

CITY OF SHEBOYGAN

ARCHITECTURAL REVIEW BOARD

OCTOBER 14, 2019

1. OPENING OF MEETING MEMBERS PRESENT: Pam Langan, Richard Linde, Joe Clarke, and Alderperson Markus Savaglio MEMBERS EXCUSED: Jerry Jones MEMBERS ABSENT: Scott Matula STAFF/OFFICIALS PRESENT: Planning & Development Director Chad Pelishek, Manager of Planning & Zoning Steve Sokolowski, and 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 has a conflict of interest with any item on this agenda.

2. MINUTES

2.1 Approval of minutes from the September 23, 2019 meeting.

Motion by Richard Linde, second by Alderperson Savaglio

3. ITEMS FOR DISCUSSION AND POSSIBLE ACTION

3.1 Exterior remodel of A Million Dreamz at 1423 N. 29 th Street.

A Million Dreamz, Inc. is proposing to operate a family enrichment and child care center at 1423 N. 29 th Street.

The family center would be so much more than just a childcare. It would be a resource place for all families and provide services such as support groups, educational classes to encourage healthy living and good parenting tips, on site therapies for children with special needs, respite care for teens and young adults, advocacy for low income families and so much more.

Upgrades to existing buildings will include new horizontal Pad-Clad precision series HWP metal siding in Berkshire Blue.

This will be both aesthetically fitting with the neighborhood and environmentally responsible as steel has a longer service life than many other materials. It is recyclable and made from recycled materials, shows less wear, is more resistant to weathering, fire and damage and will require less maintenance. We have chosen blue to be calming and inviting as well as being unobtrusive visually.

Additional upgrades will include a new Pad-Clad metal roof in the snap-clad style in Interstate Blue on the fourth building section to the south as well as above the main entrance and the posterior entrances.

New commercial doors and double paned windows with a high insulated rating will be trimmed in clean white edges with shutters alongside the windows to complete the look while keeping in line with our energy efficient efforts.

Privacy glass will be installed in all windows facing outside the privacy fence allowing for the bright sunshine to light the children's space while maintaining privacy and safety. Second story windows will not require privacy glass.

Repair and resealing of original brickwork and cinder block will be done and we will be removing all current overgrown and unkempt shrubs and trees and replacing with neatly kept flower beds and small shrubbery.

An addition of an ADA compliant elevator to the back portion of section two of the building will be installed facing inward.

New additions will include an operational kitchen, laundry room, nursery, four (4) bedrooms, a large gross motor skills sensory room, library and multipurpose room, art room, storage and five (5) bathrooms, three of which will be ADA compliant and one of those will be a full bath. The entire building will be converted to be ADA accessible including the addition of the aforementioned elevator. We are creating a warm and child friendly environment that is accessible to all within this commercial setting and the construction will be considering that in all decisions. Though this is a commercial business and building, we hope to give the families that come here a feeling of being in our home and consequently a feeling of a second unconditional home to them.

The committee discussed the fake shutters, window sizes and spacing, visibility of rooftop mechanicals and the elevator.

The property owner is willing to look at wider trim around the windows instead of the shutters. The mechanicals are planned to be on the roof and will be visible.

Applicant is willing to screen the mechanicals.

They also mentioned that they could put the mechanicals on the inside in a utility room but there would still be a condenser on the roof.

The reason for the different window sizes and spacing is because of the interior floor plan and how those areas are used as bedrooms and the playroom areas. Also, playing a factor in the window size and location is the ADA accessible ramp.

Motion by Alderperson Savaglio, second by Pam Langan to approve with the following conditions: All proposed shutters shall be removed.

Applicant may consider other options to highlight the windows such as wider trim. All rooftop and ground mechanicals shall be properly screened. Proposed elevator shaft will be shown on the building elevation drawings. Applicant shall resubmit elevations and perspectives addressing all conditions to staff for review.

If staff has any concerns with the proposed drawings, the drawings may be brought back for the Boards consideration. Motion carried.

3.2 Exterior remodel of Key Insurance located at 1019 Michigan Avenue.

No one was present for this item.

Steve Sokolowski explained that the Architect called to say they would be unable to attend the meeting and requested the Board to review their request.

The committee expressed satisfaction with the proposed exterior remodel which is a significant improvement to the building and this section of Michigan Avenue.

The committee did have questions they wanted to discuss with the applicant regarding the material and construction of the awning and the proportions of the 2 nd floor windows.

The committee suggested that a clean metal frame awning would be simple yet effective.

Since the applicant was not there to address these questions, the board elected to hold this matter.

Motion by Pam Langan, second by Alderperson Savaglio to HOLD until next meeting. Motion carried.

4. NEXT MEETING

October 28, 2019

5. ADJOURN

5.1 Motion to Adjourn

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

Being no further business the meeting was adjourned at 4: 30 p.m.