

897

	CITY OF SHEBOYGAN SPECIAL USE AND SITE PLAN REVIEW APPLICATION	Fee: \$100
		Review Date: _____
	Zoning: _____	

Read all instructions before completing. If additional space is needed, attach additional pages.

SECTION 1: Applicant/ Permittee Information			
Name (Ind., Org. or Entity) <i>Kwik Trip Inc.</i>	Authorized Representative <i>Ted Core</i>	Title <i>Project Mgr.</i>	
Mailing Address <i>1626 Oak St.</i>	City <i>La Crosse</i>	State <i>WI</i>	ZIP Code <i>54602</i>
Email Address <i>tcore@kwiktrip.com</i>	Phone Number (incl. area code) <i>608-793-5976</i>		
SECTION 2: Landowner Information (complete these fields when project site owner is different than applicant)			
Name (Ind., Org. or Entity)	Contact Person	Title	
Mailing Address	City <i>SAME</i>	State	ZIP Code
Email Address	Phone Number (incl. area code)		
SECTION 3: Architect Information			
Name <i>River Valley Architects</i>	<i>Jamex Bowe</i>		
Mailing Address <i>3300 Birch St.</i>	City <i>Eau Claire</i>	State <i>WI</i>	Zip <i>54703</i>
Email Address <i>Jamex@rivervalleyarchitects.com</i>	Phone Number (incl. area code) <i>715-832-0875</i>		
SECTION 4: Contractor Information			
Name <i>Kwik Trip Inc.</i>	<i>(Ted Core)</i>		
Mailing Address <i>1626 Oak St.</i>	City <i>La Crosse</i>	State <i>WI</i>	Zip <i>54602</i>
Email Address <i>tcore@kwiktrip.com</i>	Phone Number (incl. area code) <i>608-793-5976</i>		
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 Site Plan Review Application. I certify that the information contained in this form and attachments are true and accurate. I certify that the project will be in compliance with all 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.			
Name of Owner/Authorized Representative (please print) <i>Ted Core</i>	Title <i>Project mgr</i>	Phone Number <i>608-793-5976</i>	
Signature of Applicant <i>Ted Core</i>		Date Signed <i>5/15/24</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 \$100 (payable to the City of Sheboygan) are not submitted along with a complete and legible application. Application filing fee is non-refundable.

SECTION 6: Description of the Subject Site/Proposed Project

Parcel No. 59281602421

Zoning Classification U/C Urban Commercial

Name of Proposed/Existing Business: Quick Trip Inc.

Address of Property Affected: 2033 North Ave.

New Building: ☐Addition: ☒Remodeling: ☐**SECTION 7: Brief Description of Type of Structure**

Attach 233 sq/ft walk-in freezer addition to existing store

Frost wall/footer foundation, steel/metal panels with brick exterior to match existing and rubber membrane roof.

SECTION 8: Description of EXISTING Operation or Use

Convenience Store

SECTION 9: Description of the PROPOSED Operation or Use

Adding storage capacity for the kitchen



Store Engineering

1813 Kramer Street
La Crosse, WI 54603

www.kwiktrip.com

City of Sheboygan

May 15, 2024

Site plan review submittal

Subject property (2033 North Ave.) is an existing convenience store (KwikTrip, Inc.)

Propose change is adding a 230 sq/ft walk in freezer addition

Products stored in the new freezer will be various food product to be prepared by the kitchen

No change to employee numbers, no available estimate of more daily customers

Floor area of the new walk in freezer is 230 sq/ft.

No changes to site conditions except added sq/ft. Existing sq/ft of store is 2905

Addition will be flat roof design, parallel to back sidewall of existing store with texture and materials to match existing store appearance and construction

Interior existing walk in freezer/cooler will be removed and that space will be finished to allow for additional kitchen sq/ft. Tile floor, glassboard walls and dropped ceiling finishes.

No parking will be affected

No signage with this addition

Projected project start date of 7/15/24 Estimated cost of project is \$190,000

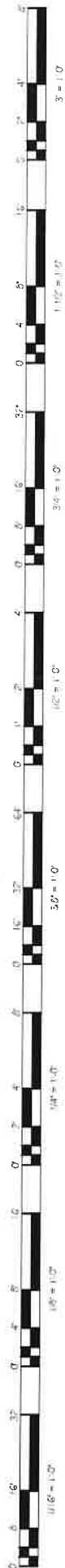
Identical design and use as existing

No impact to adjacent properties is anticipated.

Required plans are included in this submittal.

Sincerely,

3/9/2024 9:54:13 AM C:\Users\shane\OneDrive - River Valley Architects, Inc\Documents\24-010 Kwik Trip #897 Sheboygan, WI_R22 Central_shane79p03.rvt



ARCH. SITE PLAN

1" = 30'-0"



STORES



STORES

Kwik Trip, Inc.
P.O. BOX 2157
1400 OAK STREET
LA CROSSE, WI 54601-2157
PH: (608) 785-8888
FAX: (608) 785-8880

Kwik Trip #897
FREEZER / COOLER ADDITION.
2033 NORTH AVE. SHEBOYGAN, WI 53083

DATE	DESCRIPTION

DRAWN BY: SR
P.N.: SLC
JOB NO.: 24-010
DATE: 03.08.2024

ARCHITECTURAL SITE PLAN

A5001

SET TYPE - PERMIT

ALTA / ACSM LAND TITLE SURVEY

SURVEYOR'S CERTIFICATE ALTA SURVEY

To: (1) Convenience Store Investments, A Wisconsin Limited Partnership;
(2) Wachovia Bank, National Association;
(3) The Title Company, Inc.;
(4) Chicago Title Insurance Company;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005, and updates items 1, 3, 4, 5, 6, 7, 8, 9, 10, 11(a), 11(b), 12, 13, 14, 15, 16, 17, 18, 19, 20, 21 and 22 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in his professional opinion, as a land surveyor registered in the State of Wisconsin, the Relative Precision Accuracy of this survey does not exceed that which is specified therein.

This survey correctly shows the location of all buildings, visible structures and other visible improvements situated on the above premises. There are no visible encroachments on the subject property except as shown hereon.

This survey was made in accordance with Chapter ALE 1, Minimum Standards for Property Surveys in the State of Wisconsin.

The property lines shown on this survey have been based upon those lands described in Schedule "A" of Title Commitment No. 5178340, prepared by Knight-Barry Title, Inc., dated October 2, 2009 and revised on October 15, 2009.

Parcel 2 of Certified Survey Map, recorded in Volume 24, Page 36, Certified Survey Map, Sheboygan County Register of Deeds Office as Document No. 1986132, being all of Lot 3 and a part of Lot 4, Assessment Subdivision No. 22, recorded in Volume 8, Page 9 and 10, Plat, said Register of Deeds Office, as Document No. 418008 and a part of North 21st Street, vacated by Resolution, recorded as Document No. 1963245, and further being a part of the North 112 of the Northwest 1/4, Section 15, T. 15 N. R. 23 E., City of Sheboygan, Sheboygan County, Wisconsin and being more particularly described as follows:

Parcel 2 of Certified Survey Map, recorded in Volume 24, Page 36, recorded in the office of the Register of Deeds for Sheboygan County, Wisconsin, on December 18, 2008 in an Document No. 1986132, being a part of Lot 5 and Lot 6, Assessment Subdivision No. 22, that part of Vacated North 21st Street (Formerly Mill Road) and a part of the North 112 of the Northwest 1/4, Section 15, Township 15 North, Range 23 East, said land being in the City of Sheboygan, County of Sheboygan, State of Wisconsin.

Property Address: 2321 North Avenue

Law Key Number: 5529182420

ALSO BEING DESCRIBED AND SURVEYED ON THIS DATE:

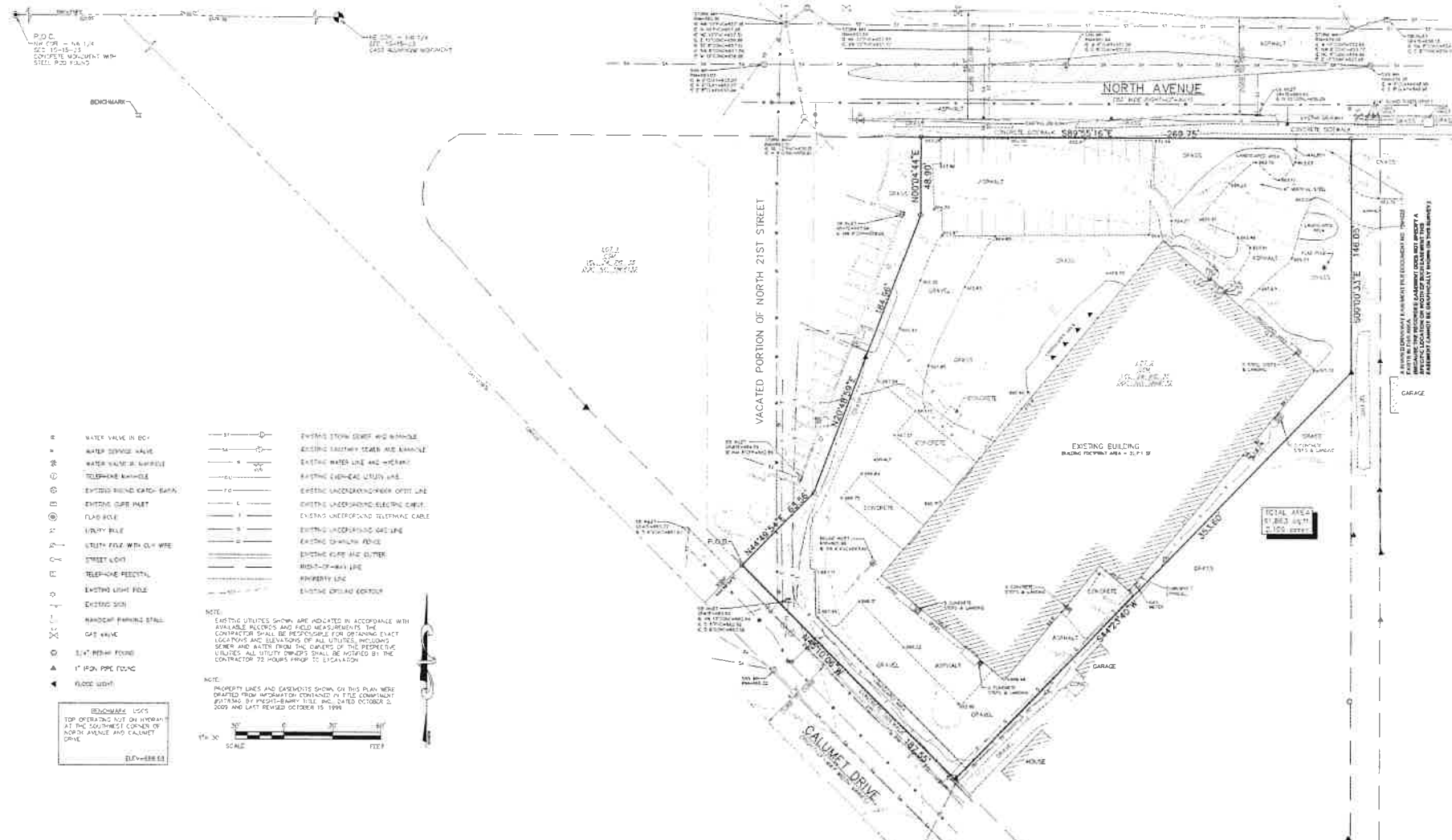
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Commencing at the Northwest corner of the Northwest 1/4, said Section 15, thence South 89°43'18" East along the North line of the Northwest 1/4, said Section 15, 321.85 feet; thence South 45°10'18" East, 1260.20 feet; thence North 44°49'04" East, 33.50 feet to a Southwesterly corner of said Lot 2, said point being on the Northeastern right-of-way line of Calumet Drive and is the point of beginning; thence South 89°43'18" East along a Northwesterly line of said Lot 2, 33.50 feet; thence North 45°10'18" East along a Northwesterly line of said Lot 2, 134.88 feet; thence North 27°45'06" East along a Northwesterly line of said Lot 2, 44.92 feet to the Northwesterly corner of said Lot 2, said point also being on the Southern right-of-way line of North Avenue; thence South 89°43'18" East along a Southwesterly line of said Lot 2, 250.79 feet to the Northeastern corner of said Lot 2; thence South 89°43'18" East along an Easement line of said Lot 2, 140.05 feet to an Easement corner of said Lot 2; thence South 44°49'04" East along a Southwesterly line of said Lot 2, 353.50 feet to a point on said Northeastern right-of-way of Calumet Drive; thence North 44°49'04" East along a Southwesterly line of said Lot 2, 157.50 feet to the point of beginning and containing 0.100 acres (0.100 ac. ±) of land more or less and being subject to all easements and restrictions of record.

Jeffrey S. Budge, P.L.S., No. 5-2007

Excel Engineering, Inc.
Fond Du Lac, Wisconsin 54935

Project Number: 914400



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| <ul style="list-style-type: none"> WATER VALVE IN BOX WATER SERVICE VALVE WATER VALVE IN WALL TELEPHONE MANHOLE EXISTING BRICK KITCHEN EXISTING GATE PILE FLAP PILE UTILITY PILE UTILITY PILE WITH OPEN WIRE STREET LIGHT TELEPHONE RECEPT EXISTING LIGHT PILE EXISTING SIGN HANDICAP PARKING STALL GRASS 3/4" IRON PIPE FOUND 1" IRON PIPE FOUND FLOOR SLAB | <ul style="list-style-type: none"> EXISTING STORM SEWER AND MANHOLE EXISTING SEWER SEWER AND MANHOLE EXISTING WATER LINE AND MANHOLE EXISTING ELECTRICAL UTILITY LINE EXISTING UNDERGROUND POWER LINE EXISTING UNDERGROUND ELECTRICAL CABLE EXISTING UNDERGROUND TELEPHONE CABLE EXISTING UNDERGROUND GAS LINE EXISTING DRAINAGE DITCH EXISTING ROADSIDE AND DITCH EXISTING SIDEWALK EXISTING DRIVEWAY EXISTING DRIVEWAY |
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- NOTE: EASTING UTILITIES SHOWN ARE LOCATED IN ACCORDANCE WITH AVAILABLE RECORDS AND FIELD MEASUREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING EXACT LOCATIONS AND DEPTHS OF ALL UTILITIES, INCLUDING SEWER AND WATER, FROM THE OWNERS OF THE PREVIOUS UTILITIES. ALL UTILITIES SHOWN SHALL BE NOTED BY THE CONTRACTOR 72 HOURS PRIOR TO EXCAVATION.
- NOTE: PROPERTY LINES AND EASEMENTS SHOWN ON THIS PLAN WERE OBTAINED FROM INFORMATION CONTAINED IN THE COMMITMENT PREPARED BY KNIGHT-BARRY TITLE, INC. DATED OCTOBER 2, 2009 AND LAST REVISED OCTOBER 15, 2009.

CURRENT ZONING	18 - Urban Industrial District
SPECIAL USE IN THIS ZONING	Light Industrial
Minimum Lot Area	2,000 sq. ft.
Setbacks	Building: 25 feet (Minimum 5 feet) 25 feet (Minimum 5 feet) 25 feet (Minimum 5 feet) 25 feet (Minimum 5 feet)
Height	35 feet (Maximum 35 feet) 35 feet (Maximum 35 feet) 35 feet (Maximum 35 feet) 35 feet (Maximum 35 feet)
Other Building Height	35 feet (Maximum 35 feet) 35 feet (Maximum 35 feet) 35 feet (Maximum 35 feet) 35 feet (Maximum 35 feet)
On Site Parking Requirement	Number of parking spaces are determined by the specific use of the property. The parking spaces shall be located on the lot. The parking spaces shall be located on the lot. The parking spaces shall be located on the lot. The parking spaces shall be located on the lot.

The current zoning classification of the subject property was obtained from the City of Sheboygan Planning and Zoning Office on the date of this survey.

The setbacks and the other requirements have been taken from Chapter 18, Article 4 of the City of Sheboygan Zoning Ordinance, obtained from the City of Sheboygan Planning and Zoning Office on the date of this survey.

ALTA NOTES:

1. Bearings are referenced from the line of Section 15, T. 15 N. R. 23 E., having a recorded bearing of 89°43'18" East.
2. Only the improvements that were visible from above ground at time of survey and through a normal search and walk through of the site are shown on the face of this plat. Lawn sprinkler systems, if any, are not shown on this survey.
3. Surface indications of utilities along with the underground utilities located by Digger's Hotline on the surveyed parcel have been shown. Official observations have not been made to determine the extent of utilities serving or existing on the property. Public and/or private records have not been provided for additional information. Overhead wires are existing and their poles have been shown, however their location and dimensions have not been noted. Controlled underground exploratory effort together with Digger's Hotline is recommended to determine the full extent of underground service and utility lines. Contact Diggers at 1-800-242-8611.
4. This survey may not reflect all utilities or improvements, if such items are hidden by landscaping, or are covered by such items as structures or trailers, or when the site was covered with snow. There was NO snow cover affecting field procedures at the time of survey.
5. The location of the property lines shown on the face of this plat are based on the description and information furnished by the client, together with the title commitment. The parcel that is defined may not reflect actual ownership, but reflects what was surveyed. For ownership, consult your title company.
6. Compare this plat, legal description and all survey monuments before building, and immediately report any discrepancies to the surveyor.
7. Based upon a review of the Federal Emergency Management Agency Flood Insurance Risk Map (sewerage) dated 5/17/03 (C-228) with an effective date of April 2, 2003, the property described herein falls within Zone "X", areas determined to be outside the 0.2% annual chance floodplain.
8. The property described herein contains 2.100 acres (0.100 ac. ±), more or less.
9. Knight-Barry Title, Inc., Title Commitment No. 5178340, with an effective date of October 2, 2009, and a revised date of October 15, 2009 has been reviewed in conjunction with the preparation of this survey. Notes related to the review of this title commitment, Schedule B-1 Exceptions are as follows:
 1. This item was not reviewed in conjunction of this survey.
 2. This item was not reviewed in conjunction of this survey.
 3. This item was not reviewed in conjunction of this survey.
 4. This item was not reviewed in conjunction of this survey.
 5. This item was not reviewed in conjunction of this survey.
 6. There are no visible encroachments that have been identified by this survey to be shown on this survey. Any specific encroachments, variation or otherwise circumstances affecting the parcel of land would need to be identified by the Title Commitment. Any item not identified by the current Title Commitment was not reviewed in conjunction of this survey.
 7. Only those easements or claims of easements as disclosed by the current Title Commitment have been reviewed in preparing this survey.
 8. Only those claims of adverse possession or prescriptive easement as disclosed by the current Title Commitment have been reviewed in preparing this survey.
10. Knight-Barry Title, Inc., Title Commitment No. 5178340, with an effective date of October 2, 2009, and a revised date of October 15, 2009 has been reviewed in conjunction with the preparation of this survey. Notes related to the review of this title commitment, Schedule B-1 Exceptions are as follows:
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180 CHELSEA DRIVE
FOND DU LAC, WI 54603
PHONE: 920.928.8822
FAX: 920.928.8821

Always a Better Plan

OWNER:

PROJECT: ALTA / ACSM LAND TITLE SURVEY

2021 NORTH AVENUE
SHEBOYGAN, WI

SHEET ISSUE: 11/3/2005

REVISIONS:

DATE: 11/10/2009
JOB NUMBER: 914400
SHEET

ALTA

