

## CITY OF SHEBOYGAN

### REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION

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**ITEM DESCRIPTION:** Construction of a new multi-tenant industrial warehouse at the southwest corner of Horizon Drive and S. Business Drive in the SouthPointe Enterprise Campus.

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

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**REPORT DATE:** August 19, 2022

**MEETING DATE:** August 22, 2022

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#### FISCAL SUMMARY:

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

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#### STATUTORY REFERENCE:

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

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#### BACKGROUND / ANALYSIS:

Consolidated Construction Company is proposing to construct and operate a new multi-tenant industrial warehouse at the southwest corner of Horizon Drive and S. Business Drive in the SouthPointe Enterprise Campus. The applicant states the following:

- The site is part of the SouthPointe Enterprise Campus. Currently the site is predominately a grassed meadow with a small portion to the south that was a single-family residence. The SouthPointe Enterprise Campus was chosen for its visibility and ease of access to major roads (S. Business Drive, I-43, etc.) and geographic location within the state.
- The proposed development consists of a multi-tenant warehouse that will be constructed in two 100,000sf phases (280 x 360).
- Phase I will consist of three (3) units that are planned to be rented to businesses – warehousing and/or manufacturing.
- The building will be one story with a maximum ridge height of 35'-0" above grade.
- Each unit includes three (3) semi-trailer docks and approximately 23 parking stalls (total of 68 stalls).
- There will be a single paved access drive along the west end of the site linking with Horizon Dr. which will provide semi-trailer access south of the warehouse and customer/employee access to the north parking lot.

The applicant states the following about the architecture:

- The project wants to present an attractive but efficient look. Materials are described on each elevation view and are predominantly prefinished metal panels with concealed fasteners. The dominate vertical metal panels are an off white, the horizontal panels are blue and the split-faced block veneer will be tan as shown on the north elevation.
- The minimal intent for the future east expansion would be to repeat the current east elevation materials and colors. It is hard to say for sure what a future tenant needs or desires will be for this elevation. It may very well be an enhanced elevation with more masonry and windows. The future intended interior use will drive the material and color selections.
- North (Street) side: Split-faced block, horizontal and vertical metal panels
- West Site: Metal wall panels
- East Side (expandable wall): Metal wall panels
- South Side: Metal wall panels

Materials used include:

- Horizontal and vertical metal wall panels
- 4 inch split face CMU with cast stone sill
- Aluminum storefront system windows and doors
- Exterior Aluminum canopies
- Prefinished gutter system with downspouts 25 on center
- Galvanized standing seam metal roof
- Wal-Pak light fixtures
- Insulated aluminum windows and overhead doors

#### **STAFF COMMENTS:**

The Board may want to have the applicant address:

- Location of mechanicals.
- Dumpster enclosure design, color and materials.
- Timing of construction? Timing of future construction (east elevation facing entrance to South pointe Enterprise Campus and S. Business Drive)?

#### **ACTION REQUESTED:**

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

#### **ATTACHMENTS:**

Architectural Review Board Application and required attachments.