

AGENDA
CITY OF STURGEON BAY
AESTHETIC DESIGN & SITE PLAN REVIEW BOARD
Monday, February 3, 2014
5:30 p.m.
Council Chambers, City Hall
421 Michigan Street, Sturgeon Bay, WI

1. Roll call.
2. Adoption of agenda.
3. Approval of minutes from January 20, 2014.
4. Consideration of: Proposed CVS Pharmacy, located at 1407 Egg Harbor Rd.
5. Adjourn.

NOTE: DEVIATION FROM THE AGENDA ORDER SHOWN MAY OCCUR.

Committee members
Jon Burk
John Kolodziej
Holly Feldman
Mark Lake
Dennis VanBramer

01/30/14
2:00 p.m.
CN

AESTHETIC DESIGN & SITE PLAN REVIEW BOARD

Monday, January 20, 2014

The Aesthetic Design & Site Plan Review Board meeting was called to order at 5:30 p.m. by Chairperson Mark Lake in Council Chambers, City Hall, 421 Michigan St.

Roll call: Members Mark Lake, John Kolodziej, Dennis VanBramer, Jon Burk, and Holly Feldman were present. Also present were City Administrator Steve McNeil, Community Development Director Marty Olejniczak, and Community Development Secretary Cheryl Nault.

Adoption of agenda: Moved by Mr. Kolodziej, seconded by Ms. Feldman to adopt the following agenda:

1. Roll call.
2. Adoption of agenda.
3. Approval of minutes from August 19, 2013.
4. Consideration of: Proposed CVS Pharmacy, located at 1407 Egg Harbor Rd.
5. Adjourn.

Carried.

Approval of minutes from August 19, 2013: Moved by Mr. Van Bramer, seconded by Mr. Kolodziej to approve the minutes from August 19, 2013. Carried.

Consideration of: Proposed CVS Pharmacy, located at 1407 Egg Harbor Rd.: CVS representative Mark Bettenhausen stated that the proposed CVS Pharmacy will have a much smaller footprint than the stores in Green Bay. He showed building elevations for the proposed store at Egg Harbor Rd. and 14th Avenue.

Project Engineer Brad Prischman explained that the access point on 14th Avenue will be located as far south as possible. The parking lot will mirror the Maurice's lot. There will be a sidewalk to connect to the public sidewalk on 14th and Egg Harbor Rd. The drive-through will be located at the SE corner of the site. There will be stacking room for 6-7 cars. The one-way drive-through will drive out toward Egg Harbor Rd. The parking lot will include 40 stalls and additional green space.

CVS representative Charlie Haapala added that the proposed building has a cleaner look. It will have windows across the side, appearing clean, open, and airy.

Proposed building materials were passed around, including polished masonry in a shadow gray color, a white and light gray fiber cement panel system, and an aluminum storefront and a clear anodized aluminum canopy.

Mr. Olejniczak went over the zoning requirements and design guidelines. The normal requirement for maximum impervious surface is 70% of the lot area. But, since the original Neighborhood Pub parcel contained 100% impervious surface, the current requirement for the overall lot is 78%. The requirement is met if the created green space within the right-of-way is counted. He also stated that the plan complies with requirements for parking and parking lot landscaping.

Mr. Olejniczak also went through some of the various design guidelines that the Board considers. Signage and lighting has not yet been reviewed. The Board's duty is to make sure that the guidelines are met and the overall code.

Mr. Kolodziej questioned the impervious surface area. He thought it was giving bad precedence by allowing the right-of-way green space to count toward the percentage on the lot. He was also concerned about stormwater management. Mr. Olejniczak stated that the proposed detention pond on the adjoining City property should be constructed in 2015. Mr. Prischman added that there are three bioswale areas. Water will enter into the existing city sewer until the pond is created.

In response to a question by Ms. Feldman, Mr. Haapala explained that the entrance of the store is facing 14th Avenue because of the internal layout. It does not have a corner entrance because of the size of the building. It will have an approximate 2 ½ - 3 ft. wide awning across the whole building.

Mr. Kolodziej stated that he was struggling with the architectural character of the building. It needs architectural treatments that would give it a Door County look. He also felt that parapets are needed to cover up the mechanicals on the roof.

Mr. Lake stated that he is torn on the Egg Harbor Rd. elevation. It looks blah, but the trees would help to break up that look. He would like to see the elevation drawing with trees included.

Mr. Van Bramer agreed with the parapet and that it would be nice to see the plan with trees. He did not see a problem with anything else. They did a nice job with the site plan.

Ms. Feldman agreed with Mr. Kolodziej about the character of the building. She stated there are many examples of good designs of CVS stores on the internet.

Board members continued to discuss aspects of the design, including snow plowing, signage, enclosure for dumpster and compactor, proposed trees, and potential parapet wall.

After further discussion, it was moved by Mr. Kolodziej to deny the request at this time and require CVS to provide additional details regarding 1) Parapet walls; 2) Improve landscaping facing Egg Harbor Rd.; 3) 78% of impervious area be included on the site itself; 4) Stormwater be diverted to the City pond when constructed. Motion died due to lack of second.

Ms. Feldman asked about other potential building designs. Mr. Haapala presented a second option that changes the building materials and has a lighter tan color to match the Maurices building and Walmart. Ms. Feldman stated her preference for that design and felt it had a less urban character.

Moved by Mr. Van Bramer, seconded by Mr. Burk to approve the CVS design, subject to using the alternate building design with the tan color scheme, including fencing to hide the mechanical roof top elements that is complimentary to the building, and submitting a revised plan with perspective views including trees for final review.

Moved by Mr. Kolodziej, seconded by Mr. Van Bramer to amend the motion and include a parapet wall in lieu of fencing to hide the roof top elements on Egg Harbor Rd. and 14th Avenue elevations. All ayes. Carried.

Moved by Mr. Kolodziej, seconded by Ms. Feldman to amend the motion and request that CVS increase green space. Carried, with Mr. Van Bramer voting no.

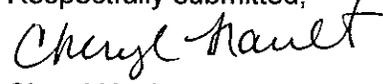
Moved by Mr. Van Bramer, seconded by Mr. Kolodziej to amend the motion to require stormwater be diverted at CVS's expense to the City's detention pond when constructed. Carried.

Moved by Ms. Feldman, seconded by Mr. Kolodziej to amend the motion to require resubmission of plans with perspective views from the street, with proper colors and trees shown. Carried.

The Board then voted on the original motion as amended. Carried, with Mr. Kolodziej voting no.

Adjourn: Moved by Ms. Feldman seconded by Mr. Kolodziej to adjourn. Carried. Meeting adjourned at 7:00 p.m.

Respectfully submitted,



Cheryl Nault

Community Development Secretary



CVS 10419 STURGEON BAY WI.

CVS/pharmacy

NORR
ARCHITECTS ENGINEERS PLANNERS
719 Griswold Street
Suite 1000
Detroit, MI 48226
www.norr.com

VIEW LOOKING NORTH EAST ON EGG HARBOR RD.
SCALE: NTS

1.30.2014



CVS 10419 STURGEON BAY WI.

CVS/pharmacy

NORR
ARCHITECTS ENGINEERS PLANNERS
719 Clawson Street
Suite 1000
Detroit, MI 48226
www.norr.com

VIEW LOOKING SOUTH WEST ON EGG HARBOR RD.
SCALE: NTS

1.30.2014



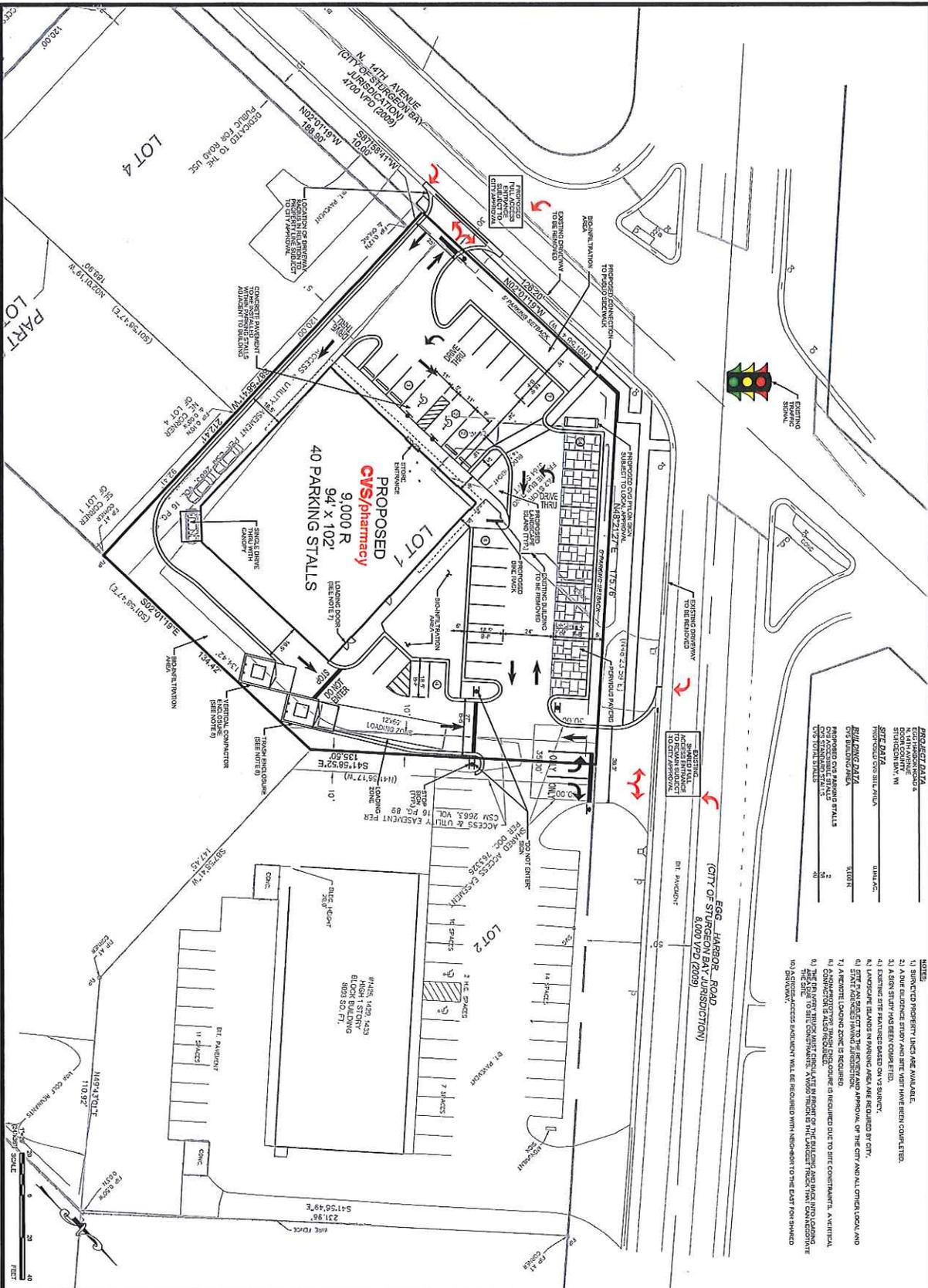
CVS 10419 STURGEON BAY WI.

CVS/pharmacy

NORR
ARCHITECTS ENGINEERS PLANNERS
719 Cleward Street
Suite 1000
Detroit, MI 48226
www.norr.com

VIEW FROM NORTH WEST CORNER EGG HARBOR RD. & N. 14TH AVENUE.
SCALE: NTS

1.30.2014



PROJECT DATA

PROJECT NO. 17464
 CLIENT: CVS PHARMACY
 PROJECT ADDRESS: 1000 R. NEW NORTHERN, STURGEON BAY, WI
 DATE: 08/14/13

BUILDING DATA

PROPOSED CVS BUILDING AREA: 9,000 SF
 PROPOSED CVS PARKING STALLS: 40
 PROPOSED CVS TOTAL STALLS: 40

- NOTES**
- 1) SURVEYED PROPERTY LINES NOT AVAILABLE.
 - 2) A DETAILED PROPERTY AND SITE VISIT HAVE BEEN COMPLETED.
 - 3) ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.
 - 4) EXISTING SITE FEATURES SHOWN ON THIS SURVEY.
 - 5) EXISTING UTILITIES SHOWN ARE BASED ON CITY RECORDS.
 - 6) STATE PLANS SUBJECT TO THE REVIEW AND APPROVAL OF THE CITY AND ALL OTHER LOCAL AND FEDERAL AGENCIES INVOLVED IN THE PROJECT.
 - 7) ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.
 - 8) THE PROJECT IS SUBJECT TO THE REVIEW AND APPROVAL OF THE CITY AND ALL OTHER LOCAL AND FEDERAL AGENCIES INVOLVED IN THE PROJECT.
 - 9) THE PROJECT IS SUBJECT TO THE REVIEW AND APPROVAL OF THE CITY AND ALL OTHER LOCAL AND FEDERAL AGENCIES INVOLVED IN THE PROJECT.
 - 10) THE PROJECT IS SUBJECT TO THE REVIEW AND APPROVAL OF THE CITY AND ALL OTHER LOCAL AND FEDERAL AGENCIES INVOLVED IN THE PROJECT.

CVS pharmacy

NEW NORTHERN - 9,000 R.
 STORE NUMBER: 10419
 1000 R. NEW NORTHERN, STURGEON BAY, WI
 CS PROJECT NUMBER: CS# 17464

ENGINEER:

YOUNG & RUBICAM
 725 SOUTH WISCONSIN
 SUITE 200
 STURGEON BAY, WI 54987
 PHONE: (920) 861-1111
 WWW.YRUBICAM.COM

CONSULTANT:

ARCHITECT
 719 GRESHAM STREET, SUITE 1000
 WEST BEND, WISCONSIN 5608
 PHONE: (608) 839-1111

DANIEL WEINBERG & PARTNERS
 53 W. JACKSON BLVD., SUITE 300
 STURGEON BAY, WI 54987
 PHONE: (920) 861-2888

DEVELOPER: J.M. CROWLEY & ASSOCIATES

1000 R. NEW NORTHERN, SUITE 100
 STURGEON BAY, WI 54987
 PHONE: (920) 861-1111

SEAL:

Professional Engineer Seal Area

REVISIONS SUBMITTALS:

1. ISSUED FOR REVIEW	08/20/13
2. REVISED PER CITY COMMENTS	12/03/13
3. REVISED PER OWNER REVIEW	01/06/14
4. REVISED PER OWNER REVIEW	02/05/14
5. REVISED PER CITY REVIEW	01/21/14
6. REVISED PER CITY REVIEW	01/23/14

DRAWING BY: DE
DATE: OCTOBER 29, 2013
JOB NUMBER: 07184.47
TITLE:

SHEET NUMBER: Q1-1
EXHIBIT 4.5.1.B
OPTION 1 - 1 OF 1

COMMENTS:
 NOT RELEASED FOR CONSTRUCTION

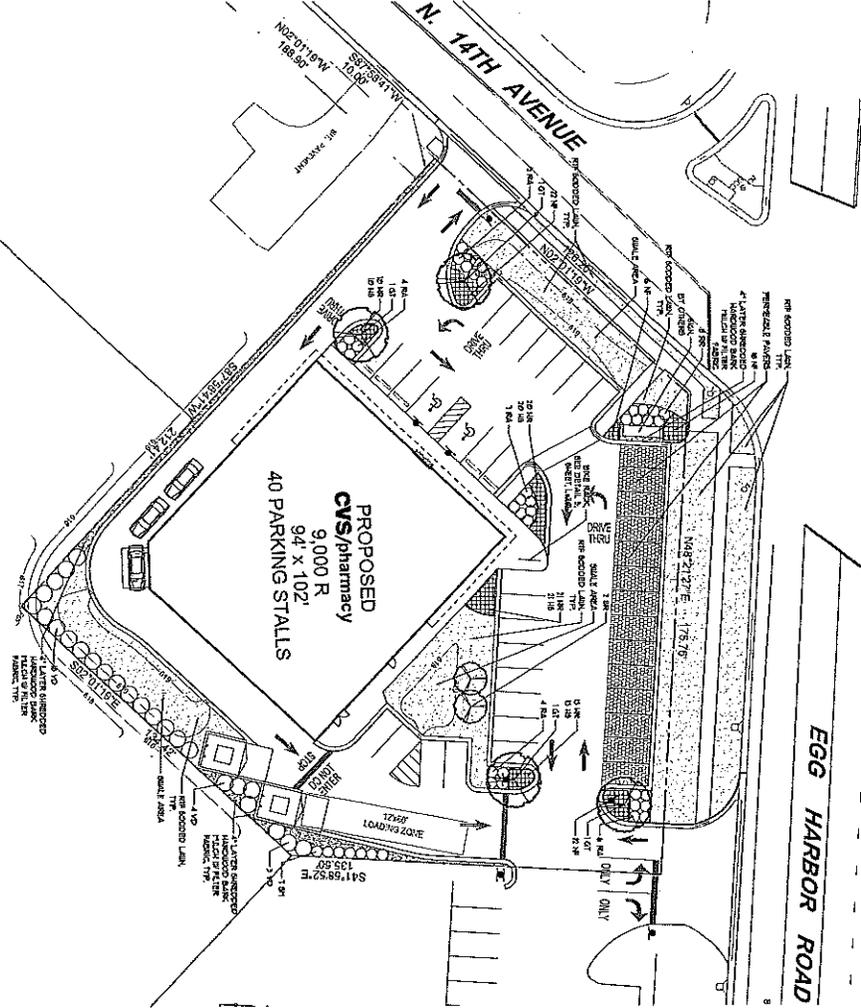
GENERAL NOTES

1. ALL CONDITIONS ARE TO BE SHOWN IN THE FIELD BY THE CONTRACTOR. VERIFY THE LANDSCAPE ARCHITECT'S AND/OR ENGINEER'S DESIGN TO MATCH THE WORK.
2. THE CONTRACTOR SHALL MAINTAIN A NEAT AND ORDERLY WORK AREA AT ALL TIMES. ALL MATERIALS AND EQUIPMENT SHALL BE STORED IN AN APPROPRIATE MANNER.
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AT ALL TIMES. ALL UTILITIES SHALL BE PROTECTED AND MARKED PRIOR TO CONSTRUCTION.
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PLANT LIST

NO.	SYMBOL	DESCRIPTION	QUANTITY	REMARKS
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LANDSCAPE PLAN



- LANDSCAPE CALCULATIONS**
- MINIMUM 5% LANDSCAPING FOR PARKING LOT INTERIOR
 - PARKING LOT
 - LANDSCAPE REQUIRED (5%)
 - LANDSCAPE PROVIDED
 - TREES REQUIRED (1/6 PARKING SPACES)
 - TREES PROVIDED

REVISIONS SUBMITTED:

1. DESIGN FOR INTERIOR	01-04-04
2. CITY COMMENTS	01-04-04
3. CITY COMMENTS	01-05-04

CONTRACTOR:

ARCHITECT:

LANDSCAPE CONSULTANTS:

ENGINEER:

CVS pharmacy

NEW NORTHERN-9,000 RURAL

STORE NUMBER: 10419

EGG HARBOR ROAD & BROWN STREET, IN BRUNSWICK COUNTY, NC

CS PROJECT NUMBER: CS# 72464

DATE: JANUARY 16, 2014

JOB NUMBER: 07184.47

TITLE: LANDSCAPE PLAN

SHEET NUMBER: L1.0

COMMENTS: NOT RELEASED FOR CONSTRUCTION

SCALE:

1" = 20'

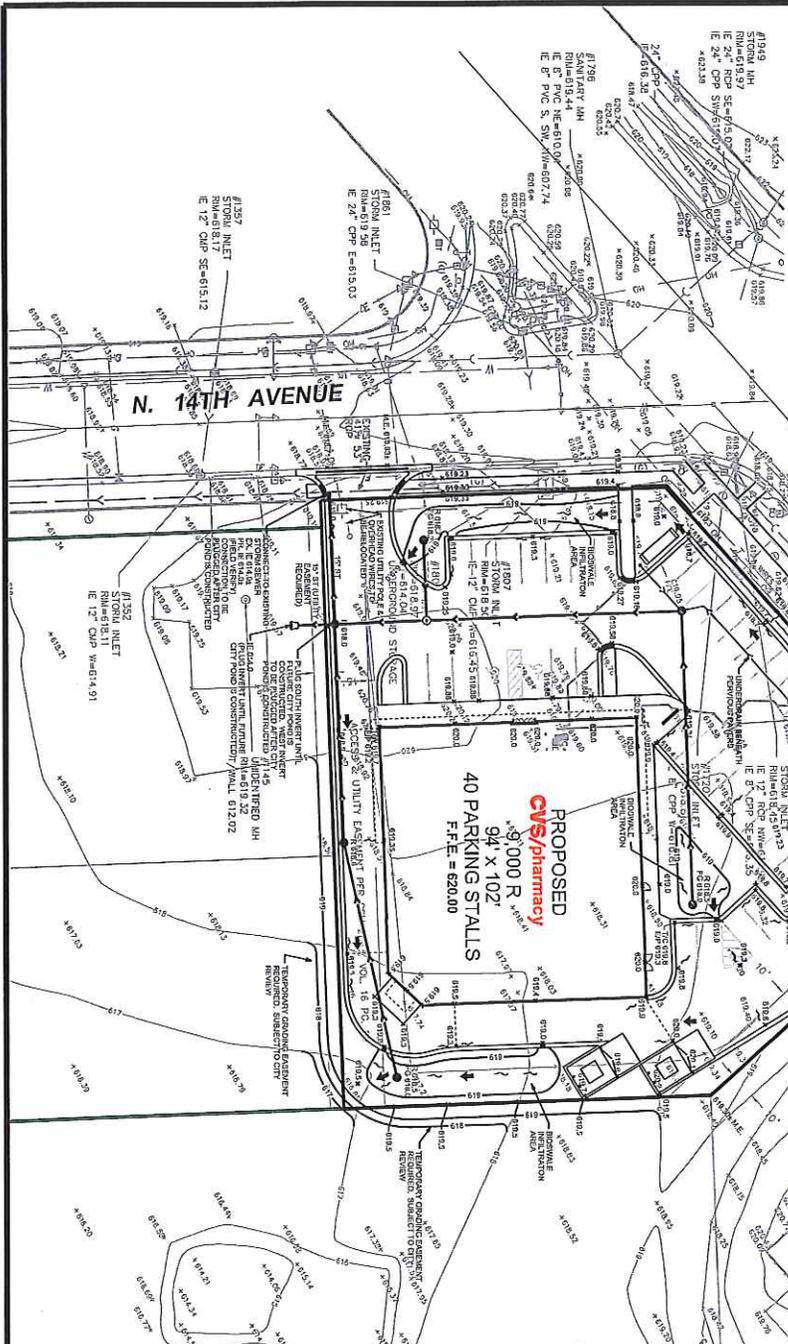
PROJ. NO.: 07184.47

DATE: 01/16/14

BY: EB

LEGEND

SYMBOL	DESCRIPTION
○	UTILITY STRUCTURE WITH CLOSED LID
○	CHIMNEY
○	DRIVEWAY STRUCTURE WITH OPEN LID
○	VALVE IN WALK BOX
○	GATE VALVE IN WALK W/AT FLARED END SECTION (F.E.S.)
○	CONDUIT
○	SPOT ELEVATION
○	STORMWATER TEAM DIRECTION
○	STORMWATER OVERFLOW/OUTLET
○	SAMPLING SERIES
○	SAMPLING FORCE MAIN
○	WATER MAIN
○	UTILITY STRUCTURE WITH CLOSED LID
○	UTILITY STRUCTURE WITH OPEN LID
○	PIPE WORK
○	VALVE IN WALK BOX
○	GATE VALVE IN WALK W/AT FLARED END SECTION (F.E.S.)
○	LOAD/STRAIGHTEN
○	REMOVE UTILITY LINE



- ### GRADING NOTES:
1. ALL ELEVATIONS SHOWN ARE FINISHED GRADE ELEVATIONS UNLESS OTHERWISE NOTED.
 2. ALL ELEVATIONS SHOWN ARE FINISHED GRADE UNLESS OTHERWISE NOTED.
 3. PROPOSED DRIVEWAY SHALL BE CONSTRUCTED TO MEET THE MINIMUM REQUIREMENTS FOR FINISHED GRADE ELEVATION.
 4. MINIMUM SLOPE SHALL BE 1% FOR ALL DRIVEWAYS AND SIDEWALKS UNLESS OTHERWISE NOTED.
 5. PROPOSED SIDEWALK SHALL BE CONSTRUCTED TO MEET THE MINIMUM REQUIREMENTS FOR FINISHED GRADE ELEVATION.
 6. BUILDING FOOTPRINT SHALL BE CONSTRUCTED TO MEET THE MINIMUM REQUIREMENTS FOR FINISHED GRADE ELEVATION.
 7. PROPOSED SIDEWALK SHALL BE CONSTRUCTED TO MEET THE MINIMUM REQUIREMENTS FOR FINISHED GRADE ELEVATION.
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 10. PROPOSED SIDEWALK SHALL BE CONSTRUCTED TO MEET THE MINIMUM REQUIREMENTS FOR FINISHED GRADE ELEVATION.
- ### UTILITY NOTES:
1. CONTRACTOR TO FIELD VERIFY LOCATION, DEPTH, AND SIZE OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK. ALL UTILITIES SHALL BE PROTECTED AND MAINTAINED THROUGHOUT THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHICAGO AND THE STATE OF ILLINOIS.
 2. UNDERGROUND UTILITY REPAIRS SHALL BE BASED ON SURVEY DOCUMENTS AND FIELD VERIFICATION. ALL REPAIRS SHALL BE APPROVED BY THE CITY OF CHICAGO AND THE STATE OF ILLINOIS.
 3. ALL UTILITIES SHALL BE PROTECTED AND MAINTAINED THROUGHOUT THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHICAGO AND THE STATE OF ILLINOIS.
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CVS/pharmacy
NEW NORTHERN - 5000 R
STORE NUMBER: 10419
DEAL TYPE: NEW
CS PROJECT NUMBER: CSF 73464

ENGINEER:
13 Dearborn
Suite 100
Chicago, IL 60612
606.724.4200
www.7346.com

CONSULTANT:
1710 CONVENT STREET, SUITE 1000
CHICAGO, IL 60612
PHONE: (312) 324.3100
FAX: (312) 324.3101
LANDSCAPE CONSULTANTS
DAVID W. WINKLER & PARTNERS
1000 N. LAKE STREET, SUITE 200
CHICAGO, ILLINOIS 60610
PHONE: (312) 788.7000

DEVELOPER:
T.M.
501 PENNANT PLAZA, SUITE 100
CHICAGO, IL 60610
PHONE: (312) 222.2222

SEAL:

REVISIONS SUBMITTED:

NO.	DATE	DESCRIPTION
1	01/23/14	ISSUED FOR REVIEW
2	01/23/14	REVISED PER COMMENTS

DESIGNER: VNS
CHECKER: VNS
DATE: JANUARY 17, 2014
JOB NUMBER: 07193417
TITLE: PRELIMINARY GRADING AND UTILITY PLAN
SHEET NUMBER: PE-1

Permit Package

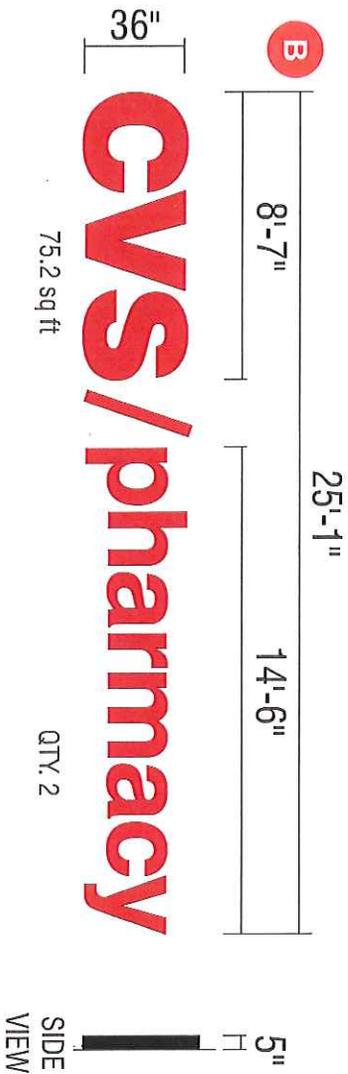
1/28/2014

CVS pharmacy

CVS #73464
Egg Harbor Rd & N 14th Ave
Sturgeon Bay, WI

Prepared for CVS By:

 **icon**
Identity Solutions
1418 Elmhurst Rd.
Elk Grove Village
Illinois 60007



L.E.D. LETTER SECTION
N.T.S.

B2

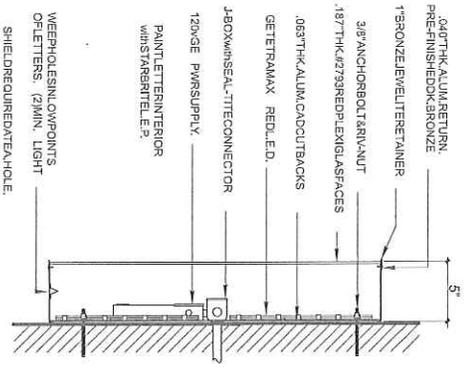
17'-7 3/4"

1'-6" **Drive-Thru Pharmacy**

26.46 sq ft

QTY. 2

ILLUMINATED ANCILLARY BUILDING MESSAGES



L.E.D LETTER SECTION
N.T.S.



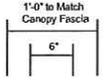
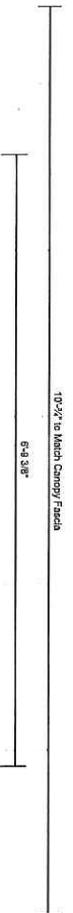
1418 Elmhurst Rd.
Eik Grove Village
Illinois 60007

CVS #73464
Egg Harbor Rd & N 14th Ave
Sturgeon Bay, WI

Date: 1/16/2014

Revisions:

B5

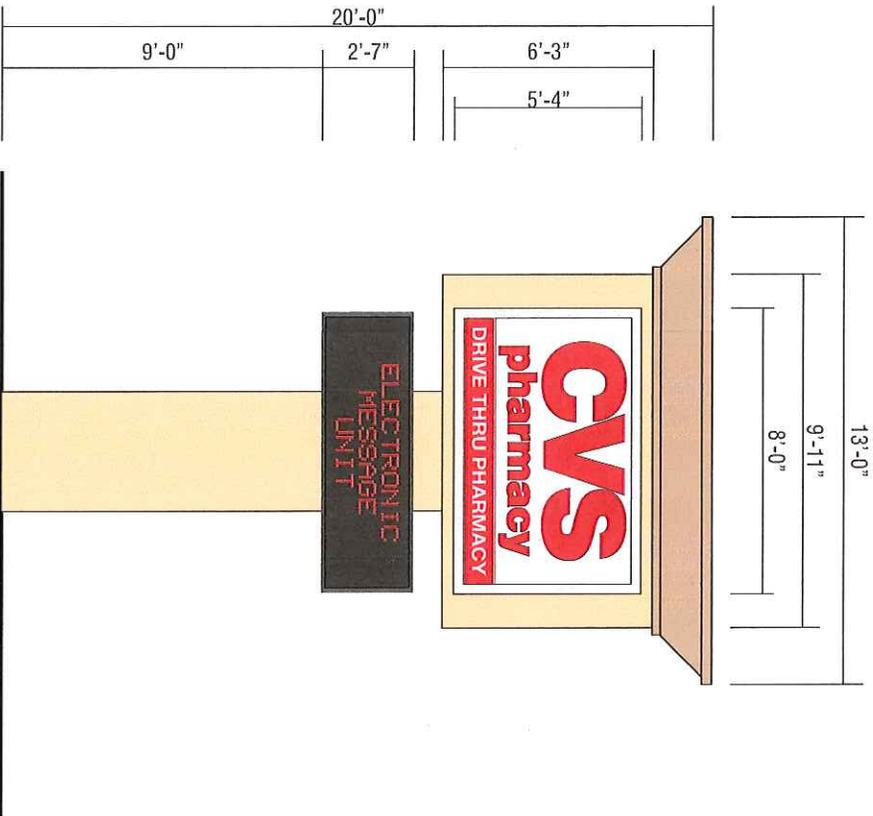


B6



1/16" Dimension Only
1/16" Dimension Only 1/16" per Standard Size Limitation

A1



63.0 Sq. Ft.
Qty. 1



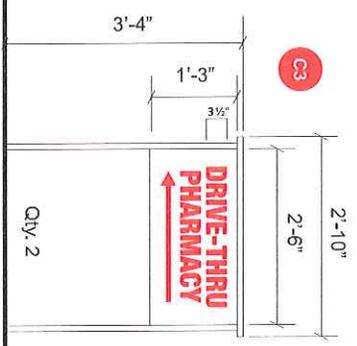
1418 Eimhurst Rd.
Elk Grove Village
Illinois 60007

CVS #73464
Egg Harbor Rd & N 14th Ave
Sturgeon Bay, WI

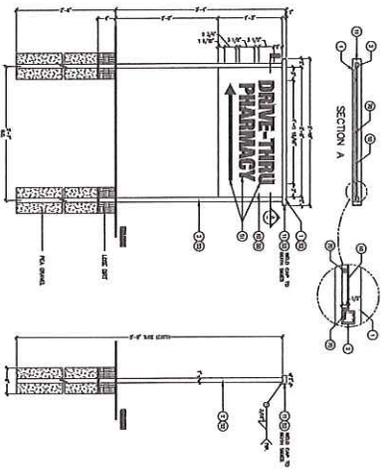
Date: 1/16/2014

Revisions:

Directional Signs



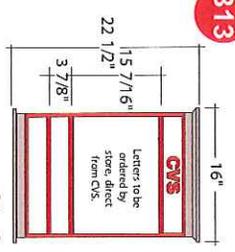
Construction Detail



Window and Door Signs

Hours of Operation

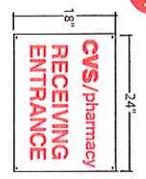
B13



Qty 2

Receiving Door Sign

B14



Qty 1

Drive Thru Signs

B8



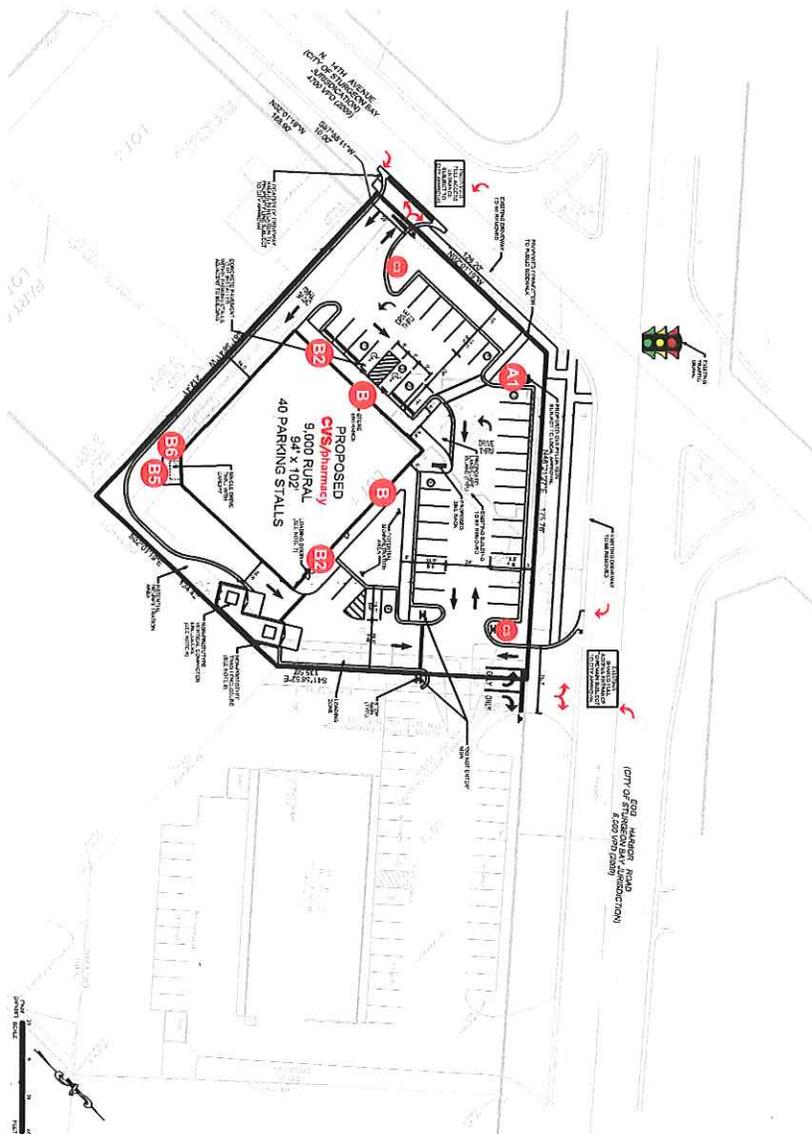
Qty 1

Temporary Signs

S1



Qty: 1

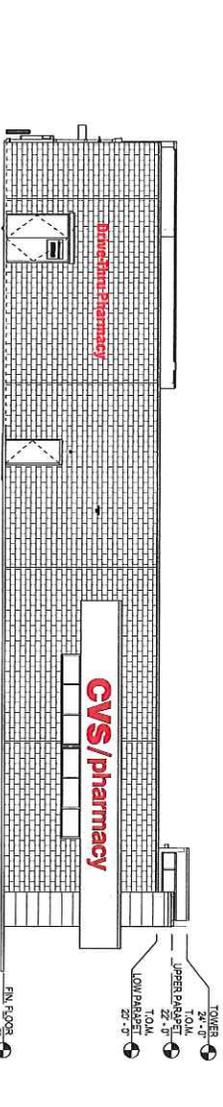
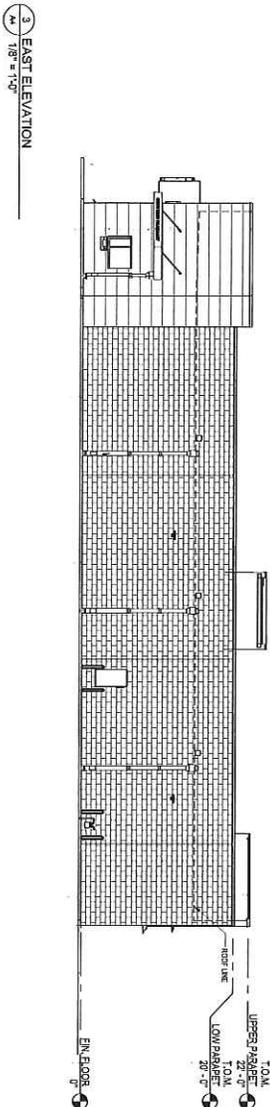
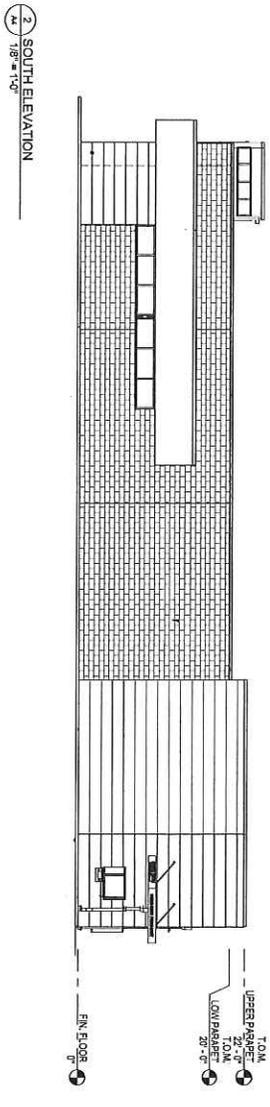
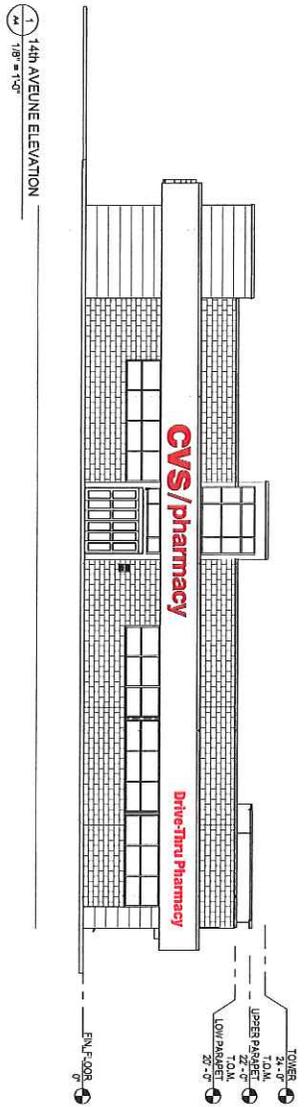


* Site plan is for general sign location only.

ICON
Iconix Solutions
1418 Elmhurst Rd.
Elk Grove Village
Illinois 60007

CVS #73464
Egg Harbor Rd & N 14th Ave
Sturgeon Bay, WI

Date: 1/16/2014
Revisions:



* Elevations are for general sign location only. Building materials and design details may not be reflected.

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Egg Harbor Rd & N 14th Ave
Sturgeon Bay, WI

Date: 1/16/2014
Revisions:

Nault, Cheryl

From: Olejniczak, Marty
Sent: Wednesday, January 29, 2014 3:06 PM
To: Nault, Cheryl
Subject: FW: CVS lighting suggestion

Cheryl:

Please include with next Board agenda.

Marty

From: Chris Olson [<mailto:porchfire1@sbcglobal.net>]
Sent: Sunday, January 26, 2014 5:22 PM
To: Olejniczak, Marty
Cc: 'Chris Olson'
Subject: CVS lighting suggestion

Marty

In an effort to provide some additional comment to the CVS proposed development, I support exterior lighting fixtures that utilize FULL CUT OFF OPTICS, eliminating any and all lighting that allows UPWARD light.

I support a proposed building and development in Sturgeon Bay that does its part to keep the night sky free of artificial light.

Thanks for your consideration

chris olson

46 E Redwood St
Sturgeon Bay, WI 54235
920 746 4008