



## ARCHITECTURAL REVIEW BOARD MINUTES

The Architectural Review Board met on Monday, November 11, 2013 at 4:00 P.M. in the 3<sup>rd</sup> Floor Conference Room at City Hall, 828 Center Avenue.

Present: Scott Matula, Pam Langan, Jerry Jones, Richard Linde and Ald. Scott Lewandoske

Excused: Joe Clarke

Absent: Dan Daun

Staff present: Steve Sokolowski, Chad Pelishek, Mayor Vandersteen and Janet Duellman

Others: Travis Zimmerman

The meeting was called to order and the Pledge of Allegiance was recited.

Approval of minutes of October 28, 2013 meeting.

Richard Linde moved to approve, Pam Langan seconded.

The motion passed unanimously.

Exterior renovation of the Pizza Hut located at 1107 N. 14<sup>th</sup> St.

Travis Zimmerman was present to discuss this issue.

Mr. Zimmerman explained that Pizza Hut is closing down their located at 1107 N. 14th Street with the recent opening of their new located in the Taylor Height Shopping Center. The standard Pizza Hut building image of its red roof and distinctive cupola identifies for the public a source of services rendered in accordance with the Pizza Hut System and their high standard of quality. For the purposes of protecting its trademarks and service marks, Pizza Hut Inc. requires buildings no longer in use to be de-identified before return it back to the owner. This means removing all Pizza Hut signage, logos and the distinctive roof cupola.

With the cupola removed the roof will be repaired to create a hip roof. The entire roof will then be re-roofed with Cetainteed Landmark asphalt shingles, color Burnt Sienna. The existing windows, doors, brick and wood paneled on the exterior will remain. The only change to the exterior walls will be that all wood paneling, trim and doors will be painted Benjamin Moore color Woodstock Tan. The existing brick will remain untouched. The deadline for the project is Feb 1, 2014.

The committee discussed the windows, time frame and mechanicals.

Steve Sokolowski stated that Mr. Zimmerman should check with the City Engineering Department if the proposed construction project will encroach onto the City Erie Avenue or N. 14<sup>th</sup> Street right-of-way (sidewalk, streets, etc.).

Jerry Jones moved to approve as submitted, Ald. Scott Lewandoske seconded.

The motion passed unanimously.

Discussion on proposed ordinances to dissolve the City of Sheboygan Architectural Review Board.

Steve Sokolowski and Chad Pelishek informed the committee about the proposed ordinances that will be going to the Planning Commission for recommendation. The ordinances are proposing to dissolve the architectural review board, to give the architectural review board duties to the Plan Commission and to add two additional members to the Plan Commission who would need to be architects.

Mr. Sokolowski stated that he is not in support of the ordinance amendments as proposed because the board, based upon their expertise in Design Value – Architecture, Real Estate, Construction, etc. serves a unique and vital role that protects, preserves and enhances the quality of the City of Sheboygan.

Mr. Pelishek stated that it wouldn't be necessary to have an alderperson on the committee if that is the reason for Ald. Versey request. The reason the alderperson was initially placed on the committee was to report to the Common Council but currently staff attends Common Council meetings for that purpose.

Committee expressed concerns about the architectural features of new structures being overlooked, losing a citizens committee, keep citizens involved in government, length of Planning Commission Meetings and a loss of expertise.

Richard Linde moved to submit a Report of Committee to the Common Council recommending filing G.O. 38-13-14 & G.O. 39-13-14, Jerry Jones seconded.

Motion passed unanimously.

Adjournment.

Jerry Jones moved to adjourn, Pam Langan seconded. Meeting adjourned 4:34 pm.

Motion passed unanimously.

Janet M Duellman  
Recording Secretary