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. 8th Street, Sheboygan WI 53082

E-MAIL: lkaland@quasius.com

PHONE:(920	) 377-1560	FAX NO.	(	)	1	

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

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

ADDRESS OF PROPERTY AFFECTED: 2206 North 15th Street

LEGAL DESCRIPTION: Assessment Subdivision No. 3

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

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

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

<u>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</u>

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: <u>The proposed site</u> <u>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.</u>

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

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: <u>1710 Indiana Avenue</u>, <u>Sheboygan WI 53081</u> E-MAIL: missionbda@gmail.com

ARCHITECT: Integrity Engineering & Design, LLC

ADDRESS: 2637 Tulip Lane, Green Bay, WI 54313

E-MAIL: <u>info@integrityengineering.biz</u>

**CONTRACTOR**: Quasius Construction, Inc.

ADDRESS: 1202A N. 8th Street, Sheboygan WI 53081

E-MAIL: <a href="mailto:lkaland@quasius.com">lkaland@quasius.com</a>

#### 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

ucas 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 30th, 2022

#### PROJECT NAME AND ADDRESS: 2206 N 15th 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

Supaivision 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

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- 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 STOREAGE:**

- 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 promises
- 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 facia façade painted to align with the attached BP standard architectural flow.
- (2) Helios will be installed n the facia 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

- 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 Eve 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

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.

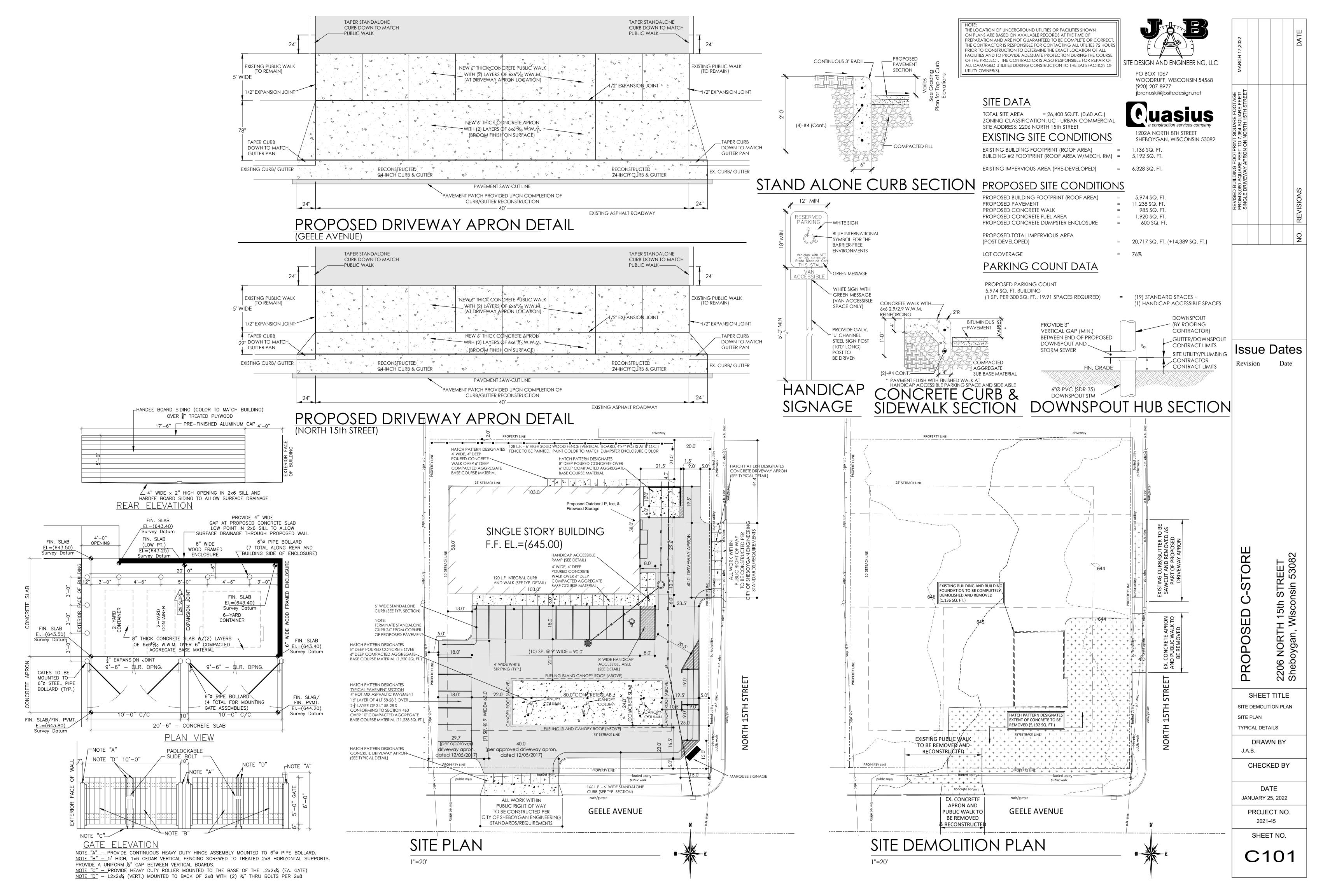
Landscaping will be taken care of in a timely manner.

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



CONTAINER NOTES: REMOVE PLANT

B & B NOTES: REMOVE THE ROPE AROUND TRUNK, PEEL THE TOP OF BURLAP BACK

# TYPICAL TREE PLANTING SECTION

INSTALLATION SEQUENCING: DIG HOLE 3 TIMES BIGGER THAN ROOT BALL ROUGHEN THE SIDES OF THE HOLE TO PREVENT GLAZING IN CLAY SOILS.

PLACE TREE IN HOLE, BACKFILL  $\frac{1}{3}$  WITH EXISTING SOIL AND REMOVE TRANSIT GUARD, BURLAP AND WIRE BASKET.

GENTLY TAMP TO HELP SETTLE THE SOIL AND REMOVE ANY AIR POCKETS. CREATE A WATER SALICER TO COLLECT THE WATER LINTIL IT SOAKS INTO THE SOIL

REMOVE ONLY BROKEN OR DAMAGED BRANCHES.

GENERAL LANDSCAPE NOTES

ALL LANDSCAPE PLANTINGS, INCLUDING BUT NOT LIMITED TO PLANTING BEDS, TREES AND SHRUBS AS DEFINED, TO BE INSTALLED NO LATER THAN OCTOBER 1, 2019.

ALL EROSION MAT, SEEDING AND MULCH WITHIN ALL TURF AREAS TO BE INSTALLED NO LATER THAN OCTOBER 1, 2019. SEE SHEET C/1.1 FOR EXTENT OF EROSION MAT AS WELL AS REQUIRED SEED MIXTURE.

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.

**BUILDING FOUNDATION** 

64 POINTS (MIN.) REQUIRED

64 POINTS PROVIDED

(8) ANDORRA JUNIPER = (3) PTS. PER - 24 POINTS TOTAL (8) ARTIC FIRE DOGWOOD = (5) PTS. PER - 40 POINTS TOTAL

**DEVELOPED LOTS** 

30 POINTS (MIN.) REQUIRED 75 POINTS PROVIDED

(1) SUGAR MAPLE = (75) PTS. PER -75 POINTS TOTAL

STREET FRONTAGE 65 POINTS (MIN.) REQUIRED 80 POINTS PROVIDED

(4) AMERICAN ARBORVITAE = (20) PTS. PER -80 POINTS TOTAL

PAVEMENT AREA

56 POINTS (MIN.) REQUIRED 107 POINTS PROVIDED

= (75) PTS. PER - 75 POINTS TOTAL (1) SUGAR MAPLE (2) ANDORRA JUNIPER = (3) PTS. PER - 6 POINTS TOTAL = (5) PTS. PER - 10 POINTS TOTAL (2) ARTIC FIRE DOGWOOD

## LANDSCAPE POINTS REQUIRED FOR 'UC' URBAN COMMERCIAL ZONING BUILDING FOUNDATIONS = 322 LINEAL FEET

NO CLIMAX TREES OR TALL TREES ALLOWED TO MEET REQUIREMENT

PER SECTION 15.604 AND TABLE 15.604; BUILDING FOUNDATION LANDSCAPE REQUIREMENTS

20 POINTS PER 100 LINEAL FEET - FOR A TOTAL OF 64 POINTS REQUIRED

DEVELOPED LOTS = 5,974 SQUARE FOOT BUILDING FOOTPRINT PER SECTION 15.605 AND TABLE 15.605:DEVELOPED LOT LANDSCAPE REQUIREMENTS

5 POINTS PER 1,000 SQUARE FEET - FOR A TOTAL OF 30 POINTS REQUIRED STREET FRONTAGE = 326 LINEAL FEET (NORTH 15th STREET and GEELE AVENUE)

PER SECTION 15.606 AND TABLE 15.606:STREET FRONTAGE LANDSCAPE REQUIREMENTS 20 POINTS PER 100 LINEAL FEET - FOR A TOTAL OF 65 POINTS REQUIRED

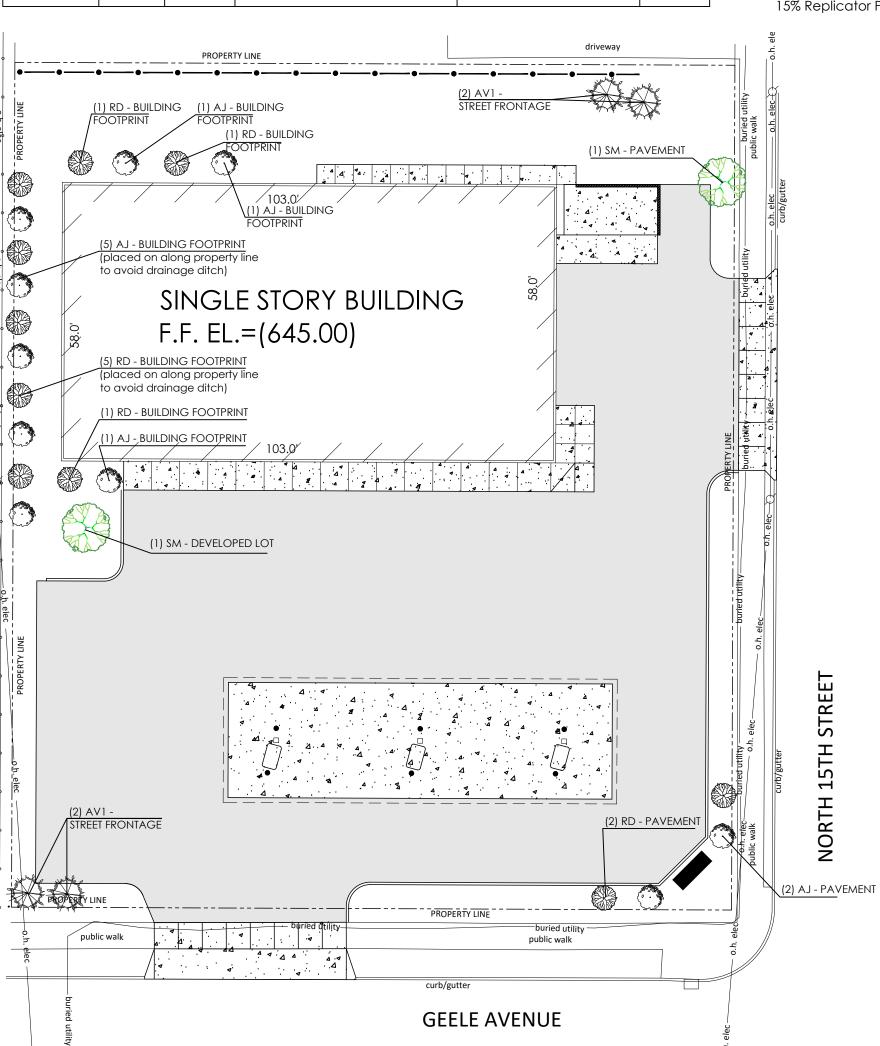
- A MINIMUM OF 50-PERCENT OF POINTS SHALL BE CLIMAX AND/OR TALL TREES (33 POINTS) A MINIMUM OF 30-PERCENT OF POINTS SHALL BE SMALL TREES (20 POINTS)

## PAVEMENT AREA/CONCRETE AREA = 14,080 SQUARE FEET

PER SECTION 15.607 AND TABLE 15.607:PAVED AREA LANDSCAPE REQUIREMENTS 40 POINTS PER 10,000 SQUARE FEET - FOR A TOTAL 56 POINTS REQUIRED

- A MINIMUM OF 30-PERCENT OF POINTS SHALL BE CLIMAX AND/OR TALL TREES (17 POINTS) - A MINIMUM OF 40-PERCENT OF POINTS SHALL BE SHRUBS (22 POINTS)

	SYMBOL	MARK	QTY.	BOTANICAL NAME COMMON NAME		PLANTED SIZE
	AV TYPE 1		ACER SACCHARUM	SUGAR MAPLE	2" DIA.	
			4	THUJA OCCIDENTALIS	AMERICAN ARBORVITAE	6'0" TALL
			10	JUNIPERUS HORIZONTALIS 'PLUMOSA'	ANDORRA JUNIPER	12"-15"
		RD	10	CORNUS SERICEA	ARTIC FIRE DOGWOOD	30"-36"



# LANDSCAPE NOTES

## LANDSCAPE INSTALLATION:

- 1. All written dimensions supersede scaled dimensions.
- 2. The Contractor shall verify location of all underground utilities and additional information prior to commencing construction.
- 3. Rough grading and drainage construction is to be completed prior to Landscape Contractor's work. Verify all existing site and grading conditions prior to construction.
- 4. All work shall be in conformance with all applicable local codes and ordinances.
- 5. All areas disturbed by grading or site construction shall be fine graded, planted or seeded. See notes for specified seed mixes and installation procedures.
- 6. Contractor shall verify plant quantities shown on the Plan and provide a list to the client identifying the species and size to be used throughout the project. The Owner's representative reserves the right to reject any substandard planting material. Rejected material shall be removed from the project site immediately.
- 7. All turf grass areas shall receive a blended topsoil mix to a depth of six (6) inches. Contractor shall provide positive drainage away from all buildings for a minimum of ten (10) feet.
- 8. Soil preparation for perennial or groundcover planting beds shall be as follows:
- A. Remove all roots, lumps, stones, sod and other extraneous materials harmful or toxic to plant growth.
- B. Perennial and groundcover planting beds shall receive a twelve (12) inch mixture consisting of 8" blended topsoil, 4" Purple Cow Classic compost (Purple Cow Organics, LLC (608) 831-0349 or approved equal. Add 1/2 LB. of 5-10-5 garden fertilizer per 100 square feet and roto-till amendments into the planting bed.
- C. Mix amended planting soil either prior to planting or apply on surface of planting bed and mix thoroughly before planting.
- D. Grade, rake, and roll planting bed with roller weighing not less than 25 LBS. or more than 100 LBS. per lineal foot so as to leave in condition to plant.
- E. Grade planting bed to a twelve (12) inch crown at center.
- 9. All mixed planting beds with perennials, groundcover, shrubs and trees shall receive a two (2) inch to three (3) inch layer of shredded bark mulch as noted on the Plan. All shrub and tree planted singly or together in beds shall receive a three (3) inch layer of shredded bark mulch as noted. Do not allow bark mulch to touch stems or trunks of perennials, shrubs or trees.
- 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.

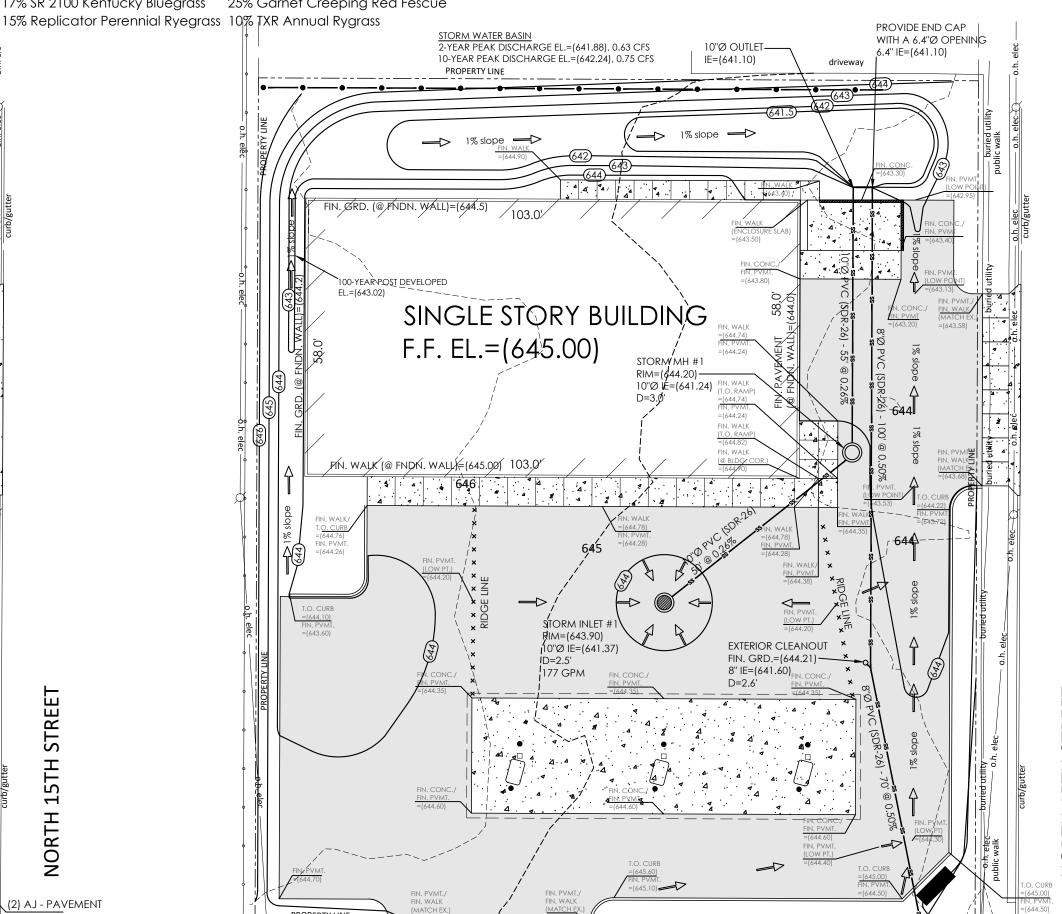
SEEDED TURF for LAWN AREAS: Sow at 5 lbs. / 1,000 sq. ft.

"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



PROPERTY LINE

**GEELE AVENUE** 

RIM (G)=643.78

CORE EXISTING CURE

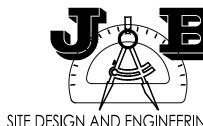
**BOX AND INSTALL NEV** 8"Ø PVC (SDR-26) STORM

SITE GRADING AND EROSION CONTROL PLAN



TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND BEFORE YOU DIG. WISCONSIN STATUTE 182.0715 REQUIRES MIN. OF 3 WORK DAYS NOTICE

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 UTILITES 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



# SITE DEVELOPMENT AND EROSION CONTROL NOTES:

KEEP A COPY OF THE CURRENT AND APPROVED EROSION CONTROL PLAN ONSITE THROUGHOUT THE DURATION OF THE PROJECT.

SELECTED EARTHWORK CONTRACTOR IS RESPONSIBLE FOR THE ROUTINE SITE INSPECTION AT LEAST ONCE EVERY 7 DAYS AND WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR GREATER. KEEP INSPECTION REPORTS ONSITE AND MAKE THEM AVAILABLE UPON REQUEST.

THE SELECTED EARTHWORK CONTRACTOR, SHALL INSPECT AND MAINTAIN ALL INSTALLED EROSION CONTROL PRACTICES UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.

INSTALL PERIMETER EROSION CONTROLS AND STONE TRACKING PAD ENTRANCE PRIOR TO ANY LAND DISTURBANCE ACTIVITIES AND/OR SITE CLEARING/TOPSOIL STRIPPING. USE WDNR TECHNICAL STANDARD #1057 FOR STONE TRACKING PADS.

STAGE CONSTRUCTION GRADING ACTIVITIES TO MINIMIZE THE CUMULATIVE EXPOSED AREAS (BARE GROUND). FOLLOW STEPS DEFINED WITHIN WDNR TECHNICAL STANDARD #1067.

CONSTRUCTION OF THE STORM WATER BASIN SHOULD BE CONSTRUCTED BEFORE ANY OTHER LAND DISTURBANCE ACTIVITIES TAKE PLACE. UPON COMPLETION OF SITE STABILIZATION (PAVEMENT, TOPSOIL/GRASS) THE STORM WATER BASIN SHOULD BE CLEANED OUT AND BASIN BOTTOM RESTORED TO DESIGNED GRADE.

INSTALL AND MAINTAIN SILT FENCING PER WDNR TECHNICAL STANDARD #1056 FOR SILT FENCING. REMOVE SEDIMENT FROM BEHIND SILT FENCING AND SEDIMENT BARRIERS BEFORE SEDIMENT REACHES A DEPTH THAT IS EQUAL TO ONE-HALF OF THE FENCE AND/OR BARRIER HEIGHT.

SELECTED EARTHWORK CONTRACTOR IS RESPONSIBLE TO REPAIR ALL BREAKS AND/OR GAPS IN THE SILT FENCE IMMEDIATELY.

EARTHWORK CONTRACTOR TO STABILIZE ALL DISTURBED AREAS THAT WILL REMAIN INACTIVE FOR MORE THAN 14 DAYS. BETWEEN SEPTEMBER AND OCTOBER 15, STABILIZE WITH MULCH, TACKIFIER AND A PERENNIAL SEED MIX WITH WINTER WHEAT, ANNUAL OATS OR ANNUAL RYE AS APPROPRIATE FOR THE REGION AND SOIL TYPE. AFTER OCTOBER 15 STABILIZE WITH A POLYMER AND DORMANT SEED MIX AS APPROPRIATE FOR THE REGION

EARTHWORK CONTRACTOR TO SWEEP/CLEAN UP ALL SEDIMENTATION/TRASH THAT MAY MOVE OFFSITE DUE TO CONSTRUCTION ACTIVITY OR STORM EVENTS BEFORE THE END OF THE SAME WORKDAY.

PROPERLY DISPOSE OF ALL WASTE AND UNUSED BUILDING MATERIALS AND DO NOT ALLOW THESE ITEMS TO BE CARRIED BY RUNOFF INTO THE EXISTING STORM WATER BASIN.

SELECTED EARTHWORK CONTRACTOR WILL BE RESPONSIBLE TO INSTALL ANY/ALL ADDITIONAL EROSION CONTROL AND SEDIMENT CONTROL MEASURES DEEMED NECESSARY BY SHEBOYGAN COUNTY AND/OR THE OWNER'S REPRESENTATIVE.

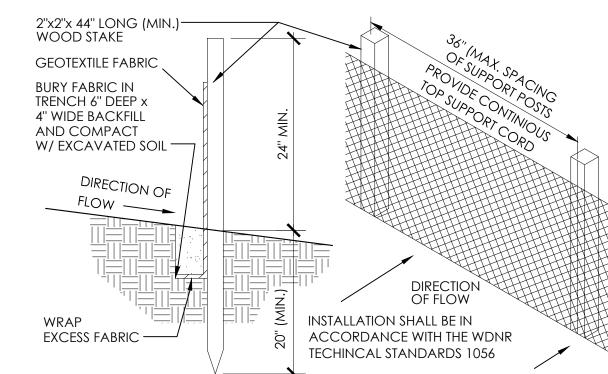
ALL DISTURBED AREAS SHALL BE TOPSOILED (4" MIN.), FERTILIZED, SEEDED AND MULCH.

THE SEED MIXTURE SHALL BE WIS DOT MIXTURE #10 APPLIED AT A RATE OF 3 POUNDS/1,000 SQUARE FEET.

ALL EROSION CONTROL DEVICES SHOWN HEREIN WILL BE MAINTAINED UNTIL AT LEAST 80% OF THE DISTURBED AREA OF THE SITE HAS BEEN STABILIZED. ANY DISTURBED AREAS AND STOCKPILES LEFT INACTIVE FOR SEVEN DAYS SHALL BE TEMPORARILY SEEDED AND MULCHED.

ALL CONSTRUCTION TRAFFIC WILL BE LIMITED TO ACCESS THE SITE OVER TRACKING PAD PROVIDED.

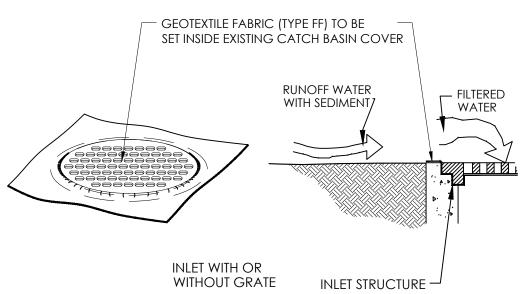
GRADING CONTRACTOR SHALL BE RESPONSIBLE TO CONTRACT LANDSCAPE CONTRACTOR TO RESTORE ALL AREAS OF CONSTRUCTION SITE.



# SILT FENCE SECTION & DETAIL

FABRIC SHALL BE REPLACED AT THE ENGINEERS DISCRETION.

WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET, ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.



INLET PROTECTION DETAIL

**Issue Dates** Revision

SHEET TITLE SITE GRADING AND EROSION CONTROL PLAN

DRAWN BY

CHECKED BY

DATE JANUARY 25, 2022

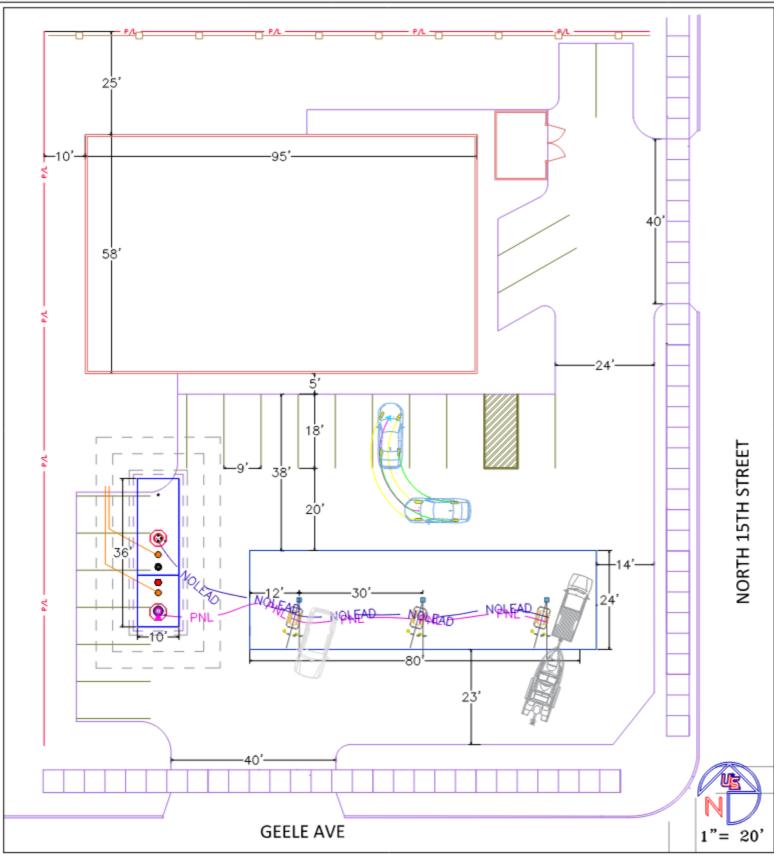
PROJECT NO. 2021-45

C102

SHEET NO.

1''=20'

SITE LANDSCAPE PLAN





10'-6" 10'-0" sign stripe

### NO IMAGE AVAILABLE (NEW CANOPY)

Front Elevation



Left Elevation

NO IMAGE AVAILABLE (NEW CANOPY)

**Back Elevation** 

NO IMAGE AVAILABLE (NEW CANOPY)

Right Elevation



80'-

# 80' 36"

Place valance and skirt

graphics so that they

form a circle

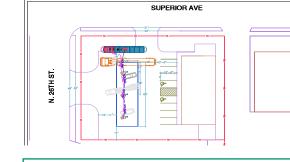
### See Site Notes page for specific paint codes and contact info. \*REMOVE ALL EXISTING SIGNAGE\*

- 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
  - ☐ Federal Heath Supplied ☐ Jobber Supplied
- **E** ☐ Paint Existing Flat ACM White
  - ☐ Install Bullnose Decal ☐ Leave White
- F Install Helios With Arc Kit
  - 30" Helios (restricted P&Z only) 39" Helios
  - 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
- 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:





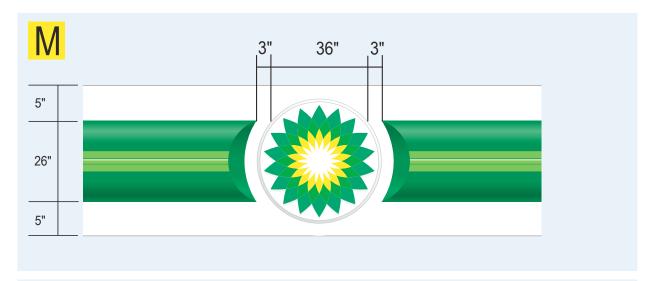
Signoff indicates that the above product has been permitted with any municipalities involved. By signing this document, the product will be manufactured to these specifications.

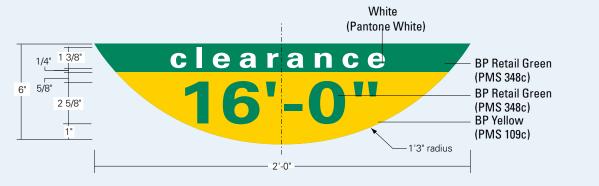


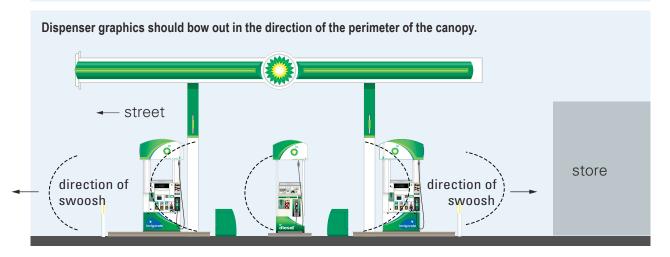


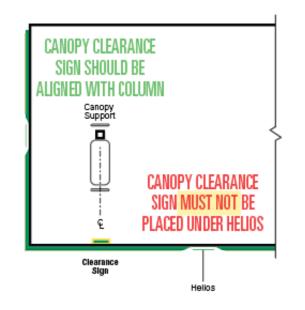
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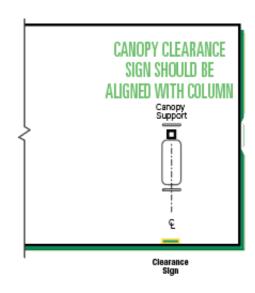
**■** B ( )











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

#### 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.	APP	LIC	CAN.	T INF	ORI	TAN	'ION

APPLICANT: Lucas Kaland

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

#### 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

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

NAME OF PROPOSED/EXISTING BUSINESS: <u>BP Gas Station Canopy</u>
ADDRESS OF PROPERTY AFFECTED: <u>2206 15<sup>th</sup> Street, Sheboygan WI 53083</u>

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

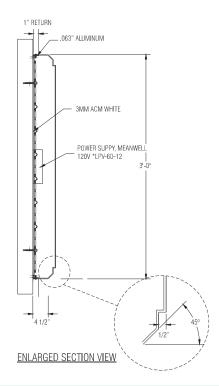
PRINT ABOVE NAME

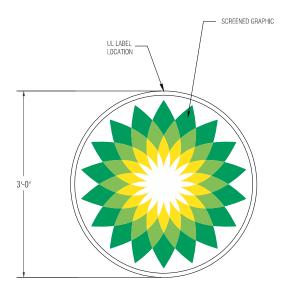
#### 6. APPLICATION SUBMITTAL REQUIREMENTS

- a. <u>For new development</u>, 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. <u>For existing development</u>, 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.



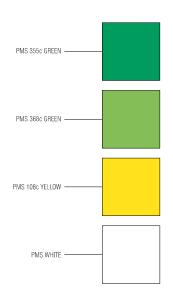
#### **NIGHT TIME VIEW**





# FACE VIEW SCALE: 1"=1'-0"

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





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

a. 06.28.16 (RD); Add Led Details

ο.

c

l.

e.

sign code:

#### 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

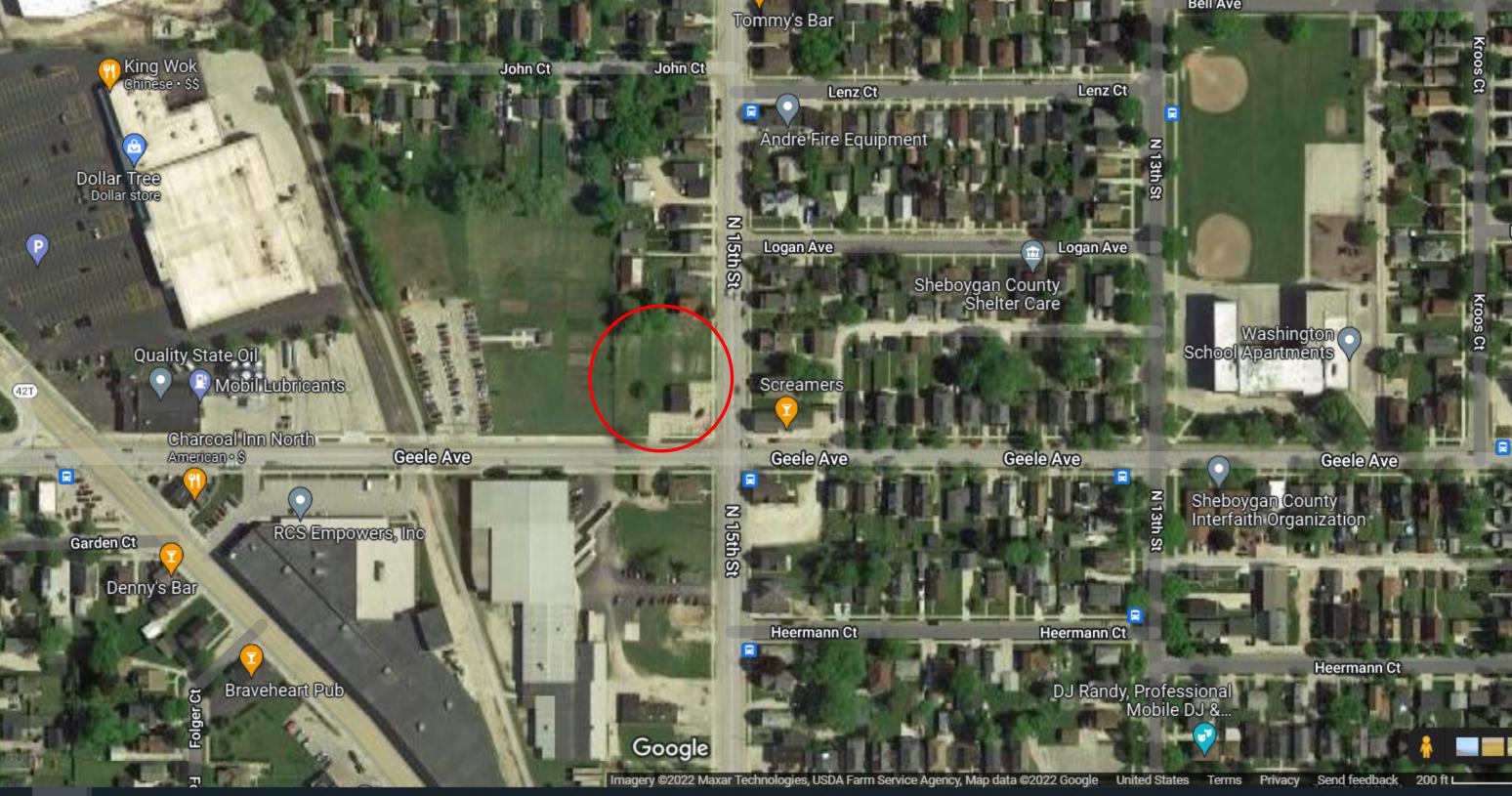
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BP BRIGHT GREEN BEACON, 3'-0" HELIOS BUTTON



# CERTIFIED SURVEY MAP THE SOUTH 176' OF THE EAST 150' OF BLOCK 2,

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.

