

ARCHITECTURAL REVIEW BOARD - 4: 00 PM (Monday, September 26, 2016)Generated by Janet Duellman on Thursday, September 29, 2016

1. OPENING OF MEETINGPresent: Pam Langan, Jerry Jones, Joe Clarke, Alderperson Bryan Bitters, Richard Linde, and Scott MatulaExcused: Pete StrysickStaff: Steve Sokolowski, Planning & Development Director Chad Pelishek, and Janet M Duellman

1.1 Pledge of Allegiance

2. ITEMS FOR ACTION

2.1 Approval of minutes for the September 12, 2016 meeting.Joe Clarke mentioned that in the first paragraph of item#

2.2 should say rain instead of remain. Alderperson Bryan Bitters moved to approve, Richard Linde seconded.

Motion passed unanimously.

2.2 New Sign at Packer Fastener located at 4728 South Taylor Drive.Steve Sokolowski explained that Packer Fastener is proposing to install signage at their Sheboygan Business Park site.

The Sheboygan Business Park has protective covenants relating to signage and all signage needs to be approved by the architectural review board.

The proposed signs meet the protective covenant requirements and staff is recommending approval.

Richard Linde moved to approve, Jerry Jones seconded.

Motion passed unanimously.

2.3 New Memorial Plaza Sign located at 3418 Kohler Memorial Drive.Randy Goll from KVG Builders was present.

Randy explained the proposed improvements to the existing legal nonconforming pylon sign.

They are proposing to widen the bottom base along with raising the height of

it.

The two side poles are going to be made thicker with EIFS.

Joe Clarke inquired as to the thoughts of the City.

Steve Sokolowski stated that the City would like to see a decorative cap installed on the on top of the sign.

Steve Sokolowski suggested a decorative cap similar to what was approved for the new Harbor Freight building addition.

Randy Goll replied that the two existing poles may not go up any higher than the bottom of the cabinet.

Adding a cap to the top of the cabinet may cause too much stress on it.

Richard Linde stated that the builder could weld additional poles to the top of the existing poles which you could attach the cap too.

Randy Goll acknowledges that is a possibility.

Randy Goll stated they would have to inspect the sign itself to see if this could be done.

Richard Linde moved, Jerry Jones seconded to approve with the following conditions: A decorative cap shall be added to the top of the sign. New sign design shall be resubmitted to staff for approval. Motion passed unanimously.

2.4 Facade Renovation for Nouvelle Salon & Day Spa located at 1520 Union Avenue. Tyler Kober, contractor, and Jillian Miller, owner, were present for this item.

Tyler Kober explained that Jillian Miller has requested that he add an old world feel to her salon.

We would like to replace the existing awnings with new canvas awnings, add crown molding and other small trim to the façade which will be painted to match the awnings. The four glass block windows will be replaced with four thermal panes of glass.

The sign will be located above the window in a recessed area which RLO signs in going to take care of.

The committee discussed the proposed color and where it would be located on the building along with the windows and the surrounds.

Pam Langan moved to approve as presented, Jerry Jones seconded.

Motion passed unanimously.

2.5 Exterior Renovation to Washington School located at 1238 Geele Avenue. (Held over from September 12, 2016) Ted Matkom of Gorman & Company was present.

Ted Matkom stated that Gorman & Company is going to be purchasing Washington School from the SASD on Tuesday and they will be turning the former school into 42 apartments.

The scope of work to enhance the building exterior is in the removal of the replacement windows and in-fill panel, and the installation of new historically accurate windows.

The remainder of the exterior of the building will be left as is.

Two (2) new stair shafts will be constructed on the rear interior court yard (north side).

The exterior material for the stair shafts will be masonry to match the existing addition.

Joe Clarke inquired if they thought of doing taller windows in the stair towers.

Ted Matkom stated that it could be done.

Jerry Jones moved, Pam Langan seconded to approve with the following conditions: The new windows on the narrow ends of the new stair towers (elevation drawing E) shall have head/lintel to match height on new windows (elevation drawing B) and shall be the taller/thinner proportion similar to existing building windows. Updated drawings will be resubmitted for staff review. Motion passed unanimously.

2.6 Exterior Renovation for Dairy Queen Grill & Chill Restaurant located at 2263 Calumet Drive. Steve Sokolowski explained that the Architectural Review Board previously approved the Dairy Queen addition/remodel project at 2263 Calumet Drive with the following conditions: Applicant shall install the dark

brown colored wainscoting around and above the entrance door located on the south side of the building wainscoting shall be

located on the sides of entrance door and above the entrance door and shall go from grade to peak. All roof top mechanicals need to be screened. New elevations must be submitted to staff for review. Dairy Queen s architect stated that there were potential building code issues with the request due to the existing materials and issues with unreinforced masonry construction.

Applicant requested to reconsider an EIFS color change at the side door location as this solution will be the most practical from a code, construct-ability and cost standpoint.

Dairy Queen resubmitted plans proposing to remove the top layer of block that has the chamfered edge and replace with a straight faced block at the new EIFS bump out around the doorway. The EIFS will be in the same plane as the block below for a smooth transition from the EIFS to the block. Pam Langan moved, Alderperson Bryan Bitters seconded to approve with the following conditions: Dairy Queen shall remove the top layer of block that has chamfered edge and replace with a straight faced block at the new EIFS bump out around the doorway. The EIFS will be in the same plane as the block below for a smooth transition from the EIFS to the block. Motion passed unanimously.

3. ADJOURN

3.1 Motion to Adjourn Jerry Jones moved to adjourn, Pam Langan seconded.

Motion passed unanimously. Being no further business the meeting was adjourned at 4: 32 pm.