

## CITY OF SHEBOYGAN

### REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION

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**ITEM DESCRIPTION:** Exterior remodel of 549 South Taylor Drive.

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**REPORT PREPARED BY:** Ellise Rose, Program Assistant

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**REPORT DATE:** February 20, 2024

**MEETING DATE:** March 11, 2024

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#### FISCAL SUMMARY:

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

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#### STATUTORY REFERENCE:

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

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#### BACKGROUND / ANALYSIS:

Excel Engineering, Inc is proposing exterior renovations to 549 South Taylor Drive. The applicant states the following:

- The existing façade on this retail strip center has a brick and block base and exterior insulation finish system cap. The façade also has an arcade created with concrete columns supporting steel beams wrapped with exterior insulation finish system which supports an aluminum framed canvas awning.
- In many locations, the canvas awning and exterior insulation finish system are deteriorating. This renovation is to address this deterioration and provide a new modern appearance to this retail center.
- The proposed renovation will remove the existing canvas awnings and expose the existing steel beams by removing the exterior insulation finish system. Once the beams are exposed a new standing seam metal roof will be added over the existing arcade. The existing brick, block and exterior insulation finish system on the exterior wall will be patched to match the original finishes.
- The new roof over the existing arcade will provide clean lines and a modern appearance.

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

- The proposed project will remove existing EIFS wraps around existing arcade framing and aluminum framed canvas awning and replace with new standing seam roof.
- The brick, block and aluminum storefront to remain.
- Existing EIFS will be patched and painted to match existing.

- The signage will be raised from the existing EIFS wraps to the existing EIFS wall above.
- Existing materials include EIFS, Brick, Block and aluminum store front.
- The new materials will be a standing seam metal roof. All other exterior materials are to remain.

**STAFF COMMENTS:**

Excel Engineering, Inc. is looking to improve the appearance of the building as well as the property which is a bit tired and weathered. The Taylor Heights Shopping Center remodel project will positively impact the look and feel of the building/property at this very visible location on Taylor Drive.

**ACTION REQUESTED:**

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

**ATTACHMENTS:**

Architectural Review Board Application and required attachments.