



VILLAGE OF JACKSON PLAN COMMISSION MEETING AGENDA

Thursday, March 21, 2024 at 7:00 PM

Jackson Municipal Complex
Village Board Room
N168W19851 Main Street
Jackson, WI 53037

1. Call to Order and Roll Call
2. Approval of Minutes for the Plan Commission Meeting of February 15, 2024
3. Ordinance #24-03 - Amending Municipal Code Section 48-142 Pertaining to R-6 Residential Zoning
4. Resolution #24-02 - Comprehensive Map Amendment for Parcels T7_047700K & T7_047700L - Robert Loduah
5. Concept Plan - Building Addition - W223 N16601 Cedar Parkway - Winfield Development, LLC d/b/a Rytek Corporation
6. Conditional Use Request - Caymus Court Jackson, LLC - N171 W21875 Caymus Court - Groth Design Group
7. Citizens/Village Staff to Address the Plan Commission
8. Adjourn

Persons with disabilities requiring special accommodations for attendance at the meeting should contact the Administration Department at the Jackson Municipal Complex at least one (1) business day prior to the meeting.

It is possible that members of the Village Board may attend the above meeting. No action will be taken by any governmental body at this meeting other than the governmental body specifically referred to in this meeting notice. This notice is given so that members of the Village Board may attend the meeting without violating the open meeting law.

MINUTES

PLAN COMMISSION MEETING

Thursday, February 15, 2024 at 7:00 PM

Plan Commission Meeting

1. Call to Order and Roll Call

The meeting was called to order at 7:00 PM by Pres. Heckendorf.

Members Present: Pres. Heckendorf, Tr. Emmrich, Tr. Kruepke, Ryan Ganshow, Jon Molkentin, and Dan Reik.

Members Excused: Doug Wilcox

Members Absent: None

Staff Present: Administrator Jen Keller, Inspection/Zoning Director Collin Johnson, and Clerk Anastasia Gonstead.

Trustees Present in Audience: None

2. Approval of Minutes for the Plan Commission Meeting of January 18, 2024

The motion to approve the minutes for the Plan Commission meeting of January 18, 2024 was made by Tr. Emmrich and seconded by Tr. Kruepke.

Vote: 6 ayes, 0 nays. Motion carried.

3. Final Plat - Maple Fields Subdivision, Addition No. 1 - Neuman Developments, Inc.

The motion to recommend to the Village Board to approve the Final Plat for Maple Fields Subdivision, Addition No. 1, with Neuman Developments, Inc. was made by Tr. Kruepke and seconded by Tr. Emmrich.

Discussion: Director Johnson requested the motion include the terms as outlined in the communication that the final plat be approved conditioned upon the terms within the Development Agreement. Tr. Kruepke agreed to amend his motion as such, and was seconded by Tr. Emmrich.

Vote: 6 ayes, 0 nays. Motion carried.

4. Final Plat - Morning Meadows Subdivision, Addition No. 2 - Home Path Financial, LP

The motion to recommend to the Village Board to approve the Final Plat for Morning Meadows Subdivision, Addition No. 2, with Home Path Financial, LP was made by Pres. Heckendorf and seconded by R. Ganshow.

Vote: 6 ayes, 0 nays. Motion carried.

5. Citizens/Village Staff to Address the Plan Commission

None.

6. Adjourn

A motion to adjourn the meeting was made by Tr. Kruepke and seconded by Tr. Emmrich.

Vote: 6 ayes, 0 nays. Motion carried. The meeting was adjourned at 7:03 PM.

Respectfully Submitted,
Anastasia Gonstead - Village Clerk



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STAFF MEMO

Village of Jackson
Plan Commission

Meeting Date: March 21, 2024

Agenda Item: # 3

To: Plan Commission

From: Collin Johnson, Director of Inspections/Zoning

Subject: Ordinance #24-03 - Amending Municipal Code Section 48-142 Pertaining to R-6 Residential Zoning

Background and Analysis:

Staff are proposing an amendment to the current R-6 Two-Family Residential Zoning Code to accommodate a current development trend commonly referred to as twin-home construction. Twin homes differ from traditional side-by-side duplexes in that each unit is effectively a separate dwelling on a separate property/lot. This also differs from a traditional two-family condominium in which ownership of portions of the building and property are shared.

Under the current R-6 zoning code, one-family, two-family, and condominium platted developments are permitted. We currently allow for twin-home development by way of a Planned Unit Development. Amending the code to better reference the overall, allowable development to Mixed Residential, rather than Two-Family Residential, and by allowing for twin-homes to be constructed, at the developers' option, permits such construction by zoning right and, in turn, creates a more diversified housing stock.

Comprehensive Plan & Zoning Impacts:

The proposed zoning language is consistent with the prescribed residential uses outlined in the Village Comprehensive Plan and standard residential zoning designation.

Site Plan:

Not applicable.

Review Procedures:

The Plan Commission is advisory. The Village Board makes the final decision.

Signage:

Not applicable.

Additional Staff Comments:

None.

Notice Requirements:

1. Posting on the agenda
2. Class II Notice of Public Hearing

Potential Action:

Motion to recommend the Village Board approve Ordinance #24-03 to repeal and recreate Municipal Code Section



Taking the lead in Washington County.

48-142.

Attachments:

1. Ordinance 24-03 Amending Chapter 48 Zoning Code Regarding R-6 Zoning
2. R-6 Code (Redline Version)

ORDINANCE #24-03

**TO AMEND SECTION 48-142 RELATING TO THE R-6 TWO-FAMILY
RESIDENTIAL ZONING DISTRICT IN CHAPTER 48 OF THE MUNICIPAL CODE**

WHEREAS, the Village Board for the Village of Jackson adopted zoning regulations for the Village of Jackson and has amended such regulations from time to time; and

WHEREAS, the zoning regulations, as amended, are codified as Chapter 48 of the Village of Jackson municipal code, which is titled "Zoning;" and

WHEREAS, the Village of Jackson Plan Commission prepared a draft ordinance setting forth various revisions to requirements for the R-6 One and Two-Family Residential District and recommended approval of the same at their meeting on March 21, 2024; and

WHEREAS, the Village Board conducted a public hearing on April 9, 2024; and

WHEREAS, the Village Board having determined that all procedural requirements and notice requirements have been satisfied, having given the matter due consideration, and having based its determination on the effect of the granting of such zoning amendments on the health, safety and welfare of the community, and the immediate neighborhood in which said use will be located, and having given due consideration to the municipal problems involved as well as the impact on the surrounding properties as to noise, dust, smoke and odor, and others, hereby determine that the zoning amendments will not violate the spirit or intent of the Zoning Code for the Village of Jackson, will not be contrary to the public health, safety or general welfare of the Village of Jackson, will not be hazardous, harmful, noxious, offensive and will not for any other reason cause a substantial adverse effect on the property values and general desirability of the neighborhoods within the Village and will be consistent with the Village of Jackson Comprehensive Plan.

NOW, THEREFORE BE IT RESOLVED, the Village of Jackson Village Board, Washington County Wisconsin ORDAINS AS FOLLOWS:

Section 1. Amend Section 48-142 to read as revised below.

48-142. R-6 Mixed Residential District.

(a) Generally. The R-6 Mixed Residential District is intended to provide for one and two-family residential development at densities not to exceed 7.2 dwelling units per net acre, served by municipal sewer and water facilities.

(b) Permitted uses. Two-family dwellings, a complex of two or more two-family dwellings on a lot, twin-home dwellings, and single-family dwellings.

(c) Permitted accessory uses. Permitted accessory uses include private garages, private carports, sheds (garden, tool, and storage) incidental to the residential use, and home occupations and professional home offices as specified in section 48-1.

(d) Conditional uses. Conditional uses include group homes, foster homes, and halfway houses provided that there shall be a minimum lot area of 1,500 square feet per person (upon ultimate development) and a minimum principal building area of 200 square feet per person.

(e) Lot area and width. Except for twin-home lots, all lots shall be a minimum of 6,000 square feet in area for each dwelling unit and shall not be less than 85 feet in width at the setback line. Twin-home lots shall be a minimum of 4,500 square feet in area for each dwelling unit and shall not be less than 40 feet in width at the setback line.

(f) Building height and area. No principal building or parts of a principal building shall exceed 35 feet in height. No accessory building shall exceed 15 feet in height. The total minimum floor area of a one-bedroom dwelling shall be 700 square feet; the total minimum floor area of a two-bedroom dwelling shall be 1,000 square feet.

(g) Setbacks and yards. There shall be a minimum setback of 25 feet from the right-of-way of local streets. There shall be a 30-foot minimum setback from the right-of-way of all collector and arterial streets. There shall be a side yard on each side of all buildings not less than 15 feet in width and a rear yard of not less than 25 feet. Within a two-family development complex, the minimum distance between residential buildings shall be 30 feet.

Section 2. This ordinance shall be in full force and effect from and after its passage and posting or publication as provided by law.

Section 3. The several sections of this ordinance are declared to be severable. If any section or portion thereof shall be declared by a court of competent jurisdiction to be invalid, unlawful, or unenforceable, such decision shall apply only to the specific section or portion thereof directly specified in the decision and shall not affect the validity of any other provisions, sections, or portions thereof of the ordinance. The remainder of the ordinance shall remain in full force and effect. Any other ordinances whose terms are in conflict with the provisions of this ordinance are hereby repealed as to those terms that conflict.

Section 4. The Village Clerk and Village Administrator are authorized and directed to make all changes within the Village of Jackson Code of Ordinances necessary to reflect this Ordinance.

Introduced by:_____

Seconded by:_____

Vote: _____aye _____nay

Passed and approved_____

VILLAGE OF JACKSON

By:_____
Brian J. Heckendorf, Village President

Attest:

Anastasia Gonstead, Village Clerk

Proof of Posting:

I, the undersigned, certify that I posted copies of this Ordinance on bulletin boards at the Jackson Municipal Complex, Post Office and one other location in the Village.

Village Official

Date

Sec. 48-142. R-6 ~~Two-Family-Mixed~~ Residential District.

(a) Generally. The R-6 ~~Two-Family-Mixed~~ Residential District is intended to provide for two-family residential development at densities not to exceed 7.2 dwelling units per net acre, served by municipal sewer and water facilities.

(b) Permitted uses. A two-family dwelling on a lot, a complex of two or more two-family dwellings on a lot, twin homes, and single-family dwellings.

(c) Permitted accessory uses. Permitted accessory uses include private garages, private carports, sheds (garden, tool and storage) incidental to the residential use, and home occupations and professional home offices as specified in section 48-1.

(d) Conditional uses. Conditional uses include group homes, foster homes, and halfway houses provided that there shall be a minimum lot area of ~~1,500-2,000~~ square feet per person (upon ultimate development) and a minimum principal building area of 200 square feet per person.

(e) Lot area and width. Except for twin home lots, all lots shall be a minimum of 6,000 square feet in area for each dwelling unit and shall not be less than 85 feet in width at the setback line. Twin home lots shall be a minimum of 4,500 square feet in area for each dwelling unit and shall not be less than 4 feet in width at the setback line.

(f) Building height and area. No principal building or parts of a principal building shall exceed 35 feet in height. No accessory building shall exceed 15 feet in height. The total minimum floor area of a one-bedroom dwelling shall be 700 square feet; the total minimum floor area of a two-bedroom dwelling shall be 1,000 square feet.

(g) Setbacks and yards. There shall be a minimum setback of 25 feet from the right-of-way of local streets. There shall be a 30-foot minimum setback from the right-of-way of all collector and arterial streets. There shall be a side yard on each side of all buildings not less than 15 feet in width and a rear yard of not less than 25 feet. Within a two-family development complex, the minimum distance between residential buildings shall be 30 feet.



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STAFF MEMO

Village of Jackson
Plan Commission

Meeting Date: March 21, 2024
Agenda Item: # 4
To: Plan Commission
From: Collin Johnson, Director of Inspections/Zoning
Subject: Resolution #24-02 - Comprehensive Map Amendment for Parcels T7_047700K & T7_047700L - Robert Loduah

Background and Analysis:

Mr. Loduah is requesting a change to the current Village Comprehensive Map to better align the Comprehensive Map with future development where the current land use designation is inconsistent with the Comprehensive Plan, with potential future development of the two parcels listed above.

The proposed resolution identifies those properties to be reclassified. By way of reference, below are the various land use categories in the plan.

Medium-Density Residential

The Medium-Density Residential land use category encompasses more acreage than any of the Village's other land use plan categories. Medium-density residential development consists primarily of single-family residential development at a density of up to 5.4 dwelling units per net acre on lots of at least 8,000 square feet.

General Commercial

Areas classified as General Commercial consist primarily of individual and small groups of retail and customer service establishments. General commercial development is generally located outside of a traditional central business district and provides amenities such as open space, off-street parking, and loading areas.

Comprehensive Plan & Zoning Impacts:

The proposed changes bring the Comprehensive Plan in line with the current or anticipated future zoning/use.

Site Plan:

See attached map for exhibits for general location of subject parcel.

Review Procedures:

The Plan Commission is the approving body for this Resolution. Village Board approval will occur through an ordinance adoption following a public hearing.

Signage:

Not applicable.

Additional Staff Comments:

None.

Notice Requirements:



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Posting on the agenda.

Potential Action:

Motion to adopt Resolution #24-02 Amending the Village of Jackson Comprehensive Plan: Map 1 - Future Land Use Plan 2050.

Attachments:

1. PC Application
2. Aerial Map
3. Comp. Map
4. Resolution #24-02 - Amending the Village Comprehensive Plan 2050

Village of Jackson
PLAN COMMISSION APPLICATION

Application/Permit #: _____

PROPERTY INFORMATION

☐ COMMERCIAL ☐ INDUSTRIAL ☐ RESIDENTIAL ☐ OTHER _____

☐ CONDITIONAL USE

- ☐ New
☐ Amendment
☐ Special Use
(For existing Cond. Use ONLY)

☐ PLANNED UNIT DEVELOPMENT

- ☐ New
☐ Amendment
☐ Special Use
(For existing PUD ONLY)

☐ CERTIFIED SURVEY MAP

☐ CONCEPT PLAN

☒ OTHER Comp. Plan Amend

Property Address: Parcels T7-047700K & T7-047701D Unit: _____ Jackson, WI

Parcel #: _____ Lot Size: _____ sq. ft. Building Area: _____ sq. ft.

Current Zoning: ☐ B-1 ☐ B-2 ☐ M-1 ☐ M-2 ☐ I-1 ☐ PUD ☐ Other _____ Floodplain: Y / N

APPLICANT INFORMATION

Name(s): Robert + Andrea Loduha

Mailing Address: 2135 Highland Road Jackson State WI Zip 53037

Office: (____) _____ Cell: (262) 305-2687 Fax: (____) _____

Email: cbaloduha@juno.com

BUSINESS INFORMATION (If New Business)

Legal Business Name: _____

D/B/A: _____ FEIN #: _____ -

Mailing Address: _____ State _____ Zip _____

Office: (____) _____ Cell: (____) _____ Fax: (____) _____

Email: _____

Website: _____

PROPERTY OWNER INFORMATION

Name(s): Robert + Andrea Loduha

Address: 2135 Highland Rd Jackson State WI Zip 53037

Office: (____) _____ Cell: (262) 305-2687 Fax: (____) _____

Email: _____

ARCHITECT / ENGINEER / CONTRACTOR INFORMATION (Circle One)

Firm Name: _____

Primary Contact: _____

Address: _____ State _____ Zip _____

Office: (____) _____ Cell: (____) _____ Fax: (____) _____

Email: _____

Please provide as much detailed information as possible. (Add additional pages if needed.)

Briefly explain what you are requesting to be reviewed and/or approved:

To change land with tax # T7-047700K and T7-047700L
from residential to commercial use.

Provide a brief overview of proposed use(s) of entire property and/or lease space:

Hours of Operation:

N/A

Provide a brief overview of proposed daily on-site operations:

Describe any potential environmental impacts from the proposed use including but not limited to exterior storage, noise, smoke, dust, odors, hazardous materials, vibration, horns, speakers, vehicles and equipment operation and exterior generators, HVAC, or other stationary mechanical equipment, etc.:

None

Describe all businesses, properties and other entities located adjacent to the proposed use:

N/A

Describe any proposed, development, on-site improvements, or other construction/remodeling activities:

N/A

Describe any proposed grading, and/or stormwater management plan:

N/A

Describe any proposed landscape plan/improvements including driveways, sidewalks, vegetative plantings, etc.:

N/A

Describe any proposed on-site security measures including site lighting:

N/A

Describe any existing or proposed Life Safety Systems (Includes fire hydrants, fire suppression & fire alarm systems):

N/A

Describe the projected traffic circulation and impacts: _____

List all setbacks from rights-of-way and property lines and height limitations: _____

Provide status of State/Federal License(s) or Certificate(s) required for operation, if any: _____

Does this project require other Jurisdictional Approvals from other Governmental or Regulatory entities?
☐ No ☐ Yes If yes, explain: _____

Describe any proposed signage including type, size, and location: _____

If construction is proposed, describe proposed exterior building materials (type, color, etc.): _____

Describe any site-specific features/constraints, etc.: _____

Outline proposed parking requirements including number of spaces plus those dedicated for handicapped parking: _____

Describe all proposed screening/buffering from adjacent properties (where required by ordinance): _____

Describe the proposed provisions for refuse and recycling collection/storage and required screening/buffering: _____

Projected Sewer/Wastewater Usage: _____ gal/year

Projected Water Usage: _____ gal/year

ACKNOWLEDGEMENT & SIGNATURES

I/We hereby certify that I/We have reviewed the above Village of Jackson Plan Commission application and requirements, and hereby certify that the above information, attachments, and exhibits are complete, true and correct. I/We further understand that any missing or incomplete information may result in a delay of the review of this application. The Village reserves the right to request additional information as deemed necessary.

You MUST sign and date this Application!

Applicant Name (Print): Robert J. Loduha
Applicant Signature: Robert J. Loduha
Co-Applicant Name (Print): Andrea S. Loduha
CO-Applicant Signature: Andrea S. Loduha
Date of Application: 2/16/24

SUBMIT TO: Village of Jackson – Building Inspection Dept.
W194 N16660 Eagle Drive
Jackson, WI 53037

PAYMENT INFO: Payment is required at the time of submittal.
Cash, Checks, or Credit Cards are accepted (fees apply)
(Make checks payable to Village of Jackson)

QUESTIONS?

Zoning Director: For questions concerning **application submittal, zoning, or technical questions.**
Phone: (262) 677-9696 x810
Email: collin.johnson@villageofjacksonwi.gov

TERMS OF THIS PERMIT

1. This permit shall become effective upon Village approval and where required, the execution and recording by the owners of the premises of an acceptance hereof in such form as to constitute an effective covenant running with the land.
2. The permit shall be void unless: (a) pursuant to the Building and Zoning Codes of the Village, the approved use is commenced or (b) the building permit is obtained within 12 months of the date of Village Board approval.
3. This approval is subject to amendment and termination in accordance with the provisions of the Zoning Code of the Village of Jackson.
4. Construction and operation of this permit shall be in strict conformity to the approved building, site, and operational plans which were filed in connection with the application for this approval (as attached and/or referenced).
5. Any of the conditions of this permit which would normally be the responsibility of the tenants of the premises, shall be made a part of their lease by the owner.

VILLAGE APPROVAL:

☐ TEMPORARY Expiration Date: _____, 20____

Plan Commission Approval: Meeting Date: _____, 20____

Village Board Approval: Meeting Date: _____, 20____

In-House Approval (O-T-C): Date: _____, 20____

Approved by: Village Administrator

Conditions and Duration of Approval:

Depending on the request, approvals shall generally be continual or temporary in nature. ALL approvals are subject to the Conditions of Approval outlined below. All conditional or special uses/approvals shall, upon complaint, be subject to review, amendment, or revocation by the Village. Where temporary approvals are issued, such approvals shall be subject to the time limitations specified.

Conditions of Approval: _____

APPLICATION DENIED: Date: _____, 20____

Staff Initials: _____

Reason for Denial: _____

FOR OFFICE USE ONLY	
Acct. #: 100-00-45730-000-00	
Date Received:	<u>2-20-24</u>
Amount: \$	<u>400.00</u>
Payment Type:	<u>CH</u> / CC / CASH
Check/Rcpt. #:	<u>1391</u>
Received By:	<u>[Signature]</u>

VILLAGE OF JACKSON
N168W19851 MAIN ST
JACKSON, WI 53037

Receipt Nbr: 282102
Date: 2/20/2024
Check

RECEIVED FROM LODUHA \$400.00

<u>Type of Payment</u>	<u>Description</u>	<u>Amount</u>
Accounting	PLANNING / ZONING FEES	400.00
	COMP PLAN AMEND	

TOTAL RECEIVED	400.00
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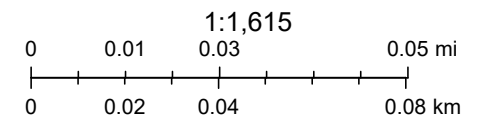
Receipt Memo: LODUHA COMP. PLAN AMEND/CK#1391

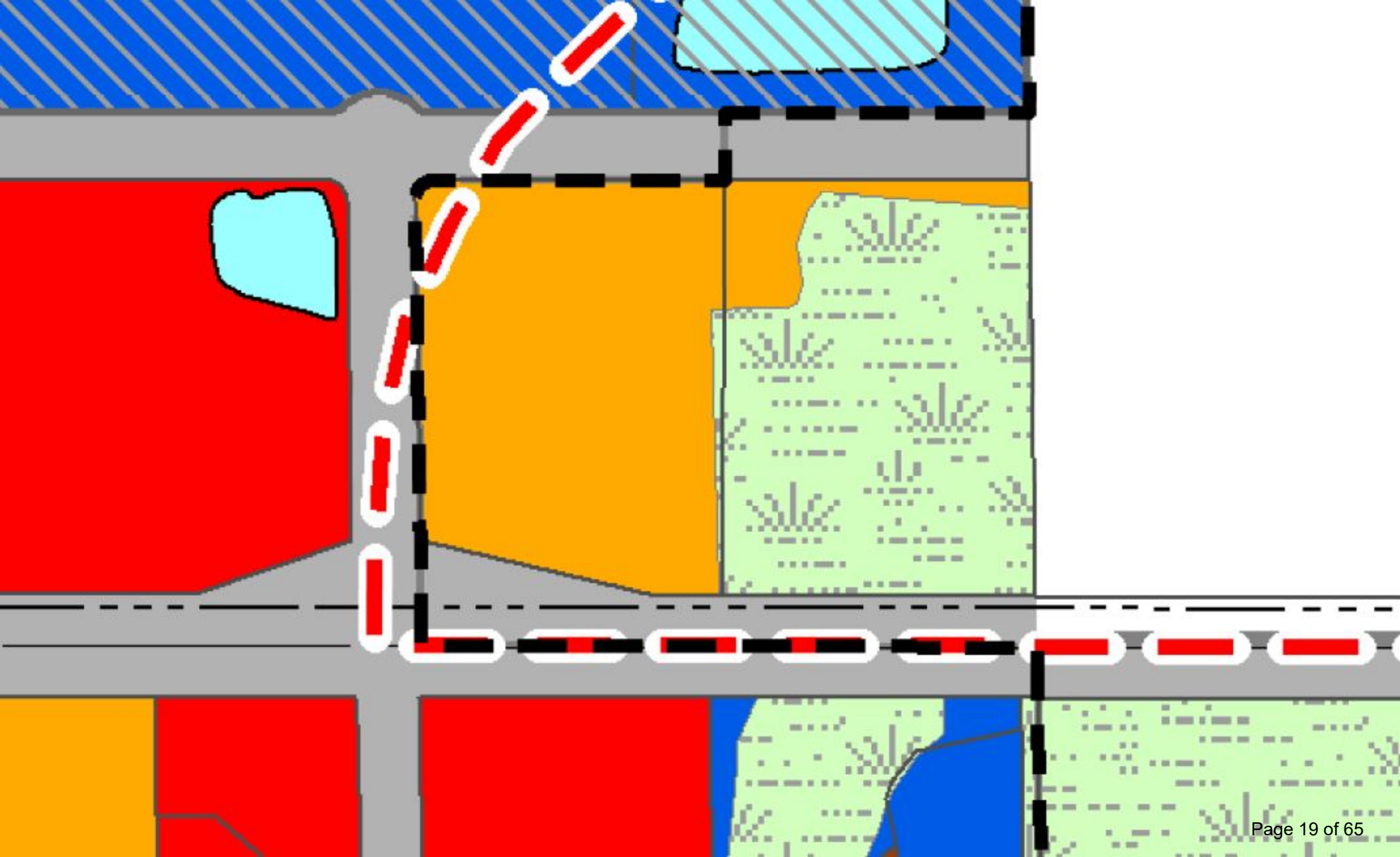
Parcels 047700K & 047700L



2/19/2024, 8:44:14 AM

- | | | | | |
|--|-------------------------|---|---|--|
| Override 1 | ● Address Point | Parcel Taxkey & Acreage | Lot | Municipality |
| Current Parcel | Lot Number | ----- PLSS Boundary | Plat | Local Road Labels |
| — Road Centerline STH, CTH | Certified Survey Number | PLSS Section | Certified Survey Map | — Local Road |
| — State Highway | Leader Lines | PLSS Quarter | Right-of-Way | |





RESOLUTION #24-02

A RESOLUTION RECOMMENDING TO THE VILLAGE BOARD REVISIONS TO THE ADOPTED 2050 COMPREHENSIVE PLAN FOR THE VILLAGE OF JACKSON, WASHINGTON COUNTY, WISCONSIN

WHEREAS, the Village Board adopted a comprehensive plan on August 10, 2009, as referenced in Chapter 38 of the Village Code of Ordinances; and Sections 66.1001(1)(a) and 66.1001(2), Wis. Stats.; and

WHEREAS, the Village Board has made a number of minor revisions to the adopted plan since that time including a major plan update in 2019; and

WHEREAS, the Plan Commission desires to revise Exhibit 8.11 titled "Projected Land Use: 2050" in the adopted comprehensive plan; and

WHEREAS, the Plan Commission finds that the revisions set forth herein are consistent with the remainder of the adopted plan; and

WHEREAS, the Village Board will conduct a public hearing, following the procedures enumerated in Section 66.1001(4)(d), Wis. Stats., and the public participation procedures for comprehensive plan amendments adopted by the Village Board through Resolution #19-24; and

NOW THEREFORE, by a majority vote of the entire commission recorded in its official minutes on March 21, 2024, the Plan Commission recommends to the Village Board the revisions to the adopted comprehensive plan as set forth herein.

PART 1. Amend Map 1, titled "Land Use Plan for the Village of Jackson: 2050" on page 5 of the Comprehensive Plan for The Village of Jackson: 2050 by changing the projected land use for Parcel #:T7_047700K and Parcel #T7_047700L from Medium-Density Residential to General Commercial District.

BE IT FURTHER RESOLVED that the Plan Commission does hereby recommend that the Village Board enact an ordinance adopting a Comprehensive Plan Amendment.

Adopted by the Village of Jackson Plan Commission this 21st day of March, 2024.

_____ Introduced by: _____
_____ Seconded by: _____

Vote: _____ Ayes _____ Nays Passed and Approved: _____

Brian J. Heckendorf – Village President

Attest: _____
Anastasia Gonestead - Village Clerk

Proof of Posting:

I, the undersigned, certify that I posted this Resolution on posting boards at the Jackson Municipal Complex, Post Office, and one other location in the Village.

Village Official

Date



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STAFF MEMO

Village of Jackson
Plan Commission

Meeting Date: March 21, 2024

Agenda Item: # 5

To: Plan Commission

From: Collin Johnson, Director of Inspections/Zoning

Subject: Concept Plan - Building Addition - W223 N16601 Cedar Parkway - Winfield Development, LLC d/b/a Rytek Corporation

Background and Analysis:

Rytek Corporation is proposing to construct a 24' x 45' addition to the south side of the current building to house a new material handling system. The addition will be 44 feet in height and consist of ribbed metal cladding. The material will be loaded from the exterior and placed on a vertical conveyor system where it will then be unloaded from the interior, as needed, for production.

Rytek has submitted the Concept Plan application to gain feedback from the Village regarding the proposed addition.

Comprehensive Plan & Zoning Impacts:

The property is classified as "General Commercial" under the Village Comprehensive Plan with a zoning designation of "Planned Unit Development."

Site Plan:

See attached.

Review Procedures:

The Plan Commission is advisory. The Village Board makes the final decision.

Signage:

Not applicable.

Additional Staff Comments:

Building Inspection/Zoning

The current code requires a minimum setback of 60 feet from all property lines. This distance may be reduced to 40 feet if the facing wall(s) are constructed as 3-hour firewalls, including all openings in those walls, and the reduced open space is not more than 75% of the perimeter of the building.

A 2006 addition had a proposed reduced setback of 33 feet. At that time, the Inspection Department was in contact with the State of Wisconsin regarding the possibility to construct the building with the reduced 33-foot setback. While it is not believed to impact the proposed project, staff requests the owner address this matter by way of a site plan detailing the proposed setback along the south side of the building.

The Building Inspection Department has no issue with the proposed addition. However, there have been ongoing issues regarding continued exterior storage of shipping materials, particularly along the south side of the property. Staff would like to see the owner propose a solution to remedy the exterior storage issue prior to



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approval of the addition. Additionally, while the property is designated as a planned unit development (PUD), there is no codified PUD zoning ordinance applicable to this property. Staff recommends this also be corrected as a condition of any future approvals.

Notice Requirements:

Posting on the agenda.

Potential Action:

None - Discussion only.

Attachments:

1. PC Application
2. Location Map
3. Elevaton Drawings
4. Color Renderings

Village of Jackson
PLAN COMMISSION APPLICATION

Application/Permit #: _____

PROPERTY INFORMATION

☐ COMMERCIAL ☒ INDUSTRIAL ☐ RESIDENTIAL ☐ OTHER _____

☐ CONDITIONAL USE ☒ PLANNED UNIT DEVELOPMENT ☐ CERTIFIED SURVEY MAP

☐ New ☐ New ☐ CONCEPT PLAN

☐ Amendment ☐ Amendment

☐ Special Use ☒ Special Use ☐ OTHER _____

(For existing Cond. Use ONLY) (For existing PUD ONLY)

Property Address: W223 N16601 Cedar PKWY Unit: _____ Jackson, WI

Parcel #: 030200F Lot Size: 8.11 acres sq. ft. Building Area: 116,000 sq. ft.

Current Zoning: ☐ B-1 ☐ B-2 ☐ M-1 ☐ M-2 ☐ I-1 ☒ PUD ☐ Other _____ Floodplain: Y / N

APPLICANT INFORMATION

Name(s): Marshall Wisth

Mailing Address: N2721 Cty Rd P Rubicon State WI Zip 53078

Office: (_____) _____ Cell: (262) 707-0946 Fax: (_____) _____

Email: mwisth@waltersbuildings.com

BUSINESS INFORMATION (If New Business)

Legal Business Name: _____

D/B/A: _____ FEIN #: _____

Mailing Address: _____ State _____ Zip _____

Office: (_____) _____ Cell: (_____) _____ Fax: (_____) _____

Email: _____

Website: _____

PROPERTY OWNER INFORMATION

Name(s): Winfield Development LLC

Address: W223 N16601 Cedar PKWY Jackson State WI Zip 53037

Office: (_____) _____ Cell: (262) 224-0095 Fax: (_____) _____

Email: jbecker@rytecdoors.com

ARCHITECT / ENGINEER / CONTRACTOR INFORMATION (Circle One)

Firm Name: Walters Buildings

Primary Contact: Marshall Wisth

Address: PO Box 388 Allenton State WI Zip 53002

Office: (_____) _____ Cell: (262) 707-0946 Fax: (_____) _____

Email: mwisth@waltersbuildings.com

Please provide as much detailed information as possible. (Add additional pages if needed.)

Briefly explain what you are requesting to be reviewed and/or approved: Building addition to house
Vertical tube storage system

Provide a brief overview of proposed use(s) of entire property and/or lease space: Door manufacturing

Hours of Operation: 7-5

Provide a brief overview of proposed daily on-site operations:

Describe any potential environmental impacts from the proposed use including but not limited to exterior storage, noise, smoke, dust, odors, hazardous materials, vibration, horns, speakers, vehicles and equipment operation and exterior generators, HVAC, or other stationary mechanical equipment, etc.:

Describe all businesses, properties and other entities located adjacent to the proposed use: Sq580, Wille-Tool

Describe any proposed, development, on-site improvements, or other construction/remodeling activities:

This building will house a vertical steel tube/pipe storage system

Describe any proposed grading, and/or stormwater management plan: Existing area in concrete
I will be repoured to accomodate building

Describe any proposed landscape plan/improvements including driveways, sidewalks, vegetative plantings, etc.:

n/a

Describe any proposed on-site security measures including site lighting: eggress lighting

Describe any existing or proposed Life Safety Systems (Includes fire hydrants, fire suppression & fire alarm systems):

Fire suppression from existing building

Describe the projected traffic circulation and impacts: No more than currently

* List all setbacks from rights-of-way and property lines and height limitations: PUD

Provide status of State/Federal License(s) or Certificate(s) required for operation, if any: no

Does this project require other Jurisdictional Approvals from other Governmental or Regulatory entities?

☒ No ☐ Yes If yes, explain: _____

Describe any proposed signage including type, size, and location: Rytec name would possibly go towards top of tower/building

If construction is proposed, describe proposed exterior building materials (type, color, etc.): prefinished steel panel, to with color to match existing block building (tan)

Describe any site-specific features/constraints, etc.: none

Outline proposed parking requirements including number of spaces plus those dedicated for handicapped parking: n/a

Describe all proposed screening/buffering from adjacent properties (where required by ordinance): n/a

Describe the proposed provisions for refuse and recycling collection/storage and required screening/buffering: n/a

Projected Sewer/Wastewater Usage: _____ gal/year

Projected Water Usage: _____ gal/year

ACKNOWLEDGEMENT & SIGNATURES

I/We hereby certify that I/We have reviewed the above Village of Jackson Plan Commission application and requirements, and hereby certify that the above information, attachments, and exhibits are complete, true and correct. I/We further understand that any missing or incomplete information may result in a delay of the review of this application. The Village reserves the right to request additional information as deemed necessary.

You MUST sign and date this Application!

Applicant Name (Print): Marshall Wisth

Applicant Signature: 

Co-Applicant Name (Print): _____

CO-Applicant Signature: _____

Date of Application: 2/22/24

SUBMIT TO: Village of Jackson – Building Inspection Dept.
W194 N16660 Eagle Drive
Jackson, WI 53037

PAYMENT INFO: Payment is required at the time of submittal.
Cash, Checks, or Credit Cards are accepted (fees apply)
(Make checks payable to Village of Jackson)

QUESTIONS?

Zoning Director: For questions concerning **application submittal, zoning, or technical questions.**
Phone: (262) 677-9696 x810
Email: collin.johnson@villageofjacksonwi.gov

TERMS OF THIS PERMIT

1. This permit shall become effective upon Village approval and where required, the execution and recording by the owners of the premises of an acceptance hereof in such form as to constitute an effective covenant running with the land.
2. The permit shall be void unless: (a) pursuant to the Building and Zoning Codes of the Village, the approved use is commenced or (b) the building permit is obtained within 12 months of the date of Village Board approval.
3. This approval is subject to amendment and termination in accordance with the provisions of the Zoning Code of the Village of Jackson.
4. Construction and operation of this permit shall be in strict conformity to the approved building, site, and operational plans which were filed in connection with the application for this approval (as attached and/or referenced).
5. Any of the conditions of this permit which would normally be the responsibility of the tenants of the premises, shall be made a part of their lease by the owner.

VILLAGE APPROVAL:

☐ TEMPORARY Expiration Date: _____, 20____

Plan Commission Approval: Meeting Date: _____, 20____

Village Board Approval: Meeting Date: _____, 20____

In-House Approval (O-T-C): Date: _____, 20____

Approved by: Village Administrator

Conditions and Duration of Approval:

Depending on the request, approvals shall generally be continual or temporary in nature. ALL approvals are subject to the Conditions of Approval outlined below. All conditional or special uses/approvals shall, upon complaint, be subject to review, amendment, or revocation by the Village. Where temporary approvals are issued, such approvals shall be subject to the time limitations specified.

Conditions of Approval: _____

APPLICATION DENIED: Date: _____, 20____

Staff Initials: _____

Reason for Denial: _____

FOR OFFICE USE ONLY
Acct. #: 100-00-45730-000-00

Date Received: 2-22-24
Amount: \$ 50.00
Payment Type: CH / CC / CASH
Check/Rcpt. #: 046386
Received By: Emf

VILLAGE OF JACKSON

N168W19851 MAIN ST
JACKSON, WI 53037

Receipt Nbr: 282170
Date: 2/22/2024
Check

RECEIVED FROM JACK WALTERS & SONS CORP. \$50.00

<u>Type of Payment</u>	<u>Description</u>	<u>Amount</u>
Accounting	PLANNING / ZONING FEES	50.00
	RYTEC TUBE STORAGE CONCEPT PLAN	
TOTAL RECEIVED		50.00

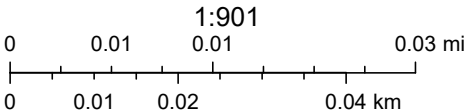
Receipt Memo: RYTEC TUBE STORAGE CONCPT PLAN/CK#046386

Washington County, Wisconsin



2/22/2024, 1:54:34 PM

- | | | | |
|----------------|-------------------------|----------------------|-------------------|
| Override 1 | Certified Survey Number | Lot | Municipality |
| Current Parcel | Parcel Taxkey & Acreage | Plat | Local Road Labels |
| Address Point | PLSS Section | Certified Survey Map | Local Road |
| Lot Number | PLSS Quarter | Right-of-Way | |





**Walters
Buildings**

Jack Walters & Sons, Corp.
P.O. Box 388
6600 Midland Ct.
Allenton, WI 53002
1-800-558-7800
www.waltersbuildings.com

**DRAWINGS
IN PROGRESS**

OWNER NAME:
RYTEK CORP

OWNER ADDRESS:
W223 N16601 CEDAR
PKWY
JACKSON, WI. 53037

PROJECT NAME:
MACHINE TOWER

PROJECT ADDRESS:
W223 N16601 CEDAR
PKWY
JACKSON, WI. 53037

SALES REP / DEALER:
MARSHALL WISTH

DRAFTER:
GABBY S

ESTIMATOR:
ESTIMATOR

LAST SAVED BY:
GSPITZ ON: 2/16/2024

PAPER SIZE:
ARCH FULL BLEED C (18.00 X 24.00 INCHES)

SCALE: 1/8" = 1'-0"

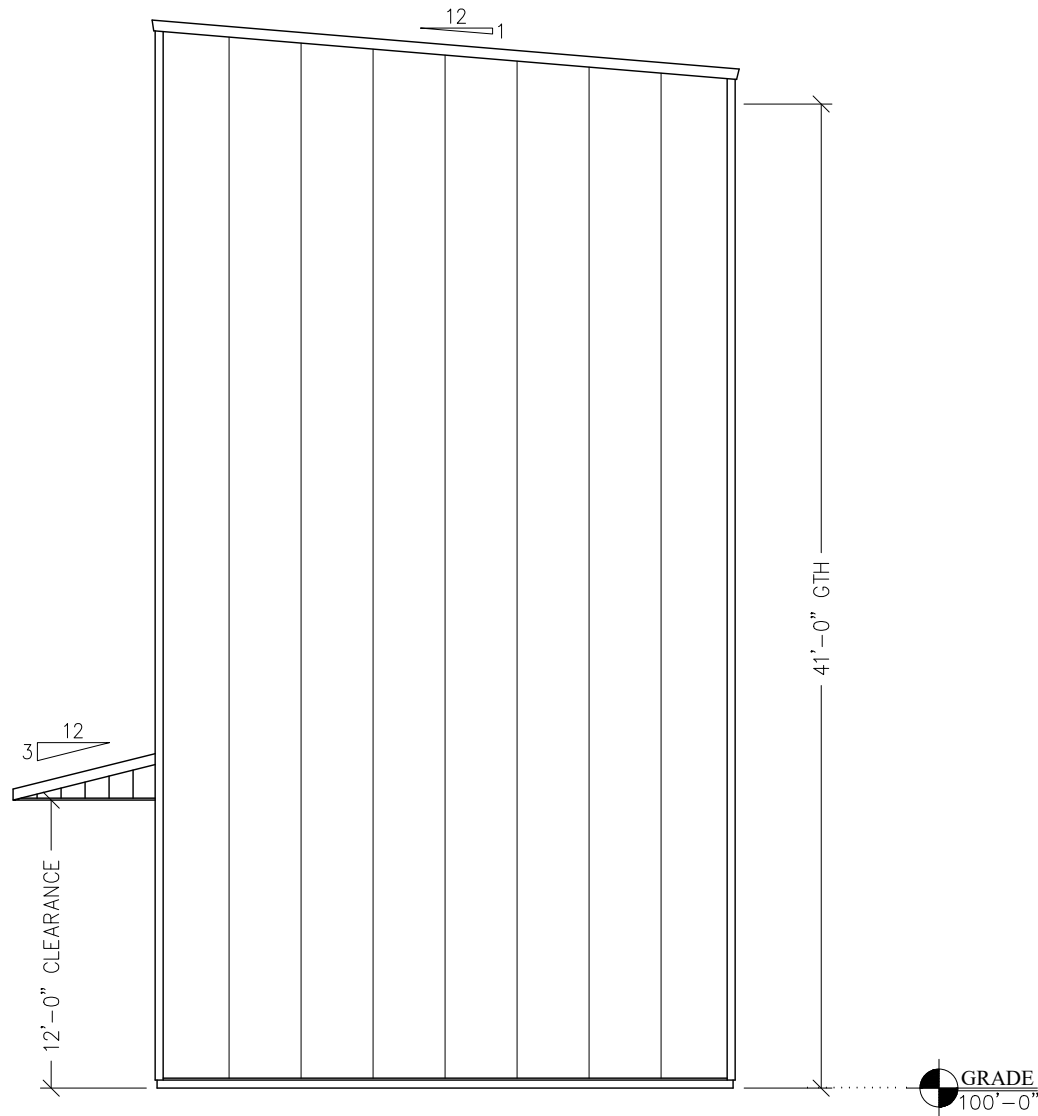
ENGINEER:

JOB NUMBER:
P95-1641

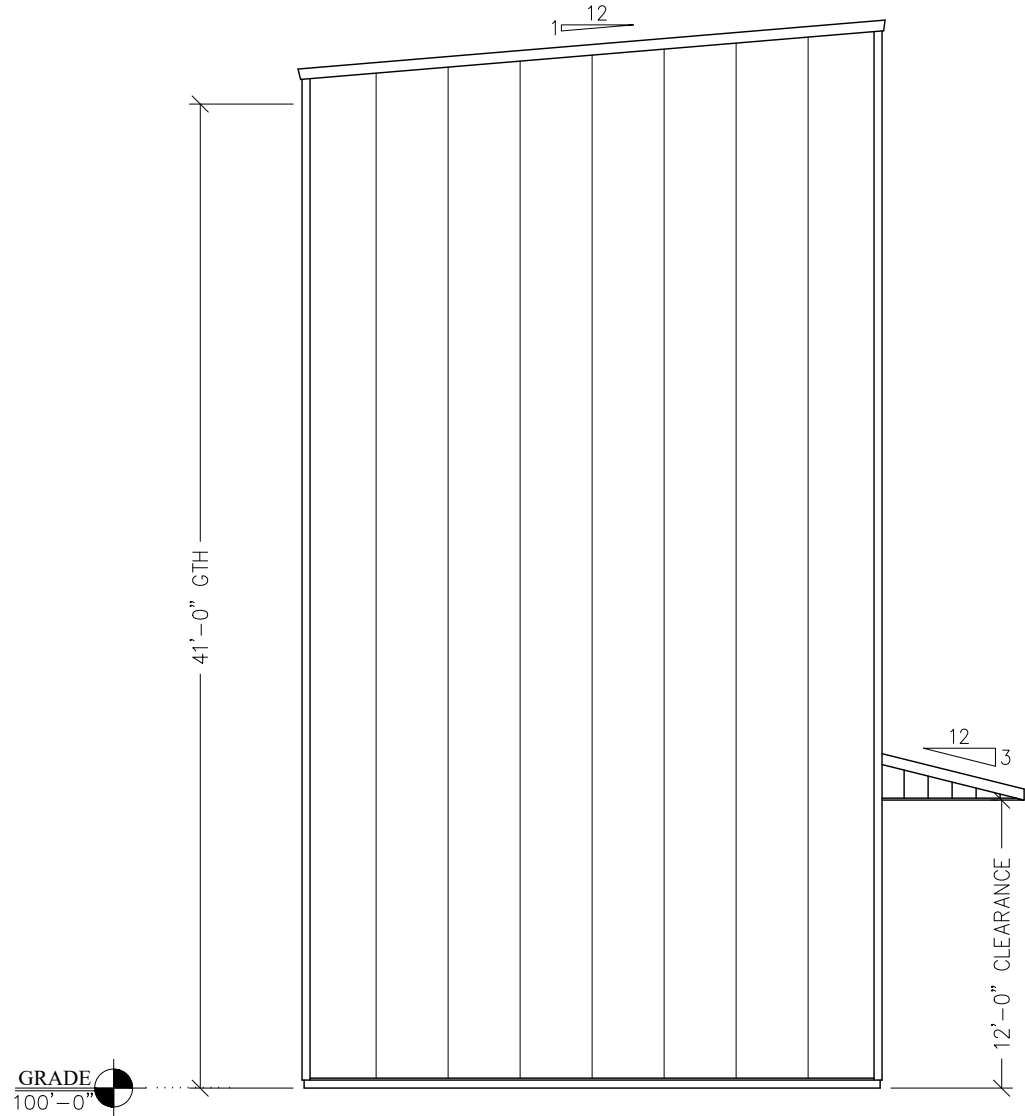
SHEET NUMBER:

A1

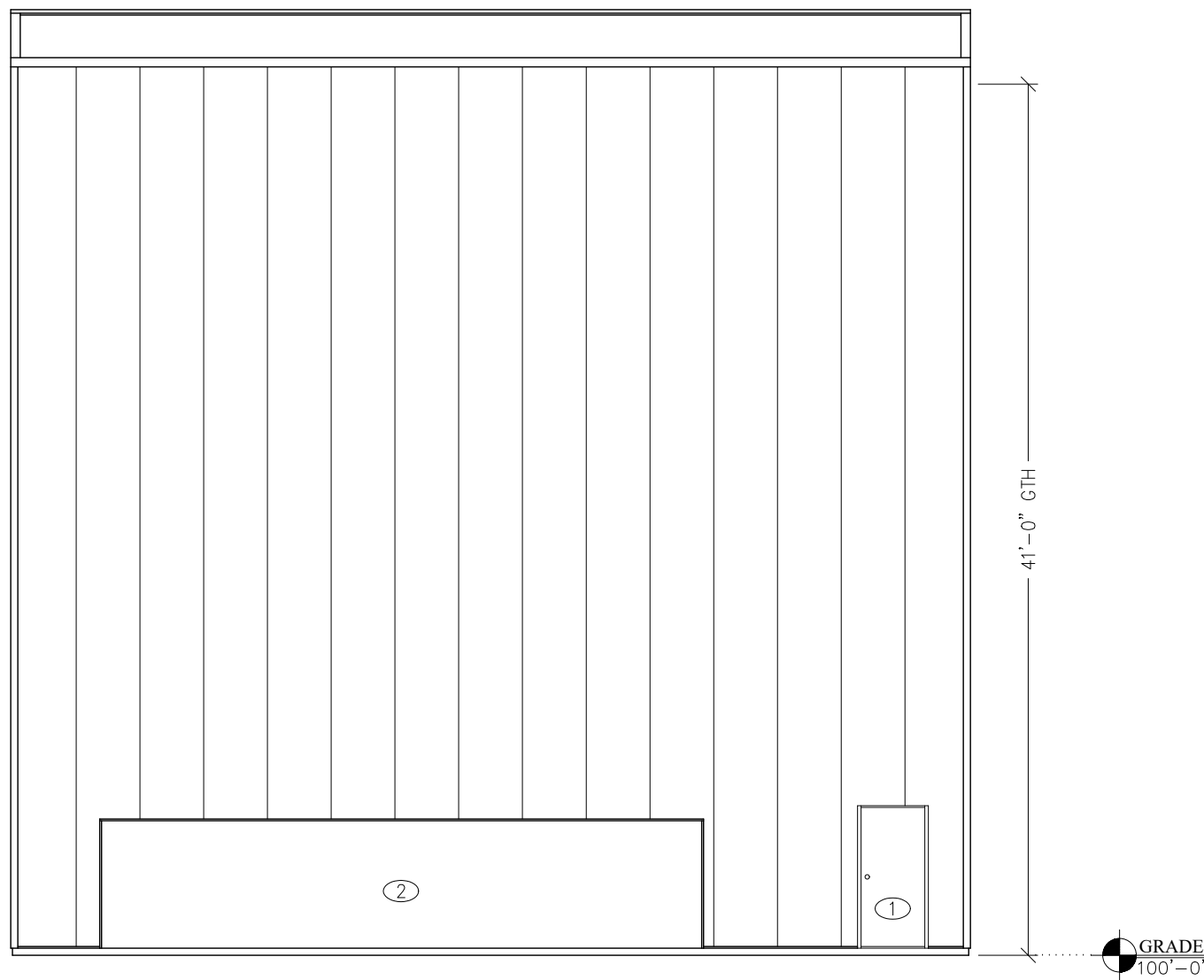
DOOR & WINDOW SCHEDULE			
TAG	TYPE	ROUGH OPENING W x H	QUANTITY
①	3'x6'-8" WALKDOOR	_ "x_"	2
②	28'-3"x6' WALL OPENING	_ "x_"	2
A	3'x2' WINDOW	_ "x_"	1



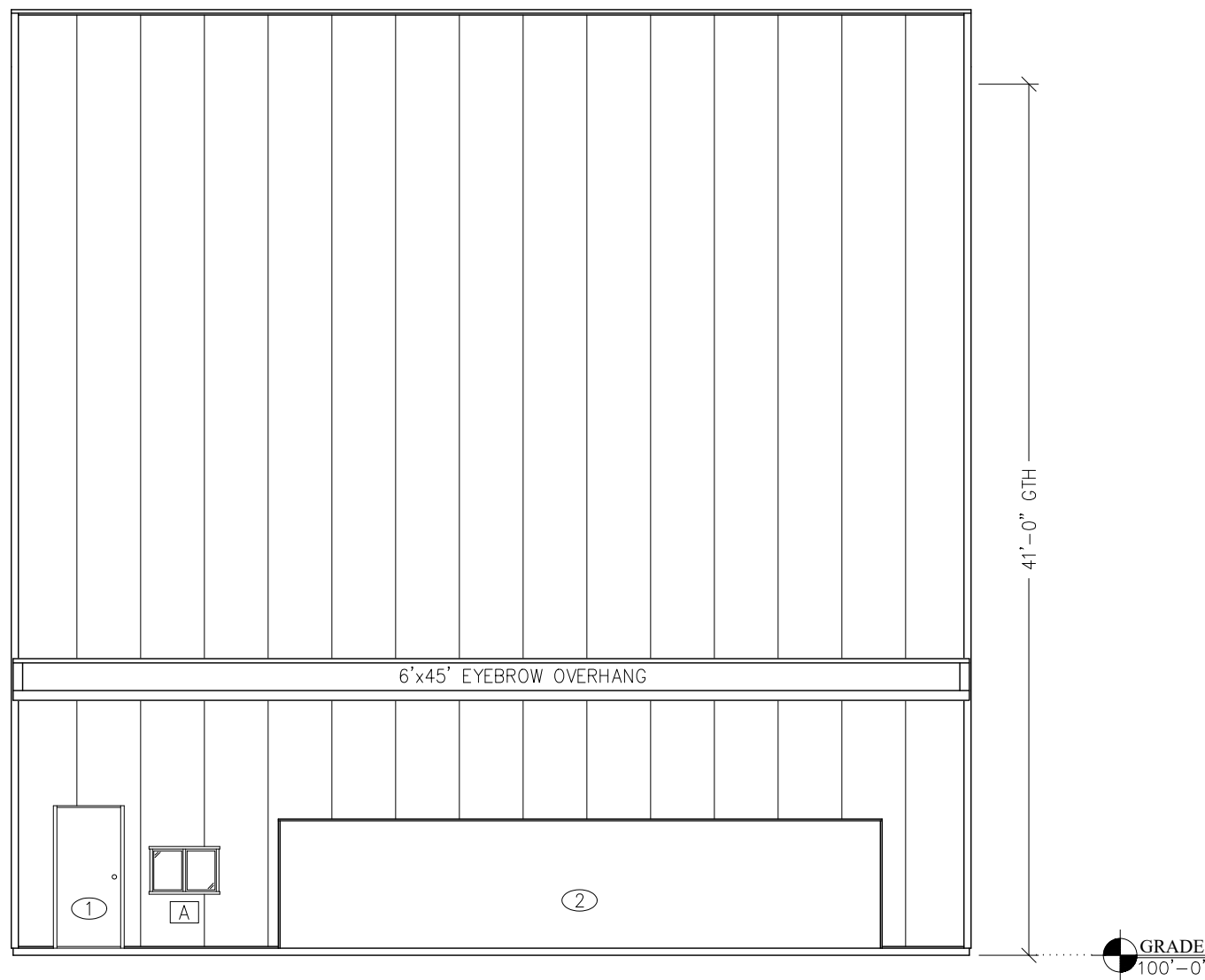
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A1 SCALE: 1/8" = 1'-0"



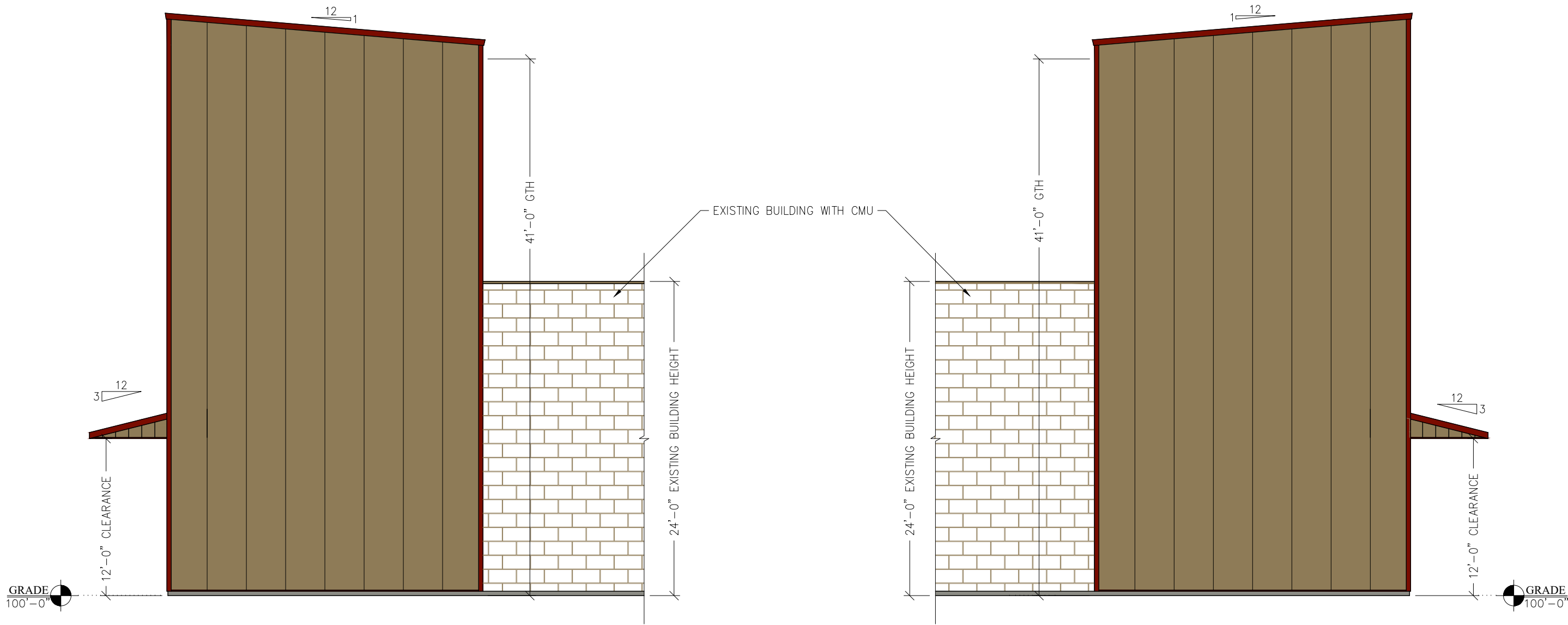
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A1 SCALE: 1/8" = 1'-0"



3 FRONT SIDE ELEVATION
A1 SCALE: 1/8" = 1'-0"

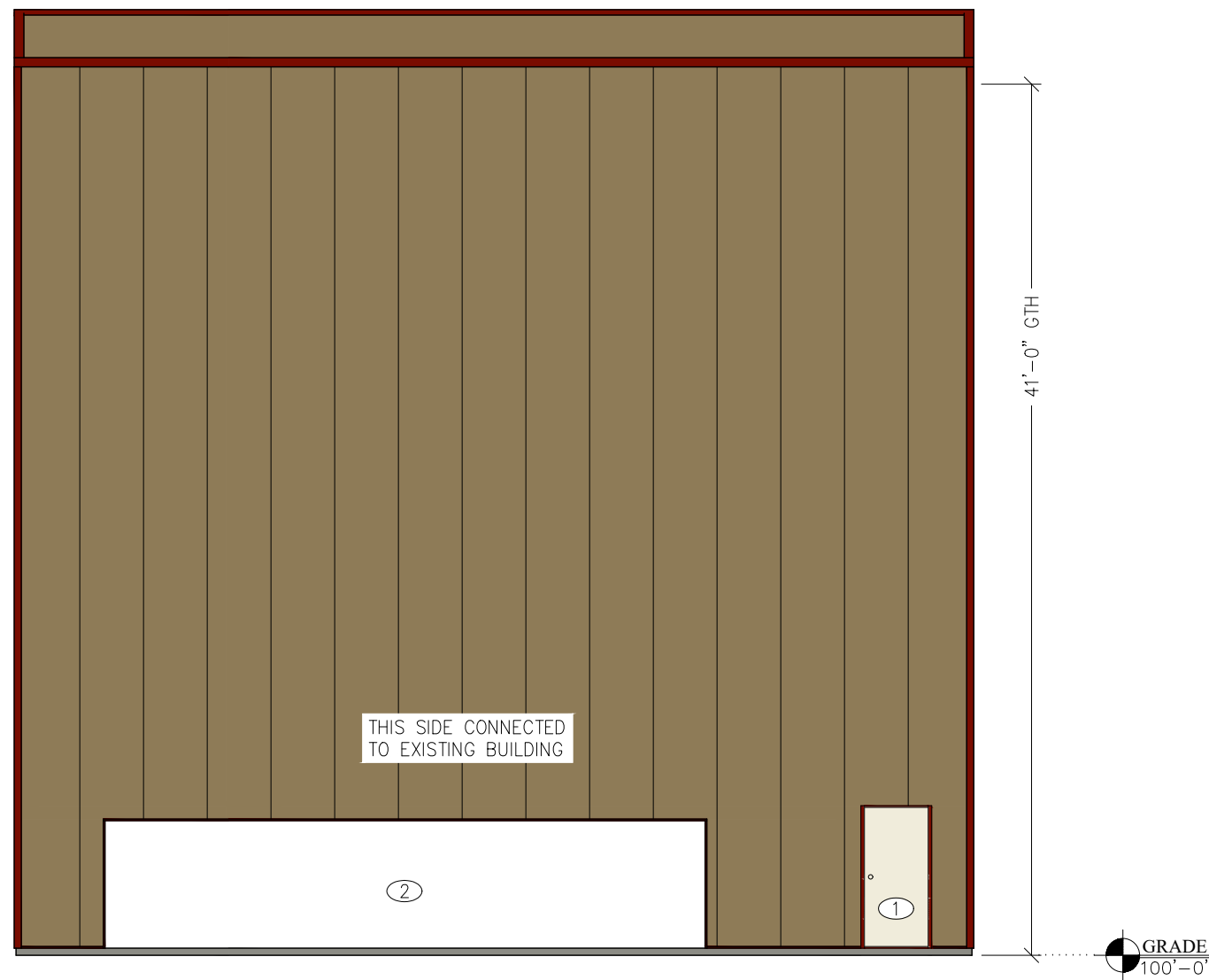


4 BACK SIDE ELEVATION
A1 SCALE: 1/8" = 1'-0"

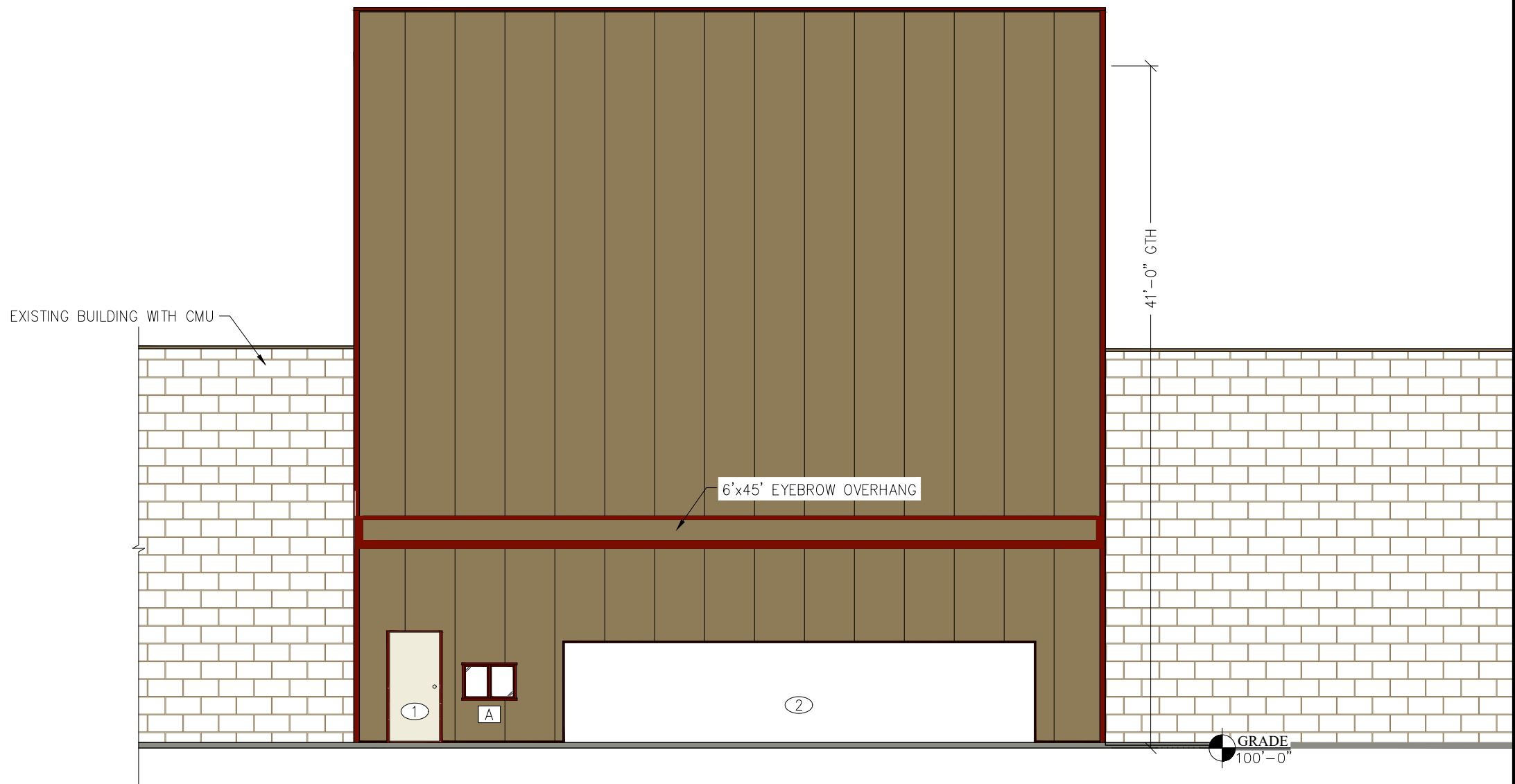


1 LEFT END ELEVATION
A1.1 SCALE: 1/8" = 1'-0"

2 RIGHT END ELEVATION
A1.1 SCALE: 1/8" = 1'-0"



3 FRONT SIDE ELEVATION
A1.1 SCALE: 1/8" = 1'-0"



4 BACK SIDE ELEVATION
A1.1 SCALE: 1/8" = 1'-0"

DOOR & WINDOW SCHEDULE			
TAG	TYPE	ROUGH OPENING W x H	QUANTITY
①	3'x6'-8" WALKDOOR	_ "x_ "	2
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DRAWINGS
IN PROGRESS

OWNER NAME:
RYTEK CORP

OWNER ADDRESS:
W223 N16601 CEDAR
PKWY
JACKSON, WI. 53037

PROJECT NAME:
MACHINE TOWER

PROJECT ADDRESS:
W223 N16601 CEDAR
PKWY
JACKSON, WI. 53037

SALES REP / DEALER:
MARSHALL WISTH

DRAFTER:
GABBY S

ESTIMATOR:
ESTIMATOR

LAST SAVED BY:
GSPITZ ON: 2/16/2024

PAPER SIZE:
ARCH FULL BLEED C (18.00 X 24.00 INCHES)

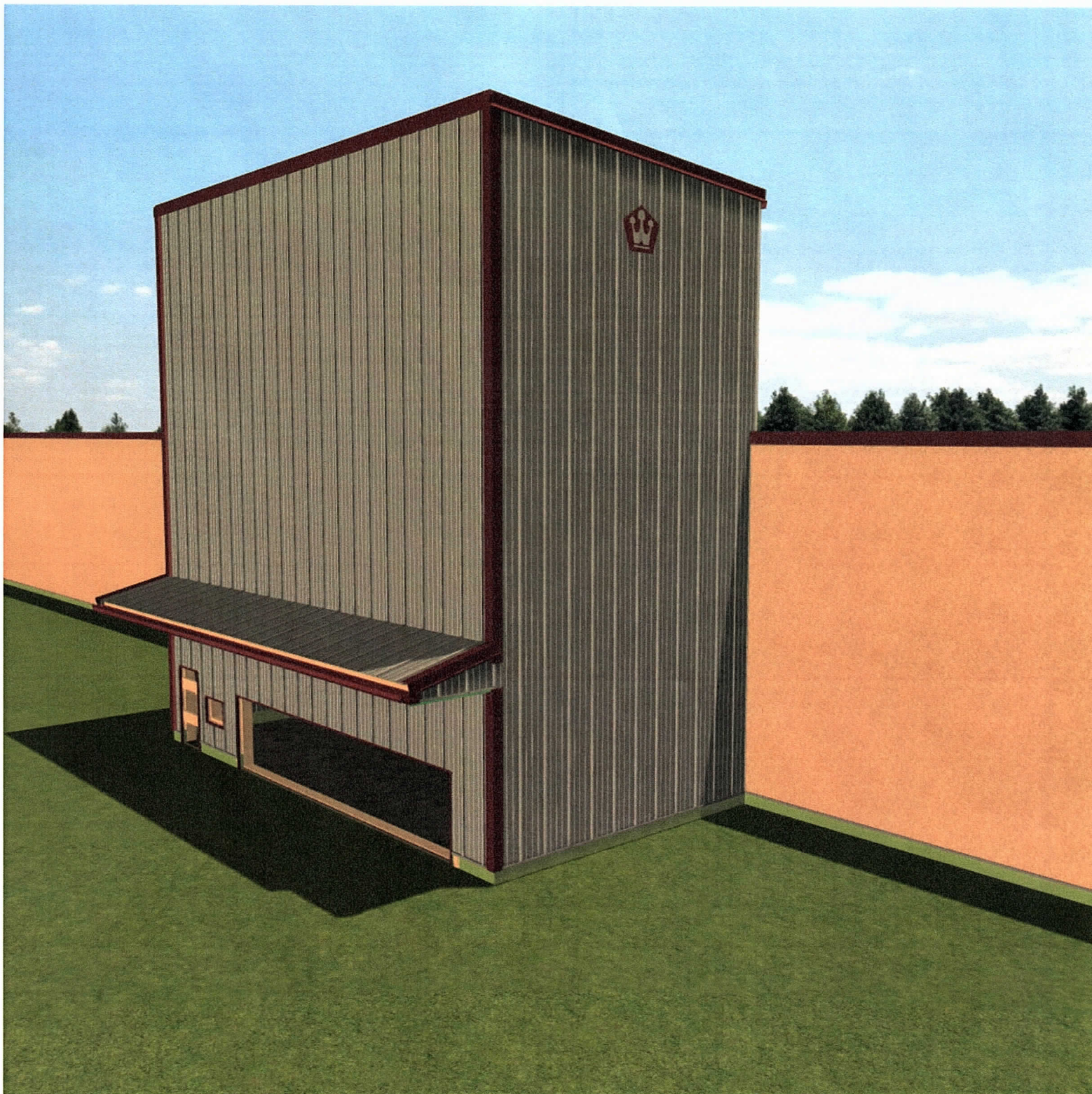
SCALE:
AS NOTED

ENGINEER:

JOB NUMBER:
P95-1641

SHEET NUMBER:

A1.1







Taking the lead in Washington County.

STAFF MEMO

Village of Jackson
Plan Commission

Meeting Date: March 21, 2024

Agenda Item: # 6

To: Plan Commission

From: Collin Johnson, Director of Inspections/Zoning

Subject: Conditional Use Request - Caymus Court Jackson, LLC - N171 W21875 Caymus Court - Groth Design Group

Background and Analysis:

The proposed development will consist of a 74,000 square foot industrial building and will house a marketing business consisting of sales, strategy, and creative services along with warehousing and fulfillment operations. The site is located on Caymus Court, east of County Trunk P in the industrial park.

The proposed building will be constructed with pre-cast concrete panels and include a decorative paint scheme at the main entrance and building perimeter. It also includes four loading docks and two overhead doors. There are eight parking stalls planned for the east side of the building, fifteen general parking stalls, including two ADA stalls along the west side of the building, with room for 66 additional future parking stalls.

The parcel is served by municipal sewer and water utilities, as well as a regional stormwater retention pond. An access drive is also provided along the east side of the building for fire department access.

The building will be provided with a complete fire sprinkler system that is monitored by a third party.

Comprehensive Plan & Zoning Impacts:

The parcel is classified as "Industrial" under the Village Comprehensive Plan and zoned Planned Unit Development.

Site Plan:

See attached location map.

Review Procedures:

The Plan Commission is advisory. The Village Board makes the final decision following a public hearing.

Signage:

Not applicable.

Additional Staff Comments:

Building Inspection/Zoning

Traditionally, development of this parcel would require a Planned Unit Development Ordinance. However, since the proposed development as well as those existing are consistent in overall design and construction, it is the opinion of staff that a more simplified zoning approach for the entire area would be more appropriate. This could include designating the entire development area as either M-1 Limited Manufacturing District or the creation of an Industrial Zoning District, by way of the zoning code update process currently underway.



Taking the lead in Washington County.

Public Works/Engineering

1. A sampling manhole shall be provided in the sanitary lateral.
2. Recommend a variety of trees beyond solely sugar maples.

Notice Requirements:

1. Posting on the agenda.
2. Notification of all contiguous property owners.
3. Class II Legal Notice

Potential Action:

Motion to recommend the Village Board approve the Conditional Use Permit for N171 W21875 Caymus Court. If approved, it shall be subject to the following conditions:

1. Upon receipt of a written complaint and review by the Plan Commission, this Conditional Use Approval may be subject to additional regulation and/or potential revocation by the Village.

Attachments:

1. PC Application
2. Letter of Intent
3. Location Map
4. Certified Survey Map
5. Construction Drawings

Village of Jackson

PLAN COMMISSION APPLICATION

Application/Permit #: _____

PROPERTY INFORMATION

☐ COMMERCIAL ☒ INDUSTRIAL ☐ RESIDENTIAL ☐ OTHER _____

☒ CONDITIONAL USE

☒ New
☐ Amendment
☐ Special Use
(For existing Cond. Use ONLY)

☐ PLANNED UNIT DEVELOPMENT

☐ New
☐ Amendment
☐ Special Use
(For existing PUD ONLY)

☐ CERTIFIED SURVEY MAP

☐ CONCEPT PLAN
☐ COMP. PLAN AMENDMENT
☐ OTHER _____

Property Address: N171W21875 CAYMUS CT Unit: N/A Jackson, WI

Parcel #: 008700W Lot Size: 5.87 ACRES sq. ft. Building Area: 74,000 sq. ft.

Current Zoning: ☐ B-1 ☐ B-2 ☐ M-1 ☐ M-2 ☐ I-1 ☒ PUD ☐ Other _____ Floodplain: Y / N

APPLICANT INFORMATION

Name(s): Dan Konczal - Groth Design Group

Mailing Address: N58 W6181 Columbia Road, Cedarburg State WI Zip 53012

Office: (262) 377-8001 Cell: () Fax: ()

Email: dkonczal@gdg-architects.com

BUSINESS INFORMATION (If New Business)

Legal Business Name: Caymus Court Jackson, LLC

D/B/A: N/A FEIN #: 99 1363453

Mailing Address: N173 W21010 Northwest Passage, Jackson State WI Zip 53037

Office: (262) 677-9933 Cell: () Fax: (262) 677-9934

Email: JBlise@design2construct.com

Website: _____

PROPERTY OWNER INFORMATION

Name(s): D2C/GC Jackson, LLC

Address: N173 W21010 Northwest Passage State WI Zip 53037

Office: (262) 677-9933 Cell: () Fax: (262) 677-9934

Email: JBlise@design2construct.com

ARCHITECT / ENGINEER / CONTRACTOR INFORMATION (Circle One)

Firm Name: Groth Design Group

Primary Contact: Dan Konczal

Address: N58 W6181 Columbia Road, Cedarburg State WI Zip 53012

Office: (262) 377-8001 Cell: () Fax: ()

Email: dkonczal@gdg-architects.com

Please provide as much detailed information as possible. (Add additional pages if needed.)

Briefly explain what you are requesting to be reviewed and/or approved: _____

SITE, BUILDING AND USE FOR A NEW DEVELOPMENT

Provide a brief overview of proposed use(s) of entire property and/or lease space: _____

RETAIL MARKETING SERVICES

Hours of Operation: MONDAY - FRIDAY, 7:00 AM - 5:00 PM

Provide a brief overview of proposed daily on-site operations: _____

SALES, STRATEGY AND CREATIVE SERVICES ALONG WITH WAREHOUSING AND FULFILLMENT OPERATIONS.

Describe any potential environmental impacts from the proposed use including but not limited to exterior storage, noise, smoke, dust, odors, hazardous materials, vibration, horns, speakers, vehicles and equipment operation and exterior generators, HVAC, or other stationary mechanical equipment, etc.: _____

NONE

Describe all businesses, properties and other entities located adjacent to the proposed use: _____

NORTH - LIKE INDUSTRIAL BUSINESS, EAST - LIKE INDUSTRIAL BUSINESS, SOUTH - MULTI-TENANT HOUSING, WEST - HWY P AND AGRICULTURAL LANDS

Describe any proposed, development, on-site improvements, or other construction/remodeling activities: _____

THIS WILL BE A NEW 74,000 SF INDUSTRIAL BUILDING. REQUISITE SITE DEVELOPMENT OF PAVING, LOADING, FIRE DEPARTMENT ACCESS DRIVE, STORMWATER.

Describe any proposed grading, and/or stormwater management plan: _____

PLEASE REFER TO SUBMITTED GRADING PLAN

Describe any proposed landscape plan/improvements including driveways, sidewalks, vegetative plantings, etc.: _____

PLEASE REFER TO SUBMITTED LANDSCAPE PLAN

Describe any proposed on-site security measures including site lighting: _____

PROVIDED 4 POLE LIGHTS IN PARKING LOTS, 3 LIGHT BOLLARDS AND WALL PACKS - PLEASE REFER TO THE SUBMITTED SITE PHOTOMETRIC DRAWING. NO OTHER SECURITY MEASURES ON SITE.

Describe any existing or proposed Life Safety Systems (Includes fire hydrants, fire suppression & fire alarm systems): _____

BUILDING WILL BE PROTECTED WITH AN ESFR SPRINKLER SYSTEM

Describe the projected traffic circulation and impacts: TRAFFIC WILL ENTER THE PROPERTY OFF CAYMUS CT. THIS IS AN ESTABLISHED THOROUGHFARE FOR INDUSTRIAL TRAFFIC AND SHOULD NOT SEE ANY DISRUPTION FROM THIS NEW USE. APPROX. 2 TRUCK DELIVERIES AND OR SHIPMENTS PER DAY.

List all setbacks from rights-of-way and property lines and height limitations: 40' FRONT YARD, 20' SIDE AND 40' REAR YARD. PROPOSED BUILDING WILL BE 34'-0" TALL

Provide status of State/Federal License(s) or Certificate(s) required for operation, if any: NONE

Does this project require other Jurisdictional Approvals from other Governmental or Regulatory entities?
☒ No ☐ Yes If yes, explain: _____

Describe any proposed signage including type, size, and location: BUILDING SIGN USING CHANNEL LETTERS WITH ILLUMINATION - NOT DESIGNED AT THIS POINT

If construction is proposed, describe proposed exterior building materials (type, color, etc.): PRIMARY BUILDING MATERIALS WILL BE PRECAST CONCRETE - PAINTED, PREFINISHED METAL WALL PANELS, PREFINISHED METAL CANOPIES, AND ALUMINUM STOREFRONT GLAZING SYSTEMS AND ENTRANCES. SEE RENDERING LOCATED ON TITLE SHEET OF DRAWING SUBMITTAL

Describe any site-specific features/constraints, etc.: NONE

Outline proposed parking requirements including number of spaces plus those dedicated for handicapped parking: PARKING IS PROPOSED TO PROVIDE FOR EMPLOYEES AND VISITORS.

Describe all proposed screening/buffering from adjacent properties (where required by ordinance): NO SPECIFIC SCREENING FROM ADJACENT PROPERTIES IS PROPOSED

Describe the proposed provisions for refuse and recycling collection/storage and required screening/buffering: ALL REFUSE AND RECYCLING ARE STORED INSIDE

Projected Sewer/Wastewater Usage: TBD gal/year

Projected Water Usage: TBD gal/year

NOTE: NOT CERTAIN OF SEWER OR WATER USE. WILL HAVE 25-30 TOTAL TEAM MEMBERS WITH THE ONLY WATER USE BEING RESTROOM, DISHWASHER AND KITCHEN SINK

ACKNOWLEDGEMENT & SIGNATURES

I/We hereby certify that I/We have reviewed the above Village of Jackson Plan Commission application and requirements, and hereby certify that the above information, attachments, and exhibits are complete, true and correct. I/We further understand that any missing or incomplete information may result in a delay of the review of this application. The Village reserves the right to request additional information as deemed necessary.

You MUST sign and date this Application!

Applicant Name (Print): Dan Konczal
Applicant Signature: 
Co-Applicant Name (Print): _____
CO-Applicant Signature: _____
Date of Application: 02.29.2024

SUBMIT TO: **Village of Jackson – Building Inspection Dept.**
W194 N16660 Eagle Drive
Jackson, WI 53037

PAYMENT INFO: **Payment is required at the time of submittal.**
Cash, Checks, or Credit Cards are accepted (fees apply)
(Make checks payable to Village of Jackson)

QUESTIONS?

Zoning Director: For questions concerning **application submittal, zoning, or technical questions.**
Phone: (262) 677-9696 x810
Email: collin.johnson@villageofjacksonwi.gov

TERMS OF THIS PERMIT

1. This permit shall become effective upon Village approval and where required, the execution and recording by the owners of the premises of an acceptance hereof in such form as to constitute an effective covenant running with the land.
2. The permit shall be void unless: (a) pursuant to the Building and Zoning Codes of the Village, the approved use is commenced or (b) the building permit is obtained within 12 months of the date of Village Board approval.
3. This approval is subject to amendment and termination in accordance with the provisions of the Zoning Code of the Village of Jackson.
4. Construction and operation of this permit shall be in strict conformity to the approved building, site, and operational plans which were filed in connection with the application for this approval (as attached and/or referenced).
5. Any of the conditions of this permit which would normally be the responsibility of the tenants of the premises, shall be made a part of their lease by the owner.

VILLAGE APPROVAL:

☐ TEMPORARY Expiration Date: _____, 20____

Plan Commission Approval: Meeting Date: _____, 20____

Village Board Approval: Meeting Date: _____, 20____

In-House Approval (O-T-C): Date: _____, 20____

Approved by: Village Administrator

Conditions and Duration of Approval:

Depending on the request, approvals shall generally be continual or temporary in nature. ALL approvals are subject to the Conditions of Approval outlined below. All conditional or special uses/approvals shall, upon complaint, be subject to review, amendment, or revocation by the Village. Where temporary approvals are issued, such approvals shall be subject to the time limitations specified.

Conditions of Approval: _____

APPLICATION DENIED: Date: _____, 20____

Staff Initials: _____

Reason for Denial: _____

FOR OFFICE USE ONLY
Acct. #: 100-00-45730-000-00

Date Received: 2-29-24

Amount: \$ 175.00

Payment Type: CH / CC / CASH

Check/Rcpt. #: 8161

Received By: [Signature]

VILLAGE OF JACKSON

N168W19851 MAIN ST

JACKSON, WI 53037

Receipt Nbr: 282422

Date: 3/08/2024

Check

RECEIVED
FROM

GROTH DESIGN GROUP

\$175.00

<u>Type of Payment</u>	<u>Description</u>	<u>Amount</u>
Accounting	PLANNING / ZONING FEES	175.00
	CON PLAN BUILDING ADD	

TOTAL RECEIVED	175.00
----------------	--------

Receipt Memo: PC APPLICATION RYTEK COND USE/CK#8161

February 29, 2024

Development Department
Village of Jackson
W194 N16660 Eagle Drive
Jackson, WI 53037



RE: Hwy P Spec Building

Introduction:

Included with this project narrative you will find the graphical information regarding the proposed business development located on the vacant lot on Caymus Court in the industrial park. The proposed development will be a relocation of an existing business currently located in the village of Saukville Business Park. The new development will include a new free-standing 74,000 square foot single story industrial building and the requisite site development needed to support the new building.

Existing Site:

The existing site is approximately 5.865 acres and is currently vacant. The site frontage is like use business to the north, like use business to the east, Hwy P and agriculture lands to the west and multi-tenant housing to the south. Vehicular access to the site will be off of Caymus Court.

Plan of Operation:

The intended owner provides retail marketing services.

The office and warehouse hours are Monday – Friday, 8:00 am – 5:00 pm.

Proposed Building / Site:

The total proposed building is approximately 74,000 square feet. The site design provides 42 total parking spaces (including 2 accessible spaces) located along the western boundary of the site. A fire department access road is provided along the east side of the building. Site access will remain off Caymus Court.

The building will be constructed using a combination of painted precast concrete, prefinished metal wall panels, prefinished metal canopy element and aluminum storefront glazing systems and entrances.

Signage is not part of this submittal. Signage will be submitted under a separate cover when the design is fully developed.

HVAC units are intended to be located on the roof.

Please refer to the enclosed civil engineering for stormwater design.

Please refer to the enclosed landscape plan for intended site plantings.

Our site lighting design includes lighting levels for the parking lots that provide an adequate level of light utilizing a combination of single light poles and lighted bollards. The light bollards are located along the northwest façade of the building. There are also full cut off wall packs on all four sides off the building.

We do not believe this new development will negatively impact or be a nuisance to the surrounding neighborhood. This is a relocation of a long-standing established use and is consistent with the nature of the surrounding neighborhood. The traffic patterns in the neighborhood are already established and will not be negatively impacted by the new development.

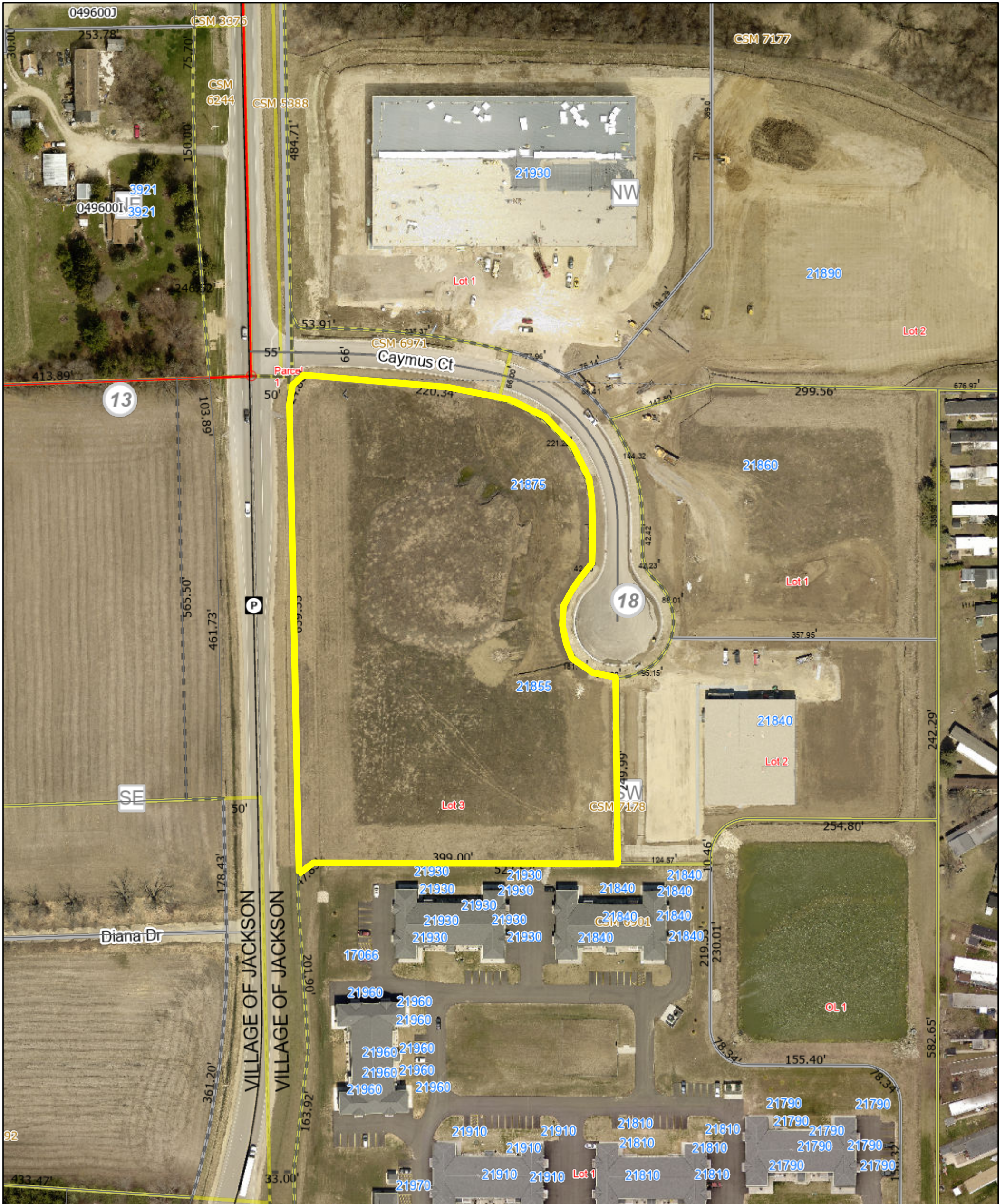
If you have any questions or concerns regarding this proposed development, please feel free to contact our office.

Sincerely,
Dan Konczal



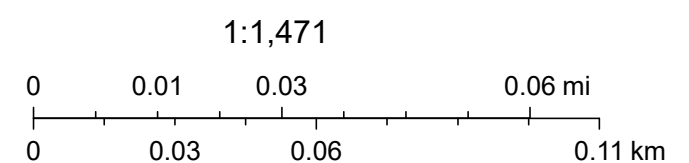
Groth Design Group

N171 W21875 Caymus Court



3/8/2024, 9:55:03 AM

- | | | |
|--|---|--|
| Override 1 | Parcel Taxkey & Acreage | Right-of-Way |
| Current Parcel | PLSS Boundary | Municipality |
| Road Centerline STH, CTH | PLSS Section | Local Road Labels |
| County Highway | PLSS Quarter | Local Road |
| Address Point | Lot | Named Private Drive |
| Lot Number | Plat | ⊕ PLSS Monument |
| Certified Survey Number | Certified Survey Map | |



Document # 1548845

MAP # 7118

VOLUME: 55 PAGE: 184

WASHINGTON COUNTY WISCONSIN

2021-11-12 3:03:00 PM

Sharon A. Martin

SHARON A. MARTIN

WASHINGTON COUNTY

REGISTER OF DEEDS

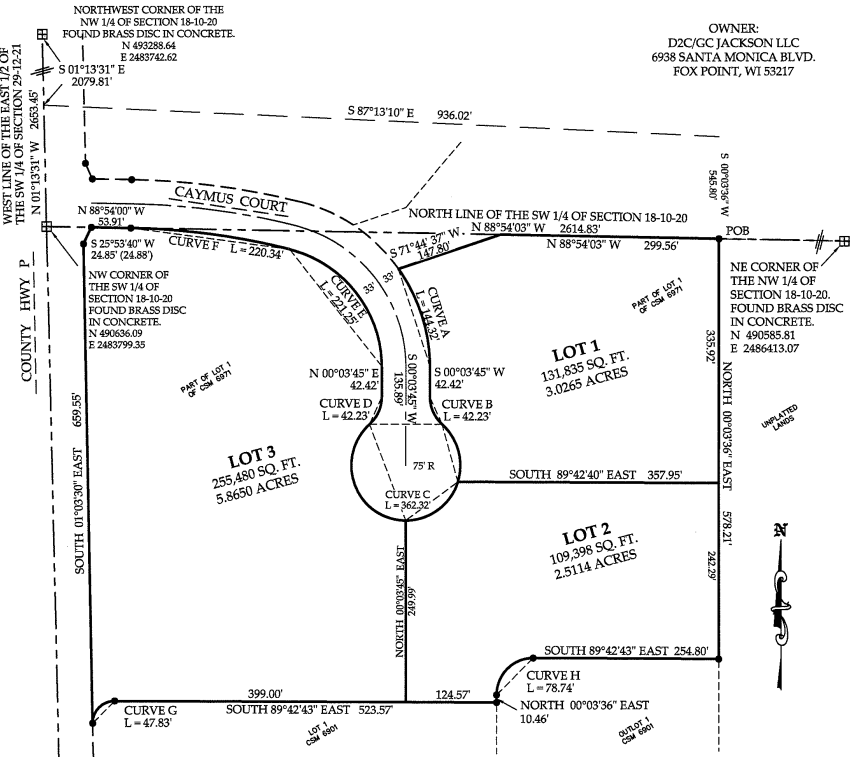
Fee \$30.00

Pages: 4

CERTIFIED SURVEY MAP

PART OF LOT 1 OF CERTIFIED SURVEY MAP 6971, RECORDED AS DOCUMENT No. 1499289, BEING PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF FRACTIONAL SECTION 18, TOWNSHIP 10 NORTH, RANGE 20 EAST, VILLAGE OF JACKSON, COUNTY OF WASHINGTON, STATE OF WISCONSIN.

OWNER:
D2C/GC JACKSON LLC
6938 SANTA MONICA BLVD.
FOX POINT, WI 53217

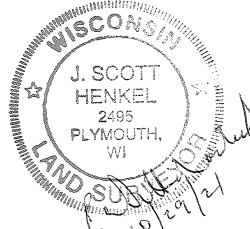
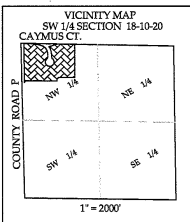


CURVE	LOT	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	DELTA	TANGENT IN	TANGENT OUT
A	LOT 1	144.32'	233.00'	S 17°40'54\"	142.02'	35°29'17\"	S 35°25'34\" W	S 00°03'45\" W
B	LOT 1	42.23'	50.00'	S 24°08'04\"	40.99'	48°23'39\"	S 00°03'45\" W	S 48°19'54\" E
C	R/W	362.32'	75.00'	N 89°56'15\" W	99.60'	276°47'19\"	S 48°19'54\" E	N 48°27'25\" E
	LOT 1	86.01'	75.00'	S 15°28'47\" E	81.37'	65°42'13\"	S 48°19'54\" E	S 17°22'19\" W
	LOT 2	95.15'	75.00'	S 53°43'02\" W	88.50'	72°41'26\"	S 17°22'19\" W	N 89°56'15\" W
	LOT 3	181.16'	75.00'	N 20°44'25\" W	140.22'	138°23'40\"	N 89°56'15\" W	N 48°27'25\" E
D	LOT 3	42.23'	50.00'	N 24°15'35\" E	40.99'	48°23'39\"	N 48°27'25\" E	N 00°03'36\" E
E	LOT 3	221.25'	167.00'	N 37°53'38\" W	205.42'	75°54'27\"	N 00°03'36\" E	N 75°50'42\" W
F	LOT 3	220.34'	967.00'	N 82°22'21\" W	219.86'	13°03'18\"	N 75°50'42\" W	N 88°54'00\" W
G	LOT 3	47.83'	30.00'	N 44°36'54\" E	42.92'	91°20'47\"	N 01°03'30\" W	S 89°42'43\" E
H	LOT 2	78.74'	50.00'	N 45°10'26\" E	70.85'	90°13'41\"	N 00°03'36\" E	S 89°42'43\" E

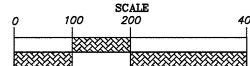
LEGEND

- 1\"
- 3/4\"x18\" REBAR WEIGHING 1.13 LBS/FOOT SET.

(RECORDED AS)



BEARINGS ARE REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, (NAD27). THE WEST LINE OF NW 1/4 OF SECTION 18-10-20 BEARS NORTH 01°13'31\"

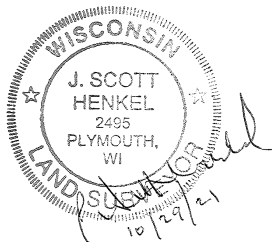
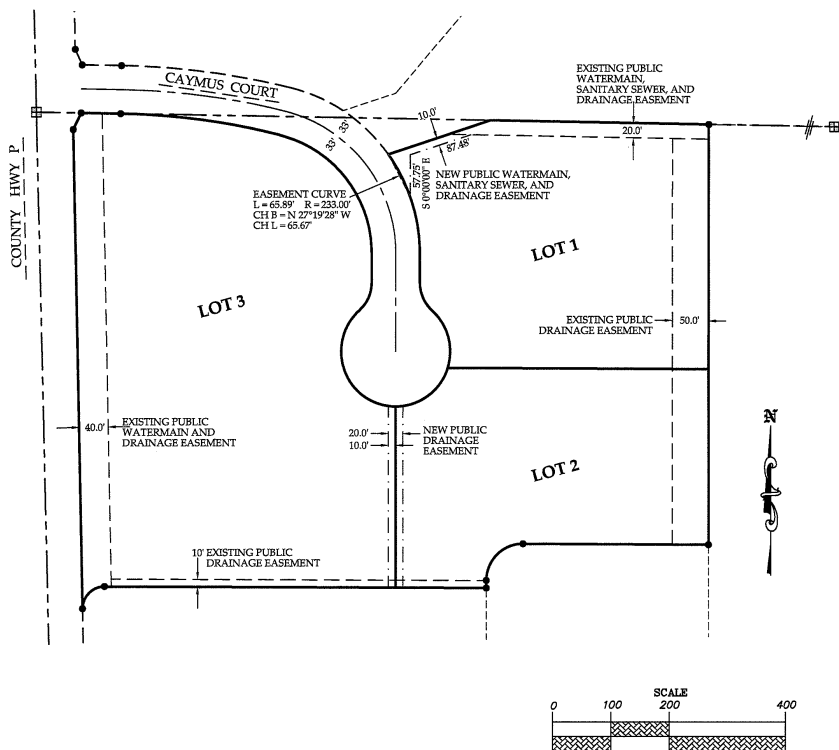


QUAM ENGINEERING, LLC

122 WISCONSIN ST., WEST BEND, WI, 53095
262-346-7800 www.quamengineering.com
PROJECT # DE-130-21 Date: 9/07/21

REVISED 10/8/21

PART OF LOT 1 OF CERTIFIED SURVEY MAP 6971, RECORDED AS DOCUMENT No. 1499289, BEING PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF FRACTIONAL SECTION 18, TOWNSHIP 10 NORTH, RANGE 20 EAST, VILLAGE OF JACKSON, COUNTY OF WASHINGTON, STATE OF WISCONSIN.



QUAM ENGINEERING, LLC

122 WISCONSIN ST., WEST BEND, WI, 53095

62-346-7800 www.quamengineering.com

PROJECT # DE-130-21 Date: 9/07/21

SURVEYED BY JOSEPH W. DAVID
MAPPED BY J. SCOTT HENKEL, PLS

REVISÉD 10/8/21

CERTIFIED SURVEY MAP #

PART OF LOT 1 OF CERTIFIED SURVEY MAP 6971, RECORDED AS DOCUMENT No. 1499289, BEING PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF FRACTIONAL SECTION 18, TOWNSHIP 10 NORTH, RANGE 20 EAST, VILLAGE OF JACKSON, COUNTY OF WASHINGTON, STATE OF WISCONSIN.

SURVEYOR'S CERTIFICATE

I, J. SCOTT HENKEL, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED, AND MAPPED THE FOLLOWING LAND AS DIRECTED BY THE OWNER, D2C/GC JACKSON LLC:

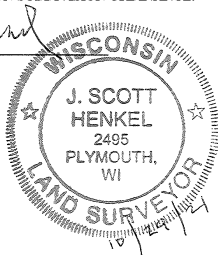
PART OF LOT 1 OF CERTIFIED SURVEY MAP 6971, RECORDED AS DOCUMENT NO. 1499289, BEING PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF FRACTIONAL SECTION 18, TOWNSHIP 10 NORTH, RANGE 20 EAST, VILLAGE OF JACKSON, COUNTY OF WASHINGTON, STATE OF WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 18;
 THENCE SOUTH 01°13'31" EAST, 2079.81 FEET, ALONG THE WEST LINE OF SAID NORTHWEST 1/4;
 THENCE SOUTH 87°13'10" EAST, 936.02 FEET, ALONG THE NORTH LINE OF SAID LOT 1 AND THE WESTERLY EXTENSION THEREOF;
 THENCE SOUTH 00°03'36" WEST, 545.08 FEET, TO THE POINT OF BEGINNING OF THIS DESCRIPTION;
 THENCE NORTH 88°54'03" WEST, 299.56 FEET, ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4;
 THENCE SOUTH 71°44'37" WEST, 147.80 FEET, TO THE EAST RIGHT-OF-WAY LINE OF CAYMUS COURT;
 THENCE ALONG SAID EAST BEING THE ARC OF A CURVE BEARING TO THE RIGHT 144.32 FEET, WITH A RADIUS OF 233.00 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 17°40'54" EAST, 142.02 FEET;
 THENCE ALONG SAID EAST LINE SOUTH 00°03'45" WEST, 42.42 FEET;
 THENCE ALONG SAID EAST LINE BEING THE ARC OF A CURVE BEARING TO THE LEFT 42.23 FEET, WITH A RADIUS OF 50.00 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 24°08'04" EAST, 40.99 FEET;
 THENCE ALONG SAID EAST LINE BEING THE ARC OF A CURVE BEARING TO THE RIGHT 362.32 FEET, WITH A RADIUS OF 75.00 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 89°56'15" WEST, 99.60 FEET;
 THENCE ALONG THE WEST RIGHT OF WAY LINE OF CAYMUS COURT BEING THE ARC OF A CURVE BEARING TO THE LEFT 42.23 FEET; WITH A RADIUS OF 50.00 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 24°15'35" EAST, 40.99 FEET;
 THENCE ALONG SAID WEST LINE NORTH 00°03'45" EAST, 42.42 FEET;
 THENCE ALONG SAID WEST LINE BEING THE ARC OF A CURVE BEARING TO THE LEFT 221.25 FEET, WITH A RADIUS OF 167.00 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 37°53'28" WEST, 205.42 FEET;
 THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF CAYMUS COURT BEING THE ARC OF A CURVE BEARING TO THE LEFT 220.34 FEET, WITH A RADIUS OF 967.00 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 82°22'21" WEST, 219.86 FEET;
 THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE NORTH 88°54'00" WEST, 53.91 FEET;
 THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE SOUTH 25°53'40" WEST, 24.85 FEET, TO THE EAST RIGHT-OF-WAY LINE OF COUNTY HIGHWAY P;
 THENCE ALONG SAID EAST RIGHT-OF-WAY LINE SOUTH 01°03'30" EAST, 659.55 FEET;
 THENCE ALONG THE ARC OF A CURVE BEARING TO THE RIGHT 47.83 FEET, WITH A RADIUS OF 30.00 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 44°36'54" EAST, 42.92 FEET;
 THENCE SOUTH 89°42'43" EAST, 523.57 FEET;
 THENCE NORTH 00°03'36" EAST, 10.46 FEET;
 THENCE ALONG THE ARC OF A CURVE BEARING TO THE RIGHT 78.74 FEET, WITH A RADIUS OF 50.00 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 45°10'26" EAST, 70.85 FEET;
 THENCE SOUTH 89°42'43" EAST, 254.80 FEET;
 THENCE NORTH 00°03'36" EAST, 578.21 FEET, TO THE POINT OF BEGINNING.

CONTAINING 496,713 SQUARE FEET // 11.4030 ACRES, MORE OR LESS,

I FURTHER CERTIFY THAT THE MAP PREPARED IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES AS SHOWN AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES, AND THE VILLAGE OF JACKSON SUBDIVISION ORDINANCE.

J. SCOTT HENKEL, PLS 2495



QUAM ENGINEERING, LLC

122 WISCONSIN ST., WEST BEND, WI, 53095
 262-346-7800 www.quamengineering.com
 PROJECT # DE-130-21 Date: 9/07/21

CERTIFIED SURVEY MAP # _____

PART OF LOT 1 OF CERTIFIED SURVEY MAP 6971, RECORDED AS DOCUMENT No. 1499289, BEING PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF FRACTIONAL SECTION 18, TOWNSHIP 10 NORTH, RANGE 20 EAST, VILLAGE OF JACKSON, COUNTY OF WASHINGTON, STATE OF WISCONSIN.

OWNER'S CERTIFICATE

AS OWNER, D2C/GC JACKSON LLC, I HEREBY CERTIFY THAT I CAUSED THE LAND DESCRIBED TO BE SURVEYED, DIVIDED, AND MAPPED AS REPRESENTED HEREON. I ALSO CERTIFY THAT THIS MAP IS IN ACCORDANCE WITH WISCONSIN STATUTES 236, THE VILLAGE OF JACKSON LAND DIVISION ORDINANCE.

JAMES G. BLISE

STATE OF WISCONSIN

Washington COUNTY

:SS

PERSONALLY CAME BEFORE ME THIS 1st DAY OF November, 2021, James G. Blise TO ME KNOWN AS THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED SAME.

NOTARY PUBLIC, STATE OF WISCONSIN

MY COMMISSION EXPIRES: 6/5/2022

CONSENT OF CORPORATE MORTGAGEE

HORICON BANK, EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, MORTGAGEE OF EXISTING LOT 1 OF CERTIFIED SURVEY MAP 6971 DOES HEREBY CONSENT TO THE SURVEYING, DIVIDING, AND MAPPING OF THE LAND ON THIS CERTIFIED SURVEY MAP AND DOES HEREBY CONSENT TO THE ABOVE CERTIFICATE OF D2C/GC LLC

IN WITNESS WHEREOF, THE SAID **HORICON BANK** HAS CAUSED THESE PRESENTS TO BE SIGNED BY

MICHAEL FLEISCHMAN ITS SVP AT WEST BEND, WISCONSIN,

THIS 1st DAY OF NOVEMBER, 2021.

IN THE PRESENCE OF:

HORICON BANK

BY: [Signature]

VILLAGE OF JACKSON PLAN COMMISSION APPROVAL

THIS LAND DIVISION IS HEREBY APPROVED BY THE VILLAGE OF JACKSON PLAN COMMISSION ON THIS 30th DAY OF

September, 2021.

Michael Schwab
MICHAEL SCHWAB, CHAIRMAN

Jilline Dobratz
JILLINE DOBRATZ, SECRETARY

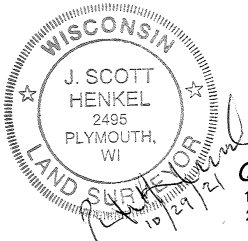
VILLAGE OF JACKSON VILLAGE BOARD APPROVAL

THIS LAND DIVISION IS HEREBY APPROVED, AND ACCEPTED BY THE VILLAGE OF JACKSON VILLAGE BOARD ON THIS

12th DAY OF October, 2021.

Michael Schwab
MICHAEL SCHWAB, VILLAGE PRESIDENT

Jilline Dobratz
JILLINE DOBRATZ, VILLAGE CLERK



QUAM ENGINEERING, LLC
122 WISCONSIN ST., WEST BEND, WI, 53095
262-346-7800 www.quamengineering.com
PROJECT # DE-130-21 Date: 9/07/21

INDEX OF DRAWINGS

X INDICATES ISSUED FOR REVIEW/CONSTRUCTION
O INDICATES ISSUED FOR REFERENCE ONLY

PLAN COMMISSION SUBMITTAL									
X	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	No.
									T1.0
X									A2.0
X									A2.1
X									A4.0
X									C1.01
X									C1.02
X									C1.03
X									C1.04
X									C1.05
X									C1.06
X									C2.01
X									C2.02
X									C2.03
X									C2.04
X									L100

Sheet Name	No.
TITLE SHEET	T1.0
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FLOOR PLAN - ENLARGED	A2.1
BUILDING ELEVATIONS	A4.0
EXISTING CONDITIONS PLAN	C1.01
PROPOSED SITE PLAN	C1.02
EROSION CONTROL PLAN	C1.03
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LIGHTING PLAN	C1.06
CONSTRUCTION SPECIFICATIONS AND NOTES	C2.01
SITE DETAILS	C2.02
EROSION CONTROL DETAILS	C2.03
UTILITY DETAILS	C2.04
OVERALL LANDSCAPE PLAN	L100



PROJECT TEAM	SEAL
ARCHITECT	GROTH Design Group N55 W6181 Columbia Road Cedarburg, WI 53012 www.gdg-architects.com PH (262) 377-8001 FX (262) 377-8003
CIVIL:	PARISH SURVEY & ENGINEERING 122 WISCONSIN STREET WEST BEND, WI 53095
STRUCTURAL:	CORE4 ENGINEERING 12308 NORTH CORPORATE PKWY SUITE 450 MEQUON, WI 53092
MECHANICAL:	DESIGN BUILD - TBD
PLUMBING:	DESIGN BUILD - TBD
ELECTRICAL:	DESIGN BUILD - TBD

PROJECT

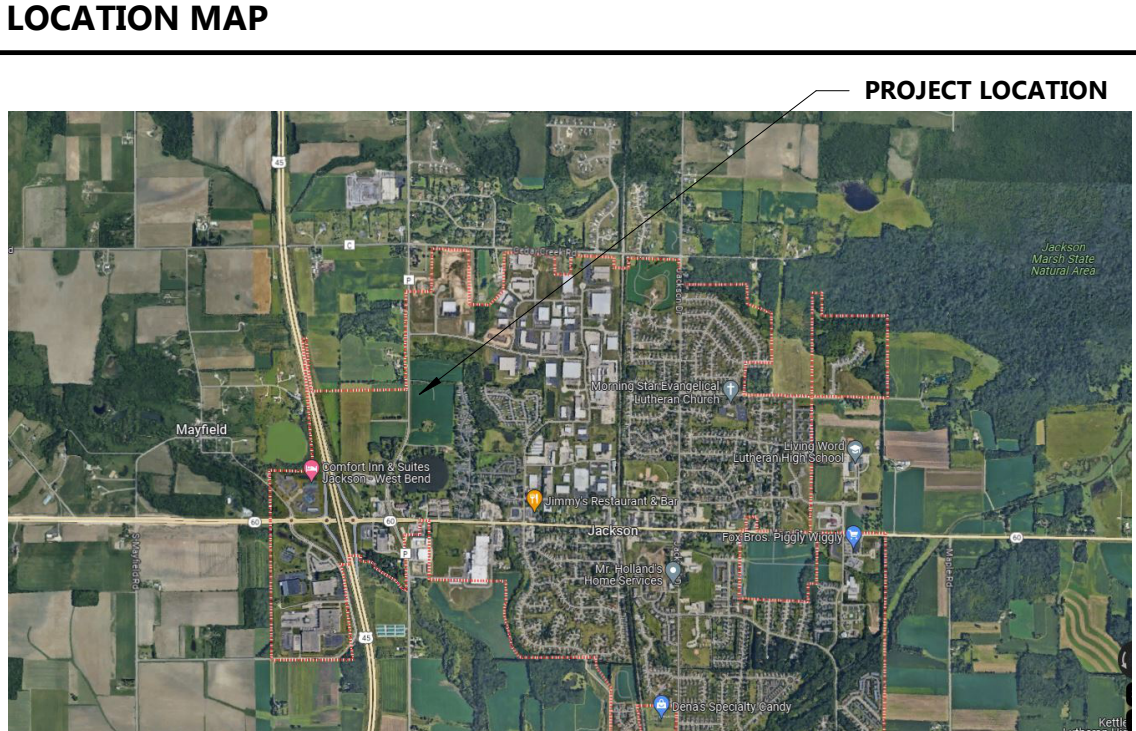
D2C
PROPOSAL
23-00164

CAYMUS COURT
JACKSON, WI
53037



D2C
PROPOSAL 23-00164

CAYMUS COURT
JACKSON, WI 53037



PROGRESS
DOCUMENTS

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PROJECT INFO

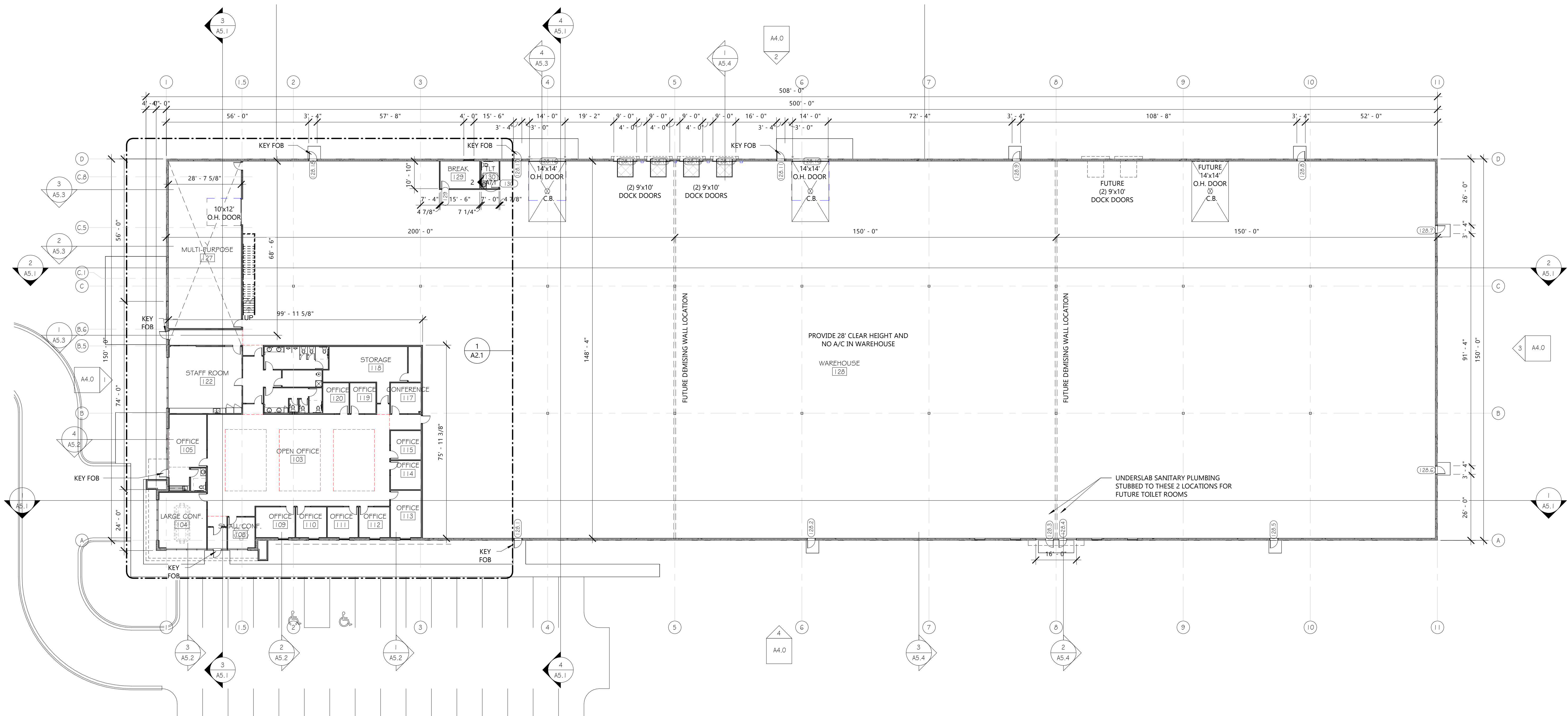
Date: 02.29.2024

Project No: 24.003

SHEET TITLE
TITLE SHEET

T1.0

PLAN COMMISSION SUBMITTAL



1 OVERALL FLOOR PLAN
A2.0 1" = 20'-0"

TOTAL BUILDING: 75,265 SF

FLOOR PLAN GENERAL NOTES:

- A. SEE WALL SCHEDULE FOR WALL ASSEMBLY INFORMATION. NOTE: SEE SECTIONS AND ELEVATIONS FOR CHANGES IN MATERIALS/WALL TYPES/ACCENT-ELEMENTS THAT MAY NOT BE INDICATED AT PLAN CUT.
- B. SEE FOR TYPICAL DIMENSIONS OF DOOR OPENING FROM ADJACENT WALL.
- C. PROVIDE BLOCKING AT ALL MILLWORK AND WALL HUNG ELEMENTS IN WALLS. CONTRACTOR TO COORDINATE W/ OWNER REPRESENTATIVE FOR FINAL LOCATIONS OF OWNER-FURNISHED EQUIPMENT. SEE DETAIL. ALL WOOD BLOCKING TO BE FIRE-RETARDANT TREATED WOOD IN BUILDINGS OF NONCOMBUSTIBLE CONSTRUCTION (IBC TYPE I & II) AND IN RATED WALLS IN BUILDINGS OF COMBUSTIBLE CONSTRUCTION (IBC TYPE III, IV, & V).
- D. PROVIDE CORNER GUARDS AS SHOWN GRAPHICALLY. SEE FINISH PLAN FOR COLORS & TYPES. ALL OUTSIDE CORNERS NOT SHOWN RECEIVING CORNER GUARDS ARE TO BE VERIFIED WITH ARCHITECT DURING BIDDING.
- E. ALL INTERIOR PLAN DIMENSIONS ARE TO FACE OF INTERIOR FINISH OF WALL, U.N.O.
- F. ALL EXTERIOR DIMENSIONS ARE PER DETAIL, U.N.O.
- G. ALL VERTICAL DIMENSIONS TO BE ABOVE FINISH FLOOR (A.F.F.) U.N.O.
- H. ALL DOORS USED IN CONJUNCTION WITH EXITS SHALL BE ARRANGED TO READILY OPEN WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE FROM THE SIDE OF EGRESS.
- I. A THERMAL BREAK IN THE CONCRETE FLOOR SLAB IS REQUIRED AT ALL EXTERIOR DOOR LOCATIONS. SEE DOOR DETAILS FOR MORE INFORMATION.
- J. ALL PARTITION PENETRATIONS SHALL BE FIELD VERIFIED, BRACED, AND SEALED TO MEET REQUIRED RATINGS. UTILIZE UL-APPROVED METHODS.
- K. PROVIDE PROPER PREPARATION TO ALL SURFACES TO RECEIVE NEW FINISHES.
- L. ALL ROOMS TO RECEIVE ROOM AND NUMBER SIGNAGE ADJACENT TO DOOR. COORDINATE BLOCKING REQUIREMENTS WITH SIGN VENDOR.
- M. WHERE FLOOR DRAINS ARE REQUIRED (SEE PLUMBING) PITCH CONCRETE SLAB TO DRAINS 1/8" PER FOOT, TYP, UNLESS NOTED OTHERWISE.
- N. ALL GYPSUM BOARD INTERIOR SURFACES TO RECEIVE A LEVEL 4 FINISH AND PRIME COAT FOR FUTURE PAINTING APPLICATION.
- O. ALL PARTITIONS TO BE TYPE P1 AND EXTEND TO THE UNDERSIDE OF FLOOR/ROOF DECK ABOVE UNLESS NOTED OTHERWISE.

FLOOR PLAN - SYMBOL KEY

- EXISTING WALL TO REMAIN
- REMOVED WALL
- NEW WALL
- WALL TYPE TAG. SEE WALL TYPES SHEET FOR ADDITIONAL INFORMATION
- DOOR TAG
- MILLWORK. SEE INTERIOR ELEVATIONS AND DETAILS
- FE-# FIRE EXTINGUISHERS
- FE-1 - RECESSED CABINET
- FE-2 - SEMI-RECESSED CABINET
- FE-3 - SURFACE MOUNTED CABINET
- FE-4 - SURFACE MOUNTED EXTINGUISHER ONLY
- EXISTING DOOR TO REMAIN
- REMOVED DOOR
- NEW DOOR
- WINDOW TAG
- PP PUSH PAD DOOR ACTUATOR
- TS TOUCHLESS SENSOR DOOR ACTUATOR
- CR CARD READER
- CJ CONTROL JOINT

KEYED FLOOR PLAN NOTES	
TAG #	DESCRIPTION



GROTH
Design
Group

N58 W6181 COLUMBIA RD.
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JACKSON, WI 53037

PH. (262) 677-9933
FX. (262) 677-9934

info@design2construct.com

PROJECT

D2C
PROPOSAL
23-00164

CAYMUS COURT
JACKSON, WI
53037

ISSUE

NO. REV. DATE DESCRIPTION

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PROJECT INFO

Date:

02.29.2024

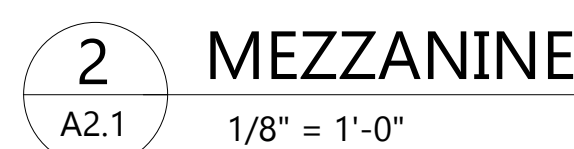
Project No.

24.003

SHEET TITLE

FLOOR PLAN - OVERALL

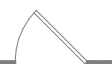
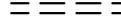
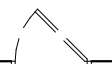
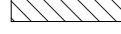
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FLOOR PLAN GENERAL NOTES:

- A. SEE WALL SCHEDULE FOR WALL ASSEMBLY INFORMATION. NOTE: SEE SECTIONS AND ELEVATIONS FOR CHANGES IN MATERIALS/WALL TYPES/ACCENT-ELEMENTS THAT MAY NOT BE INDICATED AT PLAN CLUT.
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- D. PROVIDE CORNER GUARDS AS SHOWN GRAPHICALLY. SEE FINISH PLAN FOR COLORS & TYPES. ALL OUTSIDE CORNERS NOT SURROUND RECEIVING CORNER GUARDS ARE TO BE VERIFIED WITH ARCHITECT DURING BIDDING
- E. ALL INTERIOR PLAN DIMENSIONS ARE TO FACE OF INTERIOR FINISH OF WALL, U.N.O.
- F. ALL EXTERIOR DIMENSIONS ARE MATERIAL DETAIL , U.N.O.
- G. ALL VERTICAL DIMENSIONS TO BE ABOVE FINISH FLOOR (A.F.F.) U.N.O.
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- I. A THERMAL BREAK IN THE CONCRETE FLOOR SLAB IS REQUIRED AT ALL EXTERIOR DOOR LOCATIONS. SEE DOOR DETAILS FOR MORE INFORMATION
- J. ALL PARTITION PENETRATIONS SHALL BE FIELD VERIFIED, BRACED, AND SEALED TO MEET REQUIRED RATINGS. UTILIZE UL-APPROVED METHODS
- K. PROVIDE PROPER PREPARATION TO ALL SURFACES TO RECEIVE NEW FINISHES
- L. ALL ROOMS TO RECEIVE ROOM AND NUMBER SIGNAGE ADJACENT TO DOOR. COORDINATE BLOCKING REQUIREMENTS WITH SIGN VENDOR.
- M. WHERE FLOOR DRAINS ARE REQUIRED (SEE PLUMBING) PITCH CONCRETE SLAB TO DRAINS 1/8" PER FOOT, TYP. UNLESS NOTED OTHERWISE.
- N. ALL GYPSUM BOARD INTERIOR SURFACES TO RECEIVE A LEVEL 4 FINISH AND PRIME COAT FOR FUTURE PAINTING APPLICATION
- O. ALL PARTITIONS TO BE TYPE 1P AND EXTEND TO THE UNDERSIDE OF FLOOR/ROOF DECK ABOVE UNLESS NOTED OTHERWISE

FLOOR PLAN - SYMBOL KEY

- | | | | |
|---|--|---|-------------------------|
|  | EXISTING WALL TO REMAIN |  | EXISTING DOOR TO REMAIN |
|  | REMOVED WALL |  | REMOVED DOOR |
|  | NEW WALL |  | NEW DOOR |
|  | WALL TYPE TAG. SEE WALL TYPES SHEET FOR ADDITIONAL INFORMATION | | |
|  | DOOR TAG |  | WINDOW TAG |
|  | MILLWORK. SEE INTERIOR ELEVATIONS AND DETAILS | | |
| FE-# | FIRE EXTINGUISHERS | | |
| | FE-1 - RECESSED CABINET | | |
| | FE-2 - SEMI-RECESSED CABINET | | |
| | FE-3 - SURFACE MOUNTED CABINET | | |
| | FE-4 - SURFACE MOUNTED EXTINGUISHER ONLY | | |

- PP** PUSH PAD DOOR ACTUATOR
TS TOUCHLESS SENSOR DOOR ACTUATOR
CR CARD READER
CJ CONTROL JOINT

KEYED FLOOR PLAN NOTES	
TAG #	DESCRIPTION



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info@design2constr

PROJECT

D2C
PROPOSAL
23-00164

CAYMUS COURT
JACKSON, WI
53037

SSUE

NO.	REV. DATE	DESCRIPTION
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Date
02/29/2024

Project No.
24,003

SHEET TITLE

FLOOR PLAN - ENLARGED

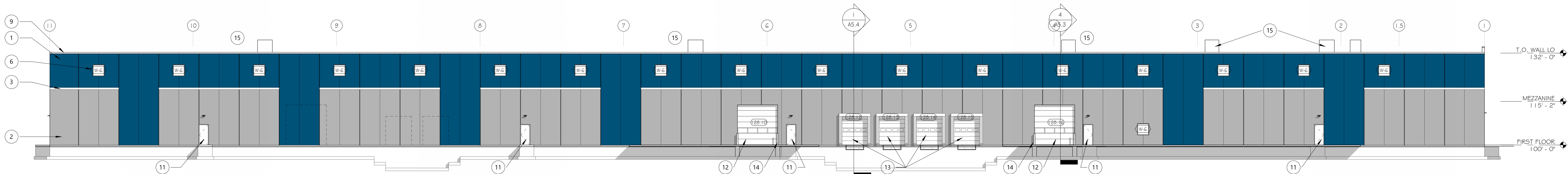
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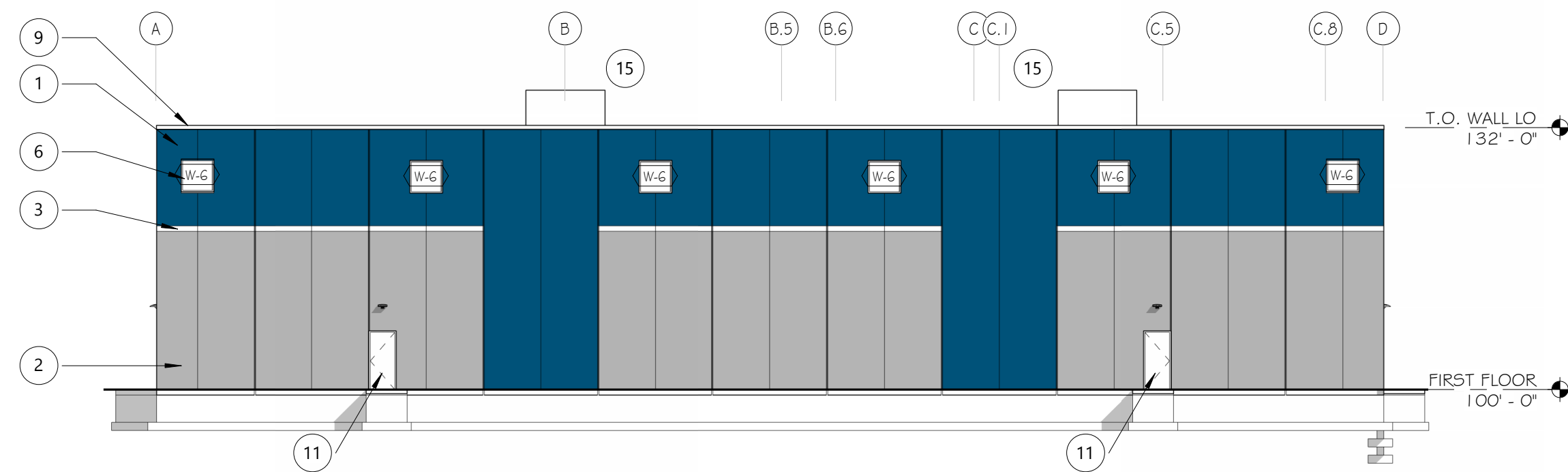
PLAN COMMISSION SUBMITTAL



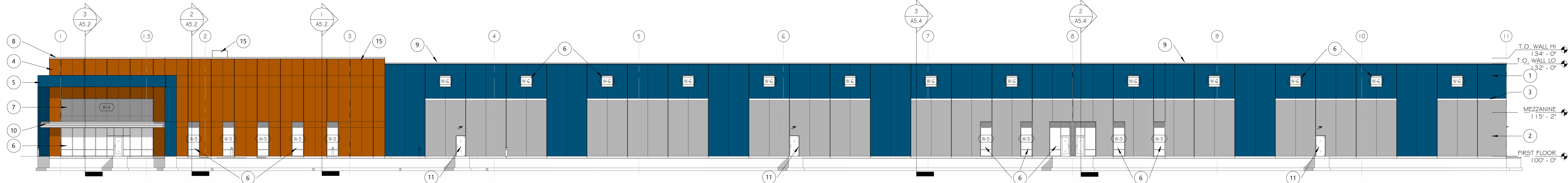
1 NORTH ELEVATION
A4.0 1/16" = 1'-0"



2 EAST ELEVATION OVERALL
A4.0 1/16" = 1'-0"



3 SOUTH ELEVATION
A4.0 1/16" = 1'-0"



4 WEST ELEVATION
A4.0 1/16" = 1'-0"

KEYED EXTERIOR ELEVATIONS	
TAG #	DESCRIPTION
1	INSULATED PRECAST CONCRETE PANEL, COLOR 'A'
2	INSULATED PRECAST CONCRETE PANEL, COLOR 'B'
3	INSULATED PRECAST CONCRETE PANEL, COLOR 'C'
4	INSULATED PRECAST CONCRETE PANEL, COLOR 'D'
5	PREFINISHED METAL WALL PANEL - COLOR 'A'
6	CLEAR ANODIZED, THERMALLY BROKEN ALUMINUM STOREFRONT SYSTEM WITH TINTED LOW-E GLAZING
7	CLEAR ANODIZED, THERMALLY BROKEN ALUMINUM STOREFRONT SYSTEM WITH LOW-E SPANDREL PANEL GLAZING
8	PREFINISHED METAL COPING
9	PREFINISHED METAL GRAVEL STOP
10	CANOPY WITH PREFINISHED METAL GRAVEL STOP AND FASCIA
11	INSULATED HOLLOW METAL DOOR AND FRAME WITH EMERGENCY EGRESS LIGHT, PAINTED TO MATCH ADJACENT PRECAST PANELS
12	14' X 14' PREFINISHED STEEL INSULATED OVERHEAD DOOR
13	9' X 10' PREFINISHED STEEL INSULATED OVERHEAD DOCK DOOR WITH DOCK SEAL, LEVELER AND BUMPERS
14	6" CONCRETE FILLED PIPE BOLLARD WITH YELLOW POLYCARBONATE COVER
15	APPROXIMATE LIZE AND LOCATION OF RTU



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PROJECT

D2C
PROPOSAL
23-00164

CAYMUS COURT
JACKSON, WI
53037

ISSUE

NO. REV. DATE DESCRIPTION

PROGRESS DOCUMENTS

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

PROJECT INFO

Date:

02/29/2024

Project No.:

24.003

SHEET TITLE

BUILDING ELEVATIONS

A4.0

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PLAN COMMISSION SUBMITAL



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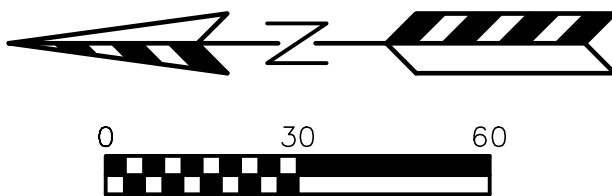
Project No.
24.003

SHEET TITLE

EXISTING CONDITIONS PLAN

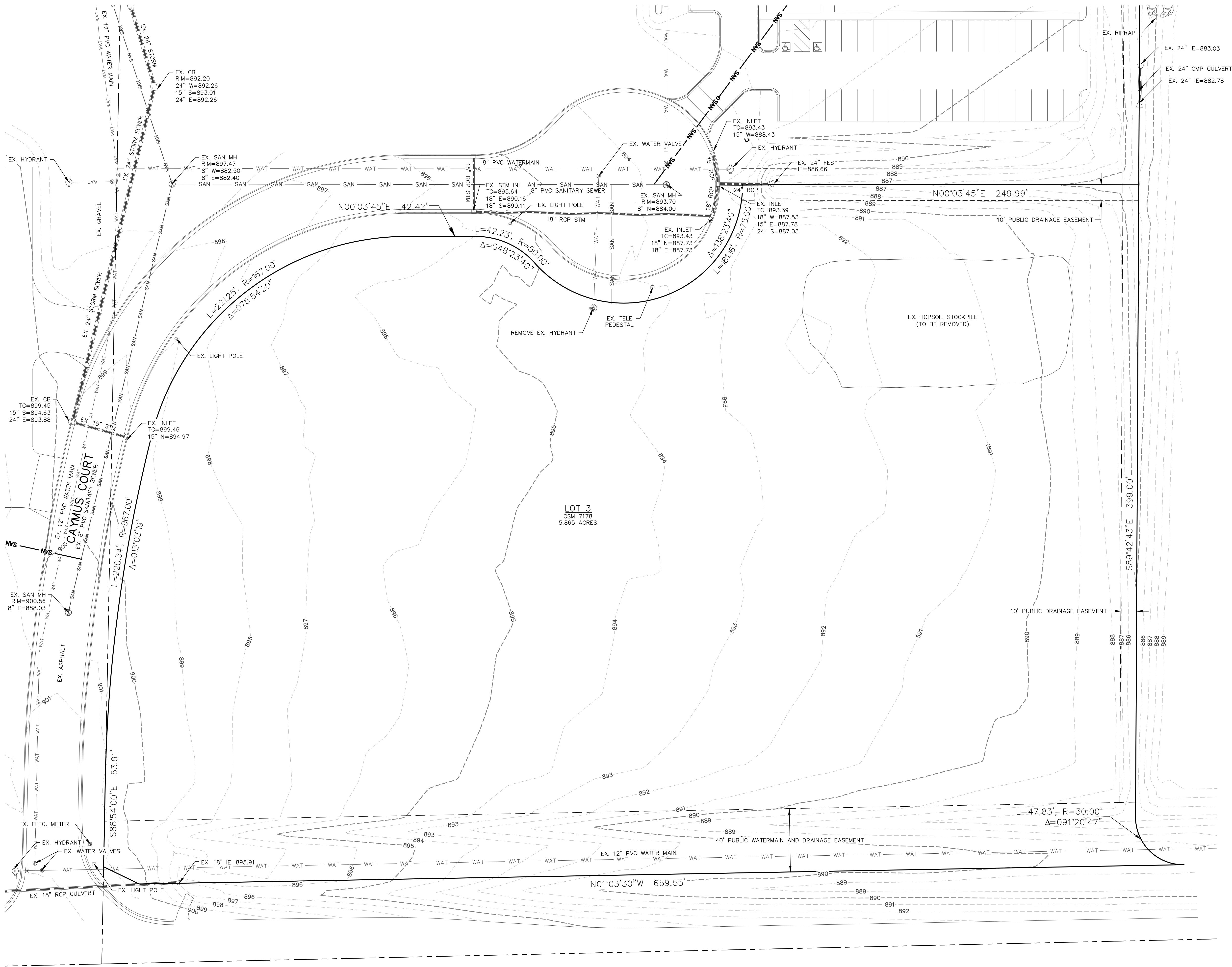
C1.01

CIVIL SHEET INDEX:	
SHEET	SHEET TITLE
C1.01	EXISTING CONDITIONS PLAN
C1.02	PROPOSED SITE PLAN
C1.03	EROSION CONTROL PLAN
C1.04	GRADING PLAN
C1.05	UTILITY PLAN
C1.06	LIGHTING PLAN
C2.01	CONSTRUCTION SPECIFICATIONS AND NOTES
C2.02	SITE DETAILS
C2.03	EROSION CONTROL DETAILS
C2.04	UTILITY DETAILS

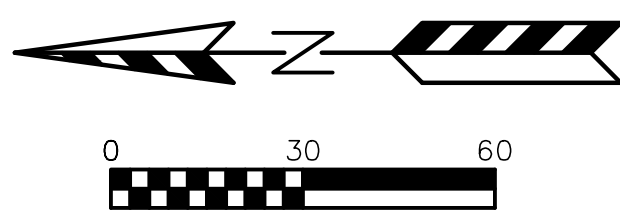
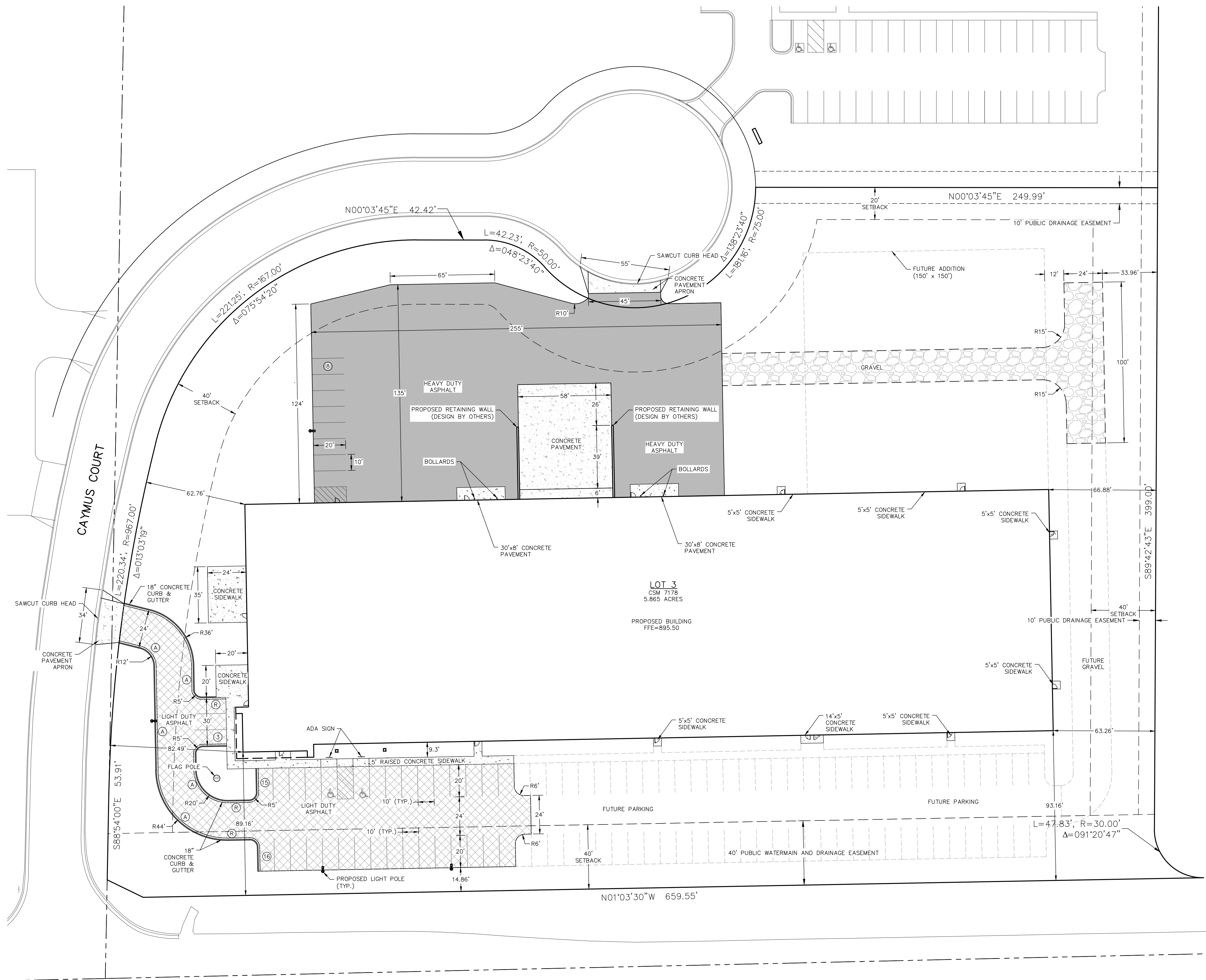


LEGEND:

- 896 — EXISTING MINOR CONTOUR.
- 895 — EXISTING MAJOR CONTOUR.
- OH/E — OVERHEAD ELECTRIC LINE.
- Bu/E — BURIED ELECTRIC LINE.
- Bu/Tel — BURIED TELEPHONE LINE.
- FO — FIBER OPTIC LINE.
- GAS — GAS LINE.
- SAN — SANITARY SEWER MAIN OR LATERAL.
- WAT — WATER MAIN OR SERVICE.
- STORM — STORM SEWER LINE.
- ELECTRIC METER.
- GAS METER.
- GAS VALVE.
- FIRE HYDRANT.
- POWER POLE.
- SANITARY SEWER MANHOLE.
- STORM SEWER MANHOLE.
- STORM SEWER INLET.
- TELEPHONE PEDESTAL.
- TRANSFORMER.
- WATER VALVE.



CTH P



LEGEND:

- Ⓟ - PARKING STALLS IN A ROW
- Ⓡ - REJECT CURB
- ⓐ - ACCEPT CURB

SITE INFORMATION BLOCK

Site Address LOT 3 - CSM 7178
Site acreage (total) 5.865 ACRES
Existing Impervious Area 0.0 ACRES
Area of Disturbance 4.5 ACRES
Current Zoning PUD
Setbacks Building
Front 40'
Side 20'
Rear 40'
Number of Parking stalls provided: 42

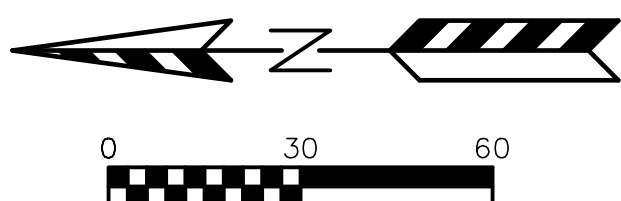
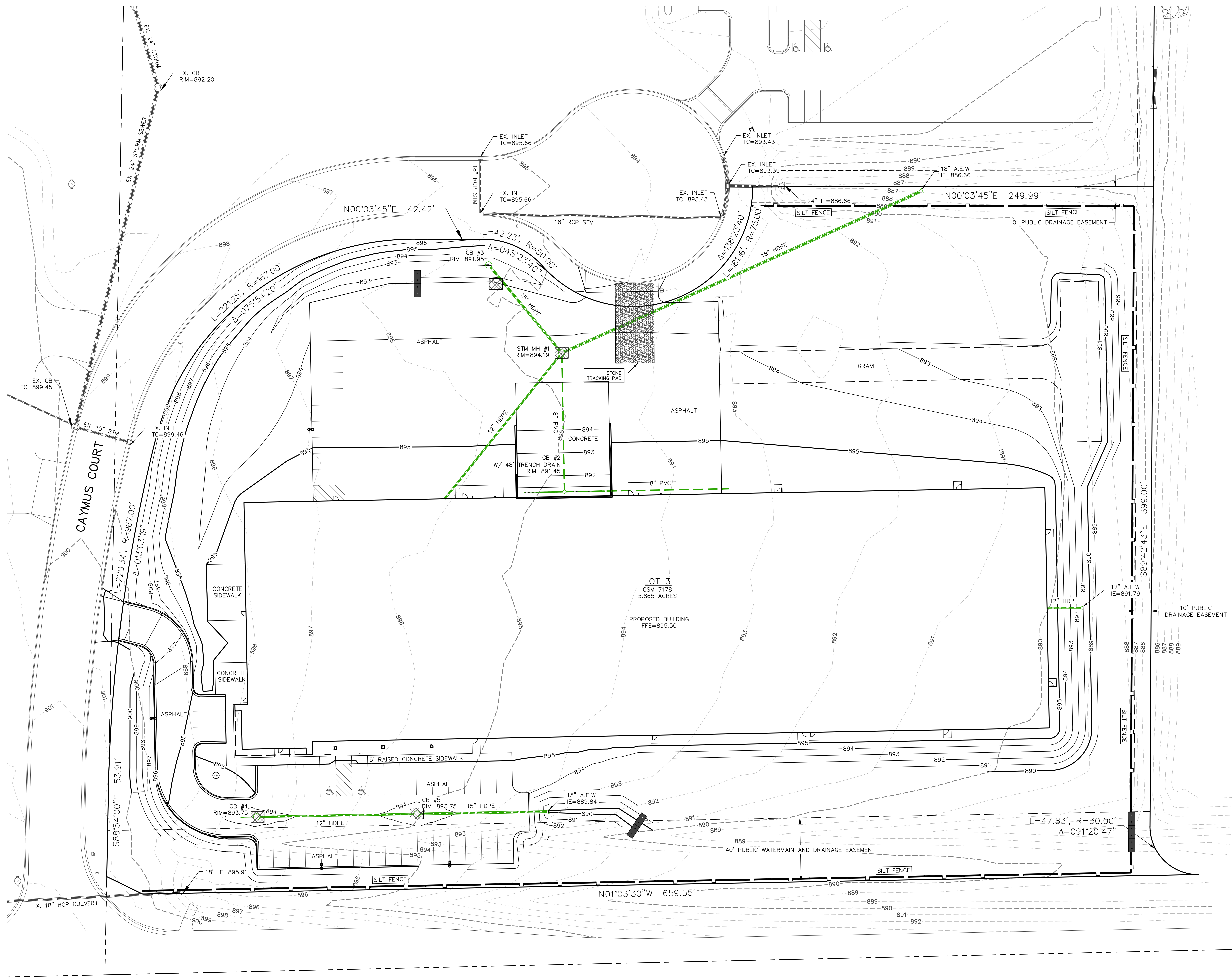
Surface Coverage Total:	
Impervious	132,809 SQ FT (3.05 Acres)
Pervious	122,671 SQ FT (2.82 Acres)
Total	255,480 SQ FT (5.87 Acres)
Impervious Percentage	52.0%

SITE PLAN NOTES:

- DIMENSIONS ARE TO FACE OF CURB AND FACE OF BUILDING UNLESS OTHERWISE NOTED.
- WHERE CURB ENDS AT CONNECTIONS SMOOTHLY TRANSITION FROM FULL CURB HEIGHT TO ZERO CURB HEIGHT WITHIN A 3' LENGTH.
- ALL STRIPING AND SIGNAGE SHALL COMPLY WITH THE WISCONSIN MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.

PAVING LEGEND

- HEAVY DUTY ASPHALT
8" CRUSHED AGGREGATE BASE COURSE
2 1/4" ASPHALTIC BINDER 3 MT 58-28 S
1 3/4" ASPHALTIC SURFACE 4 MT 58-28 S
- LIGHT DUTY ASPHALT
6" CRUSHED AGGREGATE BASE COURSE
1 3/4" ASPHALTIC BINDER 4 LT 58-28 S
1 1/4" ASPHALTIC SURFACE 5 LT 58-28 S
- CONCRETE SIDEWALK
6" CRUSHED AGGREGATE BASE COURSE
4" CONCRETE
- CONCRETE PAVEMENT
6" CRUSHED AGGREGATE BASE COURSE
7" CONCRETE



LEGEND:

- 936 --- EXISTING MINOR CONTOUR.
- 935 --- EXISTING MAJOR CONTOUR.
- 936 --- PROPOSED MINOR CONTOUR.
- 935 --- PROPOSED MAJOR CONTOUR.
- 935 --- PROPOSED STORM SEWER.
- 936 --- EXISTING STORM SEWER.
- INSTALL WSDOT TYPE D INLET PROTECTION.
- INSTALL SILT FENCE.
- INSTALL DITCH CHECK.
- DRAINAGE ARROW.

STAGES OF CONSTRUCTION TIME SCHEDULE:

APRIL 15, 2023

1. INSTALL SITE SILT FENCE, INLET PROTECTION AND TEMPORARY CONSTRUCTION ENTRANCES AS SHOWN ON PLANS. ANY ADDITIONAL CONSTRUCTION ENTRANCES IF APPROVED BY THE TOWN OF BROOKLYN SHALL HAVE A TRACKING PAD.

APRIL 16, 2021 - SEPTEMBER 1, 2023

2. STRIP TOPSOIL WITHIN THE LIMITS OF THE WET DETENTION PONDS AND CONSTRUCT A TEMPORARY STOCKPILE. TO BE SEEDING AND SILT FENCE PLACED AROUND THE PERIMETER.
3. CONSTRUCT BOTH WET DETENTION PONDS. ALL GRADING SHALL DIRECT ALL RUN-OFF TO THE WET DETENTION PONDS THROUGHOUT THE CONSTRUCTION PROCESS.
4. STRIP REMAINING TOPSOIL WITHIN GRADING LIMITS AND CONSTRUCT TEMPORARY STOCKPILE LOCATION ACCORDING TO "SPECIFICATIONS FOR GRADING & EROSION CONTROL" ON "CONSTRUCTION NOTES PAGE".
5. BEGIN PROPOSED SITE GRADING - RESEED SECTIONS OF PROJECT THROUGHOUT THE GRADING PROCESS TO MINIMIZE RUN-OFF.
6. START CONSTRUCTION OF UTILITIES: WATER SERVICE, SANITARY SEWER AND STORM SEWER.
7. CONSTRUCT BUILDING PADS AND BUILDINGS.
8. CONTINUE SITE GRADING.
9. INSTALL BASE COURSES, PROPOSED PAVEMENTS
10. INSTALL LANDSCAPING.
11. APPLY FINAL STABILIZATION TO ENTIRE SITE.

SEPTEMBER 2 - 15, 2023

ALL PERMANENT SEEDING SHALL BE COMPLETED BY SEPTEMBER 15. ALL TEMPORARY SEEDING SHALL BE COMPLETED BY OCTOBER 15 (REFER TO DNR STANDARD 1059.)

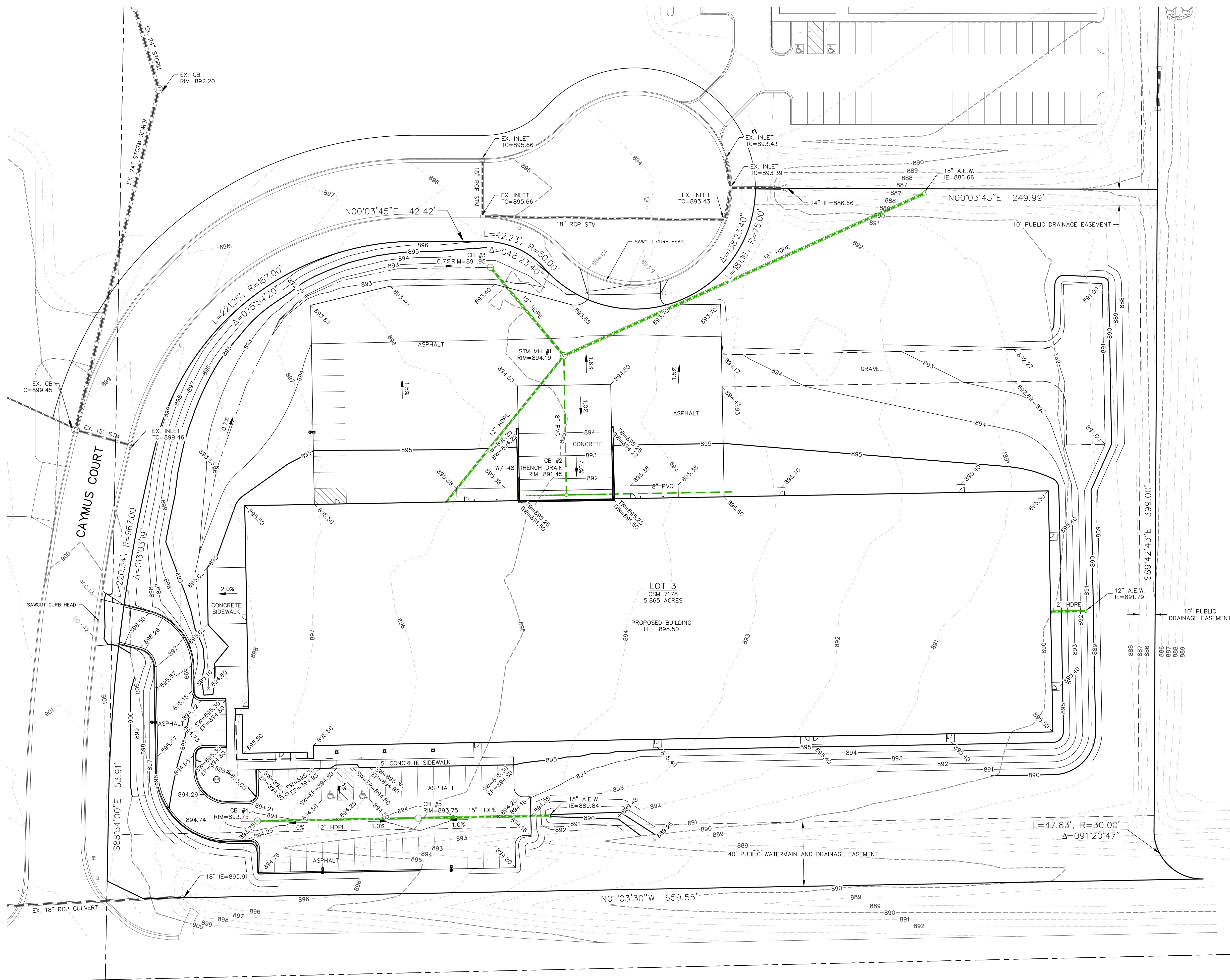
STABILIZATION FOR ALL EXPOSED SOIL AFTER OCTOBER 15 SHALL CONSIST OF ANIONIC POLYACRYLAMIDE (PAM) IN ADDITION TO TEMPORARY SEEDING IN AREAS WITHOUT EROSION CONTROL MAT. PLACE PAM IN ACCORDANCE WITH MNR TECHNICAL STANDARD 1050. AFTER OCTOBER 15 ALL SLOPES 4:1 OR STEEPER THAT ARE NOT PERMANENTLY VEGETATED SHALL HAVE EROSION MAT INSTALLED IN PREPARATION OF WINTER CONDITIONS.

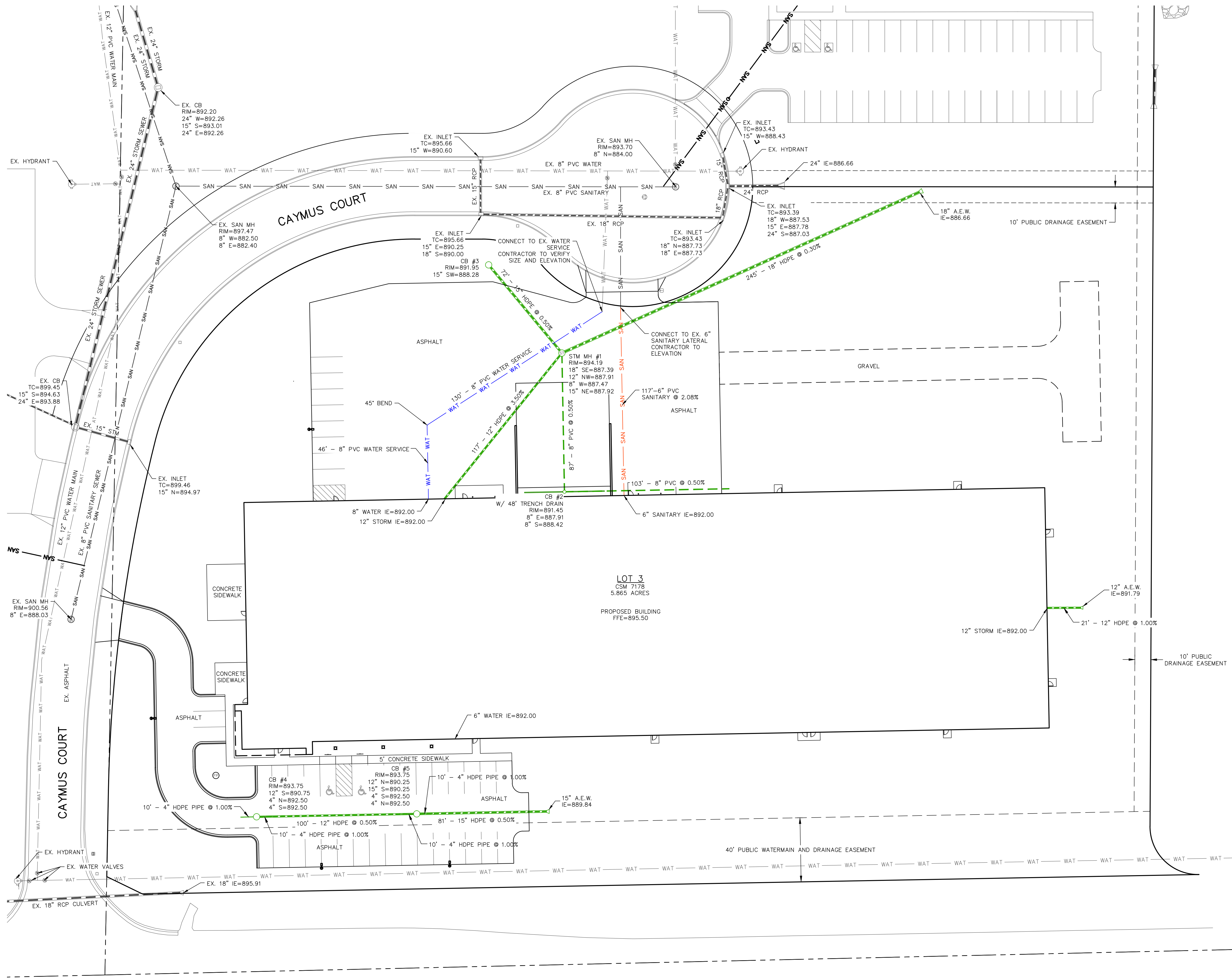
SPREAD SALVAGED OR IMPORTED TOPSOIL IN PROPOSED LANDSCAPE AREAS AND RESTORE.

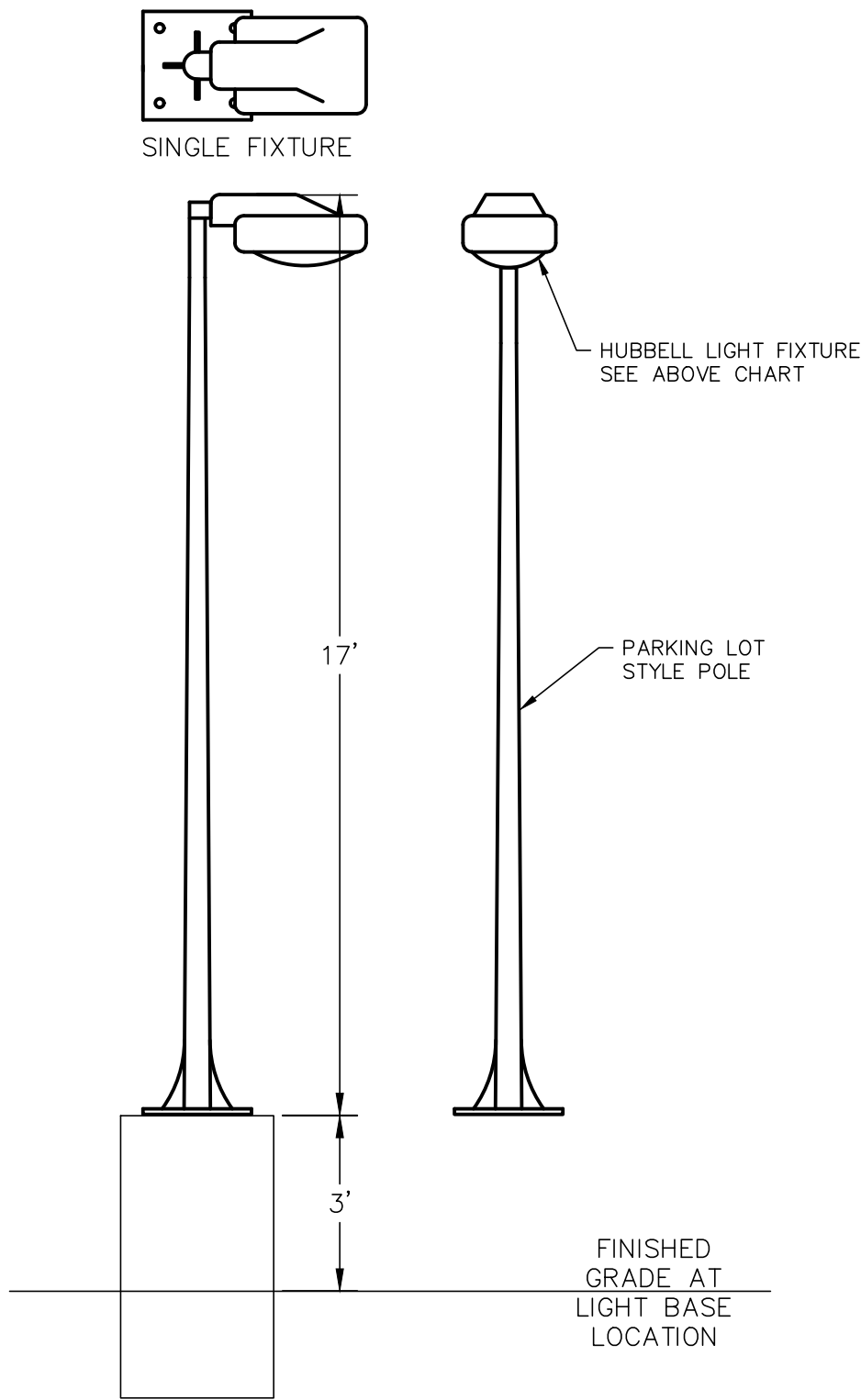
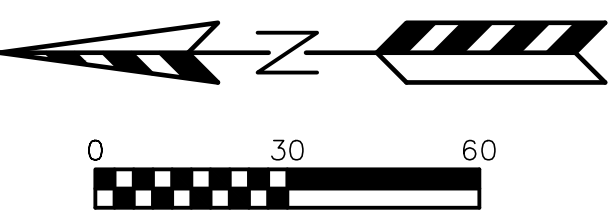
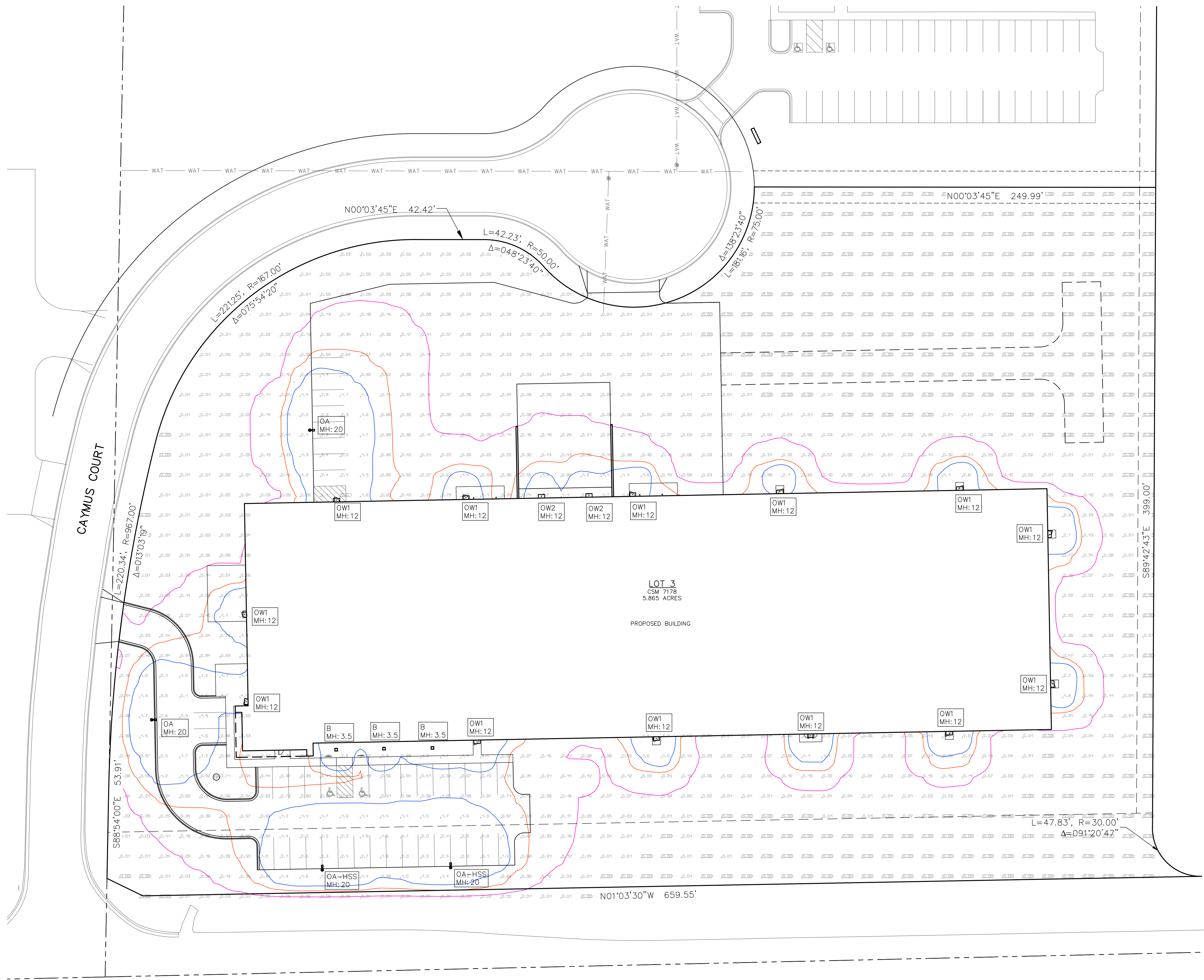
CONTRACTOR MAY MODIFY SEQUENCING AS NEEDED TO COMPLETE CONSTRUCTION IF EROSION CONTROLS ARE MAINTAINED IN ACCORDANCE WITH THE CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS SET FORTH IN FEDERAL, STATE & LOCAL PERMITS. NOTIFY TOWN OF BROOKLYN PRIOR TO CHANGE.

AS CONDITIONS WARRANT DURING CONSTRUCTION ADDITIONAL BMPs SHALL BE INSTALLED TO REDUCE THE MIGRATION OF SEDIMENT THE THE MAXIMUM EXTENT PRACTICABLE.

REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AFTER SITE IS STABILIZED AND STABILIZE AND AREAS DISTURBED BY REMOVAL OF BMPs.







POLE A DETAIL
PARKING LOT LIGHTING DETAIL

- NOTES:
- 1) STANDARD REFLECTANCE OF 80/50/20 UNLESS NOTED OTHERWISE
 - 2) NOT A CONSTRUCTION DOCUMENT, FOR DESIGN PURPOSES ONLY
 - 3) STANDARD INDOOR CALC. POINTS @ 30' A.F.F. UNLESS NOTED OTHERWISE
 - 4) STANDARD OUTDOOR CALC. POINTS @ GRADE UNLESS NOTED OTHERWISE
 - 5) PSE ASSUMES NO RESPONSIBILITY FOR INSTALLED LIGHT LEVELS DUE TO FIELD CONDITIONS, ETC.

CALCULATION SUMMARY							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE	Illuminance	Fc	0.32	5.0	0.00	N.A.	N.A.

LUMINAIRE SCHEDULE								
Symbol	Qty	Label	Manufacturer	Description	Arrangement	Lum. Lumens	Lum. Watts	LLF
	2	OA	COOPER LIGHTING SOLUTIONS - LUMARK	PRV-C25-UNV-T4	SINGLE	13,140	96	0.900
	2	OA-HSS	COOPER LIGHTING SOLUTIONS - LUMARK	PRV-C25-UNV-T4-HSS	SINGLE	11,930	96	0.900
	13	OW1	COOPER LIGHTING SOLUTIONS - LUMARK	AXCS1A	SINGLE	1,806	13.5	0.900
	2	OW2	COOPER LIGHTING SOLUTIONS - LUMARK	AXCS2ARL-GRF	SINGLE	2,716	21	0.900
	3	B	COOPER LIGHTING SOLUTIONS - TGS	ABB-B2-LED-D1-A	SINGLE	835	23	0.900



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Project No:
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SHEET TITLE

CONSTRUCTION
SPECIFICATIONS
AND NOTES

GENERAL SPECIFICATIONS FOR CONSTRUCTION ACTIVITIES:

1. THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED ACCORDING TO THE WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION, THE STANDARD SPECIFICATIONS FOR SEWER & WATER IN WISCONSIN, AND WISCONSIN ADMINISTRATIVE CODE, SPS 360.362-363, AND THE LOCAL ORDINANCES AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FOR EXECUTION OF THE WORK. THE CONTRACTOR SHALL CONDUCT HIS WORK ACCORDING TO THE REQUIREMENTS OF THE PERMITS.
3. THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE MUNICIPALITY FORTY-EIGHT (48) HOURS PRIOR TO THE START OF CONSTRUCTION.
4. THE MUNICIPALITY SHALL HAVE THE RIGHT TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION OF THE PUBLIC PORTIONS OF THE WORK. THE OWNER SHALL HAVE THE RIGHT TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION OF ALL PRIVATE PORTIONS OF THE WORK.
5. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, THE ENGINEER, AND THE MUNICIPALITY, THEIR AGENTS, ETC, FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.
6. SITE SAFETY SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
7. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL UTILITY INFORMATION SHOWN ON THE PLANS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL CALL DIGGERS HOTLINE AT 1-800-242-8511 TO NOTIFY THE UTILITIES OF HIS INTENTIONS, AND TO REQUEST FIELD STAMPING OF EXISTING UTILITIES.
8. SALT FENCE AND OTHER EROSION CONTROL FACILITIES MUST BE INSTALLED PRIOR TO CONSTRUCTION OR ANY OTHER LAND DISTURBING ACTIVITY. FOLLOW THE SEQUENCE OF CONSTRUCTION ON THE EROSION CONTROL PLAN FOR MORE DETAILS. INSPECTIONS SHALL BE MADE WEEKLY OR AFTER EVERY RAINFALL OF 0.5" OR MORE. REPAIRS SHALL BE MADE IMMEDIATELY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL EROSION CONTROL FACILITIES ONCE THE THREAT OF EROSION HAS PASSED WITH THE APPROVAL OF THE GOVERNING AGENCY.
9. ANY ADJACENT PROPERTIES OR ROAD RIGHT-OF-WAYS WHICH ARE DAMAGED DURING CONSTRUCTION MUST BE RESTORED BY THE CONTRACTOR.
10. TRASH AND DEBRIS SHALL NOT BE ALLOWED TO ACCUMULATE ON THIS SITE AND THE SITE SHALL BE CLEAN UPON COMPLETION OF WORK.
11. THE OWNER SHALL HAVE THE RIGHT TO HAVE ALL MATERIALS USED IN CONSTRUCTION TESTED FOR COMPLIANCE WITH THESE SPECIFICATIONS.

SPECIFICATIONS FOR GRADING & EROSION CONTROL:

1. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE COMPUTATIONS OF ALL GRADING AND FOR ACTUAL LAND BALANCE, INCLUDING UTILITY TRENCH SPOIL. THE CONTRACTOR SHALL IMPORT OR EXPORT MATERIAL AS NECESSARY TO COMPLETE THE PROJECT. CONTRACTOR SHALL NOTIFY OWNER OF THE NEED TO IMPORT OR HAUL OFF SOIL. ON-SITE LOCATIONS SUITABLE FOR BORROW OR FILL MAY BE PRESENT. COORDINATE WITH OWNER.
2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING SOIL CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. A GEOTECHNICAL REPORT MAY BE AVAILABLE FROM THE OWNER.
3. SITE SHALL BE CLEARED TO THE LIMITS SHOWN ON THE PLANS. REMOVE VEGETATION FROM THE SITE. BURNING IS NOT PERMITTED. PROTECT TREES AND OTHER FEATURES FROM DAMAGE WITH FENCING.
4. THE GEOTECHNICAL ENGINEER IS RESPONSIBLE FOR VERIFYING COMPACTION AND FILL PLACEMENT IN THE FIELD. THE GEOTECHNICAL ENGINEER MAY SUPERCEDE THESE SPECIFICATIONS IF THERE IS GOOD CAUSE TO DO SO. AN EXPLANATION MUST BE SUBMITTED TO THE ENGINEER IN WRITING BEFORE ANY DEVIATIONS ARE MADE.
5. IF NO GEOTECHNICAL RECOMMENDATION IS AVAILABLE, THEN THE FOLLOWING SPECIFICATIONS SHALL APPLY. ALL FILL SHALL BE CONSIDERED STRUCTURAL FILL AND SHALL BE PLACED IN ACCORDANCE WITH THE FOLLOWING: THE COMPACTED FILL SUBGRADE SHALL CONSIST OF AND SHALL BE UNDERLAIN BY SUITABLE BEARING MATERIALS, FREE OF ALL ORGANIC, FROZEN OR OTHER DELETERIOUS MATERIAL AND INSPECTED AND APPROVED BY THE RESIDENT GEOTECHNICAL ENGINEER. PREPARATION OF THE SUBGRADE, AFTER STRIPPING, SHALL CONSIST OF PROOF-ROLLING TO DETECT UNSTABLE AREAS THAT MIGHT BE UNDERCUT, AND COMPACTING THE SCARIFIED SURFACE TO THE SAME MINIMUM DENSITY INDICATED BELOW. THE COMPACTED FILL MATERIALS SHALL BE FREE OF ANY DELETERIOUS, ORGANIC OR FROZEN MATTER AND SHALL HAVE A MAXIMUM LIQUID LIMIT (ASTM-D-423) AND PLASTICITY INDEX (ASTM D-424) IF 30 AND 10 RESPECTIVELY, UNLESS SPECIFICALLY TESTED AND FOUND TO HAVE LOW EXPANSIVE PROPERTIES AND APPROVED BY AN EXPERIENCED SOILS ENGINEER. THE TOP TWELVE (12") INCHES OF COMPACTED FILL SHOULD HAVE A MAXIMUM THREE (3") INCH PARTICLE DIAMETER AND ALL UNDERLYING COMPACTED FILL A MAXIMUM SIX (6") INCH PARTICLE DIAMETER. UNLESS SPECIFICALLY APPROVED BY AN EXPERIENCED SOILS ENGINEER, ALL FILL MATERIAL MUST BE TESTED AND APPROVED UNDER THE DIRECTION AND SUPERVISION OF AN EXPERIENCED SOILS ENGINEER PRIOR TO PLACEMENT. IF THE FILL IS TO PROVIDE NON-FROST SUSCEPTIBLE CHARACTERISTICS, IT MUST BE CLASSIFIED AS A CLEAN OW, GP, SW, OR SP PER UNITED SOIL CLASSIFICATION SYSTEM (ASTM D-2487). FOR STRUCTURAL FILL, THE DENSITY OF THE STRUCTURAL COMPACTED FILL AND SCARIFIED SUBGRADE AND GRADES SHALL NOT BE LESS THAN 95 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR (ASTM D-698) WITH THE EXCEPTION TO THE TOP 12 INCHES OF PAVEMENT SUBGRADE WHICH SHALL A MINIMUM IN-SITU DENSITY OF 100 PERCENT OF THE MAXIMUM DRY DENSITY, OR 5 PERCENT HIGHER THAN UNDERLYING FILL MATERIALS. THE MOISTURE CONTENT OF COHESIVE SOIL SHALL NOT VARY BY MORE THAN -1 TO +3 PERCENT AND GRANULAR SOIL ±3 PERCENT OF OPTIMUM WHEN PLACED AND COMPACTED OR RECOMPACTED, UNLESS SPECIFICALLY APPROVED BY THE SOILS ENGINEER. TAKING INTO CONSIDERATION THE TYPE OF MATERIALS AND COMPACTION EQUIPMENT BEING USED, THE COMPACTION EQUIPMENT SHOULD CONSIST OF SUITABLE MECHANICAL EQUIPMENT SPECIFICALLY DESIGNED FOR SOIL COMPACTION. BULLDOZERS OR SIMILAR TRACKED VEHICLES ARE TYPICALLY NOT SUITABLE FOR COMPACTION. MATERIAL THAT IS TOO WET TO PERMIT PROPER COMPACTION MAY BE SPREAD ON THE FILL AND PERMITTED TO DRY. DISCING/HARROWING OR PULVERIZING MAY BE NECESSARY TO REDUCE THE MOISTURE CONTENT TO A SATISFACTORY VALUE, AFTER WHICH IT SHALL BE COMPACTED. THE FINISHED SUBGRADE AREAS OF THE SITE SHALL BE COMPACTED TO 100 PERCENT OF THE STANDARD PROCTOR (ASTM D-398) MAXIMUM DENSITY.
6. NO FILL SHALL BE PLACED ON A WET OR SOFT SUBGRADE. THE SUBGRADE SHALL BE PROOF-ROLLED AND INSPECTED BY THE GEOTECHNICAL ENGINEER BEFORE ANY MATERIAL IS PLACED.
7. SUBGRADE TOLERANCES ARE +/- 1" FOR LANDSCAPE AREAS AND +/- 3" FOR ALL PAVEMENT AND BUILDING AREAS.
8. TOPSOIL SHALL BE FREE OF DELETERIOUS MATERIALS, ROOTS, OLD VEGETATION, ROCKS OVER 2" DIAMETER AND SHALL NOT BE EXCESSIVELY CLAYEY IN NATURE. NO CLUMPS LARGER THAN 4" ARE ACCEPTABLE. TOPSOIL MAY BE AMENDED AS NEEDED WITH SAND OR COMPOST TO BE LOOSE WHEN SPREAD.
9. THE CONTRACTOR SHALL MAINTAIN SITE DRAINAGE THROUGHOUT CONSTRUCTION. THIS MAY INCLUDE THE EXCAVATION OF TEMPORARY DITCHED OR PUMPING TO ALLEVIATE WATER PONDING. ANY DEWATERING SHALL NOT GO DIRECTLY TO STREAMS, CREEKS, WETLANDS OR OTHER ENVIRONMENTALLY SENSITIVE AREAS WITHOUT BEING TREATED FIRST. A DIRT BAG OR OTHER DEWATERING TREATMENT DEVICE MAY BE USED TO CAPTURE SEDIMENT FROM THE PUMPED WATER.
10. THE STONE TRACKING PAD SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION. THE TRACKING PAD IS TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION, WHICH WILL PREVENT THE TRACK OF MUD OR DRY SEDIMENT ONTO THE ADJACENT PUBLIC STREETS. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORKDAY.
11. SOIL STOCKPILES SHALL BE LOCATED A MINIMUM OF 75 FEET FROM LAKES, STREAMS, WETLANDS, DITCHES, DRAINAGE WAYS, CURBS AND GUTTERS OR OTHER STORMWATER CONVEYANCE SYSTEM, UNLESS OTHERWISE APPROVED BY THE ENGINEER. MEASURES SHALL BE TAKEN TO MINIMIZE EROSION AND RUNOFF FROM ANY SOIL STOCKPILES THAT WILL LIKELY REMAIN FOR MORE THAN FIVE WORKING DAYS. ANY STOCKPILE THAT REMAINS FOR MORE THAN 30 DAYS SHALL BE COVERED OR TREATED WITH STABILIZATION PRACTICES SUCH AS TEMPORARY OR PERMANENT SEEDING AND MULCHING.
12. EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO GRADING OPERATIONS AND SHALL BE PROPERLY MAINTAINED FOR MAXIMUM EFFECTIVENESS UNTIL VEGETATION IS ESTABLISHED. ALL EROSION CONTROL MEASURES AND STRUCTURES SERVING THE SITE MUST BE INSPECTED AT LEAST WEEKLY OR WITHIN 24 HOURS OF A 0.5 INCH RAIN EVENT. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.
13. CUT AND FILL SLOPES SHALL BE NO GREATER THAN 3:1.
14. EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECOGNIZING AND CORRECTING ALL EROSION CONTROL PROBLEMS THAT ARE A RESULT OF CONSTRUCTION ACTIVITIES. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.
15. ALL DISTURBED SLOPES OF 4:1 OR GREATER AND DRAINAGE SWALES SHALL BE STABILIZED WITH CURLEX EROSION CONTROL FABRIC (INSTALL PER MANUFACTURER'S SPECIFICATIONS).

SPECIFICATIONS FOR PRIVATE UTILITIES:

1. EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. BEFORE PROCEEDING WITH ANY UTILITY CONSTRUCTION, SHALL EXCAVATE EACH EXISTING LATERAL OR POINT OF CONNECTION AND VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES. IF ANY EXISTING UTILITIES ARE NOT AS SHOWN ON THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY FOR POSSIBLE REDESIGN. CONTRACTOR SHALL CALL "DIGGERS HOTLINE" PRIOR TO ANY CONSTRUCTION.
2. ALL CONNECTIONS TO EXISTING PIPES AND MANHOLES SHALL BE CORED CONNECTIONS. CONNECTIONS TO WATER MAIN SHALL BE WET TAPPED WITH A STAINLESS STEEL TAPPING SLEEVE.
3. BUILDING LATERALS SHALL BE CONSTRUCTED IN ACCORDANCE WITH LOCAL AND STATE PLUMBING CODES AND IN ACCORDANCE WITH STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION WISCONSIN, LATEST EDITION. PROPOSED SANITARY SEWER AND INTERNALLY CONNECTED STORM SEWER SHOWN IN THIS PLAN SHALL TERMINATE AT A POINT FIVE (5) FEET FROM THE EXTERIOR BUILDING WALL. THE EXACT LOCATION OF ALL DOWN-SPROUT CONNECTIONS SHALL BE PER THE ARCHITECTURAL PLANS.
4. CONTRACTOR SHALL NOT SHUT OFF WATER OR PLUG SANITARY SEWER IN MUNICIPAL LINES WITHOUT PRIOR APPROVAL.
5. MATERIALS FOR STORM SEWER SHALL BE AS FOLLOWS: STORM SEWER PIPE 48" OR LESS SHALL BE HIGH DENSITY POLYETHYLENE (HDPE) CORRUGATED PIPE WITH AN INTEGRALLY FORMED SMOOTH WATERWAY SUCH AS AOS N-12. FOR PIPE 10" OR LESS IN DIAMETER, PVC, ASTM D-3034, SDR-26, MAY ALSO BE USED. WHERE SPECIFICALLY REQUIRED, REINFORCED CONCRETE PIPE (RCP), ASTM C-76, CLASS III OR HIGHER, MAY BE USED. TRENCH SECTION SHALL BE CLASS "B" FOR PVC AND HDPE, AND CLASS "C" FOR CONCRETE. (PER STANDARD SPECIFICATIONS). MANHOLES, INLETS AND CATCH BASINS SHALL BE PRE CAST REINFORCED CONCRETE, ASTM C-478. CASTINGS SHALL BE HEAVY DUTY CAST IRON. AREA DRAINS SHALL BE ADSBYNOPLAST OR EQUIVALENT AND SHALL BE A MINIMUM OF 24" IN DIAMETER. CONNECTIONS TO EXISTING PIPES SHALL BE MADE WITH INSERT A WYE OR EQUIVALENT. LAST (3) THREE JOINTS SHALL BE RESTRAINED WITH RODS. PIPE SHALL MEET THE REQUIREMENTS OF AASHTO M-294, TYPE S.
6. MATERIALS FOR SANITARY SEWER SHALL BE AS FOLLOWS: SANITARY SEWER SHALL BE PVC, ASTM D-3034, SDR-35 WITH RUBBER GASKETED JOINTS, CONFORMING TO ASTM D-3212. TRENCH SECTIONS SHALL BE CLASS "B" BEDDING (PER STANDARD SPECIFICATIONS). CRUSHED STONE CHIPS SHALL BE USED FOR BEDDING MATERIAL. CONNECTIONS SHALL BE MAD WITH A INSERT A WYE OR EQUIVALENT. A MINIMUM OF 6' OF COVER IS REQUIRED FOR ALL SANITARY SEWER.
7. MATERIALS FOR WATER SERVICES AND PRIVATE HYDRANTS SHALL BE AS FOLLOWS: WATER SERVICES SHALL BE PVC, HDPE, OR DI AS ALLOWED BY MUNICIPAL CODE. PVC SHALL BE AWWA C-900. DI SHALL BE AWWA C151, CLASS S2 (OR AS REQUIRED BY LOCAL CODE). TRENCH SECTIONS SHALL BE CLASS "B" BEDDING (PER STANDARD SPECIFICATIONS). CRUSHED STONE CHIPS SHALL BE USED FOR BEDDING MATERIAL. CONNECTION SHALL BE MADE WITH A WET TAP, CORPORATE STOP AND VALVE BOX PER MUNICIPAL STANDARDS. A MINIMUM OF 6' COVER IS REQUIRED FOR ALL WATER MAIN. HYDRANTS SHALL BE WATEROUS PACER W8-B7. VALVES SHALL BE NON RISING STEM, RESILIENT SEATED GATE VALVES COMPLYING WITH AWWA C509 WITH A THREE PIECE CAST IRON VALVE BOX. INSTALL THRUST BLOCKS AT ALL BENDS AND TEES. DISINFECT ALL NEW LINES AND OBTAIN SITE WATER SAMPLE PRIOR TO USE.
8. EXTREME CAUTION MUST BE FOLLOWED REGARDING THE COMPACTION OF ALL UTILITY TRENCHES. MECHANICALLY COMPACTED GRANULAR BACKFILL IS REQUIRED UNDER & WITHIN 5 FEET OF ALL PAVEMENT INCLUDING SIDEWALKS. FLOODING OF BACKFILL MATERIAL IS NOT ALLOWED.
9. TRACER WIRE (NO.8 SINGLE STRAND COPPER) AND WARNING TAPE SHALL BE INSTALLED ON ALL UTILITIES IN ACCORDANCE WITH THE LOCAL AND STATE CODES. TRACER WIRE SHALL TERMINATE IN A VALVECO TERMINAL BOX AT EACH END IN ACCORDANCE WITH 182.0715(2R) OF STATE STATUTES.
10. MANDREL TESTING ON SANITARY LINES AND PRESSURE TESTING ON WATER MAIN MAY BE REQUIRED BY THE OWNER OR MUNICIPALITY.
11. UPON COMPLETION OF FINAL PAVING OPERATIONS, THE UTILITY CONTRACTOR SHALL ADJUST ALL MANHOLE AND INLET RIMS AND VALVE BOXES TO FINISHED GRADE.
12. ALL UTILITY CONSTRUCTION SHALL BE DONE IN COMPLIANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN (LATEST EDITION AND ADDENDUM) AND ALL STATE AND LOCAL CODES. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE WHICH SPECIFICATIONS APPLY, AND TO COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE LOCAL AND STATE AUTHORITIES.
13. ALL SANITARY SEWER, STORM SEWER AND WATER MAIN CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE VILLAGE OF JACKSON AND WISCONSIN DSPS STANDARDS.
14. THE LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM THE PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.
15. MAINTAIN AN 8 FOOT MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN PUBLIC SANITARY SEWER, WATER MAIN AND STORM SEWER. PROVIDE 18" MINIMUM VERTICAL SEPARATION WHERE SEWER CROSSES OVER WATER MAIN AND PROVIDE 6" MINIMUM VERTICAL SEPARATION WHERE WATER MAIN CROSSES OVER SEWER.
16. ANY UTILITIES WHICH ARE DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
17. THE CONTRACTOR SHALL CONTACT THE VILLAGE OF JACKSON PRIOR TO CONNECTING TO THE WATER MAIN.
18. GENERAL CONTRACTOR SHALL COORDINATE WITH LOCAL GAS TELEPHONE, AND ELECTRICAL UTILITIES FOR EXACT LOCATION SIZE AND DEPTH OF NEW SERVICE.
19. ALL WORK WITHIN THE VILLAGE RIGHT-OF-WAY REQUIRES A PERMIT FROM THE VILLAGE OF JACKSON PUBLIC WORKS DEPARTMENT.

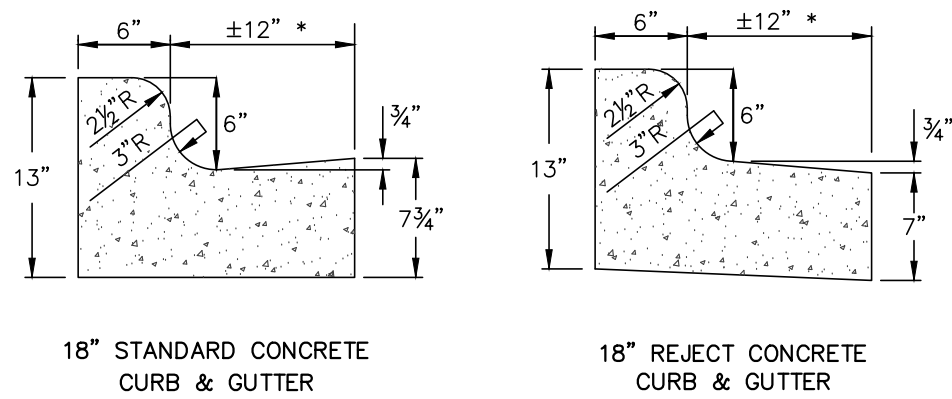
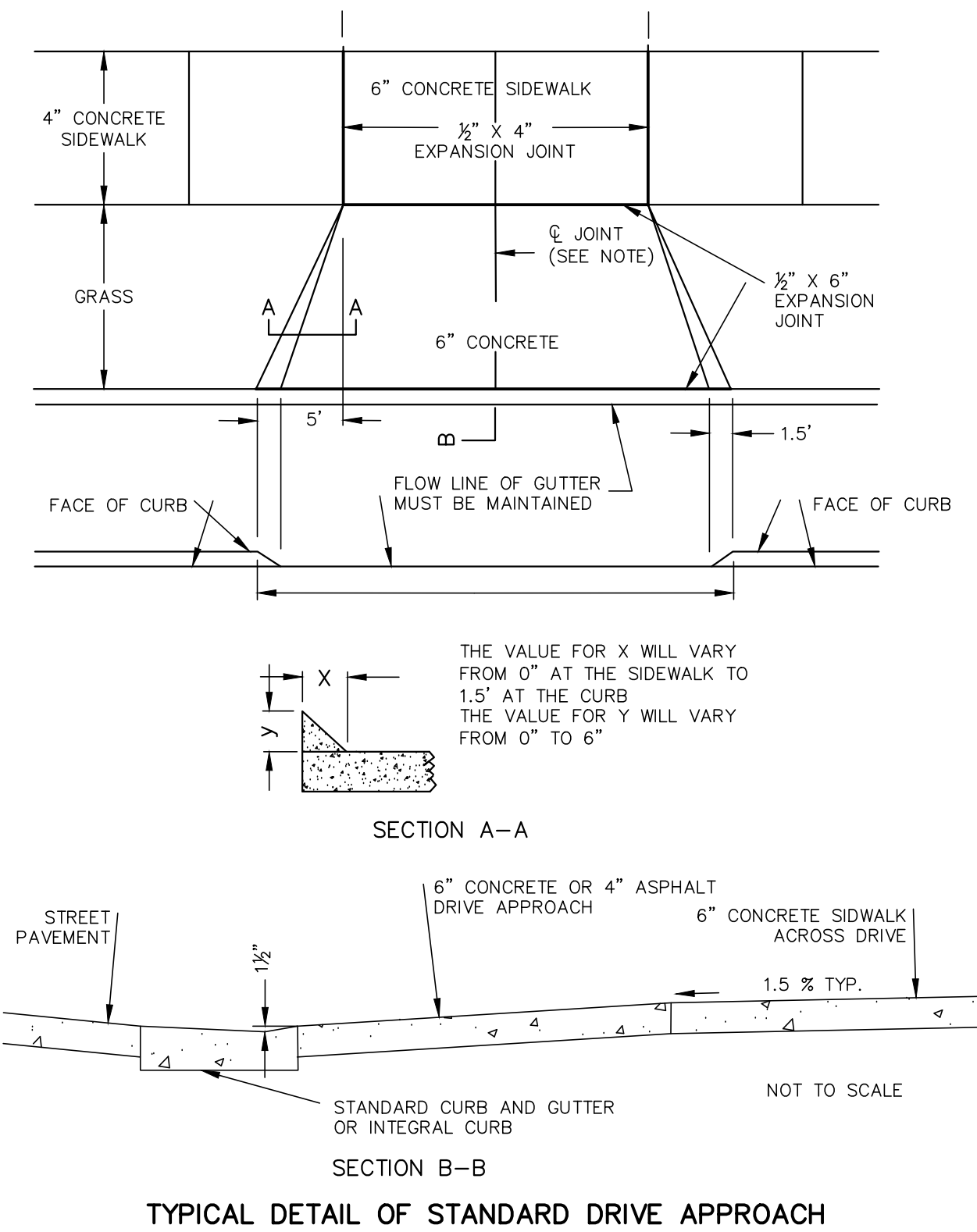
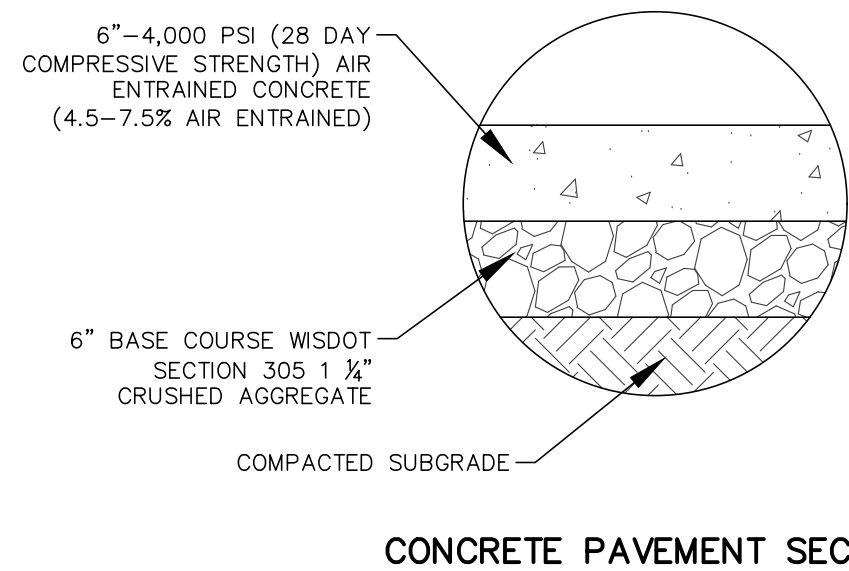
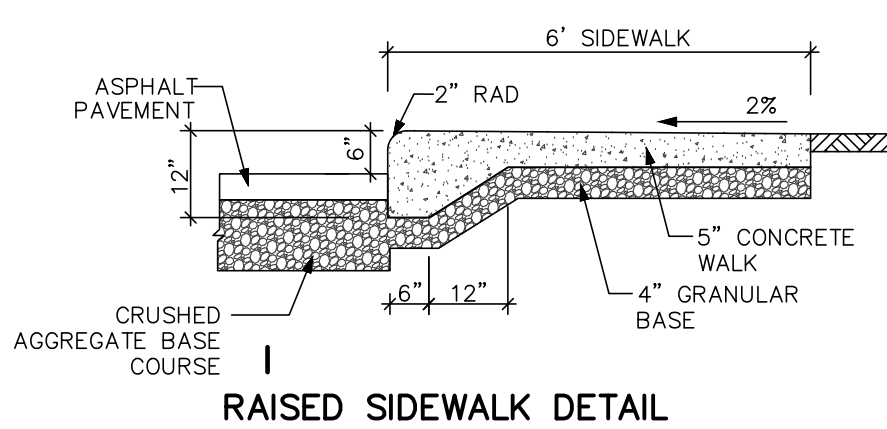
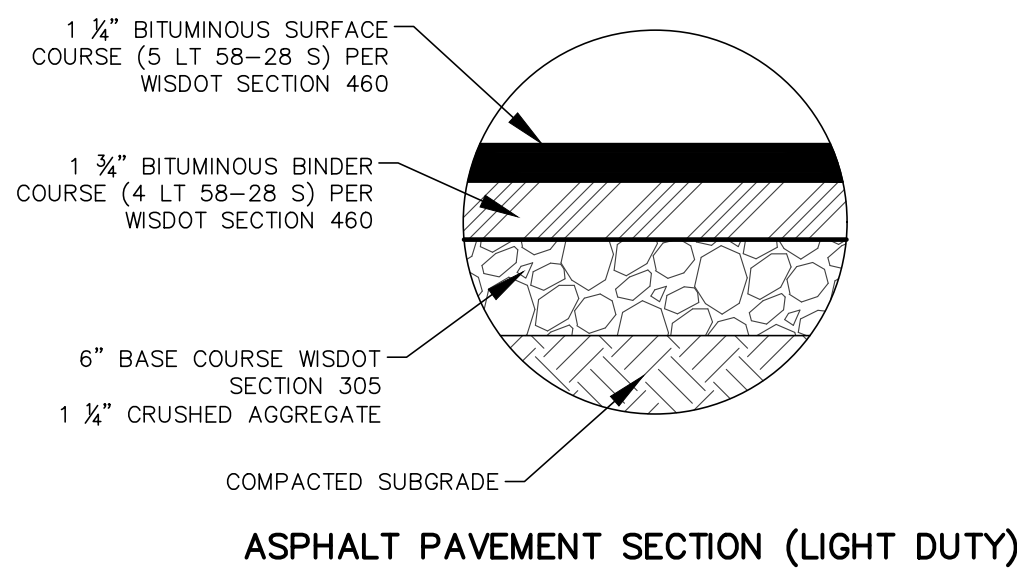
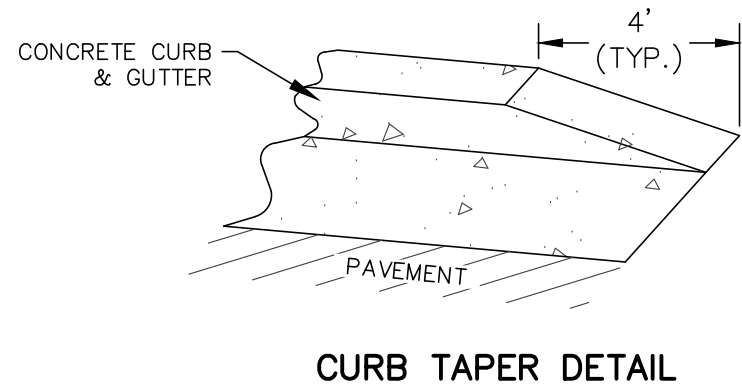
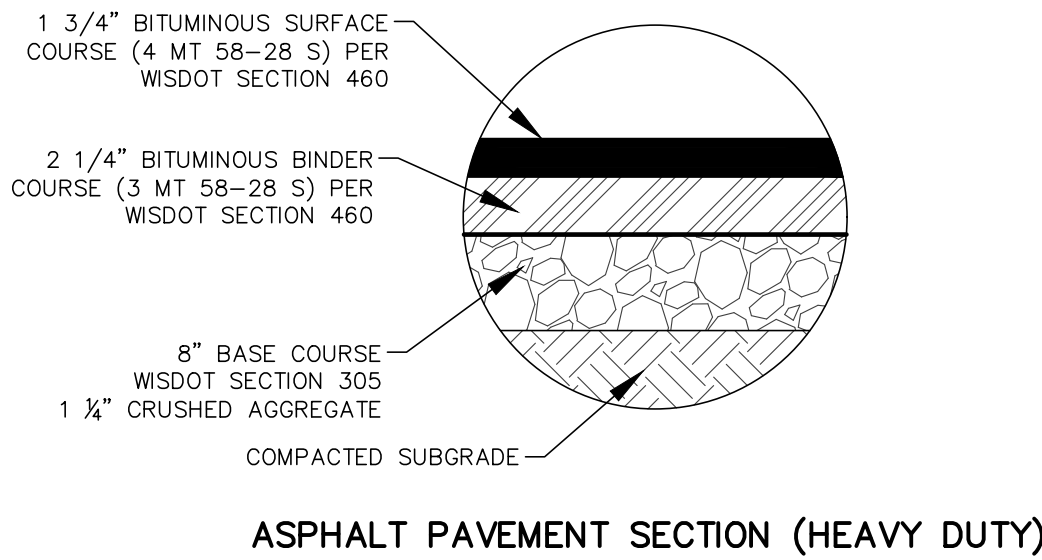
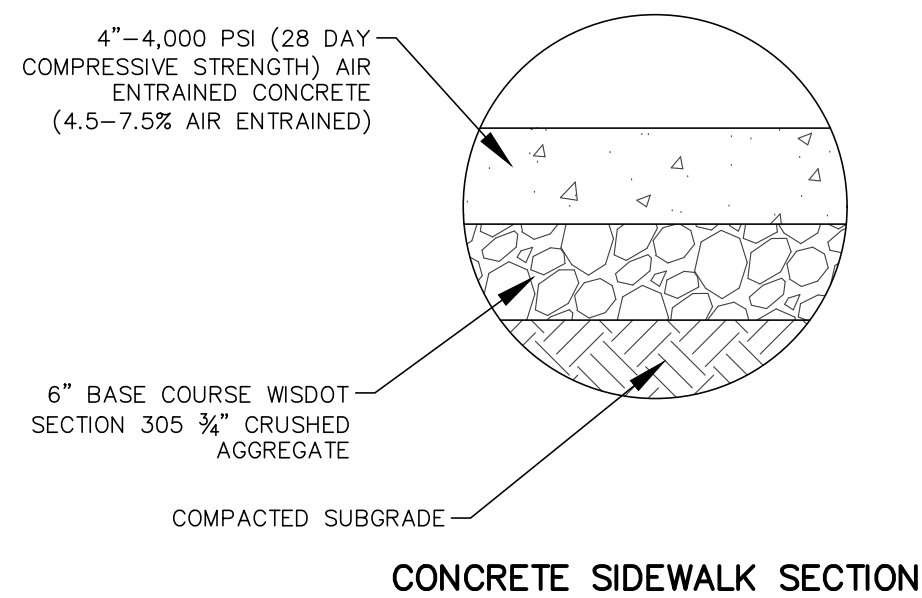
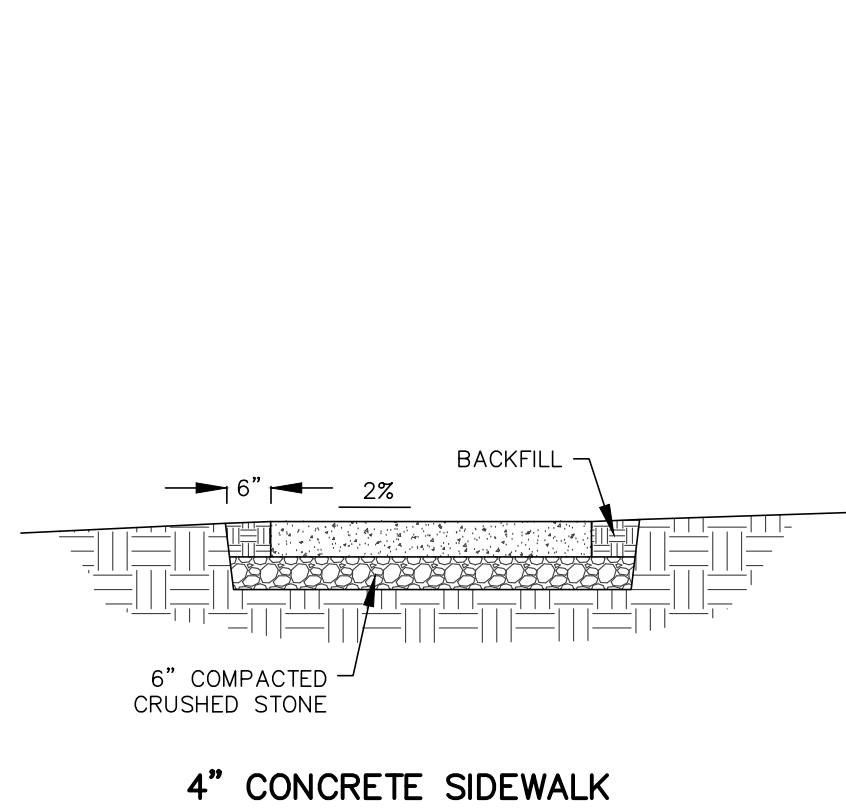
SPECIFICATIONS FOR PAVING:

1. AGGREGATES USED IN THE CRUSHED STONE BASE SHALL CONFORM TO THE GRADATION REQUIREMENTS SECTIONS 301.2 AND 305.2.2 OF THE STANDARD SPECIFICATIONS. THICKNESS SHALL BE PER THE DETAIL ON THE PLANS. BASE SHALL BE 1-1/4" INCH DIAMETER LIMESTONE TRAFFIC BOND AGGREGATE BASE COURSE UNLESS NOTED OTHERWISE. SUBSTITUTION AND/OR RECYCLED MATERIALS MAY BE ALLOWED WITH APPROVAL FROM THE OWNER.
2. SUBGRADE SHALL BE PROOFROLLED AND APPROVED BY A GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF STONE BASE. EXCAVATE UNSUITABLE AREAS AND REPLACE WITH BREAKER RUN STONE AND RECOMPACT. REFER TO THE GEOTECHNICAL REPORT FOR ADDITIONAL SPECIFICATIONS.
3. EXISTING PAVEMENT SHALL BE SAWCUT IN NEAT STRAIGHT LINES TO FULL DEPTH AT ANY POINT WHERE EXISTING PAVEMENT IS REMOVED. CURB AND WALK SHALL BE REMOVED TO THE NEAREST JOINT. REMOVED PAVEMENT SHALL BE REPLACED WITH THE SAME SECTION AS EXISTING. MUNICIPAL STANDARDS MAY REQUIRE ADDITIONAL WORK.
4. ASPHALT FOR PARKING AREAS AND THE PRIVATE ROAD SHALL BE PER THE DETAILS MATERIALS AND PLACEMENT SHALL CONFORM TO THE DOT STANDARD SPECIFICATIONS, SECTION 450 AND 460. LT 98-28 S IS REQUIRED UNLESS NOTED OTHERWISE A COMMERCIAL GRADE MIX MAY BE SUBSTITUTED ONLY WITH APPROVAL FROM THE OWNER.
5. TACK COAT SHALL BE IN ACCORDANCE WITH THE SUBSECTION 455.2.5 OF THE STANDARD SPECIFICATIONS. THE RATE OF APPLICATION SHALL BE 0.05 GAL/SY.
6. CONCRETE FOR CURB, DRIVEWAYS, WALKS, AND NON-FLOOR SLABS SHALL CONFORM TO SECTION 415 OF THE STANDARD SPECIFICATIONS, GRADE A, ASTM C-94, 6 BAG MIX WITH A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,500 PSI. JOINTING SHALL BE PER SECTION 415.3.7 OF THE STANDARD SPECIFICATIONS WITH CONSTRUCTION JOINTS HAVING A MAXIMUM SPACING OF 10'. EXPANSION JOINTS SHALL BE PROVIDED EVERY 50'. CONCRETE SHALL BE FINISHED PER SECTION 415.3.8 WITH A MEDIUM BROOM TEXTURE. A CURING MEMBRANE IN CONFORMANCE WITH SECTION 415.3.12 IS REQUIRED.
7. PAVEMENT MARKINGS SHALL BE PAINT IN ACCORDANCE WITH WISCONSIN DOT SECTION 646 OF THE STANDARD SPECIFICATIONS AND WITH LOCAL CODES. THE FOLLOWING ITEMS SHALL BE PAINTED WITH COLORS NOTED BELOW:

PARKING STALLS: WHITE
PEDESTRIAN CROSSWALKS: WHITE
LANE STRIPING WHERE SEPARATING TRAFFIC IS MOVING IN OPPOSITE DIRECTIONS: YELLOW
LANE STRIPING WHERE SEPARATING TRAFFIC IS MOVING IN SAME DIRECTIONS: WHITE
ADA SYMBOLS: WHITE

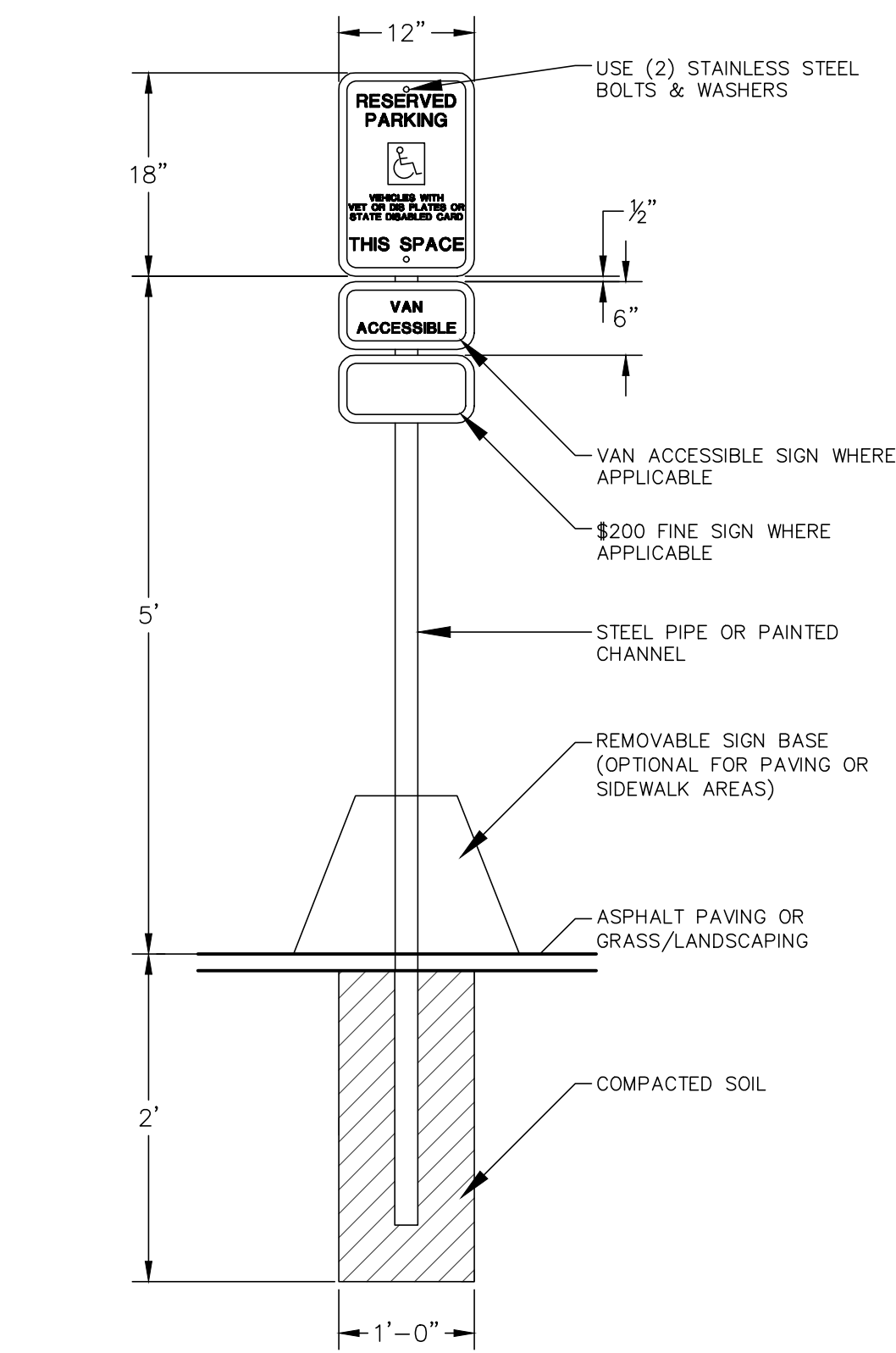
RESTORATION NOTES:

1. ALL DISTURBED AREAS, EXCEPT STREET PAVEMENT AND SIDEWALK AREAS, SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, FERTILIZER, SEED AND MULCH. RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. LAWN AREAS WITH SLOPES GREATER THAN 4:1 SHALL BE SEEDD WITH OLD'S "NOMOM" MIX OR EQUAL. ALL OTHER DISTURBED AREAS SHALL BE SEEDD WITH MADISON PARKS MIX OR EQUAL. MIXTURES SHALL BE IN ACCORDANCE WITH SECTION 630 OF D.O.T. SPECIFICATIONS.
2. AN EQUAL AMOUNT OF ANNUAL RYEGRASS SHALL BE ADDED TO THE MIX. SEED MIXTURES SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL MEET THE MINIMUM REQUIREMENTS THAT FOLLOW: NITROGEN, NOT LESS THAN 16%; PHOSPHORIC ACID, NOT LESS THAN 6%; POTASH, NOT LESS THAN 6%.
3. ALL FINISH GRADED AREAS SHALL BE SEEDD AND MULCHED BY SEPTEMBER 15TH. IF THE SITE DOES NOT HAVE FINISH GRADED AREAS COMPLETED BY OCTOBER 15TH, ALL DISTURBED AREAS SHALL BE RESTORED WITH TEMPORARY SEEDING (COVER CROP). AREAS NEEDING PROTECTION DURING PERIODS WHEN PERMANENT SEEDING IS NOT APPLIED SHALL BE SEEDD WITH ANNUAL SPECIES FOR TEMPORARY PROTECTION. SEE TABLE 1 OF THE WISCONSIN DNR CONSERVATION PRACTICE STANDARD 1059. FOR SEEDING RATES OF COMMONLY USED SPECIES. THE RESIDUE FROM THIS CROP MAY EITHER BE INCORPORATED INTO THE SOIL DURING SEEDBED PREPARATION AT THE NEXT PERMANENT SEEDING PERIOD OR LEFT ON THE SOIL SURFACE AND THE PLANTING MADE AS A NO-TILL SEEDING.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR A SATISFACTORY STAND OF GRASS ON ALL SEEDD AREAS FOR ONE YEAR AFTER THE PROJECT'S FINAL ACCEPTANCE.

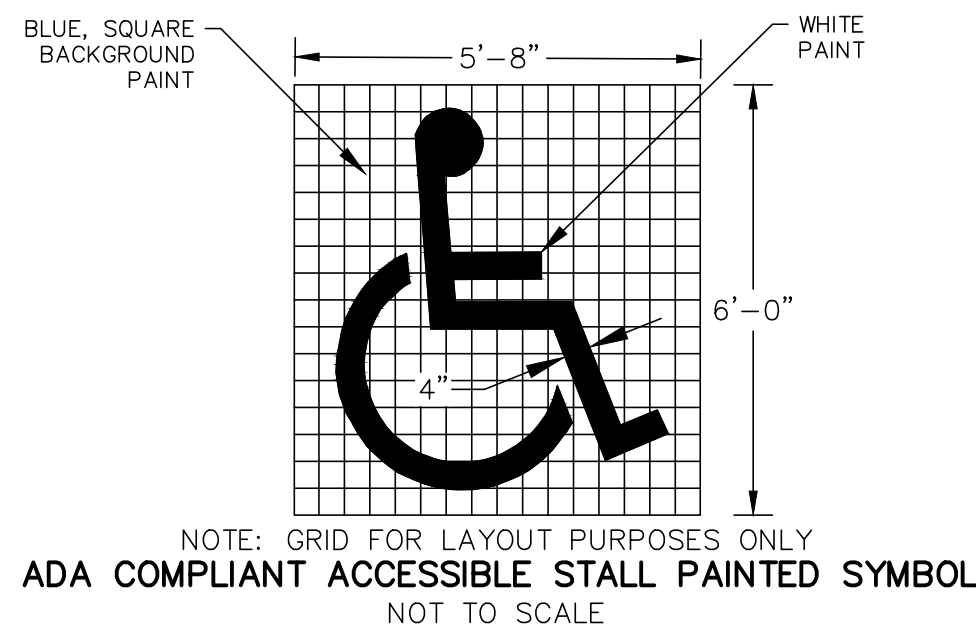
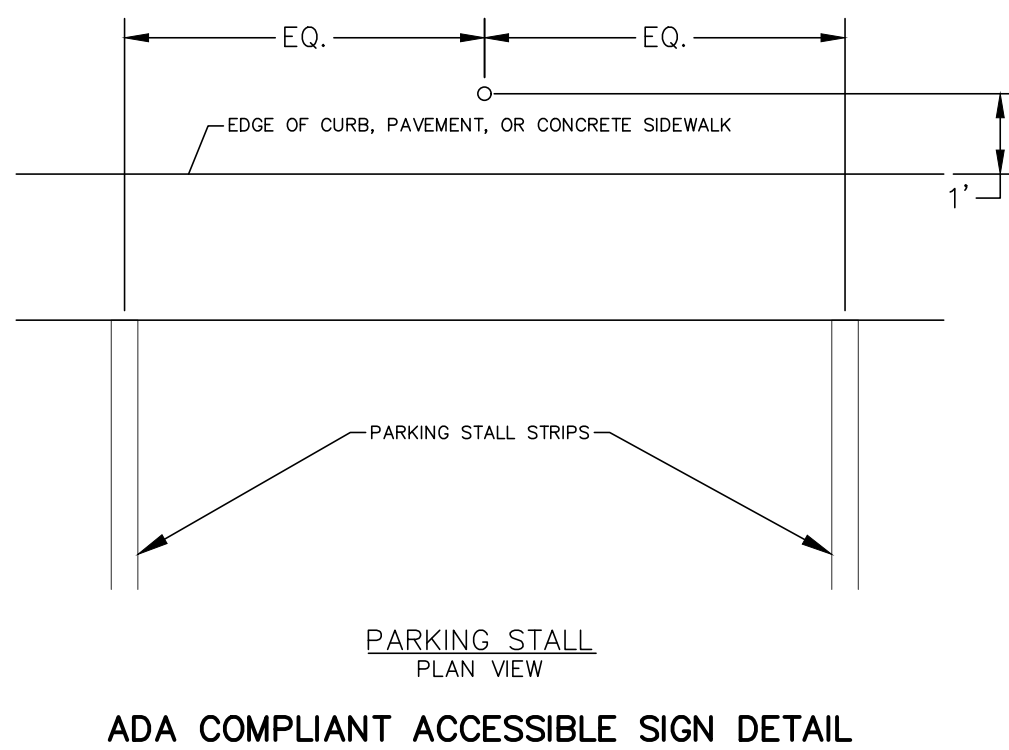


- GENERAL NOTES:
- LATERAL CONTRACTION JOINTS SHALL BE PLACED AT INTERVALS OF NOT MORE THAN 12' NOR LESS THAN 6' IN LENGTH. THE JOINTS SHALL BE A MINIMUM OF 3" IN DEPTH. EXPANSION JOINTS SHALL BE PLACED TRANSVERSELY AT RADIUS POINTS ON CURVES OF RADIUS 200' OR LESS, AND AT ANGLE POINTS, OR AS DIRECTED BY THE ENGINEER. THE EXPANSION JOINT SHALL BE A ONE PIECE ASPHALTIC MATERIAL HAVING THE SAME DIMENSIONS AS CURB & GUTTER AT THAT STATION AND BE 1/2" THICK. IN ALL CASES, CONCRETE CURB & GUTTER SHALL BE PLACED ON THOROUGHLY COMPACTED CRUSHED STONE.
 - CURB APRON ±12" TO FIT STANDARD CURB MACHINE

18" CURB AND GUTTER DETAILS



NOTE: SIGN SHALL COMPLY WITH CURRENT STATE AND ADA GUIDELINES





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PROJECT

D2C
PROPOSAL
23-00164

CAYMUS COURT
JACKSON, WI
53037

ISSUE

NO. REV. DATE DESCRIPTION

PROGRESS DOCUMENTS

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

PROJECT INFO

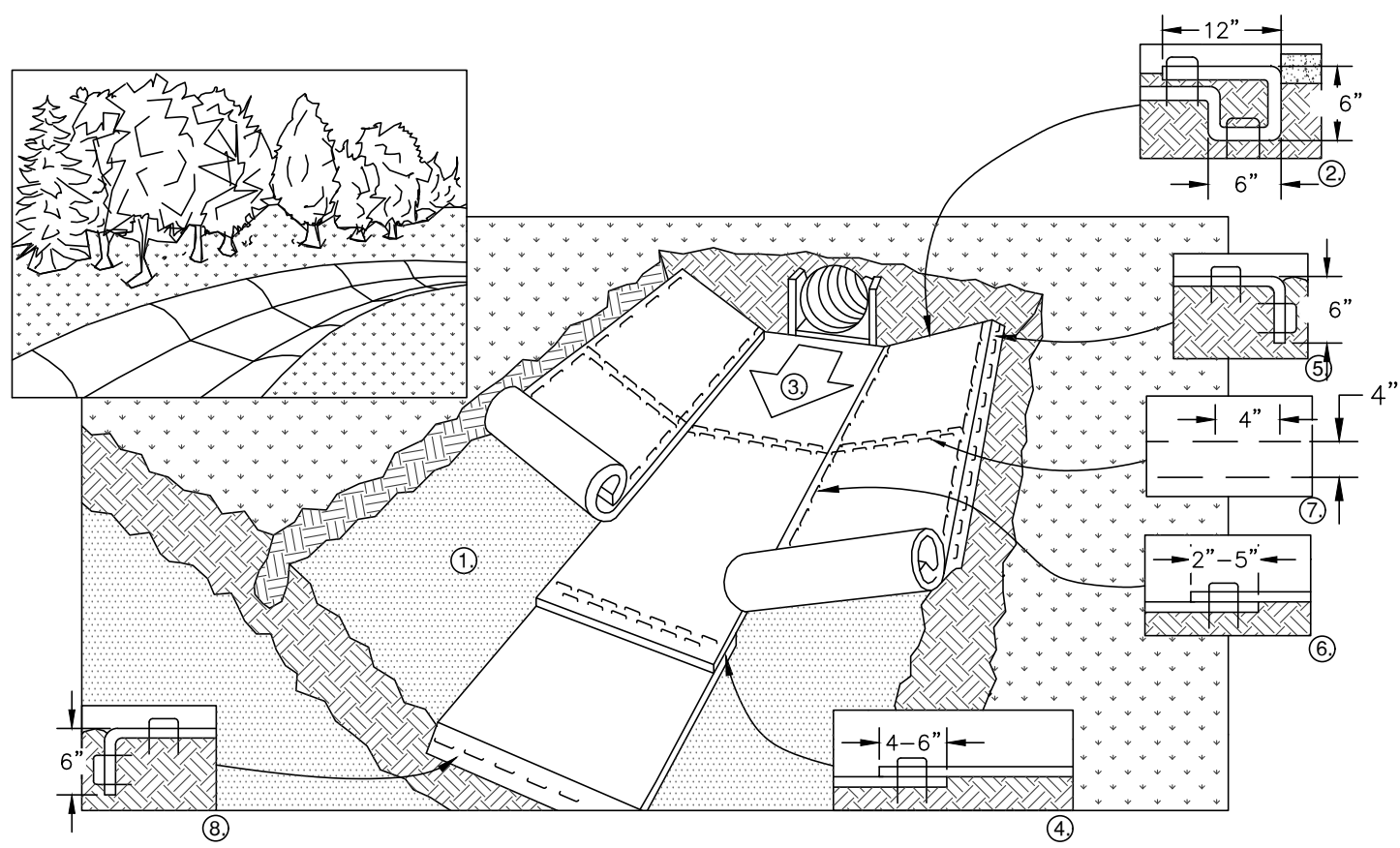
Date:
02/29/2024
Project No.
24.003

SHEET TITLE

EROSION CONTROL DETAILS

C2.03

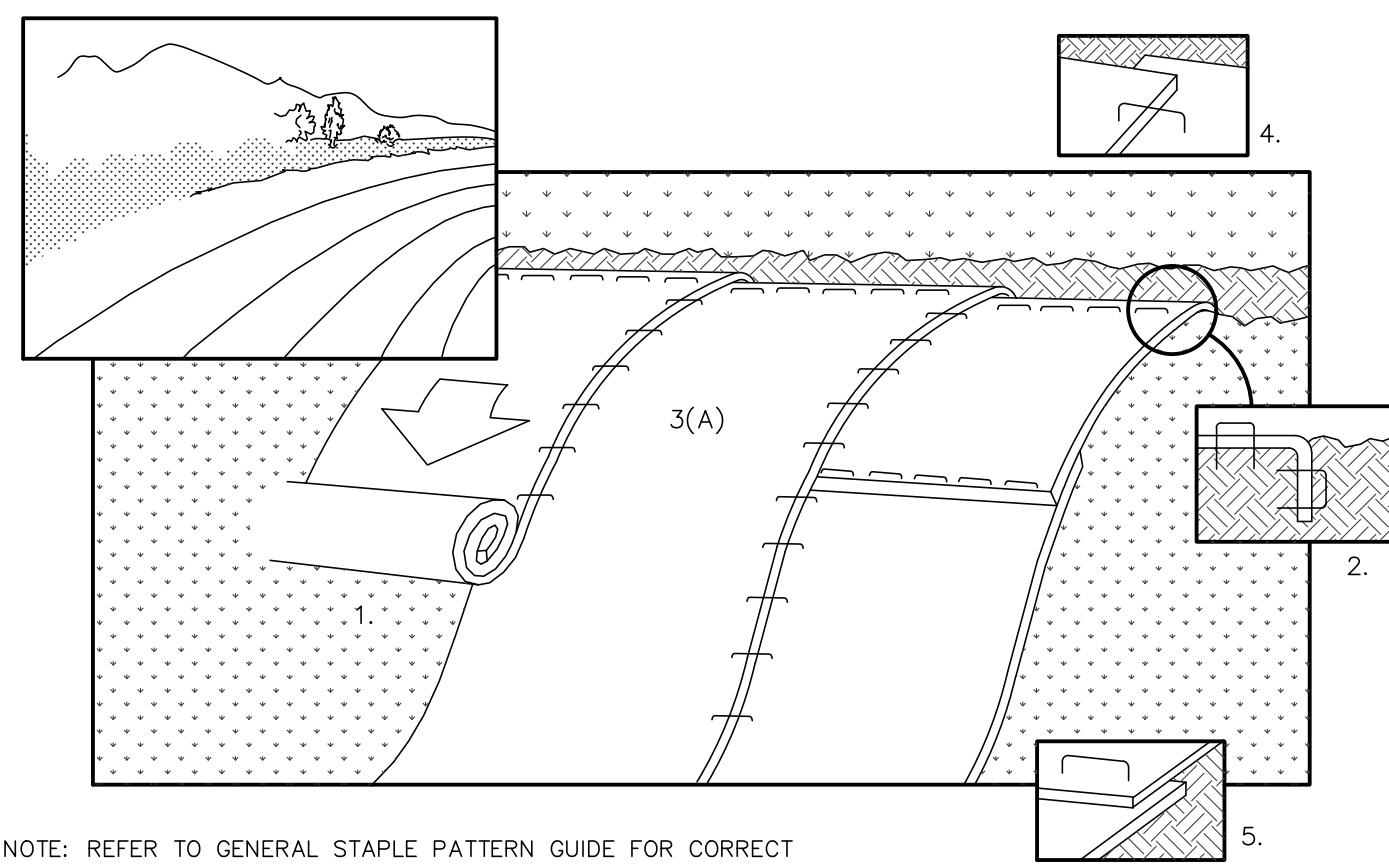
MAXIMUM PERIOD OF BARE SOIL FOR SLOPES > 20%		
SLOPE AREA DRAINS TO SEDIMENT BASIN OR SEDIMENT TRAP?	MAXIMUM PERIOD OF BARE SOIL EXPOSURE (CALENDAR DAYS)	
	LAND DISTURBANCE BETWEEN SEPTEMBER 15TH AND MAY 1ST	LAND DISTURBANCE BETWEEN MAY 2ND AND SEPTEMBER 15TH
YES	90	90
NO	60	30



- PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF FERTILIZER AND SEED.
- BEGIN AT THE TOP OF THE CHANNEL BY ANCHORING THE BLANKET IN A 6" DEEP X 6" WIDE TRENCH WITH APPROXIMATELY 12" OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE BLANKET.
- ROLL CENTER BLANKET IN DIRECTION OF WATER FLOW IN BOTTOM OF CHANNEL. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO THE SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS RECOMMENDED BY THE MANUFACTURER.
- PLACE CONSECUTIVE BLANKETS END OVER END (SHINGLE STYLE) WITH A 4-6" OVERLAP. USE A DOUBLE ROW OF STAPLES STAGGERED 4" APART AND 4" ON CENTER TO SECURE BLANKETS.
- FULL LENGTH EDGE OF BLANKETS AT TOP OF SIDE SLOPE MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN A 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
- ADJACENT BLANKETS MUST BE OVERLAPPED APPROXIMATELY 4" AND STAPLED.
- A STAPLE CHECK SLOT IS RECOMMENDED AT 30 TO 40 FOOT INTERVALS. USE A DOUBLE ROW OF STAPLES STAGGERED 4" APART AND 4" ON CENTER OVER ENTIRE WIDTH OF THE CHANNEL.
- THE TERMINAL END OF THE BLANKETS MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN A 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.

NOTE: ALL STAPLES MUST BE 6" OR GREATER IN LENGTH

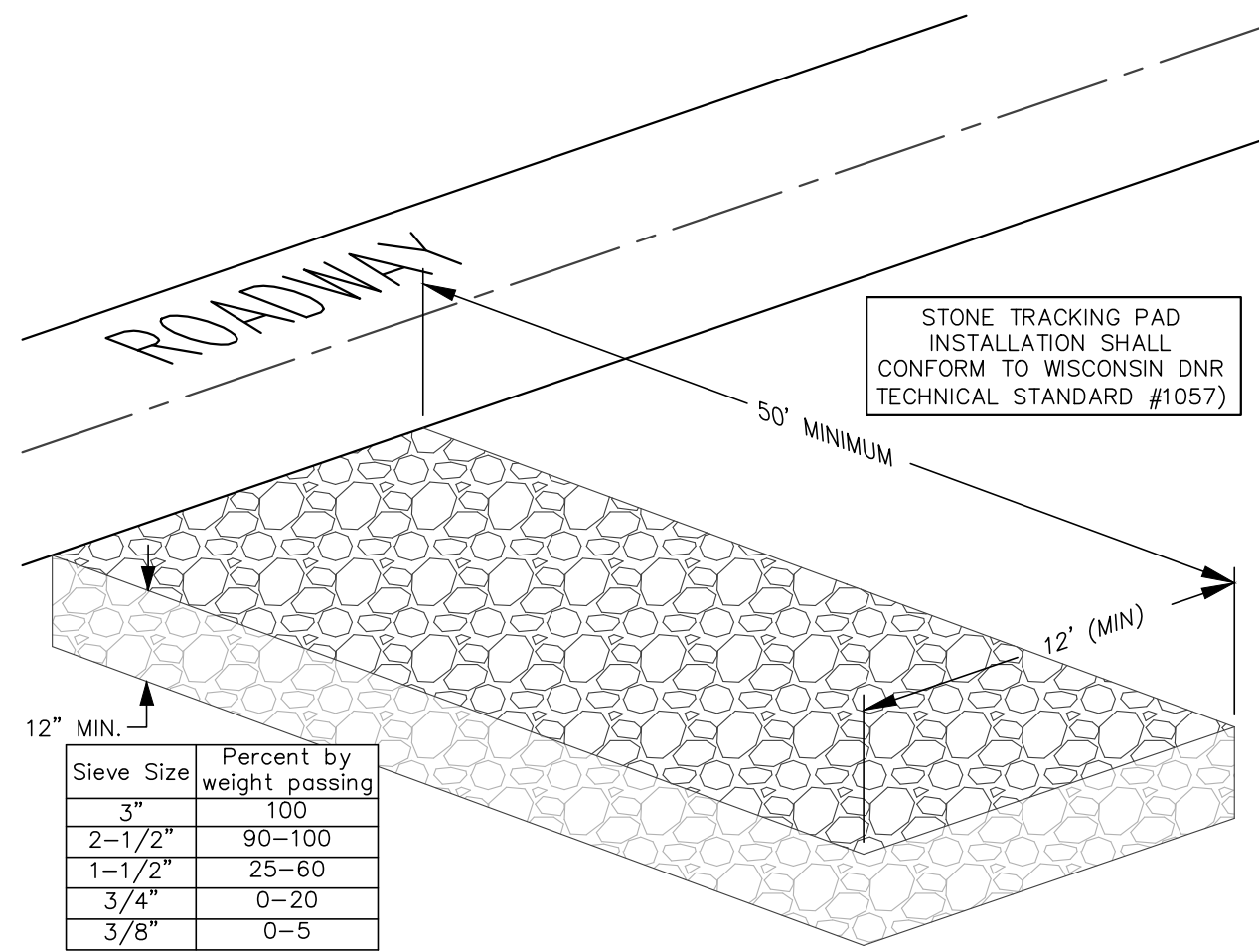
EROSION CONTROL MAT - CHANNEL INSTALLATION



NOTE: REFER TO GENERAL STAPLE PATTERN GUIDE FOR CORRECT STAPLE PATTERN RECOMMENDATIONS FOR SLOPE INSTALLATIONS.

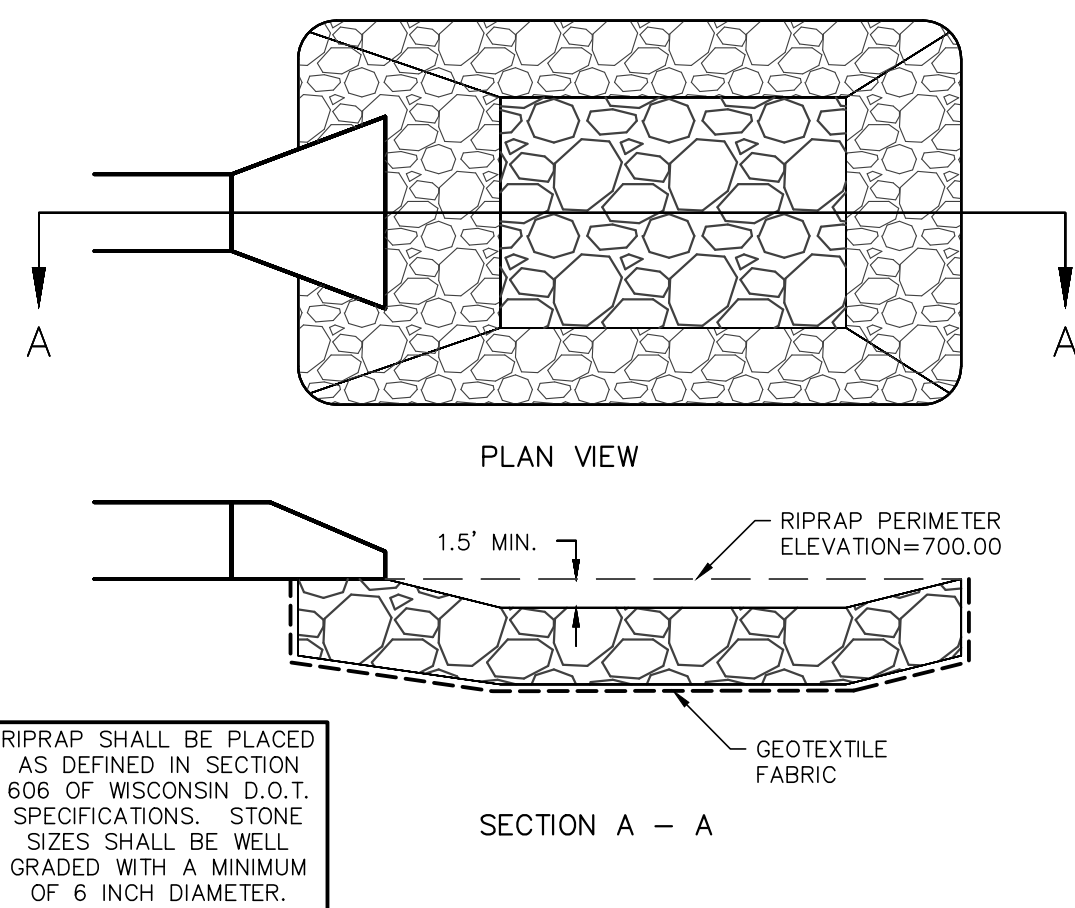
- PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF FERTILIZER AND SEED.
NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
- BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
- ROLL THE BLANKETS (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE.
- THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" OVERLAP.
- WHEN BLANKETS MUST BE SPICED DOWN THE SLOPE, PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH APPROXIMATELY 4" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY
- ALL BLANKETS MUST BE SECURELY FASTENED TO THE SLOPE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS RECOMMENDED BY THE MANUFACTURER.

EROSION CONTROL MAT - SLOPE INSTALLATION

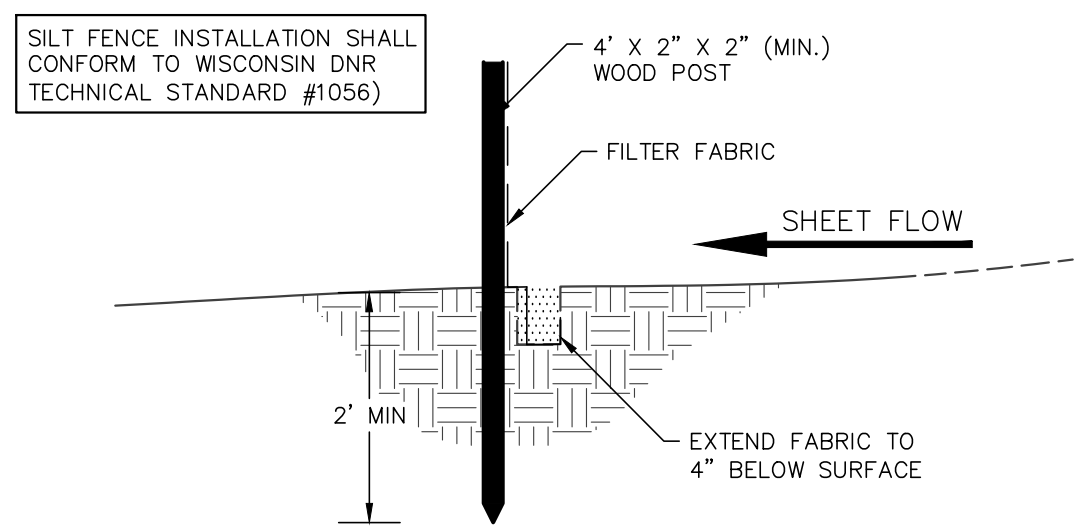


STONE TRACKING PAD DETAIL

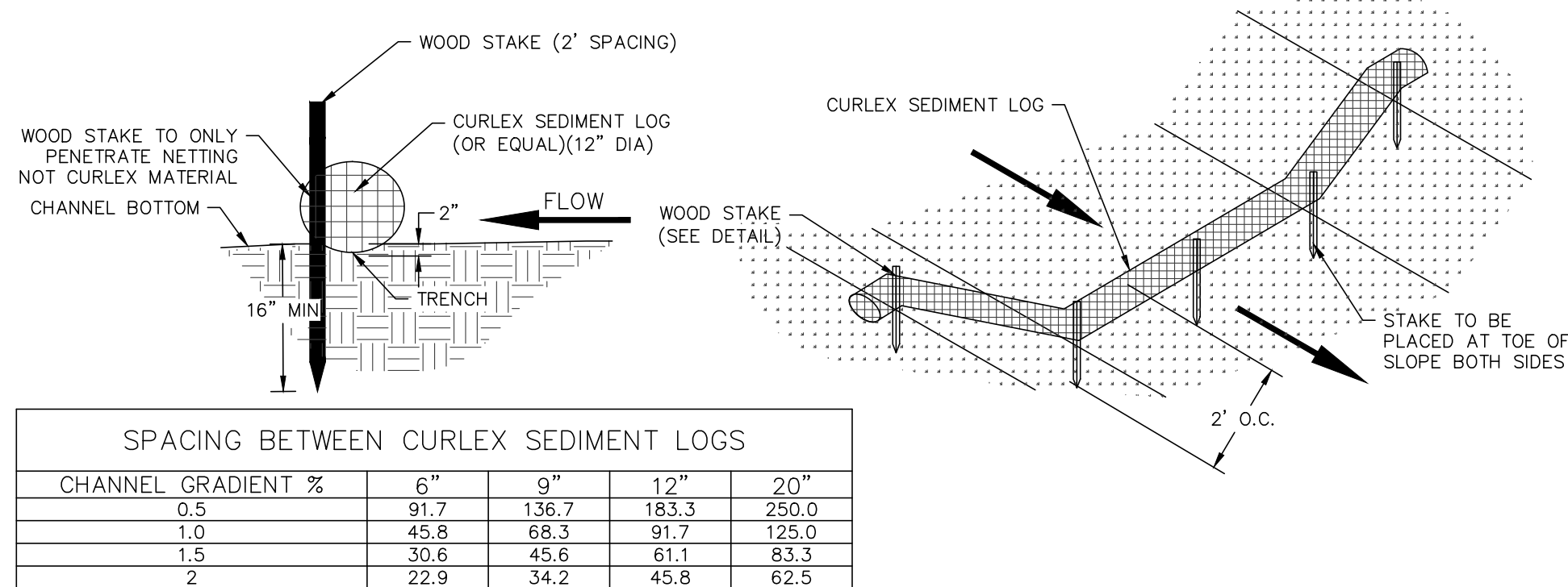
Sieve Size	Percent by weight passing
3"	100
2-1/2"	90-100
1-1/2"	25-50
3/4"	0-20
3/8"	0-5



RIPRAP/STILLING BASIN DETAIL

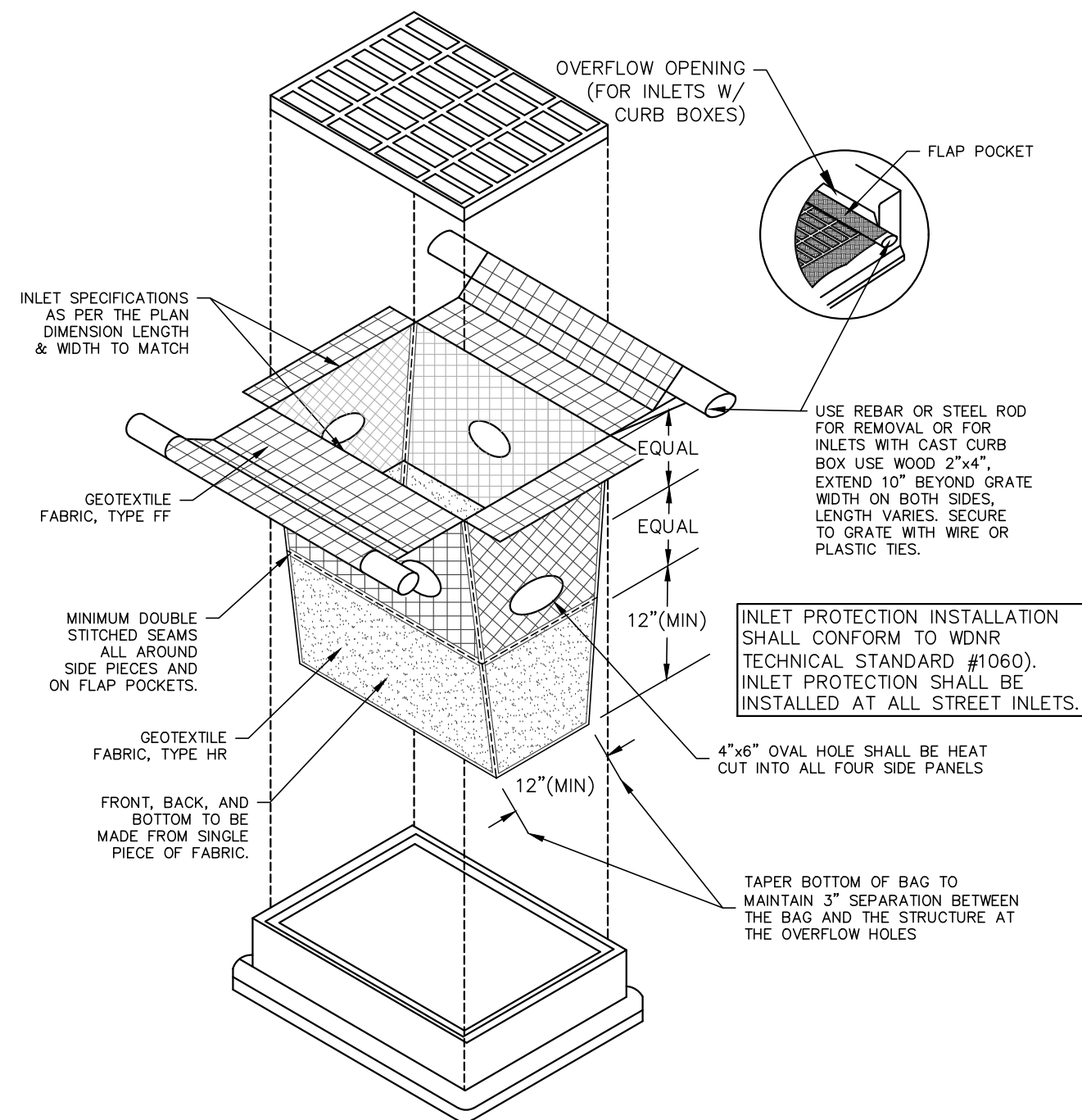


SILT FENCE CONSTRUCTION (SHEET FLOW)



SEDIMENT LOG DETAIL

SPACING BETWEEN CURLEX SEDIMENT LOGS				
CHANNEL GRADIENT %	6"	9"	12"	20"
0.5	91.7	136.7	183.3	250.0
1.0	45.8	68.3	91.7	125.0
1.5	30.6	45.6	61.1	83.3
2	22.9	34.2	45.8	62.5



TYPE D-HR INLET PROTECTION DETAIL

