

**CITY OF SHEBOYGAN**

**REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION**

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**ITEM DESCRIPTION:** Reconstruction of loading dock and warehouse space at Bitter Neumann located at 827 N 14<sup>th</sup> Street.

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**REPORT PREPARED BY:** Ellise Rose, Associate Planner

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**REPORT DATE:** April 17, 2024

**MEETING DATE:** April 24, 2024

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**FISCAL SUMMARY:**

**STATUTORY REFERENCE:**

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

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

**BACKGROUND / ANALYSIS:**

Jos. Schmitt Construction Co., Inc. is proposing to reconstruct the loading dock and warehouse at Bitter Neumann located at 827 N 14<sup>th</sup> Street. The applicant states the following:

- Bitter Neumann is proposing the demolition of approximately 11,000 SF of the warehouse and loading dock space located at the northeast corner of the property.
- A new 2,800 SF structure will be erected to resolve the roof issues of the interior connector building and create 3 new loading docks to accommodate semi-trailer parking and a compactor on-site.
- To access the new loading docks, a recessed loading dock pit will be constructed starting at the new dock face and sloping up to the existing grade at the intersection of Niagara Ave and N. Commerce St.
- The new addition will contain 3 loading docks. One dock will be used for merchandise deliveries, one will be used for a semi-trailer to house large appliances and furniture for recycling, and the final will be used for a new compactor.
- The addition will match the existing floor level of the service and retail spaces allowing a more direct flow through the first floor.
- The new addition will contain a new egress stair which will serve the second-floor retail space and all levels of the existing warehouse.
- Approximately 1,150 SF of retail space will be included on the second floor of the addition, which will help improve the existing second floor circulation path.
- The existing 3-story warehouse building is clad in light beige horizontal siding with a dark brown fascia accent. The remainder of the exterior was renovated in 2023 to introduce an updated color scheme, add new windows for a greater connection to passers-by on North 14th Street, and create more focus at the Main Entrance.

- The goal of the Proposed Exterior Design is to continue the updated color scheme that was introduced during the 2023 façade renovation project.
- The brick that is exposed on the east face of the north building will be repaired and painted a light gray (Sherwin Williams SW 7051 Analytical Gray) to match the North facade. The new loading dock addition will be clad in new metal wall paneling with a matching profile to the paneling installed on 14th Street, and a color to match the brick paint color (McElroy Metal Sandstone). The CMU stair tower and fire wall will be clad in horizontal Insulated Metal Paneling in a coordinating accent color (McElroy Metal Surrey Beige). The remainder of the 3-story warehouse that will remain will be clad in new metal paneling (lower band McElroy Metal Sandstone, main portion of wall McElroy Metal Charcoal). The recladding of the warehouse will start on the east façade at the new addition, wrap around the south and back to the west façade to the point where the warehouse and South Concrete Block building meet. The visual appearance of the reclad warehouse will match the pre-engineered metal building portion of the 14th Street facade. The new and existing roof edge will match McElroy Metal Dark Bronze.
- Other items that will be part of the façade scheme include:
  - New overhead doors to be dark gray to match McElroy Metal Charcoal.
  - New Hollow Metal Doors and Frames to be painted dark gray to match McElroy Metal Charcoal.
- Colors:
  - Brick: Sherwin Williams SW 7051 Analytical Gray
  - New Metal Paneling at Loading Docks: McElroy Metal Sandstone
  - New Metal Paneling at existing warehouse [Lower band ONLY]: McElroy Metal Sandstone
  - New Metal Paneling at existing warehouse: McElroy Metal Charcoal
  - New Insulated Metal Paneling at stair tower and fire wall: McElroy Metal Surrey Beige
  - New and Existing Roof Edge: McElroy Metal Dark Bronze
  - Overhead Doors: Paint to Match McElroy Metal Charcoal
  - Hollow Metal Doors: Paint to Match McElroy Metal Charcoal

**STAFF COMMENTS:**

Jos. Schmitt Construction Co., Inc. is looking to improve the appearance of the building as well as the property. The Bitter Neumann remodel project will positively impact the look and feel of the building/property at this very visible location on 14<sup>th</sup> Street.

**ACTION REQUESTED:**

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

**ATTACHMENTS:**

Architectural Review Board Application and required attachments.