

CITY OF SHEBOYGAN

REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION

ITEM DESCRIPTION: Construction of a new car wash, quick lube and emission testing facility at the Sheboygan Auto Group property located at 2701 Washington Avenue (the Sheboygan Chrysler Center).

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

REPORT DATE: March 24, 2023

MEETING DATE: March 27, 2023

FISCAL SUMMARY:

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

STATUTORY REFERENCE:

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

BACKGROUND / ANALYSIS:

In September of 2022, the Architectural Review Board approved architectural elevation drawings by HR Construction Company to construct and operate a new car wash, quick lube and emission testing facility at the Sheboygan Auto Group property located at 2701 Washington Avenue (the Sheboygan Chrysler Center). However, due to budgeting, 1-carwash bay (16') on the east side of the building has been removed. The project is being resubmitted to obtain new approvals with the updated design and the applicant states the following:

- Presently there is the Sheboygan Chrysler Center 2-bay carwash facility and the Sheboygan Quick Lube Plus 4-bay quick lube facility located at 2701 Washington Avenue (in addition to the auto sales/repair facilities). These are two (2) separate facilities.
- Sheboygan Auto Group is proposing to demolish the existing two (2) buildings in order to construct one (1) new facility. The new facility would incorporate these services into one (1) new building (car wash, quick lube and emission testing services).
- The new building will be 7,314 sf (64 x 113) and is proposed to be constructed in approximately the same general location of the demolished buildings. Site disturbance will total 0.70 acres.
- The location on Washington Avenue is a heavily traveled commercial corridor through the City with excellent visibility and access.
- The proposed development timeline is a March 2023 start with an anticipated completion date of September 2023.

The applicant states the following about the architecture:

- The proposed development will include a single-story building with a 7,314sf footprint, and vehicle queue lanes for entering/exiting the service/carwash facility.
- Exterior finishes will be made of a mixture of pre-finished metal wall panels, as well as aluminum with clear glazing. The roof will have parapet wall heights that screen any rooftop equipment.
- Exterior finishes will be made of a mixture of EIFS, Aluminum Composite Material (ACM) panels (colors of champagne, black and light bronze) and aluminum with clear glazing.
- The shape of the building is designed to illustrate hierarchy and separation between the three elements of the facility (Lobby, Service, Car Wash) rather than portray as a singular overbearing mass so close to the street. Variations in color and depth of the envelope system, while also attributing to breaking up the larger mass into smaller pieces, uses similar materials and colors as the adjacent dealerships on the site. The addition of a tertiary accent color relates to each dealership having their own accent colors, but different enough as the new facility is agnostic of a specific automotive brand. The use of large glass overhead doors aligned on the north and south facades allow light and line-of-sight to travel through the façade, further softening the visual impact of an otherwise solid mass.
- Rooftop mechanicals will be screened with a building parapet and the exterior transformer will be screened with plantings.
- The architectural style of the building will fit in and compliment surrounding commercial developments.

STAFF COMMENTS:

The board should be aware that the buildings functional front is the south side of the building facing the interior of the lot and the functional rear is the north side of the building facing Washington Ave. Thus, it will be important that the rear/north elevation and east and west side elevations are well designed because this is what you will see from Washington Ave.

The Board may want to have the applicant address:

- The applicant writes that there will be no dumpster enclosure, however, the site plan shows a location (northwest corner of the building) and a design (masonry). The Board may just want the applicant to verify that a dumpster enclosure is going to be constructed as depicted on the plans (gate material?).
- Appears the proposed colors of the Sheboygan Quick Lube Plus building are bit different than the other Sheboygan Auto Group facilities on the property. How does the applicant believe the designs, materials and colors are compatible with the rest of the buildings on these properties?

- The applicant states there will be a seven (7) foot tall parapet on the building to screen all mechanicals, however, the car wash portion of the building has a lower roof line. Will the rooftop mechanicals on the car wash portion of the building be seen and/or screened?

ACTION REQUESTED:

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

ATTACHMENTS:

Architectural Review Board Application and required attachments.