

CITY OF SHEBOYGAN

ARCHITECTURAL REVIEW BOARD

APRIL 9, 2018

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

Planning and Zoning Manager Steve Sokolowski

1.1 Call to Order

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 members have a conflict of interest with any item on this agenda.

2. MINUTES

2.1 Approval of minutes from the March 12, 2018 meeting.

Motion by Ray Haen, seconded by Richard Linde to approve.

Motion carried.

3. ITEMS FOR DISCUSSION AND POSSIBLE ACTION

3.1 Exterior Remodel of the Family Video facility to create a new tenant space for Marcos Pizza at 2610 Calumet Drive.

Melissa Barber was present.

Melissa Barber stated that she has been with Family Video for 22 years and was part of the original Family Video development.

Family Video is partnering with Marco's to provide pizza and a movie.

They have completed similar projects in Manitowoc and Fond du Lac.

Steve Sokolowski asked Melissa to speak about the proposed renovations.

Marco s Pizza will be constructing a new separate entrance and a partition wall within the existing Family Video to create the space needed to build out the new tenant space (south side of the building). The new mechanicals will be placed at the rear of the building in conjunction with the other units that are currently there.

We are proposing to replace the southernmost window on the east side of the building with a new front entrance door and a new smaller window.

The committee inquired about signage, rooftop mechanicals, mechanicals visibility, and dumpster enclosure.

Jerry Jones joined 4: 09 p.m.

Steve Sokolowski explained that the Plan Commission addressed the dumpster enclosure at their last meeting.

They have conditioned the dumpster enclosure to be painted/ stained.

Melissa Barber stated that there will be a roof vent for the pizza oven which they are willing to paint green to match the roof of Family Video.

A HVAC unit will be added to the back of the building which will not be visible.

Motion by Alderperson Bryan Bitters, seconded by Ray Haen to approve as presented subject to: The mechanical roof vent be painted a green to match the green metal roof. The dumpster enclosure shall be stained or painted a compatible color to the building. Motion carried.

3.2 Remodel of Sheboygan County Interfaith at 1251 Geele Avenue.

Heidi Gudmundson and Jodi Bonnett from Sheboygan County Interfaith and Dave Last from Moraine Construction.

Heidi Gudmundson explained that they have received a letter from Building Inspection telling them that they need to paint the exterior.

They are unable to paint or scrap the siding due to mildew and because it is cedar.

Dave Last stated since they need to do the siding they are going to remove all existing soffit and fascia trims, gutters and downspouts.

Roof edging, fascia trims, soffit panels, gutters and downspouts to be Rollex system 3 - 16 in Mocha.

All the existing brick is to remain as is. The vertical and horizontal cedar trim boards along with the stucco board panels from the 2 nd floor will be removed.

The vinyl siding will be a Natural Clay color.

Jean Puls mentioned the challenges of matching the brick color and that they were looking for a classic look.

Heidi Gudmundson added that the multiple roof lines are a challenge as well.

Joe Clarke inquired with the committee if they had enough information to make an informed decision about this project.

The committee discussed the removal of the wood trim boards, the corner trim pieces, and Washington School being remodeled.

Motion by Richard Linde, seconded by Ray Haen to approve as presented. Motion carried.

3.3 Additions to Sheboygan North High School located at 1042 School Avenue.

Dave Albright for Sheboygan Area School District and Mark Schuchardt from Bray

Architects.

Mark Schuchardt explained that North High is proposing two additions on the west and east sides of the school.

The proposed additions will continue to match materials used on the 2006 and 2016 additions.

Currently the school does not have a single main entry with an adjacent administrative office. Entry into the school is from the east on the ground floor and from the south on the first floor. The administrative office is located on the first floor. A single secured entry is desirable.

The proposed one-story, 460 sf east vestibule addition will create a new main entry to the school on the ground level. This location was selected since it is located where the majority of students will enter and exit the school. This entry will be the only access into the school from the start of to the end of the school day.

In addition to the secured entry, the remodeling work in this area includes locating the administrative offices to this area of the school.

The angular main entry addition will bring the natural stone and green metal wall panels used on the south side of the school to the east side of the school. The existing floor to floor heights in the area of the school limits the height for the addition. Natural stone ashlar pattern stone piers are used to help give the addition visual height. This entry will have a small canopy clad with green metal composite fascia panels. Storefront framing will be clear anodized aluminum with green tinted glass. The roof top equipment located on the roof of the existing three story portion of the school will be screened.

The North High kitchen is being planned to serve as a prep kitchen for schools on the north side of Sheboygan. In order for this to occur, additional freezer storage and transport cart storage is required. The proposed one story, 1,120 SF addition is located on the west side of the high school. This addition includes an expansion of the kitchen and additional gym storage. The kitchen addition includes space for dry storage, walk-in cooler and food service receiving.

The west kitchen addition continues with the utility face brick, clear anodized storefront framing, and green roof edge. The look is nearly identical to the existing building.

The committee discussed mechanicals, proposed materials, and parking.

Mark Schuchardt explained that the parking lot will be resurfaced to meet city

code.

Motion by Alderperson Bryan Bitters, seconded by Jerry Jones to approve as presented.

Motion carried.

3.4 Construction of new Van Horn Hyundai Dealership on Race Track Road.

Gary Gartman, Chris Merklein, and Scott Perry were present.

Gary Gartman explained the different materials including the continuous storefront glass, the Hyundai Bronze ACM (Aluminum composite material) panels, the Hyundai Bronze ACM fascia and soffit panels, Sandstone and Dark Chocolate split face block, the light stone textured insulated metal panels, clear overhead doors, etc.

The committee discussed the front showroom facing north, the west elevation, Taylor Road extension, the difference in masonry color, rooftop mechanicals, and placement of new cars.

Gary Gartman explained that the building is facing North because of the traffic from both Taylor Road and Race Track Road will likely be entering the site from the North.

Chris Merklein stated that they looked at other option but kept coming back to this north showroom design.

Steve Sokolowski inquired about the west elevation facing I- 43.

Chairperson Clarke also had concerns with the west elevation that is basically a front elevation facing I- 43.

Chairperson Clarke asked about other architectural design options for the east and west elevations such as panel layout, split face block or different height wainscoting, introducing a band, or a parapet/different roof pitch.

Steve Sokolowski stated that the Taylor Road extension is scheduled for Fall 2018.

Steve Sokolowski also mentioned his design concerns especially since this will be the first development in this part of the City and will be setting the tone for the new business park.

Gary Gartman explained that the reason for the different masonry color is because it is Hyundai's way of distinguishing the service area from the showroom area.

Richard Linde asked if you could pick one instead of both because one color is more attractive.

Gary Gartman said it was a Hyundai design.

Gary Gartman stated that there will be two roof top mechanical units located in the middle of the roof so hopefully you will not see them, however, they are willing to screen if necessary.

Chris Merklein stated the new cars might be displayed in the parking lot facing I- 43.

The board inquired if they are displaying the new cars towards I- 43 why wouldn't Van Horn face its showroom which the front of the building towards I- 43 ?

The Board informed the applicant they they have some reservations with the present design and that if they are going to face the front of the building north that they are going to have much better building designs on the east and west elevations which are the sides of the building facing I- 43 and the future Taylor Drive.

The building is very visible on all of these elevations and the architectural design must take this into consideration.

The Board stated they were not comfortable with the present design and new drawings should be resubmitted that improve the design especially on the east and west sides of the proposed building.

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

Motion carried.

4. ADJOURN

4.1 Motion to Adjourn

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

Motion carried.

Being no further business the meeting was adjourned at 5: 12 p.m.

The next meeting will be on Wednesday, April 25, 2018 in the 3 rd Floor Conference Room of City Hall.