

CITY OF SHEBOYGAN

ARCHITECTURAL REVIEW BOARD

MARCH 16, 2017 at 4: 00 PM

1. OPENING OF MEETING MEMBERS PRESENT: Richard Linde, Joe Clarke, Scott Matula, and Alderperson Bryan Bitters MEMBERS EXCUSED: Pam Langan and Jerry Jones 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 January 9, 2017 meeting.

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

Motion carried.

2.3 New addition(s) to West side of YMCA located at 812 Broughton Drive.

Kurt Davis from Abacus Architects along with Donna Wentland and James Post from the YMCA.

Kurt Davis explained that a new storage room, storage garage and dumpster enclosure are being proposed to replace and improve the existing condition.

The proposed additions and enclosure will enhance the existing site conditions and overall visual appearance of the west side of the existing facility.

In addition a new playground is to be constructed.

The new 800 sf maintenance shop will replace two old and dated storage sheds with a new brick addition that will blend in with the existing building. The 832

sf storage addition will add much needed storage for our gymnasium and will match the existing building.

We will also be constructing a new 400 sf dumpster enclosure.

The new storage room and storage garage are to be a masonry cavity wall construction with a modular brick veneer to match the existing modular brick. The hollow metal doors and frames will be finished to match the existing door and frame finishes. The steel overhead door is to be finished with the manufacturer's standard paint finish to match existing. All pre-finished metal roof coping and fascia trim finishes to match existing pre-finished metal trim.

Stone coping for the dumpster enclosure to match existing building stone coping.

Using materials that match existing allow for the new building additions and enclosure to provide a seamless transition to the existing exterior appearance.

The committee discussed the matching of the brick and the chlorine room.

Kurt Davis responded to the brick concern that with the multiple additions to the YMCA and the newest one being within the last 5 years there should be no problem matching the brick.

James Post explained that currently the employees enter thru the chlorine room.

With the addition there will be a new entrance for employees so they will no longer need to enter through the chlorine room which will now be separated off and locked.

Motion by Richard Linde to approve, seconded by Alderperson Bitters. Motion carried.

2.4 Revision to previously approved plan for Nematik located at 3101 S. Taylor Drive.

Chris Konzak and Jason Andrew representing Nematik along with Mike Pappathopoulos from Hamann Construction Company.

Mike Pappathopoulos stated that Nematik had plans previously approved by the Architectural Review Board in January.

The project is an 11,780 sf addition will be constructed on the east side of the existing building.

The proposed addition is to accommodate a new CNC milling lines.

The proposed addition will be constructed using a conventional steel frame similar to the existing plant.

The exterior will have prefinished metal panel siding with colors complementary to the existing metal and concrete panels.

Applicant is proposing to follow the existing Earth Tone color scheme with a Tan siding and a Brown mansard to match.

Applicant has also added Brown accent panels to carry a vertical element similar to the existing louvers in the precast panels.

Mike Pappathopoulos stated that Nematik is now submitting revised drawings for the boards review that are reducing the new construction roof height in areas adjacent to the existing plant to reduce added new snow loads on the existing roof structure. This also reduces the amount of new steel members that are needed to reinforce the existing roof. This creates a step in the new roof structure.

This change has affected the appearance of the mansard from what was originally planned and you can now see the Roof Top Units from Crocker Avenue.

The owner would like to paint the roof top units to match the surrounding building colors.

By reconfiguring internal product flow we can remove (1) loading dock and "square off" the dock area for better truck access and maneuvering.

Since our previous submittal, the owner has decided where to relocate the existing cardboard compactor.

It will now be located at an existing dock door on the North side of the building.

The committee discussed the transition from the different roof heights if a vertical strip should be added or if the lower roof mansard should be extended, trash compactor location and color of it, and the rooftop mechanicals if they should be screened or painted.

Mike Pappathopoulos stated the Nematik would prefer not to have to screen the

rooftop mechanicals because the existing units are not screened.

They would be more than willing to paint the rooftop mechanicals either the mansard color or the wall panel color.

Pappathopoulos added that the manufactures color is a light gray.

Based on the fact that the present units are not screened or painted, the board was acceptable to leaving the units as is.

Chris Konzak explained that currently there is a compactor that is brown in the back NE corner.

The new compactor will also be brown in color.

The Board stated the compactor needed to be brown in color to match the building in the new location.

Motion by Richard Linde, seconded by Alderperson Bitters to approve with the following condition: The lower mansard on the east elevation to be extended a horizontal dimension to the north of the height of the mansard. Motion carried.

2.5 Remodel of existing carwash portion of building at the Clark Station located at 1710 Indiana Avenue.

Scott Matula was present for this item.

Mr. Matula stated that the Applicant is proposing to convert the carwash space into a new dining and kitchen area.

The general design will remain the same with the exception of eliminating the overhead doors.

Applicant will be infilling the overhead doors of the former car wash with concrete block to match in the rear and will be constructing a new aluminum frame front entrance.

A kitchen hood may be added which would exhaust out of the roof or back wall.

The committee discussed staff s concerns regarding the paint that is peeling on the prefinished metal panels of the building which does not look good.

Scott Matula mentioned that was going to be corrected as part of the Conditional Use Permit approval.

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

Motion carried (3 - 0 - 1 abstained: Matula)

2.6 Facade renovation of existing warehouse at 1234 Kentucky Avenue.

Scott Matula was present for this item.

Joe Clarke made the committee aware that this was just a conceptual discussion.

Scott Matula stated that he had brought this property to the board two years ago with a similar design.

The difference with the new design is that they would be opening more windows on the corners.

Alderperson Bitters inquired about if this was a new owner and if the previous timber design would remain?

Scott Matula stated this is a potential new owner and that the half timbers were not a part of the new design.

Richard Linde asked about the proposed materials to be used and color?

Scott Matula answered that they would be metal panels with different depth ridges.

The top would be vertical panels and the base would be horizontal panels and the base would be a different color than the top.

Joe Clarke mentioned that on the North side of the building there was a horizontal band that was shown and wondered what type of material was being proposed for this.

Scott Matula stated that the horizontal band wasn't part of the plan.

Joe Clarke stated that he really liked how the horizontal band broke up the mass in these long elevations and it should be considered.

Alderperson Bitters stated that he remembered the previous owner proposing to have a different door and awning added to the SW corner of the building and wanted to know if that was still going to happen.

Scott Matula said that there is no plan for that to be added.

The committee stated that the building is in rough shape and that it would be nice to have this building remodeled.

Joe Clarke and Richard Linde stated that with a few minor tweaks this plan may work but the Board will need a complete set of plans, colors and material samples.

No action was required for this conceptual review.

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

The applicant did not appear for this matter.

Motion by Alderperson Bitters to hold until next meeting, seconded by Richard Linde. Motion carried.

### 3. ADJOURN

#### 3.1 Motion to Adjourn

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

Motion carried.

Being no further business the meeting was adjourned at 4: 42 p.m.

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