

*****ATTACHMENTS*****

CITY OF SHEBOYGAN

REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION

ITEM DESCRIPTION: Building Addition to Wilson Elementary School at 1625 Wilson Ave.

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

REPORT DATE: August 11, 2017

MEETING DATE: August 14, 2017

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:

The Sheboygan Area School District is proposing to construct a new building addition and to reconstruct/reconfigure the parking lot and access drives at Wilson Elementary School at 1625 Wilson Avenue. The applicant states:

- The project includes a 17,400sf, 1-story addition with a mechanical mezzanine at the northwest corner of the school. The addition includes a gymnasium, art room, vocal room and support spaces.
- The project also includes the removal and replacement of light green insulated metal wall panel systems along the north and south facades.
- Wilson Elementary School was constructed in 1957. There have been multiple additions and renovations, the last which was completed in 2006. The exterior consists primarily of modular face brick and the light green insulated wall panels. The building face colors are a blend of tan. The existing windows and roof trim are silver and clear glass.
- The proposed addition will consist primarily of modular size brick using both standard modular and thin brick systems. Cement composite panels and insulated precast wall panels with a sandblast finish have also been incorporated into the design. The color of the brick will be similar to the existing color of the facility. The precast wall panels will be a light tan color similar to limestone and match the limestone at the main entry. The cement composite panels will be silver. The entrances, windows, and roof edges will match the silver (clear anodized) or grey finishes currently used on the facility. The new glass will have a green tint. The roof top chiller will include an attached screen.

STAFF COMMENTS:

Architectural Review Board approved the exterior remodel portion of the application but requested that the SASD resubmit plans for the gymnasium addition. The applicant has added some additional precast reveals and some brick recesses, brick joints and cast stone to the storage addition.

ACTION REQUESTED:

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

ATTACHMENTS:

Architectural Review Board Application and required attachments.



Gymnasium looking Northeast



Gymnasium looking Southeast

Wilson Elementary School

July 11, 2017

CITY OF SHEBOYGAN

REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION

ITEM DESCRIPTION: Building Addition to Wilson Elementary School at 1625 Wilson Ave.

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

REPORT DATE: July 21, 2017

MEETING DATE: July 24, 2017

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:

The Sheboygan Area School District is proposing to construct a new building addition and to reconstruct/reconfigure the parking lot and access drives at Wilson Elementary School at 1625 Wilson Avenue. The applicant states:

- The project includes a 17,400sf, 1-story addition with a mechanical mezzanine at the northwest corner of the school. The addition includes a gymnasium, art room, vocal room and support spaces.
- The project also includes the removal and replacement of light green insulated metal wall panel systems along the north and south facades.
- Wilson Elementary School was constructed in 1957. There have been multiple additions and renovations, the last which was completed in 2006. The exterior consists primarily of modular face brick and the light green insulated wall panels. The building face colors are a blend of tan. The existing windows and roof trim are silver and clear glass.
- The proposed addition will consist primarily of modular size brick using both standard modular and thin brick systems. Cement composite panels and insulated precast wall panels with a sandblast finish have also been incorporated into the design. The color of the brick will be similar to the existing color of the facility. The precast wall panels will be a light tan color similar to limestone and match the limestone at the main entry. The cement composite panels will be silver. The entrances, windows, and roof edges will match the silver (clear anodized) or grey finishes currently used on the facility. The new glass will have a green tint. The roof top chiller will include an attached screen.

STAFF COMMENTS:

None

ACTION REQUESTED:

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

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: Mark K. Schuchardt

ADDRESS: 1227A N. 8th Street, Sheboygan, WI 53081

E-MAIL ADDRESS: mschuchardt@brayarch.com

PHONE: (920) 459-4200 FAX NO.: _____

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Wilson Elementary School

ADDRESS OF PROPERTY AFFECTED: 1625 Wilson Avenue

NEW BUILDING: _____ ADDITION: X REMODELING: X

DESCRIPTION OF PROPOSED PROJECT: See attachment

DESCRIPTION OF **EXISTING** EXTERIOR DESIGN AND MATERIALS: _____

See attachment

DESCRIPTION OF THE **PROPOSED** EXTERIOR DESIGN AND MATERIALS: _____

See attachment



Addition and Remodeling to: Wilson Elementary School



City of Sheboygan Architectural Review Application Submittal

July 11, 2017



1227A North 8th Street ■ P.O. Box 955 ■ Sheboygan, Wisconsin 53082-0995
920.459.4200 ■ www.brayarch.com

ADDITION & REMODELING TO
WILSON ELEMENTARY SCHOOL
SHEBOYGAN AREA SCHOOL DISTRICT
SHEBOYGAN, WISCONSIN
BRAY PROJECT NO. 3247W



Bray Associates Architects, Inc.
Milwaukee & Sheboygan, Wisconsin

Tuesday | July 11, 2017

TABLE OF CONTENTS – ARCHITECTURAL REVIEW

DESCRIPTIONS OF PROPOSED PROJECT, EXISTING EXTERIOR, PROPOSED EXTERIOR & SURROUNDING ENVIRONMENT	SECTION 1
EXTERIOR PHOTOS OF EXISTING FACILITY	SECTION 2
SITE PLAN.....	SECTION 3
FLOOR PLANS	SECTION 4
EXTERIOR ELEVATIONS & RENDERINGS	SECTION 5
EXTERIOR MATERIALS	SECTION 6

ADDITION & REMODELING TO
WILSON ELEMENTARY SCHOOL
SHEBOYGAN AREA SCHOOL DISTRICT
SHEBOYGAN, WISCONSIN
BRAY PROJECT NO. 3247W



Bray Associates Architects, Inc.
Milwaukee & Sheboygan, Wisconsin

Tuesday | July 11, 2017

CITY OF SHEBOYGAN – ARCHITECTURAL REVIEW APPLICATION

DESCRIPTION OF PROPOSED PROJECT

Wilson Elementary School has the largest enrollment in the Sheboygan Area School District with 514 students as of September 2016. This enrollment is not expected to increase with the new addition. The school is located on the corner of South 16th Street and Wilson Avenue. This project includes removal of three portable classrooms located on the south side of the facility to expand the hard surface play area. The one-story addition with a mechanical mezzanine is approximately 17,394 square feet and is located on the northwest corner of the existing school. The addition includes a gymnasium, art room, vocal room and support spaces. These same spaces are currently located in the existing facility. This project also includes the removal and replacement of light green insulated metal wall panel systems along the north and south facades. Site work includes resurfacing the south playground with a storm drainage, additional parking and replacing and expanding the existing drive loop along Wilson Avenue.

DESCRIPTION OF EXISTING EXTERIOR DESIGN & MATERIALS

Wilson Elementary was constructed in 1957. There have been multiple additions and renovations; the last completed in 2006. The exterior of the building consists primarily of modular face brick and the light green insulated metal wall panels. The building face brick colors are a blend of tan. The existing windows and roof trim are silver with clear glass. Please reference the attached photographs.

DESCRIPTION OF THE PROPOSED EXTERIOR DESIGN & MATERIALS

The proposed addition will consist primarily of modular size brick using both standard modular and thin brick systems. Cement composite panels and insulated precast wall panels with a sandblast finish have also been incorporated into the design. The color of brick will be similar to the existing color on the facility. The precast wall panels will be a light tan color similar to limestone and match the limestone at the main entry. The cement composite panels will be silver.

The entrances, windows and roof edges will match the silver (clear anodized) or grey finishes currently used on the facility. Please reference the attached renderings and photos. All new glass will have a green tint.

The roof top chiller will include an attached screen.

The existing dumpsters will be enclosed with a coated chain link fence/gates with vinyl slats. Color to be a manufacturer's standard tan or brown.



DESCRIPTION OF THE BUILT ENVIRONMENT SURROUNDING PROPOSED PROJECT

Wilson Elementary is located in a Suburban Residential 5(SR-5) Zone and is considered an Indoor Institutional use. Parking requirements include one stall per teacher and per staff member, plus one space per two classrooms. The existing facility has 61 standard and handicap accessible parking stalls. The facility will have 70 staff members next year and 29 classrooms. A total of 85 on site stalls are required. The proposed project will have 94 standard stalls and 4 handicap accessible stalls. The facility is located on a corner. Residences are located to the east and south. Residences are located across the streets to the north and west.







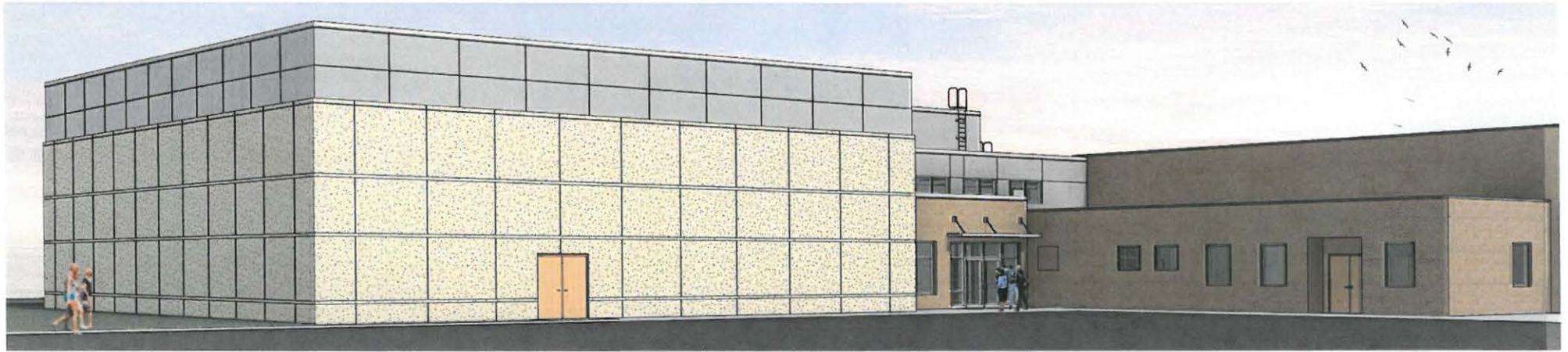
South Elevation



North Elevation

Wilson Elementary School

July 11, 2017



Gymnasium looking Northeast



Gymnasium looking Southeast

Wilson Elementary School

July 11, 2017



North Elevation - Main Entry



Northwest Entry



Southeast Elevation



South Elevation

Wilson Elementary School

Existing Exterior

July 11, 2017



West Elevation



West Elevation



Library North Elevation

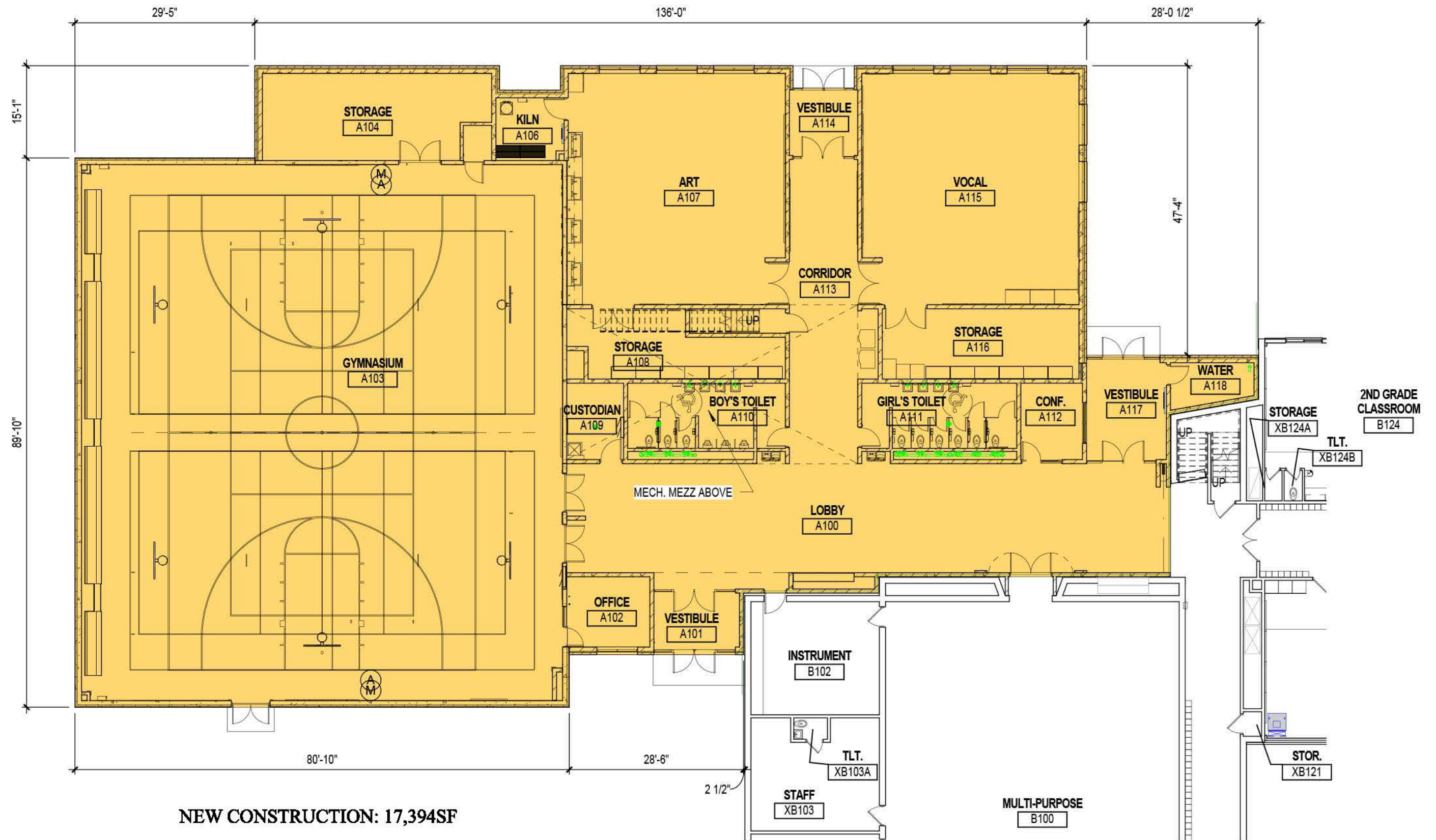


Library High Windows

Wilson Elementary School

Existing Exterior

July 11, 2017



Wilson Elementary School

July 11, 2017

Proposed Plan



UV PROTECTED



BLOCKAGE



WARRANTY

CHAIN LINK
DUMPSTER
ENCLOSURE
SLATS





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Cost Savings

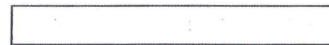


Features & Benefits

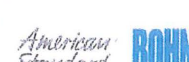
- Professional grade extruded aluminum structural components
- Patented panel guide tracks
- Acrylicap® ABS with UV Co-Extruded cap on **both sides**
- Vertical and canted system in variety of styles and colors
- **Attach above the curb** for best ventilation

Turn-key services include:

Design
Construction
Manufacturing
Installation



Approved for use with:



and the list is growing...

Popular Applications:

RTUs

Air Chillers

Cooling Towers

Exhaust Fans

Equipment

HVACs

Air Handlers

Condensers

Cellular

Refrigeration Units

*Envisor has Zero Roof Penetration in 98% of all installations. Special conditions beyond our control occasionally will require additional supporting structure which may penetrate the roof structure and may effect roof load calculations.



Composite Metal Panel



Precast Concrete Finish



Prefabricated Canopy



Glazing



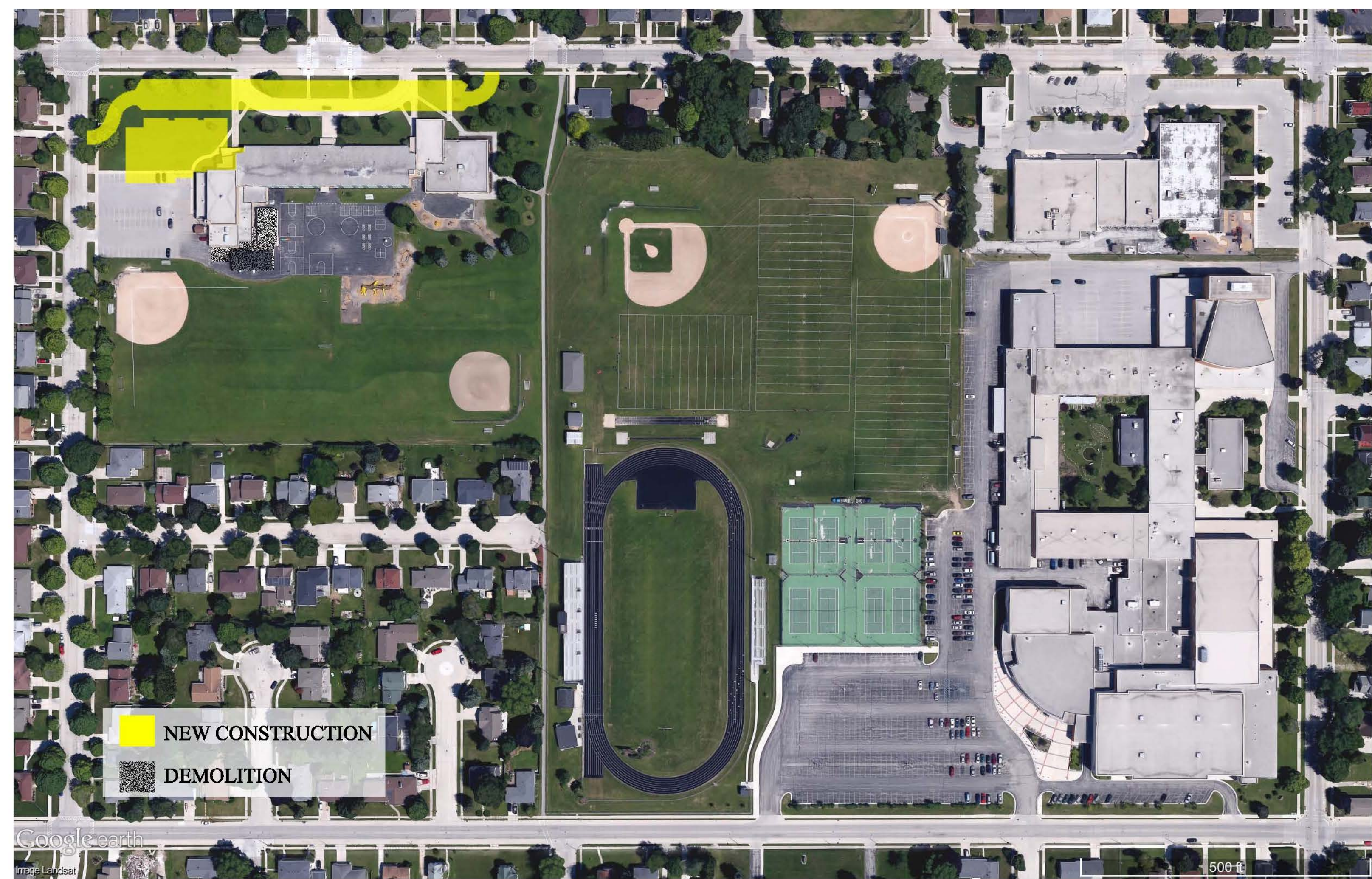
Clear Anodized Frames

Face Brick

Wilson Elementary School

Proposed Materials

July 11, 2017



NEW CONSTRUCTION



DEMOLITION

CITY OF SHEBOYGAN

REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION

ITEM DESCRIPTION: New Lakeshore Community Health Care garage/storage building at 1721 Saemann Avenue.

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

REPORT DATE: August 11, 2017

MEETING DATE: August 14, 2017

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:

Lakeshore Community Health Care is proposing to demolish the existing single-family dwelling located along N. 17th Street in order to construct a new garage/storage building at their property located at 1721 Saemann Avenue. The applicant states the following about the project:

- The garage will be 1,410sf (47 x 30) and there will be 813sf of new paving (paving from garage to existing alley, reconfigured asphalt drives and concrete walks).
- The garage is necessary for the day-to-day operations of Lakeshore Community Health Care that include vehicle storage (that would otherwise be located in the parking lot) and for bulk storage of necessary medical, dental and administrative supplies.
- Proposed exterior design and materials will match the most recent building addition/remodel. This will include using similar gray “Long Board” siding material, aluminum doors & windows. The gray siding is also a nice compliment to the existing house on the northeast corner of Saemann and 17th Street.
- The proposed storage garage will be a wood framed structure with a single slope membrane roof. The exterior finish will be a pre-finished metal panel with colors to match the existing facility. Aluminum fixed windows, hollow metal panel and frame walk doors matching the existing facility will be used, along with existing steel overhead doors re-used from the existing building. Pre-finished metal gutter and downspouts along with pre-finished metal trim package will be used to match the existing facility. All new materials will be of the same materials used on the adjacent existing facility to make the proposed building to complement the existing visually appealing facility.

LCHC is hoping to start construction this fall and complete the garage by the end of 2017.

STAFF COMMENTS:

None

ACTION REQUESTED:

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

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: Lakeshore Community Health Care

ADDRESS: 1721 Saemann Avenue

E-MAIL ADDRESS: kstearns@lakeshorechc.org

PHONE: (920) 783-6633 Ext. 204 FAX NO.: () N/A

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Lakeshore Community Health Care

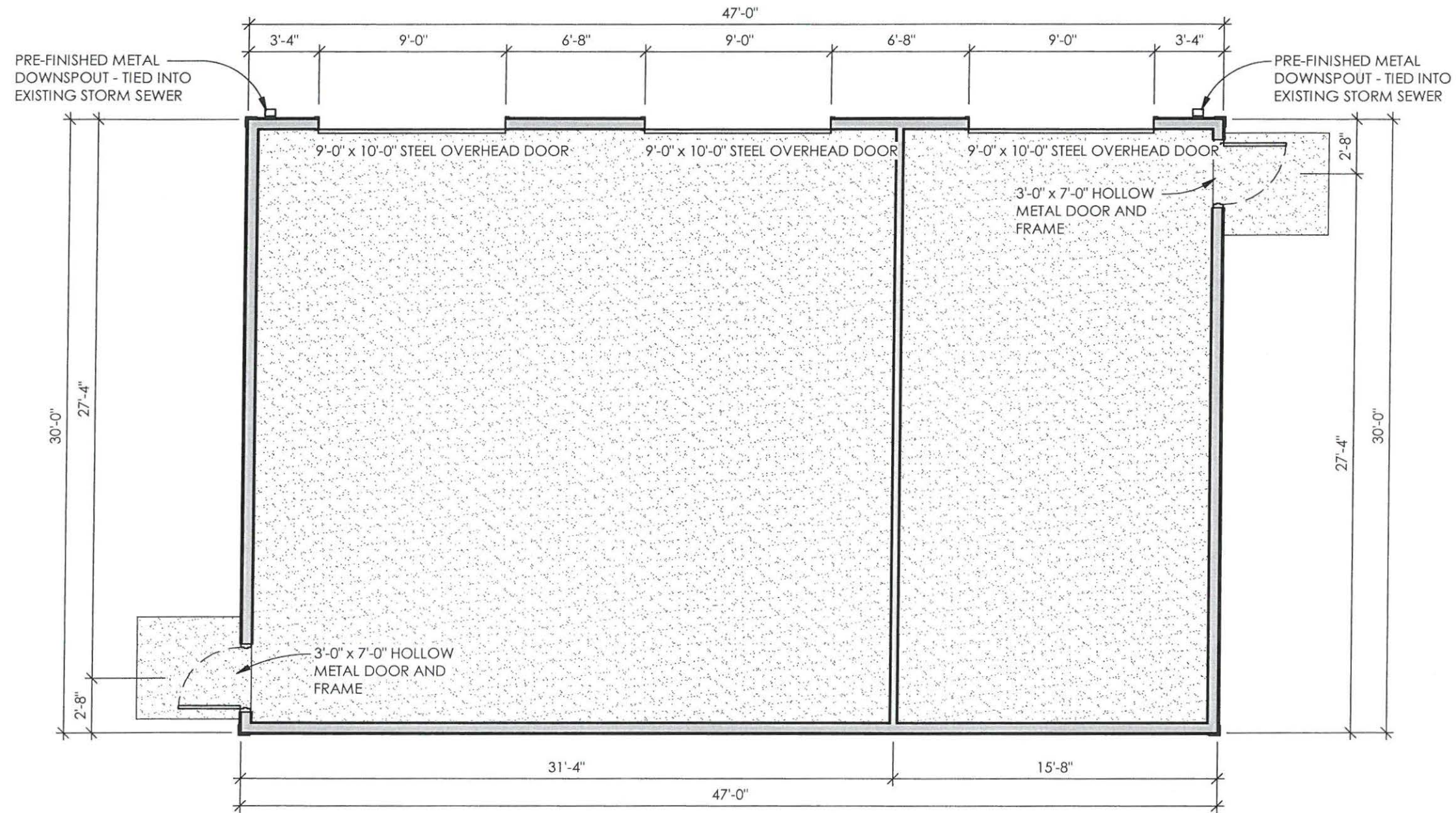
ADDRESS OF PROPERTY AFFECTED: 1721 Saemann Avenue

NEW BUILDING: X ADDITION: _____ REMODELING: _____

DESCRIPTION OF PROPOSED PROJECT: New Storage Garage Facility to house vehicle(s) and bulk storage for the day to day operation of the facility.

DESCRIPTION OF **EXISTING** EXTERIOR DESIGN AND MATERIALS: The existing facility adjacent to the new Proposed Storage Garage is an existing masonry structure. The exterior of the existing masonry structure has been remodeled and a new pre-finished metal panel façade has been added. The façade includes various colors and different levels of depth to be visually appealing.

DESCRIPTION OF THE **PROPOSED** EXTERIOR DESIGN AND MATERIALS: The Proposed Storage Garage will be a wood framed structure with a single slope membrane roof. The exterior finish will be a pre-finished metal panel with colors to match the existing facility. Aluminum fixed windows, hollow metal panel and frame walkdoors matching the existing facility will be used, along with existing steel overhead doors re-used from the existing building. Pre-finished metal gutter and downspouts along with pre-finished metal trim package will be used to match the existing facility. All new materials will be of the same materials used on the adjacent



FIRST FLOOR PLAN

SCALE: 3/16" = 1'-0"



JULY 24, 2017

NEW STORAGE GARAGE

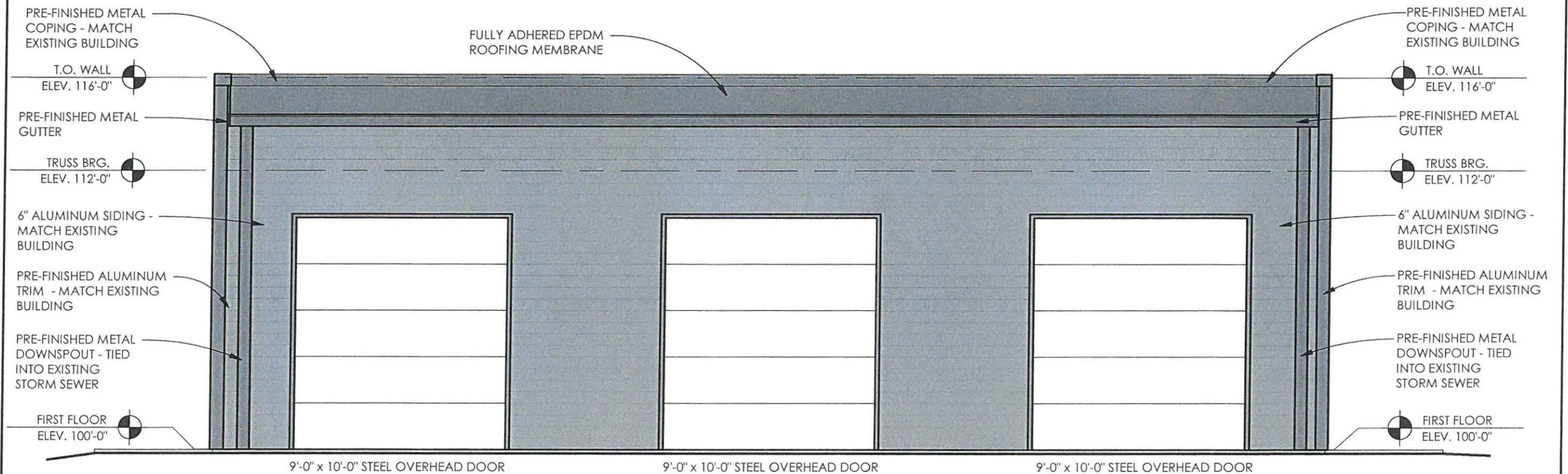
LAKE SHORE COMMUNITY HEALTH CARE

1721 SAEMANN AVENUE, SHEBOYGAN, WI 53081

PROJ. NO. 2017-78

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NORTH ELEVATION

SCALE: 1/4" = 1'-0"

JULY 24, 2017

NEW STORAGE GARAGE

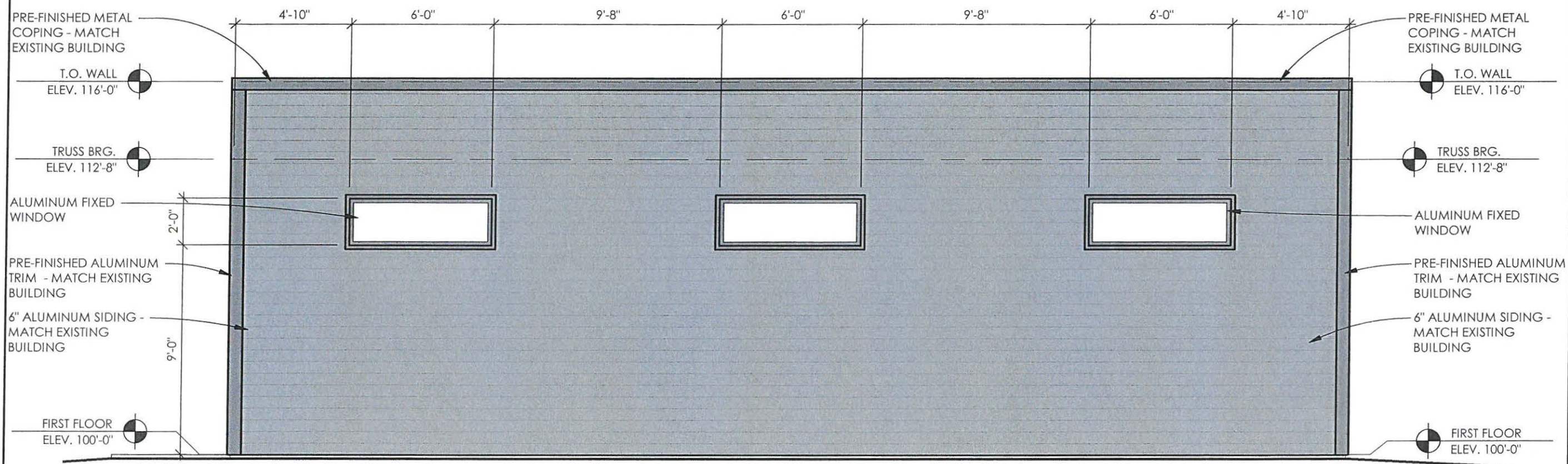
LAKESHORE COMMUNITY HEALTH CARE

1721 SAEMANN AVENUE, SHEBOYGAN, WI 53081

PROJ. NO. 2017-78

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SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

JULY 24, 2017

NEW STORAGE GARAGE

LAKE SHORE COMMUNITY HEALTH CARE

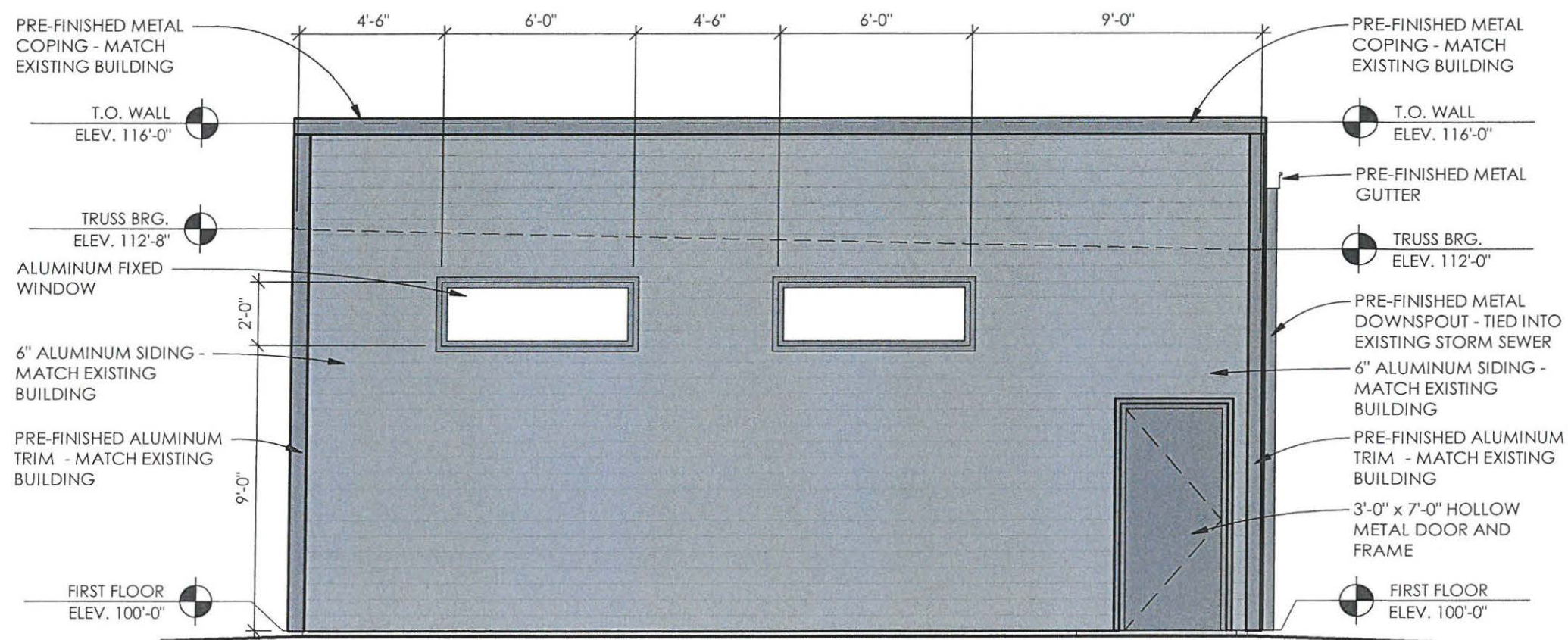
1721 SAEMANN AVENUE, SHEBOYGAN, WI 53081

PROJ. NO. 2017-78

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EAST ELEVATION

SCALE: 1/4" = 1'-0"

JULY 24, 2017

NEW STORAGE GARAGE

LAKE SHORE COMMUNITY HEALTH CARE

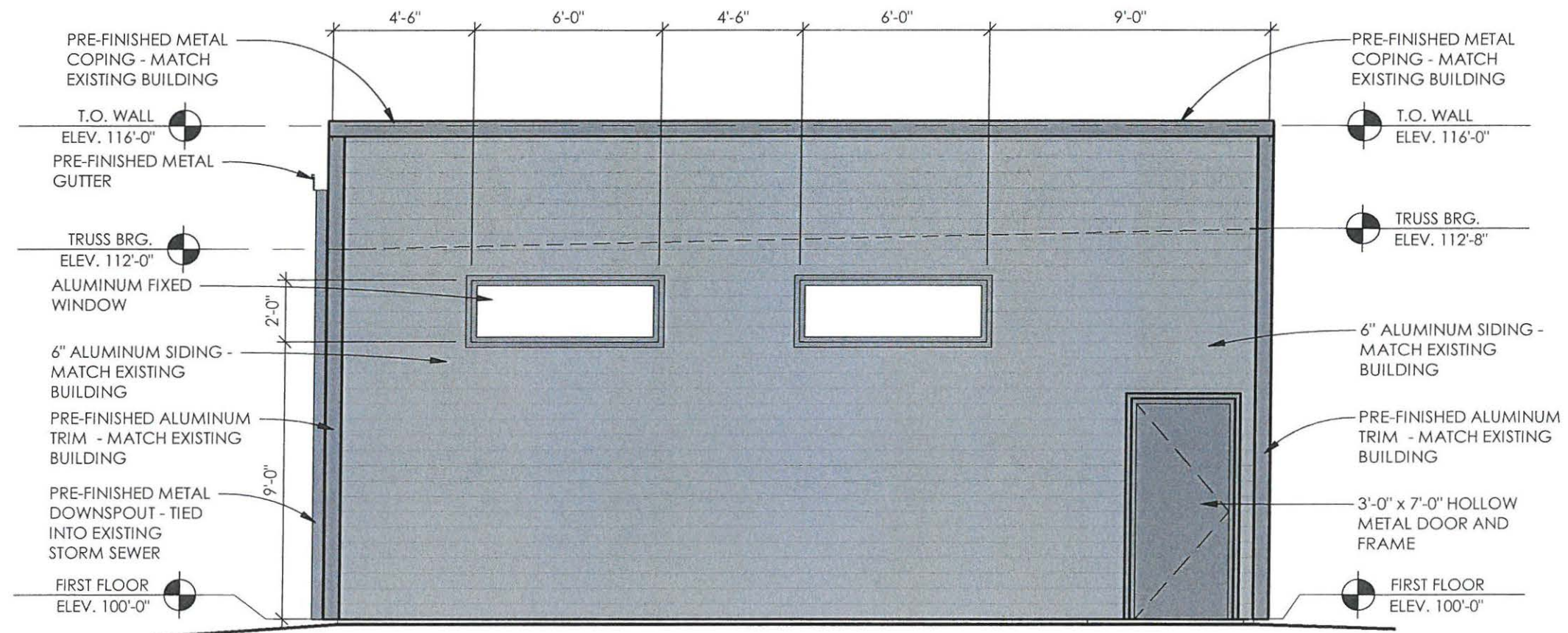
1721 SAEMANN AVENUE, SHEBOYGAN, WI 53081

PROJ. NO. 2017-78

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WEST ELEVATION

SCALE: 1/4" = 1'-0"

JULY 24, 2017

NEW STORAGE GARAGE

LAKESHORE COMMUNITY HEALTH CARE

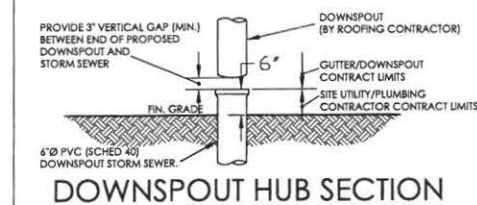
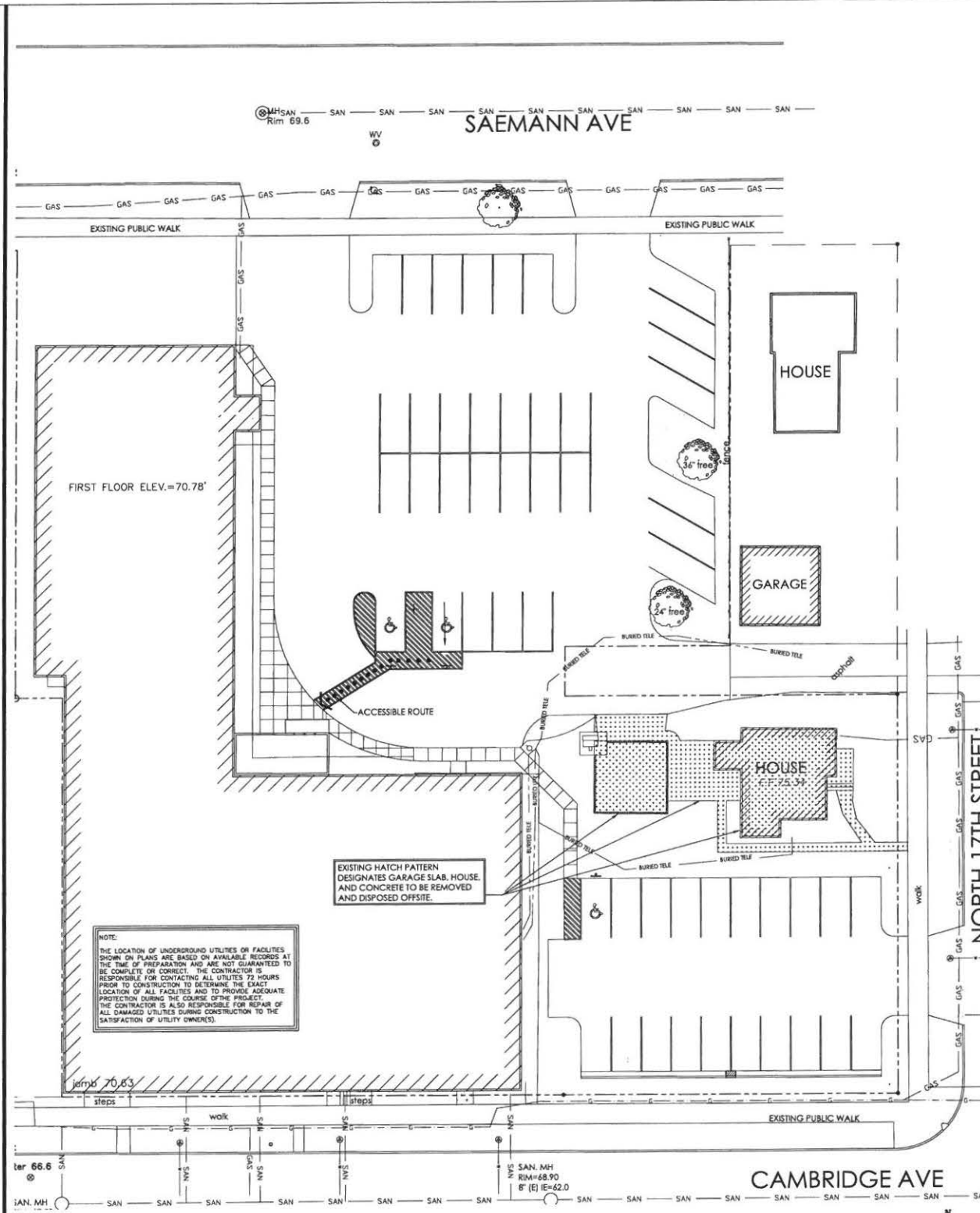
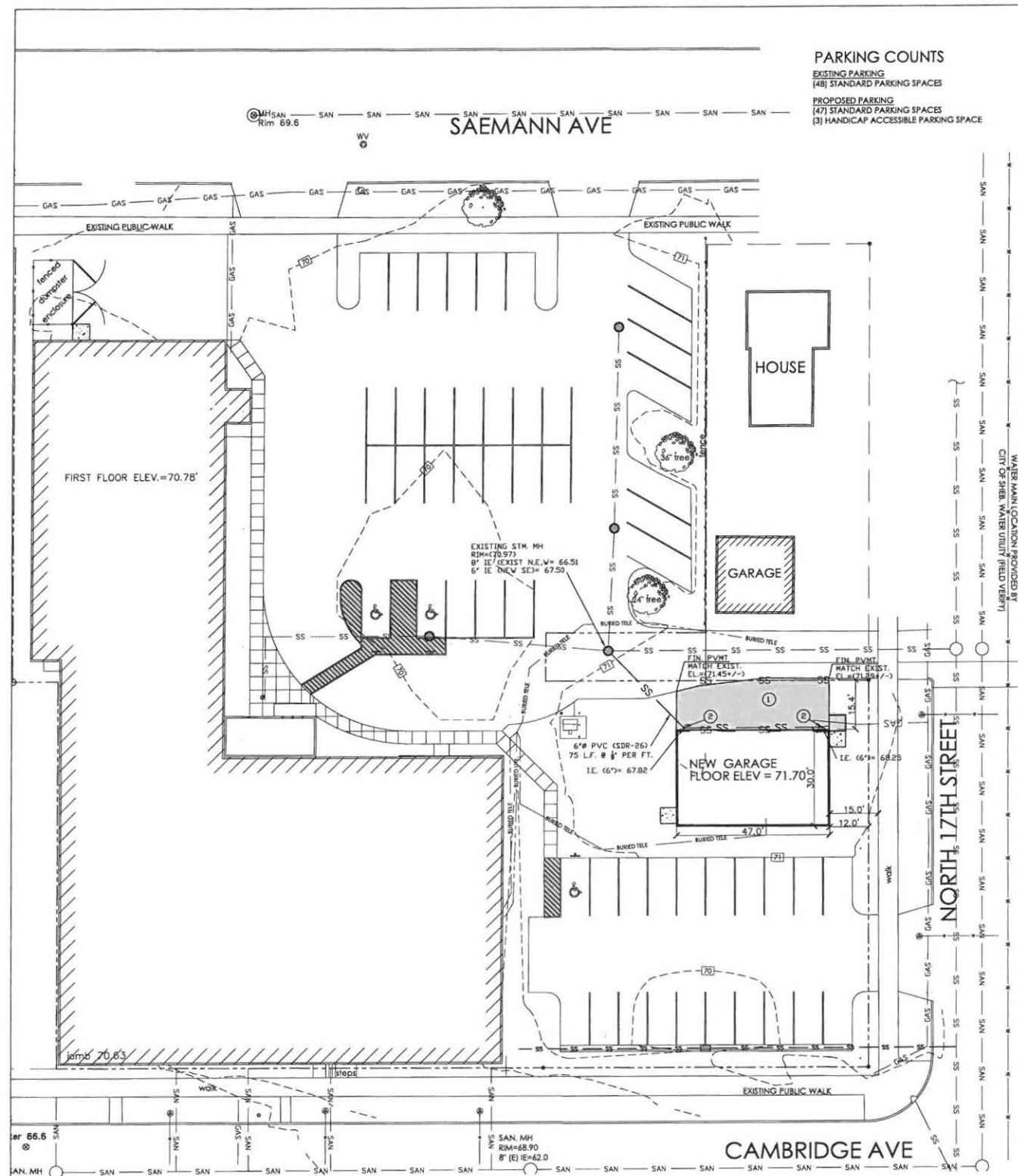
1721 SAEMANN AVENUE, SHEBOYGAN, WI 53081

PROJ. NO. 2017-78

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PLAN NOTES

- PROPOSED PAVEMENT
 1 1/2" BITUMINOUS SURFACE COURSE OVER
 1 1/2" BITUMINOUS BINDER OVER
 8" COMPACTED AGGREGATE BASE COURSE MATERIAL
- DOWNSPOUT HUB (SEE DETAIL)

PROPOSED IMPERVIOUS AREAS @ NEW GARAGE

1,410 SQUARE FOOT DETACHED GARAGE
 813 SQUARE FOOT ADDITIONAL PAVEMENT (NEW GARAGE PAVEMENT)
 2,223 SQUARE FEET

EXISTING IMPERVIOUS AREA TO BE REMOVED

900 SQUARE FOOT HOUSE
 500 SQUARE FOOT DETACHED GARAGE/SLAB
 842 SQUARE FOOT SIDEWALK/PATIO AT EXISTING HOUSE
 2,242 SQUARE FEET



TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND BEFORE YOU DIG.
 WISCONSIN STATUTE 182.0715 REQUIRES MIN. OF 3 WORK DAYS NOTICE
 BEFORE YOU EXCAVATE.

1-800-242-8511

SITE DATA

PROPERTY ZONED - 'UC' URBAN COMMERCIAL
 BUILDING SETBACKS
 FRONT YARD - 0 FOOT
 SIDE YARD - 25 FOOT (ADJACENT TO RESIDENTIAL DISTRICT)
 REAR YARD - 5 FOOT (ADJACENT TO NON-RESIDENTIAL DISTRICT)
 25 FOOT (ADJACENT TO RESIDENTIAL DISTRICT)
 10 FOOT (ADJACENT TO NON-RESIDENTIAL DISTRICT)
 PAVEMENT SETBACK - 5 FOOT
 EXISTING OUTDOOR REFUSE ENCLOSURE TO REMAIN (NORTHWEST CORNER OF THE SITE).
 NEW WATER SERVICE PIPING WILL BE PROVIDED TO ADDRESS DOMESTIC WATER SERVICE
 AND FIRE PROTECTION.

DRAWN BY: J.E.G.

CHECKED BY: J.R.V.

A
201

PROJ. NO. 2017-78

ABACUS
 ARCHITECTS

C.B. #6 - (10-27-16)

NOTICE TO BIDDERS
 BIDDERS SHALL REVIEW ALL DRAWINGS AND
 SPECIFICATION SECTIONS TO DETERMINE THE IMPACT
 OF OTHER SECTIONS OF WORK ON THEIR OWN WORK
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JULY 25, 2017
 NEW GARAGE

LAKE SHORE COMMUNITY HEALTH CARE

1714 CAMBRIDGE AVE. SHEBOYGAN, WI. 53081

ABACUS ARCHITECTS INC., 1135A MICHIGAN AVENUE, SHEBOYGAN, WISCONSIN 53081 P: 920-452-4444 F: 920-452-9198

CITY OF SHEBOYGAN

REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION

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

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

REPORT DATE: August 11, 2017

MEETING DATE: August 14, 2017

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:

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. 36th 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: X 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 outlot 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



ATLANTA
LOS ANGELES
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MEMPHIS
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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)

N. 36TH ST.

N. 36TH STREET

meijer

159,253 SQ. FT.
#12.90 AC.

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

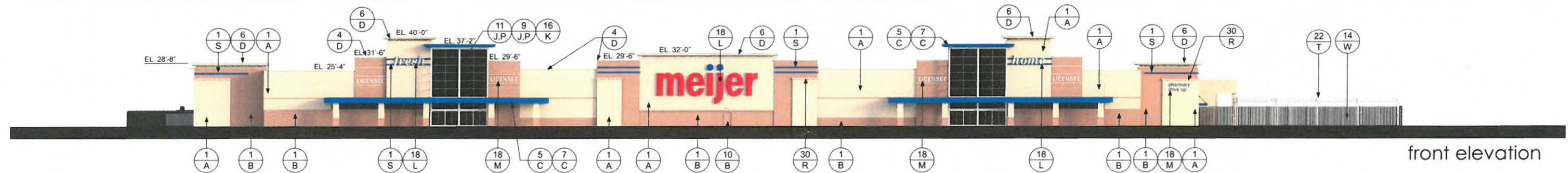
EXISTING MALL
± 151,132 SQ. FT.
#12.22 AC.

MEIJER OUTLOT A
± 1.14 AC.

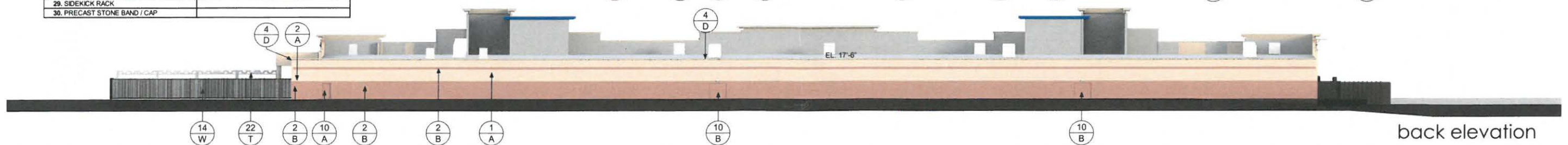
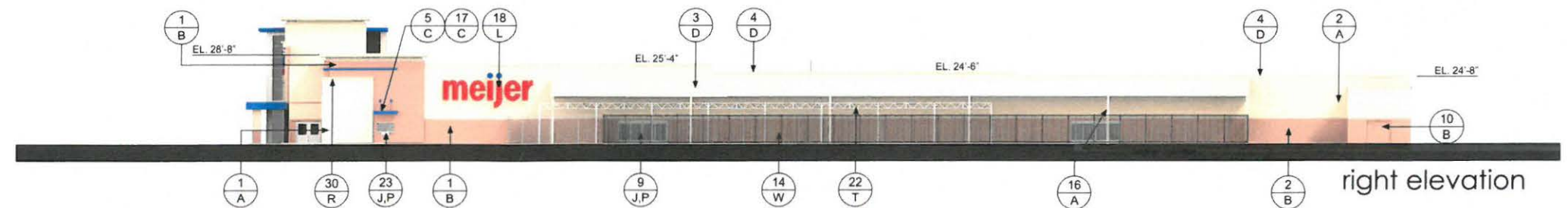
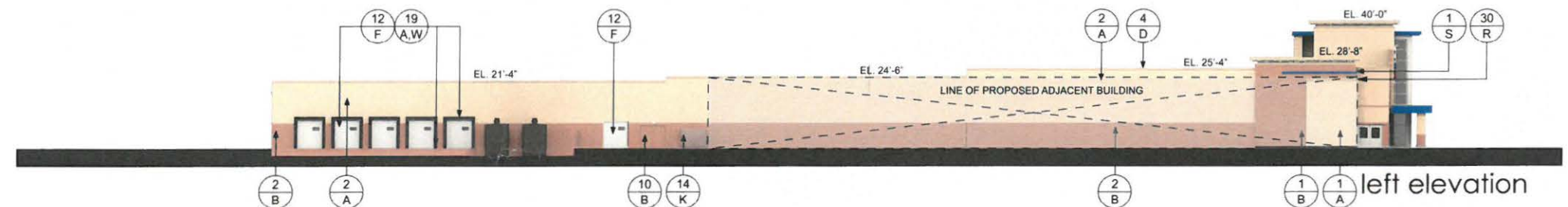
N. TAYLOR DR.

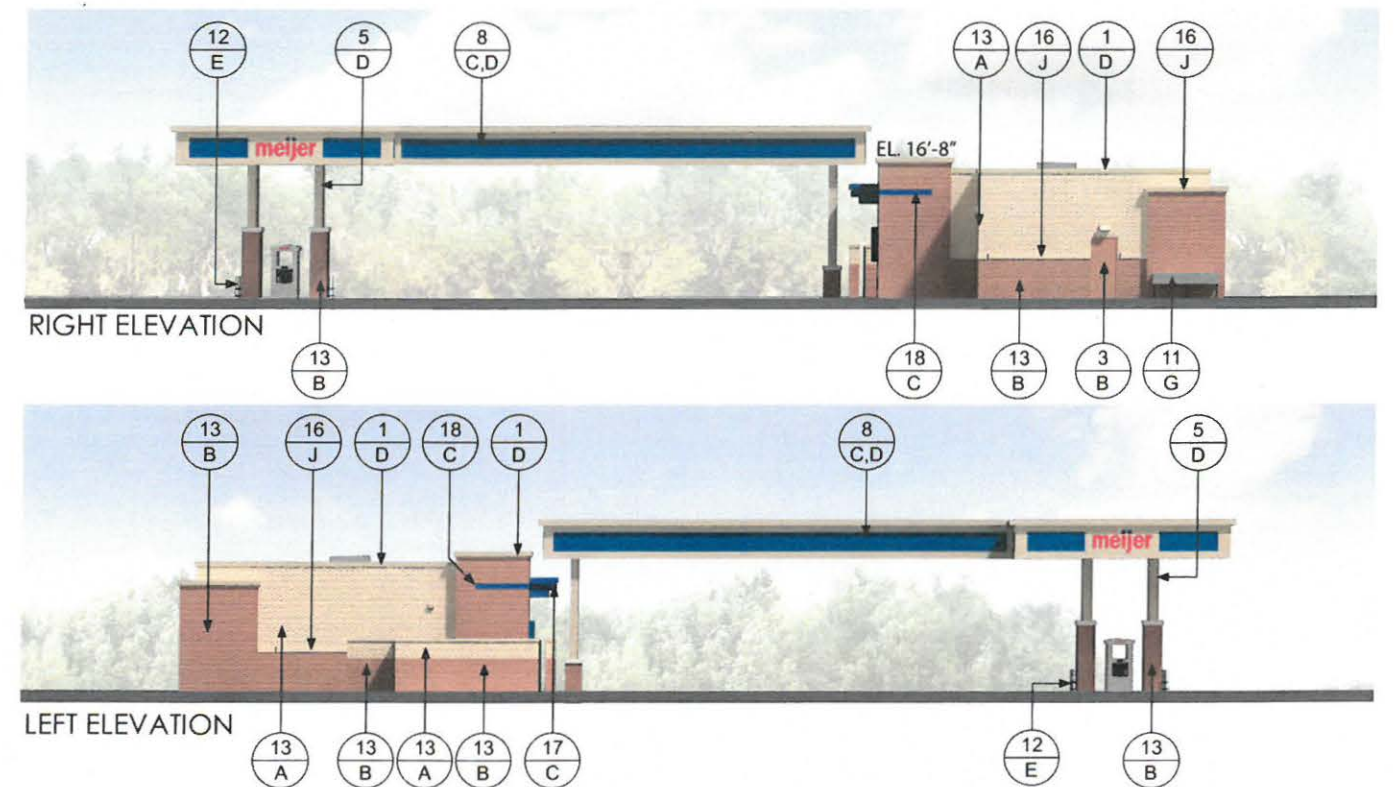
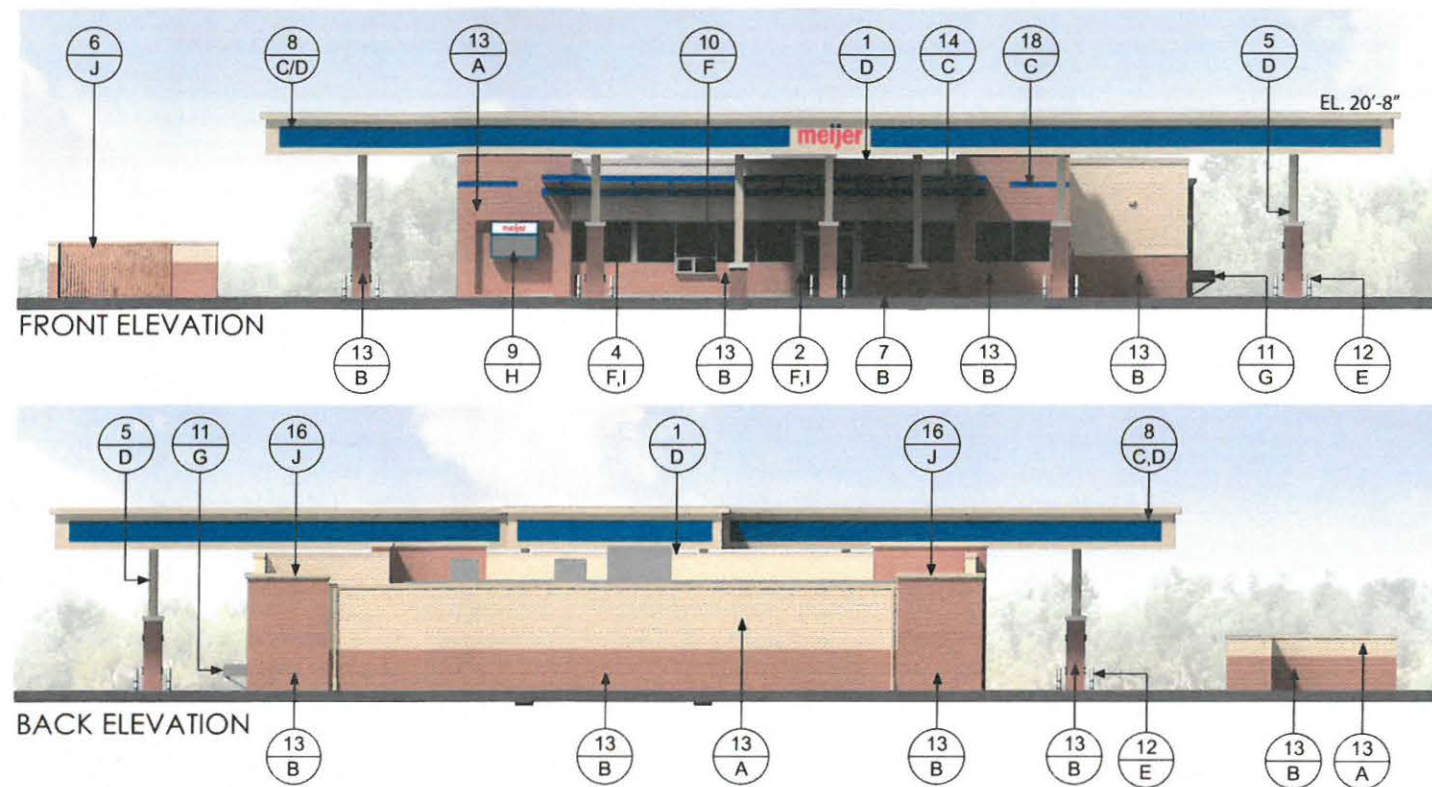
ERIE AVENUE

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

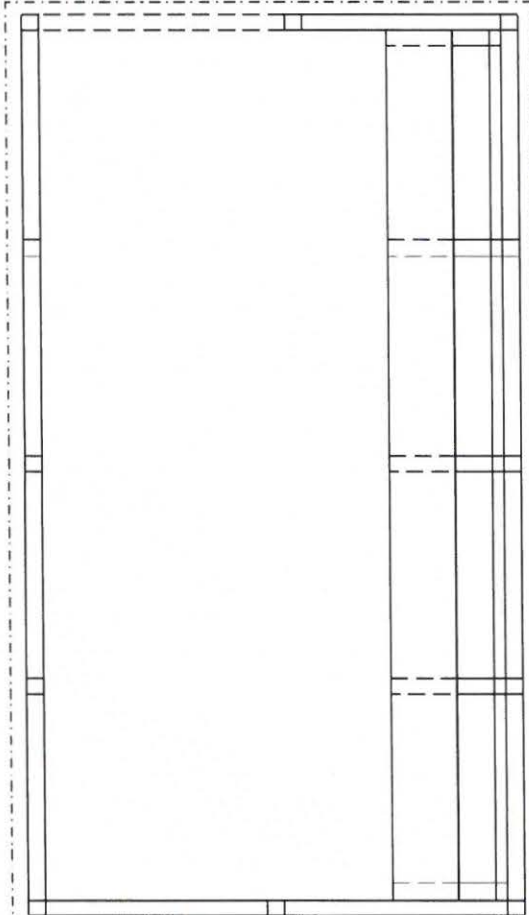


EXTERIOR FINISH LEGEND	
ELEMENT OR MATERIAL:	COLOR / FINISH / GLAZING / TYPE:
1. PRECAST PANEL (BRICK IMPRINT)	A. MACADAMA
2. PRECAST PANEL (SMOOTH FACE)	B. TANBARK
3. METAL ROOF OR WALL PANEL	C. AWARD BLUE
4. METAL COPING / EDGE FLASHING	D. ALMOND
5. METAL FASCIA	E. TERRA COTTA
6. METAL CORNICE	F. WHITE
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 WINDOW	
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	





EXTERIOR FINISH LEGEND	
ELEMENT OR MATERIAL:	COLOR / FINISH / GLAZING / TYPE:
1. METAL COPING / EDGE FLASHING	A. MACADAMA
2. ALUMINUM DOOR / FRAME	B. TANBARK
3. HOLLOW METAL DOOR / FRAME	C. AWARD BLUE
4. WINDOW / STOREFRONT	D. ALMOND
5. STEEL COLUMN	E. WHITE
6. WOOD GATE	F. CLEAR ANODIZED
7. EXPOSED CONCRETE	G. GALVANIZED
8. GAS STATION CANOPY	H. INTERNALLY ILLUMINATED
9. PRODUCT ADVERTISEMENT BOARD	I. VISION GLASS
10. PASS THRU WINDOW	J. NATURAL
11. SIDEKICK RACK	K. NOT USED
12. BOLLARD	L. NOT USED
13. PRECAST PANEL (BRICK IMPRINT)	M. NOT USED
14. METAL FASCIA	
15. NOT USED	
16. PRECAST STONE CAP / BAND	
17. STEEL FASCIA/CANOPY	
18. SMOOTH PRECAST BAND	

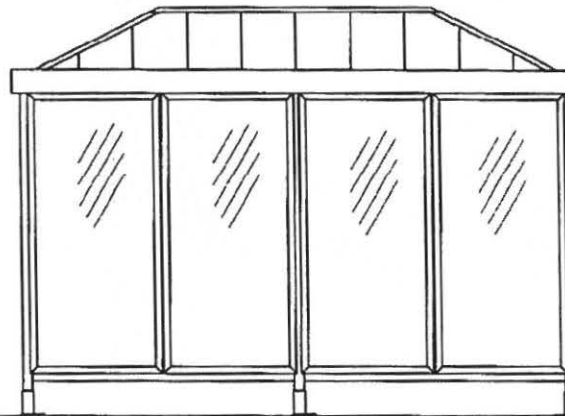
Back to index			EQUIPMENT INFORMATION SHEET				Notes and abbreviations		GENERAL EQUIPMENT			Link to PDF file	
ITEM #	QTY		MODEL #	ITEM DESCRIPTION	MANUFACTURER	CONTRACTOR INFORMATION			REMARKS	UTILITY INFORMATION			
	EXT	NEW				I	F	C		ELECTRICAL	MECHANICAL: SUPPLY	MECHANICAL: WASTE	
GE161.1A			(Quote #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

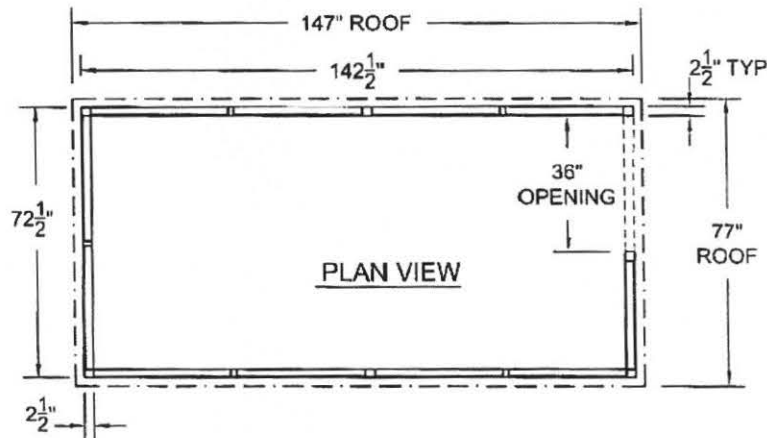
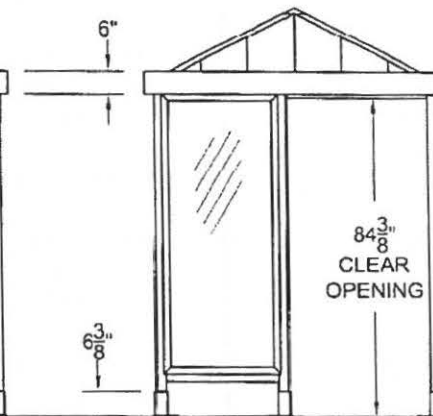
6/12 PITCH



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.comTHIS 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

PRJ MGR

DRWG DATE

REV1

DATE

SCALE

PAGE

OF

DRAWING #

BDI

CK

11-11-08

1-7-09 BDI

1/4" = 1'-0"

1

1

MEIJER

PRELIMINARY PLANS
(NOT FOR CONSTRUCTION)

KOHLER MEMORIAL DRIVE (S.T.H. 23)

N. 36th ST.

meijer

150,253 SQ. FT.
15,500 AC.

RETAIL
FUTURE BUILDING AREA
50,000 SQ. FT. MAX.
4,000 AC.

EXISTING WALL
151,132 SQ. FT.
15,113 AC.

ERIE AVENUE
PUBLIC FOR 1980

A1 EXTERIOR SIGNAGE PLAN

SITE SIGNAGE			
DETAIL NO.	DESCRIPTION	SQUARE FEET	
A4	1 Monument Sign	24	
C8	1 Main Pylon	200	
A5	1 Meier Price Point	200	
Total		424	

CONVENIENCE STORE SIGNAGE			
DETAIL NO.	DESCRIPTION	SQUARE FEET	
C4	1 Convenience Store Wall Sign	25	
E5	3 Canopy Logo	50.1	
Total		75.1	

STORE SIGNAGE			
DETAIL NO.	DESCRIPTION	SQUARE FEET	
D4	2 Welcome	9.6	
C4	4 Licensee	20	
D5	2 Meier	499.9	
D4	1 Fresh Home	110.6	
E4	1 Pharmacy	63.0	
Total		663.1	

SIGNAGE TOTAL	
DESCRIPTION	SQUARE FEET
STORE SIGNAGE	966.1
CONVENIENCE STORE	75.1
SITE SIGNAGE	424
TOTAL	1,465.2



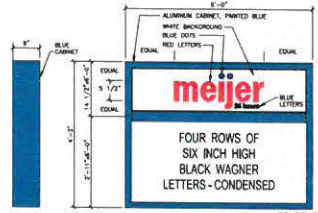
E4 PHARMACY SIGN
P023H636 / P023H63W
16.7 SQ. FT. EACH



D4 FRESH / HOME SIGNS
54H - F03H51B
11 SQ. FT.



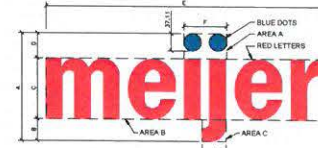
C4 LICENSEE SIGN
20 SQ. FT. EACH



C4 CONVENIENCE STORE WALL SIGN
25 SQ. FT.



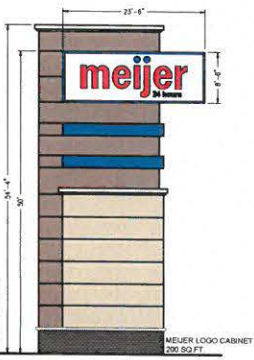
E5 GAS CANOPY SIGN LAYOUT (3 SIDES OF CANOPY)
16.7 SQ. FT. EACH



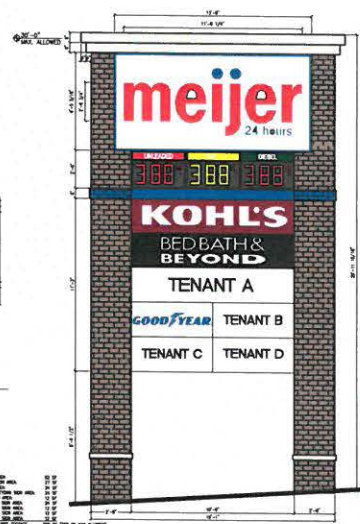
D5 MEIER LOGO SIGN
11 SQ. FT.



D6 WELCOME SIGN
6.8 SQ. FT. EACH



C5 MEIER PYLON SIGN
304P200



A5 PRICE POINT MONUMENT SIGN
200 SQ. FT. EACH

GreenbergFarrow
21 S. Englewood Ave., Suite 300
Arlington Heights, Illinois 60005
1 847 788 9200 / 1 847 788 9139

meijer
Store #305

STORE #305
902 NORTH TAYLOR DRIVE & 924 NORTH TAYLOR DRIVE
SHEBOYGAN, WISCONSIN 53081

PROJECT NO.
J161617305

C501