

CITY OF SHEBOYGAN

REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION

ITEM DESCRIPTION: Construction of a new multi-tenant convenience store and service station located at parcel #59281431172.

REPORT PREPARED BY: Ellise Rose, Associate Planner

REPORT DATE: January 31, 2025

MEETING DATE: February 10, 2025

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:

Basudev Adhikari is proposing to construct a new multi-tenant convenience store and service station located at parcel #59281431172. The applicant states the following:

- The proposed project will be a multi-tenant commercial building with a c-store/gas station, liquor store, UPS shipping store, and a restaurant.
- The exterior building materials would be a combination of 2’x8’ horizontal LP panel siding (Cavern Steel), EIFS (Light Gray), & a 4’-0” tall Masonry veneer base around the entire building.
- 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).
- Buildings 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 wrapped 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 to 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 facade 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 plain of the canopy.
- Helios will be under 20SF ea.
- 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.
- 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 neighborhoods.

STAFF COMMENTS:

This development will certainly change the appearance of this property and has the ability to positively impact the look and feel of this Business Dr corridor, so it is imperative that Mr. Adhikari properly maintain this new facility and property.

ACTION REQUESTED:

Motion to approve with possible amendments as determined by the Board.

ATTACHMENTS:

Architectural Review Board Application and required attachments.