

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

DATE SUBMITTED: 7-5-16

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: Schroeder Brothers, Inc.  
ADDRESS: 1719 S. 8<sup>th</sup> Street, Sheboygan, WI 53081  
E-MAIL ADDRESS: brooke.schrobro@sbcglobal.net  
PHONE: (920) 452-4663 FAX NO.: (920) 452-2066

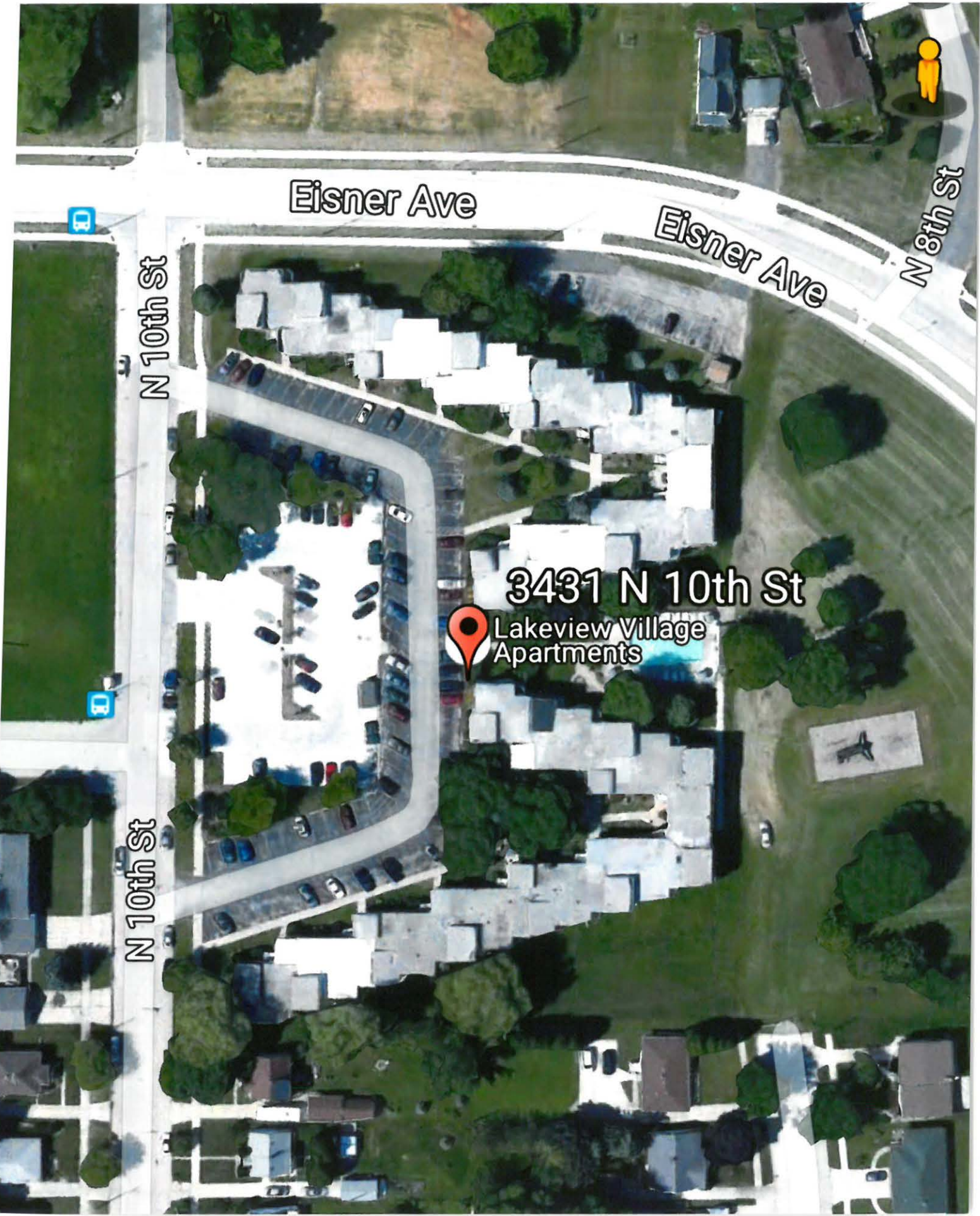
**2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT**

NAME OF PROPOSED/EXISTING BUSINESS: Lakeview Village Apartments  
ADDRESS OF PROPERTY AFFECTED: 3431-3515 N. 10<sup>th</sup> Street  
NEW BUILDING: \_\_\_\_\_ ADDITION: \_\_\_\_\_ REMODELING: X

DESCRIPTION OF PROPOSED PROJECT: Replace existing cedar vertical siding with new 5" horizontal vinyl clapboard siding. Encapsulate overhangs, fascia boards & window casing trim adjacent to new siding with aluminum. Siding & trim color is pebblestone clay (sample provided) neutral to compliment newer windows & lower/brick areas.

DESCRIPTION OF EXISTING EXTERIOR DESIGN AND MATERIALS:  
Vertical cedar siding and painted wood trim  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

DESCRIPTION OF THE PROPOSED EXTERIOR DESIGN AND MATERIALS:  
Siding - Horizontal vinyl 5" clapboard Pebblestone Clay  
Trim - Pebblestone clay aluminum custom-fit cladding  
& 4" aluminum soffit material  
\_\_\_\_\_  
\_\_\_\_\_



Eisner Ave

Eisner Ave

N 8th St

N 10th St

3431 N 10th St



Lakeview Village  
Apartments

N 10th St



EAST ELEVATION



SW ELEVATION



NORTH ELEVATION

**CITY OF SHEBOYGAN**

**REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION**

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**ITEM DESCRIPTION:** Review and consideration of architectural plans for the Lakeview Apartments exterior remodel project at 3431-3515 N. 10<sup>th</sup> Street.

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

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**REPORT DATE:** July 20, 2016

**MEETING DATE:** July 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 applicant is proposing to:

- Replace the existing cedar vertical siding with new five (5) inch horizontal vinyl clapboard siding.
- Encapsulate overhangs, fascia boards and window casing trim adjacent to new siding with aluminum.
- Siding and trim color is a neutral pebble stone clay color to compliment newer windows and lower brick areas.

**STAFF COMMENTS:**

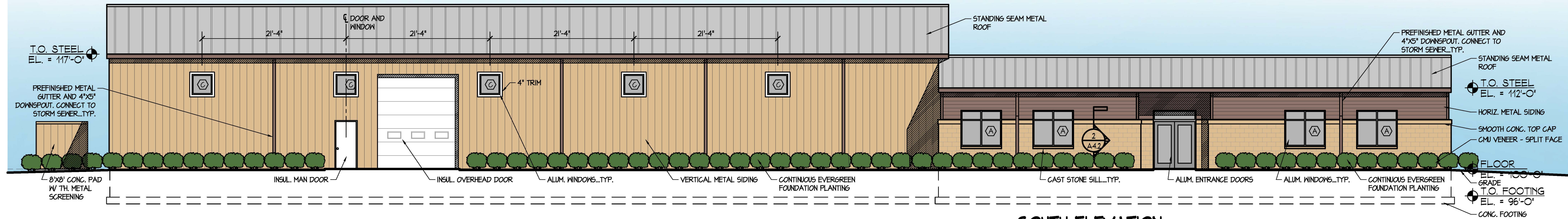
Applicant has provided photos of the project but no formal building plans/elevations.

**ACTION REQUESTED:**

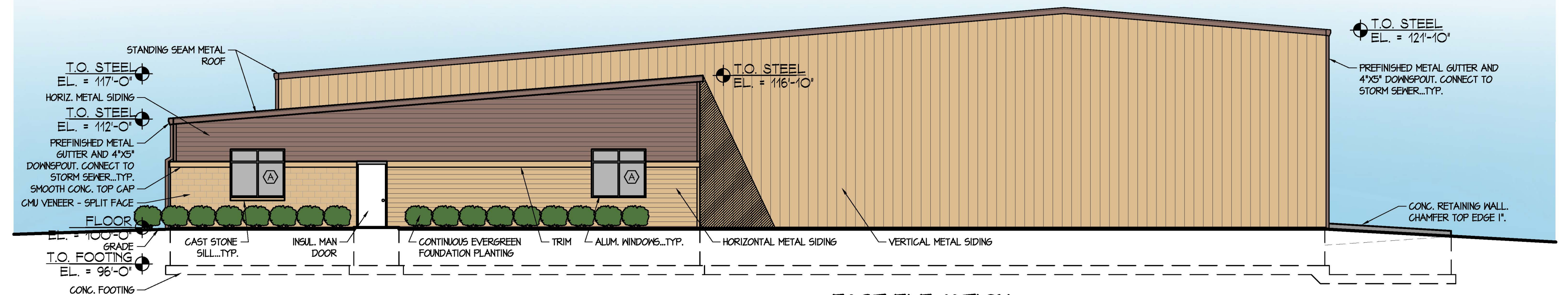
Motion to approve with possible amendments as determined by the Board.

**ATTACHMENTS:**

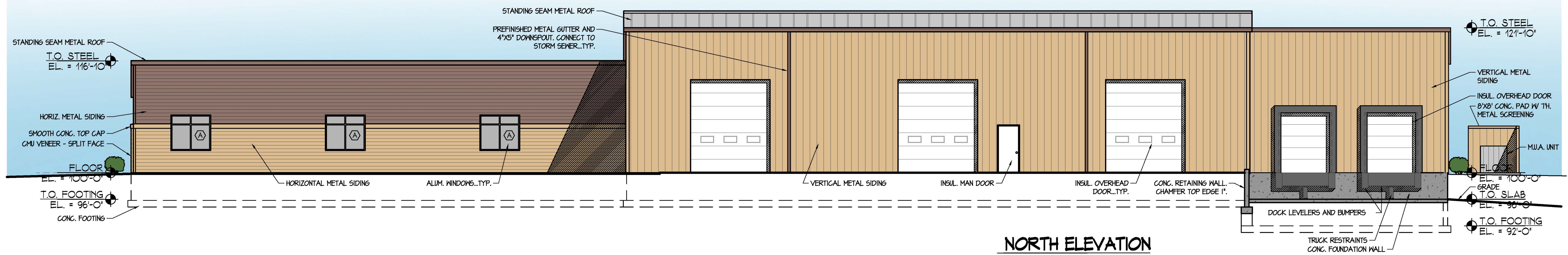
- I. Architectural Review Board Application and required attachments.



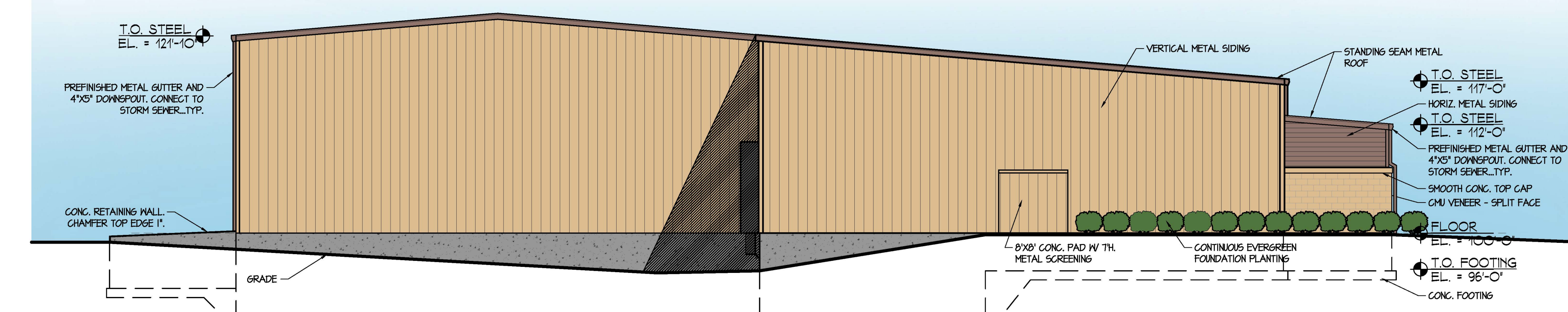
**SOUTH ELEVATION**  
SCALE 1/8" = 1'-0"



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



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



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

**MATERIALS/ COLOR LEGEND**

- VERTICAL METAL SIDING - SADDLE TAN
- HORIZONTAL METAL SIDING - KOKO BROWN
- SPLITFACE CMU - YELLOW STONE BY VAN DER VAART

	DATE
	NO. REVISIONS
913 Riverfront Drive Sheboygan, WI 53081 Phone (920) 468-4800	
<b>Quasius</b> a construction services company	
<b>NEW BUILDING FOR:          PARTNERS FOR COMMUNITY DEVELOPMENT          BEHRENS PARKWAY          SHEBOYGAN, WI 53081</b>	
SHEET TITLE	
DRAWN BY JA	
CHECKED BY EJ	
DATE 07-14-16	
PROJECT NO. 1629	
SHEET NO. <b>A2</b>	

**CITY OF SHEBOYGAN**

**REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION**

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**ITEM DESCRIPTION:** Review and consideration of architectural plans for the new Partners for Community Development facility in the Sheboygan Business Center off of Behrens Parkway (Parcel # 479004) - Resubmittal

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

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**REPORT DATE:** July 20, 2016

**MEETING DATE:** July 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:**

Partners for Community Development are proposing to construct a new 17,000sf facility in the Sheboygan Business Center off of Behrens Parkway (parcel # 479004). This will be located on a vacant, undeveloped parcel on the north side of Behrens Parkway located at the northeast corner of the business center between with the pond to the east and Screenco (former Alumaroll) to the west.

**STAFF COMMENTS:**

This matter was tabled at the last board meeting based on a number of comments the board had with the initial architectural design. The applicant has submitted revised drawings that appear to address the previous design concerns.

**ACTION REQUESTED:**

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

**ATTACHMENTS:**

- I. Architectural Review Board Application and required attachments.

**CITY OF SHEBOYGAN**

**REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION**

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**ITEM DESCRIPTION:** Review and consideration of architectural plans for a new fire pump house building at Plastics Engineering Company located at 2732 N. 15<sup>th</sup> Street.

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

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**REPORT DATE:** July 20, 2016

**MEETING DATE:** July 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:**

Applicant is proposing a new 256sf (16 x 16) fire pump house building that will house the new pump for their fire sprinkler system. The pump house is to be located in the south parking lot adjacent to North Avenue and will be setback 25 feet north of the south property line.

The applicant states:

- The building is composed of 3-score CMU block with smooth CMU block accents and a sloping membrane roof.
- There is a double door entrance on the east side of the building and a pair of aluminum windows on the west side.
- The CMU will be painted "Plenco Green" to match the other buildings on the property.
- The doors, trim, downspout and gutter will be painted a darker green.

**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: 7/25/16

## 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: Erik Jensen, LJM Architects

ADDRESS: 813 Riverfront Drive, Sheboygan, WI 53081

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: Plastics Engineering Company

ADDRESS OF PROPERTY AFFECTED: 2732 N. 15<sup>th</sup> Street

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

DESCRIPTION OF PROPOSED PROJECT: A new 16'x16' fire pump house building located in the south parking lot, 25 feet north of the south property line.

DESCRIPTION OF **EXISTING** EXTERIOR DESIGN AND MATERIALS: N/A It is a new building.

DESCRIPTION OF THE **PROPOSED** EXTERIOR DESIGN AND MATERIALS: \_\_\_\_\_  
The building will be 3-scored CMU block with smooth face CMU block accents with a membrane roof. There is a pair of double doors on the east side of the building and a pair of aluminum windows on the west side. The CMU will be painted 'Plenco Green' to match the color of the existing buildings. The doors, trim, gutter, and downspout will be painted a darker green.



PLENCO Pump House  
2732 N. 15<sup>th</sup> Street  
Sheboygan, WI 53083

Architectural Review – Written Description

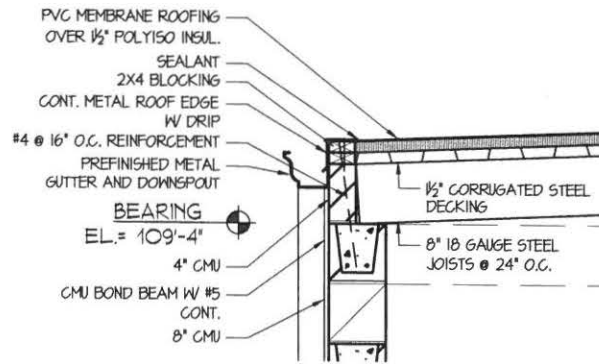
The proposed building for Plastics Engineering Company will be their new Pump House building and will house the new pump for their fire sprinkler system.

The building is composed of 3-score CMU block with smooth CMU block accents and a sloping membrane roof. There is a double door entrance on the east side of the building and a pair of aluminum windows on the west side. The CMU will be painted 'PLENCO Green' to match the other buildings on the property. The doors, trim, downspout, and gutter will be painted a darker green.

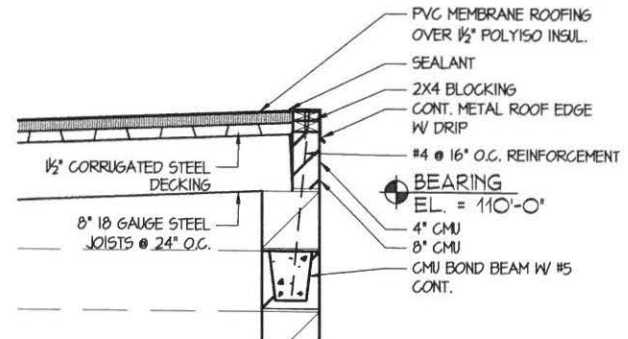
The proposed building will be located in the south parking lot, 25' north of the south property line. The selected materials and finishes are appropriate due to the size of the project and the location and compliments existing structures on the property.



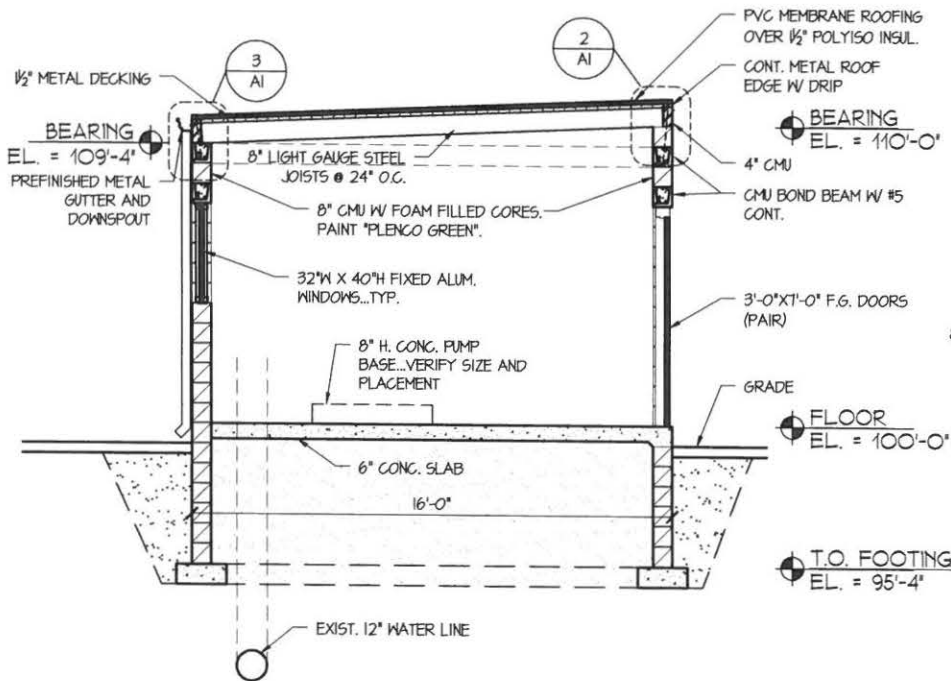




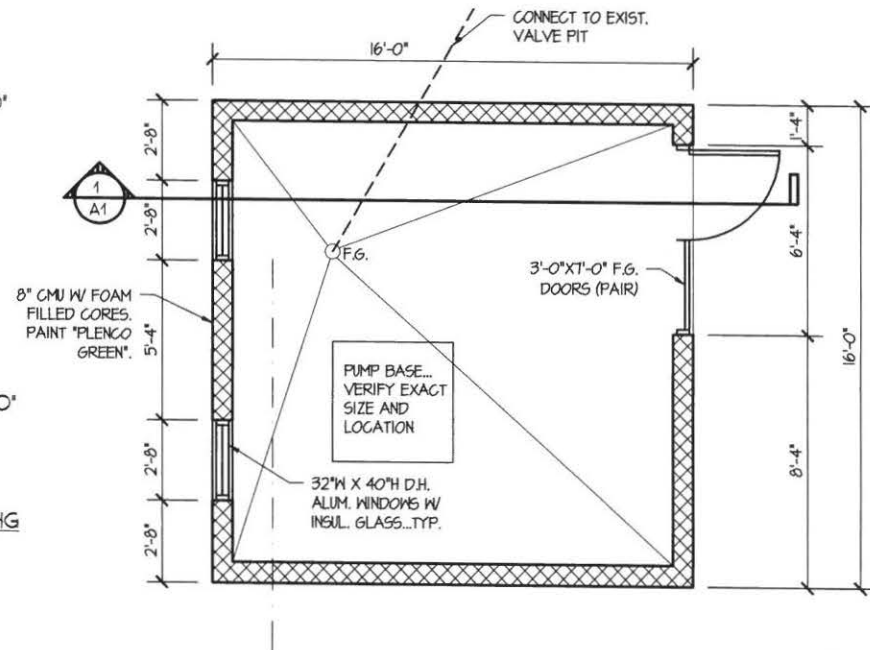
**3**  
A1 **ROOF EDGE DETAIL**  
SCALE 3/4" = 1'-0"



**2**  
A1 **ROOF EDGE DETAIL**  
SCALE 3/4" = 1'-0"



**1**  
A1 **SECTION...LOOKING NORTH**  
SCALE 1/4" = 1'-0"



**FLOOR PLAN**  
SCALE 1/4" = 1'-0"

NO.	REVISIONS	DATE
<b>LJM Architects</b> 813 Riverfront Drive Sheboygan, WI 53081 Phone (920) 458-4600 Fax (920) 458-1485		
<b>PUMP HOUSE FOR:        PLASTICS ENGINEERING COMPANY        2732 N. 15TH STREET        SHEBOYGAN, WI 53083</b>		
SHEET TITLE		
DRAWN BY JA		
CHECKED BY EJ		
DATE 05-31-16		
PROJECT NO. 1881		
SHEET NO. <b>A1</b>		