

PARCEL NO. 59281500611
MAP NO. LOTS 7, 8, & 9 BLK 120 - LOT 1
ZONING CLASSIFICATION: Urban 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: Basudev Adhikari
[REDACTED], Kohler WI
ADDRESS: 53044 E-MAIL: [REDACTED]
PHONE: ([REDACTED]) 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
LEGAL DESCRIPTION: LOTS 7, 8, & 9 BLK 120 - LOT 1
CSM V25 P84-85 #1931884

BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE: _____
The Tidy Store is currently as Gas Station/Convenience store & a liquor store.

DETAILED DESCRIPTION OF **PROPOSED** OPERATION OR USE INCLUDING
ANY CHANGES TO THE EXISTING USE The proposed building addition would add approximate

BRIEF DESCRIPTION OF ALL REQUESTED VARIANCES FROM PROVISIONS
OF THE ZONING ORDINANCE, WHICH ARE RELATED TO THE PROPOSED
OPERATION OR USE: Landscaping locational variance

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 Tidy Store Addition reflects the City's Comprehensive

Master plan by growing an established business in the City of Sheboygan & improving the street appearance of the Tidy Store which is located on the busy 14th Street Corridor.

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? _____

No, the proposed addition aligns well with the redevelopment that is occurring within this neighborhood.

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 addition aligns well with the redevelopment that has been occurring within this neighborhood.

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: JALAPA MARKETING, LLC

ADDRESS: [REDACTED] Kohler WI 53044 E-MAIL: [REDACTED]

ARCHITECT: Integrity Engineering & Design, LLC

ADDRESS: [REDACTED] Green Bay WI E-MAIL: [REDACTED]

CONTRACTOR: J & N Construction Inc.

ADDRESS: [REDACTED] E-MAIL: [REDACTED]
Elkhart Lake WI 53020

5. CERTIFICATE

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

Nicholas Kartes

APPLICANT'S SIGNATURE

9/30/2026

DATE

Nick Kartes (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

J & N Construction Inc

• Elkhart Lake Wisconsin 53020 Phone [REDACTED]



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

- J & N Construction Inc 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 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 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:

- J & N will work with the City to accommodate concerns in regards to rooftop mechanical equipment screening
- J & N will work with the City to get an approved landscape plan, including the incorporation of street trees
- J & N will work with the City to get an approved Stormwater plan
- Owner has recently hired new maintenance contractor to improve property maintenance going forward
- J & N 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:

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.

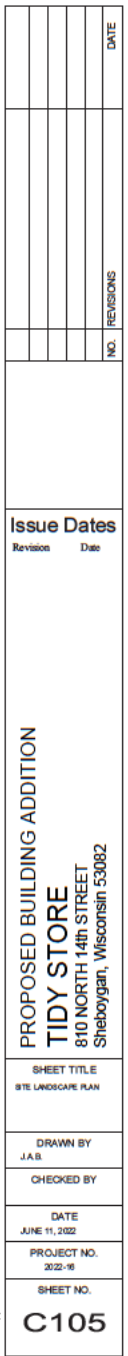
At the end of the day a nice and clean site is good for all of us.

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

Thank you
Dev"



NOTES:
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 24 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 OWNERS.



MASONRY NOTES

ALL BRICK SHALL BE Laid IN COURSE AND LIME MORTAR (TYPE M) WITH ALL BRICK WELL BEDDED IN PLACE. SHARP BOTH VERTICAL AND HORIZONTAL JOINTS ON STRAIGHT LINES. BRICK SHALL BE Laid TO STRUCTURAL WALL WITH 2"X8" GIRDERS AND/OR WITH 1"X6" 3"X8" RICE SPACED 14" ON CENTER VERTICALLY AND 32" ON CENTER HORIZONTALLY. VERTICAL BACKING WATER SHALL BE COVERED WITH A WATER-RESISTANT MEMBRANE. FINISHES THE SURFACING IS AT 10' ON CENTER. BREAK HORIZONTAL REINFORCEMENT AT CONTROL JOINTS. ALL JOINTS SHOULD BE TOOK.

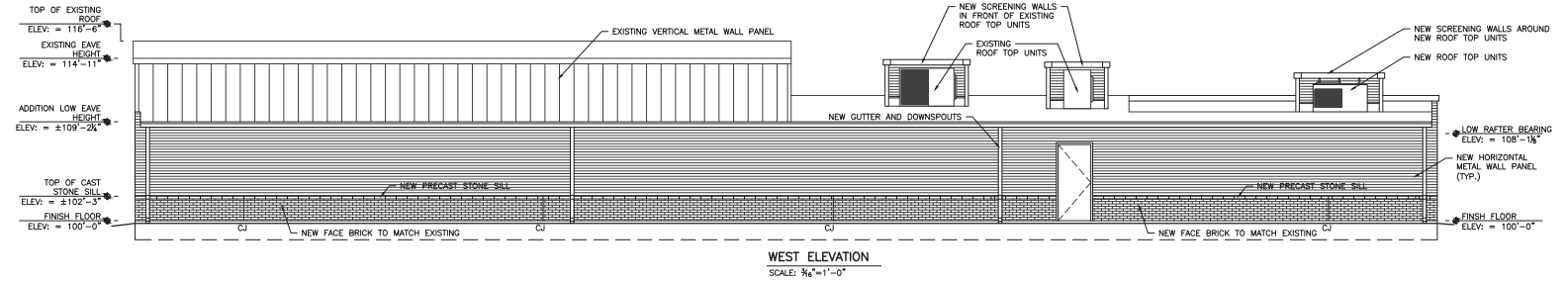
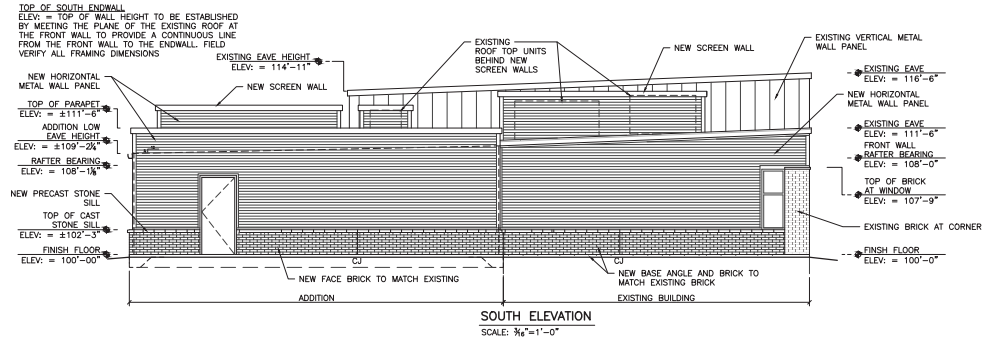
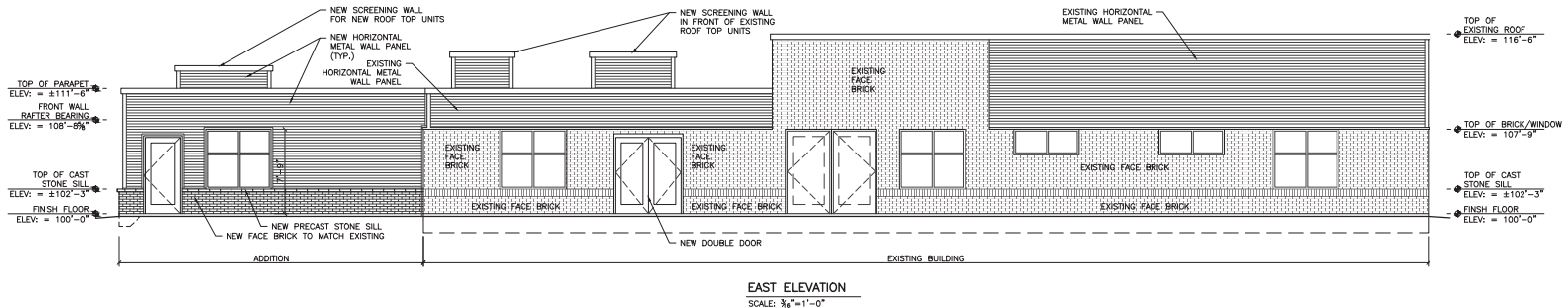
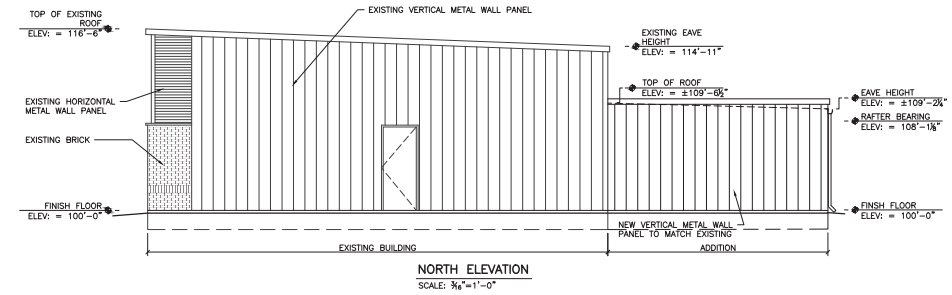
DRYBRICK WATER REPELLENT TO BE ADDED TO ALL MASONRY UNITS AND MORTAR MIXTURE.

METAL AG. M. SELF ADHESIVE SHEET FLASHING AT BOTTOM COURSE OF BRICK ABOVE UNITS, AND ABOVE BRICK BEING SEAL BOTTOM OF FLASHING TO CONCRETE. INITIAL CELL VENT WEAP SYSTEM AT 32" O.C. WITH MORTAR NET 8" HIGH.

COVERING JOINTS SHALL BE SPACED AT A MINIMUM OF 32" 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 IRC 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

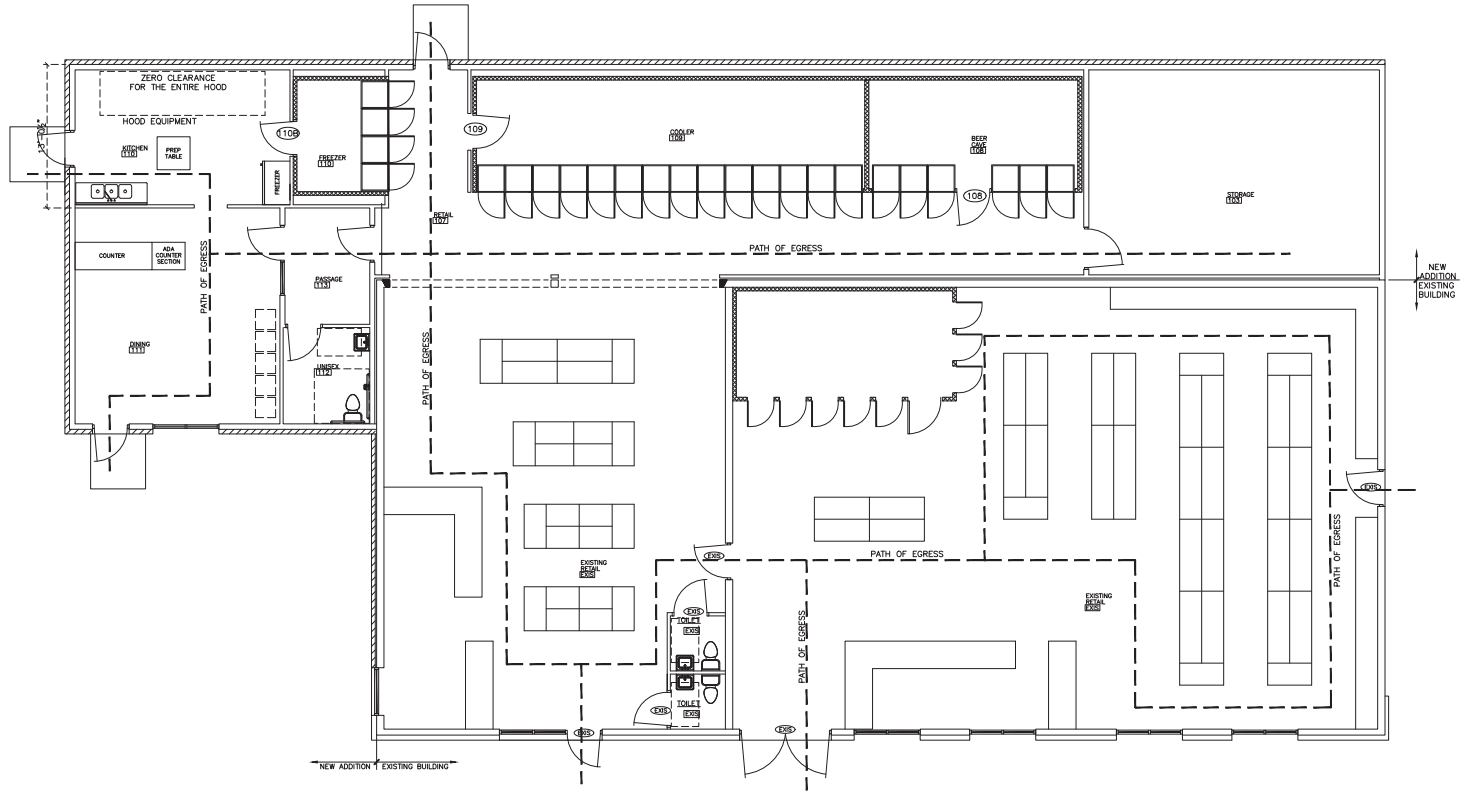


ISSUE DATE	
ISSUE NO	
REVISIONS	

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

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

A2.0



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



PRELIMINARY, NOT FOR CONSTRUCTION



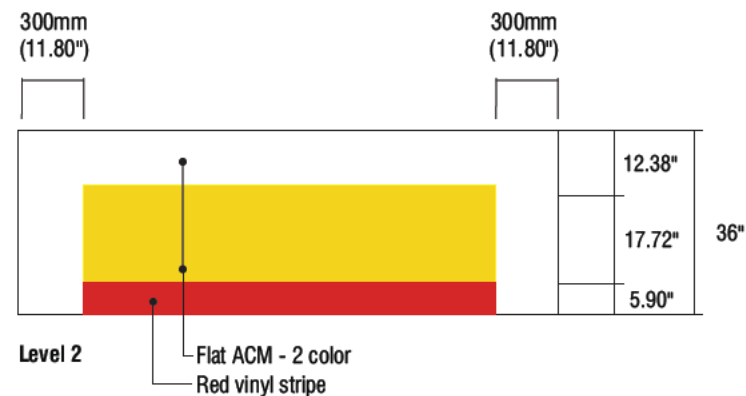
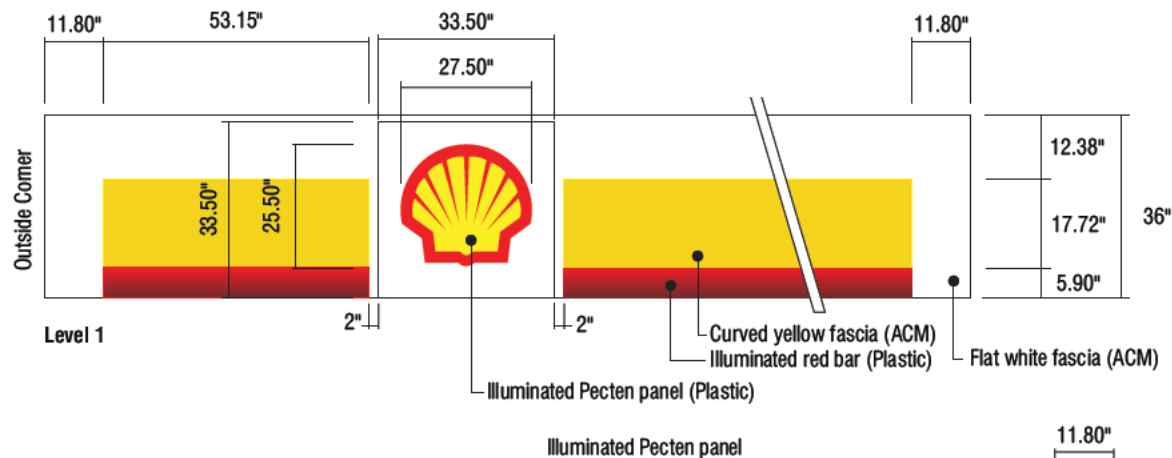
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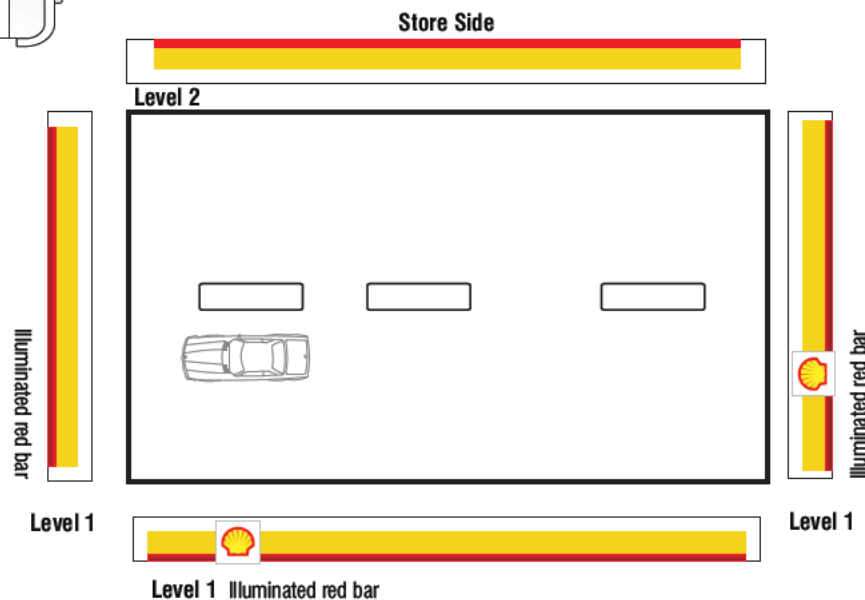
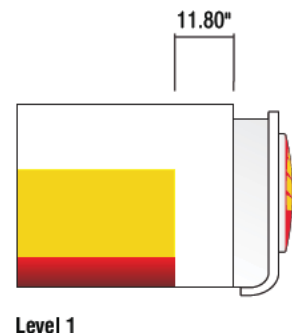
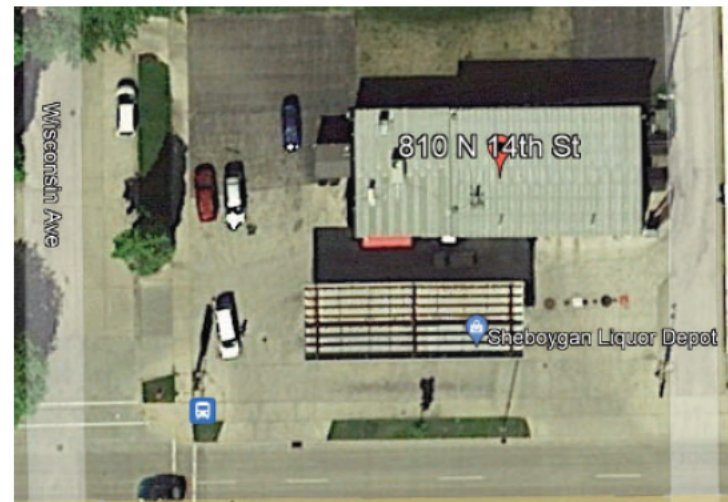
22067
01 AUGUST, 2022
JW
CD

IED Project number
Date
Drawn by
Checked by

A1.1



EXISTING



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



