

*****ATTACHMENTS*****

CITY OF SHEBOYGAN

REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION

ITEM DESCRIPTION: Review and consideration of architectural plans for a new South Pier Parlor Addition at 434 S. Pier Drive.

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

REPORT DATE: November 11, 2016

MEETING DATE: November 14, 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:

South Pier Parlor is proposing to construct a new building addition at their restaurant located at 434 S. Pier Drive. The applicant states the following about the project:

- The ice cream parlor is presently approximately 2,000sf and the applicant is proposing to construct a 300sf addition at the northwest corner of the building. The building addition will provide expanded kitchen and freezer space for the daily operations of the ice cream parlor.
- The addition is similar in size, massing and appearance to the other buildings in the area. The proposed addition will be a wood framed building with painted wood siding and trim to match the existing building. It will have a membrane roof with prefinished gutters and downspouts.
- The existing dumpster enclosure fence will be removed and relocated further to the east with the doors on the south end of the enclosure.

STAFF COMMENTS:

South Pier Parlor is located in the South Pier District that has architectural design guidelines. The ice cream parlor is located in the Shanty zone. Staff does have some concerns with the proposed architecture and just want to make sure that the Board believes the proposal is meeting the intent of the guidelines (roof detail).

The applicant states they are proposing a rubber membrane roof. The Board needs to be aware that the guidelines specifically state the roofing materials need to be "wood shingles."

Again it will be up to the applicant to show how the proposal is meeting the intent of the guidelines.

The applicant is proposing to locate the condenser and compressor outside the newly constructed dumpster location (located outside of the north wall facing the Riverwalk). Staff is recommending that the applicant install the condenser and compressor on the inside of the new dumpster enclosure so you will not see these mechanical units.

ACTION REQUESTED:

Motion to approve with possible amendments as determined by the Board. Drawings shall meet the intent of the South Pier Design Guidelines

ATTACHMENTS:

- I. Architectural Review Board Application and required attachments.

PARCEL NO.:	<u>322011</u>
MAP NO.:	<u>23 454 018</u>
ZONING CLASSIFICATION:	<u>PUD</u>

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: LJM Architects, Erik Jensen

ADDRESS: 813 Riverfront Drive

E-MAIL ADDRESS: ejensen@ljmarchitects.com

PHONE: (920) 458-4800 FAX NO.: ()

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: South Pier Parlor

ADDRESS OF PROPERTY AFFECTED: 434 South Pier Drive

NEW BUILDING: _____ ADDITION: X REMODELING: _____

DESCRIPTION OF PROPOSED PROJECT: The proposed building addition is located on the north side of the existing building and will provide additional kitchen space.

DESCRIPTION OF **EXISTING** EXTERIOR DESIGN AND MATERIALS: The existing building is an off-white painted wood sided building with scalloped shingle siding accents, white painted wood trim, and scalloped asphalt shingles.

DESCRIPTION OF THE **PROPOSED** EXTERIOR DESIGN AND MATERIALS: The proposed addition will have wood siding and trim that is painted to match the existing building, low sloped membrane roof and gutters. A new dumpster enclosure will be constructed to match the existing.

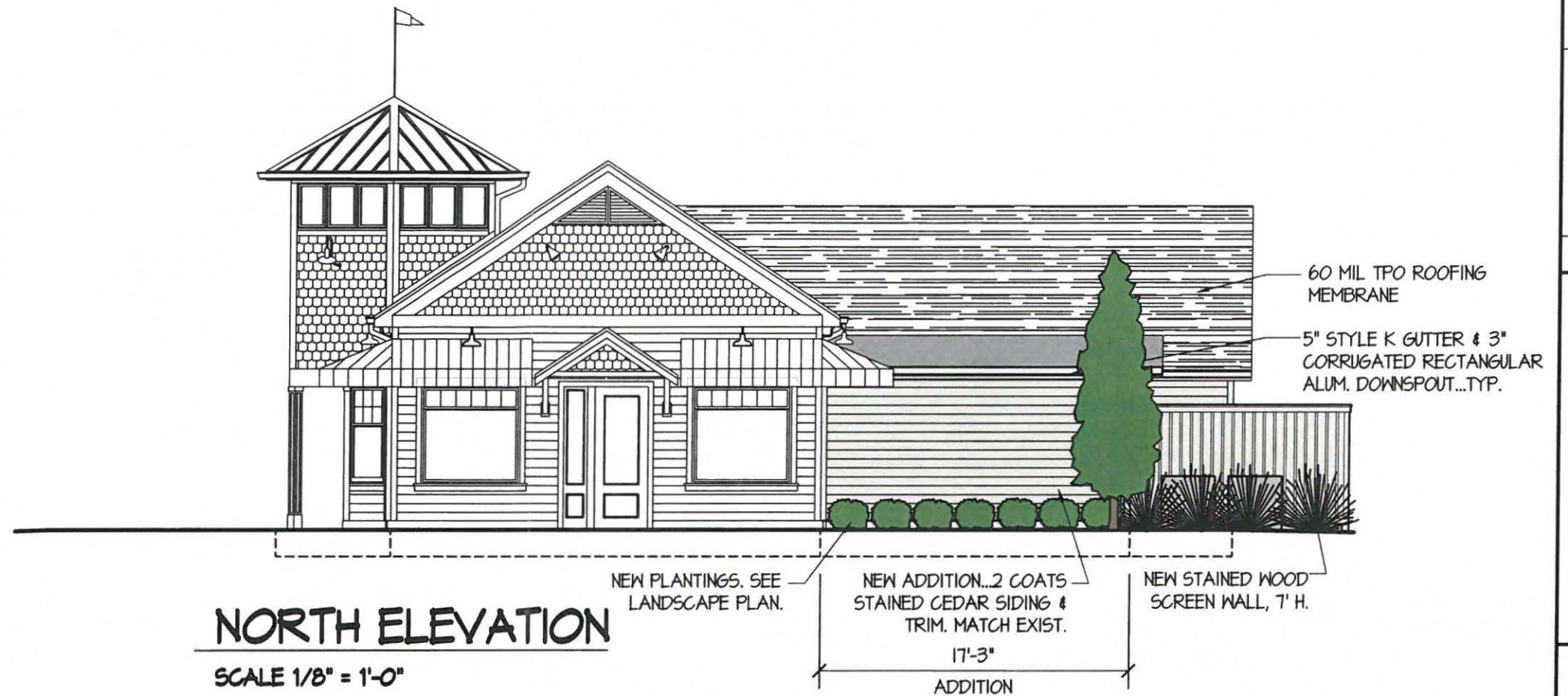


South Pier Parlor
434 South Pier Drive
Sheboygan, WI 53081

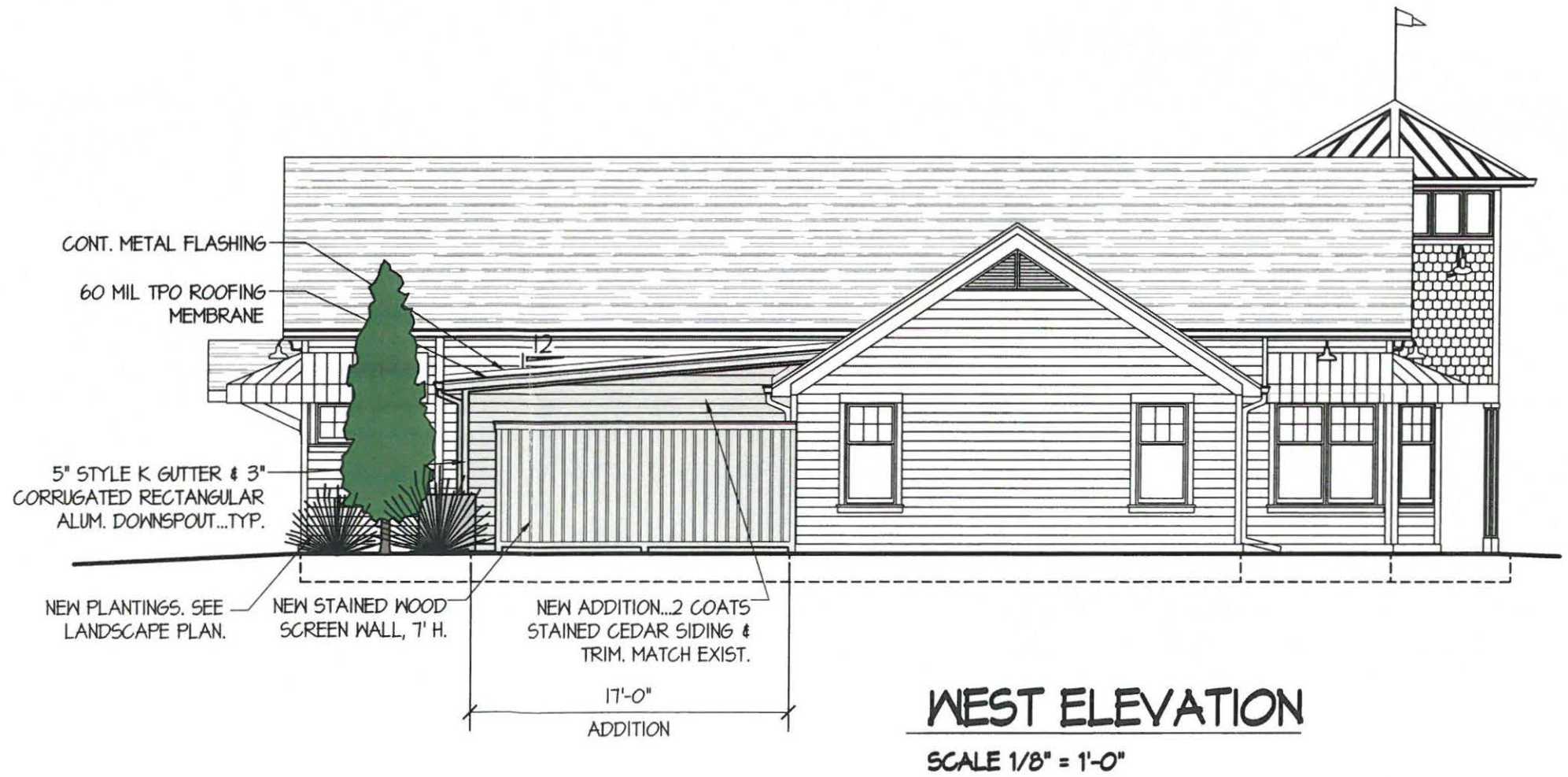
Architectural Review – Written Description

The building is zoned PUD-Planned Unit Development and is surrounded by the same type of zoning. The proposed addition will be built on the north side of the existing building and is similar in massing and materials to the other buildings located in the surrounding areas. The addition will provide additional kitchen space.

The proposed addition will be a wood framed building with painted wood siding and trim to match the existing building. It will have a membrane roof with prefinished gutters and downspouts. A new dumpster enclosure will be installed further to the east with the doors on the south end of the enclosure.



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



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

NO.	REVISIONS	DATE

LJM Architects
813 Riverfront Drive Sheboygan, WI 53081
Phone (920) 458-4800 Fax (920) 456-1485

**ADDITION FOR:
SOUTH PIER PARLOR
434 SOUTH PIER DRIVE
SHEBOYGAN, WI 53081**

SHEET TITLE

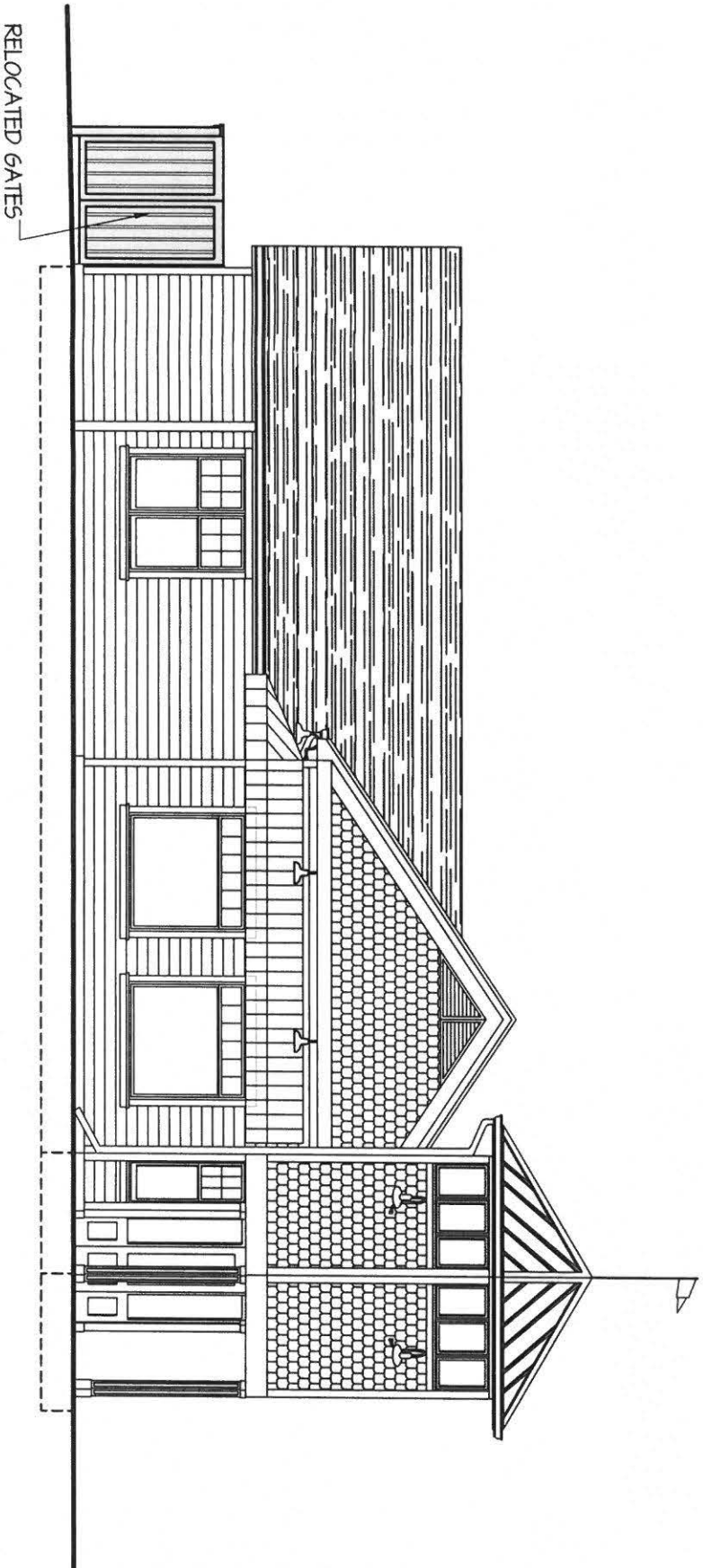
DRAWN BY
JA

CHECKED BY
EJ

DATE
10-25-16


PROJECT NO.
1661

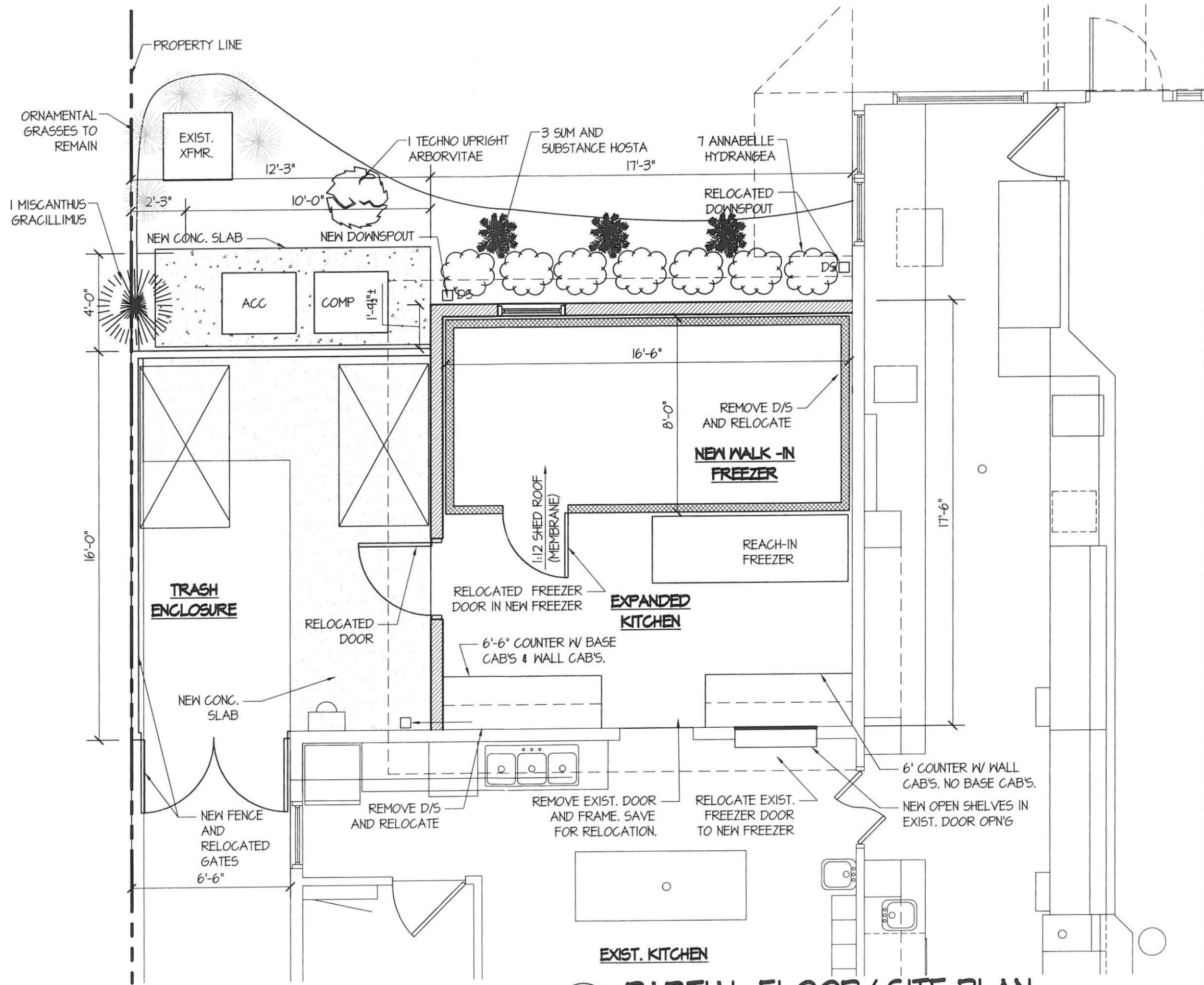
SHEET NO.
A2



SOUTH ELEVATION

SCALE 1/8" = 1'-0"

A3	SHEET NO.	PROJECT NO. 1861	DATE 10-25-16	CHECKED BY EJ	DRAWN BY JA	SHEET TITLE ADDITION FOR: SOUTH PIER PARLOR 434 SOUTH PIER DRIVE SHEBOYGAN, WI 53081	 LJM Architects 813 Riverfront Drive Sheboygan, WI 53081 Phone (920) 458-4800 Fax (920) 458-1485		
								NO. REVISIONS	DATE



PARTIAL FLOOR/ SITE PLAN

SCALE 1/4" = 1'-0"

NO.	REVISIONS	DATE

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

**ADDITION FOR:
 SOUTH PIER PARLOR
 434 SOUTH PIER DRIVE
 SHEBOYGAN, WI 53081**

SHEET TITLE

DRAWN BY
JA

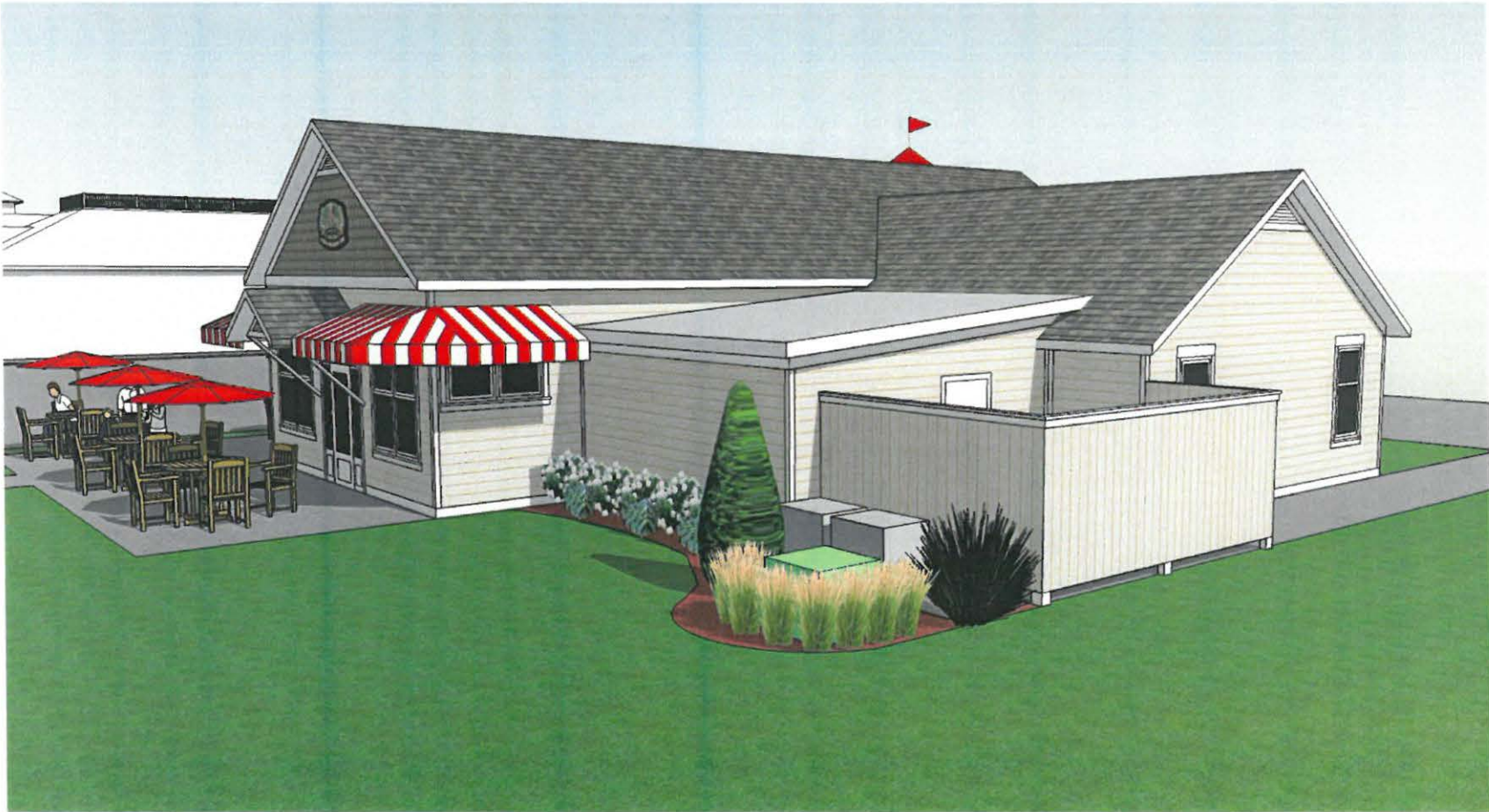
CHECKED BY
EJ

DATE
10-25-16

PROJECT NO.
1661

SHEET NO.
A1

SOUTH PIER PARLOR 2016 BUILDING ADDITION



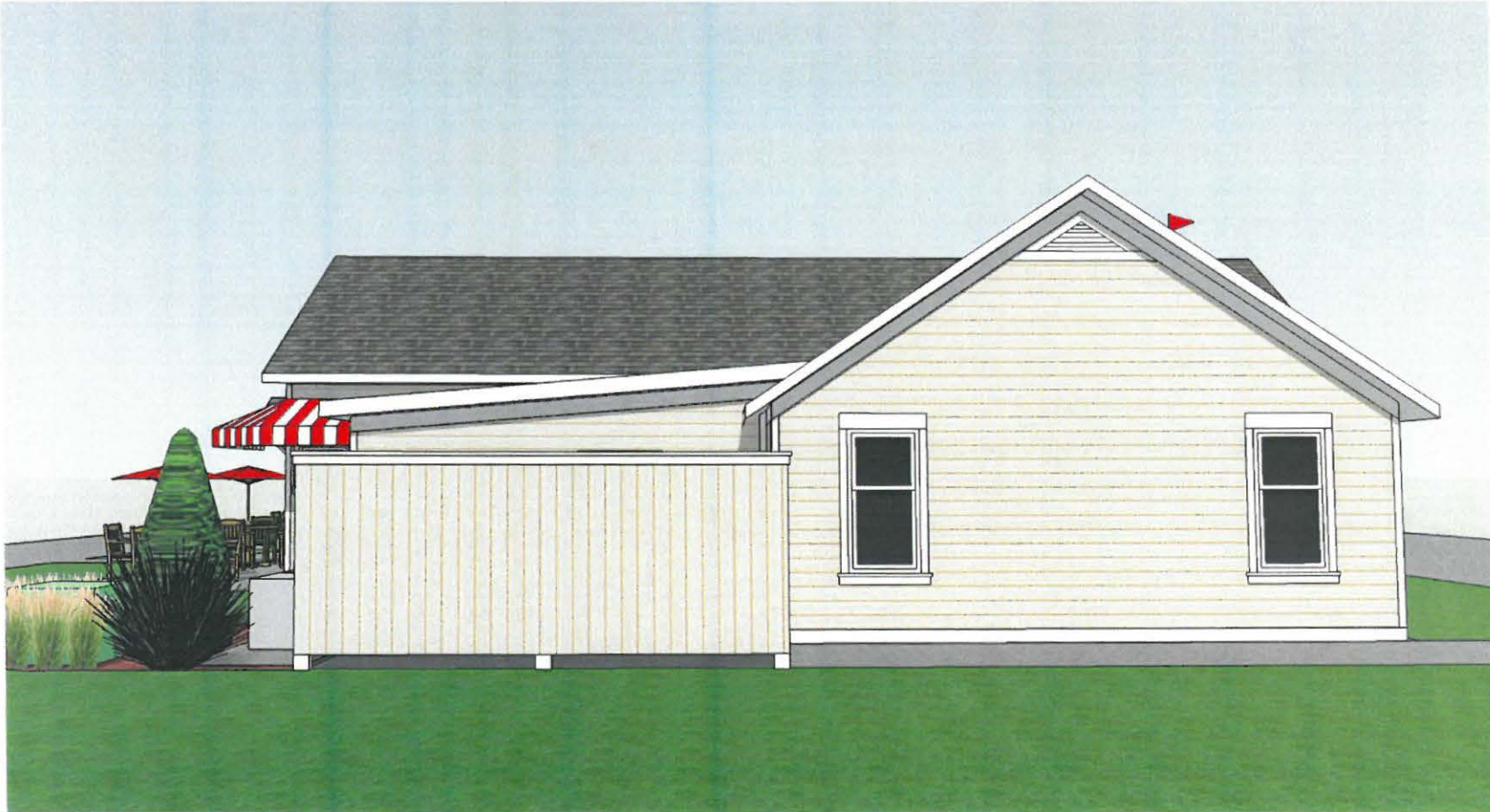
BIRDS-EYE VIEW LOOKING SOUTHEAST

SOUTH PIER PARLOR 2016 BUILDING ADDITION



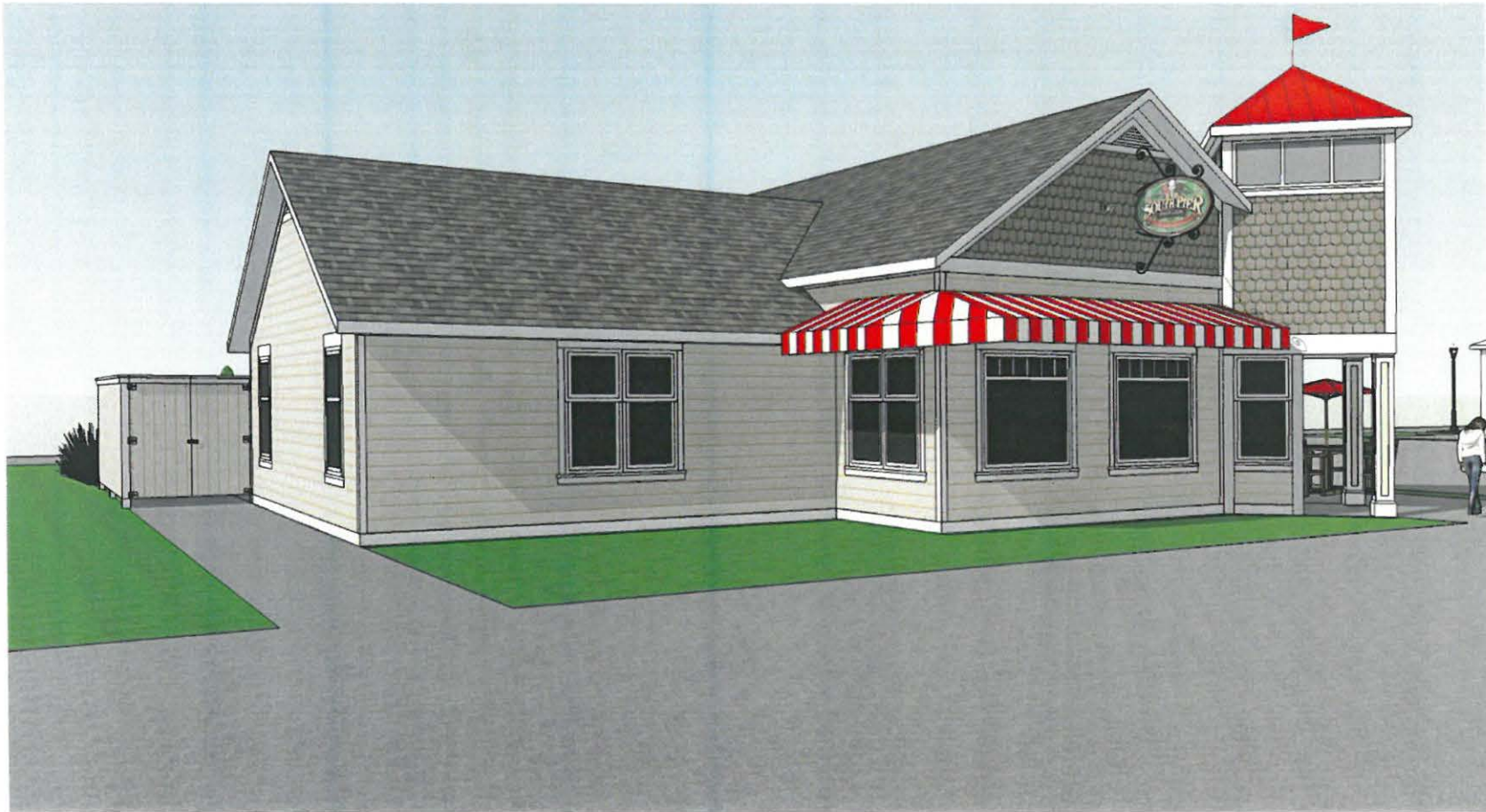
REAR ELEVATION

SOUTH PIER PARLOR 2016 BUILDING ADDITION



WEST ELEVATION

SOUTH PIER PARLOR 2016 BUILDING ADDITION



STREET VIEW LOOKING NORTHEAST





CITY OF SHEBOYGAN

REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION

ITEM DESCRIPTION: Review and consideration of architectural plans for a new Sheboygan Paper Box Addition at 716 Clara Avenue.

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

REPORT DATE: November 11, 2016

MEETING DATE: November 14, 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:

Sheboygan Paper Box is proposing to construct a new building addition to their existing facility located at 716 Clara Avenue. The applicant states the following about the project:

- Through an aggressive marketing program and the addition of recent, state-of-art printing equipment, SPBCo has experienced rapid growth. It is the goal of SPBCo to expand their facilities to accommodate additional machinery and increase the overall efficiency in their operations.
- The proposed addition is approximately 30,000sf and will be used for warehousing, light manufacturing and an enlarged receiving area.
- The new addition has been designed to match architectural elements of the existing building giving a much improved look to the north side of the property. Architectural elements such as siding, color and masonry will be consistent with that of the existing building. Existing materials include smooth and split face concrete masonry, vertical steel siding of one color and vertical steel projected fascia of a second color.
- The construction of an underground storm water retention zone became an issue due to the high water table in the area (northeast corner of the site). This was solved by designing an above ground, encased 30,000 gallon holding tank surrounded and covered by a masonry wall consistent with other parts of the building. The above ground detention structure will be constructed at the, nested in a building recess. It will be a covered concrete tank with exposed vertical surfaces clad in split face concrete masonry matching that used at other portions of the building.

- The loading docks are to be reconfigured at the northeast corner of the site. Receiving of raw materials will take place on 7th Street with trucks approaching from the south and backing into five (5) new saw-tooth bays.
- Landscaping elements will help soften and blend the expansion into its surrounding environment. SPBCo's desire is to add green-space to Georgia Avenue. Trees and shrubs will be creatively used to break up the expanse of the building.
- The new addition will have a two (2) color split face masonry wall on the 8th Street elevation plus a projecting metal fascia, all matching the materials on the existing building.
- Walls on the north and east sides will be vertical steel siding in a neutral color to match existing siding on other building walls and a projected metal fascia of the same proportions as that on the west wall. A continuous band of windows is placed just below the metal fascia on the north wall. A concrete stormwater detention container is located at the northeast corner of the building. This will be faced with split face masonry matching the color and coursing of the 8th Street wall.

STAFF COMMENTS:

The applicant is requesting variances to the front yard and street yard building setbacks of 25 feet to the property line. Sheboygan Paper Box is proposing:

- Applicant is proposing a street yard setback of 4.5 feet along S. 8th Street (west property line). Applicant is requesting this variance to match the existing building footprint along S. 8th Street.
- Applicant is proposing a street yard setback that varies from 4.9 to 7 feet along Georgia Avenue (north property line). The applicant is requesting a variance along the Georgia Avenue property line as well.

Staff is recommending that the Architectural Review Board closely review all proposed elevations but especially those to the south that faces the residential neighborhood to the north and the future residential development towards the east. It is staff's position that the applicant should provide drawings that improve the aesthetics of the north elevation based upon the significant street yard setback being requested – building will be located very close to the Georgia Avenue property line.

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: Sheboygan Paper Box

ADDRESS: 716 Clara Avenue, Sheboygan, WI 53081

E-MAIL ADDRESS: _____

PHONE: (920) 458-8373 FAX NO.: ()

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Sheboygan Paper Box

ADDRESS OF PROPERTY AFFECTED: 716 Clara Avenue

NEW BUILDING: _____ ADDITION: X REMODELING: _____

DESCRIPTION OF PROPOSED PROJECT: The project is a 28,000 SF single-story building with 5 sheltered loading docks arranged in a saw-tooth pattern. The new area will be used for shipping and receiving (approx. 20%), warehousing (approx. 35%) and manufacturing (approx. 45%).

DESCRIPTION OF EXISTING EXTERIOR DESIGN AND MATERIALS: Existing exterior materials includes smooth and split face concrete masonry, vertical steel siding of one color, and vertical steel projected fascia of a second color.

DESCRIPTION OF THE PROPOSED EXTERIOR DESIGN AND MATERIALS: The new addition will have a 2-color split face masonry wall on the 8th Street elevation plus a projecting metal fascia, all matching the materials on the existing building. Walls on the north and east sides will be vertical steel siding in a neutral color to match existing siding on other building walls and a projected metal fascia of the same proportions as that on the west wall. A continuous band of windows is placed just below the metal fascia on the north wall. A concrete stormwater detention container is located at the northeast corner of the building. This will be faced with split face masonry matching the color and coursing of the 8th Street wall.

Narrative for SPBCo

Sheboygan Paper Box Company (SPBCo) is an independent manufacturer of value-added folding cartons primarily for the food and paper products industries located throughout the Midwest. Founded in 1923 they have been at their present location since the late 1920s. It is the goal of SPBCo to expand their facilities to accommodate additional machinery and increase the overall efficiency in their operations. The Company currently owns the entire block between 7th and 8th Streets and Clara and Georgia Avenues. They wish to expand on their vacant land on the north side of their property.

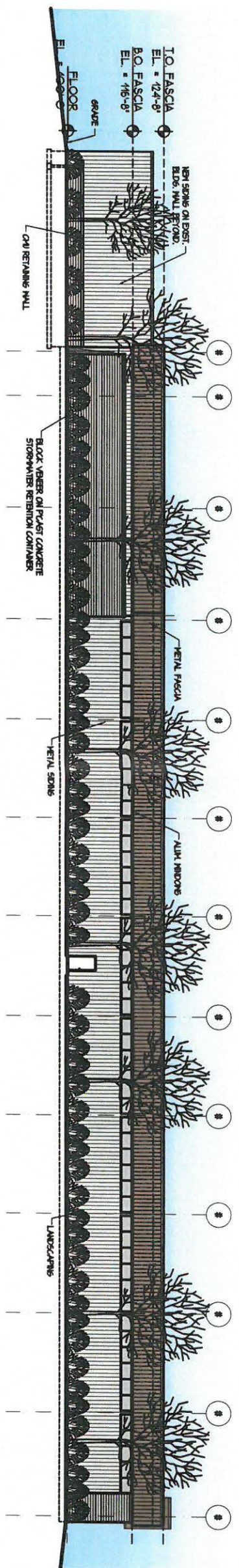
This vacant parcel is the most favorable location for expansion as it can be tied into the Company's current manufacturing facility. Existing older houses were removed from this site in early 2007. Efficient plant work flow dictates that shipping/receiving, raw materials warehousing and sheeting machines be located at the northerly end of the facility.

The width of the building is based on sheeting machinery size and required operating aisles to safely and efficiently convert roll-stock raw materials into sheets that can be printed and converted. They are, therefore, requesting reduced building setbacks on South 8th Street and Georgia Avenue. The requested setback is approximately 4'-6", which matches the setback of the existing 1991 building. The requested Georgia Avenue setback varies from approximately 7'-0" at the northwest corner to approximately 5'-0" at the northeast corner.

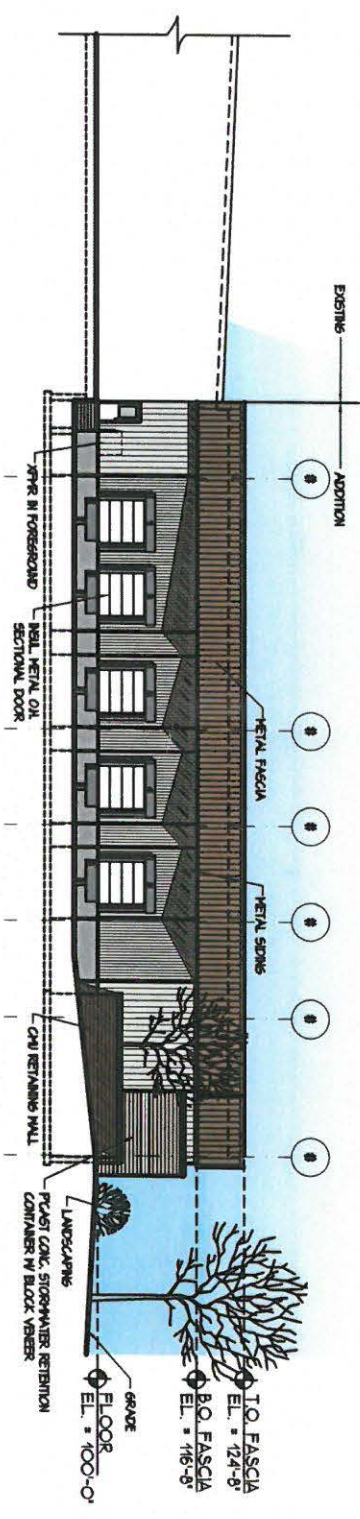
On Georgia Avenue, SPBCo proposes that the setback area plus the street right-of-way area up to the south curb line be green space with generous plantings for a visual buffer from the street. They suggest that the sidewalk on this side be removed allowing for increased plantings and overall safety.

Storm water is required to be detained on the site. Ordinarily this could be accomplished with underground storage pipes; however, a high water table and very shallow storm sewers prevent them from doing so. The alternative is to construct an above ground detention structure. SPBCo proposes to place this structure near the northeast corner of the site, nested in a building recess. It will be a covered concrete tank with exposed vertical surfaces clad in split face concrete masonry matching that used at other portions of the building.

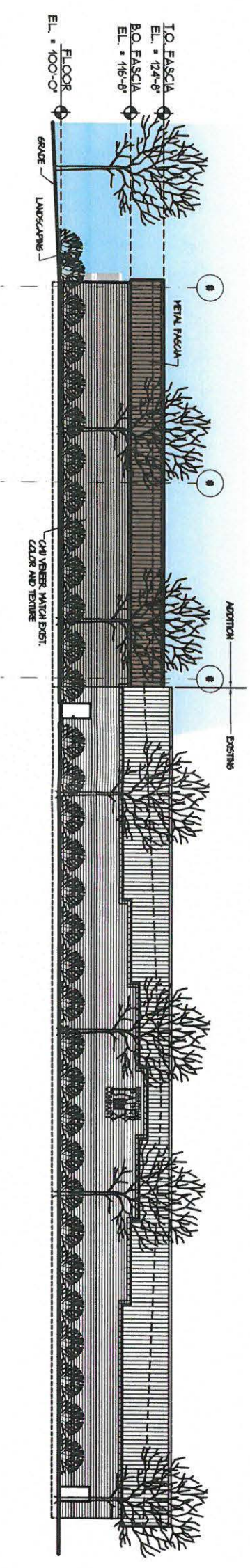
The five new loading docks will be placed in a 30° angle, saw-tooth configuration at the east end of the addition. They will replace three existing docks which face due north. The depth of the truck berths allow for the largest semi rigs (72'±) to be behind the sidewalk (property line) along South 7th Street. Trucks backing in from 7th Street will be required for this approach. SPBCo is therefore requesting a variance to permit this maneuver. Traffic impact on 7th Street will be minimal as current measured truck activity puts the average of shipping/receiving truck visits at 6 per day. These measurements were taken during SPBCo's busiest quarter. Further, the two additional berths will allow for trucks to park at a dock rather than having to wait in queue on 7th Street as they now must do.



NORTH ELEVATION
SCALE 1/32" = 1'-0"



PARTIAL EAST ELEVATION
SCALE 1/32" = 1'-0"



WEST ELEVATION
SCALE 1/32" = 1'-0"

NO. REVISIONS	DATE

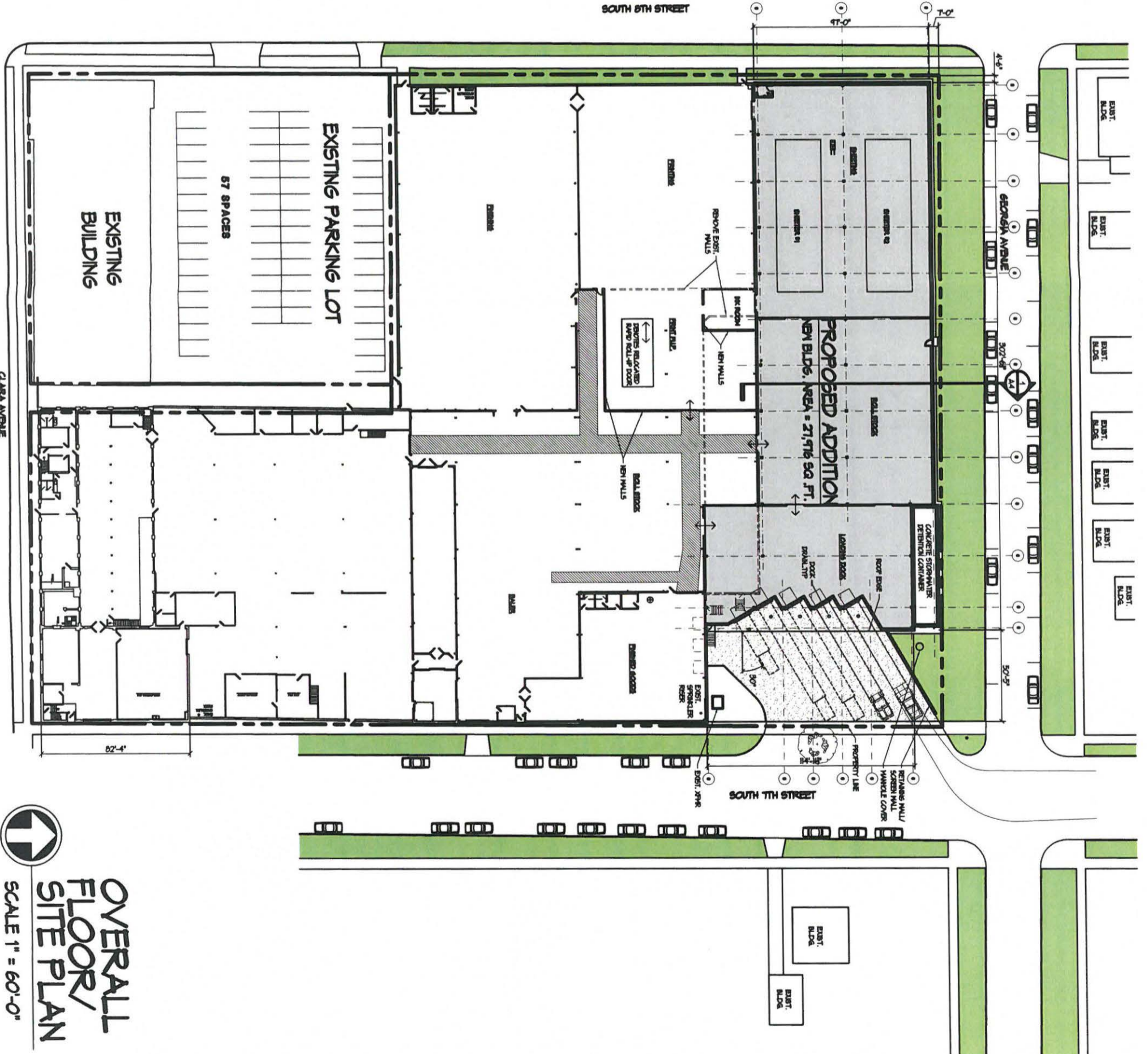
LJM Architects
813 Riverfront Drive Sheboygan, WI 53081
Phone (920) 458-4800 Fax (920) 458-1485

**PROPOSED ADDITION FOR,
SHEBOYGAN PAPER BOX COMPANY**
716 CLARA AVENUE
SHEBOYGAN, WISCONSIN 53081

SHEET TITLE	
DRAWN BY	JN
CHECKED BY	EJ
DATE	10-25-16
PROJECT NO.	1663
SHEET NO.	
A3	

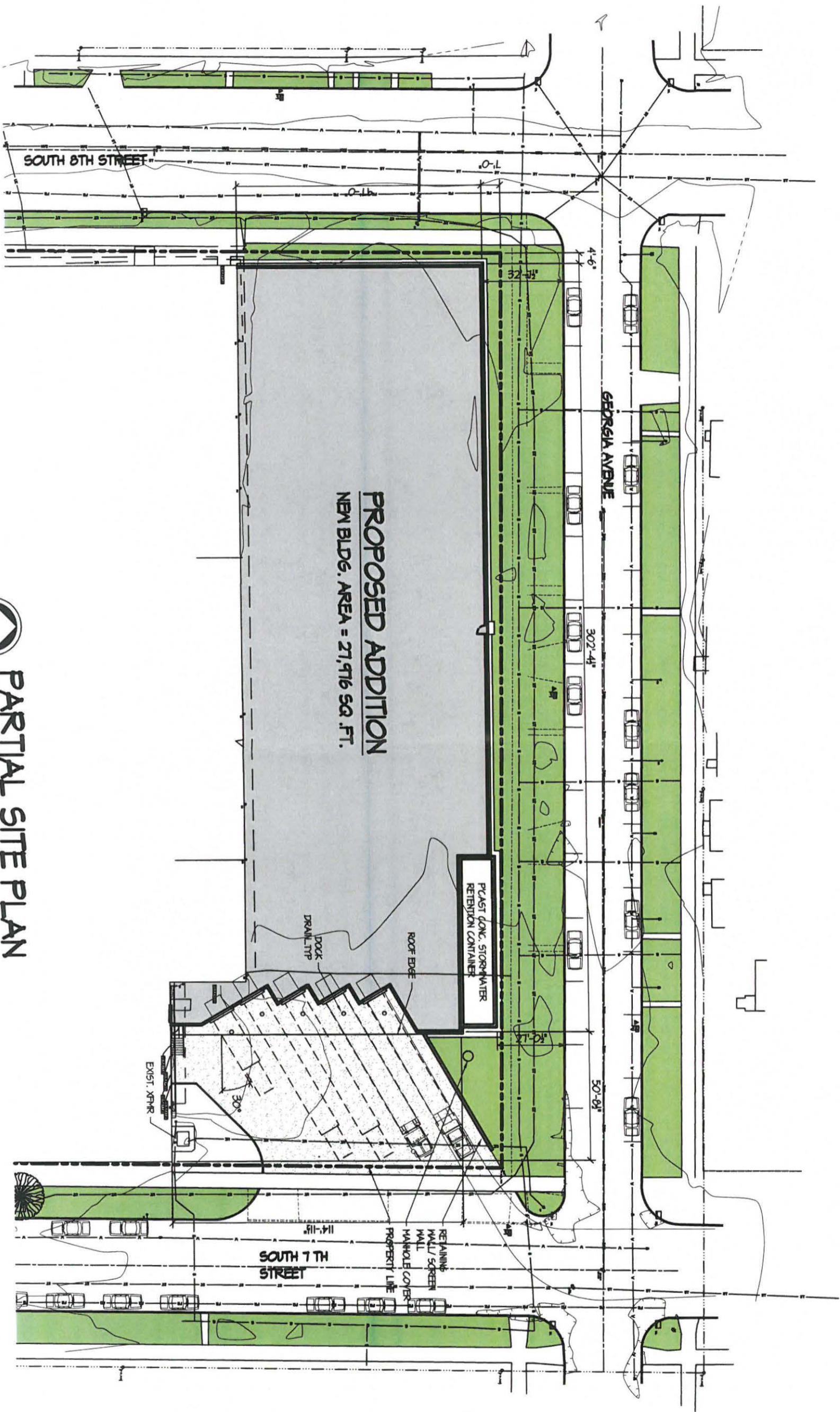
PARKING REQUIREMENTS
 LARGEST SHIFT 54 PEOPLE
 (INCL. PROJECTED HIRES)
 PROVIDED 70 TOTAL STALLS

EXISTING PARKING LOT
 13 SPACES



OVERALL FLOOR/ SITE PLAN
 SCALE 1" = 60'-0"

PROPOSED ADDITION FOR: SHEBOYGAN PAPER BOX COMPANY 716 CLARA AVENUE SHEBOYGAN, WISCONSIN 53081	 LJM Architects 813 Riverfront Drive Sheboygan, WI 53081 Phone (920) 458-4800 Fax (920) 458-1485	NO. REVISIONS	DATE
SHEET TITLE PROPOSED ADDITION FOR SHEBOYGAN PAPER BOX COMPANY	DRAWN BY JA	DATE 10-25-16	NO. REVISIONS
CHECKED BY CU	PROJECT NO. 1663	SHEET NO. C1	DATE



PROPOSED ADDITION
 NEW BLDG. AREA = 27,916 SQ. FT.

PLAST DOME STORAGE
 RETENTION CONTAINER

DOCK
 DRAIN TYP

ROOF EDGE

EXIST. STRR

SOUTH 7TH
 STREET

RETAINING
 WALL / SCREEN
 WALL
 MANHOLE COVER
 PROPERTY LINE

PARTIAL SITE PLAN
 SCALE 1" = 40'-0"

PROPOSED ADDITION FOR: SHEBOYGAN PAPER BOX COMPANY	
716 CLARA AVENUE SHEBOYGAN, WISCONSIN 53081	
SHEET TITLE	
DRAWN BY	JA
CHECKED BY	EJ
DATE	10-19-16
PROJECT NO.	1663
SHEET NO.	C2

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

NO.	REVISIONS	DATE



Sheboygan Paper Box Co

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