	CITY OF SHEBOYGAN	Fee: \$250.00 <i>18</i>
	APPLICATION FOR CONDITIONAL USE	Review Date: <i>2/28/23</i>
		Zoning: <i>CC</i>

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

SECTION 1: Applicant/ Permittee Information			
Applicant Name (Ind., Org. or Entity) <i>Kamlesh Brahmabhatt</i>		Authorized Representative <i>KAMLESH BRAHMBHATT</i>	
Title <i>OWNER</i>			
Mailing Address <i>905 ERIE AVE.</i>	City <i>SHEBOYGAN</i>	State <i>WI</i>	ZIP Code <i>53081</i>
Email Address <i>FOUNTAINPARKBP@GMAIL.COM</i>		Phone Number (incl. area code) <i>920-207-8985</i>	
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 <i>905 ERIE AVE. SHEBOYGAN, WI 53081</i>		Parcel No. <i>59281104620</i>	
SECTION 4: Proposed Conditional Use			
Name of Proposed/Existing Business:		<i>INDIAN RESTAURANT</i>	
Existing Zoning:		<i>commercial</i>	
Present Use of Parcel:		<i>gas station, c-store, (carwash not in use)</i>	
Proposed Use of Parcel:		<i>restaurant</i>	
Present Use of Adjacent Properties:		<i>gas station.</i>	
SECTION 5: Certification and Permission			
<p>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.</p>			
<p>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.</p>			
Name of Owner/Authorized Representative (please print) <i>KAMLESH BRAHMBHATT</i>		Title <i>OWNER</i>	Phone Number <i>920-207-8985</i>
Signature of Applicant <i>Kamlesh Brahmabhatt</i>		Date Signed <i>1-17-2023</i>	

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.

RESTAURANT BUSINESS PLAN

905 ERIE AVE SHEBOYGAN WI 53081

Executive Summary

_____ is a fast food, casual dining restaurant, where most of the orders will be to-go or for delivery, but can seat 10 to 14. It will focus on authentic Indian dishes, in hopes of diversifying the flavors of Sheboygan. Costs will be kept low by training all seven food-preparing and serving staff. Thanks to the location, we expect fast growth and great marketing through word of mouth.

Mission Statement

_____ has a goal to provide the only authentic Indian food, with fast and accurate services, in all of Sheboygan. Along with the food and location, we hope to give our employees opportunities to grow and learn, allowing us to be the employer of choice.

Company Description

_____ will start out as an LLC, owned and operated by founder Kamlesh Brahmabhatt. _____ will be located next to BP gas station on Fountain Park, also owned and operated by Kamlesh Brahmabhatt.

There is a lack of authentic Indian restaurants in Sheboygan; many citizens haven't had experience with the Indian cuisine. This will make _____ a new hot spot in our town.

We expect moderate growth for the first year while word-of-mouth about _____ spreads through the area.

Market Analysis

_____ in our location will be beneficial as it is close to the bustling 8th street restaurants, but also far enough that there are lots of homes surrounding the area. We will be looking to market towards _____

Menu

Name of restaurant _____

Pani puri - 5

Commented [1]: "Tandoori Nights," "Curry House," "Masala Kitchen," "Saffron Indian Bistro," and "The Spice Room."
"Convenience Curry Corner", "Tandoori To Go", "Quick Bites Indian Kitchen", "Express Masala", "Convenience Tandoor"
"Spicy Street Eats", "Tikka To Go", "Fast Food Masala", "Express Curry", "Quick Bites Tandoori"
"Spice Lane Kitchen", "Curry Casual", "Casual Tandoor", "Masala Bistro", "The Chutney Cafe"
"Saffron Street", "Gujarati Bites", "Dhokla Diner", "Thepla Terrace", "Gujarati Kitchen"

Vada pav - 5
Plain Naan -
Garlic naan -

Curry

Location

We will locate _____ close to the downtown area on Erie Avenue, next to the BP gas station on Fountain Park. We will have 1500 square feet to work with for seating and the cashier. The building that will be used for the restaurant was originally a carwash. The car wash is not in use and, currently, the area is used as storage space but would be more beneficial as a restaurant. The interior will be redone to mirror a chic and comfortable dining place with plenty of décor. The exterior of the building will be improved by removing the equipment on the roof, replacing the entrance door/wall with complete glass, and outside walls will be painted a solid color. The location being next to a gas station will allow customers to walk on over to _____. Parking will be located in the front and back of the building.

Marketing

The gas station will help to make a spread by word-of-mouth and so will its location and it being easily visible by passersby. It being the only authentic Indian restaurant in the whole town of Sheboygan will allow word and news to spread fast and will bring in many customers who want to try new cuisine.

We will also be utilizing Facebook for the media to spread information about the new restaurant in Sheboygan.


Financials

Through an improvement in reputation and increase in customers, profits will drastically increase after the first year.

2015 IBC - WI

- Chapter 29; Plumbing Fixtures:
 - 25 people, max at one time;
 - 1 WC / 25 people; (1) Lav / 40 people required.
 - 1 DF & 1 Slope Sink required;
 - 1 WC, 1 Lav & 1 Slope Sink provide (OK)
 - DF, Water provided, Sandwich, Coffee Shop (OK)

Sheet 2 Floor Plan, Exterior Elevations,
Details & Notes



North

01.30.2023

City Plan Commission Review

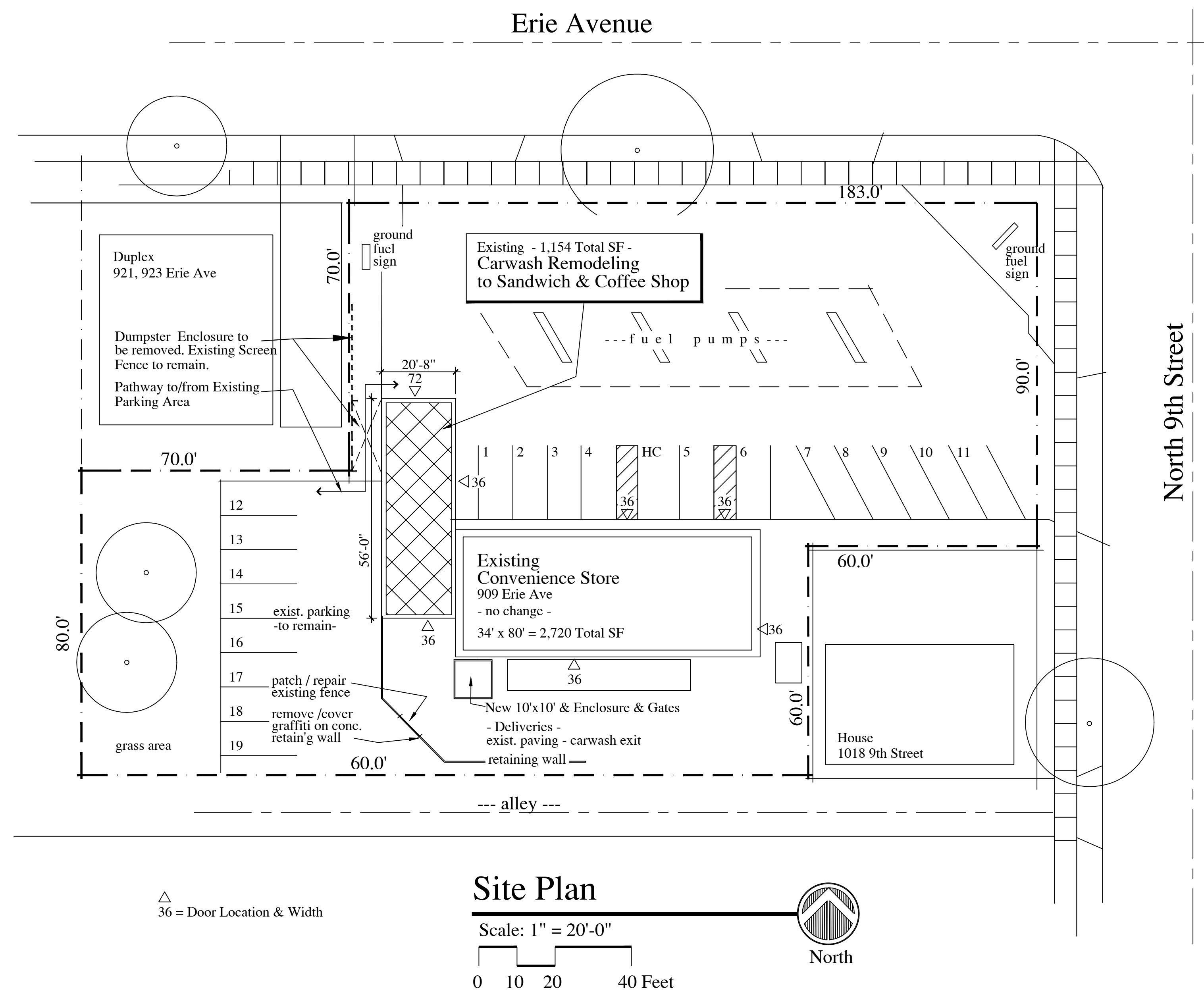
A R C H I T E C T
13 East First Street
Fond du Lac, Wisconsin
p (920) 923-3163
twm3arch@gmail.com

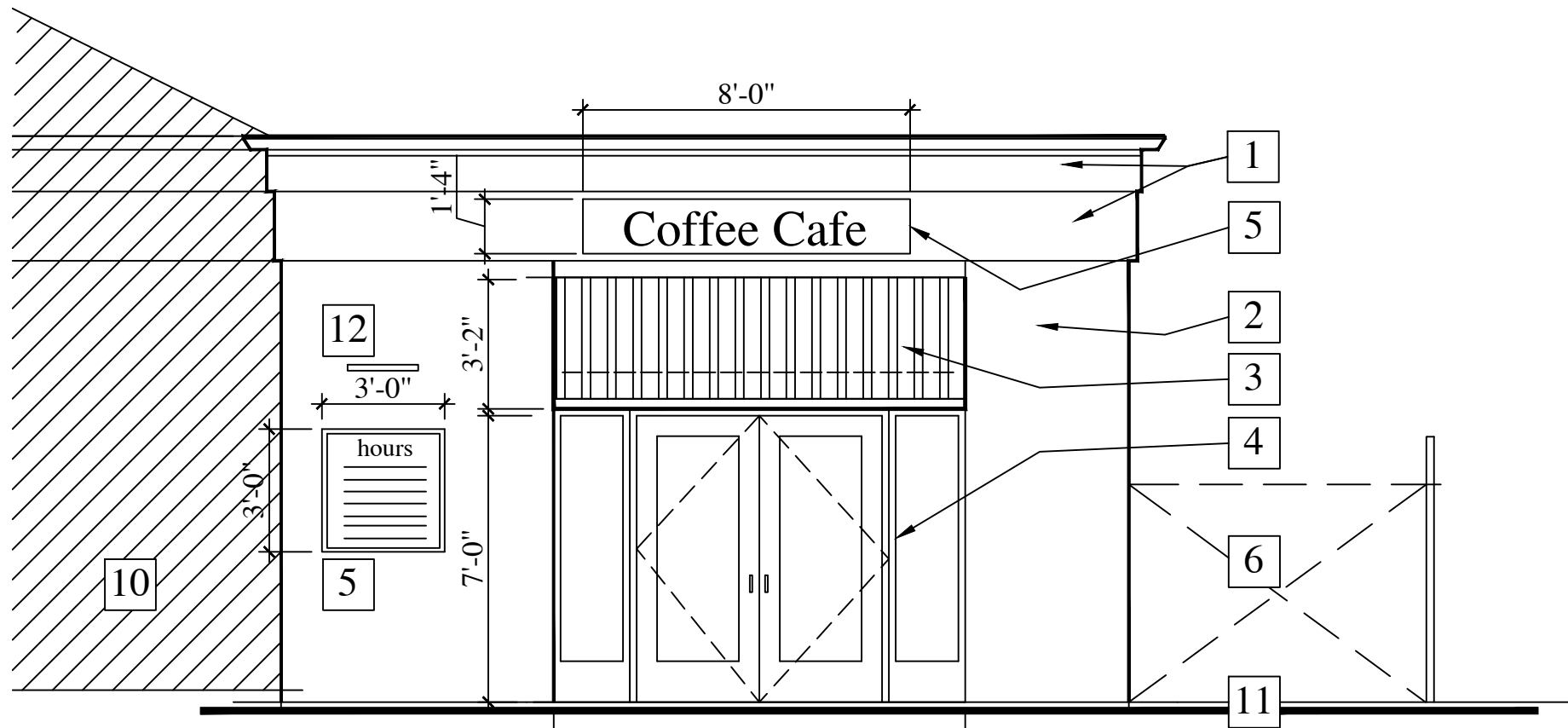
Remodeling for

909 Erie Ave
Sheboygan, WI

2022.23

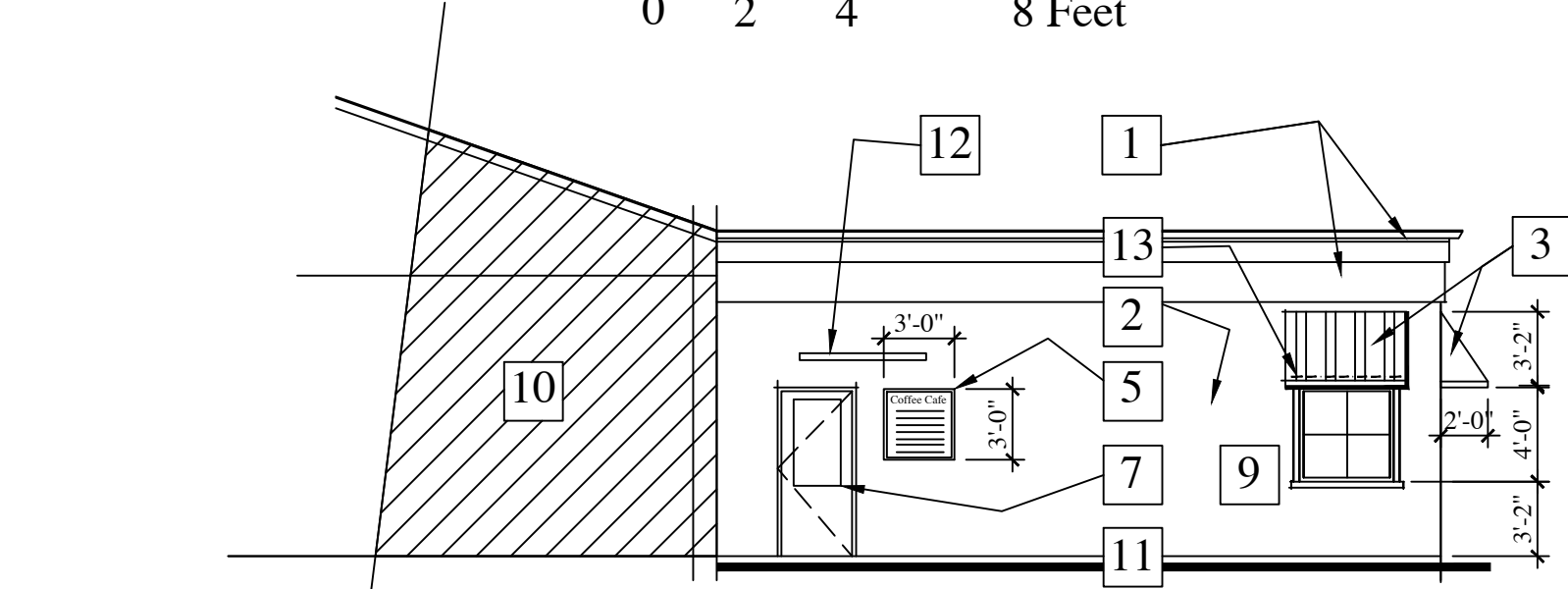
1 of 2





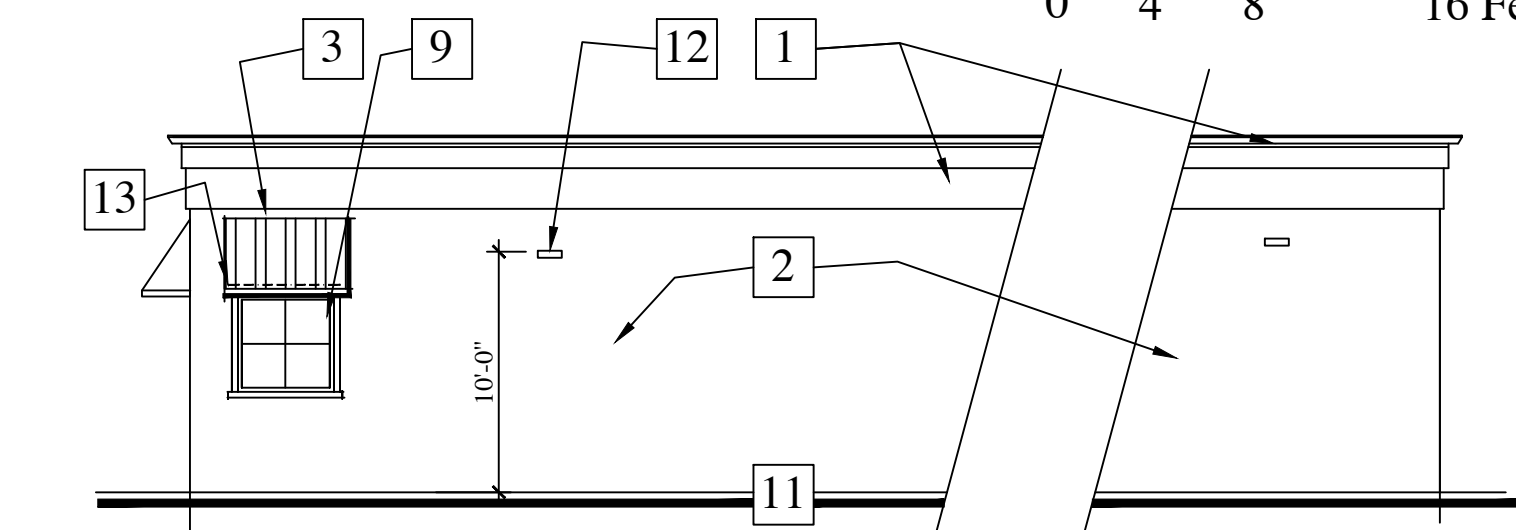
North Elevation

Scale: 1/4" = 1'-0"
0 2 4 8 Feet



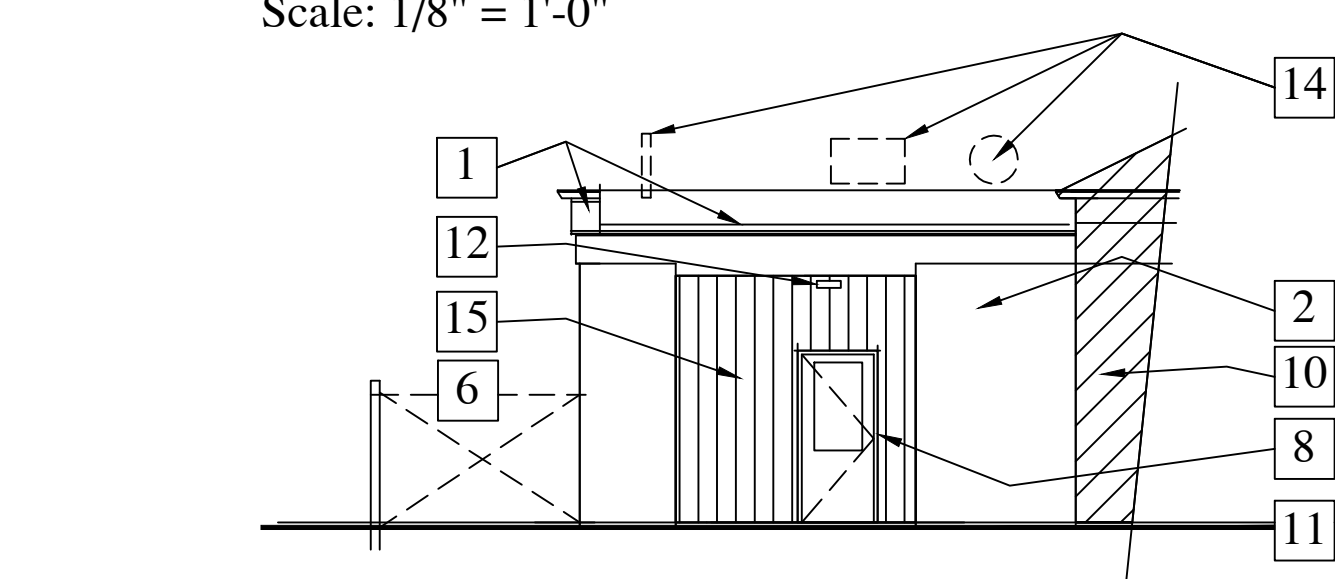
East Elevation

Scale: 1/8" = 1'-0"
0 4 8 16 Feet



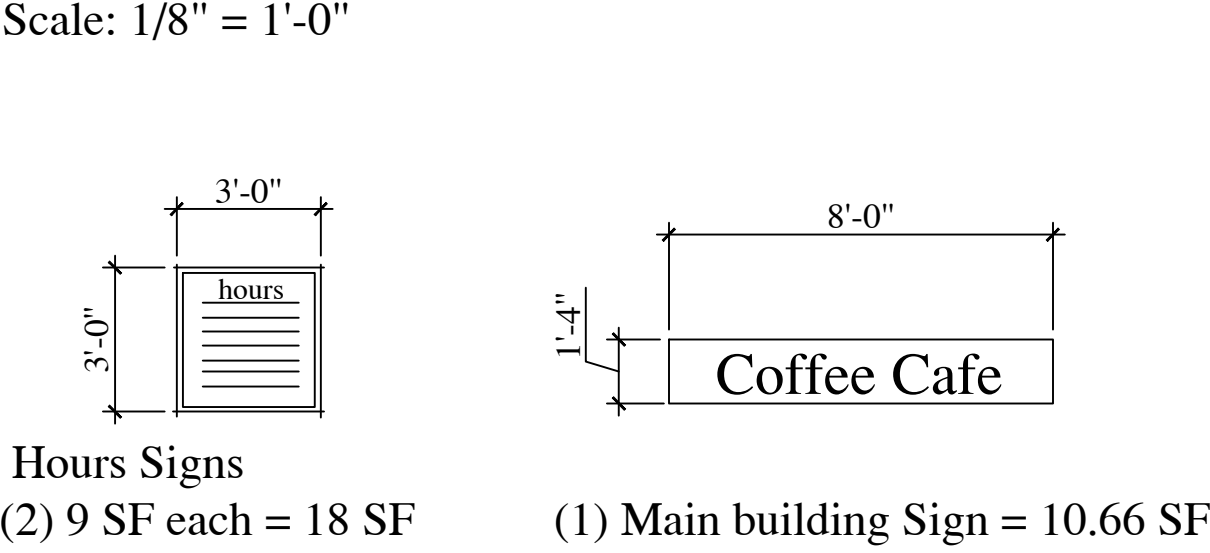
West Elevation

Scale: 1/8" = 1'-0"



South Elevation

Scale: 1/8" = 1'-0"



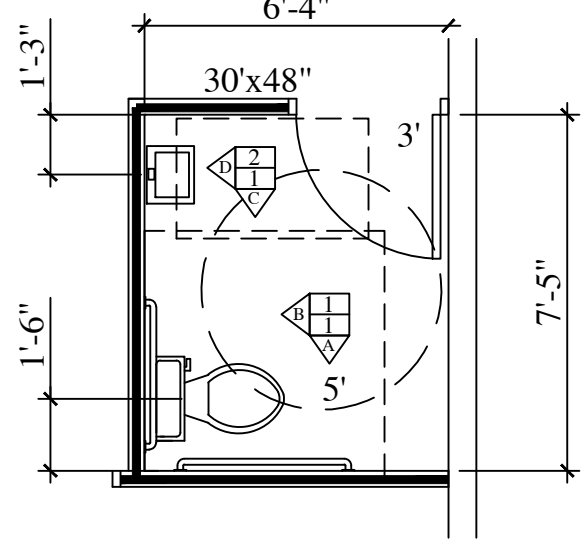
Hours Signs
(2) 9 SF each = 18 SF
(1) Main building Sign = 10.66 SF

Sign Information

Scale: 1/8" = 1'-0"

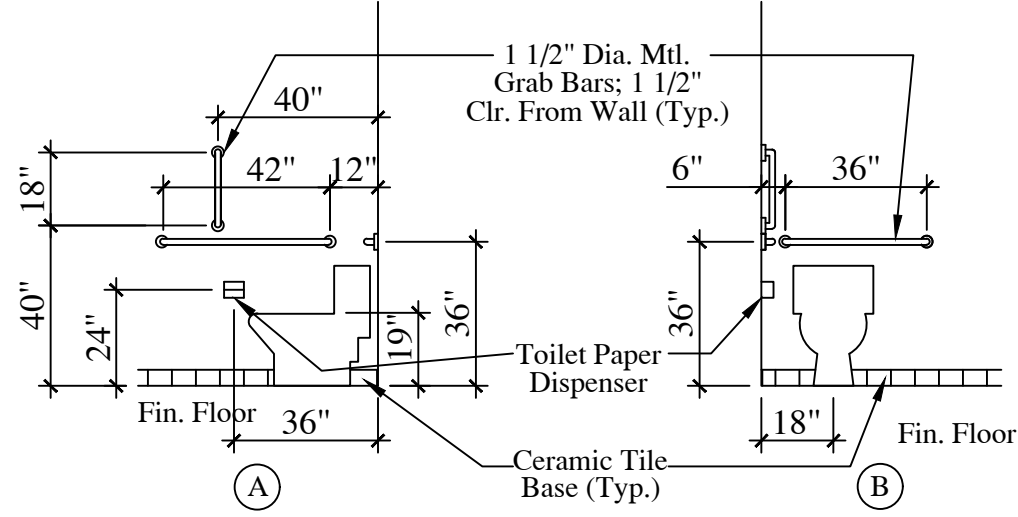
Elevation Notes

- 1 Existing White Colored Roof, Gutter & Trim to remain
- 2 Existing Brick Veneer Wall to remain
- 3 New Metal Awning & Wall Light Strip -under canopy-
- 4 New Alum. Frame, Insulated Clear Glass Entrance and Side Lites; Fill Opening.
- 5 New Signs
- 6 Existing Dumpster Screen & Fence to be modified for New Walkway to/from Parking Area
- 7 Existing Door replaced; New Alum. Door/Frame, with Insul., Clear Glass; Verify Size.
- 8 New Insulated HM Door & Fame; Patch/ Repair Existing South Wall for New Door/Frame.
- 9 New 4'x4'Alum. Frames with Clear Insul. Glass Windows
- 10 Existing Convenience Store Building
- 11 Grade
- 12 Compact LED Wall Accent Lites
- 13 Steel Angle Lintel; Coord. w/ Architect
- 14 Misc. "not used" Equip, Exhaust Pipes,etc, to be removed. Roof to be patch/sealed to weather-tight condition.
- 15 Remove (or Cover) Existing Metal Panels w/ similar material as Existing Wood Panel(s) on adjacent Exterior Storage & Cooler Enclosure Screen Fence. Finish w/ same color.



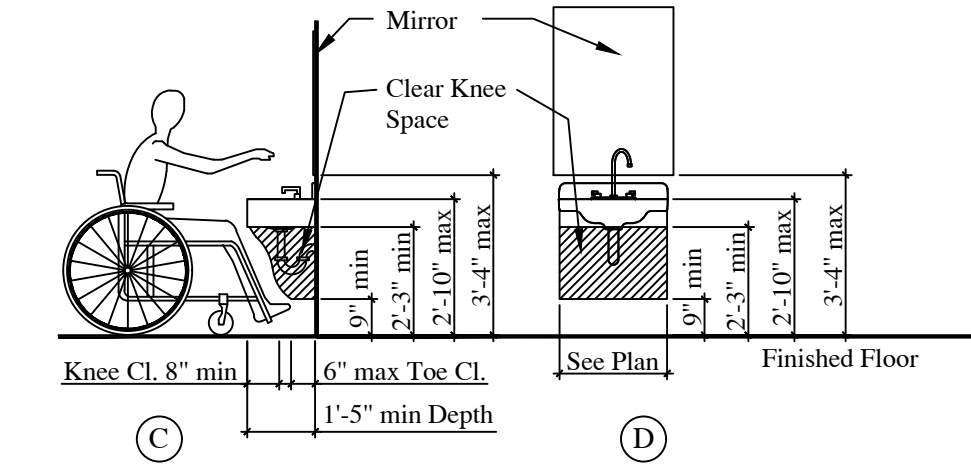
Toilet Room

Scale: 1/4" = 1'-0"



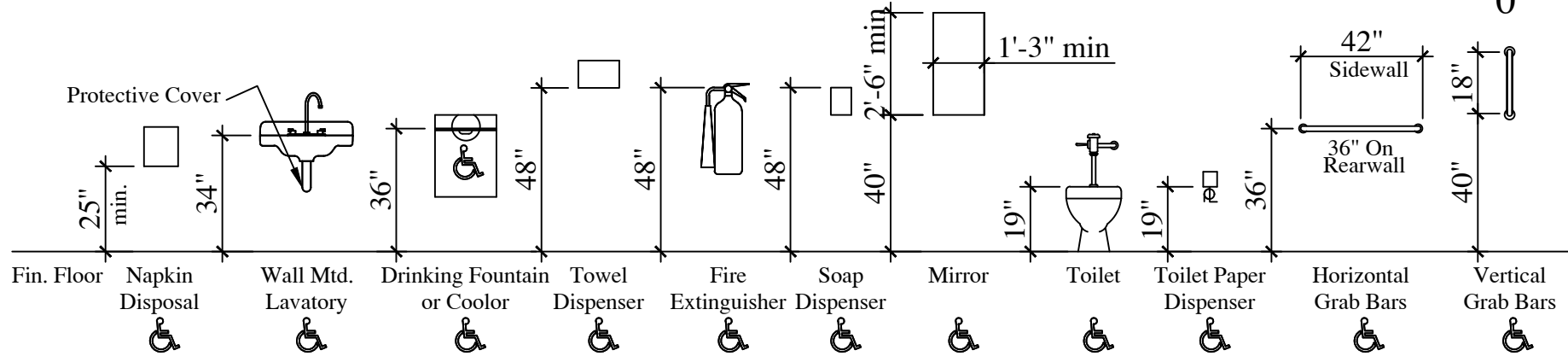
Toilet Elevations

Scale: 1/4" = 1'-0"



Sink Elevations

Scale: 1/4" = 1'-0"
0 2 4 8 Feet



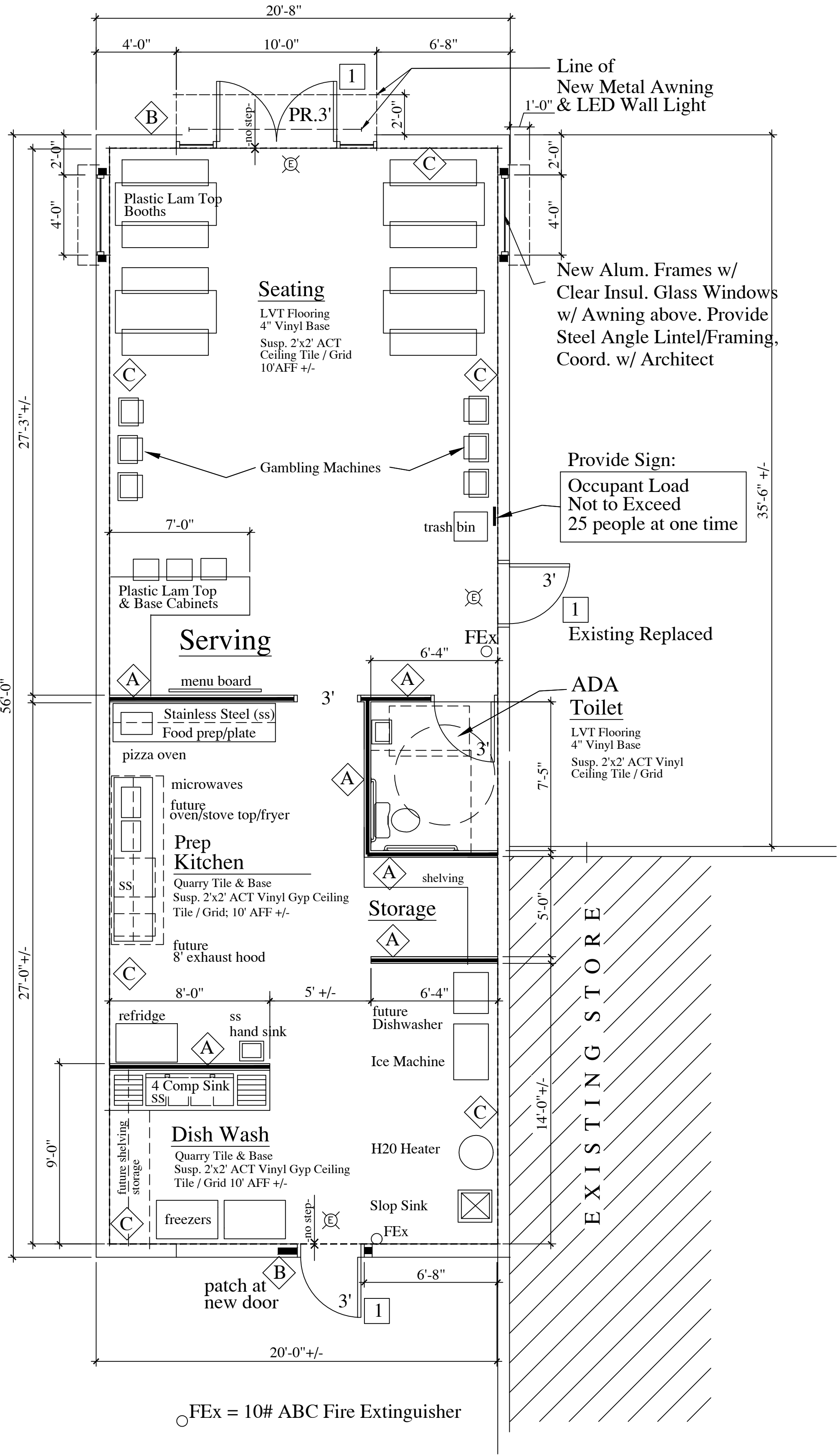
ADA/HC Toilet Accessory Heights

Scale: 1/4" = 1'-0"

Wall Types & Plan Notes

- A Interior Walls: 2x4 Wood Studs, full height, @ 16"oc w/ (1) layer 5/8" Gyp Bd each side. Provide Moisture Resistant Gyp Bd at all wet area's. Fill Stud Void with Batt Insulation.
- B Exterior In-Fill Walls; 5/8" Interior Gyp Bd over Vapor Barrier on 2x6 Wood Studs @ 16" oc with 1/2" Exterior Grade Sheathing, Tyvek Paper & Siding/finish materials; Fill Stud Void with Batt Insul., Provide PT Wd 2x6 Base Plate anchor at 2' oc (max) into existing concrete slab. Caulk, seal all perimeter joints.
- C Existing Interior Face of Exterior Walls: 2x furring at 24"oc, max w/ 5/8" Gyp Bd inside, full height. Provide MR Board at all wet area's.
- I New Door(s) / Frames; Width denoted, 7' Height;
-Exterior Doors: Insulated with Closures and Weatherstripping, Keyed Exit Locks; Doors to remain un-locked during occupancy / use.
-Interior Toilet Room Door to be SCWD with passage lock.
-All door handles to be ADA/HC type

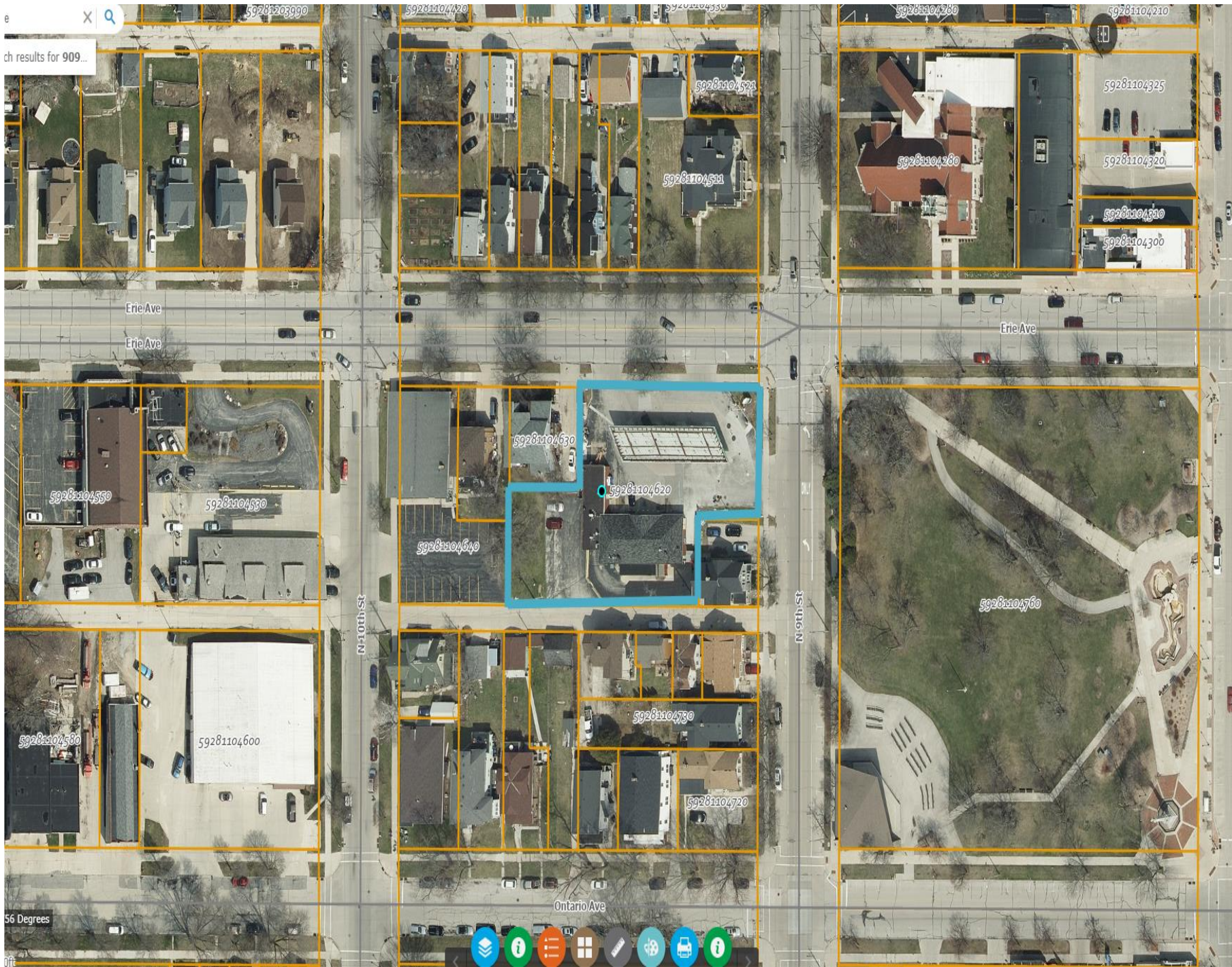
Note: All Contractors.....
Field Verify Any & All Existing
Conditions And Coordinate with
Owners Prior to Any & All
Construction

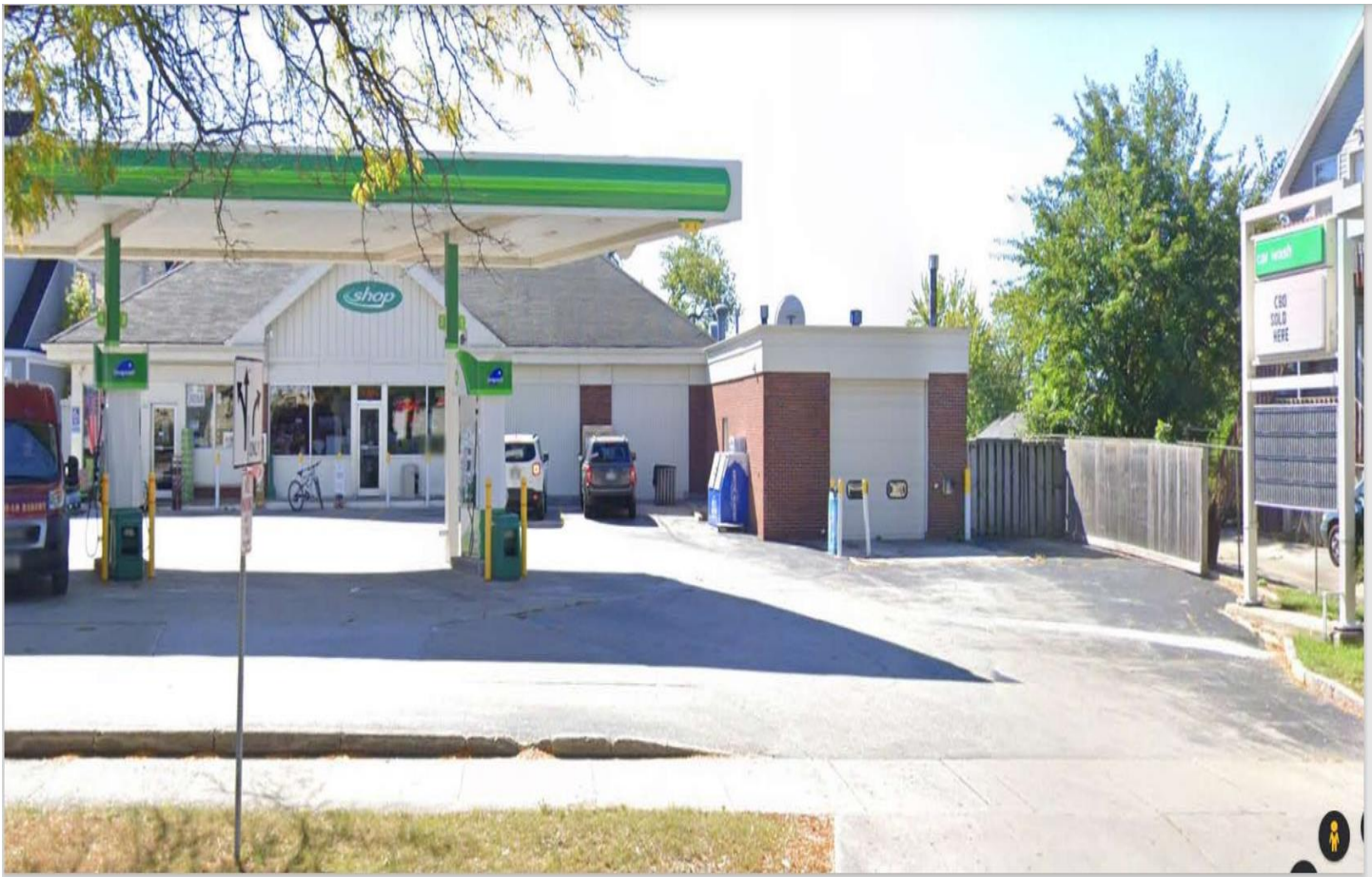
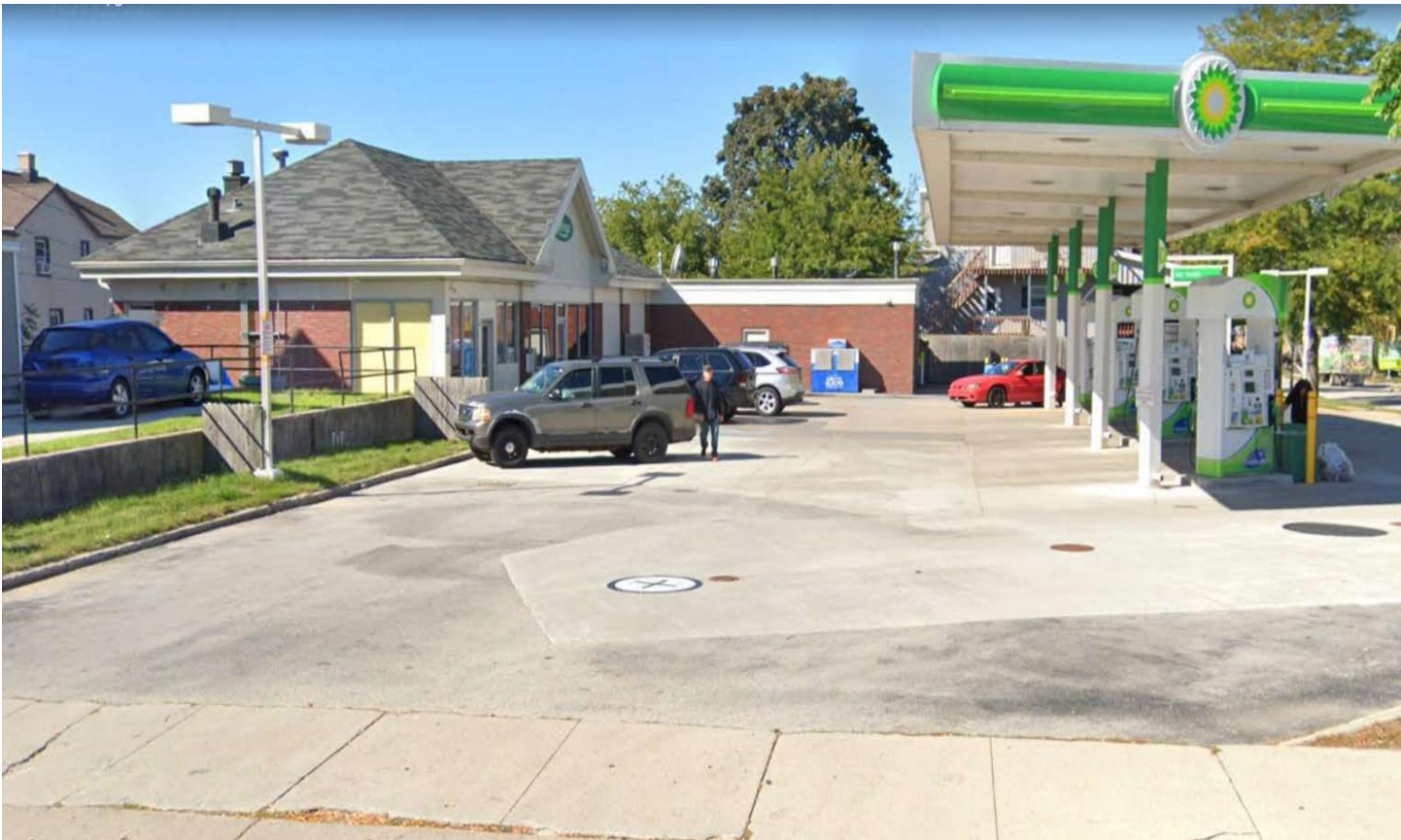


Floor Plan

Scale: 1/4" = 1'-0"
0 2 4 8 Feet



























Jan 10, 2023 10:50:58 AM
1014A North 9th Street
Sheboygan County
Wisconsin



Jan 10, 2023 10:51:11 AM
1014A North 9th Street
Sheboygan County
Wisconsin



