

PARCEL NO. 59281601910 , 59281601900,  
59281601890, 59281601870, 59281601880

MAP NO. \_\_\_\_\_

ZONING CLASSIFICATION: CENTRAL  
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: Lucas Kaland

ADDRESS: 1202A N. 8<sup>th</sup> Street, Sheboygan WI 53082

E-MAIL: lkaland@quasius.com

PHONE: (920) 377-1560 FAX NO. ( )

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

NAME OF PROPOSED/EXISTING BUSINESS: Mixed Use Building to include: J-Mart Convenience Store, UPS Store, Small Restaurant & exterior BP Gas Station Canopy

ADDRESS OF PROPERTY AFFECTED: 2206 North 15<sup>th</sup> Street

LEGAL DESCRIPTION: Assessment Subdivision No. 3

Tax Desc: ASSESSMENT SUBD NO 03 S 86' OF THE E 100' OF BLK 2, Assessment Subdivision No. 3

Tax Desc: ASSESSMENT SUBD NO 03 THE S 86' OF THE W 50' OF THE E 150' OF BLK 2, Assessment Subdivision No. 3

Tax Desc: ASSESSMENT SUBD NO 03 N 50' OF THE S 136' OF THE E 150' OF BLK 2, Assessment Subdivision No. 3

Tax Desc: ASSESSMENT SUBD NO 03 N 40' OF THE E 75' OF THE S 176' OF THE E 150' OF BLK 2, Assessment Subdivision No. 3

Tax Desc: ASSESSMENT SUBD NO 03 N 40' OF THE W 75' OF THE S 176' OF THE E 150' OF BLK 2

BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE: The proposed site currently has an abandoned Select Auto Sales building standing on the Southeast corner of the property near the intersection of 15<sup>th</sup> & Geele.

DETAILED DESCRIPTION OF **PROPOSED** OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: The proposed new site development would include a BP Gas Station where residents of the nearby community can stop to fuel their vehicles. The Gas Station portion of this development would consist of three (3) double-sided fueling pumps for a total of six (6) fueling stations for customer use. The convenience store would offer a quick stop for customers to go inside the store to purchase food, coffee, cold drinks, beer, or other common convenience items. The small restaurant will also give customers a quick, convenient stop to order a variety of Indian foods. The restaurant will also offer seating for up to twelve (12) customers. The UPS store offers a convenient location for residents of Sheboygan to bring packages and items to ship. This portion of the development will not add a significant amount of traffic to the site.

BRIEF DESCRIPTION OF ALL REQUESTED VARIANCES FROM PROVISIONS OF THE ZONING ORDINANCE, WHICH ARE RELATED TO THE PROPOSED OPERATION OR USE: No variances are being requested on this project at this time

### **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 J-Mart Convenience Store, Small Restaurant, UPS Store and BP Gas Station Canopy would be alignment with the City of Sheboygan's Master Plan goal to "promote the mixture of compatible land uses on the same site and in the same building". This new development would allow residents of this area to benefit from multiple product & service opportunities with one stop on site.

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? The proposed Canopy & Mixed Use Building will have a positive impact on this area as a new development that will benefit both the residents of the nearby residential neighborhoods and add a well constructed, architecturally appealing commercial building to a corridor that the City of Sheboygan has identified as an area to redevelop. The operations of this new development will be confined to this site, and we do not believe that the added customer traffic to this intersection as a result of this development will negatively impact the intersection as we have met with the City of Sheboygan's Planning & Development team for multiple pre-submittal meetings and adjusted locations of the two (2) entrance/exit aprons

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 Gas Station & Mixed Use building is located along the 15<sup>th</sup> Street Corridor which was

specifically addressed in the City of Sheboygan's Comprehensive plan as an are "ripe for commercial and industrial revitalization". The proposed site is also located on the corner of two heavily traveled corridors which the City of Sheboygan has identified as a key site location in which the City aims to "promote and advance commercial redevelopment at prominent intersections." We believe this project would be a great start in the redevelopment of this corridor and the proposed business operations would benefit the residents of Sheboygan by the multiple offerings of products and services at one location.

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:** Basudev Adhikari (JAI Investments, LLC)

ADDRESS: 1710 Indiana Avenue, Sheboygan WI 53081 E-MAIL: missionbda@gmail.com

**ARCHITECT:** Integrity Engineering & Design, LLC

ADDRESS: 2637 Tulip Lane, Green Bay, WI 54313  
E-MAIL: info@integrityengineering.biz

**CONTRACTOR:** Quasius Construction, Inc

ADDRESS: 1202A N. 8<sup>th</sup> Street, Sheboygan WI 53081  
E-MAIL: lkaland@quasius.com

**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**

4/5/2022  
**DATE**

Lucas Kaland  
**PRINT ABOVE NAME**

**CONDITIONAL USE APPLICATION SUBMITTAL REQUIREMENTS**

1. A certified survey map showing existing property boundaries and improvements.
2. A map providing the following information:
  - ☐ The map and all its parts shall be clearly reproducible with a photocopier at a size of 11" X 17" and map scale not less than 1' = 600' with lot dimensions of the subject property provided and a graphic scale and north arrow.
  - ☐ All lands for which the conditional use is proposed.
  - ☐ All other lands within 100 feet of the boundaries of the subject property.



SITE NARRATIVE – Architectural Review Application

March 30<sup>th</sup>, 2022

PROJECT NAME AND ADDRESS: 2206 N 15<sup>th</sup> Street, Sheboygan WI, 53083

BP Gas Station Canopy, Mixed Use Building to include: J-Mart Convenience Store, Small Restaurant & UPS Store

ESTIMATED PROJECT COST: \$1,600,000 Total

PARCEL INFORMATION/SITE DATA/LEGAL DESCRIPTION:

- The parcel is defined as tax parcel(s): 59281601910 , 59281601900, 59281601890, 59281601870, 59281601880
- It is defined as:
  - Assessment Subdivision No. 3
  - Tax Desc: ASSESSMENT SUBD NO 03 S 86' OF THE E 100' OF BLK 2, Assessment Subdivision No. 3
  - Tax Desc: ASSESSMENT SUBD NO 03 THE S 86' OF THE W 50' OF THE E 150' OF BLK 2, Assessment Subdivision No. 3
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  - Tax Desc: ASSESSMENT SUBD NO 03 N 40' OF THE E 75' OF THE S 176' OF THE E 150' OF BLK 2, Assessment Subdivision No. 3
  - Tax Desc: ASSESSMENT SUBD NO 03 N 40' OF THE W 75' OF THE S 176' OF THE E 150' OF BLK 2
- The entire lot area 0.61 acres
- CSM has been completed (attached) and parcels will be combined prior to building permit application submittal

ZONING CLASSIFICATION/ZONING REQUIREMENTS:

CC – Central Commercial District

EXISTING SITE CONDITIONS/LAND USE:

Site is currently a vacant lot that has a abandoned Select Auto Sales Shop located on the Southeast corner of the property. The existing building and all existing site concrete would be removed prior to construction.

PROPOSED LAND USE/LOT COVERAGE SITE DATA

- Property Size: .61 Acres
- New Canopy Footprint: 1,920 SF (6 Pumping Stations)
  - Canopy to be 80'x24'



- Canopy to have 15'-6" for vehicle clearance
  - Top of Canopy to be 18'-6"
- New Building Footprint: 5,974 SF
- New Paving: 11,238 SF
- (2) Underground storage tanks
- New Proposed Encroachment: N/A

#### SITE SELECTION

- This property was selected for the development of this proposed new gas station/convenience store/restaurant location due to it's appealing location along the 15<sup>th</sup> Street Corridor.
- The 15<sup>th</sup> Street corridor was specifically identified as an area to target commercial development and renovation in the City of Sheboygan's Comprehensive Plan
- This location aligns well with the City of Sheboygan's Comprehensive plan for development & redevelopment of vacant & abandoned sites
- 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.
- Strengthens the City of Sheboygan's Comprehensive goal to promote "Complete neighborhoods" with a mix of residences and beneficial service businesses

#### LANDSCAPE REQUIREMENTS

- Landscaping plan will meet the City's 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 & 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.
- See attached site plan for outdoor storage location
- Firewood display: A small firewood rack will be displayed on the exterior of the building. Customers are to purchase the firewood at the register and pick up outside. The location for this display is shown on the site plan along the East side of the building.
- LP & Ice Storage: A locked LP Storage cage & Ice box will be located on the East 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.
- (12) Scottsdale Vertex LED lights will be installed on the underside of the canopy structure.
- Refer to fueling canopy photometrics regarding footprint of lighting on site.
- 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, gray hardy board siding, and black prefinished aluminum accent bands.
- The masonry veneer will be used as a base band for the building. It will also be used as accent columns at each corner of the building and to emphasize the second-floor centerpiece/J-Mart main entrance.
- Entrance storefront glass doors are emphasized with complimentary suspended awnings & store signage (signage to be submitted at a later date)
- Windows along East Elevation of the building will be blacked as they will have refrigeration equipment on the interior wall. Windows are left on elevations to continue uniform architectural flow
- Building will have 4'-0" 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 to the same elevations as shown on the base of the building and 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 n 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 (7SF each)

#### ADDITIONAL CONSIDERATIONS/COMMENTS:

- Second floor mezzanine will be used by the Owner and his employees (< 5) for office space to run their multiple locations across the county.
- Restaurant will be ran by the Owner and sell traditional Indian Foods. Restaurant will be a small sit and dine that can accommodate up to twelve (12) sit-down customers at time.
- Dumpster enclosure to be constructed using hardy board material, to match exterior of building. See attached detail on Civil plan

*QUASIUS 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*

- 6'-0" buffer fence is to be installed on North property line. Fence is to be solid wood fence painted to match Gray hardy board color used on exterior of building. Paint will also prevent weathering/aging that is a common concern for exposed wood fences.
- Wood fence to be pulled back from East property line 20'-0" to allow for better visibility for residential neighbors backing out of driveway, per City feedback in pre-submittal meetings
- Dumpster pickups will not interfere with sidewalk/traffic as truck will be backing in to dumpster corral from South to North
- Rooftop water will be collected in gutters on North Eave of building and drain to Storm on North side of property
- Quasius will work with the City to get an approved landscape plan, including the incorporation
- Quasius has received and provided the City with a letter from the property Owner addressing efforts and commitments to maintaining properties going forward.
- Owner has committed to using the same/similar architectural flow provided and approved for this 26<sup>th</sup> & Superior building on future projects throughout the City. This is the architectural flow that was used in the building design for this development.
- Owner is aiming to achieve uniformed, identifiable building design going forward.
- Monument Sign to be submitted by separate contractor at a later date

OWNER STATEMENT REGARDING SITE MAINTENANCE COMPLAINTS FROM 2021:

*QUASIUS 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*

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.

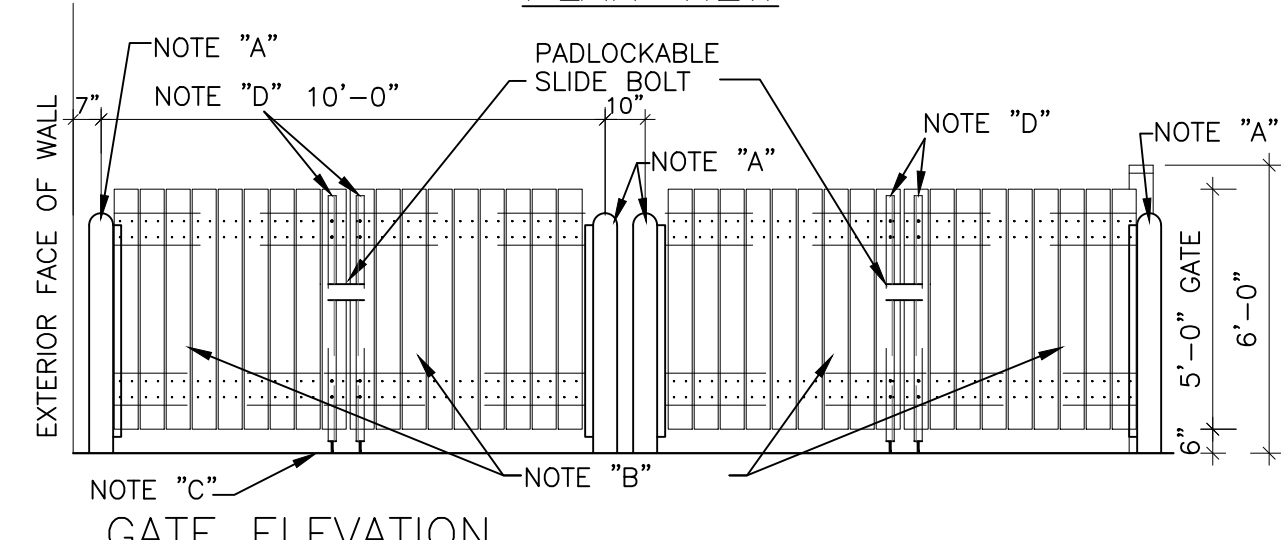
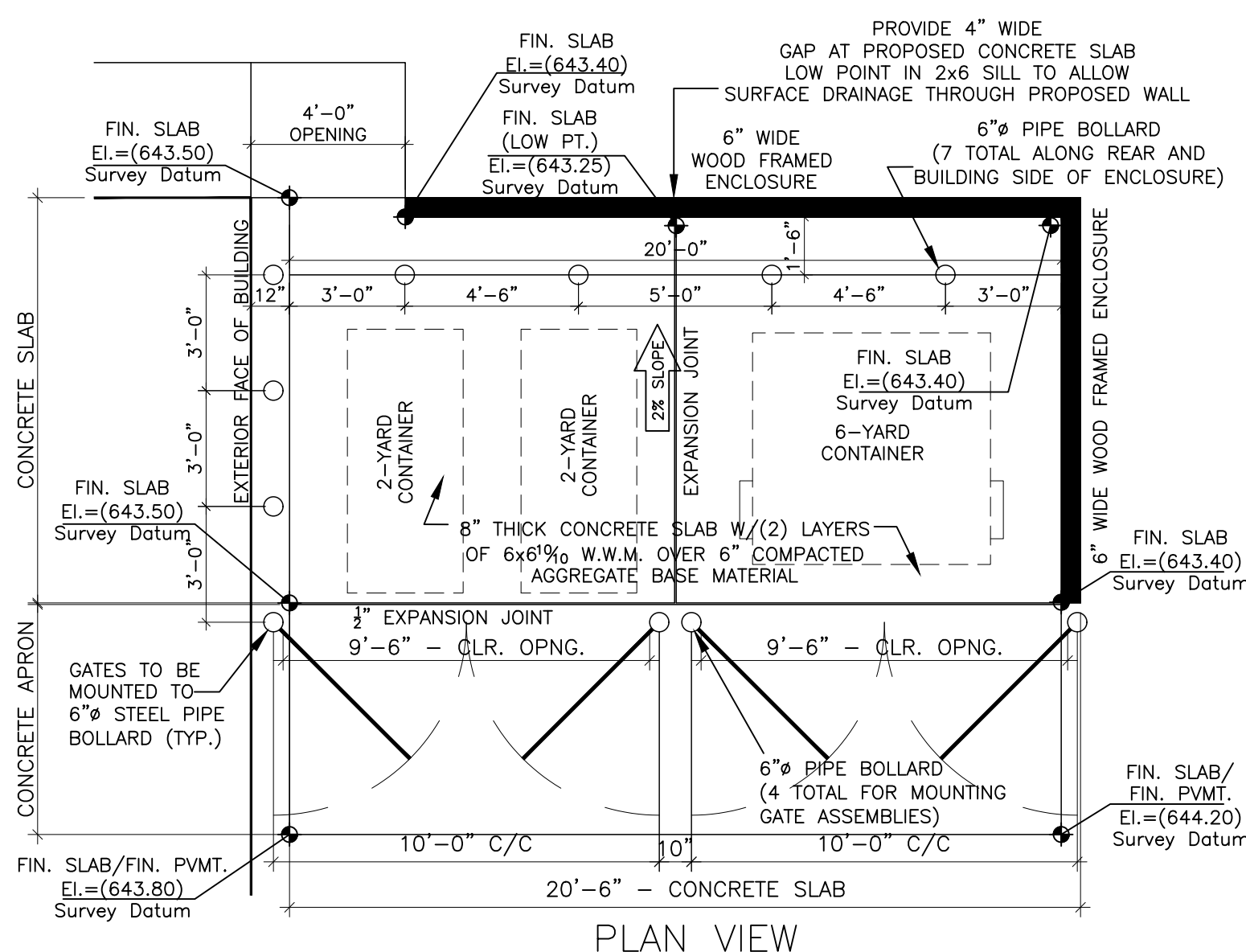
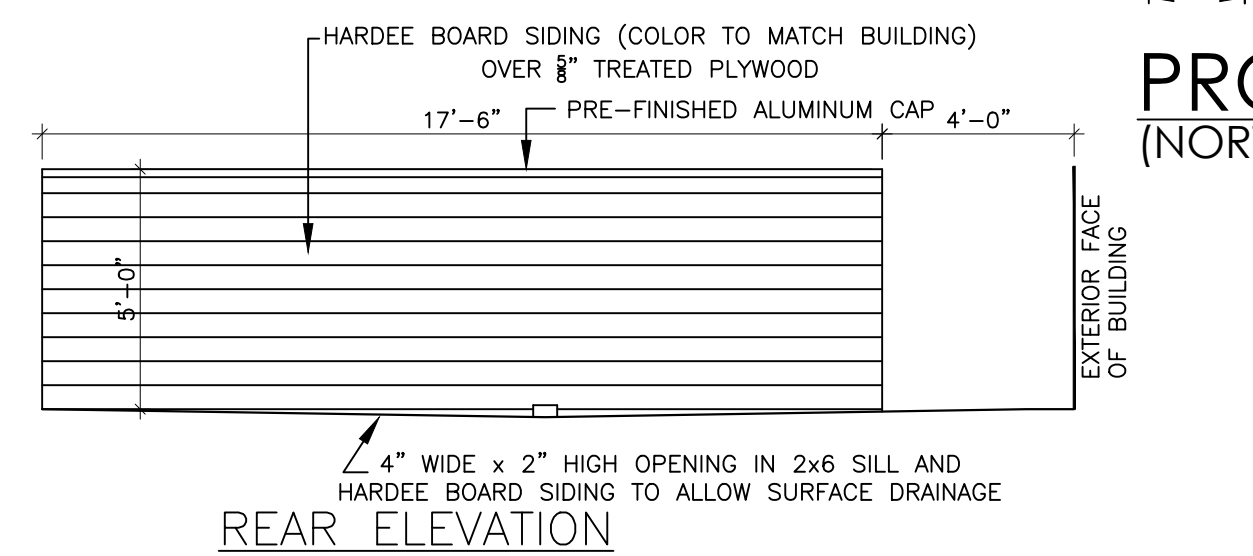
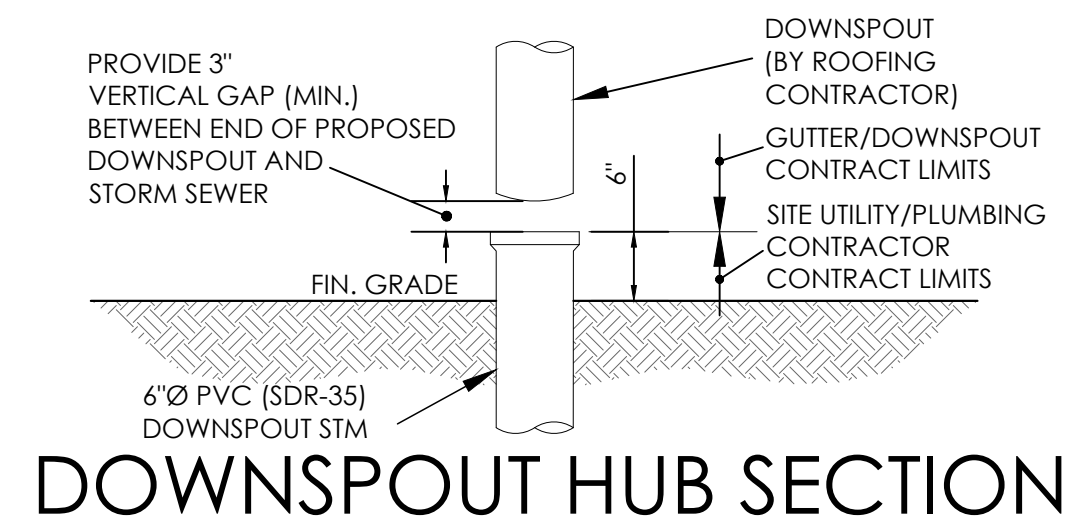
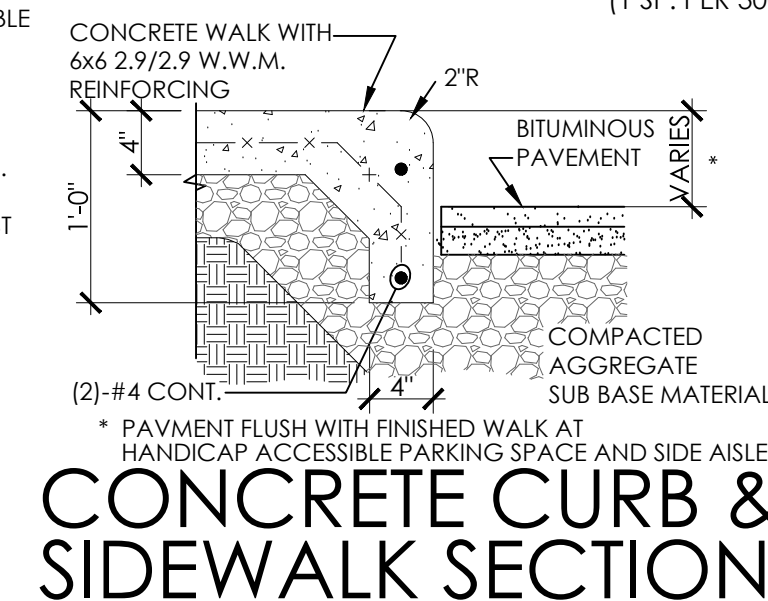
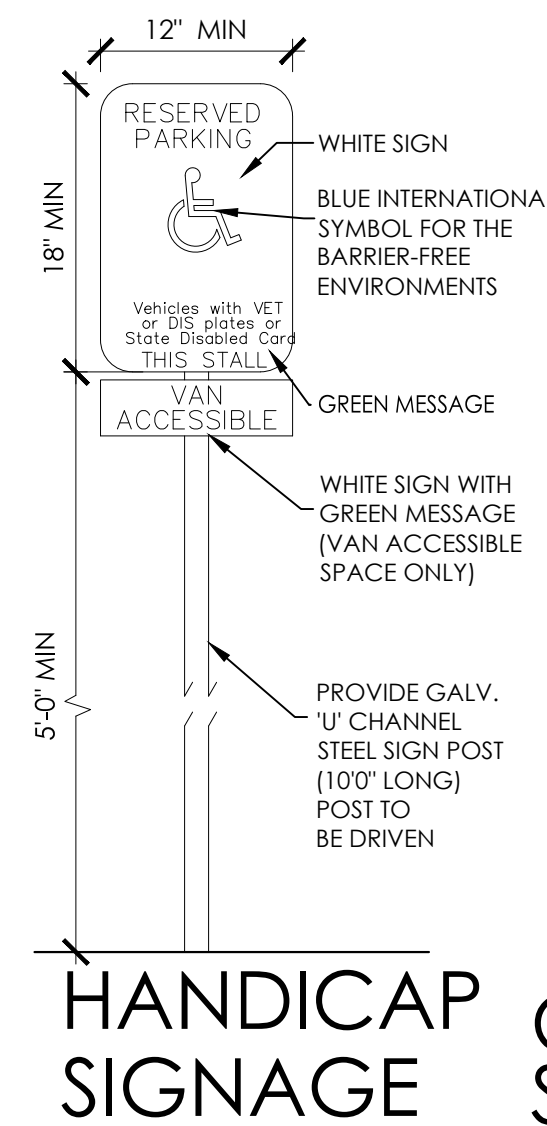
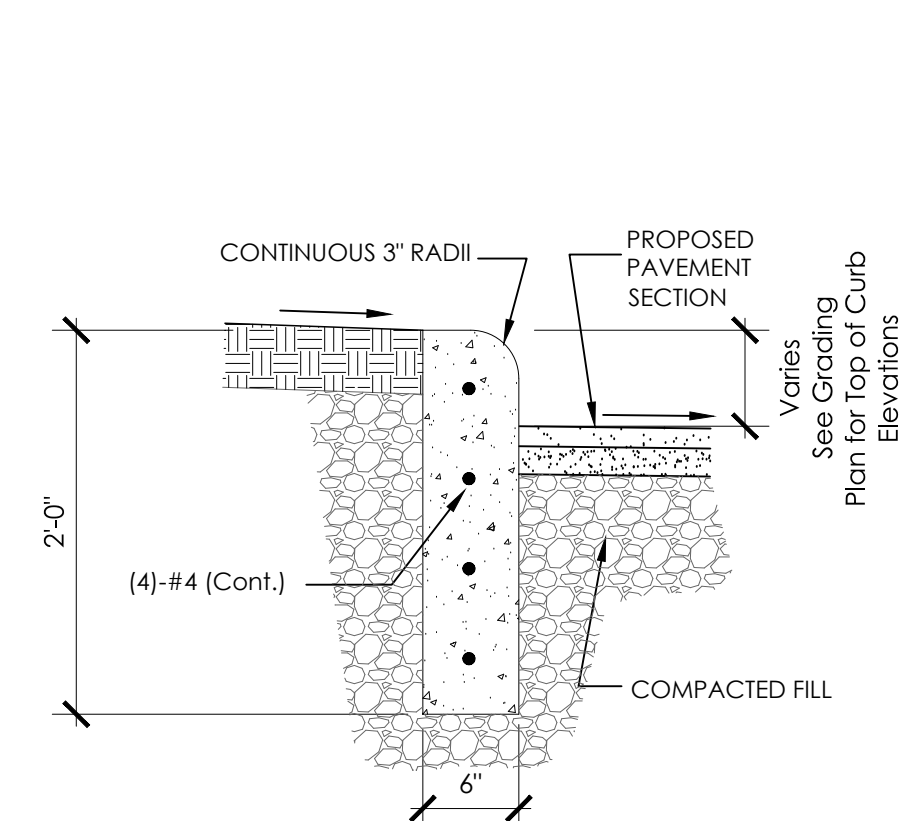
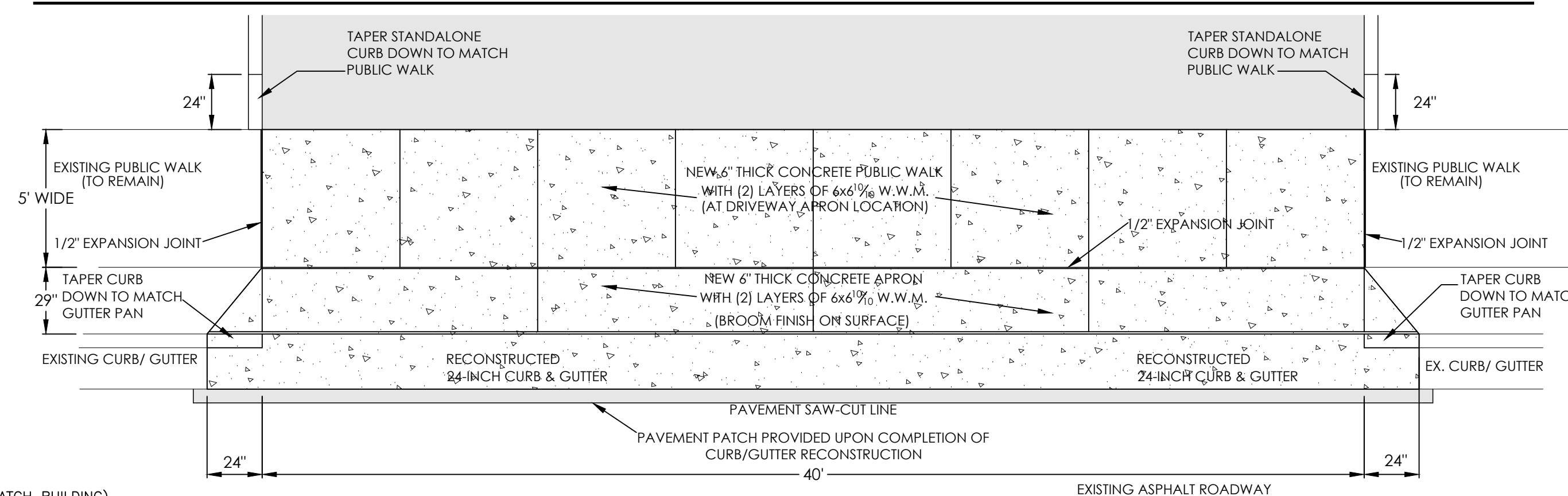
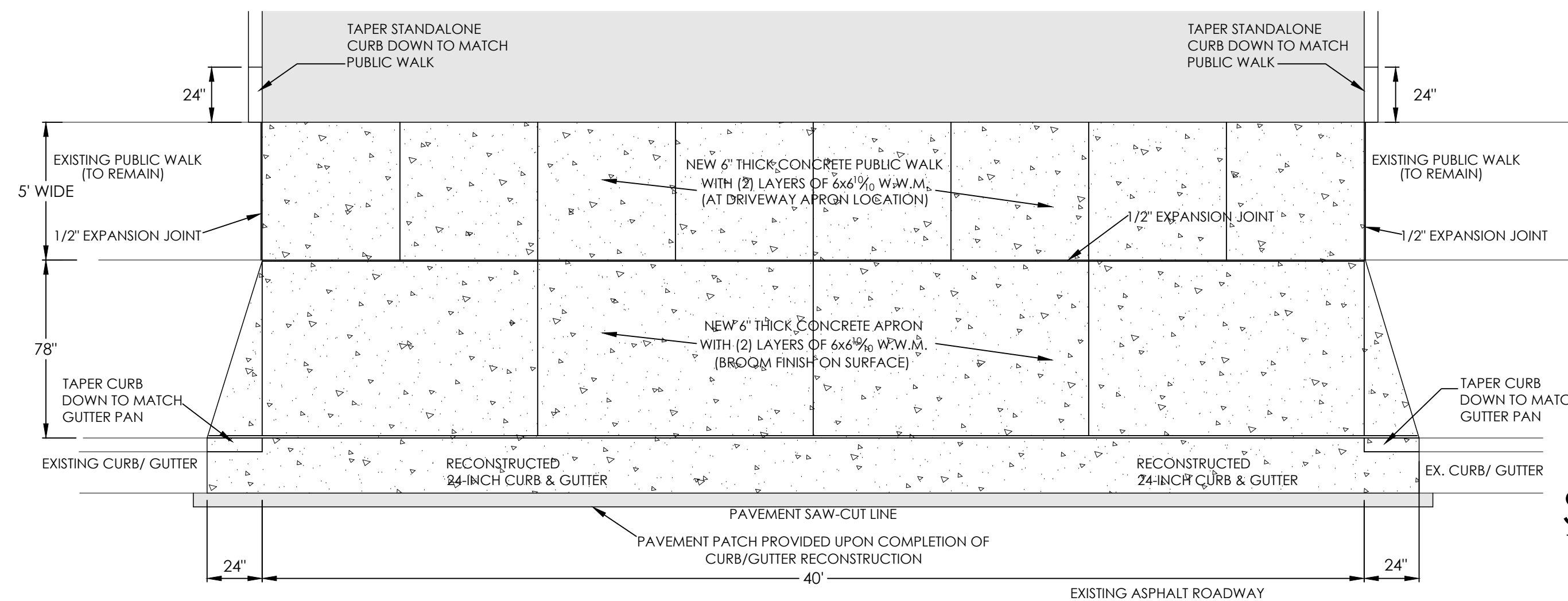
I would appreciate any recommendation from the city and if you have any thoughts.

Thank you

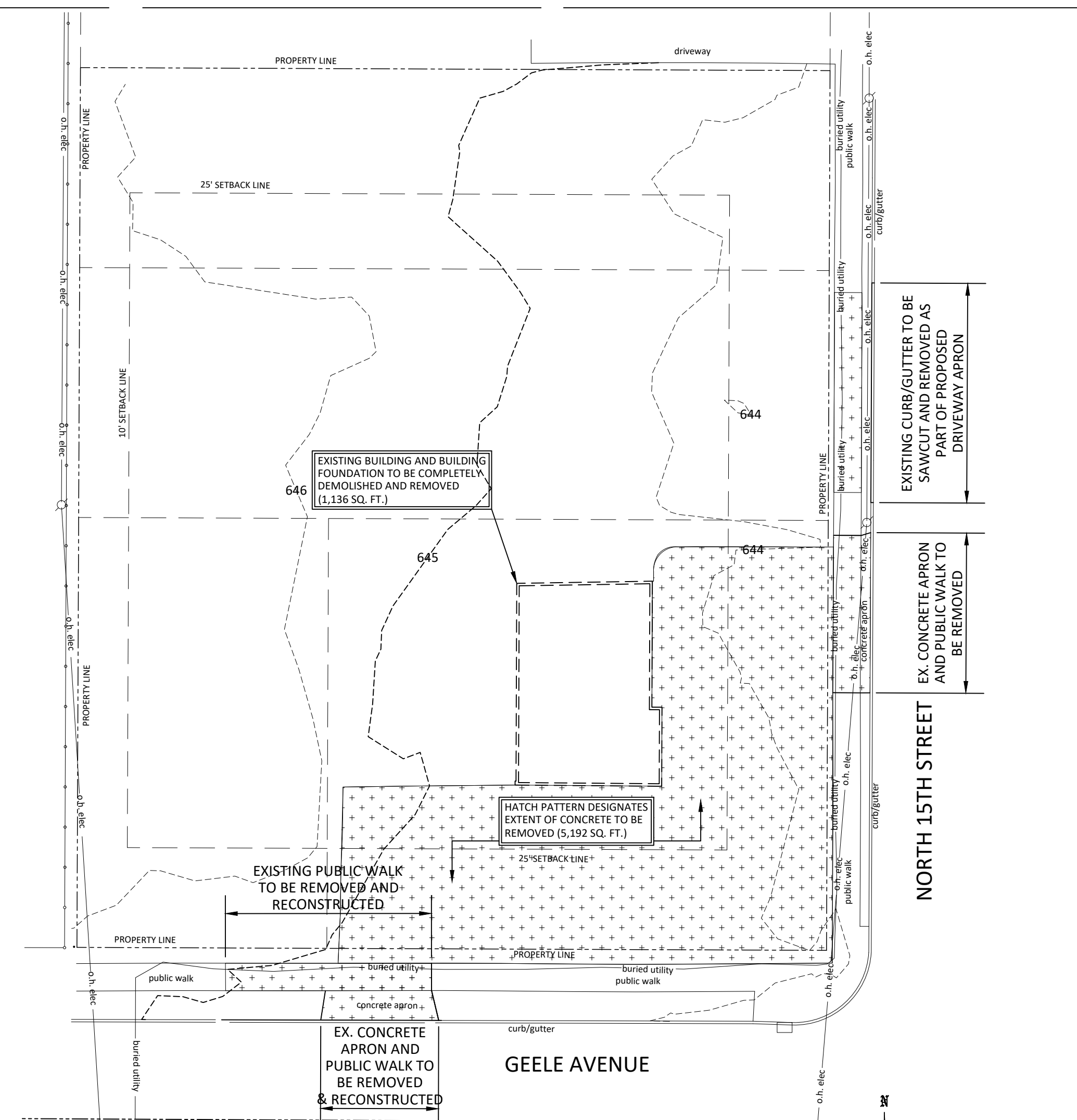
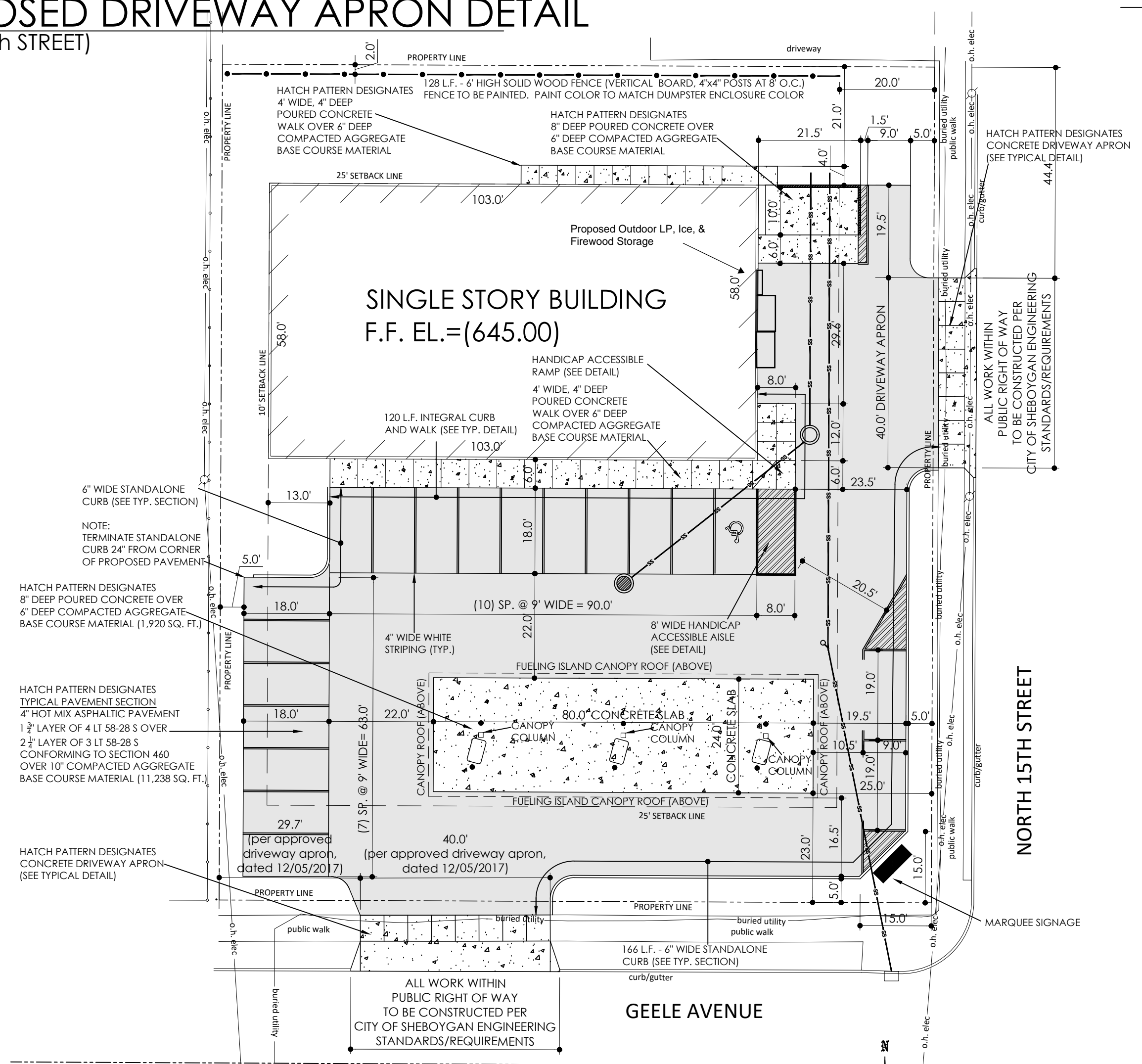
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*QUASIUS CONSTRUCTION, INC.*

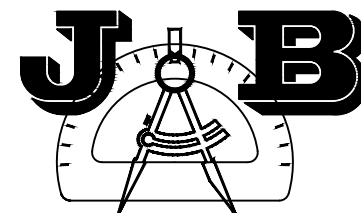
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NOTE "A" - PROVIDE CONTINUOUS HEAVY DUTY HINGE ASSEMBLY MOUNTED TO 6" PIPE BOLLARD.  
NOTE "B" - 5' HIGH, 1x6 CEDAR VERTICAL FENCING SCREWED TO TREATED 2x8 HORIZONTAL SUPPORTS  
PROVIDE A UNIFORM 1/2" GAP BETWEEN VERTICAL BOARDS.  
NOTE "C" - PROVIDE HEAVY DUTY ROLLER MOUNTED TO THE BASE OF THE L2x2x4 (EA. GATE)  
NOTE "D" - L2x2x4 (VERT.) MOUNTED TO BACK OF 2x8 WITH (2) 3/4" THRU BOLTS PER 2x8



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  
jbronski@jbsitedesign.net



1202A NORTH 8TH STREET  
SHEBOYGAN, WISCONSIN 53082

## SITE DATA

TOTAL SITE AREA = 26,400 SQ.FT. (0.60 AC.)  
ZONING CLASSIFICATION: UC - URBAN COMMERCIAL  
SITE ADDRESS: 2206 NORTH 15th STREET

## EXISTING SITE CONDITIONS

EXISTING BUILDING FOOTPRINT (ROOF AREA)	=	1,136 SQ. FT.
BUILDING #2 FOOTPRINT (ROOF AREA W/MECH. RM)	=	5,192 SQ. FT.
EXISTING IMPERVIOUS AREA (PRE-DEVELOPED)	=	6,328 SQ. FT.

## PROPOSED SITE CONDITIONS

PROPOSED BUILDING FOOTPRINT (ROOF AREA)	=	5,974 SQ. FT.
PROPOSED PAVEMENT	=	11,238 SQ. FT.
PROPOSED CONCRETE WALK	=	985 SQ. FT.
PROPOSED CONCRETE FUEL AREA	=	1,920 SQ. FT.
PROPOSED CONCRETE DUMPSTER ENCLOSURE	=	600 SQ. FT.

PROPOSED TOTAL IMPERVIOUS AREA  
(POST DEVELOPED) = 20,717 SQ. FT. (+14,389 SQ. FT.)

LOT COVERAGE =

## PARKING COUNT DATA

PROPOSED PARKING COUNT  
5,974 SQ. FT. BUILDING  
(1 SP. PER 300 SQ. FT., 19.91 SPACES REQUIRED) = (19) STANDARD SPACES +  
(1) HANDICAP ACCESSIBLE SPACES

	REVISED BUILDING FOOTPRINT SQUARE FOOTAGE FROM 0.689 SQUARE FEET TO 7.04 SQUARE FEET SINGLE DRIVEWAY APRON ON NORTH 15TH STREET	MARCH 17 2022
NO.	REVISIONS	DATE

Issue Dates	
Revision	Date

PROPOSED C-STORE

2206 NORTH 15th STREET  
Sheboygan, Wisconsin 53082

SHEET TITLE
SITE DEMOLITION PLAN
SITE PLAN
TYPICAL DETAILS

DRAWN BY  
J.A.B.

CHECKED BY

DATE  
JANUARY 25, 2022

PROJECT NO.  
2021-45

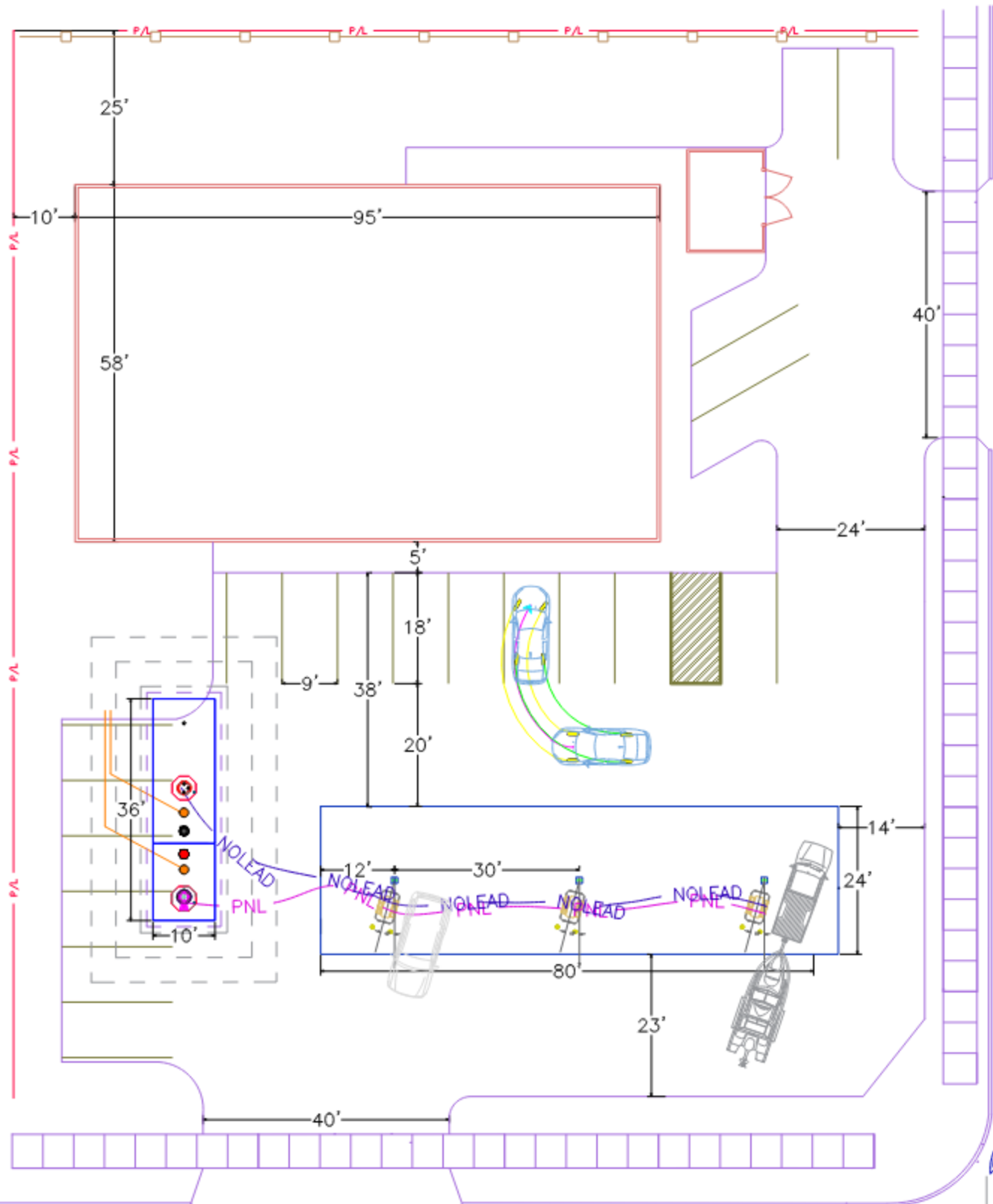
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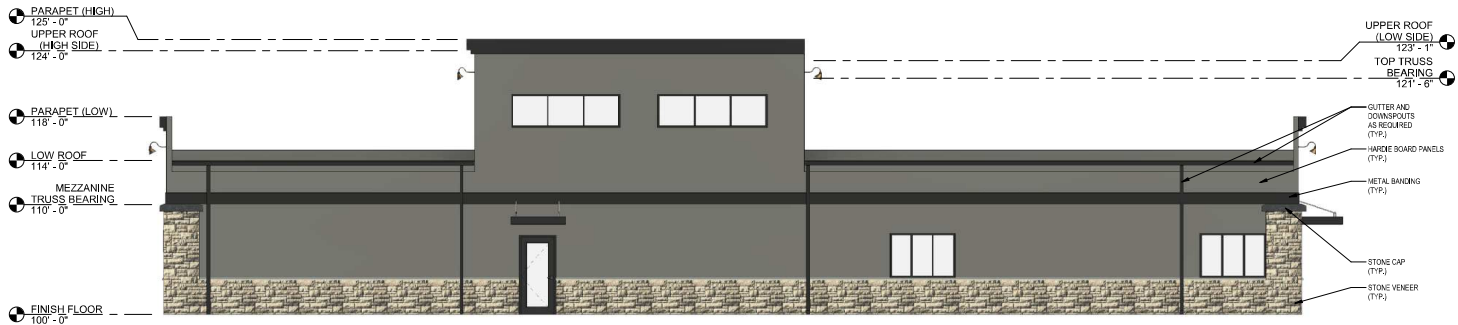




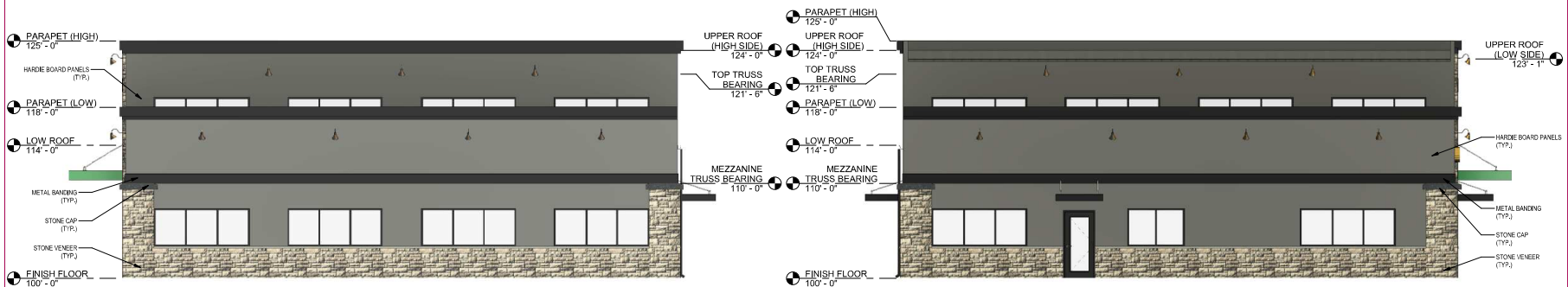




**SOUTH ELEVATION**  
SCALE: 3/16" = 1'-0"



**NORTH ELEVATION**  
SCALE: 3/16" = 1'-0"



**EAST ELEVATION**  
SCALE: 3/16" = 1'-0"

**WEST ELEVATION**  
SCALE: 3/16" = 1'-0"

WHAT WE ARE DOING FOR:  
**J-MART**

ADDRESS  
CITY, WI ZIP

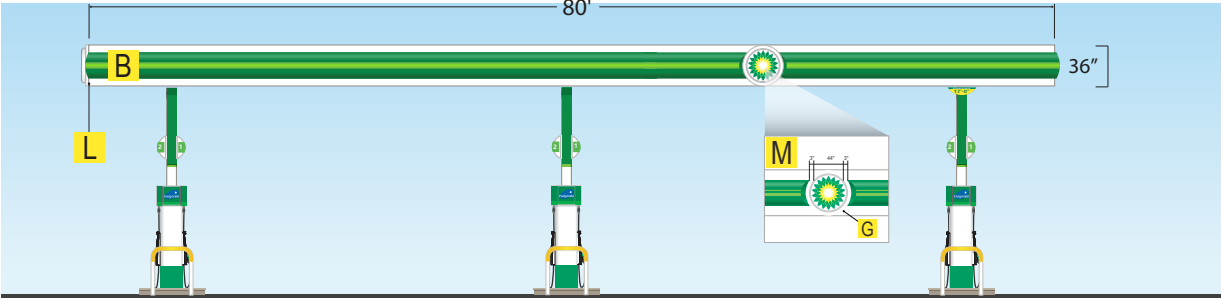
**ISSUED FOR  
CONSTRUCTION**

ISSUE DATE	REVISION	ISSUE NO.	JOB NUMBER	LED PROJECT MANAGER	DATE	SHEET
			21253	C. DUESCHER	March 21, 2022	A3.0



NO IMAGE AVAILABLE  
(NEW CANOPY)

Front Elevation



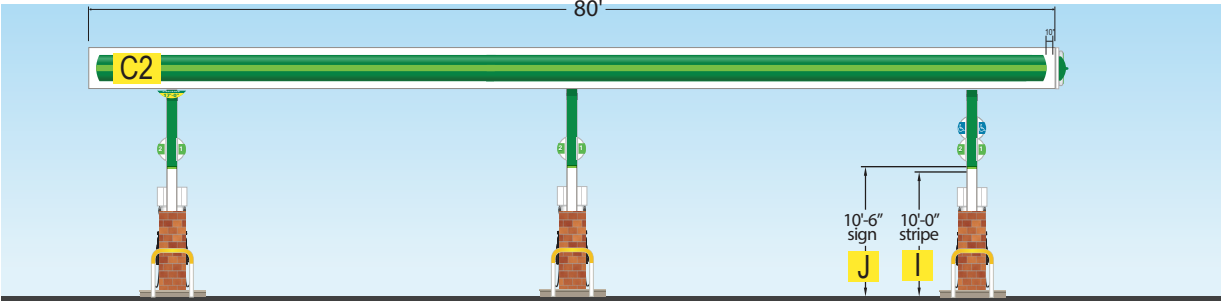
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Left Elevation



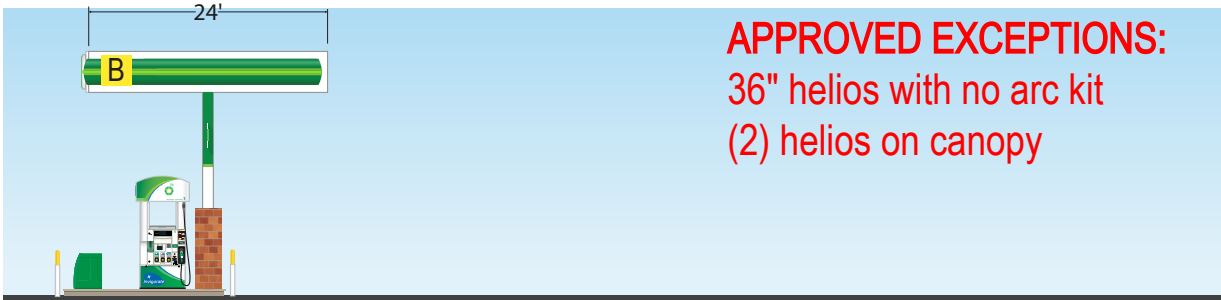
NO IMAGE AVAILABLE  
(NEW CANOPY)

Back Elevation



NO IMAGE AVAILABLE  
(NEW CANOPY)

Right Elevation



See Site Notes page for specific paint codes and contact info.  
**\*REMOVE ALL EXISTING SIGNAGE\***

- B

☒ Install Dimensional Bullnose Fascia With Light Bar
- C1

☐ Install Dimensional Bullnose Fascia With No Light Bar
- C2

☒ Install BGB Flat ACM With Decal Applied With No Light Bar
- D

☐ Install New White ACM

☐ Jobber Supplied

☐ Federal Heath Supplied
- E

☐ Paint Existing Flat ACM White

☐ Install Bullnose Decal

☐ Leave White
- F

☐ Install Helios With Arc Kit

☐ 39" Helios

☐ 30" Helios (restricted P&Z only)

☐ 44" Helios

☐ 36" Helios (restricted P&Z only)
- G

☒ Install Helios Without Arc Kit

☐ 39" Helios

☐ 30" Helios (restricted P&Z only)

☐ 44" Helios

☒ 36" Helios (restricted P&Z only)
- H1

☐ Paint Canopy Columns White/BP Green, & Install Column Decal

(Per Standards Shown on Note Page)
- H2

☒ Image As Shown In Concepts
- I

☒ Install Flag Signs 10'6" From The Ground
- J

☒ Apply BP Light Green Stripe 10'0" From The Ground
- K

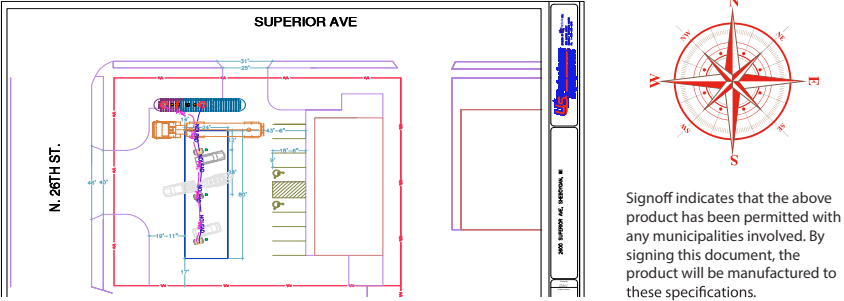
☒ Canopy Deck To Be BP White
- L

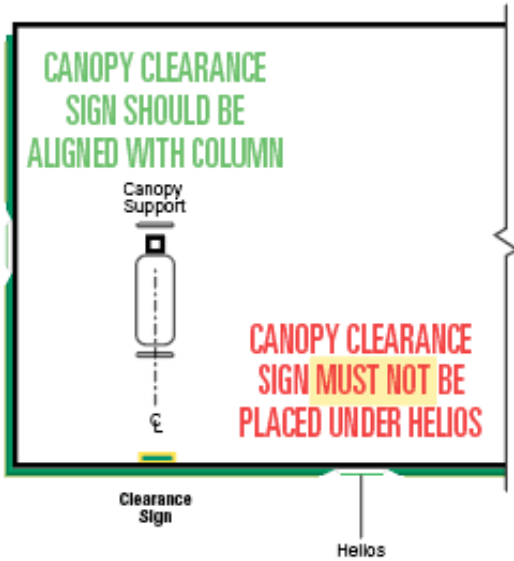
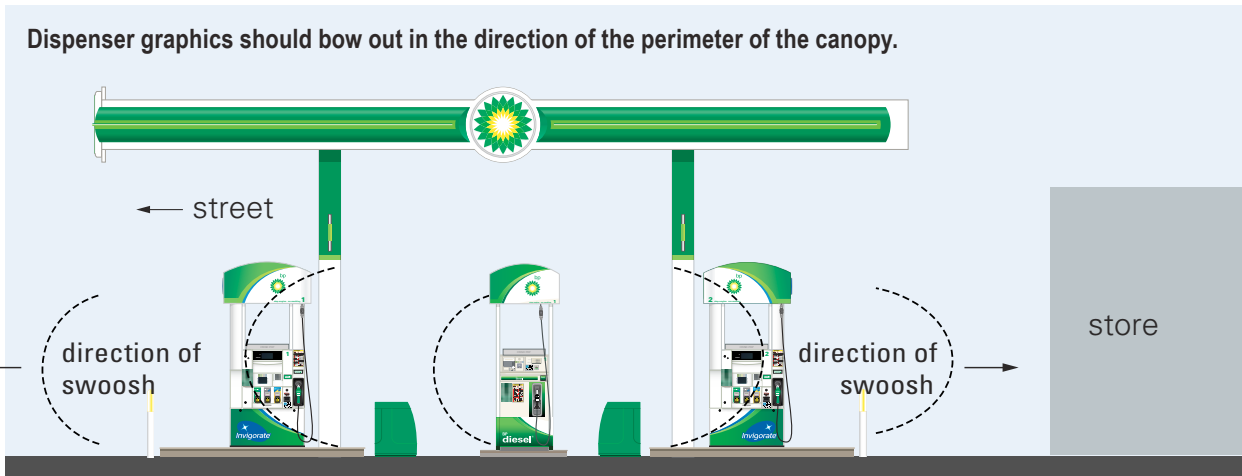
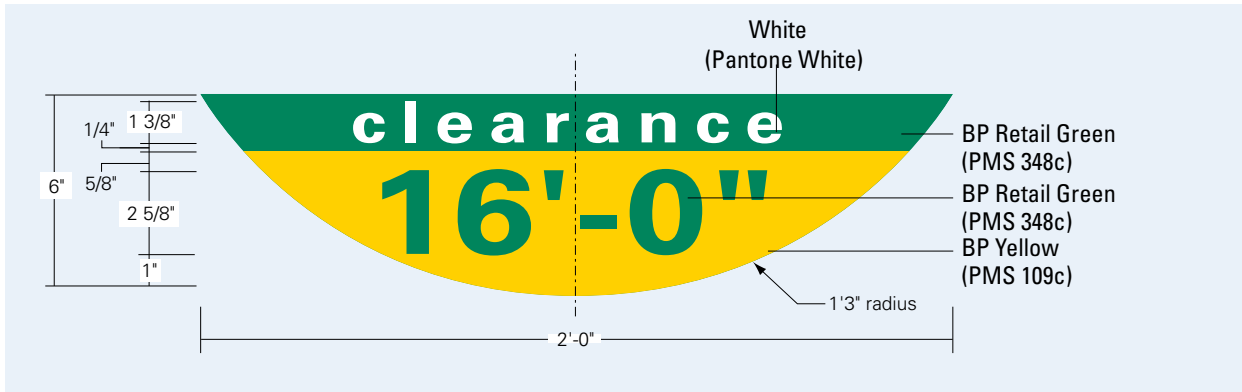
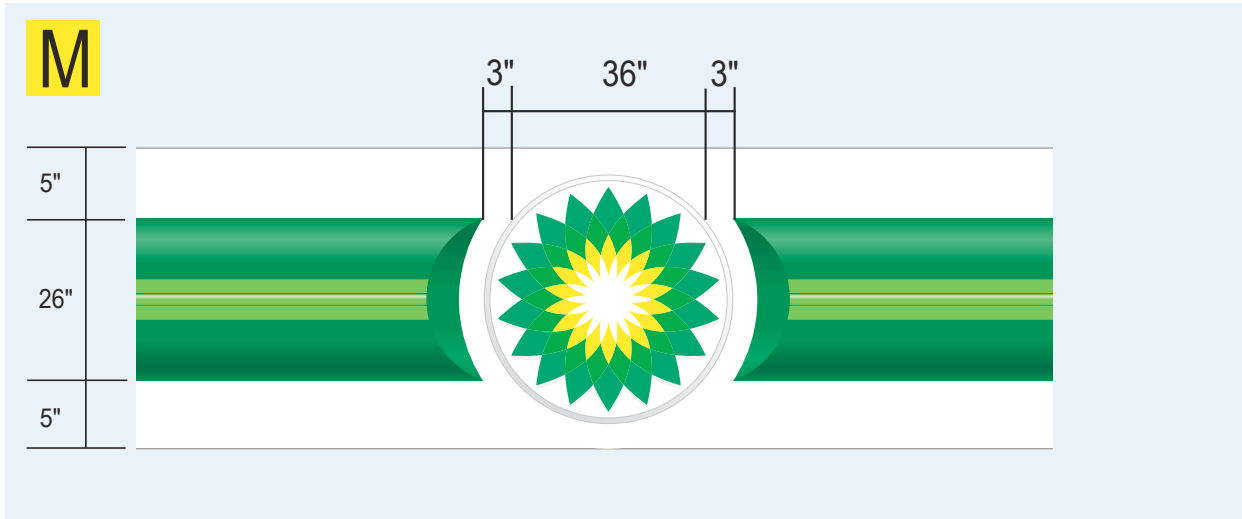
☒ Canopy Corners: ☒ Are 90° ☐ Are NOT 90°
- M

☒ Canopy Detail (Full Canopy Detail Page After Elevation)

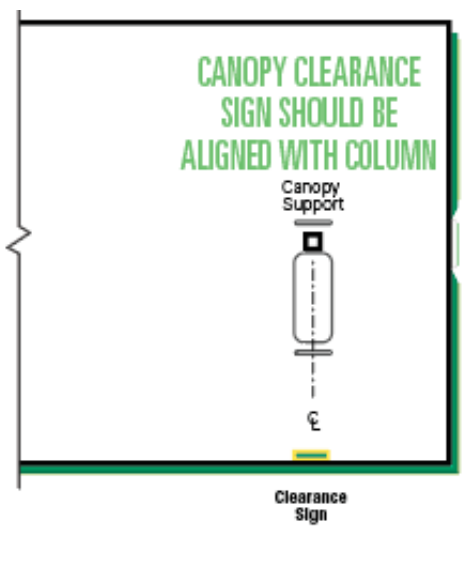
NOTES:  
For a two tier fascia, please remove all layers of fascia and take it back to the deck. Then build the fascia height to 36".

MAP:

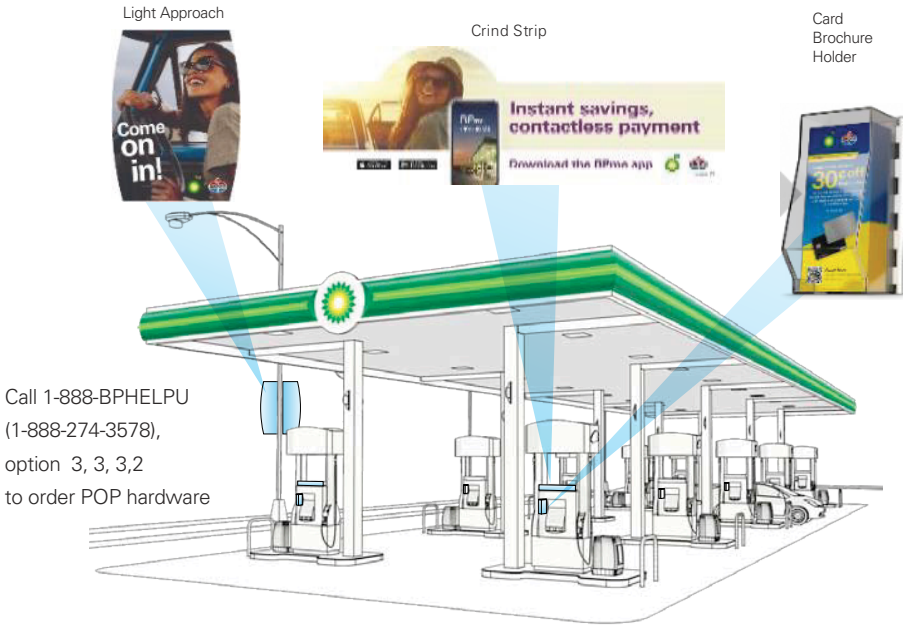




C. plan view - site location - Option 1



D. plan view - site location - Option 2



PARCEL NO: 59281601910 , 59281601900, 59281601890,  
59281601870, 59281601880

MAP NO.: \_\_\_\_\_

ZONING CLASSIFICATION: CENTRAL COMMERCIAL

Office Use Only

DATE SUBMITTED: \_\_\_\_\_

REVIEW DATE: \_\_\_\_\_

**CITY OF SHEBOYGAN  
DEPARTMENT OF CITY DEVELOPMENT**

828 Center Avenue Suite 104, Sheboygan, WI 53081

Phone: (920) 459-3377 Fax: (920) 459-7302

E-Mail: [development@ci.sheboygan.wi.us](mailto:development@ci.sheboygan.wi.us)

**SIGN PERMIT APPLICATION**

(November, 2009)

Completed application and all required attachments are to be filed with the Department of City Development, 828 Center Avenue, Suite 104 for review by the City Planner.

**1. APPLICANT INFORMATION**

APPLICANT: Lucas Kaland

ADDRESS: 1202A N. 8<sup>th</sup> Street, Sheboygan WI

E-MAIL ADDRESS: [lkaland@quasius.com](mailto:lkaland@quasius.com)

PHONE: (920) 377-1560 FAX NO: ( )

**2. OWNER INFORMATION**

**NAMES AND ADDRESSES**

OWNER OF SITE: JAI Investment, LLC (Basudev Adhikari)

ADDRESS: 1710 Indiana Ave. Sheboygan, WI 53081

EMAIL: [Missionbda@gmail.com](mailto:Missionbda@gmail.com)

**3. DESCRIPTION OF THE PROPOSED SIGN AND USE OF THE SUBJECT SITE**

NAME OF PROPOSED/EXISTING BUSINESS: BP Gas Station Canopy

ADDRESS OF PROPERTY AFFECTED: 2206 15<sup>th</sup> Street, Sheboygan WI 53083

USE OF PROPERTY: J-Mart Convenience Store & Mixed Use Building, BP Gas Station Pumps

TYPE OF SIGN: Canopy Helio

DESCRIPTION OF PROPOSED SIGN: (2) Standard BP Helios that would be installed on the facia of the Gas Station Canopy. The Helios would be 3'-0" in diameter and would not extend beyond the horizontal plane of the canopy to meet

City requirements. The Helios would be installed on the North and West faces of the Canopy, as these are the two faces with street frontage visibility

**4. CONFIGURATION OF PROPOSED SIGN:**

HEIGHT: 3'-0" X WIDTH: 3'-0" = TOTAL SQUARE FOOTAGE: 7SF

AMOUNT OF PUBLIC STREET FRONTAGE: 288 LF

AMOUNT OF EXPOSED EXTERIOR WALL LENGTH: N/A for Canopy

SETBACK:

METHOD OF ATTACHMENT: Concealed mechanical fasteners

METHOD OF ILLUMINATION: Internal illumination, see specs attached

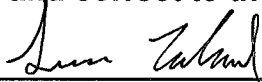
SIGN MATERIALS: Screened Graphic

TOTAL SQUARE FOOTAGE OF SIGNS ON SUBJECT PROPERTY: 14 SF

BEFORE PROPOSED SIGN: 0SF AFTER PROPOSED SIGN: 14SF

**5. CERTIFICATE**

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



\_\_\_\_\_  
APPLICANT'S SIGNATURE



\_\_\_\_\_  
DATE



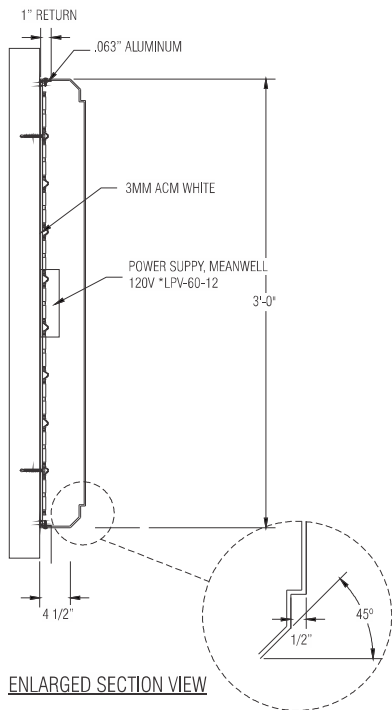
\_\_\_\_\_  
PRINT ABOVE NAME

**6. APPLICATION SUBMITTAL REQUIREMENTS**

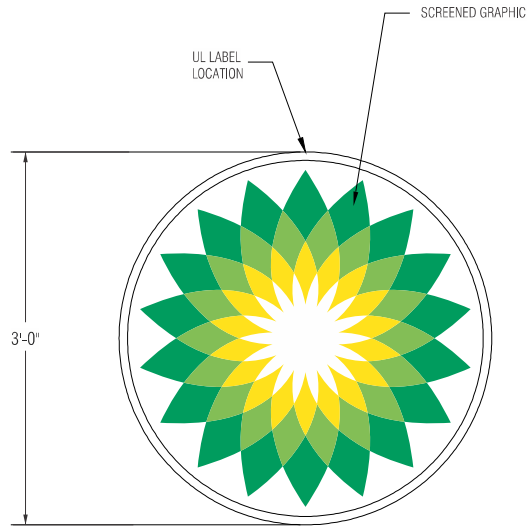
- a. For new development, the approved site plan for the subject property, showing the location and dimensions of all buildings, structures, signs on the subject property, property boundaries and dimensions; and the location of the proposed sign.
- b. For existing development, a site plan approved by the City Planner & Zoning Manager, showing the location and dimensions of all buildings, structures, signs on the subject property, property boundaries and dimensions; and the location of the proposed sign.
- c. A scale drawing of the proposed sign listing the height, width, total square footage, method of attachment, method of illumination, sign materials, design and appearance.



**NIGHT TIME VIEW**



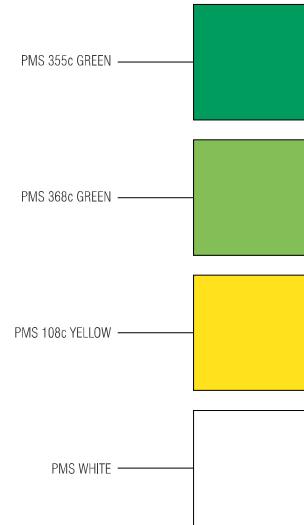
**ENLARGED SECTION VIEW**



**FACE VIEW**

SCALE: 1"=1'-0"

**NOTE: SEE LED DETAILS ON THE NEXT PAGE**



SPECIFICATION:	
1. Silk Screen- BP Dk. Green PMS 355C	
2. Silk Screen- BP Lt. Green PMS 368C	
3. Silk Screen- BP Yellow PMS 109C	
COLOR SCHEDULE:	
A. SILK SCREEN	



address: 5107 Kissell Avenue  
Altoona PA 16601  
telephone: 814.949.8287  
fax: 814.949.8293  
web: blaircompanies.com

**project information**

client: **BP**  
address: Altoona, PA  
  
store #:  
m number: 54213  
date: 07.10.15  
rendered: JC  
file name: BPL 54213\_15  
category:

**revisions**

- 06.28.16 (RD); Add Led Details
- 
- 
- 
- 

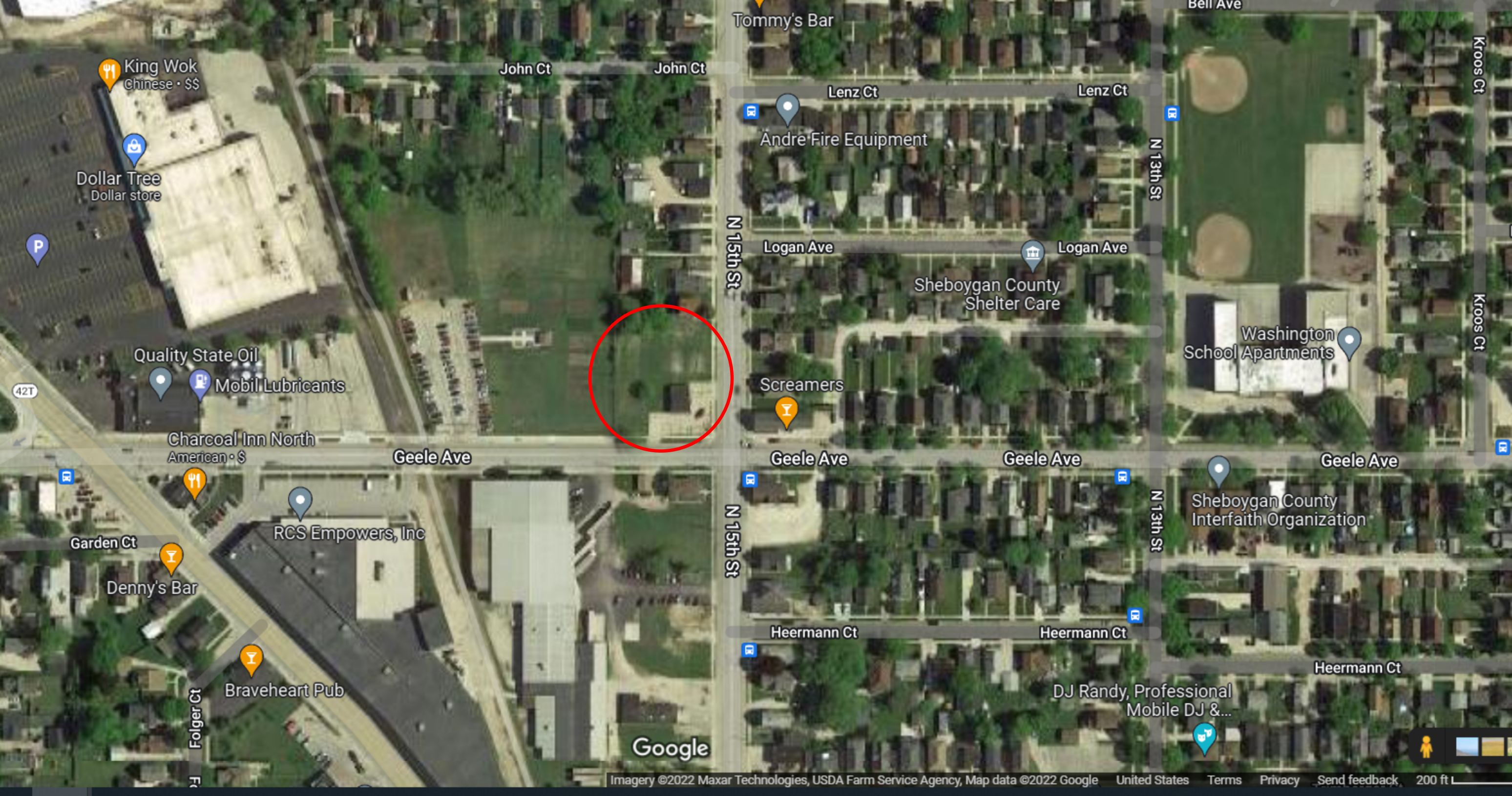
**sign code:**

**These drawings are not for construction.** The information contained herein is intended to express design intent only.

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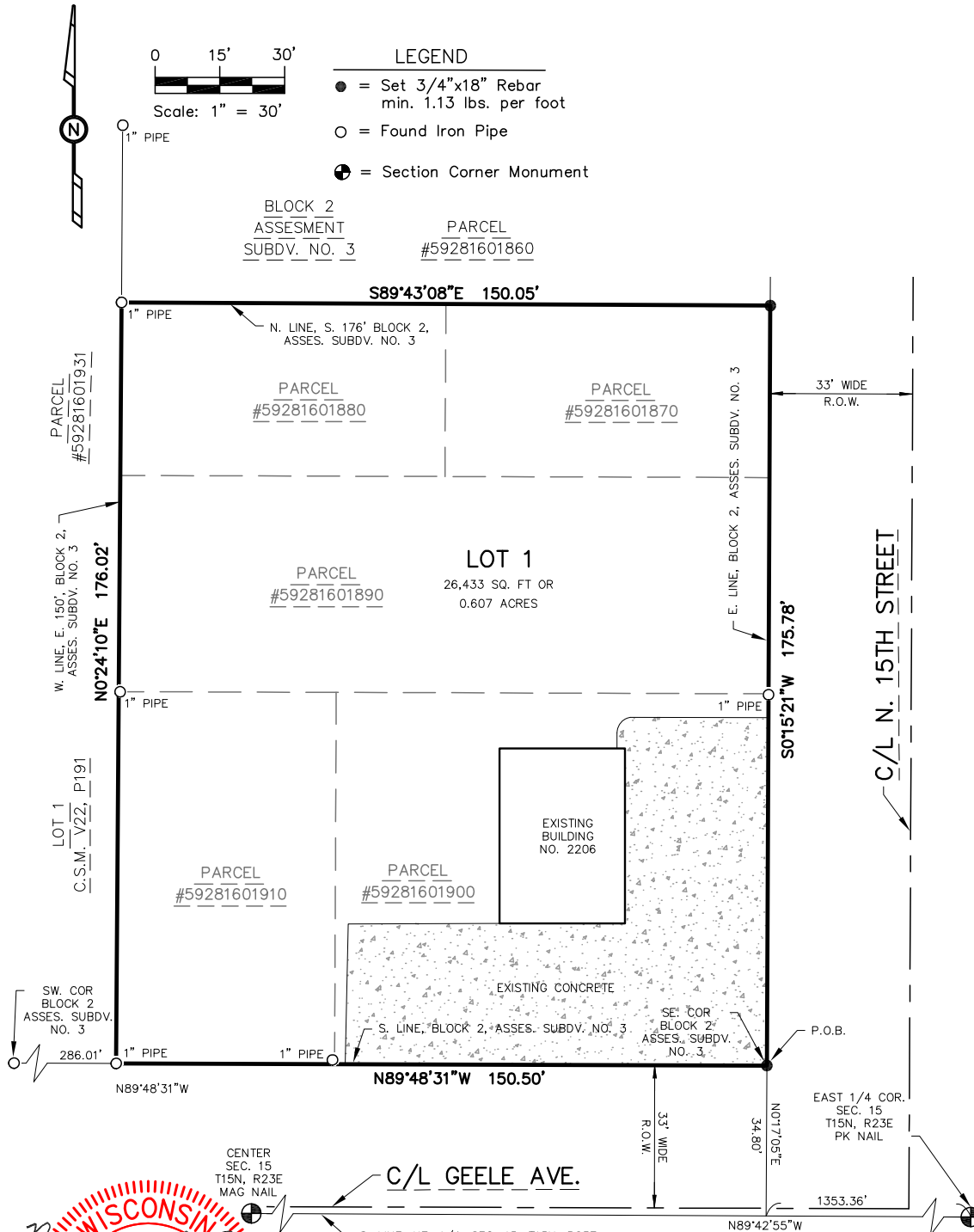






# CERTIFIED SURVEY MAP

THE SOUTH 176' OF THE EAST 150' OF BLOCK 2,  
ASSESSMENT SUBDIVISION NO. 3, LOCATED IN THE SW 1/4  
OF THE NE 1/4 OF SECTION 15, T15N, R23E, CITY OF  
SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN.



## NOTES:

OWNER AND SUBDIVIDER:  
LATA MARKETING LLC

BEARINGS ARE BASED ON THE SOUTH LINE OF  
THE NE 1/4 OF SECTION 15, T15N, R23E, AS  
BEING N89°42'55\"W PER THE SHEBOYGAN  
COUNTY COORDINATE SYSTEM.



941 Center Avenue, Suite 1  
Oostburg, WI 53070

920-547-0599

**CEDAR CREEK SURVEYING, LLC**  
[www.cedarcreeksurveying.com](http://www.cedarcreeksurveying.com)



















