

CITY OF SHEBOYGAN

REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION

ITEM DESCRIPTION: Construction of new building addition and canopy at Tidy Store located at 810 N. 14th Street.

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

REPORT DATE: September 23, 2022

MEETING DATE: September 26, 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:

Basudev Adhikari is proposing to construct an addition and a new canopy at the Tidy Store facility located at 810 N. 14th Street. The applicant states the following about the project:

- The applicant is proposing to add approximately 2,770sf of storage room space, walk-in cooler space and restaurant to the existing 3,600sf building. Building will now be 6,370sf. The addition will be constructed on the west/rear side of the existing building.
- The existing fuel canopy will be replaced. The new canopy footprint 1,872sf (24 x 78) and has six (6) fueling station. This will now become a Shell fuel station and Shell signage will be on the canopy.
- The current business activities include gasoline sales, grab and go snacks, beverages, wine, beer and liquor. The convenience store presently has no room for additional products or storage. The goal of this project is to add additional space for storage, more product options, and a small restaurant.

The applicant states the following about the addition and canopy architecture:

- The existing building has face brick, horizontal metal wall panels (east and south), vertical metal wall panels (north) and aluminum store front windows.

- Building addition to use exterior building materials to match existing facility, as discussed with review board at conceptual review meeting. Masonry base and horizontal (heavier gauge than what was used on existing) will be used on East, South, and West Elevations.
- Vertical metal panel siding will be used on North Elevation which is only visible from ally way.
- HVAC screening will be installed for new and existing equipment.
- New mechanical equipment will be shielded from West elevation by existing trees along West property line.
- The canopy will consist of prefinished metal fascia façade painted to align with the attached Shell standard architectural flow. Two (2) Helios will be installed on the fascia of the canopy (canopy signs). Helios are 9sf and will not extend above the horizontal plan of the canopy.

STAFF COMMENTS:

The architectural review Board should question and address the following:

- Is there any reason why a window(s) could not be installed in the dining area of the new restaurant on the south wall facing Wisconsin Avenue?
- Applicant is proposing to screen existing units but I am not sure about all the new units for the kitchen. Board will want to make sure the owner is appropriately screening all existing and new rooftop mechanicals.
- Is there any reason that the mechanical unit screening opening could not face north towards the existing liquor store building (instead of west)? If opened on the north side could you see the mechanical units from the east/14th Street?
- The applicant states that the owner is proposing to replace the existing weathered canopy with a new Shell canopy, however, the applicant has not provided an elevation of the proposed canopy.
- What is the design, color and materials for the canopy posts? Staff will be recommending that the posts of the canopy utilize the brick that is on the building so the canopy is compatible with the materials and look of the building.

ACTION REQUESTED:

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

ATTACHMENTS:

Architectural Review Board Application and required attachments.