

PARCEL NO. _____

MAP NO. _____

ZONING CLASSIFICATION: _____

Office Use Only

APPLICATION/FILE NO. _____

REVIEW DATE: _____

X

Dawnelle Mills
Project Manager

FILING FEE: \$250.00 (Payable to City of Sheboygan)

CITY OF SHEBOYGAN APPLICATION FOR CONDITIONAL USE PERMIT

Requirements Per Section 15.905
Revised May 2018

Completed application is to be filed with the Department of City Development, 828 Center Avenue, Suite 208. To be placed on the agenda of the City Plan Commission, application must be filed two weeks prior to date of meeting. Applications will not be processed if all required attachments and filing fee of \$250 (payable to the City of Sheboygan) is not submitted along with a complete and legible application. Application filing fee is non-refundable.

1. APPLICANT INFORMATION

APPLICANT: Blair Image

ADDRESS: 5107 Kissell Avenue, Altoona, PA 16601

E-MAIL: _____

PHONE: (814-283-2082) _____

FAX NO. () _____

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Ross Stores/Former Shopko Building

ADDRESS OF PROPERTY AFFECTED: SWC South Taylor Drive & Erie Avenue

LEGAL DESCRIPTION: _____

BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE: Zoned/Suburban Commercial (SC)

DETAILED DESCRIPTION OF **PROPOSED** OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: The former Shopko store will be remodeled for a future Ross Store.

BRIEF DESCRIPTION OF ALL REQUESTED VARIANCES FROM PROVISIONS OF THE ZONING ORDINANCE, WHICH ARE RELATED TO THE PROPOSED OPERATION OR USE: Sign Ordinance: Allowable Area
Based on the 123' tenant space the permissible area is 185 square feet of wall sign area, the applicant requests a Development Standard Variance for a total of 241 square feet:

Ross Lettering: 122.4 square feet
Dress for Less: 119.07 square feet

3. JUSTIFICATION OF THE PROPOSED CONDITIONAL USE (Please) See Attachment

Written justification for the proposed conditional use, indicating reasons why the applicant believes the proposed conditional use is appropriate.

How is the proposed conditional use (independent of its location) in harmony with the purposes, goals, objectives, policies and standards of the City of Sheboygan Comprehensive Master Plan? _____

Does the conditional use, in its proposed location, result in any substantial or undue adverse impact on nearby property the character of the neighborhood, environment, traffic, parking, public improvements, public property or rights-of-way? _____

How does the proposed conditional use maintain the desired consistency of land uses in relation to the setting within which the property is located? _____

Is the proposed conditional use located in an area that will be adequately served by utilities, or services provided by public agencies? If not, please explain. _____

4. NAMES AND ADDRESS (Indicate N/A for "Not Applicable" items)

OWNER OF SITE: _Corta Development -Cory Presnick_

ADDRESS: 16232 SW 92 Avenue; Miami, FL 33157 **E-MAIL:** cpresnick@cortadev.com

3. JUSTIFICATION OF THE PROPOSED CONDITIONAL USE

Written justification for the proposed conditional use, indicating reasons why the applicant believes the proposed conditional use is appropriate.

How is the proposed conditional use (independent of its location) in harmony with the purposes, goals, objectives, policies and standards of the City of Sheboygan Comprehensive Master Plan?

The proposed Development Standard Variance request the allowance of an additional 56 square feet to achieve aesthetic and effective sized lettering along a major throughfare in the City of Sheboygan, the allowance of the requested Variance would uphold the following goals and objective of the City of Sheboygan Comprehensive Master Plan:

City of Sheboygan Comprehensive Master Plan/ Page 55

Proactively promote reuse and redevelopment of sites along the corridor based on the Master Plan recommendations. Areas include Memorial Mall, Memorial Plaza, the Taylor Heights Shopping Center, and the Schuchardt Farm property

Encourage limited, high-quality signage to enhance this corridor.

The allowance of the requested Development Standard Variance achieves the above-mentioned goals of high quality signage being utilized in the reuse of pre-existing commercial structures.

Does the conditional use, in its proposed location, result in any substantial or undue adverse impact on nearby property the character of the neighborhood, environment, traffic, parking, public improvements, public property or rights-of-way?

The allowance of a wall sign variance/conditional use poses no threat to the existing character of the neighborhood and the allowance of the requested variance will not impair nor impede the ability of the neighborhood to operate in the future.

How does the proposed conditional use maintain the desired consistency of land uses in relation to the setting within which the property is located?

The conversion from the former Shopko building into the newly remodeled Ross Stores will be an aesthetic and economic benefit to the area, bring economic vitality and attracting shoppers to the area. The reuse of this building will uphold the original intention of the commercial zoning designation of Suburban Commercial (SC).

Is the proposed conditional use located in an area that will be adequately served by utilities, or services provided by public agencies? If not, please explain

Yes, all infrastructure is in place for the reuse of the existing building.

OFFICE USE ONLY

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REVIEW DATE: _____

APPROVAL: _____
Steve Sokolowski, City Planner

**CITY OF SHEBOYGAN
DEPARTMENT OF CITY DEVELOPMENT**

828 Center Avenue Suite 104, Sheboygan, WI 53081
Phone: (920) 459-3377 Fax: (920) 459-7302
E-Mail: development@ci.sheboygan.wi.us

SIGN PERMIT APPLICATION

(November, 2009)

Completed application and all required attachments are to be filed with the Department of City Development, 828 Center Avenue, Suite 104 for review by the City Planner.

1. APPLICANT INFORMATION

APPLICANT: Ross Stores Blair Image

ADDRESS: 5130 Hacienda Drive; Dublin, CA 94568 5107 Kissell Avenue, Altoona, PA 16601

E-MAIL ADDRESS: dmills@blairimage.com

PHONE: (800) 335-1115 FAX NO: (n/a)
814-283-2082 - Blair

2. OWNER INFORMATION

OWNER OF SITE: Corta Development -Cory Presnick

ADDRESS: 16232 SW 92 Avenue; Miami, FL 33157

PHONE: () FAX NO: ()

3. DESCRIPTION OF THE PROPOSED SIGN AND USE OF THE SUBJECT SITE

NAME OF PROPOSED/EXISTING BUSINESS: Ross Stores/ Former Shopko Property

ADDRESS OF PROPERTY AFFECTED: SWC South Taylor Drive & Erie Avenue

USE OF PROPERTY: Commercial Retail

TYPE OF SIGN: Wall Sign

DESCRIPTION OF PROPOSED SIGN: East Facade Wall Sign-Applicant seeks ability to construct a Wall Sign comprised of a Total area of 241 square feet with the sign lettering Ross Dress for Less.

4. CONFIGURATION OF PROPOSED SIGN:

HEIGHT: see specs X WIDTH: see specs = TOTAL SQUARE FOOTAGE: 241 square feet

AMOUNT OF PUBLIC STREET FRONTAGE: Allowable Area Based on 123' tenant space is 185 sq feet

AMOUNT OF EXPOSED EXTERIOR WALL LENGTH: 123 feet

SETBACK: Pre-existing Skopko Building adhering to front setback

METHOD OF ATTACHMENT: Bolting system

METHOD OF ILLUMINATION: Internal Illuminated LED Lighting

SIGN MATERIALS: Pan Channel Letter

TOTAL SQUARE FOOTAGE OF SIGNS ON SUBJECT PROPERTY:

BEFORE PROPOSED SIGN: 241 AFTER PROPOSED SIGN: 241

5. CERTIFICATE

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

Dawnelle Mills
APPLICANT'S SIGNATURE

July 7, 2022
DATE

Dawnelle Mills
PRINT ABOVE NAME

6. APPLICATION SUBMITTAL REQUIREMENTS

- a. For new development, the approved site plan for the subject property, showing the location and dimensions of all buildings, structures, signs on the subject property, property boundaries and dimensions; and the location of the proposed sign.
- b. For existing development, a site plan approved by the City Planner & Zoning Manager, showing the location and dimensions of all buildings, structures, signs on the subject property, property boundaries and dimensions; and the location of the proposed sign.
- c. A scale drawing of the proposed sign listing the height, width, total square footage, method of attachment, method of illumination, sign materials, design and appearance.

- NOTES:
- LANDLORD TO PROVIDE:
- ADEQUATE ACCESS BEHIND LOGO LETTER AND CABINET FOR INSTALLATION AND MAINTENANCE, PER ARTICLE 600 OF THE N.E.C.
 - ONE (1) 20 AMP 120V ISOLATED SIGN CIRCUIT AND JUNCTION BOXES TO AREA BEHIND SIGN LETTERS CONNECTED TO THE ENERGY MANAGEMENT SYSTEM.
 - AT LEAST 1/2" THICK PLYWOOD BACKING BEHIND ALL E.I.F.S. WALL SYSTEM FOR SIGN AND BANNER SUPPORT.

SIGN FASCIA TO BE FREE OF JOINTS & REVEALS, AND OF A LIGHT COLOR (MINIMUM 80% L.R.V.) TO PROVIDE HIGH CONTRAST AND VISIBILITY FOR THE SIGN.

ALL COLORS ARE SUBJECT TO ROSS STORES, INC. REVIEW AND APPROVAL. COLOR APPEARANCE MAY BE ALTERED BY PRINTING, SEE APPROVED FINAL CONSTRUCTION DRAWINGS FOR COLOR SPECIFICATIONS.

IF ANY SIGNAGE PROPOSED IN THIS EXHIBIT IS ALTERED BY LOCAL GOVERNMENT AUTHORITIES, ROSS STORES INC. RESERVES THE RIGHT TO, AT NO COST, ADJUST ARCHITECTURAL FEATURES TO BEST ACCOMMODATE THE ALTERED SIGNAGE.

- (A) 72"H INDIVIDUAL "ROSS" PAN CHANNEL LETTER-LOK LOGO LETTERS:
FACES: .177 PLASKOLITE OPTIX LD (LIGHT DIFFUSING) 2406 WHITE WITH 3M 3730-167L BLUE VINYL FILM OVERLAY
RETURNS: 8"D ALUM. W/ WHITE FINISH
TRIM CAP: 2" WHITE JEWELITE
LETTER BACKS: ALUMINUM
LEDS: PRINCIPAL M-SFW3-90 STREETFIGHTER HEAVYWEIGHT MODULES
MOUNTING: 1/4"-20 GALV. THRU BOLTS
PEG OFF: 1/2" SPACERS
- (B) 42"H INDIVIDUAL "DFL" LOGO LETTERS:
ALL CALLOUTS SAME AS "ROSS" EXCEPT:
RETURNS: 5"D ALUM. W/ WHITE FINISH
TRIM CAP: 1" WHITE JEWELITE

- (C) 23"H X 46"W X 10"D DOUBLE-FACE INTERNALLY ILLUMINATED UNDER-CANOPY SIGN, SEE SHEET UCH FOR DETAILS.

- 1 SIGN FASCIA BY LANDLORD, SEE NOTES.
- 2 CLEAR ANODIZED ALUMINUM STOREFRONT & DOORS BY LANDLORD.
- 3 FROSTED FILM BY LANDLORD.
- 4 (2) SETS OF FIVE (5) EYE-BOLTS FOR BANNER ATTACHMENT BY LANDLORD.
- 5 STORE HOURS; INCLUDES STORE HOURS, OPERATIONAL DECAL, EBT, GUARD & RESERVE LTR. 55 & OVER AND EXIT/ENTER DECALS. SEE SHEET SH FOR DETAILS.

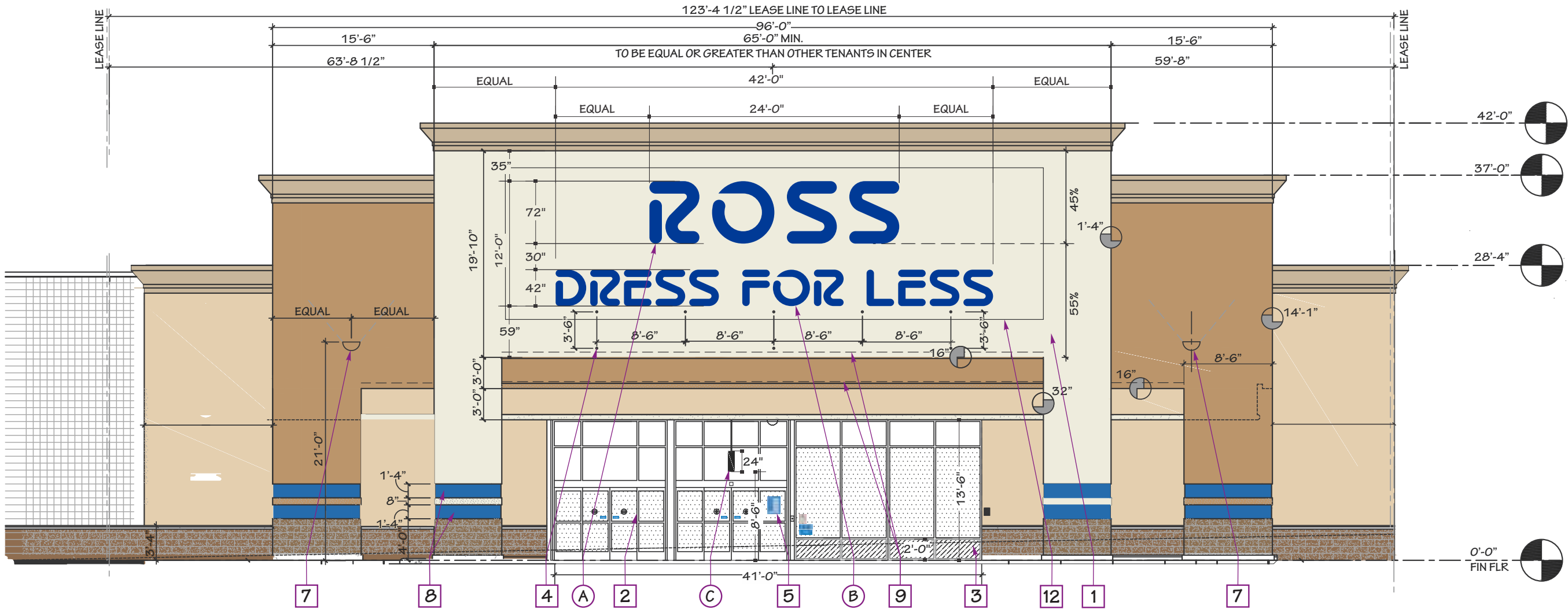
- 7 TYPICAL ARCHITECTURAL LIGHTING BY LANDLORD.
- 8 TYPICAL ROSS BLUE IDENTITY BANDS BY LANDLORD.
- 9 RECESSED ILLUMINATED NICHE BY LANDLORD.
- 12 LANDLORD TO ADD 1 1/4" V-GROOVE REVEAL, SIGN BORDER AROUND THE SIGN ONLY IF SMALLER THAN PROTOTYPE SIGN IS APPROVED. FINAL DIMENSIONS ARE TO BE DETERMINED.

"ROSS" - 144 sf

"DRESS FOR LESS" - 147 sf

TOTAL AREA= 291 sf

allowable area based on 123' tenant space is 185 sf wall sign area.



1 STOREFRONT • EAST • TAYLOR DRIVE • ELEVATION

SCALE: 3/32" = 1'- 0"
TK-E

ROSS

DRESS FOR LESS

BOX EACH LETTER

for 72"/42", area is 241.47 sq. ft.

ROSS letters: = 122.4 sq. ft.

DRESS FOR LESS letters: = 119.07

TOTAL $122.4 + 119.07 = 241.47$ sq. ft.

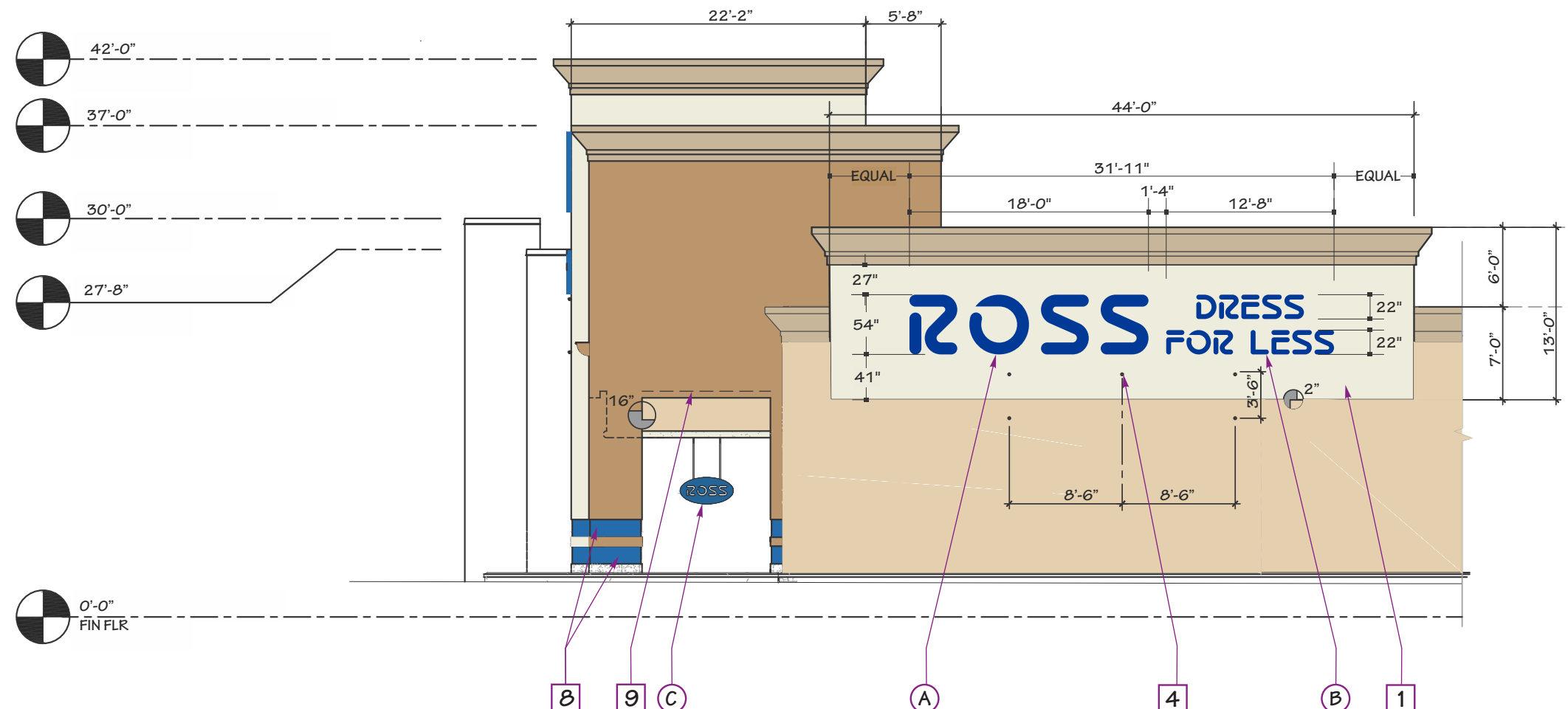
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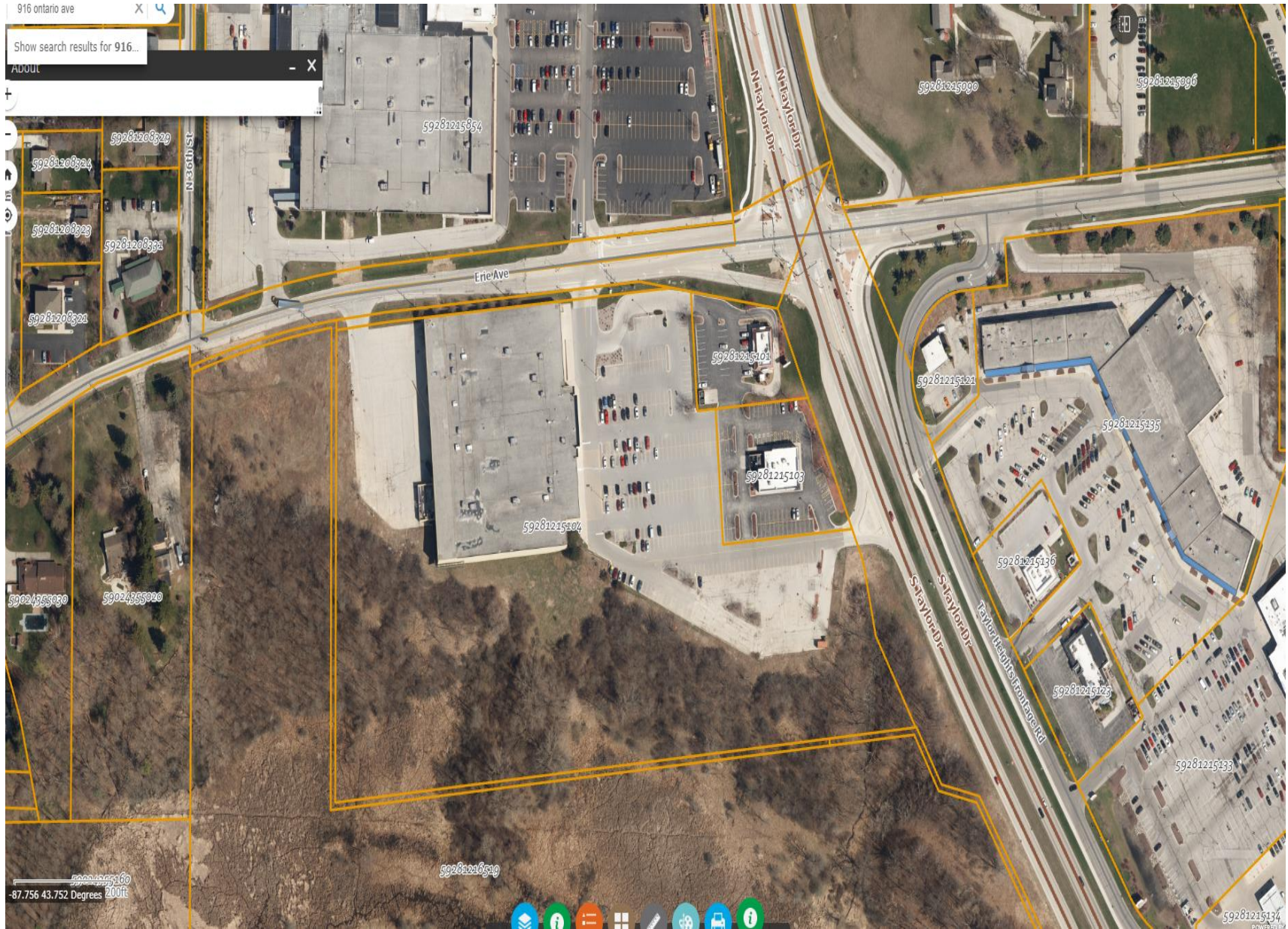
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- | | |
|--|---|
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|--|---|



① SIDE • NORTH • ERIE AVENUE • ELEVATION

SCALE: 3/32" = 1'-0"
TK-E



916 ontario ave

Show search results for 916...

ABOUT

59281215824

59281215829

59281215823

59281215831

59281215821

59024355030

59024355020

59281215894

Erie Ave

59281215104

59281215101

59281215103

59281215900

59281215906

59281215101

59281215135

59281215136

59281215123

59281215133

59281215119

59281215134

200 ft
-87.756 43.752 Degrees



