



ARCHITECTURAL REVIEW BOARD AGENDA

May 09, 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
2. Pledge of Allegiance
3. Identify Potential Conflict of Interest
4. Approval of the Architectural Review Board minutes from April 11, 2022.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

5. Construction of the fueling station canopy for the previously approved convenience store and service station at the southeast corner of N. 26th Street and Superior Avenue.
6. 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).
7. Construction of a new entrance addition and exterior remodeling at Sheboygan Evangelical Free Church located at 1710 N. 15th Street.
8. Exterior remodel of Sheboygan Glass at 3209 S. 32nd Street (former KP Welding)

NEXT MEETING

9. Monday, May 23, 2022

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, April 11, 2022**

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.

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

MEMBERS EXCUSED: Pam Langan and Dave Aldag

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

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 Architectural Review Board minutes from March 14, 2022.

Motion by Jerry Jones, second by Alderperson Markus Savaglio to approve. Motion carried.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

5. Construction of new building additions at Old World Creamery located at 1606 Erie Avenue.

Motion by Jerry Jones, second by Alderperson Markus Savaglio to approve as presented. Motion carried.

6. Exterior remodel 804-814 N. 8th Street.

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

1. The mural proposed on the south and west elevations of the building was not approved.
2. Applicant shall resubmit final elevations and rendering drawings of the entire project that will also include the new detailing of the south and west sides of the building where the mural was proposed. If staff has any concerns with resubmitted plans, the plans may be forwarded to the board for review.

Motion carried.

NEXT MEETING**7. Wednesday**, April 27, 2022

Next meeting is schedule for Monday, May 9, 2022.

ADJOURN**8. Motion to Adjourn**

Motion by Jerry Jones, second by Alderperson Markus Savaglio to adjourn. Motion carried.

Being no further business the meeting was adjourned at 4:53 p.m.

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

REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION

ITEM DESCRIPTION: Construction of the fueling station canopy for the previously approved convenience store and service station at the southeast corner of N. 26th Street and Superior Avenue.

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

REPORT DATE: May 6, 2022 **MEETING DATE:** May 9, 2022

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:

In November of 2021, the Architectural Review Board approved the construction of a new convenience store and service station at the southeast corner of N. 26th Street and Superior Avenue subject to the following conditions:

1. The canopy shall be reviewed prior to building permit issuance for both structures to insure the convenience store structure and canopy are consistent and compatible with one another.
2. 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.
3. 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. If staff has any concerns with the proposed screening, this matter may be brought back to the board for review.

The Board may remember that the applicant originally planned for the station to face Superior Avenue. However, after doing more research on the required improvements, the applicant relocated the building and fueling canopy to now face N. 26th Street.

The applicant stated the architectural work planned will remain the same, including the size. The applicant states they will be changing the location of the building from the south side of the vacant lot to the east side. The reason for the change is for the storm water drainage plan. Because we are changing the building location, the fuel pumps and parking will realign with the building entrance.

Today, the Board will be reviewing the proposed BP fueling canopy for this project. The applicant states the following about the proposed canopy:

- This will be a 1,920sf (24 x 80) gas fueling canopy with three (3) pumps on the west side of store.
- The proposed BP Fueling Canopy will follow the standard BP architectural guidelines outlined in the attached Canopy Renderings. This canopy aligns well with design of other BP fueling stations around the City of Sheboygan and will serve as a recognizable, convenient destination along a heavily traveled corridor.
- The proposed canopy will include masonry piers wrapping steel canopy columns as requested by the City of Sheboygan. Masonry piers will consist of a gray tone stone veneer, matching the base material used on the exterior of the J-Mart Convenience Store.
- The stone veneer will wrap the columns up to the same elevations as shown on the base of the building and BP standard painting requirements will be followed for the exposed column above the Masonry.
- The canopy will consist of prefinished metal fascia façade painted to align with the attached BP standard architectural flow.
- The canopy footprint is 1,920sf (80 x 24).
- The canopy shall have a vehicle clearance of 15.5 feet.
- The top of the canopy will be 18.5 feet.
- 12 Scottsdale Vertex LED lights will be installed on the underside of the canopy structure.
- Two (2) Helios signs will be installed on the fascia of the canopy. The Helios signs will each be 7sf and will not extend above the horizontal plan of the canopy.

STAFF COMMENTS:

When the architectural review board approved the November 2021 drawings for the convenience store, the board included conditions of approval that required the applicant to submit the fueling station canopy as well as the final convenience store elevation/drawings, with rooftop mechanicals (the mechanical sight lines).

The applicant has submitted the canopy but has not submitted the rooftop mechanical sight line drawings.

The applicant states the following about the masonry to be used on the fueling station canopy columns:

“The stone veneer will wrap the columns up to the same elevations as shown on the b of the building and BP standard painting requirements will be followed for the exposed column above the Masonry.”

Per the previously approved elevation drawings, it appears the masonry is approximately 3-4 feet in height. Staff believes the that the masonry should be more than 3 to 4 feet on the fueling station columns.

Staff is recommending that the Board include a condition of approval that specifies the required masonry height on these fueling station canopy columns.

The applicant previously stated the following about the project:

- Applicant is proposing the construction of a 3,200sf convenience store with an attached dumpster enclosure and separate fueling canopy for gas.
- The building design is intended to be simple, welcoming and high quality.
- The exterior of the building will have EIFS with reveals and charcoal smooth finish, smooth hardie-board panels, black aluminum windows, manufactured stone, green metallic accent, and metal charcoal coping.
- CR Structures will partner with US Oil to provide a canopy that follows the BP guidelines.
- A 6-ton variable speed roof top unit for heating and cooling is proposed for the new building with dehumidification, curb, smoke detector and economizer. The roof top unit will be a variable speed which will produce fewer sound decibels then any of the adjacent or nearby buildings RTUs. The roof top unit will be screened with parapets.
- A dumpster will be located on the south side of the building and is proposed to be designed utilizing materials similar to that of the building.

This development will certainly change the appearance of this property and has the ability to positively impact the look and feel of this Superior Avenue mixed-use neighborhood so it is imperative that Mr. Adhikari properly maintain this new facility and property.

ACTION REQUESTED:

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

ATTACHMENTS:

Architectural Review Board Application and required attachments.

Office Use Only

PARCEL NO 5928121270 & 59281213260

MAP NO.: _____

ZONING CLASSIFICATION: SC

DATE SUBMITTED: _____

REVIEW DATE: _____

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: Lucas KalandADDRESS: 1202A N 8th Street, Sheboygan WI, 53081E-MAIL ADDRESS: lkaland@quasius.comPHONE: (920) 377 1560 FAX NO.: ()

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: BP Filling Station (JMart convenience store)

ADDRESS OF PROPERTY AFFECTED: 2519 Superior Ave.NEW BUILDING: X ADDITION: _____ REMODELING: _____DESCRIPTION OF PROPOSED PROJECT: BP Fueling Pumps & Canopy to compliment the previously approved J-Mart convenience store & Small RestaurantDESCRIPTION OF **EXISTING** EXTERIOR DESIGN AND MATERIALS: This property is currently a vacant siteDESCRIPTION OF THE **PROPOSED** EXTERIOR DESIGN AND MATERIALS: The Fueling Canopy will be constructed following standard BP fueling station guidelines, which are provided in the attached renderings. The Canopy columns are to incorporate Masonry materials to match the exterior of the convenience store

NAMES AND ADDRESSES

OWNER OF SITE: JAI Investment, LLC (Basudev Adhikari)ADDRESS: 1710 Indiana Ave. Sheboygan, WI 53081EMAIL: Missionbda@gmail.com

PHONE: (920) 457- 8950 FAX NO.: ()

ARCHITECT: Quasius Construction, Inc.

ADDRESS: 1202A N. 8th Street, Sheboygan WI

EMAIL ADDRESS: lkaland@quasius.com

PHONE: (920) 377-1560 FAX NO.: ()

CONTRACTOR: Quasius Construction, Inc.

ADDRESS: 1202A N. 8th Street, Sheboygan WI

EMAIL ADDRESS: lkaland@quasius.com

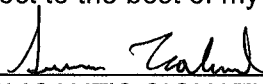
PHONE: (920) 377-1560 FAX NO.: ()

3. 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.

4. 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

4/5/2022
DATE

Lucas Kaland
PRINT ABOVE NAME

OFFICE USE ONLY

ACTION BY ARCHITECTURAL REVIEW BOARD

DATE OF MEETING: _____



SITE NARRATIVE – Architectural Review Application

March 30th, 2022

PROJECT NAME AND ADDRESS:

BP Canopy (Complimentary to previously approved J-Mart Convenience Store & Small Restaurant)

ESTIMATED PROJECT COST: \$800,000 (Total Project)

PARCEL INFORMATION/SITE DATA/LEGAL DESCRIPTION:

- The parcel is defined as tax parcel 5928121270 & 59281213260
- It is defined as: STEIMLES DIVISION THE W 80' OF LOT 1, STEIMLES DIVISION THE E 79' OF THE W 159' OF LOT 1
- The entire lot area 0.47 acres

ZONING CLASSIFICATION/ZONING REQUIREMENTS:

SC – Suburban Commercial District

EXISTING SITE CONDITIONS/LAND USE:

Site is currently a vacant lot that is set up in a location that would greatly benefit from a Gas Station/Convenience Store

PROPOSED LAND USE/LOT COVERAGE SITE DATA

- Property Size: .47 Acres
- New Canopy Footprint: 1,920 SF (6 Pumping Stations)
 - Canopy to be 80'x24'
 - Canopy to have 15'-6" for vehicle clearance
 - Top of Canopy to be 18'-6"
- New Building Footprint: 3,268 SF
- New Paving: 12,025 SF
- New Greenspace: 3,268 SF
- (2) Underground storage tanks
- New Proposed Encroachment: N/A

SITE SELECTION

- This property was selected for the development of this new gas station/convenience store/restaurant location due to it's appealing location along the visible Superior Avenue corridor.
- This location aligns well with the City of Sheboygan's Comprehensive plan for development & redevelopment of vacant sites
- Constructing a Gas Station & Convenience Store/Small Restaurant in this area would be addressing a need for the residents of the Superior Ave. Corridor.
- This new development would serve as a quick, easily accessible location for residents of the residential communities located to the North and South of the property to stop and grab food, drinks, and other convenience items while fueling their vehicles.
- Strengthens the City of Sheboygan's Comprehensive goal to promote "Complete neighborhoods" with a mix of residences and beneficial service businesses

LANDSCAPE REQUIREMENTS

- Landscaping plan will meet the City's Landscaping requirements.

PERFORMANCE STANDARDS/POTENTIAL NUISANCES:

- All performance standards to comply with the City of Sheboygan Zoning Ordinance, section 15-7
- Noise and odors as a result of the filling stations will be minimal and should not be considered a nuisance concern for the neighborhood

OUTDOOR STORAGE:

- Outdoor storage on this site will be limited to Firewood, LP Storage & and Ice Storage. There will not be any vending machines or dispensers located on the exterior of the building.
- See attached site plan for outdoor storage location
- Firewood display: A small firewood rack will be displayed on the exterior of the building. Customers are to purchase the firewood at the register and pick up outside. The location for this display is shown on the site plan
- LP & Ice Storage: A locked LP Storage cage & Ice box will be located on the Southwest face of the building. Customers are to purchase LP & Ice products inside the convenience store and are to be assisted by a store employee to get access to the products.
- Air/Vacuum equipment will not be present on this site

SITE LIGHTING:

- (12) Scottsdale Vertex LED lights will be installed on the underside of the canopy structure.
- Refer to fueling canopy photometrics regarding footprint of lighting on site.
- No flashing or flickering lights will be used on the promises
- We will not be exceeding .50 footcandles at the property line
- Helios will be internally lit, specs are attached

ARCHITECTURE:

- The proposed BP Fueling Canopy will follow the standard BP architectural guidelines outlined in the attached Canopy Renderings. This canopy aligns well with design of other BP fueling stations around the City of Sheboygan and will serve as a recognizable, convenient destination along a heavily traveled corridor.
- The proposed Canopy will include Masonry piers wrapping steel Canopy Columns as requested by the City of Sheboygan. Masonry piers will consist of a gray tone stone veneer, matching the base material used on the exterior of the J-Mart Convenience Store.
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- The Canopy will consist of prefinished metal fascia façade painted to align with the attached BP standard architectural flow.
- (2) Helios will be installed on the fascia of the canopy
- Helios will not extend above the horizontal plan of the canopy
- Helios will be under 20SF ea. as shown in the renderings (7SF each)

ADDITIONAL CONSIDERATIONS/COMMENTS:

- Quasius will work with the City to accommodate concerns in regards to rooftop mechanical equipment screening
- Quasius will work with the City to get an approved landscape plan, including the incorporation of street trees
- Quasius will work with the City to get an approved Stormwater plan
- Quasius has received and provided the City with a letter from the property Owner addressing efforts and commitments to maintaining properties going forward.
- Owner has committed to using the same/similar architectural flow provided and approved for this 26th & Superior building on future projects throughout the City (Currently used for 15th & Geele)
- Monument Sign to be submitted by separate contractor at a later date

OWNER STATEMENT REGARDING SITE MAINTENANCE COMPLAINTS FROM 2021:

Hi Lucas,

As far as maintaining the site is nice and clean, I have a dedicated person these days. He is taking care of things regularly.

I have also assigned one of my staff to check all my sites on a weekly basis and report it to me.

I would personally like to assure you and our city planning commission that I will be doing my best as soon as possible before issues come up.

And based on the city's recommendation in our last meeting we removed 3 soda coolers from outside.

Once the building is developed, we don't need any vending machine outside.

The air pump is coming out in the next few days.

Normally every gas station has a wood stack, propane cage and ice box in front of the store. We can take input from the planning commission what's going to be best for that and we can manage accordingly.

The signs from the door and windows were taken out, I will check again and make sure.

Landscaping will be taken care of in a timely manner.

Let me know if there are any other issues and love to make things better around my sites.

At the end of the day a nice and clean site is good for all of us.

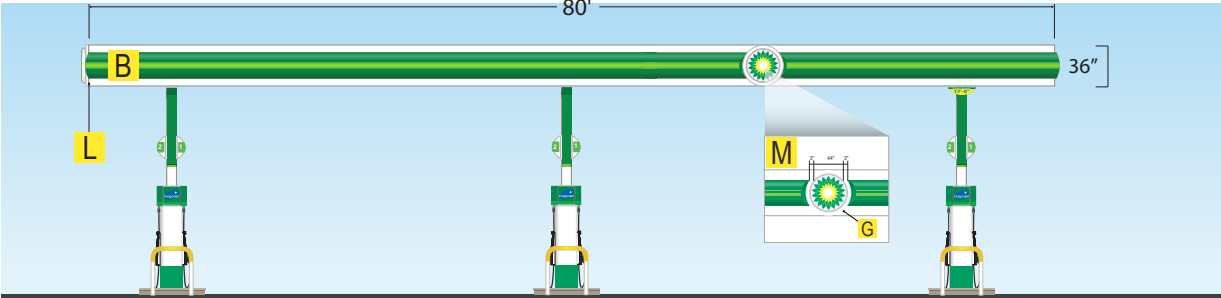
I would appreciate any recommendation from the city and if you have any thoughts.

Thank you

Dev

NO IMAGE AVAILABLE
(NEW CANOPY)

Front Elevation



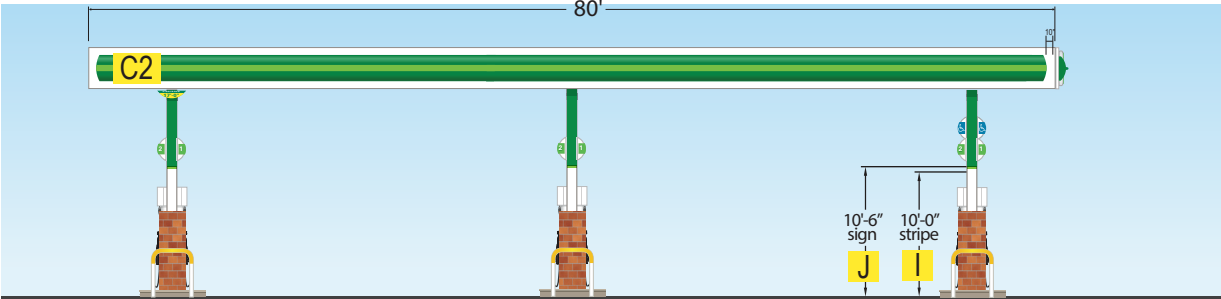
NO IMAGE AVAILABLE
(NEW CANOPY)

Left Elevation



NO IMAGE AVAILABLE
(NEW CANOPY)

Back Elevation



NO IMAGE AVAILABLE
(NEW CANOPY)

Right Elevation



See Site Notes page for specific paint codes and contents
REMOVE ALL EXISTING SIGNAGE

Item 5.

- B

☒ Install Dimensional Bullnose Fascia With Light Bar
- C1

☐ Install Dimensional Bullnose Fascia With No Light Bar
- C2

☒ Install BGB Flat ACM With Decal Applied With No Light Bar
- D

☐ Install New White ACM
- ☐ Jobber Supplied ☐ Federal Heath Supplied
- E

☐ Paint Existing Flat ACM White
- ☐ Install Bullnose Decal ☐ Leave White
- F

☐ Install Helios With Arc Kit
- ☐ 39" Helios ☐ 30" Helios (restricted P&Z only)
- ☐ 44" Helios ☐ 36" Helios (restricted P&Z only)
- G

☒ Install Helios Without Arc Kit
- ☐ 39" Helios ☐ 30" Helios (restricted P&Z only)
- ☐ 44" Helios ☒ 36" Helios (restricted P&Z only)
- H1

☐ Paint Canopy Columns White/BP Green, & Install Column Decal
(Per Standards Shown on Note Page)
- H2

☒ Image As Shown In Concepts
- I

☒ Install Flag Signs 10'6" From The Ground
- J

☒ Apply BP Light Green Stripe 10'0" From The Ground
- K

☒ Canopy Deck To Be BP White
- L

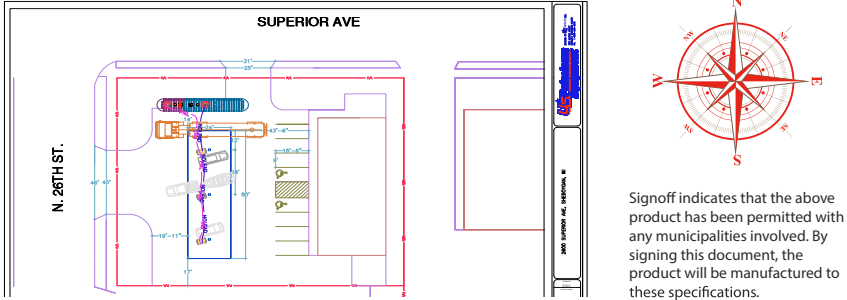
☒ Canopy Corners: ☒ Are 90° ☐ Are NOT 90°
- M

☒ Canopy Detail (Full Canopy Detail Page After Elevation)

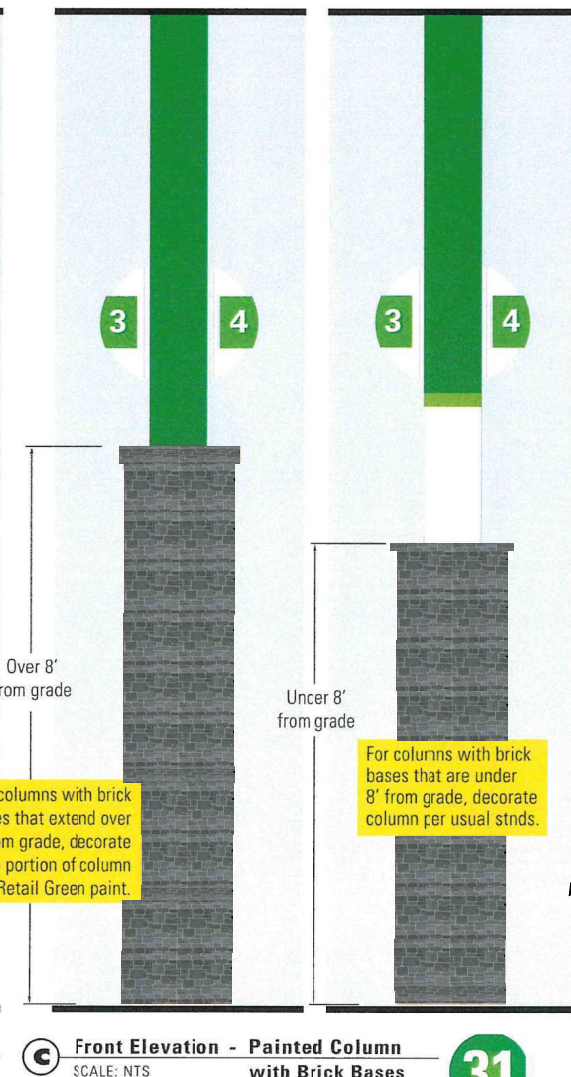
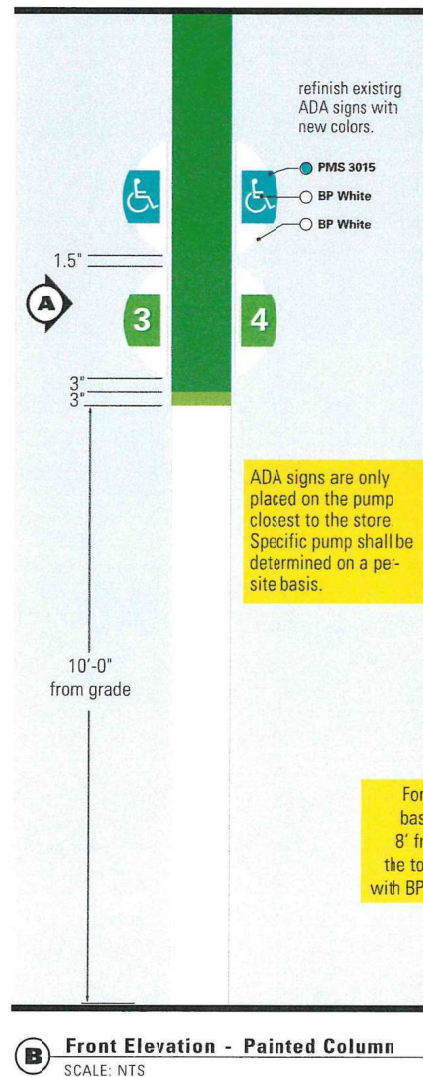
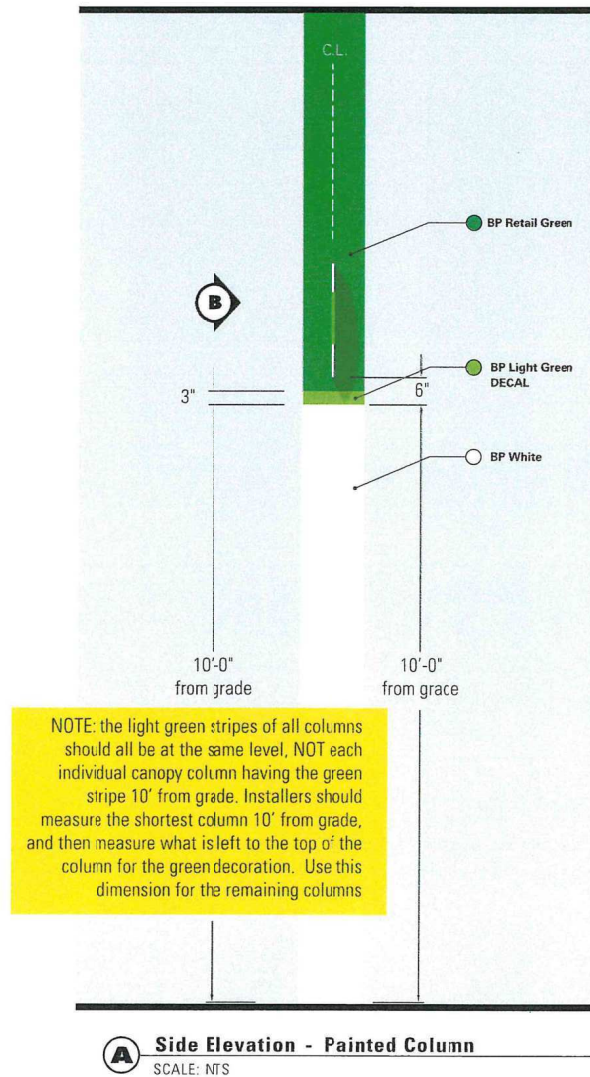
NOTES:

For a two tier fascia, please remove all layers of fascia and take it back to the deck. Then build the fascia height to 36".

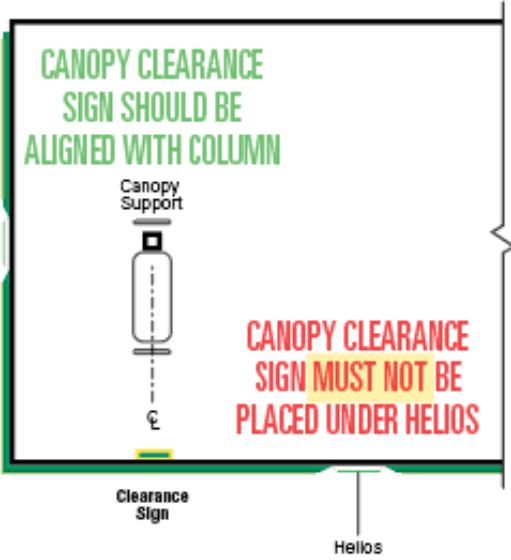
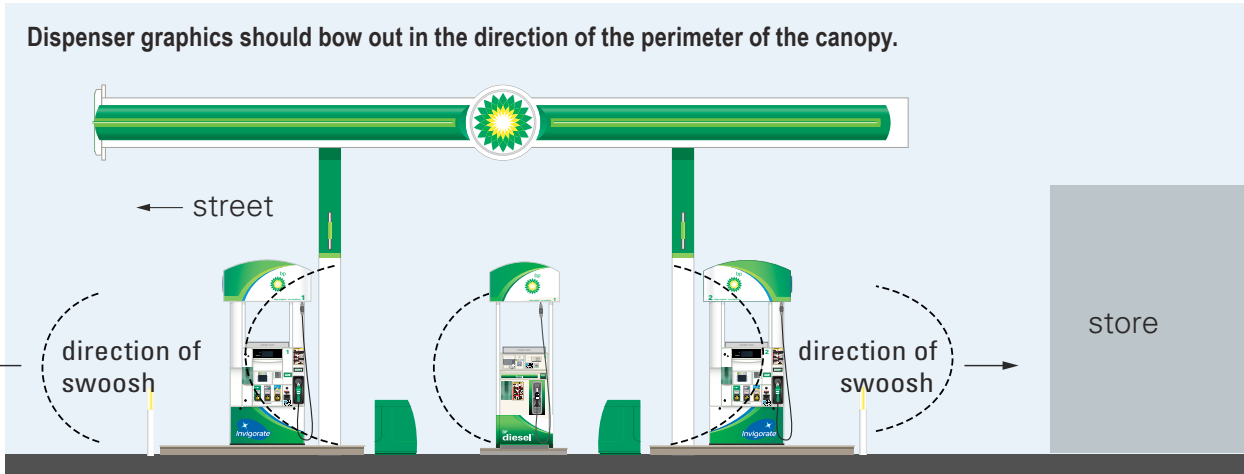
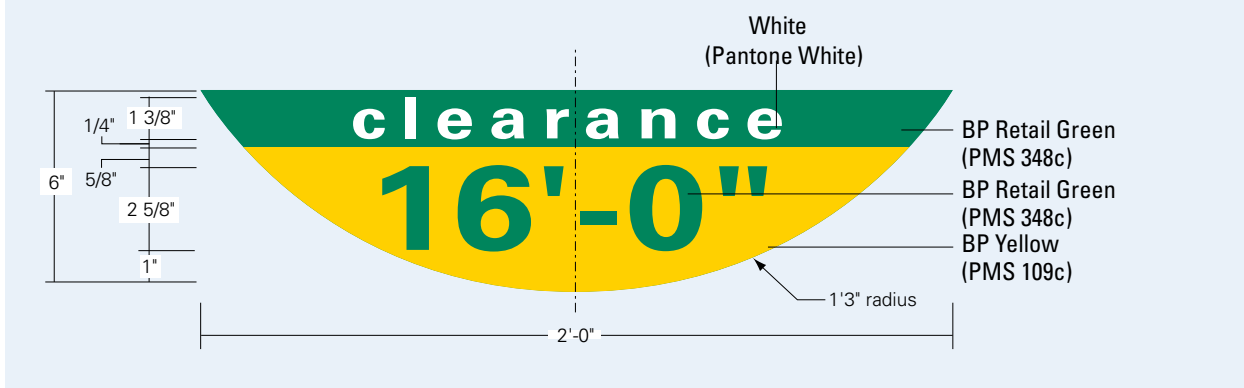
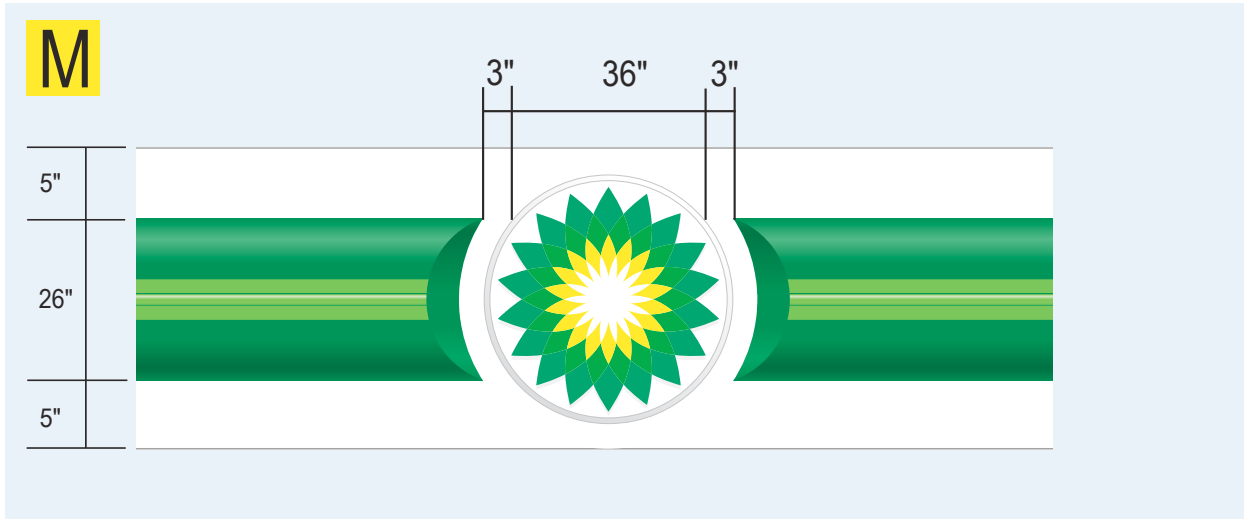
MAP:



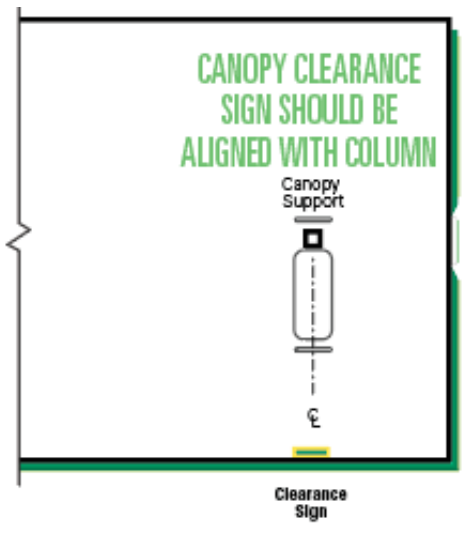
Column Decoration



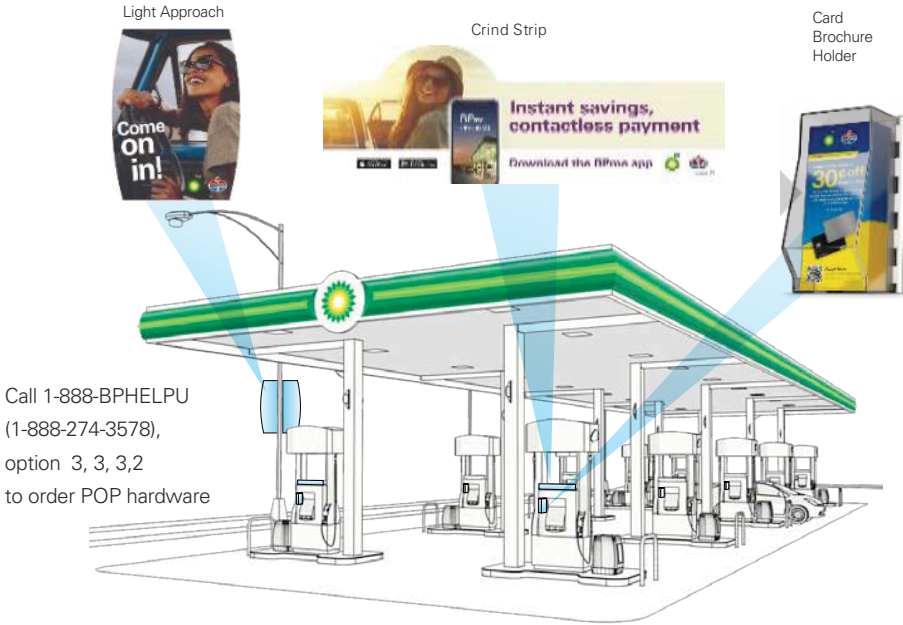
Masonry Column Wraps to stop at 3'-0", matching building Masonry base elevation. Columns to standard BP paint guidelines above Masonry



C. plan view - site location - Option 1



D. plan view - site location - Option 2



project information

client: **BP**
address: Altoona, PA

store #:
m number: 54213
date: 07.10.15
rendered: JC
file name: BPL 54213_15
category:

revisions

- a. 06.28.16 (RD); Add Led Details
- b.
- c.
- d.
- e.

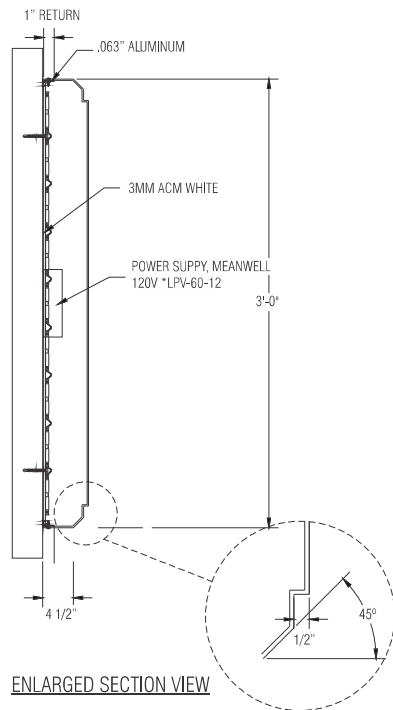
sign code:

These drawings are not for construction. The information contained herein is intended to express design intent only.

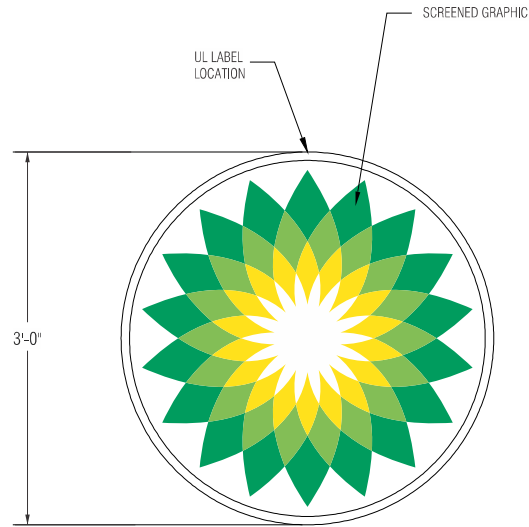
This original design is the sole property of the Blair Companies, it cannot be reproduced, copied or exhibited, in whole or part, without first obtaining written consent from the Blair Companies.



NIGHT TIME VIEW



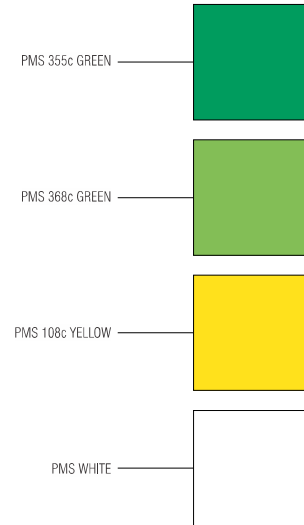
ENLARGED SECTION VIEW



FACE VIEW

SCALE: 1"=1'-0"

NOTE: SEE LED DETAILS ON THE NEXT PAGE

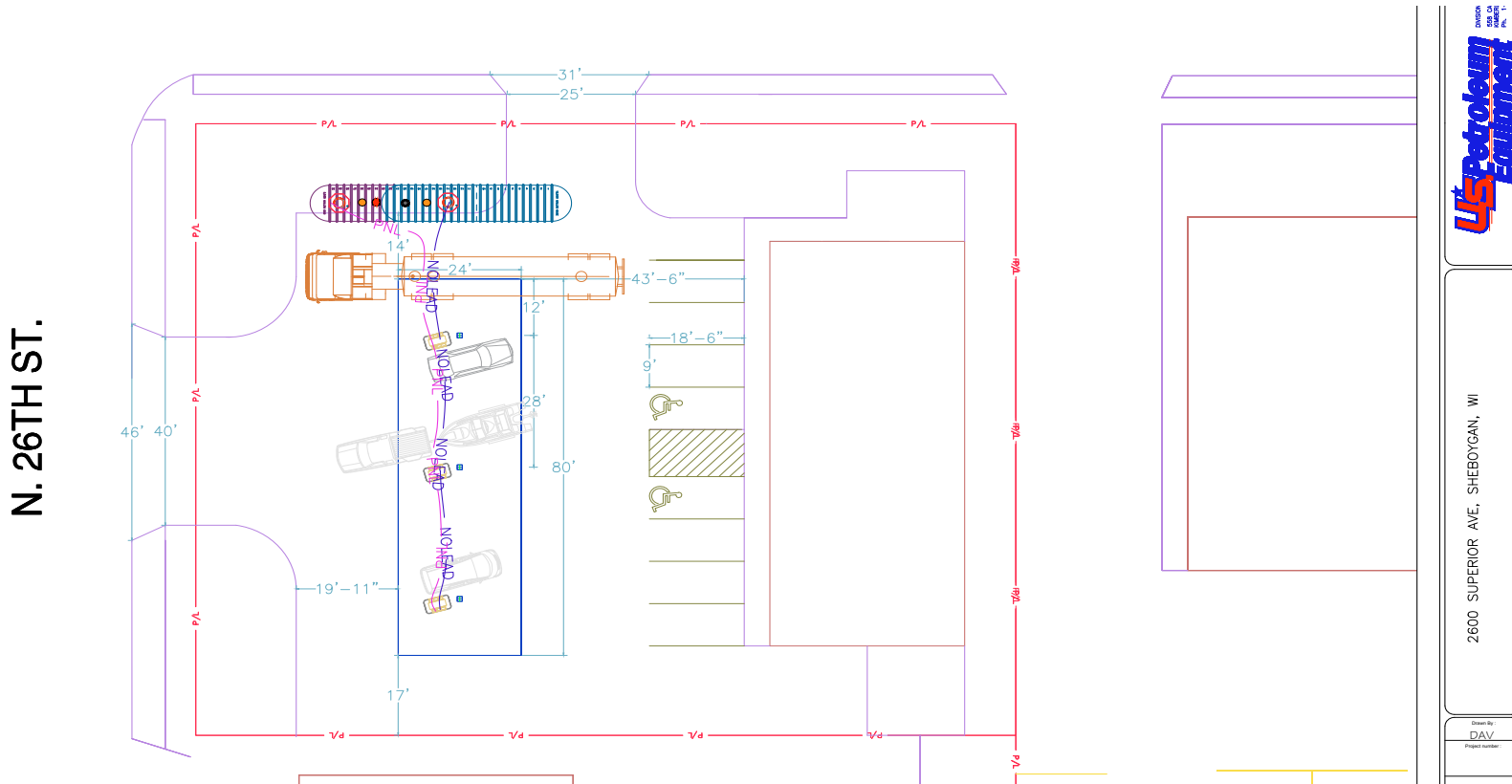


SPECIFICATION:	
1. Silk Screen- BP Dk. Green PMS 355C	
2. Silk Screen- BP Lt. Green PMS 368C	
3. Silk Screen- BP Yellow PMS 109C	
COLOR SCHEDULE:	
A. SILK SCREEN	

Item 5.

No BP image will be applied to the building.
(this includes no Helios or the word “BP”)

Note: It Is A Requirement That The Building Have A Store Name On It.

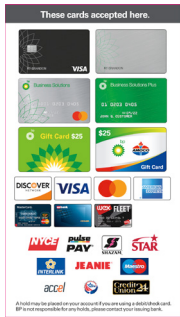


See Site Notes page for specific paint codes and contact
REMOVE ALL EXISTING SIGNAGE OFF FASCIA

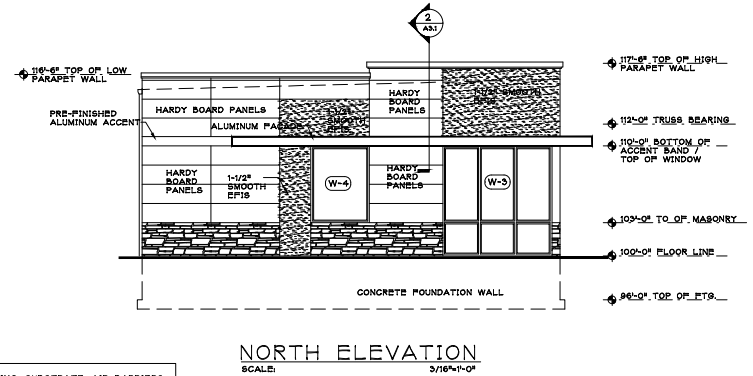
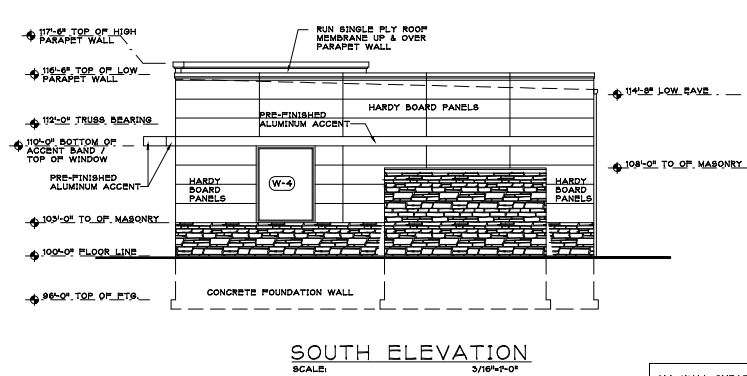
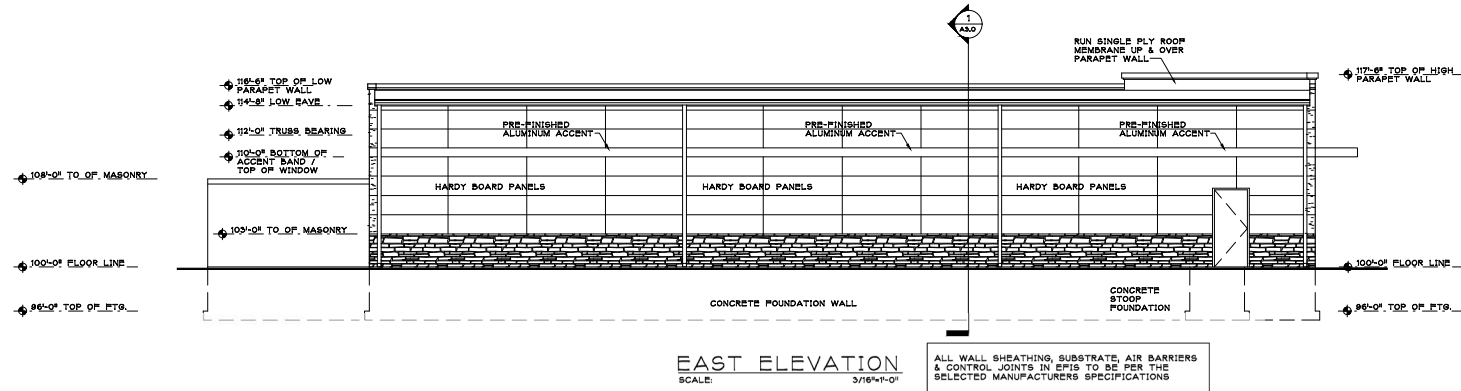
- aa **YES**, this location is receiving a BP “Togo” *image (Qty. 0).
- ☐ Install: Small Illuminated Togo Sign, 52" X 28 5/8" H
 - ☐ Install: Medium Illuminated Togo Sign, 77" X 41 3/4" H
 - ☐ Install: Large Illuminated Togo Sign, 112" X 60 5/8" H
- *Note: ToGo sign to be centered over entry door and centered on the fascia above the gradient stripe.
- bb **YES**, this location is receiving a BP “Service” image. (Qty. 0).
- ☐ Install: 5' Small Illuminated Service Sign
 - ☐ Install: 8' Large Illuminated Service Sign
- cc **Exterior Building Walls:**
- ☐ To Be Painted BP White (C.04)
 - ☐ To Be Kept Natural
- dd **Building Fascia to be**
- ☐ Paint Fascia, BP Bright Green (C.06)
 - ☐ Install New ACM
 - ☐ Paint Fascia, Neutral
- ee **Is this location is receiving a Yellow Stripe?** ☐ Yes ☐ No
- ☐ Install Yellow Awning Decal
 - ☐ Install Dimensional Yellow Awning
 - ☐ Paint Yellow Stripe
- ff **Building Door/Window WDDecal** ☒ Yes

BUILDING & FASCIA DETAIL

WDDECAL DETAIL: NOTE TO BE DISPLAYED IN WINDOW OR DOOR



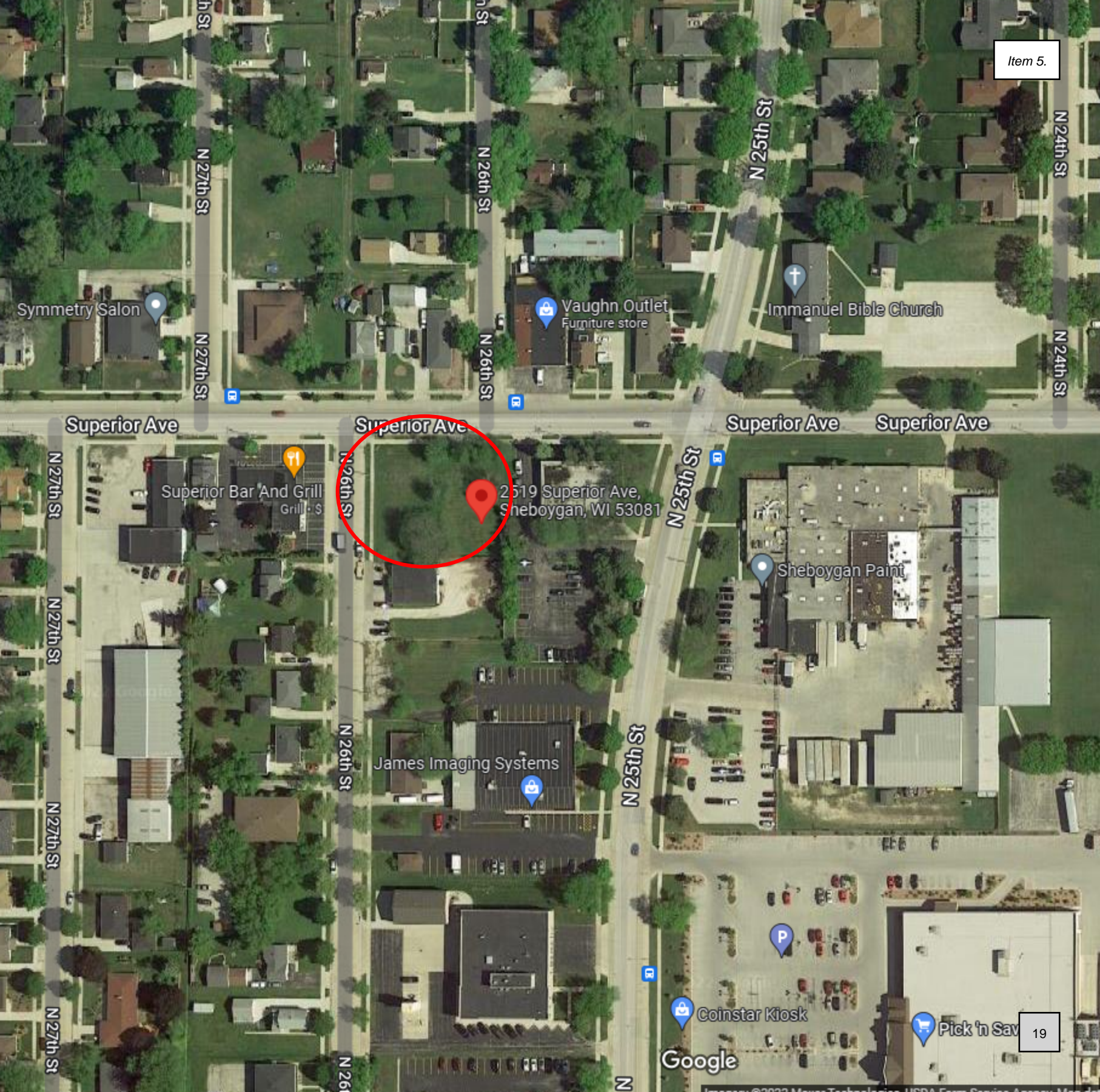
The use of **ANY** color of green is prohibited when the ToGo image is **NOT** used. If the color green is used on the building without the ToGo treatment, you will need to repaint it before financial settlement can occur. Any prior gasoline brand markings or logos need to be removed.

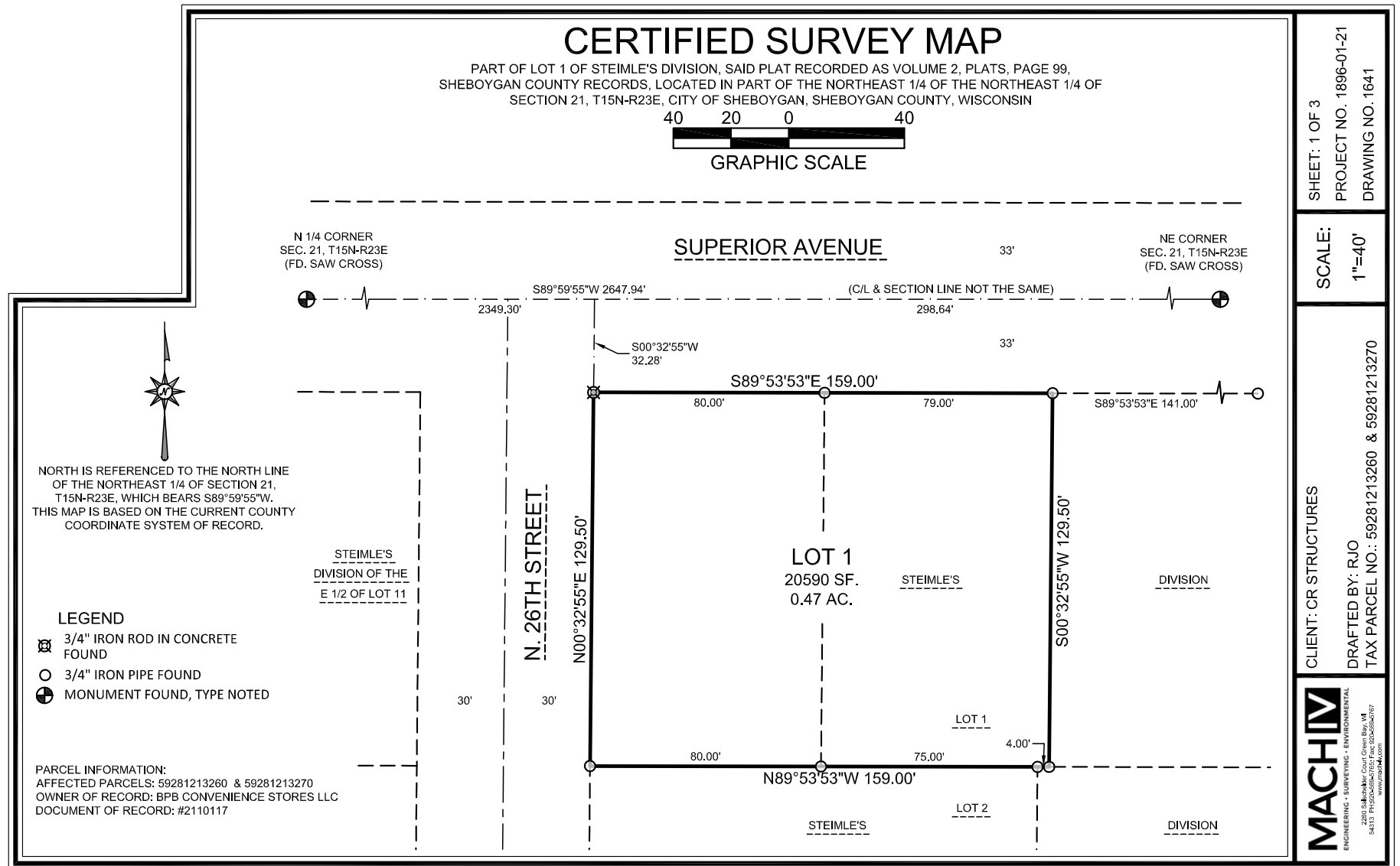


A NEW PROPOSED BUILDING FOR,
C-STORE
SHEBOYGAN, WISCONSIN

DATE: 10/22/2021
ARCH: _____
D. BY: _____
JOB: _____
REV: _____

A
2.0







November 18, 2021

Corner of SE N. 26th Street and Superior Avenue (2519 Superior Ave)
Sheboygan, WI 53083

Project Narrative

The reason for the resubmittal:

The previously approved building at 2519 Superior Avenue needed to be rotated and mirrored on the site for storm sewer to function. The architectural size of the building will remain the same with the exception on the glass tower. The glass tower will now be made of charcoal smooth EFIS and gray hardy board panels. The change was made to bring the project into budget for the owner. The project was originally bid before covid (2019). With the volatility of the market in supplies and labor, the project needed to be value engineered to make it viable for the owner. We will be changing the location of the building from the south side of the vacant lot to the east side. The reason for the change is for the storm water drainage plan. Because we are changing the building location, the fuel pumps and parking will realign with the building entrance. See attached civil engineering plans.

An explanation of the existing use and all business activities that take place onsite. An explanation of the existing parking lot, access, etc.

The existing site consists of two vacant lots. See the attached CSM documents from March 4th Engineering.

An explanation of the proposed project, parking lot, access, etc. (why it is needed, what is its intended use, where it is to be located, how close to property lines, who will use it, when will you begin construction, new driveways, and driveways to be closed, existing parking lot reconfiguration, etc.

The project will include a new 3200 sf convenience store. The building will include typical convenience store products of snacks and beverages. There will also be a small restaurant space on the north side of the building. The site will include a canopy over the fuel dispensing islands. The canopy, fuel dispensers, and lighting will follow the BP guidelines. US Oil will be providing a canopy submittal. The C store will provide an opportunity for the neighborhood to fill up with gas as well shop and eat. The location is the corner of Superior Avenue and 26th Street. The site design includes nine on-site parking stalls, not including the six additional parking stalls at the three pumps. Access to the store will be through driveways on the north and west sides of the property to create an appropriate traffic flow pattern. Construction will begin upon receiving project approval.

Are you proposing to remove and/or modify any existing driveways?

The driveways will be new per the included civil engineering drawings.

An explanation and plans/photos of the area proposed to be changed on the site.

Refer to the attached plan.

Description of proposed facilities- Description of proposed building and all new site improvements (square footage of existing buildings, square footage of addition, design/materials of canopy, exterior remodeling, storm drainage, landscaping, lighting, traffic, ingress/egress, parking sidewalk, retaining walls, dumpster enclosure, screening mechanicals, etc.

The project will include a new 3200 sf convenience store. The building will include typical convenience store products of snacks and beverages. There will also be a small restaurant space on the north side of the building. The site will include a canopy over the fuel dispensing island. We will be following the BP guidelines that are attached. A storm drainage and landscaping detailed plan is provided. Site lighting will be provided via building mounted lighting, and canopy lighting. Refer to the site plan for proposed lighting locations. Two new driveways are being provided: one on Superior Avenue and one on N 26th Street. A standard sidewalk will be provided along N26th Street and Superior Avenue. A dumpster enclosure will be located on the south side of the building. It will be designed using materials to match the building. We will create a RTU and Kitchen venting screening with charcoal horizontal metal panel.

A written description of the proposed general orientation, design, arrangement, texture, material and color of the building or structure. Proposed building is very visible so the building will need to be constructed accordingly. An explanation of the proposed architectural style and materials and how it is compatible with the development and redevelopment in and around the area. An explanation of any interior and/or exterior renovations.

The building is oriented to face N. 26th Street and Superior Street. The island fuel pumps will face N. 26th Street on a 45-degree angle for good traffic flow and minimize vehicle headlight issues with adjacent residences when cars are fueling up. The exterior of the building will have EIFS with reveals and charcoal smooth finish, smooth hardie board panels, black aluminum windows, manufactured stone, green metallic accent, and metal charcoal coping. Refer to the exterior elevations and renderings for building style and material location. We will also provide samples of the exterior materials.

How will you ensure that the proposal will not become a nuisance to adjoining property owners or pedestrian/traffic hazard?

The property is in a commercial zoned area and is compatible with the adjacent properties. The building will be constructed using high quality material and the site will be landscaped to be an attractive addition to the neighborhood. The new convenience store and restaurant will be an amenity to the nearby residential areas. There will not be any vending machines, equipment or product displays outside of the convenience store.

Show all Ingress/Egress driveways on the lot.

Refer to the site plan.

Explain site lighting.

The lighting will be provided under the fuel island canopy. Wall mounted lighting will be provided around the building for additional lighting.

Explain proposed signage.

A monument sign has been designed for the intersection of 26th Street and Superior Avenue. The sign will be 8' high X 12' wide for total of 96 square feet. The sign will be constructed of materials that match the building. The sign will be internally lit. The sign will be located outside of the 15-foot vision triangle.

Any other information that will be useful for the Plan Commission to understand your proposal.

Restaurant information:

The new restaurant will be for seating of 12 or less. The menu will emphasize grab and go items such as pizza, sandwiches, chicken tenders, fish fry and appetizers. The restaurant will have a commercial hood that includes Ansul Fire protection system with stainless steel back panels behind the hood. It will also include grease duct work and fire wrap for the grease ductwork. There will be Make Up Air unit with interlock controls. The hood exhaust will exhaust through the roof. The noise and smell will be at a minimal. The owner will be operating the space.

HVAC:

We are placing a 6-ton variable speed roof top unit for heating and cooling for the proposed new building with dehumidification, curb, smoke detector and economizer. The roof top unit will be a variable Speed which will produce fewer sound decibels then any of the adjacent or nearby buildings RTUs. We will create an RTU and Kitchen venting screening with charcoal horizontal metal panel.

Variances:

We are requesting an exception from the locational and buffer yard landscaping requirements. Our landscape plan will meet the four location landscaping requirements. We will work with the staff with regards to installation of street trees along the property's street frontage. A landscape plan has been provided. We are requesting to develop on a .5-acre lot.

Canopy:

CR Structures will partner with US Oil to provide a canopy that follows the BP guidelines that are attached to the submittal. US Oil will apply for a state approve plan.

Other Locations:

The owner is in the process of remodeling 905 Indiana Ave. The old car wash will become a restaurant. The building will be receiving a face lift of fresh paint. The outside will have new landscaping, concrete, and visual clean up of soda machines, signs, and phone booth removal.

The owner's 810 N 14th Street site is removing signage, soda machines, air, and vacuum in an effort to make this location more attractive.

CR Structures Group

Jeff Peterson
VP Business Development
920-858-1648

SITE PLAN

OWNER

BPB CONVENIENCE STORE LLC
916 MULBERRY LANE
KOHLER, WI 53044-1470

SHEET KEY NOTES:

- ① STANDARD DUTY ASPHALT; SEE DETAIL A SHEET C6.0
- ② CONCRETE PAVEMENT; SEE DETAIL B SHEET C6.0
- ③ CONCRETE SIDEWALK; SEE DETAIL C SHEET C6.0
- ④ STOOP LOCATION; REFER TO ARCHITECTURAL DRAWINGS
- ⑤ DUMPSTER PAD; SEE DETAIL D SHEET C6.0
- ⑥ DUMPSTER ENCLOSURE; REFER TO ARCHITECTURAL DRAWINGS
- ⑦ ADA HANDICAP STALL SYMBOL; SEE DETAIL E SHEET C6.0
- ⑧ ADA HANDICAP SIGN; SEE DETAIL F SHEET C6.0
- ⑨ ADA HANDICAP WARNING PLATE; SEE DETAIL G SHEET C6.0
- ⑩ BOLLARD; SEE DETAIL H SHEET C6.0
- ⑪ 4" WIDE PAINT STRIPE; COLOR BY OWNER
- ⑫ BIOFILTER; REFER TO GRADING PLAN SHEET C4.0
- ⑬ MONUMENT SIGN

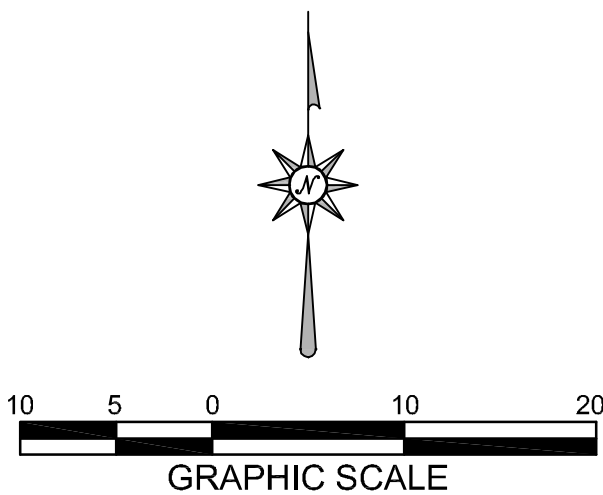
SITE STATISTICS

PARCEL ADDRESS:	TBD
PARCEL NUMBER:	59281213560 & 59281213270 (TO BE COMBINED VIA CSM)
PARCEL SIZE:	20,591 SF (0.47 AC)
ZONING:	SC - SUBURBAN COMMERCIAL DISTRICT

EXISTING SITE	
GREEN SPACE:	20,564 SF (99.9%)
IMPERVIOUS AREA	
BUILDING:	0.0 SF (0.0%)
PAVEMENT:	27 SF (0.1%)
TOTAL IMPERVIOUS:	27 SF (0.1%)

PROPOSED SITE	
TOTAL DISTURBED AREA:	
GREEN SPACE REQUIRED:	25% (5,148 SF)
GREEN SPACE PROVIDED:	5,298 SF (25.7%)
IMPERVIOUS AREA	
BUILDING:	3,268 SF (15.9%)
PAVEMENT:	12,025 SF (58.4%)
TOTAL IMPERVIOUS:	15,293 SF (74.3%)

PARKING PROVIDED	
PARKING SPACES REQ'D/CALCS:	1 STALL PER 300 SF 3,268 SF / 300 SF = 11 STALLS
PARKING SPACES PROVIDED:	9 STALLS PROVIDED, INCLUDES 1 ADA HANDICAP STALL



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2260 Salscheider Court Green Bay, WI 54313
PH: 920-569-5765; Fax: 920-569-5767
www.mach-iv.com
Project Number: 1896-01-21

A NEW C-STORE FOR,
26TH & SUPERIOR CONVENIENCE
SHEBOYGAN, WISCONSIN

DATE: 10/04/2021
ARCH: J. EHRFURTH
D. BY: RPH
JOB: 20-180
REV.

C
2.0

LANDSCAPE PLAN

SHEET KEY NOTES:

- 1 6" DIAMETER SPADE EDGE & 3" HARDWOOD MULCH
- 2 PROFESSIONAL GRADE EDGING
- 3 3" THICK OF 1½" RIVER ROCK WITH WEED BARRIER FABRIC
- 4 TOTAL BIOFILTER SURFACE AREA IS 532 SF.
PROVIDE 1 PLANT PER 36 SF OR 15 PLANTS

LANDSCAPE REQUIREMENTS 1

LANDSCAPE POINTS REQUIRED			
STREET FRONTAGE	40 PTS PER 100 LF	288.50 LF	= 116 PTS
BUILDING FOUNDATION	40 PTS PER 100 LF	248 LF	= 100 PTS
DEVELOPED LOTS	10 PTS PER 1,000 SF	3,268 SF	= 33 PTS
PAVED AREAS	80 PTS PER 10,000 SF	12,025 SF	= 97 PTS
BUFFER YARD	91 PTS PER 100 LF	129.50 LF	= 118 PTS

LANDSCAPE POINTS PROVIDED

STREET FRONTAGE				
TYPE	COMMON NAME	PTS	NO. PROVIDED	TOTAL PTS
EXISTING TREE	POPLAR	30	3	90
LOW DECID TREE	FLOWERING CRABAPPLE	10	3	30
TOTAL PTS PROVIDED				120







BUILDING FOUNDATION				
TYPE	COMMON NAME	PTS	NO. PROVIDED	TOTAL PTS
LOW EVERGREEN TREE	BLACK HILLS SPRUCE	12	6	72
TALL DECID SHRUB	JAPANESE LILAC	5	6	30
TOTAL PTS PROVIDED				102

DEVELOPED LOTS				
TYPE	COMMON NAME	PTS	NO. PROVIDED	TOTAL PTS
TALL DECID SHRUB	RED OSIER DOGWOOD	5	10	50
TOTAL PTS PROVIDED				50

PAVED AREAS				
TYPE	COMMON NAME	PTS	NO. PROVIDED	TOTAL PTS
CLIMAX TREE	SUGAR MAPLE	75	1	75
TALL DECID SHRUB	RED OSIER DOGWOOD	5	5	25
TOTAL PTS PROVIDED				100

BUFFER YARD (0.1 OPACITY)				
TYPE	COMMON NAME	PTS	NO. PROVIDED	TOTAL PTS
TALL EVERGREEN TREE	COLORADO BLUE SPRUCE	40	3	120
TOTAL PTS PROVIDED				120

PLANT TABLE 1

SYMBOL	COMMON NAME	SCIENTIFIC NAME	QUANTITY	SIZE
	SUGAR MAPLE	ACER SACCHARUM	1	2"
	LILAC JAPANESE	SYRINGA RETICULATA	6	3'
	FLOWERING CRABAPPLE	MALUS 'ROSACEAE'	3	4'
	BLACK HILLS SPRUCE	PICEA GLAUCA DENSATA	6	3'
	COLORADO BLUE SPRUCE	PICEA PUNGENS	3	5'
	RED OSIER DOGWOOD	CORNUS SERICEA	15	36"

LANDSCAPE NOTES

1. DIAMETERS OF PLANT MATERIALS AS DRAWN ARE REPRESENTATIVE OF PLANTS AT OR NEAR MATURITY RATHER THAN AT INITIAL PLANTING SIZES.
2. THE PLANT LIST IS INTENDED AS A GUIDE FOR THE CONTRACTOR. IN THE EVENT OF DISCREPANCY BETWEEN THE NUMBER OF PLANTS ON THE PLANT LIST AND ON THE DRAWING, THE GREATER NUMBER SHALL APPLY.
3. ADJUSTMENTS IN LOCATIONS OF PLANT MATERIALS MAY BE NECESSARY DUE TO NEW OR EXISTING UTILITIES OR SITE OBSTRUCTIONS. REVIEW WITH ARCHITECT BEFORE ADJUSTMENTS ARE MADE.
4. ALL SHRUBS OCCURRING IN CONTINUOUS ROW OR FORMAL ARRANGEMENT SHALL HAVE UNIFORM HEIGHT, SPREAD AND HABIT OF GROWTH. FOR GROUND COVER LOCATIONS, FILL AREA WITH QUANTITY OF PLANTS DESIGNATED; EVENLY SPACED.
5. A MINIMUM OF 12" DEPTH OF 50% TOPSOIL AND 50% COMPOST SHALL BE PLACED IN ALL BED AREAS BY THE CONTRACTOR PRIOR TO PLANT INSTALLATION.
6. MULCH TREES WITH MIN. 3" DEPTH OF GRAVEL OR HARDWOOD MULCH AS NOTED ON PLAN AND PER DETAILS. MULCH SHALL EXTEND IN A CONTINUOUS LAYER WITHIN PLANTING BEDS FROM FACE TO FACE OF SITE STRUCTURES - WALKS, BUILDING, OR OTHER PLANT BED LIMITS.
7. PROTECT EXISTING LAWN AREAS; REPAIR ANY CONTRACT RELATED DAMAGE TO LAWN AREAS.
8. THE CONTRACTOR SHALL MAINTAIN ALL PLANTS AND BEDS FOR A 60 DAY PERIOD AFTER ACCEPTANCE OF THE WORK BY THE ARCHITECT. THIS INCLUDES REGULAR WATERING, WEEDING AND MOWING.
9. THE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR ONE-YEAR FROM DATE OF ACCEPTANCE. BEFORE END OF WARRANTY PERIOD CONTRACTOR SHALL REPLACE ALL TREES, SHRUBS OR PLANTINGS NOT ALIVE OR IN A HEALTHY GROWING CONDITION.
10. SEED ALL DISTURBED AREAS WITH WdOt No. 40 GRASS MIX.

A NEW C-STORE FOR,
26TH & SUPERIOR CONVENIENCE
SHEBOYGAN, WISCONSIN

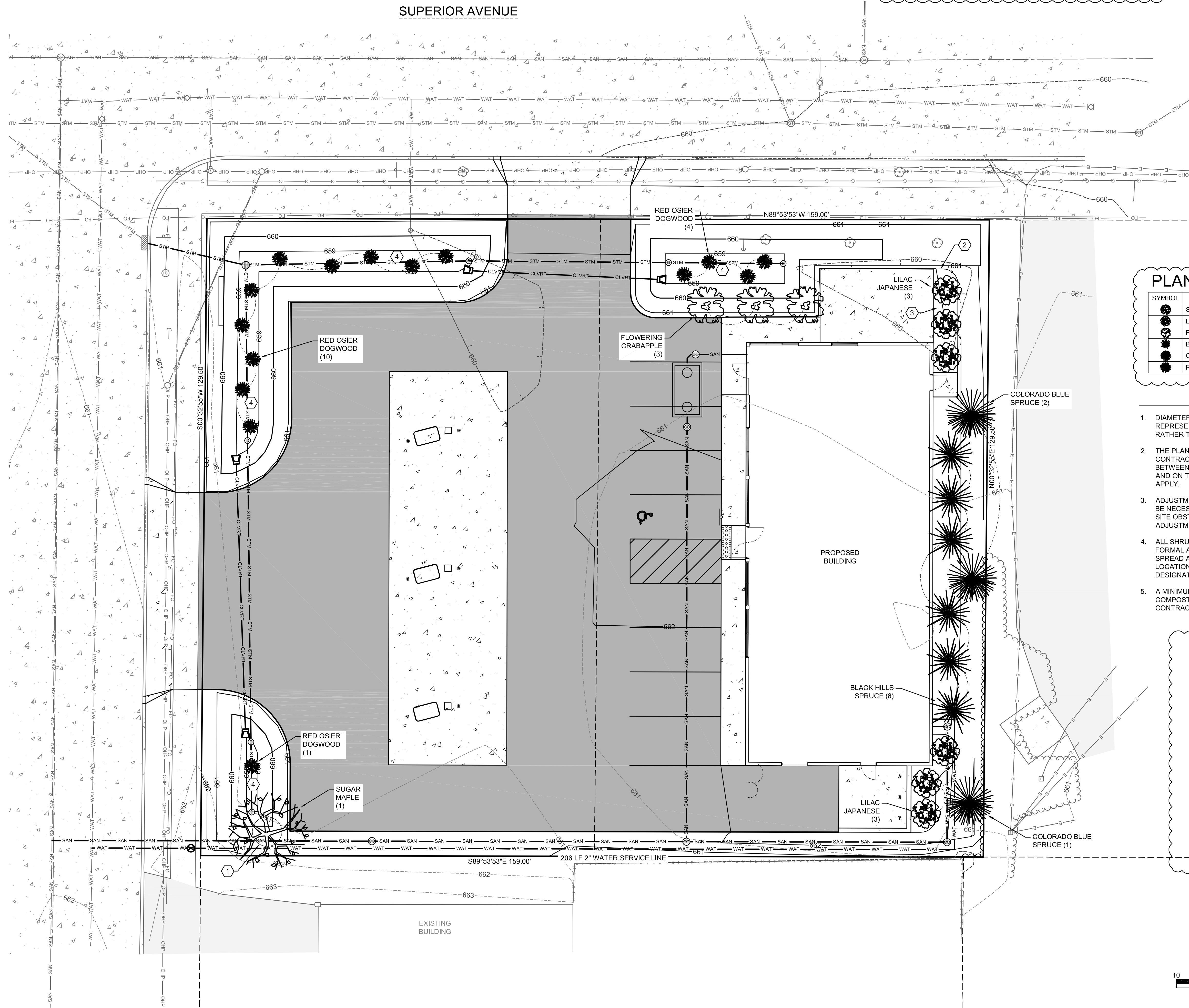
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REV. 1 10-18-2021 CITY COMMENTS

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10 5 0 10 20
GRAPHIC SCALE



BP-Branded Site





VISION
ARCHITECTURE, LLC

P.O. Box 224
Neenah, WI 54956
920-904-4300
www.vision-architecture.net



Proposed Development For:

C-Store Development

2519 Superior Avenue, Sheboygan, Wisconsin

Issue Date: 1/19/2021

Revisions:

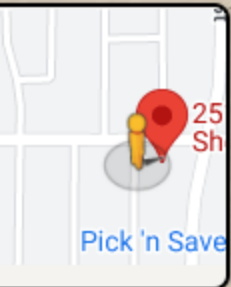
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EXISTING SITE

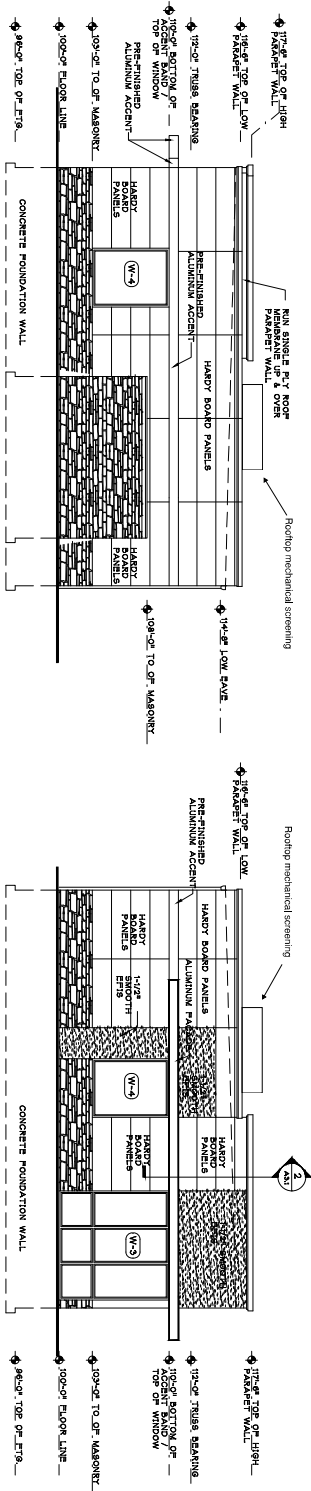
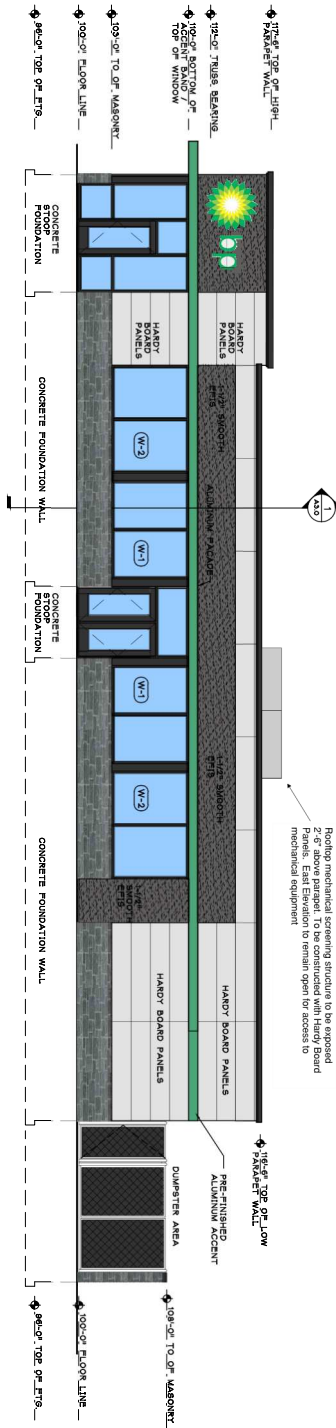
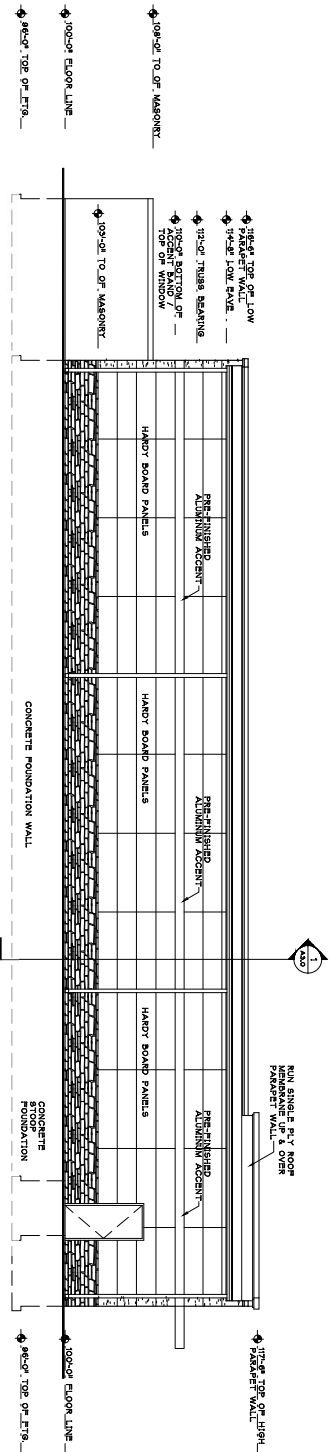
SCALE: 1" = 20'-0"











A NEW PROPOSED BUILDING FOR,
C-STORE

SHEBOYGAN, WISCONSIN

A
2.0

DATE: 10/20/2020
ARCH: D. BY: REV: 1

CITY OF SHEBOYGAN

REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION

ITEM DESCRIPTION: 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).

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

REPORT DATE: May 6, 2022

MEETING DATE: May 9, 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:

Quasius Construction, on behalf of Basudev Adhikari, is proposing to construct a new multi-tenant convenience store/gas station at 2206 N. 15th Street (the northwest corner of Geele Avenue and N. 15th Street). The applicant states the following about the project:

- Applicant is proposing the construction of an approximately 6,000sf (58 x 103) multi-tenant facility and fueling station canopy that will face south towards Geele Avenue on this .61 acre parcel located at the northwest corner of N. 15th Street and Geele Avenue.
- The site is currently made up of several vacant undeveloped lots and an abandoned Select Auto Sales Shop located on the south side of the property. The existing building and all existing site concrete would be removed prior to construction.
- It appears the applicant is proposing three (3) tenants – a J-Mart Convenience Store with BP Gas Station Canopy, a small restaurant and United Parcel Service (UPS) Store.
- Outdoor storage on this site will be limited to firewood, LP Storage and Ice Storage:
 - Firewood display: A small firewood rack will be displayed on the exterior of the building. Customers are to purchase the firewood at the register and pick up outside. The location for this display is shown on the site plan along the east side of the building.
 - LP & Ice Storage: A locked LP Storage cage and Ice box will be located on the east face of the building. Customers are to purchase LP & Ice products inside the convenience store and are to be assisted by a store employee to get access to the products.

- There will not be any vending machines or dispensers located on the exterior of the building.
- Air/Vacuum equipment will not be present on this site.
- Quasius has received and provided the City with a letter from the property Owner addressing efforts and commitments to maintaining properties going forward. Owner has committed to using the same/similar architectural flow provided and approved for this 26th and Superior building on future projects throughout the City. This is the architectural flow that was used in the building design for this development. Owner is aiming to achieve uniformed, identifiable building design going forward.

The applicant states the following about the building's architecture:

- The building will be constructed using an architecturally pleasing combination of Gray Stone veneer masonry, gray hardy board siding, and black prefinished aluminum accent bands.
- The masonry veneer will be used as a base band for the building. It will also be used as accent columns at each corner of the building and to emphasize the second-floor centerpiece/J-Mart main entrance.
- Entrance storefront glass doors are emphasized with complimentary suspended awnings & store signage (signage to be submitted at a later date).
- Windows along East Elevation of the building will be blacked as they will have refrigeration equipment on the interior wall. Windows are left on elevations to continue uniform architectural flow.
- Building will have 4'-0" rooftop parapet walls to conceal all rooftop mechanical equipment.
- The proposed BP Fueling Canopy will follow the standard BP architectural guidelines outlined in the attached Canopy Renderings. This canopy aligns well with design of other BP fueling stations around the City of Sheboygan and will serve as a recognizable, convenient destination along a heavily traveled corridor.
- The proposed Canopy will include Masonry piers wrapping steel Canopy Columns as requested by the City of Sheboygan. Masonry piers will consist of a gray-tone stone veneer, matching the base material used on the exterior of the J-Mart Convenience Store.
- The stone veneer will wrap the columns up to the same elevations as shown on the base of the building and BP standard painting requirements will be followed for the exposed column above the Masonry.
- The Canopy will consist of prefinished metal fascia façade painted to align with the attached BP standard architectural flow.

- Two (2) Helios signs will be installed on the fascia of the canopy. Helios will not extend above the horizontal plan of the canopy - Helios will be under 20SF ea. as shown in the renderings (7SF each).

STAFF COMMENTS:

The applicant states the following about the masonry to be used on the fueling station canopy columns:

“The stone veneer will wrap the columns up to the same elevations as shown on the base of the building and BP standard painting requirements will be followed for the exposed column above the Masonry.”

Per the proposed elevation drawings, it appears the masonry is approximately 3-4 feet in height. Staff believes that the masonry should be more than 3 to 4 feet on the fueling station columns.

Staff is recommending that the Board include a condition of approval that specifies the required masonry height on these fueling station canopy columns.

The Architectural Review Board should be aware that the Plan Commission required:

- The fence on the shared property line with the residence to the north shall be vinyl.
- That the dumpster enclosure at the northeast corner of the building facing N. 15th Street match the masonry proposed on the building.
- Want the proposed outdoor storage for sale products (firewood, LP Storage and Ice Storage) on the east side of the building facing N. 15th Street be well maintained and orderly.

The City would like to see the overall look and feel of the N. 15th Street corridor improve especially at this very visible and busy intersection. This development will certainly change the appearance of this property and has the ability to positively impact the look and feel of this N. 15th Street mixed-use neighborhood so it is imperative that Mr. Adhikari properly maintain this new facility and property

ACTION REQUESTED:

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

ATTACHMENTS:

Architectural Review Board Application and required attachments.

PARCEL NO: 59281601910 , 59281601900, 59281601890,
59281601870, 59281601880

MAP NO.: _____

ZONING CLASSIFICATION: CENTRAL COMMERCIAL

Office Use Only

Item 6.

DATE SUBMITTED: _____

REVIEW DATE: _____

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: Lucas Kaland

ADDRESS: 1202A N 8th Street, Sheboygan WI, 53081

E-MAIL ADDRESS: lkaland@quasius.com

PHONE: (920) 377 1560 FAX NO.: ()

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Mixed-use Development to include J-Mart Convenience, UPS Store, Small Restaurant & Store BP Filling Station

ADDRESS OF PROPERTY AFFECTED: 2206 N 15th Steet, Sheboygan, WI 53083

NEW BUILDING: X ADDITION: REMODELING:

DESCRIPTION OF PROPOSED PROJECT: BP Fueling Pumps & Canopy to compliment the previously approved J-Mart convenience store & Small Restaurant

DESCRIPTION OF **EXISTING** EXTERIOR DESIGN AND MATERIALS: This property currently has an abandoned Select Auto Sales building that is located on Southeast corner of the property closest to the intersection of 15th & Geele. This building, and the site concrete surrounding it, would be removed prior to construction commencing on the new proposed building.

DESCRIPTION OF THE **PROPOSED** EXTERIOR DESIGN AND MATERIALS: The proposed J-Mart Convenience store, UPS store, & small restaurant building would be constructed using an architecturally appealing combination of Stone Veneer Masonry, Hardy board panel siding, and prefinished aluminum accent banding. The Fueling Canopy will be constructed following standard BP fueling station guidelines, which are provided in the attached renderings. The Canopy columns are to incorporate Masonry materials to match the exterior of the convenience store

NAMES AND ADDRESSES

OWNER OF SITE: JAI Investment, LLC (Basudev Adhikari)

ADDRESS: 1710 Indiana Ave. Sheboygan, WI 53081

EMAIL: Missionbda@gmail.com

PHONE: (920) 457- 8950 FAX NO.: ()

ARCHITECT: Integrity Engineering & Design, LLC

ADDRESS: 2637 Tulip Lane Green Bay, WI 5431

EMAIL ADDRESS: info@integrityengineering.biz

PHONE: (920) 469-9288 FAX NO.: ()

CONTRACTOR: Quasius Construction, Inc.

ADDRESS: 1202A N. 8th Street, Sheboygan WI

EMAIL ADDRESS: lkaland@quasius.com

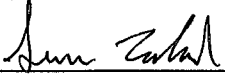
PHONE: (920) 377-1560 FAX NO.: ()

3. 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.

4. 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

4/5/2022
DATE

Lucas Kaland
PRINT ABOVE NAME



SITE NARRATIVE – Architectural Review Application

March 30th, 2022

PROJECT NAME AND ADDRESS: 2206 N 15th Street, Sheboygan WI, 53083

BP Gas Station Canopy, Mixed Use Building to include: J-Mart Convenience Store, Small Restaurant & UPS Store

ESTIMATED PROJECT COST: \$1,600,000 Total

PARCEL INFORMATION/SITE DATA/LEGAL DESCRIPTION:

- The parcel is defined as tax parcel(s): 59281601910 , 59281601900, 59281601890, 59281601870, 59281601880
- It is defined as:
 - Assessment Subdivision No. 3
 - Tax Desc: ASSESSMENT SUBD NO 03 S 86' OF THE E 100' OF BLK 2, Assessment Subdivision No. 3
 - Tax Desc: ASSESSMENT SUBD NO 03 THE S 86' OF THE W 50' OF THE E 150' OF BLK 2, Assessment Subdivision No. 3
 - Tax Desc: ASSESSMENT SUBD NO 03 N 50' OF THE S 136' OF THE E 150' OF BLK 2, Assessment Subdivision No. 3
 - Tax Desc: ASSESSMENT SUBD NO 03 N 40' OF THE E 75' OF THE S 176' OF THE E 150' OF BLK 2, Assessment Subdivision No. 3
 - Tax Desc: ASSESSMENT SUBD NO 03 N 40' OF THE W 75' OF THE S 176' OF THE E 150' OF BLK 2
- The entire lot area 0.61 acres
- CSM has been completed (attached) and parcels will be combined prior to building permit application submittal

ZONING CLASSIFICATION/ZONING REQUIREMENTS:

CC – Central Commercial District

EXISTING SITE CONDITIONS/LAND USE:

Site is currently a vacant lot that has a abandoned Select Auto Sales Shop located on the Southeast corner of the property. The existing building and all existing site concrete would be removed prior to construction.

PROPOSED LAND USE/LOT COVERAGE SITE DATA

- Property Size: .61 Acres
- New Canopy Footprint: 1,920 SF (6 Pumping Stations)
 - Canopy to be 80'x24'

- Canopy to have 15'-6" for vehicle clearance
- Top of Canopy to be 18'-6"
- New Building Footprint: 5,974 SF
- New Paving: 11,238 SF
- (2) Underground storage tanks
- New Proposed Encroachment: N/A

SITE SELECTION

- This property was selected for the development of this proposed new gas station/convenience store/restaurant location due to it's appealing location along the 15th Street Corridor.
- The 15th Street corridor was specifically identified as an area to target commercial development and renovation in the City of Sheboygan's Comprehensive Plan
- This location aligns well with the City of Sheboygan's Comprehensive plan for development & redevelopment of vacant & abandoned sites
- Constructing a Gas Station & Mixed Use Building in this area would provide a quick, convenient location for residents to stop and satisfy multiple needs at one location.
- Strengthens the City of Sheboygan's Comprehensive goal to promote "Complete neighborhoods" with a mix of residences and beneficial service businesses

LANDSCAPE REQUIREMENTS

- Landscaping plan will meet the City's Landscaping requirements.

PERFORMANCE STANDARDS/POTENTIAL NUISANCES:

- All performance standards to comply with the City of Sheboygan Zoning Ordinance, section 15-7
- Noise and odors as a result of the filling stations & restaurant will be minimal and should not be considered a nuisance concern for the nearby community

OUTDOOR STORAGE:

- Outdoor storage on this site will be limited to Firewood, LP Storage & and Ice Storage. There will not be any vending machines or dispensers located on the exterior of the building.
- See attached site plan for outdoor storage location
- Firewood display: A small firewood rack will be displayed on the exterior of the building. Customers are to purchase the firewood at the register and pick up outside. The location for this display is shown on the site plan along the East side of the building.
- LP & Ice Storage: A locked LP Storage cage & Ice box will be located on the East face of the building. Customers are to purchase LP & Ice products inside the convenience store and are to be assisted by a store employee to get access to the products.

- Air/Vacuum equipment will not be present on this site

SITE LIGHTING:

- Wall mount light fixtures will be installed on the building as shown on the attached elevations.
- (12) Scottsdale Vertex LED lights will be installed on the underside of the canopy structure.
- Refer to fueling canopy photometrics regarding footprint of lighting on site.
- No flashing or flickering lights will be used on the premises
- We will not be exceeding .50 footcandles at the property line
- Helios will be internally lit, specs are attached

ARCHITECTURE:

- The building will be constructed using an architecturally pleasing combination of Gray Stone veneer masonry, gray hardy board siding, and black prefinished aluminum accent bands.
- The masonry veneer will be used as a base band for the building. It will also be used as accent columns at each corner of the building and to emphasize the second-floor centerpiece/J-Mart main entrance.
- Entrance storefront glass doors are emphasized with complimentary suspended awnings & store signage (signage to be submitted at a later date)
- Windows along East Elevation of the building will be blacked as they will have refrigeration equipment on the interior wall. Windows are left on elevations to continue uniform architectural flow
- Building will have 4'-0" rooftop parapet walls to conceal all rooftop mechanical equipment
- The proposed BP Fueling Canopy will follow the standard BP architectural guidelines outlined in the attached Canopy Renderings. This canopy aligns well with design of other BP fueling stations around the City of Sheboygan and will serve as a recognizable, convenient destination along a heavily traveled corridor.
- The proposed Canopy will include Masonry piers wrapping steel Canopy Columns as requested by the City of Sheboygan. Masonry piers will consist of a gray- tone stone veneer, matching the base material used on the exterior of the J-Mart Convenience Store.
- The stone veneer will wrap the columns up to the same elevations as shown on the base of the building and BP standard painting requirements will be followed for the exposed column above the Masonry.
- The Canopy will consist of prefinished metal fascia façade painted to align with the attached BP standard architectural flow.
- (2) Helios will be installed n the fascia of the canopy
- Helios will not extend above the horizontal plan of the canopy
- Helios will be under 20SF ea. as shown in the renderings (7SF each)

ADDITIONAL CONSIDERATIONS/COMMENTS:

- Second floor mezzanine will be used by the Owner and his employees (< 5) for office space to run their multiple locations across the county.
- Restaurant will be ran by the Owner and sell traditional Indian Foods. Restaurant will be a small sit and dine that can accommodate up to twelve (12) sit-down customers at time.
- Dumpster enclosure to be constructed using hardy board material, to match exterior of building. See attached detail on Civil plan

- 6'-0" buffer fence is to be installed on North property line. Fence is to be solid wood fence painted to match Gray hardy board color used on exterior of building. Paint will also prevent weathering/aging that is a common concern for exposed wood fences.
- Wood fence to be pulled back from East property line 20'-0" to allow for better visibility for residential neighbors backing out of driveway, per City feedback in pre-submittal meetings
- Dumpster pickups will not interfere with sidewalk/traffic as truck will be backing in to dumpster corral from South to North
- Rooftop water will be collected in gutters on North Eave of building and drain to Storm on North side of property
- Quasius will work with the City to get an approved landscape plan, including the incorporation
- Quasius has received and provided the City with a letter from the property Owner addressing efforts and commitments to maintaining properties going forward.
- Owner has committed to using the same/similar architectural flow provided and approved for this 26th & Superior building on future projects throughout the City. This is the architectural flow that was used in the building design for this development.
- Owner is aiming to achieve uniformed, identifiable building design going forward.
- Monument Sign to be submitted by separate contractor at a later date

OWNER STATEMENT REGARDING SITE MAINTENANCE COMPLAINTS FROM 2021:

QUASIUS CONSTRUCTION, INC.
1202A North 8th Street, P.O. Box 727 • Sheboygan, Wisconsin 53082-0727
Phone 920-457-5585 or 1-800-569-2165 • Fax 920-457-1045

Hi Lucas,

As far as maintaining the site is nice and clean, I have a dedicated person these days. He is taking care of things regularly.

I have also assigned one of my staff to check all my sites on a weekly basis and report it to me.

I would personally like to assure you and our city planning commission that I will be doing my best as soon as possible before issues come up.

And based on the city's recommendation in our last meeting we removed 3 soda coolers from outside.

Once the building is developed, we don't need any vending machine outside.

The air pump is coming out in the next few days.

Normally every gas station has a wood stack, propane cage and ice box in front of the store. We can take input from the planning commission what's going to be best for that and we can manage accordingly.

The signs from the door and windows were taken out, I will check again and make sure.

Landscaping will be taken care of in a timely manner.

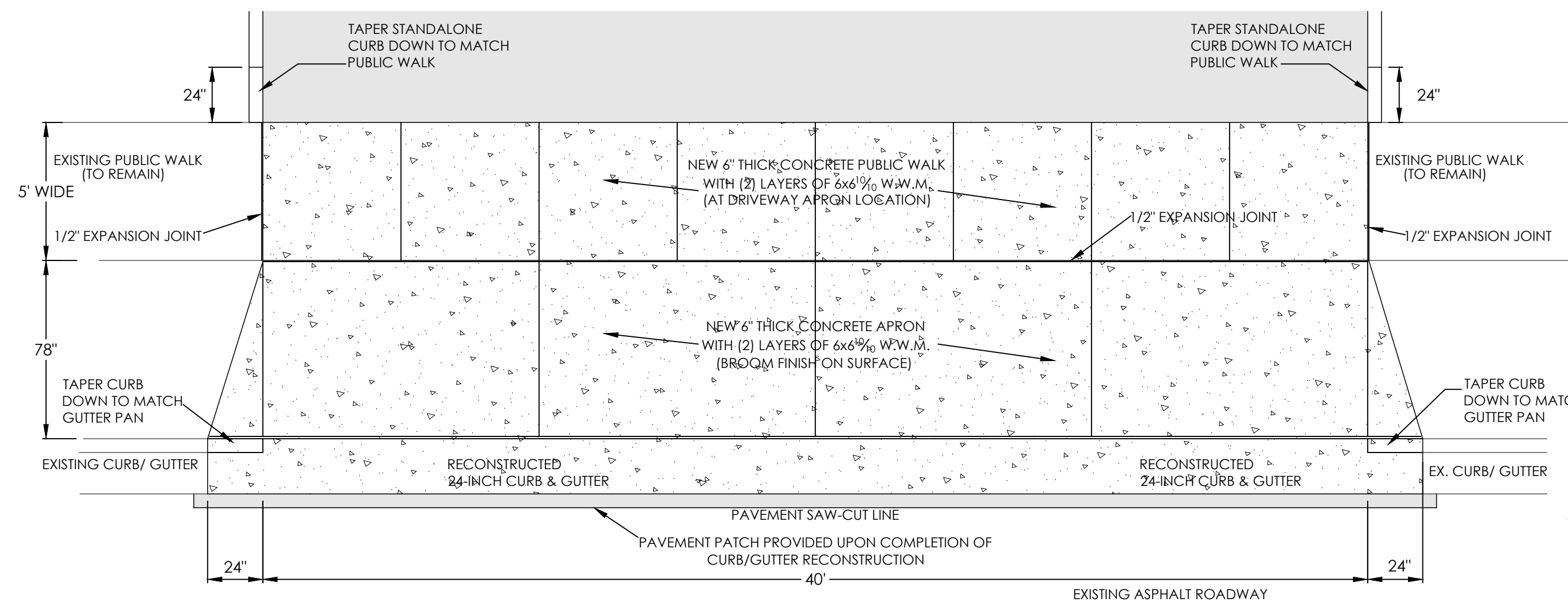
Let me know if there are any other issues and love to make things better around my sites.

At the end of the day a nice and clean site is good for all of us.

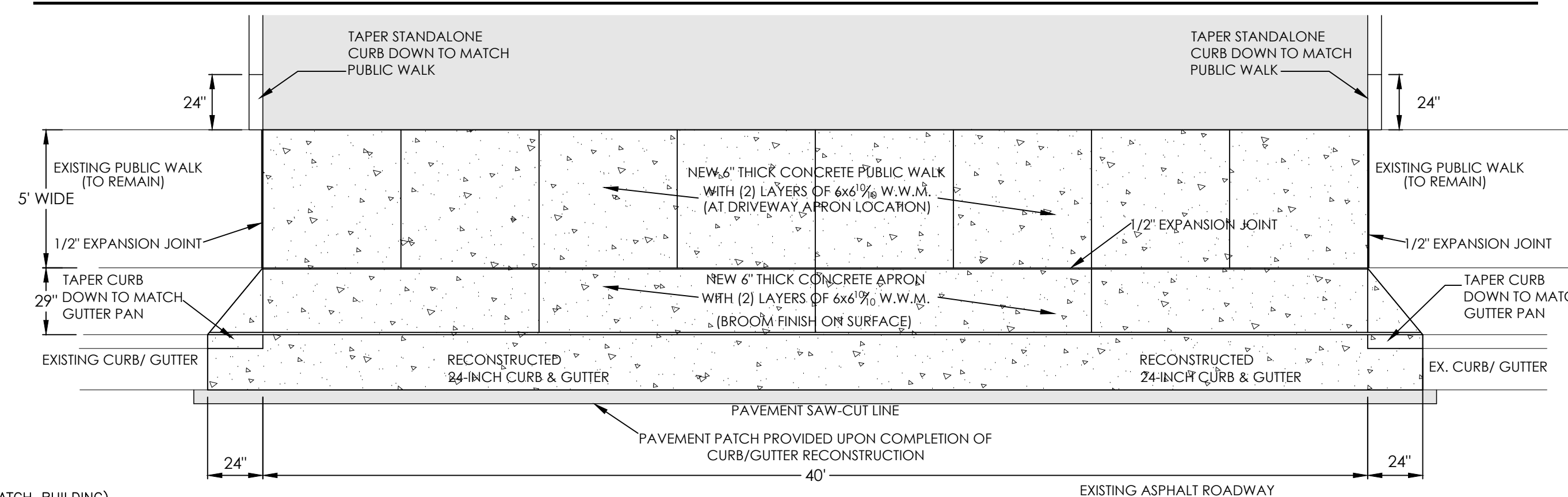
I would appreciate any recommendation from the city and if you have any thoughts.

Thank you

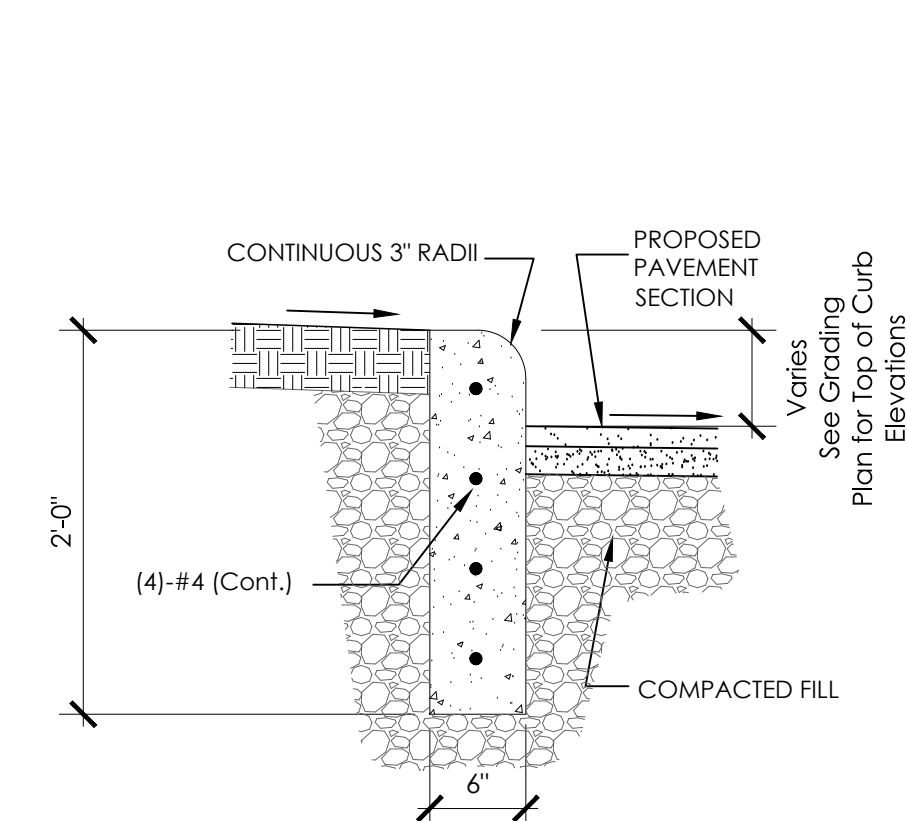
Dev



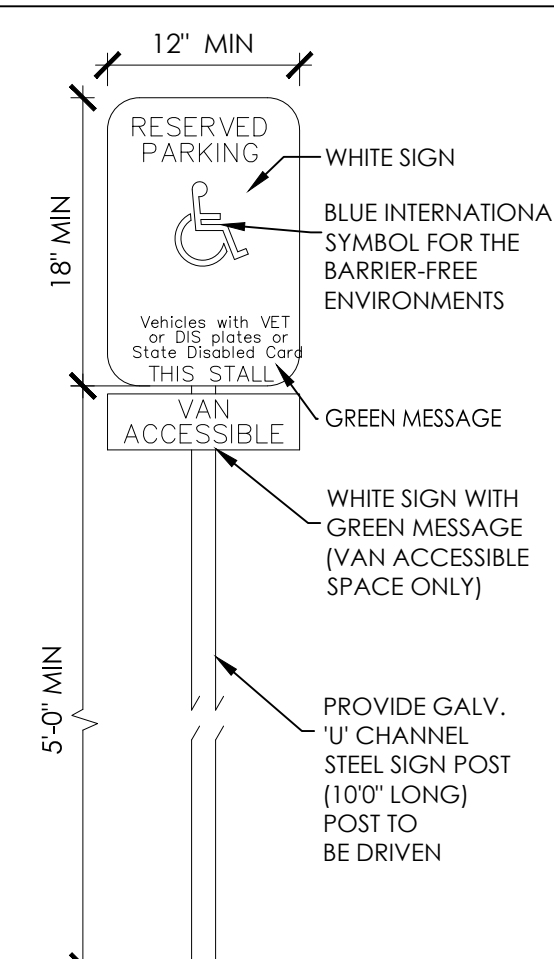
PROPOSED DRIVEWAY APRON DETAIL



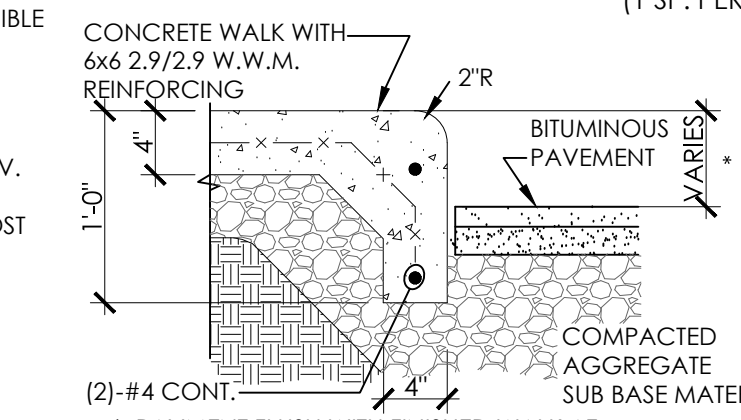
PROPOSED DRIVEWAY APRON DETAIL



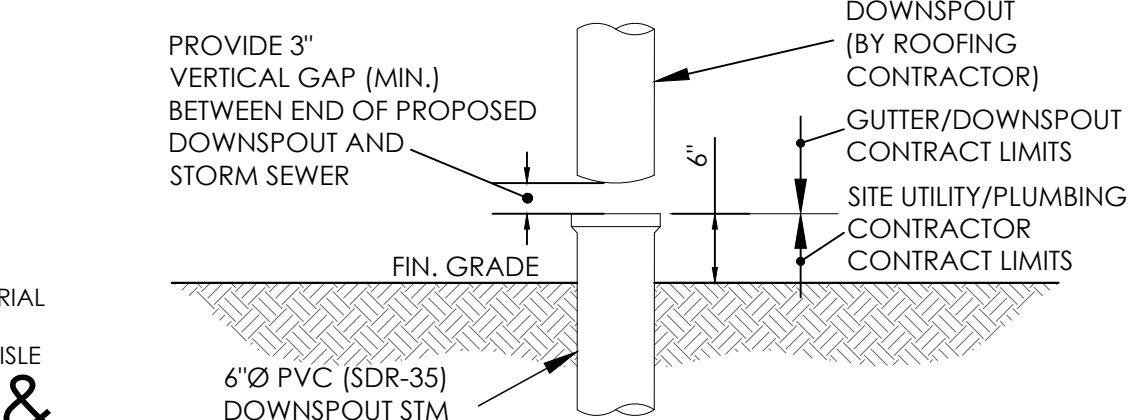
STAND ALONE CURB SECTION



HANDICAP SIGNAGE

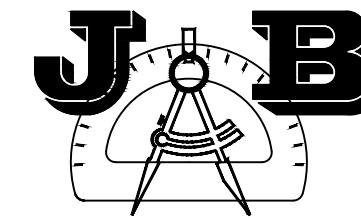


CONCRETE CURB & SIDEWALK SECTION



DOWNSPOUT HUB SECTION

NOTE:
THE LOCATION OF UNDERGROUND UTILITIES OR FACILITIES SHOWN ON PLANS ARE BASED ON AVAILABLE RECORDS AT THE TIME OF PREPARATION AND ARE NOT GUARANTEED TO BE COMPLETE OR CORRECT. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL UTILITIES 72 HOURS PRIOR TO CONSTRUCTION TO DETERMINE THE EXACT LOCATION OF ALL FACILITIES AND TO PROVIDE ADEQUATE PROTECTION DURING THE COURSE OF THE PROJECT. THE CONTRACTOR IS ALSO RESPONSIBLE FOR REPAIR OF ALL DAMAGED UTILITIES DURING CONSTRUCTION TO THE SATISFACTION OF UTILITY OWNER(S).



SITE DESIGN AND ENGINEERING, LLC

PO BOX 1067
WOODRUFF, WISCONSIN 54568
(920) 207-8977
jbronoski@jbsitedesign.net



1202A NORTH 8TH STREET
SHEBOYGAN, WISCONSIN 53082

SITE DATA

TOTAL SITE AREA = 26,400 SQ.FT. (0.60 AC.)
ZONING CLASSIFICATION: UC - URBAN COMMERCIAL
SITE ADDRESS: 2206 NORTH 15th STREET

EXISTING SITE CONDITIONS

EXISTING BUILDING FOOTPRINT (ROOF AREA)	=	1,136 SQ. FT.
BUILDING #2 FOOTPRINT (ROOF AREA W/MECH. RM)	=	5,192 SQ. FT.
EXISTING IMPERVIOUS AREA (PRE-DEVELOPED)	=	6,328 SQ. FT.

PROPOSED SITE CONDITIONS

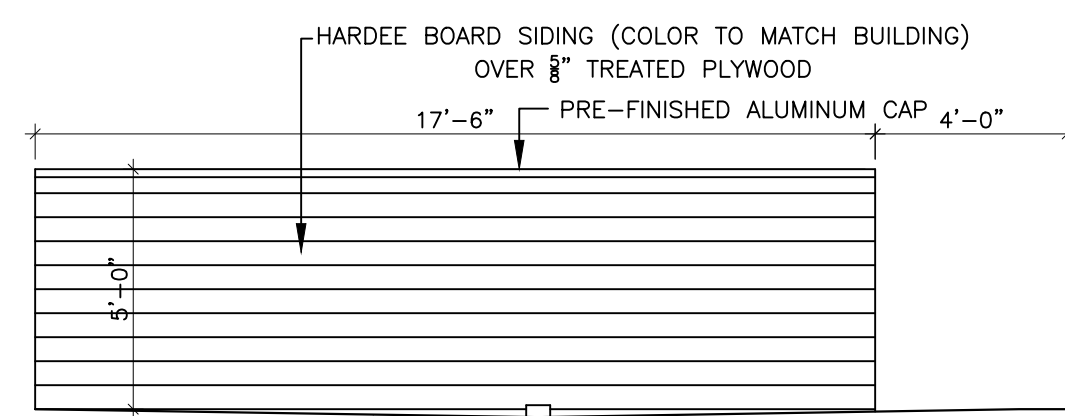
PROPOSED BUILDING FOOTPRINT (ROOF AREA)	=	5,974 SQ. FT.
PROPOSED PAVEMENT	=	11,238 SQ. FT.
PROPOSED CONCRETE WALK	=	985 SQ. FT.
PROPOSED CONCRETE FUEL AREA	=	1,920 SQ. FT.
PROPOSED CONCRETE DUMPSTER ENCLOSURE	=	600 SQ. FT.
PROPOSED TOTAL IMPERVIOUS AREA (POST DEVELOPED)	=	20,717 SQ. FT. (+14,389 SQ. FT.)

LOT COVERAGE

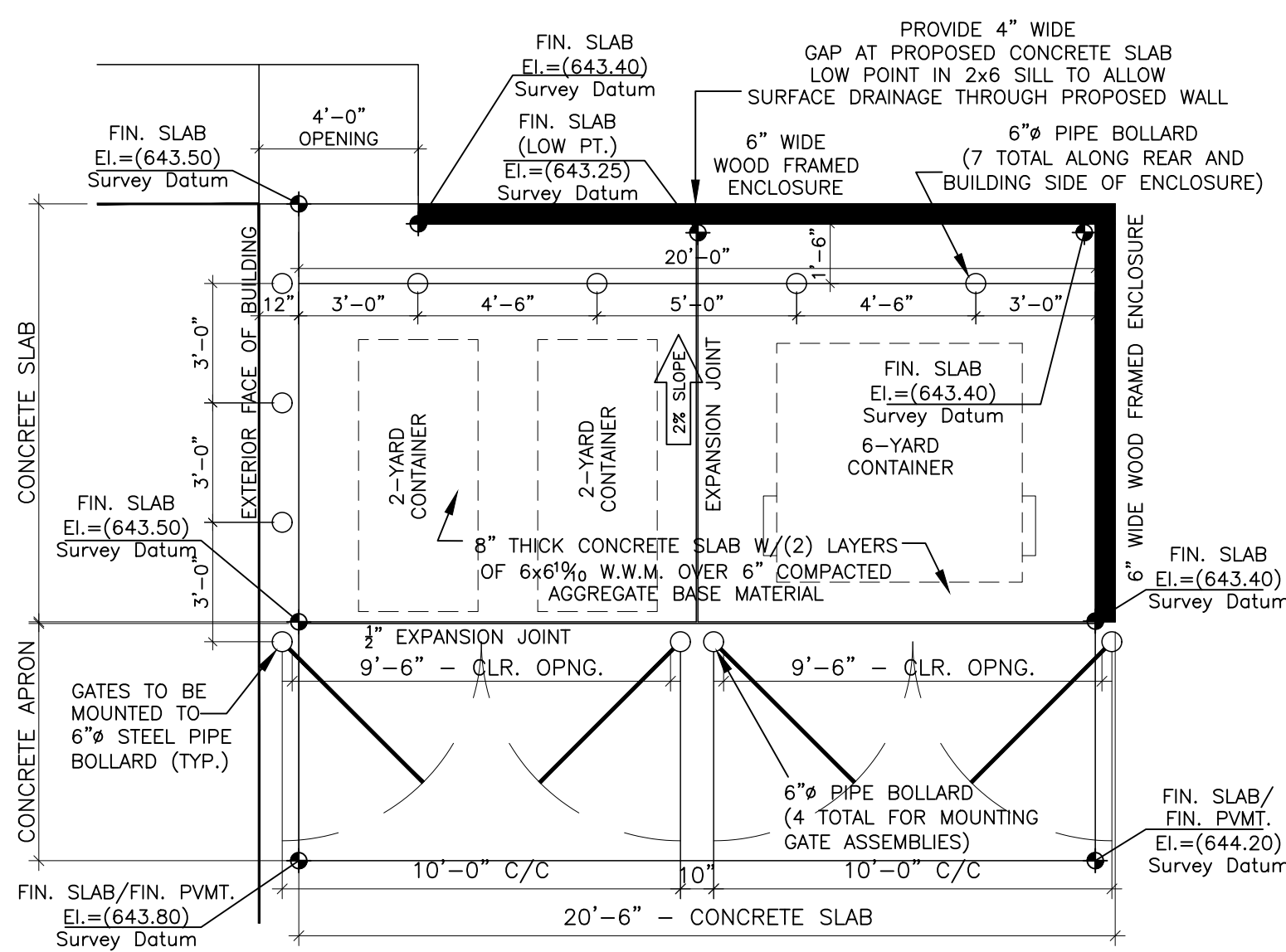
PARKING COUNT DATA

PROPOSED PARKING COUNT
5,974 SQ. FT. BUILDING
(1 SP. PER 300 SQ. FT., 19.91 SPACES REQUIRED)

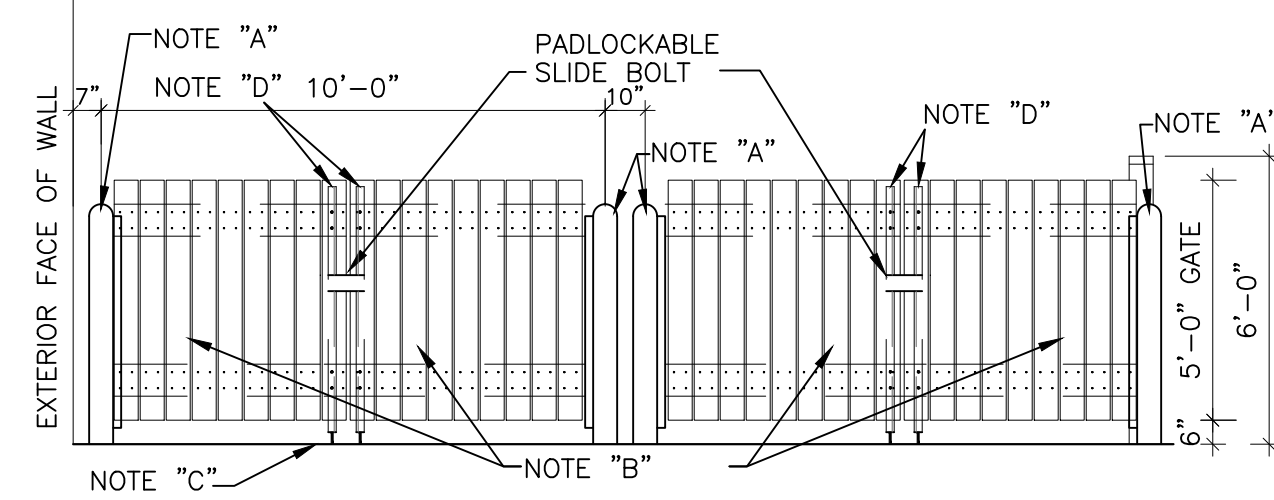
= (19) STANDARD SPACES +
(1) HANDICAP ACCESSIBLE SPACES



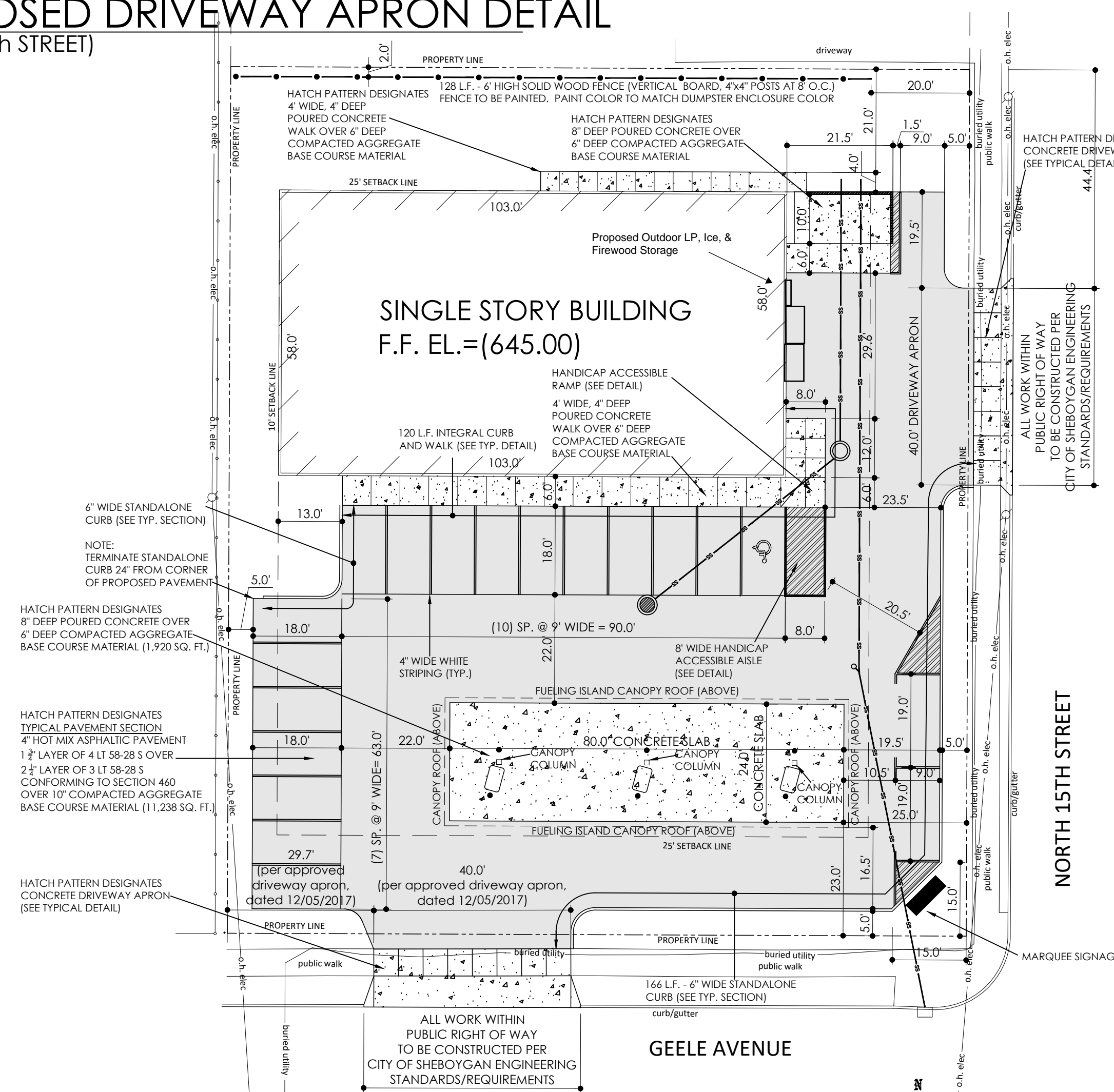
REAR ELEVATION



PLAN VIEW

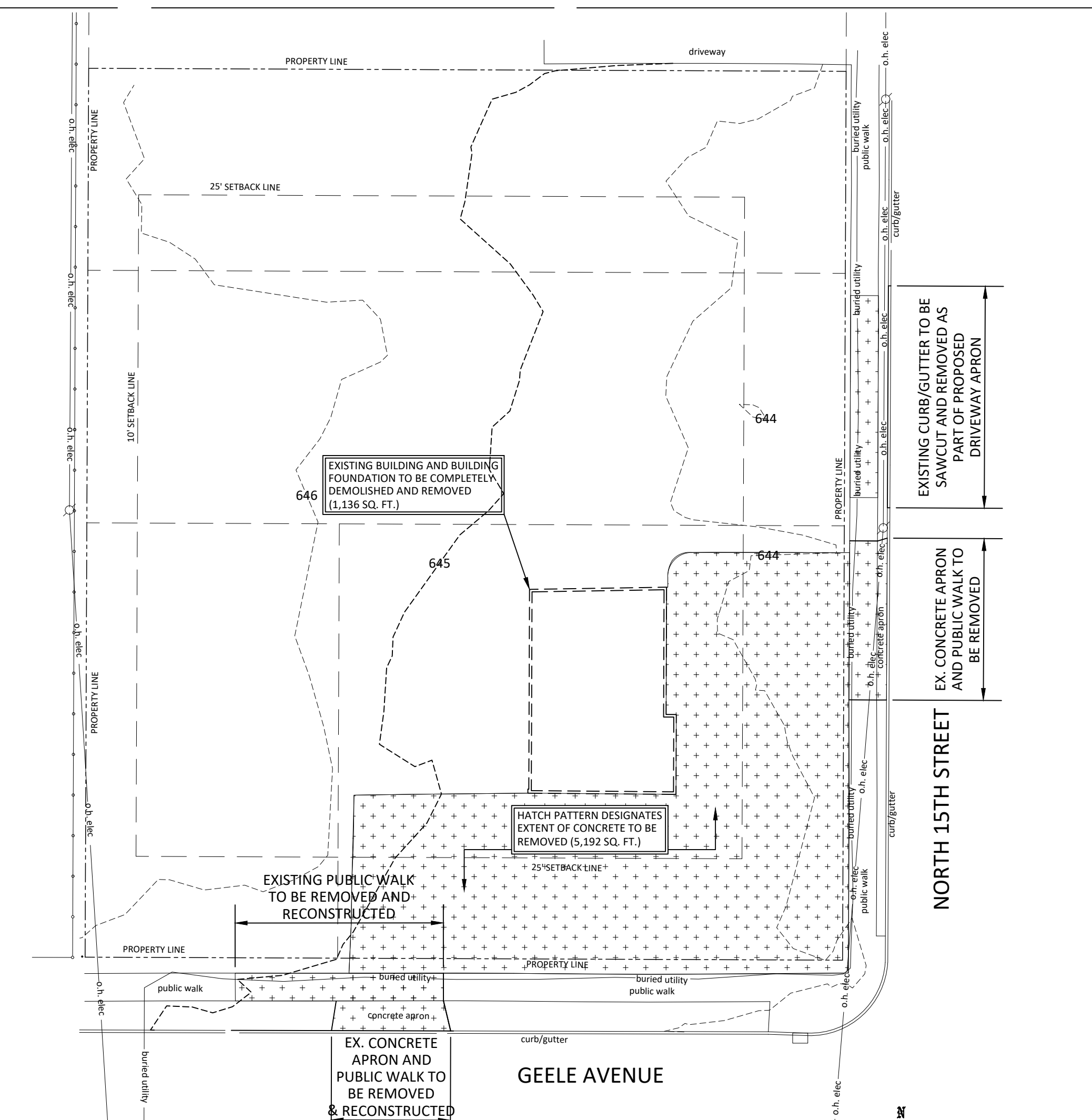
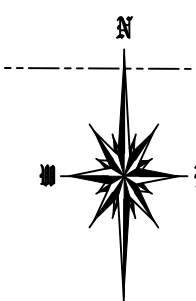
GATE ELEVATION

NOTE "A" - PROVIDE CONTINUOUS HEAVY DUTY HINGE ASSEMBLY MOUNTED TO 6" PIPE BOLLARD.
NOTE "B" - 5' HIGH, 1x6 CEDAR VERTICAL FENCING SCREWED TO TREATED 2x8 HORIZONTAL SUPPORTS.
PROVIDE A UNIFORM 1/2" GAP BETWEEN VERTICAL BOARDS.
NOTE "C" - PROVIDE HEAVY DUTY ROLLER MOUNTED TO THE BASE OF THE L2x2x4 (EA. GATE)
NOTE "D" - L2x2x4 (VERT.) MOUNTED TO BACK OF 2x8 WITH (2) 3/4" THRU BOLTS PER 2x8

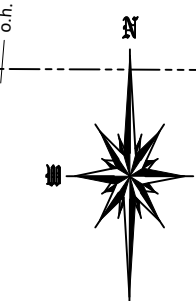


SITE PLAN

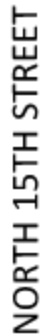
1"=20'



SITE DEMOLITION PLAN

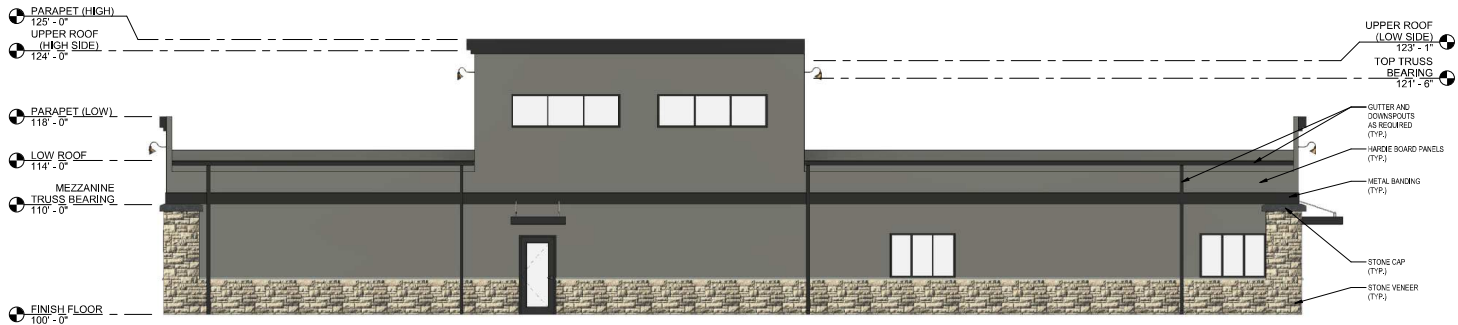
$$1''=20$$
[illegible]

Item 6.

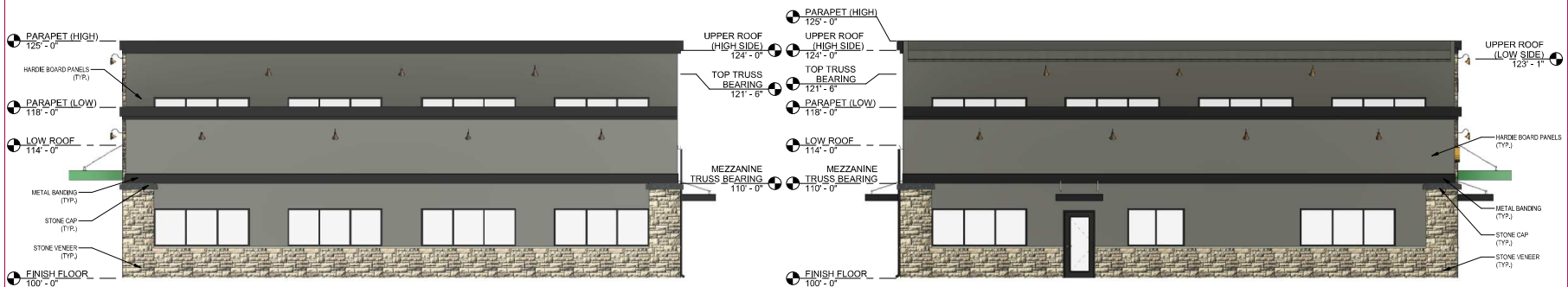

$$1'' = 20'$$



SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



NORTH ELEVATION
SCALE: 3/16" = 1'-0"



EAST ELEVATION
SCALE: 3/16" = 1'-0"

WEST ELEVATION
SCALE: 3/16" = 1'-0"

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WHAT WE ARE DOING FOR:
J-MART
ADDRESS
CITY, WI ZIP

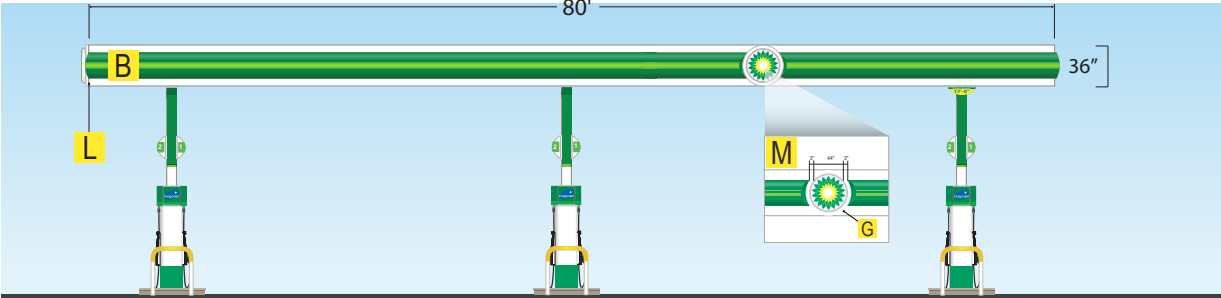
**ISSUED FOR
CONSTRUCTION**

ISSUE DATE	REVISION	ISSUE NO.	JOB NUMBER	ISSUED PROJECT MANAGER	DATE	SHEET
			21253	C. DUESCHER	March 21, 2022	

A3.0

NO IMAGE AVAILABLE
(NEW CANOPY)

Front Elevation



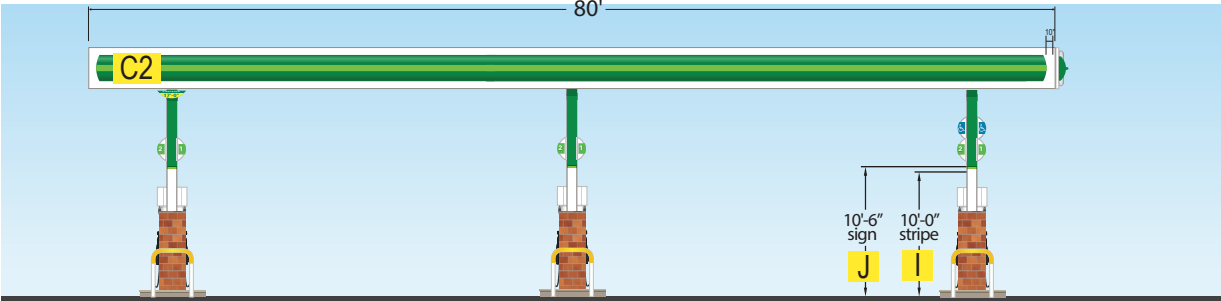
NO IMAGE AVAILABLE
(NEW CANOPY)

Left Elevation



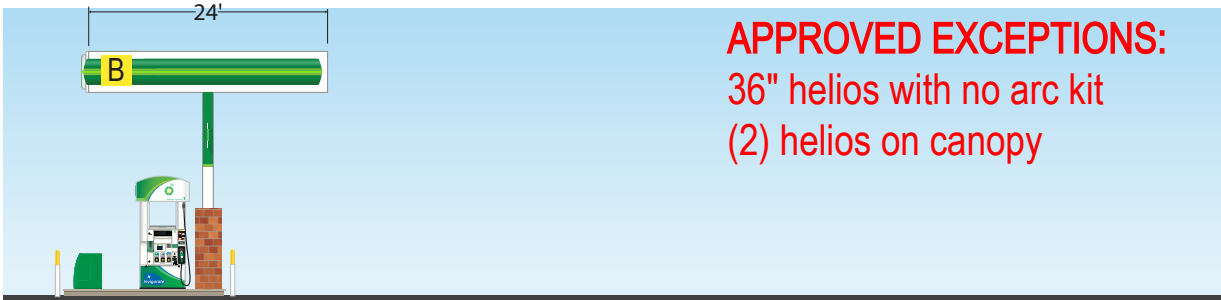
NO IMAGE AVAILABLE
(NEW CANOPY)

Back Elevation



NO IMAGE AVAILABLE
(NEW CANOPY)

Right Elevation



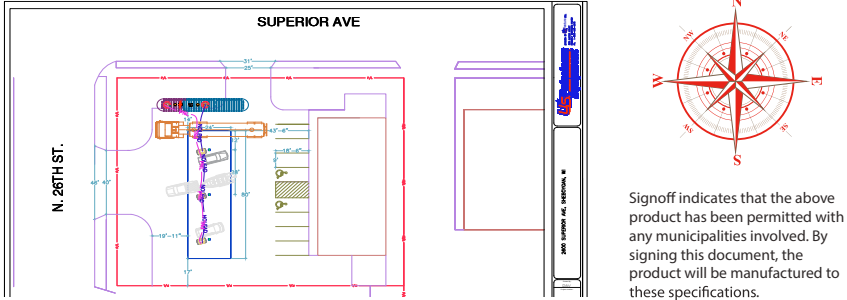
See Site Notes page for specific paint codes and contents
REMOVE ALL EXISTING SIGNAGE

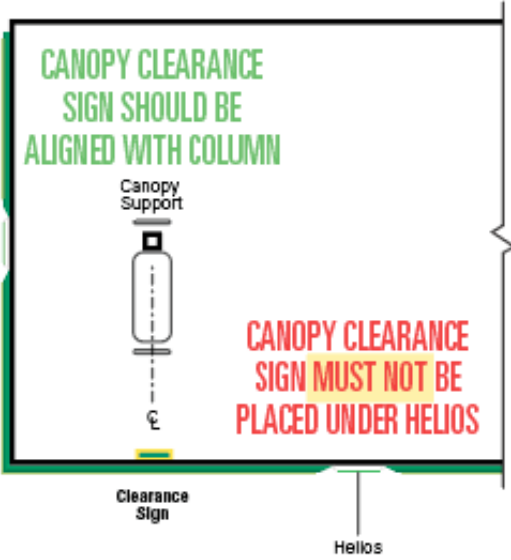
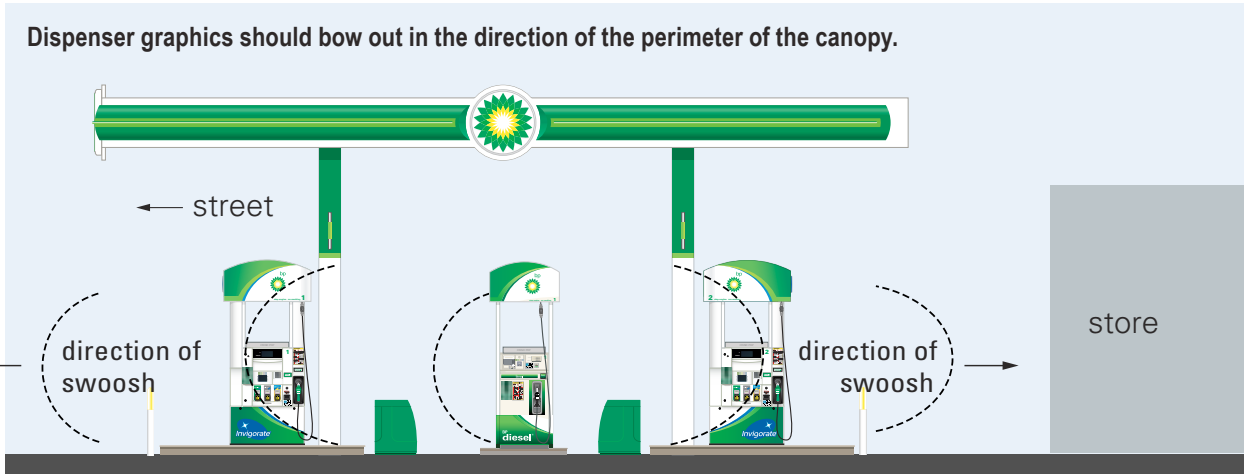
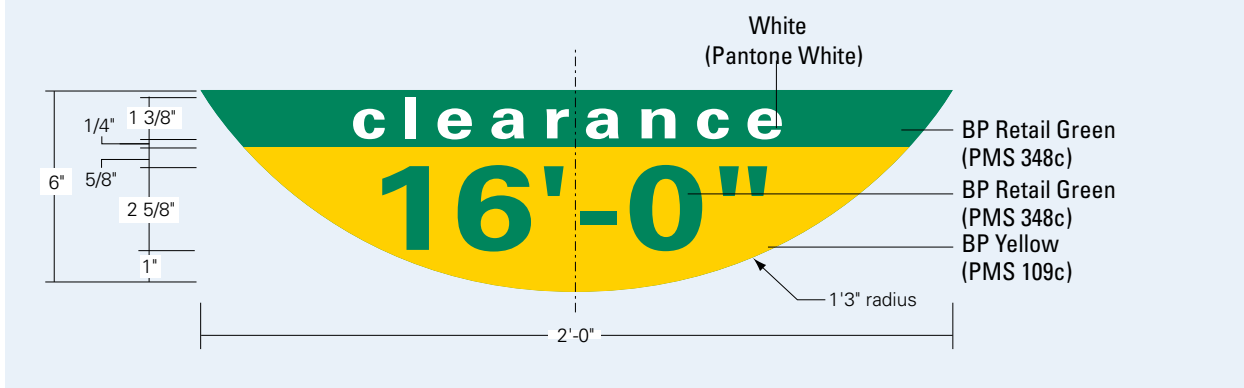
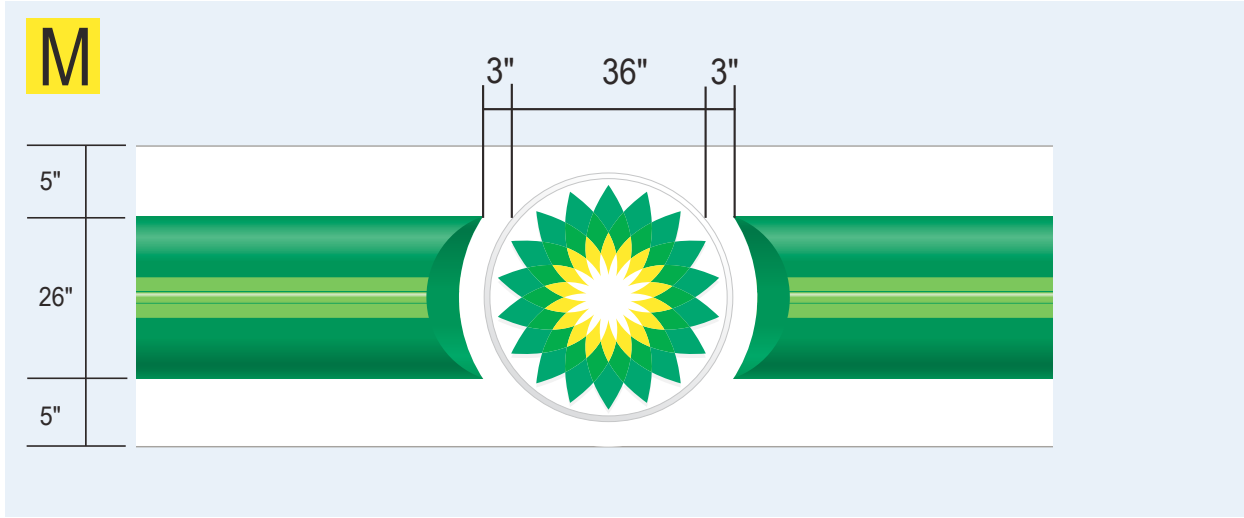
Item 6.

- B** ☒ Install Dimensional Bullnose Fascia With Light Bar
- C1** ☐ Install Dimensional Bullnose Fascia With No Light Bar
- C2** ☒ Install BGB Flat ACM With Decal Applied With No Light Bar
- D** ☐ Install New White ACM
 - ☐ Jobber Supplied ☐ Federal Heath Supplied
- E** ☐ Paint Existing Flat ACM White
 - ☐ Install Bullnose Decal ☐ Leave White
- F** ☐ Install Helios With Arc Kit
 - ☐ 39" Helios ☐ 30" Helios (restricted P&Z only)
 - ☐ 44" Helios ☐ 36" Helios (restricted P&Z only)
- G** ☒ Install Helios Without Arc Kit
 - ☐ 39" Helios ☐ 30" Helios (restricted P&Z only)
 - ☐ 44" Helios ☒ 36" Helios (restricted P&Z only)
- H1** ☐ Paint Canopy Columns White/BP Green, & Install Column Decal (Per Standards Shown on Note Page)
- H2** ☒ Image As Shown In Concepts
- I** ☒ Install Flag Signs 10'6" From The Ground
- J** ☒ Apply BP Light Green Stripe 10'0" From The Ground
- K** ☒ Canopy Deck To Be BP White
- L** ☒ Canopy Corners: ☒ Are 90° ☐ Are NOT 90°
- M** ☒ Canopy Detail (Full Canopy Detail Page After Elevation)

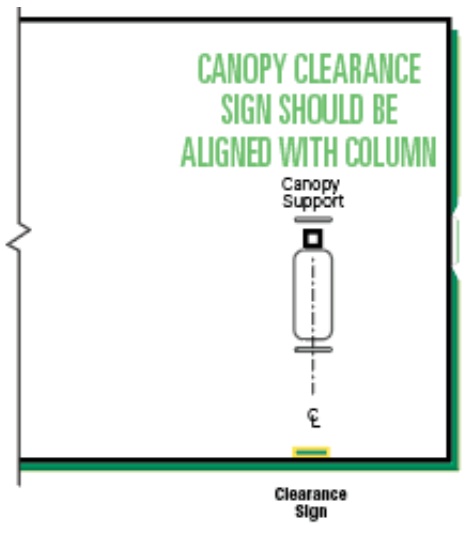
NOTES:
For a two tier fascia, please remove all layers of fascia and take it back to the deck. Then build the fascia height to 36".

MAP:

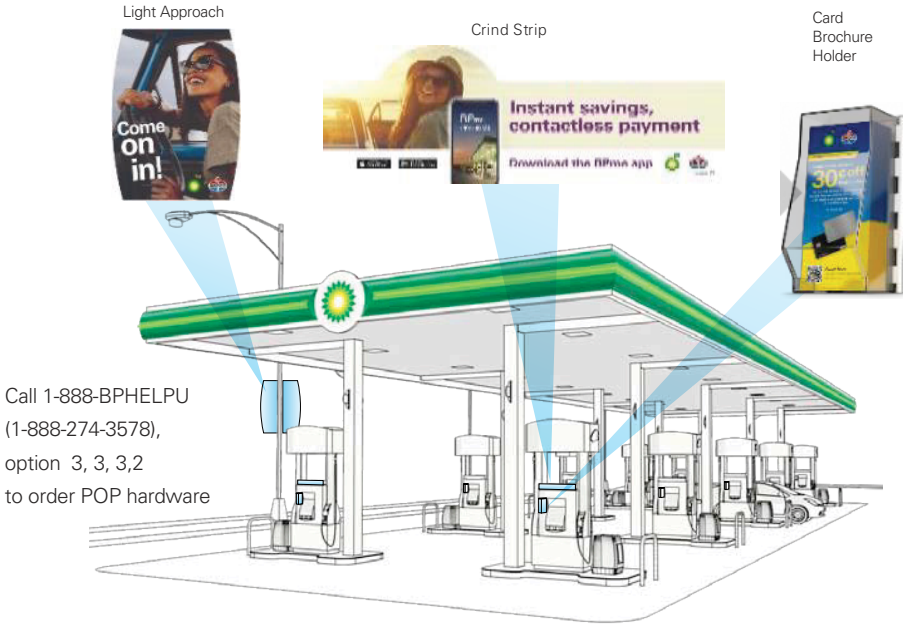




C. plan view - site location - Option 1



D. plan view - site location - Option 2



project information

client: **BP**
address: Altoona, PA

store #:
m number: 54213
date: 07.10.15
rendered: JC
file name: BPL 54213_15
category:

revisions

- a. 06.28.16 (RD); Add Led Details
b.
c.
d.
e.

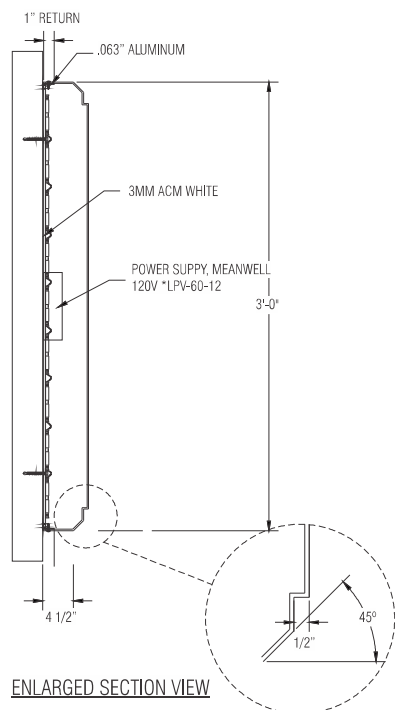
sign code:

These drawings are not for construction. The information contained herein is intended to express design intent only.

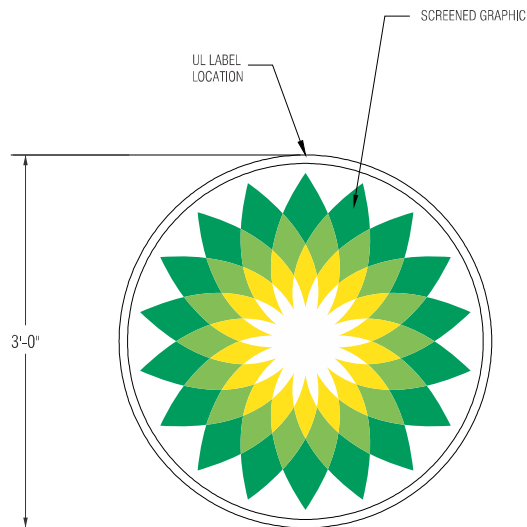
This original design is the sole property of the Blair Companies, it cannot be reproduced, copied or exhibited, in whole or part, without first obtaining written consent from the Blair Companies.



NIGHT TIME VIEW



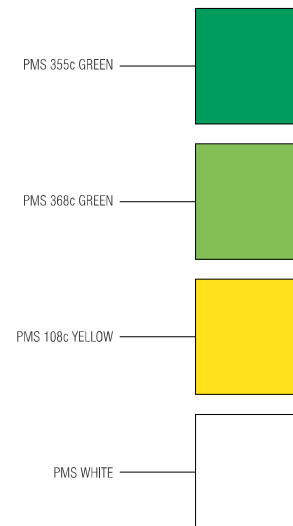
ENLARGED SECTION VIEW



FACE VIEW

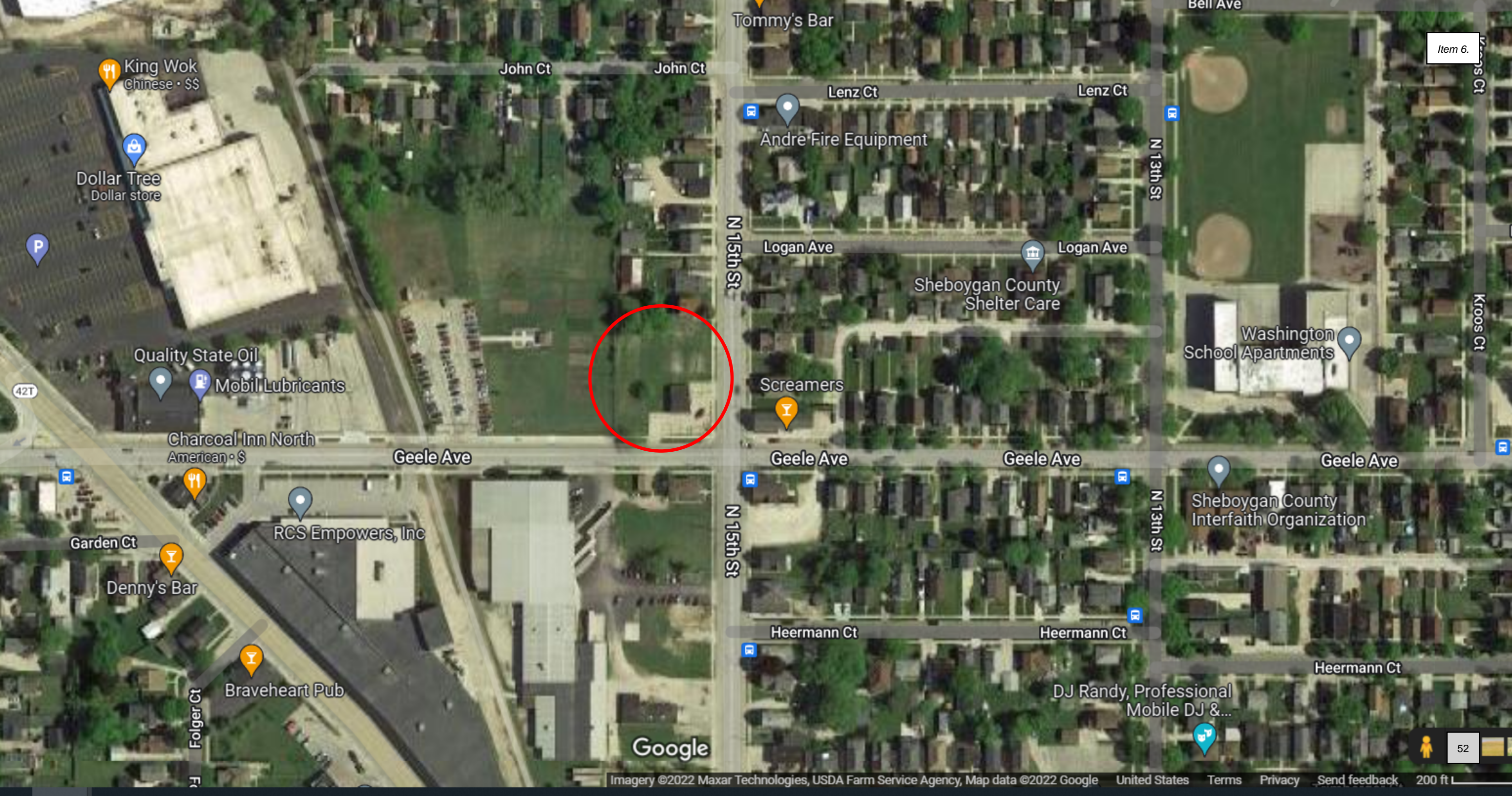
SCALE: 1"=1'-0"

NOTE: SEE LED DETAILS ON THE NEXT PAGE



SPECIFICATION:	
1. Silk Screen- BP Dk. Green PMS 355C	
2. Silk Screen- BP Lt. Green PMS 368C	
3. Silk Screen- BP Yellow PMS 109C	
COLOR SCHEDULE:	
A. SILK SCREEN	

BP BRIGHT GREEN BEACON, 3'-0" HELIOS BUTTON



Item 6.

Google

THE SOUTH 176' OF THE EAST 150' OF BLOCK 2,
ASSESSMENT SUBDIVISION NO. 3, LOCATED IN THE SW 1/4
OF THE NE 1/4 OF SECTION 15, T15N, R23E, CITY OF
SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN.



Item 6.





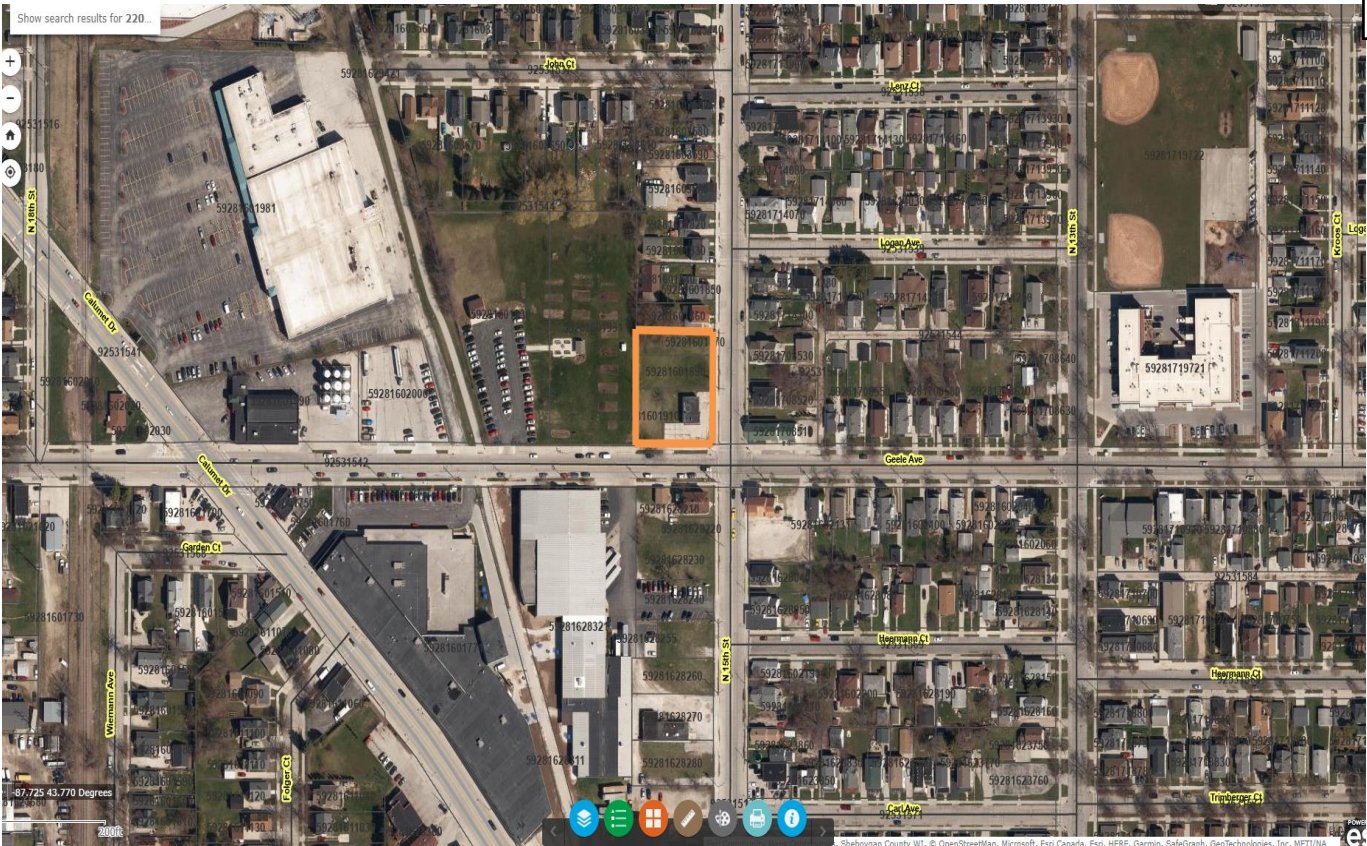
Item 6.

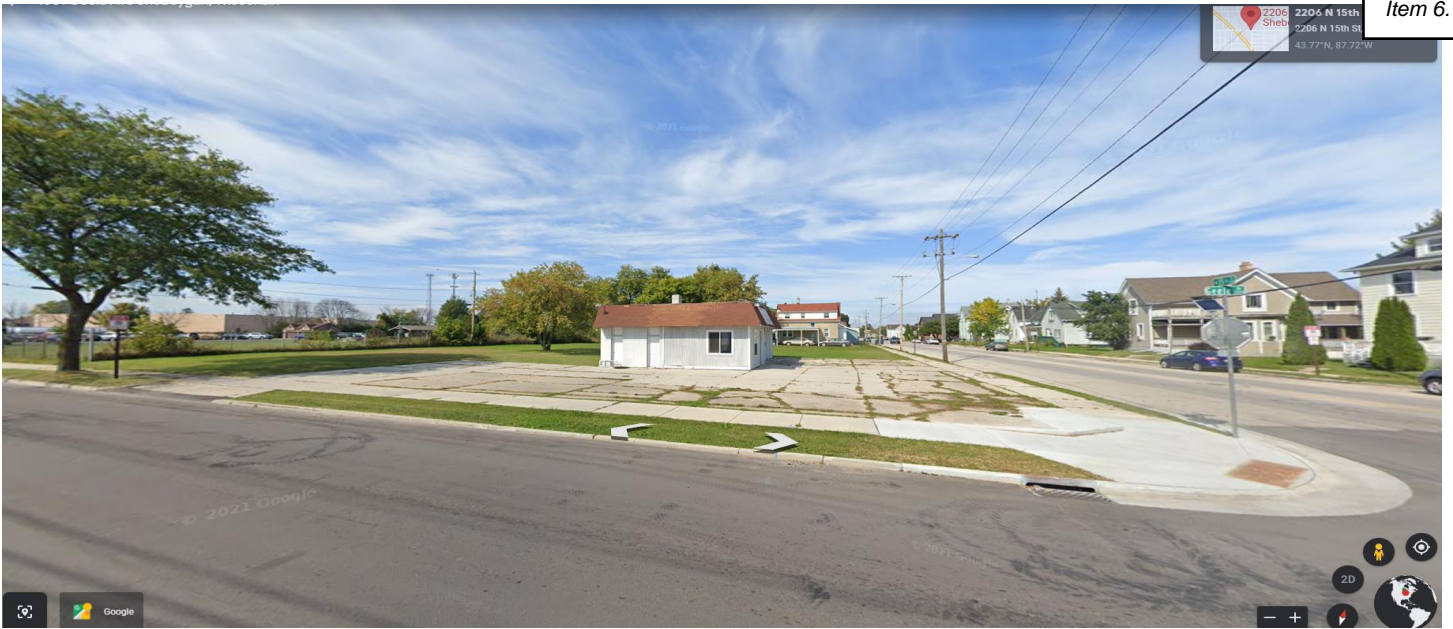


Item 6.

Item 6.



















CITY OF SHEBOYGAN

REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION

ITEM DESCRIPTION: Construction of a new entrance addition and exterior remodeling at Sheboygan Evangelical Free Church located at 1710 N. 15th Street.

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

REPORT DATE: May 6, 2022

MEETING DATE: May 9, 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:

Sheboygan Evangelical Free Church is proposing to construct a new entrance addition, exterior remodeling and site improvements at 1710 N. 15th Street. The applicant states:

- The proposed project is the 2nd Phase of a 3-Phase masterplan.
- Phase 1 was a new parking lot on the block west of the building site off 16th Street - completed in 2019.
- The proposed Phase 2 project will add a 1,400sf entrance addition and 12,740sf of site work including improved drop-off curb and walk, landscaping, and new relocated drive entrance off Saemann Avenue.
- In addition, proposed Phase 2 will include approximately 24,594sf of interior remodel for:
 - An expanded hospitality Lobby
 - Accessible elevator access to the Lower-Level classrooms and meeting rooms.
 - Remodel of Main Level small children's education wing.
 - Refresh of the current Worship Center finishes and seating.
- Design intent for the proposed addition and remodel is to provide:
 - Increased visibility and updated identity and presence for the Church entrance from Calumet Drive.
 - Central, welcoming, and expanded hospitality Lobby.
 - Secure and welcoming Children's classrooms.
 - Refreshed Worship finishes and seating

- The final Phase 3 phase will culminate in a new Worship Center replacing a portion of the current Worship structure, adding approximately 4,000 square feet of addition along Cambridge Avenue with expansion and redesign of the east parking lot. The church anticipates 5-10 years before Phase 3 will be completed.

The applicant states the following about the existing building architecture:

- The existing building is a combination of materials built in three (3) phases.
- The original building and first addition are located at the south end of the site and house the Worship Center, Meeting and Education rooms.
 - It is built of concrete block walls with exterior brick cladding. The east elevation has a combination of brick, wood timbering and aggregate coatings.
 - The roof is primarily flat/slightly sloped membrane roof with a perimeter of metal capped parapet on the south and west sides and metal mansard roof on the east side with fragments of mansard roof on the south and west sides.
- The 1988 addition was built to the north of the original building. It houses a Multi-purpose/Gym, Administration Offices, Storage and Nursery rooms.
 - The 1988 addition is built of metal stud and block walls with exterior split-face block cladding and brick accent bands.
 - The roof is flat/slightly sloped membrane roof with a perimeter of metal capped parapet with a sloped asphalt shingle roof over the Multi-Purpose/Gym.

The applicant states the following about the new building addition and proposed exterior remodeling:

The **East** side of the building (facing N. 15th Street):

- The primary exterior work for the Phase 2 project will be on the east façade.
- The exterior east façade for the new entrance addition will be approximately 20 feet in height, corresponding to the roof edge height of the existing Multi-Purpose/Gym.
- The exterior materials of the addition will be a combination of glass, new metal entrance canopy and a 2-color variation of high-quality vertical cement board panels (Nichiha) relating to the Church branding colors, and providing a contemporary central entrance point for the facility which reflects the Church identity to the community.
- The existing east façade south of the addition will be painted to visually blend with the existing block and brick facade north of the new entrance. Both north and south facades are intended to act a backdrop for the colorful central entrance.
- Note that the south portion of the east façade will be removed in 5-10 years at the time of the Phase 3 addition construction.

- Signage for the east façade will consist of metal lettering or internally lit lettering placed at edge of the new canopy. This will replace of the current lettering located on the wall at the north end of the east façade. Exact signage will be submitted separately at a later date.

The **South** side of the building (facing Saemann Avenue):

- The south façade will remain as existing except for the east end at the mansard roof and wall area below it.
- New paint to blend with the north end of the east façade will continue around the corner onto the south façade covering the mansard roof and wall surfaces below it.

The **West** side of the building (facing N. 16th Street and the church's off-site parking lot):

- The exterior entrance at on the west side of the building will be modified to remove a small mansard roof fragment remaining from the original addition.
- New high-quality vertical cement board panels (Nichiha) will be installed over the patched area to match the materials at the new east entrance.
- The new panels will provide a visual emphasis for the west entrance improving wayfinding for guests arriving from the west parking lot.
- New windows will be added along the south end of the west façade for the children's classrooms presenting a more hospitable appearance to the community.
- Signage for the west façade will be metal lettering or internally lit lettering mounted to the wall panels. Exact signage will be submitted separately at a later date.

Interior work includes:

- The proposed Phase 2 project will include approximately 24,594sf of interior remodel for an expanded hospitality Lobby, accessible elevator access to the Lower-Level classrooms and meeting rooms, remodel of Main Level small children's education wing and refresh of the current Worship Center finishes and seating for approximately ____.
- Mechanical units will remain as existing with replacements in place as determined for new uses.

STAFF COMMENTS:

The City would like to see the overall look and feel of the Indiana Avenue corridor improve. The Sheboygan Area Credit Union remodel project positively impacts the look and feel of the neighborhood at the intersection of S. 17th and Indiana Avenue.

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

DATE SUBMITTED: _____

REVIEW DATE: _____

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: Sheboygan EFree ChurchADDRESS: 1710 N 15th Street, Sheboygan, WI 53081CONTACTS/E-MAIL: Jon MacDonald jon.m@e-free-family.comHeather Tempas heather.t@e-free-family.comPHONE: 920-452-6520FAX NO. None

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Sheboygan E Free ChurchADDRESS OF PROPERTY AFFECTED: 1710 N 15th Street, Sheboygan, WI 53081NEW BUILDING: _____ ADDITION: X REMODELING: X

DESCRIPTION OF PROPOSED PROJECT:

See attached Narrative for Conditional Use Permit & Architectural Review ApplicationsDESCRIPTION OF **EXISTING** EXTERIOR DESIGN AND MATERIALS:See attached Narrative for Conditional Use Permit & Architectural Review ApplicationsDESCRIPTION OF THE **PROPOSED** EXTERIOR DESIGN AND MATERIALS:See attached Narrative for Conditional Use Permit & Architectural Review Applications

NAMES AND ADDRESSES

OWNER OF SITE: Sheboygan EFree ChurchADDRESS: 1710 N 15th Street, Sheboygan, WI 53081EMAIL: jon.m@e-free-family.com heather.t@e-free-family.com

PHONE: 920-452-6520 FAX NO.: None

ARCHITECT: Station 19 Architects, Inc.

ADDRESS: 2001 University Ave., Minneapolis, MN 55414

EMAIL ADDRESS: akuntz@station19.com

PHONE: (612) 623-1800 FAX NO.: None

CONTRACTOR: Catalyst Construction

ADDRESS: 833 E Michigan Street, Milwaukee, WI 53202

EMAIL: ewilliams@catalystbuilds.com

PHONE: 414.587.5062 FAX NO.: None

3. 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.

4. 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

4-14-22
DATE


PRINT ABOVE NAME

OFFICE USE ONLY

ACTION BY ARCHITECTURAL REVIEW BOARD

DATE OF MEETING: _____

APPROVED: _____ CONDITIONALLY APPROVED: _____



2001 UNIVERSITY AVE. SE SUITE 100 | MPLS, MN 55414 | 612.623.1800

Narrative for Conditional Use Permit and Architectural Review Applications – 4/19/22

Project Name and Address

Sheboygan E Free Church
1710 North 15th Street
Sheboygan, WI 53081

Parcel Information and Legal Description

- Lots 1-7 in Block 2 of Cole's Subdivision No. 2 including vacated alley being part of Lots "D" and "A" being the E1/2 of the SW1/4 of the SE1/4 Sec. 15, T15N, R23E and
- Lots 1-10 in Block 3 of O.C. Neumeister's Re-Subdivision of Blocks 5.9.8-14, Block 2 Coles Subdivision No. 2, all in the City of Sheboygan together with
- The East West alley lying between said Block 2, Cole's Subdivision No. 2 and said Block 3 of O.C. Neumeister's Re-Subdivision
- All located in the SW1/4 of the SE1/4 Sec. 15, T15N, R23E City of Sheboygan, Sheboygan County, Wisconsin; containing 92,203 S.F. (2.117 Acres) of land.

Project Description

The proposed project is the 2nd Phase of a 3-Phase masterplan.

- Phase 1 was a new parking lot on the block west of the building site off 16th Street - completed in 2019.
- The proposed Phase 2 project proposed in this submittal will add a **1,400 square foot** entrance addition and **12,740 square foot** of site work including improved drop-off curb and walk, landscaping, and new relocated drive entrance off Saemann Avenue.
- Design intent for the proposed addition and remodel is to provide:
 - Increased visibility and updated identity and presence for the Church entrance from Calumet Drive
 - Central, welcoming, and expanded hospitality Lobby
 - Secure and welcoming Children's classrooms
 - Refreshed Worship finishes and seating
- The final Phase 3 phase will culminate in a new Worship Center replacing a portion of the current Worship structure, adding approximately **4,000 square feet** of addition along Cambridge Avenue with expansion and redesign of the east parking lot. The church anticipates 5-10 years before Phase 3 will be completed.

Architecture

Existing Building

- The existing building is a combination of materials built in 3 phases.
- The original building and first addition are located at the south end of the site and house the Worship Center, Meeting and Education rooms.
 - It is built of concrete block walls with exterior brick cladding. The east elevation has a combination of brick, wood timbering and aggregate coatings.
 - The roof is primarily flat/slightly sloped membrane roof with a perimeter of metal capped parapet on the south and west sides and metal mansard roof on the east side with fragments of mansard roof on the south and west sides.

- The 1988 addition was built to the north of the original building. It houses a Multi-purpose/Gym, Administration Offices, Storage and Nursery rooms.
 - The 1988 addition is built of metal stud and block walls with exterior split-face block cladding and brick accent bands.
 - The roof is flat/slightly sloped membrane roof with a perimeter of metal capped parapet with a sloped asphalt shingle roof over the Multi-Purpose/Gym.

East Façade

- The primary exterior work for the Phase 2 project will be on the east façade.
- The exterior east façade for the new entrance addition will be approximately 20 feet in height, corresponding to the roof edge height of the existing Multi-Purpose/Gym.
- The exterior materials of the addition will be a combination of glass, new metal entrance canopy and a 2-color variation of high-quality vertical cement board panels (Nichiha) relating to the Church branding colors, and providing a contemporary central entrance point for the facility which reflects the Church identity to the community.
- The existing east façade south of the addition will be painted to visually blend with the existing block and brick facade north of the new entrance. Both north and south facades are intended to act a backdrop for the colorful central entrance.
- Note that the south portion of the east façade will be removed in 5-10 years at the time of the Phase 3 addition construction.

South Façade

- The south façade will remain as existing except for the east end at the mansard roof and wall area below it.
- New paint to blend with the north end of the east façade will continue around the corner onto the south façade covering the mansard roof and wall surfaces below it.

West Façade

- The exterior entrance at on the west side of the building will be modified to remove a small mansard roof fragment remaining from the original addition.
- New high-quality vertical cement board panels (Nichiha) will be installed over the patched area to match the materials at the new east entrance.
- The new panels will provide a visual emphasis for the west entrance improving wayfinding for guests arriving from the west parking lot.
- New windows will be added along the south end of the west façade for the children's classrooms presenting a more hospitable appearance to the community.

Signage

- Signage for the east façade will consist of metal lettering or internally lit lettering placed at the edge of the new canopy. This will replace of the current lettering located on the wall at the north end of the east façade.
- Signage for the west façade will be metal lettering or internally lit lettering mounted to the wall panels.
- Exact signage will be submitted separately at a later date.

Mechanical

- Mechanical units will remain as existing with replacements in place as determined for new uses.

Interior Work

- The proposed Phase 2 project will include approximately **24,594 square feet** of interior remodel for an expanded hospitality Lobby, accessible elevator access to the Lower-Level classrooms and meeting rooms, remodel of Main Level small children's education wing and refresh of the current Worship Center finishes and seating for approximately .

Description of Current Facility Use

Primary use of Facility is currently and will continue to be: As a church, to teach people of all ages about God. The two major days are:

- Sundays - AM worship services
- Wednesdays –AM Bible studies, evening Awana (children) and Bible studies, Evening Youth group

Secondary use of Facility: as a social, meeting and parking site for individuals within the church and groups/organizations within the community

- Weddings and funerals
- Parties (birthday, anniversary, wedding and baby showers)
- Special church events (weekends)
- Community meetings and conferences
- City polling site (three wards)
- Community blood drive – 2x/year
- Weekday parking for employees of three companies (about 50 stalls total between east and west lots), various neighborhood residents (as needed), and Jefferson School (as needed)
- Available as Jefferson School's evacuation site

Days/Hours of Operation, Participants (typical per week, unless indicated)

Sundays - 7am-12:30pm

- Worship services/choir and praise team rehearsals
 - 2 Sunday morning services with **510 total worshippers plus up to 5 Tech**
 - 8 am – 235 adults
 - **9:30am – 275 adults (LARGEST HOUR)**
 - Meetings (11 rooms) - 70 kids plus teachers – 9:30am
 - Children's programming – 110 (kids and teachers) – 9:30am
 - Students (grades 7-12) – 20 – 9:30am

Monday-Friday – 9am-5pm

- office hours – 12 staff onsite
- Tues – GriefShare -12; MOPS (biweekly) – 27 adults, kids (5 rooms)
- Wed - various AM Bible studies – 63 (4 rooms)
- Thur (biweekly) – Homeschool - 130 kids and adults (9 rooms)

Mondays: 6-9pm – 1-2 meetings, 6-12 people each

Tuesdays: 6-8:30pm – 3 meetings, 6-15 people each

Wednesdays: 6-9pm – Awana – 137 kids + 35 adults ((27 breakout rooms plus gym and sanctuary), quiz practice - 12, choir practice – 21
5-9pm Youth group – 80 (students and adults), 2 large rooms, gym, kitchen, 16 small breakout rooms)

Thursdays: 6-8:30pm – GriefShare -10, 2 praise team rehearsals – 16 (2 rooms)

There are various activities that occur periodically on Fridays (set-up/decorate for special Sat events) and Saturdays (parties, showers, Sunday worship set-up, etc)

There are various events that occur annually:

- 1 weekend in March – Mission Conference
- 1 Friday in April – Show Hope conference
- 1 weekend in summer – Serve Sheboygan (help neighborhood)
- 1 week in September – Jefferson School evac drills

Zoning Classification

Zoned: Neighborhood Residential-6 (NR-6) – Church Use as a Conditional Use

	<u>Required Setbacks</u>	<u>Variance Requested*</u>
Front Yard (N 15 th Street)	25 feet	none
Rear Yard (N 16 th Street)	25 feet	0 setback - existing building
Side Yard (Saemann Avenue)	25 feet	0 setback - existing building
Side Yard (Cambridge Avenue)	25 feet	0 setback - existing building

*See Variance Description.

Site Considerations: Land Use / Lot Coverage

- The current building is a 1-story building with a partial basement.
- The building and parking lot drain to the City storm sewer system.
- No change to the current surface drainage system is proposed due no change to drainage patterns or increase to impervious surface area.

<u>Lot Coverage</u>	<u>Existing</u>	<u>Proposed</u>	<u>Impact to Site</u>
Parcel area	92,203 sq. ft.		9,550 sq. ft. (10.4% of site)
Building coverage	35,385 sq. ft.	36,734 sq. ft.	1,400 sq. ft. / 4% increase
Impervious Surface coverage	86,936 sq. ft.	85,628 sq. ft.	
Pervious Surface coverage	5,267 sq. ft.	6,575 sq. ft.	1,308/ 1.4% increase

<u>Parking / Seating</u>	<u>Existing</u>	<u>Proposed</u>
Parking Stalls	208 stalls (126 stalls (east lot) +82 stall (west lot))	204 stalls (122 stalls (east lot) +82 stall (west lot))

<u>Seating</u>	<u>Allowable</u>	<u>Proposed</u>
Allowable seating (*based on largest service)	1,020 seats* 204 available stalls x 5 seats per stall	674 Worship Occupants

Landscape

- Landscape plantings will be provided at the new east entrance addition and drop-off area. Grass and grass and mulch will be provided at the disturbed areas along new walks and stoops.
- 18 Landscape points are proposed, exceeding the 10 required Landscape points. See Landscape Plans for proposed shrubs, grasses, perennials and mulch areas.

Traffic

- The site is currently accessed with entrance drives off N 15th Street (2 total), Saemann Avenue (1 total) and Cambridge Avenue (2 total).
- The proposed Phase 2 addition will maintain all 4 entrance points on N 15th Street and Cambridge Avenue.
- The entrance driveway on Saemann is proposed to be relocated approximately 14' east of the current drive to allow for increased drop-off curb, walk and landscaping next to the building. We anticipate no impact to site access.

Lighting

- Existing parking lot lights will remain with no change to impact on neighboring sites.
- New lighting below the new canopy will be down lights well within the interior of the site with little to no impact to neighboring sites.
- The New Cross will be lit from the front from lights located on the new canopy shining up at the cross.
- The metal lettering on the east canopy and the West wall will be either metal lettering or internally lit lettering – to be determined per separate signage submittal at a later date.
- Due to the center-site location of the front lit cross and signage lettering there will be minimal impact to neighboring sites from the east side. The west signage lighting will also have minimal impact, primarily to the west parking lot owned by the Church.

Trash Enclosure

- The trash for the current building is located on the southeast lot line corner and enclosed on the east and south sides with a wood fence.
- The trash location and enclosure will be modified with the Phase 3 Addition and Remodel to the building and parking lot.
- No change is proposed at this time.

Proposed Conditional Use

The current Church began as a remodel and conversion of an existing grocery store in the 1960's with a small classroom addition built along 16th Street in approximately 1970. The building was later expanded in 1988 to its' current footprint with the addition of a gymnasium, classrooms, and office suite.

The Church (as described in the Description of Facility Use above) provides support for the community to meet, worship, socialize, vote, give blood, park etc. Church use meets the intent of the "small community uses" recommended for the Neighborhood Residential (NR-6) zoning district in the City of Sheboygan Comprehensive Plan.

Variance Description

The existing building setbacks are non-compliant with the current zoning code.

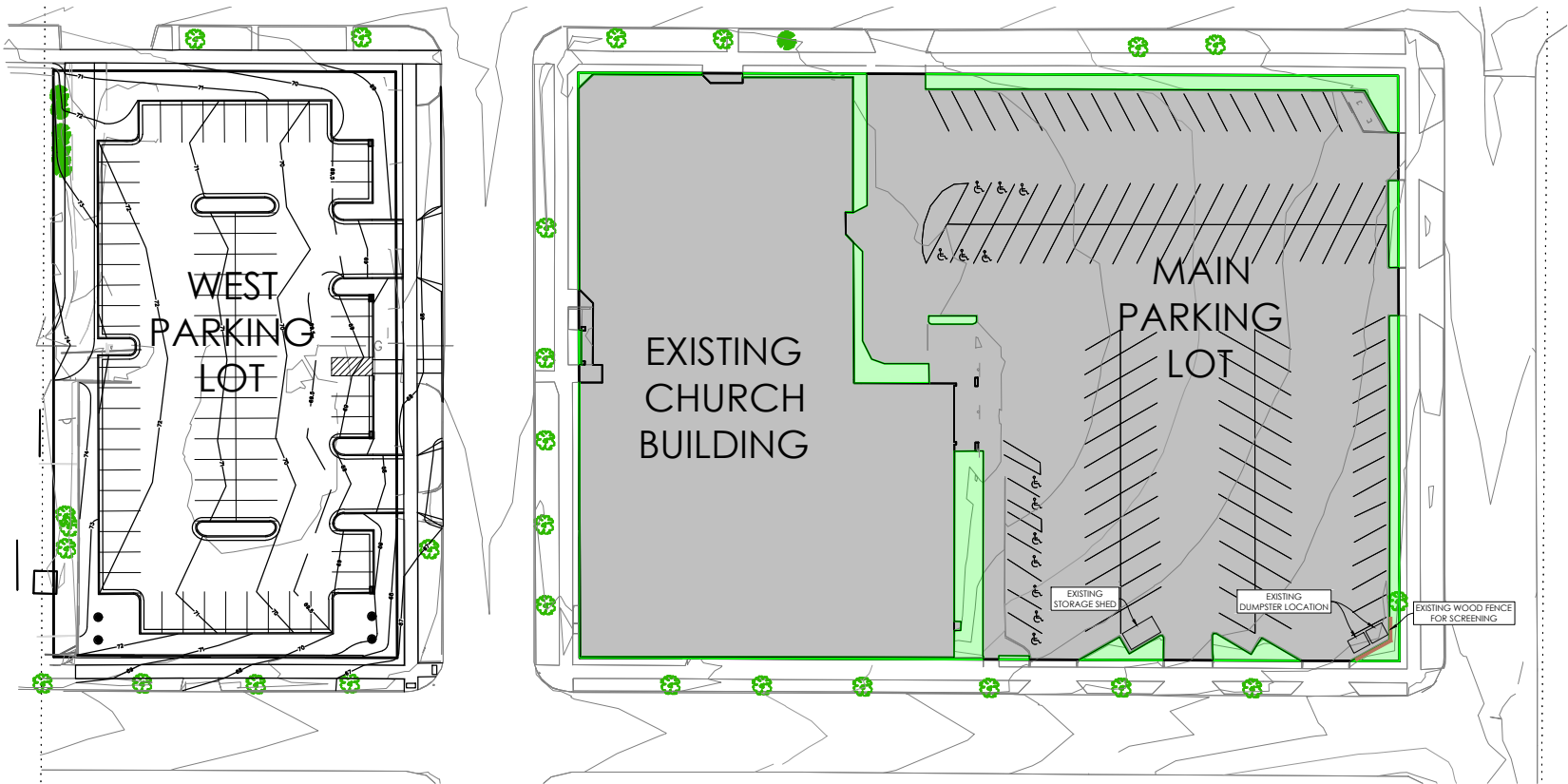
The proposed Phase 2 addition is proposed to be within the required setbacks.

3 total variances are requested as follows in bold text:

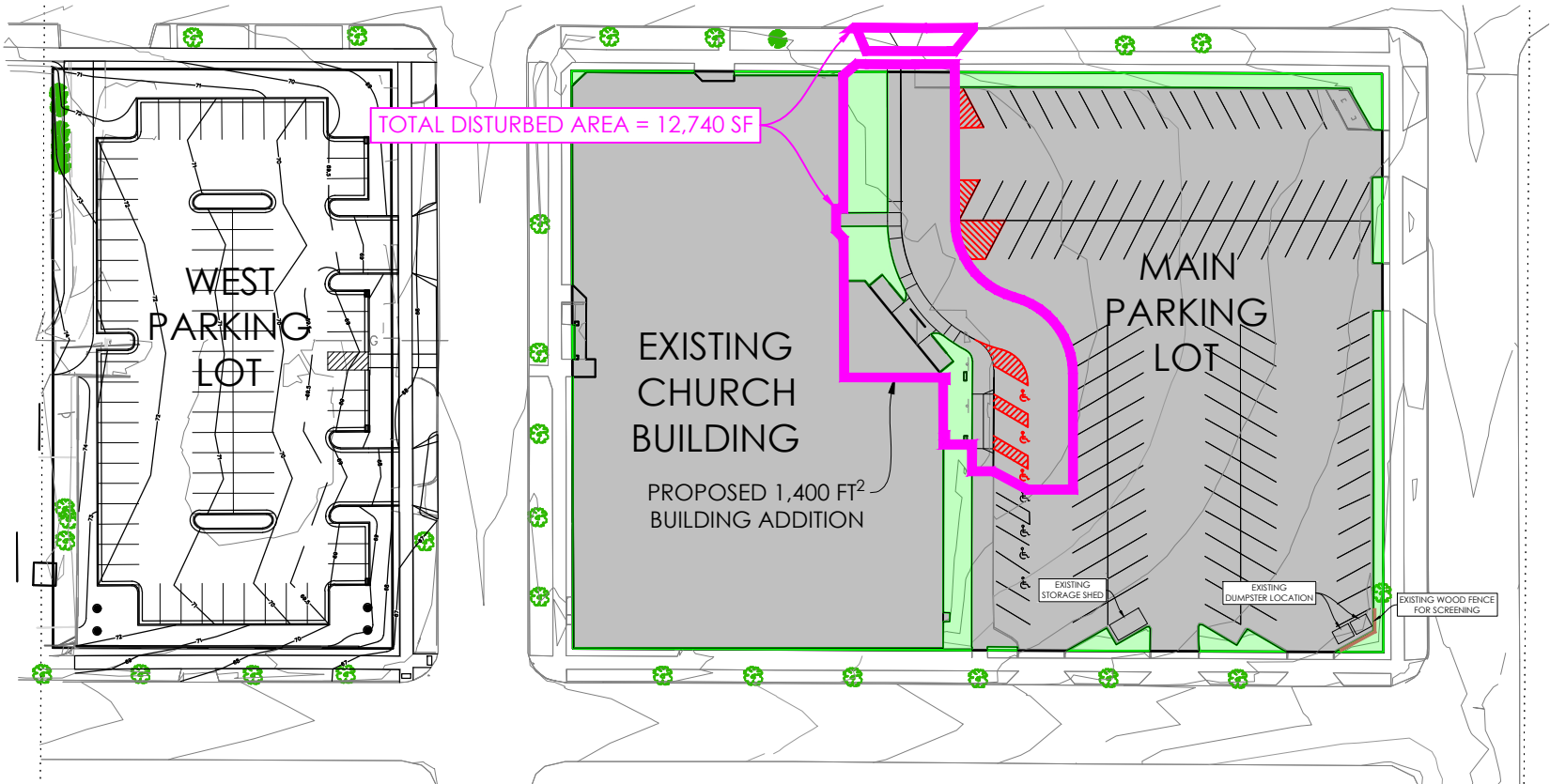
	<u>Required Setbacks</u>	<u>Variance Requested</u>
Front Yard (N 15 th Street)	25 feet	none
Rear Yard (N 16th Street)	25 feet	0 setback - existing building
Side Yard (Saemann Avenue)	25 feet	0 setback - existing building
Side Yard (Cambridge Avenue)	25 feet	0 setback - existing building

The requested variance is to allow zero setback along N 16th Street, Saemann Avenue and Cambridge Avenue to accommodate the existing construction presumed to have been built prior to the current regulations.

EXISTING SITE



PROPOSED SITE



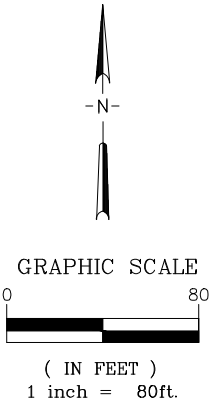
PARKING TABLE

	EXISTING PARKING	PROPOSED PARKING
MAIN CHURCH SITE	126 (13 HC)	122 (7 HC)
WEST PARKING LOT	82	82
TOTAL	208 (13 HC)	204 (7 HC)
TOTAL REQUIRED*	135	135
HC REQUIRED**	7	7

* 1 PARKING STALL PER 5 SEATS (674SEATS PROVIDED)
** 7 HC STALLS REQUIRED FOR 200-300 STALL PARKING FACILITIES

LANDSCAPE RATIO (LSR) TABLE
(MAIN CHURCH SITE)

	EXISTING	PROPOSED
IMPERVIOUS AREA	86,936 FT ²	85,628 FT ²
LANDSCAPED AREA	5,267 FT ²	6,575 FT ²
TOTAL LOT AREA	92,203 FT ²	92,203 FT ²
LSR	0.057	0.071



EXISTING VS. PROPOSED FIGURE

5308 S. 12th Street
Sheboygan, WI 53081-8099
Phone: (920) 458-6164
Fax: (920) 458-0369
www.startwithmiller.com

MILLER
ENGINEERS
SCIENTISTS
Designing in Harmony with the Environment

BY
DATE
NO

PHASE II IMPROVEMENTS
SHEBOYGAN eFREE CHURCH
1710 N 17th ST.
SHEBOYGAN, WI 53081

SCALE
HOR. 1"=80'
VER. N/A
DATE
4/11/2022
JOB
20410-E
BY
BRW
CK
RGM
SHEET
C1



A. ALTERATIONS TO BE DONE IN A MANNER THAT MAINTAINS THE LEVEL OF FIRE PROTECTION PROTECTION PROVIDED.

B. AREAS SHOWN GREY ARE EXISTING TO REMAIN.

C. EXTEND AND MODIFY EXISTING FIRE SPRINKLER AND FIRE ALARM SYSTEMS FOR NEW WORK.

1 STORY ABOVE GRADE WITH BASEMENT (A-3 OCC.)
EXISTING SPRINKLER IN PARTIAL BASEMENT AT 1988 ADDITION - EXTEND NEW SPRINKLER THROUGHOUT REMAINING
FIRE ALARM SYSTEM - EXTEND AND UPGRADED FOR COMPLIANCE

MAIN LEVEL (1 STORY): "A-3" OCCUPANCY FOR WORSHIP WITH RELIGIOUS EDUCATION
"E" CLASSROOMS (304.1.1) AND "B" OFFICES AS NON-SEPARATED ACCESSORY USE TO A
OCCUPANCY (508.2.4)

LOWER LEVEL (BASEMENT): "A-3" OCCUPANCY FOR WORSHIP WITH RELIGIOUS EDUCATION
"E" CLASSROOMS (304.1.1) AS NON-SEPARATED ACCESSORY USE TO A3 OCCUPANCY

TYPE 3B
POSSIBLY NEED TO PROVIDE 2 HOUR PROTECTION OF EXISTING COLUMNS IN EXTERIOR WALL ALONG GRID 7

FIRE RESISTIVE REQUIREMENTS	REQUIRED	PROVIDED
STRUCTURAL FRAME (COLUMNS, BEAMS, JOISTS)	0 HR.	0 HR.
BEARING WALLS-EXTERIOR (CURRENTLY 1 HR AND 2 HR (GYMNASIUM) AT 1988 ADDITION)	2 HR.	1 HR AND 2 HR.
BEARING WALLS-INTERIOR	0 HR.	0 HR.
NON-BEARING WALLS AND PARTITIONS - EXTERIOR	0 HR.	0 HR.
NON-BEARING WALLS AND PARTITIONS- INTERIOR	0 HR.	0 HR.
FLOOR CONSTRUCTION (INCLUDING SUPPORTING BEAMS AND JOISTS)	0 HR.	0 HR.
ROOF CONSTRUCTION (INCLUDING SUPPORTING BEAMS AND JOISTS)	0 HR.	0 HR.

FIRE SEPARATION DISTANCE	HOURS
=> 30'-0"	0 HR.

75 FT (OR 60 FT) APPROX. 31 FT

At = TABULAR AREA PER STORY IN ACCORDANCE WITH T.506.2 FOR SPRINKLERED BLDG
NS = TABULAR AREA PER STORY FOR NON-SPRINKLERED BLDG IN T.506.2 =

If = AREA INCREASE FACTOR DUE TO FRONTAGE PER SECTION 506.3 =

F = BUILDING PERIMETER WHICH FRONTS ON A PUBLIC WAY OR OPEN SPACE (20' MIN)
P = PERIMETER OF ENTIRE BUILDING

W = WIDTH OF A PUBLIC WAY OR OPEN SPACE (30' MAX)

ALLOWABLE AREA PER FLOOR (Aa) $Aa = At + [NS * If] = 38,000 + [9,500]$

PROPOSED AREA

	EXISTING	35,425 SQ.FT.
	PROPOSED NEW	1,400 SQ.FT.
TOTAL PROPOSED NEW + EXISTING		36,825 SQ.FT. < 45,625 SQ. FT ALLOWED
<u>ALLOWABLE FUTURE ADDITION</u>		8,300 SQ.FT. (VS. 3,882 ADDITIONAL SQ.FT. PROPOSED IN MASTER PLAN)
REMODEL AREA		
ML	23,889 SQ.FT. (67.44% OF ML)	
IL	205 SQ.FT. (3.05% OF IL)	

CHAPTER 29 PLUMBING SYSTEMS

MINIMUM NUMBER OF PLUMBING SYSTEMS
TOTAL OCCUPANCY: 595 occ. (MPR/GYM) + 674 occ. (WORSHIP) = 1,269 occupants
634 MEN AND 635 WOMEN

	REQUIRED	PROPOSED
MEN'S WATER CLOSETS (634/150)	4	10 PROVIDED: 5 (ML) + 5 (LL)
MEN'S LAVATORIES (634/200)	3	7 PROVIDED: 3 (ML) + 4 (LL)
WOMEN'S WATER CLOSETS (635/175)	8	10 PROVIDED: 5 (ML) + 5 (LL)
WOMEN'S LAVATORIES (635/200)	3	7 PROVIDED: 3 (ML) + 4 (LL)
UNISEX RESTROOMS		1 public + 6 dedicated
DRINKING FOUNTAINS (1:1000)	2	5 PROVIDED: 3 (ML), 2 (LL)

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the state of WISCONSIN.

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the state of WISCONSIN.

SIGNATURE: NICOLE THOMPSON

REGISTRATION #: #####

DATE: 04/15/2022

**SHEBOYGAN
E-FREE CHURCH**

1710 N 15TH STREET, SHEBOYGAN WISCONSIN
53081

PROJECT NO: 4514

DRAWN BY: AK, KM

COPYRIGHT: 2022

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[illegible]

CITY SUBMISSION

MAIN LEVEL CODE PLAN

A10



I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the state of WISCONSIN.

SIGNATURE: NICOLE THOMPSON
REGISTRATION #: *#####*
DATE: 04/15/2022

1710 N 15TH STREET, SHEBOYGAN WISCONSIN
53081

PROJECT NO: 4514
DRAWN BY: AK, KM
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[illegible]

CITY SUBMISSION

LOWER LEVEL CODE PLAN

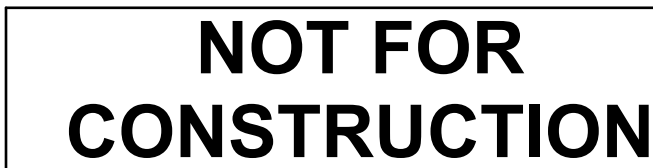
79



STATION 19
ARCHITECTS, INC.

A. GRADE SITE TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING.
B. PROVIDE LIGHTING FOR CROSS FROM CANOPY ROOF.

1. NICHIIHA FIBER CEMENT PANELS OVER NEW WALL.
2. NICHIIHA FIBER CEMENT PANELS OVER EXISTING WALL.
3. ALUMINUM STREFFORIT WINDOWS AND DOORS
4. PREFINISHED METAL PARAPET CAP
5. SUSPENSION CABLE AND STEEL TUBE SUPPORTED CANOPY WITH PREFINISHED METAL PARAPET PASSAGE, GATE GUITTERS AND DOWNSPOUTS AT SIDES.
6. EXISTING PREFINISHED METAL PARAPET CAP
7. EXISTING BACK LIT SIGNAGE OVER GATE GUITTERS (AS OCCURS)
8. INTERNALLY BACK-LIT SIGNAGE ATTACHED TO CANOPY EDGE.
9. PAINT OVER EXISTING METAL MANSARD, BRICK, WOOD TRIM & AGGREGATE CONCRETE AT EOR
10. NEW MASONRY OPENING AND ALUMINUM WINDOWS. PATCH MASONRY TO MATCH EXISTING.
11. EXISTING DOWNSPOUT
12. PAINTED GALVANIZED STEEL CROSS
13. EXISTING ROOF
14. NEW PARAPETS BEYOND
15. EXISTING BRICK
16. INTERNALLY BACK-LIT SIGNAGE ATTACHED TO FIBER CEMENT PANELS.
17. EXISTING DOWNSPOUT
18. PATCH WALL AT REMOVED CANOPY AND PIER WITH STUCCO COATING.



I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the state of WISCONSIN.

SIGNATURE: NICOLE THOMPSON

REGISTRATION #: *****

DATE: 04/15/2022

**SHEBOYGAN
E-FREE CHURCH**

1710 N 15TH STREET, SHEBOYGAN WISCONSIN
53081

PROJECT NO: 4514

DRAWN BY: AK, KM

COPYRIGHT: 2022

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[illegible]

CITY SUBMISSION

EXTERIOR ELEVATIONS

A60

Sheboygan EFree **EXTERIOR VIEW** | Existing East



Sheboygan EFree

EXTERIOR VIEW | East



Sheboygan EFree

EXTERIOR | Existing West View



Sheboygan EFree **EXTERIOR** | West View

















CITY OF SHEBOYGAN

REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION

ITEM DESCRIPTION: Exterior remodel of Sheboygan Glass at 3209 S. 32nd Street (former KP Welding).

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

REPORT DATE: May 6, 2022

MEETING DATE: May 9, 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:

Sheboygan Glass is proposing to locate their operations from 3209 S. 32nd Street (the K/P Welding facility). The applicant states the following about the project:

- Sheboygan Glass is proposing to purchase the K/P Welding facility and will bring back its operation, including 15 employees back into the City of Sheboygan. The facility will undergo substantial upgrades, both interior and exterior, to provide a useful base of operations for the new owner. As part of a master plan, the owner proposes to complete some of the renovations utilizing a phased approach to amortize the costs in a more fiscally sustainable fashion. This approach will be a win-win for both the owner, the neighboring properties, and the City.
- The building is currently occupied by a welding and machining operation. The site and building are in relatively poor condition due to deferred maintenance. The south side of the building is overgrown with brush and dead trees that will need to be addressed. The building itself is a steel frame with metal panels and roof. The panels are in decent condition, but sorely in need of paint.
- Sheboygan Glass is proposing to utilize the facility:
 - Office use – West portion of building 7,200sf (60 x 120)
 - Light industrial use – East portion of building 20,000sf (100 x 200)
- Office building will be completely renovated to include Seven (7) offices, Reception vestibule and office, Conference room, Breakroom, Plan room, Men and Women, ADA restrooms, Private bathroom with shower, Employee bathroom with shower, Storage, Utility, Electrical and IT rooms and Circulation Spaces.

- Additional spaces within the east portion of the office that will be completed in the future to include Training Classroom, Shop Training space, Recreation Room, Fitness Room and Circulation Space.
- The exterior renovations proposed for the west side of the building include:
 - Remove existing veneer brick and metal panels at west and south exposures.
 - Install new storefront glazing with spandrel panels at lower third across entire west exposure.
 - Create new ADA compliant storefront entry at southwest corner.
 - Install new metal clad, horizontal “eyebrow” above storefront at north, west and south elevations.
 - Add new metal clad, vertical red “blades” to accent a cadenced series of divisions along the north elevation of the office to break up some of the very long face.
 - At the shop portion, the existing metal panels will be repaired as needed, and will be painted along with all trim and doors.
- Site Repairs will include:
 - Remove existing asphalt paving at all three (3) dock areas and install grass at northwest and northeast areas.
 - At north-center dock, provide new concrete apron, concrete dock, and asphalt paving infill.
 - At customer parking area (southwest corner), re-stripe parking spots to include one (1) van accessible space, one (1) standard ADA space, and five (5) non-ADA spots.
 - At employee parking area (northwest corner), apply sealcoat to existing asphalt pavement, and restripe parking spots to include one standard ADA space, and twelve non-ADA spots.
 - Landscaping will include removal of existing brush and dead trees along the south side on the shop building.
 - New landscaping is planned to screen the ground installed HVAC equipment along the north side of the office building to meet City requirements.
 - Remove existing, damaged canopy at north exposure.
 - Remove existing exterior exhaust fan at north exposure.

Sheboygan Glass is proposing the following timeline for the future interior and exterior improvements:

Interior:

- West side of building, renovations as described above - 2022
- Renovation of existing spaces within proposed tenant space – 2023 (project will be completed earlier if tenant leases space)
- Build out of Training area, to include classroom, installation training area, fitness, and recreation rooms, with access to ADA compliant bathroom – 2024
- Renovation of existing shop bathroom to provide ADA compliant units for shop, as well as an individual use ADA bathroom – 2025

Exterior:

- West side of building, renovations as described above – 2022
- East side of building, renovations as described above - 2022
- Pave tenant access drive and parking – 2023 (Earlier if space is leased)
- Install additional trees and other landscaping – 2024
- Replace roll-up doors at north exposure - 2024
- Replace office roof – 2025
- Replace/Install gutters and downspouts – 2025 (concurrent with roof replacement)

STAFF COMMENTS:

On the building roof and sides there appears to be a lot of mechanical equipment that is no longer used. The Board may want to have the applicant explain what their intent is regarding removal of the un used mechanicals. The applicant shall remove all unused rooftop, building and ground mechanicals. Any new mechanicals to be added shall be properly screened.

The Board may want to have the applicant explain their phasing of both the use of the facility as well as the building and site improvements.

Sheboygan Glass is looking to improve the appearance of the building as well as the property which is a bit tired and weathered. The Sheboygan Glass remodel project will positively impact the look and feel of the building/property at this very visible corner property in the business park.

ACTION REQUESTED:

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

ATTACHMENTS:

Architectural Review Board Application and required attachments.

Office Use Only

PARCEL NO.: _____

MAP NO.: _____

ZONING CLASSIFICATION: _____

DATE SUBMITTED: _____

REVIEW DATE: _____

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: Distinctive Design Studio on behalf of Sheboygan Glass

ADDRESS: 215 Pine St, Sheboygan Falls, WI 53085 _____

E-MAIL ADDRESS: jake@distinctivedesignstudio.comPHONE: (920) 393-2684 FAX NO.: ()

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Sheboygan GlassADDRESS OF PROPERTY AFFECTED: 3209 S 32nd St. Sheboygan, WI

NEW BUILDING: _____ ADDITION: _____ REMODELING: X _____

DESCRIPTION OF PROPOSED PROJECT: Renovation of existing welding shop. Interior of office (front portion of building) to be completely renovated with new ADA compliant restrooms, offices, break room, reception area.

DESCRIPTION OF **EXISTING** EXTERIOR DESIGN AND MATERIALS:

Existing building is R-panel metal siding in a patchwork of colors with brick veneer at the front (west elevation). Current site has a gravel drive to rear entrance, as well as two poorly paved drives on the north side of the property.

DESCRIPTION OF THE **PROPOSED** EXTERIOR DESIGN AND MATERIALS: _____

Exterior to receive new storefront glazing and entry, updated façade details, paint & minor roof repairs. Site repairs and parking updates (stripe ADA, seal and re-stripe parking). Existing brush and dead trees will be removed on the south side. New

landscaping is planned to screen the ground installed HVAC equipment, and to meet City requirements.

3. NAMES AND ADDRESSES

OWNER OF SITE: Sheboygan Glass

ADDRESS: 466 Church St. Kohler, WI _____

EMAIL:

mwnyhuis@sheboyganglass.com

PHONE: (920) 889-9384

FAX NO.: ()

ARCHITECT: Distinctive Design Studio, Jake Jacobsen RA

ADDRESS: 215 Pine St, Sheboygan Falls, WI

EMAIL ADDRESS: jake@distinctivedesignstudio.com

PHONE: (920) 393-2684

FAX NO.: ()

CONTRACTOR: Jos. Schmitt

ADDRESS: 2104 Union St. Sheboygan, WI

EMAIL: _sschmitt@jschmitt.cc

PHONE: (920) 946 0991

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.

14 April, 2022

Conditional Use Application Narrative

Proposed New Owner:

Sheboygan Glass & Glazing
466 Church Street
Kohler, WI 53044

Designer:

Jake Jacobsen, AIA
Distinctive Design Studio
215 Pine St.
Sheboygan Falls, WI 53085

Contractor:

Jos. Schmitt Construction
2104 Union St.
Sheboygan, WI 53082

General Facility Information

Parcel 59281423740

Legal Description:

SHEBOYGAN INDUSTRIAL PARK NO 1 THE N 378.54' OF LOT 4 BLK 1 & THAT PRT OF LOT 3 BLK 1 DESC AS: COM AT NW COR SD LOT 3, TH S-18-DEG-09'- 27"E 347.09' ALG W LINE OF LOT 3 TH N-86-DEG-43'-00"E 51.73', TH N-18-DEG-09'-27"W PARALLEL TO & 50' ELY OF W LINE OF LOT 3, 391.87' TO THE N LINE OF LOT 3, TH S-39 - DEG-38'-04"W 59.09' TO BEG

Lot Area: 4.42 acres

Zoning: SI (Suburban Industrial)

Adjacent properties zoning: All neighboring properties are zoned SI

Setbacks: Existing structure appears to be conforming – no additions are anticipated.

Current Use

Light Industrial

Existing use and conditions:

Building is currently occupied by a welding and machining operation. The site and building are in relatively poor condition due to deferred maintenance. The south side of the building is overgrown with brush and dead trees that will need to be addressed. The building itself is a steel frame with metal panels and roof. The panels are in decent condition, but sorely in need of paint.

Approximately 20 parking spots existing – no ADA spots designated

New owner: **Sheboygan Glass & Glazing**

Executive summary:

Sheboygan Glass is proposing to purchase the existing facility, and will bring its current operation, including fifteen employees back into the City of Sheboygan. The facility will undergo substantial upgrades, both interior and exterior to provide a useful base of operations for the new owner. As part of a master plan, the owner proposes to complete some of the renovations utilizing a phased approach to amortize the costs in a more fiscally sustainable fashion. This approach will be a win-win for both the owner, the neighboring properties, and the City.

Proposed Use:

Office use – West portion of building 60' x 120'

Light industrial use – East portion of building 100' x 200'

Proposed Parking:

21 spots total – 3 ADA – one to be van accessible

Proposed alterations to building:

Exterior Improvements:

Façade Update at western portion of building to include;

Remove existing veneer brick and metal panels at west and south exposures. Install new storefront glazing with spandrel panels at lower third across entire west exposure. Create new ADA compliant storefront entry at southwest corner. Install new metal clad, horizontal “eyebrow” above storefront at north, west and south elevations. Add new metal clad, vertical red “blades” to accent a cadenced series of divisions along the north elevation of the office to break up some of the very long face. At the shop portion, the existing metal panels will be repaired as needed, and will be painted along with all trim and doors.

Site Repairs:

- Remove existing asphalt paving at all three dock areas and install grass at northwest and northeast areas
- At north-center dock, provide new concrete apron, concrete dock, and asphalt paving infill
- At customer parking area (southwest corner), re-stripe parking spots to include one van accessible space, one standard ADA space, and five non-ADA spots.
- At employee parking area (northwest corner), apply sealcoat to existing asphalt pavement, and re-stripe parking spots to include one standard ADA space, and twelve non-ADA spots.
- Landscaping will include removal of existing brush and dead trees along the south side on the shop building.
- New landscaping is planned to screen the ground installed HVAC equipment along the north side of the office building to meet City requirements.
- In addition, the Master Plan (below), details additional landscaping to meet City standards, and other site upgrades.
- Remove existing, damaged canopy at north exposure
- Remove existing exterior exhaust fan at north exposure

Interior Improvements:

Office building will be completely renovated with the following spaces programmed;

- 7 offices
- Reception vestibule and office
- Conference room
- Breakroom
- Plan room
- Men and Women, ADA restrooms
- Private bathroom with shower
- Employee bathroom with shower
- Storage
- Utility, Electrical and IT rooms
- Circulation Spaces

Additional spaces within the east portion of the office that will be completed in the future to include;

- Training Classroom
- Shop Training space
- Recreation Room
- Fitness Room
- Circulation Space

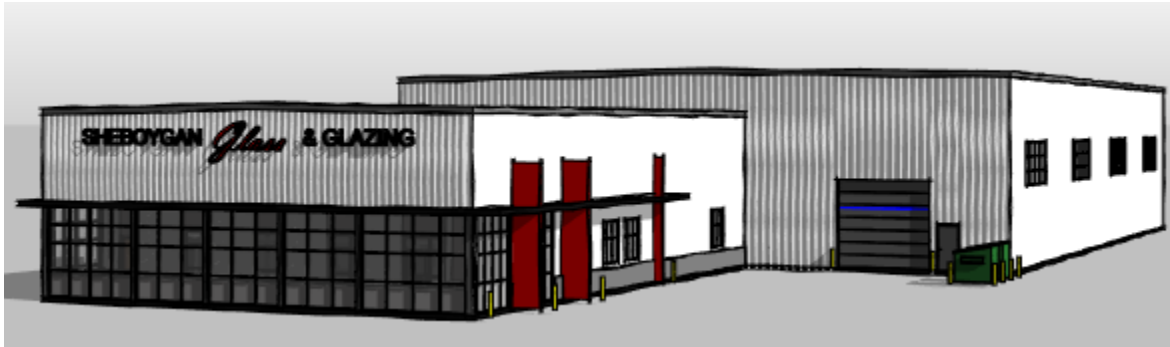
Master Plan for Phased Improvements:

Exterior;

- West side of building, renovations as described above – 2022
- East side of building, renovations as described above - 2022
- Pave tenant access drive and parking – 2023 (Earlier if space is leased)
- Install additional trees and other landscaping – 2024
- Replace roll-up doors at north exposure - 2024
- Replace office roof – 2025
- Replace/Install gutters and downspouts – 2025 (concurrent with roof replacement)

Interior;

- West side of building, renovations as described above - 2022
- Renovation of existing spaces within proposed tenant space – 2023 (project will be completed earlier if tenant leases space)
- Build out of Training area, to include classroom, installation training area, fitness, and recreation rooms, with access to ADA compliant bathroom – 2024
- Renovation of existing shop bathroom to provide ADA compliant units for shop, as well as an individual use ADA bathroom – 2025



Proposed New southwest Elevation



Existing west elevation at entry



Existing north elevation looking east



Existing northeast elevation



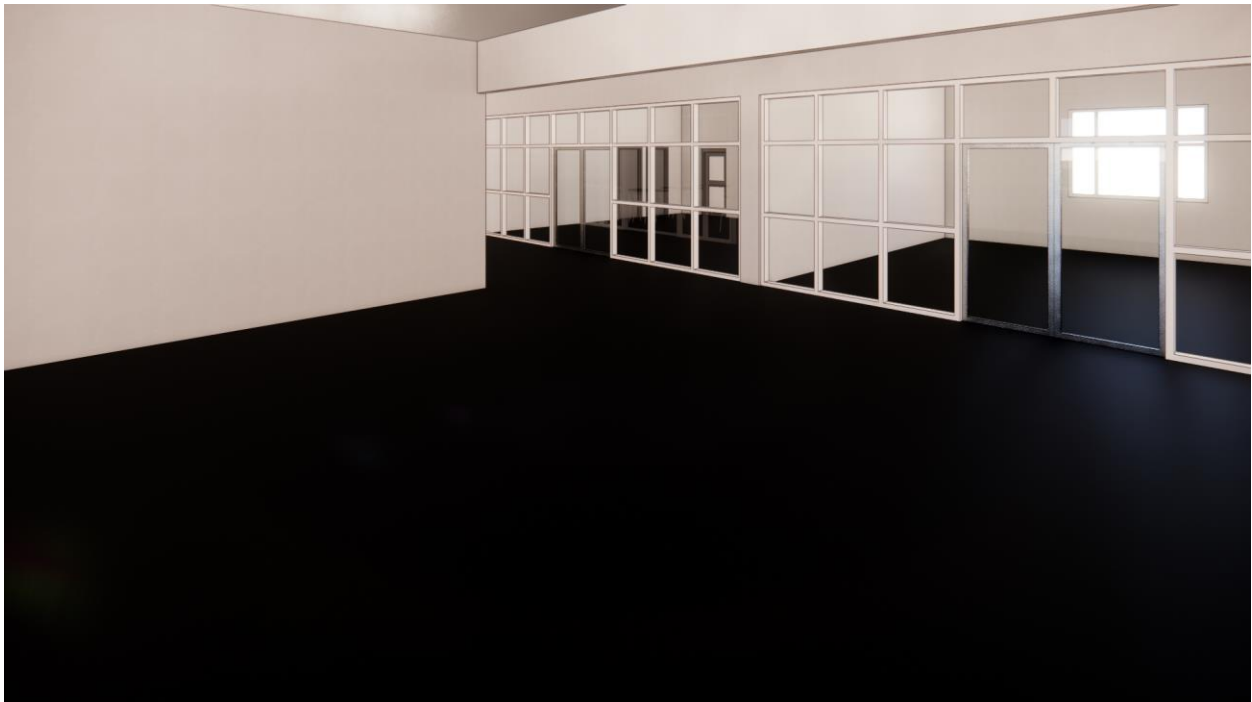
Existing office interior



Proposed vestibule



Proposed employee break room



Proposed training, fitness, and recreation spaces

OFFICE & SHOP RENOVATION

SHEBOYGAN GLASS

PROJECT INFORMATION

PROJECT ADDRESS

3209 SOUTH 32ND STREET
SHEBOYGAN, WI 53081

PROJECT LOCATION



SHEET LIST

SHEET #	SHEET NAME	REVISION	
		#	DATE
GENERAL			
G000	COVER		
CIVIL			
C100	SITE PLAN	1	3/1/2022
ARCHITECTURAL			
A101	FIRST FLOOR PLAN - WEST	1	3/1/2022
A102	FIRST FLOOR PLAN - EAST	1	3/1/2022
A103	SECOND FLOOR PLAN	1	3/1/2022
A200	EXTERIOR ELEVATIONS	1	3/1/2022

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

#	DATE	DESCRIPTION
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OFFICE & SHOP RENOVATION

3209 SOUTH 32ND STREET
SHEBOYGAN, WI 53081

PROJECT #: 22-010

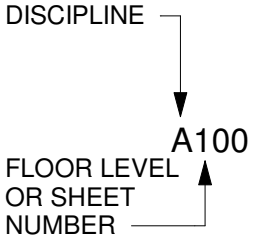
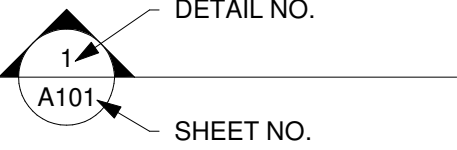
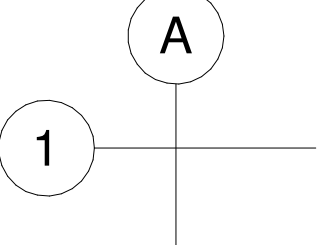
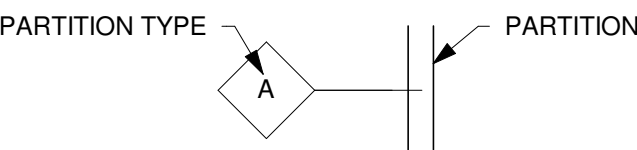
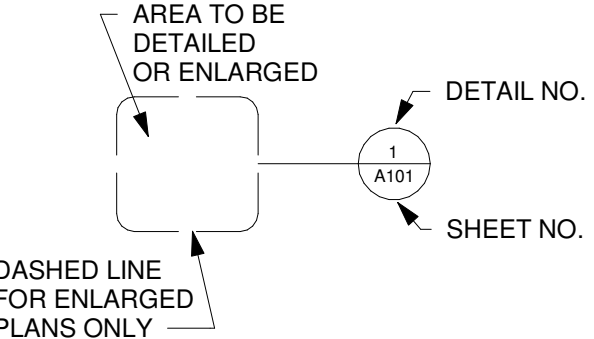
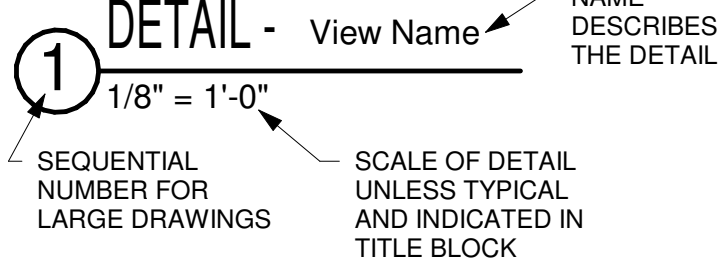
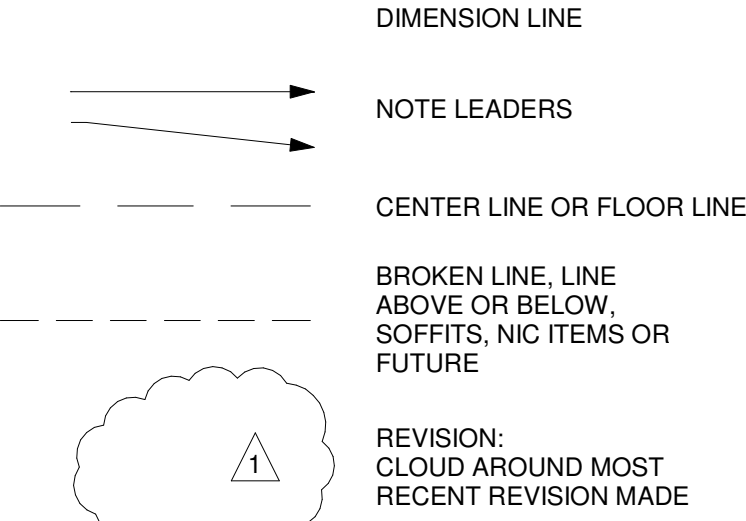
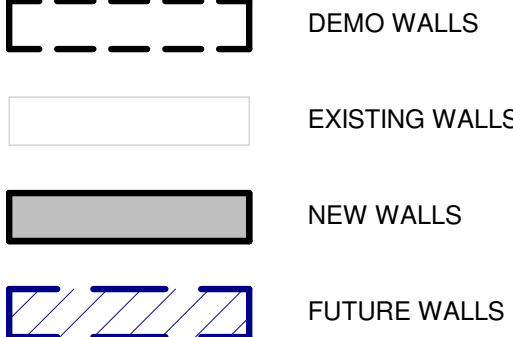
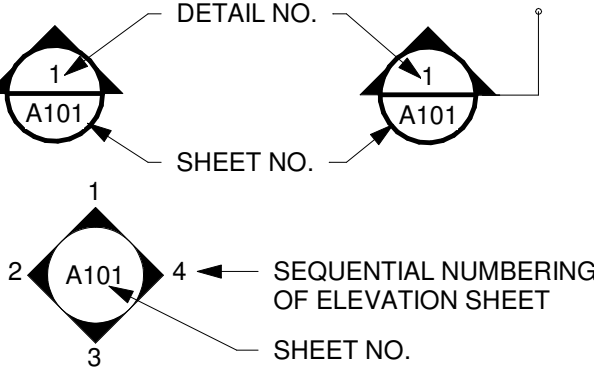
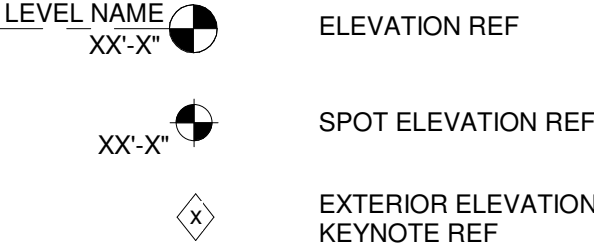
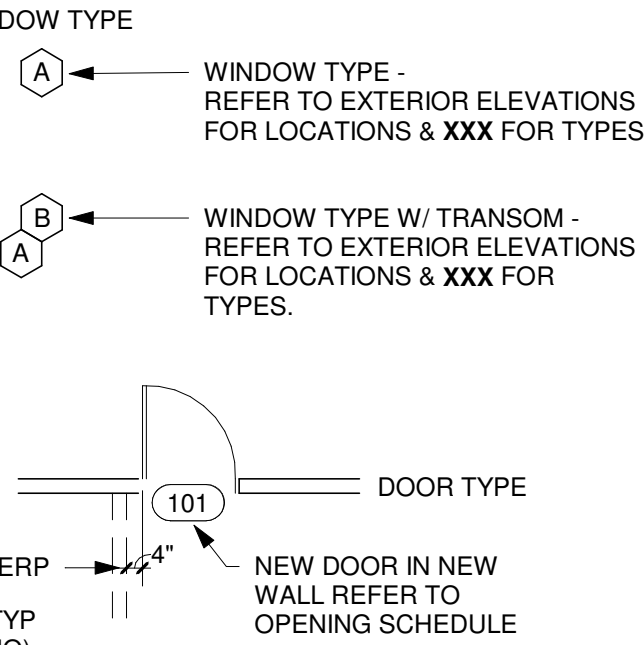
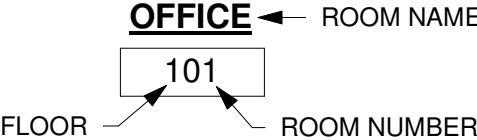
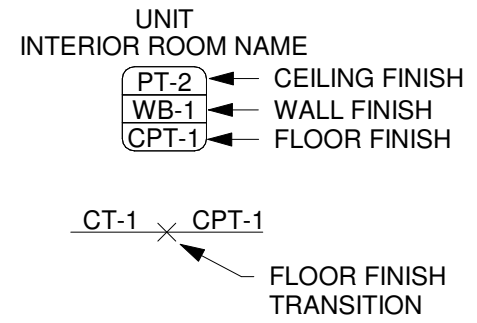
PRELIMINARY PLANS

COVER

G000



SYMBOLS LEGEND

SHEET NUMBERING	SECTION REFERENCE	COLUMN GRID DESIGNATORS	PARTITION TYPE SYMBOL
			
DETAIL REFERENCE	DETAIL NUMBERING	LINE TYPE IDENTIFICATION	WALL IDENTIFICATION
			
ELEVATION REFERENCE	ELEVATION SYMBOLS	OPENING IDENTIFICATIONS	ROOM IDENTIFICATION
			
			INTERIOR FINISH TAGS
			



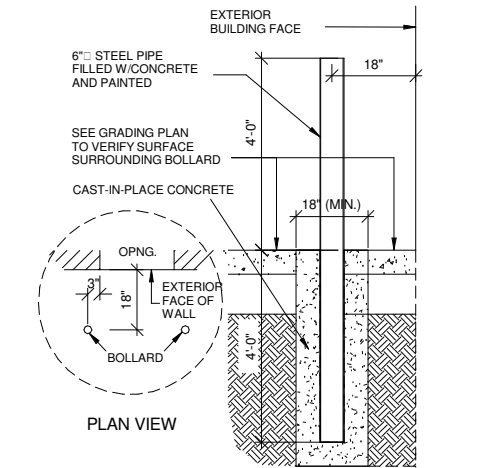
2 SITE PLAN - Overall Site Plan
1" = 100'-0"
PROPERTY LINES SHOWN ARE REPRESENTATIVE ONLY

PARKING NOTES

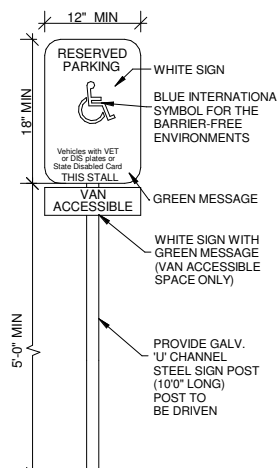
SI ZONING PARKING:
ONE SPACE FOR EACH EMPLOYEE AT LARGEST SHIFT REQUIRED
8 EMPLOYEES
21 PARKING SPOTS PROVIDED
3 ADA SPOTS PROVIDED, ONE OF WHICH IS VAN ACCESSIBLE

SI ZONING NOTES

SETBACK REQUIREMENTS:
FRONT/STREET - 60'
SIDE, NON-RESIDENTIAL - 25'/10'
REAR - NON-RESIDENTIAL - 25'
PAVEMENT - 10'
MINIMUM BUILDING SEPARATION - 20'
MAXIMUM BUILDING HEIGHT - 35'
PROJECT FACILITY CURRENTLY MEETS ALL ZONING SETBACK REQUIREMENTS. NO PROPOSED CHANGES ARE ANTICIPATED



PIPE BOLLARD SECTION



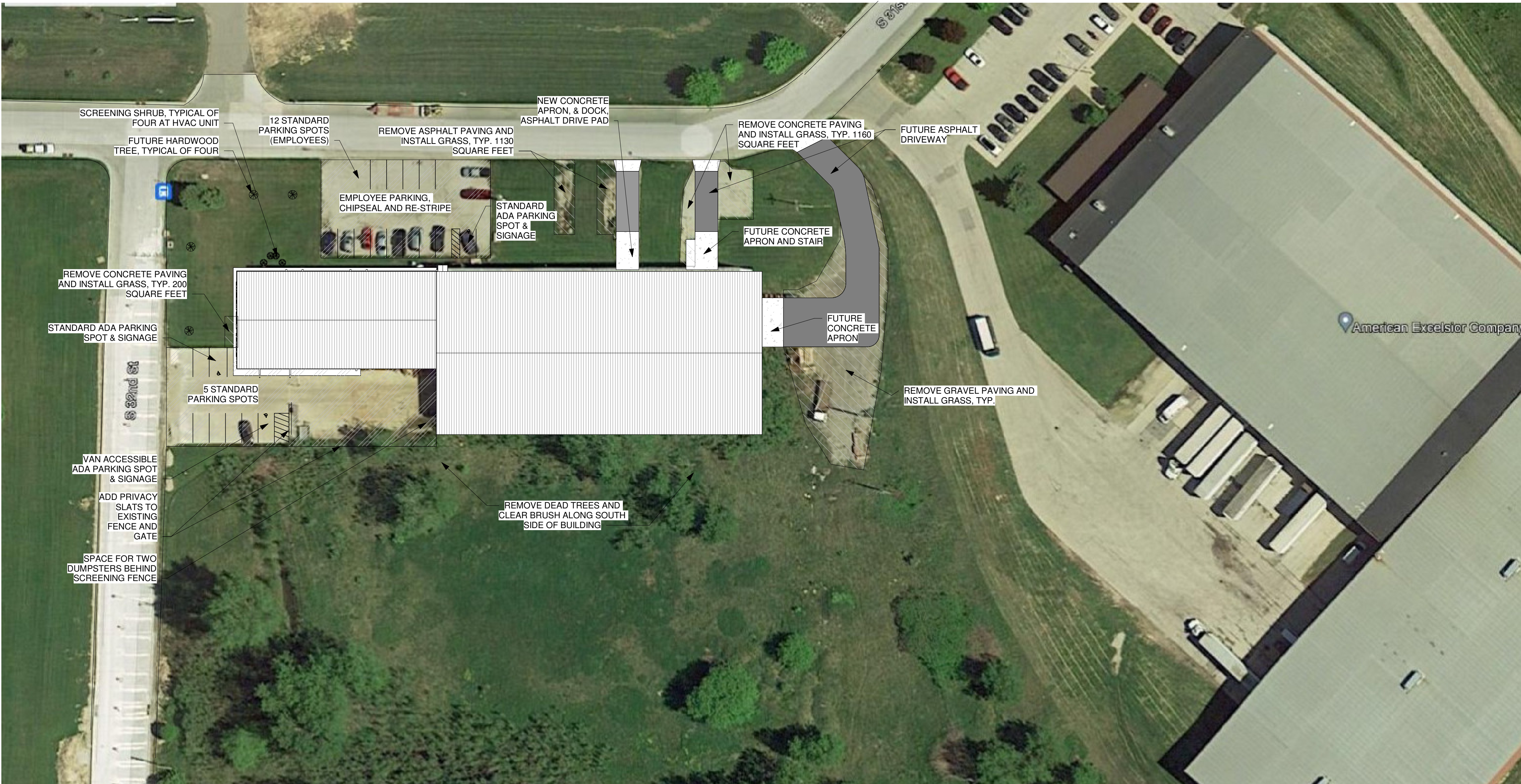
HANDICAP SIGNAGE

GENERAL SITE NOTES

EXISTING MATURE TREES TO REMAIN
EXISTING ASPHALT PARKING AREAS TO BE SEALED AND RE-STRIPED
EXISTING CONCRETE PARKING AREAS TO BE RE-STRIPED
FUTURE TREES TO BE MINIMUM 6" CALIPER HARDWOOD SPECIES

LEGEND

- NEW CONCRETE PAVING
- NEW ASPHALT PAVING (FUTURE)
APPROXIMATELY 5500 SQUARE FEET
TOTAL (INCLUDES CONCRETE APRONS)
- EXISTING PAVING TO BE DEMOLISHED
APPROXIMATELY 2500 SQUARE FEET TOTAL
- EXISTING PAVING TO REMAIN (RE-STRIPING
AS NECESSARY) APPROXIMATELY 6300
SQUARE FEET TOTAL



1 SITE PLAN - Site Plan
1" = 40'-0"

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

#	DATE	DESCRIPTION
1	3/1/2022	SD DOCS

OFFICE & SHOP RENOVATION

3209 SOUTH 32ND STREET
SHEBOYGAN, WI 53081

PROJECT #: 22-010

PRELIMINARY PLANS

SITE PLAN



NEW SHOP
ENTRY ROOF
ABOVE

NEW 2 HOUR
RATED WALL

MATCH LINE

NEW RATED
DOOR & FRAME

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3209 SOUTH 32ND STREET
SHEBOYGAN, WI 53081

PROJECT #: 22-010

PRELIMINARY PLANS

A101



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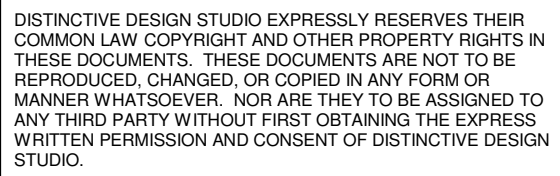
A102



STEVE PESKIE

STEVE PESKIE

steve@distinctivedesignstudio.com



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SHEBOYGAN, WI 53081

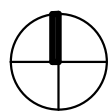
PROJECT #: 22-010

SECOND FLOOR PLAN

108

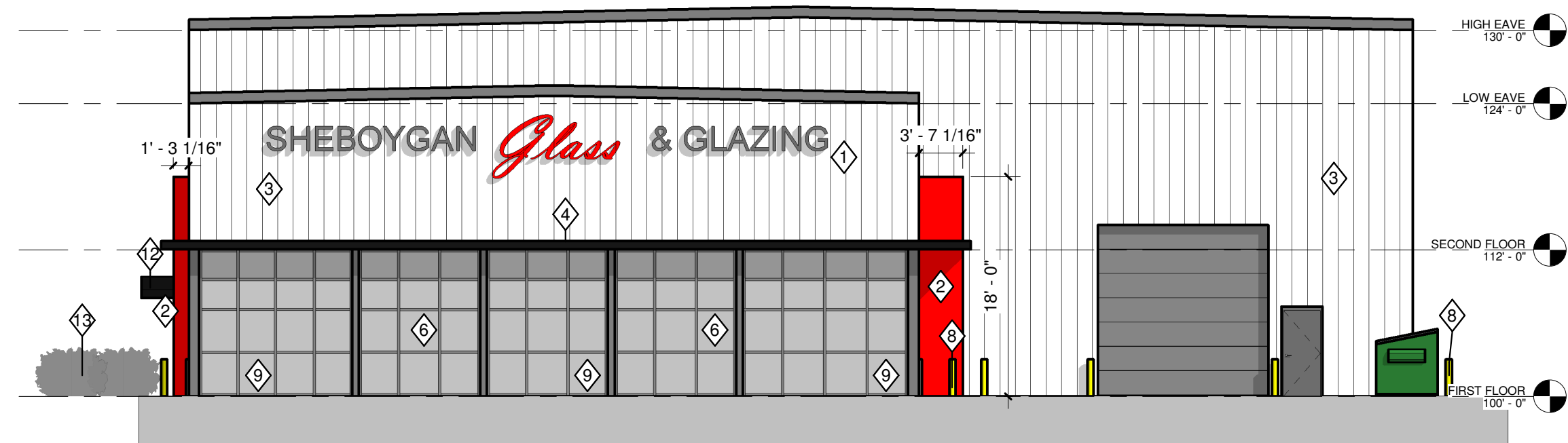
1/8" = 1'-0"

IF PRINTED ON 24" X 36", TOP SCALE BAR SHALL BE EXACTLY 1".
IF PRINTED ON 12" X 18", BOTTOM SCALE BAR SHALL BE EXACTLY 1", AND VIEWS ON THE SHEET ARE REDUCED BY 50%.
IF EITHER SCALE BAR IS NOT EXACTLY 1", DRAWING IS NOT TO SCALE

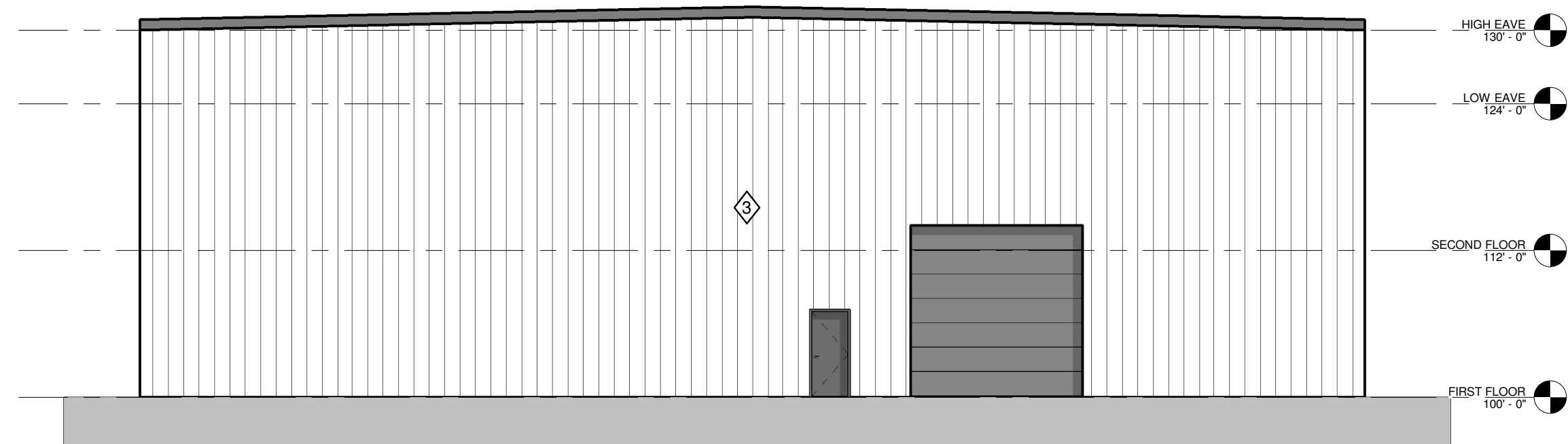


1" 12X12

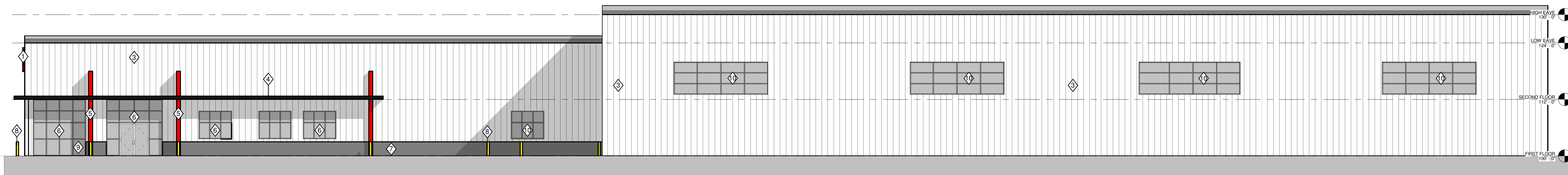
MATERIAL KEYNOTE	
#	MATERIAL
1	BUILDING SIGNAGE
2	METAL SIDING - VERTICAL, RED
3	METAL SIDING - VERTICAL, WHITE
4	METAL EYEBROW BAND - BLACK
5	VERTICAL RED METAL SIDING BLADE, TYP.
6	ALUMINUM STOREFRONT GLAZING
7	FORMED METAL WAINSCOT, CHARCOAL
8	6" DIAMETER STEEL BOLLARD, TYP.
9	SPANDREL GLAZING
10	FUTURE ALUMINUM STOREFRONT GLAZING
11	DOCK LEVELER
12	PRE-MANUFACTURED METAL ENTRY ROOF - BLACK
13	SCREENING SHRUBS AT HVAC UNITS



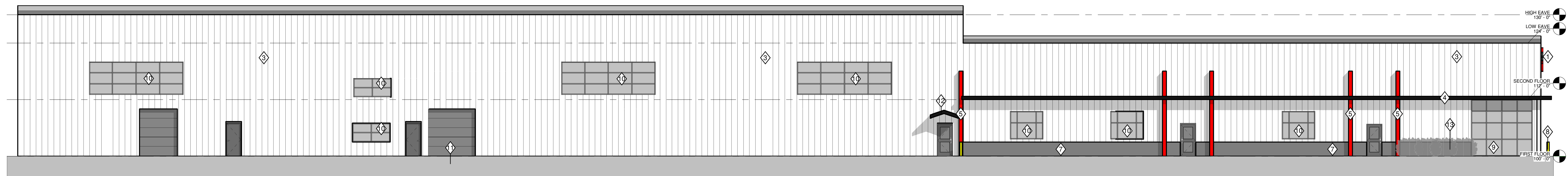
4 EXTERIOR ELEV. - WEST ELEVATION
3/32" = 1'-0"



3 EXTERIOR ELEV. - EAST ELEVATION
3/32" = 1'-0"



2 EXTERIOR ELEV. - SOUTH ELEVATION
3/32" = 1'-0"



1 EXTERIOR ELEV. - NORTH ELEVATION
3/32" = 1'-0"

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OFFICE & SHOP RENOVATION

3209 SOUTH 32ND STREET
SHEBOYGAN, WI 53081

PROJECT #: 22-010

PRELIMINARY PLANS

EXTERIOR ELEVATIONS

A200













CITY OF SHEBOYGAN**ARCHITECTURAL REVIEW BOARD MINUTES****Monday, April 11, 2022**

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.

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

MEMBERS EXCUSED: Pam Langan and Dave Aldag

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

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 Architectural Review Board minutes from March 14, 2022.

Motion by Jerry Jones, second by Alderperson Markus Savaglio to approve. Motion carried.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

5. Construction of new building additions at Old World Creamery located at 1606 Erie Avenue.

Motion by Jerry Jones, second by Alderperson Markus Savaglio to approve as presented. Motion carried.

6. Exterior remodel 804-814 N. 8th Street.

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

1. The mural proposed on the south and west elevations of the building was not approved.
2. Applicant shall resubmit final elevations and rendering drawings of the entire project that will also include the new detailing of the south and west sides of the building where the mural was proposed. If staff has any concerns with resubmitted plans, the plans may be forwarded to the board for review.

Motion carried.

NEXT MEETING**7. Wednesday**, April 27, 2022

Next meeting is schedule for Monday, May 9, 2022.

ADJOURN**8. Motion to Adjourn**

Motion by Jerry Jones, second by Alderperson Markus Savaglio to adjourn. Motion carried.

Being no further business the meeting was adjourned at 4:53 p.m.

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*