



CITY OF SHEBOYGAN

**APPLICATION FOR
CONDITIONAL USE**

Fee: \$250.00 _____

Review Date: _____

Zoning: _____

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

SECTION 1: Applicant/ Permittee Information			
Applicant Name (Ind., Org. or Entity) Basudev Adhikari		Authorized Representative Quasius Construction, Inc.	
Title Contractor			
Mailing Address 916 Mulberry Lane		City Kohler	State WI
ZIP Code 53044			
Email Address missionbda@gmail.com		Phone Number (incl. area code)	
SECTION 2: Landowner Information (complete these fields when project site owner is different than applicant)			
Applicant Name (Ind., Org. or Entity)		Contact Person	
Title			
Mailing Address		City	State
ZIP Code			
Email Address		Phone Number (incl. area code)	
SECTION 3: Project or Site Location			
Project Address/Description 3207 S BUSINESS DR		Parcel No. 59281431172	
SECTION 4: Proposed Conditional Use			
Name of Proposed/Existing Business:	Multi Use Commercial Tenant Building		
Existing Zoning:	Urban Commercial District		
Present Use of Parcel:	Vacant Lot		
Proposed Use of Parcel:	Multi Use Commercial Tenant Building		
Present Use of Adjacent Properties:	Commercial Businesses/Restaurants		
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) Quasius Construction, Inc.		Title Contractor	Phone Number (920) 377-1566
Signature of Applicant 		Date Signed 1/7/25	

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.

SITE NARRATIVE – Conditional Use Application

January 7, 2025

PROJECT NAME AND ADDRESS: 3207 South Business Drive, Sheboygan WI, 53081

Gas Station Canopy, Mixed Use Building to including a Convenience Store, Liquor Store, Shipping Store and Restaurant

ESTIMATED PROJECT COST: \$2,500,000

PARCEL INFORMATION/SITE DATA/LEGAL DESCRIPTION:

- LOT 2 CSM V30 P219-221 #2122307 BEING PART OF THE SW SW SEC 34.
- The entire lot area is 1.97 acres

ZONING CLASSIFICATION/ZONING REQUIREMENTS:

UC – Urban Commercial District

EXISTING SITE CONDITIONS/LAND USE:

- The site is currently not in use. The existing metal building will be demolished as part of this project.

PROPOSED LAND USE/LOT COVERAGE SITE DATA

- Property Size: .1.97
- New Canopy Footprint per site plan (4 Pumping Stations)
 - Canopy to have 15'-6" for vehicle clearance
 - Top of Canopy to be 18'-6"
- New Building Footprint: 12,500 SF
- New Paving per site plan
- Underground fuel storage tanks

SITE SELECTION

- This property was selected for this development for its appealing location along the South Business Drive Corridor and complimenting businesses to the north and south.
- We believe this location aligns well with the City of Sheboygan's Comprehensive plan for development & redevelopment. Eliminates a vacated site on a primary City street.

- Constructing a Gas Station & Mixed Use Building in this area would provide a quick, convenient location for residents to stop and satisfy multiple needs at one location.
- The new development would serve as a quick, easily accessible location for residents of nearby residential
- Strengthens the City of Sheboygan's Comprehensive goal to promote "Complete neighborhoods" with a mix of residences and beneficial service businesses.

LANDSCAPE & STORMWATER REQUIREMENTS:

- Landscaping plan will meet City of Sheboygan's landscaping point system requirements through completion of the plans prior to permitting & construction.
- The proposed project will meet City of Sheboygan's stormwater requirements through completion of the plans prior to permitting & construction.

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 & restaurant will be minimal and should not be considered a nuisance concern for the nearby community.

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.
- Firewood display: A small firewood rack will be displayed on the exterior of the building. Customers are to purchase firewood at the register and pick-up outside.
- LP & Ice Storage: A locked LP Storage cage & Ice box will be located on the south face of the building. Customers are to purchase LP & Ice products inside the convenience store and are to be assisted by a store employee to get access to the products.
- Air/Vacuum equipment will not be present on this site

SITE LIGHTING:

- Wall mount light fixtures will be installed on the building as shown on the attached elevations.
- Lights will be used as backlighting for the building and provide lighting for sidewalks along the building storefronts and east side.
- Lights to be mounted in a downlit position and will throw off 1200 or less Lumens
- Scottsdale Vertex LED lights will be installed on the underside of the canopy structure.
- No flashing or flickering lights will be used on the promises
- We will not be exceeding .50 footcandles at the property line
- Helios will be internally lit, specs are attached



ARCHITECTURE:

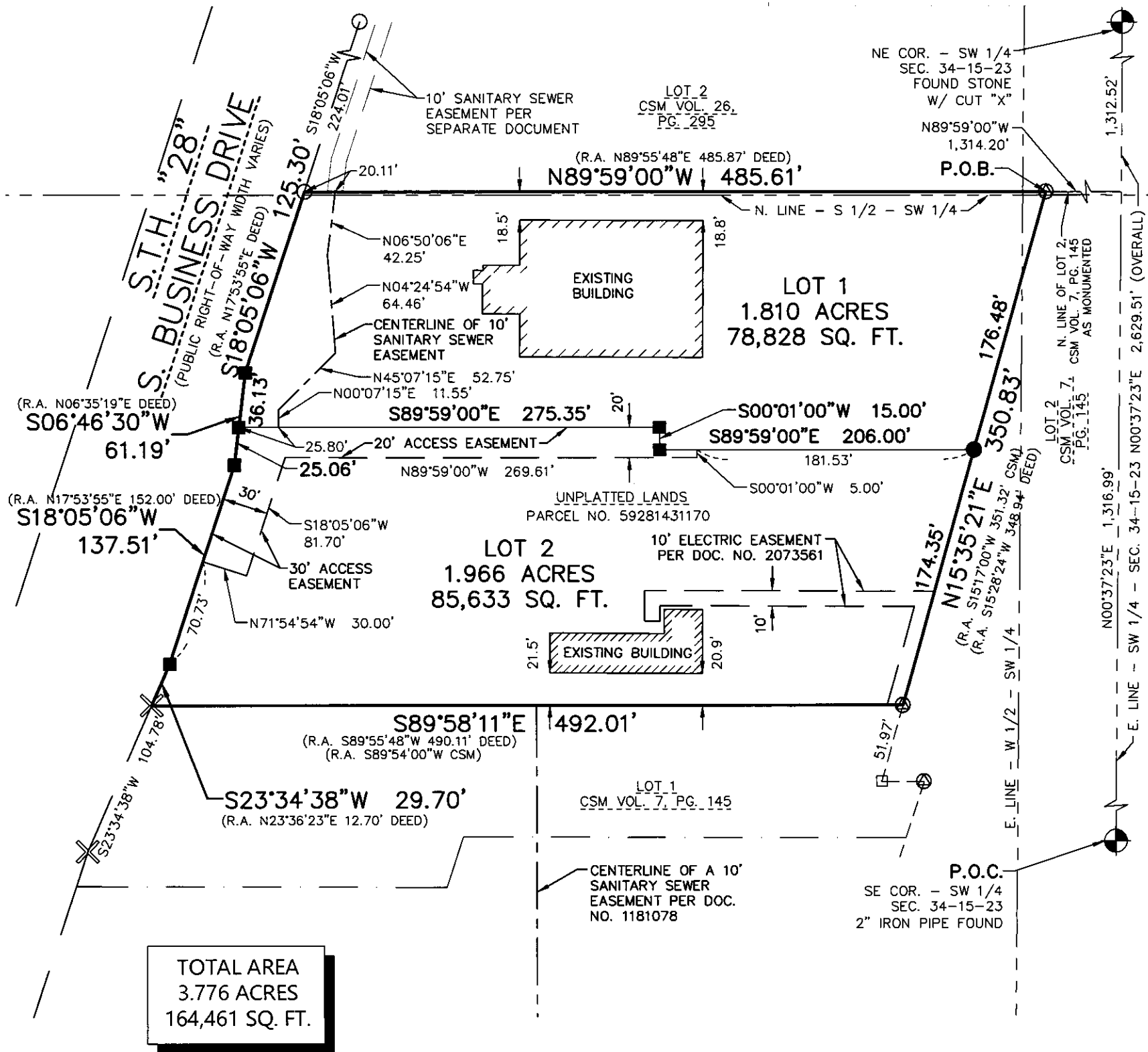
- The building will be constructed using an architecturally pleasing combination of Gray Stone veneer masonry, Cavern Steel LP Horizontal panel siding, light gray EIFS, and black accent bands.
- The masonry veneer will be used as a base wainscot for the building.
- Exterior building materials are shown to closely resemble the recently completed 26th & Superior J-Mart and the approved 15th & Geele project in construction. The Owner is looking to identify this architectural image as his branded image for new locations.
- Entrance storefront glass doors are emphasized with complimentary suspended awnings & store signage (signage to be submitted at a later date)
- Building will have rooftop parapet walls to conceal all rooftop mechanical equipment
- The proposed BP Fueling Canopy will follow the standard BP architectural guidelines outlined in the attached Canopy Renderings. This canopy aligns well with design of other BP fueling stations around the City of Sheboygan and will serve as a recognizable, convenient destination along a heavily traveled corridor.
- The proposed Canopy will include Masonry piers wrapping steel Canopy Columns as requested by the City of Sheboygan. Masonry piers will consist of a gray- tone stone veneer, matching the base material used on the exterior of the J-Mart Convenience Store.
- The stone veneer will wrap the columns up 8'-0", similar to the project recently completed on Superior Avenue. BP standard painting requirements will be followed for the exposed column above the Masonry.
- The Canopy will consist of prefinished metal fascia façade painted to align with the attached BP 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.

ADDITIONAL CONSIDERATIONS/COMMENTS:

- Restaurant will be run by the Owner and sell traditional Indian Foods. The restaurant will be a small sit and dine that can accommodate up to twenty four (24) sit-down customers at a time.
- Dumpster enclosure to be constructed using Masonry concrete blocks wrapped in thin stone veneer, to match exterior. Located in the back on the east side to the north.
- Dumpster pickups will not interfere with sidewalk/traffic
- Rooftop water will be collected on the east (backside) of the building and drain to storm system
- The Owner has committed to using the same/similar architectural flow provided and approved for this 26th & Superior building on future projects throughout the City. This is the architectural flow that was used in the building design for this development.
- The Owner is aiming to achieve uniformed, identifiable building design going forward.
- Monument Sign to be submitted by separate contractor at a later date. Location TBD through signage approval requirements & process

CERTIFIED SURVEY MAP

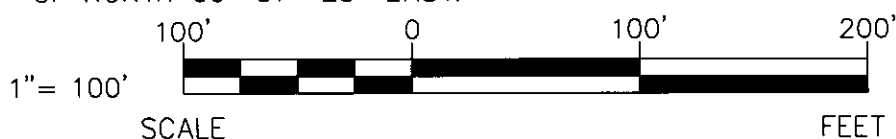
FOR
HEAVEN SENT PROPERTIES, LLC
 PART OF THE NORTHWEST 1/4, NORTHEAST 1/4,
 SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHWEST
 1/4, SECTION 34, TOWNSHIP 15 NORTH, RANGE 23 EAST,
 CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN.



LEGEND

- - 3/4" x 18" REBAR SET WEIGHING 1.50 LBS/FT.
- - MAG NAIL SET
- - 3/4" REBAR FOUND
- ⊙ - 3/4" IRON PIPE FOUND
- - MAG NAIL FOUND
- ✕ - CUT "X" FOUND
- ⊕ - SECTION CORNER MONUMENT FOUND

NORTH POINT REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, SHEBOYGAN COUNTY. THE EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 34 HAS A BEARING OF NORTH 00°-37'-23" EAST.



OWNER:
 HEAVEN SENT PROPERTIES, LLC
 2800 E. ENTERPRISE AVENUE, STE 333
 APPLETON, WI 54913

SHEET 1 OF 4 SHEETS



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100 Camelot Drive
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 www.EXCELENGINEER.com
JOB NO. 2029700

CERTIFIED SURVEY MAP NO. _____

PART OF THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, SECTION 34, TOWNSHIP 15 NORTH, RANGE 23 EAST, CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, Ryan Wilgreen, Professional Land Surveyor, hereby certify:

That I have surveyed, divided and mapped a parcel of land described below.

That I have made such Certified Survey under the direction of Heaven Sent Properties, LLC bounded and described as follows:

Part of the Northwest 1/4, Northeast 1/4, Southwest 1/4 and Southeast 1/4 of the Southwest 1/4 of Section 34, Township 15 North, Range 23 East, City of Sheboygan, Sheboygan County, Wisconsin being more particularly described as follows:

Commencing at Southeast corner of the Southwest 1/4 of said Section 34; thence North 00°-37'-23" East along the East line of said Southwest 1/4, a distance of 1,316.99 feet; thence North 89°-59'-00" West, a distance of 1,314.20 feet to the Northwest corner of Lot 2 of Certified Survey Map recorded in the Sheboygan County Register of Deeds Office in Volume 7 of Certified Survey Maps on Page 145 as Document No. 1116245, said point being the point of beginning; thence continuing North 89°-59'-00" West along the South line of Lot 2 of Certified Survey Map recorded in the Sheboygan County Register of Deeds Office in Volume 26 of Certified Survey Maps on Page 295 as Document No. 2000886, a distance of 485.61 feet to the Southwest corner of said Lot 2 of CSM Volume 26, Page 295; thence South 18°-05'-06" West along the Easterly right-of-way line of S. Business Drive, a distance of 125.30 feet; thence South 06°-46'-30" West along said Easterly line, a distance of 61.19 feet; thence South 18°-05'-06" West along said Easterly line, a distance of 137.51 feet; thence South 23°-34'-38" West along said Easterly line, a distance of 29.70 feet to the North line of Lot 1 of CSM Volume 7, Page 145; thence South 89°-58'-11" East along said North line, a distance of 492.01 feet to the Northeast corner of said Lot 1; thence North 15°-35'-21" East along a Westerly line of Lot 2 of CSM Volume 26, Page 295, a distance of 350.83 feet to the point of beginning and containing 3.776 acres (164,461 sq. ft.) of land more or less.

That such is a correct representation of all the exterior boundaries of the land surveyed and the subdivision thereof made.

That I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes and the Subdivision Ordinance of the City of Sheboygan in surveying, dividing and mapping the same.

Ryan Wilgreen, P.L.S. No. S-2647
ryan.w@excelengineer.com
Excel Engineering, Inc.
Fond du Lac, Wisconsin 54935
Project Number: 2029700

CERTIFIED SURVEY MAP NO. _____

PART OF THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, SECTION 34, TOWNSHIP 15 NORTH, RANGE 23 EAST, CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN.

OWNER'S CERTIFICATE

Heaven Sent Properties, LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of _____, as owner, does hereby certify that said limited liability company caused the land described on this map to be surveyed, divided, mapped and dedicated as represented on this map.

Heaven Sent Properties, LLC does further certify that this map is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

1. City of Sheboygan

WITNESS the hand and seal of said owner this _____ day of _____, 2021.

Heaven Sent Properties, LLC

(Print)

(Title)

STATE OF _____)

_____ COUNTY)SS

Personally came before me this _____ day of _____, 2021, the above named _____ to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, _____ County, _____

My Commission Expires: _____

CERTIFIED SURVEY MAP NO. _____

PART OF THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, SECTION 34, TOWNSHIP 15 NORTH, RANGE 23 EAST, CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN.

CONSENT OF CORPORATE MORTGAGEE

_____, a corporation duly organized and existing under and by virtue of the laws of the State of _____, mortgagee of the herein described lands, does hereby consent to the surveying, dividing, mapping and dedication of said land, and does hereby consent to the certificate of the owner.

In Witness Whereof, the said _____, has caused these presents to be signed by _____, its _____ (Title), and countersigned by _____, its _____ (Title), at _____, _____, this _____ day of _____, 2021.

In the presence of:

(Corporate Name)

(Print) (Title)

(Print) (Title)

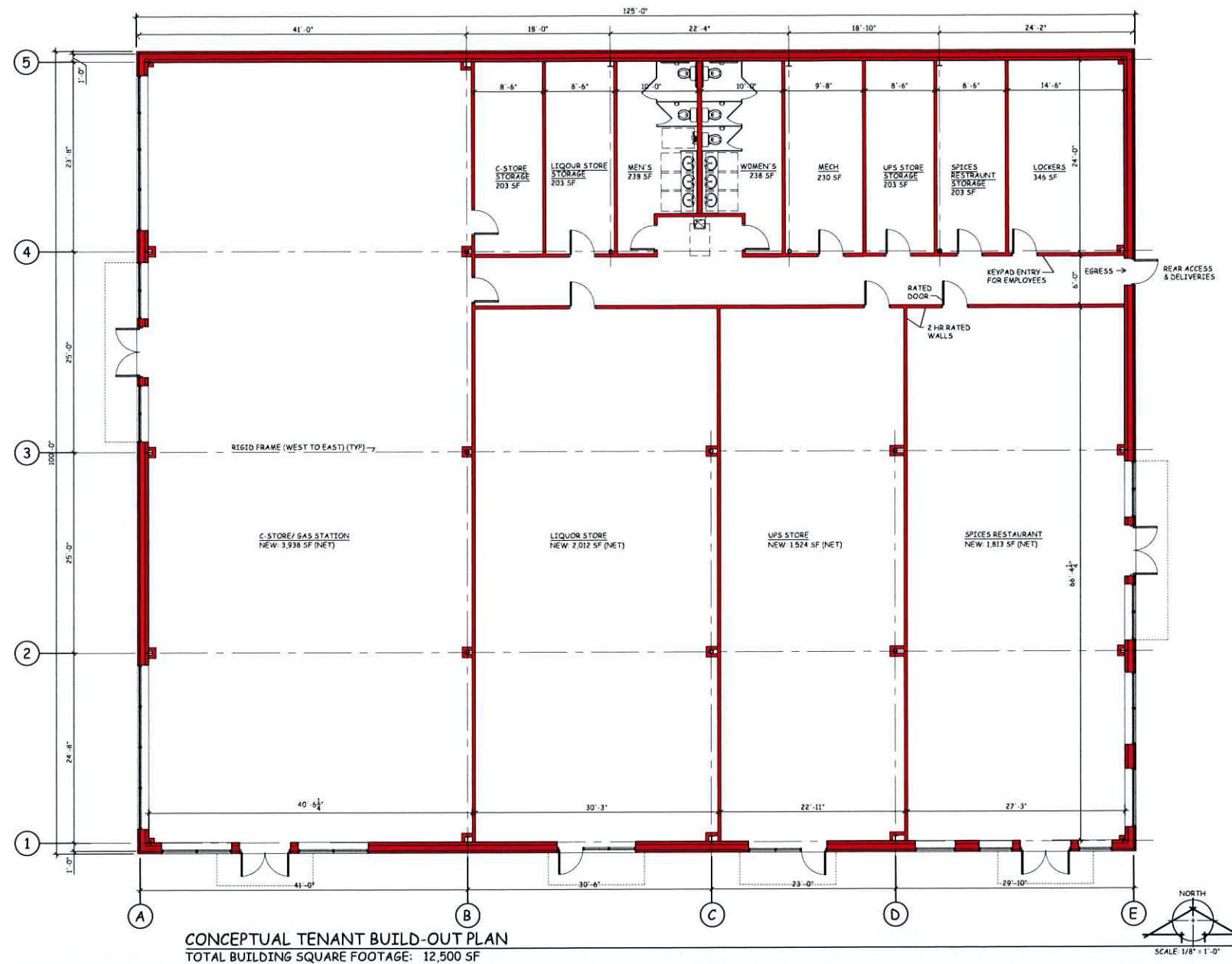
STATE OF _____)
) SS
_____ COUNTY)

Personally came before me this _____ day of _____, 2021,
_____, _____ (Title) and _____,
_____ (Title), to me known to be the persons who executed the foregoing instrument and acknowledged the same.

_____, Notary Public

State of _____

My commission expires _____



Notes & Revisions

Client Name

3207 S. BUSINESS DRIVE

CONCEPT PLAN
AND ELEVATIONS

Project number 2024-XX
Date 7 JANUARY, 2025
Drawn by AWM
Checked by GG

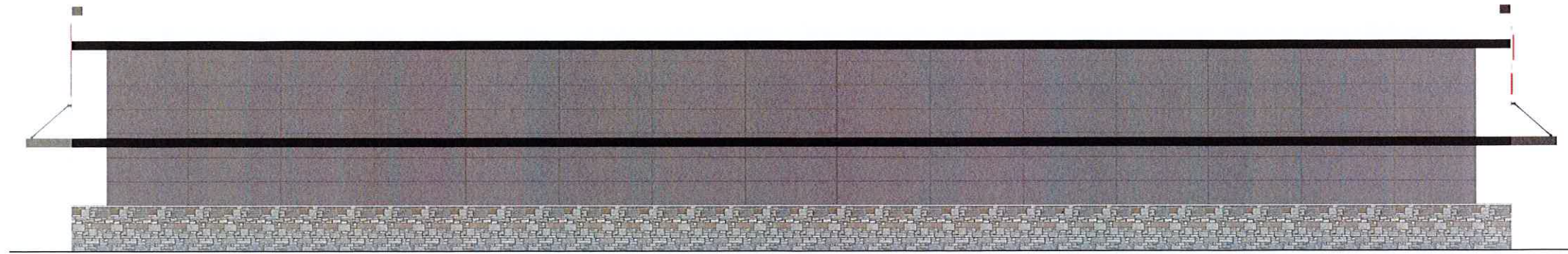
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CONCEPTUAL STREET VIEW PERSPECTIVE

"PRELIMINARY DESIGN ONLY - NOT FOR CONSTRUCTION"

SCALE: NTS



CONCEPTUAL NORTH ELEVATION

SCALE: 3/16" = 1'-0"



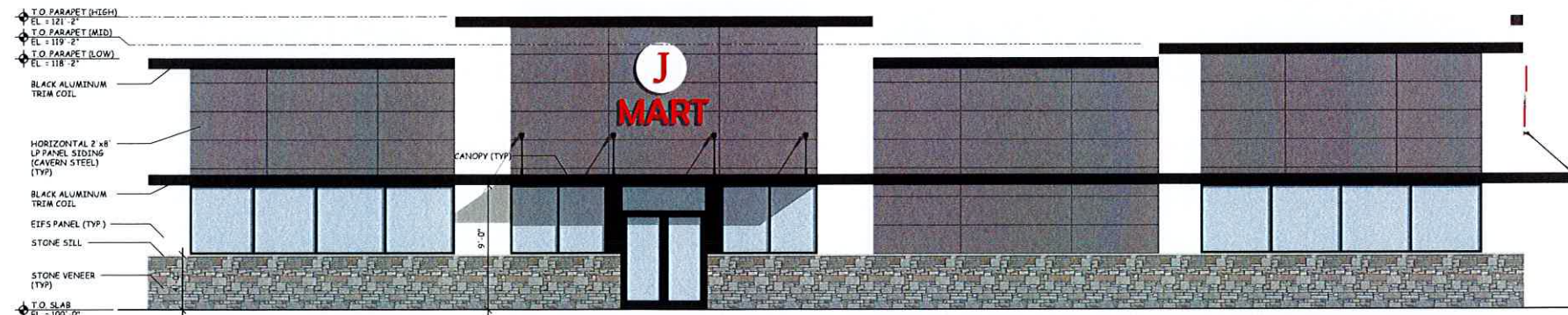
CONCEPTUAL EAST ELEVATION

SCALE: 3/16" = 1'-0"



CONCEPTUAL SOUTH ELEVATION

SCALE: 3/16" = 1'-0"



CONCEPTUAL WEST ELEVATION

SCALE: 3/16" = 1'-0"

"PRELIMINARY DESIGN ONLY - NOT FOR CONSTRUCTION"

Notes & Revisions

Client Name
3207 S. BUSINESS DRIVE

CONCEPT PLAN
AND ELEVATIONS

Project number: 2024-XX
Date: 7 JANUARY, 2025
Drawn by: AWM
Checked by: GG

A2

7 JANUARY, 2025



CONCEPTUAL SOUTH-WEST PERSPECTIVE

SCALE: NTS



CONCEPTUAL SOUTH-EAST PERSPECTIVE

SCALE: NTS

Notes & Revisions

Client Name
3207 S. BUSINESS DRIVE

CONCEPT PLAN
AND ELEVATIONS

Project number: 2024-XX
Date: 7 JANUARY, 2025
Drawn by: AWM
Checked by: GG

A3

"PRELIMINARY DESIGN ONLY - NOT FOR CONSTRUCTION"