

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

Architectural Review Board, Monday, August 27, 2012, at 4:00 pm in the 3<sup>rd</sup> floor conference room, City Hall, 828 Center Ave, Sheboygan, WI.

Present: Joe Clarke, Pam Langan, Richard Linde, Jerry Jones, Ald. Scott Versey, and Scott Matula

Excused: Dan Daun

Staff present: Steve Sokolowski and Janet M Duellman

Others present: Craig Ostermann (RLO Sign INC), Katie Scholz (RLO Sign INC), Peter Schebel (Vollrath), Nancy Wagner (Vollrath), Rick Schilling (Jones Sign), Steve Larson, Erik Jensen (LJM Architects), Gary Gartman (Quasius Construction), Ray Haen (Quasius Construction), Donna Wendlandt (YMCA), Jay Jeschke, and Tim Kent

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

Approval of minutes of August 13, 2012 meeting.

Joe Clarke proposed a couple of amendments to the August 13, 2012 minutes. Richard Linde moved, Pam Langan seconded to approve the minutes. The motion passed unanimously.

Sign Permit Applications by Nematik (formerly JL French) at 4464 Gateway Drive in the Sheboygan Business Park.

Craig Ostermann and Katie Scholz were present to discuss this matter.

Craig explained that Nematik will be making the existing sign conforming.

Steve Sokolowski explained that Nematik is located in the City of Sheboygan Business Park and the business park has protective covenants. The covenants have specific sign criteria and proposed signage must meet those criteria and be approved by the City of Sheboygan Architectural Review Board. Staff indicated that the signage as proposed meet the criteria of the protective covenants and recommended approval of the signage as proposed.

Ald. Scott Versey moved, Richard Linde seconded to approve the request as presented.

The motion passed unanimously.

Sign Permit Application by Wisconsin Bank Trust at 4706 S Taylor Dr in the Sheboygan Business Park.

Rick Schilling was present to discuss this matter.

Rick explained that Wisconsin Bank & Trust is changing the existing sign to reflect their new name and logo.

There was discussion about the depth of the lettering and that it should match the lettering on top.

Steve Sokolowski explained that Wisconsin Bank & Trust is located in the City of Sheboygan Business Park and the business park has protective covenants. The covenants have specific sign criteria and proposed signage must meet those criteria and be approved by the City of Sheboygan Architectural Review Board. Staff indicated that the signage as proposed meets the criteria of the protective covenants and recommended approval of the signage as proposed.

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

The motion passed unanimously.

Warehouse addition to Vollrath Company at 1236 N 18<sup>th</sup> Street (SE intersection of N 23<sup>rd</sup> and Superior Ave).

Erik Jensen, Steve Larson, Gary Gartman, Ray Haen, Peter Schebel, and Nancy Wagner were present to discuss this matter.

Erik Jensen explained Vollrath is proposing to construct a 156,000sf new product distribution warehouse and office facilities on the vacant portion of their property. The new 137,000sf warehouse facility will provide for increased ease and efficiency in storing and shipping of products produced at the plant. The 18,000sf office facility will provide new space for current shipping department personnel and will "Link" the existing facility to the new facility.

The addition will be constructed in the vacant, undeveloped greenspace property at the northwest corner of the site (southeast intersection of North 23<sup>rd</sup> and Superior Avenue).

The new addition exterior would consist of decorative masonry and metal wall panels (vertical and horizontal). It will match the existing structure colors (tan & blue).

Landscaping will be installed along the streets in order to soften the street edge and visually break up the long facades of the structure.

Jerry Jones moved, Ald. Scott Versey seconded to approve the request as presented.

The motion passed unanimously.

### Remodeling of Burger King Restaurant at 1322 Erie Avenue.

Jay Jeschke was present to discuss this matter.

Jay explained the Burger King was going for a new image. The new exterior materials would consist of new painted fiber cement panels over the existing painted brick, new painted fiber cement lap siding to accentuate the entrances and drive thru windows, new silver color standing seam metal roof to replace any blue asphalt shingles, new scarlet red tile at main entrance, new contemporary signage, and a new led light band.

Jay noted that Burger King will be addressing some existing issues related stormwater and landscaping.

Jerry Jones moved, Ald. Scott Versey seconded to approve the request as presented.

The motion passed unanimously.

### Addition to the Sheboygan County YMCA at 812 Broughton Drive

Erik Jensen, Steve Larson, Gary Gartman, Ray Haen, Donna Wendlandt, and Tim Kent were present to discuss this matter.

Erik Jensen explained that the new addition is only approximately 2,250 sq ft. The project involves major interior and exterior renovations to the existing facility. He further explained that the lifestyle addition is designed with a convex curved exterior wall facing north & east. Large expanses of glass in this wall allow for excellent viewing of Lake Michigan for users of the fitness facility. The building will be faced with brick and limestone matching the existing building materials. Window and door framing will be light bronze anodized aluminum; glass will be bronze tinted. The remodeled front entry canopy will also have a curved profile. It will be supported by two square limestone faced columns and will be roofed and edged with copper. The exposed soffit will be clear varnished red cedar tongue and groove boards. Steps, ramp, and adjoining planters will be concrete. Handrails will be painted steel. Additionally existing windows and doors will be replaced with new aluminum framed units, also with the light bronze finish and bronze tinted glass.

The committee discussed issues related to traffic, landscaping, glass type, and colors.

Ald. Scott Versey moved, Pam Langan seconded to approve the request as presented.

The motion passed unanimously.

Being no further business, Ald. Scott Versey moved, Jerry Jones seconded to adjourn the meeting at 4:58 pm.

Janet M Duellman  
Recording Secretary