

CITY OF SHEBOYGAN

REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION

ITEM DESCRIPTION: Construction of a new multi-tenant convenience store, service station and fueling canopy at the northwest corner of N. 15th Street and Geele Avenue (2206 N. 15th Street).

REPORT PREPARED BY: Steve Sokolowski, Manager of Planning and Zoning

REPORT DATE: May 6, 2022

MEETING DATE: May 9, 2022

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:

Quasius Construction, on behalf of Basudev Adhikari, is proposing to construct a new multi-tenant convenience store/gas station at 2206 N. 15th Street (the northwest corner of Geele Avenue and N. 15th Street). The applicant states the following about the project:

- Applicant is proposing the construction of an approximately 6,000sf (58 x 103) multi-tenant facility and fueling station canopy that will face south towards Geele Avenue on this .61 acre parcel located at the northwest corner of N. 15th Street and Geele Avenue.
- The site is currently made up of several vacant undeveloped lots and an abandoned Select Auto Sales Shop located on the south side of the property. The existing building and all existing site concrete would be removed prior to construction.
- It appears the applicant is proposing three (3) tenants – a J-Mart Convenience Store with BP Gas Station Canopy, a small restaurant and United Parcel Service (UPS) Store.
- Outdoor storage on this site will be limited to firewood, LP Storage and Ice Storage:
 - 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 and 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.

- There will not be any vending machines or dispensers located on the exterior of the building.
- Air/Vacuum equipment will not be present on this site.
- 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 and 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.

The applicant states the following about the building's 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 facia façade painted to align with the attached BP standard architectural flow.

- Two (2) Helios signs 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 (7SF each).

STAFF COMMENTS:

The applicant states the following about the masonry to be used on the fueling station canopy columns:

“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.”

Per the proposed elevation drawings, it appears the masonry is approximately 3-4 feet in height. Staff believes that the masonry should be more than 3 to 4 feet on the fueling station columns.

Staff is recommending that the Board include a condition of approval that specifies the required masonry height on these fueling station canopy columns.

The Architectural Review Board should be aware that the Plan Commission required:

- The fence on the shared property line with the residence to the north shall be vinyl.
- That the dumpster enclosure at the northeast corner of the building facing N. 15th Street match the masonry proposed on the building.
- Want the proposed outdoor storage for sale products (firewood, LP Storage and Ice Storage) on the east side of the building facing N. 15th Street be well maintained and orderly.

The City would like to see the overall look and feel of the N. 15th Street corridor improve especially at this very visible and busy intersection. This development will certainly change the appearance of this property and has the ability to positively impact the look and feel of this N. 15th Street mixed-use neighborhood so it is imperative that Mr. Adhikari properly maintain this new facility and property

ACTION REQUESTED:

Motion to approve with possible amendments as determined by the Board.

ATTACHMENTS:

Architectural Review Board Application and required attachments.