

CITY OF SHEBOYGAN

ARCHITECTURAL REVIEW BOARD

MARCH 26, 2018

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

1.1 Call to Order

Jerry Jones 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 has a conflict 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

3.2 Construction of a new ATI Physical Therapy facility on Superior Avenue just
west of Taylor Drive. Derrek Lemahieu from Abacus Architects was present.

Steve Sokolowski explained the location of the new site.

Derrek Lemanhieu stated that the property was recently sold to a developer that is going to construct a 3,000 square foot single tenant building for ATI Physical Therapy. The exterior walls will be 2 x 6 wood studs with brick and lap siding. The roof will be manufactured wood trusses with standard 3 dimensional asphalt shingles. The exterior brick base will go around the entire perimeter of the building. The brick goes all the way up to the soffit at the corners and at the front of the building. The taller brick columns will also be broken up by stone bands. Above the brick will be Smartside lap siding. The light tan brick along with the gray lap siding were requested by the owner to match past projects they have done. The doors and frames will be silver anodized aluminum. The soffit and fascia will be a dark charcoal color along with the asphalt shingles.

The committee discussed color of building, how to break up length of siding on east, west and north elevations, visibility from Superior Avenue, number of windows, trim, rooftop mechanicals and dumpster enclosure.

Motion by Richard Linde, seconded by Ray Haen to approve with the condition that the strand substrate vertical trim board be installed at the 1 / 3 and 2 / 3 mark of the siding portion of the east and west walls/elevations of the building and at the 1 / 2 mark of the siding portion of the north wall/elevation.

Updated drawings will be submitted to staff for review.

Motion carried.

3.3 Construction of new apartments at 2724 Kohler Memorial Drive (former Nino s Restaurant).Adam Almquist from Stephen Perry Smith Architects, Inc. was present

Adam Almquist explained this will be a 3 -story, 48 unit market-rate multifamily apartment project with at grade and underground parking on 1.46 acres of land located on Kohler Memorial Drive between N. 27 th and N. 28 th Streets (former Nino s restaurant location). The building will be placed in the southwest corner of the site, in order to hold the street edge (main view is driving eastbound) and provide a buffer between our site and the neighboring residences to the north. A decorative fence, partial retaining wall, and landscaping are provided within this buffer yard area.

The main exterior facade material is brick veneer. Additional exterior materials include precast/cast stone veneer, prefinished metal panel system (mainly 3 rd floor and accent areas), prefinished aluminum balconies, and fiberglass unit windows and patio doors. They believe a modern/clean building design compliments the existing commercial and residential development in this area.

Scott Matula arrived at 4: 17 p.m.

The committee discussed the texture of the metal, placement of metal, type of windows, rooftop drainage, trash location, and material of porches/balconies.

Adam informed that committee that the trash dumpsters will be located in the garage and the roof drainage will be drained into the storm sewer line.

Motion by Scott Matula, seconded by Alderperson Bitters to approve as presented.

Motion carried.

3.1 Exterior Remodel of the Family Video facility to create a new tenant space for Marcos Pizza at 2610 Calumet Drive.No one

was present for this item.

Motion by Alderperson Bitters, seconded by Ray Haen to HOLD until next meeting.

Motion carried.

4. ADJOURN

4.1 Motion to Adjourn

Motion by Alderperson Bitters, seconded by Richard Linde to adjourn.

Motion carried.

Being no further business the meeting was adjourned at 4: 35 p.m.