

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Application for Conditional Use Permit with exceptions by Basudev Adhikari to construct an addition to the Tidy Store and gas station located at 810 N 14th St. UC Zone

REPORT PREPARED BY: Ellise Rose, Zoning Administrator

REPORT DATE: October 6, 2026

MEETING DATE: October 13, 2026

FISCAL SUMMARY:

Budget Line Item:	N/A
Budget Summary:	N/A
Budgeted Expenditure:	N/A
Budgeted Revenue:	N/A

STATUTORY REFERENCE:

Wisconsin	N/A
Statutes:	
Municipal Code:	N/A

BACKGROUND / ANALYSIS:

Basudev Adhikari is proposing to construct an addition to the Tidy Store and gas station located at 810 N 14th St. The applicant states the following:

- The proposed project includes a new fueling canopy to replace existing and a 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.
- The estimated project cost is \$600,000.
- 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
- Site is currently in operation as a Gas Station / Convenience station & liquor store.
- 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)
- 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.

- J & N Construction Inc will work with City Staff to ensure the proposed project will meet landscaping requirements.
- All performance standards to comply with the City of Sheboygan Zoning Ordinance.
- 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 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.
- 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
- 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 in the fascia of the canopy.
- Helios will not extend above the horizontal plane of the canopy.
- Helios will be under 20SF ea. as shown in the renderings (9 SF each).
- 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:

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

STAFF COMMENTS:

The applicant is requesting an exception to the minimum parking requirements. Required parking spaces: 22. Provided parking spaces: 18.

ACTION REQUESTED:

Staff recommends approval of the conditional use permit subject to the following conditions:

1. Prior to operation/occupancy, the applicant shall obtain all licenses, and occupancy permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, health, state, federal, etc. An occupancy permit will be granted only at such time as the applicant has met all requirements.
2. The facility will meet all zoning requirements including but not limited to noise, smells, vibration, hazardous materials, etc. If any issues arise, this matter may be brought back to the Plan Commission for review.
3. If using dumpsters, dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility. If using chain link fencing, the applicant shall install Privacy Decorative Slating (PDS) material in order to effectively screen and enclose the dumpster.
4. All outdoor storage of materials, products or equipment beyond the firewood, LP storage & and ice storage shall be prohibited.
5. Any fencing/retaining wall shall be installed per Section 105-945 of the City of Sheboygan Zoning Ordinance.
6. All new lighting shall be installed per Section 105-932 of the City of Sheboygan Zoning Ordinance. There shall be no spillover light onto adjacent properties or the streets.
7. Applicant shall obtain the necessary sign permits prior to installation.

ATTACHMENTS:

Conditional Use Permit Application and Attachments