

CITY OF SHEBOYGAN

REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION

ITEM DESCRIPTION: Construction of new building additions at Old World Creamery located at 1606 Erie Avenue

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

REPORT DATE: April 8, 2022

MEETING DATE: April 11, 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:

Old World Creamery is part of a 4th generation family-owned cheese, butter, and dairy manufacturing company that got its start in 1912. The company purchased the old Verifine Dairy Products building in Sheboygan in 2016 and began to manufacture butter from cream at this location. The butter products manufactured here include their line of salted and unsalted butter as well as salted and unsalted Irish butter.

Old World Creamery is proposing construct new additions and off-site parking lot at 1606 Erie Avenue and parcel #59281205060. The applicant states there are five (5) building additions proposed for this project, one (1) new off-site parking lot and relocation of existing truck scale.

1. Wastewater Building Addition – the applicant states:

- The first building addition is between the existing brick building (original building) and the brick/block Intake building. This addition is called **“Wastewater Building Addition”**. The addition roof area is approximately 2,050 sf.
- The wastewater building will be used to manage our new sewerage treatment system. The equipment that will be installed is the most up to date in wastewater treatment equipment. This addition will house the equipment that will help lower the BODs (Biochemical Oxygen Demand), suspended solids and phosphates in our wastewater. Our goal is to be self-sufficient.
- The Wastewater Building Addition will be constructed of prefinished concrete tip up panels of tan color to match existing brick colors as close as possible.

2. Intake Building Addition:

- The second building addition is called the **“Intake Building Addition”** and is located on the east side of the existing Intake Building. This is also next to and north of the Wastewater Infill Building Addition. Semi tractors and tanker trailers are backed into the Intake Building to unload. Four (4) additional feet will be added to the building to allow for the overhead garage door to close when the trailer is attached to the tractor. Currently the trailer is disconnected from the tractor during the unloading process so the overhead door can be closed. The front of this building addition will line up with the Wastewater Infill Building Addition.
- Intake Building is a short extension of the existing intake building, which will allow us to close the overhead doors when we are unloading cream or milk. This is a requirement by the Department of Agriculture. Currently, we do not have the depth to this building and therefore we must unhook semi-tractors in order to close the door.
- Intake Building Addition – To be constructed of prefinished concrete tip up panels of tan color to match existing brick colors as close as possible.

3. Production Building Addition:

- The third building addition is called the **“Production Building Addition”** and is located on the east side of the existing production building. The location of the proposed addition is in the area of the old and unused loading dock. The area is concrete and asphalt surfaces. The addition roof area is 11,340 sf. There are two (2) required emergency exits doors. One is located on the north side of the addition along St Clair Avenue and the second is located on the east side of the addition along N 16 Street.
- **Production Building Addition** is to manage our buttermilk demand. Buttermilk is a by-product from making butter. We are installing equipment that will remove all solids from the buttermilk. We will then be blending the buttermilk solids with milk to manufacture a cheese product. There will also be equipment added to manufacture cheese.
- Production Building Addition will be constructed of prefinished concrete tip up panels of tan color to match existing brick colors as close as possible.

4. Silo Building Extension:

- The fourth building addition is called the **“Silo Building Extension”**. This will connect the existing silo building to the proposed Production Building Addition. The extension roof area is approximately 73sf.
- Silo Building Extension is a connection/walkway between the existing silo alcove and the new cheese manufacturing building.
- Silo Building Extension – To be constructed of same materials as existing (face brick) colors to match as close as possible.

5. Infill Building Addition:

- The fifth building addition is called the “**Infill Building**” and is located to the South of the Production addition, which will be used for the storage of products and consists of approximately 3,375 sf.
- Infill Building Addition will be constructed of prefinished concrete tip up panels of tan color to match existing brick colors as close as possible

STAFF COMMENTS:

The new building additions will be similar to the the look and feel of the existing building which appears to work well architecturally in this mixed use neighborhood.

ACTION REQUESTED:

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

ATTACHMENTS:

Architectural Review Board Application and required attachments.