
	CITY OF SHEBOYGAN APPLICATION FOR CONDITIONAL USE	Fee: \$250.00 _____ Review Date: _____ Zoning: _____
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Read all instructions before completing. If additional space is needed, attach additional pages.

SECTION 1: Applicant/ Permittee Information			
Applicant Name (Ind., Org. or Entity) RLO Sign, Inc.		Authorized Representative Patrick Mlinaz	
Title Project Manager			
Mailing Address 1030 Ontario Ave.	City Sheboygan	State WI	ZIP Code 53081
Email Address patrick@rloesign.com	Phone Number (incl. area code) (920) 457-6602		
SECTION 2: Landowner Information (complete these fields when project site owner is different than applicant)			
Applicant Name (Ind., Org. or Entity) BPB Convenience Stores LLC		Contact Person Basudev Adhikari	
Title Owner			
Mailing Address 916 Mulberry Lane	City Kohler	State WI	ZIP Code 53044
Email Address	Phone Number (incl. area code) (920) 266-1786		
SECTION 3: Project or Site Location			
Project Address/Description 1441 N 26th St.		Parcel No. 59281213261	
SECTION 4: Proposed Conditional Use			
Name of Proposed/Existing Business:	BPB Convenience Stores LLC		
Existing Zoning:	SC		
Present Use of Parcel:	N/A		
Proposed Use of Parcel:	Convenience Store/Gas Station		
Present Use of Adjacent Properties:	Bar to the West; Dermatologist to the East		
SECTION 5: Certification and Permission			
<p>Certification: I hereby certify that I am the owner or authorized representative of the owner of the property which is the subject of this Permit Application. I certify that the information contained in this form and attachments is true and accurate. I certify that the project will be in compliance with all permit conditions. I understand that failure to comply with any or all of the provisions of the permit may result in permit revocation and a fine and/or forfeiture under the provisions of applicable laws.</p> <p>Permission: I hereby give the City permission to enter and inspect the property at reasonable times, to evaluate this notice and application, and to determine compliance with any resulting permit coverage.</p>			
Name of Owner/Authorized Representative (please print) Patrick Mlinaz; RLO Sign, Inc.		Title Project Manager	Phone Number (920) 457-6602
Signature of Applicant 		Date Signed 03/21/2023	

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.



1030 Ontario Ave. Sheboygan, WI 53081
920-457-6602 · 800-479-6602 · Fax: 920-457-2399
www.rloesign.com



03/21/2023

Narrative for Conditional Use at BP 1441 N 26th St.

Plan Commission
City of Sheboygan
828 Center Ave.
Sheboygan WI 53081

Plan Commission and City Staff:

On behalf of our client, BPB Convenience Store, we are requesting a conditional use permit to construct a new 7-foot-tall monument sign with an electronic message center (EMC). The business is located at 1441 N. 26th Street, Sheboygan, WI 53081.

The proposed sign will be located on the corner of 26th St. and Superior Ave., which is a highly traveled area. The base of the sign will utilize the same brickwork to harmonize with the surrounding architecture of the new building. The total height of the sign is 7 feet tall. The client would like to incorporate an electronic message center as it attracts attention and adds a stylish appeal. This will also help the store display special discounts on products and services.

The setback is in compliance with regulations for zoning district. The sign will also be located outside of the 15-foot vision triangle. The location needed to be moved from the original site plan to accommodate for the storm sewer outlet and buried telephone lines. The electronic message center would be strategically located so as to not impact any of the residential homes in the area. Additionally, it will meet the requirements for number of freestanding signs per lot and square footage allowed per sign.

Thank you,

RLO Sign, Inc. - Patrick Mlinaz
Phone: 920-457-6602
patrick@rloesign.com
www.RLOSign.com

**CITY OF SHEBOYGAN****SIGN PERMIT
APPLICATION**

Fee: _____

Review Date: _____

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

SECTION 1: Applicant/ Permittee Information

Name (Ind., Org. or Entity) RLO Sign, Inc.	Authorized Representative Patrick Mlinaz	Title Project Manager	
Mailing Address 1030 Ontario Ave.	City Sheboygan	State WI	ZIP Code 53081
Email Address patrick@rlosign.com	Phone Number (incl. area code) (920) 457-6602		

SECTION 2: Landowner Information (complete these fields when project site owner is different than applicant)

Name (Ind., Org. or Entity) BPB Convenience Stores LLC	Contact Person Basudev Adhikari	Title Owner	
Mailing Address 916 Mulberry Ln.	City Kohler	State WI	ZIP Code 53044
Email Address	Phone Number (incl. area code) (920) 226-1786		

SECTION 3: Description of the Proposed Sign and Use of the Subject Site

Name of Proposed/existing business: BPB Convenience Stores LLC	
Address of property affected: 1441 N 26th St.	
Use of property: Gas Station	Type of Sign: Freestanding Monument Sign
Description of sign: New monument sign with brick base and electronic message center.	


SECTION 4: Configuration of Proposed Sign

Height: 84"	Width: 106.5"	Total Square Footage: 62.13 sq. ft.
Amount of public street frontage: 172' on Superior Ave.; 240' on 26th St.		
Amount of exposed exterior wall length: N/A	Setback: 26' from face of curb	
Method of Attachment: Concrete Footing		
Method of Illumination: LED internally lit		
Sign Materials: Aluminum, Polycarbonate, Vinyl and Paint		
Total square footage of signs on subject property – Before proposed sign: 0		After proposed sign: 62.13

SECTION 5: Certification and Permission

Certification: I hereby certify that I am the owner or authorized representative of the owner of the property which is the subject of this Sign Permit Application. I certify that the information contained in this form and attachments are true and accurate. I certify that the project will be in compliance with all 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.

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Name of Owner/Authorized Representative (please print) Patrick Mlinaz; RLO Sign, Inc.	Title Project Manager	Phone Number (920)457-6602
Signature of Applicant 		Date Signed 03/21/2023

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Sign Type: Monument Sign

(1) Double-Sided
Monument sign with
EMCs

Site#: TNSS040423

Customer: Truenorth/BP
Street: 1441 N 26th St.
City: Sheboygan State: WI
Site Contact: X
Tel#: X
Email: X
Design: HB

Revisions:

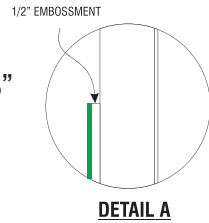
Customer Approval Date

This layout design is an unpublished work and RLO Sign hereby expressly reserves the common law right pursuant to title 17, section 2 of the United States code to prevent the use of this design and to obtain damages therefore.

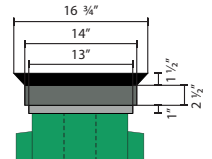
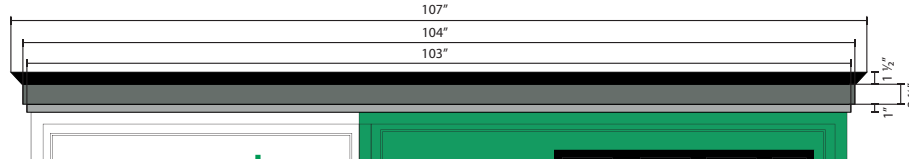
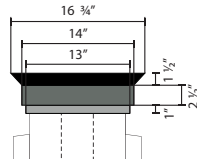
RLO
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www.RLOSIGN.com
1030 Ontario Ave.
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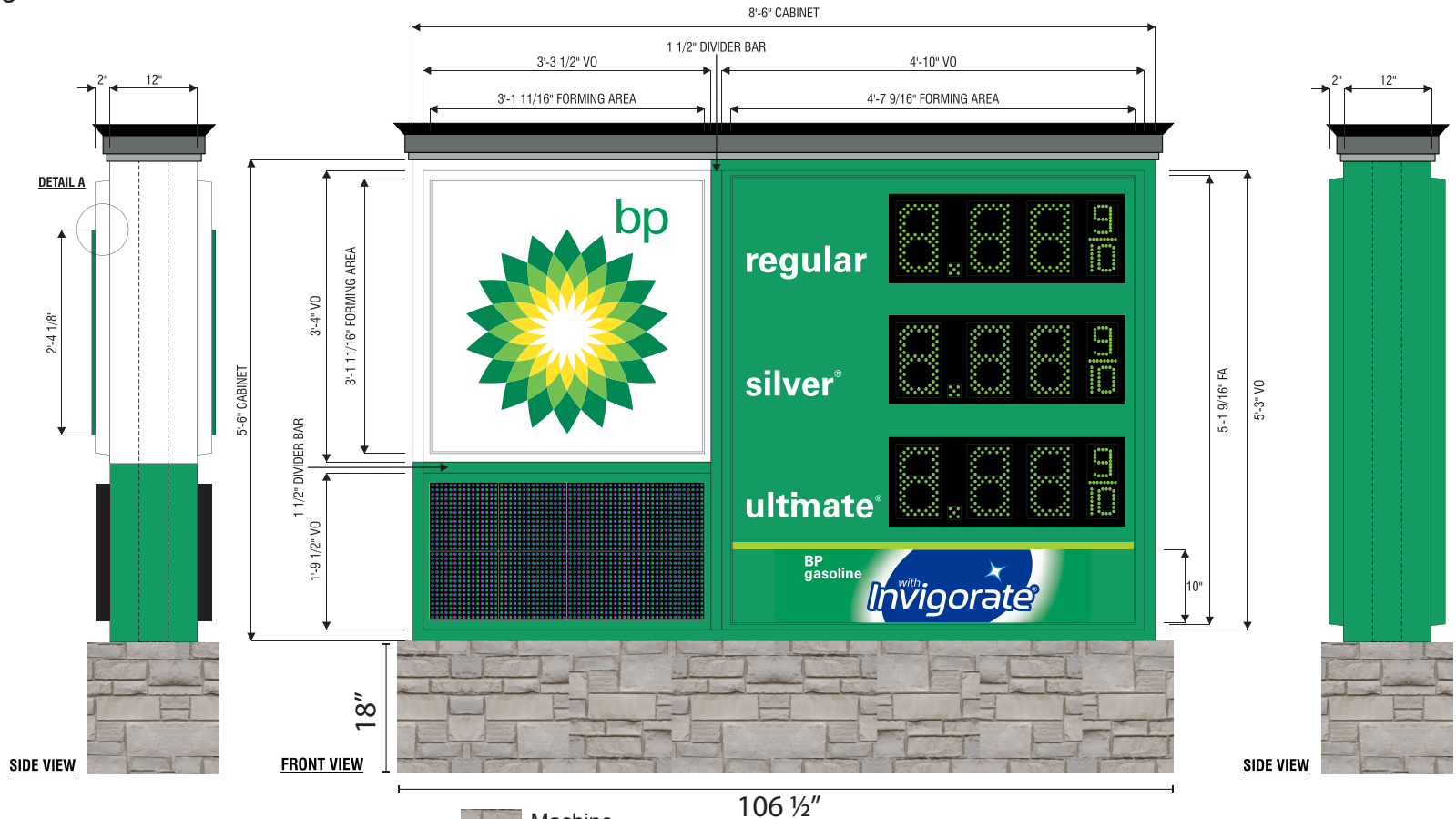
scale:
1" = 0' 8"



Topper Measurements



Sign Measurements



scale: 1" = 2' 0"

Machine
Cut Veneer

sf: x

scale: x

Truenorth Sheboygan BP

Sign Type: Monument Sign

(1) Double-Sided
Monument sign with
EMCs

Site#: TNS040423

Customer: Truenorth/BP
Street: 1441 N 26th St.
City: Sheboygan State: WI
Site Contact: X
Tel#: X
Email: X
Design: HB

Revisions:

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www.RLOSIGN.com
1030 Ontario Ave.
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Phone: 920-457-6602
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3 1/2" regular

3 1/2" silver®

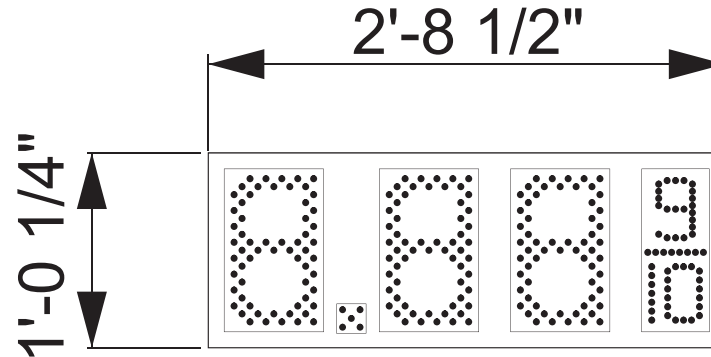
3 1/2" ultimate®

scale: 1" - 1' 0"

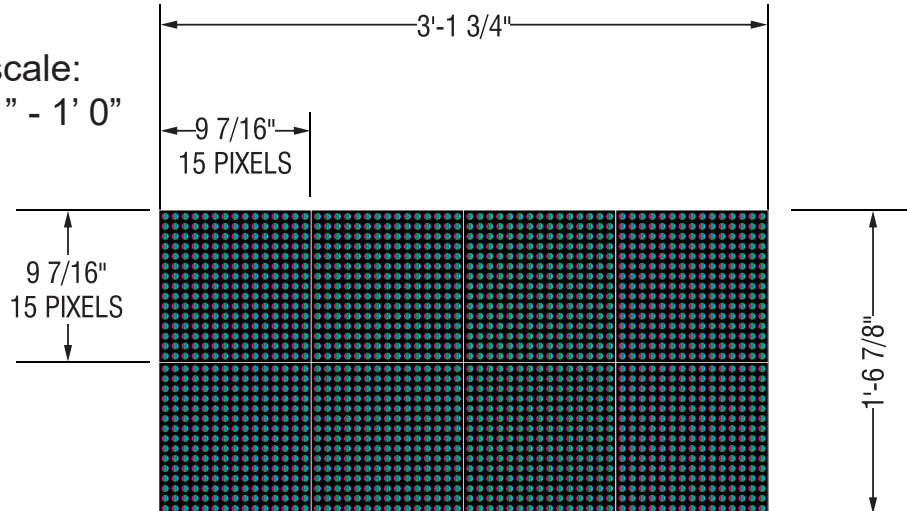
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scale:
1" - 1' 0"



VANTAGE EMC - 16MM FULL COLOR

30 X 60 = 1800 (TOTAL) PIXELS

CUSTOM SIZED EMC PER REQUEST

BP COLOR SPECIFICATIONS

	VINYL MATCH	PAINT MATCH
	PMS 348 C BP RETAIL GREEN (PRICER)	PMS 348 GREEN SATIN FINISH
	PMS 355 C BP RETAIL GREEN (HELIOS)	NA
	PMS 368 C BP LIGHT GREEN (HELIOS)	NA
	PMS 109 C BP YELLOW (HELIOS)	NA
	BP WHITE	WHITE SATIN FINISH

BP COLOR SPECIFICATIONS

	VINYL MATCH	PAINT MATCH
	PMS 661 C INVIGORATE BLUE	NA
	PMS PROCESS BLUE INVIGORATE LIGHT BLUE	NA
	DIGITALLY PRINTED CUSTOM GRAPHICS	NA
	SILK SCREENED GRAPHIC	NA

sf: x

scale: x

Truenorth Sheboygan BP

(1) Double-Sided Monument sign with EMCs

Sign Type: Monument Sign

(1) Double-Sided Monument sign with EMCs

Site#: TNS040423

Customer: Truenorth/BP
Street: 1441 N 26th St.
City: Sheboygan State: WI
Site Contact: X
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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 CORRECT OR COMPLETE. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL UTILITIES 72 HOURS PRIOR TO CONSTRUCTION TO OBTAIN THE EXACT LOCATION OF ALL UTILITIES 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 OWNERS.

SITE DATA

TOTAL SITE AREA = 20,544.15 SQ. FT. (0.47 AC.)
ZONING CLASSIFICATION: SC - SUBURBAN COMMERCIAL
SITE ADDRESS: TBD

EXISTING SITE CONDITIONS

MOWED GRASS = 20,544 SQ. FT. (100.0%)
PROPOSED BUILDING FOOTPRINT (ROOF AREA) = 3,268 SQ. FT. (16%)
PROPOSED PAVEMENT = 8,090 SQ. FT. (41%)
PROPOSED CONCRETE WALK = 970 SQ. FT. (5%)
PROPOSED CONCRETE FUEL AREA = 1,920 SQ. FT. (9%)
PROPOSED CONCRETE DUMPSTER ENCLOSURE = 172 SQ. FT. (0.1%)

PROPOSED TOTAL IMPERVIOUS AREA (POST DEVELOPMENT) = 14,636 SQ. FT. (72%) lot coverage

PARKING COUNT DATA

PROPOSED PARKING COUNT
3,268 SQ. FT. BUILDING
(1 SP. PER 300 SQ. FT. = 10.89 SPACES REQUIRED) = (8) STANDARD SPACES +
(1) HANDICAP ACCESSIBLE SPACES +
(4) FUEL PUMP SPACES
(15) SPACES PROVIDED



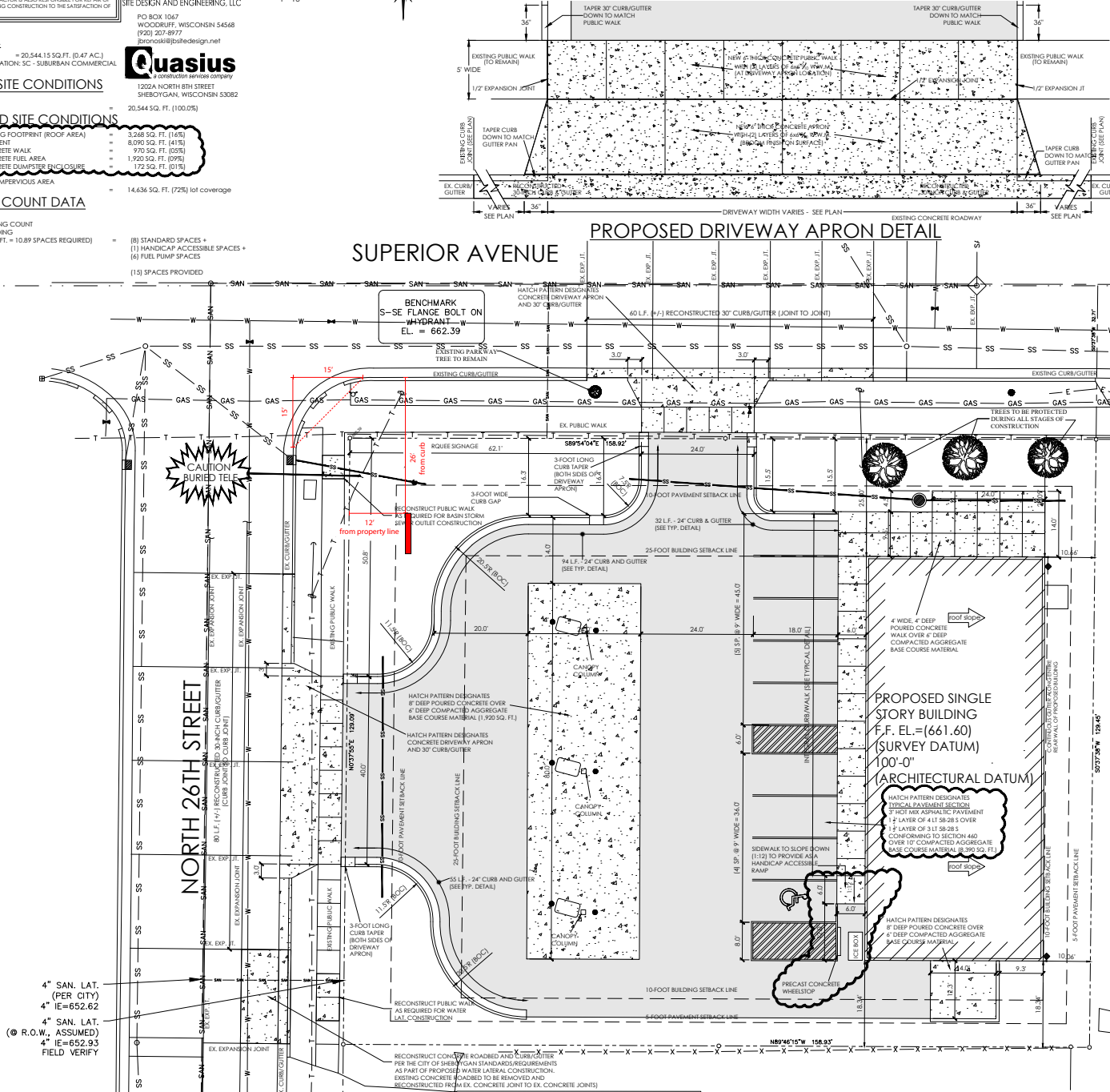
PO BOX 1067
WOODRUFF, WISCONSIN 5458
(920) 207-6977
jbonosk@jbsdesign.net

Quasius
SHEBOYGAN WISCONSIN

1202A NORTH 8TH STREET
SHEBOYGAN, WISCONSIN 53082

SITE PLAN

1"=10'



sf: x

scale: x

Truenorth Sheboygan BP

NO.	REVISIONS	DATE
1	REVISED DUMPSTER ENCLOSURE LOCATION TO ALLOW FOR ALLIANT TRANSFORMER PAD PLACEMENT AT S.E. CORNER OF LOT	SEPTEMBER 13, 2022
2	REVISED DRIVEWAY APRON DETAIL TO SHOW 12" EXPANSION JOINT	NOVEMBER 16, 2022
3	REVISED DRIVEWAY APRON DETAIL TO SHOW 12" EXPANSION JOINT	NOVEMBER 16, 2022
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100	REVISED DRIVEWAY APRON DETAIL TO SHOW 12" EXPANSION JOINT	NOVEMBER 16, 2022

Issue Dates
Revision Date

PROPOSED C-STORE

NORTH 26TH STREET AND SUPERIOR AVENUE
Sheboygan, Wisconsin 53082

SHEET TITLE	SHEET TITLE
SITE PLAN	SITE PLAN
SITE DATA	SITE DATA
TYPICAL DETAILS	TYPICAL DETAILS
DRAWN BY	J.A.B.
CHECKED BY	
DATE	JUNE 11, 2022
PROJECT NO.	2022-16
SHEET NO.	C101

Sign Type: Monument Sign

(1) Double-Sided Monument sign with EMCs

Site#: TNSS040423

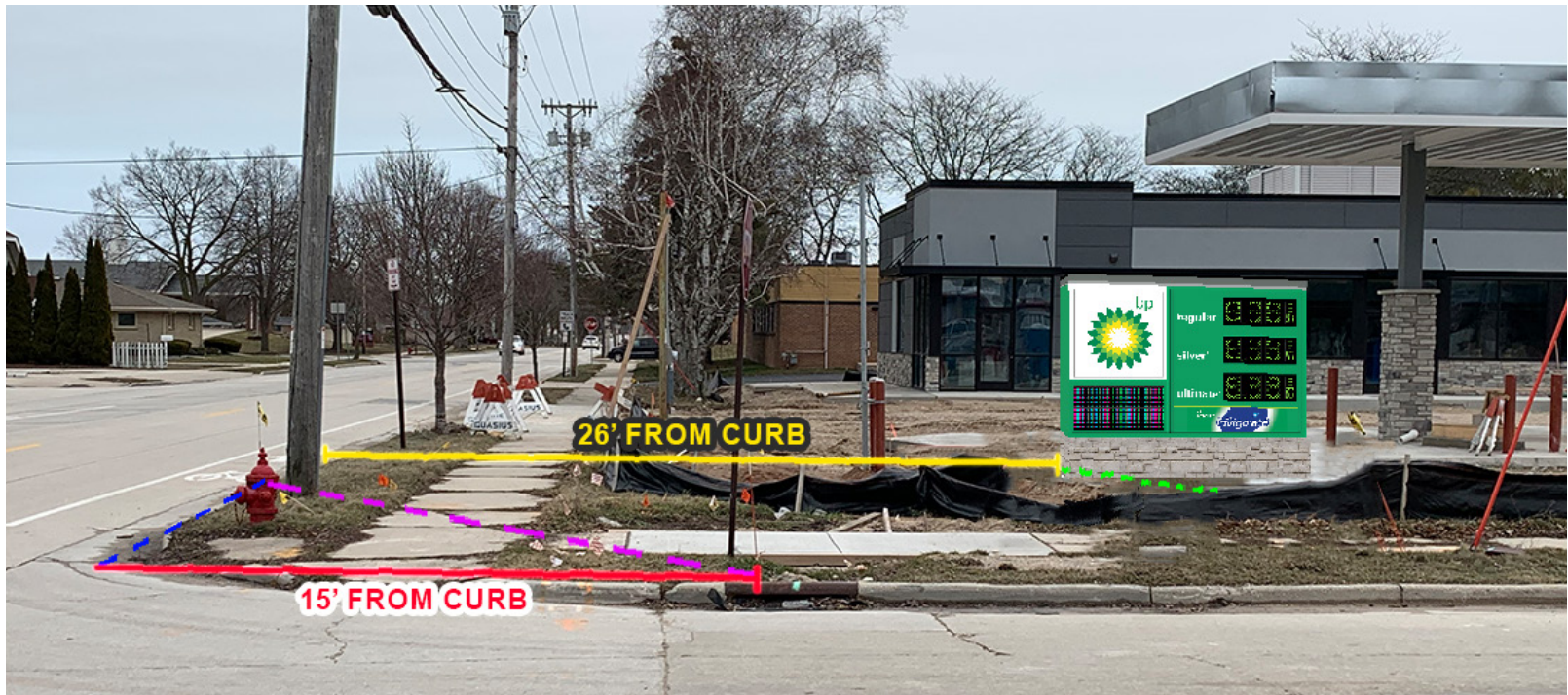
Customer: Truenorth/BP
 Street: 1441 N 26th St.
 City: Sheboygan State: WI
 Site Contact: X
 Tel#: X
 Email: X
 Design: HB

Revisions:

Customer Approval **Date**
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RLO
 SIGN
 Inc.

www.RLOSIGN.com
 1030 Ontario Ave.
 Sheboygan, WI 53081
 Phone: 920-457-6602
 Fax: 920-457-2399



Renderings

sf: x

scale: x

Truenorth Sheboygan BP





