	Office Use Only	
PARCEL NO.:	DATE SUBMITTED:	_
MAP NO.:	REVIEW DATE:	
ZONING CLASSIFICATION:		_

CITY OF SHEBOYGAN ARCHITECTURAL REVIEW APPLICATION

Revised November 2019

FEE \$100.00

Completed application must be filed with the Department of City Development, 828 Center Avenue, Suite 208. To be placed on the agenda of the Architectural Review Board, application <u>must be filed two weeks prior</u> to date of meeting. Applications that are not complete or that are not legible will not be accepted.

	<u>eks prior</u> to date of meeting. Applications that are not complete or that are not legible will not be septed.
1.	APPLICANT INFORMATION
	APPLICANT:Distinctive Design Studio on behalf of Sheboygan Glass
	ADDRESS: 215 Pine St, Sheboygan Falls, WI 53085
	E-MAIL ADDRESS: jake@distinctivedesignstudio.com
	PHONE: (920) 393-2684 FAX NO.: ()
2.	DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT
	NAME OF PROPOSED/EXISTING BUSINESS: Sheboygan Glass
	ADDRESS OF PROPERTY AFFECTED: 3209 S 32 nd St. Sheboygan, WI
	NEW BUILDING: ADDITION: REMODELING: X
	DESCRIPTION OF PROPOSED PROJECT: Renovation of existing welding shop. erior of office (front portion of building) to be completely renovated with new ADA mpliant restrooms, offices, break room, reception area.
	DESCRIPTION OF EXISTING EXTERIOR DESIGN AND MATERIALS: Existing building is R-panel metal siding in a patchwork of colors with brick veneer at front (west elevation). Current site has a gravel drive to rear entrance, as well as two orly paved drives on the north side of the property.
	DESCRIPTION OF THE PROPOSED EXTERIOR DESIGN AND MATERIALS:

DESCRIPTION OF THE **PROPOSED** EXTERIOR DESIGN AND MATERIALS:

<u>Exterior to receive new storefront glazing and entry, updated façade details, paint & minor roof repairs. Site repairs and parking updates (stripe ADA, seal and re-stripe parking). Existing brush and dead trees will be removed on the south side. New</u>

	dscaping is planned to screen the ground installed HVAC equipment, and to meet
Cit	y requirements.
	_
3 _	NAMES AND ADDRESSES
•	
	OWNER OF SITE: Sheboygan Glass
	ADDRESS: 466 Church St. Kohler, WI
	EMAIL: mwnyhuis@sheboyganglass.com
	PHONE: <u>(920) 889-9384</u> FAX NO.: <u>(</u>)
	ARCHITECT: Distinctive Design Studio, Jake Jacobsen RA
	ADDRESS: 215 Pine St, Sheboygan Falls, WI
	EMAIL ADDRESS: jake@distinctivedesignstudio.com
	PHONE: (920) 393-2684 FAX NO.: ()
	CONTRACTOR: Jos. Schmitt
	ADDRESS: 2104 Union St. Sheboygan, WI
	EMAIL: _sschmitt@jschmitt.cc
	PHONE: (920)946 0991

4. APPLICATION SUBMITTAL REQUIREMENTS

- A. A scale drawing of all exterior elevations showing the design and appearance of the proposed building or structure.
- B. Three 11 X 17 colored renderings of the proposed building elevations and material samples.

C. A .pdf file of all drawings either by email or CD

- D. A scale drawing of the site plan showing the relationship of the building to the site and adjacent properties.
- E. A written description of the proposed general design, arrangement, texture, material and color of the building or structure. Describe the relationship of such factors to similar features of buildings located within the same block or located along the frontage or any block across the street from the proposed building or structure for which architectural approval is sought.

5. **CERTIFICATE**

I hereby certify that all the above statements and attachments submitted hereto are true and correct to the best of my knowledge and belief.



14 April, 2022

Conditional Use Application Narrative

Proposed New Owner: Sheboygan Glass & Glazing 466 Church Street Kohler, WI 53044

Designer:

Jake Jacobsen, AIA Distinctive Design Studio 215 Pine St. Sheboygan Falls, WI 53085

Contractor:

Jos. Schmitt Construction 2104 Union St. Sheboygan, WI 53082

General Facility Information

Parcel 59281423740

Legal Description:

SHEBOYGAN INDUSTRIAL PARK NO 1 THE N 378.54' OF LOT 4 BLK 1 & THAT PRT OF LOT 3 BLK 1 DESC AS: COM AT NW COR SD LOT 3, TH S-18-DEG-09'- 27"E 347.09' ALG W LINE OF LOT 3 TH N-86-DEG-43'-00"E 51.73', TH N-18-DEG-09'-27"W PARALLEL TO & 50' ELY OF W LINE OF LOT 3, 391.87' TO THE N LINE OF LOT 3, TH S-39 - DEG-38'-04"W 59.09' TO BEG

Lot Area: 4.42 acres

Zoning: SI (Suburban Industrial)

Adjacent properties zoning: All neighboring properties are zoned SI

Setbacks: Existing structure appears to be conforming – no additions are anticipated.

Current Use

Light Industrial

Existing use and conditions:

Building is currently occupied by a welding and machining operation. The site and building are in relatively poor condition due to deferred maintenance. The south side of the building is overgrown with brush and dead trees that will need to be addressed. The building itself is a steel frame with metal panels and roof. The panels are in decent condition, but sorely in need of paint.

Approximately 20 parking spots existing – no ADA spots designated



New owner: Sheboygan Glass & Glazing

Executive summary:

Sheboygan Glass is proposing to purchase the existing facility, and will bring its current operation, including fifteen employees back into the City of Sheboygan. The facility will undergo substantial upgrades, both interior and exterior to provide a useful base of operations for the new owner. As part of a master plan, the owner proposes to complete some of the renovations utilizing a phased approach to amortize the costs in a more fiscally sustainable fashion. This approach will be a win-win for both the owner, the neighboring properties, and the City.

Proposed Use:

Office use – West portion of building 60' x 120' Light industrial use – East portion of building 100' x 200'

Proposed Parking:

21 spots total – 3 ADA – one to be van accessible

Proposed alterations to building:

Exterior Improvements:

Façade Update at western portion of building to include;

Remove existing veneer brick and metal panels at west and south exposures. Install new storefront glazing with spandrel panels at lower third across entire west exposure. Create new ADA compliant storefront entry at southwest corner. Install new metal clad, horizontal "eyebrow" above storefront at north, west and south elevations. Add new metal clad, vertical red "blades" to accent a cadenced series of divisions along the north elevation of the office to break up some of the very long face. At the shop portion, the existing metal panels will be repaired as needed, and will be painted along with all trim and doors.

Site Repairs:

- Remove existing asphalt paving at all three dock areas and install grass at northwest and northeast areas
- At north-center dock, provide new concrete apron, concrete dock, and asphalt paving infill
- At customer parking area (southwest corner), re-stripe parking spots to include one van accessible space, one standard ADA space, and five non-ADA spots.
- At employee parking area (northwest corner), apply sealcoat to existing asphalt pavement, and restripe parking spots to include one standard ADA space, and twelve non-ADA spots.
- Landscaping will include removal of existing brush and dead trees along the south side on the shop building.
- New landscaping is planned to screen the ground installed HVAC equipment along the north side of the office building to meet City requirements.
- In addition, the Master Plan (below), details additional landscaping to meet City standards, and other site upgrades.
- Remove existing, damaged canopy at north exposure
- Remove existing exterior exhaust fan at north exposure



Interior Improvements:

Office building will be completely renovated with the following spaces programmed;

- 7 offices
- Reception vestibule and office
- Conference room
- Breakroom
- Plan room
- Men and Women, ADA restrooms
- Private bathroom with shower
- Employee bathroom with shower
- Storage
- Utility, Electrical and IT rooms
- Circulation Spaces

Additional spaces within the east portion of the office that will be completed in the future to include;

- Training Classroom
- Shop Training space
- Recreation Room
- Fitness Room
- Circulation Space

Master Plan for Phased Improvements:

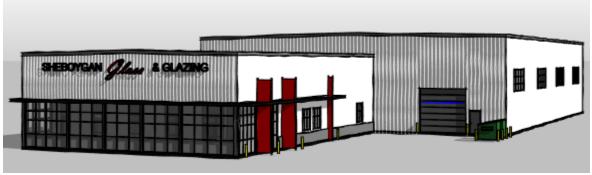
Exterior;

- West side of building, renovations as described above 2022
- East side of building, renovations as described above 2022
- Pave tenant access drive and parking 2023 (Earlier if space is leased)
- Install additional trees and other landscaping 2024
- Replace roll-up doors at north exposure 2024
- Replace office roof 2025
- Replace/Install gutters and downspouts 2025 (concurrent with roof replacement)

Interior;

- West side of building, renovations as described above 2022
- Renovation of existing spaces within proposed tenant space 2023 (project will be completed earlier
 if tenant leases space)
- Build out of Training area, to include classroom, installation training area, fitness, and recreation rooms, with access to ADA compliant bathroom – 2024
- Renovation of existing shop bathroom to provide ADA compliant units for shop, as well as an individual use ADA bathroom 2025





Proposed New southwest Elevation



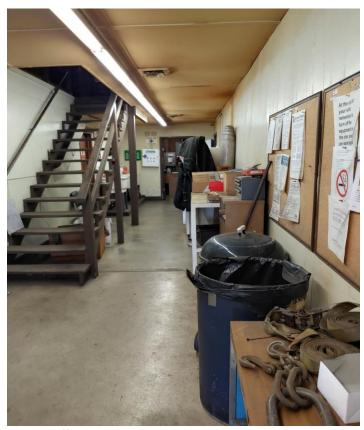
Existing west elevation at entry



Existing north elevation looking east



Existing northeast elevation



Existing office interior

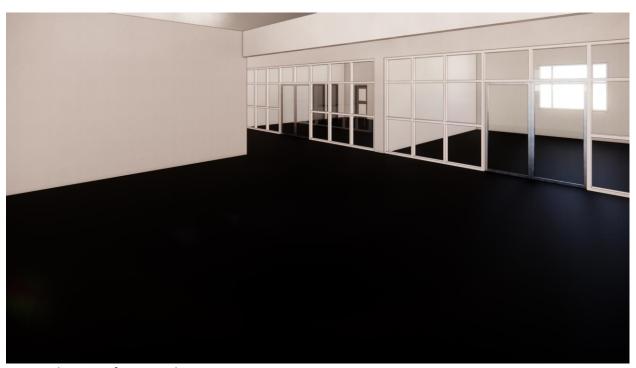


Proposed vestibule





Proposed employee break room



Proposed training, fitness, and recreation spaces

OFFICE & SHOP RENOVATION

SHEBOYGAN GLASS



SYMBOLS LEGEND

PROJECT INFORMATION

PROJECT ADDRESS

3209 SOUTH 32ND STREET

PROJECT LOCATION

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SHEET#	SHEET NAME	REVISION		
SHEET #	SHEET NAME	#	DATE	
GENERAL				
G000	COVER			
CIVIL				
C100	SITE PLAN	1	3/1/2022	
ARCHITECTURAL				
A101	FIRST FLOOR PLAN - WEST	1	3/1/2022	
A102	FIRST FLOOR PLAN - EAST	1	3/1/2022	
A103	SECOND FLOOR PLAN	1	3/1/2022	
A200	EXTERIOR ELEVATIONS	1	3/1/2022	

SHEET LIST

SHEET#	CHEET NAME	REVISION	
DUEE!#	SHEET NAME		DATE
GENERAL	_		
G000	COVER		
CIVIL			
C100	SITE PLAN	1	3/1/2022
ARCHITECTURAL			
A101	FIRST FLOOR PLAN - WEST	1	3/1/2022
A102	FIRST FLOOR PLAN - EAST	1	3/1/2022
A103	SECOND FLOOR PLAN	1	3/1/2022
A200	EXTERIOR ELEVATIONS	1	3/1/2022

DISCIPLINE DETAIL NO. PARTITION TYPE - PARTITION

WALL IDENTIFICATION

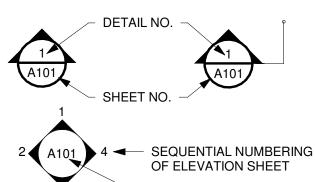
PARTITION TYPE SYMBOL

OR SHEET NUMBER -DETAIL REFERENCE AREA TO BE DETAILED OR ENLARGED DETAIL NO. DASHED LINE FOR ENLARGED PLANS ONLY —

FLOOR LEVEL

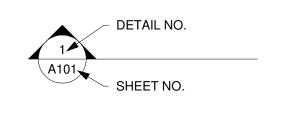
ELEVATION REFERENCE

SHEET NUMBERING

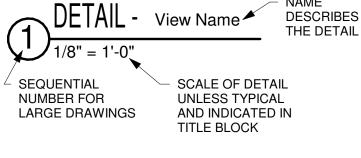


SHEET NO.

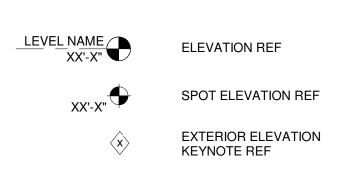
SECTION REFERENCE



DETAIL NUMBERING

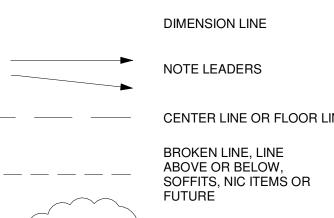


ELEVATION SYMBOLS



LINE TYPE IDENTIFICATION

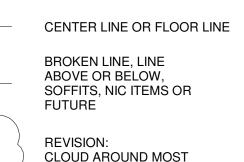
COLUMN GRID DESIGNATORS



OPENING IDENTIFICATIONS

WINDOW TYPE

(UNO)



CLOUD AROUND MOST RECENT REVISION MADE

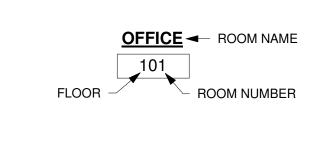
REFER TO EXTERIOR ELEVATIONS

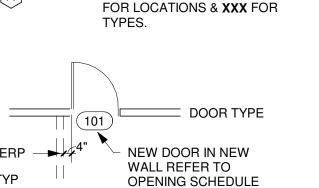
FOR LOCATIONS & XXX FOR TYPES.

WINDOW TYPE W/ TRANSOM -REFER TO EXTERIOR ELEVATIONS



ROOM IDENTIFICATION





WINDOW TYPE -

INTERIOR FINISH TAGS INTERIOR ROOM NAME CPT-1 ← FLOOR FINISH

 $\underline{\text{CT-1}} \times \underline{\text{CPT-1}}$

─ FLOOR FINISH

TRANSITION

DEMO WALLS

NEW WALLS

FUTURE WALLS

EXISTING WALLS

REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR
MANNER WHATSOEVER. NOR ARE THEY TO BE ASSIGNED TO
ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS
WRITTEN PERMISSION AND CONSENT OF DISTINCTIVE DESIGN WRITTEN DIMENSIONS ON THESE DOCUMENTS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB. WHEN PLANS ARE PRINTED ON 12 x 18 PAPER, DRAWINGS ARE REDUCED BY 50%

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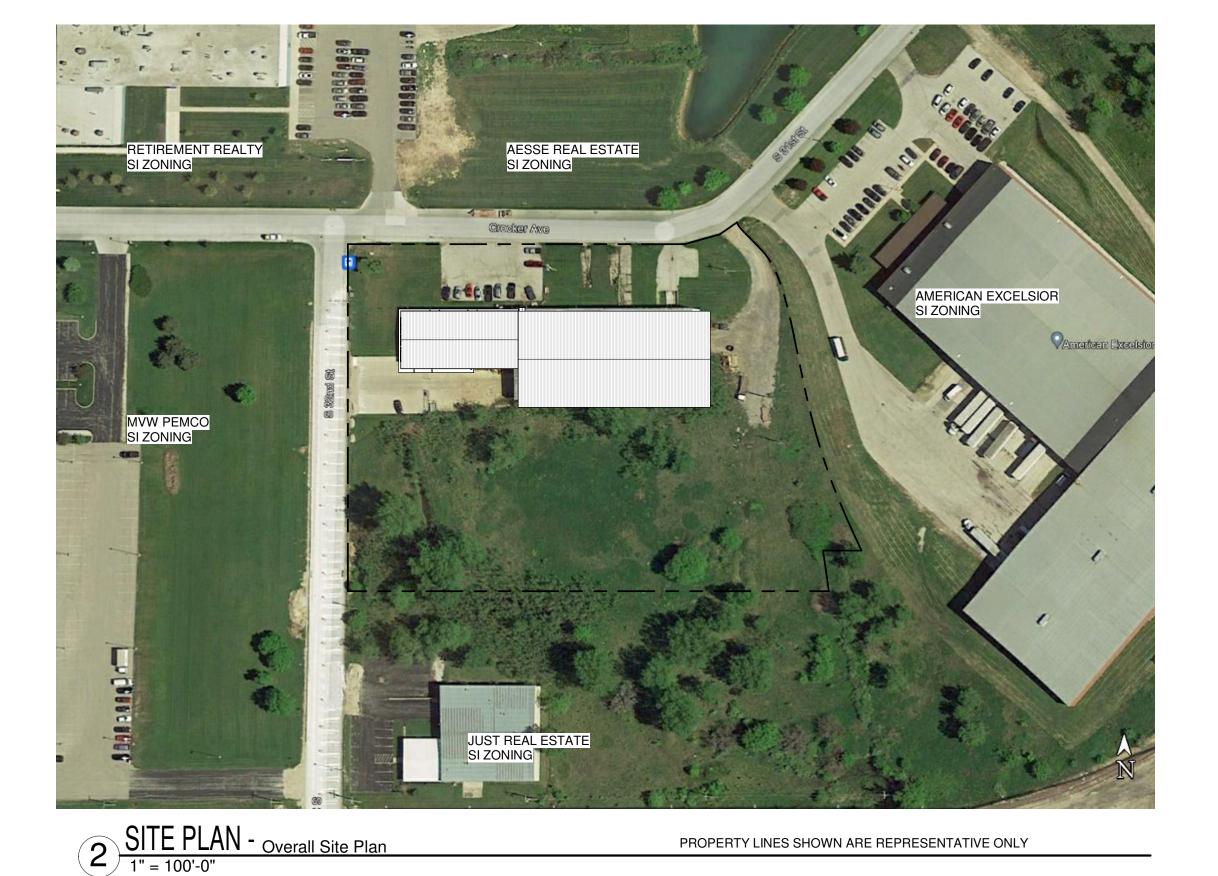
DESCRIPTION DATE

> **OFFICE & SHOP** RENOVATION

3209 SOUTH 32ND STREET SHEBOYGAN, WI 53081 PROJECT #: 22-010

PRELIMINARY PLANS

COVER



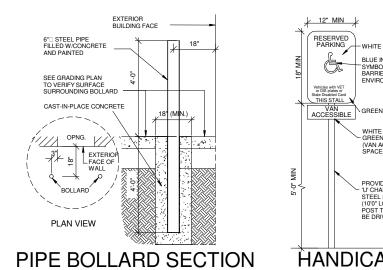
PROPERTY LINES SHOWN ARE REPRESENTATIVE ONLY

PARKING NOTES

<u>SI ZONING PARKING:</u> ONE SPACE FOR EACH EMPLOYEE AT LARGEST SHIFT REQUIRED 8 EMPLOYEES 21 PARKING SPOTS PROVIDED 3 ADA SPOTS PROVIDED, ONE OF WHICH IS VAN ACCESSIBLE

SI ZONING NOTES

SETBACK REQUIREMENTS: FRONT/STREET - 60' SIDE, NON-RESIDENTIAL - 25'/10' REAR - NON-RESIDENTIAL - 25' PAVEMENT - 10' MINIMUM BUILDING SEPARATION - 20' MAXIMUM BUILDING HEIGHT - 35' PROJECT FACILITY CURRENTLY MEETS ALL ZONING SETBACK REQUIREMENTS. NO PROPOSED CHANGES ARE ANTICIPATED



HANDICAP SIGNAGE

GENERAL SITE NOTES

EXISTING MATURE TREES TO REMAIN
EXISTING ASPHALT PARKING AREAS TO BE SEALED AND RE-STRIPED
EXISTING CONCRETE PARKING AREAS TO BE RE-STRIPED FUTURE TREES TO BE MINIMUM 6" CALIPER HARDWOOD SPECIES



215 PINE STREET SHEBOYGAN FALLS, WI 53085 PH: (920)-395-1090 WWW.DISTINCTIVEDESIGNSTUDIO.COM

STEVE PESKIE (920)-946-0243 steve@distinctivedesignstudio.com

LEGEND

NEW CONCRETE PAVING



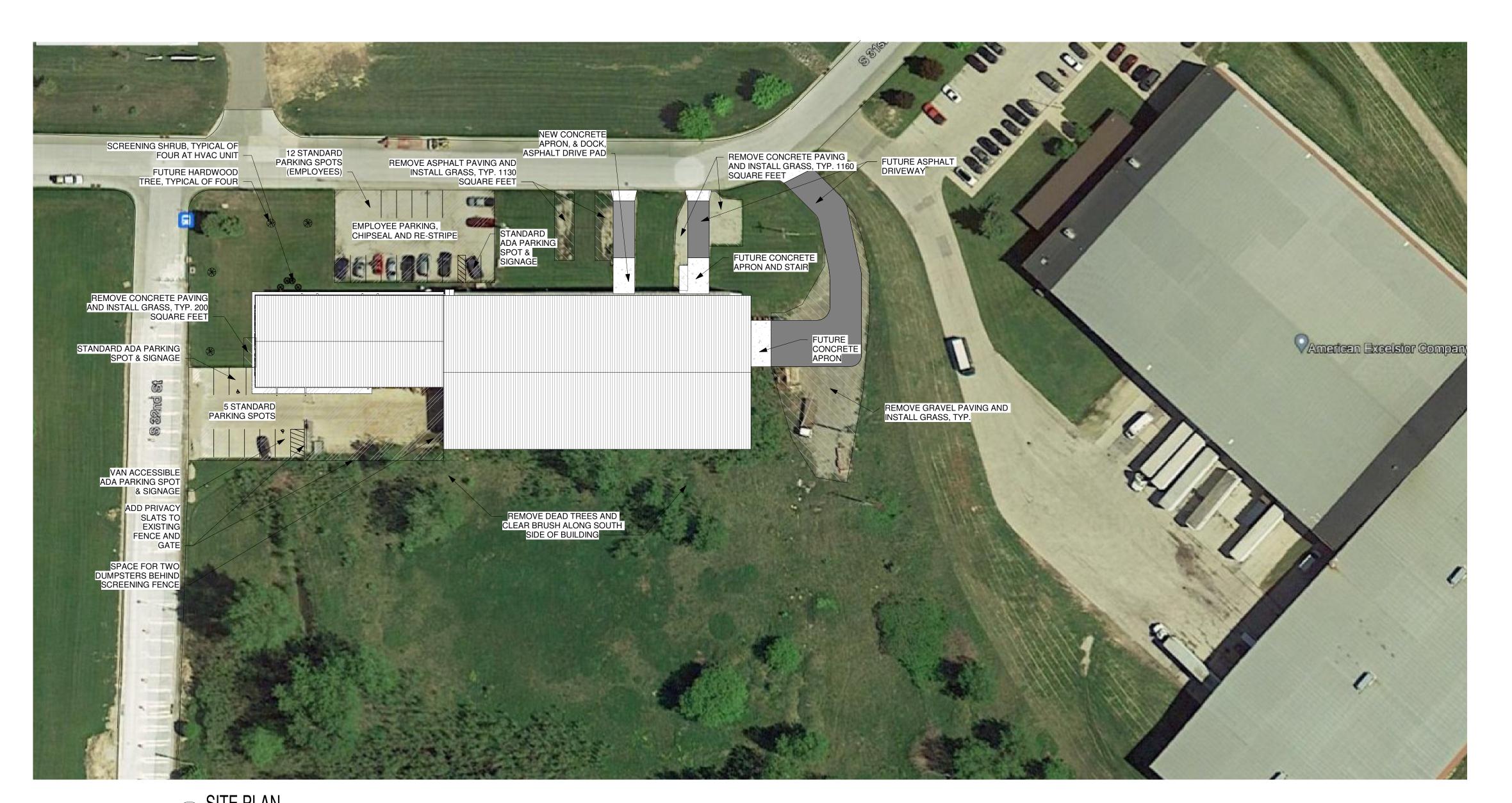
NEW ASPHALT PAVING (FUTURE) APPROXIMATELY 5500 SQUARE FEET TOTAL (INCLUDES CONCRETE APRONS)



EXISTING PAVING TO BE DEMOLISHED APPROXIMATELY 2500 SQUARE FEET TOTAL



EXISTING PAVING TO REMAIN (RE-STRIPING AS NECESSARY) APPROXIMATELY 6300 SQUARE FEET TOTAL



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DATE

3/1/2022

DESCRIPTION

SD DOCS

3209 SOUTH 32ND STREET SHEBOYGAN, WI 53081

PROJECT #:

SITE PLAN

PRELIMINARY PLANS

22-010

C100





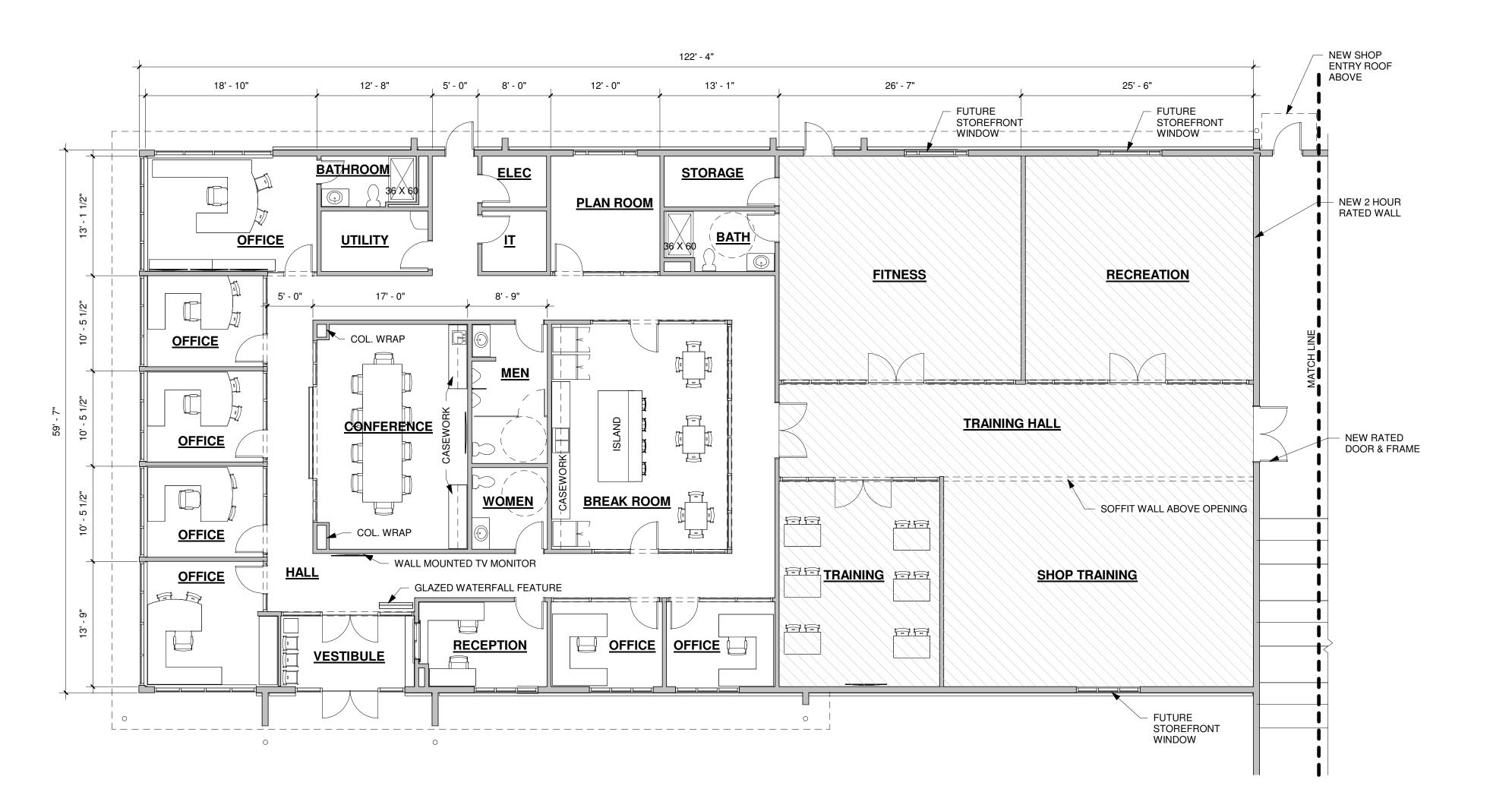
FUTURE ROOMS

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0"



FLOOR PLAN - FIRST FLOOR

1/8" = 1'-0"

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22-010

3209 SOUTH 32ND STREET SHEBOYGAN, WI 53081

PROJECT #:

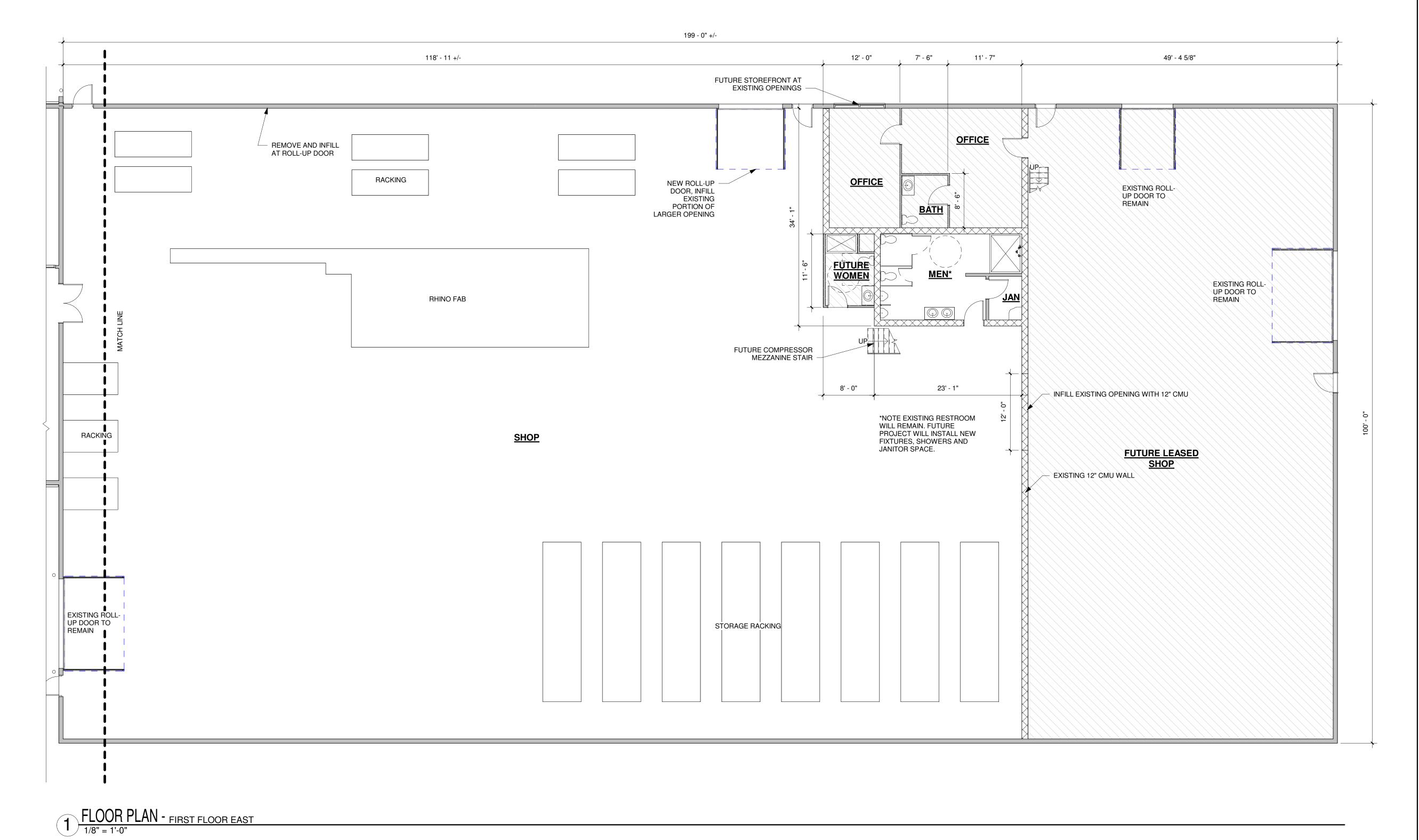
PRELIMINARY PLANS

FIRST FLOOR **PLAN - WEST**

A101



FUTURE ROOMS



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OFFICE & SHOP RENOVATION

3209 SOUTH 32ND STREET SHEBOYGAN, WI 53081

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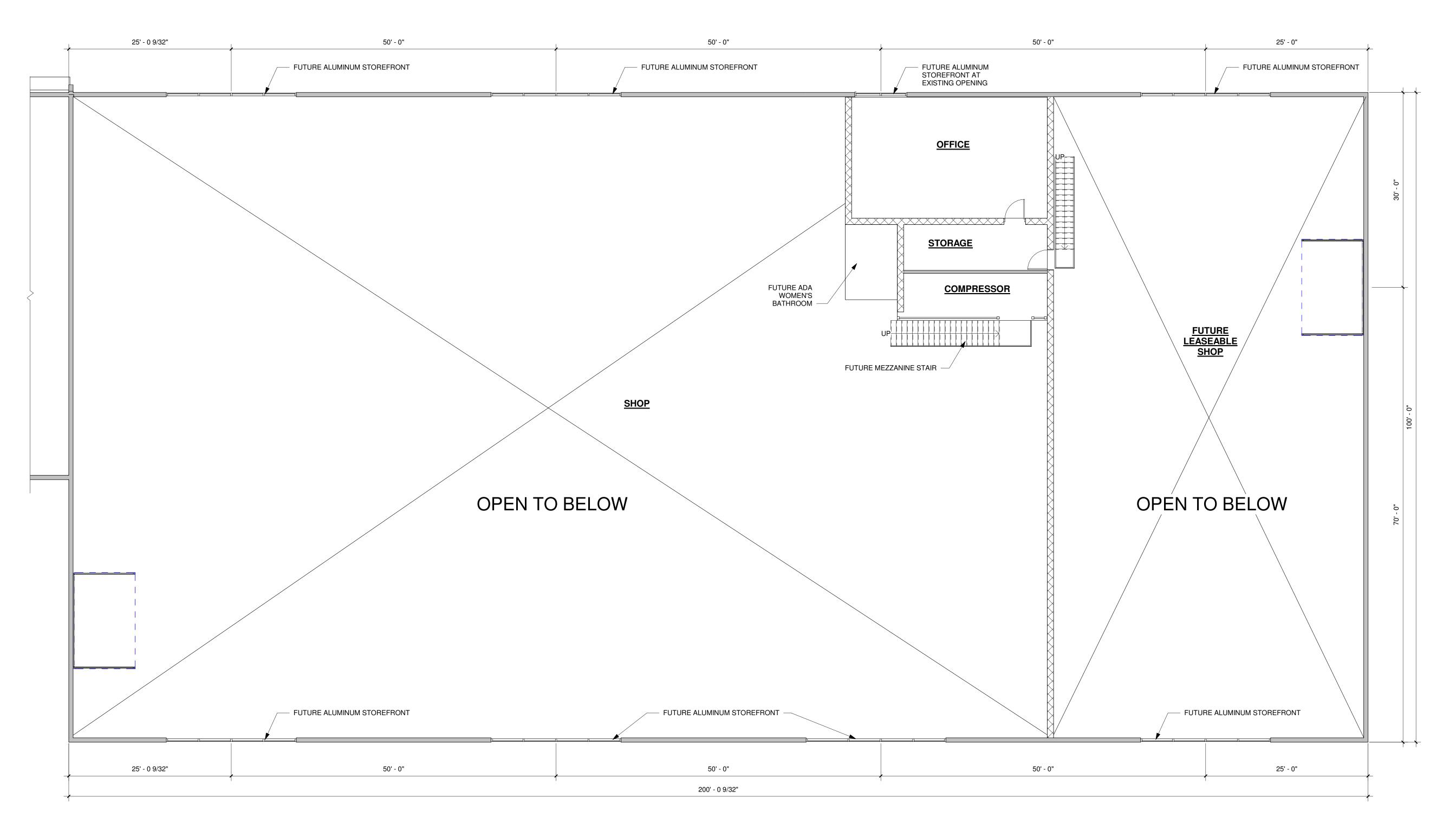
PRELIMINARY PLANS

FIRST FLOOR **PLAN - EAST**

A102

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PRELIMINARY PLANS

SECOND FLOOR

PLAN

OFFICE & SHOP

RENOVATION

3209 SOUTH 32ND STREET SHEBOYGAN, WI 53081

22-010

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DESCRIPTION

SD DOCS

A103

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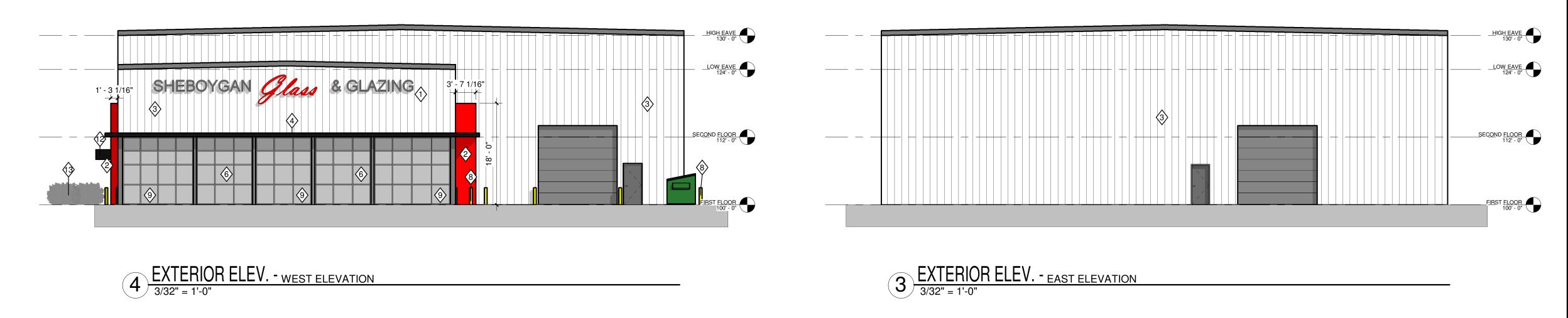
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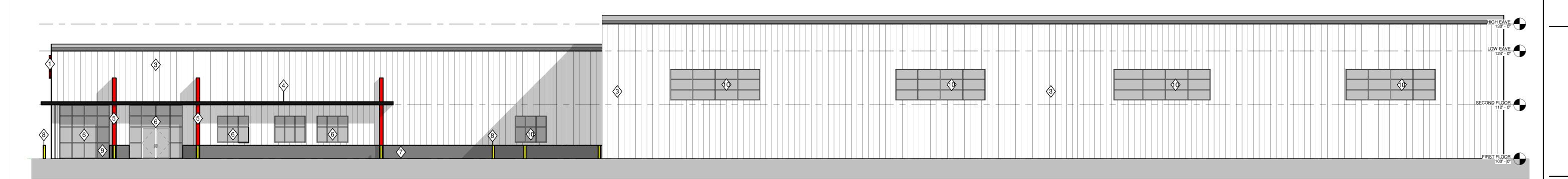
OTHER SCALE BAR IS NOT EXACTLY 1", DRAWING IS NOT TO SCALE

	MATERIAL KEYNOTE
#	MATERIAL
1	BUILDING SIGNAGE
2	METAL SIDING - VERTICAL, RED
3	METAL SIDING - VERTICAL, WHITE
4	METAL EYEBROW BAND - BLACK
5	VERTICAL RED METAL SIDING BLADE, TYP.
6	ALUMINUM STOREFRONT GLAZING
7	FORMED METAL WAINSCOT, CHARCOAL
8	6" DIAMETER STEEL BOLLARD, TYP.
9	SPANDREL GLAZING
10	FUTURE ALUMINUM STOREFRONT GLAZING
11	DOCK LEVELER
12	PRE-MANUFACTURED METAL ENTRY ROOF - BLACK
13	SCREENING SHRUBS AT HVAC UNITS

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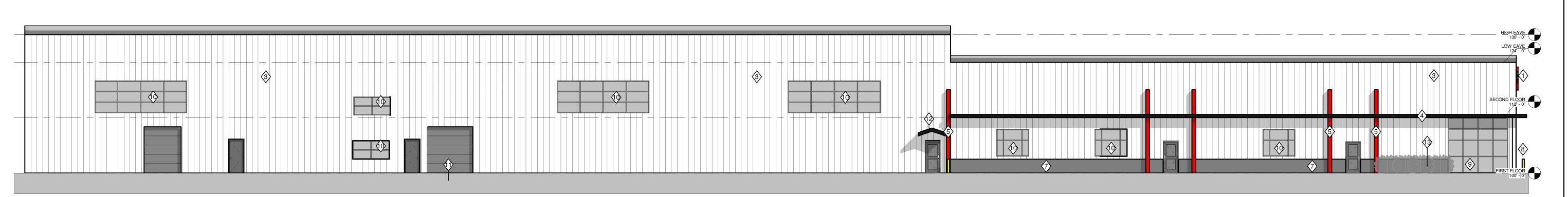






2 EXTERIOR ELEV. - SOUTH ELEVATION

3/32" = 1'-0"



1 EXTERIOR ELEV. - NORTH ELEVATION
3/32" = 1'-0"

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OFFICE & SHOP RENOVATION

3209 SOUTH 32ND STREET SHEBOYGAN, WI 53081

PROJECT #: 22-010

PRELIMINARY PLANS

EXTERIOR ELEVATIONS

A200

























