

**MINUTES**  
**ARCHITECTURAL REVIEW BOARD**

Architectural Review Board, Monday, July 28, 2008 at 4:00 P.M. in the Dept. of City Development conference room, 807 Center Avenue. Chairperson Steve Hemsing presided.

Present: Steve Hemsing, Scott Matula, Andy Hopp, Joe Clarke, Ald. Jean Kittelson and Steve Jaeger

Excused: Pam Langan

Staff present: Steve Sokolowski

Others present: Bob Wiegand, Richard Hammes, Teri Strub, Ray Haen, Tim Kent, Denis Heimerl, DuWayne Hameister and Katie Kuether

The Pledge of Allegiance was recited.

Approval of minutes of July 14, 2008 meeting.

Ald. Kittelson moved, Andy Hopp seconded to approve the minutes of the July 14, 2008 meeting. The motion passed unanimously.

Remodeling of Sheboygan Chrysler, Dodge, Jeep, 2701 Washington Avenue.

Bob Wiegand and Richard Hammes were present to review this matter with the Board.

Mr. Hammes explained that the upgrading of the exterior of the building with a new EIFS system will match the Sheboygan Chevrolet building in color and texture. The service garage will be painted to match the color of the EIFS system.

Following due consideration, Andy Hopp moved, Ald. Kittelson seconded to approve as submitted. The motion passed unanimously.

New building, Safe Harbor, 929 Niagara Avenue.

Teri Strub, Ray Haen, Tim Kent and Denis Heimerl were present to review this matter with the Board.

The proposed building will be a single story structure and will match the existing building. The building will be approximately 1,040 square feet. The new building will be used for training and meeting rooms. The proposed 8 foot high fence is needed for security for the building. The fence design will utilize some of the masonry materials that are used in the buildings with wood board in-fill panels.

Following due consideration, Steve Jaeger moved, Joe Clarke seconded to approve as submitted. The motion passed unanimously.

Remodeling of building located at 1217 Superior Avenue.

DuWayne Hameister was present to discuss this matter with the Board.

The building is owned by John Johnston and was formerly known as the City Cab building. Mr. Johnston proposes to restore the building in phases. The first phase will involve installing windows and doors and set the color schemes. The second phase will add texture, trim, ornament and detail as well as the final color scheme to phase one.

Following due consideration, Scott Matula moved, Joe Clarke seconded to approve Phase I and II as presented with the condition the Phase II needs to have a building permit issued in 18 months. If a building permit is not issued in 18 months, the applicant must come back to the Architectural Review Board for approval prior to the issuance of a building permit. The motion passed unanimously.

Addition and remodeling of 571 S. Taylor Dr. for New China 8 Buffet (former Hardee's).

Katie Kuether and Scott Matula of LJM Architects described the project.

New China 8 Buffet is proposing to remodel the building and construct an addition on the east side of the building.

The Board reviewed the proposed elevations and colors. The dumpster enclosure will remain where it is and is enclosed by a wood fence. The mechanicals are on the rooftop and will be screened by the roof line.

The Board requested that the applicant add additional architectural elements and landscaping to the southwest corner of the restaurant because it appeared too plain compared to the rest of the renovation.

Following due consideration, Joe Clarke moved, Steve Jaeger seconded to approve as submitted with the condition that the applicant add additional architectural elements and landscaping to the southwest corner of the building. The drawings will be resubmitted for review. Motion passed 5-1 with Scott Matula abstaining.

Addition and remodeling of 837 and 841 Riverfront Drive.

Scott Matula explained the project consists of connecting the two existing buildings located at 837 and 841 Riverfront Drive with an enclosed bridge. The roof shingles will match the existing building. Some remodeling will be done to the existing Priority Sign building. The Board discussed the proposed roof line of the Priority Sign building.

Following due consideration, Ald. Kittelson moved, Steve Jaeger seconded to approve as presented with the condition that if a building permit is not issued in 18 months, the applicant must again receive Architectural Review Board approval prior to issuance of a building permit. The motion passed 5-1 with Scott Matula abstaining.

Being no further business, the meeting adjourned at 5:15 P.M.

Carol Rudie  
Recording Secretary