



ARCHITECTURAL REVIEW BOARD AGENDA

August 28, 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.

OPENING OF MEETING

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

MINUTES

- [4.](#) Approval of the minutes for the June 26, 2023 meeting.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

- [5.](#) Construction of new bathroom addition at Sheboygan BP located at 1030 S. 14th Street.
- [6.](#) Exterior remodel of the façade located at 1136 Indiana Avenue.

NEXT MEETING

7. September 11, 2023

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**ARCHITECTURAL REVIEW BOARD MINUTES****Monday, June 26, 2023**

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

1. Roll Call

Chair Joe Clarke called the meeting to order.

2. Pledge of Allegiance

The Pledge is recited.

3. Identify Potential Conflict of Interest

No committee member had a conflict of interest.

MINUTES

4. Approval of the Architectural Review Board minutes from May 22, 2023.

Motion by Jerry Jones, second by Pam Langan to approve. Motion carried.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

5. Election of Chair of the Architectural Review Board.

Motion by Dave Aldag, second by Alderperson Rust to nominate Joe Clarke as the Chair of the Architectural Review Board. Motion carried.

6. Election of Vice-Chair of the Architectural Review Board.

Motion by Dave Aldag, second by Alderperson Rust to nominate Jerry Jones as the Vice-Chair of the Architectural Review Board. Motion carried.

7. Construction of a new multi-tenant convenience store, service station and fueling canopy at the northwest corner of N. 15th Street and Geele Avenue (2206 N. 15th Street).

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

1. Applicant shall resubmit final elevations that will also include new detailing of the raised parapet over the cafe. If staff has any concerns with resubmitted plans, the plans may be forwarded to the board for review.

Motion carried.

NEXT MEETING

8. July 10, 2023

Item 4.

ADJOURN

9. Motion to Adjourn

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

Being no further business, the meeting was adjourned at 4:09 p.m.

CITY OF SHEBOYGAN

REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION

ITEM DESCRIPTION: Construction of new bathroom addition at Sheboygan BP located at 1030 S. 14th Street.

REPORT PREPARED BY: Janet M Duellman, Community Development Planner

REPORT DATE: July 25, 2023

MEETING DATE: August 14, 2023

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:

Aspire Architecture and Design, on behalf of Sheboygan BP, is proposing to construct a bathroom addition at the Sheboygan BP facility located at 1030 S. 14th Street. The applicant states the following about the project:

- The applicant is proposing to add approximately 144sf for a restroom area to the existing 3,700sf building. The addition will be constructed on the south side of the existing building.

The applicant states the following about the addition architecture:

- The existing building has a combination of brick veneer and fiber cement.
- Building addition will be fiber cement to match the restaurant addition. The trim boards will match the restaurant addition and the window will match the addition windows. Fiber cement will be installed per the plans on the south elevation of the gas station building to flow into the addition. The mansard roof will now tie into the addition as well. The roof will be standing seam roof.

STAFF COMMENTS:

The Architectural Review Board should question and address the following:

- New mechanical equipment will be added? Screening?

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: _____

Item 5.

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

SECTION 1: Applicant/ Permittee Information			
Name (Ind., Org. or Entity) Sheboygan BP		Authorized Representative Laxman Gurung	
Mailing Address 1030 S. 14th St		Title	
City Sheboygan		State	
Email Address gurungjavac@gmail.com		ZIP Code	
Phone Number (incl. area code) +1 (920) 515-2294			
SECTION 2: Landowner Information (Complete These Fields When Project Site Owner is Different than Applicant)			
Name (Ind., Org. or Entity) Same		Contact Person	
Mailing Address		Title	
City		State	
Email Address		ZIP Code	
Phone Number (incl. area code)			
SECTION 3: Architect Information			
Name Aspire Architecture & Design, LLC			
Mailing Address 1416 N. 5th St		City Sheboygan	
State WI		Zip 53081	
Email Address scott@aspirearchitects.com		Phone Number (incl. area code) 920-457-4884	
SECTION 4: Contractor Information			
Name			
Mailing Address		City	
State		Zip	
Email Address		Phone Number (incl. area code)	
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) GEOFF MATURA		Title Aspire Architects	
Signature of Applicant 		Phone Number	
Date Signed 7/17/23			

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 1030 S. 14th St		Parcel No.
Name of Proposed/Existing Business:	Sheboygan BP	
Address of Property Affected:	1030 S. 14th St.	
Zoning Classification:		
New Building: <input type="checkbox"/>	Addition: <input checked="" type="checkbox"/>	Remodeling: <input type="checkbox"/>

SECTION 7: Description of Proposed Project

We will be building a small addition to create accessible bathrooms for the existing building. It will be 8' x 18'. It will be placed between the original building and an addition from 5-10 years ago.

SECTION 8: Description of EXISTING Exterior Design and Materials

There is a combination of brick veneer and fiber cement

SECTION 9: Description of the PROPOSED Exterior Design and Materials

The addition will be fibercement to match the restaurant addition. The trim boards will match the restaurant addition and the windows will match the addition windows. Fibercement will be installed per the plans on the south elevation of the gas station building to help flow into the addition. The mansard roof will now tie into the addition as well. The roof will be standing seam roof



ARCHITECTURAL REVIEW SET

- ARCH.1 Schematic Design Views
- ARCH.2 Site Plan
- ARCH.3 Rendering
- ARCH.4 Elevations
- ARCH.5 1st Floor Plan

OPTION # 1

NEW PROJECT for:
SHEBOYGAN BP

1030 S. 13TH ST SHEBOYGAN WI 53081

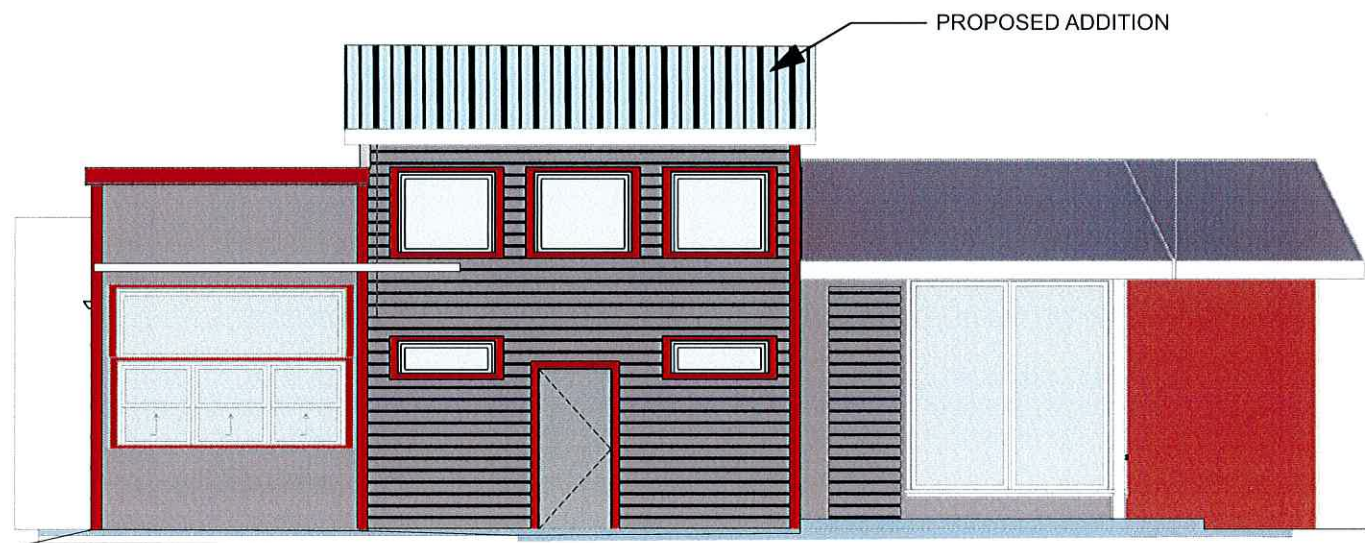
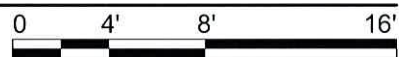
ASPIRE ARCHITECTURE & DESIGN, LLC
1416 N. 5th St. Sheboygan, WI. 53081
920-457-4884
scott@aspirearchitects.com
www.aspirearchitects.com



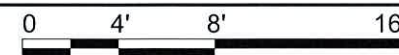
issue 5.30.23
rev. #Date of
Revision
15-000
ARCH.1



2 East Elevation
Scale: 1/8" = 1'-0"



1 South Elevation
Scale: 1/8" = 1'-0"



OPTION # 1

NEW PROJECT for:
SHEBOYGAN BP

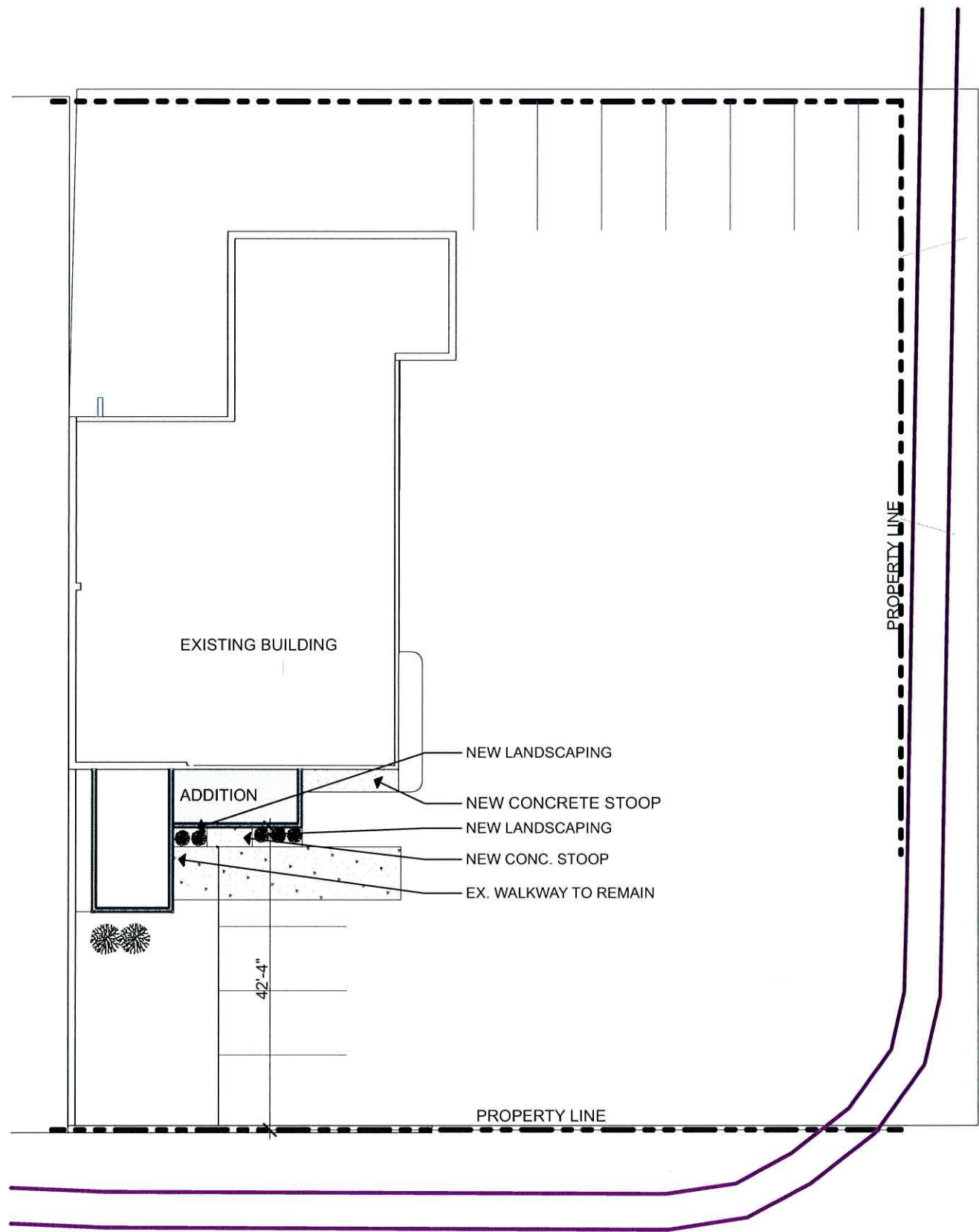
1030 S. 13TH ST SHEBOYGAN WI 53081

ASPIRE ARCHITECTURE & DESIGN, LLC
1416 N. 5th St. Sheboygan, WI. 53081
920-457-4884
scott@aspirearchitects.com
www.aspirearchitects.com

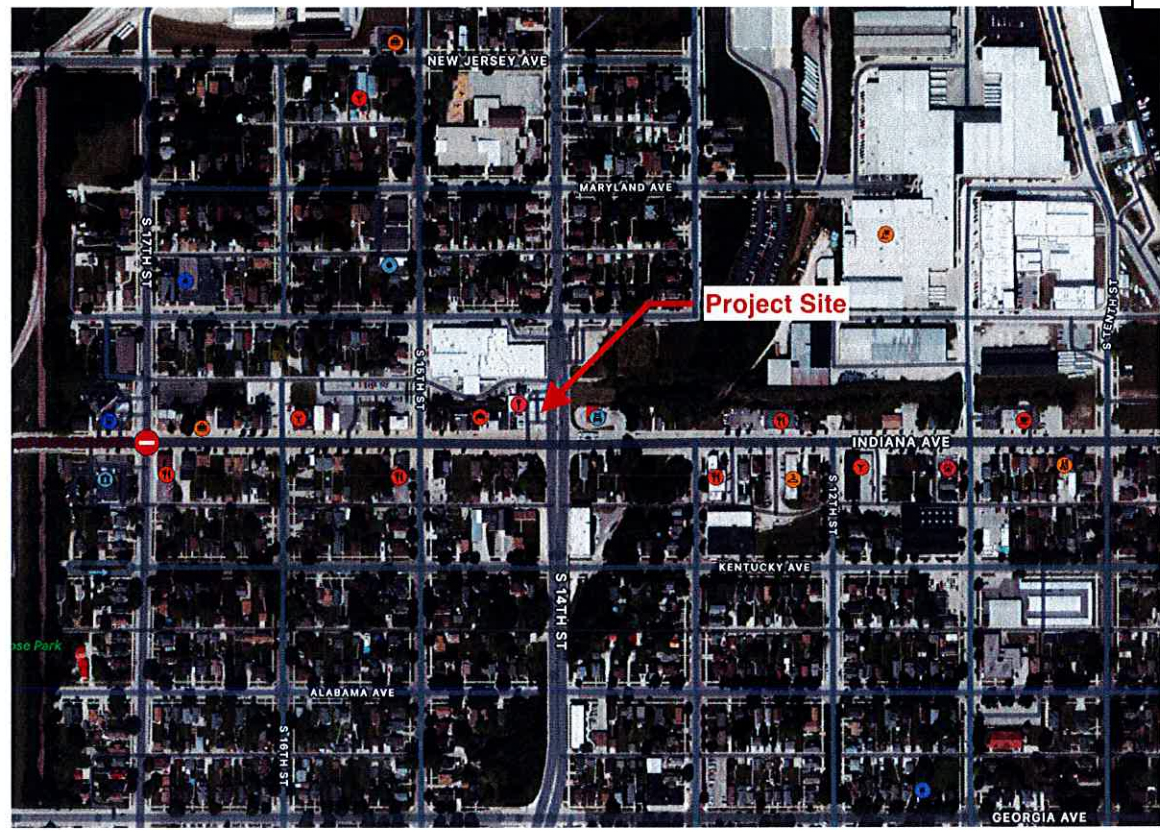


issue 5.30.23
rev. #Date of
Revision
15-000

ARCH.4



1 Architectural Site Plan
Scale: 1" = 20'



OPTION # 1

ASPIRE
ARCHITECTURE
& DESIGN

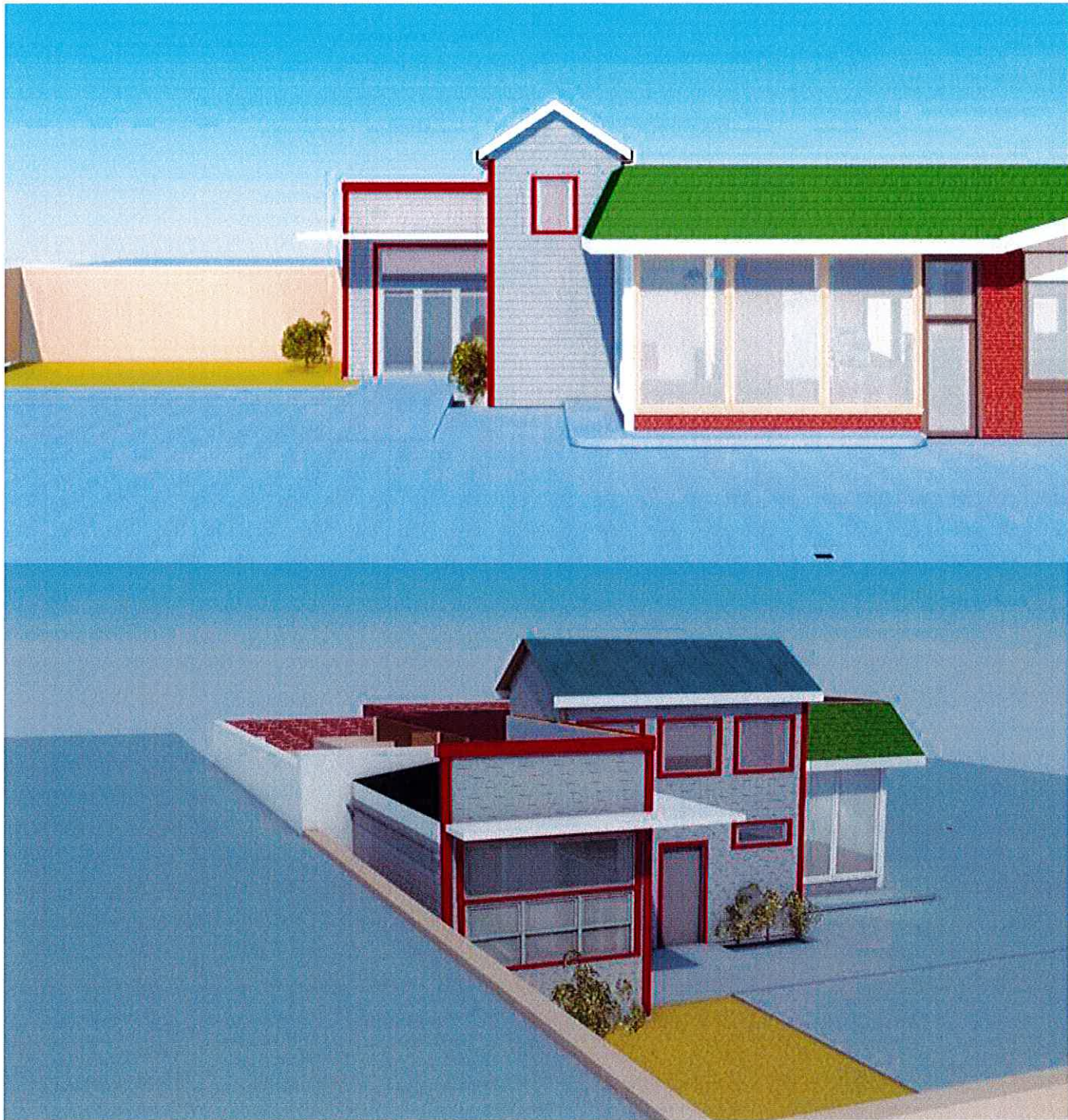
NEW PROJECT for:
SHEBOYGAN BP

1030 S. 13TH ST SHEBOYGAN WI 53081

ASPIRE ARCHITECTURE & DESIGN, LLC
1416 N. 5th St. Sheboygan, WI. 53081
920-457-4884
scott@aspirearchitects.com
www.aspirearchitects.com

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Revision
15-000

ARCH.2



OPTION # 1

NEW PROJECT for:
SHEBOYGAN BP

1030 S. 13TH ST SHEBOYGAN WI 53081

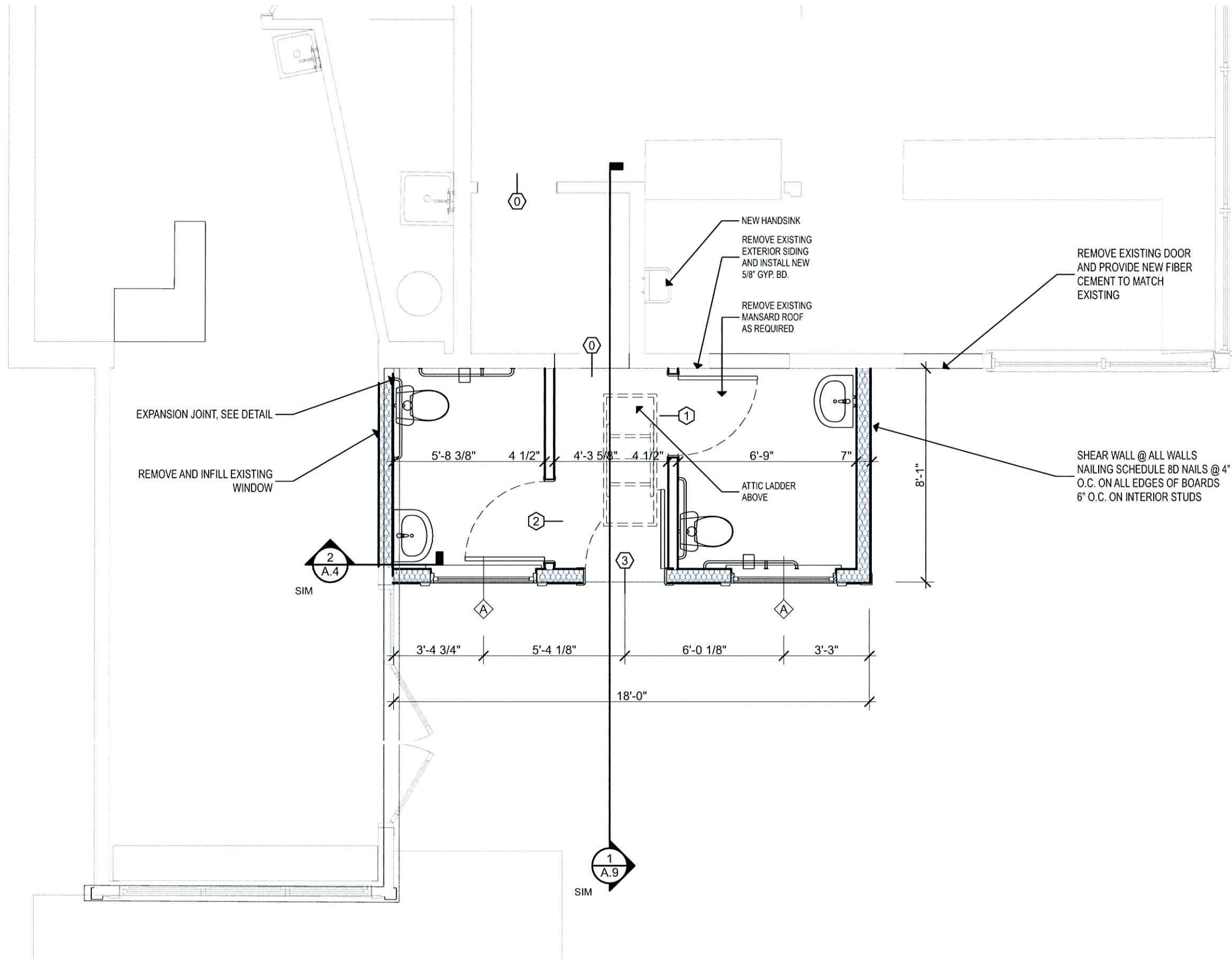
ASPIRE ARCHITECTURE & DESIGN, LLC
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issue 5.30.23
rev. #Date of

Revision
15-000

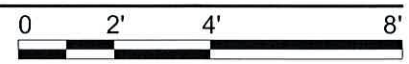
ARCH.3



1

First Floor Plan

Scale: 1/4" = 1'-0"



OPTION # 1

NEW PROJECT for:
SHEBOYGAN BP

1030 S. 13TH ST SHEBOYGAN WI 53081

ASPIRE ARCHITECTURE & DESIGN, LLC
1416 N. 5th St. Sheboygan, WI. 53081
920-457-4884
scott@aspirearchitects.com
www.aspirearchitects.com



issue 5.30.23
rev. #Date of
Revision
15-000
ARCH.5

CITY OF SHEBOYGAN

REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION

ITEM DESCRIPTION: Exterior remodel of the façade located at 1136 Indiana Avenue.

REPORT PREPARED BY: Ellise Rose, Program Assistant

REPORT DATE: August 24, 2023

MEETING DATE: August 28, 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:

Gellings Roofing and Siding, on behalf of Turn Keyers, LLC, is proposing exterior renovations to the façade at 1136 Indiana Avenue. The applicant states the following:

- The proposed project is to cover siding with new vinyl siding.
- The existing is traditional 3" wood siding painted with some scallops on the front.
- The proposed exterior design and materials is mastic ovation vinyl siding in natural slate, and new corners, window trim, and soffits white.

STAFF COMMENTS:

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

- The existing cornice on the front of the building appears to be removed.
- There appears to be plywood above the door on the west side of the building that is not being replaced with siding.
- It appears there will be some architectural elements that will be lost on the west side and front of the building.
- The bay window on the east side appears to be replaced with double hung windows.

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: 100

Review Date: _____

Zoning: _____

Item 6.

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

SECTION 1: Applicant/ Permittee Information

Name (Ind., Org. or Entity) GELLINGS ROOFING & SIDING	Authorized Representative NICK GELLINGS	Title OWNER	
Mailing Address 529 ONTARIO	City SHEBOYGAN	State WI	ZIP Code 53081
Email Address nick@gellingsroofing.net		Phone Number (incl. area code) 920-627-9494	

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

Name (Ind., Org. or Entity) TURNKEYERS LLC	Contact Person TROY HECKER	Title MEMBER	
Mailing Address 1511 ORISKANY	City OSHKOSH	State WI	ZIP Code 54902
Email Address troyh@bluefrogpm.com		Phone Number (incl. area code) 920-210-6851	

SECTION 3: Architect Information

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


SECTION 4: Contractor Information

Name GELLINGS ROOFING & SIDING LLC			
Mailing Address 529 ONTARIO AVE	City SHEBOYGAN	State WI	Zip 53081
Email Address nick@gellingsroofing.net		Phone Number (incl. area code) 920-627-9494	

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) TROY HECKER	Title MEMBER	Phone Number 920-210-6851
Signature of Applicant 		Date Signed 7-24-23

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

Item 6.

Project Address/Description

1136 INDIANA AVE

Parcel No.

59281506080

Name of Proposed/Existing Business:

Address of Property Affected:

same

Zoning Classification:

New Building: ☐Addition: ☐Remodeling: ☒**SECTION 7: Description of Proposed Project**

COVER SIDING WITH NEW SIDING. - Vinyl siding D-4 style

SECTION 8: Description of EXISTING Exterior Design and Materials

Existing is traditional 3" wood siding painted with some scallops on front.

SECTION 9: Description of the PROPOSED Exterior Design and Materials

Mastic Ovation - Vinyl siding Natural Slate.
New Corners - Window Trim & Soffits white.

ACTION BY ARCHITECTURAL REVIEW BOARD

DATE OF MEETING: _____

APPROVED: _____

CONDITIONALLY APPROVED: _____

DENIED: _____

CONDITIONS

SIGNATURE: _____
Chairperson, Architectural Review Board OR
Manager of Planning & Zoning

DATE: _____



Blue Frog Properties
1136 Indiana Ave •
Sheboygan, WI 53081

Thu, Feb 23 12:51 pm
by Nick Gellings



Blue Frog Properties
1136 Indiana Ave •
Sheboygan, WI 53081

Thu, Feb 23 12:51 pm
by Nick Gellings



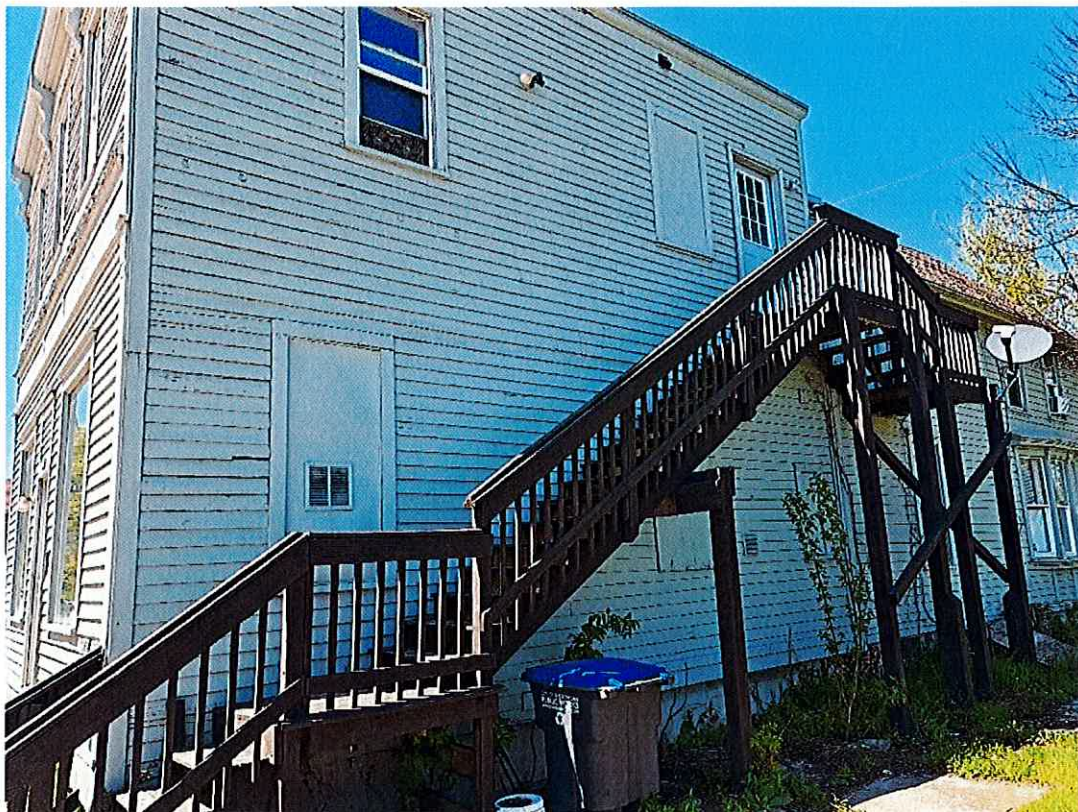
Blue Frog Properties
1136 Indiana Ave •
Sheboygan, WI 53081

Thu, Feb 23 12:52 pm
by Nick Gellings



Blue Frog Properties
1136 Indiana Ave •
Sheboygan, WI 53081

Thu, Feb 23 12:52 pm
by Nick Gellings



Blue Frog Properties
1136 Indiana Ave • Sheboygan, WI
53081

Wed, May 10 01:41 pm
by Nick Gellings



Blue Frog Properties
1136 Indiana Ave • Sheboygan, WI 53081

Tue, Jul 18 11:19 am
by Nick Gellings



Horizontal Siding

 Horizontal Siding

 Select Brand

 Paint Over

1 Facade



1 Facade

Deselect All

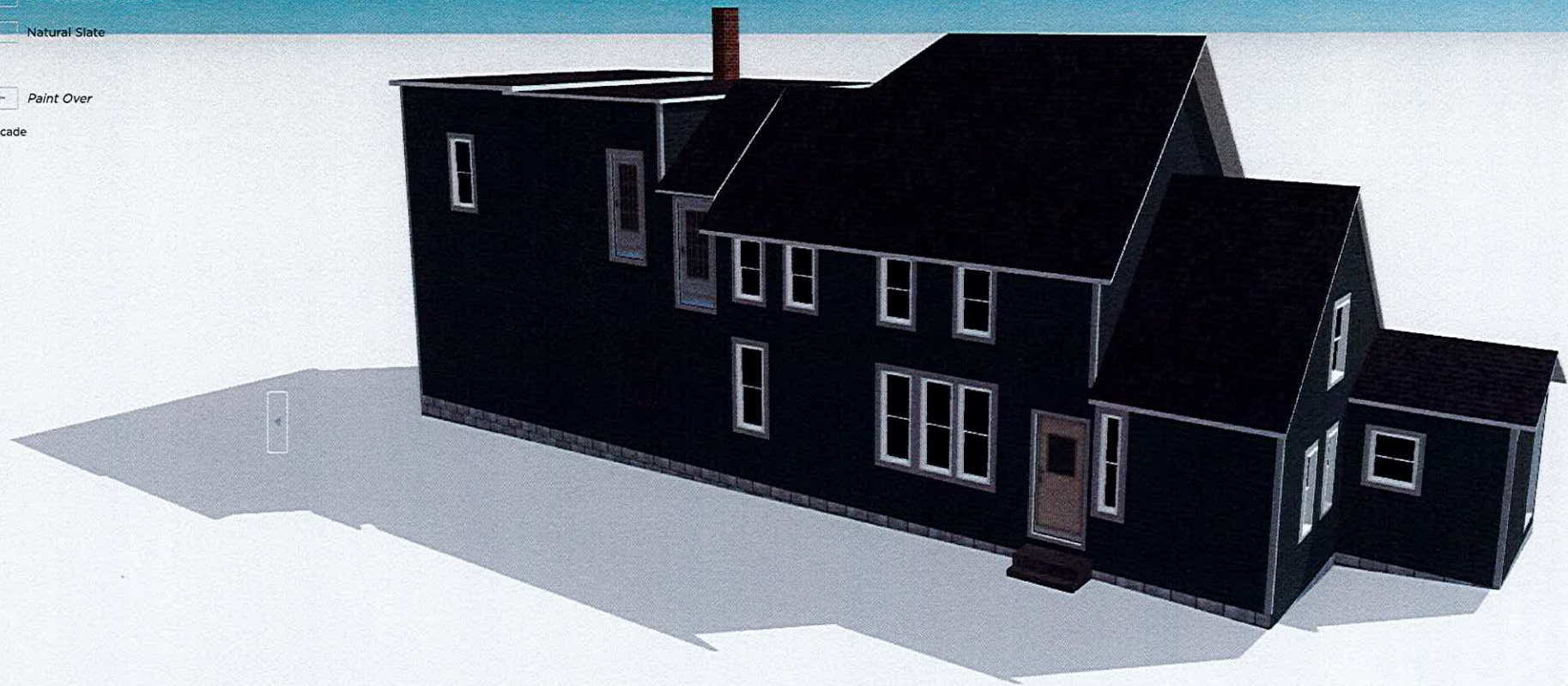
Item 6.

Horizontal Siding

- ☐ Horizontal Siding
- ☐ Mastic
- ☐ Carvedwood Double 4"
- ☐ Natural Slate

☐ Paint Over

1 Facade



1 Facade Deselect All

Item 6.

Horizontal Siding

- ☐ Horizontal Siding
- ☐ Mastic
- ☐ Carvedwood Double 4"
- ☐ Natural Slate
- ☐ Paint Over

1 Facade




Split


Select