

CITY OF SHEBOYGAN

REQUEST FOR ARCHITECTURAL REVIEW CONSIDERATION

ITEM DESCRIPTION: Architectural review of the exterior remodel of a new Faye's Pizza located at 1803 Calumet Drive.

REPORT PREPARED BY: Ellise Rose, Zoning Administrator

REPORT DATE: February 17, 2026

MEETING DATE: February 24, 2026

FISCAL SUMMARY:

STATUTORY REFERENCE:

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

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

BACKGROUND / ANALYSIS:

Morph Designs, LLC is proposing to an exterior remodel to a new Faye's Pizza located at 1803 Calumet Drive. The applicant states the following:

- We are looking at doing a partial demolition of the existing building.
- Behind this area of demolition, we are looking at a full interior demolition of the interior and creating a new gathering space.
- There will be a new front wall, facing Calumet Drive.
- With the partial demolition of the existing building, there will be more area for parking. The site area between the building and Calumet is completely redone, with new asphalt parking, curbing, and landscaping. Including an outdoor patio area.
- The existing is concrete parging over masonry.
- There is an existing entrance on the north side, that will be removed and relocated.
- The south side has existing glass block windows that will remain.
- An approximate 2500 sqft portion of the west side existing building will be fully removed.
- The proposed new front wall will consist of a new exterior brick façade, with color to be matching the existing Faye's Pizza business to the north.
- Three new Aluminum Insulated windows with LP Smartside wall panel underneath the windows to be installed on the west / front facing portion of building.
- Existing masonry walls with existing glass block windows on the south portion of building to remain.
- North side wall to install a Dark Bronze Frame and Door and to remove the existing glass block window and filled-in with new steel stud, fiberglass insulation, rigid insulation and parging to match surrounding area and match existing wall profile.
- New canopy proposed over three windows on west side of building and 1 canopy proposed on north side entrance.

STAFF COMMENTS:

None

ACTION REQUESTED:

Motion to approve with possible amendments as determined by the Board.

ATTACHMENTS:

Architectural Review Application and required attachments.