

CITY OF SHEBOYGAN

REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION

ITEM DESCRIPTION: Exterior renovation of a future professional eye care office located at 1423 N 29th Street.

REPORT PREPARED BY: Ellise Rose, Associate Planner

REPORT DATE: March 18, 2025

MEETING DATE: March 24, 2025

FISCAL SUMMARY:

STATUTORY REFERENCE:

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

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

BACKGROUND / ANALYSIS:

Jos. Schmitt Construction Co., Inc. is proposing to renovation the exterior of a future professional eye care office located at 1423 N 29th Street. The applicant states the following:

- The 1.34-acre Suburban Commercial parcel occupying the south side of Superior Avenue from N 28th to N 29th Street will be redeveloped as a professional office by Fourth Generation Properties, LLC.
- A residential parcel with a single-family home is the southern adjacent parcel on N 28th Street and a Suburban Commercial property is the southern adjacent parcel on N 29th Street.
- The existing 5,430 square foot masonry building that is closest to the corner of N 29th Street and Superior Avenue on the subject parcel will be renovated both inside and out.
- The 3,070 square foot metal building to the south will be razed to accommodate onsite parking.
- Existing concrete pavement that doesn't meet the required setback on the west and north sides of the building will be removed and replaced with landscaping.
- The vacant eastern portion of the site adjacent to N 28th Street will be developed in the future at an unknown time. In the meantime, the existing asphalt paving at the southeast corner will remain in place to serve as construction staging for the initial phase of redevelopment.
- The building is being redeveloped as a two-tenant building, with Sheboygan Family Eye Care (currently located at 3144 Wilgus Avenue) occupying the first floor, and the second floor will be white boxed for a future office tenant.
- Two separate main entrances will be created, Sheboygan Family Eye Care at the Northeast corner of the building and the future upstairs tenant at the Southwest corner.
- The existing facility that is to remain is comprised of a single-story masonry portion to the North with a 2-story masonry and metal panel building to the south.

- The existing facade is comprised of exposed, non-painted, CMU blocks on the first story and green metal insulated sandwich panel on the second story.
- The one-story portion of the building that had previously been the main entrance to the building was designed with fluted concrete blocks and tall narrow aluminum windows.
- There are no existing windows in the 2-story portion of the building.
- There are two existing aluminum entrances, both located on the West side of the building.

The applicant states the following about the architecture:

- The goal of the proposed exterior design is to introduce an updated color palette of white, black, and grays that will brighten and bring new life to the existing structure.
- The existing non-painted CMU blocks will be repaired and painted. The CMU up to the existing window head elevation will be painted Sherwin Williams SW 7006 Extra White. A one-course high band will be painted Sherwin Williams SW 6258 Tricorn Black. The remaining height of CMU will be painted an accent color of Sherwin Williams SW 7024 Functional Gray.
- The green metal paneling that surrounds the entire second floor will be removed. Two new exterior metal paneling profiles will be introduced on the second floor.
- The main metal profile, McElroy Multi-Cor is a wave panel (McElroy Regal White) that will mimic the appearance of the existing fluted concrete block found on the single-story portion of the building.
- The upper portion of the metal panel will be McElroy Marquee Lok (McElroy Ash Gray except at Southwest Entrance), which is a concealed fastener smooth panel, which will provide a near smooth appearance like the upper band of concrete block on the single-story portion of the building.
- The existing CMU columns on the first floor will be extended up to the upper roof edge using break metal column wrap (McElroy Regal White).
- To provide greater definition to the two main entrances, an accent color will be introduced.
- At the Family Eye Care entrance on the East side of the building, the concrete block will be painted Sherwin Williams SW 7674 Peppercorn. A new wall-mounted black metal canopy will also be installed at the Family Eye Care Entrance to provide weather protection at the door.
- At the entrance to the second-story tenant located at the Southwest corner of the building, McElroy Marquee Lok panel will be used in a Charcoal finish.
- New building signage areas will be located at the two entrances.
- The existing aluminum windows and entrances on the first floor will be replaced with new black anodized aluminum assemblies.
- The existing entrance into the single-story portion of the building will be relocated to the east side of the building.
- Due to the use of the Eye Care Clinic on the first floor of the 2-story building (exam rooms, testing rooms) where the control of light levels is crucial to completing their exams, no additional windows will be added to the first floor of the building.
- New black anodized aluminum window assemblies will be incorporated into the facade design of the second-floor white box tenant.
- New metal roof edge and transition trims will be installed. These metals will be McElroy Metal Matte Black.

STAFF COMMENTS:

Is there the ability to place windows on the north and south elevations on the second floor?

This development will certainly change the appearance of this property and has the ability to positively impact the look and feel of this Superior Ave corridor.

ACTION REQUESTED:

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

ATTACHMENTS:

Architectural Review Board Application and required attachments.