

*****ATTACHMENTS*****

CITY OF SHEBOYGAN

REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION

ITEM DESCRIPTION: Review and consideration of architectural plans for Dairy Queen Addition located at 2263 Calumet Drive.

REPORT PREPARED BY: Steve Sokolowski, Manager of Planning and Zoning

REPORT DATE: August 19, 2016

MEETING DATE: August 22, 2016

FISCAL SUMMARY:

Budget Line Item: N/A
Budget Summary: N/A
Budgeted Expenditure: N/A
Budgeted Revenue: N/A

STATUTORY REFERENCE:

Wisconsin Statutes: N/A
Municipal Code: N/A

BACKGROUND / ANALYSIS:

Frauenshuh Hospitality Group of Minnesota is proposing to construct a new addition at Dairy Queen located at 2263 Calumet Drive. The applicant states:

- The proposed project includes a remodel of the existing Dairy Queen into a Dairy Queen Grill & Chill restaurant.
- The project will include an addition to the existing building of approximately 434.5 square feet to create restaurant seating (15 x 25) and additional drive thru space (2 x 15).
- The interior will be remodeled to update the kitchen, overall layout and add approximately 12 seats to the dining area.
- The applicant is also proposing to construct a new outdoor patio on the west side of the restaurant facing Calumet Drive.
- The total square footage of the Dairy Queen Restaurant will now be approximately 1,800sf.
- The existing exterior is a basic design comprised mostly of EIFS and block wainscoting.
- The proposed exterior design contains a number of high quality design elements unique to the Dairy Queen Grill & Chill design and brand. The materials are a mixture of EIFS, stacked stone and alpolc panel specifically designed by corporate Dairy Queen for its Grill & Chill restaurant building.

The existing Dairy Queen building is located within a pocket of residential structures along Calumet Drive. Further to the Northwest and Southeast along Calumet Drive there are denser areas of commercial structures with larger scale. Even with the proposed additions to the existing building, the overall Dairy Queen structure will remain small in scale to

contextually relate to the fabric of the existing neighborhood. As many of the neighboring homes have; the Dairy Queen will provide a front patio to further help shape this building as an amenity for the local community and also to create an additional layer of human texture as people gather to and from the patio. Historically speaking, Dairy Queen has a long history of being a small town gathering place where patrons can enjoy good food and delicious treats, share comradery with friends and family, all in a comfortable home town setting.

The exterior of the building is being renovated to meet the corporate American Dairy Queen Standards. These standards incorporate warm color tones that will be complementary to the neighboring structures. Once renovated, the Dairy Queen menu will be expanded to provide full hot food offerings (Grill and Chill). The signature Dairy Queen Grill and Chill building uses a stone chimney accent on the front façade of the building flanked by corten colored metal panels with a metal eyebrow below. The main body of the building uses a warm colored wainscoting of 8"x8" block with a neutral field of EIFS above. The window frames are clear aluminum and are topped with dark red fabric awning accent. Above the drive thru window, there is a blue metallic panel and silver eyebrow that is a tribute to the original Dairy Queen walk up treat stores.

STAFF COMMENTS:

Staff believes that the present design is nice. However, after researching several other Dairy Queen Grill and Chill buildings many include the stone chimney feature in the front of the building as well as at the side entrance. Staff would like to see the applicant incorporate this stone chimney accent design on the south building elevation as well. The south side of the building is very visible and incorporating this element on the south side would really improve the overall design and look of this facility on Calumet Drive.





ACTION REQUESTED:

Motion to have the applicant resubmit drawings addressing the south building elevations - include the stone accent at the entrance on the south elevation.

ATTACHMENTS:

- I. Architectural Review Board Application and required attachments.

PARCEL NO.:	_____
MAP NO.:	_____
ZONING CLASSIFICATION:	_____

Office Use Only	
DATE SUBMITTED:	_____
REVIEW DATE:	_____

CITY OF SHEBOYGAN
ARCHITECTURAL REVIEW APPLICATION
Revised November 2009

Completed application must be filed with the Department of City Development, 828 Center Avenue, Suite 104. To be placed on the agenda of the Architectural Review Board, application must be filed two weeks prior to date of meeting. Applications that are not complete or that are not legible will not be accepted.

1. APPLICANT INFORMATION

APPLICANT: Frauenshuh Hospitality Group of Minnesota, LLC

ADDRESS: 7101 W. 78th Street, Minneapolis, MN 55439

E-MAIL ADDRESS: ladam@fourteenfoods.com

PHONE: (952) 460-9862 FAX NO.: (952) 944-2497

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Dairy Queen Grill & Chill Restaurant

ADDRESS OF PROPERTY AFFECTED: 2263 Calumet Drive, Sheboygan, WI 53083

NEW BUILDING: _____ ADDITION: X REMODELING: X

DESCRIPTION OF PROPOSED PROJECT: The proposed project includes a remodel of the existing Dairy Queen into a Dairy Queen Grill & Chill restaurant. The project will include an addition to the existing building of approximately 434.5 square feet. The interior will be remodeled to update the kitchen, overall layout and add approximately 12 seats to the dining area.

DESCRIPTION OF **EXISTING** EXTERIOR DESIGN AND MATERIALS: The existing exterior is a basic design comprised mostly of EIFS and block wainscoting.

DESCRIPTION OF THE **PROPOSED** EXTERIOR DESIGN AND MATERIALS: The proposed exterior design contains a number of high quality design elements unique to the Dairy Queen Grill & Chill design and brand. The materials are a mixture of EIFS, stacked stone and alpolc panel specifically designed by corporate Dairy Queen for its Grill & Chill restaurant building.

NARRATIVE

The existing Dairy Queen building is located within a pocket of residential structures along Calumet Drive. Further to the Northwest and Southeast along Calumet Drive there are denser areas of commercial structures with larger scale. Even with the proposed additions to the existing building, the overall Dairy Queen structure will remain small in scale to contextually relate to the fabric of the existing neighborhood. As many of the neighboring homes have; the Dairy Queen will provide a front patio to further help shape this building as an amenity for the local community and also to create an additional layer of human texture as people gather to and from the patio. Historically speaking, Dairy Queen has a long history of being a small town gathering place where patrons can enjoy good food and delicious treats, share comradery with friends and family, all in a comfortable home town setting.

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- DURABLE SURFACE COLOR AND TEXTURE
- USED OVER DRYVIT SYSTEMS, EXTERIOR MASONRY, STUCCO, PRECAST, CAST-IN-PLACE CONCRETE, OR INTERIOR WALL SURFACES
- STANDARD AND CUSTOM COLORS AVAILABLE

Disclaimer

The intent and purpose of this sample is to provide a representation of Dryvit Systems, Inc. finish textures and colors. It is offered only to guide in final color selection. This color sample shall not be used for final color approval as color differences may occur. Actual color approval should be made from 2'x4' samples of each finish type, texture and color to be used on the project. Samples shall be prepared using the same tools and techniques prepared for the actual installation by the application contractor.

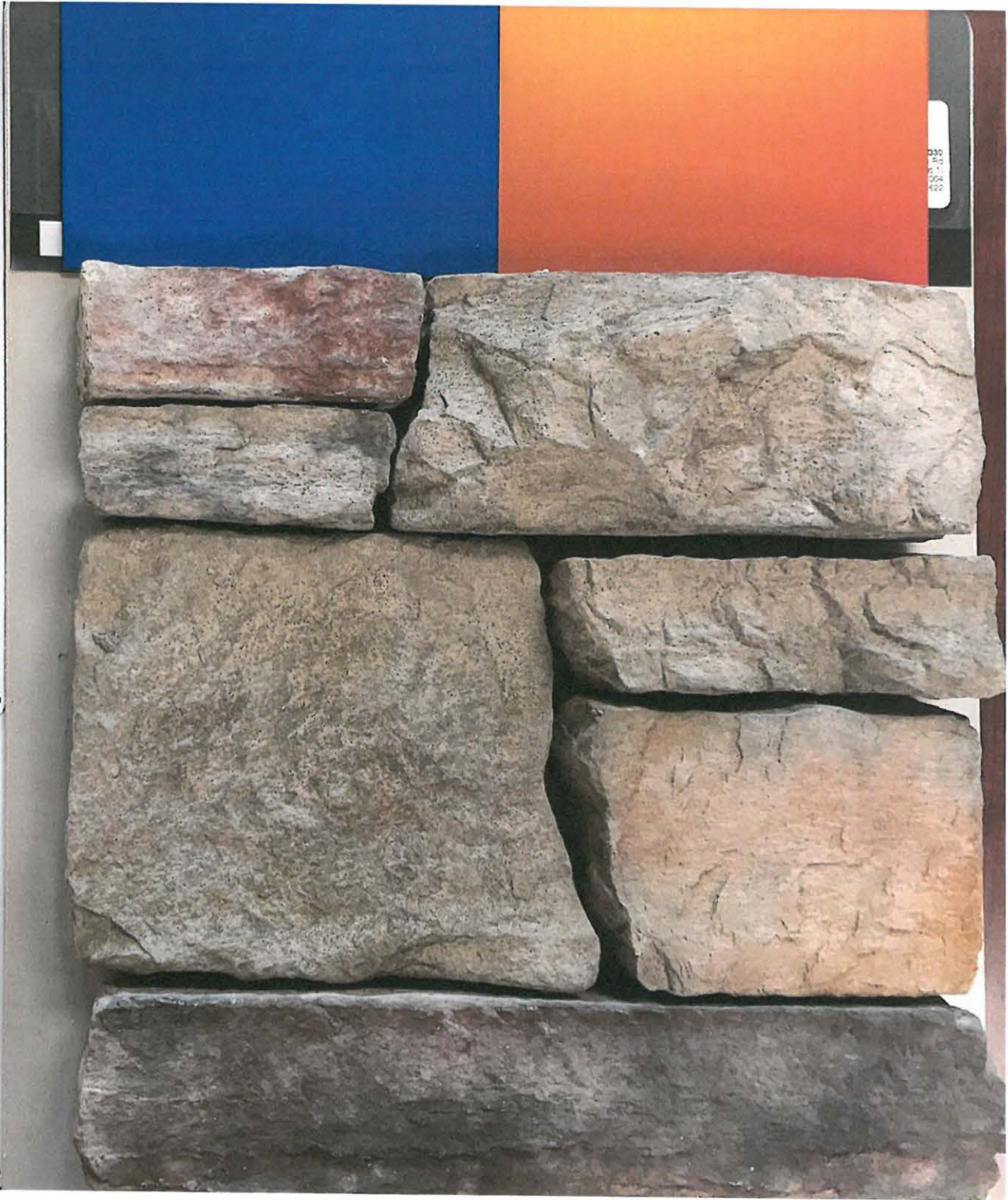
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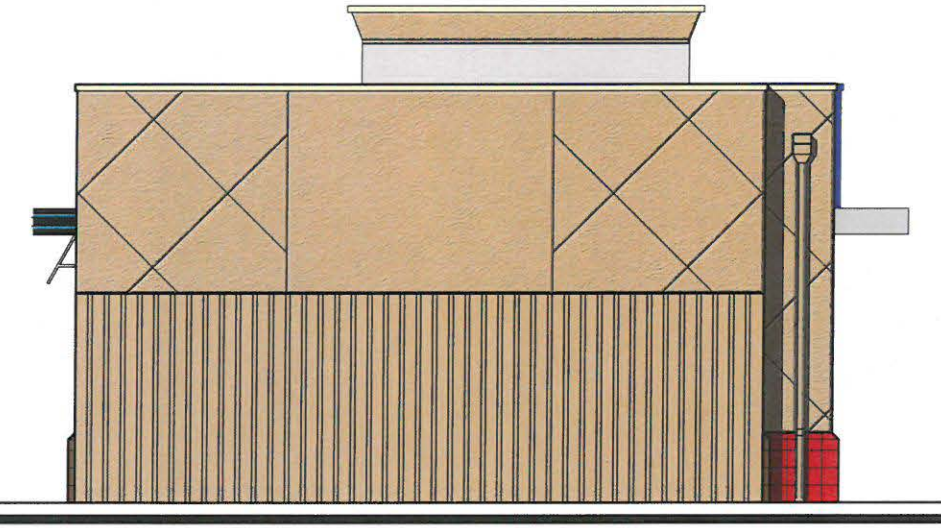
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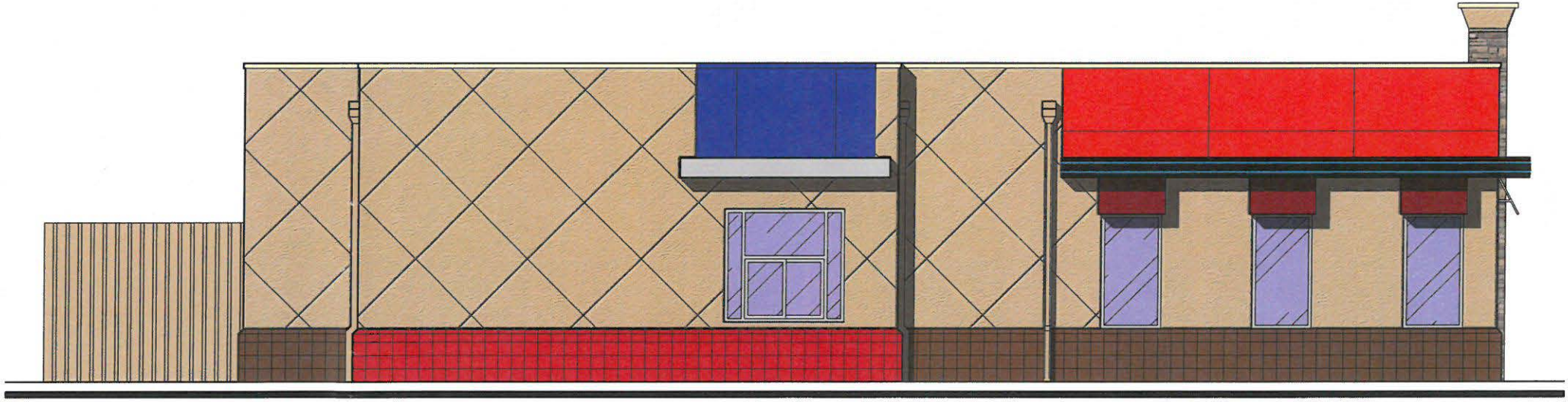
FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION



BUILDING RENOVATION FOR
DAIRY QUEEN
SHEBOYGAN WISCONSIN

