

CITY OF SHEBOYGAN

ARCHITECTURAL REVIEW BOARD

SEPTEMBER 9, 2019

1. OPENING OF MEETING MEMBERS PRESENT: Jerry Jones, Alderperson Markus Savaglio, Richard Linde, Joe Clarke, and Pam Langan MEMBERS ABSENT: Scott Matula STAFF/OFFICIALS PRESENT: Planning & Development Director Chad Pelishek, and Manager of Planning & 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.

No committee member had a conflict of interest with any item on this agenda.

2. MINUTES

2.1 Approval of minutes from the August 26, 2019 meeting.

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

3. ITEMS FOR DISCUSSION AND POSSIBLE ACTION

3.1 Exterior Remodel at 1213 Pennsylvania Avenue (former Mayline facility).

The property located at 1213 Pennsylvania Ave was previously the home to Mayline Safco as one of their manufacturing plants. 575 Riverwoods Partners, LLC (managed by Phoenix Investors, LLC) recently purchased the building and is

looking to do some exterior modifications. As of now the building has 2 material types the first being off blue standing seam metal panels (which are in rough shape being rusted/damaged/missing), and the second being brick on the older portion of the building. 575 Riverwoods Partners, LLC is proposing to repair or replace all existing standing seam metal panels that are damaged or missing. After this process is complete the panels will then be painted white, and there will be slate gray panels on each corner of the building (same style as the existing/new panels).

The second modification to the building will be the razing of the older brick portion (which is in rough shape with the break to failing/deteriorating) and installing new loading docks on a new exterior wall to the north of the building. This new wall will have new standing seam metal panels (white and slate gray) that will match the existing/adjacent conditions. The building has not been maintained and been sitting for a longer period than it should have. The proposed plan will breathe new life into the property and be more ascetically pleasing from both street frontages.

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

### 3.2 Building Addition and exterior remodel 731 Pennsylvania Avenue.

The project involves conversion of an existing building which was previously a professional service office building (optometrist, chiropractor, etc.) into a new downtown grocery store, deli, bakery, wines, etc. at 731 Pennsylvania Avenue. The existing building is 6,200 square foot and will include a two-story 3,500 square foot addition (1,750 per floor). This will be done in a single phase. The existing building will remain with a new building addition added between the north wall and Pennsylvania Avenue.

This new addition space will be two-stories and will incorporate an entry, elevator and retail space.

The new façade will be an eclectic mix of materials and have an urban warehouse feel similar to produce wholesalers found in the Third Ward area of Milwaukee. The façade will be a combination of wood panels, corrugated metal stone veneer and metal panel siding.

There will be operable overhead doors that would be used to create an open air market feeling inside of the facility.

Chad Pelishek stated that their has been numerous conversations with the Stefano about the design and it has come along way.

This is what the downtown is looking for a grab n go type deli.

Stefano's vision is a farm to table concept.

The committee discussed the west and south elevation (if the 2 nd floor was the same as the north), sample of the stone veneer, and lintel treatment.

Chad Pelishek stated that one of the things that was discussed in the development meetings was the color of the materials and that has yet to be submitted.

Joe Clarke added that a material board is required as part of the submittal which isn't present here today with that not present an approval will be tough to do. Steve Sokolowski mentioned that an email was sent to both Scott Matula and Stefano stating that material samples will be needed for today's meeting.

The committee further discussed the garage door on the north facade, the fact that the south and west elevations have not been provided as required in submittal, if anything was being done to the 8 th Street side, and if the door in the front are sliding doors like at a grocery store.

Motion by Richard Linde, second by Jerry Jones to HOLD until the next meeting that all elevations, materials and colors can be presented.

Motion carried.

#### 4. NEXT MEETING

September 23, 2019 - Please note the next Architectural Review Board will be meeting in Conference Room 106 on the 1 st floor of City Hall.

#### 5. ADJOURN

##### 5.1 Motion to Adjourn

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

Being no further business the meeting adjourned at 4: 26 p.m.