

PARCEL NO: 59281601910 , 59281601900, 59281601890,
59281601870, 59281601880

MAP NO.: _____

ZONING CLASSIFICATION: CENTRAL 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: Lucas Kaland

ADDRESS: 1202A N 8th Street, Sheboygan WI, 53081

E-MAIL ADDRESS: lkaland@quasius.com

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

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Mixed-use Development to include J-Mart Convenience, UPS Store, Small Restaurant & Store BP Filling Station

ADDRESS OF PROPERTY AFFECTED: 2206 N 15th Steet, Sheboygan, WI 53083

NEW BUILDING: X ADDITION: REMODELING:

DESCRIPTION OF PROPOSED PROJECT: BP Fueling Pumps & Canopy to compliment the previously approved J-Mart convenience store & Small Restaurant

DESCRIPTION OF **EXISTING** EXTERIOR DESIGN AND MATERIALS: This property currently has an abandoned Select Auto Sales building that is located on Southeast corner of the property closest to the intersection of 15th & Geele. This building, and the site concrete surrounding it, would be removed prior to construction commencing on the new proposed building.

DESCRIPTION OF THE **PROPOSED** EXTERIOR DESIGN AND MATERIALS: The proposed J-Mart Convenience store, UPS store, & small restaurant building would be constructed using an architecturally appealing combination of Stone Veneer Masonry, Hardy board panel siding, and prefinished aluminum accent banding. The Fueling Canopy will be constructed following standard BP fueling station guidelines, which are provided in the attached renderings. The Canopy columns are to incorporate Masonry materials to match the exterior of the convenience store

NAMES AND ADDRESSES

OWNER OF SITE: JAI Investment, LLC (Basudev Adhikari)

ADDRESS: 1710 Indiana Ave. Sheboygan, WI 53081

EMAIL: Missionbda@gmail.com

PHONE: (920) 457- 8950 FAX NO.: ()

ARCHITECT: Integrity Engineering & Design, LLC

ADDRESS: 2637 Tulip Lane Green Bay, WI 5431

EMAIL ADDRESS: info@integrityengineering.biz

PHONE: (920) 469-9288 FAX NO.: ()

CONTRACTOR: Quasius Construction, Inc.

ADDRESS: 1202A N. 8th Street, Sheboygan WI

EMAIL ADDRESS: lkaland@quasius.com

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

3. 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.

4. 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

4/5/2022
DATE

Lucas Kaland
PRINT ABOVE NAME



SITE NARRATIVE – Architectural Review Application

March 30th, 2022

PROJECT NAME AND ADDRESS: 2206 N 15th Street, Sheboygan WI, 53083

BP Gas Station Canopy, Mixed Use Building to include: J-Mart Convenience Store, Small Restaurant & UPS Store

ESTIMATED PROJECT COST: \$1,600,000 Total

PARCEL INFORMATION/SITE DATA/LEGAL DESCRIPTION:

- The parcel is defined as tax parcel(s): 59281601910 , 59281601900, 59281601890, 59281601870, 59281601880
- It is defined as:
 - Assessment Subdivision No. 3
 - Tax Desc: ASSESSMENT SUBD NO 03 S 86' OF THE E 100' OF BLK 2, Assessment Subdivision No. 3
 - Tax Desc: ASSESSMENT SUBD NO 03 THE S 86' OF THE W 50' OF THE E 150' OF BLK 2, Assessment Subdivision No. 3
 - Tax Desc: ASSESSMENT SUBD NO 03 N 50' OF THE S 136' OF THE E 150' OF BLK 2, Assessment Subdivision No. 3
 - Tax Desc: ASSESSMENT SUBD NO 03 N 40' OF THE E 75' OF THE S 176' OF THE E 150' OF BLK 2, Assessment Subdivision No. 3
 - Tax Desc: ASSESSMENT SUBD NO 03 N 40' OF THE W 75' OF THE S 176' OF THE E 150' OF BLK 2
- The entire lot area 0.61 acres
- CSM has been completed (attached) and parcels will be combined prior to building permit application submittal

ZONING CLASSIFICATION/ZONING REQUIREMENTS:

CC – Central Commercial District

EXISTING SITE CONDITIONS/LAND USE:

Site is currently a vacant lot that has a abandoned Select Auto Sales Shop located on the Southeast corner of the property. The existing building and all existing site concrete would be removed prior to construction.

PROPOSED LAND USE/LOT COVERAGE SITE DATA

- Property Size: .61 Acres
- New Canopy Footprint: 1,920 SF (6 Pumping Stations)
 - Canopy to be 80'x24'

- Canopy to have 15'-6" for vehicle clearance
 - Top of Canopy to be 18'-6"
- New Building Footprint: 5,974 SF
- New Paving: 11,238 SF
- (2) Underground storage tanks
- New Proposed Encroachment: N/A

SITE SELECTION

- This property was selected for the development of this proposed new gas station/convenience store/restaurant location due to it's appealing location along the 15th Street Corridor.
- The 15th Street corridor was specifically identified as an area to target commercial development and renovation in the City of Sheboygan's Comprehensive Plan
- This location aligns well with the City of Sheboygan's Comprehensive plan for development & redevelopment of vacant & abandoned sites
- 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.
- Strengthens the City of Sheboygan's Comprehensive goal to promote "Complete neighborhoods" with a mix of residences and beneficial service businesses

LANDSCAPE REQUIREMENTS

- Landscaping plan will meet the City's 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 & 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.
- See attached site plan for outdoor storage location
- Firewood display: A small firewood rack will be displayed on the exterior of the building. Customers are to purchase the firewood at the register and pick up outside. The location for this display is shown on the site plan along the East side of the building.
- LP & Ice Storage: A locked LP Storage cage & Ice box will be located on the East 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.
- (12) Scottsdale Vertex LED lights will be installed on the underside of the canopy structure.
- Refer to fueling canopy photometrics regarding footprint of lighting on site.
- No flashing or flickering lights will be used on the premises
- 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, gray hardy board siding, and black prefinished aluminum accent bands.
- The masonry veneer will be used as a base band for the building. It will also be used as accent columns at each corner of the building and to emphasize the second-floor centerpiece/J-Mart main entrance.
- Entrance storefront glass doors are emphasized with complimentary suspended awnings & store signage (signage to be submitted at a later date)
- Windows along East Elevation of the building will be blacked as they will have refrigeration equipment on the interior wall. Windows are left on elevations to continue uniform architectural flow
- Building will have 4'-0" 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 to the same elevations as shown on the base of the building and 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 n 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 (7SF each)

ADDITIONAL CONSIDERATIONS/COMMENTS:

- Second floor mezzanine will be used by the Owner and his employees (< 5) for office space to run their multiple locations across the county.
- Restaurant will be ran by the Owner and sell traditional Indian Foods. Restaurant will be a small sit and dine that can accommodate up to twelve (12) sit-down customers at time.
- Dumpster enclosure to be constructed using hardy board material, to match exterior of building. See attached detail on Civil plan

- 6'-0" buffer fence is to be installed on North property line. Fence is to be solid wood fence painted to match Gray hardy board color used on exterior of building. Paint will also prevent weathering/aging that is a common concern for exposed wood fences.
- Wood fence to be pulled back from East property line 20'-0" to allow for better visibility for residential neighbors backing out of driveway, per City feedback in pre-submittal meetings
- Dumpster pickups will not interfere with sidewalk/traffic as truck will be backing in to dumpster corral from South to North
- Rooftop water will be collected in gutters on North Eave of building and drain to Storm on North side of property
- Quasius will work with the City to get an approved landscape plan, including the incorporation
- Quasius has received and provided the City with a letter from the property Owner addressing efforts and commitments to maintaining properties going forward.
- 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.
- Owner is aiming to achieve uniformed, identifiable building design going forward.
- Monument Sign to be submitted by separate contractor at a later date

OWNER STATEMENT REGARDING SITE MAINTENANCE COMPLAINTS FROM 2021:

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

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.

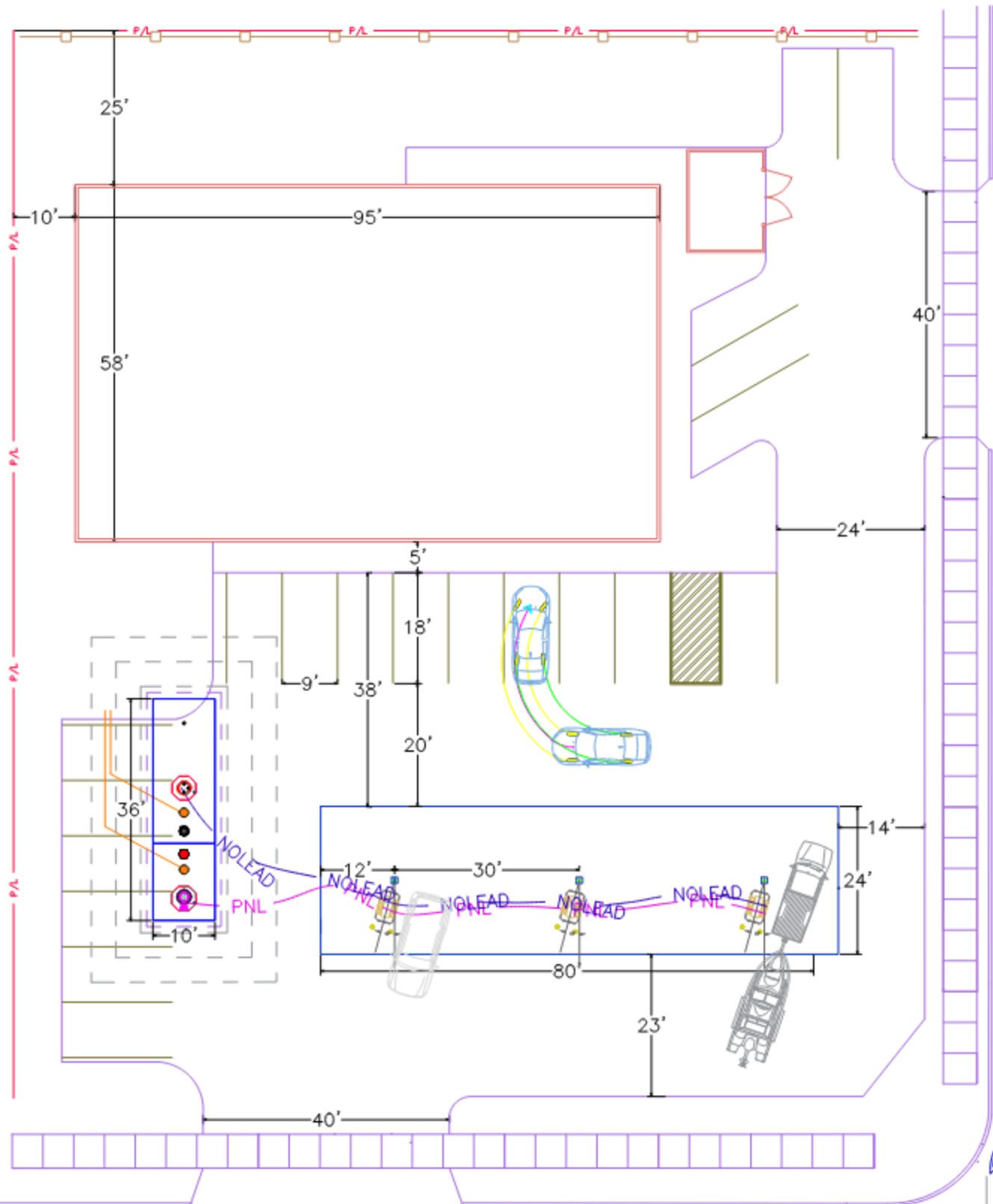
I would appreciate any recommendation from the city and if you have any thoughts.

Thank you

Dev

QUASIUS CONSTRUCTION, INC.

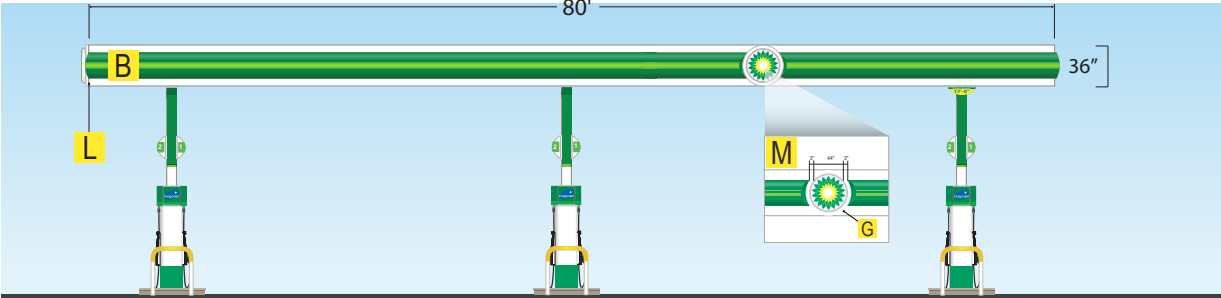
*1202A North 8th Street, P.O. Box 727 • Sheboygan, Wisconsin 53082-0727
Phone 920-457-5585 or 1-800-569-2165 • Fax 920-457-1045*



[illegible]

NO IMAGE AVAILABLE
(NEW CANOPY)

Front Elevation



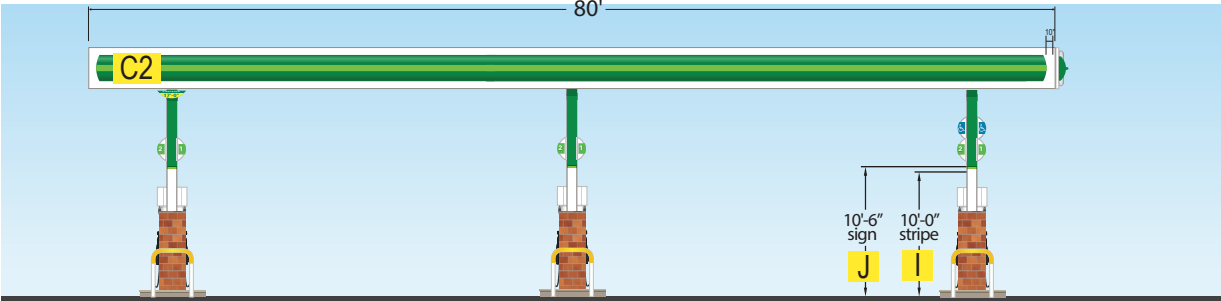
NO IMAGE AVAILABLE
(NEW CANOPY)

Left Elevation



NO IMAGE AVAILABLE
(NEW CANOPY)

Back Elevation



NO IMAGE AVAILABLE
(NEW CANOPY)

Right Elevation



See Site Notes page for specific paint codes and contact info.
REMOVE ALL EXISTING SIGNAGE

- B

☒ Install Dimensional Bullnose Fascia With Light Bar
- C1

☐ Install Dimensional Bullnose Fascia With No Light Bar
- C2

☒ Install BGB Flat ACM With Decal Applied With No Light Bar
- D

☐ Install New White ACM

☐ Jobber Supplied

☐ Federal Heath Supplied
- E

☐ Paint Existing Flat ACM White

☐ Install Bullnose Decal

☐ Leave White
- F

☐ Install Helios With Arc Kit

☐ 39" Helios

☐ 30" Helios (restricted P&Z only)

☐ 44" Helios

☐ 36" Helios (restricted P&Z only)
- G

☒ Install Helios Without Arc Kit

☐ 39" Helios

☐ 30" Helios (restricted P&Z only)

☐ 44" Helios

☒ 36" Helios (restricted P&Z only)
- H1

☐ Paint Canopy Columns White/BP Green, & Install Column Decal

(Per Standards Shown on Note Page)
- H2

☒ Image As Shown In Concepts
- I

☒ Install Flag Signs 10'6" From The Ground
- J

☒ Apply BP Light Green Stripe 10'0" From The Ground
- K

☒ Canopy Deck To Be BP White
- L

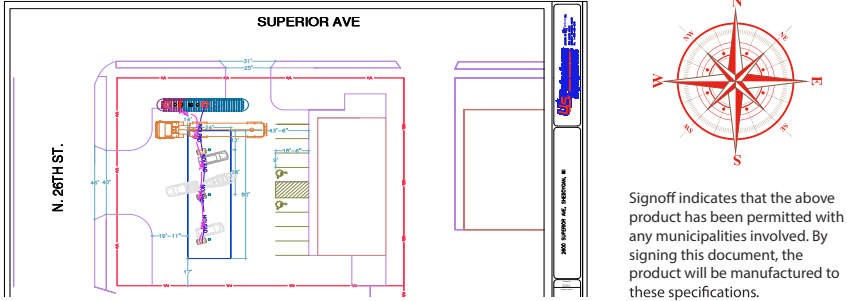
☒ Canopy Corners: ☒ Are 90° ☐ Are NOT 90°
- M

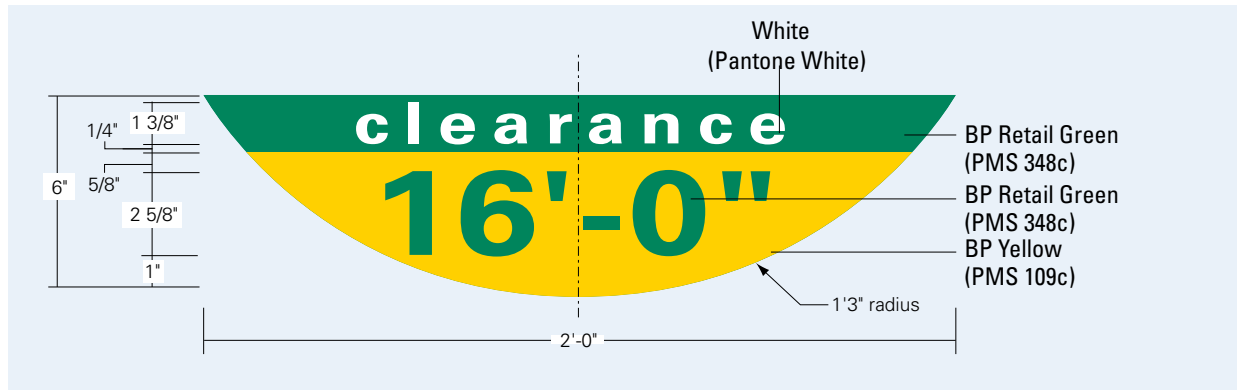
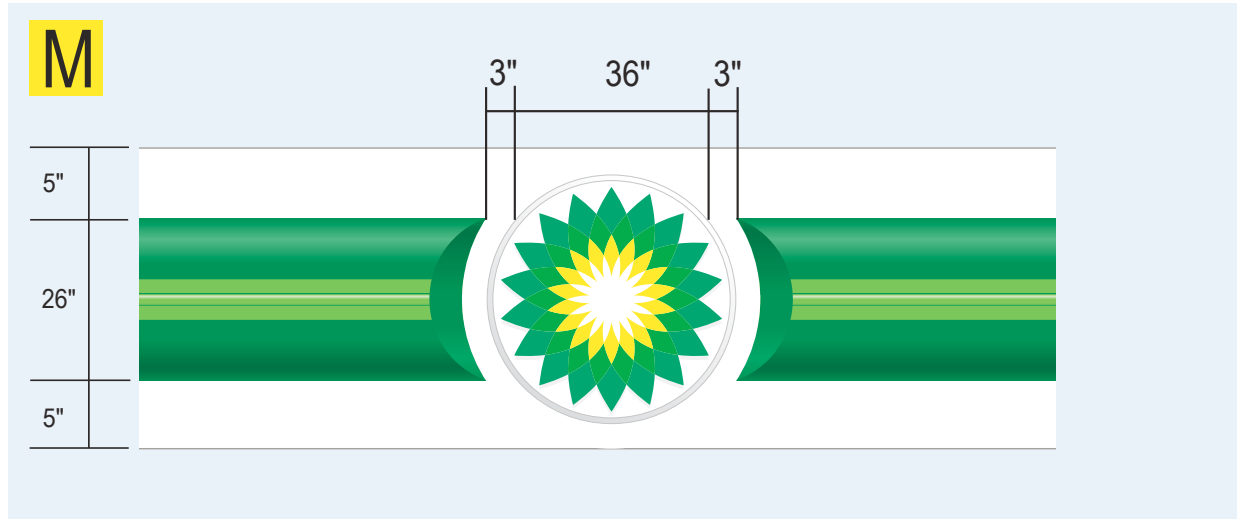
☒ Canopy Detail (Full Canopy Detail Page After Elevation)

NOTES:

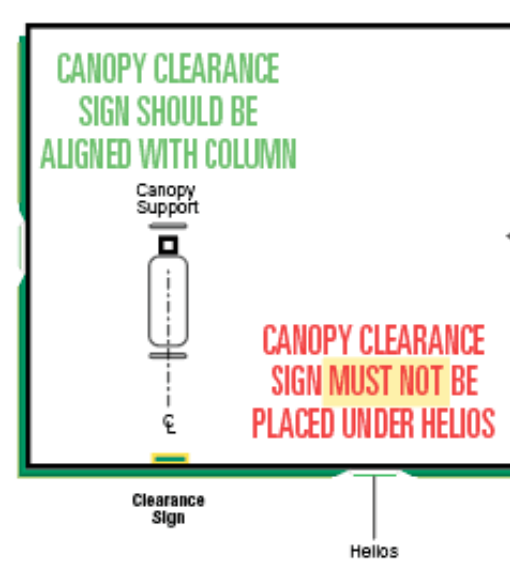
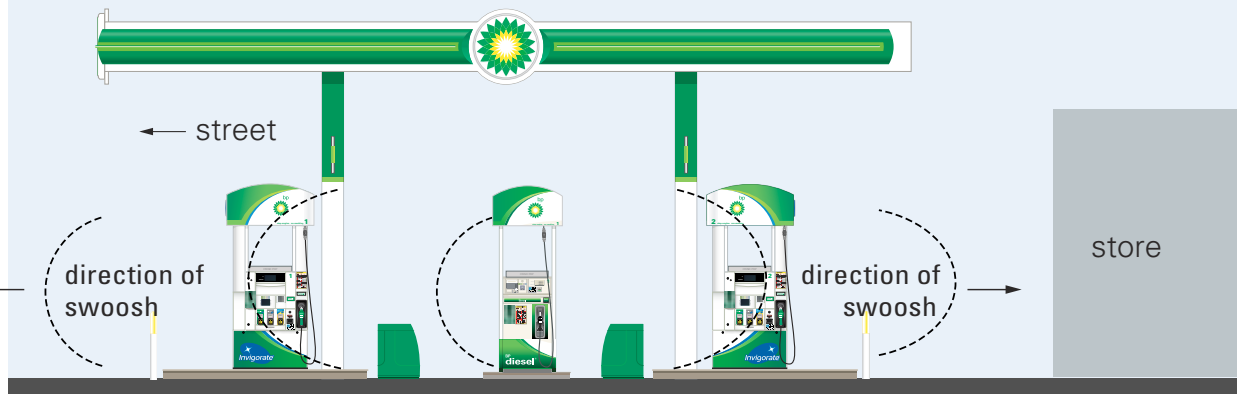
For a two tier fascia, please remove all layers of fascia and take it back to the deck. Then build the fascia height to 36".

MAP:

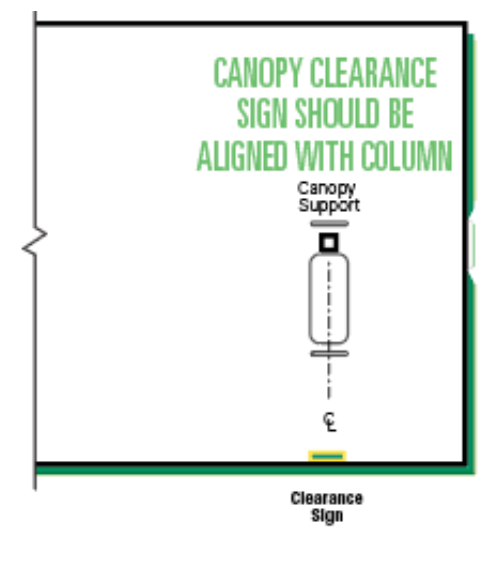




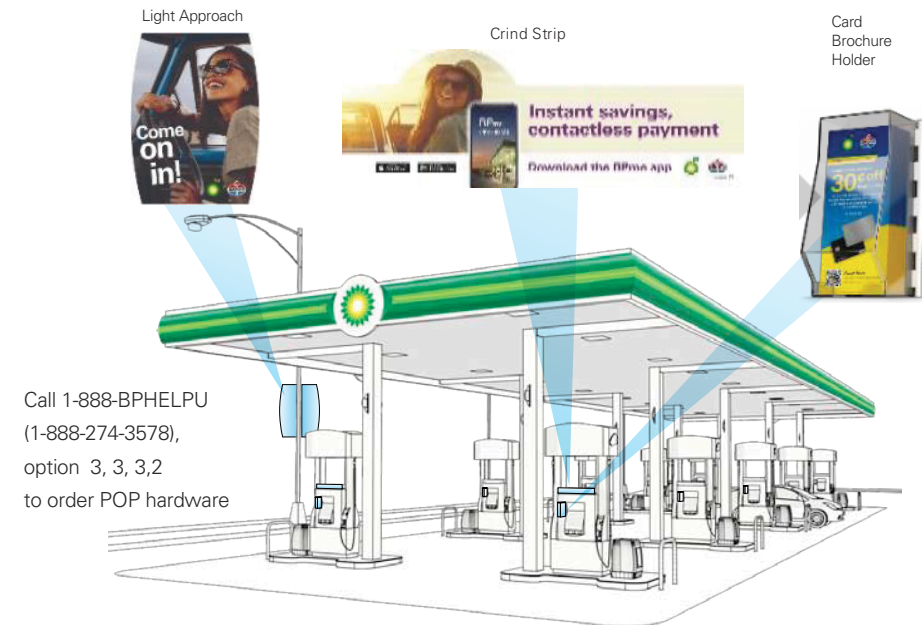
Dispenser graphics should bow out in the direction of the perimeter of the canopy.



C. plan view - site location - Option 1

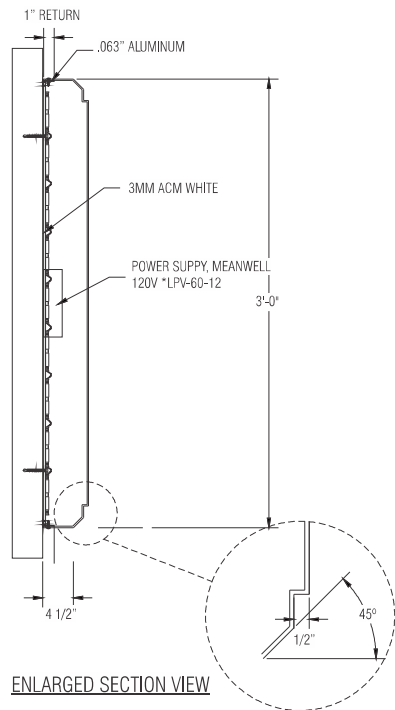


D. plan view - site location - Option 2

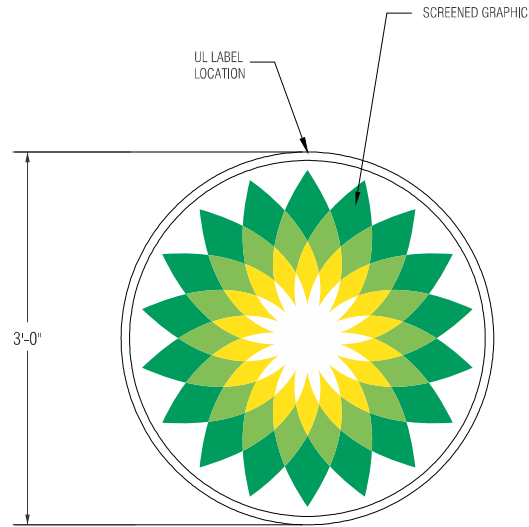




NIGHT TIME VIEW



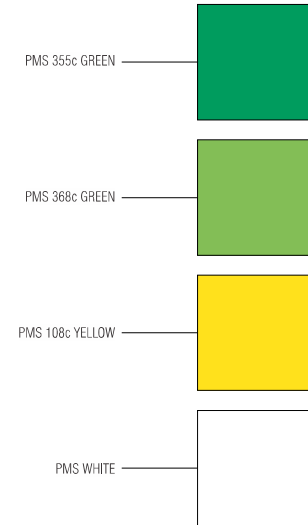
ENLARGED SECTION VIEW



FACE VIEW

SCALE: 1"=1'-0"

NOTE: SEE LED DETAILS ON THE NEXT PAGE



SPECIFICATION:	
1. Silk Screen- BP Dk. Green PMS 355C	
2. Silk Screen- BP Lt. Green PMS 368C	
3. Silk Screen- BP Yellow PMS 109C	
COLOR SCHEDULE:	
A. SILK SCREEN	



address: 5107 Kissell Avenue
Altoona PA 16601
telephone: 814.949.8287
fax: 814.949.8293
web: blaircompanies.com

project information

client: **BP**
address: Altoona, PA
store #:
m number: 54213
date: 07.10.15
rendered: JC
file name: BPL 54213_15
category:

revisions

- 06.28.16 (RD); Add Led Details
-
-
-
-

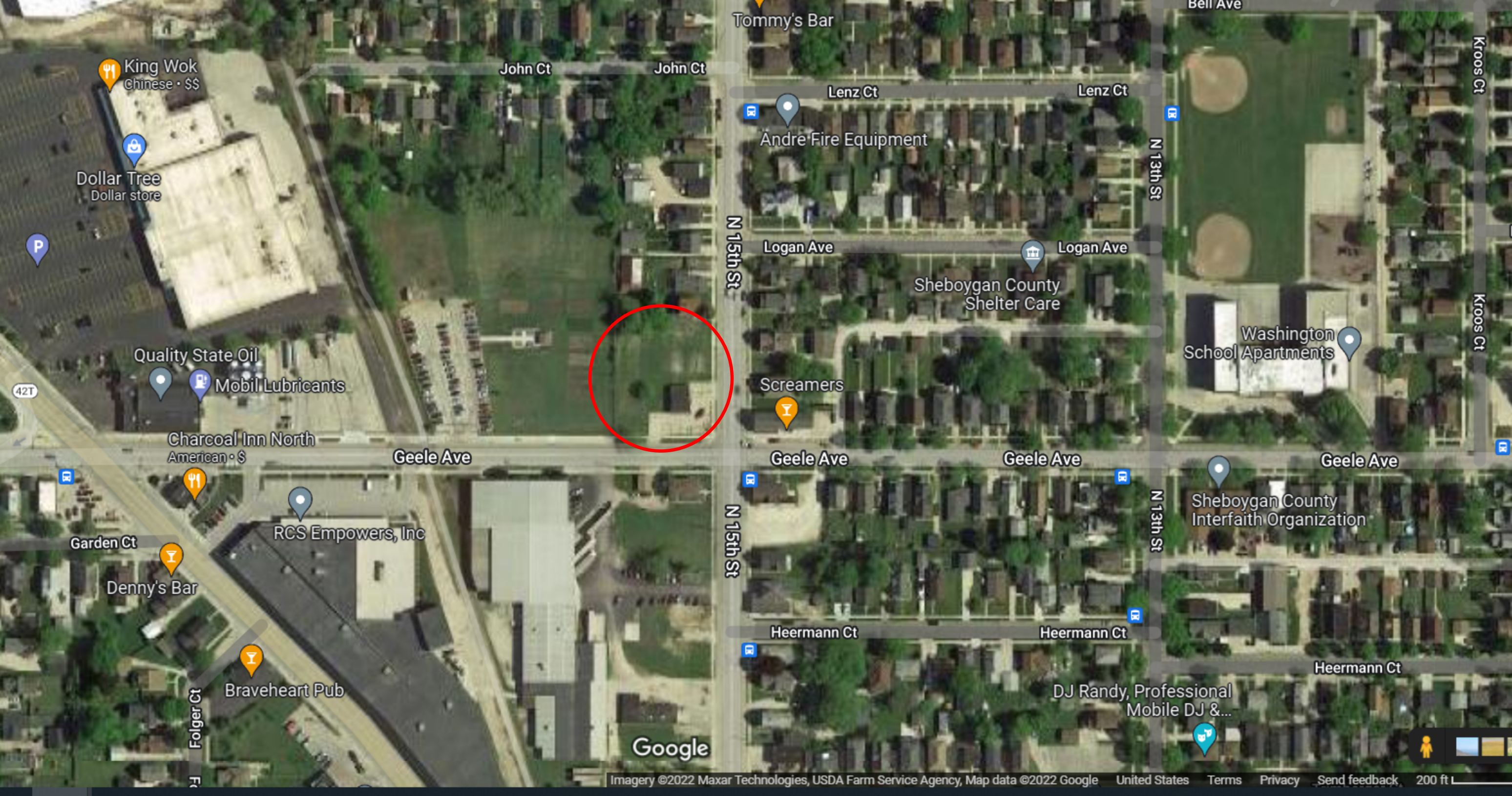
sign code:

These drawings are not for construction. The information contained herein is intended to express design intent only.

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BP BRIGHT GREEN BEACON, 3'-0" HELIOS BUTTON



King Wok
Chinese • \$\$

Dollar Tree
Dollar store

Quality State Oil

Mobil Lubricants

Charcoal Inn North
American • \$

RCS Empowers, Inc

Garden Ct

Denny's Bar

Braveheart Pub

Folger Ct

Tommy's Bar

John Ct

John Ct

Lenz Ct

Lenz Ct

Andre Fire Equipment

Logan Ave

Logan Ave

Sheboygan County
Shelter Care

Screamers

Geele Ave

Geele Ave

Geele Ave

Heermann Ct

Heermann Ct

Heermann Ct

DJ Randy, Professional
Mobile DJ &...

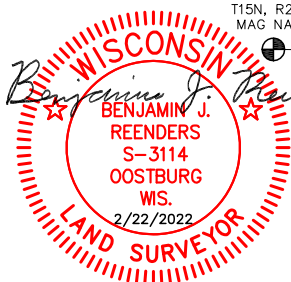
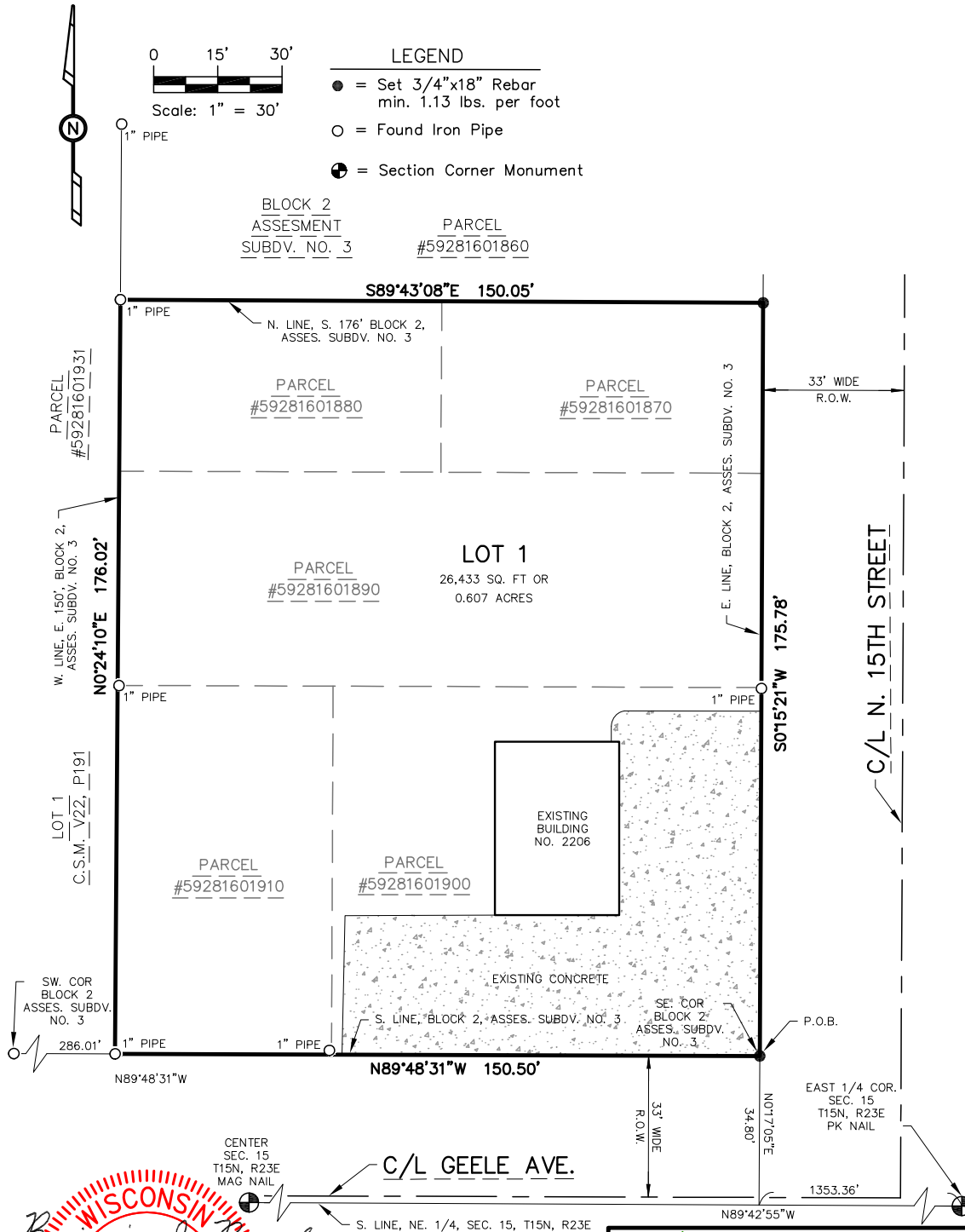
Washington
School Apartments

Sheboygan County
Interfaith Organization

Google

CERTIFIED SURVEY MAP

THE SOUTH 176' OF THE EAST 150' OF BLOCK 2,
ASSESSMENT SUBDIVISION NO. 3, LOCATED IN THE SW 1/4
OF THE NE 1/4 OF SECTION 15, T15N, R23E, CITY OF
SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN.



NOTES:

OWNER AND SUBDIVIDER:
LATA MARKETING LLC

BEARINGS ARE BASED ON THE SOUTH LINE OF
THE NE 1/4 OF SECTION 15, T15N, R23E, AS
BEING N89°42'55\"W PER THE SHEBOYGAN
COUNTY COORDINATE SYSTEM.



941 Center Avenue, Suite 1
Oostburg, WI 53070

920-547-0599

CEDAR CREEK SURVEYING, LLC
www.cedarcreeksurveying.com

FILE No.: 2022006 DATE: 2/22/2022 SHEET: 1 OF 3









