

CITY OF SHEBOYGAN

REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION

ITEM DESCRIPTION: Construction of new building addition at Johnston Bakery located at 3320 Weeden Creek Road.

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

REPORT DATE: December 9, 2022

MEETING DATE: December 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:

Johnston Bakery is proposing to construct a new addition to their facility in the Sheboygan Business Park located at 3320 Weeden Creek Road. The applicant states the following:

- The Johnston Bakery plant manufactures frozen dough for use in the baking industry. The frozen dough market has seen continued growth the past several years. This has created a need for additional production and cold storage space at Johnston's Bakery Frozen Dough Plant to meet the continuing demand and growth of the frozen dough market.
- This expansion is needed for additional freezer space for the same activities that are conducted at this time. Proposed addition location permits better work flows. There is no change to the use or operation of the facility.
- The existing plant has had several additions over the years and is currently 19,200sf.
- The proposed addition consists of an approximately 10,450sf expansion to the production and cold storage spaces of the facility, with 8,660sf going to production and 1,790sf of cold storage.
- The proposed construction start is spring of 2023 with anticipated completion by September 2023. Estimated cost for the addition is approximately \$1,000,000.

The applicant states the following about the architecture:

- The existing building pre-engineered metal building with a light tan colored vertical metal siding. A 30" block wainscot appears on the west and south sides of the building. The roof of the production area is a dark brown colored standing seam metal roof. The existing

freezers are clad freezer panels that are painted a neutral color that compliments the metal building. The freezers have a low-slope membrane roof.

- The intent is to match the existing building as much as possible. The pre-engineered metal building that will be used for production will have vertical metal siding, wainscot, and dark brown metal roof to match the existing. The freezer expansion will consist of metal clad freezer panels that will be painted the same neutral color as the existing and have a membrane roof.

STAFF COMMENTS:

A couple of comments for the Board to discuss with the applicant:

- The south building elevation is getting is getting to be long without much articulation (mostly using landscaping). It is likely that when the facility expands in the future that this south wall will become even longer. The board may want to discuss both the proposed addition and how this south elevation can be addressed architecturally with future expansions.
- Location of mechanicals.
- Dumpster enclosure design, color and materials.
- Timing of construction? Timing of future construction?

ACTION REQUESTED:

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

ATTACHMENTS:

Architectural Review Board Application and required attachments.