



## Design Review Staff Report Community Development Authority

---

**Address:** 1103 and 1107 South 10<sup>th</sup> Street

**Parcel ID:** 000286021 and 000286030

**Zoning District:** B-3 Central Business District – Downtown Design Overlay District

**Owner/Applicant:** Salute to Everyone, LLC/Derek Felber

**Existing Use:** Vacant (former Jade Palace) and Salute

**Project Description:** The applicant proposes to expand operations of the existing Salute establishment located at 1107 South 10th Street by constructing an addition to accommodate accessible restrooms. The proposal also includes installation of a fence and construction of a lean-to structure at the adjacent property located at 1103 South 10th Street to support outdoor music activities associated with the existing bar.

While the renderings show two signs, the applicant is not proceeding with any signage at this time. The applicant is aware that future signage will require design review approval prior to seeking a sign permit.

**Staff Notes:** 15.790(1) *No person may erect, construct, reconstruct, move, or enlarge a commercial structure or commercial building, or alter a commercial building's or commercial structure's exterior architectural features or signs until a certificate of appropriateness has been obtained from the Community Development Authority (CD), or in some instances the Community Development Department (Department), of the City of Manitowoc.*

The applicant proposes enlargement of an existing commercial building, installation of a fence, and construction of a new lean-to structure. Accordingly, approval from the Community Development Authority must be obtained prior to proceeding with the proposed improvements or obtaining any required building permits for the proposed exterior work.

15.790(4) *Findings. Before granting a certificate of appropriateness, the CDA or the Department shall find that to the maximum extent practicable:*

*(a) The historic or cultural significance of buildings or structures affected is maintained or enhanced;*

**Staff Finding:** Staff is not aware of any historic or cultural significance associated with the site that would be impacted by the proposal. This criterion is not applicable.

*(b) The architectural style, value and significance and general design arrangement, texture, material, and color of the architectural features of buildings and structures are visually and functionally coordinated with other buildings and structures in the area;*

**Staff Finding:** The proposed addition to will incorporate architectural features, materials, and colors similar to those of the existing building. The proposed fence will consist of black wrought iron and the lean-to structure will be constructed of black metal. These elements are consistent with the architectural character of the existing building and surrounding area. The proposal meets this criterion.

*(c) Principal entrances are visually and functionally related and coordinated with other buildings and pedestrian ways;*

**Staff Finding:** No modifications are proposed to the principal entrance of the building. The existing relationship between the entrance and adjacent pedestrian sidewalk will remain unchanged. This criterion is not applicable.

*(d) Activity nodes such as plazas and arcades are created, retained and coordinated;*

**Staff Finding:** The project proposes creation of an outdoor activity area supporting live music and food truck service coordinated with the existing bar. This activity node will complement the existing establishment and contribute to pedestrian activity within the downtown area. Staff finds this criterion is met.

*(e) Building facades and other appurtenances such as fences, walls, and landscaping are coordinated to form cohesive walls of enclosure along streets or other public ways;*

**Staff Finding:** The site does not currently contain coordinated fencing or landscaping elements. The proposal includes installation of a black wrought iron fence and landscaping along the South 10<sup>th</sup> Street and Marshall Street frontage of 1103 South 10<sup>th</sup> Street. These improvements will enhance the streetscape and contribute to a more cohesive street edge. Staff find this criterion is met.

*(f) The scale, orientation, and directional expression of buildings and structures are visually and functionally coordinated with other buildings and structures in the area;*

**Staff Finding:** The proposed improvements will not significantly alter the scale, orientation, or directional expression of the existing building. This criterion is not applicable.

*(g) Views are protected, created, or enhanced; and*

**Staff Finding:** The proposed exterior modifications will not obstruct or alter existing views within the area. This criterion is not applicable.

*(h) Conformance with the Downtown Manitowoc Design Guidelines as adopted by the CDA.*

**Staff Finding:** Staff reviewed the proposal for consistency with the Downtown Manitowoc Design Guidelines. The proposal introduces additional pedestrian-oriented activity adjacent to the existing building and encourages an active street edge through the addition of outdoor gathering space. Staff finds the proposal to be consistent with the intent of the Downtown Manitowoc Design Guidelines.

**Summary:** The applicant proposes construction of an accessible restroom addition to the existing building at 1107 South 10<sup>th</sup> Street. The applicant also proposes installation of a fence and construction of a lean-to structure to support outdoor music activities at the adjacent property addressed as 1103 South 10<sup>th</sup> Street.

Based on staff's review, the proposed addition, fence, and lean-to structure are consistent with the applicable design criteria and the Downtown Manitowoc Design Guidelines.

**Recommendation:** Based on the analysis of the proposal against the applicable criteria, **staff recommends approval** of the proposal.

**Draft Motion:** I move to approve the proposed accessible restroom addition for the property located at 1107 South 10<sup>th</sup> Street, and the proposed fence installation and lean-to structure construction for the property located at 1103 South 10<sup>th</sup> Street, having found that the project meets the applicable approval criteria of Section 15.790(4), subject to the following conditions:

1. Final construction plans for the addition, lean-to structure, and fence shall be submitted to the Community Development Department for review prior to issuance of any building permits.
2. All required building permits shall be obtained prior to construction or installation.
3. Design review approval shall be obtained prior to the installation of any new signs.

# DESIGN REVIEW APPLICATION

## Certificate of Appropriateness



### General Information *(Please type or print clearly)*

	Applicant/Agent	Owner
Name(s)	DEREK FELBER	SAME
Address	1107 S 10th	
Phone	920-973-6949	
Email	d.felber13@gmail.com	

### Property Information

Address of Property: 1107 & 1103 S 10th ST Manitowoc, WI

Name of Property/Business: SALUTE

Proposed Building Treatment:  Exterior Renovation/Restoration  New Construction

### Description of Project *(Attach additional pages if necessary.)*

Describe proposed work, materials to be used, and impact on existing features. \_\_\_\_\_

RAISING OLD BUILDING, CREATING NEW AREA  
WITH FOOD TRUCKS, MUSIC AND OTHER EVENTS  
Fence, Addition to existing building, outdoor music structure

### Attachments

The following information is enclosed.

Exterior photographs       Paint chips which illustrate colors proposed to be used  
 Elevations                       Exterior building material samples  
 Specifications                       Other \_\_\_\_\_

**Signatures:** The undersigned person(s) hereby petition the Community Development Authority of the City of Manitowoc, Wisconsin, to issue a Certificate of Appropriateness as described above.

APPLICANT: D FELBER DATE: 3-10-26

APPLICANT: \_\_\_\_\_ DATE: \_\_\_\_\_

### OFFICE USE ONLY

Date Received: 18 Mar 2026 Fee Paid: \$ 25 Initials: AM

Community Development Authority Action:  Approved  Denied

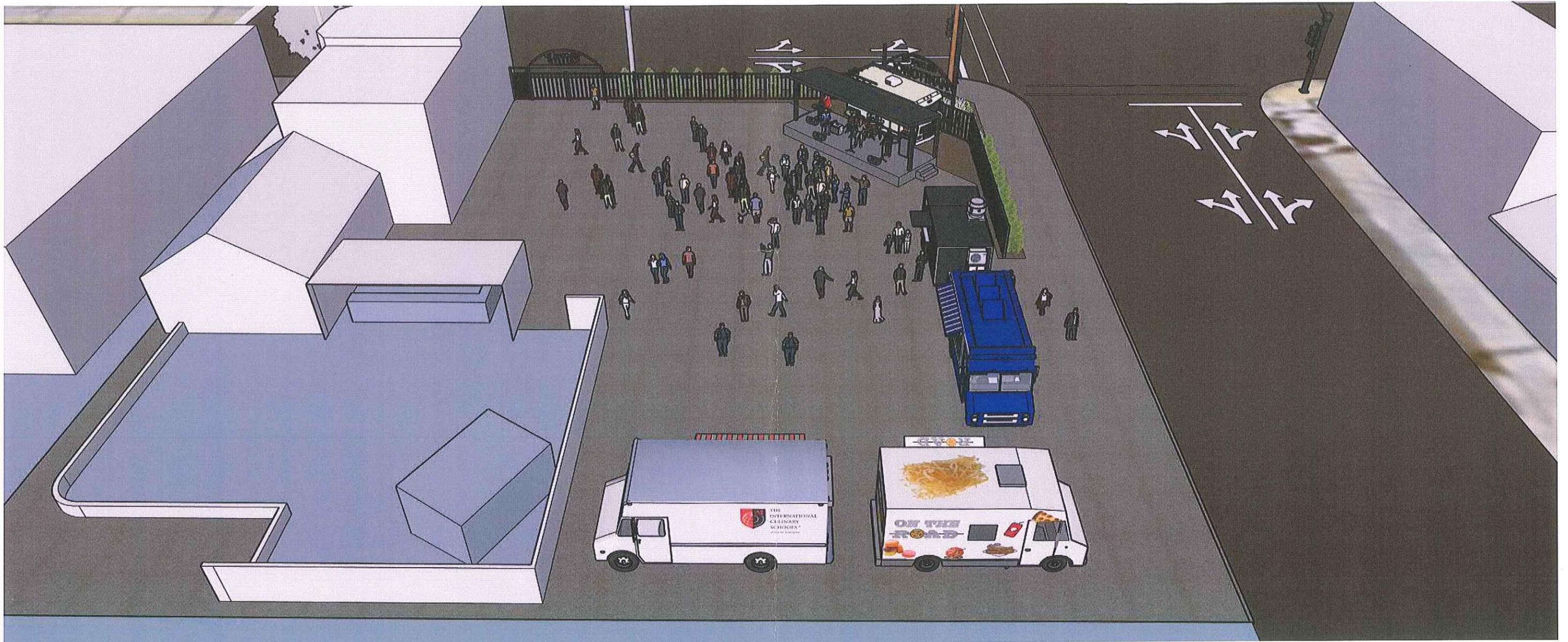
Conditions: \_\_\_\_\_

COA Approved By: \_\_\_\_\_

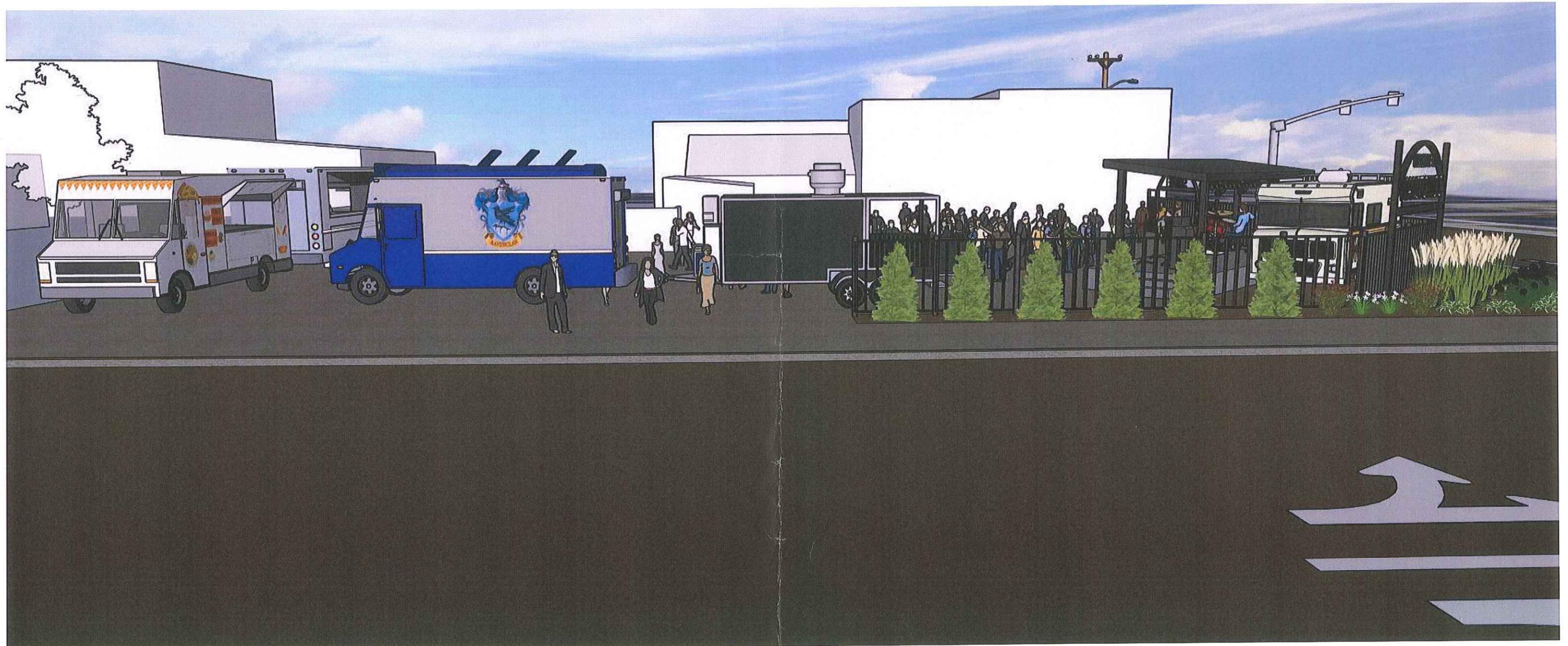
# SALUTE TO EVERYONE



# SALUTE TO EVERYONE



# SALUTE TO EVERYONE



# SALUTE TO EVERYONE



# SALUTE TO EVERYONE

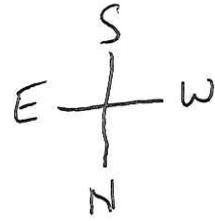


# SALUTE TO EVERYONE

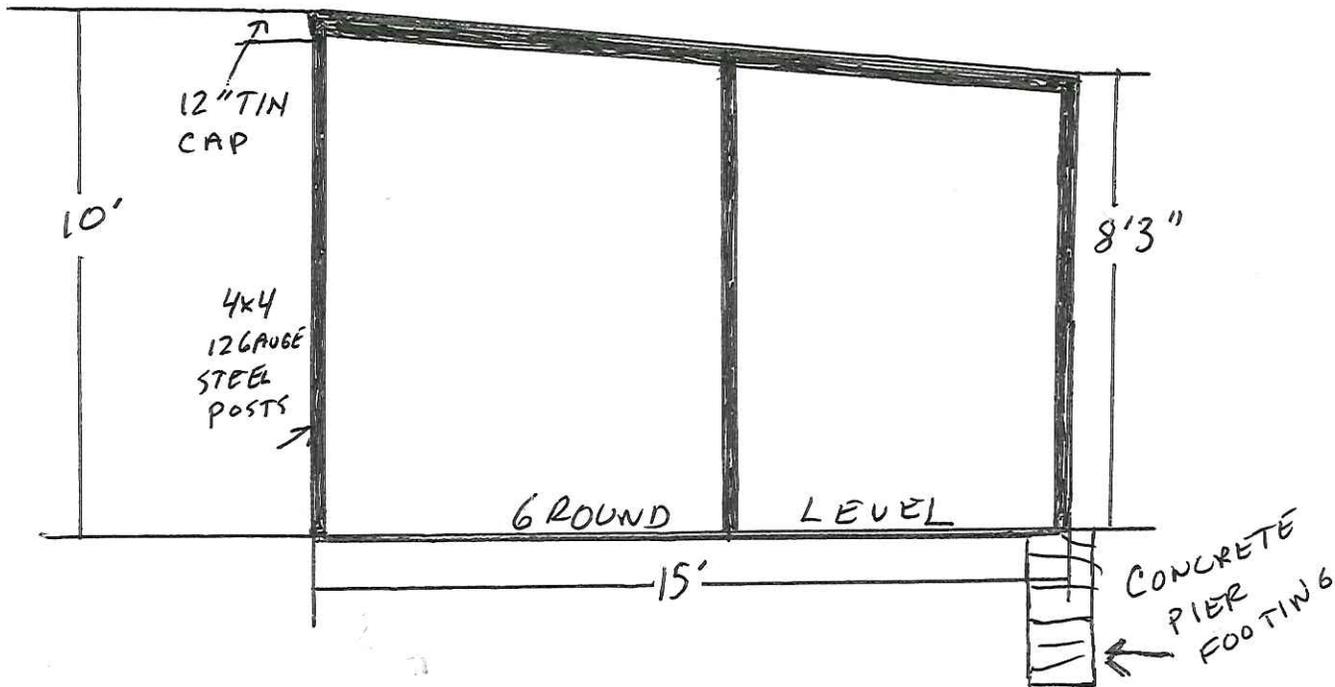


# SALUTE TO EVERYONE





- ALL OPEN SIDES
- 2/12 PITCH ROOF



BANK DRIVE THROUGH

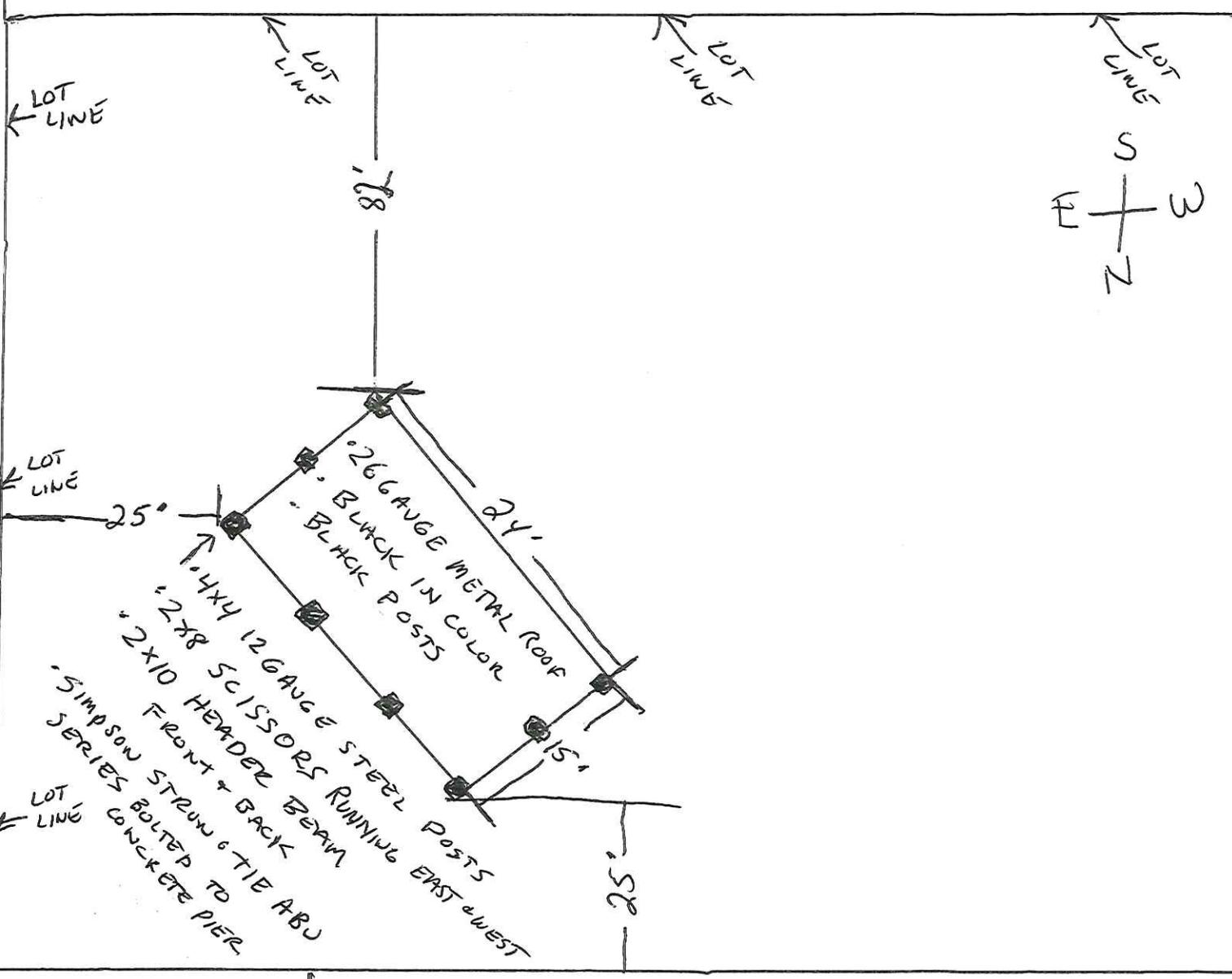


← EAST MARSHAL ST WEST →

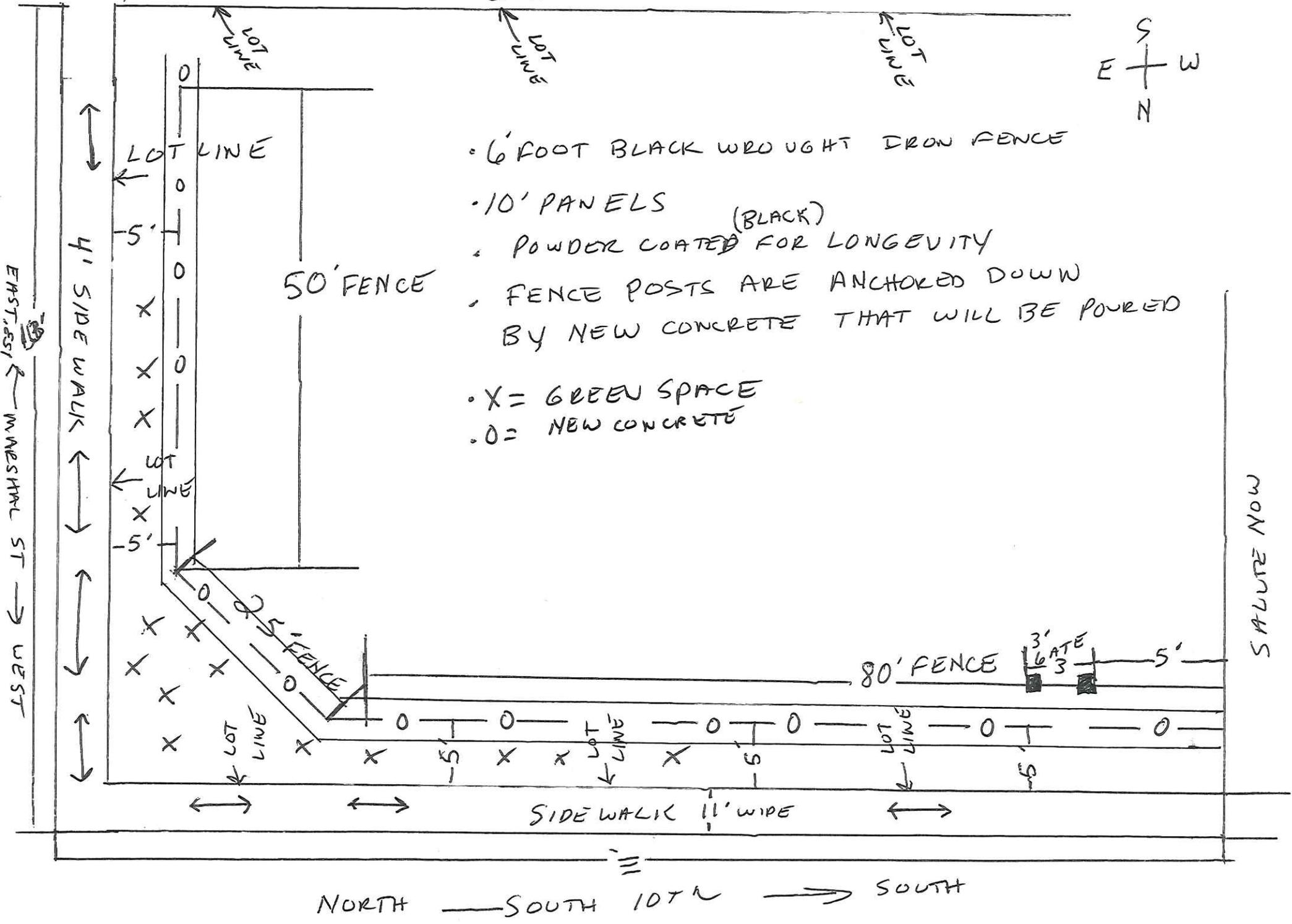
4' SIDEWALK

11' SIDEWALK

SAUTE NOW



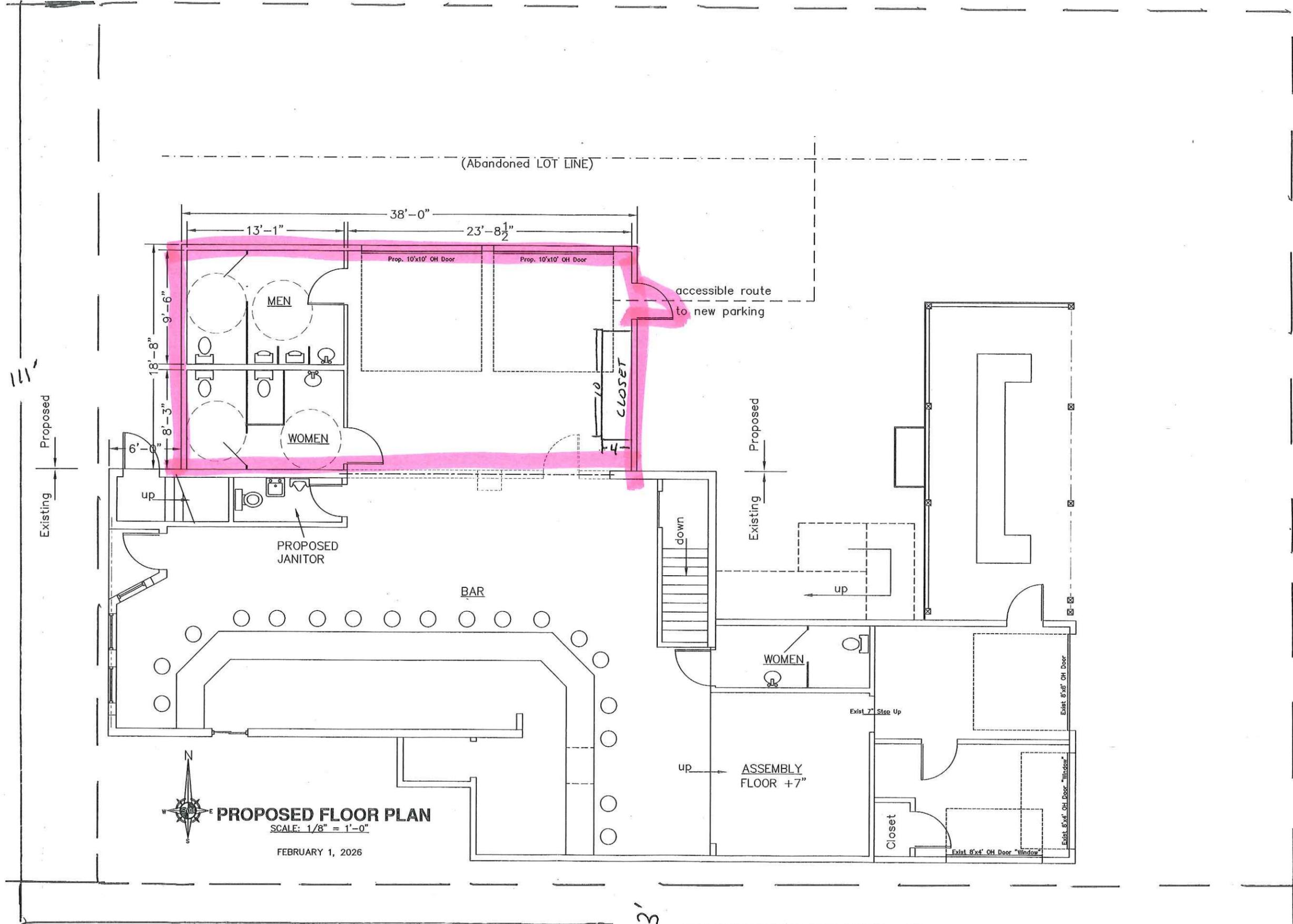
# BANK DRIVE THROUGH



- 6' FOOT BLACK WROUGHT IRON FENCE
- 10' PANELS (BLACK)
- POWDER COATED FOR LONGEVITY
- FENCE POSTS ARE ANCHORED DOWN BY NEW CONCRETE THAT WILL BE POURED
- X = GREEN SPACE
- O = NEW CONCRETE

SALUTE NOW

- 18x38 ADDITION
- 2x6 CONSTRUCTION
- 2 NEW HANDICAPPED BATHROOM
- WHITE MATCHING SIDING AND MATCHING GRAY TRIM  
SAME AS EXISTING.
- HANDICAPPED ENTRANCE
- SPRANG CONCRETE & CONSTRUCTION
- JIM CHECK ELECTRIC
- MARITIME PLUMBING



(Abandoned LOT LINE)

13'-1" 38'-0" 23'-8 1/2"

9'-6"

Prop. 10'x10' OH Door Prop. 10'x10' OH Door

accessible route to new parking

MEN

WOMEN

CLOSET

Existing Proposed

18'-8"

8'-3"

6'-6"

up

PROPOSED JANITOR

BAR

down

Existing Proposed

up

WOMEN

Exist 7" Step Up

up

ASSEMBLY FLOOR +7"

Closet

Exist 8'x8' OH Door

Exist 8'x4' OH Door "Window"

Exist 8'x4' OH Door "Window"



**PROPOSED FLOOR PLAN**

SCALE: 1/8" = 1'-0"

FEBRUARY 1, 2026

153'