

CITY OF SHEBOYGAN

ARCHITECTURAL REVIEW BOARD

JULY 16, 2018

1. OPENING OF MEETING MEMBERS PRESENT: Pam Langan, Richard Linde, Jerry Jones, Joe Clarke, Ray Haen, and Alderperson Markus Savaglio MEMBERS EXCUSED: Scott Matula STAFF/OFFICIAL PRESENT: City Administrator Darrell Hofland 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 June 25, 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 1336 Kentucky Avenue. Richard Peterson was present.

Richard Peterson explained that this application was for the windows only.

They would be installing 12 new aluminum windows storefront windows in a clear anodized finish with one (1) inch clear insulating glass along the west (N.14th) side of the building.

The 12 windows include opening up the existing eight (8) boarded windows and installing four (4) brand new windows.

All the windows are proposed to match in terms of design, dimensions, materials, color, etc.

The committee inquired about the color of the windows, window trim, flashing color.

The committee also inquired what was going to happen with the rest of the building.

Richard Peterson explained that they have proposed to paint it as the elevation shows but the owner has not giving them permission yet to paint the building.

Motion by Richard Linde, seconded by Pam Langan to approve the plans for the replacement and installation of new windows as proposed. Motion carried.

3.2 New Transpo Mini-Storage building at 3515 Superior Avenue. Ron Becker, Jon Becker and Steve Schmitt were present.

The applicant explained the option A and option C would be within the applicant's budget, however option B would not and force the project to be scrapped.

Option A is proposing four faux stone columns with the landscaping trees in one row.

Option B would have a mansard roof element with horizontal siding and three faux stone wall columns. Option C has three faux stone columns with horizontal painted accent stripes matching trim color with landscaping trees staggered.

The committee agreed that option A was the best of the three designs.

The committee thought one downspout seemed uneven so they suggested a seconded downspout to be strategically placed.

Motion by Jerry Jones, seconded by Ray Haen to approve option A subject to the following conditions:

Applicant shall remove the middle downspout (on the middle metal panel) and add two (2) downspouts on the middle two (2) faux stone wall panels matching the downspout locations on the two (2) faux stone wall panels located on each end of the front elevation. The landscaping arborvitaes in a straight line. Motion to approve.

3.3 Construction of a new park maintenance building at Deland Park at 901 Broughton Drive. Joe Kerlin and Ryan Sazama were present.

Deland Park is owned by the city and maintained by the Parks Department under the guidance of the Department of Public Works.

The proposed building site area is currently a grass berm landscape area between the Deland parking lot and the tennis courts. The vegetation consists of older overgrown Austrian Pines and one (1) nice evergreen tree that it is too large to transplant. Other than its use as a landscape buffer, there is little useable space in this area for the park.

The Armory is currently being used for storage of the lakefront parks maintenance equipment, however, it is likely the Armory will be used by a new owner and/or may be demolished in the near future.

Equipment kept at the lakefront includes two (2) trucks, a tool cat, a mule, three (3)

zero turn mowers, four (4) push mowers, 10 trimmers, four (4) leaf blowers, 30 rakes and shovels, bathroom and cleaning supplies for 12 restrooms, two (2) fish cleaning stations and five (5) shelters. During lakefront events, additional equipment is stored at the lakefront for expediency. The department would need to purchase additional trailers for transporting equipment from the Municipal Service Building without a building close to the lakefront.

The new park maintenance building is approximately 1,800 square feet (32 x 56).

The building will be constructed with two (2) courses of 24 x 12 inch split face block (mortar color), LP SmartTrim 6 inch lap siding (diamond coat pelican color) and the roof will be a 12 inch standing seam metal (Firestone Uni-Clad Regal Red).

There will be three (3) white aluminum overhead doors and two (2) red stained commercial quality steel entry doors. The proposed building is designed to blend in with surrounding lakefront buildings including, SEAS, the marina, etc.

The committee inquired if the building will be heated, look of building, rooftop mechanicals, additional dumpsters, and placement of additional soil.

Joe Kerlin explained that yes the building will be heated, there will not be any rooftop mechanicals, the dumpster enclosure that is currently there will remain and the additional soil from the project will be taken to the south industrial park.

Motion by Jerry Jones, seconded by Pam Langan to approve as presented.

Motion carried.

3.4 Construction of new Hampton Inn along Greenwing Drive (Parcel # 479118). Attorney David Gass and Mike Patel were present.

The Hampton Inn will be 4 -story, 15,272 square foot hotel consisting of a 95 guest rooms and is located on the north side of this undeveloped 6.2 acre property.

The Hampton Inn includes an indoor swimming pool and outdoor patio at the west end of the building.

The architecture will consist of Porte-Cochere with clean contemporary lines, color and finish highlights, window reveals and accent colors, monolithic wall place, fin and frame, end caps, accent cladding at the ends of the building, masonry base, and architectural accent lighting.

Mike Patel explained that Hilton recently did a major renovation to their building design.

Mr. Patel explained that Hilton determined the colors and the architecture of the building and will not allow major changes to the design.

Mr. Patel stated Hilton may consider minor changes and he will be happy to go back to them and request the changes.

The committee asked if they have to accept what was presented with no changes.

Mike Patel explained that if there are too many changes it takes away from the Hampton Inn design and the franchise will not approve it.

Then the committee asked what types of things they could change.

The committee asked about signage, materials especially brick placement, colors, and window reveals.

Motion by Jerry Jones, seconded by Richard Linde to approve with the following conditions: At the third-floor window immediately west of the Trespa panel area, narrow the width of the inset panel to match the window two units to the west. End cap at east end of building to have a two-story brick base to match the brick base of the cap at the west end of the building. Motion carried.

4. ADJOURN

4.1 Motion to Adjourn

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

Motion carried.

Being no further business the meeting was adjourned at 5: 01 p.m.