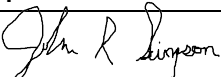
	<b>CITY OF SHEBOYGAN</b>  <b>APPLICATION FOR CONDITIONAL USE</b>	<b>Fee:</b> \$250.00 _____ <b>Review Date:</b> _____ <b>Zoning:</b> _____
-----------------------------------------------------------------------------------	----------------------------------------------------------------------------	----------------------------------------------------------------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

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

<b>SECTION 1: Applicant/ Permittee Information</b>			
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)	
<b>SECTION 2: Landowner Information (complete these fields when project site owner is different than applicant)</b>			
Applicant Name (Ind., Org. or Entity)	Contact Person	Title	
Mailing Address	City	State	ZIP Code
Email Address		Phone Number (incl. area code)	
<b>SECTION 3: Project or Site Location</b>			
Project Address/Description 2811 S. Business Drive Sheboygan, Currently the AbleLight Thrift Shop Building		Parcel No. <b>59281431160</b>	
<b>SECTION 4: Proposed Conditional Use</b>			
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>		
<b>SECTION 5: Certification and Permission</b>			
<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

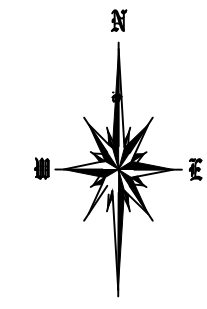
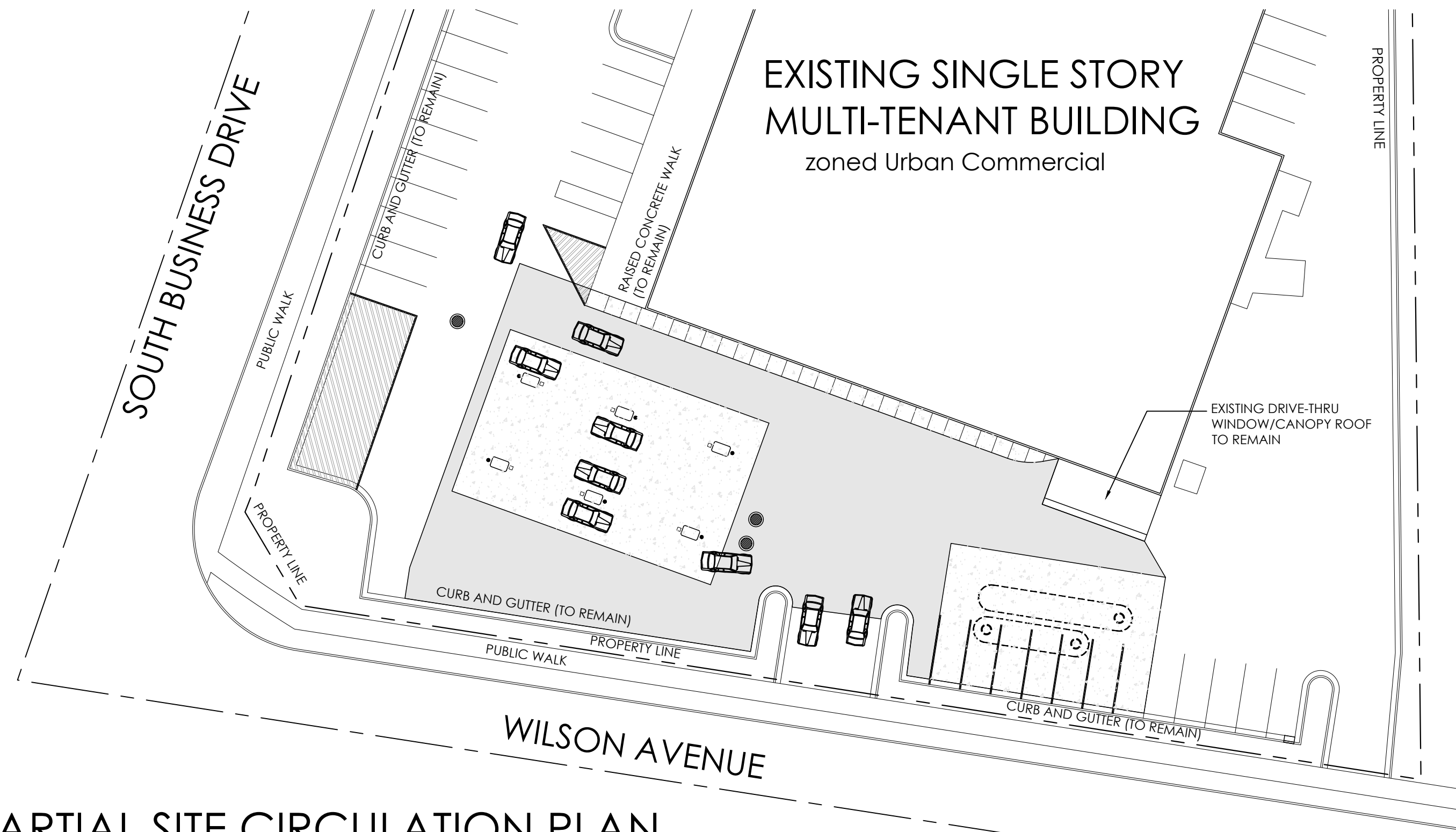
- The restaurants will have filtered exhaust to limit any potential smell emitted from the property.
- Traffic from and to the building will increase, but traffic flow will be a main focus during the design process.

#### SITE LIGHTING:

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

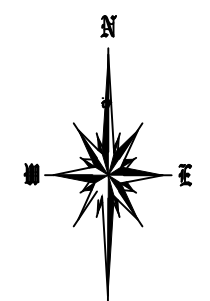
#### ARCHITECTURE:

- 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.

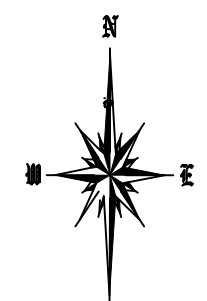


**PARTIAL SITE CIRCULATION PLAN**  
1"=30'

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



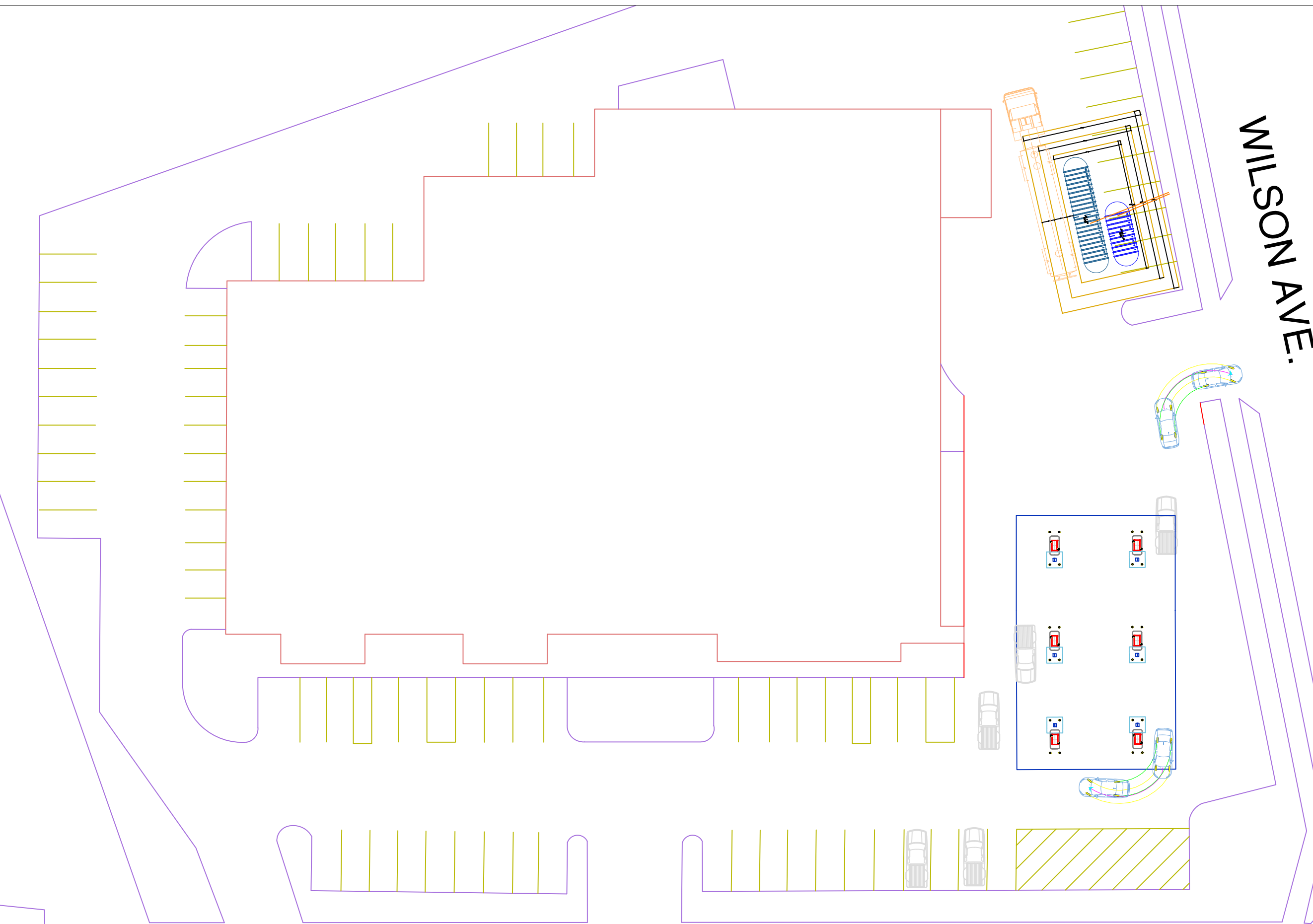
**SITE PLAN**  
1"=30'



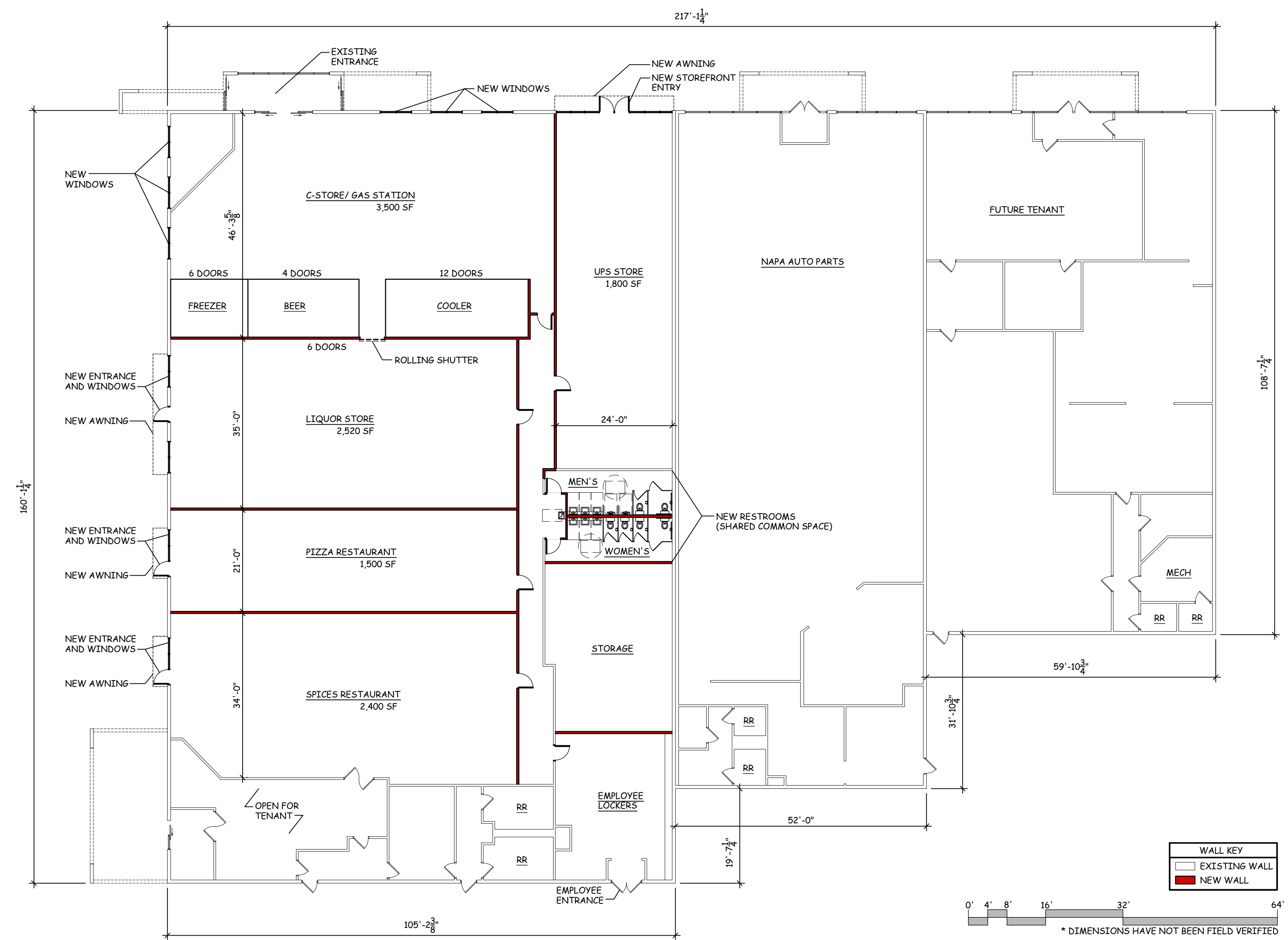
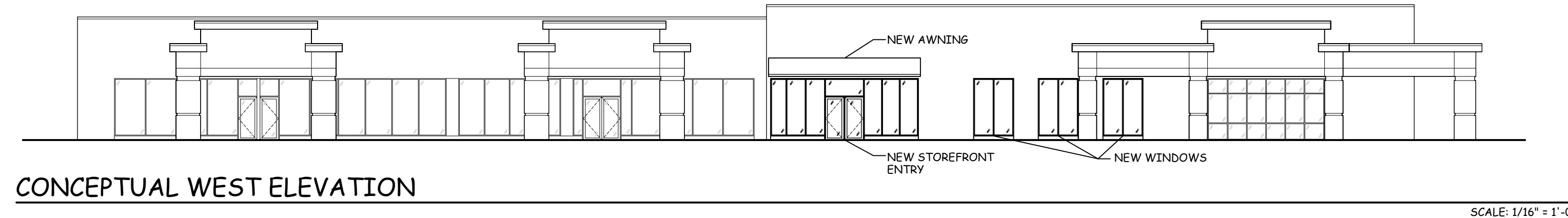
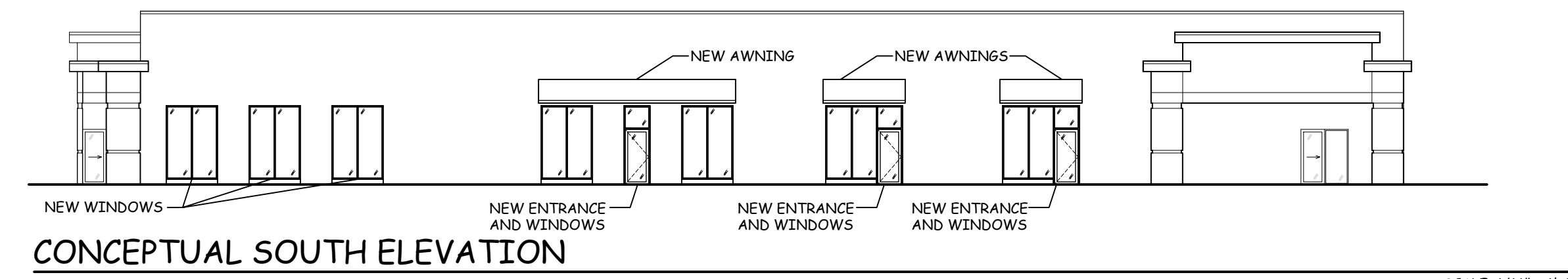
**SITE DEMOLITION PLAN**  
1"=30'

		NO.	REVISIONS	DATE
 SITE DESIGN AND ENGINEERING, LLC PO BOX 1047 SHEBOYGAN, WISCONSIN 54588 (920) 202-8977 jsitedesign@gmail.com				
<b>Issue Dates</b> Revision      Date				
<b>PROPOSED FUEL CANOPY PLAN</b> <b>2811 SOUTH BUSINESS DRIVE</b> <b>SHEBOYGAN, WISCONSIN 53081</b>				
SHEET TITLE SITE DEMOLITION PLAN SITE PLAN TRAFFIC CIRCULATION PLAN				
DATE 08/05/2024				
PROJECT NO. 2024-40				
SHEET NO. <b>C 1</b>				

WILSON AVE.



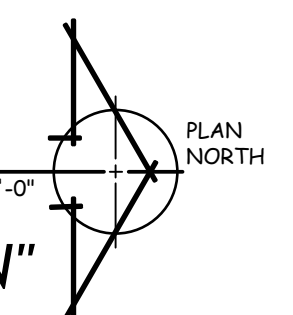
1" = 30' 11X17



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**

Office Use Only

**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**

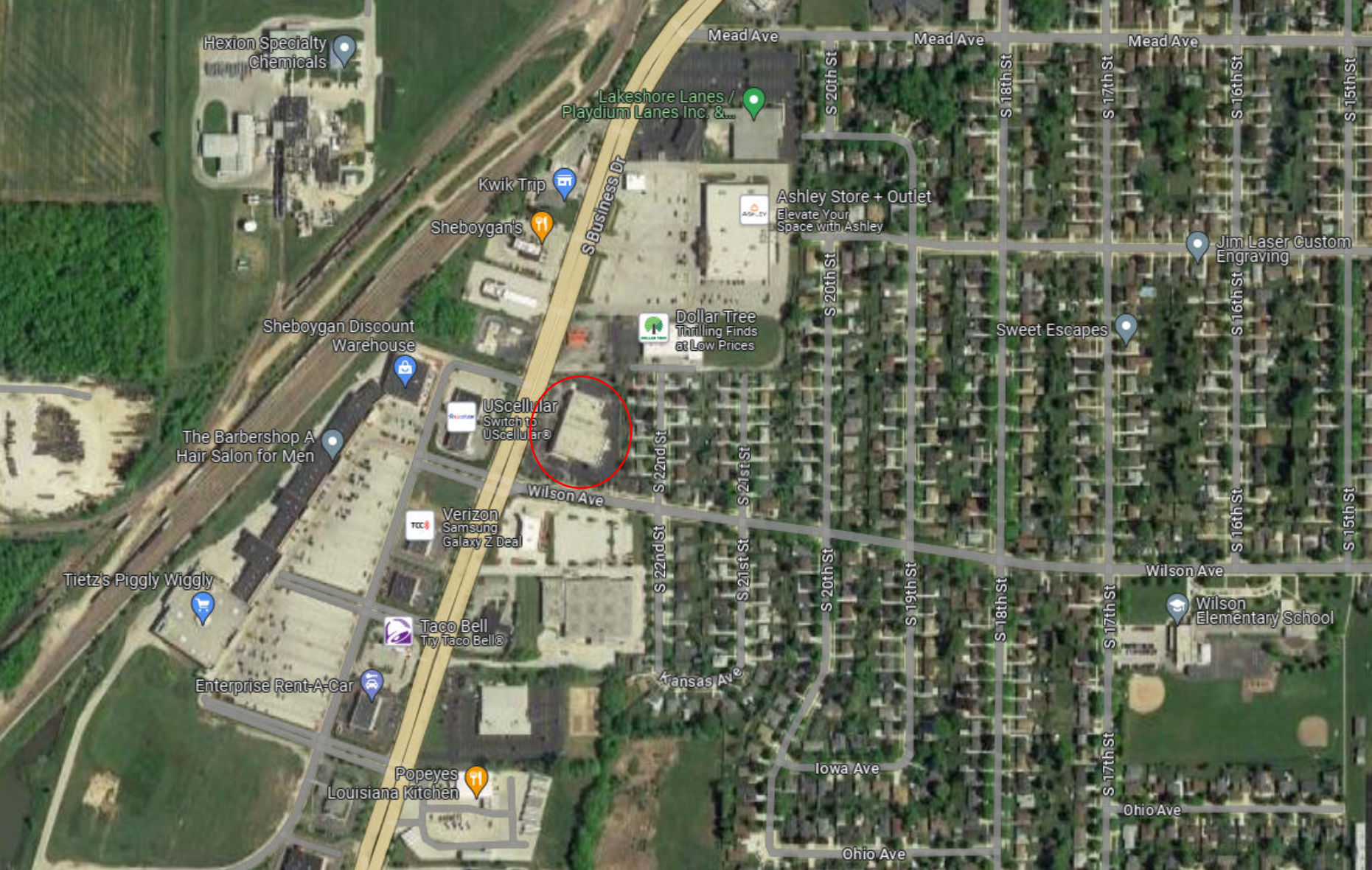
**Permits are valid** until such time as the business no longer operates from the side. No yearly renewal is required.

**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

Lakeshore Lanes / Playdium Lanes Inc. &...

Kwik Trip

Sheboygan's

Ashley Store + Outlet  
Elevate Your Space with Ashley

Dollar Tree  
Thrilling Finds at Low Prices

Sweet Escapes

Jim Laser Custom Engraving

Sheboygan Discount Warehouse

US Cellular  
Switch to US Cellular®

The Barbershop A Hair Salon for Men

Verizon Samsung Galaxy Z Deal

Wilson Ave

Tietz's Piggly Wiggly

Taco Bell  
Try Taco Bell®

Enterprise Rent-A-Car

Popeyes  
Louisiana Kitchen

Wilson Elementary School

Mead Ave

Mead Ave

Mead Ave

S 20th St

S 18th St

S 17th St

S 16th St

S 15th St

S Business Dr

S 20th St

S 16th St

S 22nd St

S 21st St

S 20th St

S 19th St

S 18th St

S 17th St

S 16th St

S 15th St

Wilson Ave

Kansas Ave

Iowa Ave

Ohio Ave

Ohio Ave



**Legend**

**All Zoning Districts**

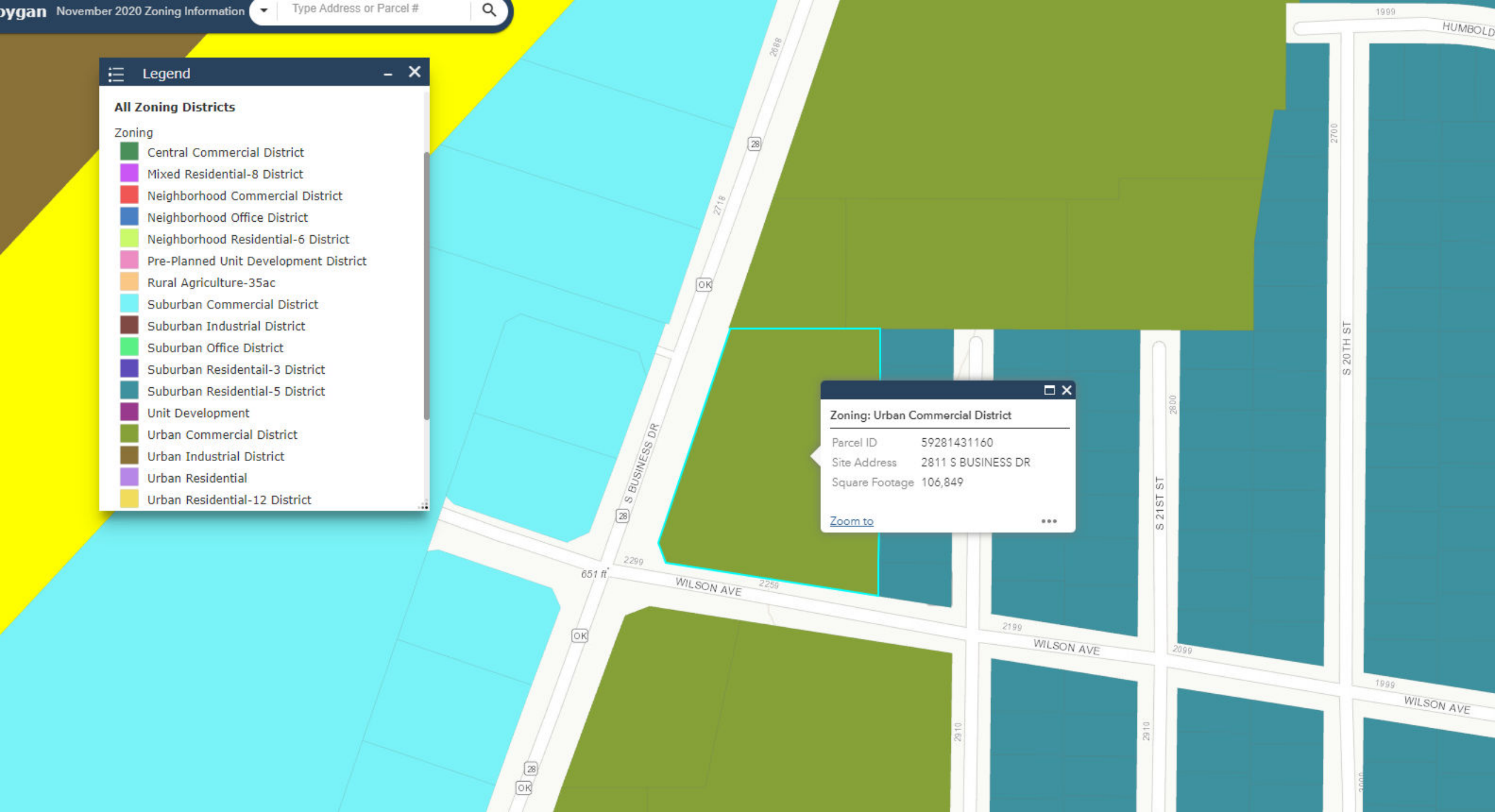
Zoning

- 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](#)





AbleLight Thrift Shop →



U.S. Cellular  
The Best  
Business

MID AMERICA  
**AVAILABLE**  
414.273.4600



Wilson Ave





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AbleLight  
Thrift Shop





BEGIN  
RIGHT TURN LANE  
YIELD TO BIKES

