

**CITY OF SHEBOYGAN**

**REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION**

---

**ITEM DESCRIPTION:** Exterior remodel 804-814 N. 8<sup>th</sup> Street.

---

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

---

**REPORT DATE:** August 23, 2019

**MEETING DATE:** August 26, 2019

---

**FISCAL SUMMARY:**

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

---

**STATUTORY REFERENCE:**

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

**BACKGROUND / ANALYSIS:**

5<sup>th</sup> Generation Properties, LLC is proposing to lease vacant commercial spaces to new tenants in their multi-tenant commercial facility in downtown Sheboygan located at 804-814 N. 8<sup>th</sup> Street. The applicant states the following:

- The proposed renovation will consist of updating the exterior façade to visually emulate the buildings original facades and to better relate and unify with the surrounding buildings.
- The existing material on the exterior consists of brick, exposed concrete block, stone tile veneer and metal storefront windows.
- The northern portion of the building would have the existing brick repaired and terra cotta window trims and cornice moldings re-installed. New aluminum store front windows would be installed along with a smooth EIFS banding along the base. The second floor would receive new aluminum clad double hung windows in the original brick openings.
- The Southern/corner portion of this building would be clad with EIFS with a stucco finish. A new aluminum storefront entrance will be inserted to match the existing aluminum storefront windows that are on 8th & Wisconsin Ave. New aluminum clad windows will be inserted on the second floor with an arched EIFS trim detail.

**STAFF COMMENTS:**

May want the applicant to discuss the rear/west side of the building. Appears there are a bunch of existing mechanical units located on the west side of the existing building. The

west elevations do not show any those mechanicals. The Board may want to have the applicant discuss where the mechanicals are to now be located (remaining or being moved)?

**ACTION REQUESTED:**

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

**ATTACHMENTS:**

Architectural Review Board Application and required attachments.

PARCEL NO.: \_\_\_\_\_  
MAP NO.: \_\_\_\_\_  
ZONING CLASSIFICATION: \_\_\_\_\_

Office Use Only

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

**CITY OF SHEBOYGAN**  
**ARCHITECTURAL REVIEW APPLICATION**  
Revised November 2009

Completed application must be filed with the Department of City Development, 828 Center Avenue, Suite 104. To be placed on the agenda of the Architectural Review Board, application must be filed two 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 Ave, Sheboygan 53081

E-MAIL ADDRESS: jschmitt@doublevisionfilms.net

PHONE: ( ) FAX NO.: ( )

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

NAME OF PROPOSED/EXISTING BUSINESS: Vacant

ADDRESS OF PROPERTY AFFECTED: 804 N 8TH ST

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

DESCRIPTION OF PROPOSED PROJECT: The proposed renovation will consist of updating the exterior façade to better relate and unify with the surrounding buildings.

DESCRIPTION OF **EXISTING** EXTERIOR DESIGN AND MATERIALS: \_\_\_\_\_  
The existing material on the exterior consists of brick, exposed concrete block, stone tile veneer and metal storefront windows

DESCRIPTION OF THE **PROPOSED** EXTERIOR DESIGN AND MATERIALS: \_\_\_\_\_  
We are proposing to update the exterior to visually emulate the buildings original facades.  
The northern portion of the building would have the existing brick repaired and terra cotta window trims and cornice moldings re-installed. New aluminum store front windows would be installed along with a smooth EIFS banding along the base. The second floor would receive new aluminum clad double hung windows in the original brick openings.

The Southern/corner portion of this building would be clad with EIFS with a stucco finish. A new aluminum storefront entrance will be inserted to match the existing

aluminum storefront windows that are on 8<sup>th</sup> & Wisconsin Ave. New aluminum clad windows will be inserted on the second floor with an arched EIFS trim detail.

**3. NAMES AND ADDRESSES**

**OWNER OF SITE:** Same

ADDRESS: \_\_\_\_\_

PHONE: ( ) \_\_\_\_\_ FAX NO.: ( ) \_\_\_\_\_

**ARCHITECT:** Distinctive Design Studio

ADDRESS: 215 Pine Street, Sheboygan Falls, WI 53085

E-MAILADDRESS: [steve@distinctivedesignstudio.com](mailto:steve@distinctivedesignstudio.com)

PHONE: ( ) \_\_\_\_\_ FAX NO.: ( ) \_\_\_\_\_

**CONTRACTOR:** Jos. Schmitt Construction

ADDRESS: 2104 Union Ave., Sheboygan, WI

PHONE: ( ) \_\_\_\_\_ 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. Provide eight 11 X 17 colored renderings of the proposed building elevations and material samples.
- C. A scale drawing of the site plan showing the relationship of the building to the site and adjacent properties.
- D. 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

\_\_\_\_\_  
DATE

\_\_\_\_\_  
PRINT ABOVE NAME

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

### Conditional Use Permit – Written Description

The buildings located just south of the Weill Center on the west side of the 800 block of 8<sup>th</sup> street have been home to many different types of businesses throughout the years but have been vacant the past several years. The property and surrounding area is zoned Central Commercial and is a highly visible part of what is considered “Downtown Sheboygan”. The proposed renovation will consist of updating the exterior façades to better relate to the historical context of the project buildings as well as the buildings in the surrounding area.

The street level of the buildings will have spaces available for business tenant buildouts such as clothing stores, boutiques, or office spaces. The second floor of the buildings will be converted into a banquet space with a dining and entertainment area, bar, and rooftop patio. The hours for the different stores could vary depending on the business and the banquet space on the second floor would be rented based on community need.

The northernmost building will have the existing brick repaired and terra cotta window trims and cornice moldings reinstalled. New aluminum storefront windows would be installed along with a smooth EIFS band running along the base. The second floor would receive new aluminum clad double hung windows in the original brick openings.

The southernmost building would be clad in EIFS with a stucco finish. New storefront windows will be added to match the existing storefront windows on the corner of 8<sup>th</sup> Street and Wisconsin Avenue. New aluminum clad windows will be installed on the second floor with an arched EIFS trim detail.

We also propose adding new landscaping to the alley to the west of the building to help visually connect the street/ sidewalk to the entrances on that side of the building.

The proposed addition complies with all requirements of Sub-Chapter 15-7. As the current use will remain the same, it will generate no significant increase in water consumption or traffic generation to the site.

The updates to the building will help revitalize and breathe new life into a building that has been underutilized for the past several years.

**ROOM LEGEND**

- ACCESSORY SPACE
- BATHROOM
- CIRCULATION
- MECHANICAL
- RETAIL
- STORAGE
- Calculating...



**1 FLOOR PLAN - LOWER LEVEL PLAN**  
1/8" = 1'-0"

#	DATE	DESCRIPTION
1	11/29/18	SD DOCS

**DISTINCTIVE DESIGN**  
STUDIO

215 Pine Street  
Sheboygan Falls, WI 53085  
Ph: (920)-395-1090  
www.distinctivedesignstudio.com

**FIFTH GEN. PROPERTIES**  
8TH STREET RENOVATION  
800 BLOCK OF NORTH 8TH STREET  
SHEBOYGAN, WI 53081

PRELIMINARY PLANS

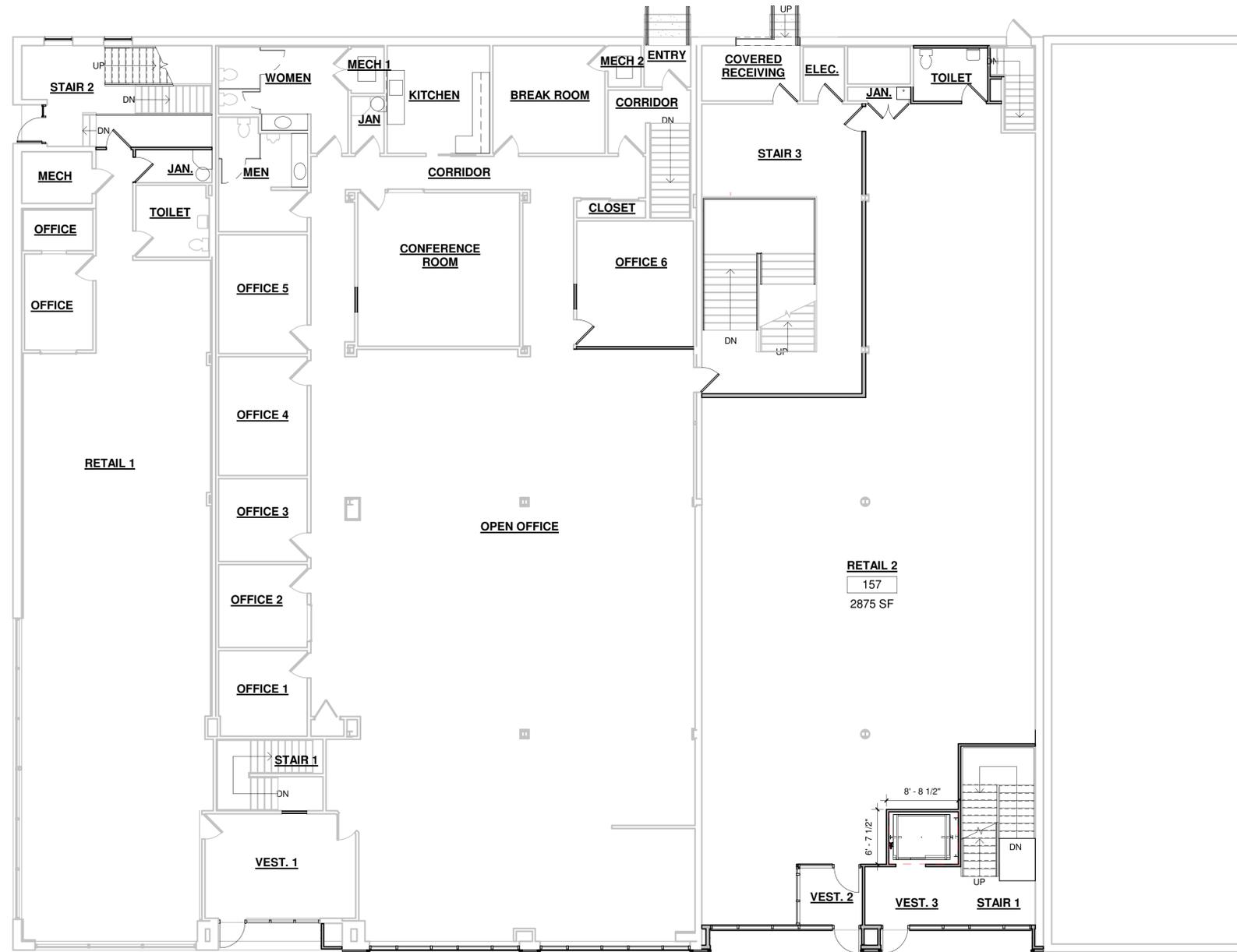
LOWER LEVEL PLAN

ISSUE DATE:	9/7/15
DRAWN BY:	JRA
CHECKED BY:	SMP
PROJECT #:	18-043

**A100**

SCALE: 1/8" = 1'-0"  
NOTE: 12x18 SETS ARE REDUCED BY 50%; SCALE DRAWINGS ACCORDINGLY

□ No color scheme assigned to view



① FLOOR PLAN - FIRST FLOOR PLAN  
1/8" = 1'-0"

#	DATE	SD DOCS	REVISIONS	DESCRIPTION
1	11/29/18			
2	06/26/19			

**DISTINCTIVE DESIGN**  
STUDIO

215 Pine Street  
Sheboygan Falls, WI 53085  
Ph: (920)-395-1090  
www.distinctivedesignstudio.com

# FIFTH GEN. PROPERTIES

8TH STREET RENOVATION  
800 BLOCK OF NORTH 8TH STREET  
SHEBOYGAN, WI 53081

PRELIMINARY PLANS

1ST FLOOR PLAN

ISSUE DATE: 9/7/15  
DRAWN BY: JRA  
CHECKED BY: SMP  
PROJECT #: 18-043

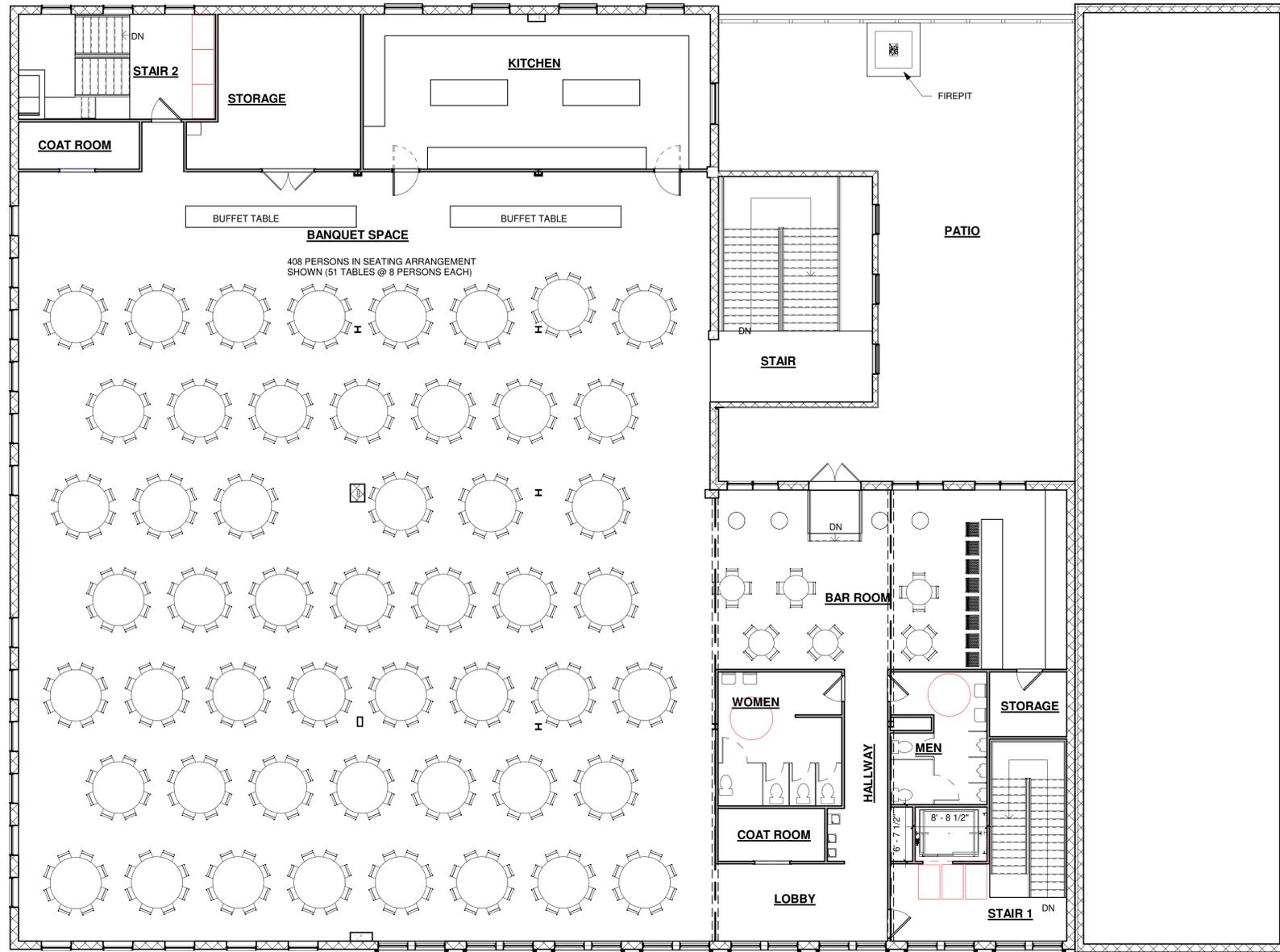
**A101**

SCALE: 1/8" = 1'-0"  
NOTE: 12x18 SETS ARE REDUCED BY 50%; SCALE DRAWINGS ACCORDINGLY

DISTINCTIVE DESIGN STUDIO: STEVEN M. PESKE EXPRESSLY RESERVES THEIR COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE DOCUMENTS. THESE DOCUMENTS ARE NOT TO BE REPRODUCED, CHANGED, COPIED, REPRODUCED, OR TRANSMITTED 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.

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

□ No color scheme assigned to view



**1 FLOOR PLAN - SECOND FLOOR PLAN**  
1/8" = 1'-0"

#	DATE	SD DOCS	DESCRIPTION
1	11/29/18		
2	06/26/19		

**DISTINCTIVE DESIGN**  
STUDIO

215 Pine Street  
Sheboygan Falls, WI 53085  
Ph: (920)-395-1090  
www.distinctivedesignstudio.com

# FIFTH GEN. PROPERTIES

8TH STREET RENOVATION  
800 BLOCK OF NORTH 8TH STREET  
SHEBOYGAN, WI 53081

PRELIMINARY PLANS

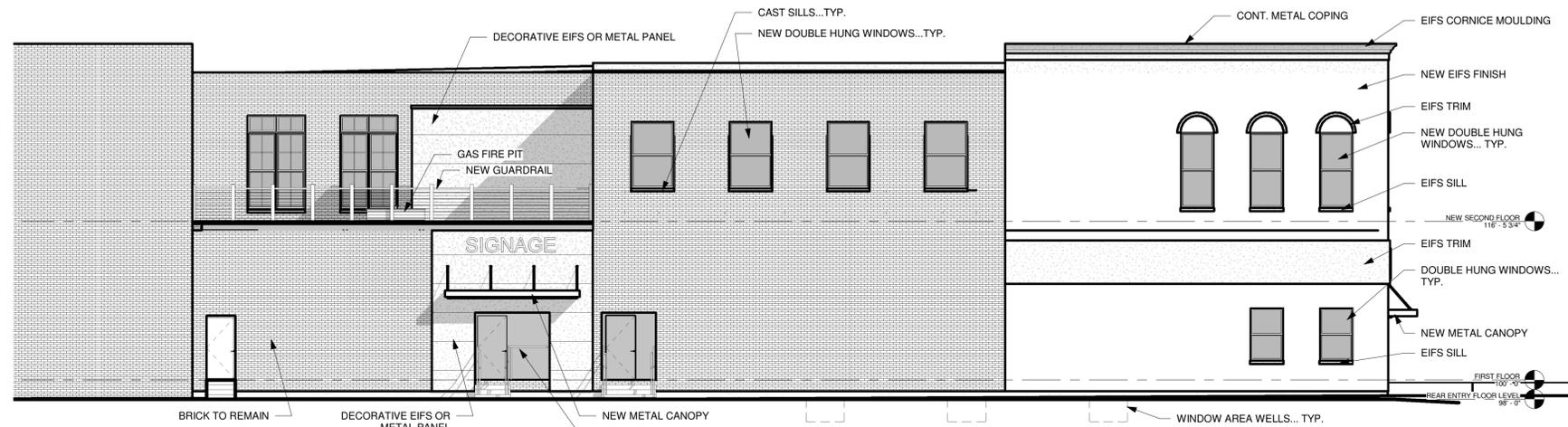
2ND FLOOR PLAN

ISSUE DATE: 9/7/15  
DRAWN BY: JRA  
CHECKED BY: SMP  
PROJECT #: 18-043

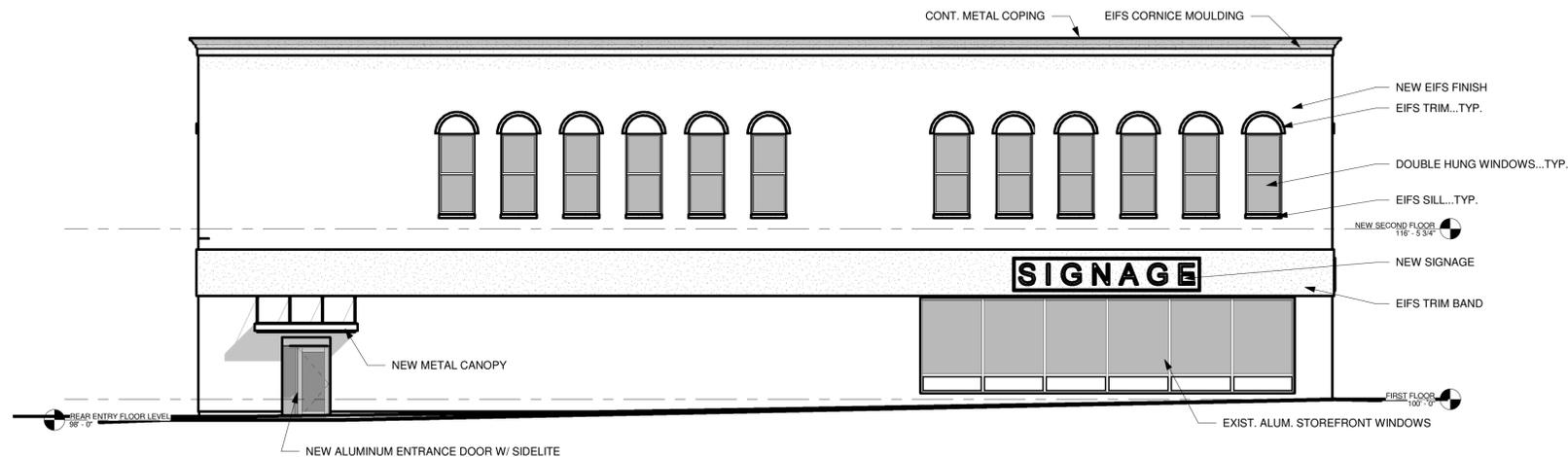
**A102**

SCALE: 1/8" = 1'-0"  
NOTE: 12x18 SETS ARE REDUCED BY 50% SCALE DRAWINGS ACCORDINGLY

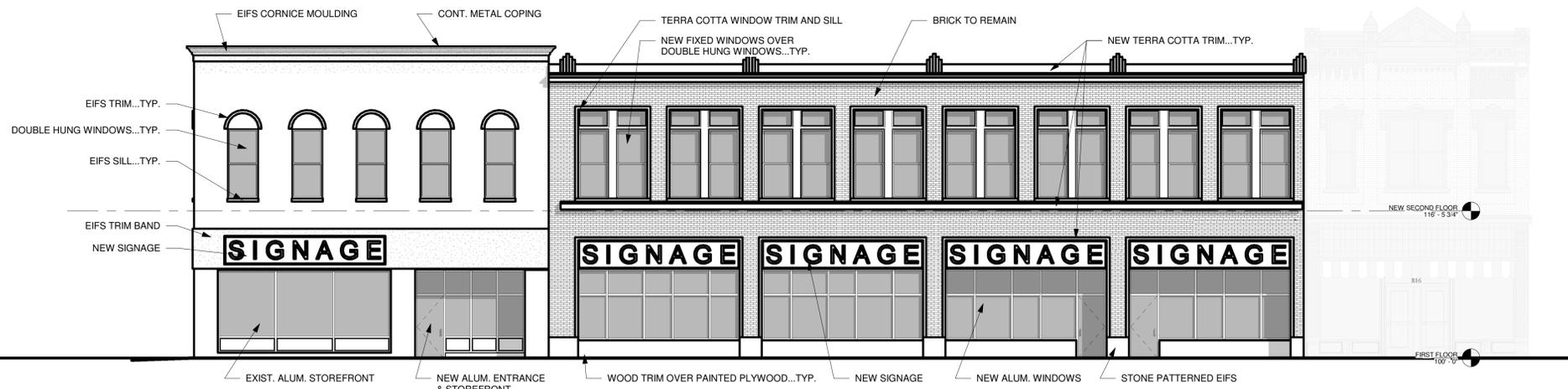
WRITTEN DIMENSIONS ON THESE DOCUMENTS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE WORK.



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"

REVISIONS	DATE	SD DOCS	DESCRIPTION
# 1	11/29/18		
# 2	06/26/19		

**DISTINCTIVE DESIGN**  
STUDIO

215 Pine Street  
Sheboygan Falls, WI 53085  
Ph: (920)-395-1090  
www.distinctivedesignstudio.com

**FIFTH GEN. PROPERTIES**

8TH STREET RENOVATION  
800 BLOCK OF NORTH 8TH STREET  
SHEBOYGAN, WI 53081

PRELIMINARY PLANS

EXTERIOR ELEVATIONS

ISSUE DATE:	9/7/15
DRAWN BY:	JRA
CHECKED BY:	SMP
PROJECT #:	18-043

**A201**

SCALE: 1/8" = 1'-0"  
NOTE: 12x18 SETS ARE REDUCED BY 50% SCALE DRAWINGS ACCORDINGLY



THESE DOCUMENTS ARE NOT FOR CONSTRUCTION

REVISIONS	DESCRIPTION
#	DATE

**DISTINCTIVE DESIGN**  
STUDIO

215 Pine Street  
Sheboygan Falls, WI 53085  
Ph: (920)-395-1090  
www.distinctivedesignstudio.com

# FIFTH GEN. PROPERTIES

8TH STREET RENOVATION  
800 BLOCK OF NORTH 8TH STREET  
SHEBOYGAN, WI 53081

PRELIMINARY PLANS

EXTERIOR PERSPECTIVES

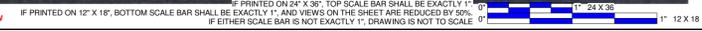
ISSUE DATE:	9/7/15
DRAWN BY:	Author
CHECKED BY:	Checker
PROJECT #:	18-043

**A202**

SCALE:  
NOTE:  
12x18 SETS ARE REDUCED BY 50%  
SCALE DRAWINGS ACCORDINGLY

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

DISTINCTIVE DESIGN STUDIO RESERVES THEIR COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE DOCUMENTS. THESE DOCUMENTS ARE NOT TO BE REPRODUCED, CHANGED, COPIED, OR IN ANY 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.







#	DATE	DESCRIPTION

**DISTINCTIVE DESIGN**  
STUDIO

215 Pine Street  
Sheboygan Falls, WI 53085  
Ph: (920)-395-1090  
www.distinctivedesignstudio.com

# FIFTH GEN. PROPERTIES

8TH STREET RENOVATION  
800 BLOCK OF NORTH 8TH STREET  
SHEBOYGAN, WI 53081

PRELIMINARY  
PLANS

EXTERIOR  
PERSPECTIVES

ISSUE DATE: 9/7/15  
DRAWN BY: Author  
CHECKED BY: Checker  
PROJECT #: 18-043

## A204

SCALE:  
**NOTE:**  
12x18 SETS ARE REDUCED BY  
50% SCALE DRAWINGS  
ACCORDINGLY

DISTINCTIVE DESIGN STUDIO / STEVEN M. PESKIE EXPRESSLY RESERVES THEIR COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE DOCUMENTS. THESE DOCUMENTS ARE NOT TO BE REPRODUCED, CHANGED, COPIED, OR TRANSMITTED 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.

