

CITY OF SHEBOYGAN

ARCHITECTURAL REVIEW BOARD

MARCH 9, 2020

1. OPENING OF MEETING MEMBERS PRESENT: Pam Langan, Alderperson Markus Savaglio, Joe Clarke, Robert Heimerl, and Richard Linde MEMBERS EXCUSED: Jerry Jones STAFF/OFFICIALS PRESENT: Mayor Michael Vandersteen

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 December 9, 2019 meeting.

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

3. ITEMS FOR DISCUSSION AND POSSIBLE ACTION

3.1 Exterior remodel and deck/outdoor patio addition at Blast Soft Serve located at 406 Pennsylvania Avenue. Dennis and Jamie Evans (owners) and Jeff Smies (Smies Architecture) were present.

The existing building was long used as a house and most recently as an office. In order to give the appearance of a soft serve ice cream parlor we wanted to

utilize the most open side of the site by adding a new deck and serving windows on the east side of the building. To complement the blue shake and siding color of the existing building we will be using a grey colored deck, railings and posts on the new deck. In order to give the appearance of an open and welcoming deck for people to use we are showing steps coming up to the new deck (20 x 14) on three sides (North, East and South). The steps will lead up to two (2) new serving windows that will be protected by a lean-to-canopy made of wood posts and rafters that will be stained to match the grey deck material.

The deck material will be Trex composite decking in a color called Foggy Wharf. The roof of the canopy would be a natural, silver-grey colored corrugated metal. This is a material that is simple yet modern and will complement the grey deck, steps and railings as well as the blue of the existing building which will remain.

A new handicapped concrete sidewalk is also being added on the west side of the building. This walk will allow anyone who requires ADA access to the existing wood deck where they can be served at a side door and window.

The committee discussed the amount of steps, gutters and downspouts, outdoor lighting, time of year they will be open, and parking.

Dennis Evans informed the Board that they would prefer not to have stairs, so they are getting estimates from contractors to look at changing the grade and possibly not install the deck and steps.

There will not be gutters and downspouts as reflected on the plan. Lighting will be provided by gooseneck light on each side of the windows and by the signs. Blast Soft Serve plans to be open from April to October.

Street parking will be utilized for customers that drive but the applicant believes that a majority of their customers will be on bikes or walking.

Motion by Alderperson Savaglio, second by Richard Linde to approve as presented with gooseneck lights and no downspouts or gutters. Motion carried.

3.2 New Transpo Mini-Storage building at 3515 Superior Avenue. Ron and Jon Becker (owner), Steve Peskie (Distinctive Design), and Steve Schmitt (JOS Schmitt Construction).

In July of 2018, the Architectural Review Board approved the request by Ron Becker to construct a new mini-storage building at the Transpo Mini-Storage located at 3515 Superior Avenue.

The applicant never proceeded with the project and their conditional use permit and architectural review approvals expired in July of 2019.

The applicant is now proposing to move forward with the project so the Board is looking at the same plan reviewed in 2018.

There are no changes to the plans or building elevations.

Motion by Alderperson Savaglio, second by Pam Langan to approve as presented. 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).

Building # 1 will be a U-shaped building 20 feet wide and 210 - 230 feet long at the north and south side of the property connected by a 10 foot wide x 100 foot long building on the east side.

This building will have 52 storage units ranging in size from 100 sf (10 x 10), to 200 sf (10 x 20) and a couple at the corners that will be 400 sf (20 x 20).

Building # 1 will have tan vertical metal siding. Faux brick veneer arcade elements with corrugated dark brown accent panels will anchor the corners of the building. Faux brick accent panels, evenly spaced, will be placed on the 10 th street and Kentucky Avenue elevations in order to help break up the long horizontal lines of the building. Dark brown metal coping will trim out the building. A low slope standing seam metal roof will slope to the street and alley side. The elevations of building # 1 to the inside of the site will consist of dark brown roll-up storage unit doors in tan vertical metal siding.

Building # 2 will be a 45 feet wide x 170 feet long building located in the center of U-shaped building # 1.

This building will have 41 storage units ranging in size from 50 sf (5 X 10), to 200 sf (10 x 20) and to 250 sf (10 x 25).

Building # 2 will have tan vertical metal siding with dark brown roll-up storage unit doors, dark brown metal coping, and dark brown gutters and downspouts. A low slope standing seam metal roof will slope to the north and south.

The committee expressed concerns about the setbacks, alley side facade, downspouts, faux brick, neighbors, and roof line parapet.

Steve Sokolowski explained that the setbacks would be addressed at the Plan Commission meeting and that Ryan Sazama has concerns with the drainage which will also be addressed at the Plan Commission.

The owner stated that they had sent letters to the neighbors explaining their project, the fact that ABF will no longer use the alley or Kentucky Avenue and they will be adding street parking when we add the curb and gutter on Kentucky Avenue.

Motion by Alderperson Savaglio, second by Pam Langan to approve with 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. Motion carried.

4. NEXT MEETING

March 23, 2020

5. ADJOURN

5.1 Motion to Adjourn

Motion by Alderperson Savaglio to adjourn.

Motion carried.

Being no further business the meeting was adjourned at 4: 49 p.m.