

CITY OF SHEBOYGAN

ARCHITECTURAL REVIEW BOARD

DECEMBER 12, 2016 at 4: 00 PM

1. OPENING OF MEETING Members Present: Richard Linde, Jerry Jones, Scott Matula, and Alderperson Bryan Bitters Members Excused: Joe Clarke and Pam Langan Staff/Officials Present:

Planning and Zoning Manager Steve Sokolowski

Vice-Chair Scott Matula called the meeting to order.

1.1 Pledge of Allegiance

2. ITEMS FOR ACTION

2.1 Approval of minutes from the November 28, 2016 meeting.

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

Motion carried.

2.2 New Building Addition to Hygienic Fabrics & Filters, Inc. located at 527 N. 13 th Street. (Resubmittal)

Tom Van Dalen was present.

At the November 28, 2016 meeting, the Board made a recommendation to approve the footprint of the proposed building but the applicant needed to resubmit the proposed building elevations because there were a couple of minor design issues that the Board wanted the applicant to address.

Based on the comments from the Architectural Review Board at the November 28, 2016 meeting, the applicant is proposing the following: The wall cap trim along the south and east facades was increased to 18 in height. The vertical column lines on all elevations were extended to the ground with a dark grey color pattern on all elevations. The column bases are stack bonded 10 split face concrete masonry units (CMU), with smooth faced CMU banding on all facades.

Vertical masonry control joints are positioned each side of the stack bonding. The infill CMU panels between the stack bonded split faced CMU columns are 8 smooth faced CMU s on the south and west elevations and 10 smooth faced on all other elevations.

The smooth faced CMU band lines are continues in those panels. The vertical column lines above the 10 stack bonded split faced CMU column bases on the east elevation are 10 stack bonded smooth faced CMU s with vertical masonry control joints positioned on each side of the stack bonding. The top of footing lines on the east, south and west elevation integrate the foundation step points with the piers. The committee inquired about the East elevation is it flush or projected, and materials such as split face block vs smooth block.

Tom Van Dalen stated that the east elevation is flush but the 10 block on the visible south and west walls project 2 so there is depth on the visible sides. Also the embossed concrete will help to give it depth. The Board wanted depth and shadows lines on the east elevation as well.

Motion by Richard Linde, seconded by Alderperson Bryan Bitters to approve with the following condition:

The East elevation masonry piers need to be split face block instead of smooth face block. The split face masonry piers shall extend up to the fascia line. Motion carried.

2.3 New Building for KW SBM, LLC located on the SE/SW corner of Concord Drive and Gateway Drive.

Kevin Kiernan and Craig Rusch were present.

Kevin Kiernan explained that KW SBM, LLC is proposing to construct a new cross deck distribution facility in the Sheboygan Business Park located at the southwest corner of Concord Drive and Gateway Drive (Parcel # 470938).

The proposed building is about 27,839 sf with a future addition on the east end of about 7,360 sf (currently parking area).

The 28,000 sf facility is inward oriented with the majority of its business related activities occurring inside the confines of the initial Phase 42 revenue door crossè dock building where semi-trailers are loaded and unloaded with mechanized equipment. Future Expansion Phase can accommodate up to an additional 16 revenue doors with additional on-site trailer parking. This project will be a long term home for operations in the Sheboygan area. In addition to the cross-dock, the non-public administrative office area is located in close proximity to the parking offering convenient entry for employees and the occasional public visitor.

The office area and main entrance (west side of building) shall be a precast concrete panel. The remainder of the building (dock area and maintenance bay) shall be metal panel sides and roof.

Precast panels with bold architectural metal panel accents differentiate the office portion of the building from the cross dock and allow complimentary colors and wall masses to breakdown the scale of the building and provide visual relief.

Enhanced landscaping and earth sculpting will create visual relief for the building and operations.

Located east of the proposed building is a lube shed with an overhead canopy. There shall be one buried 20,000 gallon diesel fuel tank. The Lube Shed is 12 ' x 16 ', with metal panel siding and roof.

The client is concerned about security so there will be a black Beta Fence located around the premises along with security cameras.

The proposed colors for the facility are gray and dark gray and the fuel station will be constructed in the same materials and colors.

The committee inquired about why the first dock door was different, mechanicals, fueling station and if the building would be open to the public.

Kevin Kiernan stated that the first dock door was different because it is a ramp use by forklifts, the mechanicals will not be visible the compactor and generator are hidden by the wing wall and the roof top mechanicals by a parapet, the fueling tank is underground, and they only people coming to the building will be employees and possibly vendors there will be no public access.

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

Motion carried.

3. ADJOURN  
3.1 Motion to Adjourn

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

Motion carried.

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

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