



*****CANCELED*** ARCHITECTURAL REVIEW BOARD AGENDA**

January 08, 2024 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 November 13, 2023 meeting.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

5. Exterior remodel of the south façade at The Sign Shop located at 1020 Michigan Avenue.

NEXT MEETING

6. January 22, 2024

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 13, 2023**

Members Present: Joe Clarke, Dave Aldag, Alderperson Zachary Rust, Richard Linde, Robert Heimerl and Jerry Jones

Excused: Pam Langan

Staff/Officials: Program Assistant Ellise Rose and Building Inspection Specialist Linnae Wierus

OPENING OF MEETING

1. Roll Call

Chair Joe Clarke called the meeting to order.

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 the minutes for the October 23, 2023 meeting.

MOTION TO APPROVE THE MINUTES OF THE PREVIOUS MEETING HELD ON OCTOBER 23, 2023.

Motion by Jerry Jones, seconded by Richard Linde.

Voting Yea: Chair Joe Clark, Dave Aldag, Alderperson Rust, Richard Linde, Robert Heimerl, Jerry Jones.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

5. Exterior remodel of 2516 Superior Avenue.

MOTION TO APPROVE WITH THE FOLLOWING CONDITION:

1. APPLICANT WILL BRING PROPOSAL BACK TO STAFF FOR REVIEW OF THE STONE.

Motion by Jerry Jones, seconded by Dave Aldag.

Voting Yea: Chair Joe Clark, Dave Aldag, Alderperson Rust, Richard Linde, Robert Heimerl, Jerry Jones.

NEXT MEETING

6. November 27, 2023

The next meeting is scheduled to be held on November 27, 2023 at 4:00 pm.

ADJOURN

7. Motion to Adjourn

MOTION TO ADJOURN AT 4:10 PM.

Motion made by Jerry Jones, seconded by Alderperson Rust.

Voting Yea: Chair Joe Clark, Dave Aldag, Alderperson Rust, Richard Linde, Robert Heimerl, Jerry Jones

Item 4.

CITY OF SHEBOYGAN

REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION

ITEM DESCRIPTION: Exterior remodel of the south façade at The Sign Shop located at 1020 Michigan Avenue.

REPORT PREPARED BY: Ellise Rose, Program Assistant

REPORT DATE: December 28, 2023

MEETING DATE: January 8, 2024

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:

Sam Clark is proposing exterior renovations to the south side of The Sign Shop located at 1020 Michigan Avenue. The applicant states the following:

- We will be removing the glass wall and ceiling system as it is failing and over 30 years old. We will replace the glass with a new storefront system to match other aluminum frame systems on the building.
- We will also install a standing seam metal roof over these two spaces and along the entry door to protect against water for people entering the building.
- There will be fiber cement on the returns towards the door that will ultimately be covered with advertising graphics for The Sign Shop.
- The existing materials are aluminum storefront, brick, concrete masonry, and metal flashing.
- The proposed materials are aluminum storefront, glazing, spandrel glazing, and standing seam metal roof.

STAFF COMMENTS:

The Board may want to have the applicant address the following:

- What is the plan for the “advertising graphics” on the fiber cement returns? No signage has been proposed.

- There is currently a sign for The Sign Shop above the door. Will this sign remain under the new roof?
- The rendering shows the middle upstairs window to change from the existing stone to white. What is happening here?

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: _____

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

SECTION 1: Applicant/ Permittee Information

Name (Ind., Org. or Entity) SIGN SHOP OF SHEBOYGAN	Authorized Representative SAM CLARK	Title	
Mailing Address 1020 MICHIGAN AVE	City SHEBOYGAN	State WI	ZIP Code 53081
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) SAME	Contact Person	Title	
Mailing Address	City	State	ZIP Code
Email Address	Phone Number (incl. area code)		

SECTION 3: Architect Information

Name SCOTT MATULA. - ASPIRE ARCHITECTURE AND DESIGN LLC			
Mailing Address 1416 N. 5TH ST	City SHEBOYGAN	State WI	Zip 53081
Email Address SCOTT@ASPIREARCHITECTS.COM	Phone Number (incl. area code) 9204574884		


SECTION 4: Contractor Information

Name TBD			
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) SCOTT MATULA -ASPIRE ARCHITECTURE	Title ARCHITECT	Phone Number 920.457-4884
Signature of Applicant 		Date Signed 11.1.2023

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

1020 MICHIGAN AVE

Parcel No.

Name of Proposed/Existing Business:

SIGN SHOP OF SHEBOYGAN, LLC

Address of Property Affected:

1020 MICHIGAN AVE

Zoning Classification:

CENTRAL COMMERCIAL

New Building: ☐Addition: ☐Remodeling: ☐

RENOVATION ONLY

SECTION 7: Description of Proposed Project

WE WILL BE REMOVING THE GLASS WALL AND CEILING SYSTEM AS IT IS FAILING AND OVER 30 YEARS OLD. WE WILL REPLACE THE GLASS WITH A NEW STOREFRONT SYSTEM TO MATCH OTHER ALUMINUM FRAME SYSTEMS ON THE BUILDING. WE WILL ALSO INSTALL A STANDING SEAM METAL ROOF OVER THESE TWO SPACES AND ALONG THE ENTRY DOOR TO PROTECT AGAINST WATER FOR PEOPLE ENTERING THE BUILDING.

THERE WILL BE FIBERCEMENT ON THE RETURNS TOWARDS THE DOOR THAT ULTIMATTLY BE COVERED WITH ADVERTISING GRAPHICS FOR THE SIGN SHOP.

SECTION 8: Description of EXISTING Exterior Design and Materials

ALUMINUM STOREFRONT, BRICK, CONCRETE MASONRY, METAL FLASHING

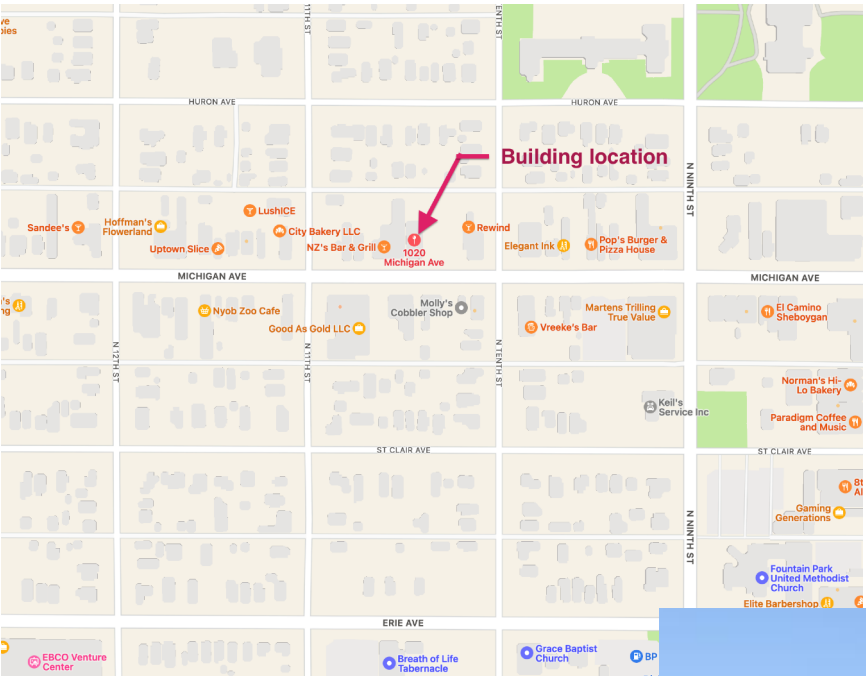
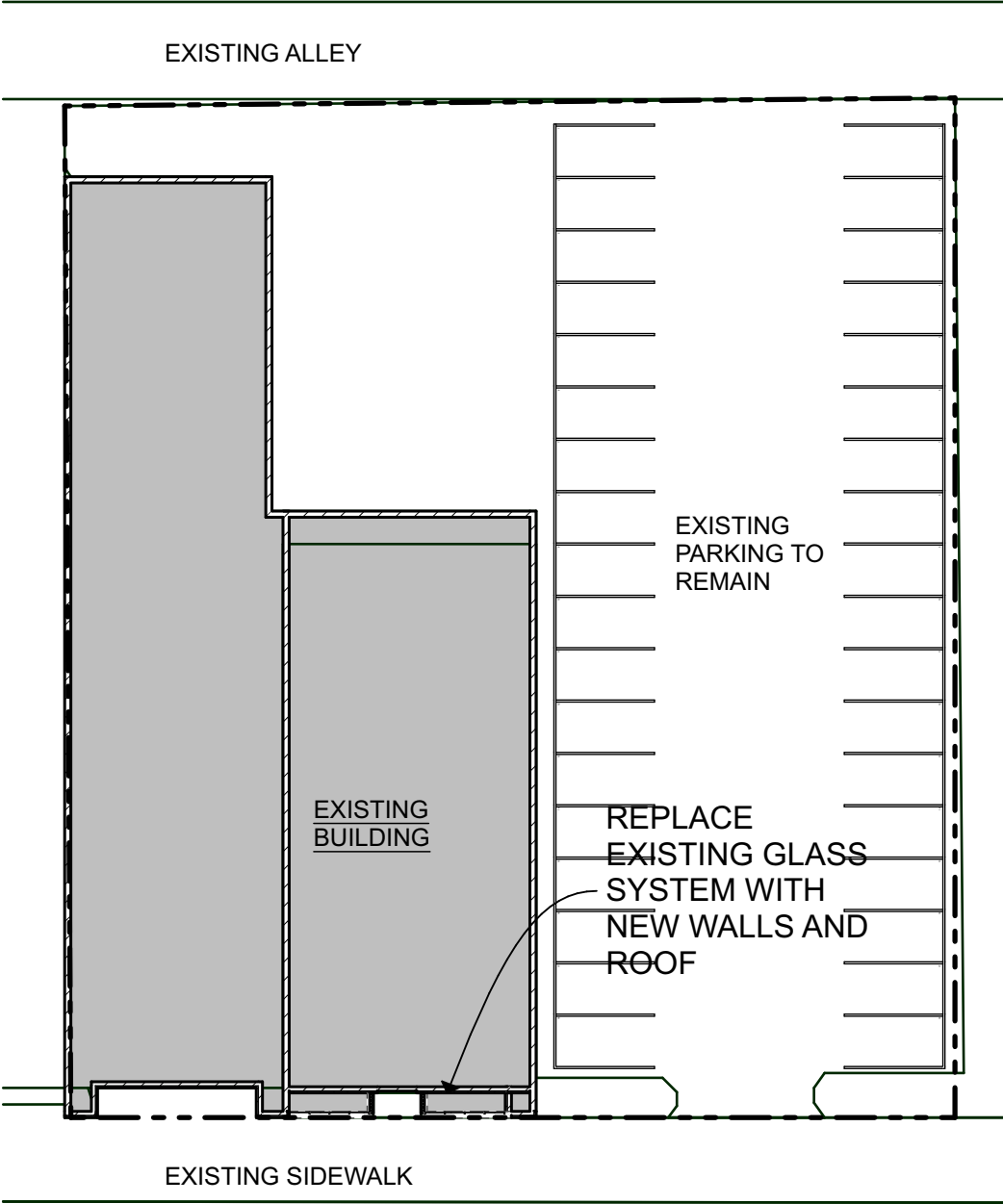
SECTION 9: Description of the PROPOSED Exterior Design and Materials

ALUMINUM STOREFRONT, GLAZING, SPANDREL GLAZING, AND STANDING SEAM METAL ROOF

ALTERATIONS TO STOREFRONT: FOR SIGN SHOP OF SHEBOYGAN 1020 MICHIGAN AVE SHEBOYGAN WI 53081



SHEET INDEX	
A.1	REFERENCE INFORMATION
A.2	FLOOR PLANS
A.3	EXTERIOR ELEVATIONS
A.4	BUILDING SECTION



AREA MAP



FRONT RENDERING

3

Architectural Site Plan

Scale: 1" = 30'

0

30'

60'

ALTERATIONS TO STOREFRONT: for: SIGN SHOP OF SHEBOYGAN

1020 MICHIGAN AVE SHEBOYGAN WI 53081

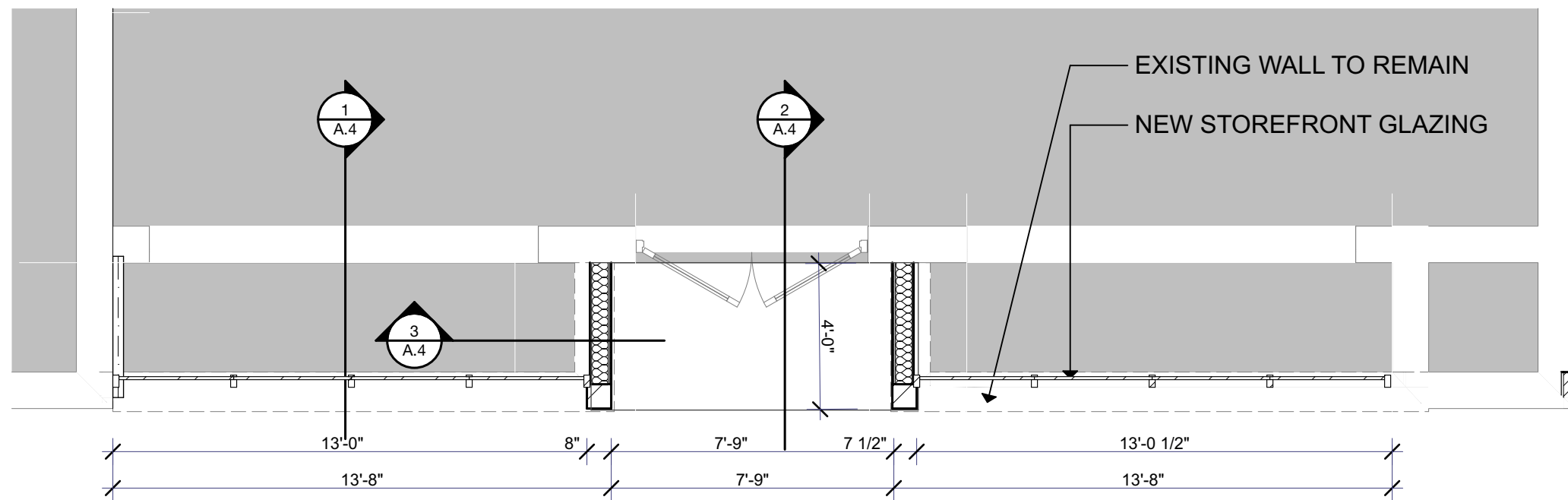
ASPIRE ARCHITECTURE & DESIGN, LLC
1416 N. 5th St. Sheboygan, WI. 53081
920-457-4884
scott@aspirearchitects.com
www.aspirearchitects.com



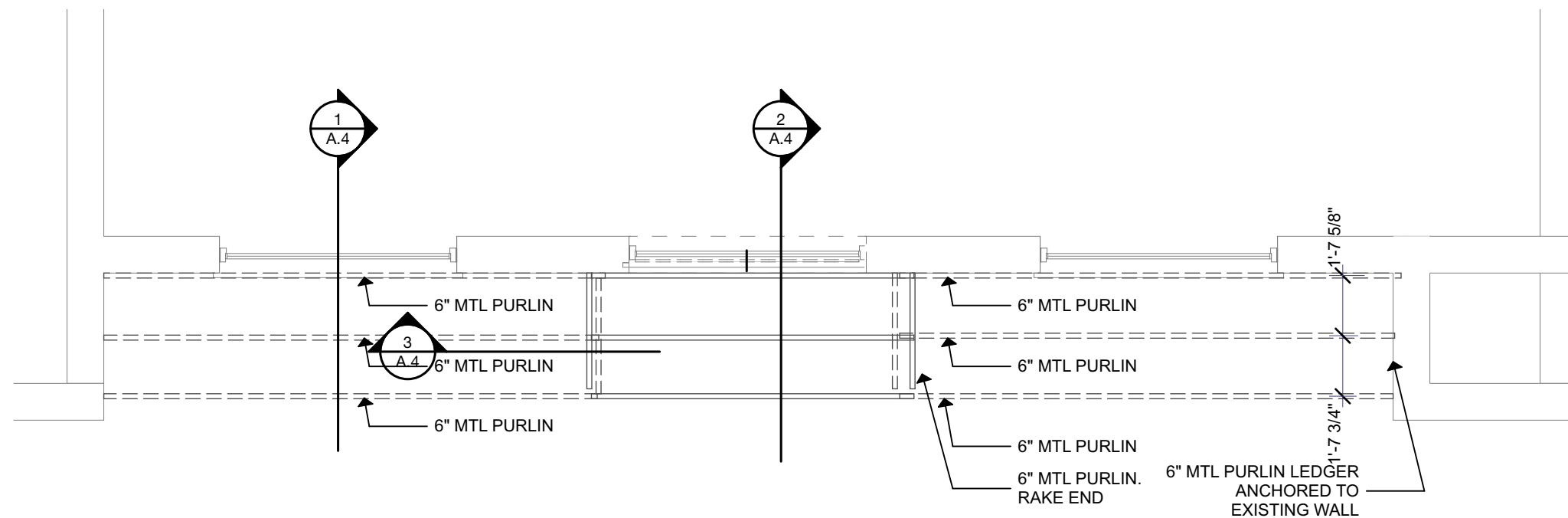
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14-019

A.1



1 First Floor Plan
Scale: 1/4" = 1'-0"



2 Roof Framing Plan
Scale: 1/4" = 1'-0"

ALTERATIONS TO STOREFRONT: for:
SIGN SHOP OF SHEBOYGAN

1020 MICHIGAN AVE SHEBOYGAN WI 53081 issue 10.31.23

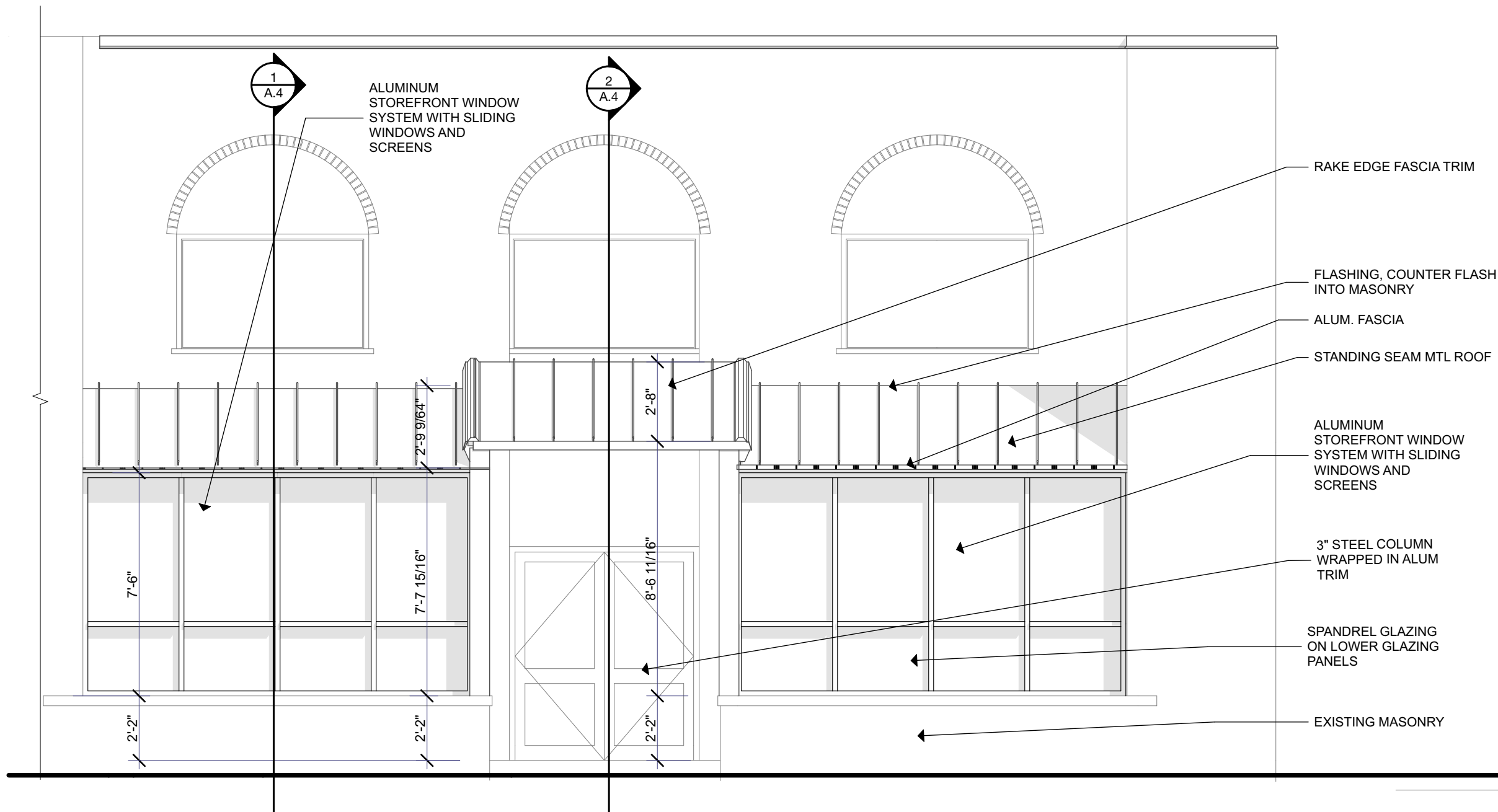
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www.aspirearchitects.com

ASPIRE
ARCHITECTURE
& DESIGN

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14-019

A.2



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



Item 5.



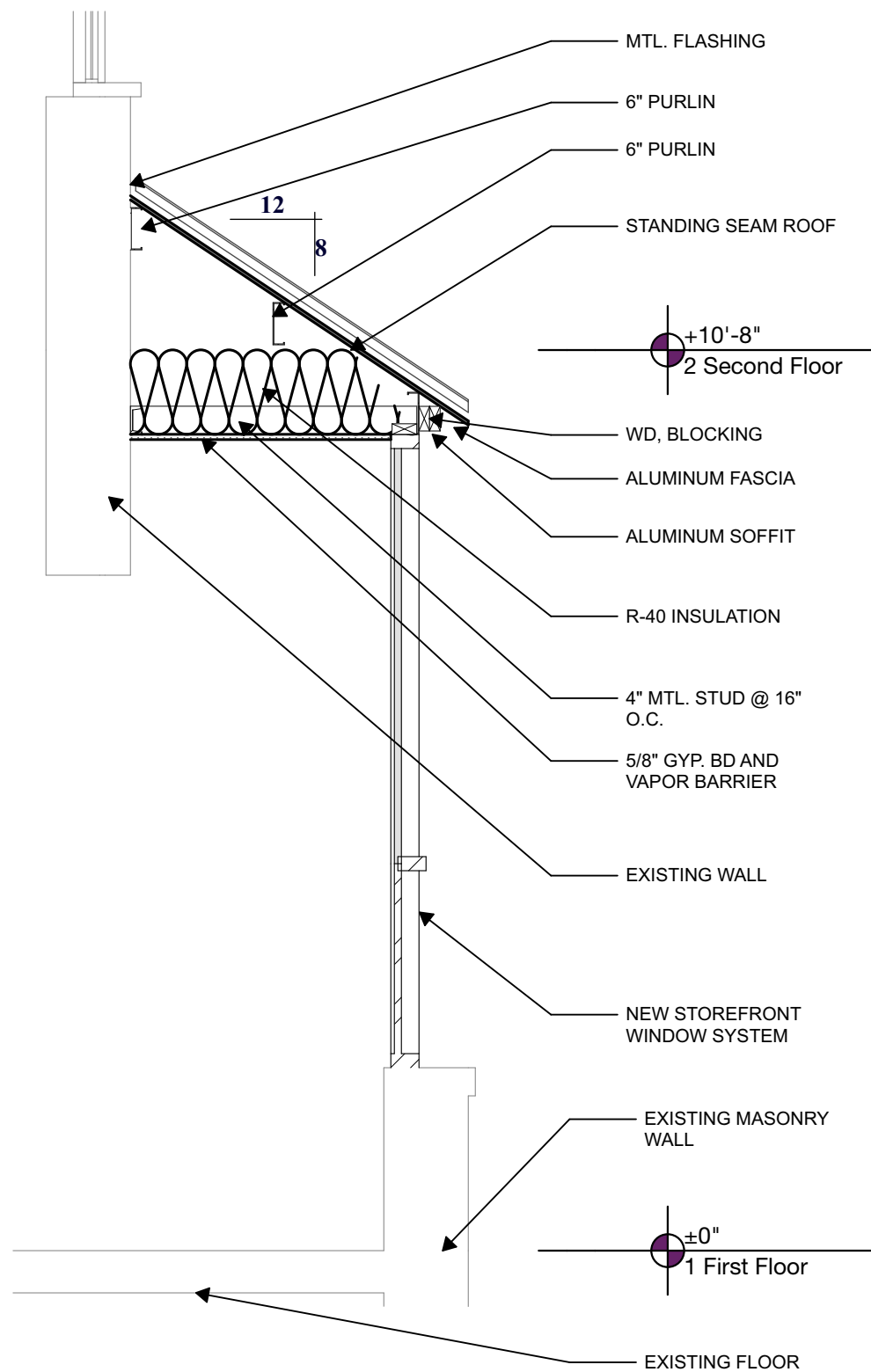
EXISTING
 CONDITIONS



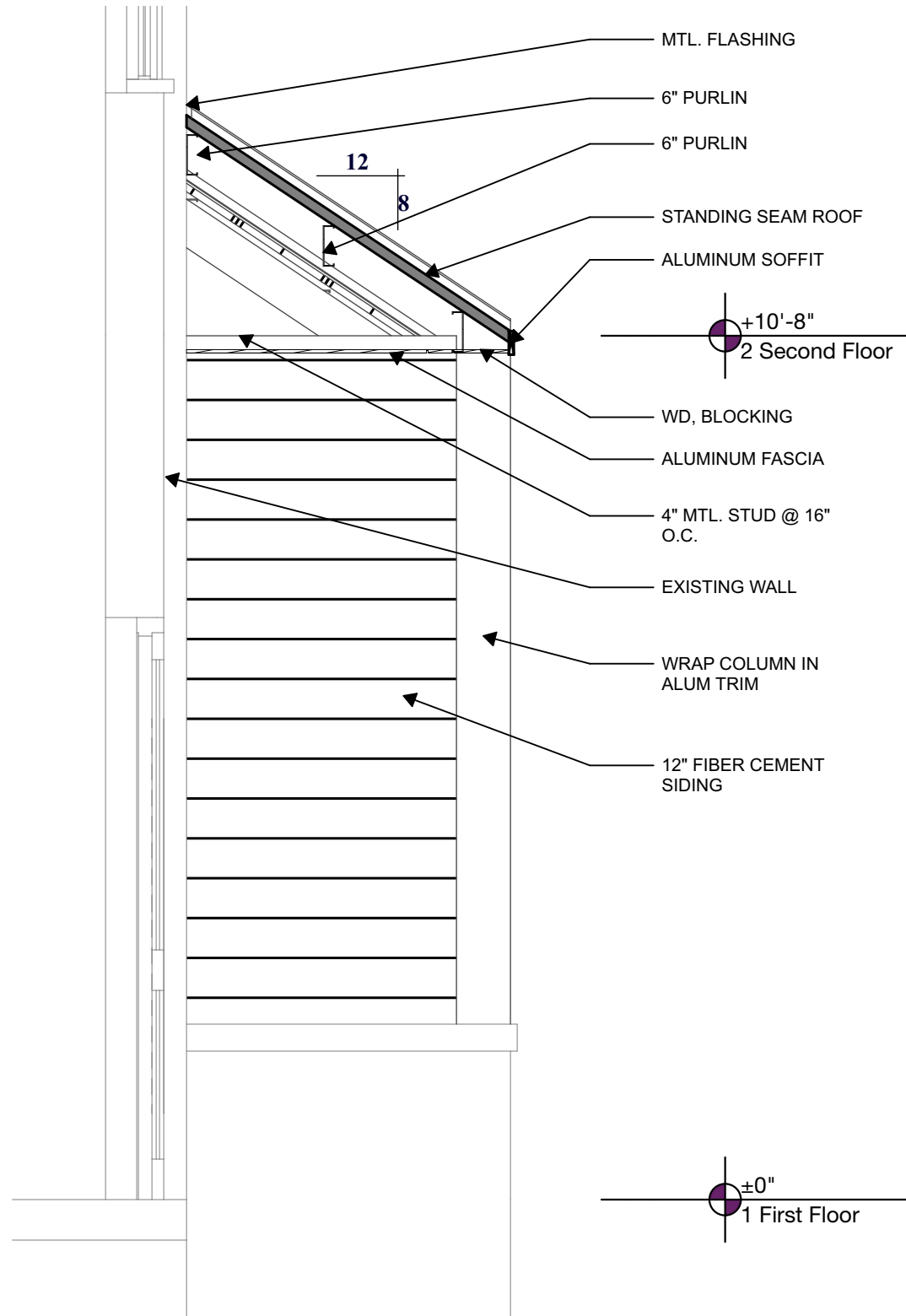
**ALTERATIONS TO STOREFRONT: for:
 SIGN SHOP OF SHEBOYGAN**

1020 MICHIGAN AVE SHEBOYGAN WI 53081 issue 10.31.23
 ASPIRE ARCHITECTURE & DESIGN, LLC rev. -
 1416 N. 5th St. Sheboygan, WI. 53081 14-019
 920-457-4884 A.3
 scott@aspirearchitects.com
 www.aspirearchitects.com

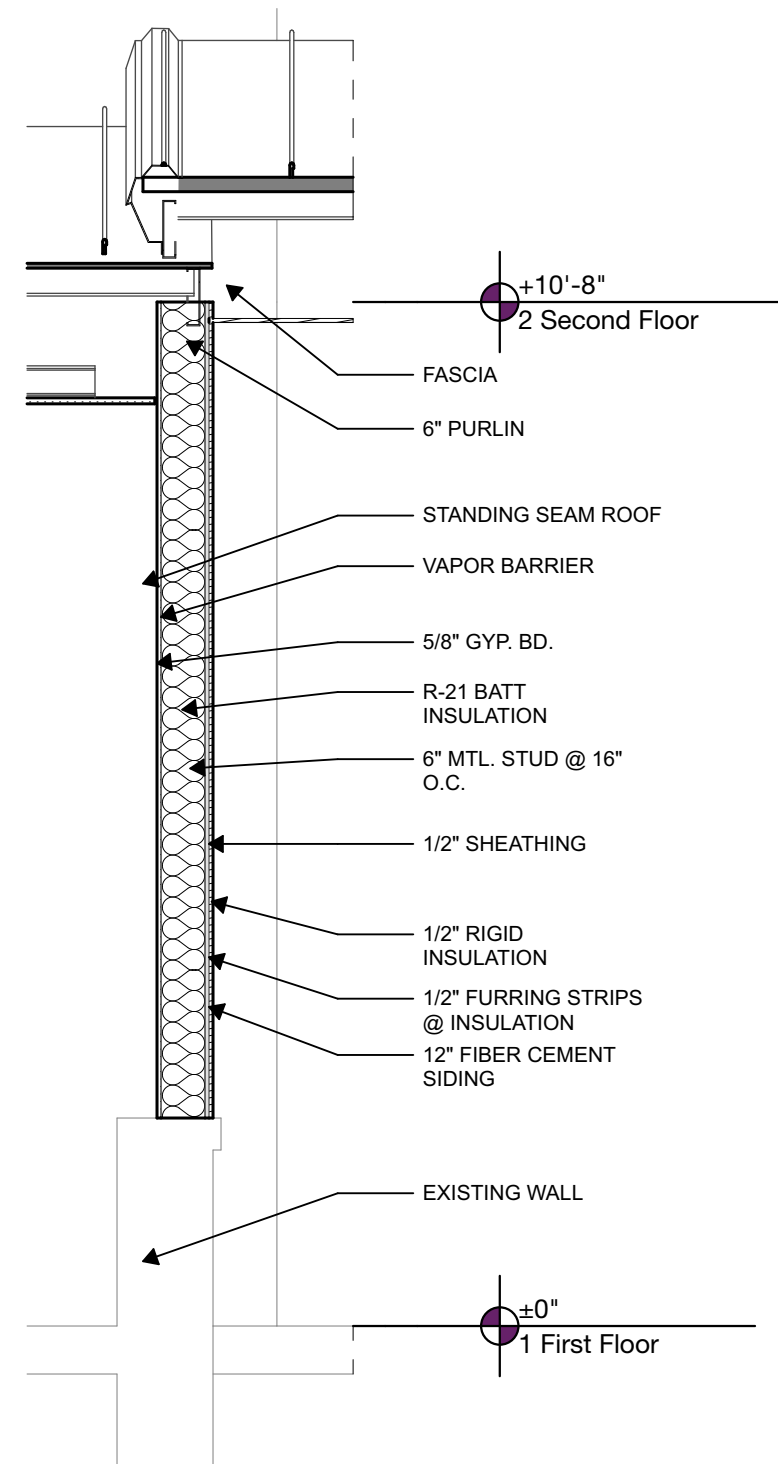




1 BUILDING SECTION
Scale: 1/2" = 1'-0"



2 BUILDING SECTION
Scale: 1/2" = 1'-0"



3 BUILDING SECTION
Scale: 1/2" = 1'-0"

ALTERATIONS TO STOREFRONT: for:
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A.4