



ARCHITECTURAL REVIEW BOARD AGENDA

September 25, 2023 at 4:00 PM

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

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

OPENING OF MEETING

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

MINUTES

4. Approval of the minutes for the August 28, 2023 meeting.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

5. Exterior remodel of 925 Michigan Avenue.
6. Exterior remodel of 2516 Superior Avenue.
7. Exterior remodel of 3424 Kohler Memorial Drive.
8. Construction of a new addition at the Pig Stop located at 2917 N 15th Street.

NEXT MEETING

9. October 09, 2023

ADJOURN

10. 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, August 28, 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 minutes for the June 26, 2023 meeting.

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

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

5. Construction of new bathroom addition at Sheboygan BP located at 1030 S. 14th Street.

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

1. The addition shall have a flat roof. If the owner does not approve, applicant shall come back to the Board with a different proposal.

Motion carried.

6. Exterior remodel of the façade located at 1136 Indiana Avenue.

Motion by Jerry Jones, second by Alderperson Rust to approve with the following conditions:

1. On the west elevation applicant shall minimize the impact of surface mounted utility.
2. On rear gable the west elevation applicant shall keep trim exposed and use infill panels to match decorative siding on the front.
3. On the front elevation applicant shall maintain cornice and brackets, decorative infill between brackets, and decorative siding banding at first floor.
4. Applicant shall frame out faux transom on front door.

Motion carried.

NEXT MEETING

7. September 11, 2023

Item 4.

ADJOURN

8. Motion to Adjourn

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

Being no further business, the meeting was adjourned at 4:34 p.m.

CITY OF SHEBOYGAN

REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION

ITEM DESCRIPTION: Exterior remodel of 925 Michigan Avenue.

REPORT PREPARED BY: Ellise Rose, Program Assistant

REPORT DATE: September 20, 2023

MEETING DATE: September 25th, 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:

Ricardo Montez, is proposing exterior renovations to 925 Michigan Avenue. The applicant states the following:

- The existing exterior has a light brown siding that was installed wrong and is letting water get inside, damaging the wood. Bottom stone siding is also vinyl veneer.
- The proposed project will be to remove old siding and fix rotted wood. Replace siding with a marine blue siding to give it a better appearance. Replace front door with a commercial glass door. The window will stay, it will just get reframed and add new aluminum.
- Apartment middle window will also get removed to be able to add a business sign if needed for a future business.
- Lower commercial part will get vinyl siding stone veneer to make it stand out and give it a commercial look at the bottom.

STAFF COMMENTS:

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


- The renderings seem to show a bright white trim on doors and windows, and down the front corners of the building. Is the trim being replaced or painted?
- The east elevation shows siding over windows. Will these windows remain?

ACTION REQUESTED:

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

ATTACHMENTS:

Architectural Review Board Application and required attachments.

	<p align="center">CITY OF SHEBOYGAN</p> <p align="center">ARCHITECTURAL REVIEW APPLICATION</p>	Fee: _____	<div>Item 5.</div>
		Review Date: _____	
		Zoning: _____	

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

SECTION 1: Applicant/ Permittee Information			
Name (Ind., Org. or Entity) <i>Ricardo Montes</i>	Authorized Representative	Title	
Mailing Address <i>2521 Geale Ave</i>	City <i>Sheboygan</i>	State <i>WI</i>	ZIP Code <i>53083</i>
Email Address <i>rmshrac@unhoo.com</i>	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)	Contact Person	Title	
Mailing Address	City	State	ZIP Code
Email Address	Phone Number (incl. area code)		
SECTION 3: Architect Information			
Name			
Mailing Address	City	State	Zip
Email Address	Phone Number (incl. area code)		
SECTION 4: Contractor Information			
Name <i>Roque Venegas</i>			
Mailing Address <i>1816 S 24th St</i>	City <i>Sheboygan</i>	State <i>WI</i>	Zip <i>53081</i>
Email Address	Phone Number (incl. area code) <i>920 - 287 - 9252</i>		
SECTION 5: Certification and Permission			
<p>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.</p> <p>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.</p>			
Name of Owner/Authorized Representative (please print) <i>Ricardo Montes de Oca</i>		Title <i>Owner</i>	Phone Number <i>224-305-2906</i>
Signature of Applicant <i>Ricardo Montes</i>		Date Signed <i>8/28/23</i>	

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 5.

Project Address/Description

Parcel No.

925 Michigan Ave

Name of Proposed/Existing Business:

Address of Property Affected:

Zoning Classification:

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

Remove Old siding and Fix rotted wood. Replace siding with a marine blue siding to give it a better appearance. Replace Front door with a commercial glass door. The window will stay, it will just get re framed and add new aluminum.

Apartment middle window will also get removed to be able to add a business sign if needed for a future business.

Lower Commercial part will get vinyl siding stone veneer to make it stand out and give it a commercial look at the bottom.

SECTION 8: Description of EXISTING Exterior Design and Materials

It has a light brown siding that was installed wrong. and its letting water get inside damaging the wood.

Bottom stone siding is also vinyl veneer

SECTION 9: Description of the PROPOSED Exterior Design and Materials

The building will ~~be~~ have marine blue vinyl siding all the way around. The lower part that will be the commercial will have a vinyl stone veneer siding to make it look better.

~~The door will be~~
New glass commercial door will be installed as well as new aluminum for the window to match the door.



















CITY OF SHEBOYGAN

REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION

ITEM DESCRIPTION: Exterior remodel of 2516 Superior Avenue.

REPORT PREPARED BY: Ellise Rose, Program Assistant

REPORT DATE: September 8, 2023

MEETING DATE: September 25th, 2023
FISCAL SUMMARY:

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

STATUTORY REFERENCE:

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

BACKGROUND / ANALYSIS:

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

- Facial steel will be added to the building for aesthetic purposes. It will be metal sheeting to the existing front of the building to add more appeal and to give the building a fresh look. It is not necessary to do this, but would look very nice in the neighborhood.
- The siding is burnish slate steel siding and the trim will be copper.
- Additional renovations include some windows being replaced, tuck pointing concrete block where needed and new overhead garage doors.
- The overhead doors will be chocolate in color and the windows will be bronze.
- The service doors will be painted chocolate.
- The existing front of the building is brick.
- The exterior brick will remain the same. The metal sheeting will be a veneer over the existing brick.

STAFF COMMENTS:

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

- Will the copper trim wrap around to the rest of the building?
- Is the front glass block window one of the windows to be replaced? Which windows are being replaced?

- There is a garage door on the west side of the building. Will this garage door be replaced to match the two on the front?

ACTION REQUESTED:

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

ATTACHMENTS:

Architectural Review Board Application and required attachments.



CITY OF SHEBOYGAN

ARCHITECTURAL REVIEW APPLICATION

Fee: _____
 Review Date: _____
 Zoning: _____

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

SECTION 1: Applicant/ Permittee Information				
Name (Ind., Org. or Entity) Steve Rau		Authorized Representative		Title Owner Razor Fitness
Mailing Address 823 Weilers Way		City Port Washington	State wi	ZIP Code 53074
Email Address		Phone Number (incl. area code)		
SECTION 2: Landowner Information (Complete These Fields When Project Site Owner is Different than Applicant)				
Name (Ind., Org. or Entity) Karen Rau		Contact Person		Title
Mailing Address 823 Weilers Way		City Port Washington	State wi	ZIP Code 53074
Email Address Kbusie1@yahoo.com		Phone Number (incl. area code)		
SECTION 3: Architect Information				
Name				
Mailing Address		City	State	Zip
Email Address		Phone Number (incl. area code)		
SECTION 4: Contractor Information				
Name Steve Rau (self)				
Mailing Address 823 Weilers Way		City Port Washington	State wi	Zip 53074
Email Address steverazorrau@yahoo.com		Phone Number (incl. area code) 920.254.2420		
SECTION 5: Certification and Permission				
<p>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.</p> <p>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.</p>				
Name of Owner/Authorized Representative (please print) Karen Rau			Title Owner	Phone Number 920-254-2420
Signature of Applicant 			Date Signed 9-5-23	

Complete application is to be filed with the Department of City Development, 828 Center Avenue, Suite 208. To be placed on the agenda of the Architectural Review Board, application must be filed three weeks prior to date of meeting – check with City Development on application submittal deadline date. Applications will not be processed if all required attachments and filing fee of \$100 (payable to the City of Sheboygan) are not submitted along with a complete and legible application. Application filing fee is non-refundable.

SECTION 6: Description of the Subject Site/Proposed Project

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

SECTION 7: Description of Proposed Project

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

SECTION 8: Description of EXISTING Exterior Design and Materials

Front of building is brick.

SECTION 9: Description of the PROPOSED Exterior Design and Materials

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

August 21, 2023

To Whom It May Concern,

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

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

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

Respectfully submitted,

Steve Rau

Rose, Ellise

From: Rose, Ellise
Sent: Wednesday, September 6, 2023 9:01 AM
To: Lutzke, Jeffrey
Subject: FW: Architectural permit

From: steve rau <steverazorrau@yahoo.com>
Sent: Tuesday, September 5, 2023 11:24 AM
To: Rose, Ellise <Ellise.Rose@sheboyganwi.gov>
Subject: Architectural permit

Here is the architectural rendering for the front of the building. The windows and doors are also included. The siding is burnish slate steel siding and the trim will be copper. The overhead doors will be chocolate in color and the windows will be bronze. The service doors will be painted chocolate.











Item 6.



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Item 6.



Enter SKU, Model # or Key

 17

Home / Doors, Windows & Millwork / Windows
/ Standard-Sized Windows / **Sliding Windows**

JELD-WEN® Builders Series 84"W x 48"H Vinyl Dual Sliding Window with Nailing Flange - White/Bronze

Model Number: MENOLJW187400311

| Menards® SKU: 4043899





Enter SKU, Model # or Key



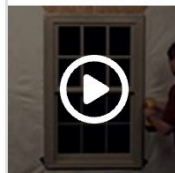
Item 6.

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JELD-WEN® Builders Series 30"W x 42"H Vinyl Single Hung Window with Nailing Flange - White/Bronze

Model Number: MENOLJW143800116

| Menards® SKU: 4043851



30



nenards.com



Design & Buy™ GARAGE DOORS



Ideal Door - Commercial - BEST

\$3,368.22



Hardware and Accessories ✓



Yes

No

✓ Lock

A lock is recommended if the door will be used without an automatic garage door opener



Enter SKU, Model # or Key

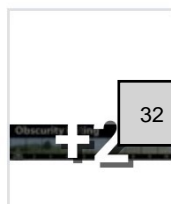
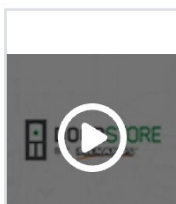


Item 6.

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Mastercraft® 36"W x 80" Primed Steel 6-Panel Exterior Door System with Sidelites - Left Inswing

Model Number: 4144121 | Menards® SKU:
4144121





Enter SKU, Model # or Keyv



Item 6.

2

Mastercraft® 36"W x 80"H Primed Steel Half Lite Exterior Door System - Left Inswing

Model Number: 4140325 | Menards® SKU:
4140325



CITY OF SHEBOYGAN

REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION

ITEM DESCRIPTION: Exterior remodel of 3424 Kohler Memorial Drive.

REPORT PREPARED BY: Ellise Rose, Program Assistant

REPORT DATE: September 19, 2023 **MEETING DATE:** September 25th, 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:

Logic Design & Architecture, Inc is proposing exterior renovations to 3424 Kohler Memorial Drive. The applicant states the following:

- Proposed alterations include demolition of existing metal building along the east façade and modifications to existing parking lot along the east.
- The current OfficeMax space will be demised into two tenant spaces.
- The proposed retail tenant (Michael's) will reuse the existing southern entrance and a new entrance feature will be created along the east façade for a future tenant.
- A new parking lot configuration along the east side of the building will allow for direct access to the new tenant space.
- The project schedule anticipates construction start in January 2024 with completion in late summer 2024.
- The property is located in a commercially-designated area within the Suburban Commercial (SC) Zoning District and has been previously used for retail purposes; no zoning change is necessary.
- The proposed development will not adversely affect the neighboring properties as all the surrounding uses are similar in nature.
- There will be no outside storage.
- A new dumpster enclosure for both tenants is proposed near the existing loading dock along the northern property line.
- As part of this development, the impervious surface will be slightly decreased.
- Reconfiguration of the parking lot will increase total parking stalls from 62 to 70.

- Landscaping will be primarily located along the east side of the building and will meet landscaping requirements.
- The existing small detention area near Wilgus Ave will remain.
- The existing Memorial Plaza shopping center is constructed with gray/cream split-face brick for the field, a field stone accent at the corners and Big Lots entrance, and off-white EIFS signage fields.
- The center also features a painted metal canopy along a majority of the façade and an aluminum vestibule at Dunham's.
- The Harbor Freight Tools addition (2016) incorporated a cream brick, dark brown split-face cmu, prefinished metal eyebrow canopy, and cream colored EIFS sign fields.

The applicant states the following about the proposed exterior remodel project:

- As presented, this new design will entail minor exterior changes to the main south façade.
- The main sign area will be modified to create a more prototypical sign area for the Michael's tenant.
- The EIFS will be modified and repainted along with new cornice elements and metal coping.
- The existing canopy and structure will be repainted.
- The east façade will receive the most updates by removing the existing metal building, exposing the original brick façade.
- Along this elevation a new tenant entrance will be created utilizing similar materials used in the Harbor Freight addition.
- Materials include integral color split-face cmu, aluminum storefront, prefinished metal canopy, and EIFS sign area.

STAFF COMMENTS:

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

- The awning on the east elevation is shown as black. Should this be white to match the south elevation?

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 7.

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

SECTION 1: Applicant/ Permittee Information

Name (Ind., Org. or Entity) Logic Design & Architecture, Inc.	Authorized Representative Tim Yokes	Title Sr. Project Manager	
Mailing Address 10400 W Innovation Dr, Suite 330	City Milwaukee	State WI	ZIP Code 53226
Email Address tyokes@logicda.com	Phone Number (incl. area code) 414.909.0084		

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

Name (Ind., Org. or Entity) Plankview Green Development LLC	Contact Person Tom Stocco	Title	
Mailing Address PO Box 298	City Plymouth	State WI	ZIP Code 53073
Email Address tmstocco@vanhornre.com	Phone Number (incl. area code) 414.732.6515		

SECTION 3: Architect Information

Name Adam J. Stein			
Mailing Address 10400 W Innovation Dr, Suite 330	City Milwaukee	State WI	Zip 53226
Email Address astein@logicda.com	Phone Number (incl. area code) 414.909.0080		

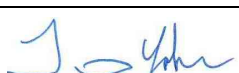
SECTION 4: Contractor Information

Name KVG Building Corp.			
Mailing Address 802 N 109th St	City Milwaukee	State WI	Zip 53226
Email Address rgoll@kvgbuilding.com	Phone Number (incl. area code) 414.463.8900		

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) Tim Yokes	Title Sr. Project Manager	Phone Number 414-909-0084
Signature of Applicant 		Date Signed 09.05.23

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 3424 Kohler Memorial Drive		Parcel No. 59281215832
Name of Proposed/Existing Business:	Existing: OfficeMax Proposed: Retail (Michaels) & Rear Tenant (TBD)	
Address of Property Affected:	3424 Kohler Memorial Drive	
Zoning Classification:	SC - Suburban Commercial District	
New Building: <input type="checkbox"/>	Addition: <input type="checkbox"/>	Remodeling: <input checked="" type="checkbox"/>

SECTION 7: Description of Proposed Project

Proposing to demise the existing OfficeMax tenant into two tenants. Proposed main tenant (Michaels) and secondary tenant (TBD). Existing metal building on the east side to be removed and adjacent parking lot to be reconfigured. No other changes to the building square footage.

See attached for additional info.

SECTION 8: Description of EXISTING Exterior Design and Materials

The existing exterior materials consist of:

White/Yellow brick

Gray EIFS

White metal canopy downspouts

Metal storage addition (to be removed)

Clear anodized aluminum storefront

Painted hollow metal doors

Loading dock concrete retaining walls with metal guardrails

Concrete sidewalk surrounding building

SECTION 9: Description of the PROPOSED Exterior Design and Materials

See attached for additional info.

ACTION BY ARCHITECTURAL REVIEW BOARD

DATE OF MEETING: _____

APPROVED: _____ CONDITIONALLY APPROVED: _____

DENIED: _____

CONDITIONS

SIGNATURE: _____

Chairperson, Architectural Review Board OR
Manager of Planning & Zoning

DATE: _____



10400 W Innovation Dr, Suite 330
Milwaukee, WI 53226
www.LogicDA.com

9/5/2023

City of Sheboygan
Department of City Development
828 Center Avenue – Suite 208
Sheboygan, WI 53081

Property Owner:
Plankview Green Development LLC
Tom Stocco
PO Box 298
Plymouth, WI 53073
tmstocco@vanhornre.com

Proposed Alteration Narrative for Architectural Review

General Project Information:

Proposed alterations include demolition of existing metal building along the east façade and modifications to existing parking lot along the east. The current OfficeMax space will be demised into two tenant spaces. The proposed retail tenant (Michael's) will reuse the existing southern entrance and a new entrance feature will be created along the east façade for a future tenant. A new parking lot configuration along the east side of the building will allow for direct access to the new tenant space. The proposed parking lot improvements encompass new striping, landscaping islands, and detention area modifications. The project schedule anticipates construction start in January 2024 with completion in late Summer 2024.

General Site and Adjacency Information:

The Property is located in a commercially-designated area within the Suburban Commercial (SC) Zoning District and has been previously used for retail purposes; no zoning change is necessary. The proposed development will not adversely affect the neighboring properties as all the surrounding uses are similar in nature. There will be no outside storage. A new dumpster enclosure for both tenants is proposed near the existing loading dock along the northern property line. As part of this development, the impervious surface will be slightly decreased. Reconfiguration of the parking lot will increase total parking stalls from 62 to 70. Landscaping will be primarily located along the east side of the building and will meet City landscaping requirements. The existing small detention area near Wilgus Ave will remain.

Building Specifics:

The existing Memorial Plaza shopping center is constructed with gray/cream split-face brick for the field, a field stone accent at the corners and Big Lots entrance, and off-white EIFS signage fields. The center also features a painted metal canopy along a majority of the façade and an aluminum vestibule at Dunham's. The Harbor Freight Tools addition (2016) incorporated a cream field brick, dark brown split-face cmu, prefinished metal eyebrow canopy, and cream colored eifs sign fields.

As presented, this new design will entail minor exterior changes to the main south façade. The main sign area will be modified to create a more prototypical sign area for the Michael's tenant. The EIFS will be modified and repainted along with new cornice elements and metal coping. The existing canopy and structure will be repainted. The east façade will receive the most updates by removing the existing metal building, exposing the original brick façade. Along this elevation a new tenant entrance will be created utilizing similar materials used in the Harbor Freight addition. Materials include integral color split-face cmu, aluminum storefront, prefinished metal canopy, and eifs sign area.

Project Team:

Architect: Logic Design & Architecture, Inc.

Civil Engineer: Excel Engineering

Please reference the site plans created by Excel Engineering and architectural plans & elevations created by Logic Design & Architecture, Inc. for details of the proposed alterations.

Respectfully submitted,



Tim Yokes

Sr. Project Manager

South Elevation



East Elevation



COPYRIGHT 2023 | LOGIC DESIGN & ARCHITECTURE, INC.




Proposed Alteration @ Memorial Plaza

Sheboygan, WI | Sept. 5th, 2023

Memorial Plaza Alteration

Item 7.

REFER TO ELEVATION SCHEDULE ON SHEET A2.1 & A2.2 FOR LOCATIONS OF MATERIALS

CMU-1	SPLIT-FACED CMU VENEER COUNTY MATERIALS OR EQUAL COLOR: ESPRESSO (18-126A)	
FS-1	EIFS FINISH DRYVIT OR EQUAL COLOR: 449 "BUCKSKIN"	
FS-2	EIFS FINISH DRYVIT OR EQUAL COLOR: 310 "CHINA WHITE"	

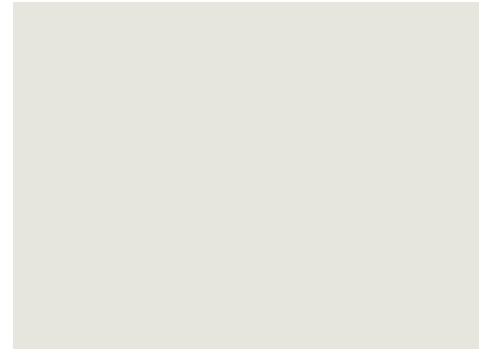
Memorial Plaza Alteration

Item 7.

REFER TO ELEVATION SCHEDULE ON SHEET A2.1 & A2.2 FOR LOCATIONS OF MATERIALS

MT-1

METAL COPING
PAC-CLAD OR EQUAL
COLOR: STONE WHITE



SF-1

ALUMINUM STOREFRONT
KAWNEER OR EQUAL
COLOR: CLEAR ANODIZED



AW-1

METAL AWNING
PREFINISHED ALUMINUM
COLOR: BLACK





logicda design & architecture, inc.

LogicDA.com

414.909.0080

Project Manager: TCY

Job Number: 23-003

Consultant

Additional Info

Project Name

Demising Plan For:
Proposed Retail Tenants
Former OfficeMax
3424 Kohler Memorial Dr
Sheboygan, WI 53081

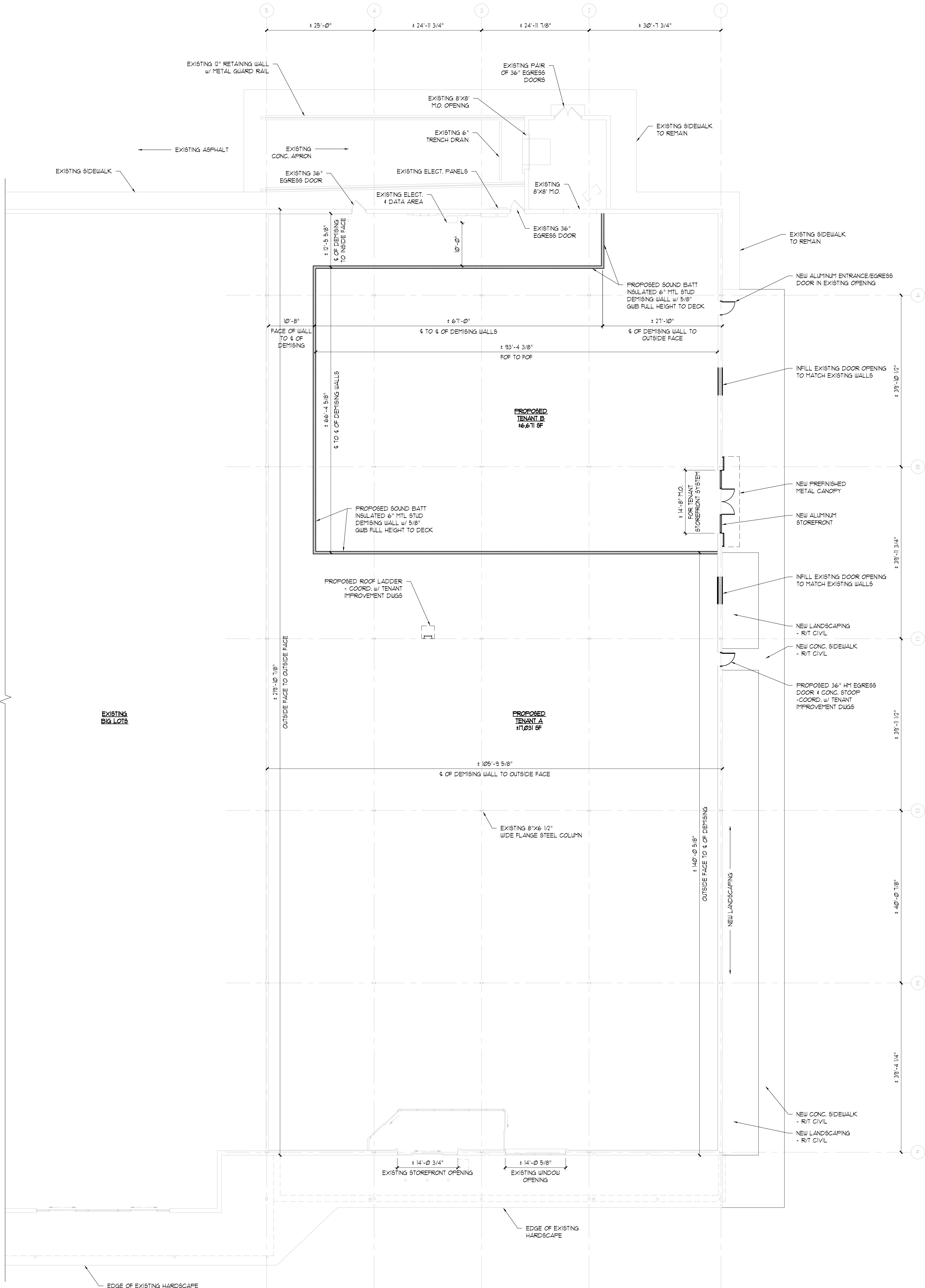
Dates/Revisions

09.05.23
PC SUBMITTAL

Drawing Title

FLOOR PLAN

A1.1



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- PRELIMINARY -
NOT FOR CONSTRUCTION

EXTERIOR MATERIAL AND FINISH SCHEDULE				
ID #	DESCRIPTION	MANUFACTURER	MODEL/COLOR	NOTE:
CM-1	SPLIT-FACED CMU BLOCK	COUNTRY MATERIALS	COLOR: ESPRESSO (18-126A)	
FS-1	EIFS	DRYVIT	COLOR: BLACKSKIN	SANDBLASTED
FS-2	EIFS	DRYVIT	COLOR: CHINA WHITE	SANDBLASTED
AW-1	AWNING	TBD	COLOR: BLACK	
SF-1	ALUMINUM STOREFRONT w/ CLEAR GLASS	KAWNEER OR EQUAL	COLOR: CLEAR ANODIZED	
MT-1	METAL	PAC-CLAD	COLOR: STONE WHITE	

Notes:
1. ALL NEW FINISHES TO RETURN ON SIDES OF PARAPETS, TYP.
2. EXISTING SIDE (SOUTH) FACADE - EXISTING PAINTED MASONRY TO REMAIN.

EXTERIOR MATERIAL SCHEDULE

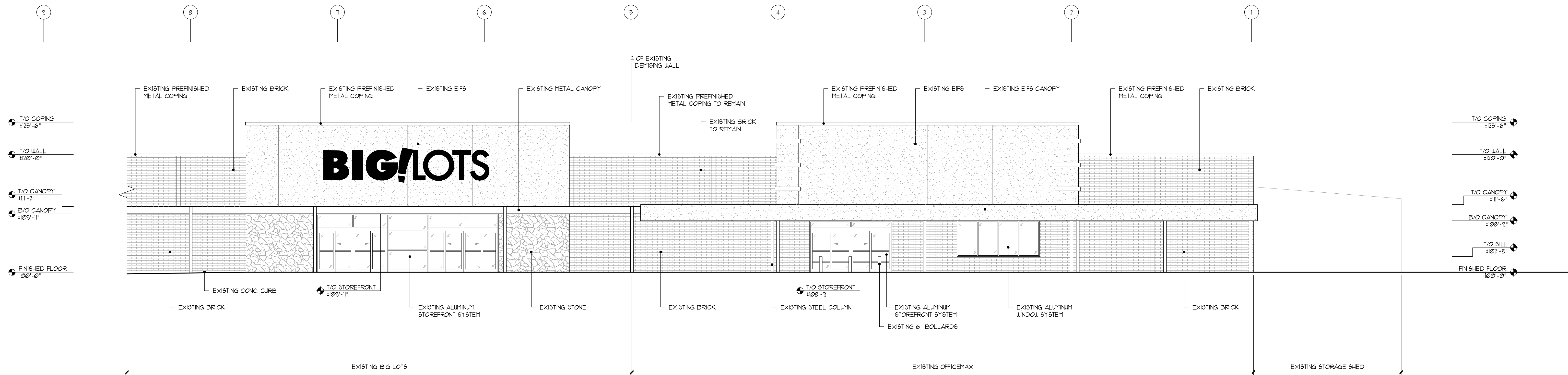
5



EXISTING FRONT ELEVATION (SOUTH)

NTS

3



EXISTING FRONT ELEVATION (SOUTH)

1/8" = 1'-0"

2



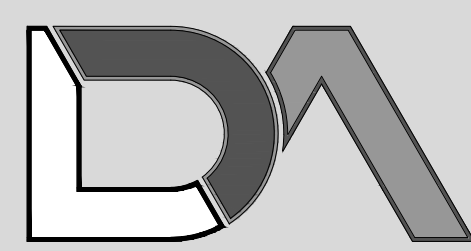
PROPOSED FRONT ELEVATION (SOUTH)

1/8" = 1'-0"

1

NOT USED

4



logic design & architecture, inc.

LogicDAcom : 414.909.0080

Project Manager: TCY
Job Number: 23-003

Consultant

Additional Info

Project Name

Demising Plan For:
Proposed Retail Tenants
Former OfficeMax
3424 Kohler Memorial Dr
Sheboygan, WI 53081

Dates/Revisions

09.05.23
PC SUBMITTAL

Drawing Title

ELEVATIONS

A2.1

- PRELIMINARY -
NOT FOR CONSTRUCTION

EXTERIOR MATERIAL AND FINISH SCHEDULE				
ID#	DESCRIPTION	MANUFACTURER	MODEL/COLOR	NOTE:
CMJ-1	SPLIT-FACED CMU BLOCK	COUNTY MATERIALS	COLOR: ESPRESSO (18-126A)	
FS-1	EIFS	DRYVIT	COLOR: BUCKSKIN	SANDBLASTED
FS-2	EIFS	DRYVIT	COLOR: CHINA WHITE	SANDBLASTED
AW-1	AWNING	TBD	COLOR: BLACK	
SF-1	ALUMINUM STOREFRONT w/ CLEAR GLASS	KAWNEER OR EQUAL	COLOR: CLEAR ANODIZED	
MT-1	METAL	PAC-CLAD	COLOR: STONE WHITE	

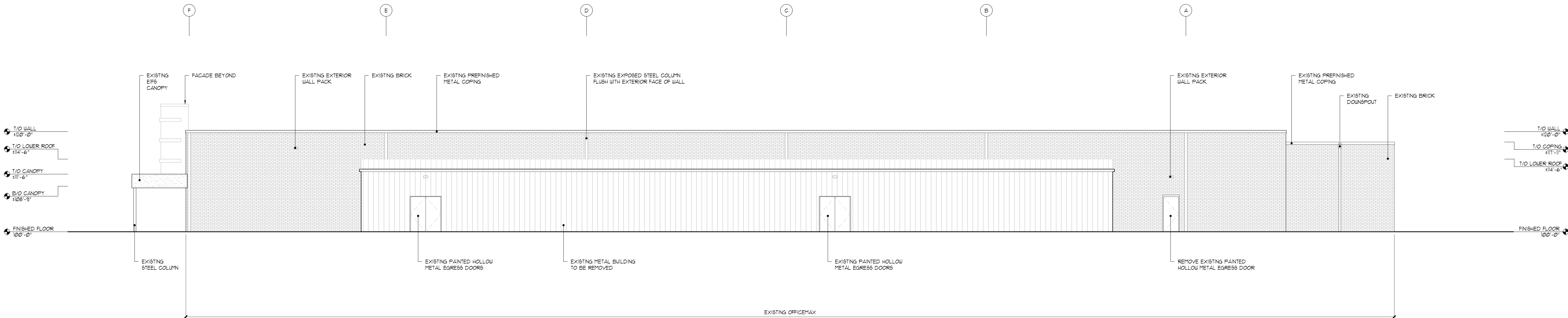
Notes:
1. ALL NEW FINISHES TO RETURN ON SIDES OF PARAPETS, TYP.
2. EXISTING SIDE (SOUTH) FACADE - EXISTING PAINTED MASONRY TO REMAIN.

EXTERIOR MATERIAL SCHEDULE

4

NOT USED

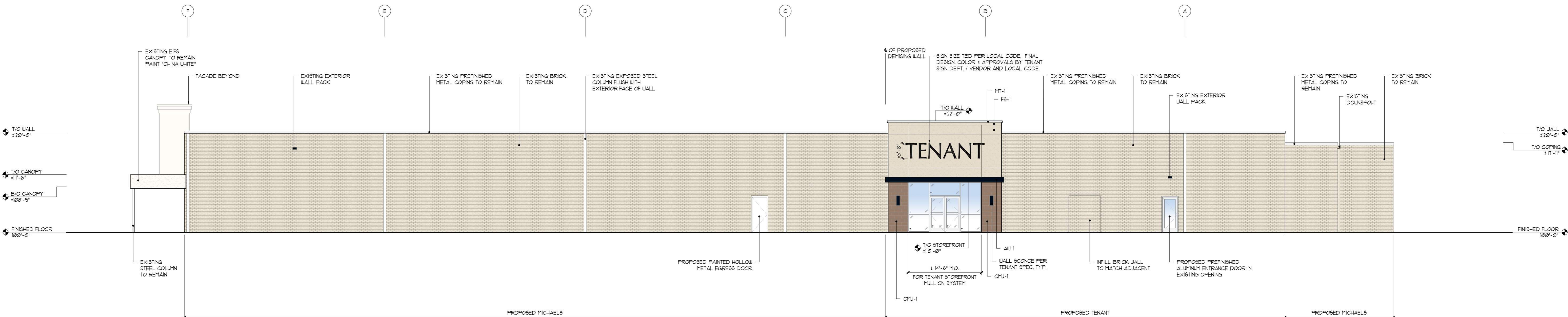
3



EXISTING SIDE ELEVATION (EAST)

1/8" = 1'-0"

2



PROPOSED SIDE ELEVATION (EAST)

1/8" = 1'-0"

1

DA

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LogicDAcom : 414.909.0080

Project Manager: TCY
Job Number: 23-003

Consultant

Additional Info

Project Name

Demising Plan For:
Proposed Retail Tenants
Former OfficeMax
3424 Kohler Memorial Dr
Sheboygan, WI 53081

Dates/Revisions

09.05.23
PC SUBMITTAL

Drawing Title

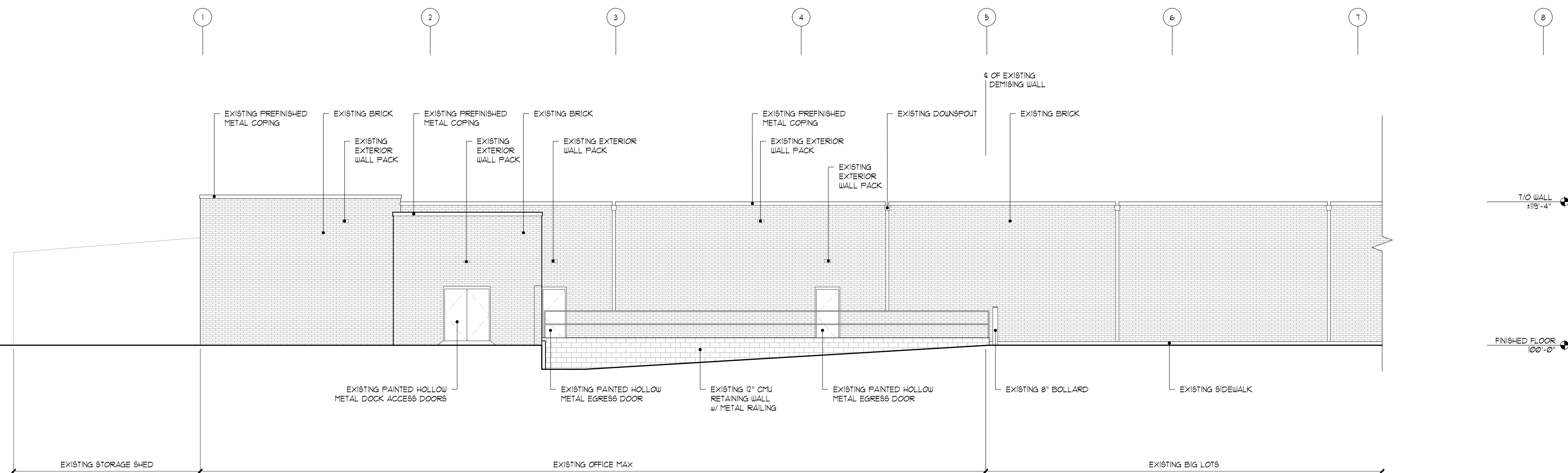
ELEVATIONS

A2.2

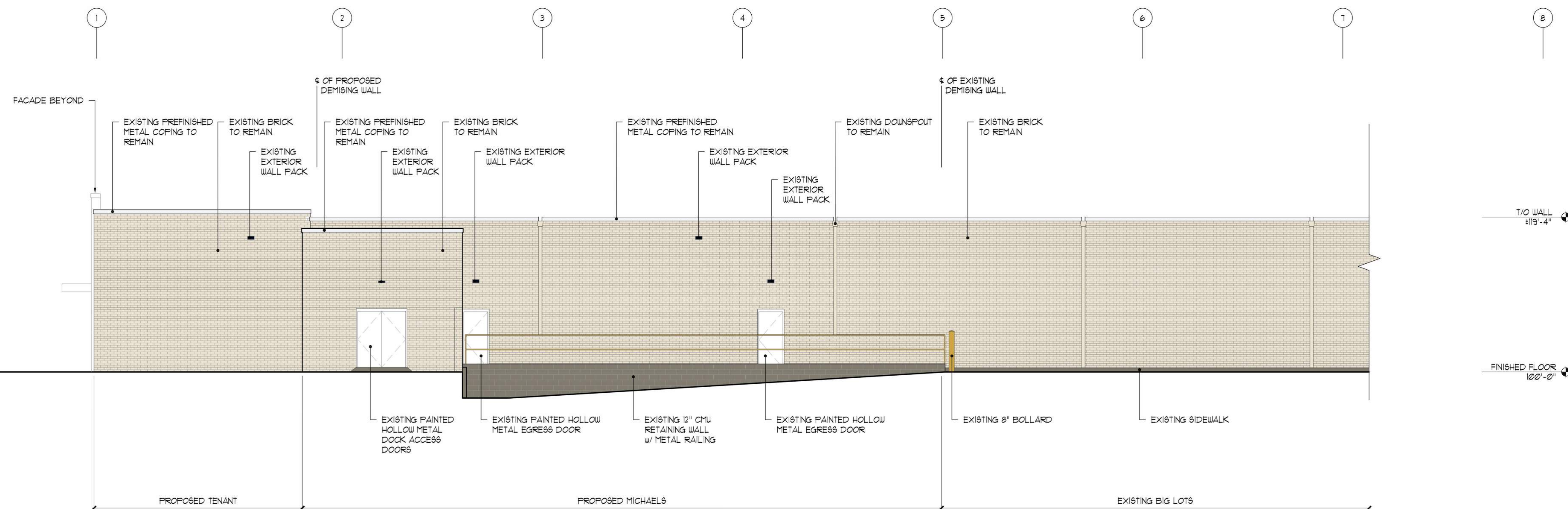
- PRELIMINARY -
NOT FOR CONSTRUCTION



NOT USED



EXISTING REAR ELEVATION (NORTH)



PROPOSED REAR ELEVATION (NORTH)
1/8" = 1'-0"



Project Name

A2.3



NOT USED

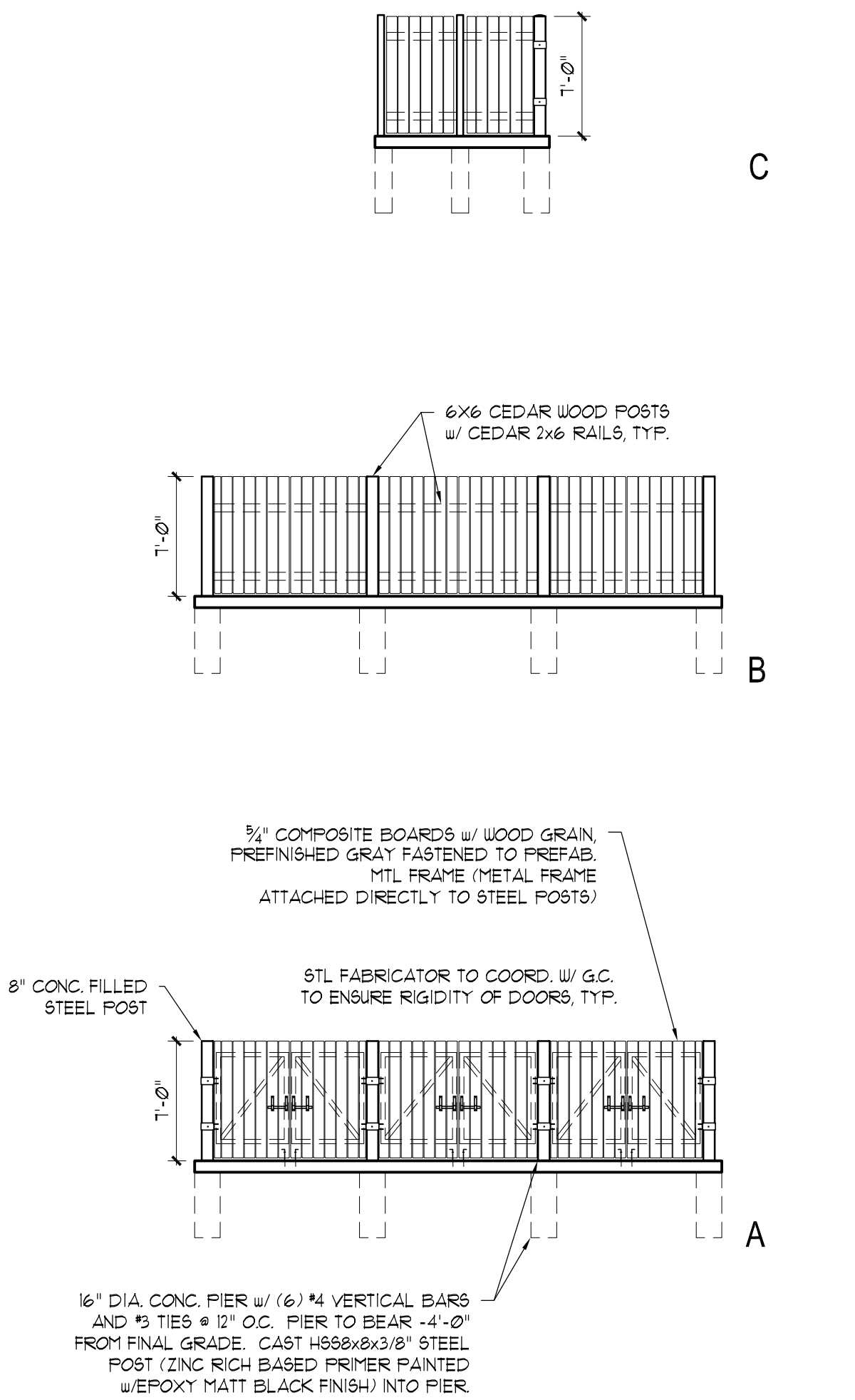
4

TRASH ENCLOSURE - PLAN
1/8" = 1'-0"

1

TRASH ENCLOSURE - ELEVATIONS
1/8" = 1'-0"

2



NOT USED

3



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414.909.0080

Project Manager: TCY

Job Number: 23-003

Consultant

Additional Info

Project Name

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Proposed Retail Tenants
Former OfficeMax
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Sheboygan, WI 53081

Dates/Revisions

09.05.23
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Drawing Title

ELEVATIONS

A2.4

- PRELIMINARY -
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CITY OF SHEBOYGAN

REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION

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

REPORT PREPARED BY: Ellise Rose, Program Assistant

REPORT DATE: September 19, 2023

MEETING DATE: September 25, 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:

Pig Stop is proposing to construct a new addition to their facility located at 2917 N 15th Street. The proposed addition will include approximately 1,175 square foot building addition to the north side of the existing facility. The applicant states the following:

- Existing exterior wall assembly consists of a masonry wall up to an EIFS mansard parapet roof assembly around entire perimeter.
- Materials of wall are layers of banding with a stone base with stone water table up approx. 2'-8", split-face CMU up approx. 6'-4" and EIFS for the remaining approx. 5'-0".
- Existing windows and doors are gray aluminum framed with clear glazing.

The applicant states the following about the architecture of the addition:

- Addition to the North of existing building consisting of kitchen, bar/dining area, office, and support space.
- New addition will consist of the same banding pattern of materials and mansard parapet roof.
- Where exterior walls meet the existing building, we will offset to ease construction and how new and existing materials tie into each other.
- New windows and doors will be same materials and patterning as existing.

STAFF COMMENTS:

The Board may want to have the applicant address:

- There are currently dumpster enclosures on the north side of the building. What will be happening with these dumpster enclosures.
- Will there be any new rooftop units with the addition? How will these be screened?

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) Pig Stop	Authorized Representative Jesse Waraich	Title Owner	
Mailing Address 2917 N 15th St	City Sheboygan	State WI	ZIP Code 53083
Email Address jessingh1@gmail.com	Phone Number (incl. area code) (414) 254-2025		

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

Name (Ind., Org. or Entity)	Contact Person	Title	
Mailing Address	City	State	ZIP Code
Email Address	Phone Number (incl. area code)		

SECTION 3: Architect Information

Name Abacus Architects - Justin Marquis			
Mailing Address 1135A Michigan Ave	City Sheboygan	State WI	Zip 53081
Email Address jmarquis@abacusarchitects.net	Phone Number (incl. area code) (920)452-4444		

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) Justin Marquis	Title Project Architect	Phone Number (920) 452-4444
Signature of Applicant 		Date Signed 8/24/2023

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 2917 N 15th St - Addition to existing building		Parcel No. 59281719342
Name of Proposed/Existing Business:	Pig Stop	
Address of Property Affected:	2917 N 15th St	
Zoning Classification:	Urban Commercial District	
New Building: <input type="checkbox"/>	Addition: <input checked="" type="checkbox"/>	Remodeling: <input type="checkbox"/>

SECTION 7: Description of Proposed Project

Addition to the North of existing building consisting of kitchen, bar/dining area, office, and support space.

SECTION 8: Description of EXISTING Exterior Design and Materials

Existing exterior wall assembly consists of a masonry wall up to an EIFS mansard parapet roof assembly around entire perimeter. Materials of wall are layers of banding with a stone base with stone water table up approx. 2'-8", split-face CMU up approx 6'-4" and EIFS for the remaining approx. 5'-0". Existing windows and doors are gray aluminum framed with clear glazing.

SECTION 9: Description of the PROPOSED Exterior Design and Materials

New addition will consist of the same banding pattern of materials and mansard parapet roof. Where exteriors walls meet the existing building we will offset to ease construction and how new and existing materials tie into each other. New windows and doors will be same materials and patterning as existing.

OFFICE USE ONLY

ACTION BY ARCHITECTURAL REVIEW BOARD

DATE OF MEETING: _____

APPROVED: _____ CONDITIONALLY APPROVED: _____

DENIED: _____

CONDITIONS

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

DATE: _____

Mayflower Avenue

Plat of Survey
for
Vish Real Estate Holdings Inc.

Lot 2 of Certified Survey Map recorded in the Sheboygan County Register of Deeds Office in Volume 29 of Certified Survey Maps on pages 44-46, as Document No. 2066649, being part of Southwest 1/4 Southeast 1/4 of the Southeast 1/4 of Section 10, Township 15 North, Range 23 East, City of Sheboygan, Sheboygan County, Wisconsin.

State of Wisconsin)
Ozaukee County)s.s.

I certify that I have surveyed the above described Property, and this map is a true representation thereof and shows the size and location of the Property, its exterior boundaries, the location and dimensions of all visible structures thereon, boundary fences, apparent easements, and roadways and visible encroachments, if any, to the best of my knowledge and belief.
This survey is made for the exclusive use of the present owners of the Property, and also those who purchase, mortgage, or guarantee the title thereto, within one (1) year from date hereof.

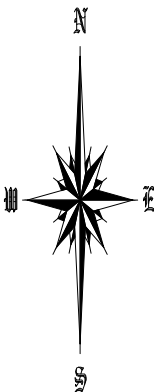
Dated this 25th day of July, 2023.

David J. Leininger
David J. Leininger, S-2285

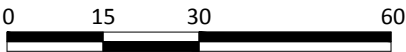


Utilities as marked by
Digger's Hotline

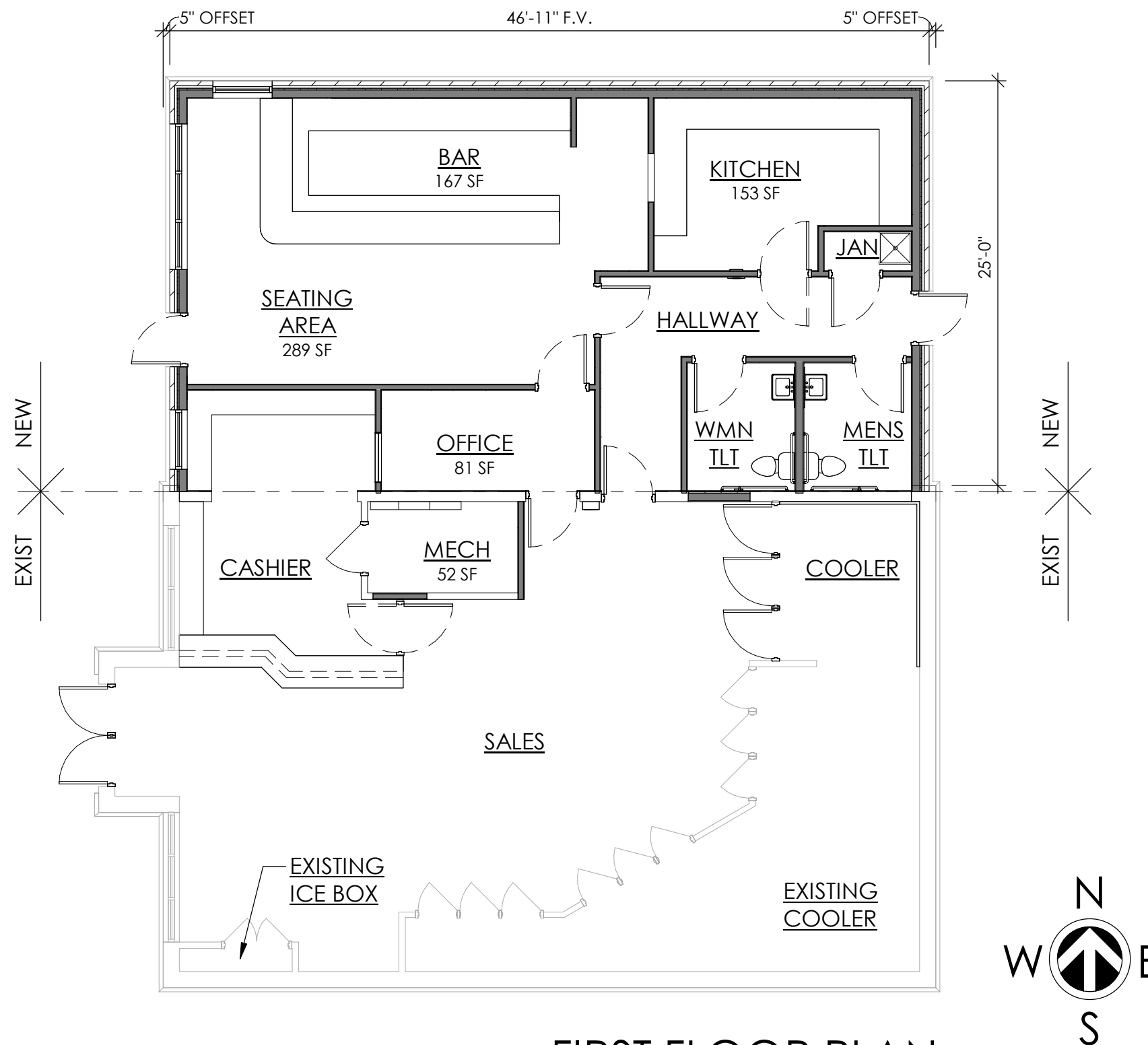
- E — E — E — - electric line
- G — G — G — - gas line
- ATT/D — ATT/D — ATT/D — - phone line
- TV — TV — TV — - TV line
- SS — SS — SS — - sanitary sewer line



Bearings are referenced to found monuments marking the east line of Lot 2 which has a recorded bearing of N 00°08'47" E.



Scale in feet
1" = 30'



FIRST FLOOR PLAN

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

8/24/2023

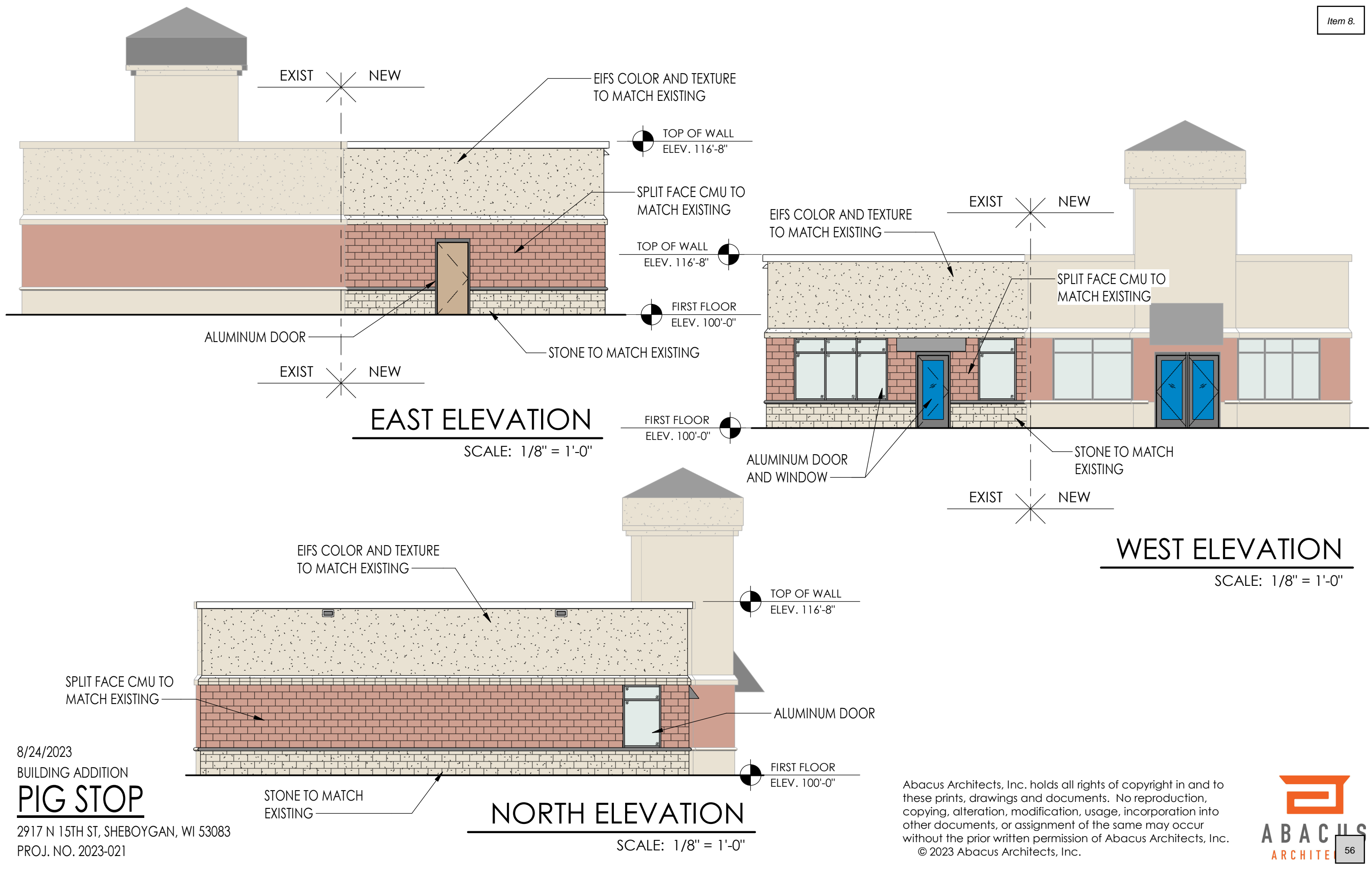
BUILDING ADDITION

PIG STOP

2917 N 15TH ST, SHEBOYGAN, WI 53083

PROJ. NO. 2023-021

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8/24/2023
BUILDING ADDITION
PIG STOP
2917 N 15TH ST, SHEBOYGAN, WI 53083
PROJ. NO. 2023-021

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8/24/2023
BUILDING ADDITION
PIG STOP
2917 N 15TH ST, SHEBOYGAN, WI 53083
PROJ. NO. 2023-021

VIEW LOOKING EAST

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8/24/2023
BUILDING ADDITION
PIG STOP
2917 N 15TH ST, SHEBOYGAN, WI 53083
PROJ. NO. 2023-021

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Sep 20, 2023 9:44:36 AM
1434 Mayflower Avenue
Sheboygan County
Wisconsin



Sep 20, 2023 9:45:43 AM
2917 North 15th Street
Sheboygan County
Wisconsin