

CITY OF SHEBOYGAN

ARCHITECTURAL REVIEW BOARD

OCTOBER 29, 2018

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

2. MINUTES

2.1 Approval of minutes from the September 10, 2018 meeting.

Motion by Ray Haen, seconded by Jerry Jones to approve.

Motion carried.

3. ITEMS FOR DISCUSSION AND POSSIBLE ACTION

3.1 Exterior remodel of Arnst Zipper Studio at 923 Michigan Avenue

Steve Sokolowski explained that the proposed awnings will be framed with pressure treated wood and the awnings will be pro rib steel panels.

He further expressed design concerns and how the awning fit with the rest of the look of the building.

The committee expressed concern that the drawings were not to scale, that a sample of the material was not present, the front awnings will look being close to the vent, how the flashing was going to be installed and the end caps being open.

Tina and Dennis Wick explained that they would like to have the awning on the second story because the upper residential unit is an AirBNB and guest leave the windows open which the rain blows into the apartment. With the awnings they are hoping that will help alleviate the problem.

The reason they chose the materials they did was because the deck in the back is built out of pressure treated wood and the metal trim on the building.

Tina stated that she is not sure how close the awning will come to the vent and she can't answer the questions about the flashing. Tina Wick questioned what the committee was looking for from her.

The committee stated a clarification of materials - best to bring in samples, pressure treated wood is concern due to its weathering, end caps need to be figured out so they fit together nicely, and how the flashing is going to connect to the building.

Motion by Richard Linde, seconded by Alderperson Markus Savaglio to table until scaled drawings are presented for review.

Motion carried.

3.2 Construction of new mixed use apartment complex at the northeast corner of N. 7 th Street and Pennsylvania Avenue.

7 Penn LLC is proposing to construct the new apartments on the former Sheboygan County parking lot property located at the northeast intersection of N 7 th Street and Pennsylvania Avenue.

The development will create a 5 -story mixed use facility that will include 66 market-rate apartments and approximately 8,000 square foot of 1 st floor commercial space. The proposed exterior design is comprised of thin brick veneer, smart panels, and architectural metal panels.

The materials are used in various yet consistent locations to highlight both the commercial and residential portions of the facility. The structures corners are also highlighted with architectural metal panels and wrap around balconies.

The building height is generally 52 ' 0 " above grade with a portion of the structure reaching 62 ' 0 " .

These areas are mostly at the corners of the building structure.

The metal panel will be white or gray, the color is undecided at this point but it will be a matte color to prevent glare. The metal architectural elements have been installed to hide the building mechanicals.

Dan Kroetz added that the reason the apartments are 5 -stories is to make the project economically feasible.

Without the 66 units the project wouldn't be able to pay for itself. Dan Kroetz also explained that the size of the 1 st floor commercial space was decided by Prevea based on how much square footage they needed.

The committee discussed the 1 st floor commercial space and the 5 th floor tower windows - if it was a loft or just high ceilings.

Robert Heimerl stated that the 5 th floor tower units have tall ceiling with extra windows.

Attorney Peter Mayer, neighbor, stated that he is in favor of the project but would like the building moved back to the 20 ' setback including the balconies. The current proposal has the balconies coming within 10 ' of the property line.

He discussed City Zoning Codes and the views that will be enjoyed by the new tenants but his concern is that there is no transition from the historic structures to the east to the modern structure being proposed.

Joe Clarke stated that the majority of the buildings around the site are taller in size and scale (courthouse, Prairie Estates, Salvation Army) and this building will be compatible with those buildings.

This a large building compared to the small buildings to the east but stepping down the building could hinder the aesthetically pleasing design.

Motion by Richard Linde, seconded by Jerry Jones to approve as presented.

Motion carried.

3.3 Construction of a new multi-tenant facility at the northwest corner of Riverfront Drive and S. 8 th Street (Parcel # 59281110032).

The proposed project consists of approximately 10,300 sf of office and conference space for Windway Capital Corporation and the Sheboygan Visitors Center.

The exterior of the building will be wood lap-siding to create a rustic appearance in colored tones of gray similar in fashion to surrounding historical buildings. The roof line will maintain a historical appearance, with sloping shingle and metal roof, which will be constructed in a gable style. They have opted to use the wooden lap siding found on other buildings that are also built along the river in close proximity to the proposed site.

The committee inquired about the flat roof at the main entrance.

Robert Heirmerl stated that he went with the flat roof due to the snow sliding off and potentially building up at the entrance.

The committee further discussed if they could add columns/brackets to bring the flat roof out and give it character.

Robert Heirmerl stated he would review that and see if such a proposal would work.

Motion by Pam Langan, seconded by Alderperson Savaglio to approve as presented if changes are made with the main entrance they should be submitted to staff for review.

Motion carried.

4. ADJOURN

4.1 Motion to Adjourn

Motion by Jerry Jones, seconded by Alderperson Savaglio to adjourn.

Motion carried.

Being no further business the meeting was adjourned at 5: 02 p.m.