

ARCHITECTURAL REVIEW BOARD - 4 PM (Monday, July 11, 2016)Generated by Janet Duellman on Tuesday, July 19, 2016

1. OPENING OF MEETINGPresent: Pam Langan, Richard Linde, Pete Strysick, and Scott MatulaStaff: Chad Pelishek and Nancy Maring

1.1 Pledge of Allegiance

2. ITEMS FOR ACTION

2.1 Approval of minutes for the June 27, 2016 meeting.Richard Linde moved to approve, Pete Strysick seconded. Motion passed unanimously.

2.2 New Portscape Apartments located in the South Pier District along S. Pier Drive.Eric Jensen of LJM Architects Inc., Steve Peskie, and Joe Grasch were present

Steve Peskie explained this 88 unit luxury row house style development will contribute to the unified community feeling with existing shanties and development in the South Pier and Riverfront area.

Materials for this project include smart siding some solid colors and some variegated colors to mimic a weathered wood look, with metal and stone accents for contrast and depth.The building is designed to blend well with the surrounding area which can be seen with the pitched roof, double hung windows, and gables fitting with the design guidelines.

Scott Matula questioned the placement of the main entrances, and whether they face the inner courtyard.

Upon closer examination it was revealed that most of the units have entrances facing the inner courtyard and parking areas, aside from the south side of the development, on which the entrances face the street.

Joe Grasch explained that planning for this development has been a process that has included Steve Sokolowski and Chad Pelishek very closely in order to ensure the look of the row houses and the situation of the entrances are appropriate.

Richard Linde requested clarification on the locations of the garages on the site plan.

It was explained that the garages come off the parking lots. It was further clarified that the spaces in between the garages are staircases to go to second floor units. It was also noted that all units with garages also included off-street parking in addition to the garage space, and the development contains approximately 2.6 parking spaces per unit.

Scott Matula asked what the louvers, and panels adjacent to the louvers, were made of.

Joe explained the louvers are for the HVAC system and will be color matched to the other colors in the project through powder coating.

The panels surrounding the louvers are stucco.

It was also noted that these sections will also be screened with landscaping. Chad Pelishek stated that City Staff has worked hard for this design, and are pleased with this product, but have one suggestion which is to remove the shutters.

City staff feels the shutters look too suburban and are not an ideal fit with the surrounding shanties. The group understood the concern but board members also felt the shutters did not detract from the design of the building, and that they might not need to completely match the shanties.

Scott Matula did bring up concern about the arrangement of the garage doors, stating that they create a wall of garage doors. Scott then explained that he understands that these doors will face the interior space and will not affect the public's view.

Joe explained that the garages are situated this way for efficiency, but the design has been enhanced in order to increase the aesthetic quality of the view of the garages by adding molding and gables.

Richard Linde moved to approve as submitted, Scott Matula seconded. Motion passed 3 - 0 - 1 abstained: Pete Strysick

2.3 New Partners for Community Development facility in the Sheboygan business Center along Behrens Parkway. Eric Jensen of LJM Architects Inc., Ken Leibham, and Gary Gartman of Quasius Construction were present.

Eric Jensen explained this will be a 17,000 sf building in the business park featuring split-faced concrete masonry and steel siding. The building will include horizontal steel siding in saddle tan (on the main building) and cocoa brown horizontal siding (on the office portion) with cocoa brown trim.

This design also includes clear anodized aluminum window and door frames and a

masonry wainscot reaching seven feet and four inches above the floor. The roof is gray standing-seam metal roofing.

Eric also noted that part of the city's requirement is a landscape plan, and the landscaping design for this development includes a continuous evergreen hedge on the south, east, and west sides of the building.

Pam Langan asked if the addition of windows could be made in the west elevation.

Eric said this could be possible, but that side will be minimally visible due to an adjacent building. The east elevation, however, will be visible but will be screened by existing vegetation.

Scott Matula brought up a concern that the east elevation does not seem as well designed as the front elevation, and could benefit from additional design elements to break up the continuous metal siding.

Chad made the suggestion that the east elevation should include the masonry wainscot across the entire office area.

Eric explained that the wainscot stops at the door due to cost, and for the potential of future expansion.

It was noted by the board that the building should appear thoughtfully and thoroughly designed in each stage, and should not appear unfinished or unsatisfactory in order to accommodate future expansion that is not guaranteed.

The board members discussed possible design enhancements to make the design acceptable. Some of the design suggestions that could break up the wall expanses on the east and south elevations include: adding windows, horizontal banding, siding in contrasting color, and to tie in architectural elements that are existing in other parts of the design in order to bring the composition together.

The suggestion was also made to address the window pattern in the east elevation to make it less sporadic.

Pete Strysick moved to hold and have applicant work with staff to resubmit a new design, Pam Langan seconded.

Motion passed 3 - 0 - 1 abstained: Richard Linde.

3. ADJOURN

3.1 Motion to Adjourn Richard Linde moved to adjourn, Pete Strysick seconded. Motion passed unanimously. Being no further business the meeting was adjourned

at 4: 52 pm.