

CITY OF SHEBOYGAN

ARCHITECTURAL REVIEW BOARD

JUNE 11, 2018

1. OPENING OF MEETING MEMBERS PRESENT: Pam Langan, Richard Linde, Joe Clarke, Ray Haen, and Scott Matula MEMBERS EXCUSED: Jerry Jones and Alderperson Markus Savaglio STAFF/OFFICIALS:

Manager of Planning & Zoning Steve Sokolowski

1.1 Call to Order

Chair Joe Clarke called the meeting to order.

1.2 Pledge of Allegiance

The Pledge of Allegiance was recited.

1.3 Identify potential conflict of interest.

No committee member had a conflict of interest with any item on this agenda.

2. MINUTES

2.1 Approval of minutes from the May 30, 2018 meeting.

Motion by Scott Matula, seconded by Richard Linde to approve the minutes.

Motion carried.

3. ITEMS FOR DISCUSSION AND POSSIBLE ACTION

3.1 Construction of new Panera Restaurant on Parcel # 215852 (Meijer Outlot - Northeast corner of property along N. Taylor Drive).

David Babnigg and Bryan Slonski from NORR were present.

David Babnigg and Bryan Slonski explained that the new Panera Restaurant will be approximately 4,300 square feet with an outdoor patio and drive-thru and is proposed to be located on the vacant, undeveloped 1.7 acre parcel located at the northeast corner of the property just to the north of the new Meijer gas station.

The materials chosen are a mixture of natural and painted masonry units to complement the adjacent Meijer store's aesthetic.

The architects also explained that based on comments and concerns from City staff that changes were made to the previously submitted building elevations and new Panera Restaurant building elevation were presented to the Board for their consideration.

Specific changes included:

Additional vertical articulation added at the parapets to give building elevations added variety. Parapet heights adjusted to 19' - 0", 20' - 0", and 21' - 6". Revised main entry element brick color to BM# AF- 155 Weimaraner. Sign faces changed to white at main entry. Added additional architectural detailing at main field color (tan) in the form of two horizontal bands of soldier course blocks. Relocated electrical gear to South Elevation to better shielded equipment in heavily landscaped area. Unique Art Mural added to East Elevation for added interest from street. The committee discussed the rooftop mechanicals and their visibility from Kohler Memorial Drive, the raising of the parapet at the main entrance, the brick being painted, and the sign above the main entrance.

David Babnigg and Bryan Slonski replied that they would be willing to screen the rooftop mechanicals, raising the parapet at the main entrance made the building uniform and the sign lettering size selected is based on Panera's standard.

Motion by Scott Matula, seconded by Richard Linde to approve with the following conditions: The rooftop mechanicals are to be screened and resubmitted to staff for review.

If staff has any concerns the screening can be brought back for the Board's review.

Motion carried.

4. ADJOURN

4.1 Motion to Adjourn

Motion by Scott Matula, seconded by Ray Haen to adjourn.

Motion carried.

Being no further business the meeting was adjourned at 4: 29 p.m.