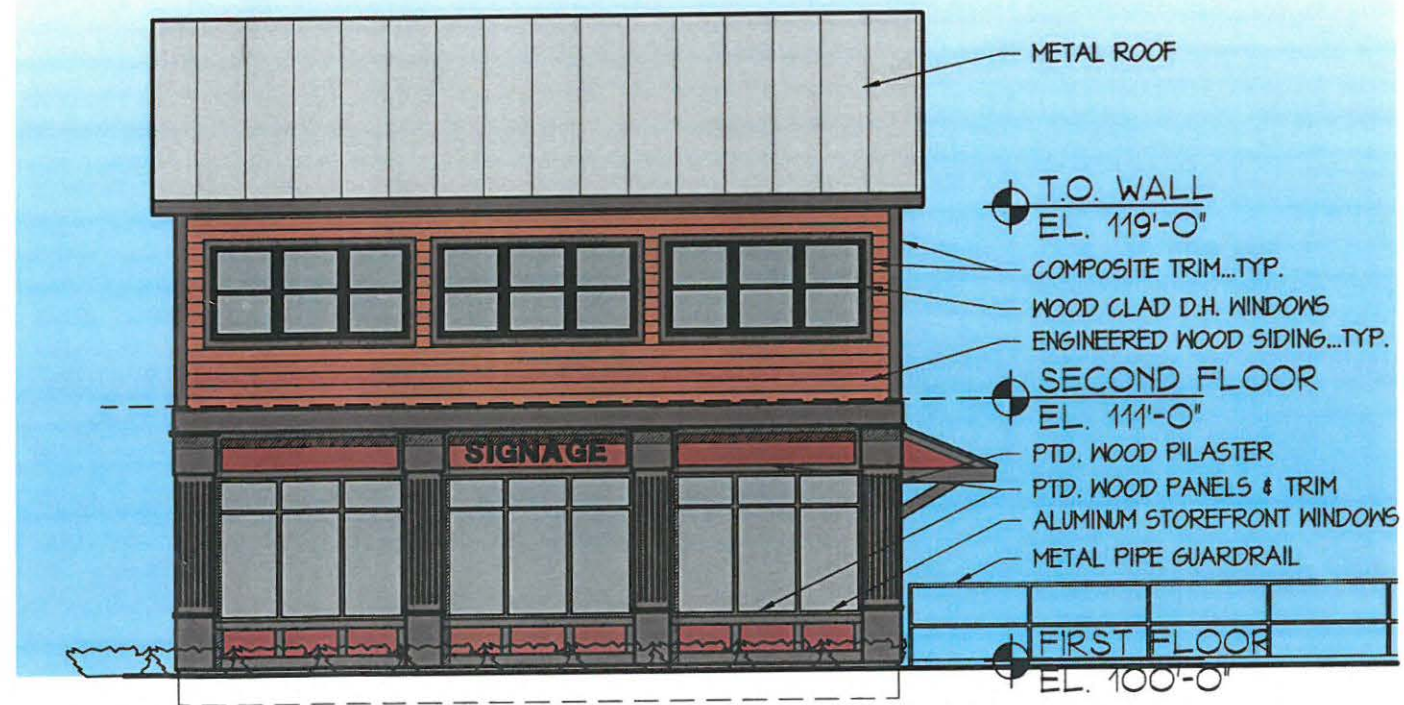
ENGINEERED WOOD SIDING IS NOVIK BRAND. COLOR NUMBERS SPECIFIED BELOW REFER TO NOVIK COLOR NUMBERS.

FIRST FLOOR SIDING AND TRIM: #667 BROWN
 SECOND FLOOR SIDING: #652 RED AMBER
 SIGN BOARD AND PANEL ACCENTS: #676 COLONIAL RED

ALUMINUM STOREFRONT WINDOW AND ENTRANCE DOORS BASIS OF DESIGN IS KAWNEER 45IT WITH MEDIUM BRONZE FINISH.

METAL ROLL-UP DOOR PAINTED MEDIUM BRONZE.

SECOND FLOOR WINDOWS CLAD WOOD FINISH WILL MATCH FIRST FLOOR SIDING AND TRIM COLOR #667 BROWN.



SOUTH ELEVATION

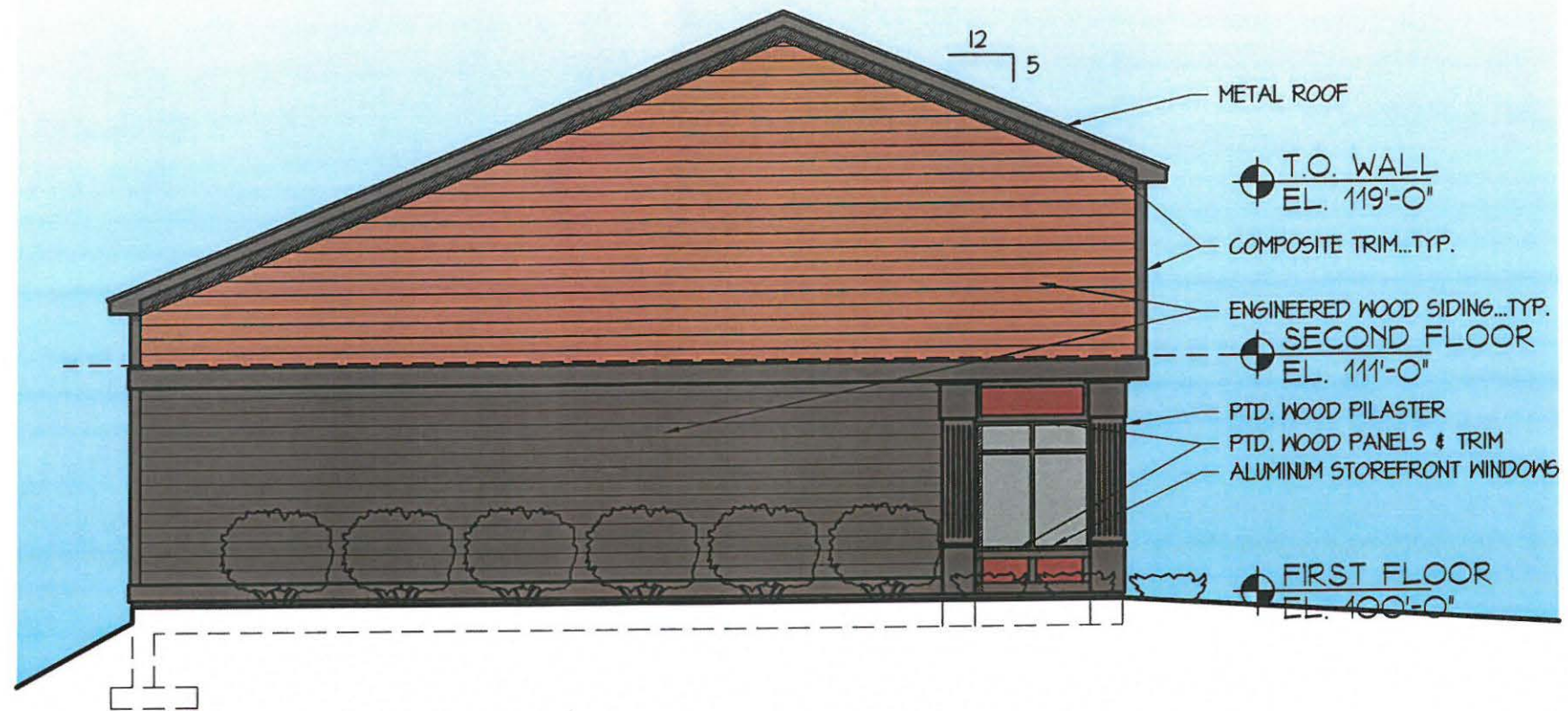
SCALE 1/8" = 1'-0"

NO.	REVISIONS	DATE

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

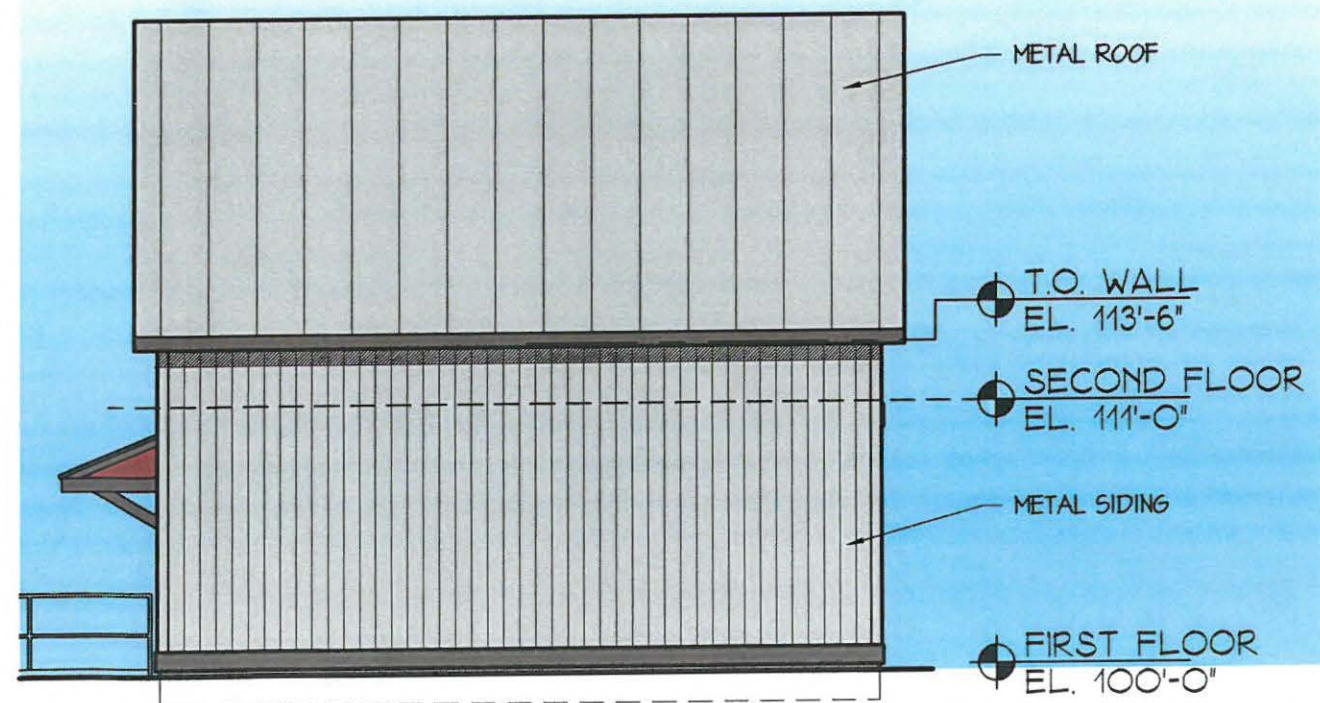
COMMERCIAL BUILDING FOR:
 NYHUJIS ENTERPRISES
 2224 INDIANA AVENUE
 SHEBOYGAN, WISCONSIN 53081

SHEET TITLE
DRAWN BY DD
CHECKED BY EJ
DATE 12-28-16
PROJECT NO. 1672
SHEET NO. A3



WEST ELEVATION

SCALE 1/8" = 1'-0"



NORTH ELEVATION

SCALE 1/8" = 1'-0"

MATERIAL COLORS:

ENGINEERED WOOD SIDING IS NOVIK BRAND. COLOR NUMBERS SPECIFIED BELOW REFER TO NOVIK COLOR NUMBERS.

FIRST FLOOR SIDING AND TRIM: #667 BROWN
 SECOND FLOOR SIDING: #652 RED AMBER
 SIGN BOARD AND PANEL ACCENTS: #676 COLONIAL RED

ALUMINUM STOREFRONT WINDOW AND ENTRANCE DOORS BASIS OF DESIGN IS KAWNEER 45IT WITH MEDIUM BRONZE FINISH.

METAL ROLL-UP DOOR PAINTED MEDIUM BRONZE.

SECOND FLOOR WINDOWS CLAD WOOD FINISH WILL MATCH FIRST FLOOR SIDING AND TRIM COLOR #667 BROWN.

NO.	REVISIONS	DATE

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

COMMERCIAL BUILDING FOR:
 NYHUIS ENTERPRISES
 2224 INDIANA AVENUE
 SHEBOYGAN, WISCONSIN 53081

SHEET TITLE

DRAWN BY
DD

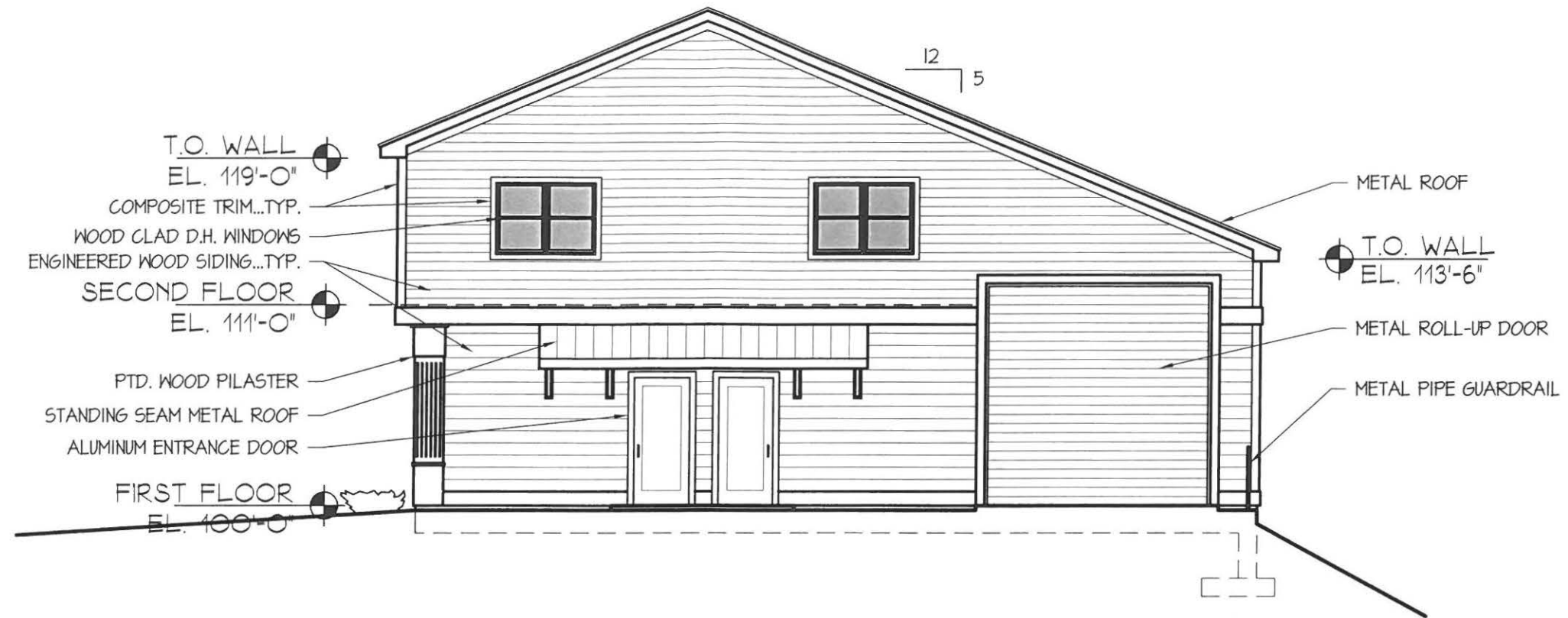
CHECKED BY
EJ

DATE
12-28-16

PROJECT NO.
1672

SHEET NO.

A3.1



EAST ELEVATION

SCALE 1/8" = 1'-0"

MATERIAL COLORS:

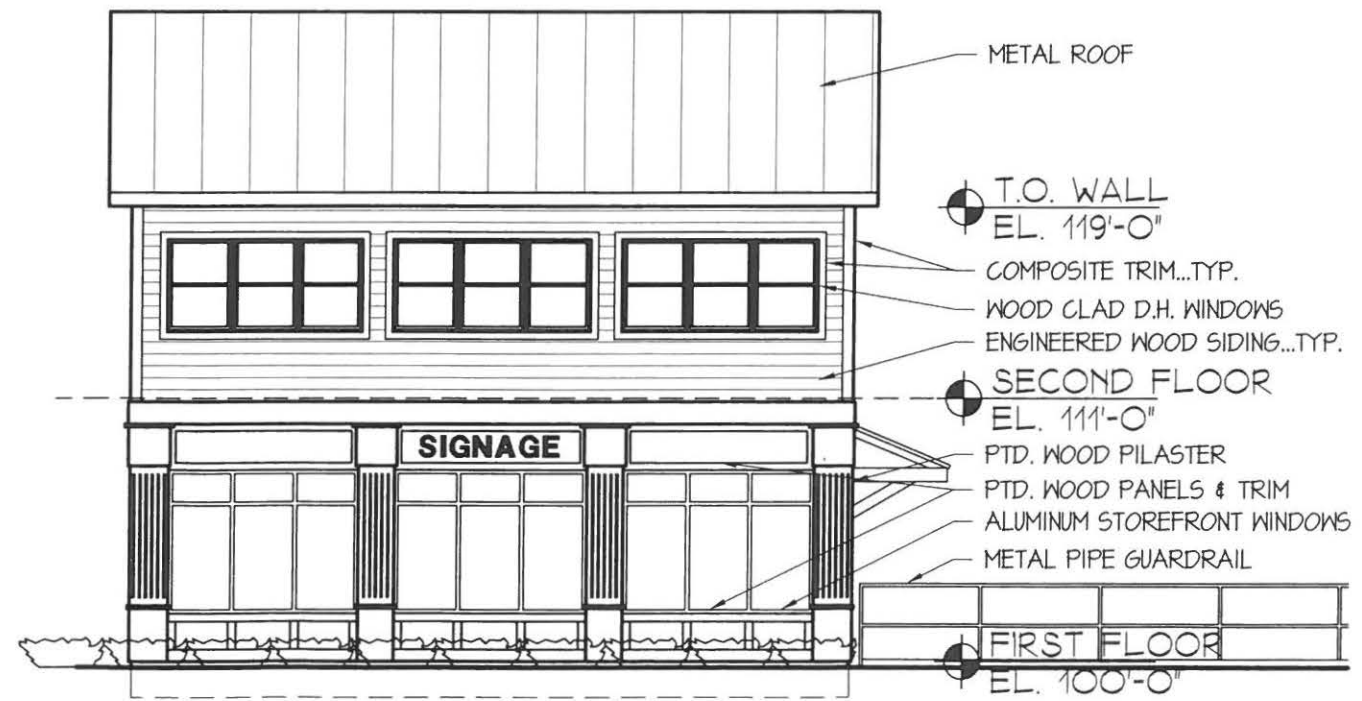
ENGINEERED WOOD SIDING IS NOVIK BRAND. COLOR NUMBERS SPECIFIED BELOW REFER TO NOVIK COLOR NUMBERS.

FIRST FLOOR SIDING AND TRIM: #667 BROWN
 SECOND FLOOR SIDING: #652 RED AMBER
 SIGN BOARD AND PANEL ACCENTS: #676 COLONIAL RED

ALUMINUM STOREFRONT WINDOW AND ENTRANCE DOORS BASIS OF DESIGN IS KAWNEER 45IT WITH MEDIUM BRONZE FINISH.

METAL ROLL-UP DOOR PAINTED MEDIUM BRONZE.

SECOND FLOOR WINDOWS CLAD WOOD FINISH WILL MATCH FIRST FLOOR SIDING AND TRIM COLOR #667 BROWN.



SOUTH ELEVATION

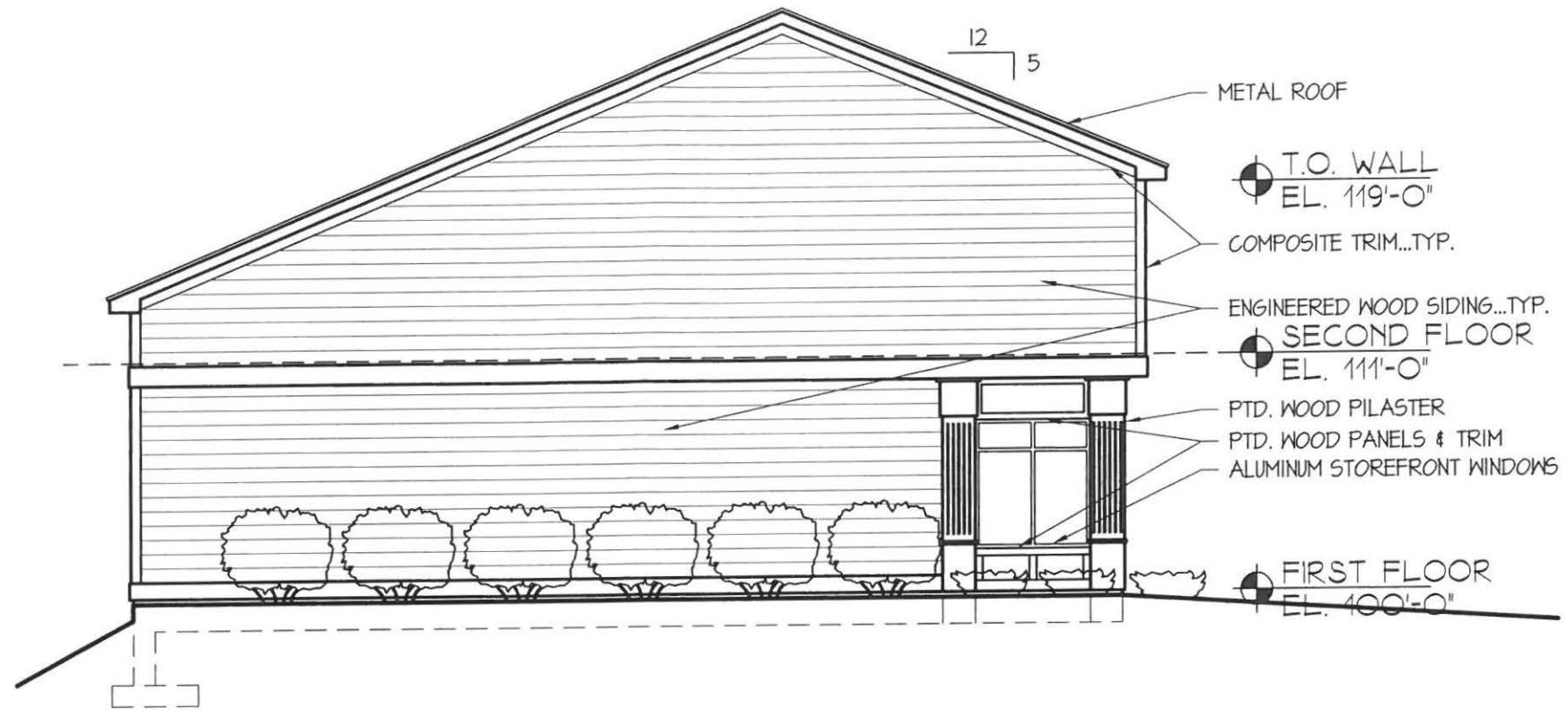
SCALE 1/8" = 1'-0"

NO.	REVISIONS	DATE

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

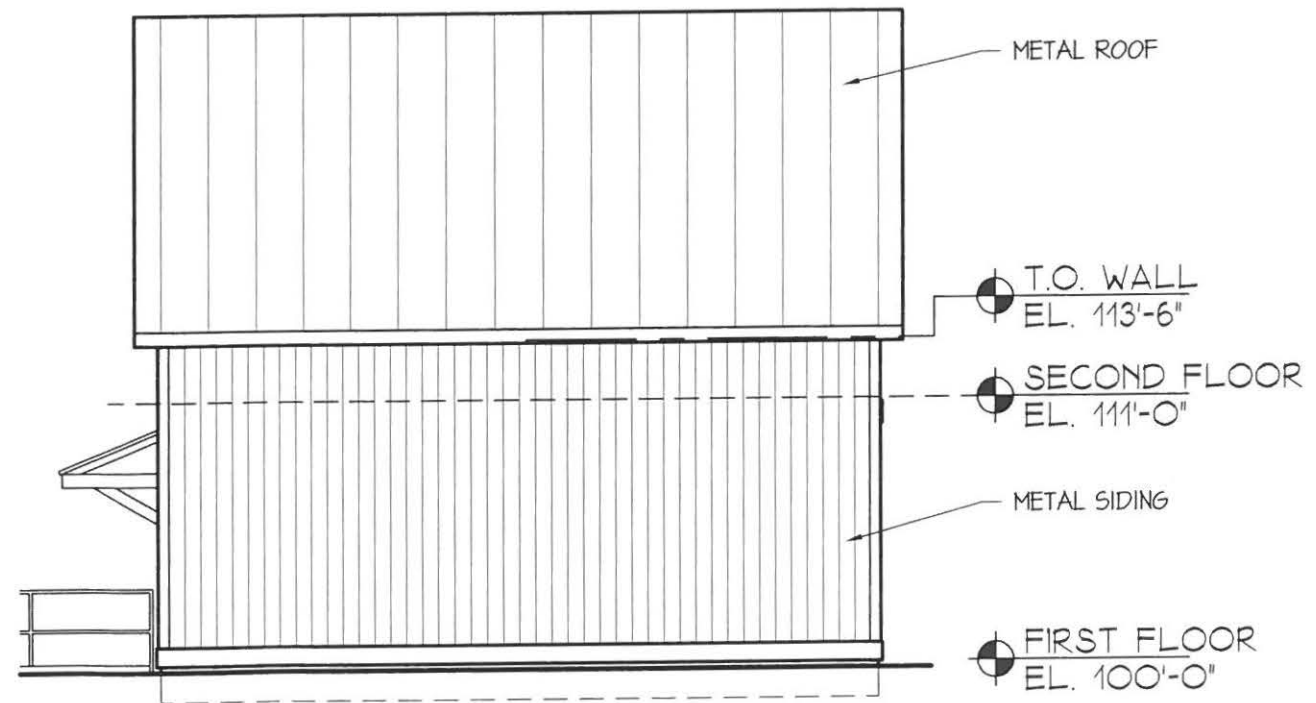
COMMERCIAL BUILDING FOR:
 NYHUIS ENTERPRISES
 2224 INDIANA AVENUE
 SHEBOYGAN, WISCONSIN 53081

SHEET TITLE
DRAWN BY DB
CHECKED BY EJ
DATE 12-28-16
PROJECT NO. 1672
SHEET NO. A3



WEST ELEVATION

SCALE 1/8" = 1'-0"



NORTH ELEVATION

SCALE 1/8" = 1'-0"

MATERIAL COLORS:

ENGINEERED WOOD SIDING IS NOVIK BRAND. COLOR NUMBERS SPECIFIED BELOW REFER TO NOVIK COLOR NUMBERS.

FIRST FLOOR SIDING AND TRIM: #667 BROWN
 SECOND FLOOR SIDING: #652 RED AMBER
 SIGN BOARD AND PANEL ACCENTS: #676 COLONIAL RED

ALUMINUM STOREFRONT WINDOW AND ENTRANCE DOORS BASIS OF DESIGN IS KAWNEER 451T WITH MEDIUM BRONZE FINISH.

METAL ROLL-UP DOOR PAINTED MEDIUM BRONZE.

SECOND FLOOR WINDOWS CLAD WOOD FINISH WILL MATCH FIRST FLOOR SIDING AND TRIM COLOR #667 BROWN.

NO.	REVISIONS	DATE

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

COMMERCIAL BUILDING FOR:
 NYHUIS ENTERPRISES
 2224 INDIANA AVENUE
 SHEBOYGAN, WISCONSIN 53081

SHEET TITLE

DRAWN BY
DD

CHECKED BY
EJ

DATE
12-28-16

PROJECT NO.
1672

SHEET NO.

A3.1

CITY OF SHEBOYGAN

REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION

ITEM DESCRIPTION: Review and discussion about BJ's Restaurant located at 1202 Michigan Avenue.

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

REPORT DATE: October 21, 2016

MEETING DATE: October 24, 2016

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 2011, the Architectural Review Board approved drawings for an exterior remodel project at 1202 Michigan Avenue. The actual site construction is different than the approved plans - It appears there are many changes with regards to mansard roof, windows, doors, shutters, etc.

STAFF COMMENTS:

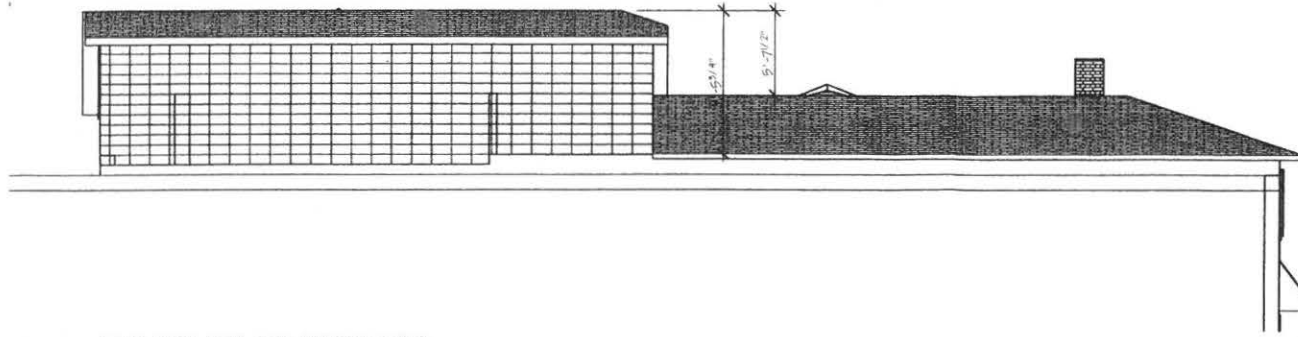
None.

ACTION REQUESTED:

Discussion and possible action.

ATTACHMENTS:

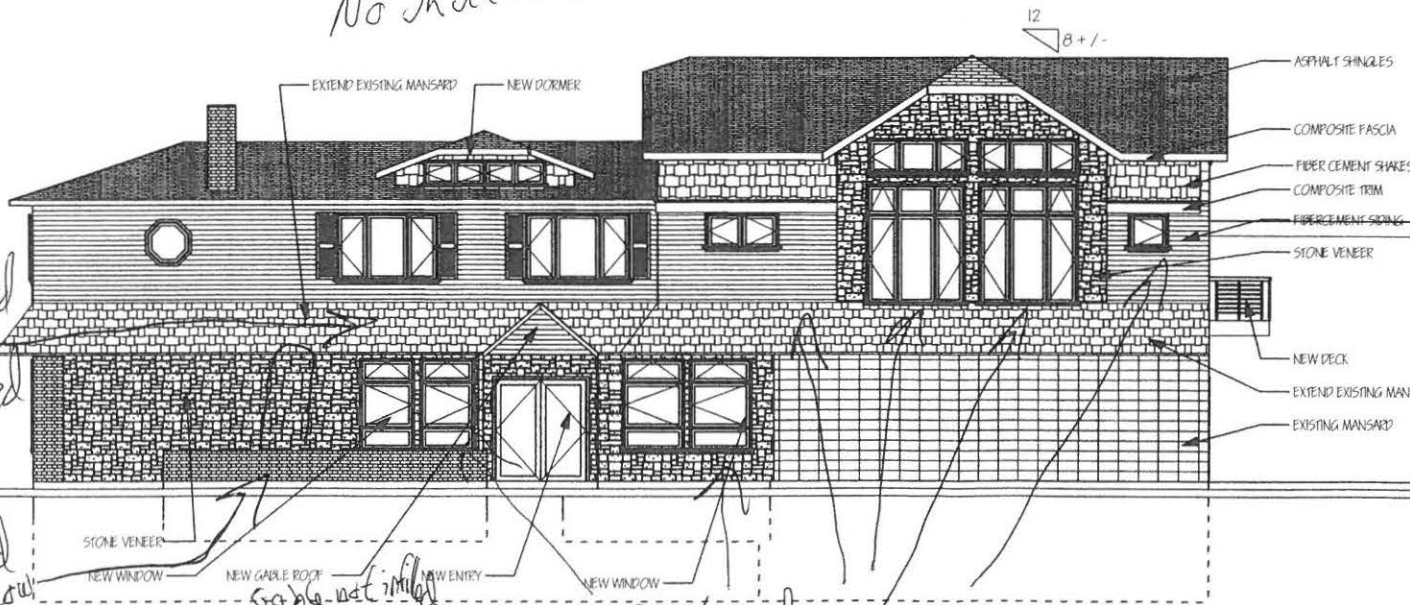
- I. Architectural Review Board Application and required attachments.



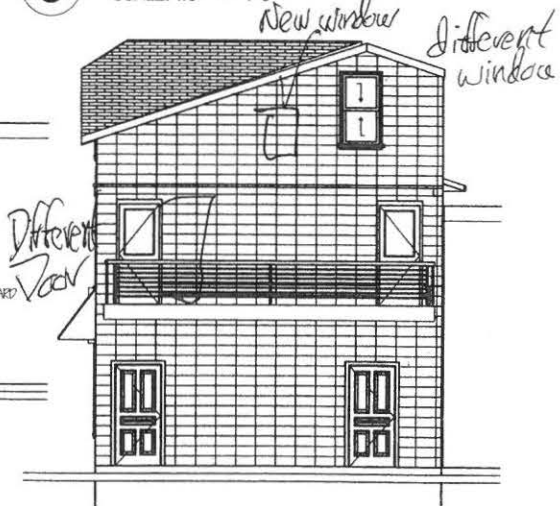
1 EAST ELEVATION
SCALE: 1/8" = 1'-0"



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



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



4 South Elevation
SCALE: 1/8" = 1'-0"

ASPIRE ARCHITECTURE & DESIGN, LLC
SHEBOYGAN 417 ST. CLAIR AVE SHEBOYGAN, WI. 53081 920-457-4884
OSHKOSH 404 N. MAIN ST SUITE 607 OSHKOSH, WI. 54901 920-230-9884
scott@aspirearchitects.com www.aspirearchitects.com

B.J's Restaurant Addition for: Jerry McCabe
1055 Michigan Ave, Sheboygan, WI

2/20/11
03-003
ARCH.4





DATE SUBMITTED: _____

REVIEW DATE: 3-7-11

203850

4-11-11

11-28-11

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: Jerry McCabe (BJ's Family Restaurant)

ADDRESS: 1202 Michigan Ave

E-MAIL ADDRESS: Jerry McCabe <g.mccabe@sbcglobal.net>

PHONE: () 452-9902 FAX NO.: ()

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: BJ's Family Restaurant

ADDRESS OF PROPERTY AFFECTED: 1035 Michigan

NEW BUILDING: _____ ADDITION: xxxxxxx REMODELING: xxxx

DESCRIPTION OF PROPOSED PROJECT: _____

This project involves adding 2nd floor space to the existing 2nd floor apartment. This addition will be placed above the existing kitchen to infill the flat roof to the south of the 2nd floor apartment. This will include a 2nd floor space and a 3rd floor/loft space. There will also be a new entry added to the west side. This will include a small 3' addition that will align with the existing kitchen wall. This will also include new larger windows and extending the existing mansard along the west wall.

DESCRIPTION OF EXISTING EXTERIOR DESIGN AND MATERIALS:

Existing materials are scored concrete block, cedar siding, and asphalt shingles.

DESCRIPTION OF THE PROPOSED EXTERIOR DESIGN AND MATERIALS:

The addition will have asphalt shingles, aluminum clad windows, fibercement siding and cedar shakes, cedar shake mansard, and stone veneer.

ACTION BY ARCHITECTURAL REVIEW BOARD

DATE OF MEETING: 3/7/11

APPROVED: _____ CONDITIONALLY APPROVED: _____

DENIED: _____

CONDITIONS

3/7/11

Held so applicant submit colors and address
Mechanicals, Dumpster and 13th Floor elevations
w/ regards to materials to look consistent & cohesive

4/11/11 As resubmitted - will provide colors

11-28-11 Color samples approved

SIGNATURE: 
Chairperson
Architectural Review Board

DATE: 3/7/11 ^{JEK}

Friday, March 18, 2011

Sheboygan Architectural Review Committee

Subject: BJ's Restaurant



We are proposing the following changes from our last Architectural Review Committee meeting

1. South Elevation
 - a. Changed 2nd & 3rd floor material to fiber cement siding
 - b. Installed new fence/dumpster enclosure
 - c. Paint existing Dumpster enclosure
 - d. Mechanicals will be located on roof of dumpster enclosure
 - e. Provide a new trellis above the balcony.

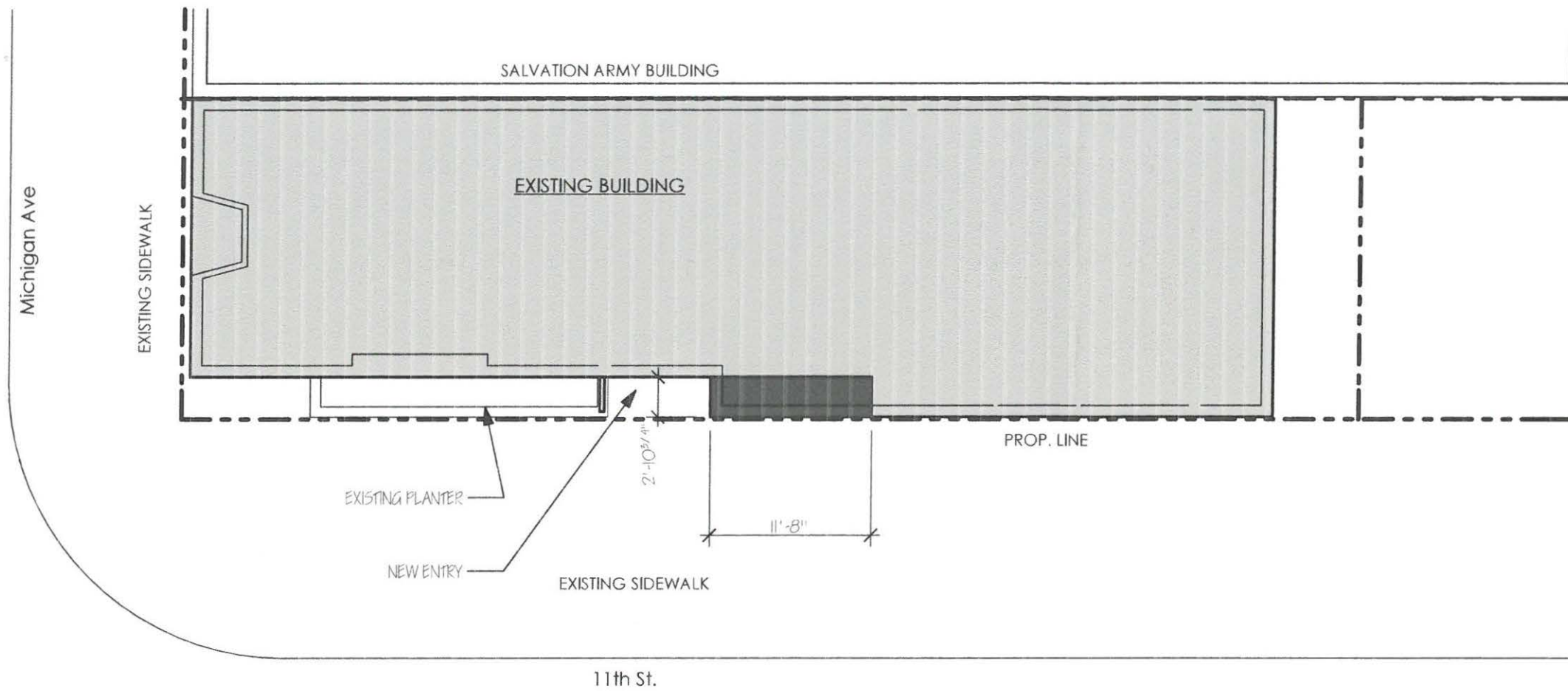
2. West Elevation
 - b. New addition wall will be painted scored cmu
 - c. Existing scored cmu will be painted in a color to match darker stone color. This will create a separation of the stone and cmu. The cmu will be one plane closer to the street and the stone will be on another plane. The paint color will help tie in both materials to create a more uniformed base for the building.
 - d. Stone will still be installed on the existing west wall.
 - e. The proposed mansard will only be installed up to the new entry gable.
 - f. A new trellis will be installed on the west wall.
 - g. Siding will be extended down to the edge of the trellis.
 - h. Corner boards are added on the addition
 - i. Decorative brackets will be added under the existing mansards and at the new entryway.
 - j. A curved soffit will be added under the entry canopy.

If you have any questions of our intentions with this project, please feel free to let us know.

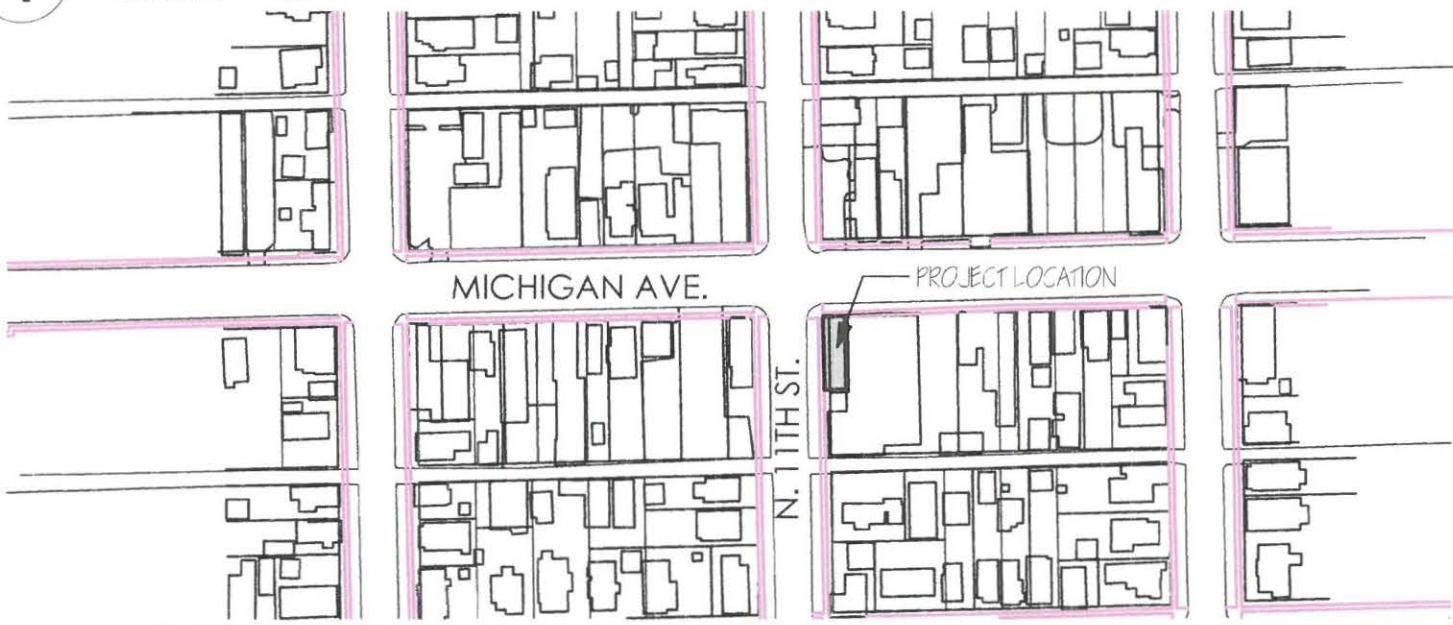
Sincerely,

Aspire Architecture & Design, LLC

Scott Matula, AIA
scott@aspirearchitects.com
920-457-4884



1 SITE PLAN
SCALE: 1" = 10'



5 AREA MAP
SCALE: 1" = 200'



4 EXISTING PHOTO



3 EXISTING PHOTO



2 EXISTING PHOTO



3

View from Michigan Ave

SCALE: 1:26.8



2

View looking North East

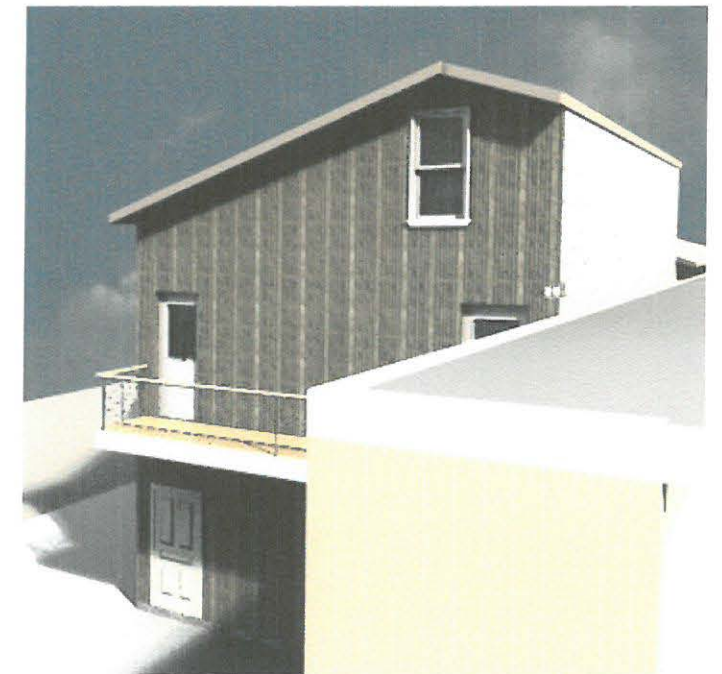
SCALE: 1:19.2



1

View of West Elevation

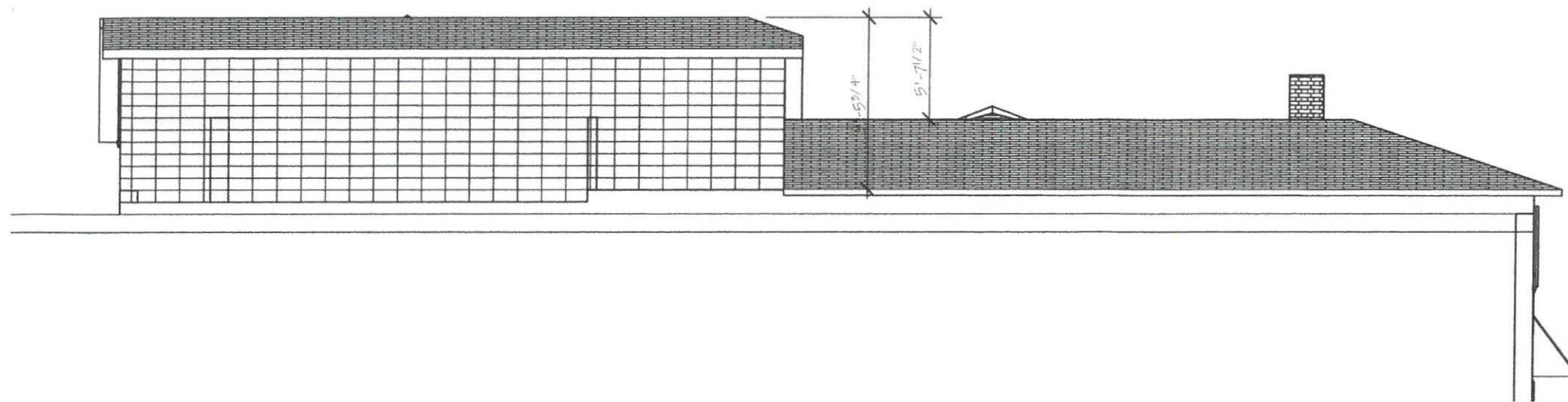
SCALE: 1:19.2



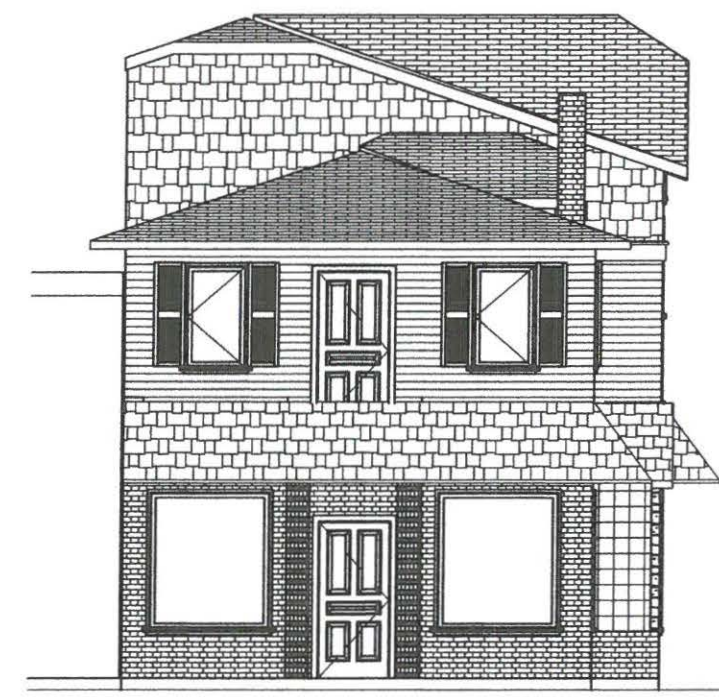
4

View of South Elevation

SCALE: 1:34.3



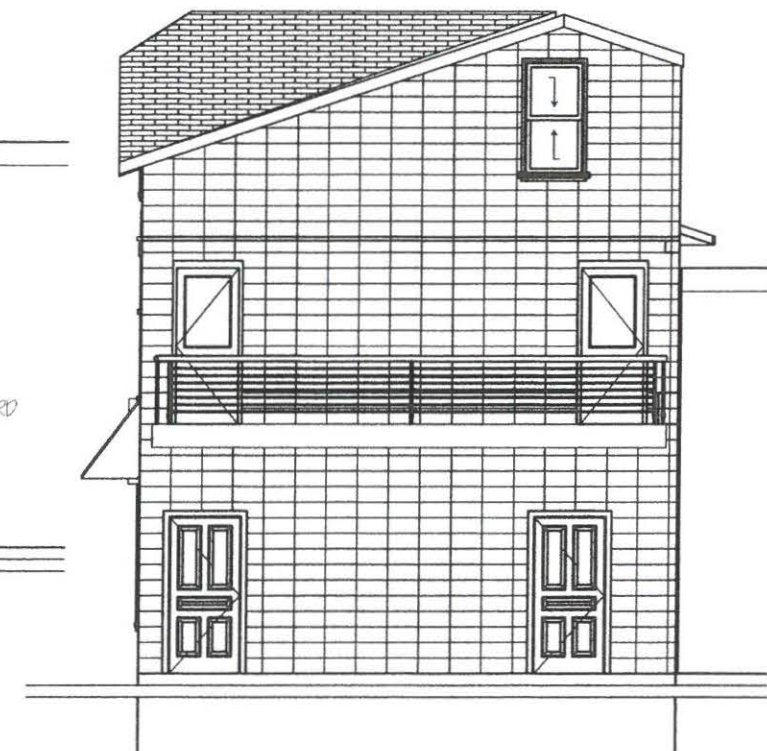
1 EAST ELEVATION
SCALE: 1/8" = 1'-0"



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



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



4 South Elevation
SCALE: 1/8" = 1'-0"



BJ'S RESTAURANT

West Elevation





BJ'S RESTAURANT

West Elevation

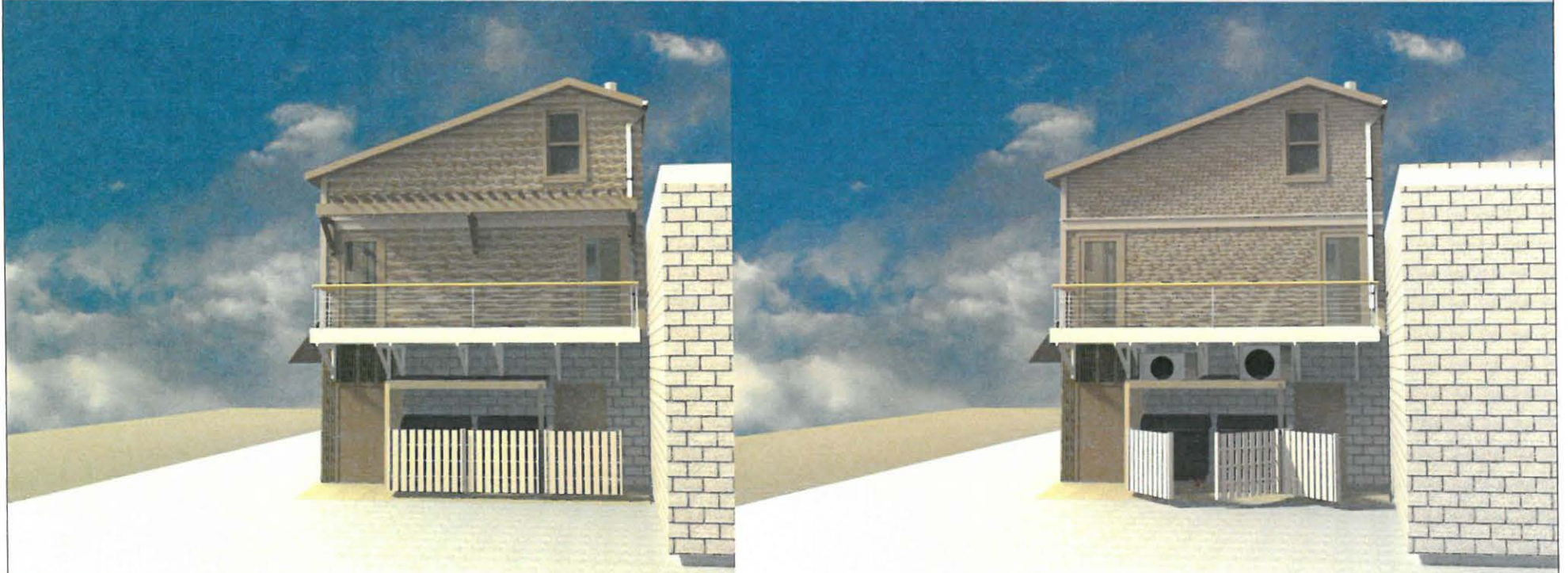




BJ'S RESTAURANT

West Elevation





BJ'S RESTAURANT

South Elevation

CITY OF SHEBOYGAN

REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION

ITEM DESCRIPTION: Review and discussion about BJ's Restaurant located at 1202 Michigan Avenue.

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

REPORT DATE: January 6, 2017

MEETING DATE: January 9, 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 2011, the Architectural Review Board approved drawings for an exterior remodel project at 1202 Michigan Avenue. The actual site construction is a bit different than the approved plans. The applicant is requesting the Board to approve the plans as amended.

STAFF COMMENTS:

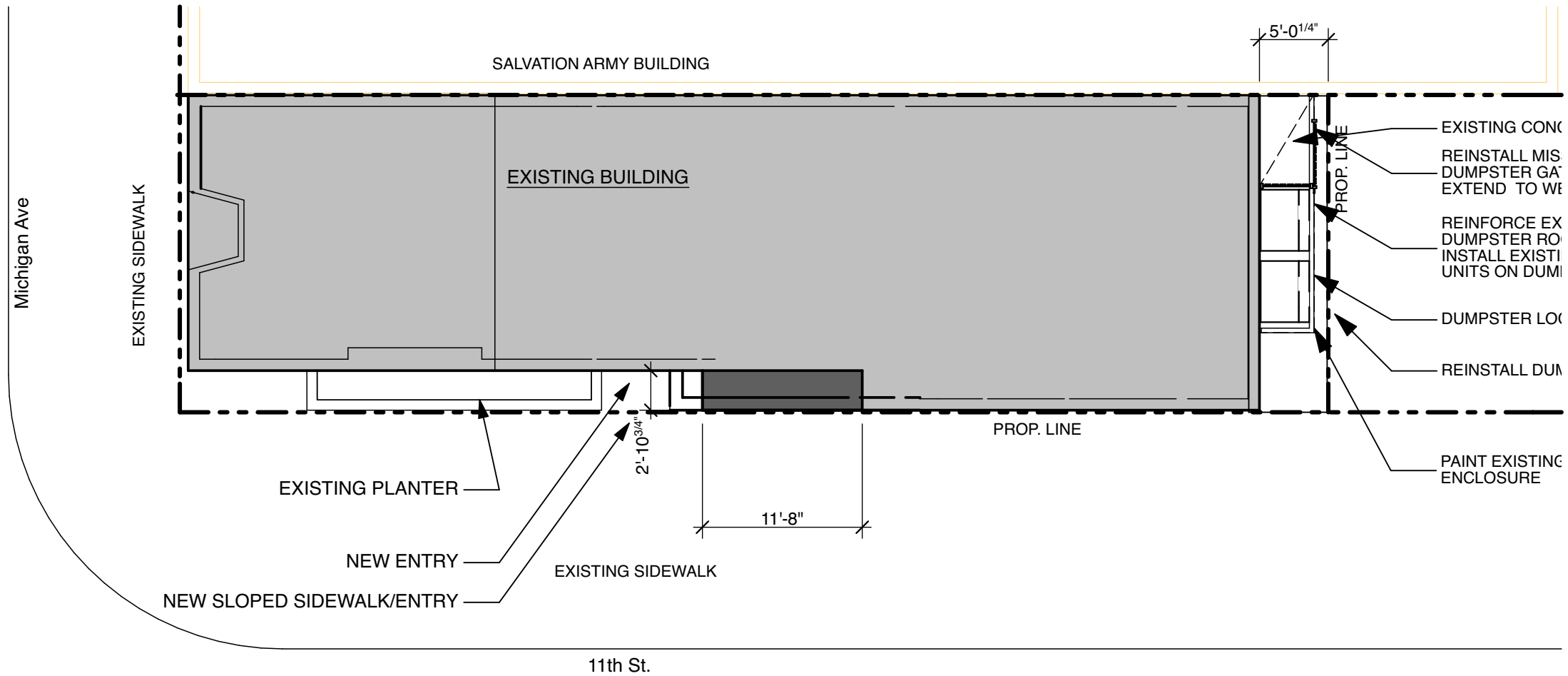
None.

ACTION REQUESTED:

Discussion and possible action.

ATTACHMENTS:

Architectural Review Board Application and required attachments.



4 EXISTING PHOTO



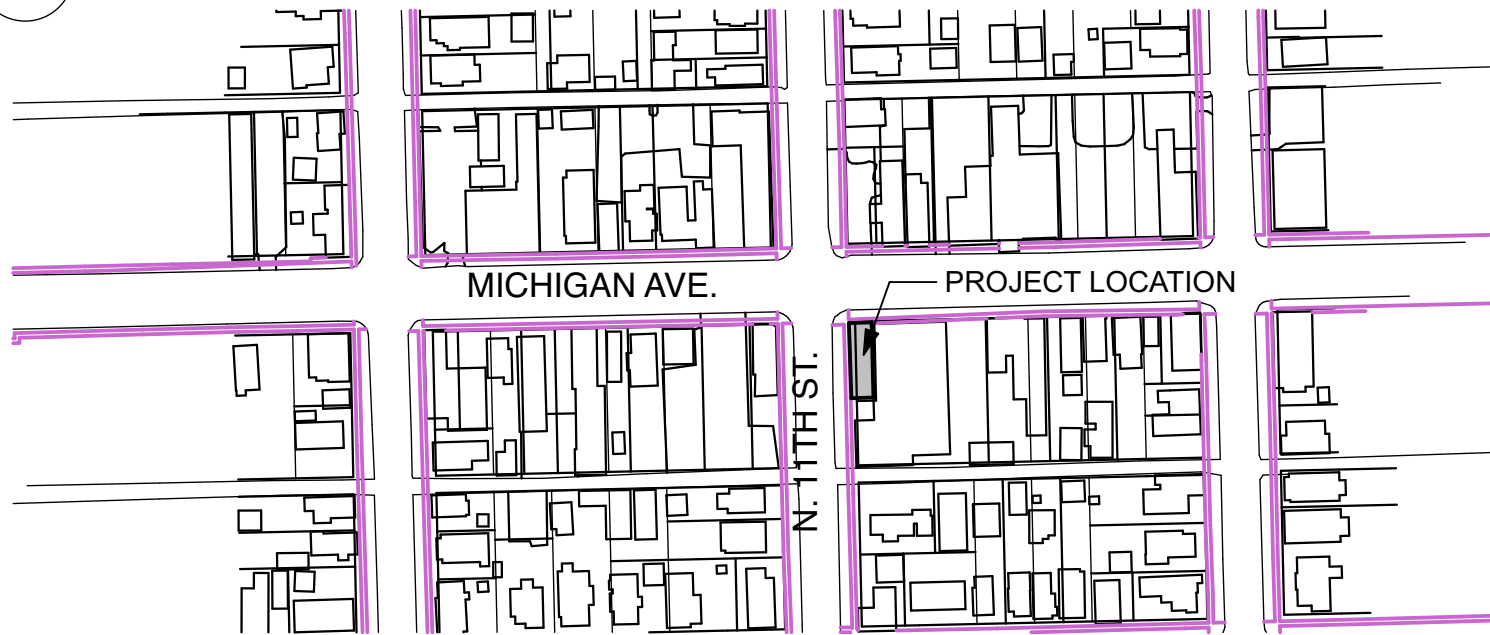
3 EXISTING PHOTO



2 EXISTING PHOTO

1 SITE PLAN

SCALE: 1" = 10'



5 AREA MAP

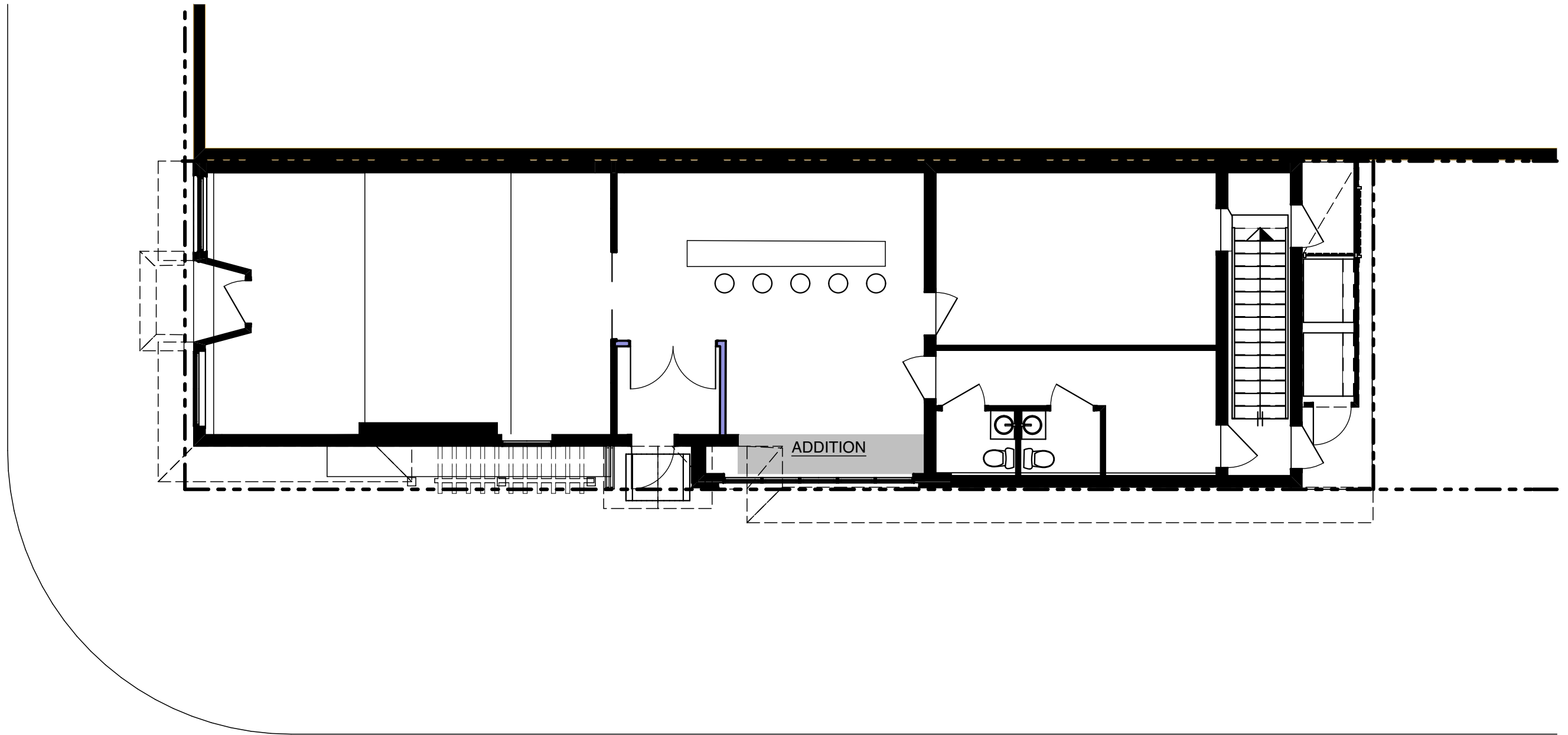
SCALE: 1" = 200'



ASPIRE ARCHITECTURE & DESIGN, LLC
 SHEBOYGAN 417 ST. CLAIR AVE SHEBOYGAN, WI. 53081 920-457-4884
 OSHKOSH 404 N. MAIN ST SUITE 607 OSHKOSH, WI. 54901 920-230-9884
 scott@aspirearchitects.com www.aspirearchitects.com

BJ's Restaurant Addition for: Jerry McCabe
 1035 Michigan Ave, Sheboygan, WI

4/15/11
 03-003
 ARCH.1



1

1ST FLOOR PLAN

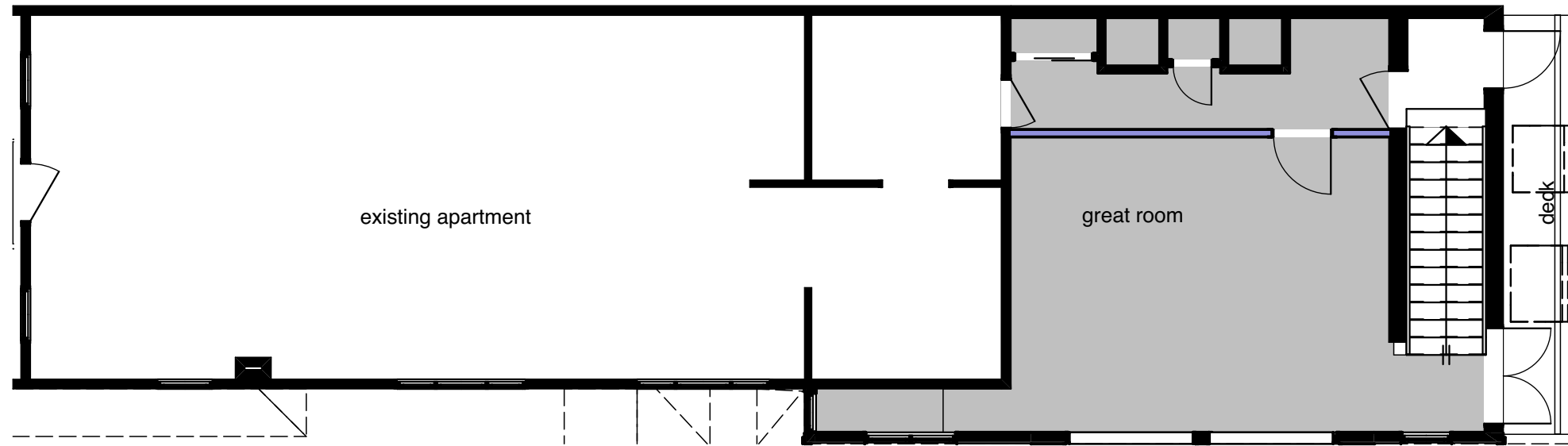
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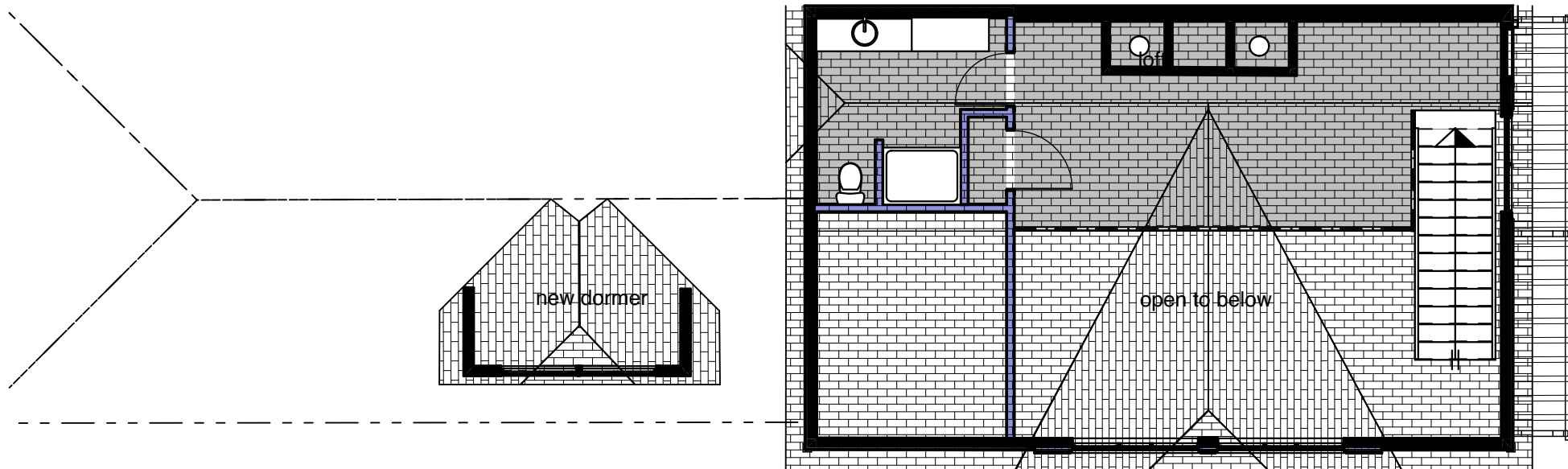
ASPIRE ARCHITECTURE & DESIGN, LLC
SHEBOYGAN 417 ST. CLAIR AVE SHEBOYGAN, WI. 53081 920-457-4884
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BJ's Restaurant Addition for: Jerry McCabe
1035 Michigan Ave, Sheboygan, WI

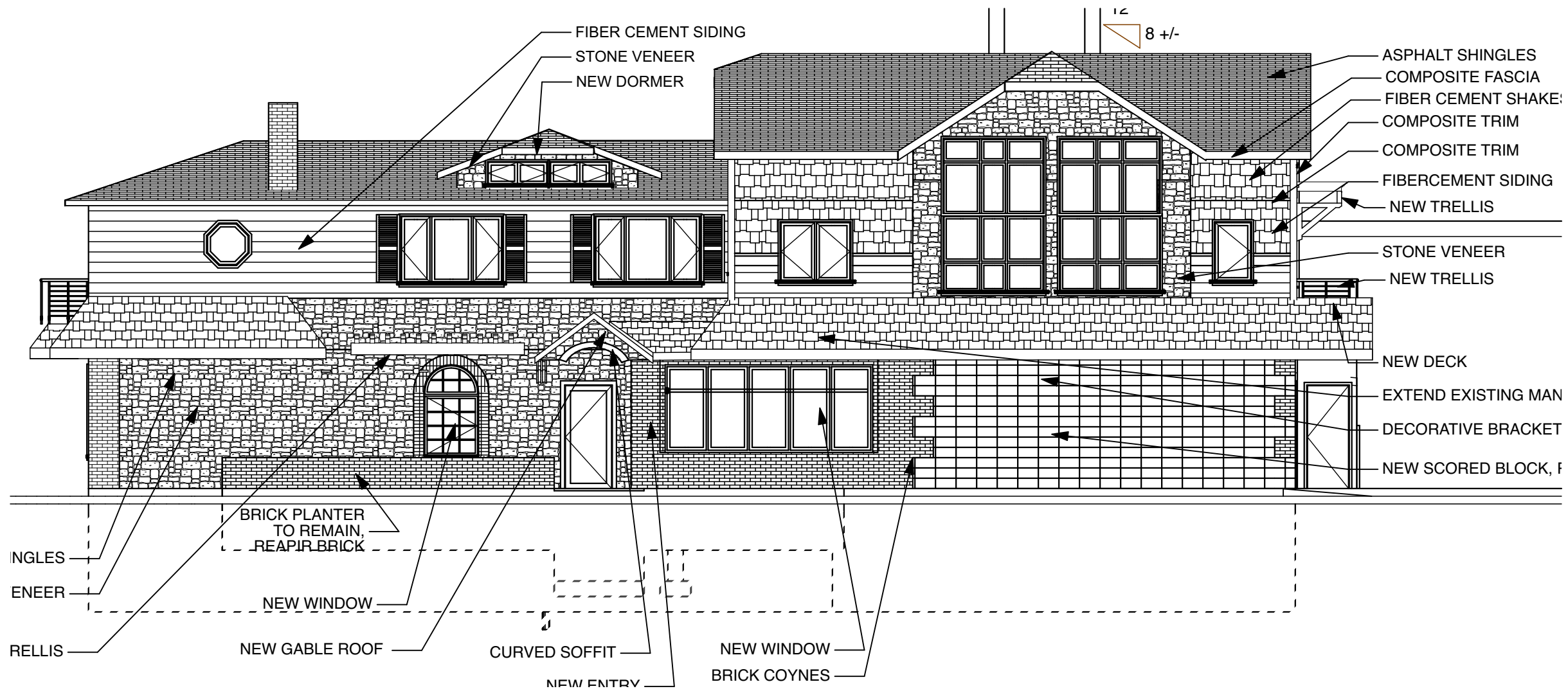
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03-003
ARCH.2



1 2ND FLOOR PLAN
SCALE: 1/8" = 1'-0"



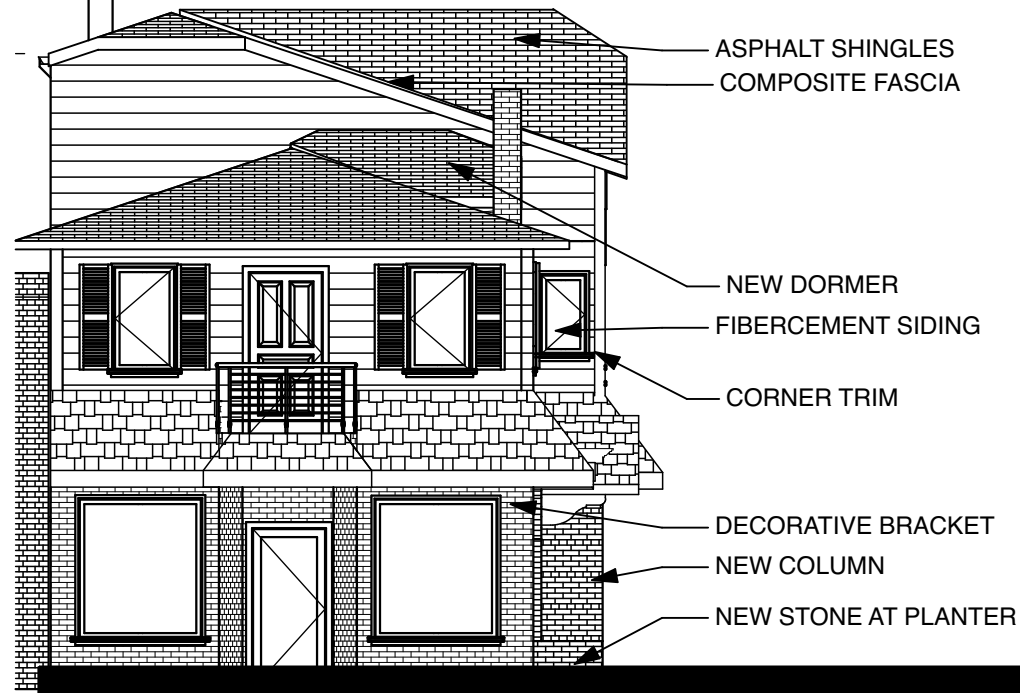
2 3RD FLOOR PLAN
SCALE: 1/8" = 1'-0"



1 WEST ELEVATION

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

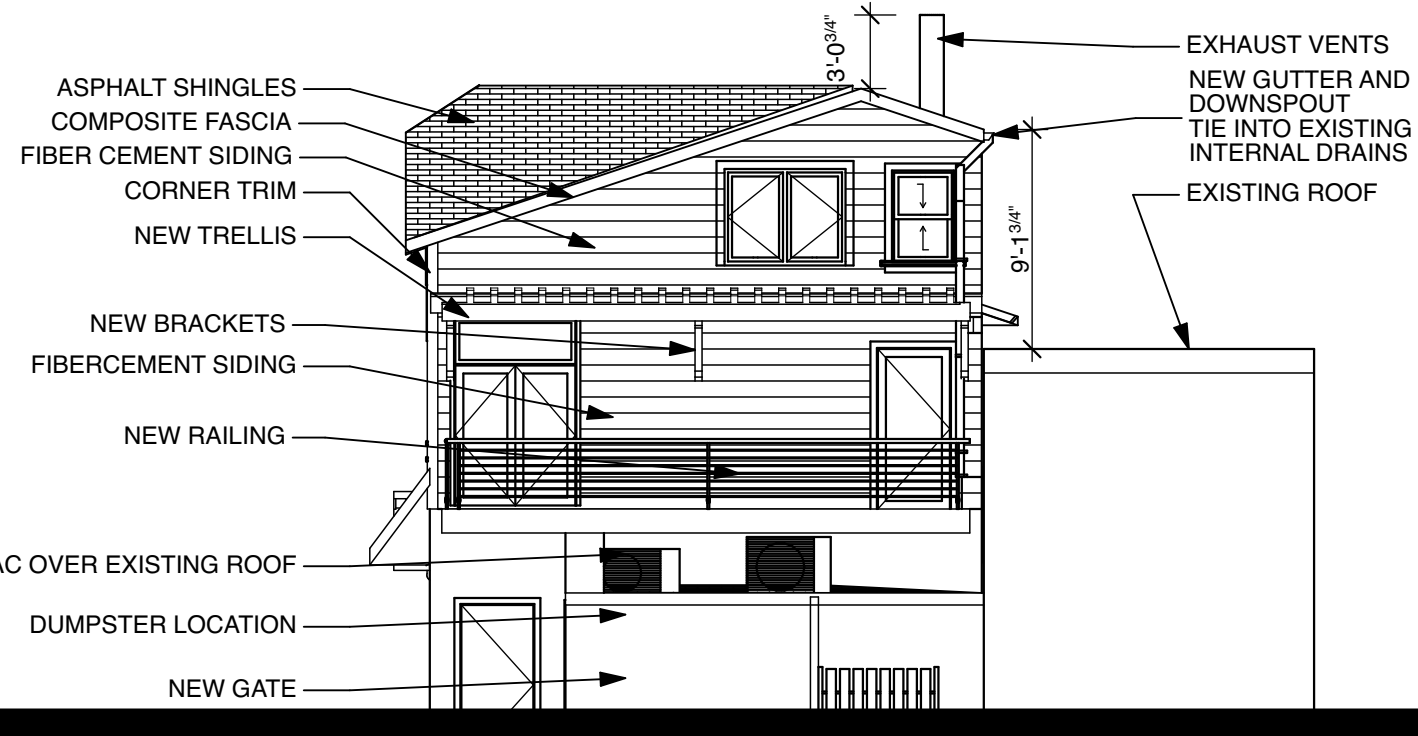
1



2 NORTH ELEVATION

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

2



3 South Elevation

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

3

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 OSHKOSH, 201 N. MAIN ST. SUITE 800 OSHKOSH, WI 54901 920-230-9884
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BJ's Restaurant Addition for: Jerry McCabe

1035 Michigan Ave, Sheboygan, WI

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 03-003
 ARCH.4