

CITY OF SHEBOYGAN

ARCHITECTURAL REVIEW BOARD

AUGUST 14, 2017

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

1.1 Call to Order

Chair Joe Clarke called meeting to order.

1.2 Pledge of Allegiance

Pledge of Allegiance was recited.

1.3 Identify potential conflict of interest.

No committee member had a conflict of interest with an item on this agenda.

2. MINUTES

2.1 Approval of minutes from the July 24, 2017 meeting.

Motion by Jerry Jones, seconded by Ray Haen to approve. Motion carried.

3. ITEMS FOR DISCUSSION AND POSSIBLE ACTION

3.1 Building addition to Wilson Elementary School at 1625 Wilson Avenue.

David Albright from Sheboygan Area School District and Mark Schuchardt from Bray Architects were present.

Mark Schuchardt explained how they have taken the pattern/rhythm on the rest of the building and carried it through to the additions by adding some additional precast reveals and some brick recesses on the gym and some brick joints and cast stone to the storage addition.

The brick that they initially proposed was limestone but they are now proposing to use a buff color to better match the existing brick.

The gray color at the top will be a shiny aluminum color.

Committee discussed color of materials and asked if they had colors samples.

Motion by Richard Linde, seconded by Jerry Jones to approve as submitted with color samples to be submitted to staff.

Motion carried.

3.2 New garage/storage building for Lakeshore Community Health Care located at 1721 Saemann Avenue.

Kurt Davis from Abacus was present to represent Lakeshore Community Health Care.

Kurt Davis explained that Lakeshore is proposing to build a storage garage for the day-to-day operations of Lakeshore Community Health Care that include vehicle storage and for bulk storage of necessary medical, dental and administrative supplies.

The garage will be 1,410 sf (30 x 47) with three garage doors.

The existing house will be demolished in order to construct the garage.

The proposed exterior design and materials will match the most recent building addition/remodel. This will include using similar gray Long Board siding material, aluminum doors & windows.

The gray siding is also a nice compliment to the existing house on the northeast corner of Saemann and 17 th Street.

Steve Sokolowski mentioned that the remodel of the clinic was approved in 2014 or 2015.

The committee expressed concerns about the materials/colors matching the existing clinic.

Motion by Ray Haen, seconded by Jerry Jones to approved as presented.

3.3 New Meijer Store with fueling station to be located at 3347 Kohler Memorial Drive.

David Behrens of GreenbergFarrow was present to represent Meijer.

David Behrens stated that they have been working with staff to address design concerns and feel that they have a good product to replace the mall.

When Meijer came to Wisconsin it had a fairly uniform design concept, however, each community has different design standards and regulations which leads to adjusting the project to fit within that particular community.

He further stated that the Meijer store will be placed on the northern portion of the lot.

All driveway access will be closed on N. 36 th Street and they are currently working with the City with regards to improvements to N. Taylor Drive.

The committee inquired about the fuel station and what would be visible from N. Taylor Drive, specifically the grade change in that particular area.

David Behrens explained that you would be looking under the canopy and above the pumps.

He further stated that it will be fairly flat at the fuel station and pumps and the grade change will be right by the road.

Steve Sokolowski stated he could not confirm Mr. Behrens comments about what you would see from Taylor Drive and that you may see the top of the canopy.

Mr. Behrens also mentioned the landscaping plan.

There will be quite a bit of landscaping by the fuel station and the rest of the development site.

He stated there are some challenges along the west lot line with the overhead powerlines but they plan on screening where necessary by adding ornamental trees in between the mature arborvitaes on the N. 36 th Street side of the project.

The committee asked about the setback from the N. 36 th Street.

David Behrens replied that it was 25 '.

David Behrens explained that the proposed exterior design of the main building will consist of high quality brick imprinted precast concrete panels.

The multiple colored precast finish system allows for the material to nearly be indistinguishable from face brick.

The main building utilizes tempered glazing in an aluminum curtain wall or storefront system creating glass tower entry features.

The Meijer Store entries are also highlighted by accent colored metal canopies with supporting columns.

The building façade is articulated with wall projections and recesses along with varying parapet heights accentuated with detailed metal cornices to add architectural interest.

The Convenience Store/Fuel Center building materials will match the main building and will include an overhead canopy.

He also mentioned that the garden center will have an ornamental fence around it.

The committee questioned the design of the south elevation.

David Behrens stated that it was like that because it s the future site of a retail business.

The committee further inquired how soon someone would start construction on the south retail site.

David Behrens said he was unaware of plans at this time.

Steve Sokolowski mentioned that the area would have to be grassed until they were ready to build on this area.

The committee asked if they had thought about landscaping. David Behrens stated no but that is something they will have to look at.

The committee asked about how many roof top units and what would be visible from Highway

David Behrens stated that there would be approximately 20 - 30 units that may be visible from the back.

He further stated that he cannot guarantee that the units will not be visible from Highway 23 and that he will have to have his architects provide section cuts.

The committee inquired about the west and south building elevations and what could be done to visually enhance these very long flat walls by wrapping corners, adding columns, etc.

Currently they are very long walls.

Committee member added that the trees along North 36 th Street will help break-up the wall but there needed to be some from a design perspective to break up this mass of wall.

David Behrens further stated that they will be planting more trees along North 36 th Street to help screen as well.

The committee also asked about the security system and lighting.

David Behrens stated that he didn't know about the security system and the lighting is zero cut-off.

Steve Sokolowski added that Meijer needs to be aware of the glare that LED lights can cause especially to the residential neighbors west of N. 36 th Street.

Motion by Jerry Jones, seconded by Alderperson Bryan Bitters to Hold the Meijer Store for the following corrections: The west and south elevations need some visual and/or physical articulation and those elevations drawings need to be resubmitted to Architectural Review Board. Section cuts of the roof top units on the north and west elevations. Landscaping provided to the south. Motion carried.

Motion by Jerry Jones, seconded by Alderperson Bryan Bitters to approve the Fuel Station as presented with the condition that if the Fuel Station needs to be relocated it comes back before the Architectural Review Board.

Motion carried.

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

Motion carried.

4. ADJOURN

4.1 Motion to Adjourn

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

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

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