

## CITY OF SHEBOYGAN

### REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION

---

**ITEM DESCRIPTION:** Exterior remodel of 3424 Kohler Memorial Drive.

---

**REPORT PREPARED BY:** Ellise Rose, Program Assistant

---

**REPORT DATE:** September 19, 2023

**MEETING DATE:** September 25th, 2023

---

#### 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:

Logic Design & Architecture, Inc is proposing exterior renovations to 3424 Kohler Memorial Drive. The applicant states the following:

- Proposed alterations include demolition of existing metal building along the east façade and modifications to existing parking lot along the east.
- The current OfficeMax space will be demised into two tenant spaces.
- The proposed retail tenant (Michael's) will reuse the existing southern entrance and a new entrance feature will be created along the east façade for a future tenant.
- A new parking lot configuration along the east side of the building will allow for direct access to the new tenant space.
- The project schedule anticipates construction start in January 2024 with completion in late summer 2024.
- The property is located in a commercially-designated area within the Suburban Commercial (SC) Zoning District and has been previously used for retail purposes; no zoning change is necessary.
- The proposed development will not adversely affect the neighboring properties as all the surrounding uses are similar in nature.
- There will be no outside storage.
- A new dumpster enclosure for both tenants is proposed near the existing loading dock along the northern property line.
- As part of this development, the impervious surface will be slightly decreased.
- Reconfiguration of the parking lot will increase total parking stalls from 62 to 70.

- Landscaping will be primarily located along the east side of the building and will meet City landscaping requirements.
- The existing small detention area near Wilgus Ave will remain.
- The existing Memorial Plaza shopping center is constructed with gray/cream split-face brick for the field, a field stone accent at the corners and Big Lots entrance, and off-white EIFS signage fields.
- The center also features a painted metal canopy along a majority of the façade and an aluminum vestibule at Dunham's.
- The Harbor Freight Tools addition (2016) incorporated a cream brick, dark brown split-face cmu, prefinished metal eyebrow canopy, and cream colored EIFS sign fields.

The applicant states the following about the proposed exterior remodel project:

- As presented, this new design will entail minor exterior changes to the main south façade.
- The main sign area will be modified to create a more prototypical sign area for the Michael's tenant.
- The EIFS will be modified and repainted along with new cornice elements and metal coping.
- The existing canopy and structure will be repainted.
- The east façade will receive the most updates by removing the existing metal building, exposing the original brick façade.
- Along this elevation a new tenant entrance will be created utilizing similar materials used in the Harbor Freight addition.
- Materials include integral color split-face cmu, aluminum storefront, prefinished metal canopy, and EIFS sign area.

#### **STAFF COMMENTS:**

The Board may want to have the applicant address the following concerning the proposed improvements of the building:

- The awning on the east elevation is shown as black. Should this be white to match the south elevation?

#### **ACTION REQUESTED:**

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

#### **ATTACHMENTS:**

Architectural Review Board Application and required attachments.