

CITY OF SHEBOYGAN

ARCHITECTURAL REVIEW BOARD

NOVEMBER 11, 2019

1. OPENING OF MEETING MEMBERS PRESENT: Jerry Jones, Pam Langan, Richard Linde,
and Joe Clarke MEMBERS EXCUSED: Alderperson Markus Savaglio MEMBERS ABSENT:
Scott Matula STAFF/OFFICIALS PRESENT:

City Administer Darrell Hofland, Mayor Michael Vandersteen, Manager of
Planning and Zoning Steve Sokolowski, and Planning and Development Director 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 has a conflict of interest with any item on this agenda.

2. MINUTES

2.1 Approval of minutes from the October 28, 2019 meeting.

Motion by Jerry Jones, 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 (the Van
Der Vaart property).

Joel Oliver explained that he took the boards comments back to his architect and had them make the changes. The changes made include the downspouts/scuppers being removed at the front elevation and added to the rear, parapet return walls were added, trim at material transitions added, venting location were also added along with the location of the carports on the site plan in relations to the street and buildings.

The committee discussed the following items: Balconies: The proposed balconies for the Oscar project are Juliette balconies. Darrell Hofland, City Administer, voiced concerned about setting a precedent for future projects if the board was to allow a Juliette balcony instead of a full balcony. All projects since Encore have full balconies for the residents to enjoy. Joel Oliver, city staff, and the board agreed to have full metal balconies attached on the outside of the

building elevations facing the main drive on buildings 1, 2, 3 and 4.

Joel Oliver further explained that the balconies would be 5 feet deep by 6 1 / 2 feet wide and will be constructed of black metal and secured to the building with bolts. Joe Clarke confirmed with city leadership that this was acceptable and the response was yes.

Trim Material: Joe Clarke inquired about the trim work and what was done to address the committee previous concerns.

Joel Oliver stated that they changed the material to correspond with the building offsets. Carports: The committee expressed concerns about birds nesting, snow and wind loads, and where the snow will be directed as it falls from the carport roof.

Joel Oliver explained that after the carports are built they will cover up the bottom of the carport in order to minimize and/or prevent nesting opportunities.

Mr. Oliver explained that they have researched several types of carports and they believe the one proposed is the best design for this project.

Joe Clarke questioned how important the carports are to the project?

Joel Oliver explained that it is very important because rent is based on the ability to offer a tenant a carport parking space. Stair Tower Windows:

Joe Clarke mentioned that the offset switch back look does not appear to work with the rest of the apartment design. Mr. Clarke would prefer to have more windows added or some other design that gives a more vertical design.

Joel Oliver stated that they could add more windows. Darrell Hofland inquired if the windows were tinted or if it was the way the drawing showed them.

Joel Oliver stated that they are regular clear windows.

Motion by Jerry Jones, second by Pam Langan to approve with the following conditions: The proposed amendments are accepted (the red lined elevations/perspectives). Buildings one (south elevation), two (east elevation), three (east elevation) and four (west elevation) shall all have metal balconies attached to facade of the buildings with bolts that extend to the maximum dimension they can without requiring outdoor sprinklers. The balconies will be placed on the elevation that faces the main north/south street that travels through the development. The offset windows on all building stair towers shall be redesigned with a more vertical design. The carports shall be designed as a structural system (not piece meal together). The carports shall slope towards the sidewalk, shall be painted a neutral color and shall have a finished look. Do not want to see a design that permits areas for birds or other animals to create nuisances. 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.

4. NEXT MEETING

November 25, 2019

5. ADJOURN

5.1 Motion to Adjourn

Motion by Jerry Jones, second by Richard Linde to adjourn. Motion carried.

Being no further business the meeting was adjourned at 4: 25 p.m.