

CITY OF SHEBOYGAN

ARCHITECTURAL REVIEW BOARD

JANUARY 9, 2017 at 4: 00 PM

1. OPENING OF MEETINGMembers Present: Joe Clarke, Richard Linde, Jerry Jones, Scott Matula, and Alderperson Bryan BittersMembers Excused: Pam LanganStaff/Officials Present:

Planning and Zoning Manager 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 December 12, 2016 meeting.

Motion by Jerry Jones to approve the minutes, seconded by Alderperson Bryan Bitters.

Motion carried.

2.2 New Building Addition to Nemark located at 3101 S Taylor Dr. Jason Andrews and Chris Konzak from Nemark along with Michael Pappathopoulos were present.

Scott Matula joined meeting 4: 03 pm

Michael Pappathopoulos explained that the new 11,780 sf addition will be constructed on the east side of the existing building and will accommodate 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.

They will follow the existing Earth Tone color scheme with a Tan siding and a Brown mansard to match.

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

The committee discussed visibility.

The new addition is tucked in between existing building on the east side and will only be visible from the Wigwam parking lot.

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

Motion carried.

2.3 New Building for Nyhuis Enterprises located at 2224 Indiana Avenue (Parcel # 513560). Jason Ahrens from LJM Architects and Kevin Nyhuis, owner, were present.

Nyhuis Enterprises is proposing to construct a new 1,380 sf building at this vacant site on Indiana Avenue (property is on the north side of Indiana Avenue directly west of Frankies Tavern located at 2218 Indiana Avenue).

The building will be designed to house two (2) tenants.

The front portion will be a rental office or retail unit of approximately 550 sf.

The rear portion will be a retail/workshop unit of approx. 830 sf, with a partial second floor of approx. 700 sf.

The new two-story building will be designed in size and scale so as to fit in with the combined residential/commercial buildings along Indiana Avenue.

The first floor street side windows will be storefront style, while the second floor windows will be double-hung with a residential look. The building will be clad with horizontal siding and wide trim boards.

The roofing will be metal and the color will be light or dark gray.

The building will have a 5: 12 roof gable, siding and trim will be painted wood or composite material, roofing will be painted steel, fixed windows and entry

door will be aluminum and double-hung windows will be clad wood.

Metal siding is proposed for the rear/north side of the building.

The committee inquired about samples of materials, color of metal roof, color of overhang, mechanicals/dumpster location, building location to Frankie s, property line, different materials from back to front, retaining wall and guardrails.

Motion by Richard Linde, seconded by Jerry Jones to approve with a brick retaining wall with cap.

Aldersperson Bryan Bitters moved to amend the motion to include submittal of roof sample to staff.

Richard Linde seconded.

Motion carried.

Original motion by Richard Linde, second by Jerry Jones to approve with a brick retaining wall along with amendment to submit a roof sample to staff.

Motion carried.

2.4 Review of Facade Renovation to BJ's Restaurant located at 1035 Michigan Avenue.Scott Matula from Aspire Architecture was present.

Scott Matula submitted amended plans to the board for review because the owner, who is constructing the exterior remodel project, has deviated from the plans they originally submitted and that the board approved.

The Board discussed what, if any, the repercussion could be.

Steve Sokolowski stated a citation could be issued, the Board could require the owner to construct what was originally approved, or the applicant could resubmit amended plans that the board could reconsider (as they have).

An occupancy permit for use of the building can be held until such time as the owner constructs what is approved.

The Board further discussed how much deviation from a plan is acceptable?

Joe Clarke noted that previous projects have come back to the Board if they were unable to construct a project as it was originally submitted/approved in order to ask to amend the plans.

The Board appreciates when applicants bring these matters back to the Board for reconsideration.

The Board also discussed how other communities require escrows so if the project is not completed to the plan the community can go use the escrow money to correct it.

Also some communities have a staff member just for this purpose to monitor projects.

Scott Matula stated that the owner did not follow the plan and he questioned if the owner ever looked at the plan.

He further stated that the owner did not use cheap materials but it appears he just got whatever was available that was cost efficient.

He also explained why some of the elements, such as the trellis, were completed the way they were.

Motion by Richard Linde, seconded by Alderperson Bryan Bitters to approve as constructed.

Joe Clarke moved to amend the motion to require the stone siding above the trellis be removed and replaced with horizontal siding to match the rest of the building prior to occupancy being issued, Richard Linde seconded.

Motion carried. (3 - 1 - 1 abstained: Scott Matula)

Original motion by Richard Linde, seconded by Alderperson Bryan Bitters to approve with the stone siding above the trellis be removed and replaced with horizontal siding to match the rest of the building prior to occupancy being issued.

Motion carried. (3 - 1 - 1 abstained: Scott Matula)

3. ADJOURN

3.1 Motion to Adjourn

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

Motion carried.

Being no further business the meeting was adjourned at 4: 24 p.m.

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