

AESTHETIC DESIGN AND SITE PLAN REVIEW BOARD
Monday, July 12, 2021

The Aesthetic Design and Site Plan Review Board meeting was called to order at 6:00 p.m. by Chairperson Rick Wiesner in the Council Chambers, City Hall, 421 Michigan Street.

Roll Call: Members Rick Wiesner, Jon Burk, Mark Struck, Dave Augustson, Kelsey Fox and Pam Jorns were present. Excused: Member Cheryl Frank. Also present were City Administrator VanLieshout, Community Development Director Olejniczak, Planner/Zoning Administrator Christopher Sullivan-Robinson and Office Accounting Assistant II Tricia Metzger.

Adoption of Agenda: Moved by Mr. Augustson, seconded by Mr. Burk to adopt the following amended agenda:

1. Roll call.
2. Adoption of agenda.
3. Approval of minutes from June 14, 2021
4. ~~Consideration of: DC Arts Center for Stuart Champeau located at 917 N. 14th Ave.~~
5. Consideration of: Addition to Capital Credit Union located at 1449 Green Bay Rd.
6. Consideration of: Addition to DC Highway Shop located at 1001 S Duluth Ave.
7. Consideration of: Patio and tiki bar for The Lodge at Leathem Smith located at 1640 Memorial Dr.
8. Consideration of: Door County Granary Project for SBHS located at 92 W Maple Street.
9. Adjourn.

All ayes. Carried.

Approval of Minutes from June 14, 2021: Moved by Mr. Burk seconded by Mr. Augustson to approve the minutes from June 14, 2021. All ayes. Carried.

Consideration of: Addition to Capital Credit Union located at 1449 Green Bay Rd. Mr. Sullivan-Robinson explained that Capital Credit Union is requesting approval of a 6 X 11 entryway addition to the front of the building located on Green Bay Rd. The addition will be constructed of glass and metal extending into the existing sidewalk so no parking will be lost. The colors will match the existing structure. The existing façade and signage will not be affected. There are no zoning issues or conflicts with the Aesthetic Design Board criteria.

Mr. Augustson confirmed that the color of the aluminum frame and commercial windows will be silver.

Mr. Wiesner questioned whether this was a heated structure and whether the existing sidewalk would be removed or if they are building on top of the sidewalk. Mr. Sullivan-Robinson confirmed would not be building on top of the sidewalk.

After discussions it was moved by Mr. Struck, seconded by Mr. Burk to grant a certificate of appropriateness as presented. All ayes. Carried.

Consideration of: Addition to DC Highway Shop located at 1001 S Duluth Ave. Mr. Sullivan-Robinson explained this the County of Door is requesting approval for a 400 sq. foot addition to the primary highway shop. The exterior is expected to match the existing structure. The addition will be metal with a 4 ft. knee wall and will include a new overhead door, service door, additional concrete replacement and protective bollards. Staff has no issues with zoning or conflicts with the Aesthetic Design Board criteria.

Wayne Spritka, representative for the County of Door, when questioned by Mr. Augustson confirmed that the lighting on the new addition will be the same down lighting as on the existing building.

After a short discussion it was moved by Mr. Struck, seconded by Ms. Jorns to grant a certificate of appropriateness as presented. All ayes. Carried.

Consideration of: Patio and tiki bar for The Lodge at Leathem Smith located at 1640 Memorial Dr.

Mr. Sullivan -Robinson stated that a patio and tiki bar addition has already been completed at The Lodge at Leathem Smith but is still subject to this Committees review and any guidelines or changes stipulated to the project would have to be met. The application submitted by Paul Meleen provided for an approximate 30x60 pad,16x16 frame construction building with pavers as the platform.

Mr. Wiesner questioned whether this is a permanent or temporary structure. Mr. Sullivan-Robinson responded its considered temporary because it can be moved.

Mr. Burk questioned the lighting. A representative from The Lodge stated the hours of operation are for 10 am until dusk. The tiki will have hanging lights after dusk.

Mr. Struck continued to question how the building is considered temporary it looks heavy to move. Mr. Olejniczak responded that for zoning purposes the structure is being treated as permanent, it can be moved with equipment but it falls under the guidelines as permanent building. Mr. Meleen took out an electrical permit thinking of the building as moveable and that a zoning permit wasn't required. It was explained to Mr. Meleen that the project does require a building permit in addition to approval from the Aesthetic Design Committee. Mr. Olejniczak stated the tiki bar is already completed therefore it is an after the fact permit; however, it does comply with zoning. Unless the Committee requests additional specifications such as landscaping or lighting it can be approved.

Chris Kellems, 120 Alabama Street expressed her concern over the safety and fire code issues that work being completed prior to obtaining the appropriate permits. Mr. Sullivan-Robinson stated the Fire Chief and Building Inspector are aware of the project and working to resolve the issues.

Moved by Mr. Augustson, seconded by Mr. Burk to grant a certificate of appropriateness for the tiki bar, patio and landscaping as presented and that any lighting would have to be approved by the Chairperson or brought back to the Committee. All ayes. Carried.

Consideration of: Door County Granary Project for SBHS located at 92 W Maple St.

Sturgeon Bay Historical Society Executive Director Beth Renstrom and Architect James Dallman presented plans for the Door County Granary Project. Mr. Dallman stated the project includes moving the building back to its original location on new foundations, adding a modern fire suppression system, windows and doors, new siding, landscaping and public restrooms. The head house will be sided in a translucent polycarbonate. Corrugated steel and charred contemporary siding will be used for the vertical siding. He stated the standard with rehabilitation of structures is to define what is old and new.

Mr. Struck questioned if the bottom floor will go back as original. Mr. Dallman stated it would but noted that the building will be put back slightly higher than the original by approximately 2 ft.

Mr. Struck questioned the intent for the building. Ms. Renstrom stated the plan is a public cultural center offering classes, art exhibits, concerts, educational history of the area, and rental space for public use.

Mr. Wiesner questioned whether the translucent head house is going to be lighted 24/7. Mr. Dallman stated the intention is to be but not brightly lit.

Mr. Augustson wondered whether the current roof will change. Mr. Dallman stated the current roof was a quick fix to keep the water out, the roof will be changed to a standing seam zinc material.

Ms. Fox questioned the exterior lighting with the small spot lights. Mr. Dallman said the lights would just wash the building.

Mr. Sullivan-Robinson commented that the sidewalk along the north side of the building is part of the promenade and has not been installed yet due to waiting for this project to happen this may change. In addition, the proposed signage will need permits and approval from this Committee. He continued, questioning how high the light fixtures were going to be located on the building and whether other options

were considered instead of swivel mount fixtures. Mr. Dallman commented the swivel mounts will hang approximately 15 ft under the awning.

Mr. Wiesner wondered what the timeframe of the project was. Mr. Dallman stated the foundation permits are being submitted in 2-3 weeks and hoping to be under construction by September 2021.

Mr. Augustson questioned whether the parking lot was shared or the granary's. Mr. Sullivan-Robinson stated the parking lot is conceptualized at this time but its shared between the City and 3 others as is the sidewalk. However, this is located below the O.H.W.M so it must remain a public parking lot.

Moved by Mr. Struck, seconded by Mr. Burk to grant a certificate of appropriateness as presented. All ayes. Carried.

Adjourn: Moved by Ms. Fox, seconded by Mr. Burk to adjourn. All ayes. Carried. The meeting adjourned at 7:00 p.m.

Respectfully submitted,

Tricia Metzger
Office Accounting Assistant II