

Green Valley Road Town of Oshkosh, WI.

Property Features

- Visible to Interstate 41.
- Easy access to Interstate 41 and State Hwy. 76 and 45.
- Centrally located to Milwaukee, Fond du Lac, Appleton and Green Bay
- Possible uses: showroom, office, light industrial.
- Wetland delineation.

PRICE	\$259,000
BUILD TO SUIT	CONTACT BROKER
ACRES	3.70
ZONING	GENERAL BUSINESS DISTRICT
PARCEL ID	01802850101

For more information:

Teresa Knuth

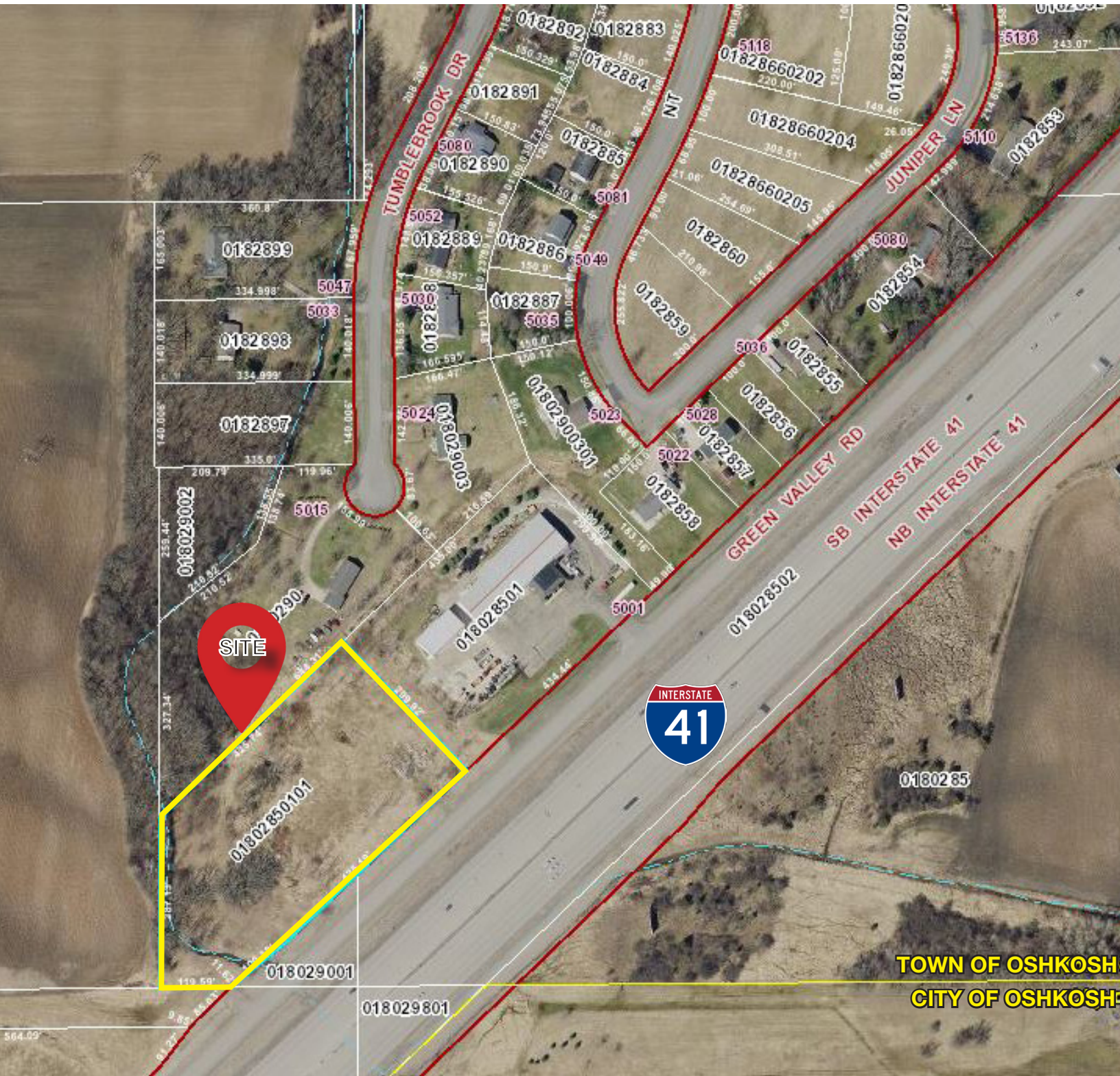
920.560.5077 • teresak@naipfefferle.com

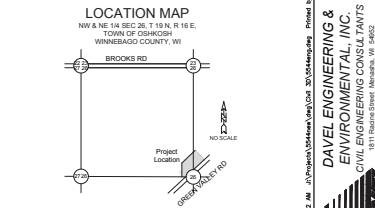
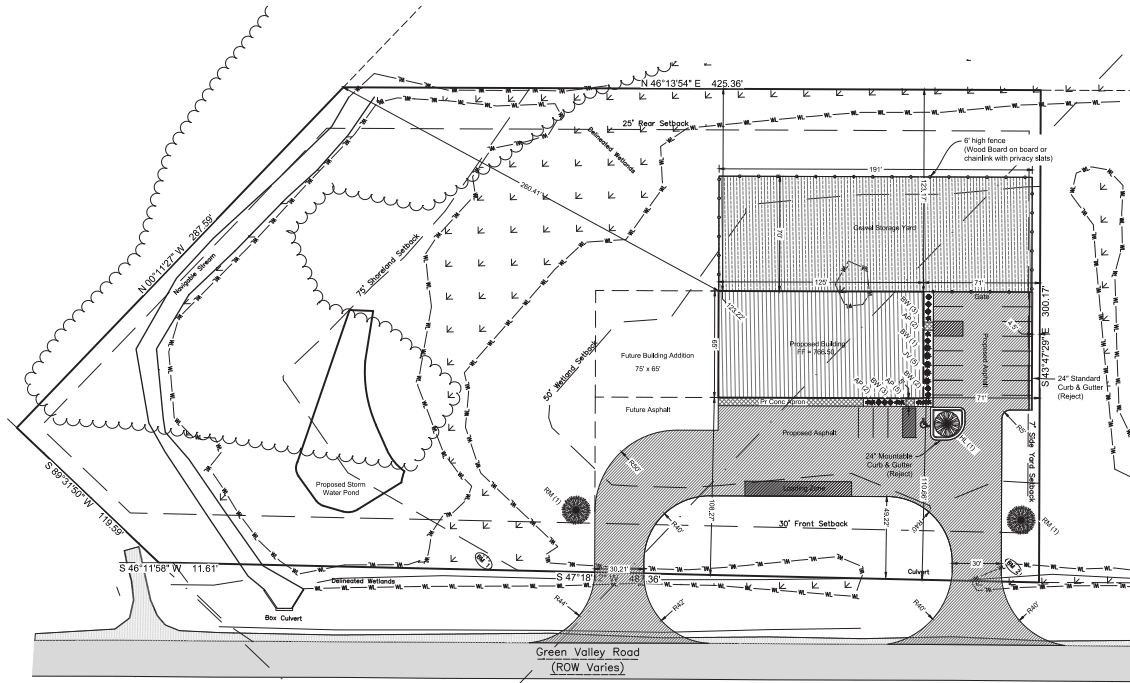
Adam Figurin

920.560.5076 • adamf@naipfefferle.com

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200 E. Washington Street, Suite 2A
Appleton, WI
920.968.4700
naipfefferle.com





PROJECT INFORMATION:

Site Information:
 Location: Green Valley Road, Oshkosh WI
 Town Zoning: B-3 General Business District
 Current Land Use: Vacant
 Parcel: D162250101
 Proposed Use: Business with outdoor storage

Legal Description:
 All of Lot 2 of Certified Survey Map No. 5133, being Part of the Southeast 1/4 of the Northwest 1/4 and Part of the Southeast 1/4 of the Northeast 1/4 of Section 26, All in Township 19 North, Range 16 East, Town of Oshkosh, Winnebago County, Wisconsin.

Setback Requirements:
 Front: 30'
 Rear: 25'
 Side: 7/10'
 (Respect)
 Building Height Maximum: 35'

Existing Areas:
 Building coverage: 0 SF
 Paved Parking and Drives: 0 SF
 Gravel Area: 13,370 SF
 Total Site Area: 161,438 SF (3.7061 Acres)

Post Development Areas:
 Building coverage: 13,000 SF (includes 4,875 SF future addition)
 Paved Parking and Drives: 22,831 SF (includes 2,035 SF future paving)
 Gravel Area: 13,370 SF
 Total Site Area: 161,438 SF (3.7061 Acres)
 Proposed Percent Impervious: 26.5%
 By Design Percent Impervious (Future): 30.5%
 Proposed Disturbed Area: 2.30 acres

PARKING:
 Paving lot striping shall be 4" painted. Nineteen (19) parking stall provided including 1 handicap.

OWNER:
 Paul Konopa
 NEW Hydraulics, Inc.
 2389 Clay Road
 Oshkosh, WI 54904
 Phone: 920-231-0124

DESIGNER:
 Robert Abright
 RU Abright, Inc.
 2711 Green Valley Road
 Oshkosh, WI 54904
 Phone: 920-231-8635

LEGEND

<ul style="list-style-type: none"> CATV Underground Fiber Optic Overhead Electric Lines Utility City Wire Sanitary Sewer Storm Sewer Water M/I (Hard) Hydrant Utility Valve Underground Electric Underground Gas Line Water Main Light Pole / Signal Gas Valve Electric Pedestal Electric Transformer Air Conditioner Telephone Pedestal Culvert Water Control Impermeable Curbside 	<ul style="list-style-type: none"> Sanitary M/I Tank / Base Check Valve / Check / Full Box Storm Manhole Sign Transformer Flashed Guard Post Satellite Dish Large Rock Flag Pole Decorative Tree Continuous Tree Bank / Hedge Shrub Stump Mound Soil Storage Retaining Wall Telephone Manhole Water Control Asphalt Pavement Concrete Pavement Gravel
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Landscape Notes:

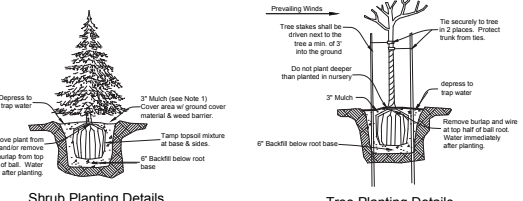
General: Provide trees, shrubs, evergreens, and perennials as per size in Plant Schedule, plant substitutions may occur pending local availability. Remove stones, sticks, construction debris and other extraneous materials from planting area. Install 4"-8" of pulverized topsoil and organic matter. 3" into subsoil at depth of 6". 3" provide positive pitch away from foundation. Building foundation landscaping shall be mulch with shredded hardwood mulch at 3" depth or river rock over landscaping fabric per the Owner's direction.

Trees: All Trees to be staked. Trees in turf area or seeded area to have 3' dia. circle of shredded hardwood mulch at 3"-4" depth.

Plant Warranty Period: All plant material will have (One) 1 full year warranty replacement from date of owner's acceptance.

Plant Schedule

Label	Qty	Scientific Name	Common Name	Size @ Planting	Spac. @ Maturity
TREE					
RM	2	Acer rubrum 'Northwoods'	Northwoods Maple	40-60" Ht x 30-40" Spread	
HL	1	Clethra alacranthos	Shiny Honeysuckle	35-45" Ht x 25-35" Spread	
SHRUB					
JV	5	Juniperus scopulorum 'Blue Arrow'	Blue Arrow Juniper	12-15" Ht x 2-4" Spread	
BV	5	Buxus 'Green Velvet'	Green Velvet Boxwood	2-4" Ht x 2-4" Spread	
PERENNIAL					
AP	5	Echinacea purpurea	Purple Coneflower	2-3" Ht x 2" Spread	



SHEET INDEX:

Sheet	Page
Site Plan	C1.0
Topographic Survey	C1.1
Drainage and Grading Plan	C1.2
Erosion & Sediment Control Plan	C1.3
Utility Plan	C1.4
Construction & Erosion Control Details	C2.1
Stormwater Pond Details	C2.2

Date: 11/8/2018
 Revision: 5544eng.dwg
 Author: JRD
 Last Update: tm
 Scale: C1.0

11/16/2018 10:12 AM J:\Projects\Oshkosh\Map\02_5544eng.dwg Printed by: tm
 DAVE ENGINEERING & ENVIRONMENTAL, INC.
 CIVIL ENGINEERS
 1611 Duane Street, Oshkosh, WI 54902
 Ph: (920) 231-8635 Fax: (920) 231-8666
 WWW.DAVEENG.COM
 SITE & LANDSCAPING PLAN
 NEW Hydraulics
 Town of Oshkosh, Winnebago County, WI
 For: RU Abright, Inc.



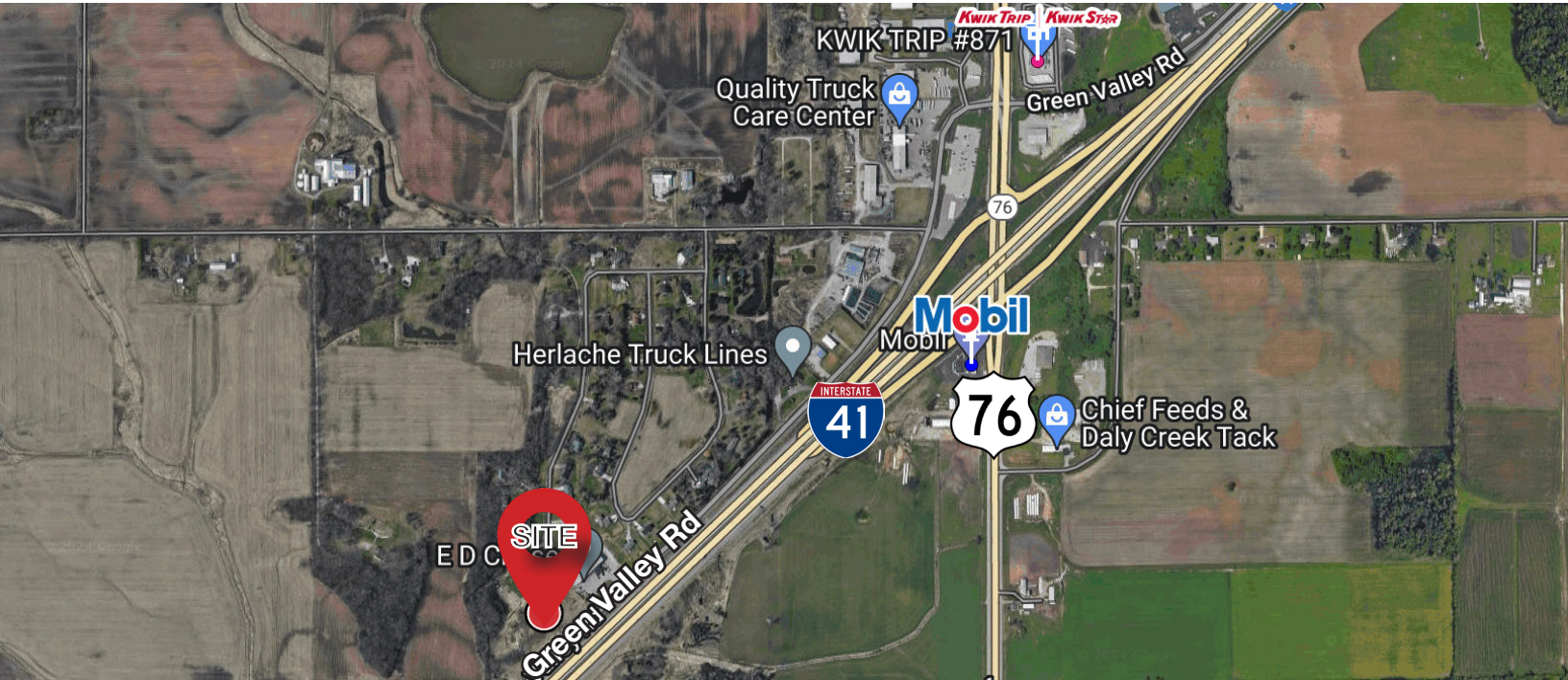
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DAVEL ENGINEERING & ENVIRONMENTAL, INC.
 2017 W. Industrial Parkway
 1811 Racine Street, Menasha, WI 54952
 Ph: 920.968.4700 Fax: 920.968.6666
 www.davel.com







SITE PLAN

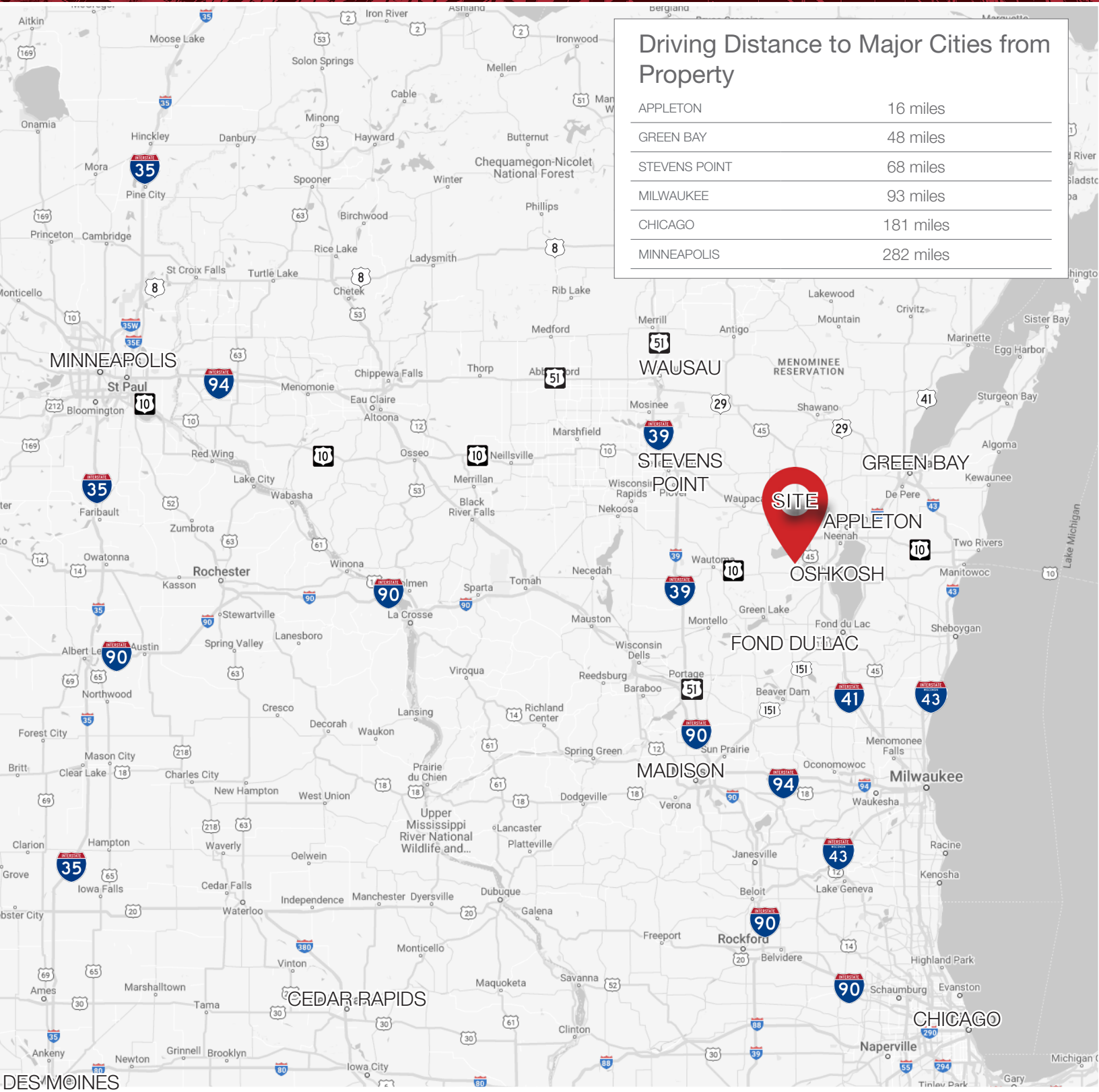
New Hydraulics
 Town of Oshkosh, Winnebago County, WI
 For: RJ Albright

Date:	10/18/2018
Project:	5544eng.dwg
Drawn by:	JRD
Check by:	john
Scale:	C 1:1



Demographics (1, 3 & 5 Mile Radius)

POPULATION		EMPLOYEES	
	1 MILE: 310		1 MILE: 298
	3 MILES: 10,051		3 MILES: 6,817
	5 MILES: 44,911		5 MILES: 19,045
AVERAGE INCOME		BUSINESSES	
	1 MILE: \$125,918		1 MILE: 16
	3 MILES: \$112,040		3 MILES: 283
	5 MILES: \$93,244		5 MILES: 1,000
AVERAGE HOUSEHOLDS		TRAFFIC COUNTS	
	1 MILE: 100		INTERSTATE 41 59,900
	3 MILES: 2,890		HIGHWAY 76 19,600
	5 MILES: 17,027		



Driving Distance to Major Cities from Property

APPLETON	16 miles
GREEN BAY	48 miles
STEVENS POINT	68 miles
MILWAUKEE	93 miles
CHICAGO	181 miles
MINNEAPOLIS	282 miles



SITE

STATE OF WISCONSIN BROKER DISCLOSURE

Wisconsin law requires all real estate licensees to give the following information about brokerage services to prospective customers.

Prior to negotiating on your behalf the Brokerage firm, or an agent associated with the firm, must provide you the following disclosure statement.

Disclosure to Customers

You are a customer of NAI Pfefferle (hereinafter Firm). The Firm is either an agent of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the customer, the following duties:

- The duty to provide brokerage services to you fairly and honestly.
- The duty to exercise reasonable skill and care in providing brokerage services to you.
- The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless disclosure of the information is prohibited by law.
- The duty to disclose to you in writing certain Material Adverse Facts about a Property, unless disclosure of the information is prohibited by law.
- The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your confidential information or the confidential information of other parties.
- The duty to safeguard trust funds and other property held by the Firm or its Agents.
- The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.

Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services, but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

Confidentiality Notice to Customers

The Firm and its Agents will keep confidential any information given to the Firm or its Agents in confidence, or any information obtained by the Firm or its Agents that a reasonable person would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the Firm is no longer providing brokerage services to you.

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.

The following information is required to be disclosed by law:

1. Material Adverse Facts, as defined in section 452.01(5g) of the Wisconsin Statutes (see definition below).
2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection report on the property or real estate that is the subject of the transaction.

To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may list that information below or provide that information to the Firm or its Agents by other means. At a later time, you may also provide the Firm or its Agents with other information you consider to be confidential.

CONFIDENTIAL INFORMATION

NON-CONFIDENTIAL INFORMATION

(the following information may be disclosed to the Firm and its Agents)

(Insert information you authorize to be disclosed, such as financial qualification information.)

Definition of Material Adverse Facts

A "Material Adverse Fact" is defined in Wis. Stat. 452.01(5g) as an Adverse Fact that a party indicates is of such significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision about the terms of such a contract or agreement.

An "Adverse Fact" is defined in Wis. Stat. 452.01(1e) as a condition or occurrence that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a contract or agreement made concerning the transaction.

Notice About Sex Offender Registry

You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at <http://www.doc.wi.gov> or by telephone at 608-240-5830.