

CITY OF SHEBOYGAN

ARCHITECTURAL REVIEW BOARD

MAY 15, 2017

1. OPENING OF MEETING MEMBERS PRESENT:

Alderman Bryan Bitters, Jerry Jones, Joe Clarke, Richard Linde, and Scott Matula MEMBERS EXCUSED:

Pam Langan and Ryan Haen STAFF/OFFICIALS:

Manager of Planning and Zoning Steve Sokolowski

Chair Joe Clarke called the meeting to order.

1.1 Pledge of Allegiance

2. ITEMS FOR ACTION

2.1 Election of Chairperson

Motion by Richard Linde, seconded by Alderman Bryan Bitters to nominate Joe Clarke for Chairperson.

Joe Clarke accepted. Motion carried.

2.2 Election of Vice Chairperson

Motion by Jerry Jones, seconded by Alderman Bryan Bitters to nominate Scott Matula for Vice Chairperson.

Scott Matula accepted.

Motion carried.

2.3 Approval of minutes from the April 10, 2017 meeting.

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

Motioned carried.

2.4 New Monument Sign for Torginol located at 4617 S. Taylor Drive. Roger Ostermann from RLO Signs was present.

Steve Sokolowski explained the protective covenants and stated that the proposed sign meets the criteria of the covenants.

Roger Ostermann stated that the old sign is being removed and the new sign will be placed on the corner of Weeden Creek Road and S. Taylor Drive.

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

Motion carried.

2.5 Demolition and exterior remodeling at the Memorial Mall located at 3347 Kohler Memorial Drive.

David Behrens from GreenbergFarrow was present.

Dave Behrens explained that this submittal is just for the demolition of the Memorial Mall and the construction of the new exterior walls for the sections of the building that are to remain.

This is not the Meijer submittal, that will come at a later date.

After meeting with City Staff and the utility company, Mr. Behrens stated that they came up with revised elevations that were not included in the original submittal.

They will be taking the accents from Bed, Bath and Beyond and bring them around to the North and West side of the building.

The existing west entrance will remain.

The windows that are shown on the West side in the new addition will depend on the tenant that goes into the space. The proposed colors will match the existing

colors.

The committee inquired about the transition from eifs, mechanicals and screening, and Bed, Bath and Beyond loading docks visibility.

David Behrens explained that the transition from the eifs will be a metal flashing, the mechanicals have not been designed yet but will take into consideration the screen with either landscaping or roof screening, and as for the Bed, Bath and Beyond loading dock, he agrees that they will be visible for the time being but with the new landscaping and Meijer Store it will not be as visible.

The committee expressed a concern about not enough landscaping and needing more for screening.

Steve Sokolowski mentioned that they are proposing to do a Certified Survey Map to create seperate lots which would mean that if the committee felt that they want more landscaping now is the time to request it.

David Behrens stated that Meijer is considering more of a comprehensive landscape plan incorporating both the Meijer property as well as the Kohles and Bed and Bath property.

Motion by Scott Matula, seconded by Jerry Jones to approve the new elevations with landscape screening on the northwest corner by the compactor/dumpster area.

Motion carried.

2.6 Building Addition to Pigeon River and Elementary School for the Arts and Academics (ESAA) at 3508 N 21 st Street.

Mark Schuchardt from Bray Architects and Dave Albright from SASD were present for this item.

Mark Schuchardt explained that the SASD is proposing to do two additions to Pigeon River and Elementary School for the Arts and Academics.

One would be on the West end which would include an office and classroom and the other would be to the East end for a cafeteria. The East addition will match the existing brown colors and the West addition has two different types of bricks so they are proposing to go with a brown.

The dumpster enclosure will be constructed of brick with steel gates and the roof top mechanicals will be screened with brown screening.

Joe Clarke clarified the height of the dumpster?

Dave Albright stated it should not be more than 5 ' in height.

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

Motion carried.

2.7 New Transpo Mini-Storage building at 1331 Wisconsin Avenue.

Jason Ahrens from LJM Architects, Steve Schmitt from Joe

Schmitt Construction, and Ron Becker from Transpo Mini Storage.

Jason Ahrens stated that Ron Becker is proposing to turn the old Northwoods building on N. 14 th Street and Wisconsin Avenue into indoor mini storage.

In addition, they are proposing to construct another smaller mini-storage building on this property. The new building will have a green mansard and fake stone on the north which will wrap around to the east, the metal siding is a cream color, the gutters and trim will match the green of the mansard, and the roof will slant to the east.

The new building will not have an overhead door.

The committee inquired about landscaping.

City Staff stated that it is currently working through the landscape plan.

Staff questioned some of the building elevations from a design perspective but the Board was acceptable to the design based on the applicant's emphasis that a lot of landscaping will be installed to buffer the facility from the residences to the south and east.

Motion by Scott Matula, seconded by Alderperson Bryan Bitters to approve with landscaping plan to be worked out with City Staff, especially for the South and East side of the new structure.

3. ADJOURN

3.1 Motion to Adjourn

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

Being no further business the meeting was adjourned at 4: 37 p.m.

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