

	CITY OF SHEBOYGAN APPLICATION FOR CONDITIONAL USE	Fee: \$250.00 _____ Review Date: _____ Zoning: _____
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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) Haran, LLC	Authorized Representative Samuel Isaacson	Title CEO	
Mailing Address 2850 Quarry Lake Drive	City Baltimore	State MD	ZIP Code 21209
Email Address [REDACTED]	Phone Number (incl. area code) [REDACTED]		
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 2235 North Avenue, Sheboygan, WI 53083 - existing convenience store & gas station		Parcel No. 59281-630090	
SECTION 4: Proposed Conditional Use			
Name of Proposed/Existing Business:	Sunoco - convenience store & gas station		
Existing Zoning:	BB2		
Present Use of Parcel:	Vacant - former convenience store & gas station (closed over 1 year)		
Proposed Use of Parcel:	Convenience store with retail motor fuel (gasoline) station		
Present Use of Adjacent Properties:	Retail/ Mercantile uses		
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) Samuel Isaacson.	Title CEO	Phone Number [REDACTED]	
Signature of Applicant <i>Samuel J Isaacson</i>		Date Signed 7/16/2026	

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.

Conditional Use Permit — Written Explanation

City of Sheboygan · Application for Conditional Use

A. Name of Project / Development

Reopening of HARAN LLC d/b/a Sunoco — a convenience store and retail motor fuel station at 2235 North Avenue, Sheboygan, WI 53083 (Parcel No. 59281-630090).

B. Summary of the Conditional Use and General Operation

Description of existing use. The property was previously operated as a convenience store with retail gasoline sales. The business has been closed for more than one year; under City ordinance the prior use is considered discontinued, requiring re-establishment of the conditional use.

Description of proposed use / site selection. Haran LLC, the owner of the property, proposes to reopen and operate the site for its original and intended purpose: an indoor retail convenience store with associated outdoor motor fuel dispensing. The site was selected because it is an existing, purpose-built convenience/fuel facility already improved with fuel infrastructure, canopy, and parking — reactivating it restores a previously established neighborhood service use with no change in character.

Services / products provided. Retail sale of gasoline and diesel motor fuel; packaged convenience goods including beverages, snacks, grocery staples, tobacco, and beer/wine, lottery, and related sundries.

Projected residents / employees / customers. Residents: none (commercial use). Employees: 8 to 10 total. Estimated daily customers: approximately 125.

Dwelling units / floor area / landscape area / parking. Dwelling units: none. Building floor area: approximately 5,507 sq ft (sales floor approx. 3,900 sq ft). Landscape area: approximately 3,000 sq ft (0.07 acres, est.). Parking area: approximately 20 off-street stalls. Total parcel: approximately 30,900 sq ft (0.71 acres).

Proposed building and site improvements. No new structures are proposed. Existing improvements — the 5,507 sq ft store building, fuel canopy with four (4) dispensers, paved drives and parking, existing ingress/egress, sidewalks, drainage, and lighting — remain. Work is limited to cosmetic interior refresh, equipment modernization, and signage re-

facing to Sunoco brand imaging. No changes to traffic patterns, curb cuts, or site circulation.

Building orientation, design, materials, color. The existing building's orientation, footprint, and materials are unchanged. Exterior updates are limited to re-facing the fuel canopy and signage with Sunoco brand imaging and repainting. The design remains consistent with the surrounding commercial corridor.

Interior / exterior renovations. Cosmetic refresh and equipment modernization only: new coolers, shelving, and POS (interior); canopy and dispenser updates and signage re-facing (exterior).

Access and off-street parking. Access is via the existing curb cut(s) on [street(s)]; no new access points are proposed. The approximate 20 existing off-street stalls meet or exceed ordinance requirements for the use and prior operation.

Proposed signage. The existing pylon/monument sign will be re-faced with Sunoco brand imaging, and building wall signage updated to match. All signage to comply with City sign regulations.

Project timeline and estimated value. Reopening anticipated within 30–45 days of approval. Estimated project value: approximately \$200,000.

Compatibility with adjacent properties. The surrounding area is mostly commercial, including nearby quick-service restaurants such as McDonald's and Papa John's. A convenience store and fuel station is a compatible, previously established use in this setting and served the neighborhood for years prior to closure.

Nuisance mitigation. Hours of operation: 5:00 AM–10:00 PM daily. The reopened operation will manage parking on-site, maintain lighting directed downward to avoid off-site spillover, control litter and refuse via an enclosed dumpster/refuse enclosure, and operate consistent with the prior use — introducing no new noise, odor, or nuisance beyond what the site historically generated.

C. Exceptions / Variances Requested

None anticipated — the site is an existing, conforming convenience/fuel facility with established setbacks, parking, and landscaping. Confirm no setback/parking/landscaping variances are needed.

D. Written Justification

a) Harmony with the Comprehensive Master Plan. The use restores an existing commercial service use on a site already designated and improved for it, supporting the

Plan's goals of maintaining viable neighborhood commercial services and productive reuse of existing developed sites without new land disturbance.

b) Adverse impact on nearby property, neighborhood, traffic, parking, public improvements. No substantial or undue adverse impact is anticipated. The use, traffic, and parking demand match the site's long-standing prior operation. No expansion of footprint, access, or intensity is proposed.

c) Consistency of land uses within the setting. The convenience/fuel use is consistent with the established commercial character of the corridor and with the property's own prior and intended use.

d) Adequacy of utilities and public services. The site is fully served by existing municipal water, sewer, electric, and road infrastructure from its prior operation. No new or expanded public services are required.