

CITY OF SHEBOYGAN

ARCHITECTURAL REVIEW BOARD

MAY 30, 2018

1. OPENING OF MEETING MEMBERS PRESENT: Ray Haen, Jerry Jones, Richard Linde,  
and Scott Matula MEMBERS EXCUSED: Joe Clarke and Pam Langan MEMBERS ABSENT:  
Alderman Markus Savaglio STAFF/OFFICIALS: Manager of Planning & Development  
Steve Sokolowski

1.1 Call to Order

Vice Chairperson Scott Matula called the meeting to order at 4: 05 p.m.

1.2 Pledge of Allegiance

The Pledge of Allegiance was recited.

1.3 Identify potential conflict of interest.

No committee member has a conflict of interest with any item on this agenda.

2. MINUTES

2.1 Approval of minutes from the April 25, 2018 meeting.

Motion by Ray Haen, seconded by Jerry Jones to approve.

Motion carried.

3. ITEMS FOR DISCUSSION AND POSSIBLE ACTION

3.1 Election of Chairperson.

Motion by Jerry Jones, seconded by Ray Haen to nominate Joe Clarke as  
Chairperson.

Motion carried.

Motion by Richard Linde, seconded by Jerry Jones to close all nominations and approve Joe Clarke as Chairperson.

Motion carried.

### 3.2 Election of Vice Chairperson.

Motion by Jerry Jones, seconded by Ray Haen to nominate Scott Matula as Vice Chairperson.

Motion carried (3 - 0 - 1 abstained: Matula).

Motion by Richard Linde, seconded by Jerry Jones to close all nominations and approve Scott Matula as Vice Chairperson.

Motion carried (3 - 0 - 1 abstained: Matula).

3.3 Construction of new concession stand at Horace Mann Middle School located at 2820 Union Avenue. Mark Schuchardt from Bray Architects and Joe Vollmer from Sheboygan Area School District were present.

Mark Schuchardt explained that the Horace Mann Middle School site is being further developed into a soccer field complex. The East concessions building is the first step in upgrading the site.

The project will add a second location for toilets and concessions on the property (located on the east side of main entry drive).

Adding concessions and toilets in this area will reduce the need for pedestrians from walking through the parking lot to reach the existing concessions facility on the west side of the site. This will provide a safer environment for all users of this facility.

The proposed concession building is one story, 996 square foot building with a 6:12 sloped roof with four (4) foot overhangs. Site work includes adding access off of the main Horace Mann entry drive and concrete paving surrounding the building.

The intent of this building to blend with the Horace Mann Middle school (the exterior of the school consists of a tan/orange brick and white quartz stone).

The concession building will be constructed of single width load bearing masonry walls supporting a Dutch gable roof. The building uses concrete brick with a similar color to the Horace Mann School to 7' - 4" above finished floor and white split face emu above the brick to the underside of the overhang. The Dutch gable roof will have white shingles. Fascia, soffit, gutters and downspout to be white. Doors will be painted to match the cement brick color and the roll down door is stainless steel.

Steve Sokolowski inquired about the color of the shingles and why the split faced block is located on the top of the wall instead of the bottom of the wall.

He further brought to the attention of the committee that the south side of the building has no doors and windows and it is what you are going to see first.

Motion by Richard Linde, seconded by Ray Haen to approve as presented.

Motion carried.

3.4 Revised elevation for Commerce State Bank located at 1123 N 23 rd Street. Paul Richter from Zimmerman and Dave Burchardt from Commerce State Bank were present.

Paul Richter explained that the revised submittal is to change the originally proposed tan metal panel on the approved building to the silver metallic that makes up the majority of the building.

The original intention of the tan metal panels was to incorporate a hint of the cast stone color used on the building in other locations.

Although this idea looked good on paper when the panels were actually installed, it was determined that the tan metal panels did not match the building well and deviated from the corporate identity that Commerce State Bank has established in their other branches.

By changing these tan panels to the silver metallic panels the building façade will be improved by allowing a more homogenous color palette and better displaying the building's dynamic geometry.

The committee discussed the look of the West Bend Branch and compared it to the look of Sheboygan with the tan and with the silver.

Motion by Ray Haen, seconded by Jerry Jones to approve new design.

Motion carried.

#### 4. ADJOURN

##### 4.1 Motion to Adjourn

Motion by Jerry Jones, seconded by Richard Linde to adjourn.

Motion carried.

Being no further business the meeting was adjourned at 4: 20 p.m..