

CITY OF SHEBOYGAN

ARCHITECTURAL REVIEW BOARD

AUGUST 27, 2018

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

1.1 Call to Order

Vice-Chair Scott Matula called the meeting to order at 4: 05 p.m.

1.2 Pledge of Allegiance

The Pledge of Allegiance was recited.

1.3 Identify potential conflict of interest.

Scott Matula has a conflict of interest with item

3.

5. He is the architect for the project; therefore, he will abstain from voting on item

3.

5.

2. MINUTES

2.1 Approval of minutes from the August 13, 2018 meeting.

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

3. ITEMS FOR DISCUSSION AND POSSIBLE ACTION

3.1 Construction of new Trinity Medical Clinic on Superior Avenue just south of N. 35 th Street (Parcel # 215910).

Dr. Aloys Tauscheck, Jeremy Lueck and Mike Cashman were present.

Dr. Aloys Tauscheck is proposing to construct Trinity Medical Clinic (Shoreline Skin Specialists dermatology clinic) on vacant, undeveloped parcel 215910 located on Superior Avenue.

The proposed one-story clinic building will be 3,045 sf (52.5 x 58).

Exterior materials will consist of cultured stone, LP Smartside lap siding, vinyl shakes with asphalt shingled roof.

Applicants explained design, materials and colors of the clinic.

Steve Sokolowski questioned whether the present ranch residential style building is the proper design for a clinic along Superior Avenue.

Dr. Tauscheck stated that he felt the design worked well because you have Transpo mini-storage to the west and the residential assisted living facility to the east.

So it was his position that his building design would fit in well with the buildings around him.

The Board had questions with regards the design of the front entrance, the design of the roof at the northeast corner of the building.

The roofline was the main design concern that the board did not feel comfortable with.

The applicant thought they would be able to come up with a design that addressed this concern.

Motion by Richard Linde, seconded by Ray Haen to table this item. Motion carried.

3.2 Construction/Installation of a new Mobile Serving Station at Parker John s Restaurant located at 705 Riverfront Drive.

Aaron and Jennifer Sloma and Gary Kegler were present.

Aaron Sloma explained that their vision is to have a breakfast burrito/taco bar open on the boardwalk for the summer months (Memorial Day to Labor Day) operating out of the mobile serving station.

Hours of operation would be from 6 am to 11 am for the food service part of the day.

After 11 am the station would flip to a bar area for servers to operate out of for outdoor guests as well as guests to sit at and be served beverage out of by staffed bartenders.

This bar would operate during our business hours from 11 am to 9 pm.

Much like our outdoor area now, this would be overseen by management at Parker John s.

Licensed bartenders would be in the station dispensing drink and servers would be on the patio overseeing tables.

There would be no requirement for hoods or an ansul system in this container as all items would be prepared on equipment that does not require these.

Gary Kegler explained that the mobile serving station design follows the Sheboygan River Shanty Guidelines and is proposed to match the restaurant in terms of design and materials.

Five (5) inch exposed faced beveled cedar siding to match existing building.

Cedar fascia, corner boards, door and window trim to match existing building.

8 / 12 pitched roof with black dimensional asphalt shingles to match existing building.

Stained wood doors.

Steve Sokolowski explained there were concerns with the original concept, however, the applicant has submitted building plans that meet the Sheboygan River Shanty Guidelines.

Motion by Jerry Jones, seconded by Alderperson Savaglio to approve as presented. Motion carried.

3.3 Construction of new Fairfield Inn and Suites along Taylor Drive (Parcel 470615).

Matt TeBeest and Stan Ramaker were present.

Matt TeBeest explained Sheb Pro, LLC is proposing a new Fairfield Inn hotel located on the east side of S. Taylor Drive, approximately « mile south of the I- 43 & STH 28 (Washington Avenue) intersection.

The Fairfield Inn will be 4 -story, 14,037 sf hotel consisting of a 108 guest rooms and is located on the northern parcel.

The location was selected because of visibility, ease of access to I- 43 and its proximity to other complementary uses (restaurants, gas stations, recreations, etc.).

The buildings orientation will face South Taylor Drive and interstate highway 43.

The proposed exterior materials will consist of a cultured stone base with cement board and EIFS accents which are similar colors and tones that match the neighboring Holiday Inn and southern business park.

The design intent comes from Marriott International, which will help attract visitors to the growing Sheboygan area.

The south elevation faces S. Taylor Drive and Interstate Highway- 43 and has contrasting colors of tan, gray, blue and white EIFS, tan cultured stone base with tan cement board tower.

An expanded white metal porte-cochere covering the drive/drop-off area at the main entry will allow shelter when loading/unloading.

The west and east elevations have contrasting tan and blue EIFS with white protruding canopies at guest entrances.

The north elevation has contrasting colors of tan, gray, blue and white EIFS, tan cultured stone base with tan cement board tower, with additional cultured stone at the outdoor patio.

This gives residents a great place to hangout directly from the pool and or breakfast area.

The committee inquired about the construction of the porte-cochere covering the drive/drop-off area.

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

3.4 Construction of Water s Edge Condominiums along N. 15 th Street (Parcel # 59281500560 - former Richardson Lumber Storage yard).

Paul Weaver and Nick Carnahan were present.

Nick Carnahan explained that this will be a 32 unit townhouse condominium development on approximately two (2) acres of land located on N. 15 th Street between Niagara Ave. and Wisconsin Ave.

The here will be a total of six (6) townhouse buildings consisting of three 6 -unit buildings (D, E, and F); two 3 -unit building (A and C); and one 8 -unit building (B).

Each building will be two (2) stories with a maximum ridge height of 32 - 0 above grade.

Units range in size from 1,430 SF for a one-car garage unit and 1,700 sf for a two-car unit.

The Water s Edge development was conceived of as an identifiable, cohesive neighborhood that respected the scale and design of the housing immediately surrounding it.

The units were modeled after traditional Wisconsin housing forms found within the adjacent neighborhood.

Simple, yet elegantly proportioned, the townhomes echo the houses located to the East along Wisconsin Avenue.

To help insert the 32 townhomes into the existing context we broke them apart into six different buildings.

While not functionally necessary, this helps to diminish the size of the overall development and allows for pedestrians to filter through the buildings between Fifteenth Street and the river s edge.

On the southern and eastern edges of the site, the townhomes help to define the street edge.

The townhomes along the river are pulled as far west as possible to create a small heavily landscaped auto-court at the heart of the development.

This pulls the auto traffic away from the 15 th street sidewalks and creates a more pedestrian friendly environment.

With the landscaping and intimately scaled townhouses, the inwardly focused auto court also provides a flexible shared space for the residents.

Materials on the project are inspired again by the traditional Wisconsin homes of the end of the 19 th century.

Lannon stone, white clapboard siding, and a shingled roof, all bespeak of a style that is rooted in the tradition of the area.

The simple streamlined palate, also ties in with the nautical focus of Sheboygan.

An emphasis on clean, white clapboard forms, highlights of warm wood, and galvanized metal finishes is synonymous with the design of a beautiful wood boat.

The materials were selected in a way to sympathize with that nautical aesthetic rather than outright copy it.

The committee had comments about access, greenspace, the river, design concepts.

The committee and applicant also discussed the 2 nd floor end porches having aluminum rails instead of solid dividers.

Motion by Richard Linde, seconded by Ray Haen to approve as presented with a recommendation that the 2 nd floor end porches have the solid divider removed and replaced with an aluminum rail return. Motion carried.

Jerry Jones took over as chairperson so Scott Matula could present the next project.

3.5 Construction of new building additions at Tidy Store located at 810 N. 14 th Street.

Scott Matula was present.

Scott Matula explained that the applicant is proposing to add approximately

2,200 sf of storage room space, walk-in cooler space and fast food counter/kitchen to the 3,797 sf building.

Building will now be 6,030 sf.

The addition at the southwest corner is 1,428 sf.

Approximately 400 sf will be used for a small kitchen and service area.

The kitchen will serve primarily pizza and sandwiches.

The addition at the northwest corner is 804 sf and is for additional storage. The face of the front elevation to the new restaurant addition will be masonry to match the existing buildings masonry frontage.

The masonry will wrap southeast corner of the building and wrap approximately four (4) feet at this corner on the south elevation.

The additions will be prefinished siding panels to match the existing siding panels.

Steve Sokolowski stated that staff has several concerns with this proposal because it appears the applicant is jamming as much as he can on this property with not a lot of consideration for building and/or site design.

The property is cluttered.

Pipe bollards, garbage cans, vending machines, ice-cooler, product displays, newspaper dispenser, log rack, propane tanks, air-dispenser, etc.

None of these items are being shown in the new drawings. What is happening to them, and will there be more of them with the new addition?

The implications with the previous project had been that a lot of the clutter was going to be cleaned-up, but that doesn't seem to have been the case.

It seems like this new project should take the opportunity to make sure the site is being improved, rather than creating more space for additional clutter.

Areas should be designated for those items so that they don't just sprawl along the face of the building, and so that we know the extents/limits?

The existing south-façade of building has vents, multiple-conduits, gas-meter, and wall-pack light. The submittal package implies that those are all being eliminated and the façade being re-sided to tidy everything up. Is that the case?

If not, that façade is becoming much more prominent and those existing features are too messy for that new elevation.

The applicant stated that his client has cleaned the site up with regards to changing the front facade of the building with brick and metal compared to the old unattractive siding and has painted the canopies.

The applicant stated that they are adding brick to the south side of the existing building and brick to the south side of the new addition.

Applicant said the existing buildings south elevation will be cleaned up but they are not proposing to screen any of the existing mechanicals.

The applicant also stated the old concrete foundation will be removed next to the existing south side of the building and will be used for parking.

Motion by Richard Linde, seconded by Alderperson Savaglio to approve as presented subject to the applicant cleaning up the site in a more orderly and presentable fashion.

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

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: 05 p.m.