PARCEL NO.:	59281500611
MAP NO.: LOTS	7, 8, & 9 BLK 120 - LOT 1
ZONING CLASSII	FICATION: Urban Commercia

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 <u>must be filed two weeks prior</u> to date of meeting. Applications that are not complete or that are not legible will not be accepted.

aco	cepted.		
1.	APPLICANT INFOR	RMATION	
	APPLICANT:	Basudev Adhikari	
		lberry Lane, Kohler WI 53044	
	E-MAIL ADDRESS:	missionbda@gmail.com	
	PHONE: (920)	226 1786 FAX NO.:()	
2.	DESCRIPTION OF	THE SUBJECT SITE/PROPOSED PROJECT	
		SED/EXISTING BUSINESS: Tidy Store	
	ADDRESS OF PRO	PERTY AFFECTED: 810 N 14th Street, Sheboygan WI	
	NEW BUILDING: _	ADDITION: REMODELING:	
	<u>convenience store, re</u>	PROPOSED PROJECT: Proposed 2,770 SF addition to expand eplace existing petroleum canopy, and add a small Cafe/restaurars.	
	The existing building	EXISTING EXTERIOR DESIGN AND MATERIALS: g uses a combination of brick base and horizontal panel siding on h, South, and East elevations currently have vertical metal panel s	the East siding.
		THE PROPOSED EXTERIOR DESIGN AND MATERIALS:	

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:				
	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:					
	PHONE:(920) 377 1560				
4.	APPLICATION SUBMITTAL REQUIREMENTS				
A. A scale drawing of all exterior elevations showing the design and appearance proposed building or structure.					
	B. Three 11 X 17 colored renderings of the proposed building elevations and mater 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.				
	See (deu) 9/6/2022				
	APPLICANT'S SIGNATURE 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 <u>59281500611</u>
- 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'
 - o 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

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 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.
- 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 promises
- 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 facia façade painted to align with the attached Shell 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 (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.

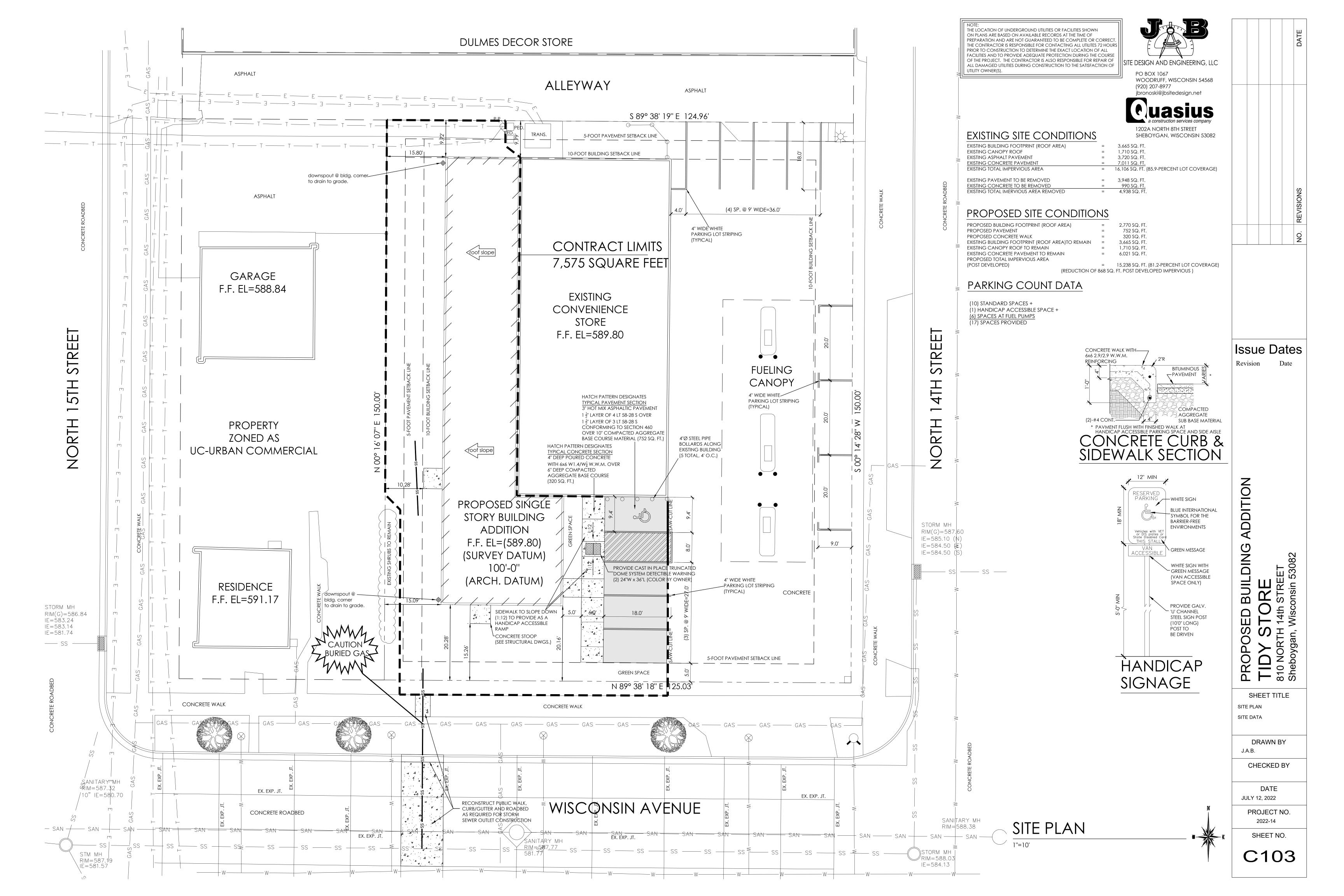
Landscaping will be taken care of in a timely manner.

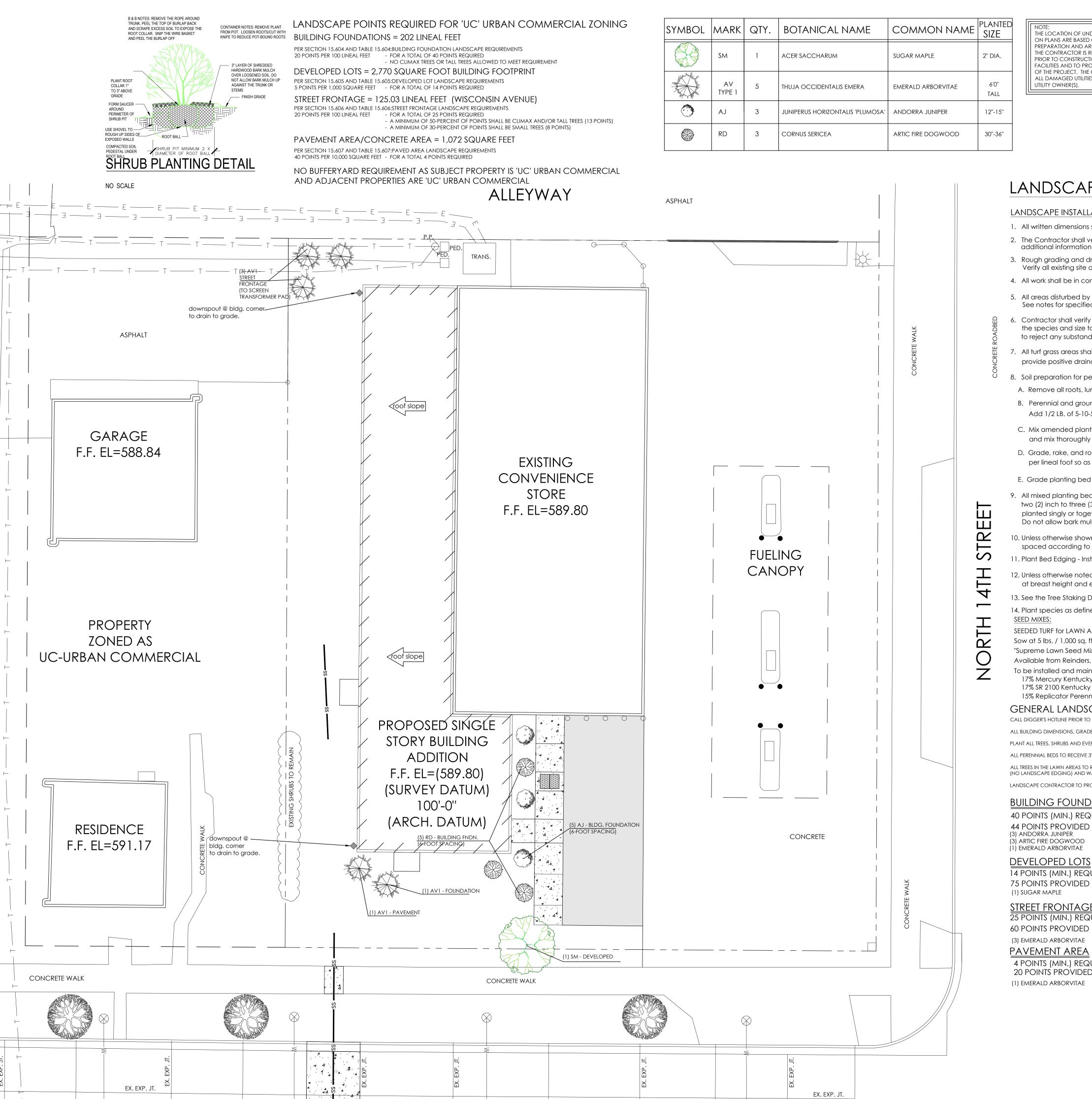
Let me know if there are any other issues and love to make things better around my sites.

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"





WISCONSIN AVENUE

CONCRETE ROADBED

UTILITY OWNER(S).

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

SITE DESIGN AND ENGINEERING, LLC

PO BOX 1067 WOODRUFF, WISCONSIN 54568 (920) 207-8977

jbronoski@jbsitedesign.net

SHEBOYGAN, WISCONSIN 53082

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.
- 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 (8) inch of topsoil Add 1/2 LB. of 5-10-5 garden fertilizer per 100 square feet and roto-till amendments into the planting beds.
- 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 15% Replicator Perennial Ryegrass 10% TXR Annual Rygrass

GENERAL LANDSCAPE NOTES

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

40 POINTS (MIN.) REQUIRED

44 POINTS PROVIDED

= (3) PTS. PER - 9 POINTS TOTAL (3) ARTIC FIRE DOGWOOD = (5) PTS. PER - 15 POINTS TOTAL (1) EMERALD ARBORVITAE = (20) PTS. PER -20 POINTS TOTAL

DEVELOPED LOTS

14 POINTS (MIN.) REQUIRED

75 POINTS PROVIDED (1) SUGAR MAPLE

= (75) PTS. PER -75 POINTS TOTAL

STREET FRONTAGE 25 POINTS (MIN.) REQUIRED

(3) EMERALD ARBORVITAE = (20) PTS. PER -60 POINTS TOTAL

PAVEMENT AREA

4 POINTS (MIN.) REQUIRED 20 POINTS PROVIDED

(1) EMERALD ARBORVITAE = (20) PTS. PER -20 POINTS TOTAL

LANDSCAPE PLAN

Issue Dates

Revision

SHEET TITLE SITE LANDSCAPE PLAN

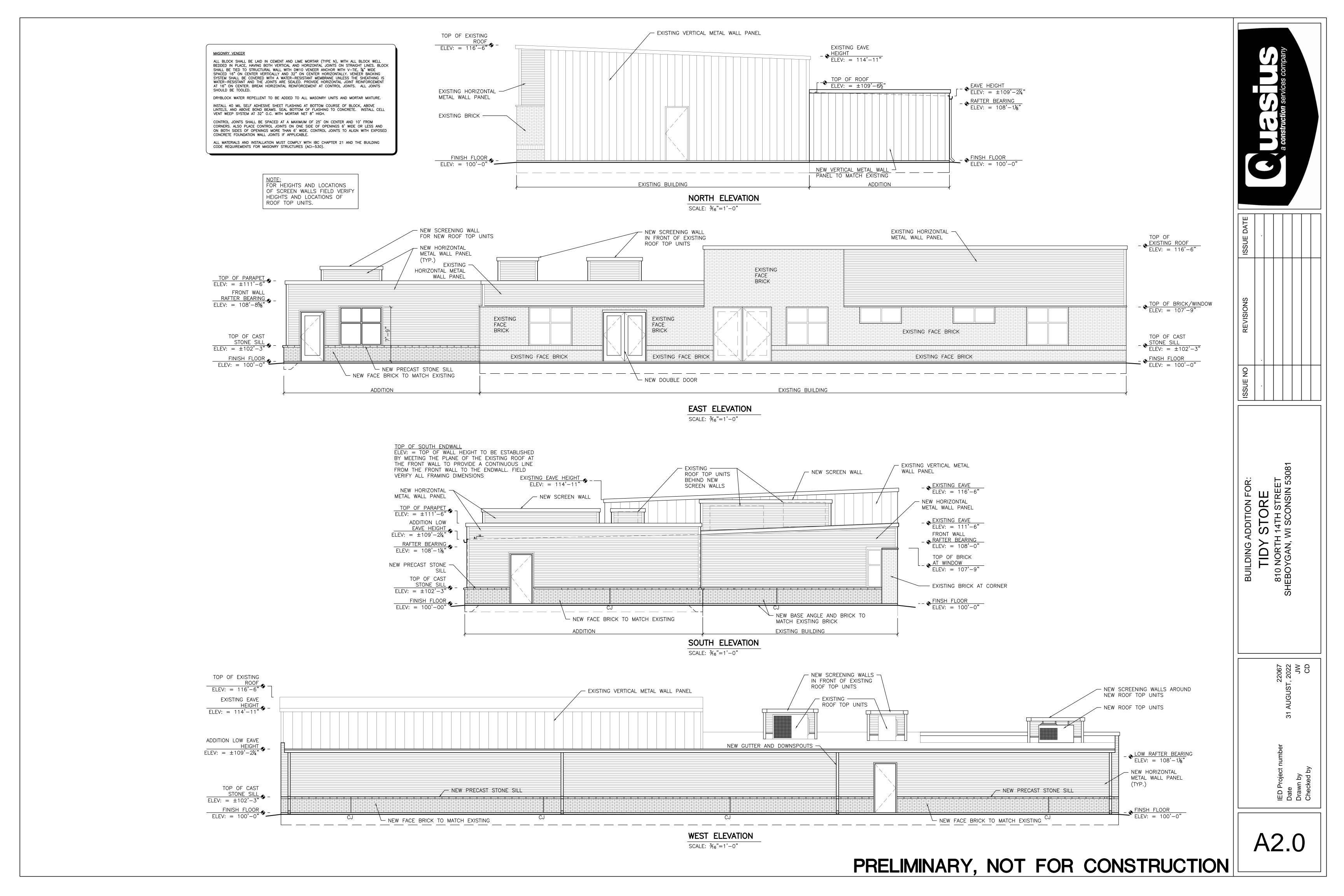
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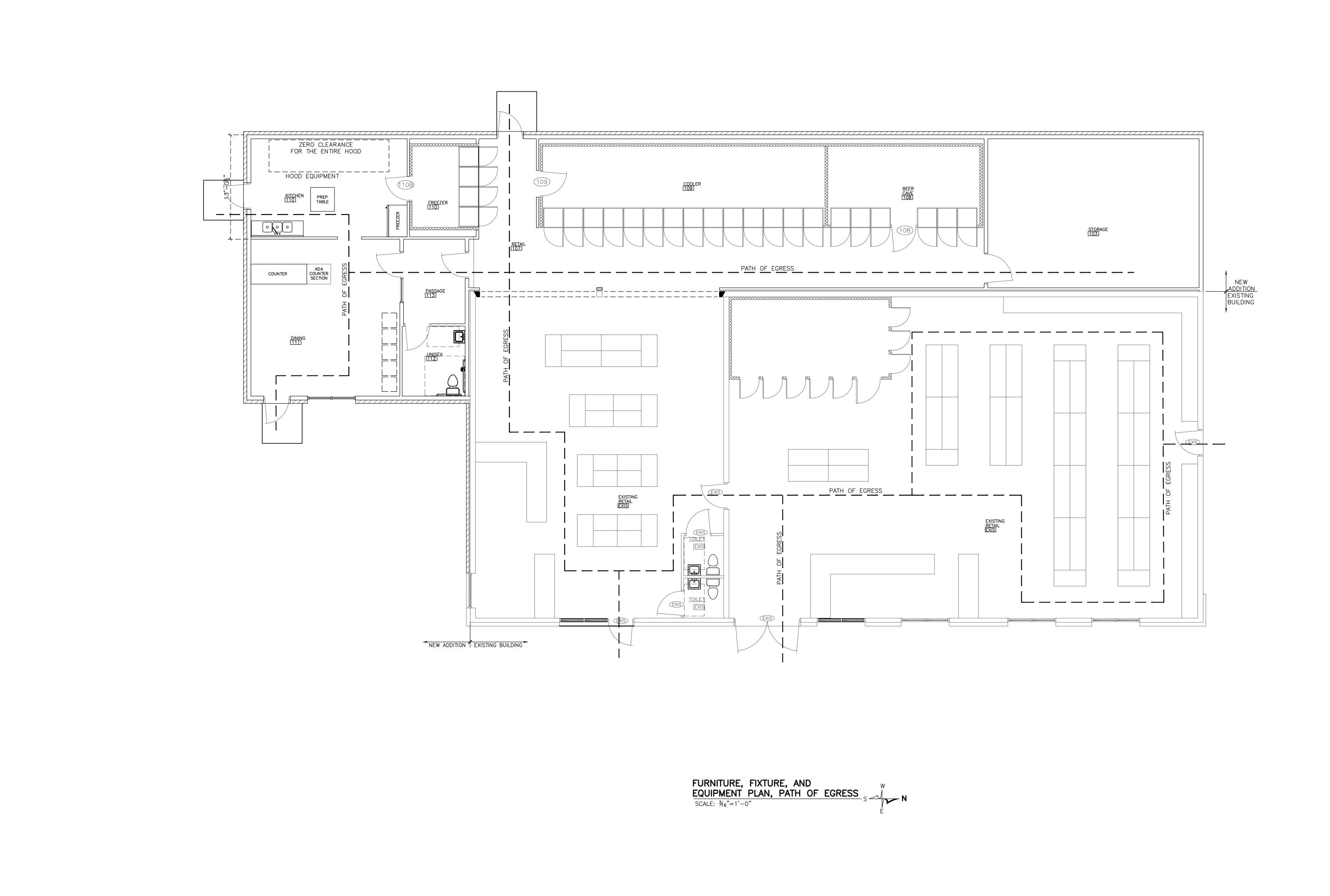
CHECKED BY

DATE

JUNE 11, 2022

PROJECT NO. 2022-16 SHEET NO.





a construction services company

ISSUE NO REVISIONS ISSUE DATE

BUILDING ADDITION FOR:

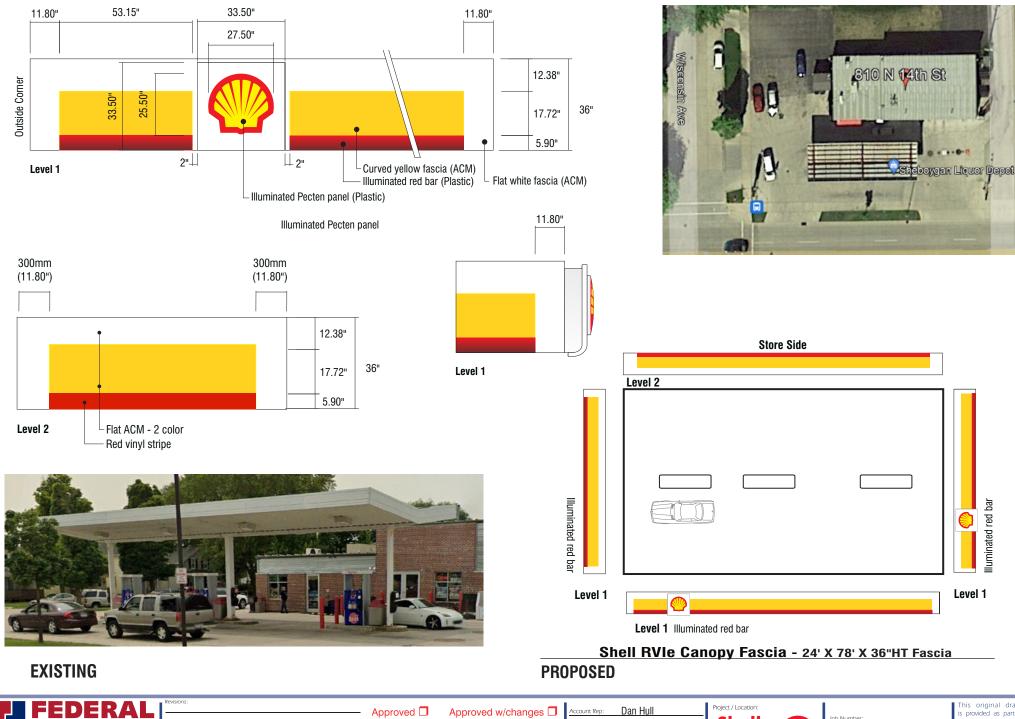
TIDY STORE

810 NORTH 14TH STREET
SHEBOYGAN, WI SCONSIN 5308

22067 01 AUGUST, 2022 JW CD

IED Project number Date Drawn by

A1.1



VISUAL COMMUNICATIONS Federal Heath Specialty Contracting

1020 Pittsburgh Drive, Suite A

Delaware, OH 43015 740-368-4120

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RVI Evolution GLOBAL



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