



# ARCHITECTURAL REVIEW BOARD AGENDA

**January 27, 2025 at 4:00 PM**

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

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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 minutes from the November 11th, 2024 meeting.

## ITEMS FOR DISCUSSION AND POSSIBLE ACTION

5. Exterior remodel of 1510 S 12th Street.

## NEXT MEETING

6. February 10, 2025

## 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, November 11, 2024**

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**Members Present:** Joe Clarke, Richard Linde, Pam Langan, Alderperson Zachary Rust and Dave Aldag

**Excused:** Jerry Jones and Robert Heimerl

**Staff/Officials:** Associate Planner Ellise Rose

**OPENING OF MEETING**

1. Roll Call

Chair Joe Clarke called the meeting to order at 4:00 PM.

2. Pledge of Allegiance

The Pledge of Allegiance was recited.

3. Identify Potential Conflict of Interest

No committee member had a conflict of interest.

**MINUTES**

4. Approval of minutes from the September 23rd, 2024 meeting.

MOTION TO APPROVE THE MINUTES OF THE PREVIOUS MEETING HELD ON SEPTEMBER 23<sup>RD</sup>, 2024.

Motion made by Dave Aldag, seconded by Alderperson Rust

Voting yea: Joe Clarke, Richard Linde, Pam Langan, Alderperson Zachary Rust and Dave Aldag

Motion carried.

**ITEMS FOR DISCUSSION AND POSSIBLE ACTION**

5. Exterior remodel of 1426-1428 Heermann Ct.

MOTION TO APPROVE AS PRESENTED.

Motion made by Alderperson Rust, seconded by Dave Aldag

Voting yea: Joe Clarke, Richard Linde, Pam Langan, Alderperson Zachary Rust and Dave Aldag

Motion carried.

**NEXT MEETING**

6. November 25, 2024

The next scheduled meeting is scheduled to be held on November 25, 2024.

**ADJOURN**

7. Motion to Adjourn

MOTION TO ADJOURN AT 4:06 PM

Motion made by Dave Aldag, seconded by Richard Linde

Voting yea: Joe Clarke, Richard Linde, Pam Langan, Alderperson Zachary Rust and Dave Aldag

Motion carried.

CITY OF SHEBOYGAN

REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION

ITEM DESCRIPTION: Exterior remodel of 1510 S 12<sup>th</sup> Street.

REPORT PREPARED BY: Ellise Rose, Associate Planner

REPORT DATE: December 27, 2024

MEETING DATE: January 13, 2025

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:

Midwest Malibu Holdings, LLC is proposing exterior renovations to 1510 S 12<sup>th</sup> Street. The applicant states the following:

- The purpose of the remodel is to make the premise more visually appealing for a prospective new or existing Sheboygan business to plant roots.
- The current exterior building is white painted stucco/concrete board with black wood accents on the front half of the building. The rear of the building has cream colored vinyl siding.
- Currently there are two small windows on the front of the building that are wooden framed windows.
- The doors on the upper level in unit A are all original wooden windows, which are in poor condition.
- The front commercial door is offset to the right if you are facing the front of the building. There are faux bricks in the entranceway, which is between the two small windows which are white in color. The existing door is white in color and does not have any glass to the exterior.
- The exterior has not been updated in many decades and is in need of updating to make it both visually appealing and functional as an office and living space.
- The proposed project consists of the replacement of windows in upstairs unit A, which includes 13 windows, replacement of the two exterior windows on the east side of the building, and the two lower windows on the east side of the building. The windows will be vinyl and white in color. They are a mixture of double hung windows and one picture window. We intend to match the existing layouts of the windows. The windows on the exterior of the lower commercial space will be replaced by larger square windows to allow in more sunlight (approximately 47" x 49" in size).
- The exterior of the building will be resided with vinyl siding to replace any areas that have black/white concrete board and black wood trim. The rear vinyl will be left in place for this stage. A year or two down the road we will be siding the entire building to match the front.

- The stucco and wood will be removed for the siding replacement to take shape as necessary. The color of the material is Slate Gray. The color of the siding was chosen to complement the existing Al & Al's restaurant which is predominantly brown/bronze in color and a rental building that is next door to our property which exhibits the same black/white scheme as our property that is under discussion.
- The entrance door for the commercial space will be replaced and moved to the center of the front, rather than being offset to the right to create a more visually balanced feeling. The entrance door will be a standard, aluminum commercial door.
- Trim will be painted black to blend with the adjacent rental property.

**STAFF COMMENTS:**

Will the second-floor windows receive the black trim?

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

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

SECTION 1: Applicant/ Permittee Information			
Name (Ind., Org. or Entity) Midwest Malibu Holdings LLC	Authorized Representative Michelle Fenrich	Title Owner	
Mailing Address 2508 Wilgus Ave	City Sheboygan	State WI	ZIP Code 53081
Email Address mafenrich@gmail.com	Phone Number (incl. area code) 920.838.3033		
SECTION 2: Landowner Information (Complete These Fields When Project Site Owner is Different than Applicant)			
Name (Ind., Org. or Entity) Midwest Malibu Holdings LLC	Contact Person Michelle Fenrich	Title Owner	
Mailing Address 2508 Wilgus Ave	City Sheboygan	State WI	ZIP Code 53081
Email Address mafenrich@gmail.com	Phone Number (incl. area code) 920.838.3033		
SECTION 3: Architect Information			
Name			
Mailing Address	City	State	Zip
Email Address	Phone Number (incl. area code)		
SECTION 4: Contractor Information			
Name Green Hammer Construction LLC			
Mailing Address 12980 Steinthal Rd	City Kiel	State WI	Zip 53081
Email Address derek_fritsch@hotmail.com	Phone Number (incl. area code) 920-905-3513		
SECTION 5: Certification and Permission			
<p><b>Certification:</b> 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.</p> <p><b>Permission:</b> 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.</p>			
Name of Owner/Authorized Representative (please print) Michelle Fenrich	Title Owner	Phone Number 920.838.3033	
Signature of Applicant <i>Michelle Fenrich</i>	Date Signed 12/19/2024		

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 1510 S 12th St, Sheboygan, WI 53081		Parcel No. 59281403600
Name of Proposed/Existing Business:	Midwst Malibu Holdings, LLC (Landlord)	
Address of Property Affected:	1510 S 12th St, Sheboygan, WI 53081	
Zoning Classification:	Mixed-use	
New Building: <input type="checkbox"/>	Addition: <input type="checkbox"/>	Remodeling: <input checked="" type="checkbox"/>

**SECTION 7: Description of Proposed Project**

The purpose of the remodel is to make the premise more visually appealing for a prospective new or existing Sheboygan business to plant roots. The project consists of the replacement of windows in upstairs unit A, which includes 13 windows, replacement of the two exterior windows on the East side of the building, and the two lower windows on the East side of the building. The windows will be replaced by larger square windows to allow in more sunlight. The exterior of the building will be resided with vinyl siding to replace the stucco/wood panels. The entrance door will be replaced and moved to the center of the front, rather than being offset to the right to create a more visually balanced feeling. This update will allow the building to have a more modern aesthetic and differentiate itself from adjacent properties on the same street.

**SECTION 8: Description of EXISTING Exterior Design and Materials**

The exterior building is white painted stucco/concrete board with black wood accents on the front half of the building. The rear of the building has cream colored vinyl siding. Currently, there are two small windows on the front of the building that are wooden framed windows. The doors on the upper level in unit A are all original wooden windows, which are in poor condition. The front commercial door is offset to the right if you are facing the front of the building. There are faux bricks in the entranceway, which is between the two small windows that is white in color. The existing door is white in color and does not have any glass to the exterior. The exterior has not been updated in many decades and is in need of updating to make it both visually appealing and functional as an office and living space.

**SECTION 9: Description of the PROPOSED Exterior Design and Materials**

The proposed project consists of the replacement of windows in upstairs unit A, which includes 13 windows, replacement of the two exterior windows on the East side of the building, and the two lower windows on the East side of the building. The windows will be Vinyl and white in color. They are a mixture of double-hung windows and one picture window (see as pictured). We intend to match the existing layouts of the windows. The windows on the exterior of the lower commercial space will be replaced by larger square picture windows to allow in more sunlight (approximately 47" x49" in size).

The exterior of the building will be resided with vinyl siding to replace any areas that have black/white concrete board and black wood trim. The rear vinyl will be left in place for this stage. A year or two down the road we will be siding the entire building to match the front. The stucco and wood will be removed for the siding replacement to take shape as necessary. The color of the material is Slate Gray (see sample). The color of the siding was chosen to complement the existing AI & AI's restaurant which is predominantly brown/bronze in color and a rental building that is next door to our property which exhibits the same black/white scheme as our property that is under discussion. The entrance door for the commercial space will be replaced and moved to the center of the front, rather than being offset to the right to create a more visually balanced feeling. The entrance door will be a standard, aluminum commercial door (see sample photo). Trim will be painted black to blend with the adjacent rental property.



Exterior view. Please disregard the shadow underneath the siding. This will not be evident.

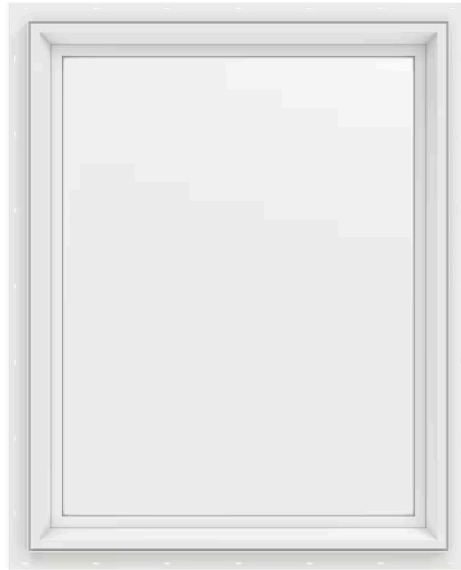




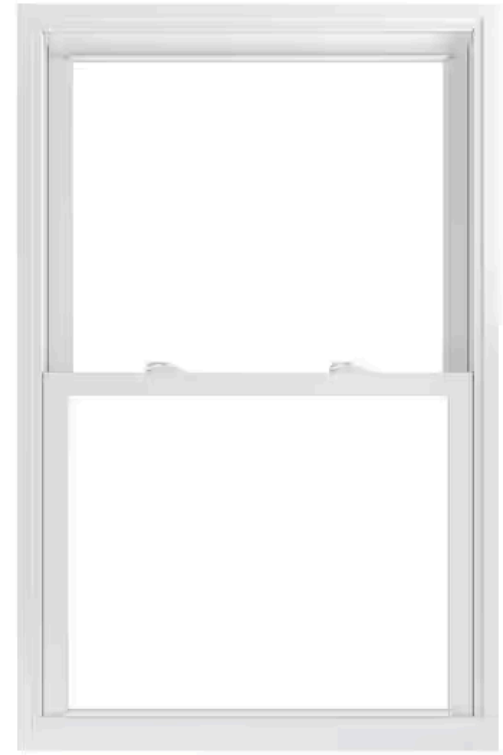
Exterior view to show adjacent buildings.



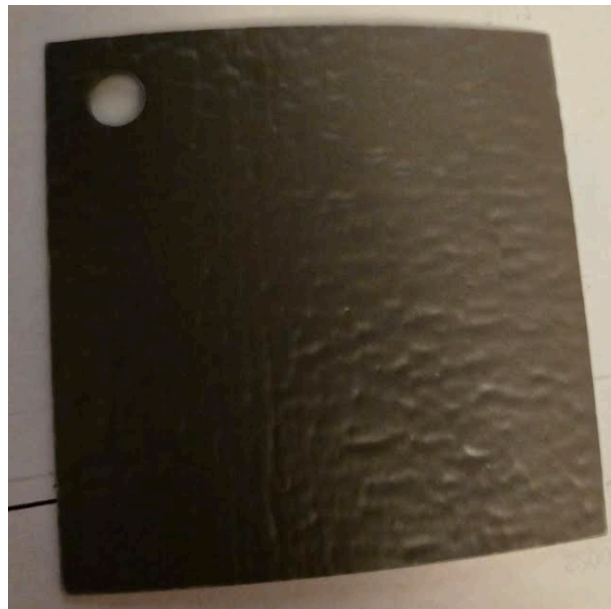
Commercial door



Lower windows



Double-hung windows



Siding

