

PARCEL NO.: 59281500611

MAP NO.: LOTS 7, 8, & 9 BLK 120 - LOT 1

ZONING CLASSIFICATION: Urban Commercial

Office Use Only

DATE SUBMITTED: _____

REVIEW DATE: _____

CITY OF SHEBOYGAN ARCHITECTURAL REVIEW APPLICATION

Revised November 2019

FEE \$100.00

Completed application must be filed with the Department of City Development, 828 Center Avenue, Suite 208. To be placed on the agenda of the Architectural Review Board, application **must be filed two weeks prior** to date of meeting. Applications that are not complete or that are not legible will not be accepted.

1. APPLICANT INFORMATION

APPLICANT: Basudev Adhikari

ADDRESS: 916 Mulberry Lane, Kohler WI 53044

E-MAIL ADDRESS: 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

NEW BUILDING: _____ ADDITION: x REMODELING: _____

DESCRIPTION OF PROPOSED PROJECT: Proposed 2,770 SF addition to expand existing convenience store, replace existing petroleum canopy, and add a small Cafe/restaurant to serve up to (12) customers.

DESCRIPTION OF **EXISTING** EXTERIOR DESIGN AND MATERIALS: _____

The existing building uses a combination of brick base and horizontal panel siding on the East elevation. The North, South, and East elevations currently have vertical metal panel siding.

DESCRIPTION OF THE **PROPOSED** EXTERIOR DESIGN AND MATERIALS: _____

The proposed building addition would use 3'-0" brick base on the East, South, and West elevations to match existing. These elevations would also utilize horizontal metal panel siding, using a heavier gauge than existing, to match the existing building. All new and existing rooftop mechanicals will be screened, as requested at conceptual submittal discussion.

3. NAMES AND ADDRESSES

OWNER OF SITE: JALAPA MARKETING, LLC

ADDRESS: 916 Mulberry Lane, Kohler WI 53044

EMAIL: missionbda@gmail.com

PHONE: (920) 226 1786 **FAX NO.:** ()

ARCHITECT: Integrity Engineering & Design, LLC

ADDRESS: 2637 Tulip Lane, Green Bay WI

EMAIL ADDRESS: chris@integrityengineering.biz

PHONE: () **FAX NO.:** ()

CONTRACTOR: Quasius Construction, Inc.

ADDRESS: 1202A North 8th Street, Sheboygan WI

EMAIL: lkaland@quasius.com

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

4. APPLICATION SUBMITTAL REQUIREMENTS

- A. A scale drawing of all exterior elevations showing the design and appearance of the proposed building or structure.
- B. Three 11 X 17 colored renderings of the proposed building elevations and material samples.

C. A .pdf file of all drawings either by email or CD

- D. A scale drawing of the site plan showing the relationship of the building to the site and adjacent properties.
- E. A written description of the proposed general design, arrangement, texture, material and color of the building or structure. Describe the relationship of such factors to similar features of buildings located within the same block or located along the frontage or any block across the street from the proposed building or structure for which architectural approval is sought.

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 6th, 2022

PROJECT NAME AND ADDRESS:

Tidy Store Addition (810 N. 14th 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 14th 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.

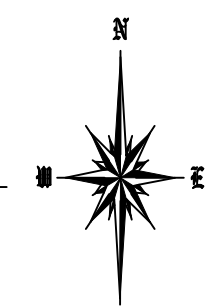
At the end of the day a nice and clean site is good for all of us.

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

Thank you
Dev”

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*

[illegible]

MASONRY VENEER

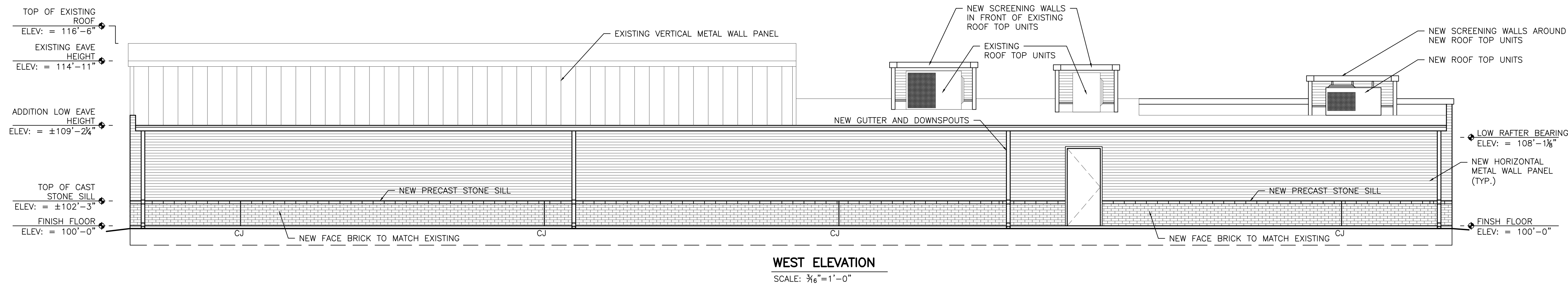
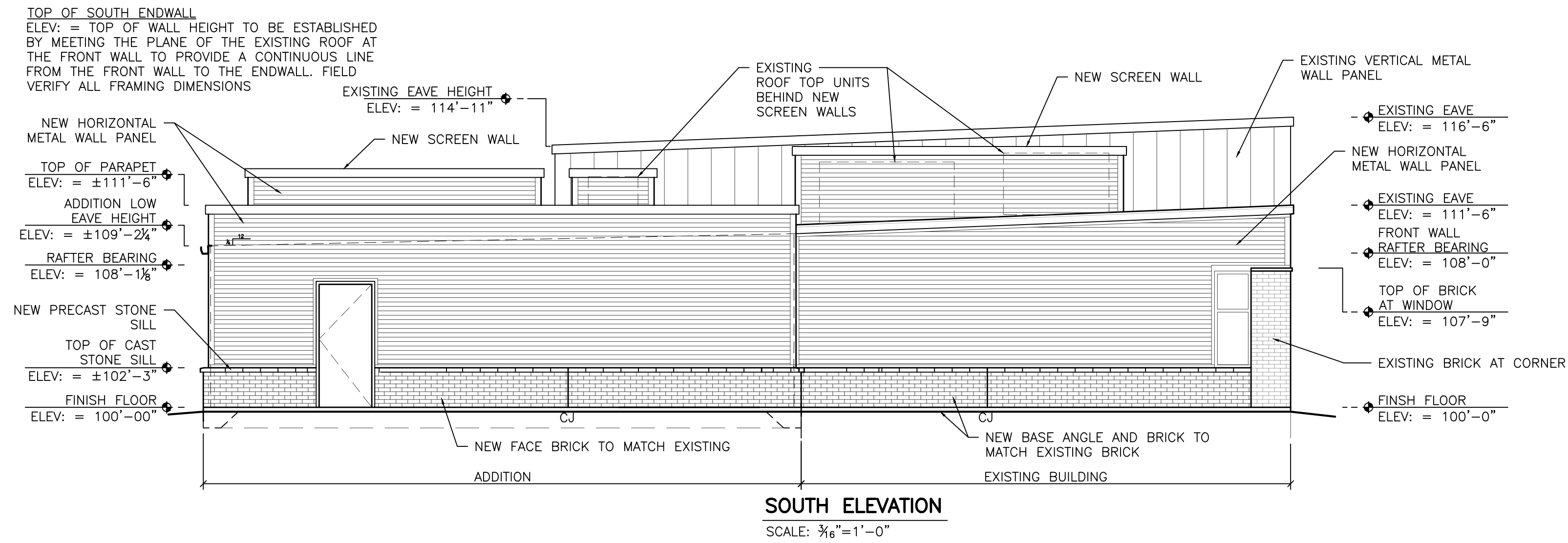
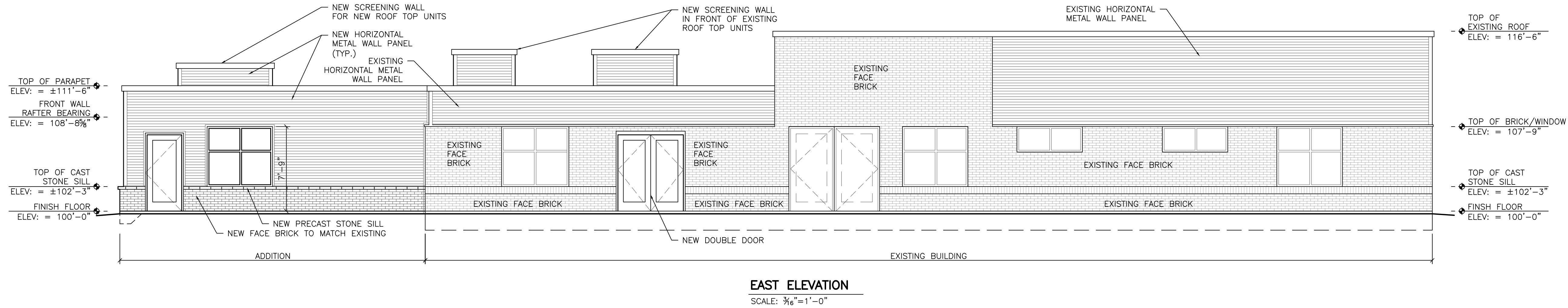
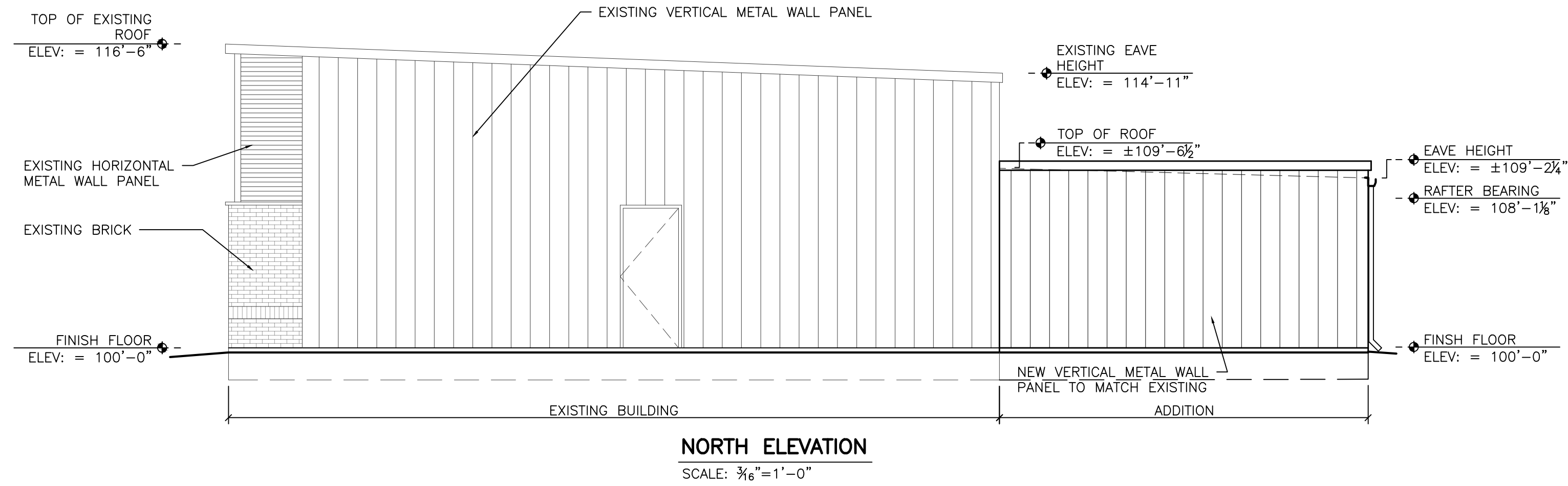
ALL BLOCK SHALL BE LAID IN CEMENT AND LIME MORTAR (TYPE N), WITH ALL BLOCK WELL BEDDED IN PLACE, HAVING BOTH VERTICAL AND HORIZONTAL JOINTS ON STRAIGHT LINES. BLOCK SHALL BE TIED TO STRUCTURAL WALL WITH DWD VENEER ANCHOR WITH V-TIE, 3/4" WIDE SPACED 16" ON CENTER VERTICALLY AND 32" ON CENTER HORIZONTALLY. 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

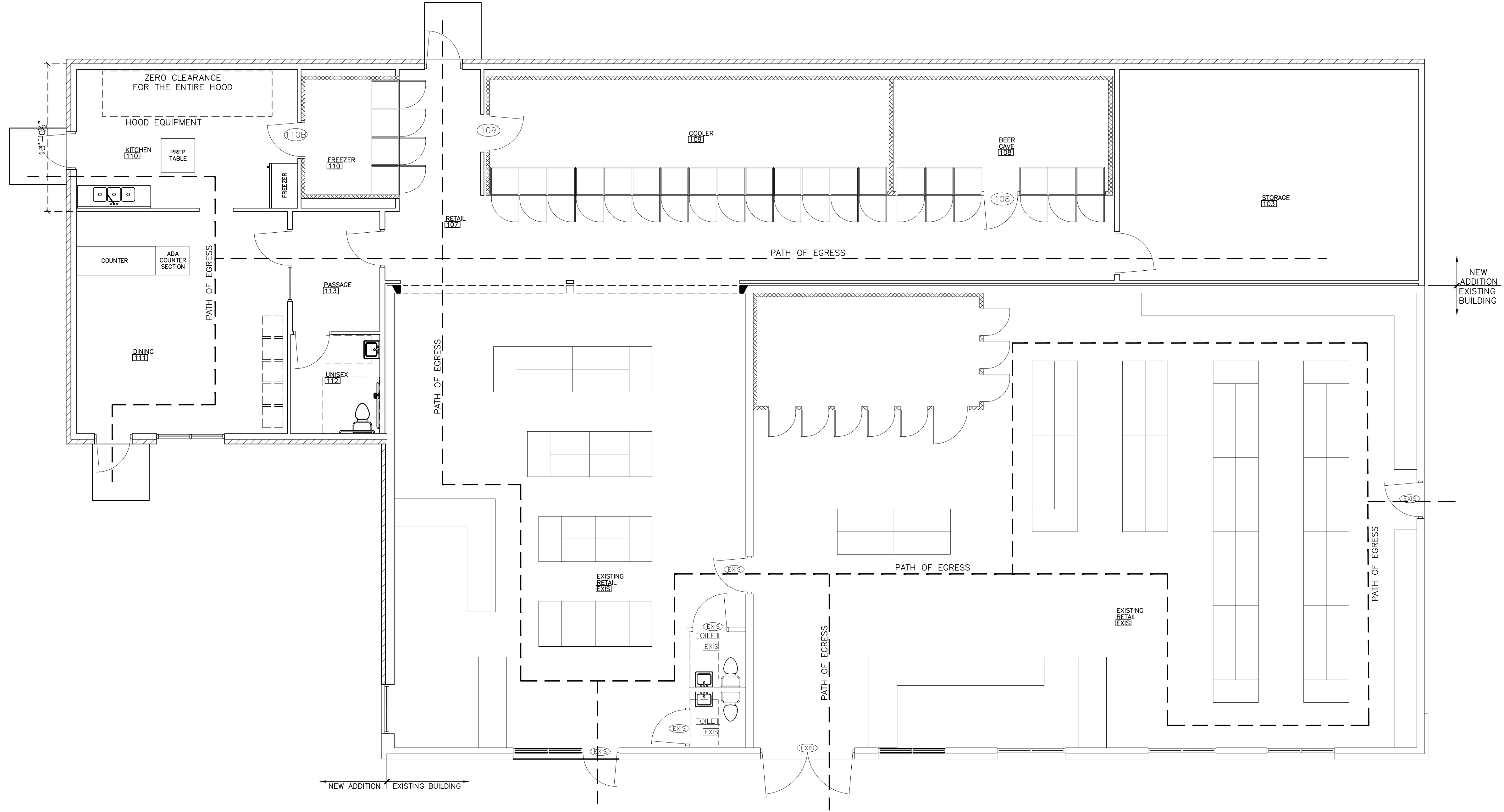


| ISSUE DATE | | | | | |
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| REVISIONS | | | | | |

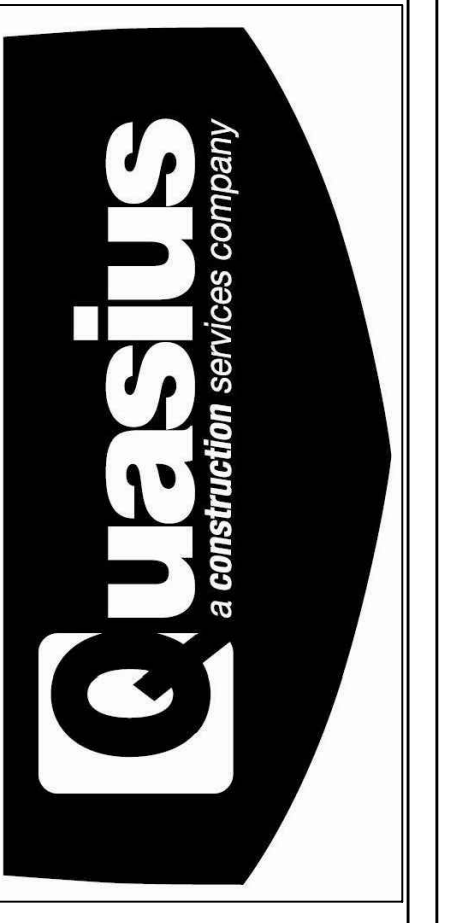
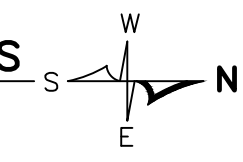
BUILDING ADDITION FOR:
TIDY STORE
810 NORTH 14TH STREET
SHEBOYGAN, WI SCONSIN 53081

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

A2.0



FURNITURE, FIXTURE, AND
EQUIPMENT PLAN, PATH OF EGRESS
SCALE: 3/16"=1'-0"



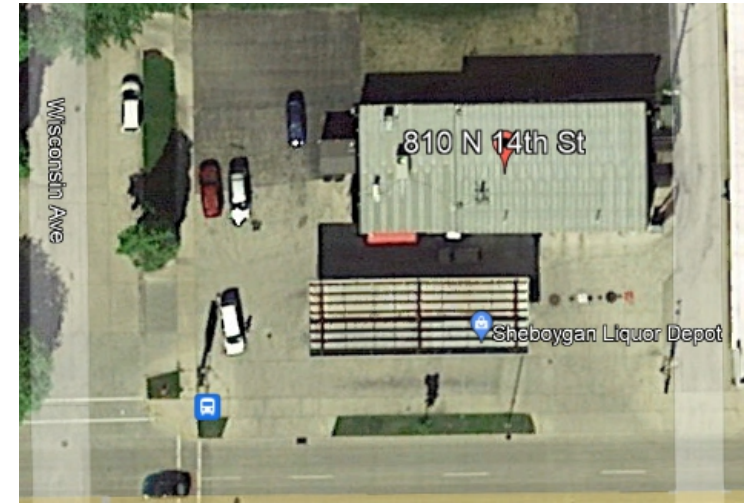
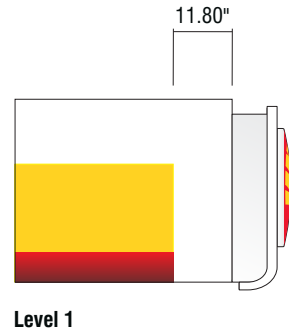
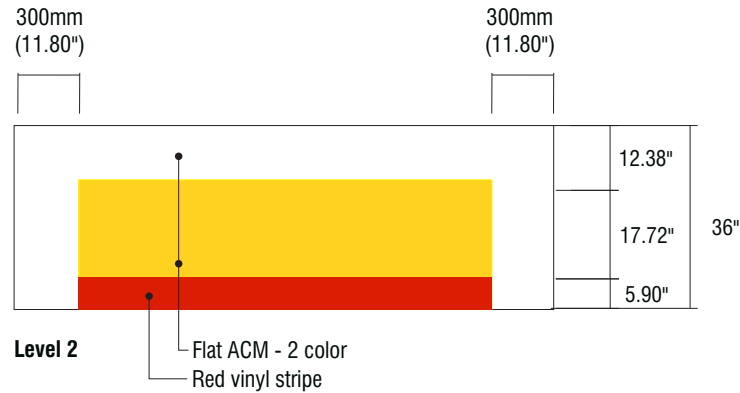
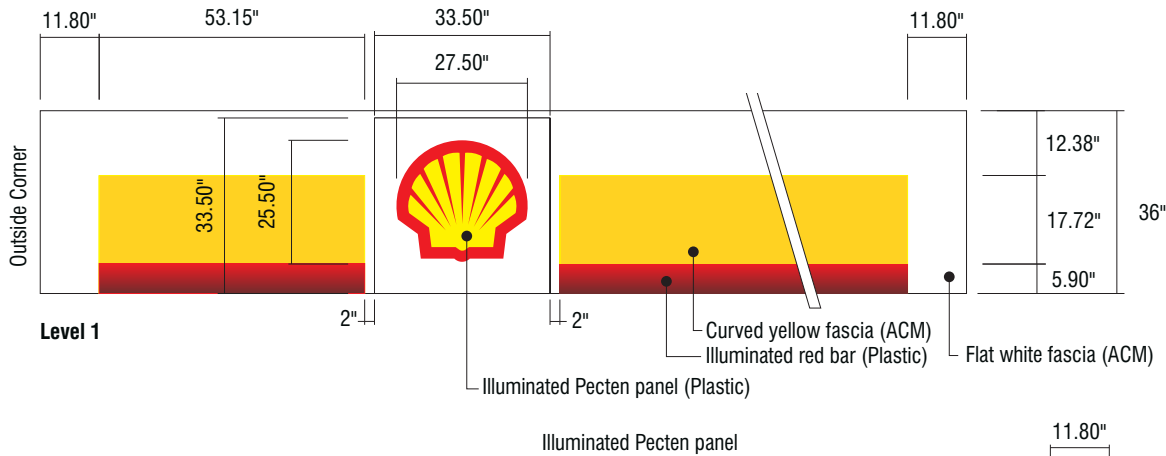
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BUILDING ADDITION FOR:
TIDY STORE
810 NORTH 14TH STREET
SHEBOYGAN, WI SCONSIN 53081

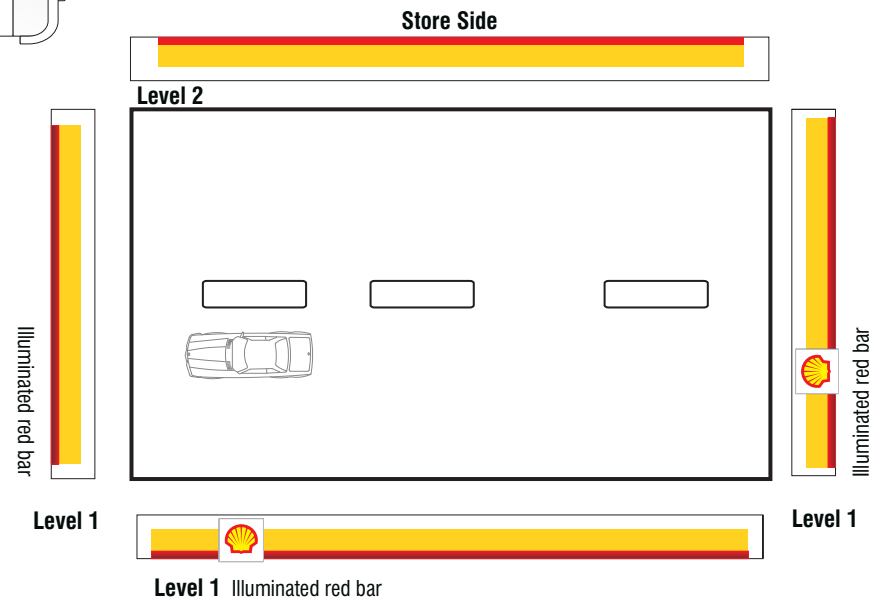
| | |
|--------------------|-----------------|
| IED Project number | 22067 |
| Date | 01 AUGUST, 2022 |
| Drawn by | JW |
| Checked by | CD |

PRELIMINARY, NOT FOR CONSTRUCTION

A1.1



EXISTING



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

TIDY STORE CANOPY
SHEBOYGAN, WI

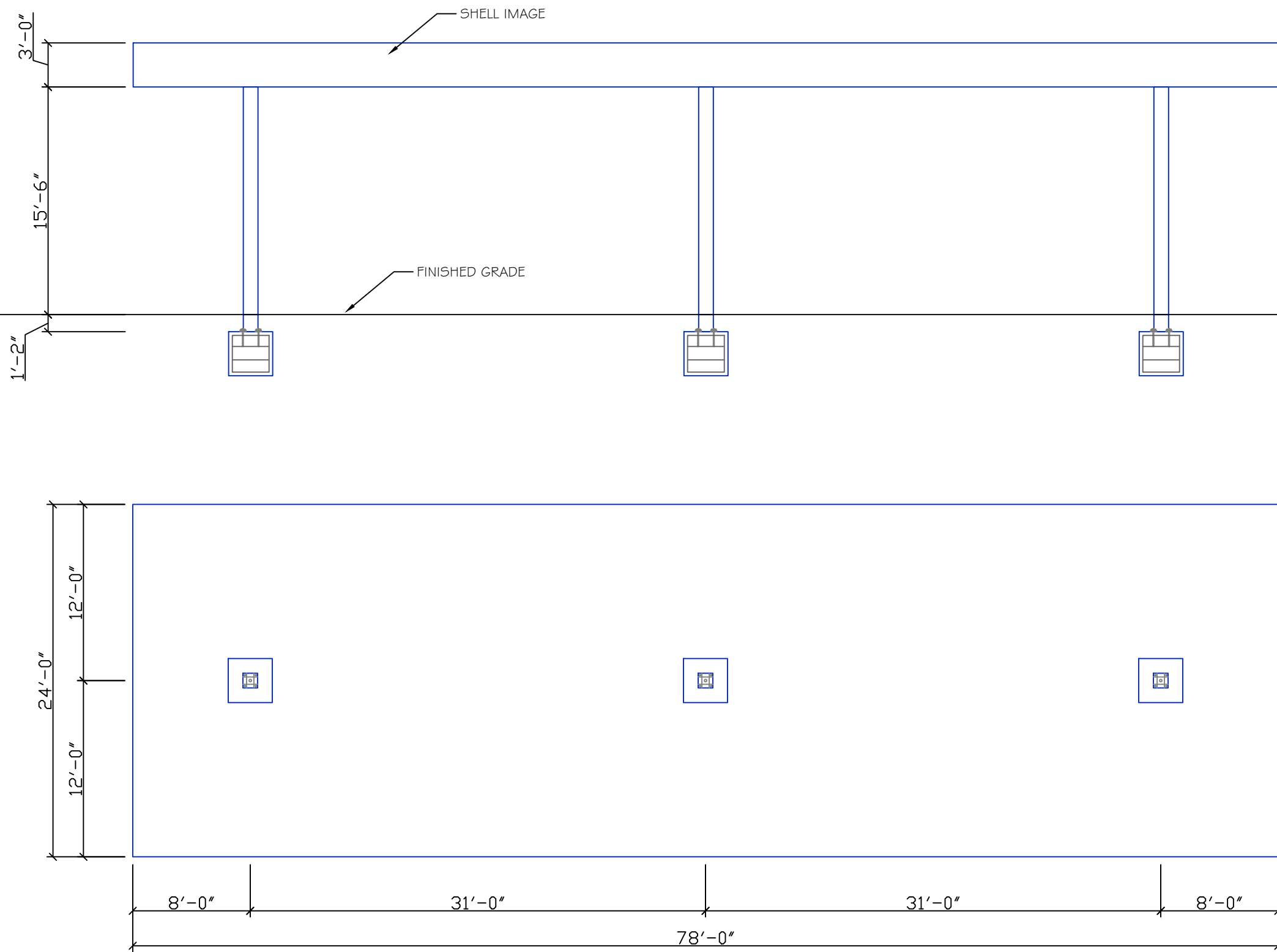
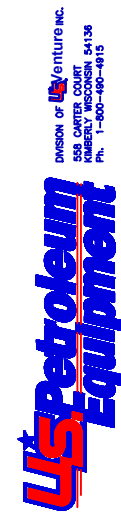
1/8" = 1'

Drawn By :
DD

Project number :

Date :

Revisions :





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59281500570

59281500630

592815

59281500920

592815006

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Wisconsin Ave

