

CITY OF SHEBOYGAN

ARCHITECTURAL REVIEW BOARD

MARCH 27, 2017 at 4: 00 PM

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

Chair Joe Clarke called the meeting to order.

1.1 Pledge of Allegiance

2. ITEMS FOR ACTION

2.1 Approval of minutes from the March 16, 2017 meeting.

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

Motion carried.

2.2 New building for SEAS located on the Southwest corner of North 18 th Street and Superior Avenue (Vollrath Parcel # 214072).

Erik Jensen of LJM Architects, Leslie Kohler and Geoff Rudolph from SEAS, and Jerry Baumann from Windway Capital Corp were present.

Erik Jensen explained that the Sailing Education Association of Sheboygan (SEAS) intends to construct a 26,000 sf facility that will be used for sailboat fleet storage, general maintenance, education, etc.

These activities are presently inefficiently scattered amongst several leased and borrowed spaces throughout the City.

Erik Jensen explained that SEAS is proposing to put up a 210 x 125 pre-engineer metal building that will be a dark blue, similar to the SEAS logo.

The building will have a standing seam metal roof sloping in one direction from east to west.

There will be eight (8) foot overhangs on the West and East side of the building.

On the West and East side there will also be overhead doors to bring the boats into the building.

On the three visible sides (east, west and north) from the street, a split face concrete masonry wainscot is provided to a height of seven (7) feet four (4) inches.

Above the wainscot is vertical steel siding painted blue to match the color of the siding on the Vollrath buildings.

Across the entire east faced a seven (7) foot high translucent wall panels for interior daylighting are provided from the top of the wall down.

The North side will have windows to let natural light into the office(s)/conference room(s).

Most of the activity will take place on the West side of the building where the parking area and multiple overhead doors are located.

The building will be offset from Superior Avenue due to the retention basin location which will be to the North of the building.

Joe Clarke asked if the retention basin was wet or dry and why the wainscoting didn't extend the around the whole building?

Erik Jensen stated the retention basin would be mostly dry.

Jerry Jones inquired about the blue they are proposing and if it is like the Vollrath blue?

Erik Jensen stated that to special order the blue like the SEAS logo is very costly due to it being a special order.

Leslie Kohler added that the Vollrath blue is lighter than the proposed SEAS building.

Joe Clarke stated that he was having problems with the building being too horizontal and it appears that something needs to be done besides the

wainscoting to make the building more architectural pleasing.

Mr. Clarke asked if they had any suggestions to help breakup the building.

Richard Linde inquired about the downspouts and where they were all located.

Erik Jensen replied that a downspout was located at each of the beams.

Richard Linde asked about adding a vertical element at each beam.

Joe Clarke stated that the North elevation is very visible.

Alderperson Bryan Bitters questioned the retention basin and landscaping located on the north side of the building with regards to how it might impact the north elevation.

Jerry Baumann showed the landscape plan to Alderperson Bitters.

Joe Clarke added the landscaping proposed on the north side of the building are foundation plantings which will not get very tall.

Alderperson Bryan Bitters stated doesn't like where the wainscoting ends.

Joe Clarke asked if the windows could be shifted on the north elevation. Geoff Rudolph stated that the windows were placed where they were because of the offices and conference rooms.

Mr. Clarke stated that if the windows could be adjusted or doubled up this might help the design of the north elevation.

Joe Clarke further stated that the building design might work if this was on a not so visible parcel in an industrial park.

This parcel is very visible and is in a prominent location so building design is important.

Erik Jensen stated that they tried to make the building more architectural appealing by adding overhangs, translucent glass and wainscoting.

Steve Sokolowski mentioned that City staff informed SEAS representatives about building design concerns during predevelopment meetings.

In addition, the Plan Commission at the conditional use permit hearing questioned the building design for this location.

Staff informed the Plan Commission that the Architectural Review Board would be reviewing the proposed building design.

Joe Clarke also stated that something needs to be done to the NE corner which is visible by Superior Avenue and North 18 th Street.

Leslie Kohler stated that Roger Miller didn t layout the retention basin as she wanted. She wants the trees to remain.

Janet M Duellman mentioned that the landscaper stated that those were Ash trees and need to come down.

Jerry Baumann asked if the Vollrath Distribution addition design is something they would consider.

Joe Clarke stated that similar discussion took place with regards to breaking up the mass on that structure and eventually was approved by the Architectural Review Board so it could be considered.

Geoff Rudolph inquired if more landscaping was added, something that would grow bigger than proposed, would that work.

Richard Linde stated that he likes more landscaping but doesn t like how many years it takes to grow bigger.

Alderperson Bryan Bitters stated that his concerns are landscaping would take too long to grow, doesn t like were the wainscoting stops on the East elevation at the man door, and something needs to be done with the NE corner landscape would help but won t solve everything.

Joe Clarke stated that landscaping isn t going to screen enough of the building that something more needs to be done to be architecturally pleasing.

Richard Linde inquired about the South 8 th Street SEAS building and if this building will be in addition to that.

Leslie Kohler stated they would no longer be looking at that site for boat storage.

SEAS looked for another area and Vollrath had enough space for SEAS to construct a building that still had easy access to the Lake.

Aldersperson Bryan Bitters asked about the size of the lot?

Geoff Rudolph stated that it was 1.9 acres.

Geoff Rudolph stated that it appears that we are not going to get this approved today so we should go back and try to come up with something else.

Motion by Jerry Jones, seconded by Aldersperson Bryan Bitters to HOLD until next meeting.

Motion carried.

3. ADJOURN
3.1 Motion to Adjourn

Motion by Jerry Jones to adjourn, seconded by Aldersperson Bryan Bitters.

Motion carried.

Being no further business the meeting was adjourned at 4: 31 p.m.

Generated by Janet Duellman on Tuesday, March 28, 2017