



August 30, 2023

RE: Proposed Hibbett Sports Facade Alterations
Application for Development Incentive Zone (DIZ) Overlay District
3547 S 27th Street

Please find enclosed our submittal for the Proposed Hibbett Sports Located at the Northwest Corner of S. 27th 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.

Hibbett Sports is a national athleisure wear retailer looking to move into the existing space leftover from HOBO tenancy to the south of Michaels. The new retailer will be adding a new exterior entrance element to the front façade just south of the new Michael's façade as well as 5,000 s.f. of new retail build-out.

We feel that the project is consistent with the overlay standards. Per the overlay Standards the Hibbett Sports 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 HIBBETT SPORTS Façade Change is 25'-4" Site Limit is 50'-0"**
- B. Building Placement**
 - This Building is an in-line retailer located in the Existing Multi-Tenant Building on the southern half of what was HOBO. All setbacks 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 5,000 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.
- 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.
 - Hibbett Sports does not use outside Storage.
 - Hibbett Sports Does not use dumpsters.
 - Hibbett Sports Deliveries are front door deliveries.



Cont. Hibbett Sports CPC Submittal Pg. 2

E. Signage

- Signage Complies with the DIZ Standards)
- HIBBETT SPORTS will be provided signage on existing monument signs.
- The Type A Wall sign is 5 feet in height and less than 200 square feet (meets overlay standard)

E. Lighting

- Existing Site Lighting will be utilized.

F. Hours of Operation

The store will operate during the hours established by the DIZ Standards.

Building Design

A. Massing

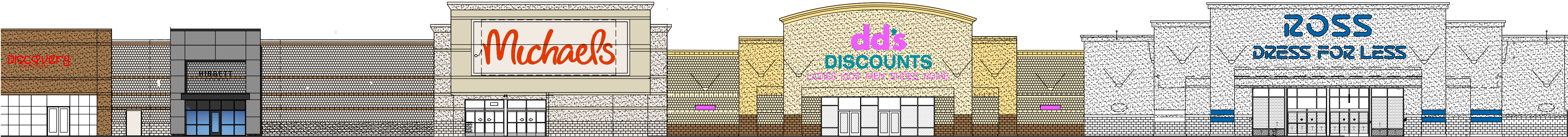
The building massing is consistent with small retail establishment. It is a minor façade **renovation**.

- The Front Façade (East Elevation) will utilize the old HOBAS southern area that was base building painted CMU. The new facade will be extend to 25'-4" in height. That facade will be added to the front of the existing CMU wall through the use of cold formed steel studs and sheathing to get to the 25'-4" height of the proposed facade.
- The West Façade remains un-touched
- There is also down lighting incorporated under the main entry elements to light the sidewalk during evening and nighttime hours.

B. Materials

- The Facades will comprise of a Painted Split face Masonry Units, Painted Hardie Panels with reveals Aluminum Frames & Clear Vision Glazing. Which is consistent with the existing portions of the building.
- Roof Top Units will be screened in accordance with the Design Standard.
- Building Material Sample shall be submitted upon request, to the Department of City Development for review.

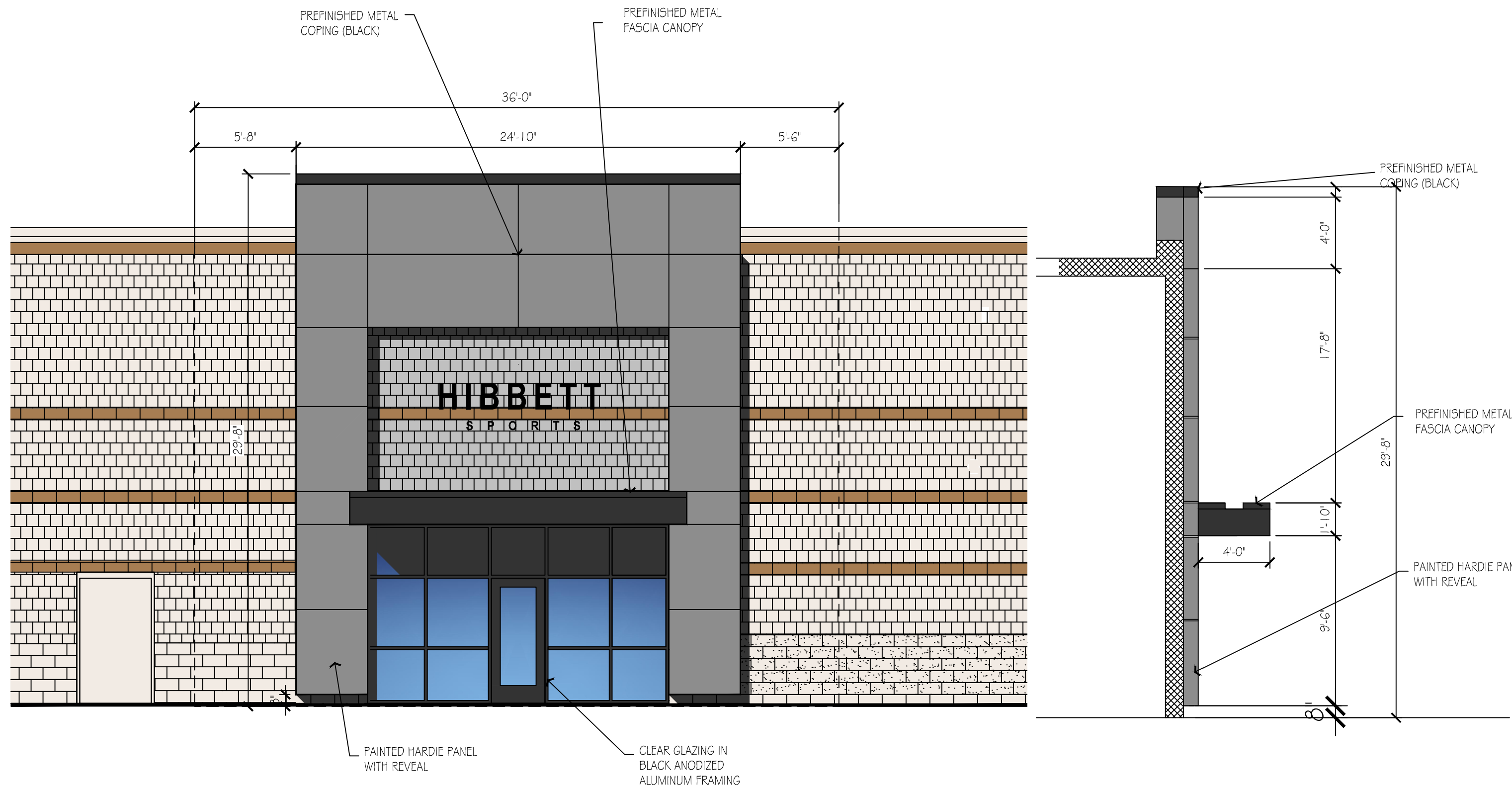
Russell J Raposa AIA
Principal
Raposa Design Architecture



1 East Elevation
Scale: 3/32"=1'-0"

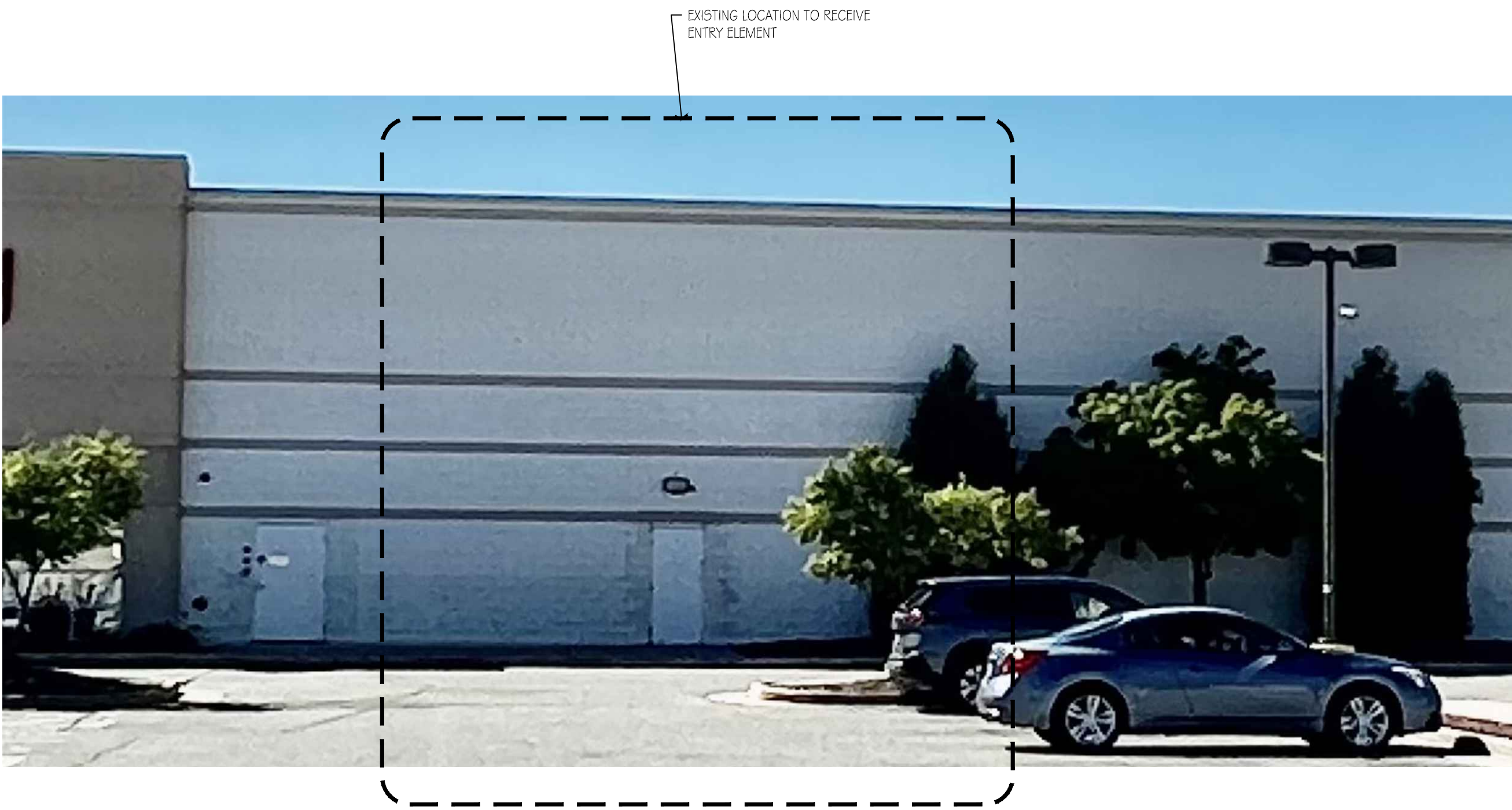


2 Existing East Elevation
Scale: 3/32"=1'-0"



5 Proposed Enlarged Entry Elevation
Scale: 3/16"=1'-0"

5 Proposed Side Elevation
Scale: 3/16"=1'-0"



5 ENLARGED EXISITNG CONDITIONS
Scale: 3/16"=1'-0"



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Hibbett Sports
3545 S 27th Street
Milwaukee, WI 53221

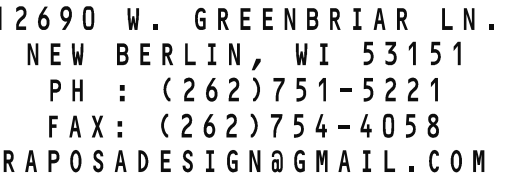
SHEET TITLE
Overall Site Plan
& Building Elevation

DATE OF ISSUE 03/26/20

SYMBOL	REVISION DESCRIPTION	DATE

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

SHEET:



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Hibbett Sports
3545 S 27th Street
Milwaukee, WI 53221

SITE PLAN & DETAILS

DATE OF ISSUE 03/22/21

[illegible]

RB: RD120.2
 DRAWN: RJP
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 DATE: 03/22/2

SHEET:

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