

Raposa Design

■ Architecture

12690 W. Greenbriar Ln., New Berlin, WI 53151  
Ph: 262.751.5221 Fax: 262.754.4058

**June 17, 2022**

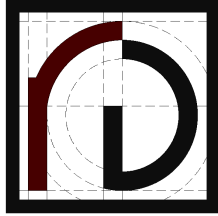
RE: Proposed Michaels Facade Alterations  
Application Loomis Centre (DIZ) Overlay District  
3545 S 27th ST

Please find enclosed our submittal for the Proposed Michaels's Located at the Northwest Corner of S. 27<sup>th</sup> Street and West Loomis Rd. Ownership of the property is excited to bring this new addition to the area and feel it will enhance the overall site. We feel that the project is consistent with the overlay standards. Per the overlay Standards the Michaels is a permitted use per Item 13 of Exhibit A.

The Following Items are consistent with Design Principles and Performance Standards:

**Site Design/Lot Requirements**

- A. **Building Height** – The Max Height of the Ross Addition is 37'-0" Site Limit is 50'-0"
- B. **Building Placement** – This Building is an in-line retailer located in the Existing Multi-Tenant Building on the northern half of what was HOB0. All setback are met based on the location of the tenant space in the existing building.
- C. **Parking (No Changes Proposed)**
  - 275 Existing Parking Stalls are provided for the 25,000 s.f. Alteration. We are over 10 per 1000 which exceeds the DIZ Guideline.
  - All spaces are to be lit with existing site lighting.
  - Parking is shared parking between neighboring retail facilities.
  - All parking areas are curbed with landscaping.
  - All Parking Elements meet the DIZ Guideline Standard.

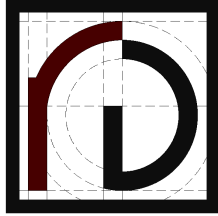


Cont. Michaels CPC Submittal Pg. 2

- D. **Landscaping Requirements and Site Improvements (No Changes Proposed)**
- There are no proposed new parking stalls.
  - Existing Site provides the Trees per parking space and the Decorative Metal Fencing and will remain as currently constructed.
  - Michaels's does not use outside Storage.
  - Michael's Does not use dumpsters.  
Michaels's will use an existing screened dock.
- DI. **Signage ( Signage Complies with the DIZ standards)**
- Michael's will be provided signage on existing monument signs.
- DII. **Lighting**
- Existing Site Lighting will be utilized
  - .
- DIII. **Hours of Operation** – The store will operate during the hours established by the DIZ Standards.

**Building Design**

- A. **Massing**
- The building massing is consistent with the mid-box retail establishment in-line with DD's and Ross.
- B. **Facades**
- The Front Façade (East Elevation) will utilize the old HOB0 facade and add height through the use of cold formed steel to get to the 37'-0 height of the proposed facade.
  - There are no side elevations due to the location of the tenant.
  - The West Façade incorporates steps and provides screening for the truck dock.
  - Security lighting is provided north façade by the truck dock.
  - There is also down lighting incorporated under the main entry elements to light the sidewalk during evening and nighttime hours.



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Cont. DD's

CPC Submittal Pg. 3

**C. Materials**

- The Facades will comprise of a Wainscot Color Integral Split Face Masonry Units, Painted Split face Masonry Units, EIFS, Aluminum Frames & Clear Vision Glazing. Which is consistent with the existing portions of the building.

**Materials (cont.)**

- The EIFS on the new portion of the building is at less than 35% (total of 34.1% for the entire building) Which is in-line with the DIZ Standards.
- Roof Top Units will be screened in accordance with the Design Standard.
- Building Material Sample shall be submitted to the Department of City Development for review, upon request.

If you need any additional information please let me know.

Sincerely,

**Raposa Design**

Russell J. Raposa  
Principal



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**Ponit Loomis Shopping Center**

**Michaels**  
3545 S 27th Street  
Milwaukee, WI 53221

SHEET TITLE  
**Overall Site Plan  
& Building Elevation**

DATE OF ISSUE 03/26/20

SYMBOL	REVISION DESCRIPTION	DATE

JOB: RD120.21  
DRAWN: RJR  
CHECKED: RJR  
DATE: 03/22/21

SHEET:

**A2**

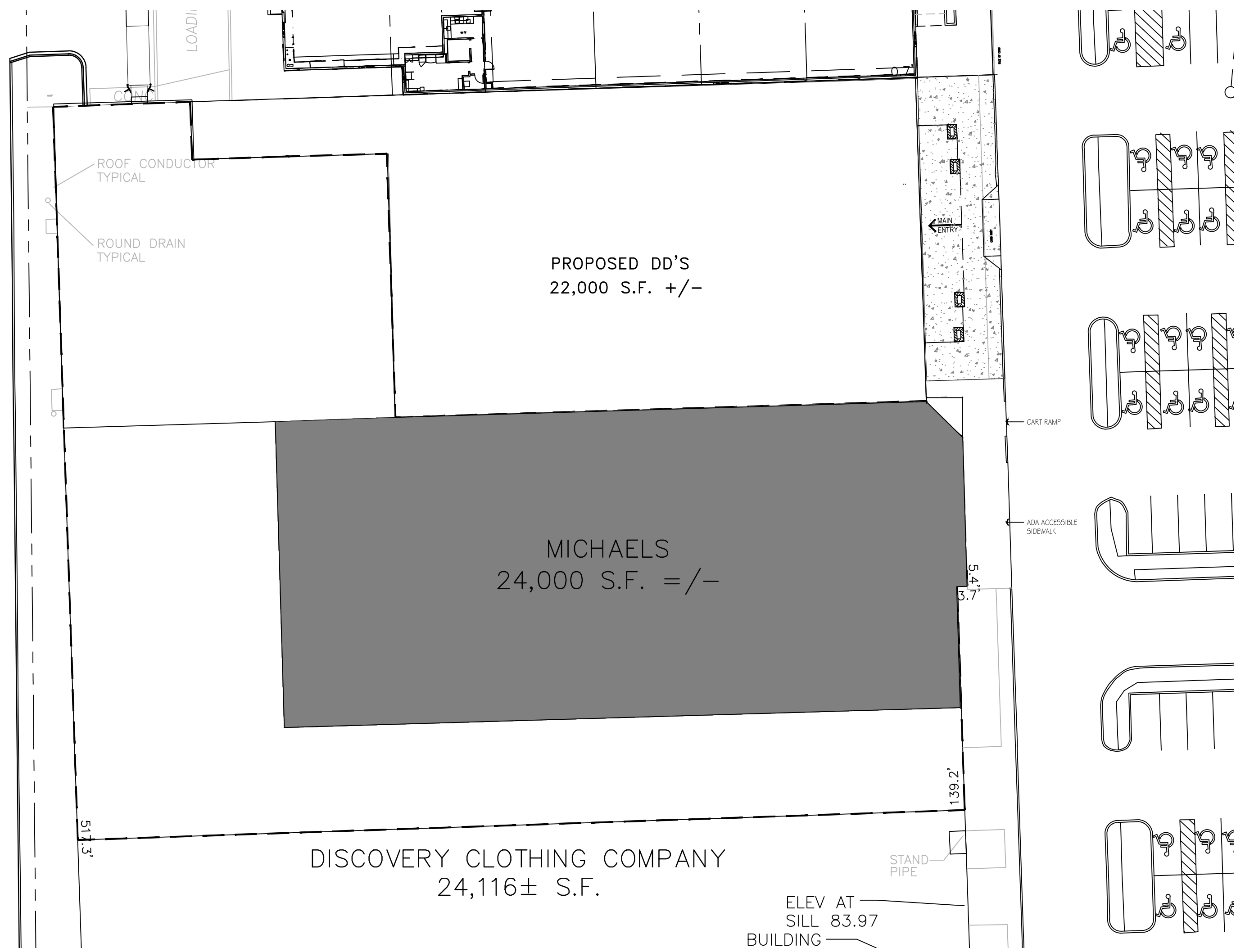


1 East Elevation  
1/16"=1'-0"

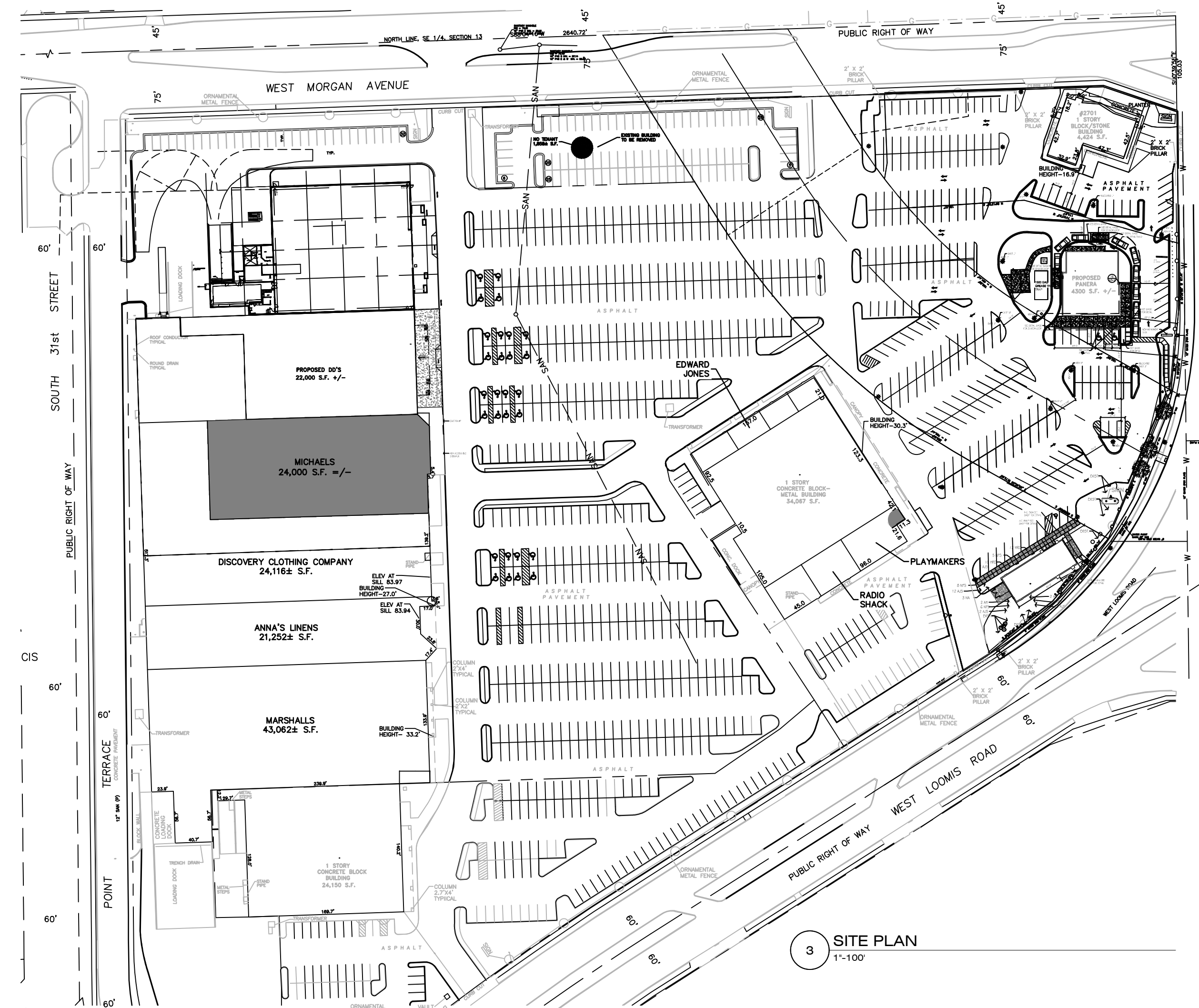


2 Existing East Elevation  
1/16"=1'-0"

FINISH KEY											
MARK	DESCRIPTION	CATALOG NO.	COLOR	FINISH	STANDARD TEST	FLAME	SMOKE	MANUF	VENDOR	REMARKS	
STUCCO											
ST1	SYNTHETIC STUCCO	108	MANOR WHITE	SANDBLAST STANDARD FINISH	ISO 9001	-	-	DRYVIT		100% ACRYLIC BASED POLYMER FINISH COAT w/ INTEGRAL COLOR. MATCH EXISTING COLOR & TEXTURE.	
ST2	SYNTHETIC STUCCO	310	CHINA WHITE	SANDBLAST STANDARD FINISH	ISO 9001	-	-	DRYVIT		100% ACRYLIC BASED POLYMER FINISH COAT w/ INTEGRAL COLOR. MATCH EXISTING COLOR & TEXTURE.	
ST3	STUCCO	MATCH EXISTING								100% ACRYLIC BASED POLYMER FINISH COAT w/ INTEGRAL COLOR. MATCH EXISTING COLOR & TEXTURE.	



4 Enlarged Site Plan  
1"=30'



3 SITE PLAN  
1"=100'