

CITY OF SHEBOYGAN

ARCHITECTURAL REVIEW BOARD

DECEMBER 9, 2019

1. OPENING OF MEETING MEMBERS PRESENT: Jerry Jones, Joe Clarke, Pam Langan, and Alderperson Markus Savaglio MEMBERS EXCUSED: Richard Linde STAFF/OFFICIALS PRESENT: Manager of Planning and Zoning Steve Sokolowski

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.

Joe Clarke has a conflict of interest with item
3.
2.

He will be abstaining from the vote.

2. MINUTES

2.1 Approval of minutes from the November 11, 2019 meeting.

Motion by Jerry Jones, second by Alderperson Savaglio to approve. Motion carried.

3. ITEMS FOR DISCUSSION AND POSSIBLE ACTION

3.1 Construction of the new SP Riverfront Condominiums located in the S. Pier District at 750 S. Pier Drive - Riverfront Stair Proposal.

The applicant has now received inquiries from interested buyers for stairs from the second floor decks to grade along the river side of the building.

The spiral stairs at 5 ft. diameter will be accessed from the

sides of the decks in order to be contained within the footprint of the decks above and within our property boundary. Each staircase is located within the profile width of each respective unit so as not to obstruct the views of the river from the adjacent neighboring units. The stairs will match the color of the deck railing system. Our spiral staircases are virtually transparent and do not detract from the details of the river facade. They are attached to the sides of the decks to be less obtrusive. Their footprints are contained within our property boundary and believe their integration adds another layer of detail to the base of the building to diminish the brick facade background at grade. The deck railing system, spiral stairs and color palette are consistent with our previous submittals. Attached are the revised Foundation Plan, Second Floor Plan and Elevations showing the proposed locations for the 4 spiral staircases.

The committee inquired about the side-by-side stairs for the middle units, the construction of the spiral stairs, older buyers ability to use the stairs, and what happens if the 3 rd and 4 th stories would like to have stairs as well.

David Koscielniak stated that the reason for the side-by-side stairs in the center units is due to footprint of the condo floor plan and the importance of not interfering with the neighboring units view.

As for the construction of the stairs, they will make a 360 degree turn. The pole for the stairs will be 4 -inches in diameter and the railings will be 1 -inch with the spacing mimicking the railing on the deck.

The upper units will not be allowed to have the staircase down to the ground level. Older buyers are the ones requesting the stairs so the assumption is that they will be able to use the spiral stairs.

Motion by Jerry Jones, second by Alderperson Savaglio to approve with the condition that the final stair design and specifications be submitted to staff for review and approval. If staff has any concerns with resubmitted plans, the plans may be forwarded to the Board for review.

Motion carried.

3.2 Building Addition and exterior remodel 731 Pennsylvania Avenue.

Steve Sokolowski gave an overview of the proposed changes. The stone is remaining the same as proposed which will match the existing stone. The

applicant is proposing a 12 inch lintels in the area mentioned at the last ARB meeting. With the location of the elevator changing, they are able to introduce a door on the south elevation which will be used to load and unload materials from the second story storage area. The door on the east elevation has been replaced with a window. Also, a larger door has been added to the existing east elevation closest to the tower addition.

The committee inquired about the cedar siding if it would be stained or weather. Stefano Viglietti stated that the cedar would be stained.

Motion by Alderperson Savaglio, second by Pam Langan to approve with noted changes and the following conditions:

Horizontal prefinished panel shall be included on the east entry tower of the north elevation to match horizontal panel on the rest of the north facade (between stone veneer and metal panel).

2.

Lintels shall be installed under all north elevation awnings.

3.

Updated plans will be resubmitted to staff. If staff has any concerns with resubmitted plans, the plans may be forwarded to the Board for review.

Motion carried (3 - 0 - 1 abstained: Clarke).

3.3 Exterior remodel of Taco Bell located at 3205 Erie Avenue.

The proposed design will feature softer off-white painted walls with a brown wainscot - repainting of the exterior insulation finish system (EIFS). Exterior alterations involve reconfiguration of the tower elements - the tower elements will be painted the same off-white color as the walls.

Replacement of the clay roof tiles with asphalt shingles.

Screening comprised of horizontal composite boards will be installed around the perimeter and extend above the existing parapet walls - screening will be installed around the perimeter of the parapet walls to conceal the rooftop units from view.

Replacement of exterior light fixtures.

Replacement of the signage on each of the four building walls.

The committee inquired about how the square would be constructed, more modern colors, and if anything was happening with the interior.

Bob Lodel explained that the arches would be reconstructed along with interior remodel of lighting, chairs, tables, flooring, and ADA bathrooms.

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

4. NEXT MEETING

January 13, 2020

5. ADJOURN

5.1 Motion to Adjourn

Motion by Jerry Jones, second by Alderperson Savaglio to adjourn.

Motion carried.

Being no further business the meeting was adjourned at 4: 33 p.m.