

PARCEL NO. 59281500611  
MAP NO. LOTS 7, 8, & 9 BLK 120 - LOT 1  
ZONING CLASSIFICATION: Urban Commercial

Office Use Only

APPLICATION/FILE NO. \_\_\_\_\_  
REVIEW DATE: \_\_\_\_\_

**FILING FEE: \$250.00** (Payable to City of Sheboygan)

**CITY OF SHEBOYGAN  
APPLICATION FOR  
CONDITIONAL USE PERMIT**

Requirements Per Section 15.905  
Revised May 2018

Completed 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 two weeks prior to date of meeting. Applications will not be processed if all required attachments and filing fee of \$250 (payable to the City of Sheboygan) is not submitted along with a complete and legible application. Application filing fee is non-refundable.

**1. APPLICANT INFORMATION**

APPLICANT: Basudev Adhikari  
916 Mulberry Lane, Kohler WI  
ADDRESS: 53044 E-MAIL: missionbda@gmail.com  
PHONE: ( 920 ) 226 1786 FAX NO. ( )

**2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT**

NAME OF PROPOSED/EXISTING BUSINESS: Tidy Store  
ADDRESS OF PROPERTY AFFECTED: 810 N 14th Street, Sheboygan WI  
LEGAL DESCRIPTION: LOTS 7, 8, & 9 BLK 120 - LOT 1  
CSM V25 P84-85 #1931884

BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE: \_\_\_\_\_  
The Tidy Store is currently as Gas Station/Convenience store & a liquor store.

DETAILED DESCRIPTION OF **PROPOSED** OPERATION OR USE INCLUDING  
ANY CHANGES TO THE EXISTING USE: The proposed building addition would add approximate

BRIEF DESCRIPTION OF ALL REQUESTED VARIANCES FROM PROVISIONS  
OF THE ZONING ORDINANCE, WHICH ARE RELATED TO THE PROPOSED  
OPERATION OR USE: Landscaping locational variance

### 3. JUSTIFICATION OF THE PROPOSED CONDITIONAL USE

Written justification for the proposed conditional use, indicating reasons why the applicant believes the proposed conditional use is appropriate.

How is the proposed conditional use (independent of its location) in harmony with the purposes, goals, objectives, policies and standards of the City of Sheboygan Comprehensive Master Plan? The proposed Tidy Store Addition reflects the City's Comprehensive

Master plan by growing an established business in the City of Sheboygan & improving the street appearance of the Tidy Store which is located on the busy 14th Street Corridor.

Does the conditional use, in its proposed location, result in any substantial or undue adverse impact on nearby property the character of the neighborhood, environment, traffic, parking, public improvements, public property or rights-of-way? \_\_\_\_\_

No, the proposed addition aligns well with the redevelopment that is occurring within this neighborhood.

How does the proposed conditional use maintain the desired consistency of land uses in relation to the setting within which the property is located? \_\_\_\_\_

The proposed addition aligns well with the redevelopment that has been occurring within this neighborhood.

Is the proposed conditional use located in an area that will be adequately served by utilities, or services provided by public agencies? If not, please explain. \_\_\_\_\_

Yes

### 4. NAMES AND ADDRESS (Indicate N/A for "Not Applicable" items)

OWNER OF SITE: JALAPA MARKETING, LLC

ADDRESS: 916 Mulberry Lane, Kohler WI 53044 E-MAIL: missionbda@gmail.com

ARCHITECT: Integrity Engineering & Design, LLC

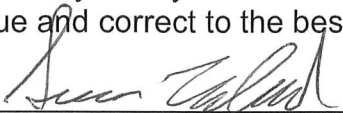
ADDRESS: 2637 Tulip Lane, Green Bay WI E-MAIL: chris@integrityengineering.biz

CONTRACTOR: Quasius Construction, Inc.

ADDRESS: 1202A North 8th Street, E-MAIL: lkaland@quasius.com  
Sheboygan WI

### 5. CERTIFICATE

I hereby certify that all the above statements and attachments submitted hereto are true and correct to the best of my knowledge and belief.



APPLICANT'S SIGNATURE

9/6/2022

DATE

Lucas Kaland (Contractor on behalf of property Owner)

PRINT ABOVE NAME



SITE NARRATIVE – Architectural Review Application

September 6<sup>th</sup>, 2022

PROJECT NAME AND ADDRESS:

Tidy Store Addition (810 N. 14<sup>th</sup> Street, Sheboygan WI)

Proposed Project Description:

- New Fueling Copy to Replace existing
- Building addition to include a small Café with seating for (12) and addition floor space for convenience store to allow for increased refrigerated display & storage area

ESTIMATED PROJECT COST: \$600,000

PARCEL INFORMATION/SITE DATA/LEGAL DESCRIPTION:

- The parcel is defined as tax parcel 59281500611
- It is defined as: LOTS 8, 8, & 9 BLK 120 – LOT 1, CSM V25 P84-85 #1931884
- The entire lot area 0.43 acres

ZONING CLASSIFICATION/ZONING REQUIREMENTS:

UC – Urban Commercial District

EXISTING SITE CONDITIONS/LAND USE:

Site is currently in operation as a Gas Station / Convenience station & liquor store.

PROPOSED LAND USE/LOT COVERAGE SITE DATA

- Property Size: .43 Acres
- New Canopy Footprint: 1,872 SF (6 Pumping Stations)
  - Canopy to be 78'x24'
  - Canopy to have 15'-6" for vehicle clearance
  - Top of Canopy to be 18'-6"
- New Building Addition Footprint: 2,770 SF
- New Paving: 752 SF (3,948 SF of existing removed)
- New Proposed Encroachment: N/A

QUASIUS CONSTRUCTION, INC.

1202A North 8th Street, P.O. Box 727 • Sheboygan, Wisconsin 53082-0727  
Phone 920-457-5585 or 1-800-569-2165 • Fax 920-457-1045

#### SITE SELECTION

- Site has been selected by the Property Owner as an opportunity to expand upon his business operations that are currently established in this location
- The Tidy Store gas station/convenience store is located along the busy 14<sup>th</sup> street corridor which provides high traffic and exposure
- Building Addition and new canopy will improve curb appeal to the existing building and align well with the redevelopment efforts in this area in recent years.

#### LANDSCAPE REQUIREMENTS

- Quasius will work with City Staff to ensure the proposed project will meet landscaping requirements.

#### 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 will be minimal and should not be considered a nuisance concern for the neighborhood

#### 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.
- LP, Firewood & Ice Storage will remain in existing locations. Vending Machines currently displayed on south side of the building would be removed when addition is complete due to added refrigeration space in building addition. No new outdoor storage will be brought on site.
- Air/Vacuum equipment will not be present on this site

#### SITE LIGHTING:

- (12) Scottsdale Vertex LED lights will be installed on the underside of the canopy structure. Lights are dimmed 80% to minimize light footprint as shown on attached photometrics
- Refer to fueling canopy photometrics regarding footprint of lighting.
- No flashing or flickering lights will be used on the premises
- Helios will be internally lit

#### ARCHITECTURE:

- Building addition to use exterior building materials to match existing facility, as discussed with review board at conceptual review meeting. Masonry base & horizontal (heavier gauge than what was used on existing) will be used on East, South, and West Elevations. Vertical metal panel siding will be used on North Elevation which is only visible from ally way.
- HVAC screening will be installed for new and existing equipment, as shown on attached



elevations.

- New mechanical equipment will be shielded from West elevation by existing trees along West property line
- The Canopy will consist of prefinished metal fascia façade painted to align with the attached Shell 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. as shown in the renderings (9 SF each)

**ADDITIONAL CONSIDERATIONS/COMMENTS:**

- Quasius will work with the City to accommodate concerns in regards to rooftop mechanical equipment screening
- Quasius will work with the City to get an approved landscape plan, including the incorporation of street trees
- Quasius will work with the City to get an approved Stormwater plan
- Owner has recently hired new maintenance contractor to improve property maintenance going forward
- Quasius has received and provided the City with a letter from the property Owner addressing efforts and commitments to maintaining properties going forward. See below:

**OWNER STATEMENT REGARDING SITE MAINTENANCE COMPLAINTS FROM 2021:**

“Hi Lucas,

As far as maintaining the site is nice and clean, I have a dedicated person these days. He is taking care of things regularly.

I have also assigned one of my staff to check all my sites on a weekly basis and report it to me.

I would personally like to assure you and our city planning commission that I will be doing my best as soon as possible before issues come up.

And based on the city's recommendation in our last meeting we removed 3 soda coolers from outside.

Once the building is developed, we don't need any vending machine outside.

The air pump is coming out in the next few days.

Normally every gas station has a wood stack, propane cage and ice box in front of the store. We can take input from the planning commission what's going to be best for that and we can manage accordingly.

The signs from the door and windows were taken out, I will check again and make sure.

Landscaping will be taken care of in a timely manner.

Let me know if there are any other issues and love to make things better around my sites.

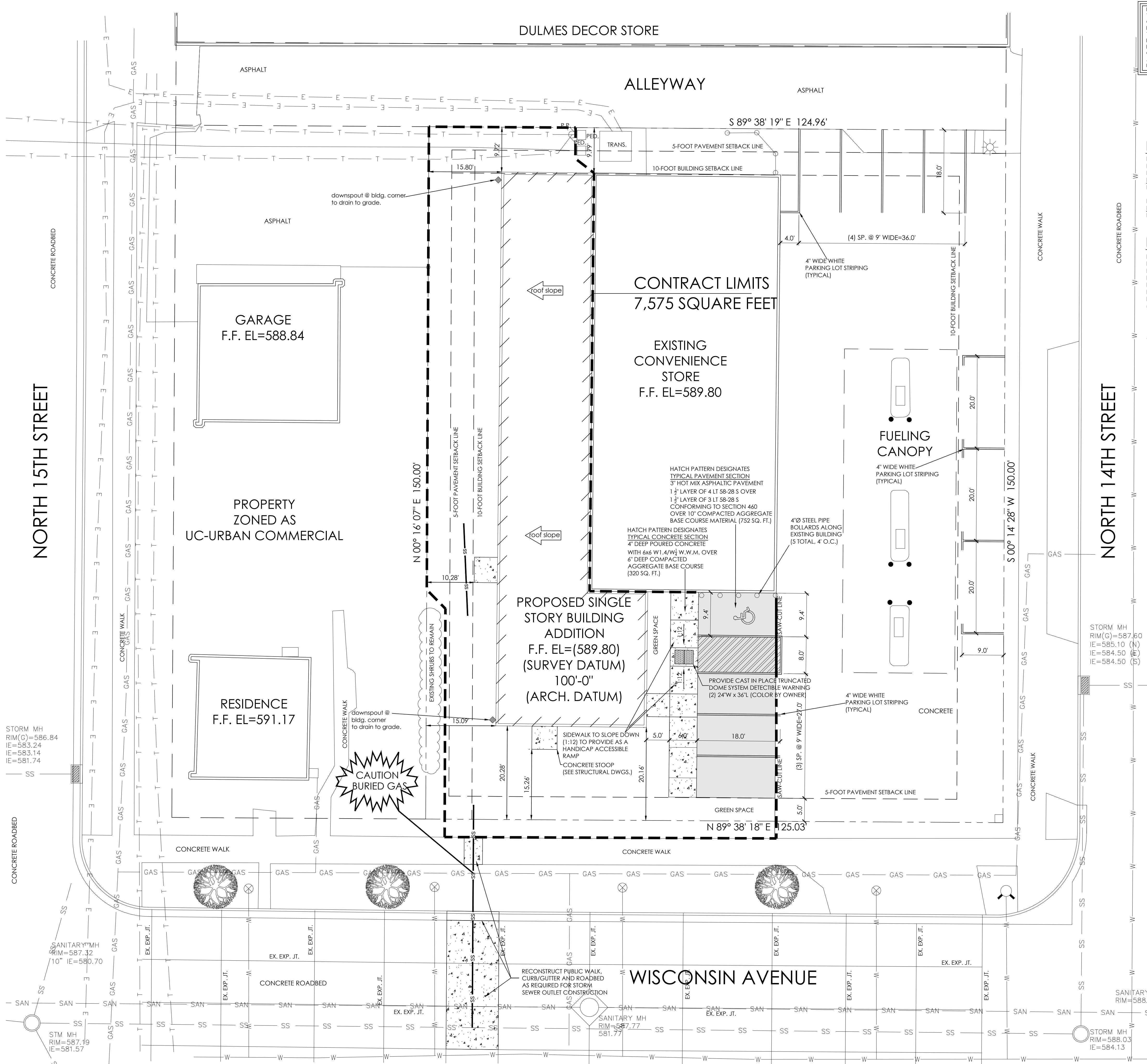
At the end of the day a nice and clean site is good for all of us.

I would appreciate any recommendation from the city and if you have any thoughts.

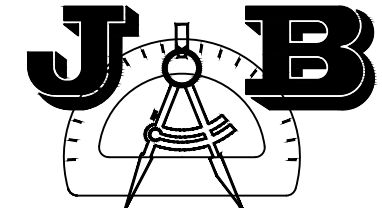
Thank you  
Dev”

*QUASIOUS CONSTRUCTION, INC.*


*1202A North 8<sup>th</sup> Street, P.O. Box 727 • Sheboygan, Wisconsin 53082-0727  
Phone 920-457-5585 or 1-800-569-2165 • Fax 920-457-1045*



NOTE:  
THE LOCATION OF UNDERGROUND UTILITIES OR FACILITIES SHOWN ON PLANS ARE BASED ON AVAILABLE RECORDS AT THE TIME OF PREPARATION AND ARE NOT GUARANTEED TO BE COMPLETE OR CORRECT. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL UTILITIES 72 HOURS PRIOR TO CONSTRUCTION TO DETERMINE THE EXACT LOCATION OF ALL FACILITIES AND TO PROVIDE ADEQUATE PROTECTION DURING THE COURSE OF THE PROJECT. THE CONTRACTOR IS ALSO RESPONSIBLE FOR REPAIR OF ALL DAMAGED UTILITIES DURING CONSTRUCTION TO THE SATISFACTION OF UTILITY OWNER(S).



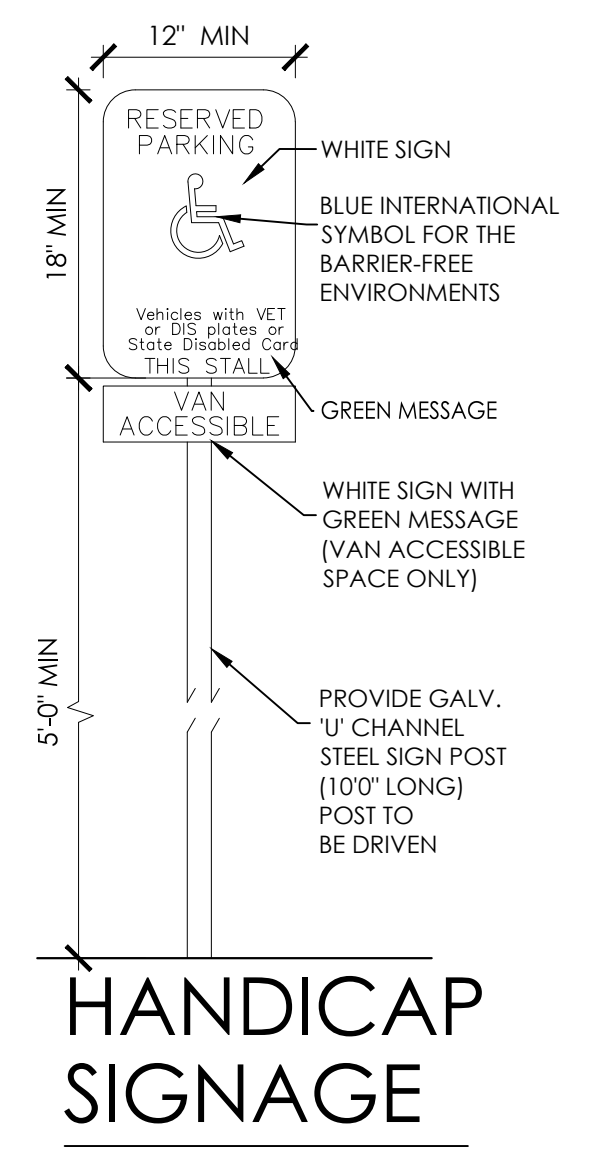
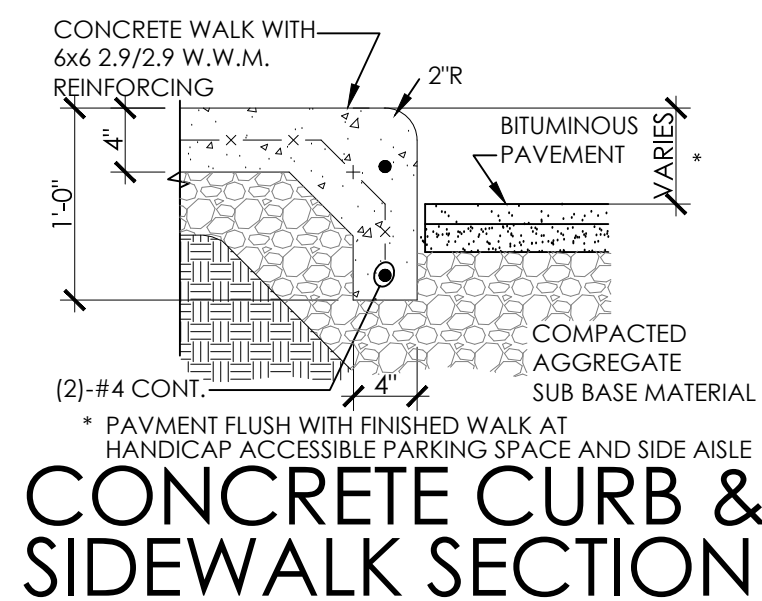
SITE DESIGN AND ENGINEERING, LLC  
PO BOX 1067  
WOODRUFF, WISCONSIN 54568  
(920) 207-8977  
jbronoski@jbsitedesign.net



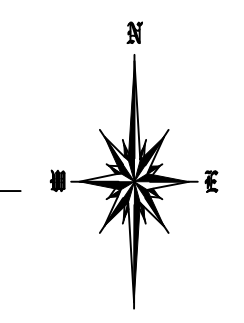
a construction services company  
1202A NORTH 8TH STREET  
SHEBOYGAN, WISCONSIN 53082

EXISTING SITE CONDITIONS	
EXISTING BUILDING FOOTPRINT (ROOF AREA)	3,665 SQ. FT.
EXISTING CANOPY ROOF	1,710 SQ. FT.
EXISTING ASPHALT PAVEMENT	3,720 SQ. FT.
EXISTING CONCRETE PAVEMENT	7,011 SQ. FT.
EXISTING TOTAL IMPERVIOUS AREA	16,106 SQ. FT. (85.9-PERCENT LOT COVERAGE)
EXISTING PAVEMENT TO BE REMOVED	3,948 SQ. FT.
EXISTING CONCRETE TO BE REMOVED	990 SQ. FT.
EXISTING TOTAL IMPERVIOUS AREA REMOVED	4,938 SQ. FT.
PROPOSED SITE CONDITIONS	
PROPOSED BUILDING FOOTPRINT (ROOF AREA)	2,770 SQ. FT.
PROPOSED PAVEMENT	752 SQ. FT.
PROPOSED CONCRETE WALK	320 SQ. FT.
EXISTING BUILDING FOOTPRINT (ROOF AREA) TO REMAIN	3,665 SQ. FT.
EXISTING CANOPY ROOF TO REMAIN	1,710 SQ. FT.
EXISTING CONCRETE PAVEMENT TO REMAIN (POST DEVELOPED)	6,021 SQ. FT.
PROPOSED TOTAL IMPERVIOUS AREA (REDUCTION OF 868 SQ. FT. POST DEVELOPED IMPERVIOUS)	15,238 SQ. FT. (81.2-PERCENT LOT COVERAGE)

PARKING COUNT DATA	
(10) STANDARD SPACES +	
(1) HANDICAP ACCESSIBLE SPACE +	
(6) SPACES AT FUEL PUMPS	
(17) SPACES PROVIDED	



SITE PLAN  
1"=10'



NO.	REVISIONS	DATE

Issue Dates

Revision	Date

PROPOSED BUILDING ADDITION  
TIDY STORE  
810 NORTH 14th STREET  
Sheboygan, Wisconsin 53082

SHEET TITLE SITE PLAN SITE DATA
DRAWN BY J.A.B.
CHECKED BY
DATE JULY 12, 2022
PROJECT NO. 2022-14
SHEET NO. C103





# ALLEYWAY

ASPHALT

LANDSCAPE NOTES

10. Unless otherwise shown, all perennials and shrubs to be planted in a triangular arrangement, spaced according to plant recommendation.
11. Plant Bed Edging - Install a shovel-cut bed edge to six (6) inch depth at perimeter of bed.
12. Unless otherwise noted, do not stake deciduous trees less than or equal to 2.5 inches caliper diameter at breast height and evergreen trees less than or equal to 6-feet in height.
13. See the Tree Staking Detail on this Plan if tree staking is required.
14. Plant species as defined are general planting types and are subject to modification/adjustment/change

SEED MIXES:

SEEDED TURF for LAWN AREAS:

Sow at 5 lbs. / 1,000 sq. ft.

"Supreme Lawn Seed Mix"

Available from Reinders, Inc. (800) 785-3301, or approved equal

To be installed and maintained per supplier's specifications.

17% Mercury Kentucky Bluegrass	16% America Kentucky Bluegrass
17% SR 2100 Kentucky Bluegrass	25% Garnet Creeping Red Fescue
15% Replicator Perennial Ryegrass	10% TXR Annual Ryegrass

CALL DIGGER'S HOTLINE PRIOR TO DIGGING.

ALL BUILDING DIMENSIONS, GRADES AND ELEVATIONS TO BE VERIFIED IN THE FIELD.

PLANT ALL TREES, SHRUBS AND EVERGREENS ACCORDING TO THE HEIGHT OF THE ROOT BALL OR POT.

ALL PERENNIAL BEDS TO RECEIVE 3" COMPOST.

ALL TREES IN THE LAWN AREAS TO RECEIVE A MULCH CIRCLE  
(NO LANDSCAPE EDGING) AND WATER SAUCER.

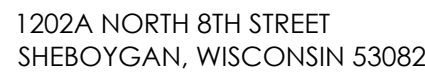
LANDSCAPE CONTRACTOR TO PROVIDE TWO LAYERS OF WEED BARRIER WITHIN PLANTING AREAS AS DEFINED.

40 POINTS (MIN.) REQUIRED  
44 POINTS PROVIDED  
(3) ANDORRA JUNIPER = (3) PTS. PER - 9 POINTS TOTAL  
(3) ARTIC FIRE DOGWOOD = (5) PTS. PER - 15 POINTS TOTAL  
(1) EMERALD ARBORVITAE = (20) PTS. PER -20 POINTS TOTAL

14 POINTS (MIN.) REQUIRED  
75 POINTS PROVIDED  
(1) SUGAR MAPLE = (75) PTS. PER -75 POINTS TOTAL

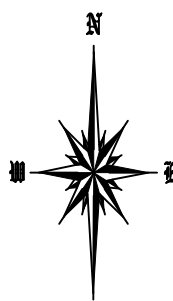
25 POINTS (MIN.) REQUIRED  
60 POINTS PROVIDED  
(3) EMERALD ARBORVITAE = (20) PTS. PER -60 POINTS TOTAL

4 POINTS (MIN.) REQUIRED  
20 POINTS PROVIDED  
(1) EMERALD ARBORVITAE = (20) PTS. PER -20 POINTS TOTAL



**PROPOSED BUILDING ADDITION**  
**TIDY STORE**  
810 NORTH 14TH STREET  
Sheboygan, Wisconsin 53082

C105

 $1''=10'$

**MASONRY VENEER**

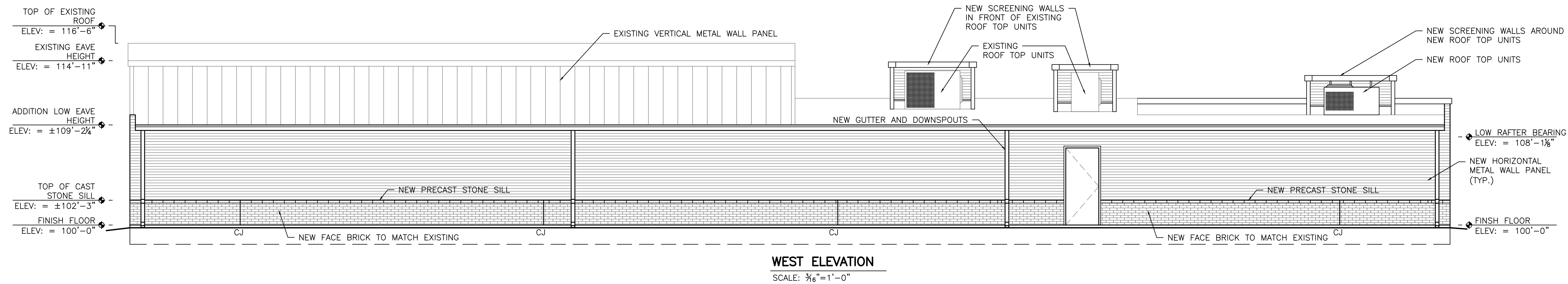
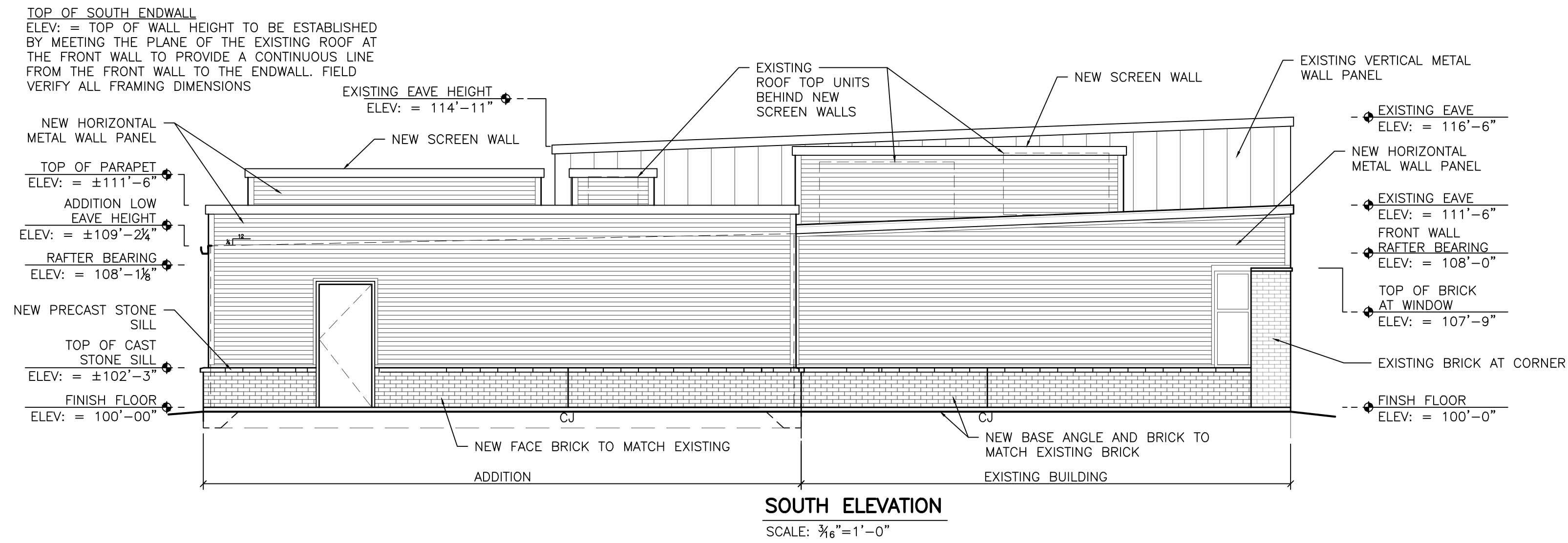
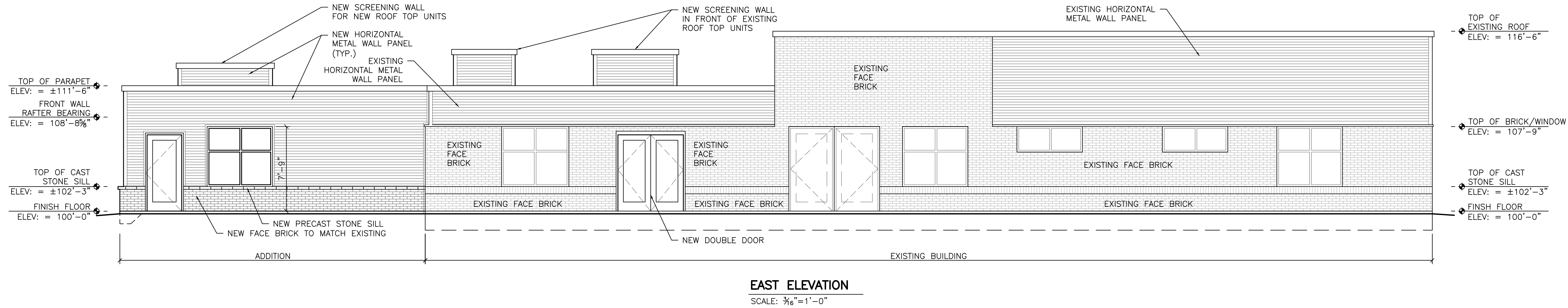
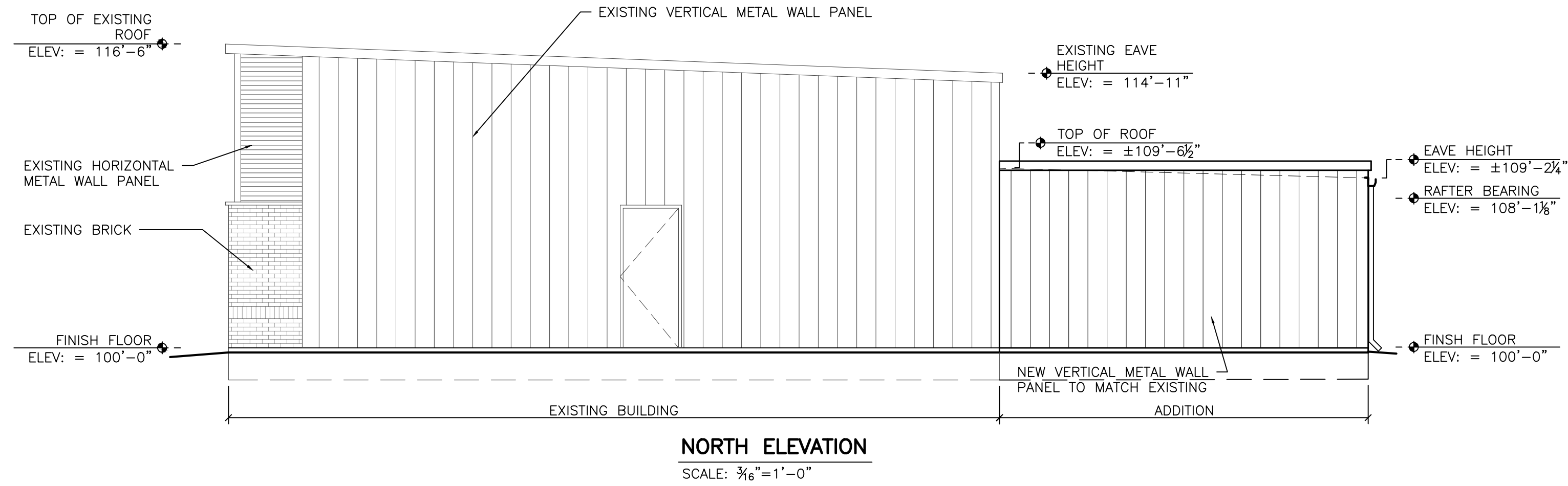
ALL BLOCK SHALL BE LAID IN CEMENT AND LIME MORTAR (TYPE N), WITH ALL BLOCK WELL BEDDED IN PLACE, HAVING BOTH VERTICAL AND HORIZONTAL JOINTS ON STRAIGHT LINES. BLOCK SHALL BE TIED TO STRUCTURAL WALL WITH DWD VENEER ANCHOR WITH V-TIE, 3/4" WIDE SPACED 16" ON CENTER VERTICALLY AND 32" ON CENTER HORIZONTALLY. VENEER BACKING SYSTEM SHALL BE COVERED WITH A WATER-RESISTANT MEMBRANE UNLESS THE SHEATHING IS WATER-RESISTANT AND THE JOINTS ARE SEALED. PROVIDE HORIZONTAL JOINT REINFORCEMENT AT 16" ON CENTER. BREAK HORIZONTAL REINFORCEMENT AT CONTROL JOINTS. ALL JOINTS SHOULD BE TOOLED.

DRYBLOCK WATER REPELLENT TO BE ADDED TO ALL MASONRY UNITS AND MORTAR MIXTURE. INSTALL 40 MIL SELF ADHESIVE SHEET FLASHING AT BOTTOM COURSE OF BLOCK, ABOVE UNTELS, AND ABOVE BOND BEAMS. SEAL BOTTOM OF FLASHING TO CONCRETE. INSTALL CELL VENT WEEP SYSTEM AT 32" O.C. WITH MORTAR NET 8" HIGH.

CONTROL JOINTS SHALL BE SPACED AT A MAXIMUM OF 25' ON CENTER AND 10' FROM CORNERS. ALSO PLACE CONTROL JOINTS ON ONE SIDE OF OPENINGS 6' WIDE OR LESS AND ON BOTH SIDES OF OPENINGS MORE THAN 6' WIDE. CONTROL JOINTS TO ALIGN WITH EXPOSED CONCRETE FOUNDATION WALL JOINTS IF APPLICABLE.

ALL MATERIALS AND INSTALLATION MUST COMPLY WITH IBC CHAPTER 21 AND THE BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES (ACI-530).

**NOTE:**  
FOR HEIGHTS AND LOCATIONS OF SCREEN WALLS FIELD VERIFY HEIGHTS AND LOCATIONS OF ROOF TOP UNITS.



**PRELIMINARY, NOT FOR CONSTRUCTION**



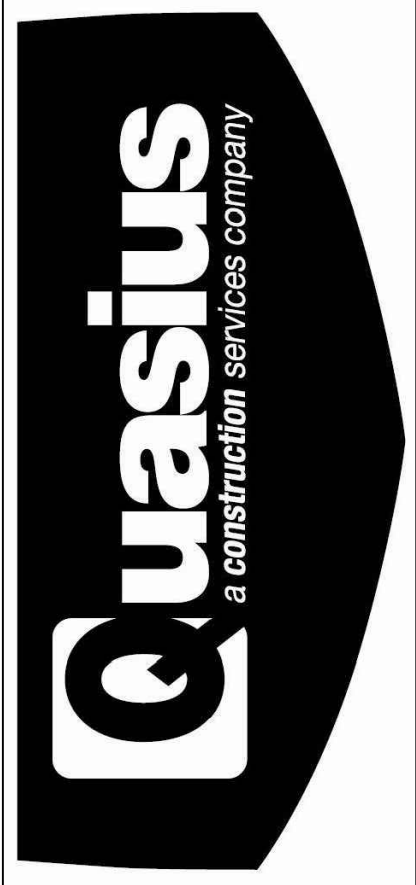
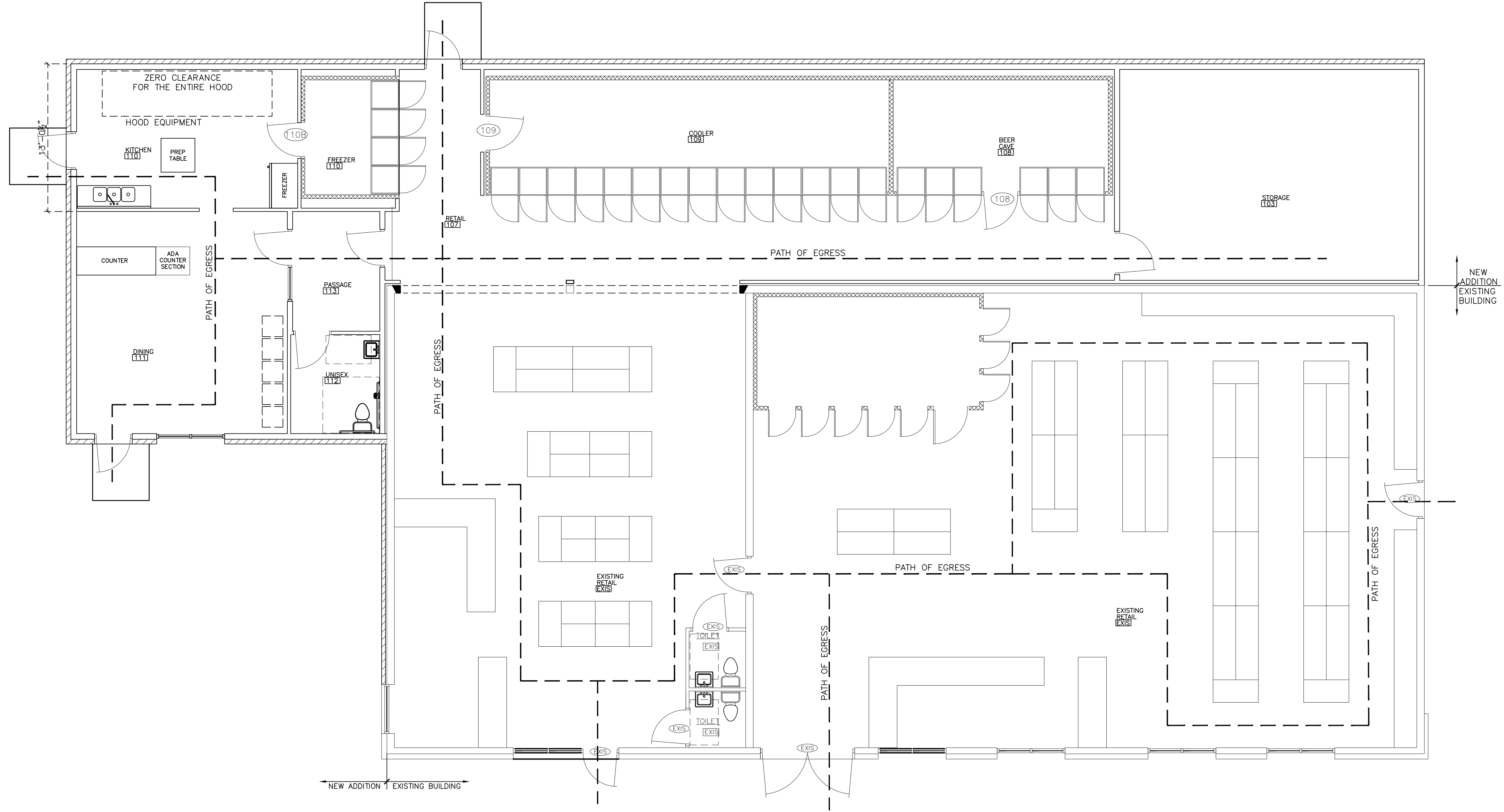
ISSUE DATE					
ISSUE NO					
REVISIONS					

**BUILDING ADDITION FOR:**  
**TIDY STORE**  
810 NORTH 14TH STREET  
SHEBOYGAN, WI 53081

IED Project number	22067
Date	31 AUGUST, 2022
Drawn by	JW
Checked by	CD

**A2.0**





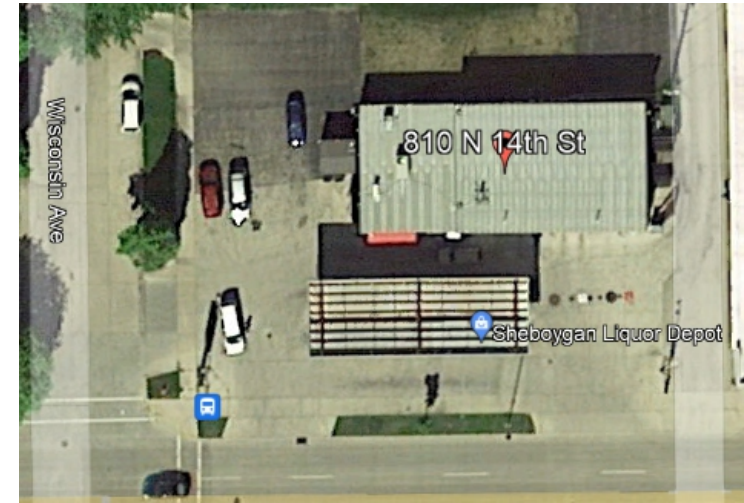
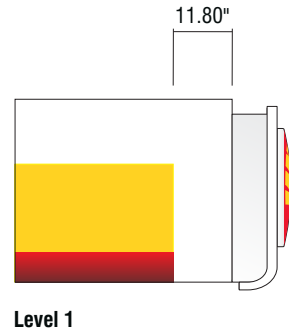
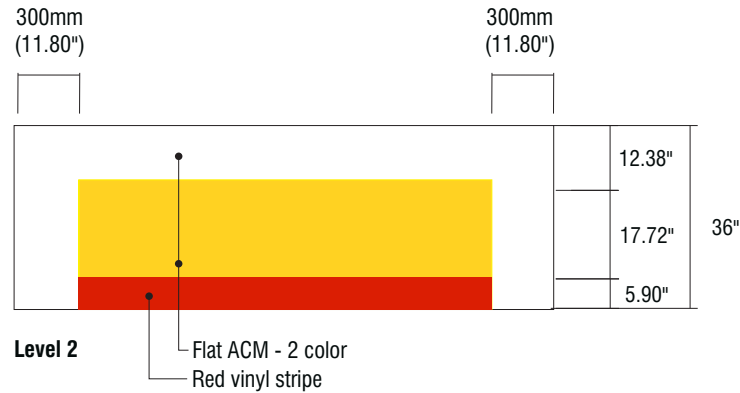
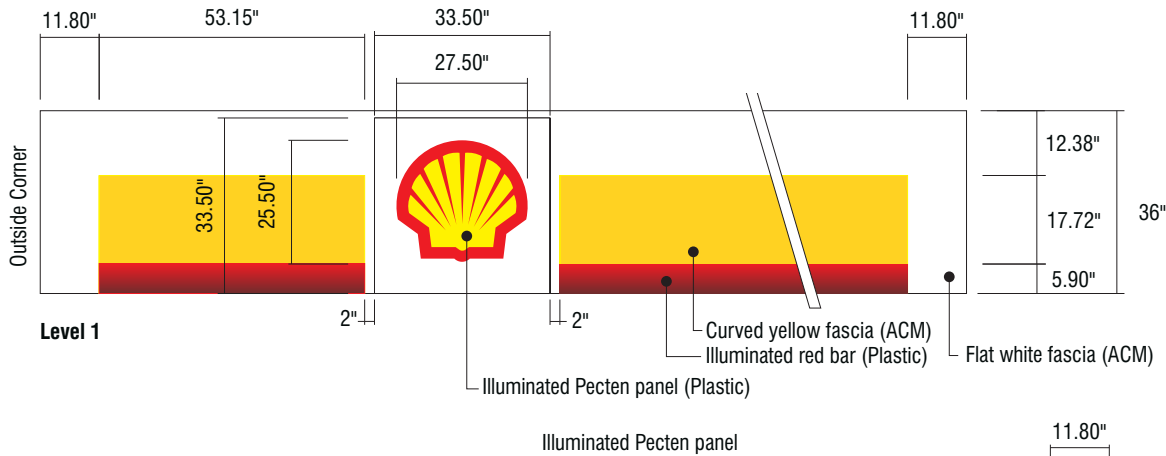
ISSUE NO	REVISIONS	ISSUE DATE

BUILDING ADDITION FOR:  
**TIDY STORE**  
810 NORTH 14TH STREET  
SHEBOYGAN, WI SCONSIN 53081

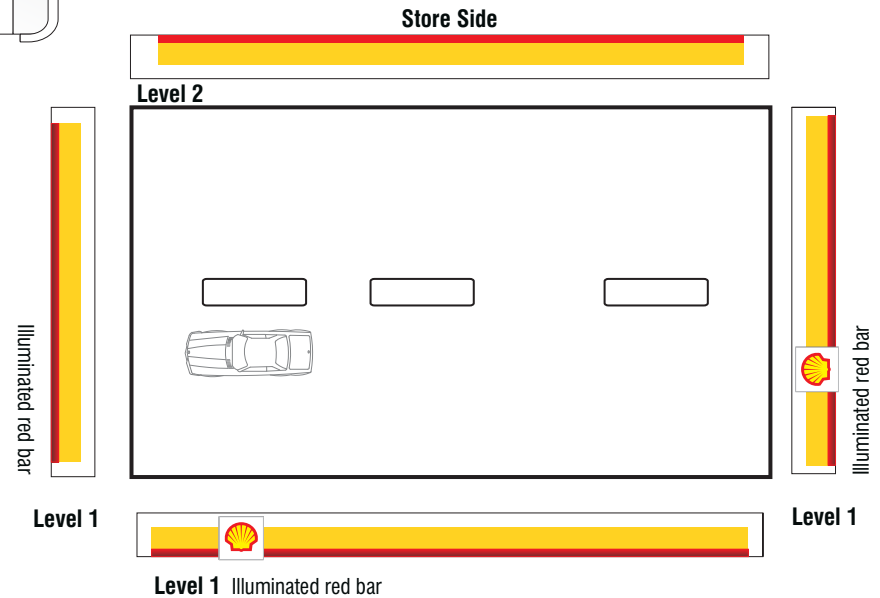
IED Project number	22067
Date	01 AUGUST, 2022
Drawn by	JW
Checked by	CD

**A1.1**

PRELIMINARY, NOT FOR CONSTRUCTION



EXISTING



Shell RVle Canopy Fascia - 24' X 78' X 36"HT Fascia  
PROPOSED

TIDY STORE CANOPY  
SHEBOYGAN, WI

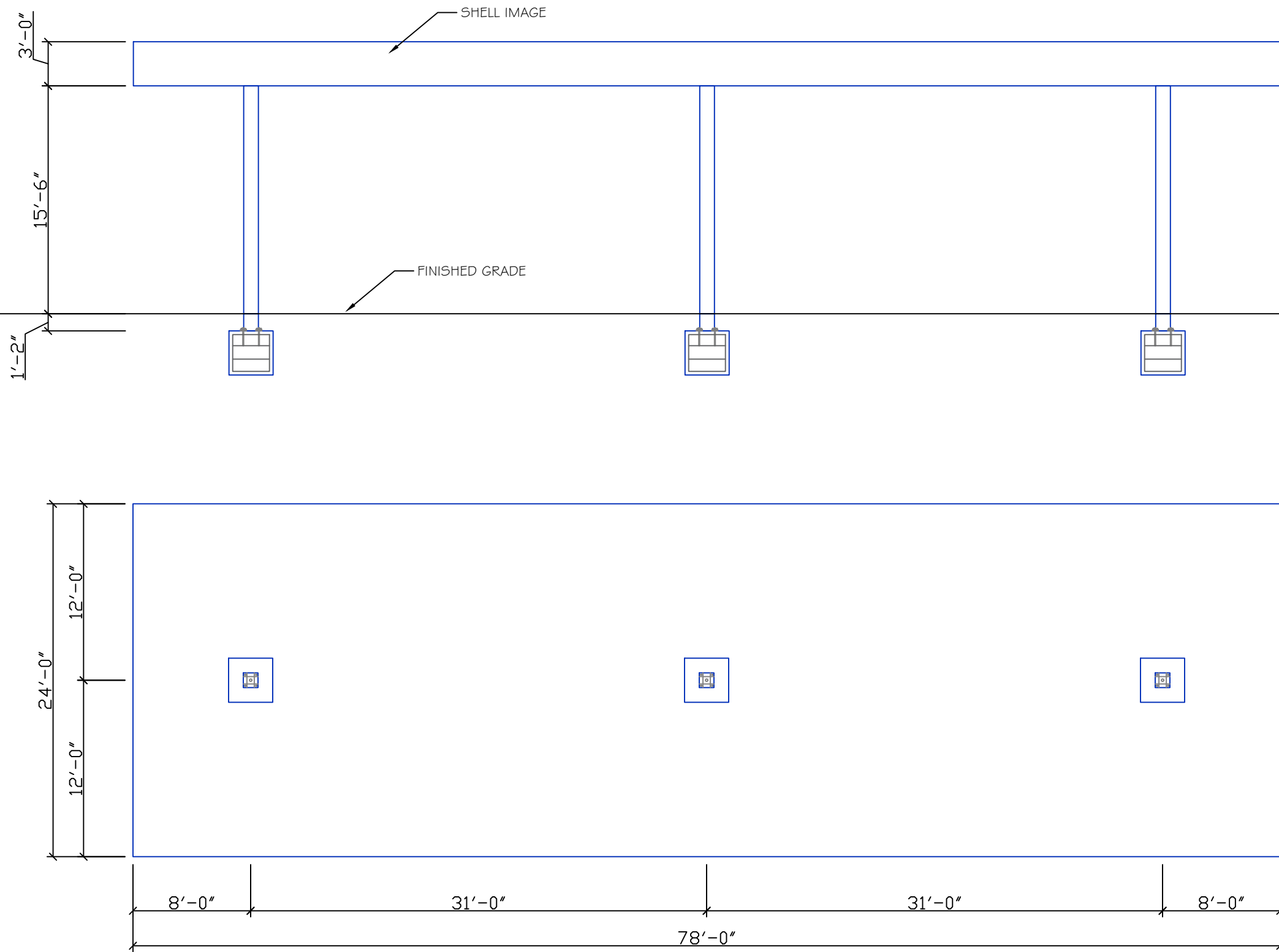
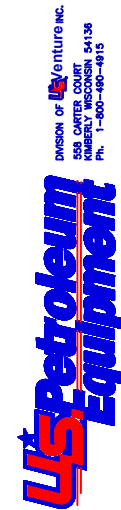
1/8" = 1'

Drawn By :  
DD

Project number :

Date :

Revisions :







59281550034

59281500570

59281500630

592815

59281500920

592815006

28

Wisconsin Ave



