

CITY OF SHEBOYGAN

REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION

ITEM DESCRIPTION: Construction of a new car wash, quick lube and emission testing facility at the Sheboygan Auto Group property located at 2701 Washington Avenue (the Sheboygan Chrysler Center).

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

REPORT DATE: September 2, 2022

MEETING DATE: September 12, 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:

HR Construction Company is proposing to construct and operate a new car wash, quick lube and emission testing facility at the Sheboygan Auto Group property located at 2701 Washington Avenue (the Sheboygan Chrysler Center).

The applicant states the following about the project:

- Presently there is the Sheboygan Chrysler Center 2-bay carwash facility and the Sheboygan Quick Lube Plus 4-bay quick lube facility located at 2701 Washington Avenue (in addition to the auto sales/repair facilities). These are two (2) separate facilities.
- Sheboygan Auto Group is proposing to demolish the existing two (2) facilities in order to construct a new 8,338sf (64x129) building in approximately the same general location of the demolished buildings. The new building will incorporate the car wash, quick lube & emission testing services into one (1) new facility.
- No new parking changes are proposed. The site will be serviced by the existing onsite parking; the new building will not create any additional parking demand.
- No new access changes are proposed. The existing ingress/egress drives will remain as currently constructed and will continue to provide adequate service to the site.
- No new waste enclosure is needed and no outside storage is proposed.

- Building signage will be included on the north elevation. This building mounted signage will be permitted separately by the chosen sign vendor.
- The location on Washington Avenue is a heavily traveled commercial corridor through the City with excellent visibility and access.
- The proposed development timeline is a March 2023 start with an anticipated completion date of September 2023.

The applicant states the following about the architecture:

- The proposed development will include a single-story building with an 8,338sf footprint, and vehicle queue lanes for entering and exiting the service/carwash facility. Exterior finishes will be made of a mixture of pre-finished metal wall panels, as well as aluminum with clear glazing. The roof will have parapet wall heights that screen any rooftop equipment.
- The architectural style of the building will fit in and compliment surrounding commercial developments.
- Exterior finishes will be made of a mixture of EIFS and Aluminum Composite Material (ACM) panels in colors of champagne, black and light bronze.
- Regarding the mechanical screening, there will be a seven (7) foot high parapet around the entire building elevation. All mechanical units will be lower than the parapet and will be screened.

STAFF COMMENTS:

The board should be aware that the buildings functional front is the south side of the building facing the interior of the lot and the functional rear is the north side of the building facing Washington Ave. Thus, it will be important that the rear/north elevation and east and west side elevations are well designed because this is what you will see from Washington Ave.

The applicant states that there is no need for a dumpster enclosure but currently there is a dumpster by a vacuum as you exit the wash facility. So is there the need for a dumpster and if so, where is the dumpster proposed to be located and how will it be designed (colors, materials, etc.)? Where is the vacuum to be located?

The Board may want to have the applicant address:

- Appears the proposed colors of the Sheboygan Quick Lube Plus building are bit different than the other Sheboygan Auto Group facilities on the property. How does the applicant believe the designs, materials and colors are compatible with the rest of the buildings on these properties?
- The applicant states there will be a seven (7) foot tall parapet on the building to screen all mechanicals, however, the car wash portion of the building has a lower roof line. Are there any rooftop mechanicals on the car wash portion of the building?

- The top portion of the East elevation appears to be a grey EIFS (running north to south in the middle of the building). This is the section that is the transition from the lower east side of the building (carwash and emission bays) to the higher west side of the building (oil change bays). It appears the yellow element is typically forming a cap or central anchor language that projects out past the face of the adjacent black material. It seems like continuing the yellow material above the roof-wall flashing on the east side of high portion of the east wall would tie this all in.

ACTION REQUESTED:

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

ATTACHMENTS:

Architectural Review Board Application and required attachments.