

## CITY OF SHEBOYGAN

### REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION

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**ITEM DESCRIPTION:** Construction of the fueling station canopy for the previously approved convenience store and service station at the southeast corner of N. 26th Street and Superior Avenue.

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

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**REPORT DATE:** May 6, 2022

**MEETING DATE:** May 9, 2022

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#### FISCAL SUMMARY:

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

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#### STATUTORY REFERENCE:

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

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#### BACKGROUND / ANALYSIS:

In November of 2021, the Architectural Review Board approved the construction of a new convenience store and service station at the southeast corner of N. 26th Street and Superior Avenue subject to the following conditions:

1. The canopy shall be reviewed prior to building permit issuance for both structures to insure the convenience store structure and canopy are consistent and compatible with one another.
2. Final elevation drawings, with rooftop mechanicals (the mechanical sight lines), shall be submitted to staff for review. If staff has any concerns with the final elevation drawings, the elevations may be brought back for board review.
3. If rooftop mechanicals are to be screened, applicant shall provide specifications on the materials/colors that are to be used to screen these rooftop units. If staff has any concerns with the proposed screening, this matter may be brought back to the board for review.

The Board may remember that the applicant originally planned for the station to face Superior Avenue. However, after doing more research on the required improvements, the applicant relocated the building and fueling canopy to now face N. 26<sup>th</sup> Street.

The applicant stated the architectural work planned will remain the same, including the size. The applicant states they 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.

Today, the Board will be reviewing the proposed BP fueling canopy for this project. The applicant states the following about the proposed canopy:

- This will be a 1,920sf (24 x 80) gas fueling canopy with three (3) pumps on the west side of store.
- 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.
- The canopy footprint is 1,920sf (80 x 24).
- The canopy shall have a vehicle clearance of 15.5 feet.
- The top of the canopy will be 18.5 feet.
- 12 Scottsdale Vertex LED lights will be installed on the underside of the canopy structure.
- Two (2) Helios signs will be installed on the fascia of the canopy. The Helios signs will each be 7sf and will not extend above the horizontal plan of the canopy.

#### **STAFF COMMENTS:**

When the architectural review board approved the November 2021 drawings for the convenience store, the board included conditions of approval that required the applicant to submit the fueling station canopy as well as the final convenience store elevation/drawings, with rooftop mechanicals (the mechanical sight lines).

The applicant has submitted the canopy but has not submitted the rooftop mechanical sight line drawings.

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 previously approved elevation drawings, it appears the masonry is approximately 3-4 feet in height. Staff believes the 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 applicant previously stated the following about the project:

- Applicant is proposing the construction of a 3,200sf convenience store with an attached dumpster enclosure and separate fueling canopy for gas.
- The building design is intended to be simple, welcoming and high quality.
- 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.
- CR Structures will partner with US Oil to provide a canopy that follows the BP guidelines.
- A 6-ton variable speed roof top unit for heating and cooling is proposed for the new building with dehumidification, curb, smoke detector and economizer. The roof top unit will be a variable speed which will produce fewer sound decibels then any of the adjacent or nearby buildings RTUs. The roof top unit will be screened with parapets.
- A dumpster will be located on the south side of the building and is proposed to be designed utilizing materials similar to that of the building.

This development will certainly change the appearance of this property and has the ability to positively impact the look and feel of this Superior Avenue 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.