

CITY OF SHEBOYGAN

ARCHITECTURAL REVIEW BOARD

JUNE 24, 2019

1. OPENING OF MEETING MEMBERS PRESENT: Richard Linde, Jerry Jones, Joe Clarke, Alderperson Markus Savaglio, Pam Langan MEMBERS EXCUSED: Ray Haen and 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 together.

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 June 10, 2019 meeting.

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

Motion carried.

3. ITEMS FOR DISCUSSION AND POSSIBLE ACTION

3.1 Construction of the new Acuity recreation center and parking structure at 2800 S. Taylor Drive.

Sheri Murphy and Kurt Lodl from Acuity were present along with Becky Johnson and Troy Jacoby from EUA.

The project consists of two (2) new buildings - a parking structure and recreation center, both of which will be situated to the north and east of the existing north parking structure.

The facades for each of these structures will be a replication of the existing facility in terms of materials and detailing.

The footprint of the parking structure is roughly 82,000 square feet.

Three levels of parking are being planned for this phase to accommodate approximately 715 parking spaces.

Phase 1 of the parking structure will be 35 feet tall (highest at northwest corner).

Note that the parking structure height is roughly 10 - 0 less at the southeast, southwest and northwest corners due to changes in grade.

The height of this structure in Phase I matches the scale and massing of the existing north parking structure to the west.

The footprint of the recreation center is roughly 43,000 square feet and sits directly to the south of the new proposed parking structure.

The recreation center is being constructed as an employee only amenity space consisting of various court-based activities.

The height of this structure matches the scale and massing of the existing north parking structure to the west.

The Recreation Center will be 35 feet tall.

The building materials will consist of architectural precast panels (same light buff color that exists today), aluminum curtain wall with a clear glazing (same that exists today), simulated wood lattice (exists on the first floor openings of the parking structure), entry canopy incorporates a stained wood and prefinished metal flashing which is the same that exists today.

Phase 2 will consist of an additional five (5) levels of parking which are being planned for a future phase to accommodate a total of 1900 parking spaces between both phases.

Phase 2 of the parking structure will be 88 feet tall (highest at northwest corner).

Acuity is not asking for approval of Phase 2 at this time. They will come back at a future date for approval.

The committee talked about the closeness to Taylor Drive, height, if the south parking structure could be built upon, and underground parking.

Troy Jacoby explained to the committee that the recreation center will be the same distance from Taylor Drive as the south parking structure. Jerry Jones mentioned that the Plan Commission will look at the setback at their meeting.

Troy Jacoby mentioned that the height will be the same as the existing parking structure.

Sheri Murphy stated that the south parking structure was not built to have additional levels added to it and Acuity looked at going lower but the water tables were a problem.

Motion by Richard Linde, second by Alderperson Savaglio to approve as submitted.

Motion carried.

3.2 Construction of the new SP Riverfront Condominiums located in the S. Pier District along S. Pier Drive (between Reiss Coal Condos and the fish cleaning station).

David Koscielniak and Dr Toby Watson were present.

The proposed development will be brought forth in two (2) phases.

Phase One will promote creation of a new 4 -story building featuring 21 dwelling units with an enclosed on-grade parking structure placed on the western portion of the site.

The building will the grade level contains approximately 11,757 square feet of floor area with three identical floor plates above at approximately 11,265 square feet each at the second, third and fourth floors of the building. The roof will be used for mechanical equipment that will be screened from view. The total floor area of the Phase One building is approximately 45,552 square feet. The building design complies with all the applicable state and local building codes. It will be equipped with an automatic fire protection system. The three

(3) floors of dwelling units will be duplicated at each floor. There are seven (7), two-bedroom, two-bath units on each floor ranging in size from 1,330 to 1,510 square feet. Each unit will have an outdoor deck. Several of the units will feature fireplaces in the Living Rooms. The entire building will be served by an elevator affording easy access to each of the units by owners and their guests. The exterior envelope of the SP Riverfront Condominium will feature a blend of masonry, wood, glass and metal surfaces. The color palette for the building will feature dark gray tones at the base of the building with lighter shades of gray on the upper wall areas in a warm color gradient. The cedar toned wood accents will be applied to the end walls, deck areas and underside of the roof soffits. The perimeter of the roof will be a dark gray metal panel to match the exterior cladding of the windows and patio doors as well as the railing assemblies wrapping the projecting decks.

Phase Two will follow with a complementary 4 -story companion building featuring 15 to 18 dwelling units with an enclosed on-grade parking structure.

The exterior design theme for the Phase One and Phase Two buildings were generated from the South Pier Design Guidelines as well as consideration for the existing buildings such as the Reiss River Condominiums and the recently completed PortScape Apartments.

The committee inquired about the South Pier guidelines, height of buildings, setback from fish cleaning shanty, lowering the height of phase two, the look of phase two, materials of project, and building entrance.

Chad Pelishek and Steve Sokolowski addressed the South Pier guidelines by stating that they considered this a transition area and that is why the condos could resemble the look and feel of the Reiss Coal building. Steve Sokolowski further explained that this was originally going to be phase II of the Reiss Coal building.

David Koscielniak stated that they didn't know the height of the Reiss Coal Building but their building will have a total height of 43 feet and the Fish Cleaning Shanty was 17 - 18 feet.

Chad Pelishek mentioned that the reason the setback appears to be so close to the Fish Cleaning Shanty is because the easement runs through the middle of the property.

David Koscielniak explained and passed around the materials that would be used.

David Koscielniak stated that the look of building two would be the same, and they have not looked at stepping down the second building because of the economics of the project.

The costs would be too high and there would be no return on the investment.

Dr. Toby Watson stated they are not looking for approval of phase two and he is not counting on phase two. Phase one can support itself.

The building entrance was down played because they didn't want it to look like a hotel.

They are currently working on a lighting plan so the building has a pleasant lighting appearance.

Motion by Jerry Jones, second by Richard Linde to approve with the following conditions: Applicant shall submit final colors to staff for review. Applicant shall submit updated plans that exactly depict the architecture of the columns to be used on this project. If staff has any concerns with the colors or drawings, this matter may be brought back for the Boards consideration. Motion carried (4 - 0 - 1 abstained: Savaglio).

4. ADJOURN

4.1 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: 50 p.m.