



Raposa Design

■ Architecture

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

**July 7, 2022**

RE: Proposed Michaels Facade Alterations  
Application for Loomis Centre (DIZ) Overlay Zone  
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. Michael's previously occupied a tenant space on the south end of the multi-tenant commercial building, and has moved north to a portion of the former HOBOSpace. As such, changes are proposed to the entry portion of the façade facing South 27<sup>th</sup> Street. 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". Overlay Height Limit is 50'-0" (meets overlay standard)
- B. **Building Placement** – This Building is an in-line retailer located in the Existing Multi-Tenant Building on the southern half of what was HOBOSpace. 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 multi-tenant commercial building, including 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.



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**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.
- The Type A wall sign is 6 feet in height and less than 200 square feet (meets overlay standard)

**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 Dress for Less to the north of this tenant space.

**B. Facades**

- The Front Façade (East Elevation) will utilize the southern portion of the old HOBLO 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. Michael's

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**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

