

*****ATTACHMENTS*****

CITY OF SHEBOYGAN

REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION

ITEM DESCRIPTION: New signage for Torginol located at 4617 S Taylor Drive.

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

REPORT DATE: May 5, 2017

MEETING DATE: May 8, 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:

Torginol is proposing to replace their existing monument sign (southwest corner) with a new 43sf (5 x 8.5) monument sign at the northwest corner of their property facing the S. Taylor Drive and Weeden Creek intersection. This is a double sided, aluminum, back lit LED monument sign with raised letters.

STAFF COMMENTS:

The City of Sheboygan Business Park which has specific protective covenants that state:

- All sign designs must be submitted to the Architectural Review Board for approval prior to construction.
- One ground mounted corporate sign per building may be placed on a panel with a solid base constructed of materials used on the visible elevations of the building (aluminum, glass, masonry, or steel). The size of the wall panel and base shall not exceed five (5) feet in height and fourteen (14) feet in length. The overall area of the sign face (excluding the base) shall not exceed fifty-six (56) square feet for all lot sizes exceeding six (6) acres.

ACTION REQUESTED:

Motion to approve provided sign meets business park covenants.

ATTACHMENTS:

Architectural Review Board Application and required attachments.

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

Office Use Only
DATE SUBMITTED: _____
REVIEW DATE: 5/8/17

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

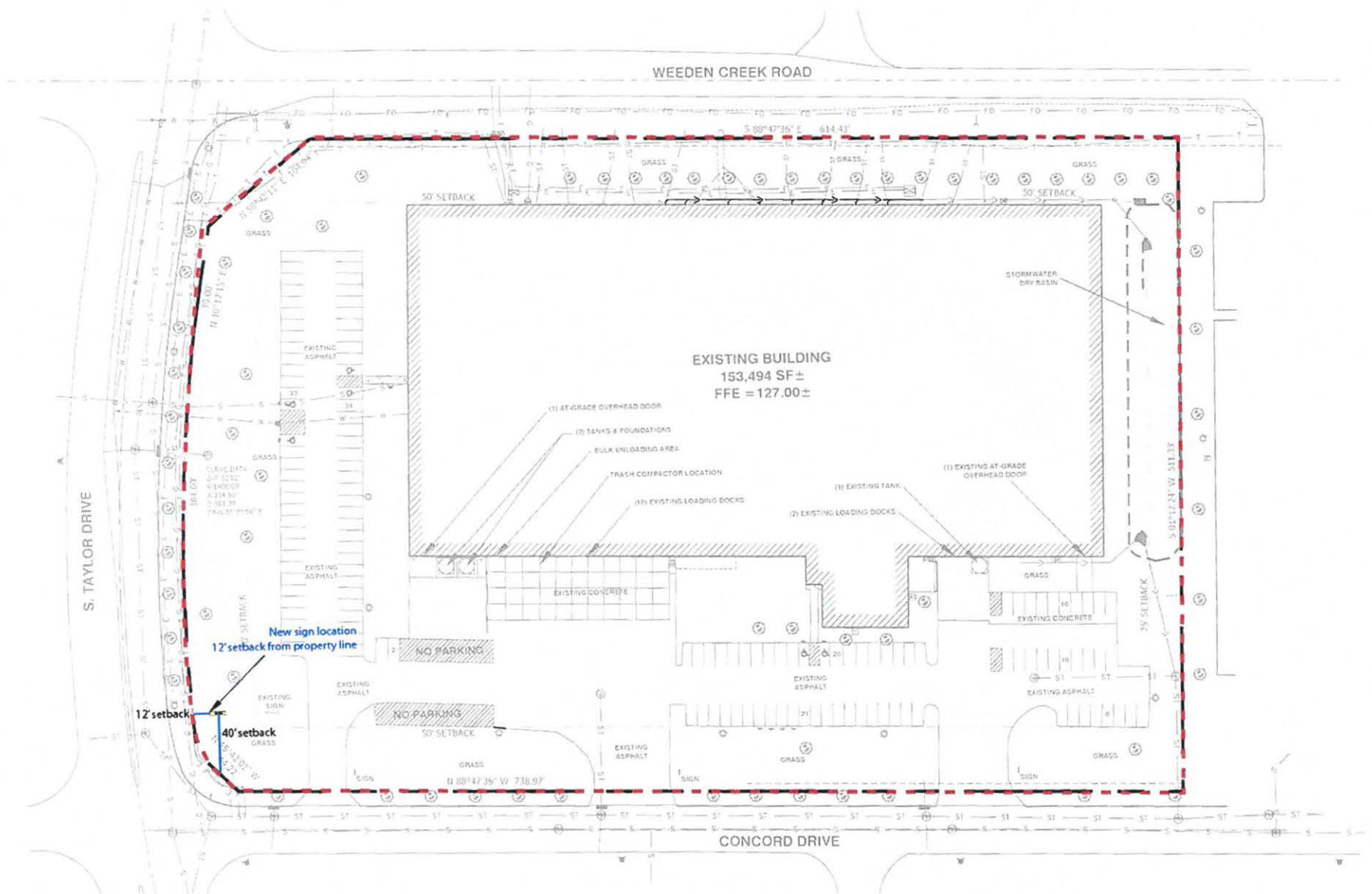
APPLICANT: RLO Sign
ADDRESS: 1030 Ontario Ave. Sheboygan, WI 53081
E-MAIL ADDRESS: nikki@rloesign.com
PHONE: (920) 457-6602 FAX NO.: (920) 457-2399

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

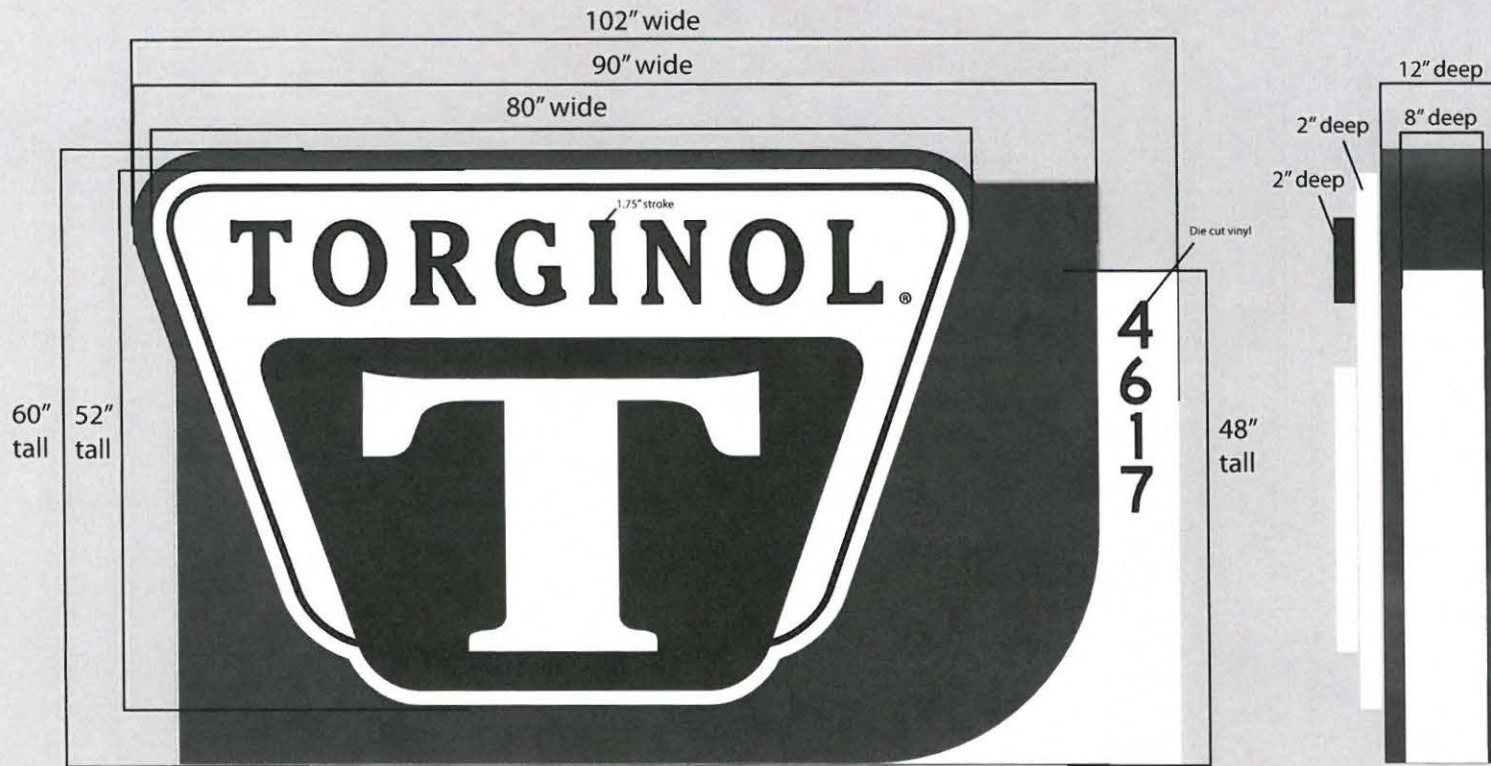
NAME OF PROPOSED/EXISTING BUSINESS: Torginol
ADDRESS OF PROPERTY AFFECTED: 4617 S. Taylor Dr. Sheboygan, WI 53081
NEW BUILDING: _____ ADDITION: _____ REMODELING: X
DESCRIPTION OF PROPOSED PROJECT: Install new 60" x 102" monument sign

DESCRIPTION OF **EXISTING** EXTERIOR DESIGN AND MATERIALS: _____
Double-sided aluminum and polycarbonate monument that is internally lit with lamps.

DESCRIPTION OF THE **PROPOSED** EXTERIOR DESIGN AND MATERIALS: _____
60" x 102" aluminum monument sign with LED backlit letters mounted to both sides.



- New sign
- 50'
- 25'
- 12'
- Property line



DAY



NIGHT



SIGN SPECIFICATIONS

(A) SIGN

- Material: Aluminum
- Lighting: Backlit LED letters/logo
- Paint black/white
- Mounting: Standoffs
- Double sided
- Saddle mount

Torginol-
Crocker Monument
4617 South Taylor Drive
Sheboygan, WI 53081

Sheboygan, WI 53081
Phone: 920-471-6400 Fax: 920-477-2399
www.BEUBRON.com

CUSTOMER: Torginol

CLIENT: _____

DATE: 4-17-17

SALES REP: Katie

Customer approval: _____ Date: _____

This letter design is an intellectual property and BEUBRON Signs hereby represents to the customer the right reserved to use 17' models of all Torginol signs and to make design variations of this design and to make design variations.

CITY OF SHEBOYGAN

REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION

ITEM DESCRIPTION: Demolition and exterior remodeling at the Memorial Mall located at 3347 Kohler Memorial Drive

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

REPORT DATE: May 5, 2017

MEETING DATE: May 8, 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 Stores Limited Partnership is proposing demolition and exterior remodeling at the Memorial Mall located at 3347 Kohler Memorial Drive. The applicant states the following:

- Meijer is seeking the Architectural Review Board's approval for a new exterior wall that would enclose the south half of the existing Memorial Mall after the north half of the mall is demolished. The demolition will include removal of the existing Sears, Hobby Lobby, Firestone and accessory structures.
- The existing Kohl's, Goodyear, Bed Bath & Beyond and various small retail tenants that are located in the mall atrium area will remain. The proposed wall would extend from the north side of the existing Bed Bath & Beyond, around the west side of Bed, Bath and Beyond and terminate at the west end of the existing mall atrium. The proposed exterior wall will create a new tenant space west of Bed, Bath and Beyond.
- The existing Memorial Mall was originally constructed in the 1960's with CMU block. Later the Kohl's and Bed Bath & Beyond were added and consist of painted CMU block, EIFS Facades and glass store fronts.
- The proposed design of the new exterior wall will match the existing Bed Bath & Beyond exterior building materials which include painted CMU fluted block, EIFS and glass store front. Ultimately, this new facade will generally be concealed on the front and side elevations by the construction of a new Meijer store and in-line tenant space.
- Meijer will separately seek the Architectural Review Board's approval for the new structure proposed on the north half of the site at a future date.

STAFF COMMENTS:

Should the applicant wrap some of the Bed, Bath and Beyond architectural design to the new north wall that will now be a very visible exterior wall?

Goodyear is painted white how does the new proposal color and materials work with the existing look of the Goodyear portion of the building?

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: 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: X

DESCRIPTION OF PROPOSED PROJECT: _____
The proposed project includes demolition of the existing Sears, Hobby Lobby, Firestone and accessory structures. The existing Kohl's, Goodyear, Bed Bath & Beyond and various small retail tenants will remain. A new exterior wall will be constructed to enclose the north side of the mall that is to remain (from Bed Bath & Beyond west to Goodyear). A new Tenant space will be created by the new exterior wall west of Bed Bath & Beyond.

DESCRIPTION OF **EXISTING** EXTERIOR DESIGN AND MATERIALS: _____
The existing Memorial Mall was originally constructed in the 1960's with CMU block. Later the Kohl's and Bed Bath & Beyond were added and consist of painted CMU block, EIFS Facades and glass store fronts.

DESCRIPTION OF THE **PROPOSED** EXTERIOR DESIGN AND MATERIALS: _____
The proposed design of the new exterior wall will match the existing Bed Bath & Beyond exterior building materials which include painted CMU fluted block, EIFS and glass store front. Ultimately, this new facade will be concealed by the construction of a new Meijer store and in-line tenant space.

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



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

April 21, 2017

Project Narrative

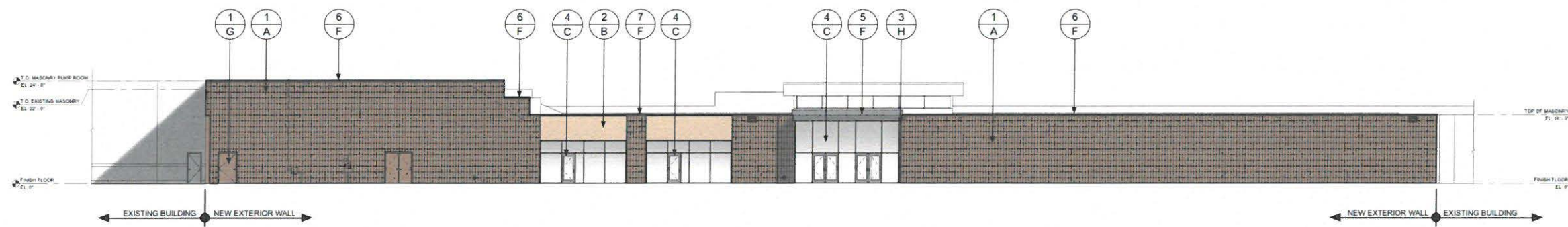
Proposed North Wall Addition
Sheboygan Memorial Mall
3347 Kohler Memorial Drive
Sheboygan, WI 53081

Meijer is seeking the Architectural Review Board's approval for a new exterior wall that would enclose the south half of the existing Memorial Mall after the north half of the mall is demolished. The demolition will include removal of the existing Sears, Hobby Lobby, Firestone and accessory structures. The existing Kohl's, Goodyear, Bed Bath & Beyond and various small retail tenants that are existing in the mall atrium area will remain. The proposed wall would extend from the north side of the existing Bed Bath & Beyond, around the west side of Bed, Bath and Beyond and terminate at the west end of the existing mall atrium. The proposed exterior wall will create a new tenant space west of Bed, Bath and Beyond. Meijer will separately seek the Architectural Review Board's approval for the new structure proposed on the north half of the site.

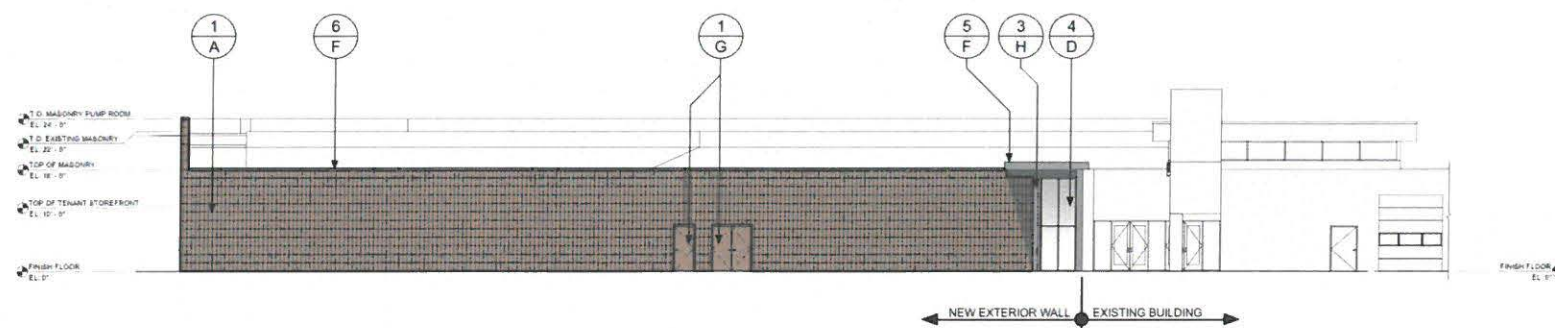
The existing Memorial Mall was originally constructed in the 1960's with CMU block. Later the Kohl's and Bed Bath & Beyond were added and consist of painted CMU block, EIFS Facades and glass store fronts. The proposed design of the new exterior wall will match the existing Bed Bath & Beyond exterior building materials which include painted CMU fluted block, EIFS and glass store front. Ultimately, this new facade will generally be concealed on the front and side elevations by the construction of a new Meijer store and in-line tenant space.



PERSPECTIVE

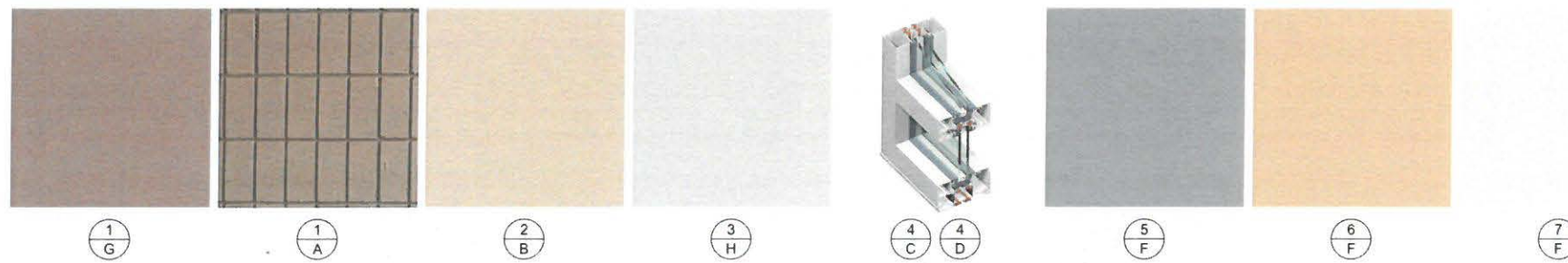


NORTH ELEVATION



WEST ELEVATION

FINISH LEGEND	
FINISH MATERIAL	FINISH COLOR
A FLUTED CMU VENEER	1 SHERWIN WILLIAMS - SW 6088 NUTHATCH
B EIFS	2 SHERWIN WILLIAMS - SW 6142 MACADAMIA
C ANODIZED ALUMINUM STOREFRONT	3 SHERWIN WILLIAMS - SW 4027 GALVANO
D ANODIZED ALUMINUM CURTAIN WALL	4 CLEAR ANODIZED
E METAL SOFFIT PANEL	5 PAC-CLAD - SILVER
F PRE-FINISHED METAL COPING	6 PAC-CLAD - SIERRA TAN
G HOLLOW METAL DOORS	7 PAC-CLAD - ALMOND
H STEEL	



**BED BATH &
BEYOND**



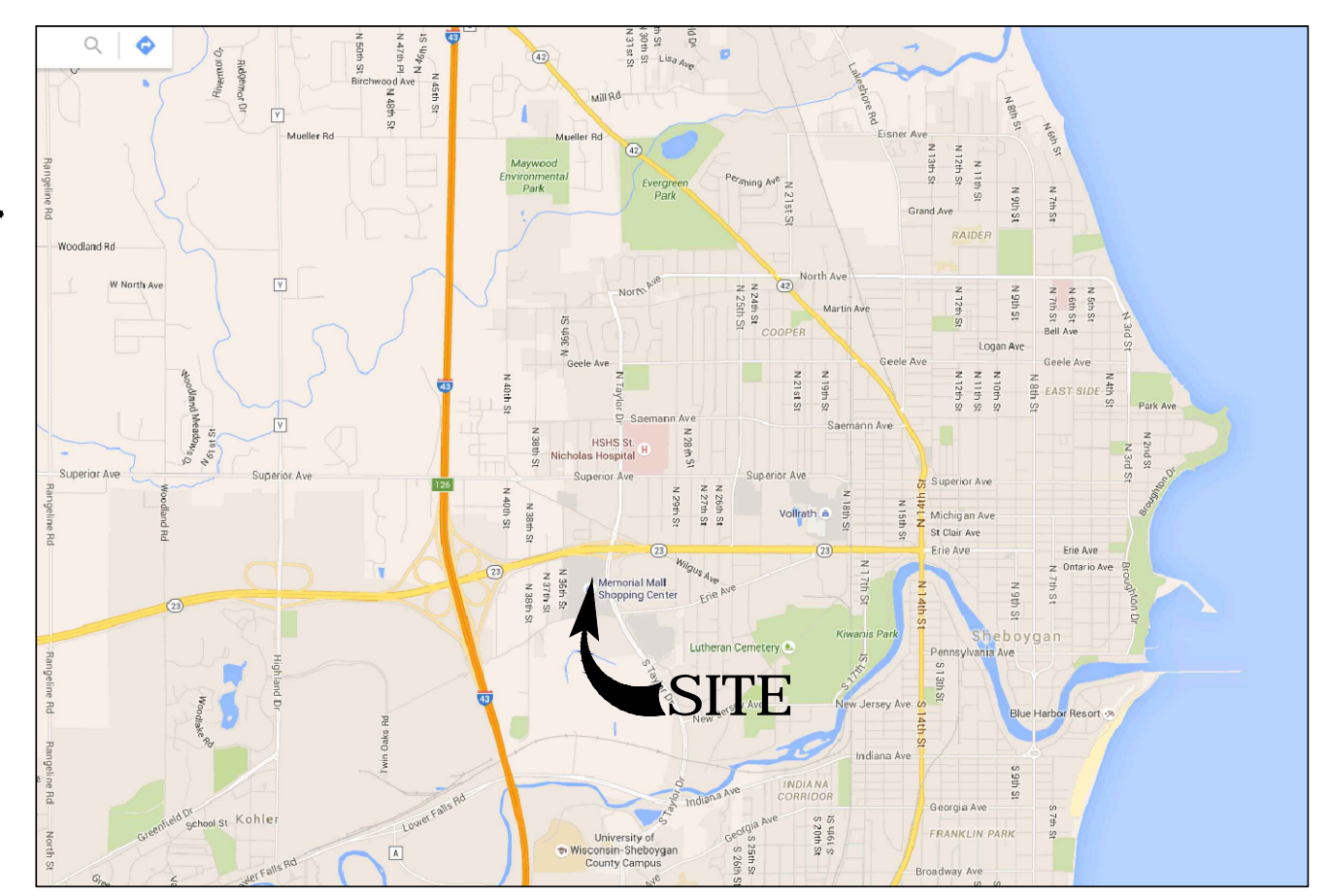
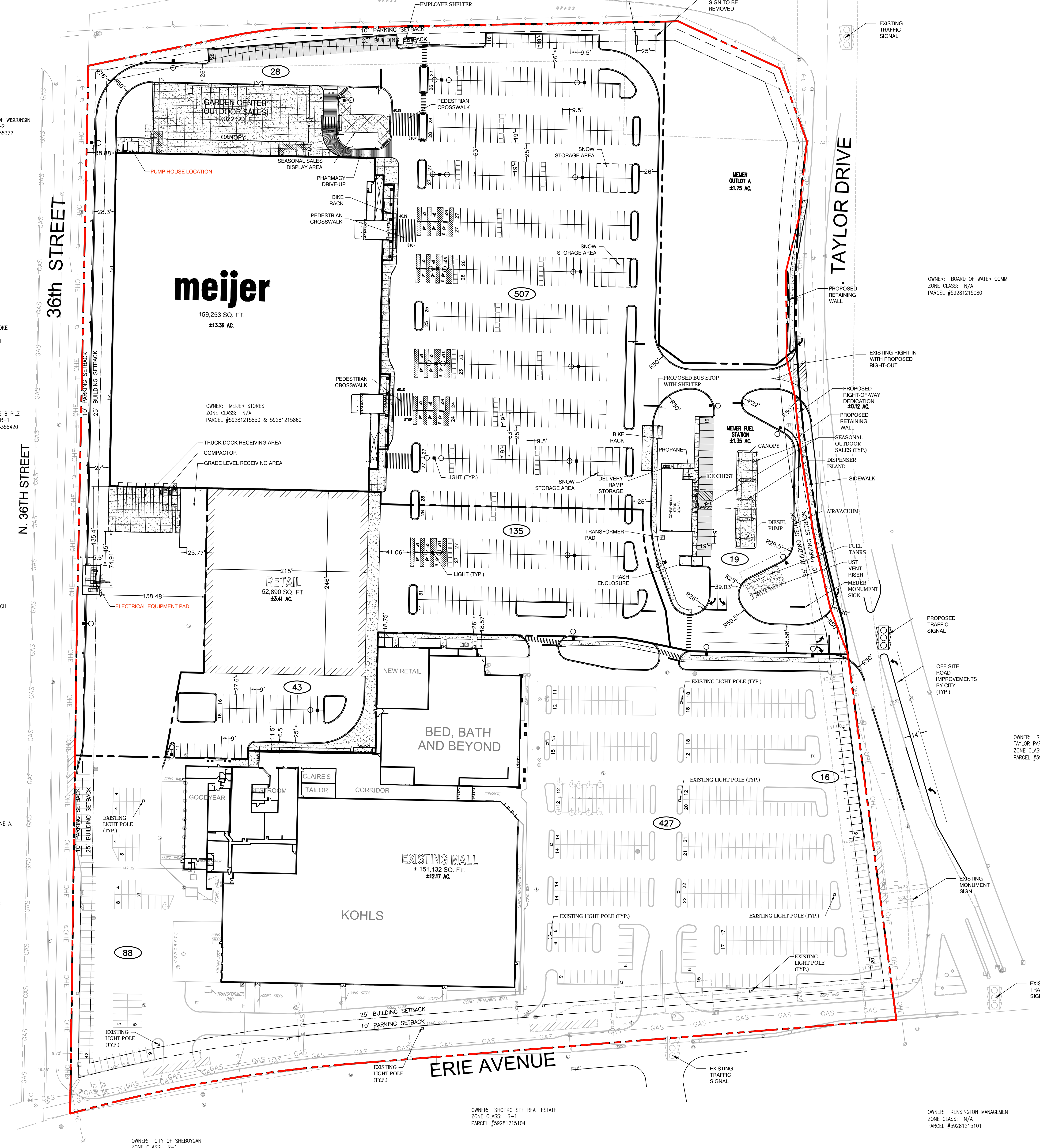
**BEDBATH &
BEYOND**







KOHLER MEMORIAL DRIVE (STH 23)



VICINITY MAP
NO SCALE

- LEGEND**
- 9'-0" PARKING SPACES
 - 9'-0" PARKING SPACES
 - BARRIER FREE PARKING SPACES (HC)
 - # PARKING SPACE COUNT
 - CART CORRALS
 - CONCRETE SLAB
 - LIGHT POLES (PROPOSED)
 - LIGHT POLES (EXISTING)

ACREAGE SUMMARY

MAIN STORE	± 12.62 AC.
CONVENIENCE STORE	± 1.35 AC.
MEIJER OUTLOT	± 1.75 AC.
PROPOSED ROW DEDICATION	± 0.12 AC.
MEIJER TOTAL OVERALL ACREAGE	± 15.84 AC.
RETAIL SITE	± 3.41 AC.
MALL SITE	± 12.17 AC.
TOTAL DEVELOPMENT ACREAGE	± 31.42 AC.

PARKING SUMMARY

MAIN STORE	
PARKING REQUIRED PER ORDINANCE (1 SP/300 GFA)	531
PARKING PROVIDED	637
PARKING DEFERRED	0
BARRIER FREE PARKING (HC)	24
TOTAL PARKING	531
CONVENIENCE STORE	
PARKING REQUIRED PER ORDINANCE (1 SP/300 GFA)	11
PARKING PROVIDED	18
BARRIER FREE PARKING	1
TOTAL PARKING	19
RETAIL PARKING	
PARKING REQUIRED PER ORDINANCE	176
NEW PARKING PROVIDED	172
BARRIER FREE PARKING	6
TOTAL PARKING	178
ADDITIONAL MALL PARKING	
PARKING REQUIRED PER ORDINANCE	504
NEW PARKING PROVIDED	16
EXISTING PARKING PROVIDED	504
BARRIER FREE PARKING	0
TOTAL PARKING	531
OVERALL DEVELOPMENT	
PARKING REQUIRED PER ORDINANCE	1,222
PARKING PROVIDED	1,221
BARRIER FREE PARKING	42
TOTAL PARKING	1,263

SOURCES:

FILE	SOURCE	DATE
AERIAL SURVEY	GOOGLE EARTH	06/01/15
	DONALD C. CHAPUT	01/05/16

GreenbergFarrow
21 S. Evergreen Ave, Suite 200
Arlington Heights, Illinois 60005
t: 847 788 9200 f: 847 788 9536

DATE	MARK	INITIALS	DESCRIPTION
06/09/17	001	RNR	REVISIONS

PROJECT NO: 20140267.0
ISSUE DATE: 05/02/17
DRAWN BY: SCD
CHECKED BY: DWB
CONTACT: B. BERNOCK
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305 SHEBOYGAN, WI
(S) KOHLER MEMORIAL DR. AND N. TAYLOR DR.
SHEBOYGAN COUNTY 49881
SHEET TITLE:

meijer CONCEPTUAL SITE PLAN

SK-11

SITE PLAN