

CITY OF SHEBOYGAN

ARCHITECTURAL REVIEW BOARD

March 22, 2021

1. OPENING OF MEETING MEMBERS PRESENT: Joe Clarke, Richard Linde, Alderperson Markus Savaglio (remote), Jerry Jones (remote),

and Charlie Wigg (remote) MEMBERS EXCUSED: Pam Langan and Robert Heimerl STAFF/OFFICIALS PRESENT: Planning & Development Director Chad Pelishek and 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.

2. MINUTES

2.1 Approval of minutes from February 22, 2021 meeting.

Motion by Jerry Jones, second by Alderperson Markus Savaglio to approve. Motion carried

3. ITEMS FOR DISCUSSION AND POSSIBLE ACTION

3.1 Construction of new Popeyes Restaurant at 3207 S. Business Drive.

The applicant briefly explained the proposal.

Chairman Clarke asked staff to go through the comments in the staff report that included comments about building design, materials, colors etc.

There were concerns that the building appears to be a bit disjointed and the applicant needs to come up with a plan to tie the building together.

While the separate areas can certainly be articulated/finished differently to help break-up the building massing/zones, the Board would like to see design features incorporated that help to tie the areas together as an integrated whole.

There was discussion on the use of brick.

Brick is a material used in other developments in this section of S. Business Drive and the applicant should consider using real brick on the building including wainscot area of the building.

There was discussion about raising the height of the main entry portion of the building to match the height of the drive-thru side to give more emphasis to the main entry.

Applicant may even want to step this portion of the building out like the drive-thru to emphasize the main entry even more.

There was discussion on the freezer design and that it looks like nothing else on the building.

Freezer should be designed to blend in well with the rest of the building.

There was discussion about the teal color shutters and the applicant indicated that the awnings might be teal as well.

If that is the case the drawings need to reflect what exactly is being proposed.

Based on the discussion, the Board wanted the applicant to resubmit drawings that addressed these building design concerns.

Motion by Richard Linde, second by

Aldersperson Markus Savaglio

to table this matter until next meeting. Motion carried.

3.2 Exterior remodel of Verlo tenant space in the multi-tenant facility located at 4315 S. Taylor Drive.

The applicant briefly explained the proposal.

Chairman Clarke asked staff to go through the comments in the staff report that included comments about building design, materials, colors etc. Staff explained that the applicant submitted conceptual type plans of what they are considering doing at the site but no specific drawings relating to this project at this site and how it may impact the look of the rest of the building. As a stand-alone entry on a stand-alone building, there might not be any issues with this design. However, this design impacts the architecture of the rest of the building which could impact neighboring tenants.

The board questioned whether this needed to be so elaborate.

Maybe a simple sign would work.

Based on the discussion, the Board wanted the applicant to submit plans that reflect the proposed remodeling to be done at this site.

Motion by

Aldersperson Markus Savaglio, second by Jerry Jones to table his matter until next meeting. Motion carried.

4. NEXT MEETING

Monday, April 12, 2021

5. ADJOURN

5.1 Motion to Adjourn

Motion by Jerry Jones, second by Aldersperson Markus Savaglio

to adjourn. Motion carried.

Being no further business the meeting was adjourned at 4: 36 p.m.