



ARCHITECTURAL REVIEW BOARD AGENDA

November 13, 2023 at 4:00 PM

**City Hall, 3rd Floor - Council Chambers, 828 Center Avenue,
Sheboygan, WI**

Persons with disabilities who need accommodations to attend this meeting should contact the Department of City Development, (920) 459-3377. Persons other than commission, committee, and board members who wish to participate remotely shall provide notice to the City Development Department at 920-459-3377 at least 24 hours before the meeting so that the person may be provided a remote link for that purpose.

OPENING OF MEETING

1. Roll Call
2. Pledge of Allegiance
3. Identify Potential Conflict of Interest

MINUTES

4. Approval of the minutes for the October 23, 2023 meeting.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

5. Exterior remodel of 2516 Superior Avenue.

NEXT MEETING

6. November 27, 2023

ADJOURN

7. Motion to Adjourn

In compliance with Wisconsin's Open Meetings Law, this agenda was posted in the following locations more than 24 hours prior to the time of the meeting:

*City Hall • Mead Public Library
Sheboygan County Administration Building • City's website*

CITY OF SHEBOYGAN**ARCHITECTURAL REVIEW BOARD MINUTES****Monday, October 23, 2023**

Members Present: Joe Clarke, Dave Aldag, Alderperson Zachary Rust, Robert Heimerl and Jerry Jones**Excused:** Pam Langan and Richard Linde**Staff/Officials:** Program Assistant Ellise Rose**OPENING OF MEETING**

1. Roll Call

Chair Joe Clarke called the meeting order.

2. Pledge of Allegiance

The Pledge is recited.

3. Identify Potential Conflict of Interest

Robert Heimerl had a conflict of interest with item 5 and 7.

MINUTES

4. Approval of the minutes for the October 9, 2023 meeting.

Motion by Jerry Jones, second by Alderperson Rust to approve. Motion carried.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

5. Construction of a new addition at the Pig Stop located at 2917 N 15th Street.

Motion by Jerry Jones, second by Alderperson Rust to approve as presented. Motion carried. Robert Heimerl abstained.

6. Exterior remodel of 1418 S 15th Street.

Motion by Jerry Jones, second by Dave Aldag to approve with the following condition:

1. Applicant shall add two pilasters to match location of existing.

Motion carried.

7. Construction of the Gateway Apartments at the northeast corner of the N. 13th Street and Erie Avenue intersection.

Motion by Jerry Jones, second by Dave Aldag to approve as presented. Motion carried. Robert Heimerl abstained.

NEXT MEETING

8. November 13, 2023

ADJOURN

9. Motion to Adjourn

Motion by Jerry Jones, second by Dave Aldag to adjourn. Motion carried.

Being no further business, the meeting was adjourned at 4:11 p.m.

CITY OF SHEBOYGAN

REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION

ITEM DESCRIPTION: Exterior remodel of 2516 Superior Avenue.

REPORT PREPARED BY: Ellise Rose, Program Assistant

REPORT DATE: November 6, 2023

MEETING DATE: November 13, 2023

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:

Steve and Karen Rau are proposing exterior renovations to 2516 Superior Avenue. The applicant states the following:

- Facial steel will be added to the building for aesthetic purposes. It will be metal sheeting to the existing front of the building to add more appeal and to give the building a fresh look. It is not necessary to do this, but would look very nice in the neighborhood.
- Additional renovations include some windows being replaced, tuck pointing concrete block where needed and new overhead garage doors.
- The existing front of the building is brick.
- To prepare for attaching the metal siding, we will attach horizontal wood lat material. We are going to begin this process just above the stone. To attach the wood lat to the brick, we will be using tap con screws that are specifically made in the industry for screwing into concrete (or stone or brick). The lat is spaced horizontally every 4 feet all the way up to the gable end which is the peak of the roof.
- Next, we are able to attach the steel directly to the wood lat. The process of attaching the steel to the wood lat is by using steel siding screws.
- I am going to use real stone. I will set the stone with mortar to the brick and grout the joints. The corners of the building where it will jog out and return I will use wood framing. I will then put tarpaper over the wood, screw wire mesh down and then put stone on.
- I've been working in the construction field for the last 30 years being employed by companies like Mike Koenig construction and Andy Chapa construction.

STAFF COMMENTS:

The Board may want to have the applicant address the following concerning the proposed improvements of the building:

- Will the utilities on the front of the building be removed?
- Will the sign on the front of the building above the service door be removed?
- Is the plan to paint the metal siding at the rear of the building or replace with the blue siding? There appears to be pieces missing.

ACTION REQUESTED:

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

ATTACHMENTS:

Architectural Review Board Application and required attachments.



CITY OF SHEBOYGAN

ARCHITECTURAL REVIEW APPLICATION

Fee: _____
 Review Date: _____
 Zoning: _____

Read all instructions before completing. If additional space is needed, attach additional pages.

SECTION 1: Applicant/ Permittee Information

Name (Ind., Org. or Entity) Steve Rau	Authorized Representative	Title Owner Razor Fitness	
Mailing Address 823 Weilers Way	City Port Washington	State wi	ZIP Code 53074
Email Address	Phone Number (incl. area code)		

SECTION 2: Landowner Information (Complete These Fields When Project Site Owner is Different than Applicant)

Name (Ind., Org. or Entity) Karen Rau	Contact Person	Title	
Mailing Address 823 Weilers Way	City Port Washington	State WI	ZIP Code 53074
Email Address Kbusie1@yahoo.com	Phone Number (incl. area code)		

SECTION 3: Architect Information

Name			
Mailing Address	City	State	Zip
Email Address	Phone Number (incl. area code)		

SECTION 4: Contractor Information

Name Steve Rau (self)			
Mailing Address 823 Weilers Way	City Port Washington	State WI	Zip 53074
Email Address steverazorrau@yahoo.com	Phone Number (incl. area code) 920.254.2420		

SECTION 5: Certification and Permission

Certification: I hereby certify that I am the owner or authorized representative of the owner of the property which is the subject of this Architectural Review Application. I certify that the information contained in this form and attachments are true and accurate. I certify that the project will be in compliance with all conditions. I understand that failure to comply with any or all of the provisions of the permit may result in permit revocation and a fine and/or forfeiture under the provisions of applicable laws.

Permission: I hereby give the City permission to enter and inspect the property at reasonable times, to evaluate this notice and application, and to determine compliance with any resulting permit coverage.

Name of Owner/Authorized Representative (please print) Karen Rau	Title Owner	Phone Number 920-254-2420
Signature of Applicant		Date Signed 9-5-23

Complete application is to 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 three weeks prior to date of meeting – check with City Development on application submittal deadline date. Applications will not be processed if all required attachments and filing fee of \$100 (payable to the City of Sheboygan) are not submitted along with a complete and legible application. Application filing fee is non-refundable.

SECTION 6: Description of the Subject Site/Proposed Project

Project Address/Description	2516 Superior Ave	Parcel No.
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Name of Proposed/Existing Business:	Razor Fitness, LLC
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Address of Property Affected:	2516 Superior Ave
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Zoning Classification:	
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New Building: <input type="checkbox"/>	Addition: <input type="checkbox"/>	Remodeling: <input checked="" type="checkbox"/>
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SECTION 7: Description of Proposed Project

Facial steel added to building for aesthetic purposes. It will be just metal sheeting to existing front of building to add more appeal and to give the building a fresh look. It is not necessary to do this, but would look very nice in the neighborhood. Inside is basic remodeling with drywall to ceiling and tuckpointing to block. Replacing some windows as well.

SECTION 8: Description of EXISTING Exterior Design and Materials

Front of building is brick.

SECTION 9: Description of the PROPOSED Exterior Design and Materials

The exterior brick will remain the same. The metal sheeting is basically a veneer over existing.

August 21, 2023

To Whom It May Concern,

The proposed use for the building located at 2516 Superior Ave, Sheboygan, WI 53081 is a fitness facility offering several levels of membership. Currently this property is zoned Suburban Residential-5 (SR-5). The hours of operation for this business will be 24/7 with members having key code access with paid membership. Group fitness classes will only be taught three times per day at 5:30am, 9:00am, and 4:15pm. In addition to the facility access that members have; we also offer services of nutritional coaching and personal training. We have 67 members at our gym. The maximum number of members allowed for a class at a time is fourteen. Currently our class maximum size is not to capacity and the busiest time at our facility is typically around 4pm. We do not have any employees; this is a small business run by myself and my wife. If allowed, we would like to have an illuminated polycarbonate sign made to display our business name, Razor Fitness. The size of this sign will be determined by city guidelines and available space to place this sign.

If the city will allow our business to occupy this building, we would be renovating the interior to include drywall on ceiling, tuck pointing all concrete block where needed, replacing current windows (to match same size), new overhead garage doors (matching same size), facial steel sheets for aesthetics only, and cosmetic upgrades inside.

To avoid nuisance issues, we will have parking regulations that all members must follow and a noise restriction on music. We will not have any waste removal issues as customers are only in our gym for a brief period. Waste is managed personally by us.

Respectfully submitted,

Steve Rau

Item 5.





Item 5.

Item 5.







Item 5.



EAST END VIEW



Item 5.



WEST END VIEW

