

CITY OF SHEBOYGAN

ARCHITECTURAL REVIEW BOARD

FEBRUARY 22, 2021

1. OPENING OF MEETING MEMBERS PRESENT:

Joe Clarke,

Pam Langan, Richard Linde, Robert Heimerl, Alderperson Markus Savaglio (remote), and Charlie Wigg (remote) MEMBERS EXCUSED:

Jerry Jones STAFF/OFFICIALS PRESENT:

Planning & Development Director Chad Pelishek and 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 February 8, 2021 meeting.

Motion by Charlie Wigg, second by Pam Langan

to approve. Motion carried

3. ITEMS FOR DISCUSSION AND POSSIBLE ACTION

3.1 Construction of new deck addition and seasonal structure at Parker Johns located at 705 Riverfront Drive.

Parker John's BBQ & Pizza is a full service restaurant with two levels of dining and a robust patio business used for food and beverage service during our normal business hours in the summer months. Over the past few summers we have lost seating on our lower level patio (boardwalk level) due to the higher than normal water level. Due to demand for outdoor dining during the summer season, we are proposing an expansion of our lower patio area as well as bringing it up to the existing deck level to prevent future closures and damage to our property.

The proposed development consists of an outdoor raised wood deck to be constructed as an extension of the current wood deck located on the east side of the original building (abutting the current Sheboygan River boardwalk. The proposed wood deck would extend south adjacent to the Sheboygan River boardwalk completely within the confines of Parker John s current Ground Lease. The proposed deck elevation will match the current restaurant floor elevation.

The 2 x 12 treated deck joist will sit directly on the 2 x 6. The deck will not have treated post going into the ground. The decking will be Cedar Tone treated 2 x 6 left as is to fade. The lattice will also be Cedar Tone treated made on site with 2 x 2 material and will simulate standard lattice but much stronger. The lattice will not be diamond shaped. We will run horizontals and verticals and make squares. The railing below the top rail will be black metal with .5 inch by .5 inch metal spindles to match the existing deck railing. The deck permanent seating will be wrapped with cedar except the back rest and seat. We will use a composite decking gray in color which will match the fading colors once they fade.

The idea of colors and materials it to match existing which is all left natural to fade to a gray color. All materials will be cedar and Cedar Tone treated except the framing that can't be seen. The metal portion of the railing will be painted black to match the existing metal railing.

We are proposing an additional seasonal storage structure constructed atop the deck and connected to the northwest corner of the existing building. The building addition will incorporate a shed roof matching the roof slope of the adjacent building. It will be attached to the existing building but will not directly access the current restaurant building.

The seasonal structure is located against the existing building and will be 64 sf (8 x 8). The framing will be 2 x 4 treated lumber. The exterior and interior walls will have cedar siding to match the existing building siding. The roofing will also match the dimensional asphalt shingles in color and shape on the

existing building. The roof will be sloped to the deck matching existing roof shape/pitch. Gutters will be continued from the existing gutters. The door will be a sliding barn door wrapped in cedar.

Motion by Pam Langan, second by Richard Linde to approve as presented. Motion carried.

3.2 Construction of new building additions and two silos at Old World Creamery located at 1606 Erie Avenue.

The proposed work consists of two (2) additions which will remain consistent with the look and feel of the existing buildings with cream-colored brick exterior, parapets, and tan copings/ flashings. Both additions will have flat roofs with parapet walls. No mechanicals will be added to the roofs of the buildings.

Old World Creamery started manufacturing butter products due to demand and continue to grow this sector of their business. Due to the increased demand of their butter products, they will be adding another butter production line in the room on the southwest side of the building. The corridor and storage tank addition are located adjacent to this production room to minimize unwanted agitation of the cream prior to processing. A 370 sf Storage Tank and Corridor Addition located at the southwest corner of the existing building, consisting of a small building addition and up to four (4) 30,000 -gallon stainless steel cream storage tanks located adjacent to this addition. The two (2) tanks on the south side of the corridor addition will be installed now along with the foundation for the north tanks. The two (2) south tanks will be installed later. Each tank is 10 - 6 outside diameter, 54 - 7 overall height from base to top of dome.

The salt storage addition will be used for the storage of salt as well as the location where the salt will be added during the manufacturing their salted butters. Salt is corrosive to metal. Having the salt in a separate, closed-off room will minimize corrosion to production equipment which will result in lower maintenance and repair costs. The 473 sf Salt Storage Addition will be located on the south side of the existing buildings, west of the office building and east of the new tank addition. The south wall of this addition will be in alignment with the south wall of the existing southwest building.

The board stated that the new building additions will match the look and feel of the existing buildings which works well architecturally in these visible areas along Erie Avenue. However, the tanks will certainly provide a new appearance along Erie Avenue.

The applicant indicated that the tank(s) location is imperative to their butter making process to minimize unwanted agitation of the cream prior to processing. It was also noted that the former Veryfine Dairy use may have previously had tanks in this location.

Motion by Richard Linde, second by Pam Langan to approve as presented. Motion carried.

3.3 Construction of new building additions at Johnsonville Sausage located at 3402 Crocker Avenue.

The existing 193,749 sf facility was formerly owned by Wigwam Mills and functioned as an industrial knitting mill corporate headquarters. The building is currently vacant. The existing building is to remain and be remodeled with a small building 1,053 sf addition to the north side with little change to the exterior layout and appearance of the building. The facility will be converted to a meat processing facility. Activities start with meat being received in totes. The meat will then be stuffed into links, cooked, and packaged. Pallets of finished products will then leave the facility for refrigerated storage off site. Current plans include increasing the proposed number of lines used to process more volumes of meat into sausages at some point soon, but current project will install one line with a relatively low volume of materials in and out of the facility. The existing manufacturing facility provides much needed space for continued strategic growth for Johnsonville. Johnsonville will be utilizing just 38,000 sf of the 194,000 sf facility in the initial phase.

New building and structures include 1,053 SF proposed building addition is proposed on the north side of the existing building.

A proposed 41 evaporator/condenser pad is proposed on the northeast corner of the existing building.

There is an eight (8) foot tall chain link fence proposed around the evaporator/condenser platform near the NE corner of the existing building to prevent unauthorized use per OSHA requirements.

Proposed structure is very visible and the current façade on the south, east, and west sides shall remain with the front office brick façade remaining in place and balance of building precast façade also remaining in place. Current windows on old building will remain in place or be replaced with non-vision panels to preserve the current building finishes to the public. The elevation plan shows the five (5) windows over existing exterior walls on the warehouse, two (2) on south side and three (3) on the north side, that would be replaced with spandrel glazing after new interior insulation walls installed to maintain the current visual appeal on the south side and replaced with insulated metal panels on the north side. In addition, three (3) of the existing dock doors are to be infilled with IMP panels on the south docks improve thermal performance. We've highlighted these changes with notes and colors on the attached elevation plan. Building addition on the north side away from public view is intended to be insulated metal panels as this provides the most cost-effective finish for the temperature-controlled building. The Wigwam facility was an early resident of the business park and it set the standard for current and future development. No significant changes to the building will occur that take away from its current presence as a high-quality manufacturing facility.

The new mechanical equipment will be located within the existing building

footprint with some required roof mounted piping and food grade air handling units.

Two rows of evergreen trees - a row of 11 Black Hills Spruce evergreen trees and a row of 11 White Pine are being proposed between Crocker Avenue and the existing parking lot and building. These trees will screen proposed mechanical equipment to be located on the roof of the existing building. This landscaping will screen both roof mounted equipment but also provide screening of existing truck docks and trash docks on the west side of the building.

The applicant informed the board they considered screening options but landscaping appeared to make the most sense at this time.

The Board discussed the landscaping and screening options and reviewed the sight line drawing submitted by the applicant who believes the landscaping option will help screen these new rooftop mechanicals from the Crocker Avenue.

Staff and the board made the applicants aware that as Johnsonville adds more production lines to the center and south sides of the building that these tall mechanical structures will become much more visible to Crocker Avenue.

As these rooftop mechanicals continue towards the south side of the building additional screening will be required, so it is important for Johnsonville Sausage to begin considering their future rooftop mechanical screening options.

Motion by Pam Langan, second by Robert Heimerl to approve as presented. Motion carried.

4. NEXT MEETING

Monday, March 8, 2021

5. ADJOURN

5.1 Motion to Adjourn

Motion by Richard Linde, second by Pam Langan

to adjourn. Motion carried.

Being no further business the meeting was adjourned at 4: 26 p.m.