



ARCHITECTURAL REVIEW BOARD AGENDA

April 11, 2022 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 - Joe Clarke, Alderperson Savaglio, Jerry Jones, Richard Linde, Pam Langan, Robert Heimerl, and Dave Aldag.
2. Pledge of Allegiance
3. Identify Potential Conflict of Interest

MINUTES

- [4.](#) Approval of the Architectural Review Board minutes from March 14, 2022.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

- [5.](#) Construction of new building additions at Old World Creamery located at 1606 Erie Avenue.
- [6.](#) Exterior remodel 804-814 N. 8th Street.

NEXT MEETING

7. Wednesday, April 27, 2022

ADJOURN

8. 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

Item 4.

ARCHITECTURAL REVIEW BOARD**MONDAY, March 14, 2022****1. OPENING OF MEETING**

MEMBERS PRESENT: Joe Clarke, Richard Linde, Alderperson Markus Savaglio, and Robert Heimerl

MEMBERS EXCUSED: Jerry Jones, Pam Langan and Dave Aldag

STAFF/OFFICIALS PRESENT: Manager of Planning & Zoning Steve Sokolowski

1.1 Call to Order

Chair Joe Clarke called the meeting to order.

1.2 Pledge of Allegiance

The Pledge of Allegiance was recited.

1.3 Identify potential conflict of interest.

Joe Clark has a conflict of interest with item 3.4.

2. MINUTES**2.1 Approval of minutes from January 24, 2022 meeting.**

Motion by Dick Linde, second by Alderperson Markus Savaglio to approve. Motion carried.

3. ITEMS FOR DISCUSSION AND POSSIBLE ACTION**3.1 Construction of new deck at Harbor Cafe located at 340 S. Pier Drive.**

Motion by Alderperson Markus Savaglio, second by Robert Heimerl to approve as presented. Motion carried.

3.2 Construction of new Scooter's Coffee on parcel #59281431722 (located directly south of the new Cousin Subs at 2720 S. Business Drive).

Motion by Dick Linde, second by Alderperson Markus Savaglio to approve with the following conditions:

1. Applicant shall submit plans/elevations of the proposed dumpster enclosure. Dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility. If staff has any concerns with the proposed screening, this matter may be brought back to the board for review.

Motion carried.

3.3 Exterior Remodel of the former Sheboygan Press facility at 632 Center Avenue (new multi-family redevelopment).

Motion by Alderperson Markus Savaglio, second by Dick Linde to approve with the following conditions:

1. Final elevation drawings, with rooftop mechanicals (the mechanical sight lines shall be submitted to staff for review. If staff has any concerns with the final elevation drawings, the elevations may be brought back for board review.
2. If rooftop mechanicals are to be screened, applicant shall provide specifications on the materials/colors that are to be used to screen these rooftop units.

Item 4.

Motion carried.

3.4 Exterior Remodel for 8th Street Ale House and Banquet Facility located at 1124 and 1132 N. 8th Street.

Motion by Alderperson Markus Savaglio, second by Robert Heimerl to approve as presented. Motion carried. Joe Clark abstains.

3.5 Exterior remodel of 1234 Kentucky Avenue (Amendments to previously approved plans).

Motion by Alderperson Markus Savaglio, second by Robert Heimerl to approve with the following conditions:

1. Applicant is encouraged to move/center the 2nd floor garage door above 1st floor garage door on the south elevation.
2. Accent panels at the east end of the south elevation to shift vertical joint to be centered on the 1st floor window mullion.
3. Accent panels at the north end of the west elevation to shift vertical joint to be centered on the window mullion.
4. Final elevation drawings shall be submitted to staff for review. If staff has any concerns with the final elevation drawings, the elevations can be brought back for board review

Motion carried.

4. NEXT MEETING

4.1 Monday, March 28, 2022

5. ADJOURN

5.1 Motion to Adjourn

Motion by Dick Linde, second by Alderperson Markus Savaglio to adjourn. Motion carried.

Being no further business the meeting was adjourned at 4:54 p.m.

CITY OF SHEBOYGAN

REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION

ITEM DESCRIPTION: Construction of new building additions at Old World Creamery located at 1606 Erie Avenue

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

REPORT DATE: April 8, 2022

MEETING DATE: April 11, 2022

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:

Old World Creamery is part of a 4th generation family-owned cheese, butter, and dairy manufacturing company that got its start in 1912. The company purchased the old Verifine Dairy Products building in Sheboygan in 2016 and began to manufacture butter from cream at this location. The butter products manufactured here include their line of salted and unsalted butter as well as salted and unsalted Irish butter.

Old World Creamery is proposing construct new additions and off-site parking lot at 1606 Erie Avenue and parcel #59281205060. The applicant states there are five (5) building additions proposed for this project, one (1) new off-site parking lot and relocation of existing truck scale.

1. Wastewater Building Addition – the applicant states:

- The first building addition is between the existing brick building (original building) and the brick/block Intake building. This addition is called **“Wastewater Building Addition”**. The addition roof area is approximately 2,050 sf.
- The wastewater building will be used to manage our new sewerage treatment system. The equipment that will be installed is the most up to date in wastewater treatment equipment. This addition will house the equipment that will help lower the BODs (Biochemical Oxygen Demand), suspended solids and phosphates in our wastewater. Our goal is to be self-sufficient.
- The Wastewater Building Addition will be constructed of prefinished concrete tip up panels of tan color to match existing brick colors as close as possible.

2. Intake Building Addition:

- The second building addition is called the **“Intake Building Addition”** and is located on the east side of the existing Intake Building. This is also next to and north of the Wastewater Infill Building Addition. Semi tractors and tanker trailers are backed into the Intake Building to unload. Four (4) additional feet will be added to the building to allow for the overhead garage door to close when the trailer is attached to the tractor. Currently the trailer is disconnected from the tractor during the unloading process so the overhead door can be closed. The front of this building addition will line up with the Wastewater Infill Building Addition.
- Intake Building is a short extension of the existing intake building, which will allow us to close the overhead doors when we are unloading cream or milk. This is a requirement by the Department of Agriculture. Currently, we do not have the depth to this building and therefore we must unhook semi-tractors in order to close the door.
- Intake Building Addition – To be constructed of prefinished concrete tip up panels of tan color to match existing brick colors as close as possible.

3. Production Building Addition:

- The third building addition is called the **“Production Building Addition”** and is located on the east side of the existing production building. The location of the proposed addition is in the area of the old and unused loading dock. The area is concrete and asphalt surfaces. The addition roof area is 11,340 sf. There are two (2) required emergency exits doors. One is located on the north side of the addition along St Clair Avenue and the second is located on the east side of the addition along N 16 Street.
- **Production Building Addition** is to manage our buttermilk demand. Buttermilk is a by-product from making butter. We are installing equipment that will remove all solids from the buttermilk. We will then be blending the buttermilk solids with milk to manufacture a cheese product. There will also be equipment added to manufacture cheese.
- Production Building Addition will be constructed of prefinished concrete tip up panels of tan color to match existing brick colors as close as possible.

4. Silo Building Extension:

- The fourth building addition is called the **“Silo Building Extension”**. This will connect the existing silo building to the proposed Production Building Addition. The extension roof area is approximately 73sf.
- Silo Building Extension is a connection/walkway between the existing silo alcove and the new cheese manufacturing building.
- Silo Building Extension – To be constructed of same materials as existing (face brick) colors to match as close as possible.

5. Infill Building Addition:

- The fifth building addition is called the “**Infill Building**” and is located to the South of the Production addition, which will be used for the storage of products and consists of approximately 3,375 sf.
- Infill Building Addition will be constructed of prefinished concrete tip up panels of tan color to match existing brick colors as close as possible

STAFF COMMENTS:

The new building additions will be similar to the the look and feel of the existing building which appears to work well architecturally in this mixed use neighborhood.

ACTION REQUESTED:

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

ATTACHMENTS:

Architectural Review Board Application and required attachments.

PARCEL NO.:

205260

Zoning UI

Office Use Only

DATE SUBMITTED:

REVIEW DATE:

3/14/22

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: Old World Creamery LLC

ADDRESS: 1606 Erie Ave

E-MAIL ADDRESS: steve@owcreamery.com

PHONE: (920) 550-4443 FAX NO.: ()

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Old World Creamery

ADDRESS OF PROPERTY AFFECTED: 1606 Erie Ave

NEW BUILDING: ☒ ADDITION: ☒ REMODELING: ☐

DESCRIPTION OF PROPOSED PROJECT:

Manufacturing/processing for butter and cheese products. Small Addition is sewer treatment building. Addition of 400 sqft to unloading area to accommodate room inside building for trucks

DESCRIPTION OF EXISTING EXTERIOR DESIGN AND MATERIALS:

Existing building is brick

DESCRIPTION OF THE PROPOSED EXTERIOR DESIGN AND MATERIALS:

Decorative tip up concrete wall panels

3. NAMES AND ADDRESSES

OWNER OF SITE: Steve Knaus – Managing Member

ADDRESS: 1606 Erie Ave Sheboygan

EMAIL: steve@owcreamery.com

PHONE: (920) 550-4443 **FAX NO.:** ()

ARCHITECT: Bayland Buildings Inc. (David Obrien)

ADDRESS: PO Box 13571 Green Bay

EMAIL ADDRESS: dobrien@baylandbuildings.com

PHONE: (920) 371-6200 **FAX NO.:** ()

CONTRACTOR/CIVIL ENGINEER: Wagner Excavating (Craig Rusch)

ADDRESS: 3437 Paine Ave Sheboygan

EMAIL: crusch@digwagner.com

PHONE: (920) 458-0560 **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

DATE

PRINT ABOVE NAME

OFFICE USE ONLY

Old World Creamery

Building Additions:

There are four building additions proposed for this project. The purpose and use are described elsewhere in this narrative.

The first building addition is between the existing brick building (original building) and the brick/block Intake building. This addition is called **“Waste Water Building”**. The addition roof area is approximately 2,050 sf.

The second building addition is called the **“Intake Building Addition”** and is located on the east side of the existing Intake Building. This is also next to and north of the Infill Building Addition. Semi tractors and tanker trailers are backed into the Intake Building to unload. Four additional feet will be added to the building to allow for the overhead garage door to close when the trailer is attached to the tractor. Currently the trailer is disconnected from the tractor during the unloading process so the overhead door can be closed. The front of this building addition will line up with the Infill Building Addition.

The third building addition is called the **“Production Building Addition”** and is located on the east side of the existing production building. The location of the proposed addition is in the area of the old and unused loading dock. The area is concrete and asphalt surfaces. The addition roof area is 11,340 sf. There are two required emergency exit doors. One is located on the north side of the addition along St Clair Avenue and the second is located on the east side of the addition along N 16 Street.

The fourth building addition is called the **“Silo Building Extension”**. This will connect the existing silo building to the proposed Production Building Addition. The extension roof area is approximately 73 sf.

The fifth building addition is called the **“Infill Building”** and is located to the South of the Production addition, which will be used for the storage of products and consists of approximately 3,375 sf.

Parking and Employee Count:

The employee count on the largest shift is 18. With the building additions, there is an anticipated additional employment of 5 people, for a total of 23. Therefore, a minimum of 23 spaces are required for this development. The existing parking lot located on-site and at the northwest corner of the project site allows 18 parking spaces. There is a vacant residential lot where a house was recently razed to the northeast of the Old World Creamery site. It is located at the southeast corner of the N 16th Street and St Clair Avenue intersection. This lot will be used for the proposed additional parking. Entrance to the parking lot is from N 16th Street, similar to the razed house drive entrance. The surface will be asphalt pavement with a concrete drive entrance approach. The proposed lot will provide 8 standard parking spaces. There is space on the existing asphalt surface, between the Intake Building and the Proposed Production Building Addition for 3 standard and 1 handicap parking space. This provides a total of 12 proposed parking spaces. Adding the existing 18 spaces will total 30 parking spaces.

Existing Truck Scale Relocation:

With the proposed Production Building Addition, the existing truck scale located at the northeast corner of the parcel will have to be relocated north of the Production Building Addition. The scale allows the tractor and the tanker trailer to be weighed. The entrance approach is concrete and is along N 16th Street. The exit is concrete and along St Clair Avenue. This is similar to the existing scale ingress and egress. The routing of the tractor and trailer is north bound on N 16th Street. Then travel onto the scale and exit on St Clair Avenue. Then the tractor continues along west along St Clair Avenue, south on N 17th Street, east on Erie Avenue, and north of N 16th Street. Then the tractor and trailer backs into the Intake Building to unload.

Zoning Setback Variance Requests and Descriptions:

Old World Creamery Building Additions and Scale Relocation – Urban Industrial UI Zoning District

The zoning code for the street building setback is 25' along N 16th Street. In comparison the existing brick building closest to the property line along N 16th Street is 13.95'. The existing and proposed buildings are not parallel with the property line along N 16th Street, therefore the actual setback distances to the buildings will vary. The Production Building Addition will be closest to the property line with a distance of 10.14'. The production equipment determines the size of the building. There will be a required emergency door with stairs along the east side of the building addition. This will be 6.18' from the property line.

1. Variance Request – Building Street Setback along N 16th Street from 25' to 6.18'

The zoning code for the street building setback is 25' along St Clair Avenue. In comparison the existing brick building closest to the property line along St Clair Avenue is 21.93'. The proposed Production Building Addition will be almost parallel to the property line and will be 21.96' to the property line at the closest point. The building addition is an extension of the existing building. There will be an emergency door with stairs along the north side of the building addition. This will be 16.97' from the property line.

2. Variance Request – Building Street Setback along St Clair Avenue from 25' to 16.97'

The zoning code for the street pavement setback is 5' along St Clair Avenue. The existing truck scale will have to be relocated. In comparison, the existing truck scale location is encroaching on the road right-of-way. Considering the grade elevations for the relocated scale and the required truck turning radius, the scale will be positioned along the property line with a 0' setback. If the scale was positioned closer to the building, the smaller truck turning radius would cause interference between the trailer and the building corner.

3. Variance Request – Pavement Street Setback along St Clair Avenue from 5' to 0'

Proposed Parking Lot – Neighborhood Residential 6 NR6 Zoning District

The zoning code for the pavement street setback is 10' along St. Clair Avenue and N 16th Street. The proposed parking lot is dimensioned with standard 10' x 20' stalls and a 24' wide travel lane and

entrance. There is 5' wide x 24' long backup lane on the north end of the parking lot. The parking lot is positioned 11' from the east residential property line and 14.65' from the south residential property line. The parking lot is also positioned further north to allow clearance between the proposed parking lot entrance and the existing residential driveway to the south. The distance from the east property line and pavement edge will allow for landscaping. The remaining setback distances from the asphalt pavement to the property line along the two streets is 5.00'.

4. Variance Request – Pavement Street Setback along N 16th Street from 10' to 5'

5. Variance Request – Pavement Street Setback along St Clair Avenue from 10' to 5'

The zoning code for the Old World Creamery parcel landscape surface ratio is 10% minimum. In comparison the existing landscape surface ratio is approximately 7%. The landscape surface ratio after the building additions and scale relocation will be approximately 7% because the building addition locations are in areas of existing asphalt and concrete.

6. Variance Request – Landscape Surface Ratio from 10% to 7%

The zoning code for the landscape points have location requirements. Because there is not green space available in specific areas. Most plantings will be on the east side of the Production Building Addition, the proposed parking lot, and on the parcel not adjacent to the building additions.

7. Variance Request – Landscape point locations not comply

Utility Work:

Building additions – onsite private water, storm, and sanitary modifications. The storm water will be collected and routed through a new storm sewer pipe and connected to the existing 18" storm sewer main on St Clair Avenue. The outlet for the sanitary will remain the same connecting to the sanitary sewer main along N 16th Street. Water service for the additions will come from the existing buildings. The existing transformers located within the Infill Building Addition will be removed and a new transformer will be installed directly to the East of the new Infill Building.

Stormwater Management:

The amount of impervious surface increase for the building additions, scale relocation, and proposed parking lot is less than 1, 000 sf. Therefore, storm water management is not required for this site development. The building additions will be at existing asphalt and concrete surfaces. The parking lot will be where an existing building, concrete walks, and drive were recently removed.

Lighting Plan:

A lighting plan will be prepared by the electric subcontractor. There is a proposed light pole for the proposed parking lot. Other new lighting will be mounted on the existing and proposed building walls.

Signage:

No signage anticipated for this project

Landscaping:

The landscape designer will prepare the Landscape Plan per the code requirements. A proposed wood fence will be installed from the existing fence that is east of the proposed parking. The fence will be parallel to the east property line and be constructed to the north property line.

Architectural Features:

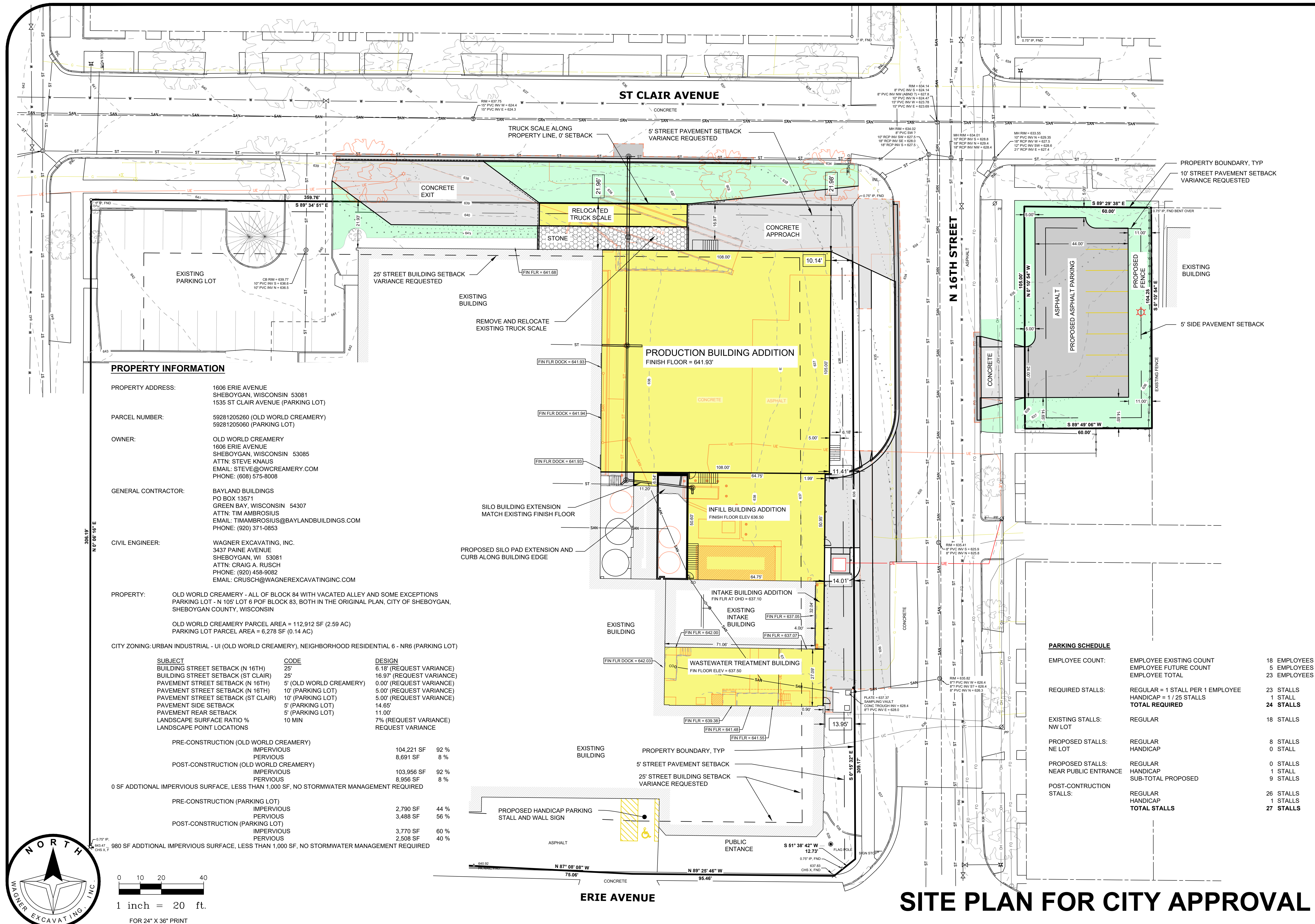
Infill Building Addition – To be constructed of prefinished concrete tip up panels of tan color to match existing brick colors as close as possible

Intake Building Addition – To be constructed of prefinished concrete tip up panels of tan color to match existing brick colors as close as possible

Production Building Addition – To be constructed of prefinished concrete tip up panels of tan color to match existing brick colors as close as possible

Silo Building Extension – To be constructed of same materials as existing (face brick) colors to match as close as possible

Waste Water Treatment building to be constructed of prefinished concrete tip up panels of tan color to match existing brick colors as close as possible.



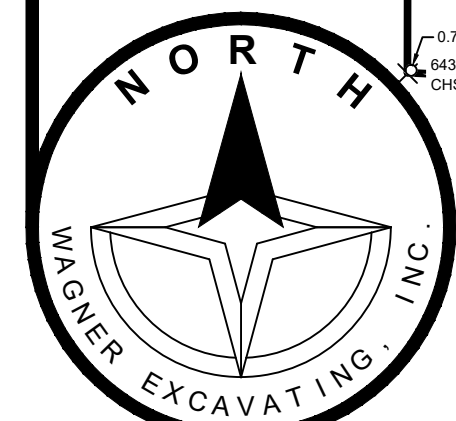
Wagner
EXCAVATING
3437 PAINE AVENUE SHEBOYGAN, WI 53081
(920) 458-9082

DESIGNED BY:
CRAIG A. RUSCH

Building Addition
Old World Creamery
1606 Erie Avenue
Sheboygan, Wisconsin

DATE
3/22/22

1



0 10 20 40
1 inch = 20 ft.
FOR 24" X 36" PRINT



BAYLAND BUILDINGS

P.O. BOX 13571 GREEN BAY, WI 54307
(920) 498-9300 FAX (920) 498-3033
www.baylandbuildings.com

DESIGN & BUILD GENERAL CONTRACTOR

PROPOSED BUILDING FOR:

OLD WORLD CREAMERY

SHEBOYGAN, WISCONSIN; COUNTY OF: SHEBOYGAN

SCALE VERIFICATION

THIS BAR MEASURES 1" ON ORIGINAL.
ADJUST SCALE ACCORDINGLY

NOTICE OF COPYRIGHT
THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO
COPYRIGHT PROTECTION AS AN "ARCHITECTURAL WORK" UNDER
SEC. 102 OF THE COPYRIGHT ACT, 17 U.S.C. AS AMENDED
DECEMBER 1990 AND KNOWN AS ARCHITECTURAL WORKS
COPYRIGHT PROTECTION ACT OF 1990. THE PROTECTION
INCLUDES BUT IS NOT LIMITED TO THE OVERALL FORM AS WELL
AS THE ARRANGEMENT AND COMPOSITION OF SPACES AND
ELEMENTS OF THE DESIGN. UNDER SUCH PROTECTION
UNAUTHORIZED USE OF THESE PLANS, WORK OR BUILDING
REPRESENTED, CAN LEGALLY RESULT IN THE CESSATION OF
CONSTRUCTION OR BUILDINGS BEING SEIZED AND/OR MONETARY
COMPENSATION TO BAYLAND BUILDINGS, INC.

JOB NUMBER: 22-2438

PROJECT EXECUTIVE: TIM AMBROSIOUS
(920) 371-0853

DRAWN BY: LJP

DATE: 03-21-22

REVISIONS:

ISSUED FOR: CHECKED DATE:
BY:

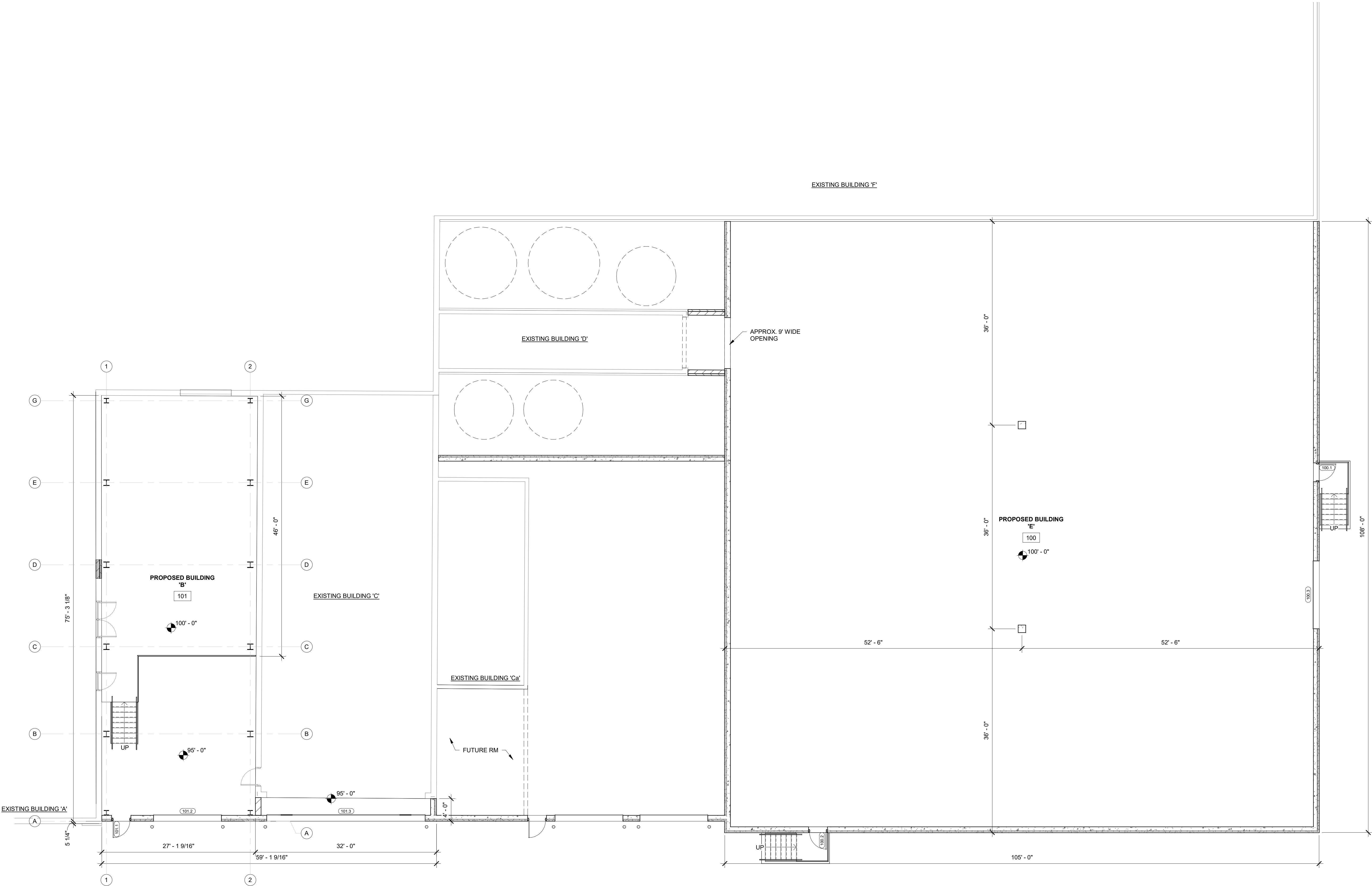
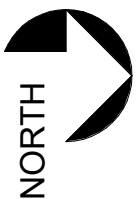
- ☐ PRELIMINARY
☐ BID SET
☒ DESIGN REVIEW
☐ CHECKSET
☐ CONSTRUCTION

OVERALL FLOOR PLAN

A1.0

FLOOR PLAN - OVERALL PROPOSED

1/A1.0 SCALE = 1/8" = 1'-0"



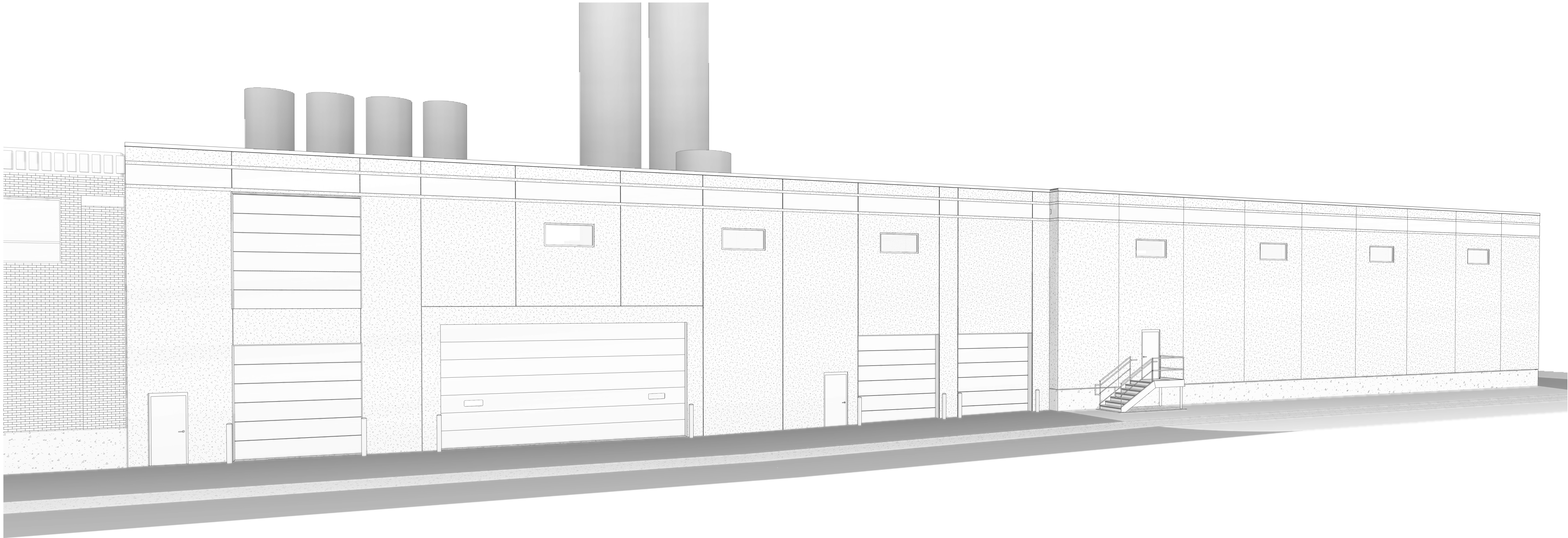
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SHEBOYGAN, WISCONSIN; COUNTY OF: SHEBOYGAN

SCALE VERIFICATION
THIS BAR MEASURES 1" ON ORIGINAL.

REVISIONS:

A2.0



PERSPECTIVE VIEW ONLY



BAYLAND BUILDINGS

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www.baylandbuildings.com

DESIGN & BUILD GENERAL CONTRACTOR

PROPOSED BUILDING FOR:

OLD WORLD CREAMERY

SHEBOYGAN, WISCONSIN; COUNTY OF: SHEBOYGAN

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COMPENSATION TO BAYLAND BUILDINGS, INC.

JOB NUMBER: 22-2438

PROJECT EXECUTIVE: TIM AMBROSIOUS
(920) 371-0853

DRAWN BY: LJP

DATE: 03-21-22

REVISIONS:

ISSUED FOR: CHECKED **DATE:**
BY:

- ☐ PRELIMINARY
- ☐ BID SET
- ☒ DESIGN REVIEW
- ☐ CHECKSET
- ☐ CONSTRUCTION

EXTERIOR ELEVATIONS

A2.1

>













CITY OF SHEBOYGAN

REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION

ITEM DESCRIPTION: Exterior remodel 804-814 N. 8th Street.

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

REPORT DATE: April 8, 2022

MEETING DATE: April 11, 2022

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 intent of this exterior refresh is to give new life to a highly visible building within the central commercial district of downtown Sheboygan with a new and vibrant design that gives a nod to the building's historic façade of the past, compliments the architecture of the surrounding area, and creates a visual statement with the incorporation of modern architectural design elements.

Historic photos of the north building detail an exterior comprised of running bond brick with terra cotta accents. The original fenestration consisted of storefront windows along the first floor, with groupings of paired windows at the second floor above. Subsequent renovations removed the original terra cotta detailing at the cornice and above of the first-floor windows. The second-floor windows were also in-filled with brick. The most recent renovation applied a tile finish under the first-floor windows, and columns between the windows. This has significantly diminished the architectural impact of this building within the vernacular of the north 8th street neighborhood. The south building located along Wisconsin Avenue has a cream-colored brick exterior and storefront windows on the first floor. The second floor has a grey CMU finish with no windows.

The use of brick and EIFS on the center portion of this project helps maintain the historic look and feel of the downtown architecture of the area. The first floor consists of large storefront windows, separated by EIFS column and entablature elements are finished to give the appearance of limestone. The second floor will retain the existing brick finish. An EIFS cornice molding will also run along the top of the wall in this section. Tenant signage would be located above the large storefront windows.

The corner of 8th Street and Wisconsin Avenue will have a more modern-looking façade. This approximately 42 foot x 42 foot section of building will be finished with metal siding materials consisting of different colors, patterns, and textures.

The first-floor finish of this portion of the building will be a galvanized, horizontally oriented, corrugated metal panel.

The second-floor exterior will be finished with black metal panels arranged in a staggered vertical pattern.

The first and second floor finishes are separated with an orange, smooth finish horizontal band, which turn will down vertically at the extents of this portion of building.

The black panels of the second floor will also serve as a backdrop for large, illuminated building signage.

A large mural is proposed for the remainder of the south elevation, which wraps the corner onto a portion of the west elevation.

The existing brick and CMU will be finished with EIFS to provide a smooth surface to which the mural would be painted.

The installation of this artwork could be part of the city's mural program. The city has extensive history with murals as evidenced by the numerous existing installations scattered throughout the downtown and surrounding areas. These murals convey the city's history or are 'interactive' in the sense that a person can become part of the painted scene. The proposed mural, whether telling the city's history or an 'interactive' design, would fit well in this area of downtown, near other mural installations.

There have been improvements to the buildings along 8th Street the past several years. The exterior remodel of this building will continue the revitalization of the very visual 8th Street corridor of the downtown area into a shopping and recreation destination.

STAFF COMMENTS:

Comments from staff report in July 23, 2019 Conditional use permit request for approval to operate a multi-tenant facility from this property:

- *Approximately two (2) years ago, the applicant removed some exterior building materials in order to determine what materials were being covered up and in what shape those materials were in so they could determine how to remodel the exterior of the building. As you are aware, the building remains in an unfinished condition because the applicant has not begun the exterior remodel project. The building is located in a very visible and highly traveled section of 8th Street where a significant amount of redevelopment has and is taking place. It is critical that the owner provide the plan commission with a reasonable timeframe for this exterior remodel project to begin and to be completed.*
- *Staff will be including conditions that require the applicant to submit architectural drawings to the architectural review board by a date certain as well as a date certain that the applicant has to start the exterior remodeling project. It appears that the applicant could submit such drawings by September 24, 2019 to be placed on the October 14, 2019 Architectural Review Board agenda. In addition, construction should begin by May 1, 2020. Also, no permits should be considered for Phase 2 (2nd floor) until such times as the exterior building*

elevation drawings have been approved by the Architectural Review Board construction has begun.

Item 6.

- *Plan Commission approved with several conditions of approval including the condition that stated “Applicant shall obtain building permits for the exterior remodel improvements by no later than May 1, 2020.”*

The City has been trying to get the owner to install the improvements proposed by the owner and approved by the Board in August 2019, however, the building remains in a state of disrepair (see previously approved plans). The owners have received several citations with regards to the present condition of the building and other various issues with the building/property (graffiti, etc.).

The Board should be aware that there has not been any formal discussion with regards to mural proposal at this time.

As the architectural review board is aware, downtown 8th Street does have design guidelines. The Board will need to determine if the architecture as proposed is meeting the intent of the guidelines. Some of the criteria the board will need to review include:

- New buildings shall use contemporary interpretations of traditional building styles.
- Contemporary designs draw upon the fundamental similarities among historic buildings without copying them.
- Facades shall be articulated to express vertical rhythm related to structural columns and bays.
- Façade materials shall be horizontally oriented.
- Materials for buildings fronting 8th Street shall be authentic and shall not mimic other materials (e.g., materials with faux wood grain are prohibited). High-quality, long-lasting materials such as fiber cement siding may be used for facades of buildings that do not front along 8th Street.
- Concrete block (smooth or decorative split-face), stucco/EIFS (smooth, natural, or textured synthetic), metal, plywood, pressboard, unfinished precast concrete, diagonal siding, board-and-batten surfaces, and poured-in-place concrete shall not be used on building facades or walls that are visible from streets, driveways, sidewalks, alleys, or parking areas.

The applicant is proposing to apply new EIFS and metal on both the 8th Street and Wisconsin Avenue sides of the building. Per the guidelines above:

“EIFS and metal shall not be used on building facades or walls that are visible from streets, driveways, sidewalks, alleys, or parking areas.”

The drawings, as presently submitted, do not appear to meet designs guidelines for buildings in the downtown. A design similar to the historical photo provided and what was approved in 2019 appears to meet the intent of the design guidelines and would be better received for a downtown Sheboygan exterior remodel project.

ACTION REQUESTED:

Motion to hold in order to have the applicant resubmit revised drawings that meet the intent of the 8th Street Design Guidelines.

ATTACHMENTS:

Architectural Review Board Application and required attachments.

Office Use Only

PARCEL NO.:

DATE SUBMITTED: _____

REVIEW DATE: _____

CITY OF SHEBOYGAN ARCHITECTURAL REVIEW APPLICATION

Revised July 2021

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 three weeks prior** to date of meeting. Applications that are not complete or that are not legible will not be accepted.

1. APPLICANT INFORMATION

APPLICANT: Fifth Generation PropertiesADDRESS: 2104 Union Avenue, Sheboygan, WI 53081E-MAIL ADDRESS: rschmitt@fifthgenllc.comPHONE: (920) 946-7926 FAX NO.: ()

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: VacantADDRESS OF PROPERTY AFFECTED: 804 N. 8th StreetNEW BUILDING: _____ ADDITION: _____ REMODELING: XDESCRIPTION OF PROPOSED PROJECT: See attached.

DESCRIPTION OF **EXISTING** EXTERIOR DESIGN AND MATERIALS: _____See attached.

DESCRIPTION OF THE **PROPOSED** EXTERIOR DESIGN AND MATERIALS: _____See attached.

3. NAMES AND ADDRESSES**OWNER OF SITE:** Ryan Schmitt - Fifth Generation PropertiesADDRESS: 2104 Union Avenue, Sheboygan, WI 53081EMAIL: rschmitt@fifthgenllc.comPHONE: (920) 946-7926 FAX NO.: ()**ARCHITECT:** Jason Ahrens - Distinctive Design StudioADDRESS: 215 Pine Street, Sheboygan Falls, WI 53085EMAIL ADDRESS: jason@distinctivedesignstudio.comPHONE: (920) 458-5584 FAX NO.: ()**CONTRACTOR:** Jos. Schmitt ConstructionADDRESS: 2104 Union Avenue, Sheboygan, WI 53081EMAIL: rschmitt@fifthgenllc.comPHONE: (920) 946-7926 FAX NO.: ()**4. APPLICATION SUBMITTAL REQUIREMENTS**

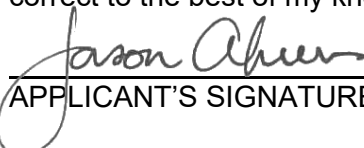
- A. A scale drawing of all exterior elevations showing the design and appearance of the proposed building or structure.
- B. Three 11 X 17 colored renderings of the proposed building elevations and material samples.

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

03/17/2022
DATE

Jason Ahrens, AIA – Agent to Owner
PRINT ABOVE NAME

March 17, 2022

CITY OF SHEBOYGAN ARCHITECTURAL REVIEW APPLICATION

PROJECT NAME AND ADDRESS:

8TH Street Renovation
800 Block of North 8th Street
Sheboygan, Wisconsin 53081

DESCRIPTION OF PROPOSED PROJECT:

The intent of this exterior refresh is to give new life to a highly visible building within the central commercial district of downtown Sheboygan with a new and vibrant design that gives a nod to the building's historic façade of the past, compliments the architecture of the surrounding area, and creates a visual statement with the incorporation of modern architectural design elements.

DESCRIPTION OF EXISTING EXTERIOR DESIGN AND MATERIALS:

Historic photos of the north building detail an exterior comprised of running bond brick with terra cotta accents. The original fenestration consisted of storefront windows along the first floor, with groupings of paired windows at the second floor above.

Subsequent renovations removed the original terra cotta detailing at the cornice and above of the first-floor windows. The second-floor windows were also in-filled with brick. The most recent renovation applied a tile finish under the first-floor windows, and columns between the windows. This has significantly diminished the architectural impact of this building within the vernacular of the north 8th street neighborhood.

The south building located along Wisconsin Avenue has a cream-colored brick exterior and storefront windows on the first floor. The second floor has a grey CMU finish with no windows.

DESCRIPTION OF PROPOSED EXTERIOR DESIGN AND MATERIALS:

The use of brick and EIFS on the center portion of this project helps maintain the historic look and feel of the downtown architecture of the area. The first floor consists of large storefront windows, separated by EIFS column and entablature elements are finished to give the appearance of limestone. The second floor will retain the existing brick finish. An EIFS cornice molding will also run along the top of the wall in this section. Tenant signage would be located above the large storefront windows.

The corner of 8th Street and Wisconsin Avenue will have a more modern-looking façade. This approximately 42' by 42' section of building will be finished with metal siding materials consisting of different colors, patterns, and textures.

The first-floor finish of this portion of the building will be a galvanized, horizontally oriented, corrugated metal panel. The second-floor exterior will be finished with black metal panels arranged in a staggered vertical pattern. The first and second floor finishes are separated with an orange, smooth-finish horizontal band, which turn will down vertically at the extents of this portion of building. The black panels of the second floor will also serve as a backdrop for large, illuminated building signage.

A large mural is proposed for the remainder of the south elevation, which wraps the corner onto a portion of the west elevation. The existing brick and CMU will be finished with EIFS to provide a smooth surface to which the mural would be painted. The installation of this artwork could be part of the city's mural program. The city has extensive history with murals as evidenced by the numerous existing installations scattered throughout the downtown and surrounding areas. These murals convey the city's history or are 'interactive' in the sense that a person can become part of the painted scene. The proposed mural, whether telling the city's history or an 'interactive' design, would fit well in this area of downtown, near other mural installations.

PROJECT IMPACT:

There have been improvements to the buildings along 8th Street the past several years. The exterior remodel of this building will continue the revitalization of the very visual 8th Street corridor of the downtown area into a shopping and recreation destination.



1 SITE PLAN - SITE PLAN
1" = 10'-0"

DISTINCTIVE DESIGN STUDIO EXPRESSLY RESERVES THEIR COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE DOCUMENTS. THESE DOCUMENTS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF DISTINCTIVE DESIGN STUDIO.

WRITTEN DIMENSIONS ON THESE DOCUMENTS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB.

WHEN PLANS ARE PRINTED ON 12 x 18 PAPER, DRAWINGS ARE REDUCED BY 50%.

#	DATE	DESCRIPTION
1	11/29/18	SD DOCS
2	06/26/19	REVISIONS
3	12/17/2021	WALL SECTIONS
5	03/17/2022	ARCH REVIEW

8TH STREET RENOVATION

800 BLOCK OF N. 8TH ST.
SHEBOYGAN, WI 53081

PROJECT #: 18-043

PRELIMINARY PLANS

SITE PLAN



SOUTH ELEVATION



WEST ELEVATION



HISTORIC PHOTO



CORNER OF 8TH AND WISCONSIN AVENUE

DISTINCTIVE DESIGN STUDIO EXPRESSLY RESERVES THEIR COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE DOCUMENTS. THESE DOCUMENTS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF DISTINCTIVE DESIGN STUDIO.

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WHEN PLANS ARE PRINTED ON 12 x 18 PAPER, DRAWINGS ARE REDUCED BY 50%.

#	DATE	DESCRIPTION
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8TH STREET RENOVATION

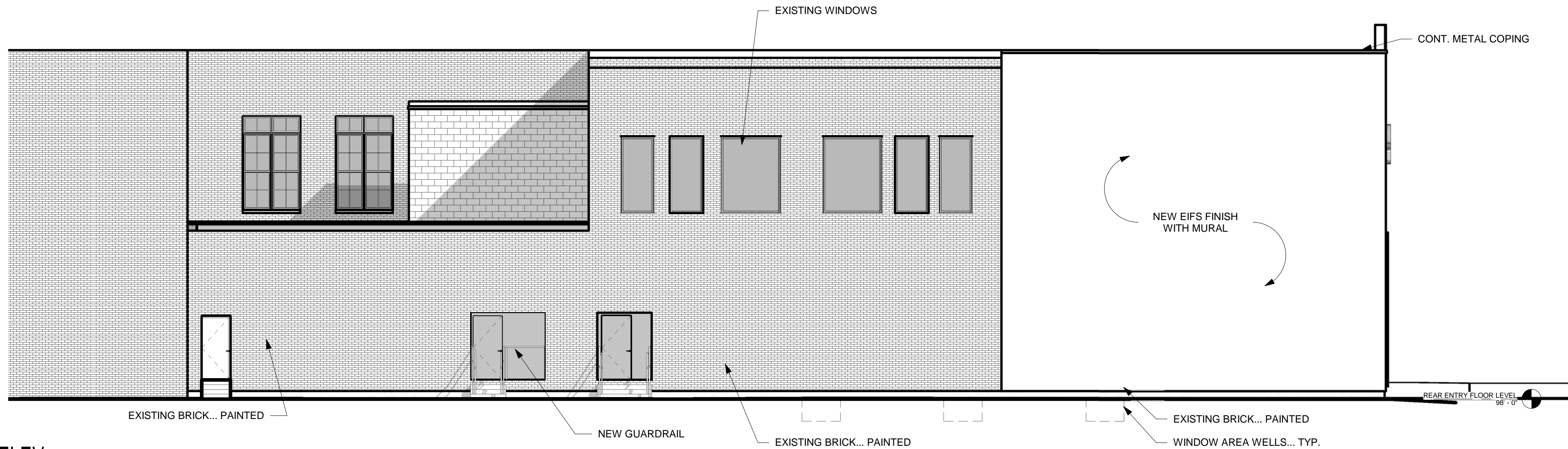
800 BLOCK OF N. 8TH ST.
SHEBOYGAN, WI 53081

PROJECT #: 18-043

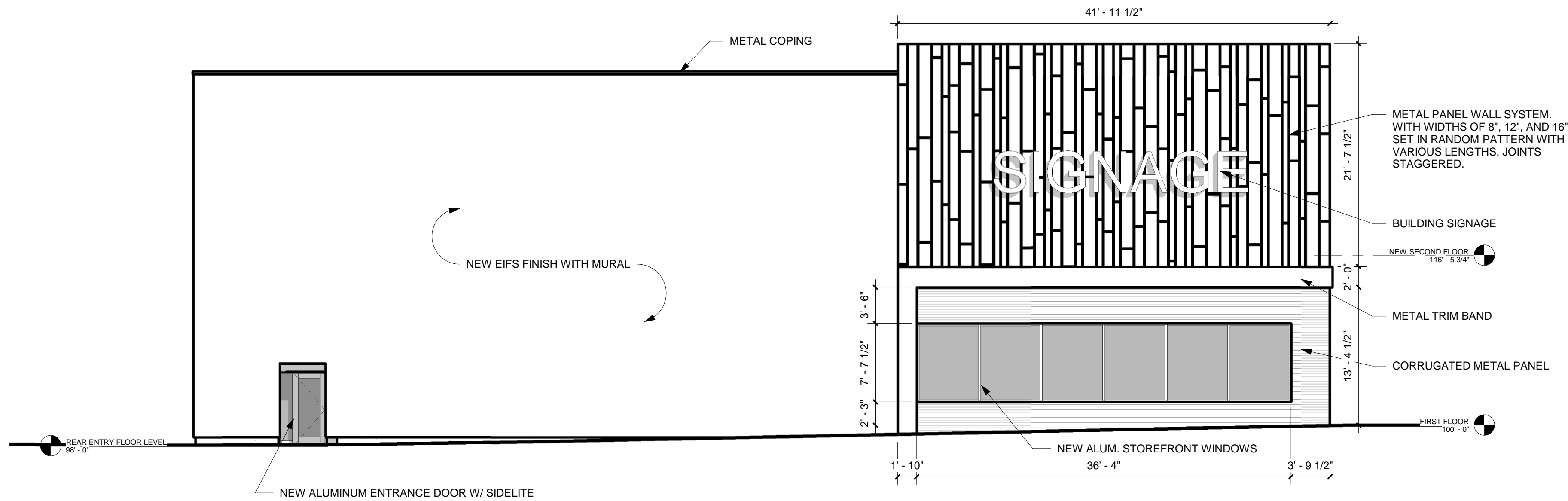
PRELIMINARY PLANS

EXISTING
CONDITIONS

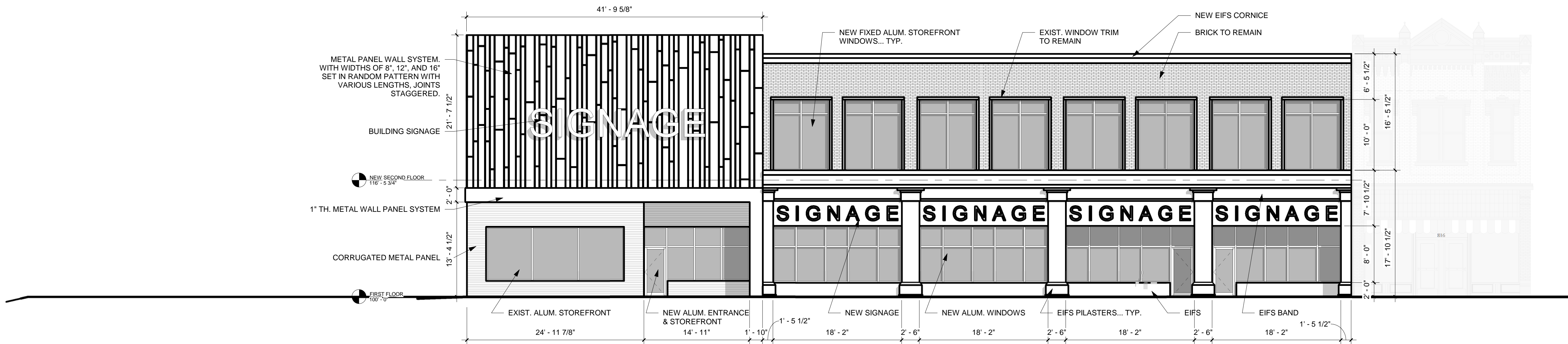
G300



③ EXTERIOR ELEV. - WEST ELEVATION
1/8" = 1'-0"



② EXTERIOR ELEV. - SOUTH ELEVATION
1/8" = 1'-0"



① EXTERIOR ELEV. - EAST ELEVATION
1/8" = 1'-0"

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#	DATE	DESCRIPTION
1	11/29/18	SD DOCS
2	06/26/19	REVISIONS
3	12/17/2021	WALL SECTIONS
5	03/17/2022	ARCH REVIEW

8TH STREET RENOVATION

800 BLOCK OF N. 8TH ST.
SHEBOYGAN, WI 53081

PROJECT #: 18-043

PRELIMINARY PLANS

EXTERIOR ELEVATIONS

A201



2 EXTERIOR ELEV. - SOUTH ELEVATION
NOT TO SCALE



1 EXTERIOR ELEV. - EAST ELEVATION
1/4" = 1'-0"

DISTINCTIVE DESIGN STUDIO EXPRESSLY RESERVES THEIR COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE DOCUMENTS. THESE DOCUMENTS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF DISTINCTIVE DESIGN STUDIO.

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#	DATE	DESCRIPTION
1	11/29/18	SD DOCS
2	06/26/19	REVISIONS
3	12/17/2021	WALL SECTIONS
5	03/17/2022	ARCH REVIEW

8TH STREET RENOVATION

800 BLOCK OF N. 8TH ST.
SHEBOYGAN, WI 53081

PROJECT #: 18-043

PRELIMINARY PLANS

EXTERIOR RENDERINGS

A202



3 EXTERIOR ELEV. - VIEW FROM NORTHEAST CORNER
NOT TO SCALE



2 EXTERIOR ELEV. - VIEW FROM SOUTHEAST CORNER
NOT TO SCALE



1 EXTERIOR ELEV. - VIEW FROM SOUTHWEST CORNER
NOT TO SCALE

DISTINCTIVE DESIGN STUDIO EXPRESSLY RESERVES THEIR COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE DOCUMENTS. THESE DOCUMENTS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF DISTINCTIVE DESIGN STUDIO.

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WHEN PLANS ARE PRINTED ON 12" x 18" PAPER, DRAWINGS ARE REDUCED BY 50%.

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1	11/29/18	SD DOCS
2	06/26/19	REVISIONS
3	12/17/2021	WALL SECTIONS
5	03/17/2022	ARCH REVIEW

8TH STREET RENOVATION

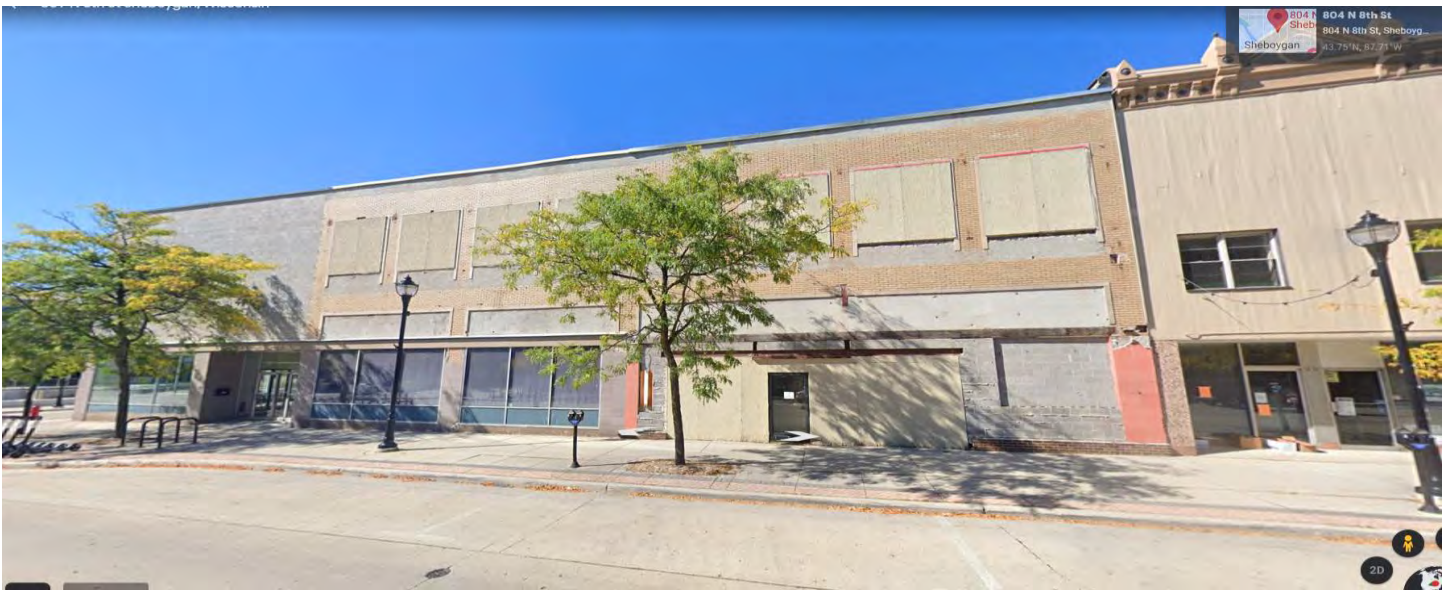
800 BLOCK OF N. 8TH ST.
SHEBOYGAN, WI 53081

PROJECT #: 18-043

PRELIMINARY PLANS

EXTERIOR RENDERINGS

A203







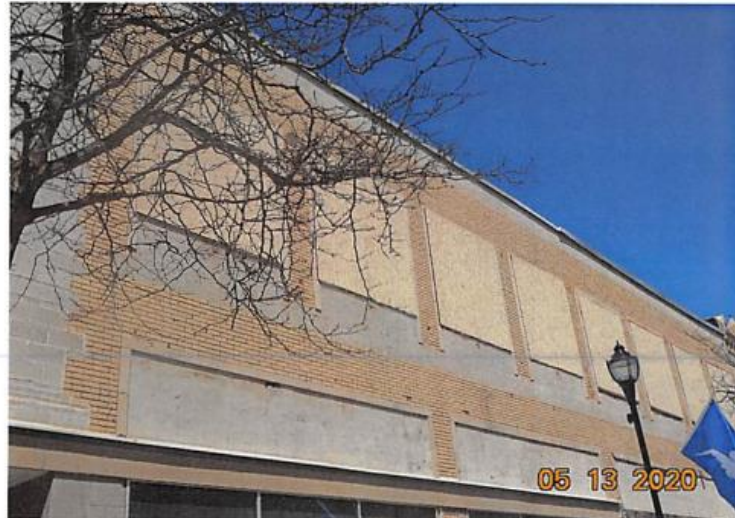








804- N 8th ST 10F3 80

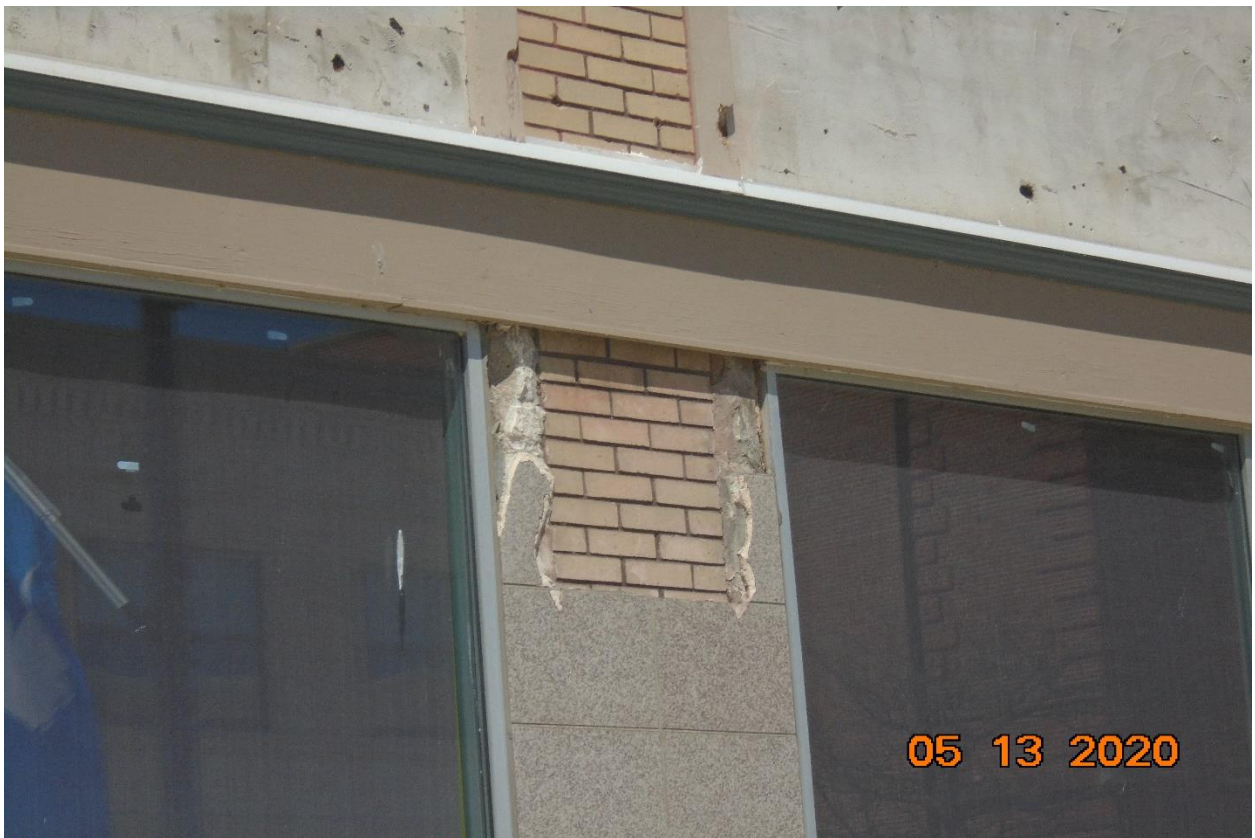


804- N 8th ST 20F3 BB



804- N 8th ST 30F3 BB

















CITY OF SHEBOYGAN

REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION

ITEM DESCRIPTION: Exterior remodel 804-814 N. 8th Street.

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

REPORT DATE: August 23, 2019

MEETING DATE: August 26, 2019
FISCAL SUMMARY:

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

STATUTORY REFERENCE:

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

BACKGROUND / ANALYSIS:

5th Generation Properties, LLC is proposing to lease vacant commercial spaces to new tenants in their multi-tenant commercial facility in downtown Sheboygan located at 804-814 N. 8th Street. The applicant states the following:

- The proposed renovation will consist of updating the exterior façade to visually emulate the buildings original facades and to better relate and unify with the surrounding buildings.
- The existing material on the exterior consists of brick, exposed concrete block, stone tile veneer and metal storefront windows.
- The northern portion of the building would have the existing brick repaired and terra cotta window trims and cornice moldings re-installed. New aluminum store front windows would be installed along with a smooth EIFS banding along the base. The second floor would receive new aluminum clad double hung windows in the original brick openings.
- The Southern/corner portion of this building would be clad with EIFS with a stucco finish. A new aluminum storefront entrance will be inserted to match the existing aluminum storefront windows that are on 8th & Wisconsin Ave. New aluminum clad windows will be inserted on the second floor with an arched EIFS trim detail.

STAFF COMMENTS:

May want the applicant to discuss the rear/west side of the building. Appears there are a bunch of existing mechanical units located on the west side of the existing building. The

west elevations do not show any those mechanicals. The Board may want to have applicant discuss where the mechanicals are to now be located (remaining or being moved)?

Item 6.

ACTION REQUESTED:

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

ATTACHMENTS:

Architectural Review Board Application and required attachments.

PARCEL NO.: _____
MAP NO.: _____
ZONING CLASSIFICATION: _____

Office Use Only	Item 6.
DATE SUBMITTED: _____	
REVIEW DATE: _____	

CITY OF SHEBOYGAN ARCHITECTURAL REVIEW APPLICATION

Revised November 2009

Completed application must be filed with the Department of City Development, 828 Center Avenue, Suite 104. 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: Fifth Generation Properties

ADDRESS: 2104 Union Ave, Sheboygan 53081

E-MAIL ADDRESS: jschmitt@doublevisionfilms.net

PHONE: () FAX NO.: ()

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Vacant

ADDRESS OF PROPERTY AFFECTED: 804 N 8TH ST

NEW BUILDING: _____ ADDITION: _____ REMODELING: X _____

DESCRIPTION OF PROPOSED PROJECT: The proposed renovation will consist of updating the exterior façade to better relate and unify with the surrounding buildings.

DESCRIPTION OF **EXISTING** EXTERIOR DESIGN AND MATERIALS: _____
The existing material on the exterior consists of brick, exposed concrete block, stone tile veneer and metal storefront windows

DESCRIPTION OF THE **PROPOSED** EXTERIOR DESIGN AND MATERIALS: _____
We are proposing to update the exterior to visually emulate the buildings original facades.

The northern portion of the building would have the existing brick repaired and terra cotta window trims and cornice moldings re-installed. New aluminum store front windows would be installed along with a smooth EIFS banding along the base. The second floor would receive new aluminum clad double hung windows in the original brick openings.

The Southern/corner portion of this building would be clad with EIFS with a stucco finish. A new aluminum storefront entrance will be inserted to match the existing

aluminum storefront windows that are on 8th & Wisconsin Ave. New aluminum clad windows will be inserted on the second floor with an arched EIFS trim detail.

Item 6.

3. NAMES AND ADDRESSES

OWNER OF SITE: Same

ADDRESS: _____

PHONE: () _____ **FAX NO.:** () _____

ARCHITECT: Distinctive Design Studio

ADDRESS: 215 Pine Street, Sheboygan Falls, WI 53085

E-MAILADDRESS: steve@distinctivedesignstudio.com

PHONE: () _____ **FAX NO.:** () _____

CONTRACTOR: Jos. Schmitt Construction

ADDRESS: 2104 Union Ave., Sheboygan, WI

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. Provide eight 11 X 17 colored renderings of the proposed building elevations and material samples.
- C. A scale drawing of the site plan showing the relationship of the building to the site and adjacent properties.
- D. 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

DATE

PRINT ABOVE NAME

8th Street Renovation
800 Block of North 8th Street
Sheboygan, WI 53081

Conditional Use Permit – Written Description

The buildings located just south of the Weill Center on the west side of the 800 block of 8th street have been home to many different types of businesses throughout the years but have been vacant the past several years. The property and surrounding area is zoned Central Commercial and is a highly visible part of what is considered “Downtown Sheboygan”. The proposed renovation will consist of updating the exterior façades to better relate to the historical context of the project buildings as well as the buildings in the surrounding area.

The street level of the buildings will have spaces available for business tenant buildouts such as clothing stores, boutiques, or office spaces. The second floor of the buildings will be converted into a banquet space with a dining and entertainment area, bar, and rooftop patio. The hours for the different stores could vary depending on the business and the banquet space on the second floor would be rented based on community need.

The northernmost building will have the existing brick repaired and terra cotta window trims and cornice moldings reinstalled. New aluminum storefront windows would be installed along with a smooth EIFS band running along the base. The second floor would receive new aluminum clad double hung windows in the original brick openings.

The southernmost building would be clad in EIFS with a stucco finish. New storefront windows will be added to match the existing storefront windows on the corner of 8th Street and Wisconsin Avenue. New aluminum clad windows will be installed on the second floor with an arched EIFS trim detail.

We also propose adding new landscaping to the alley to the west of the building to help visually connect the street/ sidewalk to the entrances on that side of the building.

The proposed addition complies with all requirements of Sub-Chapter 15-7. As the current use will remain the same, it will generate no significant increase in water consumption or traffic generation to the site.

The updates to the building will help revitalize and breathe new life into a building that has been underutilized for the past several years.

ROOM LEGEND

ACCESSORY SPACE

BATHROOM

CIRCULATION

MECHANICAL

RETAIL

STORAGE

Calculating...



1 FLOOR PLAN - LOWER LEVEL PLAN
1/8" = 1'-0"

Item 6.

REVISIONS

#	DATE	DESCRIPTION
1	11/29/18	SD DOCS

DISTINCTIVE DESIGN

STUDIO

215 Pine Street
Sheboygan Falls, WI 53085
Ph: (920)-395-1090
www.distinctivedesignstudio.com

FIFTH GEN. PROPERTIES

8TH STREET RENOVATION
800 BLOCK OF NORTH 8TH STREET
SHEBOYGAN, WI 53081

PRELIMINARY
PLANS

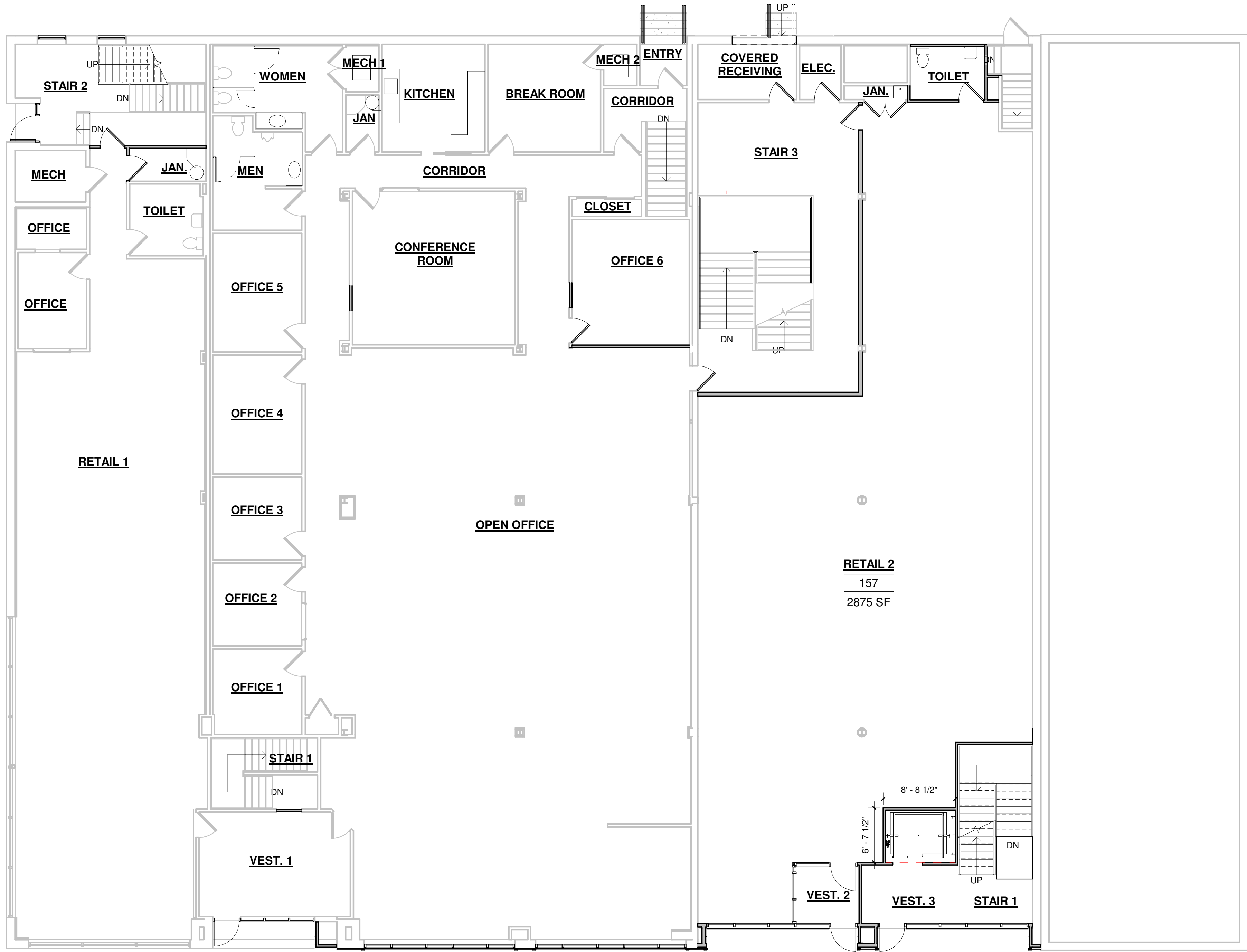
LOWER LEVEL
PLAN

ISSUE DATE: 9/7/15
DRAWN BY: JRA
CHECKED BY: SMP
PROJECT #: 18-043

A100
SCALE: 1/8" = 1'-0"
NOTE:
12x18 SETS ARE REDUCED BY
50%; SCALE DRAWINGS
ACCORDINGLY

NOTICE: DESIGN STUDIO, STEVEN M. RESKIE EXPRESSLY RESERVES THEIR COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE DOCUMENTS. THESE DOCUMENTS ARE NOT TO BE REPRODUCED, CHANGED, COPIED, OR OTHERWISE USED IN ANY MANNER WITHOUT THE EXPRESS WRITTEN PERMISSION AND CONSENT OF DISTINCTIVE DESIGN STUDIO. IF EITHER SCALE BAR IS NOT EXACTLY 1", DRAWING IS NOT TO SCALE. IF PRINTED ON 24" X 36", TOP SCALE BAR SHALL BE EXACTLY 1" = 1' 0". IF EITHER SCALE BAR IS NOT EXACTLY 1", DRAWING IS NOT TO SCALE. IF PRINTED ON 12" X 18", BOTTOM SCALE BAR SHALL BE EXACTLY 1" = 1' 0". IF EITHER SCALE BAR IS NOT EXACTLY 1", DRAWING IS NOT TO SCALE. WRITTEN DIMENSIONS ON THESE DOCUMENTS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS OF THE PROJECT.

No color scheme assigned to view



1 FLOOR PLAN - FIRST FLOOR PLAN
1/8" = 1'-0"

REVISIONS

#	DATE	SD DOCS	DESCRIPTION
1	11/29/18	SD DOCS	
2	06/26/19	REVISIONS	



215 Pine Street
Sheboygan Falls, WI 53085
Ph: (920)-395-1090
www.distinctivedesignstudio.com

FIFTH GEN. PROPERTIES

8TH STREET RENOVATION
800 BLOCK OF NORTH 8TH STREET
SHEBOYGAN, WI 53081

PRELIMINARY
PLANS

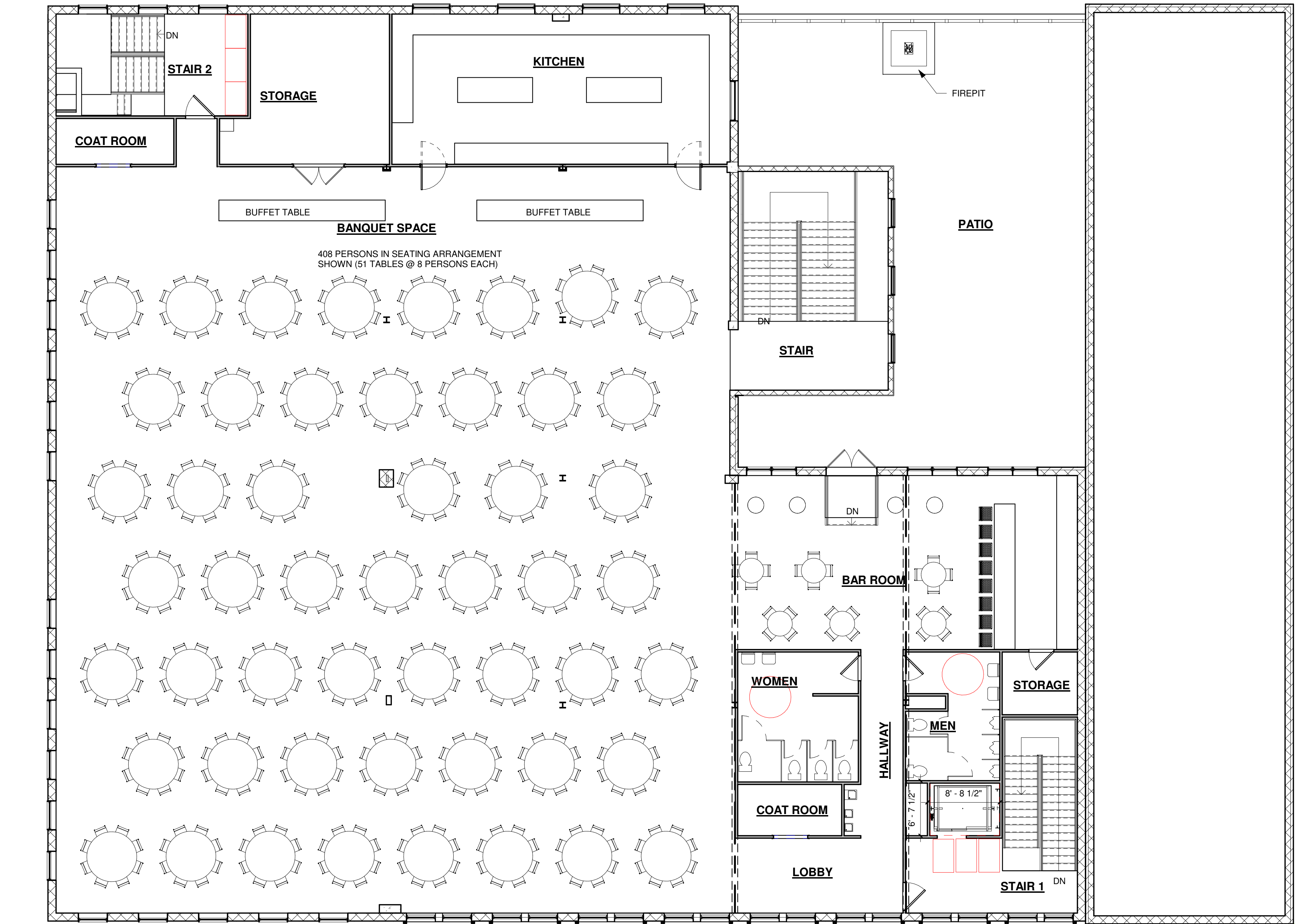
1ST FLOOR PLAN

ISSUE DATE: 9/7/15
DRAWN BY: JRA
CHECKED BY: SMP
PROJECT #: 18-043

A101

SCALE: 1/8" = 1'-0"
NOTE:
12x18 SETS ARE REDUCED BY
50%; SCALE DRAWINGS
ACCORDINGLY

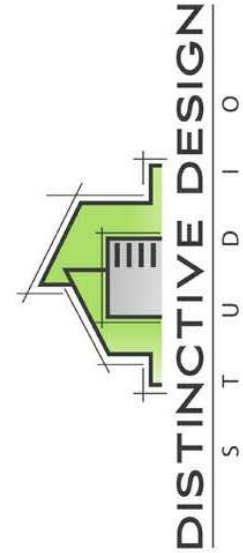
No color scheme
assigned to view



1 FLOOR PLAN - SECOND FLOOR PLAN
1/8" = 1'-0"

REVISIONS

#	DATE	SD DOCS	DESCRIPTION
1	11/29/18		
2	06/26/19		



FIFTH GEN. PROPERTIES

8TH STREET RENOVATION
800 BLOCK OF NORTH 8TH STREET
SHEBOYGAN, WI 53081

PRELIMINARY
PLANS


2ND FLOOR PLAN

ISSUE DATE: 9/7/15
DRAWN BY: JRA
CHECKED BY: SMP
PROJECT #: 18-043

A102

SCALE: 1/8" = 1'-0"
NOTE:
12x18 SETS ARE REDUCED BY
50%; SCALE DRAWINGS
ACCORDINGLY

REVISIONS		DATE	SD DOCS	DESCRIPTION
#				
1		11/29/18		
2		06/26/19		



DISTINCTIVE DESIGN
STUDIO

215 Pine Street
Sheboygan Falls, WI 53085
Ph: (920)-395-1090
www.distinctivedesignstudio.com

FIFTH GEN. PROPERTIES

8TH STREET RENOVATION
800 BLOCK OF NORTH 8TH STREET
SHEBOYGAN, WI 53081

PRELIMINARY PLANS

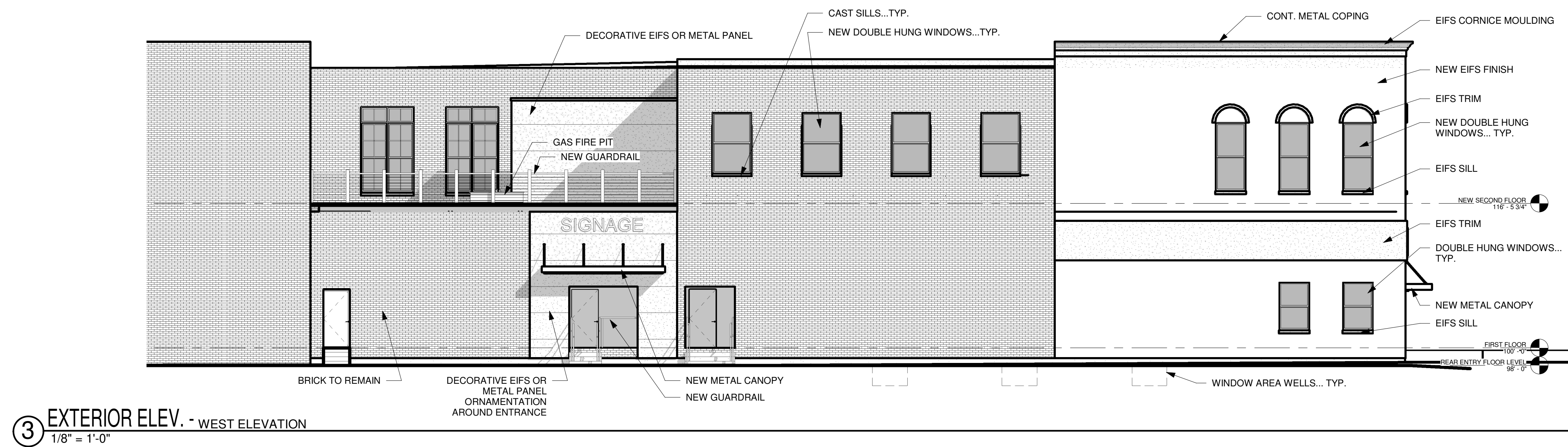
EXTERIOR ELEVATIONS

ISSUE DATE: 9/7/15
DRAWN BY: JRA
CHECKED BY: SMP
PROJECT #: 18-043

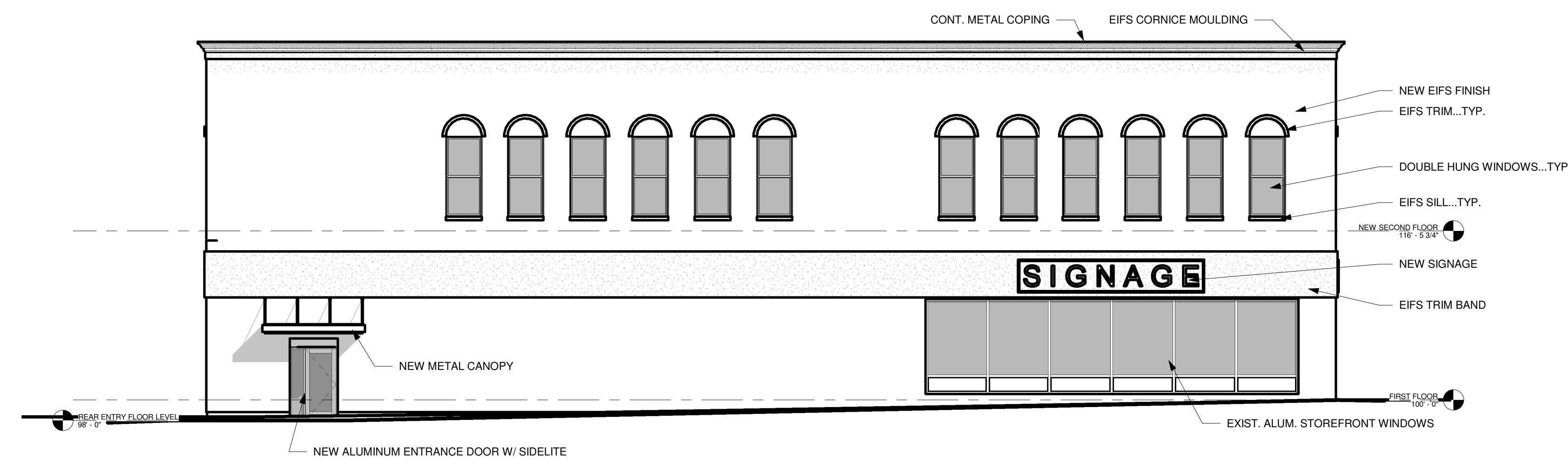
A201

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

NOTE:
12X18 SETS ARE REDUCED BY 50%; SCALE DRAWINGS ACCORDINGLY



③ EXTERIOR ELEV. - WEST ELEVATION
1/8" = 1'-0"



② EXTERIOR ELEV. - SOUTH ELEVATION
1/8" = 1'-0"



① EXTERIOR ELEV. - EAST ELEVATION
1/8" = 1'-0"



REVISIONS	
#	DATE
DESCRIPTION	



DISTINCTIVE DESIGN

STUDIO

215 Pine Street
Sheboygan Falls, WI 53085
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FIFTH GEN. PROPERTIES

8TH STREET RENOVATION
800 BLOCK OF NORTH 8TH STREET
SHEBOYGAN, WI 53081

PRELIMINARY
PLANS

EXTERIOR
PERSPECTIVES

ISSUE DATE:	9/7/15
DRAWN BY:	Author
CHECKED BY:	Checker
PROJECT #:	18-043

A203

SCALE:
NOTE:
12x18 SETS ARE REDUCED BY
50%; SCALE DRAWINGS
ACCORDINGLY





FIFTH GEN. PROPERTIES

8TH STREET RENOVATION
800 BLOCK OF NORTH 8TH STREET
SHEBOYGAN, WI 53081

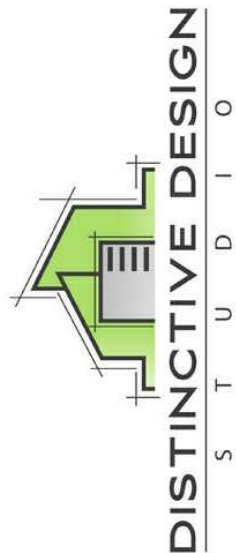
PRELIMINARY
PLANS

EXTERIOR
PERSPECTIVES

ISSUE DATE: 9/7/15
DRAWN BY: Author
CHECKED BY: Checker
PROJECT #: 18-043

A204

SCALE:
NOTE:
12x18 SETS ARE REDUCED BY
50%; SCALE DRAWINGS
ACCORDINGLY



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#	DATE	REVISIONS

DESCRIPTION

Item 6.
WRITTEN DIMENSIONS ON THESE DOCUMENTS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS OF EXISTING CONDITIONS.

