

PARCEL NO.:

215106

SC

Office Use Only

DATE SUBMITTED:

REVIEW DATE:

7/25/22

**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: Guggenheim Development Services, LLC

3000 Internet Blvd, Suite 570

ADDRESS: Frisco, TX 75034

E-MAIL ADDRESS: Kurt.Overmyer@guggenheimpartners.com

PHONE: (214) 872-4092

FAX NO.: ()

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Proposed: Jiffy Lube
Existing: Vacant Parking Lot

ADDRESS OF PROPERTY AFFECTED: _____

NEW BUILDING: x

ADDITION: _____

REMODELING: _____

DESCRIPTION OF PROPOSED PROJECT: Jiffy Lube Automotive Service Center

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

NA

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

See narrative

3. NAMES AND ADDRESSES

OWNER OF SITE: CORTA Sheboygan, LLC

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

EMAIL: tad@cortadev.com , cpresnick@cortadev.com

(305) 803-2727 Tad Templeton

PHONE: (404) 625-5119 Cory Presnick **FAX NO.:** ()

ARCHITECT: EXCEL ENGINEERING INC

100 CAMELOT DR,

ADDRESS: FOND DU LAC, WI 54935

JASON.DAYE@

EMAIL ADDRESS: EXCELENGINEER.COM

PHONE: (920) 926-9800

FAX NO.: ()

CONTRACTOR: TBD

ADDRESS: _____

EMAIL: _____

PHONE: ()

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.

Kurt Overmyer

Digitally signed by Kurt Overmyer
DN: cn = Kurt Overmyer email = Kurt.Overmyer@suggettshelphart.com C
= US
Date: 2022.06.30 09:04:23 -0500

APPLICANT'S SIGNATURE

06/30/2022

DATE

Kurt Overmyer, SVP of Development Services

PRINT ABOVE NAME

OFFICE USE ONLY

July 1, 2022

CUP & Architectural Review Project Description

PROJECT NAME AND EXISTING SITE ADDRESS:

Jiffy Lube
518 S. Taylor Dr. - Lot 1 of CSM recorded as Doc. 2131209
Sheboygan, WI 53081

PARCEL INFORMATION/ZONING CLASSIFICATION/SITE DATA

- Part of 59281215104
- SC-Suburban Commercial District
- Total overall area of current parcel is 2.09 acres

EXISTING SITE CONDITIONS/LAND USE:

- The property is a proposed lot to be created via CSM in the parking lot of the former Shopko store; the proposed lot is south of the existing Applebee's.
- The existing conditions of the proposed development site is 39% impervious and the remainder is a wooded slope.

PROPOSED USE:

- The new proposed development is a Jiffy Lube automotive service center.

SITE SELECTION:

- Location was selected due to S. Taylor Dr. being a heavily traveled commercial corridor through the City with excellent visibility and access.

EXPLANATION BUSINESS ACTIVITIES:

- Store hours are normally 8:00 a.m. to 7:00 p.m. Monday – Friday, 9 a.m. to 5 p.m. Saturday and Sunday from 10:00 a.m. to 4:00 p.m.
- Each store employs a total of one (1) manager, one to two (1-2) assistant managers, and six to eight (6-8) additional employees.
- There will be one (1) oil product delivery each week during regular business hours.
- All new bulk oil is contained in tanks that exceed EPA requirements, all waste oil is recycled and shipped by a carrier that has been registered with the EPA and has an EPA identification number.

DESCRIPTION OF SITE IMPROVEMENTS:

- A 3,045 square foot single-story building is proposed.
- Site disturbance will total 0.80 acres.
- Access to the development will be via access agreement.
- New utility lines will be brought into the site from existing utilities that serve the overall development.
- The project is a redevelopment site with no increase in exposed parking or roads and is therefore exempt from stormwater requirements. Stormwater from the site will be directed towards proposed inlets and will outfall at the existing ditch in the ROW.
- Landscaping will be provided in accordance with the City ordinance, in an approach which

- ensures species resiliency and complimentary aesthetics.
- Site lighting will comply with the City ordinance in a fashion that provides appropriate light intensity for safety with cut-off fixtures for minimal light trespass.
- Waste enclosure to be located to the west of the building.
- All required building setback requirements are met.

PARKING REQUIREMENTS:

- Minimum Number of Off-Street Parking Spaces Required: Indoor Maintenance Service – One (1) space per 300 square feet of floor area; ten (10) spaces are required.
- Total Parking Provided: 13 spaces provided; including one (1) accessible space.

HOW WILL SITE BE SERVICED WITH STREETS AND UTILITIES:

- A two-inch (2") water service line is proposed to be extended to the Jiffy Lube site by the current owner of the overall development.
- A six-inch (6") sanitary sewer service line is proposed to be extended to the Jiffy Lube site by the current owner of the overall development.
- Driveway access is provided off S. Taylor Dr., consistent with the existing uses.

PROPOSED TRAFFIC IMPACTS TO ADJOINING STREETS IN THE NEIGHBORHOOD BASED ON THIS DEVELOPMENT:

- As a commercial corridor, S. Taylor Dr. is designed for a high volume of traffic. There are no adjoining streets to the development and no negative traffic impacts to the neighborhood are anticipated.

PROPOSED SIGNAGE:

- A ground mounted pylon sign is proposed to the east of the proposed building (south of the entrance drive in the northeast corner of the proposed parcel). Additionally, building signage will be included on the east, north, and west elevations as shown in the colored elevations.

DESCRIPTION OF THE PROPOSED ARCHITECTURAL STYLE:

- The proposed Jiffy Lube development will include a single-story building with a 3,045 gross square foot footprint, a detached waste enclosure, and on-site parking. Exterior finishes will be made of a mixture of full brick, as well as EIFS. The roof will have parapet wall heights that screen any rooftop equipment. A site line drawing is included for reference.

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.
- No outside storage is proposed.
- All waste will be stored in waste enclosure.
- 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.

ESTIMATED VALUE OF PROJECT:

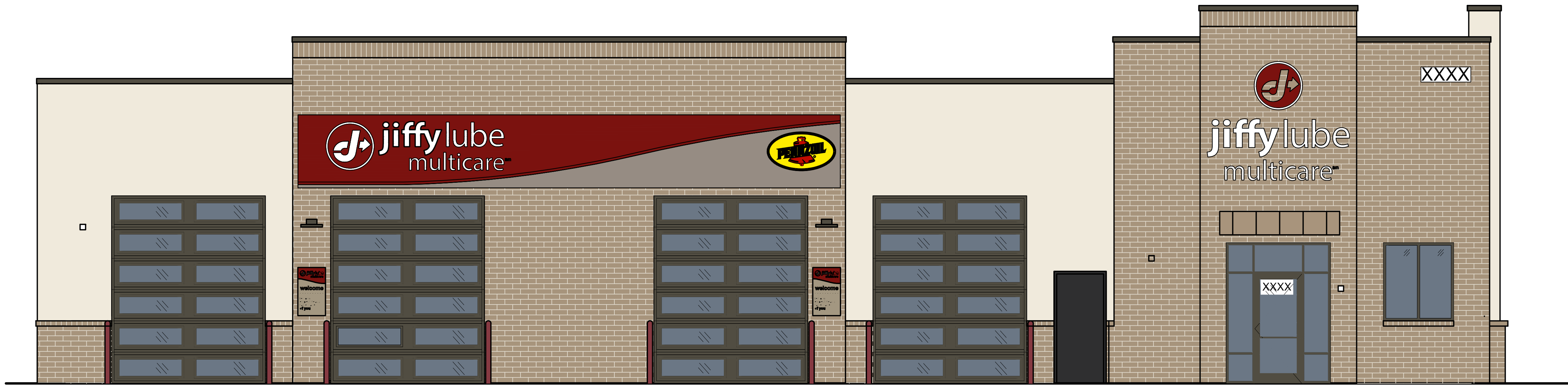
- Approximately \$1.4M not including the land.

CONSTRUCTION TIMELINE:

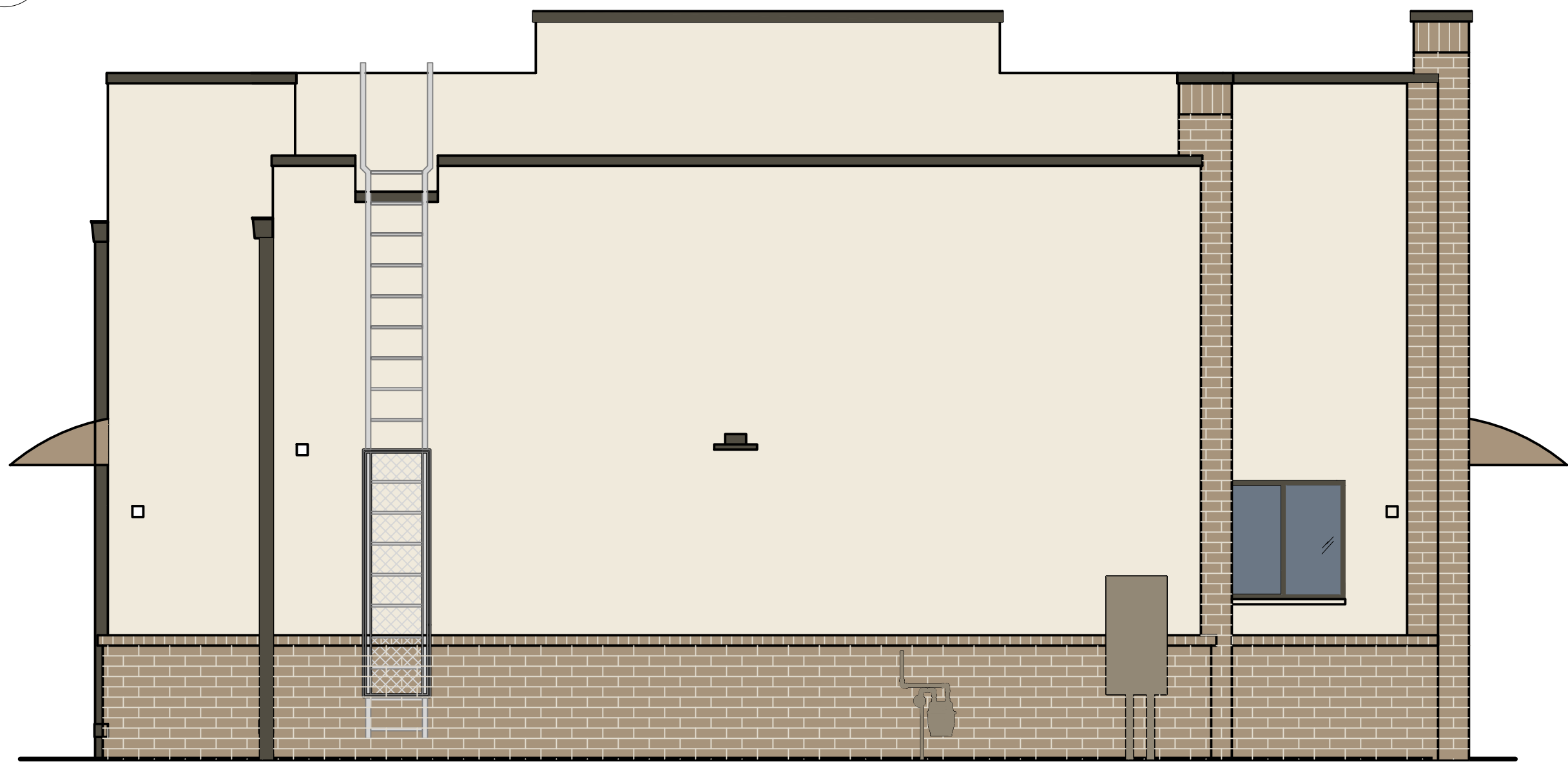
- The proposed development timeline is a March/April 2023 start with an anticipated completion date of September 2023.

VARIANCE REQUESTS

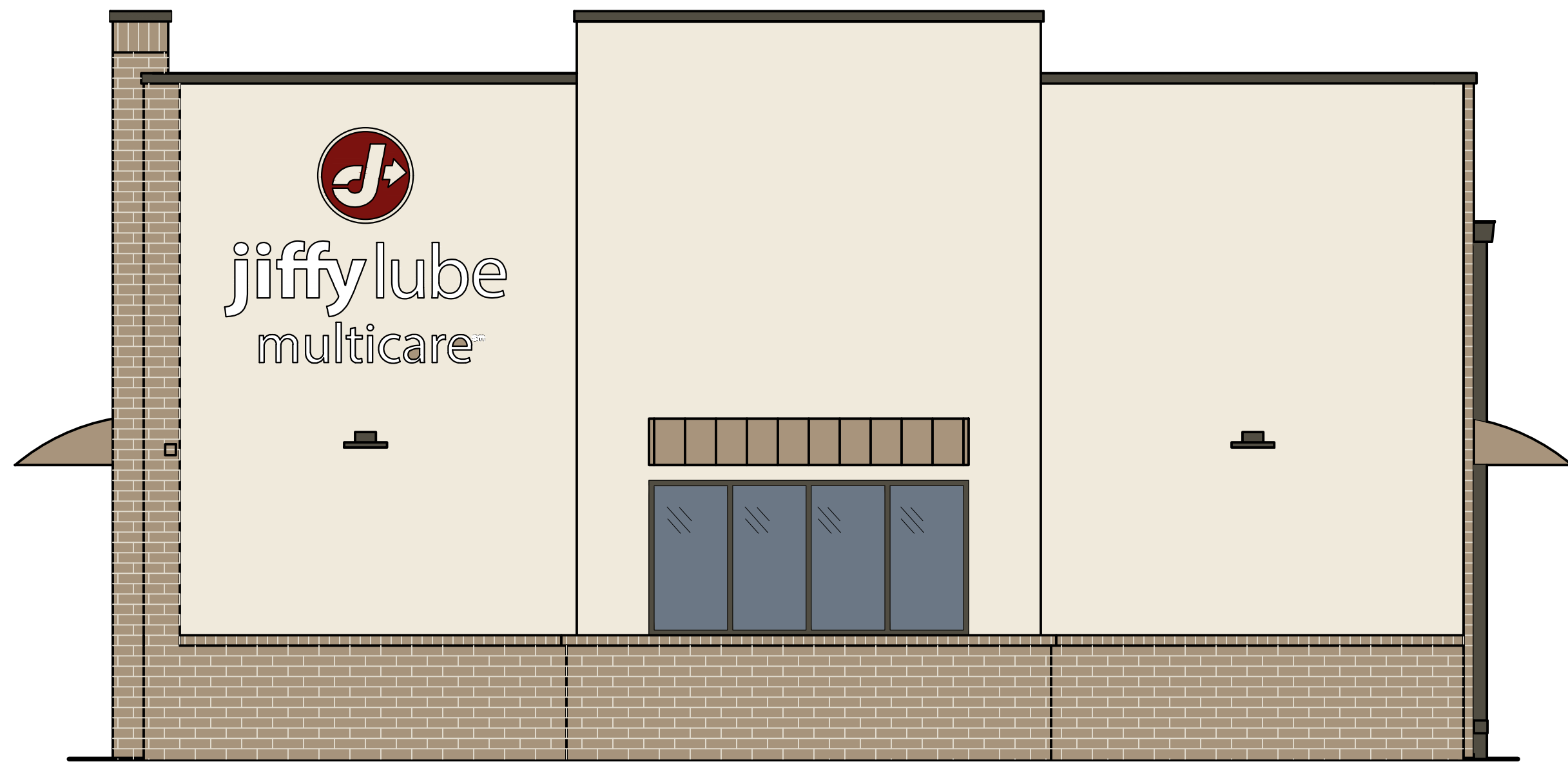
- The following variances are being requested:
- Pavement Setback
 - 0' pavement setback is being requested for the proposed shared access drive. The shared access reduces the number of potential traffic conflicts on S. Taylor Dr. and is consistent with the approved Applebee's development immediately north of the proposed Jiffy Lube development.



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



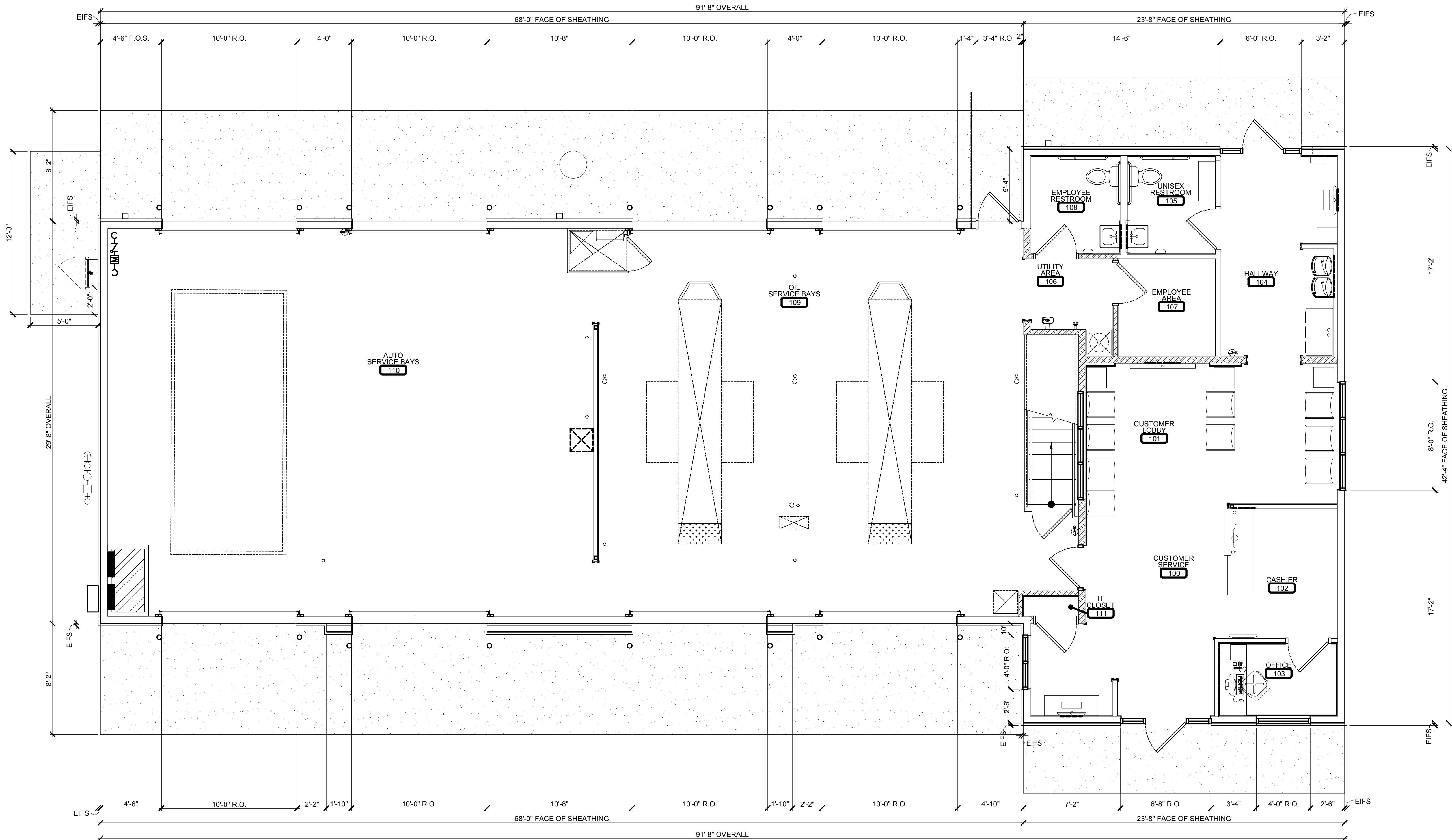
2 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



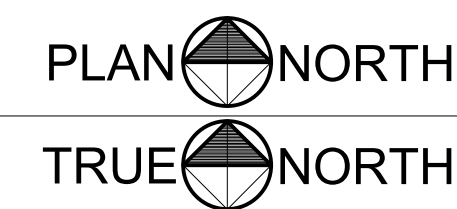
3 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



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

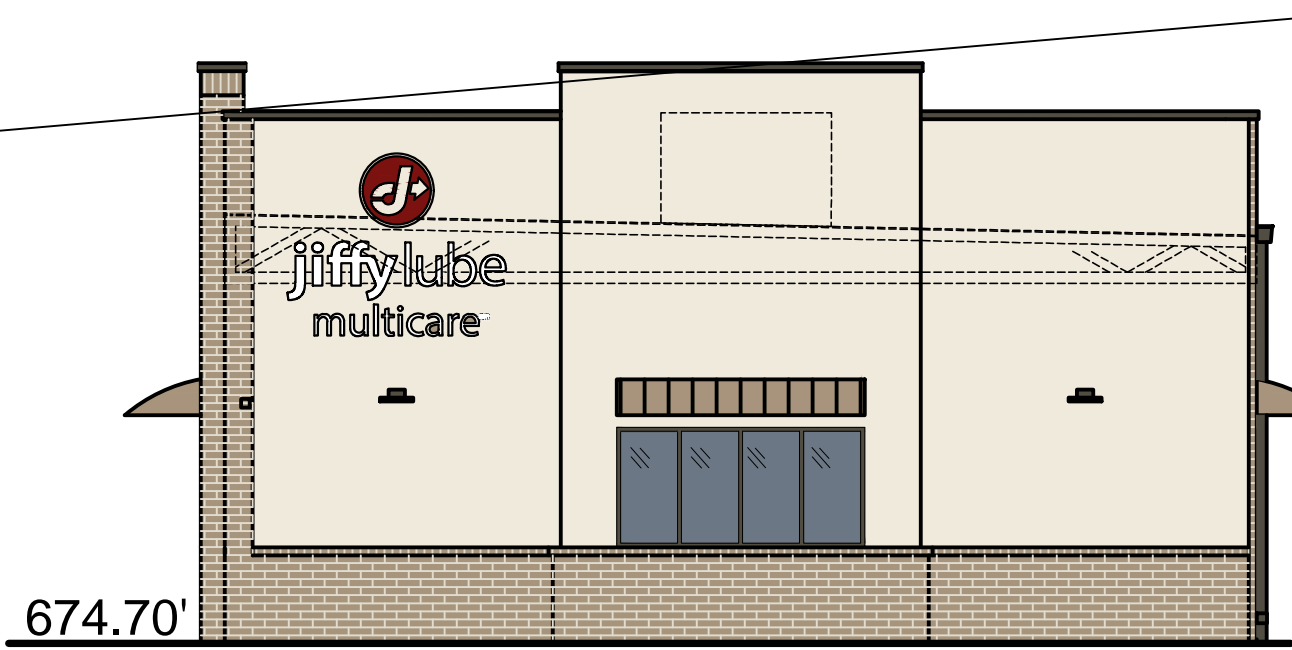


1 UPPER BAY FLOOR PLAN
A-2 SCALE: 1/4" = 1'-0"



SHEET DATES	
ISSUE DATE	XXX, X, XXXX
REVISIONS	

5'-10"
675.00'
SOUTH TAYLOR DRIVE



NORTH ELEVATION

EXCEL

ARCHITECTS • ENGINEERS • SURVEYORS

Always a Better Plan

100 Camelot Drive

Fond Du Lac, WI 54935

Phone: (920) 926-9800

www.EXCELENGINEER.com

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jiffy lube®

MULTI-CARE SERVICES

SHEBOYGAN, WI

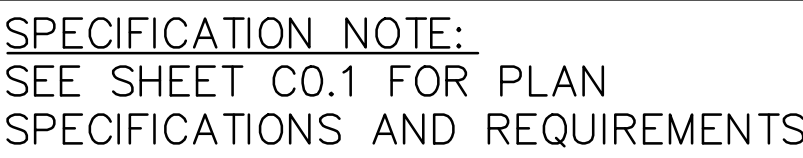
518 S. TAYLOR DRIVE

SHEET DATES	
PRELIMINARY	JUNE 29, 2022

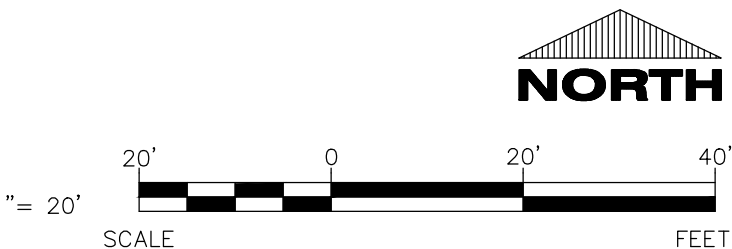
PROFESSIONAL SEAL

LINE OF SIGHT

2022 © EXCEL ENGINEERING, INC.



NOTE:
PRIVATE LOCATE TO BE COMPLETED
EXISTING UTILITIES FIELD VERIFIED,
AND INFORMATION TO BE PROVIDED
TO ENGINEER PRIOR TO
CONSTRUCTION. DOWNSTREAM
UTILITY CONNECTIONS MUST BE
VERIFIED PRIOR TO CONSTRUCTION
AND PROVIDED TO ENGINEER.



EXISTING SITE AND DEMOLITION PLAN



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MULTI-CARE SERVICES
CRITERIA V2020.10-1X4
SHEBOYGAN, WI
518 S TAYLOR DRIVE

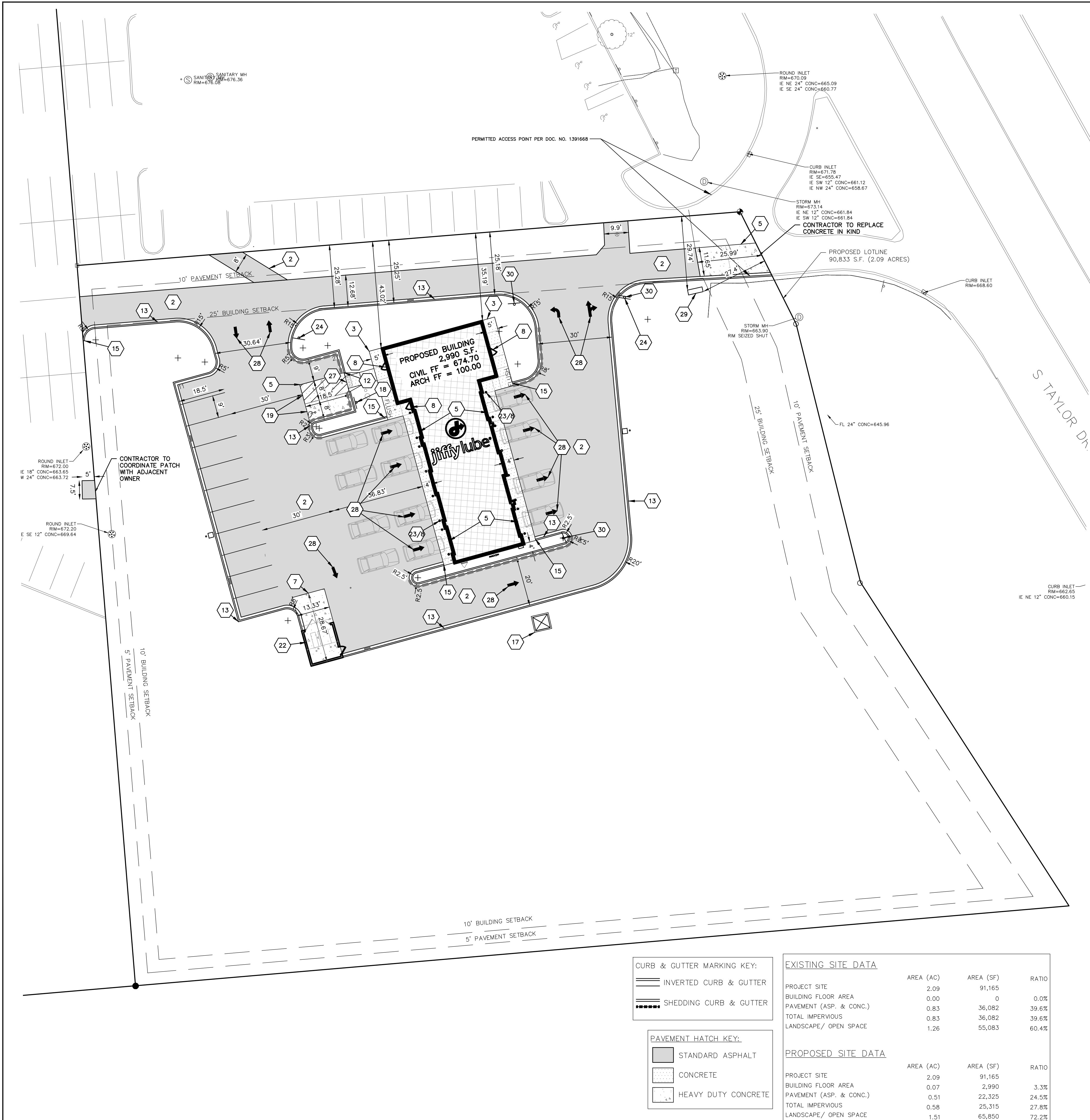
REVISIONS

OWNER REVIEW	5-19-202
City Submittal	7-5-202

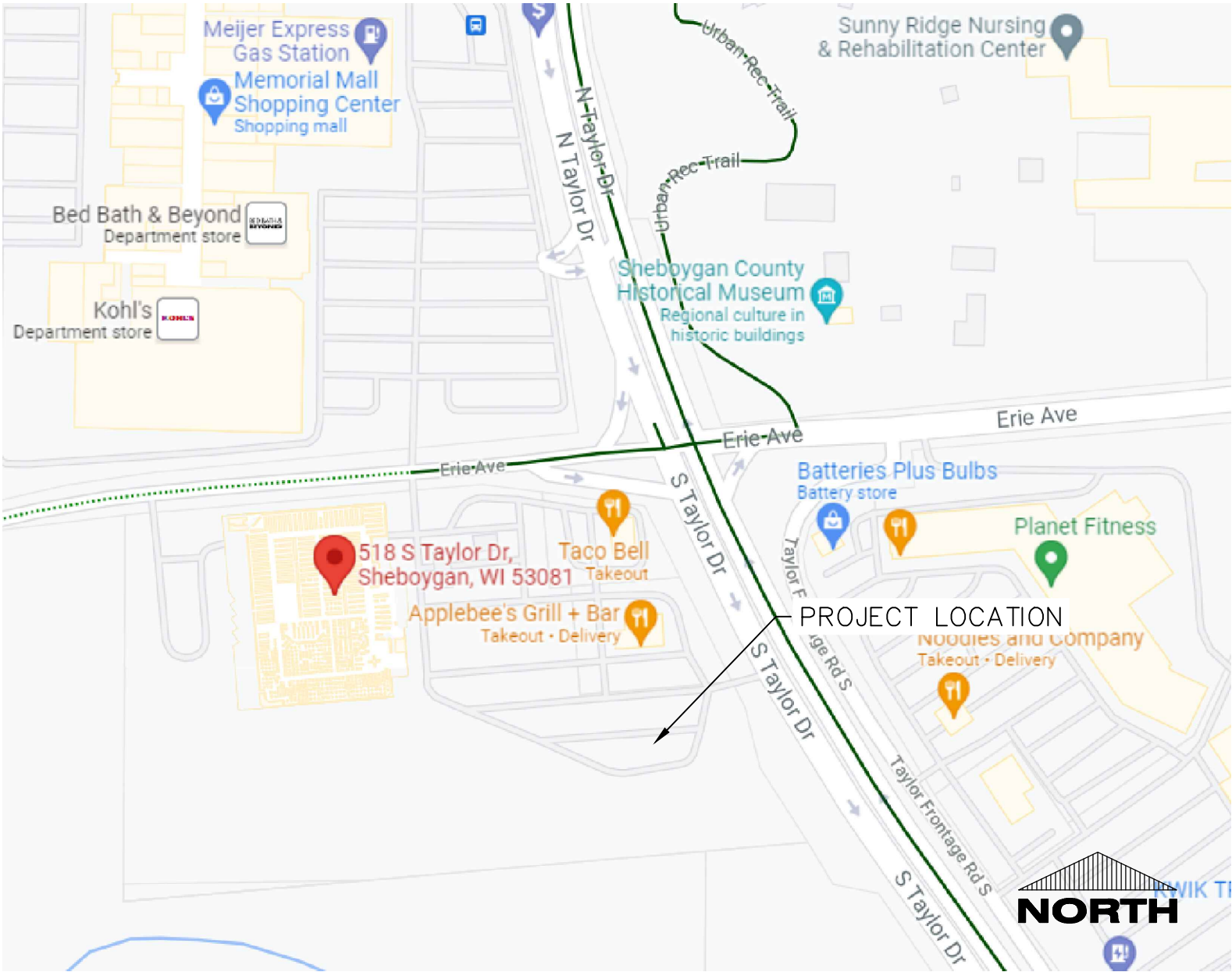
JASON DAYE, PE
PROFESSIONAL OF RECORD

Drawn /Checked By:	BMM
Project Number	2230960
Owner Date	
Permit Date	
Bid Date	

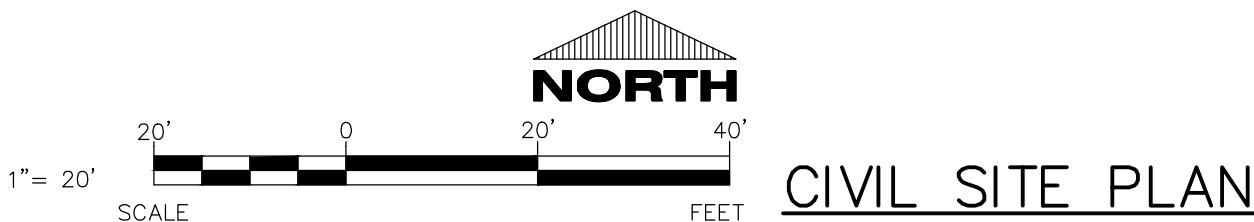
C1.0



SITE PLAN KEYNOTES	
2	STANDARD DUTY ASPHALT SECTION (TYP.)
3	CONCRETE SIDEWALK (TYP.)
5	HEAVY DUTY CONCRETE (TYP)
7	DUMPSTER PAD/APRON CONCRETE (TYP)
8	CONCRETE STOOP (TYP.) SEE ARCH. PLANS FOR DETAILS.
12	ADA CURB RAMP (SEE DETAIL)
13	18" CURB & GUTTER (TYP.)
15	CURB TAPER (TYP.)
17	CONCRETE TRANSFORMER PAD BY UTILITY SUPPLIER (CONTRACTOR TO VERIFY FINAL LOCATION & DESIGN PRIOR TO CONSTRUCTION)
18	HANDICAP SIGN (TYP.)
19	HANDICAP STALL & STRIPING PER STATE CODES.
22	DUMPSTER ENCLOSURE (SEE ARCH PLANS FOR DETAILS)
23	6" CONCRETE BOLLARDS (SEE DETAIL ON ARCH. PLAN)
24	STOP SIGN (TYP.)
27	DETECTABLE WARNING PLATE
28	TRAFFIC FLOW ARROWS. COLOR TO MATCH PARKING STALL STRIPING.
29	PYLON SIGN. FINAL DESIGN AND APPROVAL BY OTHERS
30	"DO NOT ENTER" SIGN



SITE INFORMATION:	
PROPERTY AREA:	AREA = 2.09 ACRES
EXISTING ZONING:	SC - SUBURBAN COMMERCIAL
PROPOSED ZONING:	SC - SUBURBAN COMMERCIAL
PROPOSED USE:	JIFFY LUBE AUTOMOTIVE SERVICE CENTER
AREA OF SITE DISTURBANCE:	37,000 SF
SETBACKS:	BUILDING: FRONT = 25' SIDE = 10' REAR = 10' PAVEMENT: 10' LANDSCAPE BUFFER
PARKING REQUIRED:	1 SPACE PER 300 SQ FT FLOOR AREA (10 REQ.)
PARKING PROVIDED:	13 SPACES PROVIDED (1 HC ACCESIBLE)
HANDICAP STALLS REQUIRED:	1 REQUIRED, 1 PROVIDED



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jiffylube
MULTI-CARE SERVICES
CRITERIA V2020.10-1X4
SHEBOYGAN, WI
518 S TAYLOR DRIVE

REVISIONS	
OWNER REVIEW	5-19-2022
City Submittal	7-5-2022

JASON DAVE, PE
PROFESSIONAL OF RECORD

Drawn /Checked By: BMM
Project Number 2230960
Owner Date
Permit Date
Bid Date

C1.1

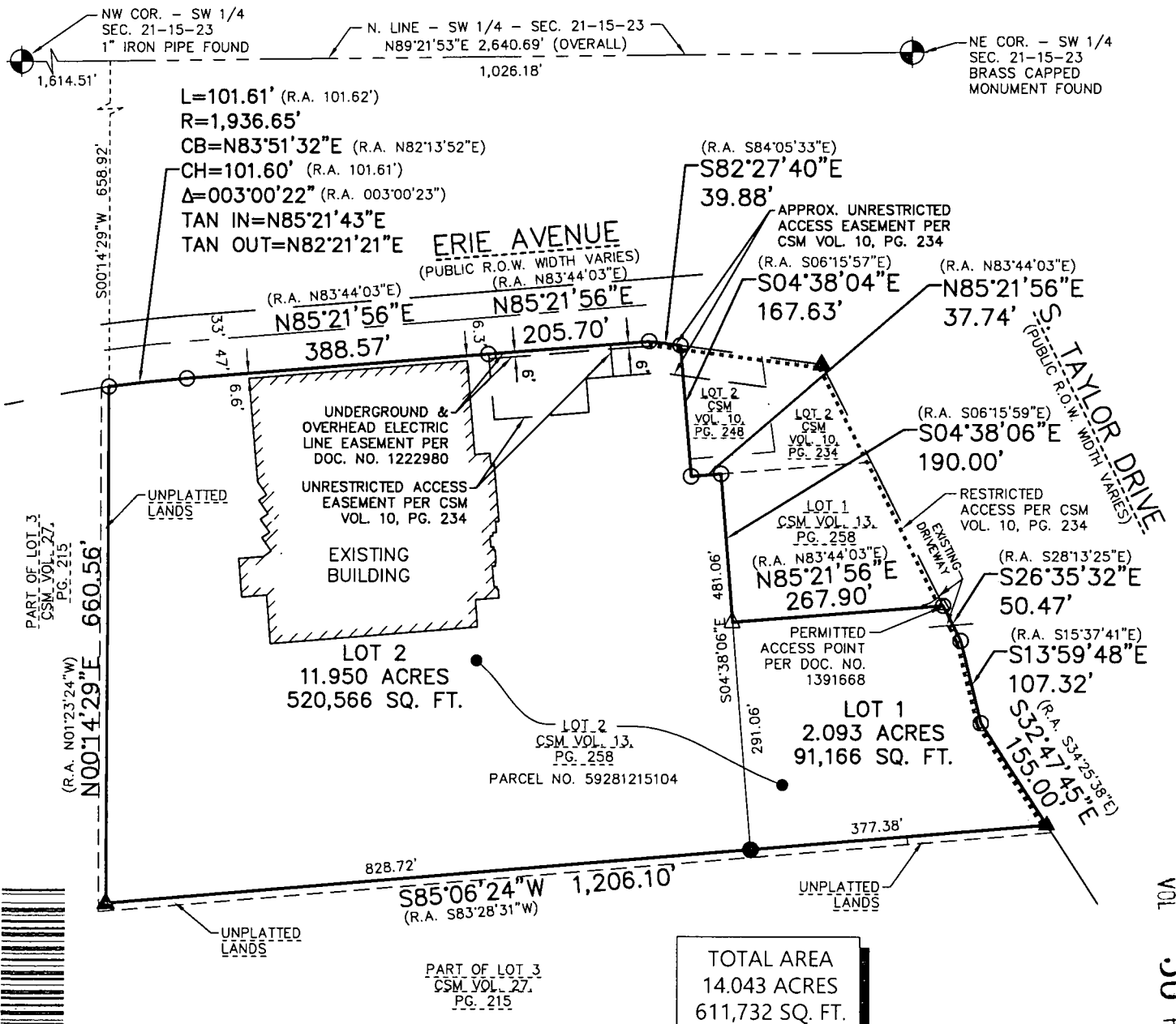
CERTIFIED SURVEY MAP

FOR

NS RETAIL HOLDINGS, LLC

LOT 2, CSM VOL. 13, PG. 258, BEING PART OF THE
NORTHEAST 1/4 AND SOUTHEAST OF THE SOUTHWEST 1/4
AND PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4,
SECTION 21, TOWNSHIP 15 NORTH, RANGE 23 EAST,
CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN.

2131209
SHEBOYGAN COUNTY, WI
RECORDED ON
02/09/2022 02:55 PM
ELLEN R. SCHLEICHER
REGISTER OF DEEDS
RECORDING FEE: 30.00
TRANSFER FEE:
EXEMPTION #
Cashier ID: 3
PAGES: 3



OWNER:
NS RETAIL HOLDINGS, LLC
5910 N CENTRAL EXPRESSWAY, STE 1600
DALLAS, TX 75206

SHEET 1 OF 3 SHEETS

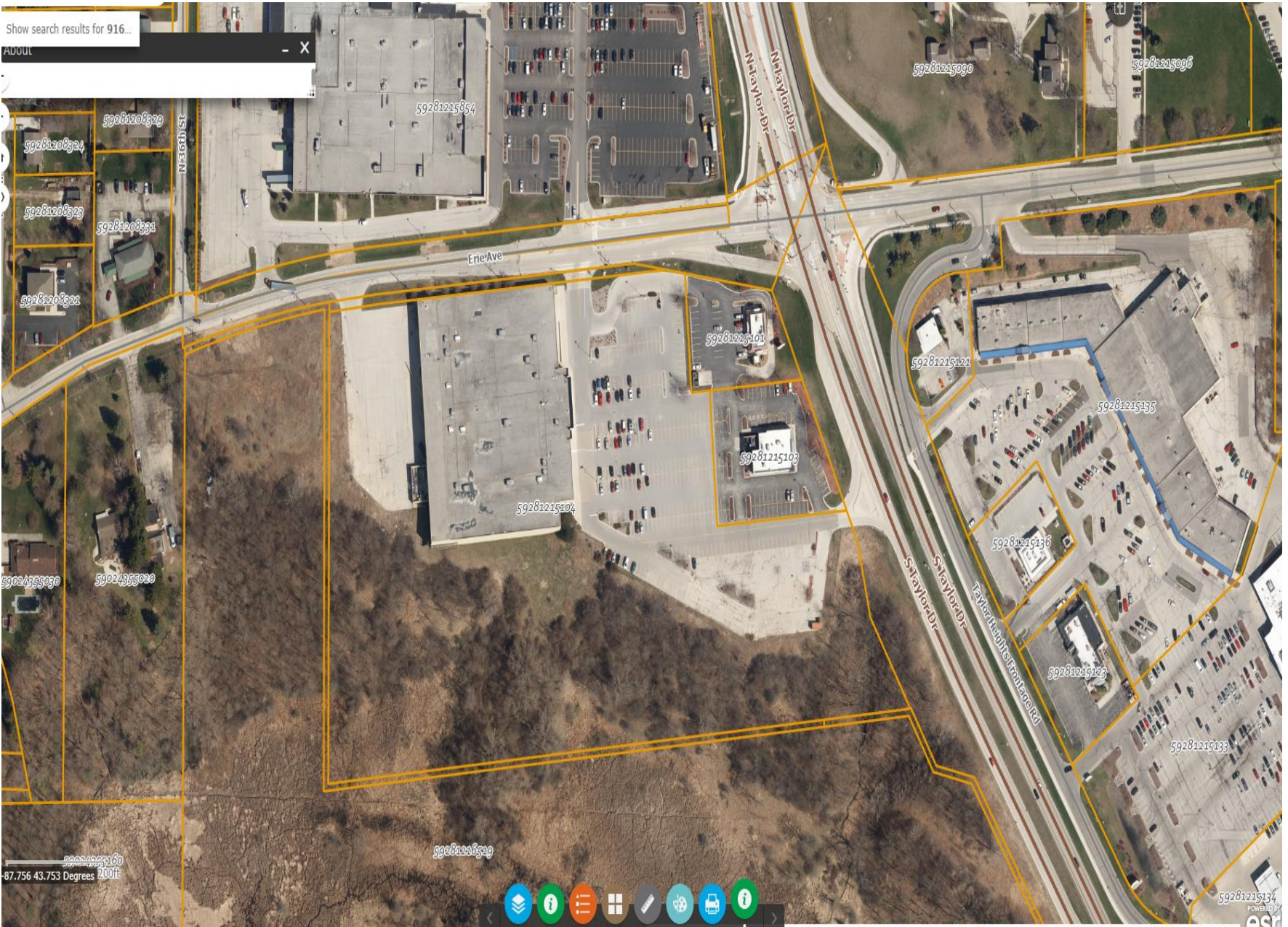


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30 PAGE 285

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200ft
87.756 43.753 Degrees 200ft



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