

City of Sheboygan  
2017-06-12

AN5LXX549934

CITY OF SHEBOYGAN

ARCHITECTURAL REVIEW BOARD

JUNE 12, 2017

1. OPENING OF MEETINGMEMBERS PRESENT: Jerry Jones, Richard Linde, Pam Langan, Ray Haen, and Alderperson Bryan BittersMEMBERS EXCUSED: Joe Clarke and Scott MatulaSTAFF/OFFICIALS: Manager of Planning & Zoning Steve Sokolowski

Jerry Jones called the meeting to order.

1.1 Pledge of Allegiance

2. ITEMS FOR ACTION

2.1 Approval of minutes from the May 15, 2017 meeting.

Motion by Richard Linde, seconded by Alderperson Bryan Bitters to approve.

Motion carried.

2.2 Resubmission of Nemark addition located at 3101 S. Taylor Drive.

Mike Pappathopoulos

from Hamann Construction Company and Chris Konzak representing Nemark were present.

The applicant stated that they are coming back before the board to request changing the color scheme to all brown to match the northeast section of the building.

The previously approved color scheme of tan and brown is proving to be difficult to match with the colors of the existing aggregate panels.

The aggregate panels has a lot of different color specks and isn't matching the brown as well as originally thought.

Many of the surrounding facilities are brown in color and the siding that was replaced two years ago is also brown.

The committee discussed if new materials were getting introduced, if the metal siding was to the grade of the building, and if the brown was matching the precast.

Chris Konzak responded that no new materials were being introduced and that the metal siding does not go all the way to the grade and that a portion of the foundation will be showing which will get painted to match.

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

Motion carried.

2.3 Exterior remodel at McDonald's restaurant located at 2307 North Avenue.

Stephen Jeske from Haag Muller, Inc. was present.

Stephen Jeske explained that McDonald's across the country are being remodeled to meet their new design standards.

The North Avenue site is the third McDonald's to be remodeled in Sheboygan and the remodel will include the interior and exterior.

The building shell will remain with the lower mansard being removed. They will be adding 16 " to the height of the roof which will help screen any mechanicals which at this time are not being added or changed out.

Ceramic tiles will be installed at the entry and accent walls and will be a darker gray.

The surrounds around the drive thru windows will be a dark gray eifs.

The electronic menu boards will be approximately half the size of the current boards and the white canopies will be a dark color compared to the existing white.

Stephen Jeske also mentioned that the proposed signage is less square footage than the existing square footage.

The committee inquired about roof top machincals, framing of advertisements, if a sealant or finishing product would coat the bricks, and if this design was for the midwest or for all over the country.

Motion by Alderperson Bryan Bitters, seconded by Pam Langan to approve as presented.

Motion carried.

### 3. ADJOURN

#### 3.1 Motion to Adjourn

Motion by Alderperson Bryan Bitters, seconded by Richard Linde to adjourn.

Motion passed.

Being no further business meeting was adjourned at 4: 34 p.m.

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