

PARCEL NO 5928121270 & 59281213260

MAP NO.: _____

ZONING CLASSIFICATION: SC

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: BP Filling Station (JMart convenience store)

ADDRESS OF PROPERTY AFFECTED: 2519 Superior Ave.

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 is currently a vacant site

DESCRIPTION OF THE **PROPOSED** EXTERIOR DESIGN AND MATERIALS: 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: Quasius Construction, Inc.

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

EMAIL ADDRESS: lkaland@quasius.com

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

CONTRACTOR: Quasius Construction, Inc.

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

EMAIL ADDRESS: lkaland@quasius.com

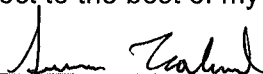
PHONE: (920) 377-1560 FAX NO.: ()

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

OFFICE USE ONLY

ACTION BY ARCHITECTURAL REVIEW BOARD

DATE OF MEETING: _____



SITE NARRATIVE – Architectural Review Application

March 30th, 2022

PROJECT NAME AND ADDRESS:

BP Canopy (Complimentary to previously approved J-Mart Convenience Store & Small Restaurant)

ESTIMATED PROJECT COST: \$800,000 (Total Project)

PARCEL INFORMATION/SITE DATA/LEGAL DESCRIPTION:

- The parcel is defined as tax parcel 5928121270 & 59281213260
- It is defined as: STEIMLES DIVISION THE W 80' OF LOT 1, STEIMLES DIVISION THE E 79' OF THE W 159' OF LOT 1
- The entire lot area 0.47 acres

ZONING CLASSIFICATION/ZONING REQUIREMENTS:

SC – Suburban Commercial District

EXISTING SITE CONDITIONS/LAND USE:

Site is currently a vacant lot that is set up in a location that would greatly benefit from a Gas Station/Convenience Store

PROPOSED LAND USE/LOT COVERAGE SITE DATA

- Property Size: .47 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: 3,268 SF
- New Paving: 12,025 SF
- New Greenspace: 3,268 SF
- (2) Underground storage tanks
- New Proposed Encroachment: N/A

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

SITE SELECTION

- This property was selected for the development of this new gas station/convenience store/restaurant location due to it's appealing location along the visible Superior Avenue corridor.
- This location aligns well with the City of Sheboygan's Comprehensive plan for development & redevelopment of vacant sites
- Constructing a Gas Station & Convenience Store/Small Restaurant in this area would be addressing a need for the residents of the Superior Ave. Corridor.
- This new development would serve as a quick, easily accessible location for residents of the residential communities located to the North and South of the property to stop and grab food, drinks, and other convenience items while fueling their vehicles.
- 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 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.
- 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
- LP & Ice Storage: A locked LP Storage cage & Ice box will be located on the Southwest 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:

- (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 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 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)

ADDITIONAL CONSIDERATIONS/COMMENTS:

- Quasius will work with the City to accommodate concerns in regards to rooftop mechanical equipment screening
- Quasius will work with the City to get an approved landscape plan, including the incorporation of street trees
- Quasius will work with the City to get an approved Stormwater plan
- 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 (Currently used for 15th & Geele)
- Monument Sign to be submitted by separate contractor at a later date

QUASIOUS 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*

OWNER STATEMENT REGARDING SITE MAINTENANCE COMPLAINTS FROM 2021:

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

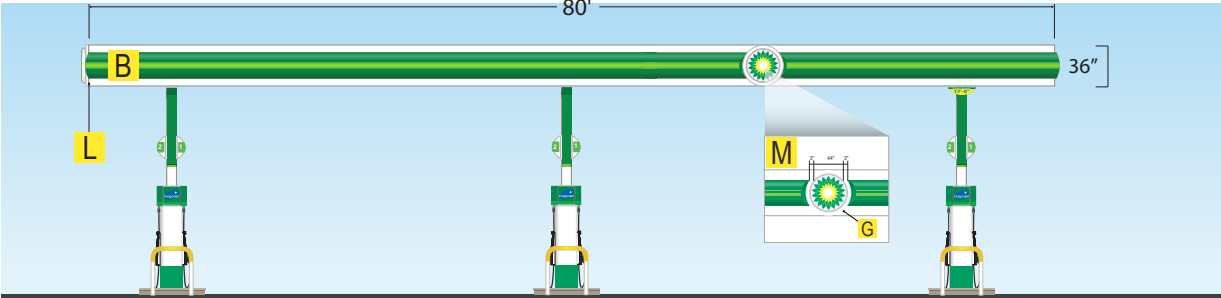
Dev

QUASIUS CONSTRUCTION, INC.

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Phone 920-457-5585 or 1-800-569-2165 • Fax 920-457-1045*

NO IMAGE AVAILABLE
(NEW CANOPY)

Front Elevation



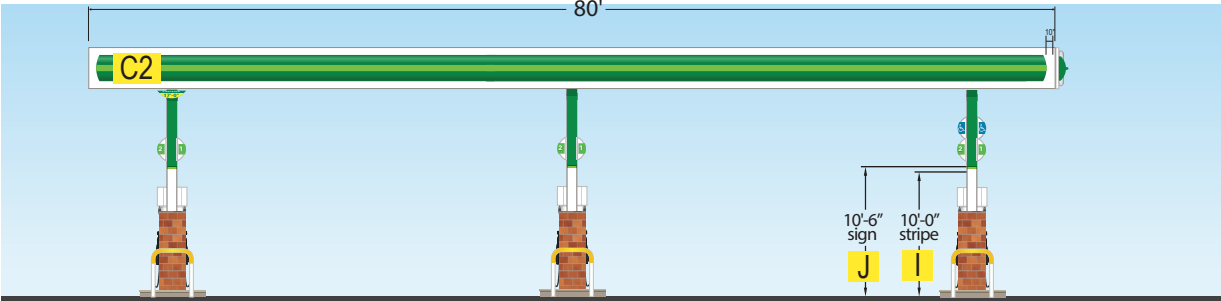
NO IMAGE AVAILABLE
(NEW CANOPY)

Left Elevation



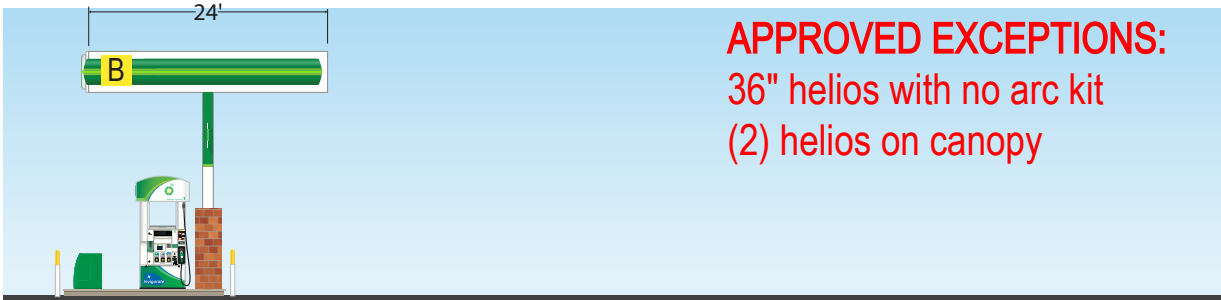
NO IMAGE AVAILABLE
(NEW CANOPY)

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

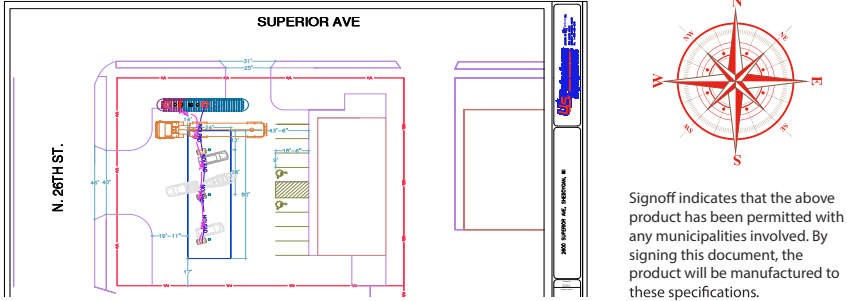
☒ Canopy Corners: ☒ Are 90° ☐ Are NOT 90°
- M

☒ Canopy Detail (Full Canopy Detail Page After Elevation)

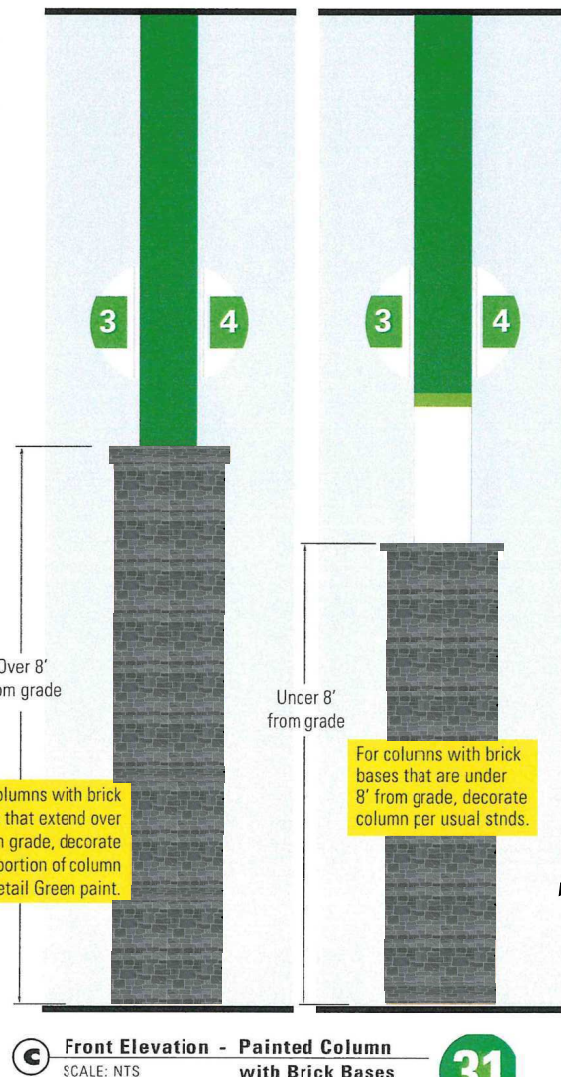
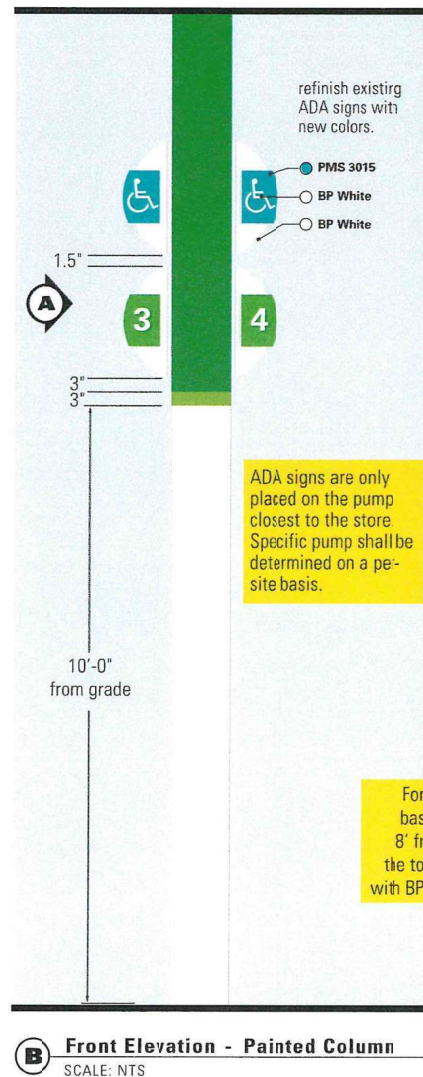
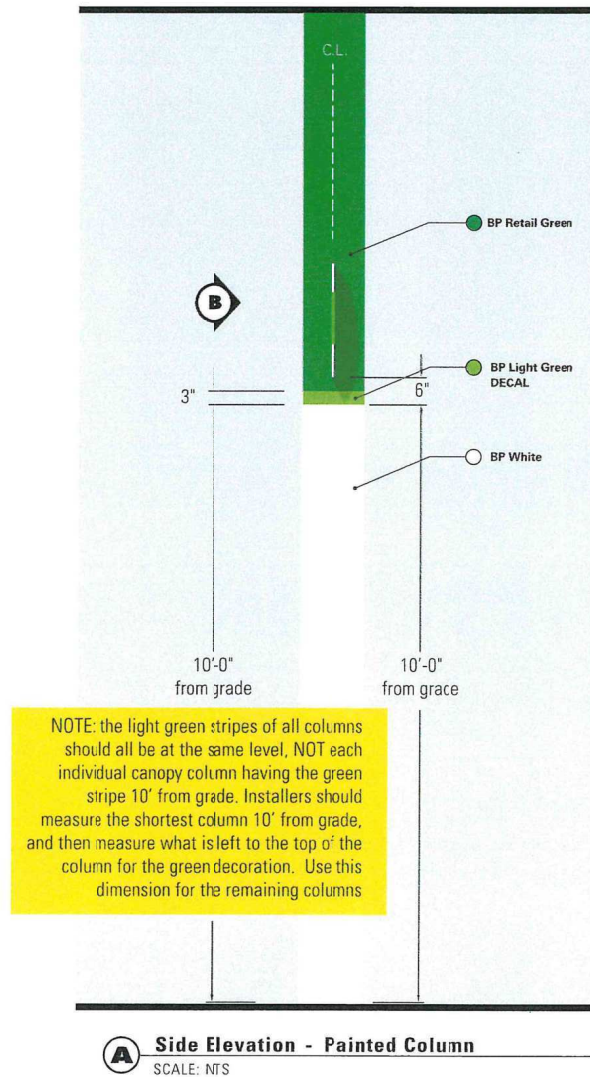
NOTES:

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:

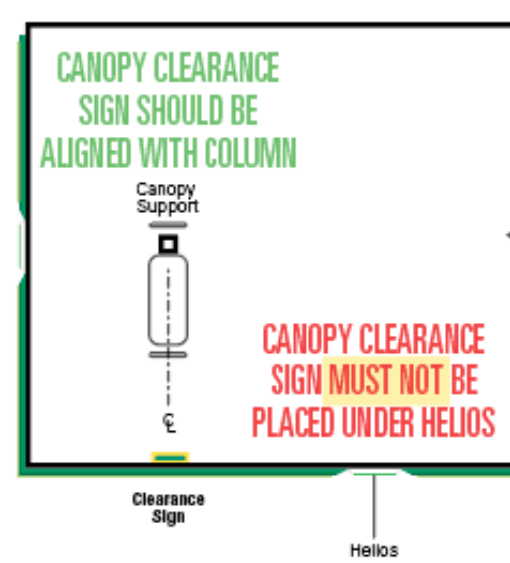
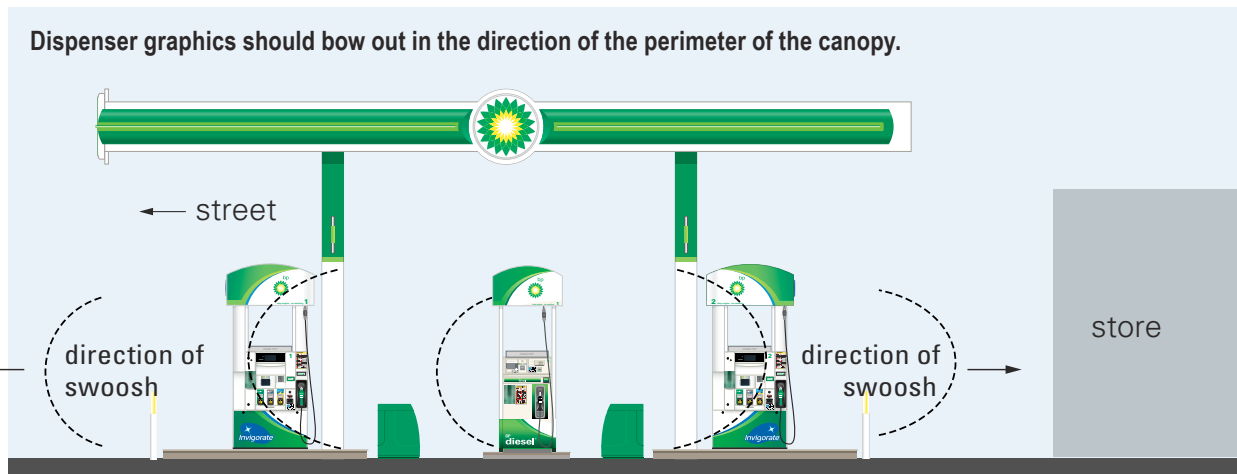
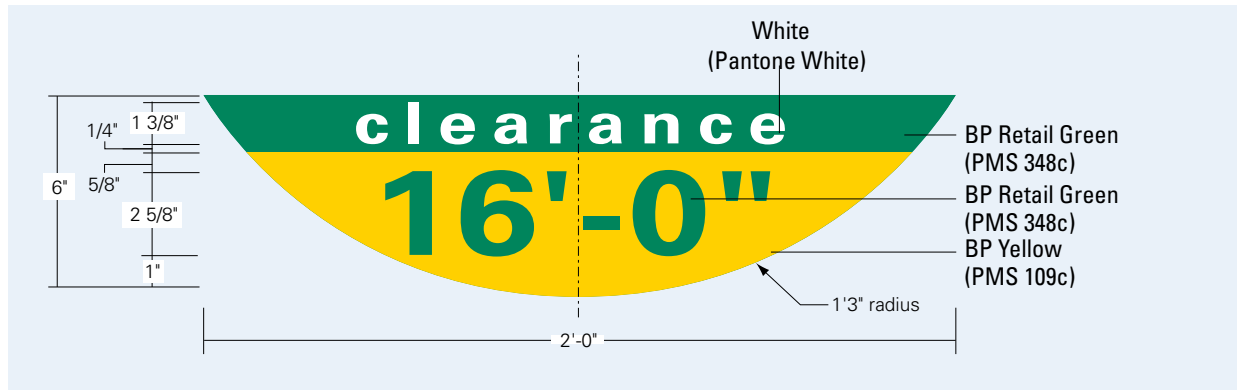
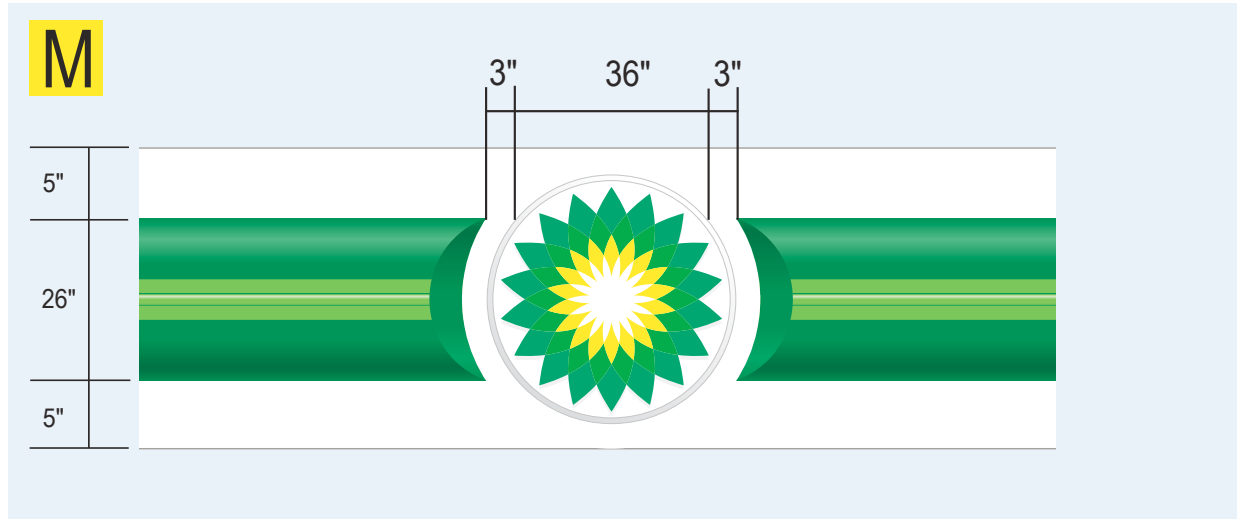


Column Decoration

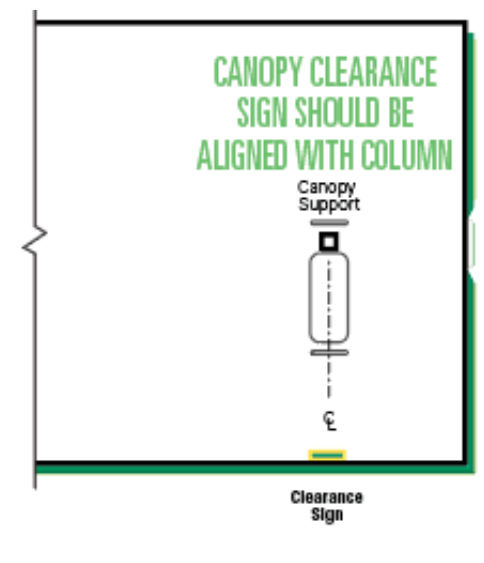


31

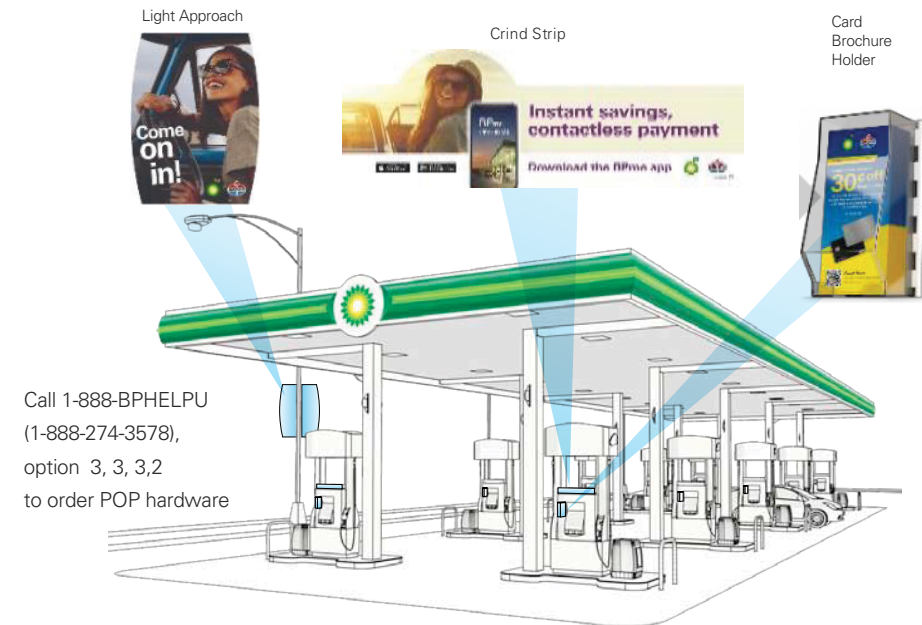
Masonry Column Wraps to stop at 3'-0", matching building Masonry base elevation. Columns to follow standard BP paint guidelines above Masonry



C. plan view - site location - Option 1

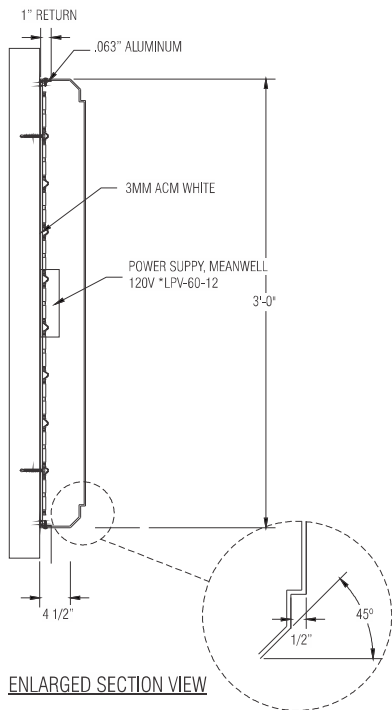


D. plan view - site location - Option 2

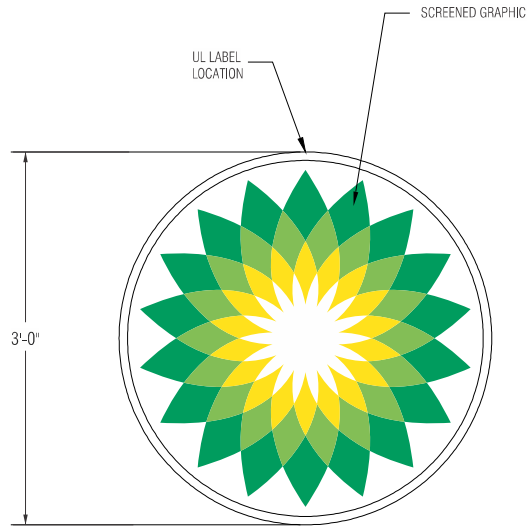




NIGHT TIME VIEW



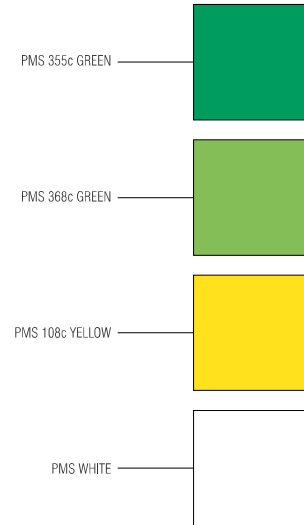
ENLARGED SECTION VIEW



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

- a. 06.28.16 (RD); Add Led Details
- b.
- c.
- d.
- e.

sign code:

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

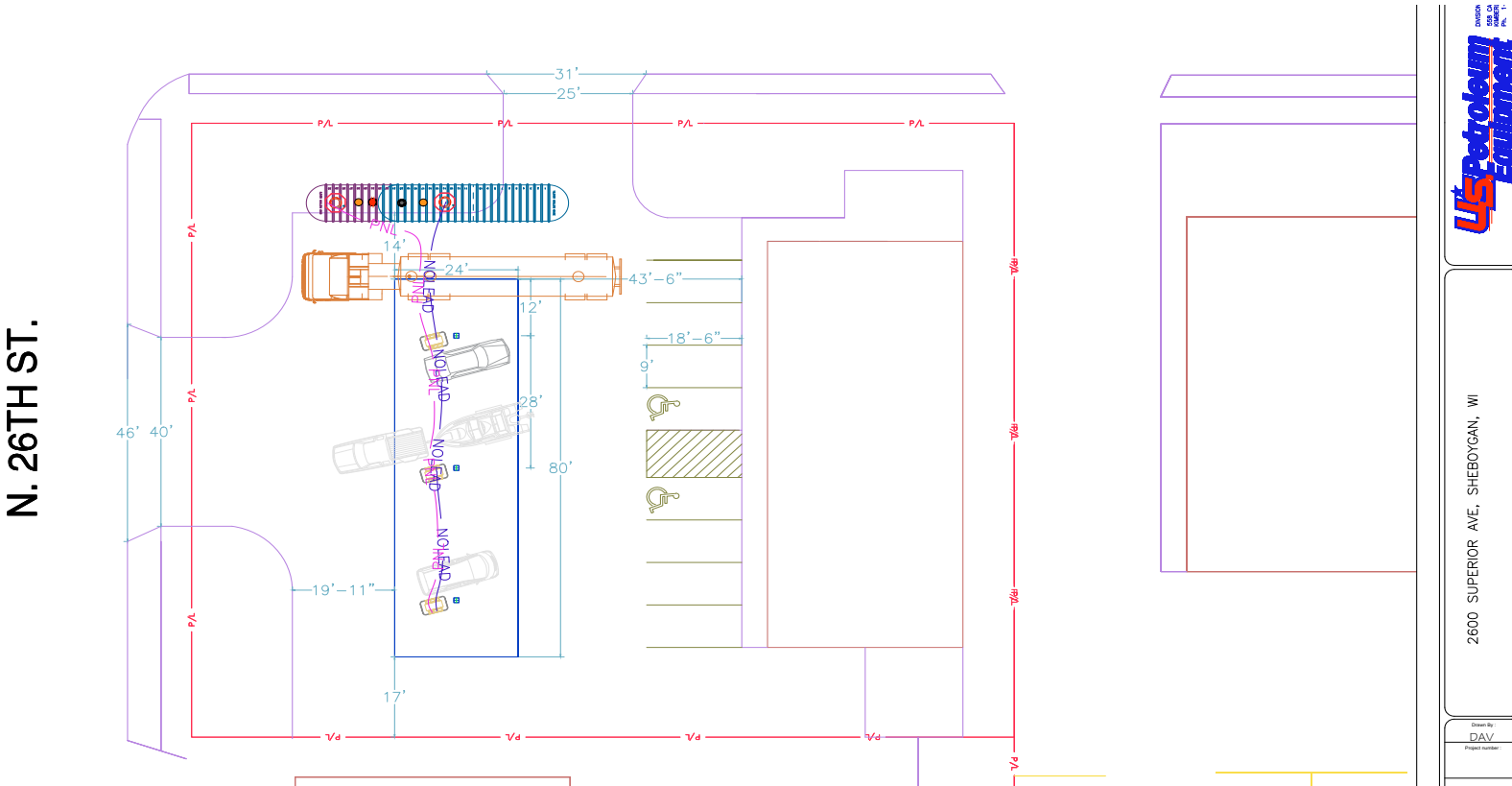
This original design is the sole property of the Blair Companies, it cannot be reproduced, copied or exhibited, in whole or part, without first obtaining written consent from the Blair Companies.



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

No BP image will be applied to the building.
(this includes no Helios or the word “BP”)

Note: It Is A Requirement That The Building Have A Store Name On It.



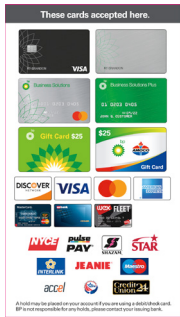
The use of **ANY** color of green is prohibited when the ToGo image is **NOT** used. If the color green is used on the building without the ToGo treatment, you will need to repaint it before financial settlement can occur. Any prior gasoline brand markings or logos need to be removed.

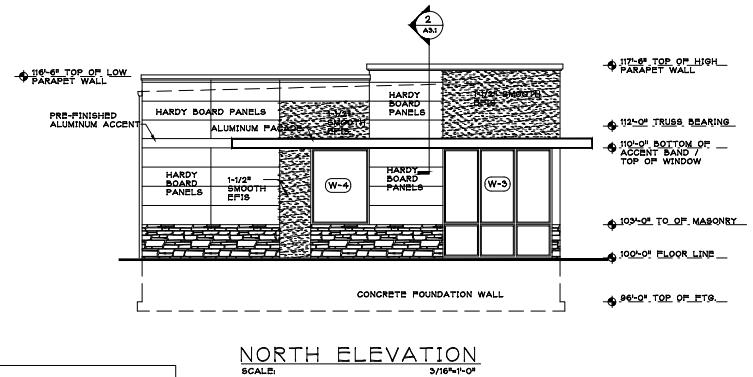
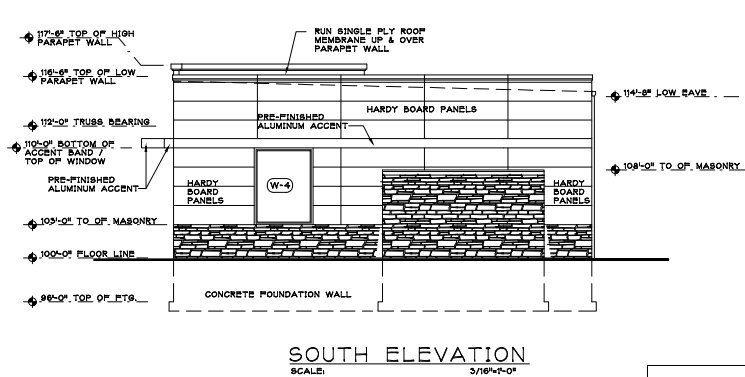
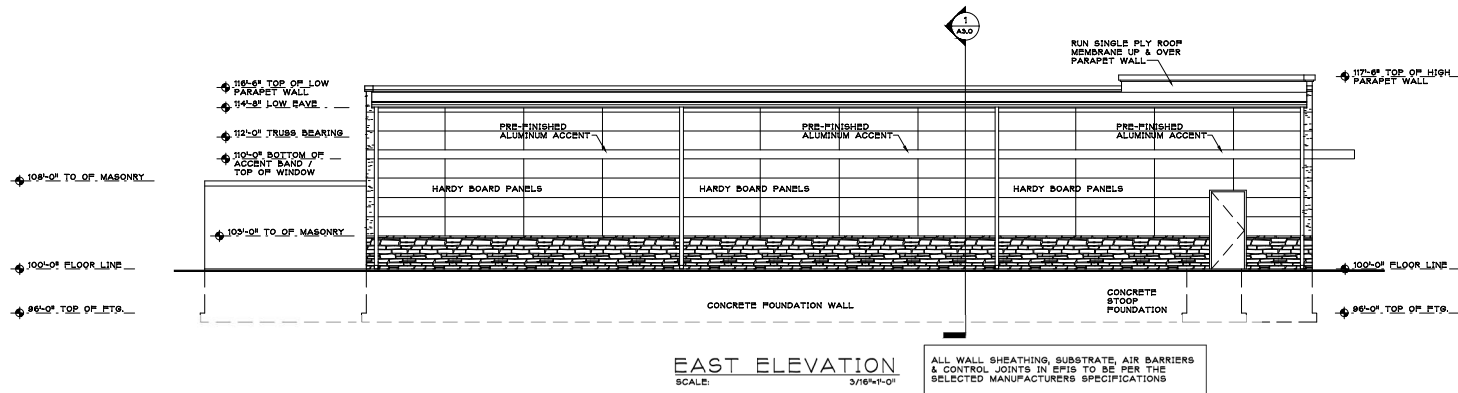
See Site Notes page for specific paint codes and contact info.
REMOVE ALL EXISTING SIGNAGE OFF FASCIA

- aa **YES**, this location is receiving a BP “Togo” *image (Qty. 0).
- ☐ Install: Small Illuminated Togo Sign, 52" X 28 5/8" H
 - ☐ Install: Medium Illuminated Togo Sign, 77" X 41 3/4" H
 - ☐ Install: Large Illuminated Togo Sign, 112" X 60 5/8" H
- *Note: ToGo sign to be centered over entry door and centered on the fascia above the gradient stripe.
- bb **YES**, this location is receiving a BP “Service” image. (Qty. 0).
- ☐ Install: 5' Small Illuminated Service Sign
 - ☐ Install: 8' Large Illuminated Service Sign
- cc **Exterior Building Walls:**
- ☐ To Be Painted BP White (C.04) ☐ To Be Kept Natural
- dd **Building Fascia to be**
- ☐ Paint Fascia, BP Bright Green (C.06) ☐ Install New ACM
 - ☐ Paint Fascia, Neutral
- ee **Is this location is receiving a Yellow Stripe?** ☐ Yes ☐ No
- ☐ Install Yellow Awning Decal ☐ Install Dimensional Yellow Awning
 - ☐ Paint Yellow Stripe
- ff **Building Door/Window WDDecal** ☒ Yes

BUILDING & FASCIA DETAIL

WDDECAL DETAIL: NOTE TO BE DISPLAYED IN WINDOW OR DOOR

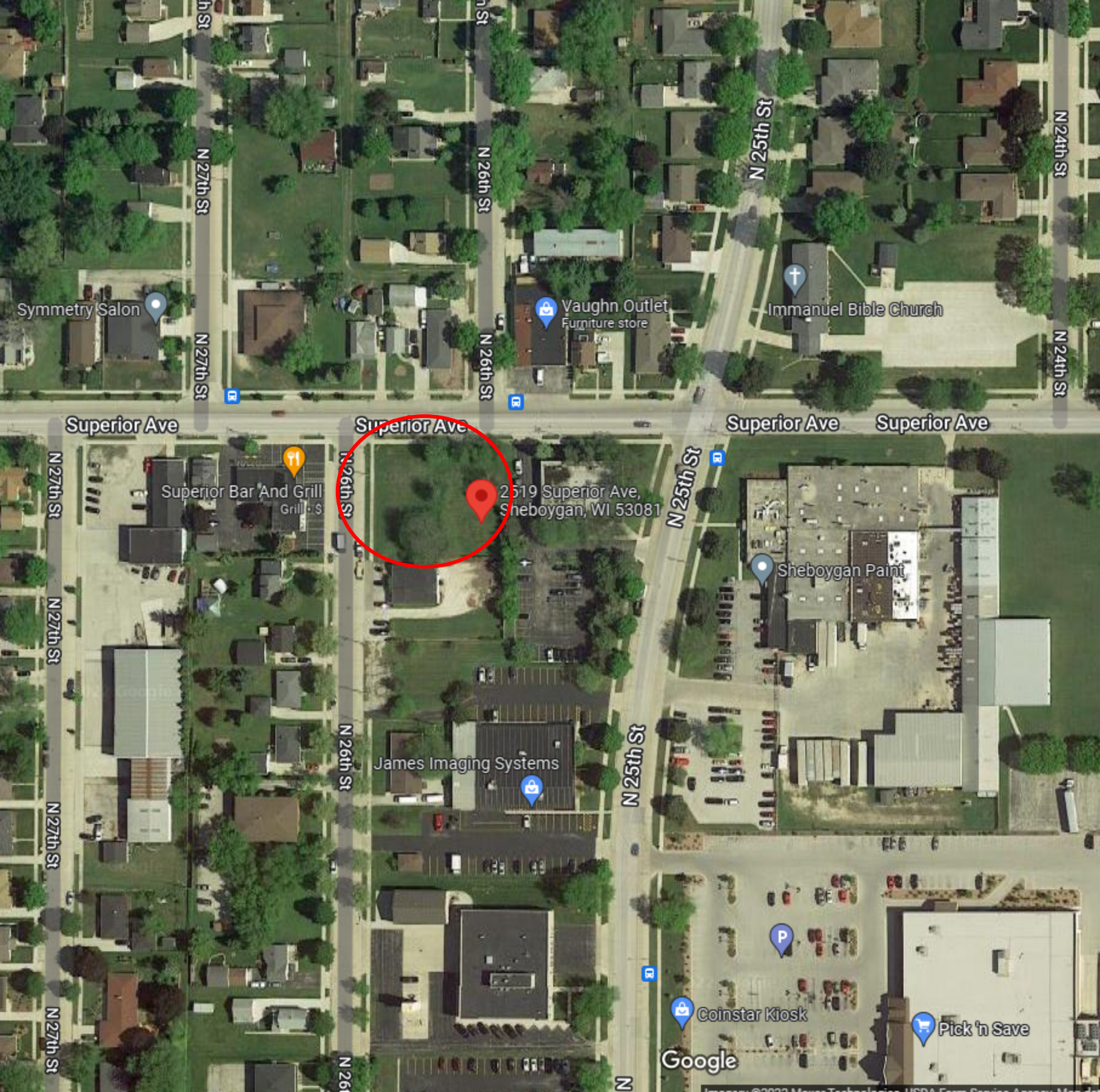




A NEW PROPOSED BUILDING FOR,
C-STORE
SHEBOYGAN, WISCONSIN

DATE: 10/22/2021
ARCH: _____
D. BY: _____
JOB: _____
REV: _____

A
2.0



Symmetry Salon

Vaughn Outlet
Furniture store

Immanuel Bible Church

Superior Ave

Superior Ave

Superior Ave

Superior Ave

Superior Bar And Grill
Grill & S

2519 Superior Ave,
Sheboygan, WI 53081

Sheboygan Paint

James Imaging Systems

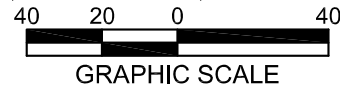
Coinstar Kiosk

Pick 'n Save

Google

CERTIFIED SURVEY MAP

PART OF LOT 1 OF STEIMLE'S DIVISION, SAID PLAT RECORDED AS VOLUME 2, PLATS, PAGE 99,
SHEBOYGAN COUNTY RECORDS, LOCATED IN PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF
SECTION 21, T15N-R23E, CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN



N 1/4 CORNER
SEC. 21, T15N-R23E
(FD. SAW CROSS)

SUPERIOR AVENUE

NE CORNER
SEC. 21, T15N-R23E
(FD. SAW CROSS)

NORTH IS REFERENCED TO THE NORTH LINE
OF THE NORTHEAST 1/4 OF SECTION 21,
T15N-R23E, WHICH BEARS S89°59'55"W.
THIS MAP IS BASED ON THE CURRENT COUNTY
COORDINATE SYSTEM OF RECORD.

LEGEND

- 3/4" IRON ROD IN CONCRETE FOUND
- 3/4" IRON PIPE FOUND
- MONUMENT FOUND, TYPE NOTED

PARCEL INFORMATION:
AFFECTED PARCELS: 59281213260 & 59281213270
OWNER OF RECORD: BPB CONVENIENCE STORES LLC
DOCUMENT OF RECORD: #2110117

STEIMLE'S
DIVISION OF THE
E 1/2 OF LOT 11

N. 26TH STREET

N00°32'55"E 129.50'

LOT 1
20590 SF.
0.47 AC.

STEIMLE'S

DIVISION

N89°53'53"W 159.00'

STEIMLE'S

LOT 1

LOT 2

DIVISION

SHEET: 1 OF 3

PROJECT NO. 1896-01-21

DRAWING NO. 1641

SCALE:

1"=40'

CLIENT: CR STRUCTURES

DRAFTED BY: RJO
TAX PARCEL NO.: 59281213260 & 59281213270

MACHIV
ENGINEERING • SURVEYING • ENVIRONMENTAL
2295 S. Lincoln Court, Green Bay, WI
54313 PH: 920.508.0700 FAX: 920.508.0707
www.machiv.com



November 18, 2021

Corner of SE N. 26th Street and Superior Avenue (2519 Superior Ave)
Sheboygan, WI 53083

Project Narrative

The reason for the resubmittal:

The previously approved building at 2519 Superior Avenue needed to be rotated and mirrored on the site for storm sewer to function. The architectural size of the building will remain the same with the exception on the glass tower. The glass tower will now be made of charcoal smooth EFIS and gray hardy board panels. The change was made to bring the project into budget for the owner. The project was originally bid before covid (2019). With the volatility of the market in supplies and labor, the project needed to be value engineered to make it viable for the owner. We will be changing the location of the building from the south side of the vacant lot to the east side. The reason for the change is for the storm water drainage plan. Because we are changing the building location, the fuel pumps and parking will realign with the building entrance. See attached civil engineering plans.

An explanation of the existing use and all business activities that take place onsite. An explanation of the existing parking lot, access, etc.

The existing site consists of two vacant lots. See the attached CSM documents from Mach IV Engineering.

An explanation of the proposed project, parking lot, access, etc. (why it is needed, what is its intended use, where it is to be located, how close to property lines, who will use it, when will you begin construction, new driveways, and driveways to be closed, existing parking lot reconfiguration, etc.

The project will include a new 3200 sf convenience store. The building will include typical convenience store products of snacks and beverages. There will also be a small restaurant space on the north side of the building. The site will include a canopy over the fuel dispensing islands. The canopy, fuel dispensers, and lighting will follow the BP guidelines. US Oil will be providing a canopy submittal. The C store will provide an opportunity for the neighborhood to fill up with gas as well shop and eat. The location is the corner of Superior Avenue and 26th Street. The site design includes nine on-site parking stalls, not including the six additional parking stalls at the three pumps. Access to the store will be through driveways on the north and west sides of the property to create an appropriate traffic flow pattern. Construction will begin upon receiving project approval.

Are you proposing to remove and/or modify any existing driveways?

The driveways will be new per the included civil engineering drawings.



An explanation and plans/photos of the area proposed to be changed on the site.

Refer to the attached plan.

Description of proposed facilities- Description of proposed building and all new site improvements (square footage of existing buildings, square footage of addition, design/materials of canopy, exterior remodeling, storm drainage, landscaping, lighting, traffic, ingress/egress, parking sidewalk, retaining walls, dumpster enclosure, screening mechanicals, etc.

The project will include a new 3200 sf convenience store. The building will include typical convenience store products of snacks and beverages. There will also be a small restaurant space on the north side of the building. The site will include a canopy over the fuel dispensing island. We will be following the BP guidelines that are attached. A storm drainage and landscaping detailed plan is provided. Site lighting will be provided via building mounted lighting, and canopy lighting. Refer to the site plan for proposed lighting locations. Two new driveways are being provided: one on Superior Avenue and one on N 26th Street. A standard sidewalk will be provided along N26th Street and Superior Avenue. A dumpster enclosure will be located on the south side of the building. It will be designed using materials to match the building. We will create a RTU and Kitchen venting screening with charcoal horizontal metal panel.

A written description of the proposed general orientation, design, arrangement, texture, material and color of the building or structure. Proposed building is very visible so the building will need to be constructed accordingly. An explanation of the proposed architectural style and materials and how it is compatible with the development and redevelopment in and around the area. An explanation of any interior and/or exterior renovations.

The building is oriented to face N. 26th Street and Superior Street. The island fuel pumps will face N. 26th Street on a 45-degree angle for good traffic flow and minimize vehicle headlight issues with adjacent residences when cars are fueling up. The exterior of the building will have EIFS with reveals and charcoal smooth finish, smooth hardie board panels, black aluminum windows, manufactured stone, green metallic accent, and metal charcoal coping. Refer to the exterior elevations and renderings for building style and material location. We will also provide samples of the exterior materials.

How will you ensure that the proposal will not become a nuisance to adjoining property owners or pedestrian/traffic hazard?

The property is in a commercial zoned area and is compatible with the adjacent properties. The building will be constructed using high quality material and the site will be landscaped to be an attractive addition to the neighborhood. The new convenience store and restaurant will be an amenity to the nearby residential areas. There will not be any vending machines, equipment or product displays outside of the convenience store.



Show all Ingress/Egress driveways on the lot.

Refer to the site plan.

Explain site lighting.

The lighting will be provided under the fuel island canopy. Wall mounted lighting will be provided around the building for additional lighting.

Explain proposed signage.

A monument sign has been designed for the intersection of 26th Street and Superior Avenue. The sign will be 8' high X 12' wide for total of 96 square feet. The sign will be constructed of materials that match the building. The sign will be internally lit. The sign will be located outside of the 15-foot vision triangle.

Any other information that will be useful for the Plan Commission to understand your proposal.

Restaurant information:

The new restaurant will be for seating of 12 or less. The menu will emphasize grab and go items such as pizza, sandwiches, chicken tenders, fish fry and appetizers. The restaurant will have a commercial hood that includes Ansul Fire protection system with stainless steel back panels behind the hood. It will also include grease duct work and fire wrap for the grease ductwork. There will be Make Up Air unit with interlock controls. The hood exhaust will exhaust through the roof. The noise and smell will be at a minimal. The owner will be operating the space.

HVAC:

We are placing a 6-ton variable speed roof top unit for heating and cooling for the proposed new building with dehumidification, curb, smoke detector and economizer. The roof top unit will be a variable Speed which will produce fewer sound decibels than any of the adjacent or nearby buildings RTUs. We will create an RTU and Kitchen venting screening with charcoal horizontal metal panel.

Variances:

We are requesting an exception from the locational and buffer yard landscaping requirements. Our landscape plan will meet the four location landscaping requirements. We will work with the staff with regards to installation of street trees along the property's street frontage. A landscape plan has been provided. We are requesting to develop on a .5-acre lot.

Canopy:

CR Structures will partner with US Oil to provide a canopy that follows the BP guidelines that are attached to the submittal. US Oil will apply for a state approve plan.

Other Locations:

The owner is in the process of remodeling 905 Indiana Ave. The old car wash will become a restaurant. The building will be receiving a face lift of fresh paint. The outside will have new landscaping, concrete, and visual clean up of soda machines, signs, and phone booth removal.

The owner's 810 N 14th Street site is removing signage, soda machines, air, and vacuum in an effort to make this location more attractive.

CR Structures Group

Jeff Peterson
VP Business Development
920-858-1648

SITE PLAN

OWNER

BPB CONVENIENCE STORE LLC
916 MULBERRY LANE
KOHLER, WI 53044-1470

SHEET KEY NOTES:

- 1 STANDARD DUTY ASPHALT; SEE DETAIL A SHEET C6.0
- 2 CONCRETE PAVEMENT; SEE DETAIL B SHEET C6.0
- 3 CONCRETE SIDEWALK; SEE DETAIL C SHEET C6.0
- 4 STOOP LOCATION; REFER TO ARCHITECTURAL DRAWINGS
- 5 DUMPSTER PAD; SEE DETAIL D SHEET C6.0
- 6 DUMPSTER ENCLOSURE; REFER TO ARCHITECTURAL DRAWINGS
- 7 ADA HANDICAP STALL SYMBOL; SEE DETAIL E SHEET C6.0
- 8 ADA HANDICAP SIGN; SEE DETAIL F SHEET C6.0
- 9 ADA HANDICAP WARNING PLATE; SEE DETAIL G SHEET C6.0
- 10 BOLLARD; SEE DETAIL H SHEET C6.0
- 11 4" WIDE PAINT STRIPE; COLOR BY OWNER
- 12 BIOFILTER; REFER TO GRADING PLAN SHEET C4.0
- 13 MONUMENT SIGN

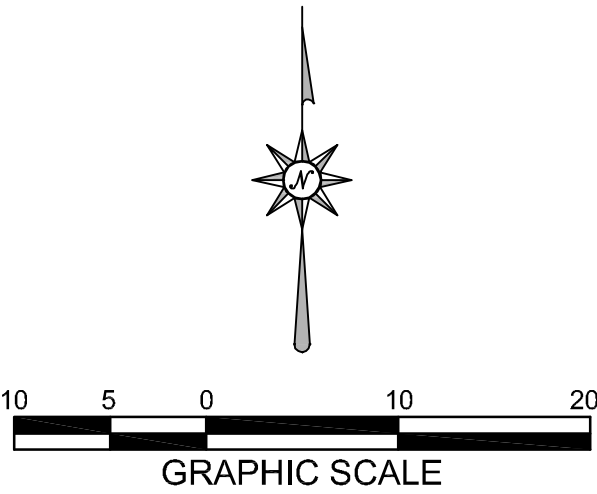
SITE STATISTICS

PARCEL ADDRESS: TBD
PARCEL NUMBER: 59281213560 & 59281213270 (TO BE COMBINED VIA CSM)
PARCEL SIZE: 20,591 SF (0.47 AC)
ZONING: SC - SUBURBAN COMMERCIAL DISTRICT

EXISTING SITE
GREEN SPACE: 20,564 SF (99.9%)
IMPERVIOUS AREA
BUILDING: 0.0 SF (0.0%)
PAVEMENT: 27 SF (0.1%)
TOTAL IMPERVIOUS: 27 SF (0.1%)

PROPOSED SITE
TOTAL DISTURBED AREA:
GREEN SPACE REQUIRED: 25% (5,148 SF)
GREEN SPACE PROVIDED: 5,298 SF (25.7%)
IMPERVIOUS AREA
BUILDING: 3,268 SF (15.9%)
PAVEMENT: 12,025 SF (58.4%)
TOTAL IMPERVIOUS: 15,293 SF (74.3%)

PARKING PROVIDED
PARKING SPACES REQ'D/CALCS: 1 STALL PER 300 SF
3,268 SF / 300 SF = 11 STALLS
PARKING SPACES PROVIDED: 9 STALLS PROVIDED, INCLUDES 1 ADA HANDICAP STALL



MACH IV
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2260 Salscheider Court Green Bay, WI 54313
PH:920-569-5765; Fax: 920-569-5767
www.mach-iv.com
Project Number: 1896-01-21

A NEW C-STORE FOR,

26TH & SUPERIOR CONVENIECE

SHEBOYGAN,

WISCONSIN

DATE: 10/04/2021
ARCH: J. EHRFURTH
D. BY: RPH
JOB: 20-180
REV.

C
2.0

LANDSCAPE PLAN

SHEET KEY NOTES:

- 1 6" DIAMETER SPADE EDGE & 3" HARDWOOD MULCH
- 2 PROFESSIONAL GRADE EDGING
- 3 3" THICK OF 1 1/2" RIVER ROCK WITH WEED BARRIER FABRIC
- 4 TOTAL BIOFILTER SURFACE AREA IS 532 SF. PROVIDE 1 PLANT PER 36 SF OR 15 PLANTS

LANDSCAPE REQUIREMENTS

LANDSCAPE POINTS REQUIRED			
STREET FRONTAGE	40 PTS PER 100 LF	288.50 LF	= 116 PTS
BUILDING FOUNDATION	40 PTS PER 100 LF	248 LF	= 100 PTS
DEVELOPED LOTS	10 PTS PER 1,000 SF	3,268 SF	= 33 PTS
PAVED AREAS	80 PTS PER 10,000 SF	12,025 SF	= 97 PTS
BUFFER YARD	91 PTS PER 100 LF	129.50 LF	= 118 PTS

LANDSCAPE POINTS PROVIDED

STREET FRONTAGE				
TYPE	COMMON NAME	PTS	NO. PROVIDED	TOTAL PTS
EXISTING TREE	POPLAR	30	3	90
LOW DECID TREE	FLOWERING CRABAPPLE	10	3	30
TOTAL PTS PROVIDED				120

BUILDING FOUNDATION

TYPE	COMMON NAME	PTS	NO. PROVIDED	TOTAL PTS
LOW EVERGREEN TREE	BLACK HILLS SPRUCE	12	6	72
TALL DECID SHRUB	JAPANESE LILAC	5	6	30
TOTAL PTS PROVIDED				102

DEVELOPED LOTS

TYPE	COMMON NAME	PTS	NO. PROVIDED	TOTAL PTS
TALL DECID SHRUB	RED OSIER DOGWOOD	5	10	50
TOTAL PTS PROVIDED				50

PAVED AREAS

TYPE	COMMON NAME	PTS	NO. PROVIDED	TOTAL PTS
CLIMAX TREE	SUGAR MAPLE	75	1	75
TALL DECID SHRUB	RED OSIER DOGWOOD	5	5	25
TOTAL PTS PROVIDED				100

BUFFER YARD (0.1 OPACITY)

TYPE	COMMON NAME	PTS	NO. PROVIDED	TOTAL PTS
TALL EVERGREEN TREE	COLORADO BLUE SPRUCE	40	3	120
TOTAL PTS PROVIDED				120

PLANT TABLE

SYMBOL	COMMON NAME	SCIENTIFIC NAME	QUANTITY	SIZE
	SUGAR MAPLE	ACER SACCHARUM	1	2"
	LILAC JAPANESE	SYRINGA RETICULATA	6	3'
	FLOWERING CRABAPPLE	MALUS 'ROSACEAE'	3	4'
	BLACK HILLS SPRUCE	PICEA GLAUCA DENSATA	6	3'
	COLORADO BLUE SPRUCE	PICEA PUNGENS	3	5'
	RED OSIER DOGWOOD	CORNUS SERICEA	15	36"

LANDSCAPE NOTES

- DIAMETERS OF PLANT MATERIALS AS DRAWN ARE REPRESENTATIVE OF PLANTS AT OR NEAR MATURITY RATHER THAN AT INITIAL PLANTING SIZES.
- THE PLANT LIST IS INTENDED AS A GUIDE FOR THE CONTRACTOR. IN THE EVENT OF DISCREPANCY BETWEEN THE NUMBER OF PLANTS ON THE PLANT LIST AND ON THE DRAWING, THE GREATER NUMBER SHALL APPLY.
- ADJUSTMENTS IN LOCATIONS OF PLANT MATERIALS MAY BE NECESSARY DUE TO NEW OR EXISTING UTILITIES OR SITE OBSTRUCTIONS. REVIEW WITH ARCHITECT BEFORE ADJUSTMENTS ARE MADE.
- ALL SHRUBS OCCURRING IN CONTINUOUS ROW OR FORMAL ARRANGEMENT SHALL HAVE UNIFORM HEIGHT, SPREAD AND HABIT OF GROWTH. FOR GROUND COVER LOCATIONS, FILL AREA WITH QUANTITY OF PLANTS DESIGNATED; EVENLY SPACED.
- A MINIMUM OF 12" DEPTH OF 50% TOPSOIL AND 50% COMPOST SHALL BE PLACED IN ALL BED AREAS BY THE CONTRACTOR PRIOR TO PLANT INSTALLATION.
- MULCH TREES WITH MIN. 3" DEPTH OF GRAVEL OR HARDWOOD MULCH AS NOTED ON PLAN AND PER DETAILS. MULCH SHALL EXTEND IN A CONTINUOUS LAYER WITHIN PLANTING BEDS FROM FACE TO FACE OF SITE STRUCTURES - WALKS, BUILDING, OR OTHER PLANT BED LIMITS.
- PROTECT EXISTING LAWN AREAS; REPAIR ANY CONTRACT RELATED DAMAGE TO LAWN AREAS.
- THE CONTRACTOR SHALL MAINTAIN ALL PLANTS AND BEDS FOR A 60 DAY PERIOD AFTER ACCEPTANCE OF THE WORK BY THE ARCHITECT. THIS INCLUDES REGULAR WATERING, WEEDING AND MOWING.
- THE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR ONE-YEAR FROM DATE OF ACCEPTANCE. BEFORE END OF WARRANTY PERIOD CONTRACTOR SHALL REPLACE ALL TREES, SHRUBS OR PLANTINGS NOT ALIVE OR IN A HEALTHY GROWING CONDITION.
- SEED ALL DISTURBED AREAS WITH WdOt No. 40 GRASS MIX.

A NEW C-STORE FOR,
26TH & SUPERIOR CONVENIENCE
SHEBOYGAN, WISCONSIN

DATE: 10/04/2021
ARCH: J. EHRPURTH
D. BY: RPH
JOB: 20-180
REV. 10-18-2021 CITY COMMENTS

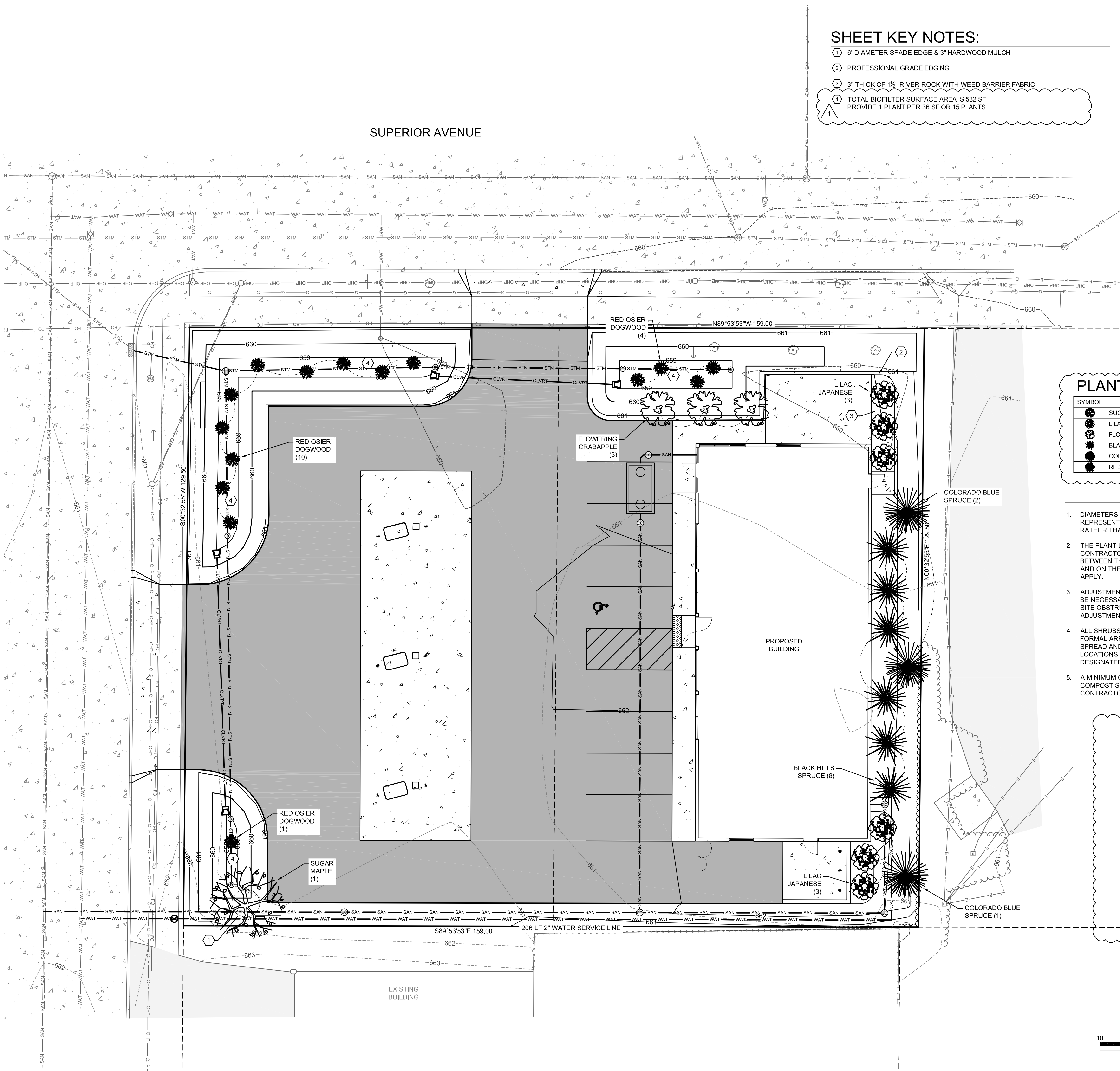
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10 5 0 10 20
GRAPHIC SCALE

SUPERIOR AVENUE



BP-Branded Site





EXISTING SITE

SCALE: 1" = 20'-0"



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P.O. Box 224
Neenah, WI 54956
920-904-4300
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Proposed Development For:

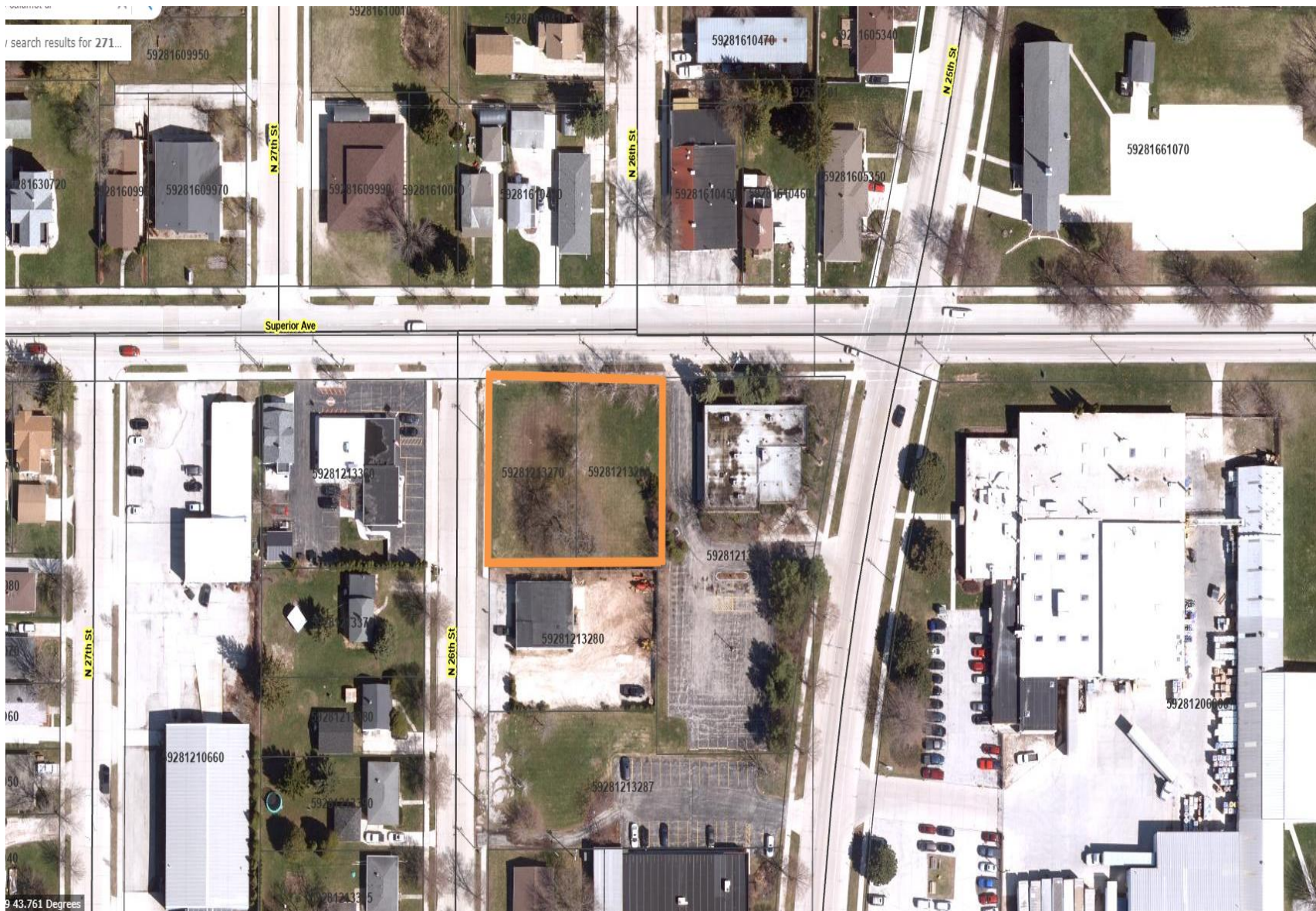
C-Store Development

2519 Superior Avenue, Sheboygan, Wisconsin

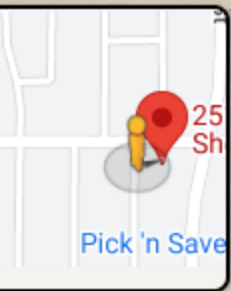
Issue Date: 1/19/2021

Revisions:

A0.1







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