

*****ATTACHMENTS*****

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Application for Conditional Use and Sign Permit with exceptions by Cricket Wireless to install new signage at 2719 Calumet Drive. UC Zone

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

REPORT DATE: November 19, 2021

MEETING DATE: November 23, 2021

FISCAL SUMMARY:

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

STATUTORY REFERENCE:

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

BACKGROUND / ANALYSIS:

RLO Sign is proposing to install a new wall sign for Cricket Wireless located in the multi-tenant facility located at 2719 Calumet Drive. The applicant states:

- Cricket Wireless would like the ability to install new signage on the building in order to advertise their location to customers. The 35sf (3 x 11.5) internally lit individual letter sign is located on the west/front side of the building facing Calumet Drive. The sign advertises "Cricket."

STAFF COMMENTS:

The Plan Commission should be aware:

- The proposed sign is being relocated from another site and is not a new sign.
- The applicant has a temporary banner permit advertising Cricket to the public. The applicant has not properly installed the banner and the banner does not provide a professional appearance. This temporary banner shall be removed at such time as the permanent sign is installed.
- There are two (2) Auto Zone temporary banner signs located in the City of Sheboygan Calumet Drive public right-of-way. Applicant/owner/tenant shall remove these temporary signs prior to sign permit issuance.

- There are five (5) TitleMax temporary flags. Applicant/owner/tenant shall remove these temporary signs prior to sign permit issuance.
- There are three (3) dumpsters located at the northeast corner of the site/parking lot that are not in a dumpster enclosure. This development required dumpsters to be screened and enclosed. Staff will be recommending that the dumpster enclosure is installed similar to the existing dumpster enclosure located on the east side of the site by AutoZone (same design, materials and colors). The dumpster enclosure shall be completed by May 27, 2022. Is this an acceptable timeline or should we have the enclosure completed earlier?
- The Plan Commission should be aware that the applicant has done quite a bit of work in their tenant space without obtaining the required permits and inspections. It is staff understanding that the applicant is working on obtaining the required permits and inspections in order to receive the required occupancy permit allowing them to occupy and operate from the site. Staff will be including a condition of approval that no sign permit shall be issued until such time as the applicant has obtained the required occupancy permit to operate from this site.

This is a very attractive building and site but all of the items listed above impact the image of the property. The tenants and the owners need to maintain the aesthetics of this site especially with all of the redevelopment that is and has taken place in this attractive intersection of Calumet Drive and North Avenue.

The applicant is requesting a variance to have five (5) wall signs – The maximum number of wall signs is four (4).

There are presently four (4) wall signs installed for Auto Zone (2) and TitleMax (2). Staff does not object to the proposal.

ACTION REQUESTED:

Staff recommends approval of the conditional use and exception subject to the following conditions:

1. Applicant shall obtain the necessary sign and electrical permits prior to installation.
2. All new lighting shall be installed per Section 15.707 of the City of Sheboygan Zoning Ordinance. There shall be no spillover light onto adjacent properties or the streets.
3. All proposed and future signage for any tenants in this multi-tenant facility will be individual letters (no flat panel and/or cabinets) and shall obtain all approval and permits required (exception, sign permits, etc.).
4. Cricket has a temporary banner on their tenant space and shall immediately remove the banner at such time as any of the permanent signs are to be installed.
5. Prior to sign permit issuance, the applicant shall obtain an occupancy permit allowing Cricket to occupy and operate from the property.

6. Prior to sign permit issuance, applicant, tenant and/or building owner shall remove the temporary Auto Zone banner signs located in the City of Sheboygan Calumet Drive public right-of-way.
7. Prior to sign permit issuance, TitleMax will remove all of their temporary flags.
8. Tenants/owner shall construct a dumpster enclosure for the dumpsters presently located outside at the northeast corner of the parking lot on the north side of the property. The owner and/or tenants shall construct a dumpster enclosure similar to the existing dumpster enclosure located on the east side of the site by AutoZone (same design, materials and colors). The dumpster enclosure shall be completed by May 27, 2022.

ATTACHMENTS:

Conditional Use Permit Application and required attachments.

PARCEL NO. _____

MAP NO. _____

ZONING CLASSIFICATION: _____

Office Use Only

APPLICATION/FILE NO. _____

REVIEW DATE: _____

FILING FEE: \$250.00 (Payable to City of Sheboygan)

CITY OF SHEBOYGAN APPLICATION FOR CONDITIONAL USE PERMIT

Requirements Per Section 15.905
Revised May 2018

Completed application is to be filed with the Department of City Development, 828 Center Avenue, Suite 104. To be placed on the agenda of the City Plan Commission, application must be filed two weeks prior to date of meeting. Applications will not be processed if all required attachments and filing fee of \$250 (payable to the City of Sheboygan) is not submitted along with a complete and legible application. Application filing fee is non-refundable.

1. APPLICANT INFORMATION

APPLICANT: **RLO Sign, Inc.**

ADDRESS: **1030 Ontario Ave.** E-MAIL: **patrick@rloesign.com**

PHONE: **(920) 457-6602** FAX NO. **(920) 457-2399**

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: **Cricket Wireless**

ADDRESS OF PROPERTY AFFECTED: **2719 Calumet Drive**

LEGAL DESCRIPTION: **See Attached**

BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE: **Multi-Tenant Commercial Building**

DETAILED DESCRIPTION OF **PROPOSED** OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: **No Changes**

BRIEF DESCRIPTION OF ALL REQUESTED VARIANCES FROM PROVISIONS OF THE ZONING ORDINANCE, WHICH ARE RELATED TO THE PROPOSED OPERATION OR USE: **5th On-Building Wall Sign**

3. JUSTIFICATION OF THE PROPOSED CONDITIONAL USE

Written justification for the proposed conditional use, indicating reasons why the applicant believes the proposed conditional use is appropriate.

How is the proposed conditional use (independent of its location) in harmony with the purposes, goals, objectives, policies and standards of the City of Sheboygan Comprehensive Master Plan **The new sign will allow the retail store to have a sign like the rest of the tenants in the building.**

Does the conditional use, in its proposed location, result in any substantial or undue adverse impact on nearby property the character of the neighborhood, environment, traffic, parking, public improvements, public property or rights-of-way? **No**

How does the proposed conditional use maintain the desired consistency of land uses in relation to the setting within which the property is located? **N/A**

Is the proposed conditional use located in an area that will be adequately served by utilities, or services provided by public agencies? If not, please explain. **Yes**

4. NAMES AND ADDRESS (Indicate N/A for “Not Applicable” items)

OWNER OF SITE: **Drexel LLC**

ADDRESS: **6615 S 47th St. Franklin, WI 53132** E-MAIL: **kskarr@founders3.com**

ARCHITECT: **N/A**

ADDRESS: _____ E-MAIL: _____

CONTRACTOR: **RLO Sign, Inc.**

ADDRESS: **1030 Ontario Ave** E-MAIL: **patrick@rloesign.com**

5. 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

11/2/2021
DATE

Patrick Mlinaz
PRINT ABOVE NAME



1030 Ontario Ave. Sheboygan, WI 53081
920-457-6602 · 800-479-6602 · Fax: 920-457-2399

www.rloesign.com



11/02/2021

Narrative for Conditional Use at Cricket Wireless

Plan Commission
City of Sheboygan
828 Center Ave.
Sheboygan, WI 53081

Plan Commission and City Staff:

On behalf of our client, Cricket Wireless, we are requesting a conditional use permit to install a new building wall sign. The business is located at 2719 Calumet Drive.

The business is located in the building between Title Max and Advanced Auto Parts. As of recently they occupied two of the three tenant spaces in the building. Cricket Wireless is now the third tenant in the building. Title Max and Advanced Auto Parts both currently have two on-building wall signs including one freestanding monument sign each. The maximum number of wall signs for buildings in the Urban Commercial (UC) Zone is four total signs. The maximum number of freestanding signs are one per each public street frontage.

An exception would be needed for wall signs or a freestanding sign since Title Max and Advanced Auto Parts are using up the maximum allowed. Cricket Wireless, as the third tenant, is asking to have a wall sign to direct customer to their retail space as the other two tenants.

The proposed sign will be LED illuminated aluminum channel letters mounted on a raceway with a white backer panel. The existing signs on the building are built in the same fashion with different colors.

Additionally, the sign would meet the square foot requirements. The ordinance allows for 1.5 square feet for each linear foot of tenant wall space. Per the 31 feet of tenant wall frontage, the maximum square footage would be 46.5 square feet. The planned sign will only be 34.5 square feet.

Thank you,

RLO Sign, Inc. - Patrick Mlinaz
Phone: 920-457-6602
patrick@rloesign.com
www.RLOSign.com

OFFICE USE ONLY

PARCEL NO.: _____

MAP NO.: _____

ZONING CLASSIFICATION: _____

OFFICE USE ONLY

REVIEW DATE: _____

APPROVAL: _____
Steve Sokolowski, City Planner

**CITY OF SHEBOYGAN
DEPARTMENT OF CITY DEVELOPMENT**

828 Center Avenue Suite 104, Sheboygan, WI 53081
Phone: (920) 459-3377 Fax: (920) 459-7302
E-Mail: development@ci.sheboygan.wi.us

SIGN PERMIT APPLICATION

(November, 2009)

Completed application and all required attachments are to be filed with the Department of City Development, 828 Center Avenue, Suite 104 for review by the City Planner.

1. APPLICANT INFORMATION

APPLICANT: RLO Sign, Inc.

ADDRESS: 1030 Ontario Ave, Sheboygan, WI 53081

E-MAIL ADDRESS: patrick@rloesign.com

PHONE: (920) 457-6602 FAX NO: (920) 457-2399

2. OWNER INFORMATION

OWNER OF SITE: Mobilelink Cricket

ADDRESS: 12501 Reed Rd, Sugar Land, TX 77478

PHONE: (262) 349-5729 FAX NO: ()

3. DESCRIPTION OF THE PROPOSED SIGN AND USE OF THE SUBJECT SITE

NAME OF PROPOSED/EXISTING BUSINESS: Cricket

ADDRESS OF PROPERTY AFFECTED: 2719 Calumet Dr.

USE OF PROPERTY: Wireless Network Retail

TYPE OF SIGN: Wall Sign

DESCRIPTION OF PROPOSED SIGN: Channel Letterset Mounted on Raceway

4. CONFIGURATION OF PROPOSED SIGN:

HEIGHT: 2.98' X WIDTH: 11.57' = TOTAL SQUARE FOOTAGE: 34.48 sq. ft.

AMOUNT OF PUBLIC STREET FRONTAGE: N/A

AMOUNT OF EXPOSED EXTERIOR WALL LENGTH: 31'

SETBACK: N/A

METHOD OF ATTACHMENT: Screw Mounted Directly to Wall

METHOD OF ILLUMINATION: LED internally lit

SIGN MATERIALS: Aluminum, Acrylic, Paint and Vinyl

TOTAL SQUARE FOOTAGE OF SIGNS ON SUBJECT PROPERTY:

BEFORE PROPOSED SIGN: 0 AFTER PROPOSED SIGN: 34.48 sq. ft.

5. CERTIFICATE

I hereby certify that all of the above statements and attachments submitted hereto are true and correct to the best of my knowledge and belief.



APPLICANT'S SIGNATURE

10/13/2021

DATE

Patrick Mlinaz; RLO Sign, Inc.

PRINT ABOVE NAME

6. APPLICATION SUBMITTAL REQUIREMENTS

- a. For new development, the approved site plan for the subject property, showing the location and dimensions of all buildings, structures, signs on the subject property, property boundaries and dimensions; and the location of the proposed sign.
- b. For existing development, a site plan approved by the City Planner & Zoning Manager, showing the location and dimensions of all buildings, structures, signs on the subject property, property boundaries and dimensions; and the location of the proposed sign.
- c. A scale drawing of the proposed sign listing the height, width, total square footage, method of attachment, method of illumination, sign materials, design and appearance.



UID: 7014410f

Client: Cricket

Project: BAU

Title: Exterior Signage

Site address: 2719 Calumet Dr
Sheboygan, WI

Project manager: Lauren Dixon

Drawn by: CDL

Date: 09/08/21

Revision: Initial

As the Owner/Lessor/Mortgage or Security interest holder, I hereby acknowledge and accept the installation of signs as illustrated within the renderings shown within this brand proposal. By signing below I consent to the installation of signs at the premises and property address listed within this brand proposal and acknowledge that I have reviewed all details of this brand proposal in its entirety.

Signature of (Owner/Lessor/Mortgage or Security Interest Holder)

Print Name

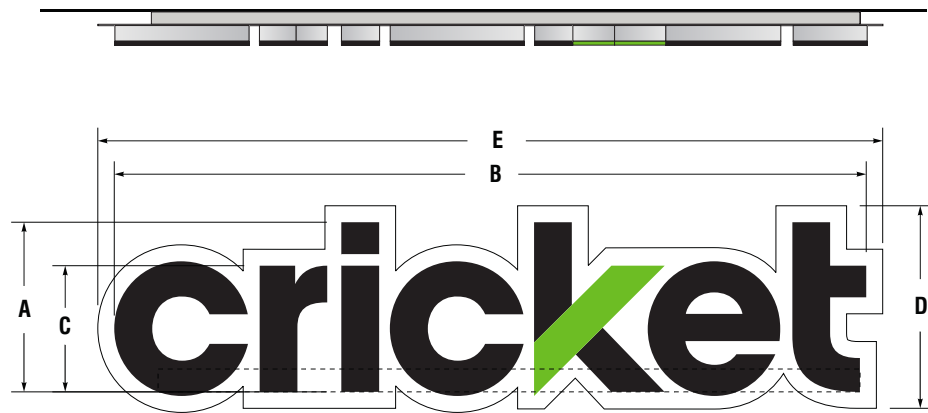
Date



NOTE: Quote does not include removal of any existing signage, patching or painting of the existing façade. Cricket requires that any existing signs be removed and that façade is patched and painted by the dealer, or landlord to match the color of existing fascia prior to the new Cricket signs being installed by Principle USA Inc. Please contact your Field Activity Manager if you would like Principle to quote removal of any existing signage, or patching and painting of the façade.

N-01

Proposed



| Product Code | A | B | C |
|----------------|--------------|--------------|-------------|
| CR-FL-30B-BP-R | 2'-6" | 11'-1" | 1'-10 5/16" |
| | D | E | SF |
| | 2'-11 13/16" | 11'-6 13/16" | 34.52 |






If UL labels are required by code, they must be installed so that they are visible from the ground.
 DIMENSIONS TO BE VERIFIED
 Sign to be relocated from UID 70144477

Existing





Letter Faces

-  #2447 White diffuser acrylic
-  3M #3635-222 dual color film (first surface)
-  3M #3630-136 Lime Green (first surface)

Letter Returns

-  .040 White pre-coated coil stock

Letter Trim Caps

-  1" Black Jewelite trim cap
-  1" Holiday Green trim cap by adjacent green film on letter face

NOTE: Quote does not include removal of any existing signage, patching or painting of the existing façade. Cricket requires that any existing signs be removed and that façade is patched and painted by the dealer, or landlord to match the color of existing fascia prior to the new Cricket signs being installed by Principle USA Inc. Please contact your Field Activity Manager if you would like Principle to quote removal of any existing signage, or patching and painting of the façade.

 COPYRIGHT © The details shown on this drawing are confidential and are the exclusive property of Principle Group of Companies. No use, copy or disclosure of this disclosure of this drawing may be made without written permission and it is to be returned to Principle Group of Companies upon request.

2035 Lakeside Centre Way Suite 250
 Knoxville, TN 37922
 T+865 692 4058 F+865 692 4104

Revision notes:



| | | |
|----------|------------|---------------|
| | | Drawn by: CDL |
| Client: | Cricket | Checked by: - |
| Project: | As Built | Scale: NTS |
| Title: | TBD | Revision: - |
| Date: | 09.08.2021 | Page: 4 |

Site Map: Frontage

Cricket Wireless
Store Frontage



Site#:

Customer: Cricket Wireless

Street: 2719 Calumet Dr.

City: Sheboygan State: WI

Site Contact: x

Tel#: x

Email: x

Design: JRG

Revisions:

x

x

x

x

Customer Approval Date

This layout design is an unpublished work and RLO Sign hereby expressly reserves the common law right pursuant to title 17, section 2 of the United States code to prevent the use of this design and to obtain damages therefore.

RLO
SION

www.RLOSIGN.com

1030 Ontario Ave.
Sheboygan, WI 53081

Phone: 920-457-6602
Fax: 920-457-2399



sf:

scale:

Cricket Wireless - Calumet

Site Wall Mounted Signs

Current signs on North, South and West faces of building



South Face



North Face



West Face

Site#:

Customer: Cricket Wireless
Street: 2719 Calumet Dr.
City: Sheboygan **State:** WI
Site Contact: x
Tel#: x
Email: x
Design: JRG

Revisions:

x
x
x
x

Customer Approval Date

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Sheboygan, WI 53081
Phone: 920-457-6602
Fax: 920-457-2399

Site Monument Signs

Current signs at North and South ends of property.



North End of Property

Site#:

Customer: Cricket Wireless
 Street: 2719 Calumet Dr.
 City: Sheboygan State: WI
 Site Contact: x
 Tel#: x
 Email: x
 Design: JRG

Revisions:

x
 x
 x
 x

Customer Approval Date

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 Sheboygan, WI 53081
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 Fax: 920-457-2399



South End of Property







PARCEL NO. _____

MAP NO. _____

ZONING CLASSIFICATION: _____

Office Use Only

APPLICATION/FILE NO. _____

REVIEW DATE: _____

FILING FEE: \$250.00 (Payable to City of Sheboygan)

**CITY OF SHEBOYGAN
APPLICATION FOR
CONDITIONAL USE PERMIT**

Requirements Per Section 15.905
Revised May 2018

Completed 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 two weeks prior to date of meeting. Applications will not be processed if all required attachments and filing fee of \$250 (payable to the City of Sheboygan) is not submitted along with a complete and legible application. Application filing fee is non-refundable.

1. APPLICANT INFORMATION

APPLICANT: CORTA Development - Cory Presnick

16232 SW 92nd Avenue

ADDRESS: Miami, FL 33157 E-MAIL: cpresnick@cortadev.com

PHONE: (404) 625-5119 FAX NO. ()

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

Proposed: (2) National retail stores

NAME OF PROPOSED/EXISTING BUSINESS: Existing: Vacant Shopko retail store

ADDRESS OF PROPERTY AFFECTED: 518 S Taylor Dr

LEGAL DESCRIPTION: Lot 2 of CSM, Vol. 13, Pg. 258-259 as document number 1468765, located in Section 21, Town 15 North, Range 23 East in the City of Sheboygan, Sheboygan County, Wisconsin. Parcel ID 59281215104.

BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE: _____

Vacant Shopko retail store

DETAILED DESCRIPTION OF **PROPOSED** OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: See attached narrative

BRIEF DESCRIPTION OF ALL REQUESTED VARIANCES FROM PROVISIONS OF THE ZONING ORDINANCE, WHICH ARE RELATED TO THE PROPOSED OPERATION OR USE: See attached narrative

3. JUSTIFICATION OF THE PROPOSED CONDITIONAL USE

Written justification for the proposed conditional use, indicating reasons why the applicant believes the proposed conditional use is appropriate.

How is the proposed conditional use (independent of its location) in harmony with the purposes, goals, objectives, policies and standards of the City of Sheboygan Comprehensive Master Plan? See attached narrative

Does the conditional use, in its proposed location, result in any substantial or undue adverse impact on nearby property the character of the neighborhood, environment, traffic, parking, public improvements, public property or rights-of-way? See attached narrative

How does the proposed conditional use maintain the desired consistency of land uses in relation to the setting within which the property is located? See attached narrative

Is the proposed conditional use located in an area that will be adequately served by utilities, or services provided by public agencies? If not, please explain. See attached narrative

4. NAMES AND ADDRESS (Indicate N/A for "Not Applicable" items)

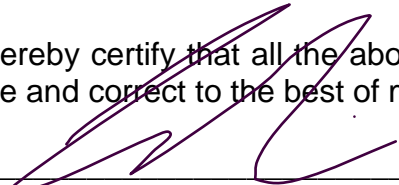
OWNER OF SITE: 518 S Taylor Dr LLC
600 N PLANKINTON AVE STE 301
ADDRESS: Milwaukee, WI 53203 E-MAIL: _____

ARCHITECT: Keller, Inc.
PO Box 620
ADDRESS: Kaukauna, WI 54130 E-MAIL: dschwalbe@kellerbuilds.com

CONTRACTOR: Keller, Inc.
PO Box 620
ADDRESS: Kaukauna, WI 54130 E-MAIL: dschwalbe@kellerbuilds.com

5. 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

11/2/21

DATE

Cory Presnick

PRINT ABOVE NAME

November 2, 2021

CUP Project Description

PROJECT NAME AND ADDRESS:

CORTA Development
518 S Taylor Dr
Sheboygan, Wisconsin 53081

PARCEL INFORMATION/ZONING CLASSIFICATION/SITE DATA

- The parcel is defined as tax parcel 59281215104
- SC-Suburban Commercial District
- Total Overall Lot area is 611,597 SF (14.04 acres)

EXISTING SITE CONDITIONS/LAND USE:

- The property is a 98,000 SF former Shopko retail box that has been vacant since May 2019.

PROPOSED USE:

- The new proposed re-development is to convert the existing retail box from one national retail store into two separate national retail stores with two separate retail storefronts, entrances, and service areas. The two new national retail users are best in class operators and offer the local community excellent new shopping options.
- The two retail users will sell crafts, hobby and household items and off-price soft goods (i.e. clothing, shoes, household items, etc.) as is typically sold in their stores. Each national retailer operates more than 1,000 stores across the country and are known as best-in-class operators in their class of retail offerings.
- The size of retail stores continues to decrease based on customer demands and the proliferation of online shopping. Neither of these retailers require a large 98,000 SF space and splitting the space into two afforded the retailers closer to their prototypical sizes that meets their customer demands most efficiently possible.
- See proposed floor plans for breakdown of building uses.

DESCRIPTION OF SITE IMPROVEMENTS:

- There are no changes to the alignment of the existing ingress/egress to the property from Erie Ave and S Taylor Dr. Grades will be modified from Erie Avenue to allow modifications to the front entrance of the new tenant buildout on the north side. Traffic is expected to operate with the same patterns.
- All cross access and parking agreements will remain in effect as is present today.
- The retail leases require a minimum 4 parking spaces per 1,000 square feet of retail floor space which will be abided by accordingly. There will be ample parking to service the community and retail customers. For the north development there are 78 useable spaces of which 4 are ADA accessible. The south development will have 285 stalls of which 9 are existing ADA.
- The parking lot will be resurfaced with new sealing and striping.
- Utilities will be completely re-worked to create separate services for each retail operation.
- The existing building will receive a new roof.
- Roof top mechanicals will be screened from the east with the canopy improvements and will

- be setback from the north (Erie Avenue) with the aid of building height so they are not visible.
- The project is a redevelopment site with no increase in exposed parking or roads and is therefore exempt from stormwater requirements. Impervious area is being added on the east side and removed from the west side for an addition of 188 sf of pervious area.
 - New landscaping is proposed in the island in front of the proposed north tenant. Any disturbed lawn areas will be reseeded. The main landscaping island on the Erie Avenue entrance will remain.
 - No site fencing is proposed with this project.
 - The 3 poles nearest the north tenant will be replaced with LED fixtures. See photometric plan included.
 - Existing waste enclosure to the rear of the store to remain. Screened to west and south with existing vegetation. To remain in the current condition.
 - Canopy structure will be constructed to the east over the existing walk. See architectural plans.
 - The existing structure is located approximately 6.25' from the north property line. This is within a 10' building setback. This is expected to be considered approvable as an existing non-conforming condition.

EXPLANATION BUSINESS ACTIVITIES:

- The days of operations and customer counts will be relatively similar to the previous retail use. Typical national retail hours are expected.
- The retailers will employ several dozen full-time and part-time employees each and the operations will be operated in a first-class manner typical with these two retail operations across the country.
- The property will be professionally managed by a regional or national real estate firm.
- The anticipated number of customers is expected to be similar to previous use, and what is expected for national retailers.
- The service areas will remain virtually the same as four docks/compactor areas exist and these areas will be re-used by the two retailers.

DESCRIPTION OF THE PROPOSED ARCHITECTURAL STYLE AND BUILDING CHANGES:

- The architectural style of the building will remain typical of national retail tenants. Each retailer will have their own prototypical storefront and façade branded in their typical trade dress and colors that are typically seen in their other locations across the country.
- The exterior of the sides and rear of the building will remain virtually unchanged.
- Each retail space will have a separate entrance, storefront, facade and canopy that are prototypical of their other stores across the country that has proven to be successful and tasteful and additive to communities.
- Each storefront will face the same direction as the previous/existing storefront to the primary parking field.
- The service areas will remain virtually the same as four docks/compactor areas exist and these areas will be re-used by the two retailers.
- The building will be nicely designed to fit in within the S Taylor Dr commercial corridor.

PROPOSED SIGNAGE:

- The re-development proposes enhancing existing signage by replacing the aged monument sign with a new monument sign designed to match the architecture of the new building facades and modernize the look of the signage. The sign shall be designed for the new national retail users

similar to the signage at the Meijer project nearby.

- In addition to the monument sign, the retailers will add signage to the building to the maximum size permitted by code above their storefront. The retailer which has a side wall facing the Meijer project will additionally seek to have signage facing that direction.
- The signage will be built in a first-class fashion and in the same style as the national retail users trade dress throughout their units operating throughout the country.

CONSTRUCTION PHASING:

- The conversion from a single retail space to a two-retailer space will occur in one phase.

POTENTIAL NUISANCES TO ADJOINING PROPERTY OWNERS:

- As a commercial corridor, S Taylor Dr is designed for a high volume of traffic. The proposed development will have no negative impacts to the neighborhood. Uses are similar to previous tenant.
- No outside storage is proposed.
- All waste will be stored in waste enclosure at the rear of the building.
- Site lighting will meet City light intensity requirements and cut-off fixtures will be used for minimal light trespass.
- The architectural style of the building will fit in and compliment surrounding commercial developments.
- The property will be professionally managed by a regional or national real estate firm and the leases will required that operations do not become a nuisance

SHEET INDEX

- C1.0 SITE PLAN
- EX1.0 EXISTING FLOOR PLAN
- EX2.0 EXISTING ELEVATIONS
- A1.0 FLOOR PLAN
- A1.1 ENLARGED FLOOR PLAN
- A1.2 ENLARGED FLOOR PLAN
- A2.0 ELEVATIONS
- A3.0 SECTIONS
- A7.0 REFLECTED CEILING PLAN
- T2.0 SPECIFICATIONS

BUILDING & FIRE AREA SQUARE FOOTAGES

| FLOOR AREAS | EXISTING | NEW | SUB-TOTAL |
|-----------------------------|-------------|------------|------------|
| SECOND FLOOR | ----- S.F. | ----- S.F. | ----- S.F. |
| FIRST FLOOR | 98,767 S.F. | ----- S.F. | ----- S.F. |
| CANOPIES (COLUMN SUPPORTED) | ----- S.F. | 1,990 S.F. | ----- S.F. |
| BASEMENT | ----- S.F. | ----- S.F. | ----- S.F. |
| BUILDING AREA SUB-TOTALS | ----- S.F. | ----- S.F. | ----- S.F. |
| MEZZANINES | ----- S.F. | ----- S.F. | ----- S.F. |
| FIRE AREA TOTALS | ----- S.F. | ----- S.F. | ----- S.F. |

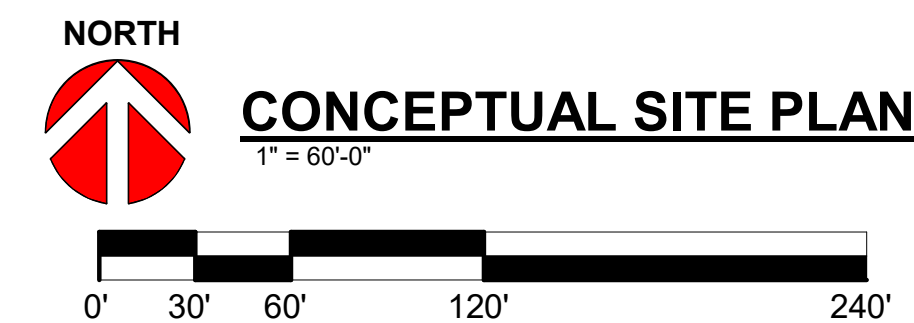
BUILDING CODE ANALYSIS

- PROJECT ADDRESS**
Street, City, State, Zip
- APPLICABLE CODES**
2015 International Building Code (w/ WI Amendments)
ASHRE Standard 90.1-2013
2015 IEBC (Level # Alteration)
- OCCUPANCY**
?/?
Accessory Use
?/?
Incidental Use

High-Piled Combustible Storage YES/NO
Hazardous Materials YES/NO
Multiple Control Areas YES/NO
- HEIGHT & AREA**
Building Height: ---" Maximum Allowed: ---"
Number of Stories: -- Maximum Allowed: --
Total Building Area: --- S.F. Maximum Allowed: --- S.F.
Total Fire Area: --- S.F. Maximum Allowed: --- S.F.
Mixed/Separated Occupancies
Unlimited Area Building YES/NO
- CONSTRUCTION TYPE**
Construction Classification ?B
Fire Separation Distance ---"
- FIRE PROTECTION SYSTEMS**
Assumed Sprinkler Type --
Fire Alarm System YES/NO
- MEANS OF EGRESS**
Occupant Load --
Panic Hardware YES/NO
- STRUCTURAL DESIGN**
Risk Category --
Live Loads
Roof Live Load -- psf
Second Floor/Mezz Live Load -- psf
Collateral Load -- psf
Snow Load
Ground Snow Load -- psf
Exposure Factor --
Thermal Factor --
Wind Loads
Wind Load -- MPH
Exposure Category --
Earthquake Loads --
Seismic Site Class --
- PLUMBING SYSTEMS**
Mens WC Required YES/NO
Womens WC Required YES/NO
Drinking Fountain YES/NO
Other Source YES/NO
- MECHANICAL SYSTEMS**
NO SINGLE PIECE OF EQUIPMENT OVER 400,000 BTU

SITE INFORMATION

- SITE CONTENT**
Building Size --- S.F. --- %
Hard Surface --- S.F. --- %
Green Space --- S.F. --- %
Parcel Size (Approx.) --- S.F. --- Acres
Parking Provided -- Stalls
Area of Disturbance --- S.F.
- ZONING**
Property Zoning --
Setbacks FY --- SY --- RY ---
Hard Surface Setback ---
Coverage Limit -- %
Greenspace Requirement -- %
Parking Required -- Stalls
Refuse Enclosure YES/NO
RTU SCREENING YES/NO



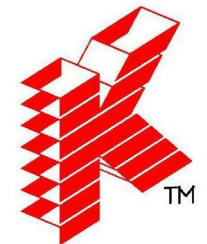
THE LOT DIMENSIONS AND BEARINGS SHOWN ON THIS PLAN ARE INTERPRETED VALUES. FOLLOW UP INVESTIGATION WITH STATE AND LOCAL AUTHORITIES AND/OR WITH CERTIFIED SURVEY MAP DATA WHEN AVAILABLE IS REQUIRED.

PROPOSED FOR:

HOBBY LOBBY & RETAIL TENANT

SHEBOYGAN,

WISCONSIN



Keller

PLANNERS | ARCHITECTS | BUILDERS

FOX CITIES
12216 State Road 55
P.O. Box 620
Kaukauna, WI 54130
PHONE (920) 766-5795 /
1-800-236-2534
FAX (920) 766-5004

MADISON
711 Lake Dr.
Sun Prairie, WI 53590
PHONE (608) 318-2336
FAX (608) 318-2337

MILWAUKEE
W204 N11509
Caldendale Rd
Carmelton, WI 53022
PHONE (262) 250-9710
1-800-236-2534
FAX (262) 250-9740

WAUSAU
5605 Lila Ave
Wausau, WI 54401
PHONE (715) 849-3141
FAX (715) 849-3181

www.kellerbuilds.com

PROPOSED FOR:
HOBBY LOBBY & RETAIL TENANT
SHEBOYGAN,
WISCONSIN

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REVISIONS

| NO. | DATE | DESCRIPTION |
|-----|------------|-------------|
| 1 | 05.05.2021 | T.D.P. |
| 2 | 06.29.2021 | B.R.A. |
| 3 | 07.30.2021 | T.D.P. |
| 4 | 08.18.2021 | T.D.P. |
| 5 | 10.05.2021 | B.R.A. |
| 6 | 11.02.2021 | B.R.A. |

PROJECT MANAGER:
D. SCHWALBE

DESIGNER:
B. ANDERSON

DRAWN BY:
TDP

EXPEDITOR:

SUPERVISOR:

PRELIMINARY NO:
P21115

CONTRACT NO:

DATE:
04.23.2021

SHEET:
C1.0

PRELIMINARY - NOT FOR CONSTRUCTION

SPECIFICATION NOTE:
 SEE SHEET C0.1 FOR PLAN
 SPECIFICATIONS AND REQUIREMENTS

SITE INFORMATION:

PROPERTY AREA: AREA = 611,597 S.F. (14.04 ACRES).
 EXISTING ZONING: (SC) SUBURBAN COMMERCIAL DISTRICT
 PROPOSED ZONING: (SC) SUBURBAN COMMERCIAL DISTRICT
 PROPOSED USE: GROUP RETAIL / INDOOR SALES & SERVICE CUP
 AREA OF SITE DISTURBANCE: 12,215SF (0.28 ACRES)

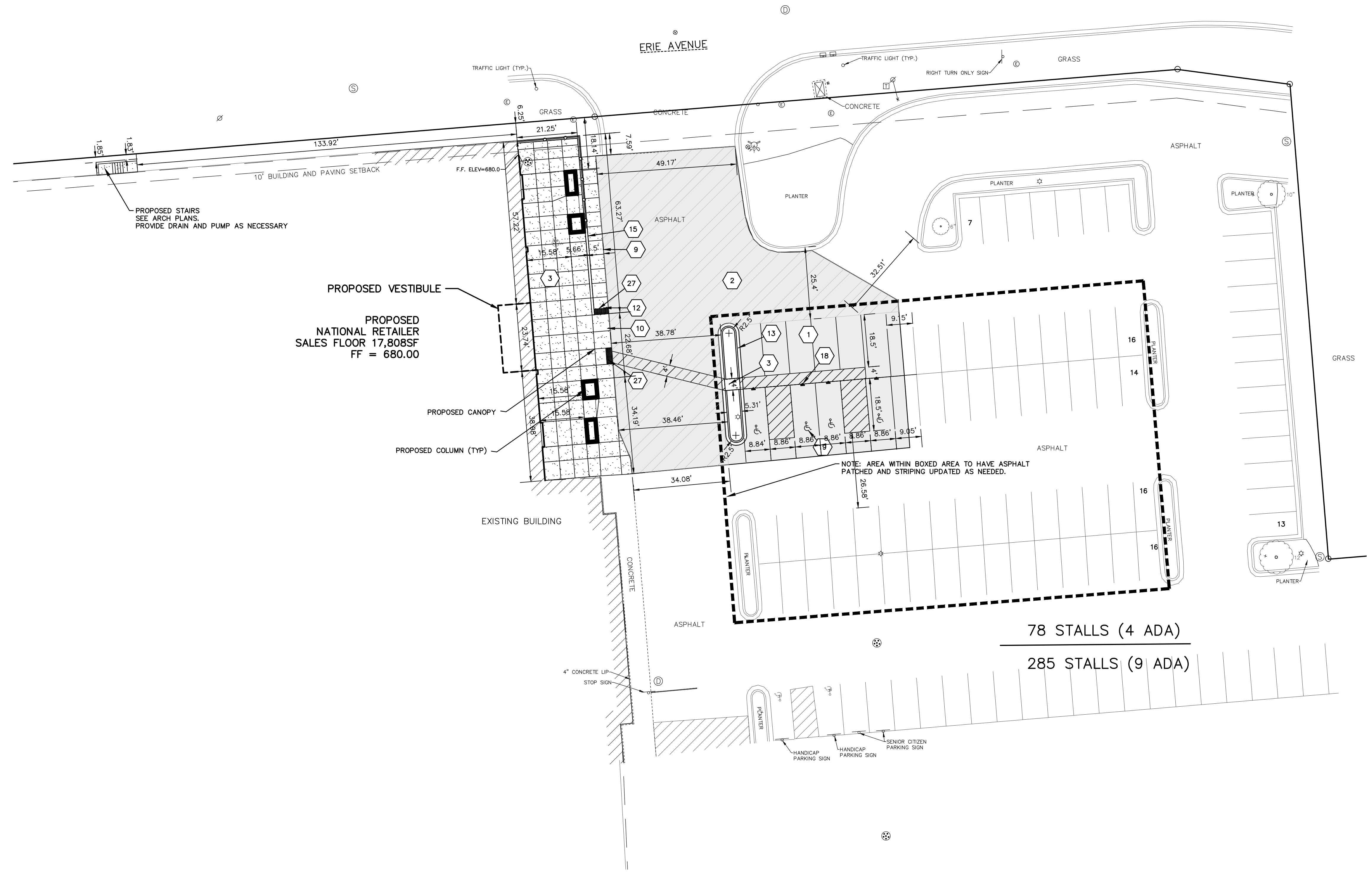
SETBACKS: BUILDING: FRONT (EAST) = 25'
 SIDE (SOUTH) = 10'
 SIDE (NORTH) 10'
 REAR (WEST) = 10'

PAVEMENT: FRONT(EAST) = 10'
 SIDE (NORTH) = 10'
 SIDE (SOUTH) = 5'
 REAR = 5'

PROPOSED BUILDING HEIGHT(REMODEL): 42' (MAX. HEIGHT ALLOWED: 50)
 PARKING REQUIRED: 1 SPACE PER 300SF (TOTAL BUILDING 102,583SF=342 SPACES)
 PARKING PROVIDED: 78+292 = 363 SPACES (13 H.C. ACCESSIBLE)
 HANDICAP STALLS REQUIRED: 8, HANDICAP STALLS PROVIDED: 13
 LANDSCAPE REQUIREMENTS: MIN. LANDSCAPE SURFACE RATIO: 25%
 IMPERVIOUS AREA IS NOT INCREASED WITH THIS PROJECT.
 929SF PAVE ADDED, 1,117SF PAVE REMOVED; NET -188SF

PROJECT INFORMATION

PROPOSED BUILDING MODIFICATION FOR
NATIONAL RETAILER
 518 S. TAYLOR DRIVE • SHEBOYGAN, WI

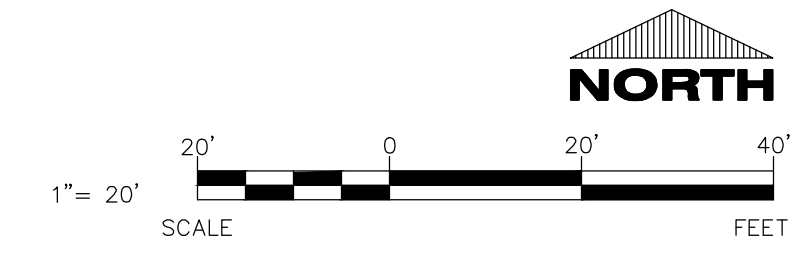


SITE PLAN KEYNOTES

| | |
|----|--|
| 1 | STANDARD ASPHALT SECTION (TYP.) |
| 2 | HEAVY DUTY ASPHALT SECTION (TYP.) |
| 3 | CONCRETE SIDEWALK (TYP.) |
| 9 | RAISED WALK (TYP.) |
| 10 | FLUSH WALK (TYP.) |
| 12 | ADA RAMP - 1:12 IN 6" MAX SLOPE |
| 13 | 18" CURB & GUTTER (TYP.) |
| 15 | RETAINING WALL - SEE ARCH PLANS |
| 18 | HANDICAP SIGN (TYP.) |
| 19 | HANDICAP STALL & STRIPING PER STATE CODES. |
| 27 | DETECTABLE WARNING PLATE |

PAVEMENT HATCH KEY:

| | |
|-------------------------|--------------------|
| [Hatched Pattern] | STANDARD ASPHALT |
| [Dotted Pattern] | HEAVY DUTY ASPHALT |
| [Cross-hatched Pattern] | SIDEWALK CONCRETE |



CIVIL SITE PLAN

PROFESSIONAL SEAL

PRELIMINARY DATES
 NOV. 2, 2021

NOT FOR CONSTRUCTION

JOB NUMBER
 2160720

SHEET NUMBER

C1.1A

SPECIFICATION NOTE:
 SEE SHEET C0.1 FOR PLAN
 SPECIFICATIONS AND REQUIREMENTS

PROJECT INFORMATION

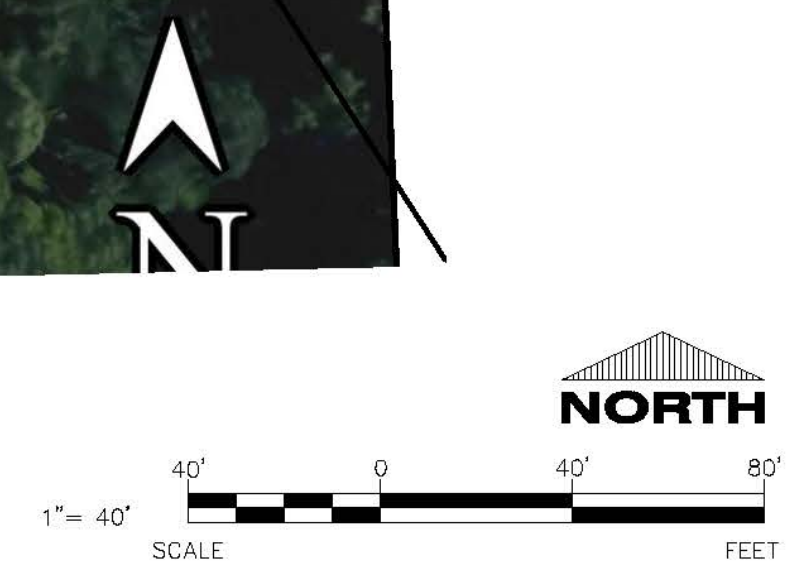
PROPOSED BUILDING MODIFICATION FOR
NATIONAL RETAILER
 518 S. TAYLOR DRIVE • SHEBOYGAN, WI

PROFESSIONAL SEAL

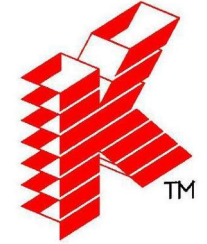
PRELIMINARY DATES
 NOV. 2, 2021
 NOT FOR CONSTRUCTION

JOB NUMBER
 2160720

SHEET NUMBER
C1.1B



OVERALL CIVIL SITE PLAN



Keller

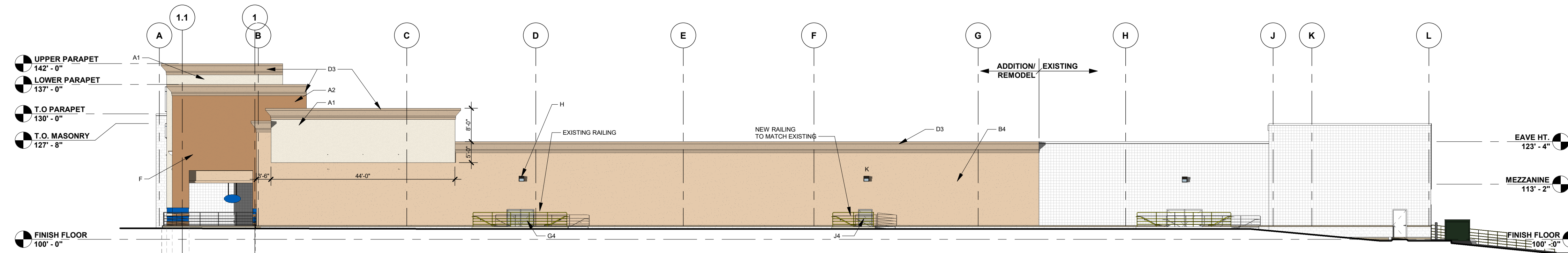
PLANNERS | ARCHITECTS | BUILDERS

FOX CITIES
 NZ16 State Road 55
 P.O. Box 620
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 PHONE (920) 766-5795 /
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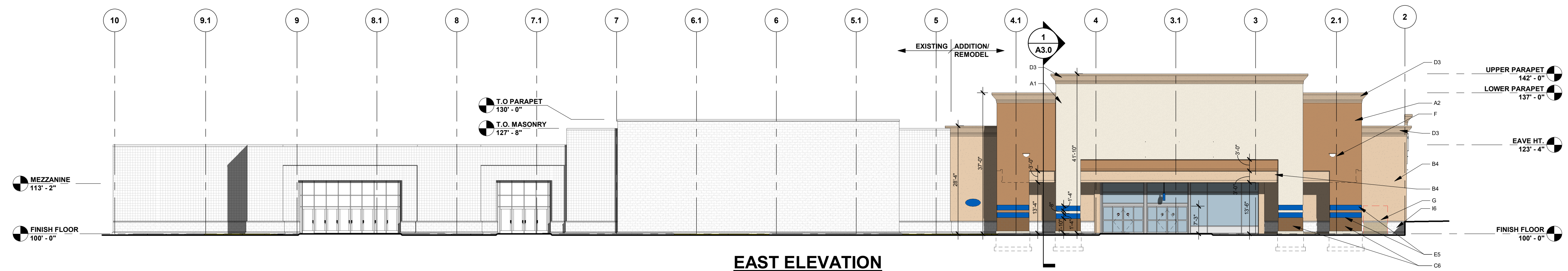
MADISON
 711 Oak Dr.
 Sun Prairie, WI 53590
 PHONE (608) 318-2336
 FAX (608) 318-2337

www.kellerbuilds.com

PROPOSED FOR:
HOBBY LOBBY & RETAIL TENANT
 WISCONSIN
 SHEBOYGAN,



NORTH ELEVATION
 1/16" = 1'-0"



EAST ELEVATION
 1/16" = 1'-0"

- FACADE MATERIALS KEY:**
- A. PAINTED EIFS
 - B. NEW EIFS OVER EXISTING BLOCK
 - C. SPILT FACE BLOCK
 - D. NEW CORNICE
 - E. IDENTITY BAND
 - F. NEW LIGHT SCIENCE
 - G. INFILL DOOR OPENING TO MATCH EXISTING LIGHT FIXTURE
 - H. EXISTING LIGHT FIXTURE
 - I. PAINTED BLOCK
 - J. NEW 3070 DOORS
 - K. LIGHT FIXTURE TO MATCH EXISTING
- FACADE FINISHES KEY:**
- 1. SHERWIN WILLIAMS, SW6385 (DOVER WHITE)
 - 2. SHERWIN WILLIAMS, SW6116 (TATAMI TAN)
 - 3. SHERWIN WILLIAMS, SW 107 (ROMANIC DESERT)
 - 4. SHERWIN WILLIAMS, SW6113 (INTERACTIVE CREAM)
 - 5. BLUE IDENTITY BANDS: TK PRODUCTS "TK 6010/40" COLOR PMS 300 (N23824) MATT FINISH TO BE INTEGRAL WITH A FINE FINISH AND UNIFORM APPEARANCE (RECESSED 1")
 - 6. LOWER WALL & BASE ARCHITECTURAL SPILT FACE CMU ANGELUS BLOCK COMPANY (COLOR: DAK. INTEGRAL COLOR (SIMILAR TO SW 6125 CRAFT PAPER)

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REVISIONS

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SUPERVISOR:

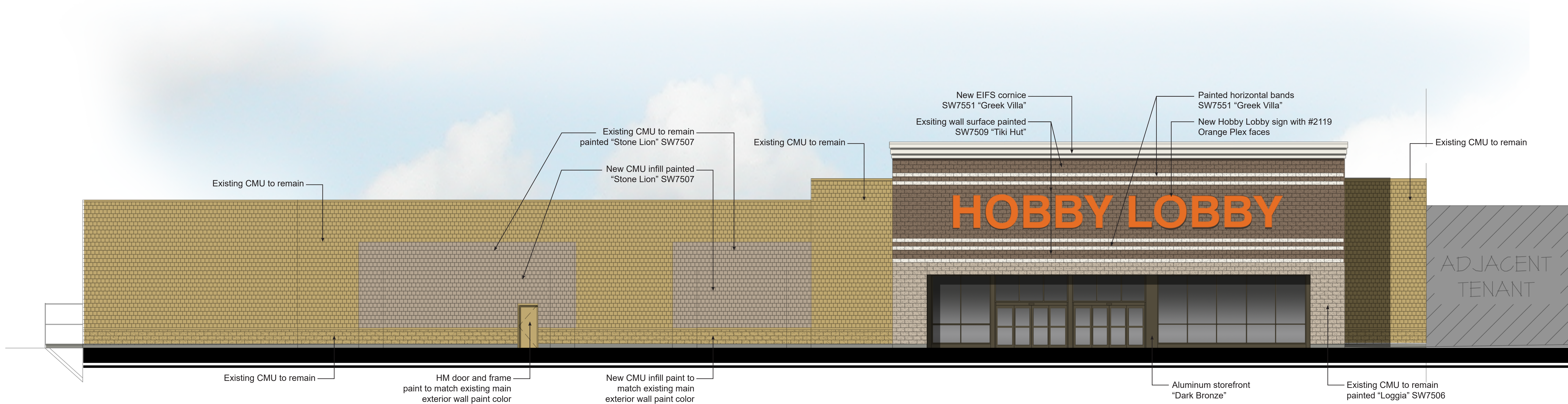
PRELIMINARY NO.:
 P21115

CONTRACT NO.:

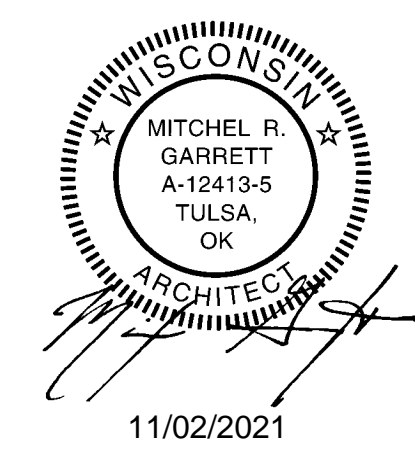
DATE:
 04.23.2021

PRELIMINARY - NOT FOR CONSTRUCTION

SHEET:
A2.0



FRONT ELEVATION



11/02/2021





2719 Calumet Dr, North
43.77°N, 87.74°W

2D







CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Application for Conditional Use Permit with exceptions by Corta Development to redevelop the vacant Shopko building into a multi-tenant retail facility at 518 S. Taylor Drive. SC Zone

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

REPORT DATE: November 19, 2021

MEETING DATE: November 23, 2021

FISCAL SUMMARY:

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

STATUTORY REFERENCE:

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

BACKGROUND / ANALYSIS:

Corta Development is proposing to redevelop the vacant Shopko building into a multi-tenant retail facility at 518 S. Taylor Drive. The applicant states the following:

- The property is the 98,000sf former Shopko facility that has been vacant since May 2019. The new proposed re-development is to convert the existing one (1) tenant facility into a three (3) tenant facility.
- The size of retail stores continues to decrease based on customer demands and the proliferation of online shopping. Neither of these retailers require a large 98,000 SF space and splitting the space afforded the retailers closer to their prototypical sizes that meets their customer demands most efficiently possible.
- Hobby Lobby will utilize approximately 61,000sf. Ross Dress for Less will occupy approximately 25,200sf. A third tenant space will be 12,300sf located at the southwest corner of the facility (no tenant at this time).
- The two (2) new national retail users are Hobby Lobby and Ross Dress for Less who are best in class operators and offer the local community excellent new shopping options. Both retailers will have separate storefronts, entrances, and service areas. Each national retailer operates more than 1,000 stores across the country and are known as best-in-class operators in their class of retail offerings.
- Hobby Lobby is primarily an arts-and-crafts store but also includes hobbies, picture framing, jewelry making, fabrics, floral and wedding supplies, cards and party ware,

baskets, wearable art, home decor and holiday merchandise.

- Since 1982, Ross Dress for Less focus has been on bringing our customers a constant stream of high-quality department and specialty store brands at extraordinary savings (aka bargains) while providing an easy, fun and organized shopping experience.
- The days of operations and customer counts will be relatively similar to the previous retail use. Typical national retail hours are expected.
- The retailers will employ several dozen full-time and part-time employees each and the operations will be operated in a first-class manner typical with these two retail operations across the country.
- The property will be professionally managed by a regional or national real estate firm.
- The anticipated number of customers is expected to be similar to previous use, and what is expected for national retailers.

The applicant states the following about proposed site improvements:

- There are no changes to the alignment of the existing ingress/egress to the property from Erie Ave and S. Taylor Drive. Grades will be modified from Erie Avenue to allow modifications to the front entrance of the new tenant buildout on the north side. Traffic is expected to operate with the same patterns and all cross access and parking agreements will remain in effect as is present today.
- The retail leases require a minimum 4 parking spaces per 1,000 square feet of retail floor space which will be abided by accordingly. There will be ample parking to service the community and retail customers. For the north development there are 78 useable spaces of which 4 are ADA accessible. The south development will have 285 stalls of which 9 are existing ADA.
- The parking lot will be resurfaced with new sealing and striping.
- Utilities will be completely re-worked to create separate services for each retail operation.
- The existing building will receive a new roof.
- Roof top mechanicals will be screened from the east with the vestibule/façade improvements and will be setback from the north (Erie Avenue) with the aid of building height so they are not visible.
- The project is a redevelopment site with no increase in exposed parking or roads. Impervious area is being added on the east side and removed from the west side for an addition of 188 sf of pervious area.
- New landscaping is proposed in the island in front of the proposed north tenant. Any disturbed lawn areas will be reseeded. The main landscaping island on the Erie Avenue entrance will remain.

- No site fencing is proposed with this project.
- Site lighting will meet City light intensity requirements and cut-off fixtures will be used for minimal light trespass. The three (3) poles nearest the north tenant will be replaced with LED fixtures.
- All waste will be stored in waste enclosure at the rear of the building. Existing waste enclosure to the rear of the store to remain (screened to west and south with existing vegetation). No outside storage is proposed.
- The service areas will remain virtually the same as four (4) docks/compactor areas exist and these areas will be re-used by the two (2) retailers.

The applicant states the following about the proposed architectural improvements:

- The architectural style of the building will remain typical of national retail tenants. Each retailer will have their own prototypical storefront and façade branded in their typical trade dress and colors that are typically seen in their other locations across the country.
- The exterior of the sides and rear of the building will remain virtually unchanged.
- Each retail space will have a separate entrance, storefront, facade and canopy that are prototypical of their other stores across the country that has proven to be successful and tasteful and additive to communities. Canopy structure will be constructed to the east over the existing walk.
- Each storefront will face the same direction as the previous/existing storefront to the primary parking field.
- The service areas will remain virtually the same as four docks/compactor areas exist and these areas will be re-used by the two (2) retailers.
- The existing structure is located approximately 6.25 feet from the north property line. This is within a 25 foot building setback to the street. This is expected to be considered approvable as an existing non-conforming condition.
- The new Ross Dress for Less Vestibule to be constructed will be 18.2 feet from the north/Erie Avenue property line which will require an exception.
- The building will be nicely designed to fit in within the S. Taylor Drive commercial corridor.

The applicant states the following about proposed signage:

- The redevelopment proposes enhancing existing signage by replacing the aged monument sign with a new sign designed to match the architecture of the new building facades and modernize the look of the signage. The sign shall be designed for the new national retail users similar to the signage at the Meijer project nearby.
- The retailers will also add signage to the building to the maximum size permitted by code above their storefront. The retailer which has a side wall facing the Meijer project will

additionally seek to have signage facing that direction.

- The signage will be built in a first-class fashion and in the same style as the national retail users trade dress throughout their units operating throughout the country.

STAFF COMMENTS:

No formal sign package has been presented. This section of Taylor Drive and Erie Avenue has redeveloped nicely so the applicant shall work with staff with regards to constructing well-designed signage for the site that utilizes colors and materials similar to the building (decorative cap, decorative post, landscaping, etc.). Only at such time as the sign package has been reviewed and approved may the applicant obtain sign permits to install the proposed signage. Staff may bring the proposed signage design back to the Plan Commission for review/approval.

The applicant discusses that they want to replace the existing monument sign with a new pylon sign. There are several issues that the applicant will need to address which include design, location, height, setbacks etc. The Plan Commission should make the applicant aware that such a sign proposal shall be well designed and limited in height (sign does not need to be 30 feet tall). The recent pylon sign approved for the Taylor Heights Shopping Center across the street from Shopko is 18 feet tall and this appears to be an appropriate height for any pylon sign to be located at this site.

It appears that the owner will likely be creating a new lot at the southeast corner of the property south of Applebee's and adjacent to Taylor Drive. The applicant will need to submit a Certified Survey Map (CSM) to create at that lot. This is a conceptual drawing so the Plan Commission is not reviewing a CSM to create this lot at this time. The applicant will need to submit an official CSM for review to actually create the lot including easements for all of the parcels which share cross access, parking, utilities, etc. In addition, any new development proposed for the lot will require approval from the Plan Commission.

It looks like someone has recently dumped garbage at the southwest corner of the rear of the building in the parking/loading area (mattresses, garbage bags, etc.). It is staff's assumption that the owner will clean this garbage up as they improve the building.

Applicant is requesting the following exceptions:

- To have a building setback for the new vestibule of 18.2 feet from the north/street yard property line – Minimum building setback to a street is 25 feet.

ACTION REQUESTED:

Staff recommends approval of the Conditional Use and exception subject to the following conditions:

1. Prior to building permit issuance, the applicant shall obtain all licenses and permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, demolition, fire, water, sewer, storm drainage, health, etc. (Applicant shall be in contact with building inspection, fire, police, etc.).
2. Occupancy permits for each tenant will be granted only at such time as the applicant has met all requirements.

3. If reconstructing the parking lot, submittal/approval of a proposed storm drainage plan prior to building permit issuance.
4. Applicant shall work with City staff concerning any landscaping that may be modified or may be required based upon site improvements.
5. If dumpsters are to be used, dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility and shall be completed prior to issuance of an occupancy permit.
6. Outdoor storage of materials, products or equipment shall be prohibited.
7. Applicant shall remove garbage located at the southwest corner (back) of the building (parking/loading area).
8. Any fencing/retaining wall shall be installed per Section 15.720(3)(c) of the City of Sheboygan Zoning Ordinance. Applicant shall work with staff with regards to constructing appropriate and well-designed fence/retaining wall and shall obtain the necessary permits prior to installation. If staff has any concerns with proposed signage design, the matter may be brought back to the Plan Commission for their consideration.
9. All ground level and rooftop mechanicals shall be screened and/or enclosed and constructed of like materials and colors of the facility (HVAC equipment, etc.).
10. All new lighting shall be installed per Section 15.707 of the City of Sheboygan Zoning Ordinance (site lighting, building lighting, signage, etc.). There shall be no spillover light onto adjacent properties or the streets (except those areas granted an exception).
11. Proposed and future signage at this site will be individual letter signs (no flat panel or interior lit cabinet signs). Applicant shall work with staff with regards to constructing a well-designed signage for the site that utilizes colors and materials similar to the building. Staff may bring the proposed signage design back to the Plan Commission for review/approval.
12. Applicant shall remove all signage on the site/building referencing previous Shopko use.
13. If proposing to replace the existing monument sign with a pylon sign for this development, the maximum height shall be 20 feet tall. Applicant shall work with staff with regards to constructing a well-designed signage for the site that utilizes colors and materials similar to the building. Staff may bring the proposed signage design back to the Plan Commission for review/approval.
14. No temporary signage is permitted (banners, pennants, etc.).
15. All areas used for parking/maneuvering of vehicles shall be paved.
16. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping.
17. Absolutely no portion of the new building and/or site improvements shall cross the property lines including but not limited to buildings, foundations, walls, gutters, eaves, roof, parking, fencing/retaining walls, signs, landscaping, etc.
18. Any work within City of Sheboygan Public rights-of-way shall be discussed with the City Engineering Department and constructed to standard City specifications (including, but not limited to, new and old ingress/egress driveway openings, curb, gutter, sidewalk, pavement, utilities, street trees, grading, etc.).
19. Applicant will provide adequate public access along all streets and sidewalks and will take all appropriate actions to minimize the time period that adjacent properties and streets/sidewalks are impacted by the development (utilities, streets, etc.).
20. Applicant shall immediately clean any and all sediments, materials, tracking, etc. that may be spilled off-site on private or public lands and streets.
21. Streets and infrastructure damaged and/or disturbed during construction of all private and/or public improvements shall be promptly repaired by the applicant.
22. All vehicles, equipment, materials, products, etc. shall be located on the applicant's property (no storage on public rights-of-way).

23. City Development staff will issue a building permit only if the applicant has adequately satisfied all concerns related to the Sheboygan Water Utility.
24. City Development staff will issue a building permit only if the applicant has adequately satisfied all concerns related to the Sheboygan Fire Department, including but not limited to fire lane access at the site, sprinkler systems, hydrants, water pressures, etc.
25. Applicant is responsible for working with all private and public utilities in order to adequately service this development proposal (applicant will need to provide the necessary easements and/or relocate utilities as necessary).
26. If applicant proposes to lease space to additional tenants, the tenants shall obtain all necessary land use and building approvals/permits prior to occupancy.
27. Prior to building permit issuance, the City of Sheboygan Architectural Review Board shall review/approve each tenant's proposed building design.
28. Prior to building permit issuance, the applicant shall execute the developer's agreement and business loan.
29. If there are any amendments to the approved conditional use permit (including but not limited to site plan, architectural design, use, etc.), the applicant will be required to submit a new conditional use application reflecting those amendments.

ATTACHMENTS:

Conditional Use Permit Application and required attachments.

PARCEL NO. 213260 + 213270
MAP NO. _____
ZONING CLASSIFICATION: SC

Office Use Only
APPLICATION/FILE NO. _____
REVIEW DATE: 11/23/21

FILING FEE: \$250.00 (Payable to City of Sheboygan)

**CITY OF SHEBOYGAN
APPLICATION FOR
CONDITIONAL USE PERMIT**
Requirements Per Section 15.905
Revised May 2018

Completed 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 two weeks prior to date of meeting. Applications will not be processed if all required attachments and filing fee of \$250 (payable to the City of Sheboygan) is not submitted along with a complete and legible application. Application filing fee is non-refundable.

1. APPLICANT INFORMATION

APPLICANT: CR STRUCTURES GROUP
327 RANDOLPH DRIVE
ADDRESS: APPLETON, WI 54913 E-MAIL: jeff@crstructures.com
PHONE: (920) 858-1648 FAX NO. ()

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: BP Convenience Store
Parcel #
ADDRESS OF PROPERTY AFFECTED: S9281213270 & S9281213260

LEGAL DESCRIPTION: PART OF LOT 1 STEINLE'S DIVISION, SAID PLAT RECORDED AS VOLUME 2, PLATS, PAGE 99, SHEBOYGAN COUNTY RECORDS LOCATED IN PART OF THE NE 1/4 OF THE NE 1/4 OF SECTION 21, T15N-R23E CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WI
BRIEF DESCRIPTION OF EXISTING OPERATION OR USE: _____

VACANT

DETAILED DESCRIPTION OF PROPOSED OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: CONVENIENCE STORE, FUEL SALES, AND SMALL RESTAURANT

BRIEF DESCRIPTION OF ALL REQUESTED VARIANCES FROM PROVISIONS OF THE ZONING ORDINANCE, WHICH ARE RELATED TO THE PROPOSED OPERATION OR USE: WE ARE REQUESTING AN EXCEPTION FROM THE LOCATIONAL AND BUFFER YARD LANDSCAPING REQUIREMENTS. WE WILL MEET THE 4' LOCATIONAL LANDSCAPING REQUIREMENTS. WE ARE ALSO REQUESTING TO DEVELOP ON A .5 ACRE LOT.

3. JUSTIFICATION OF THE PROPOSED CONDITIONAL USE

Written justification for the proposed conditional use, indicating reasons why the applicant believes the proposed conditional use is appropriate.

How is the proposed conditional use (independent of its location) in harmony with the purposes, goals, objectives, policies and standards of the City of Sheboygan Comprehensive Master Plan? The development is on infill

location and will create an amenity for the surrounding neighborhood.

Does the conditional use, in its proposed location, result in any substantial or undue adverse impact on nearby property the character of the neighborhood, environment, traffic, parking, public improvements, public property or rights-of-way? The location is on the edge of a residential zone but within the commercial area. The use will not negatively affect the area

How does the proposed conditional use maintain the desired consistency of land uses in relation to the setting within which the property is located? _____

The adjacent land uses are commercial

Is the proposed conditional use located in an area that will be adequately served by utilities, or services provided by public agencies? If not, please explain. yes

4. NAMES AND ADDRESS (Indicate N/A for "Not Applicable" items)

OWNER OF SITE: BASUDEN ADHIKARI

916 Mulberry Lane
ADDRESS: Kohler, WI 53044 E-MAIL: missionbdk@gmail.com

ARCHITECT: ACS - ARCHITECTURAL & CONSTRUCTION SERVICE - KELLY SPELL

327 RANDOLPH DRIVE
ADDRESS: APPLETON, WI 54913 E-MAIL: ACS.KSpell@gmail.com

CONTRACTOR: CR STRUCTURES GROUP

327 RANDOLPH DRIVE
ADDRESS: APPLETON, WI 54913 E-MAIL: jeff@crstructures.com

5. 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.

Jeff A Peterson
APPLICANT'S SIGNATURE

11/1/21
DATE

Jeff Peterson
PRINT ABOVE NAME



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.

Variations:

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

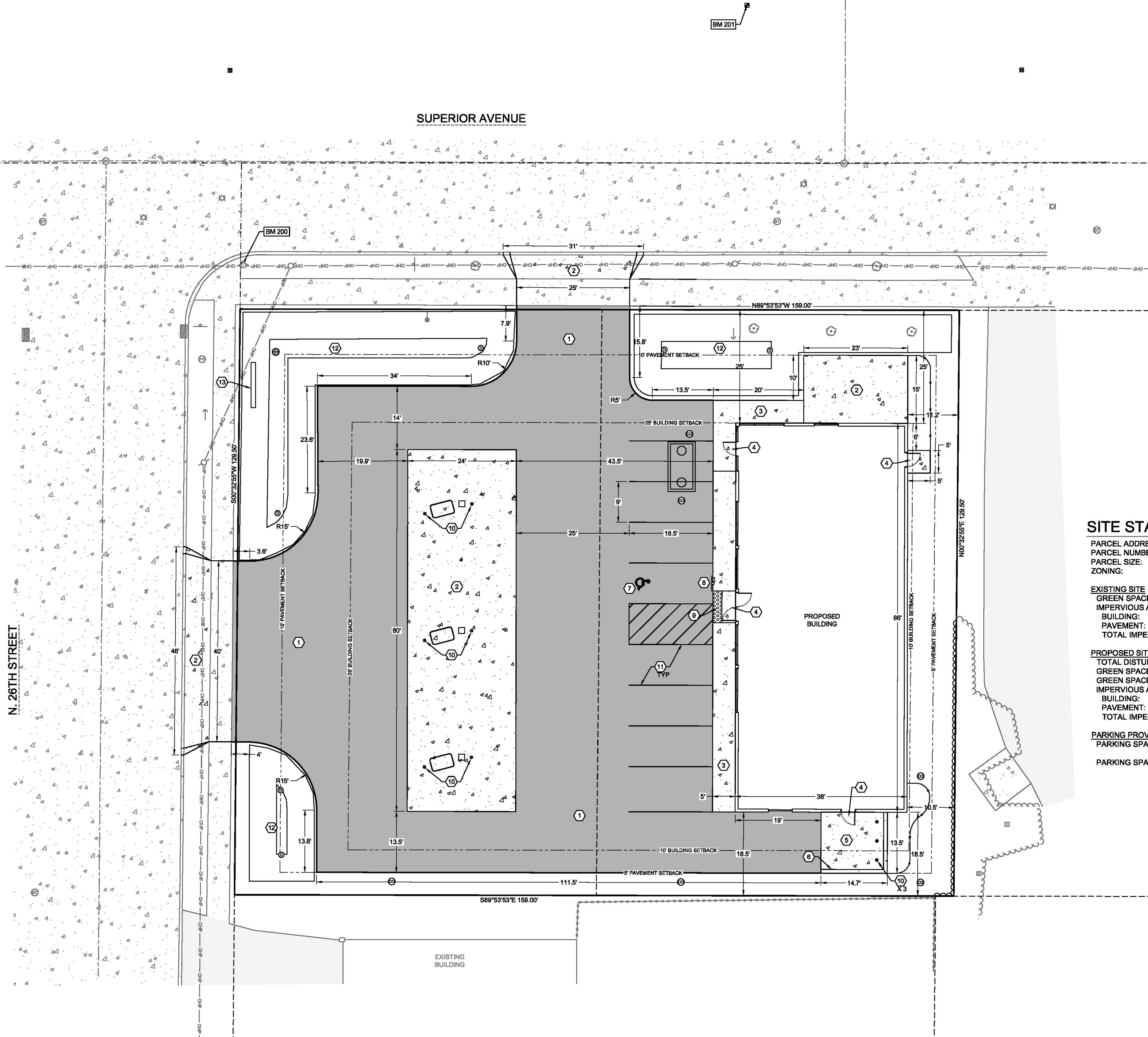
SITE STATISTICS

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: 0.0 SF (0.0%)
 BUILDING: 0.0 SF (0.0%)
 PAVEMENT: 27 SF (0.1%)
 TOTAL IMPERVIOUS: 27 SF (0.1%)

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



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

CR STRUCTURES Group, Inc.
 Shifting Construction Industry Paradigms
 327 RANDOLPH DRIVE - SUITE A
 APPLETON, WI 54913
 TELE: 920-753-7305

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

C
2.0



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

LANDSCAPE PLAN

SHEET KEY NOTES:

- ① 6" DIAMETER SPADE EDGE & 3" HARDWOOD MULCH
- ② PROFESSIONAL GRADE EDGING
- ③ 3" THICK OF 1½" 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 REQ'D | | | |
|------------------------|----------------------|-----------|-----------|
| STREET FRONTAGE | 40 PTS PER 100 LF | 288.50 LF | = 118 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 | 42,025 SF | = 337 PTS |
| BUFFER YARD | 91 PTS PER 100 LF | 129.50 LF | = 118 PTS |

LANDSCAPE POINTS PROVIDED

| 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)

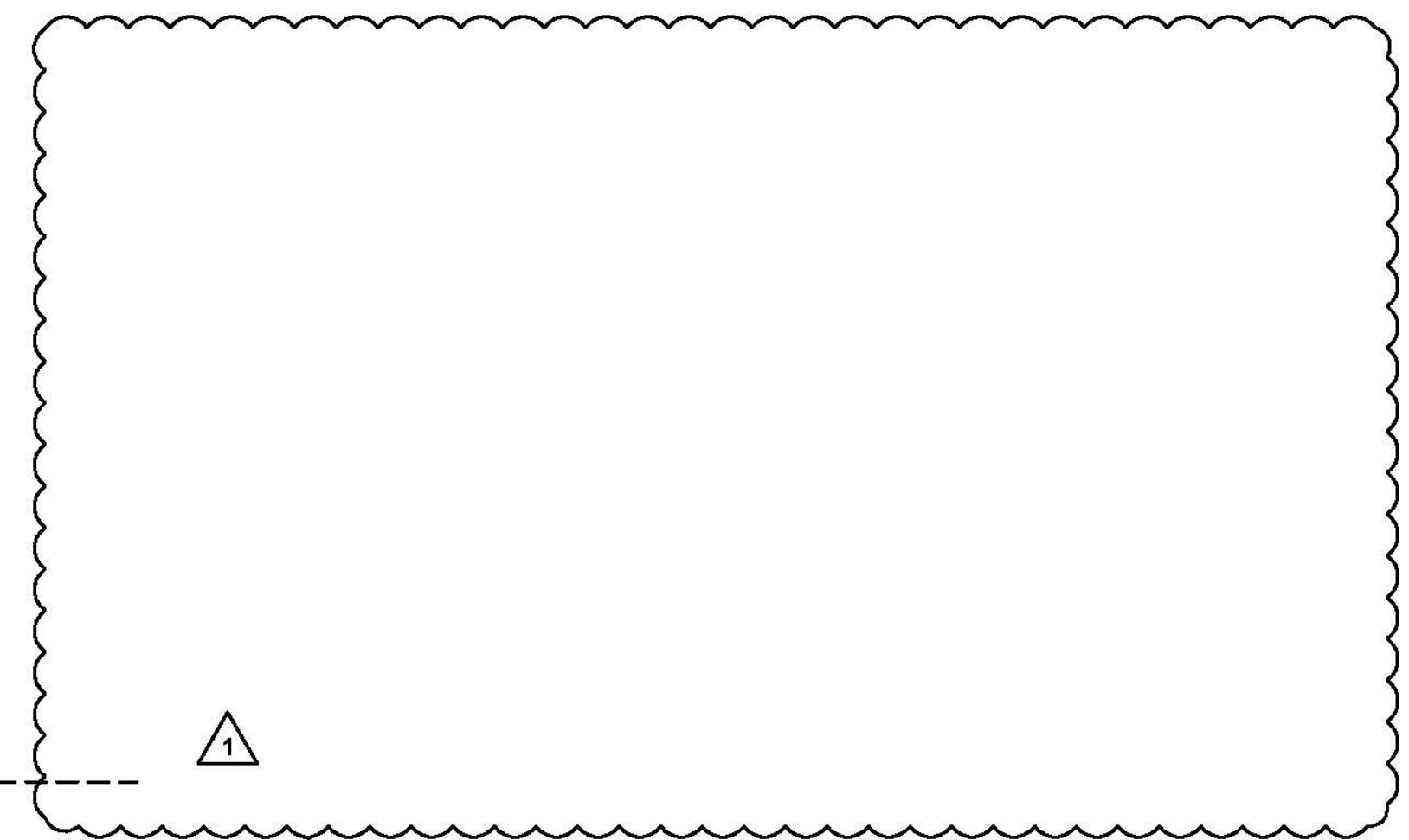
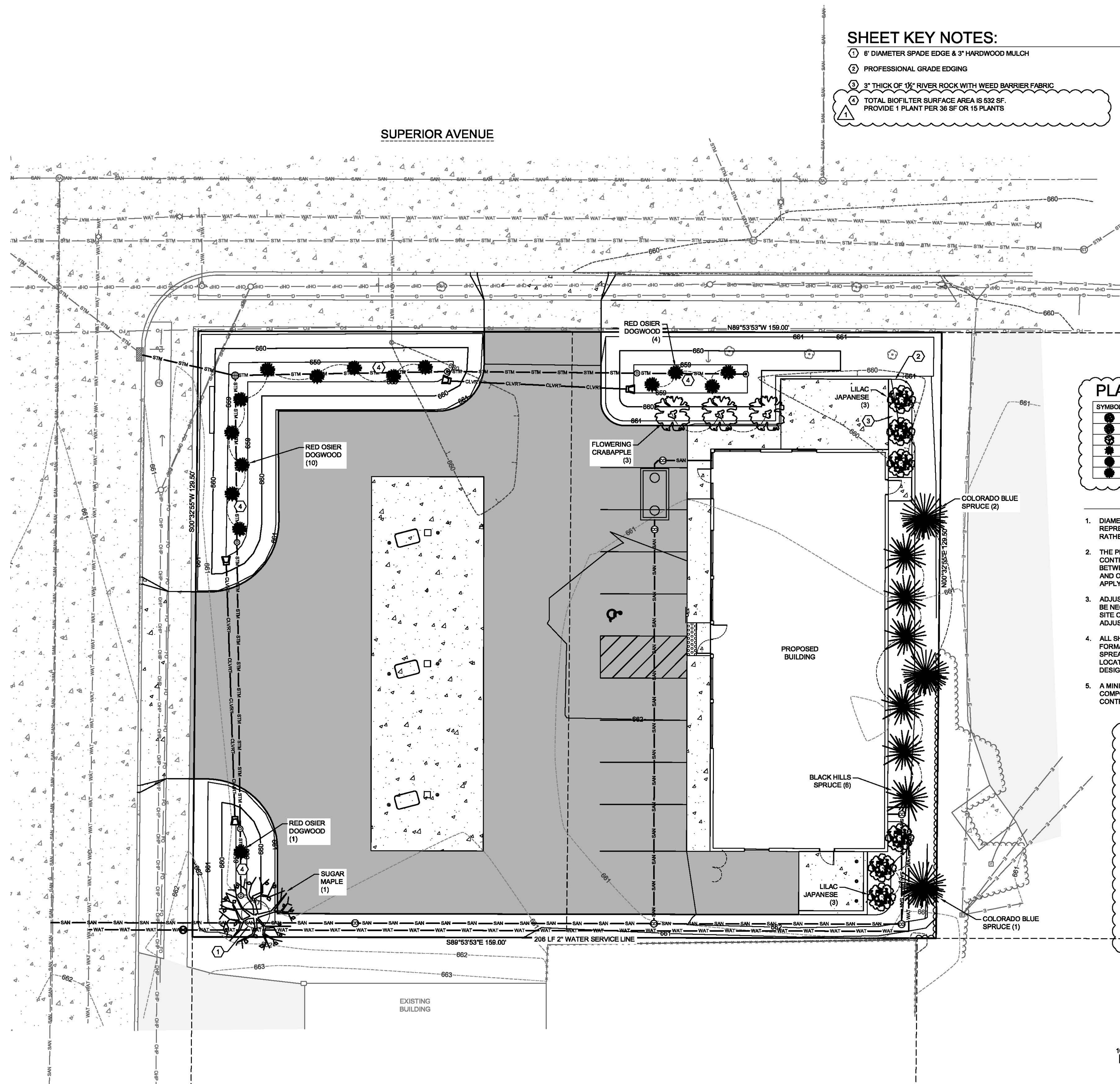
| TYPE | COMMON NAME | PTS | NO. PROVIDED | TOTAL PTS |
|---------------------|----------------------|-----|--------------|--------------------|
| TALL EVERGREEN TREE | COLORADO BLUE SPRUCE | 40 | 3 | 120 |
| | | | | TOTAL PTS PROVIDED |
| | | | | 120 |

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 90 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 Wd of No. 40 GRASS MIX.



MACH IV
ENGINEERING • SURVEYING • ENVIRONMENTAL

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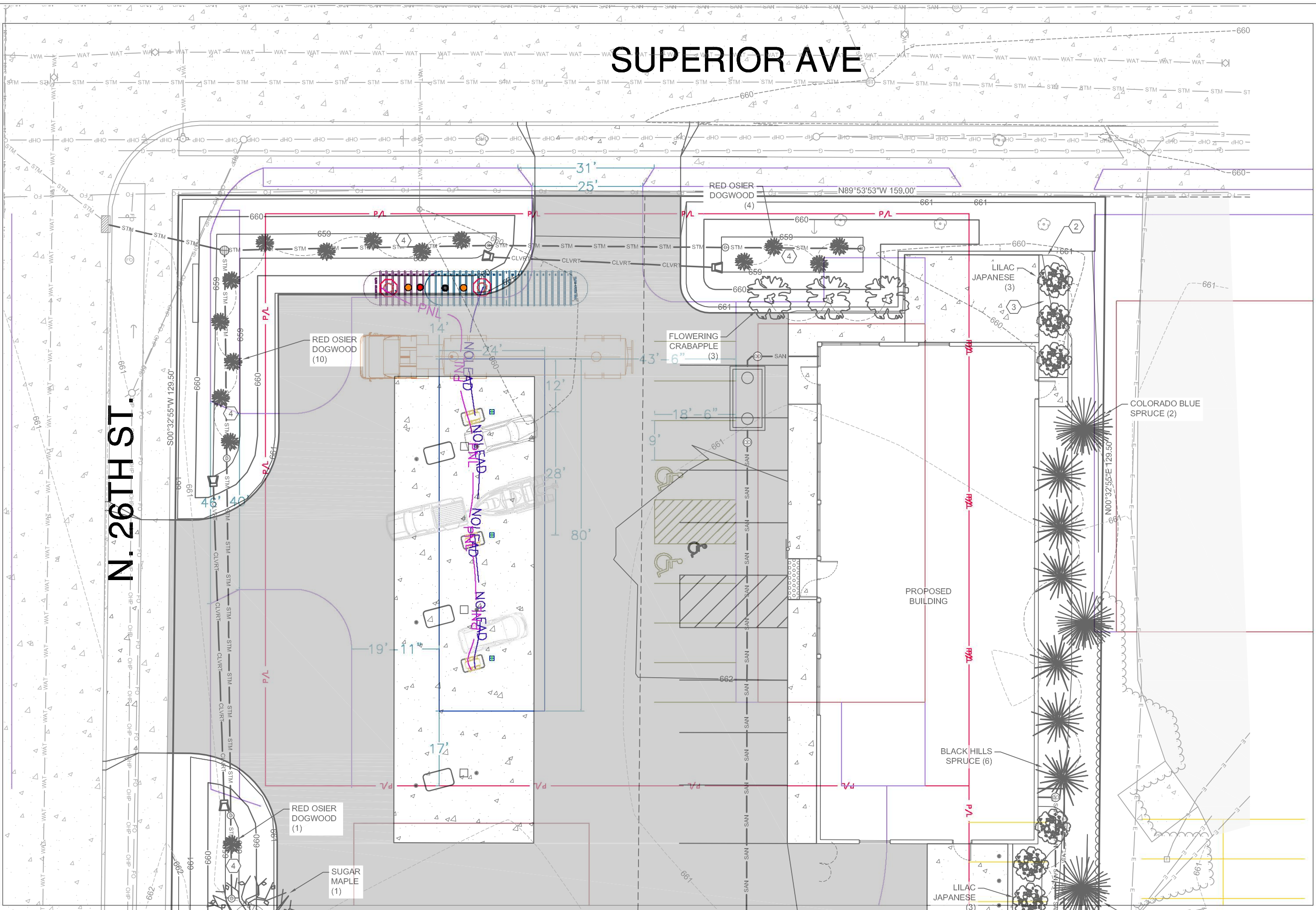
A NEW C-STORE FOR,
26TH & SUPERIOR CONVENIENCE
SHEBOYGAN, WISCONSIN

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

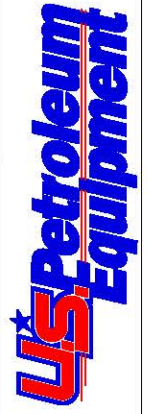
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SUPERIOR AVE

N. 26TH ST.



DIVISION OF **venture inc.**
505 CARTER COURT
MILWAUKEE, WISCONSIN 53136
Ph. 1-800-486-4919



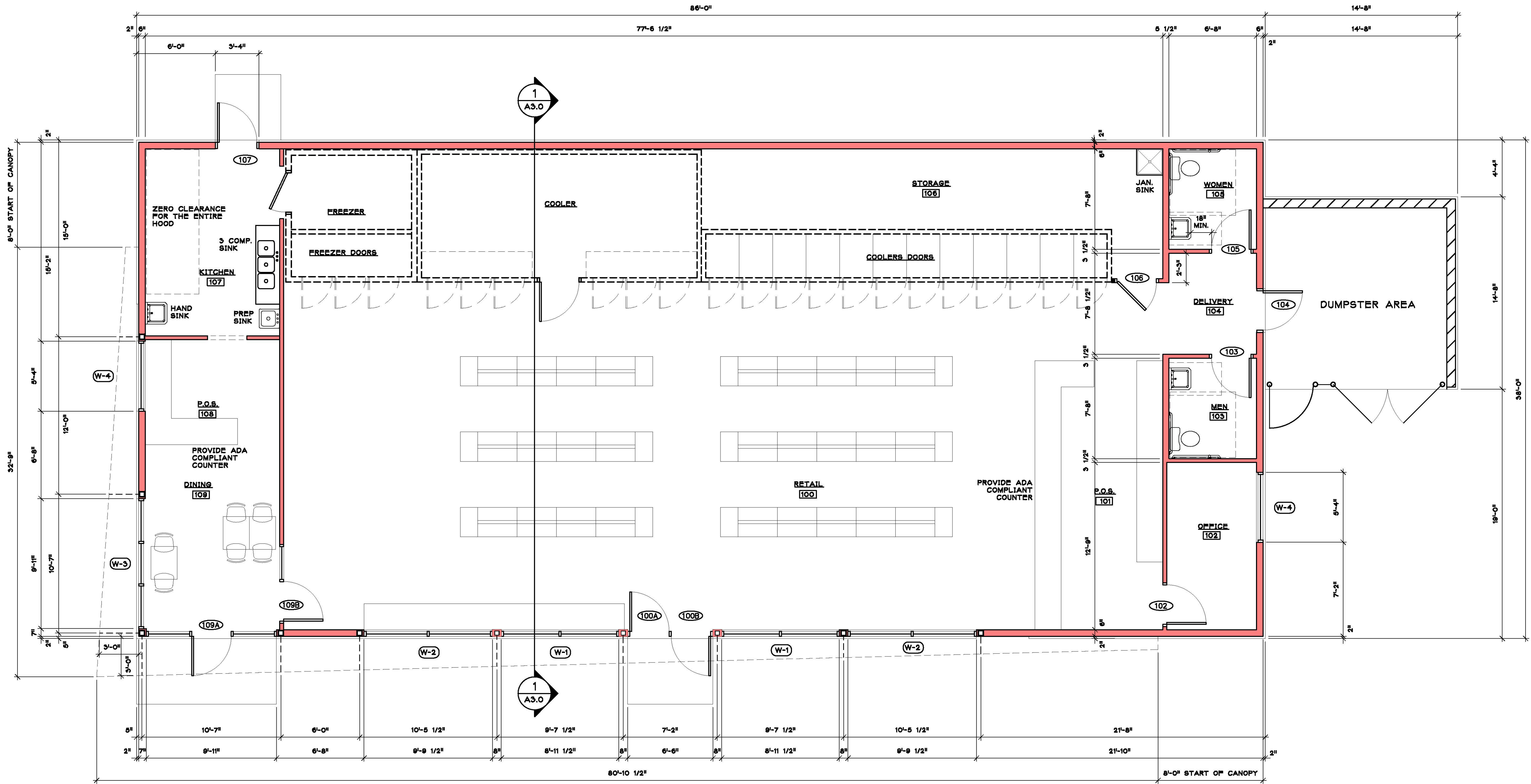
2600 SUPERIOR AVE, SHEBOYGAN, WI

Drawn By:
DAV

Project number:

Revisions:

1
of 1

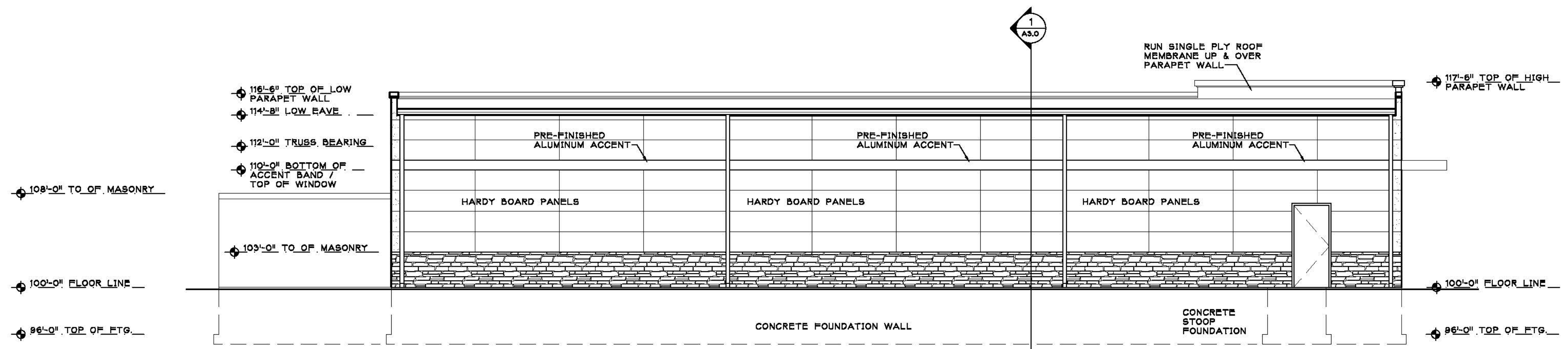


FLOOR PLAN NORTH
SCALE: 1/4"=1'-0"

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

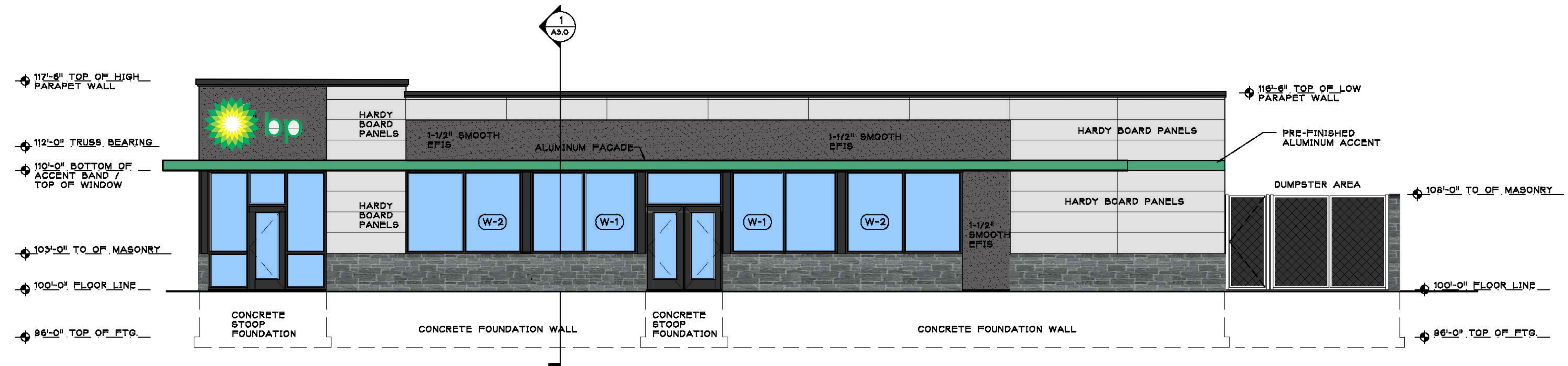
DATE: 10/22/2021
ARCH: K. SPERL
D. BY: S. BURTON
JOB: 21-048
REV:

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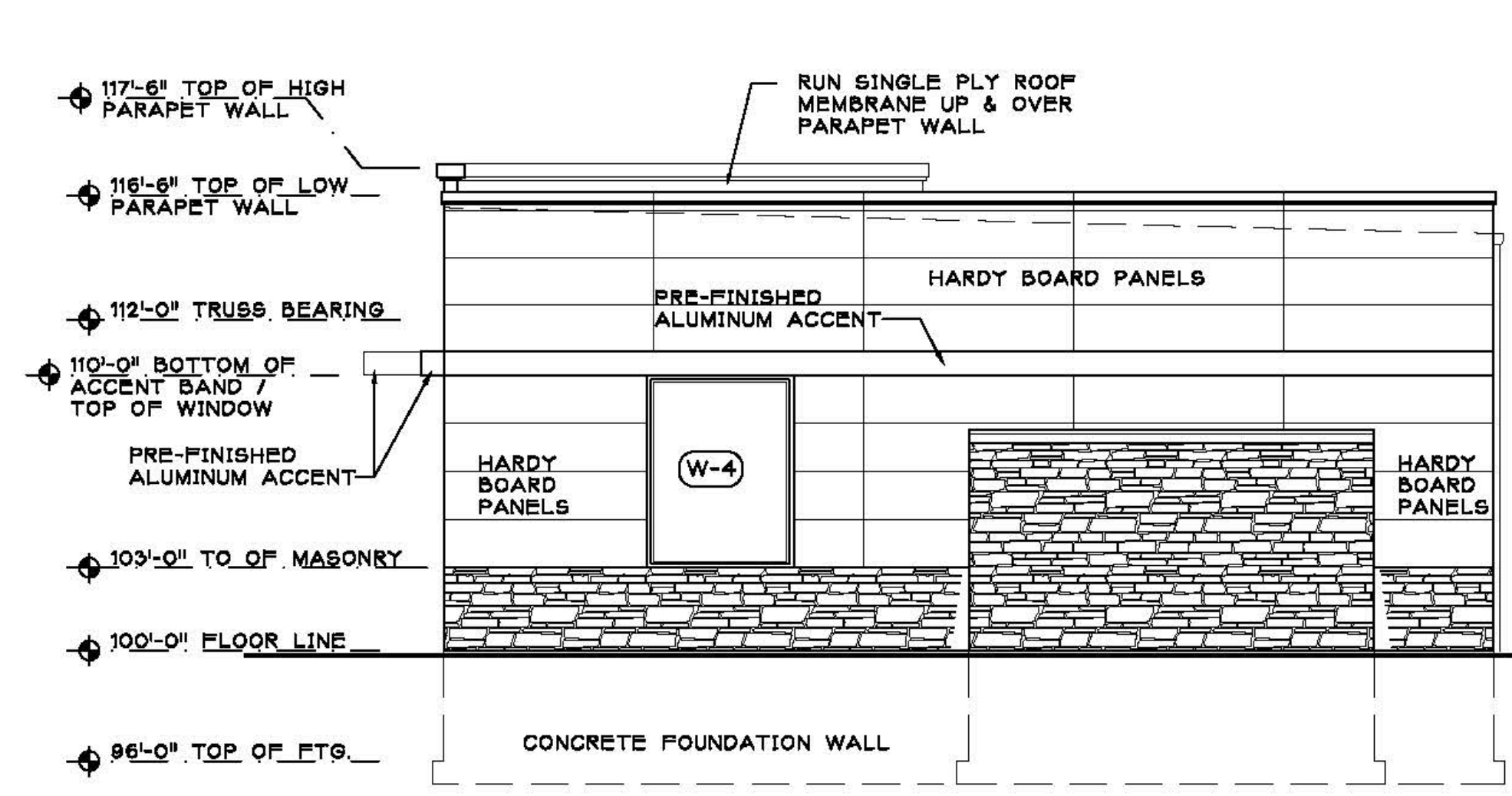
EAST ELEVATION
 SCALE: 3/16"=1'-0"

ALL WALL SHEATHING, SUBSTRATE, AIR BARRIERS & CONTROL JOINTS IN EFIS TO BE PER THE SELECTED MANUFACTURERS SPECIFICATIONS

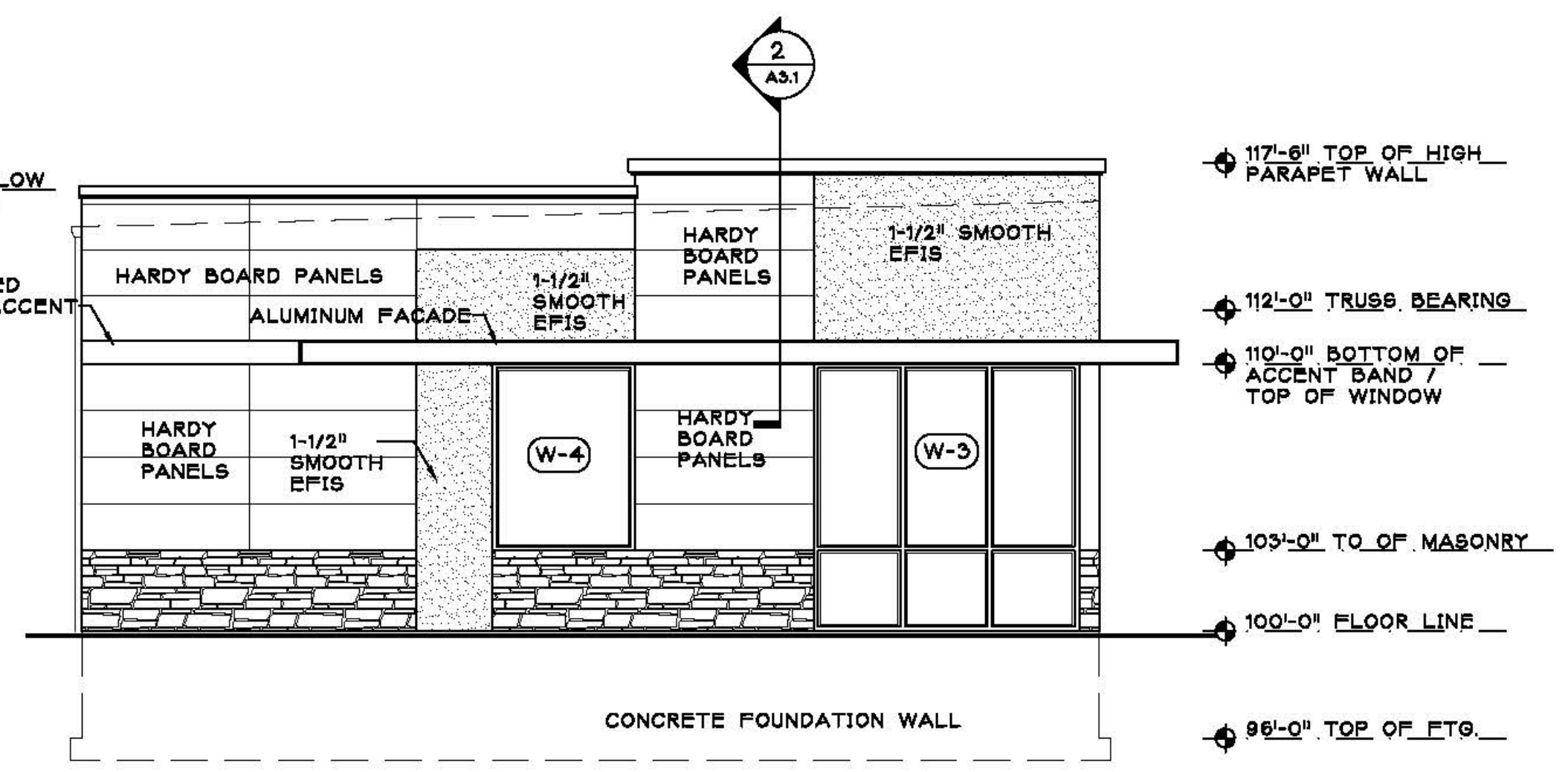


WEST ELEVATION
 SCALE: 3/16"=1'-0"

ALL WALL SHEATHING, SUBSTRATE, AIR BARRIERS & CONTROL JOINTS IN EFIS TO BE PER THE SELECTED MANUFACTURERS SPECIFICATIONS



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



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

ALL WALL SHEATHING, SUBSTRATE, AIR BARRIERS & CONTROL JOINTS IN EFIS TO BE PER THE SELECTED MANUFACTURERS SPECIFICATIONS

DATE: 10/22/2021
 ARCH: K. SPERL
 D. BY: S. BURTON
 JOB: 21-048
 REV:

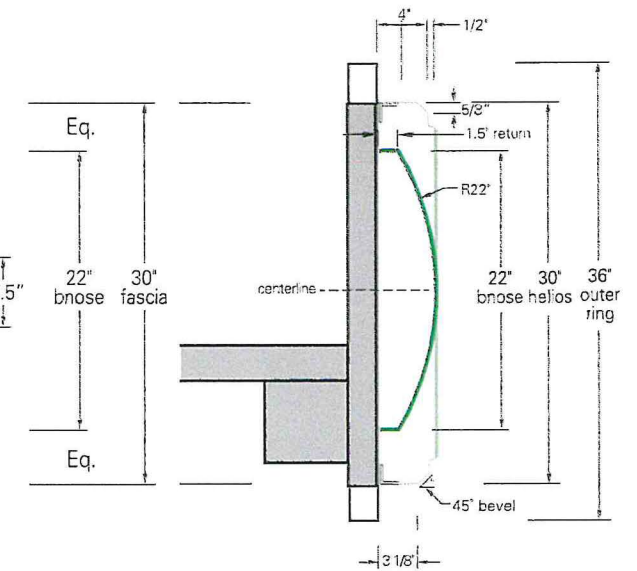
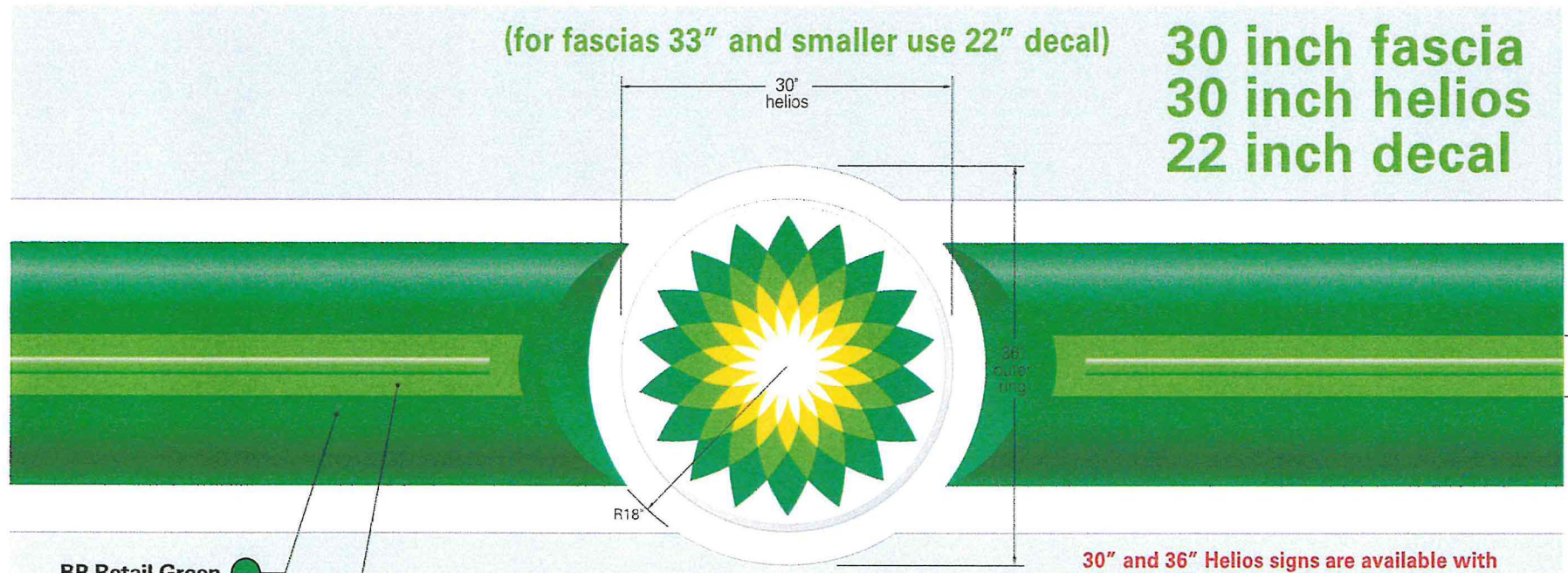
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BP-Branded Site



Level C - Helios and Bullnose Guidelines

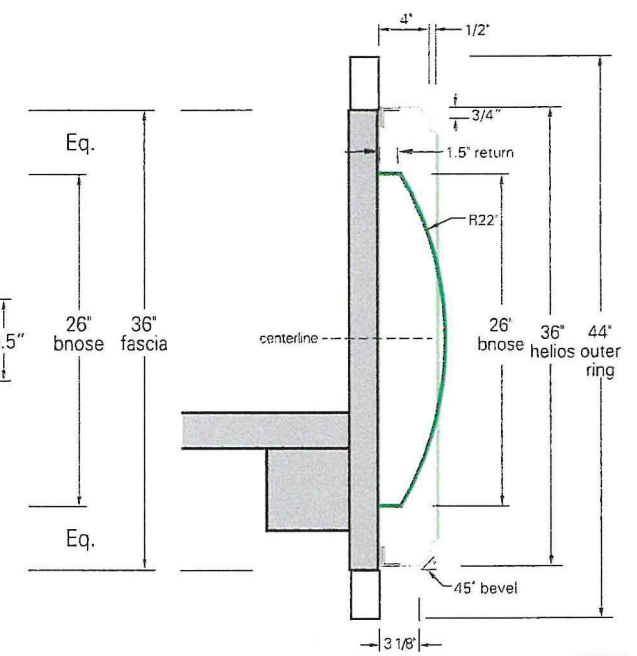
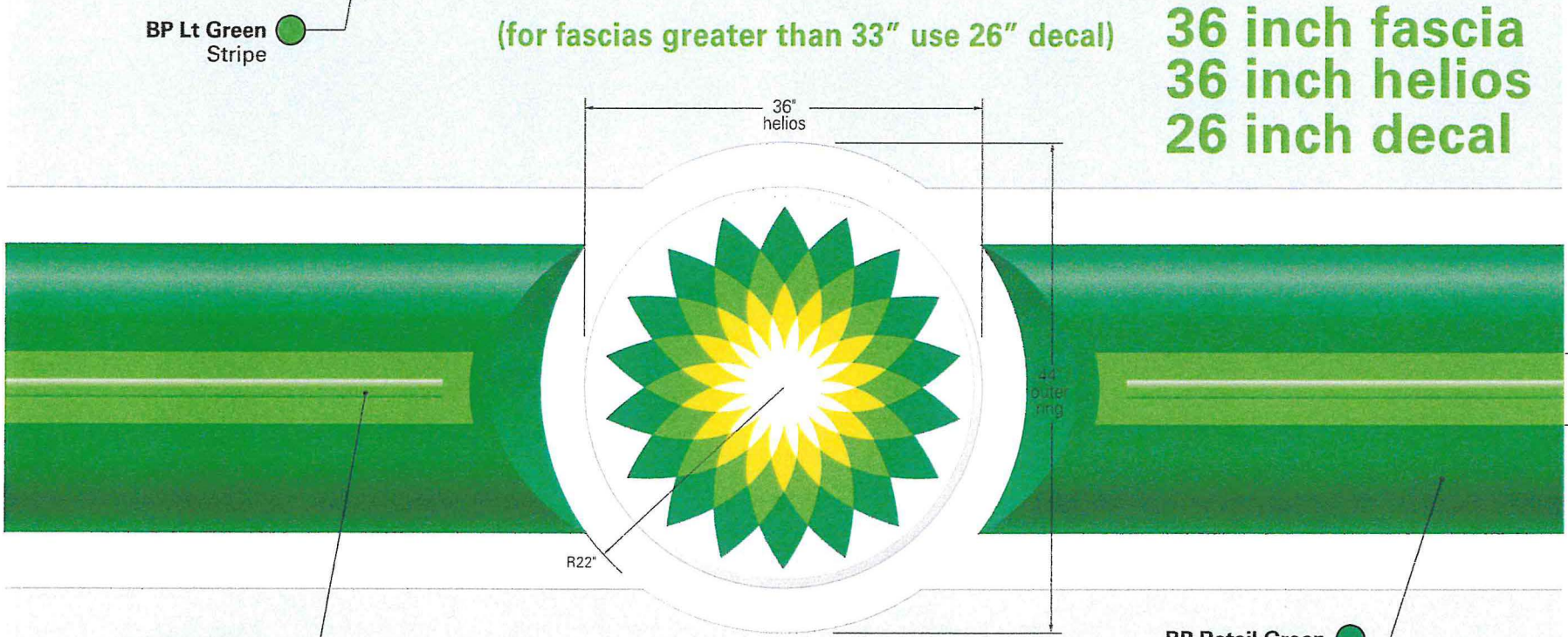
SHAPED CANOPY BULLNOSE



BP Retail Green
Shaped Bullnose

BP Lt Green
Stripe

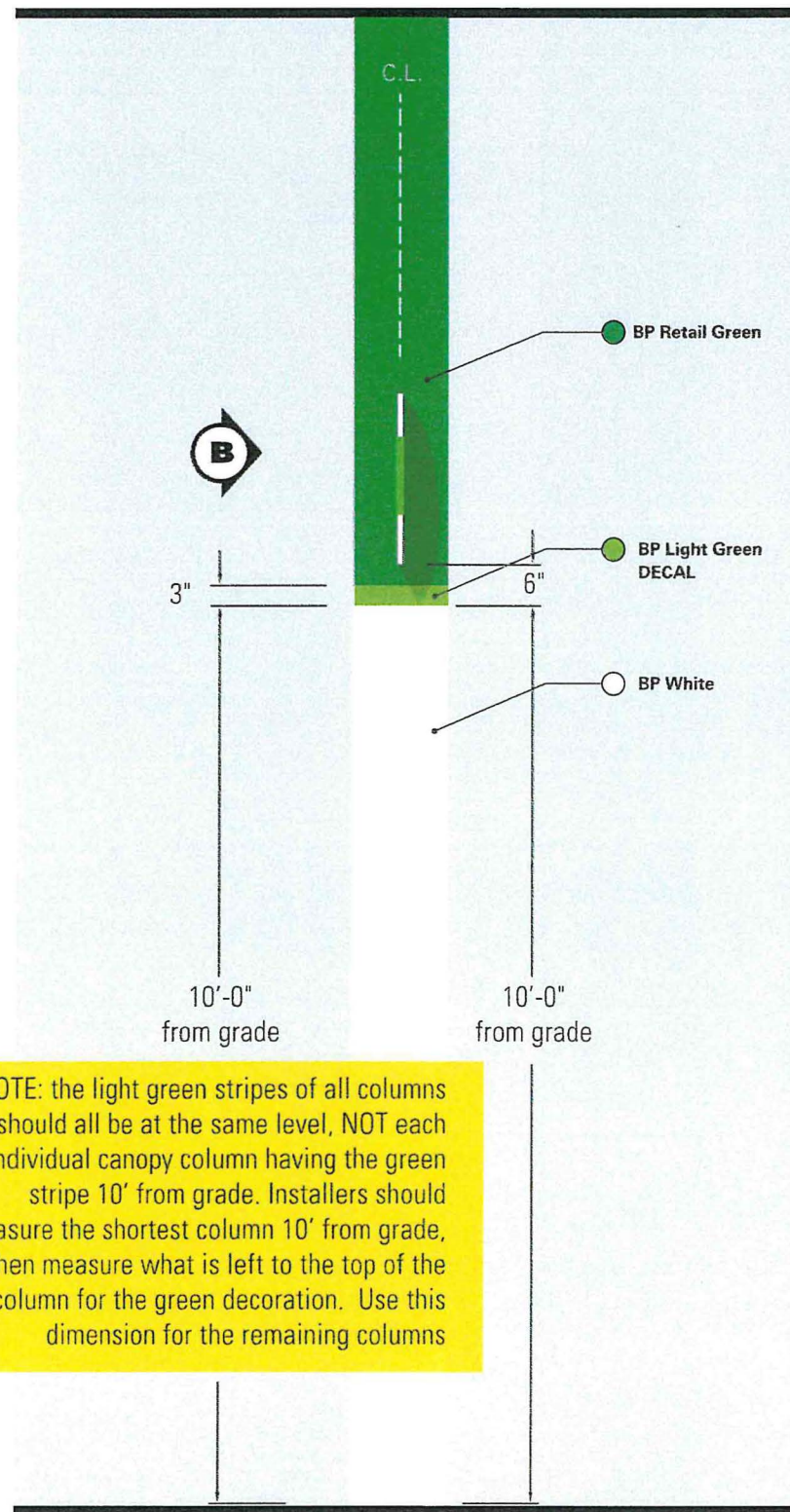
30" and 36" Helios signs are available with
Brand Conversion Team approval
only if required by code restrictions.



LED Decal Strip

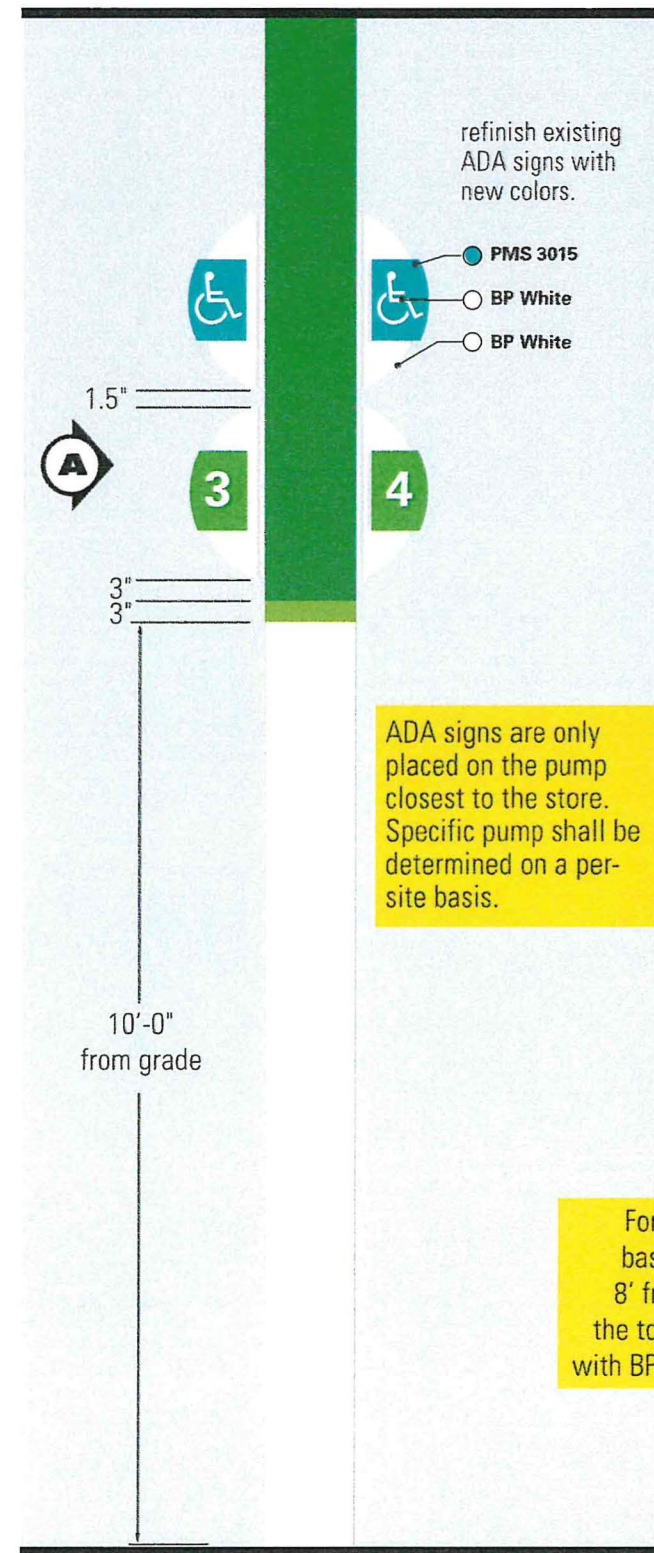
BP Retail Green
Shaped Bullnose

Column Decoration



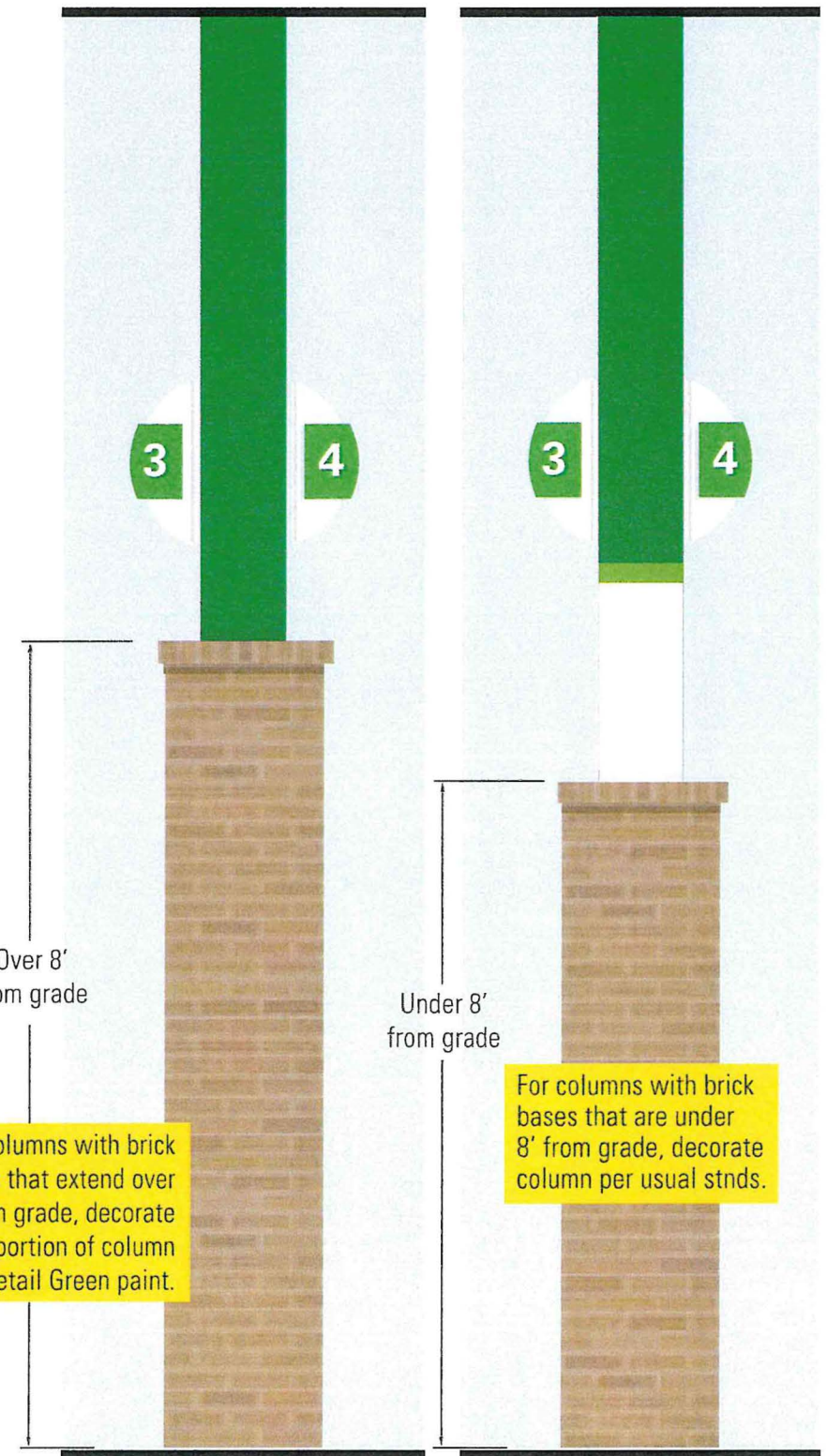
NOTE: the light green stripes of all columns should all be at the same level, NOT each individual canopy column having the green stripe 10' from grade. Installers should measure the shortest column 10' from grade, and then measure what is left to the top of the column for the green decoration. Use this dimension for the remaining columns

A Side Elevation - Painted Column
SCALE: NTS



ADA signs are only placed on the pump closest to the store. Specific pump shall be determined on a per-site basis.

B Front Elevation - Painted Column
SCALE: NTS



For columns with brick bases that extend over 8' from grade, decorate the top portion of column with BP Retail Green paint.

For columns with brick bases that are under 8' from grade, decorate column per usual stnds.

C Front Elevation - Painted Column with Brick Bases
SCALE: NTS

Dispenser Graphics

The inside of the pump riser is used to display the following decals:

- State specific warnings
- How-to fuel instructions
- Local/municipal decals

Valance: **White for new pumps.**
BP Pearl accent for retrofit only.

Pump number required on valance and pump body.

Gasoline Only

White risers

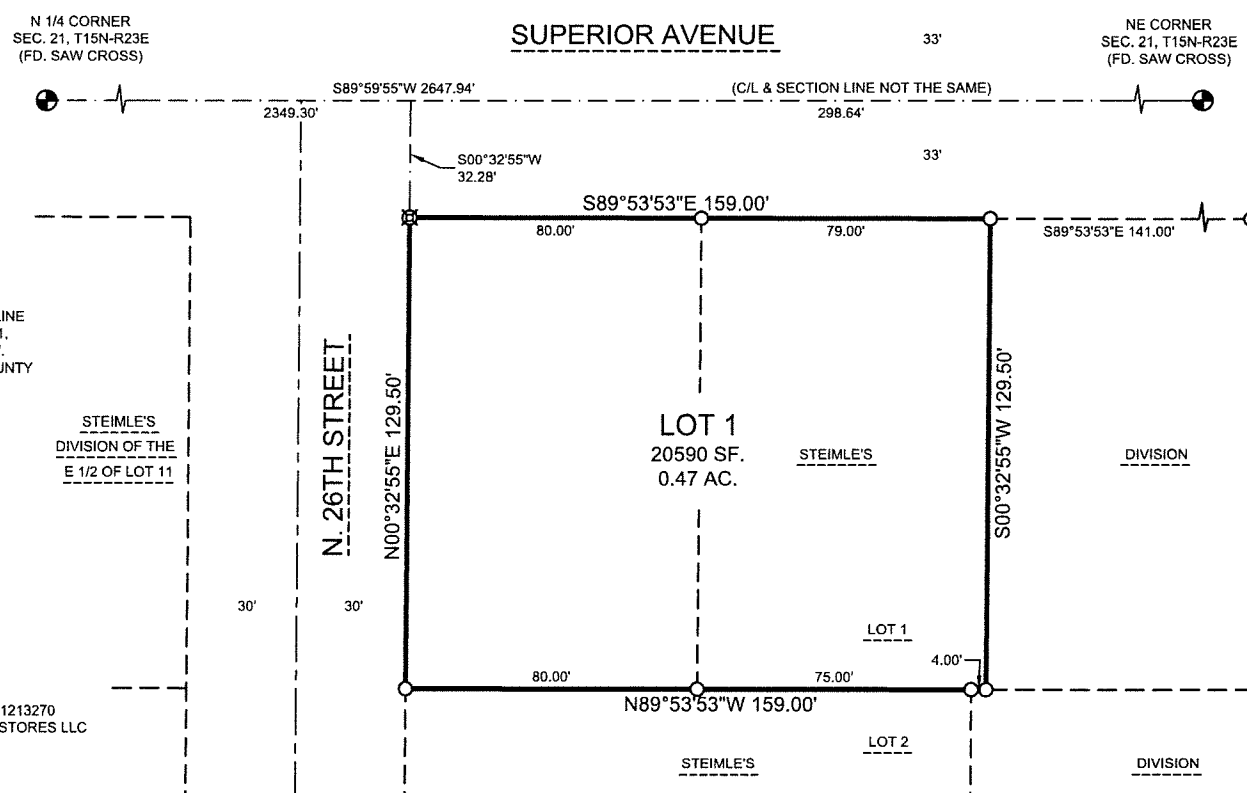
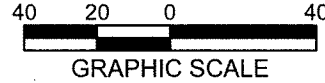


Nozzle area: **White for new pumps.**
BPPearl for retrofit.

Decals on side risers are required.

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



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

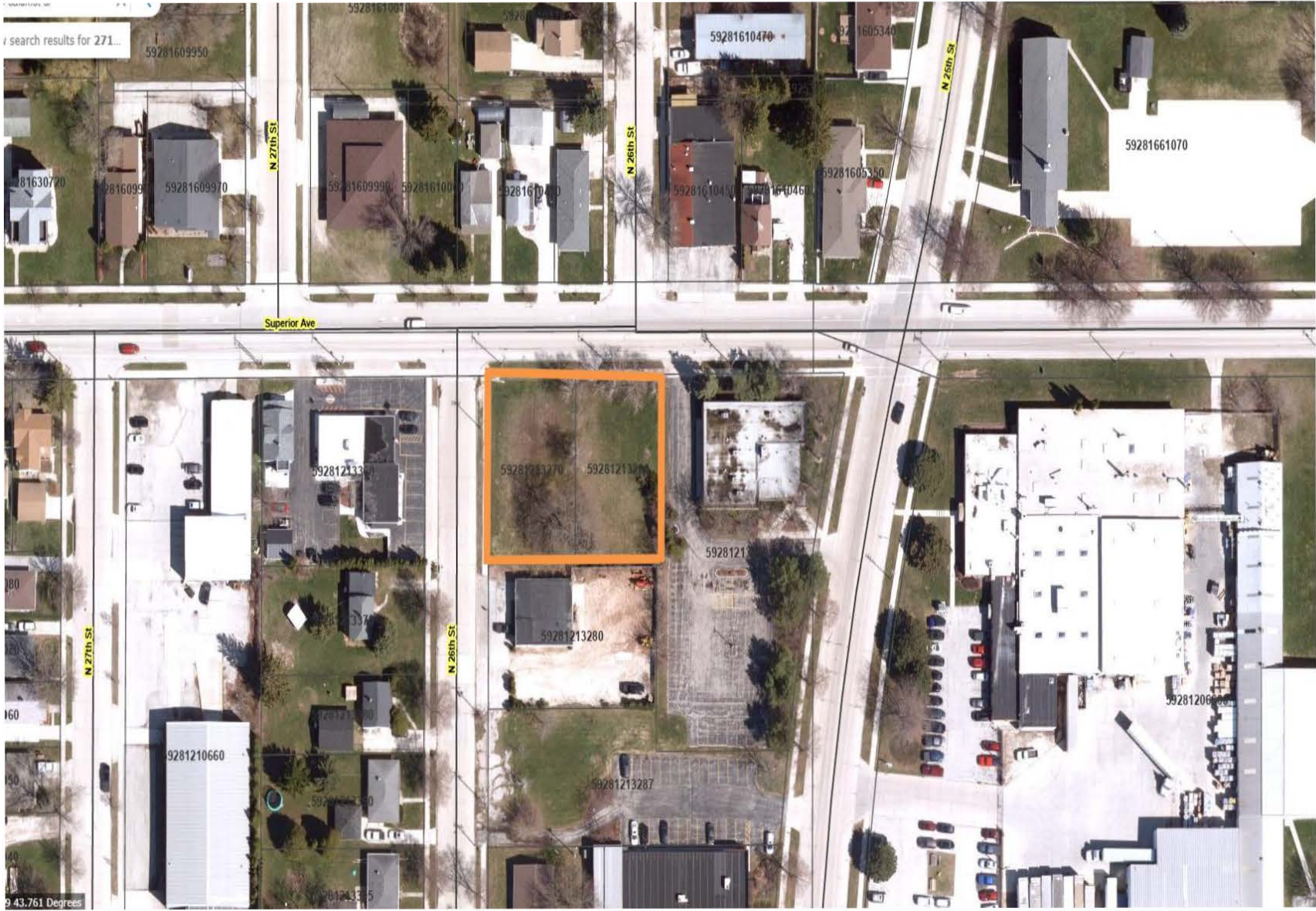
PARCEL INFORMATION:
AFFECTED PARCELS: 59281213260 & 59281213270
OWNER OF RECORD: BPB CONVENIENCE STORES LLC
DOCUMENT OF RECORD: #2110117

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

MACHIN
ENGINEERING - SURVEYING - CIVIL/CONCRETE/GENERAL
200 Lakeside Court, Green Bay, WI
920 795-5500
www.machin.com







CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Application for Conditional Use Permit with exceptions by CR Structures to construct a new convenience store and service station at the southeast corner of N. 26th Street and Superior Avenue. SC Zone

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

REPORT DATE: November 19, 2021

MEETING DATE: November 23, 2021

FISCAL SUMMARY:

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

STATUTORY REFERENCE:

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

BACKGROUND / ANALYSIS:

In February of 2021, the Plan Commission approved a proposal from Basudev Adhikari to construct a new convenience store and service station at the southeast corner of N. 26th Street and Superior Avenue. The convenience store and gas canopy were approved to face north towards Superior Avenue. After further research the applicant determined that this would not work based on some of the site improvements required for the development.

Therefore, CR Structures has resubmitted the conditional use permit application and is now proposing to have the convenience store and canopy face west towards N. 26th Street on this .5 acre parcel located at the southeast corner of N. 26th Street and Superior Avenue (Parcel #'s 59281213270 and 59281213260). The applicant states the following about the project:

- The previously approved building at 2519 Superior Avenue needed to be rotated and mirrored on the site for storm sewer to function. The architectural work planned will remain fairly similar in terms of design and size. 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.
- Applicant is proposing the construction of a 3,200sf convenience store with an attached dumpster enclosure and separate fueling canopy for gas. 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 convenience store will provide an opportunity for the neighborhood to fill up with gas as well shop and eat.

- The service station/convenience store will be open 24 hours a day and the proposed method of operation for this development will be consistent with that of his other existing convenience stores in the area that include 905 Indiana Avenue, the Shell, Station at 1710 Indiana Avenue, Tidy Store at 810 N. 14th Street.
- The type of products that will be sold will be like that of our existing stores: gasoline, groceries, hot and cold food and beverages, tobacco products, off-sale alcohol products, lotto, convenience store merchandise, ice, and propane. We will also be applying for an off-sale alcohol license for this store.
- There will also be a small restaurant space on the west side of the building. The restaurant will have 6 -12 seats with a menu of pizza, sandwiches, fish fry and deep fried appetizers.
- The proposed store is projected to have between 8-10 full and part time employees.
- The applicant indicates there will be no outdoor storage and/or product.
- 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.
- 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. They will create an RTU and Kitchen venting screening with charcoal horizontal metal panel
- 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 site design includes nine (9) on-site parking stalls, not including the six (6) additional parking stalls at the three (3) 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.
- 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.
- 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.
- Construction will begin upon receiving project approval.

Specific site improvements include:

- The proposed service station/convenience store is to be 3,200sf in size.

- 1,920sf (24 x 80) gas fueling canopy with three (3) pumps on the west side of store.
- Applicant indicates there will be air and vacuums on the site but does not indicate where.
- Appears there is an outdoor patio/seating area for customers at the northeast corner of store.
- The site design includes eight (8) on-site parking stalls (does not include 6 fueling isle spaces).
- Access to the site will be through driveways on the north and west sides of the property.
- Applicant appears to be showing a monument sign (concept only).
- A dumpster enclosure is to be located on the southeast corner of store and will utilize materials that match the building.
- Stormwater facilities are incorporated into the green space areas along N. 26th Street and Superior Avenue.
- Applicant indicates there will be no outdoor sales and/or storage.

STAFF COMMENTS:

Applicant provides a conceptual perspective drawing and site plan that shows a 1,920sf (24 x 80) gas fueling canopy with three (3) pumps on the west side of store. It is staff's understanding that a different company may be submitting plans for the canopy. The perspective drawing shows a canopy that appears to blend in with the convenience store structure (manufactured stone columns, similar materials and colors, etc.). The applicant should be aware that this canopy perspective is what the Board/City will be expecting at such time an official drawing for the canopy is submitted. The proposed canopy will need architectural review board approval and may need Plan Commission approval should anything change regarding the canopy such as size, location, design, etc.

Access to the site is proposed to come from two (2) new ingress/egress drives – one (1) on N. 26th Street and one (1) on Superior Avenue.

The applicant shows a conceptual monument sign and no other sign information. Applicant shall work with staff with regards to constructing a well-designed sign package for the site that utilizes colors and materials similar to the building. Staff may bring the proposed signage design back to the Plan Commission if there any concerns.

Presently the property is made up of two (2) parcels (Parcel #'s 59281213270 and 59281213260). The applicant will be required to combine these parcels prior to issuance of a building permit.

The Plan Commission may want to have the applicant address:

- Have applicant verify that this will be a BP fueling station.
- Applicant states that the architecture will remain the same but it appears that the new proposal removes the glass tower element that was previously approved by the architectural review board. This was a nice design element and the Plan Commission may want to have the applicant address why this is not incorporated into the new building design.

Applicant states 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.

- The applicant has provided conceptual drawing of the proposed canopy. When does the applicant plan on submitting the actual canopy plans/drawings?
- Will there be vacuums and air – nothing is shown on the site. These items have not been properly maintained at the other gas stations and have become unsightly as they have broken down and have not been maintained over time. We do not want these items impacting the residences in the area so they shall not be located along the streets.
- Applicant indicates the underground fuel tank(s) will be located at the northwest corner of the site. The applicant should explain how the tank does not impact the adjacent greenspace area used for stormwater purposes.
- Applicant states there will be no outdoor storage but also states they will sell ice and propane. There is nothing shown on the site plan indicating outdoor storage. Applicant should address this issue.
- There are some residences on the north side of Superior Avenue and the west side of 26th Street. Applicants landscape plan should take this into consideration and try to strategically place landscaping along Superior Avenue and 26th Street to attempt to prevent vehicle lights from shining onto these properties.
- It should be noted that the Plan Commission has approved many projects over the years for Mr. Adhikari properties in the City of Sheboygan (905 Indiana Avenue, 1710 Indiana Avenue and 810 N. 14th Street). That being said, there have been many issues with regards to how the properties are managed/maintained. Building Inspection, Planning and the Police Department all have had interactions with Mr. Adhikari properties in the past concerning a miscellaneous debris, equipment, materials, signage, etc. throughout these properties. The Plan Commission should have the applicant address these concerns and what the applicant intends on doing to appropriately manage the facility/property so City staff does not need to spend time addressing these concerns especially in this mixed use neighborhood. The adjacent businesses and residences should not be negatively impacted by the proposed use and how the site is managed and maintained.
- This development will certainly change the appearance of this property and based on the building and site design has the ability to fit well in this Superior Avenue mixed-use neighborhood. Therefore, it is imperative that Mr. Adhikari properly maintain this new facility and property and not have the site scattered with temporary signs, soda machines, unenclosed storage and/or product, etc.

Applicant is requesting the following exceptions:

- Requesting an exception from the locational and bufferyard landscaping requirements - Applicant shall meet the four (4) locational landscaping and bufferyard requirements.
- Requesting to develop on a .5 acre lot – minimum lot size is 1 acre; however, a lot may be less than an acre when approved through the conditional use permit process.

ACTION REQUESTED:

Staff recommends approval of the conditional use and exceptions subject to the following conditions:

1. Prior to building permit issuance, the applicant shall obtain all licenses and permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, water, sewer, storm drainage, health, alcohol, DNR, etc. (Applicant shall be in contact with building inspection, fire, police, etc.). An occupancy permit will be granted only at such time as the applicant has met all requirements.
2. Applicant shall obtain all necessary permits for the construction, the storage and the handling of hazardous chemicals and/or fuels (applicant shall be in contact with building inspection, fire department, etc.).
3. The facility will meet all zoning requirements including but not limited to noise, smells, vibration, hazardous materials, etc.
4. Submittal/approval of a proposed storm drainage plan prior to building permit issuance.
5. Submittal and approval of a landscape plan prior to building permit issuance. Landscape plan shall provide a legend that shows how the four (4) landscape criteria are being met (create a legend along with the landscape plan site plan). Landscaping shall be installed prior to issuance of an occupancy permit.
6. In addition to the landscape plan, applicant will work with staff with regards to installation of street trees along the property's street frontages (number, type, location, etc.). The street trees will be provided on the landscape plan. The street trees are in addition to the required development landscape plan points (not counted as landscape plan points). If any street trees are removed for the project, the applicant will be required to reinstall those street trees.
7. Dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility and shall be completed prior to issuance of an occupancy permit.
8. Outdoor storage of materials, products or equipment shall be prohibited (no soda machines, product displays for sale, equipment, etc.).
9. Any fencing/retaining wall shall be installed per Section 15.720(3)(c) of the City of Sheboygan Zoning Ordinance. Applicant shall work with staff with regards to constructing appropriate and well-designed fence/retaining wall and shall obtain the necessary permits prior to installation. If staff has any concerns with proposed signage design, the matter may be brought back to the Plan Commission for their consideration.
10. All ground level and rooftop mechanicals shall be screened and/or enclosed and constructed of like materials and colors of the facility (HVAC equipment, etc.).
11. All new lighting shall be installed per Section 15.707 of the City of Sheboygan Zoning Ordinance (site lighting, building lighting, signage, etc.). There shall be no spillover light onto adjacent properties or the streets.
12. Applicant shall work with staff with regards to appropriate signage. Only at such time as the sign package has been reviewed and approved may the applicant obtain sign permits to install the proposed signage. If staff has any concerns with proposed signage design, the matter may be brought back to the Plan Commission for their consideration.
13. Applicant shall install individual letter signs – no cabinet or flat panel signs.
14. Applicant shall be permitted a freestanding monument sign for the site. Minimum setback of a monument sign is 12 feet. Maximum height of the monument sign is 8 feet. Sign shall be located outside of the 15-foot vision triangle.
15. Maximum canopy sign square footage permitted is 20sf for the gas fuel canopy signage.
16. No sign shall be located on the roof or the top horizontal plane of the canopy.

17. Applicant shall not be able to have string lights, pennants, inflatables, or other various types of temporary signage.
18. The total height of any overhead canopy shall not exceed 20 feet as measured to the highest part of the structure (top of canopy to grade).
19. All areas used for parking/maneuvering of vehicles shall be paved. Applicant shall meet the minimum 10 foot paving setback to street property lines and minimum five (5) foot paving setback to all interior side or real lot lines.
20. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping.
21. The parking lot and drive-through facilities shall be designed so as to not impede or impair vehicular and pedestrian traffic movement, or exacerbate the potential for pedestrian/vehicular conflicts.
22. Any new ingress/egress driveway openings shall be improved to standard City specifications. All existing access drives that are no longer used shall be removed and all unused driveways shall be closed and improved to standard City specifications.
23. Absolutely no portion of the new building and/or site improvements shall cross the property lines including but not limited to buildings, balconies, decks, foundations, walls, gutters, eaves, roof, parking, fencing/retaining walls, signs, landscaping, etc.
24. Any work within City of Sheboygan Public rights-of-way shall be discussed with the City Engineering Department and constructed to standard City specifications (including, but not limited to, new and old ingress/egress driveway openings, curb, gutter, sidewalk, pavement, utilities, street trees, grading, etc.).
25. Applicant will provide adequate public access along all streets and sidewalks and will take all appropriate actions to minimize the time period that adjacent properties and streets/sidewalks are impacted by the development (utilities, streets, etc.).
26. Applicant shall immediately clean any and all sediments, materials, tracking, etc. that may be spilled off-site on private or public lands and streets.
27. Streets and infrastructure damaged and/or disturbed during construction of all private and/or public improvements shall be promptly repaired by the applicant.
28. All vehicles, equipment, materials, products, etc. shall be located on the applicant's property (no storage on public rights-of-way).
29. Applicant is responsible for working with all private and public utilities in order to adequately service this development proposal (applicant will need to provide the necessary easements and/or relocate utilities as necessary).
30. Building permits shall be issued only at such time as the applicant can provide documentation that the lots have been combined into one (1) parcel which has been officially recorded by Sheboygan County.
31. Prior to building permit issuance, the City of Sheboygan Architectural Review Board shall review/approve the proposed building design and canopy.
32. If there are any amendments to the approved conditional use permit (including but not limited to site plan, architectural design, use, etc.), the applicant will be required to submit a new conditional use application reflecting those amendments.

ATTACHMENTS:

Conditional Use and required attachments



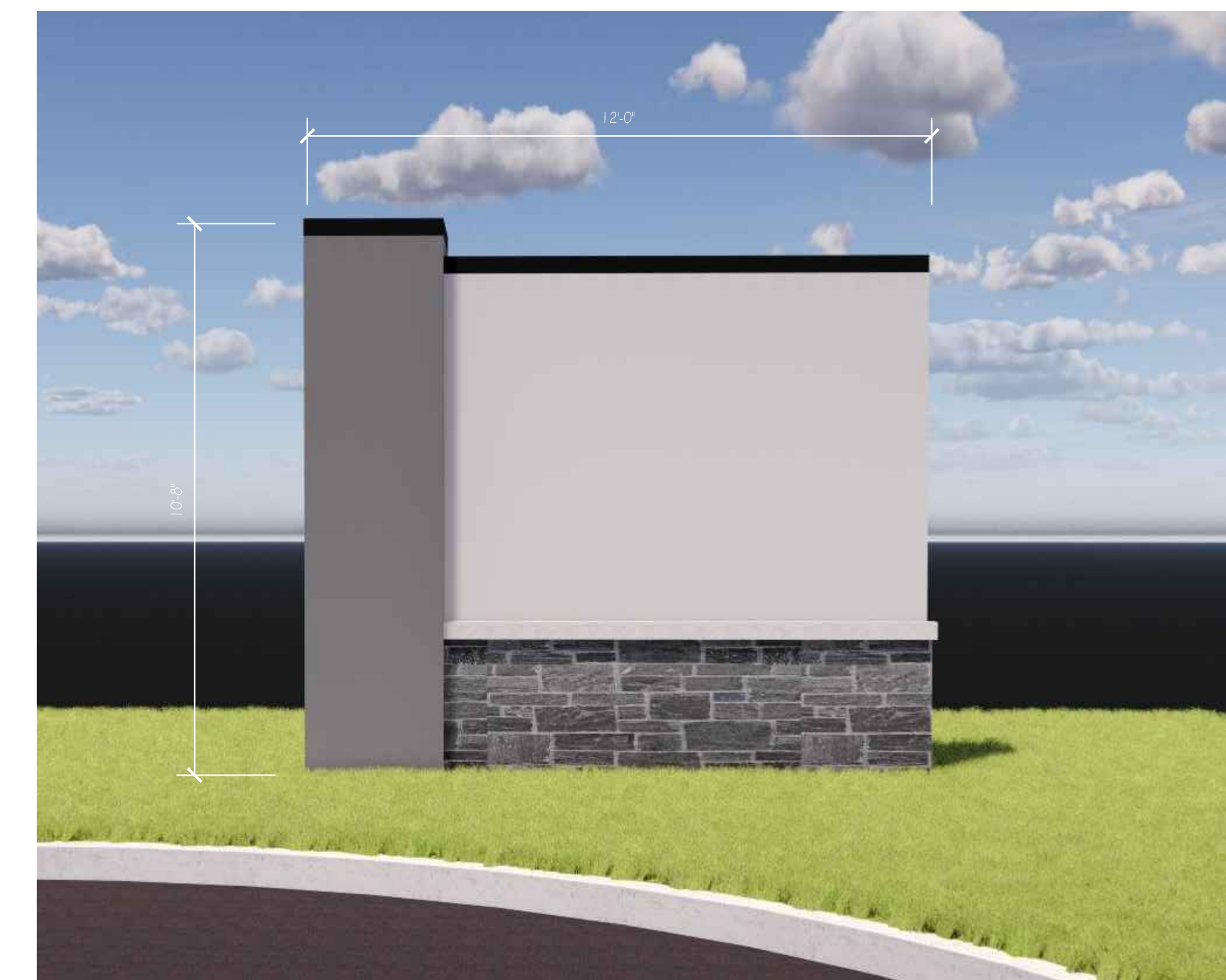
Exterior Renderings

SCALE: n.t.s.



Trash Enclosure

SCALE: n.t.s.



Monument Sign

SCALE: n.t.s.



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Proposed Development For:

C-Store Development

2519 Superior Avenue, Sheboygan, Wisconsin

Issue Date: 1/19/2021

Revisions:

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