

CITY OF SHEBOYGAN

REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION

ITEM DESCRIPTION: Exterior remodel of 1510 S 12th Street.

REPORT PREPARED BY: Ellise Rose, Associate Planner

REPORT DATE: December 27, 2024

MEETING DATE: January 13, 2025

FISCAL SUMMARY:

STATUTORY REFERENCE:

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

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

BACKGROUND / ANALYSIS:

Midwest Malibu Holdings, LLC is proposing exterior renovations to 1510 S 12th Street. The applicant states the following:

- The purpose of the remodel is to make the premise more visually appealing for a prospective new or existing Sheboygan business to plant roots.
- The current exterior building is white painted stucco/concrete board with black wood accents on the front half of the building. The rear of the building has cream colored vinyl siding.
- Currently there are two small windows on the front of the building that are wooden framed windows.
- The doors on the upper level in unit A are all original wooden windows, which are in poor condition.
- The front commercial door is offset to the right if you are facing the front of the building. There are faux bricks in the entranceway, which is between the two small windows which are white in color. The existing door is white in color and does not have any glass to the exterior.
- The exterior has not been updated in many decades and is in need of updating to make it both visually appealing and functional as an office and living space.
- The proposed project consists of the replacement of windows in upstairs unit A, which includes 13 windows, replacement of the two exterior windows on the east side of the building, and the two lower windows on the east side of the building. The windows will be vinyl and white in color. They are a mixture of double hung windows and one picture window. We intend to match the existing layouts of the windows. The windows on the exterior of the lower commercial space will be replaced by larger square windows to allow in more sunlight (approximately 47" x 49" in size).
- The exterior of the building will be resided with vinyl siding to replace any areas that have black/white concrete board and black wood trim. The rear vinyl will be left in place for this stage. A year or two down the road we will be siding the entire building to match the front.

- The stucco and wood will be removed for the siding replacement to take shape as necessary. The color of the material is Slate Gray. The color of the siding was chosen to complement the existing Al & Al's restaurant which is predominantly brown/bronze in color and a rental building that is next door to our property which exhibits the same black/white scheme as our property that is under discussion.
- The entrance door for the commercial space will be replaced and moved to the center of the front, rather than being offset to the right to create a more visually balanced feeling. The entrance door will be a standard, aluminum commercial door.
- Trim will be painted black to blend with the adjacent rental property.

STAFF COMMENTS:

Will the second-floor windows receive the black trim?

ACTION REQUESTED:

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

ATTACHMENTS:

Architectural Review Board Application and required attachments.