

9/5/2023

City of Sheboygan
Department of City Development
828 Center Avenue – Suite 208
Sheboygan, WI 53081

Property Owner:
Plankview Green Development LLC
Tom Stocco
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Plymouth, WI 53073
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Proposed Alteration Narrative for Architectural Review

General Project Information:

Proposed alterations include demolition of existing metal building along the east façade and modifications to existing parking lot along the east. The current OfficeMax space will be demised into two tenant spaces. The proposed retail tenant (Michael's) will reuse the existing southern entrance and a new entrance feature will be created along the east façade for a future tenant. A new parking lot configuration along the east side of the building will allow for direct access to the new tenant space. The proposed parking lot improvements encompass new striping, landscaping islands, and detention area modifications. The project schedule anticipates construction start in January 2024 with completion in late Summer 2024.

General Site and Adjacency Information:

The Property is located in a commercially-designated area within the Suburban Commercial (SC) Zoning District and has been previously used for retail purposes; no zoning change is necessary. The proposed development will not adversely affect the neighboring properties as all the surrounding uses are similar in nature. There will be no outside storage. A new dumpster enclosure for both tenants is proposed near the existing loading dock along the northern property line. As part of this development, the impervious surface will be slightly decreased. Reconfiguration of the parking lot will increase total parking stalls from 62 to 70. Landscaping will be primarily located along the east side of the building and will meet City landscaping requirements. The existing small detention area near Wilgus Ave will remain.

Building Specifics:

The existing Memorial Plaza shopping center is constructed with gray/cream split-face brick for the field, a field stone accent at the corners and Big Lots entrance, and off-white EIFS signage fields. The center also features a painted metal canopy along a majority of the façade and an aluminum vestibule at Dunham's. The Harbor Freight Tools addition (2016) incorporated a cream field brick, dark brown split-face cmu, prefinished metal eyebrow canopy, and cream colored eifs sign fields.

As presented, this new design will entail minor exterior changes to the main south façade. The main sign area will be modified to create a more prototypical sign area for the Michael's tenant. The EIFS will be modified and repainted along with new cornice elements and metal coping. The existing canopy and structure will be repainted. The east façade will receive the most updates by removing the existing metal building, exposing the original brick façade. Along this elevation a new tenant entrance will be created utilizing similar materials used in the Harbor Freight addition. Materials include integral color split-face cmu, aluminum storefront, prefinished metal canopy, and eifs sign area.

Project Team:

Architect: Logic Design & Architecture, Inc.

Civil Engineer: Excel Engineering

Please reference the site plans created by Excel Engineering and architectural plans & elevations created by Logic Design & Architecture, Inc. for details of the proposed alterations.

Respectfully submitted,



Tim Yokes

Sr. Project Manager