

*****ATTACHMENTS*****

CITY OF SHEBOYGAN

REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION

ITEM DESCRIPTION: Exterior remodel of 1234 Kentucky Avenue.

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

REPORT DATE: April 23, 2021

MEETING DATE: April 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:

Scott Meyers is proposing to operate mini-storage on the 1st and 3rd floors of this four (4) story building as part of the first phase of this future mixed use commercial facility at 1234 Kentucky Avenue. The applicant states:

- The proposed uses include the conversion of the vacant and unfinished interior of the building into multiple work spaces that will be comprised of self-storage/mini-storage, small office space, flexible office and conference rooms, conventional office space, virtual office space, maker space, artist studios and event space. A management office will be located on the southwest corner of the building and may offer a coffee shop to the public in lieu of a private break room. The attached drawings and floor plans will provide additional detail regarding the various spaces and locations within the building.
- The building is essentially a square, industrial building that used to house Wisconsin Woodcrafters wood working business. The building is being renovated to account for multiple small business and entrepreneurs to share open space along with private offices. The plan is to build out the self-storage units in the basement and 2nd floor, with a number of offices, coworking and shared spaces along with conference rooms on the 1st and 3rd floors (1st floor is along Kentucky Avenue).
- There will be a total of 236 self-storage units in the basement and 2nd floor levels.
- Phase one of this project will include the complete hazardous materials abatement, exterior façade renovation, interior buildout of ground floor and second floor as walkable storage units, paving of all existing gravel drives, and addition of approved

dumpster enclosure on the premises. Exterior dimensions of existing building are 141'-0" x 137'-0". No new structures proposed.

- The exterior will be completely renovated to include the removal of all existing siding, doors and windows. The roof has already been replaced and we propose the construction of a rooftop deck on the north end, accessed by a new opening and installation of large glass doors. The installation of all new windows, doors, and EIFS is depicted in the attached drawings.

Sheboygan Self Storage is proposing the following improvements to the premises:

- The existing structure at 1234 Kentucky Ave. is a timber building with exterior asbestos siding and wood windows, doors, and trim.
- Abate all hazardous materials on the exterior façade.
- Replace sheathing as needed.
- Remove and replace all existing doors and trim with new materials.
- The design intent of the new exterior skin is to coordinate with the other redevelopments along the Indiana Avenue Corridor and make the building an eye-catching and aesthetically pleasing addition to the area and be an attractive consideration for new businesses and startups in the area as well as storage for the many nearby luxury apartments and condos.
- The new horizontal metal siding, ACM panels and trim will be factory finished using Kynar 500 coatings to ensure longstanding quality of appearance.
- All new windows and doors will be selected in colors that coordinate with the new siding and trim to be installed.

STAFF COMMENTS:

This building at 1234 Kentucky Avenue has been an eyesore to the neighborhood for many years. Over the last several years, the City has had numerous contacts and has spent an inordinate amount of time and resources with the existing and previous owners regarding this building's appearance in the neighborhood.

The applicant states that converting portions of the building into mini-storage gives him the ability to generate the income necessary to complete all of the interior and exterior renovations involved in such a project.

One of the criteria for a mini-storage use in the zoning ordinance is that the "Facility shall be designed so as to minimize adverse visual impacts on nearby developments. The color, exterior materials, and orientation of proposed buildings and structures shall

complement surrounding development.” This building needs to be well designed utilizing quality materials and colors which the City of Sheboygan Architectural Review Board will need to review and approve.

The applicant understands that no occupancy permits shall be issued until such time the exterior of the building is complete. The Plan Commission should have the applicant address the proposed timetable for this exterior remodeling project to be completed by.

A couple of general comments:

- Window locations in renderings and elevations don't match – Stopping the windows right at the color/material transition does not appear to be a good solution. Appears there may be a better approach to those windows and material/color transitions.
- Location of color/material transition on west elevation seems too arbitrary. It appears you can use the accent color at all corners, and highlight the corner on the upper level and then let that vertical stripe run down the building? Whatever concept is settled on should also be applied on the East elevation.
- Applicant should give architectural consideration to how they are applying the colors and the transitions and how they interacting with windows/openings.
- In addition, there is a small accessory building which I am unsure of the use (pump house?). If the accessory building is to remain, the board should also have the applicant remodel the exterior of this building to match that of the primary building. Can work with staff on this design.

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: Scott Meyers

ADDRESS: 9899 Brightwater Drive Fishers, IN 46038

E-MAIL ADDRESS: ScottM@SelfStorageInvesting.com

PHONE: (317) 506-4900 FAX NO.: ()

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: 1234 Launch or 1234 Fuze

ADDRESS OF PROPERTY AFFECTED: 1234 Kentucky Ave.

NEW BUILDING: N/A ADDITION: N/A REMODELING: X

DESCRIPTION OF PROPOSED PROJECT: A mix of uses, including conventional and unconventional office workspaces, mini warehouses and self-storage units, co-working, event and small office spaces, along with maker spaces and light industrial assembly and other businesses that will be attracted to the Innovation District and identify with the master plan for the area.

DESCRIPTION OF **EXISTING** EXTERIOR DESIGN AND MATERIALS: Asbestos siding, wood windows and trim.

DESCRIPTION OF THE **PROPOSED** EXTERIOR DESIGN AND MATERIALS: New windows, doors siding and trim to be of aesthetically pleasing, quality materials as follows. Dark charcoal gray horizontally applied exposed fastener metal panels with matching trim as required, Leadcoat (light gray) horizontally applied exposed fastener metal panels with matching trim as required. "Orange-Orange" ACM Panels applied with hidden fastener system in arrangement similar to what is shown on plans. New windows and doors to be clad with trim materials to matching surrounding materials. Door and Window colors to coordinate with other finishes.

3. NAMES AND ADDRESSES

OWNER OF SITE: 1234 Kentucky, LLC

ADDRESS: 9899 Brightwater Dr. Fishers, IN 46038

E-MAIL: ScottM@SelfStorageInvesting.com

ARCHITECT: N/A

ADDRESS: _____

EMAIL ADDRESS: _____

PHONE: () _____ FAX NO.: () _____

CONTRACTOR: Quasius Construction

ADDRESS: 1202A North 8th St. P.O. Box 727 E-MAIL: GGartman@Quasius.com

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.

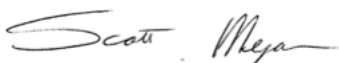
C. A .pdf file of all drawings either by email or CD

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.



4/15/2021

APPLICANT'S SIGNATURE
Scott Meyers

DATE

PRINT ABOVE NAME

1234 KENTUCKY AVENUE
ARCHITECTURAL REVIEW NARRATIVE

4/6/2021

The existing structure at 1234 Kentucky Ave. is a timber building with exterior asbestos siding and wood windows, doors, and trim. Sheboygan Self Storage is proposing the following improvements to the premises. Abate all hazardous materials on the exterior façade. Replace sheathing as needed. Remove and replace all existing doors and trim with new materials. The design intent of the new exterior skin is to coordinate with the other redevelopments along the Indiana Avenue Corridor and make the building an eye-catching and aesthetically pleasing addition to the area and be an attractive consideration for new businesses and startups in the area as well as storage for the many nearby luxury apartments and condos. The new horizontal metal siding, ACM panels and trim will be factory finished using Kynar 500 coatings to ensure longstanding quality of appearance. All new windows and doors will be selected in colors that coordinate with the new siding and trim to be installed.

**CONDITIONAL USE PERMIT
1234 KENTUCKY AVE.
SHEBOYGAN, WI**

- An explanation of all the existing uses and all business activities that presently take place onsite (how many existing business tenants, how many tenants, etc.).

Currently, the building is mostly vacant with the exception of 1 client who is utilizing the basement for Storage.

- An explanation of the proposed uses and all business activities that will take place onsite (conversion of existing space, new construction, mini-storage, office, parking, signage, ingress/egress, access easements, traffic, etc.)

The Proposed uses include the conversion of the vacant and unfinished interior of the building into multiple work spaces that will be comprised of Small Office space, Flexible office and conference rooms, Self-Storage/Mini-Storage, Conventional office space, Virtual office space, maker space, artist studios and Event Space. A management office will be located on the Southwest corner of the building and MAY offer a coffee shop to the public in lieu of a private Break Room. Parking will be expanded on the vacant portion of the lot to the north, with ingress egress to the parking lot on from 12th and 13th st by way of the alley, and street parking on Kentucky Avenue. Ingress egress the building will be located by way of dock doors on the East end of the building by 12th st, and man doors on both Kentucky Avenue and 13th Street. Additional Access to the building through dock doors on both Kentucky Avenue and 12th St. by way of glass Garage doors are optional.

The Exterior will be completely Renovated to include the removal of all existing siding, doors and windows. The roof has already been replaced, and we propose the construction of a rooftop deck on the north end, accessed by a new opening and installation of large Glass Doors. The installation of all new windows, doors, and eifs is depicted in the attached drawings.

- Please explain why the multi-tenant commercial uses are being proposed from this property and why the plan commission should consider approving the proposal at this site?

We have conducted 3 feasibility studies for this site. 1 for Self-Storage by Bob Copper of Self Storage 101, and 2 for the additional uses by Della Rucker of Wise Economy. Our entire proposal for the project is based upon the recommendations from both consultants, and their subsequent favorable studies. Furthermore, the development team has been in conversations over the past 2 years with the city and the Sheboygan County Economic Development Corp. with an eye towards this building becoming an integral part of the creation of the Innovation District. Additional Feasibility Studies by Wise Economy and their consultant, Della Rucker, have included the use of this building as it sits at the gateway to the proposed district. As such, the spaces we have created in the attached plans are the culmination of 2 years of discussions with all parties listed above.

- Please explain the types of uses that will likely be operating from this facility – Explanation of the tenant spaces to be created, how many, where located, entrance to the tenant spaces, etc.

The types of uses, listed above, include the conversion of the vacant and unfinished interior of the building into multiple work spaces that will be comprised of Small Office space, Flexible office and conference rooms, Self-Storage/Mini-Storage, Conventional office space, Virtual office space, maker space, artist studios and Event Space. The attached drawings and floor plans will provide additional detail regarding the various spaces and locations within the building.

- Provide a very specific explanation of your building and what uses are proposed where (1st floor, 2nd floor, 3rd floor, Basement, exterior, etc.).

The building is essentially a square, industrial building that used to house the Woodcroft wood working business. Our proposal calls for Self-Storage in the basement and on the 2nd floor, with office/coworking space, and maker spaces on the 1st floor or street level to Kentucky. This level will have a handful of small office spaces and Shared conference rooms. The 3rd floor will also be used

- How many commercial tenants do you have now?

There is one commercial tenant that is currently renting the basement for storage.

- How many commercial tenants will you have after the project? 1st floor, 2nd floor, 3rd floor, etc.

The Building is being renovated to account for multiple small business and entrepreneurs to share open space along with private offices. The plan is to build out The Self Storage units in the basement and 2nd floor, with a number of office, coworking and shared spaces along with conference rooms on the 1st and 3rd floors.

- Likely breakdown of space used for potential tenants.

See Proposed attached plans. Subject to change based on code review.

- How many storage units are you proposing to construct and where will they be located? What are the sizes, where are they to be located, etc.

The Self Storage units will be located in the basement and on the 2nd Floor. See attached floor plan for quantities and breakdowns.

- What is the exact phasing of this development – what areas of the building with what types of uses will be in the 1st Phase, 2nd , Phase, 3rdPhase, etc.

Phase 1 of the project will include the rehab of the exterior of the building and buildout of the Self-Storage in the Basement and the 2nd Floor. During this time, we will begin to market and promote the various other uses and available space in the building. This will include

- Please provide a site survey, building plans and or pictures of proposed structures.

See Attached

- How will building be managed/operated?

There is currently a manager for our storage facility located at 1336 Kentucky. That office will be relocated into the newly renovated office space located on the 1st floor of 1234 Kentucky, located at the corner of Kentucky and 13th st. This manager will handle the leasing and management of the storage operations. A separate manager will handle the property management for 1234. This will include the overall management of the building, leasing activities, and programming for events related to assist the tenants and various programming related to the initiatives set forth for the innovation district by the SCEDC. We have also explored a joint venture with Lakeland College whereby students in their Property Management Program would be employed, with training and supervision from both our company and the University.

- Description of proposed facilities, proposed building and all new site improvements (square footage of existing and proposed buildings, interior buildout, new structures, architectural renovations, design of new structures, storm drainage, landscaping, lighting, traffic, ingress/egress, parking, sidewalk, retaining walls, dumpster enclosure, screening of mechanicals, etc.).

Phase One of this project will include the complete hazardous materials abatement, exterior façade renovation, interior buildout of ground floor and second floor as walkable storage units, paving of all existing gravel drives, and addition of approved dumpster enclosure on the premises. Exterior dimensions of existing building are 141'-0" x 137'-0". No new structures proposed.

- An explanation of the proposed architectural style and materials and how it is compatible with the development in and around this neighborhood. A written description of the proposed general design, arrangement, texture, material and color of the buildings/structures. An explanation of any interior and/or exterior renovations.

Proposed architectural style will be aesthetically pleasing, using quality materials for construction, ensuring the longevity. Design intent is to fit in with the planned innovation district and be an eye-catching addition to the redeveloping Indiana Avenue Corridor. Exterior façade will be completely removed, hazardous materials abated and reconstructed with new siding, windows, and doors. Modern acceptable construction methods will be adhered to. The ground floor and second floor of the existing building will be renovated as walkable storage, and associated mechanicals, means of egress and conveying systems will be updated to current building code requirements.

- What are the days and hours of operation? How many customers are typically at the facility per day/week?

The Storage portion of the building

- How many employees will you have?

2-3

- How will you insure that the proposal will not become a nuisance to adjoining property owners (i.e. hours of operation, outdoor storage of materials, vehicles, equipment, lighting, noise, garbage, etc.)?

Hours will be normal business hours, similar to other business on Washington St. There will not be any outdoor storage of materials with the odd exception of any building/construction materials for a particular project. There will not be any vehicles stored by the owners, or management on the site, and the self-storage business does not/will not offer any outdoor storage of vehicles, boats, RV's, etc. Lighting will be as needed, meeting the requirements of the ordinances set forth and leases will include the normal quiet enjoyment clauses with very clear rules regarding what is acceptable per the neighborhood and surroundings regarding noise and behaviors. Garbage will be handled by 1 – 2 dumpsters located on The North side of the building by the alley and will be locked and surrounded by a dumpster enclosure constructed of approved materials.

- Are you proposing any fencing and landscaping? What are your plans to properly screen/landscape (landscaping, fencing, etc.) the proposed mini-storage use from adjoining neighbors (vehicle lighting, vehicles, equipment, lighting, noise, etc.)?

The attached site plan denotes the initial proposed landscaping for review and approval. The mini-storage is not visible as it will all be located inside the building, and with the units/doors only visible from the corner windows of the building on the 2nd floor.

- Number of parking spaces you have and the number of parking spaces required. Will you have enough parking for all commercial and residential tenants. You will need to provide paved onsite parking (gravel is not permitted).

Current scope will add 4 regular stalls and 1 accessible stall. Additional parking to be added in future phases.

- How will site be accessed and where are the proposed access points?

See attached plans.

- Any signage being proposed?

We would like to have the ability to offer Signage for Both the Self Storage Portion of the Building as well as the Co-Working/Flex Space. The Sister Storage facility is located at 1336 Kentucky, and has Channel letters that read "Sheboygan Self Storage", in 2 lines, that is 4' 9 13/16" High by 20" 9 1/4" wide. We would like to duplicate this on 2 sides of the building, on the 2nd floor between the windows, and 2 signs that promote the Co-working Space on the 3rd floor, with the colors and name of this business.



GENERAL NOTES:

1. EXISTING LOUVERS, GRILLES AND OTHER PENETRATIONS NOT NEEDED TO BE REMOVED AND PATCHED
2. ALL EXTERIOR DOORS AND WINDOWS UTILIZED IN NEW DESIGN TO BE REPLACED. OTHERS TO BE PATCHED IN
3. WALL SHEATHING TO BE REPAIRED AS NEEDED, NEW VAPOR BARRIER TO BE INSTALLED
4. ALL EXISTING SIGNAGE TO BE REMOVED
5. EXPOSED AREAS OF FOUNDATION TO BE CLEANED.
6. LANDSCAPING RESTORATION AS NEEDED



Notes & Revisions

Exterior Renovations
Kentucky Ave. Building

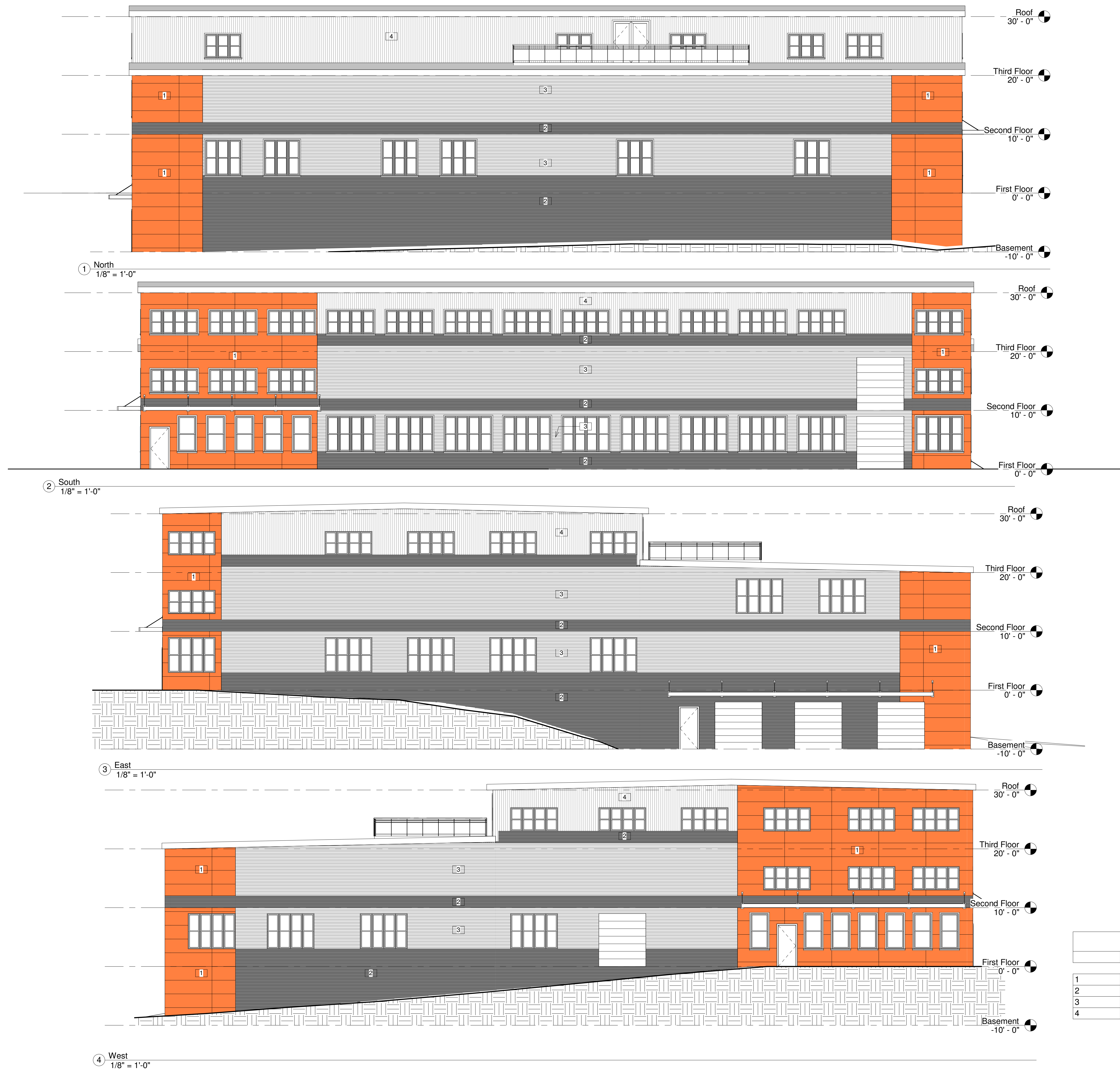
Existing Elevations

Project number
Date
Drawn by
Checked by

1/3/2019
SL
GG

A6

Scale



① North
1/8" = 1'-0"

② South
1/8" = 1'-0"

③ East
1/8" = 1'-0"

④ West
1/8" = 1'-0"

Materials Legend	
Material Identification	
1	ACM PANEL
2	CHARCOAL GRAY METAL SIDING HORIZONTALLY APPLIED
3	LEADCOAT METAL SIDING HORIZONTALLY APPLIED
4	LEADCOAT METAL SIDING VERTICALLY APPLIED

Notes & Revisions

Exterior Renovations
Kentucky Ave. Building

Elevations

Project number
Date
Drawn by
Checked by

1/3/2019
SL
GG

A3

Scale 1/8" = 1'-0"













Notes & Revisions

Sheboygan Self Storage
1234 Kentucky Ave.

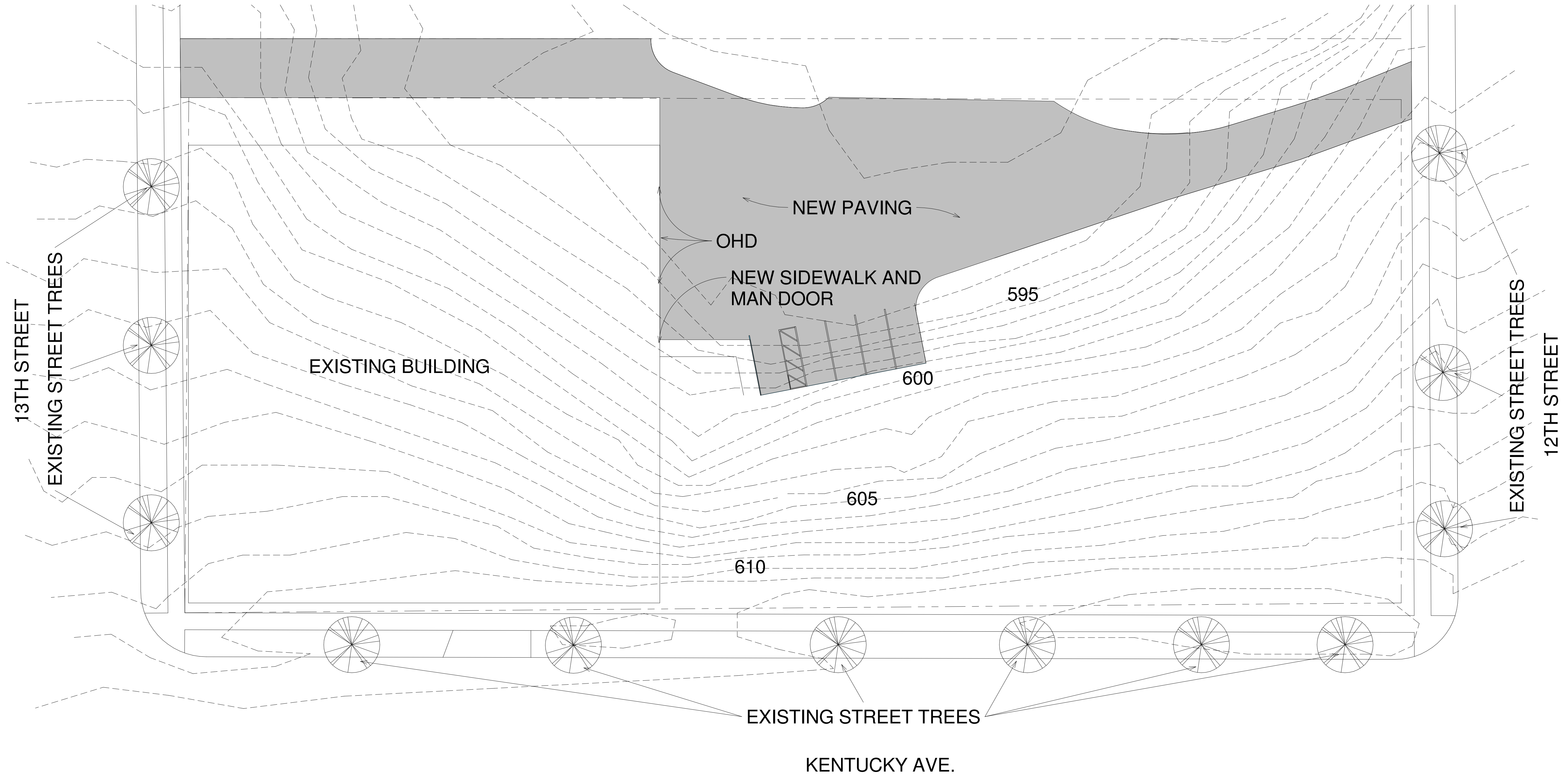
Concept Site Plan

Project number
Date
Drawn by
Checked by

4/5/2021
SDL
SDL



Scale 1/16" = 1'-0"








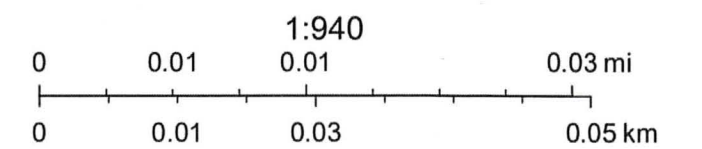
1 Site
1/16" = 1'-0"

ArcGIS Web Map



4/5/2021, 12:51:59 PM

-  TaxParcel
-  Red: Band_1
-  Blue: Band_3
-  Green: Band_2
-  Road Centerlines



Esri Community Maps Contributors, BuildingFootprintUSA, Esri Canada, Esri, HERE, Garmin, SafeGraph, INCREMENT P, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA





02/09/2021



02/09/2021











02/09/2021



02/09/2021

