

CITY OF SHEBOYGAN

ARCHITECTURAL REVIEW BOARD

AUGUST 12, 2019

1. OPENING OF MEETINGMEMBERS PRESENT: Pam Langan, Joe Clarke, Jerry Jones, and Richard LindeMEMBERS EXCUSED: Ray Haen, Alderperson Markus Savaglio, and Scott MatulaSTAFF/OFFICIALS: Manager of Planning & Zoning Steve Sokolowski and Development Intern Ellise Rose

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 July 8, 2019 meeting.

Motion by Jerry Jones, second by Pam Langan to approve. Motion carried.

3. ITEMS FOR DISCUSSION AND POSSIBLE ACTION

3.1 Exterior remodel of Aurora Behavioral Health Center at 1221 N. 26 th Street.

Keith Isken from Jos Schmitt Construction was present.

This building, known as the Ameritech building, is currently used as warehouse space on the south side and behavioral health space on the north side.

The building is approximately 16,200 square feet in size.

Aurora previously remodeled 6,300 square feet the North side of the building for this clinic.

Aurora will now be converting the remaining 9,900 square feet space from warehouse to clinic so the entire building will now be a behavioral health clinic facility.

The design and materials of the renovated portion of the building, including wood and stone accents, are intended to respond to the residential character of the street bordering the West side of the property as well as the

mix of commercial retail,

municipal buildings bordering the other sides of the property. In addition, improvements to the parking area, the green space surrounding the facility, a covered entrance, and minimal lighting at the entrance, are all part of the plan.

The end goal is to provide a distinctive, welcoming and professional appearance appropriate for its new use as a behavioral health clinic. The northern half of the current painted concrete block storage building had been re-clad in cementitious panel system in 2017 with a light neutral finish and dark stained pre-finished horizontal wood -look panel. A cultured stacked stone wall at the entry reintroduces the material utilized on the recent remodel and is meant to be of a residential quality and scale. Bronze window frames and trim, gutters and downspouts are proposed to match the finish found in the northern remodel.

The committee discussed the color of the roof and how it would be applied.

Keith Isken explained that it wouldn't be able to painted until we have consistent 60 degree temperature so it won't be until next June. The manufacture states that the roof paint can be any pastel color, we are looking at going with a white or a light gray to match the color of the building.

Motion by Jerry Jones, second by Pam Langan to approve as submitted with the roof color coming back to staff for review.

Motion carried.

3.2 Exterior remodel of Watson s Elite Catering at 2335 Union Avenue.

Erik Jensen from Distinctive Design was present.

Erik Jensen explained that

the front office portion of the building was significantly damaged by an automobile crashing through the north wall and by the fire that ensued.

The existing building was constructed in 1987 and was clad with dark grey vertical cedar siding, fieldstone masonry corner piers and wainscot.

Windows and doors were dark bronze aluminum, including sloped roof glazing at the front entrance.

The new design will incorporate the same window and door locations, stone corners and wainscot will remain unchanged, the roof overhand at the entrance will be extended slightly to provide improved cover for the doors, all wood siding will be removed and replaced with vertical metal siding, dark bronze in color to match new windows and doors, and the sloped roof glazing will be omitted in favor of a raised canopy face which will serve as a building signboard along with the removal of the existing ground mounted sign to be removed.

The committee inquired with staff if the signage was included with this submitted.

Steve Sokolowski stated signage is a separate submittal and individual letter signs would be required.

Erik Jensen also stated that is coming in as a separate submittal.

Motion by Richard Linde, second by Jerry Jones to approve as submitted. Motion carried.

3.3 Construction of new building addition at Johnston Bakery located at 3228 Weeden Creek Road.

Erik Jensen from Distinctive Design was present.

Johnston Bakery has experienced growth over the past several years and this proposed expansion is necessary to continue to respond to customer demand.

The plant manufactures frozen dough for use in the baking industry. This

expansion is needed for additional freezer space for the same activities that are conducted at this time.

Erik Jensen explained that Johnston Bakery is proposing to construct a 1,650 square foot (30 x 55) addition to the north side of the existing facility. The existing facility is 17,550 square foot so the plant will now be approximately 19,200 square foot.

Estimated cost for the project is \$350,000. The architecture will match the existing in terms of materials and colors which are aluminum clad freezer panels painted a neutral color and

near

flat roof

covered with

membrane roofing.

The committee inquired if Johnston Bakery has anymore room to expand. Erik Jensen stated that to the east they have room.

Steve Sokolowski informed the board that Johnston Bakery had purchased the lot to the east.

Motion by Jerry Jones, second by Pam Langan to approve as submitted. Motion carried.

3.4 Construction of Kingsbury Village Apartments on the vacant, undeveloped parcel located at the southwest corner of Wisconsin Avenue and N. 10 th Street (Parcel # 59281107740, former Kingsbury Brewery property).

Steve Peskie (Distinctive Design) and Chris Merklein (Van Horn) were present.

The Kingsbury Village development was established as an identifiable row house style neighborhood that nestles into the sloping hillside keeping scale and design of the units proportionate to the adjacent structures.

To help integrate the 33 apartments into this site, we broke up the units into three (3) buildings.

While not functionally necessary, this helps to diminish the size of the overall development and allows for a community type environment. This also allows the opportunity to create an intimate courtyard/patio spaces in the center of this development; providing amenities and flexible shared space for the residents.

The applicant is placing the river building and the N. 10 th Street building tight to the property lines In order to provide more building setback and creating a bit more buffer between our site (building # 2) and the neighboring residences to the north of Wisconsin Avenue.

Building # 1 parkside/riverside façade was created to build a sense of a riverfront boardwalk community.

First floor entrances along the park with two-story balconies facing the park/river.

The courtyard side emulates buildings 2 and 3 row house.

Building # 2 and # 3 were created with the row house style community in mind.

Main entrances accessed from the sidewalks on 10 th and Wisconsin along with small patio space facing the street.

All parking and garages are sheltered from the street by placing these elements on the courtyard side of the building.

Materials on the project are inspired by the original Kingsbury Beer building and to fit with the surrounding buildings.

Two versions of brick are being utilized along with simple boxed out façade elements to give tribute to the original brick factory that once stood on this site, as well as, complementing the multi-story buildings that are adjacent.

With the additional highlight of wood finished clapboard, painted board and batten sidings, and metal finishes, these elements pull in a softer feel to better engage into this residential community.

The materials were selected in a way to be coherent with the surrounding buildings but give the sense of smaller structures with their application.

Building materials included Thin Brick Alhambra Matt (M 21 - 22 & 27 - 28), Thin Brick Westbrook, Smart Side Horizontal Lap siding, Smart Side Board and Batten Vertical siding painted off-white, Metal Cable Rail, Wood Trellis painted black, Metal Awning and Metal Cornice.

Van Horn has also purchased the copyright to the Kingsbury logo and will install two 400 square foot (20 ' x 20 ') Kingsbury Village signs/murals; one at the end of building # 1 facing New York and the second on building # 2 facing the intersection of Wisconsin Avenue and N. 10 th Street (NE corner of the building).

Chris Merklein further added that there was an interior "entertainment" area that will have grills and a fire pit for the renters to use.

The committee inquired if the apartment buildings were being built on floating slabs, the building heights, awnings materials, room behind garage, Kingsbury logo painted or signboard, the color of the logo, and the public walkway.

Steve Peskie stated that yes the buildings are being built on a floating slab, the building heights are 30 - 35 feet, the awnings are metal and will be about a foot wide, the Kingsbury logo will be painted the same red color as the original logo color, all of the sidewalks around the apartments are public with the exception of the walkway that leads along the front of the apartments on the riverfront side.

There is a river walk located between the riverfront and the apartment building that the public can use.

Motion by Jerry Jones, second by Pam Langan to approve as submitted. Motion carried.

4. ADJOURN

4.1 Motion to Adjourn

Motion by Jerry Jones, second by Pam Langan to adjourn. Motion carried.

Being no further business the meeting was adjourned at 4: 12 p.m.