

CITY OF SHEBOYGAN

REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION

ITEM DESCRIPTION: Exterior remodel of Sheboygan Glass at 3209 S. 32nd Street (former KP Welding).

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

REPORT DATE: May 6, 2022

MEETING DATE: May 9, 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:

Sheboygan Glass is proposing to locate their operations from 3209 S. 32nd Street (the K/P Welding facility). The applicant states the following about the project:

- Sheboygan Glass is proposing to purchase the K/P Welding facility and will bring back its operation, including 15 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.
- The 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.
- Sheboygan Glass is proposing to utilize the facility:
 - Office use – West portion of building 7,200sf (60 x 120)
 - Light industrial use – East portion of building 20,000sf (100 x 200)
- Office building will be completely renovated to include Seven (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 and 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 and Circulation Space.
- The exterior renovations proposed for the west side of the building 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 will include:
 - Remove existing asphalt paving at all three (3) 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 (1) van accessible space, one (1) standard ADA space, and five (5) 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.
 - Remove existing, damaged canopy at north exposure.
 - Remove existing exterior exhaust fan at north exposure.

Sheboygan Glass is proposing the following timeline for the future interior and exterior improvements:

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

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)

STAFF COMMENTS:

On the building roof and sides there appears to be a lot of mechanical equipment that is no longer used. The Board may want to have the applicant explain what their intent is regarding removal of the un used mechanicals. The applicant shall remove all unused rooftop, building and ground mechanicals. Any new mechanicals to be added shall be properly screened.

The Board may want to have the applicant explain their phasing of both the use of the facility as well as the building and site improvements.

Sheboygan Glass is looking to improve the appearance of the building as well as the property which is a bit tired and weathered. The Sheboygan Glass remodel project will positively impact the look and feel of the building/property at this very visible corner property in the business park.

ACTION REQUESTED:

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

ATTACHMENTS:

Architectural Review Board Application and required attachments.