

PARCEL NO.:

Office Use Only

DATE SUBMITTED: \_\_\_\_\_

REVIEW DATE: \_\_\_\_\_

## CITY OF SHEBOYGAN ARCHITECTURAL REVIEW APPLICATION

Revised July 2021

**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 three weeks prior** to date of meeting. Applications that are not complete or that are not legible will not be accepted.

### 1. APPLICANT INFORMATION

APPLICANT: Fifth Generation Properties

ADDRESS: 2104 Union Avenue, Sheboygan, WI 53081

E-MAIL ADDRESS: rschmitt@fifthgenllc.com

PHONE: (920) 946-7926 FAX NO.: ( )

### 2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Vacant

ADDRESS OF PROPERTY AFFECTED: 804 N. 8<sup>th</sup> Street

NEW BUILDING: \_\_\_\_\_ ADDITION: \_\_\_\_\_ REMODELING: X

DESCRIPTION OF PROPOSED PROJECT: See attached.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

See attached.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

DESCRIPTION OF THE **PROPOSED** EXTERIOR DESIGN AND MATERIALS: \_\_\_\_\_

See attached.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### 3. NAMES AND ADDRESSES

**OWNER OF SITE:** Ryan Schmitt - Fifth Generation Properties

ADDRESS: 2104 Union Avenue, Sheboygan, WI 53081

EMAIL: rschmitt@fifthgenllc.com

PHONE: (920) 946-7926 FAX NO.: ( )

**ARCHITECT:** Jason Ahrens - Distinctive Design Studio

ADDRESS: 215 Pine Street, Sheboygan Falls, WI 53085

EMAIL ADDRESS: jason@distinctivedesignstudio.com

PHONE: (920) 458-5584 FAX NO.: ( )

**CONTRACTOR:** Jos. Schmitt Construction

ADDRESS: 2104 Union Avenue, Sheboygan, WI 53081

EMAIL: rschmitt@fifthgenllc.com

PHONE: (920) 946-7926 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.

  
APPLICANT'S SIGNATURE

03/17/2022  
DATE

Jason Ahrens, AIA – Agent to Owner  
PRINT ABOVE NAME



March 17, 2022

## CITY OF SHEBOYGAN ARCHITECTURAL REVIEW APPLICATION

### PROJECT NAME AND ADDRESS:

8<sup>TH</sup> Street Renovation  
800 Block of North 8<sup>th</sup> Street  
Sheboygan, Wisconsin 53081

### DESCRIPTION OF PROPOSED PROJECT:

The intent of this exterior refresh is to give new life to a highly visible building within the central commercial district of downtown Sheboygan with a new and vibrant design that gives a nod to the building's historic façade of the past, compliments the architecture of the surrounding area, and creates a visual statement with the incorporation of modern architectural design elements.

### DESCRIPTION OF EXISTING EXTERIOR DESIGN AND MATERIALS:

Historic photos of the north building detail an exterior comprised of running bond brick with terra cotta accents. The original fenestration consisted of storefront windows along the first floor, with groupings of paired windows at the second floor above.

Subsequent renovations removed the original terra cotta detailing at the cornice and above of the first-floor windows. The second-floor windows were also in-filled with brick. The most recent renovation applied a tile finish under the first-floor windows, and columns between the windows. This has significantly diminished the architectural impact of this building within the vernacular of the north 8<sup>th</sup> street neighborhood.

The south building located along Wisconsin Avenue has a cream-colored brick exterior and storefront windows on the first floor. The second floor has a grey CMU finish with no windows.

### DESCRIPTION OF PROPOSED EXTERIOR DESIGN AND MATERIALS:

The use of brick and EIFS on the center portion of this project helps maintain the historic look and feel of the downtown architecture of the area. The first floor consists of large storefront windows, separated by EIFS column and entablature elements are finished to give the appearance of limestone. The second floor will retain the existing brick finish. An EIFS cornice molding will also run along the top of the wall in this section. Tenant signage would be located above the large storefront windows.

The corner of 8<sup>th</sup> Street and Wisconsin Avenue will have a more modern-looking façade. This approximately 42' by 42' section of building will be finished with metal siding materials consisting of different colors, patterns, and textures.



The first-floor finish of this portion of the building will be a galvanized, horizontally oriented, corrugated metal panel. The second-floor exterior will be finished with black metal panels arranged in a staggered vertical pattern. The first and second floor finishes are separated with an orange, smooth-finish horizontal band, which turn will down vertically at the extents of this portion of building. The black panels of the second floor will also serve as a backdrop for large, illuminated building signage.

A large mural is proposed for the remainder of the south elevation, which wraps the corner onto a portion of the west elevation. The existing brick and CMU will be finished with EIFS to provide a smooth surface to which the mural would be painted. The installation of this artwork could be part of the city's mural program. The city has extensive history with murals as evidenced by the numerous existing installations scattered throughout the downtown and surrounding areas. These murals convey the city's history or are 'interactive' in the sense that a person can become part of the painted scene. The proposed mural, whether telling the city's history or an 'interactive' design, would fit well in this area of downtown, near other mural installations.

#### PROJECT IMPACT:

There have been improvements to the buildings along 8<sup>th</sup> Street the past several years. The exterior remodel of this building will continue the revitalization of the very visual 8<sup>th</sup> Street corridor of the downtown area into a shopping and recreation destination.



#	DATE	DESCRIPTION
1	11/29/18	SD DOCS
2	06/26/19	REVISIONS
3	12/17/2021	WALL SECTIONS
5	03/17/2022	ARCH REVIEW

## 8TH STREET RENOVATION

800 BLOCK OF N. 8TH ST.  
SHEBOYGAN, WI 53081

PROJECT #: 18-043

## PRELIMINARY PLANS

## SITE PLAN

C100





SOUTH ELEVATION



WEST ELEVATION



HISTORIC PHOTO



CORNER OF 8TH AND WISCONSIN AVENUE

DISTINCTIVE DESIGN STUDIO EXPRESSLY RESERVES THEIR COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE DOCUMENTS. THESE DOCUMENTS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF DISTINCTIVE DESIGN STUDIO.

WRITTEN DIMENSIONS ON THESE DOCUMENTS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB.

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

#	DATE	DESCRIPTION
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**8TH STREET RENOVATION**

800 BLOCK OF N. 8TH ST.  
SHEBOYGAN, WI 53081

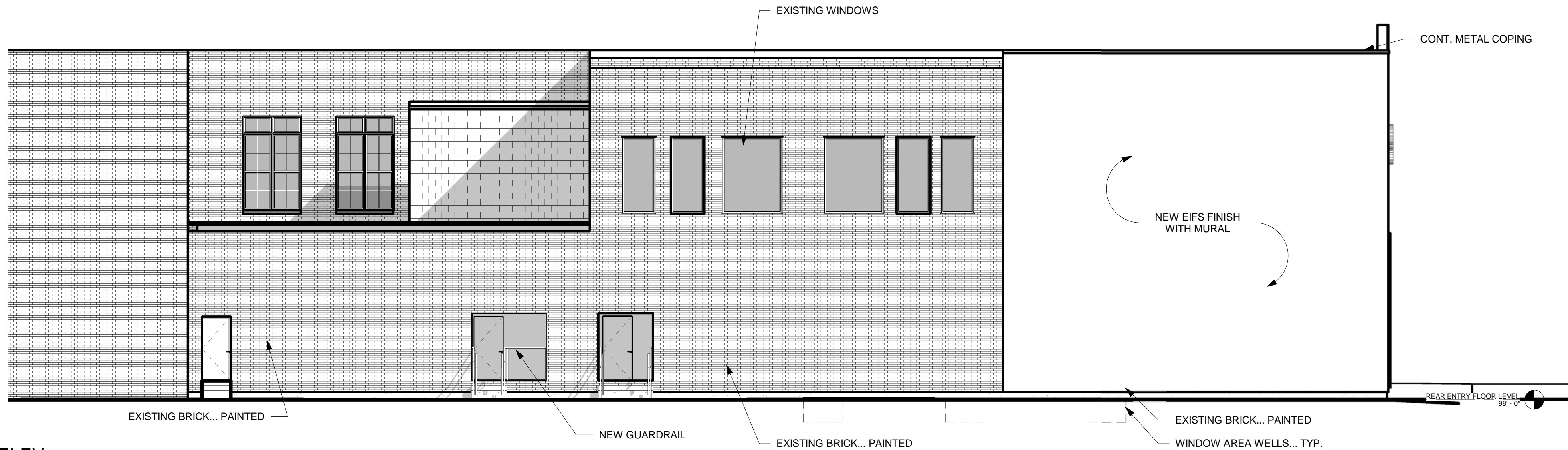
PROJECT #: 18-043

**PRELIMINARY PLANS**

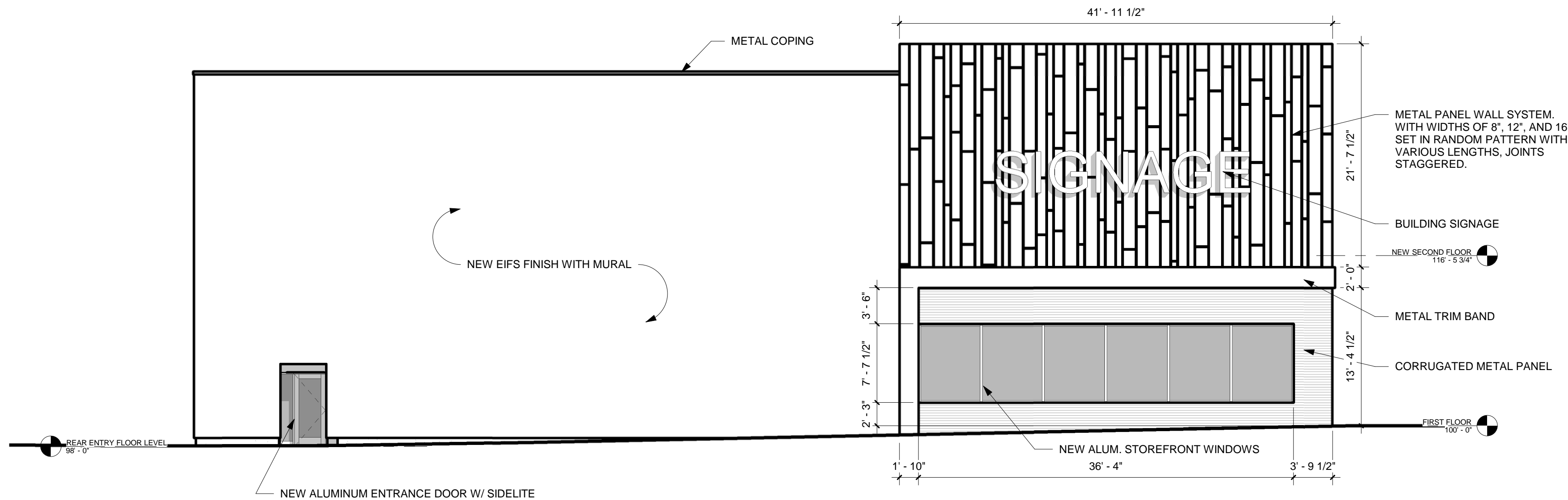
**EXISTING CONDITIONS**

**G300**

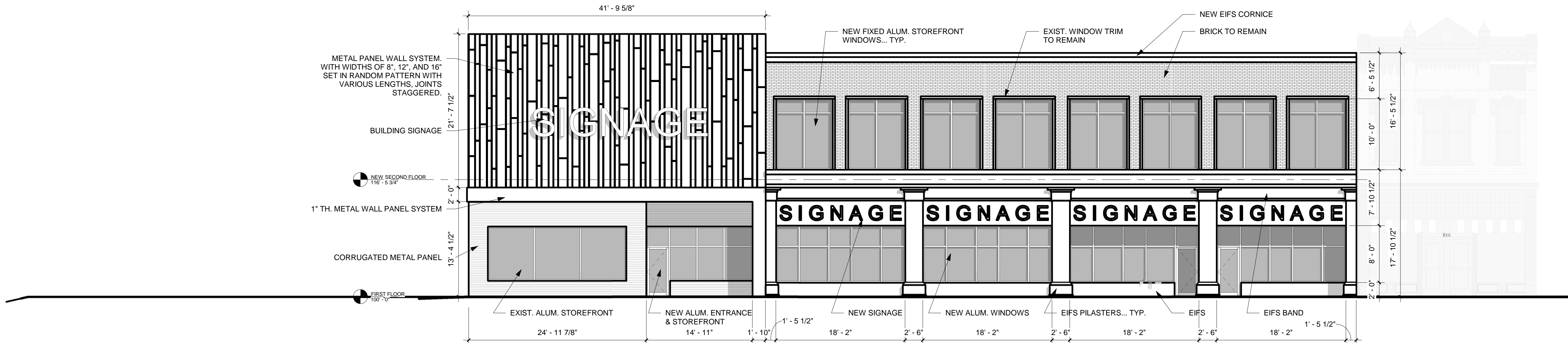




③ EXTERIOR ELEV. - WEST ELEVATION  
1/8" = 1'-0"



② EXTERIOR ELEV. - SOUTH ELEVATION  
1/8" = 1'-0"



① EXTERIOR ELEV. - EAST ELEVATION  
1/8" = 1'-0"

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## 8TH STREET RENOVATION

800 BLOCK OF N. 8TH ST.  
SHEBOYGAN, WI 53081

PROJECT #: 18-043

**PRELIMINARY PLANS**

## EXTERIOR ELEVATIONS

A201





2 EXTERIOR ELEV. - SOUTH ELEVATION  
NOT TO SCALE



1 EXTERIOR ELEV. - EAST ELEVATION  
1/4" = 1'-0"

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800 BLOCK OF N. 8TH ST.  
SHEBOYGAN, WI 53081

PROJECT #: 18-043

PRELIMINARY PLANS

## EXTERIOR RENDERINGS

A202





3 EXTERIOR ELEV. - VIEW FROM NORTHEAST CORNER  
NOT TO SCALE



2 EXTERIOR ELEV. - VIEW FROM SOUTHEAST CORNER  
NOT TO SCALE



1 EXTERIOR ELEV. - VIEW FROM SOUTHWEST CORNER  
NOT TO SCALE

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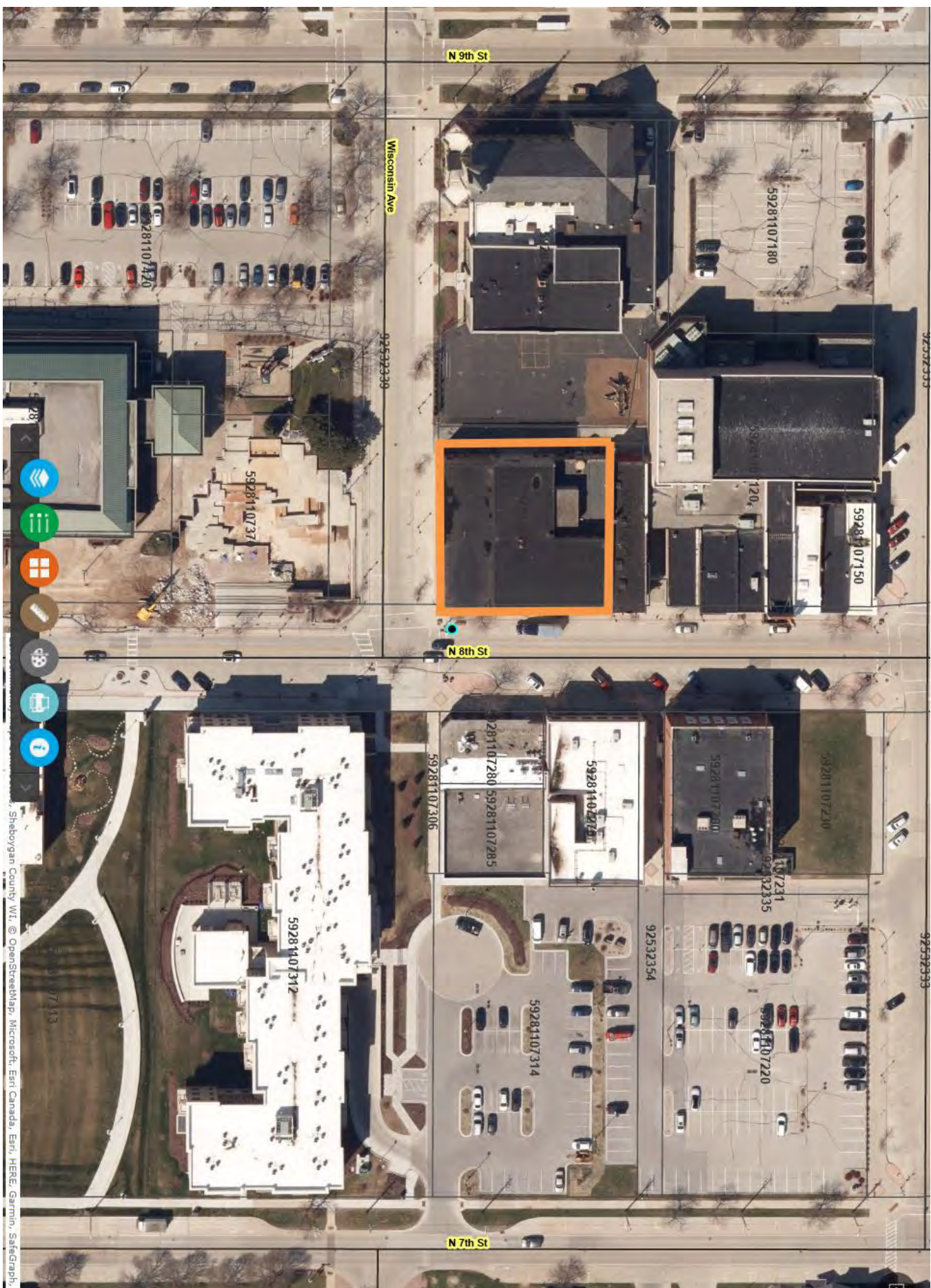
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**PRELIMINARY PLANS**

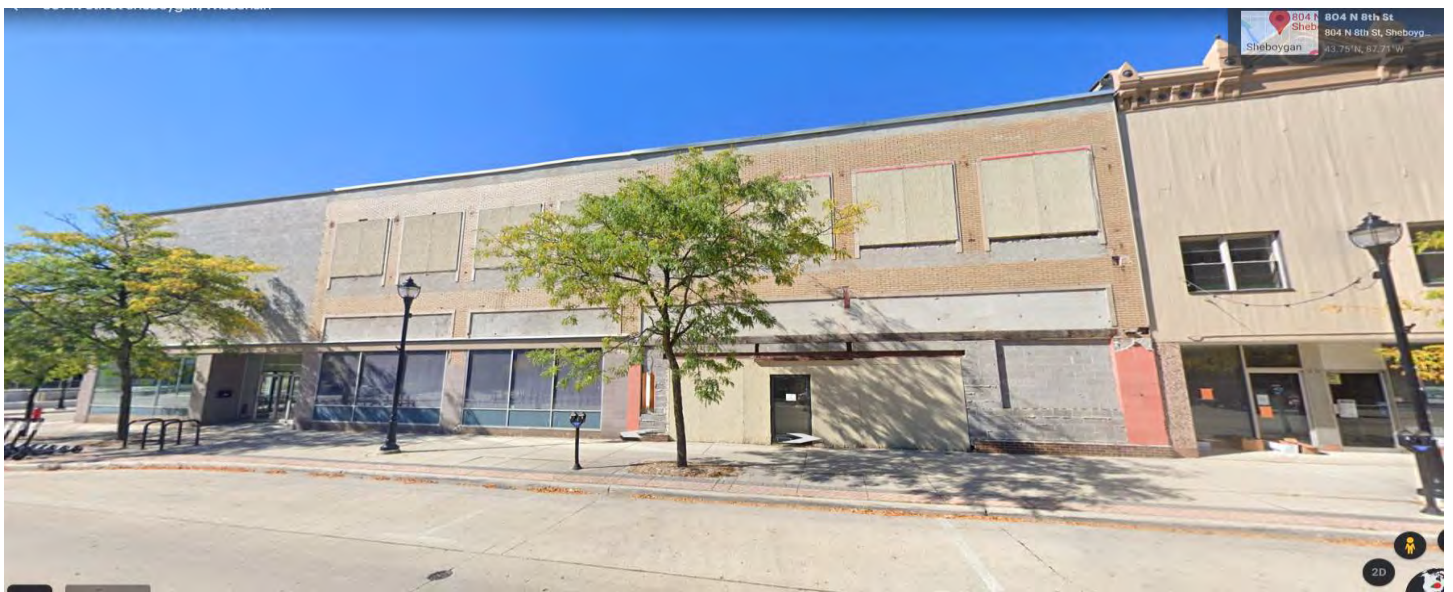
**EXTERIOR  
RENDERINGS**

**A203**































NOT  
AN  
ENTRANCE

ESTABLISHED 1899  
*Jos. Schmitt*  
CONSTRUCTION

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1 800 824 1800