

ARCHITECTURAL REVIEW BOARD MINUTES - 4 PM (Monday, May 9, 2016)Generated by Janet Duellman on Tuesday, May 10, 2016

1. OPENING OF MEETINGPresent: Joe Clarke, Richard Linde, Ald. Bryan Bitters, Pam Langan and Scott MatulaExcused: Pete Strynick and Jerry JonesStaff: Steve Sokolowski and Janet M Duellman

Pledge of Allegiance

2. ITEMS FOR ACTION

2.1 Approval of minutes for the April 12, 2016 meeting.Richard Linde moved to approve, Ald. Bryan Bitters seconded. Motion passed unanimously.

2.2 New Firestone Auto Care Facility at 2606 Washington Avenue.Erik Miller and James Sciano were present.

Erik Miller explained that the new Firestone Auto Care Facility would be constucted on a Washington Square outlot between Magic Car Wash and Culvers on Washington Ave.

They went through the elevations and the samples of materials that they provided for all committee members which included brick, smooth face stone accents, metal and open tube awnings.

The committee discussed the dumpster enclosure s size, materials, and locations along with the roof top mechanicals.

Steve Sokolowski mentioned that he had received a phone call inquiring about having a cedar dumpster enclosure.

The applicant s stated that the dumpster enclosure was to be made out of the same materials as the building, would be 8 x 12 in size and as well as attached to the building.

The roof top mechanicals will be hidden by the parapets wall which will be 26 in height (from grade).

Richard Linde moved to approve with the dumpster enclosure being the same materials as the building, Pam Langan seconded.

Motion passed unanimously.

2.3 New Sailing Education Association of Sheboygan (SEAS) facilities at 824 S 8th Street. DuWayne Hamiester and Chris Penkala from Hameister Architecture Inc were present.

DuWayne explained that SEAS is proposing to build a main building along with a storage building on the site of the old Maritime Museum.

SEAS primary activities include education activities, office use and indoor maintenance service of boats.

These activities will take place in the 16,248 sf SEAS Boat Works building located on the south side of the site.

Exterior Materials and Colors shall be more subdued in nature: Light-gray horizontal cement-board

lap siding; light-gray cement-board corner trim and frieze boards; white aluminum clad window sashes with muntins and white cement-board casings; white aluminum glass entry doors and storefront glazing; white aluminum folding glass wall; medium-brown finished natural-looking simulated woodgrain premium-quality garage doors and service doors; blue standing seam metal roofs with blue fascia, trim, and flashings; and white cement board soffits with white heavy timber brackets. Metal wall panel, gray to match the siding, will be used as a temporary exterior covering for the west wall of the SEAS Boat Works Office Building during Phase 1 construction.

In addition, the 12,480 sf SEAS Boat Storage Facility will be tucked into the hillside in the northwest corner of the property.

This facility will provide off-season indoor storage and maintenance for the organizations fleet of sailing and power boats.

SEAS Boat Works Building will be built first, with anticipated construction starting this summer and occupancy next spring. Ultimately the Boat Works Building size-entire building or just Phase 1 -will be dependent upon the review process and fund availability. The Phase 2 Boat Works Addition and the Boat Storage Building are scheduled to be constructed within 5 years.

The committee inquired about if they should be approving the whole project or just phase

1.

Steve Sokolowski stated that they should look at the whole project but keep in mind that it may be done in phases.

Pam Langan moved to approve as submitted, Richard Linde seconded.

Motion passed unanimously.

2.4 Three Twins Ice Cream Facade Renovation at 816 Michigan Avenue. Jeff Smies and Don Maas were present.

The Three Twins Organic Ice Cream facility is proposing a exterior remodel of the buildings front façade on Michigan Avenue.

The colors will consist of tan and beige and the doors will be lime green which is the color of the 3 -Twins logo.

They will be cleaning up, tuck pointing and painting the exposed brick, replacing the doors and windows, and removing the old material and replacing with maintenance free L.P. pre-finished

panels and z-channels and adding new L.P. trim.

The new materials will be wrapped from the front to sides of the building.

The committee inquired about the use and design of the building to the far west that has no windows.

The applicant stated it is the freezer.

Richard Linde moved to approve as presented, Ald. Bryan Bitters seconded.

Motion passed unanimously.

2.5 BJ s North restaurant addition/remodel at 1303 N 11 th Street. Jerry McCabe and Scott Matula were present.

Scott Matula explained that this is a proposed carry-out restaurant that is

going to have a walk up counter and patio area.

There is an existing building that will be built around.

The look that Jerry McCabe is going for is a contemporary look with clean lines.

The materials to be used include a metal roof, fiber cement board and masonry.

There will be a 3 hour firewall between the new restaurant and the building to the east.

Also there is a 10' easement on the north side of the property that will remain.

This new building will have a storage and cooler area that will be used for both of BJ restaurants.

The committee discussed traffic flow, closeness to neighborhood, and signage.

Scott stated that the traffic will enter off of N. 11 th St. and exit on to Michigan Ave.

There is approximately 25' between the building and the resident to the north and signage has not been discussed at this time.

Richard Linde moved, Pam Langan seconded to approve with the following conditions: 1) The mechanicals are to be screened. 2) The materials need to be submitted to staff for approval.

Motion passed (4 - 0 - 1 abstained: Matula)

3. ADJOURN

3.1 Motion to AdjournAld. Bryan Bitters moved to adjourn, Richard Linde seconded.

Motion passed unanimously. Being no further business the meeting was adjourned at 4: 47 pm.