

CITY OF SHEBOYGAN

ARCHITECTURAL REVIEW BOARD

October 24, 2016 at 4: 00 PM

1. OPENING OF MEETINGMembers Present: Joe Clarke, Scott Matula, Jerry Jones, Richard Linde and Alderperson Bryan BittersMembers Excused: Pete StrysickMembers Absent: Pam LanganStaff /Officials Present: Steve Sokolowski and Alderperson Bill Thiel

Chair Joe Clarke called the meeting to order.

1.1 Pledge of Allegiance

2. ITEMS FOR ACTION

2.1 Approval of minutes for the September 26, 2016 meeting.

Motion by Alderperson Bryan Bitters to approve, seconded by Scott Matula.

Motion carried.

2.2 New Building Addition to Alpine Insulation located at 1941 Ashland Avenue.

Erik Jensen of LJM Architects and Karl Pahl of Alpine Insulation were present for this item.

Erik Jensen explained that Alpine is proposing a 12,000 SF (100 x 120) warehouse addition that will be constructed on the north side of the existing facility.

The additional warehouse space will be used for storage of insulation materials.

The proposed addition will be a metal building and will match the materials of

the existing building.

It will have a medium bronze metal siding wainscot to a height of approximately eight (8) feet with sandstone colored metal siding above, medium bronze fascia trim and gutters, sandstone colored downspouts and a standing seam metal roof.

On the east elevation there will be windows to help break up the elevation on the highway side.

The committee discussed the existing and proposed building colors, adding windows to the north elevation, and building/site landscaping.

Motion by Richard Linde, seconded by Jerry Jones to approve with the following conditions: Add 3 windows to the north elevation and resubmit to staff for approval. Motion carried.

2.3 New Building Addition to Duke of Devon located at 739 Riverfront Drive.

Scott Matula was present for this item.

Scott Matula explained that he has resubmitted the plans because the owner would now like to add a window on the north side of the new addition.

The window that is being proposed is a double hung window that will be located to the east of the sign and they would like to go with the taller window to let more light in.

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

Motion carried. 4 - 0 - 1 abstained: Matula

2.4 Review of Facade Renovation to BJ's Restaurant located at 1202 Michigan Avenue.

Scott Matula was present to represent the owner.

Steve Sokolowski explained that in 2011, the Architectural Review Board approved drawings for an exterior remodel project at 1202 Michigan Avenue.

However, a site inspection revealed that the actual site construction is different than the approved plans.

It appears there are many changes with regards to mansard roof, windows, doors, shutters, etc.

Joe Clarke inquired as to what the city's policy is for situation like this and what can the city do.

Steve Sokolowski explained that typically an applicant will resubmit amended drawings to the board for their consideration prior to constructing those changes.

He further stated that he would need to check with City Attorney Charles Adams about looking at it as a zoning violation or if the occupancy permit can be withheld until it is brought into compliance.

Joe Clarke asked Scott Matula if a contractor did the work or if it was the owner.

Scott Matula replied that the owner did the work himself. Alderperson Bryan Bitters inquired how involved Scott Matula is after the project gets approved.

Scott Matula stated that he did meet the Building Inspector there a couple of times.

Joe Clarke stated that he has a problem with some of the elements.

Scott Matula inquired as to which elements they are and if we are looking at making the owner take brick/stone off the side of the building.

Joe Clarke mentioned that anything that was not approved by the Board could be reviewed.

Richard Linde asked why the Building Inspector didn't notice and write citation if needed.

Jerry Jones asked if we send letters to the property owner letting them know what was approved.

Steve said letters are only written if the committee decides to require changes to the drawings that the applicant has submitted.

A letter is not written if the project is approved as presented.

Scott Matula asked the committee if he would be able to resubmit a new drawing for committee approval.

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

Motion carried. 4 - 0 - 1 abstained: Matula

### 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: 33 p.m.

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