

*****ATTACHMENTS*****

CITY OF SHEBOYGAN

REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION

ITEM DESCRIPTION: Exterior Remodel for new Cousins Restaurant at 2108 North Avenue.

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

REPORT DATE: June 25, 2021

MEETING DATE: June 28, 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:

Patera is proposing to operate a Cousins Drive Thru Restaurant at 2108 North Avenue. The applicant states the following about the project:

- This site is a former Loan Max Title Loans and KFC. Loan Max is no longer in operation and the site is currently vacant.
- The proposed redevelopment will include a new 1,972sf square foot Cousins Subs restaurant with a full service drive-thru and seasonal patio dining. The proposed redevelopment will remodel the existing 1,810sf building, will add a 57sf vestibule and 105sf cooler addition.
- This site was selected as it is an existing location with high visibility, sufficient building size, and adequate parking area and building features to be repurposed.

The applicant states the following about the restaurant architecture:

- The building façade will undergo extensive updates conforming to current Cousins Architectural standards which will feature several of Cousins rebranding materials to create a fresh, new look reflecting the brands cuisine philosophy and rich history.
- This includes adding more windows/doors to the south elevation as well as creating an outdoor patio area. A fence will enclose this patio to keep patrons safe from the adjacent vehicle traffic.
- A new Architectural corrugated metal clad vestibule addition is being proposed on the east side of the building to help define a true entrance from the parking lot.

- In addition, existing windows will be enlarged on the east and west elevations to be full height. This will help create a brighter and more inviting dining room atmosphere.
- Much of the existing and damaged building E.I.F.S. will be replaced with a wood grain porcelain tile on the upper cornice on the southern half of the building.
- A new cooler addition is proposed on the north side, with a screening enclosure of the same architectural corrugated metal paneling as proposed on the vestibule addition.
- Existing/replaced HVAC units will remain on the roof, with a new rubber membrane roof system.
- An existing dumpster enclosure on the northwest side of the lot will be re-used and painted to match the new building colors.

NOTE:

On Thursday June 24, 2021, the applicant informed me of the following:

“An issue came up with two of my new windows on the south wall, for this project. There are some structural issues making these windows difficult to physically install. I’m hoping it is not too late to swap out my rendering and elevations page with this updated one, showing the removed windows on the south wall???? I’m updating the rendering now and will send that over as soon as completed.”

STAFF COMMENTS:

Staff believes the windows in the original rendering look much better than the drawings the applicant has submitted now showing the south building elevation window area to be solid. It appears the applicant is now proposing to paint this area so the Board should verify the reason why the applicant is proposing this change and determine whether this proposed change is acceptable?

Are there rooftop mechanicals and if so are they adequately addressed/screened?

ACTION REQUESTED:

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

ATTACHMENTS:

Architectural Review Board Application and required attachments.



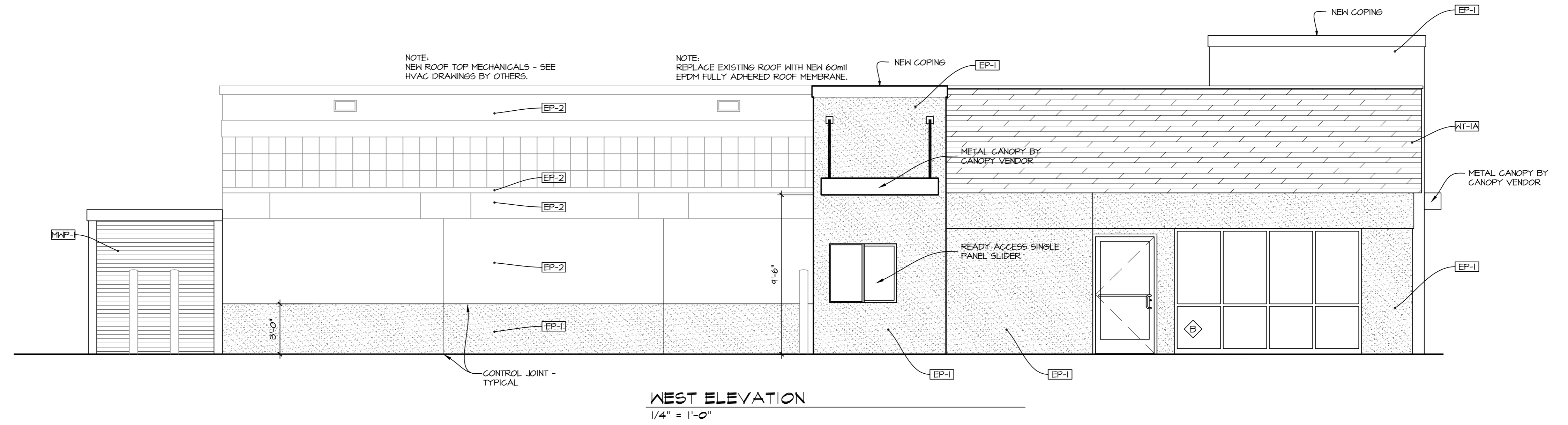
GENERAL DEMOLITION NOTES:

1. PAINT EXISTING MASONRY DUMPSTER ENCLOSURE AND GATE EP-2.
2. SEE CIVIL DRAWINGS FOR SITE SCOPE OF WORK.

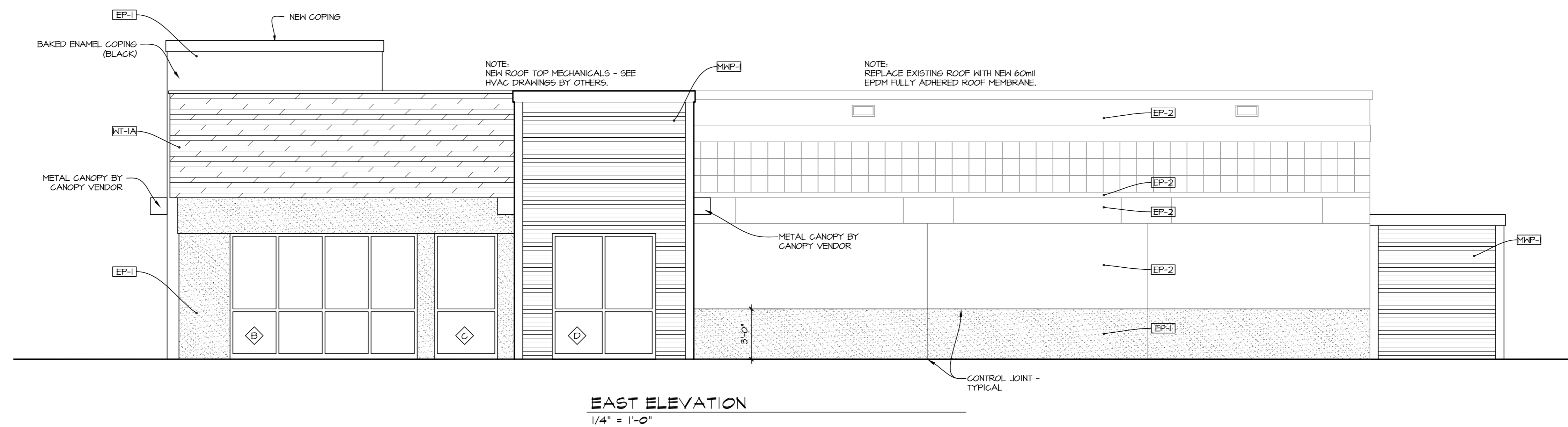
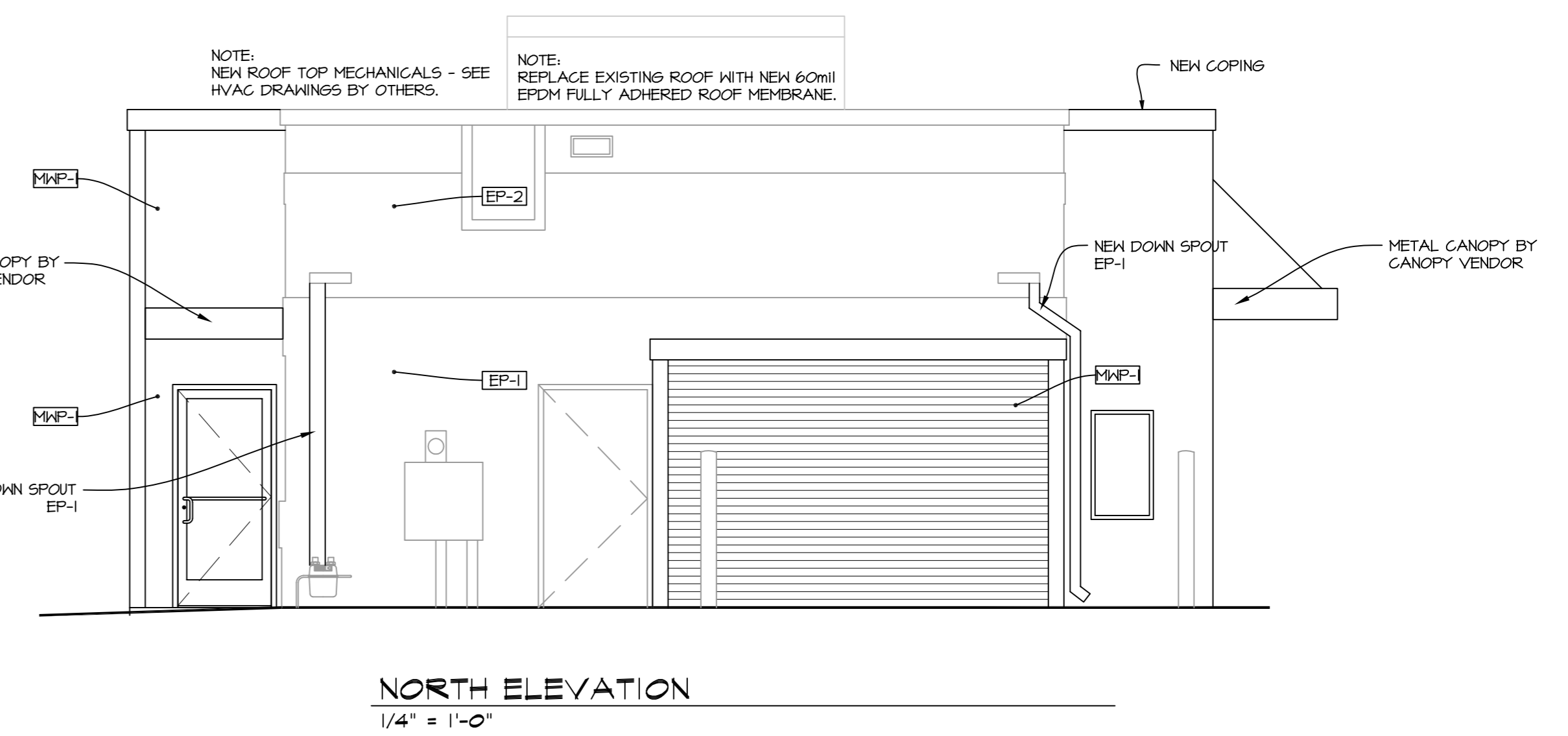
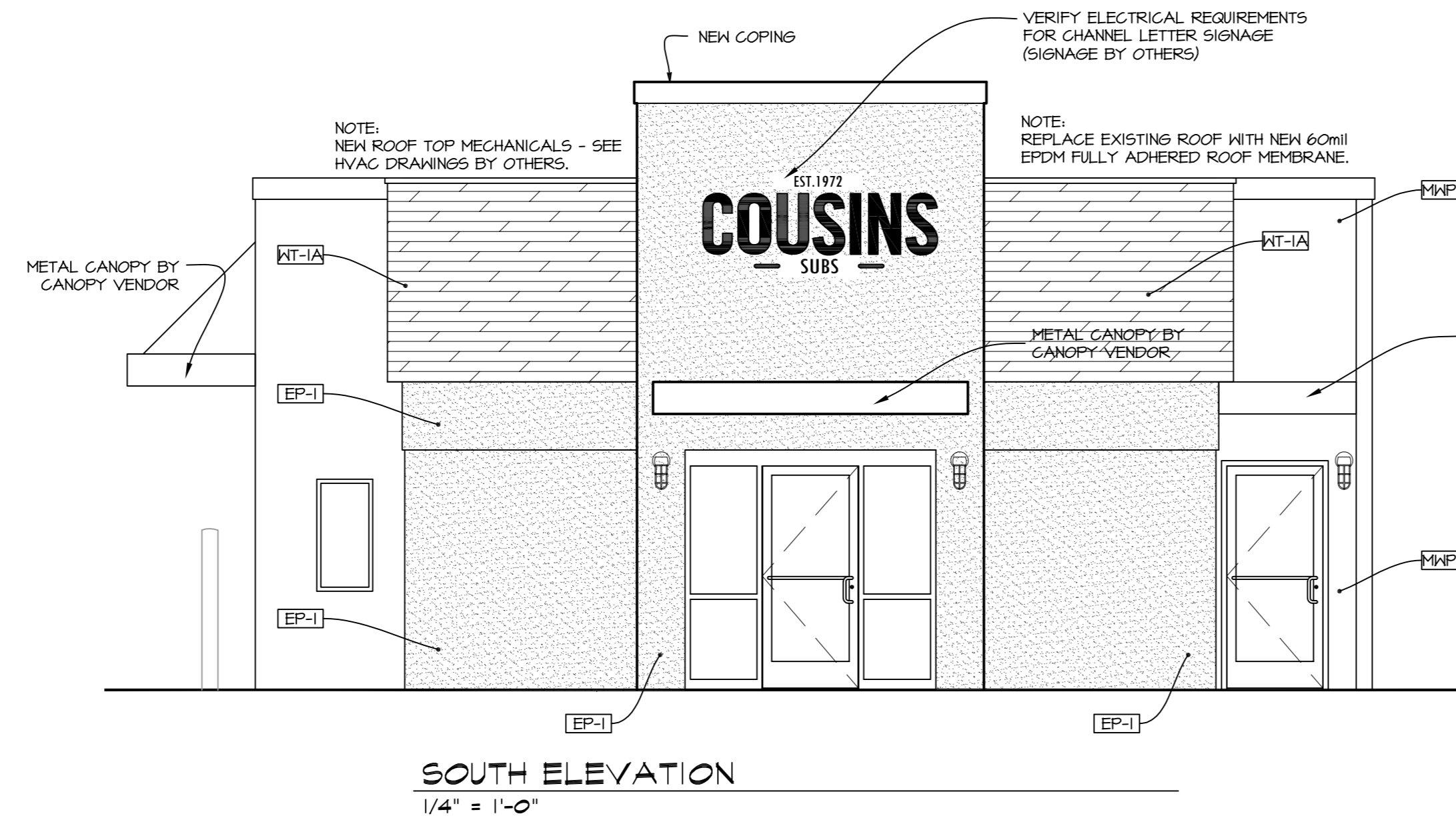
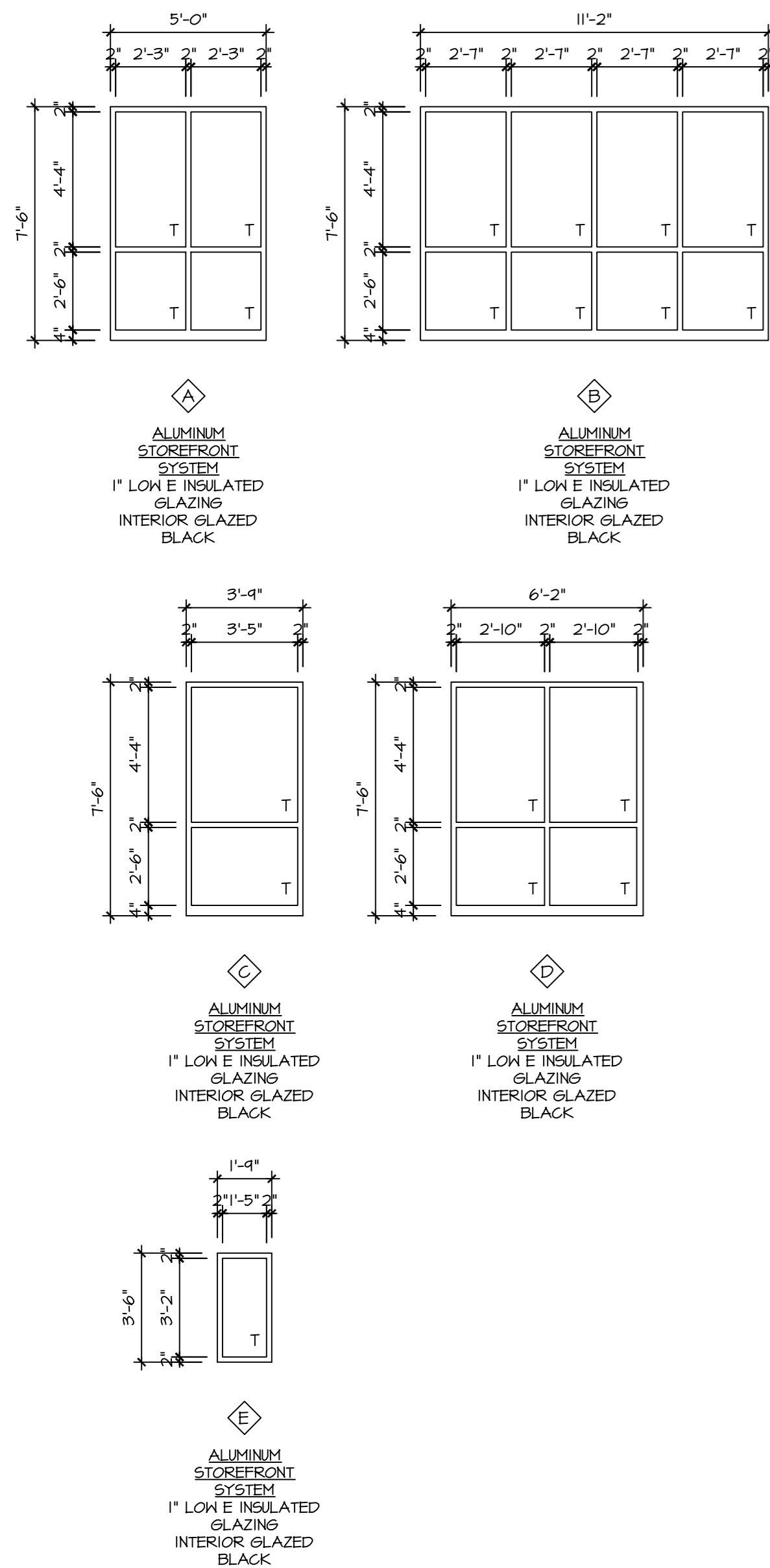
EXTERIOR FINISH LEGEND

CODE	DESCRIPTION	MANUFACTURER/TYPE
EP-1	BLACK FOX / SKT020 / SATIN	SHERWIN WILLIAMS
EP-2	LACEY PEARL / 2108-10 / SATIN	BENJAMIN MOORE
MWP-1	HWP 1" CORRUGATED METAL WALL PANEL - CITYSCAPE GRAY	PAC-CLAD
KT-1A	ARK 1x36 AV14 / ACACIA VALLEY / CUSTOM BUILDING PRODUCT #52 TOBACCO BROWN	DAL TILE
LED	LED STRIP LIGHT	SIGNAGE VENDOR

NOTE: VERIFY ALL FINISHES WITH OWNER



WINDOW TYPES



REVISIONS:

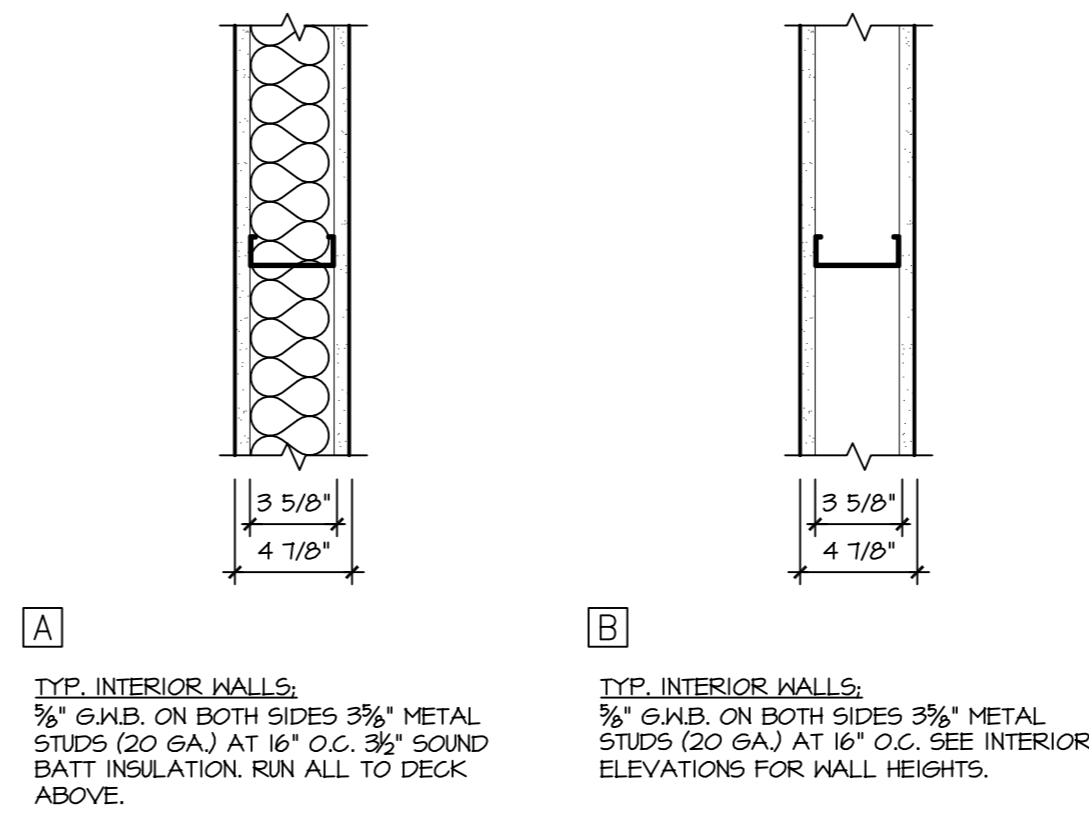
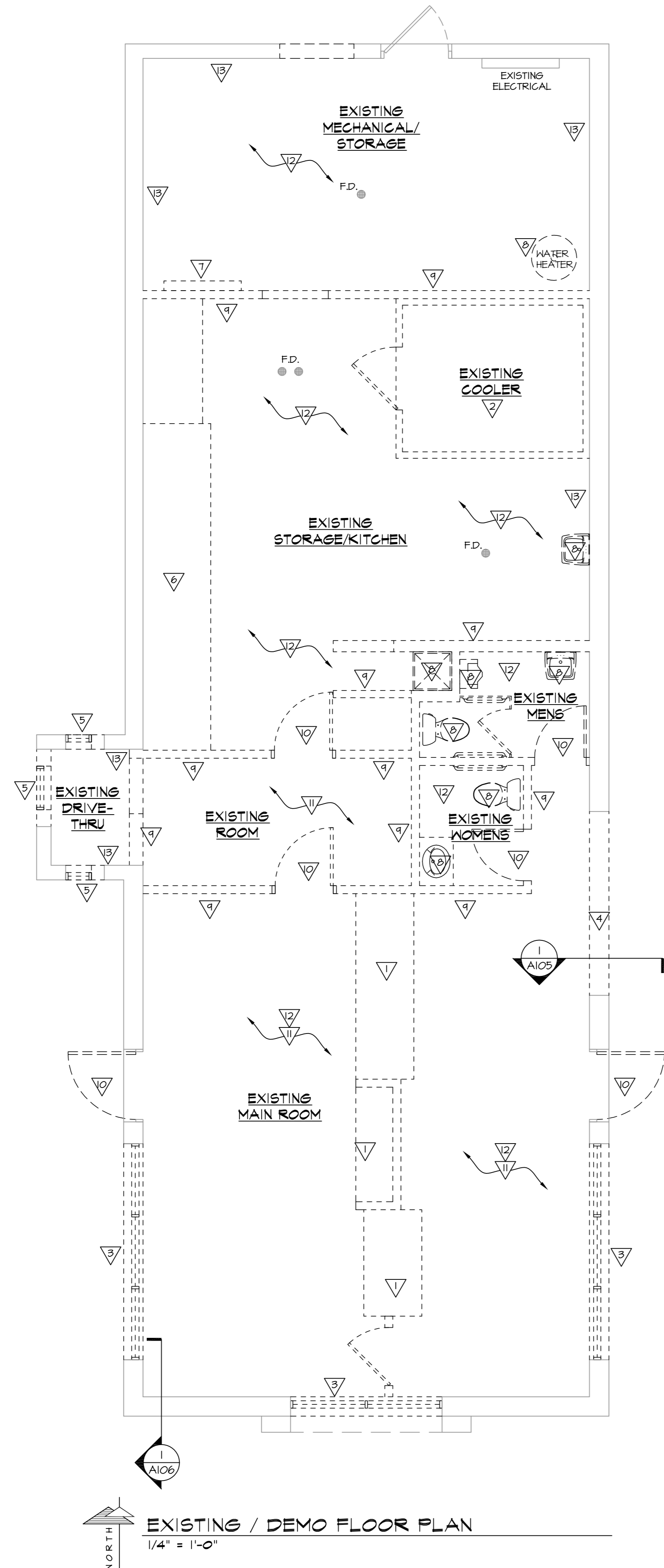
- GENERAL NOTES:**
- INTERIOR DIMENSIONS ARE FROM FACE OF GYP. BD. TO FACE OF GYP. BD. UNLESS NOTED OTHERWISE. (I.N.O.)
 - WORK SHALL FULLY COMPLY WITH GOVERNING CODES, ORDINANCES, RESTRICTIONS, AND NATIONAL ELECTRIC CODE. TAKE NECESSARY SAFETY MEASURES AND COMPLY WITH LOCAL BUILDING DEPARTMENT REQUIREMENTS FOR PUBLIC PROTECTION (BARRICADES, SIGNS, DUST BARRIERS, ETC.)
 - EXISTING FIRE EXTINGUISHER TYPES, SIZES, AND LOCATIONS ARE TO BE VERIFIED WITH THE LOCAL FIRE AUTHORITY. TYPE K FIRE EXTINGUISHERS PROVIDED NEAR THE KITCHEN EQUIPMENT AND IN THE PATH OF TRAVEL.
 - FOOD SERVICE EQUIPMENT IS NOT IN SCOPE OF WORK.
 - FIELD MEASURE LOCATIONS IN WHICH NEW CONSTRUCTION MEETS EXISTING CONDITIONS TO ENSURE FINISHES ARE FLUSH WITH ADJACENT CONSTRUCTION TO REMAIN.

- GENERAL DEMOLITION NOTES:**
- COORDINATE DEMOLITION AND DEBRIS REMOVAL REQUIREMENTS WITH OWNER.
 - PREVIOUS IMPROVEMENTS, FIXTURES, AND BUSINESS SYSTEMS NOT TO BE USED SHALL BE REMOVED. REMOVE EXISTING UTILITIES NOT BEING REUSED, BACK TO POINT-OF-CONNECTION AND CAP AS REQUIRED. LEAVE REMAINING CONSTRUCTION IN A SAFE STATE. DO NOT ABANDON ANY SYSTEMS OR PREVIOUS IMPROVEMENTS.
 - THE GENERAL CONTRACTOR SHALL PROVIDE PROTECTION FOR SYSTEMS AND FINISHES DURING DEMOLITION AND THROUGHOUT THE PHASES OF CONSTRUCTION. PROVIDE ADDITIONAL PROTECTIVE MEASURES AS REQUIRED BY THE LOCAL MUNICIPALITY.
 - STRUCTURAL MODIFICATIONS TO THE BUILDING OR BUILDINGS STRUCTURAL SYSTEMS (OF ANY TYPE) REQUIRE APPROVAL FROM AN APPROVED STRUCTURAL ENGINEER.
 - FINISHES, SYSTEMS, MATERIALS, ETC. WHICH ARE TO REMAIN MUST BE RESTORED TO A LIKE-NEW CONDITION OR REPLACED.
 - CONTRACTOR RESPONSIBLE FOR PATCHING ANY SURFACES DAMAGED OR ALTERED DURING CONSTRUCTION TO MATCH EXISTING CONDITIONS.
 - DEMOLISHED ITEMS SHALL BE THE PROPERTY OF THE OWNER. ITEMS NOT CLAIMED AND STORED BY THE OWNER SHALL BE SAFELY DISCARDED.
 - REFERENCE CEILING PLAN AND ELEVATIONS FOR ADDITIONAL ITEMS TO BE REMOVED.
 - CONTRACTOR TO ADD DUST BARRIERS AT EXPOSED KITCHEN OPENINGS.
 - PROTECT FINISHES AND FURNITURE THAT ARE EXISTING TO REMAIN AND HAVE PROFESSIONALLY CLEANED UPON COMPLETION OF CONSTRUCTION.

- FLOOR PLAN DEMOLITION KEYED NOTES:**
- REMOVE EXISTING MILLWORK, COUNTERTOPS, BASE CABINET, AND ALL RELATED CONSTRUCTION. PATCH & REPAIR DAMAGE TO ADJACENT WALLS AND FLOORS AS NEEDED TO MATCH EXISTING CONDITIONS.
 - REMOVE EXISTING COOLER AND ALL RELATED PLUMBING AND ELECTRICAL RUNS.
 - REMOVE EXISTING WINDOW IN ITS ENTIRETY. REMOVE WALL FROM EXISTING SILL TO FINISHED FLOOR. PROVIDE A SMOOTH SURFACE FOR NEW CONSTRUCTION.
 - REMOVE EXISTING WALL IN ITS ENTIRETY FROM NEW WINDOW HEAD HEIGHT TO FINISHED FLOOR. PROVIDE A SMOOTH SURFACE FOR NEW CONSTRUCTION. SEE STRUCTURALS FOR NEW HEADER AND SUPPORTS.
 - REMOVE EXISTING WINDOW AND ADJACENT WALLS FOR NEW DRIVE THRU WINDOW CONFIGURATION. SEE STRUCTURALS FOR NEW HEADER AND SUPPORTS.
 - REMOVE EXISTING KITCHEN HOOD IN ITS ENTIRETY. REMOVE EXHAUST VENTING AND ROOF TOP EQUIPMENT. PATCH AND REPAIR ALL ROOF PENETRATIONS.
 - REMOVE EXISTING FIRE PROTECTION EQUIPMENT.
 - REMOVE EXISTING PLUMBING FIXTURE. PLUMBING CONTRACTOR TO REMOVE PIPING BACK TO NEAREST BRANCH PIPE. INSTALL VALVE AND CAP PLUMBING.
 - DEMO SECTION OF EXISTING PARTITION FROM FLOOR TO STRUCTURE ABOVE. REMOVE EXISTING ELECTRICAL, OUTLETS, WIRING, AND CONDUIT BACK TO NEAREST JUNCTION BOX. REROUTE ALL NECESSARY WIRING AND CONDUIT AS REQUIRED TO MAINTAIN CIRCUITING. CAP WIRING PER APPLICABLE CODES. REMOVE EXISTING FLOOR FASTENERS TO BELOW FLOOR LINE. PATCH FLOOR LEVEL WITH FLOOR SURFACE. TAPE AND FINISH EXPOSED PARTITION SURFACES PLUMB AND SMOOTH.
 - REMOVE EXISTING DOOR AND FRAME (INCLUDING SIDE LIGHT IF APPLICABLE) IN ITS ENTIRETY.
 - REMOVE EXISTING CARPET AND FLOOR TILE. PREPARE FLOOR SURFACE FOR INSTALLATION OF NEW FLOOR FINISH. REFER TO FINISH SCHEDULE.
 - REMOVE EXISTING FLOOR TILE AND PREPARE FLOOR SURFACE FOR INSTALLATION OF NEW FLOOR FINISH. REFER TO FINISH SCHEDULE.
 - REMOVE FRP FROM EXISTING WALLS.

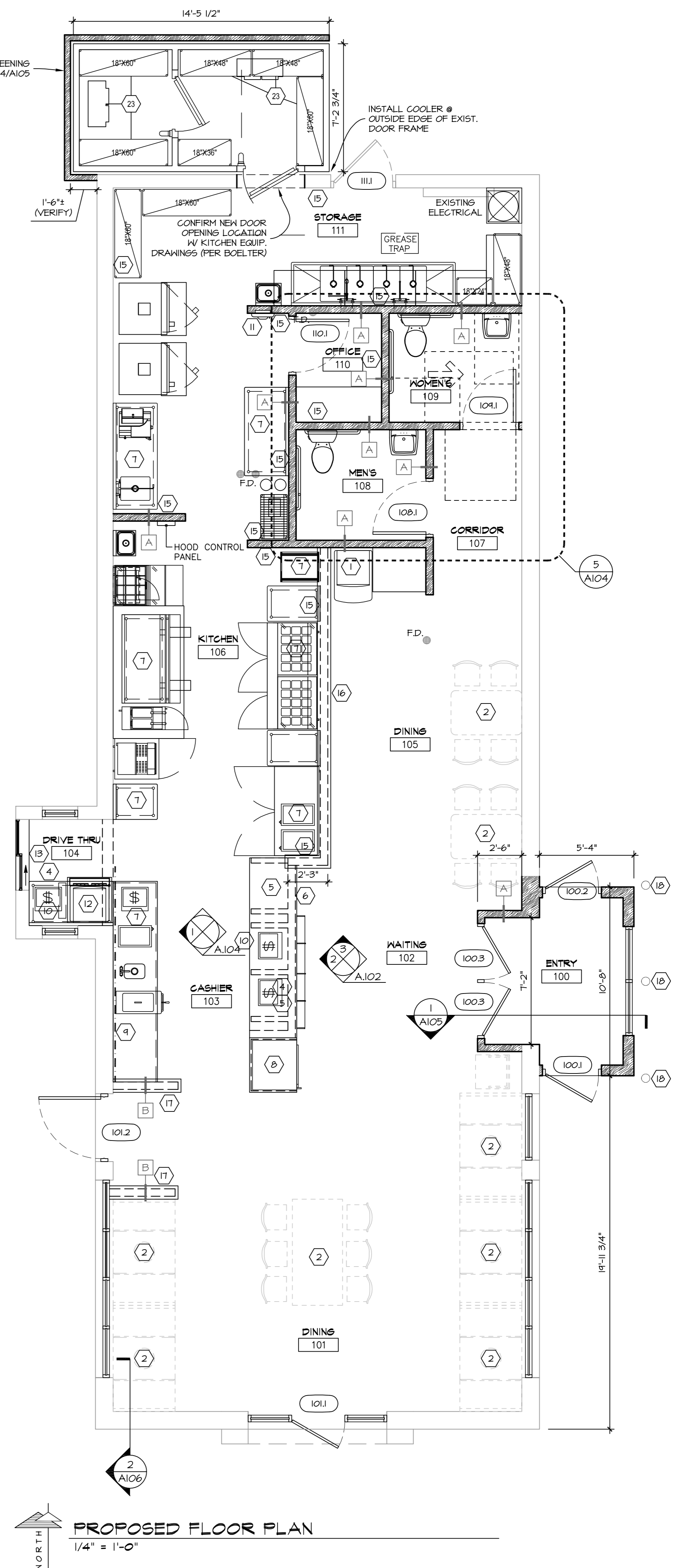
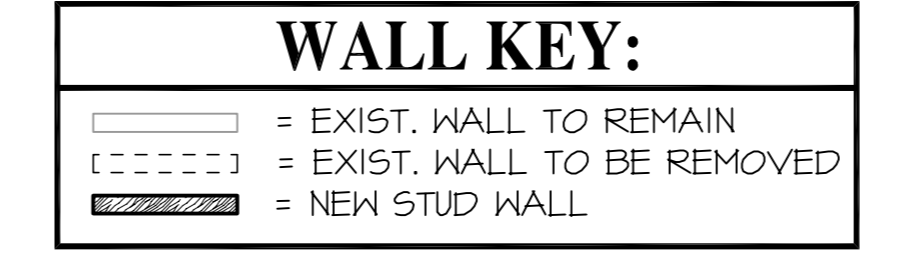
DEMOLITION LEGEND

	EXISTING ITEM TO REMAIN
	EXISTING ITEM TO BE REMOVED
	EXISTING FLOORINGS TO BE REMOVED - SEE DEMO NOTE #2



- FLOOR PLAN NOTES:**
- REFERENCE MATERIAL RESOURCES AND SCHEDULES FOR FURNITURE, EQUIPMENT, AND FINISH INFORMATION.
 - GC TO COORDINATE DELIVERY OF EQUIPMENT AND FURNISHINGS WITH OWNER.
 - WHERE EXISTING FLOORING IS TO REMAIN, REPAIR / REPLACE ALL DAMAGED FLOORING / BASE TO MATCH EXISTING.
 - COORDINATE MILLWORK DETAILS WITH MILLWORK PACKAGE PROVIDED BY OTHERS.
 - CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS OF EXISTING MILLWORK. PRIOR TO COMMENCEMENT OF WORK.

- FLOOR PLAN KEYED NOTES:**
- NEW SELF-SERVE SODA MACHINE (PER EQUIPMENT PLAN). ALL OPERABLE BUTTONS, LEVERS, ETC. MUST BE WITHIN OR OF THE FOLLOWING MAXIMUM HEIGHT AND REACH COMBINATIONS: 48" HIGH, 10" DEEP, OR 46" HIGH, 24" DEEP.
 - SEATING/FURNITURE LAYOUT SHOWN FOR REFERENCE ONLY. REFER TO SEATING/FURNITURE SUPPLIERS DRAWINGS FOR ADDL INFORMATION (BY RCS).
 - NOT USED
 - CASHER AND DRIVE THRU P.O.S. COUNTER - BY OTHERS
 - INSTALL NEW CASEWORK AND COUNTER. COUNTER FRAMING COMPLETED BY G.C. COUNTER BY RCS.
 - INSTALL HALF HEIGHT STUD WALL TO SUPPORT PICK UP & POS COUNTER. CHIP DISPLAY TO BE ATTACHED TO HALF HEIGHT WALL. FINAL DECISION FABRICATION & INSTALLATION BY MILLWORK SUPPLIER. INSTALL PLYWOOD BACKING BEHIND 5/8" GYPSUM @ ENTIRE WALL.
 - INSTALL NEW KITCHEN EQUIPMENT. SHOWN FOR GENERIC REFERENCE ONLY. VERIFY PLUMBING, ELEC. & GAS REQUIREMENTS FOR ANY RELOCATED / NEW EQUIP. REFER TO KITCHEN EQUIPMENT DRAWINGS (BY BOELTER)
 - NEW REACH-IN COOLER. VERIFY OPENING DIMENSIONS W/ OWNER AND MANUF. G.C. TO PROVIDE ELECTRIC OUTLET AT COUNTER. COOLER ENCLOSURE BY RCS RETAIL DESIGN.
 - NEW 12" DIGITAL MENU BOARD W/ DATA & DUPLEX OUTLETS (VERIFY DETAILS) - CEILING MOUNT. INSTALL 5/8" PLYWOOD BACKER (SEE INTERIOR ELEVATIONS).
 - INSTALL NEW P.O.S. EQUIPMENT.
 - FIRE EXTINGUISHER AND CABINET.
 - NEW SODA DISPENSER (BY OTHERS). RELOCATE & CONCEAL SODA & ELEC. LINES AS REQUIRED IN EXISTING STUD WALL.
 - NEW STAINLESS STEEL SILL
 - NOT USED
 - NEW WHITE FRP.
 - INSTALL SOLID SURFACE CAP ON TOP OF PARTIAL HEIGHT WALL. REFER TO INTERIOR ELEVATIONS FOR WALL HEIGHTS.
 - INSTALL WOOD CAP ON TOP OF PARTIAL HEIGHT WALL. REFER TO INTERIOR ELEVATIONS FOR WALL HEIGHTS. REFER TO MILLWORK LEGEND AND FINISH SCHEDULE FOR ADDITIONAL DETAILS.
 - 6" DIA. STANDARD WEIGHT STRUCTURAL STEEL PIPE, FILL WITH CONCRETE AND PAINTED. SEE 3/A105



REVISIONS:

PARCEL NO.:

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: Nathan Remitz

ADDRESS: 2601 S. Sunnyslope Rd. New Berlin, WI 53151

E-MAIL ADDRESS: nathan@paterallc.com

PHONE: (262) 786.6776 FAX NO.: ()

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Cousins

ADDRESS OF PROPERTY AFFECTED: 2108 North Ave

NEW BUILDING: _____ ADDITION: X REMODELING: X

DESCRIPTION OF PROPOSED PROJECT: Convert an existing, vacant "Title Max" store into a Cousins fast food restaurant. Project consists of extensive interior remodeling and exterior façade updates.

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

Existing exterior consists of E.I.F.S. with decorative reveals. Several areas are in disrepair and are no longer weather tight

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

Proposed exterior will consist of new porcelain tile in a wood tone finish, new architectural corrugated metal panel entry vestibule and restored E.I.F.S. with a completely new paint finish

3. NAMES AND ADDRESSES

OWNER OF SITE: Tom Schafer (North / Calumet, LLC)

ADDRESS: 2551 N. Wahl Ave. Milwaukee, WI 53211

EMAIL: tschafer@wi.rr.com

PHONE: () FAX NO.: ()

ARCHITECT: Patera – Nathan Remitz

ADDRESS: 2601 S. Sunnyslope Rd. New Berlin, WI 53151

EMAIL ADDRESS: nathan@paterallc.com

PHONE: (262) 786-6776 FAX NO.: ()

CONTRACTOR: N/A

ADDRESS: _____

EMAIL: _____

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. 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

DATE

PRINT ABOVE NAME

OFFICE USE ONLY



PATERA LLC

Excellence in Architecture

2601 S. Sunny Slope Rd. • New Berlin, WI 53151
Office: 262.786.6776 Fax: 262.786.7036



PROJECT & SITE NARRATIVE

Project Name & Address

Cousins

2108 North Avenue, Sheboygan, WI 53081

Parcel Legal Description/Site Data

Parcel # 59281630212

Lot 2- 27 CSM 297-299 #2033749 NW1/4 of NW ¼ Section 15, T 15 N, R 23 E

Current zoning = Urban Commercial (UC)

Existing Site Conditions/Land use/building use

The eastern part has a vacant commercial building (Loan Max Title Loans) with a non-utilized drive-up window. The current paved parking has access to both North Avenue and 21st Street. The western part has a driveway from North Avenue with a driveway to the west for lot 1 and includes an area along North Avenue for parking. The rest of the west half of lot 2 is grass area undeveloped.

Proposed Land Use/Lot Coverage Site Data

This proposal includes the revitalization of an existing, vacant building, into a prospering Cousins restaurant. The proposed Lot 2 area will be divided into two parcels through a CSM. This CSM is being submitted by a third party. The easterly half is our current project and is identified on the site plan as Project Boundary indicating where the proposed split of Lot 2 would be.

Parking paved areas will remain, however a small portion along the south side of the existing building will be removed in order to create a fenced in outdoor dining area. The entire property will be re-stripped for proper parking. The existing building currently has a drive-up window area, so only some pavement improvements will be needed for the drive-up lane. A portion of the existing parking lot along the southeast corner will be removed to make space for a grass area and planting beds as well as a location for the new monument sign. All signage will be submitted as a separate approval, by the signage vendor.

With the removal of some pavement and addition of new pavement, there is no change in the amount of impervious area for the site. A current access to North Avenue will be eliminated and a new shared access will be created to the west property connecting to the existing driveway & existing parking which will offer existing access to North Avenue. This would include new pavement and curb & gutter. The new pavement will provide 3 parking spaces for drive-thru overflow waiting areas.



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This new Cousins location will hire 15 – 20 employees who will serve approximately 150 guests / per day. This remodel is expected to cost about \$350k.

Site Selection

This site was selected as it is an existing location with high visibility, sufficient building size, and adequate parking area and building features to be repurposed.

Landscape Requirements

Additional landscaping and relocating the current sign location will provide improvement to meet city requirements for lot landscaping per section 15.6 and subsequent point values.

Included in the plans are additional parking where the old driveway to North Avenue was, as part of the removal, replacement of curb & gutter, restoration of the terrace, and sidewalk along North Avenue will be part of the project.

Site Lighting

Existing site lighting will remain, with addition of three new light poles and location of a new sign located in the southeast corner of lot along North Avenue and 21st Street intersection, outside the vision triangle for the intersection.

Property Performance

This property will conform to all City of Sheboygan zoning ordinances and not become a nuisance property by providing regular site maintenance and upkeep. This includes regular garbage pickup, proper building and site upkeep and supervision.

Architecture

The building façade will undergo extensive updates conforming to current Cousins Architectural standards. This includes adding more windows / doors to the south elevation as well as creating an outdoor patio area. A fence will enclose this patio to keep patrons safe from the adjacent vehicle traffic. A new Architectural corrugated metal clad vestibule addition is being proposed on the east side of the building to help define a true entrance from the parking lot.

In addition, existing windows will be enlarged on the east and west elevations to be full height. This will help create a brighter and more inviting dining room atmosphere. Much of the existing and damaged building E.I.F.S. will be replaced with a wood grain porcelain tile on the upper cornice on the southern half of the building. A new cooler addition is proposed on the north side, with a screening enclosure of the same architectural corrugated metal paneling as proposed on the vestibule addition. An existing dumpster enclosure on the north west side of the lot will be re-used and painted to match the new building colors. Existing / replaced HVAC units will remain on the roof, with a new rubber membrane roof system.



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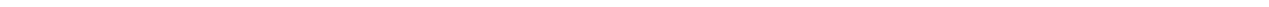


Signage

The existing pole mounted sign will be removed, and a new monument sign installed in the south east corner of the property. All building signs will be replaced. A separate signage package will be submitted for approval.

Sincerely,

Nathan Remitz A.L.A.
Architect / Partner



GENERAL NOTES:

1. REFER TO ALL DRAWINGS FOR DIMENSIONS AND NOTES.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE REGULATIONS.
3. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE APPROVED BY THE ARCHITECT.
4. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
6. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE ARCHITECT'S INTENT.

GENERAL CONTRACTOR NOTES:

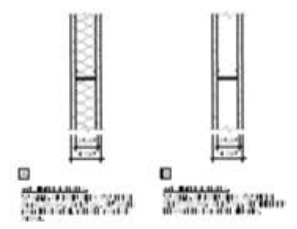
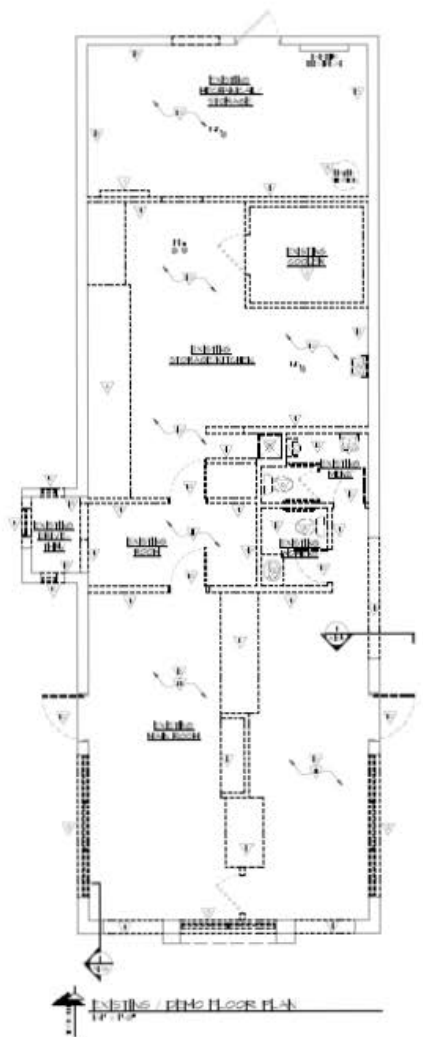
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Legend:

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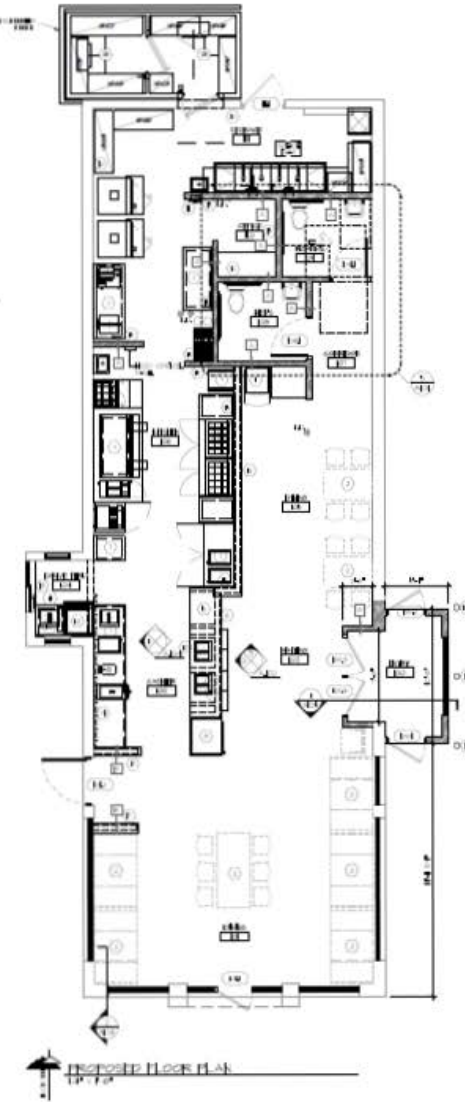
HALL TYPES
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 SHEBOYGAN, WI 53081
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 SHEBOYGAN, WI 53081
 PROJECT NUMBER: 10-7-02

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