

*****ATTACHMENTS*****

CITY OF SHEBOYGAN

REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION

ITEM DESCRIPTION: Construction of new Nature School Yurt and restroom facility at Bookworm Gardens located at 1415 Campus Drive.

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

REPORT DATE: September 24, 2021

MEETING DATE: September 27, 2021

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:

Bookworm Gardens is proposing to construct a new nature school yurt and restroom facility at their facility located at 1415 Campus Drive. The applicant states the following:

- Bookworm Gardens is a botanical garden based on children's literature, and their mission is to inspire the love of books and nature in the young and young at heart.
- The proposed improvements are to be located in the vacant, sloping greenspace of the Bookworm Garden's site (northwest corner), bounded by University Drive on west/north, ravine on east and existing pathways/gardens on south. Improvements will include a new preschool use ("Nature School") based within an authentic yurt structure, a new restroom building, extended pathways and gardens, outdoor children's activity/learning areas, a pedestrian bridge, and a drop off at site entrance point for Nature School.
- The Nature School yurt is being sited on the high portion of the greenspace, to maximize visibility, allowing it to be a showpiece for Bookworm Gardens. The restroom building is sited on the lower portion of site. Both the Nature School and restrooms will be fully accessible from drop off, existing pathways and to each other.
- Located between the new buildings and west pathway will be an outdoor children's activity/learning area and extensions of the gardens. New lighting will consist of pathway accent lighting and building wall sconce lighting (both to match existing lighting used on the grounds).
- The Bookworm Gardens Nature School is a program of Bookworm Gardens and shares the Bookworm mission to "inspire the love of books and nature in the young and young at heart."

heart." Using nature as a catalyst for learning, we aim to foster a sense of wonder through play and inquiry-based exploration.

- The Nature School will offer Tuesday and Thursday tuition-based class options for learners age 3 by September 1, 2022. Class sizes will be limited to 14-to-16 students.
- All improvements are being mindful of the existing ravine and landscaping. The placement of new buildings is being done in such a way to avoid impact to mature trees along the edge of the ravine.
- The educational basis of Bookworm Gardens is an extension of, and is consistent with its neighbors, such as Sheboygan Area Lutheran High School, UW-Extension, and UW-Sheboygan.
- The proposed use will be an extension and enhancement of the existing Bookworm Garden's use and mission, and the newly offered Nature School function will be an asset to the community.

The applicant states the following about the proposed architecture for the pre-school yurt, the restroom building, and the expanded activity/learning areas and gardens:

The Yurt:

- The pre-school "base camp" will be housed in an authentic yurt structure having a 24-ft radius with a small entrance attachment and boardwalk surround.
- The yurt will utilize traditional (flame retardant) roof and wall membranes, with two (2) entry/egress doors, multiple windows, and skylight for natural daylighting and ventilation.
- The entrance attachment to yurt will serve as a vestibule, coat/boot drop, and greenhouse activity space; the exterior of attachment will resemble the design of restroom building for aesthetic continuity.
- Connecting the yurt entrance to restrooms will be a set of steps covered with an open trellis structure.

The restroom:

- The restroom building will contain three (3) separate family restrooms, a mother's room, a staff restroom with adult changing area, and a storage room.
- The building is designed with curved walls to blend in with the yurt concept.
- Exterior finishes will include stone (matching the existing stone on administrative building), shake siding, architectural asphalt shingled roof (sloped) and membrane roof at flat roof (to match color of yurt roof).
- The single sloped roof over half of the building allows for added interior daylighting via clerestory windows, and provides a placement point for solar panels allowing a renewable energy source.

The outdoor activity/learning areas:

- The outdoor activity/learning areas will be placed in an area between the yurt, west walkway/entry, and restroom building.
- This area will include spaces for small group gatherings, a mud kitchen for tactile learning, and additional garden areas.
- The space will be divided into two (2) outdoor areas by an arched pedestrian bridge, connecting the drop off area to the yurt.

STAFF COMMENTS:

The applicant will work with the building inspection department concerning all building/mechanical code related to the proposed structures prior to receiving an occupancy permit to operate from this site.

ACTION REQUESTED:

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

ATTACHMENTS:

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 2019

FEE \$100.00

Completed application must be filed with the Department of City Development, 828 Center Avenue, Suite 208. 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:

Haag Muller, Inc., attn: Mike Muller

ADDRESS:

101 E Grand Ave, Port Washington, WI 53074

E-MAIL:

mmuller@haagmuller.com

PHONE:

(office) 262-268-1200 (cell) 262-483-2345

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS:

Bookworm Gardens

ADDRESS OF PROPERTY AFFECTED:

1415 Campus Dr, Sheboygan, WI 53081

NEW BUILDING: ADDITION: _____ REMODELING: _____

DESCRIPTION OF PROPOSED PROJECT:

The proposed improvements are to be located in the vacant, sloping greenspace of the Bookworm Garden's site (northwest corner), bounded by University Drive on west/north, ravine on east and existing pathways/gardens on south. Improvements will include a new preschool use ("Nature School") based within an authentic yurt structure, a new restroom building, extended pathways and gardens, outdoor children's activity/learning areas, a pedestrian bridge, and a drop off at site entrance point for Nature School.

The Nature School yurt is being sited on the high portion of the greenspace, to maximize visibility, allowing it to be a showpiece for Bookworm Gardens. The restroom building is sited on the lower portion of site. Both the Nature School and restrooms will be fully accessible from drop off, existing pathways and to each other.

Located between the new buildings and west pathway will be an outdoor children's activity/learning area and extensions of the gardens. New lighting will consist of pathway accent lighting and building wall sconce lighting (both to match existing lighting used on the grounds).

All improvements are being mindful of the existing ravine and landscaping. The placement of new buildings is being done in such a way to avoid impact to mature trees along the edge of the ravine.

DESCRIPTION OF **EXISTING** EXTERIOR DESIGN AND MATERIALS:

The existing property's buildings utilize natural materials such as stone, wood and stucco. Building/structure designs are generally small in scale and blend in with the natural garden surrounding.

DESCRIPTION OF THE **PROPOSED** EXTERIOR DESIGN AND MATERIALS:

Exterior design of the new improvements include (a) the pre-school yurt, (b) the restroom building, and (c) the expanded activity/learning areas and gardens.

- a. The pre-school "base camp" will be housed in an authentic yurt structure having a 24-ft radius with a small entrance attachment and boardwalk surround. The yurt will utilize traditional (flame retardant) roof and wall membranes, with two entry/egress doors, multiple windows, and skylight for natural daylighting and ventilation. The entrance attachment to yurt will serve as a vestibule, coat/boot drop, and greenhouse activity space; the exterior of attachment will resemble the design of restroom building for aesthetic continuity. Connecting the yurt entrance to restrooms will be a set of steps covered with an open trellis structure.
- b. The restroom building will contain 3 separate family restrooms, a mother's room, a staff restroom with adult changing area, and a storage room. The building is designed with curved walls to blend in with the yurt concept. Exterior finishes will include stone (matching the existing stone on administrative building), shake siding, architectural asphalt shingled roof (sloped) and membrane roof at flat roof (to match color of yurt roof). The single sloped roof over half of the building allows for added interior daylighting via clerestory windows, and provides a placement point for solar panels allowing a renewable energy source.
- c. The outdoor activity/learning areas will be placed in an area between the yurt, west walkway/entry, and restroom building. This area will include spaces for small group gatherings, a mud kitchen for tactile learning, and additional garden areas. The space will be divided into two outdoor areas by an arched pedestrian bridge, connecting the drop off area to the yurt.

3. NAMES AND ADDRESSES

OWNER OF SITE: Sheboygan County

ADDRESS: 615 North 6th Street, Sheboygan, WI 53081

BUSINESS/USER: Bookworm Gardens, attn: Elizabeth Wieland, Exec Director

ADDRESS: 1415 Campus Drive, Sheboygan, WI 53081

E-MAIL: elizabeth@bookwormgardens.org

PH: 920-287-7895

ARCHITECT: Haag Muller, Inc., attn: Mike Muller, Pres.

ADDRESS: 101 East Grand Ave, Port Washington, WI 53074

E-MAIL: mmuller@haagmuller.com

PH: 262-268-1200

CONTRACTOR: Jos. Schmitt Construction, attn: Steve Schmitt, Pres.

ADDRESS: 2104 Union Ave, Sheboygan, WI 53082

E-MAIL: sschmitt@jschmitt.cc

PH: 920-457-4526

4. APPLICATION SUBMITTAL REQUIREMENTS

A. A scale drawing of all exterior elevations showing the design and appearance of the proposed building or structure.

B. Three 11 X 17 colored renderings of the proposed building elevations and material samples.

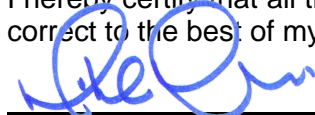
C. A .pdf file of all drawings either by email or CD

D. A scale drawing of the site plan showing the relationship of the building to the site and adjacent properties.

E. 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

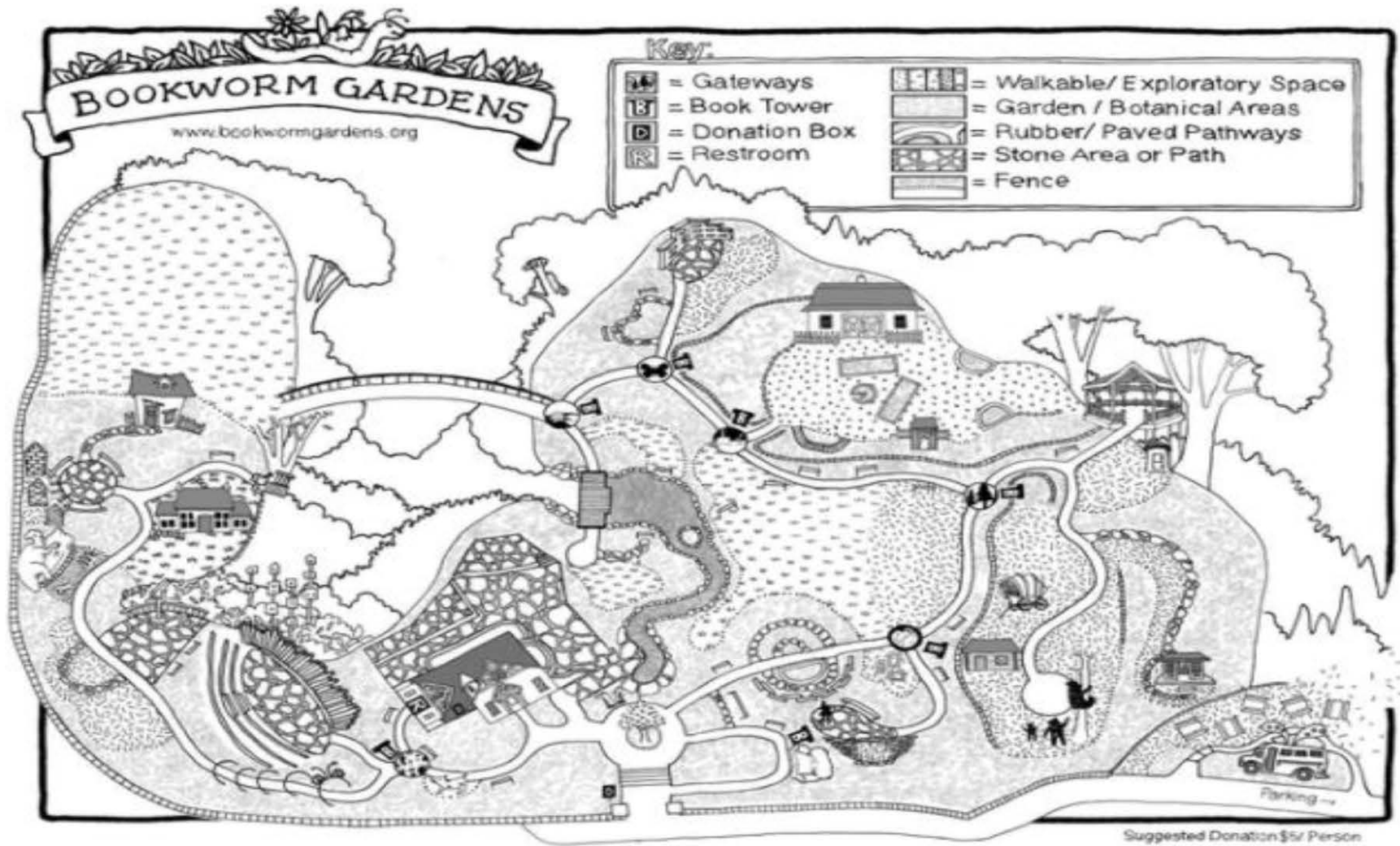
Mike Muller

PRINT ABOVE NAME

Sept. 6, 2021

DATE

To inspire the love of books and nature in the young and young at heart.







CITY OF SHEBOYGAN

REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION

ITEM DESCRIPTION: Exterior remodel of the Sunnyside Daycare building located at 1921 N. 8th Street.

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

REPORT DATE: September 24, 2021

MEETING DATE: September 27, 2021

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:

Joseph Schmitt Construction is proposing exterior renovations at the Sunnyside Daycare building located at 1921 N. 8th Street. The applicant states the following about the project:

- Remove existing signage and logo, and reinstall upon completion of the project.
- Pressure wash building before stone veneer is applied.
- Removal/relocation of a duplex electrical receptacle in the rainbow.
- Demolition of the rainbow structure on the west face of the building.
- Demo concrete masonry units (CMU) at the former sign pier, that extend above the roof, down to a height that matches the parapets.
- Remove existing parapet cap flashing & wood blocking along the west wall.
- Saw cut & remove an area of concrete on the west side of the building and fill with landscaping (plantings & mulch).
- New CUM at the top of the area of removed former sign pier to provide for solid structure at the cap flashing.
- Treated wood blocking for new parapet cap flashings.
- Metal lath

- Stone mortar
- Lightweight manufactured stone veneer, laid without mortar joints, on the & west elevation including the pier. Rocky Mountain LedgeStone – Glenwood Springs by Stone Master.
- Metal parapet flashings.
- Extend receptacle on west elevation of the building to face of new stone veneer
- Apply premium frosted privacy film to 10 west facing windows at entrance.

STAFF COMMENTS:

None.

ACTION REQUESTED:

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

ATTACHMENTS:

Architectural Review Board Application and required attachments.

PARCEL NO.: 003370
NC

Office Use Only
DATE SUBMITTED: _____
REVIEW DATE: 9/27/21

**CITY OF SHEBOYGAN
ARCHITECTURAL REVIEW APPLICATION**

Revised July 2021

FEE \$100.00

Completed application must be filed with the Department of City Development, 828 Center Avenue, Suite 208. To be placed on the agenda of the Architectural Review Board, application **must be filed three weeks prior** to date of meeting. Applications that are not complete or that are not legible will not be accepted.

1. APPLICANT INFORMATION

APPLICANT: Sunnyside Daycare / Nou Xiong

ADDRESS: 1921 N. 8th St. Sheboygan

E-MAIL ADDRESS: xiongn17@uww.edu

PHONE: (920) 783-8330 FAX NO.: () N/A

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Sunnyside Daycare

ADDRESS OF PROPERTY AFFECTED: 1921 N. 8th St.

NEW BUILDING: _____ ADDITION: _____ REMODELING: X

DESCRIPTION OF PROPOSED PROJECT: Remove select masonry and rainbow, add thin stone on west face, and add planting bed on west side of building.

DESCRIPTION OF **EXISTING** EXTERIOR DESIGN AND MATERIALS: _____
West elevation of building has design elements from previous business that new Owner would like to change.

Adjacent building (Habitat for Humanity) to the south is face brick in a brown/beige color tone palette.

DESCRIPTION OF THE **PROPOSED** EXTERIOR DESIGN AND MATERIALS: _____
The new finish for this elevation will be a lightweight manufactured stone veneer laid without mortar joints.

3. NAMES AND ADDRESSES

OWNER OF SITE: Nou Xiong

ADDRESS: 1921 N. 8th St. Sheboygan

EMAIL: xiongn17@uww.edu

PHONE: (920) 783-8330 FAX NO.: () N/A

ARCHITECT: None

ADDRESS: _____

EMAIL ADDRESS: _____

PHONE: () FAX NO.: ()

CONTRACTOR: Jos. Schmitt Const.

ADDRESS: 2104 Union Ave.

EMAIL: kmendini@jschmitt.cc (Kelly Mendini)

PHONE: (920) 457-4426 FAX NO.: (920) 457-9474

4. APPLICATION SUBMITTAL REQUIREMENTS

A. A scale drawing of all exterior elevations showing the design and appearance of the proposed building or structure.

B. Three 11 X 17 colored renderings of the proposed building elevations and material samples.

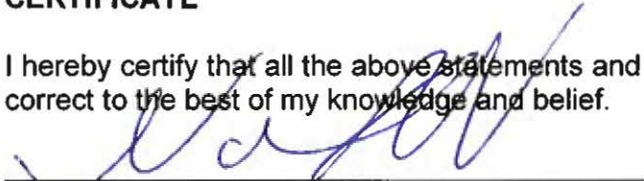
C. A .pdf file of all drawings either by email or CD

D. A scale drawing of the site plan showing the relationship of the building to the site and adjacent properties.

E. 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

9/9/21

DATE

Nou Xiong

PRINT ABOVE NAME



- 2104 UNION AVE., P.O. BOX 1084, SHEBOYGAN, WI 53082-1084
- TEL 920.457.4426 FAX 920.457.9474

Sunnyside Daycare
1921 North 8th St.
Sheboygan, WI 83081

Re: Renovations

- Remove existing signage & logo, and reinstall upon completion of the project
- Pressure wash building before stone veneer is applied
- Removal/relocation of a duplex electrical receptacle in the rainbow
- Demolition of the rainbow structure on the west face of the building
- Demo concrete masonry units (CMU) at the former sign pier, that extend above the roof, down to a height that matches the parapets
- Remove existing parapet cap flashing & wood blocking along the west wall
- Saw cut & remove an area of concrete on the west side of the building and fill with landscaping (plantings & mulch)
- New CUM at the top of the area of removed former sign pier to provide for solid structure at the cap flashing
- Treated wood blocking for new parapet cap flashings
- Metal lath
- Stone mortar
- Lightweight manufactured stone veneer, laid without mortar joints, on the & west elevation including the pier
- Metal parapet flashings
- Extend receptacle on west elevation of the building to face of new stone veneer

Below is an example of lightweight manufactured stone veneer by Stone Master®. This is their Rocky Mountain LedgeStone – Glenwood Springs

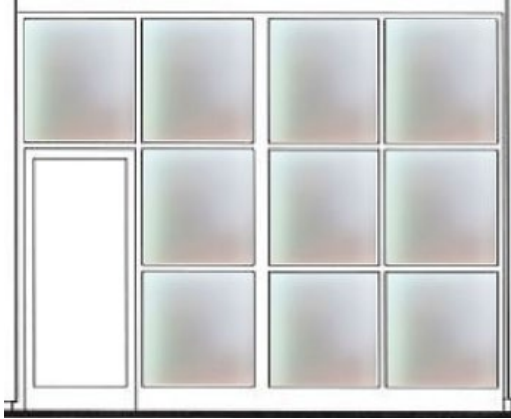


TER TOGETHER



- 2104 UNION AVE., P.O. BOX 1084, SHEBOYGAN, WI 53082-1084
- TEL 920.457.4426 FAX 920.457.9474

Apply premium frosted privacy film to ten (10) west-facing windows at the entrance.



BUILDING BETTER TOGETHER



Stone Master[®]

Easy-to-Install Lightweight Manufactured Stone Veneer

Roma Grey-Mix

A horizontal strip of manufactured stone veneer in the Roma Grey-Mix style. The stones are dark grey and black with some lighter grey accents, arranged in a staggered, overlapping pattern.

Roma Earth Brown

A horizontal strip of manufactured stone veneer in the Roma Earth Brown style. The stones are a mix of earthy brown, tan, and dark brown tones, arranged in a staggered, overlapping pattern.

Roma Graphite

A horizontal strip of manufactured stone veneer in the Roma Graphite style. The stones are a dark, charcoal grey color with some lighter grey and black accents, arranged in a staggered, overlapping pattern.

Roma Carmel

A horizontal strip of manufactured stone veneer in the Roma Carmel style. The stones are a mix of warm brown, tan, and dark brown tones, arranged in a staggered, overlapping pattern.

Springbrook

A horizontal strip of manufactured stone veneer in the Springbrook style. The stones are a mix of grey, tan, and dark brown tones, arranged in a staggered, overlapping pattern.

River Stone

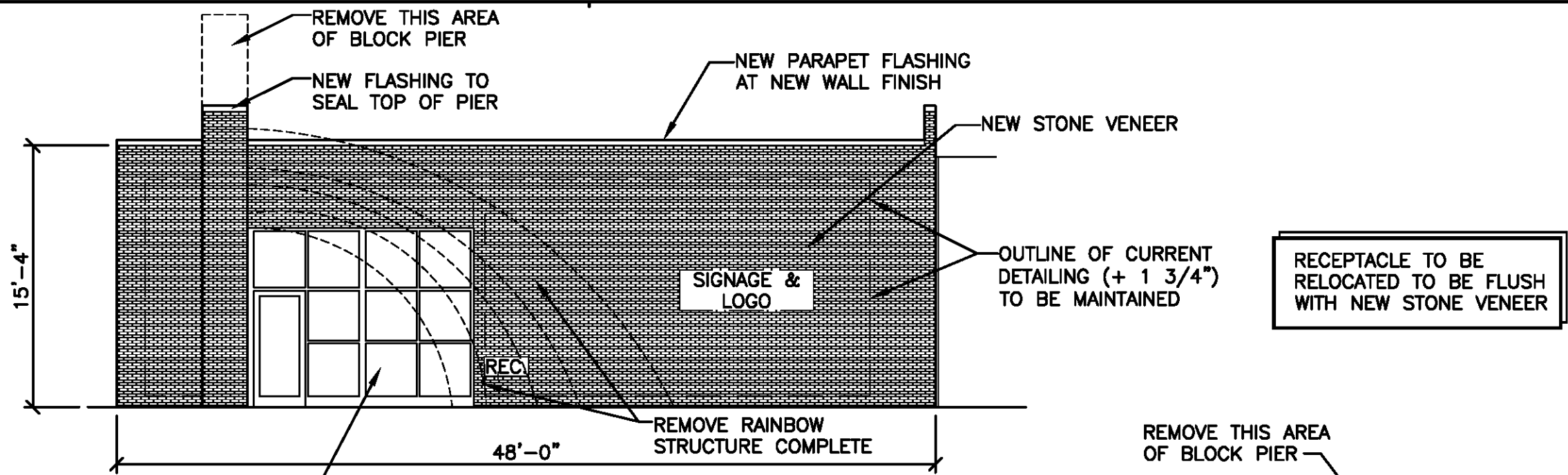
A horizontal strip of manufactured stone veneer in the River Stone style. The stones are smooth, rounded, and come in a mix of tan, brown, and dark brown tones.

Rocky Mountain LedgeStone - Glenwood Springs

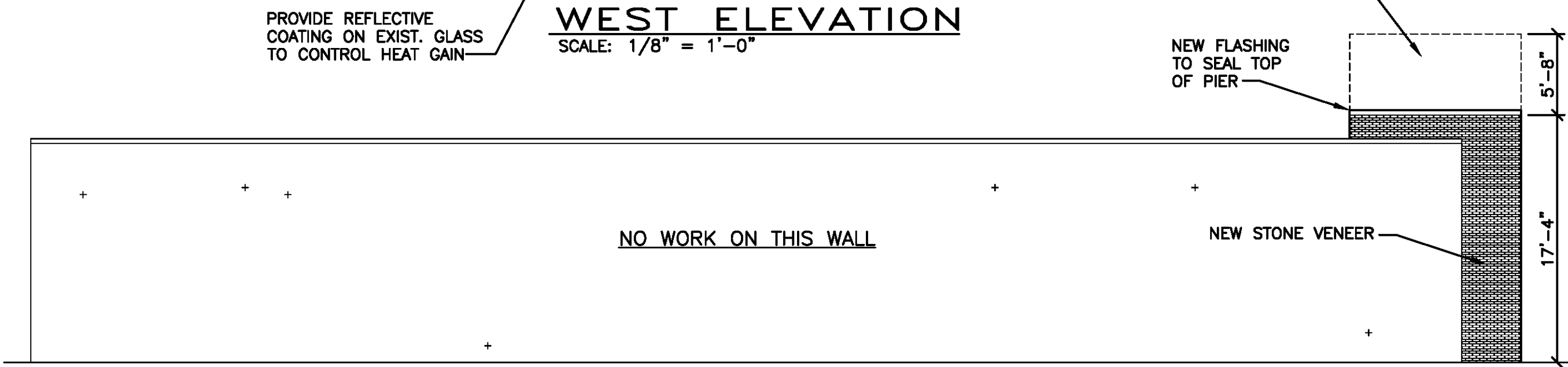
A horizontal strip of manufactured stone veneer in the Rocky Mountain LedgeStone - Glenwood Springs style. The stones are dark brown and black, arranged in a staggered, overlapping pattern.

Rocky Mountain LedgeStone - Blue River

A horizontal strip of manufactured stone veneer in the Rocky Mountain LedgeStone - Blue River style. The stones are dark brown and black, arranged in a staggered, overlapping pattern.



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



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

PRELIMINARY
NOT FOR CONSTRUCTION

THIS DRAWING HAS BEEN PROVIDED FOR CONCEPTUAL DESIGN & ESTIMATING PURPOSES FOR THE CLIENT LISTED. IT REMAINS THE PROPERTY OF JOS. SCHMITT CONST. & MAY NOT BE REPRODUCED OR COPIED IN WHOLE OR IN PART WITHOUT PREVIOUS WRITTEN CONSENT FROM JOS. SCHMITT CONST.

SUNNYSIDE DAYCARE
ELEVATIONS
1921 N. 8th ST. ~ SHEBOYGAN, WI

NO.	DATE	REVISION	BY	NO.	DATE	REVISION	BY
A	09/07/21	CHANGED VENEER FOR WEST ELEV.	KJM				
				DRAWN BY: KJM		DATE: 06/14/21	JOB NO.
				SCALE: 1/8" = 1'-0"		PLOT DATE: 09/01/21	21003-041
				PLOT-SCALE: 96			DRAWING NO.
							A1

Jos. Schmitt Construction
2104 UNION AVENUE SHEBOYGAN, WI 53082 PH: (920) 457-4426 FAX: (920) 457-9474
www.jeschmitt.cc

EXIST. BUILDINGS

THIS ELEVATIONS TO RECEIVE THIN STONE VENEER FROM GRADE TO TOP OF WALL

ACCESS DRIVEWAY

179.84'

100.17'

SUNNYSIDE DAYCARE

PLAY AREA w/FENCE & DOUBLE GATES

56.00'

57.00'

48.00'

REMOVE RAINBOW STRUCTURE COMPLETE

AREA OF NEW PLANTING BED TO INCLUDE: 5 - MISS KIM LILAC, 9 STELLA DE ORO DAYLILIES, & 3 TOR SPIREA

179.57'



SITE PLAN
SCALE: 1" = 20'-0"

HABITAT FOR HUMANITY

PRELIMINARY
NOT FOR CONSTRUCTION

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SUNNYSIDE DAYCARE

SITE PLAN

1921 N. 8th ST. ~ SHEBOYGAN, WI

NO.	DATE	REVISION	BY
A	09/07/21	CHANGE VENEER FOR WEST ELEV.	KJM

NO.	DATE	REVISION	BY

DRAWN BY: KJM	DATE: 07/12/21	JOB NO. 21003-041
SCALE: 1" = 20'-0"	PLOT DATE: 09/07/21	DRAWING NO. C1
	PLOT-SCALE: 240	

Jos. Schmitt Construction
2104 UNION AVENUE SHEBOYGAN, WI 53082 PH: (920) 457-4426 FAX: (920) 457-9474
www.jeschmitt.cc

