

**\*\*\*ATTACHMENTS\*\*\***

**CITY OF SHEBOYGAN**

**REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION**

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**ITEM DESCRIPTION:** Construction of new Meijer Store and Fueling Station at 3347 Kohler Memorial Drive (former Memorial Mall).

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

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**REPORT DATE:** August 25, 2017

**MEETING DATE:** August 28, 2017

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**FISCAL SUMMARY:**

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

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**STATUTORY REFERENCE:**

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

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**BACKGROUND / ANALYSIS:**

The board reviewed this matter at their August 14, 2017 meeting and requested that the applicant resubmit plans for the Meijer main store that addressed the following:

- The west and south elevations need additional visual and/or physical articulation.
- Section cuts of the roof top units will be provided (especially the north and west elevations).
- Landscaping plans will be provided (especially along the south wall).

Meijer proposes to demolish the existing Sears, Hobby Lobby, Firestone and accessory structures. The existing Kohl's, Bed Bath & Beyond and Goodyear will remain (board previously approved their new north wall in May of 2017). In place of the demolished structures, Meijer proposes to construct a new Meijer Store and Fuel Center. The applicant states:

- The proposed exterior design of the main building will consist of high quality brick imprinted precast concrete panels. The multiple colored precast finish system allows for the material to nearly be indistinguishable from face brick.
- The main building utilizes tempered glazing in an aluminum curtain wall or storefront system creating glass tower entry features.
- The Meijer Store entries are also highlighted by accent colored metal canopies with supporting columns.

- The building façade is articulated with wall projections and recesses along with varying parapet heights accentuated with detailed metal cornices to add architectural interest.
- The Convenience Store/Fuel Center building materials will match the main building and will include an overhead canopy.

**STAFF COMMENTS:**

Main Store:

The applicant has a long 450 foot wall along the N. 36<sup>th</sup> Street with little to no building articulation (west wall). The Board might want to consider having the applicant break up this long mass of wall by emphasizing the corners of the building, possibly adding some architectural features in the middle of the long expanse of wall, etc.

The applicant also has long 340 foot wall along the south side of the building with little to no building articulation. Applicant states that there will be a new building along this wall in the future. However, we have no definition of what future means – 1 year, 3 years, 5 years, 10 years, etc. Since there is no development plan at this time, the board may want to consider what other options might be available for this building elevation.

Resubmittal Comments:

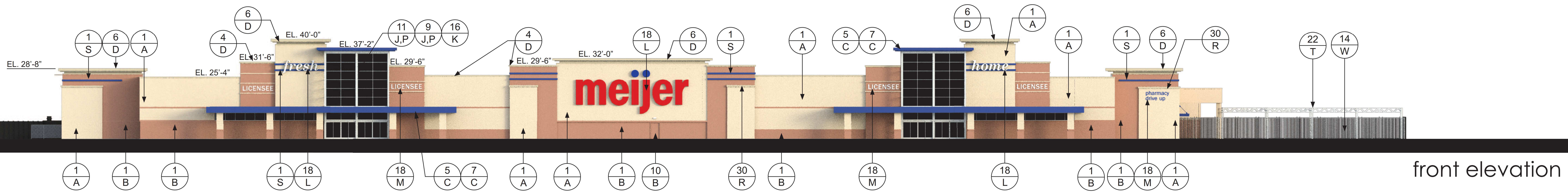
The rhythm of the brick pilasters helps break-up the long flat “back elevation,” but a little more character to those added brick pilasters would look nice - an inset panel and/or banding similar (or at least complementary) to the piers on the “front elevation.”

**ACTION REQUESTED:**

Applicant is requesting approval of the proposed drawings.

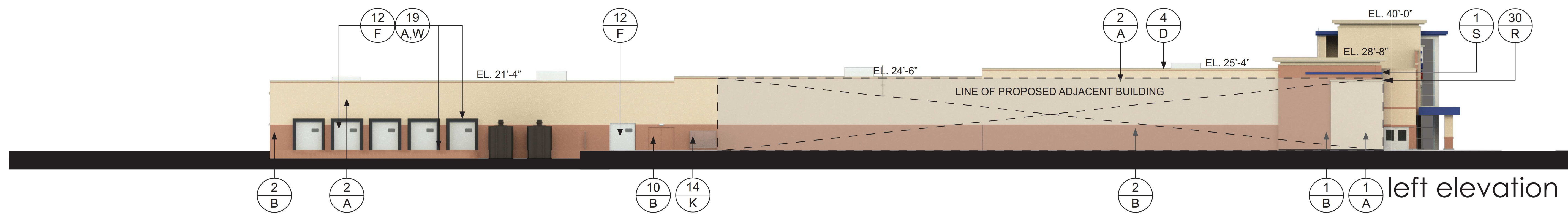
**ATTACHMENTS:**

Architectural Review Board Application and required attachments.

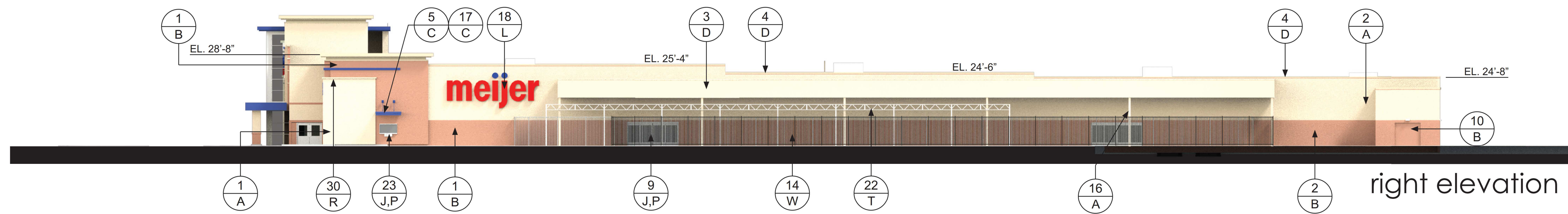


front elevation

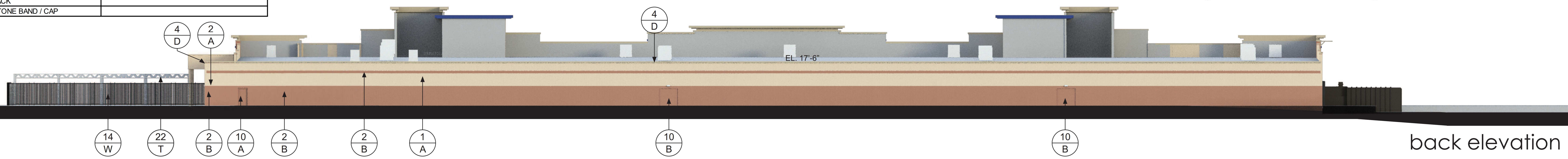
ELEMENT OR MATERIAL:	COLOR / FINISH / GLAZING / TYPE:
1. PRECAST PANEL (BRICK IMPRINT)	A. MACADAMIA
2. PRECAST PANEL (SMOOTH FACE)	B. TANBARK
3. METAL ROOF OR WALL PANEL	C. AWARD BLUE
4. METAL COPING / EDGE FLASHING	D. ALMOND
5. METAL FASCIA	E. TERRA COTTA
6. METAL CORNICE	F. WHITE
7. METAL SOFFIT	G. NOT USED
8. NOT USED	H. NOT USED
9. ALUMINUM DOOR / FRAME	J. CLEAR ANODIZED
10. HOLLOW METAL DOOR / FRAME	K. GALVANIZED
11. WINDOW / STOREFRONT	L. INTERNALLY ILLUMINATED
12. SECTIONAL DOOR	M. NON-ILLUMINATED
13. STEEL DOOR / FRAME	N. SURFACE APPLIED
14. ORNAMENTAL METAL	P. VISION GLASS
15. DECORATIVE FENCE	Q. SPANDREL GLASS
16. STEEL COLUMN	R. NATURAL
17. STEEL FRAMING / DECK / HANGERS	S. MATCH AWARD BLUE
18. SIGNAGE	T. ALUMINUM
19. DOCK SEAL / LEVELER / BUMPER	U. DARK BRONZE FRAME
20. SMOKING SHELTER	V. MATCH BACKGROUND COLOR
21. FIRE PUMP HOUSE	W. BLACK
22. SHADE CLOTH STRUCTURE	
23. PHARMACY PASS STRUCTURE	
24. WOOD GATE	
25. EXPOSED CONCRETE	
26. GAS STATION CANOPY	
27. PRODUCT ADVERTISEMENT BOARD	
28. PASS THRU WINDOW	
29. SIDEKICK RACK	
30. PRECAST STONE BAND / CAP	



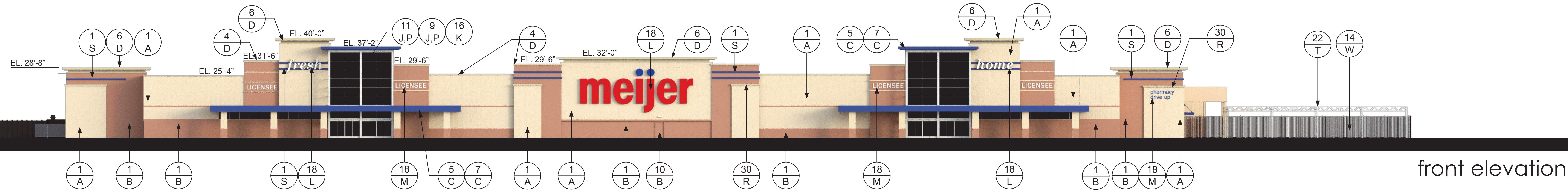
left elevation



right elevation

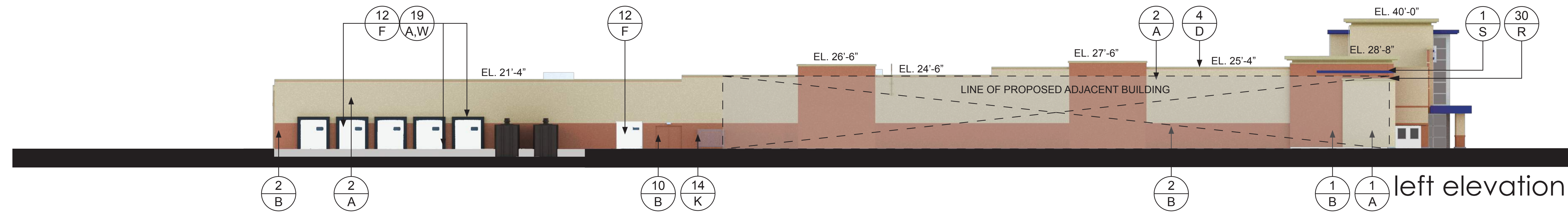


back elevation

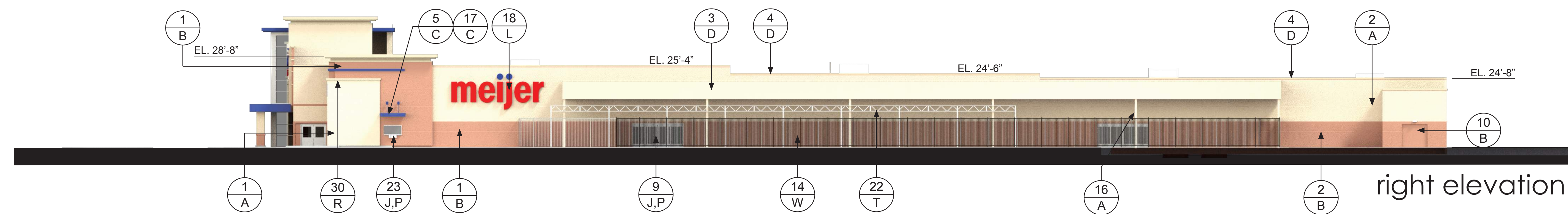


front elevation

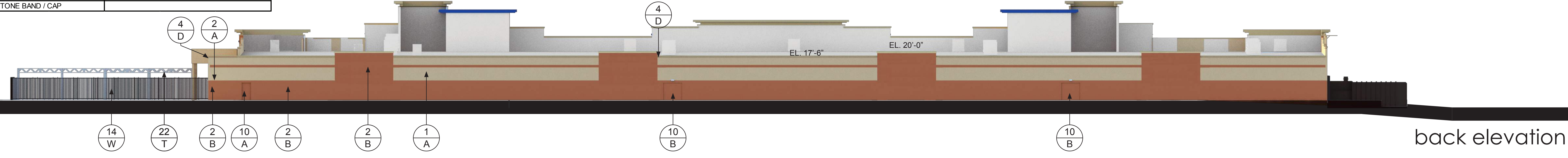
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left elevation



right elevation



back elevation



**CITY OF SHEBOYGAN**

**REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION**

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**ITEM DESCRIPTION:** Construction of new Meijer Store and Fueling Station at 3347 Kohler Memorial Drive (former Memorial Mall).

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

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**REPORT DATE:** August 11, 2017

**MEETING DATE:** August 14, 2017

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**FISCAL SUMMARY:**

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

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**STATUTORY REFERENCE:**

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

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**BACKGROUND / ANALYSIS:**

Meijer proposes to demolish the existing Sears, Hobby Lobby, Firestone and accessory structures. The existing Kohl's, Bed Bath & Beyond and Goodyear will remain (board previously approved their new north wall in May of 2017). In place of the demolished structures, Meijer proposes to construct a new Meijer Store and Fuel Center. The applicant states:

- The proposed exterior design of the main building will consist of high quality brick imprinted precast concrete panels. The multiple colored precast finish system allows for the material to nearly be indistinguishable from face brick.
- The main building utilizes tempered glazing in an aluminum curtain wall or storefront system creating glass tower entry features.
- The Meijer Store entries are also highlighted by accent colored metal canopies with supporting columns.
- The building façade is articulated with wall projections and recesses along with varying parapet heights accentuated with detailed metal cornices to add architectural interest.
- The Convenience Store/Fuel Center building materials will match the main building and will include an overhead canopy.

**STAFF COMMENTS:**

Main Store:

The applicant has a long 450 foot wall along the N. 36<sup>th</sup> Street with little to no building articulation (west wall). The Board might want to consider having the applicant break up this long mass of wall by emphasizing the corners of the building, possibly adding some architectural features in the middle of the long expanse of wall, etc.

The applicant also has long 340 foot wall along the south side of the building with little to no building articulation. Applicant states that there will be a new building along this wall in the future. However, we have no definition of what future means – 1 year, 3 years, 5 years, 10 years, etc. Since there is no development plan at this time, the board may want to consider what other options might be available for this building elevation.

Not sure about the color of the metal roof for the garden center – not sure if the rendering is accurately depicting the proposed almond color (north building elevation).

The Convenience Store/Fuel Center:

The Convenience Store/Fuel Center appears to be turning its back to the Meijer Store. The north, south and west elevations are very basic. The applicant has the ability to add some architectural interest to all of these building elevations that utilizes materials and colors of the main store.

**ACTION REQUESTED:**

Applicant is requesting approval of the proposed drawings, however, staff would recommend holding this matter until such time as the applicant provides more detailed plans for the south and west elevations of the Meijer Store and the north, south and west elevations of the convenience store/fuel center.

**ATTACHMENTS:**

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: Meijer Stores Limited Partnership C/O David Behrens, GreenbergFarrow, Agent of Meijer

ADDRESS: 21 S. Evergreen Avenue, Suite 200, Arlington Heights, IL 60005

E-MAIL ADDRESS: dbehrens@greenbergfarrow.com

PHONE: (847) 788-0213 FAX NO.: ( )

### 2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Meijer

ADDRESS OF PROPERTY AFFECTED: 3347 Kohler Memorial Drive and  
3353 Kohler Memorial Drive, Sheboygan, WI 53081

NEW BUILDING:  ADDITION: \_\_\_\_\_ REMODELING: \_\_\_\_\_

DESCRIPTION OF PROPOSED PROJECT: \_\_\_\_\_  
Meijer proposed to demolish the existing Sears, Hobby Lobby, Firestone and accessory structures. The existing Kohl's, Goodyear and Bed Bath & Beyond will remain. In place of the demolished structures, Meijer proposes to construct a new Meijer Store, Fuel Center and provide an outlet for future retail development.

DESCRIPTION OF **EXISTING** EXTERIOR DESIGN AND MATERIALS: \_\_\_\_\_  
The existing Memorial Mall was originally constructed in the 1960's with fluted CMU. Later the Kohl's and Bed Bath & Beyond were added and consist of upgraded, attractive architectural design and materials. Both the Kohl's and Bed Bath & Beyond are still architecturally relevant however the Sears and Hobby Lobby have (architecturally) reach the end of their useful life.

DESCRIPTION OF THE **PROPOSED** EXTERIOR DESIGN AND MATERIALS: \_\_\_\_\_  
The proposed exterior design of the main building will consist of high quality brick imprinted pre-cast concrete panels. Upgraded glass and aluminum accents will highlight the entryways. In addition, building facade articulation will add additional architectural interest. The fuel center building materials will match the main building and will include an overhead canopy.

21 South Evergreen Avenue  
Suite 200  
Arlington Heights, IL 60005  
t: 847 788 9200

**GreenbergFarrow**

ATLANTA  
LOS ANGELES  
NEW JERSEY  
CHICAGO  
NEW YORK  
DALLAS  
BOSTON  
COLUMBUS  
WISCONSIN  
BENTONVILLE  
PHILADELPHIA  
FRESNO  
MEMPHIS  
SHANGHAI  
MEXICO CITY

June 1, 2017

ARB Project Narrative

Proposed Meijer Main Store and Fuel Center  
MS: 924 North Taylor Drive  
FC: 902 North Taylor Drive  
Sheboygan, WI 53081

Meijer is seeking the Architectural Review Board's approval to construct a new Meijer Store and Convenience Store / Fuel Station that would replace the northern portion of the existing mall buildings consisting of Sears, Hobby Lobby and various small tenant spaces, as well as the Firestone accessory structure also on the north end of the property.

The existing Kohl's, Goodyear, Bed Bath & Beyond, and some smaller retail tenants in the southern areas of the mall will remain. The construction of a new north exterior mall wall that will match the painted CMU block, EIFS and glass store front of the existing mall buildings, which was previously approved by the Architectural Review Board on May 15, 2017.

The proposed exterior façade of the Meijer Store and Convenience Store will consist of a high-quality brick imprinted precast concrete panel system. The multiple colored precast finish system allows for the material to be nearly indistinguishable from face brick. The main building utilizes tempered glazing in an aluminum curtain wall or storefront system creating glass tower entry features. The Meijer Store entries are also highlighted by accent colored metal canopies with supporting columns. The building façade is articulated with wall projections and recesses along with varying parapet heights accentuated with detailed metal cornices to add architectural interest. As described, the Convenience Store / Fuel Center building materials match the main building and also includes an auto and pedestrian sheltering overhead canopy.

KOHLER MEMORIAL DRIVE (S.T.H. 23)  
PUBLIC ROAD W/ 60' WIDE PARKING STRIP

N. 36th ST.  
60' PARK W/ 60' WIDE PARKING STRIP

N. 36TH STREET

N TAYLOR DR.  
60' PARK W/ 60' WIDE PARKING STRIP

ERIE AVENUE  
PUBLIC R.O.W. W/ 60' WIDE PARKING STRIP

**meijer**

159,253 SQ. FT.  
#1230 AC.

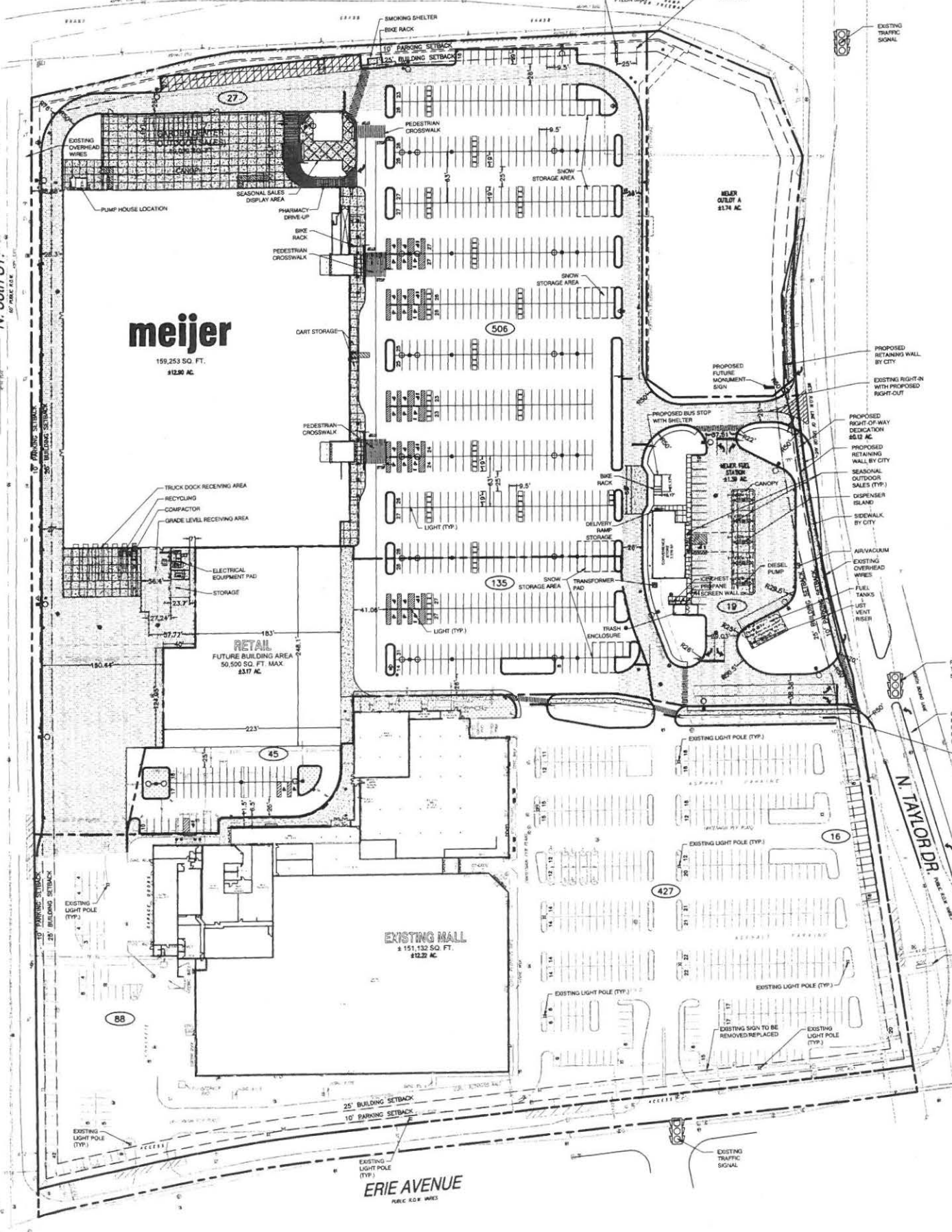
RETAIL  
FUTURE BUILDING AREA  
50,500 SQ. FT. MAX.  
#317 AC.

EXISTING MALL  
± 151,132 SQ. FT.  
#1222 AC.

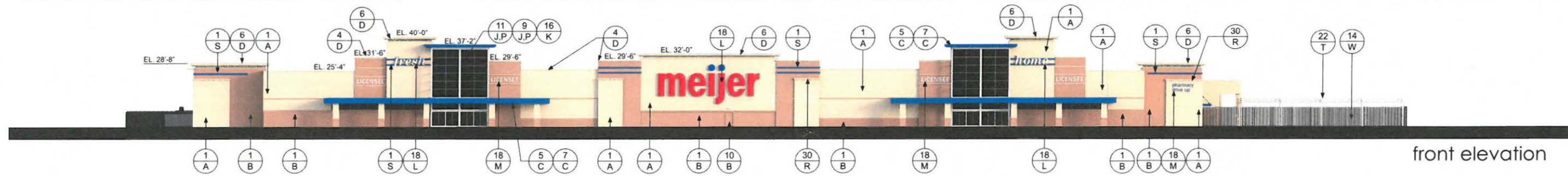
MEIJER OUTLOT A  
#134 AC.

A1 OVERALL SITE LAYOUT/PAVEMENT PLAN  
1"=60'

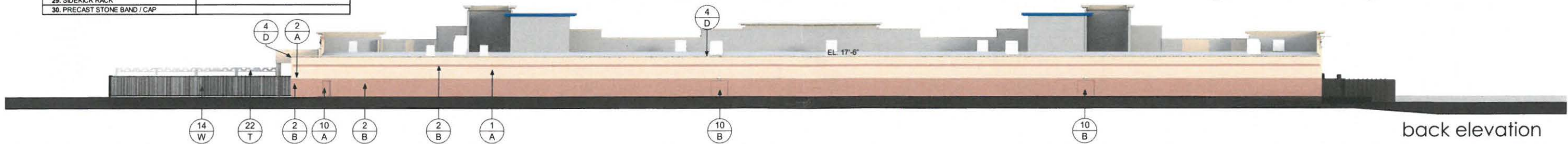
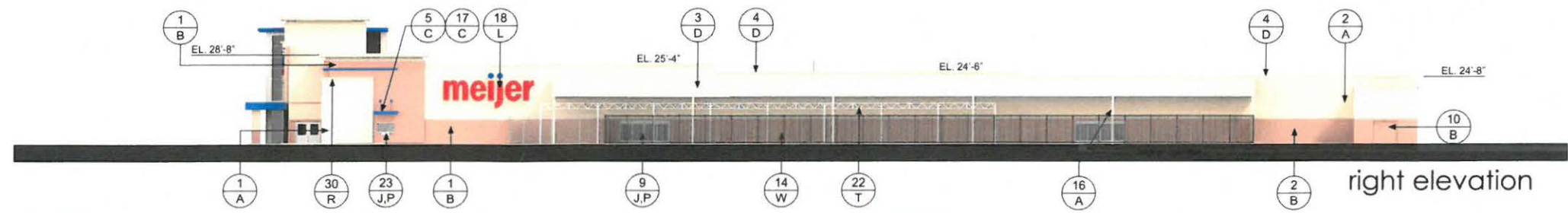
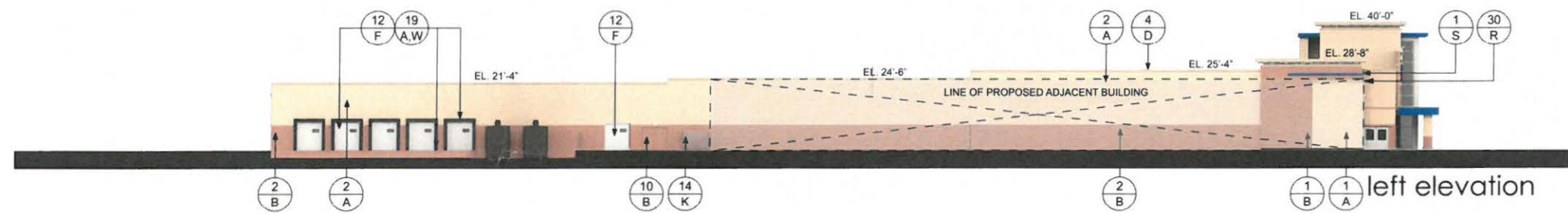
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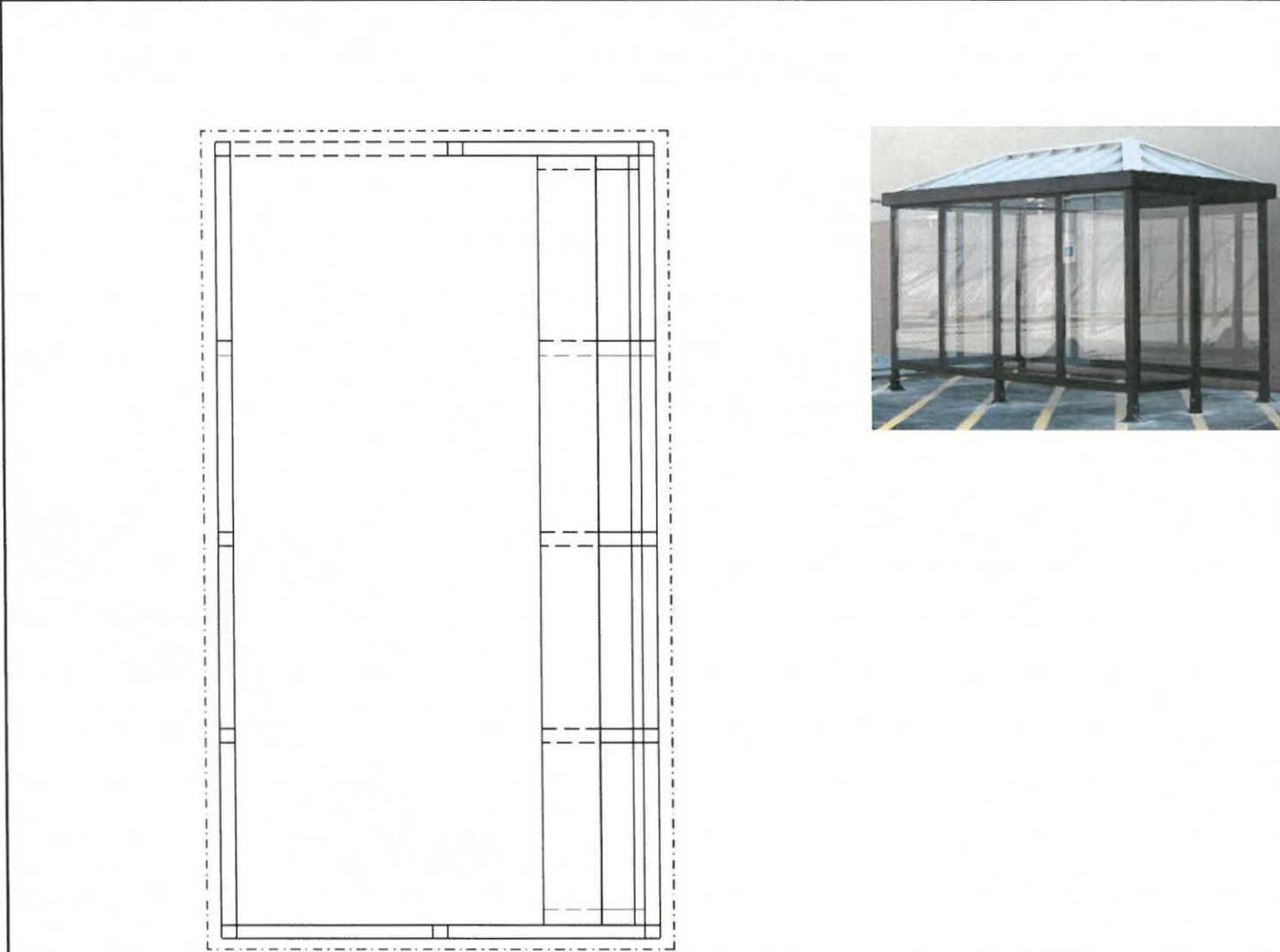


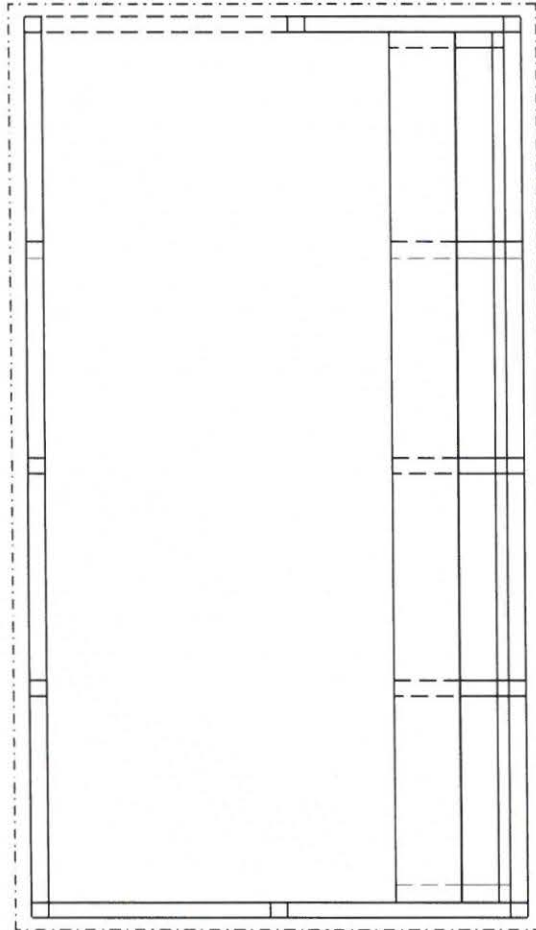


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<a href="#">Back to index</a>			EQUIPMENT INFORMATION SHEET				Notes and abbreviations			GENERAL EQUIPMENT			<a href="#">Link to PDF file</a>		
ITEM #	QTY		MODEL #	ITEM DESCRIPTION	MANUFACTURER	CONTRACTOR INFORMATION			REMARKS	UTILITY INFORMATION					
	EXT	NEW				I	F	C		ELECTRICAL	MECHANICAL: SUPPLY	MECHANICAL: WASTE			
GE161.1A			(Quote #12703)	6' X 12' Smoking shelter with bench - Transit Style Free standing shelter with 1/4" clear tempered safety glass, metal standing seam hip roof w/ 6" fascia and bronze aluminum framing	DUO-GARD IND. INC	GC			Install per manufacturer's specifications. Exact location to be determined by Architects and coordinated with civil documents.						
										EQUIPMENT CELL INFORMATION					
										Date created:		11/20/2008			
										Date revised:					
										Cell library:		layout_general equip.			
										Cell name(s):		CEGE161.1A			
										Special CAD Instructions:					
										ITEM NUMBER:		GE161.1A			

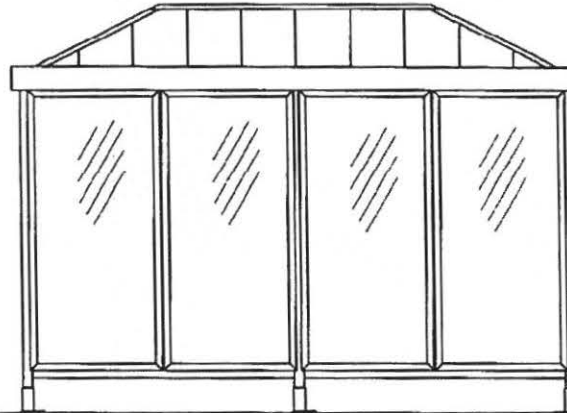


END VIEW

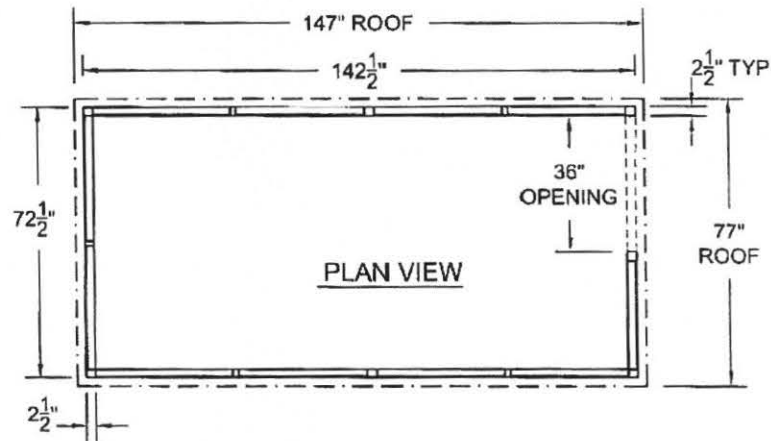
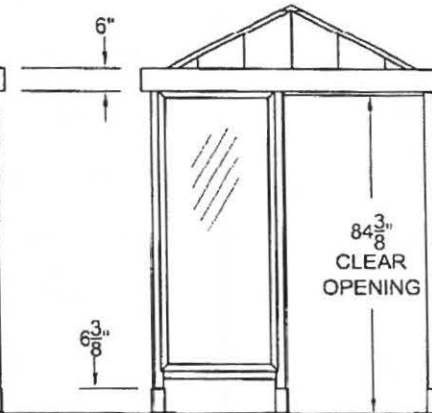
6/12 PITCH



FRONT VIEW



END VIEW



NOTES:

\*FINISH IS DARK BRONZE ANODIZED

\*GLAZING IS 1/4" CLEAR TEMPERED GLASS

\*ROOF IS STANDING SEAM METAL HIP SHAPE (COLOR: SANDSTONE)



Tel (734) 207-9700 Fax (734) 207-7995  
www.duo-gard.com

THIS DRAWING IS PROPRIETARY AND FOR THE SOLE USE OF OUR CUSTOMER AND MAY NOT BE COPIED OR REPRODUCED WITHOUT PRIOR WRITTEN CONSENT FROM DUO-GARD INDUSTRIES, INC. LEAD TIME BEGINS UPON RECEIPT OF SIGNED SHOP DRAWINGS

APPROVAL SIGNATURE

DATE

X

PROJECT NAME

MEIJER INC

DESCRIPTION

6' X 12' SMOKING SHELTER - STANDARD UNIT

MODEL: GE161.1

PRJ ENG

BDI

PRJ MGR

CK

DRWG DATE

11-11-08

REV1

1-7-09 BDI

DATE

SCALE

1/4" = 1'-0"

PAGE

1

OF

1

DRWG #

MEIJER



**CITY OF SHEBOYGAN**

**REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION**

---

**ITEM DESCRIPTION:** Construction of new improvements at the Sheboygan County Courthouse located at 615 N. 6th Street.

---

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

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**REPORT DATE:** August 25, 2017

**MEETING DATE:** August 28, 2017

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**FISCAL SUMMARY:**

**STATUTORY REFERENCE:**

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

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

**BACKGROUND / ANALYSIS:**

Sheboygan County is proposing to construct a new drive/drop off area, new ADA parking and accessible ramp along N. 6th Street at the Sheboygan County Courthouse located at 615 N. 6th Street. The applicant states the following:

- The proposed operations will not change, the court house will continue to function as-is. This project will bring all employees and visitors to the west side of the courthouse, which was the intended use during its 1934 original construction. The west drive addition/site restoration will provide ADA parking, ADA access to the front doors that will allow the County to implement one (1) secure entrance and lock the 'back' (east) doors. This west secure entry will have two (2) guards on duty that will check-in visitors. The check-in will include an x-ray machine with monitor and a metal detector. This gives the courthouse administration the ability to monitor everyone who comes and goes from this facility creating a safer environment for everyone.
- The courthouse is located on the corner of North 6th Street and New York Avenue with the drive/drop-off addition at the west end of the property. The project includes a drive/drop-off area, new ADA accessible ramp, symmetrical planter, narrowed & rebuilt stair and proposed stair (alternate-bid) to New York Avenue. The flag pole bases will also be restored.
- Limestone walls and flagpole bases, granite stairs, and concrete plaza to be restored and maintained as close to original condition of 1934. Existing flagpoles are stainless steel.

- New limestone material will match the existing at the handicap accessible ramp and symmetrical planter. The new drive will be concrete curb and asphalt with replaced concrete plaza at areas of disruption during construction. There will also be stainless steel 304 railings and guardrails throughout the stairs and ramp that have been selected for durable properties since there will be a lot of salting and shoveling throughout winter.

**STAFF COMMENTS:**

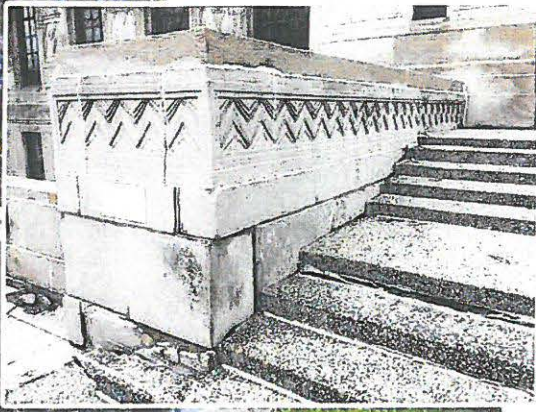
None.

**ACTION REQUESTED:**

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

**ATTACHMENTS:**

Architectural Review Board Application and required attachments.



**Alterations,  
Restoration &  
Site Improvements  
to:  
Sheboygan  
County  
Courthouse**

**City of Sheboygan  
Architectural Review  
Application Submittal**

August 15, 2017



1227A North 8th Street ■ P.O. Box 955 ■ Sheboygan, Wisconsin 53082-0995  
920.459.4200 ■ [www.brayarch.com](http://www.brayarch.com)

ALTERATIONS, RESTORATION & SITE IMPROVEMENTS TO  
SHEBOYGAN COUNTY COURTHOUSE  
SHEBOYGAN, WISCONSIN  
BRAY PROJECT NO. 3278

Bray Associates Architects, Inc.  
Milwaukee & Sheboygan, Wisconsin

TUESDAY | AUGUST 15, 2017



## **CITY OF SHEBOYGAN – CONDITIONAL USE PERMIT APPLICATION**

### **DESCRIPTION OF EXISTING OPERATION**

The Sheboygan Courthouse is a government building that helps to assist community members, operates 5 Courtrooms and keep records for the Circuit Courts of Sheboygan County.

### **DESCRIPTION OF PROPOSED OPERATION**

The proposed operation will not change from the existing operation. However, the entry sequence for visitors will be directed to the proposed west entrance, which was the original intent of the building when built in 1934. The west drive addition/site restoration will provide ADA parking, ADA access to the front doors that will allow the County to implement one (1) secure entrance and lock the 'back' (east) doors. This west secure entry will have a two (2) guards on duty that will check-in visitors. The check-in will include an x-ray machine with monitor and a metal detector. The facility will continue to function as-is. The proposed land use is Government.

### **DESCRIPTION OF PROPOSED PROJECT**

The project includes a drive/ drop-off area, new ADA accessible ramp, symmetrical planter, narrowed & rebuilt stair and proposed stair (alternate-bid) to New York Avenue. The flag pole bases will also be restored. The courthouse is located on the corner of North 6th Street and New York Avenue with the drive/drop-off addition at the west end of the property. This project will bring all employees and visitors to the west side of the courthouse, which was the intended use during its 1934 original construction. Bringing people to this side of the building will re-create a historic entrance along with alterations to accommodate handicapped individuals. Additionally, this gives the courthouse administration the ability to monitor everyone who comes and goes from this facility creating a safer environment for everyone.

### **DESCRIPTION OF EXISTING EXTERIOR DESIGN & MATERIALS**

Limestone walls and flagpole bases, granite stairs, and concrete plaza to be restored and maintained as close to original condition of 1934. Existing flagpoles are stainless steel. See attachment.

### **DESCRIPTION OF THE PROPOSED EXTERIOR DESIGN & MATERIALS**

New limestone material will match the existing courthouse exterior at the handicap accessible ramp and symmetrical planter. The new drive will be concrete curb and asphalt with replaced concrete at areas of disruption during construction. Additionally the plaza will have traffic control bollards that will be concrete to match the limestone panels. There will also be stainless steel 304 railings and guardrails throughout the stairs and ramp that have been selected for durable properties since there will be a lot of salting and shoveling throughout winter. See attachment.

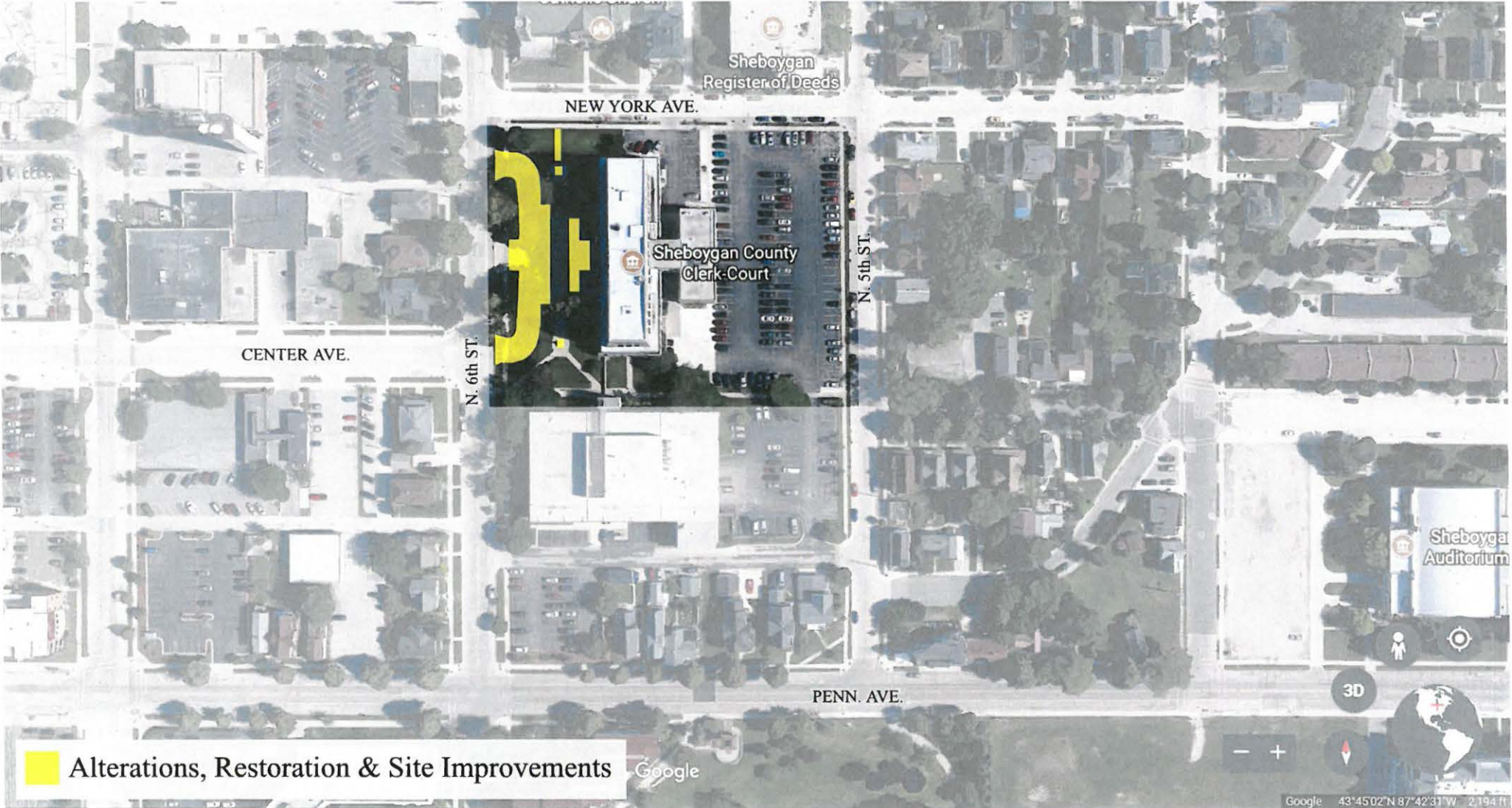
A monumental sign has been proposed to match the existing monumental signs off of 6<sup>th</sup> street. The current monumental signs are large precast on a concrete base. The new monumental sign off of New York Ave. will have concrete base with a cast stone top to mimic the existing signs. Additionally the lettering will be cast aluminum, black in color and font to match the existing monumental signs that read "Sheboygan County Courthouse" and "Sheboygan County Law Enforcement Center". See attachment.

**DESCRIPTION OF THE BUILT ENVIRONMENT SURROUNDING PROPOSED PROJECT**

There are many business that surround the courthouse. To the south is the Sherriff's Department. To the north is Sheboygan County's Administration building with St. Clement Catholic church just west. Across North 6<sup>th</sup> Street is multiple lawyers' offices. These buildings are operated at the same times of the Courthouse, besides the church, which operated when the Courthouse is closed. Currently there are designated parking spots on 6<sup>th</sup> and 5<sup>th</sup> street with additional street parking on New York Ave. The Courthouse has a large employee parking lot to the east of the Courthouse, which has 132 stalls and 2 ADA van type stalls at 5<sup>th</sup> & New York Ave. that are included for use at Administration Building. The proposed drive/drop-off area will have 6 stalls, 2 of which will be ADA. See attachment.

**LEGAL DESCRIPTION OF PROPERTY**

Ellis Addn Lots 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 166, 167, 168, 169,170,171,172,173,174,175,176 & 177. Also vacated center avenue adjacent said lots (court house)



# Sheboygan County Courthouse

Aerial

August 15, 2017

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Courthouse looking Southeast



Monumental Sign



Courthouse looking Northeast



West Entrance/Plaza



West Entrance/Plaza (view from roof)





North Wall



Stair & North Wall



Stair & South Wall



Basement Entry



North Flagpole



North Flagpole Base



South Flagpole Base



South Flagpole

# Sheboygan County Courthouse

Existing Exterior

August 15, 2017









West Entry/Plaza

# Sheboygan County Courthouse

August 15, 2017





**Stainless Steel**  
(Handrails/Guardrails)



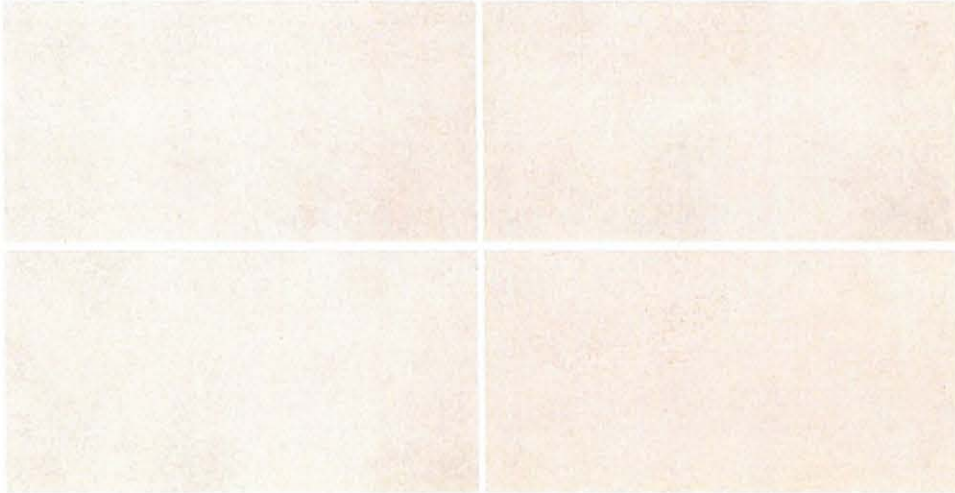
**Concrete (Bollards)**



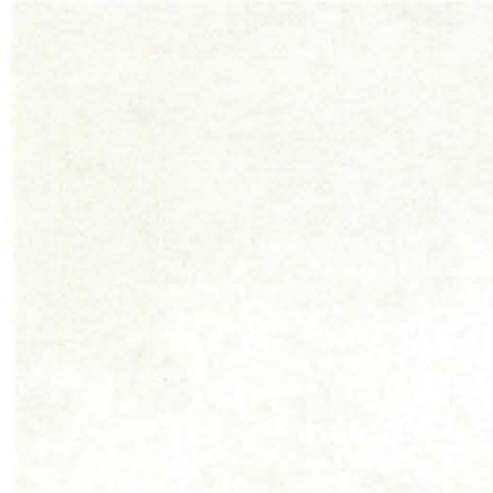
**Gypsum Board - Paint T.B.D.**  
(Vestibule Ceiling)



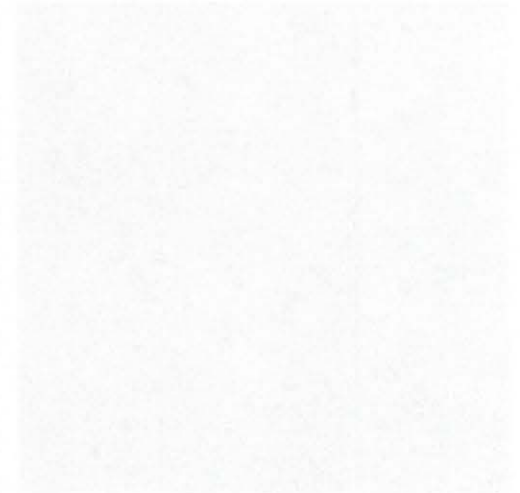
**Cast Aluminum Letters**  
(Mon. Sign)



**Indiana Limestone - Silverbuff** (Walls/Planter/Wall Caps)



**Concrete (Plaza/Stair)**



**Cast Stone - Natural**  
(Mon. Sign)

# Sheboygan County Courthouse

Proposed Materials

August 15, 2017





