

ARCHITECTURAL REVIEW BOARD - 4 PM (Monday, July 25, 2016)Generated by Janet Duellman on Wednesday, July 27, 2016

1. OPENING OF MEETINGPresent: Joe Clarke, Pete Strysick, Alderperson Bryan Bitters, Scott Matula and Richard LindeExcused: Pam Langan and Jerry JonesStaff/ Officials: Mayor Michael Vandersteen, Steve Sokolowski, and Janet M Duellman

1.1 Pledge of Allegiance

2. ITEMS FOR ACTION

2.1 Approval of minutes for the July 11, 2016 meeting.Pete Strysick moved to approve, Richard Linde seconded.

Motion passed unanimously.

2.2 New facade and exterior renovation for Lakeview Village Apartments located at 3431 - 3515 N. 10 th Street.Brooke Schroeder from Schroeder Brothers was present.

Brooke Schroeder stated that Schroeder Brothers is a siding and window company and she is here to represent Lakeview Village Apartments.

Lakeview Village Apartment complex is made up of two buildings, one built in 1969 and the other in 1971.

The elevations consist of red brick on the lower portion of the buildings and painted cedar siding on the upper portion of the buildings.

The buildings have a very unique architecture with the different roof lines which made it difficult to replace the vertical siding so they are proposing to do new five inch horizontal vinyl clapboard siding.

Other reasons for the proposed horizontal siding are within a 10 foot section you would have 1 - 3 seams/section, the J channel would be unsightly, and cost would go up approximately 200 % due to the wasted amount of material.

The proposed pebble stone clay colors will complement the existing colors.

The committee inquired about the brick and if it would remain, and what was being done with the fascia.

Brooke Schroeder stated that the brick would remain and that the fascia would be custom formed aluminum in all the same color.

Joe Clarke stated that he was afraid that some of the character would be lost by going horizontal but a good case was made to support it.

Scott Matula moved to approve, Pete Strysick seconded. Motion passed unanimously.

2.3 New Partners for Community Development facility in the Sheboygan Business Center along Behrens Parkway. (Held over from July 11, 2016) Erik Jensen and Ken Leibham were present for this item.

Erik Jensen showed the committee two samples of siding, one was coco brown color and the other was saddle tan.

He explained how they would be placing the siding horizontally and the proposed masonry would remain the same.

Other changes from the last meeting include adding equally spaced square windows and centering downspouts on the south elevation of the warehouse portion of the building.

Also the mechanical screen to the west of the building will be made with same siding as building.

The committee expressed concern about the visibility from South Business Drive and the East elevation.

Scott Matula suggested adding windows to the East elevation but Pete Strysick stated he did not believe adding windows would improve the look of the building and suggested planting arborvitaes along the East wall.

Erik Jensen stated that it appears the East elevation is partially obscured as you approach the building.

The committee disagreed with this statement.

Steve Sokolowski inquired as to what had changed since the original approval which was for a bigger brick building.

Ken Leibham stated that the reason for the change is the appraisal didn't support the construction of that type of building.

Scott Matula asked about doing a band to break up the elevations.

Joe Clarke agreed that adding some type of horizontal treatment will help break it up.

Erik Jensen inquired about just doing it on the East elevation.

The committee stated that they would like to see it continue around the whole building.

Joe Clarke stated that the two different colors around the office area gives it dimension and helps offset it from the rest of the building.

Scott Matula moved, Pete Stryck seconded to approve with the following condition: A horizontal band shall be included around the warehouse portion of the building (color to be determined by the applicant).

Applicant shall resubmit drawings to staff for review. Motion passed unanimously.

2.4 New pump house for Plastics Engineering Company located at 2732 N. 15 th Street. Erik Jensen was present for this item.

Erik Jensen explained Plastics is proposing a new 256 sf (16 x 16) fire pump house building that will house the new pump for their fire sprinkler system.

The pump house is to be located in the south parking lot adjacent to North Avenue.

The pump house is composed of 3 -score CMU block with smooth CMU block accents and a sloping membrane roof.

The CMU will be painted Plenco Green to match the other buildings on the property.

Alderson Bryan Bitters inquired if there was a reason why the pump house was located so close to North Avenue.

Erik Jensen explained the location was selected because that is where the main water lateral is located.

Erik also stated that the pump house will be screened well because there is quite a bit of fencing and landscaping along the south property line adjacent to North Avenue.

Scott Matula moved to approve as presented, Alderperson Bryan Bitters seconded.

Motion passed unanimously.

### 3. ADJOURN

3.1 Motion to Adjourn Scott Matula moved to adjourn, Alderperson Bryan Bitters seconded.

Motion passed unanimously. Being no further business the meeting was adjourned at 4: 40 p.m.