

CITY OF SHEBOYGAN

ARCHITECTURAL REVIEW BOARD

Wednesday, April 28, 2021

1. OPENING OF MEETING MEMBERS PRESENT: Joe Clarke, Richard Linde, Pam Langan,
and Jerry Jones MEMBERS EXCUSED:

Charlie Wigg,

Robert Heimerl, and

Alderman Markus Savaglio STAFF/OFFICIALS PRESENT: Planning & Development
Director Chad Pelishek

Manager of Planning & Zoning Steve Sokolowski

1.1 Call to Order

Chair Joe Clarke called the meeting to order.

1.2 Pledge of Allegiance

The Pledge of Allegiance was recited.

1.3 Identify potential conflict of interest.

No committee member had a conflict of interest.

2. MINUTES

2.1 Approval of minutes from April 12, 2021

meeting.

Motion by Jerry Jones, second by Richard Linde

to approve. Motion carried.

3. ITEMS FOR DISCUSSION AND POSSIBLE ACTION

3.1 Election of Chair of the Architectural Review Board

Motion by Jerry Jones, second by

Richard Linde to

nominate

Joe Clark as Chair of the Architectural Review Board. Motion carried.

3.2 Election of Vice-Chair of the Architectural Review Board

Motion by Richard Linde, second by Pam Langan

to nominate Jerry Jones as Vice-Chair of the Architectural Review Board. Motion carried.

3.3 Exterior remodel of 1234 Kentucky Avenue.

The applicant's stated that the proposed uses include the conversion of the vacant and unfinished interior of the building into multiple work spaces that will be comprised of self-storage/mini-storage, small office space, flexible office and conference rooms, conventional office space, virtual office space, maker space, artist studios and event space.

The plan is to build out the self-storage units in the basement and 2 nd floor, with a number of offices, co-working and shared spaces along with conference rooms on the 1 st and 3 rd floors.

There will be a total of 236 self-storage units in the basement and 2 nd floor levels.

Phase one of this project will include the complete hazardous materials abatement, exterior façade renovation, interior buildout of ground floor and

second floor as walkable storage units, paving of all existing gravel drives, and addition of approved dumpster enclosure on the premises. The exterior will be completely renovated to include the removal of all existing siding, doors and windows. The roof has already been replaced and they may propose the construction of a rooftop deck on the north end, accessed by a new opening and installation of large glass doors. The installation of all new windows, doors, and EIFS is depicted in the attached drawings. The new horizontal metal siding, ACM panels and trim will be factory finished using Kynar 500 coatings to ensure longstanding quality of appearance.

All new windows and doors will be selected in colors that coordinate with the new siding and trim to be installed.

The board discussed how the applicant is

applying the colors at the transitions and how they are interacting with windows/openings, the look of the canopies at the main entrance, what they are doing with the small accessory building, etc.

Motion by Jerry Jones, second by Pam Langan to approve as presented subject to:

Applicant shall run orange panels to center point between windows.

2.

Two (2) canopies at the main entrance located at the southwest corner of the building shall be connected into one (1) canopy.

3.

If the accessory building is to remain, the structure shall be designed similar to the primary structure in terms of design, materials, colors, etc.

4.

Final elevation drawings shall be submitted to staff for review. If staff has any concerns with the final elevation drawings, the elevations can be brought back for board review

Motion carried.

4. NEXT MEETING

Monday, May 10, 2021

5. ADJOURN

5.1 Motion to Adjourn

Motion by Jerry Jones, second by Richard Linde to adjourn. Motion carried.

Being no further business, the meeting was adjourned at 4: 15 p.m.