

*****ATTACHMENTS*****

Pelishek, Chad

From: Paul Roberts <paul@anglersavenue.net>
Sent: Wednesday, June 2, 2021 8:50 AM
To: Chad Pelachek
Subject: July 4th event.

Chad,
As we discussed yesterday this is a written request to use the lot east of Anglers Avenue for the July 4th event on July 2 & 3, 2021.

Should you have any questions or concerns, please advise.

Thank you,
Paul Roberts, Anglers Avenue.

Sent from my iPhone

CITY OF SHEBOYGAN

REQUEST FOR REDEVELOPMENT AUTHORITY CONSIDERATION

ITEM DESCRIPTION: Discussion and possible action on request from Anglers Avenue to use RDA owned land on South Pier on July 2 and 3, 2021.

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

REPORT DATE: June 10, 2021 **MEETING DATE:** June 16, 2021

FISCAL SUMMARY:

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

STATUTORY REFERENCE:

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

BACKGROUND / ANALYSIS:

The request from Anglers Avenue is utilize RDA owned land on July 2 and 3, 2021 for the Freedom Fest celebration to celebrate Independence Day.

STAFF COMMENTS:

City staff supports this request.

ACTION REQUESTED:

Motion to approve the request for the use of the RDA owned land on July 2 and 3, 2021 with a \$50 deposit fee and a Hold Harmless Agreement.

ATTACHMENTS:

- I. Email from Anglers Avenue dated June 2, 2021.

CITY OF SHEBOYGAN

REQUEST FOR REDEVELOPMENT AUTHORITY CONSIDERATION

ITEM DESCRIPTION: Discussion and possible action on façade construction grant request from Green Bicycle Company for building located at 1117 N. 8th Street.

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

REPORT DATE: June 10, 2021 **MEETING DATE:** June 16, 2021

FISCAL SUMMARY:

STATUTORY REFERENCE:

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

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

BACKGROUND / ANALYSIS:

Green Bicycle made a request that was approved to fund a façade study for the 1117 N. 8th Street (former Sucha News). The work was completed and drawings and estimates were prepared. The total cost of the project is for exterior renovation costs is \$159,336. The applicant is requesting \$75,000. The RDA has the flexibility on the amount of funding to be provided. The City has some old Historic Preservation dollars that need to be allocated so depending on the wishes of the committee we have some flexibilities.

STAFF COMMENTS:

None

ACTION REQUESTED:

Motion as determined by the committee

ATTACHMENTS:

- I. Application and supporting documents from Green Bicycle Company.

CDBG Program Year _____
 Application Received on _____
 Date Approved by Architectural Review Board _____

Date Approved by RDA _____
 Dollar Amount Approved _____
 Section 106 Review Completed Yes or No

**CITY OF SHEBOYGAN
 APPLICATION FOR HISTORIC PRESERVATION PROGRAM
 FOR CONSTRUCTION WORK**

Amended by RDA 8/6/2014

Complete application is to be filed with the Department of City Development, 828 Center Ave, Suite 104, Sheboygan WI 53081. Applications that are not complete or legible will not be accepted.

1. GENERAL INFORMATION

DATE OF SUBMITTAL: May 21, 2021

APPLICANT: Heather Cleveland PHONE: (920) 287-3661

NAME OF FIRM: Green Bicycle Co. / Good Building Co.

APPLICANT'S ADDRESS: 1117 N 8th St / 2505 Erie Ave, Sheboygan, WI, 53081

ARCHITECT: Legacy Architecture PHONE: (920) 783-6303

ADDRESS: 605 Erie Ave, Sheboygan, WI

2. PROJECT INFORMATION (Costs must be verified by two written estimates from contractors which include Federal wage rates as well as the design drawings for the work to be funded.) City staff can provide the Federal wage rates, if required.

PROJECT LOCATION: 1117 N 8th St. Sheboygan, WI 53081

Total Project Costs (includes Interior and Exterior): \$ 326,450.00

Exterior Renovation Costs: \$ 159,336.00

Has a Façade application for research work been approved previously? YES or NO

3. 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

May 25, 2021
 Date

Heather Cleveland
 Print Name

4. NOTES

PURPOSE: To promote façade 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: To be eligible the commercial building must be located within the following corridors:

- Indiana Avenue between South 14th Street to South 8th Street
- Michigan Avenue between North 14th Street to North 8th Street
- 8th Street between Michigan Avenue to Indiana Avenue

The Redevelopment Authority (RDA) is the approving agency and all applications shall be approved by them prior to work beginning.

FUNDING REQUIREMENTS: The design must be prepared by a design professional and must reflect the original design, materials, and character of the building. The design must be approved by designated agencies prior to construction work being approved for this funding. Prior to construction beginning, the City of Sheboygan shall prepare an environmental review and follow all HUD requirements.

LABOR STANDARDS: The applicant, if awarded construction funding through this program shall comply with and assure compliance of all project contractors and subcontractors with the Davis Bacon Act, as amended 40 USC 276a-276a-5, the Contract Work Hours and Safety Standards Act, 40 USC 327-333. Applicable Federal laws, provided weekly payroll reports for contractors/subcontractors working on this project, and other regulations pertaining to labor standards.

CITY PARTICIPATION: The Redevelopment Authority may provide a forgivable payment loan up to \$20,000 per property which will be secured by mortgage filed with the Register of Deeds. If the commercial business owner sells the building during the five-year period, the loan would be pro-rated and must be paid back without interest.

Funding **will not** be disbursed until all Federal Labor Standards and other requirements are fulfilled.

COMPLETION: To receive the funding, construction work shall begin within 6 months of acceptance of the application by the RDA and be completed within 12 months.



May 3, 2021

Heather Cleveland
Green Bicycle Co.
Sheboygan, WI

RE: 1117 North 8th Street Façade Study

Heather:

Quasius is pleased to present our conceptual estimate (version 2) for the Façade Improvements to 1117 North 8th Street, Sheboygan, WI. Our conceptual estimate is based on documents prepared by Legacy Architecture dated March 18th, 2021 and includes zero addenda.

Our proposal for this work is **One Hundred Fifty-Nine Thousand Three Hundred Thirty-Six Dollars and 00/Cents (\$159,336.00)**.

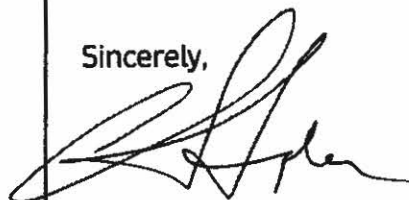
Clarifications:

- City of Sheboygan building permits are included.
- A 5% construction contingency is included in the proposed amount. This contingency is included to absorb any unforeseen conditions that may arise during construction activities. This contingency shall be fully transparent to the owner during the duration of construction and all unused contingency funds at the end of construction shall be returned to the owner.
- Temporary fencing around perimeter of work area is included.
- Dumpster and disposal of construction waste is included.
- All interior finishes are excluded.
- Masonry restoration shall consist of the following work:
 - Pressure washing of all elevations to remove loose paint and debris is included.
 - Deteriorated mortar joints shall be ground out to a minimum of ¾" deep. All joints shall be flushed out with water to remove any loose dirt or debris.

- Tuckpointing of mortar beds is included with historically correct mortar.
- Any brick that is deteriorated 30% or more shall be removed and replaced with closely matched reclaimed brick.
- Brick demolition at the (12) openings indicated on the Construction Documents is included.
- Patching of any damage window/door jambs to prepare the openings for new windows is included.
- Missing or damaged stone windowsills will be replaced with new cut limestone windowsills.
- Two coats of Sherwin Williams Loxon masonry coating to all elevations of the building is included. The building will be cleaned of dust and debris prior to painting masonry.
- Standard paint color is included for the aluminum storefront materials. If a custom color is necessary, please add \$1,200.00 to quoted price.
- The storefront entrance door shall consist of a medium stile aluminum door with a continuous hinge, MS deadlock, LCN closer, sweep and threshold.
- Clear Low-E insulated glass at the storefront framing.
- Lincoln Double Hung windows with natural pine interior/greed clad aluminum exterior jambs, full screens and low-E argon glass is included.
- Tiling at the exterior knee wall shall include Schluter Kerdi Membrane with 1" x 1" glass mosaic tile and urethane grout.
- Tiling at the storefront entrance shall include Schluter Kerdi membrane with mosaic tile flooring (\$14.00/SF material allowance) and urethane grout.
- Complete removal of existing paint on masonry surfaces are not included.
- Brick demolition at the existing storefront is not included to restore the original storefront opening is not included.
- Awnings, flat cut lettering and signage are not included.
- The upper storefront area with the reeded glass is not included.
- Removal of the existing brick to install the new corbelled brick piers is not included.
- Cornice materials and sign board is not included.

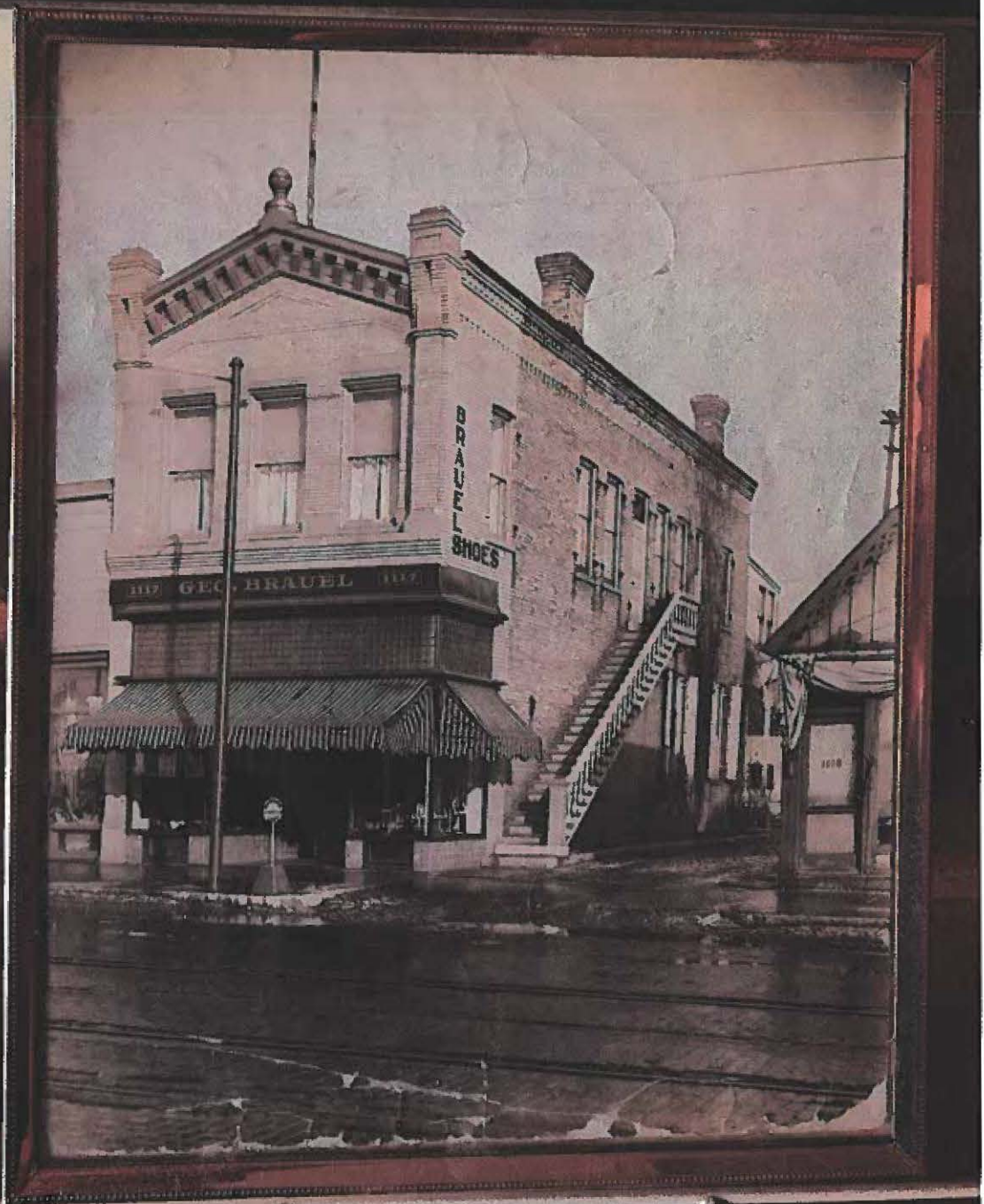
Thank you very much for the opportunity to provide services for this project. If you have any questions or comments on our proposal, please do not hesitate to contact me anytime.

Sincerely,



Chris Leapley
V.P. of Estimating
Quasius

THIS IS HOW
THE STORE
LOOKED AROUND
1960, WHEN
JOHN SUSCHA
BOUGHT IT.





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

May 4, 2021

Heather Cleveland
2505 Erie Avenue
Sheboygan, WI 53081

Re: City of Sheboygan Historic Preservation Grant Program
Façade Grant for Construction Work
1117 North 8th Street, Sheboygan, Wisconsin 53081

Dear Heather:

It has been a pleasure working with you on the above-mentioned project. I submit this communication in response to the City of Sheboygan's requested for a letter of support.

I support all the efforts you and Green Bicycle Company are taking to rehabilitate the building at 1117 North 8th Street back to what it once was. I have reviewed the estimate from Quasius Construction dated May 3, 2021 and concur with the scope of work or "clarifications" outlined therein.

I appreciate the opportunity to work with you. If the City of Sheboygan has any further questions regarding your applications, I can be reached at (920) 783-6303 or jlehrke@legacy-architecture.com.

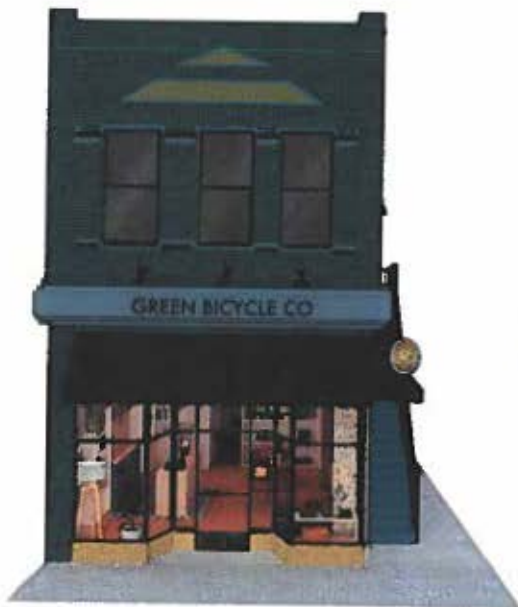
Sincerely,

Legacy Architecture, Inc.

Jennifer L. Lehrke

Jennifer L. Lehrke, AIA, NCARB
Principal Architect, Interior Designer & Historic Preservation Consultant

SHOP BUILDING FACADE CONCEPT
FINAL DESIGN





GREEN BICYCLE CO.

1117 N 8th Street
Sheboygan, WI 53081
920-287-3661

May 21, 2021

Subject: Historic Preservation Funding for 1117 N 8th Street, Sheboygan (former Suscha News)

Dear Redevelopment Authority Committee,

Thank you for the opportunity to apply for the Historic Preservation Program for Construction Work funding. The building was built in 1887. Based on findings by the Sheboygan County Historical Research Center, the building was home to the following businesses:

- 1889-1905 John M. Heinzelmann - boot and shoe retailer
- 1908-1909 Ida Rawling Hair Parlor
- 1909-1928 George Braule Shoe Dealer
- 1930 Gable Stores Inc. - auto supplies
- 1932-1934 Great A & P Tea Company
- 1935 Brunner's IGA - groceries
- 1936 Miller and Denning - clothiers
- 1940-1942 Omar Bakery
- 1945-1945 Mac the Jeweler
- 1945-1952 Erlie Jewelers
- 1952-1989 Suscha News (owned by John Suscha)
- 1989-2019 Suscha News (owned by Tom Selak)

My husband, Adam DeSombre, and I purchased the building in November 2020, and we are excited to bring back some of the exterior back to its original state including:

1. Repair and restoring 11 of the 12 windows to the original size
2. Repair and restore entrance to the center
3. Repair and restore brick and mortar and paint

We will be creating a retail space offering commuter bicycle gear and bikes, rental bikes and other goods. Part of the space will also house shared work space for our consulting staff.

The following documents are included to support the application:

- Application
- Historic Photo (1928)
- Building Rendering
- Architect Support Letter
- Contractor Quote
- Historic Facade Study

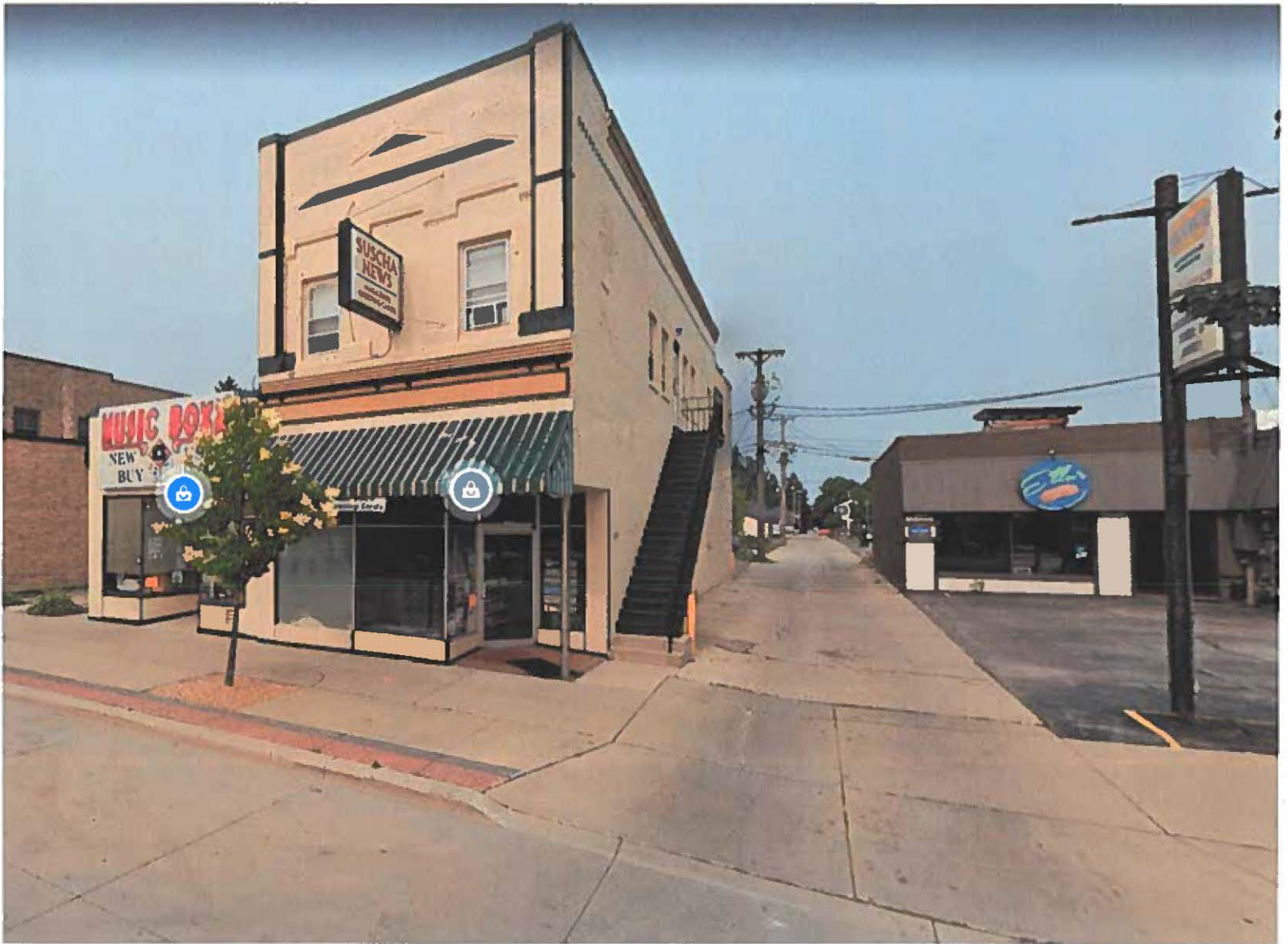
Thank you for your time and consideration!

Sincerely,

Heather Cleveland, Owner & President
Green Bicycle Co.



**BUILDING
CONSCIOUS
COMMUNITIES**



CITY OF SHEBOYGAN

REQUEST FOR REDEVELOPMENT AUTHORITY CONSIDERATION

ITEM DESCRIPTION: Discussion and possible action on request from Sheboygan Visual Artists to use RDA owned land on South Pier to establish an art venue popup from July 1, 2021 through September 30, 2021.

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

REPORT DATE: June 11, 2021 **MEETING DATE:** June 16, 2021

FISCAL SUMMARY:

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

STATUTORY REFERENCE:

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

BACKGROUND / ANALYSIS:

The request is from Sheboygan Visual Arts to utilize open green space on South Pier per the proposed map below for a pop-up art venue from July 1 through September 30, 2021 per the attached proposal.

STAFF COMMENTS:

City staff supports this request.

ACTION REQUESTED:

Motion to approve the request for the use of the RDA owned land from July 1 through September 30, 2021 with a \$50 deposit fee, proof of insurance listing the RDA as an additional insured and Hold Harmless Agreement.

ATTACHMENTS:

- I. Proposal from SVA dated June 9, 2021.



June 9, 2021

Chad Pelishek
Executive Director
Redevelopment Authority
Sheboygan WI

Mr. Pelishek,

Sheboygan Visual Artists is an organization of artists who live and work in Sheboygan County. SVA's mission is to bring affordable, quality art to the local community. Our artists have exhibited in businesses within the county and Central Wisconsin. Many of our artists have been preparing work that we feel would entice the visitors of Sheboygan, and residents too, during July, August and September. We propose the following:

- The establishment of an art venue on the South Pier Dr. green space between the newly established Used Book Store and the Float Doctor.
- Fifteen to twenty artists would exhibit in pop-up canopy tents. Artists and/or art selection could change weekly. Average daily exhibiting would be approximately 2-5 artists.
- SVA (Sheboygan Visual Artists) would be the managing entity for all license required and insurance.
- Tents would be open for business from 11-7 every day.
- Dates would be July 1 through September 30, 2021.

This art venue hopefully will create more interest for merchants in this South Pier area. It will also show off the great creativity and artistic talent that resides and works in Sheboygan during this great time for tourists.

Thank you in advance for your consideration and acceptance of this proposal.

Tom Ferguson
Sheboygan Visual Artists
tekneektom@yahoo.com
715-891-6401