



# CITY PLAN COMMISSION AGENDA

August 27, 2024 at 4:00 PM

City Hall, 3rd Floor - Council Chambers, 828 Center Avenue,  
Sheboygan, WI

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Persons with disabilities who need accommodations to attend this meeting should contact the Department of City Development, (920) 459-3377. Persons other than commission, committee, and board members who wish to participate remotely shall provide notice to the City Development Department at 920-459-3377 at least 24 hours before the meeting so that the person may be provided a remote link for that purpose.

## OPENING OF MEETING

1. Roll Call
2. Pledge of Allegiance
3. Identify potential conflict of interest

## MINUTES

4. Approval of the Plan Commission minutes from August 13, 2024.

## PUBLIC HEARINGS

5. Public hearing regarding application for Conditional Use Permit with exceptions by Quasius Construction to renovate a new multi-tenant convenience store and service station at 2811 S Business Drive. UC Zone
6. Public hearing regarding application for Conditional Use Permit with exceptions by Quasius Construction to construct a new multi-tenant convenience store and service station at the northwest corner of N. 15th Street and Geele Avenue (2206 N. 15th Street). UC Zone

## ITEMS FOR DISCUSSION AND POSSIBLE ACTION

7. Application for Conditional Use Permit with exceptions by Quasius Construction to renovate a new multi-tenant convenience store and service station at 2811 S Business Drive. UC Zone
8. Application for Conditional Use Permit with exceptions by Quasius Construction to construct a new multi-tenant convenience store and service station at the northwest corner of N. 15th Street and Geele Avenue (2206 N. 15th Street). UC Zone
9. Preliminary Plat Approval for N 29th St Subdivision located east of St. Nicholas Hospital on North 29th Street between Superior Avenue and Saemann Avenue.

## NEXT MEETING

10. September 10, 2024

## ADJOURN

11. Motion to Adjourn

***In compliance with Wisconsin's Open Meetings Law, this agenda was posted in the following locations more than 24 hours prior to the time of the meeting:***

*City Hall • Mead Public Library  
Sheboygan County Administration Building • City's website*

**CITY OF SHEBOYGAN**

**CITY PLAN COMMISSION MINUTES**

**Tuesday, August 13, 2024**

**MEMBERS PRESENT:** Mayor Ryan Sorenson, Alderperson John Belanger, Marilyn Montemayor, Braden Schmidt, Kevin Jump, Jerry Jones and Kimberly Meller

**STAFF/OFFICIALS PRESENT:** Associate Planner Ellise Rose and Building Inspection Specialist Linnae Wierus

**OPENING OF MEETING**

- 1. Roll Call

Mayor Sorenson called the meeting to order at 4pm.

- 2. Pledge of Allegiance

The Pledge of Allegiance was recited.

- 3. Identify potential conflict of interest

No committee member had a conflict.

**MINUTES**

- 4. Approval of the Plan Commission minutes from July 23, 2024.

MOTION TO APPROVE THE MINUTES OF THE PREVIOUS MEETING HELD ON JULY 23, 2024.

Motion made by Braden Schmidt, seconded by Marilyn Montemayor

Voting yea: Mayor Ryan Sorenson, Alderperson John Belanger, Marilyn Montemayor, Braden Schmidt, Kevin Jump, Jerry Jones and Kimberly Meller

**ITEMS FOR DISCUSSION AND POSSIBLE ACTION**

- 5. Application for Special Use Permit by Ameera Muhammad to operate an adult family home located at 1022 Kentucky Avenue.

MOTION TO APPROVE WITH THE FOLLOWING CONDITIONS.

Motion made by Braden Schmidt, seconded by Alderperson John Belanger

Voting yea: Mayor Ryan Sorenson, Alderperson John Belanger, Marilyn Montemayor, Braden Schmidt, Kevin Jump, Jerry Jones and Kimberly Meller

- 1. Prior to building permit issuance, the applicant shall obtain all licenses/permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, water, sewer, storm drainage, health, State of Wisconsin, etc. An occupancy permit shall be granted only at such time as the applicant has met all requirements.
- 2. If dumpsters are used, dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility. Applicant will provide plans that show the location of any dumpsters and will provide plans that show how the dumpster is to be screened and enclosed (design, materials, colors, location, etc.).
- 3. Outdoor storage of materials or equipment shall be prohibited.

4. All lighting shall be installed per Section 105-932 of the City of Sheboygan Zoning Ordinance. There shall be no spillover light onto adjacent properties or the streets.
  5. Applicant shall work with staff with regards to appropriate signage. Only at such time as the sign package has been reviewed and approved may the applicant obtain sign permits to install the proposed signage. If staff has any concerns with proposed signage design, the matter may be brought back to the Plan Commission for their consideration.
  6. If there are to be any remodel/renovations to the exterior of the facility, the applicant will be required to obtain approval from the Architectural Review Board prior to receiving a building permit for such remodel/renovation.
  7. If there are any amendments to the approved special use permit and/or site plan, the applicant will be required to submit a new application reflecting those amendments.
6. Application for Special Use Permit by Cycle Shepherd, LLC to operate a cycling studio located at 631 N 8th St. CC Central Commercial Zone.

**MOTION TO APPROVE WITH THE FOLLOWING CONDITIONS.**

Motion made by Braden Schmidt, seconded by Alderperson John Belanger

Voting yea: Mayor Ryan Sorenson, Alderperson John Belanger, Marilyn Montemayor, Braden Schmidt, Kevin Jump, Jerry Jones and Kimberly Meller

1. Prior to building permit issuance, the applicant shall obtain all licenses/permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, water, sewer, storm drainage, health, State of Wisconsin, etc. An occupancy permit shall be granted only at such time as the applicant has met all requirements.
  2. If dumpsters are used, dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility. Applicant will provide plans that show the location of any dumpsters and will provide plans that show how the dumpster is to be screened and enclosed (design, materials, colors, location, etc.).
  3. Outdoor storage of materials or equipment shall be prohibited.
  4. All lighting shall be installed per Section 15.707 of the City of Sheboygan Zoning Ordinance. There shall be no spillover light onto adjacent properties or the streets.
  5. Applicant shall work with staff with regards to appropriate signage. Only at such time as the sign package has been reviewed and approved may the applicant obtain sign permits to install the proposed signage. If staff has any concerns with proposed signage design, the matter may be brought back to the Plan Commission for their consideration.
  6. If there are to be any remodel/renovations to the exterior of the facility, the applicant will be required to obtain approval from the Architectural Review Board prior to receiving a building permit for such remodel/renovation.
  7. If there are any amendments to the approved special use permit and/or site plan, the applicant will be required to submit a new application reflecting those amendments.
7. Presentation by Bay Lakes Regional Planning Commission regarding the update to the Comprehensive Plan.

Presentation on updating the Comprehensive Plan by Bay Lakes Regional Planning Commission.

**NEXT MEETING**

8. August 27, 2024

The next meeting is scheduled to be held on August 27, 2024.

**ADJOURN**

9. Motion to Adjourn

MOTION TO ADJOURN AT 4:46 PM.

Motion made by Branden Schmidt, seconded by Kimberly Meller

Voting yea: Mayor Ryan Sorenson, Alderperson John Belanger, Marilyn Montemayor, Braden Schmidt, Kevin Jump, Jerry Jones and Kimberly Meller

**CITY OF SHEBOYGAN**

**REQUEST FOR CITY PLAN COMMISSION CONSIDERATION**

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**ITEM DESCRIPTION:** Application for Conditional Use Permit with exceptions by Quasius Construction to renovate a new multi-tenant convenience store and service station at 2811 S Business Drive. UC Zone

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**REPORT PREPARED BY:** Ellise Rose, Associate Planner

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**REPORT DATE:** August 20, 2024

**MEETING DATE:** August 27, 2024

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**FISCAL SUMMARY:**

**STATUTORY REFERENCE:**

Budget Line Item: N/A  
Budget Summary: N/A  
Budgeted Expenditure: N/A  
Budgeted Revenue: N/A

Wisconsin Statutes: N/A  
Municipal Code: N/A

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**BACKGROUND / ANALYSIS:**

Quasius Construction, on behalf of Basudev Adhikari, is proposing to construct a new multi-tenant convenience store/gas station at 2811 S Business Drive. The applicant states the following about the project:

- The current multi-tenant building was previously occupied by Able Light Thrift Shop and is currently and will remain the location of a NAPA auto parts store. It is a single story, 30,848 sq ft retail store space divided among several units for different businesses.
- The parking lot is around the entire building with main customer parking on the South and West sides of the building.
- It is proposed to remodel the space to create additional tenant spaces and a gas station and convenience store as the anchor tenant on the southwest corner of the building.
- The proposed pumps and canopy for the gas station would be installed in the existing parking lot space along Wilson Ave.
- The proposed businesses slotted to occupy the additional retail spaces include a liquor store, pizza restaurant, and a restaurant serving Indian cuisine similar to the owner’s other successful restaurant locations around the city. The existing NAPA auto parts store is planned to stay in the same location.

- This property was selected for the development of this gas station/convenience store/restaurant location due to its appealing location along the South Business Drive Corridor.
- This new development will serve as a quick, easily accessible location for residents of the residential communities located to the East and South of the property to stop and grab food, drinks, and other convenience items while fueling their vehicles.
- The restaurants will have filtered exhaust to limit any potential smell emitted from the property.
- Traffic from and to the building will increase, but traffic flow will be a main focus during the design process.
- Only additional light to be on the canopy over the fuel stations.

Specific site improvements include:

- The exterior of the building will not change besides the addition of four storefront doors and windows and awnings covering these doors. See elevation plans for the changes to the building.
- The fuel stations will be placed per the plans.
- The canopy to be placed per the plans.
- Parking stalls to be reorganized slightly due to fuel pumps.
- Signage proposed later by the owner.

**STAFF COMMENTS:**

Applicant shall work with staff with regards to constructing a well-designed sign package for the site that utilizes colors and materials similar to the building. Staff may bring the proposed signage design back to the Plan Commission if there any concerns.

The site plan indicates an existing drive thru window. It is staff understanding that this will only be used as a pick-up window and no ordering will be done at the window. Staff is recommending a condition that this window only be used as a pick up window and may not be used as a drive-thru.

The Plan Commission may want to have the applicant address:

- What are the hours of operation?
- The proposal does not mention a dumper enclosure. Where will this be located?

Applicant is requesting the following exceptions:

- Requesting an exception from the locational and bufferyard landscaping requirements - Applicant shall meet the four (4) locational landscaping and bufferyard requirements.

**ACTION REQUESTED:**

Staff recommends approval of the conditional use and exceptions subject to the following conditions:


1. Prior to building permit issuance, the applicant shall obtain all licenses and permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, water, sewer, storm drainage, health, alcohol, DNR, etc. (Applicant shall be in contact with building inspection, fire, police, etc.). An occupancy permit will be granted only at such time as the applicant has met all requirements.
2. Applicant shall obtain all necessary permits for the construction, the storage and the handling of hazardous chemicals and/or fuels (applicant shall be in contact with building inspection, fire department, etc.).
3. The facility will meet all zoning requirements including but not limited to noise, smells, vibration, hazardous materials, etc.
4. Submittal/approval of a proposed storm drainage plan prior to building permit issuance.
5. Submittal/approval of a landscape plan prior to building permit issuance. Landscape plan shall provide a legend that shows how the four (4) landscape criteria are being met (create a legend along with the landscape plan site plan). Landscaping shall be installed prior to issuance of an occupancy permit.
6. Dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility and shall be completed prior to issuance of an occupancy permit.
7. Window under canopy is only to be used as a pick-up window, not a drive-thru window.
8. 9. Outdoor storage of all of their materials, products or equipment shall be prohibited
9. Any fencing/retaining wall shall be installed per Section 105-945 of the City of Sheboygan Zoning Ordinance.
10. All new lighting shall be installed per Section 105-932 of the City of Sheboygan Zoning Ordinance (site lighting, building lighting, signage, etc.). There shall be no spillover light onto adjacent properties or the streets.
11. Applicant shall work with staff with regards to appropriate signage. Only at such time as the sign package has been reviewed and approved may the applicant obtain sign permits to install the proposed signage. If staff has any concerns with proposed signage design, the matter may be brought back to the Plan Commission for their consideration.
12. Applicant shall not be able to have string lights, pennants, inflatables, or other various types of temporary signage.
13. The total height of any overhead canopy shall not exceed 20 feet as measured to the highest part of the structure (top of canopy to grade).
14. All areas used for parking/maneuvering of vehicles shall be paved.
15. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping.
16. The parking lot and pick-up facilities shall be designed so as to not impede or impair vehicular and pedestrian traffic movement, or exacerbate the potential for pedestrian/vehicular conflicts.
17. Any new ingress/egress driveway openings shall be improved to standard City specifications. All existing access drives that are no longer used shall be removed and all unused driveways shall be closed and improved to standard City specifications.
18. Absolutely no portion of the new building and/or site improvements shall cross the property lines including but not limited to buildings, balconies, decks, foundations, walls, gutters, eaves, roof, parking, fencing/retaining walls, signs, landscaping, etc.
19. Any work within City of Sheboygan Public rights-of-way shall be discussed with the City Engineering Department and constructed to standard City specifications (including, but



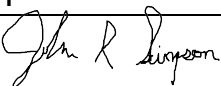
- not limited to, new and old ingress/egress driveway openings, curb, gutter, sidewalk, pavement, utilities, street trees, grading, etc.).
20. Applicant will provide adequate public access along all streets and sidewalks and will take all appropriate actions to minimize the time period that adjacent properties and streets/sidewalks are impacted by the development (utilities, streets, etc.).
  21. Applicant shall immediately clean any and all sediments, materials, tracking, etc. that may be spilled off-site on private or public lands and streets.
  22. Streets and infrastructure damaged and/or disturbed during construction of all private and/or public improvements shall be promptly repaired by the applicant.
  23. All vehicles, equipment, materials, products, etc. shall be located on the applicant's property (no storage on public rights-of-way).
  24. City Development staff will issue a building permit only if the applicant has adequately satisfied all concerns related to the Sheboygan Water Utility.
  25. City Development staff will issue a building permit only if the applicant has adequately satisfied all concerns related to the Sheboygan Fire Department, including but not limited to fire lane access at the site, sprinkler systems, hydrants, water pressures, etc.
  26. Applicant is responsible for working with all private and public utilities in order to adequately service this development proposal (applicant will need to provide the necessary easements and/or relocate utilities as necessary).
  27. Any future/additional uses of the facility/property, additions, site improvements, etc. may require conditional use permit and architectural review.
  28. If there are any amendments to the approved conditional use permit (including but not limited to site plan, architectural design, use, canopy, etc.), the applicant will be required to submit a new conditional use application reflecting those amendments.

#### **ATTACHMENTS:**

Conditional Use and required attachments

	<b>CITY OF SHEBOYGAN</b>  <b>APPLICATION FOR CONDITIONAL USE</b>	<b>Fee:</b> \$250.00 _____ <b>Review Date:</b> _____ <b>Zoning:</b> _____
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Read all instructions before completing. If additional space is needed, attach additional pages.

SECTION 1: Applicant/ Permittee Information			
Applicant Name (Ind., Org. or Entity) <b>Basudev Adhikari</b>		Authorized Representative <b>Quasius Construction</b>	
Title <b>Contractor</b>			
Mailing Address <b>916 Mulberry Lane</b>	City <b>Kohler</b>	State <b>WI</b>	ZIP Code <b>53044</b>
Email Address <b>missonbda@gmail.com</b>		Phone Number (incl. area code)	
SECTION 2: Landowner Information (complete these fields when project site owner is different than applicant)			
Applicant Name (Ind., Org. or Entity)		Contact Person	
Title			
Mailing Address	City	State	ZIP Code
Email Address		Phone Number (incl. area code)	
SECTION 3: Project or Site Location			
Project Address/Description 2811 S. Business Drive Sheboygan, Currently the AbleLight Thrift Shop Building		Parcel No. <b>59281431160</b>	
SECTION 4: Proposed Conditional Use			
Name of Proposed/Existing Business:	<b>Multi Use Commercial Tenant Building</b>		
Existing Zoning:	<b>Urban Commercial District</b>		
Present Use of Parcel:	<b>AbleLight Thrift Shop Building</b>		
Proposed Use of Parcel:	<b>Multi Use Commercial Tenant Building</b>		
Present Use of Adjacent Properties:	<b>Commercial Businesses/Restaurants</b>		
SECTION 5: Certification and Permission			
<p><b>Certification:</b> I hereby certify that I am the owner or authorized representative of the owner of the property which is the subject of this Permit Application. I certify that the information contained in this form and attachments is true and accurate. I certify that the project will be in compliance with all permit conditions. I understand that failure to comply with any or all of the provisions of the permit may result in permit revocation and a fine and/or forfeiture under the provisions of applicable laws.</p>			
<p><b>Permission:</b> I hereby give the City permission to enter and inspect the property at reasonable times, to evaluate this notice and application, and to determine compliance with any resulting permit coverage.</p>			
Name of Owner/Authorized Representative (please print) <b>Quasius Construction</b>		Title <b>Contractor</b>	Phone Number <b>(920) 457-5585</b>
Signature of Applicant 		Date Signed <b>8/12/24</b>	

Complete application is to be filed with the Department of City Development, 828 Center Avenue, Suite 208. To be placed on the agenda of the City Plan Commission, application must be filed three weeks prior to date of meeting – check with City Development on application submittal deadline date. Applications will not be processed if all required attachments and filing fee of \$250 (payable to the City of Sheboygan) are not submitted along with a complete and legible application. Application filing fee is non-refundable.

SITE NARRATIVE

August 5<sup>th</sup>, 2024

PROJECT NAME AND ADDRESS:

- Multi-Tenant Building Renovation

PARCEL INFORMATION/SITE DATA/LEGAL DESCRIPTION:

- The parcel is defined as tax parcel 59281431160
- It is defined as SEC 34 T15N R23E PRT OF THE N 1/2 OF THE SW SEC 34, COM AT THE NW COR OF LOT 1 BLK 29 OF BRAUN & DORST SUBD NO 4, TH S-89- DEG-38'-00"W 220.19' TO THE E LN OF S BUSINESS DR, TH SWLY 337.83' ALG THE ARC OF A CURVE CONVEX SELY HAVING A RADIUS OF 11499.16', THE CHORD OF WHICH BEARS S-19- DEG-32'-41"W 337.82', TH S- 20-DEG-23'-11"W 7.37' ALG SD E LN, TH S-30-DEG-39'-25"E 31.87' TO THE N LN OF WILSON AVE, TH S-81-DEG-42'-00"E 323.19' ALG SD N LN TO THE SW COR OF LOT 7 BLK 29 OF BRAUN & DORST SUBD NO 4, TH N 399.28' ALG THE W LN OF BLK 29 TO BEG

ZONING CLASSIFICATION/ZONING REQUIREMENTS:

Urban Commercial District

EXISTING SITE CONDITIONS/LAND USE:

The current multi-tenant building was previously occupied by Able Light Thrift Shop and is currently and will remain the location of a NAPA auto parts store. It is a single story, 30,848 sq ft retail store space divided among several units for different businesses. The parking lot is around the entire building with main customer parking on the South and West sides of the building.

PROPOSED LAND USE/LOT COVERAGE SITE DATA

- Existing Building Footprint: 30,848 sq. ft
- It is proposed to remodel the space to create additional tenant spaces and a gas station and convenience store as the anchor tenant on the southwest corner of the building. The proposed pumps and canopy for the gas station would be installed in the existing parking lot space along Wilson Ave. The proposed businesses slotted to occupy the additional retail spaces include a liquor store, pizza restaurant, and a restaurant serving Indian cuisine similar to the owner's other successful restaurant locations around the city. The existing NAPA auto parts store is planned to stay in the same location.

SITE SELECTION

- This property was selected for the development of this gas station/convenience store/restaurant location due to its appealing location along the South Business Drive Corridor.
- This new development will serve as a quick, easily accessible location for residents of the residential communities located to the East and South of the property to stop and

OFFICE: 920-457-5585

[quasius.com](http://quasius.com)

- grab food, drinks, and other convenience items while fueling their vehicles.
- The building aligns with the city's comprehensive plan of encouragement for development.
- The site and building align well with the surrounding businesses and buildings on the South Business Drive Corridor.
- All public utilities are readily available and reused from the existing condition of the building.

#### LANDSCAPE REQUIREMENTS

- Landscaping plan will meet the City's Landscaping requirements. The exterior lot and landscaping are not planned to change except for the fuel pumps and canopy.

#### Potential Nuisances

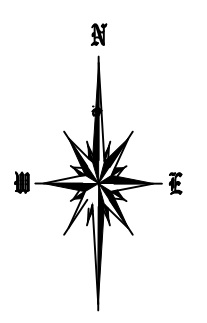
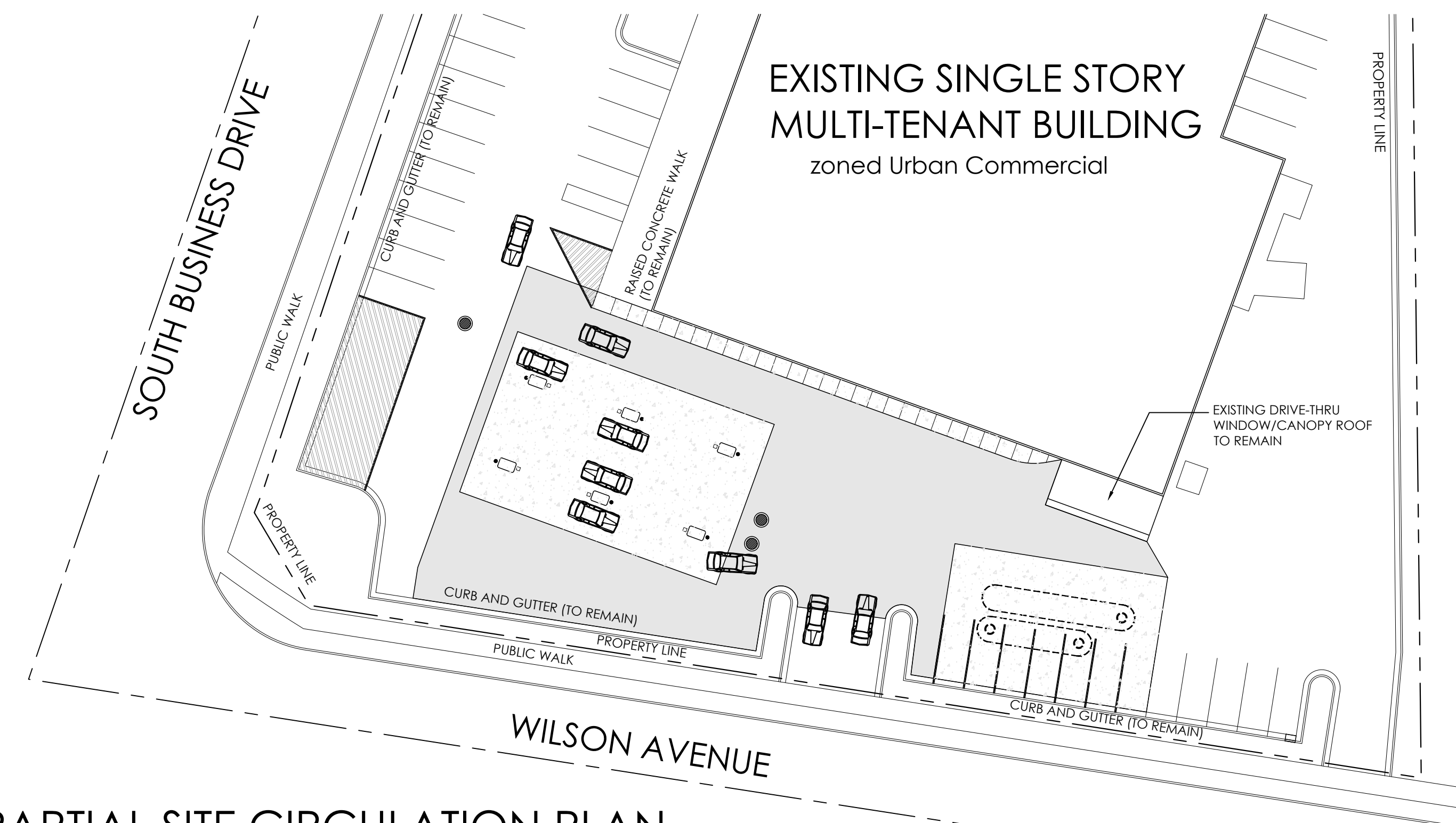
- The restaurants will have filtered exhaust to limit any potential smell emitted from the property.
- Traffic from and to the building will increase, but traffic flow will be a main focus during the design process.

#### SITE LIGHTING:

- Only additional light to be on the canopy over the fuel stations.

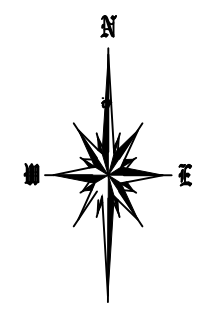
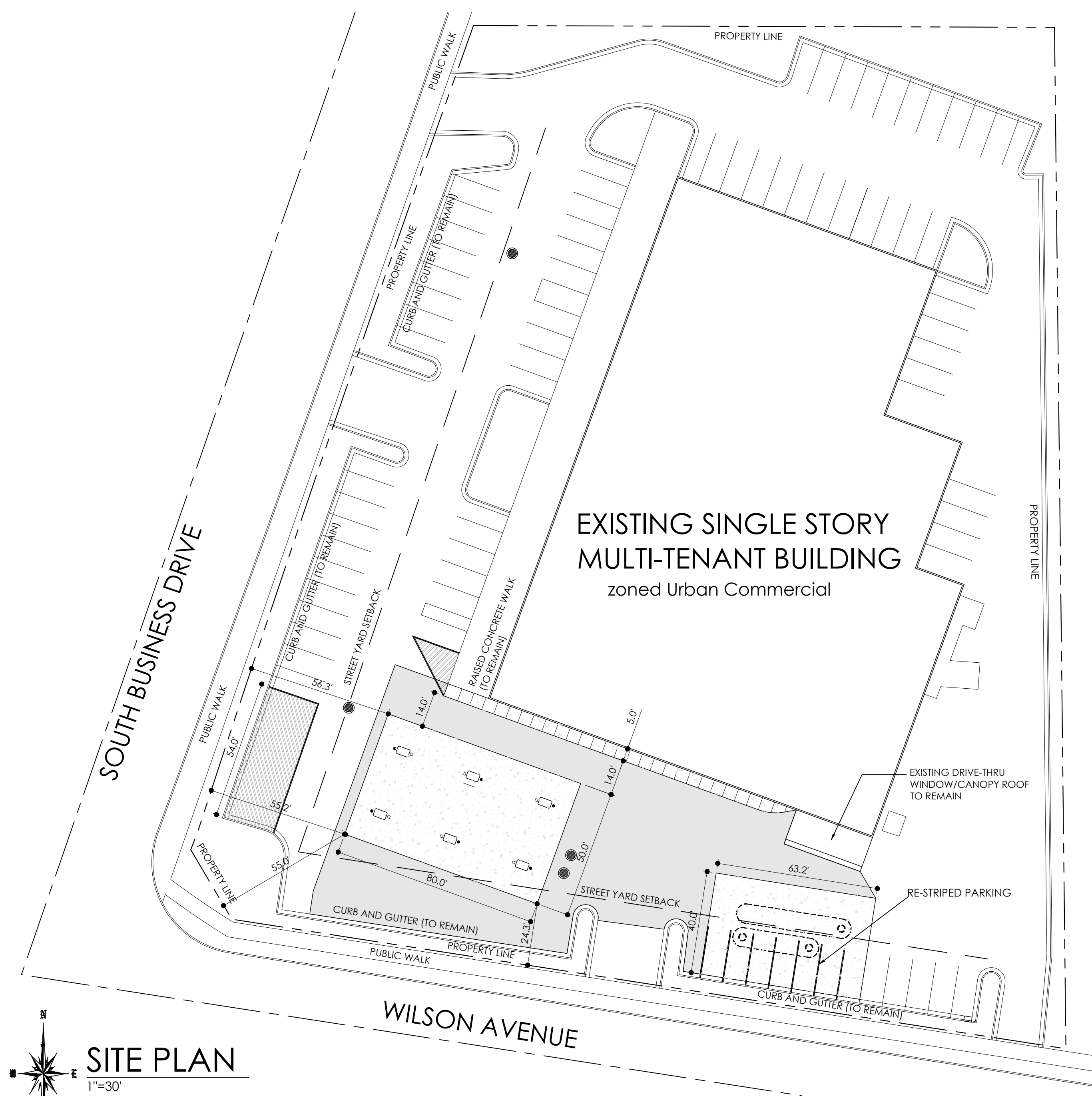
#### ARCHITECTURE:

- The exterior of the building will not change besides the addition of four storefront doors and windows and awnings covering these doors. See elevation plans for the changes to the building.
- The fuel stations will be placed per the plans.
- The canopy to be placed per the plans.
- Parking stalls to be reorganized slightly due to fuel pumps.
- Signage proposed later by the owner.

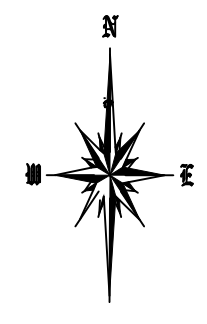


**PARTIAL SITE CIRCULATION PLAN**  
1"=30'

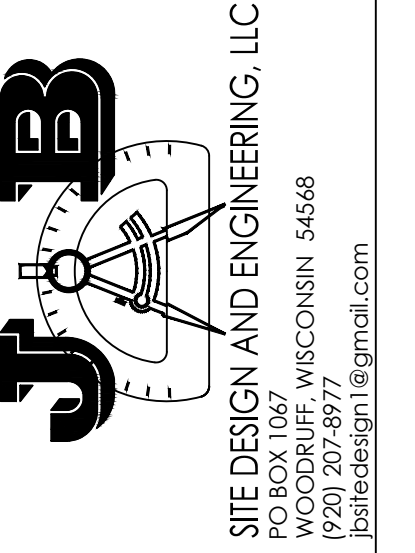
- LEGEND**
- = County Monument
  - = Iron Stake Found
  - = Iron Stake Set
  - = Power Pole
  - = Guy Wire
  - = Well
  - = Telecom Line
  - = Top of Curb Elevation
  - = Gutter Elevation



**SITE PLAN**  
1"=30'



**SITE DEMOLITION PLAN**  
1"=30'



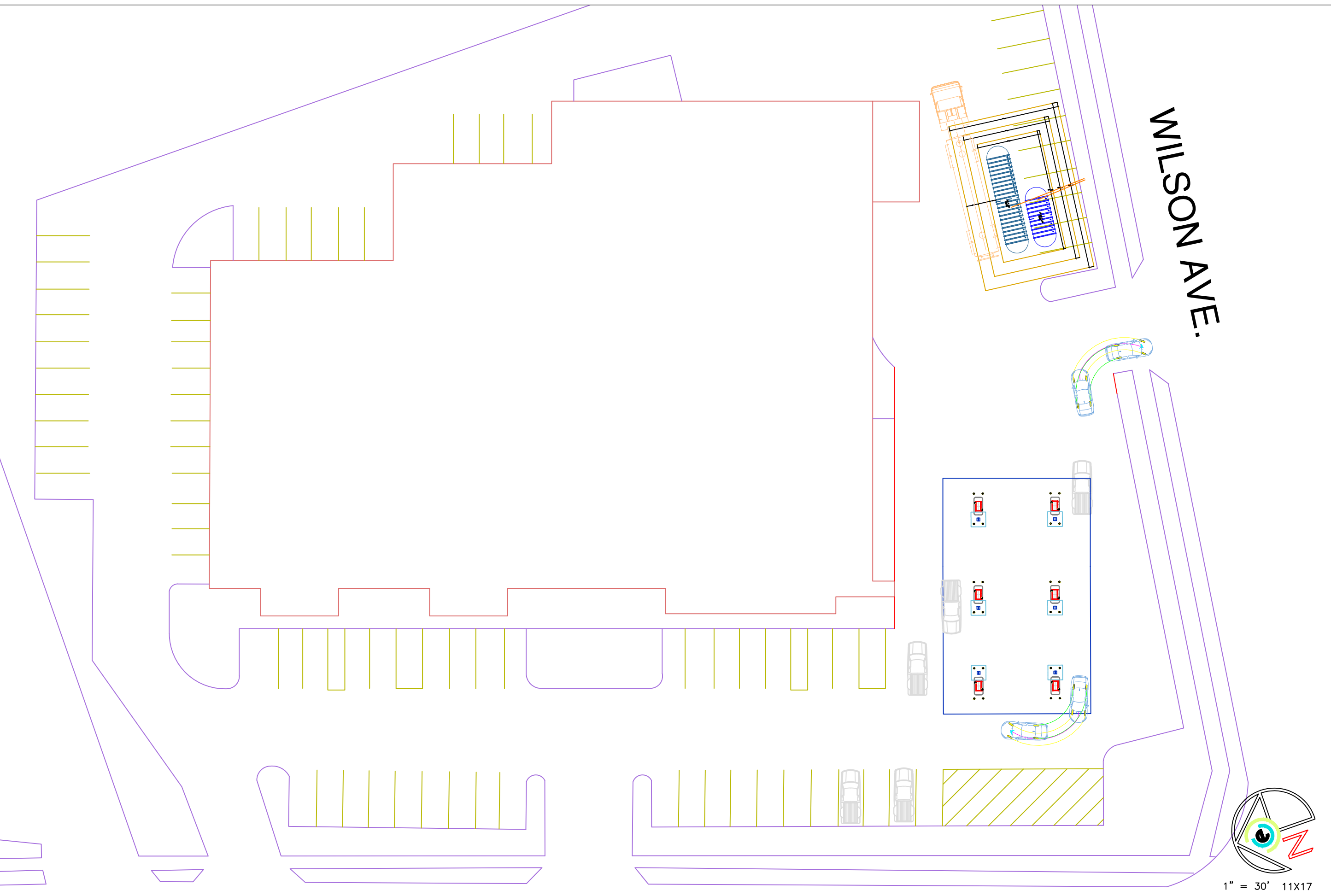
**Issue Dates**

Revision	Date

**PROPOSED FUEL CANOPY PLAN**  
**2811 SOUTH BUSINESS DRIVE**  
**SHEBOYGAN, WISCONSIN 53081**

SHEET TITLE	SITE DEMOLITION PLAN
DATE	08/05/2024
PROJECT NO.	2024-40
SHEET NO.	C 1

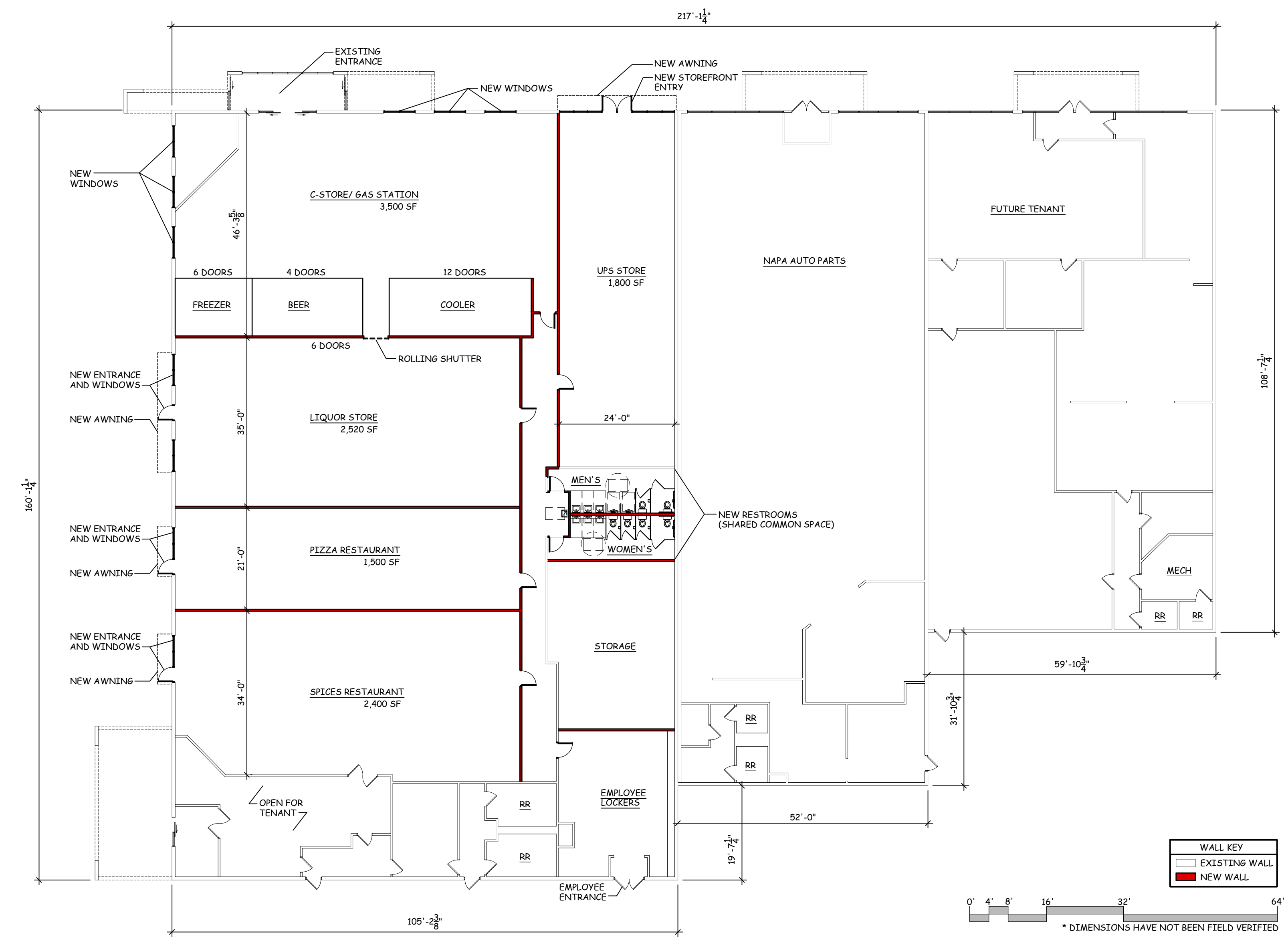
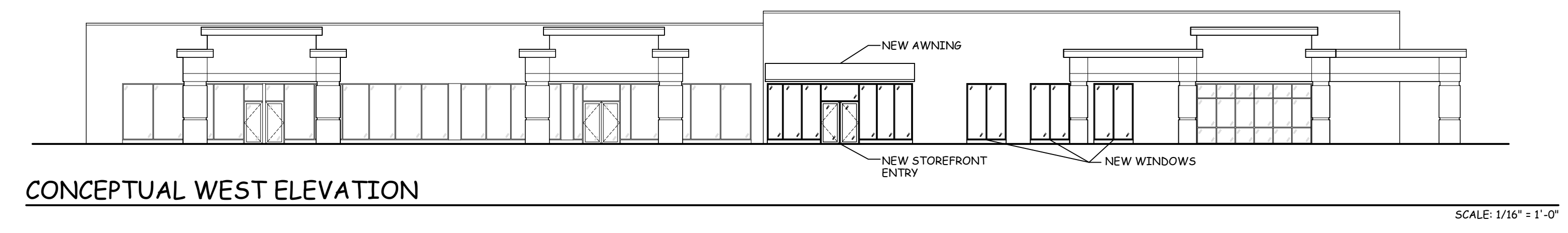
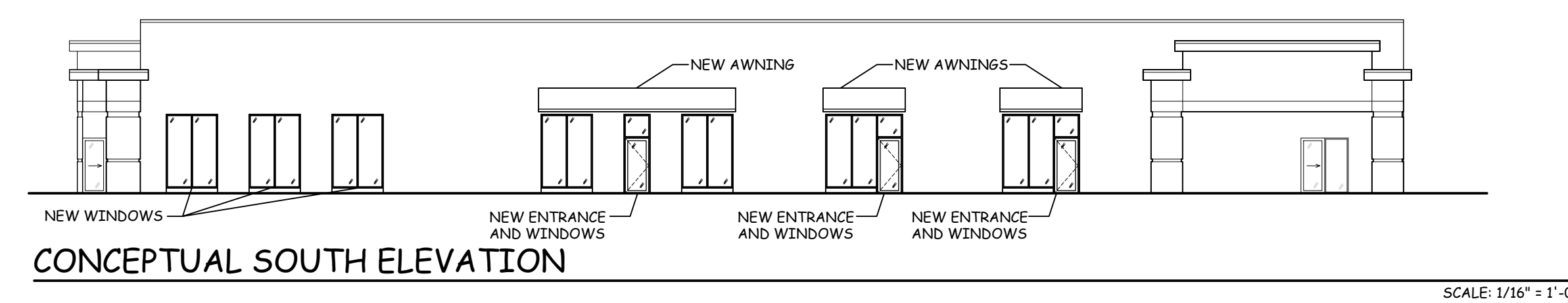
NO.	REVISIONS	DATE



WILSON AVE.



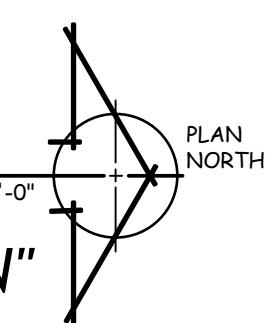
1" = 30' 11X17



**CONCEPTUAL TENANT BUILD-OUT PLAN**  
TOTAL BUILDING SQUARE FOOTAGE: +/- 30,848 SF

"PRELIMINARY DESIGN ONLY - NOT FOR CONSTRUCTION"

SCALE: 1/16" = 1'-0"



Notes & Revisions

Client Name  
**2811 S. BUSINESS DRIVE**

**CONCEPT PLAN AND ELEVATIONS**

Project number: 2024-XX  
Date: 31 AUGUST, 2024  
Drawn by: AWM  
Checked by: CHK

**A1**

**ACTION BY CITY PLAN COMMISSION**

DATE OF MEETING: \_\_\_\_\_

APPROVED: \_\_\_\_\_

CONDITIONALLY APPROVED: \_\_\_\_\_

DENIED: \_\_\_\_\_

**CONDITIONS**

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SIGNATURE: \_\_\_\_\_  
Chairperson, City Plan Commission or  
Representative Dept. of City Development

DATE: \_\_\_\_\_

**NOTES**

**Permits are valid** until such time as the business no longer operates from the side. No yearly renewal is required.

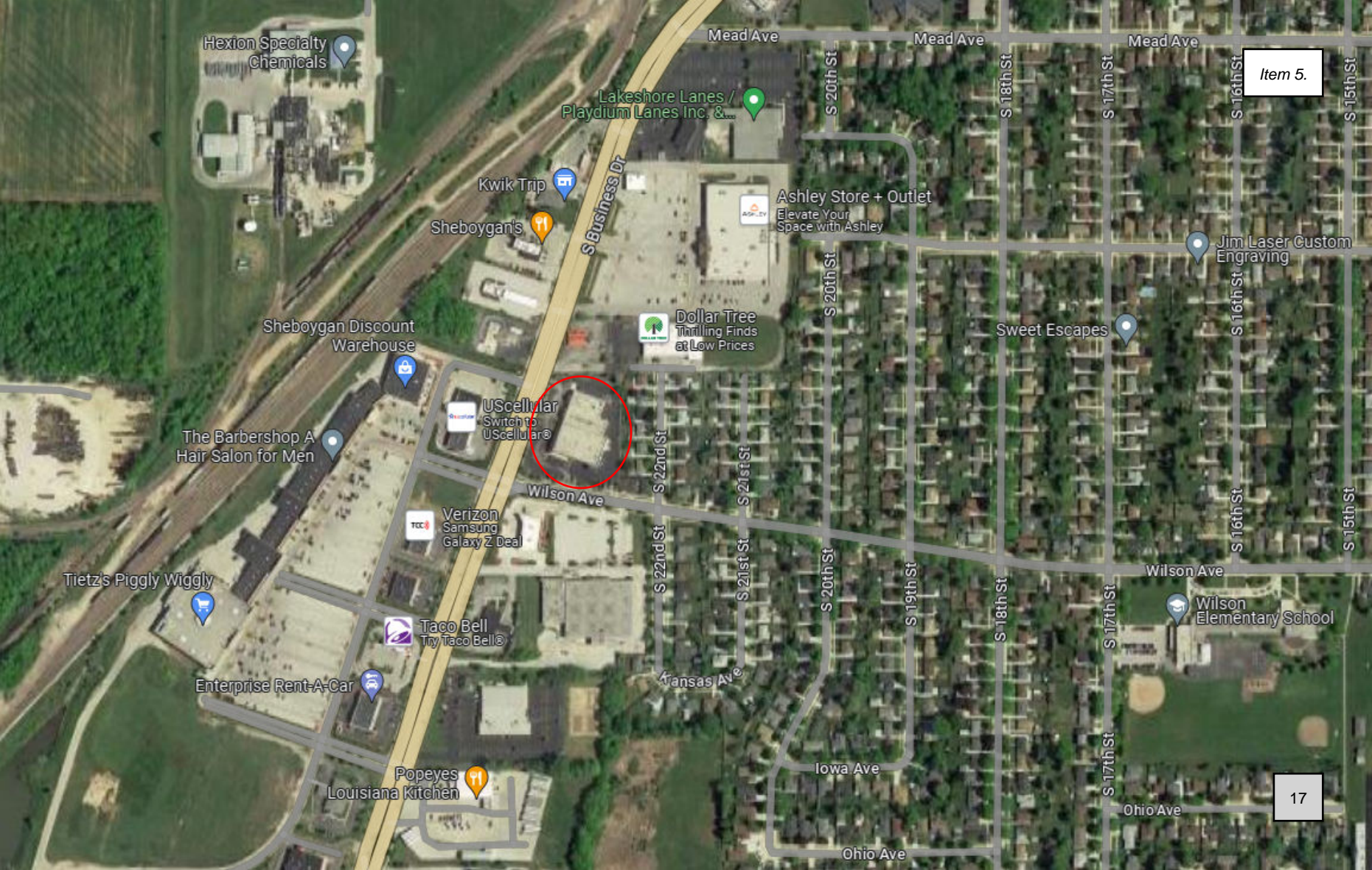
**Permit may be revoked** without notice if misrepresentation of any of the above information or attachments is found to exist.

**Permit shall expire** in one (1) year from date of approval unless substantial work has commenced or business has begun operating.

**Permit is null and void** if issued in error. It is understood that any permit issued on this application will not grant any right or privilege to erect any structure or to use any permits for any purpose that is prohibited by the City Zoning Ordinance or any other State or local laws.

**Changes in the plans or specifications** submitted in the original application shall not be made without prior written approval of the City Plan Commission.





Hexion Specialty Chemicals

Mead Ave

Mead Ave

Mead Ave

Lakeshore Lanes / Playdium Lanes Inc. &...

Item 5.

Kwik Trip

Sheboygan's

S Business Dr

Ashley Store + Outlet  
Elevate Your Space with Ashley

Sheboygan Discount Warehouse

Dollar Tree  
Thrilling Finds at Low Prices

Sweet Escapes

Jim Laser Custom Engraving

UScellular  
Switch to UScellular®

The Barbershop A Hair Salon for Men

Wilson Ave

Verizon Samsung Galaxy Z Deal

Tietz's Piggly Wiggly

Taco Bell  
Try Taco Bell®

Enterprise Rent-A-Car

Kansas Ave

Popeyes  
Louisiana Kitchen

Iowa Ave

Wilson Ave

Wilson Elementary School

Ohio Ave

Ohio Ave

17

### Legend

**All Zoning Districts**

Zoning

- Central Commercial District
- Mixed Residential-8 District
- Neighborhood Commercial District
- Neighborhood Office District
- Neighborhood Residential-6 District
- Pre-Planned Unit Development District
- Rural Agriculture-35ac
- Suburban Commercial District
- Suburban Industrial District
- Suburban Office District
- Suburban Residential-3 District
- Suburban Residential-5 District
- Unit Development
- Urban Commercial District
- Urban Industrial District
- Urban Residential
- Urban Residential-12 District

**Zoning: Urban Commercial District**

Parcel ID	59281431160
Site Address	2811 S BUSINESS DR
Square Footage	106,849

[Zoom to](#)

Item 5.



Item 5.



Item 5.



Item 5.



**CITY OF SHEBOYGAN**

**REQUEST FOR CITY PLAN COMMISSION CONSIDERATION**

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**ITEM DESCRIPTION:** Application for Conditional Use Permit with exceptions by Quasius Construction to construct a new multi-tenant convenience store and service station at the northwest corner of N. 15th Street and Geele Avenue (2206 N. 15<sup>th</sup> Street). UC Zone

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**REPORT PREPARED BY:** Ellise Rose, Associate Planner

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**REPORT DATE:** August 16, 2024

**MEETING DATE:** August 27, 2024

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**FISCAL SUMMARY:**

**STATUTORY REFERENCE:**

Budget Line Item: N/A  
Budget Summary: N/A  
Budgeted Expenditure: N/A  
Budgeted Revenue: N/A

Wisconsin Statutes: N/A  
Municipal Code: N/A

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**BACKGROUND / ANALYSIS:**

Quasius Construction, on behalf of Basudev Adhikari, is proposing to construct a new multi-tenant convenience store/gas station at 2206 N. 15<sup>th</sup> Street (the northwest corner of Geele Avenue and N. 15<sup>th</sup> Street). The applicant states the following about the project:

- Applicant is proposing the construction of an approximately 4,845 sf multi-tenant facility and 1,920 sf fueling station canopy that will face south towards Geele Avenue on this .61 acre parcel located at the northwest corner of N. 15th Street and Geele Avenue.
- The site is currently a vacant lot that formerly housed a Select Auto Shop building.
- The applicant is proposing three (3) tenants – a J-Mart Convenience Store with BP Gas Station Canopy, a small restaurant and Postal Store.
- This property was selected for the development of this new gas station/convenience store/restaurant location due to its appealing location along the 15th Street Corridor. The 15th Street corridor was specifically identified as an area to target commercial development and renovation in the City of Sheboygan’s Comprehensive Plan
- Constructing a Gas Station & Mixed Use Building in this area would provide a quick, convenient location for residents to stop and satisfy multiple needs at one location.
- The new development would serve as a quick, easily accessible location for residents of the nearby residential communities.

- Outdoor storage on this site will be limited to Firewood, LP Storage & and Ice Storage. There will not be any vending machines or dispensers located on the exterior of the building.
- Firewood display: A small firewood rack will be displayed on the exterior of the building. Customers are to purchase the firewood at the register and pick up outside.
- LP & Ice Storage: A locked LP Storage cage & Ice box will be located on the South face of the building. Customers are to purchase LP & Ice products inside the convenience store and are to be assisted by a store employee to get access to the products.
- Air/Vacuum equipment will not be present on this site

Specific site improvements include:

- The proposed land use/lot coverage site data includes:
  - New Canopy Footprint: 1,920 SF (6 Pumping Stations)
    - Canopy to be 80'x24'
    - Canopy to have 15'-6" for vehicle clearance
    - Top of Canopy to be 18'-6"
  - New Building Footprint: 4,845 SF
  - New Paving: 12.095 SF
- (2) Underground storage tanks
- The building will be constructed using an architecturally pleasing combination of Gray Stone veneer masonry, Cavern Steel LP Horizontal panel siding, light gray EIFS, and black accent bands.
- The masonry veneer will be used as a base wainscot for the building.
- Exterior building materials are shown to closely resemble the recently completed 26th & Superior J-Mart project. The Owner is looking to identify this architectural image as his branded image for locations going forward.
- Entrance storefront glass doors are emphasized with complimentary suspended awnings & store signage (signage to be submitted at a later date)
- Building will have rooftop parapet walls to conceal all rooftop mechanical equipment
- The proposed BP Fueling Canopy will follow the standard BP architectural guidelines outlined in the attached Canopy Renderings. This canopy aligns well with design of other BP fueling stations around the City of Sheboygan and will serve as a recognizable, convenient destination along a heavily traveled corridor.
- The proposed Canopy will include Masonry piers wrapping steel Canopy Columns as requested by the City of Sheboygan. Masonry piers will consist of a gray- tone stone veneer, matching the base material used on the exterior of the J-Mart Convenience Store.
- The stone veneer will wrap the columns up 8'-0", similar to the project recently completed on Superior Avenue. BP standard painting requirements will be followed for the exposed column above the Masonry.
- The Canopy will consist of prefinished metal facia façade painted to align with the attached BP standard architectural flow.
- (2) Helios will be installed in the facia of the canopy
- Helios will not extend above the horizontal plan of the canopy
- Helios will be under 20SF ea. as shown in the renderings (7SF each)
- Changes since project was previously approved include the removal of second story office space & C-Store is now located on the West side of the building vs the East side as originally shown. Building footprint has decreased by approximately 1,000sf.
- Restaurant will be ran by the Owner and sell traditional Indian Foods. Restaurant will be a small sit and dine that can accommodate up to twenty four (24) sit-down customers at time.



- Dumpster enclosure to be constructed using Masonry concrete blocks wrapped in stone veneer, to match exterior.
- 6'-0" buffer fence is to be installed on North property line. Fence is to be solid composite material to match Gray hardy board color used on exterior of building.
- North buffer yard fence to be pulled back from East property line 20'-0" to allow for better visibility for residential neighbors backing out of driveway, per City feedback in pre-submittal meetings
- Dumpster pickups will not interfere with sidewalk/traffic as truck will be backing in to dumpster corral from South to North
- Rooftop water will be collected in gutters on North Eave of building and drain to Storm on North side of property
- Owner has committed to using the same/similar architectural flow provided and approved for this 26th & Superior building on future projects throughout the City. This is the architectural flow that was used in the building design for this development.
- Owner is aiming to achieve uniformed, identifiable building design going forward.
- Monument Sign to be submitted by separate contractor at a later date. To be located on SE property corner as indicated on project documents.

### **STAFF COMMENTS:**

Access to the site is proposed to come from two (2) new ingress/egress drives – one (1) on N. 15<sup>th</sup> Street and one (1) on Geele Avenue. These access drives have been located at the far north and west ends of the site to minimize congestion at the N. 15<sup>th</sup> and Geele intersection.

Applicant shall work with staff with regards to constructing a well-designed sign package for the site that utilizes colors and materials similar to the building. Staff may bring the proposed signage design back to the Plan Commission if there any concerns.

The Plan Commission may want to have the applicant address:

- There are some residences on the east side of 15<sup>th</sup> Street. Applicants landscape plan should take this into consideration and try to strategically place landscaping to attempt to prevent vehicle lights from shining onto these properties.
- This development will certainly change the appearance of this property and based on the building and site design has the ability to fit well in this Geele Avenue mixed-use neighborhood. Therefore, it is imperative that Mr. Adhikari properly maintain this new facility and property and not have the site scattered with temporary signs, soda machines, unenclosed storage and/or product, etc. The adjacent businesses and residences should not be negatively impacted by the proposed use and how the site is managed and maintained.
- What are the hours of operation?

Applicant is requesting the following exceptions:

- Requesting an exception from the locational and bufferyard landscaping requirements - Applicant shall meet the four (4) locational landscaping and bufferyard requirements.

**ACTION REQUESTED:**


Staff recommends approval of the conditional use and exceptions subject to the following conditions:

1. Prior to building permit issuance, the applicant shall obtain all licenses and permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, water, sewer, storm drainage, health, alcohol, DNR, etc. (Applicant shall be in contact with building inspection, fire, police, etc.). An occupancy permit will be granted only at such time as the applicant has met all requirements.
2. Applicant shall obtain all necessary permits for the construction, the storage and the handling of hazardous chemicals and/or fuels (applicant shall be in contact with building inspection, fire department, etc.).
3. The facility will meet all zoning requirements including but not limited to noise, smells, vibration, hazardous materials, etc.
4. Submittal/approval of a proposed storm drainage plan prior to building permit issuance.
5. Submittal/approval of a landscape plan prior to building permit issuance. Landscape plan shall provide a legend that shows how the four (4) landscape criteria are being met (create a legend along with the landscape plan site plan). Landscaping shall be installed prior to issuance of an occupancy permit.
6. Dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility and shall be completed prior to issuance of an occupancy permit.
7. Outdoor display of ice, propane and firewood is permitted but shall be properly maintained in an orderly fashion at all times.
8. Any fencing/retaining wall shall be installed per Section 105-945 of the City of Sheboygan Zoning Ordinance.
9. All new lighting shall be installed per Section 105-932 of the City of Sheboygan Zoning Ordinance (site lighting, building lighting, signage, etc.). There shall be no spillover light onto adjacent properties or the streets.
10. Applicant shall work with staff with regards to appropriate signage. Only at such time as the sign package has been reviewed and approved may the applicant obtain sign permits to install the proposed signage. If staff has any concerns with proposed signage design, the matter may be brought back to the Plan Commission for their consideration.
11. Applicant shall be permitted a freestanding monument sign for the site. Minimum setback of a monument sign is 12 feet. Maximum height of the monument sign is 8 feet. Sign shall be located outside of the 15-foot vision triangle.
12. Maximum canopy sign square footage permitted is 20sf for the gas fuel canopy signage.
13. No sign shall be located on the roof or the top horizontal plane of the canopy.
14. Applicant shall not be able to have string lights, pennants, inflatables, or other various types of temporary signage.
15. The total height of any overhead canopy shall not exceed 20 feet as measured to the highest part of the structure (top of canopy to grade).
16. All areas used for parking/maneuvering of vehicles shall be paved. Applicant shall meet the minimum five (5) foot paving setback to all property lines.
17. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping.
18. The parking lot and drive-through facilities shall be designed so as to not impede or impair vehicular and pedestrian traffic movement, or exacerbate the potential for pedestrian/vehicular conflicts.

19. Any new ingress/egress driveway openings shall be improved to standard specifications. All existing access drives that are no longer used shall be removed and all unused driveways shall be closed and improved to standard City specifications.
20. Absolutely no portion of the new building and/or site improvements shall cross the property lines including but not limited to buildings, balconies, decks, foundations, walls, gutters, eaves, roof, parking, fencing/retaining walls, signs, landscaping, etc.
21. Any work within City of Sheboygan Public rights-of-way shall be discussed with the City Engineering Department and constructed to standard City specifications (including, but not limited to, new and old ingress/egress driveway openings, curb, gutter, sidewalk, pavement, utilities, street trees, grading, etc.).
22. Applicant will provide adequate public access along all streets and sidewalks and will take all appropriate actions to minimize the time period that adjacent properties and streets/sidewalks are impacted by the development (utilities, streets, etc.).
23. Applicant shall immediately clean any and all sediments, materials, tracking, etc. that may be spilled off-site on private or public lands and streets.
24. Streets and infrastructure damaged and/or disturbed during construction of all private and/or public improvements shall be promptly repaired by the applicant.
25. All vehicles, equipment, materials, products, etc. shall be located on the applicant's property (no storage on public rights-of-way).
26. City Development staff will issue a building permit only if the applicant has adequately satisfied all concerns related to the Sheboygan Water Utility.
27. City Development staff will issue a building permit only if the applicant has adequately satisfied all concerns related to the Sheboygan Fire Department, including but not limited to fire lane access at the site, sprinkler systems, hydrants, water pressures, etc.
28. Applicant is responsible for working with all private and public utilities in order to adequately service this development proposal (applicant will need to provide the necessary easements and/or relocate utilities as necessary).
29. Any future/additional uses of the facility/property, additions, site improvements, etc. may require conditional use permit and architectural review.
30. If there are any amendments to the approved conditional use permit (including but not limited to site plan, architectural design, use, canopy, etc.), the applicant will be required to submit a new conditional use application reflecting those amendments.

#### **ATTACHMENTS:**

Conditional Use and required attachments

	<b>CITY OF SHEBOYGAN</b>  <b>APPLICATION FOR CONDITIONAL USE</b>	<b>Fee:</b> \$250.00 <b>Review Date:</b> _____ <b>Zoning:</b> UC
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Read all instructions before completing. If additional space is needed, attach additional pages.

SECTION 1: Applicant/ Permittee Information			
Applicant Name (Ind., Org. or Entity) Quasius Construction, Inc.		Authorized Representative Lucas Kaland	
Title Superintendent			
Mailing Address 1202A North 8th Street		City Sheboygan	State WI
ZIP Code 53081			
Email Address lkaland@quasius.com		Phone Number (incl. area code) 920-377-1560	
SECTION 2: Landowner Information (complete these fields when project site owner is different than applicant)			
Applicant Name (Ind., Org. or Entity) LATA Marketing, LLC		Contact Person Basudev Adhikari	
Title Member			
Mailing Address 916 Mulberry Lane		City Kohler	State WI
ZIP Code 53044			
Email Address missionbda@gmail.com		Phone Number (incl. area code) 920-226-1786	
SECTION 3: Project or Site Location			
Project Address/Description 2206 North 15th Street, Sheboygan WI 53083		Parcel No. 59281601911	
SECTION 4: Proposed Conditional Use			
Name of Proposed/Existing Business:	JMart Convenience Store, Spices Restaurant, Postal Store & BP Fueling Station		
Existing Zoning:	Urban Commercial		
Present Use of Parcel:	Vacant lot owned by LATA Marketing, LLC		
Proposed Use of Parcel:	BP Fueling station, Convenience Store, Postal store and small restaurant.		
Present Use of Adjacent Properties:	Residential lot to the North of the property, Industrial property Owned by RCS Empowers to the West		
SECTION 5: Certification and Permission			
<p><b>Certification:</b> I hereby certify that I am the owner or authorized representative of the owner of the property which is the subject of this Permit Application. I certify that the information contained in this form and attachments is true and accurate. I certify that the project will be in compliance with all permit conditions. I understand that failure to comply with any or all of the provisions of the permit may result in permit revocation and a fine and/or forfeiture under the provisions of applicable laws.</p> <p><b>Permission:</b> I hereby give the City permission to enter and inspect the property at reasonable times, to evaluate this notice and application, and to determine compliance with any resulting permit coverage.</p>			
Name of Owner/Authorized Representative (please print) Basudev Adhikari/Lucas Kaland		Title Superintendent	Phone Number 920-377-1560
Signature of Applicant  Lucas Kaland		Date Signed 8/6/24	

Complete application is to be filed with the Department of City Development, 828 Center Avenue, Suite 208. To be placed on the agenda of the City Plan Commission, application must be filed three weeks prior to date of meeting – check with City Development on application submittal deadline date. Applications will not be processed if all required attachments and filing fee of \$250 (payable to the City of Sheboygan) are not submitted along with a complete and legible application. Application filing fee is non-refundable.

SITE NARRATIVE – Conditional Use Application

August 6<sup>th</sup>, 2024

PROJECT NAME AND ADDRESS: 2206 N 15<sup>th</sup> Street, Sheboygan WI, 53083

BP Gas Station Canopy, Mixed Use Building to include: J-Mart Convenience Store, Small Restaurant & Postal Store

ESTIMATED PROJECT COST: \$1,500,000 Total

PARCEL INFORMATION/SITE DATA/LEGAL DESCRIPTION:

- LOT 1 CSM V30 P325-327 DOC #2136276 BEING PRT - SW NE SEC 15.
- The entire lot area 0.61 acres

ZONING CLASSIFICATION/ZONING REQUIREMENTS:

UC – Urban Commercial District

EXISTING SITE CONDITIONS/LAND USE:

- Site is currently a vacant lot that formerly housed a Select Auto Shop building.

PROPOSED LAND USE/LOT COVERAGE SITE DATA

- Property Size: .61 Acres
- New Canopy Footprint: 1,920 SF (6 Pumping Stations)
  - Canopy to be 80'x24'
  - Canopy to have 15'-6" for vehicle clearance
  - Top of Canopy to be 18'-6"
- New Building Footprint: 4,845 SF
- New Paving: 12,095 SF
- (2) Underground storage tanks
- New Proposed Encroachment: N/A

SITE SELECTION

- This property was selected for the development of this new gas station/convenience store/restaurant location due to it's appealing location along the 15<sup>th</sup> Street Corridor.

- The 15<sup>th</sup> Street corridor was specifically identified as an area to target commercial development and renovation in the City of Sheboygan's Comprehensive Plan
- This location aligns well with the City of Sheboygan's Comprehensive plan for development & redevelopment of vacant & abandoned sites.
- Constructing a Gas Station & Mixed Use Building in this area would provide a quick, convenient location for residents to stop and satisfy multiple needs at one location.
- The new development would serve as a quick, easily accessible location for residents of the nearby residential communities.
- Strengthens the City of Sheboygan's Comprehensive goal to promote "Complete neighborhoods" with a mix of residences and beneficial service businesses.

#### LANDSCAPE & STORMWATER REQUIREMENTS:

- Landscaping plan has been approved on 9-22-2022 and meets City point requirements.
- Proposed project will meet City of Sheboygan's stormwater requirements.

#### PERFORMANCE STANDARDS/POTENTIAL NUISANCES:

- All performance standards to comply with the City of Sheboygan Zoning Ordinance, section 15-7
- Noise and odors as a result of the filling stations & restaurant will be minimal and should not be considered a nuisance concern for the nearby community.

#### OUTDOOR STORAGE:

- Outdoor storage on this site will be limited to Firewood, LP Storage & and Ice Storage. There will not be any vending machines or dispensers located on the exterior of the building.
- See attached site plan for outdoor storage location
- Firewood display: A small firewood rack will be displayed on the exterior of the building. Customers are to purchase the firewood at the register and pick up outside.
- LP & Ice Storage: A locked LP Storage cage & Ice box will be located on the South face of the building. Customers are to purchase LP & Ice products inside the convenience store and are to be assisted by a store employee to get access to the products.
- Air/Vacuum equipment will not be present on this site

#### SITE LIGHTING:

- Wall mount light fixtures will be installed on the building as shown on the attached elevations.
- Lights will be used as backlighting for building and to provide lighting for sidewalks along the front of the building.
- Lights to be mounted in a downlit position and will throw off 1200 or less Lumens
- (12) Scottsdale Vertex LED lights will be installed on the underside of the canopy structure.
- Refer to fueling canopy photometrics regarding footprint of lighting on site.
- No flashing or flickering lights will be used on the promises

- We will not be exceeding .50 footcandles at the property line
- Helios will be internally lit, specs are attached

#### ARCHITECTURE:

- The building will be constructed using an architecturally pleasing combination of Gray Stone veneer masonry, Cavern Steel LP Horizontal panel siding, light gray EIFS, and black accent bands.
- The masonry veneer will be used as a base wainscot for the building.
- Exterior building materials are shown to closely resemble the recently completed 26<sup>th</sup> & Superior J-Mart project. The Owner is looking to identify this architectural image as his branded image for locations going forward.
- Entrance storefront glass doors are emphasized with complimentary suspended awnings & store signage (signage to be submitted at a later date)
- Building will have rooftop parapet walls to conceal all rooftop mechanical equipment
- The proposed BP Fueling Canopy will follow the standard BP architectural guidelines outlined in the attached Canopy Renderings. This canopy aligns well with design of other BP fueling stations around the City of Sheboygan and will serve as a recognizable, convenient destination along a heavily traveled corridor.
- The proposed Canopy will include Masonry piers wrapping steel Canopy Columns as requested by the City of Sheboygan. Masonry piers will consist of a gray- tone stone veneer, matching the base material used on the exterior of the J-Mart Convenience Store.
- The stone veneer will wrap the columns up 8'-0", similar to the project recently completed on Superior Avenue. BP standard painting requirements will be followed for the exposed column above the Masonry.
- The Canopy will consist of prefinished metal fascia façade painted to align with the attached BP standard architectural flow.
- (2) Helios will be installed in the fascia of the canopy
- Helios will not extend above the horizontal plan of the canopy
- Helios will be under 20SF ea. as shown in the renderings (7SF each)

#### ADDITIONAL CONSIDERATIONS/COMMENTS:

- Changes since project was previously approved include the removal of second story office space & C-Store is now located on the West side of the building vs the East side as originally shown. Building footprint has decreased by approximately 1,000sf.
- Restaurant will be ran by the Owner and sell traditional Indian Foods. Restaurant will be a small sit and dine that can accommodate up to twenty four (24) sit-down customers at time.
- Dumpster enclosure to be constructed using Masonry concrete blocks wrapped in thin stone veneer, to match exterior.
- 6'-0" buffer fence is to be installed on North property line. Fence is to be solid composite material to match Gray hardy board color used on exterior of building.
- North buffer yard fence to be pulled back from East property line 20'-0" to allow for better visibility for residential neighbors backing out of driveway, per City feedback in pre-submittal meetings
- Dumpster pickups will not interfere with sidewalk/traffic as truck will be backing in to dumpster corral from South to North
- Rooftop water will be collected in gutters on North Eve of building and drain to Storm on North side of property
- Owner has committed to using the same/similar architectural flow provided and approved for this 26<sup>th</sup> &

Superior building on future projects throughout the City. This is the architectural flow that was used in the building design for this development.

- Owner is aiming to achieve uniformed, identifiable building design going forward.
- Monument Sign to be submitted by separate contractor at a later date. To be located on SE property corner as indicated on project documents.

OWNER STATEMENT REGARDING SITE MAINTENANCE COMPLAINTS FROM 2021:

Hi Lucas,

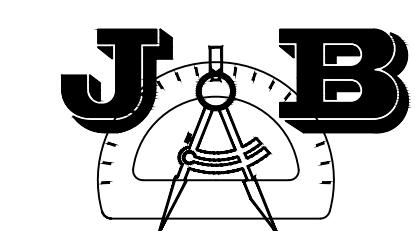
As far as maintaining the site is nice and clean, I have a dedicated person these days. He is taking care of things regularly. I have also assigned one of my staff to check all my sites on a weekly basis and report it to me. I would personally like to assure you and our city planning commission that I will be doing my best as soon as possible before issues come up. And based on the city's recommendation in our last meeting we removed 3 soda coolers from outside. Once the building is developed, we don't need any vending machine outside. The air pump is coming out in the next few days. Normally every gas station has a wood stack, propane cage and ice box in front of the store. We can take input from the planning commission what's going to be best for that and we can manage accordingly. The signs from the door and windows were taken out, I will check again and make sure. Landscaping will be taken care of in a timely manner. Let me know if there are any other issues and love to make things better around my sites. At the end of the day a nice and clean site is good for all of us.

I would appreciate any recommendation from the city and if you have any thoughts.

Thank you

Dev





SITE DESIGN AND ENGINEERING, LLC  
PO BOX 1067  
WOODRUFF, WISCONSIN 54568  
(920) 207-8977  
jbronoski@jbsitedesign.net



a construction services company  
1202A NORTH 8TH STREET  
SHEBOYGAN, WISCONSIN 53082

### SITE DATA

TOTAL SITE AREA = 26,400 SQ. FT. (0.60 AC.)  
ZONING CLASSIFICATION: UC - URBAN COMMERCIAL  
SITE ADDRESS: 2206 NORTH 15th STREET

### EXISTING SITE CONDITIONS

EXISTING BUILDING FOOTPRINT (ROOF AREA) = 1,136 SQ. FT.  
EXISTING CONCRETE SURFACE = 5,192 SQ. FT.  
EXISTING IMPERVIOUS AREA (PRE-DEVELOPED) = 6,328 SQ. FT.

### PROPOSED SITE CONDITIONS

PROPOSED BUILDING FOOTPRINT (ROOF AREA) = 4,845 SQ. FT.  
PROPOSED CONCRETE PAVEMENT, CONCRETE WALKS, CONCRETE CURB/GUTTER AND CONCRETE DUMPSTER PAD WITH CONCRETE APPROACH = 12,095 SQ. FT.  
PROPOSED CONCRETE FUEL AREA = 2,016 SQ. FT.

PROPOSED TOTAL IMPERVIOUS AREA (POST DEVELOPED) = 18,956 SQ. FT. (+12,628 SQ. FT.)

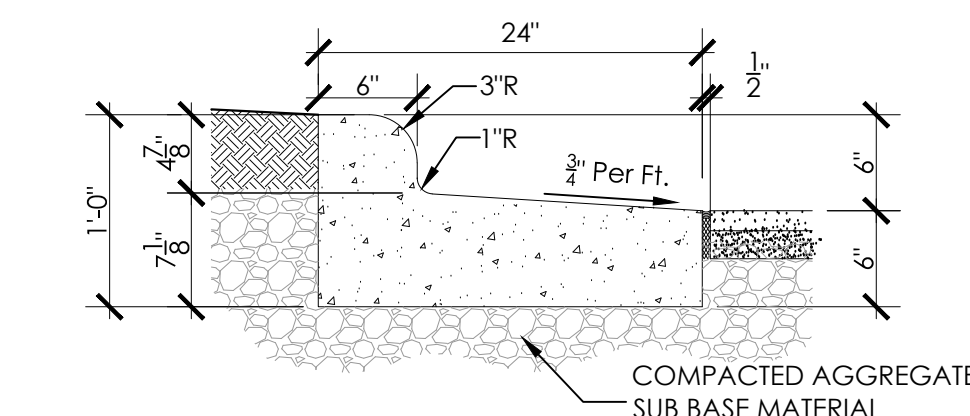
### LOT COVERAGE PARKING COUNT DATA

PROPOSED PARKING COUNT 4,845 SQ. FT. BUILDING (1) STANDARD SPACES + (1) HANDICAP ACCESSIBLE SPACES  
(1) SP. PER 300 SQ. FT., 16.15 SPACES REQUIRED

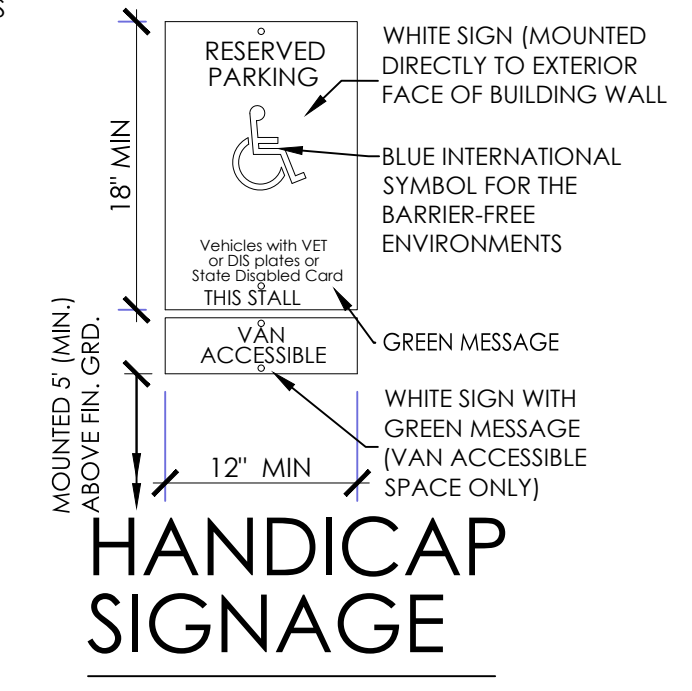
NO.	REVISIONS	DATE
	REVISED BUILDING FOOTPRINT SQUARE FOOTAGE FROM 8,860 SQ. FT. TO 7,864 SQ. FT. SINGLE DRIVEWAY APRON ON NORTH 15TH STREET	MARCH 17, 2022
	REVISED DUMPSTER ENCLOSURE	JUNE 1, 2022
	ADDED NEW SEWER AND WATER LATERALS AND CONCRETE STOP ON WEST SIDE OF BUILDING	JULY 12, 2022
	ADDED DOWNPOUT 5TH. CHANGED PAVEMENT TO CONCRETE SLABS	AUGUST 15, 2023
	REVISED DUMPSTER DETAILS, CHANGE CURB/GUTTER	AUGUST 21, 2023
	REDUCED BUILDING FOOTPRINT TO 4,845 SQ. FT. / REDUCED PARKING FROM (20) TO (16) SPACES	JULY 2, 2024

### Issue Dates

Revision Date

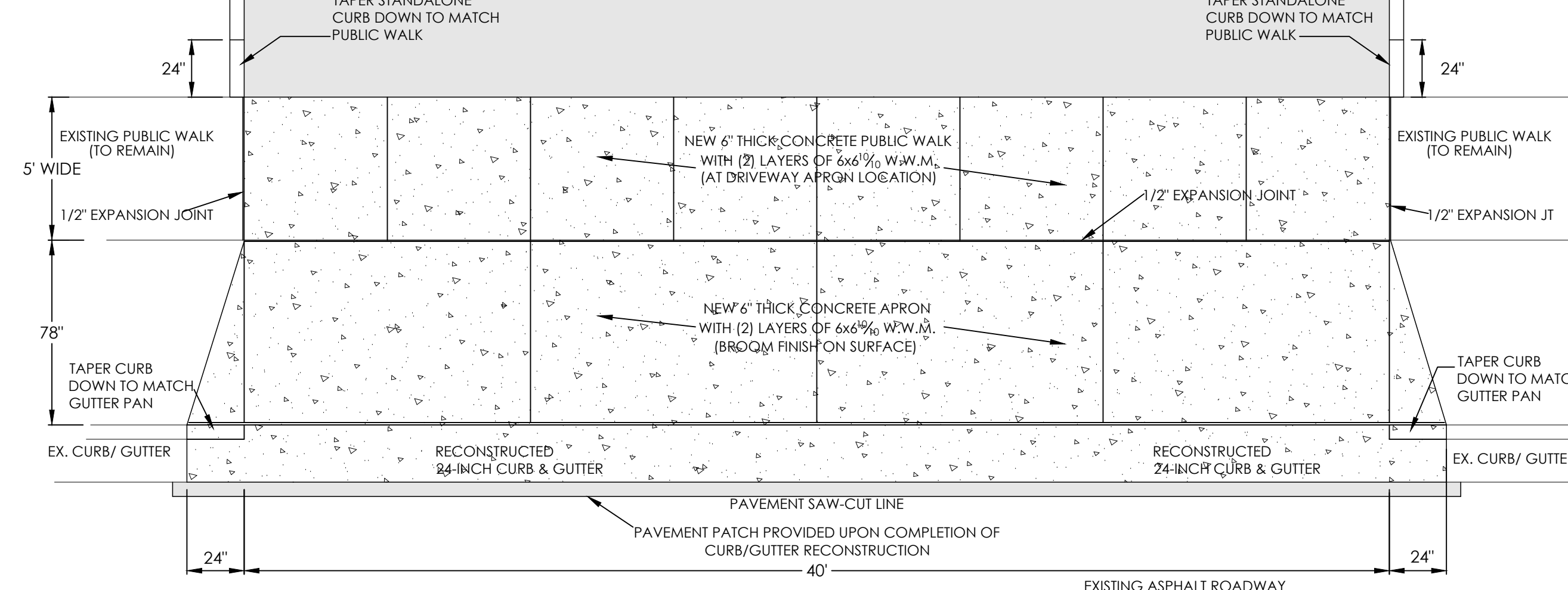


### REJECT CURB AND GUTTER SECTION

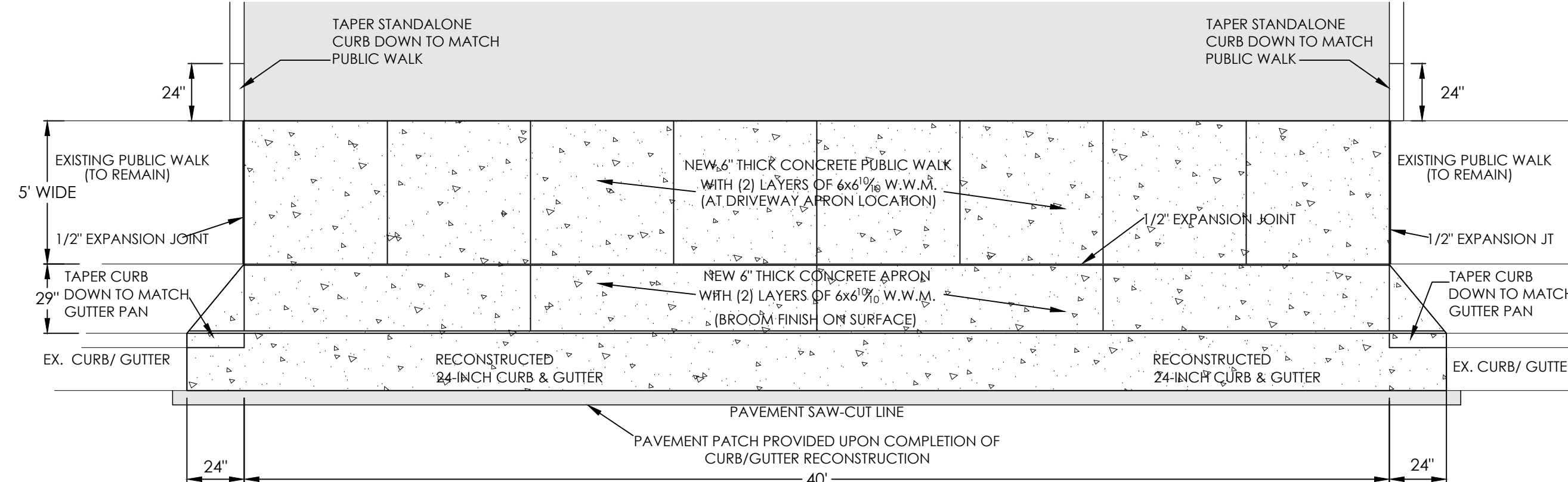


### HANDICAP SIGNAGE

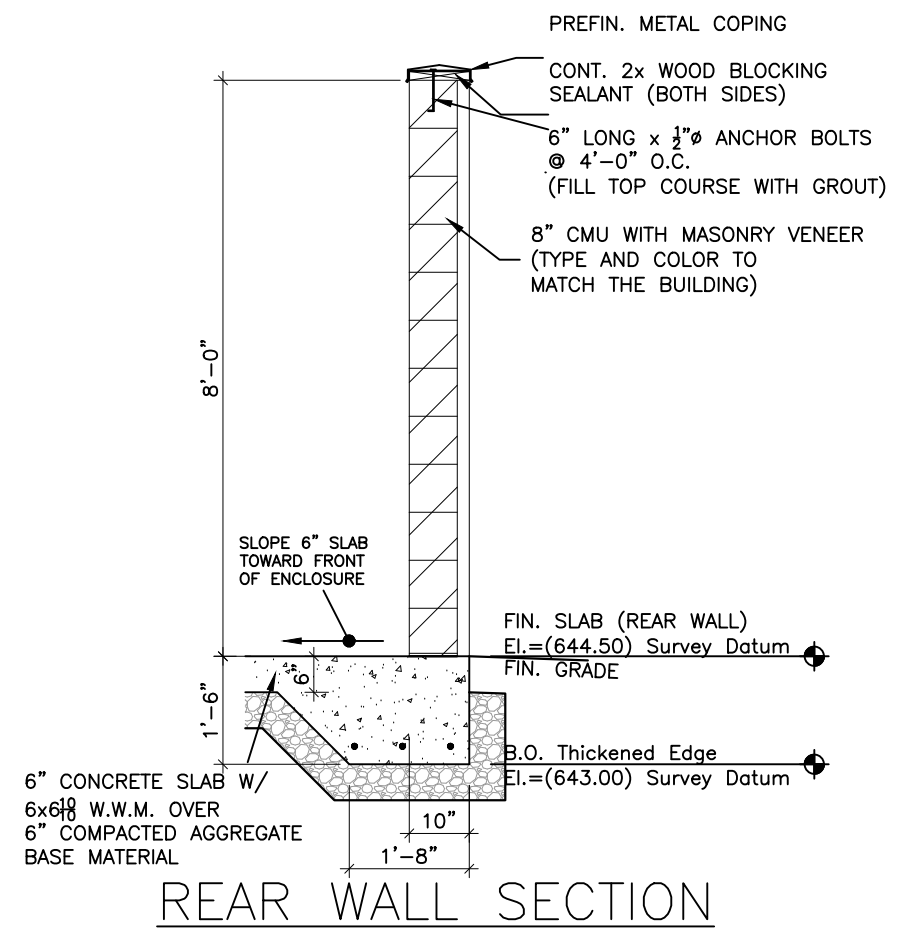
NOTE: THE LOCATION OF UNDERGROUND UTILITIES OR FACILITIES SHOWN ON PLANS ARE BASED ON AVAILABLE RECORDS AT THE TIME OF PREPARATION AND ARE NOT GUARANTEED TO BE COMPLETE OR CORRECT. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL UTILITIES 72 HOURS PRIOR TO CONSTRUCTION TO DETERMINE THE EXACT LOCATION OF ALL FACILITIES AND TO PROVIDE ADEQUATE PROTECTION DURING THE COURSE OF THE PROJECT. THE CONTRACTOR IS ALSO RESPONSIBLE FOR REPAIR OF ALL DAMAGED UTILITIES DURING CONSTRUCTION TO THE SATISFACTION OF UTILITY OWNER(S).



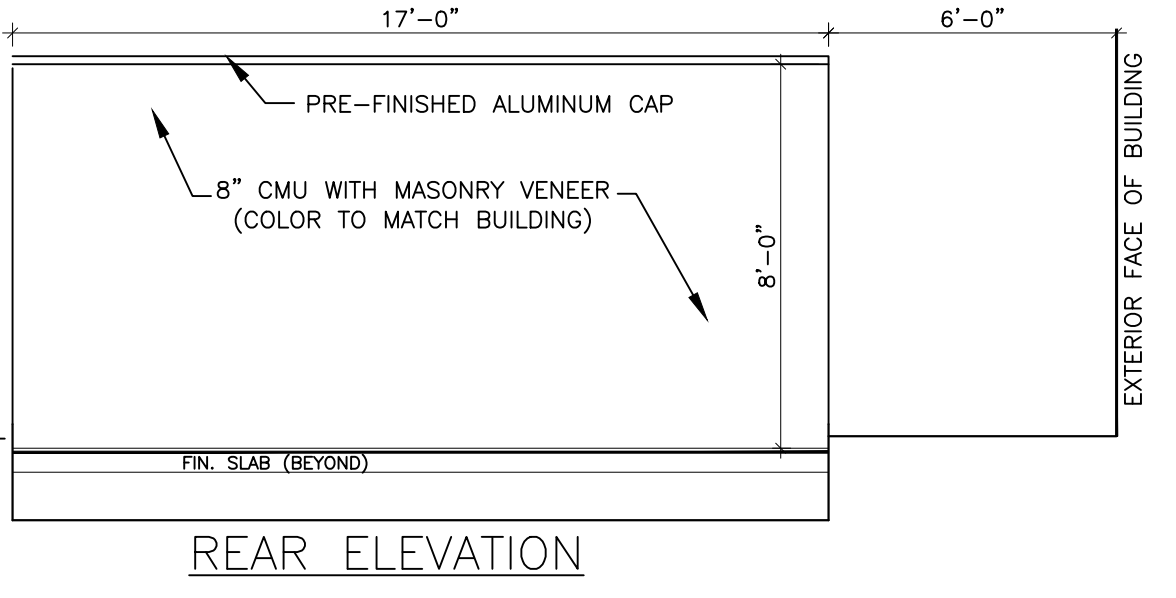
### PROPOSED DRIVEWAY APRON DETAIL (GEELE AVENUE)



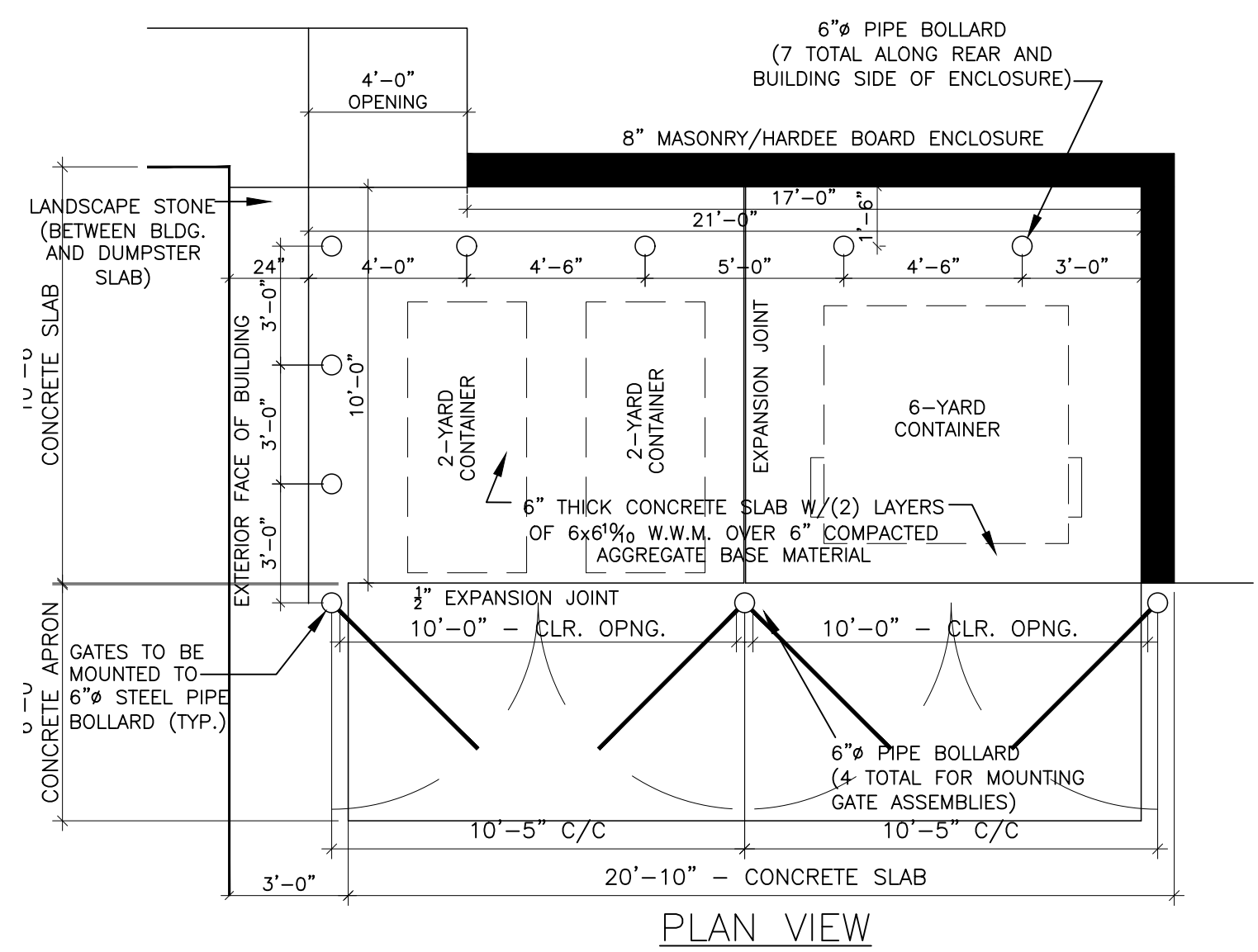
### PROPOSED DRIVEWAY APRON DETAIL (NORTH 15th STREET)



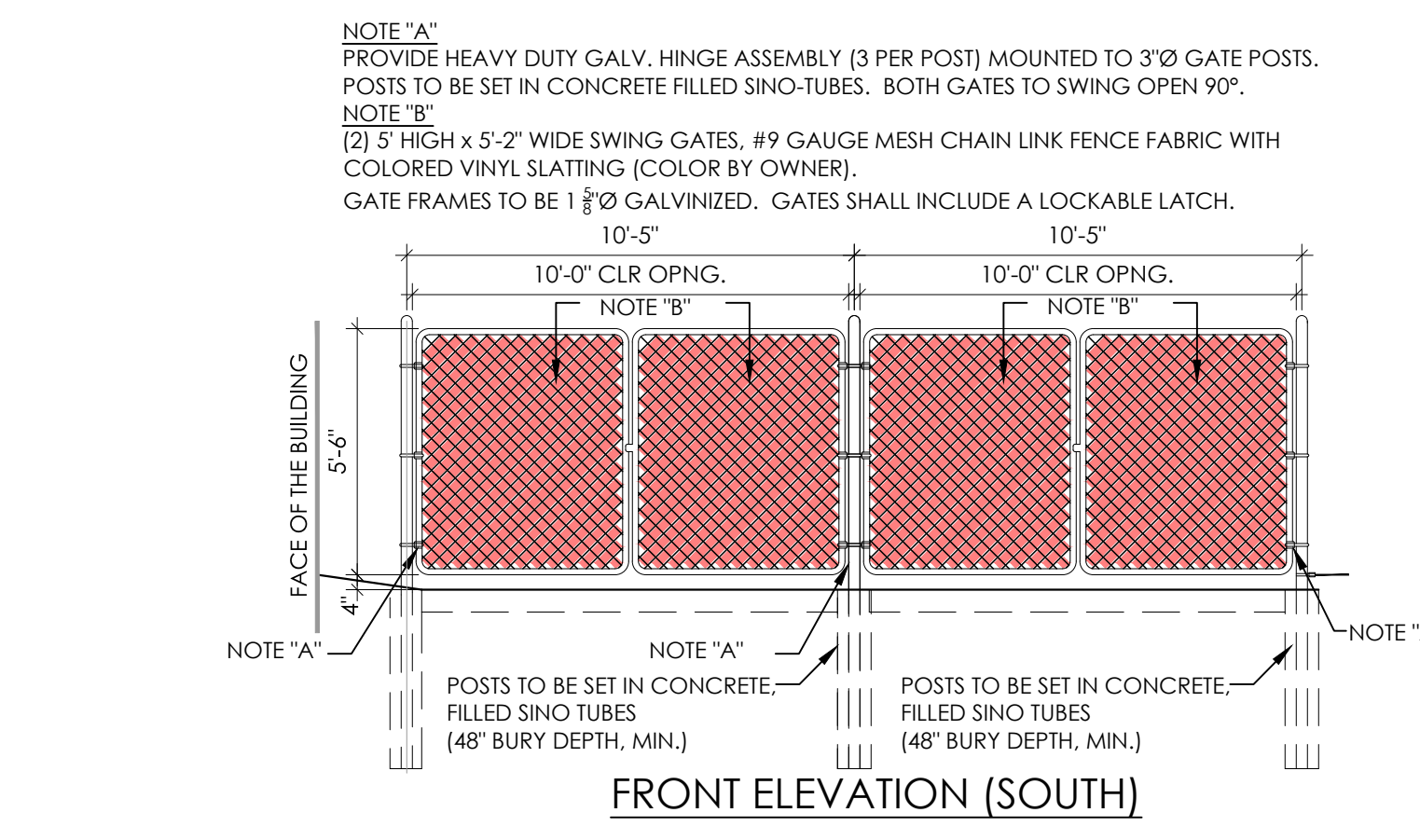
### REAR WALL SECTION



### REAR ELEVATION

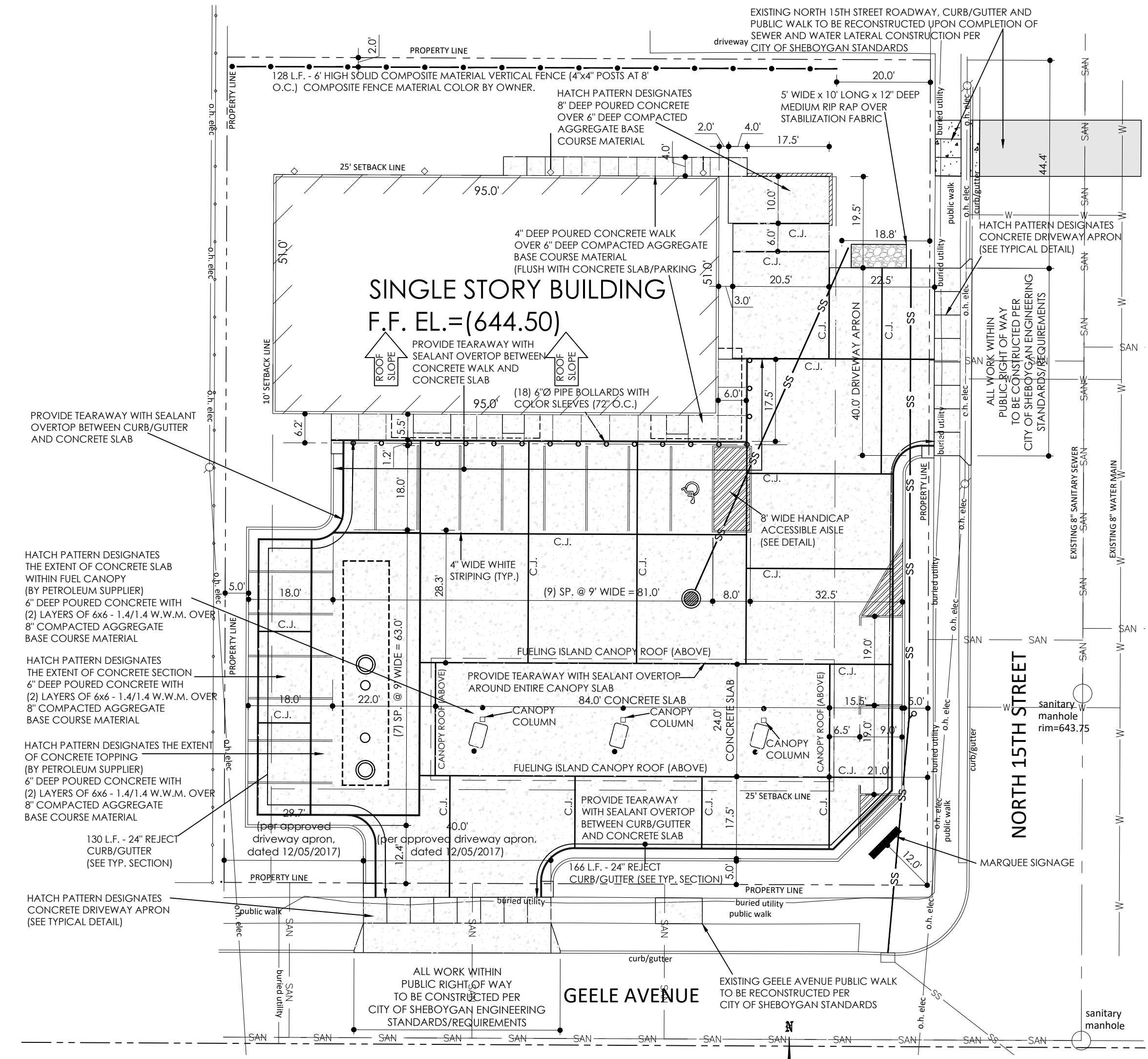


### PLAN VIEW



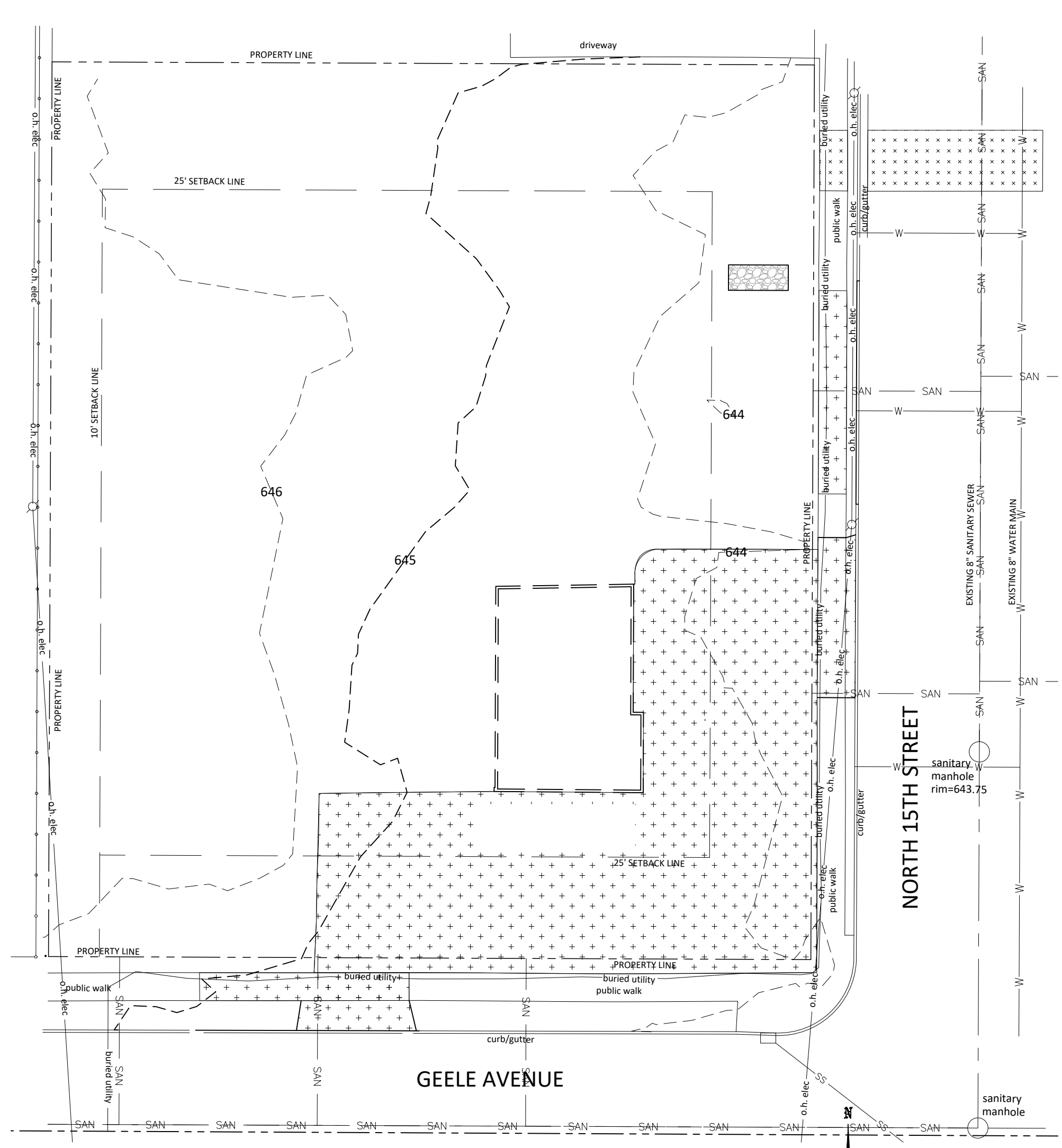
### FRONT ELEVATION (SOUTH)

### DUMPSTER ENCLOSURE



### SITE PLAN

1"=20'



### SITE DEMOLITION PLAN

1"=20'

PROPOSED C-STORE  
2206 NORTH 15th STREET  
Sheboygan, Wisconsin 53082

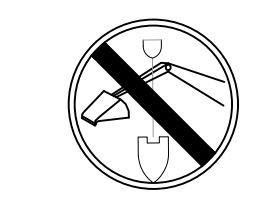
SHEET TITLE	SITE DEMOLITION PLAN
SITE PLAN	TYPICAL DETAILS
DRAWN BY	J.A.B.
CHECKED BY	
DATE	JANUARY 25, 2022
PROJECT NO.	2021-45
SHEET NO.	C101

# LANDSCAPE NOTES

## LANDSCAPE INSTALLATION:

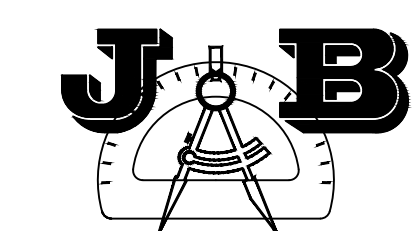
- All written dimensions supersede scaled dimensions.
- The Contractor shall verify location of all underground utilities and additional information prior to commencing construction.
- Rough grading and drainage construction is to be completed prior to Landscape Contractor's work. Verify all existing site and grading conditions prior to construction.
- All work shall be in conformance with all applicable local codes and ordinances.
- All areas disturbed by grading or site construction shall be fine graded, planted or seeded. See notes for specified seed mixes and installation procedures.
- Contractor shall verify plant quantities shown on the Plan and provide a list to the client identifying the species and size to be used throughout the project. The Owner's representative reserves the right to reject any substandard planting material. Rejected material shall be removed from the project site immediately.
- All turf grass areas shall receive a blended topsoil mix to a depth of six (6) inches. Contractor shall provide positive drainage away from all buildings for a minimum of ten (10) feet.
- Soil preparation for perennial or groundcover planting beds shall be as follows:
  - Remove all roots, lumps, stones, sod and other extraneous materials harmful or toxic to plant growth.
  - Perennial and groundcover planting beds shall receive a eight (8) inch topsoil. Add 1/2 LB. of 5-10-5 garden fertilizer per 100 square feet and roto-fill amendments into the planting bed.
  - Mix amended planting soil either prior to planting or apply on surface of planting bed and mix thoroughly before planting.
  - Grade, rake, and roll planting bed with roller weighing not less than 25 LBS. or more than 100 LBS. per lineal foot so as to leave in condition to plant.
  - Grade planting bed to a twelve (12) inch crown at center.
- All mixed planting beds with perennials, groundcover, shrubs and trees shall receive a two (2) inch to three (3) inch layer of shredded bark mulch as noted on the Plan. All shrub and tree planted singly or together in beds shall receive a three (3) inch layer of shredded bark mulch as noted. Do not allow bark mulch to touch stems or trunks of perennials, shrubs or trees.
- Unless otherwise shown, all perennials and shrubs to be planted in a triangular arrangement, spaced according to plant recommendation.
- Plant Bed Edging - Install a shovel-cut bed edge to six (6) inch depth at perimeter of bed.
- Unless otherwise noted, do not stake deciduous trees less than or equal to 2.5 inches caliper diameter at breast height and evergreen trees less than or equal to 6-foot in height.
- See the Tree Staking Detail on this Plan if tree staking is required.
- Plant species as defined are general planting types and are subject to modification/adjustment/change.
 

**SEED MIXES:**  
**SEEDED TURF FOR LAWN AREAS:**  
 Sow at 5 lbs. / 1,000 sq. ft.  
 "Supreme Lawn Seed Mix"  
 Available from Reinders, Inc. (800) 785-3301, or approved equal  
 To be installed and maintained per supplier's specifications.  
 17% Mercury Kentucky Bluegrass    16% America Kentucky Bluegrass  
 17% SR 2100 Kentucky Bluegrass    25% Garnet Creeping Red Fescue  
 15% Replicator Perennial Ryegrass    10% TXR Annual Ryegrass

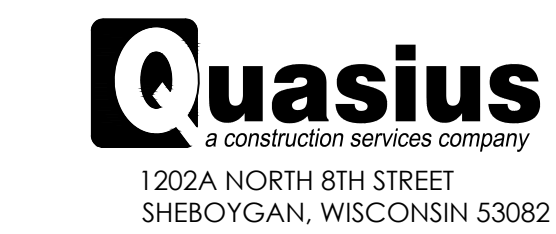


CALL DIGGERS' HOTLINE  
1-800-242-8511

TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND BEFORE YOU DIG.  
WISCONSIN STATUTE 182.0715 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.

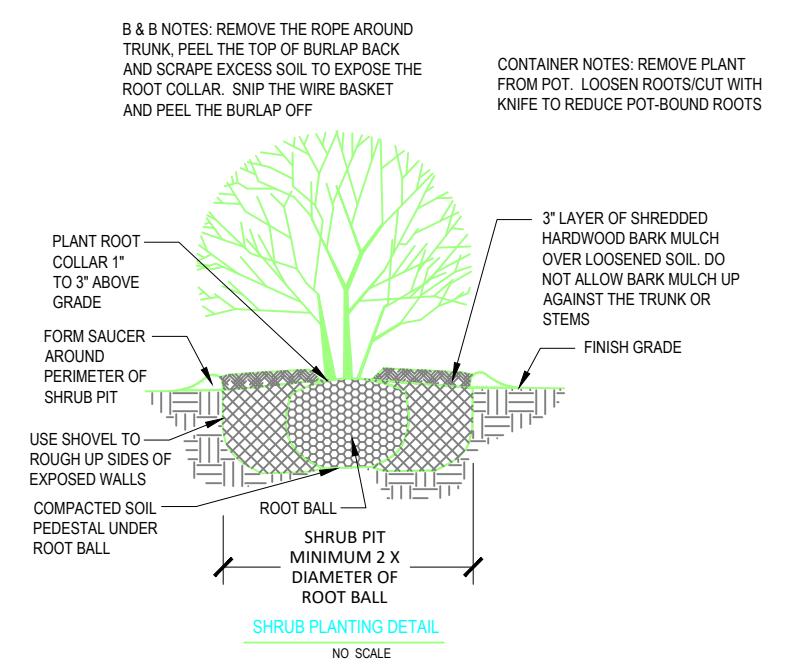


SITE DESIGN AND ENGINEERING, LLC  
PO BOX 1067  
WOODRUFF, WISCONSIN 54568  
(920) 207-8977  
jbronski@jbsitedesign.net



1202A NORTH 8TH STREET  
SHEBOYGAN, WISCONSIN 53082

NOTE: THE LOCATION OF UNDERGROUND UTILITIES OR FACILITIES SHOWN ON PLANS ARE BASED ON AVAILABLE RECORDS AT THE TIME OF PREPARATION AND ARE NOT GUARANTEED TO BE COMPLETE OR CORRECT. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL UTILITIES 72 HOURS PRIOR TO CONSTRUCTION TO DETERMINE THE EXACT LOCATION OF ALL FACILITIES AND TO PROVIDE ADEQUATE PROTECTION DURING THE COURSE OF THE PROJECT. THE CONTRACTOR IS ALSO RESPONSIBLE FOR REPAIR OF ALL DAMAGED UTILITIES DURING CONSTRUCTION TO THE SATISFACTION OF UTILITY OWNER(S).



## LANDSCAPE POINTS REQUIRED FOR 'UC' URBAN COMMERCIAL ZONING BUILDING FOUNDATIONS = 292 LINEAL FEET

PER SECTION 15.604 AND TABLE 15.604-BUILDING FOUNDATION LANDSCAPE REQUIREMENTS  
20 POINTS PER 100 LINEAL FEET - FOR A TOTAL OF 59 POINTS REQUIRED  
- NO CLIMAX TREES OR TALL TREES ALLOWED TO MEET REQUIREMENT

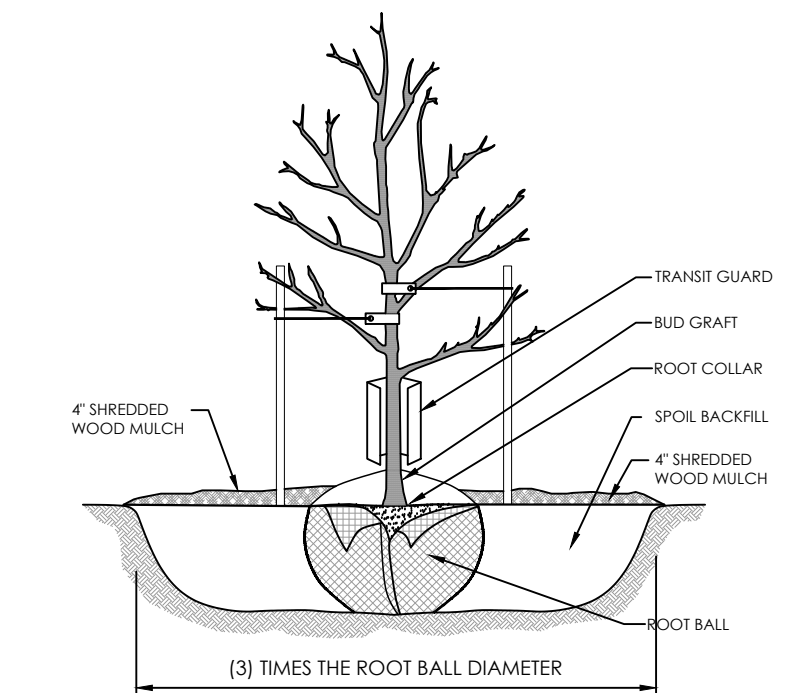
## DEVELOPED LOTS = 4,845 SQUARE FOOT BUILDING FOOTPRINT

PER SECTION 15.605 AND TABLE 15.605-DEVELOPED LOT LANDSCAPE REQUIREMENTS  
5 POINTS PER 1,000 SQUARE FEET - FOR A TOTAL OF 25 POINTS REQUIRED  
STREET FRONTAGE = 326 LINEAL FEET (NORTH 15th STREET and GEELE AVENUE)  
PER SECTION 15.606 AND TABLE 15.606-STREET FRONTAGE LANDSCAPE REQUIREMENTS  
20 POINTS PER 100 LINEAL FEET - FOR A TOTAL OF 66 POINTS REQUIRED  
- A MINIMUM OF 50-PERCENT OF POINTS SHALL BE CLIMAX AND/OR TALL TREES (33 POINTS)  
- A MINIMUM OF 30-PERCENT OF POINTS SHALL BE SMALL TREES (20 POINTS)

## CONCRETE AREA = 14,080 SQUARE FEET

PER SECTION 15.607 AND TABLE 15.607-PAVED AREA LANDSCAPE REQUIREMENTS  
40 POINTS PER 10,000 SQUARE FEET - FOR A TOTAL 57 POINTS REQUIRED  
- A MINIMUM OF 30-PERCENT OF POINTS SHALL BE CLIMAX AND/OR TALL TREES (17 POINTS)  
- A MINIMUM OF 40-PERCENT OF POINTS SHALL BE SHRUBS (22 POINTS)

SYMBOL	MARK	QTY.	BOTANICAL NAME	COMMON NAME	PLANTED SIZE
	SM	2	ACER SACCHARUM	SUGAR MAPLE	2" DIA.
	AV TYPE 1	6	THUJA OCCIDENTALIS EMERA	EMERALD ARBORVITAE	6'0" TALL
	AJ	6	JUNIPERUS HORIZONTALIS 'PLUMOSA'	ANDORRA JUNIPER	12"-15"
	RD	5	CORNUS SERICEA	ARTIC FIRE DOGWOOD	30"-36"



## TYPICAL TREE PLANTING SECTION

- INSTALLATION SEQUENCING:  
 1. DIG HOLE 3 TIMES BIGGER THAN ROOT BALL. ROUGHEN THE SIDES OF THE HOLE TO PREVENT GLAZING IN CLAY SOILS.  
 2. PLACE TREE IN HOLE. BACKFILL WITH EXISTING SOIL AND REMOVE TRANSIT GUARD, BURLAP AND WIRE BASKET.  
 3. FINISH BACKFILLING AND STRAIGHTEN THE TREE.  
 4. GENTLY TAMP TO HELP SETTLE THE SOIL AND REMOVE ANY AIR POCKETS.  
 5. CREATE A WATER SAUCER TO COLLECT THE WATER UNTIL IT SOAKS INTO THE SOIL.  
 6. PROVIDE 4" DEEP SHREDDED WOOD MULCH (10" FOOT DIAMETER). KEEP THE MULCH AWAY FROM THE TRUNK.  
 7. REMOVE ONLY BROKEN OR DAMAGED BRANCHES.

## GENERAL LANDSCAPE NOTES

- ALL LANDSCAPE PLANTINGS, INCLUDING BUT NOT LIMITED TO PLANTING BEDS, TREES AND SHRUBS AS DEFINED, TO BE INSTALLED NO LATER THAN OCTOBER 1, 2019.  
 ALL EROSION MAT, SEEDING AND MULCH WITHIN ALL TURF AREAS TO BE INSTALLED NO LATER THAN OCTOBER 1, 2019. SEE SHEET C/1.1 FOR EXTENT OF EROSION MAT AS WELL AS REQUIRED SEED MIXTURE.  
 CALL DIGGER'S HOTLINE PRIOR TO DIGGING.  
 ALL BUILDING DIMENSIONS, GRADES AND ELEVATIONS TO BE VERIFIED IN THE FIELD.  
 PLANT ALL TREES, SHRUBS AND EVERGREENS ACCORDING TO THE HEIGHT OF THE ROOT BALL OR POT.  
 ALL PERENNIAL BEDS TO RECEIVE 3" COMPOST.  
 ALL TREES IN THE LAWN AREAS TO RECEIVE A MULCH CIRCLE (NO LANDSCAPE EDGING) AND WATER SAUCER.  
 LANDSCAPE CONTRACTOR TO PROVIDE TWO LAYERS OF WEED BARRIER WITHIN PLANTING AREAS AS DEFINED.

## BUILDING FOUNDATION

- 65 POINTS (MIN.) REQUIRED  
 67 POINTS PROVIDED  
 (4) ANDORRA JUNIPER = (3) PTS. PER - 12 POINTS TOTAL  
 (3) ARTIC FIRE DOGWOOD = (5) PTS. PER - 15 POINTS TOTAL  
 (2) EMERALD ARBORVITAE = (20) PTS. PER - 40 POINTS TOTAL

## DEVELOPED LOTS

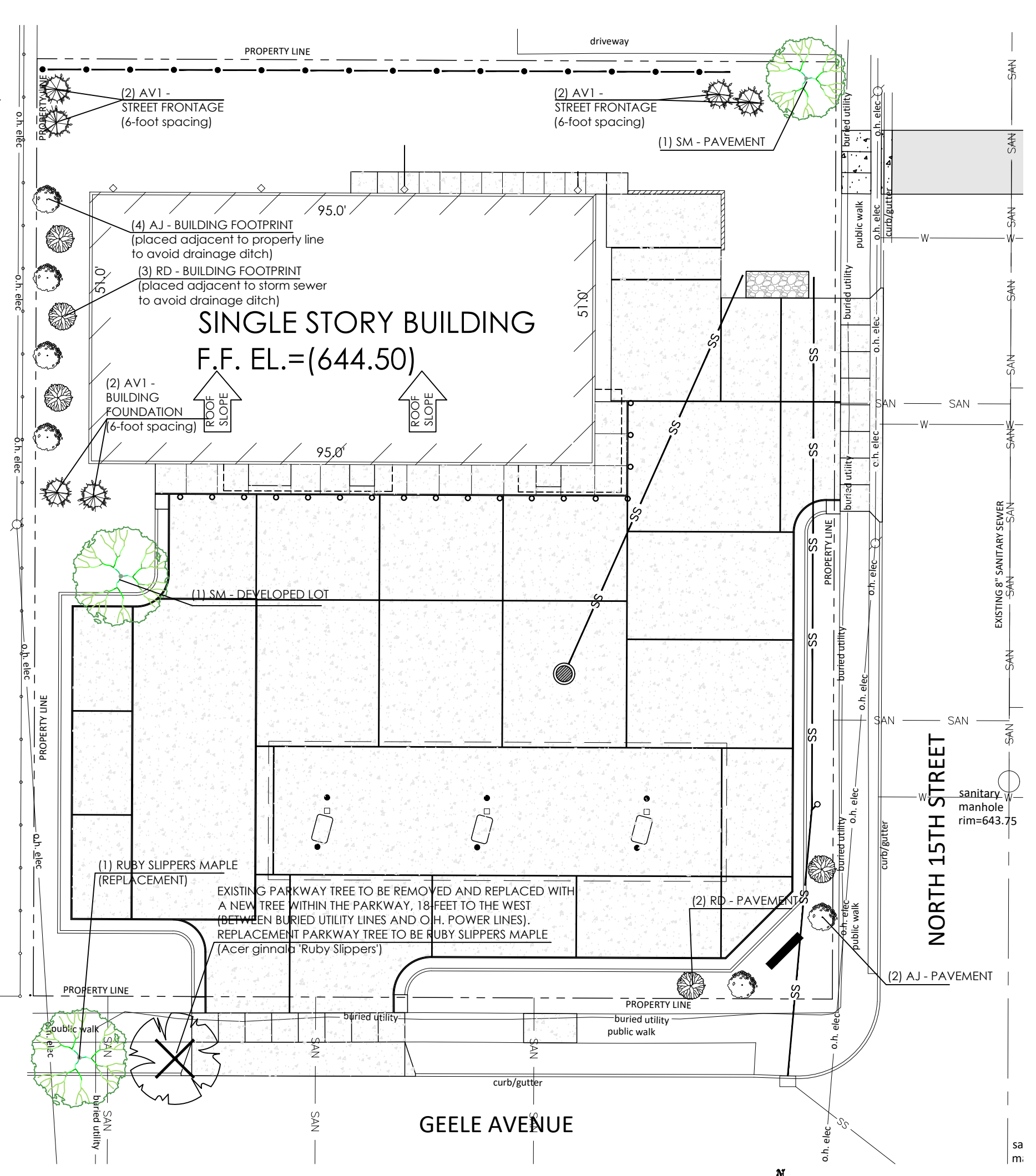
- 30 POINTS (MIN.) REQUIRED  
 75 POINTS PROVIDED  
 (1) SUGAR MAPLE = (75) PTS. PER - 75 POINTS TOTAL

## STREET FRONTAGE

- 66 POINTS (MIN.) REQUIRED  
 80 POINTS PROVIDED  
 (4) EMERALD ARBORVITAE = (20) PTS. PER - 80 POINTS TOTAL

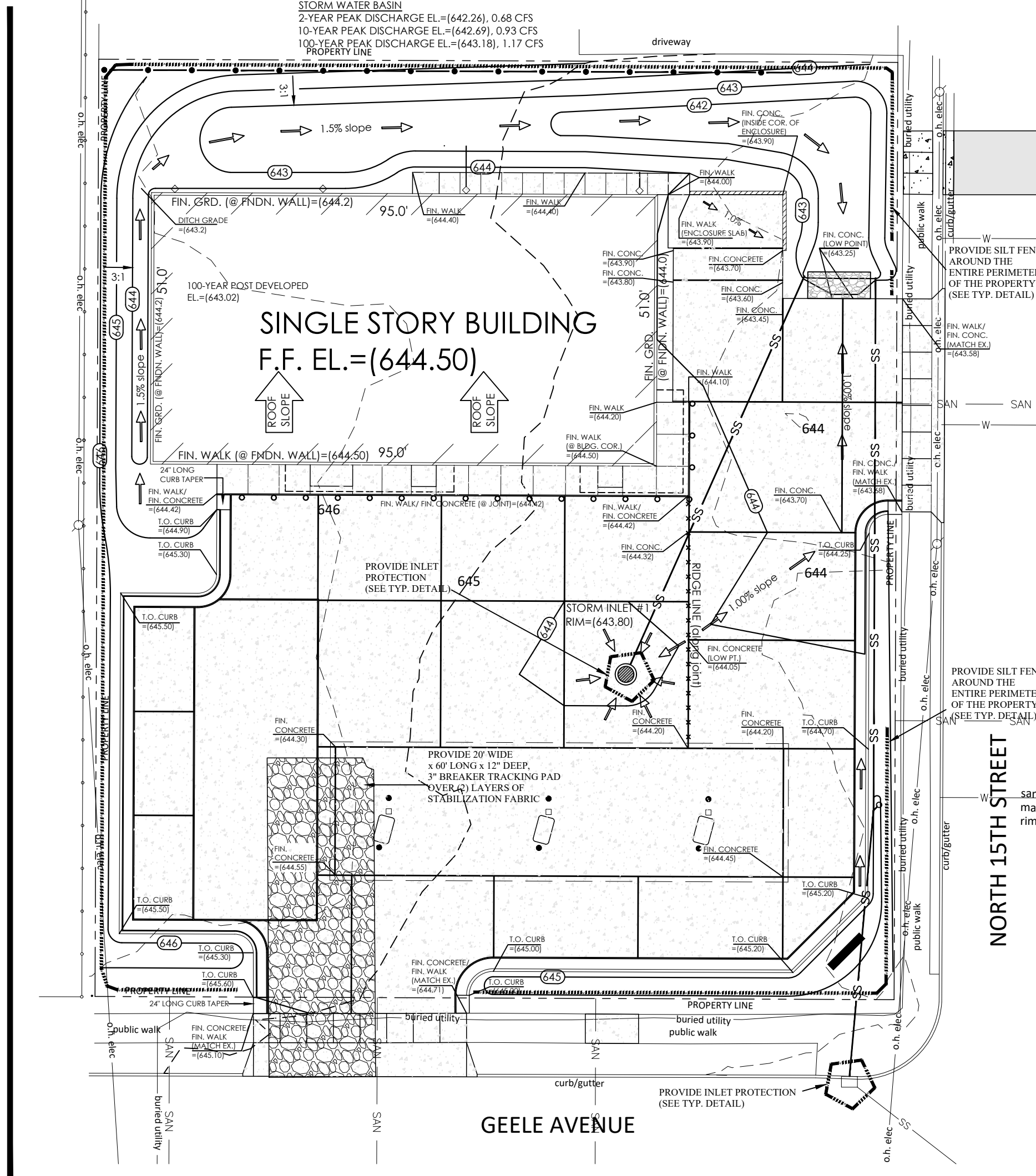
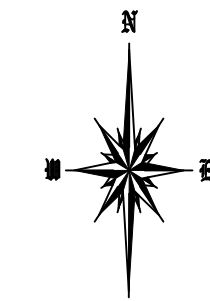
## PAVEMENT AREA

- 57 POINTS (MIN.) REQUIRED  
 107 POINTS PROVIDED  
 (1) SUGAR MAPLE = (75) PTS. PER - 75 POINTS TOTAL  
 (2) ANDORRA JUNIPER = (3) PTS. PER - 6 POINTS TOTAL  
 (2) ARTIC FIRE DOGWOOD = (5) PTS. PER - 10 POINTS TOTAL



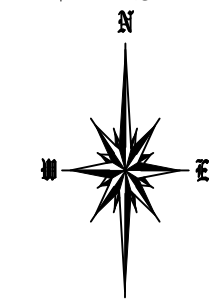
## SITE LANDSCAPE PLAN

1"=20'



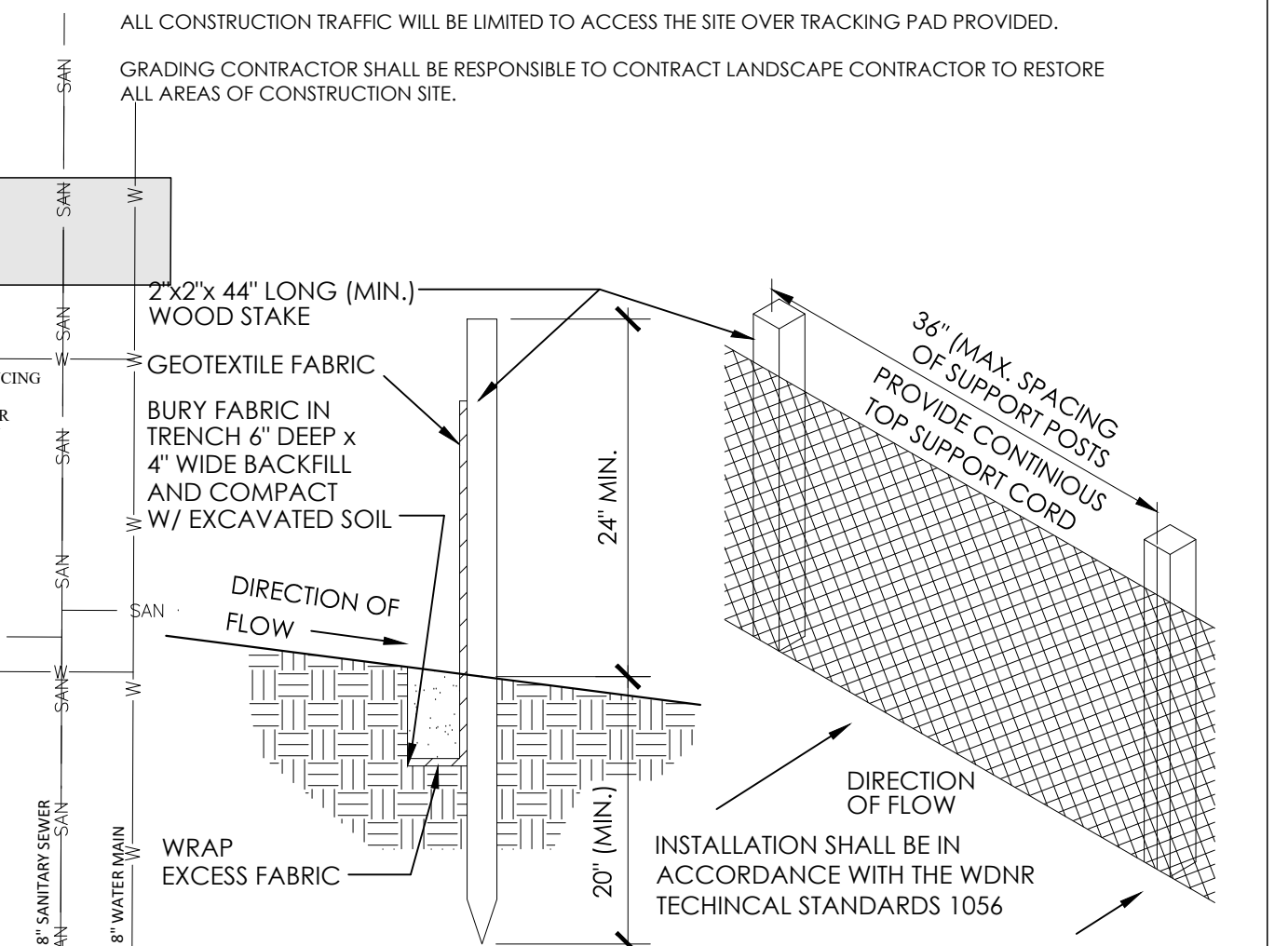
## SITE GRADING AND EROSION CONTROL PLAN

1"=20'



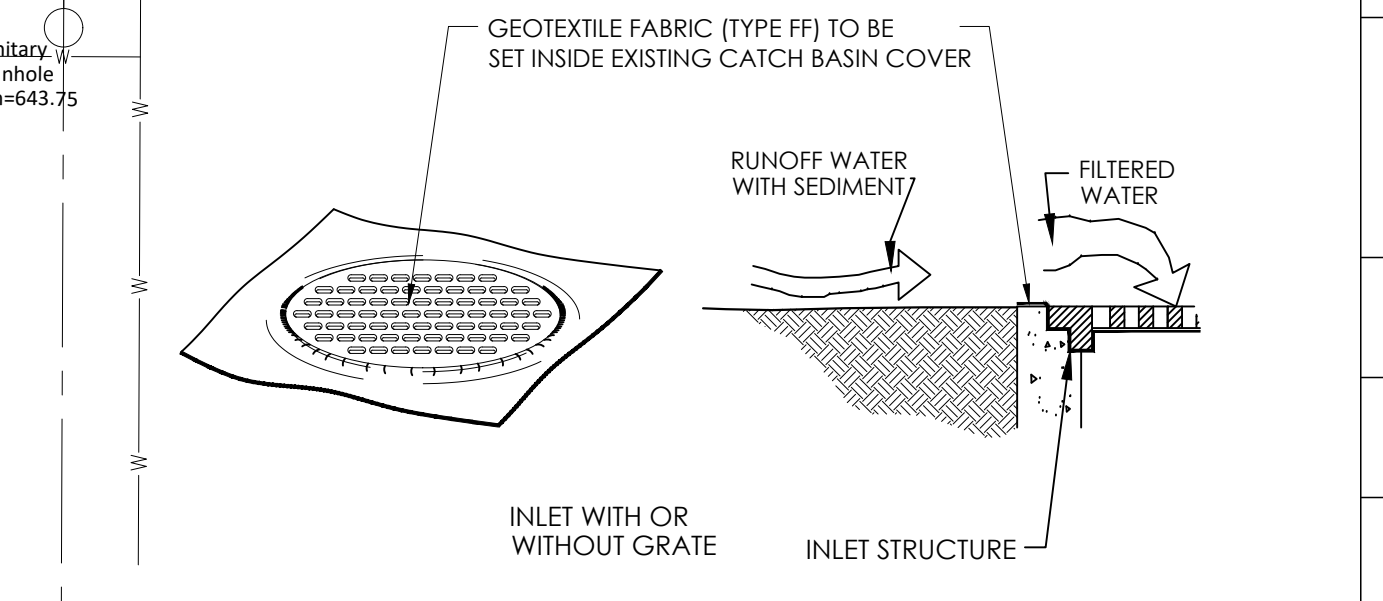
## SITE DEVELOPMENT AND EROSION CONTROL NOTES:

- KEEP A COPY OF THE CURRENT AND APPROVED EROSION CONTROL PLAN ON SITE THROUGHOUT THE DURATION OF THE PROJECT.  
 SELECTED EARTHWORK CONTRACTOR IS RESPONSIBLE FOR THE ROUTINE SITE INSPECTION AT LEAST ONCE EVERY 72 HOURS AND WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR GREATER. KEEP INSPECTION REPORTS ON SITE AND MAKE THEM AVAILABLE UPON REQUEST.  
 THE SELECTED EARTHWORK CONTRACTOR SHALL INSPECT AND MAINTAIN ALL INSTALLED EROSION CONTROL PRACTICES UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.  
 INSTALL PERIMETER EROSION CONTROLS AND STONE TRACKING PAD ENTRANCE PRIOR TO ANY LAND DISTURBANCE ACTIVITIES AND/OR SITE CLEARING/TOPSOIL STRIPPING. USE WDNR TECHNICAL STANDARD # 1057 FOR STONE TRACKING PADS.  
 STAGE CONSTRUCTION GRADING ACTIVITIES TO MINIMIZE THE CUMULATIVE EXPOSED AREAS (BARE GROUND). FOLLOW STEPS DEFINED WITHIN WDNR TECHNICAL STANDARD # 1067.  
 CONSTRUCTION OF THE STORM WATER BASIN SHOULD BE CONSTRUCTED BEFORE ANY OTHER LAND DISTURBANCE ACTIVITIES TAKE PLACE. UPON COMPLETION OF SITE STABILIZATION (PAVEMENT, TOPSOIL/GRASS) THE STORM WATER BASIN SHOULD BE CLEARED OUT AND BASIN BOTTOM RESTORED TO DESIGNED GRADE.  
 INSTALL AND MAINTAIN SILT FENCING PER WDNR TECHNICAL STANDARD # 1056 FOR SILT FENCING. REMOVE SEDIMENT FROM BEHIND SILT FENCING AND SEDIMENT BARRIERS BEFORE SEDIMENT REACHES A DEPTH THAT IS EQUAL TO ONE-HALF OF THE FENCE AND/OR BARRIER HEIGHT.  
 SELECTED EARTHWORK CONTRACTOR IS RESPONSIBLE TO REPAIR ALL BREAKS AND/OR GAPS IN THE SILT FENCE IMMEDIATELY.  
 EARTHWORK CONTRACTOR TO STABILIZE ALL DISTURBED AREAS THAT WILL REMAIN INACTIVE FOR MORE THAN 14 DAYS. BETWEEN SEPTEMBER AND OCTOBER 15, STABILIZE WITH MULCH, TACKIFIER AND A PERENNIAL SEED MIX WITH WINTER WHEAT, ANNUAL OATS OR ANNUAL RYE AS APPROPRIATE FOR THE REGION AND SOIL TYPE. AFTER OCTOBER 15 STABILIZE WITH A POLYMER AND DORMANT SEED MIX AS APPROPRIATE FOR THE REGION AND SOIL TYPE.  
 EARTHWORK CONTRACTOR TO SWEEP/CLEAN UP ALL SEDIMENTATION/TRASH THAT MAY MOVE OFFSITE DUE TO CONSTRUCTION ACTIVITY OR STORM EVENTS BEFORE THE END OF THE SAME WORKDAY.  
 PROPERLY DISPOSE OF ALL WASTE AND UNUSED BUILDING MATERIALS AND DO NOT ALLOW THESE ITEMS TO BE CARRIED BY RUNOFF INTO THE EXISTING STORM WATER BASIN.  
 SELECTED EARTHWORK CONTRACTOR WILL BE RESPONSIBLE TO INSTALL ANY/ALL ADDITIONAL EROSION CONTROL AND SEDIMENT CONTROL MEASURES DEEMED NECESSARY BY SHEBOYGAN COUNTY AND/OR THE OWNER'S REPRESENTATIVE.  
 ALL DISTURBED AREAS SHALL BE TOPSOILED (4" MIN.), FERTILIZED, SEEDED AND MULCHED.  
 THE SEED MIXTURE SHALL BE WIS DOT MIXTURE #10 APPLIED AT A RATE OF 3 POUNDS/1,000 SQUARE FEET.  
 ALL EROSION CONTROL DEVICES SHOWN HEREIN WILL BE MAINTAINED UNTIL AT LEAST 80% OF THE DISTURBED AREA OF THE SITE HAS BEEN STABILIZED. ANY DISTURBED AREAS AND STOCKPILES LEFT INACTIVE FOR SEVEN DAYS SHALL BE TEMPORARILY SEEDED AND MULCHED.  
 ALL CONSTRUCTION TRAFFIC WILL BE LIMITED TO ACCESS THE SITE OVER TRACKING PAD PROVIDED.  
 GRADING CONTRACTOR SHALL BE RESPONSIBLE TO CONTRACT LANDSCAPE CONTRACTOR TO RESTORE ALL AREAS OF CONSTRUCTION SITE.



## SILT FENCE SECTION & DETAIL

FABRIC SHALL BE REPLACED AT THE ENGINEERS DISCRETION.  
 WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.



## INLET PROTECTION DETAIL

REVISIONS	NO.	DATE
REVISED BUILDING FOOTPRINT SQUARE FOOTAGE FROM 8,060 SQ. FT. TO 7,864 SQ. FT. SINGLE DRIVEWAY APPROX ON NORTH 15TH STREET		MARCH 17, 2022
REVISED DUMPSTER ENCLOSURE		JUNE 1, 2022
ADDED NEWSEWER AND WATER LATERALS AND CONDING		JULY 12, 2022
ADDED DOWNPOUT 5TH. CHANGED PAVEMENT TO CONCRETE SLABS		AUGUST 15, 2023
REVISED DUMPSTER DETAILS, CHANGE CURBOUTTER		AUGUST 21, 2023
REDUCED BUILDING FOOTPRINT TO 4,845 SQ. FT. / REDUCED PARKING FROM (20) TO (16) SPACES		JULY 2, 2024

Issue Dates	Revision	Date
PROPOSED C-STORE		
2206 NORTH 15th STREET		
Sheboygan, Wisconsin 53082		

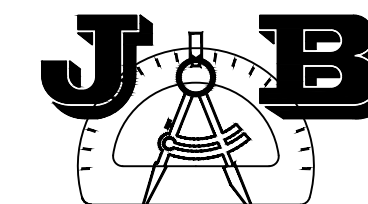
SHEET TITLE	DATE
SITE GRADING AND EROSION CONTROL PLAN	JANUARY 25, 2022
DRAWN BY	PROJECT NO.
J.A.B.	2021-45
CHECKED BY	SHEET NO.
	C102



CALL DIGGERS' HOTLINE  
1-800-242-8511

TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND BEFORE YOU DIG.  
WISCONSIN STATUTE 182.0715 REQUIRES MIN. OF 3 WORK DAYS NOTICE  
BEFORE YOU EXCAVATE.

NOTE:  
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THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL UTILITIES 72 HOURS  
PRIOR TO CONSTRUCTION TO DETERMINE THE EXACT LOCATION OF ALL  
FACILITIES AND TO PROVIDE ADEQUATE PROTECTION DURING THE COURSE  
OF THE PROJECT. THE CONTRACTOR IS ALSO RESPONSIBLE FOR REPAIR OF  
ALL DAMAGED UTILITIES DURING CONSTRUCTION TO THE SATISFACTION OF  
UTILITY OWNER(S).



SITE DESIGN AND ENGINEERING, LLC

PO BOX 1067  
WOODRUFF, WISCONSIN 54568  
(920) 207-8977  
jbronoski@jbsitedesign.net

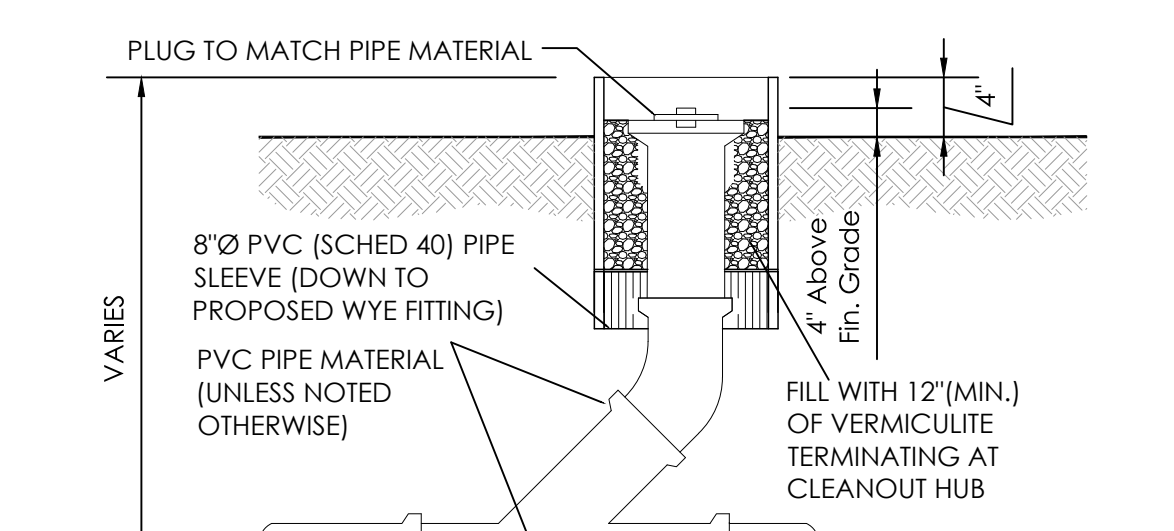


1202A NORTH 8TH STREET  
SHEBOYGAN, WISCONSIN 53082

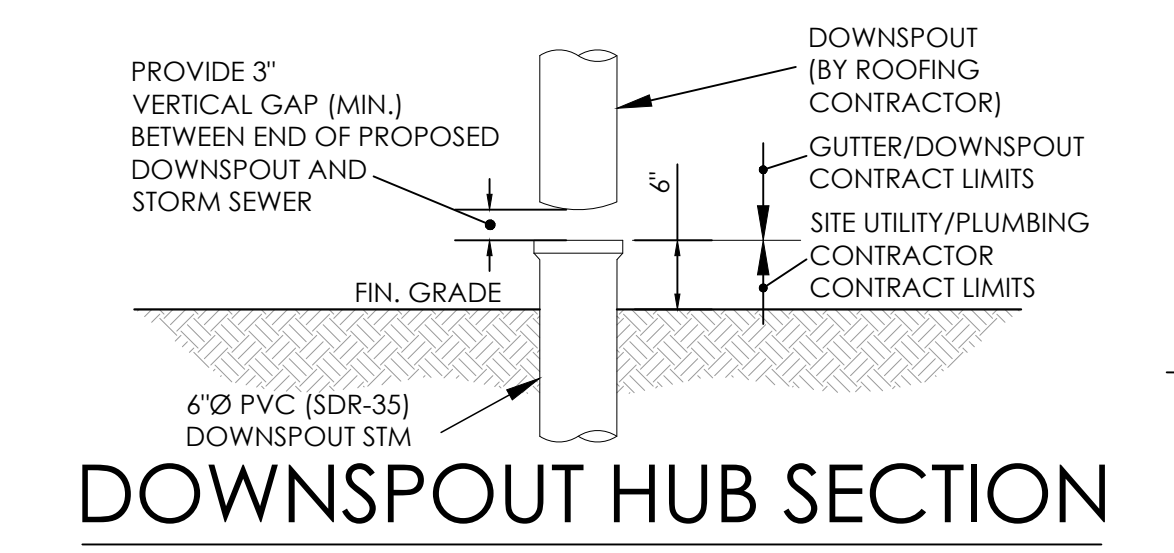
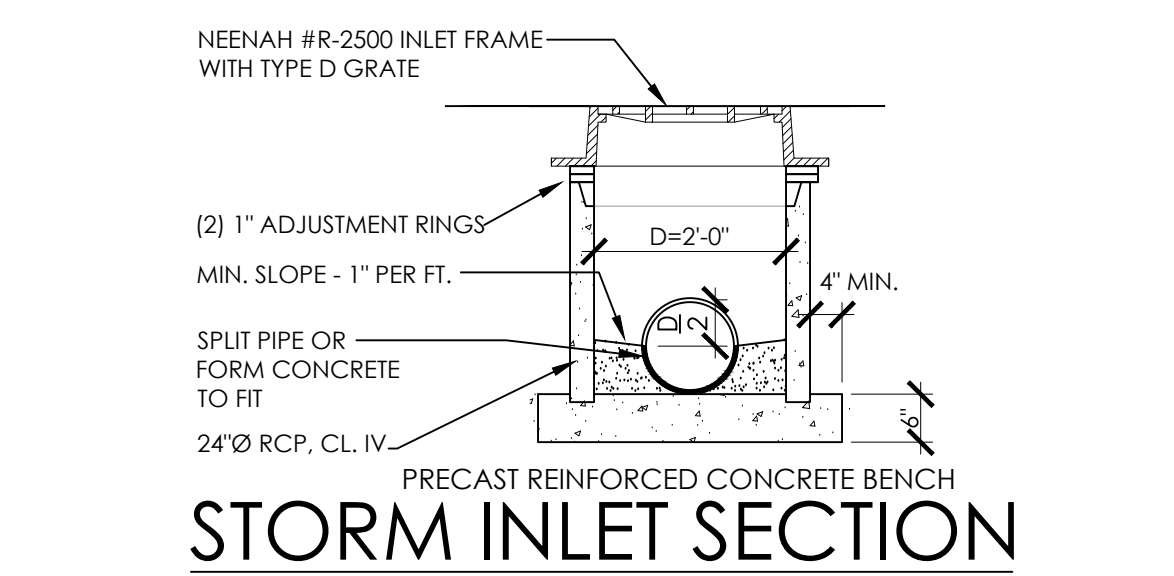
NO.	REVISIONS	DATE
	REVISED BUILDING FOOTPRINT, SQUARE FOOTAGE FROM 8,060 SQ. FT. TO 7,864 SQ. FT., SINGLE DRIVEWAY APRON ON NORTH 15TH STREET	MARCH 17, 2022
	REVISED DUMPSTER ENCLOSURE	JUNE 1, 2022
	ADDED NEW SEWER AND WATER LATERALS AND CONCRETE STOP ON WEST SIDE OF BUILDING	JULY 12, 2022
	ADDED DOWNSPOUT STM, CHANGED PAVEMENT TO CONCRETE SLABS	AUGUST 15, 2023
	REVISED DUMPSTER DETAILS, CHANGE CURB/GUTTER	AUGUST 21, 2023
	REDUCED BUILDING FOOTPRINT TO 4,845 SQ. FT., REDUCED PARKING FROM (20) TO (16) SPACES	JULY 2, 2024

**Issue Dates**

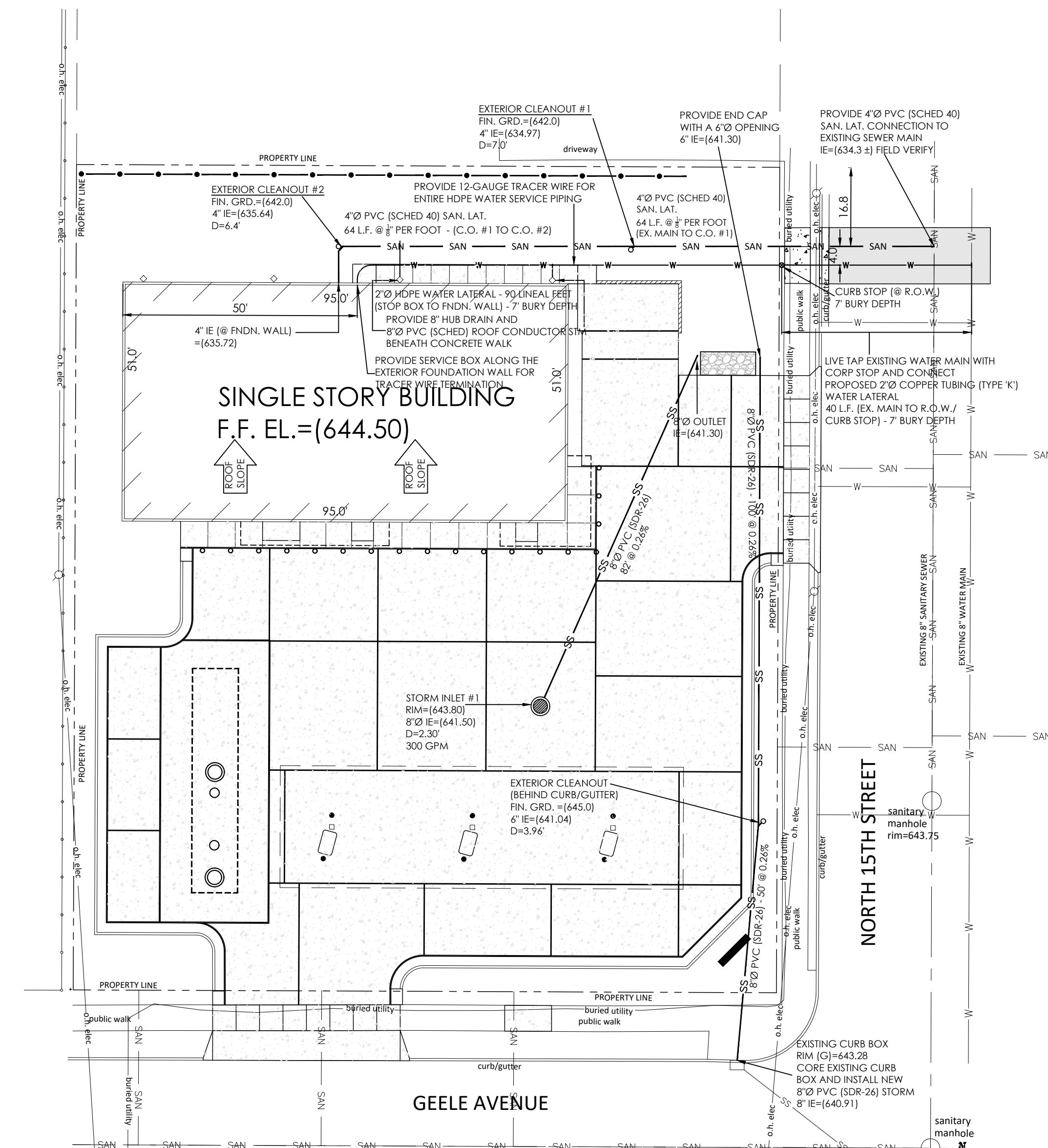
Revision Date



**EXTERIOR CLEANOUT SECTION**  
(@ LOCATIONS WITHIN TURF AREAS)



**DOWNSPOUT HUB SECTION**

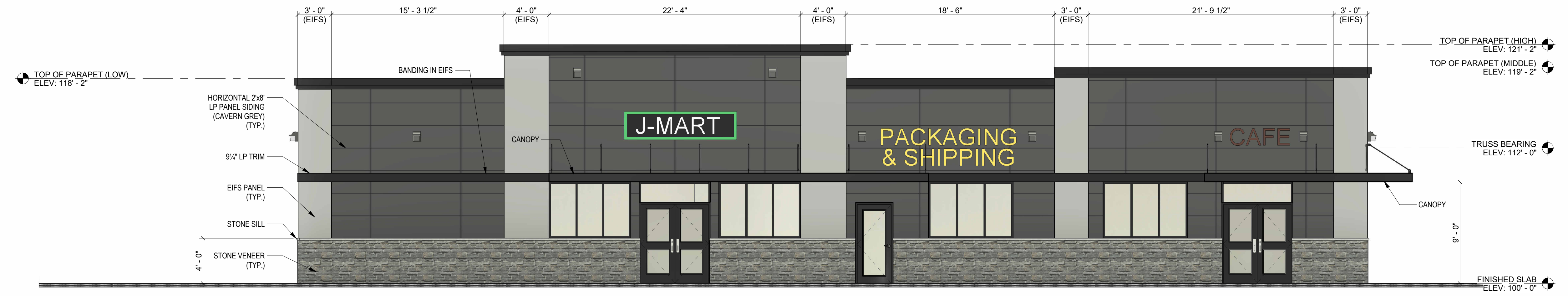


**SITE UTILITY PLAN**

1"=20'

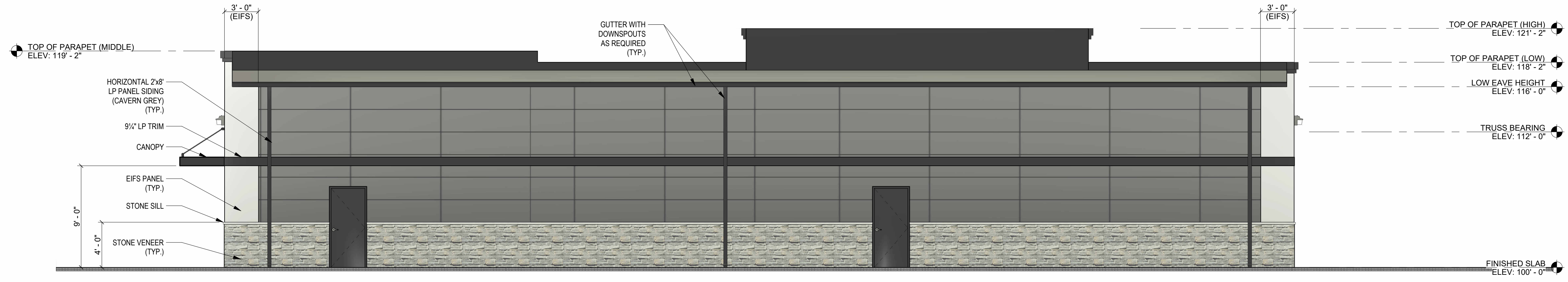
**PROPOSED C-STORE**  
2206 NORTH 15th STREET  
Sheboygan, Wisconsin 53082

<b>SHEET TITLE</b>	SITE UTILITY PLAN SITE UTILITY DETAILS
<b>DRAWN BY</b>	J.A.B.
<b>CHECKED BY</b>	
<b>DATE</b>	JANUARY 25, 2022
<b>PROJECT NO.</b>	2021-45
<b>SHEET NO.</b>	<b>C103</b>

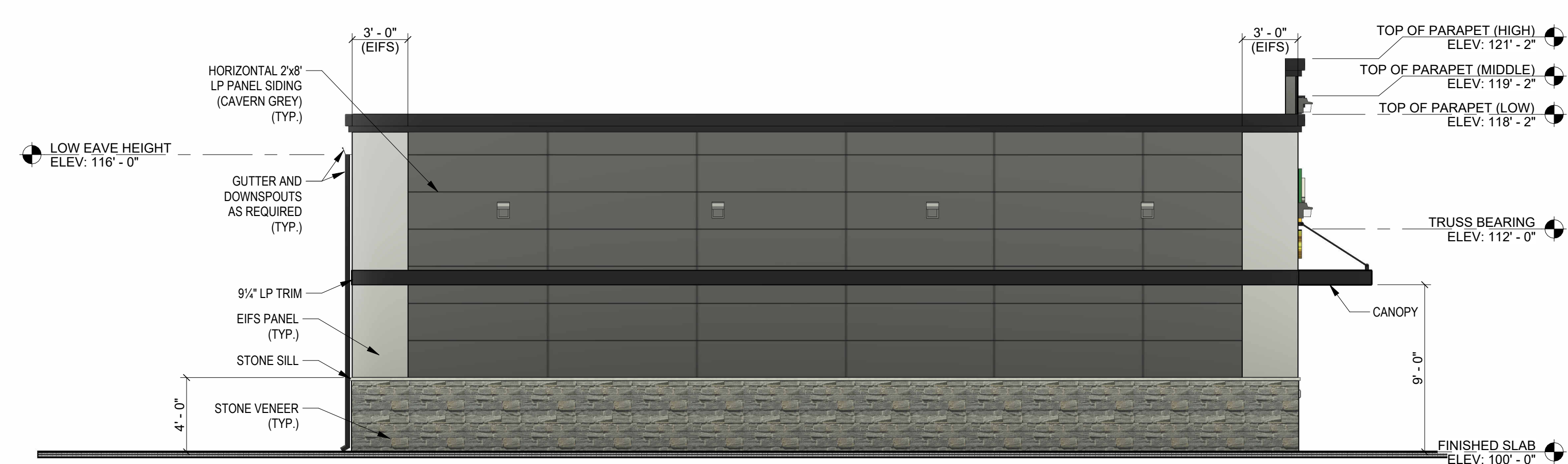


**NOTE:**  
DIMENSIONS SHOWN ARE BASED ON  
1 1/2" EIFS WITH 1/2" SETBACK FROM  
FACE OF MASONRY VENEER.

**SOUTH ELEVATION**  
SCALE: 3/16" = 1'-0"



**NORTH ELEVATION**  
SCALE: 3/16" = 1'-0"



**WEST ELEVATION**  
SCALE: 3/16" = 1'-0"



**EAST ELEVATION**  
SCALE: 3/16" = 1'-0"

ISSUE NO	REVISIONS	ISSUE DATE
1	REVISED PREVIOUSLY APPROVED PLAN	07-01-2024

PROPOSED BUILDING FOR:  
**J-MART**  
**SHEBOYGAN**  
2206 N. 15TH STREET  
SHEBOYGAN, WI 53083

Project number 21253  
Date MARCH 22, 2024  
Drawn by A. WOLF  
Checked by C. DUESCHER

**A2.0**

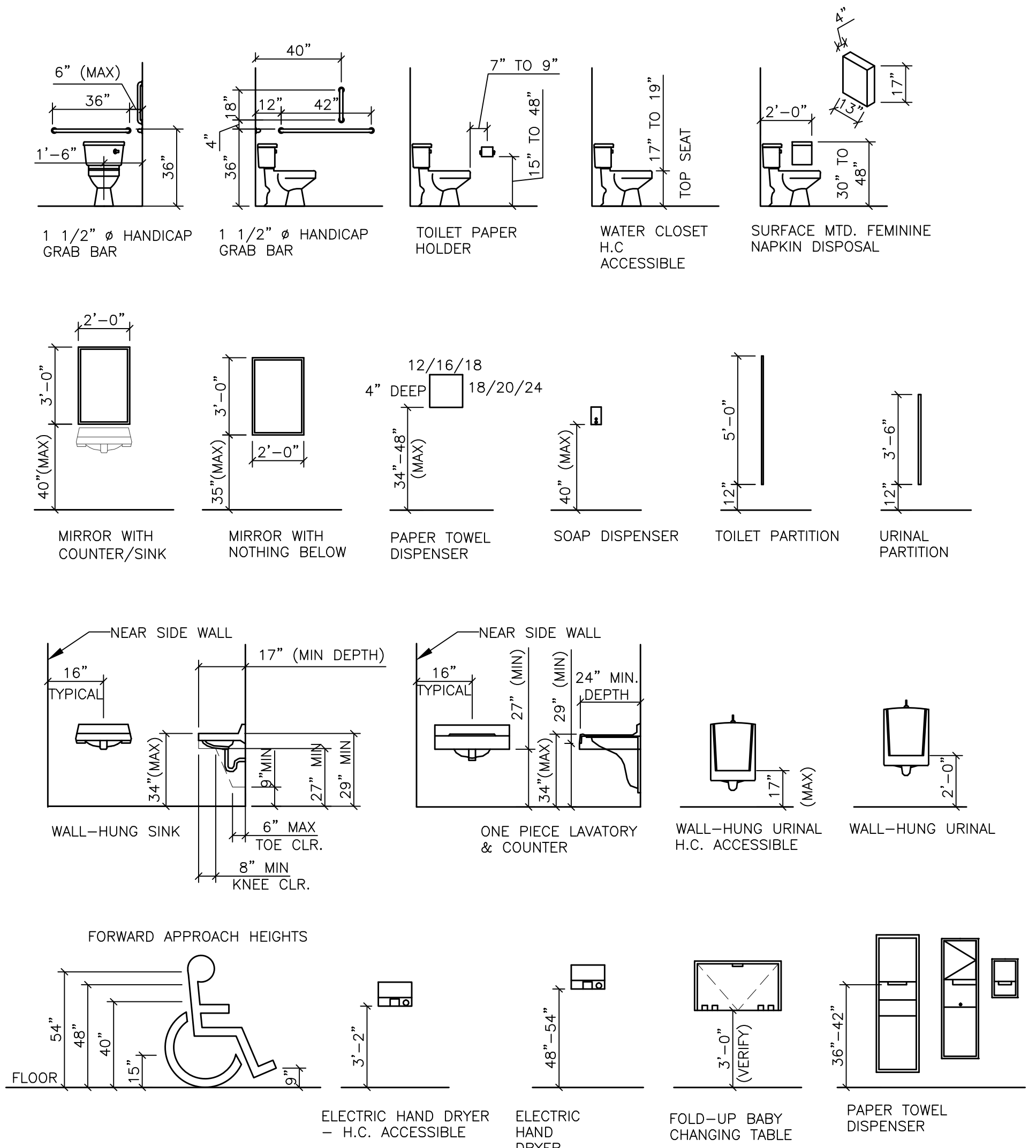


ISSUE NO	REVISED PREVIOUSLY APPROVED PLAN	REVISIONS	ISSUE DATE
1			07-01-2024

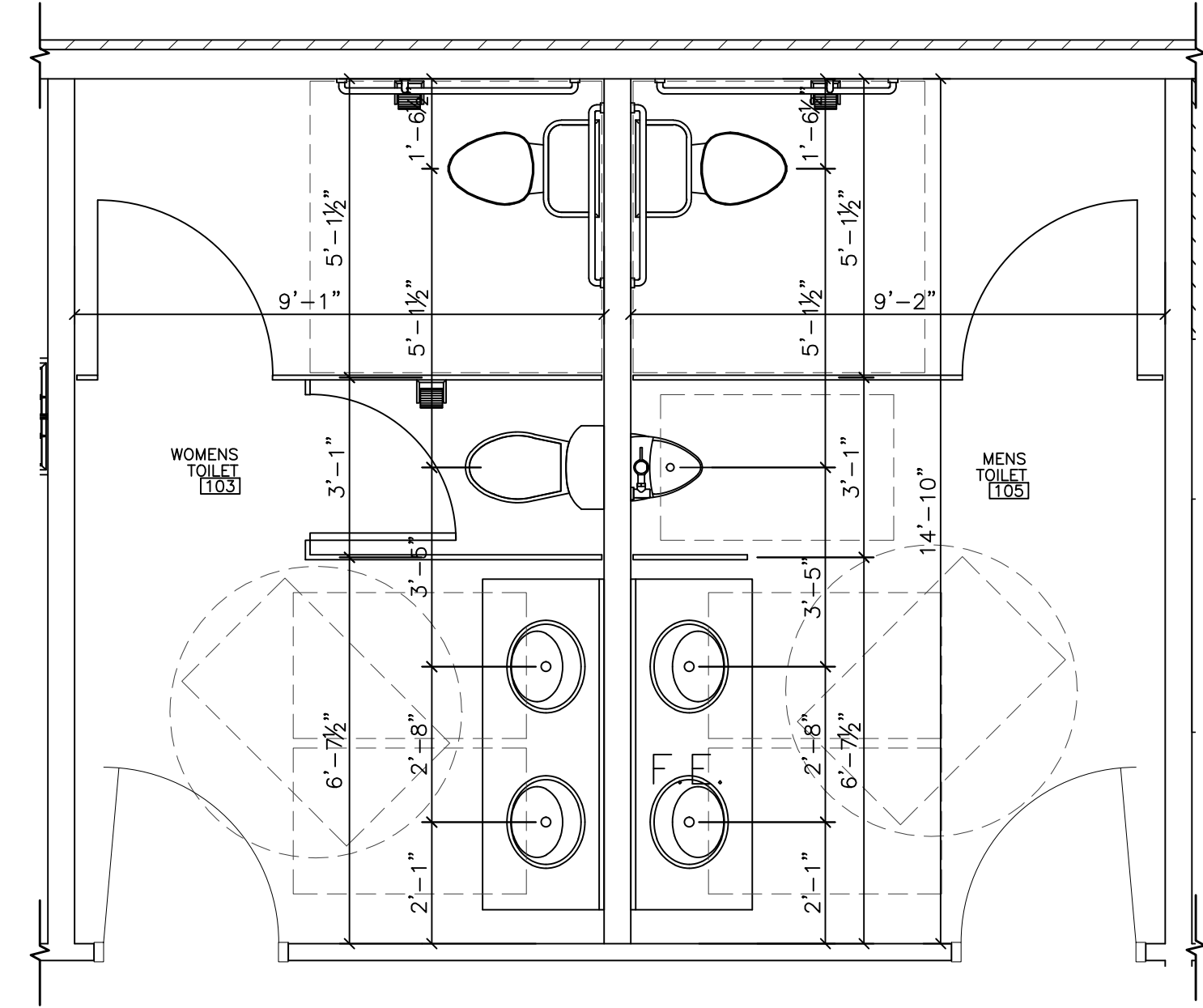
PROPOSED BUILDING FOR:  
**J-MART**  
**SHEBOYGAN**  
 2206 N. 15TH STREET  
 SHEBOYGAN, WI 53083

Project number: 21253  
 Date: MARCH 22, 2024  
 Drawn by: A. WOLF  
 Checked by: C. DUESCHER

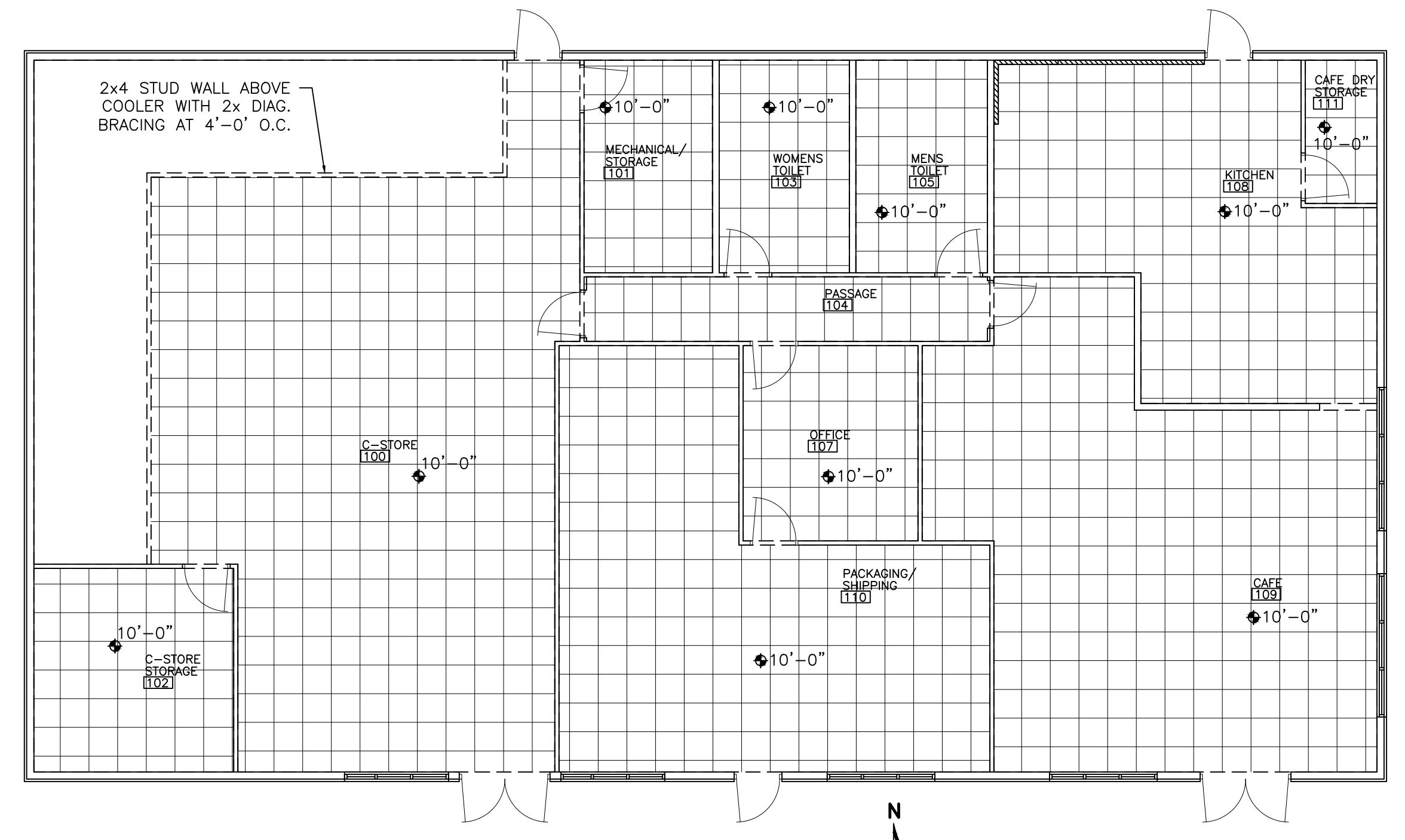
**A1.1**



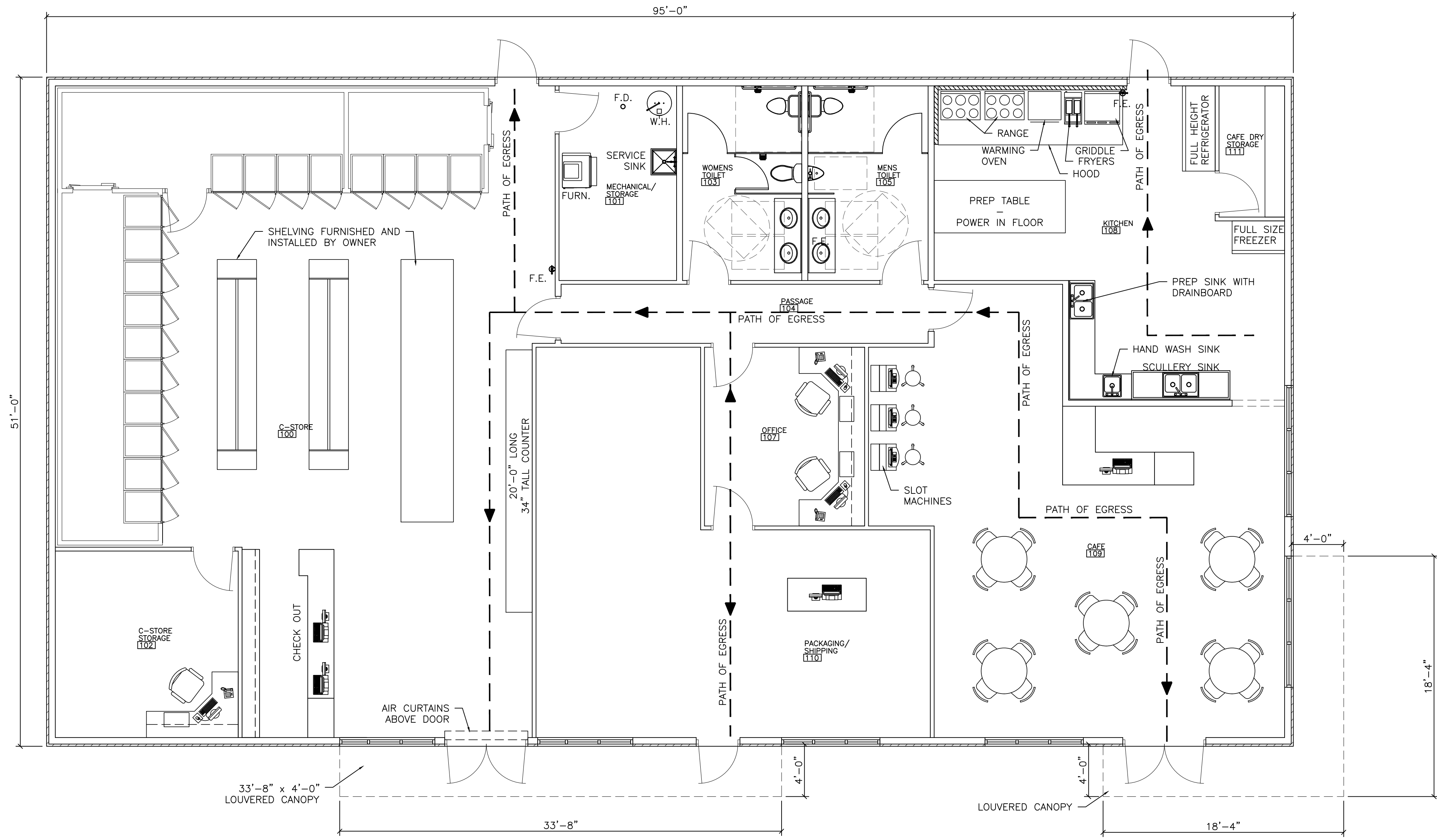
NOTE: STANDARDS SHOWN ARE PER ANSI A117.1  
**TYP. TOILET ROOM ACCESSORIES**  
 SCALE: 1/4"=1'-0"



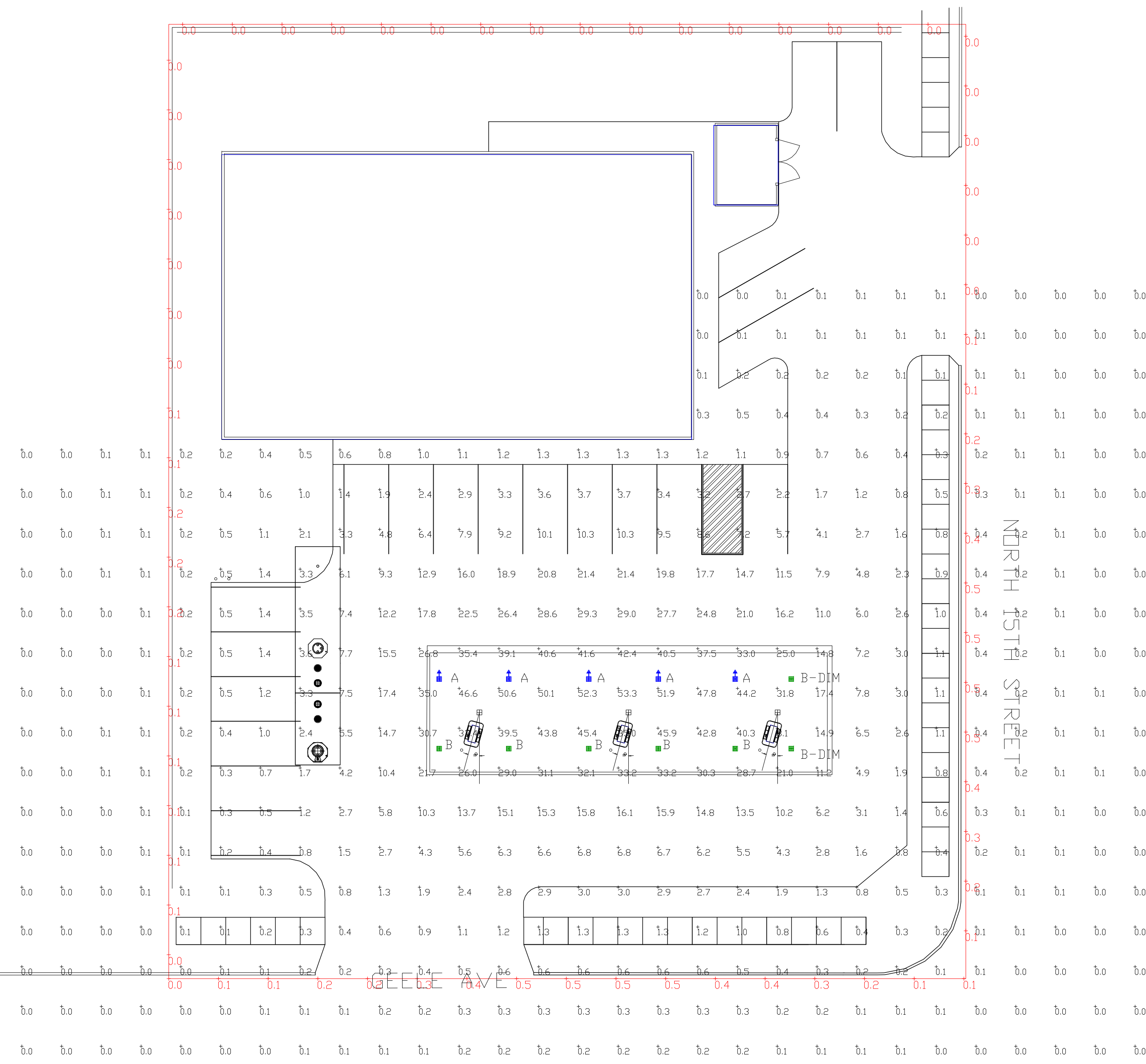
**ENLARGED RESTROOM PLAN**  
 SCALE: 3/8"=1'-0"



**REFLECTED CEILING PLAN**  
 SCALE: 1/8"=1'-0"



**FURNITURE, FIXTURES, AND EQUIPMENT PLAN**  
 SCALE: 3/16"=1'-0"



Luminaire Schedule										
Symbol	Qty	Label	Arrangement	Description	LLD	LDD	LLF	Arr. Lum. Lumens	Arr. Watts	
	5	A	SINGLE	SCV-LED-23L-SCFT-50 MTD @ 15'	1.000	1.000	1.000	23101	188	
	5	B	SINGLE	SCV-LED-10L-SC-50 MTD@15'	1.000	1.000	1.000	10317	67	
	2	B-DIM	SINGLE	SCV-LED-10L-SC-50 MTD@15' DIMMED 60%	1.000	1.000	0.400	10317	67	

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ALL CALC POINTS	Illuminance	Fc	5.17	53.3	0.0	N.A.	N.A.
CALCS AT EDGE OF PROPERTY	Illuminance	Fc	0.15	0.5	0.0	N.A.	N.A.
CANOPY	Illuminance	Fc	35.52	53.3	8.1	4.39	6.58

PHOTOMETRIC EVALUATION  
NOT FOR CONSTRUCTION

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine the applicability of the layout to existing or future field conditions.

This lighting plan represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with The Illuminating Engineering Society (IES) approved methods. Actual performance of any manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in lamps/LED's and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping, or any other architectural elements unless noted. Fixture nomenclature noted does not include mounting hardware or poles. This drawing is for photometric evaluation purposes only and should not be used as a construction document or as a final document for ordering product.

Total Project Watts  
Total Watts = 1409




100% ALLIANCE W/ CONTRACTORS SINCE 1982  
 700-288-1111 • FAX 700-288-1112

LIGHTING PROPOSAL LD-155652-1A

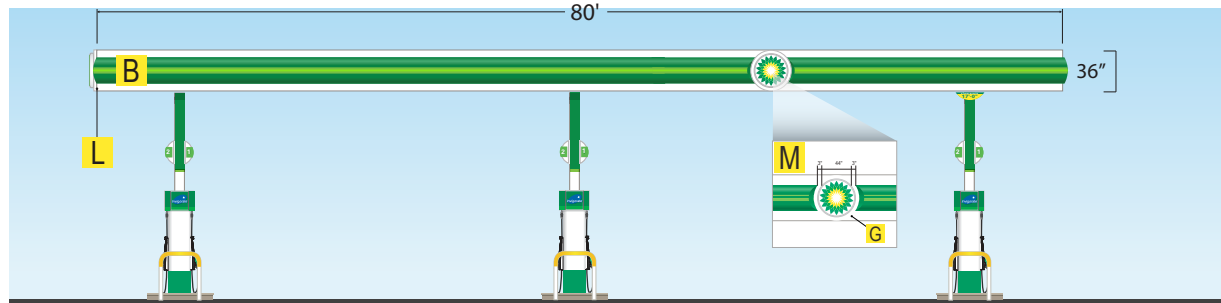
J-MART  
 2205 N 15th STREET  
 SHEBOYGAN, WI

BY:ANK	DATE:04-05-22	REV:4/8/22	SHEET 1 OF 1
--------	---------------	------------	--------------

SCALE: 1"=16'

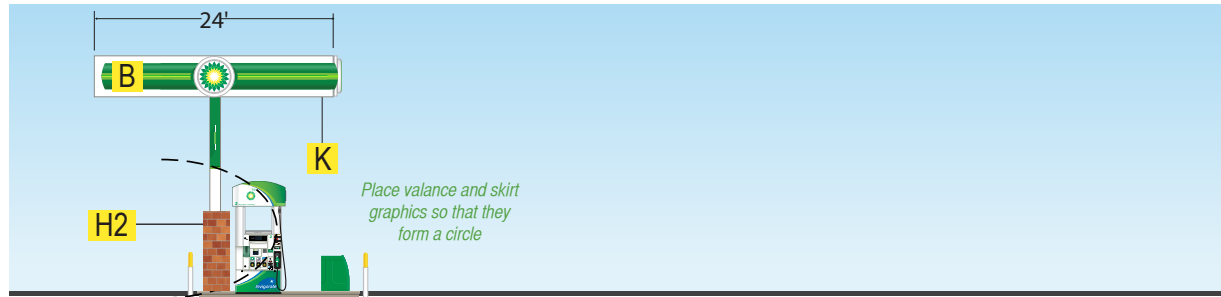
NO IMAGE AVAILABLE  
(NEW CANOPY)

Front Elevation



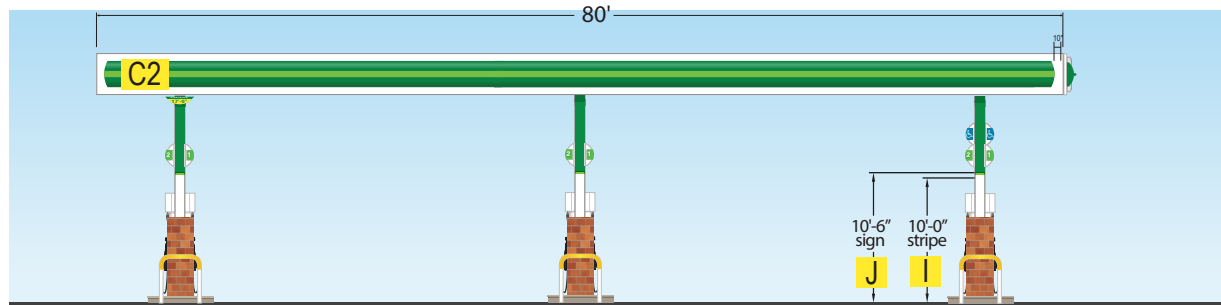
NO IMAGE AVAILABLE  
(NEW CANOPY)

Left Elevation



NO IMAGE AVAILABLE  
(NEW CANOPY)

Back Elevation



NO IMAGE AVAILABLE  
(NEW CANOPY)

Right Elevation



See Site Notes page for specific paint codes and conta  
\*REMOVE ALL EXISTING SIGNAGE\*

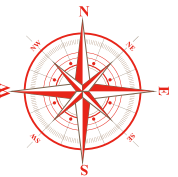
Item 6.

- B**  Install Dimensional Bullnose Fascia With Light Bar
- C1**  Install Dimensional Bullnose Fascia With No Light Bar
- C2**  Install BGB Flat ACM With Decal Applied With No Light Bar
- D**  Install New White ACM
  - Jobber Supplied
  - Federal Heath Supplied
- E**  Paint Existing Flat ACM White
  - Install Bullnose Decal
  - Leave White
- F**  Install Helios With Arc Kit
  - 39" Helios
  - 30" Helios (restricted P&Z only)
  - 44" Helios
  - 36" Helios (restricted P&Z only)
- G**  Install Helios Without Arc Kit
  - 39" Helios
  - 30" Helios (restricted P&Z only)
  - 44" Helios
  - 36" Helios (restricted P&Z only)
- H1**  Paint Canopy Columns White/BP Green, & Install Column Decal  
(Per Standards Shown on Note Page)
- H2**  Image As Shown In Concepts
- I**  Install Flag Signs 10'6" From The Ground
- J**  Apply BP Light Green Stripe 10'0" From The Ground
- K**  Canopy Deck To Be BP White
- L**  Canopy Corners:  Are 90°  Are NOT 90°
- M**  Canopy Detail (Full Canopy Detail Page After Elevation)

NOTES:

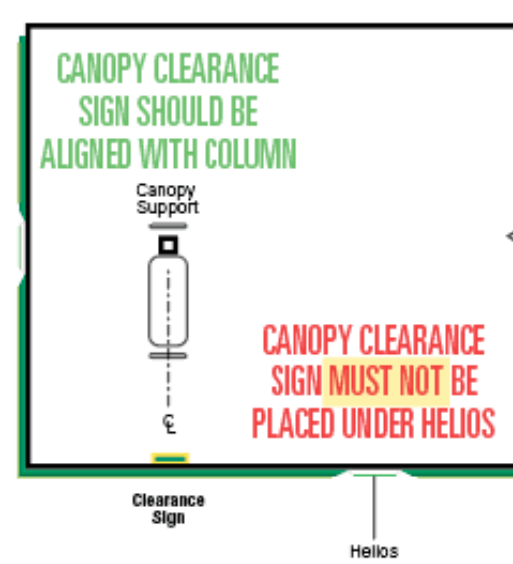
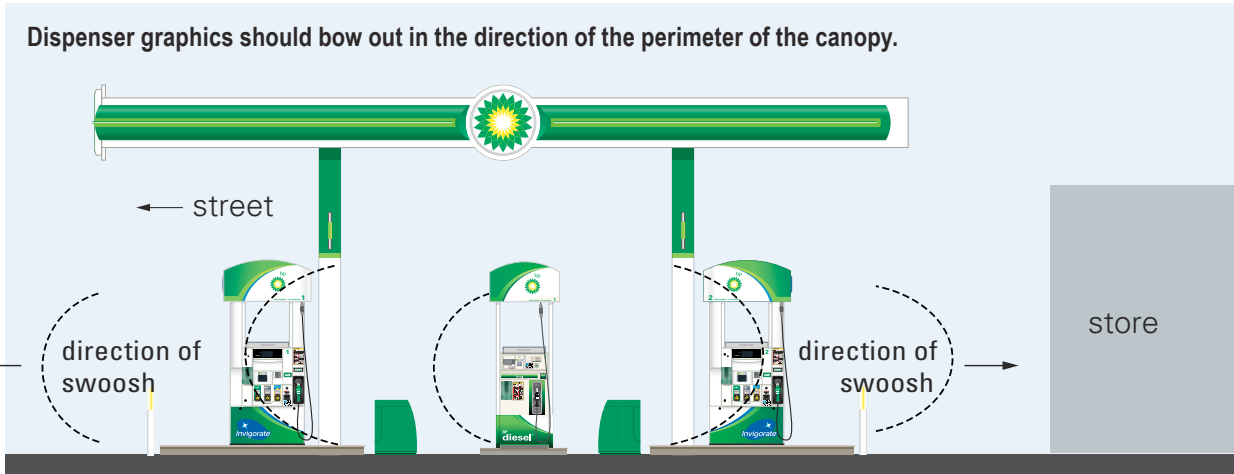
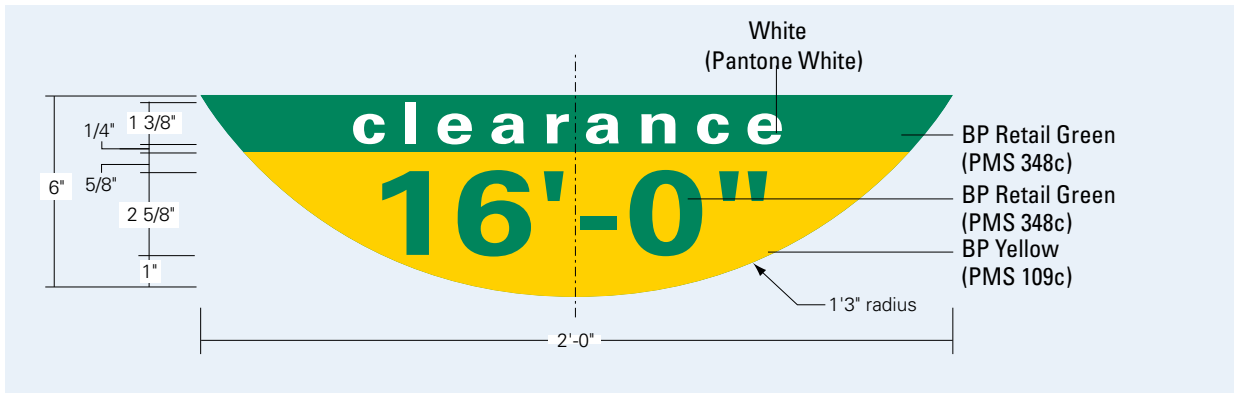
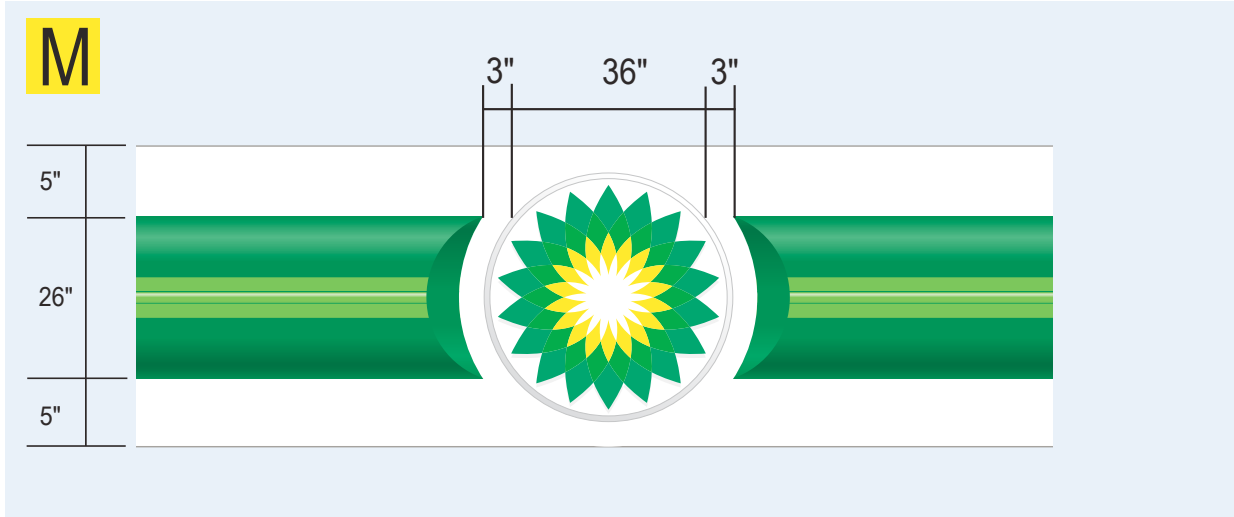
For a two tier fascia, please remove all layers of fascia and take it back to the deck. Then build the fascia height to 36".

MAP:

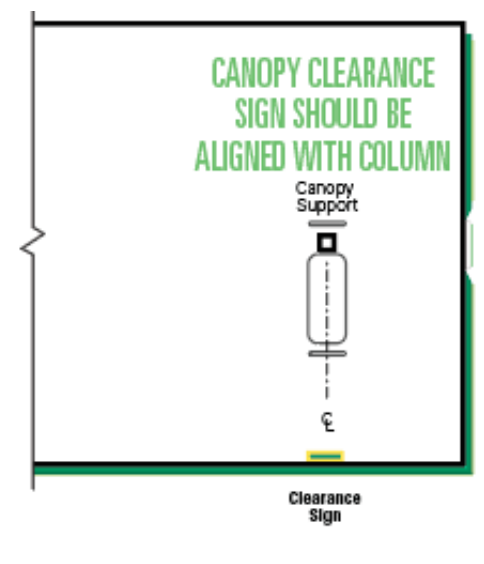


Signoff indicates that the above product has been permitted with any municipalities involved. By signing this document, the product will be manufactured to these specifications.

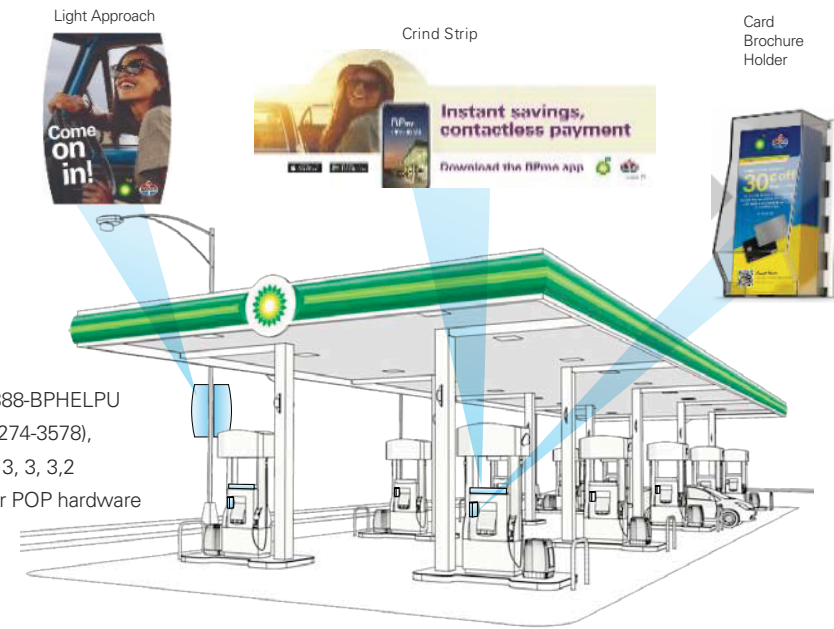
Approved By: \_\_\_\_\_



C. plan view - site location - Option 1



D. plan view - site location - Option 2





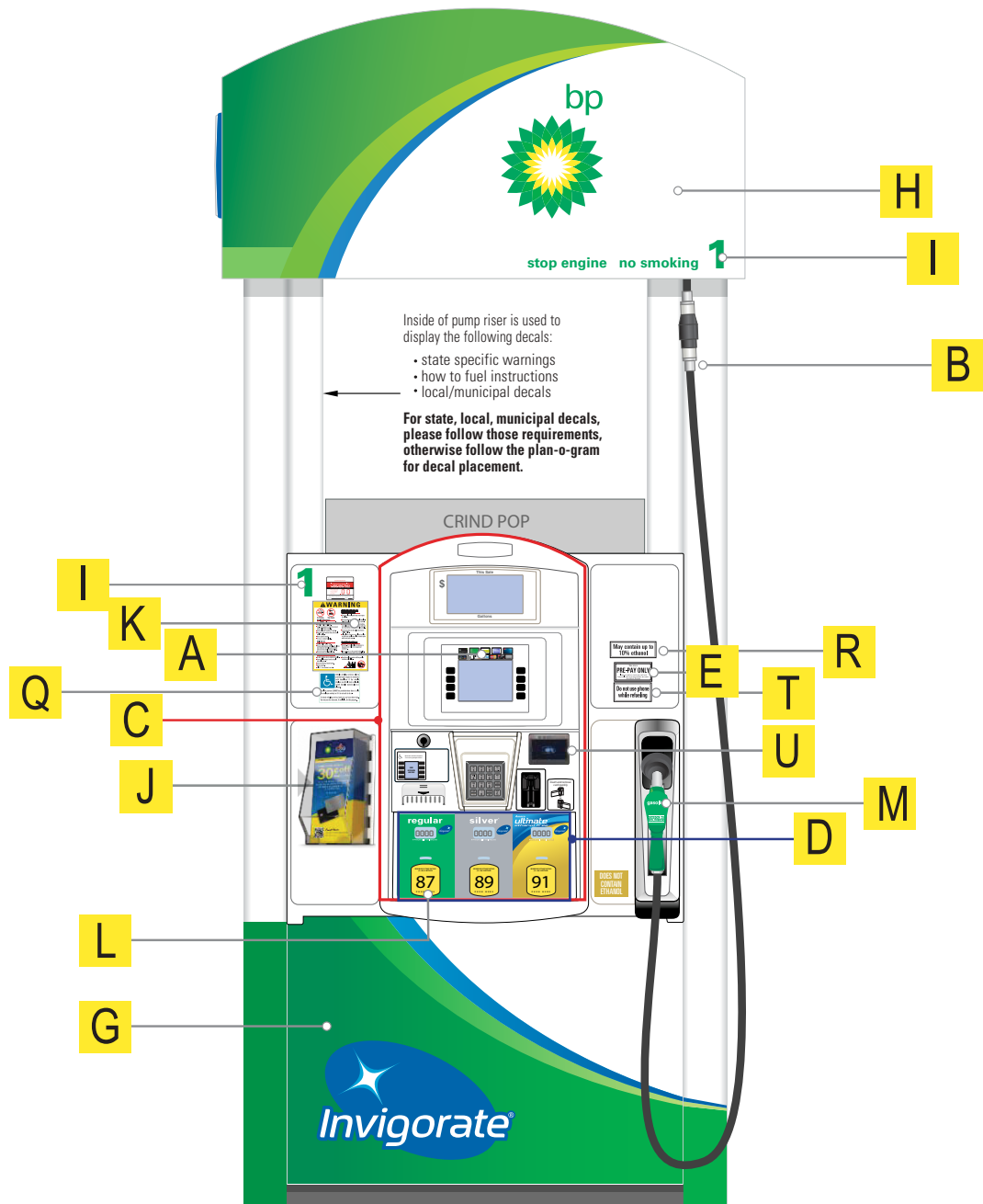
Unless prior approval has been given by the BP Image Manager: The decals shown in this rendering are the only decals approved by BP. The failure to remove existing decals, or the installation of any additional decals will be considered non-compliant with BP Brand Standards.

Item 6.

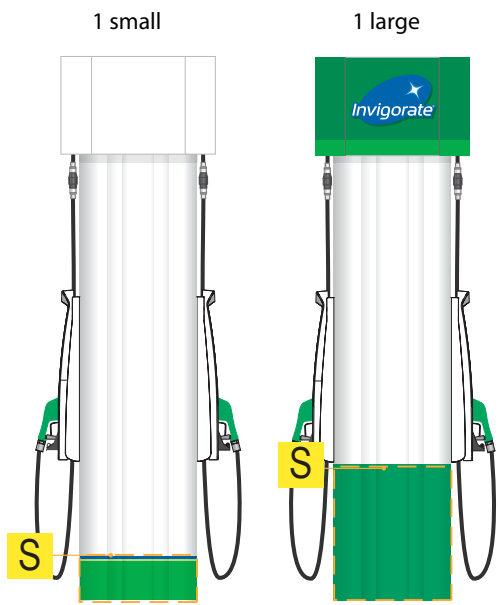
\*REMOVE ALL UNAPPROVED SIGNAGE FROM DISPENSERS\*

See Site Notes Page For Specific Paint Codes And Contact Info.

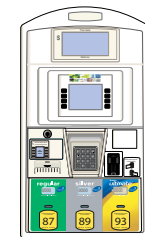
- Crind Hardware
- Inverted Pump Sign Hardware (NY & NJ ONLY)
- A**  Install BP Credit Card Acceptance Decal
- B**  Install BP White Dispenser Riser Panel Overlay
- C**  Panel Surrounding Electronics Must Be One Of The Following Colors And/or Any Combination Of BP White, Grey, Beige And/or Black. Blue And Red Are Not Approved Amoco Colors.
  - Current electronic panel meets BP Standards
  - Current electronic panel DOES NOT meet BP standards
- D**  Apply BP Branded Grade Decals
- E**  Apply Please Prepay First Decal
- F**  Install "This Is Not A BP Product" Decal
- G**  Install BP Pump Appropriate Skirt
  - Install BP Branded Skirt (as shown)  Install BP Un-Branded Skirt (as shown)
- H**  Install Spec Valance (as shown)
- I**  Apply Pump Numbers (Decal supplied should have BP Green number with clear background)
- J**  Install Rewards Brochure Holder
- K**  Apply Regulatory Graphic Provided By BP (Additional graphics may be required by your state.)
- L**  Install Applicable Octane Decals
- M**  Install Correct Nozzle Covers (See Forecourt Notes Page)
- N**  Install Nozzle Surround For BP Branded Diesel
- O**  Install BP Branded Diesel Actuator Button
- P**  Apply Vertical Grade Decal For BP Branded Diesel
- Q**  Apply Handicap Decal
- R**  Apply 10% Ethanol Decal (As required by code)
- S**  Apply Riser Decal
- T**  Do Not Use Phone While Fueling Decal
- U**  Tap To Pay Interface



Riser Decals Come In A Set

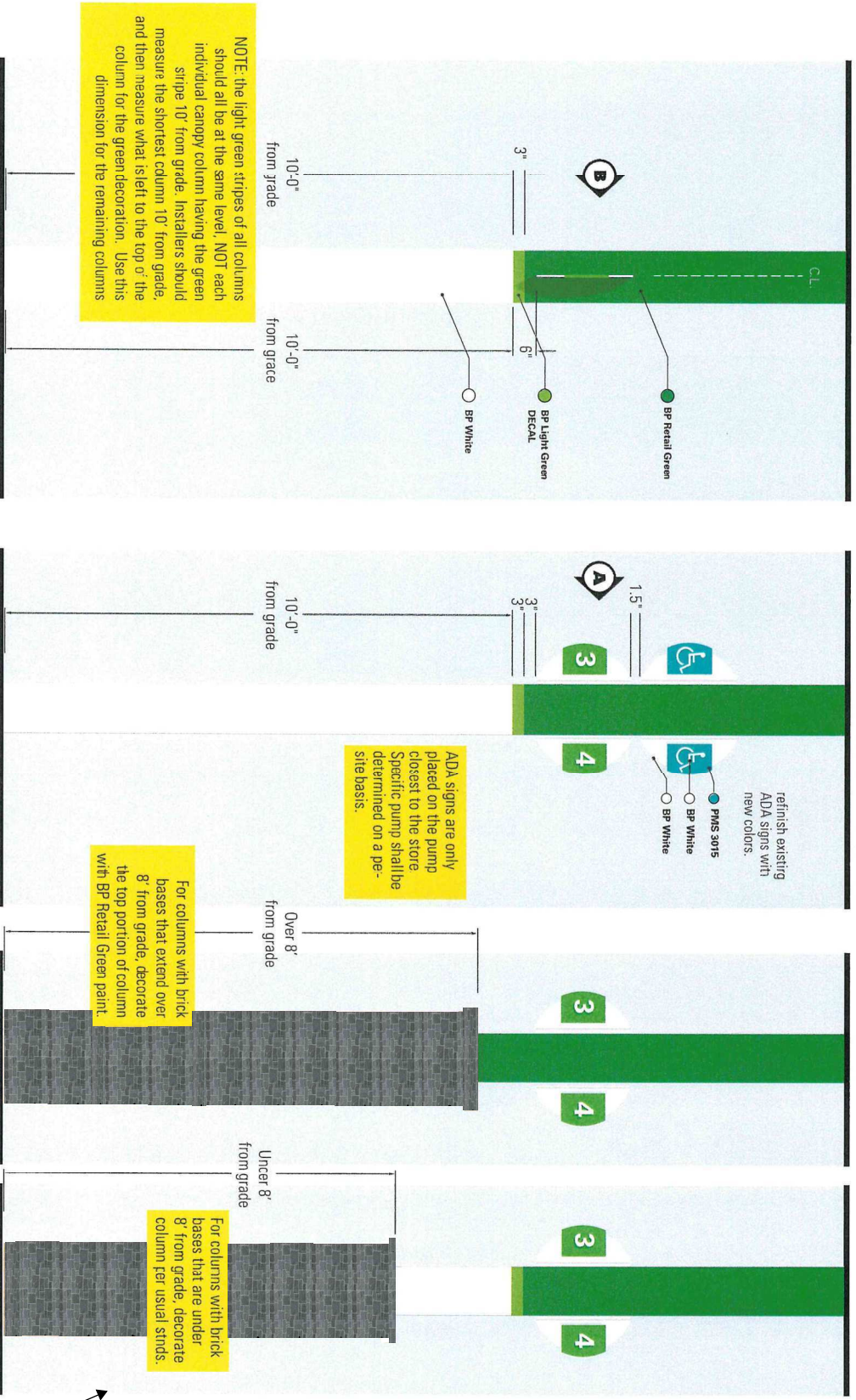


Notes



- THESE FILLER PANELS WILL NEED TO BE PURCHASED THROUGH THE DISPENSER MANUFACTURER, GILBARCO. BP PARTS WILL NOT PROVIDE THIS ON THE ESTIMATE.
- THIS IS ONLY NEEDED IF YOU ARE REIMAGING AN EXISTING DISPENSER AND THIS AREA IS AN UNAPPROVED DISPENSER COLOR (RED OR BLUE).

# Column Decoration



**A** Side Elevation - Painted Column  
SCALE: NTS

**B** Front Elevation - Painted Column  
SCALE: NTS

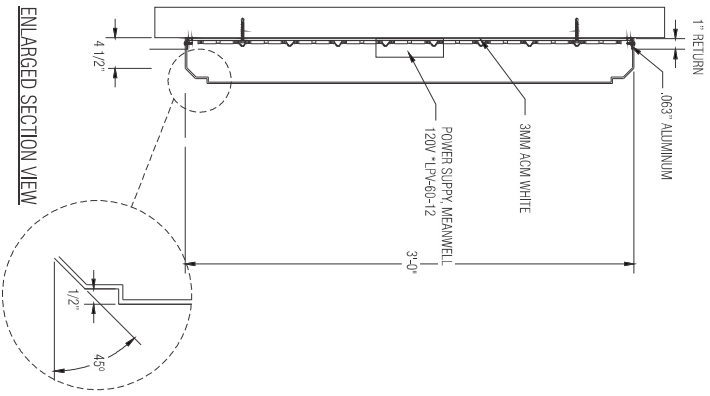
**C** Front Elevation - Painted Column with Brick Bases  
SCALE: NTS

**31**

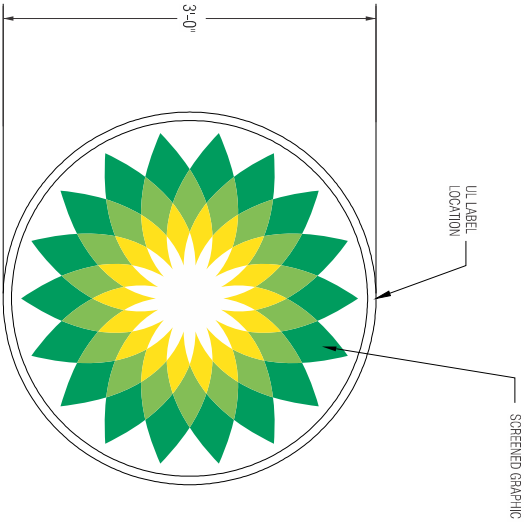
Masonry Column wraps to match building wainscot materials, 8'-0" above grade to match dumpster enclosure



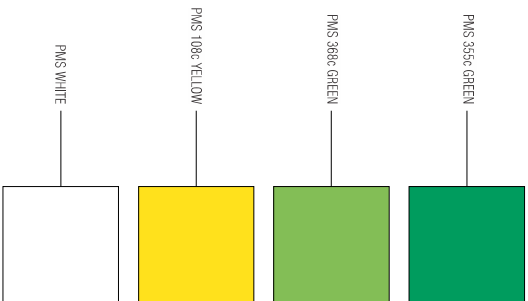
NIGHT TIME VIEW



BP BRIGHT GREEN BEACON, 3'-0" HELIOS BUTTON



NOTE: SEE LED DETAILS ON THE NEXT PAGE



SPECIFICATION:

1. Silk Screen- BP Dk. Green PMS 3556C
2. Silk Screen- BP Lt. Green PMS 3686C
3. Silk Screen- BP Yellow PMS 1093C

COLOR SCHEDULE:

A. SILK SCREEN



**BLAIR COMPANIES**  
 ARCHITECTURAL SIGNAGE  
 SIGNS • FIXTURES • LIGHTING  
 address: 5107 Kissell Avenue  
 Altoona PA 16601  
 telephone: 814.949.8287  
 fax: 814.949.8293  
 web: blaircompanies.com

project information

client: **BP**  
 address: Altoona, PA  
 store #:  
 m number: 54213  
 date: 07.10.15  
 rendered: JC  
 file name: BPL 54213\_15  
 category:

revisions

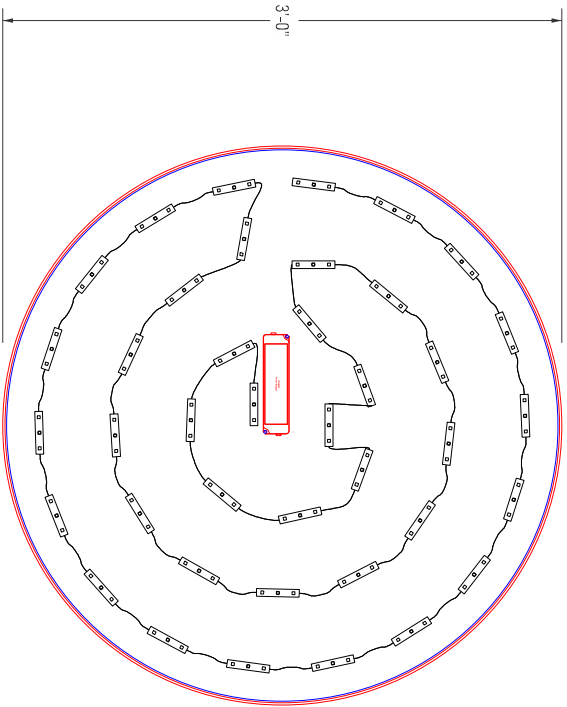
- a. 06/28/16 (RD): Add Led Details
- b.
- c.
- d.
- e.

sign code:

**These drawings are not for construction.** The information contained herein is intended to express design intent only.

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**LED DETAILS**

SCALE: 1/2"=1'-0"

MEANWELL POWER SUPPLY BREAK DOWN & RISHANG LED QUANTITIES				LED MODULES			QUANTITY	SERVICE DRAW	CIRCUITS
WATTS	PART #	POWER SUPPLY #	LETTERS	QUANTITY	COLOR	PART #	LED MODULES PER OUTPUT	(AMPS)	(1) 120 VAC 20 AMP SERVICE
60		#1	HELIOS	40	WHITE		40	1.2	

**BP BRIGHT GREEN BEACON, 3'-0" LED DETAILS**



**BLAIR COMPANIES**  
 ARCHITECTURAL SIGNING  
 SIGNS • FIXTURES • LIGHTING

address: 5107 Kissell Avenue  
 Altoona PA 16601  
 telephone: 814.949.8287  
 fax: 814.949.8293  
 web: blaircompanies.com

**Project Information**

client: **BP**  
 address: Altoona, PA









store #:  
 m number: 54213  
 date: 07.10.15  
 rendered: JG  
 file name: BPL 54213\_15  
 category:









- revisions**
- a. 06/28/16 (RD): Add Led Details
  - b.
  - c.
  - d.
  - e.
- sign code:

These drawings are not for construction. The information contained herein is intended to express design intent only.

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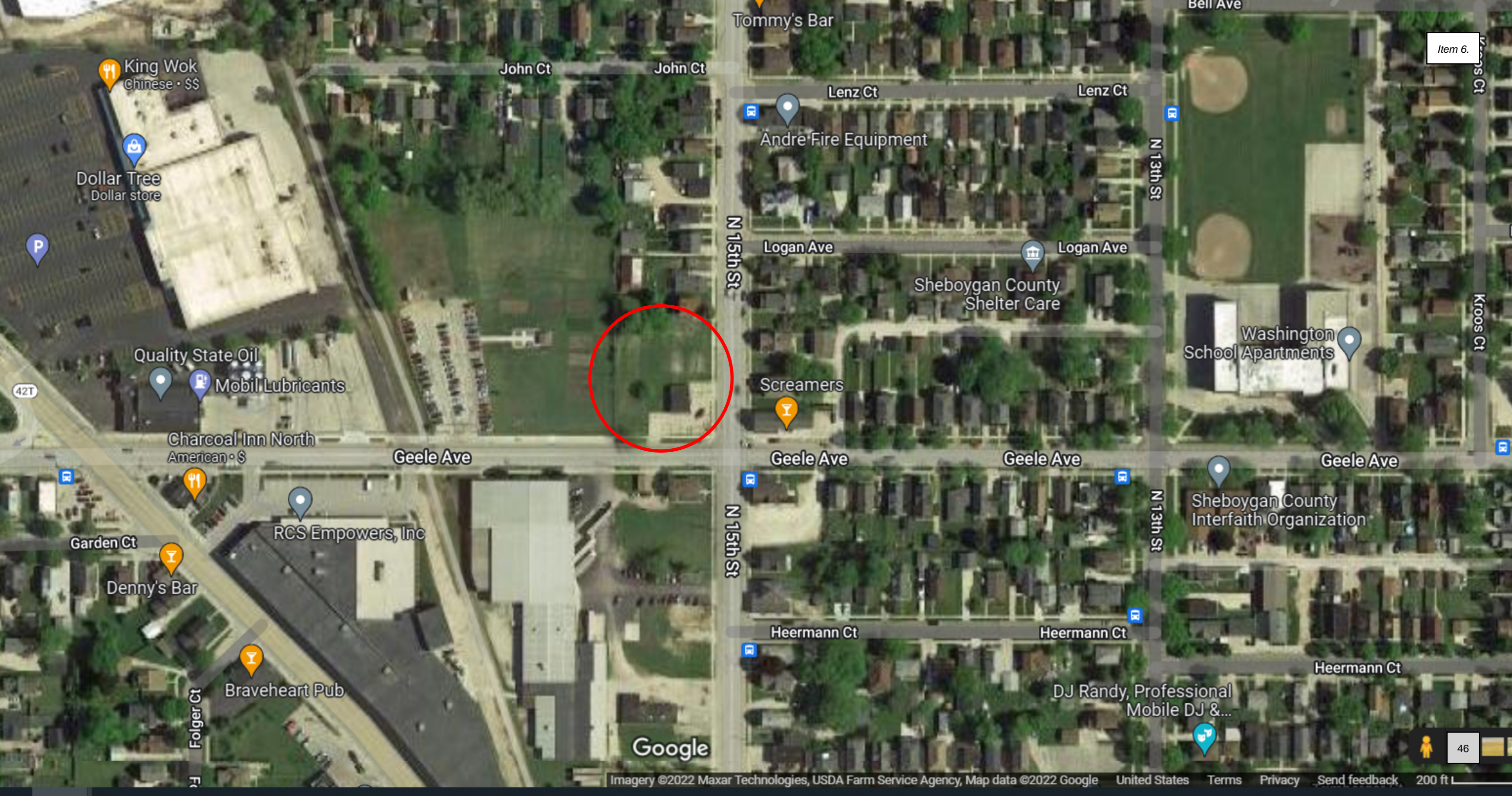


EXTERIOR PAINT SPECIFICATIONS		<p><b>01 BP Pearl</b></p> <ul style="list-style-type: none"> <li>- Glidden Professional, Order #A0083, Spec #38YY 72/117, "Indian Legend"</li> <li>- Sherwin Williams, SW6119, "Antique White"</li> <li>- Benjamin Moore, OC-8, "Elephant Tusk" - P28 DTM (Gallon)</li> <li>- Anchor Paint, BP Pearl - CC3065 (Acrylic), CC3112 (Oil)</li> </ul>	
		<p><b>02 BP Warm Gray</b></p> <ul style="list-style-type: none"> <li>- Glidden Professional, Order #A1860, Spec #40YY 25/074, "Grey Mountain"</li> <li>- Sherwin Williams, SW7053, "Adaptive Shade"</li> <li>- Benjamin Moore, 2137-40, "Desert Twilight" - P28 DTM (Gallon)</li> <li>- Anchor Paint, BP Warm Gray - CC3068 (Acrylic), CC3115 (Oil)</li> </ul>	
		<p><b>03 BP Yellow (Paint)</b></p> <ul style="list-style-type: none"> <li>- Glidden Professional, Order #A0775, Spec #37YY 61/867, "Omega Yellow"</li> <li>- Sherwin Williams, SW6903, "Cheerful"</li> <li>- Benjamin Moore, 2022-10, "Yellow" - P28 DTM (Gallon)</li> <li>- Anchor Paint, BP Yellow - CC3066 (Acrylic), CC3113 (Oil)</li> </ul> <p>BP Yellow (ACM) - Reynobond, "Program Yellow"</p>	
		<p><b>04 White (Canopy Deck, Canopy Columns)</b></p> <ul style="list-style-type: none"> <li>- Glidden Professional, Order #A0128, Spec #50GY 83/010, "White Wing"</li> <li>- Sherwin Williams, SW7006, "Extra White"</li> <li>- Benjamin Moore, OC-67, "Ice Mist" - P28 DTM (Gallon)</li> <li>- Anchor Paint, BP White - 4900 (Acrylic), 900 (Oil)</li> </ul>	
		<p><b>05 BP Dark Pearl</b></p> <ul style="list-style-type: none"> <li>- Glidden Professional, Order #A0767, Spec #30YY 52/207, "Desert Valley"</li> <li>- Sherwin Williams, SW6121, "Whole Wheat"</li> <li>- Benjamin Moore, HC-24, "Pittsfield Buff" - P28 DTM (Gallon)</li> </ul>	
		<p><b>06 BP Bright Green (to go fascia paint)</b></p> <ul style="list-style-type: none"> <li>- Benjamin Moore, 2030-10, "Lizard Green"</li> <li>- Anchor Paint, BP White - CC3107 (Acrylic), CC3116 (Oil)</li> </ul> <p>BP Bright Green (to go ACM)</p> <ul style="list-style-type: none"> <li>- Duragloss 3000, CMR# 071013-D, 497G11281 H/G SR Green</li> </ul>	
		<p><b>09 BP Retail Green</b></p> <ul style="list-style-type: none"> <li>- Glidden Professional, Custom Color "BP Retail Green"</li> <li>- Sherwin Williams, Hydrogloss B65GW180, Custom Color</li> <li>- Benjamin Moore, BP Retail Green - PMS 348c, Custom Color</li> <li>- Anchor Paint, BP Retail Green - CC3067 (Acrylic), CC3114 (Oil)</li> </ul>	
	ADA BLUE		<p><b>10 ADA/Handicap Blue~</b></p> <ul style="list-style-type: none"> <li>- Glidden Professional, "Handicap Blue", 25524 traffic paint</li> <li>- Sherwin Williams, TM2133, "Setfast Blue", Setfast marking latex</li> <li>- Benjamin Moore, P58-30, "Handicap Blue", Safety/Zone marking latex</li> </ul>
		<p>~Handicap Blue paint is used for pavement striping and marking on site (as required).</p>	

BP EXTERIOR SIGNAGE		<b>BP Yellow - PMS 109</b>
		<b>BP Super Bright Green (to go) - PMS 382</b>
		<b>BP Extra Light Green (to go) - PMS 376</b>
		<b>BP Light Green - PMS 368</b>
		<b>BP Bright Green (to go) - PMS 361</b>
		<b>BP Green - PMS 355</b>
		<b>BP Retail Green - PMS 348</b>
	<b>BP Dark Green (to go) - PMS 356</b>	

**For all paint inquiries, contact:**

<p><b>Benjamin Moore</b> 855-724-6802 www.benjaminmoore.com</p>	<p><b>Glidden Professional</b> 888-615-8169 www.gliddenprofessional.com</p>
<p><b>Sherwin Williams</b> 800-474-3794 www.sherwin-williams.com</p>	<p><b>Anchor Paint</b> 405-831-9446 www.anchorpaint.com</p>



Item 6.

Google

**Legend**

- Neighborhood Commercial District
- Neighborhood Office District
- Neighborhood Residential-6 District
- Pre-Planned Unit Development District
- Rural Agriculture-35ac
- Suburban Commercial District
- Suburban Industrial District
- Suburban Office District
- Suburban Residential-3 District
- Suburban Residential-5 District
- Unit Development
- Urban Commercial District
- Urban Industrial District
- Urban Residential
- Urban Residential-12 District
- #N/A
- Railroad
- Road Right-of-Way
- Rural Agriculture
- Suburban Residential-3 District





Item 6.





Item 6.

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Item 6.

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Item 6.



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**CITY OF SHEBOYGAN**

**REQUEST FOR CITY PLAN COMMISSION CONSIDERATION**

---

**ITEM DESCRIPTION:** Application for Conditional Use Permit with exceptions by Quasius Construction to renovate a new multi-tenant convenience store and service station at 2811 S Business Drive. UC Zone

---

**REPORT PREPARED BY:** Ellise Rose, Associate Planner

---

**REPORT DATE:** August 20, 2024

**MEETING DATE:** August 27, 2024

---

**FISCAL SUMMARY:**

**STATUTORY REFERENCE:**

Budget Line Item: N/A  
Budget Summary: N/A  
Budgeted Expenditure: N/A  
Budgeted Revenue: N/A

---

Wisconsin Statutes: N/A  
Municipal Code: N/A

---

**BACKGROUND / ANALYSIS:**

Quasius Construction, on behalf of Basudev Adhikari, is proposing to construct a new multi-tenant convenience store/gas station at 2811 S Business Drive. The applicant states the following about the project:

- The current multi-tenant building was previously occupied by Able Light Thrift Shop and is currently and will remain the location of a NAPA auto parts store. It is a single story, 30,848 sq ft retail store space divided among several units for different businesses.
- The parking lot is around the entire building with main customer parking on the South and West sides of the building.
- It is proposed to remodel the space to create additional tenant spaces and a gas station and convenience store as the anchor tenant on the southwest corner of the building.
- The proposed pumps and canopy for the gas station would be installed in the existing parking lot space along Wilson Ave.
- The proposed businesses slotted to occupy the additional retail spaces include a liquor store, pizza restaurant, and a restaurant serving Indian cuisine similar to the owner’s other successful restaurant locations around the city. The existing NAPA auto parts store is planned to stay in the same location.

- This property was selected for the development of this gas station/convenience store/restaurant location due to its appealing location along the South Business Drive Corridor.
- This new development will serve as a quick, easily accessible location for residents of the residential communities located to the East and South of the property to stop and grab food, drinks, and other convenience items while fueling their vehicles.
- The restaurants will have filtered exhaust to limit any potential smell emitted from the property.
- Traffic from and to the building will increase, but traffic flow will be a main focus during the design process.
- Only additional light to be on the canopy over the fuel stations.

Specific site improvements include:

- The exterior of the building will not change besides the addition of four storefront doors and windows and awnings covering these doors. See elevation plans for the changes to the building.
- The fuel stations will be placed per the plans.
- The canopy to be placed per the plans.
- Parking stalls to be reorganized slightly due to fuel pumps.
- Signage proposed later by the owner.

### **STAFF COMMENTS:**

Applicant shall work with staff with regards to constructing a well-designed sign package for the site that utilizes colors and materials similar to the building. Staff may bring the proposed signage design back to the Plan Commission if there any concerns.

The site plan indicates an existing drive thru window. It is staff understanding that this will only be used as a pick-up window and no ordering will be done at the window. Staff is recommending a condition that this window only be used as a pick up window and may not be used as a drive-thru.

The Plan Commission may want to have the applicant address:

- What are the hours of operation?
- The proposal does not mention a dumper enclosure. Where will this be located?

Applicant is requesting the following exceptions:

- Requesting an exception from the locational and bufferyard landscaping requirements - Applicant shall meet the four (4) locational landscaping and bufferyard requirements.

### **ACTION REQUESTED:**


Staff recommends approval of the conditional use and exceptions subject to the following conditions:

1. Prior to building permit issuance, the applicant shall obtain all licenses and permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, water, sewer, storm drainage, health, alcohol, DNR, etc. (Applicant shall be in contact with building inspection, fire, police, etc.). An occupancy permit will be granted only at such time as the applicant has met all requirements.
2. Applicant shall obtain all necessary permits for the construction, the storage and the handling of hazardous chemicals and/or fuels (applicant shall be in contact with building inspection, fire department, etc.).
3. The facility will meet all zoning requirements including but not limited to noise, smells, vibration, hazardous materials, etc.
4. Submittal/approval of a proposed storm drainage plan prior to building permit issuance.
5. Submittal/approval of a landscape plan prior to building permit issuance. Landscape plan shall provide a legend that shows how the four (4) landscape criteria are being met (create a legend along with the landscape plan site plan). Landscaping shall be installed prior to issuance of an occupancy permit.
6. Dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility and shall be completed prior to issuance of an occupancy permit.
7. Window under canopy is only to be used as a pick-up window, not a drive-thru window.
8. 9. Outdoor storage of all of their materials, products or equipment shall be prohibited
9. Any fencing/retaining wall shall be installed per Section 105-945 of the City of Sheboygan Zoning Ordinance.
10. All new lighting shall be installed per Section 105-932 of the City of Sheboygan Zoning Ordinance (site lighting, building lighting, signage, etc.). There shall be no spillover light onto adjacent properties or the streets.
11. Applicant shall work with staff with regards to appropriate signage. Only at such time as the sign package has been reviewed and approved may the applicant obtain sign permits to install the proposed signage. If staff has any concerns with proposed signage design, the matter may be brought back to the Plan Commission for their consideration.
12. Applicant shall not be able to have string lights, pennants, inflatables, or other various types of temporary signage.
13. The total height of any overhead canopy shall not exceed 20 feet as measured to the highest part of the structure (top of canopy to grade).
14. All areas used for parking/maneuvering of vehicles shall be paved.
15. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping.
16. The parking lot and pick-up facilities shall be designed so as to not impede or impair vehicular and pedestrian traffic movement, or exacerbate the potential for pedestrian/vehicular conflicts.
17. Any new ingress/egress driveway openings shall be improved to standard City specifications. All existing access drives that are no longer used shall be removed and all unused driveways shall be closed and improved to standard City specifications.
18. Absolutely no portion of the new building and/or site improvements shall cross the property lines including but not limited to buildings, balconies, decks, foundations, walls, gutters, eaves, roof, parking, fencing/retaining walls, signs, landscaping, etc.
19. Any work within City of Sheboygan Public rights-of-way shall be discussed with the City Engineering Department and constructed to standard City specifications (including, but

- not limited to, new and old ingress/egress driveway openings, curb, gutter, sidewalk pavement, utilities, street trees, grading, etc.).
20. Applicant will provide adequate public access along all streets and sidewalks and will take all appropriate actions to minimize the time period that adjacent properties and streets/sidewalks are impacted by the development (utilities, streets, etc.).
  21. Applicant shall immediately clean any and all sediments, materials, tracking, etc. that may be spilled off-site on private or public lands and streets.
  22. Streets and infrastructure damaged and/or disturbed during construction of all private and/or public improvements shall be promptly repaired by the applicant.
  23. All vehicles, equipment, materials, products, etc. shall be located on the applicant's property (no storage on public rights-of-way).
  24. City Development staff will issue a building permit only if the applicant has adequately satisfied all concerns related to the Sheboygan Water Utility.
  25. City Development staff will issue a building permit only if the applicant has adequately satisfied all concerns related to the Sheboygan Fire Department, including but not limited to fire lane access at the site, sprinkler systems, hydrants, water pressures, etc.
  26. Applicant is responsible for working with all private and public utilities in order to adequately service this development proposal (applicant will need to provide the necessary easements and/or relocate utilities as necessary).
  27. Any future/additional uses of the facility/property, additions, site improvements, etc. may require conditional use permit and architectural review.
  28. If there are any amendments to the approved conditional use permit (including but not limited to site plan, architectural design, use, canopy, etc.), the applicant will be required to submit a new conditional use application reflecting those amendments.

#### **ATTACHMENTS:**

Conditional Use and required attachments

	<b>CITY OF SHEBOYGAN</b>	<b>Fee:</b> \$250.00 _____
	<b>APPLICATION FOR CONDITIONAL USE</b>	<b>Review Date:</b> _____
		<b>Zoning:</b> _____

Read all instructions before completing. If additional space is needed, attach additional pages.

**SECTION 1: Applicant/ Permittee Information**

Applicant Name (Ind., Org. or Entity) <b>Basudev Adhikari</b>	Authorized Representative <b>Quasius Construction</b>	Title <b>Contractor</b>	
Mailing Address <b>916 Mulberry Lane</b>	City <b>Kohler</b>	State <b>WI</b>	ZIP Code <b>53044</b>
Email Address <b>missonbda@gmail.com</b>	Phone Number (incl. area code)		

**SECTION 2: Landowner Information (complete these fields when project site owner is different than applicant)**

Applicant Name (Ind., Org. or Entity)	Contact Person	Title	
Mailing Address	City	State	ZIP Code
Email Address	Phone Number (incl. area code)		

**SECTION 3: Project or Site Location**

Project Address/Description 2811 S. Business Drive Sheboygan, Currently the AbleLight Thrift Shop Building	Parcel No. <b>59281431160</b>
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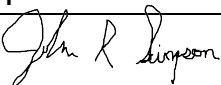
**SECTION 4: Proposed Conditional Use**

Name of Proposed/Existing Business:	<b>Multi Use Commercial Tenant Building</b>
Existing Zoning:	<b>Urban Commercial District</b>
Present Use of Parcel:	<b>AbleLight Thrift Shop Building</b>
Proposed Use of Parcel:	<b>Multi Use Commercial Tenant Building</b>
Present Use of Adjacent Properties:	<b>Commercial Businesses/Restaurants</b>

**SECTION 5: Certification and Permission**

**Certification:** I hereby certify that I am the owner or authorized representative of the owner of the property which is the subject of this Permit Application. I certify that the information contained in this form and attachments is true and accurate. I certify that the project will be in compliance with all permit conditions. I understand that failure to comply with any or all of the provisions of the permit may result in permit revocation and a fine and/or forfeiture under the provisions of applicable laws.

**Permission:** I hereby give the City permission to enter and inspect the property at reasonable times, to evaluate this notice and application, and to determine compliance with any resulting permit coverage.

Name of Owner/Authorized Representative (please print) <b>Quasius Construction</b>	Title <b>Contractor</b>	Phone Number <b>(920) 457-5585</b>
Signature of Applicant 		Date Signed <b>8/12/24</b>

Complete application is to be filed with the Department of City Development, 828 Center Avenue, Suite 208. To be placed on the agenda of the City Plan Commission, application must be filed three weeks prior to date of meeting – check with City Development on application submittal deadline date. Applications will not be processed if all required attachments and filing fee of \$250 (payable to the City of Sheboygan) are not submitted along with a complete and legible application. Application filing fee is non-refundable.



SITE NARRATIVE

August 5<sup>th</sup>, 2024

PROJECT NAME AND ADDRESS:

- Multi-Tenant Building Renovation

PARCEL INFORMATION/SITE DATA/LEGAL DESCRIPTION:

- The parcel is defined as tax parcel 59281431160
- It is defined as SEC 34 T15N R23E PRT OF THE N 1/2 OF THE SW SEC 34, COM AT THE NW COR OF LOT 1 BLK 29 OF BRAUN & DORST SUBD NO 4, TH S-89- DEG-38'-00"W 220.19' TO THE E LN OF S BUSINESS DR, TH SWLY 337.83' ALG THE ARC OF A CURVE CONVEX SELY HAVING A RADIUS OF 11499.16', THE CHORD OF WHICH BEARS S-19- DEG-32'-41"W 337.82', TH S- 20-DEG-23'-11"W 7.37' ALG SD E LN, TH S-30-DEG-39'-25"E 31.87' TO THE N LN OF WILSON AVE, TH S-81-DEG-42'-00"E 323.19' ALG SD N LN TO THE SW COR OF LOT 7 BLK 29 OF BRAUN & DORST SUBD NO 4, TH N 399.28' ALG THE W LN OF BLK 29 TO BEG

ZONING CLASSIFICATION/ZONING REQUIREMENTS:

Urban Commercial District

EXISTING SITE CONDITIONS/LAND USE:

The current multi-tenant building was previously occupied by Able Light Thrift Shop and is currently and will remain the location of a NAPA auto parts store. It is a single story, 30,848 sq ft retail store space divided among several units for different businesses. The parking lot is around the entire building with main customer parking on the South and West sides of the building.

PROPOSED LAND USE/LOT COVERAGE SITE DATA

- Existing Building Footprint: 30,848 sq. ft
- It is proposed to remodel the space to create additional tenant spaces and a gas station and convenience store as the anchor tenant on the southwest corner of the building. The proposed pumps and canopy for the gas station would be installed in the existing parking lot space along Wilson Ave. The proposed businesses slotted to occupy the additional retail spaces include a liquor store, pizza restaurant, and a restaurant serving Indian cuisine similar to the owner's other successful restaurant locations around the city. The existing NAPA auto parts store is planned to stay in the same location.

SITE SELECTION

- This property was selected for the development of this gas station/convenience store/restaurant location due to its appealing location along the South Business Drive Corridor.
- This new development will serve as a quick, easily accessible location for residents of the residential communities located to the East and South of the property to stop and

OFFICE: 920-457-5585

[quasius.com](http://quasius.com)

- grab food, drinks, and other convenience items while fueling their vehicles.
- The building aligns with the city's comprehensive plan of encouragement for development.
- The site and building align well with the surrounding businesses and buildings on the South Business Drive Corridor.
- All public utilities are readily available and reused from the existing condition of the building.

#### LANDSCAPE REQUIREMENTS

- Landscaping plan will meet the City's Landscaping requirements. The exterior lot and landscaping are not planned to change except for the fuel pumps and canopy.

#### Potential Nuisances

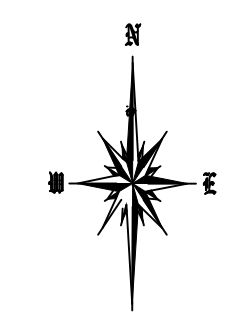
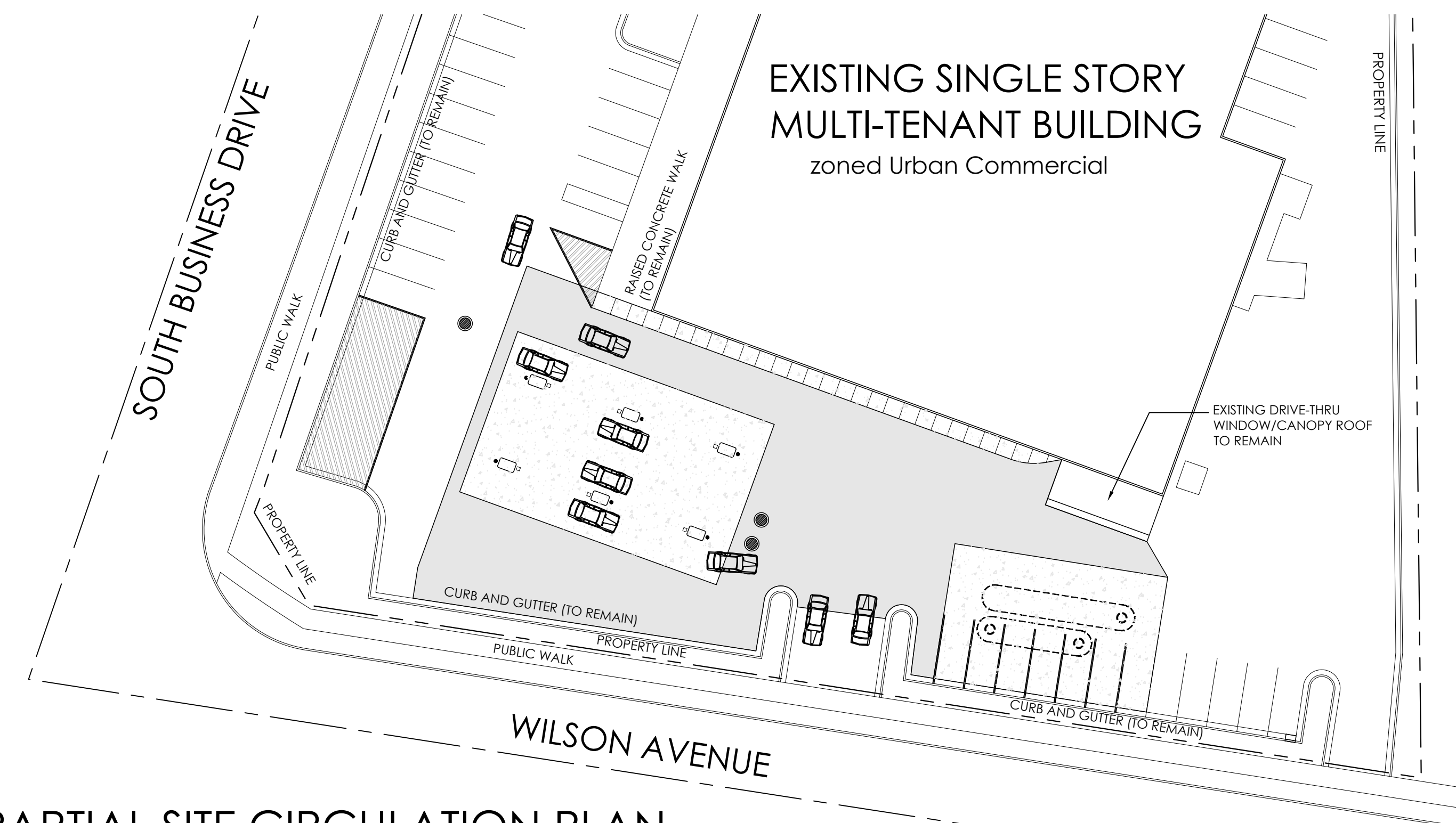
- The restaurants will have filtered exhaust to limit any potential smell emitted from the property.
- Traffic from and to the building will increase, but traffic flow will be a main focus during the design process.

#### SITE LIGHTING:

- Only additional light to be on the canopy over the fuel stations.

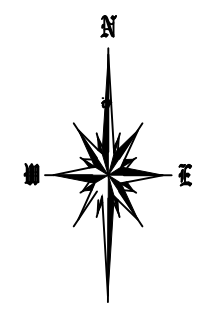
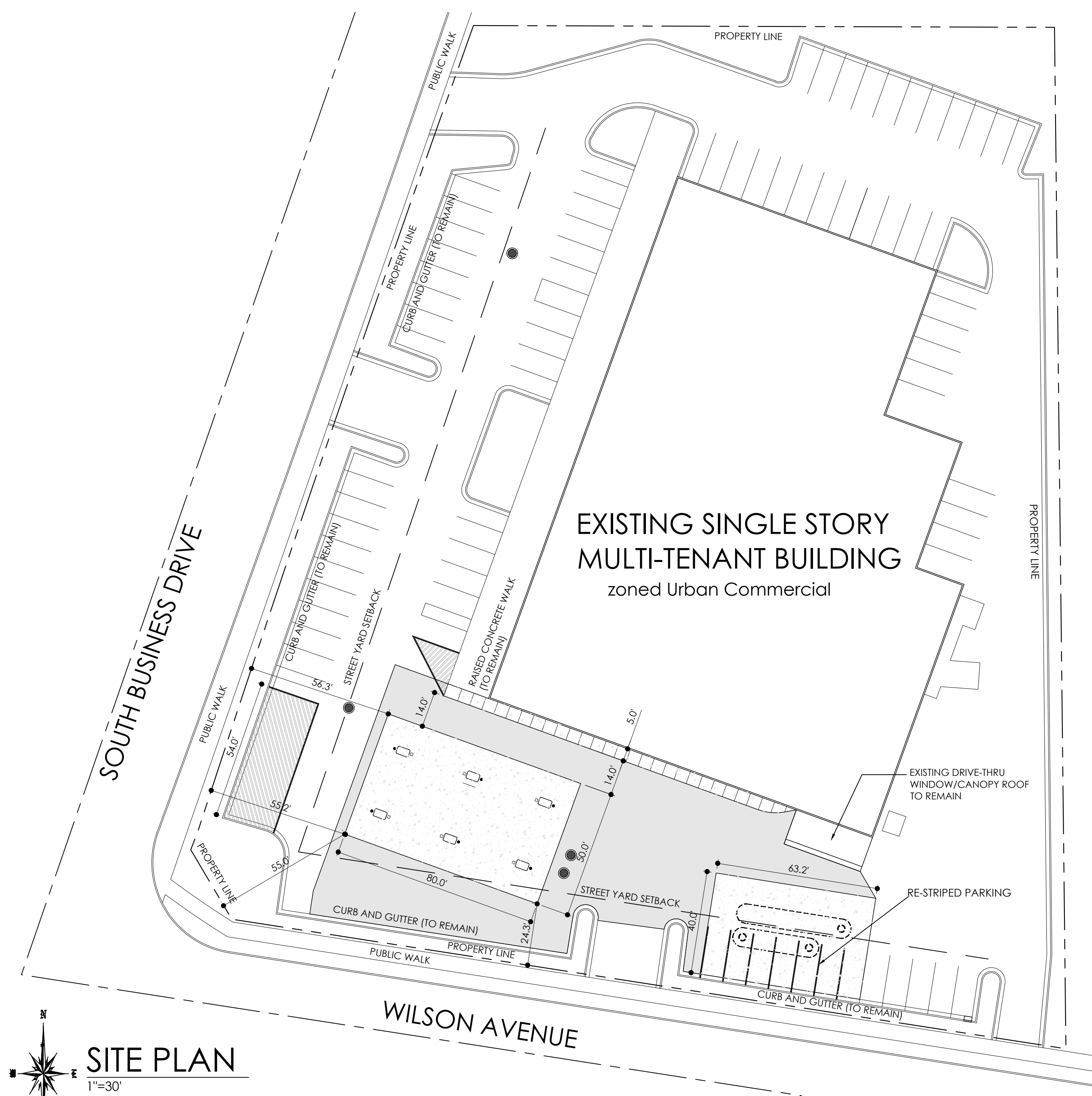
#### ARCHITECTURE:

- The exterior of the building will not change besides the addition of four storefront doors and windows and awnings covering these doors. See elevation plans for the changes to the building.
- The fuel stations will be placed per the plans.
- The canopy to be placed per the plans.
- Parking stalls to be reorganized slightly due to fuel pumps.
- Signage proposed later by the owner.

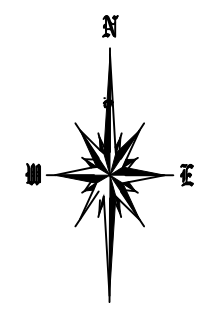
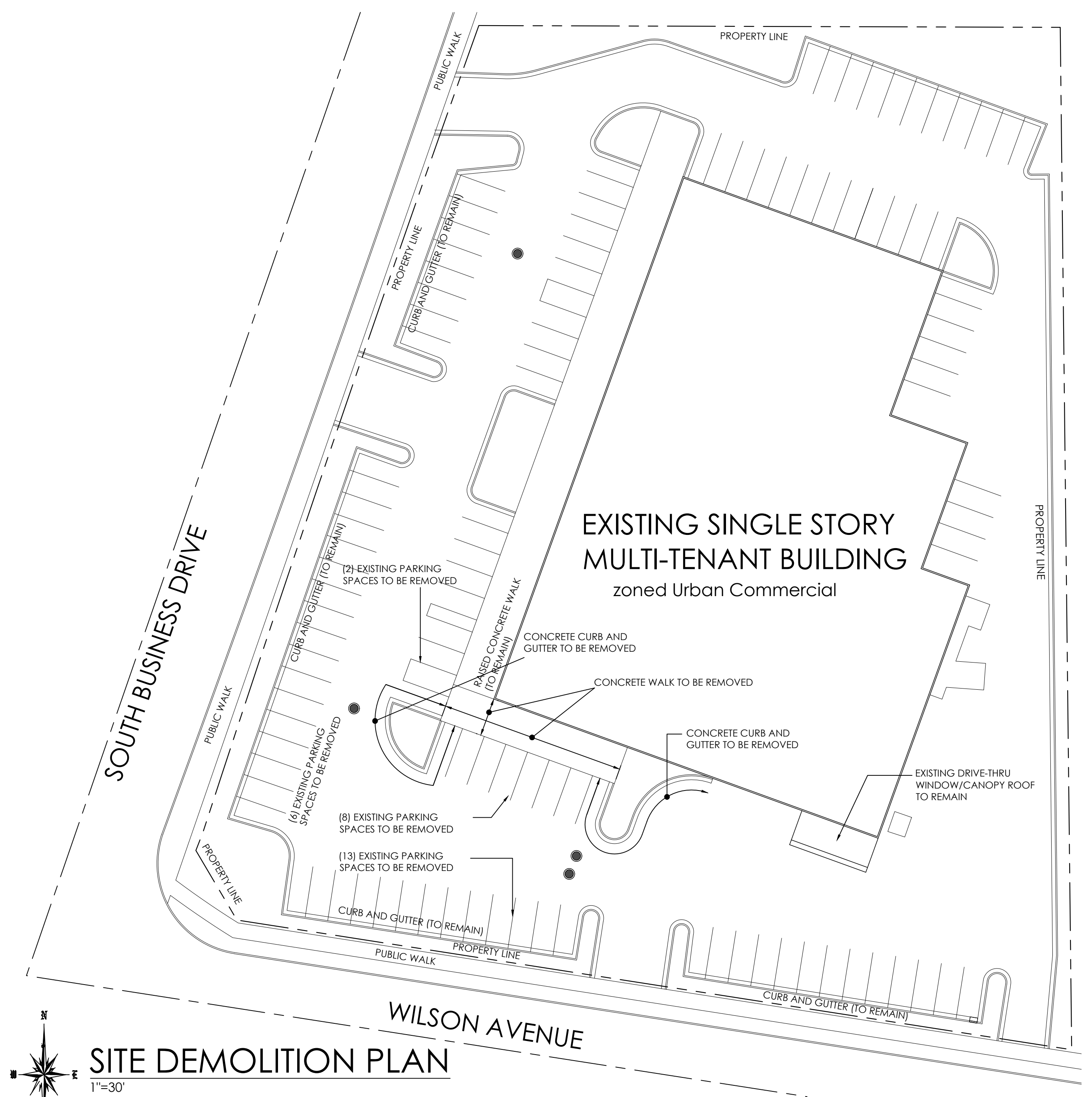


**PARTIAL SITE CIRCULATION PLAN**  
1"=30'

- LEGEND**
- = County Monument
  - = Iron Stake Found
  - = Iron Stake Set
  - = Power Pole
  - = Guy Wire
  - = Well
  - = Telecom Line
  - = Top of Curb Elevation
  - = Gutter Elevation

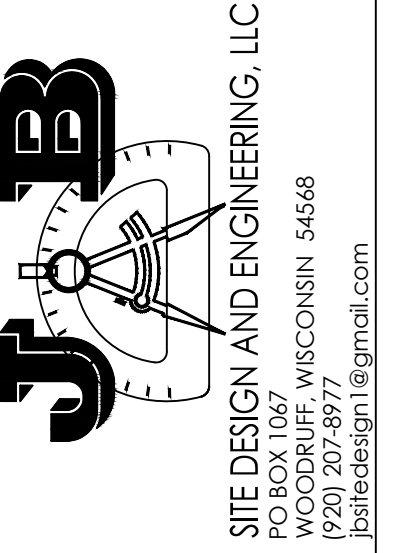


**SITE PLAN**  
1"=30'



**SITE DEMOLITION PLAN**  
1"=30'

NO.	REVISIONS	DATE



**Issue Dates**

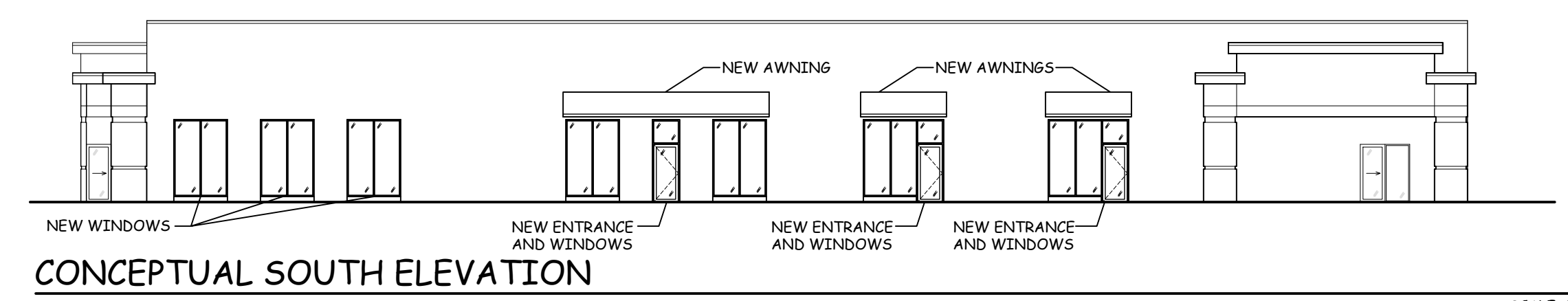
Revision	Date

**PROPOSED FUEL CANOPY PLAN**  
**2811 SOUTH BUSINESS DRIVE**  
**SHEBOYGAN, WISCONSIN 53081**

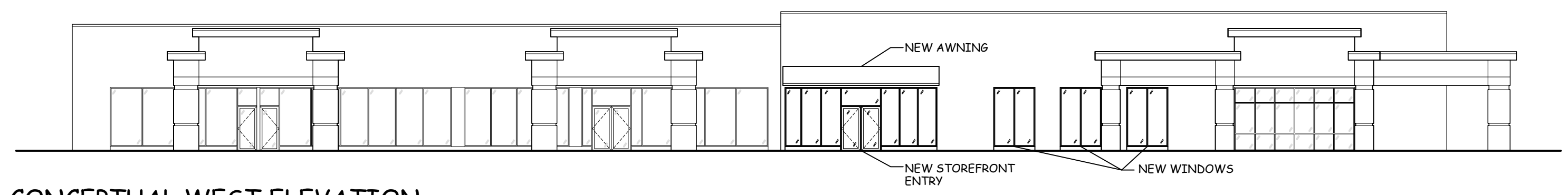
SHEET TITLE SITE DEMOLITION PLAN TRAFFIC CIRCULATION PLAN
DATE 08/05/2024
PROJECT NO. 2024-40
SHEET NO. <b>C 1</b>



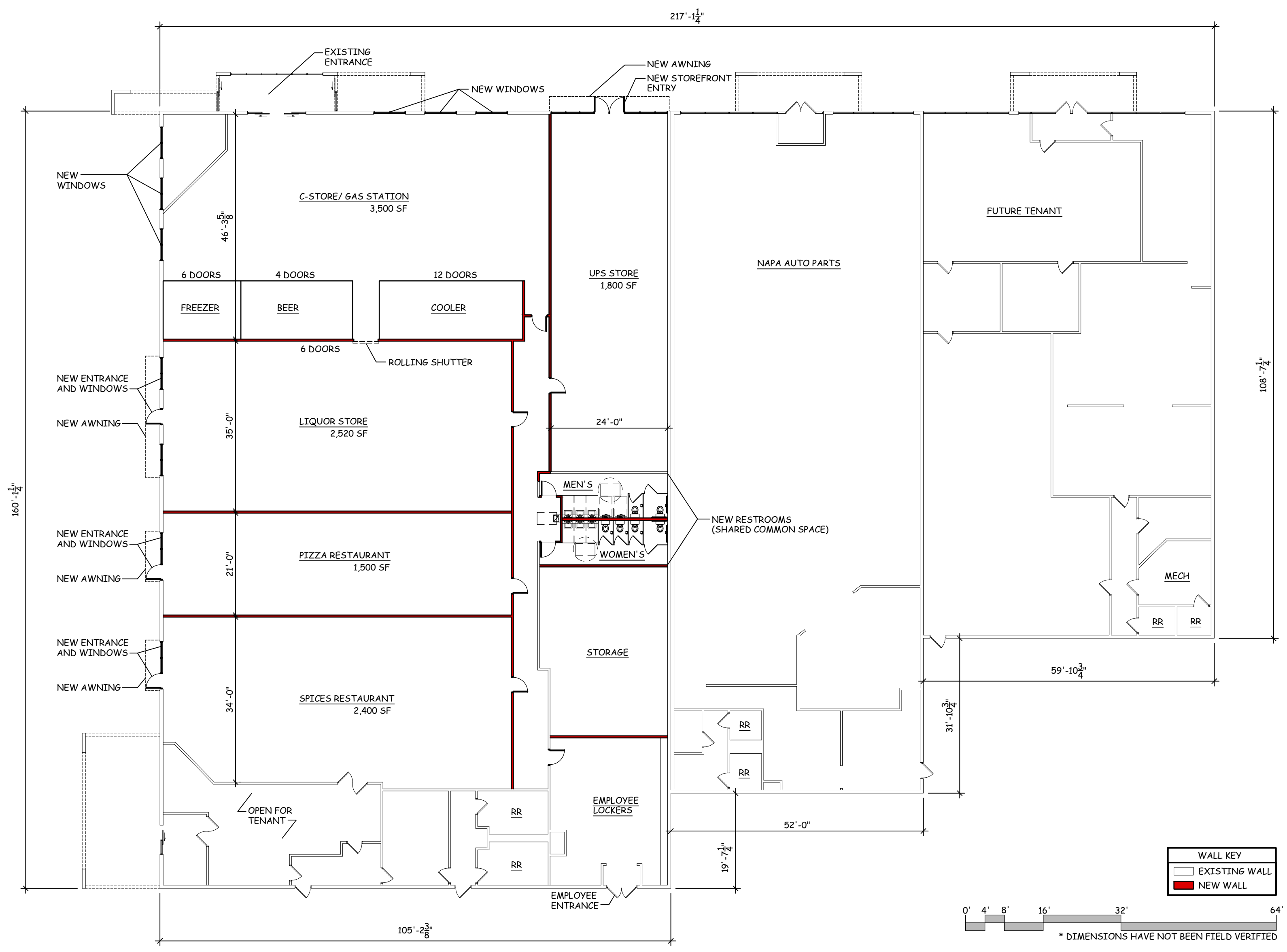
1" = 30' 11X17



SCALE: 1/16" = 1'-0"



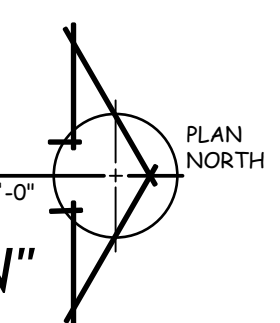
SCALE: 1/16" = 1'-0"



**CONCEPTUAL TENANT BUILD-OUT PLAN**  
TOTAL BUILDING SQUARE FOOTAGE: +/- 30,848 SF

SCALE: 1/16" = 1'-0"

"PRELIMINARY DESIGN ONLY - NOT FOR CONSTRUCTION"



Notes & Revisions

Client Name  
**2811 S. BUSINESS DRIVE**

**CONCEPT PLAN AND ELEVATIONS**

Project number: 2024-XX  
Date: 31 AUGUST, 2024  
Drawn by: AWM  
Checked by: CHK

**A1**

**ACTION BY CITY PLAN COMMISSION**

DATE OF MEETING: \_\_\_\_\_

APPROVED: \_\_\_\_\_

CONDITIONALLY APPROVED: \_\_\_\_\_

DENIED: \_\_\_\_\_

**CONDITIONS**

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SIGNATURE: \_\_\_\_\_  
Chairperson, City Plan Commission or  
Representative Dept. of City Development

DATE: \_\_\_\_\_

**NOTES**

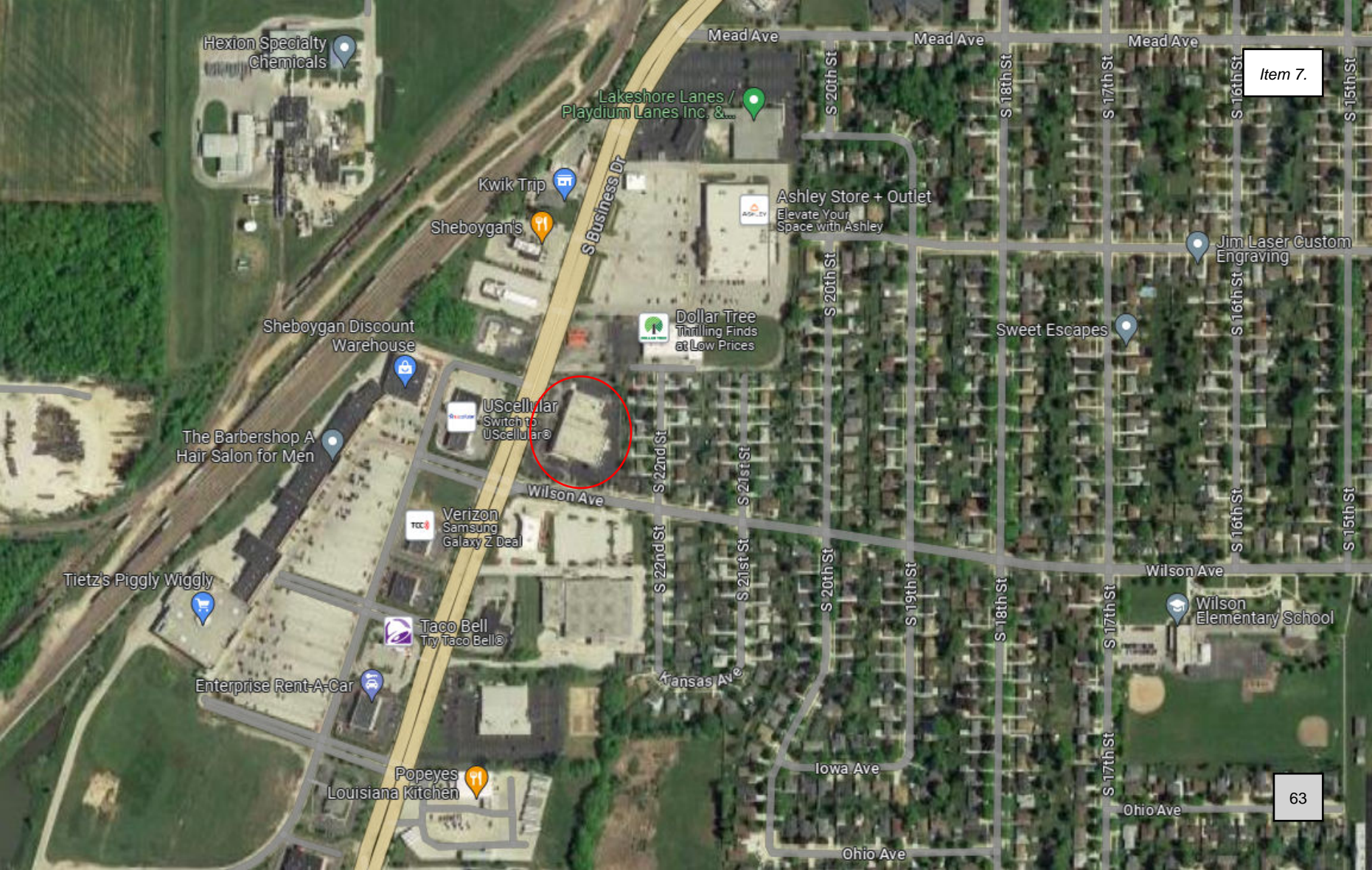
**Permits are valid** until such time as the business no longer operates from the side. No yearly renewal is required.

**Permit may be revoked** without notice if misrepresentation of any of the above information or attachments is found to exist.

**Permit shall expire** in one (1) year from date of approval unless substantial work has commenced or business has begun operating.

**Permit is null and void** if issued in error. It is understood that any permit issued on this application will not grant any right or privilege to erect any structure or to use any permits for any purpose that is prohibited by the City Zoning Ordinance or any other State or local laws.

**Changes in the plans or specifications** submitted in the original application shall not be made without prior written approval of the City Plan Commission.



Hexion Specialty Chemicals

Mead Ave

Mead Ave

Mead Ave

Item 7.

Lakeshore Lanes / Playdium Lanes Inc. &...

Kwik Trip

Sheboygan's

S Business Dr

Ashley Store + Outlet  
Elevate Your Space with Ashley

Sheboygan Discount Warehouse

Dollar Tree  
Thrilling Finds at Low Prices

Sweet Escapes

Jim Laser Custom Engraving

UScellular  
Switch to UScellular®

The Barbershop A Hair Salon for Men

Wilson Ave

Verizon Samsung Galaxy Z Deal

Tietz's Piggly Wiggly

Taco Bell  
Try Taco Bell®

Enterprise Rent-A-Car

Popeyes  
Louisiana Kitchen

Kansas Ave

Iowa Ave

Wilson Ave

Wilson Elementary School

Ohio Ave

Ohio Ave

63

**Legend**

**All Zoning Districts**

Zoning

- Central Commercial District
- Mixed Residential-8 District
- Neighborhood Commercial District
- Neighborhood Office District
- Neighborhood Residential-6 District
- Pre-Planned Unit Development District
- Rural Agriculture-35ac
- Suburban Commercial District
- Suburban Industrial District
- Suburban Office District
- Suburban Residential-3 District
- Suburban Residential-5 District
- Unit Development
- Urban Commercial District
- Urban Industrial District
- Urban Residential
- Urban Residential-12 District

**Zoning: Urban Commercial District**

Parcel ID	59281431160
Site Address	2811 S BUSINESS DR
Square Footage	106,849

[Zoom to](#)

Item 7.







Wilson Ave



Item 7.



Item 7.



**CITY OF SHEBOYGAN**

**REQUEST FOR CITY PLAN COMMISSION CONSIDERATION**

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**ITEM DESCRIPTION:** Application for Conditional Use Permit with exceptions by Quasius Construction to construct a new multi-tenant convenience store and service station at the northwest corner of N. 15th Street and Geele Avenue (2206 N. 15<sup>th</sup> Street). UC Zone

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**REPORT PREPARED BY:** Ellise Rose, Associate Planner

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**REPORT DATE:** August 16, 2024

**MEETING DATE:** August 27, 2024

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**FISCAL SUMMARY:**

**STATUTORY REFERENCE:**

Budget Line Item: N/A  
Budget Summary: N/A  
Budgeted Expenditure: N/A  
Budgeted Revenue: N/A

Wisconsin Statutes: N/A  
Municipal Code: N/A

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**BACKGROUND / ANALYSIS:**

Quasius Construction, on behalf of Basudev Adhikari, is proposing to construct a new multi-tenant convenience store/gas station at 2206 N. 15<sup>th</sup> Street (the northwest corner of Geele Avenue and N. 15<sup>th</sup> Street). The applicant states the following about the project:

- Applicant is proposing the construction of an approximately 4,845 sf multi-tenant facility and 1,920 sf fueling station canopy that will face south towards Geele Avenue on this .61 acre parcel located at the northwest corner of N. 15th Street and Geele Avenue.
- The site is currently a vacant lot that formerly housed a Select Auto Shop building.
- The applicant is proposing three (3) tenants – a J-Mart Convenience Store with BP Gas Station Canopy, a small restaurant and Postal Store.
- This property was selected for the development of this new gas station/convenience store/restaurant location due to its appealing location along the 15th Street Corridor. The 15th Street corridor was specifically identified as an area to target commercial development and renovation in the City of Sheboygan’s Comprehensive Plan
- Constructing a Gas Station & Mixed Use Building in this area would provide a quick, convenient location for residents to stop and satisfy multiple needs at one location.
- The new development would serve as a quick, easily accessible location for residents of the nearby residential communities.

- Outdoor storage on this site will be limited to Firewood, LP Storage & and Ice Storage. There will not be any vending machines or dispensers located on the exterior of the building.
- Firewood display: A small firewood rack will be displayed on the exterior of the building. Customers are to purchase the firewood at the register and pick up outside.
- LP & Ice Storage: A locked LP Storage cage & Ice box will be located on the South face of the building. Customers are to purchase LP & Ice products inside the convenience store and are to be assisted by a store employee to get access to the products.
- Air/Vacuum equipment will not be present on this site

Specific site improvements include:

- The proposed land use/lot coverage site data includes:
  - New Canopy Footprint: 1,920 SF (6 Pumping Stations)
    - Canopy to be 80'x24'
    - Canopy to have 15'-6" for vehicle clearance
    - Top of Canopy to be 18'-6"
  - New Building Footprint: 4,845 SF
  - New Paving: 12.095 SF
- (2) Underground storage tanks
- The building will be constructed using an architecturally pleasing combination of Gray Stone veneer masonry, Cavern Steel LP Horizontal panel siding, light gray EIFS, and black accent bands.
- The masonry veneer will be used as a base wainscot for the building.
- Exterior building materials are shown to closely resemble the recently completed 26th & Superior J-Mart project. The Owner is looking to identify this architectural image as his branded image for locations going forward.
- Entrance storefront glass doors are emphasized with complimentary suspended awnings & store signage (signage to be submitted at a later date)
- Building will have rooftop parapet walls to conceal all rooftop mechanical equipment
- The proposed BP Fueling Canopy will follow the standard BP architectural guidelines outlined in the attached Canopy Renderings. This canopy aligns well with design of other BP fueling stations around the City of Sheboygan and will serve as a recognizable, convenient destination along a heavily traveled corridor.
- The proposed Canopy will include Masonry piers wrapping steel Canopy Columns as requested by the City of Sheboygan. Masonry piers will consist of a gray- tone stone veneer, matching the base material used on the exterior of the J-Mart Convenience Store.
- The stone veneer will wrap the columns up 8'-0", similar to the project recently completed on Superior Avenue. BP standard painting requirements will be followed for the exposed column above the Masonry.
- The Canopy will consist of prefinished metal facia façade painted to align with the attached BP standard architectural flow.
- (2) Helios will be installed in the facia of the canopy
- Helios will not extend above the horizontal plan of the canopy
- Helios will be under 20SF ea. as shown in the renderings (7SF each)
- Changes since project was previously approved include the removal of second story office space & C-Store is now located on the West side of the building vs the East side as originally shown. Building footprint has decreased by approximately 1,000sf.
- Restaurant will be ran by the Owner and sell traditional Indian Foods. Restaurant will be a small sit and dine that can accommodate up to twenty four (24) sit-down customers at time.

- Dumpster enclosure to be constructed using Masonry concrete blocks wrapped in stone veneer, to match exterior.
- 6'-0" buffer fence is to be installed on North property line. Fence is to be solid composite material to match Gray hardy board color used on exterior of building.
- North buffer yard fence to be pulled back from East property line 20'-0" to allow for better visibility for residential neighbors backing out of driveway, per City feedback in pre-submittal meetings
- Dumpster pickups will not interfere with sidewalk/traffic as truck will be backing in to dumpster corral from South to North
- Rooftop water will be collected in gutters on North Eave of building and drain to Storm on North side of property
- Owner has committed to using the same/similar architectural flow provided and approved for this 26th & Superior building on future projects throughout the City. This is the architectural flow that was used in the building design for this development.
- Owner is aiming to achieve uniformed, identifiable building design going forward.
- Monument Sign to be submitted by separate contractor at a later date. To be located on SE property corner as indicated on project documents.

### **STAFF COMMENTS:**

Access to the site is proposed to come from two (2) new ingress/egress drives – one (1) on N. 15<sup>th</sup> Street and one (1) on Geele Avenue. These access drives have been located at the far north and west ends of the site to minimize congestion at the N. 15<sup>th</sup> and Geele intersection.

Applicant shall work with staff with regards to constructing a well-designed sign package for the site that utilizes colors and materials similar to the building. Staff may bring the proposed signage design back to the Plan Commission if there any concerns.

The Plan Commission may want to have the applicant address:

- There are some residences on the east side of 15<sup>th</sup> Street. Applicants landscape plan should take this into consideration and try to strategically place landscaping to attempt to prevent vehicle lights from shining onto these properties.
- This development will certainly change the appearance of this property and based on the building and site design has the ability to fit well in this Geele Avenue mixed-use neighborhood. Therefore, it is imperative that Mr. Adhikari properly maintain this new facility and property and not have the site scattered with temporary signs, soda machines, unenclosed storage and/or product, etc. The adjacent businesses and residences should not be negatively impacted by the proposed use and how the site is managed and maintained.
- What are the hours of operation?

Applicant is requesting the following exceptions:

- Requesting an exception from the locational and bufferyard landscaping requirements - Applicant shall meet the four (4) locational landscaping and bufferyard requirements.

**ACTION REQUESTED:**

Staff recommends approval of the conditional use and exceptions subject to the following conditions:


1. Prior to building permit issuance, the applicant shall obtain all licenses and permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, water, sewer, storm drainage, health, alcohol, DNR, etc. (Applicant shall be in contact with building inspection, fire, police, etc.). An occupancy permit will be granted only at such time as the applicant has met all requirements.
2. Applicant shall obtain all necessary permits for the construction, the storage and the handling of hazardous chemicals and/or fuels (applicant shall be in contact with building inspection, fire department, etc.).
3. The facility will meet all zoning requirements including but not limited to noise, smells, vibration, hazardous materials, etc.
4. Submittal/approval of a proposed storm drainage plan prior to building permit issuance.
5. Submittal/approval of a landscape plan prior to building permit issuance. Landscape plan shall provide a legend that shows how the four (4) landscape criteria are being met (create a legend along with the landscape plan site plan). Landscaping shall be installed prior to issuance of an occupancy permit.
6. Dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility and shall be completed prior to issuance of an occupancy permit.
7. Outdoor display of ice, propane and firewood is permitted but shall be properly maintained in an orderly fashion at all times.
8. Any fencing/retaining wall shall be installed per Section 105-945 of the City of Sheboygan Zoning Ordinance.
9. All new lighting shall be installed per Section 105-932 of the City of Sheboygan Zoning Ordinance (site lighting, building lighting, signage, etc.). There shall be no spillover light onto adjacent properties or the streets.
10. Applicant shall work with staff with regards to appropriate signage. Only at such time as the sign package has been reviewed and approved may the applicant obtain sign permits to install the proposed signage. If staff has any concerns with proposed signage design, the matter may be brought back to the Plan Commission for their consideration.
11. Applicant shall be permitted a freestanding monument sign for the site. Minimum setback of a monument sign is 12 feet. Maximum height of the monument sign is 8 feet. Sign shall be located outside of the 15-foot vision triangle.
12. Maximum canopy sign square footage permitted is 20sf for the gas fuel canopy signage.
13. No sign shall be located on the roof or the top horizontal plane of the canopy.
14. Applicant shall not be able to have string lights, pennants, inflatables, or other various types of temporary signage.
15. The total height of any overhead canopy shall not exceed 20 feet as measured to the highest part of the structure (top of canopy to grade).
16. All areas used for parking/maneuvering of vehicles shall be paved. Applicant shall meet the minimum five (5) foot paving setback to all property lines.
17. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping.
18. The parking lot and drive-through facilities shall be designed so as to not impede or impair vehicular and pedestrian traffic movement, or exacerbate the potential for pedestrian/vehicular conflicts.



19. Any new ingress/egress driveway openings shall be improved to standard specifications. All existing access drives that are no longer used shall be removed and all unused driveways shall be closed and improved to standard City specifications.
20. Absolutely no portion of the new building and/or site improvements shall cross the property lines including but not limited to buildings, balconies, decks, foundations, walls, gutters, eaves, roof, parking, fencing/retaining walls, signs, landscaping, etc.
21. Any work within City of Sheboygan Public rights-of-way shall be discussed with the City Engineering Department and constructed to standard City specifications (including, but not limited to, new and old ingress/egress driveway openings, curb, gutter, sidewalk, pavement, utilities, street trees, grading, etc.).
22. Applicant will provide adequate public access along all streets and sidewalks and will take all appropriate actions to minimize the time period that adjacent properties and streets/sidewalks are impacted by the development (utilities, streets, etc.).
23. Applicant shall immediately clean any and all sediments, materials, tracking, etc. that may be spilled off-site on private or public lands and streets.
24. Streets and infrastructure damaged and/or disturbed during construction of all private and/or public improvements shall be promptly repaired by the applicant.
25. All vehicles, equipment, materials, products, etc. shall be located on the applicant's property (no storage on public rights-of-way).
26. City Development staff will issue a building permit only if the applicant has adequately satisfied all concerns related to the Sheboygan Water Utility.
27. City Development staff will issue a building permit only if the applicant has adequately satisfied all concerns related to the Sheboygan Fire Department, including but not limited to fire lane access at the site, sprinkler systems, hydrants, water pressures, etc.
28. Applicant is responsible for working with all private and public utilities in order to adequately service this development proposal (applicant will need to provide the necessary easements and/or relocate utilities as necessary).
29. Any future/additional uses of the facility/property, additions, site improvements, etc. may require conditional use permit and architectural review.
30. If there are any amendments to the approved conditional use permit (including but not limited to site plan, architectural design, use, canopy, etc.), the applicant will be required to submit a new conditional use application reflecting those amendments.

**ATTACHMENTS:**

Conditional Use and required attachments

	<p><b>CITY OF SHEBOYGAN</b></p> <p><b>APPLICATION FOR CONDITIONAL USE</b></p>	<p>Fee: \$250.00 _____</p> <p>Review Date: _____</p> <p>Zoning: UC _____</p>
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Read all instructions before completing. If additional space is needed, attach additional pages.

SECTION 1: Applicant/ Permittee Information			
Applicant Name (Ind., Org. or Entity) Quasius Construction, Inc.	Authorized Representative Lucas Kaland	Title Superintendent	
Mailing Address 1202A North 8th Street	City Sheboygan	State WI	ZIP Code 53081
Email Address lkaland@quasius.com	Phone Number (incl. area code) 920-377-1560		
SECTION 2: Landowner Information (complete these fields when project site owner is different than applicant)			
Applicant Name (Ind., Org. or Entity) LATA Marketing, LLC	Contact Person Basudev Adhikari	Title Member	
Mailing Address 916 Mulberry Lane	City Kohler	State WI	ZIP Code 53044
Email Address missionbda@gmail.com	Phone Number (incl. area code) 920-226-1786		
SECTION 3: Project or Site Location			
Project Address/Description 2206 North 15th Street, Sheboygan WI 53083		Parcel No. 59281601911	
SECTION 4: Proposed Conditional Use			
Name of Proposed/Existing Business:	JMart Convenience Store, Spices Restaurant, Postal Store & BP Fueling Station		
Existing Zoning:	Urban Commercial		
Present Use of Parcel:	Vacant lot owned by LATA Marketing, LLC		
Proposed Use of Parcel:	BP Fueling station, Convenience Store, Postal store and small restaurant.		
Present Use of Adjacent Properties:	Residential lot to the North of the property, Industrial property Owned by RCS Empowers to the West		
SECTION 5: Certification and Permission			
<p><b>Certification:</b> I hereby certify that I am the owner or authorized representative of the owner of the property which is the subject of this Permit Application. I certify that the information contained in this form and attachments is true and accurate. I certify that the project will be in compliance with all permit conditions. I understand that failure to comply with any or all of the provisions of the permit may result in permit revocation and a fine and/or forfeiture under the provisions of applicable laws.</p> <p><b>Permission:</b> I hereby give the City permission to enter and inspect the property at reasonable times, to evaluate this notice and application, and to determine compliance with any resulting permit coverage.</p>			
Name of Owner/Authorized Representative (please print) Basudev Adhikari/Lucas Kaland	Title Superintendent	Phone Number 920-377-1560	
Signature of Applicant  <b>Lucas Kaland</b>		Date Signed <b>8/6/24</b>	

Complete application is to be filed with the Department of City Development, 828 Center Avenue, Suite 208. To be placed on the agenda of the City Plan Commission, application must be filed three weeks prior to date of meeting – check with City Development on application submittal deadline date. Applications will not be processed if all required attachments and filing fee of \$250 (payable to the City of Sheboygan) are not submitted along with a complete and legible application. Application filing fee is non-refundable.

SITE NARRATIVE – Conditional Use Application

August 6<sup>th</sup>, 2024

PROJECT NAME AND ADDRESS: 2206 N 15<sup>th</sup> Street, Sheboygan WI, 53083

BP Gas Station Canopy, Mixed Use Building to include: J-Mart Convenience Store, Small Restaurant & Postal Store

ESTIMATED PROJECT COST: \$1,500,000 Total

PARCEL INFORMATION/SITE DATA/LEGAL DESCRIPTION:

- LOT 1 CSM V30 P325-327 DOC #2136276 BEING PRT - SW NE SEC 15.
- The entire lot area 0.61 acres

ZONING CLASSIFICATION/ZONING REQUIREMENTS:

UC – Urban Commercial District

EXISTING SITE CONDITIONS/LAND USE:

- Site is currently a vacant lot that formerly housed a Select Auto Shop building.

PROPOSED LAND USE/LOT COVERAGE SITE DATA

- Property Size: .61 Acres
- New Canopy Footprint: 1,920 SF (6 Pumping Stations)
  - Canopy to be 80'x24'
  - Canopy to have 15'-6" for vehicle clearance
  - Top of Canopy to be 18'-6"
- New Building Footprint: 4,845 SF
- New Paving: 12,095 SF
- (2) Underground storage tanks
- New Proposed Encroachment: N/A

SITE SELECTION

- This property was selected for the development of this new gas station/convenience store/restaurant location due to it's appealing location along the 15<sup>th</sup> Street Corridor.

- The 15<sup>th</sup> Street corridor was specifically identified as an area to target commercial development and renovation in the City of Sheboygan's Comprehensive Plan
- This location aligns well with the City of Sheboygan's Comprehensive plan for development & redevelopment of vacant & abandoned sites.
- Constructing a Gas Station & Mixed Use Building in this area would provide a quick, convenient location for residents to stop and satisfy multiple needs at one location.
- The new development would serve as a quick, easily accessible location for residents of the nearby residential communities.
- Strengthens the City of Sheboygan's Comprehensive goal to promote "Complete neighborhoods" with a mix of residences and beneficial service businesses.

LANDSCAPE & STORMWATER REQUIREMENTS:

- Landscaping plan has been approved on 9-22-2022 and meets City point requirements.
- Proposed project will meet City of Sheboygan's stormwater requirements.

PERFORMANCE STANDARDS/POTENTIAL NUISANCES:

- All performance standards to comply with the City of Sheboygan Zoning Ordinance, section 15-7
- Noise and odors as a result of the filling stations & restaurant will be minimal and should not be considered a nuisance concern for the nearby community.

OUTDOOR STORAGE:

- Outdoor storage on this site will be limited to Firewood, LP Storage & and Ice Storage. There will not be any vending machines or dispensers located on the exterior of the building.
- See attached site plan for outdoor storage location
- Firewood display: A small firewood rack will be displayed on the exterior of the building. Customers are to purchase the firewood at the register and pick up outside.
- LP & Ice Storage: A locked LP Storage cage & Ice box will be located on the South face of the building. Customers are to purchase LP & Ice products inside the convenience store and are to be assisted by a store employee to get access to the products.
- Air/Vacuum equipment will not be present on this site

SITE LIGHTING:

- Wall mount light fixtures will be installed on the building as shown on the attached elevations.
- Lights will be used as backlighting for building and to provide lighting for sidewalks along the front of the building.
- Lights to be mounted in a downlit position and will throw off 1200 or less Lumens
- (12) Scottsdale Vertex LED lights will be installed on the underside of the canopy structure.
- Refer to fueling canopy photometrics regarding footprint of lighting on site.
- No flashing or flickering lights will be used on the promises

- We will not be exceeding .50 footcandles at the property line
- Helios will be internally lit, specs are attached

#### ARCHITECTURE:

- The building will be constructed using an architecturally pleasing combination of Gray Stone veneer masonry, Cavern Steel LP Horizontal panel siding, light gray EIFS, and black accent bands.
- The masonry veneer will be used as a base wainscot for the building.
- Exterior building materials are shown to closely resemble the recently completed 26<sup>th</sup> & Superior J-Mart project. The Owner is looking to identify this architectural image as his branded image for locations going forward.
- Entrance storefront glass doors are emphasized with complimentary suspended awnings & store signage (signage to be submitted at a later date)
- Building will have rooftop parapet walls to conceal all rooftop mechanical equipment
- The proposed BP Fueling Canopy will follow the standard BP architectural guidelines outlined in the attached Canopy Renderings. This canopy aligns well with design of other BP fueling stations around the City of Sheboygan and will serve as a recognizable, convenient destination along a heavily traveled corridor.
- The proposed Canopy will include Masonry piers wrapping steel Canopy Columns as requested by the City of Sheboygan. Masonry piers will consist of a gray- tone stone veneer, matching the base material used on the exterior of the J-Mart Convenience Store.
- The stone veneer will wrap the columns up 8'-0", similar to the project recently completed on Superior Avenue. BP standard painting requirements will be followed for the exposed column above the Masonry.
- The Canopy will consist of prefinished metal fascia façade painted to align with the attached BP standard architectural flow.
- (2) Helios will be installed in the fascia of the canopy
- Helios will not extend above the horizontal plan of the canopy
- Helios will be under 20SF ea. as shown in the renderings (7SF each)

#### ADDITIONAL CONSIDERATIONS/COMMENTS:

- Changes since project was previously approved include the removal of second story office space & C-Store is now located on the West side of the building vs the East side as originally shown. Building footprint has decreased by approximately 1,000sf.
- Restaurant will be ran by the Owner and sell traditional Indian Foods. Restaurant will be a small sit and dine that can accommodate up to twenty four (24) sit-down customers at time.
- Dumpster enclosure to be constructed using Masonry concrete blocks wrapped in thin stone veneer, to match exterior.
- 6'-0" buffer fence is to be installed on North property line. Fence is to be solid composite material to match Gray hardy board color used on exterior of building.
- North buffer yard fence to be pulled back from East property line 20'-0" to allow for better visibility for residential neighbors backing out of driveway, per City feedback in pre-submittal meetings
- Dumpster pickups will not interfere with sidewalk/traffic as truck will be backing in to dumpster corral from South to North
- Rooftop water will be collected in gutters on North Eve of building and drain to Storm on North side of property
- Owner has committed to using the same/similar architectural flow provided and approved for this 26<sup>th</sup> &

Superior building on future projects throughout the City. This is the architectural flow that was used in the building design for this development.

- Owner is aiming to achieve uniformed, identifiable building design going forward.
- Monument Sign to be submitted by separate contractor at a later date. To be located on SE property corner as indicated on project documents.

OWNER STATEMENT REGARDING SITE MAINTENANCE COMPLAINTS FROM 2021:

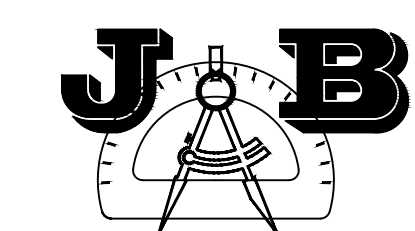
Hi Lucas,

As far as maintaining the site is nice and clean, I have a dedicated person these days. He is taking care of things regularly. I have also assigned one of my staff to check all my sites on a weekly basis and report it to me. I would personally like to assure you and our city planning commission that I will be doing my best as soon as possible before issues come up. And based on the city's recommendation in our last meeting we removed 3 soda coolers from outside. Once the building is developed, we don't need any vending machine outside. The air pump is coming out in the next few days. Normally every gas station has a wood stack, propane cage and ice box in front of the store. We can take input from the planning commission what's going to be best for that and we can manage accordingly. The signs from the door and windows were taken out, I will check again and make sure. Landscaping will be taken care of in a timely manner. Let me know if there are any other issues and love to make things better around my sites. At the end of the day a nice and clean site is good for all of us.

I would appreciate any recommendation from the city and if you have any thoughts.

Thank you

Dev



SITE DESIGN AND ENGINEERING, LLC  
 PO BOX 1067  
 WOODRUFF, WISCONSIN 54568  
 (920) 207-8977  
 jbronoski@jbsitedesign.net



a construction services company  
 1202A NORTH 8TH STREET  
 SHEBOYGAN, WISCONSIN 53082

**SITE DATA**

TOTAL SITE AREA = 26,400 SQ. FT. (0.60 AC.)  
 ZONING CLASSIFICATION: UC - URBAN COMMERCIAL  
 SITE ADDRESS: 2206 NORTH 15th STREET

**EXISTING SITE CONDITIONS**

EXISTING BUILDING FOOTPRINT (ROOF AREA) = 1,136 SQ. FT.  
 EXISTING CONCRETE SURFACE = 5,192 SQ. FT.

EXISTING IMPERVIOUS AREA (PRE-DEVELOPED) = 6,328 SQ. FT.

**PROPOSED SITE CONDITIONS**

PROPOSED BUILDING FOOTPRINT (ROOF AREA) = 4,845 SQ. FT.  
 PROPOSED CONCRETE PAVEMENT, CONCRETE WALKS,  
 CONCRETE CURB/GUTTER AND CONCRETE  
 DUMPSTER PAD WITH CONCRETE APPROACH  
 PROPOSED CONCRETE FUEL AREA = 2,016 SQ. FT.

PROPOSED TOTAL IMPERVIOUS AREA (POST DEVELOPED) = 18,956 SQ. FT. (+12,628 SQ. FT.)

**LOT COVERAGE**

PROPOSED PARKING COUNT = 75%

**PARKING COUNT DATA**

PROPOSED PARKING COUNT = 4,845 SQ. FT. BUILDING  
 (1 SP. PER 300 SQ. FT., 16.15 SPACES REQUIRED) = (17) STANDARD SPACES + (1) HANDICAP ACCESSIBLE SPACES

NO.	REVISIONS	DATE
1	REVISED BUILDING FOOTPRINT SQUARE FOOTAGE FROM 8,860 SQ. FT. TO 7,864 SQ. FT. SINGLE DRIVEWAY APRON ON NORTH 15TH STREET	MARCH 17, 2022
2	REVISED DUMPSTER ENCLOSURE	JUNE 1, 2022
3	ADDED NEW SEWER AND WATER LATERALS AND CONCRETE STOP ON WEST SIDE OF BUILDING	JULY 12, 2022
4	ADDED DOWNPOUT 5TH. CHANGED PAVEMENT TO CONCRETE SLABS	AUGUST 15, 2023
5	REVISED DUMPSTER DETAILS, CHANGE CURB/GUTTER	AUGUST 21, 2023
6	REDUCED BUILDING FOOTPRINT TO 4,845 SQ. FT. / REDUCED PARKING FROM (20) TO (16) SPACES	JULY 2, 2024

**Issue Dates**

Revision	Date

**PROPOSED C-STORE**

2206 NORTH 15th STREET  
 Sheboygan, Wisconsin 53082

**SHEET TITLE**

SITE DEMOLITION PLAN  
 SITE PLAN  
 TYPICAL DETAILS

**DRAWN BY**

J.A.B.

**CHECKED BY**

**DATE**

JANUARY 25, 2022

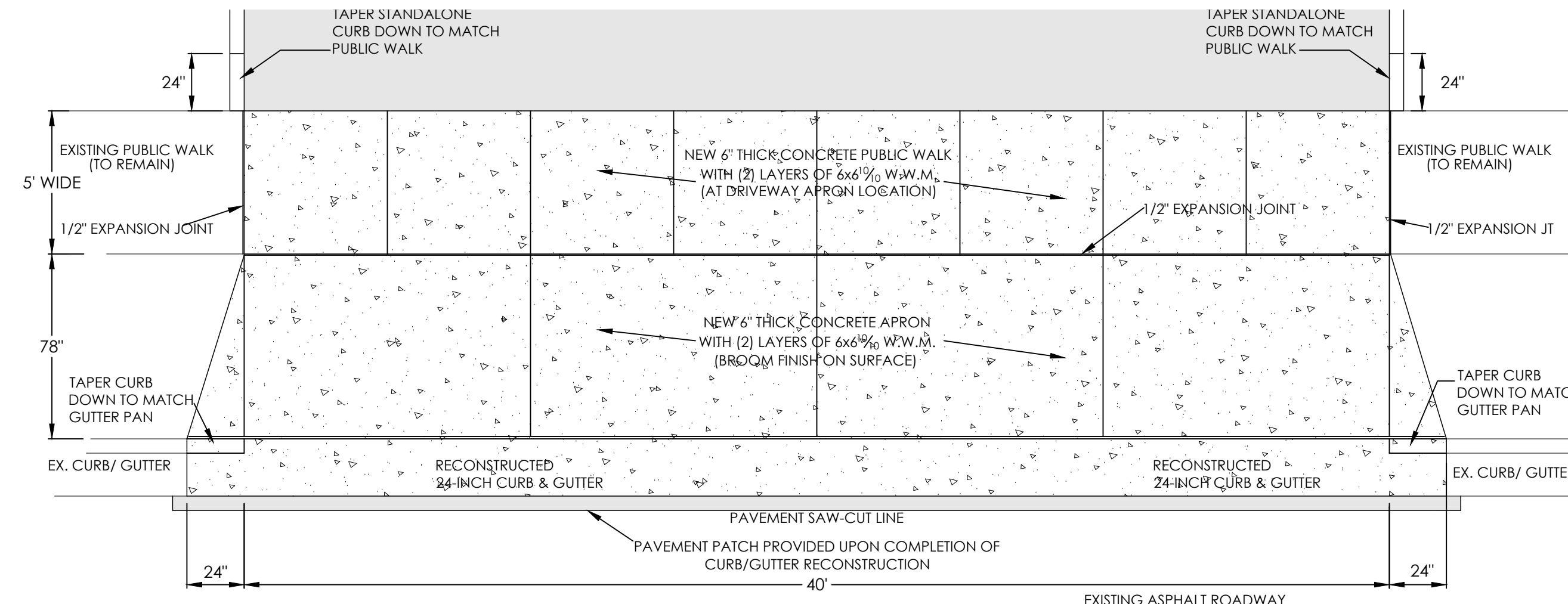
**PROJECT NO.**

2021-45

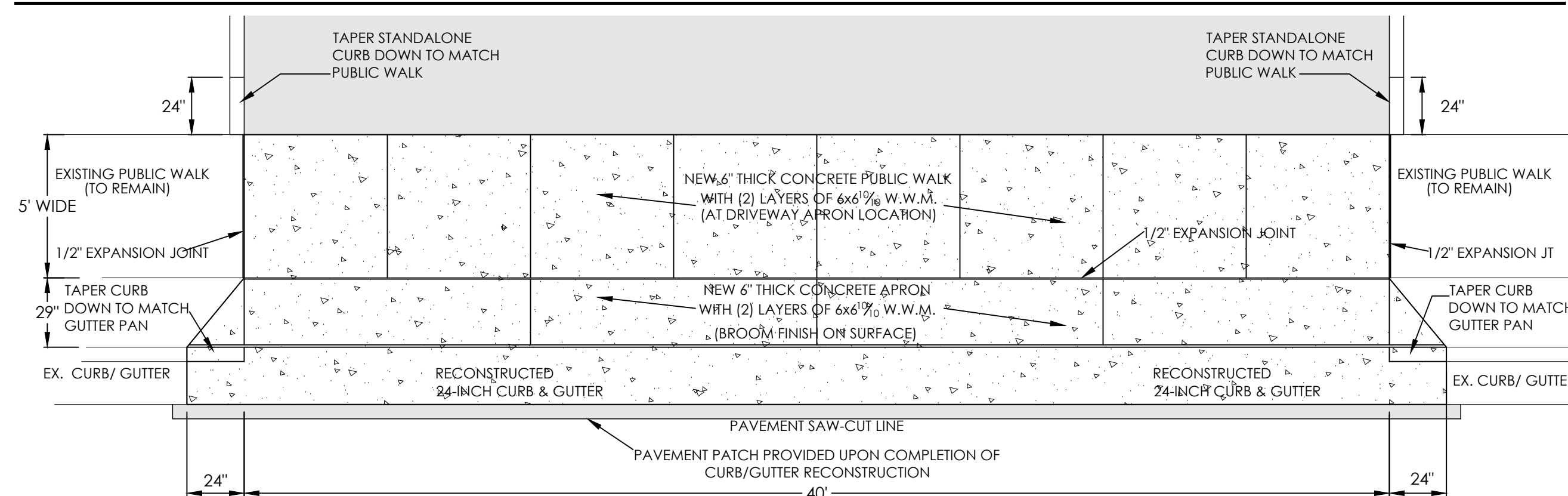
**SHEET NO.**

**C101**

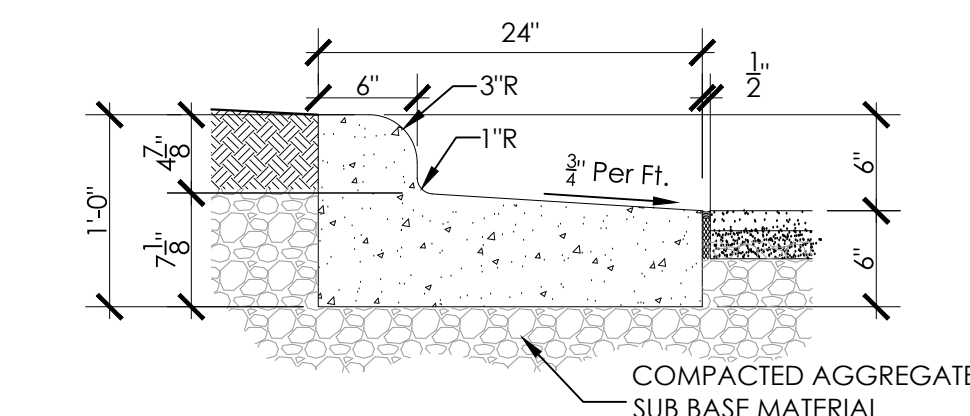
**Item 8.**



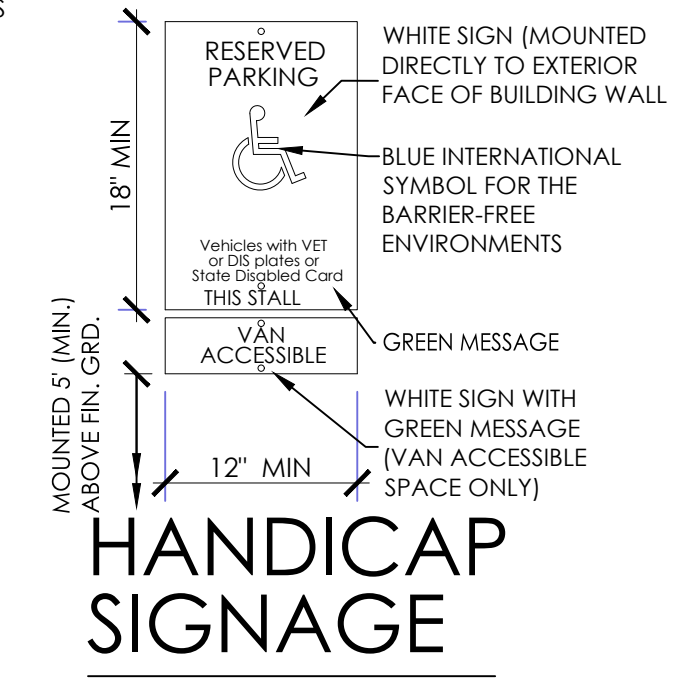
**PROPOSED DRIVEWAY APRON DETAIL (GEELE AVENUE)**



**PROPOSED DRIVEWAY APRON DETAIL (NORTH 15th STREET)**

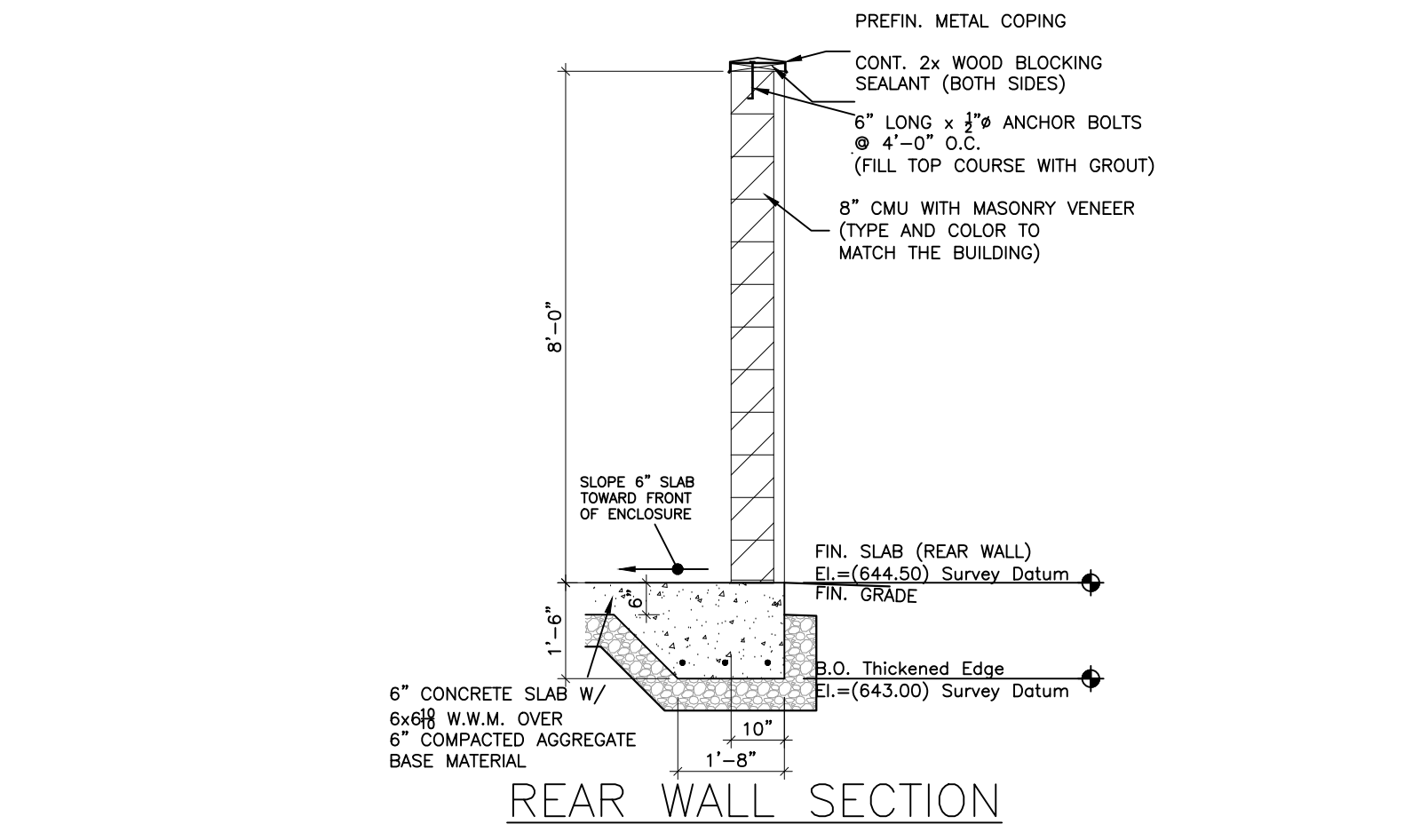


**REJECT CURB AND GUTTER SECTION**

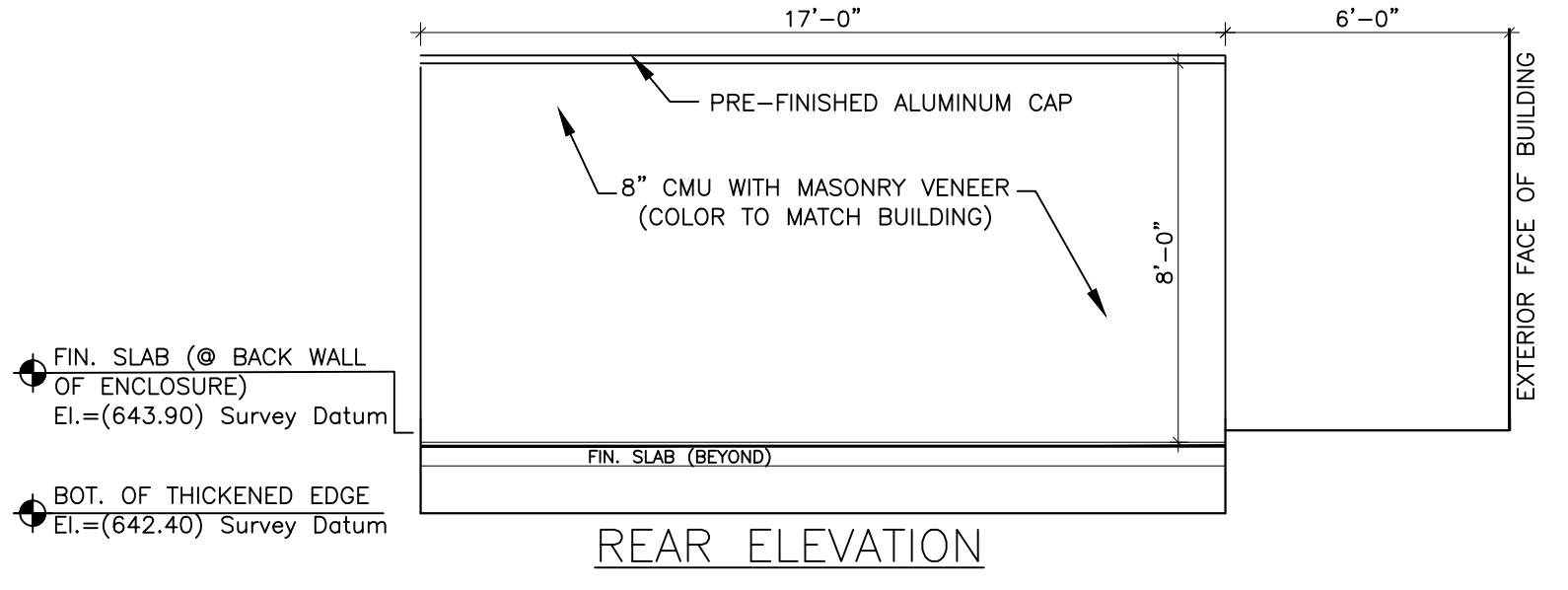


**HANDICAP SIGNAGE**

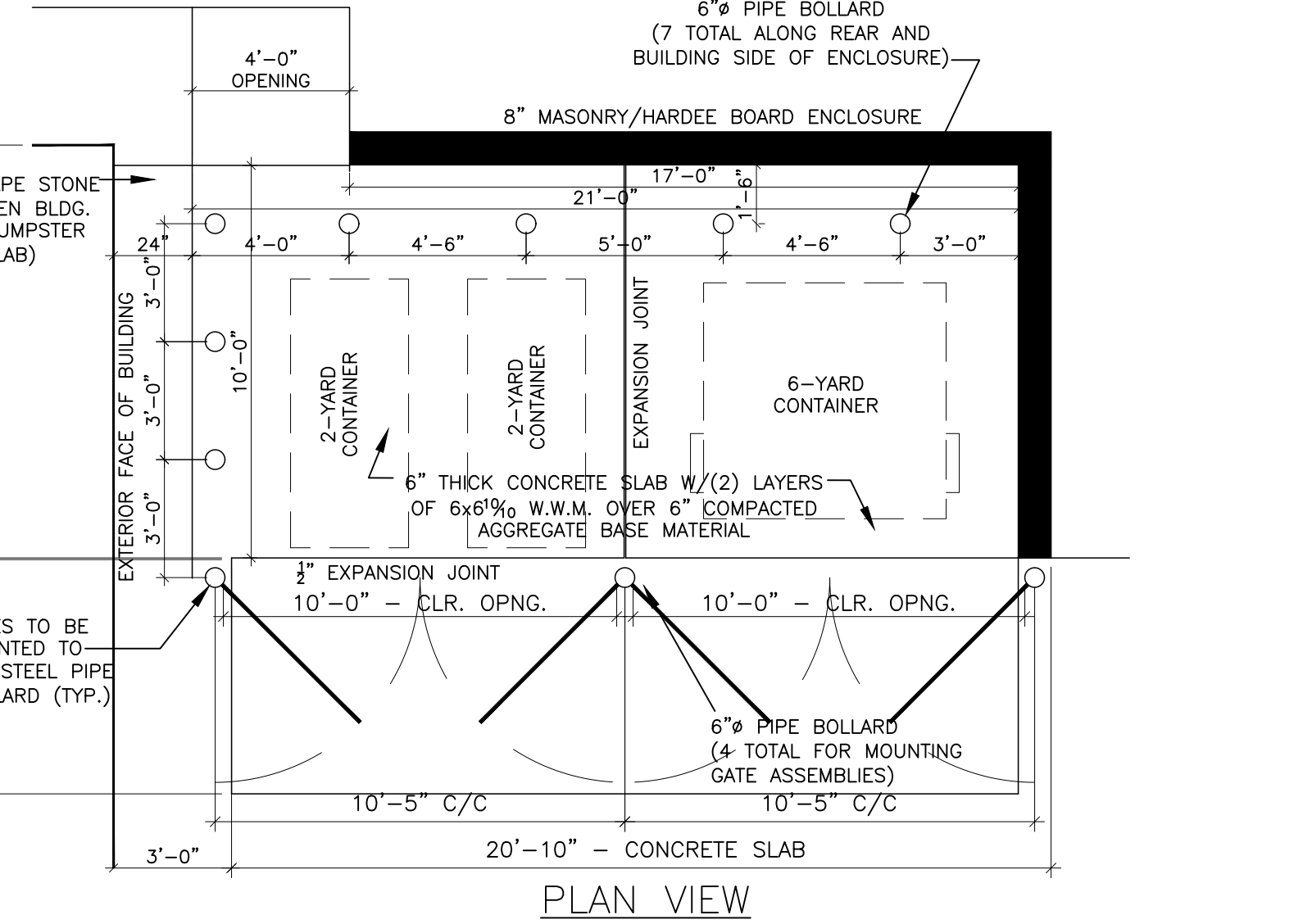
NOTE: THE LOCATION OF UNDERGROUND UTILITIES OR FACILITIES SHOWN ON PLANS ARE BASED ON AVAILABLE RECORDS AT THE TIME OF PREPARATION AND ARE NOT GUARANTEED TO BE COMPLETE OR CORRECT. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL UTILITIES 72 HOURS PRIOR TO CONSTRUCTION TO DETERMINE THE EXACT LOCATION OF ALL FACILITIES AND TO PROVIDE ADEQUATE PROTECTION DURING THE COURSE OF THE PROJECT. THE CONTRACTOR IS ALSO RESPONSIBLE FOR REPAIR OF ALL DAMAGED UTILITIES DURING CONSTRUCTION TO THE SATISFACTION OF UTILITY OWNER(S).



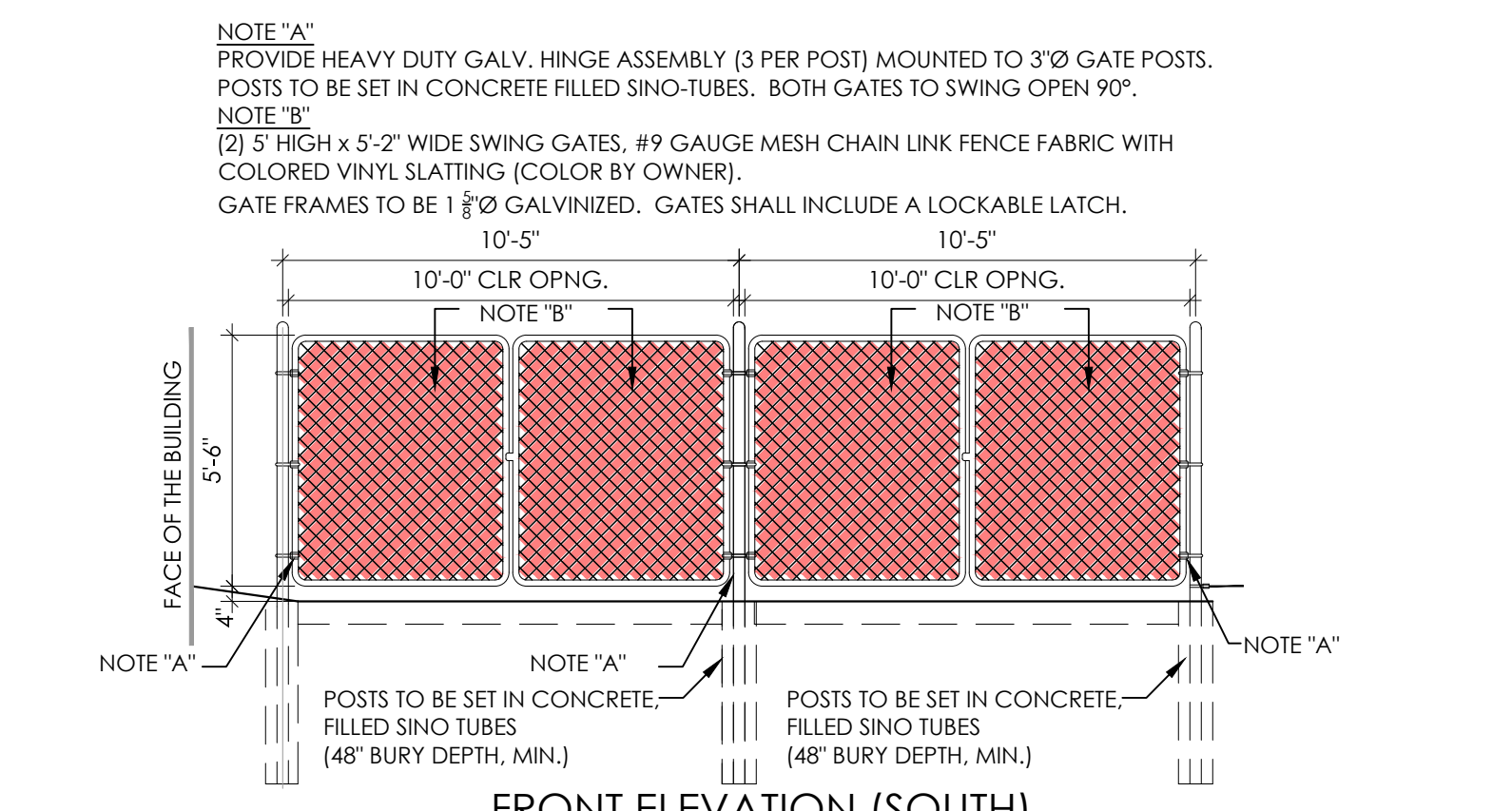
**REAR WALL SECTION**



**REAR ELEVATION**

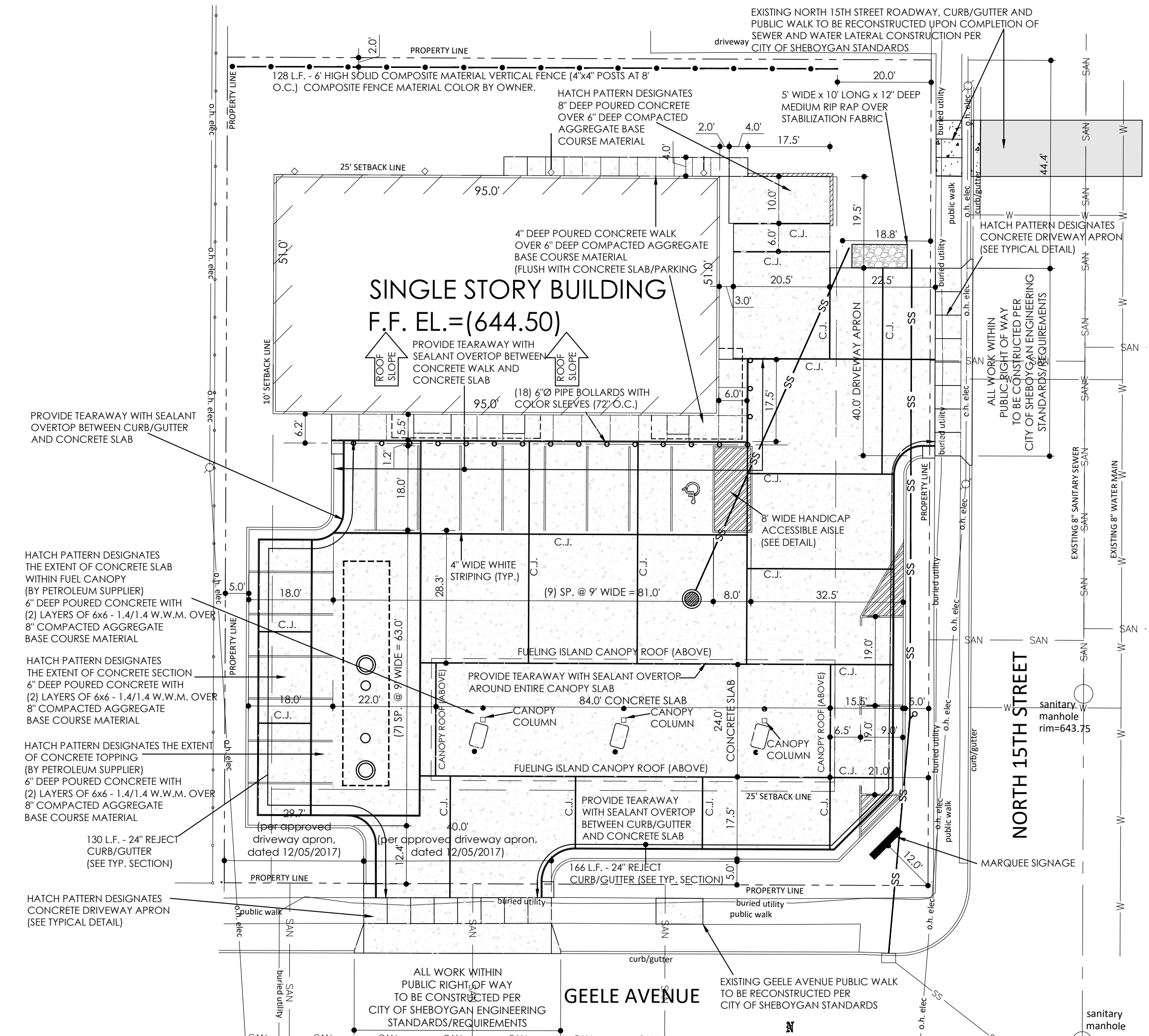


**PLAN VIEW**

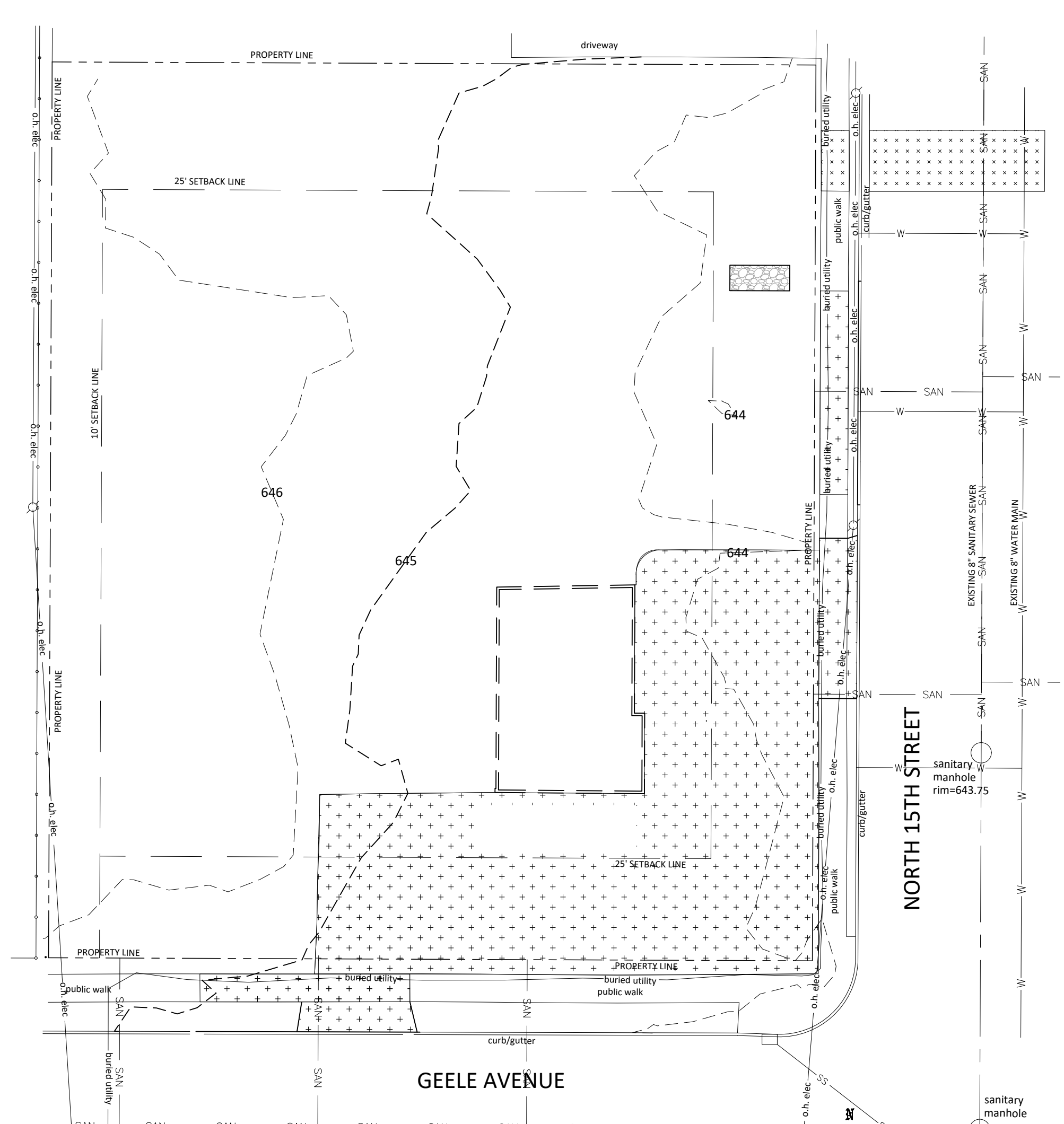


**FRONT ELEVATION (SOUTH)**

**DUMPSTER ENCLOSURE**



**SITE PLAN**

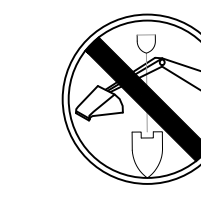


**SITE DEMOLITION PLAN**

# LANDSCAPE NOTES

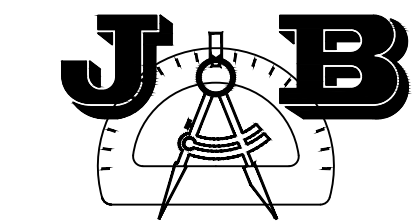
## LANDSCAPE INSTALLATION:

- All written dimensions supersede scaled dimensions.
- The Contractor shall verify location of all underground utilities and additional information prior to commencing construction.
- Rough grading and drainage construction is to be completed prior to Landscape Contractor's work. Verify all existing site and grading conditions prior to construction.
- All work shall be in conformance with all applicable local codes and ordinances.
- All areas disturbed by grading or site construction shall be fine graded, planted or seeded. See notes for specified seed mixes and installation procedures.
- Contractor shall verify plant quantities shown on the Plan and provide a list to the client identifying the species and size to be used throughout the project. The Owner's representative reserves the right to reject any substandard planting material. Rejected material shall be removed from the project site immediately.
- All turf grass areas shall receive a blended topsoil mix to a depth of six (6) inches. Contractor shall provide positive drainage away from all buildings for a minimum of ten (10) feet.
- Soil preparation for perennial or groundcover planting beds shall be as follows:
  - Remove all roots, lumps, stones, sod and other extraneous materials harmful or toxic to plant growth.
  - Perennial and groundcover planting beds shall receive a eight (8) inch topsoil. Add 1/2 LB. of 5-10-5 garden fertilizer per 100 square feet and roto-fill amendments into the planting bed.
  - Mix amended planting soil either prior to planting or apply on surface of planting bed and mix thoroughly before planting.
  - Grade, rake, and roll planting bed with roller weighing not less than 25 LBS. or more than 100 LBS. per lineal foot so as to leave in condition to plant.
  - Grade planting bed to a twelve (12) inch crown at center.
- All mixed planting beds with perennials, groundcover, shrubs and trees shall receive a two (2) inch to three (3) inch layer of shredded bark mulch as noted on the Plan. All shrub and tree planted singly or together in beds shall receive a three (3) inch layer of shredded bark mulch as noted. Do not allow bark mulch to touch stems or trunks of perennials, shrubs or trees.



CALL DIGGERS' HOTLINE  
1-800-242-8511

TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND BEFORE YOU DIG.  
WISCONSIN STATUTE 182.0715 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.



SITE DESIGN AND ENGINEERING, LLC

PO BOX 1067  
WOODRUFF, WISCONSIN 54568  
(920) 207-8977  
jbronski@jbsitedesign.net



1202A NORTH 8TH STREET  
SHEBOYGAN, WISCONSIN 53082

NOTE: THE LOCATION OF UNDERGROUND UTILITIES OR FACILITIES SHOWN ON PLANS ARE BASED ON AVAILABLE RECORDS AT THE TIME OF PREPARATION AND ARE NOT GUARANTEED TO BE COMPLETE OR CORRECT. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL UTILITIES 72 HOURS PRIOR TO CONSTRUCTION TO DETERMINE THE EXACT LOCATION OF ALL FACILITIES AND TO PROVIDE ADEQUATE PROTECTION DURING THE COURSE OF THE PROJECT. THE CONTRACTOR IS ALSO RESPONSIBLE FOR REPAIR OF ALL DAMAGED UTILITIES DURING CONSTRUCTION TO THE SATISFACTION OF UTILITY OWNER(S).

## SITE DEVELOPMENT AND EROSION CONTROL NOTES:

- KEEP A COPY OF THE CURRENT AND APPROVED EROSION CONTROL PLAN ON SITE THROUGHOUT THE DURATION OF THE PROJECT.
- SELECTED EARTHWORK CONTRACTOR IS RESPONSIBLE FOR THE ROUTINE SITE INSPECTION AT LEAST ONCE EVERY 7 DAYS AND WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR GREATER. KEEP INSPECTION REPORTS ON SITE AND MAKE THEM AVAILABLE UPON REQUEST.
- THE SELECTED EARTHWORK CONTRACTOR SHALL INSPECT AND MAINTAIN ALL INSTALLED EROSION CONTROL PRACTICES UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.
- INSTALL PERIMETER EROSION CONTROLS AND STONE TRACKING PAD ENTRANCE PRIOR TO ANY LAND DISTURBANCE ACTIVITIES AND/OR SITE CLEARING/TOPSOIL STRIPPING. USE WDNR TECHNICAL STANDARD #1057 FOR STONE TRACKING PADS.
- STAGE CONSTRUCTION GRADING ACTIVITIES TO MINIMIZE THE CUMULATIVE EXPOSED AREAS (BARE GROUND). FOLLOW STEPS DEFINED WITHIN WDNR TECHNICAL STANDARD #1067.
- CONSTRUCTION OF THE STORM WATER BASIN SHOULD BE CONSTRUCTED BEFORE ANY OTHER LAND DISTURBANCE ACTIVITIES TAKE PLACE. UPON COMPLETION OF SITE STABILIZATION (PAVEMENT, TOPSOIL/GRASS) THE STORM WATER BASIN SHOULD BE CLEARED OUT AND BASIN BOTTOM RESTORED TO DESIGNED GRADE.
- INSTALL AND MAINTAIN SILT FENCING PER WDNR TECHNICAL STANDARD #1056 FOR SILT FENCING. REMOVE SEDIMENT FROM BEHIND SILT FENCING AND SEDIMENT BARRIERS BEFORE SEDIMENT REACHES A DEPTH THAT IS EQUAL TO ONE-HALF OF THE FENCE AND/OR BARRIER HEIGHT.
- SELECTED EARTHWORK CONTRACTOR IS RESPONSIBLE TO REPAIR ALL BREAKS AND/OR GAPS IN THE SILT FENCE IMMEDIATELY.
- EARTHWORK CONTRACTOR TO STABILIZE ALL DISTURBED AREAS THAT WILL REMAIN INACTIVE FOR MORE THAN 14 DAYS. BETWEEN SEPTEMBER AND OCTOBER 15, STABILIZE WITH MULCH, TACKIFIER AND A PERENNIAL SEED MIX WITH WINTER WHEAT, ANNUAL OATS OR ANNUAL RYE AS APPROPRIATE FOR THE REGION AND SOIL TYPE. AFTER OCTOBER 15 STABILIZE WITH A POLYMER AND DORMANT SEED MIX AS APPROPRIATE FOR THE REGION AND SOIL TYPE.
- EARTHWORK CONTRACTOR TO SWEEP/CLEAN UP ALL SEDIMENT/TRASH THAT MAY MOVE OFFSITE DUE TO CONSTRUCTION ACTIVITY OR STORM EVENTS BEFORE THE END OF THE SAME WORKDAY.
- PROPERLY DISPOSE OF ALL WASTE AND UNUSED BUILDING MATERIALS AND DO NOT ALLOW THESE ITEMS TO BE CARRIED BY RUNOFF INTO THE EXISTING STORM WATER BASIN.
- SELECTED EARTHWORK CONTRACTOR WILL BE RESPONSIBLE TO INSTALL ANY/ALL ADDITIONAL EROSION CONTROL AND SEDIMENT CONTROL MEASURES DEEMED NECESSARY BY SHEBOYGAN COUNTY.
- ALL DISTURBED AREAS SHALL BE TOPSOILED (4" MIN.), FERTILIZED, SEEDED AND MULCHED.
- THE SEED MIXTURE SHALL BE WIS DOT MIXTURE #10 APPLIED AT A RATE OF 3 POUNDS/1,000 SQUARE FEET.
- ALL EROSION CONTROL DEVICES SHOWN HEREIN WILL BE MAINTAINED UNTIL AT LEAST 80% OF THE DISTURBED AREA OF THE SITE HAS BEEN STABILIZED. ANY DISTURBED AREAS AND STOCKPILES LEFT INACTIVE FOR SEVEN DAYS SHALL BE TEMPORARILY SEEDED AND MULCHED.
- ALL CONSTRUCTION TRAFFIC WILL BE LIMITED TO ACCESS THE SITE OVER TRACKING PAD PROVIDED.
- GRADING CONTRACTOR SHALL BE RESPONSIBLE TO CONTRACT LANDSCAPE CONTRACTOR TO RESTORE ALL AREAS OF CONSTRUCTION SITE.

REVISIONS	NO.	DATE
REVISED BUILDING FOOTPRINT SQUARE FOOTAGE FROM 8,060 SQ. FT. TO 7,864 SQ. FT. SINGLE DRIVEWAY APRON ON NORTH 15TH STREET		MARCH 17, 2022
REVISED DUMPSTER ENCLOSURE		JUNE 1, 2022
ADDED NEWSEWER AND WATER LATERALS AND CONDING		JULY 12, 2022
ADDED DOWNSPOUT 5TH. CHANGED PAVEMENT TO CONCRETE SLABS		AUGUST 15, 2023
REVISED DUMPSTER DETAILS, CHANGE CURBOUTTER		AUGUST 21, 2023
REDUCED BUILDING FOOTPRINT TO 4,845 SQ. FT. / REDUCED PARKING FROM (20) TO (16) SPACES		JULY 2, 2024

## Issue Dates

Revision	Date

PROPOSED C-STORE  
2206 NORTH 15th STREET  
Sheboygan, Wisconsin 53082

SHEET TITLE
SITE GRADING AND EROSION CONTROL PLAN
DRAWN BY
J.A.B.
CHECKED BY
DATE
JANUARY 25, 2022
PROJECT NO.
2021-45
SHEET NO.
C102

## LANDSCAPE POINTS REQUIRED FOR 'UC' URBAN COMMERCIAL ZONING BUILDING FOUNDATIONS = 292 LINEAL FEET

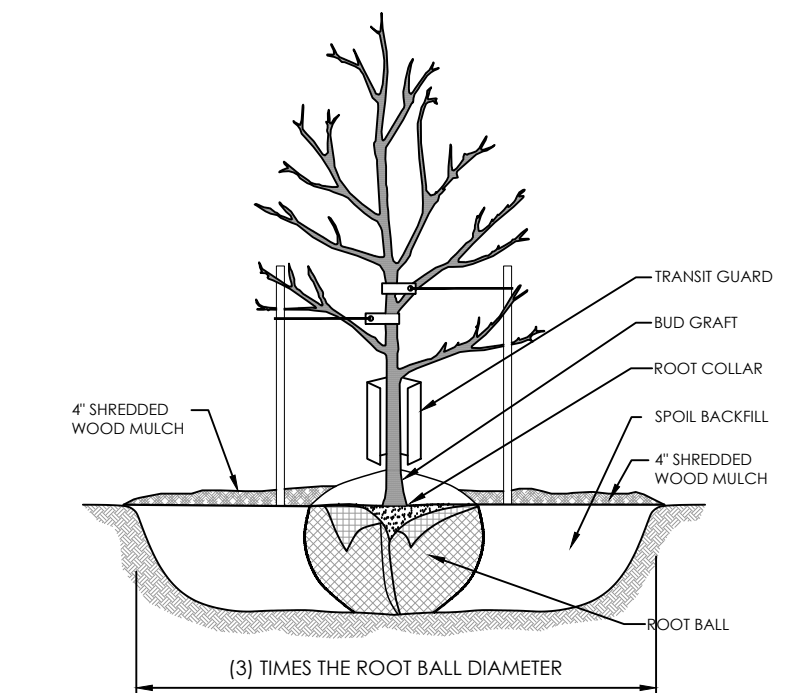
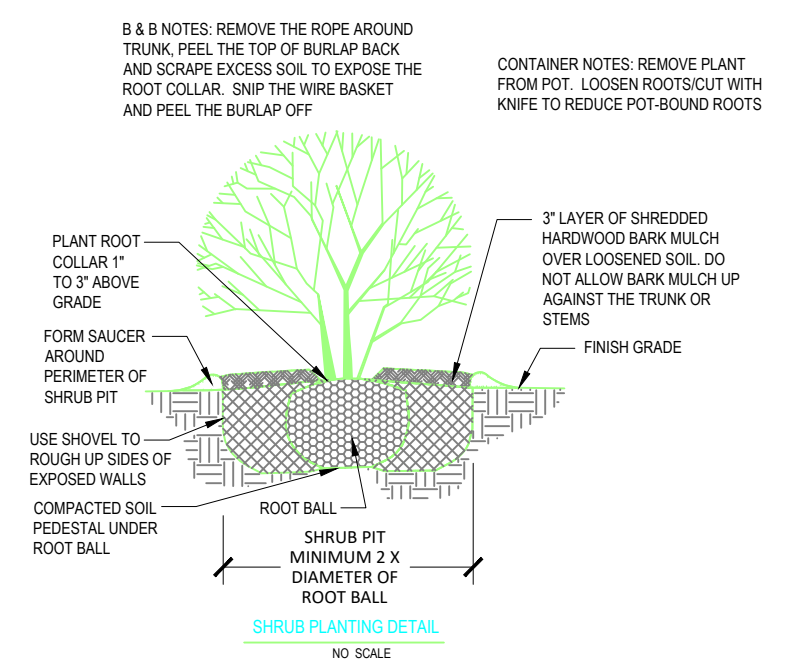
PER SECTION 15.604 AND TABLE 15.604-BUILDING FOUNDATION LANDSCAPE REQUIREMENTS  
20 POINTS PER 100 LINEAL FEET - FOR A TOTAL OF 59 POINTS REQUIRED  
- NO CLIMAX TREES OR TALL TREES ALLOWED TO MEET REQUIREMENT

DEVELOPED LOTS = 4,845 SQUARE FOOT BUILDING FOOTPRINT  
PER SECTION 15.605 AND TABLE 15.605-DEVELOPED LOT LANDSCAPE REQUIREMENTS  
5 POINTS PER 1,000 SQUARE FEET - FOR A TOTAL OF 25 POINTS REQUIRED

STREET FRONTAGE = 326 LINEAL FEET (NORTH 15th STREET and GEELE AVENUE)  
PER SECTION 15.606 AND TABLE 15.606-STREET FRONTAGE LANDSCAPE REQUIREMENTS  
20 POINTS PER 100 LINEAL FEET - FOR A TOTAL OF 66 POINTS REQUIRED  
- A MINIMUM OF 50-PERCENT OF POINTS SHALL BE CLIMAX AND/OR TALL TREES (33 POINTS)  
- A MINIMUM OF 30-PERCENT OF POINTS SHALL BE SMALL TREES (20 POINTS)

CONCRETE AREA = 14,080 SQUARE FEET  
PER SECTION 15.607 AND TABLE 15.607-PAVED AREA LANDSCAPE REQUIREMENTS  
40 POINTS PER 10,000 SQUARE FEET - FOR A TOTAL 57 POINTS REQUIRED  
- A MINIMUM OF 30-PERCENT OF POINTS SHALL BE CLIMAX AND/OR TALL TREES (17 POINTS)  
- A MINIMUM OF 40-PERCENT OF POINTS SHALL BE SHRUBS (22 POINTS)

SYMBOL	MARK	QTY.	BOTANICAL NAME	COMMON NAME	PLANTED SIZE
	SM	2	ACER SACCHARUM	SUGAR MAPLE	2" DIA.
	AV TYPE 1	6	THUJA OCCIDENTALIS EMERA	EMERALD ARBORVITAE	6'0" TALL
	AJ	6	JUNIPERUS HORIZONTALIS 'PLUMOSA'	ANDORRA JUNIPER	12"-15"
	RD	5	CORNUS SERICEA	ARTIC FIRE DOGWOOD	30"-36"



## TYPICAL TREE PLANTING SECTION

- INSTALLATION SEQUENCING:
- DIG HOLE 3 TIMES BIGGER THAN ROOT BALL. ROUGHEN THE SIDES OF THE HOLE TO PREVENT GLAZING IN CLAY SOILS.
  - PLACE TREE IN HOLE. BACKFILL WITH EXISTING SOIL AND REMOVE TRANSIT GUARD, BURLAP AND WIRE BASKET.
  - FINISH BACKFILLING AND STRAIGHTEN THE TREE.
  - GENTLY TAMP TO HELP SETTLE THE SOIL AND REMOVE ANY AIR POCKETS.
  - CREATE A WATER SAUCER TO COLLECT THE WATER UNTIL IT SOAKS INTO THE SOIL.
  - PROVIDE 4" DEEP SHREDDED WOOD MULCH (10" FOOT DIAMETER). KEEP THE MULCH AWAY FROM THE TRUNK.
  - REMOVE ONLY BROKEN OR DAMAGED BRANCHES.

## GENERAL LANDSCAPE NOTES

- ALL LANDSCAPE PLANTINGS, INCLUDING BUT NOT LIMITED TO PLANTING BEDS, TREES AND SHRUBS AS DEFINED, TO BE INSTALLED NO LATER THAN OCTOBER 1, 2019.
- ALL EROSION MAT, SEEDING AND MULCH WITHIN ALL TURF AREAS TO BE INSTALLED NO LATER THAN OCTOBER 1, 2019. SEE SHEET C/1.1 FOR EXTENT OF EROSION MAT AS WELL AS REQUIRED SEED MIXTURE.
- CALL DIGGER'S HOTLINE PRIOR TO DIGGING.
- ALL BUILDING DIMENSIONS, GRADES AND ELEVATIONS TO BE VERIFIED IN THE FIELD.
- PLANT ALL TREES, SHRUBS AND EVERGREENS ACCORDING TO THE HEIGHT OF THE ROOT BALL OR POT.
- ALL PERENNIAL BEDS TO RECEIVE 3" COMPOST.
- ALL TREES IN THE LAWN AREAS TO RECEIVE A MULCH CIRCLE (NO LANDSCAPE EDGING) AND WATER SAUCER.
- LANDSCAPE CONTRACTOR TO PROVIDE TWO LAYERS OF WEED BARRIER WITHIN PLANTING AREAS AS DEFINED.

## BUILDING FOUNDATION

- 65 POINTS (MIN.) REQUIRED  
67 POINTS PROVIDED
- (4) ANDORRA JUNIPER = (3) PTS. PER - 12 POINTS TOTAL
  - (3) ARTIC FIRE DOGWOOD = (5) PTS. PER - 15 POINTS TOTAL
  - (2) EMERALD ARBORVITAE = (20) PTS. PER - 40 POINTS TOTAL

## DEVELOPED LOTS

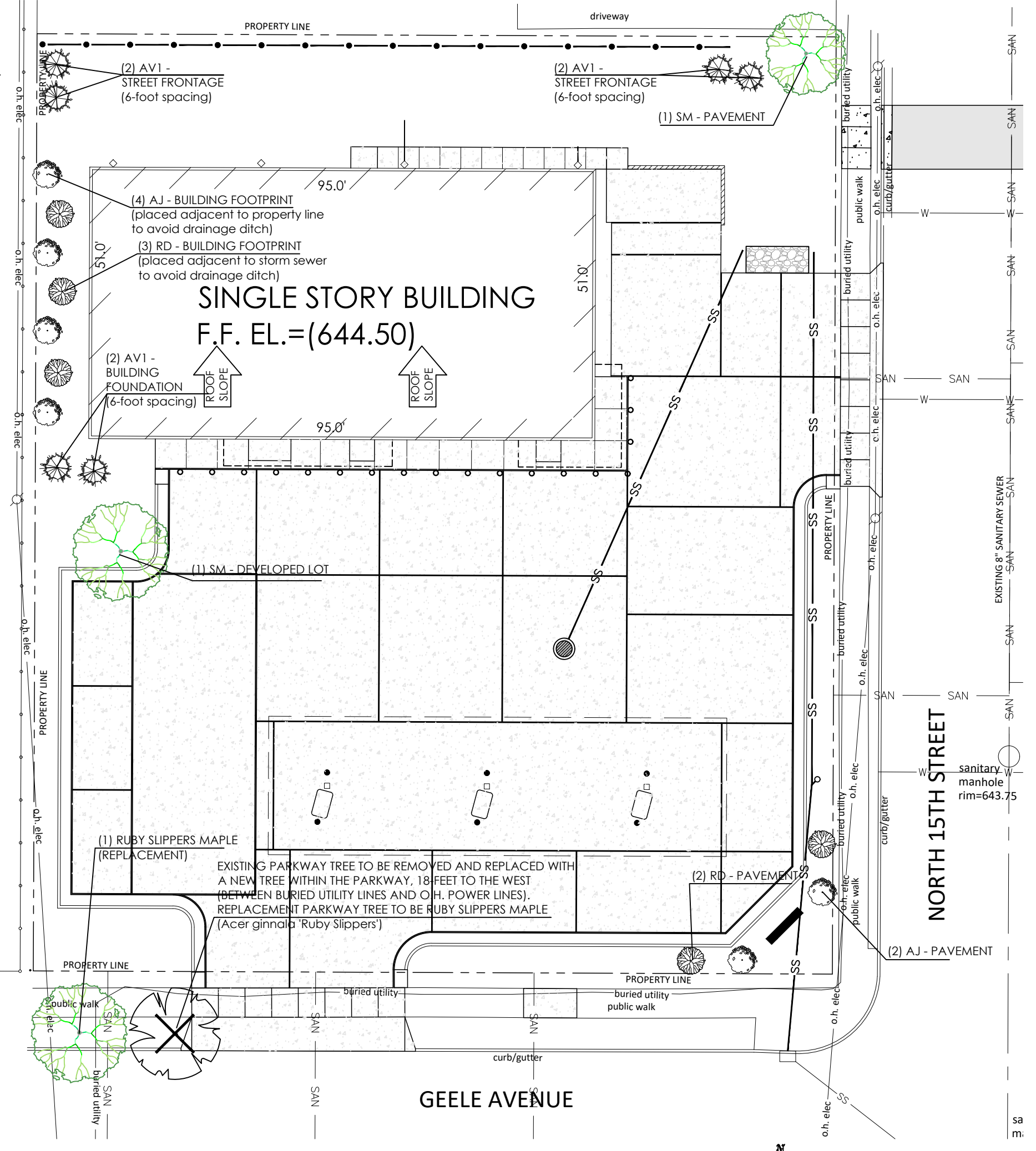
- 30 POINTS (MIN.) REQUIRED  
75 POINTS PROVIDED
- (1) SUGAR MAPLE = (75) PTS. PER - 75 POINTS TOTAL

## STREET FRONTAGE

- 66 POINTS (MIN.) REQUIRED  
80 POINTS PROVIDED
- (4) EMERALD ARBORVITAE = (20) PTS. PER - 80 POINTS TOTAL

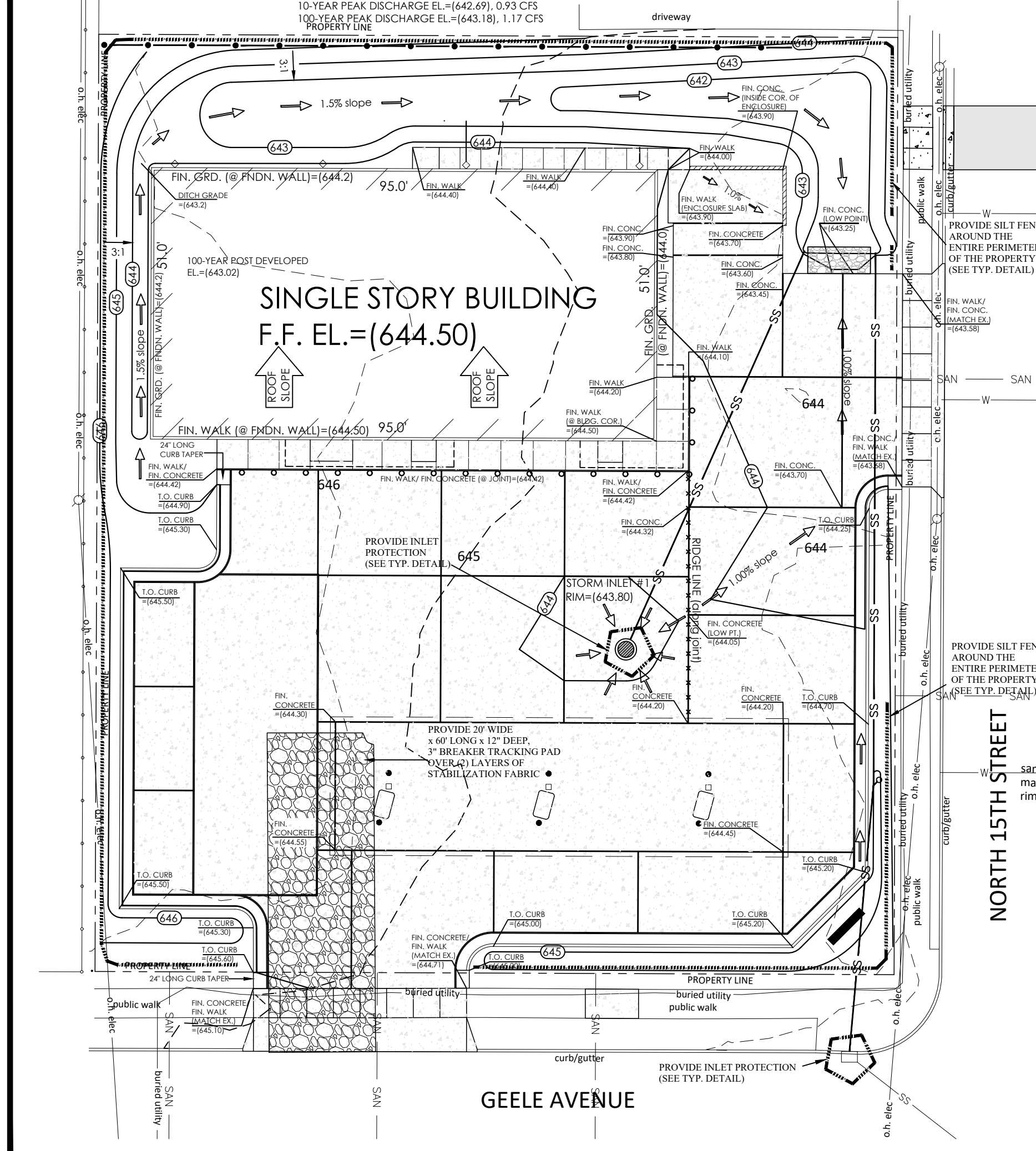
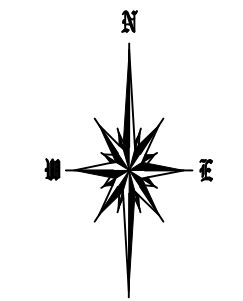
## PAVEMENT AREA

- 57 POINTS (MIN.) REQUIRED  
107 POINTS PROVIDED
- (1) SUGAR MAPLE = (75) PTS. PER - 75 POINTS TOTAL
  - (2) ANDORRA JUNIPER = (3) PTS. PER - 6 POINTS TOTAL
  - (2) ARTIC FIRE DOGWOOD = (5) PTS. PER - 10 POINTS TOTAL



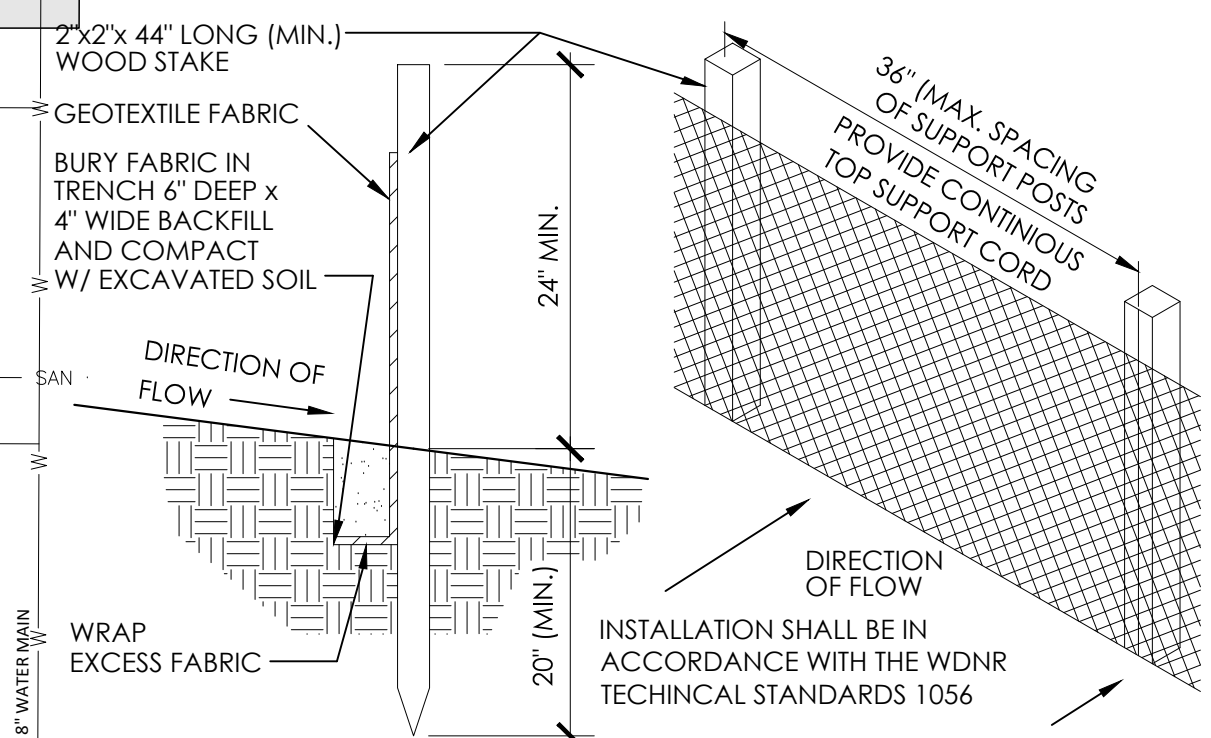
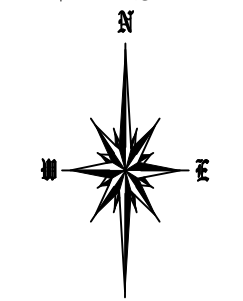
## SITE LANDSCAPE PLAN

1"=20'

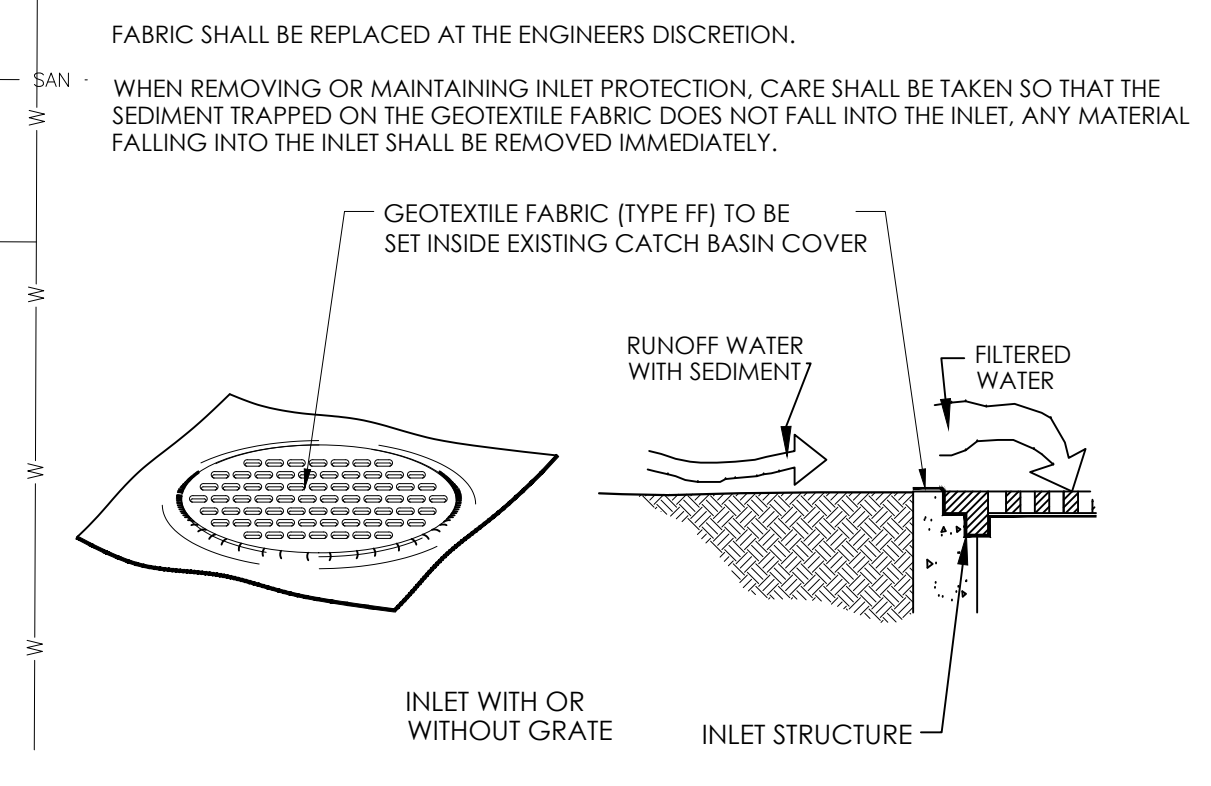


## SITE GRADING AND EROSION CONTROL PLAN

1"=20'



## SILT FENCE SECTION & DETAIL



## INLET PROTECTION DETAIL

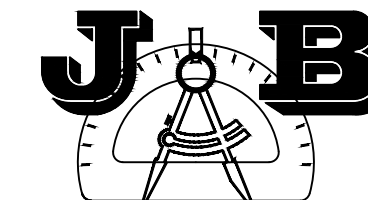




CALL DIGGERS' HOTLINE  
1-800-242-8511

TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND BEFORE YOU DIG.  
WISCONSIN STATUTE 182.0715 REQUIRES MIN. OF 3 WORK DAYS NOTICE  
BEFORE YOU EXCAVATE.

NOTE:  
THE LOCATION OF UNDERGROUND UTILITIES OR FACILITIES SHOWN  
ON PLANS ARE BASED ON AVAILABLE RECORDS AT THE TIME OF  
PREPARATION AND ARE NOT GUARANTEED TO BE COMPLETE OR CORRECT.  
THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL UTILITIES 72 HOURS  
PRIOR TO CONSTRUCTION TO DETERMINE THE EXACT LOCATION OF ALL  
FACILITIES AND TO PROVIDE ADEQUATE PROTECTION DURING THE COURSE  
OF THE PROJECT. THE CONTRACTOR IS ALSO RESPONSIBLE FOR REPAIR OF  
ALL DAMAGED UTILITIES DURING CONSTRUCTION TO THE SATISFACTION OF  
UTILITY OWNER(S).



SITE DESIGN AND ENGINEERING, LLC

PO BOX 1067  
WOODRUFF, WISCONSIN 54568  
(920) 207-8977  
jbronoski@jbsitedesign.net

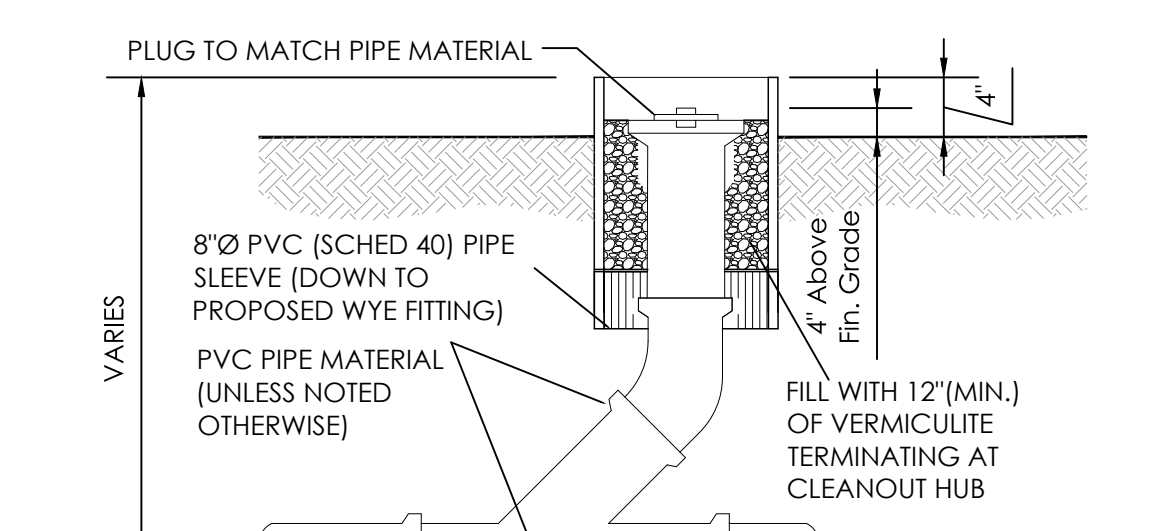


1202A NORTH 8TH STREET  
SHEBOYGAN, WISCONSIN 53082

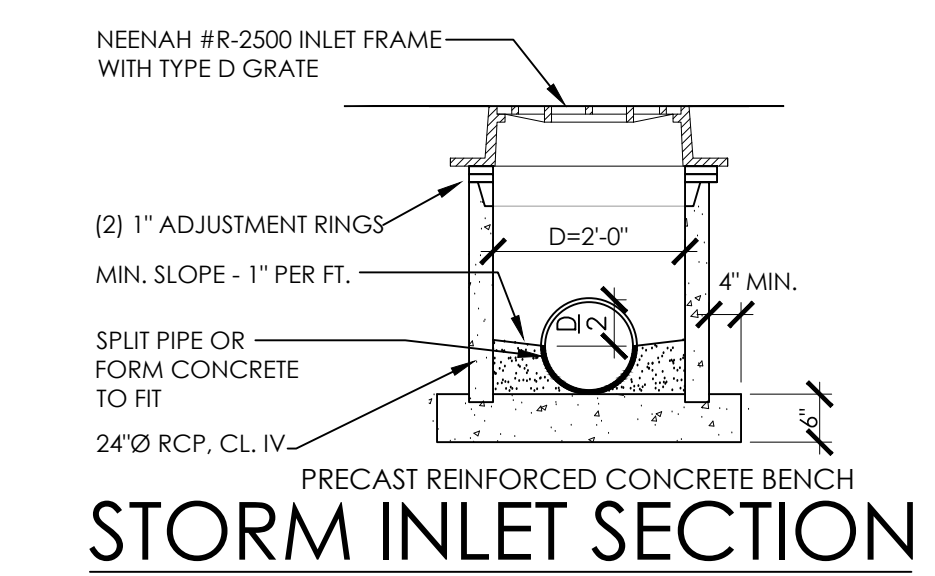
NO.	REVISIONS	DATE
	REVISED BUILDING FOOTPRINT, SQUARE FOOTAGE FROM 8,060 SQ. FT. TO 7,964 SQ. FT., SINGLE DRIVEWAY APRON ON NORTH 15TH STREET	MARCH 17, 2022
	REVISED DUMPSTER ENCLOSURE	JUNE 1, 2022
	ADDED NEW SEWER AND WATER LATERALS AND CONCRETE STOP ON WEST SIDE OF BUILDING	JULY 12, 2022
	ADDED DOWNSPOUT STM, CHANGED PAVEMENT TO CONCRETE SLABS	AUGUST 15, 2023
	REVISED DUMPSTER DETAILS, CHANGE CURB/GUTTER	AUGUST 21, 2023
	REDUCED BUILDING FOOTPRINT TO 4,845 SQ. FT., REDUCED PARKING FROM (20) TO (16) SPACES	JULY 2, 2024

**Issue Dates**

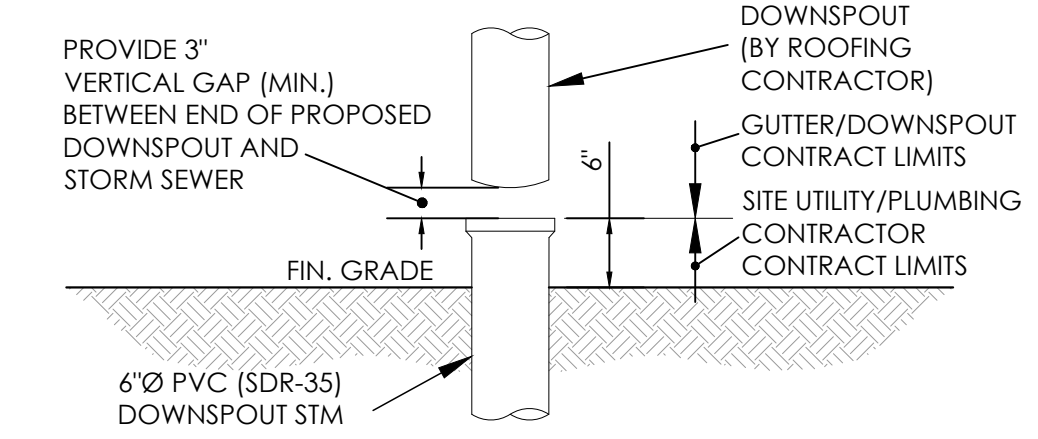
Revision      Date



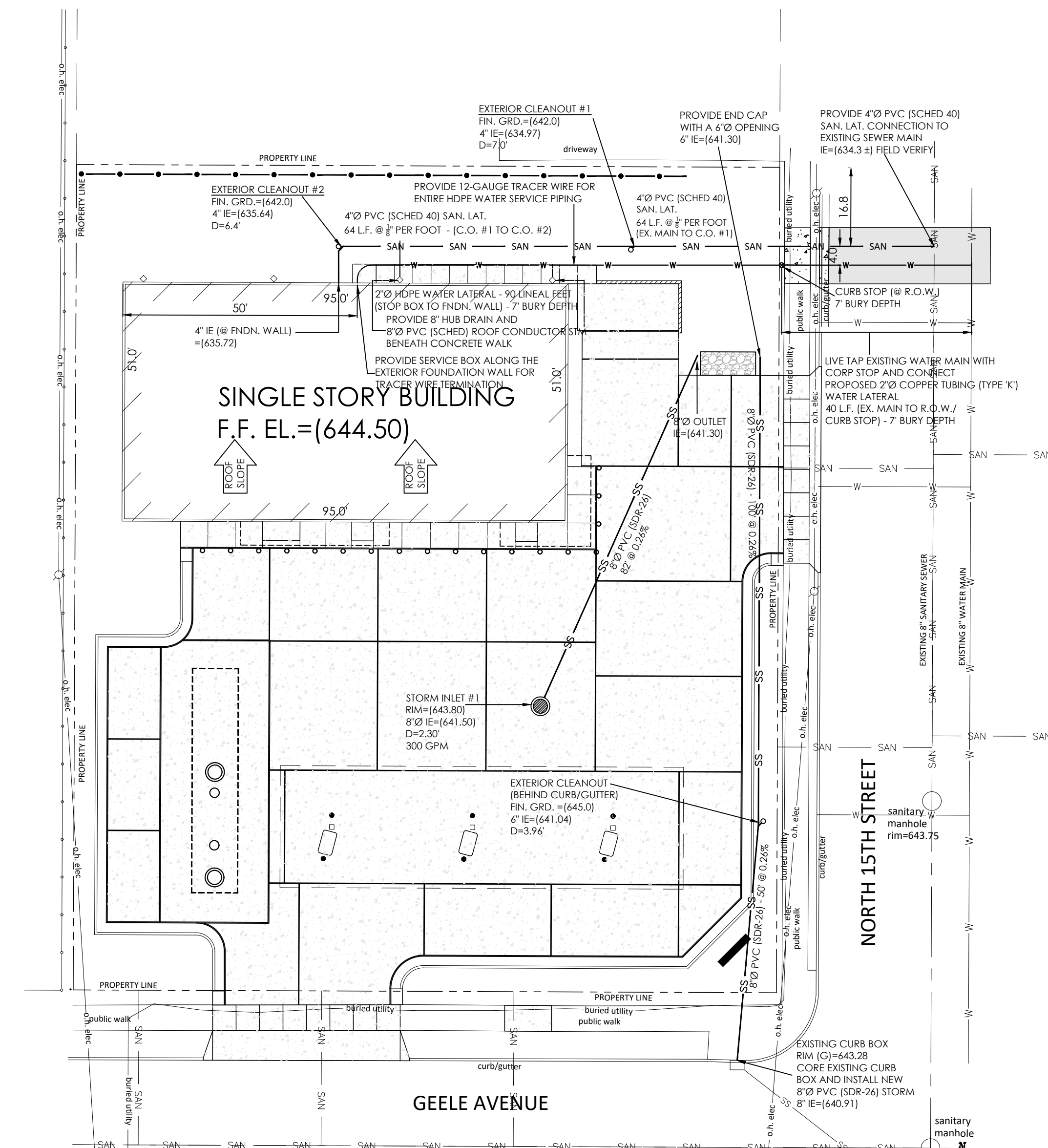
**EXTERIOR CLEANOUT SECTION**  
(@ LOCATIONS WITHIN TURF AREAS)



**STORM INLET SECTION**



**DOWNSPOUT HUB SECTION**



**SITE UTILITY PLAN**  
1"=20'

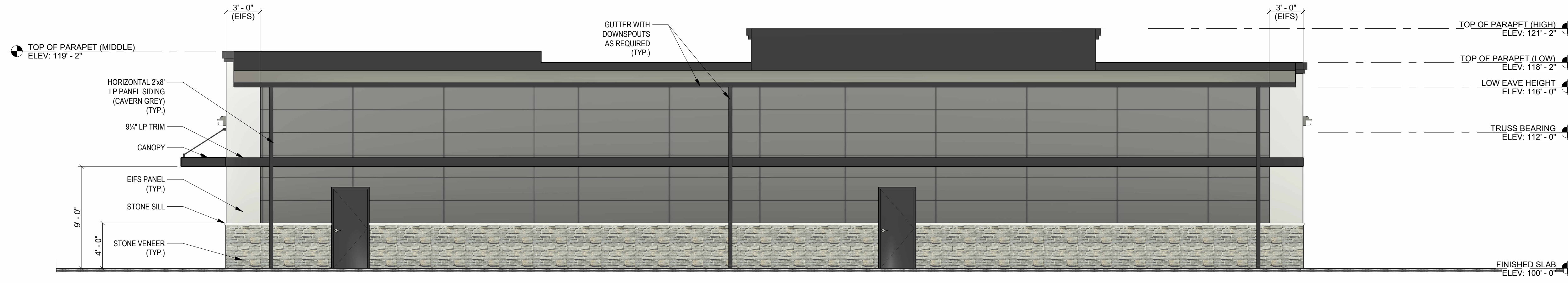
**PROPOSED C-STORE**  
2206 NORTH 15th STREET  
Sheboygan, Wisconsin 53082

SHEET TITLE	SITE UTILITY PLAN
SITE UTILITY DETAILS	
DRAWN BY	J.A.B.
CHECKED BY	
DATE	JANUARY 25, 2022
PROJECT NO.	2021-45
SHEET NO.	<b>C103</b>

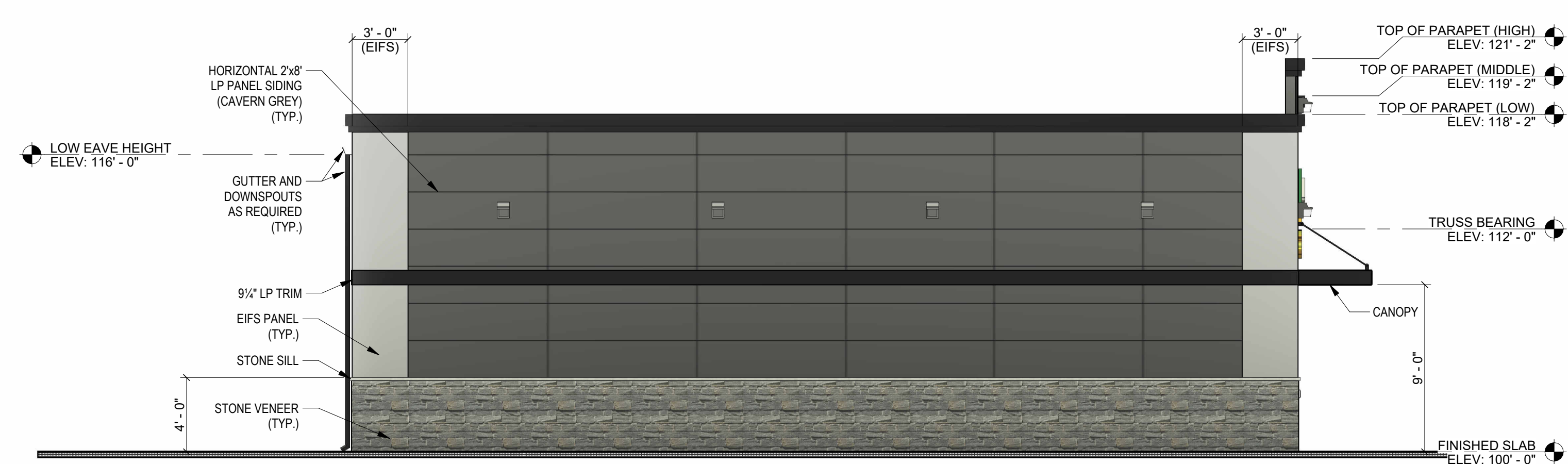


**SOUTH ELEVATION**  
SCALE: 3/16" = 1'-0"

**NOTE:**  
DIMENSIONS SHOWN ARE BASED ON  
1 1/2" EIFS WITH 1/2" SETBACK FROM  
FACE OF MASONRY VENEER.



**NORTH ELEVATION**  
SCALE: 3/16" = 1'-0"



**WEST ELEVATION**  
SCALE: 3/16" = 1'-0"



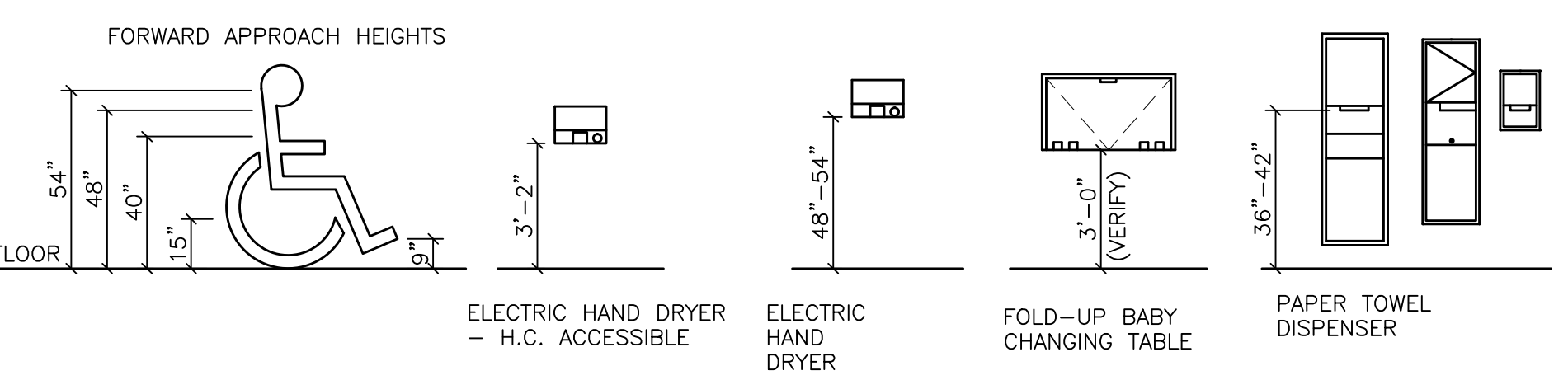
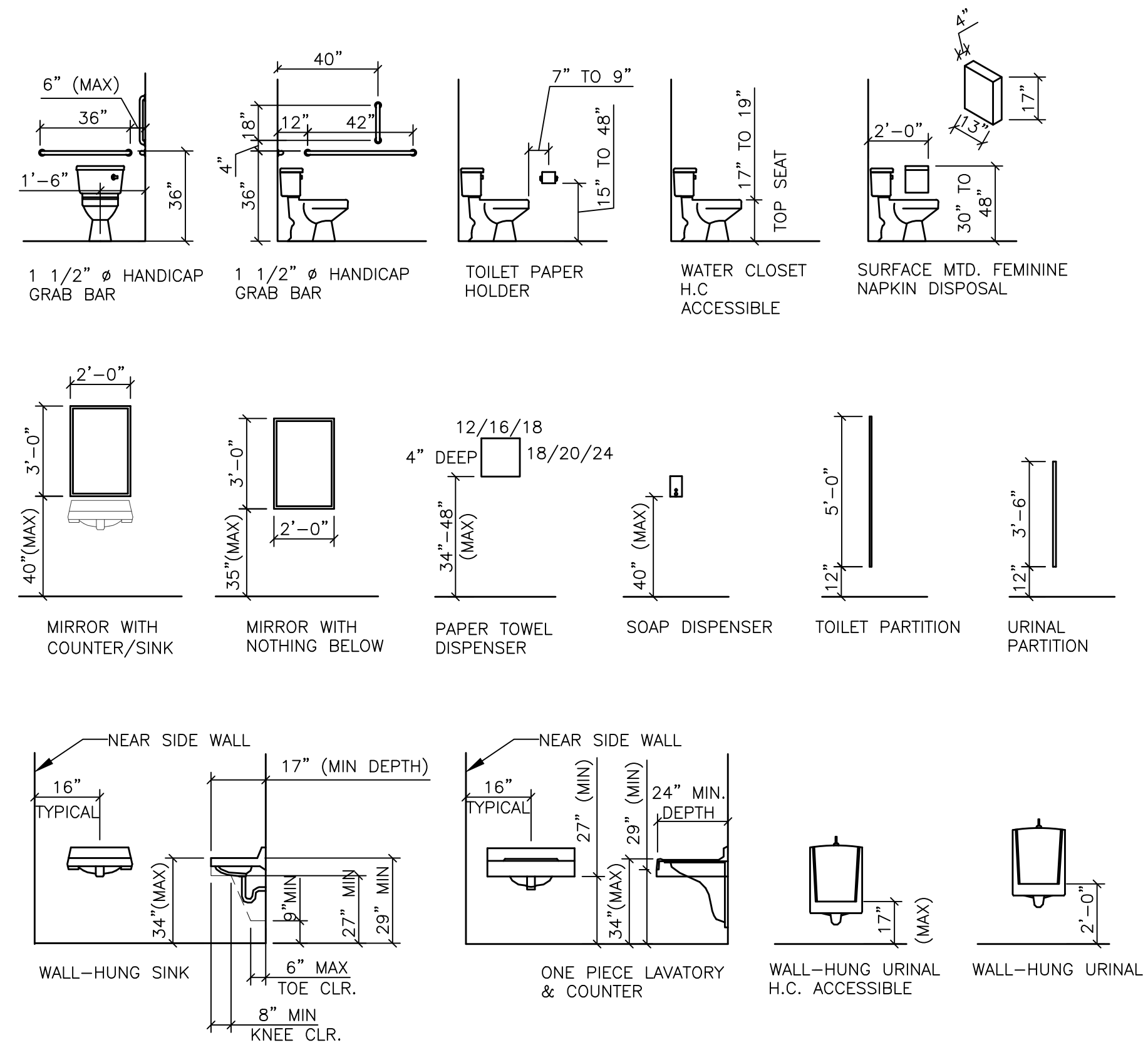
**EAST ELEVATION**  
SCALE: 3/16" = 1'-0"

ISSUE NO	REVISIONS	ISSUE DATE
1	REVISED PREVIOUSLY APPROVED PLAN	07-01-2024

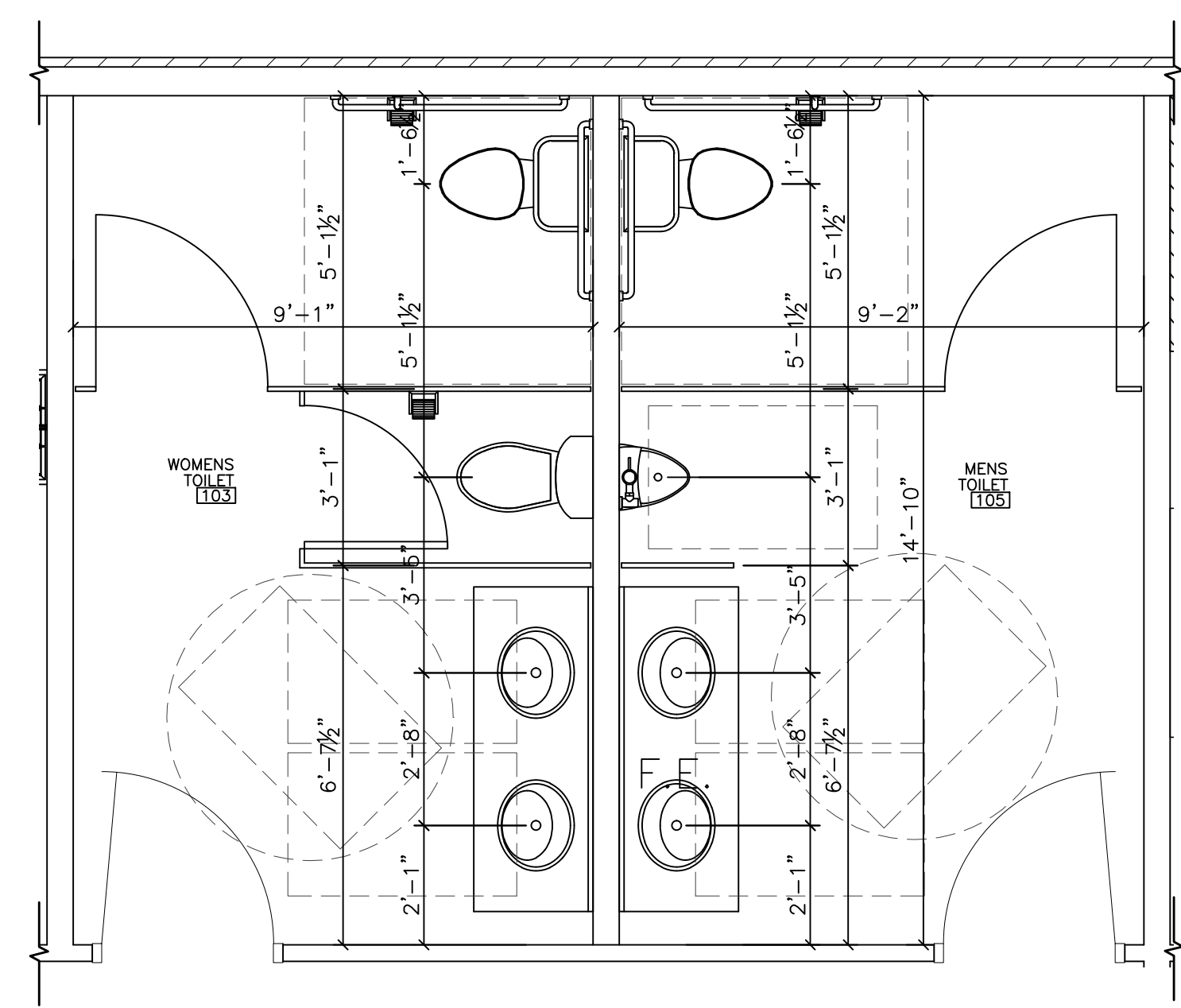
PROPOSED BUILDING FOR:  
**J-MART**  
**SHEBOYGAN**  
 2206 N. 15TH STREET  
 SHEBOYGAN, WI 53083

Project number 21253  
 Date MARCH 22, 2024  
 Drawn by A. WOLF  
 Checked by C. DUESCHER

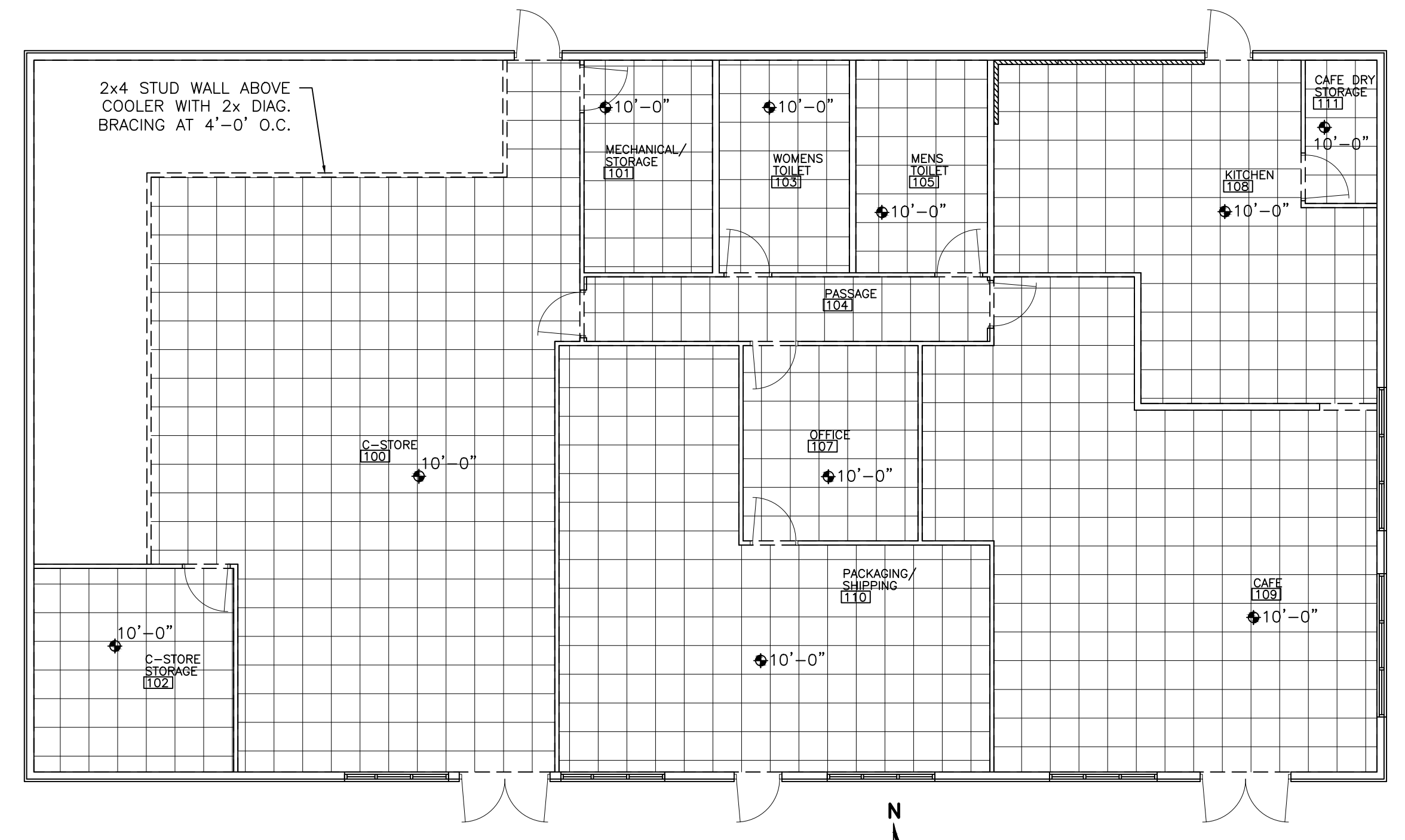
**A2.0**



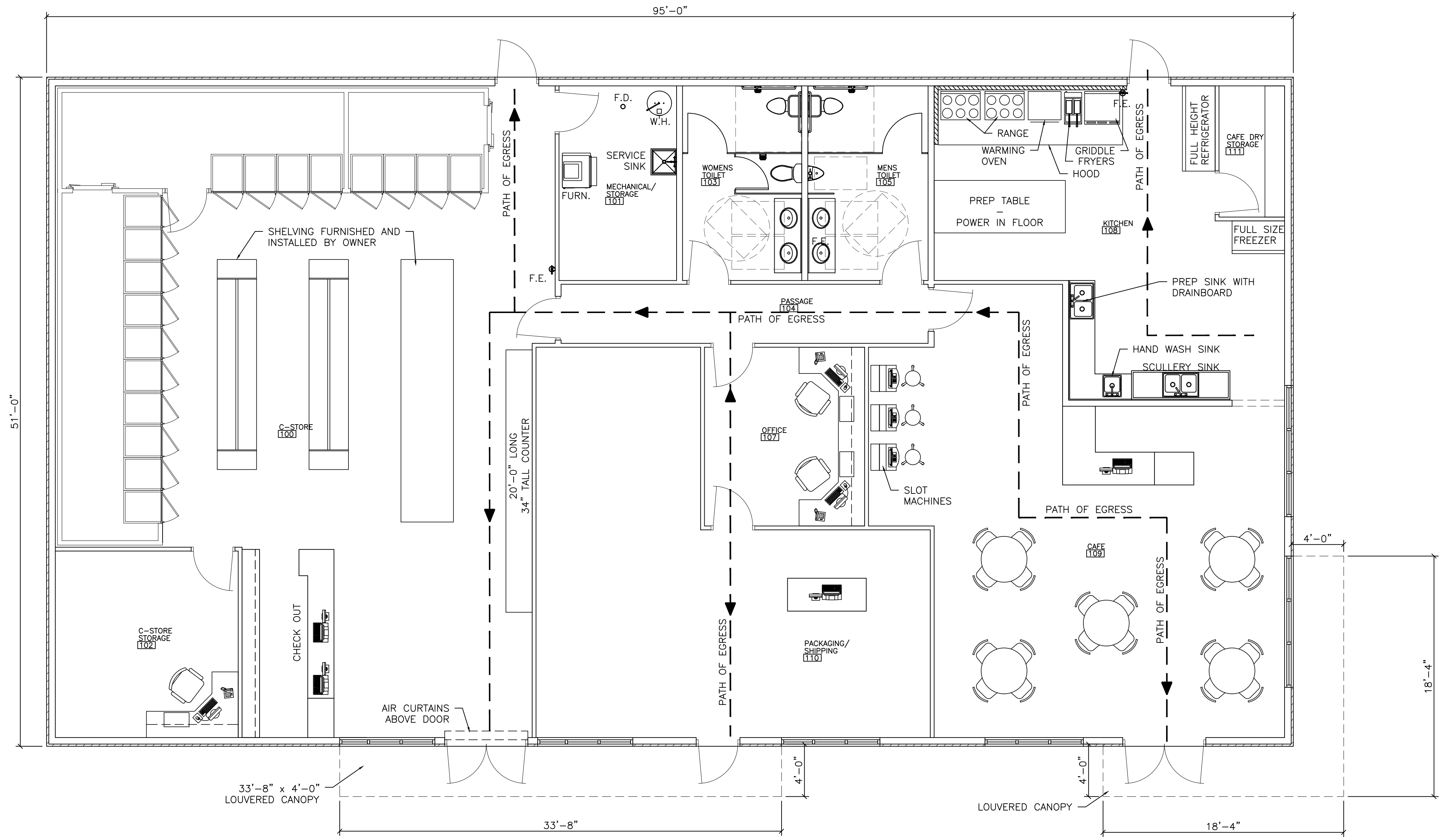
NOTE: STANDARDS SHOWN ARE PER ANSI A117.1  
**TYP. TOILET ROOM ACCESSORIES**  
SCALE: 1/4"=1'-0"



**ENLARGED RESTROOM PLAN**  
SCALE: 3/8"=1'-0"



**REFLECTED CEILING PLAN**  
SCALE: 1/8"=1'-0"



**FURNITURE, FIXTURES, AND EQUIPMENT PLAN**  
SCALE: 3/16"=1'-0"

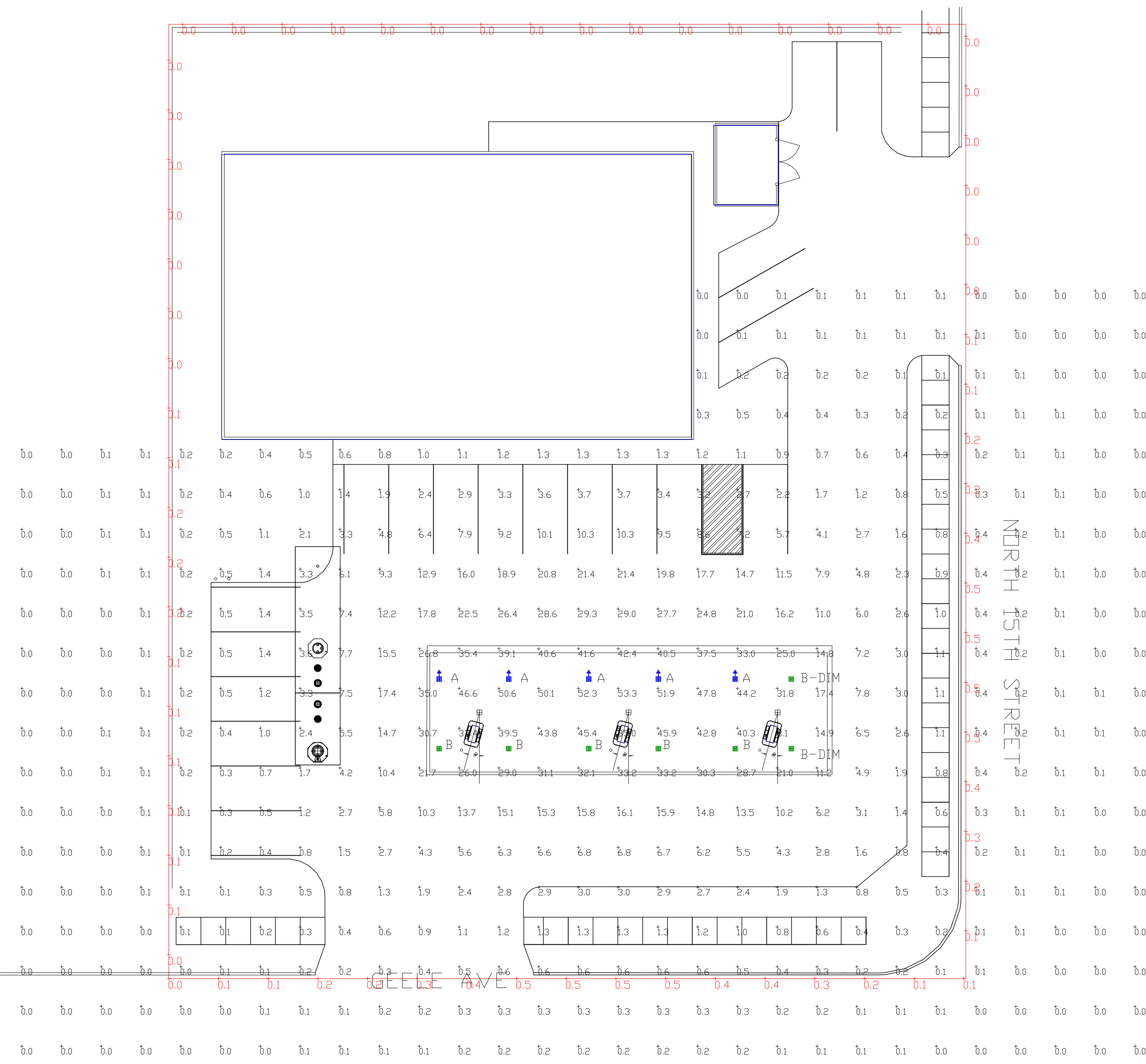
ISSUE NO	REVISED PREVIOUSLY APPROVED PLAN	REVISIONS	ISSUE DATE
1			07-01-2024

PROPOSED BUILDING FOR:  
**J-MART**  
**SHEBOYGAN**  
 2206 N. 15TH STREET  
 SHEBOYGAN, WI 53083

Project number  
 Date  
 Drawn by  
 Checked by

21253  
 MARCH 22, 2024  
 A. WOLF  
 C. DUESCHER

A1.1



PHOTOMETRIC EVALUATION  
NOT FOR CONSTRUCTION

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine the applicability of the layout to existing or future field conditions.

This lighting plan represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with The Illuminating Engineering Society (IES) approved methods. Actual performance of any manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in lamps/LED's and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping, or any other architectural elements unless noted. Fixture nomenclature noted does not include mounting hardware or poles. This drawing is for photometric evaluation purposes only and should not be used as a construction document or as a final document for ordering product.

Luminaire Schedule										
Symbol	Qty	Label	Arrangement	Description	LLD	LDD	LLF	Arr. Lum. Lumens	Arr. Watts	
	5	A	SINGLE	SCV-LED-23L-SCFT-50 MTD @ 15'	1.000	1.000	1.000	23101	188	
	5	B	SINGLE	SCV-LED-10L-SC-50 MTD@15'	1.000	1.000	1.000	10317	67	
	2	B-DIM	SINGLE	SCV-LED-10L-SC-50 MTD@15' DIMMED 60%	1.000	1.000	0.400	10317	67	

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ALL CALC POINTS	Illuminance	Fc	5.17	53.3	0.0	N.A.	N.A.
CALCS AT EDGE OF PROPERTY	Illuminance	Fc	0.15	0.5	0.0	N.A.	N.A.
CANOPY	Illuminance	Fc	35.52	53.3	8.1	4.39	6.58

Total Project Watts  
Total Watts = 1409




100% ALLIANCE REG. ENGINEERS, DESIGNERS, USA  
CEN 750-288 • FAX 750-282

LIGHTING PROPOSAL LD-155652-1A

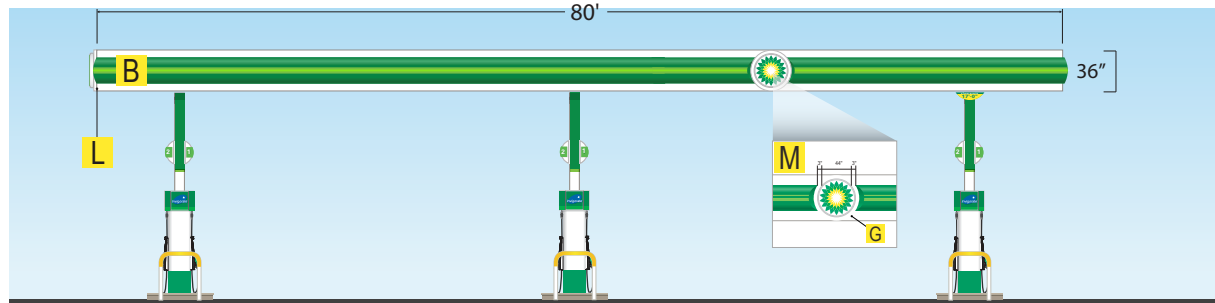
J-MART  
2205 N 15th STREET  
SHEBOYGAN, WI

BY:ANK	DATE:04-05-22	REV:4/8/22	SHEET 1 OF 1
--------	---------------	------------	--------------

SCALE: 1"=16'

NO IMAGE AVAILABLE  
(NEW CANOPY)

Front Elevation



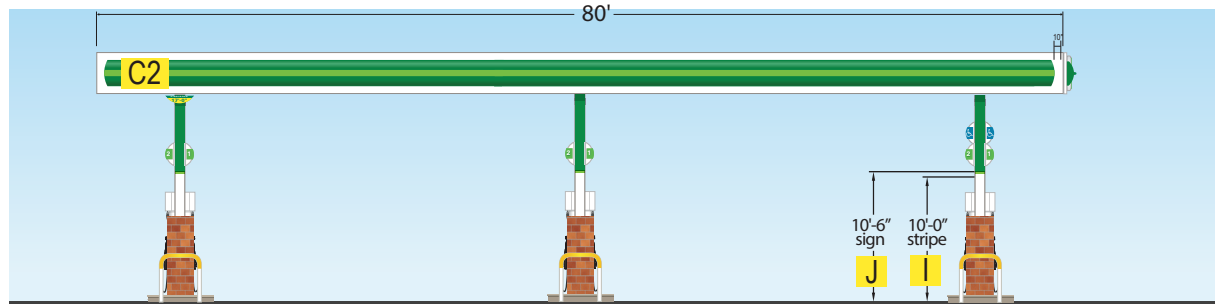
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(NEW CANOPY)

Left Elevation



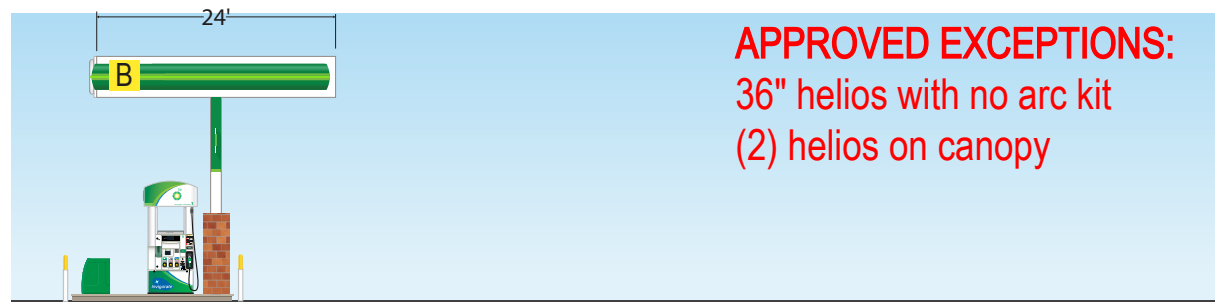
NO IMAGE AVAILABLE  
(NEW CANOPY)

Back Elevation



NO IMAGE AVAILABLE  
(NEW CANOPY)

Right Elevation



See Site Notes page for specific paint codes and contents  
**\*REMOVE ALL EXISTING SIGNAGE\***

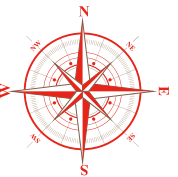
Item 8.

- B**  Install Dimensional Bullnose Fascia With Light Bar
- C1**  Install Dimensional Bullnose Fascia With No Light Bar
- C2**  Install BGB Flat ACM With Decal Applied With No Light Bar
- D**  Install New White ACM
  - Jobber Supplied
  - Federal Heath Supplied
- E**  Paint Existing Flat ACM White
  - Install Bullnose Decal
  - Leave White
- F**  Install Helios With Arc Kit
  - 39" Helios
  - 30" Helios (restricted P&Z only)
  - 44" Helios
  - 36" Helios (restricted P&Z only)
- G**  Install Helios Without Arc Kit
  - 39" Helios
  - 30" Helios (restricted P&Z only)
  - 44" Helios
  - 36" Helios (restricted P&Z only)
- H1**  Paint Canopy Columns White/BP Green, & Install Column Decal  
(Per Standards Shown on Note Page)
- H2**  Image As Shown In Concepts
- I**  Install Flag Signs 10'6" From The Ground
- J**  Apply BP Light Green Stripe 10'0" From The Ground
- K**  Canopy Deck To Be BP White
- L**  Canopy Corners:  Are 90°  Are NOT 90°
- M**  Canopy Detail (Full Canopy Detail Page After Elevation)

NOTES:

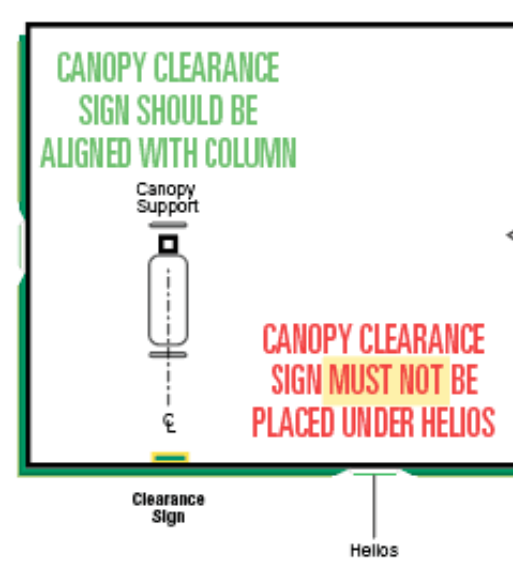
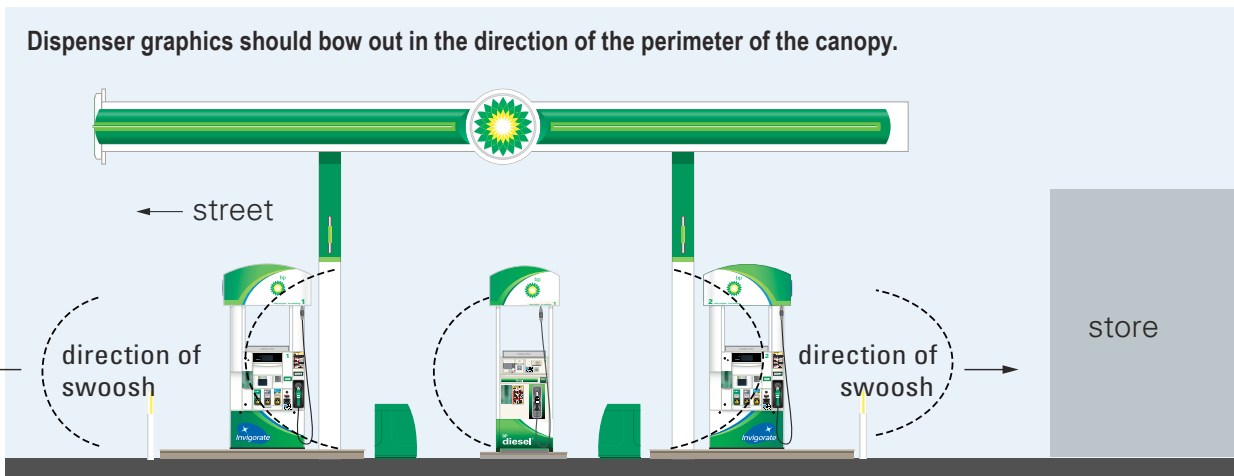
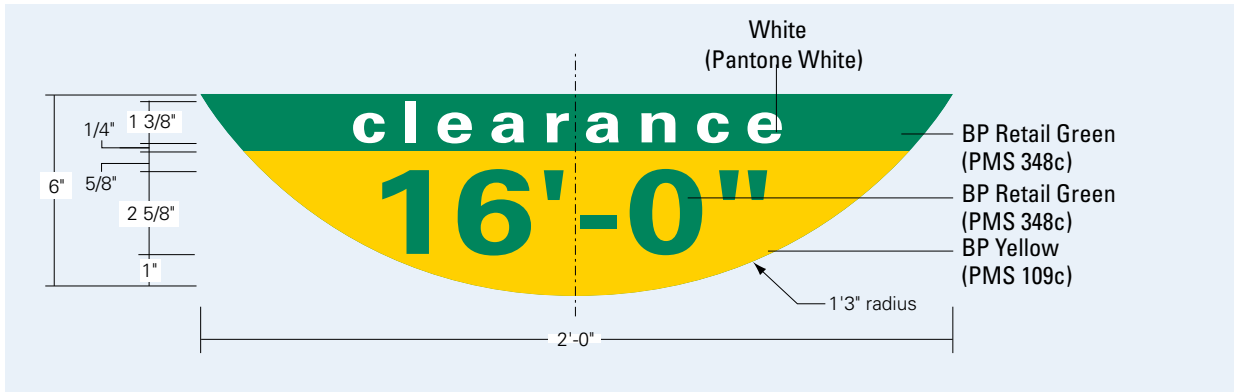
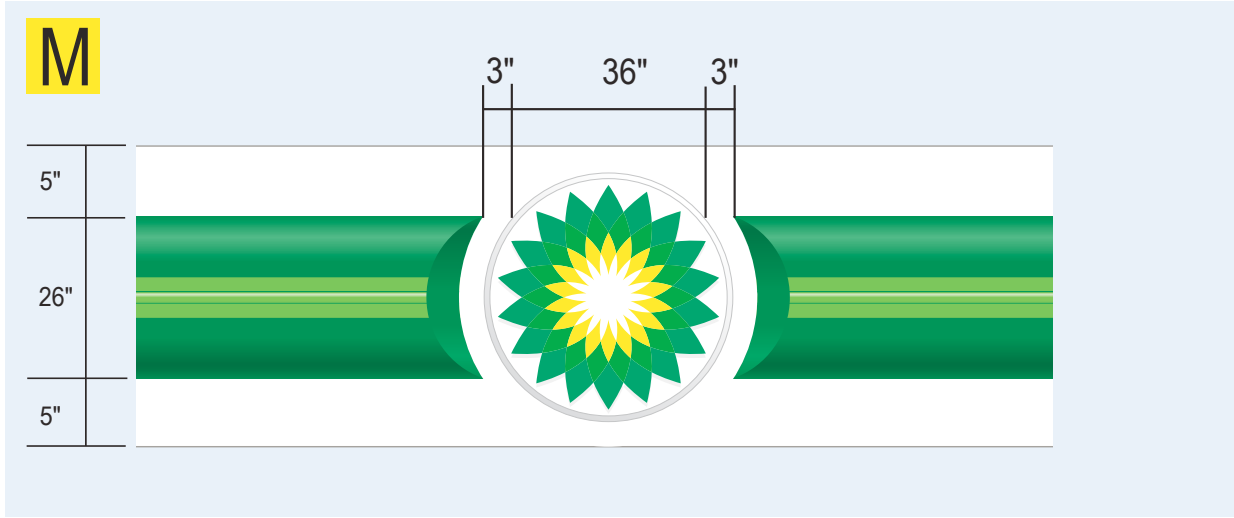
For a two tier fascia, please remove all layers of fascia and take it back to the deck. Then build the fascia height to 36".

MAP:

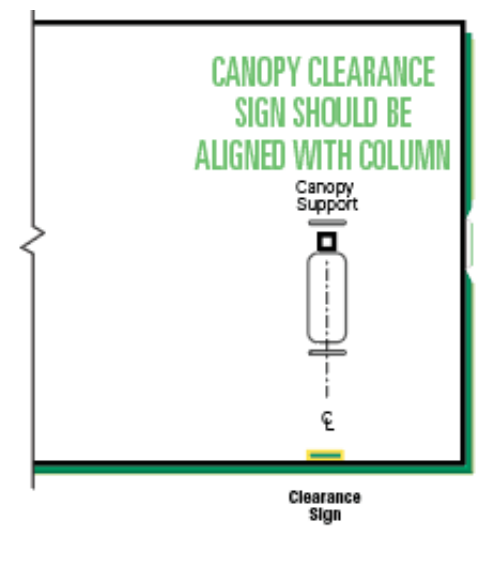


Signoff indicates that the above product has been permitted with any municipalities involved. By signing this document, the product will be manufactured to these specifications.

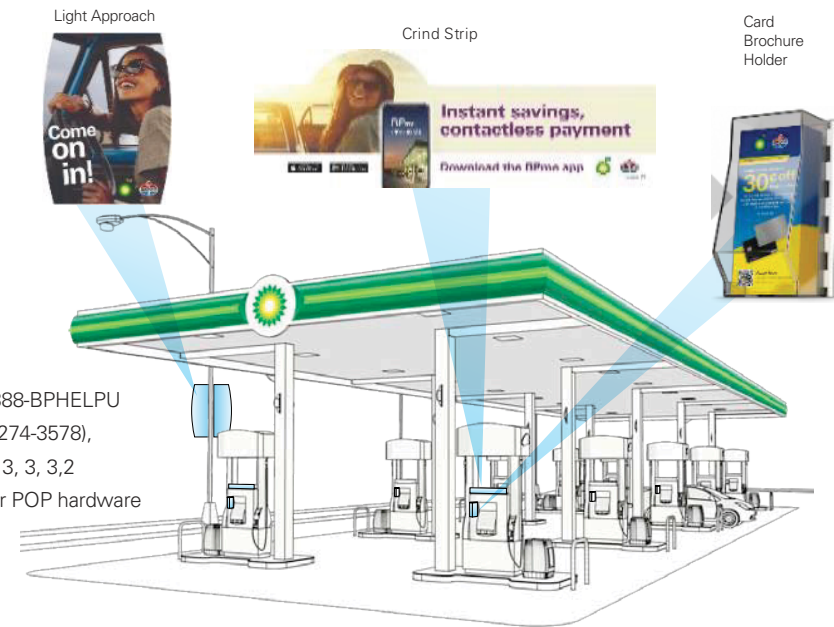
Approved By: \_\_\_\_\_



C. plan view - site location - Option 1



D. plan view - site location - Option 2



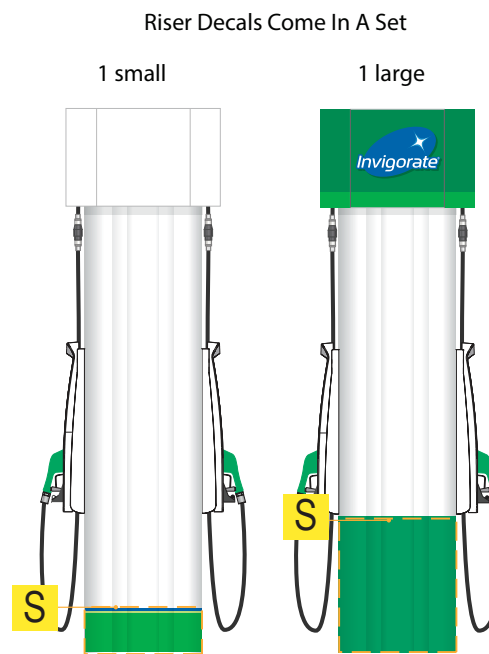
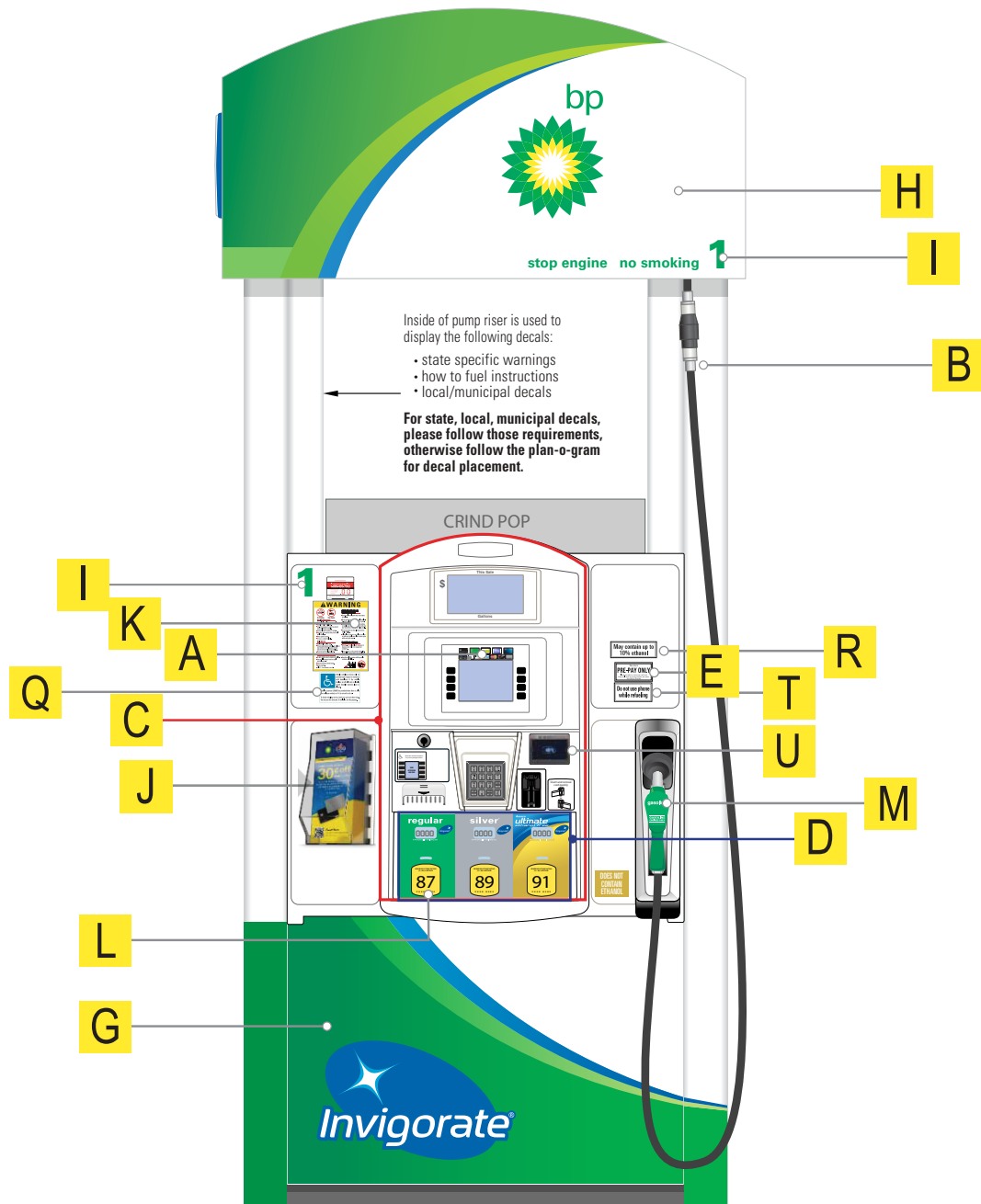
Unless prior approval has been given by the BP Image Manager: The decals shown in this rendering are the only decals approved by BP. The failure to remove existing decals, or the installation of any additional decals will be considered non-compliant with BP Brand Standards.

Item 8.

\*REMOVE ALL UNAPPROVED SIGNAGE FROM DISPENSERS\*

See Site Notes Page For Specific Paint Codes And Contact Info.

- Crind Hardware
- Inverted Pump Sign Hardware (NY & NJ ONLY)
- A**  Install BP Credit Card Acceptance Decal
- B**  Install BP White Dispenser Riser Panel Overlay
- C**  Panel Surrounding Electronics Must Be One Of The Following Colors And/or Any Combination Of BP White, Grey, Beige And/or Black. Blue And Red Are Not Approved Amoco Colors.
  - Current electronic panel meets BP Standards
  - Current electronic panel DOES NOT meet BP standards
- D**  Apply BP Branded Grade Decals
- E**  Apply Please Prepay First Decal
- F**  Install "This Is Not A BP Product" Decal
- G**  Install BP Pump Appropriate Skirt
  - Install BP Branded Skirt (as shown)  Install BP Un-Branded Skirt (as shown)
- H**  Install Spec Valance (as shown)
- I**  Apply Pump Numbers (Decal supplied should have BP Green number with clear background)
- J**  Install Rewards Brochure Holder
- K**  Apply Regulatory Graphic Provided By BP (Additional graphics may be required by your state.)
- L**  Install Applicable Octane Decals
- M**  Install Correct Nozzle Covers (See Forecourt Notes Page)
- N**  Install Nozzle Surround For BP Branded Diesel
- O**  Install BP Branded Diesel Actuator Button
- P**  Apply Vertical Grade Decal For BP Branded Diesel
- Q**  Apply Handicap Decal
- R**  Apply 10% Ethanol Decal (As required by code)
- S**  Apply Riser Decal
- T**  Do Not Use Phone While Fueling Decal
- U**  Tap To Pay Interface



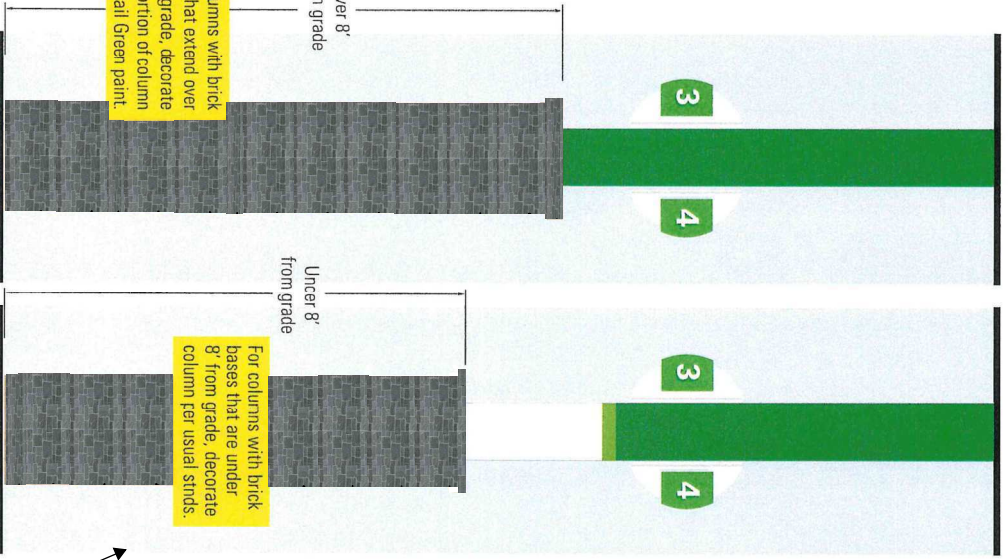
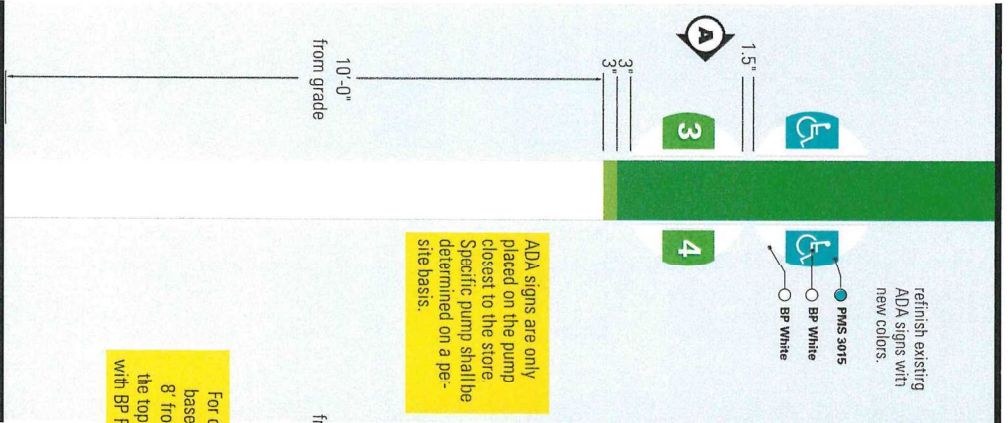
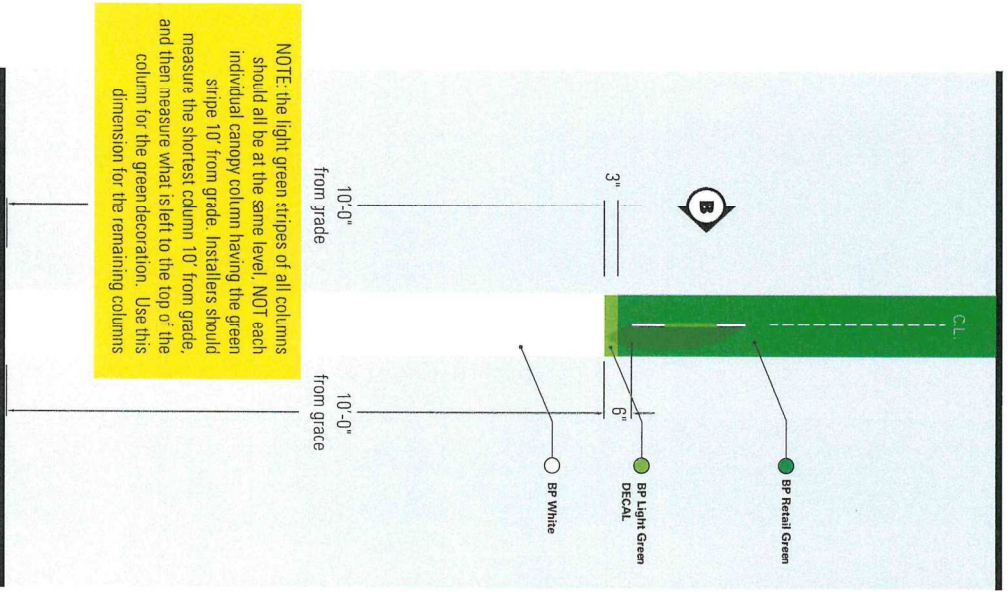
Notes



- THESE FILLER PANELS WILL NEED TO BE PURCHASED THROUGH THE DISPENSER MANUFACTURER, GILBARCO. BP PARTS WILL NOT PROVIDE THIS ON THE ESTIMATE.

- THIS IS ONLY NEEDED IF YOU ARE REIMAGING AN EXISTING DISPENSER AND THIS AREA IS AN UNAPPROVED DISPENSER COLOR (RED OR BLUE).

# Column Decoration



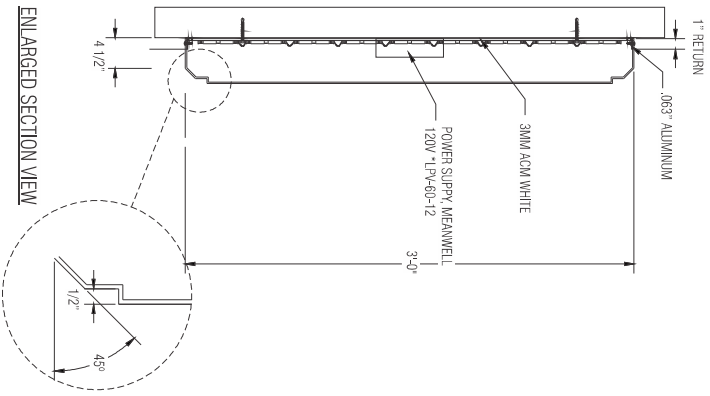
**31**

Masonry Column wraps to match building wainscot materials, 8'-0" above grade to match dumpster enclosure



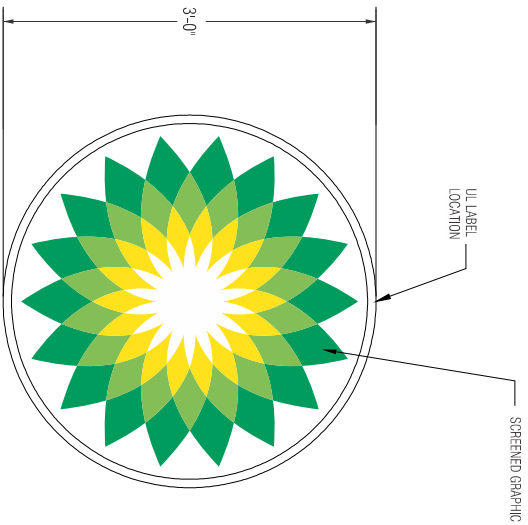


NIGHT TIME VIEW



ENLARGED SECTION VIEW

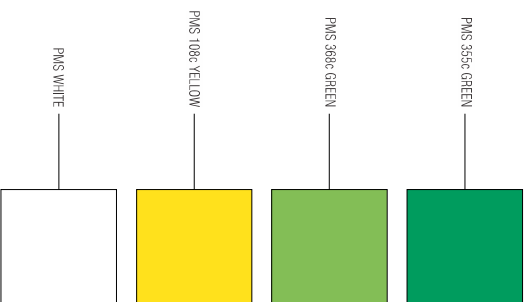
**BP BRIGHT GREEN BEACON, 3'-0" HELIOS BUTTON**



FACE VIEW

SCALE: 1"=1'-0"

**NOTE: SEE LED DETAILS ON THE NEXT PAGE**



**SPECIFICATION:**

1. Silk Screen- BP Dk. Green PMS 3556C
2. Silk Screen- BP Lt. Green PMS 3686C
3. Silk Screen- BP Yellow PMS 1093C

**COLOR SCHEDULE:**

A. SILK SCREEN



**BLAIR COMPANIES**  
 ARCHITECTURAL SIGNAGE  
 SIGNS • FIXTURES • LIGHTING  
 address: 5107 Kissell Avenue  
 Altoona PA 16601  
 telephone: 814.949.8287  
 fax: 814.949.8293  
 web: blaircompanies.com

**project information**

client: **BP**  
 address: Altoona, PA  
 store #:  
 m number: 54213  
 date: 07.10.15  
 rendered: JC  
 file name: BPL 54213\_15  
 category:

**revisions**

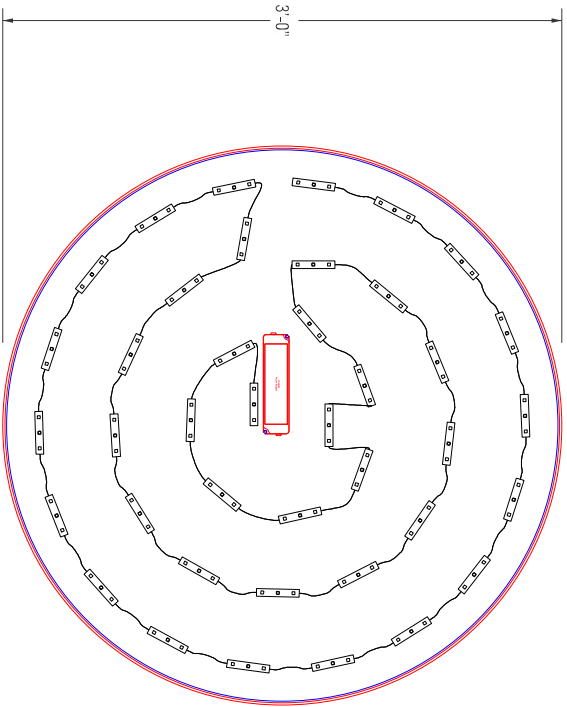
- a. 06/28/16 (RD): Add Led Details
- b.
- c.
- d.
- e.

sign code:

**These drawings are not for construction.** The information contained herein is intended to express design intent only.

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**LED DETAILS**

SCALE: 1/2"=1'-0"

MEANWELL POWER SUPPLY BREAK DOWN & RISHANG LED QUANTITIES							
POWER SUPPLY			LED MODULES		QUANTITY	SERVICE DRAW	CIRCUITS
WATTS	PART #	POWER SUPPLY #	LETTERS	QUANTITY	LED MODULES PER OUTPUT	(AMPS)	
60		#1	HELIOS	40	40	1.2	(1) 120 VAC 20 AMP SERVICE

**BP BRIGHT GREEN BEACON, 3'-0" LED DETAILS**



address: 5107 Kissell Avenue  
 Altoona PA 16601  
 telephone: 814.949.8287  
 fax: 814.949.8293  
 web: blaircompanies.com

**Project Information**

client: **BP**  
 address: Altoona, PA  
 store #:  
 m number: 54213  
 date: 07.10.15  
 rendered: JG  
 file name: BPL 54213\_15  
 category:

**revisions**









- a. 06/28/16 (RD): Add Led Details
- b.
- c.
- d.
- e.









sign code:

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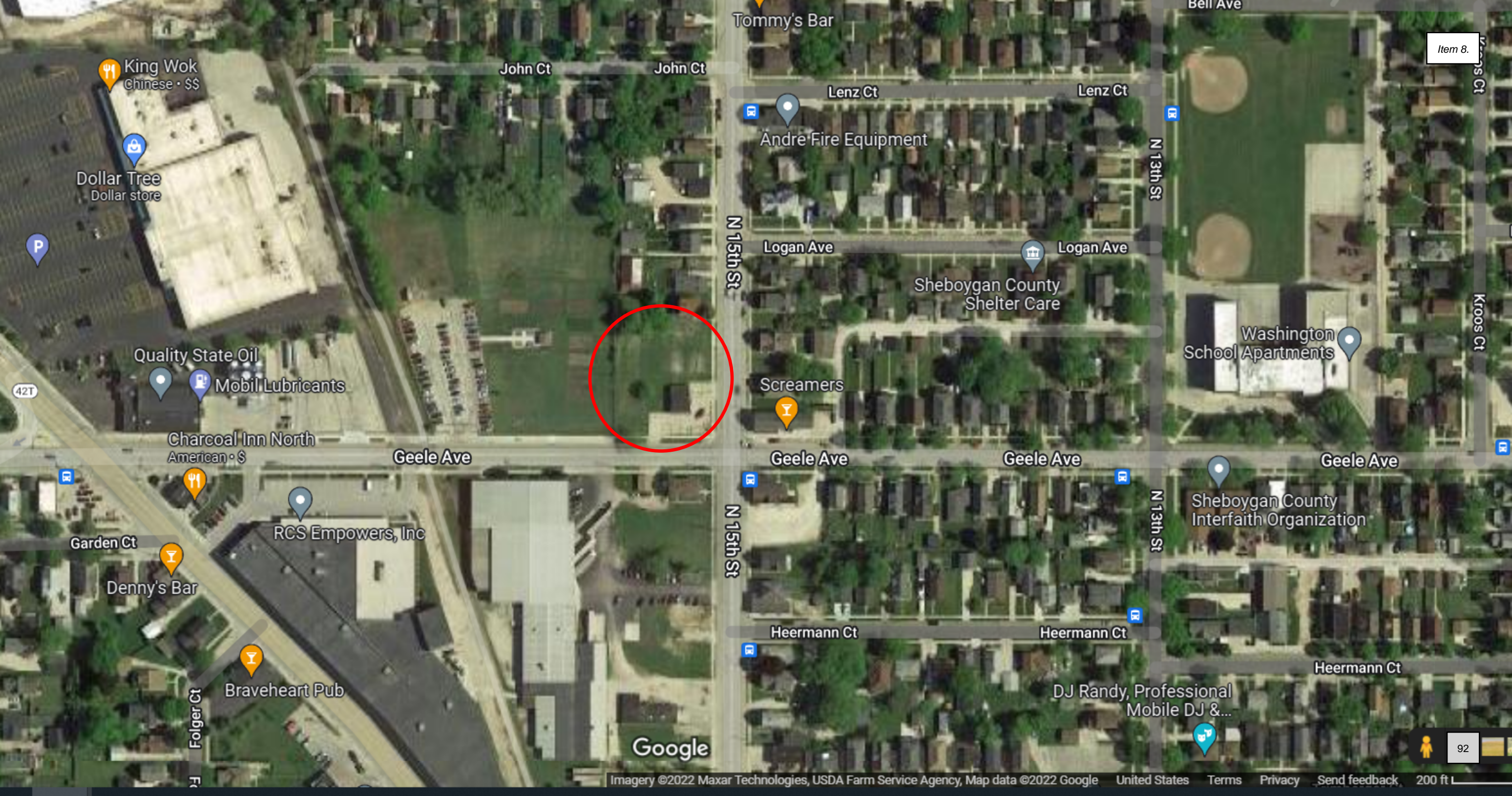


EXTERIOR PAINT SPECIFICATIONS		<p><b>01 BP Pearl</b></p> <ul style="list-style-type: none"> <li>- Glidden Professional, Order #A0083, Spec #38YY 72/117, "Indian Legend"</li> <li>- Sherwin Williams, SW6119, "Antique White"</li> <li>- Benjamin Moore, OC-8, "Elephant Tusk" - P28 DTM (Gallon)</li> <li>- Anchor Paint, BP Pearl - CC3065 (Acrylic), CC3112 (Oil)</li> </ul>	
		<p><b>02 BP Warm Gray</b></p> <ul style="list-style-type: none"> <li>- Glidden Professional, Order #A1860, Spec #40YY 25/074, "Grey Mountain"</li> <li>- Sherwin Williams, SW7053, "Adaptive Shade"</li> <li>- Benjamin Moore, 2137-40, "Desert Twilight" - P28 DTM (Gallon)</li> <li>- Anchor Paint, BP Warm Gray - CC3068 (Acrylic), CC3115 (Oil)</li> </ul>	
		<p><b>03 BP Yellow (Paint)</b></p> <ul style="list-style-type: none"> <li>- Glidden Professional, Order #A0775, Spec #37YY 61/867, "Omega Yellow"</li> <li>- Sherwin Williams, SW6903, "Cheerful"</li> <li>- Benjamin Moore, 2022-10, "Yellow" - P28 DTM (Gallon)</li> <li>- Anchor Paint, BP Yellow - CC3066 (Acrylic), CC3113 (Oil)</li> </ul> <p>BP Yellow (ACM) - Reynobond, "Program Yellow"</p>	
		<p><b>04 White (Canopy Deck, Canopy Columns)</b></p> <ul style="list-style-type: none"> <li>- Glidden Professional, Order #A0128, Spec #50GY 83/010, "White Wing"</li> <li>- Sherwin Williams, SW7006, "Extra White"</li> <li>- Benjamin Moore, OC-67, "Ice Mist" - P28 DTM (Gallon)</li> <li>- Anchor Paint, BP White - 4900 (Acrylic), 900 (Oil)</li> </ul>	
		<p><b>05 BP Dark Pearl</b></p> <ul style="list-style-type: none"> <li>- Glidden Professional, Order #A0767, Spec #30YY 52/207, "Desert Valley"</li> <li>- Sherwin Williams, SW6121, "Whole Wheat"</li> <li>- Benjamin Moore, HC-24, "Pittsfield Buff" - P28 DTM (Gallon)</li> </ul>	
		<p><b>06 BP Bright Green (to go fascia paint)</b></p> <ul style="list-style-type: none"> <li>- Benjamin Moore, 2030-10, "Lizard Green"</li> <li>- Anchor Paint, BP White - CC3107 (Acrylic), CC3116 (Oil)</li> </ul> <p>BP Bright Green (to go ACM)</p> <ul style="list-style-type: none"> <li>- Duragloss 3000, CMR# 071013-D, 497G11281 H/G SR Green</li> </ul>	
		<p><b>09 BP Retail Green</b></p> <ul style="list-style-type: none"> <li>- Glidden Professional, Custom Color "BP Retail Green"</li> <li>- Sherwin Williams, Hydrogloss B65GW180, Custom Color</li> <li>- Benjamin Moore, BP Retail Green - PMS 348c, Custom Color</li> <li>- Anchor Paint, BP Retail Green - CC3067 (Acrylic), CC3114 (Oil)</li> </ul>	
	ADA BLUE		<p><b>10 ADA/Handicap Blue~</b></p> <ul style="list-style-type: none"> <li>- Glidden Professional, "Handicap Blue", 25524 traffic paint</li> <li>- Sherwin Williams, TM2133, "Setfast Blue", Setfast marking latex</li> <li>- Benjamin Moore, P58-30, "Handicap Blue", Safety/Zone marking latex</li> </ul>
		<p>~Handicap Blue paint is used for pavement striping and marking on site (as required).</p>	

BP EXTERIOR SIGNAGE		<b>BP Yellow - PMS 109</b>
		<b>BP Super Bright Green (to go) - PMS 382</b>
		<b>BP Extra Light Green (to go) - PMS 376</b>
		<b>BP Light Green - PMS 368</b>
		<b>BP Bright Green (to go) - PMS 361</b>
		<b>BP Green - PMS 355</b>
		<b>BP Retail Green - PMS 348</b>
	<b>BP Dark Green (to go) - PMS 356</b>	

**For all paint inquiries, contact:**

<p><b>Benjamin Moore</b> 855-724-6802 www.benjaminmoore.com</p>	<p><b>Glidden Professional</b> 888-615-8169 www.gliddenprofessional.com</p>
<p><b>Sherwin Williams</b> 800-474-3794 www.sherwin-williams.com</p>	<p><b>Anchor Paint</b> 405-831-9446 www.anchorpaint.com</p>



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**Legend**

- Neighborhood Commercial District
- Neighborhood Office District
- Neighborhood Residential-6 District
- Pre-Planned Unit Development District
- Rural Agriculture-35ac
- Suburban Commercial District
- Suburban Industrial District
- Suburban Office District
- Suburban Residential-3 District
- Suburban Residential-5 District
- Unit Development
- Urban Commercial District
- Urban Industrial District
- Urban Residential
- Urban Residential-12 District
- #N/A
- Railroad
- Road Right-of-Way
- Rural Agriculture
- Suburban Residential-3 District





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Item 8.



**CITY OF SHEBOYGAN**

**REQUEST FOR CITY PLAN COMMISSION CONSIDERATION**

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**ITEM DESCRIPTION:** Preliminary Plat Approval for N 29th St Subdivision located east of St. Nicholas Hospital on North 29<sup>th</sup> Street between Superior Avenue and Saemann Avenue.

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**REPORT PREPARED BY:** Ellise Rose, Associate Planner

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**REPORT DATE:** August 20, 2024

**MEETING DATE:** August 27, 2024

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**FISCAL SUMMARY:**

**STATUTORY REFERENCE:**

Budget Line Item: N/A  
Budget Summary: N/A  
Budgeted Expenditure: N/A  
Budgeted Revenue: N/A

Wisconsin Statutes:  
Municipal Code: N/A

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**BACKGROUND / ANALYSIS:**

Josh Posthuma of Posthuma Homes has submitted the preliminary plat for N 29th St Subdivision located east of St. Nicholas Hospital on North 29th Street between Superior Avenue and Saemann Avenue. The applicant states:

- This subdivision will create a total of seven buildable lots.
- The lots will range in size from 90'x133' to 124.5'x133'.

**STAFF COMMENTS:**

The lots are currently zoned Suburban Office with a Planned Unit Development Overlay. When the subdivision is complete, the parcels will convert to Suburban Residential 5 zone which permits single family dwellings.

As this is in an existing developed area of the City, no new street rights-of-way are required.

The Plan Commission may want to have the applicant explain:

- Expected timeframes as to when development is to occur.
- The home design, sizes, features, estimated costs for these homes, etc.

**ACTION REQUESTED:**


Staff recommends approval of the preliminary plat subject to the following conditions:

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1. The applicant shall obtain all subdivision approval from appropriate agencies including but not limited to City, County, State of Wisconsin, DNR, etc.
2. Applicant shall submit final plats that meet the City of Sheboygan Subdivision Ordinance.

**ATTACHMENTS:**

N 29th St Subdivision Preliminary Plat

	<b>CITY OF SHEBOYGAN</b>  <b>SPECIAL USE AND SITE PLAN REVIEW APPLICATION</b>	<b>Fee: \$100</b>
		<b>Review Date:</b>

Read all instructions before completing. If additional space is needed, attach additional pages.

SECTION 1: Applicant/ Permittee Information			
Name (Ind., Org. or Entity) Eastern Pines LLC	Authorized Representative Joshua L Posthuma	Title Owner	
Mailing Address 25 E Union Ave	City Cedar Grove	State WI	ZIP Code 53013
Email Address josh@postumahomes.com		Phone Number (incl. area code) 920-226-4062	
SECTION 2: Landowner Information (complete these fields when project site owner is different than applicant)			
Name (Ind., Org. or Entity) St. Nicholas Hospital Sisters of St. Francis	Contact Person	Title	
Mailing Address 3100 Superior Ave	City Sheboygan	State WI	ZIP Code 53081
Email Address		Phone Number (incl. area code)	
SECTION 3: Architect Information			
Name			
Mailing Address	City	State	Zip
Email Address		Phone Number (incl. area code)	
SECTION 4: Contractor Information			
Name			
Mailing Address	City	State	Zip
Email Address		Phone Number (incl. area code)	
SECTION 5: Certification and Permission			
<b>Certification:</b> I hereby certify that I am the owner or authorized representative of the owner of the property which is the subject of this Site Plan Review Application. I certify that the information contained in this form and attachments are true and accurate. I certify that the project will be in compliance with all conditions. I understand that failure to comply with any or all of the provisions of the permit may result in permit revocation and a fine and/or forfeiture under the provisions of applicable laws.			
<b>Permission:</b> I hereby give the City permission to enter and inspect the property at reasonable times, to evaluate this notice and application, and to determine compliance with any resulting permit coverage.			
Name of Owner/Authorized Representative (please print)		Title	Phone Number
DocuSigned by: Signature of Applicant		Date Signed 5/19/2024	

Complete application is to be filed with the Department of City Development, 828 Center Avenue, Suite 208. To be placed on the agenda of the City Plan Commission, application must be filed three weeks prior to date of meeting – check with City Development on application submittal deadline date. Applications will not be processed if all required attachments and filing fee of \$100 (payable to the City of Sheboygan) are not submitted along with a complete and legible application. Application filing fee is non-refundable.

**SECTION 6: Description of the Subject Site/Proposed Project**

Parcel No.59281631527	Zoning ClassificationSuburban Office District
Name of Proposed/Existing Business:	Hospital
Address of Property Affected:	3100 Superior Ave, Sheboygan
New Building: <input type="checkbox"/>	Addition: <input type="checkbox"/> Remodeling: <input type="checkbox"/>

**SECTION 7: Brief Description of Type of Structure**

Existing hospital facility.

**SECTION 8: Description of EXISTING Operation or Use**

Healthcare facility.

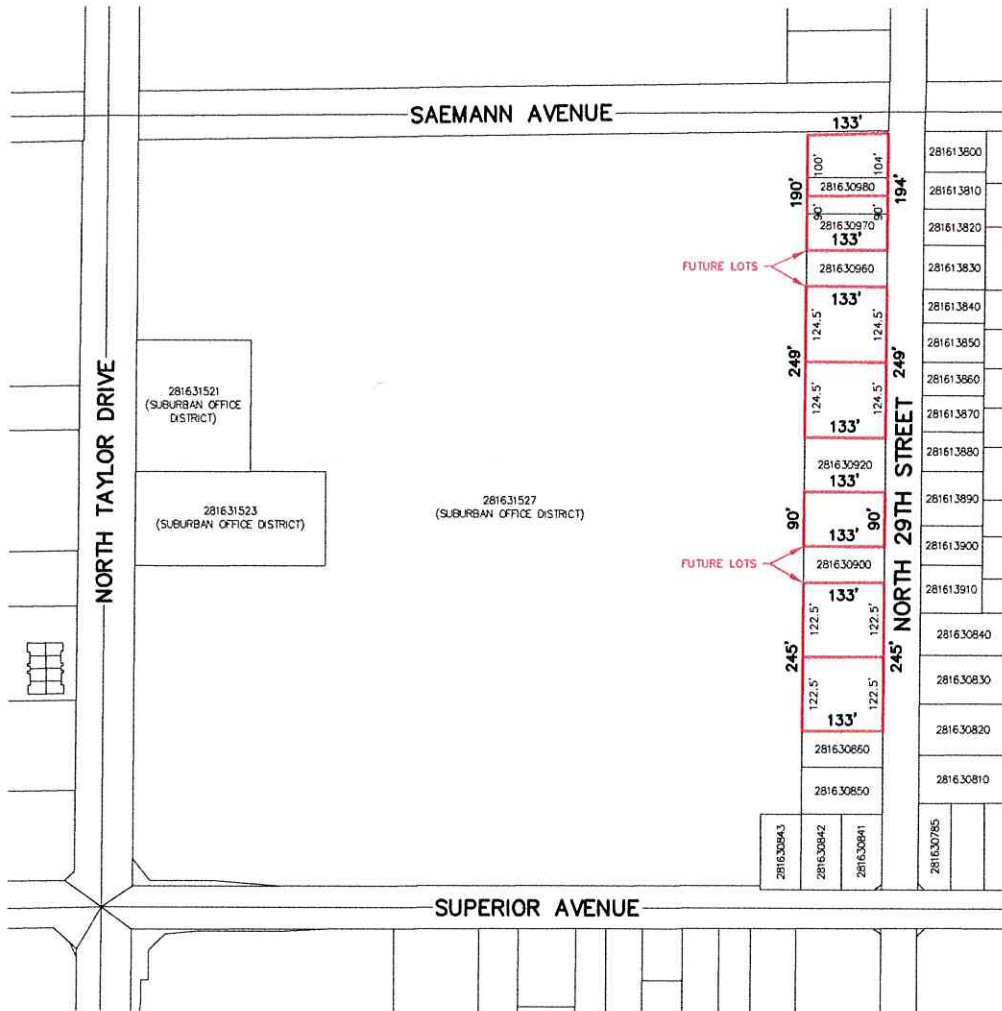
**SECTION 9: Description of the PROPOSED Operation or Use**

SR-5 zoned single-family new construction homes located on proposed parcels along N 29th St.

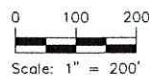
# Proposed Lot Exhibit

FOR: Josh Posthuma  
 Part of the SW 1/4 of the SE 1/4, Section 16, T15N, R23E, City of  
 Sheboygan, Sheboygan County, Wisconsin.

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- NOTE:
- ALL PARCEL NUMBERS BEGIN WITH "59". THE PARCEL NUMBERS DISPLAYED ON THIS EXHIBIT ARE TRUNCATED FOR SIZE AND DO NOT CONTAIN "59".
  - ALL PARCELS WITHIN 100 FEET ARE R-5 UNLESS OTHERWISE NOTED.



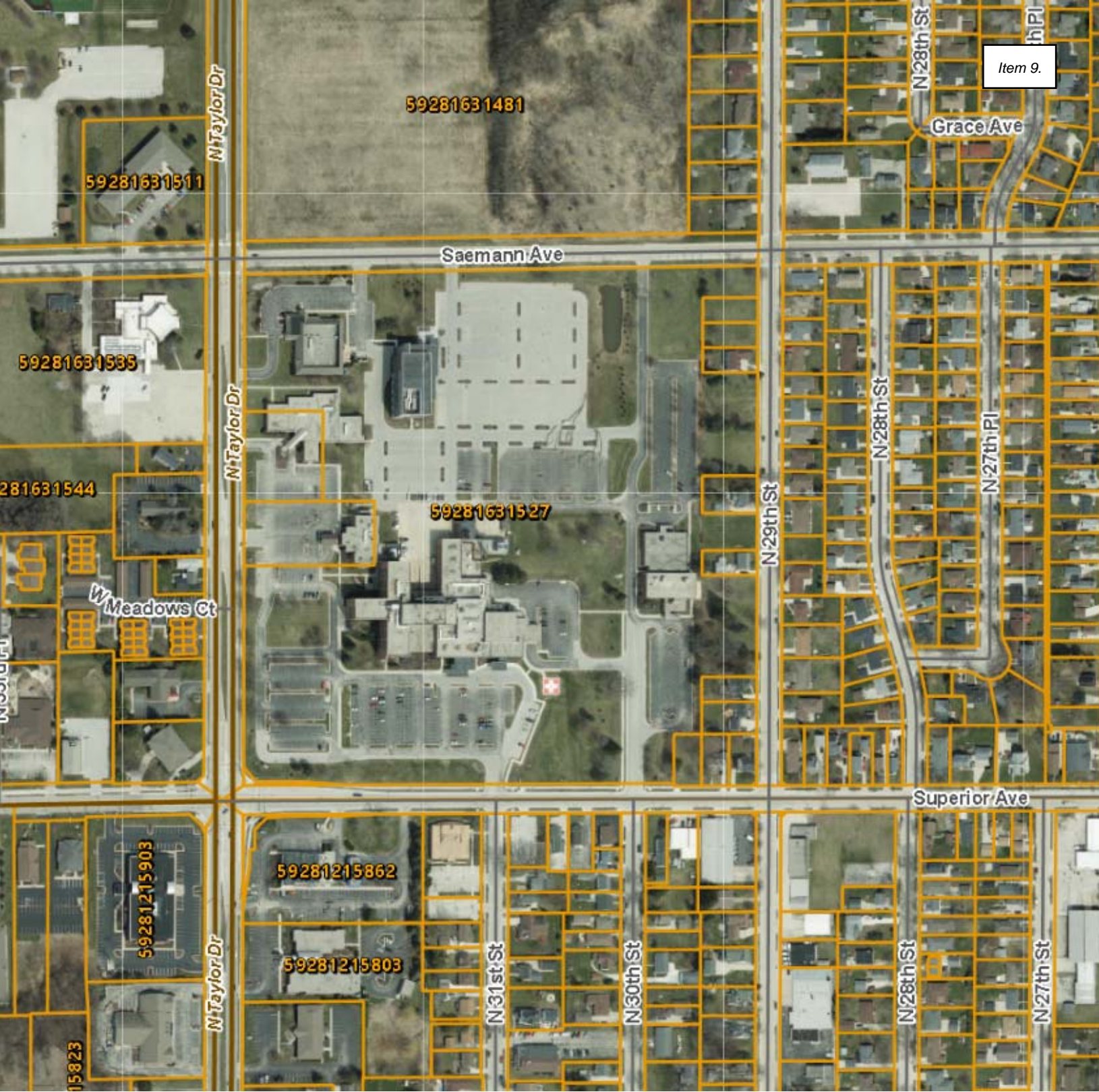


941 Center Avenue, Suite 1  
 Oostburg, WI 53070  
 920-547-0699

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[www.cedarcreeksurveying.com](http://www.cedarcreeksurveying.com)

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