	CITY OF SHEBOYGAN APPLICATION FOR CONDITIONAL USE	Fee: <u>\$250.00</u>
		Review Date: _____
		Zoning: _____

SECTION 1: Applicant/ Permittee Information

Applicant Name (Ind., Org. or Entity) Geneva Pacific Development Fund NAP4 LLC	Authorized Representative Jeremy J. Hoyer	Title Secretary	
Mailing Address 1670 Northrock Court	City Rockford	State IL	ZIP Code 61103
Email Address jjhoyer@genevapacific.com	Phone Number (incl. area code) 815-420-4100		

SECTION 2: Landowner Information (complete these fields when project site owner is different than applicant)

Applicant Name (Ind., Org. or Entity) S&A LLP	Contact Person	Title	
Mailing Address 5651 Pennant Court	City Cape Coral	State FL	ZIP Code 33914
Email Address fagerafrsf@yahoo.com	Phone Number (incl. area code)		

SECTION 3: Project or Site Location

Project Address/Description 3619 Washington Avenue, Sheboygan, WI 53081	Parcel No. 59281470508
--	---------------------------

SECTION 4: Proposed Conditional Use

Name of Proposed/Existing Business:	Indoor sales and services (NAPA Auto Parts Store)
Existing Zoning:	SC
Present Use of Parcel:	Vacant but was used for indoor sales and services (carpet store)
Proposed Use of Parcel:	Indoor sales and services (excluding any auto services like oil changes or battery installation) as NAPA Auto Parts store
Present Use of Adjacent Properties:	

SECTION 5: Certification and Permission

Certification: I hereby certify that I am the owner or authorized representative of the owner of the property which is the subject of this Permit Application. I certify that the information contained in this form and attachments is true and accurate. I certify that the project will be in compliance with all permit conditions. I understand that failure to comply with any or all of the provisions of the permit may result in permit revocation and a fine and/or forfeiture under the provisions of applicable laws.

Permission: I hereby give the City permission to enter and inspect the property at reasonable times, to evaluate this notice and application, and to determine compliance with any resulting permit coverage.

Decisions by: Name of Owner/Authorized Representative (please print) <i>Al Fager</i>	Title <i>Owner</i>	Phone Number <i>920-323-7206</i>
Signature of Applicant <i>Jeremy J. Hoyer</i>		Date Signed <i>April 4, 2023</i>

Complete 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 three weeks prior to date of meeting – check with City Development on application submittal deadline date. Applications will not be processed if all required attachments and filing fee of \$250 (payable to the City of Sheboygan) are not submitted along with a complete and legible application. Application filing fee is non-refundable.

A. Property:

3619 Washington Avenue, Sheboygan, WI 53081
NAPA Auto Parts Store

B. Summary of the Property and Use:

- Property is fully developed but is presently vacant. It was used since it was constructed in 2000 for "indoor sale and services" as a Dalton Carpet Store. Building is 10,303 square feet.
- Applicant is under contract to purchase the Property and upon such purchase will lease the property to Motor Parts & Equipment Corporation ("MPEC") who will operating in the Property for "indoor sale and services" as a NAPA Auto Parts store (excluding any auto services like oil changes or battery installation). The retail sales area for the building will be around 2,500 square feet with the remainder of the building being used to store inventory and ancillary office uses.
- No expansion of building or footprint will be made. The only work will be interior in order to prepare the building for occupancy by MPEC. MPEC will obtain any and all required permits for such work after the Property is acquired.
- Prior to occupancy, MPEC will obtain any and all required occupancy permits.

C. Requested Variance:

When originally developed by the present owner in 2000, the Sheboygan Planning Commission approved the Property with 20 parking spaces. See attached Permit Checklist and original site plan that was approved.

The Property was constructed with and presently contains 18 parking spaces. The existing zoning Code was in existence when the Property was constructed and the attached site plan was approved. The existing zoning Code requires one space per 300 square feet of gross square footage. This would require 34 parking spaces.

The Property has been used for 22 years for indoor sales and services with 18 parking spaces (or less). The City approved the site plan and issued an occupancy permit on the basis of the existing parking spaces and has, since the building was constructed, permitted such use with 18 parking spaces. To the Applicant's knowledge, there have been no parking issues or lack of parking for the Property.

The zoned use of the property of "indoor sales and services" will not change. The Applicant's proposed use of a NAPA Auto Parts Store will not require any parking in addition to what has been used at the property for the last 20 years.

The Applicant requests a variance of the required number of parking spaces for the Property to granted to allow 18 parking spaces. The Applicant requests that such variance apply for so long as the building is used for "indoor sales and services" as a NAPA Auto Parts Store (excluding any auto services like oil changes or battery installation).

The applicants ability to purchase the Property and open a viable auto parts store cannot be accomplished if Applicant has to add 16 spaces to the Property. The Applicant's opening of the store in harmony with the purposes, goals, objectives, policies and standards of the City of Sheboygan Comprehensive Master Plan.

The applicant's use as a NAPA auto parts store will be a benefit to the community given the Property's present vacancy and will not adversely impact the character of the neighborhood, environment, traffic, parking, public improvements, public property or rights-of-way.

The Applicant's use as a NAPA auto parts store will maintain the desired consistency of land uses in relation to the setting within which the property is located.

The Property is already served by all required utilities.

D. Attached Documentation.

1. Permit Checklist from original construction
2. Site Plan approved by the City in 2000
3. Survey of the Property dated February 10, 2023

FOR INFORMATION OR ASSISTANCE CONTACT THE ZONING MANAGER: (920) 459-3382

Office Use Only

ACTION BY CITY PLAN COMMISSION

DATE OF MEETING: _____

APPROVED: _____ CONDITIONALLY APPROVED: _____ DENIED: _____

CONDITIONS

SIGNATURE: _____
Chairperson, City Plan Commission or
Representative Dept. of City Development

DATE: _____

GENEVA PACIFIC

April 7, 2023

Plan Commission of the City of Sheboygan

**RE: 3619 Washington Avenue, Sheboygan, WI 53081 ("Property")
NAPA Auto Parts Store**

Dear Commission members,

This letter shall serve as a summary of the requests being made under the application for a variance being made by the undersigned.

1. S&A LLP ("Owner") is the owner of the Property. Geneva Pacific Development Fund NAP4 LLC ("Purchaser") is under contract to purchase the Property. Purchaser will be leasing the Property to Motor Parts & Equipment Corporation ("MPEC"). Owner has authorized Purchaser to seek a variance as noted below.
2. The building on the Property was constructed in 2000 for "indoor sale and services" as a Dalton Carpet Store (which is a permitted use by Code). The building is 10,303 square feet. If Purchaser acquires the Property, MPEC will use the Property for retail sales of auto parts (excluding any auto services like oil changes or battery installation). This is also a permitted use under the existing Code as "indoor sales and services". We are not asking for any change in use.
3. The retail sales area for the building will be around 2,500 square feet with the remainder of the building being used to store inventory and ancillary office uses. No expansion or change in the footprint of the building will be made with only general fixturing, painting and similar improvements for inside the building being made. MPEC will obtain any and all required permits for such work and thereafter obtain an occupancy permit as required by Code.
4. When the Property was originally developed by the Owner in 2000, the Planning Commission approved the Property with 20 parking spaces. That original approved Site Plan is attached to the variance application.
5. The Property was constructed with and presently contains 18 parking spaces. The existing zoning Code was in existence when the Property was constructed. The existing zoning Code requires one space per 300 square feet of gross square footage. This would require 34 parking spaces.

The Property has been used for 22 years for indoor sales and services with 18 parking spaces. The City issued an occupancy permit on the basis of the existing parking spaces and has, since the building was constructed, permitted such use with 18 parking spaces. To our knowledge, there have been no parking issues or lack of parking for the Property.

The permitted "indoor sales and service" use of a NAPA Auto Parts Store will not require any parking in addition to what has been needed at the property for the last 20 years.

We are requesting a formal variance of the required number of parking spaces for the Property to allow 18 parking spaces. We request that such variance apply for so long as the building is used for "indoor sales and services".

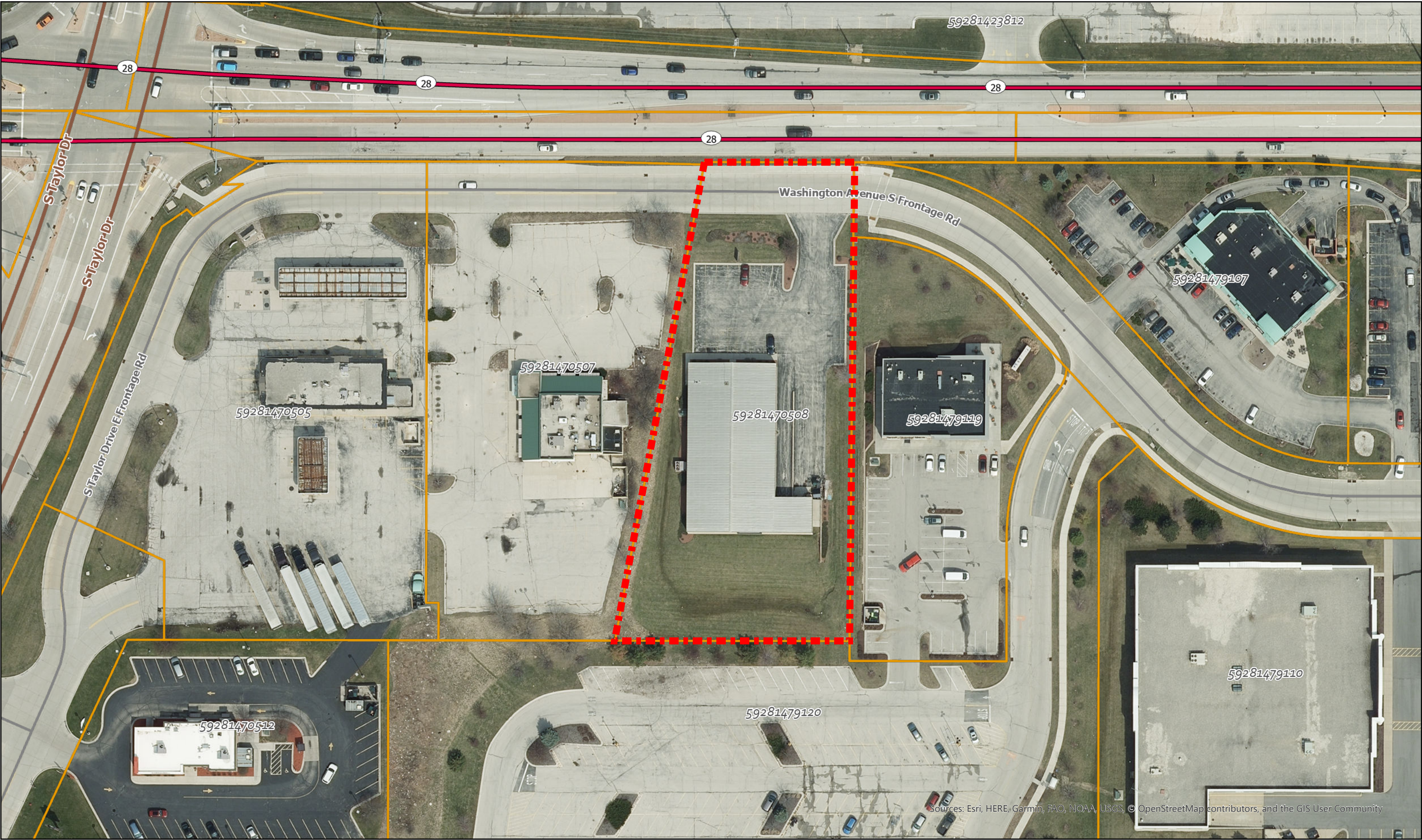
Although we are excited about having a NAPA auto parts store in Sheboygan at this location and feel it will be a successful business, without this variance, we are not sure we will be able to purchase the property. We appreciate the Commission's help in trying to address this situation.

Sincerely,

Geneva Pacific Development Fund NAP4 LLC

By: _____


Jeremy J. Hoyer, Secretary



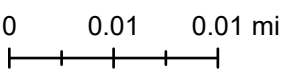
Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

3619 Washington Avenue, Sheboygan



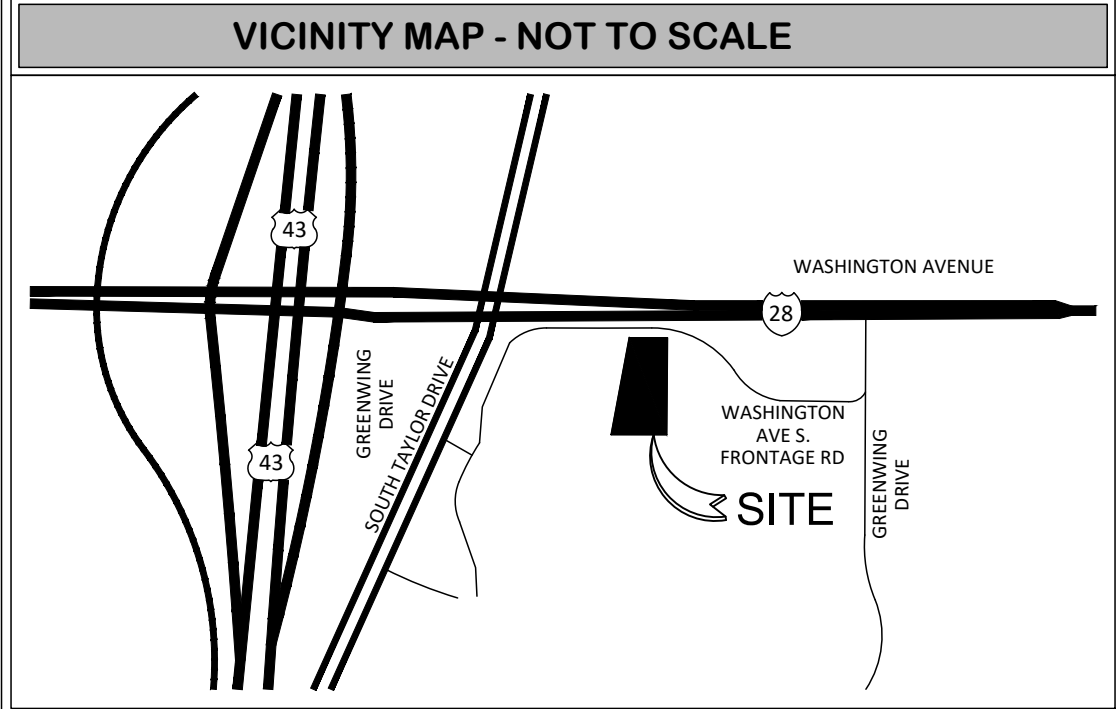
Date Printed: 4/5/2023

GIS Web Map



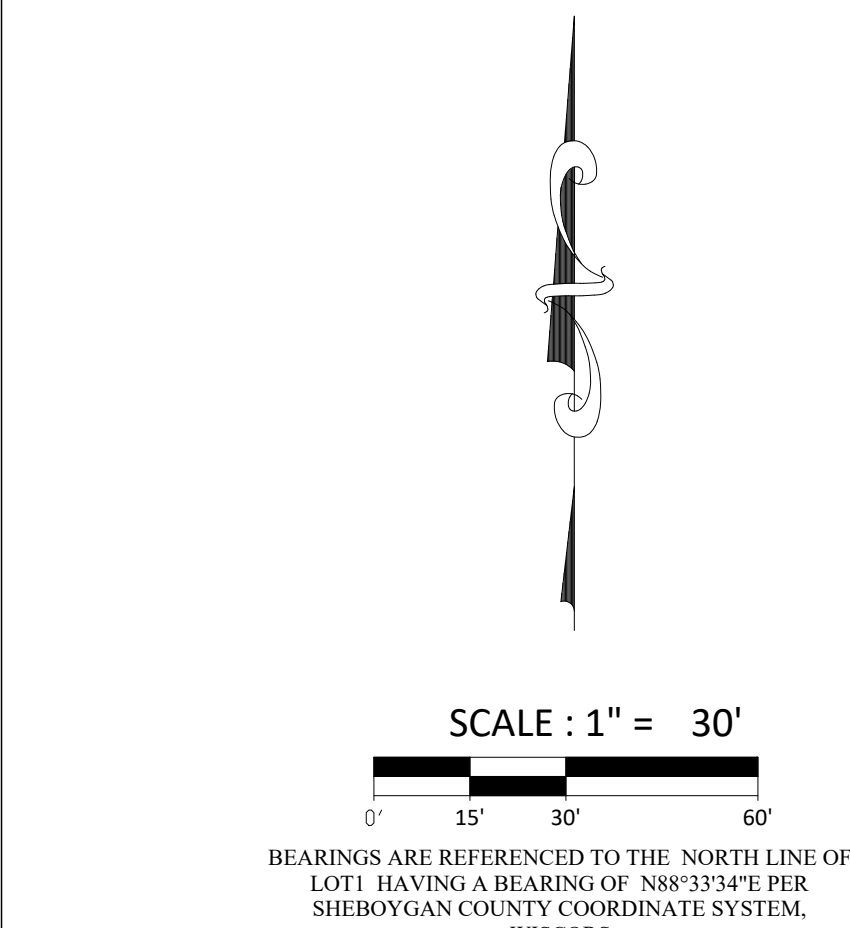
This map is intended for advisory purposes only. This information has been obtained from sources believed to be reliable based on plats, surveys, and deeds. In areas where discrepancies occur between equivalent legal records, the discrepancy is allowed to remain until such time as it is addressed. Sheboygan County distributes this data on an 'as is' basis; no warranties are implied.





MISCELLANEOUS NOTES

- MN1 TABLE A ITEM 2: ADDRESS OBSERVED IN THE FIELD = 3619 WASHINGTON AVENUE
- MN2 TABLE A ITEM 4: GROSS LAND AREA = 52,198 SQUARE FEET/1.20 ACRES
- MN3 TABLE A ITEM 9:
REGULAR SPACES = 17
HANDICAP SPACES = 01
TOTAL SPACES = 18
- MN4 TABLE A ITEM 10: AS DESIGNATED BY THE CLIENT, A DETERMINATION OF THE RELATIONSHIP AND LOCATION OF CERTAIN DIVISION OR PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES, NO APPARENT DIVISION OR PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES WERE OBSERVED
- MN5 UTILITIES ARE SHOWN PER ABOVE GROUND VISIBLE EVIDENCE ONLY UNLESS TABLE A ITEM 11 IS REQUESTED.
- MN6 TABLE A ITEM 14: SUBJECT PROPERTY IS 453' FROM NEAREST INTERSECTING STREET, SOUTH TAYLOR DRIVE.
- MN7 TABLE A ITEM 16: NO EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS IN RECENT MONTHS.
- MN8 TABLE A ITEM 17: PROPOSED CHANGES IN STREET RIGHT OF WAY LINES HAVE NOT BEEN MADE AVAILABLE TO THE SURVEYOR. THERE IS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- MN9 NO ABOVE GROUND VISIBLE EVIDENCE OF CEMETERIES, BURIAL GROUNDS OR ISOLATED GRAVESITES ON SUBJECT PROPERTY.
- MN10 UNLESS SHOWN HEREON, THERE IS NO OBSERVABLE EVIDENCE OF GAPS OR OVERLAPS WITH ADJOINING PROPERTY BOUNDARIES PURSUANT TO THE TITLE DOCUMENTS PROVIDED TO THE SURVEYOR OR PER FIELD EVIDENCE AT THE TIME OF SURVEY.
- MN11 SUBJECT PROPERTY HAS DIRECT ACCESS TO WASHINGTON AVE. S. FRONTAGE ROAD, A DEDICATED PUBLIC STREET OR HIGHWAY.
- MN12 IF SHOWN HEREON, "ACCESS" INDICATES PHYSICAL VEHICULAR ACCESS ONTO OR FROM THE SUBJECT PROPERTY. THIS MAY OR MAY NOT REPRESENT LEGAL ACCESS OR PERMITTED ACCESS, UNLESS EXPRESSLY NOTED HEREON. PEDESTRIAN ACCESS IS ASSUMED UNLESS OTHERWISE NOTED.
- MN13 THIS SURVEY MAY NOT SHOW ALL RECORDED OR UNRECORDED PROPERTY RIGHTS OR INTERESTS. THIS SURVEY DOES NOT DETERMINE OWNERSHIP OF IMPROVEMENTS SHOWN HEREON. THIS SURVEY ONLY SHOWS INFORMATION PROVIDED TO THE SURVEYOR BY THE CLIENT, THIRD PARTIES, RELEVANT INFORMATION GATHERED BY THE SURVEYOR PURSUANT TO THIS SURVEY REQUEST, THE AGREED SCOPE OF WORK AND THE SITE CONDITIONS AT THE TIME OF FIELD SURVEY.
- MN14 THIS SURVEY IS VALID FOR THIS ALTA/NSPS LAND TITLE TRANSACTION ONLY AND IS TO BE RELIED UPON BY THE PARTIES TO THIS SPECIFIC REAL ESTATE TRANSACTION AND NO OTHERS. USE OF THIS SURVEY FOR OTHER UNINTENDED PURPOSES, INCLUDING BUT NOT LIMITED TO THE PLANNING OR CONSTRUCTION OF ANY IMPROVEMENTS, IS VOID AND AT USER'S OWN RISK. THE FINAL SIGNED PDF AND OR PRINT OF THIS SURVEY SHALL BE THE OFFICIAL VERSION.
- MN15 IF SHOWN HEREON, PARCEL OWNERSHIP AND TAX IDENTIFICATION NUMBERS HAVE BEEN DETERMINED BY PUBLICLY AVAILABLE INFORMATION FROM A GIS, ASSESSOR/TREASURER OR OTHER GOVERNMENT DATABASE. THERE MAY BE ERRORS OR PENDING CHANGES THAT THE SURVEYOR IS UNAWARE OF.
- MN16 ALL IMPROVEMENTS INCLUDING UTILITY INFORMATION ARE SHOWN PER ABOVE GROUND VISIBLE EVIDENCE AT THE TIME FIELD SURVEY, UNLESS BURIED UTILITY INFORMATION IS INCLUDED IN THE SCOPE OF WORK. UTILITY INFORMATION IS SHOWN PER MARKINGS ON THE UTILITY STRUCTURES, IF ANY. WELLS, CLEANOUTS, VALVES, MANHOLES, PEDESTALS, VAULTS, METERS ETC ARE NOT OPENED TO VERIFY USE AND WHETHER ACTIVE OR INACTIVE. THE FOOTPRINT OF THE BUILDINGS MAY OR MAY NOT BE THE EXTENT OF THE BUILDING FOUNDATION. NO EXCAVATION PERFORMED TO LOCATE THE EXTENT OF BUILDING FOUNDATIONS OR SUPPORT STRUCTURES.



FLOOD NOTE

FLOOD NOTE: BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AVAILABLE ONLINE AT WWW.MSC-FEMA.GOV; AND BY GRAPHIC PLOTTING ONLY. THIS PROPERTY IS LOCATED IN ZONE "X" ON FLOOD INSURANCE RATE MAP NUMBER 5517C034F, WHICH BEARS AN EFFECTIVE DATE OF 04/02/2009 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. SUBJECT TO MAP SCALE ERRORS. BY REVIEWING FLOOD MAPS PROVIDED BY THE NATIONAL FLOOD INSURANCE PROGRAM WE HAVE LEARNED THIS COMMUNITY DOES PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THE ACCURACY OF THE MAPS AND/OR TO APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

ZONING INFORMATION

PER NV5 ZONING REPORT
PROJECT NO.: 7202300107-001
REPORT DATE: MARCH 6, 2023
*SEE REPORT FOR DETAILS

ZONING DISTRICT(S): "SC" DISTRICT

BUILDING SETBACKS
FRONT: 25 FEET
SIDE: 10 FEET
STREET SIDE: 10 FEET
REAR: 10 FEET

HEIGHT
MINIMUM BUILDING HEIGHT: NONE REQ.
MAXIMUM BUILDING HEIGHT: 50 FEET

LOT SIZE
MAXIMUM LOT AREA: NONE REQ.
MINIMUM LOT AREA: 4900 SF
MINIMUM LOT DEPTH: NONE REQ.
MINIMUM LOT WIDTH: 60 FEET
MINIMUM ROAD FRONTAGE: NONE REQ.

DENSITY
MAXIMUM FLOOR AREA RATIO: NONE REQ.
MAXIMUM LOT COVERAGE: NONE REQ.
MAXIMUM UNITS PER ACRE: NONE REQ.
MINIMUM SF PER UNIT: NONE REQ.

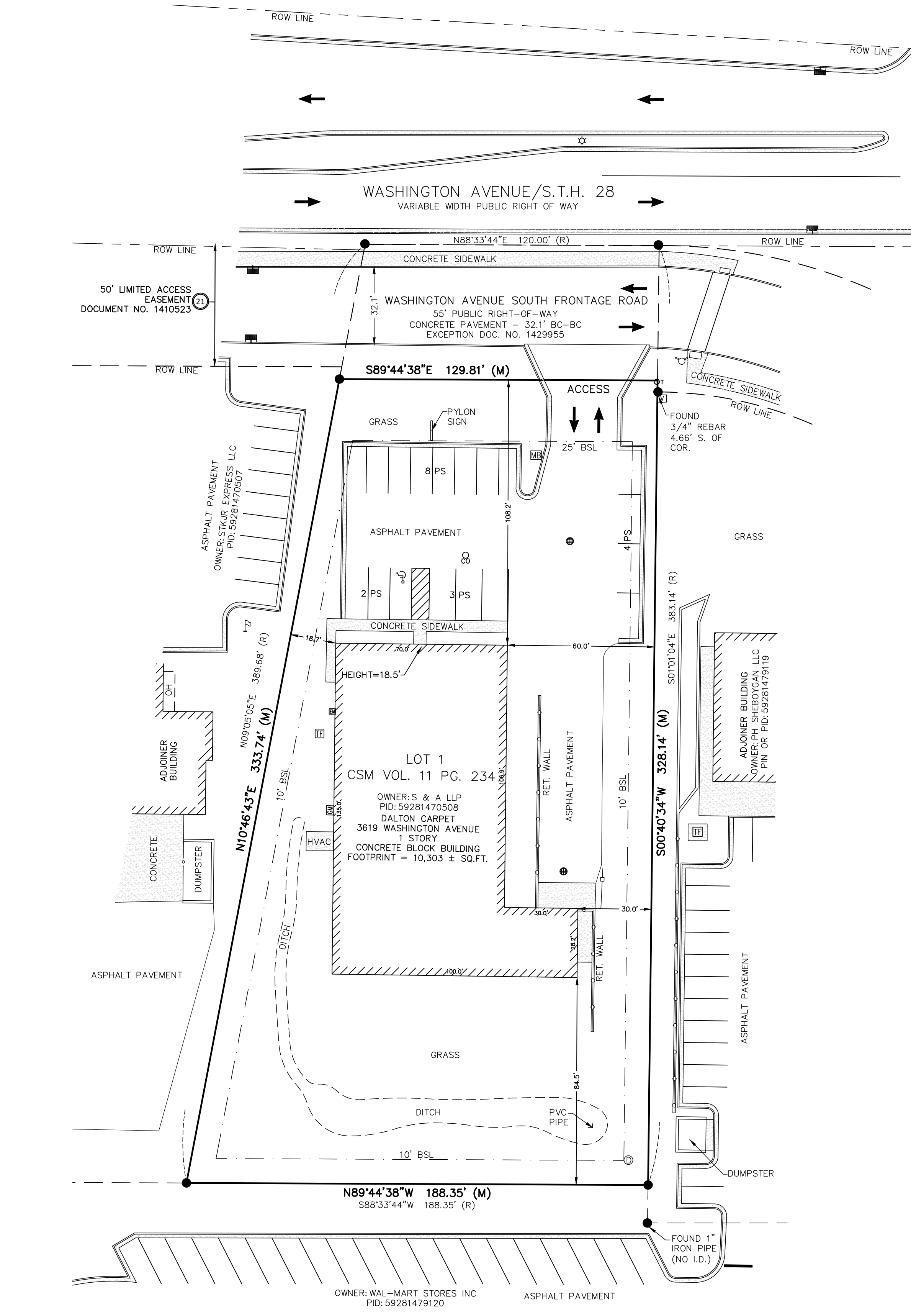
PARKING
PARKING FORMULA: ONE SPACE PER 300 SQ. FT. OF GROSS FLOOR AREA.
REQUIRED SPACES: 34 SPACES

SIGNIFICANT OBSERVATIONS

NO SIGNIFICANT OBSERVATIONS

ITEMS CORRESPONDING TO SCHEDULE B-II

- 11 UTILITY EASEMENT GRANTED TO WISCONSIN POWER AND LIGHT COMPANY AS CONTAINED IN INSTRUMENT, DATED SEPTEMBER 9, 1929 AND FILED OF RECORD ON NOVEMBER 1, 1929 IN VOLUME 0 OF CONTRACTS, ON PAGE 281, AS DOCUMENT NO. 263826A. (DOES NOT PERTAIN TO SUBJECT PROPERTY)
- 12 UTILITY EASEMENT GRANTED TO WISCONSIN POWER AND LIGHT COMPANY AS CONTAINED IN INSTRUMENT, DATED AUGUST 19, 1937 AND FILED OF RECORD ON AUGUST 23, 1937 IN VOLUME P OF CONTRACTS, PAGES 349-350, AS DOCUMENT NO. 353921. (DOES NOT PERTAIN TO SUBJECT PROPERTY)
- 13 UTILITY EASEMENT GRANTED TO WISCONSIN POWER AND LIGHT COMPANY AS CONTAINED IN INSTRUMENT, DATED APRIL 28, 1950 AND FILED OF RECORD ON MAY 25, 1950 IN VOLUME 1 OF CONTRACTS, PAGES 63-64, AS DOCUMENT NO. 543086. (DOES NOT PERTAIN TO SUBJECT PROPERTY)
- 14 ACCESS RIGHTS CONTAINED AWARD OF DAMAGES, AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT, IN FAVOR OF STATE HIGHWAY COMMISSION, RECORDED ON SEPTEMBER 28, 1966 IN VOLUME 492 OF RECORDS, ON PAGE 651, AS DOCUMENT NO. 885128. (INTENTIONALLY DELETED)
- 15 EASEMENT AS CONTAINED IN CERTIFICATE OF COMPENSATION RECORDED ON MAY 29, 1984 IN VOLUME 960 OF RECORDS, ON PAGE 255, AS DOCUMENT NO. 1102509. (INTENTIONALLY DELETED)
- 16 EASEMENT AS CONTAINED IN CERTIFICATE OF COMPENSATION RECORDED ON MAY 29, 1984 IN VOLUME 960 OF RECORDS, ON PAGE 259, AS DOCUMENT NO. 1102511. (INTENTIONALLY DELETED)
- 17 LIMITED HIGHWAY EASEMENT RECORDED ON MAY 29, 1984 IN VOLUME 960 OF RECORDS, ON PAGE 260, AS DOCUMENT NO. 1102512. (INTENTIONALLY DELETED)
- 18 EASEMENT AS CONTAINED IN CERTIFICATE OF COMPENSATION RECORDED ON MAY 29, 1984 IN VOLUME 960 OF RECORDS, ON PAGE 257, AS DOCUMENT NO. 1102510. (INTENTIONALLY DELETED)
- 19 TERMS AND CONDITIONS AS CONTAINED IN SEWAGE HOLDING TANK AGREEMENT RECORDED ON MARCH 4, 1987 IN VOLUME 1043 OF RECORDS, ON PAGE 460, AS DOCUMENT NO. 1147956. (PERTAINS TO SUBJECT PROPERTY, NOT PLOTTED HEREON AS IT IS BLANKET IN NATURE)
- 20 ACCESS RIGHTS, AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN AWARD OF DAMAGES RECORDED ON APRIL 5, 1990 IN VOLUME 1136 OF RECORDS, PAGES 203-205, AS DOCUMENT NO. 128072. (INTENTIONALLY DELETED)
- 21 RECITALS AS SHOWN ON CERTIFIED SURVEY MAP FILED OF RECORD ON AUGUST 24, 1994 IN VOLUME 11 OF CERTIFIED SURVEY MAPS, ON PAGES 234-236, AS DOCUMENT NO. 1410523. REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. (PLOTTED HEREON)
- 22 ORDINANCE NAMING STREETS AS CONTAINED IN INSTRUMENT RECORDED ON DECEMBER 11, 1995 IN VOLUME 1421 OF RECORDS, PAGES 237-238, AS DOCUMENT NO. 1440223. (PERTAINS TO SUBJECT PROPERTY, NOT PLOTTED HEREON AS IT IS BLANKET IN NATURE)



LEGEND AND SYMBOLS

- CONCRETE SURFACE
NO PARKING AREA
HANDICAP PARKING SPACE
LIGHT POLE
ELECTRIC METER
ELECTRIC TRANSFORMER
AIR CONDITIONER
STORM MANHOLE
CURB STORM INLET
GRATE TOP STORM INLET
CLEANOUT
FIRE HYDRANT
- FD 3/4" RB OR NOTED
(M) MEASURED DATA
(R) RECORD DATA
HANDRAIL
WOOD FENCE
TELEPHONE PEDESTAL
UTILITY VAULT
MAIL BOX
FLAGPOLE
BUILDING SETBACK LINE

PROJECT DRAFT REVISION RECORD

DATE	DESCRIPTION	DATE	DESCRIPTION
02/10/23	FIRST DRAFT	03/08/23	CLIENT COMMENTS
02/13/23	NETWORK COMMENTS	03/16/23	CLIENT COMMENTS
02/24/23	ZONING		

LEGAL

THIS SURVEY WAS PREPARED FOR THE PURPOSE OF THIS REAL ESTATE TRANSACTION ONLY AND NO FURTHER PARTIES OTHER THAN THOSE CERTIFIED ABOVE SHALL RELY ON IT FOR ANY OTHER PURPOSE OR TRANSACTION

RECORD DESCRIPTION

LOT ONE (1) OF CERTIFIED SURVEY MAP RECORDED ON AUGUST 24, 1994 IN VOLUME 11 OF CERTIFIED SURVEY MAPS, ON PAGES 234-236, AS DOCUMENT NO. 1410523, BEING PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 14 NORTH, RANGE 23 EAST, IN THE CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN, EXCEPTING THEREFROM CONVEYANCE TO CITY OF SHEBOYGAN FOR STREET PURPOSES AS SET FORTH IN VOLUME 1398 OF RECORDS, PAGE 696 AS DOCUMENT NO. 1429955.

TAX KEY NO. 59281470508
ADDRESS: 3619 WASHINGTON AVENUE SHEBOYGAN, WI 53081

THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS DESCRIBED IN THE TITLE COMMITMENT PROVIDED BY CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. CO-13642 DATED 03/01/2023 (AS REVISED)

ALTA/NSPS LAND TITLE SURVEY

for
WI Duo
NV5 PROJECT NO. 202300157-001
3619 WASHINGTON AVENUE, SHEBOYGAN, WI
BASED UPON TITLE COMMITMENT NO. CO-13642
OF CHICAGO TITLE INSURANCE COMPANY
BEARING AN EFFECTIVE DATE OF MARCH 1, 2023 (AS REVISED)
SURVEYOR'S CERTIFICATION

TO: GENEVA PACIFIC DEVELOPMENT FUND N4P4 LLC; MOTOR PARTS AND EQUIPMENT CORPORATION; OAK STREET REAL ESTATE CAPITAL; CHICAGO TITLE INSURANCE COMPANY AND BOCK & CLARK CORPORATION, AN NV5 COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6A, 6B, 7A, 7B1, 7C, 8, 9, 10, 13, 14, 16, 17, AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON FEBRUARY 02, 2023.

I hereby certify that this survey complies with Chapter A-E7 Wisconsin Administrative Code and is correct to the best of my knowledge and belief.

PRELIMINARY, NOT FOR CONSTRUCTION, RECORD PURPOSES, OR IMPLEMENTATION

Signature: AEC Geospatial LLC
By: CEO Jason M. Gustafson, PLS
PO Box 297, Hammond, WI 54005
p: 866-423-2436 email: jmg@aecgeo.com
My license renewal date is January 31, 2024
Pages or sheets covered by this signature and seal: 1 of 1

Dated: _____ License Number: 2631

The use of the word "certify" or "certification" by a licensed land surveyor in the practice of land surveying constitutes an expression of professional opinion regarding those facts or findings which are the subject of the certification and does not constitute a warranty or guarantee, either express or implied. This survey certification is limited to current parties in privity to this specific transaction only.

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DATE OF PLAT OR MAP: FEBRUARY 10, 2023
DATE OF LAST REVISION: MARCH 16, 2023
NV5 NETWORK PROJECT NO. 202300157-001 ICW

Bock & Clark Corporation
an NV5 Company

NV5

Transaction Services **1-800-SURVEYS (787-8397)**
3550 W. Market Street, Suite 200, Akron, Ohio 44333
www.BockandClark.com maywehelpyou@bockandclark.com www.NV5.com

SURVEY • ZONING • ASSESSMENT • ENVIRONMENTAL



1 : View of the Subject Property from the street



2 : North and west elevations



3 : East elevation looking south



4 : West elevation looking south



5 : South elevation looking west



6 : East elevation looking north



7 : South elevation looking west



8 : West elevation looking north



11 : Asphalt overview, including damaged area at storm drain

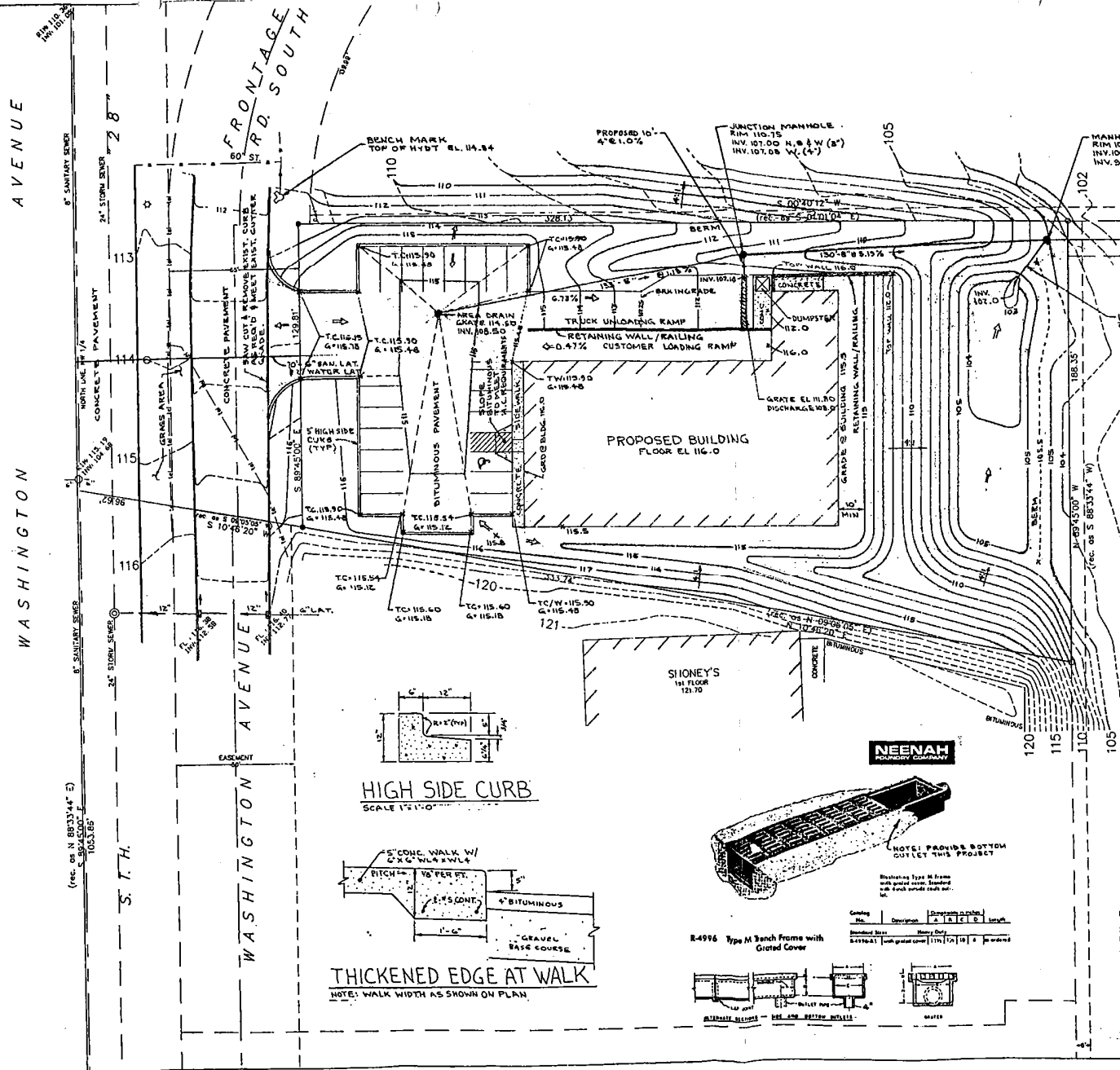


12 : ADA parking





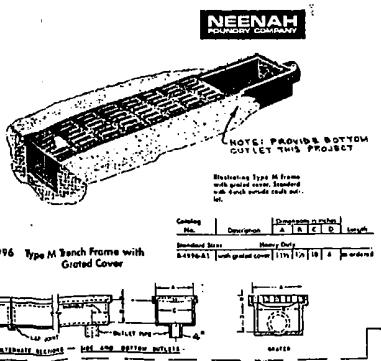
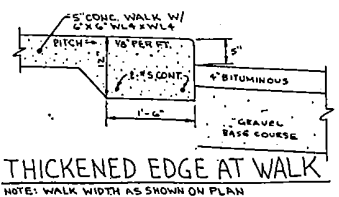
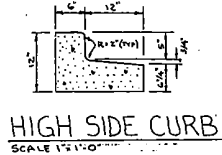




LEGEND
 TC = TOP OF CURB
 TW = WALK

Bench Mark
 1. Top of hydrant at NE corner of property EL. 114.84

- General Site Notes**
- Area drain and manholes shall be 24" precast reinforced concrete Class III and length as shown on grading plan, with concrete base.
 Provided Neenah series R-2501 casting with type "13" grate on area drain and Neenah R1710 casting and lid on manholes or equal.
 4596-A-1
 Truck unloading area grate Neenah R-4596 Type "M" trench frame with grate cover with bottom outlet or equal.
 - Storm sewer shall be rubber gasket joint Polyvinyl Chloride Pipe (P.V.C.) or reinforced concrete with applicable fittings unless otherwise specified.
 - Polyvinyl chloride sewer pipe shall conform to ASTM specifications of C-900 and reinforced concrete pipe shall be ASTM specification C-76, Class III, Wall B.
- Grading and Graveling**
- The removal of any surplus excavated material from the construction site shall be the responsibility of the contractor.
 - The subgrade shall be within 1/2 inch of the required grades on the plans to construct the parking and drive areas as shown on plan.
 - 3/4" crushed road gravel shall be well graded between the limits specified and conform to the following gradation requirements for crushed gravel.
 - Percentage by weight: 100% passing the 1-inch sieve, 95-100% passing the 3/4-inch sieve, 50-50% passing the 3/8-inch sieve, 35-70% the No. 4 sieve, 20-55% the No. 10 sieve, 10-35% the No. 40 sieve, 6-15% the No. 200 sieve.
 - The contractor shall maintain the following equipment: grader, compactor, smat. Jozer with adjustable blade, a system for transferring elevations, and an adequate number of trucks.
- Drives & Parking Areas (SEE ARCHITECTURAL DETAIL)**



NOTE:
 Existing utilities shown, in plan and profile are indicated in accordance with available records. The contractor shall be responsible for obtaining exact locations and elevations of all utilities, including sewer and water from the owners of the respective utilities. All utility owner shall be notified by the contractor 72 hours prior to excavation.

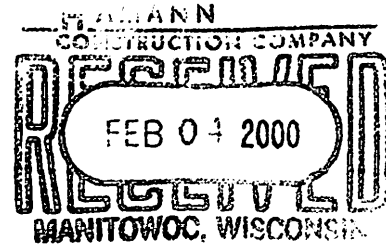
WADE

ENGINEERING, INC.

1432 NORTH 5TH STREET • P.O. BOX 832
SHEBOYGAN, WISCONSIN 53082-0832 • (414) 452-4799

February 2, 2000

Tom Holtan
City Engineering
City of Sheboygan
833 Center Avenue
Sheboygan, WI 53081



RE: New Warehouse and Sales Facility for
Dalton Carpet Outlet
Washington Avenue, Sheboygan, WI

Dear Mr. Holtan,

On behalf of Maloney Architects and Hamann Construction Co. enclosed are:

1. Plan Sheet 1.2 - Site Plan with Existing Facilities and Erosion Control.
2. Plat Sheet 1.3 - Grading Plan with Storm Sewer, Curb & Gutter and Paving Construction.
3. Estimated runoff quantities.

The site presently drains southeasterly to vacant land. The site has city storm sewer available in an easement approximately 200' to the south.

Stormwater detention has been determined **NOT** a requirement in this area of the city due to the proximity of the 30" sewer.

However, runoff from the building roof area, parking areas, drives for truck deliveries and pick ups will be directed to a storm sewer system and discharged to the existing 30" storm sewer.

FAX TRANSMITTAL

Maloney Associates, LLC
634 N. 8th Street
Manitowoc, WI 54220

OUR FAX NUMBER IS 920 684-5390

Handwritten:
SHEK - GUY
SHEK & GUY

TO: Mike Virnoche

DATE: 3-2-00

COMPANY: HAMANN CONSTRUCTION CO.

FAX#: 683-3459

FROM: GENE MALONEY

RE: Dalton Carpet Outlet - Sheboygan

Mike,

I talked late today with Fred Zitzer. He met today with Ron French, Bob Peterson, and Tom Holton of the City of Sheboygan to review the site layout. The conclusion reached looks like those gents will go along with the layout with the following changes:

1. Increase the drive between parking stalls to 36'
2. Add a 5' plant strip between the sidewalk and the building.

Those two items have the effect of moving the building about 12' southward.

3. Increase the thickness of pavement in truck drive area.
4. Change the driveway width to 30' with 50' curb opening.
5. Submit signage info with the site plan. They will not allow a pole mounted sign but will allow a monument type sign no higher than 8'.
6. Submit landscaping plan - Hinze will make such a plan.

The next meeting is March 14th and info must be in to the city by March 8th. I will be out of town March 6th - 8th. Attached is a copy of a front elevation showing some changes I think will enhance the look - it includes increasing the showroom window size and adding a canopy over part of the front. Please forward this all to Al since I don't have his FAX number.

Thanks,

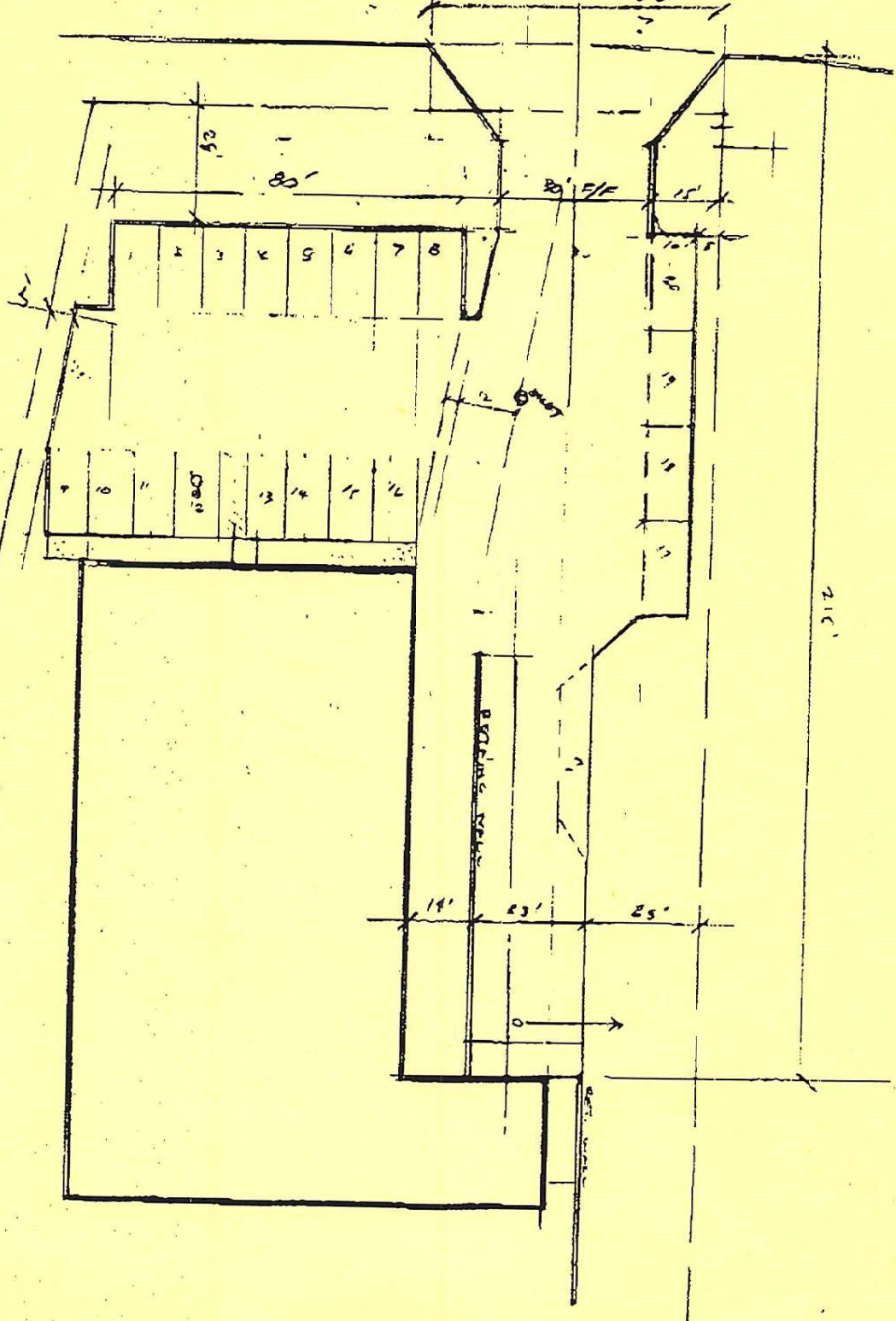
Gene Maloney

Cc Fred Zitzer

Number of Pages 2 (Including This Page)

WASHINGTON AVENUE
FRONTAGE ROAD SOUTH

1" = 30'



FORM: BI190CBL1

C I T Y O F S H E R B O R N
BUILDING INSPECTION DEPARTMENT

Receipt No.: 001154

Date Issued: 03/16/00
Name: HAMANN CONSTRUCTION
Mailing Address: 4613 W CUSTER ST
City/State/Zip: MANITOWOC, WI 54220
Property Address: 3612 WASH. AVE S TAYLOR

PAYMENT FOR:

Description	Fee	Sales Tax
Occupancy Permit Appl	\$ 75.00	\$
Sub-total Payments	\$ 75.00	\$
TOTAL PAYMENT		\$ 75.00

REMARKS: FEE FOR OCCUPANCY PERMIT - DALTON CARPET

/TLH

PAID

FORM: BI190CEL1

C I T Y O F S H E B O Y G A N
BUILDING INSPECTION DEPARTMENT

Receipt No.: 001157

Date Issued: 03/16/00
Name: HAMANN CONSTRUCTION
Mailing Address: 4613 W CUSTER ST
City/State/Zip: MANITOWOC, WI 54220
Property Address: 3612 WASH. AVE S TAYLOR

PAYMENT FOR:

Description	Eee	Sales Tax
Misc. General Revenue	\$ 9.05	\$.45
Sub-total Payments	\$ 9.05	\$.45
TOTAL PAYMENT		\$ 9.50

REMARKS: ADDRESS #1'S FOR NEW CONSTRUCTION

/TLH

PAID



Safety and Buildings
PO BOX 7162
MADISON WI 53707-7162
TDD #: (608) 264-8777
www.commerce.state.wi.us

Tommy G. Thompson, Governor
Brenda J. Blanchard, Secretary

March 08, 2000

CUST ID No. 651534

CLAUDE MALONEY
634 N EIGHTH ST
MANITOWOC WI 54220

Transaction ID No. 300940

SITE:

Site ID: 187918
SHEBOYGAN County, City of SHEBOYGAN; 3619 WASHINGTON AVE, SHEBOYGAN 53081
Facility: DALTON CARPET OUTLET 3619 WASHINGTON AVE, SHEBOYGAN 53081

FOR:

Object Type: Building Regulated Object ID No.: 651427
5B Masonry-Unprotected class of construction, New plan, 10,290 project sq ft, Unsprinklered, Occupancy
(Mercantile/Commercial)

RE: PERMISSION TO START CONSTRUCTION

The Department of Commerce has received construction plans for review for the subject project, submitted in accordance with the provisions of Comm 50.12 or Comm 50.13, accompanied by the owner's request to begin construction work on the Footings and Foundations prior to Departmental review and approval.

This letter will serve as the department's permission to the local building officials to allow construction of the Footings and Foundations, only, for the subject project prior to review and approval by this department

NO REVIEW OF THE SUBMITTED DOCUMENTS HAS BEEN UNDERTAKEN BY THE DEPARTMENT AT THIS TIME FOR CODE COMPLIANCE.

In accordance with the provisions of the owner's signed request to begin construction prior to departmental review and approval, the owner will be required to make any changes after the plans have been reviewed, and to remove or replace non-code complying parts of the foundations and/or footings.

Prior to the start of construction, all applicable building permits should be obtained from the local authorities having jurisdiction in accordance with local laws and ordinances. Nothing in this approval limits the power of municipalities to make, or enforce, additional or more stringent regulations, providing the regulations do not conflict with this code or any other rule of the department, or law.

DEPARTMENT CONDITIONS

1. If this project is in an unsewered area, a sanitary permit must be obtained prior to the issuance of a local building permit.
2. This permission is only for footing and foundation work. Construction of the remainder of the building shall not take place prior to departmental review and conditional approval of the construction plans.
3. If this construction project will disturb 5 or more acres of land, an Erosion Control Notice of Intent shall be filed with the department.

HAMANN CONSTRUCTION COMPANY - 4613 WEST CUSTER ., MANITOWOC, WI

DAILY REPORT FOR

Thursday

DATE

6-29

1900

(Day of the Week)

JOB NO. & NAME

DALTON CARPET 00-442

TEMP:

7:00 A.M.

50's

12:00 NOON

70's

3:30 P.M.

70's

SKY & WEATHER

Sunny

Sunny

Sunny

VISTORS TO JOBSITE: (OWNER, ARCHITECT, UNION, ETC.)

MANPOWER ON JOB:

CARP

1

LAB

MASON

ST WORKER

ENG

WORK PERFORMED TODAY:

Clean up, mase wood doors, steel building

OTHER CONTRACTORS ON JOB

NUMBER OF MEN

Team

2

Lee's

2

REPORT ANY OTHER UNUSUAL INCIDENTS: (Accidents involving property damage, serious personal injury, important telephone calls made or received, etc.)

Building inspector Pat Eirich was here & "OK'd"
everything for occupancy. Electrical inspector was also
here & "OK'd" everything for occupancy. Pat said permit
would arrive in mail & the building was cleared but still
needed to complete fence around dumpsters.

Roy Hephner
(Signature)