

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

**CITY OF SHEBOYGAN**

**REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION**

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**ITEM DESCRIPTION:** Construction of new warehouse and salt shed by the Sheboygan Area School District at Horace Mann Middle School located at 2820 Union Avenue.

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

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**REPORT DATE:** February 5, 2021

**MEETING DATE:** February 8, 2021

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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

**BACKGROUND / ANALYSIS:**

The Sheboygan Area School District (SASD) is proposing to construct a storage building and salt shed at Horace Mann Middle School located at 2820 Union Avenue. The applicant states the following:

- Currently the SASD has a 3,456sf storage building at 1230 S. 24<sup>th</sup> Street that houses all of our grounds equipment, trailers, salt storage, etc. This building was constructed in 1957 and is not eligible for proper upgrades as needed. Upon completion of the new storage warehouse and salt shed buildings, the plan is to demolish this building for future development of a SASD house construction project which is more appropriate and compatible with this residential neighborhood.
- SASD also rents a 7,680sf storage building from Butzen Brothers Construction at 1825 Erie Avenue. Construction of the buildings permits SASD to get out of this storage lease.

The Horace Mann site was selected for several reasons:

- The land is already owned by SASD so a property purchase is unnecessary.
- The Horace Mann School site is most appropriate for the direct connection to SASD functions and it is near the newly constructed turf soccer field.
- It is located near the other Recreation Department Maintenance Garage/parking lot.
- The new facilities will allow SASD to properly store assets and equipment. Current storage facilities are not ventilated or heated which are not conducive environments for storage of equipment.

The applicant states the following about the structures:

- The new 9,000sf (75 x 120) warehouse building and 750sf (20 x 38) salt storage building are planned to complement the design of the existing masonry and panel trimmed Horace Mann school building by using a similar color palette.
- The new warehouse building is mainly designed for equipment storage. The storage building will allow the SASD to better store, organize and maintain their equipment, chairs and tables. The building will house our athletic field paint mixing equipment, paint, skids of turf field pellets, turf equipment and supplies. The wash station is for the grounds maintenance equipment which needs to be regularly cleaned.
- The warehouse building is a pre-engineered metal building with high quality exterior finishes including color, flush metal siding above painted rock-faced concrete masonry units.
- The salt storage building will provide a much-needed structure to keep our winter use salt and sand dry.
- The warehouse building is approximately 21 feet above grade at the ridge. The salt shed building is approximately 19 feet above grade at the ridge.
- The location of the new buildings is approximately 16 feet below Georgia Avenue. The existing landscaping trees and shrubs will be augmented to enhance the landscape screening effect.

**STAFF COMMENTS:**

It appears the applicant is designing the new warehouse and salt storage buildings to be compatible with the school and other accessory buildings located at the Horace Mann site in terms of colors and materials.

Staff strongly supports the SASD idea of demolishing the old, weathered storage building at 1230 S. 24<sup>th</sup> Street and using this property for future development of a SASD house construction project which is much more appropriate and compatible with the existing residential neighborhood.

**ACTION REQUESTED:**

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

**ATTACHMENTS:**

Architectural Review Board Application and required attachments.

PARCEL NO.:

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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: Sheboygan Area School District

ADDRESS: 830 Virginia Avenue, Sheboygan, WI 53081

E-MAIL ADDRESS: dalbright@sasd.net

PHONE: (920) 459-3571 FAX NO.: ( )

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

NAME OF PROPOSED/EXISTING BUSINESS: Horace Mann Middle School

ADDRESS OF PROPERTY AFFECTED: 2820 Union Avenue, Sheboygan, WI

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

DESCRIPTION OF PROPOSED PROJECT: This project will consolidate school district storage from two locations to the Horace Mann site and will provide salt and sand storage. The building will be built over 200' from Georgia Avenue and approximately 16' lower in elevation. The buildings will be both visually complementary with the School and fully support, in a cost-effective manner, the goals and mission of the SASD.

DESCRIPTION OF **EXISTING** EXTERIOR DESIGN AND MATERIALS: The Horace Mann Middle School is a tan brick masonry, multi-story building with cream accent panels and dark bronze trim.

DESCRIPTION OF THE **PROPOSED** EXTERIOR DESIGN AND MATERIALS: The proposed buildings are planned to coordinate with the existing school by using tan-painted masonry wainscotting with cream panels above and dark bronze trim.

**NAMES AND ADDRESSES**

**OWNER OF SITE:** Sheboygan Area School District

ADDRESS: 830 Virginia Avenue, Sheboygan, WI 53081

EMAIL: dalbright@sasd.net

PHONE: (920) 459-3571 FAX NO.: ( )

**ARCHITECT:** Bray Associates Architects, Inc.

ADDRESS: P.O. Box 955, Sheboygan, WI 53082

EMAIL ADDRESS: mmiller@brayarch.com

PHONE: (309) 644-0021 FAX NO.: ( )

**CONTRACTOR:** To be Determined

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

EMAIL: \_\_\_\_\_

PHONE: ( ) FAX NO.: ( )

**3. 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.

**4. 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.

*Dave Albright*

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

\_\_\_\_\_  
DATE

1-18-21

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

Dave Albright



January 18, 2021

## Conditional Use Application Narrative

New Storage Warehouse and Salt Storage buildings at Horace Mann Middle School for the Sheboygan Area School District.

Bray Project no. 3514

Parcel information:

1. Parcel number: 59281431060
2. Legal description (partial): SEC 28 T15N R23E PRT OF THE SE1/4 SEC 28 DESC AS; BEING THAT PRT OF THE SD SE1/4 SEC 28 LYING S & E OF GEORGIA AVE EXC COM IN SLY LINE OF GEORGIA AVE AT A POINT N-37-DEG-32'-00"-E 1487.70' FROM THE SW CORN OF SD SE 1/4, TH S-35-DEG-30'-00"-E 143.45', TH N-54-DEG-30'-00"-E 250', TH N-35-DEG-30'-00"-W 150' TO THE S LINE OF GEORGIA AVE, TH SWLY 250.20' ALG SD S LINE TO BEG, AND EXC THAT PART DESC IN CSM REC IN VOL 11 PG 319 DEAC AS: COM AT THE SE CORN OF SD SEC 28, TH W 708.83' ALG THE S LINE OF SD SEC 28, TH N-00-DEG-15'-00"-E 228.16', TH S-89-DEG-58'-47"-E 709.47' TO THE E LINE OF SEC 28, TH S-00-DEG-24'-45"-W 227.92' ALG SD E LINE TO BEG, ALSO EXC THAT PRT OF SD SE1/4 LYING E & NE OF A LINE DESC AS: COM AT THE SE CORN OF SD SEC 28, TH N-00-DEG-00'-26"-W 227.92' ALG THE E LINE OF SD SE1/4, TH S-89-DEG-36'-04"-W 425' TO THE POINT OF COMMENCEMENT OF SD LINE, TH N-00-DEG-00'-26"-W 571.93', TH N-15-DEG-06'-11"-W 975.61' TO A POINT IN THE CENTER OF GEORGIA AVE AND POINT OF TERMINATION OF SD LINE, ALSO EXC THE S 33' OF SD SE1/4 OF SEC 28 RESERVED AS PERPETUAL ROAD EASEMENT OF UNION AVENUE (HORACE MANN MIDDLE SCHOOL)
3. Area: 50 acres MOL.

Existing zoning information:

4. The site is zoned MR-8, Mixed Residential-8.
5. The adjacent property to the northwest is zoned SR-5, Suburban Residential-5.
6. 20' Street Side Set Back required.

Existing site conditions and land use:

7. The Horace Mann Middle School grounds are used for one of the Middle Schools of the Sheboygan Area School District and related school activities. This is currently a busy site. All

high school soccer practices and games are conducted at this site as well as being used for the SASD Recreation Department sports activities.

8. The existing site has adequate parking. The site has existing adequate loading/unloading facilities.

#### Proposed land use information:

9. This new, 9,000 SF building, will allow the school district to better store, organize and maintain our equipment, chairs and tables. The building will house our athletic field paint mixing equipment, paint, skids of turf field pellets, turf equipment and supplies. The wash station is for the grounds maintenance equipment which needs to be regularly cleaned. The salt storage building will provide a much needed structure to keep our winter use salt and sand dry.
10. This building is mainly designed for equipment storage. The majority of the activity around the buildings will be daytime gang mower traffic for grounds maintenance. Our stockroom trucks will pick up and deliver chairs and tables for occasional events.
11. This building's normal hours of operation will be 7 a.m. - 3:30 p.m. Monday - Saturday. During the winter snow plowing season, our 2 district salters will need access 24/7 to load salt. Typical salting hours are 5 a.m. - 4 p.m.
12. The design, location and layout of the new buildings was taken into consideration to minimize disruption to the neighbors. The only additional traffic will be from the salt trucks and a large gang mower. The gang mower will be based at this site which adds one additional staff member at this location.
13. The proposed buildings will not become a nuisance to neighboring properties.

#### Site selection:

14. Currently the Sheboygan Area School District has a 3,456 Sq. ft. storage building at 1230 South 24th street that houses all of our grounds equipment, trailers, salt storage, etc. This building was constructed in 1957 and is not eligible for proper upgrades as needed. Upon completion of the new Storage warehouse building, the plan is to demolish this building for future development of a school district house construction project.
15. The school district also rents a 7,680 Sq. ft. storage building from Butzen Brothers Construction at 1825 Erie Ave.
16. This site was selected for several reasons. It is centrally located within the district and is near the newly constructed turf soccer field. The land is already owned by SASD and a property purchase would not be necessary. It is located near the other SASD Recreation Department Maintenance garage and parking lot.
17. The new facilities will allow SASD to properly store the SASD assets and equipment. Our current storage locations are not ventilated or heated which are not a conducive environment for storage of equipment.
18. Existing school driveways will be used for access to the new buildings.
19. The Horace Mann School site is most appropriate for the direct connection to School District functions.
20. No appreciable increase in traffic is planned for this project site.
21. This site allows for the proposed building to be set over 200' from Georgia Avenue.

Landscaping, fencing, signage and site lighting, etc.:

22. Landscaping will be provided that enhances the location of the new buildings within the school site.
23. No additional fencing is proposed.
24. No additional signage is planned.
25. No outdoor storage is planned for this project site.
26. No long-term parking will occur at the project site. The new concrete apron provides needed off street parking and loading areas for activities at the buildings.
27. No roof top equipment is planned for the buildings. All exhaust louvers will be wall mounted. All mechanical systems are internal to the building.
28. No additional dumpsters are planned for this project site.
29. Additional information pertaining to the storm water management will be submitted in the future for the City's review and approval.
30. The existing site and security lighting at the current school building, parking lots and driveways will remain unchanged. The exterior lighting will be comprised of building mounted light scone fixtures that have a sharp cutoff (dark sky) distribution with no spillover of light on to adjacent properties. These fixtures will be located above all exterior entry doors as well as security lighting on all sides of the building as desired by the School District. The photometrics comply with Section 15.707 of the Sheboygan Zoning Ordinance.

Architectural outline:

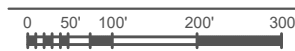
31. The new 9,000 square foot warehouse building and 750 square foot salt storage building are planned to complement the design of the existing masonry and panel trimmed, Horace Mann school building by using a similar color palette.
32. The warehouse building is a pre-engineered metal building with high quality exterior finishes including color, flush metal siding above painted rock-faced concrete masonry units.
33. The salt building is a cast in place concrete structure with shingled roof and matching colored flush metal panels in the gable ends.
34. The location of the new buildings is approximately 16' below Georgia Avenue. The existing landscaping trees and shrubs will be augmented to enhance the landscape screening effect.
35. Please refer to drawings and color palette for additional information.

Variance request:

36. The Storage Warehouse building is approximately 21' above grade at the ridge. The Salt Storage building is approximately 19' above grade at the ridge.
37. The building site is approximately 16' below Georgia Avenue.
38. The building wall height is required to maximize the building storage capacity and allow our large truck to be stored there.
39. The Sheboygan Area School District requests that the height of the buildings be approved.



Location Plan



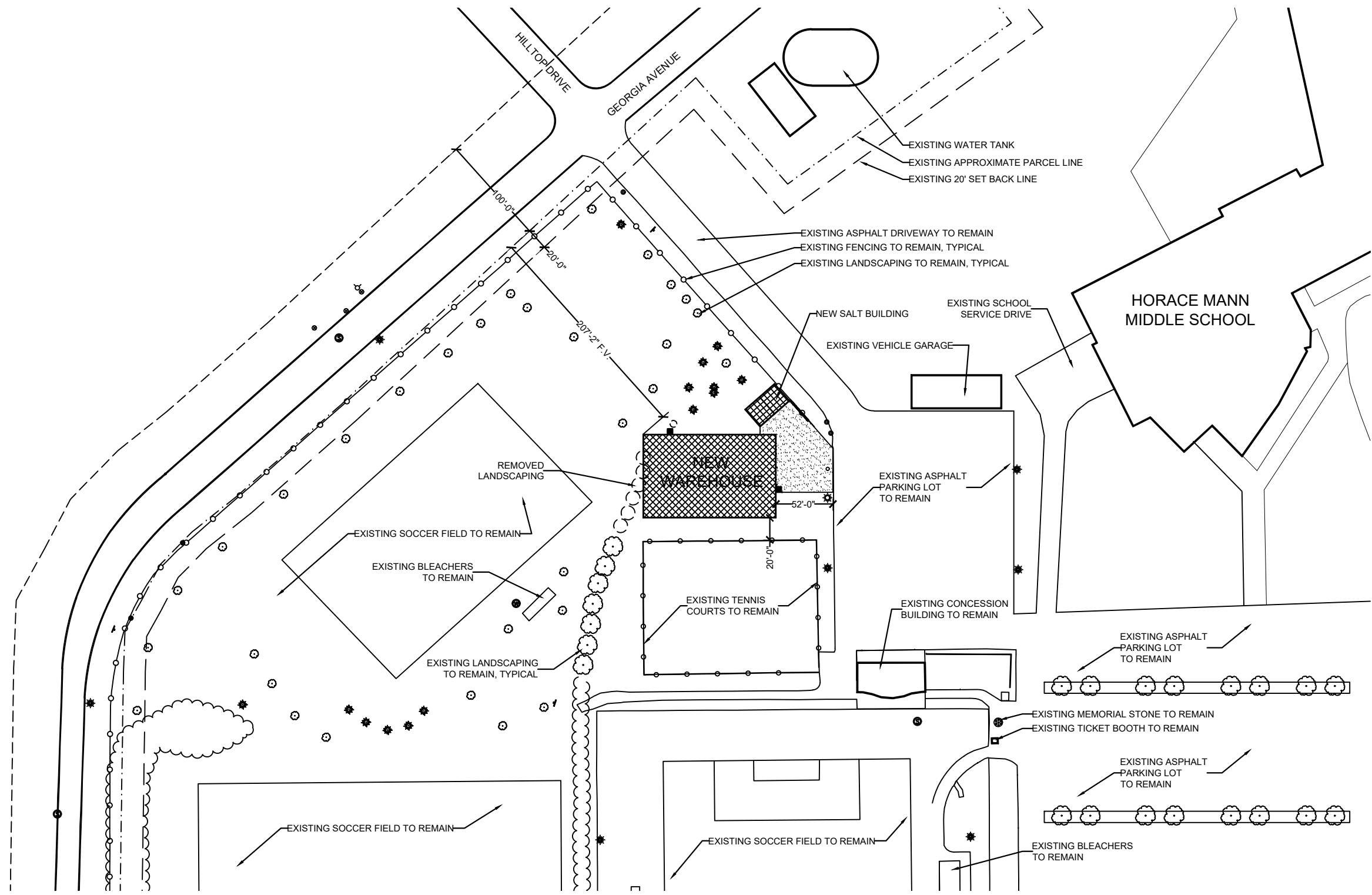
**NEW WAREHOUSE AND SALT BUILDING**  
 Horace Mann Middle School  
 2820 Union Avenue

**SHEBOYGAN AREA**  
 — SCHOOL DISTRICT —

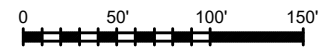
A.1



Project No. 3514  
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Area Site Plan

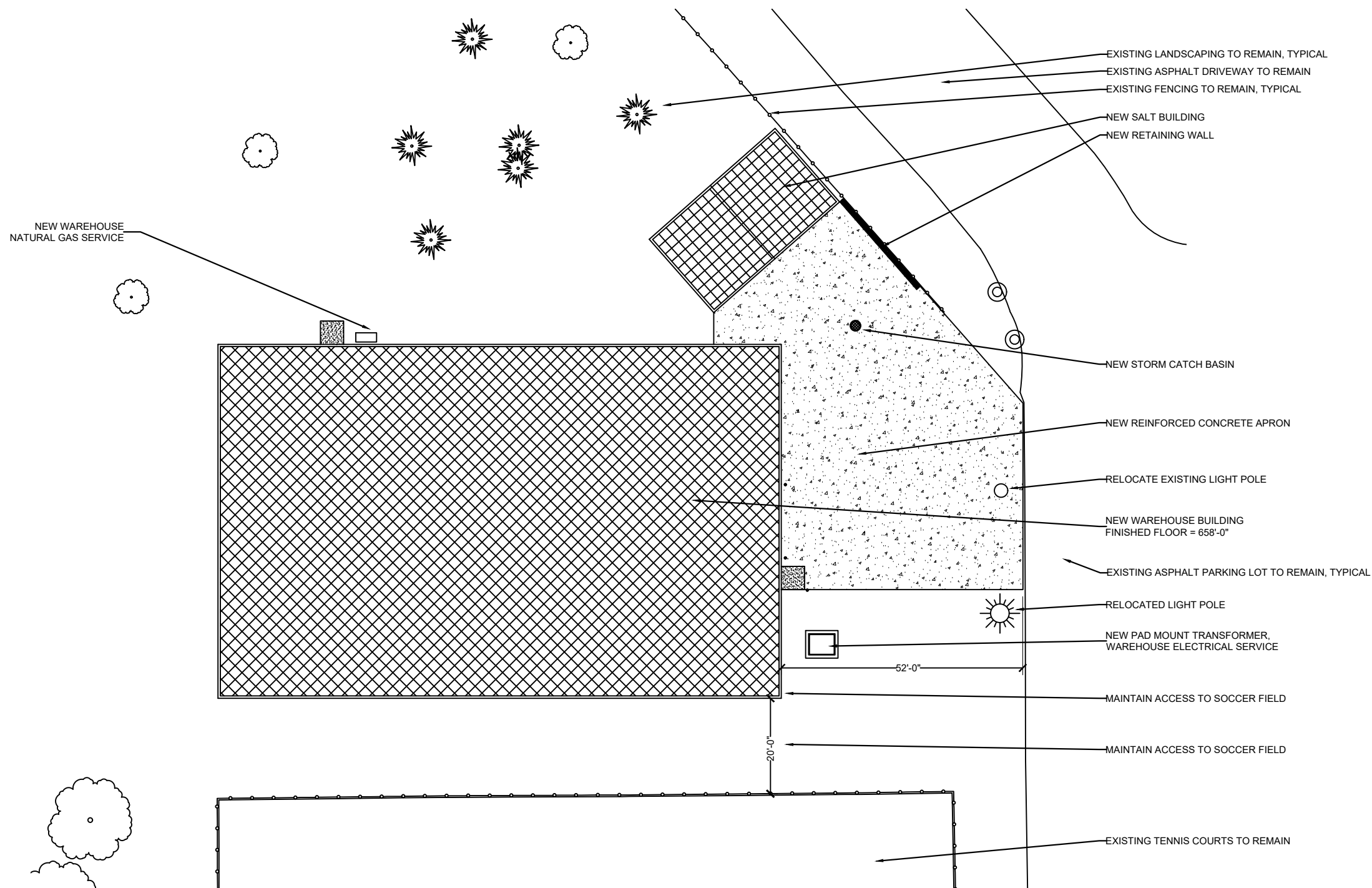


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 Horace Mann Middle School  
 2820 Union Avenue  
**SHEBOYGAN AREA**  
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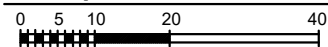
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Project No. 3514  
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Proposed Warehouse Site Plan



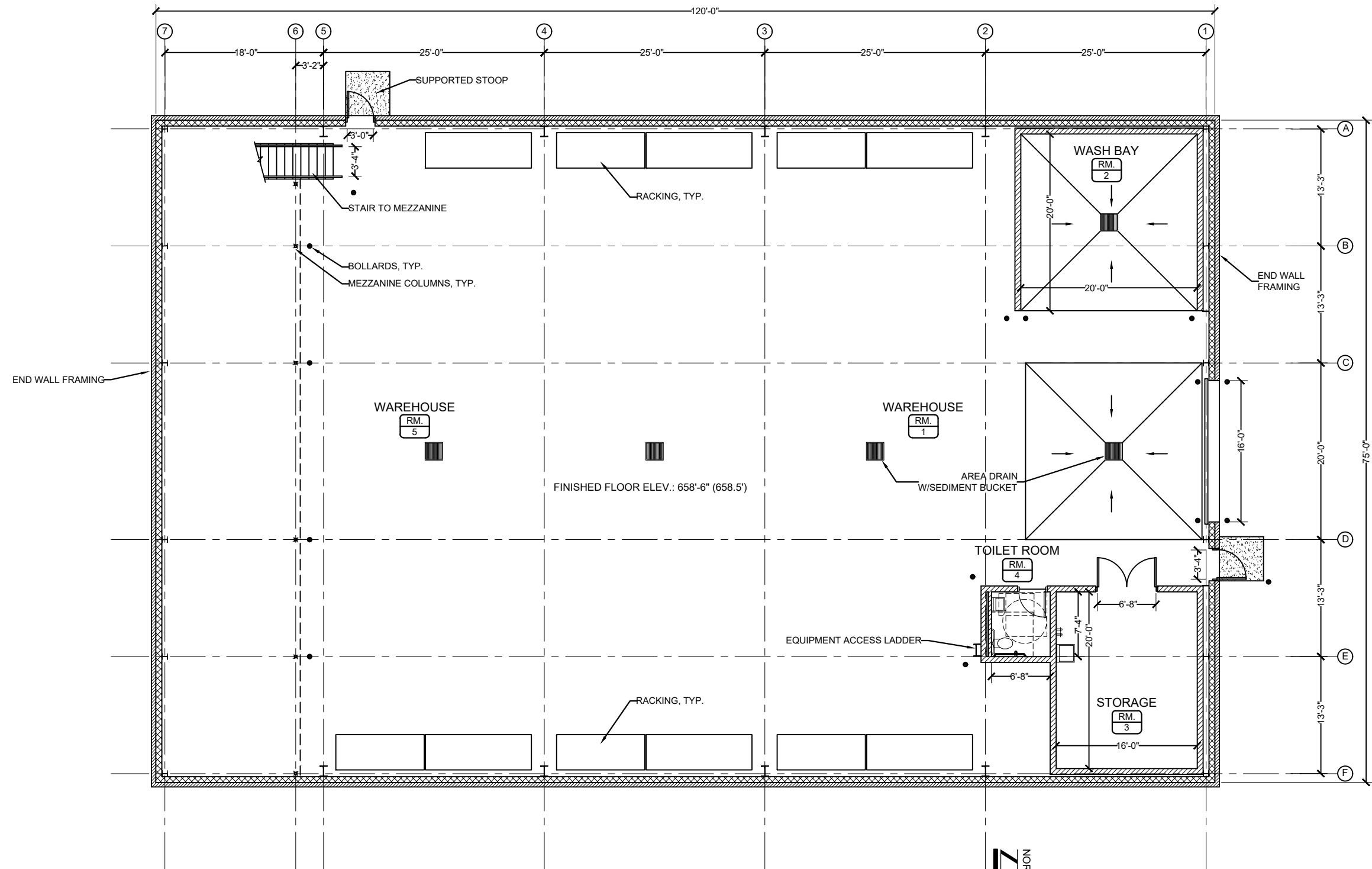
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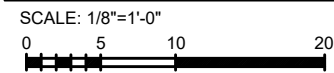
**NEW WAREHOUSE AND SALT BUILDING**  
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First Floor Plan

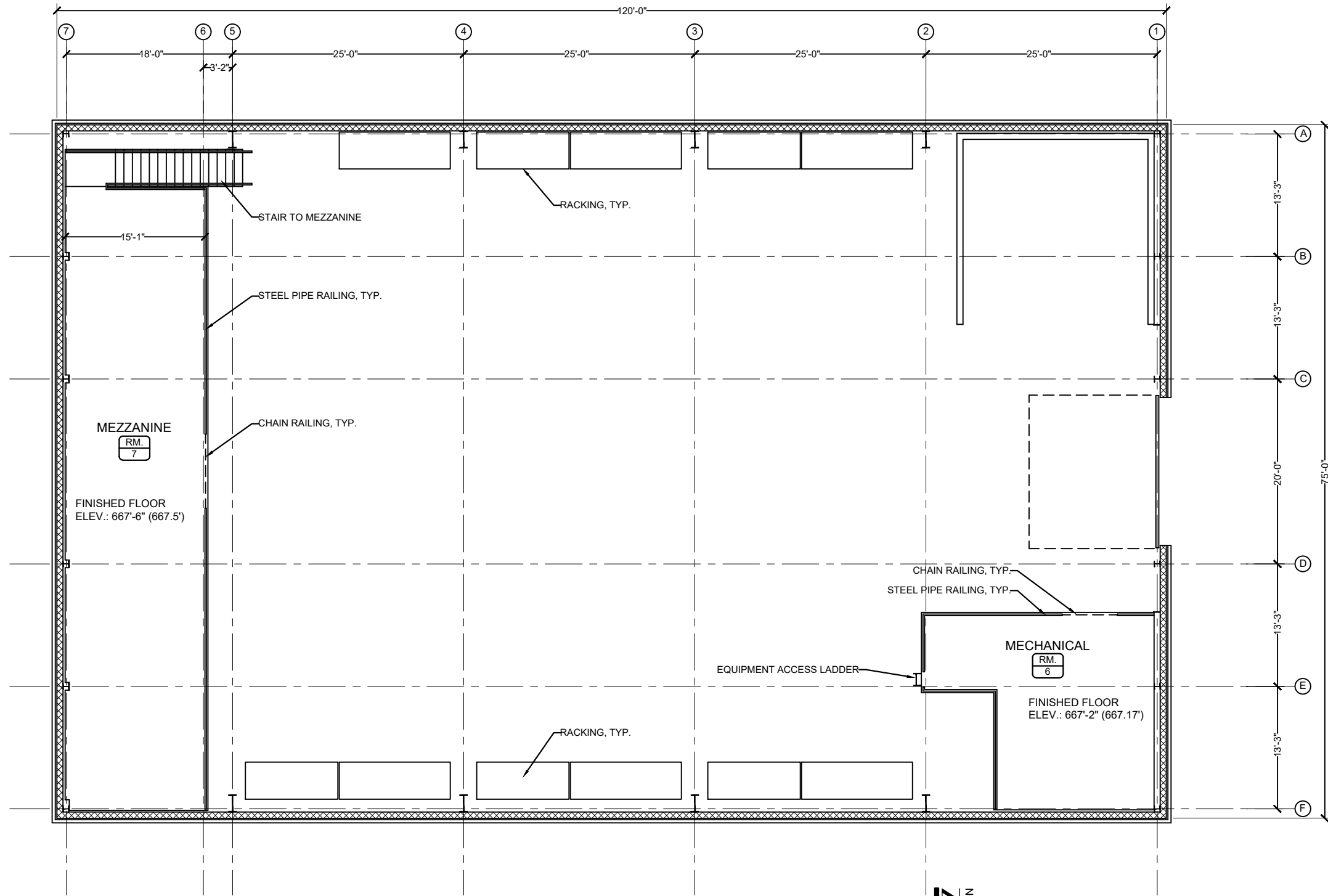


NEW WAREHOUSE AND SALT BUILDING  
 Horace Mann Middle School  
 2820 Union Avenue  
**SHEBOYGAN AREA**  
 SCHOOL DISTRICT

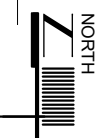
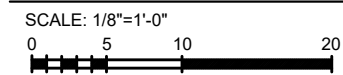
A.4



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Mezzanine Floor Plan



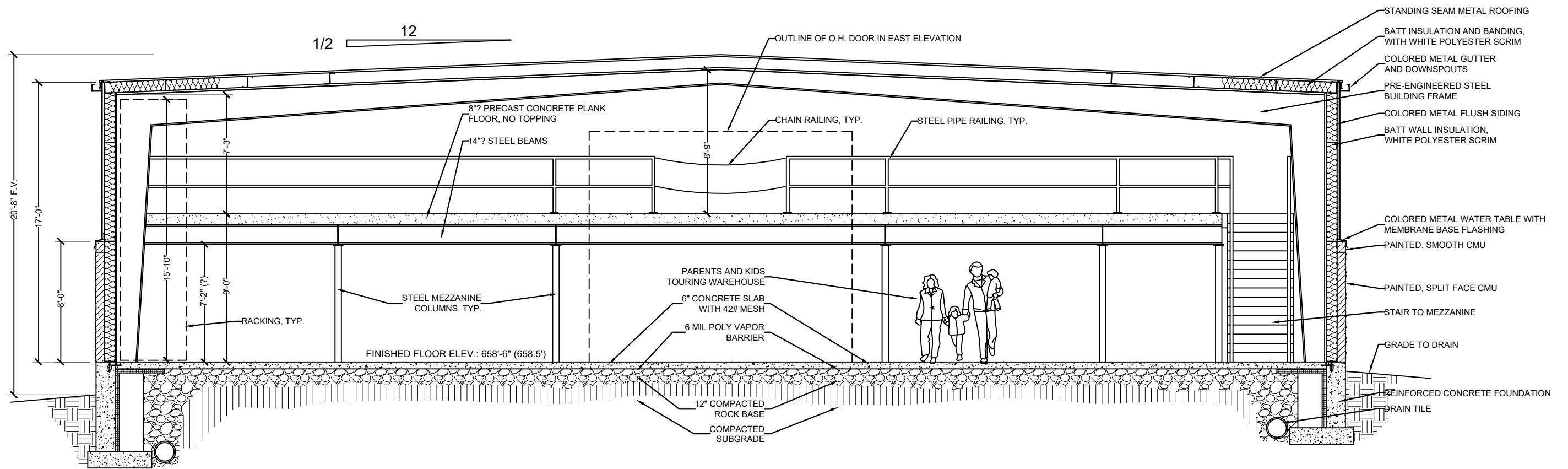
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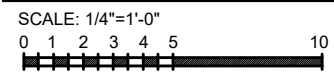
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NEW WAREHOUSE AND SALT BUILDING  
Horace Mann Middle School  
2820 Union Avenue  
**SHEBOYGAN AREA**  
— SCHOOL DISTRICT —



Section Looking West

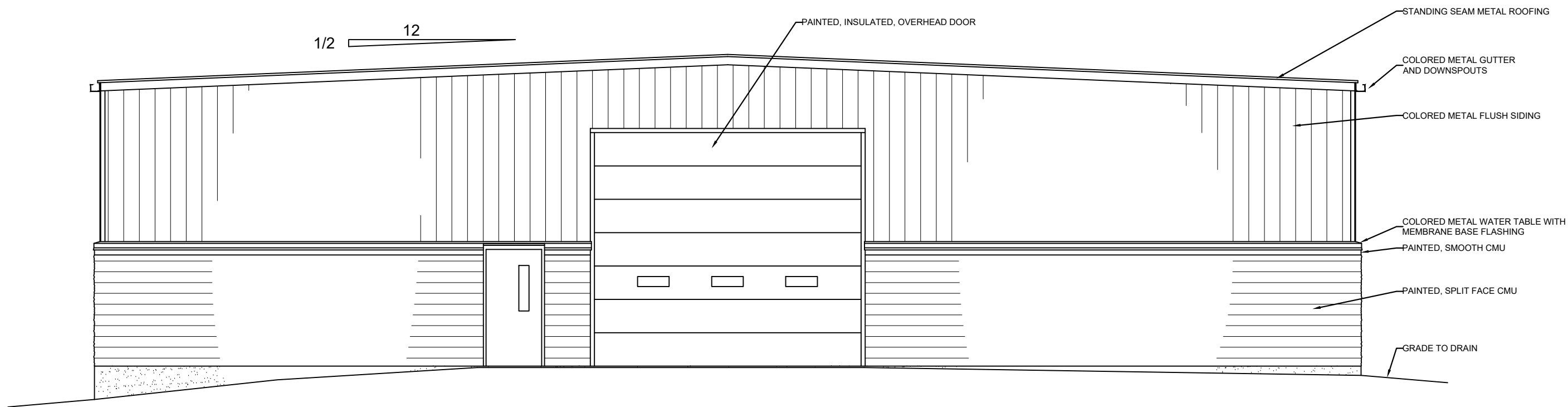


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 2820 Union Avenue  
**SHEBOYGAN AREA**  
 SCHOOL DISTRICT

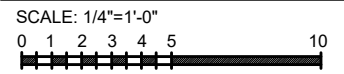
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**East Elevation**

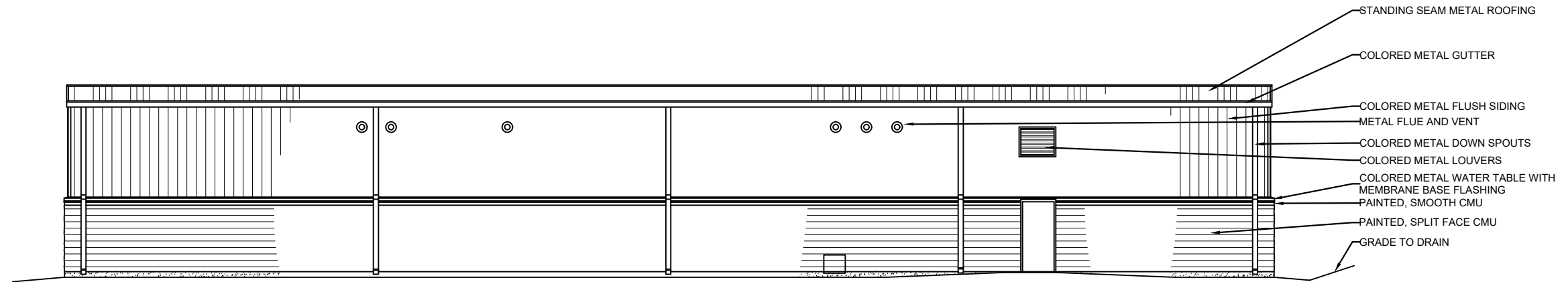


**NEW WAREHOUSE AND SALT BUILDING**  
 Horace Mann Middle School  
 2820 Union Avenue  
**SHEBOYGAN AREA**  
 — SCHOOL DISTRICT —

**A.7**

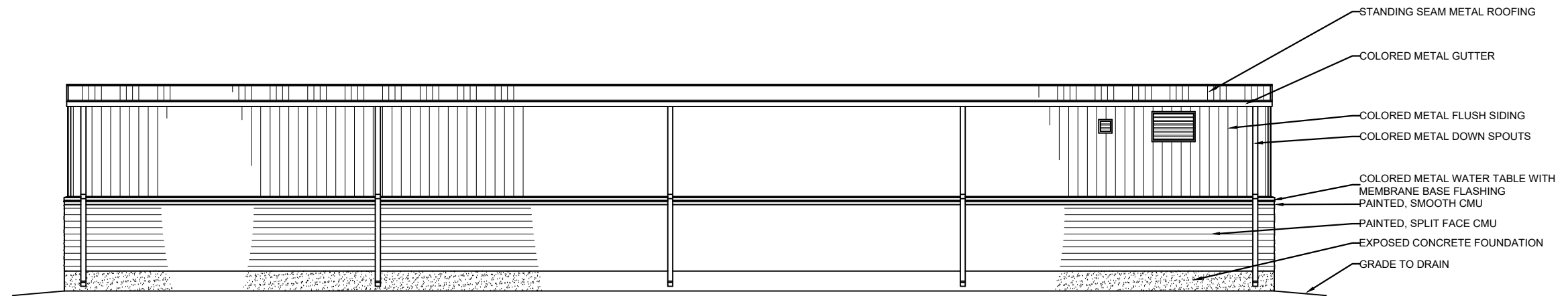


Project No. 3514  
 January 18, 2021



**North Elevation**

SCALE: 1/8"=1'-0"  
 0 5 10 20



**South Elevation**

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

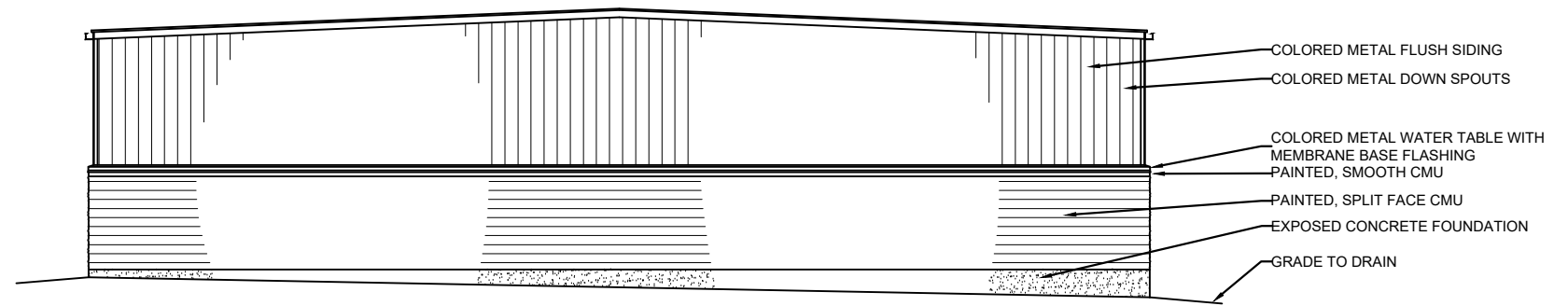


**NEW WAREHOUSE AND SALT BUILDING**  
 Horace Mann Middle School  
 2820 Union Avenue  
**SHEBOYGAN AREA**  
 — SCHOOL DISTRICT —

A.8

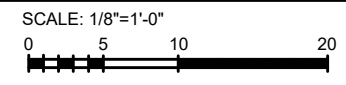


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- COLORED METAL FLUSH SIDING
- COLORED METAL DOWN SPOUTS
- COLORED METAL WATER TABLE WITH MEMBRANE BASE FLASHING
- PAINTED, SMOOTH CMU
- PAINTED, SPLIT FACE CMU
- EXPOSED CONCRETE FOUNDATION
- GRADE TO DRAIN

### West Elevation



NEW WAREHOUSE AND SALT BUILDING  
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 2820 Union Avenue  
**SHEBOYGAN AREA**  
 — SCHOOL DISTRICT —

A.9



Project No. 3514  
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Water Tower

Horace Mann Middle School

Horace Mann Auditorium

Soccer Field

Tennis Courts  
Bleachers (below hill) Soccer Fields



Georgia Avenue

Proposed Salt Storage  
(behind trees) Proposed Warehouse

View to the East from Georgia Avenue

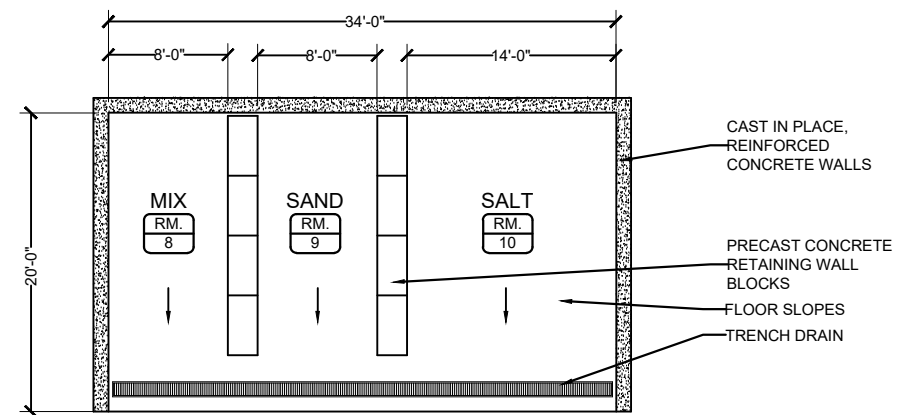


NEW WAREHOUSE AND SALT BUILDING  
 Horace Mann Middle School  
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**SHEBOYGAN AREA**  
 — SCHOOL DISTRICT —

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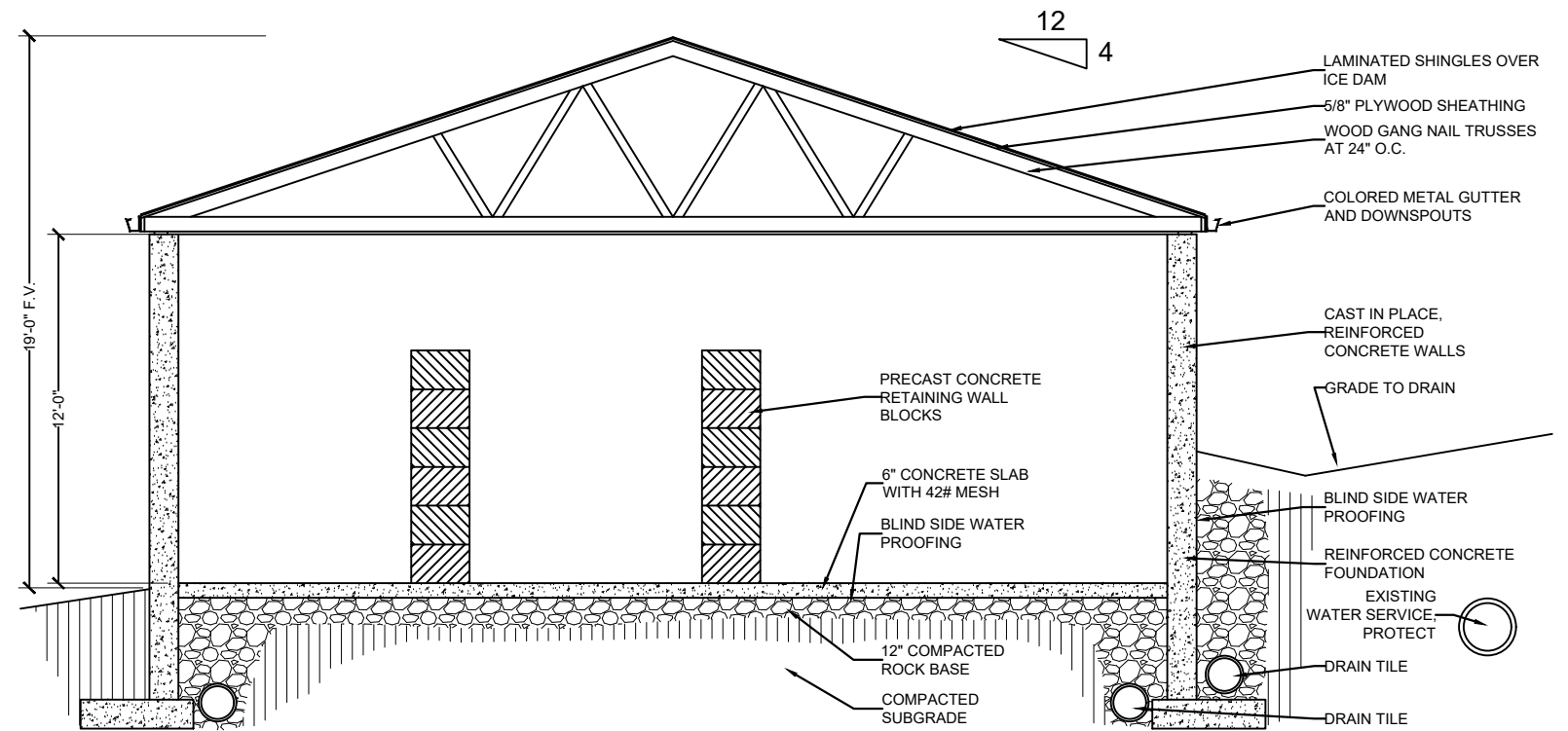
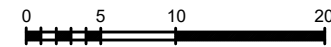


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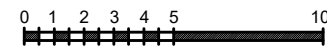
Salt Building Floor Plan

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



Salt Building Section Looking Northwest

SCALE: 1/4"=1'-0"



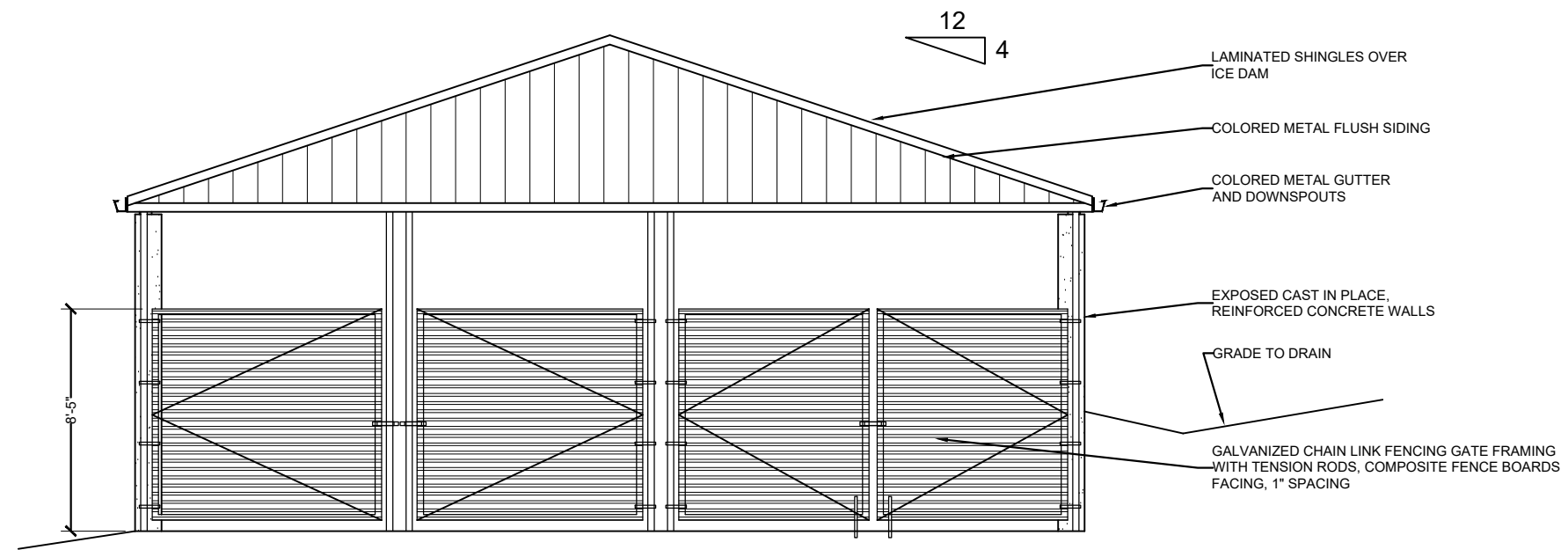
NEW WAREHOUSE AND SALT BUILDING  
Horace Mann Middle School  
2820 Union Avenue

**SHEBOYGAN AREA**  
SCHOOL DISTRICT

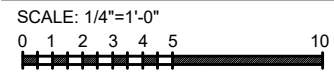
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Project No. 3514  
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Salt Building Southeast Elevation



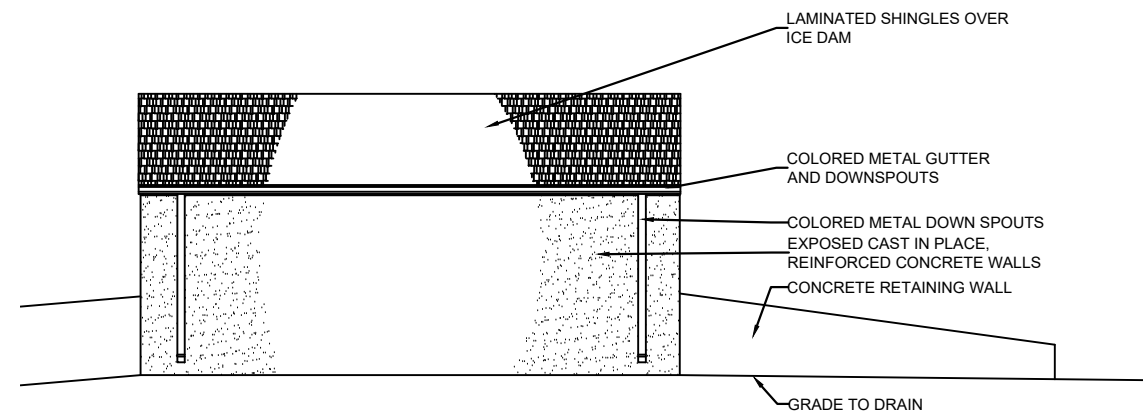
NEW WAREHOUSE AND SALT BUILDING  
 Horace Mann Middle School  
 2820 Union Avenue

**SHEBOYGAN AREA**  
 — SCHOOL DISTRICT —

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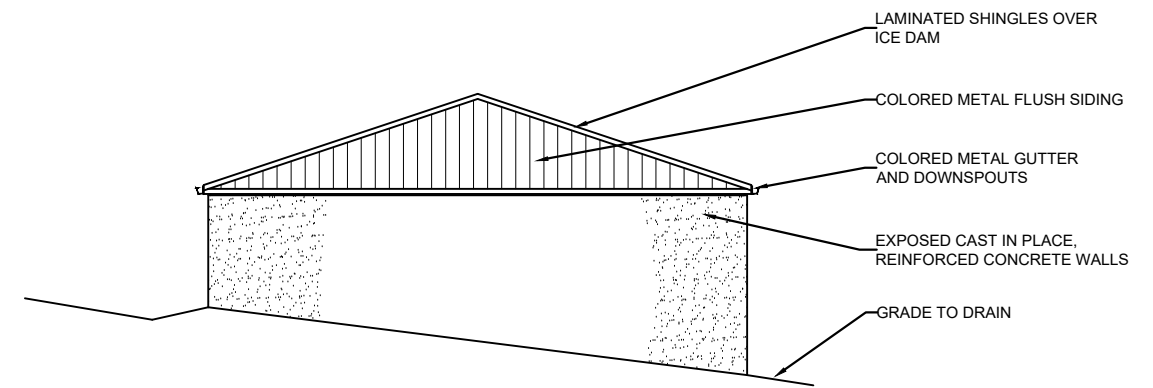


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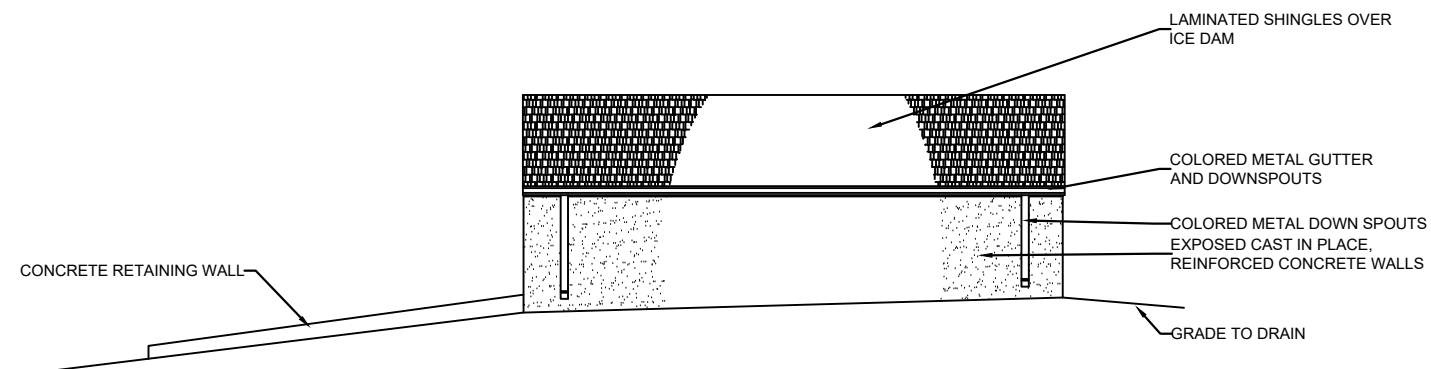
Southwest Elevation

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

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



Northeast Elevation

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

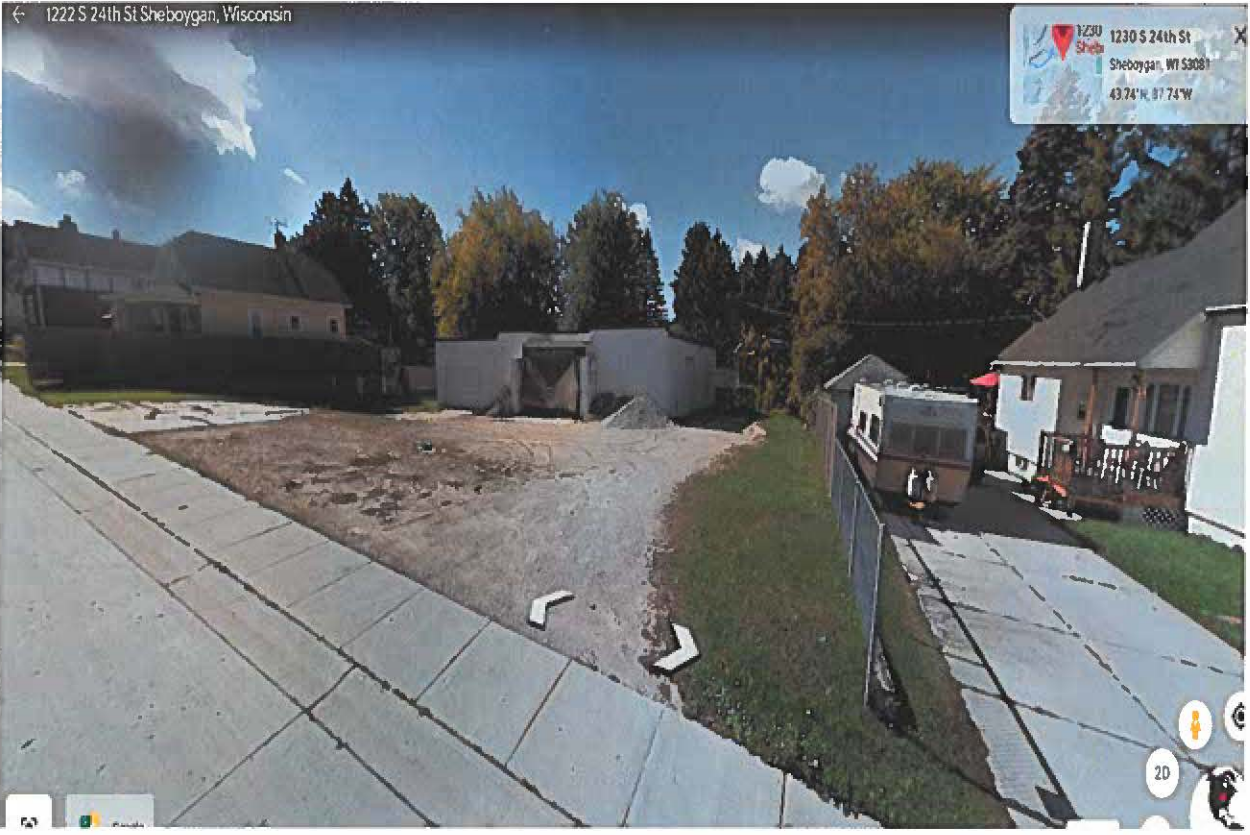
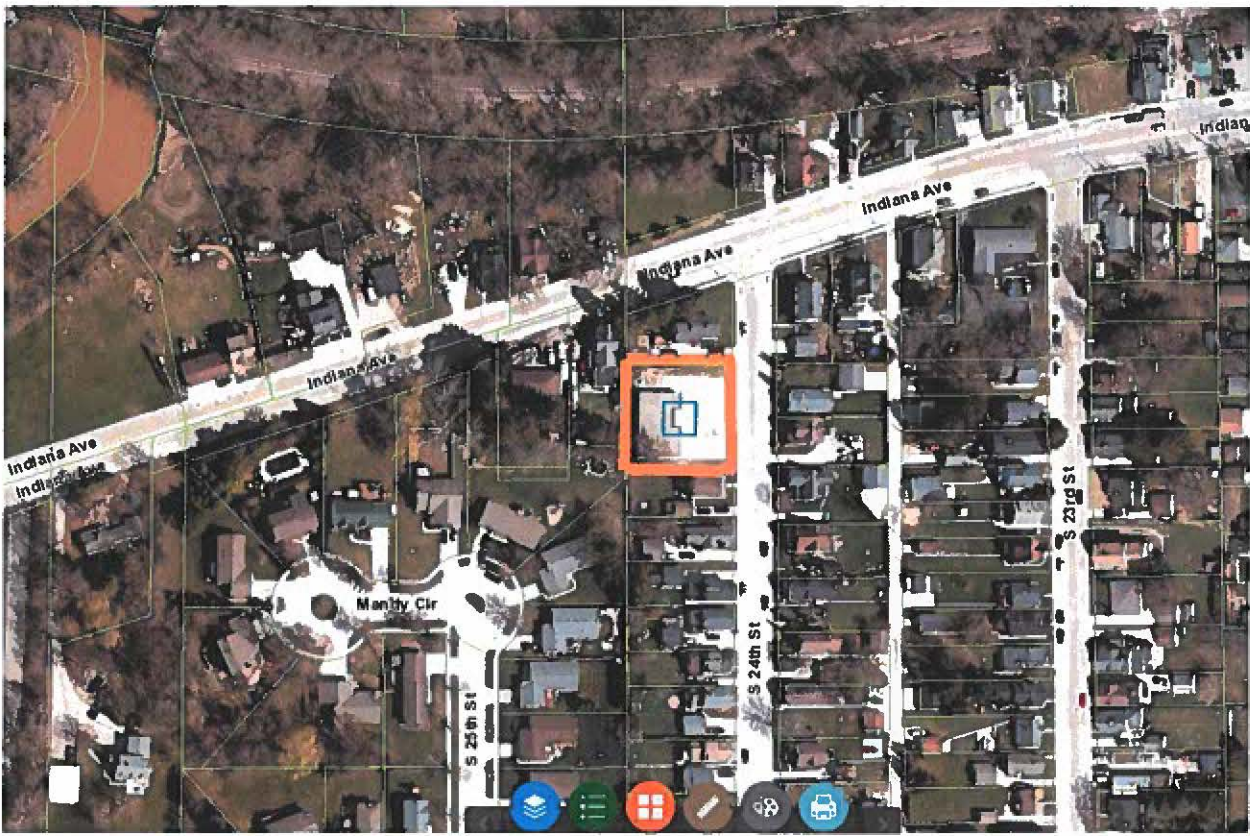


NEW WAREHOUSE AND SALT BUILDING  
 Horace Mann Middle School  
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**SHEBOYGAN AREA**  
 — SCHOOL DISTRICT —

A.13



Project No. 3514  
 January 18, 2021



**CITY OF SHEBOYGAN**

**REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION**

---

**ITEM DESCRIPTION:** Resubmittal - Exterior remodel of A Million Dreams at 1423 N. 29<sup>th</sup> Street.

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

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**REPORT DATE:** February 5, 2021

**MEETING DATE:** February 8, 2021

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**FISCAL SUMMARY:**

**STATUTORY REFERENCE:**

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

Wisconsin Statutes:  
Municipal Code: N/A

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**BACKGROUND / ANALYSIS:**

The Architectural Review Board approved the original A Million Dreamz proposal in October of 2019. A new architectural review application is being submitted due to the Covid-19 pandemic and the need for fundraising to proceed with the construction of the project. These factors require the building to have some redesign to meet the budget for the project.

The intent is to remodel the building complex at 1423 North 29th Street in Sheboygan to provide a 24-hour daycare facility. This facility will provide care for infants all the way up to teenage children. The facility will provide nursery, dining facilities, indoor play areas, multi-purpose areas, bedroom facilities, and infirmary and kitchen facilities. They will also provide exterior play areas to the east that will be separated by fencing to separate certain age groups. In one of the complex buildings there will be office and break area for the employees along with a meeting room for counseling, CPR and other related training.

Description of Existing Exterior Design materials:

- Over the years as additions were constructed different construction materials were used, thus, the existing building is made of many different types of exterior materials.
- The original buildings, starting from the south, were wood framed construction buildings with aluminum vertical siding and shingled and standing seem roofing depending on the pitch of the roofs.

- The second major addition was a two-story building constructed of cu on the first floor and metal frame with vertical metal insulated siding panels on the second floor with a membrane roofing system.
- The third addition to the north that parallels Superior Avenue is a single story cmu exterior wall construction using smooth and fluted cmu and a membrane roofing system.

Description of the Proposed Exterior Design Materials:

- Although there are a few minor additions to the existing facility that will use cmu similar to the existing, quite a few existing exterior materials will be removed and replaced with Strand Substrate Lap Siding and Trim Systems, Pre-finished metal Fascia and Flashings and Standing Seam Metal Roofing.
- The aluminum vertical siding on the two original buildings to the south will be removed and replaced with the Substrate Lap Siding.
- New Cladded Windows will be added with Strand Substrate Trim Boards.
- New Standing Seam Roofing will be added along with Pre-Finished Metal Fascia and Flashings.
- The exterior vertical metal wall panels of the second floor of the center addition will be removed on three (3) sides and replaced with Strand Substrate Lap Siding and Strand Substrate Trim Boards.
- The existing south cmu exterior wall will also be covered with Strand Substrate Lap Siding and Strand Substrate Trim Boards.
- New Cladded Windows will be added with Strand Substrate Trim Boards.
- New Prefinished Metal Coping will be provided for new Fascia System on three (3) sides.
- The third existing addition that parallels Superior Avenue will receive Strand Substrate Siding and Strand Substrate Trim Boards over existing cmu on upper section of exterior wall. All existing cmu to be painted.

Revisions to Previously Approved Design by Architectural Review:

Below are the explanations of the changes made to the existing plan set. Plans from the Existing Approved Design and the Revised Design have been provided.

## Sheet A202 – Site Plan and Site Details

- Blacktop pavement area at southeast corner of the site to be removed and replaced with grassy area.
- Proposed fencing along 28<sup>th</sup> Street and then continuing West along the new parking lot to be eliminated.
- Picket Fencing to the west of the new grassy area to be extended to the north to the new parking area.
- Kitchen addition to be removed from the Southeast corner of the existing building and New Entrance Canopy to occupy the space.
- Potential location of transformer pad located at Southeast Corner of kitchen at the Dumpster Enclosure Area.

## Sheet A501 – Elevations

### West Elevation: 1/A501

- West Exterior Wall (First Floor) – Remove 13 new windows leaving 2 existing windows.
- West Exterior Wall (Second Floor) – Remove 4 new windows leaving 4 new windows.

### North Elevation: 2/A501

- North Exterior Wall (First Floor) – Remove 6 new windows leaving 2 existing windows.

### South Elevation: 3/A501

- South Exterior Wall (First Floor) – Remove 3 new windows.

### East Elevation: 4/A501

- East Exterior Wall (First Floor) – Remove new window at southeast corner.
- East Exterior Wall (First Floor) - Kitchen Addition removed and New Entry Canopy reworked at Corridor 109.

### Note:

- Metal Siding Panels to be replaced with Strand Substrate Siding. Metal trim to be replaced with Strand Substrate trim boards. Colors to remain as close as possible.
- Refer to Floor Plans additional information.

**STAFF COMMENTS:**

The Board may want the applicant to explain why they maintained much of the original design of the east elevation remodel and decided to go with a more minimal design along the more visible street elevations along Superior and N. 29<sup>th</sup> Street.

**ACTION REQUESTED:**

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

**ATTACHMENTS:**

Architectural Review Board Application and required attachments.

PARCEL NO.:

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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: Angel Berry – A Million Dreamz

ADDRESS: 639 North 25<sup>th</sup> Street, Sheboygan, WI 53081

E-MAIL ADDRESS: angel@amilliondreamz.org

HOME: ( 920 ) 287-8879 FAX NO.: ( )

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

NAME OF PROPOSED/EXISTING BUSINESS: A Million Dreamz

ADDRESS OF PROPERTY AFFECTED: 1423 North 29<sup>th</sup> Street, Sheboygan, WI

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

DESCRIPTION OF PROPOSED PROJECT: See Attached Narrative

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DESCRIPTION OF EXISTING EXTERIOR DESIGN AND MATERIALS: \_\_\_\_\_

See Attached Narrative

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DESCRIPTION OF THE PROPOSED EXTERIOR DESIGN AND MATERIALS: \_\_\_\_\_

See Attached Narrative

---

---

**3. NAMES AND ADDRESSES**

OWNER OF SITE: A Million Dreamz

ADDRESS: 1423 North 29<sup>th</sup> Street, Sheboygan, WI 53081

EMAIL: angle@amilliondreamz.org

PHONE: ( 920 ) 287-8879 FAX NO.: ( )

ARCHITECT: Abacus Architects, Inc – Contact: Gavin Dorsch

ADDRESS: 1135A Michigan Avenue, Sheboygan, WI 53081

EMAIL ADDRESS: gdorsch@abacusarchitects.net

PHONE: ( 920 ) 452-4444 FAX NO.: ( )

CONTRACTOR: J & N Construction

ADDRESS: 1628 Calumet Drive, Sheboygan, WI 53081

EMAIL: nick@sheboyganbuilder.com

PHONE: ( 920 ) 889-7541 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.

Angel M Berry  
APPLICANT'S SIGNATURE

1-19-2021  
DATE

Angel M Berry  
PRINT ABOVE NAME

OFFICE USE ONLY

**ACTION BY ARCHITECTURAL REVIEW BOARD**

DATE OF MEETING: \_\_\_\_\_

APPROVED: \_\_\_\_\_

CONDITIONALLY APPROVED: \_\_\_\_\_

DENIED: \_\_\_\_\_

**CONDITIONS**

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**SIGNATURE:** \_\_\_\_\_  
Chairperson, Architectural Review Board OR  
Manager of Planning & Zoning

**DATE:** \_\_\_\_\_

January 19, 2021

**City of Sheboygan Architectural Review Application: Attached Narrative**

**Title of Project**

Alterations to: A Million Dreamz  
1423 North 29<sup>th</sup> Street, Sheboygan, WI 53081

Abacus Architects, Inc. Project No. 2019-62.1

This project was previously reviewed and approved back in 2020. This narrative is to provide the information that is required on the Architectural Review Application along with an explanation of changes and revisions made to the project since the 2020 approval due to the Covid-19 pandemic and the need of fundraising that is required to proceed with the construction of the project. These factors require the building to have some redesign to meet the budget for the project.

**Description of Proposed Project:**

The intent is to remodel the building complex at 1423 North 29<sup>th</sup> Street in Sheboygan to provide a 24 hour daycare facility. This facility will provide care for infants all the way up to teenage children. The facility will provide nursery, dining facilities, indoor play areas, multi-purpose areas, bedroom facilities, and infirmary and kitchen facilities. They will also provide exterior play areas to the east that will be separated by fencing to separate certain age groups. In one of the complex buildings there will be office and break area for the employees along with a meeting room for counseling, CPR and other related training. This facility provides a service for the both the City and the County that at this time does not existing and is very much needed.

**Description of Existing Exterior Design Materials:**

The existing building complex is made of many different types of Exterior Materials. Over the years as additions were constructed different construction materials were used. The original buildings starting from the south were wood framed construction buildings with an aluminum vertical siding and shingled and standing seam roofing depending on the pitch of the roofs. The second major addition was a two story building constructed of cmu on the first floor and metal frame with vertical metal insulated siding panels on the second floor with a membrane roofing system. The third addition to the north that parallels Superior Avenue is a single story cmu exterior wall construction using smooth and fluted cmu and a membrane roofing system.

**Description of the Proposed Exterior Design Materials:**

Although there are a few minor additions to the existing facility that will use cmu similar to the existing, Strand Substrate Lap Siding and Trim Systems, Pre-finished metal Fascia and Flashings and Standing Seam Metal Roofing, quite a few existing exterior materials will be removed and replaced. The aluminum vertical siding on the two original buildings to the south will be removed and replaced with the Substrate Lap Siding. New Cladded Windows will be added (see plans for additional information) with Strand Substrate Trim Boards. New Standing Seam



Roofing will be added along with Pre-Finished Metal Fascia and Flashings. The exterior vertical metal wall panels of the second floor of the center addition will be removed on 3 sides and replaced with Strand Substrate Lap Siding and Strand Substrate Trim Boards. The existing south cmu exterior wall will also be covered with Strand Substrate Lap Siding and Strand Substrate Trim Boards. New Cladded Windows will be added (see plans for additional information) with Strand Substrate Trim Boards. New Prefinished Metal Coping will be provided for new Fascia System on 3 sides. The third existing addition that parallels Superior Avenue will receive Strand Substrate Siding and Strand Substrate Trim Boards over existing cmu on upper section of exterior wall (refer to plans for additional information). All existing cmu to be painted (refer to renderings for color of all materials).

### **Revisions to Previously Approved Design by Architectural Review:**

Below are the explanations of the changes made to the existing plan set. Plans from the Existing Approved Design and the Revised Design have been provided.

### **Sheet A202 – Site Plan and Site Details**

- Blacktop pavement area at southeast corner of the site to be removed and replaced with grassy area.
- Proposed fencing along 28<sup>th</sup> Street and then continuing West along the new parking lot to be eliminated (Refer to plan for additional information).
- Picket Fencing to the west of the new grassy area to be extended to the north to the new parking area.
- Kitchen addition to be removed from the Southeast corner of the existing building and New Entrance Canopy to occupy the space (Refer to plan for additional information).
- Potential location of transformer pad located at Southeast Corner of kitchen at the Dumpster Enclosure Area.

### **Sheet A301 – Life Safety Plans**

#### **First Floor – Alterations – Life Safety Plan**

- North Exterior Wall – Remove 6 new windows leaving 2 existing windows.
- West Exterior Wall – Remove 13 new windows leaving 2 existing windows.
- South Exterior Wall – Remove 3 new windows.
- East Exterior Wall – Remove new window at southeast corner
- Kitchen Addition removed and New Entry Canopy reworked at Corridor 109.
- Pantry added off Kitchen and Janitor Closet added off re-worked Reception Area.

#### **Second Floor – Alterations – Life Safety Plan**

- West Exterior Wall – Remove 4 new windows leaving 4 new windows.

#### **Note:**

- Toilet fixture removal and New Toilet Room designations are subject to updated code review and fixture counts required.



- Refer to Floor Plans and Exterior Elevations for additional information.

### **Sheet A303 – First Floor Alterations**

#### **First Floor Plan – Alterations – Life Safety Plan**

Note:

- Toilet fixture removal and New Toilet Room designations are subject to updated code review and fixture counts required.
- Refer to Floor Plans and Exterior Elevations for additional information.

### **Sheet A304 – Second Floor Alterations, Door and Borrowed Life Details**

#### **Second Floor Plan – Alterations – Life Safety Plan**

Note:

- Toilet fixture removal and New Toilet Room designations are subject to updated code review and fixture counts required.
- Refer to Floor Plans and Exterior Elevations for additional information.

### **Sheet A501 – Elevations**

#### **West Elevation: 1/A501**

- West Exterior Wall (First Floor) – Remove 13 new windows leaving 2 existing windows.
- West Exterior Wall (Second Floor) – Remove 4 new windows leaving 4 new windows.

#### **North Elevation: 2/A501**

- North Exterior Wall (First Floor) – Remove 6 new windows leaving 2 existing windows.

#### **South Elevation: 3/A501**

- South Exterior Wall (First Floor) – Remove 3 new windows.

#### **East Elevation: 4/A501**

- East Exterior Wall (First Floor) – Remove new window at southeast corner.
- East Exterior Wall (First Floor) - Kitchen Addition removed and New Entry Canopy reworked at Corridor 109.

Note:

- Metal Siding Panels to be replaced with Strand Substrate Siding. Metal trim to be replaced with Strand Substrate trim boards. Colors to remain as close as possible.
- Refer to Floor Plans additional information.

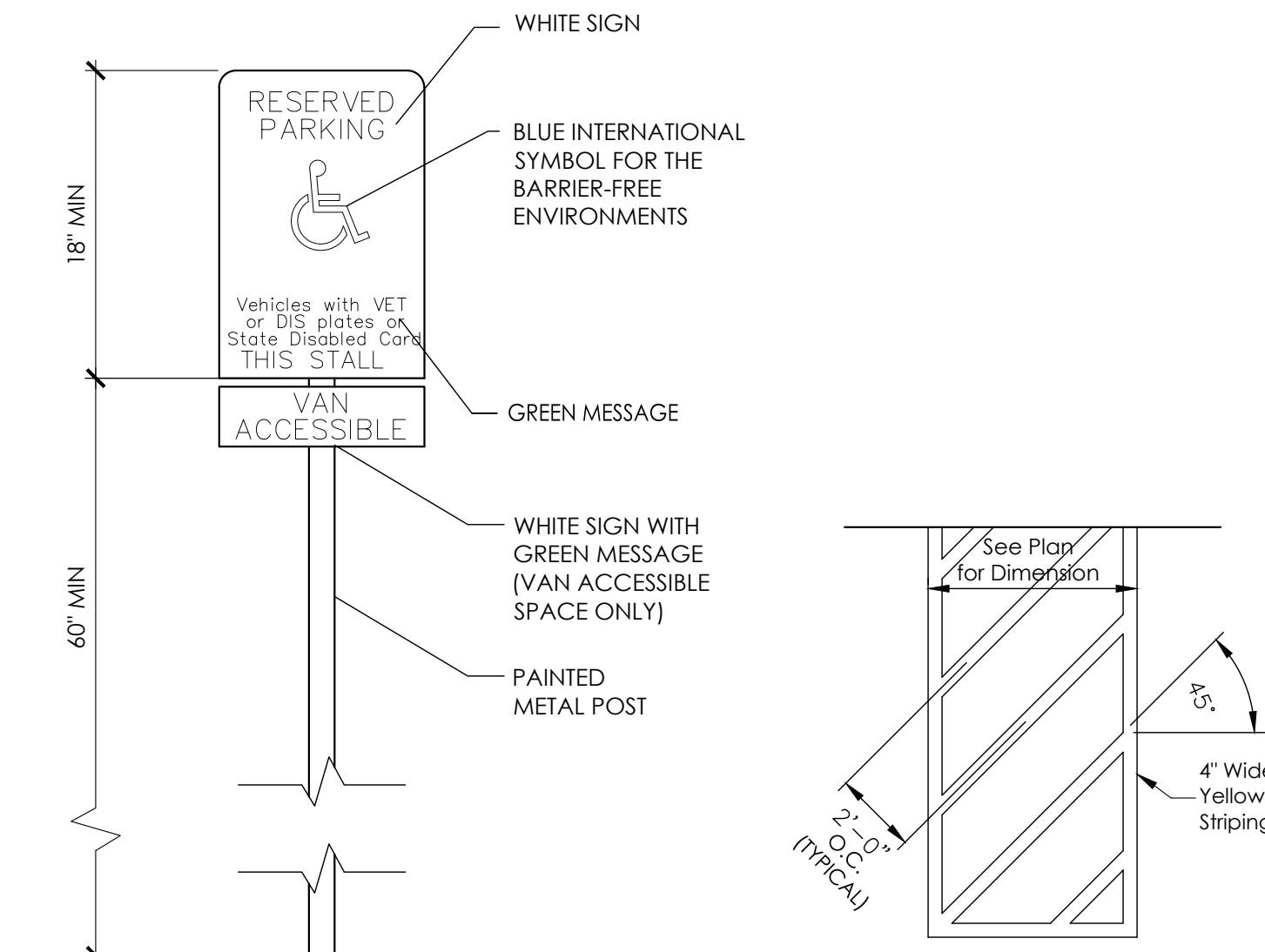
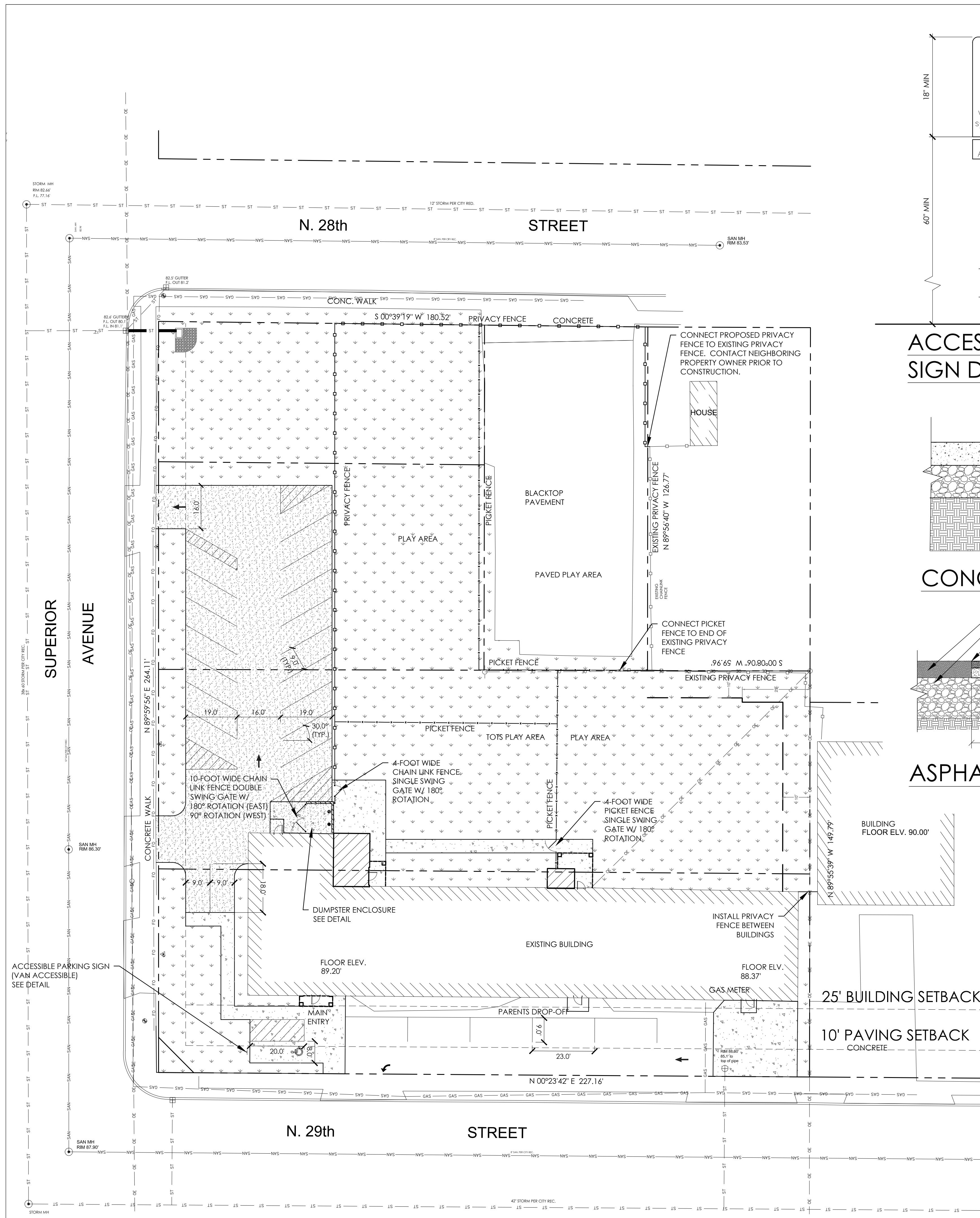
A Million Dreamz - Northwest View - January 19, 2021



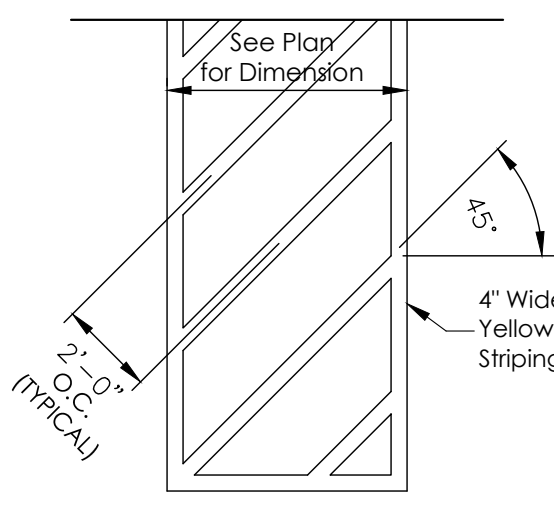
A Million Dreamz - Southeast View - January 19, 2021



P:\2019-CONTRACTS\2019-62 A Million Dreamz\Phase - 2\Construction Documents\3.3 Site\SiteMP 2019-62.dwg

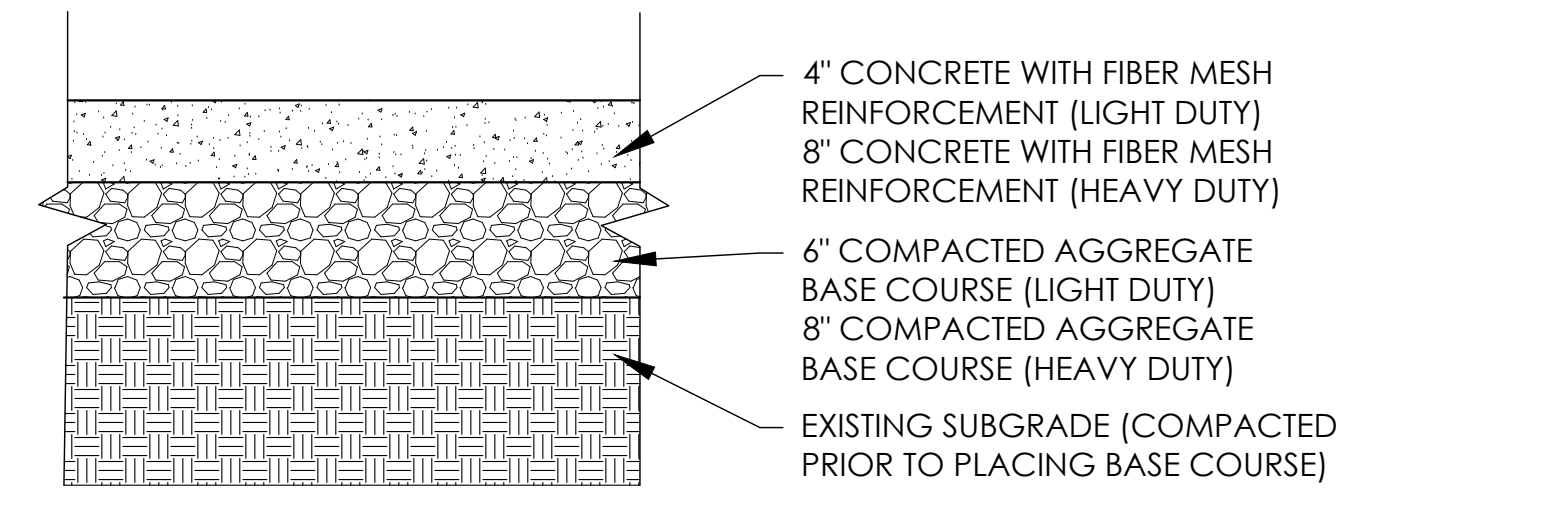


**ACCESSIBLE PARKING SIGN DETAIL**

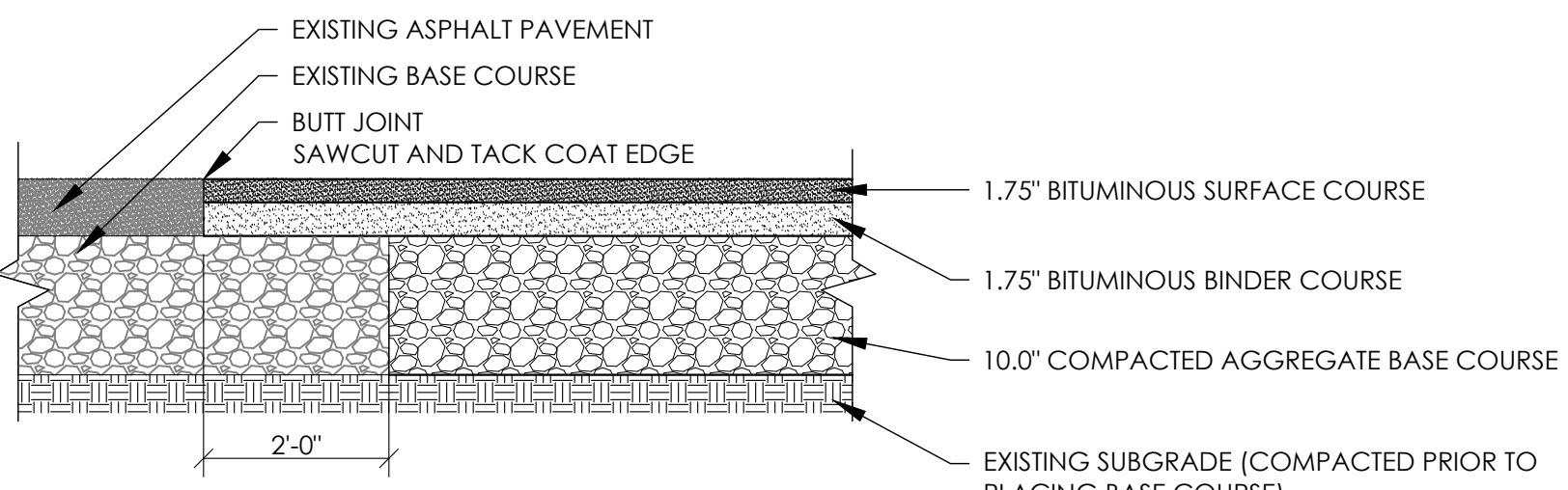


**ACCESS AISLE STRIPING**

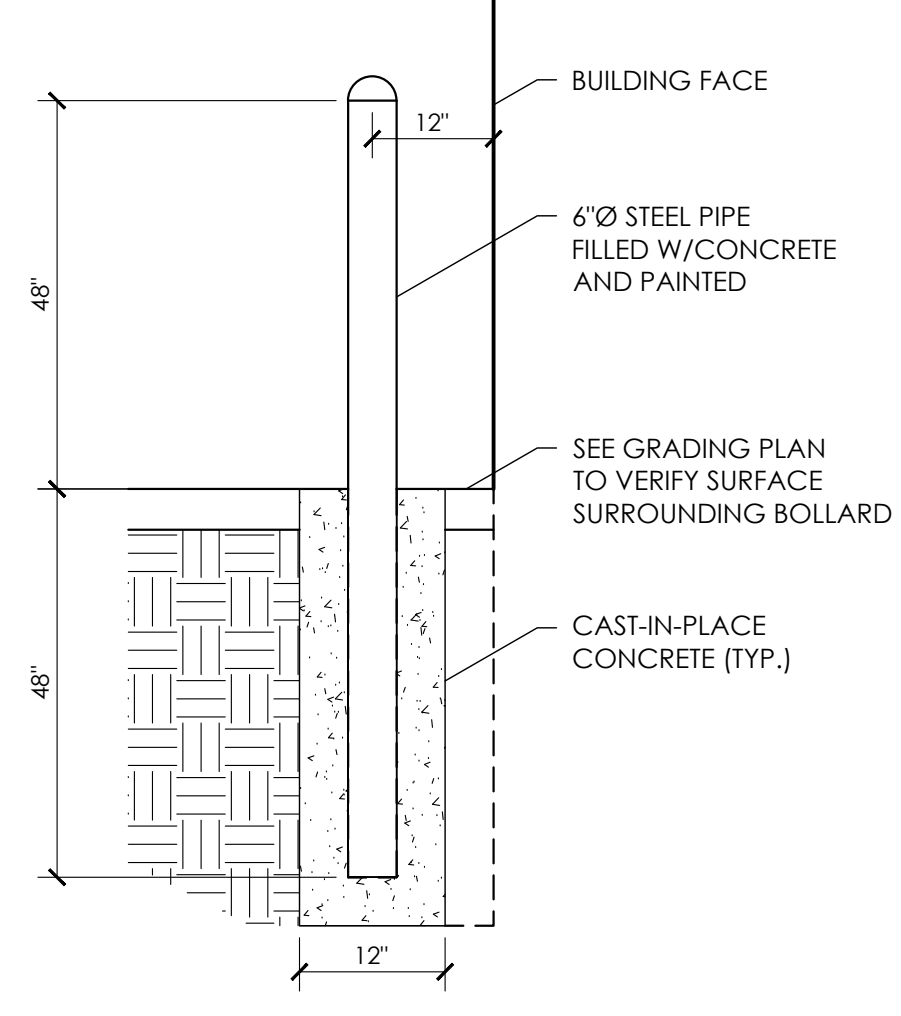
SITE LEGEND	
	EXTENTS OF PROPOSED BUILDING. REFER TO ARCHITECTURAL DRAWINGS.
	PROPOSED LIGHT DUTY PAVEMENT HATCH. SEE DETAIL.
	PROPOSED LIGHT DUTY CONCRETE HATCH. SEE DETAIL.
	PROPOSED HEAVY DUTY CONCRETE HATCH. SEE DETAIL.
	ADA ACCESSIBLE ROUTE



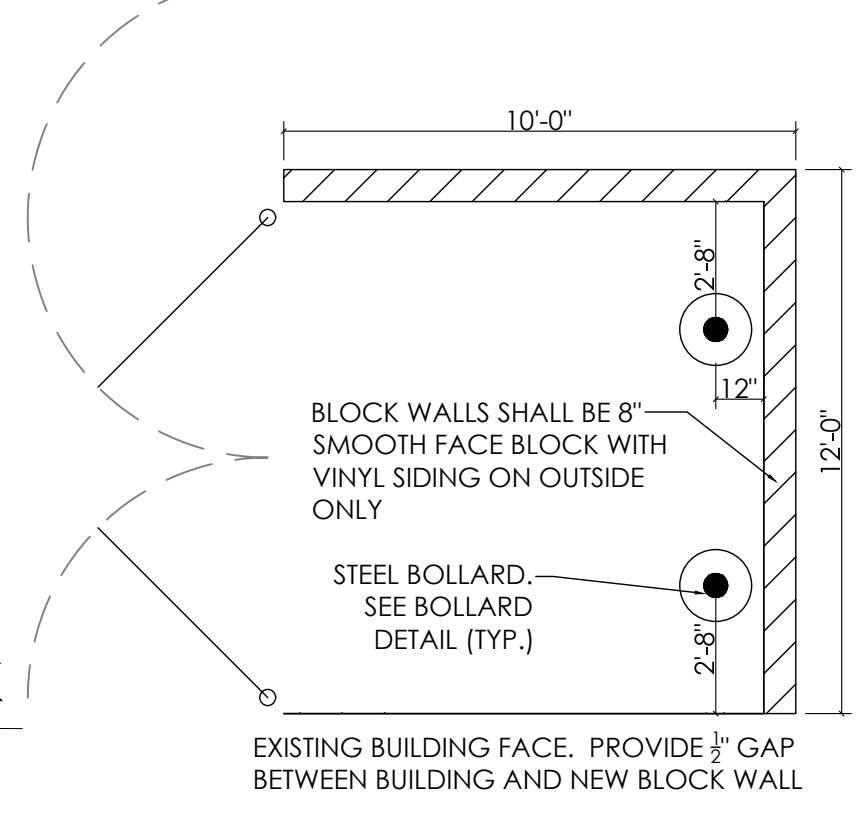
**CONCRETE PAVEMENT CROSS SECTION**



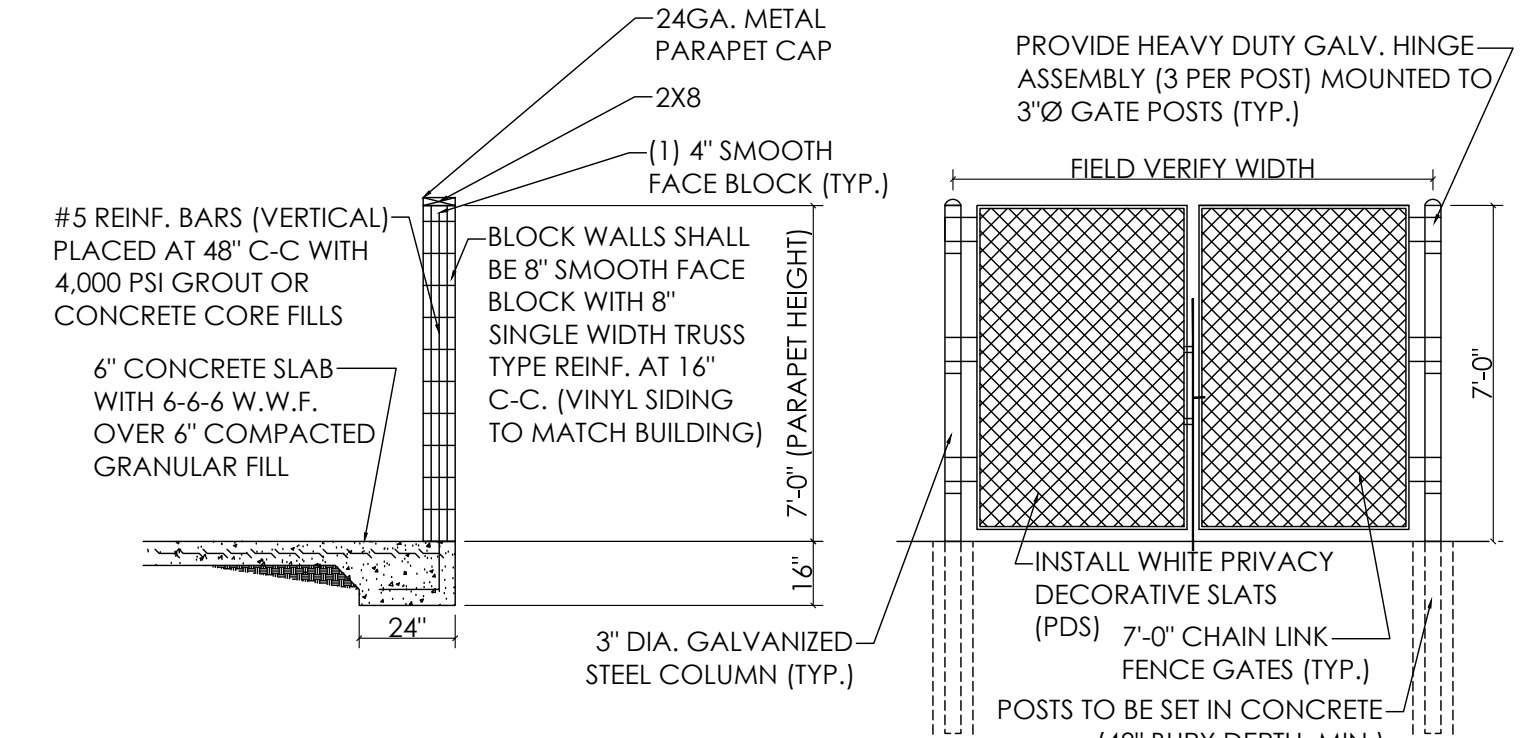
**ASPHALT PAVEMENT CROSS SECTION**



**PIPE BOLLARD DETAIL**



**DUMPSTER ENCLOSURE PLAN**



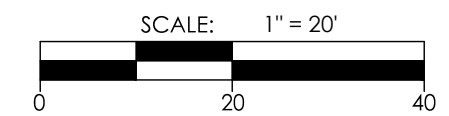
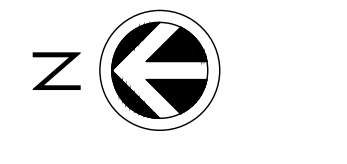
**DUMPSTER ENCLOSURE SCREENING WALL SECTION**

**DUMPSTER ENCLOSURE GATE**

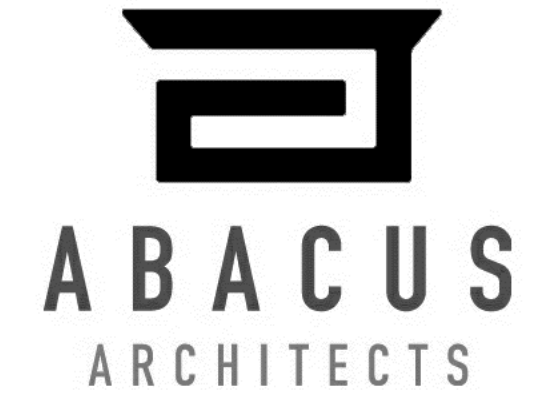
**DUMPSTER ENCLOSURE GATE**

**DUMPSTER ENCLOSURE GATE**

**DUMPSTER ENCLOSURE GATE**



**SITE PLAN**



REVISIONS:

NOTICE TO BIDDERS  
BIDDERS SHALL REVIEW ALL DRAWINGS AND SPECIFICATION SECTIONS TO DETERMINE THE IMPACT OF OTHER SECTIONS OF WORK ON THEIR OWN WORK

© 2019 ABACUS ARCHITECTS, INC.

May 18, 2020  
ALTERATIONS TO

**A MILLION DREAMZ**

1423 NORTH 29TH STREET, SHEBOYGAN, WI 53081  
ABACUS ARCHITECTS INC., 1135A MICHIGAN AVENUE, SHEBOYGAN, WISCONSIN 53081 PH. 920-452-4444 FX. 920-452-9198

**PREVIOUSLY APPROVED PLANS**

DRAWN BY: MDW

CHECKED BY: JRV

**A**  
**202**

PROJ. NO. 2019-62

REVISIONS:

NOTICE TO BIDDERS  
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SECTIONS TO DETERMINE THE IMPACT OF OTHER SECTIONS  
OF WORK ON THEIR OWN WORK

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ISSUE DATE: MAY 18, 2020  
ADDITIONS AND ALTERATIONS TO:

**A MILLION DREAMZ**

1423 NORTH 29TH STREET, SHEBOYGAN, WI, 53081

1135A MICHIGAN AVE. SHEBOYGAN, WI 53081 | 920) 452-4444 | 225 EAST ST. PAUL AVE. MILWAUKEE, WI 53202 | (414) 837-6450

PREVIOUSLY APPROVED PLANS

DRAWN BY: GAD

CHECKED BY: KLK

**A**  
**301**

PROJ. NO. 2019-62

**LIFE SAFETY PLAN LEGEND**

--- ACCESSIBLE PATH OF EGRESS

**33"** EXIT AND AVAILABLE EXIT INCHES

FE-1 & FE-2 FIRE EXTINGUISHER

**FIRE AND SMOKE PROTECTION FEATURES**

--- 1 - HOUR FIRE BARRIER

- REQUIRED AT ALL WALLS WHICH ENCLOSE RATED ROOMS
- EXTEND TO UNDERSIDE OF FLOOR OR ROOF SHEATHING, OR SLAB OR DECK ABOVE

**SANITARY FIXTURES (FIRST & SECOND FLOOR)**

252 TOTAL DAYCARE OCCUPANTS x 0.6 = 152 OCCUPANTS FOR SANITARY FIXTURES

152 DAYCARE OCCUPANTS:

76 FEMALES  
76/15 = 5.0 WATER CLOSETS  
76/15 = 5.0 LAVATORIES

76 MALES  
76/15 = 5.0 WATER CLOSETS  
76/15 = 5.0 LAVATORIES

51 TOTAL ASSEMBLY OCCUPANTS x .6 = 31 OCCUPANTS FOR SANITARY FIXTURES

31 ASSEMBLY OCCUPANTS

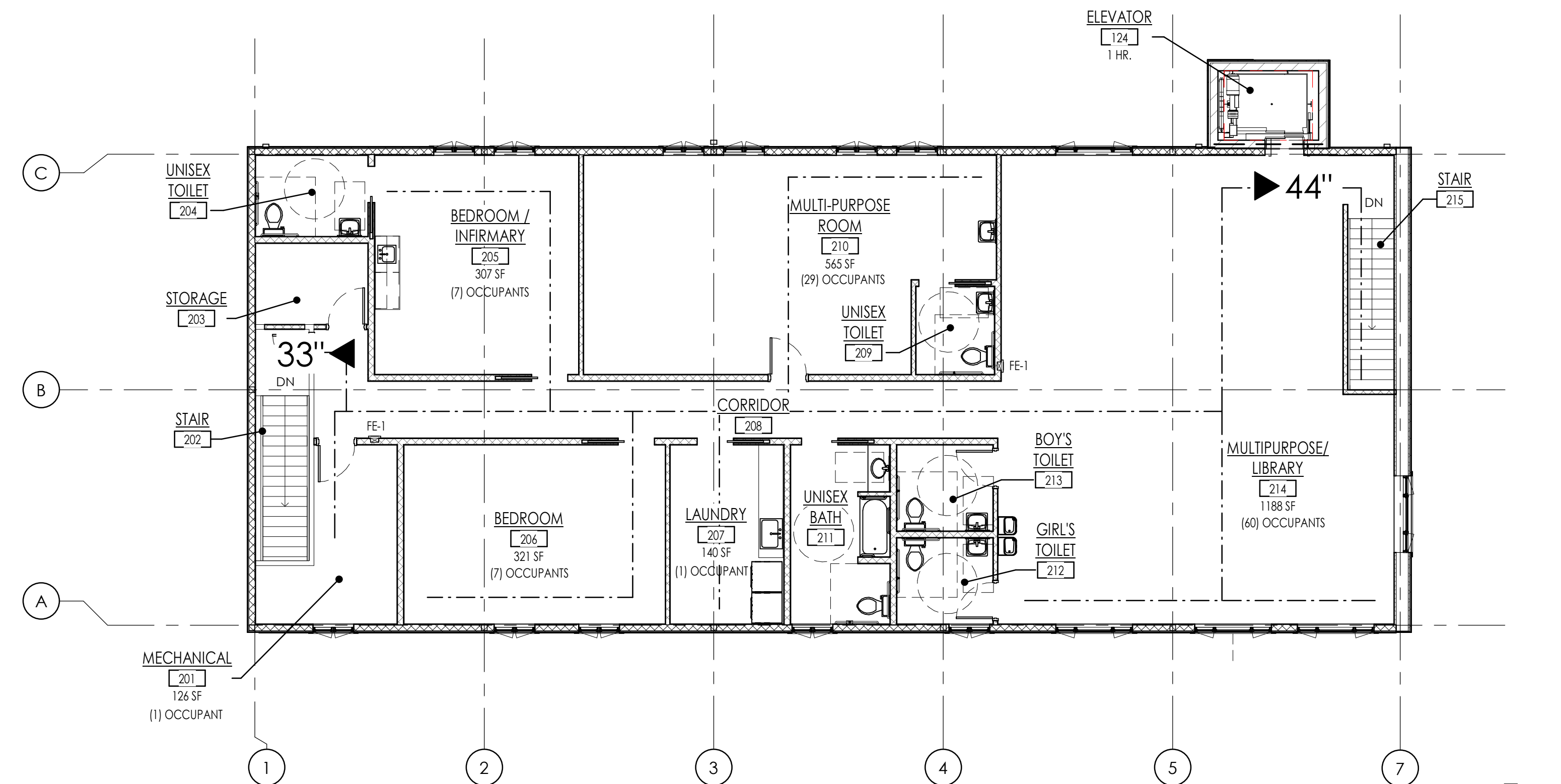
16 FEMALES  
16/75 = 0.2 WATER CLOSETS  
16/200 = 0.2 LAVATORIES

16 MALES  
16/75 = 0.2 WATER CLOSETS  
16/200 = 0.2 LAVATORIES

TOTAL REQUIRED

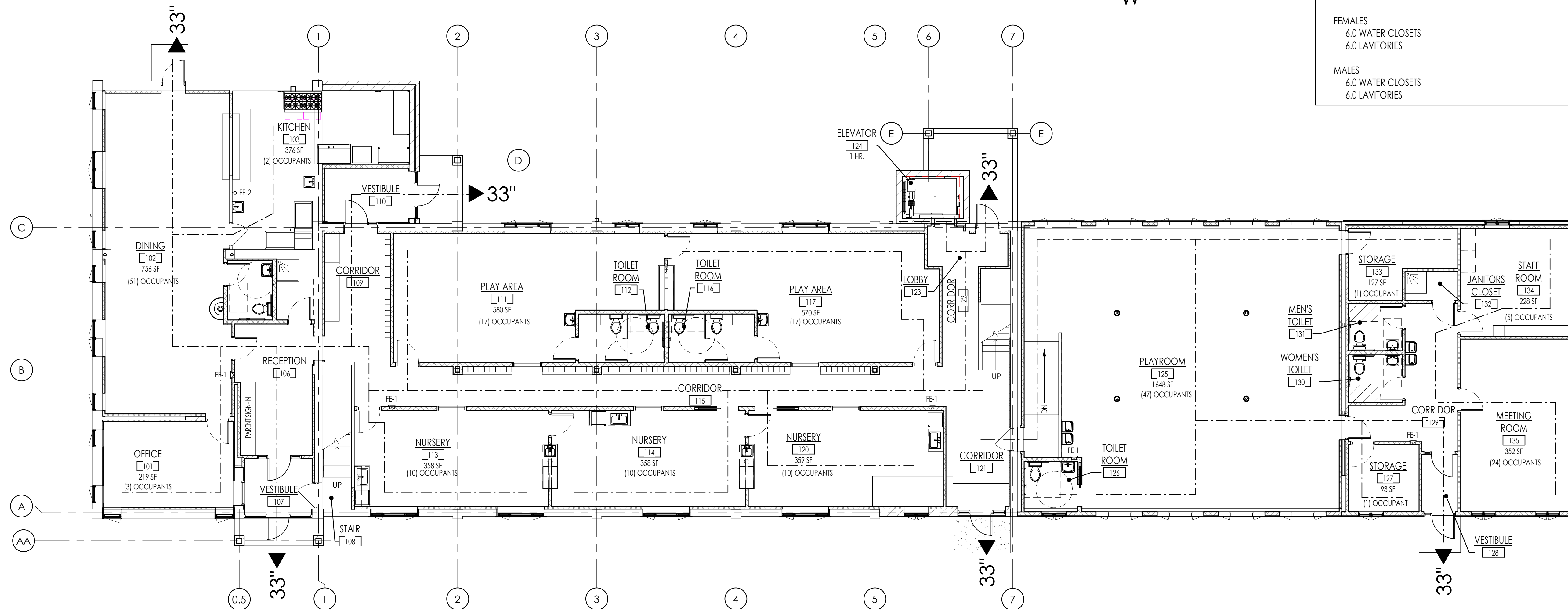
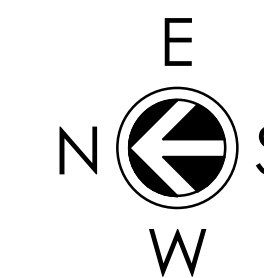
FEMALES  
6.0 WATER CLOSETS  
6.0 LAVATORIES

MALES  
6.0 WATER CLOSETS  
6.0 LAVATORIES



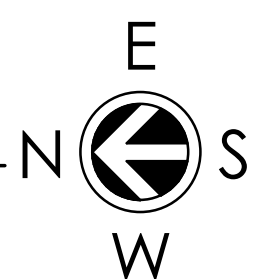
**SECOND FLOOR - ALTERATIONS - LIFE SAFETY PLAN**

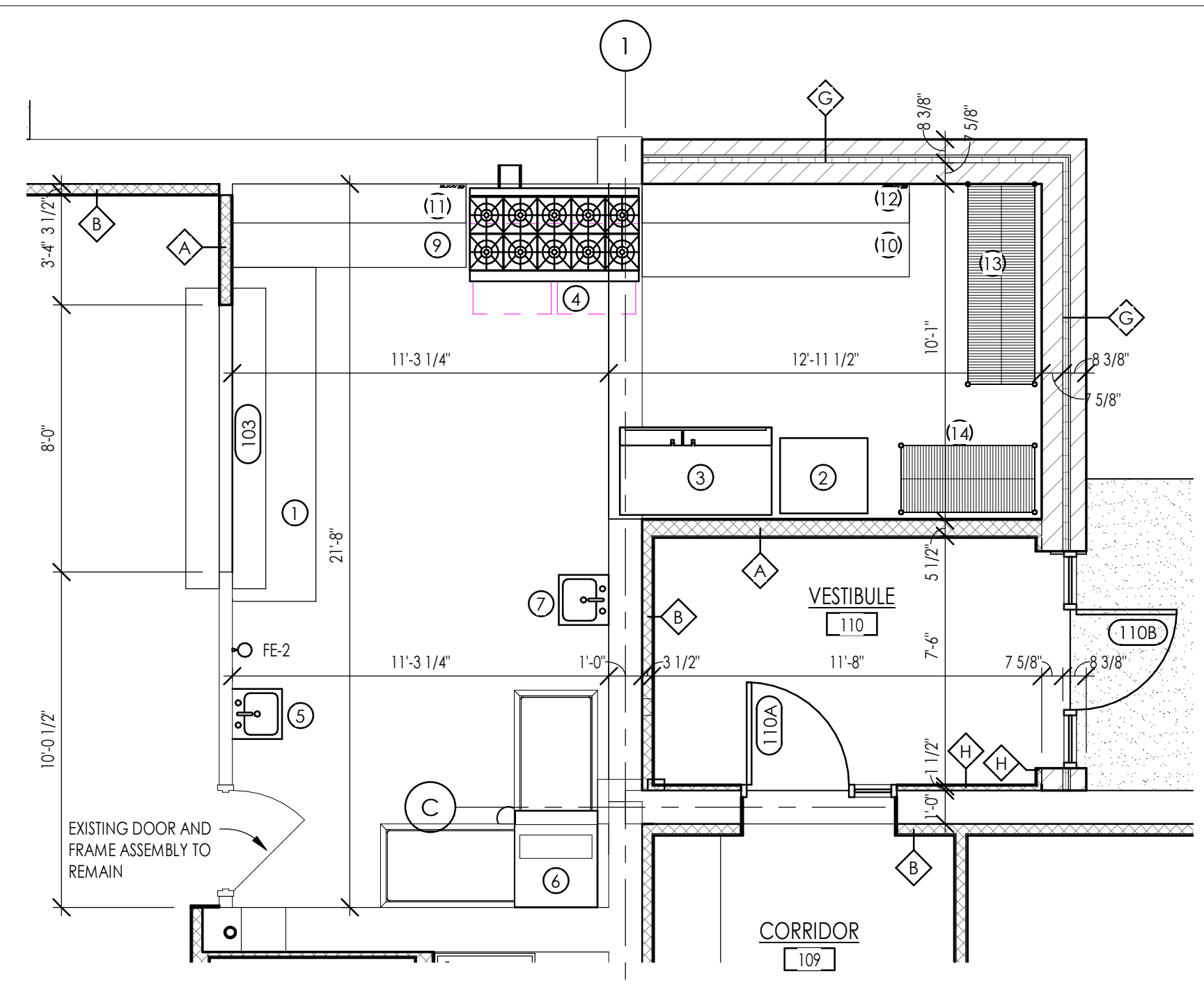
SCALE: 1/8" = 1'-0"



**FIRST FLOOR - ALTERATIONS - LIFE SAFETY PLAN**

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





KITCHEN EQUIPMENT KEYNOTES	
NO.	DESCRIPTION
1	10'-0" LONG x 2'-6" DEEP x 2'-10" TALL STAINLESS STEEL WORK TABLE.
2	UPRIGHT FREEZER - 27" x 31.5".
3	COMMERCIAL REFRIGERATOR - 54.4" x 31.5".
4	COMMERCIAL STOVE - 60.75" LONG x 41.75" DEEP x 59.5" TALL.
5	STAINLESS STEEL HAND WASH SINK.
6	CORNER DISHWASHER W/ 4'-0" LONG SINK AND TABLE EXTENSIONS.
7	STAINLESS STEEL FOOD PREP SINK.
9	7'-0" LONG x 2'-6" DEEP x 2'-10" TALL STAINLESS STEEL WORK TABLE.
10	8'-0" LONG x 2'-6" DEEP x 2'-10" TALL STAINLESS STEEL WORK TABLE.
11	7'-0" LONG x 1'-2" DEEP STAINLESS STEEL WALL MOUNT SHELF.
12	8'-0" LONG x 1'-2" DEEP STAINLESS STEEL WALL MOUNT SHELF.
13	4'-0" LONG x 2'-0" DEEP x 6'-0" TALL STAINLESS STEEL WIRE SHELVEING.
14	6'-0" LONG x 2'-0" DEEP x 6'-0" TALL STAINLESS STEEL WIRE SHELVEING.

**GENERAL PLAN NOTES**

- ALL LOOSE FURNISHINGS SHOWN ON PLANS ARE NOT IN CONTRACT AND ARE SHOWN FOR REFERENCE PURPOSES ONLY. ANY DEVICES OR EQUIPMENT TO BE LOCATED BASED UPON LOCATION OR CONFIGURATION OF LOOSE FURNISHINGS SHALL BE VERIFIED WITH THE OWNER PRIOR TO INSTALLATION.
- INTERIOR DIMENSIONS TAKEN FROM FACE OF STUD TO FACE OF STUD.

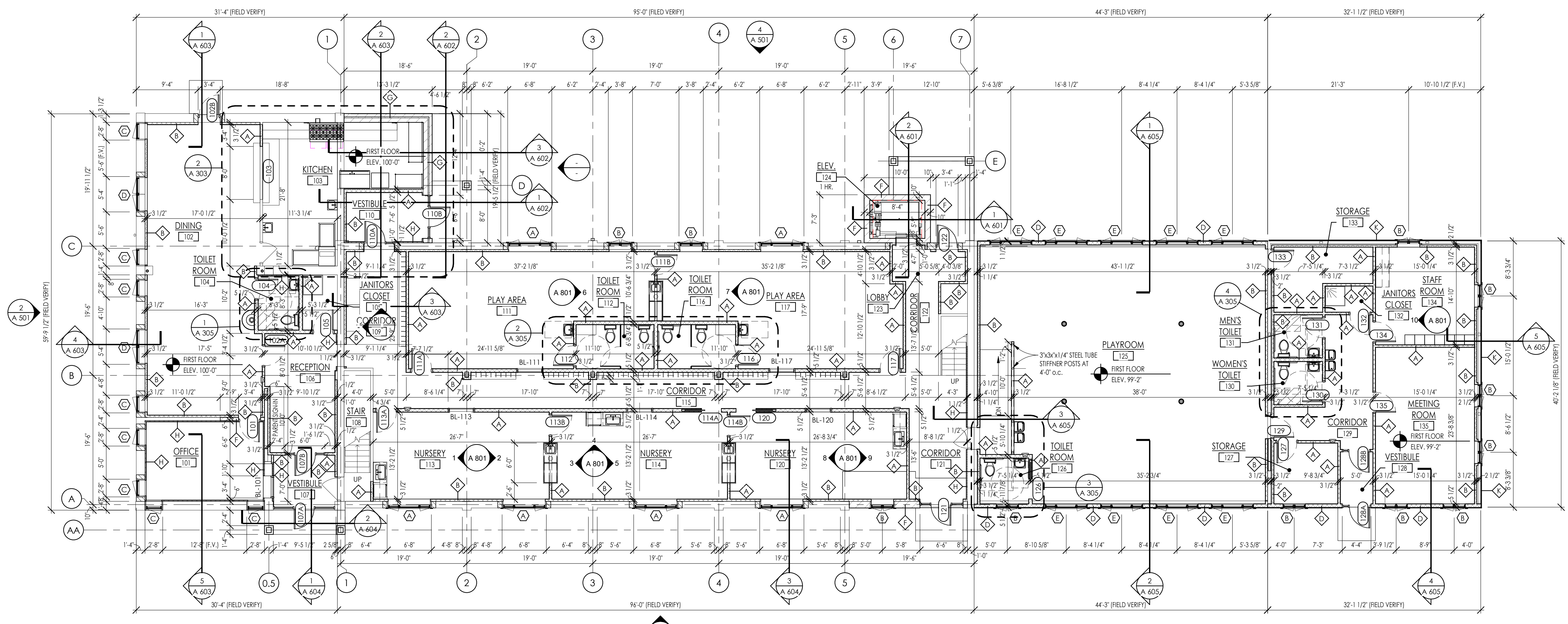


REVISIONS:

NOTICE TO BIDDERS  
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**#103 KITCHEN PLAN**  
 SCALE: 1/4" = 1'-0"  
 2 A 303



**FIRST FLOOR PLAN - ALTERATIONS**  
 SCALE: 1/8" = 1'-0"  
 1 A 501

ISSUE DATE: MAY 18, 2020  
 ADDITIONS AND ALTERATIONS TO:

**A MILLION DREAMZ**

1423 NORTH 29TH STREET, SHEBOYGAN, WI, 53081  
 1135A MICHIGAN AVE., SHEBOYGAN, WI 53081 | (920) 452-4444 | 225 EAST ST. PAUL AVE., MILWAUKEE, WI 53202 | (414) 837-6450

**PREVIOUSLY APPROVED PLANS**

DRAWN BY: GAD  
 CHECKED BY: KLK

**A**  
**303**

PROJ. NO. 2019-62



ELEVATION KEYNOTES	
NO.	DESCRIPTION
1	EXISTING CMU WALL - PAINTED
2	EXISTING MASONRY VENEER - PAINTED
3	SMOOTH FACE CMU - PAINTED
4	4" SMOOTH FACE CMU VENEER - PAINTED
5	4" FLUTED CMU VENEER - PAINTED
6	PRE-FINISHED METAL SIDING PANELS
7	PRE-FINISHED METAL STANDING SEAM ROOF PANELS
8	PRE-FINISHED METAL FASCIA
9	PRE-FINISHED METAL TRIM BAND
10	ALUMINUM ENTRANCE DOOR AND FRAME
11	HOLLOW METAL DOOR AND FRAME - PAINTED
12	ALUMINUM CLAD CASEMENT WINDOW
13	PRE-FINISHED METAL GUTTER
14	PRE-FINISHED METAL DOWNSPOUT

**GENERAL EXTERIOR ELEVATION NOTES**

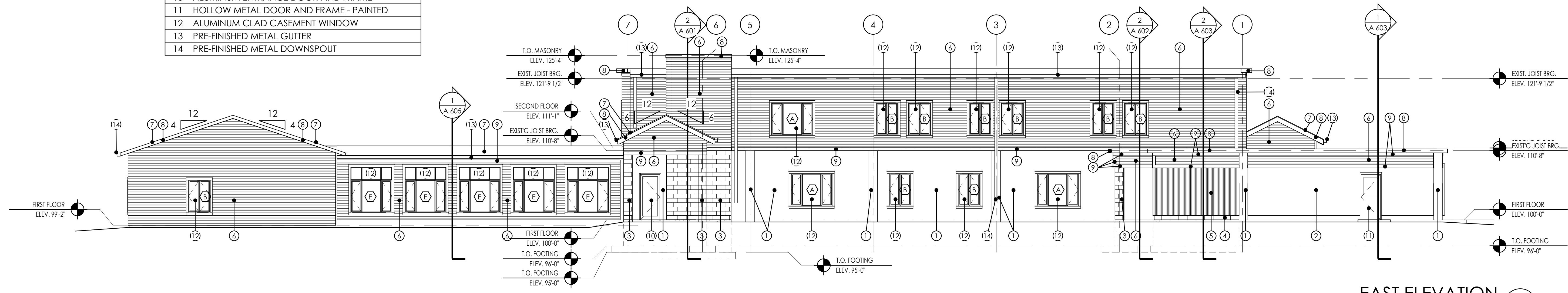
- ALL EXPOSED MISC. EXTERIOR STEEL SHALL BE PAINTED VERIFY COLOR WITH OWNER.
- MASONRY COURSING SHOWN FOR MATERIAL REPRESENTATION ONLY. ACTUAL COURSING MAY VARY.
- MASONRY CONTROL JOINTS SHALL BE LOCATED AT ALL MASONRY HEIGHT CHANGES, WINDOW OPENINGS, DOOR OPENINGS, 5' MAX. FROM BUILDING CORNERS, AND 25' MAX. AT CONTINUOUS WALL LOCATIONS.



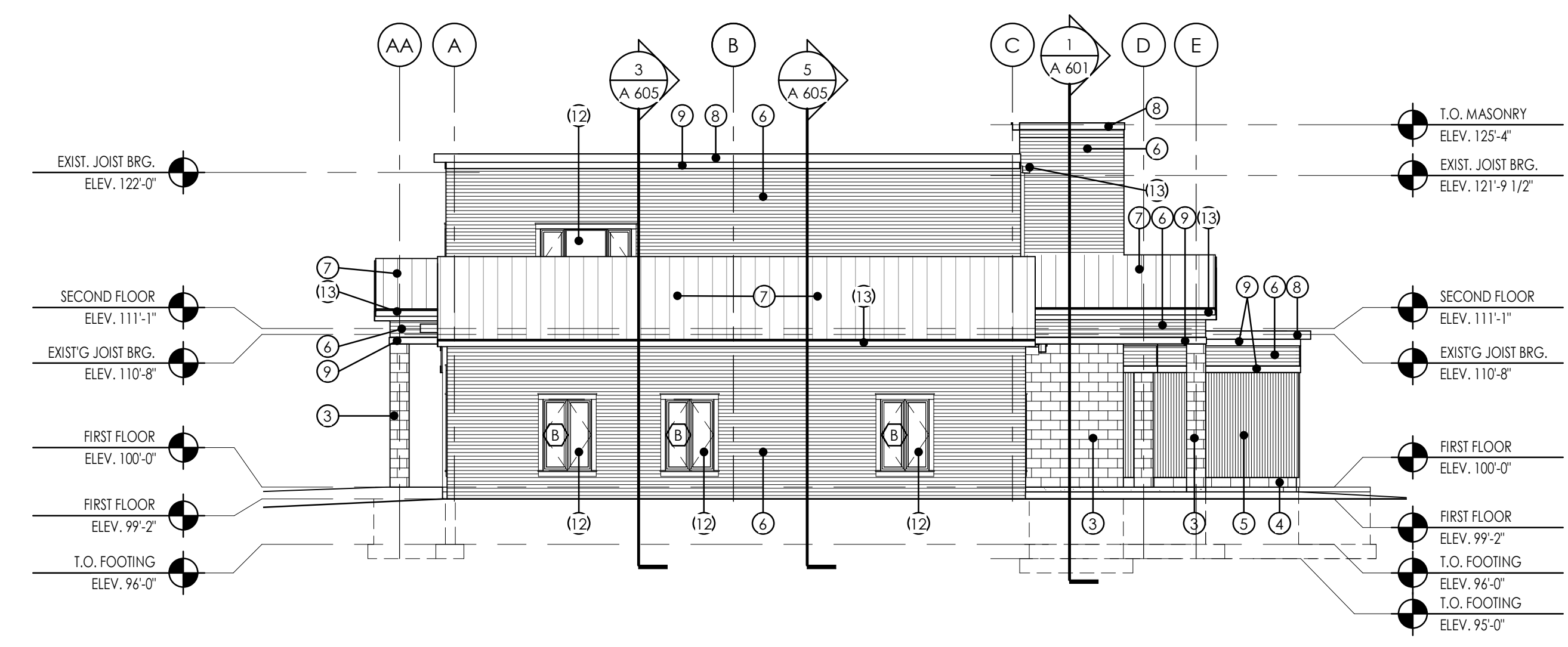
REVISIONS:

NOTICE TO BIDDERS  
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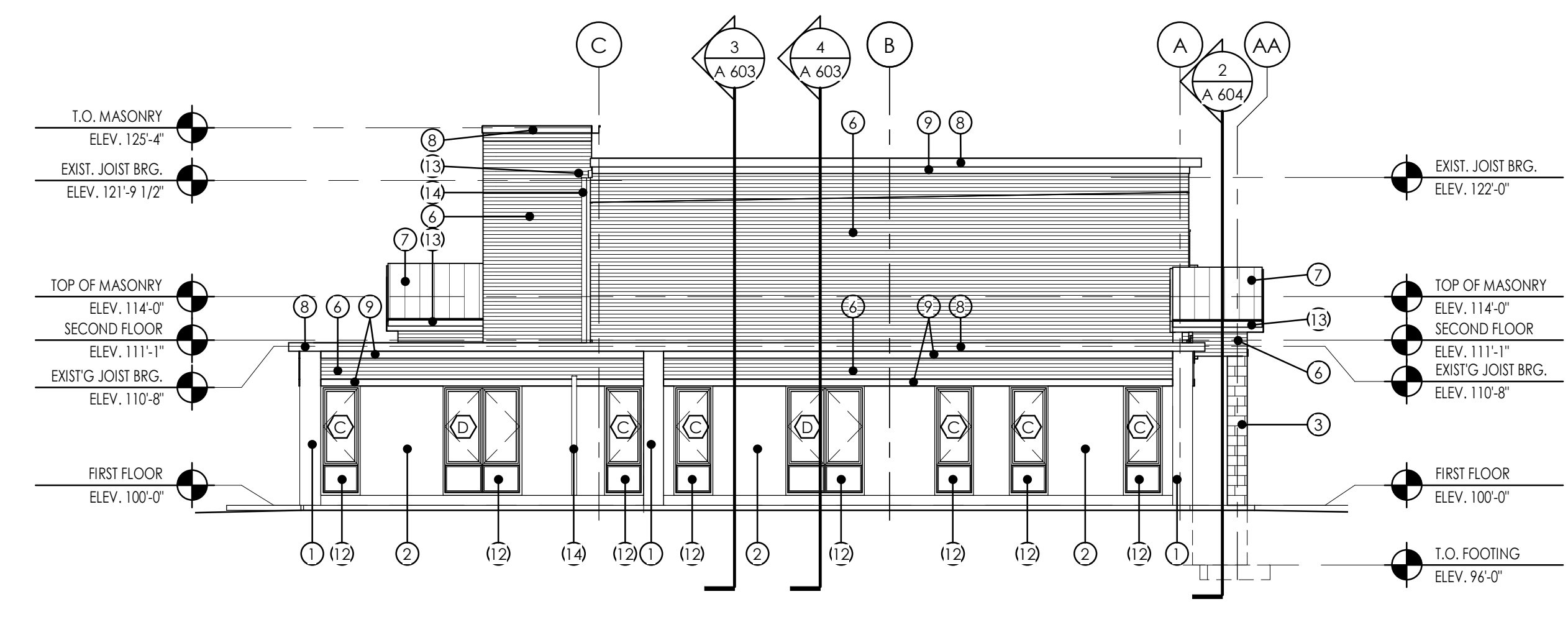
© 2020 ABACUS ARCHITECTS, INC.



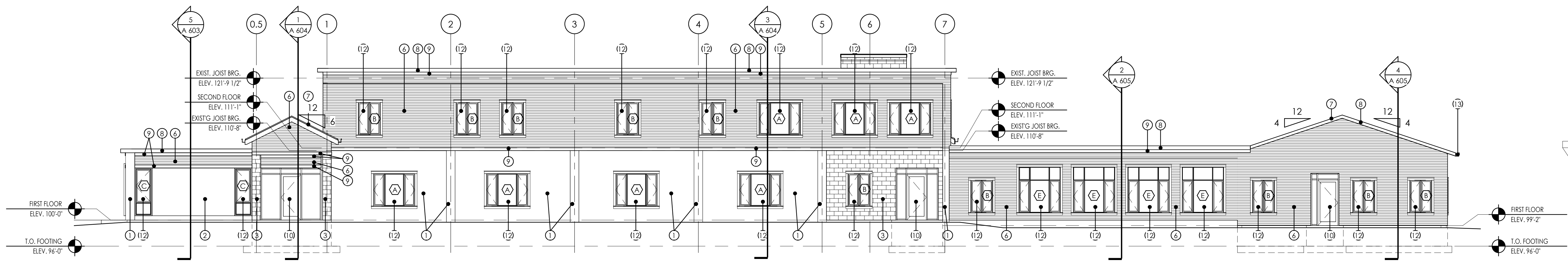
**EAST ELEVATION** 4  
SCALE: 1/8" = 1'-0" A 501



**SOUTH ELEVATION** 3  
SCALE: 1/8" = 1'-0" A 501



**NORTH ELEVATION** 2  
SCALE: 1/8" = 1'-0" A 501



**WEST ELEVATION** 1  
SCALE: 1/8" = 1'-0" A 501

ISSUE DATE: MAY 18, 2020  
ADDITIONS AND ALTERATIONS TO:  
**A MILLION DREAMZ**  
1423 NORTH 29TH STREET, SHEBOYGAN, WI, 53081  
1135A MICHIGAN AVE. SHEBOYGAN, WI 53081 | (920) 452-4444 | 225 EAST ST. PAUL AVE. MILWAUKEE, WI 53202 | (414) 837-6450

**PREVIOUSLY APPROVED PLANS**

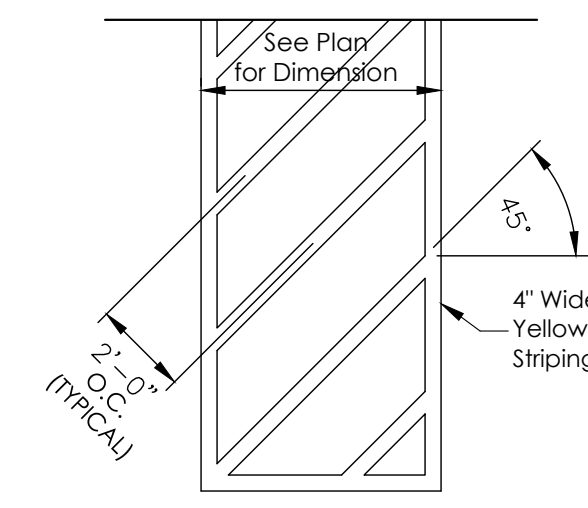
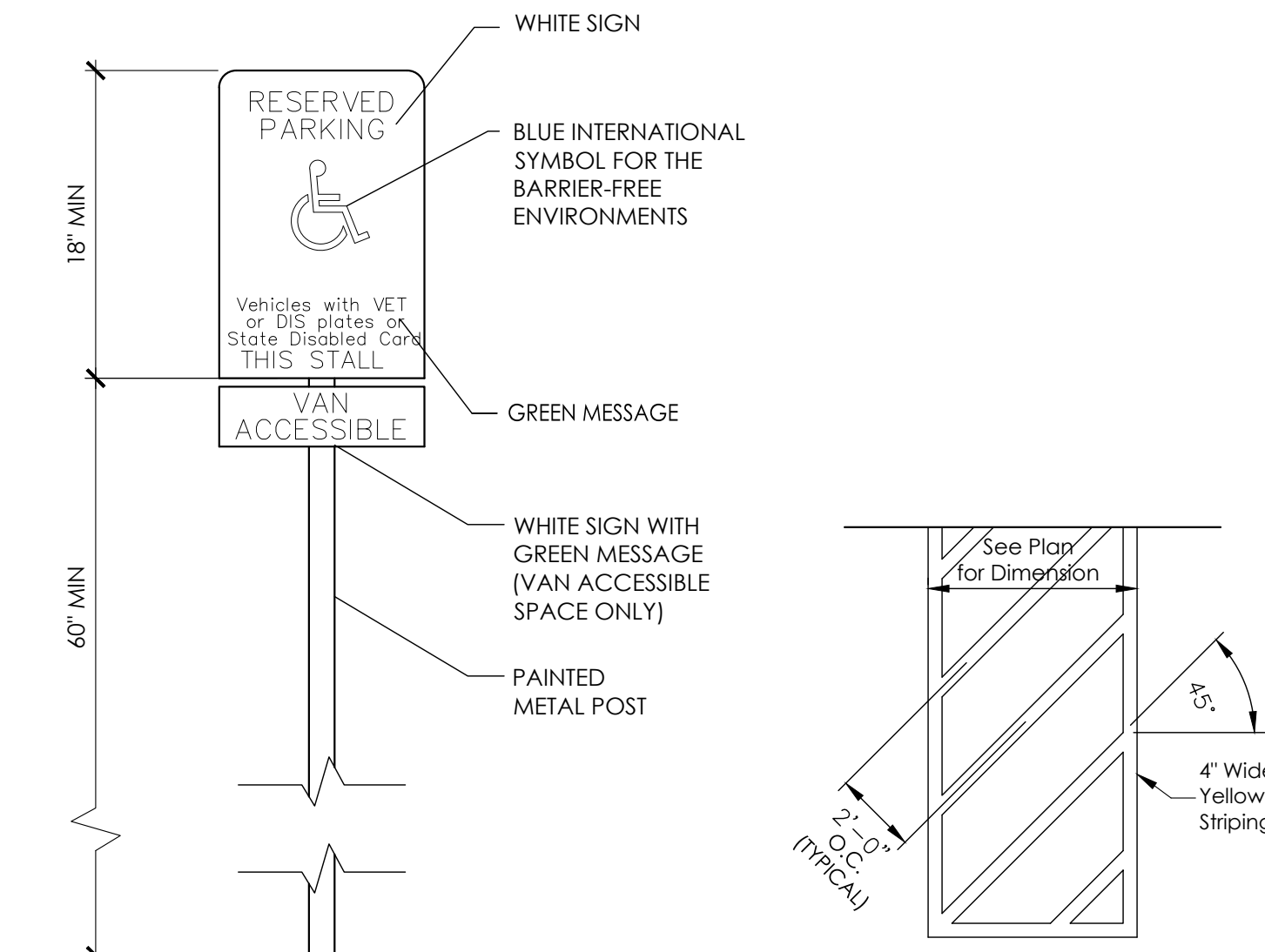
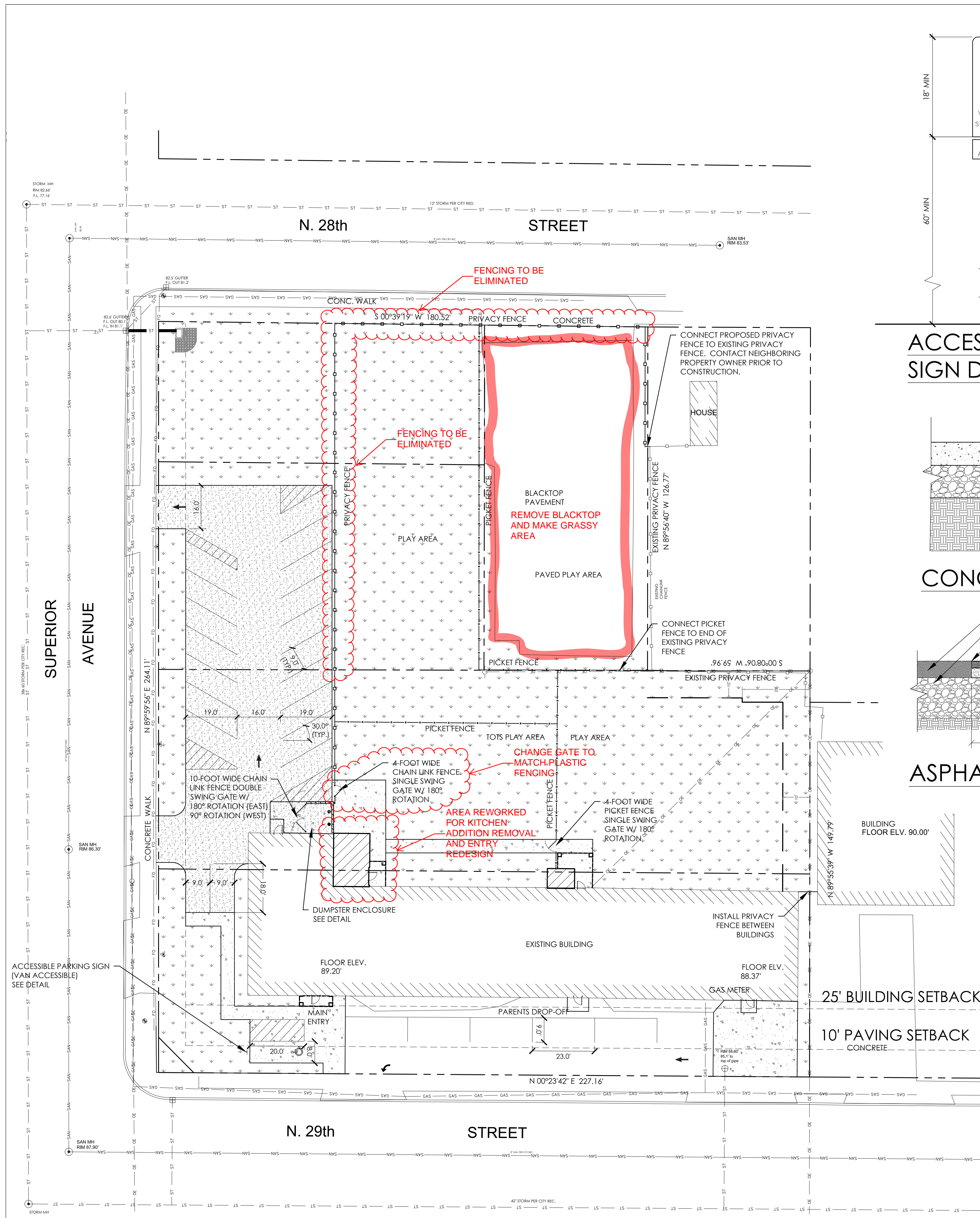
DRAWN BY: GAD

CHECKED BY: KLK

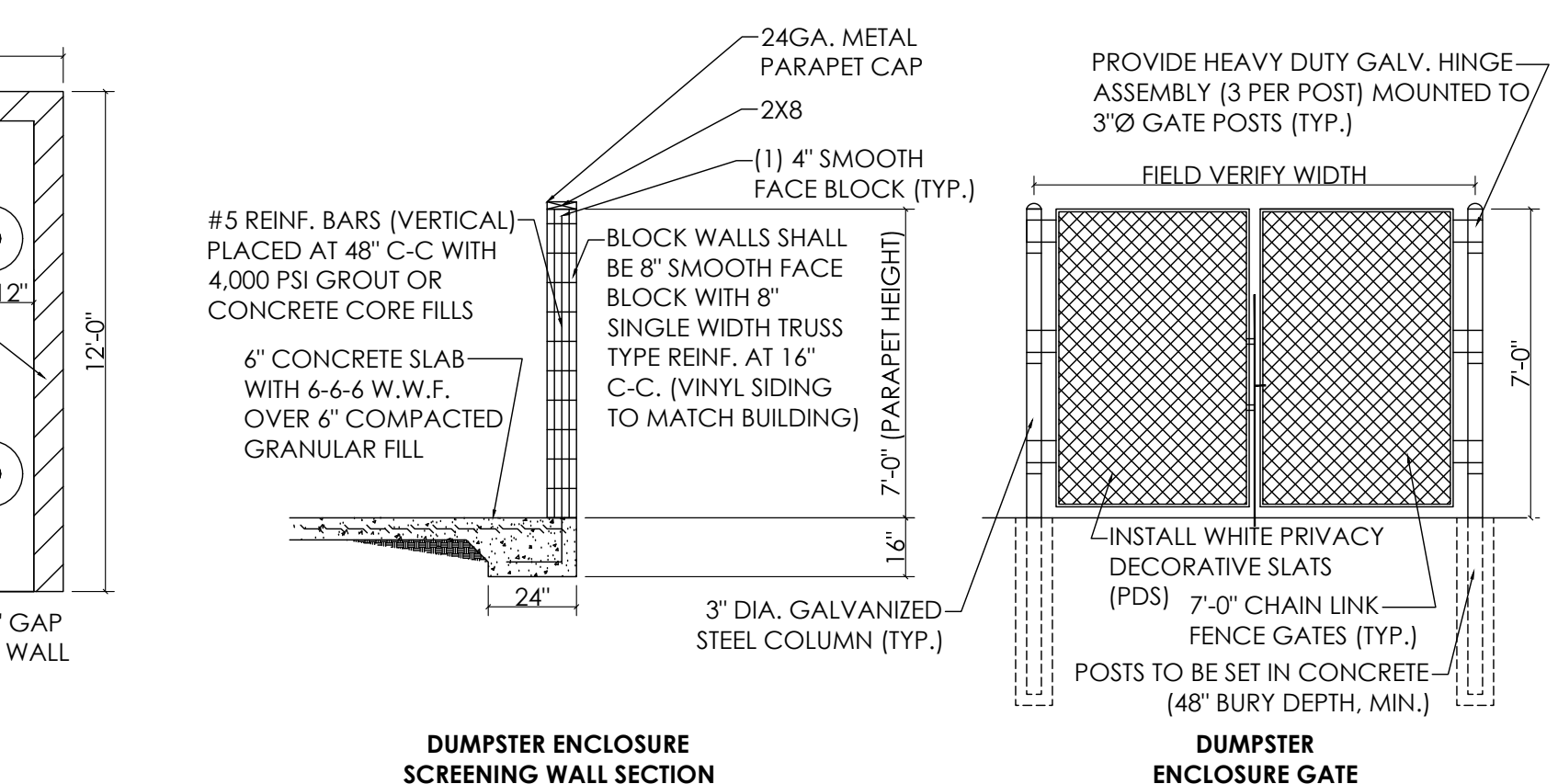
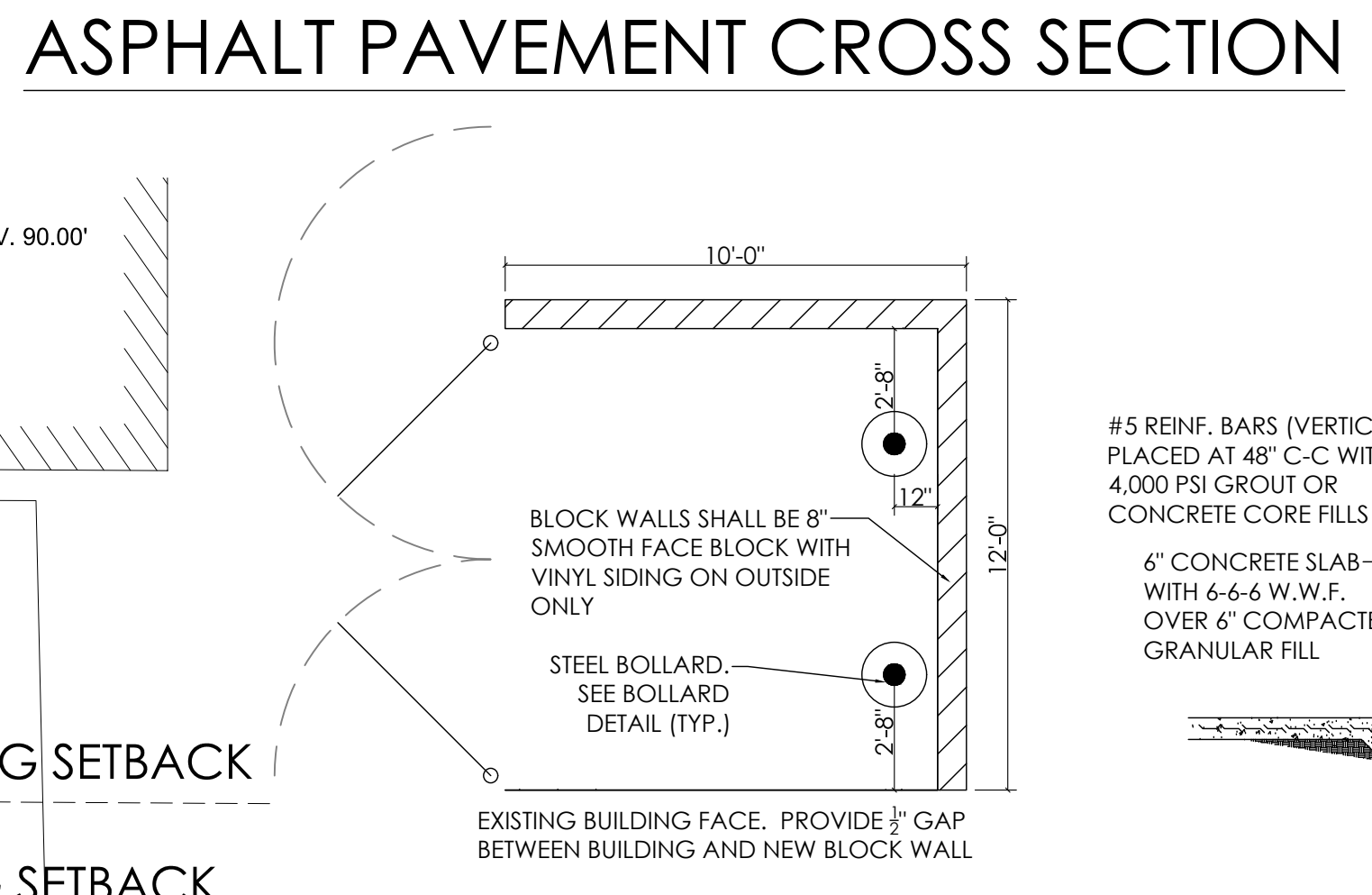
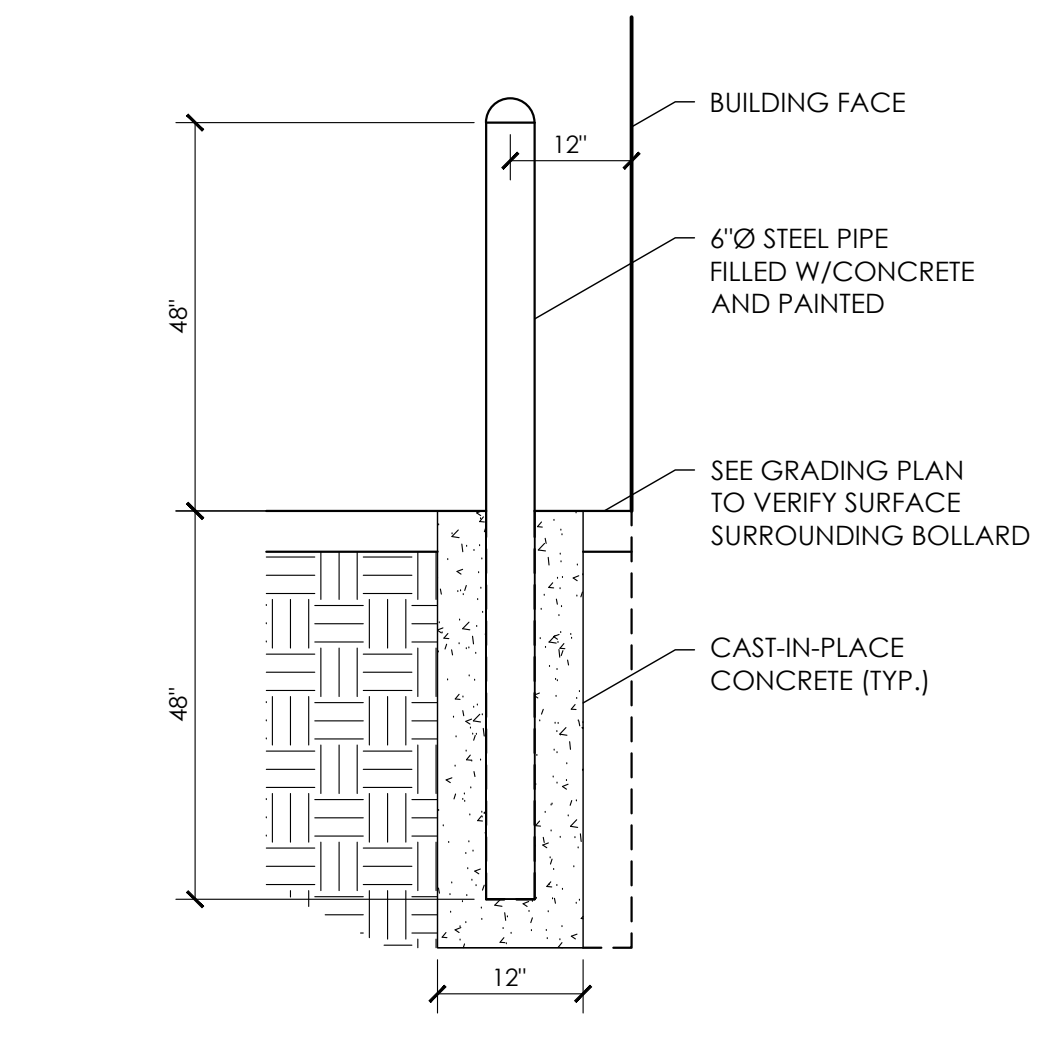
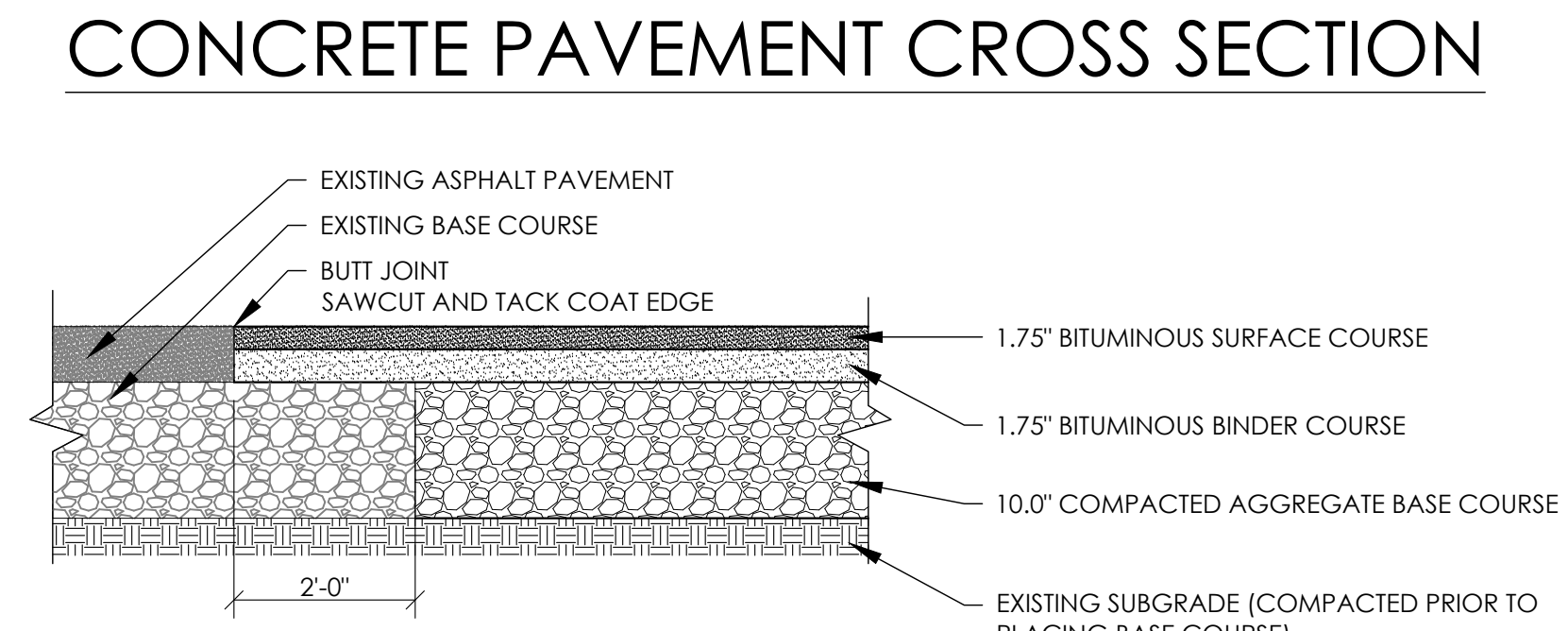
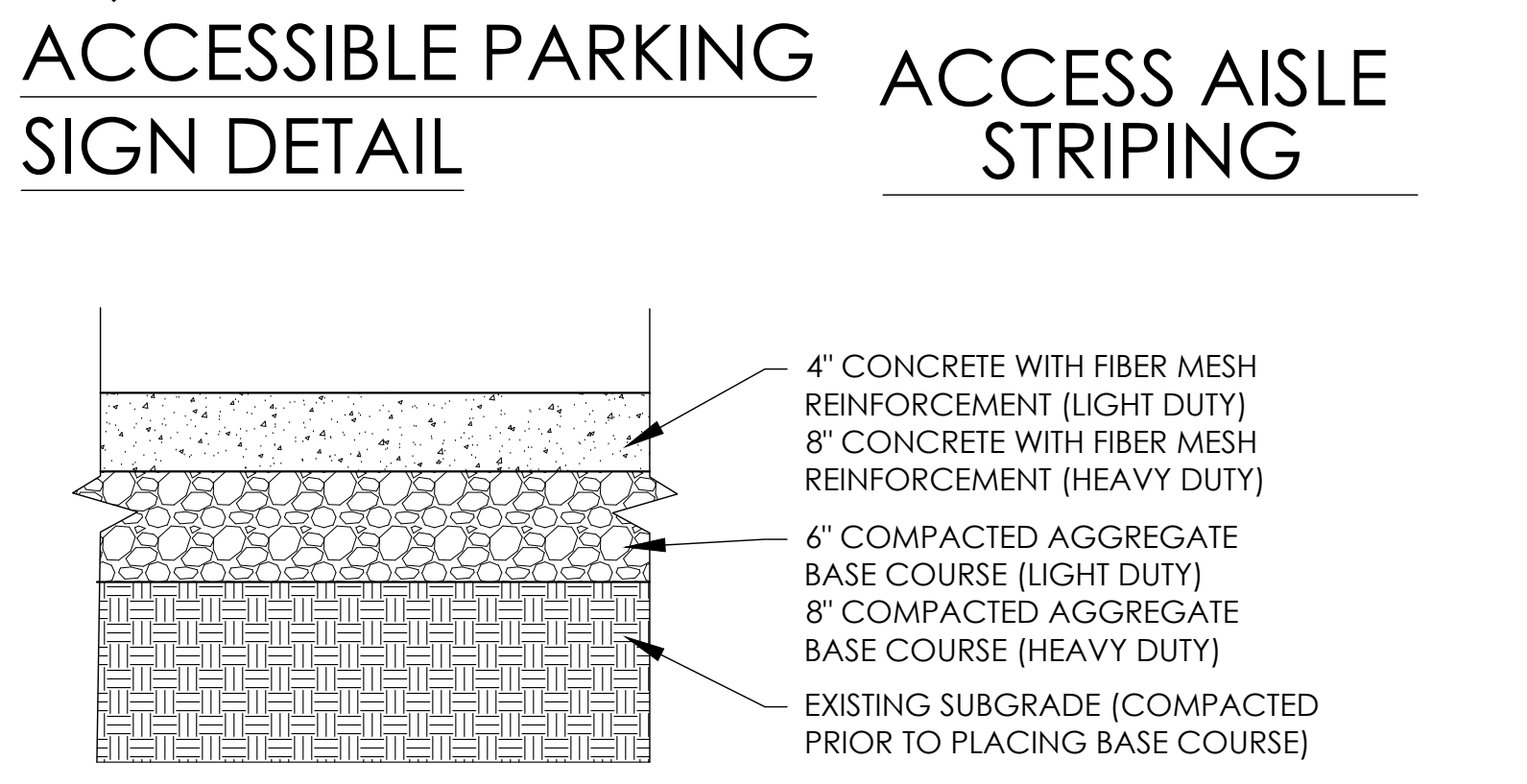
**A  
501**

PROJ. NO. 2019-62

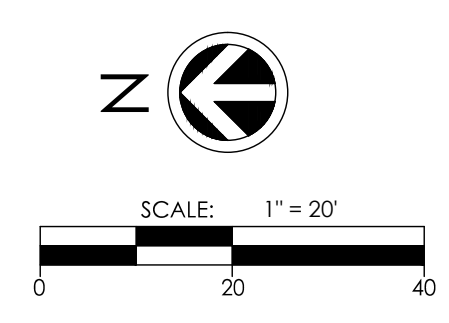
P:\2019-CONTRACTS\2019-62 A Million Dreamz\Phase - 2\Construction Documents\3.3 Site\SiteMP 2019-62.dwg



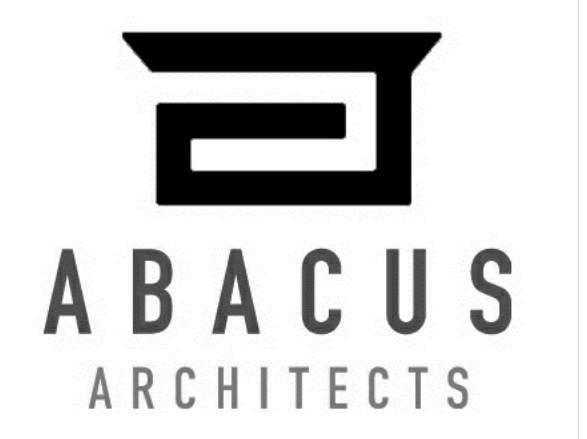
SITE LEGEND	
	EXTENTS OF PROPOSED BUILDING. REFER TO ARCHITECTURAL DRAWINGS.
	PROPOSED LIGHT DUTY PAVEMENT HATCH. SEE DETAIL.
	PROPOSED LIGHT DUTY CONCRETE HATCH. SEE DETAIL.
	PROPOSED HEAVY DUTY CONCRETE HATCH. SEE DETAIL.
	ADA ACCESSIBLE ROUTE



**DUMPSTER ENCLOSURE DETAIL**



**SITE PLAN**  
EXISTING SITE PLAN FROM 2020 APPROVAL



REVISIONS:

NOTICE TO BIDDERS  
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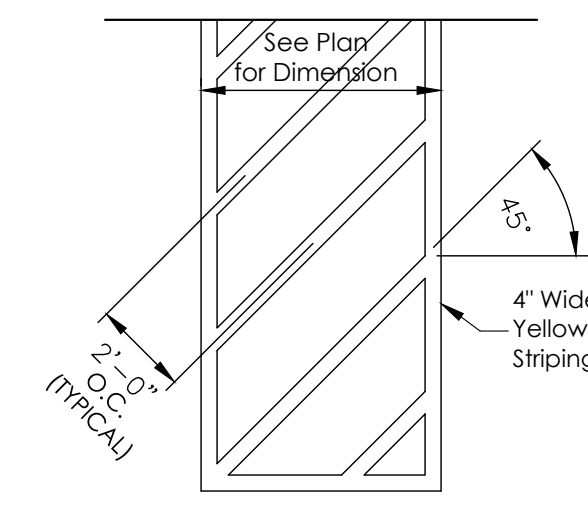
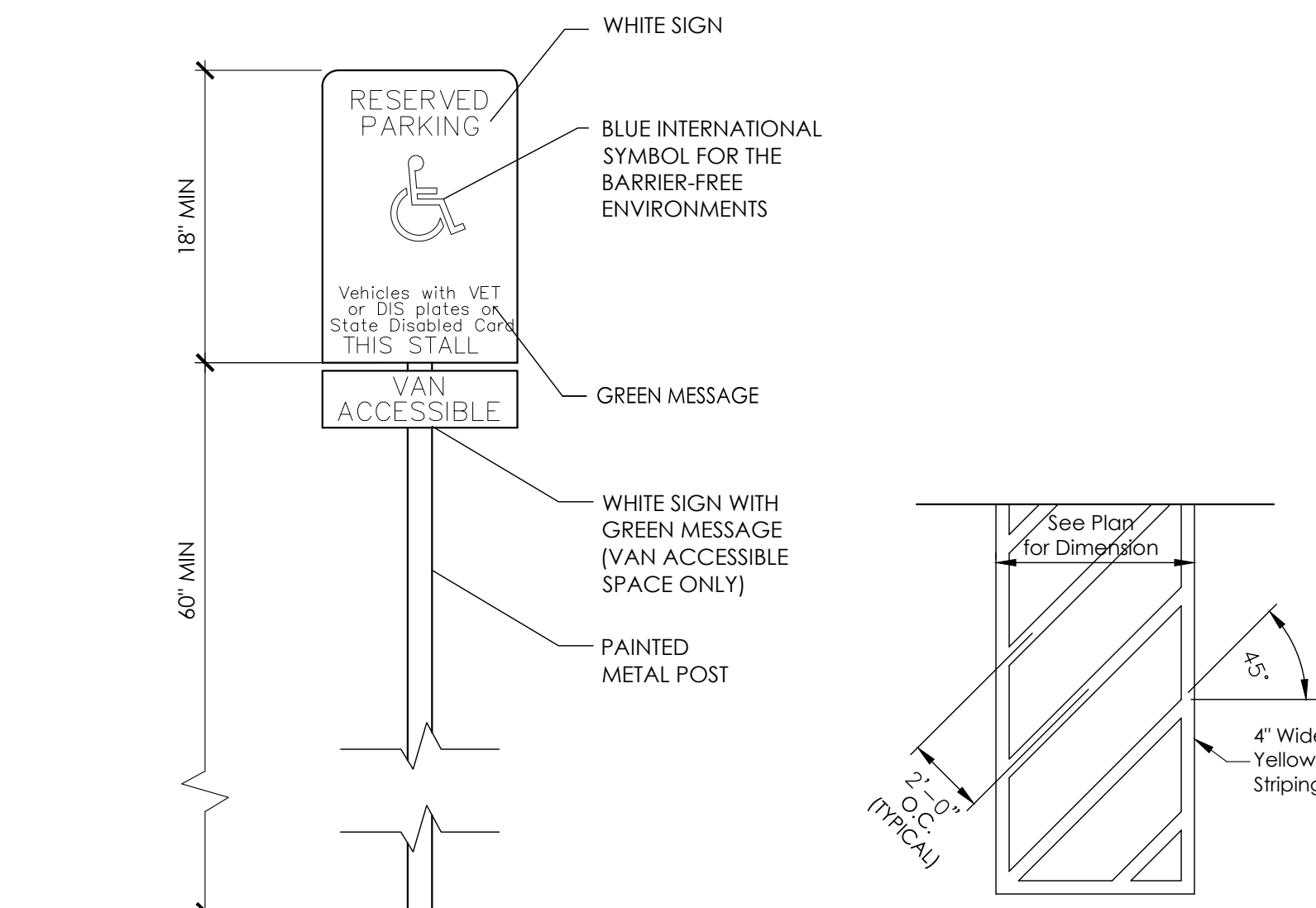
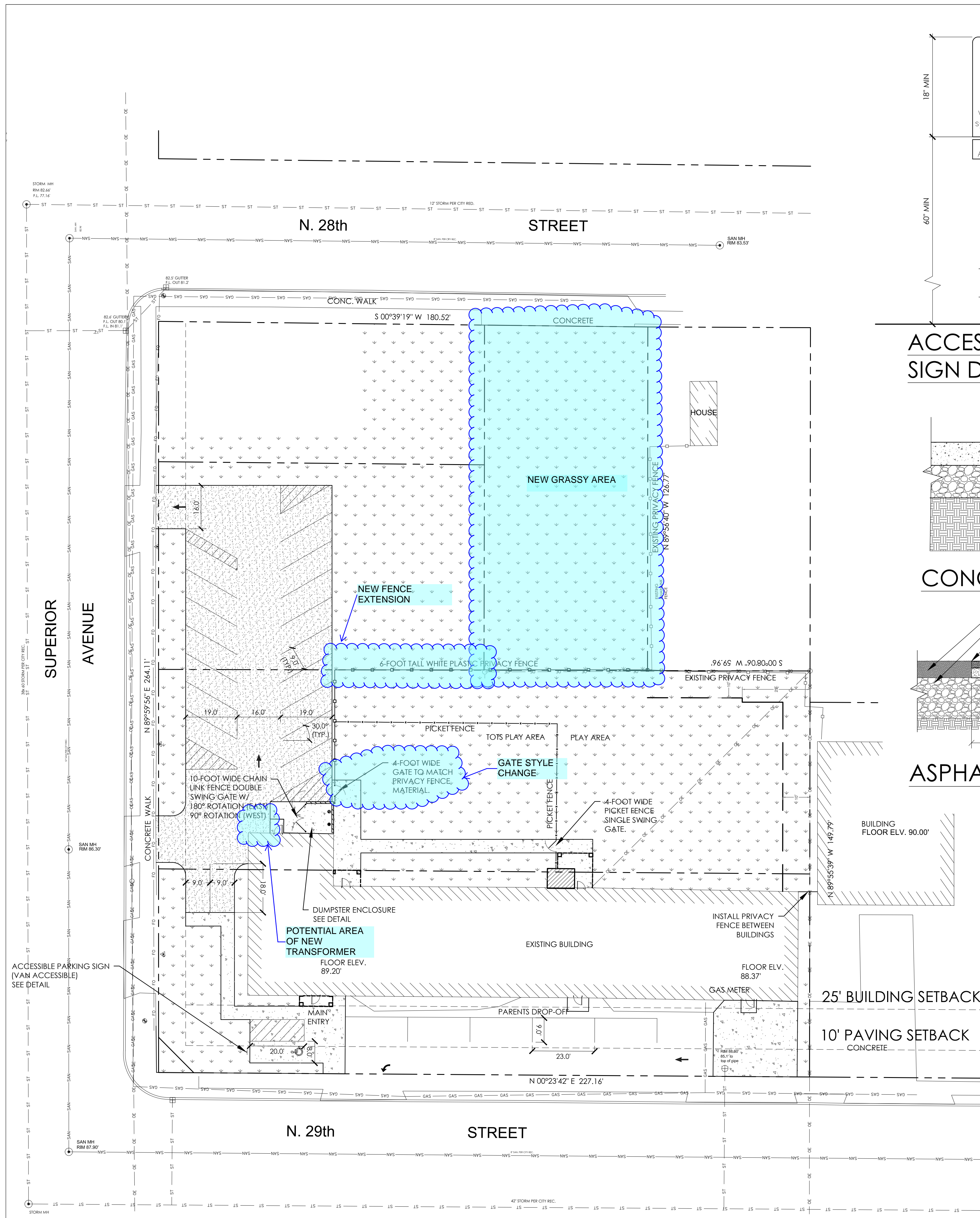
© 2019 ABACUS ARCHITECTS, INC.

ALTERATIONS TO  
**A MILLION DREAMZ**  
1423 NORTH 29TH STREET, SHEBOYGAN, WI 53081  
ABACUS ARCHITECTS INC., 1135A MICHIGAN AVENUE, SHEBOYGAN, WISCONSIN 53081 PH. 920-452-4444 FX. 920-452-9198

REVISED PLAN SET FOR REVIEW

DRAWN BY: MDW  
CHECKED BY: JRV

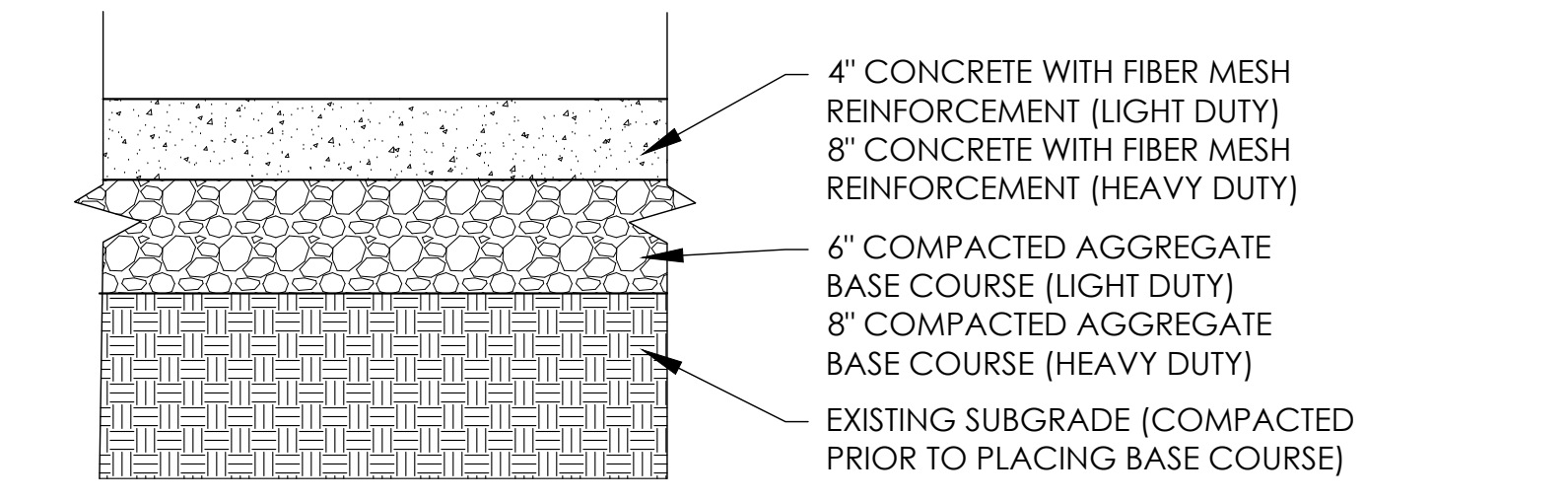
**A**  
**202**  
PROJ. NO. 2019-62



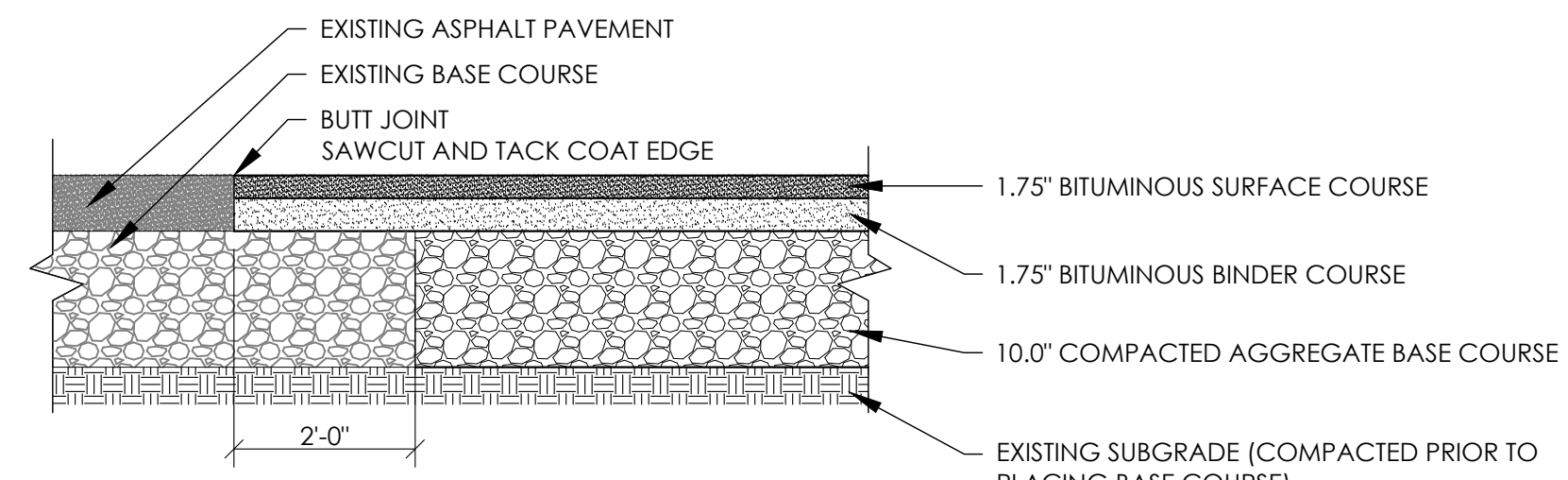
SITE LEGEND	
	EXTENTS OF PROPOSED BUILDING. REFER TO ARCHITECTURAL DRAWINGS.
	PROPOSED LIGHT DUTY PAVEMENT HATCH. SEE DETAIL.
	PROPOSED LIGHT DUTY CONCRETE HATCH. SEE DETAIL.
	PROPOSED GRASS. REFER TO LANDSCAPE PLAN FOR ADDITIONAL INFORMATION.
	ADA ACCESSIBLE ROUTE

**ACCESSIBLE PARKING SIGN DETAIL**

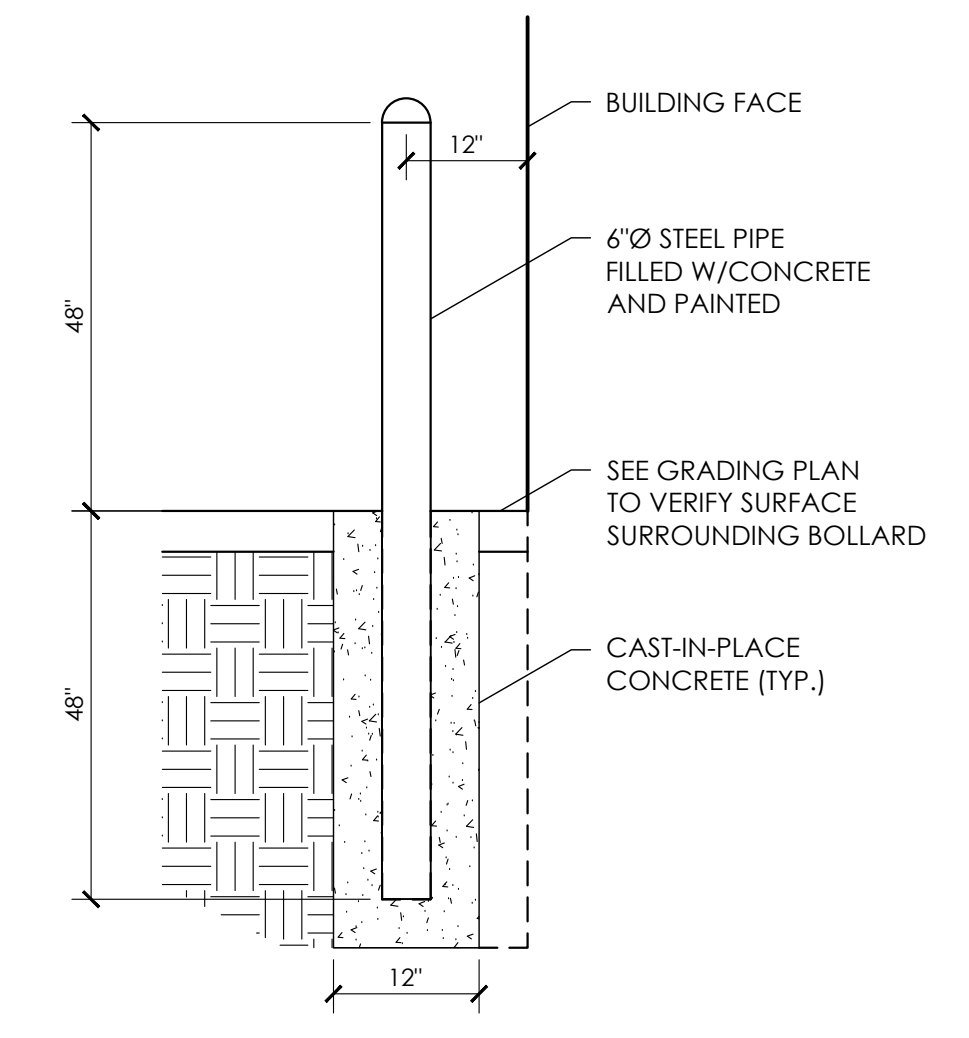
**ACCESS AISLE STRIPING**



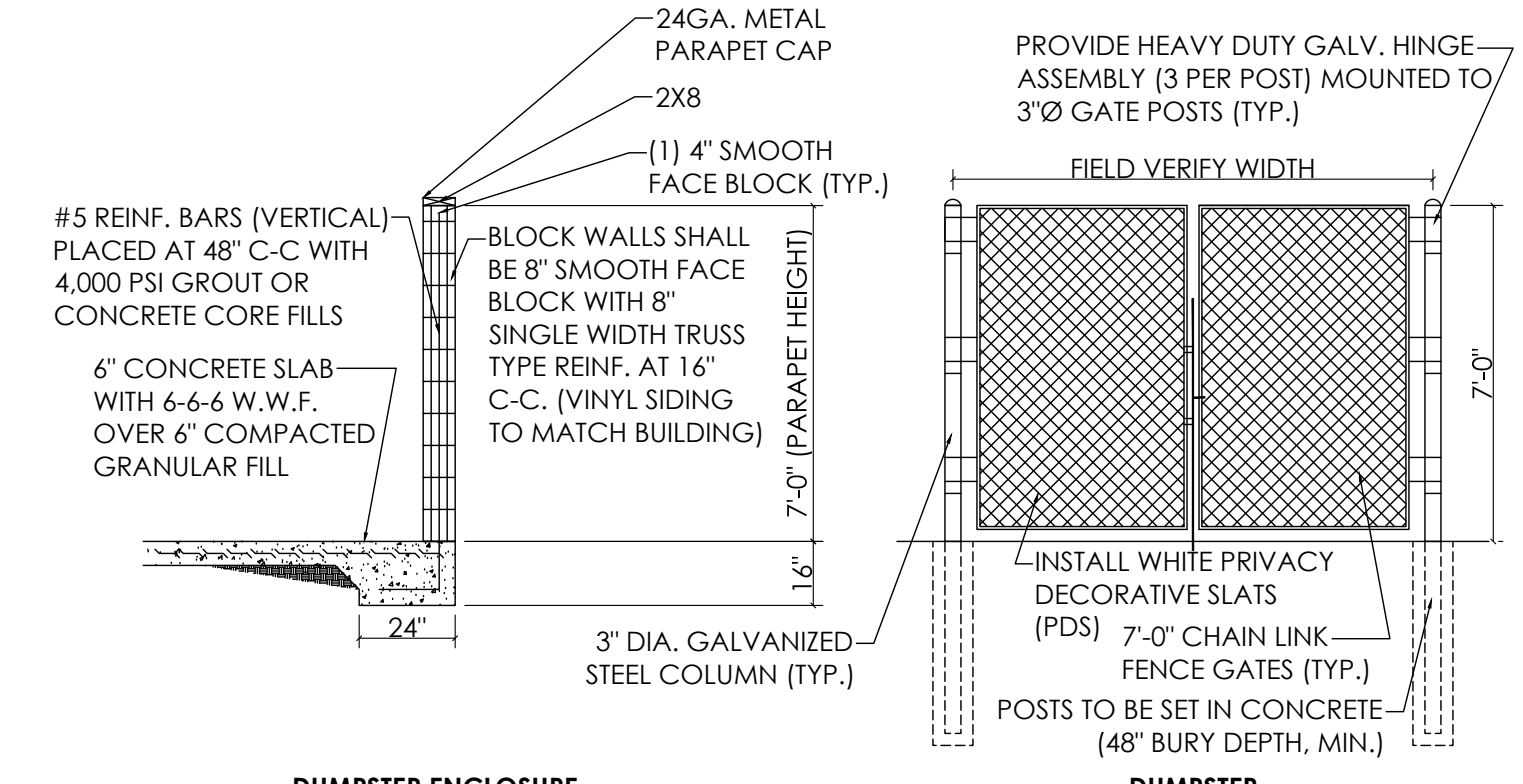
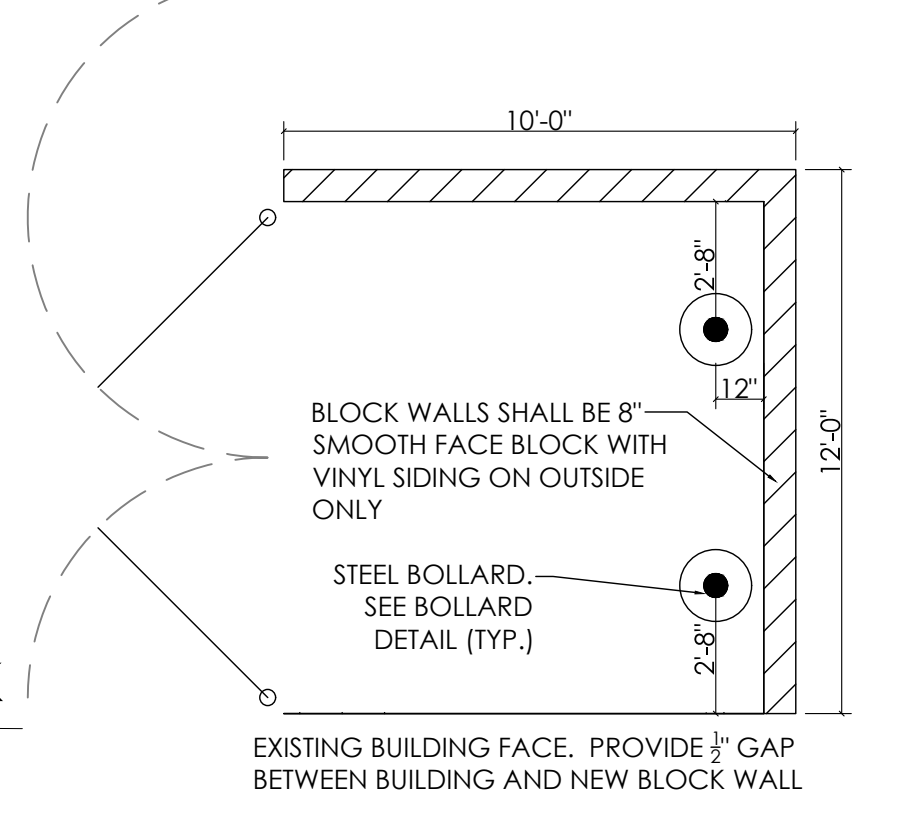
**CONCRETE PAVEMENT CROSS SECTION**



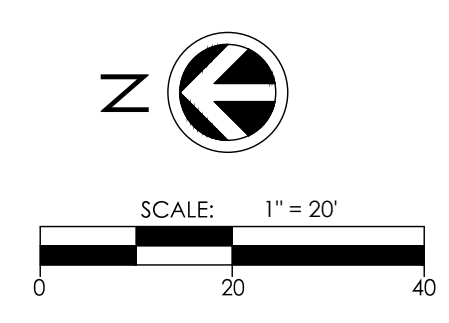
**ASPHALT PAVEMENT CROSS SECTION**



**PIPE BOLLARD DETAIL**



**DUMPSTER ENCLOSURE DETAIL**



**SITE PLAN**



REVISIONS:

NOTICE TO BIDDERS  
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December 28, 2020  
ALTERATIONS TO

**A MILLION DREAMZ**

1423 NORTH 29TH STREET, SHEBOYGAN, WI 53081  
ABACUS ARCHITECTS INC., 1135A MICHIGAN AVENUE, SHEBOYGAN, WISCONSIN 53081 PH. 920-452-4444 FX. 920-452-9198

**REVISED PLAN SET FOR REVIEW**

DRAWN BY: MDW

CHECKED BY: JRV

**A**  
**202**

PROJ. NO. 2019-62.1

REVISIONS:

NOTICE TO BIDDERS  
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ISSUE DATE: DECEMBER 16, 2020  
ADDITIONS AND ALTERATIONS TO:

**A MILLION DREAMZ**

1423 NORTH 29TH STREET, SHEBOYGAN, WI, 53081

1135A MICHIGAN AVE., SHEBOYGAN, WI 53081 | (920) 452-4444 | 225 EAST ST., PAUL AVE., MILWAUKEE, WI 53202 | (414) 837-6450

REVISED PLAN SET FOR REVIEW

DRAWN BY: GAD

CHECKED BY: KLK

**A**  
**301**

PROJ. NO. 2019-62.1

**LIFE SAFETY PLAN LEGEND**

- ACCESSIBLE PATH OF EGRESS
- 33" ◀ EXIT AND AVAILABLE EXIT INCHES
- FE-1 & FE-2 FIRE EXTINGUISHER
- 1 - HOUR FIRE BARRIER
  - REQUIRED AT ALL WALLS WHICH ENCLOSE RATED ROOMS
  - EXTEND TO UNDERSIDE OF FLOOR OR ROOF SHEATHING, OR SLAB OR DECK ABOVE

**SANITARY FIXTURES  
(FIRST & SECOND FLOOR)**

252 TOTAL DAYCARE OCCUPANTS x 0.6 = 152 OCCUPANTS FOR SANITARY FIXTURES

152 DAYCARE OCCUPANTS:

76 FEMALES  
76/15 = 5.0 WATER CLOSETS  
76/15 = 5.0 LAVATORIES

76 MALES  
76/15 = 5.0 WATER CLOSETS  
76/15 = 5.0 LAVATORIES

51 TOTAL ASSEMBLY OCCUPANTS x .6 = 31 OCCUPANTS FOR SANITARY FIXTURES

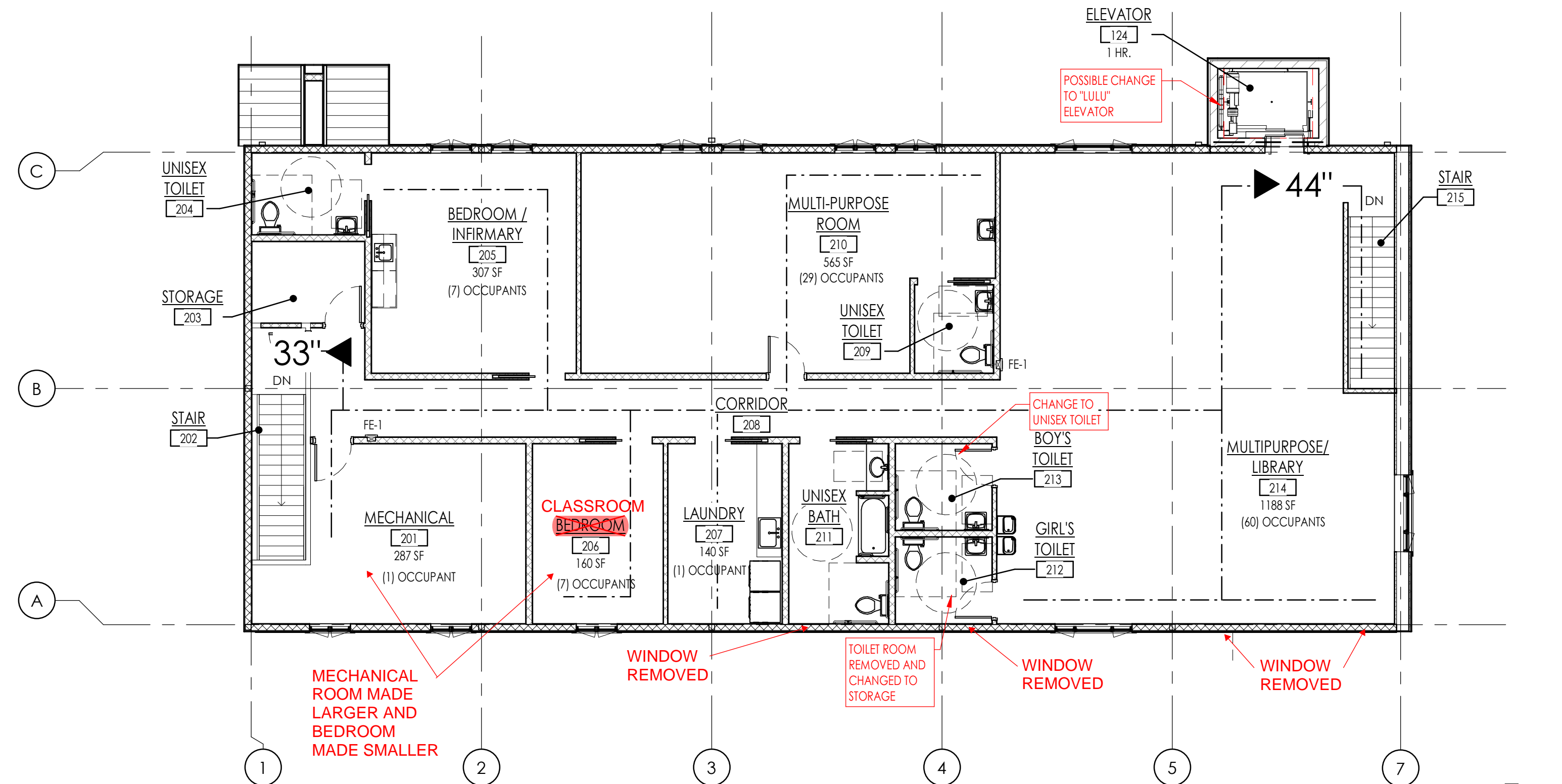
31 ASSEMBLY OCCUPANTS  
16 FEMALES  
16/75 = 0.2 WATER CLOSETS  
16/200 = 0.2 LAVATORIES

16 FEMALES  
16/75 = 0.2 WATER CLOSETS  
16/200 = 0.2 LAVATORIES

TOTAL REQUIRED

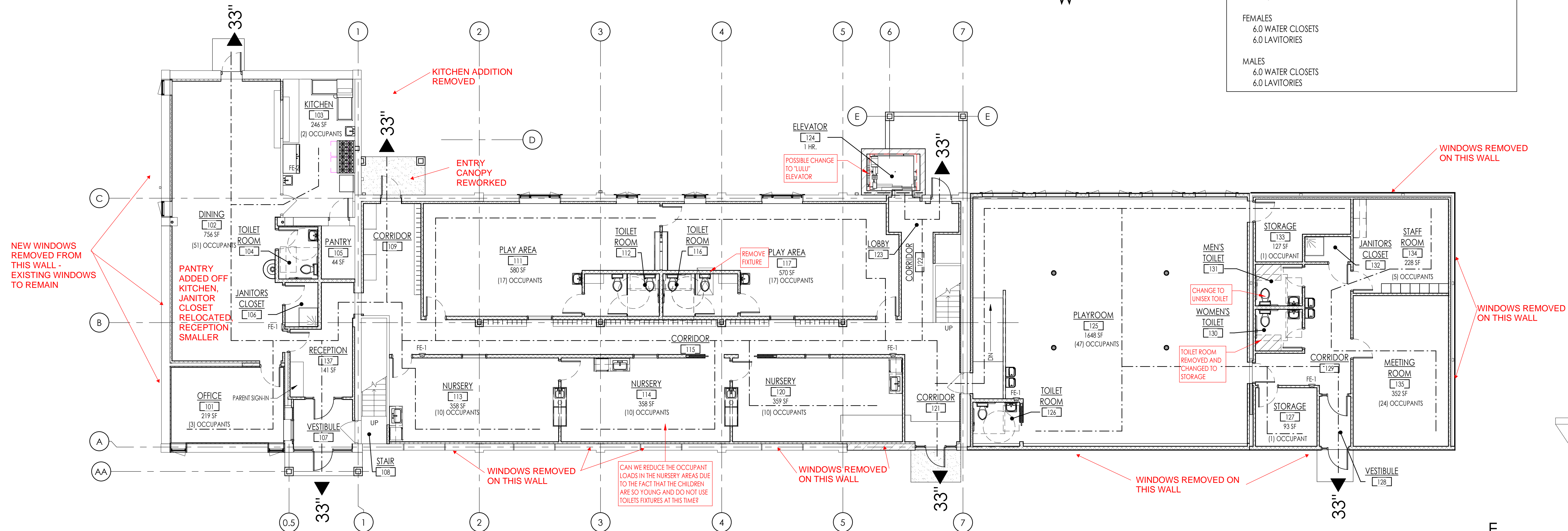
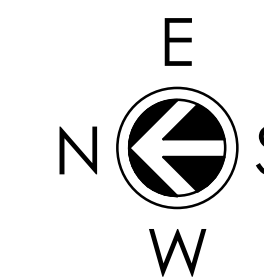
FEMALES  
6.0 WATER CLOSETS  
6.0 LAVATORIES

MALES  
6.0 WATER CLOSETS  
6.0 LAVATORIES



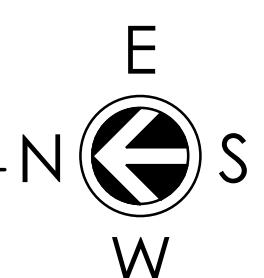
**SECOND FLOOR - ALTERATIONS - LIFE SAFETY PLAN**

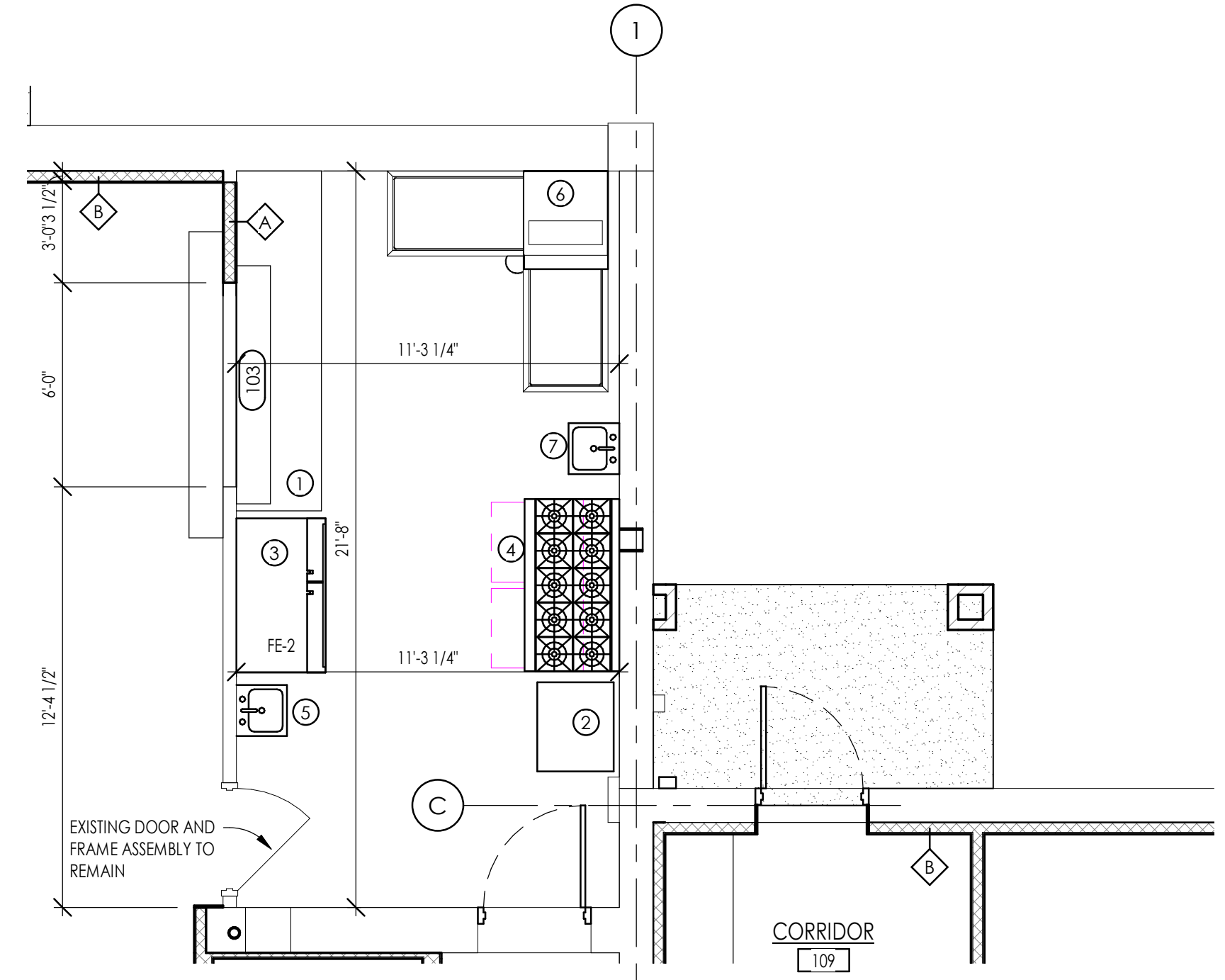
SCALE: 1/8" = 1'-0"



**FIRST FLOOR - ALTERATIONS - LIFE SAFETY PLAN**

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





KITCHEN EQUIPMENT KEYNOTES	
NO.	DESCRIPTION
1	10'-0" LONG x 2'-6" DEEP x 2'-10" TALL STAINLESS STEEL WORK TABLE.
2	UPRIGHT FREEZER - 27" x 31.5".
3	COMMERCIAL REFRIGERATOR - 54.4" x 31.5".
4	COMMERCIAL STOVE - 60.75" LONG x 41.75" DEEP x 59.5" TALL.
5	STAINLESS STEEL HAND WASH SINK.
6	CORNER DISHWASHER W/ 4'-0" LONG SINK AND TABLE EXTENSIONS.
7	STAINLESS STEEL FOOD PREP SINK.

**GENERAL PLAN NOTES**

- ALL LOOSE FURNISHINGS SHOWN ON PLANS ARE NOT IN CONTRACT AND ARE SHOWN FOR REFERENCE PURPOSES ONLY. ANY DEVICES OR EQUIPMENT TO BE LOCATED BASED UPON LOCATION OR CONFIGURATION OF LOOSE FURNISHINGS SHALL BE VERIFIED WITH THE OWNER PRIOR TO INSTALLATION.
- INTERIOR DIMENSIONS TAKEN FROM FACE OF STUD TO FACE OF STUD.

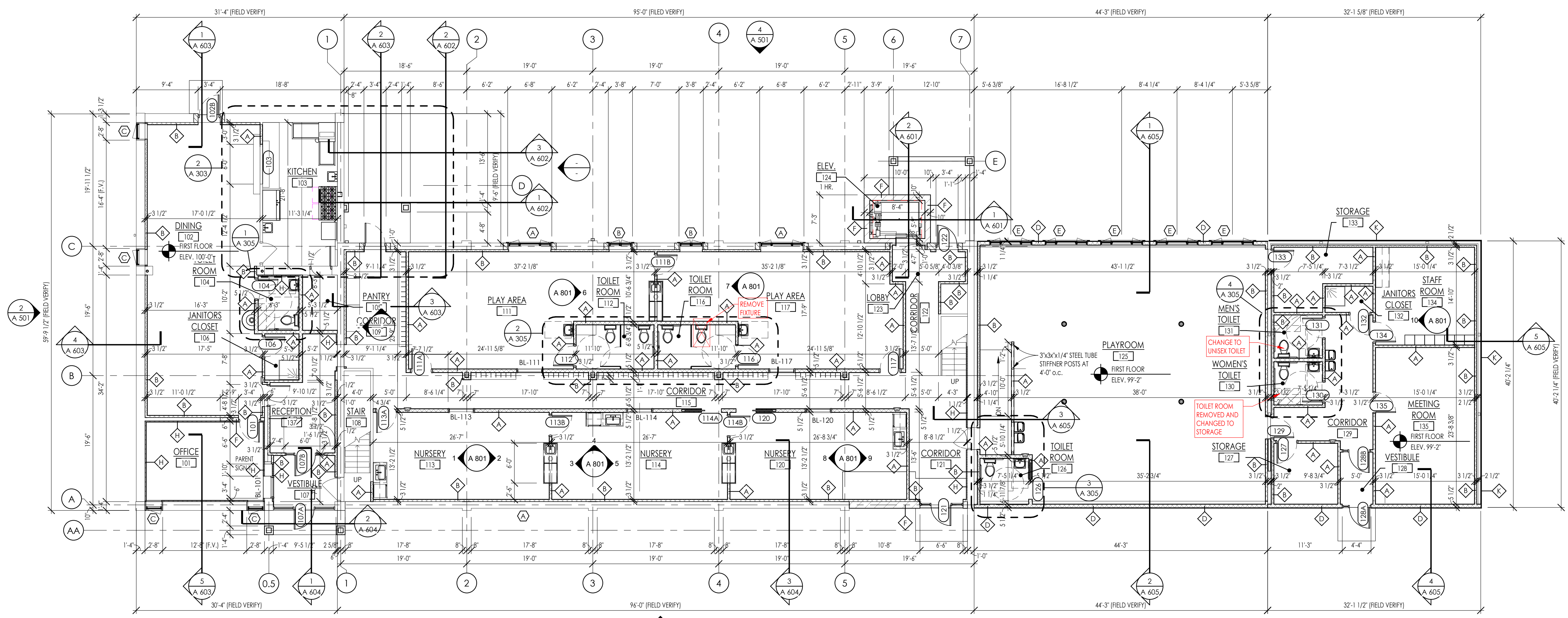


REVISIONS:

NOTICE TO BIDDERS  
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**#103 KITCHEN PLAN**  
 SCALE: 1/4" = 1'-0"  
 N S  
 W E



**FIRST FLOOR PLAN - ALTERATIONS**  
 SCALE: 1/8" = 1'-0"  
 N S  
 W E

ISSUE DATE: DECEMBER 16, 2020  
 ADDITIONS AND ALTERATIONS TO:

**A MILLION DREAMZ**

1423 NORTH 29TH STREET, SHEBOYGAN, WI, 53081  
 1135A MICHIGAN AVE., SHEBOYGAN, WI 53081 | (920) 452-4444 | 225 EAST ST. PAUL AVE., MILWAUKEE, WI 53202 | (414) 837-6450

REVISED PLAN SET FOR REVIEW

DRAWN BY: GAD

CHECKED BY: KLK

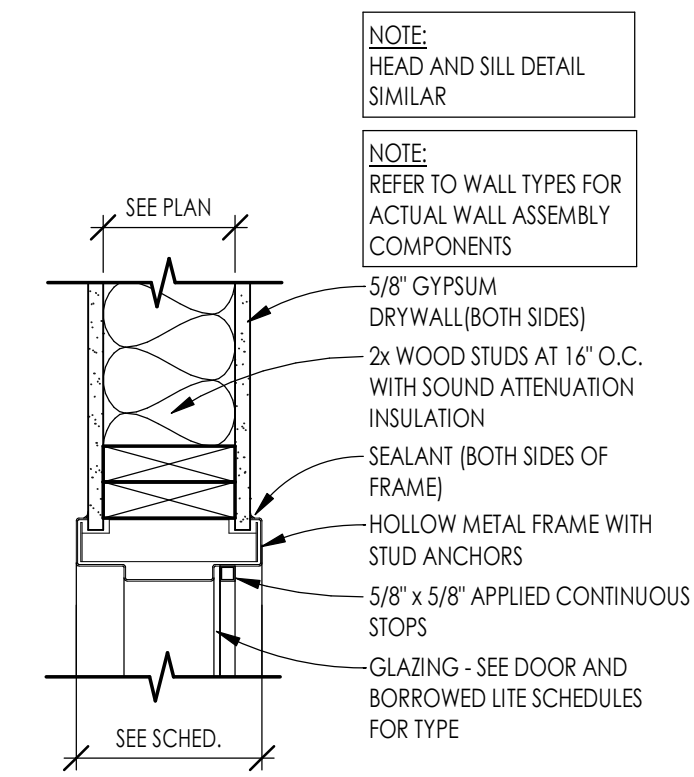
**A**  
**303**

PROJ. NO. 2019-62.1

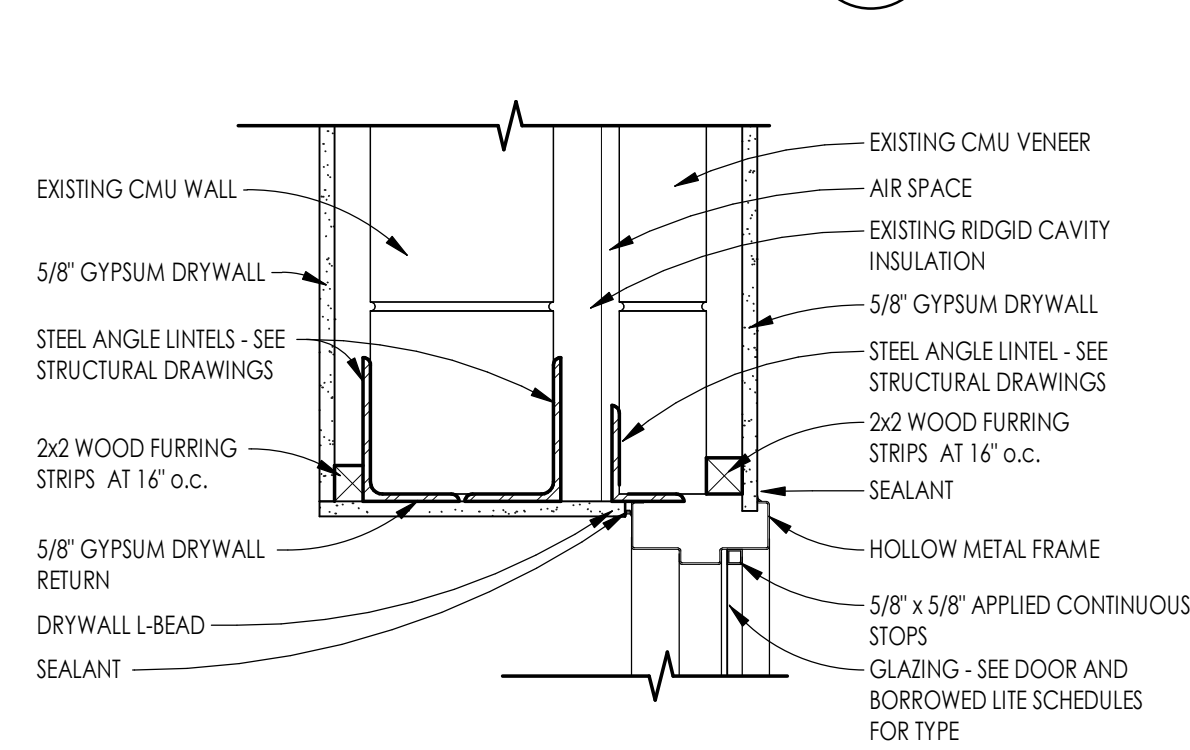
REVISIONS:

**GENERAL PLAN NOTES**

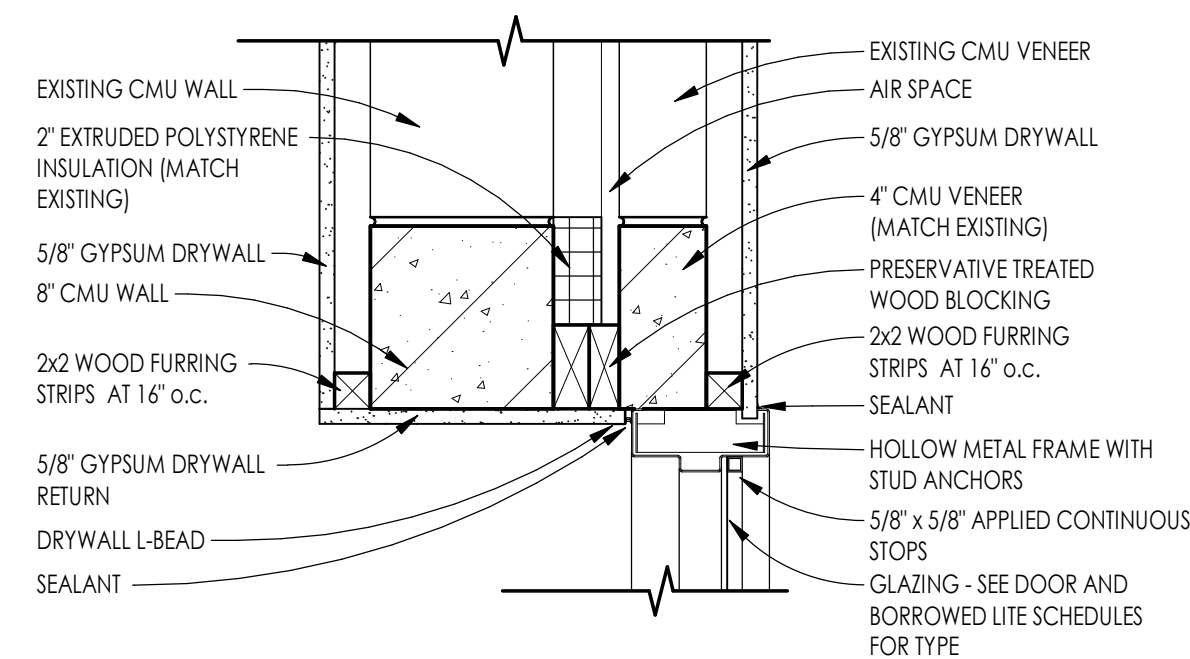
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- INTERIOR DIMENSIONS TAKEN FROM FACE OF STUD TO FACE OF STUD.



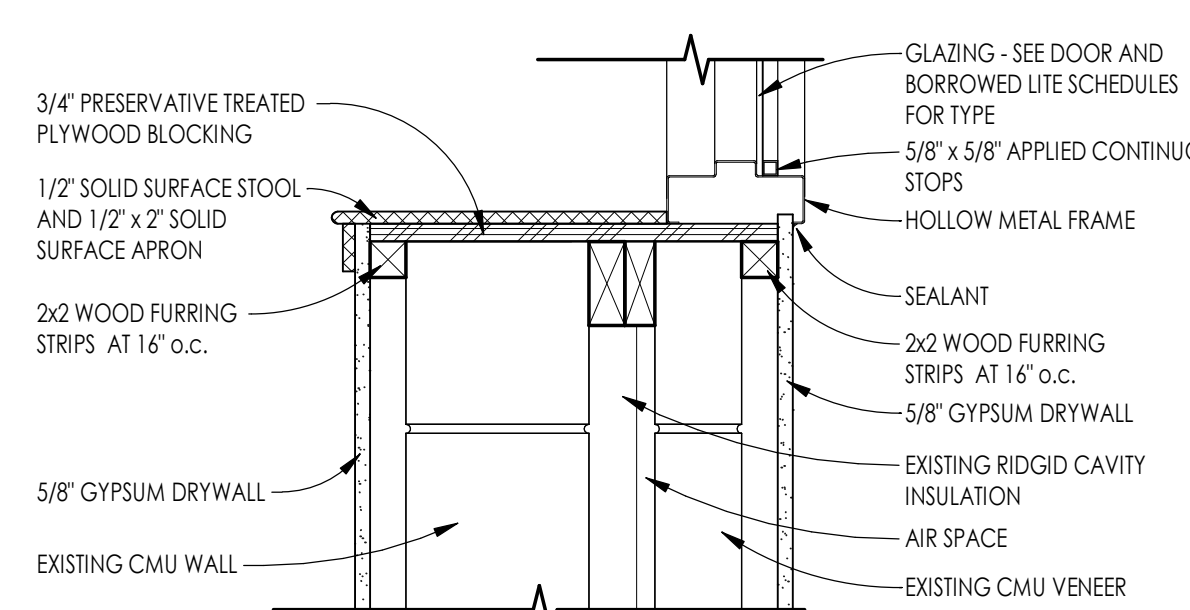
**JAMB DETAIL 7**  
SCALE: 1 1/2" = 1'-0" A 304



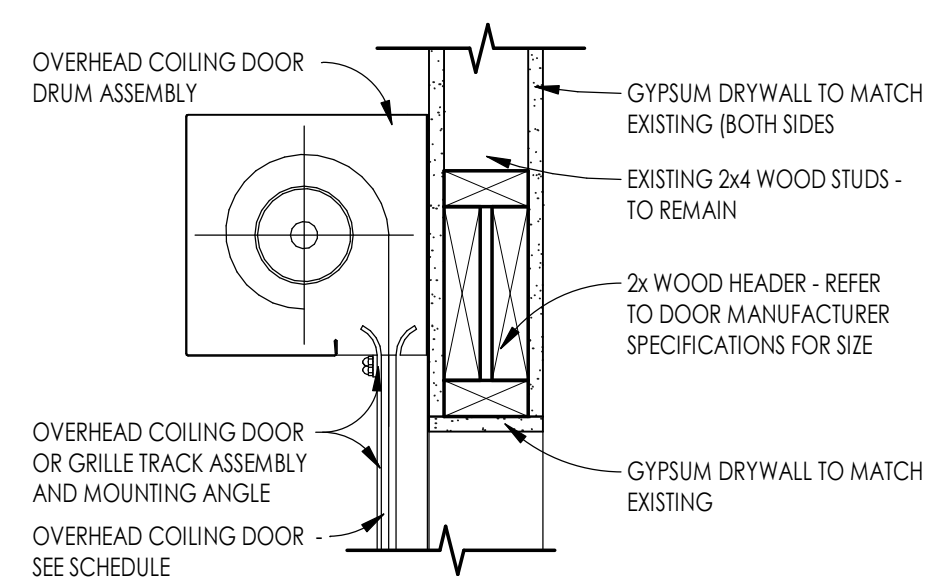
**HEAD DETAIL 6**  
SCALE: 1 1/2" = 1'-0" A 304



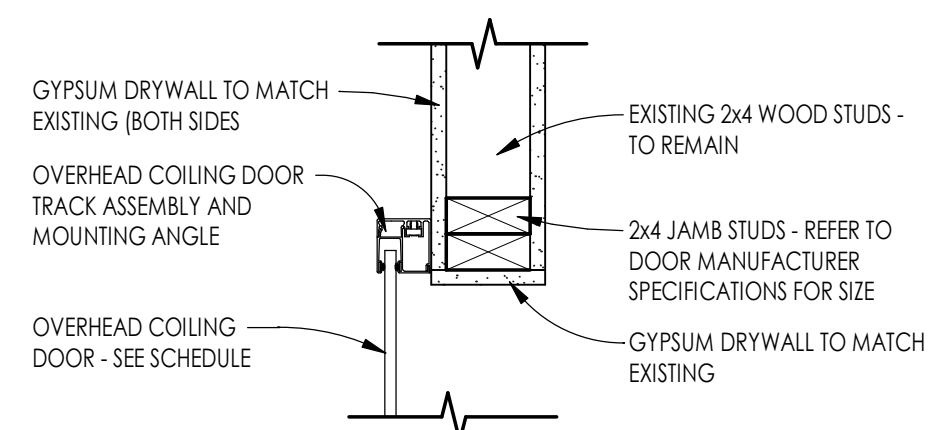
**JAMB DETAIL 5**  
SCALE: 1 1/2" = 1'-0" A 304



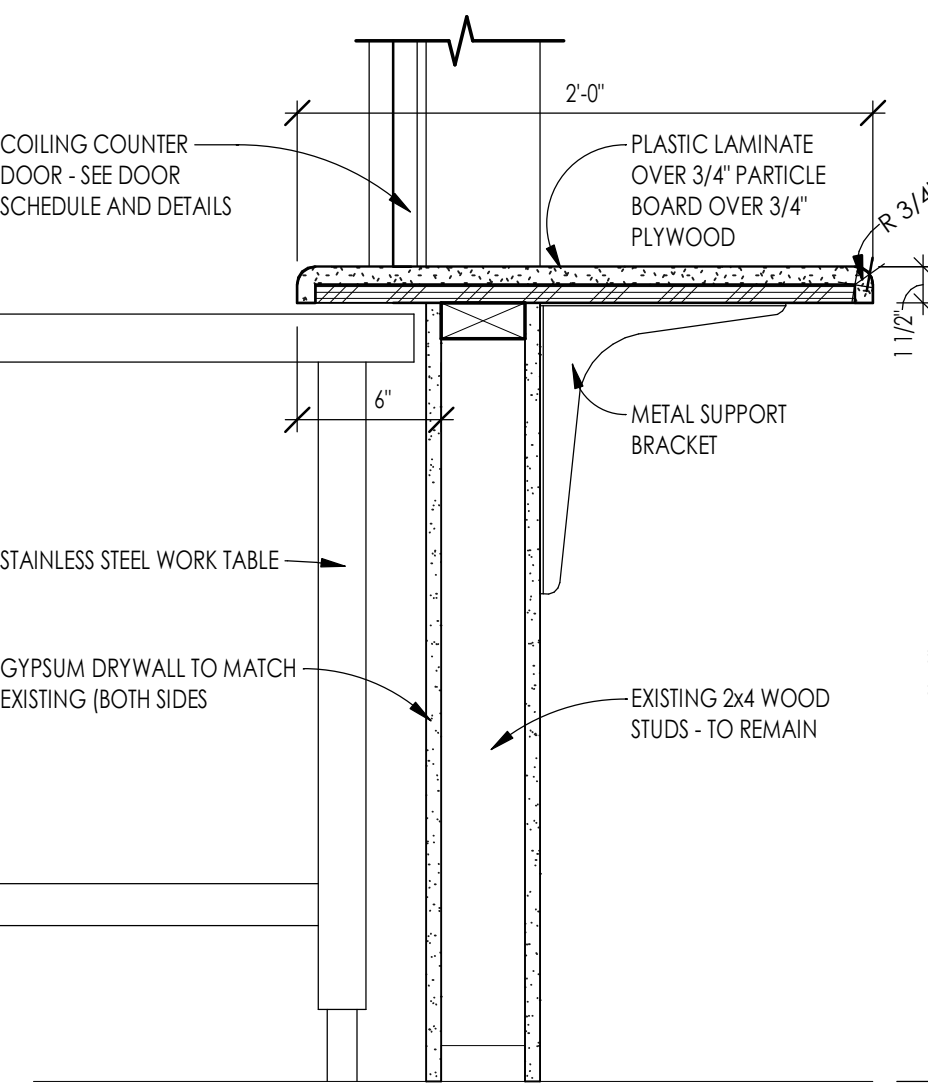
**SILL DETAIL 4**  
SCALE: 1 1/2" = 1'-0" A 304



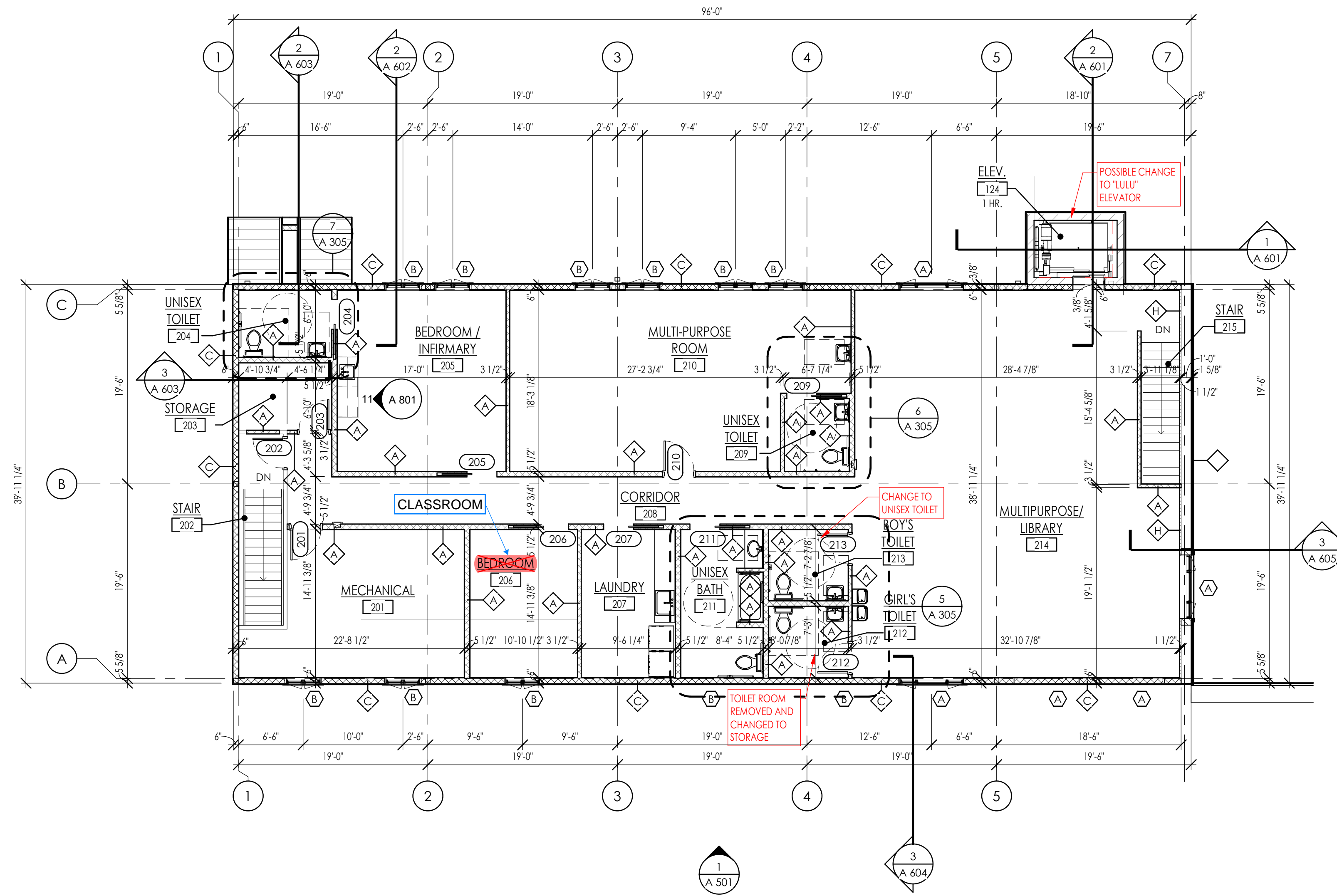
**HEAD DETAIL 3**  
SCALE: 1 1/2" = 1'-0" A 304



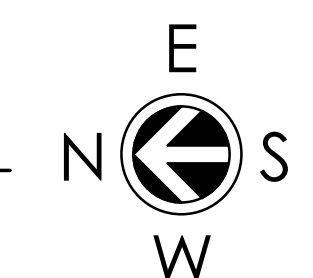
**JAMB DETAIL 2**  
SCALE: 1 1/2" = 1'-0" A 304



**SILL DETAIL 1**  
SCALE: 1 1/2" = 1'-0" A 304



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



NOTICE TO BIDDERS  
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REVISED PLAN SET FOR REVIEW

DRAWN BY: GAD

CHECKED BY: KLK

**A**  
**304**

PROJ. NO. 2019-62.1

ELEVATION KEYNOTES	
NO.	DESCRIPTION
1	EXISTING CMU WALL - PAINTED
2	EXISTING MASONRY VENEER - PAINTED
3	SMOOTH FACE CMU - PAINTED
4	4" SMOOTH FACE CMU VENEER - PAINTED
5	4" FLUTED CMU VENEER - PAINTED
6	STRAND SUBSTRATE LAP SIDING
7	PRE-FINISHED METAL STANDING SEAM ROOF PANELS
8	PRE-FINISHED METAL FASCIA
9	STRAND SUBSTRATE TRIM BAND
10	ALUMINUM ENTRANCE DOOR AND FRAME
11	HOLLOW METAL DOOR AND FRAME - PAINTED
12	ALUMINUM CLAD CASEMENT WINDOW
13	PRE-FINISHED METAL GUTTER
14	PRE-FINISHED METAL DOWNSPOUT

METAL SIDING PANELS TO BE REPLACED WITH STRAND SUBSTRATE SIDING. METAL TRIM TO BE REPLACED WITH STRAND SUBSTRATE TRIM BOARDS. COLORS TO REMAIN AS CLOSE AS POSSIBLE.

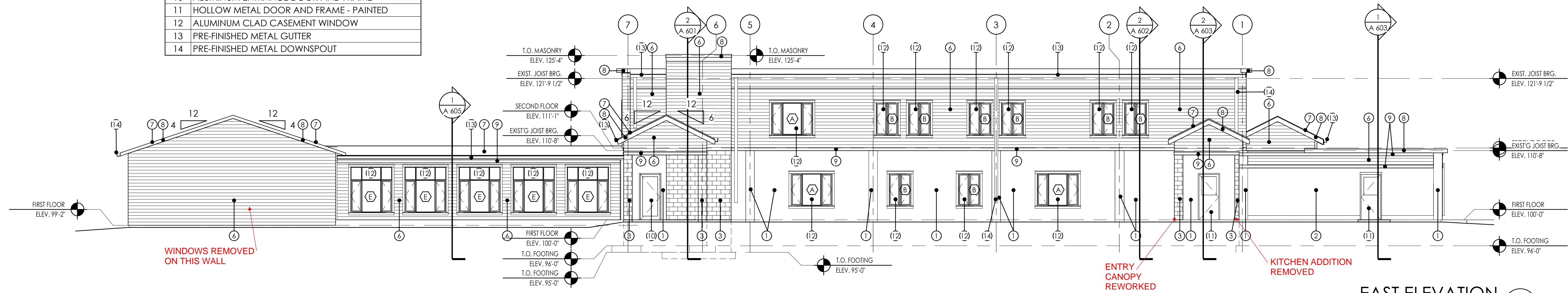
- ### GENERAL EXTERIOR ELEVATION NOTES
- ALL EXPOSED MISC. EXTERIOR STEEL SHALL BE PAINTED VERIFY COLOR WITH OWNER.
  - MASONRY COURSING SHOWN FOR MATERIAL REPRESENTATION ONLY. ACTUAL COURSING MAY VARY.
  - MASONRY CONTROL JOINTS SHALL BE LOCATED AT ALL MASONRY HEIGHT CHANGES, WINDOW OPENINGS, DOOR OPENINGS, 5' MAX. FROM BUILDING CORNERS, AND 25' MAX. AT CONTINUOUS WALL LOCATIONS.



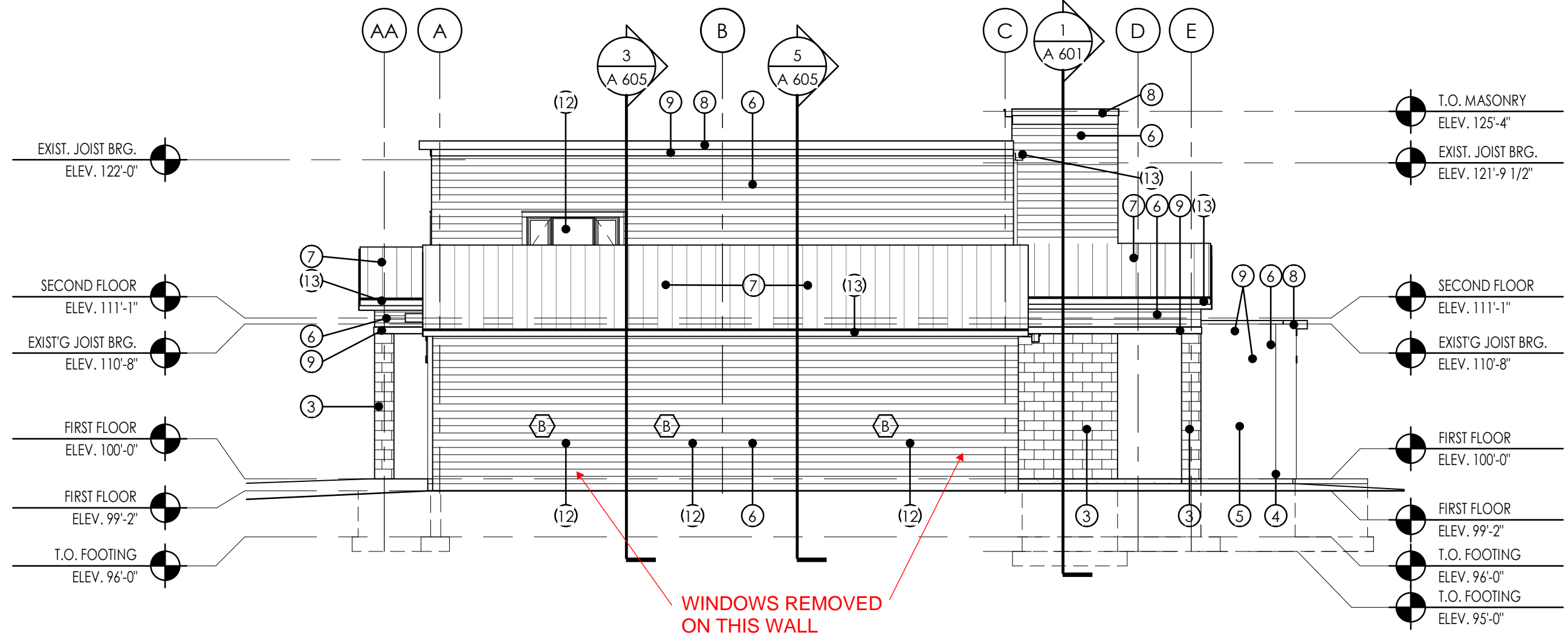
REVISIONS:

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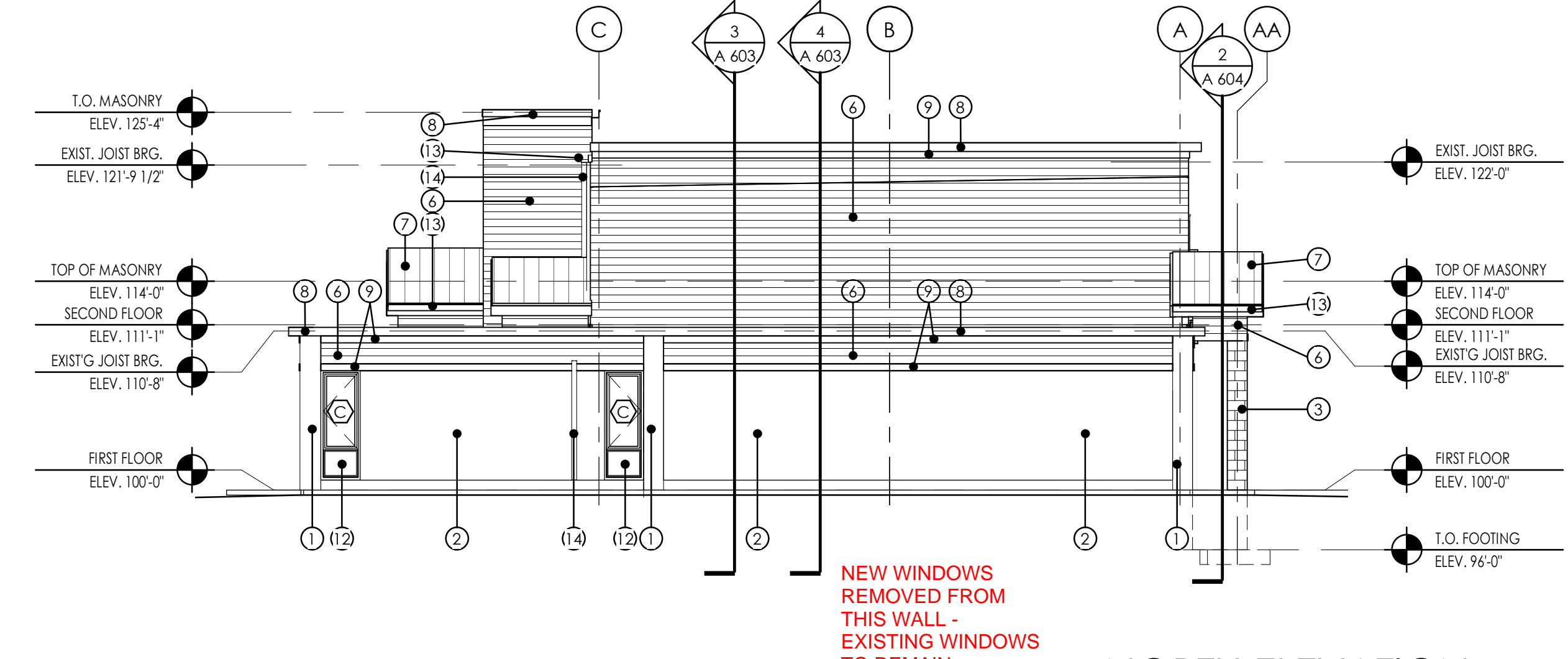
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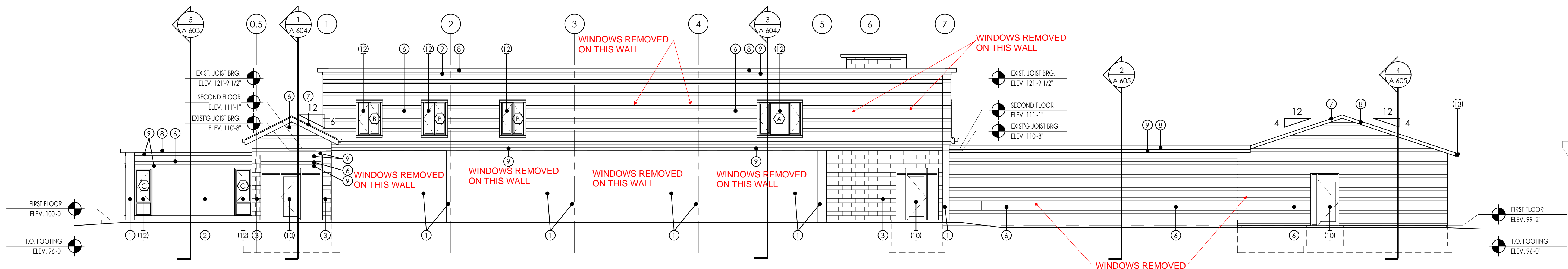
**EAST ELEVATION** 4  
SCALE: 1/8" = 1'-0" A 501



**SOUTH ELEVATION** 3  
SCALE: 1/8" = 1'-0" A 501



**NORTH ELEVATION** 2  
SCALE: 1/8" = 1'-0" A 501



**WEST ELEVATION** 1  
SCALE: 1/8" = 1'-0" A 501

ISSUE DATE: DECEMBER 16, 2020  
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REVISED PLAN SET FOR REVIEW

DRAWN BY: GAD

CHECKED BY: KLK

**A**  
**501**

PROJ. NO. 2019-62.1

**CITY OF SHEBOYGAN**

**REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION**

---

**ITEM DESCRIPTION:** Exterior remodel of Harbor Petro Station at 905 Indiana Avenue.

---

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

---

**REPORT DATE:** February 5, 2021

**MEETING DATE:** February 8, 2021

---

**FISCAL SUMMARY:**

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

**STATUTORY REFERENCE:**

Wisconsin Statutes:  
Municipal Code: N/A

---

**BACKGROUND / ANALYSIS:**

Vision Architecture is proposing exterior renovations and site improvements at Harbor Petro Station at 905 Indiana Avenue.

The applicant states the following about the existing business:

- The existing business is operating as a convenience store and service station. Current business activities include gasoline sales, and grab and go snacks and beverages. The rear portion of the building includes a large storage room and an abandoned car wash.

The applicant states the following about the proposed changes to the business/property:

- The goal of the project is to convert the abandoned car wash bay into a small restaurant (new dining and kitchen area). The restaurant/kitchen space is approximately 1,300sf and would include a kitchen, two (2) restrooms, an order counter and limited seating. The new dining space area will have several tables that will seat approximately 12 customers. It is anticipated that most of the restaurant orders will be grab and go with most of them coming from fuel customers.
- The kitchen will be run under the same ownership as the gas station. There will be an employee who will manage the kitchen/restaurant. Food will be grab and go items such as pizza, sandwiches, fish fry and appetizers.
- There will be a commercial hood in the open kitchen area for a grill and fryer exhausted straight through the roof. All mechanicals will be located either within the building or on the roof behind existing parapet walls.

- The renovations will occur within the existing building walls; no additions are planned as part of this project. The existing fuel canopy will remain as is.
- A new dumpster enclosure will be provided on the west side of the building. The enclosure will be constructed of concrete masonry and will be painted to match the building. A gate will be included in the design and will be finished with composite siding boards. Locating the dumpster enclosure location to this side of the building will make it less visible.
- Some of the excess pavement is being removed to provide some green space around the building. The total impervious area of the site will be reduced.
- The existing driveways will remain as-is. We plan to modify the access to the south alley in order to provide three (3) parking stalls.

The applicant states the following about the proposed exterior renovation:

- The existing building orientation, design and overall characteristics will remain. The exterior renovations to the building will include painting the existing concrete masonry and installing new storefront where the previous overhead doors were located. In this scheme, the intent is to modernize this facility and provide visual interest through horizontal and vertical elements.
- The red mansard roof edge is remaining. A combination gray tones are incorporated to provide a base and middle for the building. The dark gray color is used to introduce vertical element to the otherwise horizontal façade.
- The proposed renovations will significantly improve the aesthetics of the building and will be an attractive addition to the Indiana Avenue neighborhood.

**STAFF COMMENTS:**

The City would like to see the overall look and feel of the Indiana Avenue corridor improved. The Harbor Petro remodel project has the potential to positively impact the look and feel of the neighborhood at the intersection of S. 9<sup>th</sup> Street and Indiana Avenue.

**ACTION REQUESTED:**

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

**ATTACHMENTS:**

Architectural Review Board Application and required attachments.

PARCEL NO.: 59281300680

MAP NO.: \_\_\_\_\_

ZONING CLASSIFICATION: LLD

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: ADAM JAMES - VISION ARCHITECTURE, LLC

ADDRESS: P.O. Box 224, NEEVAH, WI 54956

E-MAIL ADDRESS: ADAM@VISION-ARCHITECTURE.NET

PHONE: (920) 904-4300 FAX NO.: ( )

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

NAME OF PROPOSED/EXISTING BUSINESS: HARBOR PETRO

ADDRESS OF PROPERTY AFFECTED: 905 INDIANA AVE

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

DESCRIPTION OF PROPOSED PROJECT: RENOVATE EXISTING  
ABANDON CAR WASH INTO SMALL RESTAURANT,

DESCRIPTION OF EXISTING EXTERIOR DESIGN AND MATERIALS: EXISTING  
EXTERIOR CONSISTS OF PAINTED CONCRETE BLOCK,  
METAL PANELS + STOREFRONT.

DESCRIPTION OF THE PROPOSED EXTERIOR DESIGN AND MATERIALS: THE EXISTING CONCRETE BLOCK WILL BE REPAINTED,  
THE METAL MAUSARD PANELS WILL REMAIN +  
NEW STOREFRONT WILL BE PROVIDED TO MATCH EXISTING.

3. NAMES AND ADDRESSES

OWNER OF SITE: BASUDEN ADHIKARI

ADDRESS: 916 MULBERRY LANE, KOWLER, WI 53044

EMAIL: \_\_\_\_\_

PHONE: (920) 226-1786 FAX NO.: ( )

ARCHITECT: ADAM JAMES - VISION ARCHITECTURE, LLC

ADDRESS: P.O. Box 224 NEENAH, WI 54956

EMAIL ADDRESS: ADAM@VISION-ARCHITECTURE.NET

PHONE: (920) 904-4300 FAX NO.: ( )

CONTRACTOR: CR STRUCTURES, INC

ADDRESS: 327 RANDOLF DR, APPLETON, WI 54913

EMAIL: JEFF@CRSTRUCTURES.COM

PHONE: (920) 858-1648 FAX NO.: ( )

4. APPLICATION SUBMITTAL REQUIREMENTS

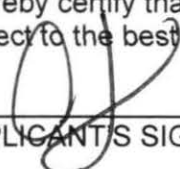
- A. A scale drawing of all exterior elevations showing the design and appearance of the proposed building or structure.
- B. Three 11 X 17 colored renderings of the proposed building elevations and material samples.

**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

1.18.21  
 \_\_\_\_\_  
 DATE

Adam James  
 \_\_\_\_\_  
 PRINT ABOVE NAME



VISION  
ARCHITECTURE.LLC

January 18, 2021

**905 Indiana Avenue  
Project Narrative**

**An explanation of the existing use and all business activities that take place onsite. An explanation of the existing parking lot, access etc.**

The existing business is operating as a convenience store. The rear portion of the building includes a large storage room and an abandoned car wash bay. Current business activities include gasoline sales, and grab and go snacks and beverages. There is currently limited on-site parking since most patrons park at the gas pumps. There is on-street parking available on 9<sup>th</sup> Street. The site is accessed along Indiana Avenue and on the east side at 9<sup>th</sup> Street. There is also frontage on the south alley.

**An explanation of the proposed project, parking lot, access, etc. (why it is needed, what is its intended use, where it is to be located, how close to property lines, who will use it, when you will begin construction, new driveways and driveways to be closed, existing parking lot reconfiguration, etc.).**

The goal of the project is to renovate the abandoned car wash bay into a small restaurant. The restaurant would include a kitchen, two rest rooms, a order counter and limited seating. It is anticipated that most of the restaurant orders will be grab and go with most of them coming from fuel customers. The existing access along Indiana Avenue and 9<sup>th</sup> Street will remain as is. Access to the south alley will be modified to provide three new parking stalls. A new handicap parking stall will be provided on the north side of the building and will connect to both building entrances. Construction will begin immediately upon approval.

**Are you proposing to remove and/or modify any existing driveways?**

The existing driveways will remain as-is. We plan to modify the access to the south alley in order to provide three parking stalls.

**An explanation and plans/photos of the areas proposed to be changed on the site.**

Refer to the plans provided for the scope of site modifications.

**Description of proposed facilities - Description of proposed building and all new site improvements (square footage of existing building, square footage of addition, design/materials of canopy, exterior remodeling, storm drainage, landscaping, lighting, traffic, ingress/egress, parking, sidewalk, retaining walls, dumpster enclosure, screening of mechanicals, etc.).**

The renovations will occur within the existing building walls; no additions are planned as part of this project. The existing fuel canopy will remain as is. The exterior of the building will be renovated as shown in the attached elevations. Renovations will include painting the existing concrete masonry and installing new storefront where the previous overhead doors were located. The site will be modified as shown on the plan to provide additional on-site parking and sidewalks. Some of the excess pavement is being removed to provide some green space around the building. The storm drainage patterns of the site will remain as is. The total impervious area of the site will be reduced. The existing site lighting will remain as-is. A complete landscape plan will be provided for staff review at a later date. The initial use of this portion of the building was a car wash. The proposed restaurant use will likely have less traffic than the car wash use. A new dumpster enclosure will be provided on the west side of the building. The enclosure will be constructed of concrete masonry and will be painted to match the building. A gate will be included in the design and will be finished with composite siding boards. All mechanicals will be located either within the building or on the roof behind existing parapet walls.



**A written description of the proposed general orientation, design, arrangement, texture, material and color of the building or structure. Proposed building is very visible so the building will need to be constructed accordingly. An explanation of the proposed architectural style and materials and how it is compatible with the development and redevelopment in and around the area. An explanation of any interior and/or exterior renovations.**

The existing building orientation, design and overall characteristics will remain. As part of this project we plan to repaint the exterior façade. The new paint scheme is included in the submitted renderings. In this scheme, the intent is to modernize this facility and provide visual interest through horizontal and vertical elements. The red mansard roof edge is remaining. A combination gray tones are incorporated to provide a base and middle for the building. The dark gray color is used to introduce vertical element to the otherwise horizontal façade. The proposed renovations will significantly improve the aesthetics of the building. I believe the updates will tire in well with the neighboring properties.

**How will you insure that the proposal will not become a nuisance to adjoining property owners or a pedestrian/traffic hazard?**

The property has been operating as a convenience store for many years. Neighboring property owners have been living and working around this business for quite some time. The renovations will provide a convenient food option for the neighboring community. The addition of green space on the site will soften the development.

**Show all Ingress/Egress driveways on the lot.**

Refer to the site plan.

**Explain site lighting.**

The existing site lighting will remain as-is.

**Explain proposed signage.**

The existing site sign along Indiana Avenue will remain. Wall mounted building signage does not currently exist and none is being contemplated at this time.

**How does this improvement enhance the business and the very visible 14th Street commercial corridor.**

The building will look better with fresh paint and a good well thought our paint scheme. Additional landscaping will improve the visual aesthetics. The restaurant will provide an amenity to the community rather than an abandon car wash.

**Any other information that will be useful for the Plan Commission to understand your proposal.**

None.

**VISION ARCHITECTURE, LLC**

Adam James, AIA  
Partner





VISION  
ARCHITECTURE, LLC

P.O. Box 224  
Neenah, WI 54956  
920-904-4300

www.vision-architecture.net



### Project Notes:

THE PROPOSED RENOVATION UTILIZES THE EXISTING BUILDING FOOTPRINT. NO ADDITIONAL BUILDING AREA IS BEING PROVIDED AND EXISTING SETBACKS TO REMAIN AS-IS.

A NEW DUMPSTER ENCLOSURE IS BEING PROVIDED. ENCLOSURE WILL BE CONSTRUCTED WITH CMU AND WILL BE PAINTED TO MATCH THE BUILDING. THE GATE WILL FINISHED WITH COMPOSITE FENCING.

NEW ON-SITE PARKING WILL BE PROVIDED AS SHOWN ON PLAN.

EXISTING PAVING WILL BE REMOVED IN AREAS SHOWN NO PLAN AND WILL BE REPLACED WITH LANDSCAPING. FINAL LANDSCAPE PLAN WILL BE PROVIDED PRIOR TO REQUESTING BUILDING PERMIT.

EXISTING DRAINAGE WILL REMAIN UNCHANGED.

EXISTING UTILITIES WILL REMAIN UNCHANGED.

EXISTING SITE SIGNAGE WILL REMAIN UNCHANGED. ANY BUILDING MOUNTED SIGNAGE WILL BE SUBMITTED FOR APPROVAL PRIOR TO INSTALLATION.

EXISTING SITE LIGHTING WILL REMAIN UNCHANGED.

THEIR WILL BE NO EXTERIOR STORAGE.

PROPERTY ZONING - CENTRAL COMMERCIAL DISTRICT



PROPOSED SITE PLAN

SCALE: 1" = 20'-0"

Proposed Development For:

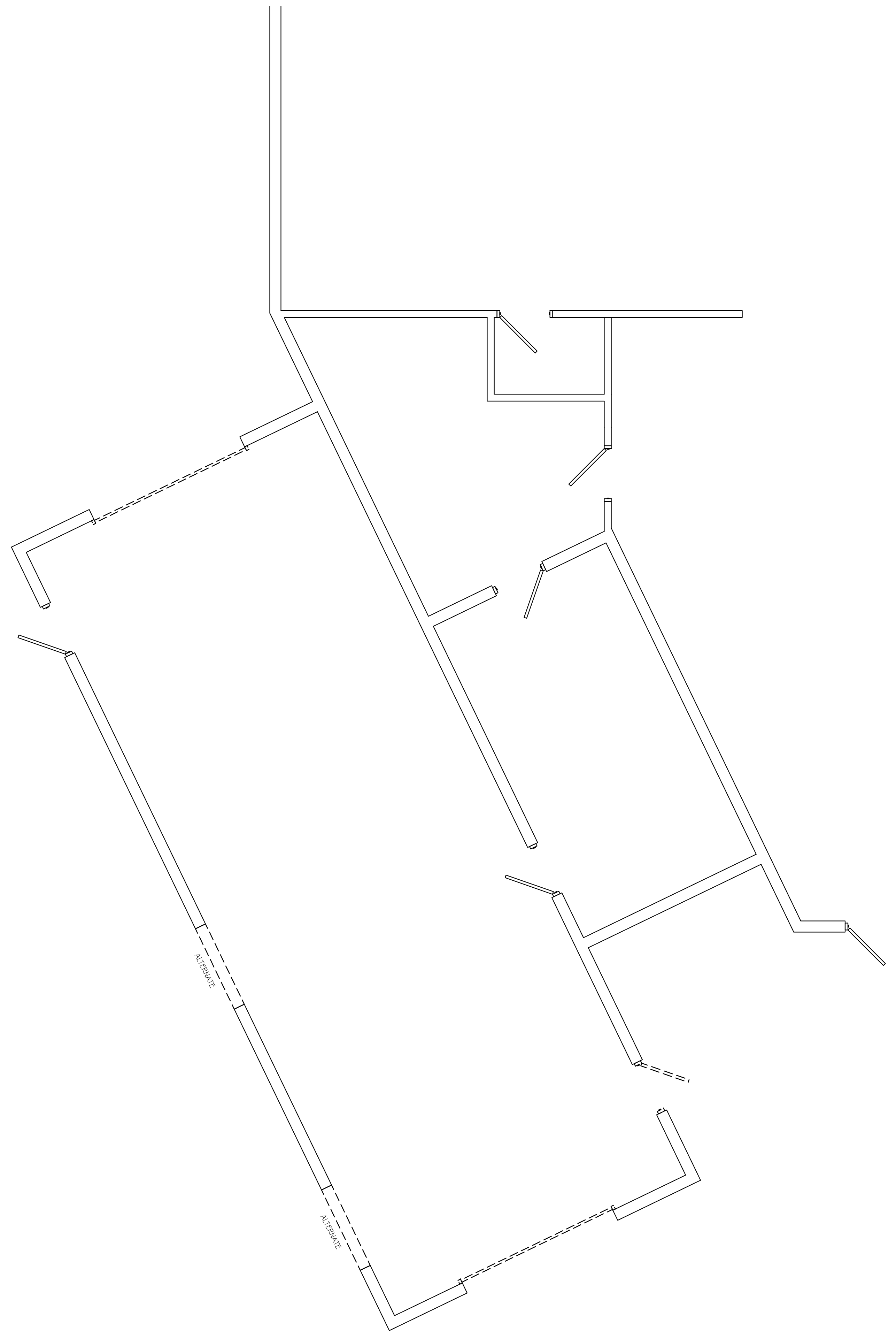
## C-Store Renovation

905 Indiana Avenue, Sheboygan, Wisconsin

Issue Date: 1/18/2021

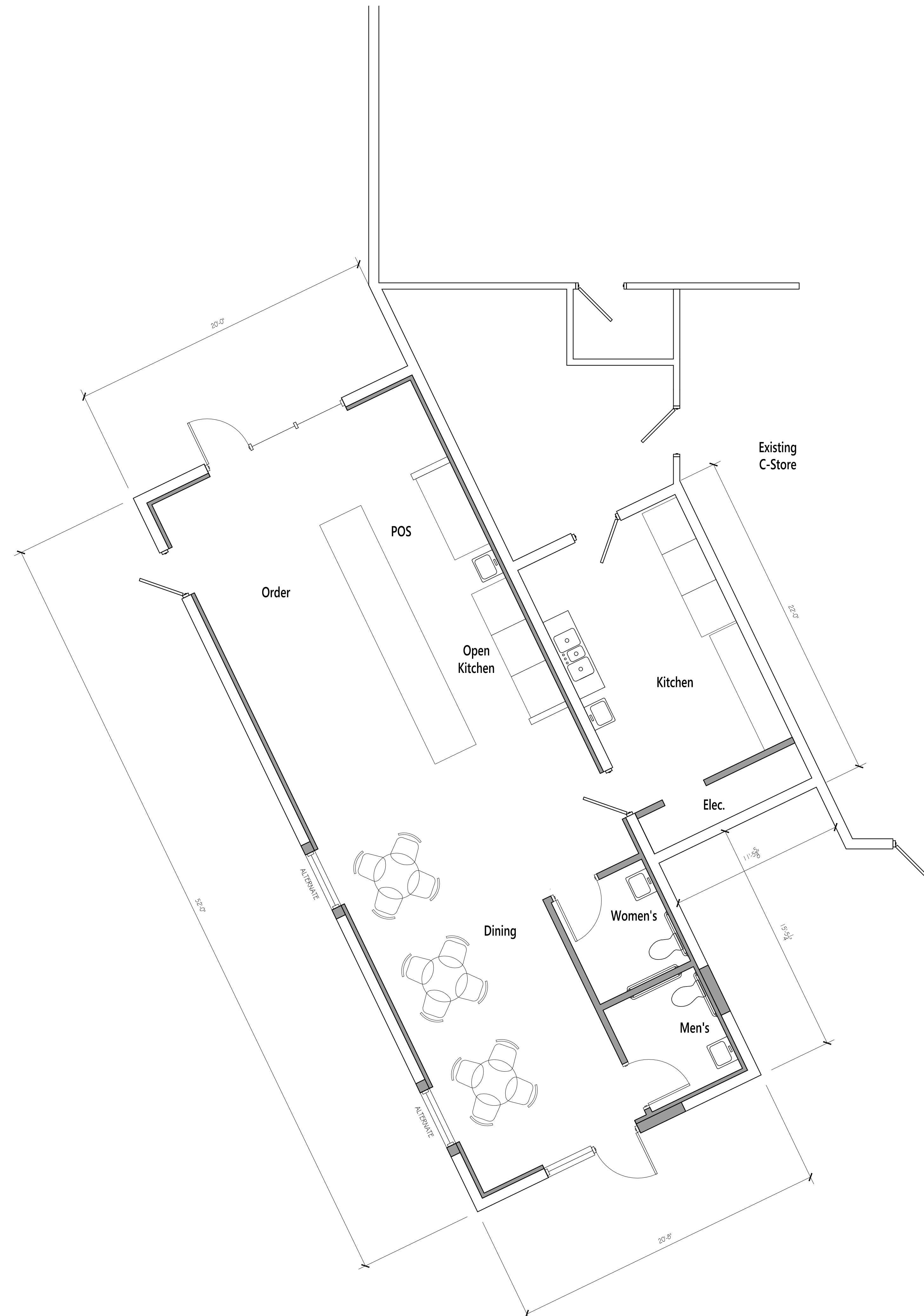
Revisions:


A0.2



DEMOPLAN

SCALE: 1/4" = 1'-0"



PROPOSED PLAN

SCALE: 1/4" = 1'-0"



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Proposed Development For:

# C-Store Renovation

905 Indiana Avenue, Sheboygan, Wisconsin

Issue Date: 1/18/2021

Revisions:


A1.0



North Elevation

SCALE: n.t.s.



East Elevation

SCALE: n.t.s.



South Elevation

SCALE: n.t.s.



West Elevation

SCALE: n.t.s.



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Proposed Development For:

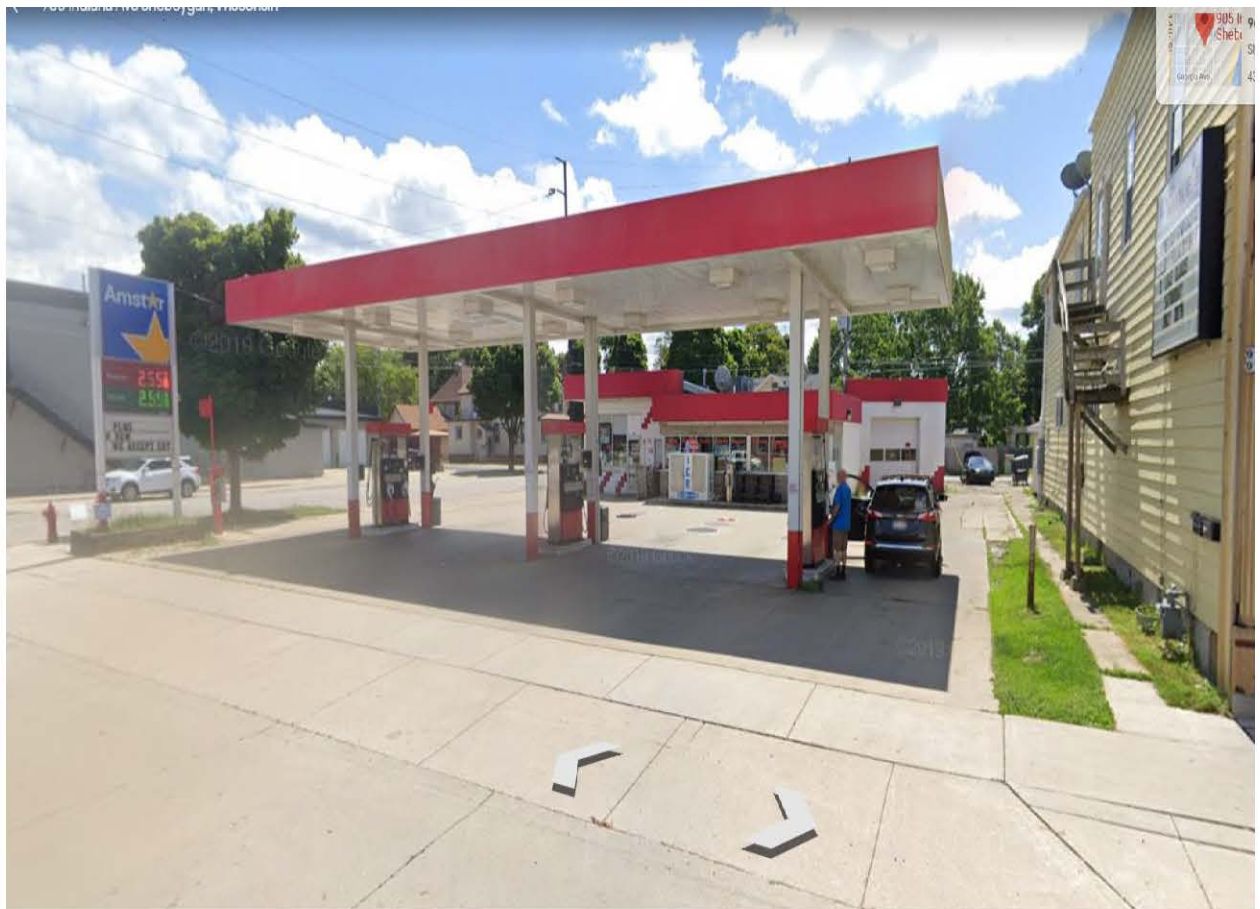
## C-Store Renovation

905 Indiana Avenue, Sheboygan, Wisconsin

Issue Date: 1/18/2021

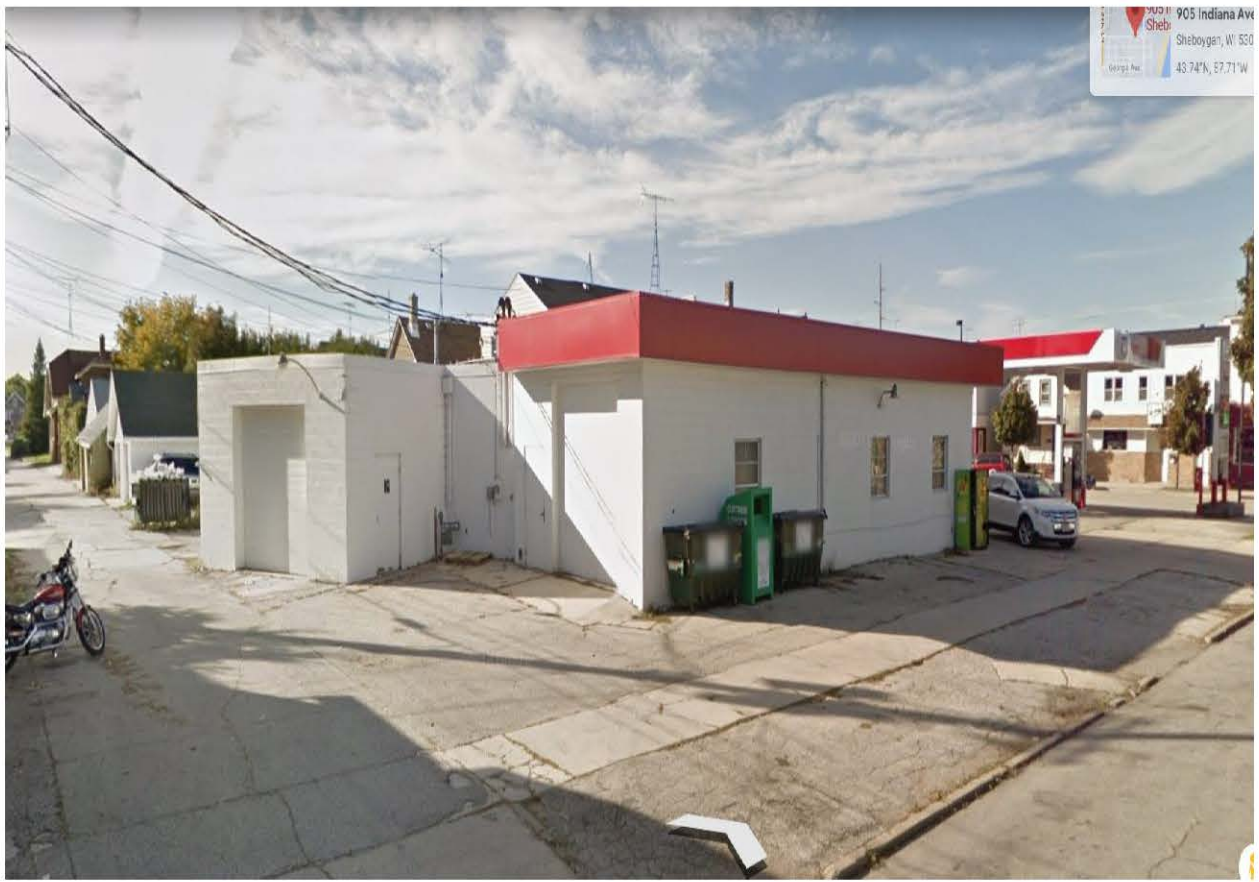
Revisions:


**A2.0**



113 59th St Sheboygan, Wisconsin

905 Indiana Ave  
Sheboygan, WI 53081  
43.74°N, 87.71°W







**CITY OF SHEBOYGAN**

**REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION**

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**ITEM DESCRIPTION:** Construction of a new convenience store and service station at the southeast corner of N. 26th Street and Superior Avenue.

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

---

**REPORT DATE:** February 5, 2021

**MEETING DATE:** February 8, 2021

---

**FISCAL SUMMARY:**

**STATUTORY REFERENCE:**

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

---

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

**BACKGROUND / ANALYSIS:**

Vision Architecture, Inc. is proposing to construct a new convenience store and service station on an approximately .5 acre parcel located at the southeast corner of N. 26th Street and Superior Avenue (Parcel #'s 59281213270 and 59281213260). The applicant states the following about the project:

- Basudev Adhikari is proposing the construction of a 3,000sf convenience store with an attached dumpster enclosure and separate fueling canopy for gas. The building is oriented to face Superior Avenue and includes a corner tower element facing the intersection of Superior Avenue and N. 26<sup>th</sup> Street.
- The building design is intended to be simple, welcoming and high quality.
- The white façade (EIFS with reveals) was chosen to create a clean exterior and the charcoal trim (EIFS with smooth finish) adds contrast and definition to the building edges. A red prefinished metal and a charcoal prefinished metal coping accents the building. The windows are aluminum with a charcoal color.
- A corner entrance faces the street intersection to welcome visitors while a center entrance creates a convenient entry for a quick walk into the convenience store for your favorite snack or beverage.
- The stone base anchors the building and provides warmth and texture.
- The canopy adds a pop of color and breaks up the façade.

- A dumpster will be located on the east side of the building and is proposed to be designed utilizing materials similar to that of the building.
- Mechanicals will be located on the roof of the building and will be screened with parapets.
- The building will be an attractive addition to the neighborhood and community.

**STAFF COMMENTS:**

This development will certainly change the appearance of this property and has the ability to positively impact the look and feel of this Superior Avenue mixed-use neighborhood so it is imperative that Mr. Adhikari properly maintain this new facility and property.

It is staff's understanding that a different company may be submitting plans for the canopy. The perspective drawing does show a nice canopy that blends in well with the convenience store structure (manufactured stone columns, similar materials and colors, etc.). The applicant should be aware that this canopy perspective is what the Board/City will be expecting at such time an official drawing for the canopy is submitted. The Board may want to review the canopy at such time as more defined plans/elevations are provided for this structure.

**ACTION REQUESTED:**

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

**ATTACHMENTS:**

Architectural Review Board Application and required attachments.

PARCEL NO.: S9281213270 + 260  
MAP NO.: \_\_\_\_\_  
ZONING CLASSIFICATION: SLD

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: ADAM JAMES VISION ARCHITECTURE, LLC  
ADDRESS: P.O. Box 224 NEENAH, WI 54956  
E-MAIL ADDRESS: ADAM@VISION-ARCHITECTURE.NET  
PHONE: (920) 904.4300 FAX NO.: ( )

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

NAME OF PROPOSED/EXISTING BUSINESS: CONVENIENCE STORE  
ADDRESS OF PROPERTY AFFECTED: 2519 SUPERIOR AVE  
NEW BUILDING:  ADDITION: \_\_\_\_\_ REMODELING: \_\_\_\_\_  
DESCRIPTION OF PROPOSED PROJECT: NEW 3000 SF  
CONVENIENCE STORE WITH FUEL ISLANDS AND  
CANOPY

DESCRIPTION OF EXISTING EXTERIOR DESIGN AND MATERIALS: NONE

DESCRIPTION OF THE PROPOSED EXTERIOR DESIGN AND MATERIALS: REFER TO EXTERIOR ELEVATIONS AND RENDERINGS

3. NAMES AND ADDRESSES

OWNER OF SITE: BASUDEN ADHIKARI

ADDRESS: 916 MULBERRY LANE, KOWALEN, WI 53044

EMAIL: \_\_\_\_\_

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

ARCHITECT: ADAM JAMES VISION ARCHITECTURE

ADDRESS: P.O. Box 224 NEENAH, WI 54956

EMAIL ADDRESS: ADAM@VISION-ARCHITECTURE.NET

PHONE: ( 920 504.4300 ) \_\_\_\_\_ FAX NO.: ( ) \_\_\_\_\_

CONTRACTOR: CR STRUCTURES, INC

ADDRESS: 327 RANDOLF DR. APPLETON, WI 54913

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

1.19.21  
DATE

Adam James  
PRINT ABOVE NAME



VISION  
ARCHITECTURE.LLC

January 19, 2021

**2519 Superior Avenue  
Project Narrative**

**An explanation of the existing use and all business activities that take place onsite. An explanation of the existing parking lot, access etc.**

The existing site consists of two vacant lots.

**An explanation of the proposed project, parking lot, access, etc. (why it is needed, what is its intended use, where it is to be located, how close to property lines, who will use it, when you will begin construction, new driveways and driveways to be closed, existing parking lot reconfiguration, etc.).**

The project will include a new 3,000 s.f. convenience store. The building will include typical convenience store products like snacks and beverages. There will also be a small restaurant space on the west side of the building. The site will include a canopy over the fuel dispensing islands. It is anticipated that the neighboring homes to the north will utilize this convenience store as they venture out of the neighborhood onto Superior Avenue. The site design includes seven on-site parking stalls. Access to the site will be through driveways on the north and west sides of the property. Construction will begin upon receiving project approvals.

**Are you proposing to remove and/or modify any existing driveways?**

The driveways are new.

**An explanation and plans/photos of the areas proposed to be changed on the site.**

Refer to the plans provided for the scope of site modifications.

**Description of proposed facilities - Description of proposed building and all new site improvements (square footage of existing building, square footage of addition, design/materials of canopy, exterior remodeling, storm drainage, landscaping, lighting, traffic, ingress/egress, parking, sidewalk, retaining walls, dumpster enclosure, screening of mechanicals, etc.).**

The project will include a new 3,000 s.f. convenience store. The building will include typical convenience store products like snacks and beverages. There will also be a small restaurant space on the west side of the building. The site will include a canopy over the fuel dispensing islands. Storm drainage will be directed to an stormwater management pond in the south east corner of the site. A landscape plan with specific plantings will be provided prior to requesting a permit. Site lighting will be provided via building mounted lighting, light poles and canopy lighting. Refer to the site plan for proposed lighting locations. A photometric plan will be provided for staff approval prior to requesting a building permit. Two new driveways are being provided; one on Superior Avenue and one on N 26<sup>th</sup> Street. A pedestrian sidewalk is being provided from the public sidewalk on N 26<sup>th</sup> Street to the building entrance. A dumpster enclosure is provided on the west side of the building. It will be designed using materials that match the building. Mechanicals will be located on the roof and will be screened with parapets.

**A written description of the proposed general orientation, design, arrangement, texture, material and color of the building or structure. Proposed building is very visible so the building will need to be constructed accordingly. An explanation of the proposed architectural style and materials and how it is compatible with the development and redevelopment in and around the area. An explanation of any interior and/or exterior renovations.**



The building is oriented to face Superior Avenue and includes a corner tower element facing Superior Avenue and N 26<sup>th</sup> Street. Refer to the exterior elevations and renderings for building style and materials being used.

**How will you insure that the proposal will not become a nuisance to adjoining property owners or a pedestrian/traffic hazard?**

The property is in a commercial zoned area and is compatible with adjacent properties. The building will be constructed using high quality material and the site will be landscaped to be an attractive addition to the neighborhood. The new convenience store and restaurant will be an amenity to the nearby residential areas.

**Show all Ingress/Egress driveways on the lot.**

Refer to the site plan.

**Explain site lighting.**

Lighting will be provided under the fuel island canopy. And light pole will be provided along the west side of the site to provide light at the parking area. Lighting around the building will be provided with the use of wall mounted lighting and canopy lighting. Photometrics will be provided at a later date for staff approval.

**Explain proposed signage.**

A monument sign has been designed for the intersection of Superior Avenue and N 24<sup>th</sup> Street. The sign will be 10'8" high and 12'-0" wide and will be constructed of materials that match the building. The sign will be internally lit.

**Any other information that will be useful for the Plan Commission to understand your proposal.**

None.

**VISION ARCHITECTURE, LLC**

Adam James, AIA  
Partner



VISION  
ARCHITECTURE.LLC

January 26, 2021

**2519 Superior Avenue  
Exterior Design**

The building design is intended to be simple, welcoming and high quality. The white façade was chosen to create a clean exterior and the charcoal trim adds contrast and definition to the building edges. A corner entrance faces the street intersection to welcome visitors while a center entrance creates a convenient entry for a quick walk into the convenience store for your favorite snack or beverage. The stone base anchors the building and provides warmth and texture. The canopy adds a pop of color and a breaks of the façade. The building will be an attractive addition to the neighborhood and community.

**VISION ARCHITECTURE, LLC**

Adam James, AIA  
Partner



**VISION**  
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P.O. Box 224  
Neenah, WI 54956  
920-904-4300  
www.vision-architecture.net



EXISTING SITE

SCALE: 1" = 20'-0"

Proposed Development For:

**C-Store Development**  
2519 Superior Avenue, Sheboygan, Wisconsin

Issue Date: 1/19/2021
Revisions:

**A0.1**



VISION  
ARCHITECTURE, LLC

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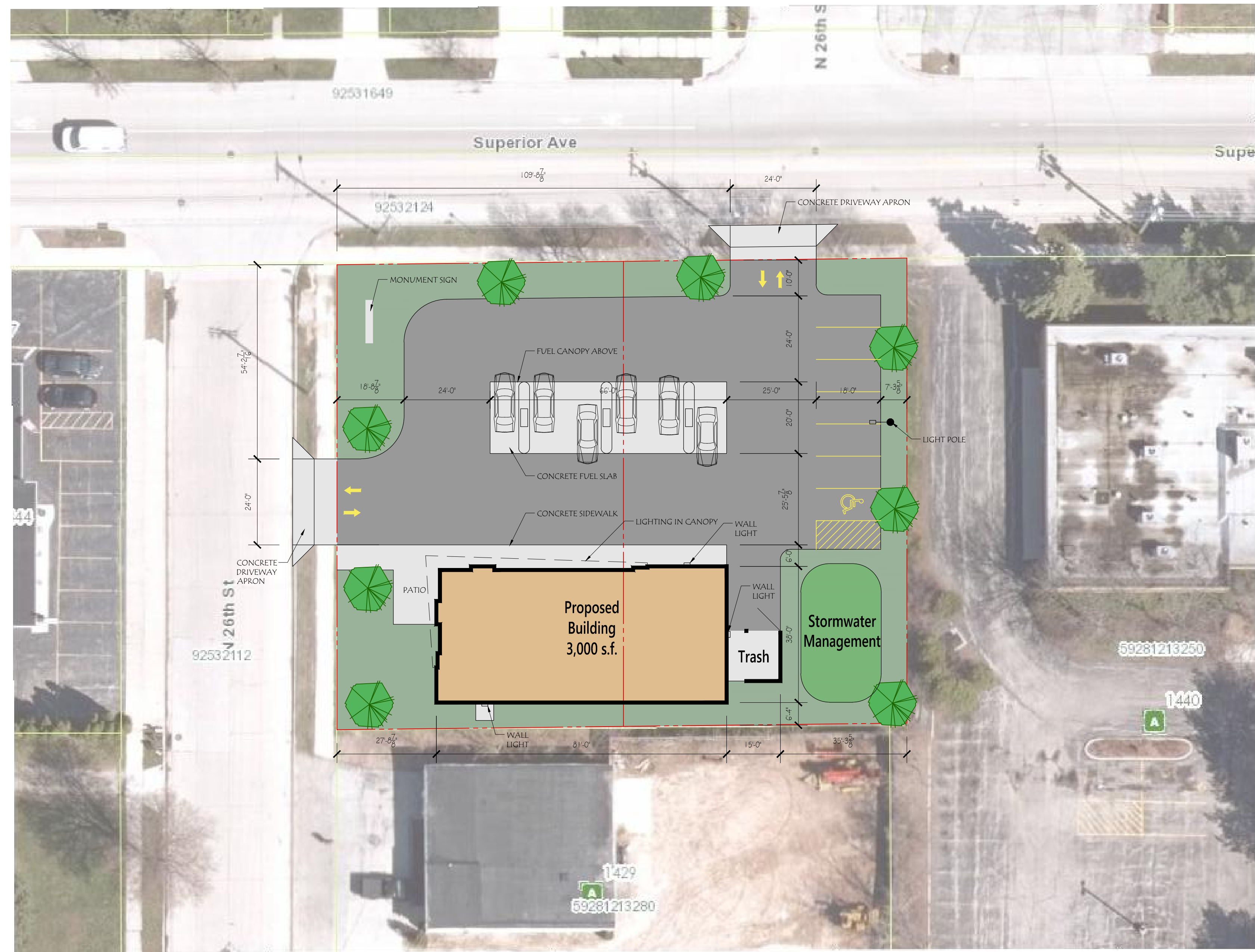


Proposed Development For:  
**C-Store Development**  
2519 Superior Avenue, Sheboygan, Wisconsin

Issue Date: 1/19/2021

Revisions:

A0.2



PROPOSED SITE PLAN

SCALE: 1" = 20'-0"



VISION  
ARCHITECTURE, LLC

P.O. Box 224  
Neenah, WI 54956  
920-904-4300

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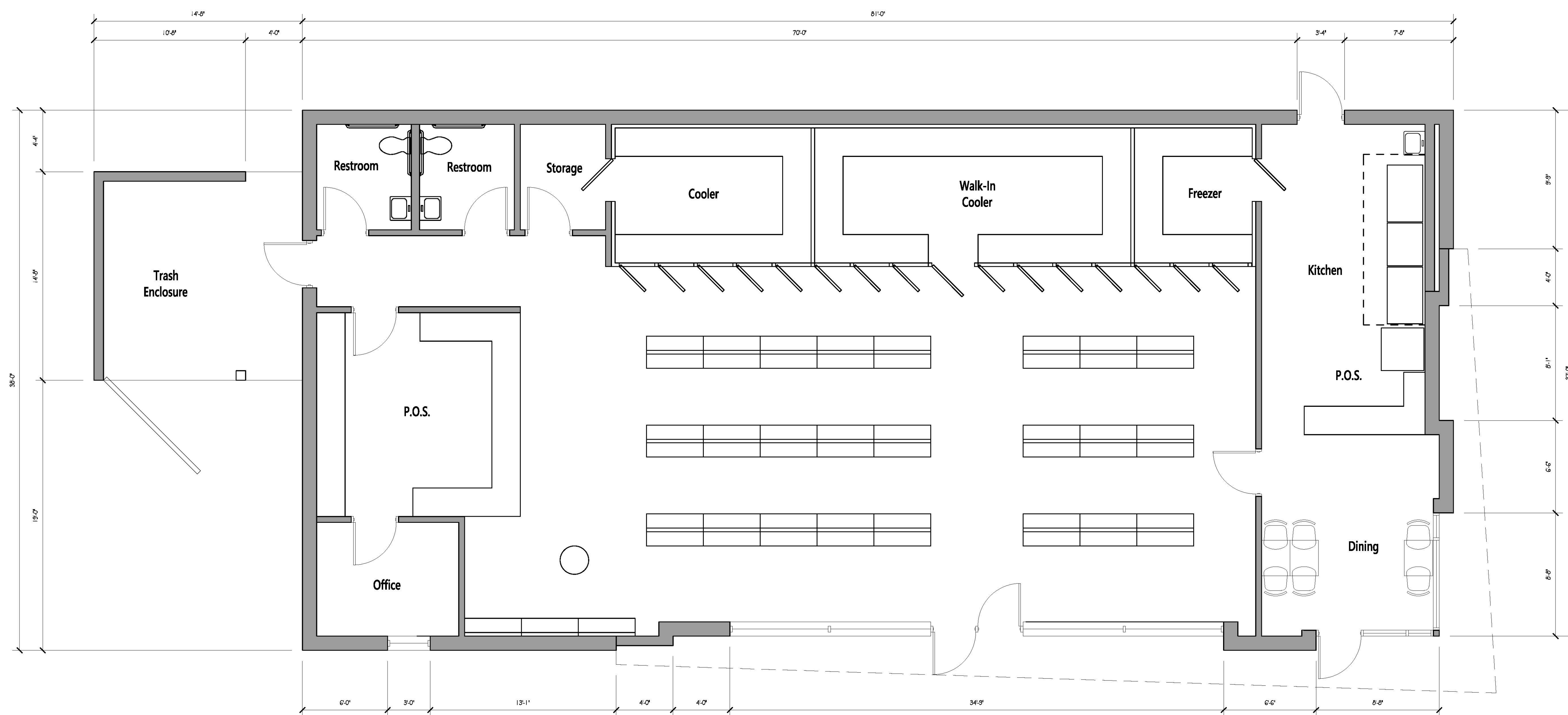
Proposed Development For:

**C-Store Development**  
2519 Superior Avenue, Sheboygan, Wisconsin

Issue Date: 1/19/2021

Revisions:

A1.0



PROPOSED PLAN

SCALE: 1/4" = 1'-0"





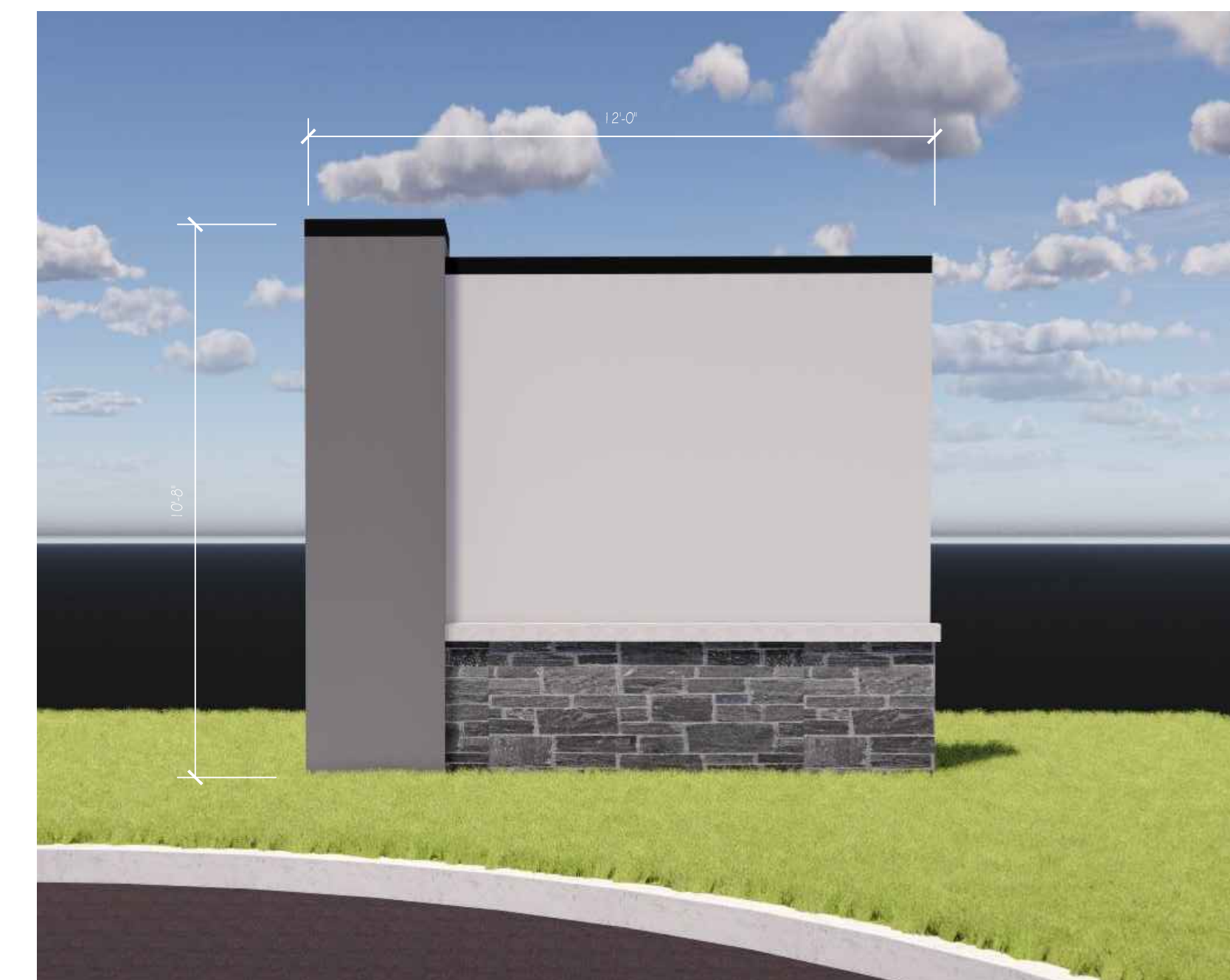
Exterior Renderings

SCALE: n.t.s.



Trash Enclosure

SCALE: n.t.s.



Monument Sign

SCALE: n.t.s.



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Proposed Development For:

# C-Store Development

2519 Superior Avenue, Sheboygan, Wisconsin

Issue Date: 1/19/2021

Revisions: