

CITY OF SHEBOYGAN

REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION

ITEM DESCRIPTION: Exterior remodel 804-814 N. 8th 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:

5th 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. 8th 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: X _____

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 8th & 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

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

8th Street Renovation
800 Block of North 8th 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 8th 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 8th 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.

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

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





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

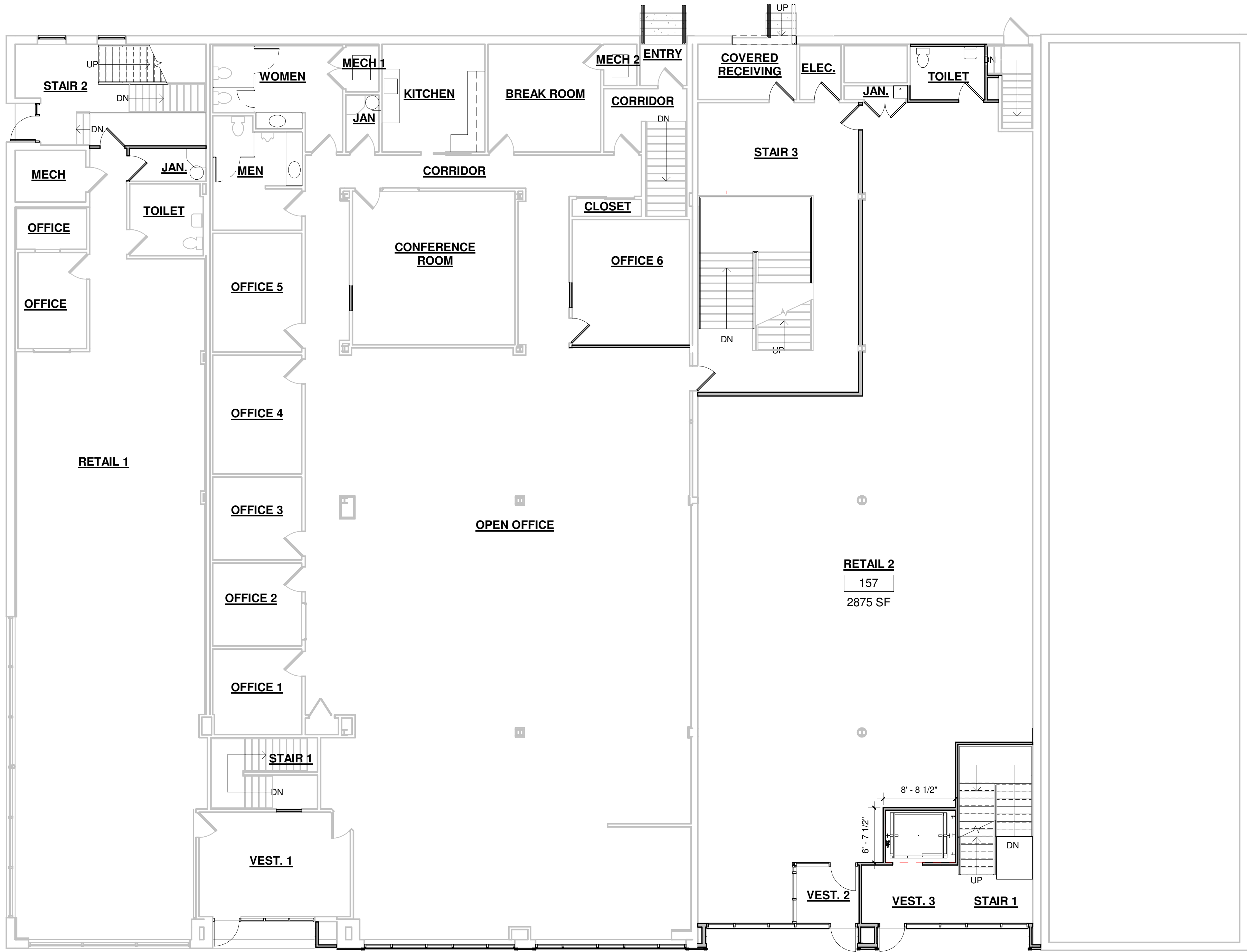
A100

SCALE: 1/8" = 1'-0"

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

#	DATE	SD DOCS	DESCRIPTION
1	11/29/18		

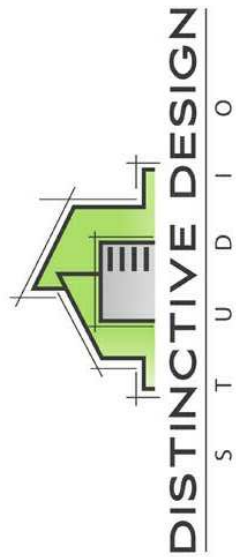
No color scheme assigned to view



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

REVISIONS

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



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FIFTH GEN. PROPERTIES

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800 BLOCK OF NORTH 8TH STREET
SHEBOYGAN, WI 53081

PRELIMINARY
PLANS

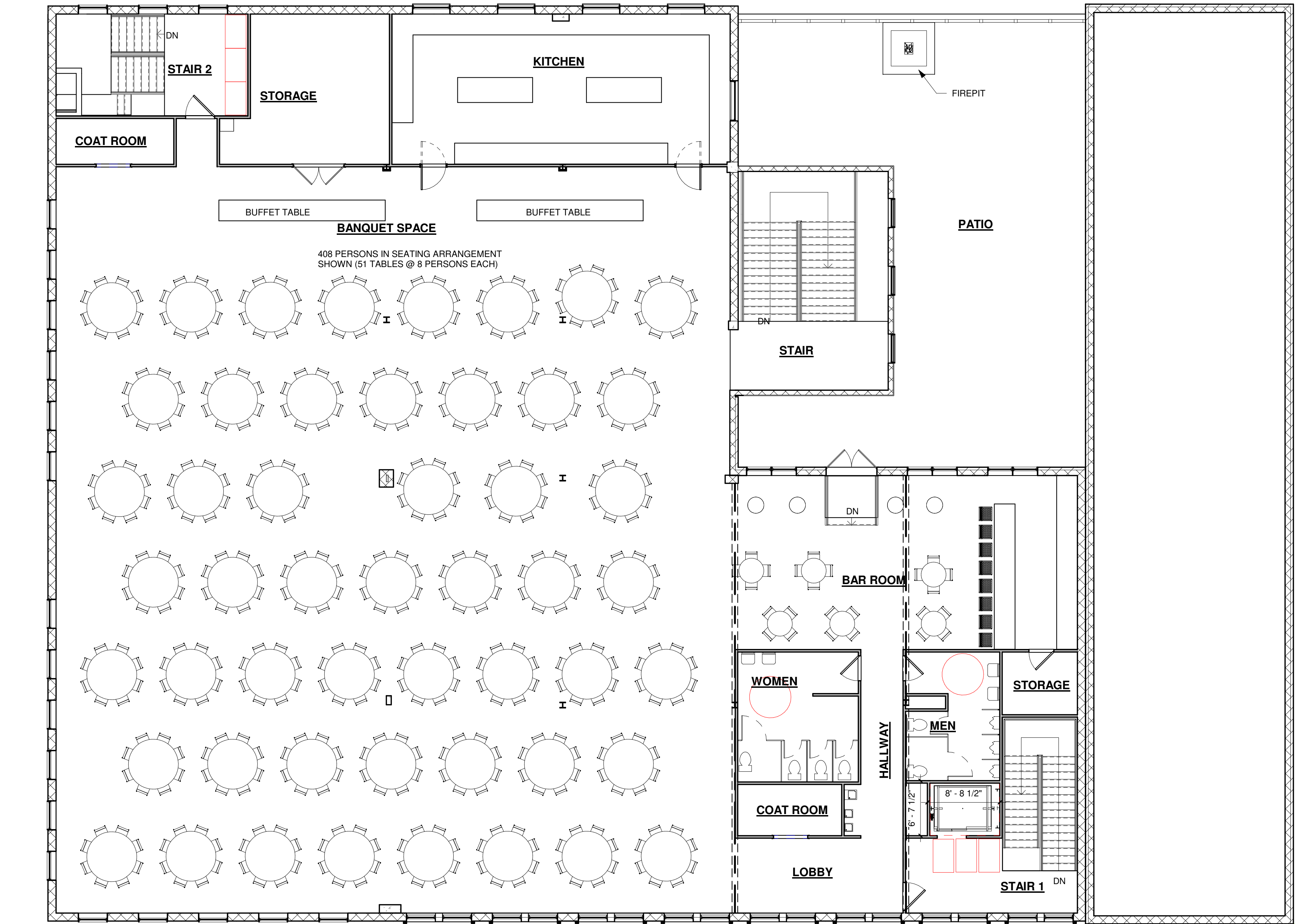
1ST FLOOR PLAN

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

No color scheme
assigned to view



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

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



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

PRELIMINARY
PLANS

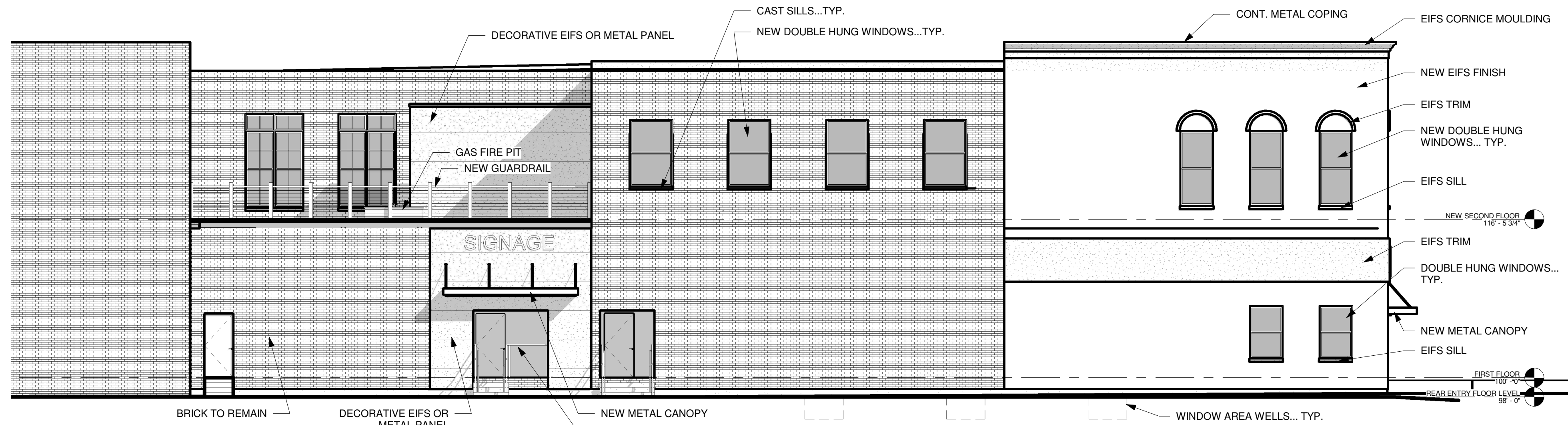
2ND FLOOR PLAN

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

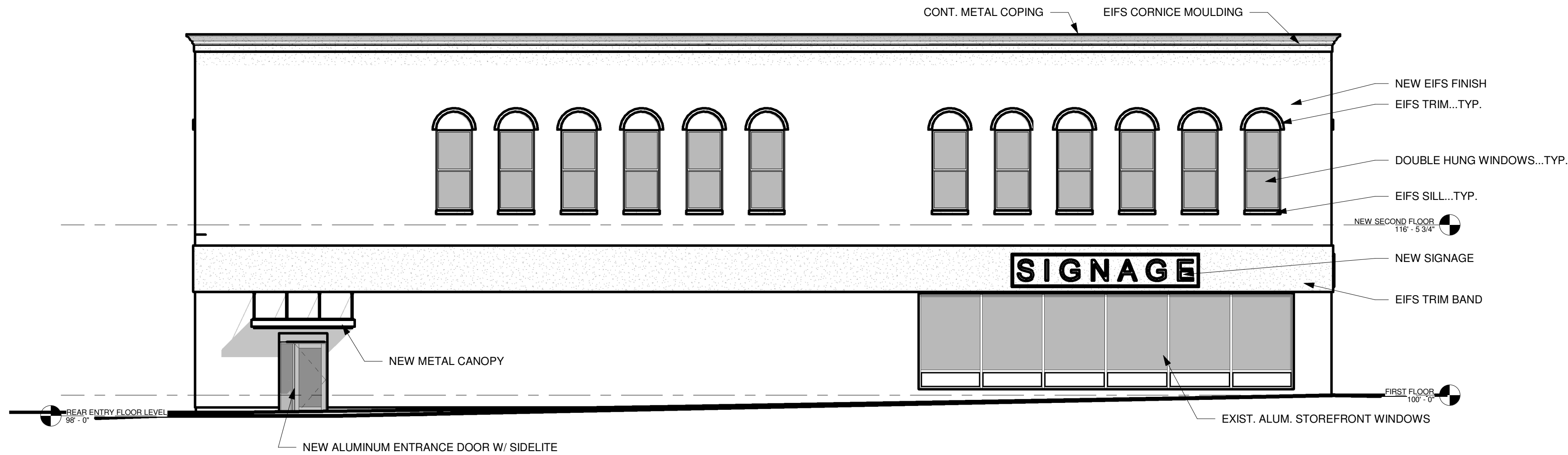
A102

SCALE: 1/8" = 1'-0"
NOTE:
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ACCORDINGLY

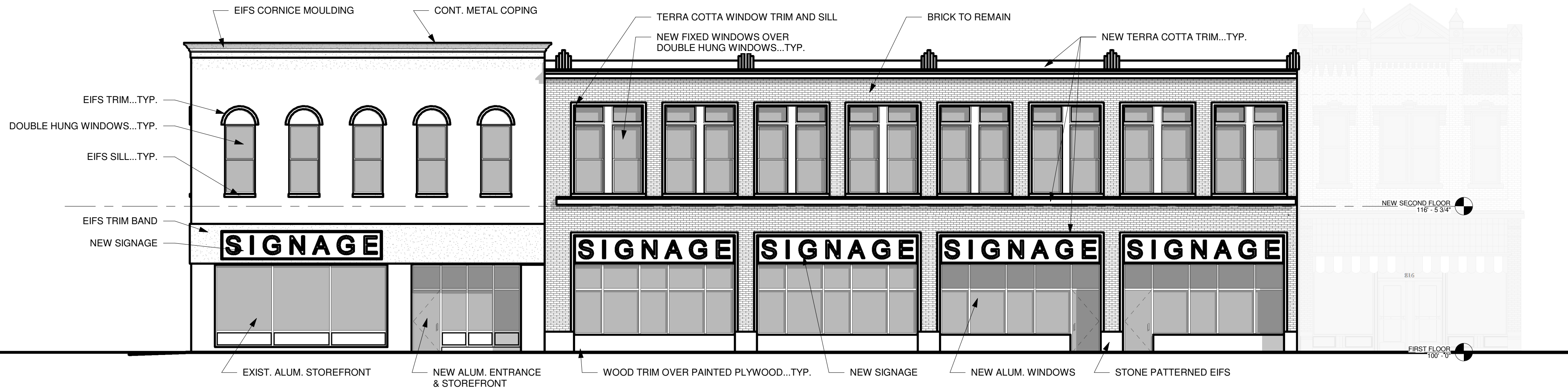
③ EXTERIOR ELEV. - WEST ELEVATION
1/8" = 1'-0"



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		



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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:
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ACCORDINGLY



REVISIONS		DESCRIPTION	
#	DATE		



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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:
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ACCORDINGLY



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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

A203

SCALE:
NOTE:
12X18 SETS ARE REDUCED BY
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ACCORDINGLY

REVISIONS	
#	DATE
DESCRIPTION	

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

THESE DOCUMENTS ARE NOT FOR CONSTRUCTION

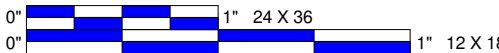
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IF PRINTED ON 24" X 36", TOP SCALE BAR SHALL BE EXACTLY 1" 0"
IF EITHER SCALE BAR IS NOT EXACTLY 1", DRAWING IS NOT TO SCALE 0'





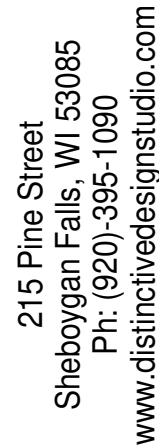
8TH STREET RENOVATION
800 BLOCK OF NORTH 8TH STREET
SHEBOYGAN, WI 53081

EXTERIOR PERSPECTIVES

A204

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

#	DATE	DESCRIPTION
REVISIONS		



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1" 12 X 1