

AGENDA
PLAN COMMISSION MEETING
Thursday, October 28, 2021 at 7:00 p.m.
Jackson Village Hall
N168 W20733 Main Street
Jackson, WI 53037

1. Call to Order and Roll Call
2. Approval of Minutes for the Plan Commission Meeting of September 30, 2021
3. Rezoning – Neumann Developments Inc. – Maple Fields – Parcel V3_0751 and Parcel V3_075200A
4. Conditional Use Permit – Design 2 Construct/Elite Tool & Manufacturing – Business Development – Caymus Court
5. Extra Territorial Plat/Certified Survey Map – Sara King – 2715 Pleasant Valley Road
6. Citizens to Address the Plan Commission
7. Adjourn

Persons with disabilities requiring special accommodations for attendance at the meeting should contact the Village Hall 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.

**DRAFT MINUTES
PLAN COMMISSION MEETING
Thursday, September 30, 2021 at 7:00 p.m.
Jackson Village Hall
N168W20733 Main Street
Jackson, WI 53037**

1. Call to Order and Roll Call

Pres. Schwab called the meeting to order at 7:00 p.m.

Members Present: Pres. Schwab, Tr. Emmrich, Tr. Kruepke, and Jon Molkentin

Members Excused: Sarah Mleziva, Dan Reik and Jon Weil

Village Board Member Present: Tr. Heckendorf

Staff Present: Building Inspector/Code Enforcement Officer Collin Johnson and Clerk Jilline Dobratz

2. Approval of Minutes for the Plan Commission Meeting of August 26, 2021

Motion by Tr. Emmrich, second by Jon Molkentin to approve the Plan Commission minutes of August 26, 2021 as presented.

Vote: 4 ayes, 0 nays. Motion carried.

3. Planned Unit Development – Final Plat – Home Path Financial LP – Morning Meadows Subdivision – Phase II

Motion by Pres. Schwab, second by Tr. Kruepke recommend Village Board approve the Planned Unit Development – Final Plat – Home Path Financial LP – Morning Meadows Subdivision – Phase II.

Vote: 4 ayes, 0 nays. Motion carried.

4. Certified Survey Map – Design 2 Construct – Caymus Way

Mark Hertzfeldt, Design 2 Construct, was present to answer any questions.

Motion by Pres. Schwab, second by Jon Molkentin recommend Village Board approve the Certified Survey Map – Design 2 Construct – Caymus Way as presented.

Building Inspector/Code Enforcement Officer Johnson commented a request to vacate the current street design will be required.

Vote: 4 ayes, 0 nays. Motion carried.

5. Conditional Use Permit – Design 2 Construct/Genoa Healthcare – Business Development – Caymus Way

Mark Hertzfeldt, Design 2 Construct, was present to answer any questions. Building Inspector/Code Enforcement Officer Johnson inquired whether the building would be sprinklered right away. Mark Hertzfeldt responded he believes that is correct.

Motion by Pres. Schwab, second by Tr. Kruepke recommend Village Board approve the Conditional Use Permit – Design 2 Construct/Genoa Healthcare – Business Development – Caymus Way, including a vegetation buffer to be approved by Village Staff and any future signage will require separate submittals for approval, per Staff comments.

Vote: 4 ayes, 0 nays. Motion carried.

6. Planned Unit Development – John Lamm – Glen Brooke Drive

John Lamm was unfortunately not able to be at the meeting. Building Inspector/Code Enforcement Officer Johnson stated the next step would be a Developers Agreement and then a Preliminary Plat. This is a private development. Discussion ensued regarding the size of homes, curb, gutter, and sidewalks. Motion by Jon Molkentin, second by Tr. Emmrich recommend Village Board approve the Planned Unit Development – John Lamm – Glen Brooke Drive as presented. Vote: 4 ayes, 0 nays. Motion carried.

7. Rytec Corporation – Exterior Storage – Discussion with Possible Action

Jeremy Becker, Manufacturing Engineer - Rytec Corporation, was present and provided background information. They are predicting supply issues with their vendors during the fourth quarter. All product that is shipped on custom wood crates. Rytec Corporation is requesting to use their southeast parking lot for short-term storage. Motion by Pres. Schwab, second by Tr. Emmrich to allow Rytec Corporation to store material outside on their property until January 31, 2022, subject to complaint and further review. Vote: 4 ayes, 0 nays. Motion carried.

8. Citizens to Address the Plan Commission

None.

9. Adjourn

Motion by Pres. Schwab, second by Tr. Kruepke to adjourn. Vote: 4 ayes, 0 nays. Meeting adjourned at 7:27 p.m.

Respectfully submitted,

Jilline Dobratz, *CMC/WCMC*
Village Clerk

VILLAGE OF JACKSON PLAN COMMISSION APPLICATION - SUBMITTAL GUIDE

(Meetings are held the fourth Thursday of the month. Applications are DUE the 1st Friday of the month for that month's meeting.)

<u>ACTION REQUESTED</u>	<u>FEE</u>	<u>SUBMITTAL REQUIREMENTS</u> <i>Refer to number items in shaded column →</i>	<u>TYPE OF INFORMATION DESCRIBED</u> <i>(See reverse side for further instructions)</i>	<u>Paper or Digital Copy Required</u>
CONCEPT PLAN	\$50	1,2,6,13	① Complete Application (<i>all pages</i>)	Both
			② Describe the intended use and operation	Both
CONDITIONAL USE			③ Address labels of adjacent owners to be notified (200' / 500')	Both
- Full Review or Amendment	\$150	1,2,3,4,5,6,7,14,15,16,18,19,20	④ Property owner acknowledgement of the request	Both
- *Special Use (to existing CU)	\$50	1,2,4,5,6,7,13	5) Impact Statement	Both
			⑥ Location Map	Both
PLANNED UNIT DEVELOPMENT	\$150	1,2,3,4,5,6,7,8,9,10,14,15,16,17,18,20	7) Development Plan / Site Plan	Both
- *Special Use (to existing PUD)	\$50	1,2,3,4,5,6,7,13 (14-22 upon request)	⑧ Preliminary Plat	Both
			9) Final Plat	Both
REZONING	\$200	1,2,3,4,6,9 or 10 (500' for rezoning) 200' for Cond. Use or PUD Site Plan)	⑩ Certified Survey Map	Both
			11) Annexation Petition	Both
CERTIFIED SURVEY MAP (CSM)	\$150	1,2,6,10,20	12) Annexation Map	Both
			13) Sketch Plan	Both
MINOR SUBDIVISION	\$150	1,2,3,5,6,10,15,16,17,18,20	14) Landscape and Buffer Plan	Both
EXTRA TERRITORIAL PLAT/CSM	\$150	1,2,6,9 / 10		
EXTRA TERRITORIAL PLAT OUTSIDE SANITARY SRVC. AREA	\$50	1,2,6,9 / 10	Engineering Review - Infrastructure	
			15) Grading / Drainage Plan	Both (24x36)
PRELIMINARY PLAT	\$300	1,2,3,5,6,9,15,16,17,18	16) Water / Sanitary Sewer / Storm Sewer Plans	Both (24x36)
			17) Street / Right of Way cross sections	Both (24x36)
FINAL PLAT / Final Plat Reappl.	\$100	1,2,3,5,6,9,15,16,17,18,20	18) Erosion Control Plan	Both (24x36)
			19) Proposed colors / materials	Both
ANNEXATION / ATTACHMENT	\$200	1,2,3,4,5,6,11,12,21	20) Developers Agreement	Both
			21) Annexation Agreement (<i>includes pre-annex agreements</i>)	Both
STREET EASEMENT/ VACATION	\$150	1,2,3,4,6,9	22) Other -	Both
VARIANCE / APPEAL	\$150	1,2,3,4,6,7		
MAILING LABELS	\$25	For all property addresses within 200 feet For all properties within 500' if rezoning ONLY	Must submit additional fee if not providing labels	Both

*SPECIAL USE PERMITS are applicable to EXISTING Conditional Use Permits and Planned Unit Developments. The granting of a Special Use Permit shall not change the character of the principal use or conflict with the purpose and intent of the original Conditional Use or Planned Use Development approval. Special Use Permits shall be reviewed for impact on neighboring uses in addition to the neighborhood. Compatibility is a primary consideration.

Examples of special uses include: New or expanded tenant uses including occupancies, minor changes to building facades, minor lighting changes, paint schemes, certain accessory structures, sign replacements of equal or lessor size or other uses or modifications as determined by the Village.

Applications shall be submitted NO LATER than 4:00 PM on the 1st Friday of the month to be considered at that month's meeting. In some cases, additional copies of a submittal may be required. Only COMPLETE applications shall be presented to the Planning Commission and the Village Board for action. Applications submitted without a pre-submittal conference risk delay.

The Planning Commission meets on the last Thursday of each month unless there is a conflict with a holiday. The Village Board meets on the second Tuesday of each month at which a public hearing may be held. A decision on the request could be made at that time.

EXPLANATION OF TYPES OF INFORMATION REQUIRED (From front page of application form)

1. **Application Form:** You ***MUST SUBMIT both HARD (paper) and DIGITAL (USB Drive) copies of your application.***
2. **Letter of Intent:** What you are requesting in your own words? *(Be brief)*
3. **Mailing/Address Labels:** It is your responsibility to provide the Village with addresses labels of ALL adjacent property owners within a 200-foot radius of the subject property. If mailed notification is required for your application, an incorrect address may cause a delay. *(Additional \$25 is required if Village provides address labels.)*
4. **Proof of Property Ownership:** A copy of a deed, tax notice, title insurance policy (first page), recorded plat, etc.
5. **Impact Statement:** In general, the following points represent most of the topics to be addressed in the impact statement. Specific points will be designated at the pre-submittal conference by staff.
 - A. General hours of operation.
 - B. Unusual conditions which warrant special attention (hazardous materials storage, fire hazards, odors, noise generation, etc).
 - C. Vehicle trip generation (trips per day per unit x number of units).
 - D. Estimated numbers of vehicles and/or equipment, materials, to be parked and/or stored on site.
 - E. Proposed sign(s) advertising business, directional signage, dwelling unit rental, etc.
 - F. Proposed dates of construction and completion.
 - G. Anticipated user profiles (for residential developments).
 - H. Annual water consumption estimate (100% occupancy and build-out).
 - I. Annual sewage generation estimate (100% occupancy and build-out).
6. **Location Map:** An aerial map indicating where the site is located within the Village.
7. **Development Plan:** Show entire proposal on the site. Include edge of pavement and/or back of the curb line, sidewalks (existing and proposed), structure footprint(s), driveways, parking areas, fencing, refuse enclosures, locations of accessory uses, and overall dimensions of structures and setbacks, etc. Landscape plans and water/sewer/storm plans may be shown combined on the plan if the composition is easily read and understood.
- 8/9. **Plat Map:** Prints of the preliminary and final (recordable plat), with proper signature blocks.
10. **Certified Survey Map:** A recordable document showing the legal and mapped description of the land division.
11. **Annexation Petition/Attachment Request:** Shows owner is supporting the annexation.
12. **Annexation Map:** A recordable map having the legal and mapped description of the parcel to be annexed.
13. **Sketch Plan:** An informal drawing depicting the proposal for discussion purposes.
14. **Landscape Plan:** Show location, size, type, botanical name & common name of proposed trees & shrubs. Also details surface treatments. Show walls, fence location and style, buffers/screening and similar details.
15. **Grading/Drainage Plan:** Show original & proposed grades & runoff calculations based on a 10-year storm. It is usually combined with a Storm Sewer Plan. (Storm sewer system, ditches, culverts, etc.)
16. **Water/Sewer/Storm Sewer Plans:** Show size and location of proposed water mains & fire hydrants; size and location of the proposed sanitary sewer system with gradient profiles and invert elevations; shows the proposed storm drainage system as in #15 above.
17. **Street Crossing Sections:** Section shows curb, gutter, paving, and sidewalk relative to the right-of-way width.
18. **Erosion Control Plan:** A map of existing site conditions on a scale of at least 1-inch equals 100 feet showing the site, boundaries and immediately adjacent areas which accurately identify site locations.
19. **Proposed Building Colors and Materials:** Submit samples of exterior colors and materials.
20. **Improvement Agreement:** An agreement between the developer and the Village determining park dedications and the responsibilities for street, water, sewer, and the storm sewer improvements and extensions.
21. **Annexation Agreement.**

MEETINGS AT WHICH THE REQUEST IS BEING HEARD SHOULD BE ATTENDED BY THE APPLICANT OR A REPRESENTATIVE IN ORDER TO RESPOND TO QUESTIONS AND AVOID DELAYS IN THE APPROVAL PROCESS

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 Zoning

(For existing Cond. Use ONLY)

(For existing PUD ONLY)

Property Address: Maple Fields - West of Maple Rd / South of Sherman Parc Unit: — Jackson, WI

Parcel #: V3-0751 + V3-075200A Lot Size: 75.33 Acres 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): Neumann Developments Inc. - Bryan Lindgren

Mailing Address: N27W24025 Paul Ct, Suite 100, Pewaukee State WI Zip 53072

Office: (262) 542-9200 Cell: (608) 215-4934 Fax: (—)

Email: blindgren@neumanncompanies.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): Palomera Farms LLC

Address: PO Box 99, Menomonee Falls State WI Zip 53052

Office: (414) 870-5819 Cell: (—) _____ Fax: (—)

Email: cdunn@drilots.com

ARCHITECT / ENGINEER / CONTRACTOR INFORMATION (Circle One)

Firm Name: Trio Engineering

Primary Contact: Josh Pudelko

Address: 4100 N. Calhoun Rd, Brookfield State WI Zip 53005

Office: (262) 790-1480 Cell: (—) _____ Fax: (—)

Email: j.pudelko@trioeng.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: Proposed Zoning for Maple Fields
residential development. See Narrative for more info.

Provide a brief overview of proposed use(s) of entire property and/or lease space: Residential single family
neighborhood.

Hours of Operation:

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: Residential & Agricultural

Describe any proposed, development, on-site improvements or other construction/remodeling activities: Residential site development of utilities, grading, & roads followed by home construction.

Describe any proposed grading, and/or stormwater management plan: Further Engineering pending approval.

Describe any proposed landscape plan/improvements including driveways, sidewalks, vegetative plantings, etc.: To be determined w/ future plans

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

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

Describe the projected traffic circulation and impacts: West to TurnCreeks and primarily East to Maple Rd.

List all setbacks from rights-of-way and property lines and height limitations: Per Zoning see Zoning Exhibit

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: ONR

Describe any proposed signage including type, size, and location: Monument Sign for neighborhood location and design TBD

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: 2 car garage minimum plus driveway spaces

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: TBD gal/year
Projected Water Usage: TBD 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.

Applicant Name (Print):

Applicant Signature:

Co-Applicant Name (Print):

CO-Applicant Signature:

Date of Application:

You MUST sign and date this Application!

SUBMIT TO:

Village of Jackson – Village Hall (*Checks shall be made payable to Village of Jackson*)
N168 W20733 Main Street
PO BOX 637
Jackson, WI 53037

QUESTIONS?

Village Clerk: For all **general questions** related to completing form or questions related to Village meetings.
Phone: (262) 677-9001 x11
Email: jilline.dobratz@villageofjackson.com

Building Inspector: For questions concerning **building codes, zoning, or technical questions.**
Phone: (262) 677-9696
Email: collin.johnson@villageofjackson.com

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: _____

Amount: \$ _____

Payment Type: CH / CC / CASH

Check/Rcpt. #: _____

Received By: _____

VILLAGE OF JACKSON

N168W20733 MAIN ST.

P O BOX 637

JACKSON, WI 53037-0147

Receipt Nbr: 248744**Date:** 10/01/2021**Check****RECEIVED
FROM**

NEUMANN DEVELOPMENTS INC

\$225.00

Type of Payment**Description****Amount**

Accounting

Account Nbr: 100-00-45730-000-000

225.00

PLANNING / ZONING FEES

OCT PC SUBMITTAL & LABELS / CK #1943

TOTAL RECEIVED225.00

Receipt Memo:

MAPLE FIELDS REZONING APP / CK #1943



September 30, 2021

Village of Jackson
N168 W20733 Main St
Jackson, WI 53037

Dear Plan Commission,

We are excited to be submitting for consideration our request to re-zone the following property located in the Village of Jackson:

- Subject property:
 - Address: West of Maple Road, East of East Gate Drive
 - Tax Key: V3_075200A and V3_0751
 - Size: approximately 75.33 acres
 - Current Owner: Paloroma Farms, LLC
 - Current Zoning: PUD
 - Proposed Zoning: combination of R-1, R-3, and R-5

About Neumann Developments Inc.

Neumann Developments Inc. has been creating single-family residential subdivisions in South-Eastern and South-Central Wisconsin since the year 2000 and has had the proud distinction to have their communities selected for the Metropolitan Builders Association Parade of Homes in twelve neighborhoods in the past twelve years. Since the year 2000, Neumann Developments has developed over 5000 home sites, built over 55 miles of roads, and preserved over 2700 acres of land.

Through strategic partnerships with some of the area's largest builders we are able to create high quality residential developments that bring lasting value to communities. We look forward to the opportunity to bring a great neighborhood to the Village of Jackson.

Market Demand

The market statistics for new residential homes has been and remains incredibly strong. In Jackson, inventory of homes available for sale in September was a mere 1.66 months, prices were up 4.97% year over year, and days on the market averaged under 31 days. We take a long-range vision in land development planning and the great location, schools, businesses, and community that attract people to Jackson will continue to keep demand for new homes in the community strong. At the time this proposed development is ready to bring homes to market in late 2022 and 2023 we are confident that the demand will be there as well.



Development Overview

- Proposed Development
 - Total Units = 100 units
 - Overall Density = 100/75.33 acres = 1.33 units/acre
 - Current Property Assessed Value = \$21,500
 - Estimated Tax Base upon completion = \$40,000,000
- The Estates - Single Family Residential
 - Total Units = 5 lots
 - Proposed Zoning = R1-1
- The Residences – Single Family Residential
 - Total Units = 26 lots
 - Proposed Zoning = R-3
- The Villas – Single Family Residential
 - Total Units = 69 units
 - Proposed Zoning = R-5
- Open Space preservation = 34.36 Acres (45.9%)

The proposed development will be able to offer new and current residents housing options in various sizes and price points that are hard to find in Jackson. We anticipate the Villas single family homes to have about 1600-2200 square feet with an integral two car garage and retail around \$350-\$400K offering great space and low maintenance at a great price for a new home. We anticipate the Residences single family homes to vary in size and design and start in the low-\$400's. Finally, the Estates single family homes, will offer premium homesites and homes starting in the upper \$400's. The entire development will be controlled by a master HOA and architectural controls will be in place to create an aesthetically pleasing neighborhood.

The proposed zoning districts are consistent with surrounding areas and further the desire by the developer and the Village to create housing options that will be an asset to the community for many years to come. We believe this neighborhood would be a great addition to Jackson and the new residents will love the proximity to easy commuter routes, blend of urban and rural environment, ample green space, and quick access to the downtown area.

Thank you for your consideration of this proposed project.

Sincerely,

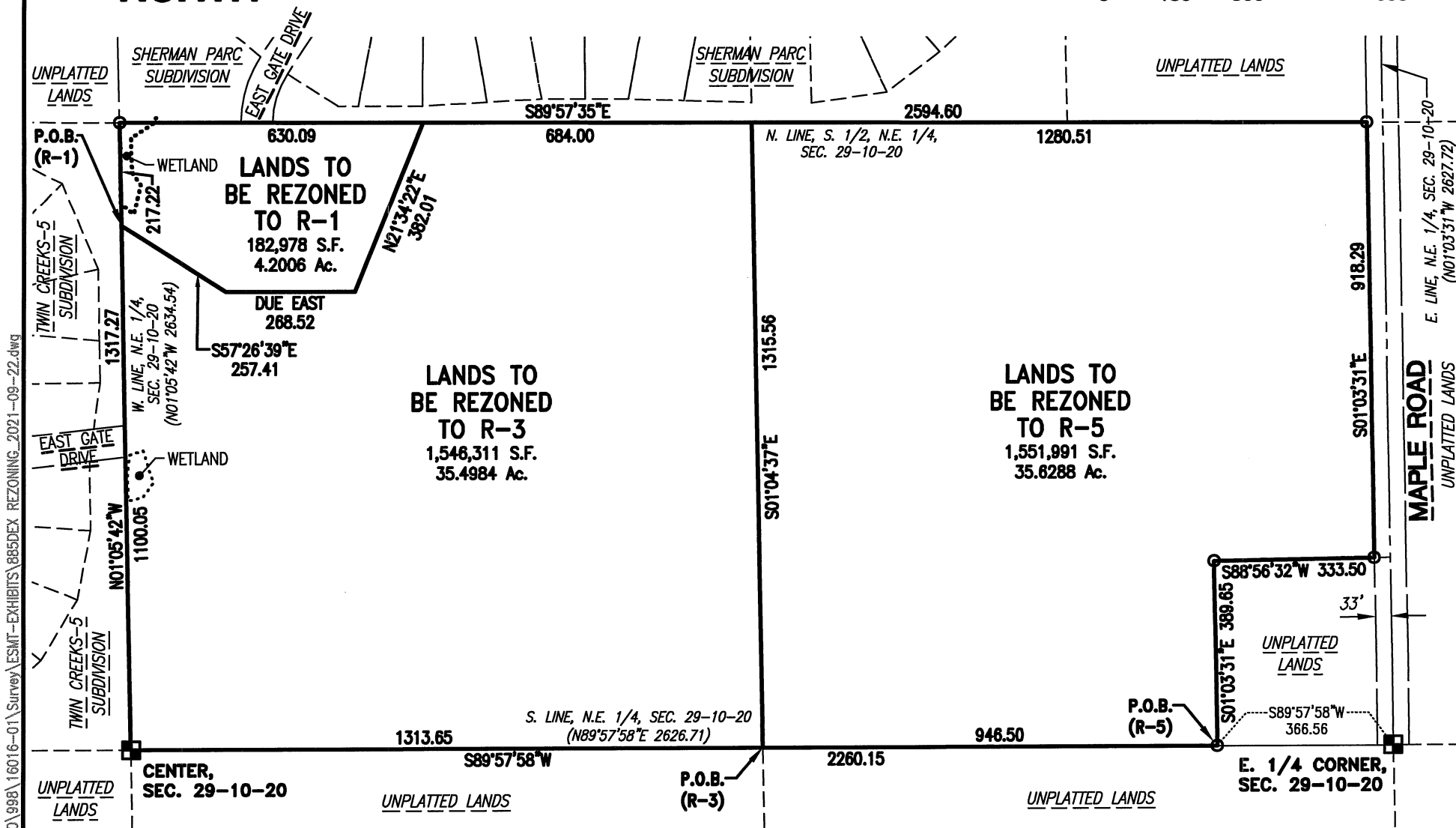
Bryan Lindgren
Neumann Developments Inc

REZONING EXHIBIT "A"

BEING A PART OF THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 29,
TOWN 10 NORTH, RANGE 20 EAST, IN THE VILLAGE OF JACKSON, WASHINGTON COUNTY, WISCONSIN.



SCALE: 1"=300'



THIS EXHIBIT WAS PREPARED BY GRADY L. GOSSER, P.L.S. (S-2972)

DATE: 9/22/21

REZONING EXHIBIT "B"

LANDS TO BE REZONED

LEGAL DESCRIPTION ("R-5"):

All that part of the Southeast 1/4 of the Northeast 1/4 of Section 29, Town 10 North, Range 20 East, in the Village of Jackson, Washington County, Wisconsin, no being more particularly bounded and described as follows:

Commencing at the East 1/4 Corner of said Section 29; Thence South 89°57'58" West and along the South line of the said Northeast 1/4 Section, 366.56 feet to the place of beginning of lands hereinafter described;

Continuing thence South 89°57'58" West and along the said South line of the said Northeast 1/4 Section, 946.50 feet to a point; Thence North 01°04'37" West, 1315.56 feet to a point on the North line of the South 1/2 of the said Northeast 1/4 Section and the South line of "Sherman Parc" Subdivision (a Subdivision Plat of Record); Thence South 89°57'35" East and along the said North line of the said South 1/2 of the said Northeast 1/4 Section which is coincident with the South line of said "Sherman Parc" Subdivision and Unplatted Lands, 1280.51 feet to a point on the West Right-of-Way line of "Maple Road"; Thence South 01°03'31" East and along the said West Right-of-Way line being parallel to and at a right angle distance of 33.00 feet from the East line of the said Northeast 1/4 Section, 918.29 feet to a point; Thence South 88°56'32" West and along the North line of Unplatted Lands, 333.50 feet to a point; Thence South 01°03'31" East and along the West line of said Unplatted Lands, 389.65 feet to the point of beginning of this description.

Said Parcel contains 1,551,991 Square Feet (or 35.6288 Acres) of land, more or less.

LEGAL DESCRIPTION ("R-3"):

All that part of the Southwest 1/4 and Southeast 1/4 of the Northeast 1/4 of Section 29, Town 10 North, Range 20 East, in the Village of Jackson, Washington County, Wisconsin, no being more particularly bounded and described as follows:

Commencing at the East 1/4 Corner of said Section 29; Thence South 89°57'58" West and along the South line of the said Northeast 1/4 Section, 1313.06 feet to the place of beginning of lands hereinafter described;

Continuing thence South 89°57'58" West and along the said South line of the said Northeast 1/4 Section, 1313.65 feet to a point marking the Center of said Section 29; Thence North 01°05'42" West and along the West line of the said Northeast 1/4 Section, 1100.05 feet to a point; Thence South 57°26'39" East, 257.41 feet to a point; Thence Due East, 268.52 feet to a point; Thence North 21°34'22" East, 382.01 feet to a point on the North line of the South 1/2 of the said Northeast 1/4 Section and the South line of "Sherman Parc" Subdivision (a Subdivision Plat of Record); Thence South 89°57'35" East and along the said North line of the said South 1/2 of the said Northeast 1/4 Section which is coincident with the South line of said "Sherman Parc" Subdivision, 684.00 feet to a point; Thence South 01°04'37" East, 1315.56 feet to the point of beginning of this description.

Said Parcel contains 1,546,311 Square Feet (or 35.4984 Acres) of land, more or less.

LEGAL DESCRIPTION ("R-1"):

All that part of the Southwest 1/4 of the Northeast 1/4 of Section 29, Town 10 North, Range 20 East, in the Village of Jackson, Washington County, Wisconsin, no being more particularly bounded and described as follows:

Commencing at the East 1/4 Corner of said Section 29; Thence South 89°57'58" West and along the South line of the said Northeast 1/4 Section, 2626.71 feet to a point marking the Center of said Section 29; Thence North 01°05'42" West and along the West line of the said Northeast 1/4 Section, 1100.05 feet to the place of beginning of lands hereinafter described;

Continuing thence North 01°05'42" West and along the said West line of the said Northeast 1/4 Section, 217.22 feet to a point; Thence South 89°57'35" East and along the North line of the South 1/2 of the said Northeast 1/4 Section which is coincident with the South line of "Sherman Parc" Subdivision (A Subdivision Plat of Record), 630.09 feet to a point; Thence South 21°34'22" West, 382.01 feet to a point; Thence Due West, 268.52 feet to a point; Thence North 57°26'39" West, 257.41 feet to the point of beginning of this description.

Said Parcel contains 182,978 Square Feet (or 4.2006 Acres) of land, more or less.

Date: 9-11-18

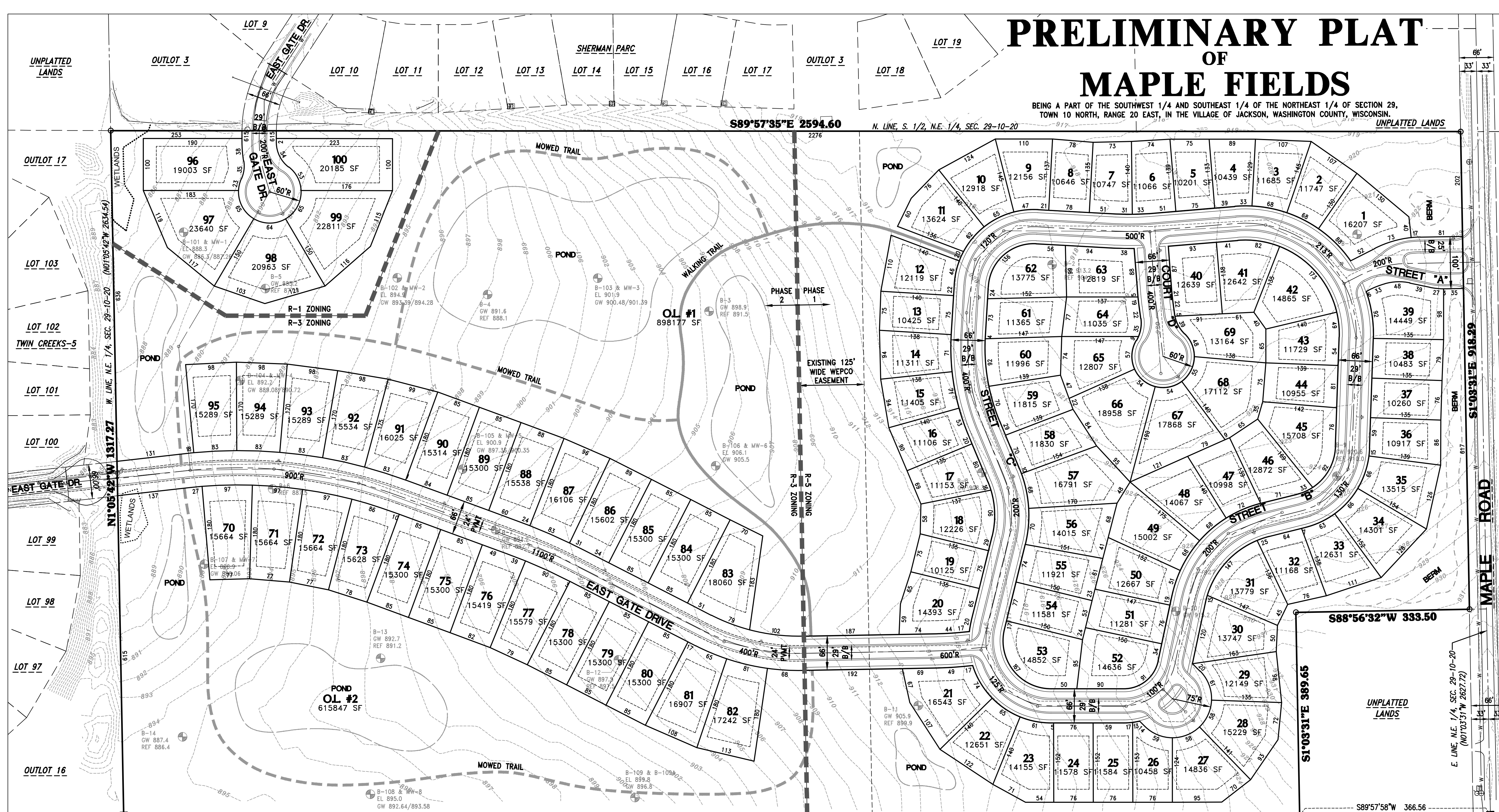



Grady L. Gosser, P.L.S.
Professional Land Surveyor, S-2972
TRIO ENGINEERING, LLC
4100 N. Calhoun Road, Suite 300
Brookfield, WI 53005
Phone: (262)790-1480

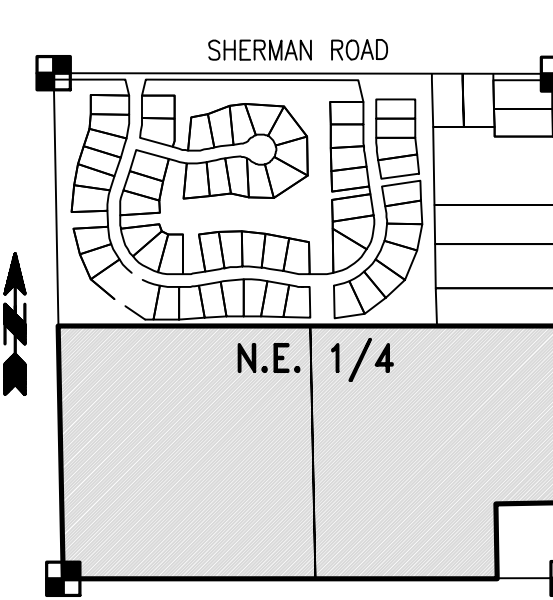
PRELIMINARY PLAT OF MAPLE FIELDS

BEING A PART OF THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 29,
TOWN 10 NORTH, RANGE 20 EAST, IN THE VILLAGE OF JACKSON, WASHINGTON COUNTY, WISCONSIN.

UNPLATTED LANDS



SCALE: 1" = 100'



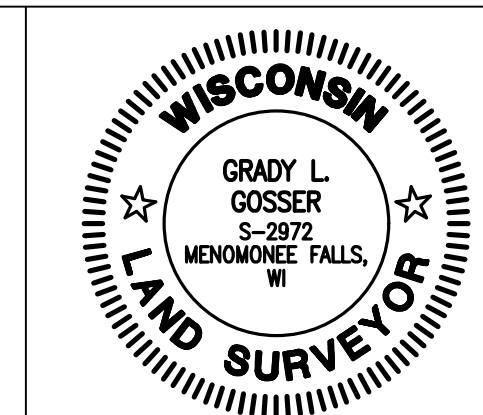
LOCALITY MAP:
N.E. 1/4, SEC. 29,
T. 10 N., R. 20 E.
SCALE: 1"=1000'

DEVELOPER:

NEUMANN DEVELOPMENTS, INC.
N27W24025 PAUL COURT, SUITE 100
PEWAUKEE, WI 53072
PHONE: (262) 542-9200

ENGINEER / SURVEYOR:

TRIO ENGINEERING, LLC
4100 N. CALHOUN ROAD, SUITE 300
BROOKFIELD, WISCONSIN 53005
PHONE: (262) 790-1480



PROJECT:
MAPLE FIELDS
SINGLE FAMILY RESIDENTIAL SUBDIVISION
VILLAGE OF JACKSON, WISCONSIN
BY: NEUMANN DEVELOPMENTS, INC.
N27W24025 PAUL COURT, SUITE 100
PEWAUKEE, WI 53072

REVISION HISTORY

DATE	DESCRIPTION

DATE:
SEPTEMBER 30, 2021

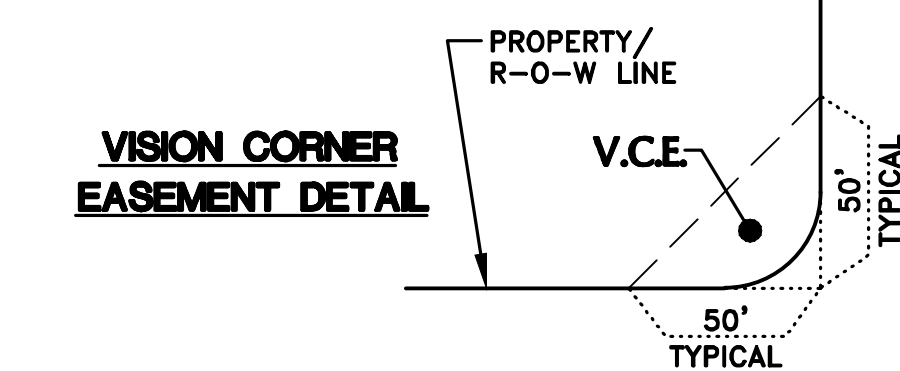
JOB NUMBER:
16-016-953-01

DESCRIPTION:
PRELIMINARY
PLAT

SHEET

1 OF 1

UNPLATTED LANDS
CENTER,
SEC. 29-10-20
WIS. STATE PLANE COORD.
SYSTEM - SOUTH ZONE
CONG. MON. W/ BRASS CAP
N 478,997.75
E 2,491,876.65



VISION CORNER EASEMENT: (V.C.E.)
Corner lots as shown on this plat are subject to a Vision Corner Easement in that no structure or improvements of any kind is permitted within the Vision Corner. No vegetation (except trees) shall exceed a maximum height of 30 inches, as measured from the road edge to the top of the vegetation, in the location designated as the vision corner. Trees in the vision corner shall be trimmed to a height of 60 inches, as measured from the road edge to the bottom branches, to allow for a clear view of oncoming traffic.

LOTS 1-69
Proposed Zoning: R-5
Minimum Lot Area= 8,000 sf
(Typ. Lot Area= Min. 10,000 sf)
Minimum Lot Width at Setback Line = 70'
(Typ. Lot Width at Setback Line = 75')
Minimum Front Yard Setback = 25'
Minimum Side Yard Setback = 8'
Minimum Rear Yard Setback = 25'
Avg. Lot Size = 12,810 sf

LOTS 70-95
Proposed Zoning: R-3
Minimum Lot Area= 12,000 sf
(Typ. Lot Area= Min. 15,000 sf)
Minimum Lot Width at Setback Line = 80'
(Typ. Lot Width at Setback Line = 85')
Minimum Front Yard Setback = 30'
Minimum Side Yard Setback = 12'
Minimum Rear Yard Setback = 25'
Avg. Lot Size = 15,700 sf

LOTS 96-100
Proposed Zoning: R-1
Minimum Lot Area= 16,000 sf
(Typ. Lot Area= Min. 19,000 sf)
Minimum Lot Width at Setback Line = 100'
Minimum Front Yard Setback = 30'
Minimum Side Yard Setback = 15'
Minimum Rear Yard Setback = 25'
Avg. Lot Size = 21,320 sf

SITE DATA:
Total Site Area = 75.33 ac
Proposed Zoning = R-1, R-3, & R-5
Proposed Number of Lots = 100
- R-1 Lots = 5 lots
- R-3 Lots = 26 lots
- R-5 Lots = 69 lots
Net Density = 1.33 un/ac
Open Space = 34.76 ac (46.1%)
(OL 1 & OL 2)
Total Street Length = 5,417 lf (54.2 lf/lot)
- R-5 Road = 3,500 lf (50.7 lf/lot)
- R-3 Road = 1,767 lf (68.0 lf/lot)
- R-1 Road = 150 lf (30.0 lf/lot)

LEGEND	
	INDICATES SOIL BORING LOCATION
	INDICATES PROPOSED FIRE HYDRANT
	INDICATES EXISTING WATERMAIN
	INDICATES PROPOSED WATERMAIN
	INDICATES EXISTING SANITARY SEWER
	INDICATES PROPOSED SANITARY SEWER
	INDICATES EXISTING STORM SEWER
	INDICATES PROPOSED STORM SEWER
	INDICATES EXISTING CONTOUR

DEVELOPMENT SUMMARY:

- Tax Key Nos. T7_0751 & T7_075200A
- Subdivision contains approximately 75.3278 Acres.
- Subdivision contains 100 Lots and 2 Outlots.
- All lots to be served by Sanitary Sewer and Watermain.
- Public Roads to have Asphalt Pavement. Sidewalks and Concrete Curb and Gutter are provided in areas as illustrated and/or noted on the plan.
- All lots to have Underground Telephone, Electric, and Gas Service.
- Zoning = R-1, R-3, & R-5
- Stormwater Management Facilities are located on Outlots 1 and 2 of this Subdivision.

HORIZONTAL DATUM PLANE:

All bearings are referenced to Grid North of the Wisconsin State Plane Coordinate System, South Zone (NAD-27), in which the East line of the N.E. 1/4 of Section 29, Town 10 North, Range 20 East, Bears North 01°03'31" West.

VERTICAL DATUM PLANE:

All elevations are referenced to the National Geodetic Vertical Datum of 1929. Topographic Information shown hereon is from a field Topographic Survey performed by Trio Engineering, LLC.

WETLAND DELINEATION NOTE:

Wetland boundaries shown herein were delineated by Stattec Inc May 2018 and field surveyed by Trio Engineering, LLC in May 2018.

WETLAND RESTRICTIONS:

These areas identified as WETLAND on this Plat shall be subject to the following restrictions:

- Grading, filling and removal of topsoil or other earthen materials are prohibited, unless specifically authorized by the municipality in which this land is located and, if applicable, the Waukesha County Department of Parks and Land Use, the Wisconsin Department of Natural Resources and the Army Corps of Engineers.
- The removal or destruction of any vegetative cover, i.e., trees, shrubs, grasses, etc., is prohibited, with the exception that dead, diseased, or dying vegetation may be removed, at the discretion of the landowner and with approval from the municipality in which this land is located and, if applicable, the Waukesha County Department of Parks and Land Use-Planning and Zoning Division. Silvicultural thinning, upon the recommendation of a forester or naturalist and with approval from the municipality in which this land is located and, if applicable, the Waukesha County Department of Parks and Land Use-Planning and Zoning Division shall also be permitted. The removal of any vegetative cover that is necessitated to provide access or service to an approved residence or accessory building, shall be permitted only when the access or service cannot be located outside of the Conservancy/Wetland/Floodplain/Primary Environmental Corridor and with approval from the municipality in which this land is located and, if applicable, the Waukesha County Department of Parks and Land Use-Planning and Zoning Division.
- Grazing by domesticated animals, i.e., horses, cows, etc., is prohibited within the Conservancy/Wetland/Floodplain area and shall be discouraged to the greatest extent possible within the Primary Environmental Corridor area.
- The introduction of plant material not indigenous to the existing environment is prohibited.
- Ponds may be permitted subject to the approval of the municipality in which they are located and, if applicable, the Waukesha County Department of Parks and Land Use, the Wisconsin Department of Natural Resources and the Army Corps of Engineers.
- The construction of buildings is prohibited.

AGENCIES HAVING THE AUTHORITY TO OBJECT:

- State of Wisconsin, Department of Administration
- Washington County Planning and Parks Commission

APPROVING AUTHORITY:

- Village of Jackson

SURVEYOR'S CERTIFICATE:

I hereby certify that this preliminary plat is a correct representative of all existing land divisions and features and that I have fully complied with the provisions of the subdivision and platting code of the Village of Jackson.

Date: 9-30-21



Grady L. Gosser
Grady L. Gosser, P.L.S.
Surveyor Registration Number S-2972
TRIO ENGINEERING, LLC
4100 N. Calhoun Road, Suite 300
Brookfield, WI 53005
Phone: (262)790-1480 Fax: (262)790-1481

GENERAL NOTES

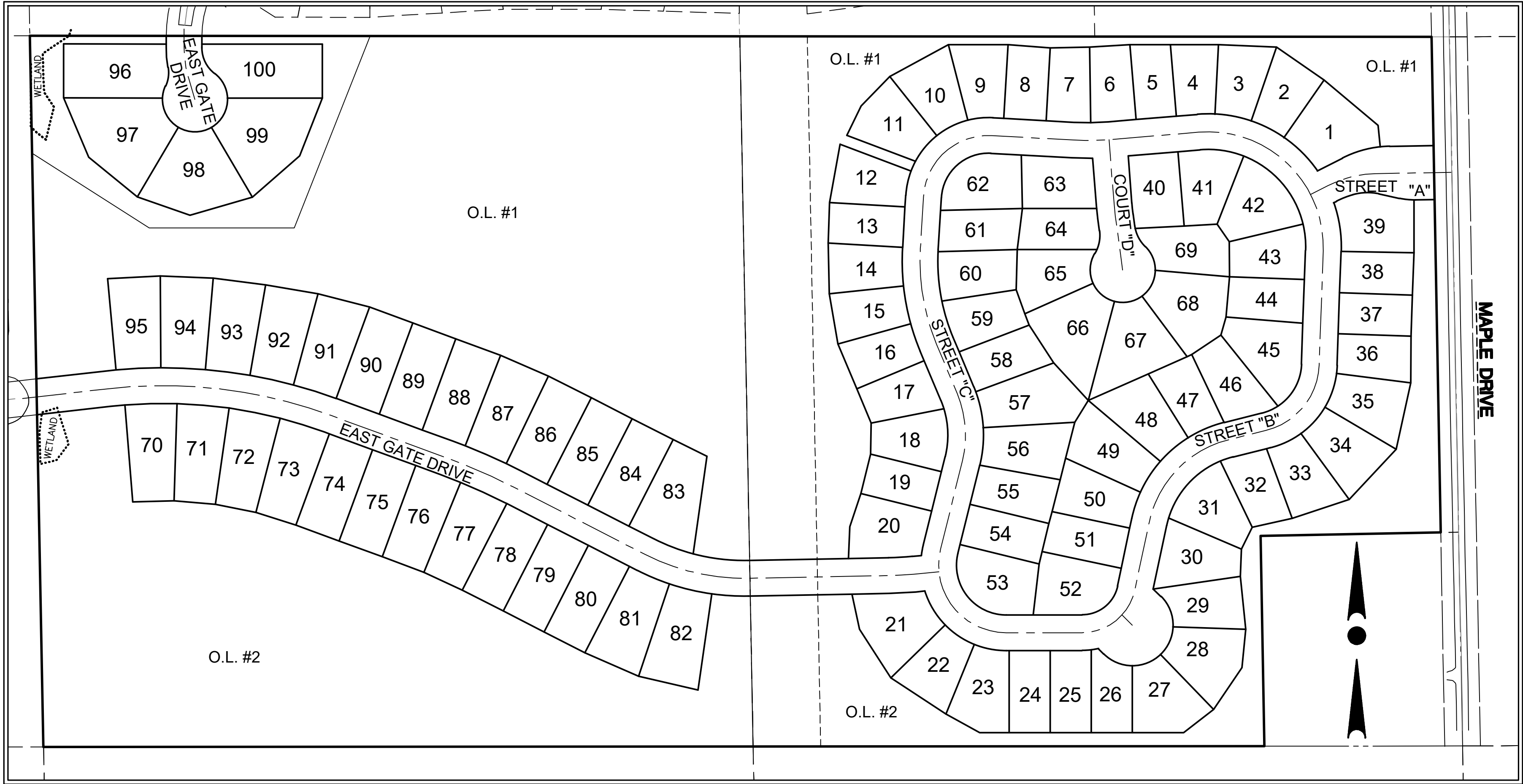
1. THE LATEST EDITIONS OF THE FOLLOWING DOCUMENTS AND ANY SUPPLEMENTS THERETO, SHALL GOVERN ALL CONSTRUCTION ITEMS ON THIS PLAN UNLESS OTHERWISE NOTED.
-STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, 6TH EDITION (SSSWCW)
-THE WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION
-WDNR STORMWATER RUNOFF TECHNICAL STANDARDS.
-WISDOT PAL APPROVED EROSION CONTROL MEASURES LIST, LATEST EDITION.
-VILLAGE OF JACKSON STANDARDS & REQUIREMENTS FOR DEVELOPMENT, LATEST EDITION.
2. THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO MINIMIZE EROSION, WATER POLLUTION AND SILTATION CAUSED BY CONSTRUCTION OF THIS PROJECT. EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS.
3. EROSION CONTROL PLAN: PRIOR TO BEGINNING WORK, AN APPROVED EROSION CONTROL PLAN WILL BE PROVIDED BY THE ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR PROPERLY IMPLEMENTING THE APPROVED PLAN.
4. THE CONTRACTOR SHALL FIELD VERIFY THE ELEVATIONS OF THE BENCHMARKS PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL ALSO FIELD VERIFY LOCATION, ELEVATION AND SIZE OF EXISTING UTILITIES, AND VERIFY FLOOR, CURB OR PAVEMENT ELEVATIONS WHERE MATCHING INTO EXISTING WORK. THE CONTRACTOR SHALL FIELD VERIFY HORIZONTAL CONTROL BY REFERENCING SHOWN COORDINATES TO KNOWN PROPERTY LINES. NOTIFY ENGINEER OF DISCREPANCIES IN EITHER VERTICAL OR HORIZONTAL CONTROL PRIOR TO PROCEEDING WITH WORK.
5. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO BEGINNING CONSTRUCTION (CALL DIGGERS HOTLINE AT 800-242-8511). COST OF REPLACEMENT OR REPAIR OF EXISTING UTILITIES DAMAGED AS A RESULT OF THE CONTRACTOR'S OPERATION SHALL BE THE CONTRACTOR'S RESPONSIBILITY
6. EXISTING UTILITY INFORMATION IS SHOWN FROM SURVEY WORK, FIELD OBSERVATIONS, AVAILABLE PUBLIC RECORDS, AND AS-BUILT DRAWINGS. EXACT LOCATIONS AND ELEVATIONS OF UTILITIES SHALL BE DETERMINED PRIOR TO INSTALLING NEW WORK. EXCAVATE TEST PITS AS REQUIRED.
7. PROPERTY CORNERS SHALL BE CAREFULLY PROTECTED UNTIL THEY HAVE BEEN REFERENCED BY A PROFESSIONAL LAND SURVEYOR. PROPERTY MONUMENTS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
8. ENGINEER SHALL BE NOTIFIED 48 HOURS IN ADVANCE OF PERFORMING ANY CONSTRUCTION.
9. ALL TRENCHING SHALL BE PERFORMED ACCORDING TO OSHA STANDARDS.
10. ALL ITEMS SHALL INCLUDE ALL THE NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE.
11. THE CONTRACTOR SHALL CLEAN ALL ADJACENT STREETS OF ANY SEDIMENT OR DEBRIS AS REQUIRED BY MUNICIPAL ORDINANCE.
12. NOTIFY ENGINEER IF DRAIN TILE ARE ENCOUNTERED DURING SITE CONSTRUCTION. RECONNECT ANY BROKEN OR DAMAGED DRAIN TILE DURING CONSTRUCTION.

MAPLE FIELDS

SINGLE FAMILY SUBDIVISION

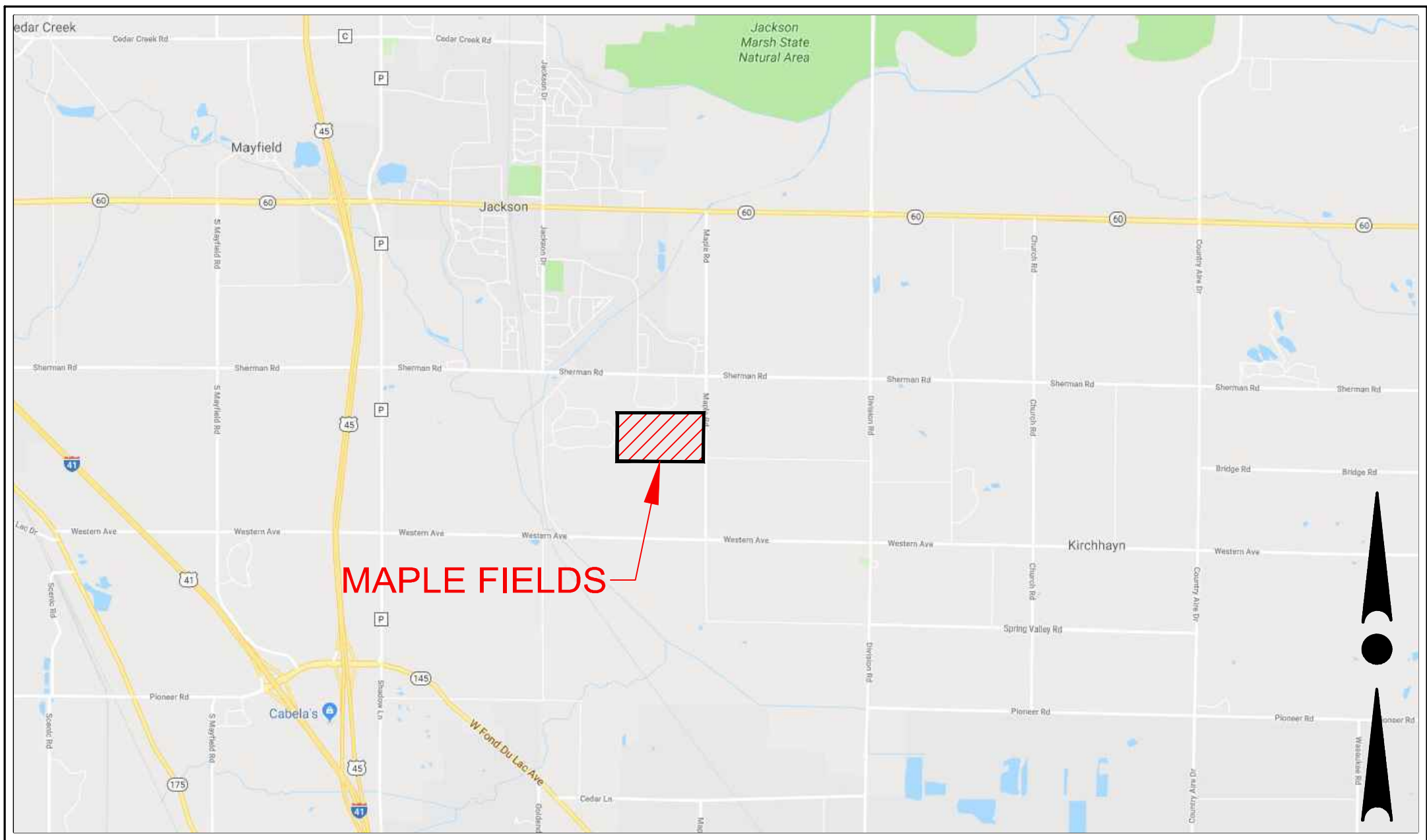
PRELIMINARY SITE DEVELOPMENT PLANS

VILLAGE OF JACKSON, WISCONSIN



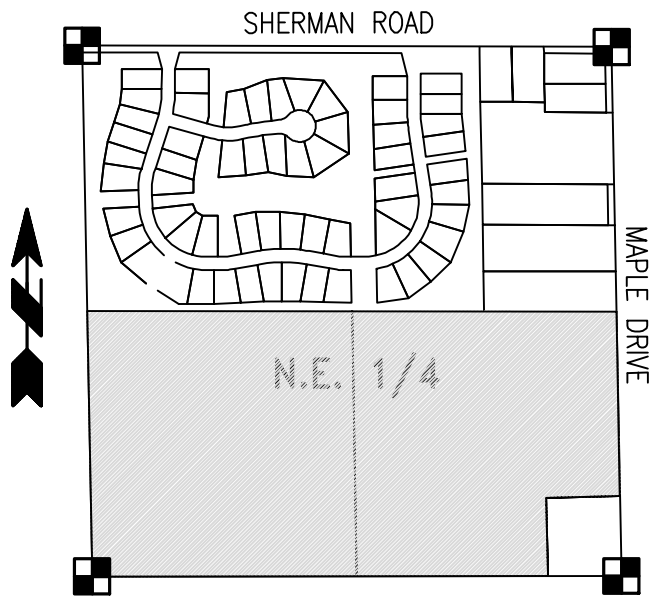
SITE PLAN

SCALE: 1" = 150'



LOCATION MAP

NOT TO SCALE



LOCALITY MAP:

N.E. 1/4, SEC. 29, T. 10 N., R. 20 E.
SCALE: 1"=2000'

DEVELOPER:

NEUMANN DEVELOPMENTS, INC.
N27W24025 PAUL COURT, SUITE 100
PEWAUKEE, WI 53072
PHONE: (262) 542-9200
FAX: (262) 349-9324

ENGINEER / SURVEYOR:

TRIO ENGINEERING, LLC
4100 N. CALHOUN RD., SUITE 300
BROOKFIELD, WISCONSIN 53005
PHONE: (262) 790-1480
FAX: (262) 790-1481

SHEET INDEX

CIVIL

T1	- COVER SHEET
C1.0	- OVERALL SITE & GRADING PLAN
C1.1-C1.4	- GRADING & DRAINAGE PLANS
C2.0	- OVERALL SANITARY SEWER & WATER MAIN SYSTEM PLAN



CONTRACTOR IS REQUIRED TO CONTACT DIGGERS HOTLINE TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND UTILITIES PRIOR TO COMMENCING THE WORK. WISCONSIN STATUTE 182.0715 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.
CALL DIGGERS HOTLINE 1-800-242-8511

NOTE:

EXISTING UNDERGROUND UTILITY INFORMATION WAS OBTAINED FROM AVAILABLE RECORDS. THE ENGINEER MAKES NO GUARANTEE AS TO THE ACCURACY OF THIS INFORMATION. VERIFICATION TO THE SATISFACTION OF THE CONTRACTOR OF ALL UNDERGROUND UTILITIES, WHETHER OR NOT SHOWN ON THE PLANS, SHALL BE ASSUMED AS A CONDITION OF THE CONTRACT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN LOCATION OF UTILITIES IN THE FIELD AND LOCATIONS SHOWN ON THE PLANS.



4100 N. CALHOUN RD
BROOKFIELD, WI 53005
PHONE: (262) 790-1480
FAX: (262) 790-1481
EMAIL: info@trioeng.com

PROJECT:
MAPLE FIELDS
SINGLE FAMILY RESIDENTIAL SUBDIVISION
VILLAGE OF JACKSON, WISCONSIN
BY: NEUMANN DEVELOPMENTS, INC.
N27W24025 PAUL COURT, SUITE 100
PEWAUKEE, WI 53072

REVISION HISTORY

DATE	DESCRIPTION
09/30/2021	PRELIM CIVIL PLANS

DATE:

SEPTEMBER 30, 2021

JOB NUMBER:

16016

DESCRIPTION:

COVER SHEET

SHEET

T1



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8' BASEMENTS (TYPICAL)
PROPOSED CONCEPTUAL BUILDING PAD

FG 100.0 — FINISHED YARD GRADE
EXP 96.0 — EXPOSURE ELEV.
BSMT 92.0 — BASEMENT ELEV.

TYPICAL HOME ELEVATIONS
NOT TO SCALE

LEGEND:

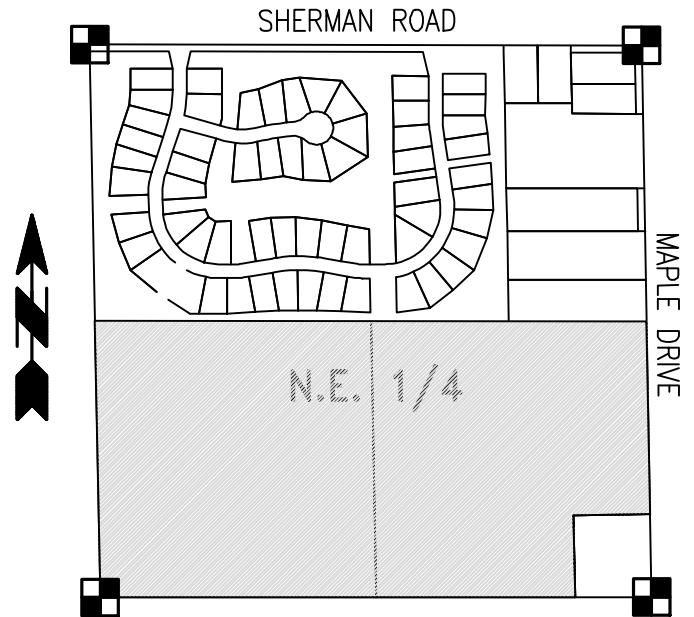
- 905 — EXISTING CONTOUR
- 905 — PROPOSED CONTOUR
- x 921.0 — PROPOSED SPOT ELEVATION
- PROPOSED FLOW ARROW
- FG 900.0** — PROPOSED YARD GRADE
- EXP 895.0** — PROPOSED EXPOSURE GRADE

LOTS 1-69
Proposed Zoning: R-5
Minimum Lot Area= 8,000 sf
(Typ. Lot Area= Min. 10,000 sf)
Minimum Lot Width at Setback Line = 70'
(Typ. Lot Width at Setback Line = 75')
Minimum Front Yard Setback = 25'
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Avg. Lot Size = 12,810 sf

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Minimum Lot Area= 12,000 sf
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(Typ. Lot Width at Setback Line = 85')
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Avg. Lot Size = 15,700 sf

LOTS 96-100
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SITE DATA:
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Net Density = 1.33 un/ac
Open Space = 34.76 ac (46.1%)
(OL 1 & OL 2)
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- R-5 Road = 3,500 lf (50.7 lf/lot)
- R-3 Road = 1,767 lf (68.0 lf/lot)
- R-1 Road = 150 lf (30.0 lf/lot)



LOCALITY MAP:
N.E. 1/4, SEC. 29, T. 10 N., R. 20 E.
SCALE: 1"=2000'

0 50 100 200
SCALE: 1" = 100' (22"x34")
SCALE: 1" = 200' (11"x17")



PROJECT:
MAPLE FIELDS
SINGLE FAMILY RESIDENTIAL SUBDIVISION
VILLAGE OF JACKSON, WISCONSIN
BY: NEUMANN DEVELOPMENTS, INC.
N27W24025 PAUL COURT, SUITE 100
PEWAUKEE, WI 53072

REVISION HISTORY	
DATE	DESCRIPTION
09/30/2021	PRELIM CIVIL PLANS

DATE:
SEPTEMBER 30, 2021

JOB NUMBER:
16016

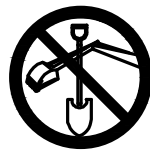
DESCRIPTION:
OVERALL SITE & GRADING PLAN

SHEET
C1.0

LEGEND:

- 90.5 --- - EXISTING CONTOUR
- 905** - PROPOSED CONTOUR
- X 921.0 - PROPOSED SPOT ELEVATION
- ← - PROPOSED FLOW ARROW
- FG 900.0** - PROPOSED YARD GRADE
- EXP 895.0** - PROPOSED EXPOSURE GRADE

0 25 50 100
SCALE: 1" = 50' (22"x34")
SCALE: 1" = 100' (11"x17")



CONTRACTOR IS REQUIRED TO CONTACT DIGGERS HOTLINE TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND UTILITIES PRIOR TO COMMENCING THE WORK. WISCONSIN STATUTE 182.0715 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.
CALL DIGGERS HOTLINE 1-800-242-8511

NOTE:
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4100 N. CALHOUN RD
BROOKFIELD, WI 53005
PHONE: (262) 790-1480
FAX: (262) 790-1481
EMAIL: info@trioeng.com

PROJECT:
MAPLE FIELDS
SINGLE FAMILY RESIDENTIAL SUBDIVISION
VILLAGE OF JACKSON, WISCONSIN
BY: NEUMANN DEVELOPMENTS, INC.
N27W24025 PAUL COURT, SUITE 100
PEWAUKEE, WI 53072

REVISION HISTORY

DATE	DESCRIPTION
09/30/2021	PRELIM CIVIL PLANS

DATE:

SEPTEMBER 30, 2021

JOB NUMBER:

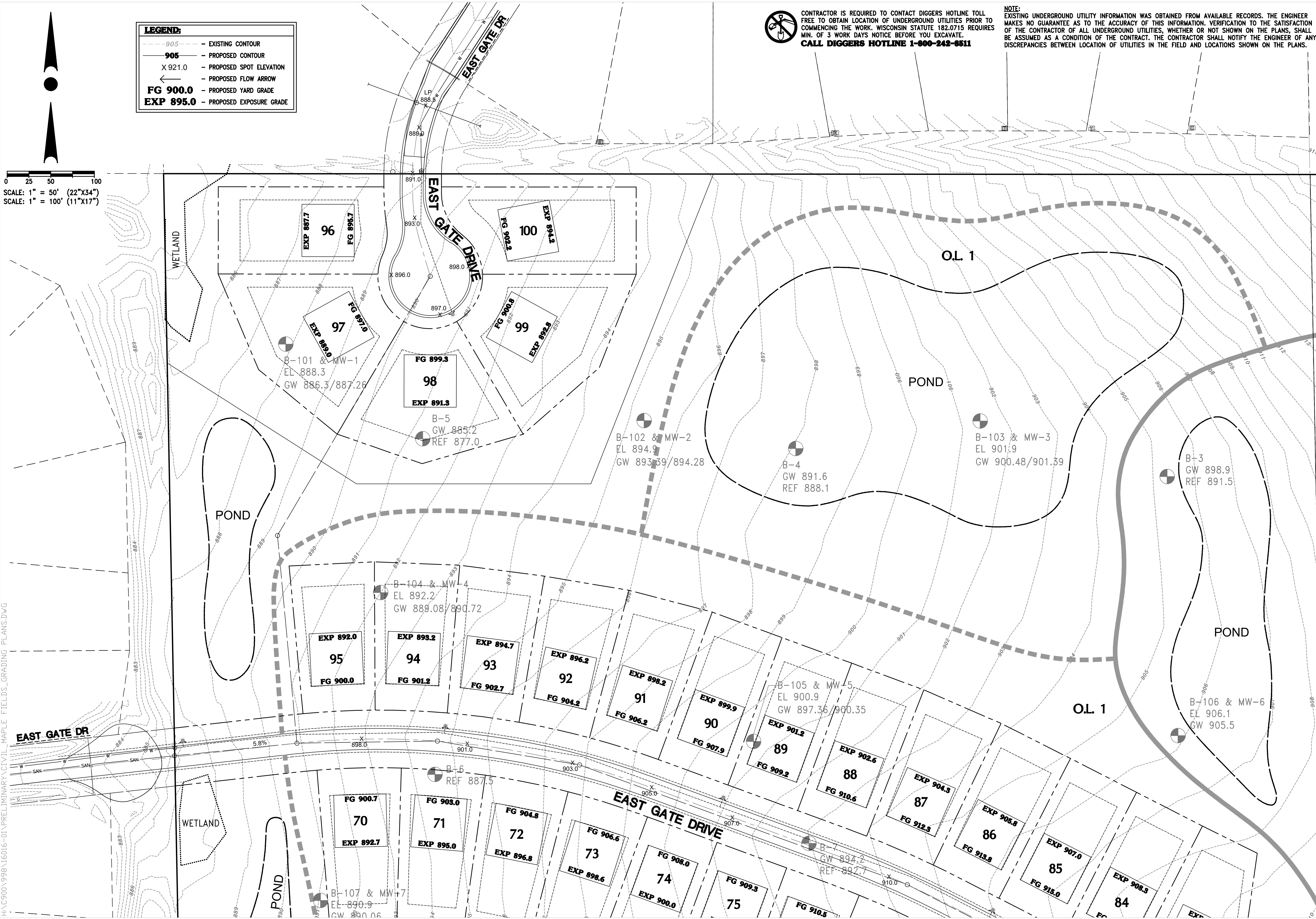
16016

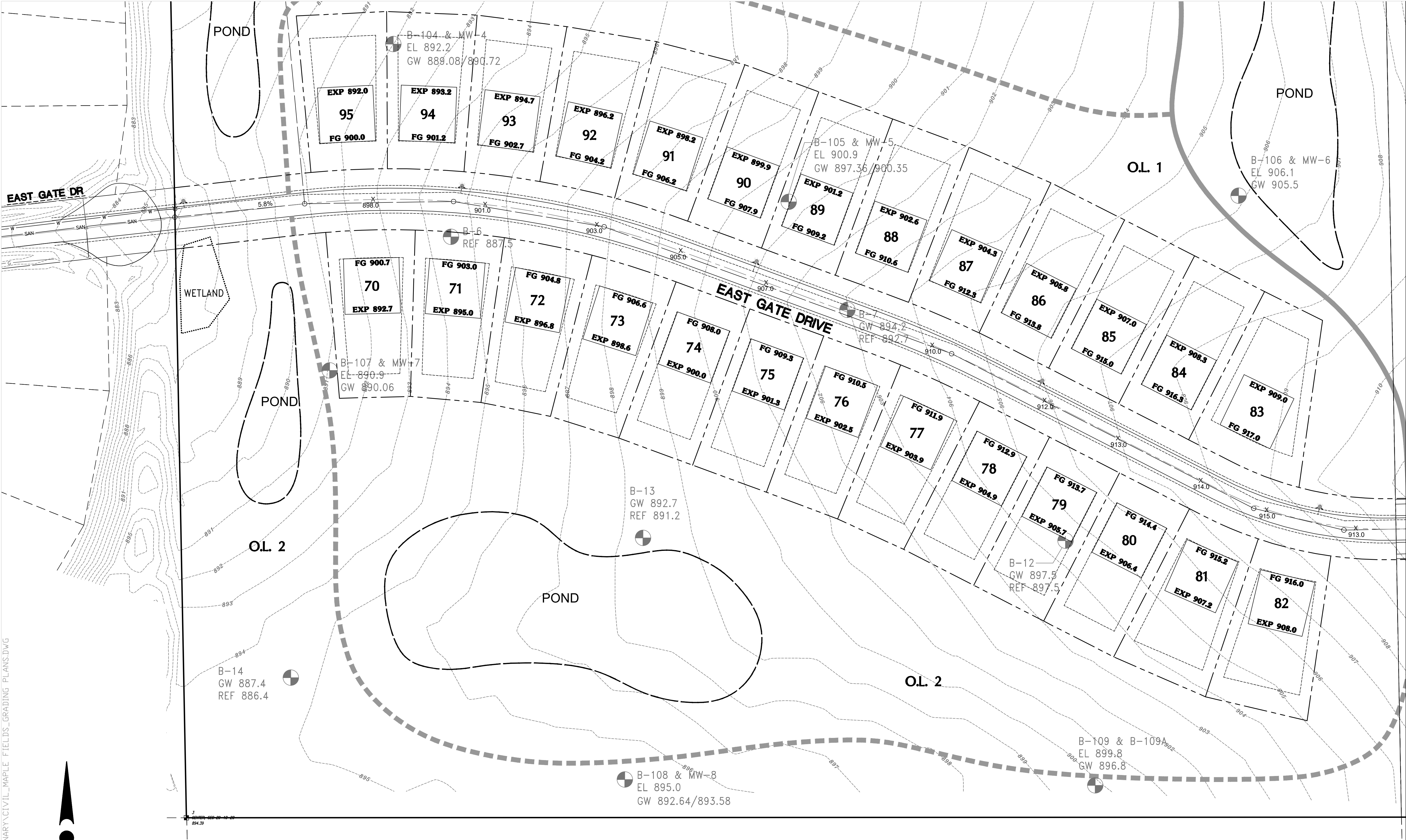
DESCRIPTION:

GRADING &
DRAINAGE PLAN

SHEET

C1.1





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LEGEND:

- 905 --- EXISTING CONTOUR
- 905 — PROPOSED CONTOUR
- X 921.0 PROPOSED SPOT ELEVATION
- ← PROPOSED FLOW ARROW
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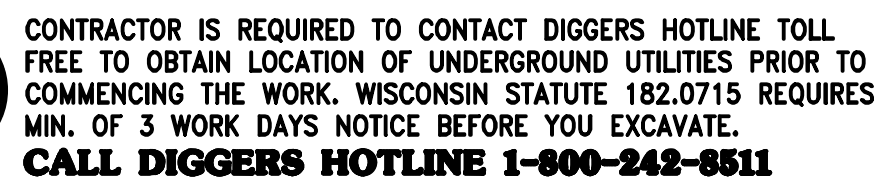
REVISION HISTORY	
DATE	DESCRIPTION
09/30/2021	PRELIM CIVIL PLANS

DATE:
SEPTEMBER 30, 2021

JOB NUMBER:
16016

DESCRIPTION:
GRADING &
DRAINAGE PLAN

SHEET
C1.2



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1100 N. CALHOUN RD
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PHONE: (262) 790-1480
FAX: (262) 790-1481
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PROJECT:
MAPLE FIELDS
SINGLE FAMILY RESIDENTIAL SUBDIVISION
VILLAGE OF JACKSON, WISCONSIN
BY: NEUMANN DEVELOPMENTS, INC.
N27W24025 PAUL COURT, SUITE 100
PEWAUKEE, WI 53072

REVISION HISTORY	
DATE	DESCRIPTION
08/30/2021	PRELIM CIVIL PLANS

DATE:
SEPTEMBER 30, 2021

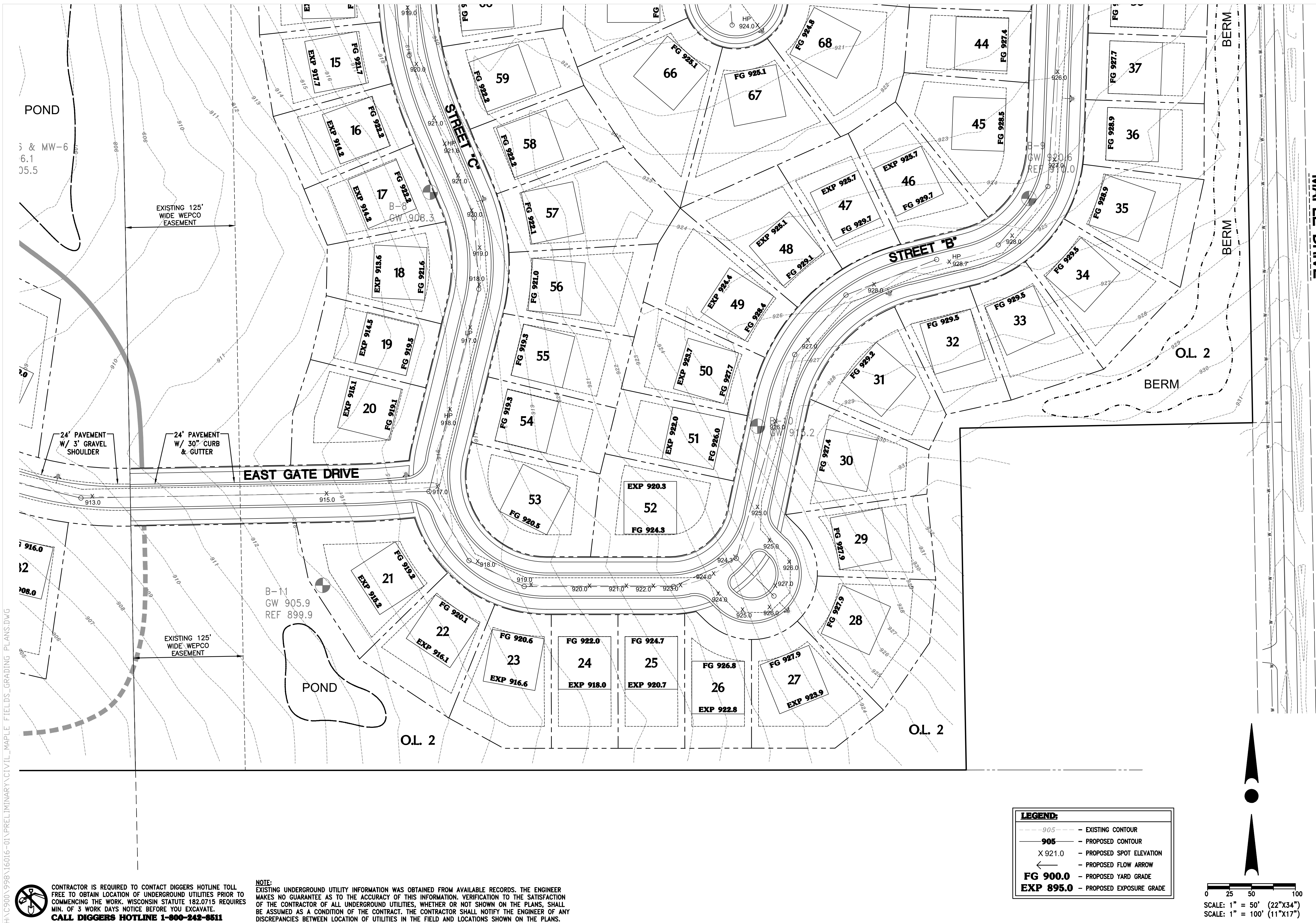
JOB NUMBER:
16016

DESCRIPTION:

**GRADING &
DRAINAGE PLAN**

SHEET

C1.3



\\H:\C900\998\16016-01\PRELIMINARY\CIVIL_MAPLE_Fields_UTILITY_PLANS.DWG



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NOTE:
ALL MATERIALS SHALL BE APPROVED BY THE VILLAGE OF JACKSON PUBLIC WORKS DEPARTMENT PRIOR TO INSTALLATION.

MANHOLE AND VALVE NOTE

- ALL MANHOLES AND VALVES TO BE SET TO BINDER GRADE. MANHOLES TO BE SET TO FINAL GRADE WITH CAST IRON ADJUSTING RINGS AND VALVE BOXES SHALL BE ADJUSTED TO FINAL GRADE AT TIME OF SURFACE COURSE PAVING.

BACKFILL NOTES

TRENCH BACKFILL

- SPOIL BACKFILL MAY BE USED FOR UTILITY TRENCHES CONTINGENT ON TESTING AND APPROVAL BY THE VILLAGE OF JACKSON. ALL SPOIL BACKFILL TO BE USED MUST MEET THE STATE OF WISCONSIN SPECIFICATIONS FOR UTILITY BACKFILL.

SANITARY SEWER NOTES

SANITARY SEWER

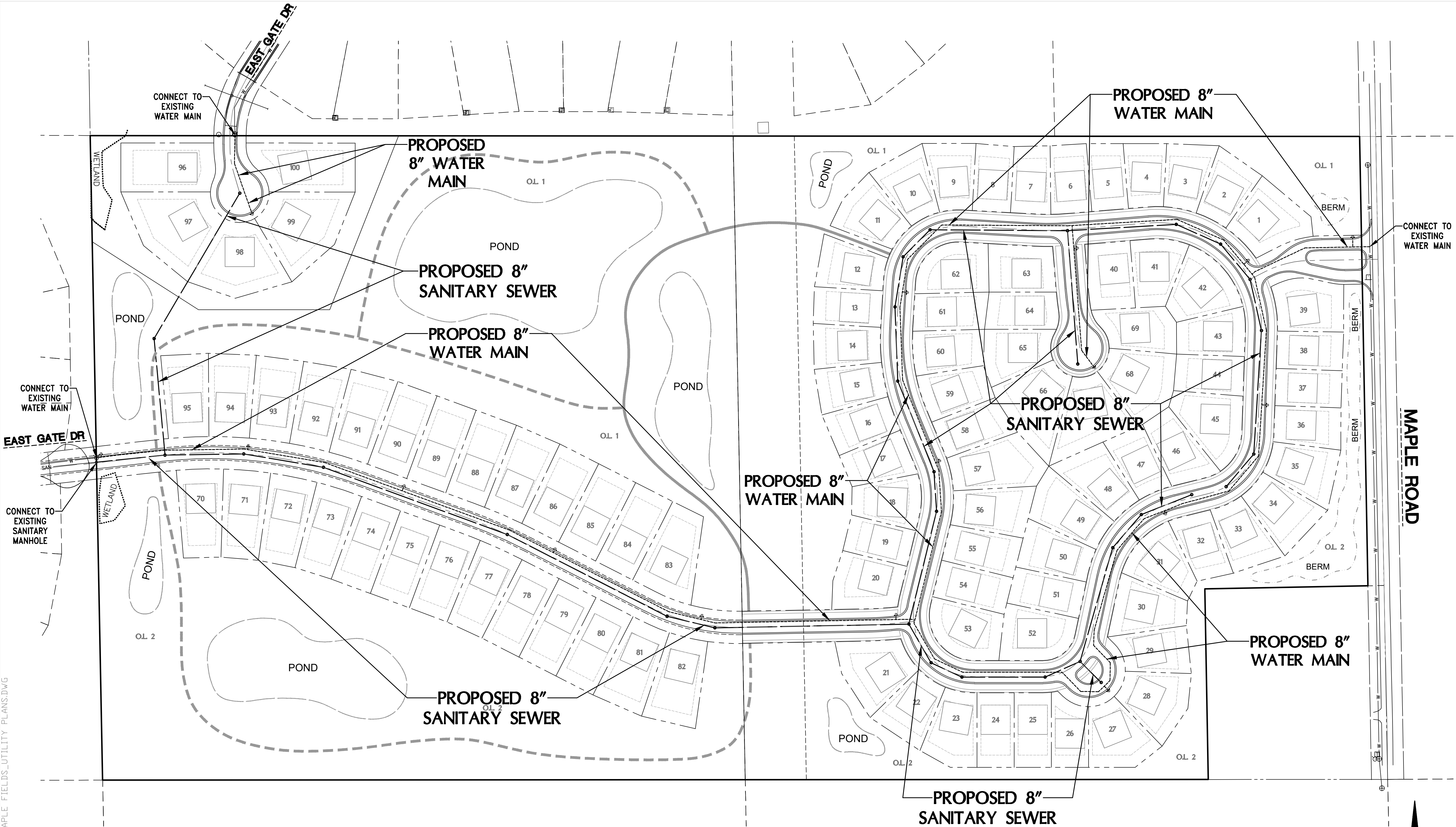
- ALL 8" PVC SEWER PIPE SHALL MEET THE REQUIREMENTS SET FORTH IN SECTION 8.10.0 (SSSWC).
- ALL SANITARY MANHOLES SHALL BE 48" DIA. WITH A MEENAH R-1661 FRAME AND SELF-SEALING LID (NON LOCKING TYPE) WITH NO VENT HOLES AND MEET THE REQUIREMENTS SET FORTH IN SSSWC.
- SDR-35 PVC PIPE SHALL BE USED FOR SANITARY SEWERS LESS THAN 18 FEET DEEP.
- ALL SANITARY SEWER LATERALS FOR SINGLE FAMILY LOTS SHALL BE 6" DIA. SDR-35 PVC & MADE OF GASKETED PVC FITTINGS MEETING ASTM D-3034.
- SANITARY CASTINGS SHALL BE SEALED WITH AN EXTERNAL BOOT AS SHOWN IN THE DETAILS.

TRACER WIRE NOTE

- CONTRACTOR SHALL INSTALL PLASTIC COATED TRACER WIRE (10 TO 14 GAUGE SOLID COPPER, OR COPPER COATED STEEL WIRE) PER COMM 82.30(1)(H). PLASTIC WIRE MAY BE TAPED TO PLASTIC DRAIN PIPE. IF ATTACHED, THE TRACER SHALL BE SECURED EVERY 6 TO 20 FEET AND AT ALL BENDS. TRACER WIRE SHALL HAVE ACCESS POINTS AT LEAST EVERY 300 FEET.

LEGEND:	
---	EXISTING CONTOUR
SAN	EXISTING SANITARY SEWER
W	EXISTING WATER MAIN
ST	EXISTING STORM SEWER
---	PROPOSED SANITARY SEWER
○	PROPOSED SANITARY MANHOLE
---	PROPOSED WATER MAIN
⦿	PROPOSED HYDRANT
●	PROPOSED WATER VALVE

0 50 100 200
SCALE: 1" = 100' (22"x34")
SCALE: 1" = 200' (11"x17")



WISCONSIN
JOSHUA D. PUDELKO
E-39420
WAUWATOSA, WI
PROFESSIONAL ENGINEER

DESIGN • LAND SURVEYING
TRIO
CIVIL ENGINEERING

4100 N. CALHOUN RD
BROOKFIELD, WI 53005
PHONE: (262) 790-1480
FAX: (262) 790-1481
EMAIL: info@trioeng.com

PROJECT:
MAPLE FIELDS
SINGLE FAMILY RESIDENTIAL SUBDIVISION
VILLAGE OF JACKSON, WISCONSIN
BY: NEUMANN DEVELOPMENTS, INC.
N27W24025 PAUL COURT, SUITE 100
PEWAUKEE, WI 53072

REVISION HISTORY	
DATE	DESCRIPTION
09/30/2021	PRELIM CIVIL PLANS

DATE:
SEPTEMBER 30, 2021

JOB NUMBER:
16016

DESCRIPTION:
**OVERALL
SANITARY SEWER
& WATER MAIN
SYSTEM PLAN**

SHEET

C2.0

ORDINANCE #21-**- Draft October 20, 2021 -**

**TO REZONE VARIOUS PROPERTIES AND TO AMEND THE ZONING MAP OF THE
VILLAGE OF JACKSON PURSUANT TO SECTION 48.34 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, Neumann Developments has submitted a petition to the Village to change the zoning classification of tax parcel V3_0751 and tax parcel V3_075200A; and

WHEREAS the proposed rezoning has been submitted to the Village of Jackson Plan Commission for report and recommendation; and

WHEREAS the Village of Jackson Plan Commission considered the matter at its meeting on , 2021 and recommended approval; and

WHEREAS, the Village Board conducted a public hearing on November 9, 2021; and

WHEREAS, the Village Plan Commission has recommended to the Village Board that the rezoning change be made; and of the recommendation of the Plan Commission, having determined that all procedural requirements and notice requirements have been satisfied, having given the matter due consideration, having determined that the rezoning is consistent with the Village's Comprehensive Plan, and having based its determination on the effect of granting of said rezoning on the health, safety, and welfare for 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 the noise, dust, smoke, odor and others, has hereby determined that the rezoning will not violate the spirit or intent the zoning ordinance for the Village of Jackson, will not be hazardous, harmful, noxious, offensive or a nuisance by reason of noise, dust, smoke odor or other similar factors and will not for any other reason cause a substantial adverse effect on the property values and general desirability of the neighborhood as long as the development is conducted pursuant to the following conditions and is in strict compliance with the same.

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

Section 1. The two properties listed below are rezoned as specified and the zoning map of the Village of Jackson is hereby amended to incorporate the zoning of the various properties.

1. Change the zoning designation of that portion of tax parcel V3_0751 identified as R-1 in Exhibit A, attached hereto, from PUD to R-1.
2. Change the zoning designation of that portion of tax parcel V3_0751 identified as R-3 in Exhibit A, attached hereto, from PUD to R-3.
3. Change the zoning designation of tax parcel V3_075200A from PUD to R-5.

Section 2. The rezoning of the subject properties as specified herein and the amendment of the zoning map of the Village of Jackson is conditioned on the following:

1. The property owner shall submit a preliminary plat for both of the properties to the Village and obtain approval of the same within **120 days** of this date.
2. The property owner shall submit a final plat to the Village and obtain approval of the same within **2 years** of the date of approval of the preliminary plat.
3. The property owner shall submit the final plat to the Washington County register of deeds office within **10 days** of approval of the final plat.

Section 3. Upon certification by the Village Clerk that the conditions set forth in Section 2 have been satisfied within the time period established in that section, the Zoning Administrator shall change the zoning classification of the subject properties on the Village of Jackson zoning map as indicated herein.

Section 4. This ordinance shall be in full force and effect from and after its passage and posting or publication as provided by law subject to the conditions stated in Section 2, and this ordinance is null and void and the current zoning shall be in effect with no further notice if such conditions are not satisfied within each of the time periods specified or if the property owner submits a written notice to the Village Board stating his or her desire to revert back to the PUD zoning classification.

Section 5. 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 6. 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: _____

Michael E. Schwab, Village President

Attest:

Jilline S. Dobratz, Village Clerk

Proof of Posting:

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

Village Official

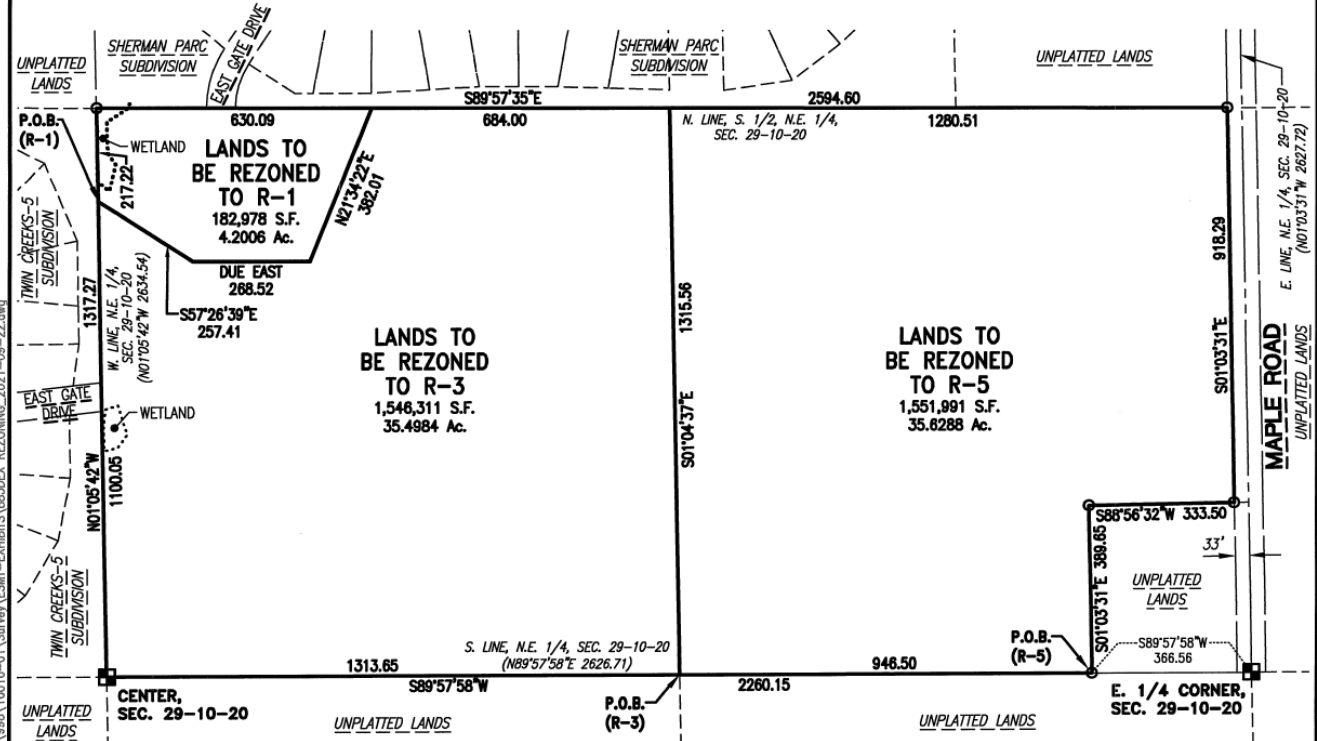
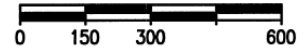
Date

REZONING EXHIBIT "A"

BEING A PART OF THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 29,
TOWN 10 NORTH, RANGE 20 EAST, IN THE VILLAGE OF JACKSON, WASHINGTON COUNTY, WISCONSIN.



SCALE: 1"=300'



THIS EXHIBIT WAS PREPARED BY GRADY L. GOSSER, P.L.S. (S-2972)

DATE: 9/22/21

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
(For existing Cond. Use ONLY) (For existing PUD ONLY) ☐ OTHER _____

Property Address: _____ Unit: _____ Jackson, WI

Parcel #: _____ Lot Size: 8.9423 acres sq. ft. Building Area: 20,250 sq. ft.

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

APPLICANT INFORMATION

Name(s): Mark Hertzfeldt - Design 2 Construct

Mailing Address: N173W21010 Northwest Passage, Jackson State WI Zip 53037

Office: (262) 677-9933 Cell: (262) 224-1342 Fax: (262) 677-9934

Email: mhertzfeldt@design2construct.com

BUSINESS INFORMATION (If New Business)

Legal Business Name: Elite Tool

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

Mailing Address: N171 W21048, Industrial Dr, Jackson State WI Zip 53037

Office: (262) 677-9371 Cell: () Fax: ()

Email: mbokath@elitetmfg.com

Website: www.elitetmfg.com

PROPERTY OWNER INFORMATION

Name(s): Mark Bokath

Address: N171 W21048, Industrial Dr, Jackson State WI Zip 53037

Office: (262) 677-9371 Cell: () Fax: ()

Email: mbokath@elitetmfg.com

ARCHITECT / ENGINEER / CONTRACTOR INFORMATION (Circle One)

Firm Name: Design 2 Construct

Primary Contact: Mark Hertzfeldt

Address: N173W21010 Northwest Passage, Jackson State WI Zip 53037

Office: (262) 677-9933 Cell: (262) 224-1342 Fax: (262) 677-9934

Email: mhertzfeldt@design2construct.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: Please refer to the included project narrative

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

The building will be approximately 3,100 SF of office and 17,150 SF of factory space.

Elite Tool manufactures high tolerance tools that exceed today's industry standards

Hours of Operation: 7am - 5pm

Provide a brief overview of proposed daily on-site operations: Storage, shipping and receiving of goods from 2 loading docks. Approximately 3 to 5 trucks per day.

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.: _____

Shipping and receiving trucks throughout the day, fork lifts and manufacturing equipment

Describe all businesses, properties and other entities located adjacent to the proposed use: _____
Warehouse/light industrial will be build to the West and South. Mobile Home park is to the South and East of the Property

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

Please refer to the included project narrative

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

Please refer to the included civil engineering plans for details on grading. Stormwater management will be addressed by using the existing regional stormwater ponds

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

Please refer to the included landscape plan

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

Please refer to the provided photometric plan and project narrative

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

The proposed building will protected by an automatic fire sprinkler system. New fire hydrants and fire alarm systems are not proposed.

Describe the projected traffic circulation and impacts: There is no existing traffic circulation in this new business park.

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

Front yard setback: 40'-0", Side and rear yard setback 15'-0"

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

TBD

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: _____

No signage approvals requested at this time. All signage will come back to plan commission at a later date.

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

Please refer to the included project narrative

Describe any site specific features/constraints, etc.: None

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

26 total parking stalls including 2 ADA stalls, 39 future stalls available if necessary

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

None proposed

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

East side of the building has a concrete pad outside the overhead door for dumpsters and recycling

Projected Sewer/Wastewater Usage: TBD gal/year

Projected Water Usage: TBD 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.

Applicant Name (Print): Mark Hertzfeldt _____

Applicant Signature:  _____

Co-Applicant Name (Print): _____

CO-Applicant Signature: _____

Date of Application: 10.01.2020 _____

You MUST sign and date this Application!

SUBMIT TO: Village of Jackson – Village Hall (*Checks shall be made payable to Village of Jackson*)
N168 W20733 Main Street
PO BOX 637
Jackson, WI 53037

QUESTIONS?

Village Clerk: For all **general questions** related to completing form or questions related to Village meetings.
Phone: (262) 677-9001 x11
Email: jilline.dobratz@villageofjackson.com

Building Inspector: For questions concerning **building codes, zoning, or technical questions.**
Phone: (262) 677-9696
Email: collin.johnson@villageofjackson.com

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: _____

Amount: \$ _____

Payment Type: CH / CC / CASH

Check/Rcpt. #: _____

Received By: _____

VILLAGE OF JACKSON

N168W20733 MAIN ST.

P O BOX 637

JACKSON, WI 53037-0147

Receipt Nbr: 248771

Date: 10/04/2021

Check

RECEIVED FROM ELITE TOOL & MANUFACTURING/D2C

\$150.00

<u>Type of Payment</u>	<u>Description</u>	<u>Amount</u>
Accounting	PLANNING / ZONING FEES	150.00
	ELITE TOOL & MANUFACTURING/D2C	

TOTAL RECEIVED

150.00

Receipt Memo: PLAN COMM/CK#111568

N173 W21010 NORTHWEST PASSAGE WAY
JACKSON, WI 53037 • TEL: 262-677-9933HORICON STATE BANK
WEST BEND, WISCONSIN 5309579-562
759

111568

Pay: *****One hundred fifty dollars and no cents

PAY
TO THE
ORDER
OFVillage of Jackson
P.O. Box 637
Jackson, WI 53037

DATE	CHECK NO.	AMOUNT
September 30, 2021	111568	\$*****150.00

⑈ 111568 ⑈ ⑆075905622⑆ 1000010015⑈



Planning Commission
Village of Jackson
N168 W20733 Main Street
Jackson, WI 53037

October 1, 2021

Re: Project Narrative for Elite Tool

Introduction:

Included with this project narrative you will find the graphical information regarding the proposed business development located on Caymus Way. The proposed development will be a relocation of the current Elite Tool facility location at N171 W21048 Industrial Drive in Jackson. The new development will be a free standing 20,250 square foot and the requisite site development needed to support the new building.

Elite Tool will be the owner/occupant of this building, which will be the new home of their business offices, and production/ manufacturing operations.

Existing Site:

The existing site is approximately 8.94 acres and is currently vacant. Approximately 3.60 acres are usable and the remainder of the site is wetlands. The site frontage is HDI to the West, vacant industrial lot and mobile homes to the South, wetlands to the east, and wetlands to the North. Vehicular access to the site is off of Caymus Way only.

The base zoning of the site is designated "PUD".

Plan of Operation:

Elite Tool & Manufacturing, LLC is a family-owned business that employs 14 skilled toolmakers that build high tolerance tools that exceed tough industry standards.

3 to 5 trucks per day for shipping and receiving is typical.

The office hours are Monday-Friday from 7:00 AM – 5 PM and manufacturing takes place between these hours as well. The approximate employee breakdown is:

- Office: 4 Employees
- Production/Manufacturing: 14 Employees

Proposed Building/Site:

The proposed building is approximately 20,250 square feet. The site design provides 26 total parking spaces (including 2 accessible spaces. The site plan indicates future expansion for building and parking to the north.

N173 W21010

Northwest Passage Way

Jackson, WI 53037

Tel: 262.677-9933

Fax: 262.677.9934

The building will be constructed out of a steel frame, insulated metal wall, prefinished metal canopy elements, aluminum storefront glazing systems and entrances. See enclosed drawings and imagery for further information.

HVAC units are intended to be located on the roof. While actual physical screening is not proposed, we plan on locating the units as central as possible.

Storm-water management is addressed by utilizing the existing regional stormwater pond which was designed to account for impervious areas on this property.

Landscaping for the site will follow the design standards of the Jackson Northwest Business Park. Landscape plans are included as part of this submittal package for consideration by the Plan Commission.

Our site lighting design intent includes lighting levels for the parking lots that provide an adequate level of light utilizing a combination of building mounted LED wall packs and downlights in the front entrance canopy. We have provided building mounted LED wall packs in the dock areas to illuminate the area directly adjacent to the building and over all doors.

We do not believe this new development will negatively impact or be a nuisance to the surrounding neighborhood.

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

Sincerely,
Mark Hertzfeldt

A handwritten signature in black ink, appearing to read 'Mark Hertzfeldt', enclosed within a large, hand-drawn oval.

Design 2 Construct Development Corporation





LOCAL MAP



REGIONAL MAP



This drawing is not to be reproduced or changed without the written permission of Design 2 Construct.

1 ELITE TOOL SITE PLAN
SCALE: 1" = 40'-0"



SITE GENERAL NOTES:

1. PROPOSED BUILDING IS ONE STORY.
2. MAXIMUM % GRADE AT RIGHT-OF-WAY TO BE 8%.
3. DUMPSTER ENCLOSURE TO BE LOCATED AS SHOWN ON PLAN. EXACT SIZE OF DUMPSTER ENCLOSURE TO BE DETERMINED PER OWNER'S REQUIREMENTS.
4. SEE GRADING PLAN FOR ALL PROPOSED AND EXISTING CONTOURS AND STORM WATER DRAINAGE PATTERNS.
5. SEE LANDSCAPE PLAN FOR ALL PLANTING LOCATIONS.
6. ALL EXTERIOR LIGHTING FIXTURES TO BE CUT-OFF TYPE.
7. ALL SITE UTILITIES TO BE VERIFIED W/ PROPER AGENCIES PRIOR TO CONSTRUCTION.
8. ALL APPROACHES & CULVERTS IN RIGHT-OF-WAY TO BE VERIFIED W/ LOCAL MUNICIPALITY PRIOR TO CONSTRUCTION.

SITE DATA:

SITE AREA:	156,618 SF 3.60 ACRES
AREA OF PROPOSED BUILDING:	30,000 SF
TOTAL BUILDING FOOTPRINT:	30,000 SF
TOTAL HARD SURFACE AREA:	41,645 SF (26.6% OF SITE)
CONCRETE AREA:	2,540 SF
HEAVY DUTY PAVING:	29,494 SF
LIGHT DUTY PAVING:	9,611 SF
TOTAL GREEN SPACE AREA:	84,973 SF (54.3% OF SITE)
ZONING DISTRICT:	PUD
ALLOWABLE BUILDING HEIGHT:	50'-0"
BUILDING HEIGHT:	29'-0"
FRONT YARD SETBACK:	30'-0"
SIDE YARD SETBACK:	15'-0"
REAR YARD SETBACK:	30'-0"
PARKING STALL REQUIREMENTS:	
OFFICE:	1/200 SF
STORAGE:	1/1,000 SF
TOTAL # OF STALLS REQ'D:	32
TOTAL PARKING PROVIDED:	24 (INCL. H.C. STALLS)
HANDICAP PARKING REQUIRED:	2
HANDICAP PARKING PROVIDED:	2
FUTURE PARKING STALLS:	39

SITE NOTE LEGEND

01	TRASH BIN AREA
02	CONCRETE APRON
03	CATCH BASIN AND CONCRETE APRON
04	CURB AND GUTTER
05	FUTURE PARKING (39 STALLS)
06	HEAVY DUTY ASPHALT
07	LIGHT DUTY ASPHALT
08	CONCRETE SIDEWALK
09	METAL CHIP BIN STORAGE LOCATION

BUILDING DESIGN FOR:
ELITE TOOL
CAYMUS WAY
JACKSON, WI 53037

SHEET TITLE
ARCHITECTURAL SITE PLAN

REVISIONS

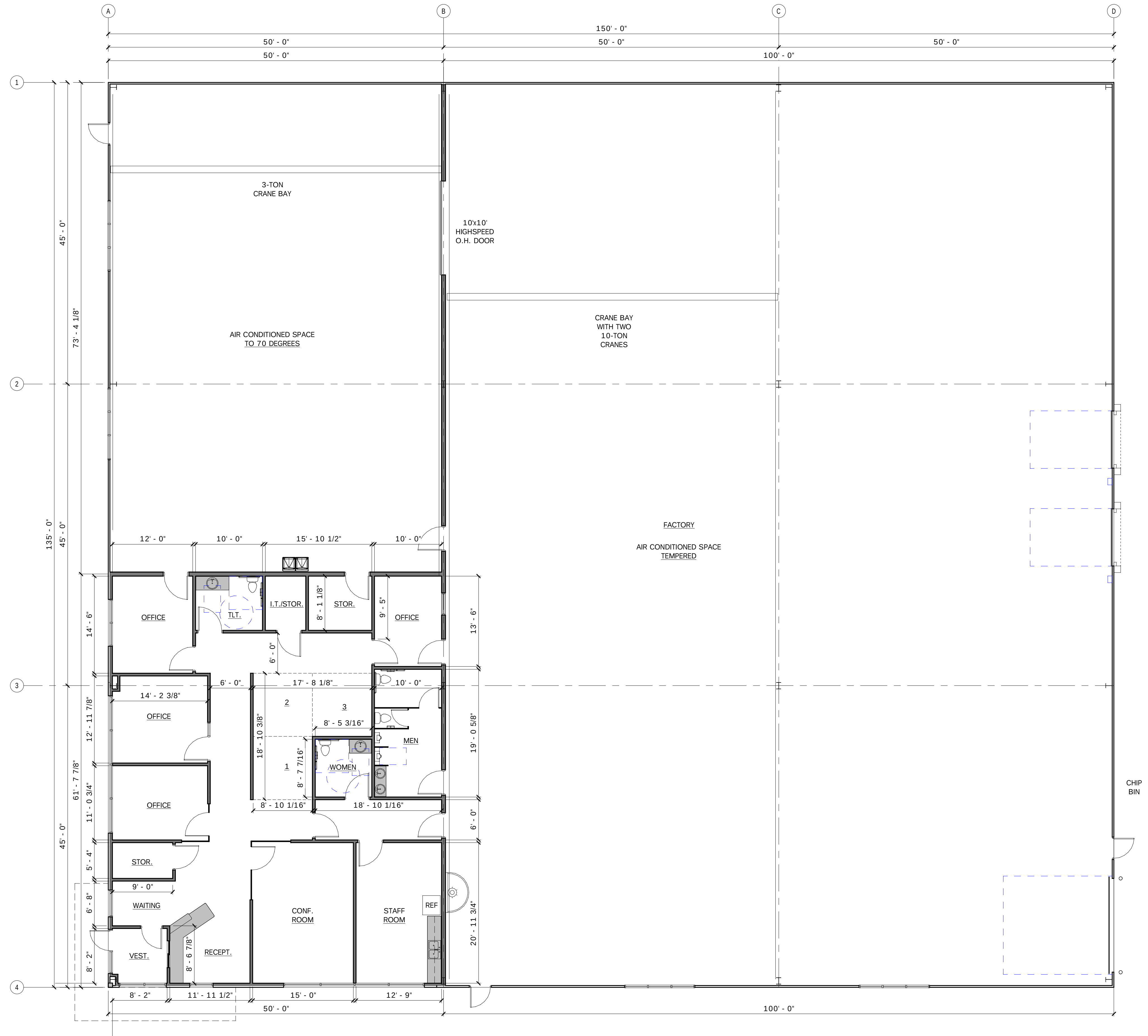
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DATE 10/1/2021
JOB NO. 21-00101
SET USE PLAN COMMISSION
DRAWN BY DJF
SHEET NO.

A1.0

DESIGN
2
CONSTRUCT
DEVELOPMENT CORPORATION

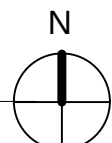
N173 W21010
NORTHWEST PASSAGE WAY
JACKSON, WI 53037
PHONE 262.677.9933
FAX 262.677.9934
info@design2construct.com

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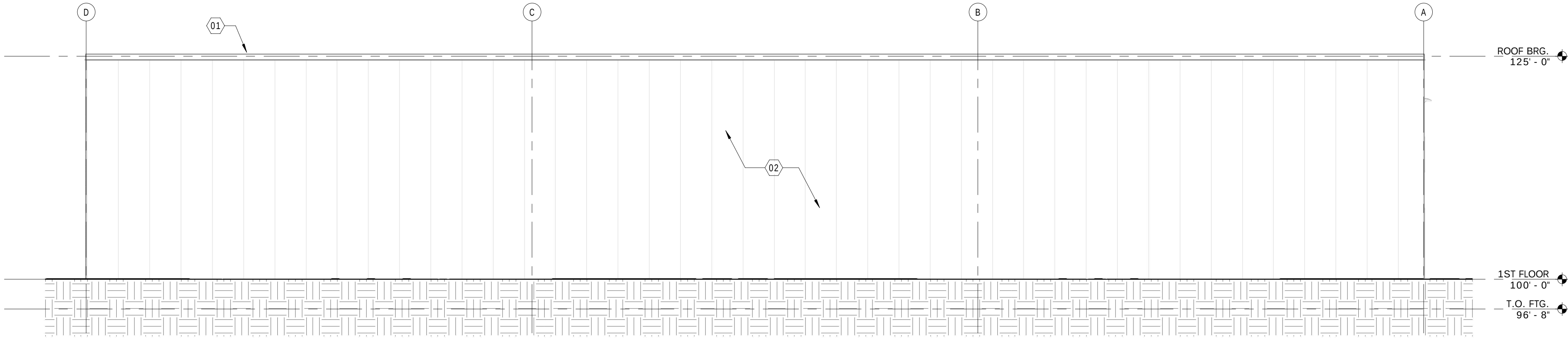
1 1ST FLOOR PLAN - OVERALL
SCALE: 1/8" = 1'-0"

OFFICE = 3,083 SF
FACTORY = 17,167 SF
TOTAL = 20,250 SF

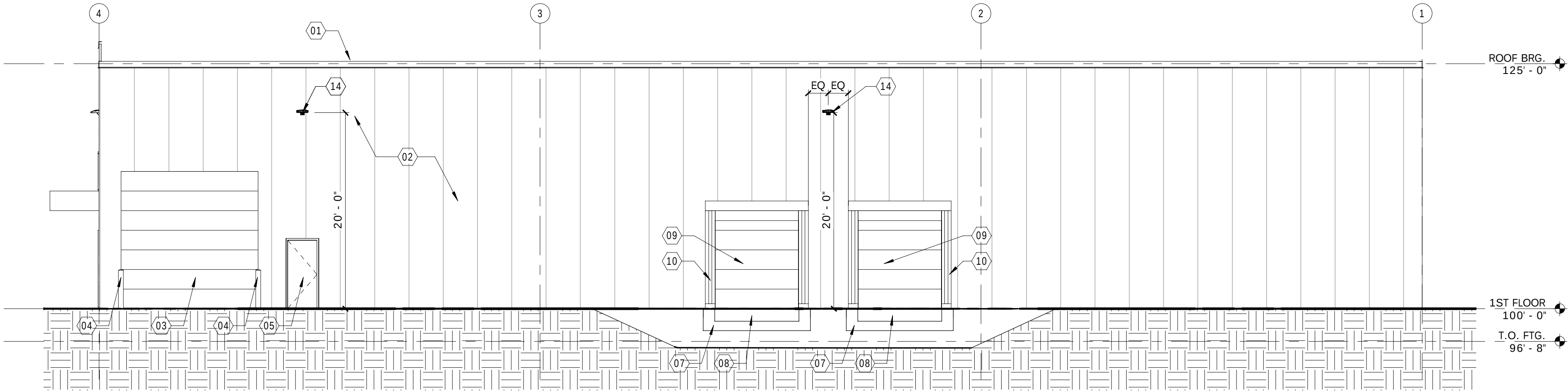


ELEVATION NOTE LEGEND

- 01 METAL ROOF EDGE TRIM - COLOR TO MATCH PANEL BELOW
02 INSULATED METAL WALL PANEL - LIGHT GRAY COLOR
03 14' x 14' OVERHEAD DOOR
04 CONCRETE FILLED STEEL BOLLARD WITH POLYCARBONATE COVER
05 H.M. DOOR
07 CONCRETE PIT PROJECTION
08 DOCK LEVELER
09 LOADING DOCK OVERHEAD DOOR (9' W X 10'H)
10 DOCK SEAL
11 INSULATED METAL WALL PANEL - DARK GRAY COLOR
12 CLEAR ANNODIZED ALUMINUM STOREFRONT
13 METAL CANOPY
14 LED WALL PAK - FULL CUT OFF



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



2 EAST ELEVATION
SCALE: 1/8" = 1'-0"

DESIGN
2
CONSTRUCT
DEVELOPMENT CORPORATION

N173 W21010
NORTHWEST PASSAGE WAY
JACKSON, WI 53037
PHONE 262.677.9933
FAX 262.677.9934
info@design2construct.com

BUILDING DESIGN FOR:
ELITE TOOL

CAYMUS WAY
JACKSON, WI 53037

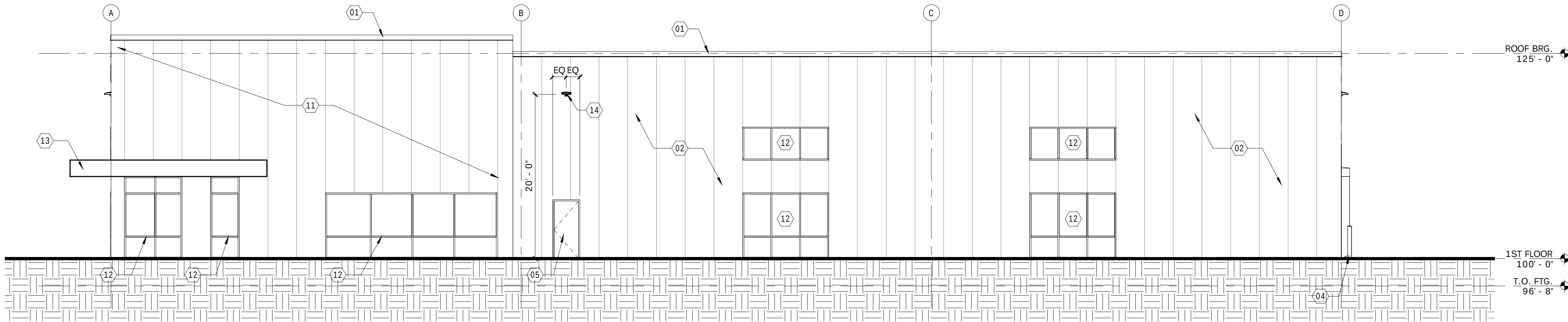
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EXTERIOR ELEVATIONS

REVISIONS

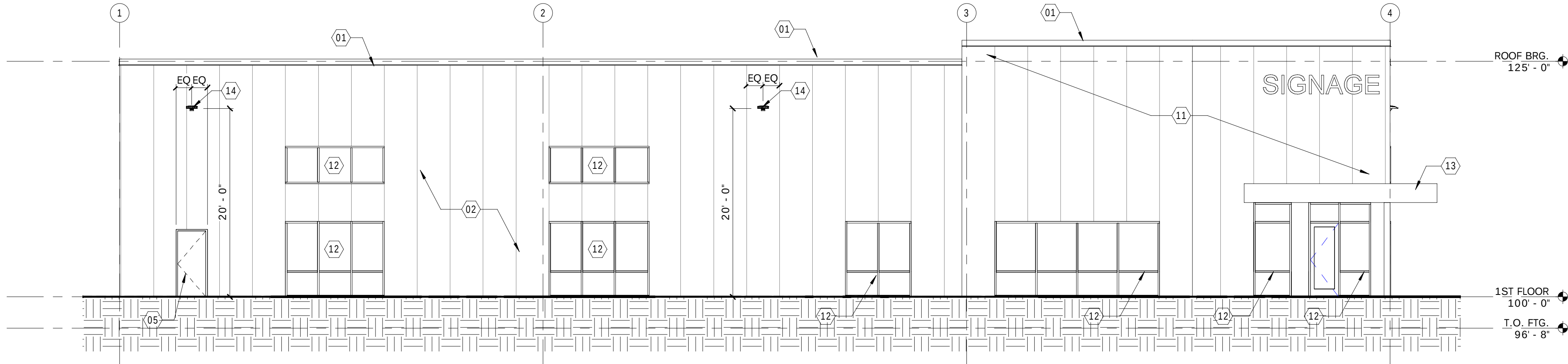
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DATE
JOB NO.
SET USE
DRAWN BY
SHEET NO.
10/1/2021
21-00141
PLAN COMMISSION
DF/DLH
A4.1

ELEVATION NOTE LEGEND

- 01 METAL ROOF EDGE TRIM - COLOR TO MATCH PANEL BELOW
02 INSULATED METAL WALL PANEL - LIGHT GRAY COLOR
03 14' x 14' OVERHEAD DOOR
04 CONCRETE FILLED STEEL BOLLARD WITH POLYCARBONATE COVER
05 H.M. DOOR
07 CONCRETE PIT PROJECTION
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10 DOCK SEAL
11 INSULATED METAL WALL PANEL - DARK GRAY COLOR
12 CLEAR ANNODIZED ALUMINUM STOREFRONT
13 METAL CANOPY
14 LED WALL PAK - FULL CUT OFF



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



2 WEST ELEVATION
SCALE: 1/8" = 1'-0"

SHEET TITLE

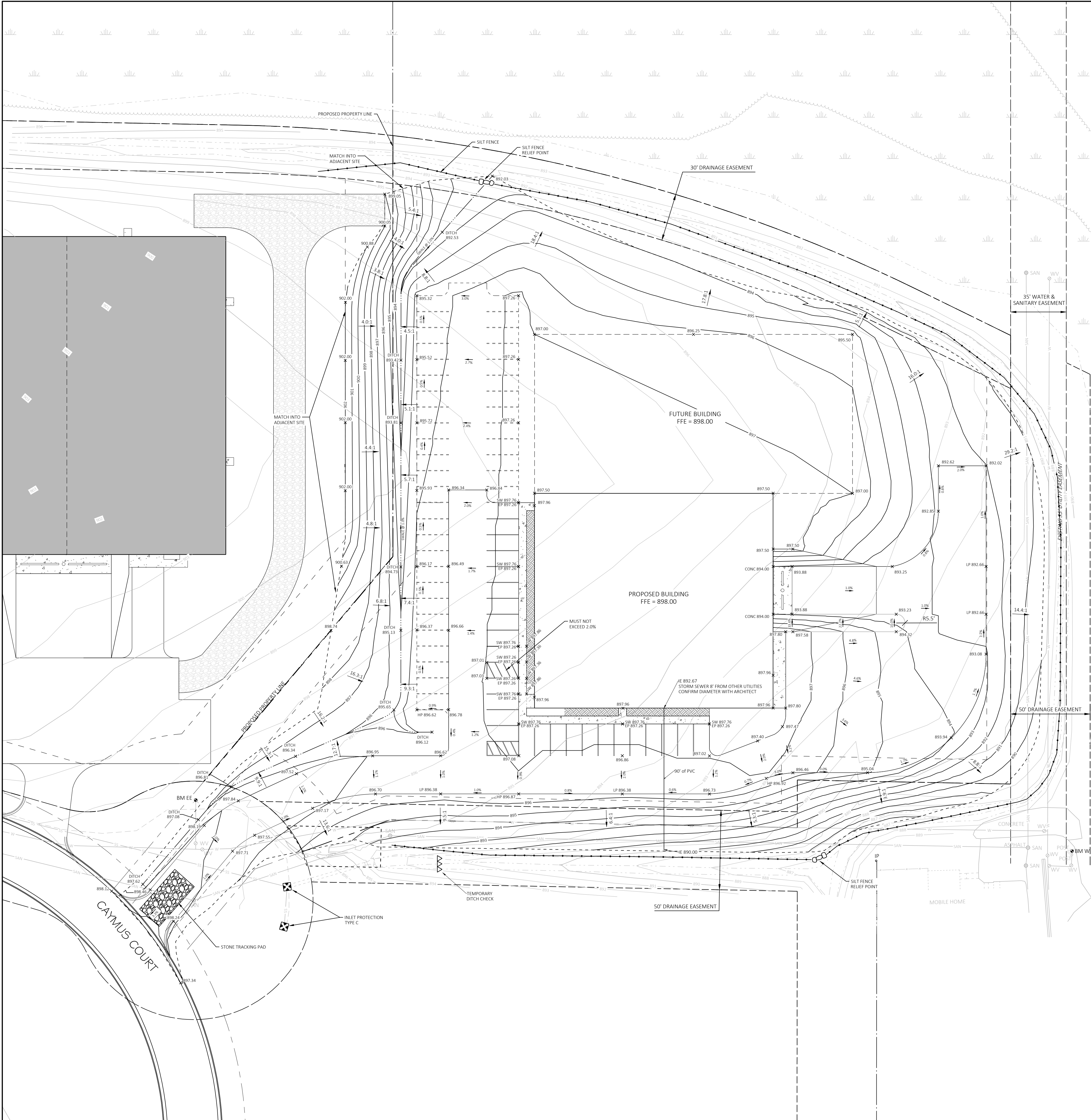
EXTERIOR ELEVATIONS

REVISIONS

PROJECT DATA

DATE
10/1/2021
JOB NO.
21-00141
SET USE
PLAN COMMISSION
DRAWN BY
DF/DLH
SHEET NO.

A4.2



PLAN COMMISSION
SUBMITTAL
09/30/2021

GRADING NOTES

TOPOGRAPHIC SURVEY FOR ELITE TOOL SITE LOCATED IN SW 1/4 SEC. 18, T10N, R20E, VILLAGE OF JACKSON, WASHINGTON COUNTY, WISCONSIN.

LOT LINES AND BOUNDARY DATA AS SHOWN ARE APPROXIMATE ONLY AND WERE DEVELOPED FROM EXISTING MAPS, TAX ROLLS AND OTHER INFORMATION OF RECORD. NO BOUNDARY SURVEY WAS PERFORMED TO ESTABLISH ACTUAL PROPERTY LINES. THE BOUNDARY INFORMATION SHOWN SHALL NOT BE CONSTRUED AS A LEGAL OR BOUNDARY SURVEY.

ELEVATIONS REFERENCED TO NAVD88.

UTILITY LOCATIONS SHOWN ARE APPROXIMATE ONLY. THERE MAY BE OTHER UTILITIES PRESENT WHICH ARE NOT SHOWN. CONTACT APPROPRIATE UTILITIES AND DIGGERS HOTLINE BEFORE DIGGING. DIGGERS HOTLINE: 1-800-242-8511.

CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR ALL GRADING AND FOR ACTUAL BALANCE, INCLUDING BUT NOT LIMITED TO 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 MATERIAL PRIOR TO BEGINNING CONSTRUCTION.

ALL SPOT ELEVATIONS ARE TO FINISHED GRADE UNLESS OTHERWISE NOTED.

CONSTRUCT SIDEWALK WITH 2% CROSS SLOPE.

CONCRETE PADS ADJACENT TO THE BUILDING MUST DRAIN AWAY FROM THE FOUNDATION AND ENTRANCES AT A SLOPE OF AT LEAST 2%.

VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS.

SEE ARCHITECTURAL PLAN FOR ALL PAVEMENT STRUCTURES.

SEE LANDSCAPING PLAN FOR THE PLANTING OF VEGETATION. TOPSOIL SHALL BE A MINIMUM THICKNESS OF 4 INCHES.

SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR ADDITIONAL INFORMATION.

EROSION CONTROL NOTES

WDNR NOTICE OF INTENT PERMIT MUST BE ON SITE AND CONDITIONS FOLLOWED THROUGHOUT CONSTRUCTION.

EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH LOCAL ORDINANCES, AND THE WDNR CONSERVATION PRACTICE TECHNICAL STANDARDS.

SILT FENCE SHALL BE INSTALLED IN AREAS WHERE ON-SITE SOILS AND STORMWATER MAY EXIT THE CONSTRUCTION SITE.

TRACKING PAD(S) SHALL BE MAINTAINED AND ALL ACCESS TO AND FROM CONSTRUCTION SITE SHALL BE VIA TRACKING PAD(S) ONLY.

INLET PROTECTION SHALL BE USED ON ALL NEW INLETS AND THE FIRST SET OF EXISTING INLETS DOWNSTREAM OF THE PROJECT.

INSTALL CULVERT PIPE CHECK IN ALL PIPE INLETS.

FOR ANY DISTURBED AREA THAT REMAINS INACTIVE FOR MORE THAN 7 WORKING DAYS, OR WHERE GRADING EXTENDS BEYOND THE PERMANENT SEEDING DEADLINES, THE SITE MUST BE TREATED WITH TEMPORARY STABILIZATION MEASURES SUCH AS SOIL STABILIZER TREATMENT, EMAT WITH TEMPORARY SEEDING AND/OR MULCHING.

ALL DISTURBED AREAS SHALL BE TREATED WITH STABILIZATION MEASURES AS SPECIFIED WITHIN 3 WORKING DAYS OF FINAL GRADING.

SOIL STOCKPILING REQUIRES PERIMETER SEDIMENT CONTROL. SILT FENCE AROUND PERIMETER OF PILES IS REQUIRED. OPEN ACCESS ON UPLAND SIDE OF PILE ONLY. ANY SOIL STOCKPILE THAT REMAINS FOR MORE THAN 14 DAYS SHALL BE COVERED OR TREATED WITH STABILIZATION PRACTICES SUCH AS TEMPORARY SEEDING AND MULCHING.

BOTTOM OF CONSTRUCTED SWALES SHALL BE LINED WITH EROSION MAT CLASS I, TYPE B. POND SIDE SLOPES SHALL BE LINED WITH EROSION MAT CLASS I, TYPE A. (WDNR TECH STD 1052 & 1053)

ALL SLOPES CONSTRUCTED AT A SLOPE STEEPER THAN 4:1 SLOPE SHALL BE COVERED WITH EROSION MAT CLASS I, TYPE B.

ALL OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION WORK OR A STORM EVENT SHALL BE CLEANED UP BY THE END OF EACH DAY. FLUSHING SHALL NOT BE ALLOWED.

ANY DEWATERING MUST TRAP AND RETAIN SEDIMENT IN ACCORDANCE WITH WDNR DEWATERING TECHNICAL STANDARD 1061. PORTABLE SEDIMENT TANKS, CONSTRUCTED SEDIMENT TRAPS (SEE WDNR TECH STD 1063), OR THE FOREBAY OF THE WET DETENTION POND MAY SERVE AS ACCEPTABLE DEVICES.

DO NOT WASH OUT EQUIPMENT IN DRAINAGE WAYS OR DIRECT CONDUITS TO WATERS OF THE STATE.

ANY SOIL EROSION THAT OCCURS AFTER FINAL GRADING AND/OR THE APPLICATION OF STABILIZATION MEASURES MUST BE REPAIRED AND THE STABILIZATION WORK REDONE. REMOVE TEMPORARY EROSION CONTROL DEVICES ONLY AFTER 70% OF VEGETATIVE STABILIZATION HAS OCCURRED. REMOVE ACCUMULATED SEDIMENT AND REPAIR AREA WHERE TEMPORARY EROSION CONTROL DEVICES WERE REMOVED.

LEGEND - FEATURES

- | | | | | | |
|-----|--------------------------|--|----------------------|--|--|
| CMP | CORRUGATED METAL PIPE | | DECIDUOUS TREE | | REMOVE TREE |
| EC | ELECTRIC CABLE | | EVERGREEN TREE | | PROPOSED SHRUB |
| FO | FIBER OPTIC CABLE | | WOODED | | PROPOSED DRAINAGE FLOW |
| G | GAS MAIN | | EXISTING SIGN | | MASONRY SPLASH BLOCK PAD |
| IP | IRON PIPE | | EXISTING POWER POLE | | PROPOSED STORM SEWER STRUCTURE |
| OH | OVERHEAD LINE | | EXISTING LIGHT POLE | | PROPOSED APRON ENDWALL |
| ONE | OVERHEAD ELECTRIC | | TELEPHONE POLE | | PROPOSED SANITARY STRUCTURE |
| OHT | OVERHEAD TELEPHONE | | EXIST. CULVERT PIPE | | PROPOSED SPOT ELEVATION |
| R | RECORDED AS | | SURVEY CONTROL POINT | | PROPOSED SPOT ELEVATIONS (ADD 100' FOR TRUE ELEV) |
| S | STORM SEWER | | EXISTING INLET | | PROPOSED SPOT ELEVATIONS (TOP OF CURB / FLOW LINE) |
| T | TELEPHONE CABLE | | EXISTING MANHOLE | | BUILDING FLOOR ELEVATION |
| TV | TV CABLE | | EXISTING PRECAST | | INLET PROTECTION (TYPE) |
| INV | INVERT | | EXISTING WATER VALVE | | ROCK FILTER BAG DITCH CHECK / SILT FENCE RELIEF |
| AEW | APRON ENDWALL | | EXISTING HYDRANT | | PERIMETER DIVERSION / FILTER BERM |
| TOC | TOP OF CURB | | CLEAN OUT | | TRACKING PAD |
| FFE | FINISHED FLOOR ELEVATION | | EXISTING CONTOUR | | SILT FENCE |
| | | | PROPOSED CONTOUR | | PROPOSED LANDSCAPE EDGING |

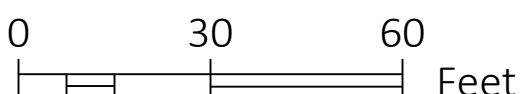
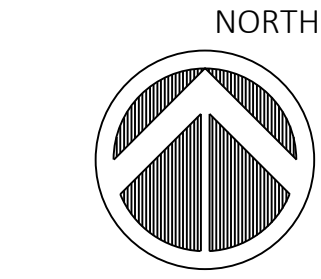
BENCH MARKS

NO.	DESCRIPTION	ELEV
W	BOLT AT ARROW ON FLANGE OF HYDRANT, NORTH END OF GREEN VALLEY COURT	890.42
EE	BURY BOLT ON FLANGE OF HYDRANT, NORTH SIDE OF CAYMUS COURT, AT EAST END OF CAYMUS COURT	900.04

**VERTICAL DATUM REFERENCED TO NAVD88.

CONTROL POINTS

NO.	DESCRIPTION	NORTHING	EASTING
205	1" IRON PIPE	490706.550	2484265.570
207	1/2" REBAR	490670.020	2484775.389

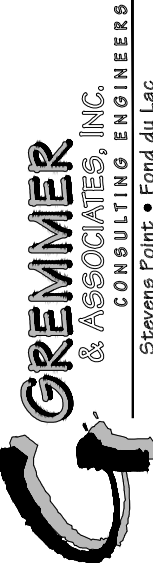


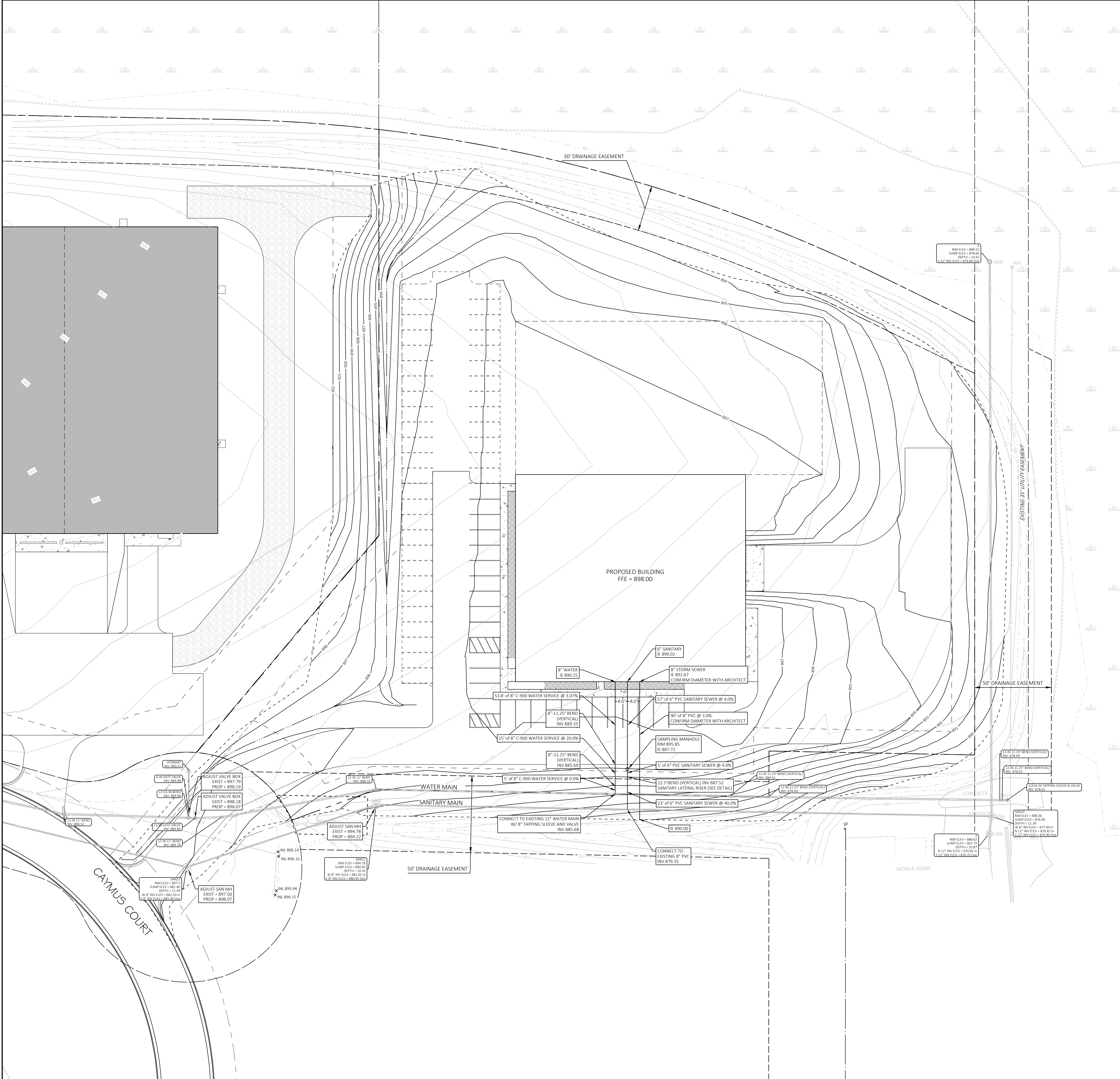
ELITE TOOL
VILLAGE OF JACKSON, WI

GRADING & EROSION
CONTROL PLAN

Designed:	Drawn:	Checked:
DMB	DMB	JAC
Job No:		
21-00101		
Date:		
09/30/2021		
SHEET		
C 1.0		

93 South Pioneer Road, Suite 300
Fond du Lac, WI 54905
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UTILITY NOTES

TOPOGRAPHIC SURVEY FOR ELITE TOOL SITE LOCATED IN SW 1, NW 1, SEC. 18, T10N, R20E, VILLAGE OF JACKSON, WASHINGTON COUNTY, WISCONSIN.

LOT LINES AND BOUNDARY DATA AS SHOWN ARE APPROXIMATE ONLY AND WERE DEVELOPED FROM EXISTING MAPS, TAX ROLLS AND OTHER INFORMATION OF RECORD. NO BOUNDARY SURVEY WAS PERFORMED TO ESTABLISH ACTUAL PROPERTY LINES. THE BOUNDARY INFORMATION SHOWN SHALL NOT BE CONSTRUED AS A LEGAL OR BOUNDARY SURVEY.

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RIM AND INVERT ELEVATIONS FOR EXISTING STRUCTURES WERE FIELD MEASURED.

ROOF DRAIN AND BUILDING STORM DRAIN CONNECTIONS TO THE STORM SEWER OR DAYLIGHT LOCATIONS SHALL BE VERIFIED WITH ARCHITECT.

VERIFYING ELEVATION, LOCATION, AND SIZE. SHOULD THE EXISTING UTILITY NOT BE AS INDICATED ON THE PLAN, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY FOR EVALUATION.

BEFORE PROCEEDING WITH ANY UTILITY CONSTRUCTION, CONTRACTOR SHALL EXCAVATE EACH EXISTING LATERAL TO BE CONNECTED TO. COORDINATE ALL UTILITY WORK WITH THE PRIVATE UTILITY COMPANY AND OWNER.

UTILITY WORK UNDER THE BUILDING MUST REFERENCE AND FOLLOW BUILDING PLAN AND CODE REQUIREMENTS.

UTILITIES ARE LIVE AND MUST BE BYPASS PUMPED DURING CONSTRUCTION PER LOCAL AND STATE STANDARDS.

CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING UTILITIES OR SITE IMPROVEMENTS.

CONTRACTOR SHALL DOCUMENT ALL EXISTING DAMAGE PRIOR TO START OF CONSTRUCTION AND NOTIFY CONSTRUCTION MANAGER OF FINDINGS.

VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS.

SEE GRADINGS, ARCHITECTURAL, AND STRUCTURAL PLANS FOR ADDITIONAL INFORMATION.

STORM SEWER NOTES

STORM SEWER PVC OUTSIDE OF THE BUILDING SHALL BE PVC SDR-35 IN ACCORDANCE WITH ASTM D-3034. CONFIRM PIPE LOCATION, MATERIAL, AND STANDARDS UNDER BUILDING WITH ARCHITECT.

ATTACH ENDWALLS ON ALL DAYLIGHTING PIPE ENDS USING LIKE MATERIAL OF PIPE.

ADJUST EXISTING STORM GRATES TO FINISH GRADE.

COVER TYPES ARE ALL NEENAH DESIGNATIONS. R-1550-A IS A SOLID LID. R-2504-A IS AN OPEN GRATE.

PLUMBING CONTRACTOR SHALL COORDINATE WITH ARCHITECT FOR EXTERIOR CONNECTIONS AS REQUIRED.

STORM SEWER FITTINGS AND CONNECTION WORK SHALL BE CONSIDERED INCIDENTAL TO STORM SEWER WORK.

STORM SEWER STRUCTURE INVERTS ARE APPROXIMATE. CONTRACTOR SHALL VERIFY EXISTING INVERTS AT STRUCTURE LOCATIONS AND NOTIFY ENGINEER FOR APPROPRIATE ADJUSTMENTS.

WATER MAIN NOTES

ALL WORK SHALL CONFORM TO THE PLANS, SPECIFICATIONS, AND THE "STANDARD SPECIFICATIONS FOR SEWER & WATER CONSTRUCTION IN WISCONSIN", LATEST EDITION.

WATER MAIN SHALL BE PVC AWWA C900 CLASS 150 DR-18.

MINIMUM DEPTH OF COVER SHALL BE 6'.

TRACER WIRE REQUIRED.

SANITARY SEWER NOTES

SAMPLING MANHOLE IS A 4-FOOT DIAMETER PRECAST CONCRETE ROUND STRUCTURE (WISDOT SDD 889-1).

SANITARY MANHOLES SHALL HAVE PRECAST INVERTS/FLOWLINES AND FERNOCO FITTINGS INCORPORATED INTO THE STRUCTURE.

COVER TYPES ARE ALL NEENAH DESIGNATIONS. R-1550-A IS A SOLID LID.

SANITARY SEWER PVC OUTSIDE OF THE BUILDING SHALL BE PVC SDR-35 IN ACCORDANCE WITH ASTM D-3034. CONFIRM PIPE LOCATION, MATERIAL, AND STANDARDS UNDER BUILDING WITH ARCHITECT.

PLUMBING CONTRACTOR SHALL COORDINATE WITH ARCHITECT FOR EXTERIOR CONNECTIONS AS REQUIRED.

SANITARY SEWER FITTINGS AND CONNECTION WORK SHALL BE CONSIDERED INCIDENTAL TO SANITARY SEWER WORK.

LEGEND - FEATURES

CMP	CORRUGATED METAL PIPE	DECIDUOUS TREE	REMOVE TREE
E	ELECTRIC CABLE	EVERGREEN TREE	PROPOSED SHRUB
FO	FIBER OPTIC CABLE	WOODED	PROPOSED DRAINAGE FLOW
G	GAS MAIN	EXISTING SIGN	MASONRY SPLASH BLOCK PAD
IP	IRON PIPE	EXISTING POWER POLE	PROPOSED STORM SEWER STRUCTURE
OH	OVERHEAD LINE	EXISTING LIGHT POLE	PROPOSED APRON ENDWALL
ONE	OVERHEAD ELECTRIC	TELEPHONE POLE	PROPOSED SANITARY STRUCTURE
QHT	OVERHEAD TELEPHONE	EXIST. CULVERT PIPE	PROPOSED SPOT ELEVATION
R	RECORDED AS	SURVEY CONTROL POINT	PROPOSED SPOT ELEVATIONS
SS	STORM SEWER	EXISTING INLET	(TOP OF CURB / FLOW LINE)
T	TELEPHONE CABLE	EXISTING MANHOLE	BUILDING FLOOR ELEVATION
TV	TV CABLE	EXISTING PRECAST	INLET PROTECTION (PIPE)
INV	INVERT	EXISTING WATER VALVE	ROCK FILTER BAG DITCH CHECK / SILT FENCE RELIEF
AEW	APRON ENDWALL	EXISTING HYDRANT	PERIMETER DIVERSION/FILTER BERM
TOC	TOP OF CURB	CLEAN OUT	TRACKING PAD
FFE	FINISHED FLOOR ELEVATION	EXISTING CONTOUR	SILT FENCE
		PROPOSED CONTOUR	PROPOSED LANDSCAPE EDGING

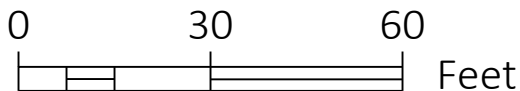
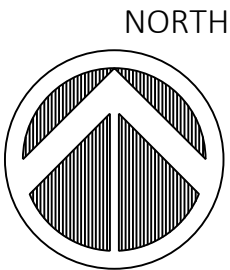
BENCH MARKS

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**VERTICAL DATUM REFERENCED TO NAVD88.

CONTROL POINTS

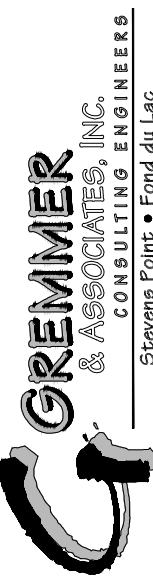
NO.	DESCRIPTION	NORTHING	EASTING
205	1" IRON PIPE	490706.550	2484265.570
207	1/2" REBAR	490670.020	2484775.389



ELITE TOOL
VILLAGE OF JACKSON, WI

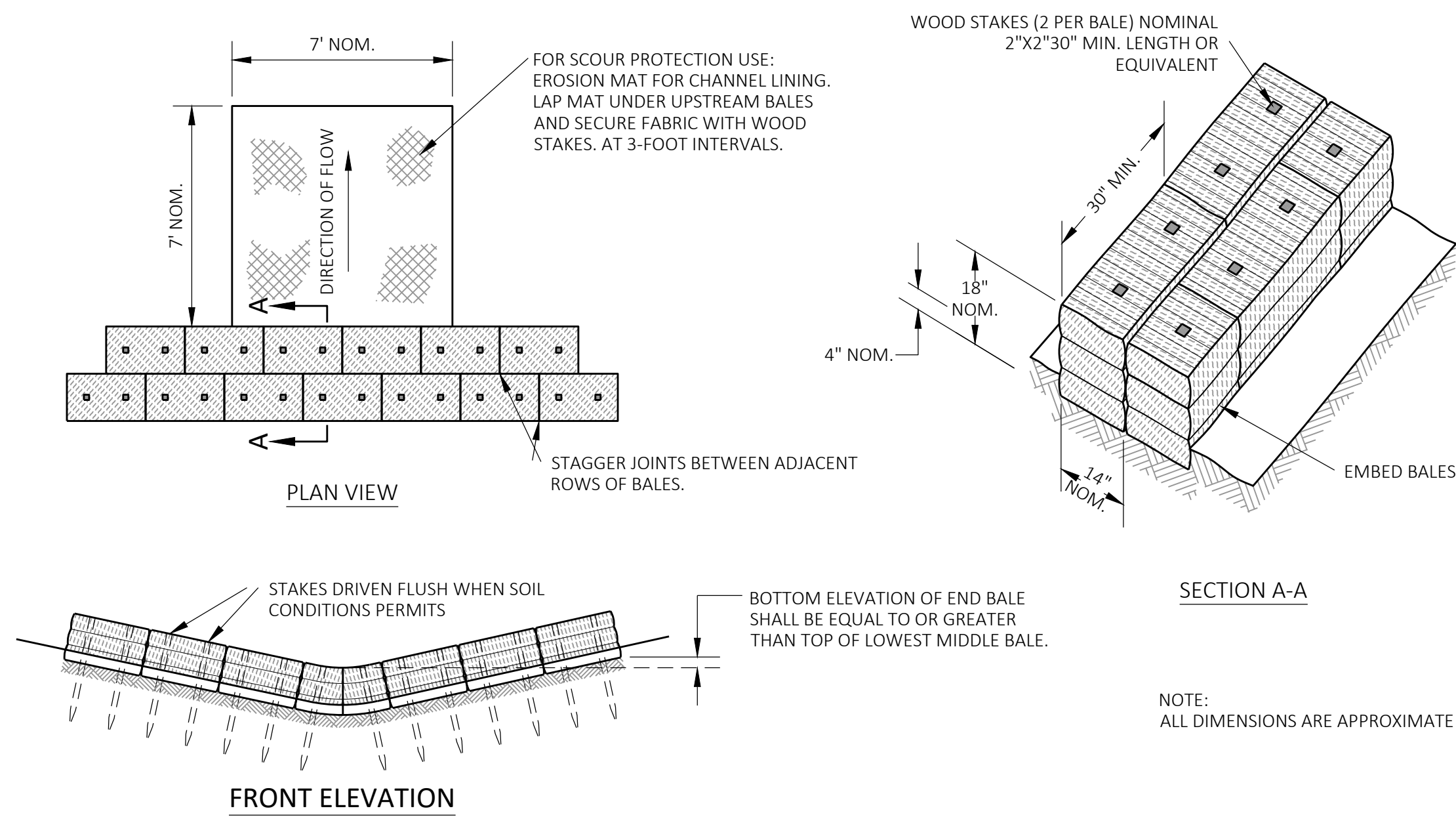
UTILITY PLAN

93 South Pioneer Road, Suite 300
Fond du Lac, WI 54935
(920) 924-9720



Designed:	Drawn:	Checked:
DMB	DMB	JAC
Job No:		
21-00101		
Date:		
09/30/2021		
SHEET		

C 2.0



TEMPORARY DITCH CHECK USING EROSION BALES

GENERAL NOTES:

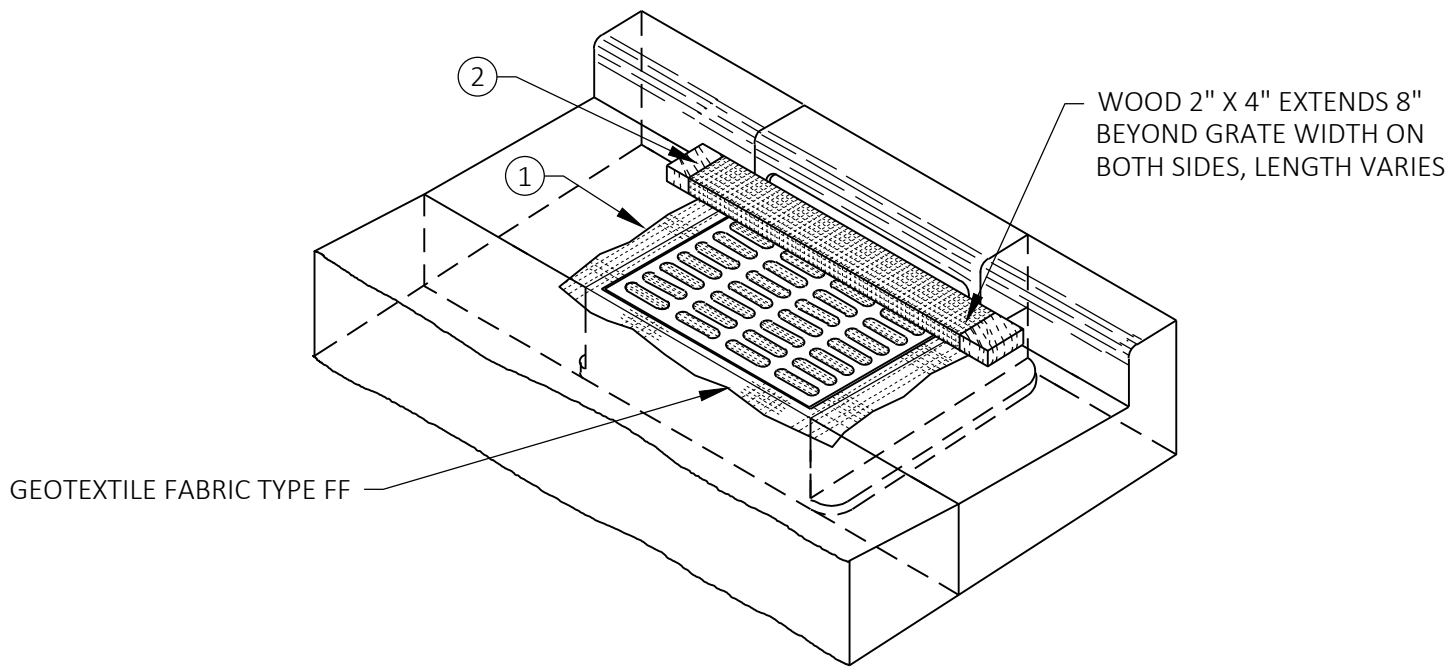
FABRIC SHALL BE REPLACED AT THE ENGINEERS DISCRETION.

MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE DEPARTMENT'S EROSION CONTROL PRODUCT ACCEPTIBILITY LIST MAY BE SUBSTITUTED FOR THE INLET PROTECTION TYPE SPECIFIED.

WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

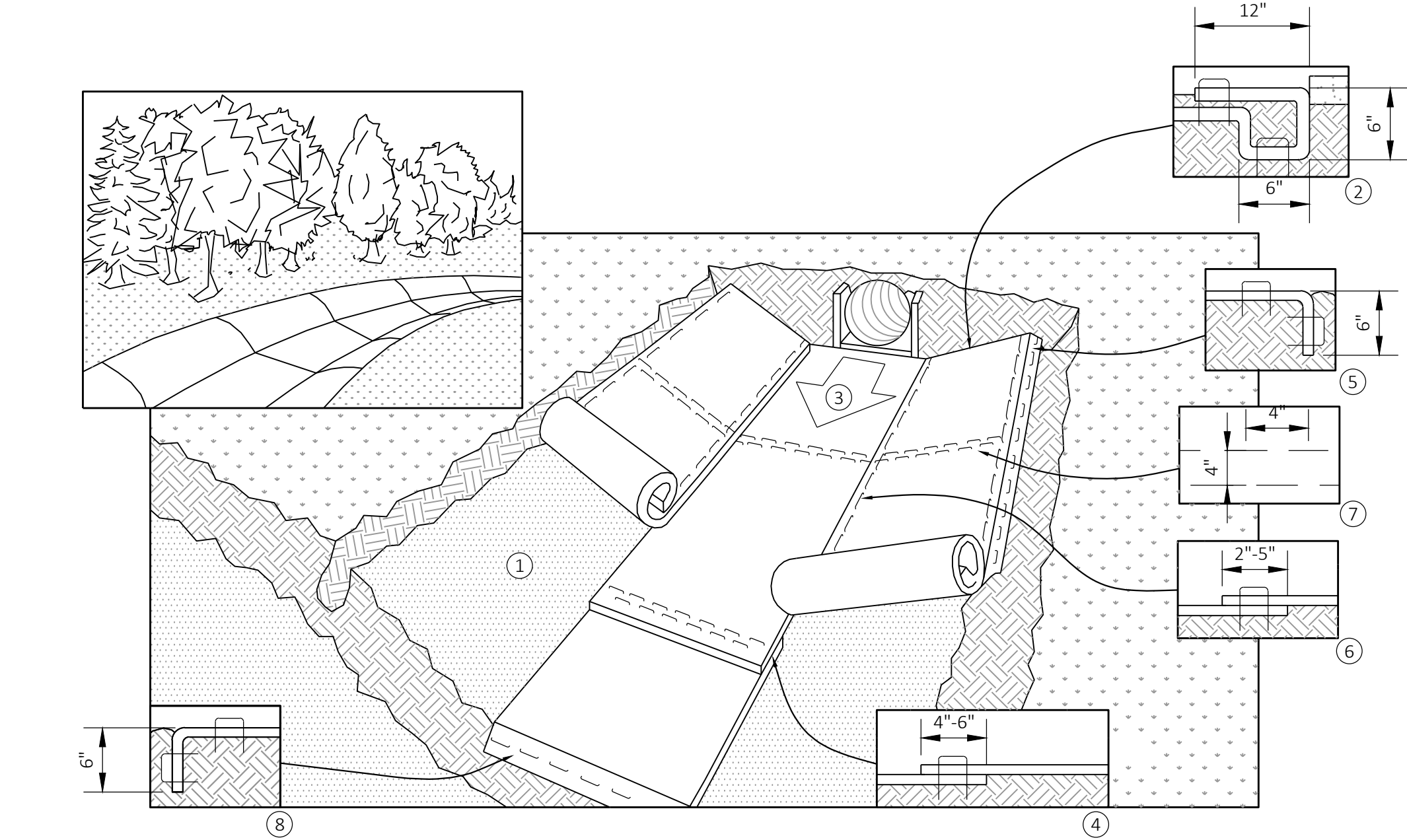
FABRIC SIZE SHALL BE 8" (MIN) GREATER ON ALL SIDES OF THE INLET COVER TO PROVIDE A HAND HOLD WHEN MAINTENANCE OR REMOVAL IS REQUIRED.

FOR INLET PROTECTION, TYPE C, WITH A CURB BOX, AN ADDITIONAL 18" OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX.



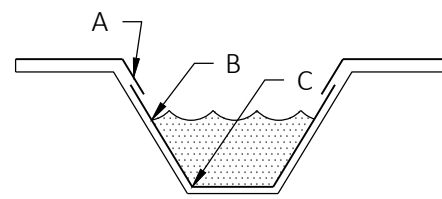
INLET PROTECTION, TYPE C (WITH CURB BOX)

INLET PROTECTION



1. PREPARE SOIL BEFORE INSTALLING ROLLS OF EROSION MAT. APPLICATION OF ANY NECESSARY LIME, FERTILIZER, AND SEED MUST BE INSTALLED PRIOR TO MAT INSTALLATION.
2. 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" ACROSS THE WIDTH OF THE BLANKET.
3. ROLL CENTER BLANKET IN DIRECTION OF WATER FLOW IN BOTTOM OF CHANNEL. BLANKET WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE PROVIDED BY THE MANUFACTURER.
4. PLACE CONSECUTIVE BLANKET 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 BLANKET.
5. FULL LENGTH EDGE OF BLANKET AT TOP OF SIDE SLOPES 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.
6. ADJACENT BLANKETS MUST BE OVERLAPPED APPROXIMATELY 2" - 5" (DEPENDING ON BLANKET TYPE) AND STAPLED. ENSURE PROPER SEAM ALIGNMENT BY PLACING THE EDGE OF THE OVERLAPPING BLANKET (BLANKET BEING INSTALLED ON TOP) EVEN WITH A SEAM ON THE PREVIOUSLY INSTALLED BLANKET.
7. IN HIGH FLOW CHANNEL APPLICATIONS, 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.
8. THE TERMINAL END OF THE BLANKET 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: * IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" MAY BE NECESSARY TO PROPERLY SECURE THE BLANKET. SLOPE EROSION MAT SHALL BE IN ACCORDANCE WITH WDNR CONSERVATION PRACTICE STANDARD 1053.



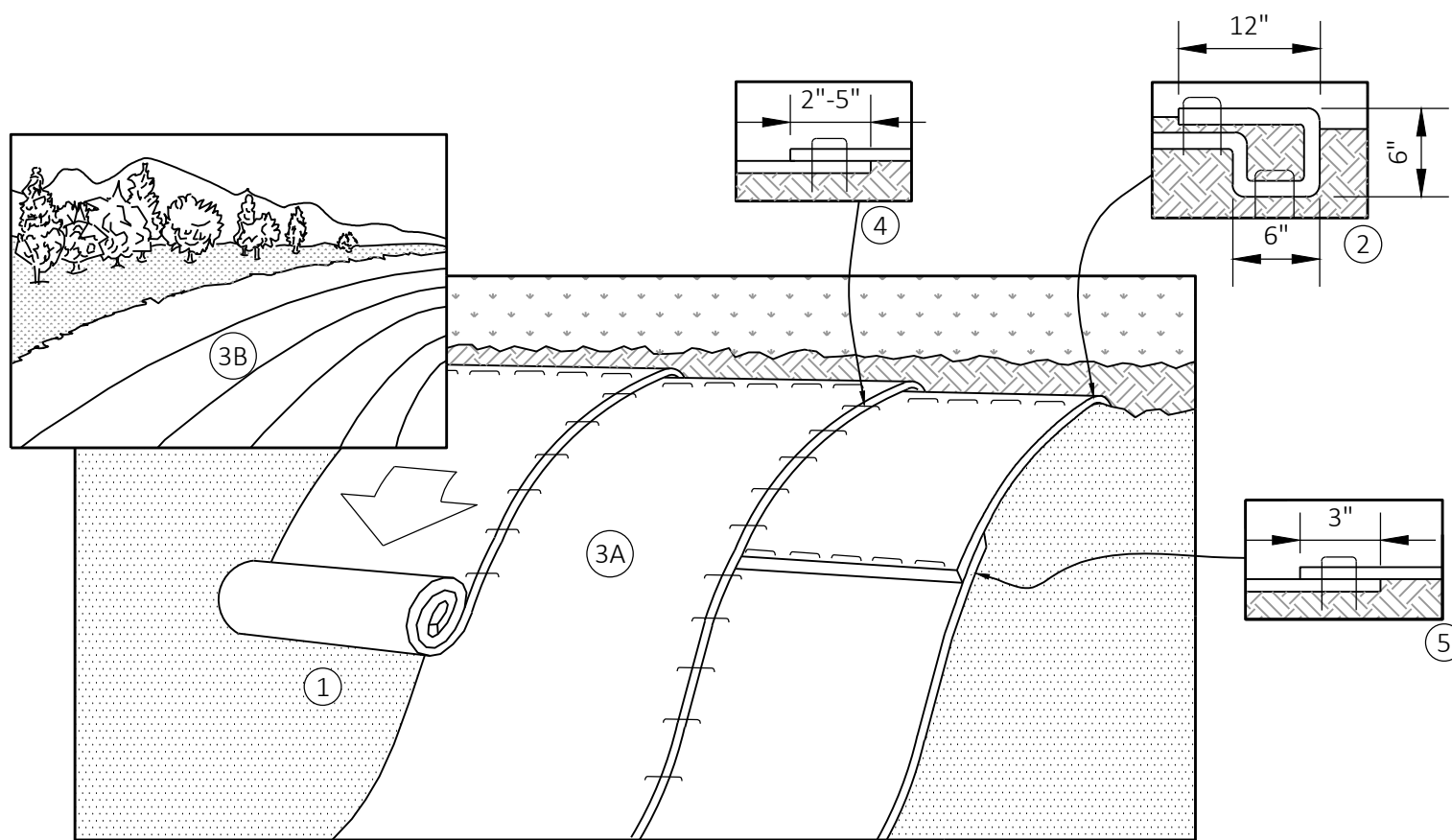
CRITICAL POINTS
A. OVERLAPS AND SEAMS
B. PROJECTED WATER LINE
C. CHANNEL BOTTOM/SIDE SLOPE VERTICES

NOTES:

* HORIZONTAL STAPLE SPACING SHOULD BE ALTERED IF NECESSARY TO ALLOW STAPLES TO SECURE THE CRITICAL POINTS ALONG THE CHANNEL SURFACE.

** IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" MAY BE NECESSARY TO PROPERLY ANCHOR THE BLANKET.

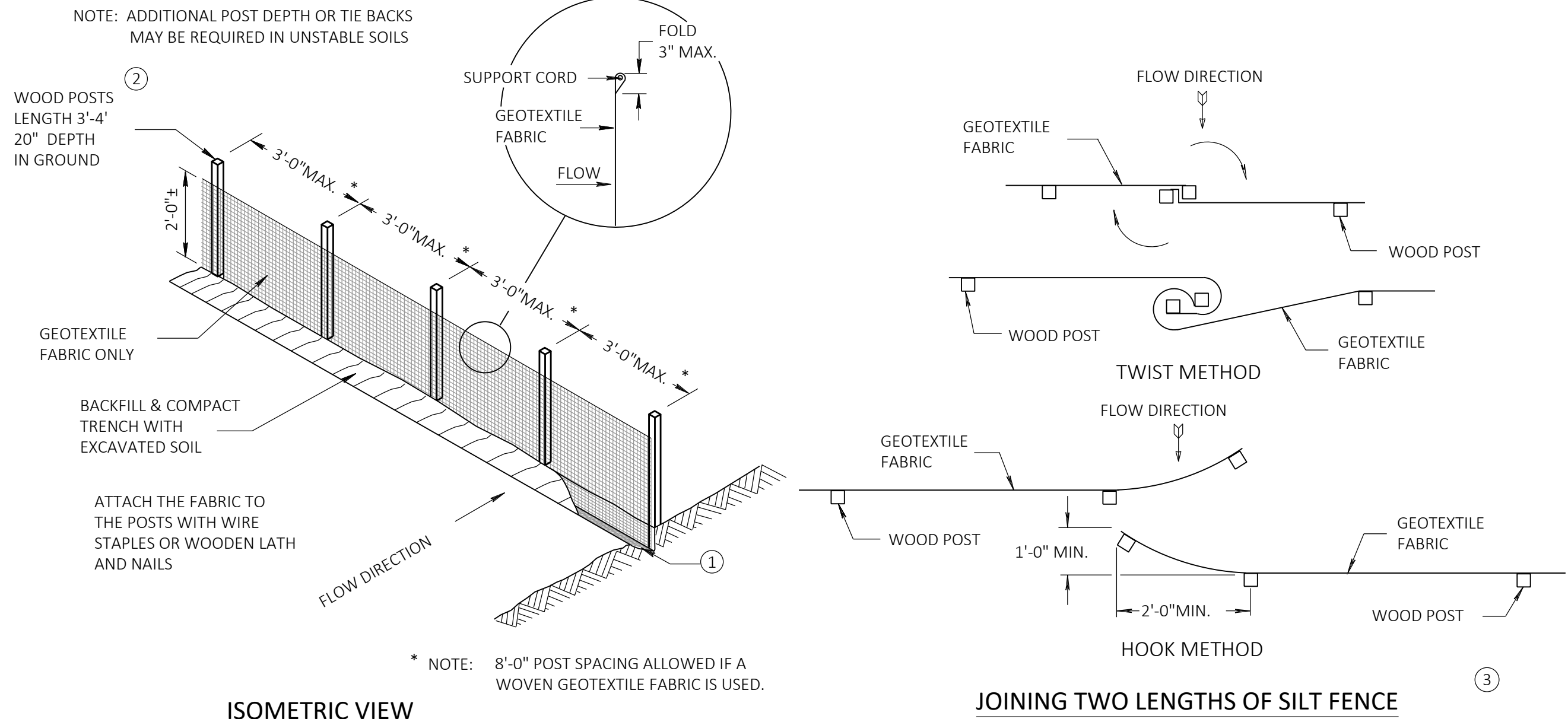
CHANNEL EROSION MAT DETAIL



1. PREPARE SOIL BEFORE INSTALLING ROLLS OF EROSION MAT. APPLICATION OF ANY NECESSARY LIME, FERTILIZER, AND SEED MUST BE INSTALLED PRIOR TO MAT INSTALLATION.
2. BEGIN AT THE TOP OF THE SLOPE 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. BACKFILL AND COMPACT 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.
3. ROLL THE BLANKETS (A) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE/STAKE PATTERN GUIDE PROVIDED BY THE MANUFACTURER.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" - 5" OVERLAP DEPENDING ON BLANKET TYPE. ENSURE PROPER SEAM ALIGNMENT BY PLACING THE EDGE OF THE OVERLAPPING BLANKET (BLANKET BEING INSTALLED ON TOP) EVEN WITH A SEAM ON THE PREVIOUSLY INSTALLED BLANKET.
5. CONSECUTIVE BLANKETS SPICED DOWN THE SLOPE MUST BE PLACED END OVER END (SIMILAR TO ROOF SHINGLES) WITH APPROXIMATELY 3" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, ABOUT 12" APART ACROSS ENTIRE BLANKET WIDTH.

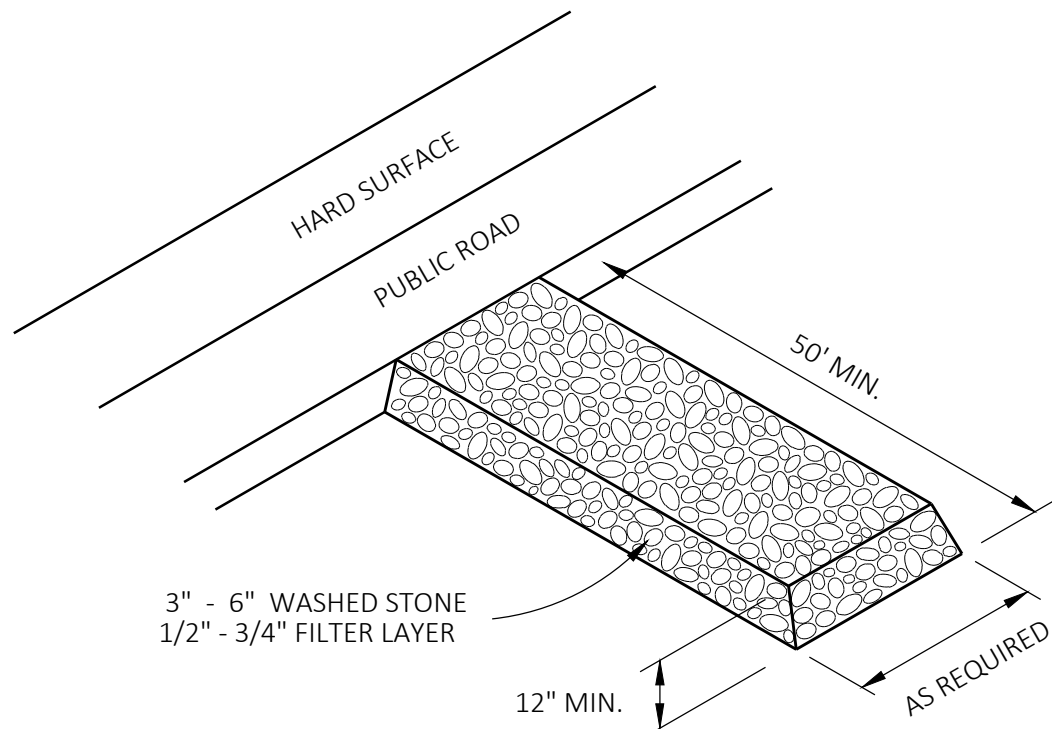
NOTE: * IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" MAY BE NECESSARY TO PROPERLY SECURE THE BLANKETS. SLOPE EROSION MAT SHALL BE IN ACCORDANCE WITH WDNR CONSERVATION PRACTICE STANDARD 1052.

SLOPE EROSION MAT DETAIL

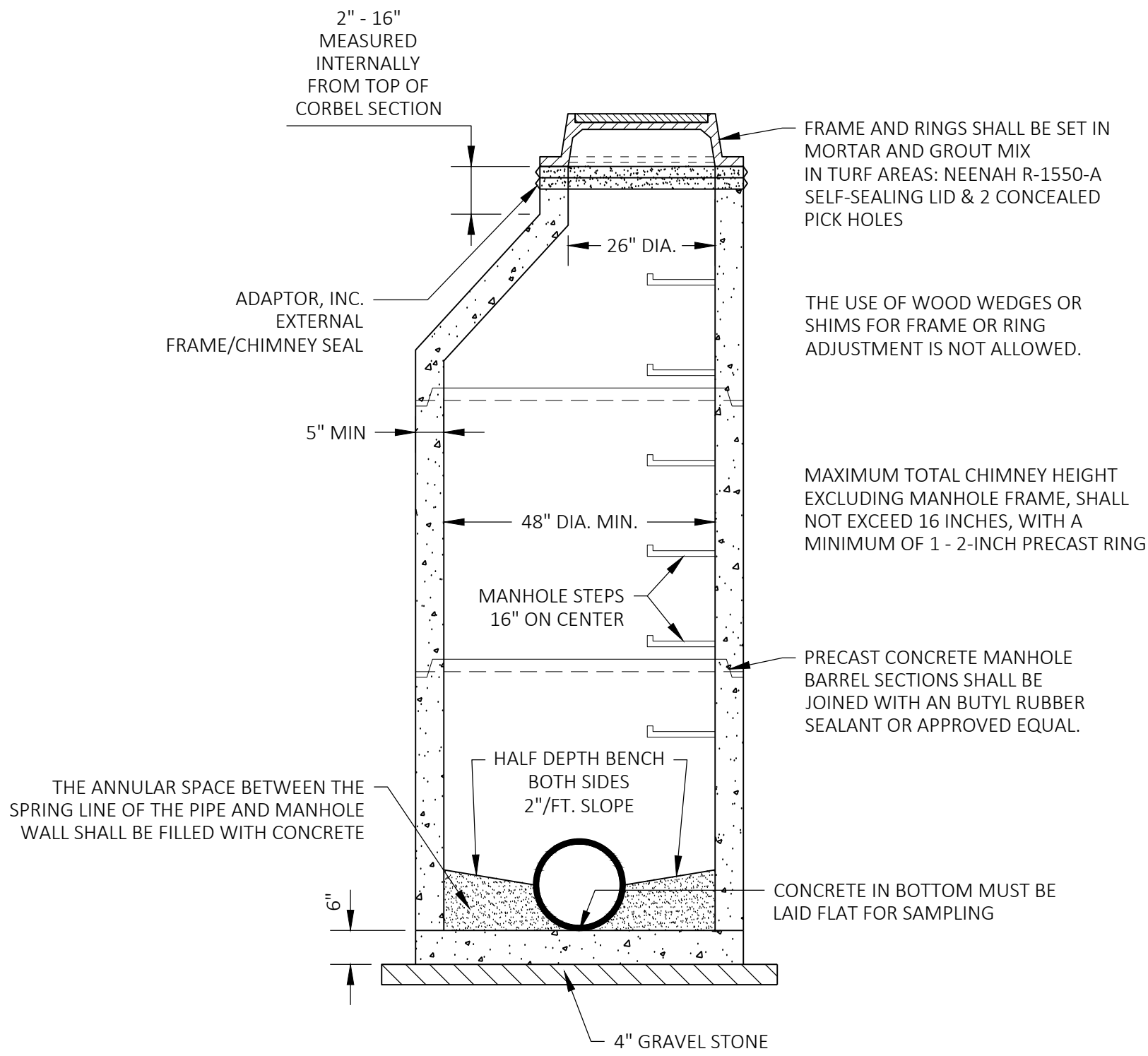


GENERAL NOTES

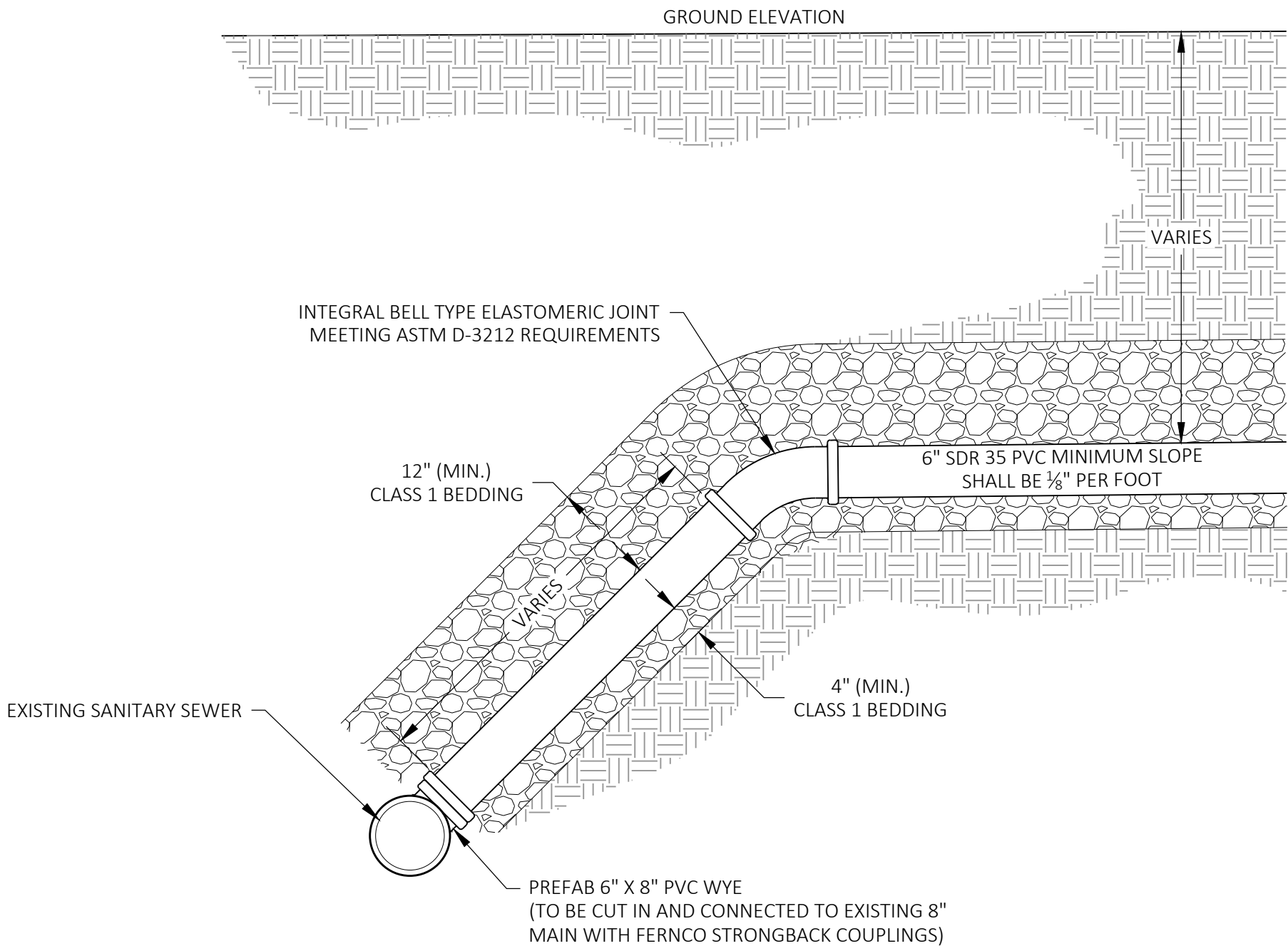
1. TRENCH SHALL BE A MINIMUM OF 4" WIDE & 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL & COMPACT TRENCH WITH EXCAVATED SOIL.
2. WOOD POSTS SHALL BE A MINIMUM SIZE OF 1 1/8" X 1 1/8" OF OAK OR HICKORY.
3. CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL IF POSSIBLE BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY USE ONE OF THE FOLLOWING TWO METHODS; A) TWIST METHOD - OVERLAP THE END POSTS AND TWIST, OR ROTATE, AT LEAST 180 DEGREES, B) HOOK METHOD - HOOK THE END OF EACH SILT FENCE LENGTH.



TRACKING PAD

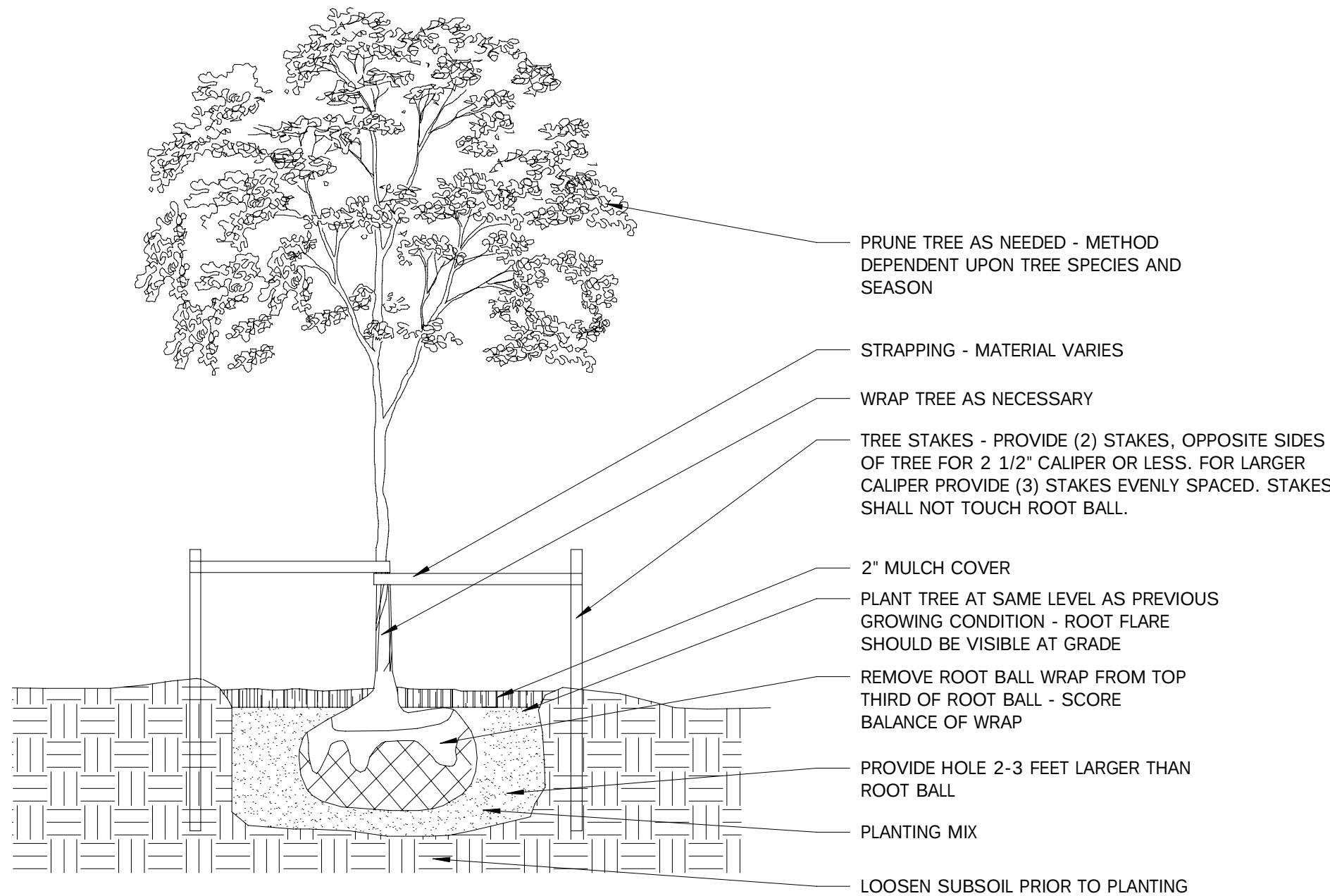


SANITARY SAMPLING MANHOLE DETAIL

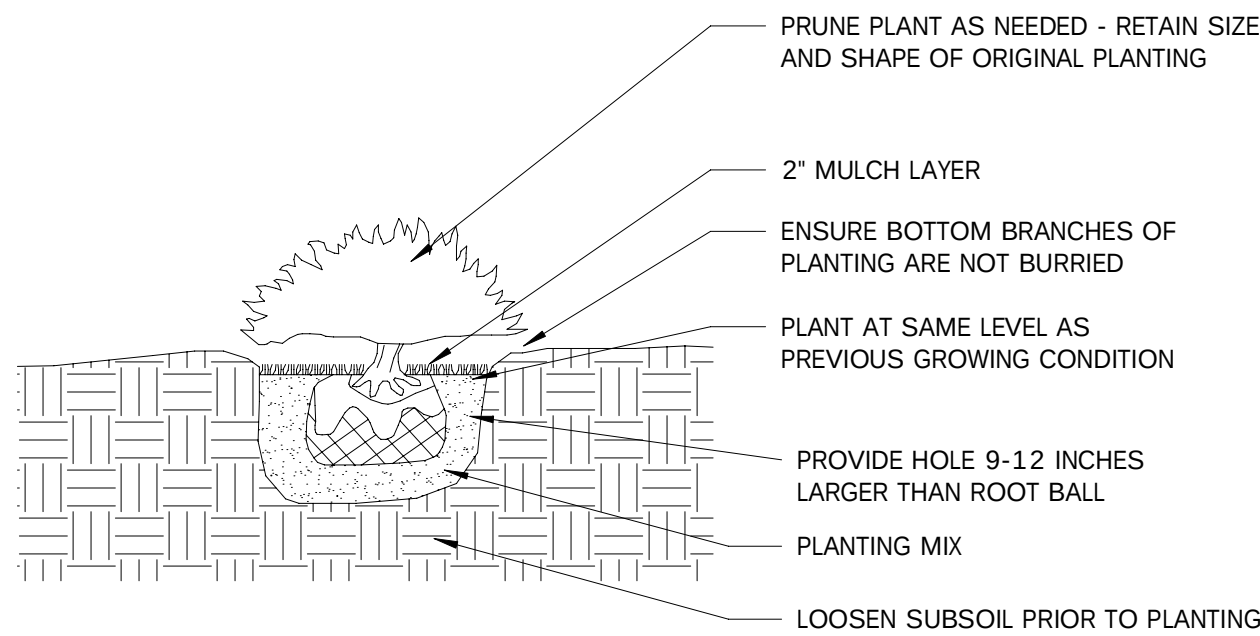


SANITARY LATERAL RISER DETAIL

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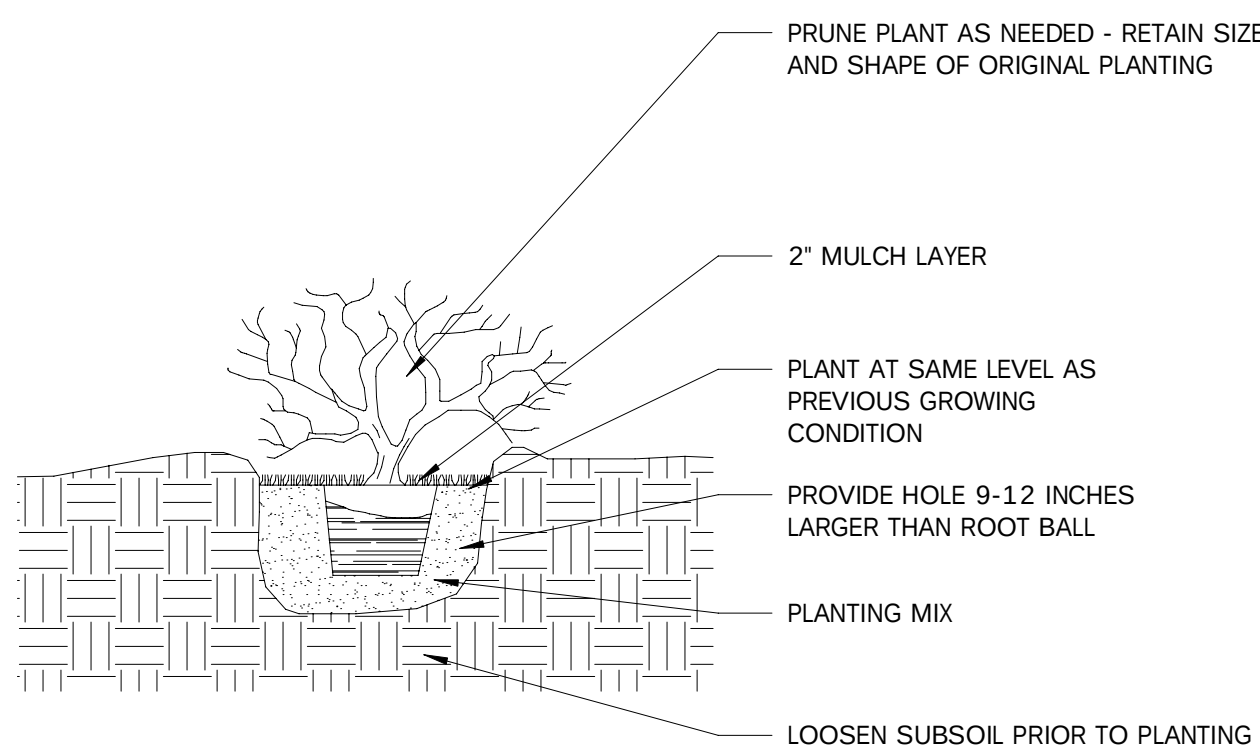
5 DECIDUOUS TREE PLANTING



BALLED AND BURLAPPED:
REMOVE ROOT BALL WRAP FROM TOP THIRD OF ROOT BALL - SCORE BALANCE OF WRAP

CONTAINER:
REMOVE FROM PLASTIC CONTAINER - SCORE ROOTS

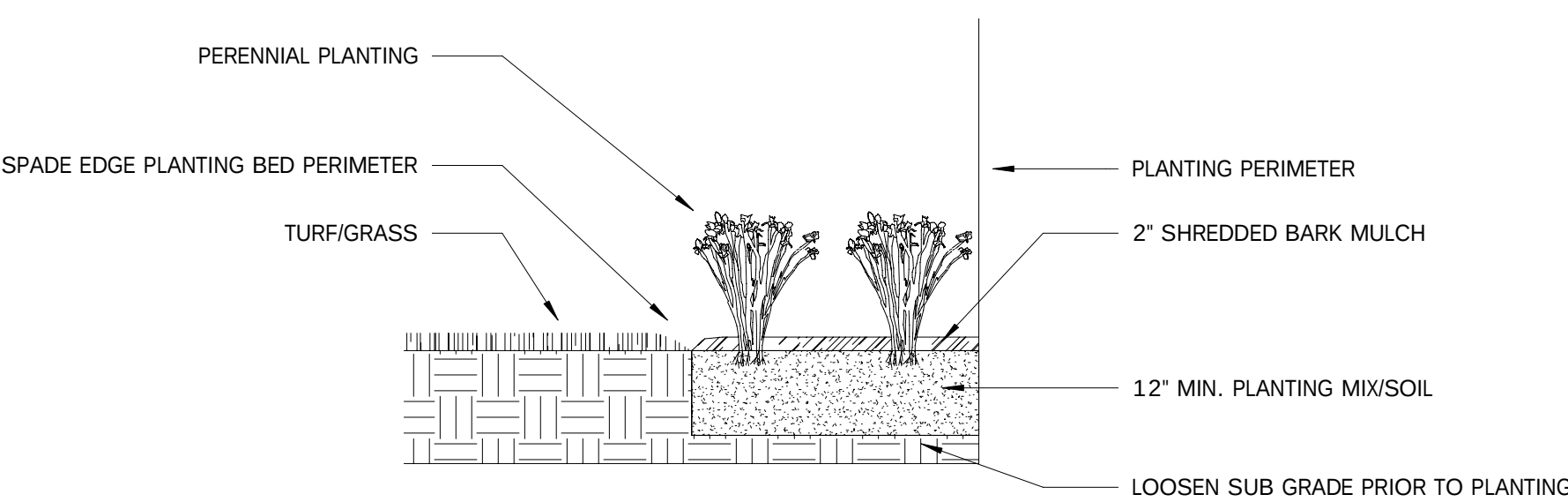
4 CONIFEROUS SHRUB PLANTING



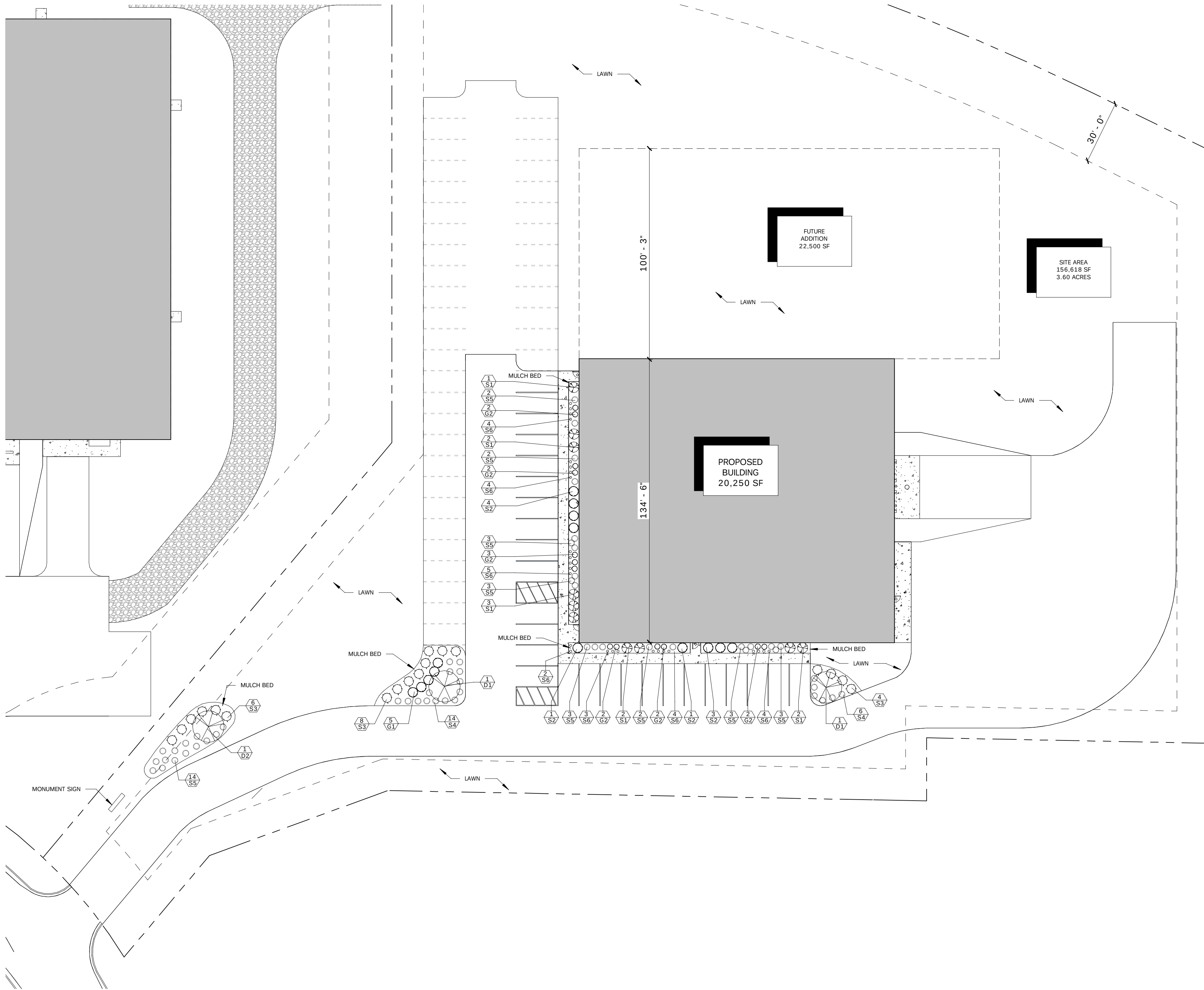
BALLED AND BURLAPPED:
REMOVE ROOT BALL WRAP FROM TOP THIRD OF ROOT BALL - SCORE BALANCE OF WRAP

CONTAINER:
REMOVE FROM PLASTIC CONTAINER - SCORE ROOTS

3 DECIDIOUS SHRUB PLANTING



2 PERENNIAL PLANTING BED



1 ELITE TOOL SITE PLAN

SCALE: 1" = 30'-0"

PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANT SIZE		ROOTS
				MATURE	AT...	
D1	2	CRATAEGUS CRUSGALLI	HAWTHORN, THORNLESS COCKSPUR	15'	2-1/2" CAL.	B & B
D2	1	SYRINGA RETICULATA - IVORY SILK	IVORY SILK JAPANESE LILAC TREE	25'	2-1/2" CAL.	B & B
S1	10	COTONEASTER...	COTONEASTER, PEKING HEDGE	4 - 8'	12 - 18" HIGH	POT
S2	9	EUONYMUS ALATA "COMPACTUS"	DWARF BURNING BUSH	4 - 6'	24" HIGH	B & B
S3	18	RHUS AROMATICA 'GRO-LOW'	SUMAC, GRO-LOW FRAGRANT	2' HIGH, 5' WIDE	12 - 18" HIGH	POT
S4	20	SPIRAEA JAPONICA GOLD MOUND	GOLDMOUND SPIREA	12"	30" HIGH	POT
S5	35	SPIRAEA BETULIFOLIA...	TOR BIRCHLEAF SPIREA	3'	12 - 18" HIGH	POT
S6	26	ALLUM x "MILLENIUM"	MILLENIUM GLOBE LILLY	---	12 - 18" HIGH	POT
G1	5	CALAMAGROSTIS ACUTIFLORA "KARL FOERESTER"	KARL FOERSTER GRASSES	3 - 5'	12 - 18" HIGH	POT
G2	13	PANICUM VIRGATUM "NORTHWINDS"	NORTHWINDS SWITCH GRASS	2'	12 - 18" HIGH	POT

NEW PLANTS ARE TO BE OF REASONABLE GROWTH TREES TO HAVE 2-1/2" (MIN.) CALIPER.

N173 W21010
NORTHWEST PASSAGE WAY
JACKSON, WI 53037

PHONE 262.677.9933
FAX 262.677.9934

info@design2construct.com

BUILDING DESIGN FOR:
ELITE TOOL
CAYMUS WAY
JACKSON, WI 53037

SHEET TITLE

LANDSCAPE PLAN

REVISIONS

PROJECT DATA

DATE

10/1/2021

JOB NO.

21-00101

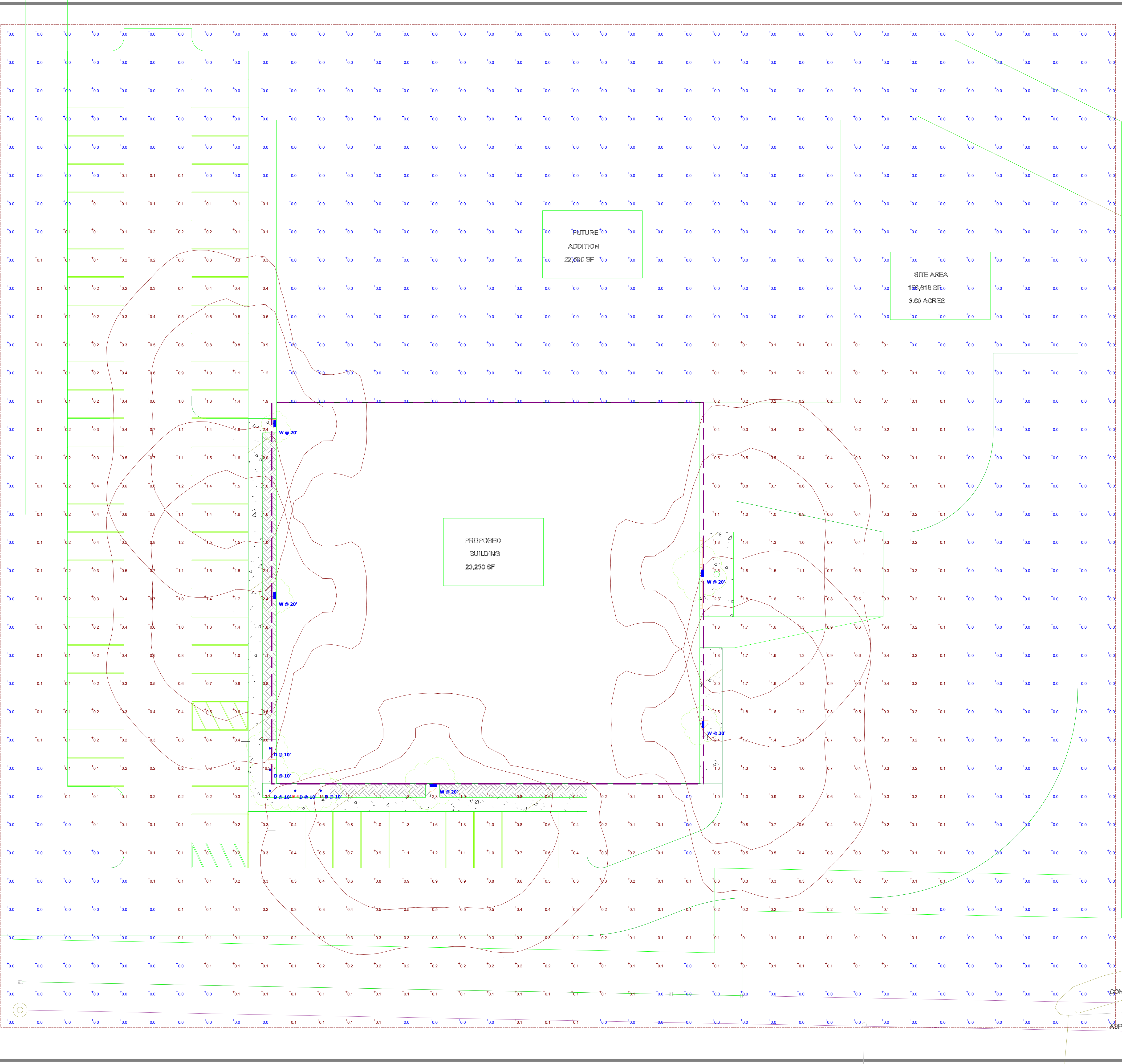
SET USE

PLAN COMMISSION

DRAWN BY

DF

SHEET NO.



Schedule											
Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage	Plot
	D		5	Lithonia Lighting	LDN4 40/15 L04MR LSE	4IN LDN, 4000K, 1500LM, CLEAR, SEMI-SPECULAR REFLECTOR, B00R	1	1514	0.95	17.5	 Max: 1601cd
	W		5	Lithonia Lighting	DSW1 LED 20C 1000 40K T4H MVOLT	DSW1 LED WITH (2) 10 LED LIGHT ENGINE, TYPE T4H OPTIC, 4000K, @ 1000MA	1	7420	0.95	71.2	 Max: 4944cd

FEATURES & SPECIFICATIONS

INTENDED USE — Typical applications include corridors, lobbies, conference rooms and private offices.

CONSTRUCTION — Galvanized steel mounting/plaster frame; galvanized steel junction box with bottom-hinged access covers and spring latches. Reflectors are retained by torsion springs.

Vertically adjustable mounting brackets with commercial bar hangers provide 3-3/4" total adjustment.

Two combination 1/2"-3/4" and four 1/2" knockouts for straight-through conduit runs. Capacity: 8 (4 in, 4 out). No. 12 AWG conductors, rated for 90°C.

Accommodates 12"-24" joist spacing.

Passive cooling thermal management for 25°C standard; high ambient (40°C) option available. Light engine and drivers are accessible from above or below ceiling.

Max ceiling thickness 1-1/2".

OPTICS — LEDs are binned to a 3-step SDCM; 80 CRI minimum. 90 CRI optional.

LED light source concealed with diffusing optical lens.

General illumination lighting with 1.0 S/MH and 55° cutoff to source and source image.

Self-flanged anodized reflectors in specular, semi-specular, or matte diffuse finishes. Also available in white and black painted reflectors.

ELECTRICAL — Multi-volt (120-277V, 50/60Hz) 0-10V dimming drivers mounted to junction box, 10% or 1% minimum dimming level available.

0-10V dimming fixture requires two (2) additional low-voltage wires to be pulled.

70% lumen maintenance at 60,000 hours.

LISTINGS — Certified to US and Canadian safety standards. Wet location standard (covered ceiling). IP55 rated. ENERGY STAR® certified product.

BUY AMERICAN — Product with the BAA option is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT.

Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY — 5-year limited warranty. Complete warranty terms located at:

www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application.

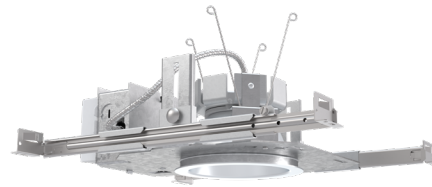
All values are design or typical values, measured under laboratory conditions at 25 °C.

Specifications subject to change without notice.



A+ Capable options indicated by this color background.

Catalog Number
Notes
Type



LDN4

**4" Open and WallWash LED
Non-IC
New Construction Downlight**



ORDERING INFORMATION

Lead times will vary depending on options selected. Consult with your sales representative.

Example: LDN4 35/15 L04AR LSS MVOLT EZ1

LDN4					
Series	Color temperature	Lumens ¹	Aperture/Trim Color	Finish	Voltage
LDN4 4" round	27/ 2700K 30/ 3000K 35/ 3500K 40/ 4000K 50/ 5000K	05 500 lumens 07 750 lumens 10 1000 lumens 15 1500 lumens 20 2000 lumens 25 2500 lumens 30 3000 lumens 40 4000 lumens	L04 Downlight LW4 Wallwash AR Clear WR ² White BR ² Black	LSS Semi-specular LD Matte diffuse LS Specular	MVOLT Multi-volt 120 120V 277 277V 347 ³ 347V

Driver	Options
GZ10 0-10V driver dims to 10%	SF ⁴ Single fuse
GZ1 0-10V driver dims to 1%	TRW ⁶ White painted flange
EZ10 0-10V eldoLED driver with smooth and flicker-free deep dimming performance down to 10%	TRBL ⁶ Black painted flange
EZ1 0-10V eldoLED driver with smooth and flicker-free deep dimming performance down to 1%	EL ⁵ Emergency battery pack with integral test switch. 10W Constant Power, Not Certified in CA Title 20 MAEDBS
D10 Minimum dimming 10% driver for use with JOT	ELR ⁵ Emergency battery pack with remote test switch. 10W Constant Power, Not Certified in CA Title 20 MAEDBS
D1 Minimum dimming 1% driver for use with JOT	ELSD ⁵ Emergency battery pack with self-diagnostics, 10W Constant Power, integral test switch. Not Certified in CA Title 20 MAEDBS
EDAB eldoLED DALI SOLDRIIVE dim to dark	ELRSD ⁵ Emergency battery pack with self-diagnostics, 10W Constant Power, remote test switch. Not Certified in CA Title 20 MAEDBS
	E10WCP ⁵ Emergency battery pack, 10W Constant Power with integral test switch. Certified in CA Title 20 MAEDBS
	E10WCPR ⁵ Emergency battery pack, 10W Constant Power with remote test switch. Certified in CA Title 20 MAEDBS
	NPP16D ^{7,10} nLight® network power/relay pack with 0-10V dimming for non-eldoLED drivers (GZ10, GZ1).
	NPP16DER ^{7,10} nLight® network power/relay pack with 0-10V dimming for non-eldoLED drivers (GZ10, GZ1). ER controls fixtures on emergency circuit.
	N80 ⁸ nLight™ Lumen Compensation
	JOT ¹³ Wireless room control with "Just One Touch" pairing
	NPS80EZ ^{7,10} nLight® dimming pack controls 0-10V eldoLED drivers (EZ10, EZ1).
	NPS80EZER ^{7,10} nLight® dimming pack controls 0-10V eldoLED drivers (EZ10, EZ1). ER controls fixtures on emergency circuit.
	HAO ¹¹ High ambient option (40°C)
	CP ¹² Chicago Plenum
	RRL___ RELOC®-ready luminaire connectors enable a simple and consistent factory installed option across all ABL luminaire brands. Refer to RRL for complete nomenclature. Available only in RRLA, RRLB, RRLAE, and RRLC12S.
	NLTAIR2 ^{8,9} nLight® Air enabled
	NLTAIRER2 ^{9,10} nLight® AIR Dimming Pack Wireless Controls. Controls fixtures on emergency circuit, not available with battery pack options
	NLTAIREM2 ^{9,10} nLight® AIR Dimming Pack Wireless Controls. UL924 Emergency Operation, via power interrupt detection. Available with battery pack options.
	BAA Buy America(n) Act Compliant
	90CRI High CRI (90+)

Notes

1 Overall height varies based on lumen package; refer to dimensional chart on page 3.

2 Not available with finishes.

3 Not available with emergency options.

4 Must specify voltage 120V or 277V.

5 12.5" of plenum depth or top access required for battery pack maintenance.

6 Available with clear (AR) reflector only.

7 Specify voltage. ER for use with generator supply EM power. Will require an emergency hot feed and normal hot feed.

8 Fixture begins at 80% light level. Must be specified with NPS80EZ or NPS80EZ ER. Only available with EZ10 and EZ1 drivers.

9 Not available with CP, NPS80EZ, NPS80EZER, NPP16D, NPP16DER or N80 options.

10 NLTAIR2, NLTAIRER2 and NLTAIREM2 not recommended for metal ceiling installations.

11 Fixture height is 5-11/16" for all lumen packages with HAO.

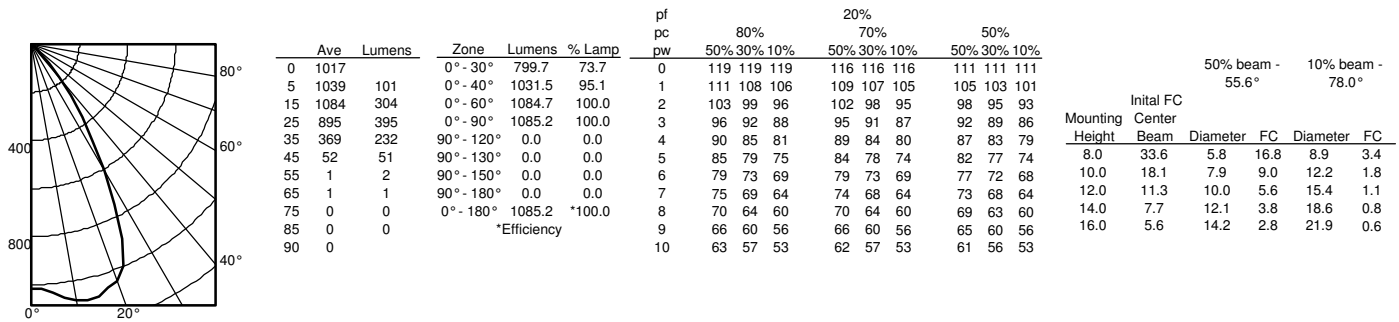
12 Must specify voltage for 3000lm. Not available with emergency battery pack option.

13 Must specify D10 or D1 driver. Not available with nLight options. Not available with CP. Not recommended for metal ceiling installation. Not for use with emergency backup power systems other than battery packs.

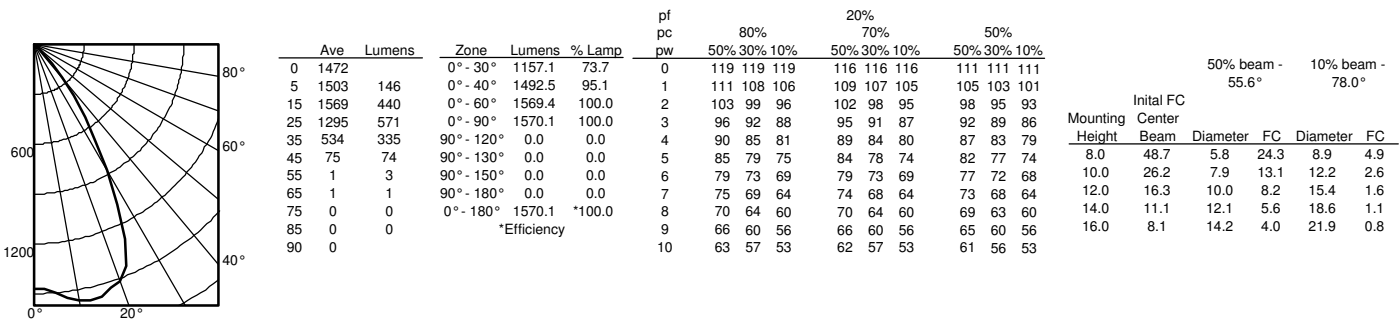
PHOTOMETRY

Distribution Curve	Distribution Data	Output Data	Coefficient of Utilization	Illuminance Data at 30" Above Floor for a Single Luminaire
--------------------	-------------------	-------------	----------------------------	--

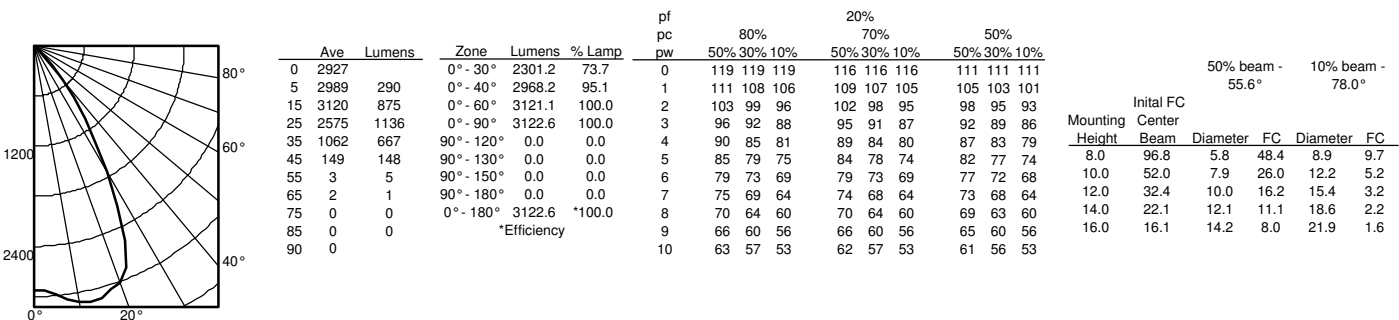
LDN4 35/10 L04AR, input watts: 10.58, delivered lumens: 1085.2, LM/W = 102.57, spacing criterion at 0= 1.04, test no. ISF 30712P229.



LDN4 35/15 L04AR, input watts: 17.5, delivered lumens: 1570.1, LM/W = 89.72, spacing criterion at 0= 1.04, test no. ISF 30712P234.



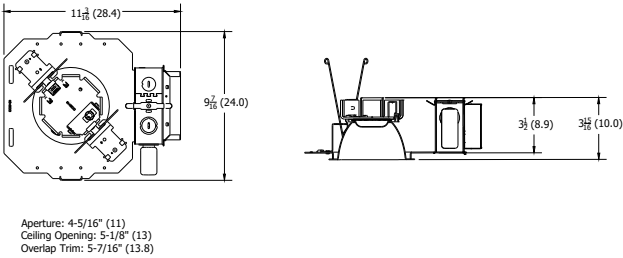
LDN4 35/30 L04AR, input watts: 32.1, delivered lumens: 3122.6, LM/W = 88.52, spacing criterion at 0= 1.04, test no. ISF 30712P249.



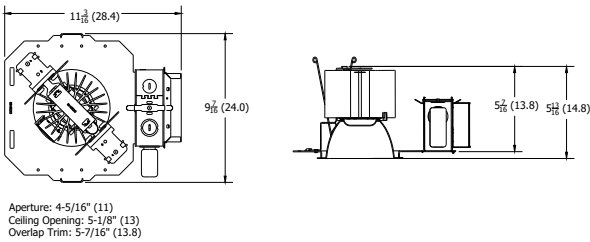
LDN4

* All dimensions are inches (centimeters) unless otherwise noted.

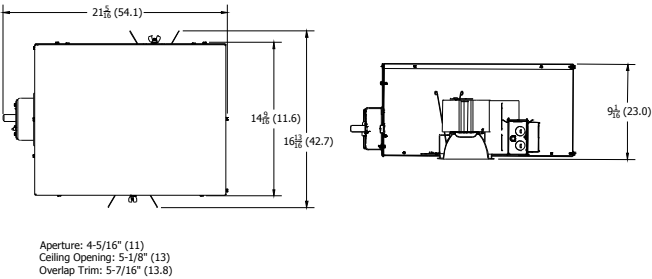
LDN4 500 - 2000 LUMENS



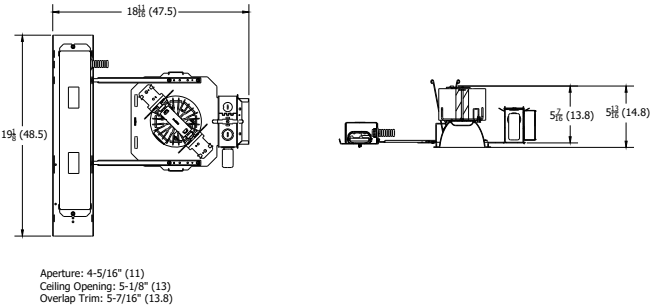
LDN4 2500 - 4000 LUMENS



LDN4 CP



LDN4 EL



LDN4			
Nominal	Lumens	Wattage	Lm/W
500	523.6	5.74	91.2
750	751.1	8.6	87.3
1000	1045	10.58	98.8
1500	1512	17.5	86.4
2000	2006	22.12	90.7
2500	2551	26.1	97.7
3000	3007	32.1	93.7
4000	4212	43	98.0

LUMEN OUTPUT MULTIPLIERS CCT					
	2700K	3000K	3500K	4000K	5000K
80CRI	0.950	0.966	1.000	1.025	1.101

HOW TO ESTIMATE DELIVERED LUMENS IN EMERGENCY MODE

Use the formula below to estimate the delivered lumens in emergency mode

Delivered Lumens = 1.25 x P x LPW

P = Output power of emergency driver. P = 10W for PS1055CP

LPW = Lumen per watt rating of the luminaire. This information is available on the ABL luminaire spec sheet.

The LPW rating is also available at [Designlight Consortium](#).

LUMEN OUTPUT MULTIPLIERS FINISH			
	Clear (AR)	White (WR)	Black (BR)
Specular (LS)	1.0	N/A	N/A
Semi-specular (LSS)	0.950	N/A	N/A
Matte diffuse (LD)	0.85	N/A	N/A
Painted	N/A	0.87	0.73

Notes

- Tested in accordance with IESNA LM-79-08.
- Tested to current IES and NEMA standards under stabilized laboratory conditions.
- CRI: 80 typical.

ADDITIONAL DATA



The Sensor Switch JOT enabled solution offers a wireless, app-free approach to single room lighting control. JOT enabled products use Bluetooth® Low Energy (BLE) technology to enable wireless dimming and switching.

Diagram



LDN4 Series

Sensor Switch
WSXA JOT

- 1. Power:** Install JOT enabled fixtures and controls as instructed.
- 2. Pair:** Insert the pairing tool into the pinhole on the wall switch; press and hold any button for 6 seconds.
- 3. Play:** Once paired, each fixture will individually dim down to 10% brightness. All products will be fully functional.

COMPATIBLE 0-10V WALL-MOUNT DIMMERS

MANUFACTURER	PART NO.	POWER BOOSTER AVAILABLE
Lutron®	Diva® DDTV	
	Diva® DVSC TV	
	Nova T® NTFTV	
	Nova® NFTV	
Leviton®	AWSMT-7DW	CN100
	AWSMG-7DW	PE300
	AMRMG-7DW	
	Leviton Centura Fluorescent Control System	
	IllumaTech® IP7 Series	
Synergy®	ISD BC	RDMFC
	SLD LPCS	
	Digital Equinox (DEQ BC)	
Douglas Lighting Controls	WPC-5721	
Entertainment Technology	Tap Glide TG600FAM120 (120V)	
	Tap Glide Heatsink TGH1500FAM120 (120V)	
	Oasis OA2000FAMU	
Honeywell	EL7315A1019	EL7305A1010 (optional)
	EL7315A1009	
HUNT Dimming	Preset slide: PS-010-IV and PS-010-WH	
	Preset slide: PS-010-3W-IV and PS-010-3W-WH	
	Preset slide, controls FD-010: PS-IFC-010-IV and PS-IFC-010-WH-120/277V	
	Preset slide, controls FD-010: PS-IFC-010-3W-IV and PS-IFC-010-3W-WH-120/277V	
	Remote mounted unit: FD-010	
Lehigh Electronic Products	Solitaire	PBX
PDM Electrical Products	WPC-5721	
Starfield Controls	TR61 with DALI interface port	RT03 DALInet Router
WattStopper®	LS-4 used with LCD-101 and LCD-103	

A+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and out-of-the-box control compatibility with simple commissioning.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is part of an A+ Certified solution for nLight® control networks when ordered with drivers marked by a **shaded background***
- This luminaire is part of an A+ Certified solution for nLight control networks, providing advanced control functionality at the luminaire level, when selection includes driver and control options marked by a **shaded background***

To learn more about A+, visit www.acuitybrands.com/aplus.

*See ordering tree for details

LDN4

EXAMPLE

Group Fixture Control*

*Application diagram applies for fixtures with eldoLED drivers only.

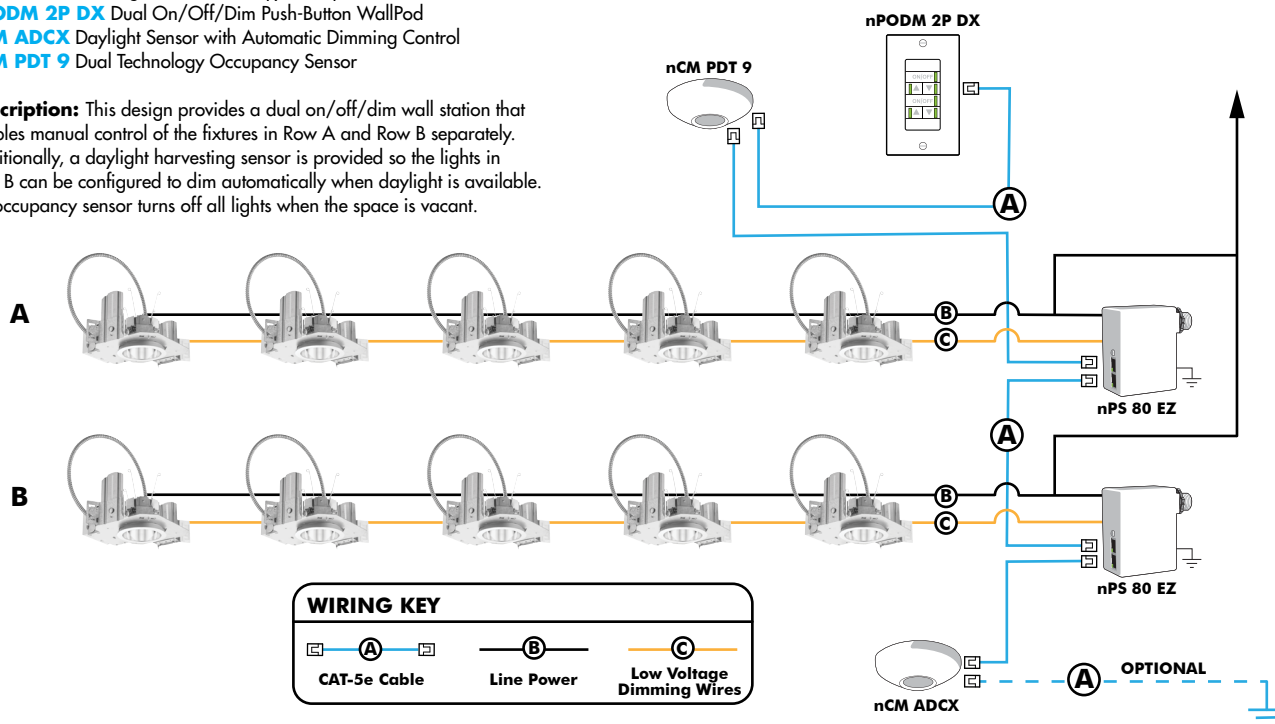
nPS 80 EZ Dimming/Control Pack (qty: 2 required)

nPODM 2P DX Dual On/Off/Dim Push-Button WallPod

nCM ADCX Daylight Sensor with Automatic Dimming Control

nCM PDT 9 Dual Technology Occupancy Sensor

Description: This design provides a dual on/off/dim wall station that enables manual control of the fixtures in Row A and Row B separately. Additionally, a daylight harvesting sensor is provided so the lights in Row B can be configured to dim automatically when daylight is available. An occupancy sensor turns off all lights when the space is vacant.



Choose Wall Controls

nLight offers multiple styles of wall controls - each with varying features and user experience.



Push-Button Wallpod

Traditional tactile buttons and LED user feedback



Graphic Wallpod

Full color touch screen provides a sophisticated look and feel

nLight® Wired Controls Accessories:

Order as separate catalog number. Visit www.acuitybrands.com/products/controls/nlight for complete listing of nLight controls.

WallPod Stations	Model number	Occupancy sensors	Model Number
On/Off	nPODM (Color)	Small motion 360°, ceiling (PIR/dual Tech)	nCM 9 / nCM PDT 9
On/Off & Raise/Lower	nPOD DX (Color)	Large motion 360°, ceiling (PIR/dual tech)	nCM 10 / nCM PDT 10
Graphic Touchscreen	nPOD GFX (Color)	Wide View (PIR/dual tech)	nWV 16 / nWV PDT 16
Photocell controls	Model Number	Wall Switch w/ Raise/Lower (PIR/dual tech)	nWSX LV DX / nWSX PDT LV DX
Dimming	nCM ADCX	Cat-5 cables (plenum rated)	Model Number
		10', CAT5 10FT	CAT5 10FT J1
		15, CAT5 15FT	CAT5 15FT J1

nLight AIR

nLight AIR is the ideal solution for retrofit or new construction spaces where adding communication is cost prohibitive. The integrated nLight AIR rPP20 Power Pack is part of each Lithonia LDN Luminaire. These individually addressable controls offer the ultimate in flexibility during initial setup and for space repurposing.



Simple as 1,2,3

1. Install the nLight® AIR fixtures with embedded smart sensor
2. Install the wireless battery-powered wall switch
3. With CLAIRITY app, pair the fixtures with the wall switch and if desired, customize the sensor settings for the desired outcome



nLight® AIR Control Accessories:	
Order as separate catalog number. Visit www.acuitybrands.com/products/controls/nlightair .	
Wall switches	Model number
On/Off single pole	rPODB [color]
On/Off two pole	rPODB 2P [color]
On/Off & raise/lower single pole	rPODB DX [color]
On/Off & raise/lower two pole	rPODB 2P DX [color]
On/Off & raise/lower single pole	rPODBZ DX WH ¹

Notes

- 1 Can only be ordered with the RES7Z zone control sensor version.



D-Series Size 1 LED Wall Luminaire



Buy American

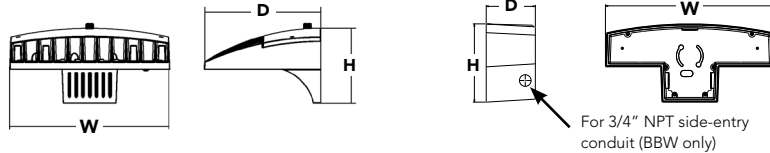
d^{series}

Specifications Luminaire

Width:	13-3/4" (34.9 cm)	Weight:	12 lbs (5.4 kg)
Depth:	10" (25.4 cm)		
Height:	6-3/8" (16.2 cm)		

Back Box (BBW, E20WC)

Width:	13-3/4" (34.9 cm)	BBW Weight:	5 lbs (2.3 kg)
Depth:	4" (10.2 cm)	E20WC Weight:	10 lbs (4.5 kg)
Height:	6-3/8" (16.2 cm)		



Catalog
Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Introduction

The D-Series Wall luminaire is a stylish, fully integrated LED solution for building-mount applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and up to 74% in energy savings over comparable 250W metal halide luminaires, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Ordering Information

EXAMPLE: DSXW1 LED 20C 1000 40K T3M MVOLT DDBTXD

Series	LEDs	Drive Current	Color temperature	Distribution	Voltage	Mounting	Control Options
DSXW1 LED	10C 10 LEDs (one engine) 20C 20 LEDs (two engines) ¹	350 350 mA 530 530 mA 700 700 mA 1000 1000 mA (1 A) ¹	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted	T2S Type II Short T2M Type II Medium T3S Type III Short T3M Type III Medium T4M Type IV Medium TFTM Forward Throw Medium	MVOLT ² 120 ³ 208 ³ 240 ³ 277 ³ 347 ^{3,4} 480 ^{3,4}	Shipped included (blank) Surface mounting bracket BBW Surface-mounted back box (for conduit entry) ⁵	Shipped installed PE Photoelectric cell, button type ⁶ DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) PIR 180° motion/ambient light sensor, <15' mtg ht ^{1,7} PIRH 180° motion/ambient light sensor, 15-30' mtg ht ^{1,7} PIR1FC3V Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc ^{1,7} PIRH1FC3V Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc ^{1,7} E20WC Emergency battery backup (includes external component enclosure), CA Title 20 compliant ^{8,9}

Other Options

Finish (required)

Shipped installed

SF	Single fuse (120, 277 or 347V) ^{3,10}
DF	Double fuse (208, 240 or 480V) ^{3,10}
HS	House-side shield ¹¹
SPD	Separate surge protection ¹²

Shipped separately¹¹

BSW	Bird-deterrent spikes
VG	Vandal guard
DDL	Diffused drop lens

DDBXD	Dark bronze	DSSXD	Sandstone
DBLXD	Black	DBBTD	Textured dark bronze
DNAXD	Natural aluminum	DBLBXD	Textured black
DWHXD	White	DNATXD	Textured natural aluminum

DWHGXD	Textured white
DSSTXD	Textured sandstone

Accessories

Ordered and shipped separately.

DSXWHS U	House-side shield (one per light engine)
DSXWBSW U	Bird-deterrent spikes
DSXWTVG U	Vandal guard accessory

NOTES

- 20C 1000 is not available with PIR, PIRH, PIR1FC3V or PIRH1FC3V.
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
- Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
- Only available with 20C, 700mA or 1000mA. Not available with PIR or PIRH.
- Back box ships installed on fixture. Cannot be field installed. Cannot be ordered as an accessory.
- Photocontrol (PE) requires 120, 208, 240, 277 or 347 voltage option. Not available with motion/ambient light sensors (PIR or PIRH).
- Reference Motion Sensor table on page 3.
- Same as old ELCW. Cold weather (-20C) rated. Not compatible with conduit entry applications. Not available with BBW mounting option. Not available with fusing. Not available with 347 or 480 voltage options. Emergency components located in back box housing. Emergency mode IES files located on product page at www.lithonia.com
- Not available with SPD.
- Not available with E20WC.
- Also available as a separate accessory; see Accessories information.
- Not available with E20WC.



One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
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DSXW1-LED
Rev. 6/02/21

COMMERCIAL OUTDOOR

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Contact factory for performance data on any configurations not shown here.

LEDs	Drive Current (mA)	System Watts	Dist. Type	30K (3000 K, 70CRI)					40K (4000 K, 70CRI)					50K (5000 K, 70CRI)					AMBPC (Amber Phosphor Converted)				
				Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
10C (10 LEDs)	350mA	13W	T2S	1,415	0	0	1	109	1,520	0	0	1	117	1,530	0	0	1	118	894	0	0	1	69
			T2M	1,349	0	0	1	104	1,448	0	0	1	111	1,458	0	0	1	112	852	0	0	1	66
			T3S	1,399	0	0	1	108	1,503	0	0	1	116	1,512	0	0	1	116	884	0	0	1	68
			T3M	1,385	0	0	1	107	1,488	0	0	1	114	1,497	0	0	1	115	876	0	0	1	67
			T4M	1,357	0	0	1	104	1,458	0	0	1	112	1,467	0	0	1	113	858	0	0	1	66
	530 mA	19W	TFTM	1,411	0	0	1	109	1,515	0	0	1	117	1,525	0	0	1	117	892	0	0	1	69
			T2S	2,053	1	0	1	108	2,205	1	0	1	116	2,220	1	0	1	117	1,264	0	0	1	67
			T2M	1,957	1	0	1	103	2,102	1	0	1	111	2,115	1	0	1	111	1,205	0	0	1	63
			T3S	2,031	1	0	1	107	2,181	1	0	1	115	2,194	1	0	1	115	1,250	0	0	1	66
			T3M	2,010	1	0	1	106	2,159	1	0	1	114	2,172	1	0	1	114	1,237	0	0	1	65
	700 mA	26W	T4M	1,970	1	0	1	104	2,115	1	0	1	111	2,129	1	0	1	112	1,212	0	0	1	64
			TFTM	2,047	0	0	1	108	2,198	1	0	1	116	2,212	1	0	1	116	1,260	0	0	1	66
			T2S	2,623	1	0	1	101	2,816	1	0	1	108	2,834	1	0	1	109	1,544	0	0	1	59
			T2M	2,499	1	0	1	96	2,684	1	0	1	103	2,701	1	0	1	104	1,472	0	0	1	57
			T3S	2,593	1	0	1	100	2,785	1	0	1	107	2,802	1	0	1	108	1,527	0	0	1	59
20C (20 LEDs)	350mA	23W	T3M	2,567	1	0	1	99	2,757	1	0	1	106	2,774	1	0	1	107	1,512	0	0	1	58
			T4M	2,515	1	0	1	97	2,701	1	0	1	104	2,718	1	0	1	105	1,481	0	0	1	57
			TFTM	2,614	1	0	1	101	2,808	1	0	1	108	2,825	1	0	1	109	1,539	0	0	1	59
	1000 mA	39W	T2S	3,685	1	0	1	94	3,957	1	0	1	101	3,982	1	0	1	102	2,235	1	0	1	57
			T2M	3,512	1	0	1	90	3,771	1	0	1	97	3,794	1	0	1	97	2,130	1	0	1	55
			T3S	3,644	1	0	1	93	3,913	1	0	1	100	3,938	1	0	1	101	2,210	1	0	1	57
			T3M	3,607	1	0	1	92	3,873	1	0	1	99	3,898	1	0	1	100	2,187	1	0	1	56
			T4M	3,534	1	0	2	91	3,796	1	0	2	97	3,819	1	0	2	98	2,143	1	0	1	55
	530 mA	35W	TFTM	3,673	1	0	1	94	3,945	1	0	1	101	3,969	1	0	1	102	2,228	1	0	1	57
			T2S	2,820	1	0	1	123	3,028	1	0	1	132	3,047	1	0	1	132	1,777	1	0	1	77
			T2M	2,688	1	0	1	117	2,886	1	0	1	125	2,904	1	0	1	126	1,693	1	0	1	74
			T3S	2,789	1	0	1	121	2,994	1	0	1	130	3,014	1	0	1	131	1,757	0	0	1	76
			T3M	2,760	1	0	1	120	2,965	1	0	1	129	2,983	1	0	1	130	1,739	1	0	1	76
20C (20 LEDs)	530 mA	35W	T4M	2,704	1	0	1	118	2,905	1	0	1	126	2,922	1	0	1	127	1,704	1	0	1	74
			TFTM	2,811	1	0	1	122	3,019	1	0	1	131	3,038	1	0	1	132	1,771	0	0	1	77
	700 mA	46W	T2S	4,079	1	0	1	117	4,380	1	0	1	125	4,407	1	0	1	126	2,504	1	0	1	72
			T2M	3,887	1	0	1	111	4,174	1	0	1	119	4,201	1	0	1	120	2,387	1	0	1	68
			T3S	4,033	1	0	1	115	4,331	1	0	1	124	4,359	1	0	1	125	2,477	1	0	1	71
			T3M	3,993	1	0	2	114	4,288	1	0	2	123	4,315	1	0	2	123	2,451	1	0	1	70
			T4M	3,912	1	0	2	112	4,201	1	0	2	120	4,227	1	0	2	121	2,402	1	0	1	69
	1000 mA	73W	TFTM	4,066	1	0	2	116	4,366	1	0	2	125	4,394	1	0	2	126	2,496	1	0	1	71
			T2S	5,188	1	0	1	113	5,572	1	0	1	121	5,607	1	0	1	122	3,065	1	0	1	67
			T2M	4,945	1	0	2	108	5,309	1	0	2	115	5,343	1	0	2	116	2,921	1	0	1	64
			T3S	5,131	1	0	2	112	5,510	1	0	2	120	5,544	1	0	2	121	3,031	1	0	1	66
			T3M	5,078	1	0	2	110	5,454	1	0	2	119	5,487	1	0	2	119	3,000	1	0	1	65
	1000 mA	73W	T4M	4,975	1	0	2	108	5,343	1	0	2	116	5,376	1	0	2	117	2,939	1	0	1	64
			TFTM	5,172	1	0	2	112	5,554	1	0	2	121	5,589	1	0	2	122	3,055	1	0	1	66
			T2S	7,204	1	0	2	99	7,736	2	0	2	106	7,784	2	0	2	107	4,429	1	0	1	61
			T2M	6,865	1	0	2	94	7,373	2	0	2	101	7,419	2	0	2	102	4,221	1	0	1	58
			T3S	7,125	1	0	2	98	7,651	1	0	2	105	7,698	1	0	2	105	4,380	1	0	1	60
	1000 mA	73W	T3M	7,052	1	0	2	97	7,573	2	0	2	104	7,620	2	0	2	104	4,335	1	0	2	59
			T4M	6,909	1	0	2	95	7,420	1	0	2	102	7,466	1	0	2	102	4,248	1	0	2	58
			TFTM	7,182	1	0	2	98	7,712	1	0	2	106	7,761	1	0	2	106	4,415	1	0	2	60

Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.02
10°C	50°F	1.01
20°C	68°F	1.00
25°C	77°F	1.00
30°C	86°F	1.00
40°C	104°F	0.98

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the **DSXW1 LED 20C 1000** platform in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	0.95	0.93	0.88

Electrical Load

LEDs	Drive Current (mA)	System Watts	Current (A)					
			120V	208V	240V	277V	347V	480V
10C	350	14 W	0.13	0.07	0.06	0.06	-	-
	530	20 W	0.19	0.11	0.09	0.08	-	-
	700	27 W	0.25	0.14	0.13	0.11	-	-
	1000	40 W	0.37	0.21	0.19	0.16	-	-
20C	350	24 W	0.23	0.13	0.12	0.10	-	-
	530	36 W	0.33	0.19	0.17	0.14	-	-
	700	47 W	0.44	0.25	0.22	0.19	0.15	0.11
	1000	74 W	0.69	0.40	0.35	0.30	0.23	0.17

Motion Sensor Default Settings

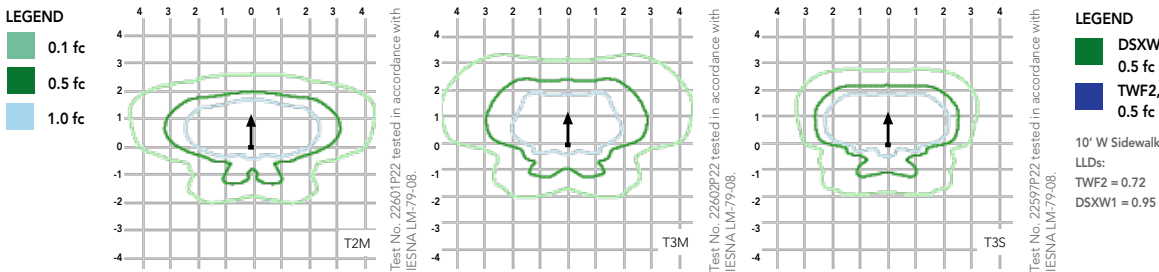
Option	Dimmed State	High Level (when triggered)	Photocell Operation	Dwell Time	Ramp-up Time	Ramp-down Time
PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	5 min	3 sec	5 min
*PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	5 min	3 sec	5 min

*For use when motion sensor is used as dusk to dawn control

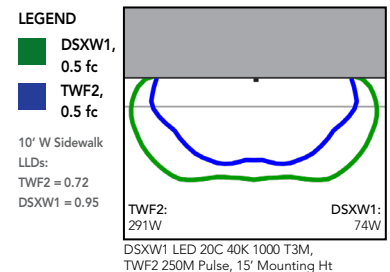
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's [D-Series Wall Size 1 homepage](#).

Isfootcandle plots for the DSXW1 LED 20C 1000 40K. Distances are in units of mounting height (15').



Distribution overlay comparison to 250W metal halide.



Options and Accessories



T3M (left)



HS - House-side shields



BSW - Bird-deterrent spikes



VG - Vandal guard



DDL - Diffused drop lens

FEATURES & SPECIFICATIONS

INTENDED USE

The energy savings, long life and easy-to-install design of the D-Series Wall Size 1 make it the smart choice for building-mounted doorway and pathway illumination for nearly any facility.

CONSTRUCTION

Two-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance. The LED driver is mounted to the door to thermally isolate it from the light engines for low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65).

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in textured and non-textured finishes.

OPTICS

Precision-molded proprietary acrylic lenses provide multiple photometric distributions tailored specifically to building mounted applications. Light engines are available in 3000 K (70 min. CRI), 4000 K (70 min. CRI) or 5000 K (70 min. CRI) configurations.

ELECTRICAL

Light engine(s) consist of 10 high-efficacy LEDs mounted to a metal-core circuit board to maximize heat dissipation and promote long life (L88/100,000 hrs at 25°C). Class 1 electronic drivers have a power factor >90%, THD <20%, and a minimum 2.5KV surge rating. When ordering the SPD option, a separate surge protection device is installed within the luminaire which meets a minimum Category C Low (per ANSI/IEEE C62.41.2).

INSTALLATION

Included universal mounting bracket attaches securely to any 4" round or square outlet box for quick and easy installation. Luminaire has a slotted gasket wireway and attaches to the mounting bracket via corrosion-resistant screws.

LISTINGS

CSA certified to U.S. and Canadian standards. Rated for -40°C minimum ambient.

DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

BUY AMERICAN

This product is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT. Please refer to www.acuitybrands.com/resources/buy-american for additional information.

WARRANTY

Five-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.



COMMERCIAL OUTDOOR

One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
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DSXW1-LED
Rev. 6/02/21

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
(For existing Cond. Use ONLY) (For existing PUD ONLY) ☐ OTHER _____

Property Address: 2715 Pleasant Valley Road Unit: Jackson, WI

Parcel #: T7_013800E Lot Size: 7.75 ac sq. ft. Building Area: sq. ft.

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

APPLICANT INFORMATION

Name(s): Sarah King

Mailing Address: 2715 Pleasant Valley Road Jackson State WI Zip 53037

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

Email: seking.pv@gmail.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): Same as applicant

Address: _____ State _____ Zip _____

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

Email: _____

ARCHITECT / ENGINEER / CONTRACTOR INFORMATION (Circle One)

Firm Name: Quam Engineering, LLC

Primary Contact: Jacob Rosbeck

Address: 122 Wisconsin Street West Bend State WI Zip 53095

Office: (262) 353-9766 Cell: () Fax: ()

Email: jrosbeck@quamengineering.com

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: One additional driveway for two lots.

List all setbacks from rights-of-way and property lines and height limitations: 75' from centerline street yard, 10' min side yard with aggregate 25' total, 50' rear.

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: Town of Jackson approval, City of West Bend extraterritorial approval

Describe any proposed signage including type, size, and location: None.

If construction is proposed, describe proposed exterior building materials (type, color, etc.): None.

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

VILLAGE OF JACKSON

N168W20733 MAIN ST.

P O BOX 637

JACKSON, WI 53037-0147

Receipt Nbr: 248939

Date: 10/19/2021

Check

RECEIVED
FROM SARAH KING

\$150.00

<u>Type of Payment</u>	<u>Description</u>	<u>Amount</u>
Accounting	PLANNING / ZONING FEES	150.00
	PLAN COMM APP FOR EX TERR PLAT	

TOTAL RECEIVED	150.00
----------------	--------

Receipt Memo: PLAN COMM APP FOR EX TERR PLAT/CK#1096

SARAH E. KING
2715 PLEASANT VALLEY ROAD
JACKSON, WI 53037

79-7907/2759

1096

DATE 10.6.2021

PAY TO THE
ORDER OF

Village of Jackson \$150.⁰⁰
one hundred fifty and 00/100

DOLLARS



Security Features
Included
Details on Back



uw
credit union

MEMO

Sarah E. King

MP

⑆275979076⑆

723062101 1096

10.14.2021

Sarah King
2715 Pleasant Valley Rd
Jackson, WI 53037
414.426.6624

Village of Jackson Plan Commission,

Dear Village Officials,

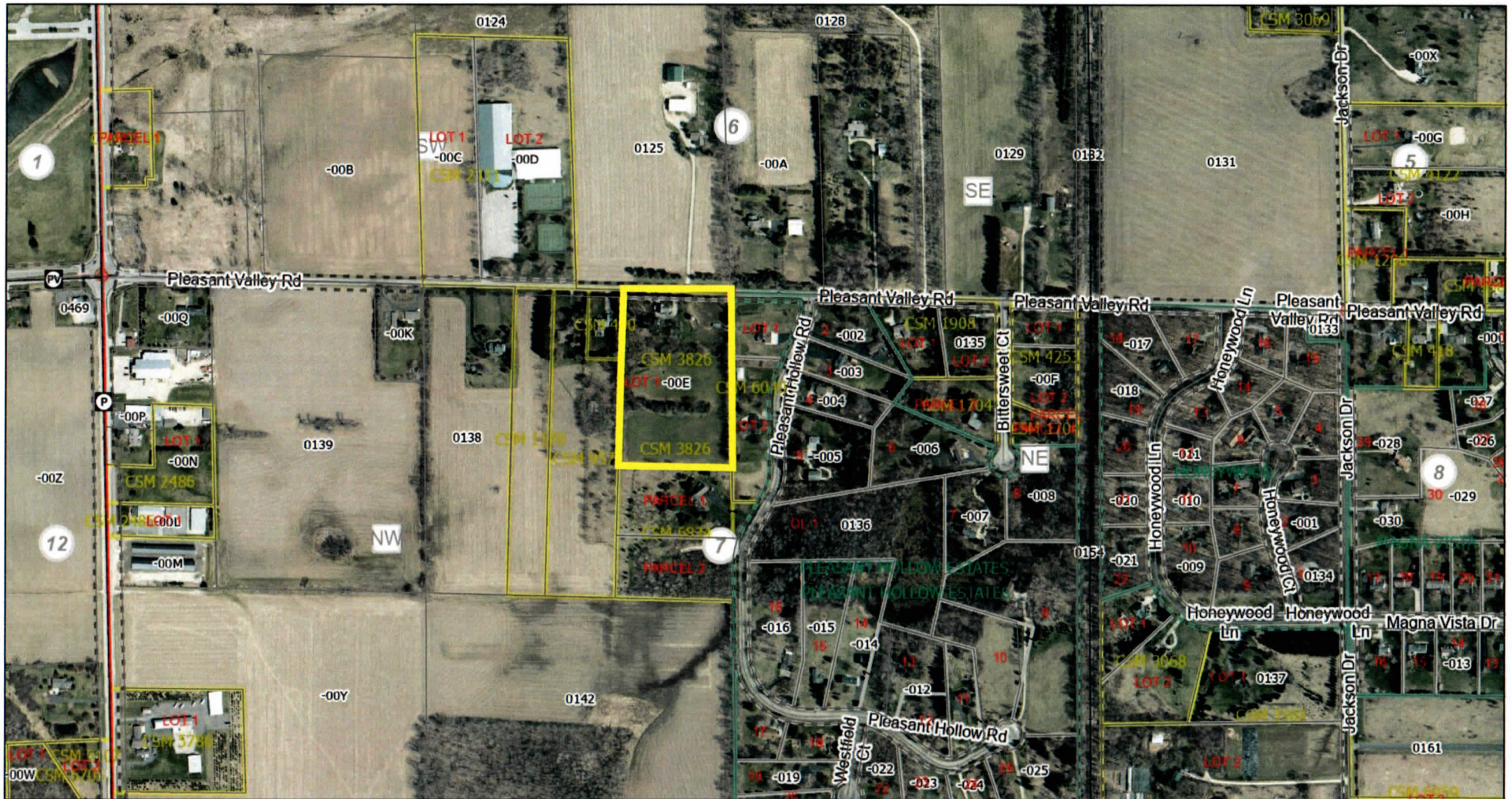
Attached please find a CSM for a 3 lot subdivision of my property on Pleasant Valley Road in the town of Jackson that requires your review and approval. This CSM and easement have been approved by the Town Park and Planning Commission as of September 29, 2021, and will be presented to the Town Board upon your approval and signature. I am available to answer any questions or concerns you may have.

I ask respectfully that if there is any way to expedite this approval prior to the December meeting schedule that you please consider it as the sale of the lot is contingent on recording of the CSM.

With sincere thanks,

Sarah King

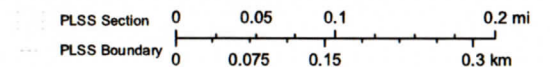
2715 Pleasant Valley Road



10/12/2021, 12:08:00 PM

1:4,909

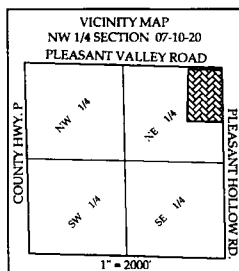
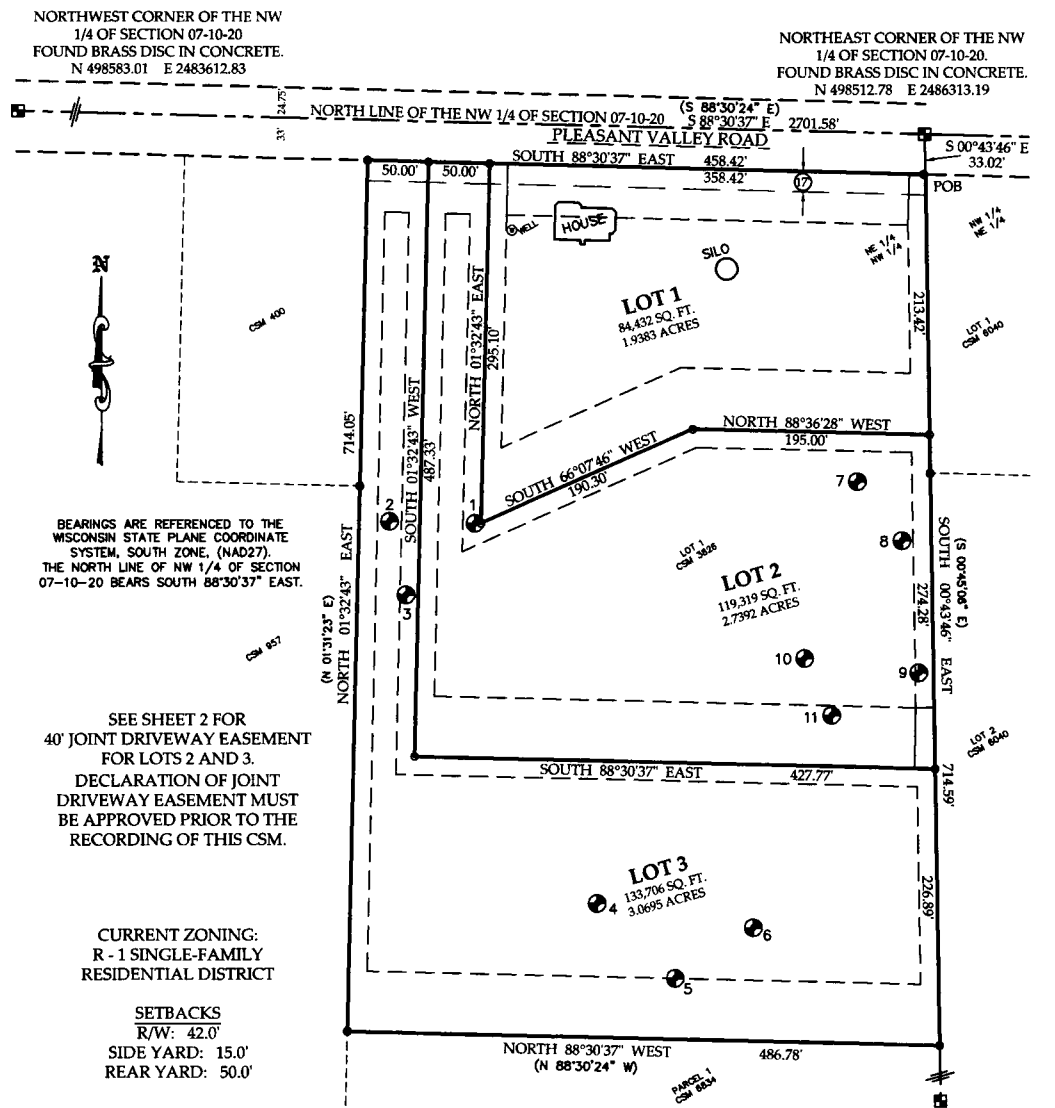
Lines	Road Centerline STH, CTH	Condominium Name	Local Road Labels	Plat
Override 1	On/Off Ramp	Certified Survey Number	Township Road	Unknown
Current Parcel	State Highway	Lot Number	City/Village Street	Certified Survey Map
Railroad Centerlines	County Highway	Landhook	Private Street	Condominium
Road Centerline I, USH	Parcel Taxkey & Acreage	Meander Line	Municipality	Assessor Plat; Cemetery Plat; Subdivision
Interstate Highway, I41	Leader Lines	PLSS Monument	Retired Parcel	Lot
US Highway, FOND DU LAC AV; US Highway, HY 45	Subdivision Name		Right-of-Way	PLSS Quarter



CERTIFIED SURVEY MAP

TO DIVIDE LOT 1 OF CERTIFIED SURVEY MAP 3826, RECORDED AS DOCUMENT NO. 595409, BEING PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF FRACTIONAL SECTION 7, TOWNSHIP 10 NORTH, RANGE 20 EAST, TOWN OF JACKSON, COUNTY OF WASHINGTON, STATE OF WISCONSIN.

OWNER:
SARAH E. KING
2715 PLEASANT VALLEY ROAD
JACKSON, WI 53037



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

REVISED 10/11/21
REVISED 9/23/21
REVISED 9/10/21

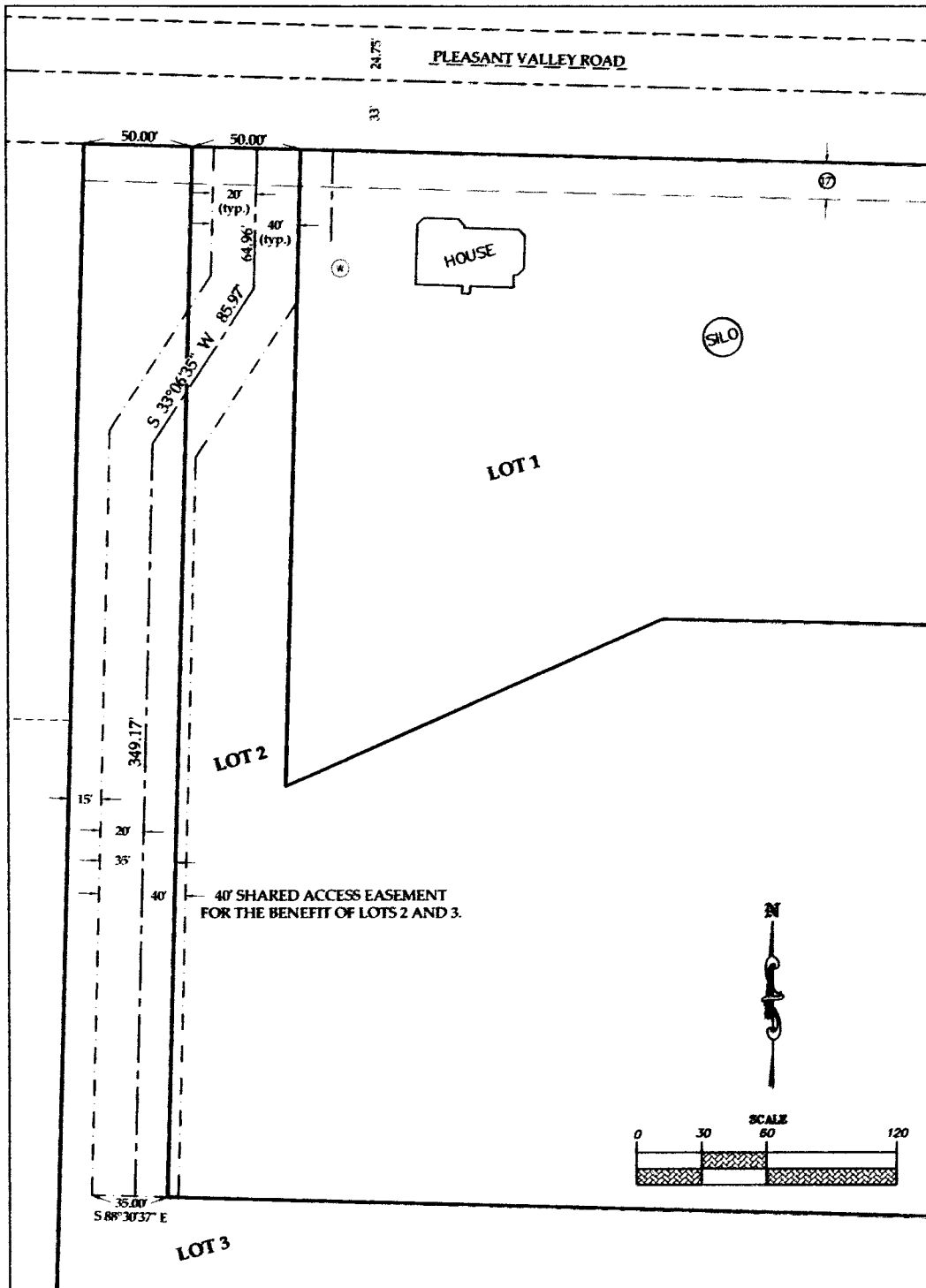
QUAM ENGINEERING, LLC

122 WISCONSIN ST., WEST BEND, WI, 53095
262-346-7800 www.quamengineering.com

PROJECT # SK-05-19 Date: 7/09/21

CERTIFIED SURVEY MAP # _____

TO DIVIDE LOT 1 OF CERTIFIED SURVEY MAP 3826, RECORDED AS DOCUMENT NO. 595409, BEING PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF FRACTIONAL SECTION 7, TOWNSHIP 10 NORTH, RANGE 20 EAST, TOWN OF JACKSON, COUNTY OF WASHINGTON, STATE OF WISCONSIN.



QUAM ENGINEERING, LLC

122 WISCONSIN ST., WEST BEND, WI, 53095
 262-346-7800 www.quamengineering.com
 PROJECT # SK-05-19 Date: 7/09/21

REVISED 10/11/21
 REVISED 9/23/21
 REVISED 9/10/21

2 of 4

Document No.

**DECLARATION OF JOINT
DRIVEWAY EASEMENT**

Return to:

Madden Law Group, S.C.
116 S. Main Street
Mayville, WI 53050

T7 013800E.

Parcel Numbers

THIS DECLARATION OF JOINT DRIVEWAY EASEMENT (the "Declaration") is executed as of the ____ day of October, 2021, by Sarah E. King ("King") as owner of Lot 2 ("Lot 2 Owner") and owner of Lot 3 ("Lot 3 Owner") (individually, a "Lot Owner," and collectively, the "Lot Owners") as shown on the Certified Survey Map attached hereto as Exhibit A (the "CSM").

RECITALS:

A. King is the owner of certain real property located in the Town of Jackson, Washington County, Wisconsin, described as Lot 2 ("Lot 2") and Lot 3 ("Lot 3") on Exhibit A.

B. Portions of Lots 2 and 3 as shown on the CSM and more particularly described on the attached Exhibit B are referred to herein as the "Easement Property."

C. Portions the Easement Property are to be improved and used as a joint private driveway (the "Driveway") for the benefit of Lots 2 and 3.

D. King, as Lot 2 Owner and Lot 3 Owner, wishes to create a nonexclusive easement over the Joint Driveway Property under the terms of this Declaration.

DECLARATION

King, as Lot 2 Owner and Lot 3 Owner, hereby declares as follows:

the loss of life, personal injury, or damage to property, brought because of any injuries or damages received or sustained by any person, persons, or property on account of or arising out of the use of Lot 2 by the owner of Parcel 3 or their agents, contractors, subcontractors, invitees, or employees.

5. **Insurance.** Each Lot Owner shall each maintain in effect at all times in which Lot 2 and Lot 3 are not subject to common ownership a policy of general liability insurance naming the other Lot Owner and any other individual or other insured designated by said Lot Owner as additional insured(s), to insure against injury to property, person, or loss of life arising out of the use and occupancy of the other Lot Owner's property that is located within the Easement Property or the Driveway, with limits of coverage that are reasonable and mutually satisfactory to both Lot Owners. For each year in which this easement is in effect and insurance is required to be maintained in effect under this section, each Lot Owner shall provide to the other Lot Owner and the other parties designated by the other Lot Owner with a copy of the insurance policy endorsement or wording showing that the other Lot Owner and the other parties have been added as additional insureds. The policy shall contain a supplemental endorsement covering contractual liability voluntarily assumed by the insured under this Agreement. Insurance required of each Lot Owner under this Agreement shall be written by companies duly qualified to do business in the State of Wisconsin and shall be satisfactory in all respects to each Lot Owner and the holder of any mortgage against each Lot. Each Lot Owner shall deliver to the other Lot Owner copies of the policies or certificates evidencing the existence and amounts of the insurance with loss payable clauses satisfactory to the other Lot Owner. No such policy held by a Lot Owner shall be cancelable or subject to reduction of coverage or modification except after 30 days' prior written notice to the other Lot Owner. At least 30 days before the expiration of each Lot Owner's policy, said Lot Owner shall furnish the other Lot Owner with renewals or binders of the policies, or the other Lot Owner may order such insurance and charge the cost to the non-furnishing Lot Owner. Each Lot Owner shall not do or permit anything to be done that will invalidate the insurance policies furnished by the said Lot Owner.

6. **Equal Rights of Use.** Each Lot Owner shall have equal rights of ingress and egress over the Driveway and shall take no action to prevent the other Lot Owner's enjoyment of such rights. Each Lot Owner agrees to keep the Driveway within the Easement Area free from any and all obstructions, so that each Lot Owner can use the Driveway without being impeded by the other Lot Owner. Lot 2 Owner and Lot 3 owner each agree to use reasonable care in the exercise of their rights to use and maintenance of the Driveway and the Easement Area.

7. **Covenants Run with Land; Successors and Assigns.** All of the terms and conditions in this Declaration, including the benefits and burdens, shall run with the land and shall be binding upon, inure to the benefit of, and be enforceable by each Lot Owner and their respective successors and assigns as Lot Owners. The easement granted under Section 1 of this Declaration is appurtenant to Lots 2 and 3 and may not be transferred separately from, or severed from, title to Lots 2 and 3. Furthermore, the benefits of the easements granted under this Declaration shall not be extended to any properties other than Lots 2 and 3 without the consent of both Lot Owners. King, as Lot 2 Owner and Lot 3 Owner as stated in this Declaration, and King's respective successors and assigns as fee simple owners of Lots 2 and 3, respectively, or any portion of Lot 2 or Lot 3, shall cease to have further liability under this Declaration with respect to facts or circumstances first arising after the Lot Owner has transferred all of its fee simple interest in Lot 2 and/or Lot 3, as the case may be, except, however, for obligations that accrued during each Lot Owner's period of ownership of fee title to Lot 2 and/or Lot 3.

8. **Non-Use.** Non-use or limited use of the easement rights granted in this Declaration shall not prevent Lot 2 Owner or Lot 3 Owner from later use of the easement rights to the fullest extent authorized in this Declaration.

9. Governing Law. This Declaration shall be construed and enforced in accordance with the internal laws of the State of Wisconsin.

10. Amendment. This Declaration may not be changed except by a written document executed and acknowledged by all parties to this Declaration and duly recorded in the office of the Register of Deeds of Washington County, Wisconsin.

11. Notices. All notices to Lot 2 Owner or Lot 3 Owner shall be delivered in person or sent by certified mail, postage prepaid, return receipt requested, to the other Lot Owner at that Lot Owner's last known address. If the other Lot Owner's address is not known to the Lot Owner desiring to send a notice, the Lot Owner sending the notice may use the address to which the other Lot Owner's property tax bills are sent. Either Lot Owner may change its address for notice by providing written notice to the other Lot Owner.

12. Invalidity. If any term or condition of this Declaration, or the application of this Declaration to any person or circumstance, shall be deemed invalid or unenforceable, the remainder of this Declaration, or the application of the term or condition to persons or circumstances other than those to which it is held invalid or unenforceable, shall not be affected thereby, and each term and condition shall be valid and enforceable to the fullest extent permitted by law.

13. Waiver. No delay or omission by any Lot Owner in exercising any right or power arising out of any default under any of the terms or conditions of this Declaration shall be construed to be a waiver of the right or power. A waiver by a Lot Owner of any of the obligations of the other Lot Owner shall not be construed to be a waiver of any breach of any other terms or conditions of this Declaration.

14. Enforcement. If the parties are unable to agree within 30 days of a written and dated request by one or the other on the need for the repair or maintenance or other dispute regarding the terms and conditions of the Lot Owner's respective obligations under this Declaration, then the matter shall be referred to mediation by an attorney agreed upon between the parties. If the parties cannot agree on a mediator, then the parties shall each choose an attorney who will consult with each other and jointly choose a third attorney who shall act as mediator. Each Lot Owner shall bear equally the costs of the mediating attorney's fees. If mediation does not result in a settlement of the dispute, then resolution of any dispute under this Declaration may be by proceedings at law or in equity against any person or persons violating or attempting or threatening to violate any term or condition in this Declaration, either to restrain or prevent the violation or to obtain any other relief. If a suit is brought to enforce this Declaration, the prevailing Lot Owner shall be entitled to recover its costs, including reasonable attorney fees, from the non-prevailing Lot Owner. The sole venue for any proceedings at law or in equity under this Declaration shall be the Circuit Court for Washington County, Wisconsin.

15. No Public Dedication. Nothing in this Declaration shall be deemed to be a gift or dedication of any portion of the easement granted under this Declaration to the general public or for any public purpose whatsoever. Lot 2 Owner and Lot 3 Owner agree to cooperate with each other and to take such measures as may be necessary to prevent the dedication to the public of the Driveway, whether by express grant, implication, or prescription, including, without limitation, the posting of "Private Drive" or "No Trespassing" signs. Such measures shall not, however, unreasonably interfere with the easement rights granted under this Declaration.

Dated: the ____ day of October, 2021

LOT 2 OWNER

By: Sarah E. King

LOT 3 OWNER

By: Sarah E. King

ACKNOWLEDGMENT

STATE OF WISCONSIN)
)
COUNTY OF) ss.

This instrument was acknowledged before me on the ____ day of October, 2021 by Sarah E. King,
as Lot 2 Owner and Lot 3 Owner.

Name: _____
Notary Public, State of Wisconsin
My commission expires: _____

CONSENT OF MORTGAGEE OF LOTS 2 & 3

The undersigned, being the holder of a mortgage against Lot 2 and Lot 3, consents to the above Declaration and agrees that its interest in Lot 2 shall be subject to the terms of the Declaration.

US BANK, N.A.

By:

Name:

Title:

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me on _____ by _____, the
_____ of US Bank, N.A.

Name:

Notary Public, State of _____

My commission expires: _____

This document was drafted by:
Attorney Nolan T. Franti
Madden Law Group, S.C.
116 S. Main Street
Mayville, WI 53050

EXHIBIT A

(Legal description of Lot 2 and Lot 3)

EXHIBIT B

(Legal description of Easement Property)

STAFF REVIEW COMMENTS

Plan Commission Meeting – October 28, 2021

Agenda Item #3 – Rezoning – Neumann Developments Inc. – Maple Fields – Parcel V3_0751 and Parcel V3_075200A

Building Inspection

- Developer is requesting a re-zoning of lands contained within the two separate parcels. The westerly parcel (Tax Key: V3_0751) will contain twenty-six (26) residential parcels to be re-zoned from PUD to R-3, and five (5) parcels to be re-zoned from PUD to R-1. The easterly parcel (Tax Key: V3_075200A) will contain sixty-nine (69) residential parcels to be re-zoned from PUD to R-5. The proposed zoning designations are currently established within the Village Zoning Ordinance – Chapter 48, Division 2 as outlined below:

Sec. 48-137. R-1 Single-Family Residential District.

- (a) *Generally.* The R-1 Single-Family Residential District is intended to provide for single family residential development, at densities not to exceed 2.7 dwelling units per net acre, served by municipal sewer and water facilities.
- (b) *Permitted uses.* 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.* No conditional uses may be applied for in this zoning district.
- (e) *Lot area and width.* Lots shall be a minimum of 16,000 square feet in area and shall be not less than 100 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 dwelling shall be 1,100 square feet with a minimum first floor area of 750 square feet.
- (g) *Setbacks and yards.* There shall be a minimum building setback of 30 feet from the right-of-way of all 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.

Sec. 48-139. R-3 Single-Family Residential District.

- (a) *Generally.* The R-3 Single-Family Residential District is intended to provide for single-family residential development at densities not to exceed 3.6 dwelling units per net acre, served by municipal and water facilities.
- (b) *Permitted uses.* 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.* No conditional uses may be applied for in this zoning district.
- (e) *Lot area and width.* Lots shall be a minimum of 12,000 square feet in area and shall not be less than 80 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 dwelling shall be 1,000 square feet with a minimum first floor area of 600 square feet.
- (g) *Setbacks and yards.* There shall be a minimum building setback of 30 feet from the right-of-way of all streets. There shall be a side yard on each side of all buildings not less than 12 feet in width and a rear yard of not less than 25 feet.

STAFF REVIEW COMMENTS

Plan Commission Meeting – October 28, 2021

Sec. 48-141. R-5 Single-Family Residential District.

- (a) *Generally.* The R-5 Single-Family Residential District is to provide for a single-family residential development at densities not to exceed 5.4 dwelling units per net acre, served by municipal sewer and water facilities.
- (b) *Permitted uses.* 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 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.* Lots created after January 1, 1991, shall have a minimum of 8,000 square feet in area and shall not be less than 70 feet in width at the setback line. Lots created prior to January 1, 1991 shall have a minimum of 8,000 square feet and shall not be less than 50 feet in width at the setback line. Single lots created as an infill lot (the remaining space between the two platted and zoned single-family residential lots; between one platted and zoned single-family residential lot and a right-of-way boundary; or between a platted and zoned single-family residential lot and a lot zoned for other uses other than single-family residences) shall have a minimum area of 8,000 square feet and shall not be less than 50 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 800 square feet; the total minimum floor area of a two-bedroom dwelling shall be 900 square feet; and the total minimum floor area of a three-bedroom dwelling shall be 1,000 square feet.
- (g) *Setbacks and yards.* There shall be a minimum building setback of 25 feet from the right-of-way of all local streets and a setback of 30 feet 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 eight feet in width and a rear yard of not less than 25 feet.

Staff recommends approval of the request for re-zoning of parcels V3_0751 and V3_075200A as set forth in the DRAFT ORDINANCE.

Public Works/Engineering

- No additional comments on the rezoning submittal.

Police Department

- No Comments

Fire Department

- Hydrants within 500 feet of any house. Would like to see one in each cul-da-sac.

Administrative/Planning

- Staff have discussed this application with the Developer, planner Tim Schwecke, and internally to ensure the proposed development complies with current Village Ordinance. No additional comments to Inspector Johnson's review.

STAFF REVIEW COMMENTS
Plan Commission Meeting – October 28, 2021

Agenda Item #4 – Conditional Use Permit – Design 2 Construct/Elite Tool & Manufacturing – Business Development – Caymus Court

Building Inspection

- The development and use proposal include construction of a 20,250 sq. ft. office/manufacturing facility with room for future expansion. General work/operation hours are 7am to 5pm Monday through Friday. The current zoning for the parcel is PUD. Building design and materials are consistent with surrounding development.
- A total of 26 parking spaces are proposed including two ADA accessible spaces. This is not compliant with the requirements of Ord. Section 48-177. A total of 34 spaces are required for the manufacturing portion and 16 spaces for the office portion.
- Staff recommends approval conditioned upon the following requirements:
 1. Vegetative buffering is recommended between this site and the adjacent residential uses as outlined in Ord. Section 48-151(i)(10).
 2. Exterior refuse storage area shall be provided and adequately screened from public view.
 3. Provide a total of 50 parking spaces in accordance with Village Ordinance requirements.
 4. A total of 34 spaces are required for the manufacturing portion and 16 spaces for the office portion.
 5. Any future signage will require separate submittals and Village review and approval.

Public Works/Engineering

- The proposed location of the 8-inch water valve shutoff for the building water service located in grass will have accessibility issues during winter months. The existing 12-inch water main can be shutdown to install just an 8-inch tapping tee and move the 8-inch valve to the parking lot pavement area.
- The mainline hydrant located at the entrance driveway can remain in place with an easement assigned to the Village of Jackson. The hydrant will be the responsibility of the Jackson Water Utility for maintenance.

Police Department

- No Comments

Fire Department

- Hydrants must be within 200 feet of building and sprinkler connection.
- Knox box near main entrance
- 5-inch Storz connection needed with easy access.
- Some type of access to all sides of the building for emergency use.
- State approved sprinkler plans.

STAFF REVIEW COMMENTS
Plan Commission Meeting – October 28, 2021

Administrative/Planning

- After Staff's review of the Developer's Agreement for TID #6, exceptions to Ord. Section 48-177 were not included in the documentation. Recommend conditional approval items listed by Staff.

Agenda Item #5 – Extra-territorial - CSM – Sarah King – 2715 Pleasant Valley Road
Building Inspection

- No Comments

Public Works/Engineering

- The property being subdivided is located in the sewer service area of the Village. At the present time, the Village is requiring annexation of properties to receive sewer, water, or both. The property is not contiguous with the current Village Boundary and would not likely receive approval for annexation. Recommend approval of the proposed CSM.

Police Department

- No Comments

Fire Department

- No Comments

Administrative/Planning

- No additional comments.