

*****ATTACHMENTS*****

CITY OF SHEBOYGAN

REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION

ITEM DESCRIPTION: Exterior Remodel for Hobby Lobby at 518 S. Taylor Drive (south side of former Shopko building).

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

REPORT DATE: November 19, 2021

MEETING DATE: November 22, 2021

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:

SGA Design Group is proposing exterior renovations for a new Hobby Lobby to be located in the former Shopko facility located at 518 S. Taylor Drive. The applicant states the following:

- The property is the 98,000sf former Shopko facility that has been vacant since May 2019. The new proposed re-development is to convert the existing one (1) tenant facility into a three (3) tenant facility.
- The two (2) new national retail users are Hobby Lobby and Ross Dress for Less who are best in class operators and offer the local community excellent new shopping options. Both retailers will have will have separate storefronts, entrances, and service areas.
- The two (2) retail users will sell crafts, hobby and household items and off-price soft goods (i.e. clothing, shoes, household items, etc.) as is typically sold in their stores. Each national retailer operates more than 1,000 stores across the country and are known as best-in-class operators in their class of retail offerings.
- The size of retail stores continues to decrease based on customer demands and the proliferation of online shopping. Neither of these retailers require a large 98,000 SF space and splitting the space into two (2) afforded the retailers closer to their prototypical sizes that meets their customer demands most efficiently possible.
- Hobby Lobby will utilize approximately 61,000sf. Ross Dress for Less will occupy approximately 25,200sf. There is a third tenant space that is 12,300sf that does not presently have a tenant this tenant space is located at the southwest corner of the facility.
- The architectural style of the building will remain typical of national retail tenants. Each

retailer will have their own prototypical storefront and façade branded in their typical trade dress and colors that are typically seen in their other locations across the country.

- Each retail space will have a separate entrance, storefront, facade and canopy that are prototypical of their other stores across the country that has proven to be successful and tasteful and additive to communities. Canopy structure will be constructed to the east over the existing walk.
- Each storefront will face the same direction as the previous/existing storefront to the primary parking field.
- The service areas will remain virtually the same as four (4) docks/compactor areas exist and these areas will be re-used by the two (2) retailers.
- The existing structure is located approximately 6.25 feet from the north property line. This is within a 10 foot building setback. This is expected to be considered approvable as an existing non-conforming condition.
- The existing building will receive a new roof.
- Roof top mechanicals will be screened from the east with the canopy improvements and will be setback from the north (Erie Avenue) with the aid of building height so they are not visible.
- The service areas will remain virtually the same as four (4) docks/compactor areas exist and these areas will be re-used by the two (2) retailers.
- The exterior of the sides and rear of the building will remain virtually unchanged.
- The building will be nicely designed to fit in within the S. Taylor Drive commercial corridor.

The applicant states the following about the proposed Hobby Lobby exterior remodel:

- The proposed new Hobby Lobby project is an interior remodel of existing mercantile building. No modifications to building footprint are being made.
- Hobby Lobby is proposing to revise the front elevation only per their brand standards, no other alterations to the Hobby Lobby exterior are being made, except new door openings.
- The existing Shopko building materials consists of smooth face and split face CMU, precast concrete sills and storefront.
- The existing former recessed storefront entries will be removed and infilled with new smooth face CMU, split face CMU wainscot and precast sills to match existing adjacent construction to maintain the current aesthetics. These recessed areas will be painted Sherwin Williams #7505 "Stone Lion" per attached rendering.
- Hobby Lobby is proposing a new vestibule entry which includes new paint, horizontal painted accent bands, new storefront and new EIFS cornice to reflect Hobby Lobby branding standards. The former entries being infilled, and new entry location are being

proposed as this is what Hobby Lobby is comfortable with to meet their interior functional needs. Hobby Lobby sales floor area typically consists of perimeter shelving with merchandise.

- The proposed design is what Hobby Lobby feels best accommodates the existing aesthetics of the existing Shopko building, their functional needs and adhere to their current exterior brand standards.

STAFF COMMENTS:

Staff has a couple of comments:

- The applicant is infilling the former entry door with a matching smooth face CMU but appear to be painting these infill areas a different color (Sherwin Williams #7505 “Stone Lion”). It appears painting these new infill areas a different color calls more attention to these infill areas instead of focusing on the new entry. It would appear that these new infill areas should be painted the same color as the rest of the CMU to blend in better with the rest of the building.
- The column on the north side of the new vestibule appears to be a darker brown compared to the rest of the area that is beige/tan. This may be a shadow line but the board should confirm with the applicant.
- What is the applicant proposing for rooftop mechanicals and how are those units screened?
- What is the plan for the south and west elevations (painting, etc.)?
- Shopko is being converted into a two tenant building that will now have two separate vestibules to enter each of the new businesses. The Board should review the proposed remodels together to make sure the two proposals work well with one another as they change the design and feel of this previous one tenant 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 2019

FEE \$100.00

Completed application must be filed with the Department of City Development, 828 Center Avenue, Suite 208. 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: Jason Sowell

ADDRESS: 1437 S. Boulder Ave., Suite 550, Tulsa, OK 74119

E-MAIL ADDRESS: jasons@sgadesigngroup.com

PHONE: (918) 587-8602 x322 FAX NO.: (918) 587-8601

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Hobby Lobby

ADDRESS OF PROPERTY AFFECTED: 518 S. Taylor Drive, Sheboygan, WI 53081

NEW BUILDING: _____ ADDITION: _____ REMODELING: X

DESCRIPTION OF PROPOSED PROJECT: _____

Interior remodel of existing mercantile building. New vestibule entry. No modifications to building footprint are being made. _____

DESCRIPTION OF **EXISTING** EXTERIOR DESIGN AND MATERIALS: _____
Smooth face and split face CMU, precast concrete sills, storefront

DESCRIPTION OF THE **PROPOSED** EXTERIOR DESIGN AND MATERIALS: _____
Remove existing storefront and infill with new smooth face CMU, split face CMU,

and precast wainscot sills to match existing adjacent construction. New vestibule entry, new paint, including horizontal accent bands, add EIFS cornice at new vestibule location to reflect Hobby Lobby branding standards.

3. NAMES AND ADDRESSES

OWNER OF SITE: Corta Sheboygan, LLC

ADDRESS: 12632 SW 92nd Avenue, Miami, FL 33157

EMAIL: cory@cortadev.com

PHONE: () FAX NO.: ()

ARCHITECT: Mitchel R. Garrett

ADDRESS: 1437 S. Boulder Ave., Suite 550, Tulsa, OK 74119

EMAIL ADDRESS: mitchg@sgadesigngroup.com

PHONE: (918) 587-8602 FAX NO.: (918) 587-8601

CONTRACTOR: Kimberly Wilson

ADDRESS: 7017 SW 44th, Oklahoma City, OK 73179

EMAIL:

PreConstruction@hobbylobby.com

PHONE: (405) 518-6051 FAX NO.: ()

4. APPLICATION SUBMITTAL REQUIREMENTS

A. A scale drawing of all exterior elevations showing the design and appearance of the proposed building or structure.

B. Three 11 X 17 colored renderings of the proposed building elevations and material samples.

C. A .pdf file of all drawings either by email or CD

D. A scale drawing of the site plan showing the relationship of the building to the site and adjacent properties.

E. A written description of the proposed general design, arrangement, texture, material and color of the building or structure. Describe the relationship of such factors to similar features of buildings located within the same block or located along the frontage or any block across the street from the proposed building or structure for which architectural approval is sought.

5. CERTIFICATE

I hereby certify that all the above statements and attachments submitted hereto are true and correct to the best of my knowledge and belief.



SGA Design Group

November 2, 2021

City of Sheboygan
Planning & Development Department
828 Center Avenue, Suite 208
Sheboygan, WI 53081
(920) 459-3377

**RE: Architectural Review Board Meeting
Hobby Lobby
518 S. Taylor Drive (former Shopko)
Sheboygan, WI**

City of Sheboygan,

Thank you on behalf of SGA Design Group for your review of our plans for the above referenced project. Please find attached proposed front elevation and site plan for your review.

The existing Shopko building will be demised into (2) separate tenants by Landlord. The adjacent tenant drawings will be submitted separately from Hobby Lobby for review and approvals. The conditional use permit will be applied by the Landlord.

The existing Shopko building materials consists of smooth face and split face CMU, precast concrete sills and storefront. The proposed new Hobby Lobby project is an interior remodel of existing mercantile building. No modifications to building footprint are being made. Hobby Lobby is proposing to revise the front elevation only per their brand standards, no other alterations to the Hobby Lobby exterior are being made, except new door openings. The existing former recessed storefront entries will be removed and infilled with new smooth face CMU, split face CMU wainscot and precast sills to match existing adjacent construction to maintain the current aesthetics. These recessed areas will be painted Sherwin Williams #7505 "Stone Lion" per attached rendering. Hobby Lobby is proposing a new vestibule entry which includes new paint, horizontal painted accent bands, new storefront and new EIFS cornice to reflect Hobby Lobby branding standards. The former entries being infilled, and new entry location are being proposed as this is what Hobby Lobby is comfortable with to meet their interior functional needs. Hobby Lobby sales floor area typically consists of perimeter shelving with merchandise.

The proposed design is what Hobby Lobby fees best accommodates the existing aesthetics of the existing Shopko building, their functional needs and adhere to their current exterior brand standards.

If there are any issues with the response (e.g. items are missing) or if you have any questions, please do not hesitate to call me at (918) 587-8602 x322.

Sincerely,

A handwritten signature in black ink, appearing to be 'JS', with a stylized, cursive flourish.

Jason Sowell
Program Manager
SGA Design Group

November 2, 2021

CUP Project Description

PROJECT NAME AND ADDRESS:

CORTA Development
518 S Taylor Dr
Sheboygan, Wisconsin 53081

PARCEL INFORMATION/ZONING CLASSIFICATION/SITE DATA

- The parcel is defined as tax parcel 59281215104
- SC-Suburban Commercial District
- Total Overall Lot area is 611,597 SF (14.04 acres)

EXISTING SITE CONDITIONS/LAND USE:

- The property is a 98,000 SF former Shopko retail box that has been vacant since May 2019.

PROPOSED USE:

- The new proposed re-development is to convert the existing retail box from one national retail store into two separate national retail stores with two separate retail storefronts, entrances, and service areas. The two new national retail users are best in class operators and offer the local community excellent new shopping options.
- The two retail users will sell crafts, hobby and household items and off-price soft goods (i.e. clothing, shoes, household items, etc.) as is typically sold in their stores. Each national retailer operates more than 1,000 stores across the country and are known as best-in-class operators in their class of retail offerings.
- The size of retail stores continues to decrease based on customer demands and the proliferation of online shopping. Neither of these retailers require a large 98,000 SF space and splitting the space into two afforded the retailers closer to their prototypical sizes that meets their customer demands most efficiently possible.
- See proposed floor plans for breakdown of building uses.

DESCRIPTION OF SITE IMPROVEMENTS:

- There are no changes to the alignment of the existing ingress/egress to the property from Erie Ave and S Taylor Dr. Grades will be modified from Erie Avenue to allow modifications to the front entrance of the new tenant buildout on the north side. Traffic is expected to operate with the same patterns.
- All cross access and parking agreements will remain in effect as is present today.
- The retail leases require a minimum 4 parking spaces per 1,000 square feet of retail floor space which will be abided by accordingly. There will be ample parking to service the community and retail customers. For the north development there are 78 useable spaces of which 4 are ADA accessible. The south development will have 285 stalls of which 9 are existing ADA.
- The parking lot will be resurfaced with new sealing and striping.
- Utilities will be completely re-worked to create separate services for each retail operation.
- The existing building will receive a new roof.
- Roof top mechanicals will be screened from the east with the canopy improvements and will

- be setback from the north (Erie Avenue) with the aid of building height so they are not visible.
- The project is a redevelopment site with no increase in exposed parking or roads and is therefore exempt from stormwater requirements. Impervious area is being added on the east side and removed from the west side for an addition of 188 sf of pervious area.
 - New landscaping is proposed in the island in front of the proposed north tenant. Any disturbed lawn areas will be reseeded. The main landscaping island on the Erie Avenue entrance will remain.
 - No site fencing is proposed with this project.
 - The 3 poles nearest the north tenant will be replaced with LED fixtures. See photometric plan included.
 - Existing waste enclosure to the rear of the store to remain. Screened to west and south with existing vegetation. To remain in the current condition.
 - Canopy structure will be constructed to the east over the existing walk. See architectural plans.
 - The existing structure is located approximately 6.25' from the north property line. This is within a 10' building setback. This is expected to be considered approvable as an existing non-conforming condition.

EXPLANATION BUSINESS ACTIVITIES:

- The days of operations and customer counts will be relatively similar to the previous retail use. Typical national retail hours are expected.
- The retailers will employ several dozen full-time and part-time employees each and the operations will be operated in a first-class manner typical with these two retail operations across the country.
- The property will be professionally managed by a regional or national real estate firm.
- The anticipated number of customers is expected to be similar to previous use, and what is expected for national retailers.
- The service areas will remain virtually the same as four docks/compactor areas exist and these areas will be re-used by the two retailers.

DESCRIPTION OF THE PROPOSED ARCHITECTURAL STYLE AND BUILDING CHANGES:

- The architectural style of the building will remain typical of national retail tenants. Each retailer will have their own prototypical storefront and façade branded in their typical trade dress and colors that are typically seen in their other locations across the country.
- The exterior of the sides and rear of the building will remain virtually unchanged.
- Each retail space will have a separate entrance, storefront, facade and canopy that are prototypical of their other stores across the country that has proven to be successful and tasteful and additive to communities.
- Each storefront will face the same direction as the previous/existing storefront to the primary parking field.
- The service areas will remain virtually the same as four docks/compactor areas exist and these areas will be re-used by the two retailers.
- The building will be nicely designed to fit in within the S Taylor Dr commercial corridor.

PROPOSED SIGNAGE:

- The re-development proposes enhancing existing signage by replacing the aged monument sign with a new monument sign designed to match the architecture of the new building facades and modernize the look of the signage. The sign shall be designed for the new national retail users

similar to the signage at the Meijer project nearby.

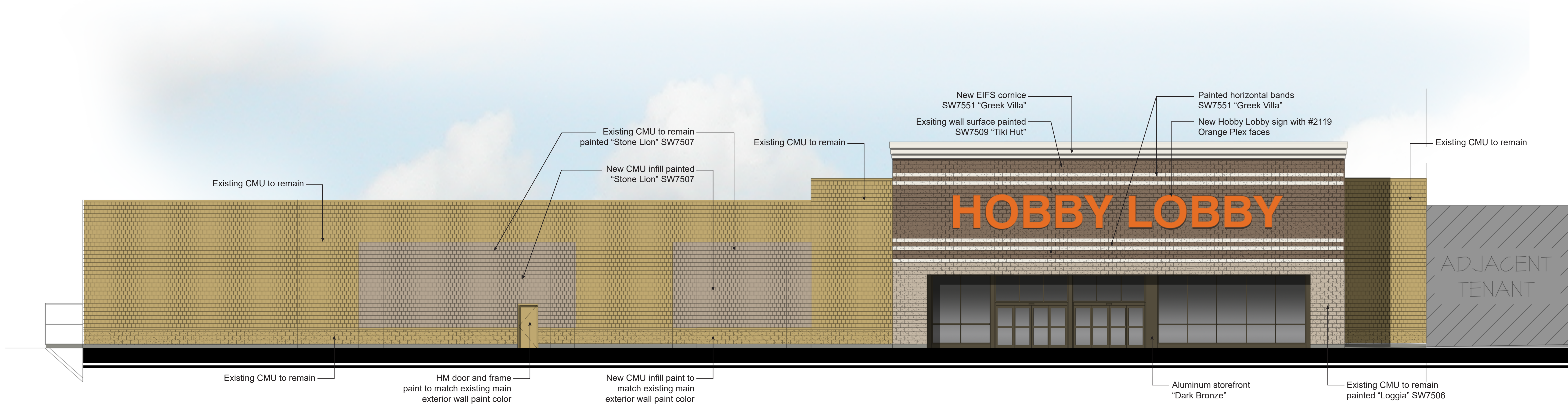
- In addition to the monument sign, the retailers will add signage to the building to the maximum size permitted by code above their storefront. The retailer which has a side wall facing the Meijer project will additionally seek to have signage facing that direction.
- The signage will be built in a first-class fashion and in the same style as the national retail users trade dress throughout their units operating throughout the country.

CONSTRUCTION PHASING:

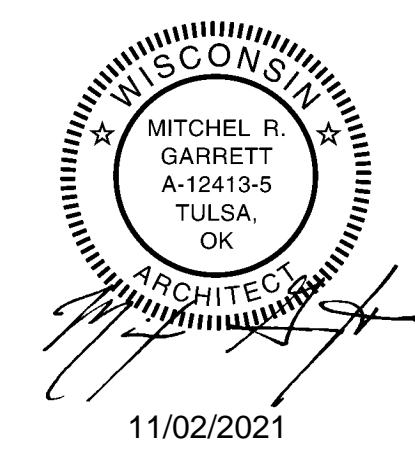
- The conversion from a single retail space to a two-retailer space will occur in one phase.

POTENTIAL NUISANCES TO ADJOINING PROPERTY OWNERS:

- As a commercial corridor, S Taylor Dr is designed for a high volume of traffic. The proposed development will have no negative impacts to the neighborhood. Uses are similar to previous tenant.
- No outside storage is proposed.
- All waste will be stored in waste enclosure at the rear of the building.
- Site lighting will meet City light intensity requirements and cut-off fixtures will be used for minimal light trespass.
- The architectural style of the building will fit in and compliment surrounding commercial developments.
- The property will be professionally managed by a regional or national real estate firm and the leases will required that operations do not become a nuisance



FRONT ELEVATION



11/02/2021

SHEET INDEX

- C1.0 SITE PLAN
- EX1.0 EXISTING FLOOR PLAN
- EX2.0 EXISTING ELEVATIONS
- A1.0 FLOOR PLAN
- A1.1 ENLARGED FLOOR PLAN
- A1.2 ENLARGED FLOOR PLAN
- A2.0 ELEVATIONS
- A3.0 SECTIONS
- A7.0 REFLECTED CEILING PLAN
- T2.0 SPECIFICATIONS

BUILDING & FIRE AREA SQUARE FOOTAGES

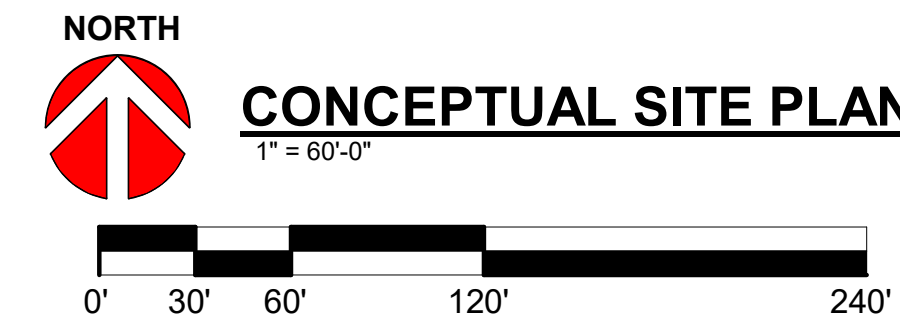
FLOOR AREAS	EXISTING	NEW	SUB-TOTAL
SECOND FLOOR	----- S.F.	----- S.F.	----- S.F.
FIRST FLOOR	98,767 S.F.	----- S.F.	----- S.F.
CANOPIES (COLUMN SUPPORTED)	----- S.F.	1,990 S.F.	----- S.F.
BASEMENT	----- S.F.	----- S.F.	----- S.F.
BUILDING AREA SUB-TOTALS	----- S.F.	----- S.F.	----- S.F.
MEZZANINES	----- S.F.	----- S.F.	----- S.F.
FIRE AREA TOTALS	----- S.F.	----- S.F.	----- S.F.

BUILDING CODE ANALYSIS

- PROJECT ADDRESS**
Street, City, State, Zip
- APPLICABLE CODES**
2015 International Building Code (w/ WI Amendments)
ASHRE Standard 90.1-2013
2015 IEBC (Level # Alteration)
- OCCUPANCY**
?-?
Accessory Use
Incidental Use
High-Piled Combustible Storage
Hazardous Materials
Multiple Control Areas
- HEIGHT & AREA**
Building Height: --"
Number of Stories: --
Total Building Area: -- S.F.
Total Fire Area: -- S.F.
Mixed/Separated Occupancies
Unlimited Area Building
- CONSTRUCTION TYPE**
Construction Classification
Fire Separation Distance
- FIRE PROTECTION SYSTEMS**
Assumed Sprinkler Type
Fire Alarm System
- MEANS OF EGRESS**
Occupant Load --
Panic Hardware YES/NO
- STRUCTURAL DESIGN**
Risk Category
Live Loads
Roof Live Load
Second Floor/Mezz Live Load
Collateral Load
Snow Load
Ground Snow Load
Exposure Factor
Thermal Factor
Wind Loads
Wind Load -- MPH
Exposure Category
Earthquake Loads
Seismic Site Class
- PLUMBING SYSTEMS**
Mens WC Required
Womens WC Required
Drinking Fountain
Other Source
- MECHANICAL SYSTEMS**
NO SINGLE PIECE OF EQUIPMENT OVER 400,000 BTU

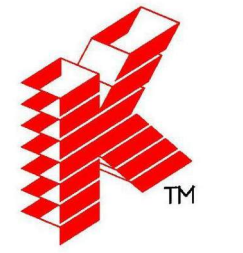
SITE INFORMATION

- SITE CONTENT**
Building Size
Hard Surface
Green Space
Parcel Size (Approx.)
Parking Provided
Area of Disturbance
- ZONING**
Property Zoning
Setbacks
Hard Surface Setback
Coverage Limit
Greenspace Requirement
Parking Required
Refuse Enclosure
RTU SCREENING



THE LOT DIMENSIONS AND BEARINGS SHOWN ON THIS PLAN ARE INTERPRETED VALUES. FOLLOW UP INVESTIGATION WITH STATE AND LOCAL AUTHORITIES AND/OR WITH CERTIFIED SURVEY MAP DATA WHEN AVAILABLE IS REQUIRED.

PROPOSED FOR:
HOBBY LOBBY & RETAIL TENANT
SHEBOYGAN,
WISCONSIN



Keller
PLANNERS | ARCHITECTS | BUILDERS

FOX CITIES
12116 State Road 55
P.O. Box 620
Kaukauna, WI 54130
PHONE (920) 766-5795 / 1-800-236-2534
FAX (920) 766-5004

MADISON
711 Lake Dr.
Sun Prairie, WI 53590
PHONE (608) 318-2336
FAX (608) 318-2337

MILWAUKEE
W204 N11509
Caledonia Rd
Carmelton, WI 53022
PHONE (262) 250-9710
FAX (262) 250-9740

WAUSAU
5605 Lila Ave
Wausau, WI 54401
PHONE (715) 849-3141
FAX (715) 849-3181

www.kellerbuilds.com

PROPOSED FOR:
HOBBY LOBBY & RETAIL TENANT
SHEBOYGAN,
WISCONSIN

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REVISIONS

NO.	DATE	DESCRIPTION
1	05.05.2021	T.D.P.
2	06.29.2021	B.R.A.
3	07.30.2021	T.D.P.
4	08.18.2021	T.D.P.
5	10.05.2021	B.R.A.
6	11.02.2021	B.R.A.

PROJECT MANAGER:
D. SCHWALBE

DESIGNER:
B. ANDERSON

DRAWN BY:
TDP

EXPEDITOR:

SUPERVISOR:

PRELIMINARY NO.:
P21115

CONTRACT NO.:

DATE:
04.23.2021

SHEET:
C1.0

PRELIMINARY - NOT FOR CONSTRUCTION



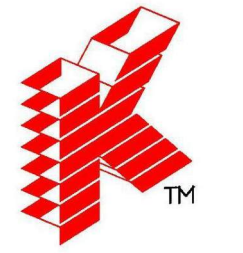


2719 Calumet Dr, St North 43.77°N, 87.74°W

2D







Keller

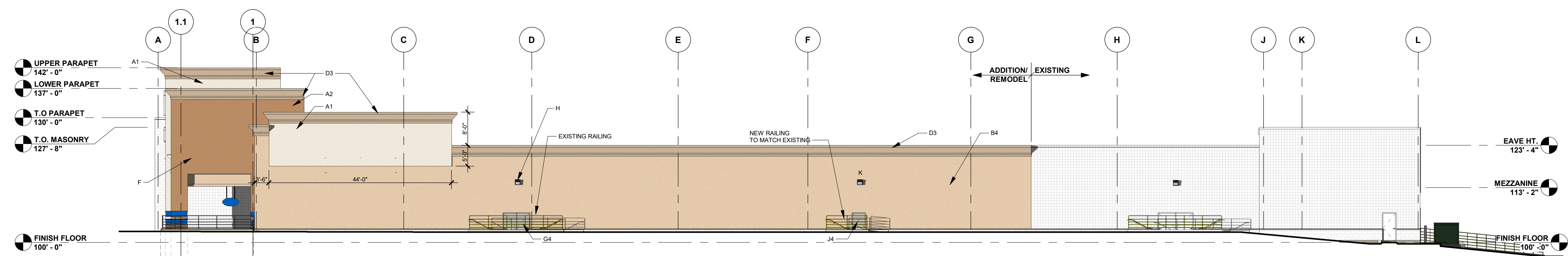
PLANNERS | ARCHITECTS | BUILDERS

FOX CITIES
 N216 State Road 55
 P.O. Box 620
 Kaukauna, WI 54130
 PHONE (920) 766-5795 /
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 FAX (920) 766-3004

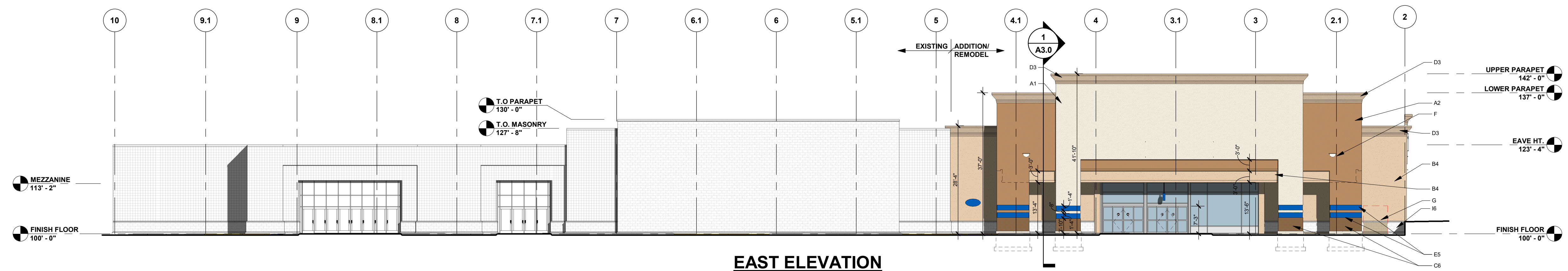
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www.kellerbuilds.com

PROPOSED FOR:
HOBBY LOBBY & RETAIL TENANT
WISCONSIN
SHEBOYGAN,



NORTH ELEVATION
 1/16" = 1'-0"



EAST ELEVATION
 1/16" = 1'-0"

- FACADE MATERIALS KEY:**
- A. PAINTED EFS
 - B. NEW EFS OVER EXISTING BLOCK
 - C. SPILT FACE BLOCK
 - D. NEW CORNICE
 - E. IDENTITY BAND
 - F. NEW LIGHT SCIENCE
 - G. INFILL DOOR OPENING TO MATCH EXISTING LIGHT FIXTURE
 - H. EXISTING LIGHT FIXTURE
 - I. PAINTED BLOCK
 - J. NEW 3070 DOORS
 - K. LIGHT FIXTURE TO MATCH EXISTING
- FACADE FINISHES KEY:**
- 1. SHERWIN WILLIAMS, SW6385 (DOVER WHITE)
 - 2. SHERWIN WILLIAMS, SW6116 (TATAMI TAN)
 - 3. SHERWIN WILLIAMS, SW 107 (ROMANIC DESERT)
 - 4. SHERWIN WILLIAMS, SW6113 (INTERACTIVE CREAM)
 - 5. BLUE IDENTITY BANDS: TK PRODUCTS "TK 6010-40" COLOR PMS 300 (N23824) MATT FINISH TO BE INTEGRAL WITH A FINE FINISH AND UNIFORM APPEARANCE (RECESSED 1")
 - 6. LOWER WALL & BASE ARCHITECTURAL SPILT FACE CMU ANGELUS BLOCK COMPANY (COLOR: DAK. INTEGRAL COLOR (SIMILAR TO SW 6125 CRAFT PAPER)

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PROJECT MANAGER:
 D. SCHWALBE

DESIGNER:
 B. ANDERSON

DRAWN BY:
 TDP

EXPEDITOR:

SUPERVISOR:

PRELIMINARY NO.:
 P21115

CONTRACT NO.:

DATE:
 04.23.2021

PRELIMINARY - NOT FOR CONSTRUCTION

SHEET:
A2.0

CITY OF SHEBOYGAN

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

Wisconsin Statutes:
Municipal Code: N/A

BACKGROUND / ANALYSIS:

Corta Development is proposing to redevelop the vacant Shopko building into a multi-tenant retail facility at 518 S. Taylor Drive. The applicant states the following:

- The property is the 98,000sf former Shopko facility that has been vacant since May 2019. The new proposed re-development is to convert the existing one (1) tenant facility into a three (3) tenant facility.
- The two (2) new national retail users are Hobby Lobby and Ross Dress for Less who are best in class operators and offer the local community excellent new shopping options. Both retailers will have will have separate storefronts, entrances, and service areas.
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retailer will have their own prototypical storefront and façade branded in their typical trade dress and colors that are typically seen in their other locations across the country.

- Each retail space will have a separate entrance, storefront, facade and canopy that are prototypical of their other stores across the country that has proven to be successful and tasteful and additive to communities. Canopy structure will be constructed to the east over the existing walk.
- Each storefront will face the same direction as the previous/existing storefront to the primary parking field.
- The service areas will remain virtually the same as four (4) docks/compactor areas exist and these areas will be re-used by the two (2) retailers.
- The existing building will receive a new roof.
- Roof top mechanicals will be screened from the east with the canopy improvements and will be setback from the north (Erie Avenue) with the aid of building height so they are not visible.
- The existing structure is located approximately 6.25 feet from the north property line. This is within a 10 foot building setback. This is expected to be considered approvable as an existing non-conforming condition.
- The exterior of the sides and rear of the building will remain virtually unchanged.
- The building will be nicely designed to fit in within the S. Taylor Drive commercial corridor.

The applicant states the following about the Ross Dress for Less proposed exterior remodel:

- Existing façade at north east corner of building is painted concrete block. Painted block and pre-finished roof-edge metals make up the entirety of the north elevation that faces Erie Avenue.
- New façade and entry sequence will feature new canopy, parapets, aluminum and glass entrance, split-face block, and painted EIFS accents, and cornice per elevation and colored renderings as submitted and approved by national retailer who will occupy the space.
- The new canopy will project approximately 24 feet off of the east face of existing building and extend the full 120 feet of new storefront (approximately 2,900sf). New parapets flank entrance at varying heights per plan. Upper parapet will be approx. 42' high.
- New color scheme and EIFS accents will return on north elevation and continue westward down the wall approx. 195 feet per elevation drawings.

STAFF COMMENTS:

Staff has a couple of comments:

- Can the applicant explain the need for the blue striping on the front façade because it looks out of place? If striping is needed, it appears that the stripes could be in a similar color palette of the beiges, browns and creams proposed for the remodel.
- It is staffs understanding that the applicant will need to construct a retaining wall at the northeast corner of the building but there are no plans and/or design information to understand what the applicant is proposing (design, materials, colors, height, etc.). The board should have the applicant address the proposed retaining wall.
- What is the applicant proposing for rooftop mechanicals and how are those units screened?
- What is the plan for the north and west elevations (painting, etc.)?
- Shopko is being converted into a three (3) tenant building that will now have two (2) separate vestibules to enter each of the new businesses. The Board should review the proposed remodels together to make sure the two proposals work well with one another as they change the design and feel of this previous one tenant building.

ACTION REQUESTED:

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

ATTACHMENTS:

Architectural Review Board Application and required attachments.

PARCEL NO.:

Office Use Only

DATE SUBMITTED: _____

REVIEW DATE: _____

CITY OF SHEBOYGAN ARCHITECTURAL REVIEW APPLICATION

Revised November 2019

FEE \$100.00

Completed application must be filed with the Department of City Development, 828 Center Avenue, Suite 208. 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: CORTA Development – Cory Presnick

ADDRESS: 12632 SW 92nd Ave, Miami, FL 33157

E-MAIL ADDRESS: cpresnick@cortadev.com

PHONE: (404) 625-5119 FAX NO.: ()

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Proposed: (2) National retail stores
Existing: Vacant Shopko retail store

ADDRESS OF PROPERTY AFFECTED: 518 S Taylor Drive

NEW BUILDING: _____ ADDITION: _____ REMODELING: X

DESCRIPTION OF PROPOSED PROJECT: Re-development of existing, vacant, retail box formerly occupied by Shopko to be split into two units for two, best in class, national retail operators. Two new storefronts and facades to be created that match the national retailer prototypical trade dress to be constructed and finished in a first class manner.

DESCRIPTION OF **EXISTING** EXTERIOR DESIGN AND MATERIALS: Primarily split-faced concrete block with storefront openings with glass standard for a larger box retail facility. Exterior is painted in complementary tan, brown and taupe colors.

DESCRIPTION OF THE **PROPOSED** EXTERIOR DESIGN AND MATERIALS: Proposed exterior to maintain current attributes on side and rear of the project with the exception of adding trade dress and signage for the national retailer on the north end cap closest to Kohls. The front of the project will fully re-work the existing storefronts to convert to just two dedicated storefronts – one for each retailer. The storefronts will each have vestibules, canopy and a large façade that is prototypical of the retailers' other thousands of stores across the country. The retailer leases dictate the trade dress and provide very specific specifications for the storefronts, facades and canopies. The

architecture of each are consistent with other first class projects in the region and also consistent with the other larger box retail in the direct commercial neighborhood that this project is in.

3. NAMES AND ADDRESSES

OWNER OF SITE: 518 S TAYLOR DRIVE, LLC

ADDRESS: 600 N Plankinton Ave Ste 301, Milwaukee, WI 53203

EMAIL: _____

PHONE: () _____ FAX NO.: () _____

ARCHITECT: KELLER, INC.

ADDRESS: N216 State Highway 55, Kaukauna, WI

EMAIL ADDRESS: dschwalbe@kellerbuilds.com

PHONE: (920) 759-3372 _____ FAX NO.: () _____

CONTRACTOR: KELLER, INC.

ADDRESS: N216 State Highway 55, Kaukauna, WI

EMAIL: dschwalbe@kellerbuilds.com

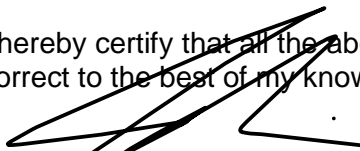
PHONE: (920) 759-3372 _____ FAX NO.: () _____

4. APPLICATION SUBMITTAL REQUIREMENTS

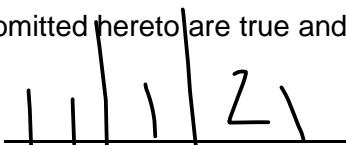
- A. A scale drawing of all exterior elevations showing the design and appearance of the proposed building or structure.
- B. Three 11 X 17 colored renderings of the proposed building elevations and material samples.
- C. A .pdf file of all drawings either by email or CD**
- D. A scale drawing of the site plan showing the relationship of the building to the site and adjacent properties.
- E. A written description of the proposed general design, arrangement, texture, material and color of the building or structure. Describe the relationship of such factors to similar features of buildings located within the same block or located along the frontage or any block across the street from the proposed building or structure for which architectural approval is sought.

5. CERTIFICATE

I hereby certify that all the above statements and attachments submitted hereto are true and correct to the best of my knowledge and belief.



APPLICANT'S SIGNATURE



DATE

November 1, 2021

City of Sheboygan
Architectural Review Board
Sheboygan, WI

RE: 518 South Taylor Drive - Redevelopment

A new redevelopment is being proposed at the former Shopko and Payless Shoe Building on South Taylor Drive in Sheboygan.

Project will involve two new national retail tenants. This application and request to the Architectural Review Board is only concerning the northernmost tenant.

Existing façade at north east corner of building is painted concrete block. Painted block and pre-finished roof-edge metals make up the entirety of the north elevation that faces Erie Avenue.

New façade and entry sequence will feature new canopy, parapets, aluminum and glass entrance, split-face block, and painted EIFS accents, and cornice per elevation and colored renderings as submitted and approved by national retailer who will occupy the space.

The new canopy will project approximately 24' off of the east face of existing building and extend the full 120' of new storefront. New parapets flank entrance at varying heights per plan. Upper parapet will be approx. 42' high.

New color scheme and EIFS accents will return on north elevation and continue westward down the wall approx. 195' per elevation drawings.

November 2, 2021

CUP Project Description

PROJECT NAME AND ADDRESS:

CORTA Development
518 S Taylor Dr
Sheboygan, Wisconsin 53081

PARCEL INFORMATION/ZONING CLASSIFICATION/SITE DATA

- The parcel is defined as tax parcel 59281215104
- SC-Suburban Commercial District
- Total Overall Lot area is 611,597 SF (14.04 acres)

EXISTING SITE CONDITIONS/LAND USE:

- The property is a 98,000 SF former Shopko retail box that has been vacant since May 2019.

PROPOSED USE:

- The new proposed re-development is to convert the existing retail box from one national retail store into two separate national retail stores with two separate retail storefronts, entrances, and service areas. The two new national retail users are best in class operators and offer the local community excellent new shopping options.
- The two retail users will sell crafts, hobby and household items and off-price soft goods (i.e. clothing, shoes, household items, etc.) as is typically sold in their stores. Each national retailer operates more than 1,000 stores across the country and are known as best-in-class operators in their class of retail offerings.
- The size of retail stores continues to decrease based on customer demands and the proliferation of online shopping. Neither of these retailers require a large 98,000 SF space and splitting the space into two afforded the retailers closer to their prototypical sizes that meets their customer demands most efficiently possible.
- See proposed floor plans for breakdown of building uses.

DESCRIPTION OF SITE IMPROVEMENTS:

- There are no changes to the alignment of the existing ingress/egress to the property from Erie Ave and S Taylor Dr. Grades will be modified from Erie Avenue to allow modifications to the front entrance of the new tenant buildout on the north side. Traffic is expected to operate with the same patterns.
- All cross access and parking agreements will remain in effect as is present today.
- The retail leases require a minimum 4 parking spaces per 1,000 square feet of retail floor space which will be abided by accordingly. There will be ample parking to service the community and retail customers. For the north development there are 78 useable spaces of which 4 are ADA accessible. The south development will have 285 stalls of which 9 are existing ADA.
- The parking lot will be resurfaced with new sealing and striping.
- Utilities will be completely re-worked to create separate services for each retail operation.
- The existing building will receive a new roof.
- Roof top mechanicals will be screened from the east with the canopy improvements and will

- be setback from the north (Erie Avenue) with the aid of building height so they are not visible.
- The project is a redevelopment site with no increase in exposed parking or roads and is therefore exempt from stormwater requirements. Impervious area is being added on the east side and removed from the west side for an addition of 188 sf of pervious area.
 - New landscaping is proposed in the island in front of the proposed north tenant. Any disturbed lawn areas will be reseeded. The main landscaping island on the Erie Avenue entrance will remain.
 - No site fencing is proposed with this project.
 - The 3 poles nearest the north tenant will be replaced with LED fixtures. See photometric plan included.
 - Existing waste enclosure to the rear of the store to remain. Screened to west and south with existing vegetation. To remain in the current condition.
 - Canopy structure will be constructed to the east over the existing walk. See architectural plans.
 - The existing structure is located approximately 6.25' from the north property line. This is within a 10' building setback. This is expected to be considered approvable as an existing non-conforming condition.

EXPLANATION BUSINESS ACTIVITIES:

- The days of operations and customer counts will be relatively similar to the previous retail use. Typical national retail hours are expected.
- The retailers will employ several dozen full-time and part-time employees each and the operations will be operated in a first-class manner typical with these two retail operations across the country.
- The property will be professionally managed by a regional or national real estate firm.
- The anticipated number of customers is expected to be similar to previous use, and what is expected for national retailers.
- The service areas will remain virtually the same as four docks/compactor areas exist and these areas will be re-used by the two retailers.

DESCRIPTION OF THE PROPOSED ARCHITECTURAL STYLE AND BUILDING CHANGES:

- The architectural style of the building will remain typical of national retail tenants. Each retailer will have their own prototypical storefront and façade branded in their typical trade dress and colors that are typically seen in their other locations across the country.
- The exterior of the sides and rear of the building will remain virtually unchanged.
- Each retail space will have a separate entrance, storefront, facade and canopy that are prototypical of their other stores across the country that has proven to be successful and tasteful and additive to communities.
- Each storefront will face the same direction as the previous/existing storefront to the primary parking field.
- The service areas will remain virtually the same as four docks/compactor areas exist and these areas will be re-used by the two retailers.
- The building will be nicely designed to fit in within the S Taylor Dr commercial corridor.

PROPOSED SIGNAGE:

- The re-development proposes enhancing existing signage by replacing the aged monument sign with a new monument sign designed to match the architecture of the new building facades and modernize the look of the signage. The sign shall be designed for the new national retail users

similar to the signage at the Meijer project nearby.

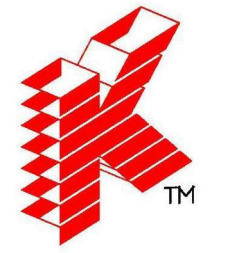
- In addition to the monument sign, the retailers will add signage to the building to the maximum size permitted by code above their storefront. The retailer which has a side wall facing the Meijer project will additionally seek to have signage facing that direction.
- The signage will be built in a first-class fashion and in the same style as the national retail users trade dress throughout their units operating throughout the country.

CONSTRUCTION PHASING:

- The conversion from a single retail space to a two-retailer space will occur in one phase.

POTENTIAL NUISANCES TO ADJOINING PROPERTY OWNERS:

- As a commercial corridor, S Taylor Dr is designed for a high volume of traffic. The proposed development will have no negative impacts to the neighborhood. Uses are similar to previous tenant.
- No outside storage is proposed.
- All waste will be stored in waste enclosure at the rear of the building.
- Site lighting will meet City light intensity requirements and cut-off fixtures will be used for minimal light trespass.
- The architectural style of the building will fit in and compliment surrounding commercial developments.
- The property will be professionally managed by a regional or national real estate firm and the leases will required that operations do not become a nuisance



Keller

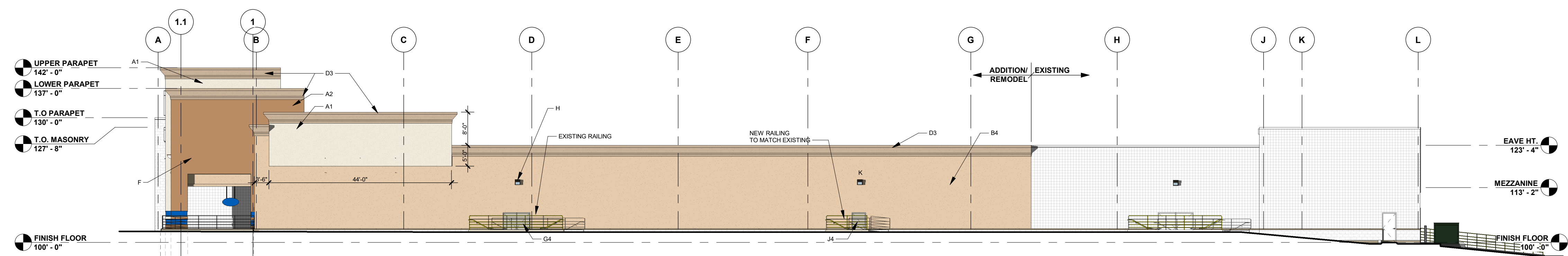
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 N216 State Road 55
 P.O. Box 620
 Kaukauna, WI 54130
 PHONE (920) 766-5795 /
 1-800-236-2534
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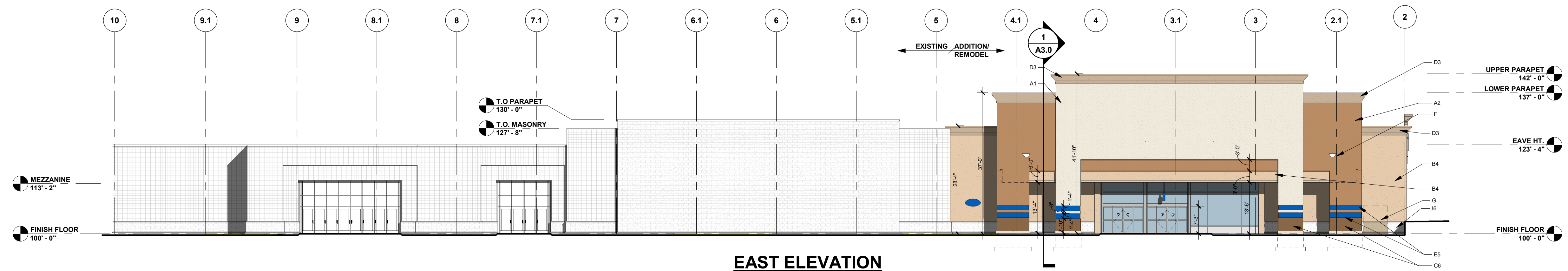
MADISON
 711 Oak Dr.
 Sun Prairie, WI 53590
 PHONE (608) 318-2336
 FAX (608) 318-2337

www.kellerbuilds.com

PROPOSED FOR:
HOBBY LOBBY & RETAIL TENANT
 WISCONSIN
 SHEBOYGAN,



NORTH ELEVATION
 1/16" = 1'-0"



EAST ELEVATION
 1/16" = 1'-0"

- FACADE MATERIALS KEY:**
- A. PAINTED EIFS
 - B. NEW EIFS OVER EXISTING BLOCK
 - C. SPILT FACE BLOCK
 - D. NEW CORNICE
 - E. IDENTITY BAND
 - F. NEW LIGHT SCIENCE
 - G. INFILL DOOR OPENING TO MATCH EXISTING LIGHT FIXTURE
 - H. EXISTING LIGHT FIXTURE
 - I. PAINTED BLOCK
 - J. NEW 3070 DOORS
 - K. LIGHT FIXTURE TO MATCH EXISTING
- FACADE FINISHES KEY:**
- 1. SHERWIN WILLIAMS, SW6385 (DOVER WHITE)
 - 2. SHERWIN WILLIAMS, SW6116 (TATAMI TAN)
 - 3. SHERWIN WILLIAMS, SW 107 (ROMANIC DESERT)
 - 4. SHERWIN WILLIAMS, SW6113 (INTERACTIVE CREAM)
 - 5. BLUE IDENTITY BANDS: TK PRODUCTS "TK 6010-40" COLOR PMS 300 (N23824) MATT FINISH TO BE INTEGRAL WITH A FINE FINISH AND UNIFORM APPEARANCE (RECESSED 1")
 - 6. LOWER WALL & BASE ARCHITECTURAL SPILT FACE CMU ANGELUS BLOCK COMPANY (COLOR: DAK. INTEGRAL COLOR (SIMILAR TO SW 6125 CRAFT PAPER)

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REVISIONS

NO.	DATE	DESCRIPTION
1	05.05.2021	T.D.P.
2	06.29.2021	B.R.A.
3	07.30.2021	T.D.P.
4	08.18.2021	T.D.P.
5	10.05.2021	B.R.A.
6	11.02.2021	B.R.A.

PROJECT MANAGER:
 D. SCHWALBE

DESIGNER:
 B. ANDERSON

DRAWN BY:
 TDP

EXPEDITOR:

SUPERVISOR:

PRELIMINARY NO.:
 P21115

CONTRACT NO.:

DATE:
 04.23.2021

PRELIMINARY - NOT FOR CONSTRUCTION

SHEET:
A2.0

SHEET INDEX

- C1.0 SITE PLAN
- EX1.0 EXISTING FLOOR PLAN
- EX2.0 EXISTING ELEVATIONS
- A1.0 FLOOR PLAN
- A1.1 ENLARGED FLOOR PLAN
- A1.2 ENLARGED FLOOR PLAN
- A2.0 ELEVATIONS
- A3.0 SECTIONS
- A7.0 REFLECTED CEILING PLAN
- T2.0 SPECIFICATIONS

BUILDING & FIRE AREA SQUARE FOOTAGES

FLOOR AREAS	EXISTING	NEW	SUB-TOTAL
SECOND FLOOR	----- S.F.	----- S.F.	----- S.F.
FIRST FLOOR	98,767 S.F.	----- S.F.	----- S.F.
CANOPIES (COLUMN SUPPORTED)	----- S.F.	1,990 S.F.	----- S.F.
BASEMENT	----- S.F.	----- S.F.	----- S.F.
BUILDING AREA SUB-TOTALS	----- S.F.	----- S.F.	----- S.F.
MEZZANINES	----- S.F.	----- S.F.	----- S.F.
FIRE AREA TOTALS	----- S.F.	----- S.F.	----- S.F.

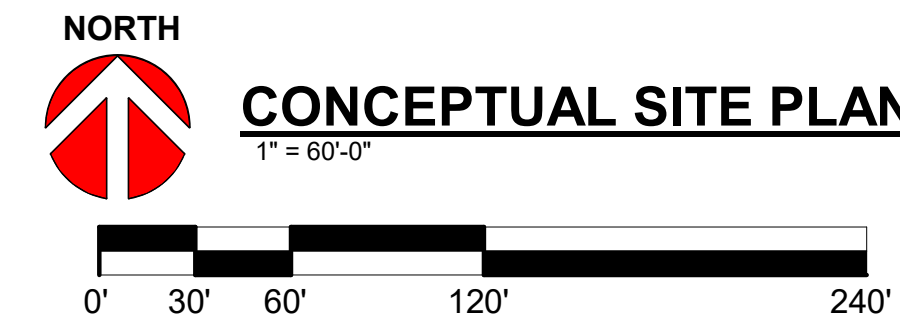
BUILDING CODE ANALYSIS

- PROJECT ADDRESS**
Street, City, State, Zip
- APPLICABLE CODES**
2015 International Building Code (w/ WI Amendments)
ASHRE Standard 90.1-2013
2015 IEBC (Level # Alteration)
- OCCUPANCY**
?-?
Accessory Use
?-?
Incidental Use

High-Piled Combustible Storage YES/NO
Hazardous Materials YES/NO
Multiple Control Areas YES/NO
- HEIGHT & AREA**
Building Height: --" Maximum Allowed: --"
Number of Stories: -- Maximum Allowed: --
Total Building Area: -- S.F. Maximum Allowed: -- S.F.
Total Fire Area: -- S.F. Maximum Allowed: -- S.F.
Mixed/Separated Occupancies
Unlimited Area Building YES/NO
- CONSTRUCTION TYPE**
Construction Classification ?B
Fire Separation Distance --"
- FIRE PROTECTION SYSTEMS**
Assumed Sprinkler Type --
Fire Alarm System YES/NO
- MEANS OF EGRESS**
Occupant Load --
Panic Hardware YES/NO
- STRUCTURAL DESIGN**
Risk Category --
Live Loads
Roof Live Load -- psf
Second Floor/Mezz Live Load -- psf
Collateral Load -- psf
Snow Load
Ground Snow Load -- psf
Exposure Factor --
Thermal Factor --
Wind Loads
Wind Load -- MPH
Exposure Category --
Earthquake Loads --
Seismic Site Class --
- PLUMBING SYSTEMS**
Mens WC Required YES/NO
Womens WC Required YES/NO
Drinking Fountain YES/NO
Other Source YES/NO
- MECHANICAL SYSTEMS**
NO SINGLE PIECE OF EQUIPMENT OVER 400,000 BTU

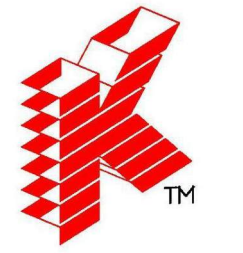
SITE INFORMATION

- SITE CONTENT**
Building Size -- S.F. ---%
Hard Surface -- S.F. ---%
Green Space -- S.F. ---%
Parcel Size (Approx.) -- S.F. -- Acres
Parking Provided -- Stalls
Area of Disturbance -- S.F.
- ZONING**
Property Zoning --
Setbacks FY --" SY --" RY --"
Hard Surface Setback --"
Coverage Limit --%
Greenspace Requirement --%
Parking Required -- Stalls
Refuse Enclosure YES/NO
RTU SCREENING YES/NO



THE LOT DIMENSIONS AND BEARINGS SHOWN ON THIS PLAN ARE INTERPRETED VALUES. FOLLOW UP INVESTIGATION WITH STATE AND LOCAL AUTHORITIES AND/OR WITH CERTIFIED SURVEY MAP DATA WHEN AVAILABLE IS REQUIRED.

PROPOSED FOR:
HOBBY LOBBY & RETAIL TENANT
SHEBOYGAN,
WISCONSIN



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FAX (608) 318-2337

MILWAUKEE
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Caldendale Rd
Carmelton, WI 53022
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1-800-236-2534
FAX (262) 250-9740

WAUSAU
5605 Lila Ave
Wausau, WI 54401
PHONE (715) 849-3141
FAX (715) 849-3181

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WISCONSIN

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PRELIMINARY NO.:
P21115

CONTRACT NO.:

DATE:
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SHEET:
C1.0

PRELIMINARY - NOT FOR CONSTRUCTION





2719 Calumet Dr, St North 43.77°N, 87.74°W

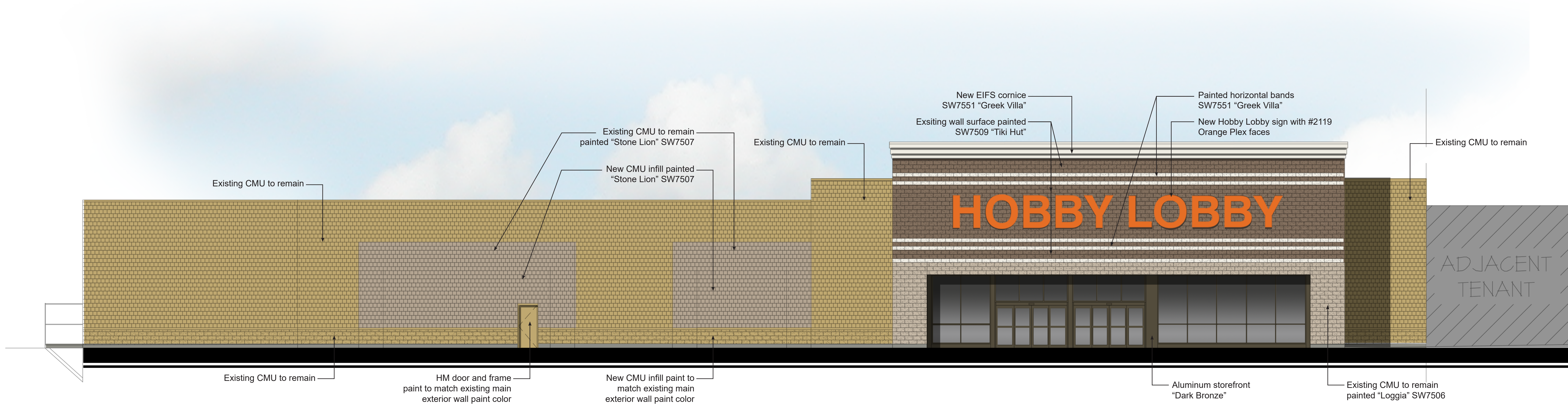
2D



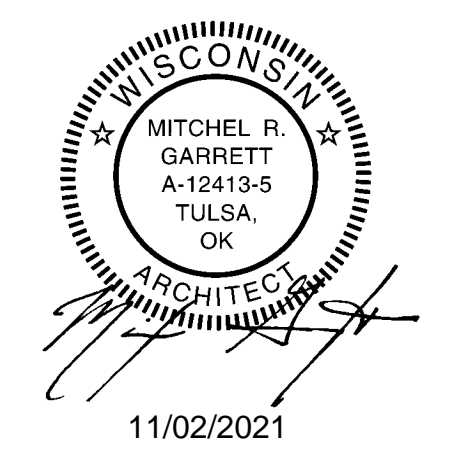








FRONT ELEVATION



11/02/2021

CITY OF SHEBOYGAN

REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION

ITEM DESCRIPTION: Construction of a new convenience store and service station at the southeast corner of N. 26th Street and Superior Avenue.

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

REPORT DATE: November 19, 2021

MEETING DATE: November 22, 2021

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:

In February of 2021, the Architectural Review Board approved a proposal from Basudev Adhikari to construct a new convenience store and service station at the southeast corner of N. 26th Street and Superior Avenue. The convenience store and gas canopy were approved to face north towards Superior Avenue. After further research the applicant determined that this would not work based on some of the site improvements required for the development.

CR Structures has resubmitted the architectural review board and conditional use permit applications and is now proposing to have the convenience store and canopy face west towards N. 26th Street on this .5 acre parcel located at the southeast corner of N. 26th Street and Superior Avenue (Parcel #'s 59281213270 and 59281213260). The applicant states the following about the project:

- The previously approved building at 2519 Superior Avenue needed to be rotated and mirrored on the site for storm sewer to function. The architectural work planned will remain the same, including the size. We will be changing the location of the building from the south side of the vacant lot to the east side. The reason for the change is for the storm water drainage plan. Because we are changing the building location, the fuel pumps and parking will realign with the building entrance.
- Applicant is proposing the construction of a 3,200sf convenience store with an attached dumpster enclosure and separate fueling canopy for gas. The building will include typical convenience store products of snacks and beverages. There will also be a small restaurant space on the north side of the building. The C store will provide an opportunity for the neighborhood to fill up with gas as well shop and eat.

- The service station/convenience store will be open 24 hours a day and the proposed method of operation for this development will be consistent with that of his other existing convenience stores in the area that include 905 Indiana Avenue, the Shell, Station at 1710 Indiana Avenue, Tidy Store at 810 N. 14th Street.
- The type of products that will be sold will be like that of our existing stores: gasoline, groceries, hot and cold food and beverages, tobacco products, off-sale alcohol products, lotto, convenience store merchandise, ice, and propane. We will also be applying for an off-sale alcohol license for this store.

The applicant states the following about the proposed architecture:

- The building design is intended to be simple, welcoming and high quality.
- The exterior of the building will have EIFS with reveals and charcoal smooth finish, smooth hardie-board panels, black aluminum windows, manufactured stone, green metallic accent, and metal charcoal coping.
- CR Structures will partner with US Oil to provide a canopy that follows the BP guidelines.
- A 6-ton variable speed roof top unit for heating and cooling is proposed for the new building with dehumidification, curb, smoke detector and economizer. The roof top unit will be a variable speed which will produce fewer sound decibels than any of the adjacent or nearby buildings RTUs. The roof top unit will be screened with parapets.
- A dumpster will be located on the south side of the building and is proposed to be designed utilizing materials similar to that of the building.

STAFF COMMENTS:

The main changes from the approved February drawings to today's proposal include:

- The previous glass tower feature has been significantly reduced in size. This appeared to be a nice architectural element to this building. It would be nice for the applicant to explain why this feature has been virtually removed.

The applicant states the glass tower will now be made of charcoal smooth EIFS and gray hardy board panels. The change was made to bring the project into budget for the owner. The project was originally bid before covid (2019). With the volatility of the market in supplies and labor, the project needed to be value engineered to make it viable for the owner.

- The previous white EIFS has been replaced with light grey hardi-board panels in these same areas. Applicant should explain the reason they have made this change.
- Applicant has provided a conceptual perspective of what the canopy may look like but no specific plan details for the canopy proposed for this site. Applicant should explain the canopy details and when the architectural review board might expect those drawings.

- The applicant states that the roof top unit will be screened with parapets but this is not shown. Applicant should better explain the how the mechanicals will be screened.

The applicant states they will create a RTU and Kitchen venting screening with charcoal horizontal metal panel.

This development will certainly change the appearance of this property and has the ability to positively impact the look and feel of this Superior Avenue mixed-use neighborhood so it is imperative that Mr. Adhikari properly maintain this new facility and property.

It is staff's understanding that a different company may be submitting plans for the canopy. The perspective drawing shows a canopy that appears to blend in with the convenience store structure (manufactured stone columns, similar materials and colors, etc.). The applicant should be aware that this canopy perspective is what the Board/City will be expecting at such time an official drawing for the canopy is submitted. The Board may want to review the canopy at such time as more defined plans/elevations are provided for this structure.

In February of 2021, the architectural review board approved the proposal subject to:

1. Final elevation drawings will be submitted to staff for review. Items the final elevation plans will address include but are limited to include the red accent horizontal band, the parapet, the mechanical sight lines, etc. If staff has any concerns with the final elevation drawings, the elevations can be brought back for board review.
2. The canopy shall be reviewed prior to building permit issuance for both structures to insure the convenience store structure and canopy are consistent and compatible with one another.

ACTION REQUESTED:

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

ATTACHMENTS:

Architectural Review Board Application and required attachments.

PARCEL NO.:

Office Use Only
DATE SUBMITTED: _____
REVIEW DATE: _____

CITY OF SHEBOYGAN ARCHITECTURAL REVIEW APPLICATION

Revised July 2021

FEE \$100.00

Completed application must be filed with the Department of City Development, 828 Center Avenue, Suite 208. To be placed on the agenda of the Architectural Review Board, application **must be filed three weeks prior** to date of meeting. Applications that are not complete or that are not legible will not be accepted.

1. APPLICANT INFORMATION

APPLICANT: CR STRUCTURES GROUP
ADDRESS: 327 RANDOLPH DRIVE APPLETON, WI 54913
E-MAIL ADDRESS: JEFF@CRSTRUCTURES.COM
PHONE: (920) 858-1648 FAX NO.: ()

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: CONVENIENCE STORE
ADDRESS OF PROPERTY AFFECTED: PARCEL # 59281213270 + 59281213260
2519 Superior Ave
NEW BUILDING: X ADDITION: _____ REMODELING: _____

DESCRIPTION OF PROPOSED PROJECT: NEW 3200 SF
CONVENIENCE STORE WITH FUEL ISLAND AND CANOPY.
THE CONVENIENCE STORE WILL INCLUDE TYPICAL CONVENIENCE STORE
PRODUCTS OF SNACKS AND BEVERAGES. THE STORE WILL ALSO HAVE
A SMALL RESTAURANT THAT FEATURES GRAB AND GO ITEMS.

DESCRIPTION OF EXISTING EXTERIOR DESIGN AND MATERIALS: NONE

DESCRIPTION OF THE PROPOSED EXTERIOR DESIGN AND MATERIALS: _____
PLEASE REFER TO EXTERIOR ELEVATIONS AND RENDERINGS
AS WELL AS NARRATIVE

3. NAMES AND ADDRESSES

OWNER OF SITE: BASUDEN ADHIKARI

ADDRESS: 916 MULBERRY LANE KOHLER, WI 53044

EMAIL: missionbda@gmail.com

PHONE: (920) 226-1786 FAX NO.: ()

ARCHITECT: ACS KELLY SPERL

ADDRESS: 327 RANDOLPH DRIVE APPLETON, WI 54913

EMAIL ADDRESS: acs.ksp1@gmail.com

PHONE: (920) 707-4226 FAX NO.: ()

CONTRACTOR: CR STRUCTURES GROUP

ADDRESS: 327 RANDOLPH DRIVE APPLETON, WI 54913

EMAIL: JEFF@CRSTRUCTURES.COM

PHONE: (920) 858-1648 FAX NO.: ()

4. APPLICATION SUBMITTAL REQUIREMENTS

- A. A scale drawing of all exterior elevations showing the design and appearance of the proposed building or structure.
- B. Three 11 X 17 colored renderings of the proposed building elevations and material samples.

C. A .pdf file of all drawings either by email or CD

- D. A scale drawing of the site plan showing the relationship of the building to the site and adjacent properties.
- E. A written description of the proposed general design, arrangement, texture, material and color of the building or structure. Describe the relationship of such factors to similar features of buildings located within the same block or located along the frontage or any block across the street from the proposed building or structure for which architectural approval is sought.

5. CERTIFICATE

I hereby certify that all the above statements and attachments submitted hereto are true and correct to the best of my knowledge and belief.


APPLICANT'S SIGNATURE

11-1-21
DATE

Jeff Peterson
PRINT ABOVE NAME

OFFICE USE ONLY



November 18, 2021

Corner of SE N. 26th Street and Superior Avenue (2519 Superior Ave)
Sheboygan, WI 53083

Project Narrative

The reason for the resubmittal:

The previously approved building at 2519 Superior Avenue needed to be rotated and mirrored on the site for storm sewer to function. The architectural size of the building will remain the same with the exception on the glass tower. The glass tower will now be made of charcoal smooth EFIS and gray hardy board panels. The change was made to bring the project into budget for the owner. The project was originally bid before covid (2019). With the volatility of the market in supplies and labor, the project needed to be value engineered to make it viable for the owner. We will be changing the location of the building from the south side of the vacant lot to the east side. The reason for the change is for the storm water drainage plan. Because we are changing the building location, the fuel pumps and parking will realign with the building entrance. See attached civil engineering plans.

An explanation of the existing use and all business activities that take place onsite. An explanation of the existing parking lot, access, etc.

The existing site consists of two vacant lots. See the attached CSM documents from Mach IV Engineering.

An explanation of the proposed project, parking lot, access, etc. (why it is needed, what is its intended use, where it is to be located, how close to property lines, who will use it, when will you begin construction, new driveways, and driveways to be closed, existing parking lot reconfiguration, etc.

The project will include a new 3200 sf convenience store. The building will include typical convenience store products of snacks and beverages. There will also be a small restaurant space on the north side of the building. The site will include a canopy over the fuel dispensing islands. The canopy, fuel dispensers, and lighting will follow the BP guidelines. US Oil will be providing a canopy submittal. The C store will provide an opportunity for the neighborhood to fill up with gas as well shop and eat. The location is the corner of Superior Avenue and 26th Street. The site design includes nine on-site parking stalls, not including the six additional parking stalls at the three pumps. Access to the store will be through driveways on the north and west sides of the property to create an appropriate traffic flow pattern. Construction will begin upon receiving project approval.

Are you proposing to remove and/or modify any existing driveways?

The driveways will be new per the included civil engineering drawings.



An explanation and plans/photos of the area proposed to be changed on the site.

Refer to the attached plan.

Description of proposed facilities- Description of proposed building and all new site improvements (square footage of existing buildings, square footage of addition, design/materials of canopy, exterior remodeling, storm drainage, landscaping, lighting, traffic, ingress/egress, parking sidewalk, retaining walls, dumpster enclosure, screening mechanicals, etc.

The project will include a new 3200 sf convenience store. The building will include typical convenience store products of snacks and beverages. There will also be a small restaurant space on the north side of the building. The site will include a canopy over the fuel dispensing island. We will be following the BP guidelines that are attached. A storm drainage and landscaping detailed plan is provided. Site lighting will be provided via building mounted lighting, and canopy lighting. Refer to the site plan for proposed lighting locations. Two new driveways are being provided: one on Superior Avenue and one on N 26th Street. A standard sidewalk will be provided along N26th Street and Superior Avenue. A dumpster enclosure will be located on the south side of the building. It will be designed using materials to match the building. We will create a RTU and Kitchen venting screening with charcoal horizontal metal panel.

A written description of the proposed general orientation, design, arrangement, texture, material and color of the building or structure. Proposed building is very visible so the building will need to be constructed accordingly. An explanation of the proposed architectural style and materials and how it is compatible with the development and redevelopment in and around the area. An explanation of any interior and/or exterior renovations.

The building is oriented to face N. 26th Street and Superior Street. The island fuel pumps will face N. 26th Street on a 45-degree angle for good traffic flow and minimize vehicle headlight issues with adjacent residences when cars are fueling up. The exterior of the building will have EIFS with reveals and charcoal smooth finish, smooth hardie board panels, black aluminum windows, manufactured stone, green metallic accent, and metal charcoal coping. Refer to the exterior elevations and renderings for building style and material location. We will also provide samples of the exterior materials.

How will you ensure that the proposal will not become a nuisance to adjoining property owners or pedestrian/traffic hazard?

The property is in a commercial zoned area and is compatible with the adjacent properties. The building will be constructed using high quality material and the site will be landscaped to be an attractive addition to the neighborhood. The new convenience store and restaurant will be an amenity to the nearby residential areas. There will not be any vending machines, equipment or product displays outside of the convenience store.



Show all Ingress/Egress driveways on the lot.

Refer to the site plan.

Explain site lighting.

The lighting will be provided under the fuel island canopy. Wall mounted lighting will be provided around the building for additional lighting.

Explain proposed signage.

A monument sign has been designed for the intersection of 26th Street and Superior Avenue. The sign will be 8' high X 12' wide for total of 96 square feet. The sign will be constructed of materials that match the building. The sign will be internally lit. The sign will be located outside of the 15-foot vision triangle.

Any other information that will be useful for the Plan Commission to understand your proposal.

Restaurant information:

The new restaurant will be for seating of 12 or less. The menu will emphasize grab and go items such as pizza, sandwiches, chicken tenders, fish fry and appetizers. The restaurant will have a commercial hood that includes Ansul Fire protection system with stainless steel back panels behind the hood. It will also include grease duct work and fire wrap for the grease ductwork. There will be Make Up Air unit with interlock controls. The hood exhaust will exhaust through the roof. The noise and smell will be at a minimal. The owner will be operating the space.

HVAC:

We are placing a 6-ton variable speed roof top unit for heating and cooling for the proposed new building with dehumidification, curb, smoke detector and economizer. The roof top unit will be a variable Speed which will produce fewer sound decibels than any of the adjacent or nearby buildings RTUs. We will create an RTU and Kitchen venting screening with charcoal horizontal metal panel.

Variances:

We are requesting an exception from the locational and buffer yard landscaping requirements. Our landscape plan will meet the four location landscaping requirements. We will work with the staff with regards to installation of street trees along the property's street frontage. A landscape plan has been provided. We are requesting to develop on a .5-acre lot.

Canopy:

CR Structures will partner with US Oil to provide a canopy that follows the BP guidelines that are attached to the submittal. US Oil will apply for a state approve plan.

Other Locations:

The owner is in the process of remodeling 905 Indiana Ave. The old car wash will become a restaurant. The building will be receiving a face lift of fresh paint. The outside will have new landscaping, concrete, and visual clean up of soda machines, signs, and phone booth removal.

The owner's 810 N 14th Street site is removing signage, soda machines, air, and vacuum in an effort to make this location more attractive.

CR Structures Group

Jeff Peterson
VP Business Development
920-858-1648

SITE PLAN

OWNER

BPB CONVENIENCE STORE LLC
916 MULBERRY LANE
KOHLER, WI 53044-1470

SHEET KEY NOTES:

- ① STANDARD DUTY ASPHALT; SEE DETAIL A SHEET C6.0
- ② CONCRETE PAVEMENT; SEE DETAIL B SHEET C6.0
- ③ CONCRETE SIDEWALK; SEE DETAIL C SHEET C6.0
- ④ STOOP LOCATION; REFER TO ARCHITECTURAL DRAWINGS
- ⑤ DUMPSTER PAD; SEE DETAIL D SHEET C6.0
- ⑥ DUMPSTER ENCLOSURE; REFER TO ARCHITECTURAL DRAWINGS
- ⑦ ADA HANDICAP STALL SYMBOL; SEE DETAIL E SHEET C6.0
- ⑧ ADA HANDICAP SIGN; SEE DETAIL F SHEET C6.0
- ⑨ ADA HANDICAP WARNING PLATE; SEE DETAIL G SHEET C6.0
- ⑩ BOLLARD; SEE DETAIL H SHEET C6.0
- ⑪ 4" WIDE PAINT STRIPE; COLOR BY OWNER
- ⑫ BIOFILTER; REFER TO GRADING PLAN SHEET C4.0
- ⑬ MONUMENT SIGN

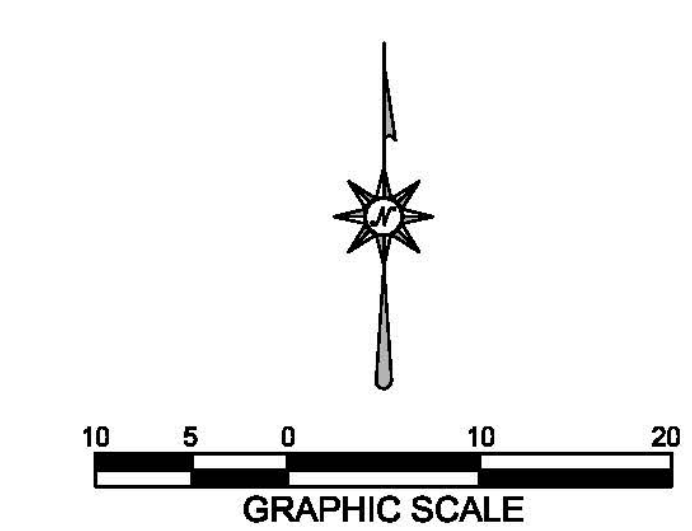
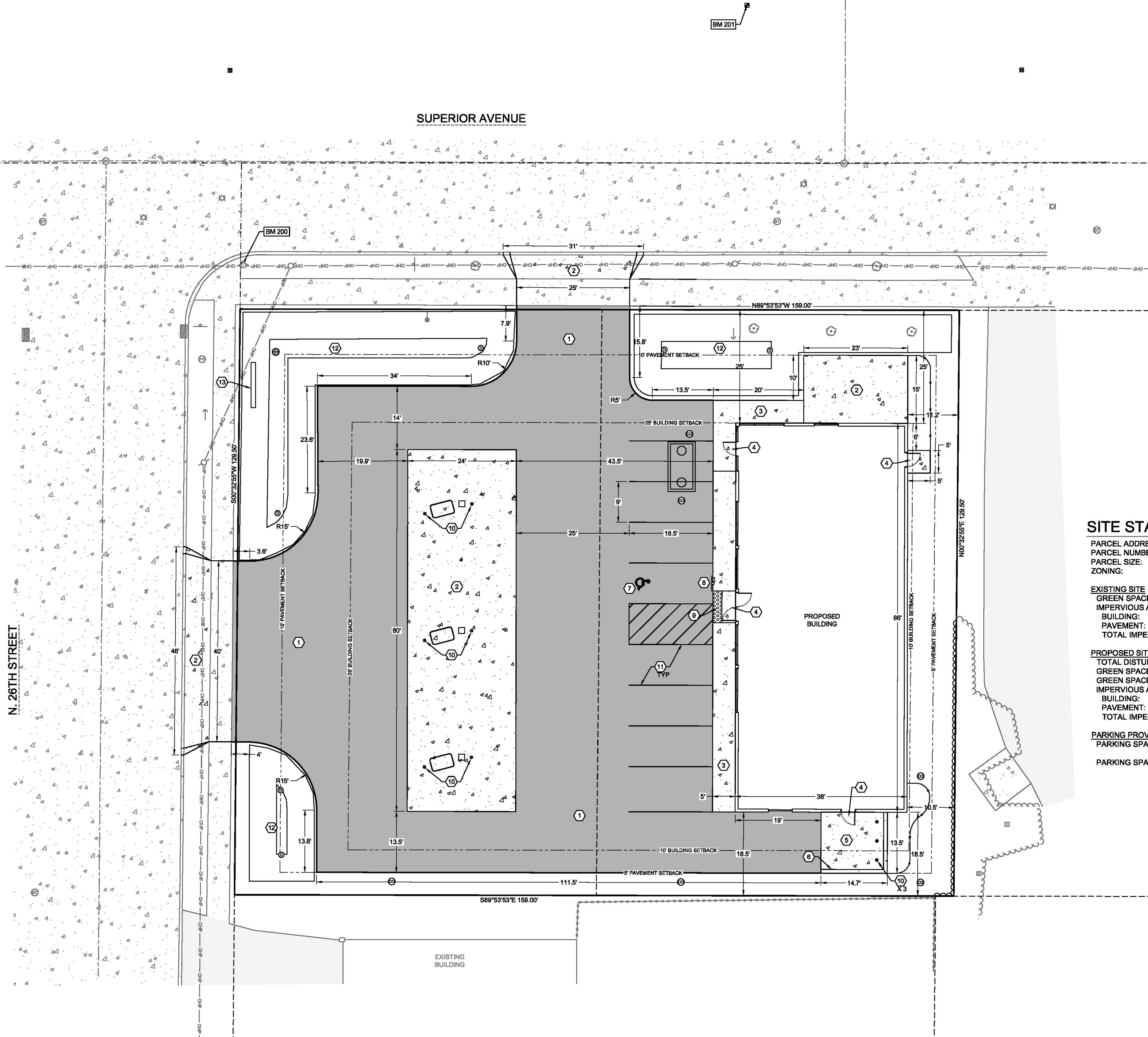
SITE STATISTICS

PARCEL ADDRESS: TBD
 PARCEL NUMBER: 59281213560 & 59281213270 (TO BE COMBINED VIA CSM)
 PARCEL SIZE: 20,591 SF (0.47 AC)
 ZONING: SC - SUBURBAN COMMERCIAL DISTRICT

EXISTING SITE
 GREEN SPACE: 20,564 SF (99.9%)
 IMPERVIOUS AREA: 0.0 SF (0.0%)
 BUILDING: 0.0 SF (0.0%)
 PAVEMENT: 27 SF (0.1%)
 TOTAL IMPERVIOUS: 27 SF (0.1%)

PROPOSED SITE
 TOTAL DISTURBED AREA: 25% (5,148 SF)
 GREEN SPACE REQUIRED: 5,298 SF (25.7%)
 IMPERVIOUS AREA: 3,268 SF (15.9%)
 BUILDING: 12,025 SF (58.4%)
 PAVEMENT: 15,293 SF (74.3%)

PARKING PROVIDED
 PARKING SPACES REQ'D/CALCS: 1 STALL PER 300 SF
 3,268 SF / 300 SF = 11 STALLS
 PARKING SPACES PROVIDED: 9 STALLS PROVIDED, INCLUDES 1 ADA HANDICAP STALL



2260 Salscheider Court Green Bay, WI 54313
 PH: 920-569-5765; Fax: 920-569-5767
 www.mach-iv.com
 Project Number: 1896-01-21

CR STRUCTURES Group, Inc.
 Shifting Construction Industry Paradigms
 327 RANDOLPH DRIVE - SUITE A
 APPLETON, WI 54913
 TELE: 920-753-7305

A NEW C-STORE FOR,
26TH & SUPERIOR CONVENIENCE
 SHEBOYGAN, WISCONSIN

DATE: 10/04/2021
 ARCH: J. BIRNUPURTH
 D. BY: RPH
 JOB: 20-180
 REV:

C
2.0

LANDSCAPE PLAN

SHEET KEY NOTES:

- ① 6" DIAMETER SPADE EDGE & 3" HARDWOOD MULCH
- ② PROFESSIONAL GRADE EDGING
- ③ 3" THICK OF 1 1/2" RIVER ROCK WITH WEED BARRIER FABRIC
- ④ TOTAL BIOFILTER SURFACE AREA IS 532 SF. PROVIDE 1 PLANT PER 36 SF OR 15 PLANTS

LANDSCAPE REQUIREMENTS

LANDSCAPE POINTS REQ'D			
STREET FRONTAGE	40 PTS PER 100 LF	288.50 LF	= 118 PTS
BUILDING FOUNDATION	40 PTS PER 100 LF	248 LF	= 100 PTS
DEVELOPED LOTS	10 PTS PER 1,000 SF	3,268 SF	= 33 PTS
PAVED AREAS	80 PTS PER 10,000 SF	42,025 SF	= 337 PTS
BUFFER YARD	91 PTS PER 100 LF	129.50 LF	= 118 PTS

LANDSCAPE POINTS PROVIDED

STREET FRONTAGE				
TYPE	COMMON NAME	PTS	NO. PROVIDED	TOTAL PTS
EXISTING TREE	POPLAR	30	3	90
LOW DECID TREE	FLOWERING CRABAPPLE	10	3	30
				TOTAL PTS PROVIDED
				120

BUILDING FOUNDATION				
TYPE	COMMON NAME	PTS	NO. PROVIDED	TOTAL PTS
LOW EVERGREEN TREE	BLACK HILLS SPRUCE	12	6	72
TALL DECID SHRUB	JAPANESE LILAC	5	6	30
				TOTAL PTS PROVIDED
				102

DEVELOPED LOTS				
TYPE	COMMON NAME	PTS	NO. PROVIDED	TOTAL PTS
TALL DECID SHRUB	RED OSIER DOGWOOD	5	10	50
				TOTAL PTS PROVIDED
				50

PAVED AREAS				
TYPE	COMMON NAME	PTS	NO. PROVIDED	TOTAL PTS
CLIMAX TREE	SUGAR MAPLE	75	1	75
TALL DECID SHRUB	RED OSIER DOGWOOD	5	5	25
				TOTAL PTS PROVIDED
				100

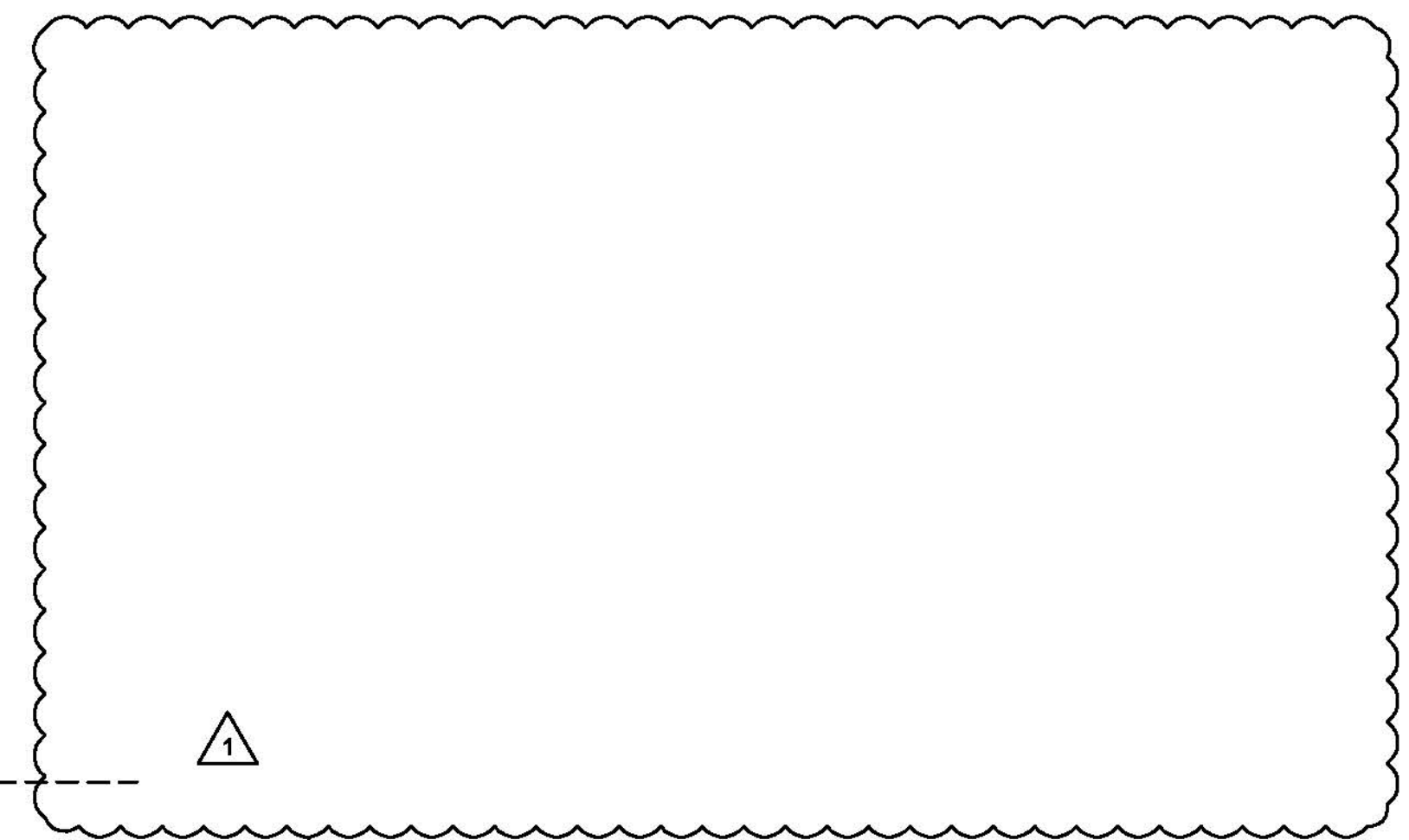
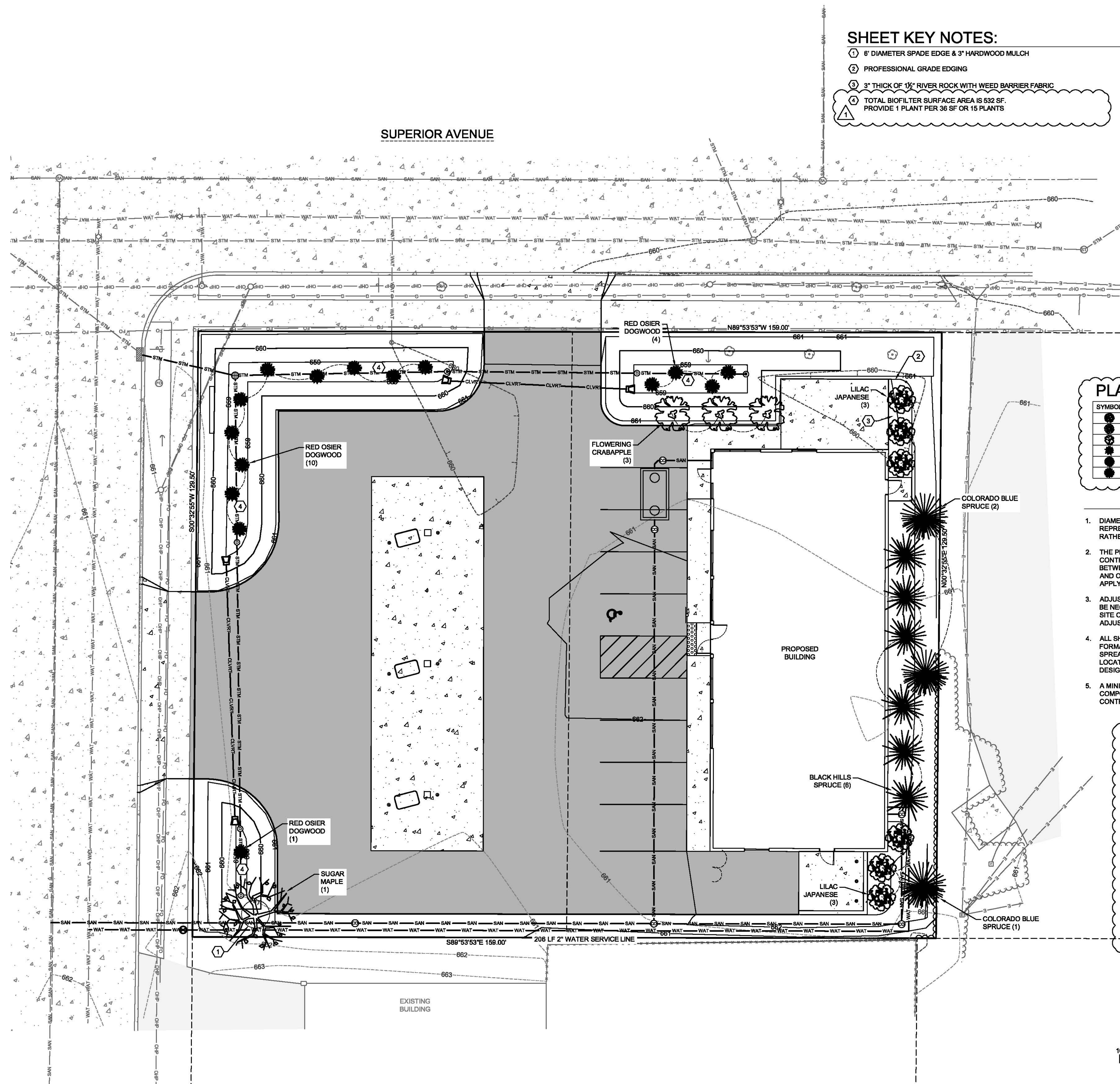
BUFFER YARD (0.1 OPACITY)				
TYPE	COMMON NAME	PTS	NO. PROVIDED	TOTAL PTS
TALL EVERGREEN TREE	COLORADO BLUE SPRUCE	40	3	120
				TOTAL PTS PROVIDED
				120

PLANT TABLE

SYMBOL	COMMON NAME	SCIENTIFIC NAME	QUANTITY	SIZE
●	SUGAR MAPLE	ACER SACCHARUM	1	2"
●	LILAC JAPANESE	SYRINGA RETICULATA	6	3"
●	FLOWERING CRABAPPLE	MALUS 'ROSACEAE'	3	4"
●	BLACK HILLS SPRUCE	PICEA GLAUCA DENSATA	6	3"
●	COLORADO BLUE SPRUCE	PICEA PUNGENS	3	5"
●	RED OSIER DOGWOOD	CORNUS SERICEA	15	36"

LANDSCAPE NOTES

- DIAMETERS OF PLANT MATERIALS AS DRAWN ARE REPRESENTATIVE OF PLANTS AT OR NEAR MATURITY RATHER THAN AT INITIAL PLANTING SIZES.
- THE PLANT LIST IS INTENDED AS A GUIDE FOR THE CONTRACTOR. IN THE EVENT OF DISCREPANCY BETWEEN THE NUMBER OF PLANTS ON THE PLANT LIST AND ON THE DRAWING, THE GREATER NUMBER SHALL APPLY.
- ADJUSTMENTS IN LOCATIONS OF PLANT MATERIALS MAY BE NECESSARY DUE TO NEW OR EXISTING UTILITIES OR SITE OBSTRUCTIONS. REVIEW WITH ARCHITECT BEFORE ADJUSTMENTS ARE MADE.
- ALL SHRUBS OCCURRING IN CONTINUOUS ROW OR FORMAL ARRANGEMENT SHALL HAVE UNIFORM HEIGHT, SPREAD AND HABIT OF GROWTH. FOR GROUND COVER LOCATIONS, FILL AREA WITH QUANTITY OF PLANTS DESIGNATED; EVENLY SPACED.
- A MINIMUM OF 12" DEPTH OF 50% TOPSOIL AND 50% COMPOST SHALL BE PLACED IN ALL BED AREAS BY THE CONTRACTOR PRIOR TO PLANT INSTALLATION.
- MULCH TREES WITH MIN. 3" DEPTH OF GRAVEL OR HARDWOOD MULCH AS NOTED ON PLAN AND PER DETAILS. MULCH SHALL EXTEND IN A CONTINUOUS LAYER WITHIN PLANTING BEDS FROM FACE TO FACE OF SITE STRUCTURES - WALKS, BUILDING, OR OTHER PLANT BED LIMITS.
- PROTECT EXISTING LAWN AREAS; REPAIR ANY CONTRACT RELATED DAMAGE TO LAWN AREAS.
- THE CONTRACTOR SHALL MAINTAIN ALL PLANTS AND BEDS FOR A 90 DAY PERIOD AFTER ACCEPTANCE OF THE WORK BY THE ARCHITECT. THIS INCLUDES REGULAR WATERING, WEEDING AND MOWING.
- THE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR ONE-YEAR FROM DATE OF ACCEPTANCE. BEFORE END OF WARRANTY PERIOD CONTRACTOR SHALL REPLACE ALL TREES, SHRUBS OR PLANTINGS NOT ALIVE OR IN A HEALTHY GROWING CONDITION.
- SEED ALL DISTURBED AREAS WITH Wd of No. 40 GRASS MIX.



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 APPLETON, WI 54915
 TEL: 920-753-7505

A NEW C-STORE FOR,
26TH & SUPERIOR CONVENIENCE
 SHEBOYGAN, WISCONSIN

DATE: 10/04/2021
 ARCH: J. BHRPURTH
 D. BY: RPH
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 REV. 10-18-2021 CITY COMMENTS

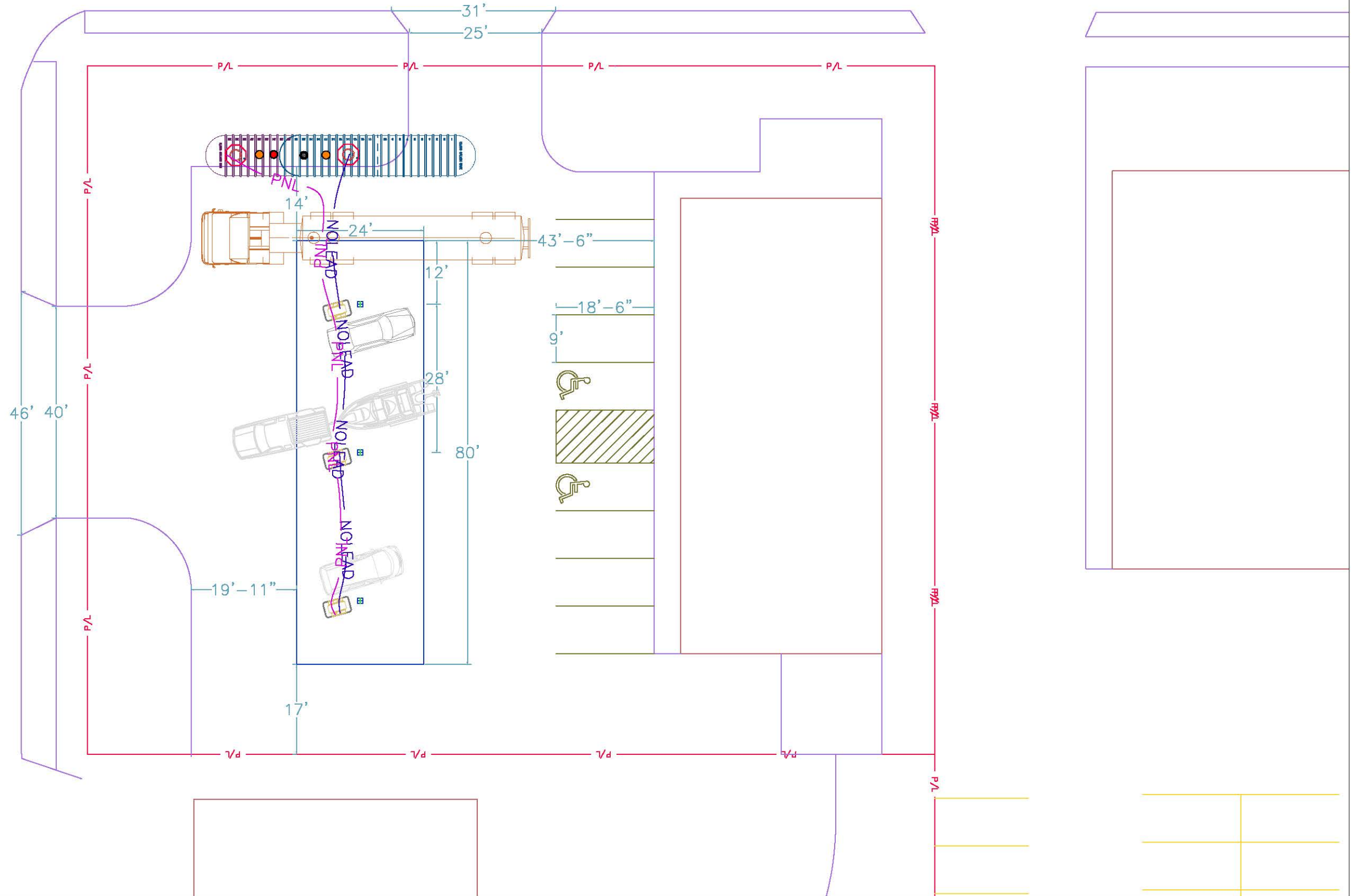
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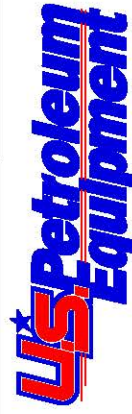
2260 Salscheider Court Green Bay, WI 54313
 PH: 920-569-5765; Fax: 920-569-5767
 www.mach-iv.com
 Project Number: 1896-01-21

N. 26TH ST.

SUPERIOR AVE



DIVISION OF  venture inc.
505 CARTER COURT
MILWAUKEE WISCONSIN 53116
Ph. 1-800-486-4913



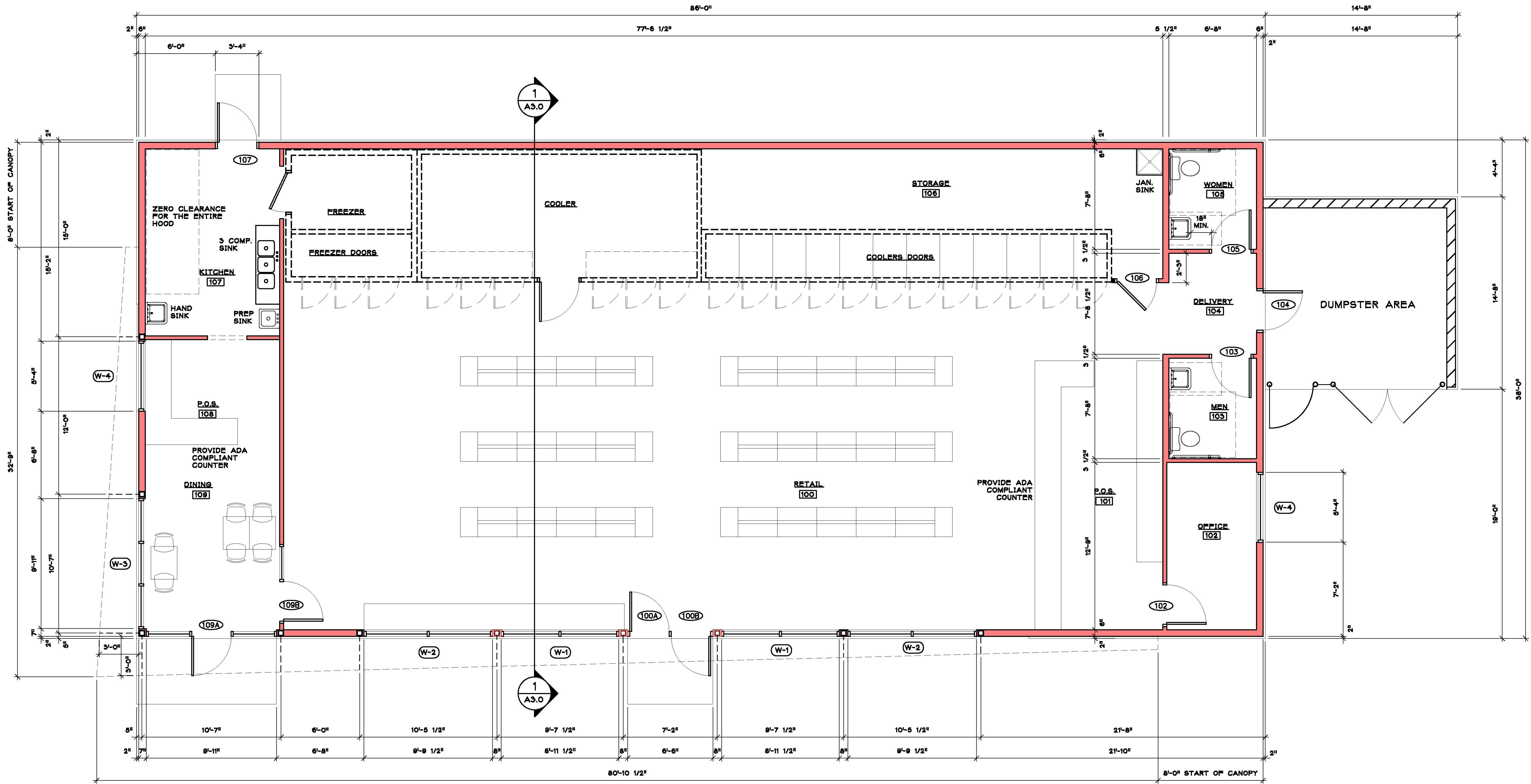
2600 SUPERIOR AVE, SHEBOYGAN, WI

Drawn By:
DAV
Project number:

Revisions:

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of 1

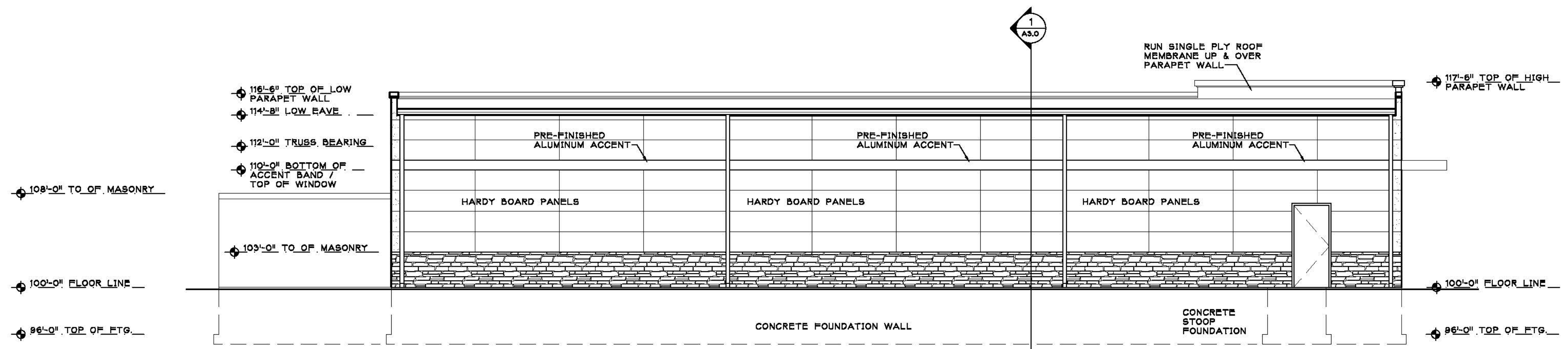
A NEW PROPOSED BUILDING FOR,
C-STORE
 SHEBOYGAN, WISCONSIN



FLOOR PLAN NORTH
 SCALE: 1/4"=1'-0"

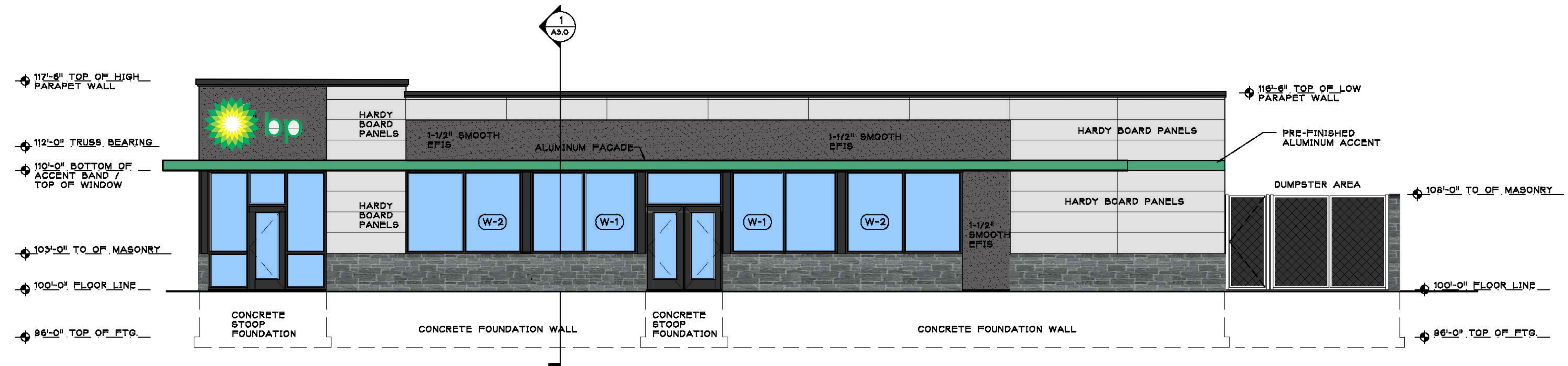
DATE: 10/22/2021
 ARCH: K. SPERL
 D. BY: S. BURTON
 JOB: 21-048
 REV:

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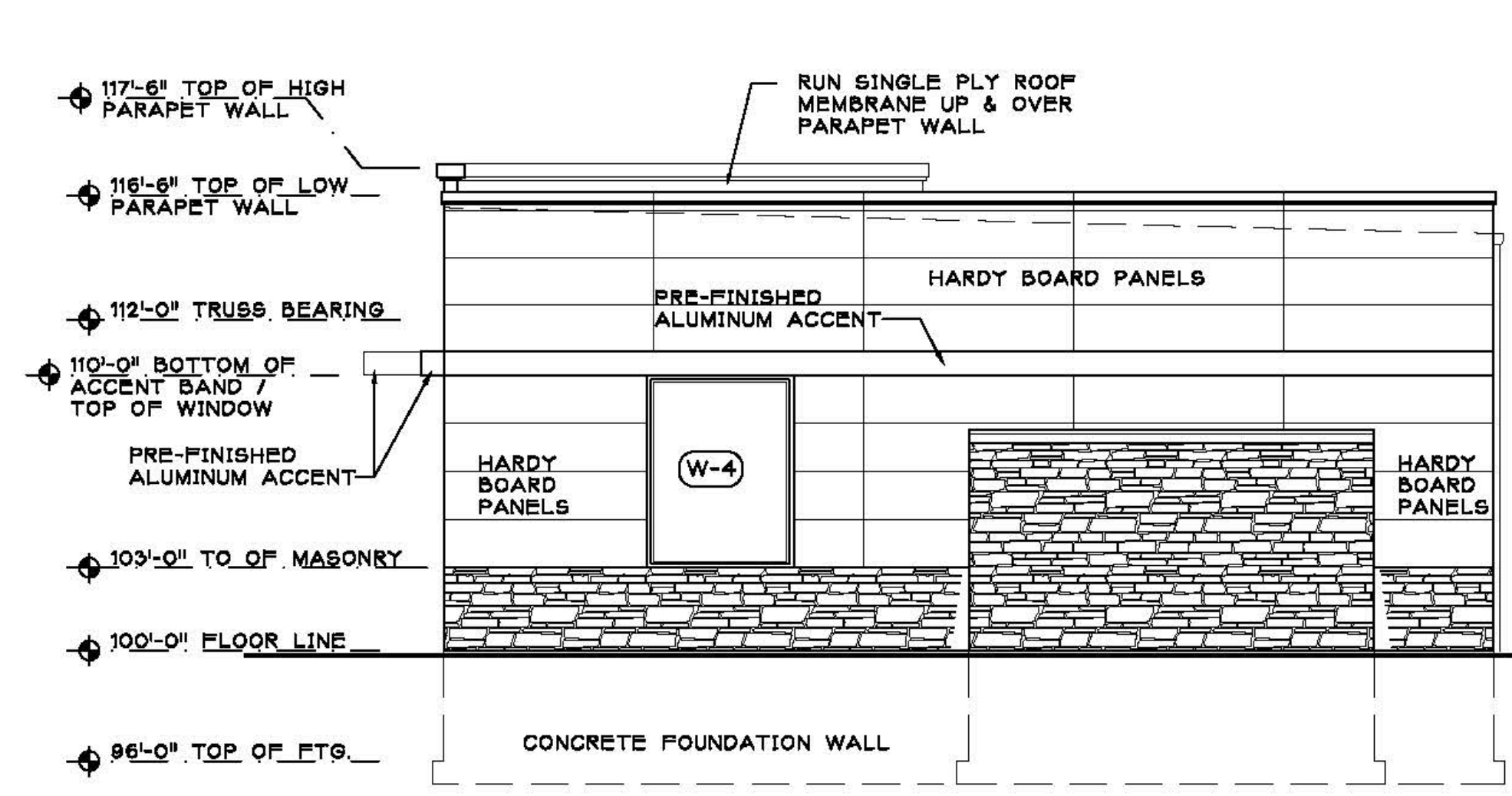
EAST ELEVATION
 SCALE: 3/16"=1'-0"

ALL WALL SHEATHING, SUBSTRATE, AIR BARRIERS & CONTROL JOINTS IN EIFS TO BE PER THE SELECTED MANUFACTURERS SPECIFICATIONS

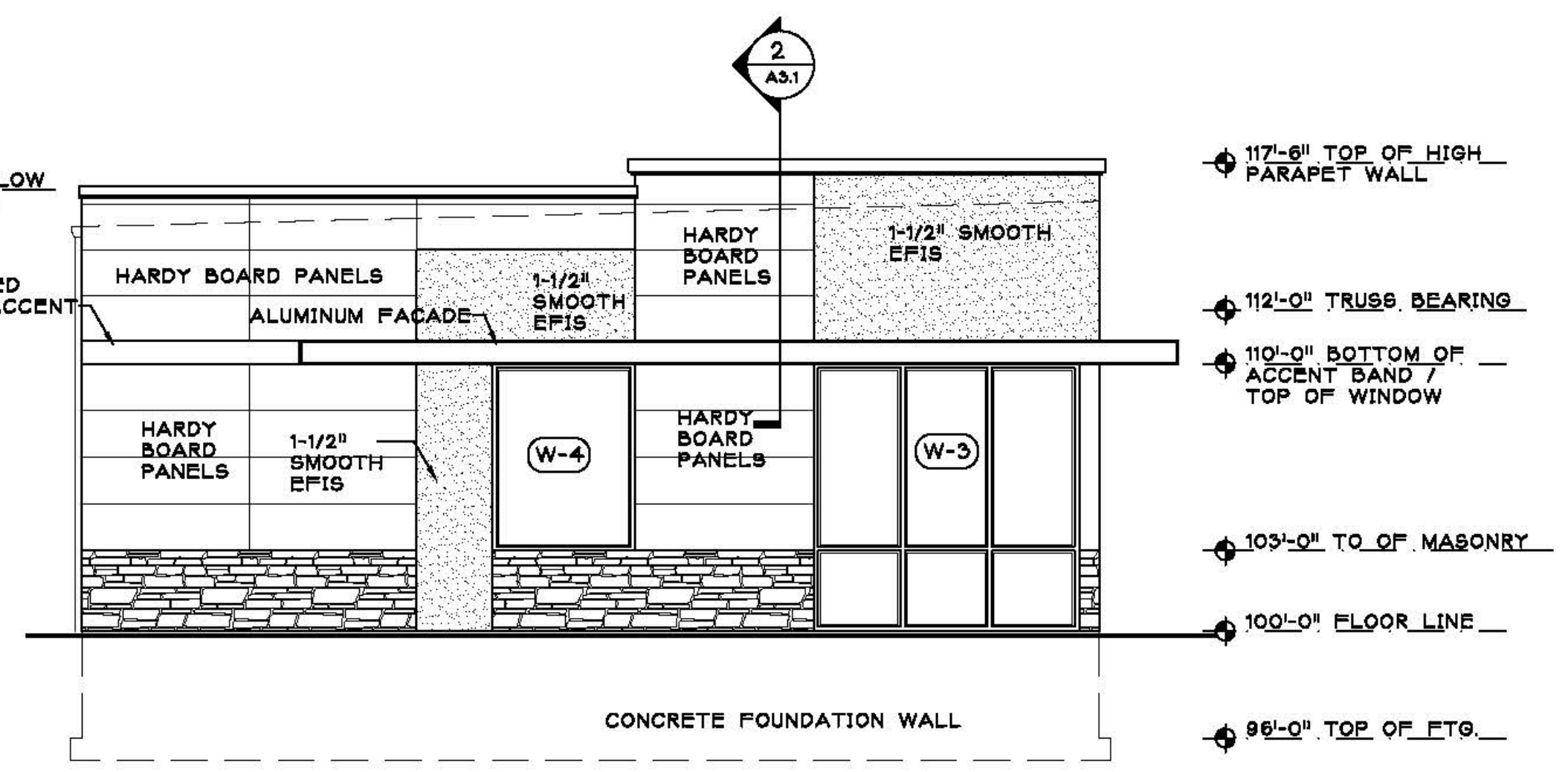


WEST ELEVATION
 SCALE: 3/16"=1'-0"

ALL WALL SHEATHING, SUBSTRATE, AIR BARRIERS & CONTROL JOINTS IN EIFS TO BE PER THE SELECTED MANUFACTURERS SPECIFICATIONS



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



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

ALL WALL SHEATHING, SUBSTRATE, AIR BARRIERS & CONTROL JOINTS IN EIFS TO BE PER THE SELECTED MANUFACTURERS SPECIFICATIONS

DATE: 10/22/2021
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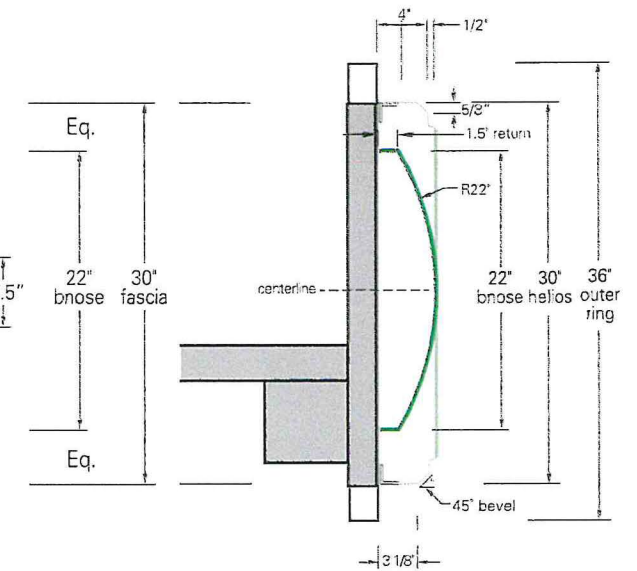
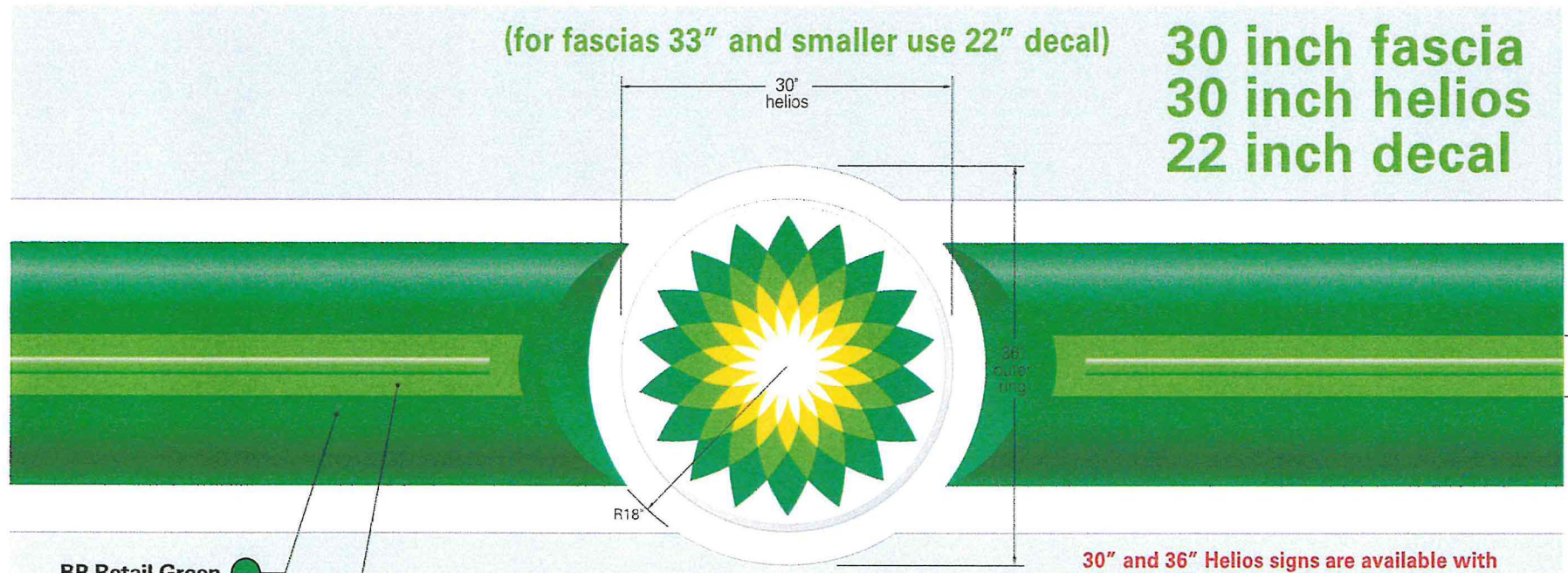
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BP-Branded Site



Level C - Helios and Bullnose Guidelines

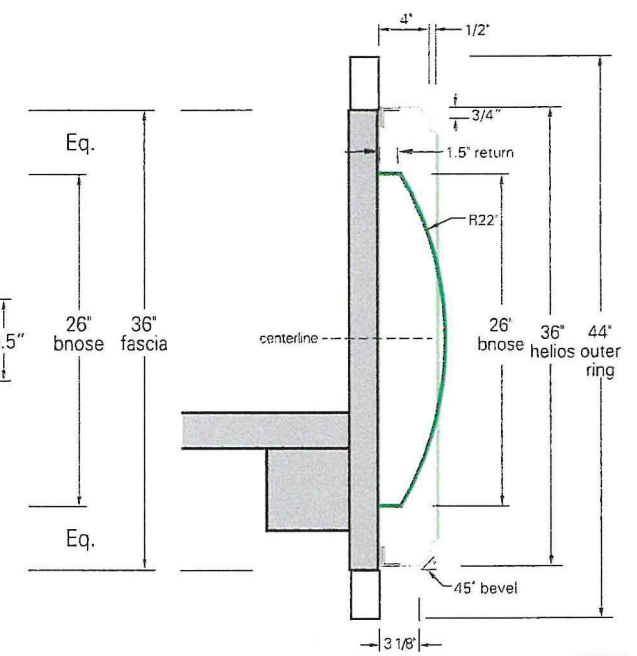
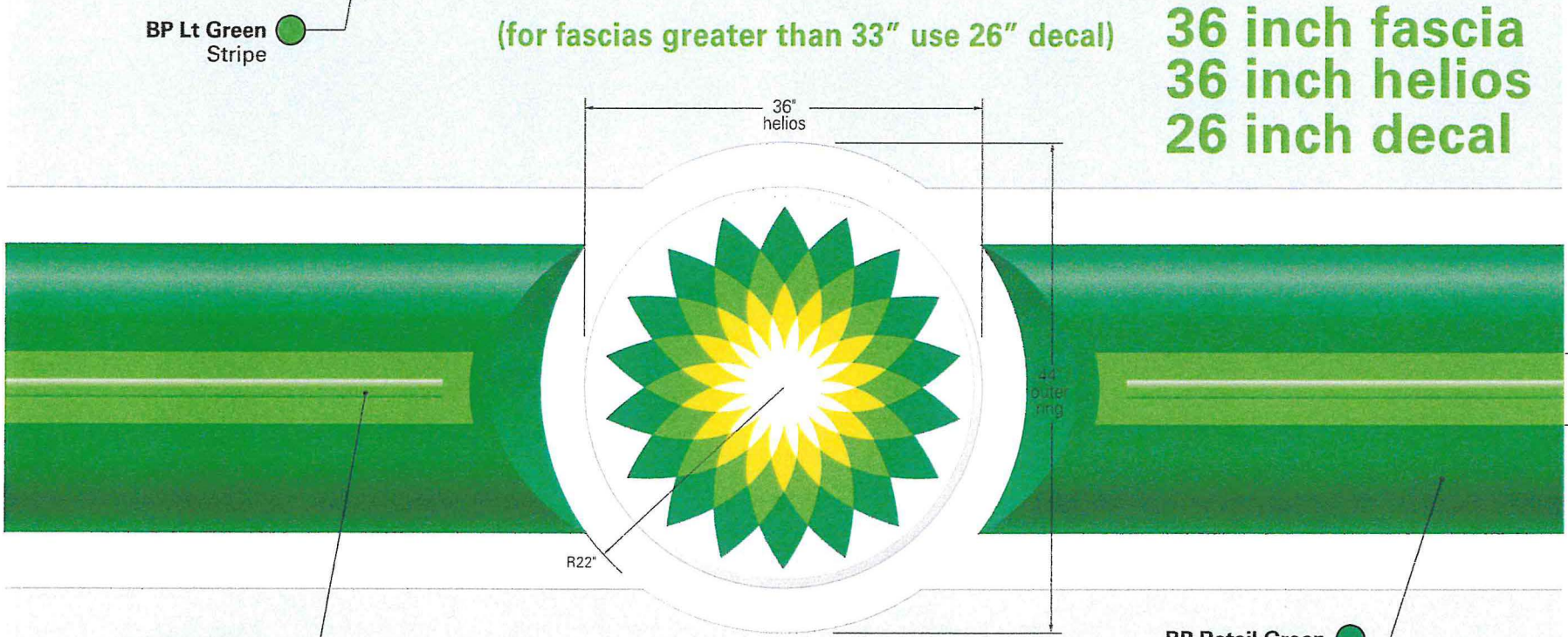
SHAPED CANOPY BULLNOSE



BP Retail Green
Shaped Bullnose

BP Lt Green
Stripe

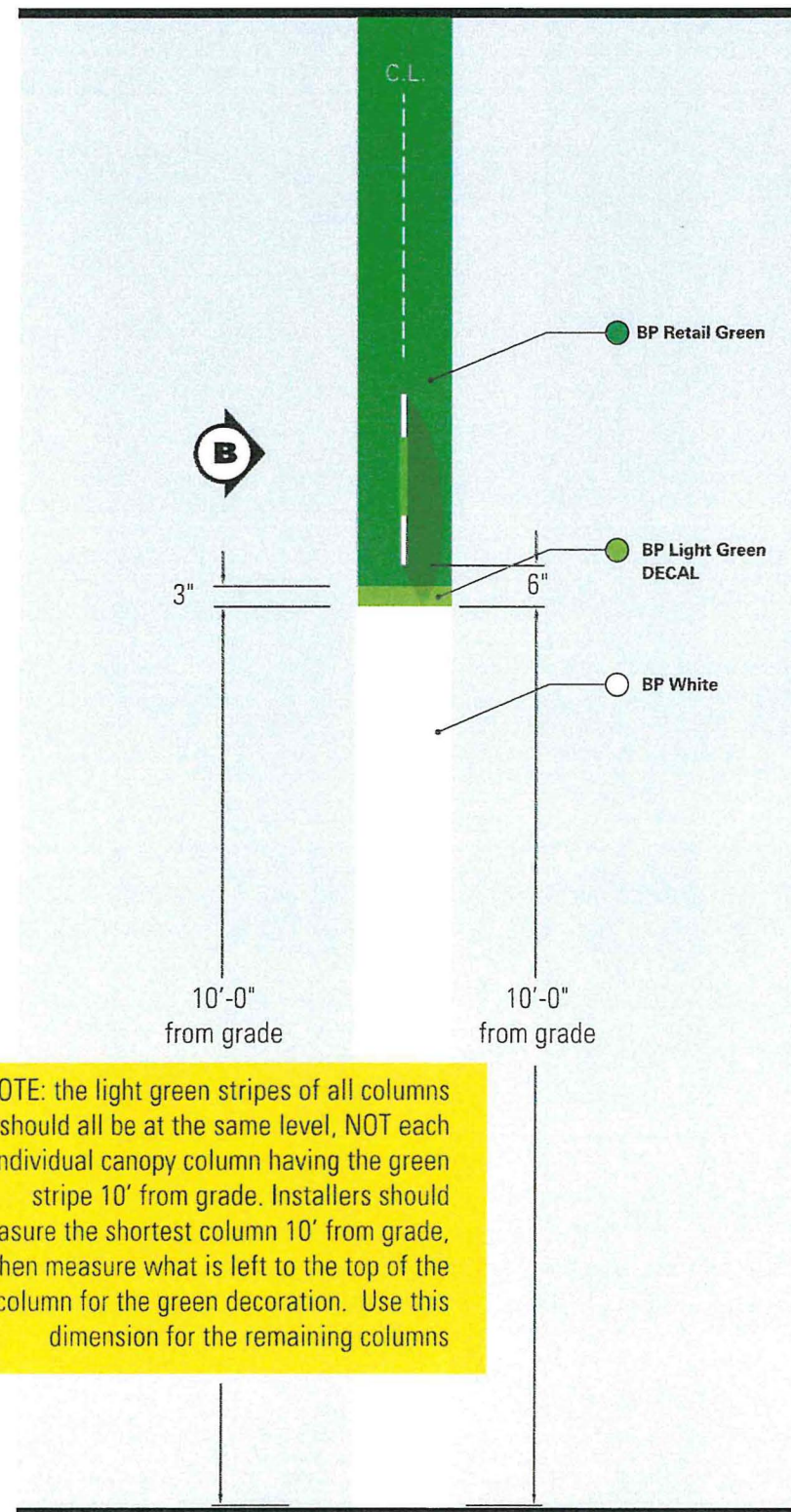
30" and 36" Helios signs are available with
Brand Conversion Team approval
only if required by code restrictions.



LED Decal Strip

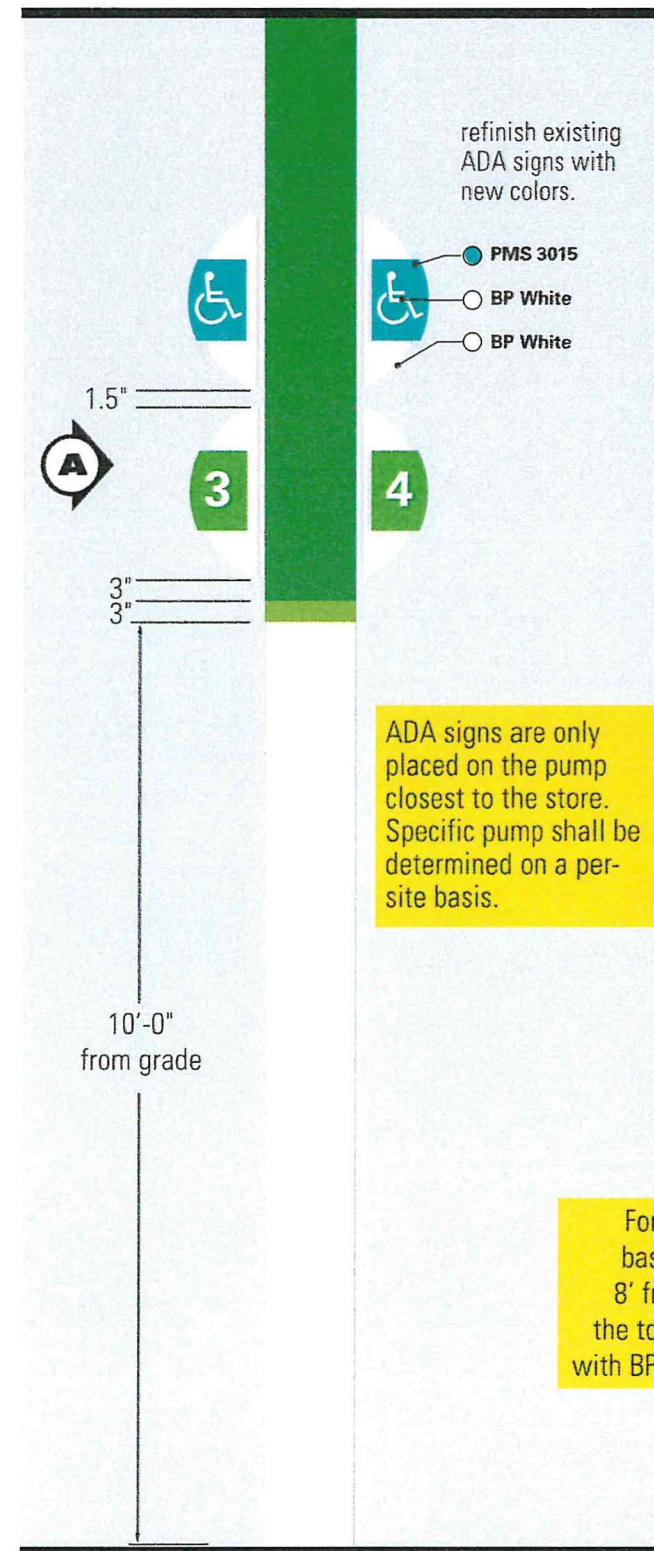
BP Retail Green
Shaped Bullnose

Column Decoration



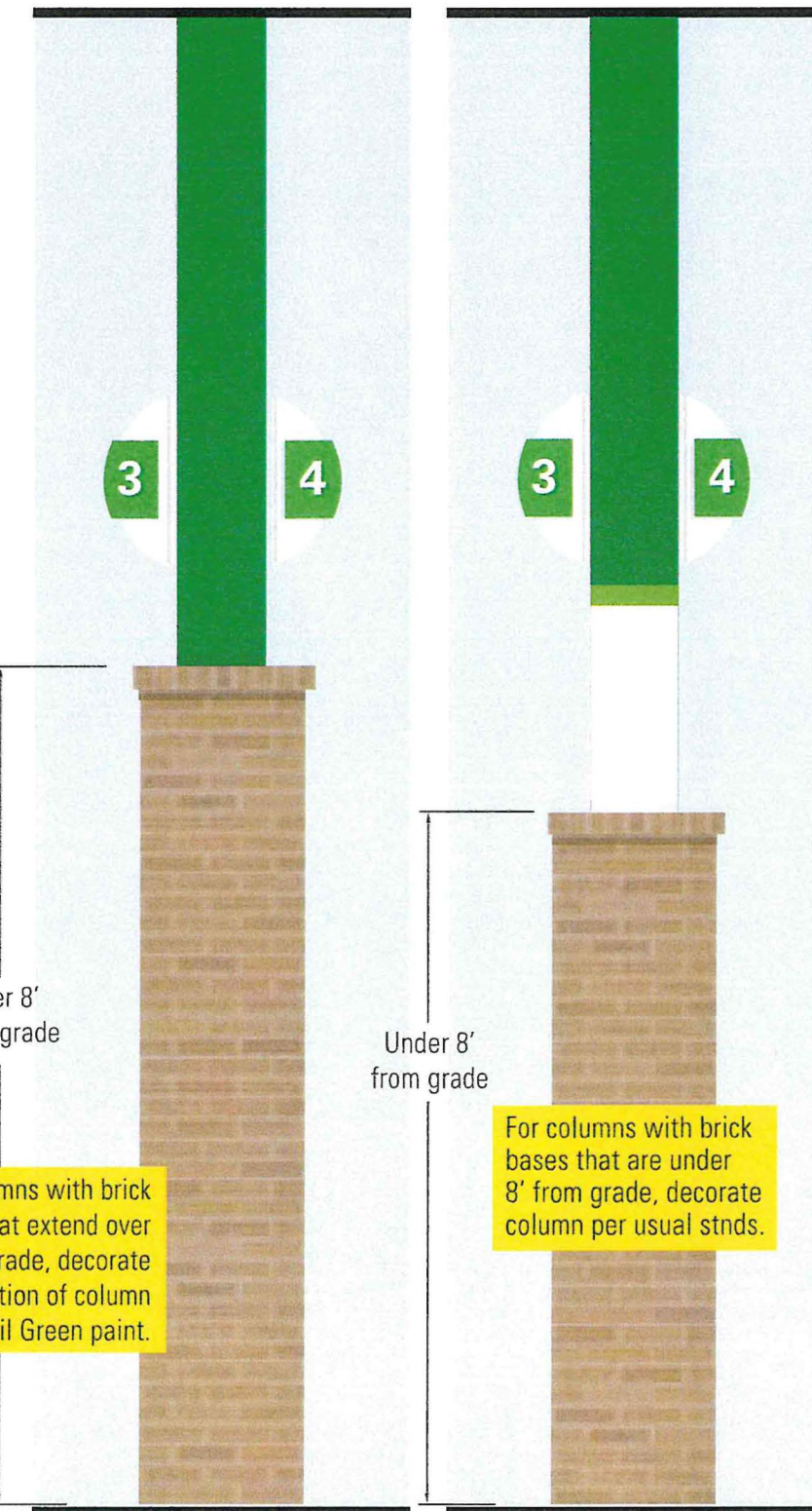
NOTE: the light green stripes of all columns should all be at the same level, NOT each individual canopy column having the green stripe 10' from grade. Installers should measure the shortest column 10' from grade, and then measure what is left to the top of the column for the green decoration. Use this dimension for the remaining columns

A Side Elevation - Painted Column
SCALE: NTS



ADA signs are only placed on the pump closest to the store. Specific pump shall be determined on a per-site basis.

B Front Elevation - Painted Column
SCALE: NTS



For columns with brick bases that extend over 8' from grade, decorate the top portion of column with BP Retail Green paint.

For columns with brick bases that are under 8' from grade, decorate column per usual stnds.

C Front Elevation - Painted Column with Brick Bases
SCALE: NTS

Dispenser Graphics

The inside of the pump riser is used to display the following decals:

- State specific warnings
- How-to fuel instructions
- Local/municipal decals

Valance: **White for new pumps.**
BP Pearl accent for retrofit only.

Pump number required on valance and pump body.

Gasoline Only

White risers

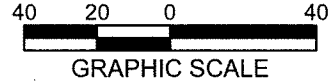


Nozzle area: **White for new pumps.**
BPPearl for retrofit.

Decals on side risers are required.

CERTIFIED SURVEY MAP

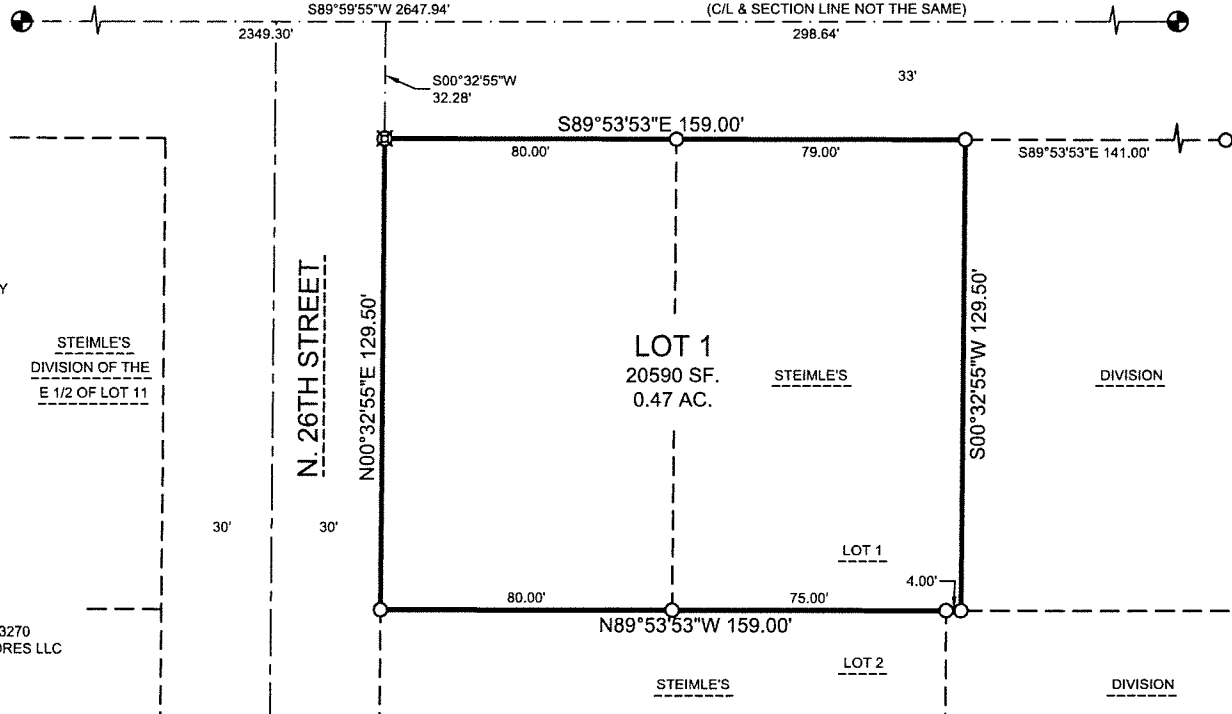
PART OF LOT 1 OF STEIMLE'S DIVISION, SAID PLAT RECORDED AS VOLUME 2, PLATS, PAGE 99,
SHEBOYGAN COUNTY RECORDS, LOCATED IN PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF
SECTION 21, T15N-R23E, CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN



N 1/4 CORNER
SEC. 21, T15N-R23E
(FD. SAW CROSS)

SUPERIOR AVENUE

NE CORNER
SEC. 21, T15N-R23E
(FD. SAW CROSS)



NORTH IS REFERENCED TO THE NORTH LINE
OF THE NORTHEAST 1/4 OF SECTION 21,
T15N-R23E, WHICH BEARS S89°59'55"W.
THIS MAP IS BASED ON THE CURRENT COUNTY
COORDINATE SYSTEM OF RECORD.

LEGEND

- ⊠ 3/4" IRON ROD IN CONCRETE FOUND
- 3/4" IRON PIPE FOUND
- MONUMENT FOUND, TYPE NOTED

PARCEL INFORMATION:
AFFECTED PARCELS: 59281213260 & 59281213270
OWNER OF RECORD: BPB CONVENIENCE STORES LLC
DOCUMENT OF RECORD: #2110117



SHEET: 1 OF 3
PROJECT NO. 1896-01-21
DRAWING NO. 1641

SCALE:
1"=40'

CLIENT: CR STRUCTURES
DRAFTED BY: RJO
TAX PARCEL NO.: 59281213260 & 59281213270





EXISTING SITE

SCALE: 1" = 20'-0"



VISION
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920-904-4300

www.vision-architecture.net



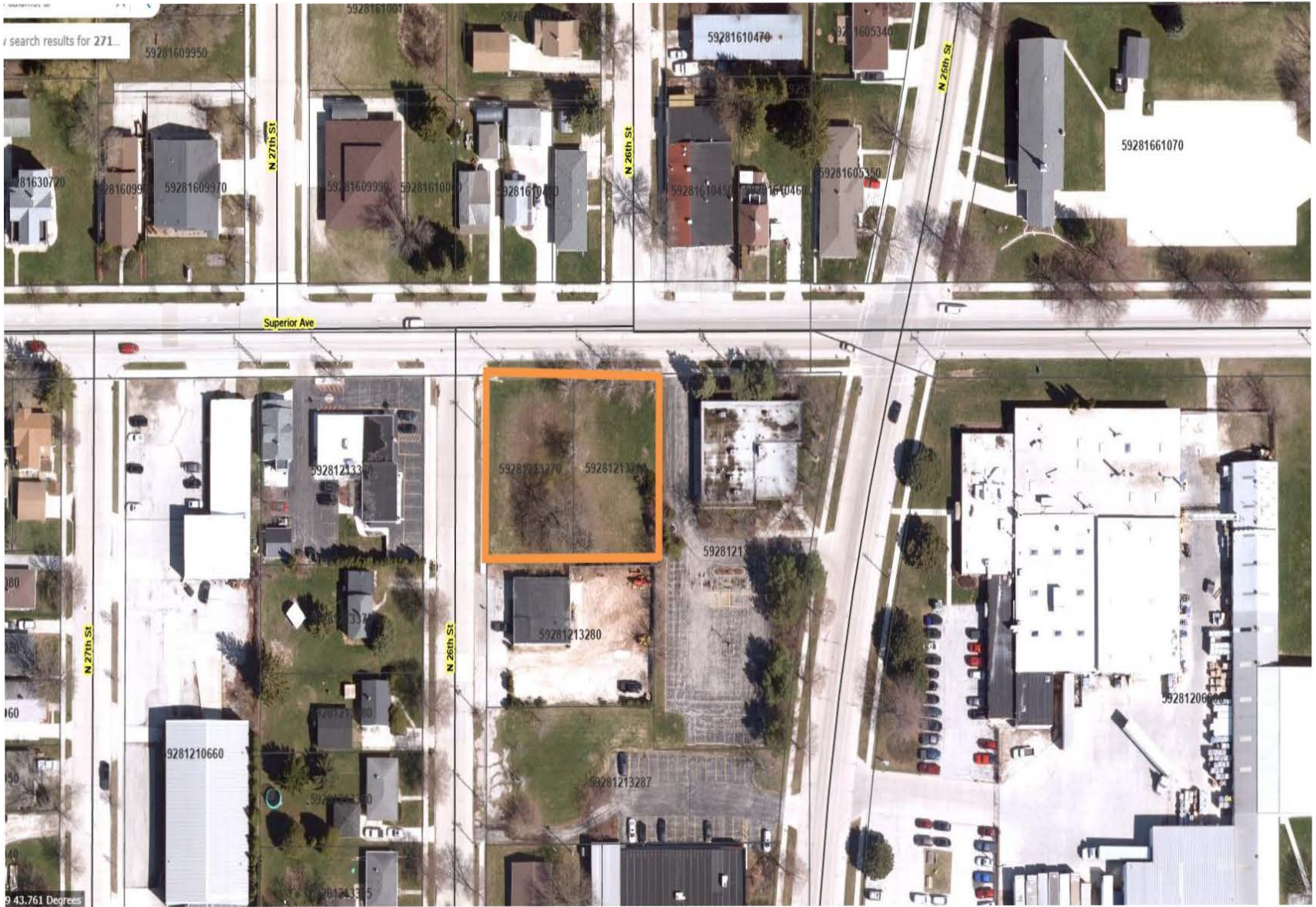
Proposed Development For:

C-Store Development

2519 Superior Avenue, Sheboygan, Wisconsin

Issue Date: 1/19/2021

Revisions:









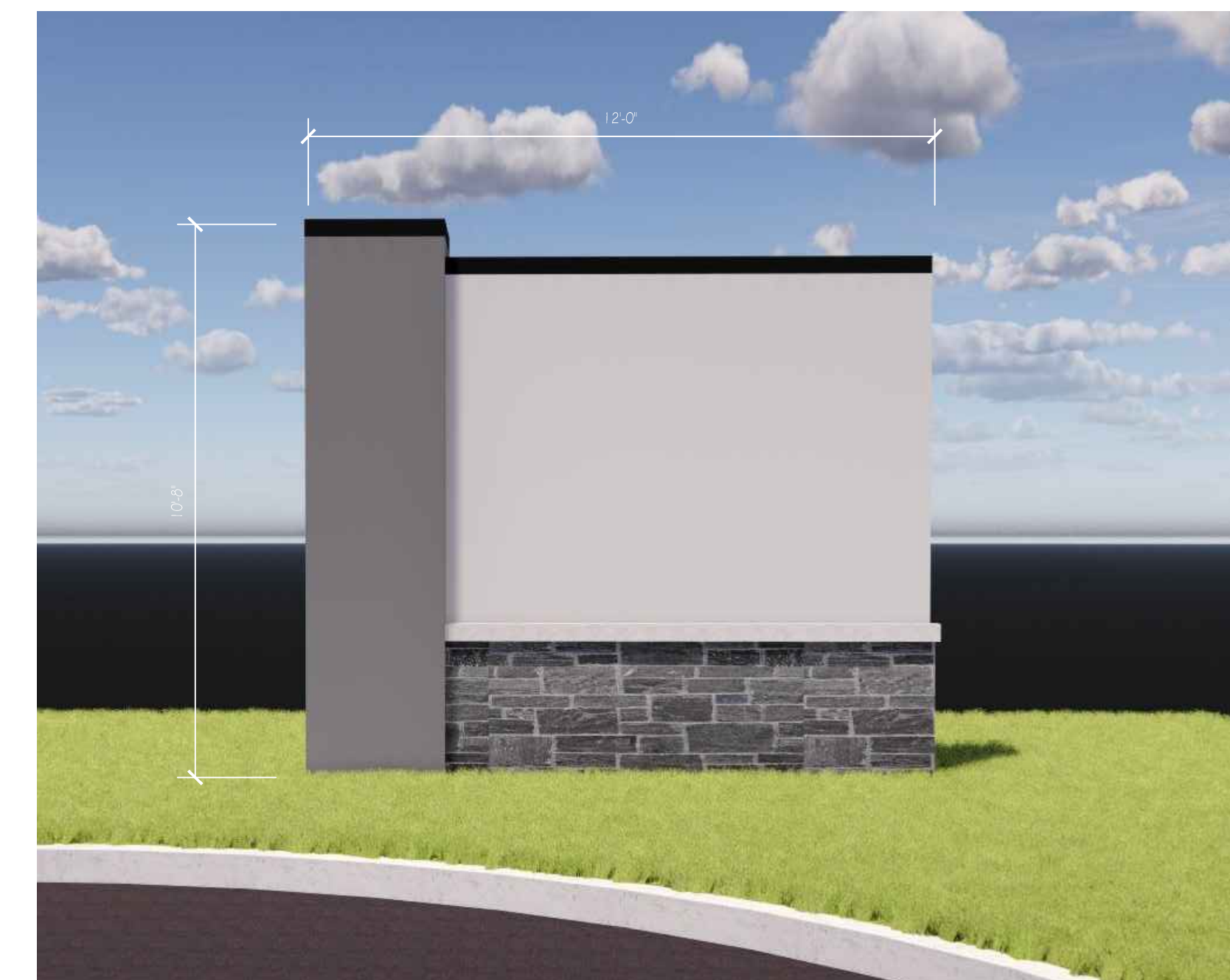
Exterior Renderings

SCALE: n.t.s.



Trash Enclosure

SCALE: n.t.s.



Monument Sign

SCALE: n.t.s.



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