

CITY OF SHEBOYGAN

ARCHITECTURAL REVIEW BOARD

NOVEMBER 14, 2016 at 4: 00 PM

1. OPENING OF MEETING  
Member Present: Jerry Jones, Richard Linde, Joe Clarke,  
Alderperson Bryan Bitters, and Pam Langan  
Member Excused: Peter Strysick and  
Scott Matula  
Staff/Officials Present: 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 Approval of minutes for the October 24, 2016 meeting.

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

Motion carried.

2.2 New Building Addition to South Pier Parlor located at 434 South Pier Drive.

Ryan Moeller (owner) and Erik Jensen (LJM Architects) were present for this item.

Erik Jensen explained that Mr. Moeller would like to put a freezer and kitchen addition on to the Northwest side of the building.

The new addition will have the same siding and trim as the existing building. They explored other opinions for the roof but decided to go with the shed roof because it is economical and easy.

The dumpster enclosure will be moved to the West property line.

The committee discussed the roof pitch, roofing materials, the outside mechanicals, and landscaping.

Staff recommended that the applicant install the condenser and compressor on the inside of the new dumpster enclosure so you will not see these mechanical units.

After considering this matter, the Committee was ok with the condenser and compressor being located on the outside of the dumpster enclosure provided they were well screened with landscaping.

Ryan Moeller stated that they will be removing the condenser by the front door and placing it by the new addition in the back which will be hidden by new landscaping.

Mr. Moeller explained the different types of membrane that could be used on the roof.

They range from solid colors to prints such as stones or shingles look alike.

Motion by Alderperson Bryan Bitters to approve as present with solid grey membrane, seconded by Pam Langan.

Motion carried.

2.3 New Building Addition to Sheboygan Paper Box located at 716 Clara Avenue.

Erik Jensen (LJM Architects) along with Tom Liebl, Scott Monot, Jack Leibl, Chris Bolin all of Sheboygan Paper Box were present for this item.

Erik Jensen explained the Sheboygan Paper Box is looking to do an addition to the North side of the existing building off of Georgia Ave between S 7 th Street and S 8 th Street.

They will be requesting a variance from the setback on Georgia Avenue at the Plan Commission Meeting along with removal of the sidewalk along Georgia Avenue.

The West Elevation (S 8 th Street) has split face block in two different colors along with a mansard along the top.

The mansard was shortened up on the addition because the ceiling height isn't as high as the existing building.

On the North Elevation (Georgia Avenue) will have steel siding with windows.

The block from the West elevation will be wrapped around the corner eight feet. There will be a water detention area that will be hidden by an eight foot high masonry wall which wraps around to the East elevation.

The East Elevation will have the loading docks.

The proposed materials and architectural details all match the existing building.

Chris Bolin mentioned that he had spoken with the City Engineering Department about designing the water retention area and the Engineering Department stated the due to the high water tables in this area the storm water would have to above ground.

Richard Linde inquired about how the proposed system would work and where it was catching water from.

Chris Bolin explained that the storm water system was to catch the water from the roof.

Joe Clarke stated that he didn't feel the North elevation was very residential friendly.

Scott Moton explained that they had met with the neighbors at King Park and their number one concern was lighting and that Sheboygan Paper Box should light the grassed area along Georgia Avenue because it is very dark.

Steve Sokolowski stated that staff has had multiple conversations with the applicant concerning the proposed architectural design of the north elevation.

The neighbors may have seen the proposal but may not completely understand what the plans and steel will actually look like.

Erik Jensen stated they knew the Board would have concerns with this elevation and that is why they wrapped the brick around from the West side.

Erik Jensen also stated that the proposed landscaping will help obscure the steel wall from the residents across Georgia Avenue.

Richard Linde asked about the type of lighting they are proposing.

Chris Bolin stated soffit on the building.

Erik Jensen said street lighting.

Richard Linde asked if they were thinking the City or the company would provide.

Tom Liebl stated that there is a light pole on the corner of Georgia and 7 th that doesn t have a light on it.

Alderpersion Bryan Bitters stated that he lives in the neighborhood a couple of blocks away and he attended the meeting for the neighbors at King Park.

The layout that was presented at the neighbors meeting was the loading docks off of Georgia Avenue.

This layout with the loading dock coming off of 7 th Street is much better.

Also he stated that it is very dark in this area and lighting would a good thing.

Joe Clarke was concerned with the amount of steel proposed on the north elevation and stated he would like to see additional masonry carried onto the north side. Scott Moton presented a second option that had masonry columns on the north side that helped break up the steel.

Joe Clarke mentioned that they could add wall mounted lights on the columns.

The group discussed types of lighting that could be used.

Motion by Jerry Jones, Alderpersion Bryan Bitters seconded to approve as presented with the masonry columns and resubmittal of plan for staff approval.

Motion carried.

### 3. ADJOURN

#### 3.1 Motion to Adjourn

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

Motion carried.

Being no further business the meeting was adjourned at 4: 47 p.m.

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