

CITY OF SHEBOYGAN

ARCHITECTURAL REVIEW BOARD

FEBRUARY 8, 2021

1. OPENING OF MEETING MEMBERS PRESENT: Joe Clarke,

Alderperson Markus Savaglio (remote), Jerry Jones (remote), and Charlie Wigg (remote) MEMBERS EXCUSED: Pam Langan, Richard Linde, and Robert Heimerl STAFF/OFFICIALS PRESENT: 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 September 28, 2020 meeting.

Motion by Alderperson Markus Savaglio, second by Charlie Wigg

to approve. Motion carried.

3. ITEMS FOR DISCUSSION AND POSSIBLE ACTION

3.1 Construction of new warehouse and salt shed by the Sheboygan Area School

District at Horace Mann Middle School located at 2820 Union Avenue.

Joe Vollmer from the Sheboygan Area School District (SASD), Matt Wolfert and Mark Miller of Bray Architects were present (phone and in person).

The new 9,000 sf (75 x 120) warehouse building and 750 sf (20 x 38) salt storage building are planned to complement the design of the existing masonry and panel trimmed Horace Mann school building by using a similar color palette.

The new warehouse building is mainly designed for equipment storage. The storage building will allow the SASD to better store, organize and maintain their equipment, chairs and tables. The building will house our athletic field paint mixing equipment, paint, skids of turf field pellets, turf equipment and supplies. The wash station is for the grounds maintenance equipment which needs to be regularly cleaned.

The warehouse building is a pre-engineered metal building with high quality exterior finishes including color, flush metal siding above painted rock-faced concrete masonry units.

The salt storage building will provide a much-needed structure to keep our winter use salt and sand dry.

The board discussed storm drainage concerns, colors and materials and the existing conditions of building the SASD presently uses for these purposes.

Motion by Jerry Jones, second by Alderperson Markus Savaglio

to approve as presented. Motion carried.

3.2 Resubmittal - Exterior remodel of A Million Dreamz at 1423 N. 29 th Street.

Angel Berry from a Million Dreamz and Gavin Dorsch from Abacus Architects were present.

The Architectural Review Board approved the original A Million Dreamz proposal in October of 2019. A new architectural review application is being submitted due to the Covid-19 pandemic and the need for fundraising to proceed with the construction of the project. These factors require the building to have some redesign to meet the budget for the project.

The intent is to remodel the building complex at 1423 North 29 th Street in Sheboygan to provide a 24-hour daycare facility. This facility will provide care for infants all the way up to teenage children. The facility will provide nursery, dining facilities, indoor play areas, multi-purpose areas, bedroom facilities, and infirmary and kitchen facilities. They will also provide

exterior play areas to the east that will be separated by fencing to separate certain age groups.

Over the years as additions were constructed different construction materials were used, thus, the existing building is made of many different types of exterior materials.

Although there are a few minor additions to the existing facility that will use cmu similar to the existing, quite a few existing exterior materials will be removed and replaced with Strand Substrate Lap Siding and Trim Systems, Pre-finished metal Fascia and Flashings and Standing Seam Metal Roofing.

The aluminum vertical siding on the two original buildings to the south will be removed and replaced with the Substrate Lap Siding.

New Cladded Windows will be added with Strand Substrate Trim Boards.

New Standing Seam Roofing will be added along with Pre-Finished Metal Fascia and Flashings.

The exterior vertical metal wall panels of the second floor of the center addition will be removed on three (3) sides and replaced with Strand Substrate Lap Siding and Strand Substrate Trim Boards.

The existing south cmu exterior wall will also be covered with Strand Substrate Lap Siding and Strand Substrate Trim Boards.

New Cladded Windows will be added with Strand Substrate Trim Boards.

New Prefinished Metal Coping will be provided for new Fascia System on three (3) sides.

The third existing addition that parallels Superior Avenue will receive Strand Substrate Siding and Strand Substrate Trim Boards over existing cmu on upper section of exterior wall. All existing cmu to be painted.

Motion by Alderperson Markus Savaglio, second by Jerry Jones to approve as presented. Motion carried.

### 3.3 Exterior Renovation at the Petro Center Located at 905 Indiana Avenue

Adam James of Vision Architecture and Jeff Peterson of CR Structures were present (phone).

The goal of the project is to convert the abandoned car wash bay into a small restaurant (new dining and kitchen area). The restaurant/kitchen space is approximately 1,300 sf and would include a kitchen, two (2) restrooms, an order counter and limited seating. The new dining space area will have several tables that will seat approximately 12 customers.

The existing building orientation, design and overall characteristics will remain. The exterior renovations to the building will include painting the existing concrete masonry and installing new storefront where the previous overhead doors were located. In this scheme, the intent is to modernize this facility and provide visual interest through horizontal and vertical elements.

The red mansard roof edge is remaining. A combination gray tones are incorporated to provide a base and middle for the building. The dark gray color is used to introduce vertical element to the otherwise horizontal façade.

There will be a commercial hood in the open kitchen area for a grill and fryer exhausted straight through the roof. All mechanicals will be located within the building or on the roof behind the existing parapet walls.

The renovations will occur within the existing building walls; no additions are planned as part of this project. The existing fuel canopy will remain as is.

A new dumpster enclosure will be provided on the west side of the building. The enclosure will be constructed of concrete masonry and will be painted to match the building. A gate will be included in the design and will be finished with composite siding boards. Locating the dumpster enclosure location to this side of the building will make it less visible.

The board had some concerns with the overall look of the property and hoped that the proposed improvements would help the look and feel of this visible property on Indiana Avenue.

Motion by Alderperson Markus Savaglio, second by Jerry Jones to approve as presented. Motion carried.

3.4 Construction of a new convenience store and service station at the southeast corner of N. 26 th Street and Superior Avenue.

Adam James of Vision Architecture and Jeff Peterson of CR Structures were present (phone).

The applicant is proposing the construction of a 3,000 sf convenience store with an attached dumpster enclosure and separate fueling canopy for gas. The building is oriented to face Superior Avenue and includes a corner tower element facing the intersection of Superior Avenue and N. 26 th Street.

The building design is intended to be simple, welcoming and high quality.

The white façade (EIFS with reveals) was chosen to create a clean exterior and the charcoal trim (EIFS with smooth finish) adds contrast and definition to the building edges. A red prefinished metal and a charcoal prefinished metal coping accents the building. The windows are aluminum with a charcoal color.

A corner entrance faces the street intersection to welcome visitors while a center entrance creates a convenient entry for a quick walk into the convenience store for your favorite snack or beverage.

The stone base anchors the building and provides warmth and texture.

The canopy adds a pop of color and breaks up the façade.

A dumpster will be located on the east side of the building and is proposed to be designed utilizing materials similar to that of the building.

Mechanicals will be located on the roof of the building and will be screened with parapets.

The board asked about the canopy and if it was part of this review.

Steve Sokolowski informed the Board that the representatives discussing the project today are only working on the convenience store and site and that a different contractor will be working on the canopy.

The board had some concerns of approving the convenience store without knowing the exact design proposal of the canopy because they want to make sure both structures are compatible with one another.

The board also discussed the red accent band at the northwest corner of the building/tower, how the mechanicals will be screened by the parapet, the height of the parapet and mechanicals, dumpster enclosure, etc.

Motion by Charlie Wigg, second by Alderperson Markus Savaglio to approve as presented, subject to: Final elevation drawings will be submitted to staff for review.

Items the final elevation plans will address include but are limited to include the red accent horizontal band, the parapet, the mechanical sight lines, etc.

If staff has any concerns with the final elevation drawings, the elevations can be brought back for board review. The canopy shall be reviewed prior to

building permit issuance for both structures to insure the convenience store structure and canopy are consistent and compatible with one another.

#### 4. NEXT MEETING

Monday, February 22, 2021

#### 5. ADJOURN

##### 5.1 Motion to Adjourn

Motion by Jerry Jones, second by Alderperson Markus Savaglio to adjourn. Motion carried.

Being no further business the meeting was adjourned at 4: 39 p.m.