

CITY OF SHEBOYGAN

ARCHITECTURAL REVIEW BOARD

JUNE 10, 2019

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

Ray Haen noted he has a potential conflict with items 3.2 and 3.3, so he will abstain.

2. MINUTES

2.1 Approval of minutes from the May 29, 2019 meeting.

Motion by Alderperson Markus Savaglio, seconded by Ray Haen to approve.

Motion carried.

3. ITEMS FOR DISCUSSION AND POSSIBLE ACTION

3.2 Construction of new Humane Society of Sheboygan County facility on vacant, undeveloped property located on the east side of North 21 st Street and south of Pershing Avenue (parcel # s 629000 and 629070).

Erik Jensen and Steve Schmitt were present.

The new building for the Humane Society is a single story, 20,400 square feet metal building which will provide space for the many functions found in a modern, up-to-date animal shelter. Among those functions are a variety of public use areas which have been placed in the front (street side) element of the building. All other shelter business functions are located in the rear portion of the building.

New building will be clad with horizontal metal siding (wood grain finish) and vertical metal siding (paint finish), with a colored concrete masonry wainscot. Roofing is standing seam metal with metal roof edges, gutters, and downspouts. Windows and doors visible from the street will be clear, anodized aluminum with painted aluminum projecting sun shades.

The front element is approximately 110' long and parallel with the street, setback is approximately 80'. The setback area will become a landscaped front yard. Spaces in the front element include the main building entrance and lobby with reception desk, a retail sales area, a patio for public interaction with selected animals, a 1,000 square feet community room, public toilet rooms, and storage rooms. The roof of the front building element is a single slope which serves to visually screen the back portions of the building from street view. The low edge of the roof is at 12 feet high, rising to the east to approximately 22 feet high.

A 24 inch high wainscot of charcoal colored concrete masonry will form the base. Siding is a combination of horizontal wood grain and vertical painted metal. Roofing and roof edges are dark bronze painted steel. Exposed structural components will be painted to match dark bronze. Windows and doors will be clear anodized aluminum. Large glazed openings in the retail, patio, and community room spaces will receive projecting window sunshades, painted Humane Society green. The rear portion of the building will accommodate the working functions of the shelter and include: dog and cat kennels, staff offices, adoption rooms, surgical suite, animal intake, grooming, food prep, laundry, storage garage, break room, volunteer room, etc. This part of the facility is a low slope pre-engineered building with roofing and siding similar to the front building element. Windows are aluminum and the doors are fiberglass.

The committee inquired about the proposed dog park, what will happen to old humane society building, who will use the south and north parking lots, dog training, and trash enclosure.

The proposed dog park will be free and open to the public.

The dog park will include pathways, a beach area for the dog to swim and will be completely fenced.

The old building will likely be leased out. The south parking will be used by

visitors to the Humane Society.

The north parking lot is for people using the community room that will be located on the north side as the building. Dog training will be offered in the WECare Building to the south. The trash enclosure will be located in the back with a chain link fence around it.

Motion by Richard Linde, seconded by Alderperson Savaglio to approve as presented.

Motion carried (4 - 0 - 1 abstained: Haen).

3.3 Exterior remodel Jos Schmitt Construction at 2104 Union Avenue.

Steve Schmitt was present.

Jos Schmitt Construction is proposing interior office and conference room renovations, new exterior storefront glass, and cover existing masonry and overhead doors with similar color EIFS to match existing EIFS on Union and S. 21 st Street.

Motion by Scott Matula, seconded by Alderperson Savaglio to approve as present. Motion carried (4 - 0 - 1 abstained: Haen).

3.1 Proposed amendments to building additions and remodeling at Azura Memory Care located at 2629 Indiana Avenue.

No one was present for this item.

Steve Sokolowski explained the project and stated that in November 2018, the Architectural Review Board approved plans from Azura Memory Care for additions and exterior remodeling projects at their facilities located at 2611 and 2629 Indiana Avenue. The applicant is requesting to modify the approved plans because during demolition of the 2629 Indiana Avenue facility, it was discovered that the existing brick on the building was constructed improperly (this is the 6,410 sf, 19 bed CBRF). Due to moisture issues, the brick wainscot and brick face at the building entry had to be removed. As a result of this issue, Azura has encountered in excess of \$10,000 in unanticipated costs to demolish the existing brick and remedy the moisture issue. Azura is requesting approval for the affected areas to be replaced with Cement Board Siding instead of replacing the brick to avoid substantive additional cost escalations for the project.

The board was comfortable with the proposed solution and amendment as proposed.

Motion by Scott Matula, seconded by Ray Haen to approve.

Motion carried.

4. ADJOURN

4.1 Motion to Adjourn

Motion by Scott Matula, seconded by Alderperson Savaglio to adjourn.

Motion carried.

Being no further business the meeting was adjourned at 4: 22 p.m.