

*****ATTACHMENTS*****

CITY OF SHEBOYGAN

REQUEST FOR REDEVELOPMENT AUTHORITY CONSIDERATION

ITEM DESCRIPTION: Discussion and possible action on Historic Preservation Façade Research Grant application for 1009 Michigan Avenue.

REPORT PREPARED BY: Chad Pelishek, Director of Planning & Development

REPORT DATE: February 24, 2017

MEETING DATE: March 1, 2017

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:

Legacy Architecture as submitted a historic preservation research grant request on behalf of Sweigert Investments for 1009 Michigan Avenue. The work to be completed includes researching the building to determine the work that would need to be completed to restore this property.

STAFF COMMENTS:

City staff recommends approval. The property is located on Michigan Avenue in the target area previously approved by the Redevelopment Authority. Funding for the \$5,000 request would come from the Community Development Block Grant Program. Under terms of the program, 75% would be paid at the completion of the research and design work and the remaining 25% would be paid should the project move into construction of the proposed improvements.

ACTION REQUESTED:

Motion to the approve the request to not exceed \$5,000 for research and design assistance at 1009 Michigan Avenue.

ATTACHMENTS:

- I. Proposal letter from Legacy Architecture

OFFICE USE ONLY

CDBG PROGRAM YEAR _____

APPLICATION REC'D DATE _____

OFFICE USE ONLY

DATED APP'D BY RDA _____

DOLLAR AMT APP'D _____

CITY OF SHEBOYGAN
APPLICATION FOR HISTORIC PRESERVATION GRANT PROGRAM
FAÇADE GRANT FOR RESEARCH WORK
Amended by RDA, August 6, 2014

Completed application is to be filed with the Department of City Development, 828 Center Avenue, Suite 104, Sheboygan, WI 53081. Applications that are not complete or legible will not be accepted. Applications must be approved by the Redevelopment Authority before work may begin.

1. GENERAL INFORMATION

DATE OF APPLICATION SUBMITTAL: 1/26/2017

APPLICANT: Scott Weigert PHONE: (920) 334-1044

NAME OF FIRM: Sweigert Investments, LLC

APPLICANT'S ADDRESS: W4620 County Road U, Plymouth, WI 53073

ARCHITECT: Jennifer L. Lehrke, AIA, LEED AP PHONE: (920) 783-6303

ADDRESS: Legacy Architecture, Inc., 605 Erie Avenue, Suite 101, Sheboygan, WI 53081

2. PROJECT INFORMATION (Costs must be verified with a written estimate for the research work from design professional)

PROJECT LOCATION: 1009 Michigan Avenue, Sheboygan, WI 53081

FAÇADE GRANT REQUEST \$ 3,750

3. CERTIFICATION

I hereby certify that all the above statements and attachments submitted hereto are true and correct to the best of my knowledge and belief.

APPLICANT'S SIGNATURE

DATE

Jennifer L. Lehrke, AIA, LEED AP
PRINT ABOVE NAME

4. NOTES

PURPOSE: To promote facade renovation of historic buildings, to conserve valuable architecture and to preserve the City's ethnic and cultural heritage as reflected in its historic structures.

ELIGIBILITY: The Redevelopment Authority (RDA) will give priority to projects completed along Michigan Ave (from N. 14th to N. 8th St), 8th Street (from Michigan to Indiana Ave) and Indiana Ave (from S. 8th to S. 14th). Projects located in other areas will be considered if funding is available and determined eligible by the RDA.

GRANT REQUIREMENTS: The research work/design must be prepared by a qualified historic preservation design professional and must reflect the original design, materials and character of the building including cost estimates for the proposed work. It must be approved by designated agencies.

CITY PARTICIPATION: The City will fund up to a maximum of \$5,000 and pay 100% of the cost of preliminary architectural and historical research, if deemed acceptable by the Redevelopment Authority (RDA). 75% of the façade grant for research work will be paid upon completion of the design. The remaining 25% of the façade grant for research work will be paid to the applicant upon completion of the construction project per the Architect's architectural and historical research. Funding will be provided on a first-come, first-served basis.

COMPLETION: Research work shall be completed within 6 months of authorization to proceed by the Redevelopment Authority. Work completed prior to approval will not be eligible for funding.

5. ACTION BY THE CITY OF SHEBOYGAN

DATE APPROVED BY REDEVELOPMENT AUTHORITY: _____



605 Erie Avenue, Suite 101
Sheboygan, Wisconsin 53081
(920) 783-6303
www.legacy-architecture.com

January 26, 2017

Chad Pelishek, Director of Planning & Development
City of Sheboygan Planning & Development Department
828 Center Avenue
Sheboygan, WI 53081

Re: Historic Preservation Grant Program
Façade Grant for Research Work
1009 Michigan Avenue

Dear Mr. Pelishek:

Mr. Scott Weigert recently purchased the above mentioned building which consists of an early twentieth century commercial building with later additions and alterations. Scott would like to move the headquarters of Sweigert Investments, LLC from its current location in rural Plymouth to this building. Currently, consideration is being given to restore the exterior of the building, remodel the interior, and possibly construct an addition in the rear.

As a first step, Scott has asked us to prepare an Application for the Historic Preservation Grant Program for a Façade Grant for Research Work (attached). Our scope of services for the Façade Grant would include the following:

1. Visit the site to verify existing conditions and take field measurements and photographs of the building.
2. Draft existing floor plans and elevations.
3. Research archive photographs to determine the building's original appearance.
4. Meet with the building owners to arrive at a preferred design concept.
5. Prepare color elevations including material notes and color selections.

Based on our past experience, we estimate the fees for the above scope of services will be approximately \$5,000, of which the first 75% (\$3,750) will be billed directly to and paid by the City of Sheboygan and the remaining 25% (\$1,250) will be the building owner's responsibility. Fees for services rendered and reimbursable expenses accrued will be invoiced on a monthly basis with payment due on the 21st of each month. Outstanding balances will incur interest at a rate of 18% per year.

We would appreciate it if the Redevelopment Authority could review the application at their next meeting. Please contact us if there are any questions or if you require further information.

Sincerely,

Legacy Architecture, Inc.

Jennifer L. Lehrke, AIA, LEED AP, NCARB
Principal Architect & Historic Preservation Consultant

1009 Mich. Ave.

