

CITY OF SHEBOYGAN

ARCHITECTURAL REVIEW BOARD

JUNE 25, 2018

1. OPENING OF MEETINGMEMBERS PRESENT: Scott Matula, Jerry Jones, Ray Haen, Richard Linde, and Joe ClarkeMEMBERS EXCUSED: Pam Langan and Alderperson Markus SavaglioSTAFF/OFFICIALS: Manager of Planning & Zoning Steve Sokolowski and Director of Planning & Development Chad Pelishek

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 this agenda.

2. MINUTES

2.1 Approval of minutes from the June 11, 2018 meeting.

Motion by Ray Haen, seconded by Richard Linde to approve the minutes. Motion carried.

3. ITEMS FOR DISCUSSION AND POSSIBLE ACTION

3.1 Construction of new drive thru canopy at UnitedOne Credit Union located at 2122 Superior Avenue. Peter Nagel was present for UnitedOne Credit Union.

Peter Nagel explained that the project consists of an interior remodel, demolition of the existing attached drive thru canopy, rebuilding a new detached

canopy of a similar aesthetic, and associated site work.

The design of the new canopy is to closely mimic the existing canopy in terms of design, shape, scale, and materials. This will allow it to relate to the main building despite being detached.

All materials used -brick, siding, and asphalt shingles -would match the existing building.

The intent is to either re-stain or replace the existing building siding with a composite board material depending on the existing siding's condition, and the new canopy would match the new color selected.

The reasons for the relocation fo the canopy is to increase member safety by not having to walk through three lanes of drive-thru traffic and the incorporation of remote automated teller interactive machines.

The canopy will have brick pier at bottom to march existing materials along with hardy board for siding.

The committee questioned the width of the existing columns and the east overhang.

Peter Nagel explained that he would be fine with the brick going up the whole column because it will be easier to hide the downspout.

Also the east overhang is 4 ' past the columns to cover the car in the outside lane.

Motion by Scott Matula, seconded by Jerry Jones to approve with the following condition: The canopy columns shall be completely brick and the downspouts shall be hidden.Motion carried.

3.2 Construction of a new park shelter at Evergreen Park at 3401 Calumet Drive.Ryan Sazama and Joe Kerlin for the Department of Public Works.

Joe Kerlin explained the history of the Shaw Playground along with the ADA playground equipment.

The new park shelter

will be constructed of block and have a standing seam metal roof. The building will have LP Smartsiding in the gable, trim, fascia and soffit.

The committee asked about the color of the masonry, if the building was heated, trash enclosure and drinking fountain design.

Joe stated that the masonry will be beige and gray color.

The building will be heated so the bathrooms will be accessible to the cross country skiers in the winter.

A trash enclosure will be constructed just like the one at Deland but it is not shown on the plan.

Motion by Scott Matula, seconded by Richard Linde to approve with the following conditions: The dumpster shall be screened and enclosed and constructed of like materials and colors of the park shelter. Motion carried.

3.3 New Transpo Mini-Storage building at 3515 Superior Avenue. Ron and Jon Becker representing Transpo and Steve Schmitt for Jos Schmitt Construction

Ron Becker is proposing to construct another 14 unit storage building at the Transpo Mini-Storage located at 3515 Superior Avenue. Transpo Mini-Storage presently has four (4) buildings on the site holding 164 storage units. They range in size from 50 square feet (5 x 10) to 200 square feet (10 x 20) with 10 of the units being temperature controlled. The 5th building which will be 2,800 square feet (20 x 140) with fourteen 200 square foot storage units.

The new building will feature faux stone wall panels in the middle and on the east & west ends of the north elevation.

Vertical tan metal siding will provide the make-up of the remaining wall surfaces.

A dark brown metal coping, trim, and gutters will provide accent to the building while tan downspouts on the north elevation will help break up the horizontality of the building. A standing seam metal roof will slope to the south.

The committee questioned the visibility of the building along Superior Avenue and the distance from the property line.

Jon Becker stated that they will be planting 6' tall Arborvitaes. The Arbors will grow fast so in a couple of years the building will not be as visible.

Steve Sokolowski stated that it is about 20 - 24 feet off the property line and the building will be closer to the street than many of the other buildings

in the area.

The committee inquired if the faux stone was going to wrap the northeast and northwest corners of the building.

Steve Schmitt stated that it was only going to be on the front of the building because the sides will not be visible.

The committee disagreed and stated that the west side of the facade will be very visible.

The committee discussed if Transpo brought the stone around the corners if that would be enough but it was decided that the main elevation would still need more design.

Chad Pelishek asked if Transpo could construct two building to help break-up the elevation.

Jon Becker stated no because it would not be profitable.

Joe Clarke mentioned that he was aware that staff had multiple conversations with the applicants with the same concerns that the committee has.

Steve Sokolowski stated that staff s biggest concern with the Transpo Mini-Storage project is with the proposed architectural design which is a very basic industrial design which is not compatible with the existing commercial and residential development along Superior Avenue. Staff informed the applicant about these design concerns and offered other ideas on several occasions. Based on those discussions, the applicant has made some very minor modifications. However, is staff s opinion that the present building design is neither consistent nor compatible with the architectural design of the buildings in this Superior Avenue commercial and residential neighborhood.

In addition, there is a significant amount of existing landscaping that presently does a nice job screening the mini-storage units from Superior Avenue. However, most of the landscaping that provides the screening will need to be removed in order to construct the building as proposed. Therefore, the proposed building will now be very visible because the existing landscaping will be removed and because it sits on top of a hill that overlooks Superior Avenue(site is much higher than the road).

When the committee inquired about changing the roof line, Jon Becker stated that is a lot more expensive.

Scott Matula asked if there was any way that they could keep the trees. Jon

Becker stated that the existing Arborvitaes are over grown and need to be replaced. Scott Matula suggested adding a band to the north elevation to help break up the long elevation.

Steve Sokolowski inquired about doing additions to the existing building instead of the new building right at the road.

Jon Becker stated that is a waste of space.

Steve Schmitt asked what the committee would like Transpo to do.

The committee replied that they have stated their concerns with the present design and have given a few suggestions.

It is up to Transpo to consider those suggestions and resubmit a design that address the stated design concerns.

After the committee expressed great concern about the design of the proposed building, it was suggested that it be held until the next meeting.

Motion by Richard Linde, seconded by Jerry Jones to Hold until the next meeting.

Motion carried.

4. ADJOURN

4.1 Motion to Adjourn

Motion by Jerry Jones, seconded by Richard Linde to adjourn.

Motion carried.

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