

CITY OF SHEBOYGAN

ARCHITECTURAL REVIEW BOARD

MARCH 23, 2020

1. OPENING OF MEETING MEMBERS PRESENT: Joe Clark, Richard Linde, Alderperson Markus Savaglio, Robert Heimerl, and Charles Wigg MEMBERS PRESENT BY PHONE:

Jerry Jones and Pam Langan MEMBERS EXCUSED: STAFF/OFFICIALS PRESENT: Manager of Planning and Zoning Steve Sokolowski and Director of Planning and Development Chad Pelishek

1.1 Call to Order

Chair Joe Clarke called the meeting to order.

1.2 Pledge of Allegiance

The Pledge of Allegiance was recited.

1.3 Identify potential conflict of interest.

No committee member had a conflict of interest.

2. MINUTES

2.1 Approval of minutes from March 9, 2020 meeting.

Motion by Alderperson Savaglio, second by Richard Linde to approve. Motion carried.

3. ITEMS FOR DISCUSSION AND POSSIBLE ACTION

3.1 Construction of the new Oscar Apartments at 1436 S. 15 th Street (Van Der Vaart property). Joel and Evan Oliver representing Green Street Development were present.

In November of 2019, the Architectural Review Board approved building elevations by Green Street Development for the Oscar Apartments project to be constructed on the Van Der Vaart property located at 1436 S. 15 th Street. Since that initial approval, the applicant has discovered additional issues regarding areas that have been previously filled at the southwest corner of the property. It has been determined that a certain portion of this filled in area may not be used for residential construction (appears commercial construction ok). In order to address this issue, the applicant has amended their site plan and building elevations to construct three (3) larger buildings instead of four (4) buildings; remove the garages and carports and construct new underground and at grade parking; and remove instead of reuse an existing Van Der Vaart structure and construct a new pavilion structure at the northeast corner of the site.

The new proposal is very similar to the previously approved plans in terms of design, materials, colors, etc. The change has to do with the increased size of the buildings, the newly proposed underground parking and the elimination of the garages and carports.

The proposed multifamily portion of the development consists of 240 apartments, constructed in three (3) stand-alone buildings, consisting of 80 units in each.

Each building will be four (4) stories with a maximum ridge height of 49 - 5 above grade. The maximum height of 49 5 from finished floor as previously approved plus the exposed foundation at the entrance of the tuck under parking adds an additional 10 in those instances. In all cases maximum exposed building height does not exceed 60 .

The buildings are utilizing the same basic design, colors and materials that were previously approved.

The projecting bays will be clad in Terra Cotta fiber cement panels. Lower recessed areas will be clad in Bronze metal siding (at the front elevations) or Turkish Coffee (dark brown) board and batten fiber cement siding (at the rear elevations). Higher recessed areas will be clad in Maison Blanche (off-white) or Knitting Needles (light gray) horizontal lap fiber cement siding. Openings will be single hung windows and two panel sliding doors. Two panel sliding door areas will have Juliet style balconies at the upper floors. Flat low-slope roofs will direct water to scuppers and downspouts at the front and rear elevations.

The committee questioned the materials and colors of the newly proposed underground garage exposed foundation.

The present drawings show exposed cement foundation walls but Mr. Oliver stated that he was willing to work with the Board regarding a proper finish for these exposed underground parking bays.

The board and the applicant discussed aggregate and painting.

The board stated the applicant could consider these options and then resubmit the drawings back to staff for review.

Motion by Alderperson Savaglio, second by Richard Linde to approve as presented subject to the following conditions:

1. The applicant shall address the exposed underground parking foundation area

Areas may be painted a compatible color of the building.

2.

Updated plans to be submitted to staff for review. Staff may bring plans back to Board.

Motion carried.

3.2 Addition to Rewind Bar located at 1002 Michigan Avenue. Tyler Chappa (AChappa Construction), representing the owner, was present.

AChappa Construction is proposing to construct a new building addition and site improvements at Rewind Bar located at 1002 Michigan Avenue.

The proposed addition is approximately 480 sf (20 x 24) fully enclosed structure that will be erected on the existing building's west side. The new structure will be located on the south and west property lines (southwest corner of the property). The new addition will take place of the existing wood patio and fence.

The existing wood patio, south fence and portion of the west fence will be the main existing areas changed by this project. The other areas impacted includes the existing green siding along N. 10th Street that will be replaced to match the building's colors and the existing exterior wood wainscoting that is deteriorating. This will be replaced with new PVC materials to match existing profile and colors.

The proposed exterior design's goal is to match the design concept of the existing building, but with newer longer lasting materials. The south wall of the addition will include a large aluminum window to match the existing window size and style. The bottom approx. 2 - 1 / 2 will be a painted PVC wainscoting and associated trim to match the existing building's wainscoting style. This new painted PVC wainscoting and trim will be continuous from the south-west corner of the addition to the south-east corner of the existing building. The goal is to replace the rotten/damaged existing wood wainscoting with a more durable, new material. Around the window & above the new

wainscoting on the addition will be stucco/EIFS to match the existing building. This stucco/EIFS will also be present on the entire west elevation of the addition.

Along the roof line of the south side of the addition will be a wood parapet wall to match the existing. This includes all wood trim. This parapet wall will continue on the west side of the addition where it will terminate at the north-west corner. On the west side of the addition the parapet wall will not have trim allowing this wall to sit directly against the property line without having any projections. Painting of this parapet wall on the west side will be done in such a way that will show color complimentary lines where the associated trim would be in order to match the color scheme and design of the south wall parapet without having protruding trim.

On the north wall of the addition, that is not visible by any passersby, will be new vinyl siding that will match the green color scheme of the building. We will be replacing the existing green vinyl siding on the east side of the existing building along N. 10 th Street with new vinyl siding to correlate with existing building colors. With this new addition and removing & replacing existing building materials, the building will be substantially more pleasant to view from the street to any passerby by replacing existing damaged materials and creating one color scheme that is consistent throughout the property.

The board questioned the survey and building plans.

The plans showed the new addition in line with the existing building and not with the one (1) foot offset.

Steve Sokolowski explained that the existing building is one (1) foot onto the City of Sheboygan Michigan Avenue public right-of-way and that the new addition need to be located on the Rewind private property.

Thus, the new addition would be offset one (1) foot from the existing building.

Tyler Chappa indicated the drawings do not show this one (1) foot offset because they just got the updated survey showing this property line issue.

A question was asked about adding a window on the west side of the addition.

The applicant explained that this is on the property line and the building code would not permit a window based on this being a firewall.

Richard Linde questioned the look of the existing tan brick column and if that column could be painted red like the rest of the columns of the building south elevation that face Michigan Avenue.

Mr. Chappa said that it could.

Motion by Richard Linde, second by Alderperson Savaglio to approve as presented subject to the following conditions:

1. The applicant shall address the existing tan brick column on the south elevation to match the other red colored columns on the south elevation - Column may be painted or may be the PVC painted trim board to match.
- 2.

The applicant shall submit updated plans that show the column as well as the one (1) foot building addition offset from the existing building.

- 3.

Updated plans to be submitted to staff for review. Staff may bring plans back to Board.

Motion carried.

3.3 New Transpo Mini-Storage buildings at 1210 S. 10 th Street. Ron and Jon Becker (owner), Steve Peskie (Distinctive Design), and Steve Schmitt (JOS Schmitt Construction).

Ron Becker and Steve Schmitt participated by phone.

The Board at the March 9, 2020 meeting approved the Transpo building elevation plans subject to the following conditions: The addition of panels on the Kentucky Avenue (north) and alley side (south) of the building. Add a parapet on the Kentucky Avenue (north) in the center where sign will be located. Updated plans to be submitted to staff for review. Staff may bring plans back to Board. The applicant has submitted an updated building plans, site plan and landscaping plan to address concerns raised by the Architectural Review Board and Plan Commission.

The board reviewed updated drawings and stated that it appeared the applicant met the conditions as required.

Motion by Richard Linde, second by Alderperson Savaglio to approve the resubmitted drawings as presented.

Motion carried.

4. NEXT MEETING

April 13, 2020

5. ADJOURN

5.1 Motion to Adjourn

Motion by Alderperson Savaglio and second by Robert Heimerl to adjourn. Motion carried.

Being no further business the meeting was adjourned at 5: 05 p.m.