

SITE NARRATIVE – Conditional Use Application

January 7, 2025

PROJECT NAME AND ADDRESS: 3207 South Business Drive, Sheboygan WI, 53081

Gas Station Canopy, Mixed Use Building to including a Convenience Store, Liquor Store, Shipping Store and Restaurant

ESTIMATED PROJECT COST: \$2,500,000

PARCEL INFORMATION/SITE DATA/LEGAL DESCRIPTION:

- LOT 2 CSM V30 P219-221 #2122307 BEING PART OF THE SW SW SEC 34.
- The entire lot area is 1.97 acres

ZONING CLASSIFICATION/ZONING REQUIREMENTS:

UC – Urban Commercial District

EXISTING SITE CONDITIONS/LAND USE:

- The site is currently not in use. The existing metal building will be demolished as part of this project.

PROPOSED LAND USE/LOT COVERAGE SITE DATA

- Property Size: .1.97
- New Canopy Footprint per site plan (4 Pumping Stations)
 - Canopy to have 15'-6" for vehicle clearance
 - Top of Canopy to be 18'-6"
- New Building Footprint: 12,500 SF
- New Paving per site plan
- Underground fuel storage tanks

SITE SELECTION

- This property was selected for this development for its appealing location along the South Business Drive Corridor and complimenting businesses to the north and south.
- We believe this location aligns well with the City of Sheboygan's Comprehensive plan for development & redevelopment. Eliminates a vacated site on a primary City street.

- 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 nearby residential
- 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 will meet City of Sheboygan's landscaping point system requirements through completion of the plans prior to permitting & construction.
- The proposed project will meet City of Sheboygan's stormwater requirements through completion of the plans prior to permitting & construction.

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.
- Firewood display: A small firewood rack will be displayed on the exterior of the building. Customers are to purchase 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 the building and provide lighting for sidewalks along the building storefronts and east side.
- Lights to be mounted in a downlit position and will throw off 1200 or less Lumens
- Scottsdale Vertex LED lights will be installed on the underside of the canopy structure.
- No flashing or flickering lights will be used on the premises
- 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 26th & Superior J-Mart and the approved 15th & Geele project in construction. The Owner is looking to identify this architectural image as his branded image for new locations.
- 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 on the fascia of the canopy
- Helios will not extend above the horizontal plan of the canopy
- Helios will be under 20SF ea.

ADDITIONAL CONSIDERATIONS/COMMENTS:

- Restaurant will be run by the Owner and sell traditional Indian Foods. The restaurant will be a small sit and dine that can accommodate up to twenty four (24) sit-down customers at a time.
- Dumpster enclosure to be constructed using Masonry concrete blocks wrapped in thin stone veneer, to match exterior. Located in the back on the east side to the north.
- Dumpster pickups will not interfere with sidewalk/traffic
- Rooftop water will be collected on the east (backside) of the building and drain to storm system
- The 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.
- The Owner is aiming to achieve uniformed, identifiable building design going forward.
- Monument Sign to be submitted by separate contractor at a later date. Location TBD through signage approval requirements & process