

CITY OF SHEBOYGAN

REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION

ITEM DESCRIPTION: Construction of a Jiffy Lube on a newly created parcel directly south of Applebee's in the former Shopko parking lot (Parcel # 59281215106).

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

REPORT DATE: July 22, 2022

MEETING DATE: July 25, 2022

FISCAL SUMMARY:

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

STATUTORY REFERENCE:

Wisconsin	N/A
Statutes:	
Municipal Code:	N/A

BACKGROUND / ANALYSIS:

Guggenheim Development Services, LLC, is proposing to construct and operate a new Jiffy Lube on a newly created parcel directly south of Applebee's in the former Shopko parking lot (Parcel # 59281215106). The applicant states the following about the project:

- The lot was recently created by Corta Development who is redeveloping the old Shopko facility into a Hobby Lobby and a Ross Dress for Less. The new parcel is approximately 2 acres and is presently part of the parking lot and also some of the landscape area to the south that leads to the Glacial Lakes Conservancy property down the hill to the south (proposed development site is 39% impervious and the remainder is a wooded slope).
- This will be a 3,045sf single-story automotive service center building which will provide preventive maintenance to automobiles including, oil change, battery, brakes, engine, filters, fluids, suspension, inspections, tires, etc.
- Location was selected due to S. Taylor Dr. being a heavily traveled commercial corridor through the City with excellent visibility and access.

The applicant states the following about the architecture:

- 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.
- The architectural style of the building will fit in and compliment surrounding commercial developments.
- 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.

STAFF COMMENTS:

The Board may want to have the applicant address:

- Any reason why the windows on the south elevation could not be centered more in the EIFS between the brick?
- Would the Jiffy Lube wall sign on the north elevation look better if centered above the windows and awning?
- Location of mechanicals.
- Dumpster enclosure design, color and materials.

ACTION REQUESTED:

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

ATTACHMENTS:

Architectural Review Board Application and required attachments.