

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

**CITY OF SHEBOYGAN**

**REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION**

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**ITEM DESCRIPTION:** Review and consideration of architectural plans for Alpine Insulation Addition located at 1941 Ashland Avenue.

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

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**REPORT DATE:** October 21, 2016

**MEETING DATE:** October 24, 2016

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**FISCAL SUMMARY:**

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

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**STATUTORY REFERENCE:**

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

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**BACKGROUND / ANALYSIS:**

Alpine Insulation is proposing to construct a new warehouse addition at 1941 Ashland Avenue. The applicant states:

- Alpine Insulation is proposing to construct a 12,000SF (100 x 120) warehouse addition that will be constructed on the north side of the existing facility. Alpine recently razed a building that was previously located in this area (smaller building).
- The additional warehouse space will be used for storage of insulation materials.
- The proposed addition will be a metal building and will match the materials of the existing building. It will have a medium bronze metal siding wainscot to a height of approximately eight (8) feet with sandstone colored metal siding above, medium bronze fascia trim and gutters, sandstone colored downspouts and a standing seam metal roof.

**STAFF COMMENTS:**

Alpine Insulation is a very visible facility located on the west side of Business Drive. Business Drive is one of the most visible commercial corridors in the City and the Board has made an effort to improve the architecture along Business Drive. The board will want to keep this in mind when considering the drawings that the applicant has submitted.

The north elevation has a very basic design. The north elevation does face Ashland Avenue and it appears that other architectural elements or design could be incorporated on this side of the building.

**ACTION REQUESTED:**

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

**ATTACHMENTS:**

- I. Architectural Review Board Application and required attachments.

PARCEL NO.: 416840  
MAP NO.: 34128003  
ZONING CLASSIFICATION: UC

Office Use Only  
DATE SUBMITTED: \_\_\_\_\_  
REVIEW DATE: 10/24/16

**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: Alpine Insulation

ADDRESS OF PROPERTY AFFECTED: 1941B Ashland Avenue

NEW BUILDING: \_\_\_\_\_ ADDITION: X REMODELING: \_\_\_\_\_

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

DESCRIPTION OF **EXISTING** EXTERIOR DESIGN AND MATERIALS: The existing building is a metal building with light colored siding, dark brown roof edges, window, and door trim and metal roofing.

DESCRIPTION OF THE **PROPOSED** EXTERIOR DESIGN AND MATERIALS: The proposed addition will be a metal building with a medium bronze metal siding wainscot to approximately 8' with sandstone colored metal siding above. There will be medium bronze fascia trim and gutters with sandstone colored downspouts and a standing seam metal roof.



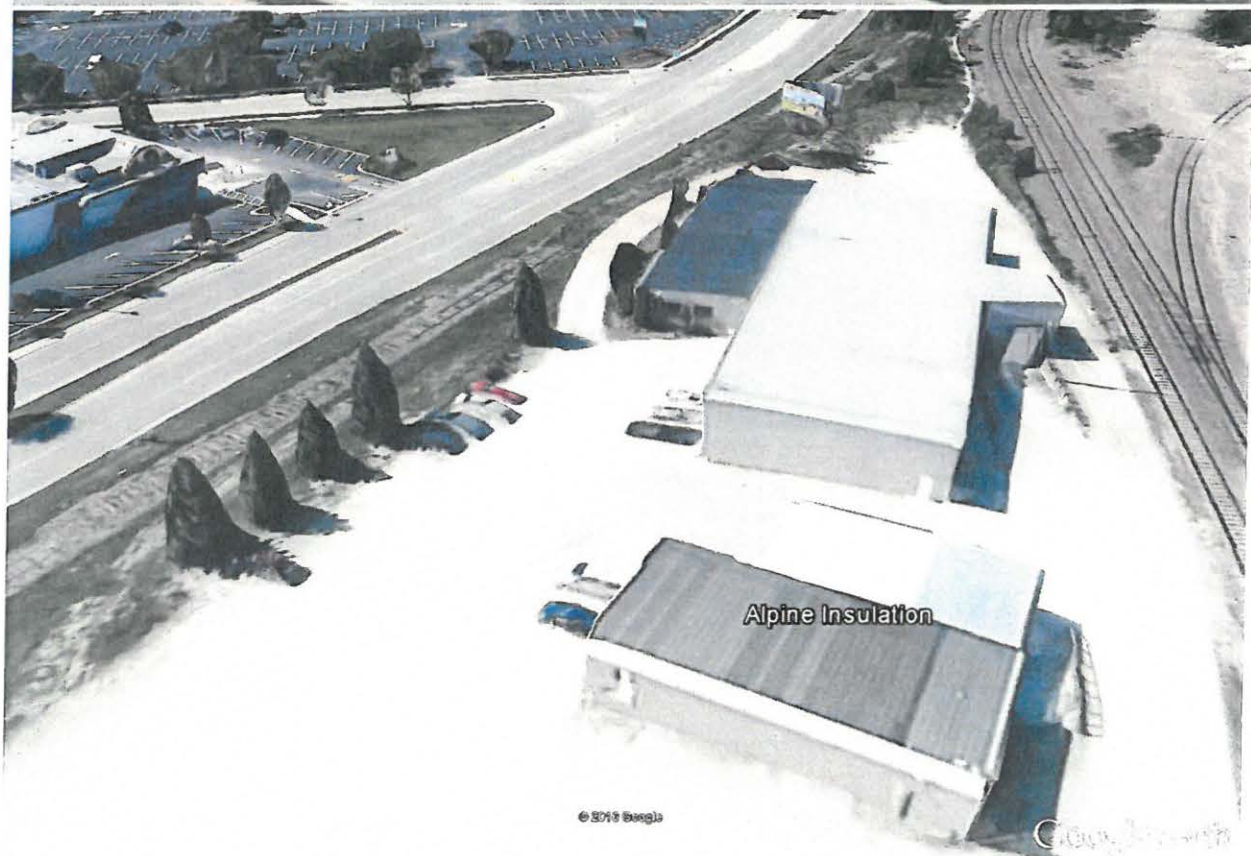
Alpine Insulation  
1941B Ashland Avenue  
Sheboygan, WI 53081

Architectural Review – Written Description

The building is surrounded by Industrial Zoning to the west and Commercial Zoning to the east. The project building is similar in massing and materials to the other buildings located in the industrial areas to the west. The proposed addition will be built on the north side of the existing building. The addition will provide additional warehouse storage space for insulation materials.

The proposed addition will be a metal building with materials similar to that of the existing building. It will have a medium bronze metal siding wainscot to a height of approximately 8 feet with sandstone colored metal siding above, medium bronze fascia trim and gutters, sandstone colored downspouts, and a standing seam metal roof.

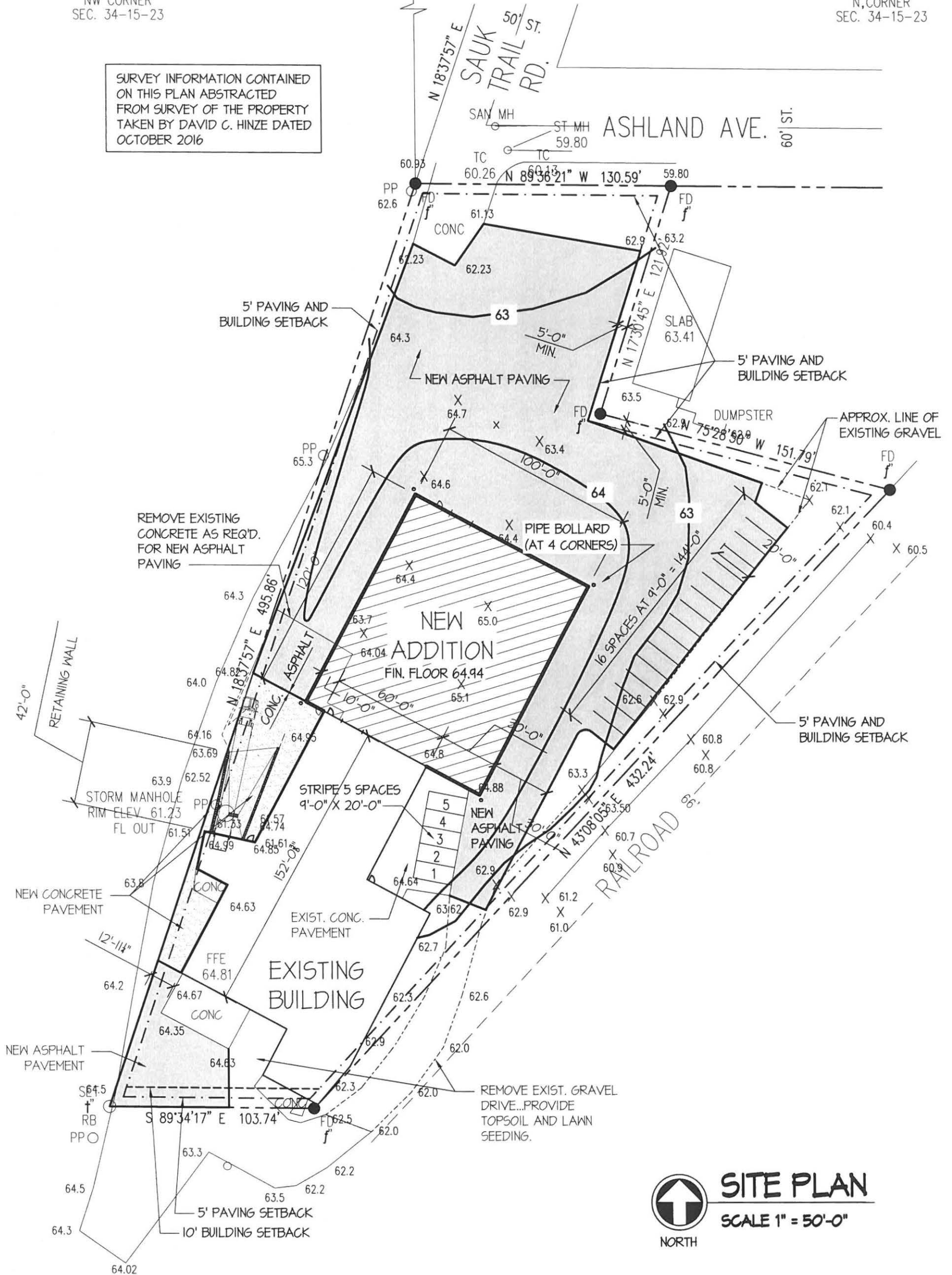






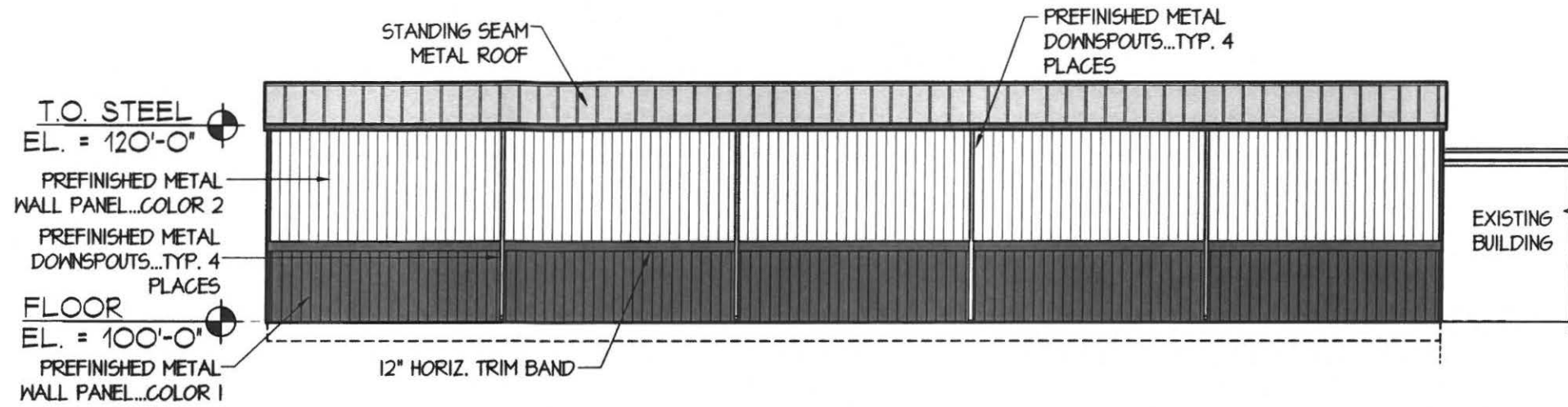
NW CORNER SEC. 34-15-23 1795.38' NORTH LINE, NW 1/4, SEC. 34-15-23 N 89°50'03" W 859.52' N, CORNER SEC. 34-15-23

SURVEY INFORMATION CONTAINED ON THIS PLAN ABSTRACTED FROM SURVEY OF THE PROPERTY TAKEN BY DAVID C. HINZE DATED OCTOBER 2016

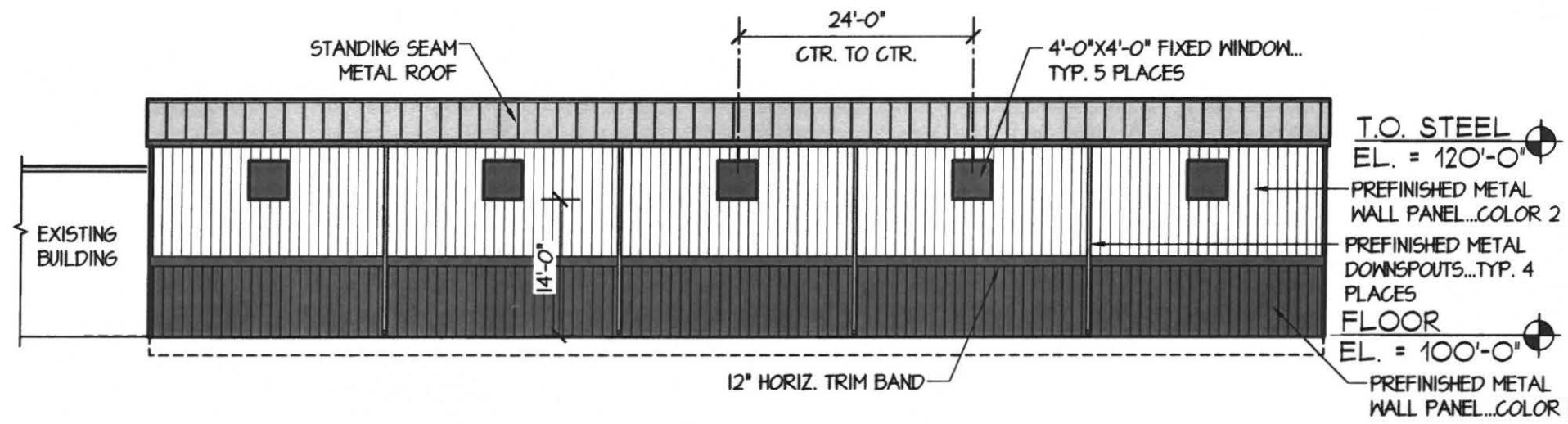


**SITE PLAN**  
SCALE 1" = 50'-0"  
NORTH

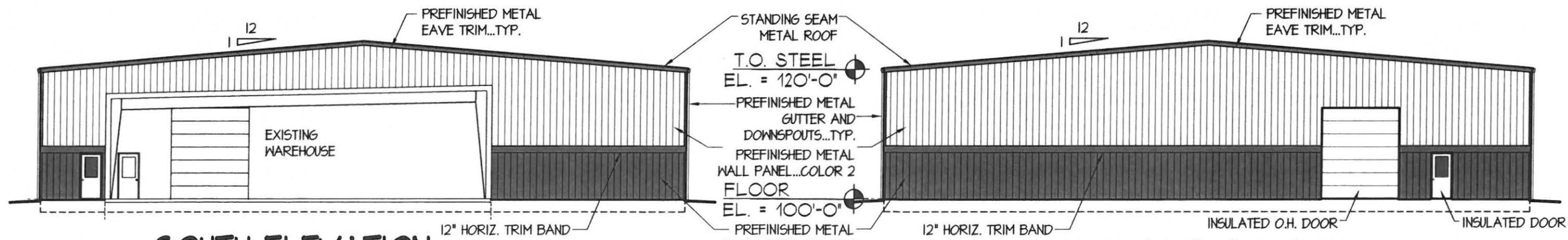
<b>C1</b>	SHEET NO.	PROJECT NO. 1655	DATE 10-11-16	CHECKED BY EU	DRAWN BY DP/VA	SHEET TITLE <b>METAL BUILDING ADDITION FOR: ALPINE INSULATION</b> 1941B ASHLAND AVENUE SHEBOYGAN, WISCONSIN 53081	 LJM Architects 813 Riverfront Drive Sheboygan, WI 53081 Phone (920) 458-4800 Fax (920) 458-1485		
								NO. REVISIONS	DATE



**WEST ELEVATION**  
SCALE 1/16" = 1'-0"



**EAST ELEVATION**  
SCALE 1/16" = 1'-0"



**SOUTH ELEVATION**  
SCALE 1/16" = 1'-0"

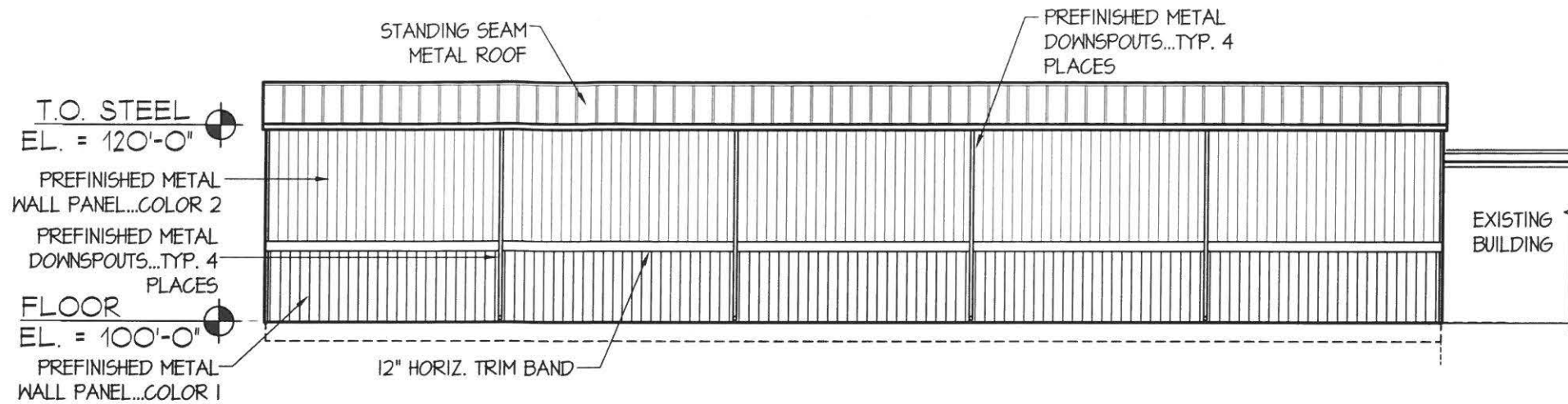
**NORTH ELEVATION**  
SCALE 1/16" = 1'-0"

NO.	REVISIONS	DATE

**LJM Architects**  
813 Riverfront Drive Sheboygan, WI 53081  
Phone (920) 458-4800 Fax (920) 458-1486

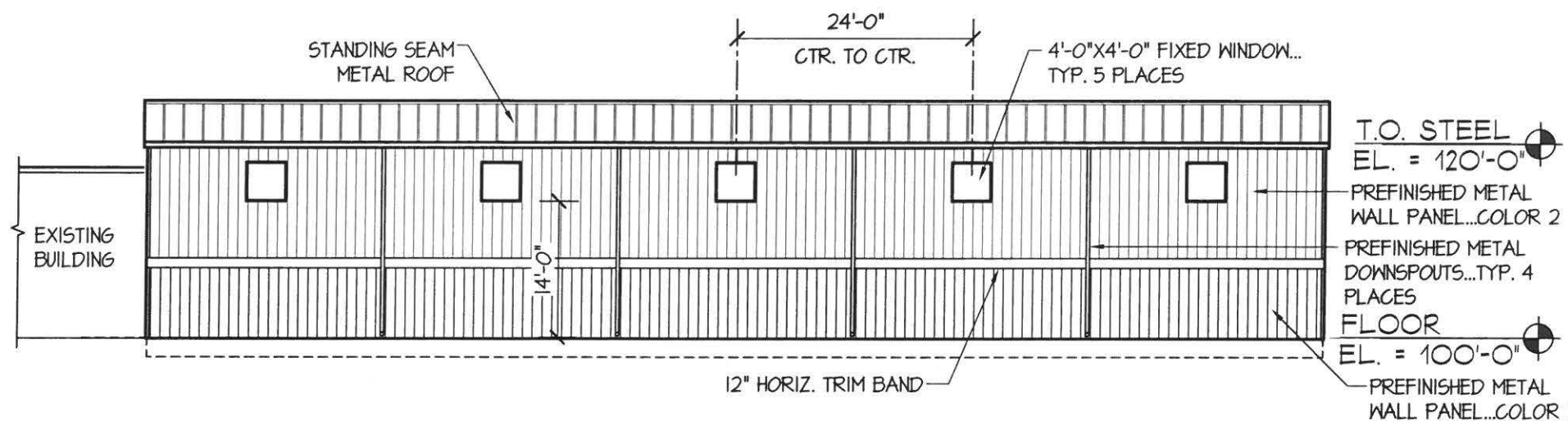
METAL BUILDING ADDITION FOR:  
**ALPINE INSULATION**  
1941B ASHLAND AVENUE  
SHEBOYGAN, WISCONSIN 53081

<b>SHEET TITLE</b> EXTERIOR ELEVATIONS
<b>DRAWN BY</b> DD/JA
<b>CHECKED BY</b> EJ
<b>DATE</b> 10-11-16
<b>PROJECT NO.</b> 1655
<b>SHEET NO.</b> <b>A2</b>



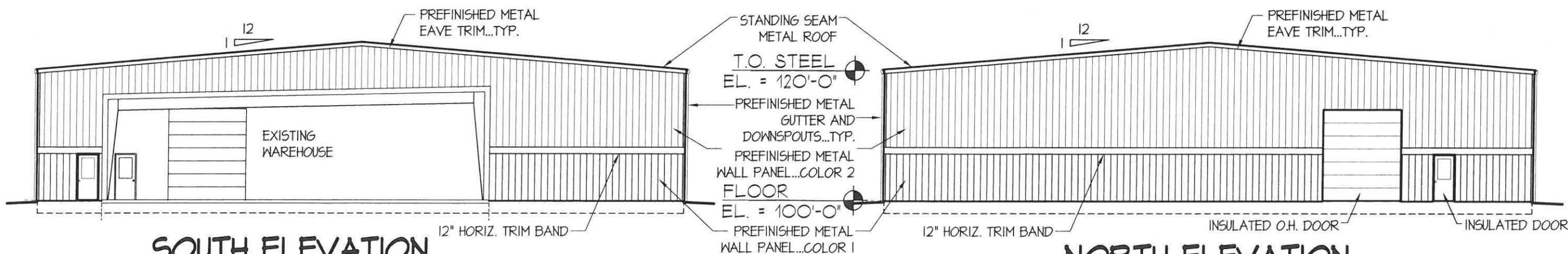
### WEST ELEVATION

SCALE 1/16" = 1'-0"



### EAST ELEVATION

SCALE 1/16" = 1'-0"



### SOUTH ELEVATION

SCALE 1/16" = 1'-0"

### NORTH ELEVATION

SCALE 1/16" = 1'-0"

NO.	REVISIONS	DATE

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

**METAL BUILDING ADDITION FOR:  
 ALPINE INSULATION  
 1941B ASHLAND AVENUE  
 SHEBOYGAN, WISCONSIN 53081**

**SHEET TITLE**  
 EXTERIOR ELEVATIONS

**DRAWN BY**  
 DD/ JA

**CHECKED BY**  
 EJ

**DATE**  
 10-11-16

**PROJECT NO.**  
 1655

**SHEET NO.**  
**A2**

**CITY OF SHEBOYGAN**

**REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION**

---

**ITEM DESCRIPTION:** Review and consideration of architectural plans for a new Duke of Devon Restaurant Addition at 739 Riverfront Drive.

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

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**REPORT DATE:** October 21, 2016

**MEETING DATE:** October 25, 2016

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**FISCAL SUMMARY:**

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

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**STATUTORY REFERENCE:**

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

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**BACKGROUND / ANALYSIS:**

The Architectural Review Board recently approved the architectural drawings for a proposed Duke of Devon building addition proposal. The applicant is now proposing to install a window on the north wall of the new addition.

The applicant is proposing to install a horizontal slider window on the north building elevation.

**STAFF COMMENTS:**

Duke of Devon is located along the Sheboygan River in an area that has the Shanty Area Redevelopment Architectural Guidelines.

The proposed horizontal window does not meet the vertical aspect of the guidelines (require double hung windows) and does not match any of the other windows on the building (style or dimensions).

Staff would recommend that the applicant propose to install a window that meets the intent of the guidelines. Sheboygan Riverfront Guidelines are attached.

**ACTION REQUESTED:**

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

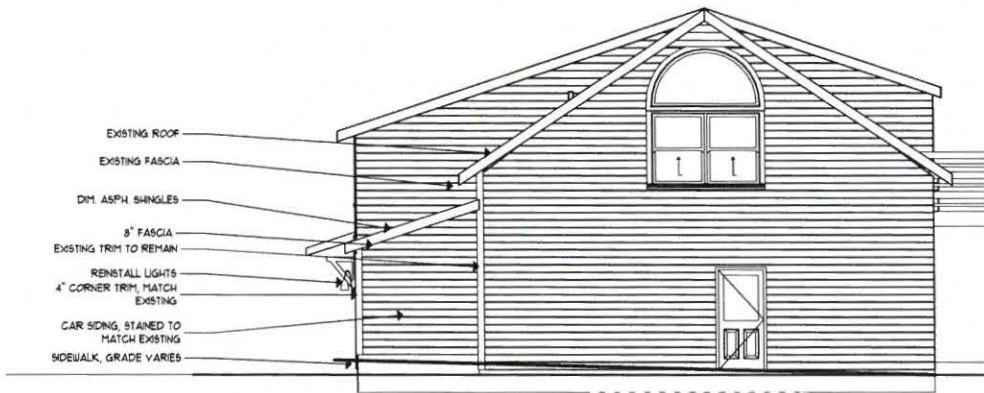
**ATTACHMENTS:**

- I. Architectural Review Board Application and required attachments.

Proposed



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



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

KITCHEN ADDITION for:  
**DUKE OF DEVON**  
733 RIVERFRONT DRIVE SHEBOYGAN WI 53081

ASPIRE ARCHITECTURE & DESIGN, LLC  
1416 N. 5th St. Sheboygan, WI. 53081  
920-457-4884  
scott@aspirearchitects.com  
www.aspirearchitects.com



issue 8.22.16  
rev. 8.22.16  
08

A2.1

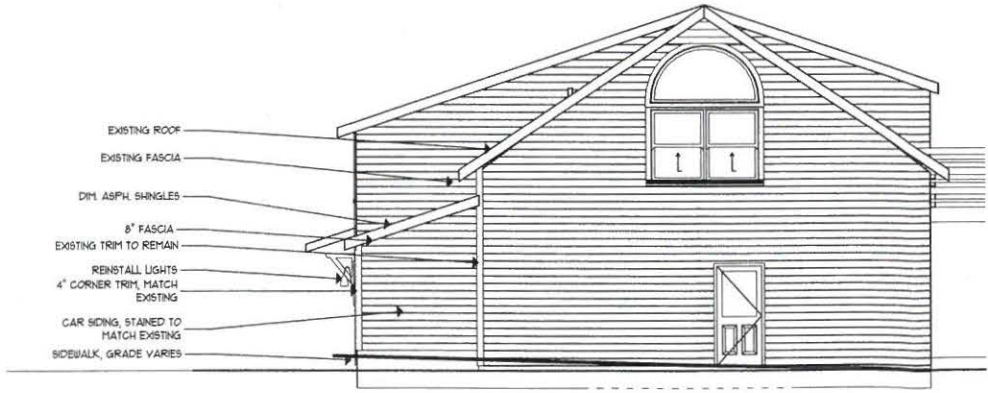
Proposed



Approved 9/12/16



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



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

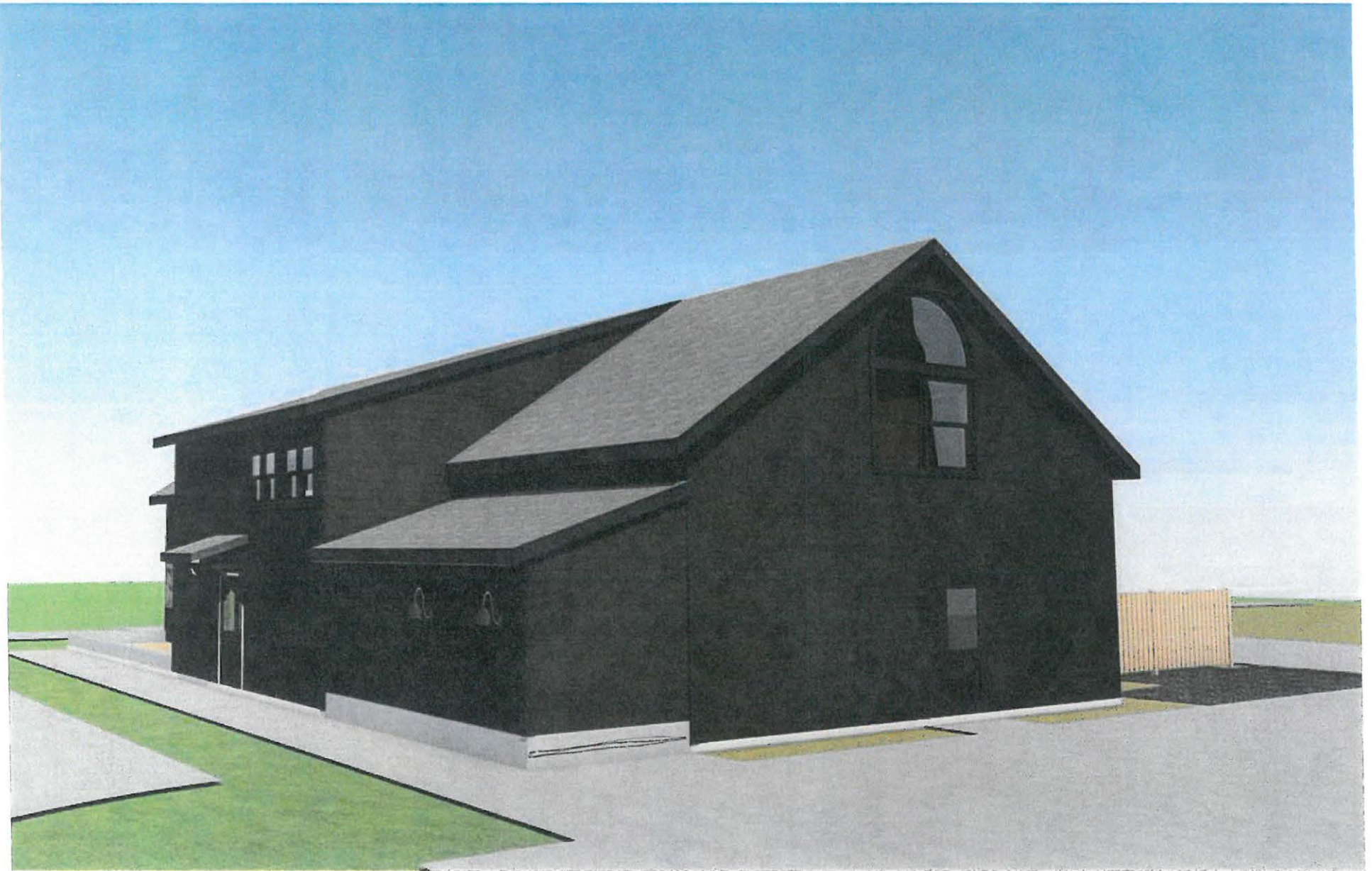
KITCHEN ADDITION for:  
**DUKE OF DEVON**  
733 RIVERFRONT DRIVE SHEBOYGAN WI 53081



ASPIRE ARCHITECTURE & DESIGN, LLC  
1416 N. 5th St. Sheboygan, WI. 53081  
920-457-4884  
scott@aspirearchitects.com  
www.aspirearchitects.com

8.22.16  
08  
A2.1

Approved 9/17/10





SHEBOYGAN RIVERFRONT - SHANTY AREA REDEVELOPMENT  
ARCHITECTURAL GUIDELINES

Existing Shanty Area - Replacement of Structures or Additions

- Roofs - 8 on 12 pitch main gable. Attached shed roofs  
4 on 12 pitch.  
Rolled roofing - black
- Fascia - 1 x 6 wood stained or left to weather.
- Soffit - Maximum 6" projection exposed rafters.
- Siding - 5" exposure ship lap with quarter circle top.  
(see insert A)  
Alternate - 1 x 6 (nominal)  
Tongue & groove V-joint, cedar  
Natural weathering or applied weathered gray  
penetrating stain.
- Windows - Double hung wood or clad.  
Color - Dark brown or black  
Window proportions 2½ wide by 5 high. (see insert A)  
Window muntins acceptable. Wood Casing - 1 x 4 cedar  
windows should be in groupings to reflect character  
of existing shanties.  
Half circle topped windows acceptable at gable ends.
- Building Size  
  
Isolated building - maximum size 30' x 80'. Finish  
grade within 6 inches of first floor line to soffit -  
Maximum 13'-8".
- Building Additions - Infill Structures - Connecting Links.  
  
Building additions can be in an 8 - 12 pitch design  
set back from original structure (see insert B),  
or shed roof design (see insert C).  
  
Infill structures connecting buildings shall be  
perpendicular to the existing length of the  
buildings. Roofs to be 8/12 pitch and be of no  
greater height than connected building (see insert D).

**CITY OF SHEBOYGAN**

**REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION**

---

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

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

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**REPORT DATE:** October 21, 2016

**MEETING DATE:** October 24, 2016

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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:**

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.



October 11, 2016

Jerry McCabe  
1202 Michigan Avenue  
Sheboygan, WI 53081

As you are aware, in March of 2011, the City of Sheboygan Architectural Review Board approved your exterior remodel project at BJ Restaurant located at 1202 Michigan Avenue.

The Department of City Development has been made aware and verified that what you are constructing is very different than the drawings that you submitted and received approval for. It appears there are many changes with regards to mansard roof, windows, doors, shutters, etc.

Therefore, the City of Sheboygan Architectural Review Board is requesting your attendance at the October 24<sup>th</sup>, 2016 Architectural Review Board meeting to discuss the changes you made to your building design without resubmitting updated plans that accurately depict what you are constructing.

If you have any questions feel free to contact me at 920/459-3382.

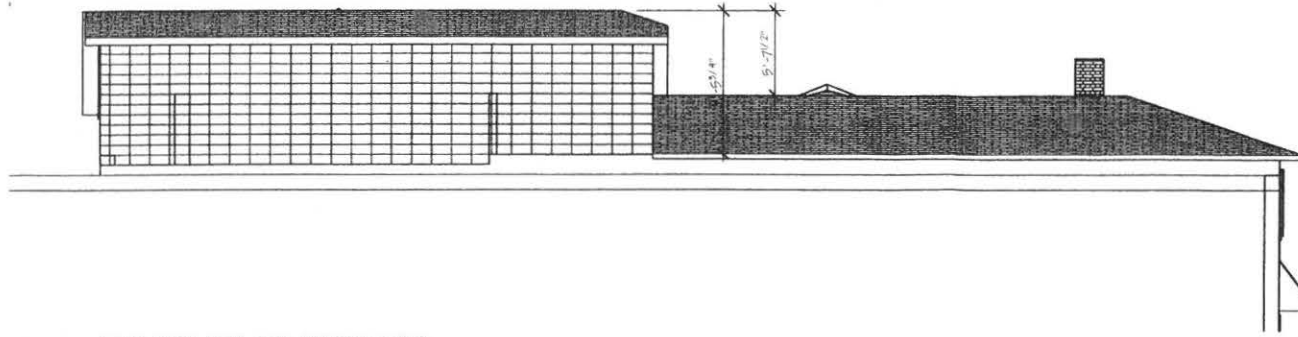
Sincerely

Steve Sokolowski  
Manager of Planning & Zoning

DEPARTMENT OF  
PLANNING AND  
DEVELOPMENT

828 Center Avenue,  
Suite 104  
Sheboygan, WI 53081

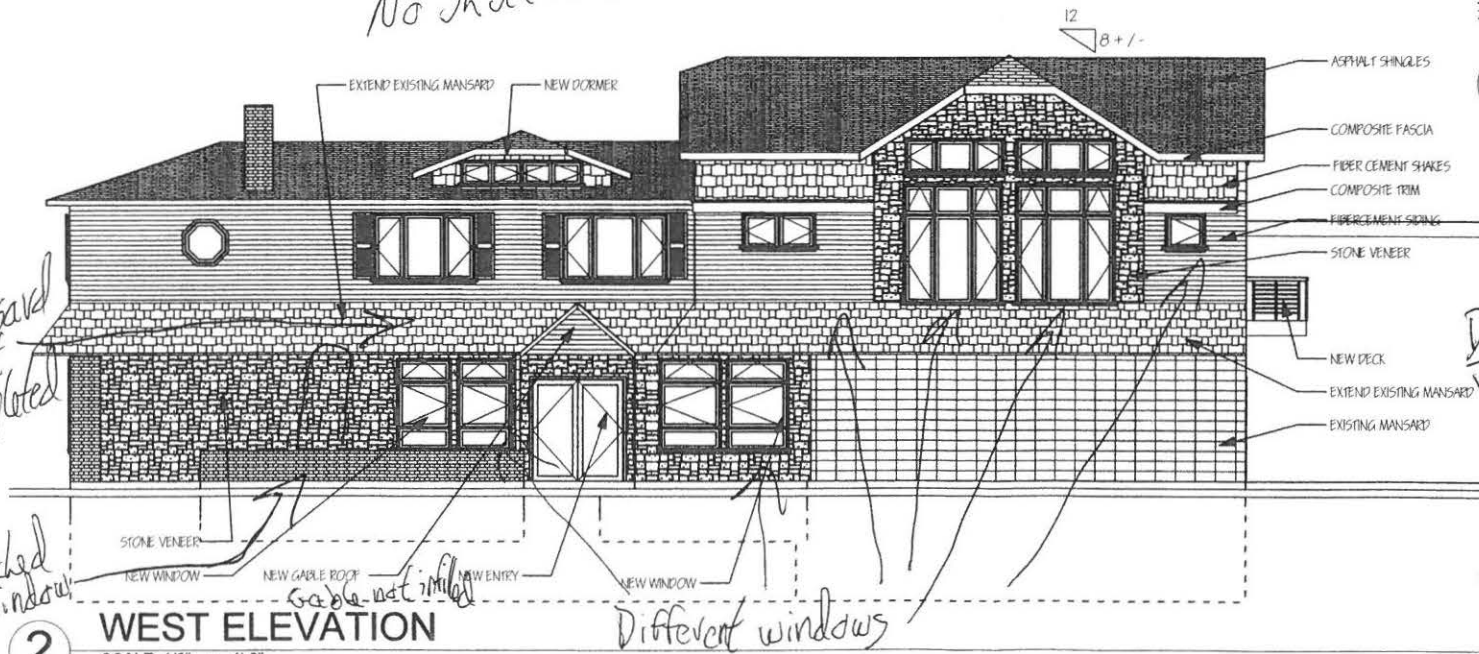
920-459-3377 (Phone)  
920-459-7302 (Fax)



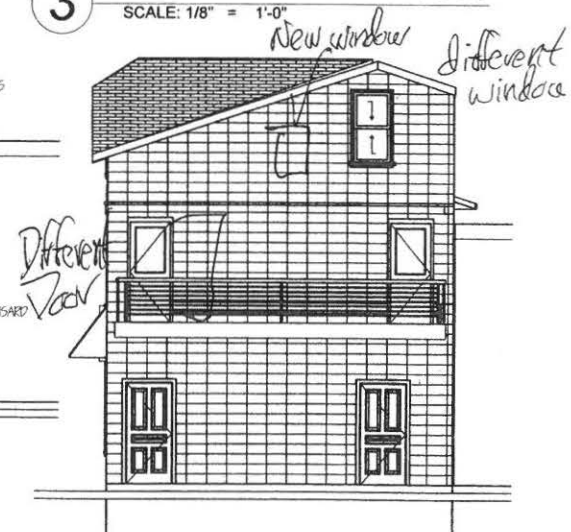
**1 EAST ELEVATION**  
SCALE: 1/8" = 1'-0"



**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.

3. NAMES AND ADDRESSES

**OWNER OF SITE:** See above

**ADDRESS:** \_\_\_\_\_

**PHONE:** ( ) \_\_\_\_\_ **FAX NO.:** ( ) \_\_\_\_\_

**ARCHITECT:** Aspire Architecture & Design, LLC

**ADDRESS:** P.O. Box 824 Sheboygan, WI 53082

**E-MAIL ADDRESS:** scott@aspirearchitects.com

**PHONE:** ( )920-457-4884 **FAX NO.:** ( ) \_\_\_\_\_

**CONTRACTOR:** \_\_\_\_\_

**ADDRESS:** \_\_\_\_\_

**PHONE:** ( ) \_\_\_\_\_ **FAX NO.:** ( ) \_\_\_\_\_

4. APPLICATION SUBMITTAL REQUIREMENTS

- A. A scale drawing of all exterior elevations showing the design and appearance of the proposed building or structure.
- B. Provide eight (11 X 17) colored renderings of the proposed building elevations and material samples.
- C. A scale drawing of the site plan showing the relationship of the building to the site and adjacent properties.
- D. A written description of the proposed general design, arrangement, texture, material and color of the building or structure. Describe the relationship of such factors to similar features of buildings located within the same block or located along the frontage or any block across the street from the proposed building or structure for which architectural approval is sought.

5. CERTIFICATE

I hereby certify that all the above statements and attachments submitted hereto are true and correct to the best of my knowledge and belief.

\_\_\_\_\_  
APPLICANT'S SIGNATURE

scott matula

\_\_\_\_\_  
PRINT ABOVE NAME

2/20/11  
DATE

**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 13<sup>th</sup> 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 <sup>JERC</sup>

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

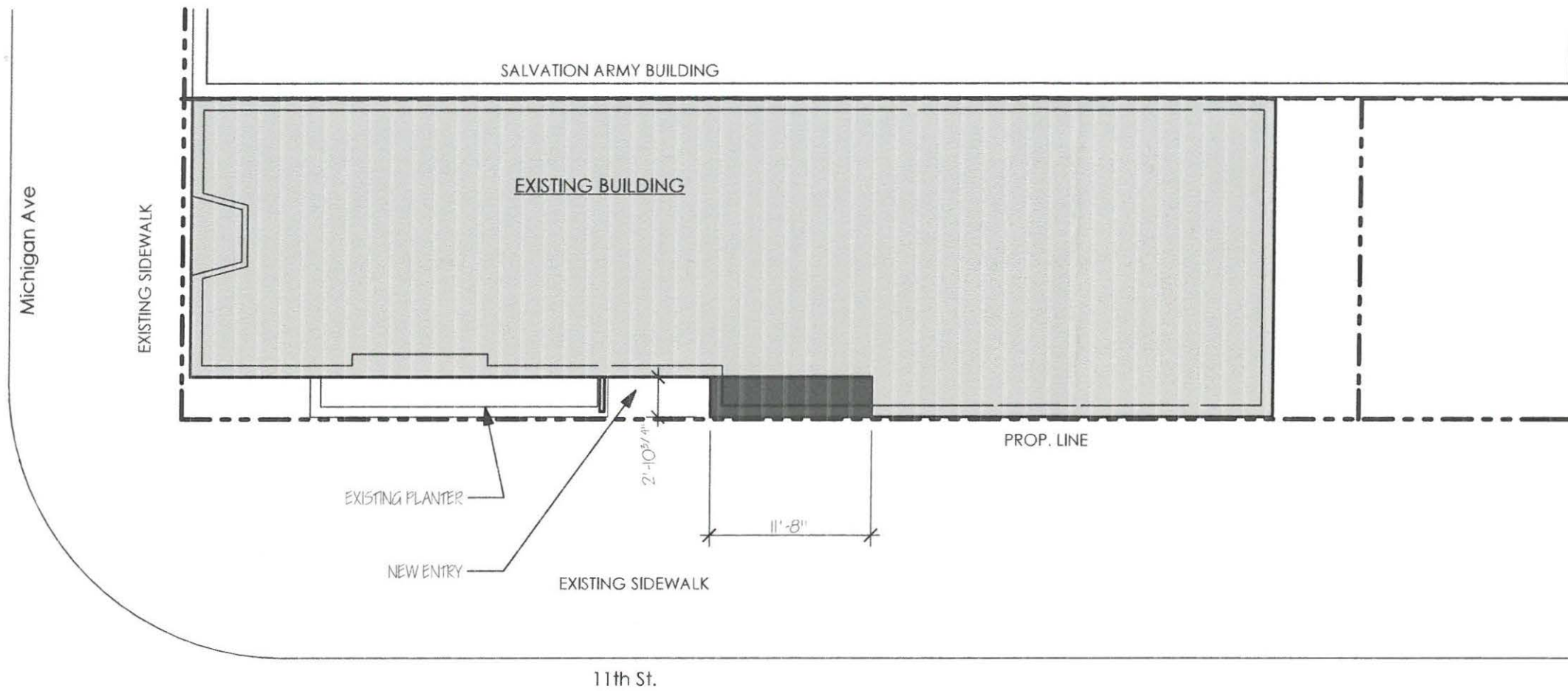
1. South Elevation
  - a. Changed 2nd & 3rd floor material to fiber cement siding
  - b. Installed new fence/dumpster enclosure
  - c. Paint existing Dumpster enclosure
  - d. Mechanicals will be located on roof of dumpster enclosure
  - e. Provide a new trellis above the balcony.
  
2. West Elevation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

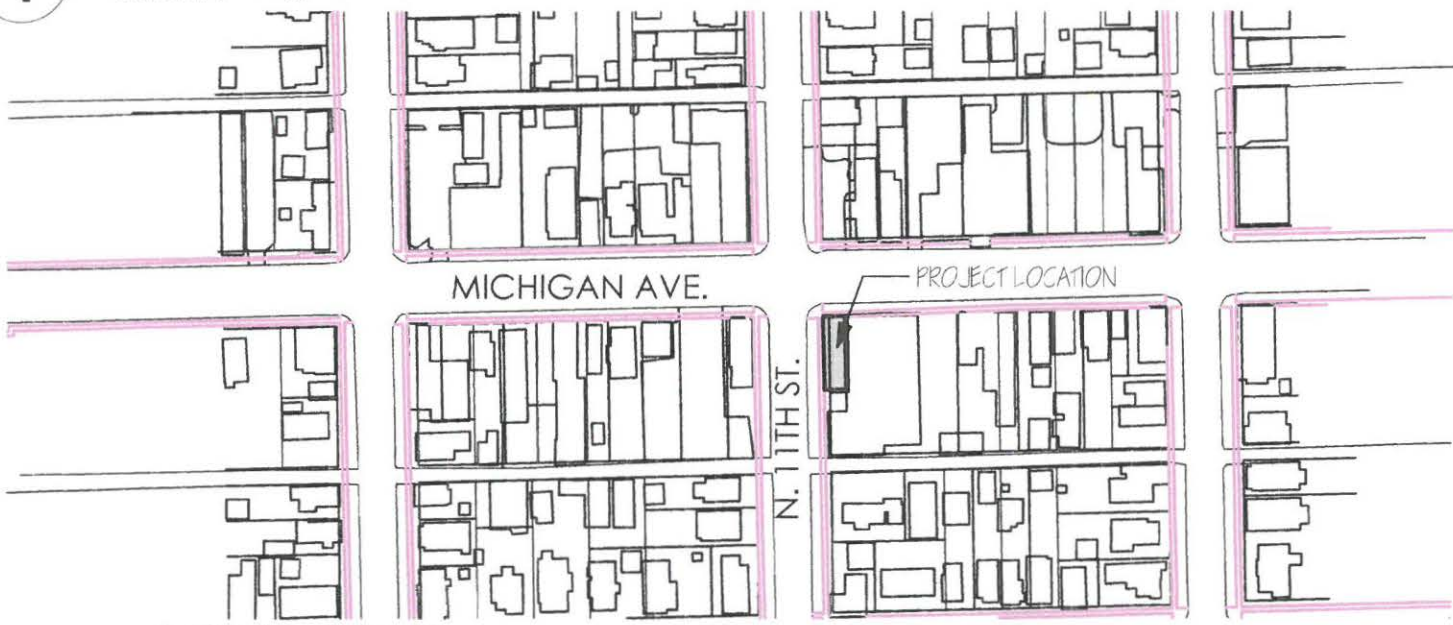
Sincerely,

Aspire Architecture & Design, LLC

Scott Matula, AIA  
[scott@aspirearchitects.com](mailto: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

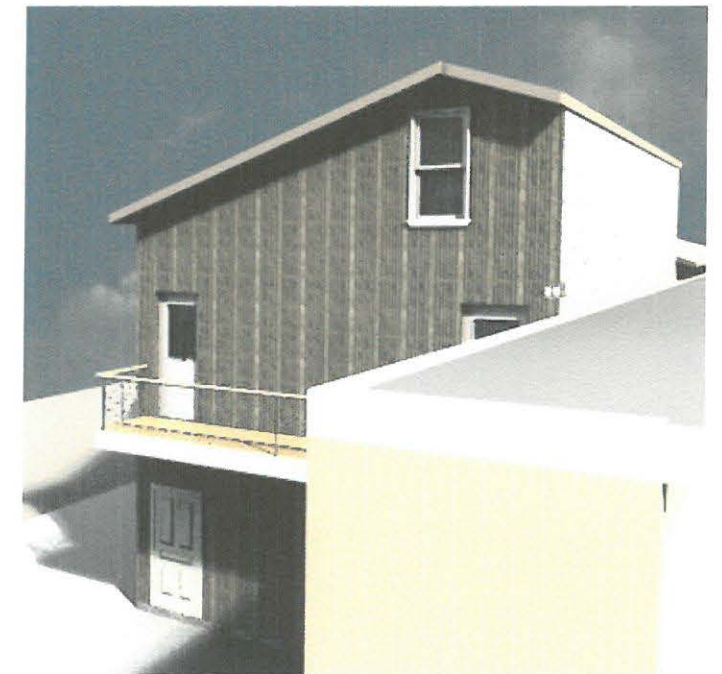
SCALE: 1:19.2



1

View of West Elevation

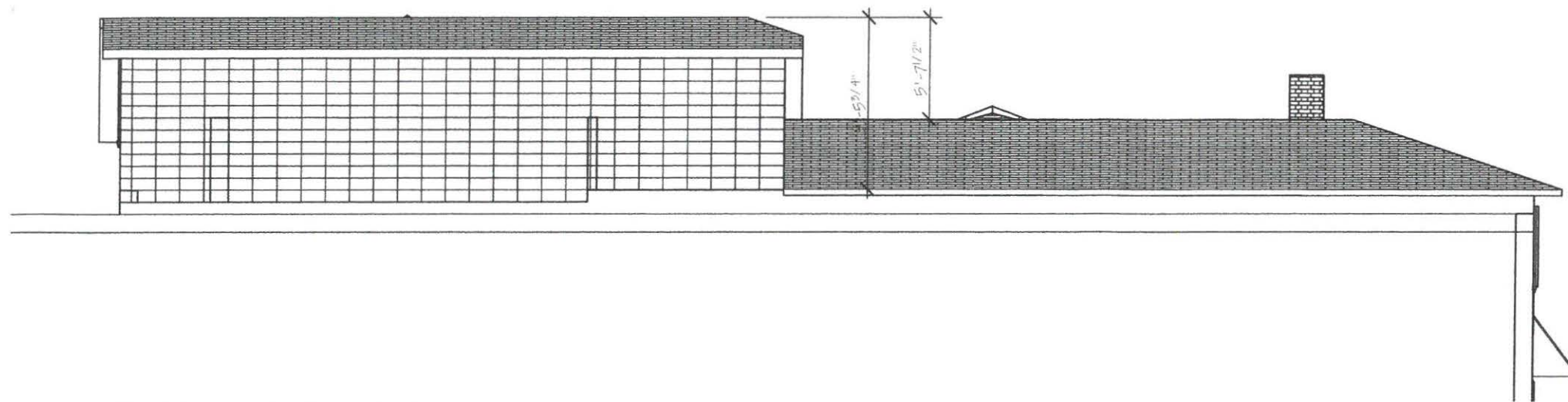
SCALE: 1:19.2



4

View of South Elevation

SCALE: 1:34.3



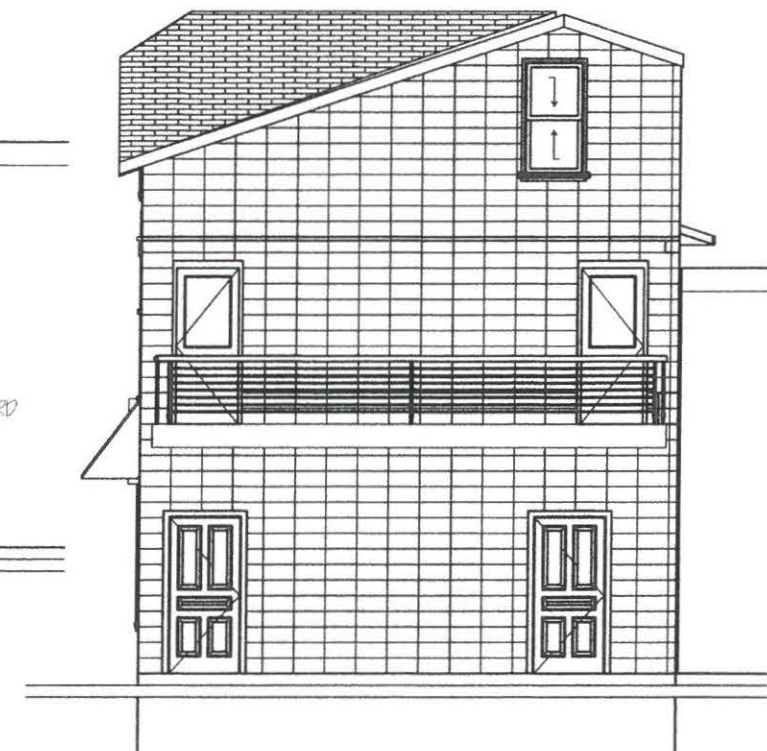
**1 EAST ELEVATION**  
SCALE: 1/8" = 1'-0"



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



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



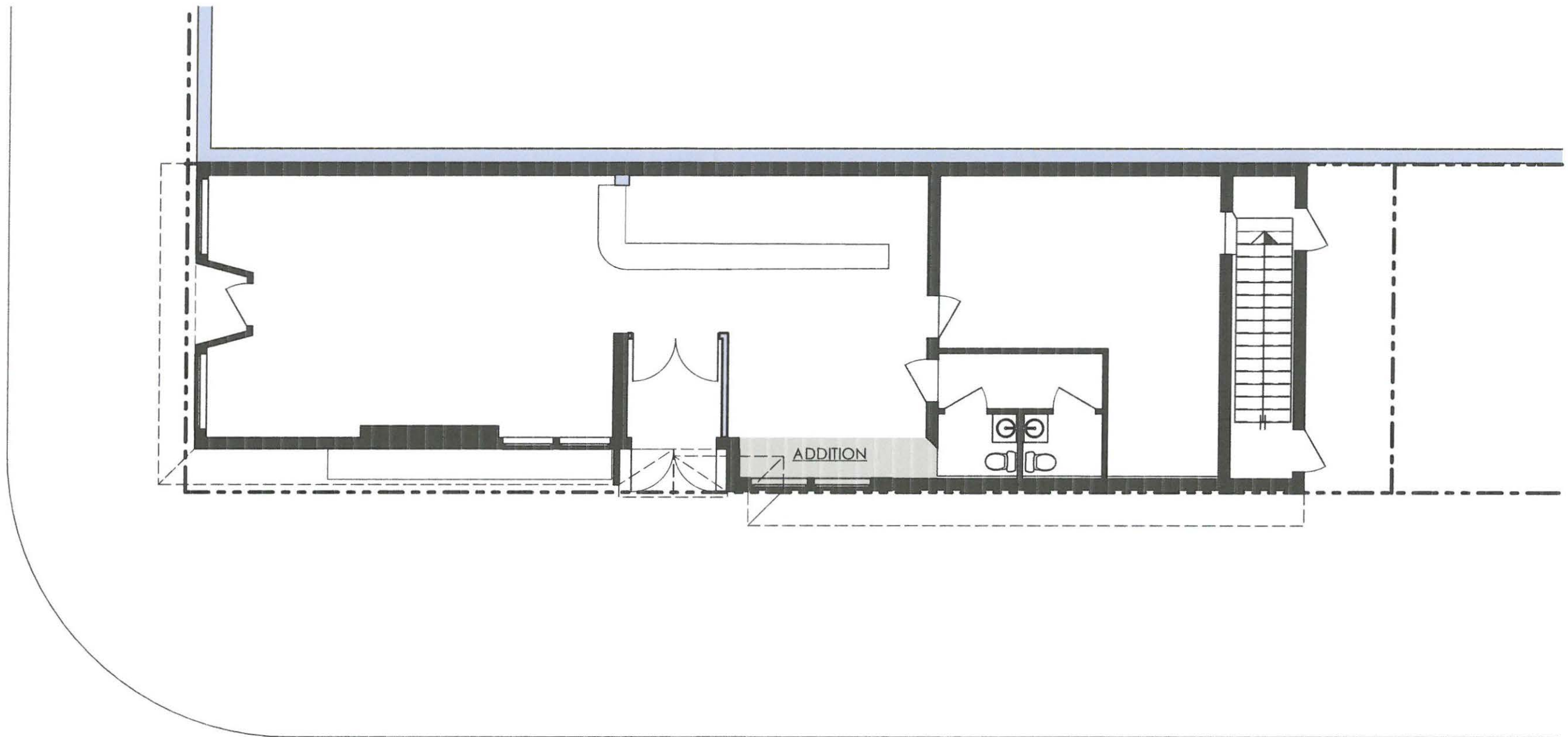
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SCALE: 1/8" = 1'-0"



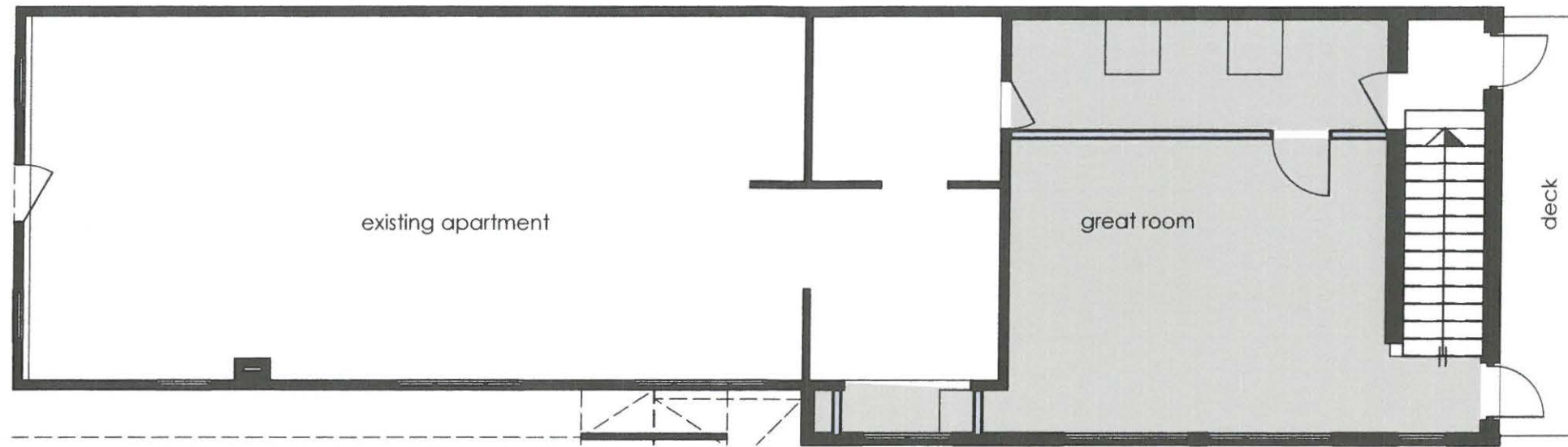
ASPIRE ARCHITECTURE & DESIGN, LLC  
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OSHKOSH 404 N. MAIN ST SUITE 607 OSHKOSH, WI. 54901 920-230-9884  
scott@aspirearchitects.com www.aspirearchitects.com

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

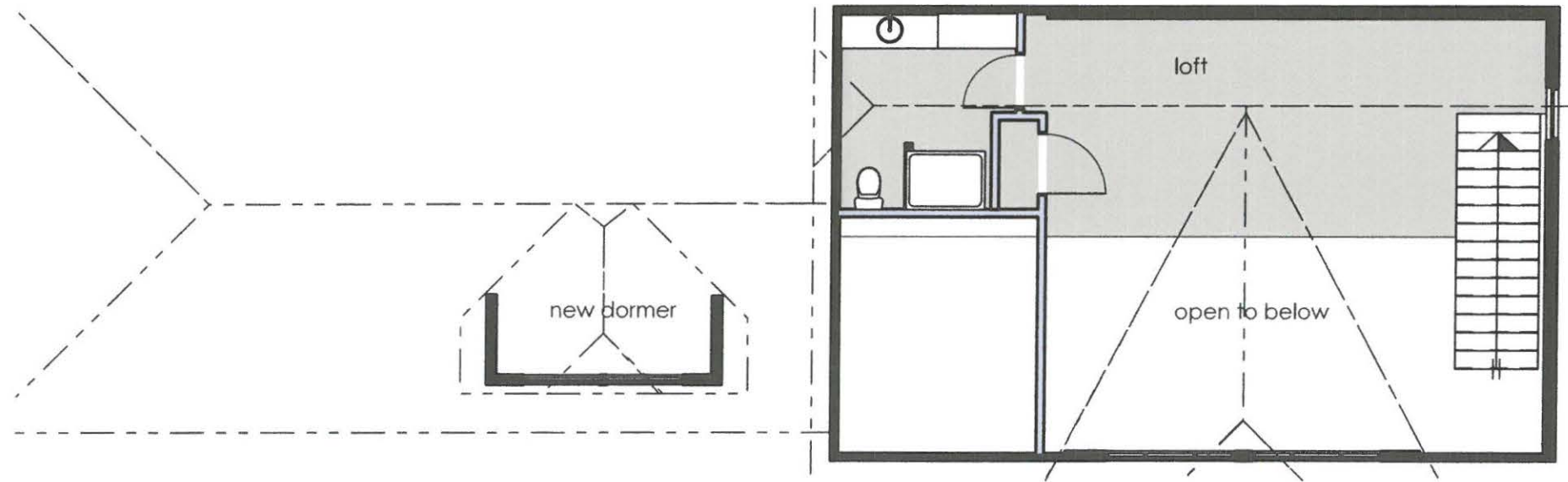
2/20/11  
03-003  
ARCH.4



**1** 1ST FLOOR PLAN  
SCALE: 1/8" = 1'-0"



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



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



# BJ'S RESTAURANT

West Elevation





# BJ'S RESTAURANT

West Elevation

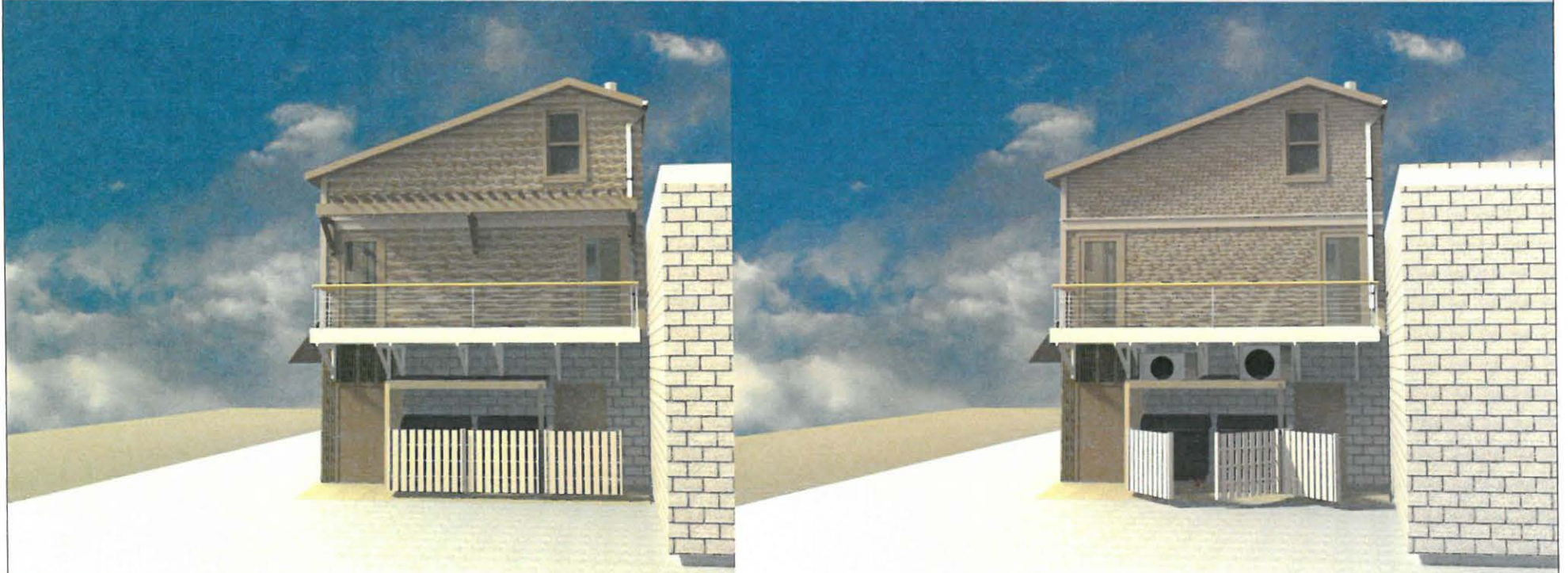




# BJ'S RESTAURANT

West Elevation





# BJ'S RESTAURANT

South Elevation